A Planning Application For:

BLOCK 20

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

SAN MATEO APPL. No PA-2023-003



RENDERING - E. 4TH AVENUE & S. CLAREMONT STREET INTERSECTION

DEVELOPMENT PROJECT DATA INFORMATION

Site Address:	S. Claremont St. & E. 4th Avenue San Mateo, CA 94401	
APN:	034186110, 034186080, 034186070, 03418060	
Zoning Classification:	CBD/S - CENTRAL BUSINESS SUPPORT	
Lot Size (Sq. Ft.)	50,499 S.F./ 1.16 ACRES	
Permitted Floor Area Ratio:	3.0	
Permitted Floor Area (3.0 x 50,499 S.F.):	151,497 S.F.	
Proposed Floor Area:	209,955 S.F.	
Proposed Floor Area Ratio (84,132 S.F. / 27,921 S.F.):	4.15	
	Existing:	Proposed:
Floor Area (Sq. Ft.): [1]	N/A	209,955 S.F.
Main Structure(s):	N/A	209,955 S.F.
Detached Accessory Structures:	N/A	
Exemptions: [2]	N/A	
Total Floor Area:		209,955S.F.
Existing Floor Area to be Remodeled:	0 S.F.	
Total Restaurant Floor Area:	1,574 S.F.	
Total Unit Count for Residential Parking Requirements:	86 Dwelling Units	
Total Covered Parking Stalls:	270	
List of All Heritage Trees on Site including Species and Size:	SEE LANDSCAPE	
Cubic Yards of Soil Disturbance: (required in order to determine if a Stormwater Pollution Prevention Construction Permit is required)	47,278 Cubic Yards	

1. See Zoning Code Section 27.04.200 (b) (1) for full Floor Area definition.
2. See Zoning Code Section 27.04.200 (b) (2) for full list of Floor Area Exclusions.

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	513	0	513	9	13	13	35	0.50	0.05	1.00	17,955	0	60%
	A1.1 (Studio)	518	0	518	3	3	3	9	0.50	0.05	1.00	4,662	0	
	A1.2 (Studio)	631	0	631	0	2	2	4	0.50	0.05	1.00	2,524	0	
	A1.3 (Studio)	513	143	656	4	0	0	4	0.50	0.05	1.00	2,052	572	
	B1.0 (1BR/1BA Unit)	693	0	693	2	4	4	10	0.50	0.05	1.00	6,930	0	
	B1.1 (1BR/1BA UNIT)	710	0	710	1	0	0	1	0.50	0.05	1.00	710	0	29%
	B1.2 (1BR/1BA UNIT)	744	0	744	2	2	2	6	0.50	0.05	1.00	4,464	0	
	B1.3 (1BR/1BA UNIT)	774	0	774	1	1	1	3	0.50	0.05	1.00	2,322	0	
	B1.4 (1BR/1BA UNIT)	774	295	1,069	1	0	0	1	0.50	0.05	1.00	774	295	
	B1.5 (1BR/1BA UNIT)	693	249	942	1	0	0	1	0.50	0.05	1.00	693	249	
	B1.6 (1BR/1BA UNIT)	693	293	986	1	0	0	1	0.50	0.05	1.00	693	293	
	B1.7 (1BR/1BA UNIT)	774	0	774	0	1	1	2	0.50	0.05	1.00	1548	0	
	C1.0 (2BR/2BA Unit)	871	0	871	1	1	1	3	0.50	0.10	1.25	2,059	0	11%
	C1.1 (2BR/2BA Unit)	1040	0	1,040	1	0	0	1	0.50	0.10	1.25	1040	0	
	C1.2 (2BR/2BA Unit)	843	306	1,149	1	0	0	1	0.50	0.10	1.25	843	306	
	C1.3 (2BR/2BA Unit)	865	0	865	0	1	1	2	0.50	0.10	1.25	1730	0	
	C1.4 (2BR/2BA Unit)	843	0	843	0	1	1	2	0.50	0.10	1.25	1686	0	
	Total # dwelling units				28	29	29	**86**	24			52,685	1,715	100%

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total Area	Project FAR
Floor Area	Restaurant 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	40,230	45,367	38,234	7,112	6,969		137,912	
	Total FAR Floor Area							209,955	**4.15**

 # DWELLING UNITS PER FLOOR

FOURTH LEVEL	28 UNITS
FIFTH LEVEL	29 UNITS
SIXTH LEVEL	29 UNITS
TOTAL # DWELLING UNITS	86 UNITS

DWELLING UNIT MIX

STUDIO	52 UNITS OR 60%
ONE-BEDROOM	25 UNITS OR 29%
TWO-BEDROOM	9 UNITS OR 11%

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		1,715
	Common Residential Open Space at Level 4 (S.F.) - Provided		1,092
	Open Space (86 Units * 80 SF*150%) - Required		10320
	Total open space private + common (residential) - Provided		2807
	Common Office Open Space at Level 3 (S.F.) - Provided		3,857
	Common Office Open Space at Level 4 (S.F.) - Provided		2975
	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 137,912 S.F.		1,379
	Total Common Office Open Space (S.F.) - Provided		7,459

	Use	Short-Term Bike	Long-Term Bike	Bike Total	Standard	Standard (Tandem)	Standard EV ready	Standard Level 2 EVCS	Compact	Compact (Tandem)	Compact EV ready	ADA Standard	ADA Standard Level 2 EVCS	ADA Van	ADA Van Level 2 EVCS	Ambulatory Level 2 EVCS	Parking Provided
Parking Provided	Level 1 - Restaurant	1	1	2													
	Level 1 - Residential	5		5													
	Level P1 - Office				60	15	6	15	5	25		3	1	1	1		132
	Level P1 - Residential		88														
	Level P2 - Office				18	15	18	10	3	27		2				1	94
	Level P2 - Residential						29	6			5	1	1	1	1		44
	Total Parking Provided	6	89	7	78	30	53	31	8	52	5	6	2	2	2	1	270

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PROJECT DESCRIPTION

THIS IS A NEW 209,955 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. THE PROJECT PROPOSES TO EXPORT APPROXIMATELY 47,278 CY OF SOIL TO CONSTRUCT THIS PROJECT.

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

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 DATA

OWNER NAME: WINDY HILL PROPERTY VENTURES

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

BUILDING AREA, OFFICE: 137,912 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

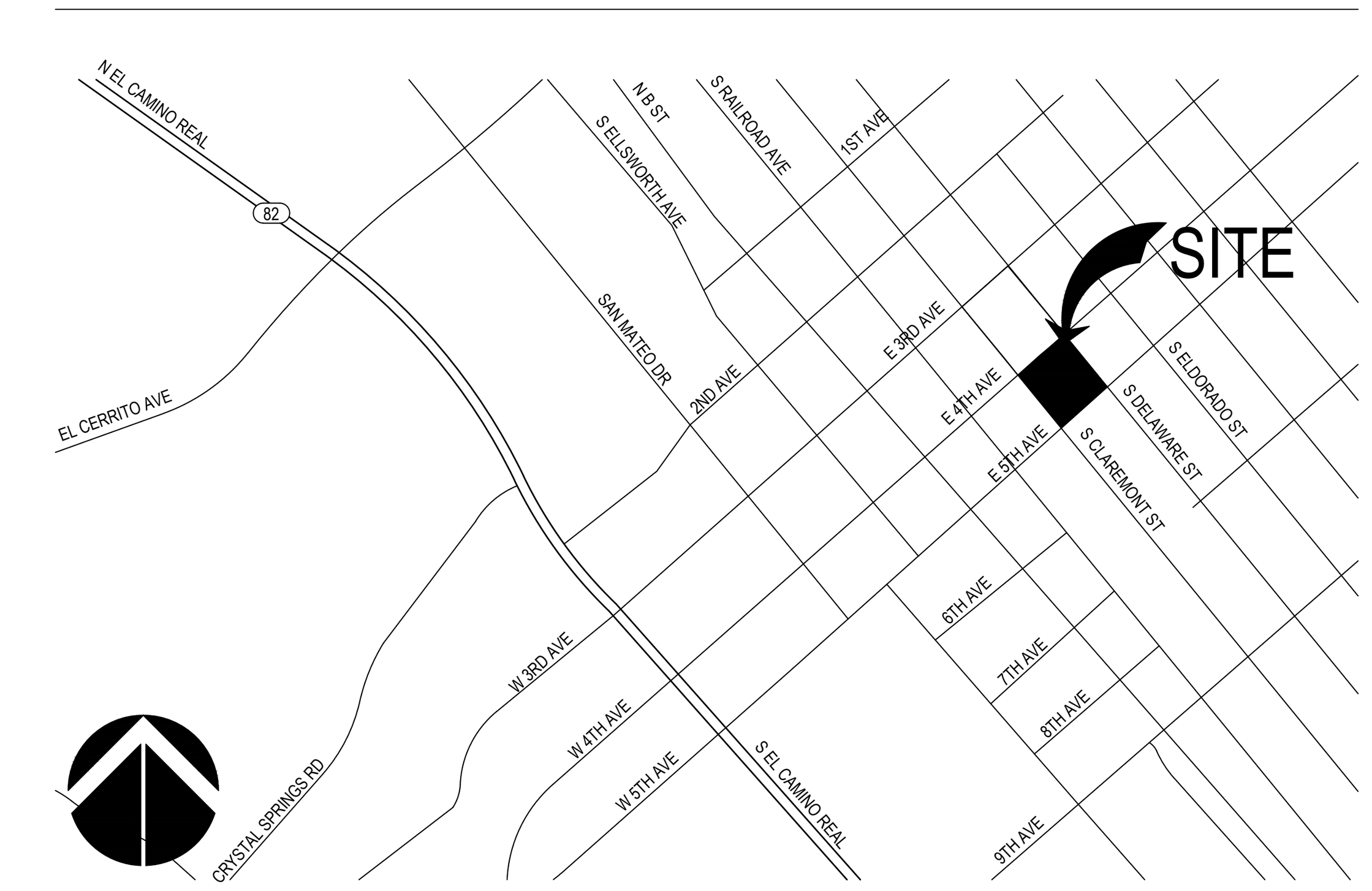
DRAWING INDEX AND ISSUE DATES

○ PRELIMINARY OR PRICING PLANS
● FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE
+ MODIFICATIONS SINCE PREVIOUS ISSUE

ISSUE DATES AND DESCRIPTIONS

Sheet	Title	08.22.22 PRELIM. PA SUBMITTAL	01.13.23 1ST PA SUBMITTAL	04.14.2023 2ND PA SUBMITTAL	07.17.2023 3RD 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	●	+	+	+
A1.00	DEMOLITION SITE PLAN			●	●
A 1.01	ARCHITECTURAL SITE PLAN	●	+	+	+
A1.01A	NOTED SITE PLAN			●	●
A 1.02	SITE DETAILS	●	+	+	+
A 1.03	SITE DETAILS	●	+	+	+
A1.11	SOLAR SHADOW STUDY				●
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	●	●	+	+
A5.03	ENLARGED UNIT PLANS			+	+
A5.04	ENLARGED UNIT PLANS			+	+
CIVIL					
C1.01	TITLE SHEET	●	+	+	+
C1.02	NOTES, LEGENDS & ABBREVIATIONS	●	+	+	+
C2.01	SITE SURVEY	●	●	+	+
C2.02	EXISTING CONDITIONS AND DEMOLITION PLAN	●	+	+	+
C2.03	TENTATIVE PARCEL MAP	●	+	+	+
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 AND DETAILS	●	●	+	+
C6.03	PRELIMINARY STORMWATER CONTROL NOTES AND DETAILS	●	●	+	+
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	●	●	+	+
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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In Association with:

A Planning Application for:
BLOCK 20
S CLAREMONT ST. & E 4TH AVENUE SAN MATEO, CA 94401

PROJECT NUMBER: 215513



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
07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

RENDERING

A 0.01

PROJECT NO: 215513

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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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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



EXTERIOR RENDERING - VIEW FROM E. 4TH AVENUE

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01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

RENDERING

A 0.05

PROJECT NO: 215513

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

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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
07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

RENDERING

A 0.06

PROJECT NO: 215513

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

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BLOCK 20
SAN MATEO, CA 94401

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04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

RENDERING

A 0.07

PROJECT NO: 215513

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

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07.14.2023	THIRD 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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BLOCK 20
SAN MATEO, CA 94401

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PA-2023-003

RENDERING

A 0.09

PROJECT NO: 215513



EXTERIOR RENDERING - BIRD'S EYE VIEW INTERSECTION OF E. 5TH AVE. & S. DELAWARE ST.

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SAN MATEO, CA 94401

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07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

RENDERING

A 0.10

PROJECT NO: 215513

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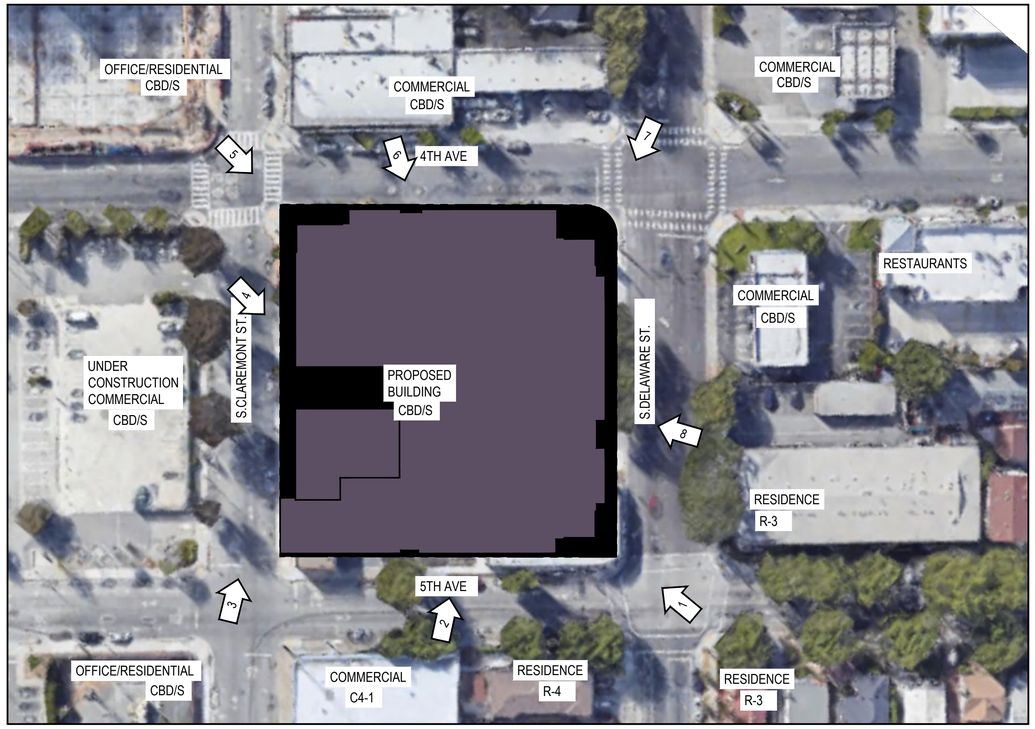


REFERENCE SITE PLAN

SCALE: NTS



5 COMMERCIAL



1 RESIDENCE BUILDING



6 COMMERCIAL



2 RESIDENCE BUILDING



11 COMMERCIAL



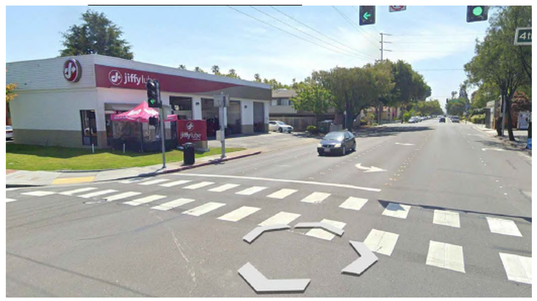
9 COMMERCIAL



7 COMMERCIAL



3 RESIDENCE BUILDING



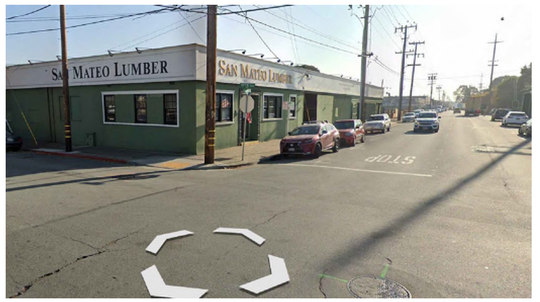
12 COMMERCIAL



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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01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

NEIGHBORHOOD CONTEXT

A 0.16

PROJECT NO: 215513

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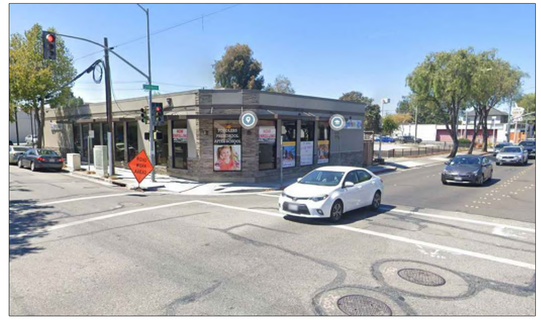
REFERENCE SITE PLAN

SCALE: NTS



5 EXISTING SITE



1 EXISTING SITE



6 EXISTING SITE



2 EXISTING SITE



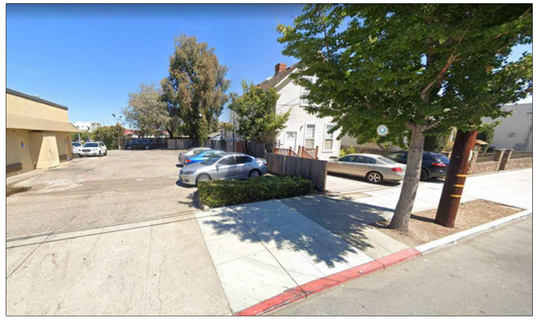
7 EXISTING SITE



3 EXISTING SITE



8 EXISTING SITE



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PLANNING APPLICATION FOR:

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BLOCK 20
SAN MATEO, CA 94401

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07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

EXISTING PROPERTY IMAGERY

A0.17

PROJECT NO: 215513

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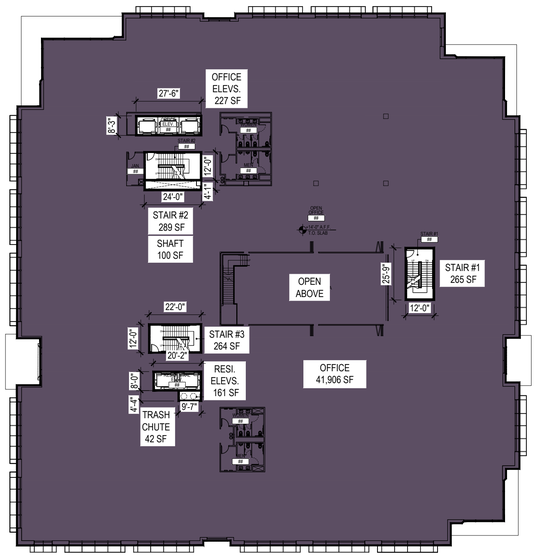
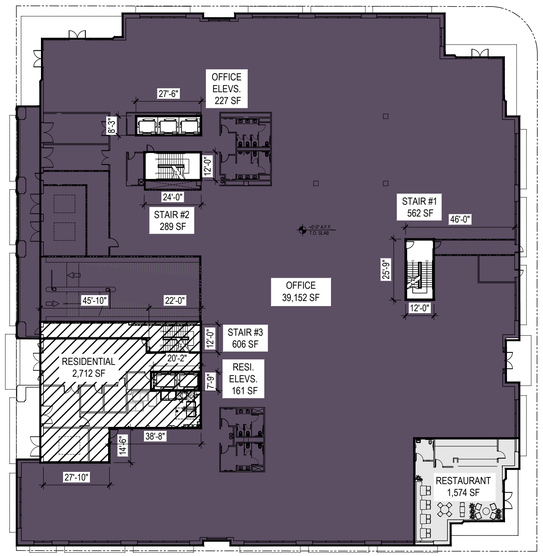


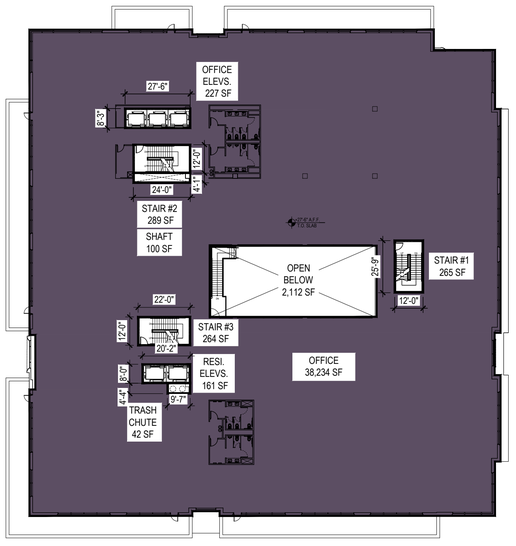
SECOND LEVEL AREA PLAN

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



FIRST LEVEL AREA PLAN

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



THIRD LEVEL AREA PLAN

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

PARKING ORDINANCE AREA CALCULATIONS

FIRST LEVEL	
RESTAURANT	1,574 SQ.FT.
OFFICE SPACE	39,152 SQ. FT.
STAIR #1	562 SQ. FT.
STAIR #2	289 SQ. FT.
OFFICE ELEVATORS	227 SQ. FT.
TOTAL:	**40,230 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
STUDIO AND ONE-BEDROOM UNIT @ 0.05 SPACES PER UNIT
77 UNITS X 0.05 = 3.85 SPACES
TWO-BEDROOM UNIT @ 0.10 SPACES PER UNIT
9 UNITS X 0.10 = 0.9 SPACES
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 4.75 SPACES OR 5 SPACES

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

REQUIRED LONG-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
77 UNITS X 1.0 = 77 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
9 UNITS X 1.25 = 11.25 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 88.25 SPACES OR 88 SPACES

REQUIRED LONG-TERM - RESTAURANT
1 SPACE PER 12,000 S.F. OF RESTAURANT AREA
1,574 S.F. / 12,000 S.F. = 0.12 SPACES OR 1 SPACE

TOTAL REQUIRED SHORT-TERM SPACES - RESIDENTIAL: 5 SPACES
TOTAL REQUIRED SHORT-TERM SPACES - RESTAURANT: 1 SPACE
TOTAL REQUIRED LONG-TERM SPACES - RESIDENTIAL: 88 SPACES
TOTAL REQUIRED LONG-TERM SPACES - RESTAURANT: 1 SPACE

FAR AREA CALCULATIONS

FIRST LEVEL	
RESTAURANT	1,574 SQ.FT.
RESIDENTIAL SPACE	2,712 SQ.FT.
RESIDENTIAL STAIR #3	606 SQ.FT.
RESIDENTIAL ELEVATORS	161 SQ.FT.
OFFICE SPACE	39,152 SQ.FT.
STAIR #1	562 SQ.FT.
STAIR #2	289 SQ.FT.
OFFICE ELEVATORS	227 SQ.FT.
FLOOR AREA RESTAURANT*:	**1,574 SQ.FT.**
FLOOR AREA RESIDENTIAL*:	**3,479 SQ.FT.**
FLOOR AREA OFFICE*:	**40,230 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

RESTAURANT AREA

TOTAL FAR FLOOR AREA RESTAURANT: 1,574 SQ.FT.
TOTAL FAR FLOOR AREA RESIDENTIAL: 70,469 SQ.FT.
TOTAL FAR FLOOR AREA OFFICE : 137,912 SQ.FT.

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total Area	Project FAR
Floor Area	Restaurant 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	40,230	45,367	38,234	7,112	6,969		137,912	
	Total FAR Floor Area							209,955	**4.15**

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PLANNING APPLICATION FOR:

WINDY HILL PROPERTY VENTURES

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SAN MATEO, CA 94401

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PA-2023-003

PLANNING DEPARTMENT AREA CALCULATIONS

A0.21

PROJECT NO: 215513

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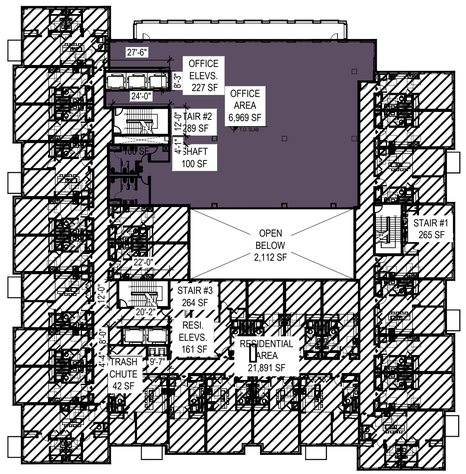
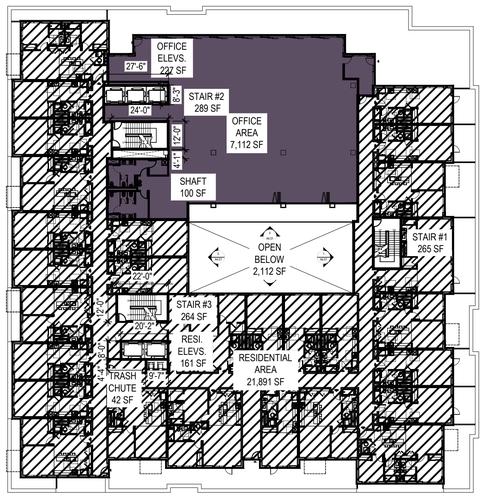


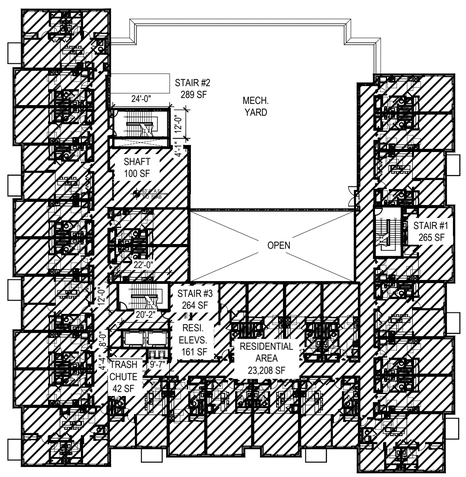
FIFTH LEVEL AREA PLAN

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	
RESTAURANT	1,574 SQ.FT.
OFFICE SPACE	39,152 SQ. FT.
STAIR #1	562 SQ. FT.
STAIR #2	289 SQ. FT.
OFFICE ELEVATORS	227 SQ. FT.
TOTAL:	**40,230 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
STUDIO AND ONE-BEDROOM UNIT @ 0.05 SPACES PER UNIT
77 UNITS X 0.05 = 3.85 SPACES
TWO-BEDROOM UNIT @ 0.10 SPACES PER UNIT
9 UNITS X 0.10 = 0.9 SPACES
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 4.75 SPACES OR 5 SPACES

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

REQUIRED LONG-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
77 UNITS X 1.0 = 77 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
9 UNITS X 1.25 = 11.25 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 88.25 SPACES OR 88 SPACES

REQUIRED LONG-TERM - RESTAURANT
1 SPACE PER 12,000 S.F. OF RESTAURANT AREA
1,574 S.F. / 12,000 S.F. = 0.12 SPACES OR 1 SPACE

TOTAL REQUIRED SHORT-TERM SPACES - RESIDENTIAL: 5 SPACES
TOTAL REQUIRED SHORT-TERM SPACES - RESTAURANT: 1 SPACE
TOTAL REQUIRED LONG-TERM SPACES - RESIDENTIAL: 88 SPACES
TOTAL REQUIRED LONG-TERM SPACES - RESTAURANT: 1 SPACE

FAR AREA CALCULATIONS

FIRST LEVEL	
RESTAURANT	1,574 SQ.FT.
RESIDENTIAL SPACE	2,712 SQ.FT.
RESIDENTIAL STAIR #3	606 SQ.FT.
RESIDENTIAL ELEVATORS	161 SQ.FT.
OFFICE SPACE	39,152 SQ.FT.
STAIR #1	562 SQ.FT.
STAIR #2	289 SQ.FT.
OFFICE ELEVATORS	227 SQ.FT.
FLOOR AREA RESTAURANT*:	**1,574 SQ.FT.**
FLOOR AREA RESIDENTIAL*:	**3,479 SQ.FT.**
FLOOR AREA OFFICE*:	**40,230 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

RESTAURANT AREA

TOTAL FAR FLOOR AREA RESTAURANT: 1,574 SQ.FT.
TOTAL FAR FLOOR AREA RESIDENTIAL: 70,469 SQ.FT.
TOTAL FAR FLOOR AREA OFFICE : 137,912 SQ.FT.

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total Area	Project FAR
Floor Area	Restaurant 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	40,230	45,367	38,234	7,112	6,969		137,912	
	Total FAR Floor Area							209,955	**4.15**

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SAN MATEO, CA 94401

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07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

PLANNING DEPARTMENT AREA CALCULATIONS

A0.22

PROJECT NO: 215513

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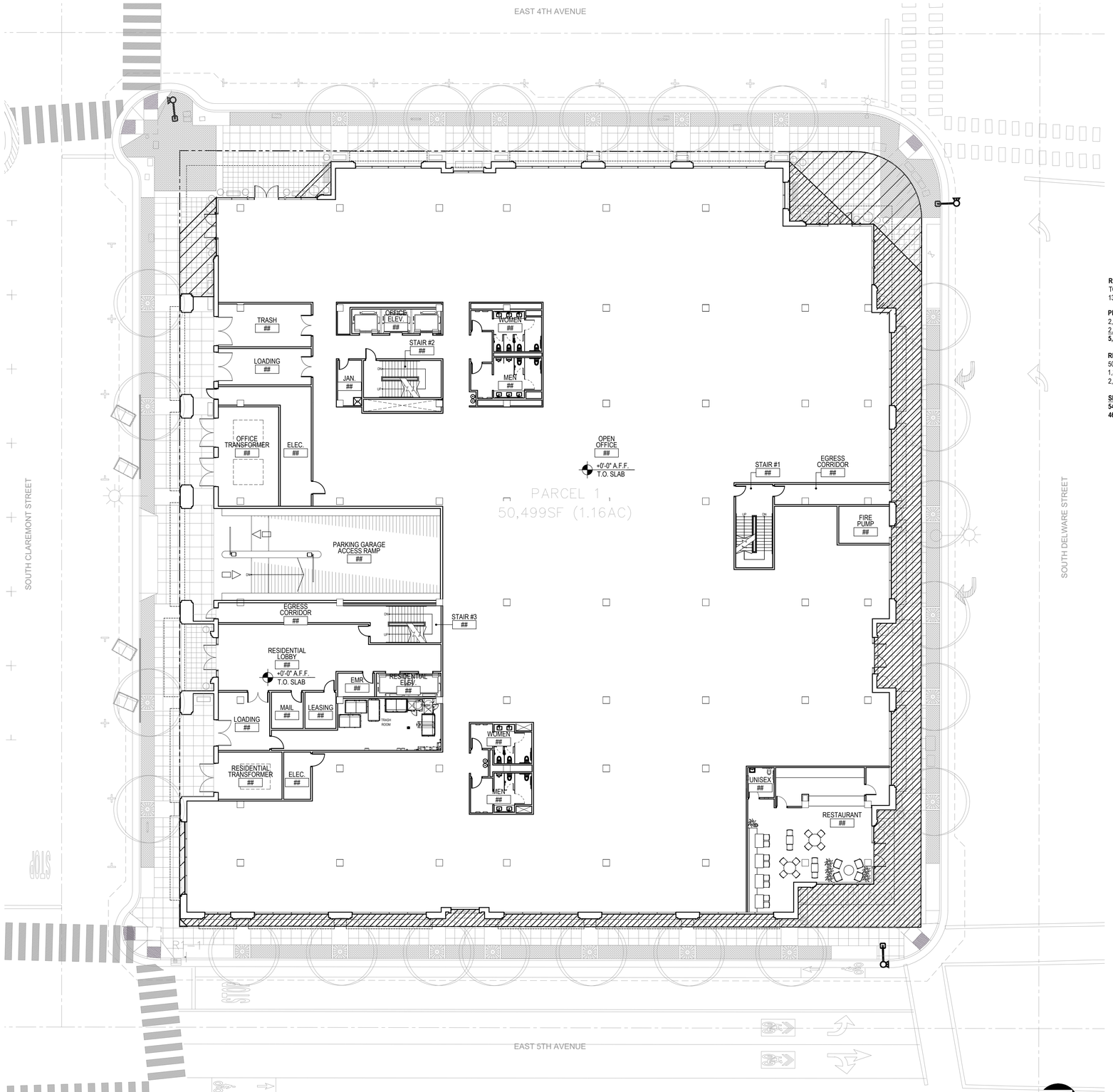

FIRST LEVEL - OPEN SPACE AREA DIAGRAM

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

0 10 20 40 60 80

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

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PA-2023-003

COMMERCIAL OPEN SPACE
AREA DIAGRAM
- FIRST LEVEL

A0.23

PROJECT NO: 215513

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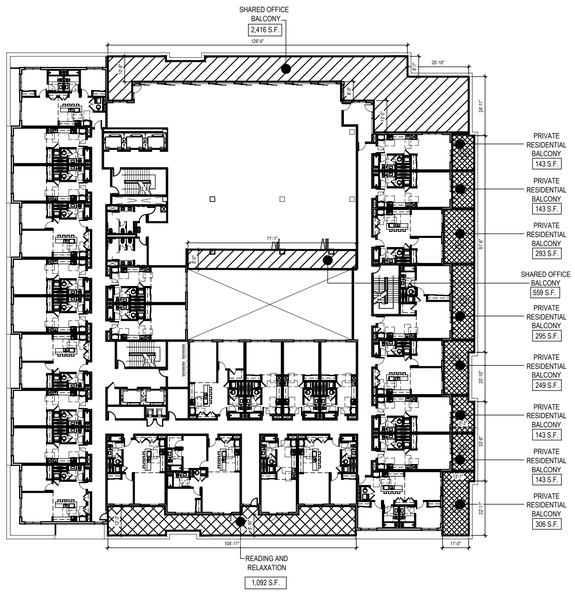

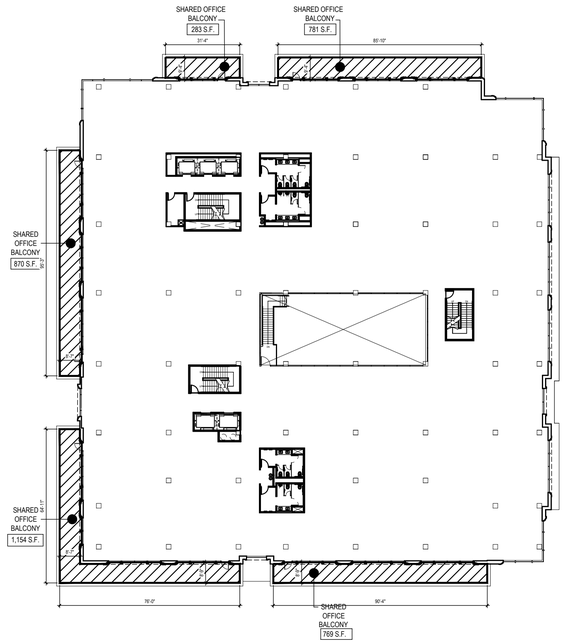

OPEN SPACE LEGEND

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:	1,715 S.F.
PROVIDED PRIVATE OPEN SPACE - FIFTH FLOOR:	0 S.F.
PROVIDED PRIVATE OPEN SPACE - SIXTH FLOOR:	0 S.F.
TOTAL PROVIDED PRIVATE OPEN SPACE:	**1,715 S.F.**
REQUIRED COMMON OPEN SPACE (86 UNITS x 80 S.F. x150%) =	**10,320 S.F.**
PROVIDED COMMON OPEN SPACE:	**1,092 S.F.**
TOTAL PROVIDED OPEN SPACE PRIVATE + COMMON =	**2,807 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 =	**137,912 S.F.**
1% OF TOTAL OFFICE SPACE INCLUDING ALL LEVELS = 0.01 X 137,912 =	**1,379 S.F.**
REQUIRED TOTAL OFFICE OPEN SPACE =	**1,369 S.F.**
PROVIDED TOTAL OFFICE OPEN SPACE =	**7,459 S.F.**

USEABLE OPEN SPACE PER FLOOR - RESIDENTIAL

Fourth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	1,715 S.F.
	Common Open Space at Level 4 (S.F.) - Provided	1,092 S.F.
Fifth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	0 S.F.
Sixth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	0 S.F.
TOTAL OPEN SPACE		**2,807 S.F.**

USEABLE OPEN SPACE PER FLOOR - OFFICE

Third Level Open Space	Office Open Space (S.F.) - Provided	3,857 S.F.
Fourth Level Open Space	Office Open Space (S.F.) - Provided	2,975 S.F.
Fifth Level Open Space	Office Open Space (S.F.) - Provided	627 S.F.
TOTAL OPEN SPACE		**7,459 S.F.**

FOURTH LEVEL OPEN SPACE

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

Fourth Level Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided	1,715
	Residential Common Open Space at Level 4 (S.F.) - Provided	1,092
Fourth Level Open Space	Office Common Open Space (S.F.) - Provided	2,975

THIRD LEVEL OPEN SPACE

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

Third Level Open Space	Office Common Open Space (S.F.) - Provided	3,857

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	513	0	513	9	13	13	35	0.50	0.05	1.00	17,955	0	60%
	A1.1 (Studio)	518	0	518	3	3	3	9	0.50	0.05	1.00	4,662	0	
	A1.2 (Studio)	631	0	631	0	2	2	4	0.50	0.05	1.00	2,524	0	
	A1.3 (Studio)	513	143	656	4	0	0	4	0.50	0.05	1.00	2,052	572	
	B1.0 (1BR/1BA Unit)	693	0	693	2	4	4	10	0.50	0.05	1.00	6,930	0	
	B1.1 (1BR/1BA UNIT)	710	0	710	1	0	0	1	0.50	0.05	1.00	710	0	29%
	B1.2 (1BR/1BA UNIT)	744	0	744	2	2	2	6	0.50	0.05	1.00	4,464	0	
	B1.3 (1BR/1BA UNIT)	774	0	774	1	1	1	3	0.50	0.05	1.00	2,322	0	
	B1.4 (1BR/1BA UNIT)	774	295	1,069	1	0	0	1	0.50	0.05	1.00	774	295	
	B1.5 (1BR/1BA UNIT)	693	249	942	1	0	0	1	0.50	0.05	1.00	693	249	
	B1.6 (1BR/1BA UNIT)	693	293	986	1	0	0	1	0.50	0.05	1.00	693	293	
	B1.7 (1BR/1BA UNIT)	774	0	774	0	1	1	2	0.50	0.05	1.00	1548	0	
	C1.0 (2BR/2BA Unit)	871	0	871	1	1	1	3	0.50	0.10	1.25	2,059	0	11%
	C1.1 (2BR/2BA Unit)	1040	0	1,040	1	0	0	1	0.50	0.10	1.25	1040	0	
	C1.2 (2BR/2BA Unit)	843	306	1,149	1	0	0	1	0.50	0.10	1.25	843	306	
	C1.3 (2BR/2BA Unit)	865	0	865	0	1	1	2	0.50	0.10	1.25	1730	0	
	C1.4 (2BR/2BA Unit)	843	0	843	0	1	1	2	0.50	0.10	1.25	1686	0	
	Total # dwelling units				28	29	29	**86**	24			52,685	1,715	100%

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		1,715
	Common Residential Open Space at Level 4 (S.F.) - Provided		1,092
	Open Space (86 Units * 80 SF*150%) - Required		10320
	Total open space private + common (residential) - Provided		2807
	Common Office Open Space at Level 3 (S.F.) - Provided		3,857
	Common Office Open Space at Level 4 (S.F.) - Provided		2975
	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 137,912 S.F.		1,379
	Total Common Office Open Space (S.F.) - Provided		7,459

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PA-2023-003

USABLE OPEN SPACE DIAGRAMS

A 0.24

PROJECT NO: 215513

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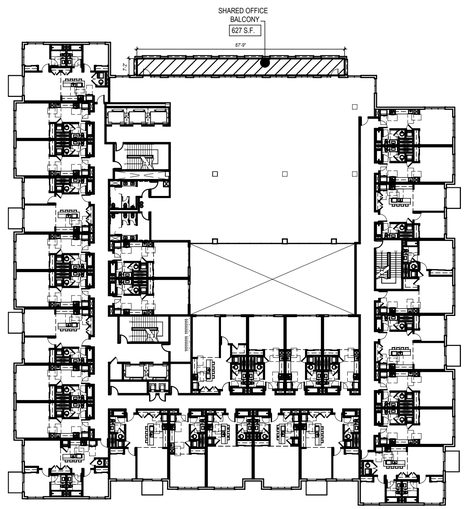

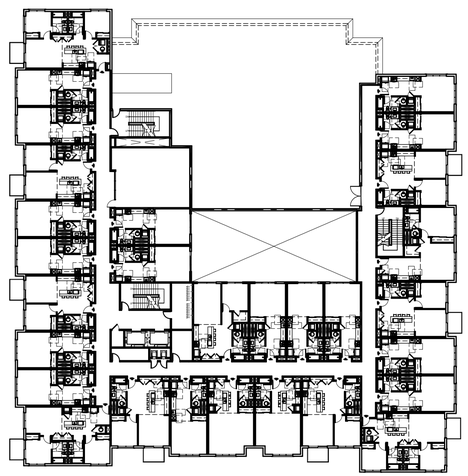

FIFTH LEVEL OPEN SPACE

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

Fifth Level Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided	0
	Residential Common Open Space at Level 5 (S.F.) - Provided	0
Fifth Level Open Space	Office Common Open Space (S.F.) - Provided	627

SIXTH LEVEL OPEN SPACE

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

Sixth Level Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided	0
	Residential Common Open Space at Level 6 (S.F.) - Provided	0
Sixth Level Open Space	Office Common Open Space (S.F.) - Provided	0

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	513	0	513	9	13	13	35	0.50	0.05	1.00	17,955	0	60%
	A1.1 (Studio)	518	0	518	3	3	3	9	0.50	0.05	1.00	4,662	0	
	A1.2 (Studio)	631	0	631	0	2	2	4	0.50	0.05	1.00	2,524	0	
	A1.3 (Studio)	513	143	656	4	0	0	4	0.50	0.05	1.00	2,052	572	
	B1.0 (1BR/1BA Unit)	693	0	693	2	4	4	10	0.50	0.05	1.00	6,930	0	
	B1.1 (1BR/1BA UNIT)	710	0	710	1	0	0	1	0.50	0.05	1.00	710	0	29%
	B1.2 (1BR/1BA UNIT)	744	0	744	2	2	2	6	0.50	0.05	1.00	4,464	0	
	B1.3 (1BR/1BA UNIT)	774	0	774	1	1	1	3	0.50	0.05	1.00	2,322	0	
	B1.4 (1BR/1BA UNIT)	774	295	1,069	1	0	0	1	0.50	0.05	1.00	774	295	
	B1.5 (1BR/1BA UNIT)	693	249	942	1	0	0	1	0.50	0.05	1.00	693	249	
	B1.6 (1BR/1BA UNIT)	693	293	986	1	0	0	1	0.50	0.05	1.00	693	293	
	B1.7 (1BR/1BA UNIT)	774	0	774	0	1	1	2	0.50	0.05	1.00	1548	0	
	C1.0 (2BR/2BA Unit)	871	0	871	1	1	1	3	0.50	0.10	1.25	2,059	0	11%
	C1.1 (2BR/2BA Unit)	1040	0	1,040	1	0	0	1	0.50	0.10	1.25	1040	0	
	C1.2 (2BR/2BA Unit)	843	306	1,149	1	0	0	1	0.50	0.10	1.25	843	306	
	C1.3 (2BR/2BA Unit)	865	0	865	0	1	1	2	0.50	0.10	1.25	1730	0	
	C1.4 (2BR/2BA Unit)	843	0	843	0	1	1	2	0.50	0.10	1.25	1686	0	
	Total # dwelling units				28	29	29	**86**	24			52,685	1,715	100%

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		1,715
	Common Residential Open Space at Level 4 (S.F.) - Provided		1,092
	Open Space (86 Units * 80 SF*150%) - Required		10320
	Total open space private + common (residential) - Provided		2807
	Common Office Open Space at Level 3 (S.F.) - Provided		3,857
	Common Office Open Space at Level 4 (S.F.) - Provided		2975
	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 137,912 S.F.		1,379
	Total Common Office Open Space (S.F.) - Provided		7,459

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: 1,715 S.F.
PROVIDED PRIVATE OPEN SPACE - FIFTH FLOOR: 0 S.F.
PROVIDED PRIVATE OPEN SPACE - SIXTH FLOOR: 0 S.F.
TOTAL PROVIDED PRIVATE OPEN SPACE: 1,715 S.F.

REQUIRED COMMON OPEN SPACE (86 UNITS x 80 S.F. x150%) = 10,320 S.F.
PROVIDED COMMON OPEN SPACE: 1,092 S.F.

TOTAL PROVIDED OPEN SPACE PRIVATE + COMMON = 2,807 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 = 137,912 S.F.
1% OF TOTAL OFFICE SPACE INCLUDING ALL LEVELS = 0.01 X 137,912 = 1,379 S.F.
REQUIRED TOTAL OFFICE OPEN SPACE = 1,369 S.F.
PROVIDED TOTAL OFFICE OPEN SPACE = 7,459 S.F.

USEABLE OPEN SPACE PER FLOOR - RESIDENTIAL

Fourth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	1,715 S.F.
	Common Open Space at Level 4 (S.F.) - Provided	1,092 S.F.
Fifth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	0 S.F.
Sixth Level Open Space	Private Open Space (Balconies) (S.F.) - Provided	0 S.F.
TOTAL OPEN SPACE		**2,807 S.F.**

USEABLE OPEN SPACE PER FLOOR - OFFICE

Third Level Open Space	Office Open Space (S.F.) - Provided	3,857 S.F.
Fourth Level Open Space	Office Open Space (S.F.) - Provided	2,975 S.F.
Fifth Level Open Space	Office Open Space (S.F.) - Provided	627 S.F.
TOTAL OPEN SPACE		**7,459 S.F.**

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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
07.14.2023	THIRD PLANNING SUBMITTAL

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 I I A[d]	TYPE I I B	TYPE I I I A	TYPE I I I B	TYPE IV A	TYPE IV B	TYPE IV C	TYPE IV HT	TYPE VA	TYPE VB
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[e], 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	Required Fire-Resistance Rating (hours) 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 (RESTAURANT)

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 RESTAURANT.

LEVEL 01 FLOOR (OFFICE)

B OCCUPANCY NET AREA: 40,230 S.F.

40,230 S.F / 150 S.F. PER PERSON = 268.20 PERSONS; ROUND UP TO 268 PERSONS
OR 134 MEN & 134 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	134 OCCUPANTS or 3	WATER CLOSETS:	134 OCCUPANTS or 7
URINALS:	134 OCCUPANTS or 2		
LAVATORIES:	134 OCCUPANTS or 2	LAVATORIES:	134 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: 6,969 S.F.

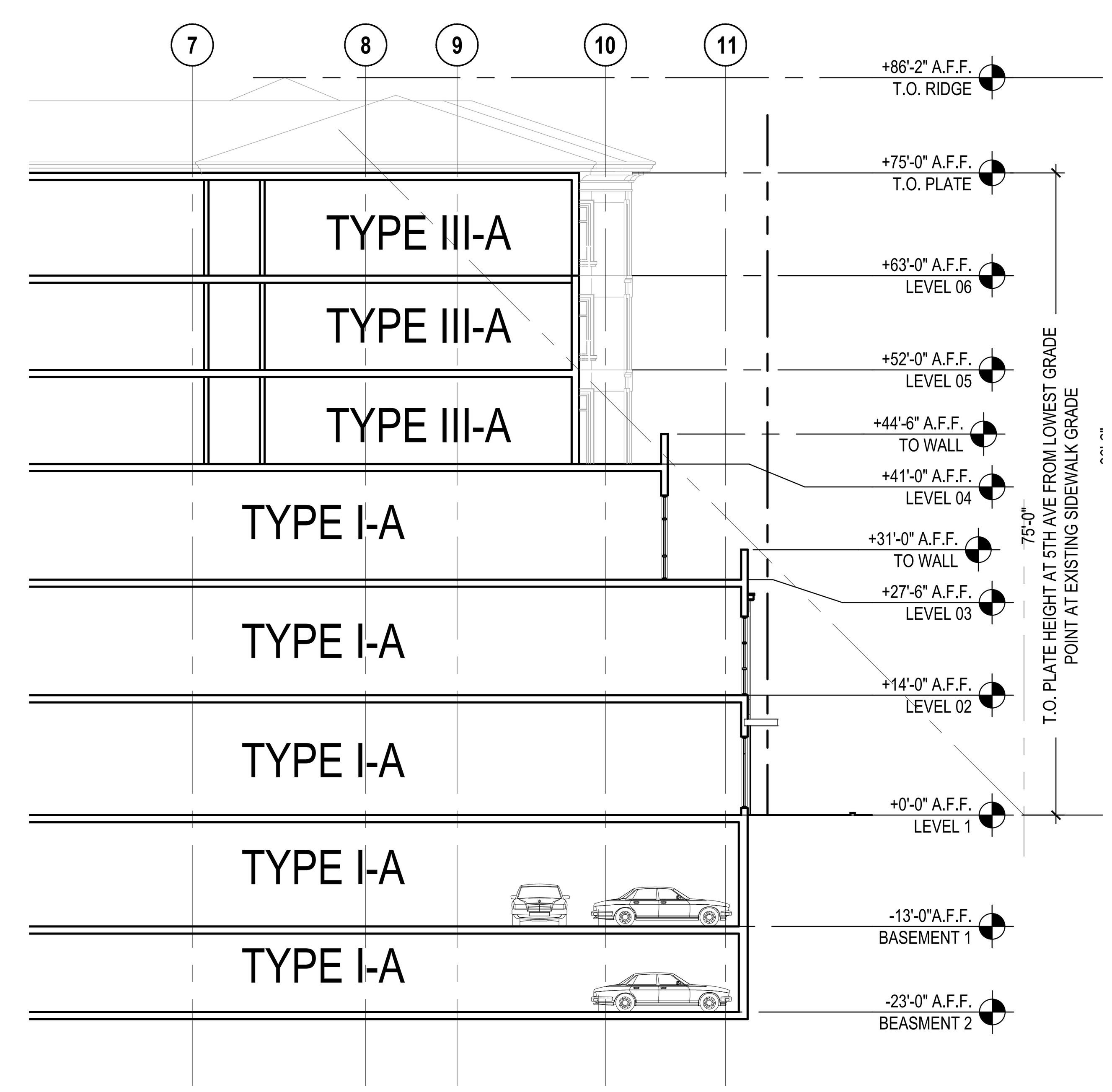
6,969 S.F / 150 S.F. PER OCCUPANT = 46.46 OCCUPANTS; ROUND UP TO 47 OCCUPANTS
OR 23 MEN & 24 WOMEN

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	40,230 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	137,912 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.

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In Association with:

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

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PA-2023-003

BUILDING CODE PROJECT DATA

A0.31

PROJECT NO: 215513

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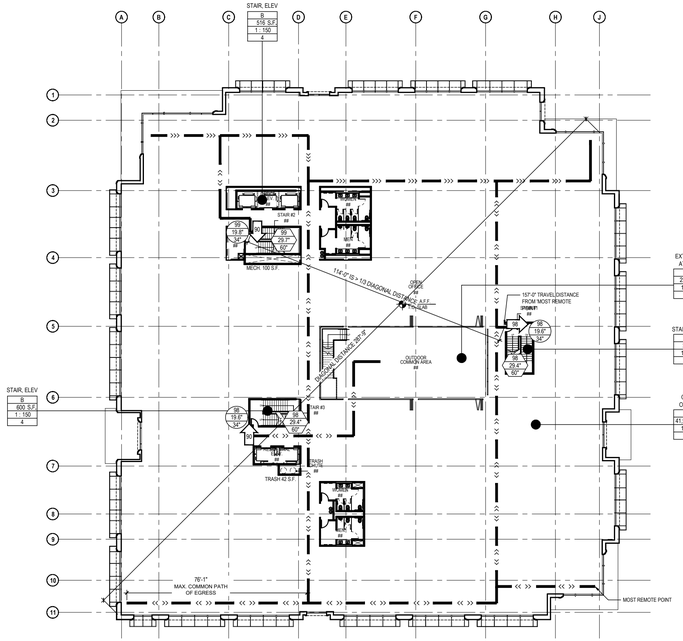
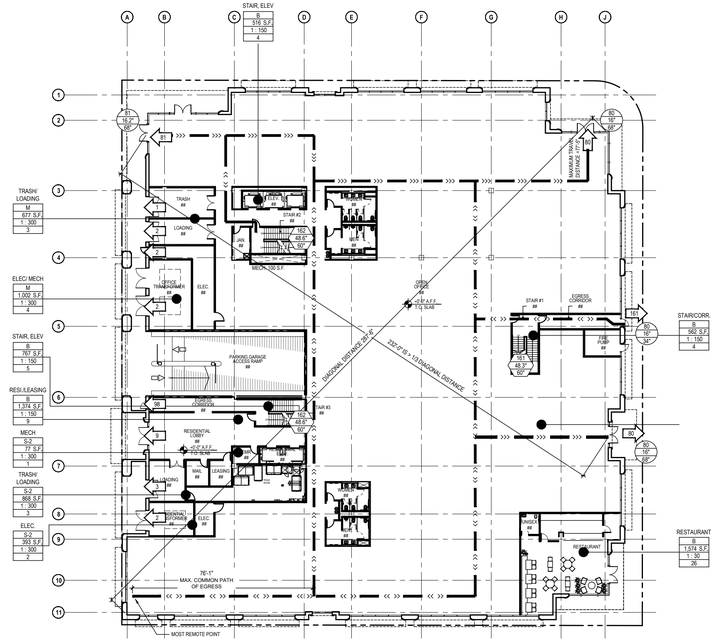


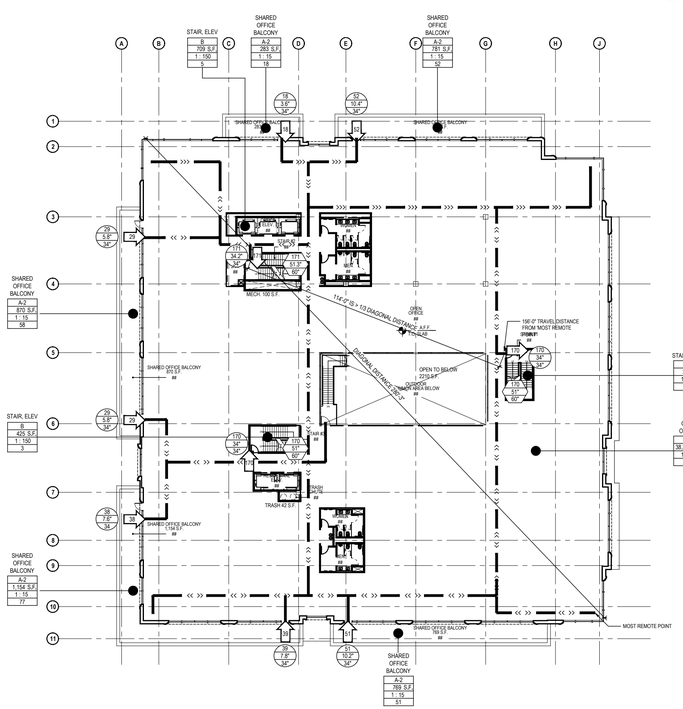
SECOND LEVEL EGRESS PLAN

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



FIRST LEVEL EGRESS PLAN

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



THIRD LEVEL EGRESS PLAN

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

SYMBOL KEY

AREA OCCUPANT LOAD DESIGNATION

ROOM NAME
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.

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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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
07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

EGRESS DIAGRAMS

A 0.32

PROJECT NO: 215513

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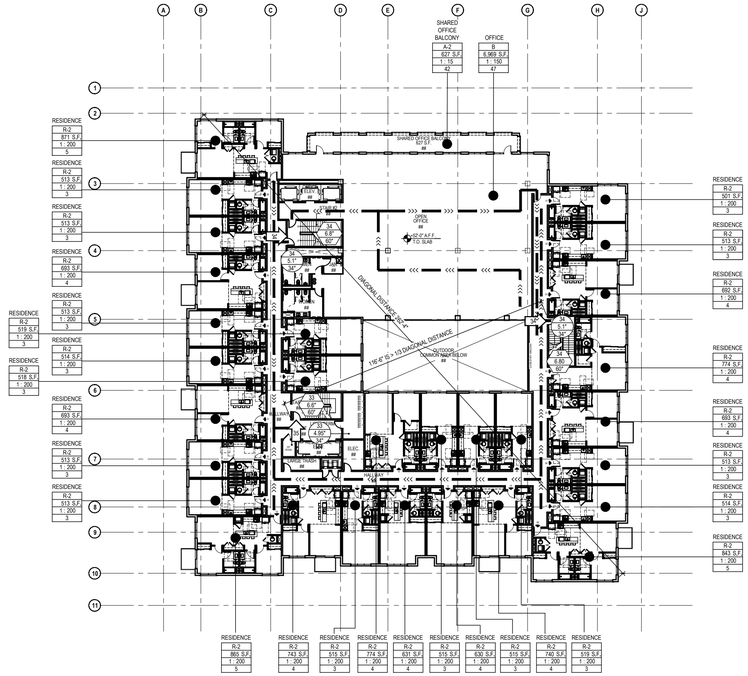
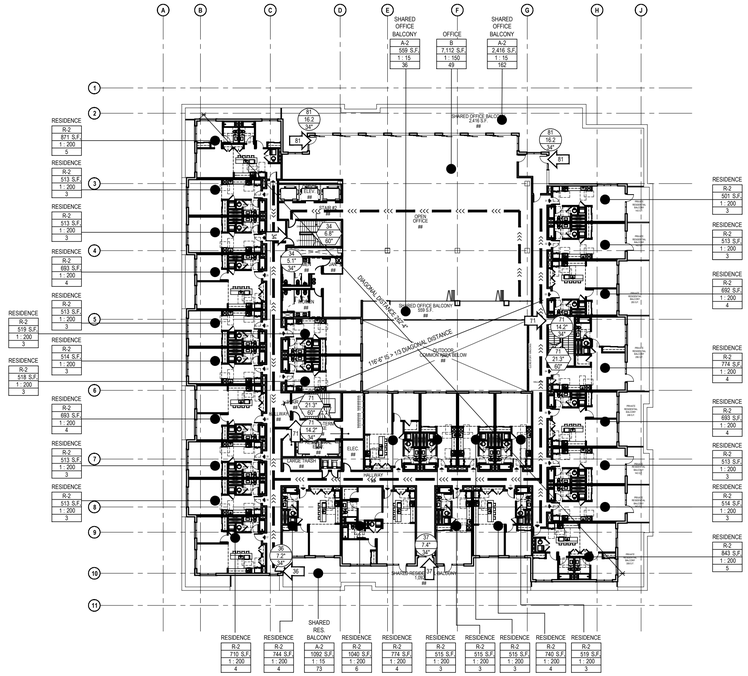


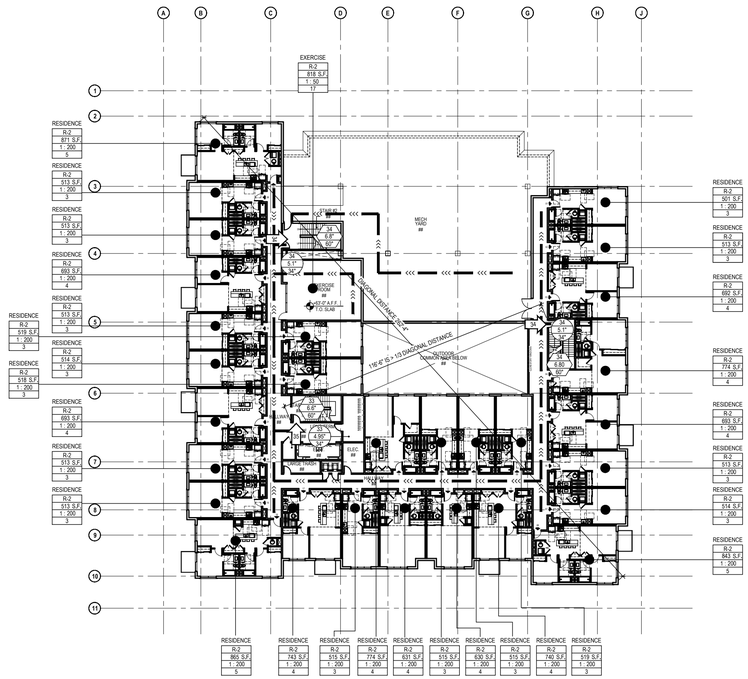
FIFTH LEVEL EGRESS PLAN

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.

- 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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In Association with:

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WINDY HILL PROPERTY VENTURES
BLOCK 20
SAN MATEO, CA 94401

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04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

EGRESS DIAGRAMS

A 0.33

PROJECT NO: 215513

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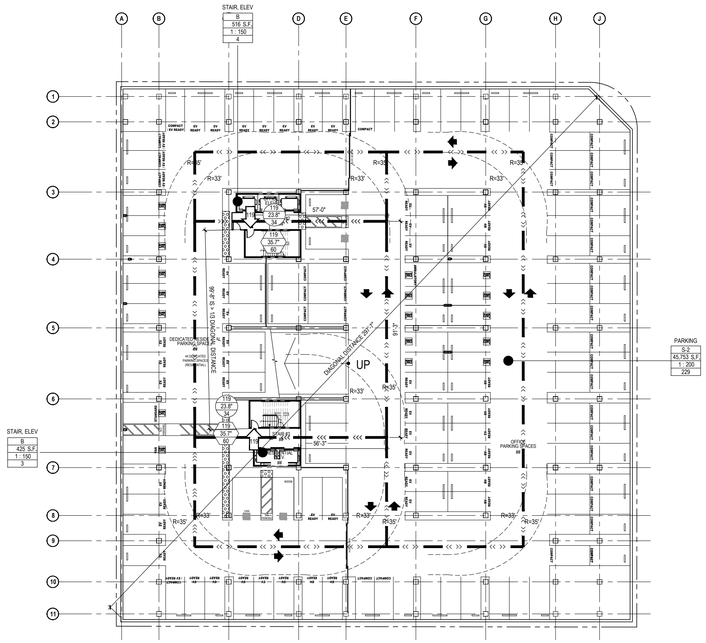
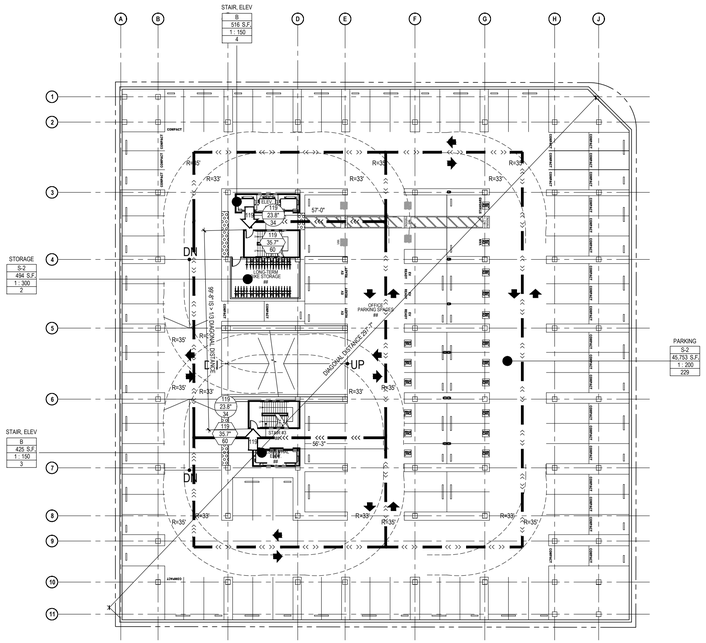


B2 LEVEL EGRESS PLAN

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



B1 LEVEL EGRESS PLAN

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

SYMBOL KEY

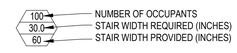
AREA OCCUPANT LOAD DESIGNATION



DOORWAY OCCUPANT LOAD DESIGNATION



STAIRWAY OCCUPANT LOAD DESIGNATION



PATH OF TRAVEL DESIGNATION



DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION



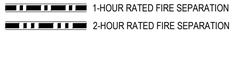
FIRE EXTINGUISHERS AND FIRE HOSES



EXIT SIGNAGE DESIGNATION



RATED SEPARATION DESIGNATION



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SAN MATEO, CA 94401

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04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

EGRESS DIAGRAMS

A 0.34

PROJECT NO: 215513

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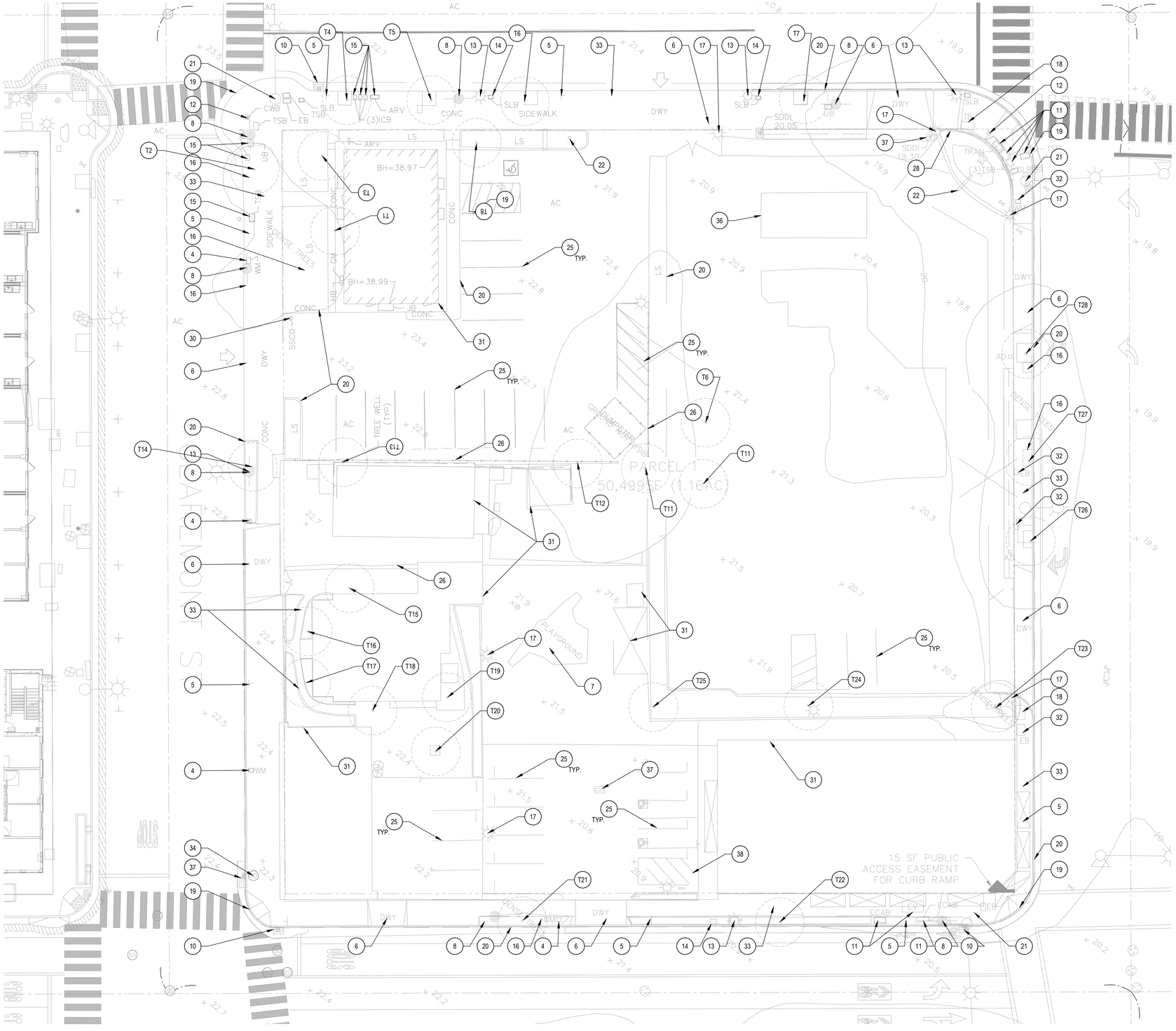

DEMOLITION SITE PLAN

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

0 10 20 40 60 80

KEY NOTES - EXISTING/ DEMOLITION

1. TRASH CAN TO BE REMOVED
2. MAILBOX TO BE REMOVED
3. PARKING METER TO BE RELOCATED
4. WATER METER TO BE REMOVED
5. STREET SIGN TO BE RELOCATED
6. DRIVEWAY TO BE REMOVED
7. PLAYGROUND EQUIPMENT TO BE REMOVED
8. JOINT POLE TO BE REMOVED
9. SANITARY SEWER CLEAN OUT TO BE REMOVED
10. STORM DRAIN CATCH BASIN TO BE REMOVED AND REPLACED
11. ELECTRICAL BOX TO REMAIN
12. PEDESTRIAN BUTTON TO REMAIN
13. STREET LIGHT TO BE RELOCATED
14. STREET LIGHT BOX TO BE RELOCATED
15. UTILITY BOX TO REMAIN
16. TREE TO BE REMOVED
17. STREET LIGHT TO BE REMOVED
18. TELECOM BOX TO REMAIN
19. CURB RAMP TO BE REMOVED AND REPLACED
20. CURB AND GUTTER TO BE REMOVED AND REPLACED
21. TRAFFIC SIGNAL AND BOX TO REMAIN
22. BUSINESS SIGN TO BE REMOVED
23. ELECTRICAL SIGN TO BE REMOVED
24. FIRE HYDRANT TO REMAIN
25. PARKING STRIPPING TO BE REMOVED
26. FENCE TO BE REMOVED
27. BIKE RACK TO BE REMOVED
28. STORM DRAIN LATERAL TO BE CUT, CAPPED AND ABANDONED
29. WATER LATERAL TO BE CUT, CAPPED AND ABANDONED
30. SANITARY LATERAL TO BE CUT, CAPPED AND ABANDONED
31. BUILDING STRUCTURE 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

EXISTING TREE SCHEDULE

TREE 'T1'	CAROB (CERATONIA SILIQUA)	REMOVE
TREE 'T2'	GINKGO (GINKGO BILOBA)	REMOVE
TREE 'T3'	MAYTEN (MAYTEN BOARIA)	REMOVE
TREE 'T4'	HACKBERRY (CELTIC OCCIDENTALIS)	REMOVE
TREE 'T5'	HACKBERRY (CELTIC OCCIDENTALIS)	REMOVE
TREE 'T6'	HACKBERRY (CELTIC OCCIDENTALIS)	REMOVE
TREE 'T7'	HACKBERRY (CELTIC OCCIDENTALIS)	REMOVE
TREE 'T8'	OLIVE (OLEA EUROPAEA)	REMOVE
TREE 'T9'	RED IRON BARK EUCALYPTUS (EUCALYPTUS SIDEROXYLON)	REMOVE
TREE 'T10'	RED IRON BARK EUCALYPTUS (EUCALYPTUS SIDEROXYLON)	REMOVE
TREE 'T11'	RED IRON BARK EUCALYPTUS (EUCALYPTUS SIDEROXYLON)	REMOVE
TREE 'T12'	ITALIAN CYPRESS (CUPRESSUS SEMPERVIRENS)	REMOVE
TREE 'T13'	HACKBERRY (CELTIC OCCIDENTALIS)	REMOVE
TREE 'T14'	GINKGO (GINKGO BILOBA)	REMOVE
TREE 'T15'	CAMELLIA (CAMELLIA JAPONICA)	REMOVE
TREE 'T16'	IRISH YEW (TAXUS BACCATA)	REMOVE
TREE 'T17'	IRISH YEW (TAXUS BACCATA)	REMOVE
TREE 'T18'	CAMELLIA (CAMELLIA JAPONICA)	REMOVE
TREE 'T19'	LEMON (CITRUS LIMON)	REMOVE
TREE 'T20'	CHERRY (PRUNUS SERRULATA)	REMOVE
TREE 'T21'	LONDON PLANE (PLATANUS X HISPANICA)	REMOVE
TREE 'T22'	LONDON PLANE (PLATANUS X HISPANICA)	REMOVE
TREE 'T23'	PHOTINIA (PHOTINIA SERRULATA)	REMOVE
TREE 'T24'	PHOTINIA (PHOTINIA SERRULATA)	REMOVE
TREE 'T25'	AUSTRALIAN WILLOW (GEIJERA PARVIFLORA)	REMOVE
TREE 'T26'	AUSTRALIAN WILLOW (GEIJERA PARVIFLORA)	REMOVE
TREE 'T27'	AUSTRALIAN WILLOW (GEIJERA PARVIFLORA)	REMOVE
TREE 'T28'	AUSTRALIAN WILLOW (GEIJERA PARVIFLORA)	REMOVE

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PA-2023-003

DEMOLITION SITE PLAN

A1.00

PROJECT NO: 215513

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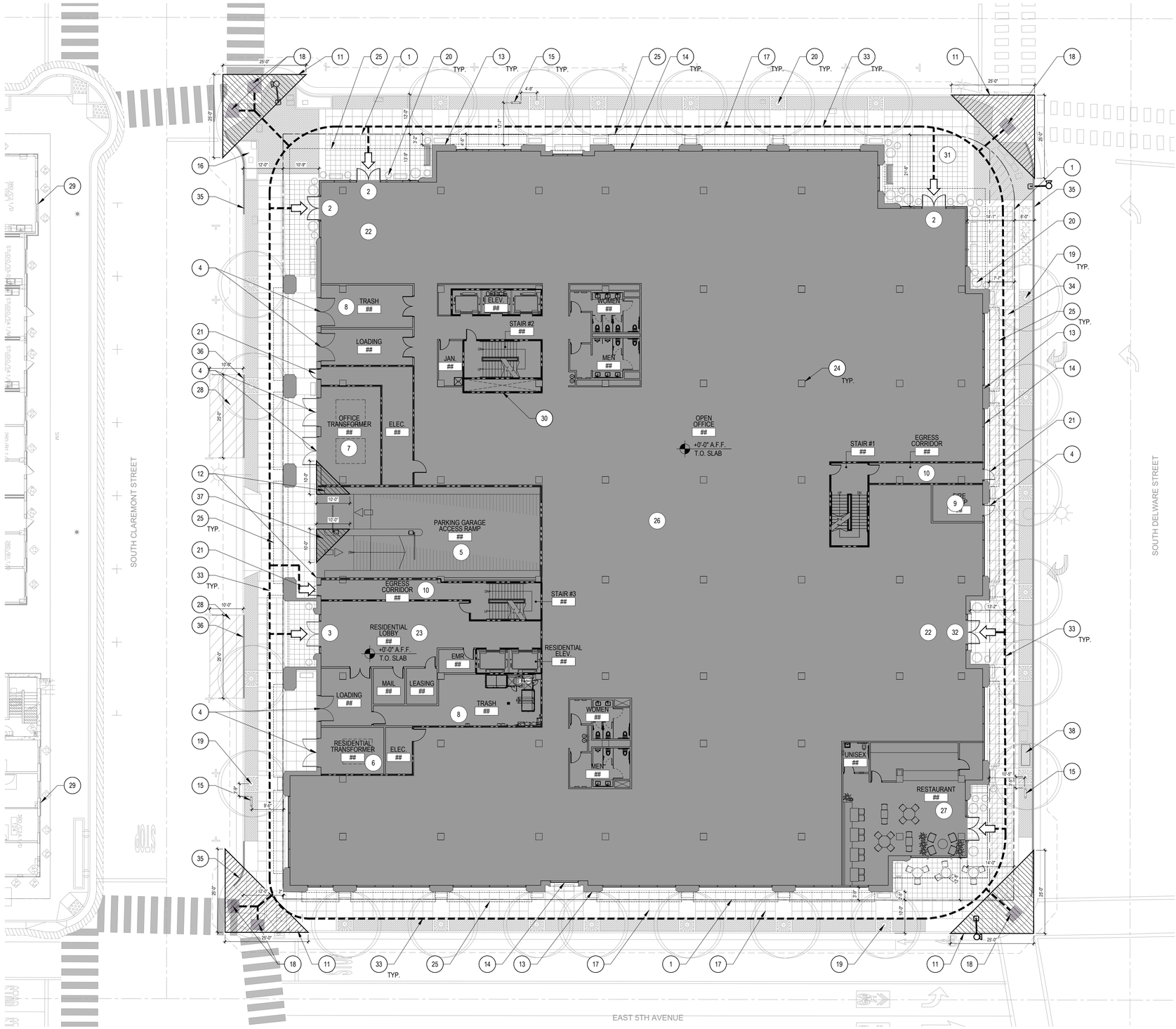

ARCHITECTURAL SITE PLAN

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

0 10 20 40 60 80

PROJECT DATA

ASSESSOR'S PARCEL NO.:	034186110, 034186090, 034186080, 034186070, 03418060
ZONING:	CBD/S - CENTRAL BUSINESS SUPPORT
SITE AREA:	50,499 S.F. OR 1.16 ACRES
BUILDING HEIGHT:	55'-0" MAXIMUM
MAX F.A.R (FLOOR AREA RATIO):	3.0 OR 151,497 S.F.
MA. RESIDENTIAL UNITS (50 D.U. PER ACRE):	58 UNITS (*)
(*) CALIFORNIA DENSITY BONUS (ADDITION 1.50):	87 UNITS
BUILD TO REQUIREMENT - PROVIDED ON EAST 4TH AVENUE AND SOUTH CLAREMONT ST. (**)	
(**) EXCEPTIONS ALLOWED UP TO 40% ON FRONTAGE	
STREET WALL	26'-0" MIN. HEIGHT
STREET WALL STEP BACK	REQUIRED THREE SIDES

FLOOR AREA (6-STORY BUILDING)	
FIRST LEVEL - RESTAURANT	1,574 S.F.
FIRST LEVEL - RESIDENTIAL	3,479 S.F.
FIRST LEVEL - OFFICE	40,230 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	**209,955 S.F.**
TOTAL OFFICE AREA:	**137,912 S.F.**
TOTAL RESIDENTIAL AREA:	**70,469 S.F.**
TOTAL F.A.R. (FLOOR AREA RATIO): 209,955 S.F. / 50,499 S.F.	4.15

# DWELLING UNITS PER FLOOR	
FOURTH LEVEL	28 UNITS
FIFTH LEVEL	29 UNITS
SIXTH LEVEL	29 UNITS
TOTAL # DWELLING UNITS	**86 UNITS**

DWELLING UNIT MIX	
STUDIO	52 UNITS OR 60%
ONE-BEDROOM	25 UNITS OR 29%
TWO-BEDROOM	9 UNITS OR 11%

BICYCLE PARKING ANALYSIS

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262

REQUIRED SHORT-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 0.05 SPACES PER UNIT
77 UNITS x 0.05 = 3.85 SPACES
TWO-BEDROOM UNIT @ 0.10 SPACES PER UNIT
9 UNITS x 0.10 = 0.9 SPACES
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 4.75 SPACES OR 5 SPACES

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

REQUIRED LONG-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
77 UNITS x 1.0 = 77 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
9 UNITS x 1.25 = 11.25 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 88.25 SPACES OR 88 SPACES

REQUIRED LONG-TERM - RESTAURANT
1 SPACE PER 12,000 S.F. OF RESTAURANT AREA
1,574 S.F. / 12,000 S.F. = 0.12 SPACES OR 1 SPACE

TOTAL REQUIRED SHORT-TERM SPACES - RESIDENTIAL: 5 SPACES
TOTAL REQUIRED SHORT-TERM SPACES - RESTAURANT: 1 SPACE
TOTAL REQUIRED LONG-TERM SPACES - RESIDENTIAL: 88 SPACES
TOTAL REQUIRED LONG-TERM SPACES - RESTAURANT: 1 SPACE

KEY NOTES

1. EXISTING PROPERTY LINE
2. PRIMARY OFFICE ENTRANCE
3. PRIMARY RESIDENTIAL ENTRANCE
4. SERVICE DOOR
5. ACCESS RAMP TO BELOW GRADE PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM SIDEWALK
6. RESIDENTIAL TRANSFORMER ROOM
7. OFFICE TRANSFORMER ROOM
8. TRASH ROOM
9. FIRE PUMP ROOM
10. EGRESS CORRIDOR
11. 25'-0" X 25'-0" VISIBILITY TRIANGLE
12. 10'-0" X 10'-0" VISION TRIANGLE
13. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
14. EXTERIOR ALUM/ GLASS STOREFRONT WINDOW SYSTEM
15. SHORT-TERM BIKE RACK INSTALLED IN BRICK BANDING AT SIDEWALK FURNITURE ZONE
16. LOW GRASSES OR ACCENT PLANTS
    COLORED CONCRETE ACCENT PAVING AT PRIMARY ENTRANCES TO THE BUILDING
    4'-0" WIDE BRICK PAVING FURNITURE ZONE
17. TYPICAL FRONTAGE CONCRETE SIDEWALK
18. ADA RAMP AND TRUNCATED DOMES
19. STREET TREES IN TREE GRATES AND ACCENT PAVING BAND
20. PLANTED CONTAINERS IN ARCHITECTURAL RECESS
21. EGRESS DOOR
22. OFFICE LOBBY
23. RESIDENTIAL LOBBY
24. STRUCTURAL COLUMN
25. CANOPY ABOVE (SHOWN DASHED)
26. OPEN OFFICE
27. RESTAURANT
28. ON-STREET LOADING ZONE
29. OUTLINE OF ADJACENT BUILDING STRUCTURE
30. MECHANICAL SHAFT (2HR FIRE RATED)
31. PROPOSED PUBLIC ART LOCATION
32. SECONDARY OFFICE ENTRANCE
33. ACCESSIBLE PATH OF TRAVEL (SHOWN DASHED)
34. PROPOSED SIDEWALK ACCESS EASEMENT
35. PAINTED RED CURB
36. PAINTED YELLOW CURB AT LOADING AREA
37. ACCESS TO BELOW GRADE PARKING WITH VISUAL AND AUDIBLE ALARMS FOR PEDESTRIAN SAFETY
38. LONG-TERM BIKE LOCKER (RESTAURANT)

REFER TO SHEET A1.00 FOR RECOLOGY VEHICLE TRACKING, EXISTING UTILITIES, EXISTING TREES AND TREE SCHEDULE PER TREE DISPOSITION PLAN AND ARBORIST REPORT.

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In Association with:

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

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08.22.2022	ZONING PRE-APPLICATION
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04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL

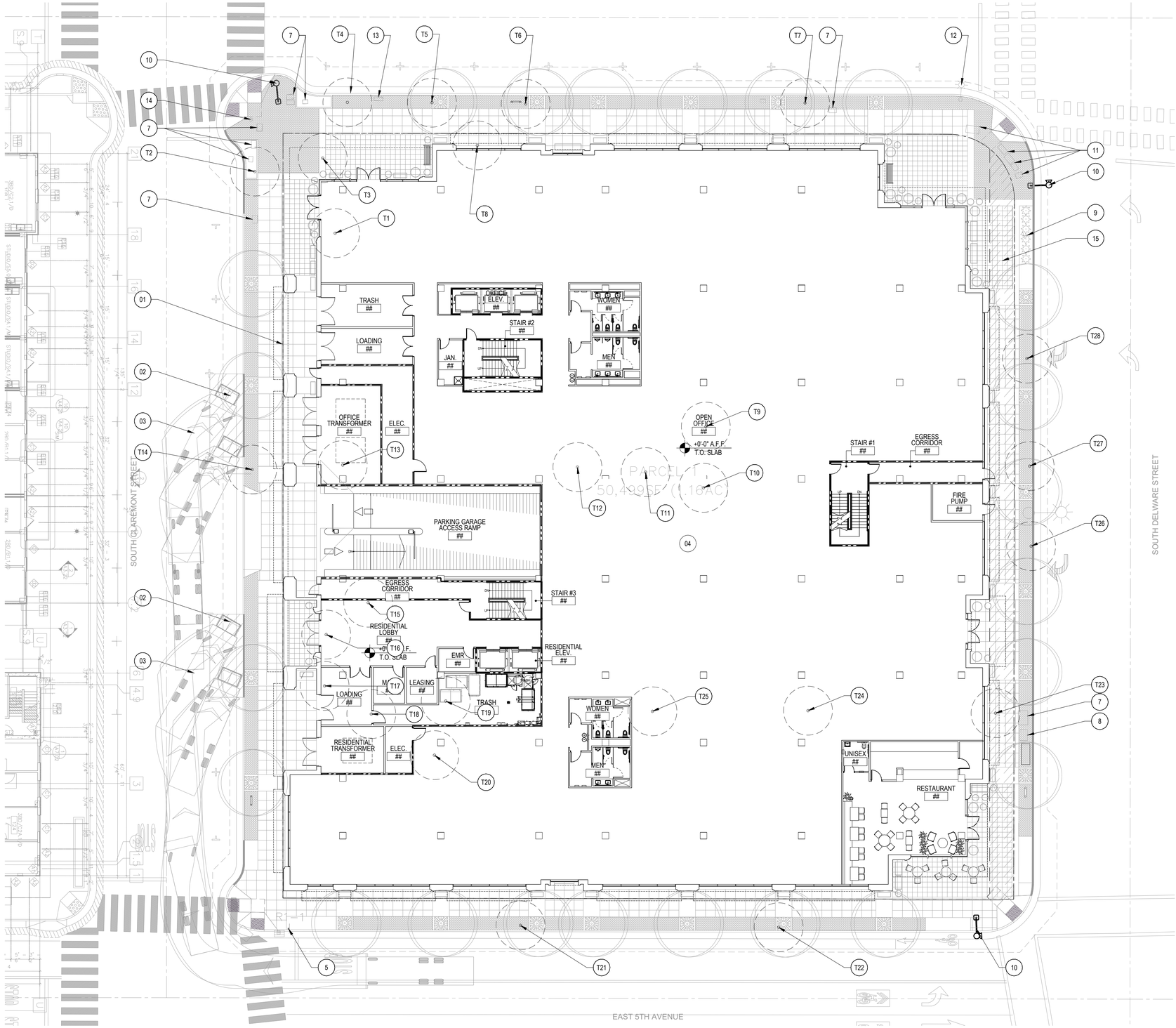
PA-2023-003

ARCHITECTURAL SITE PLAN

A1.01

PROJECT NO: 215513

P:\2021 Jobs\21513 Block 20\01 Planning Apps\02b-SJ\00 3rd PA Submittal\215513-A1.01.dwg - Jul 14, 2023, 1:19pm - MarkN



NOTED SITE PLAN

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

0 10 20 40 60 80

KEY NOTES

1. EXISTING PROPERTY LINE
2. RECOLOGY WASTE STAGING AREA/ ON-STREET LOADING ZONE.
3. VEHICLE TRACKING
4. PROPOSED SIX-STORY MIXED USE BUILDING
5. EXISTING STOP SIGN TO BE RELOCATED
6. EXISTING TRAFFIC SIGN TO REMAIN
7. EXISTING UTILITY BOX TO REMAIN
8. EXISTING TELECOM BOX TO REMAIN
9. EXISTING FIRE HYDRANT TO REMAIN
10. EXISTING TRAFFIC SIGNAL TO REMAIN
11. EXISTING UTILITY BOXES AND CABINETS TO REMAIN
12. EXISTING STREET LIGHT AND BOX TO REMAIN
13. EXISTING AUTOMATIC RE-CIRCULATING VALVE TO REMAIN
14. EXISTING PEDESTRIAN BUTTON TO REMAIN
15. PROPOSED SIDEWALK ACCESS EASEMENT

EXISTING TREE SCHEDULE

TREE 'T1'	CAROB (CERATONIA SILIQUA)	REMOVE
TREE 'T2'	GINKGO (GINKGO BILOBA)	REMOVE
TREE 'T3'	MAYTEN (MAYTEN BOARIA)	REMOVE
TREE 'T4'	HACKBERRY (CELTIC OCCIDENTALIS)	REMOVE
TREE 'T5'	HACKBERRY (CELTIC OCCIDENTALIS)	REMOVE
TREE 'T6'	HACKBERRY (CELTIC OCCIDENTALIS)	REMOVE
TREE 'T7'	HACKBERRY (CELTIC OCCIDENTALIS)	REMOVE
TREE 'T8'	OLIVE (OLEA EUROPAEA)	REMOVE
TREE 'T9'	RED IRON BARK EUCALYPTUS (EUCALYPTUS SIDEROXYLON)	REMOVE
TREE 'T10'	RED IRON BARK EUCALYPTUS (EUCALYPTUS SIDEROXYLON)	REMOVE
TREE 'T11'	RED IRON BARK EUCALYPTUS (EUCALYPTUS SIDEROXYLON)	REMOVE
TREE 'T12'	ITALIAN CYPRESS (CUPRESSUS SEMPERVIRENS)	REMOVE
TREE 'T13'	HACKBERRY (CELTIC OCCIDENTALIS)	REMOVE
TREE 'T14'	GINKGO (GINKGO BILOBA)	REMOVE
TREE 'T15'	CAMELLIA (CAMELLIA JAPONICA)	REMOVE
TREE 'T16'	IRISH YEW (TAXUS BACCATA)	REMOVE
TREE 'T17'	IRISH YEW (TAXUS BACCATA)	REMOVE
TREE 'T18'	CAMELLIA (CAMELLIA JAPONICA)	REMOVE
TREE 'T19'	LEMON (CITRUS LIMON)	REMOVE
TREE 'T20'	CHERRY (PRUNUS SERRULATA)	REMOVE
TREE 'T21'	LONDON PLANE (PLATANUS X HISPANICA)	REMOVE
TREE 'T22'	LONDON PLANE (PLATANUS X HISPANICA)	REMOVE
TREE 'T23'	PHOTINIA (PHOTINIA SERRULATA)	REMOVE
TREE 'T24'	PHOTINIA (PHOTINIA SERRULATA)	REMOVE
TREE 'T25'	AUSTRALIAN WILLOW (GEIJERA PARVIFLORA)	REMOVE
TREE 'T26'	AUSTRALIAN WILLOW (GEIJERA PARVIFLORA)	REMOVE
TREE 'T27'	AUSTRALIAN WILLOW (GEIJERA PARVIFLORA)	REMOVE
TREE 'T28'	AUSTRALIAN WILLOW (GEIJERA PARVIFLORA)	REMOVE

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PA-2023-003

NOTED SITE PLAN

A1.01A

PROJECT NO: 215513

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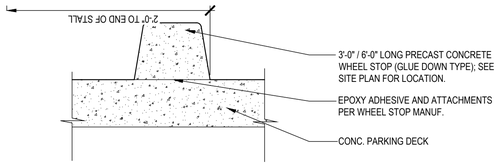
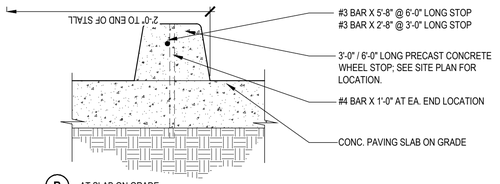


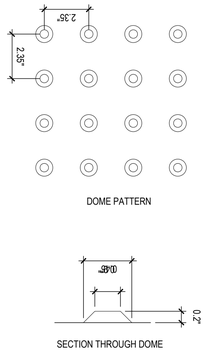
A AT SLAB ABOVE GRADE LEVEL



B AT SLAB ON GRADE

13 CONCRETE CURB

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

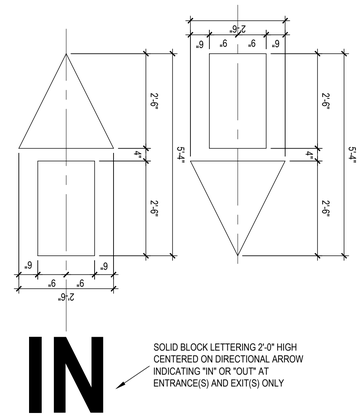


TRUNCATED DOME SURFACES ARE REQUIRED IN THE FOLLOWING LOCATIONS:

- 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"

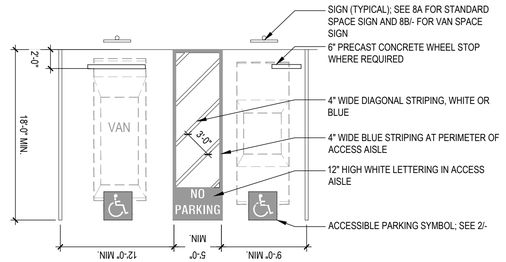


SOLID BLOCK LETTERING 2'-0" HIGH CENTERED ON DIRECTIONAL ARROW INDICATING "IN" OR "OUT" AT ENTRANCE(S) AND EXIT(S) ONLY

5 DIRECTIONAL ARROW

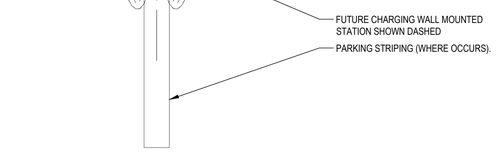
SCALE: 1/2"=1'-0"

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.



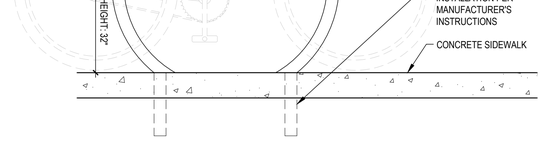
1 ACCESSIBLE PARKING SPACES

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



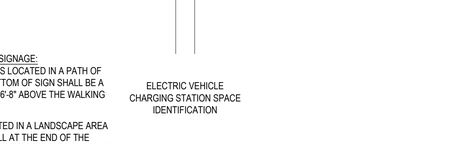
14 FUTURE EV CHARGING STUB OUT

SCALE: 1"=1'-0"



10 SHORT-TERM BIKE RACK

SCALE: 1"=1'-0"



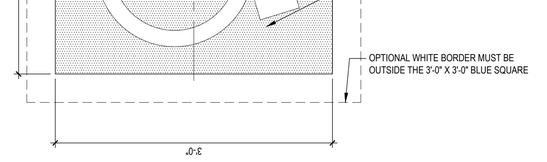
BOTTOM OF SIGNAGE:
WHEN SIGN IS LOCATED IN A PATH OF TRAVEL, BOTTOM OF SIGN SHALL BE A MINIMUM OF 6'-8" ABOVE THE WALKING SURFACE.

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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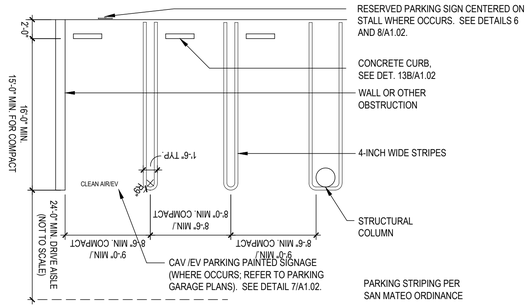
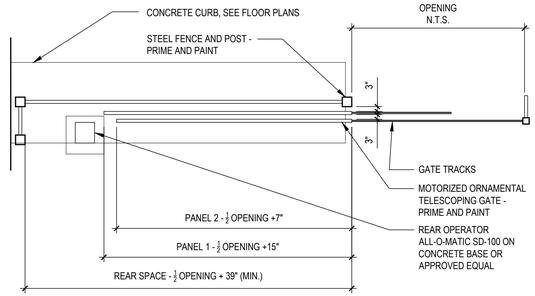


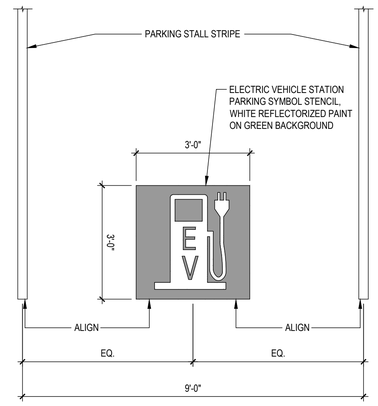
13 PARKING STALL STRIPING

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



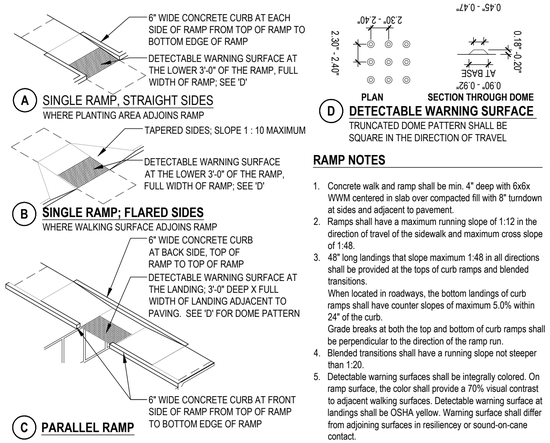
9 ACCESS GATE PLAN

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

MANUFACTURER: DERO
PRODUCT REFERENCE: DERO DECKER SINGLESIDED BIKE RACK

15 LONG-TERM BIKE STORAGE

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

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

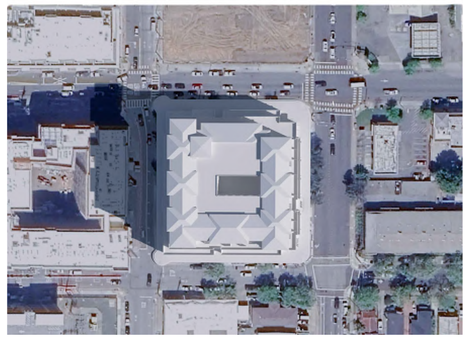
A 1.03

PROJECT NO: 215513

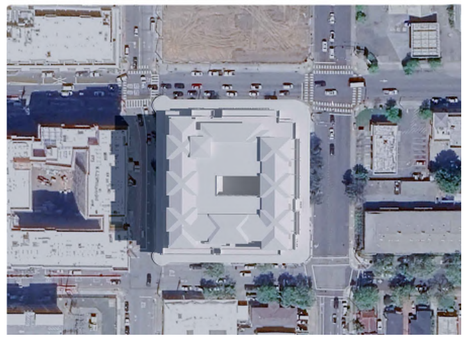
P:\2021 Jobs\215513 Block 20\01 Planning App\02-23\02-23 Set Prep\Submittal\215513-A1.02-A1.03.dwg - Jul 13, 2023, 3:42pm - MarkN



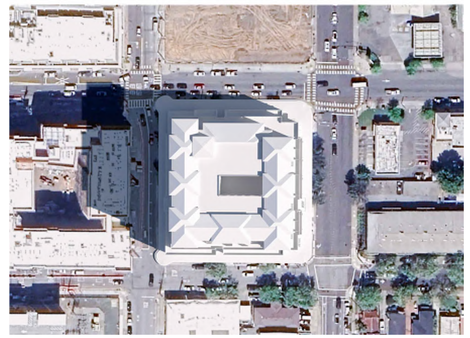
WINTER SOLSTICE - 9 AM (10)
SCALE: N.T.S



AUTUMN EQUINOX - 9 AM (7)
SCALE: N.T.S



SUMMER SOLSTICE - 9 AM (4)
SCALE: N.T.S



SPRING EQUINOX - 9 AM (1)
SCALE: N.T.S



WINTER SOLSTICE - 12 PM (11)
SCALE: N.T.S



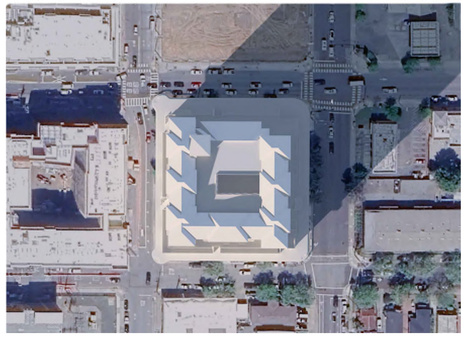
AUTUMN EQUINOX - 12 PM (8)
SCALE: N.T.S



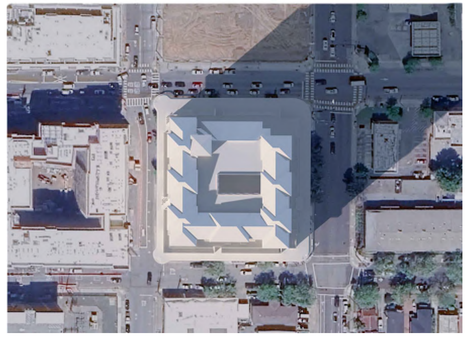
SUMMER SOLSTICE - 12 PM (5)
SCALE: N.T.S



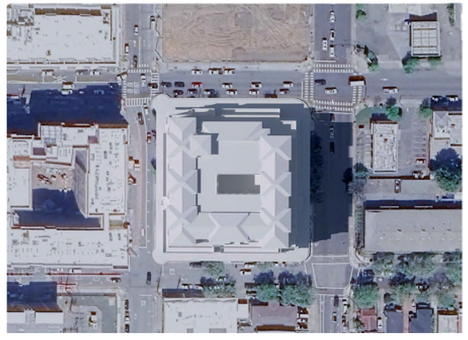
SPRING EQUINOX - 12 PM (2)
SCALE: N.T.S



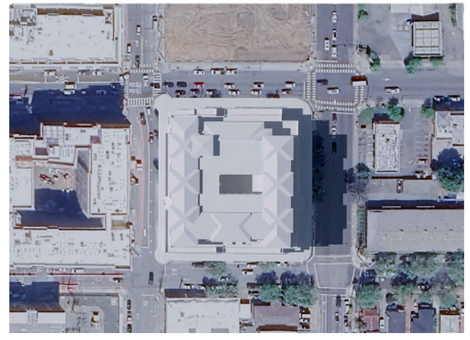
WINTER SOLSTICE - 3 PM (12)
SCALE: N.T.S



AUTUMN EQUINOX - 3 PM (9)
SCALE: N.T.S



SUMMER SOLSTICE - 3 PM (6)
SCALE: N.T.S



SPRING EQUINOX - 3 PM (3)
SCALE: N.T.S

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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
07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

SOLAR SHADOW STUDY

A 1.11

PROJECT NO: 215513

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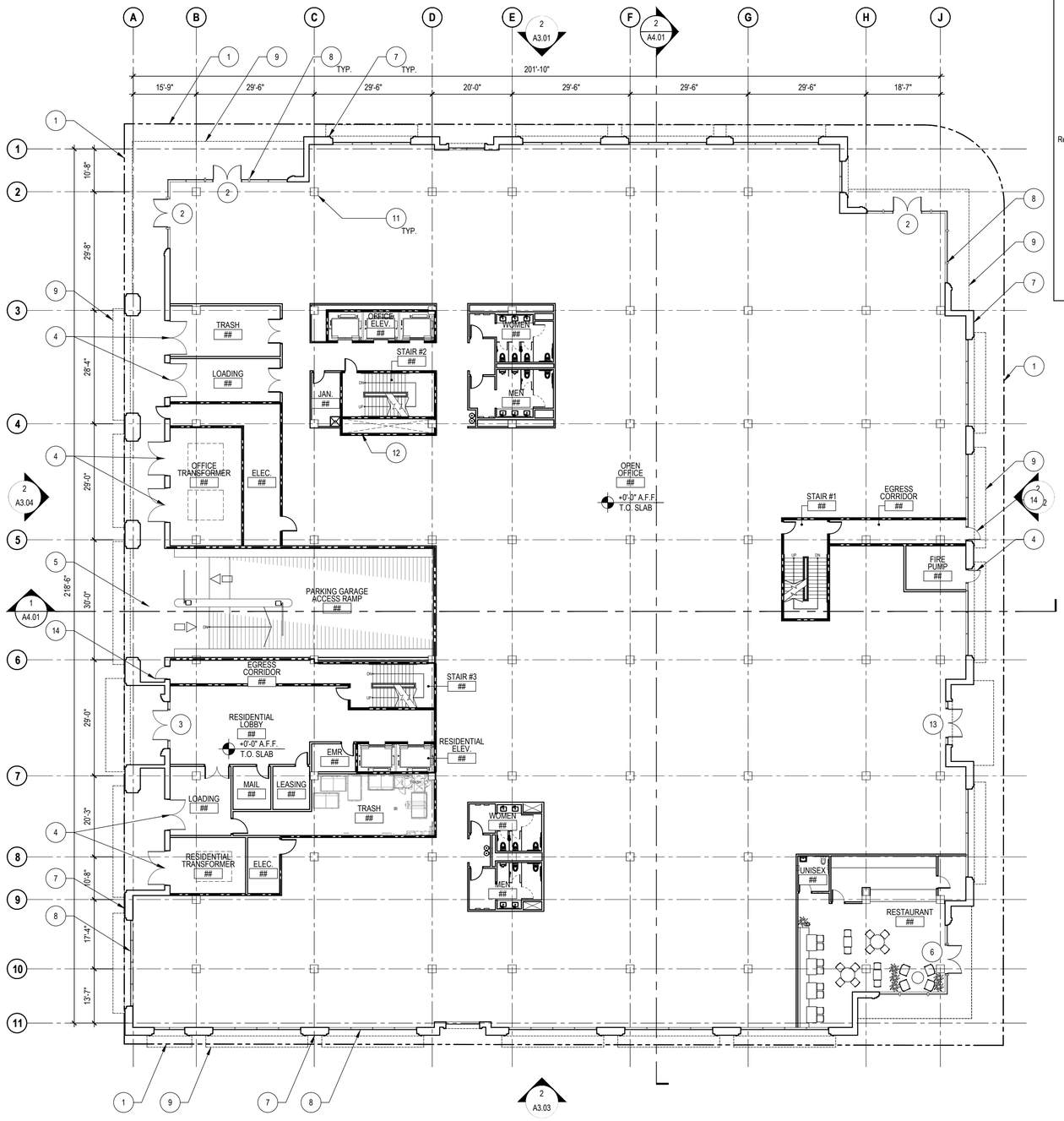

FIRST LEVEL PLAN

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

0 10 20 40 60 80

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	513	0	513	9	13	13	35	0.50	0.05	1.00	17,955	0	
	A1.1 (Studio)	518	0	518	3	3	3	9	0.50	0.05	1.00	4,662	0	60%
	A1.2 (Studio)	631	0	631	0	2	2	4	0.50	0.05	1.00	2,524	0	
	A1.3 (Studio)	513	143	656	4	0	0	4	0.50	0.05	1.00	2,052	572	
	B1.0 (1BR/1BA Unit)	693	0	693	2	4	4	10	0.50	0.05	1.00	6,930	0	
	B1.1 (1BR/1BA UNIT)	710	0	710	1	0	0	1	0.50	0.05	1.00	710	0	
	B1.2 (1BR/1BA UNIT)	744	0	744	2	2	2	6	0.50	0.05	1.00	4,464	0	
	B1.3 (1BR/1BA UNIT)	774	0	774	1	1	1	3	0.50	0.05	1.00	2,322	0	
	B1.4 (1BR/1BA UNIT)	774	295	1,069	1	0	0	1	0.50	0.05	1.00	774	295	29%
	B1.5 (1BR/1BA UNIT)	693	249	942	1	0	0	1	0.50	0.05	1.00	693	249	
	B1.6 (1BR/1BA UNIT)	693	293	986	1	0	0	1	0.50	0.05	1.00	693	293	
	B1.7 (1BR/1BA UNIT)	774	0	774	0	1	1	2	0.50	0.05	1.00	1548	0	
	C1.0 (2BR/2BA Unit)	871	0	871	1	1	1	3	0.50	0.10	1.25	2,059	0	
	C1.1 (2BR/2BA Unit)	1040	0	1,040	1	0	0	1	0.50	0.10	1.25	1040	0	
	C1.2 (2BR/2BA Unit)	843	306	1,149	1	0	0	1	0.50	0.10	1.25	843	306	11%
	C1.3 (2BR/2BA Unit)	865	0	865	0	1	1	2	0.50	0.10	1.25	1730	0	
	C1.4 (2BR/2BA Unit)	843	0	843	0	1	1	2	0.50	0.10	1.25	1686	0	
	Total # dwelling units				28	29	29	**86**	24			52,685	1,715	100%

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total Area	Project FAR
Floor Area	Restaurant 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	40,230	45,367	38,234	7,112	6,969		137,912	
	Total FAR Floor Area							209,955	**4.15**

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		1,715
	Common Residential Open Space at Level 4 (S.F.) - Provided		1,092
	Open Space (86 Units * 80 SF*150%) - Required		10320
	Total open space private + common (residential) - Provided		2807
	Common Office Open Space at Level 3 (S.F.) - Provided		3,857
	Common Office Open Space at Level 4 (S.F.) - Provided		2975
	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 137,912 S.F.		1,379
	Total Common Office Open Space (S.F.) - Provided		7,459

KEYNOTES

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1. EXISTING PROPERTY LINE
2. PRIMARY OFFICE ENTRANCE
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4. SERVICE DOOR
5. ACCESS RAMP TO BELOW GRADE PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM SIDEWALK
6. RESTAURANT ENTRANCE
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8. EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM
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15. CONVENIENT STAIR - 2ND FLOOR TO 3RD FLOOR ONLY
16. INTERIOR GLAZING SYSTEM - NANO WALL
17. 42"H. AFF PARAPET WALL
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07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

FIRST LEVEL PLAN

A 2.01

PROJECT NO: 215513

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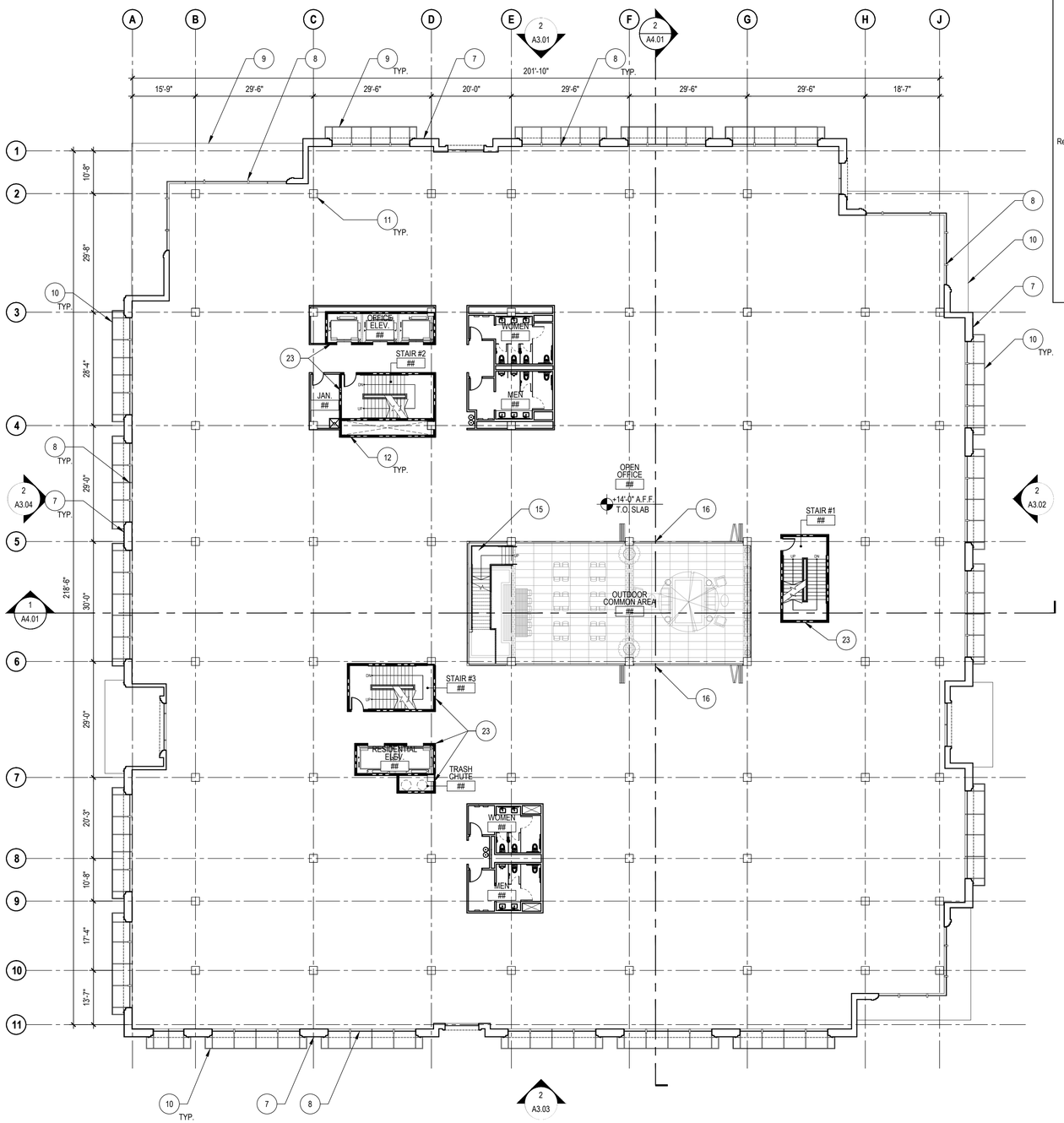

SECOND LEVEL PLAN

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

0 10 20 40 60 80

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	513	0	513	9	13	13	35	0.50	0.05	1.00	17,955	0	60%
	A1.1 (Studio)	518	0	518	3	3	3	9	0.50	0.05	1.00	4,662	0	
	A1.2 (Studio)	631	0	631	0	2	2	4	0.50	0.05	1.00	2,524	0	
	A1.3 (Studio)	513	143	656	4	0	0	4	0.50	0.05	1.00	2,052	572	
	B1.0 (1BR/1BA Unit)	693	0	693	2	4	4	10	0.50	0.05	1.00	6,930	0	29%
	B1.1 (1BR/1BA UNIT)	710	0	710	1	0	0	1	0.50	0.05	1.00	710	0	
	B1.2 (1BR/1BA UNIT)	744	0	744	2	2	2	6	0.50	0.05	1.00	4,464	0	
	B1.3 (1BR/1BA UNIT)	774	0	774	1	1	1	3	0.50	0.05	1.00	2,322	0	
	B1.4 (1BR/1BA UNIT)	774	295	1,069	1	0	0	1	0.50	0.05	1.00	774	295	
	B1.5 (1BR/1BA UNIT)	693	249	942	1	0	0	1	0.50	0.05	1.00	693	249	
	B1.6 (1BR/1BA UNIT)	693	293	986	1	0	0	1	0.50	0.05	1.00	693	293	
	B1.7 (1BR/1BA UNIT)	774	0	774	0	1	1	2	0.50	0.05	1.00	1548	0	
	C1.0 (2BR/2BA Unit)	871	0	871	1	1	1	3	0.50	0.10	1.25	2,059	0	11%
	C1.1 (2BR/2BA Unit)	1040	0	1,040	1	0	0	1	0.50	0.10	1.25	1040	0	
	C1.2 (2BR/2BA Unit)	843	306	1,149	1	0	0	1	0.50	0.10	1.25	843	306	
	C1.3 (2BR/2BA Unit)	865	0	865	0	1	1	2	0.50	0.10	1.25	1730	0	
	C1.4 (2BR/2BA Unit)	843	0	843	0	1	1	2	0.50	0.10	1.25	1686	0	
	Total # dwelling units				28	29	29	**86**	24			52,685	1,715	100%

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total Area	Project FAR
Floor Area	Restaurant 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	40,230	45,367	38,234	7,112	6,969		137,912	
	Total FAR Floor Area							209,955	**4.15**

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		1,715
	Common Residential Open Space at Level 4 (S.F.) - Provided		1,092
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	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 137,912 S.F.		1,379
	Total Common Office Open Space (S.F.) - Provided		7,459

KEYNOTES

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PA-2023-003

SECOND LEVEL PLAN

A 2.02

PROJECT NO: 215513

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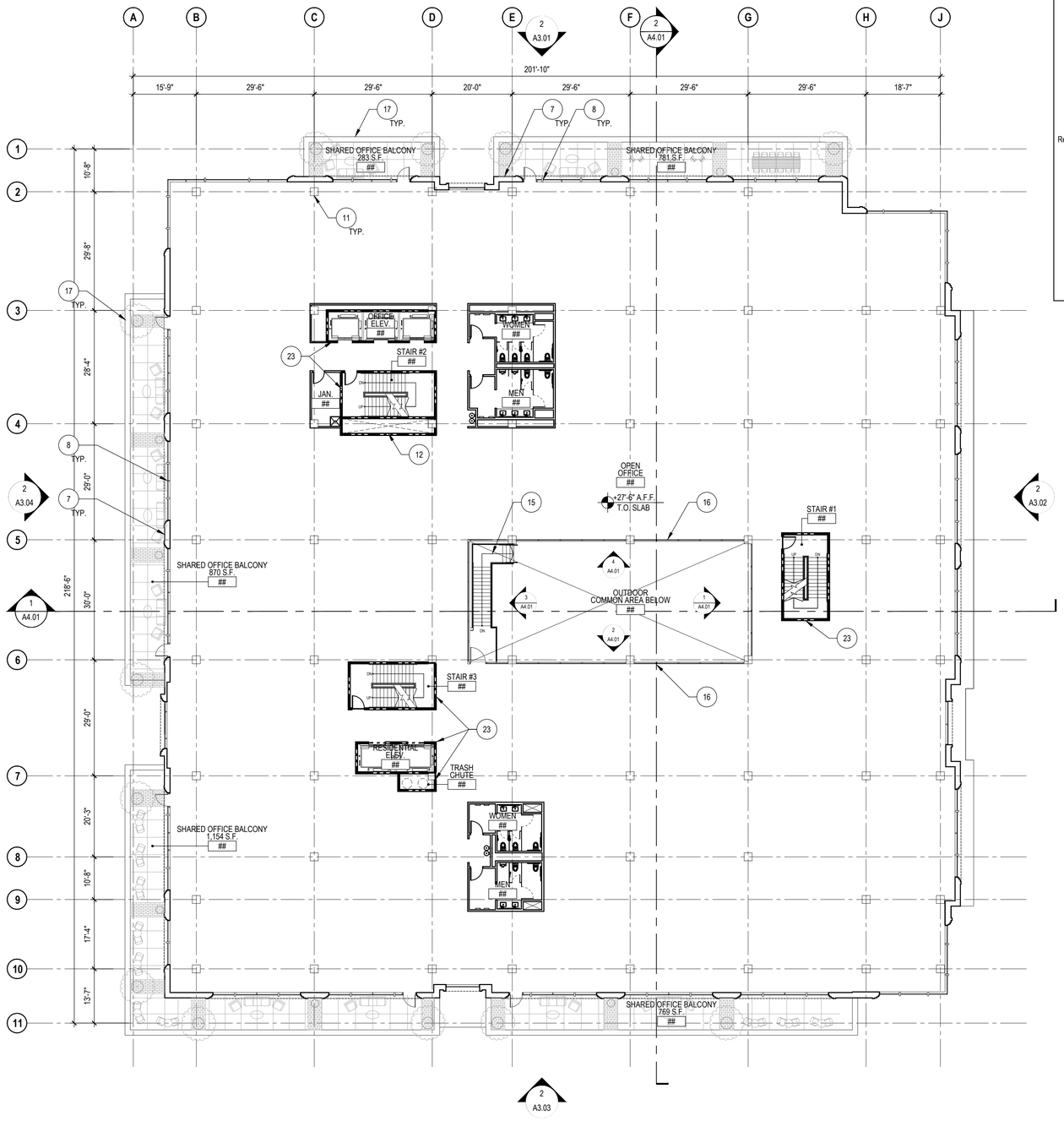

THIRD LEVEL PLAN

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

0 10 20 40 60 80

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
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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
07.14.2023	THIRD PLANNING SUBMITTAL

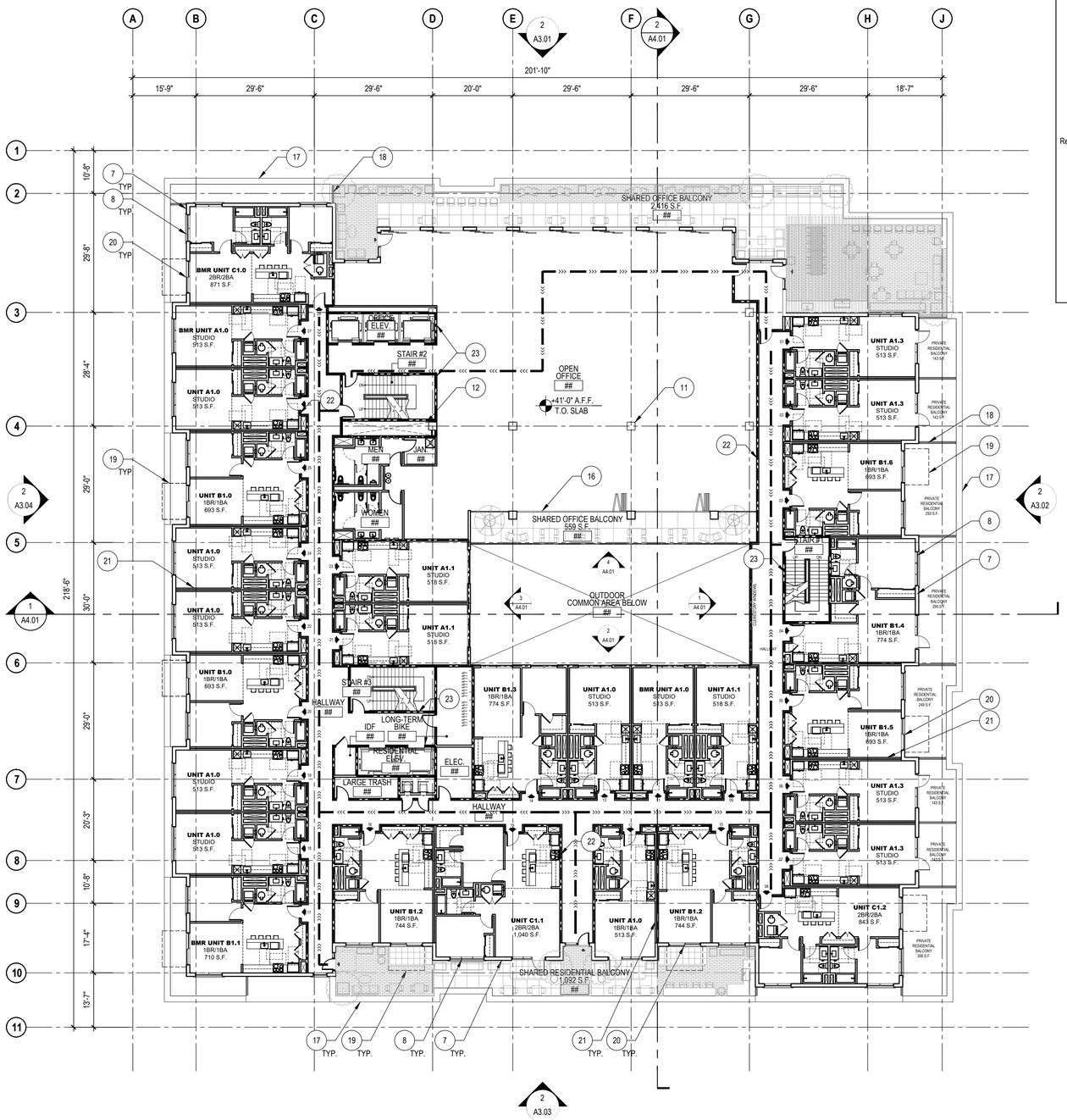
PA-2023-003

THIRD LEVEL PLAN

A 2.03

PROJECT NO: 215513

P:\2021 Jobs\215513\Block 20\01 Planning Apps\2023-07\03 Set\PA Submittal\215513-A2.03.dwg - Jul 13, 2023 - 8:34pm - tdavis



PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	513	0	513	9	13	13	35	0.50	0.05	1.00	17,955	0	60%
	A1.1 (Studio)	518	0	518	3	3	3	9	0.50	0.05	1.00	4,662	0	
	A1.2 (Studio)	631	0	631	0	2	2	4	0.50	0.05	1.00	2,524	0	
	A1.3 (Studio)	513	143	656	4	0	0	4	0.50	0.05	1.00	2,052	572	
	B1.0 (1BR/1BA Unit)	693	0	693	2	4	4	10	0.50	0.05	1.00	6,930	0	
	B1.1 (1BR/1BA UNIT)	710	0	710	1	0	0	1	0.50	0.05	1.00	710	0	29%
	B1.2 (1BR/1BA UNIT)	744	0	744	2	2	2	6	0.50	0.05	1.00	4,464	0	
	B1.3 (1BR/1BA UNIT)	774	0	774	1	1	1	3	0.50	0.05	1.00	2,322	0	
	B1.4 (1BR/1BA UNIT)	774	295	1,069	1	0	0	1	0.50	0.05	1.00	774	295	
	B1.5 (1BR/1BA UNIT)	693	249	942	1	0	0	1	0.50	0.05	1.00	693	249	
	B1.6 (1BR/1BA UNIT)	693	293	986	1	0	0	1	0.50	0.05	1.00	693	293	
	B1.7 (1BR/1BA UNIT)	774	0	774	0	1	1	2	0.50	0.05	1.00	1548	0	
	C1.0 (2BR/2BA Unit)	871	0	871	1	1	1	3	0.50	0.10	1.25	2,059	0	11%
	C1.1 (2BR/2BA Unit)	1040	0	1,040	1	0	0	1	0.50	0.10	1.25	1040	0	
	C1.2 (2BR/2BA Unit)	843	306	1,149	1	0	0	1	0.50	0.10	1.25	843	306	
	C1.3 (2BR/2BA Unit)	865	0	865	0	1	1	2	0.50	0.10	1.25	1730	0	
	C1.4 (2BR/2BA Unit)	843	0	843	0	1	1	2	0.50	0.10	1.25	1686	0	
	Total # dwelling units				28	29	29	**86**	24			52,685	1,715	100%

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total Area	Project FAR
Floor Area	Restaurant 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	40,230	45,367	38,234	7,112	6,969		137,912	
	Total FAR Floor Area							209,955	**4.15**

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		1,715
	Common Residential Open Space at Level 4 (S.F.) - Provided		1,092
	Open Space (86 Units * 80 SF*150%) - Required		10320
	Total open space private + common (residential) - Provided		2807
	Common Office Open Space at Level 3 (S.F.) - Provided		3,857
	Common Office Open Space at Level 4 (S.F.) - Provided		2975
	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 137,912 S.F.		1,379
	Total Common Office Open Space (S.F.) - Provided		7,459

KEYNOTES

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

1. EXISTING PROPERTY LINE
2. PRIMARY OFFICE ENTRANCE
3. PRIMARY RESIDENTIAL ENTRANCE
4. SERVICE DOOR
5. ACCESS RAMP TO BELOW GRADE PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM SIDEWALK
6. RESTAURANT ENTRANCE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. SECONDARY OFFICE ENTRANCE
14. EGRESS DOOR
15. CONVENIENT STAIR - 2ND FLOOR TO 3RD FLOOR ONLY
16. INTERIOR GLAZING SYSTEM - NANO WALL
17. 42"H. AFF PARAPET WALL
18. 66"H. PRIVACY SCREEN
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23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND TRASH CHUTE
24. PRIVATE BALCONY WITH 42" H. GUARDRAIL
25. 42" H. GUARDRAIL
26. ELEVATOR OVERRUN

FOURTH LEVEL PLAN

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

0 10 20 40 60 80

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07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

FOURTH LEVEL PLAN

A 2.04

PROJECT NO: 215513

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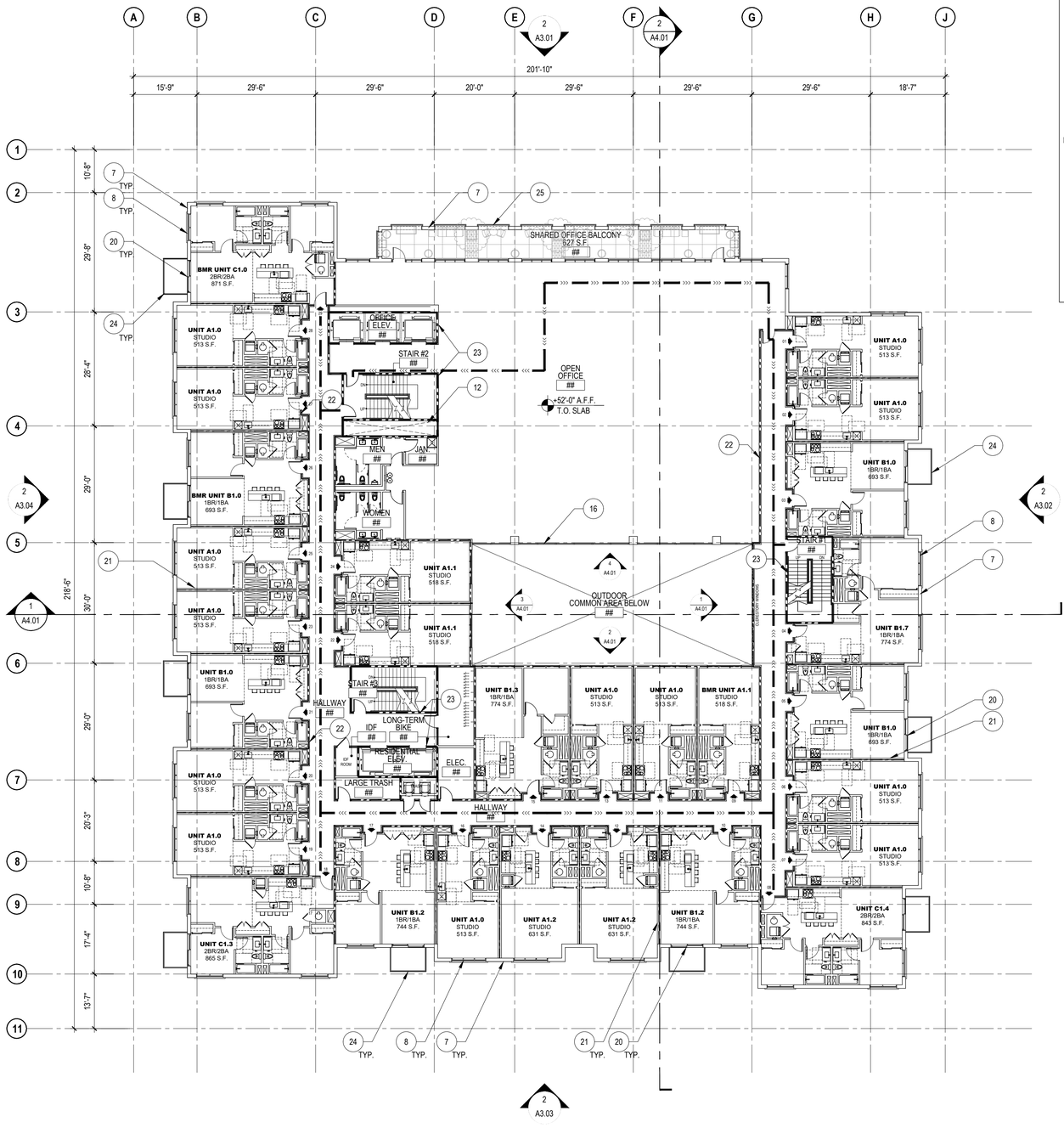

FIFTH LEVEL PLAN

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

0 10 20 40 60 80

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
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	A1.2 (Studio)	631	0	631	0	2	2	4	0.50	0.05	1.00	2,524	0	
	A1.3 (Studio)	513	143	656	4	0	0	4	0.50	0.05	1.00	2,052	572	
	B1.0 (1BR/1BA Unit)	693	0	693	2	4	4	10	0.50	0.05	1.00	6,930	0	
	B1.1 (1BR/1BA UNIT)	710	0	710	1	0	0	1	0.50	0.05	1.00	710	0	
	B1.2 (1BR/1BA UNIT)	744	0	744	2	2	2	6	0.50	0.05	1.00	4,464	0	
	B1.3 (1BR/1BA UNIT)	774	0	774	1	1	1	3	0.50	0.05	1.00	2,322	0	
	B1.4 (1BR/1BA UNIT)	774	295	1,069	1	0	0	1	0.50	0.05	1.00	774	295	29%
	B1.5 (1BR/1BA UNIT)	693	249	942	1	0	0	1	0.50	0.05	1.00	693	249	
	B1.6 (1BR/1BA UNIT)	693	293	986	1	0	0	1	0.50	0.05	1.00	693	293	
	B1.7 (1BR/1BA UNIT)	774	0	774	0	1	1	2	0.50	0.05	1.00	1548	0	
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	C1.2 (2BR/2BA Unit)	843	306	1,149	1	0	0	1	0.50	0.10	1.25	843	306	11%
	C1.3 (2BR/2BA Unit)	865	0	865	0	1	1	2	0.50	0.10	1.25	1730	0	
	C1.4 (2BR/2BA Unit)	843	0	843	0	1	1	2	0.50	0.10	1.25	1686	0	
	Total # dwelling units				28	29	29	**86**	24			52,685	1,715	100%

	Use	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total Area	Project FAR
Floor Area	Restaurant 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	40,230	45,367	38,234	7,112	6,969		137,912	
	Total FAR Floor Area							209,955	**4.15**

Open Space	Private Residential Open Space (Level 4/ Level 5 & Level 6) (S.F.) - Provided		1,715
	Common Residential Open Space at Level 4 (S.F.) - Provided		1,092
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	Total open space private + common (residential) - Provided		2807
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	Total Common Office Open Space (S.F.) - Required (1% of total office area OR 0.01 x 137,912 S.F.		1,379
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KEYNOTES

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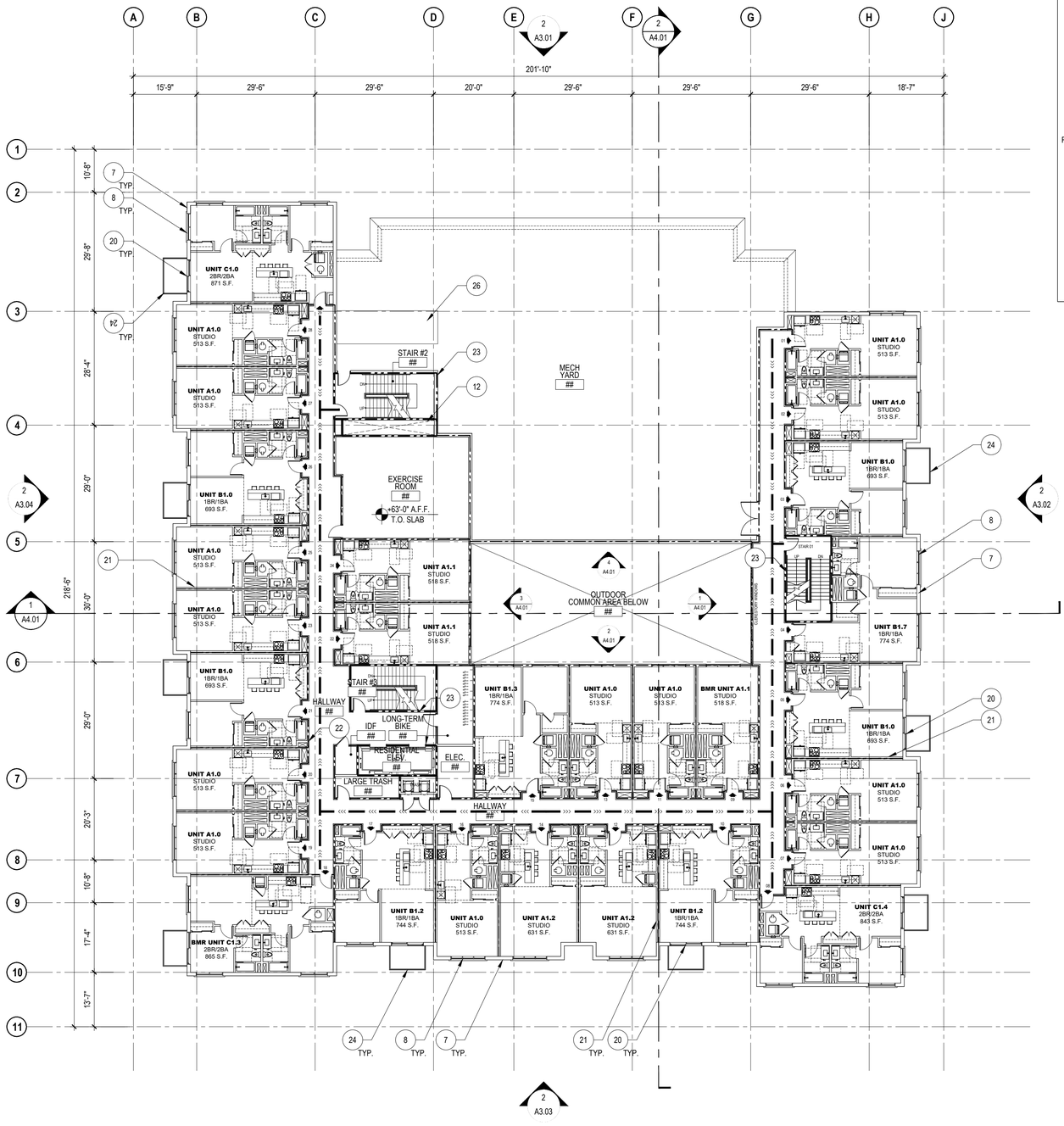
PA-2023-003

FIFTH LEVEL PLAN

A 2.05

PROJECT NO: 215513

P:\2021 Jobs\2106 Block 20\01 Planning App\2023-07\D3 Arch\A2.05.dwg, Jul 13, 2023, 4:39pm, Mitchell



SIXTH LEVEL PLAN

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

0 10 20 40 60 80

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
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PA-2023-003

SIXTH LEVEL PLAN

A 2.06

PROJECT NO: 215513

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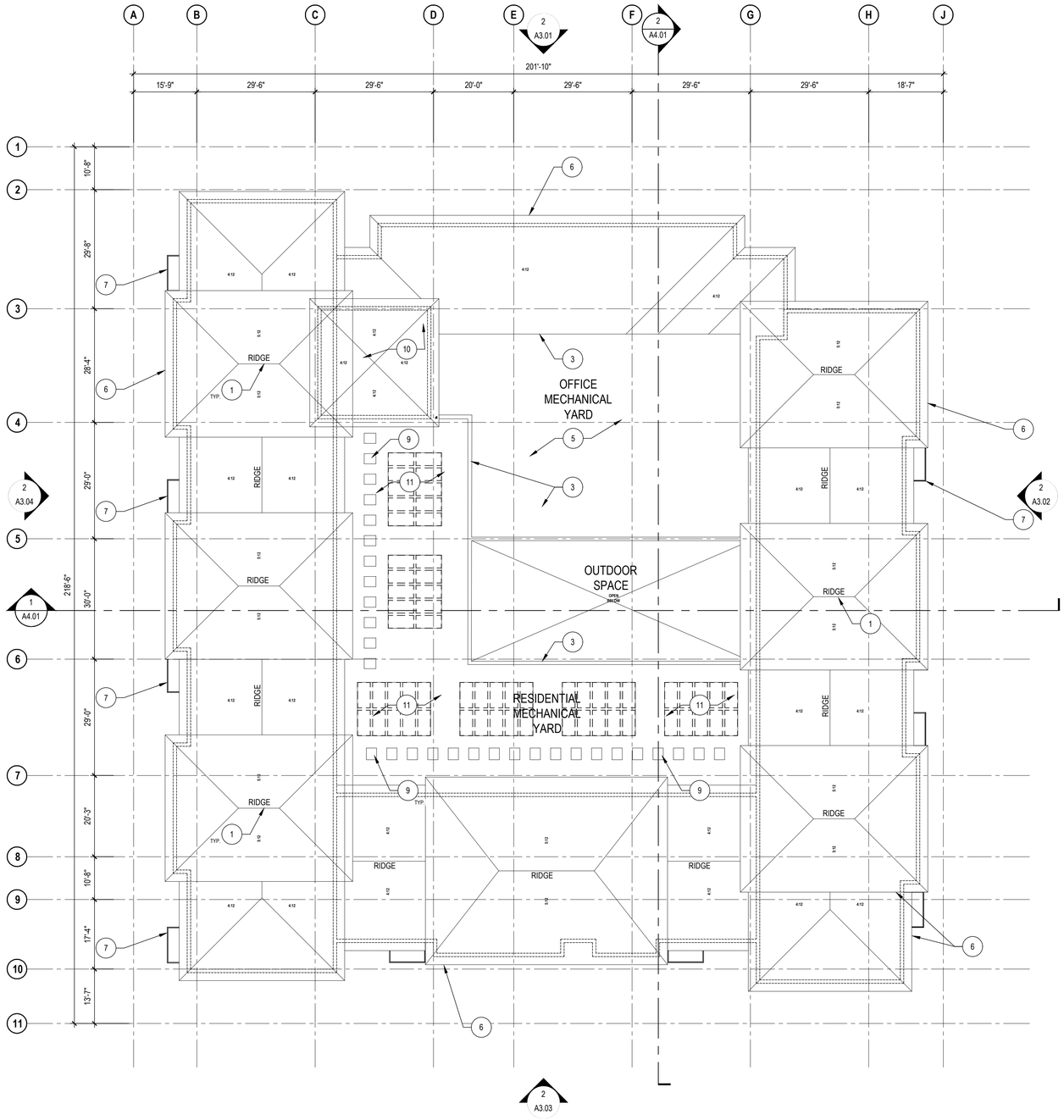

ROOF PLAN

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

0 10 20 40 60 80

KEYNOTES

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1. RIDGE
2. EXISTING PROPERTY LINE
3. PARAPET WALL, SEE ELEVATION FOR HEIGHTS
4. ROOF SCREEN, SEE ELEVATION FOR HEIGHTS
5. MECHANICAL UNITS BELOW
6. 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
07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

ROOF PLAN

A 2.31

PROJECT NO: 215513

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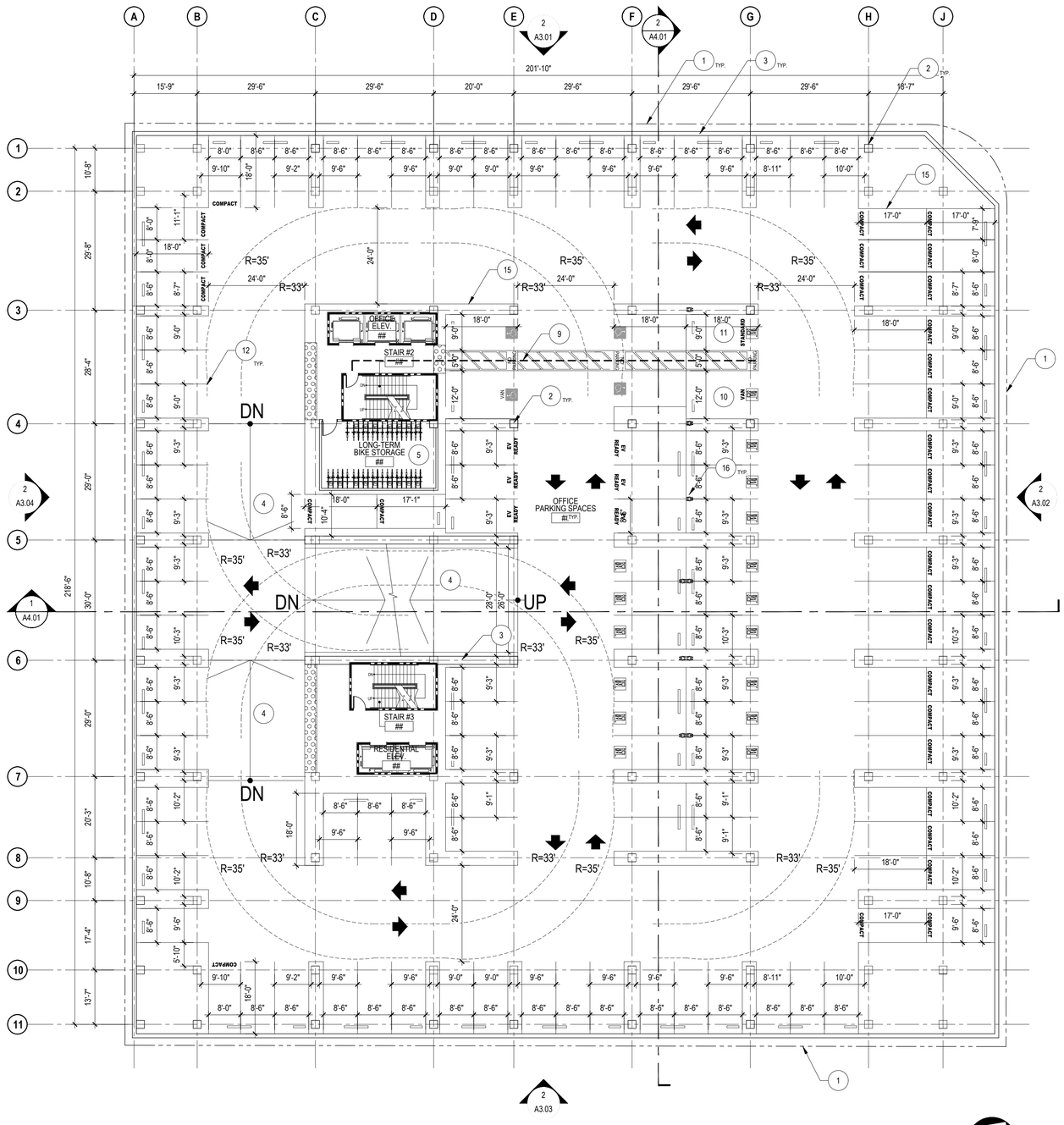

P1 LEVEL PLAN

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

0 10 20 40 60 80

BICYCLE PARKING ANALYSIS

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262

REQUIRED SHORT-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 0.05 SPACES PER UNIT
77 UNITS x 0.05 = 3.85 SPACES
TWO-BEDROOM UNIT @ 0.10 SPACES PER UNIT
9 UNITS x 0.10 = 0.9 SPACES
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 4.75 SPACES OR 5 SPACES

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

REQUIRED LONG-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
77 UNITS x 1.0 = 77 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
9 UNITS x 1.25 = 11.25 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 88.25 SPACES OR 88 SPACES

REQUIRED LONG-TERM - RESTAURANT
1 SPACE PER 12,000 S.F. OF RESTAURANT AREA
1,574 S.F. / 12,000 S.F. = 0.12 SPACES OR 1 SPACE

TOTAL REQUIRED SHORT-TERM SPACES - RESIDENTIAL: 5 SPACES
TOTAL REQUIRED SHORT-TERM SPACES - RESTAURANT: 1 SPACE
TOTAL REQUIRED LONG-TERM SPACES - RESIDENTIAL: 88 SPACES
TOTAL REQUIRED LONG-TERM SPACES - RESTAURANT: 1 SPACE

KEYNOTES

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

1. PROPERTY LINE
2. STRUCTURAL CONCRETE COLUMN
3. CAST-IN-PLACE CONCRETE WALL
4. CONCRETE RAMP
5. LONG-TERM BIKE STORAGE. REFER TO DETAIL 15/A1.03
6. MOTORIZED SLIDING ENTRY GATE TO RESIDENTIAL PARKING AREA
7. METAL FENCE
8. DASHED LINE INDICATES RAMP ABOVE
9. ACCESSIBLE PATH OF TRAVEL
10. VAN ACCESSIBLE/ LEVEL 2 EVCS
11. STANDARD ACCESSIBLE/ LEVEL 2 EVCS
12. PARKING STRIPE
13. AMBULATORY EVCS
14. ADA TRUNCATED DOME PLATE
15. CONCRETE CURB
16. ELECTRIC VEHICLE CHARGER. REFER TO DETAIL 14/A1.02

PROJECT DATA

FLOOR AREA (6-STORY BUILDING)	
FIRST LEVEL - RESTAURANT	1,574 S.F.
FIRST LEVEL - RESIDENTIAL	3,479 S.F.
FIRST LEVEL - OFFICE	40,230 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	**209,955 S.F.**
TOTAL OFFICE AREA:	**137,912 S.F.**
TOTAL RESIDENTIAL AREA:	**70,469 S.F.**
TOTAL F.A.R. (FLOOR AREA RATIO): 209,955 S.F. / 50,499 S.F.	4.15
# DWELLING UNITS PER FLOOR	
FOURTH LEVEL	28 UNITS
FIFTH LEVEL	29 UNITS
SIXTH LEVEL	29 UNITS
TOTAL # DWELLING UNITS	**86 UNITS**
DWELLING UNIT MIX	
STUDIO	52 UNITS OR 60%
ONE-BEDROOM	25 UNITS OR 29%
TWO-BEDROOM	9 UNITS OR 11%

PARKING ANALYSIS

PARKING REQUIRED	
OFFICE (137,912 S.F. * 1.87/1000)	258 SPACES
RESIDENTIAL (0.5 PER DWELLING UNIT - ALL UNIT TYPES/ DEDICATED LEVEL P2)	43 SPACES
TOTAL REQUIRED PARKING	**301 SPACES**
PARKING - PROVIDED	
LEVEL P1	
OFFICE - STANDARD	60 SPACES
OFFICE - COMPACT	5 SPACES
OFFICE - STANDARD (TANDEM)	15 SPACES
OFFICE - COMPACT (TANDEM)	25 SPACES
OFFICE - ADA STANDARD	3 SPACES
OFFICE - ADA STANDARD/ LEVEL 2 EVCS	1 SPACE
OFFICE - ADA VAN	1 SPACE
OFFICE - ADA VAN / LEVEL 2 EVCS	1 SPACE
OFFICE - STANDARD/ LEVEL 2 EVCS	15 SPACES
OFFICE - STANDARD /LEVEL 2 EV READY	6 SPACES
TOTAL OFFICE PARKING LEVEL P1 - PROVIDED	**132 SPACES**
LEVEL P2	
RESIDENTIAL - STANDARD/ EV READY	29 SPACES
RESIDENTIAL - STANDARD/ LEVEL 2 EVCS	6 SPACES
RESIDENTIAL - COMPACT/ EV READY	5 SPACES
RESIDENTIAL - ADA STANDARD	1 SPACE
RESIDENTIAL - ADA VAN	1 SPACE
RESIDENTIAL - ADA STANDARD/ LEVEL 2 EVCS	1 SPACE
RESIDENTIAL - ADA VAN/ LEVEL 2 EVCS	1 SPACE
TOTAL RESIDENTIAL PARKING LEVEL P2 - PROVIDED	**44 SPACES**
LEVEL P2	
OFFICE - STANDARD	18 SPACES
OFFICE - COMPACT	3 SPACES
OFFICE - STANDARD (TANDEM)	15 SPACES
OFFICE - COMPACT (TANDEM)	27 SPACES
OFFICE - ADA STANDARD	2 SPACES
OFFICE - AMBULATORY/ LEVEL 2 EVCS	1 SPACE
OFFICE - STANDARD /LEVEL 2 EV READY	18 SPACES
OFFICE - STANDARD/ LEVEL 2 EVCS	10 SPACES
TOTAL OFFICE PARKING LEVEL P2 - PROVIDED	**94 SPACES**
TOTAL PARKING LEVEL P2 - PROVIDED	**138 SPACES**
TOTAL OFFICE PARKING (LEVELS P1 & P2) - PROVIDED	**226 SPACES**
TOTAL RESIDENTIAL PARKING (LEVEL P2) - PROVIDED	**44 SPACES**

EV PARKING ANALYSIS TABLE - REQUIRED		
OFFICE USE	TOTAL NUMBER OF STALLS	258
	TOTAL NUMBER OF LEVEL 2 EVCS	10% or 26
	TOTAL NUMBER OF LEVEL 2 EV READY	10% or 26
ASSIGNED RESIDENTIAL USE	TOTAL NUMBER OF DEDICATED STALLS	43
	TOTAL NUMBER OF LEVEL 2 EVCS STALLS	15% or 7
	TOTAL NUMBER OF LEVEL 2 EV READY STALLS	85% or 37

EV PARKING ANALYSIS TABLE - PROVIDED		
OFFICE USE	TOTAL NUMBER OF STALLS	226
	TOTAL NUMBER OF LEVEL 2 EVCS	27
	TOTAL NUMBER OF LEVEL 2 EV READY	24
ASSIGNED RESIDENTIAL USE	TOTAL NUMBER OF DEDICATED STALLS	44
	TOTAL NUMBER OF LEVEL 2 EVCS STALLS	8
	TOTAL NUMBER OF LEVEL 2 EV READY STALLS	36

	Use	Standard	Standard (Tandem)	Standard EV ready	Standard Level 2 EVCS	Compact	Compact (Tandem)	Compact EV ready	ADA Standard	ADA Standard Level 2 EVCS	ADA Van	ADA Van Level 2 EVCS	Ambulatory Level 2 EVCS	Parking Provided
Parking Provided	Level 1 - Restaurant													
	Level 1 - Residential													
	Level P1 - Office	60	15	6	15	5	25		3	1	1	1		132
	Level P1 - Residential													
	Level P2 - Office	18	15	18	10	3	27		2				1	94
	Level P2 - Residential			29	6			5	1	1	1	1		44
	Total Parking Provided	78	30	53	31	8	52	5	6	2	2	2	1	270

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PA-2023-003

P1 LEVEL PLAN

AP 2.11

PROJECT NO: 215513

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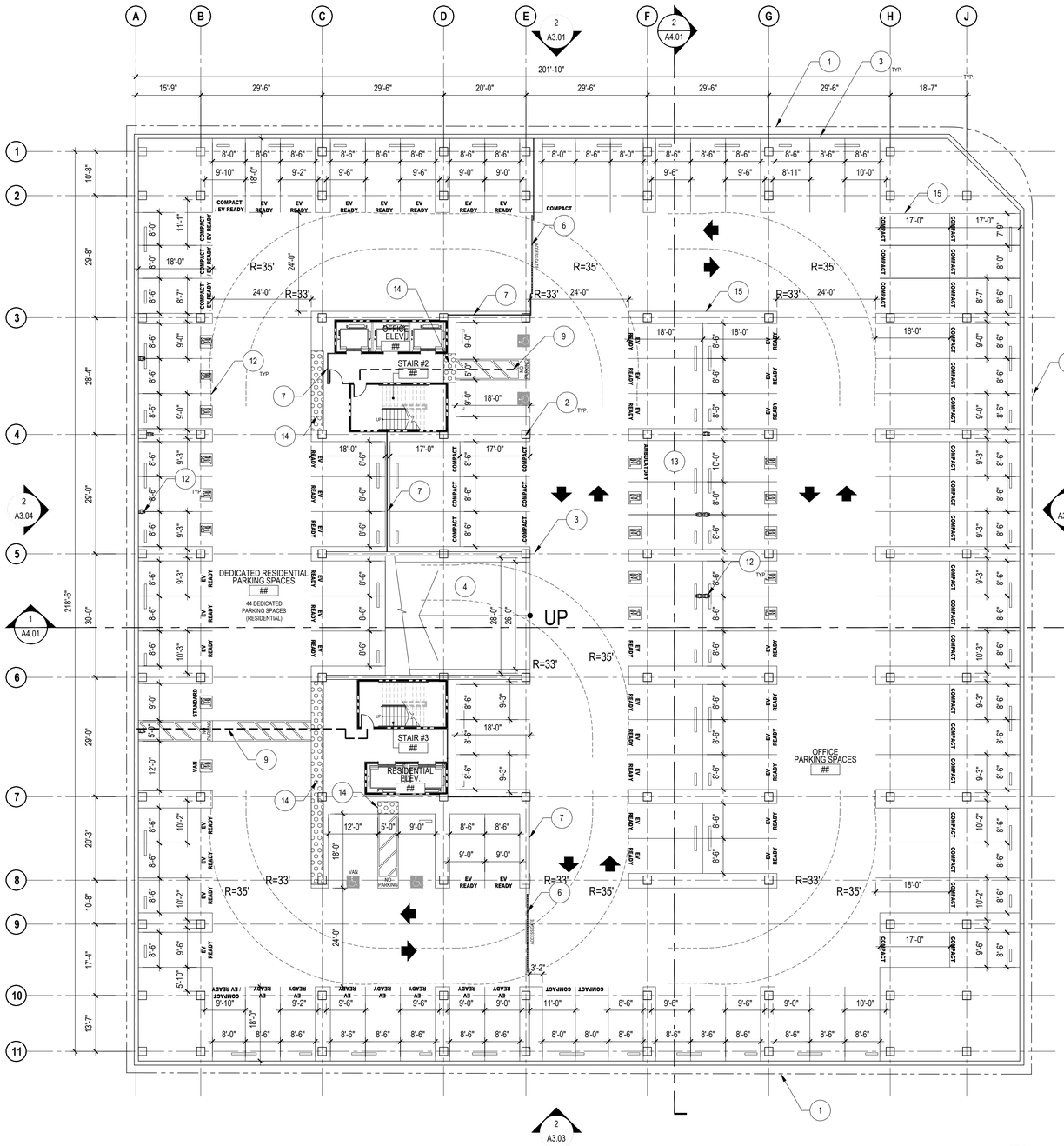

P2 LEVEL PLAN

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

0 10 20 40 60 80

	Use	Standard	Standard (Tandem)	Standard EV ready	Standard Level 2 EVCS	Compact	Compact (Tandem)	Compact EV ready	ADA Standard	ADA Standard Level 2 EVCS	ADA Van	ADA Van Level 2 EVCS	Ambulatory Level 2 EVCS	Parking Provided
Parking Provided	Level 1 - Restaurant													
	Level 1 - Residential													
	Level P1 - Office	60	15	6	15	5	25		3	1	1	1		132
	Level P1 - Residential													
	Level P2 - Office	18	15	18	10	3	27		2				1	94
	Level P2 - Residential			29	6			5	1	1	1	1		44
	Total Parking Provided	78	30	53	31	8	52	5	6	2	2	2	1	270

BICYCLE PARKING ANALYSIS

(PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262

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9 UNITS x 0.10 = 0.9 SPACES
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 4.75 SPACES OR 5 SPACES

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

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TOTAL REQUIRED LONG-TERM SPACES - RESIDENTIAL: 88 SPACES
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KEYNOTES

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3. CAST-IN-PLACE CONCRETE WALL
4. CONCRETE RAMP
5. LONG-TERM BIKE STORAGE. REFER TO DETAIL 15/A1.03
6. MOTORIZED SLIDING ENTRY GATE TO RESIDENTIAL PARKING AREA
7. METAL FENCE
8. DASHED LINE INDICATES RAMP ABOVE
9. ACCESSIBLE PATH OF TRAVEL
10. VAN ACCESSIBLE/ LEVEL 2 EVCS
11. STANDARD ACCESSIBLE/ LEVEL 2 EVCS
12. PARKING STRIPE
13. AMBULATORY EVCS
14. ADA TRUNCATED DOME PLATE
15. CONCRETE CURB
16. ELECTRIC VEHICLE CHARGER. REFER TO DETAIL 14/A1.02

PROJECT DATA

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TOTAL F.A.R. (FLOOR AREA RATIO): 209,955 S.F. / 50,499 S.F.	4.15
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PARKING ANALYSIS

PARKING REQUIRED	
OFFICE (137,912 S.F. * 1.87/1000)	258 SPACES
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PARKING - PROVIDED	
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OFFICE - STANDARD (TANDEM)	15 SPACES
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OFFICE - ADA STANDARD/ LEVEL 2 EVCS	1 SPACE
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RESIDENTIAL - ADA STANDARD/ LEVEL 2 EVCS	1 SPACE
RESIDENTIAL - ADA VAN/ LEVEL 2 EVCS	1 SPACE
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LEVEL P2	
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OFFICE - AMBULATORY/ LEVEL 2 EVCS	1 SPACE
OFFICE - STANDARD /LEVEL 2 EV READY	18 SPACES
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	TOTAL NUMBER OF LEVEL 2 EVCS STALLS	15% or 7
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EV PARKING ANALYSIS TABLE - PROVIDED		
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PA-2023-003

P2 LEVEL PLAN

AP 2.12

PROJECT NO: 215513

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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.
23. HATCHED AREA INDICATED SPANDREL GLASS LOCATION

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 DOUGLAS FIR VG ROUGH SAWN 2.0 WEATHERED TAUPE
PRODUCT REF.: DELTA MILLWORKS 1"x6"xL

ST1 — **TYPE:** **EXTERIOR TRAVERTINE WAINSCOT**
COLOR: TORREON STONE, FILLED AND HONED FINISH
PRODUCT REF.: ARIZONA TILE 18"x18"x3/8"

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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
07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

EXTERIOR ELEVATIONS

A 3.01

PROJECT NO: 215513

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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

C:\Users\Sharon\appdata\local\temp\AcPublish_16612\2301\A3.01.A.02.dwg - p.A3.2, 2023, 2:12pm - Sharon

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.
23. HATCHED AREA INDICATED SPANDREL GLASS LOCATION

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 DOUGLAS FIR VG ROUGH SAWN 2.0 WEATHERED TAUPE
PRODUCT REF.: DELTA MILLWORKS 1"x6"xL

ST1 — **TYPE:** **EXTERIOR TRAVERTINE WAINSCOT**
COLOR: TORREON STONE, FILLED AND HONED FINISH
PRODUCT REF.: ARIZONA TILE 18"x18"x3/8"

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PLANNING APPLICATION FOR:

WINDY HILL PROPERTY VENTURES

BLOCK 20
SAN MATEO, CA 94401

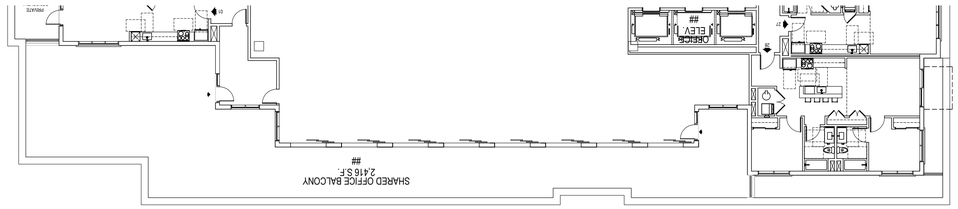
DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

EXTERIOR ELEVATIONS

A 3.02

PROJECT NO: 215513



EAST 4TH AVENUE - PARTIAL FOURTH FLOOR PLAN

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

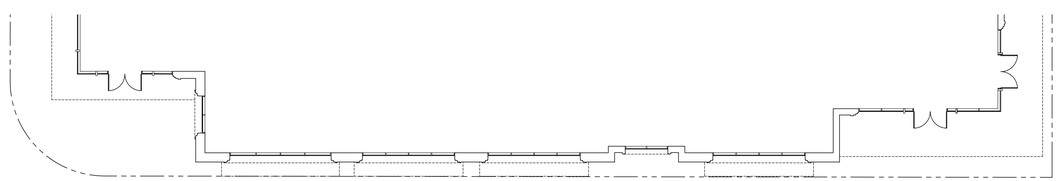
3



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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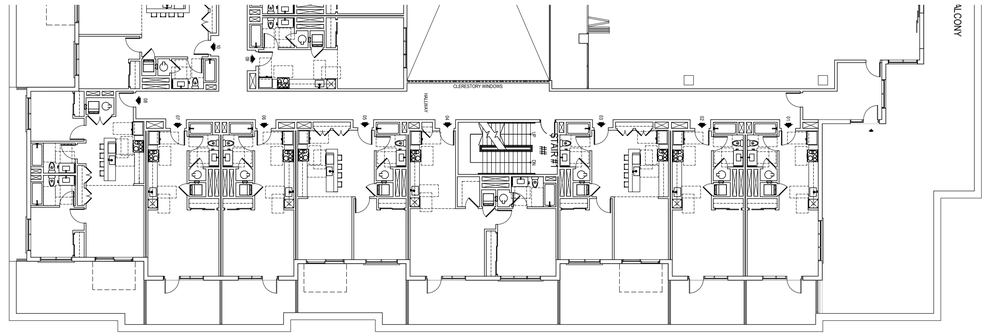


SOUTH DELAWARE STREET - PARTIAL FOURTH FLOOR PLAN

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

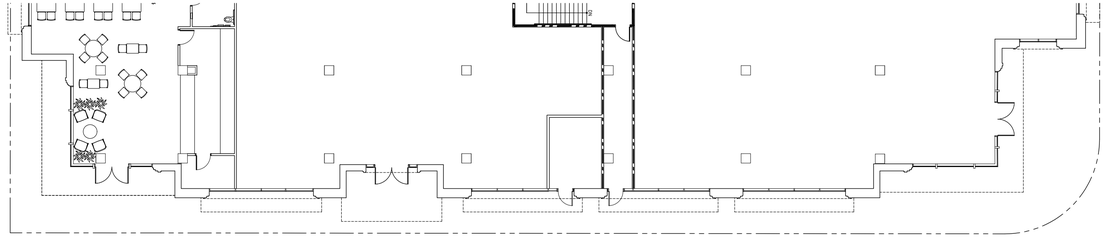
3



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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PLANNING APPLICATION FOR:

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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
07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

PARTIAL FLOOR PLANS
/ EXTERIOR ELEVATION
SOUTH DELAWARE STREET

A 3.04

PROJECT NO: 215513

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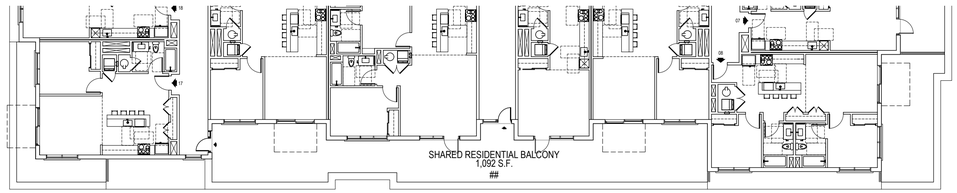


EAST 5TH AVENUE - PARTIAL FOURTH FLOOR PLAN

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

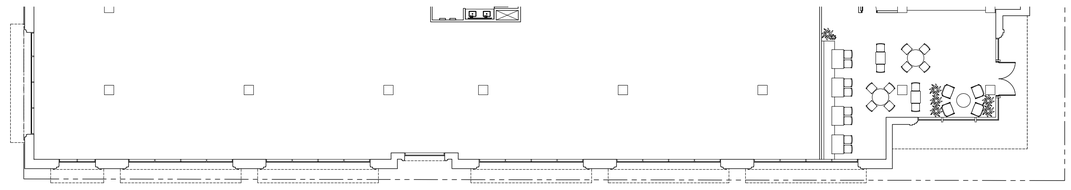
3



EAST 5TH AVENUE - SOUTH ELEVATION

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

2



EAST 5TH AVENUE - PARTIAL FIRST FLOOR PLAN

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

1

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BLOCK 20
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PA-2023-003

PARTIAL FLOOR PLANS
/ EXTERIOR ELEVATION
EAST 5TH AVENUE

A 3.05

PROJECT NO: 215513

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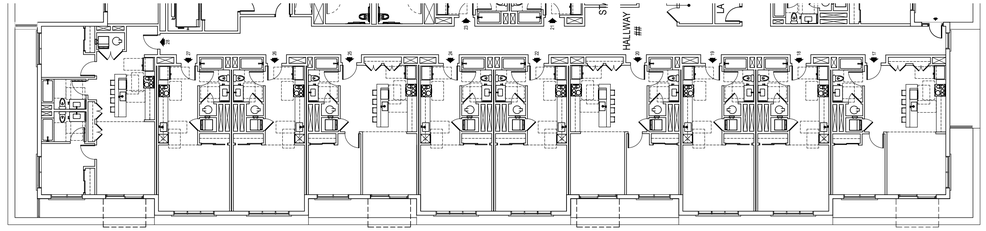


SOUTH CLAREMONT STREET - PARTIAL FOURTH FLOOR PLAN

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

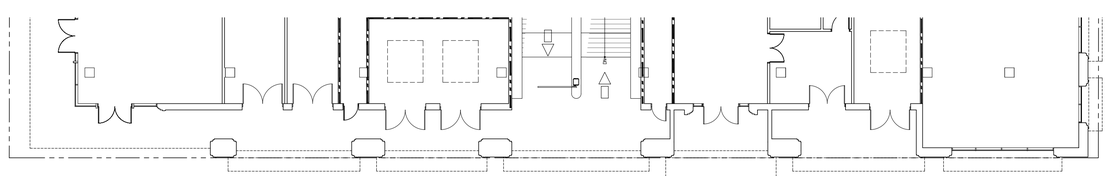
3



SOUTH CLAREMONT STREET - WEST ELEVATION

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

2



SOUTH CLAREMONT STREET - PARTIAL FIRST FLOOR PLAN

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

1

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PA-2023-003

PARTIAL FLOOR PLANS
/ EXTERIOR ELEVATION
SOUTH CLAREMONT STREET

A 3.06

PROJECT NO: 215513

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EAST 5TH AVENUE - SOUTH ELEVATION 1

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

0 5 10 20 30 50 70



M1 M2 M3 P5 T2 ST1 W1



P1 P2 P4 P6



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
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 DOUGLAS FIR VG ROUGH SAWN 2.0 WEATHERED TAUPE
	PRODUCT REF.:	DELTA MILLWORKS 1"x6"xL
ST1	**TYPE:**	**EXTERIOR TRAVERTINE WAINSCOT**
	COLOR:	TORREON STONE, FILLED AND HONED FINISH
	PRODUCT REF.:	ARIZONA TILE 18"x18"x3/8"

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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
07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

EXTERIOR ELEVATIONS

A 3.07

PROJECT NO: 215513

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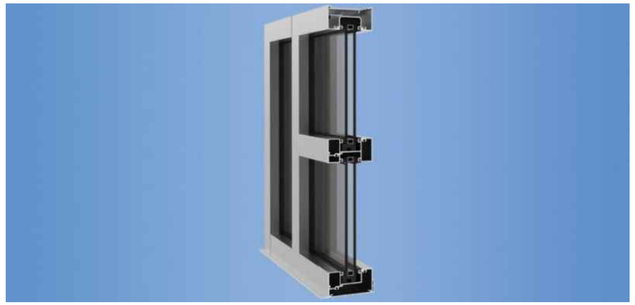


EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM



EXTERIOR ALUM./ GLASS STOREFRONT DOOR SYSTEM



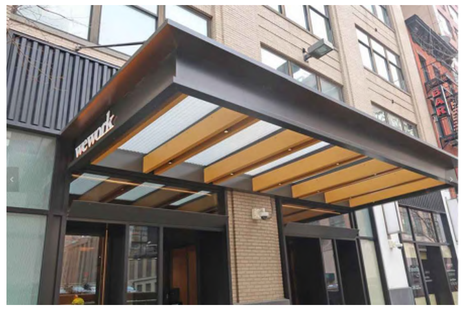
1" INSULATED EXTERIOR GLAZING LIGHT BLUE TINT



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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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
07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

IMAGERY

A 3.08

PROJECT NO: 215513

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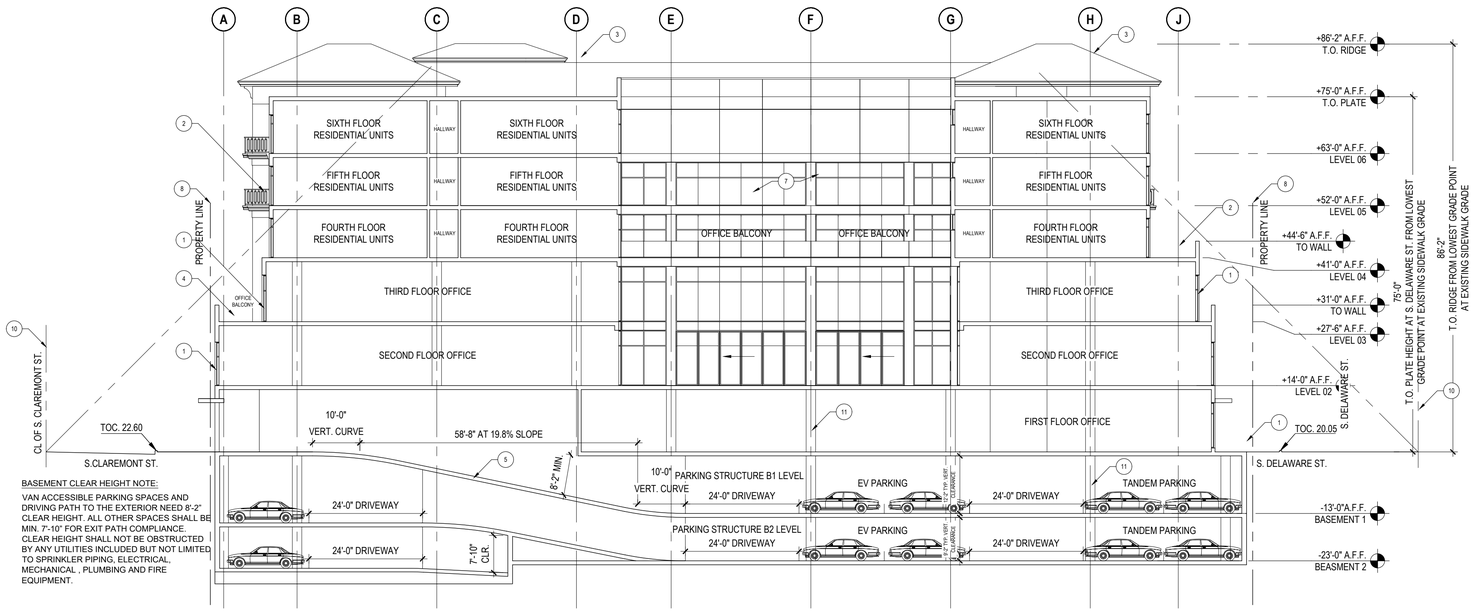
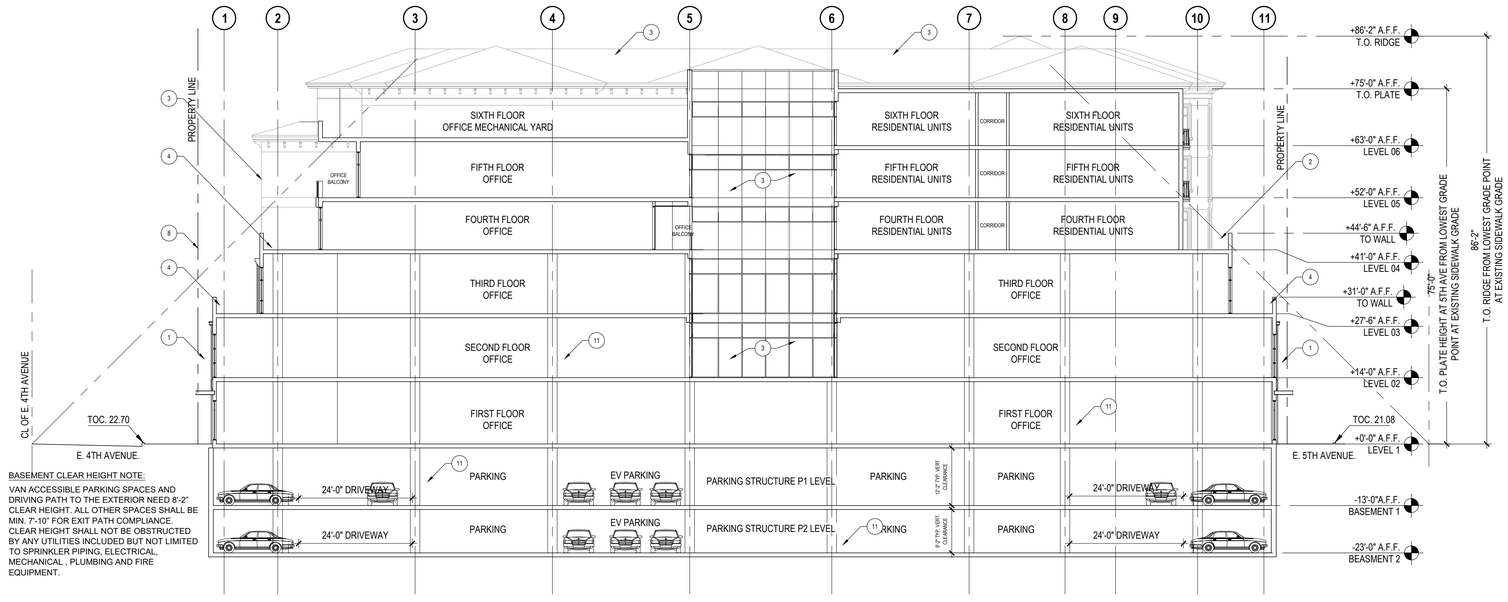


SECTION - 1

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

1

0 10 20 40 60 80



SECTION - 2

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

2

0 10 20 40 60 80

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

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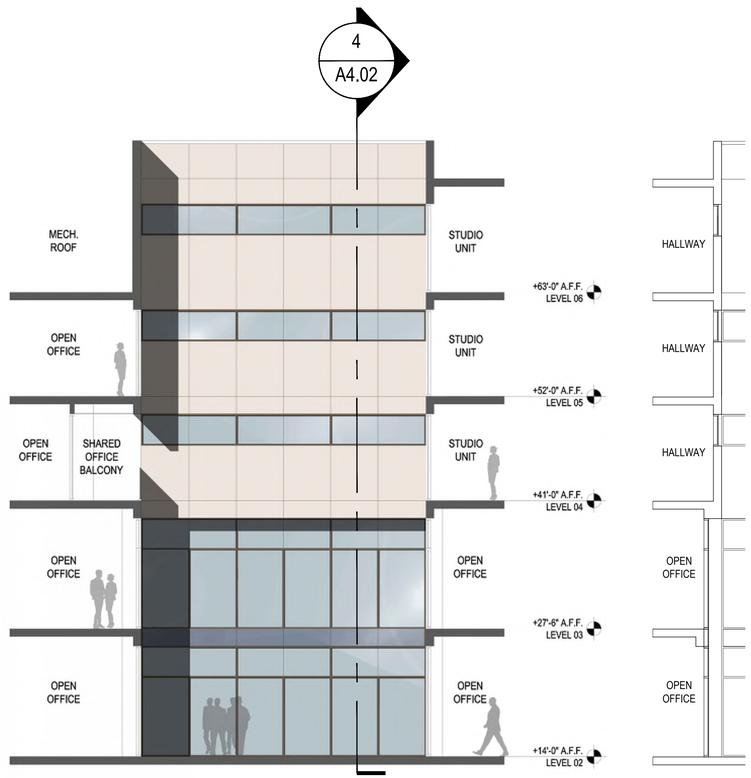
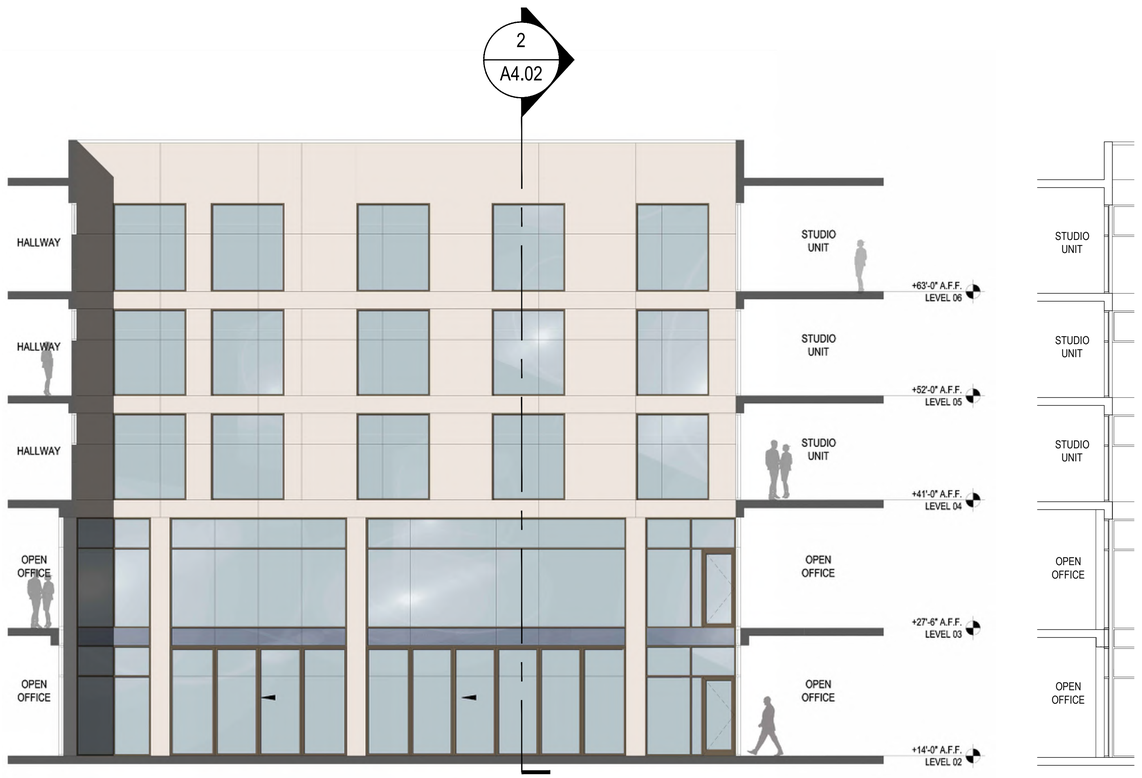


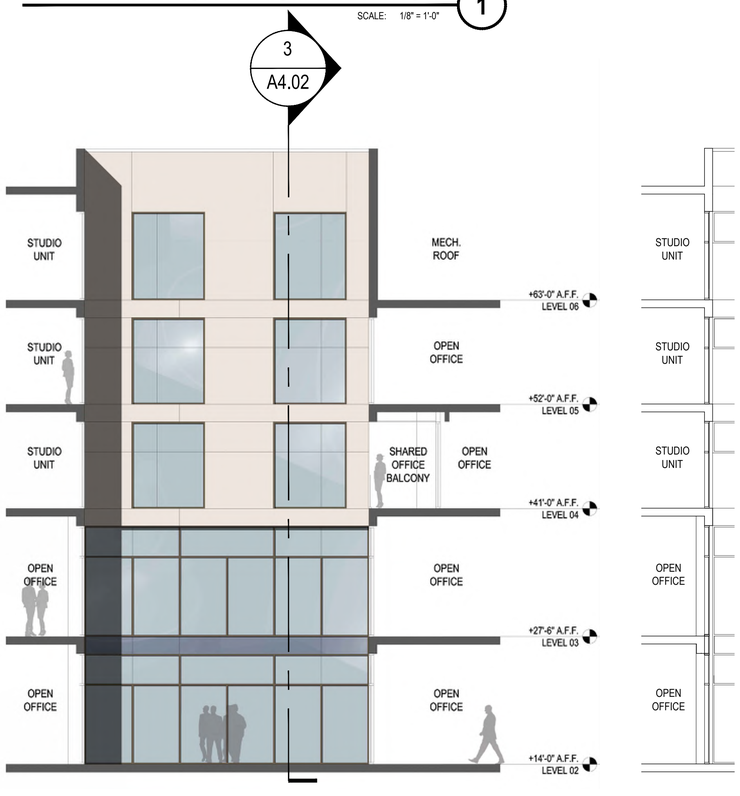
INTERIOR ATRIUM ELEVATION 1

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



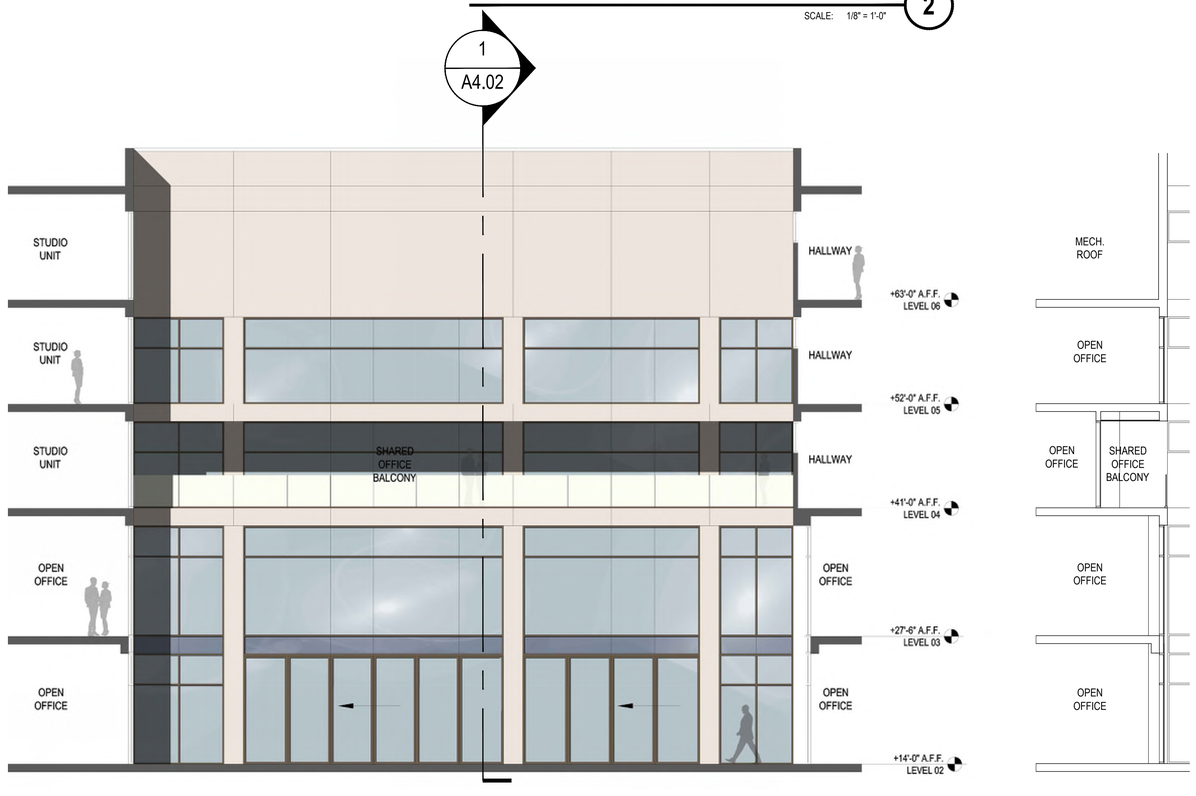
INTERIOR ATRIUM ELEVATION 2

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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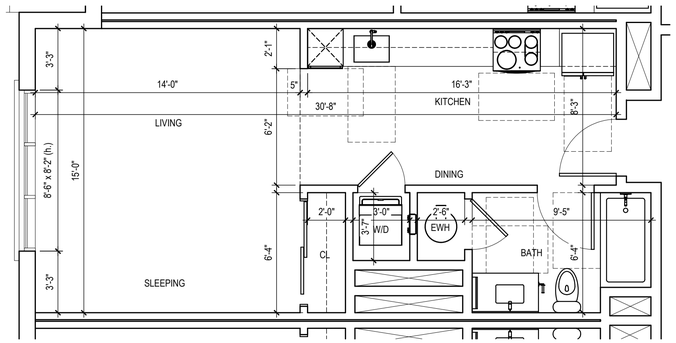
PA-2023-003

ATRIUM ELEVATIONS - SECOND TO SIXTH LEVEL

A 4.02

PROJECT NO: 215513

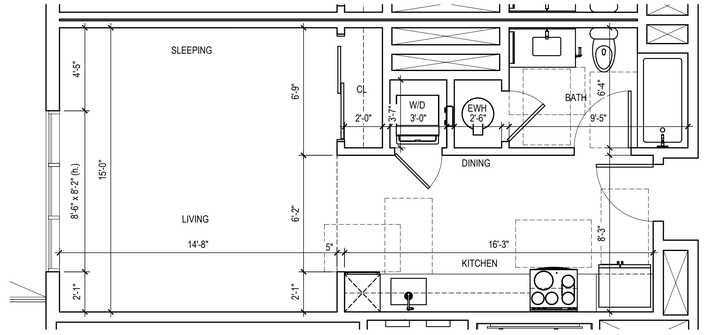


NET RENTABLE AREA: 513 S.F. (2 BMR UNITS AT LEVEL 4)

ENLARGED PLAN - STUDIO UNIT TYPE 'A1.0'

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

1



NET RENTABLE AREA: 518 S.F. (1 BMR UNIT AT LEVEL 5 AND 1 BMR UNIT AT LEVEL 6)

ENLARGED PLAN - STUDIO UNIT TYPE 'A1.1'

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

2

NET RENTABLE AREA: 631 S.F.

ENLARGED PLAN - STUDIO UNIT TYPE 'A1.2'

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

3

NET RENTABLE AREA: 513 S.F. + 143 S.F. PRIVATE BALCONY

ENLARGED PLAN - STUDIO UNIT TYPE 'A1.3'

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

4

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	513	0	513	9	13	13	35	0.50	0.05	1.00	17,955	0	60%
	A1.1 (Studio)	518	0	518	3	3	3	9	0.50	0.05	1.00	4,662	0	
	A1.2 (Studio)	631	0	631	0	2	2	4	0.50	0.05	1.00	2,524	0	
	A1.3 (Studio)	513	143	656	4	0	0	4	0.50	0.05	1.00	2,052	572	
	B1.0 (1BR/1BA Unit)	693	0	693	2	4	4	10	0.50	0.05	1.00	6,930	0	29%
	B1.1 (1BR/1BA UNIT)	710	0	710	1	0	0	1	0.50	0.05	1.00	710	0	
	B1.2 (1BR/1BA UNIT)	744	0	744	2	2	2	6	0.50	0.05	1.00	4,464	0	
	B1.3 (1BR/1BA UNIT)	774	0	774	1	1	1	3	0.50	0.05	1.00	2,322	0	
	B1.4 (1BR/1BA UNIT)	774	295	1,069	1	0	0	1	0.50	0.05	1.00	774	295	
	B1.5 (1BR/1BA UNIT)	693	249	942	1	0	0	1	0.50	0.05	1.00	693	249	
	B1.6 (1BR/1BA UNIT)	693	293	986	1	0	0	1	0.50	0.05	1.00	693	293	
	B1.7 (1BR/1BA UNIT)	774	0	774	0	1	1	2	0.50	0.05	1.00	1548	0	
	C1.0 (2BR/2BA Unit)	871	0	871	1	1	1	3	0.50	0.10	1.25	2,059	0	11%
	C1.1 (2BR/2BA Unit)	1040	0	1,040	1	0	0	1	0.50	0.10	1.25	1040	0	
	C1.2 (2BR/2BA Unit)	843	306	1,149	1	0	0	1	0.50	0.10	1.25	843	306	
	C1.3 (2BR/2BA Unit)	865	0	865	0	1	1	2	0.50	0.10	1.25	1730	0	
	C1.4 (2BR/2BA Unit)	843	0	843	0	1	1	2	0.50	0.10	1.25	1686	0	
	Total # dwelling units				28	29	29	**86**	24			52,685	1,715	100%

BMR UNIT BREAKDOWN:

(2) TYPE A1.0 LEVEL 4
(1) TYPE A1.1 LEVEL 5
(1) TYPE A1.1 LEVEL 6
(1) TYPE B1.0 LEVEL 5
(1) TYPE B1.1 LEVEL 4
(1) TYPE C1.0 LEVEL 4
(1) TYPE C1.0 LEVEL 5
(1) TYPE C1.3 LEVEL 6

TOTAL OF (9) BMR UNITS

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SAN MATEO, CA 94401

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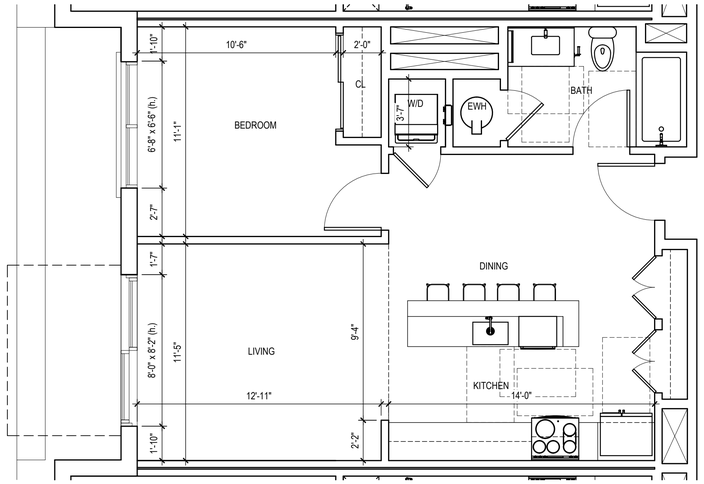
PA-2023-003

ENLARGED UNIT PLANS
STUDIO

A 5.01

PROJECT NO: 215513

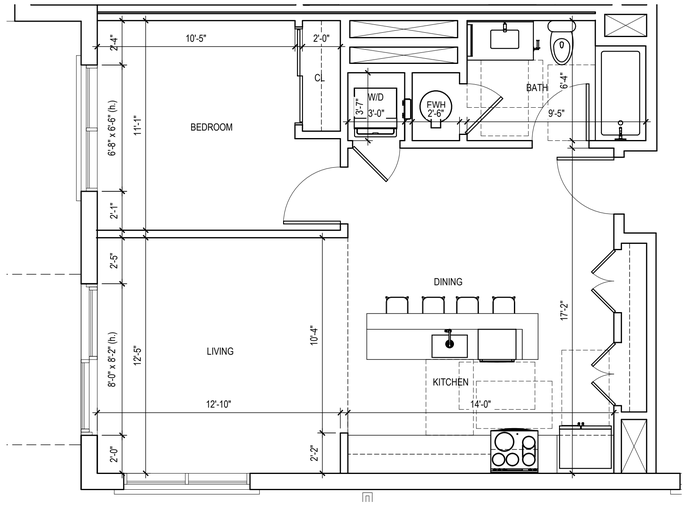
P:\2021 Jobs\215513 Block 20\01 Planning App\2023-07\D3 3rd PA Submittal\215513-A5.01.dwg, Jul 13, 2023, 3:49pm, Mark



NET RENTABLE AREA: 693 S.F. (1 BMR UNIT AT LEVEL 5)

ENLARGED PLAN - ONE-BEDROOM UNIT TYPE 'B1.0' 1

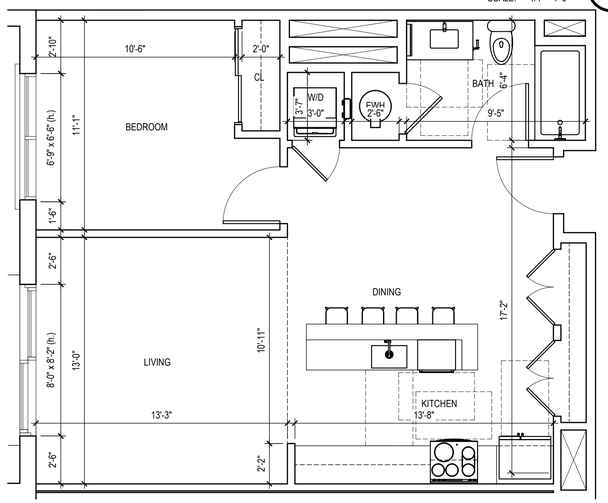
SCALE: 1/4" = 1'-0"



NET RENTABLE AREA: 710 S.F. (1 BMR UNIT AT LEVEL 4)

ENLARGED PLAN - ONE-BEDROOM UNIT TYPE 'B1.1' 2

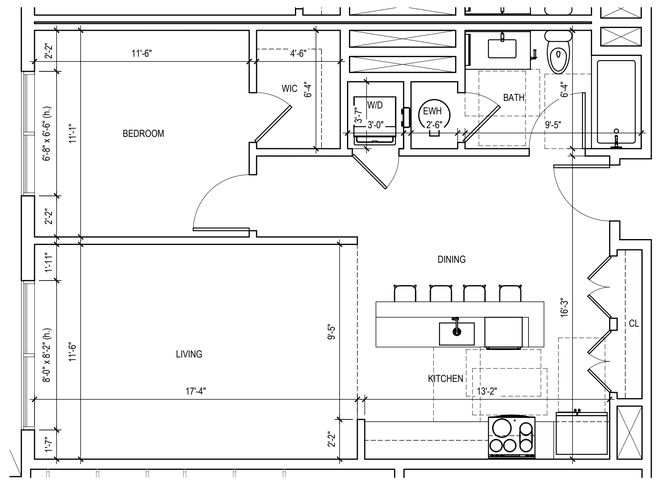
SCALE: 1/4" = 1'-0"



NET RENTABLE AREA: 744 S.F.

ENLARGED PLAN - ONE-BEDROOM UNIT TYPE 'B1.2' 3

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



NET RENTABLE AREA: 774 S.F.

ENLARGED PLAN - ONE-BEDROOM UNIT TYPE 'B1.3' 4

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

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	513	0	513	9	13	13	35	0.50	0.05	1.00	17,955	0	60%
	A1.1 (Studio)	518	0	518	3	3	3	9	0.50	0.05	1.00	4,662	0	
	A1.2 (Studio)	631	0	631	0	2	2	4	0.50	0.05	1.00	2,524	0	
	A1.3 (Studio)	513	143	656	4	0	0	4	0.50	0.05	1.00	2,052	572	
	B1.0 (1BR/1BA Unit)	693	0	693	2	4	4	10	0.50	0.05	1.00	6,930	0	29%
	B1.1 (1BR/1BA UNIT)	710	0	710	1	0	0	1	0.50	0.05	1.00	710	0	
	B1.2 (1BR/1BA UNIT)	744	0	744	2	2	2	6	0.50	0.05	1.00	4,464	0	
	B1.3 (1BR/1BA UNIT)	774	0	774	1	1	1	3	0.50	0.05	1.00	2,322	0	
	B1.4 (1BR/1BA UNIT)	774	295	1,069	1	0	0	1	0.50	0.05	1.00	774	295	
	B1.5 (1BR/1BA UNIT)	693	249	942	1	0	0	1	0.50	0.05	1.00	693	249	
	B1.6 (1BR/1BA UNIT)	693	293	986	1	0	0	1	0.50	0.05	1.00	693	293	
	B1.7 (1BR/1BA UNIT)	774	0	774	0	1	1	2	0.50	0.05	1.00	1548	0	
	C1.0 (2BR/2BA Unit)	871	0	871	1	1	1	3	0.50	0.10	1.25	2,059	0	11%
	C1.1 (2BR/2BA Unit)	1040	0	1,040	1	0	0	1	0.50	0.10	1.25	1040	0	
	C1.2 (2BR/2BA Unit)	843	306	1,149	1	0	0	1	0.50	0.10	1.25	843	306	
	C1.3 (2BR/2BA Unit)	865	0	865	0	1	1	2	0.50	0.10	1.25	1730	0	
	C1.4 (2BR/2BA Unit)	843	0	843	0	1	1	2	0.50	0.10	1.25	1686	0	
	Total # dwelling units				28	29	29	**86**	24			52,685	1,715	100%

BMR UNIT BREAKDOWN:

(2) TYPE A1.0 LEVEL 4
(1) TYPE A1.1 LEVEL 5
(1) TYPE A1.1 LEVEL 6
(1) TYPE B1.0 LEVEL 5
(1) TYPE B1.1 LEVEL 4
(1) TYPE C1.0 LEVEL 4
(1) TYPE C1.0 LEVEL 5
(1) TYPE C1.3 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
07.14.2023	THIRD PLANNING SUBMITTAL

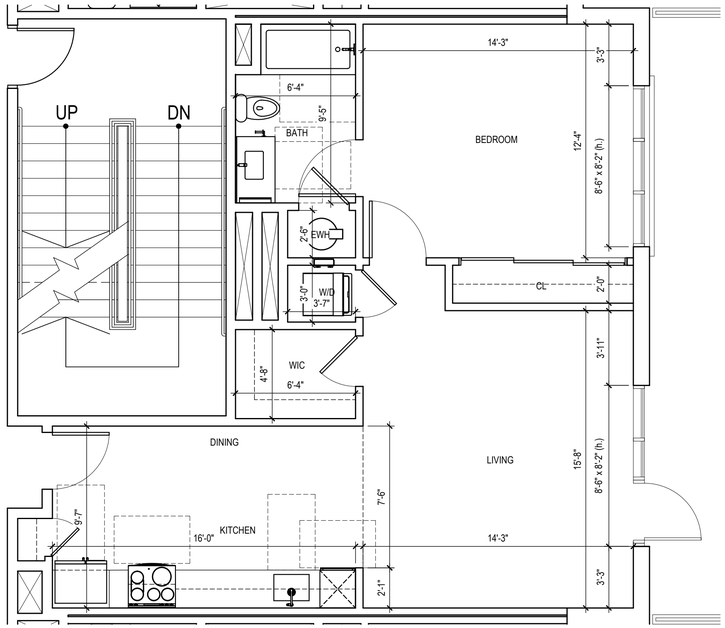
PA-2023-003

ENLARGED UNIT PLANS
ONE-BEDROOM

A 5.02

PROJECT NO: 215513

P:\2021 Jobs\215513\Rvt_Docs\2021\A5.02 ENLARGED UNIT PLANS ONE-BEDROOM.rvt Jul 13, 2023, 2:44pm Valentin

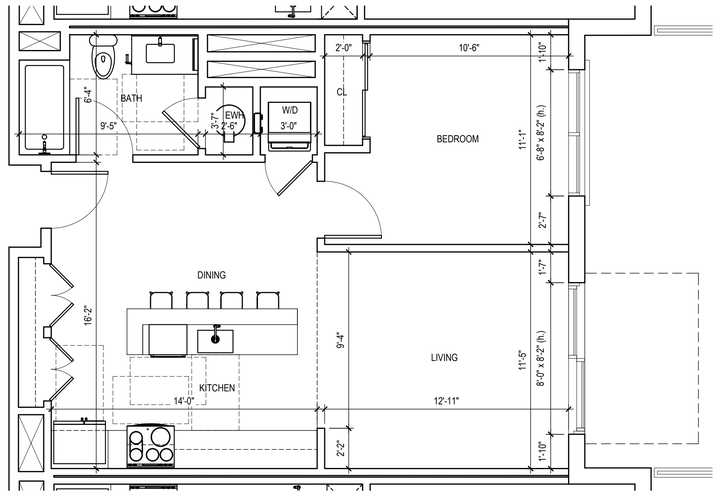


NET RENTABLE AREA: 774 S.F. + 295 S.F. PRIVATE BALCONY

ENLARGED PLAN - ONE-BEDROOM UNIT TYPE 'B1.4'

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

1

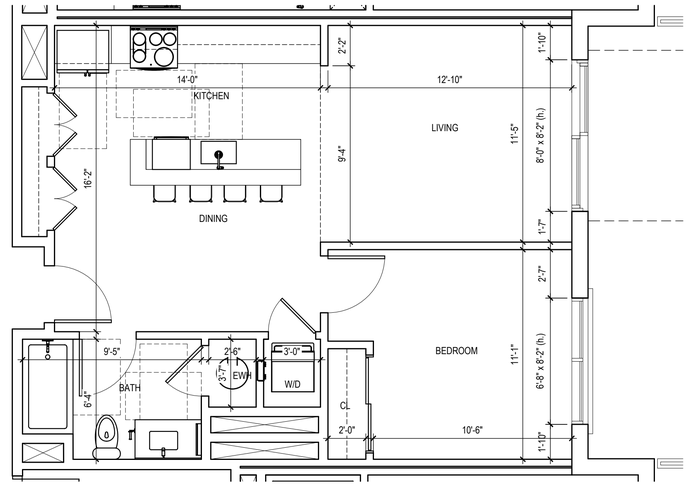


NET RENTABLE AREA: 693 S.F. + 249 S.F. PRIVATE BALCONY

ENLARGED PLAN - ONE-BEDROOM UNIT TYPE 'B1.5'

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

2

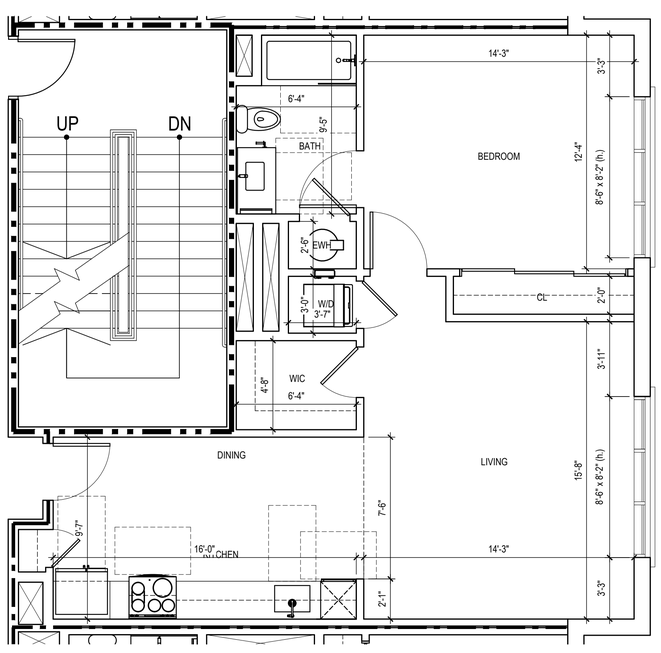


NET RENTABLE AREA: 693 S.F. + 293 S.F. PRIVATE BALCONY

ENLARGED PLAN - ONE-BEDROOM UNIT TYPE 'B1.6'

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

3



NET RENTABLE AREA: 774 S.F.

ENLARGED PLAN - ONE-BEDROOM UNIT TYPE 'B1.7'

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

4

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	513	0	513	9	13	13	35	0.50	0.05	1.00	17,955	0	60%
	A1.1 (Studio)	518	0	518	3	3	3	9	0.50	0.05	1.00	4,662	0	
	A1.2 (Studio)	631	0	631	0	2	2	4	0.50	0.05	1.00	2,524	0	
	A1.3 (Studio)	513	143	656	4	0	0	4	0.50	0.05	1.00	2,052	572	
	B1.0 (1BR/1BA Unit)	693	0	693	2	4	4	10	0.50	0.05	1.00	6,930	0	
	B1.1 (1BR/1BA UNIT)	710	0	710	1	0	0	1	0.50	0.05	1.00	710	0	29%
	B1.2 (1BR/1BA UNIT)	744	0	744	2	2	2	6	0.50	0.05	1.00	4,464	0	
	B1.3 (1BR/1BA UNIT)	774	0	774	1	1	1	3	0.50	0.05	1.00	2,322	0	
	B1.4 (1BR/1BA UNIT)	774	295	1,069	1	0	0	1	0.50	0.05	1.00	774	295	
	B1.5 (1BR/1BA UNIT)	693	249	942	1	0	0	1	0.50	0.05	1.00	693	249	
	B1.6 (1BR/1BA UNIT)	693	293	986	1	0	0	1	0.50	0.05	1.00	693	293	
	B1.7 (1BR/1BA UNIT)	774	0	774	0	1	1	2	0.50	0.05	1.00	1548	0	
	C1.0 (2BR/2BA Unit)	871	0	871	1	1	1	3	0.50	0.10	1.25	2,059	0	11%
	C1.1 (2BR/2BA Unit)	1040	0	1,040	1	0	0	1	0.50	0.10	1.25	1040	0	
	C1.2 (2BR/2BA Unit)	843	306	1,149	1	0	0	1	0.50	0.10	1.25	843	306	
	C1.3 (2BR/2BA Unit)	865	0	865	0	1	1	2	0.50	0.10	1.25	1730	0	
	C1.4 (2BR/2BA Unit)	843	0	843	0	1	1	2	0.50	0.10	1.25	1686	0	
	Total # dwelling units				28	29	29	**86**	24			52,685	1,715	100%

BMR UNIT BREAKDOWN:

(2) TYPE A1.0 LEVEL 4
(1) TYPE A1.1 LEVEL 5
(1) TYPE A1.1 LEVEL 6
(1) TYPE B1.0 LEVEL 5
(1) TYPE B1.1 LEVEL 4
(1) TYPE C1.0 LEVEL 4
(1) TYPE C1.0 LEVEL 5
(1) TYPE C1.3 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
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01.13.2022	FIRST PLANNING SUBMITTAL
04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL

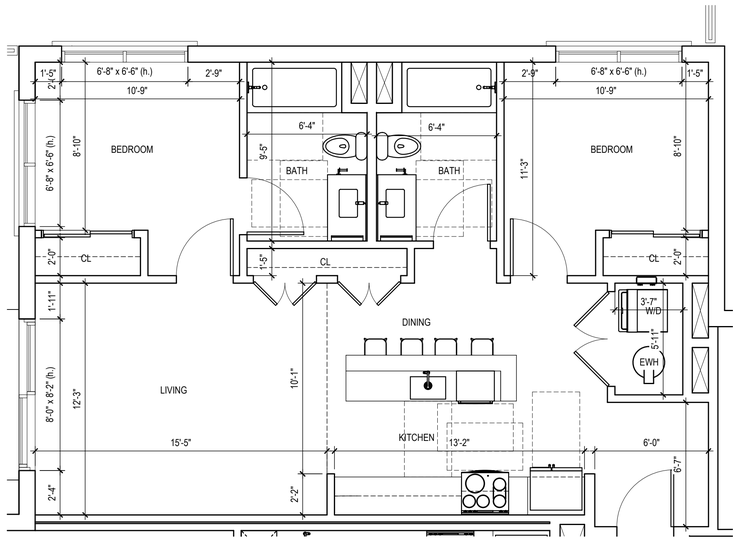
PA-2023-003

ENLARGED UNIT PLANS
ONE-BEDROOM

A 5.03

PROJECT NO: 215513

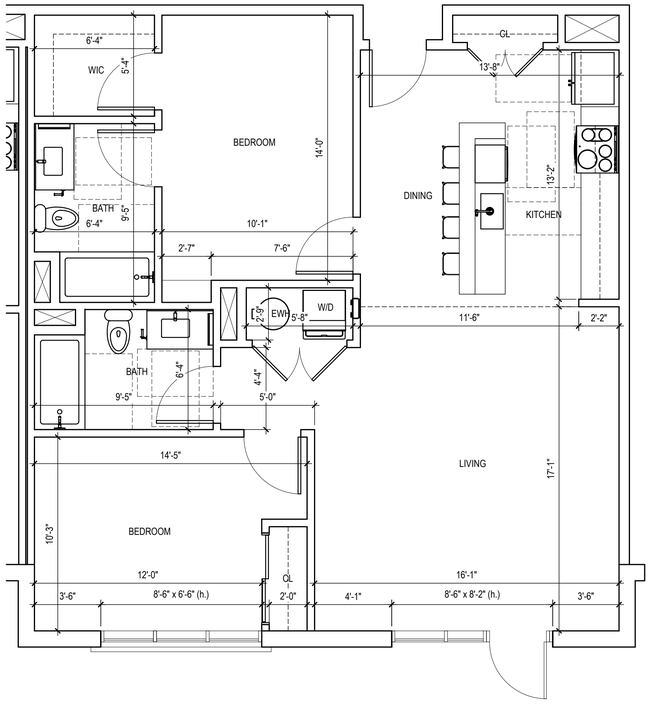
P:\2021 Jobs\21513 Block 20\01 Planning App\2023-07\03 Set P-S Submittal\21513-SAA10-A-A5.02.dwg - Jul 13, 2023, 3:45pm - Mahesh



NET RENTABLE AREA: 871 S.F. (1 BMR UNIT AT LEVEL 4 AND 1 BRM UNIT AT LEVEL 5)

ENLARGED PLAN - TWO-BEDROOM UNIT TYPE 'C1.0'

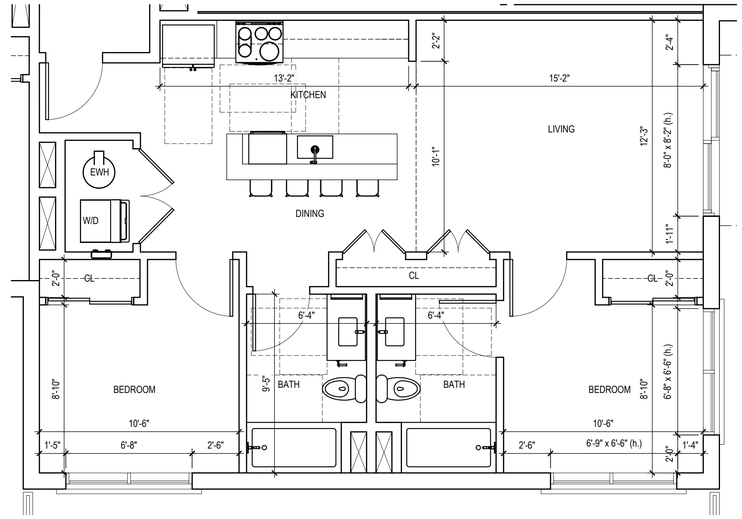
SCALE: 1/4" = 1'-0" (1)



NET RENTABLE AREA: 1,040 S.F.

ENLARGED PLAN - TWO-BEDROOM UNIT TYPE 'C1.1'

SCALE: 1/4" = 1'-0" (2)



NET RENTABLE AREA: 843 S.F. + 306 S.F. PRIVATE BALCONY

ENLARGED PLAN - TWO-BEDROOM UNIT TYPE 'C1.2'

SCALE: 1/4" = 1'-0" (3)

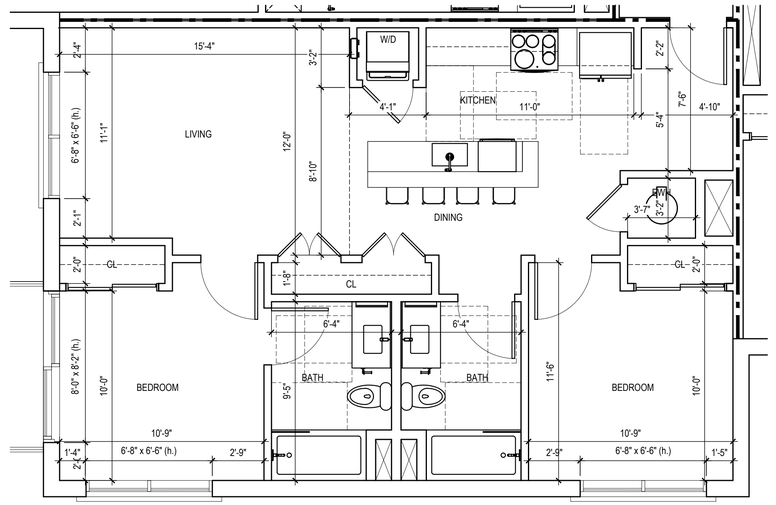
PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 4	# Unit Level 5	# Unit Level 6	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (Studio)	513	0	513	9	13	13	35	0.50	0.05	1.00	17,955	0	60%
	A1.1 (Studio)	518	0	518	3	3	3	9	0.50	0.05	1.00	4,662	0	
	A1.2 (Studio)	631	0	631	0	2	2	4	0.50	0.05	1.00	2,524	0	
	A1.3 (Studio)	513	143	656	4	0	0	4	0.50	0.05	1.00	2,052	572	
	B1.0 (1BR/1BA Unit)	693	0	693	2	4	4	10	0.50	0.05	1.00	6,930	0	29%
	B1.1 (1BR/1BA UNIT)	710	0	710	1	0	0	1	0.50	0.05	1.00	710	0	
	B1.2 (1BR/1BA UNIT)	744	0	744	2	2	2	6	0.50	0.05	1.00	4,464	0	
	B1.3 (1BR/1BA UNIT)	774	0	774	1	1	1	3	0.50	0.05	1.00	2,322	0	
	B1.4 (1BR/1BA UNIT)	774	295	1,069	1	0	0	1	0.50	0.05	1.00	774	295	
	B1.5 (1BR/1BA UNIT)	693	249	942	1	0	0	1	0.50	0.05	1.00	693	249	
	B1.6 (1BR/1BA UNIT)	693	293	986	1	0	0	1	0.50	0.05	1.00	693	293	
	B1.7 (1BR/1BA UNIT)	774	0	774	0	1	1	2	0.50	0.05	1.00	1548	0	
	C1.0 (2BR/2BA Unit)	871	0	871	1	1	1	3	0.50	0.10	1.25	2,059	0	11%
	C1.1 (2BR/2BA Unit)	1040	0	1,040	1	0	0	1	0.50	0.10	1.25	1040	0	
	C1.2 (2BR/2BA Unit)	843	306	1,149	1	0	0	1	0.50	0.10	1.25	843	306	
	C1.3 (2BR/2BA Unit)	865	0	865	0	1	1	2	0.50	0.10	1.25	1730	0	
	C1.4 (2BR/2BA Unit)	843	0	843	0	1	1	2	0.50	0.10	1.25	1686	0	
	Total # dwelling units				28	29	29	**86**	24			52,685	1,715	100%

BMR UNIT BREAKDOWN:

(2) TYPE A1.0 LEVEL 4
(1) TYPE A1.1 LEVEL 5
(1) TYPE A1.1 LEVEL 6
(1) TYPE B1.0 LEVEL 5
(1) TYPE B1.1 LEVEL 4
(1) TYPE C1.0 LEVEL 4
(1) TYPE C1.0 LEVEL 5
(1) TYPE C1.3 LEVEL 6

TOTAL OF (9) BMR UNITS



NET RENTABLE AREA: 865 S.F. (1 BMR UNIT AT LEVEL 6)

ENLARGED PLAN - TWO-BEDROOM UNIT TYPE 'C1.3'

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

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SAN MATEO, CA 94401

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07.14.2023	THIRD PLANNING SUBMITTAL

PA-2023-003

ENLARGED UNIT PLANS
TWO-BEDROOM

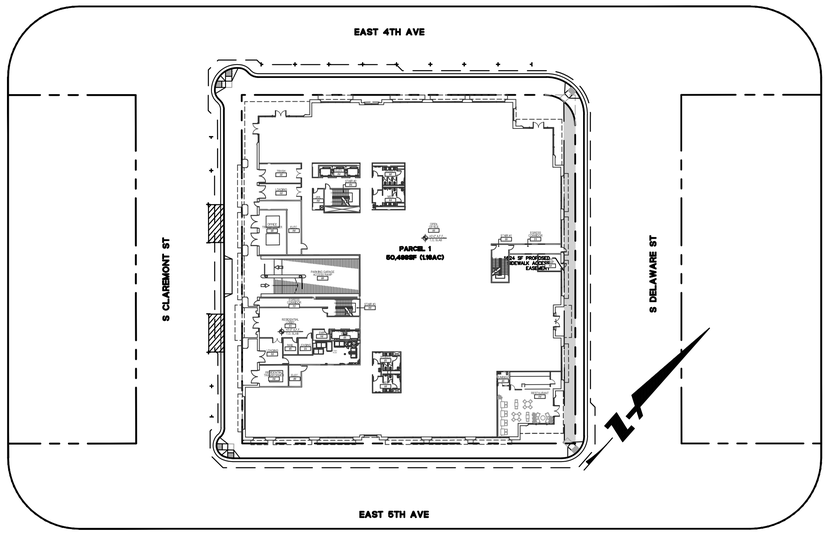
A 5.04

PROJECT NO: 215513

P:\2021 Jobs\21015 Block 20\01 Planning Apps\2023-07\03 Set PA Submittal\21015 A 5.04 ELE.dwg - Jul 13, 2023 - 3:48pm - Mahesh

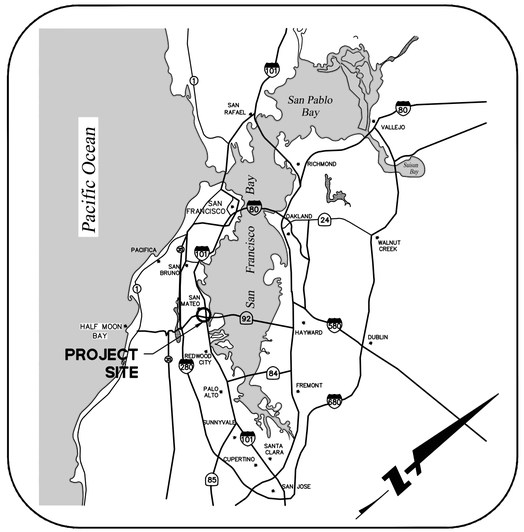
BLOCK 20
VESTING TENTATIVE PARCEL MAP

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	SITE SURVEY
C2.02	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.03	TENTATIVE PARCEL MAP
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 AND DETAILS
C6.03	PRELIMINARY STORMWATER CONTROL NOTES AND DETAILS
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	TOM HOLLOWAY 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 PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

07/14/2023

ALYSSA JACOBSON, P.E. — DATE
PROJECT MANAGER
BKF ENGINEERS

07/14/2023

MICHAEL O'CONNELL, P.E. — DATE
ASSOCIATE
BKF ENGINEERS

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PLANNING APPLICATION FOR:
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BLOCK 20
SAN MATEO, CA 94401

DATE	DESCRIPTION
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01.13.2023	PLANNING SUBMITTAL
04.13.2023	PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL

TITLE SHEET

C1.01

PROJECT NO: 215513

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GENERAL NOTES

1. SOURCE OF TOPOGRAPHY: EXISTING TOPOGRAPHY SHOWN IS BASED ON A ALTA/NSPS LAND TITLE SURVEY PREPARED BY BKF ENGINEERS DATED 05/01/2022.

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

3. 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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BLOCK 20
SAN MATEO, CA 94401

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01.13.2023	PLANNING SUBMITTAL
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07.14.2023	THIRD PLANNING SUBMITTAL

NOTES LEGEND AND ABBREVIATIONS

C1.02

PROJECT NO: 215513

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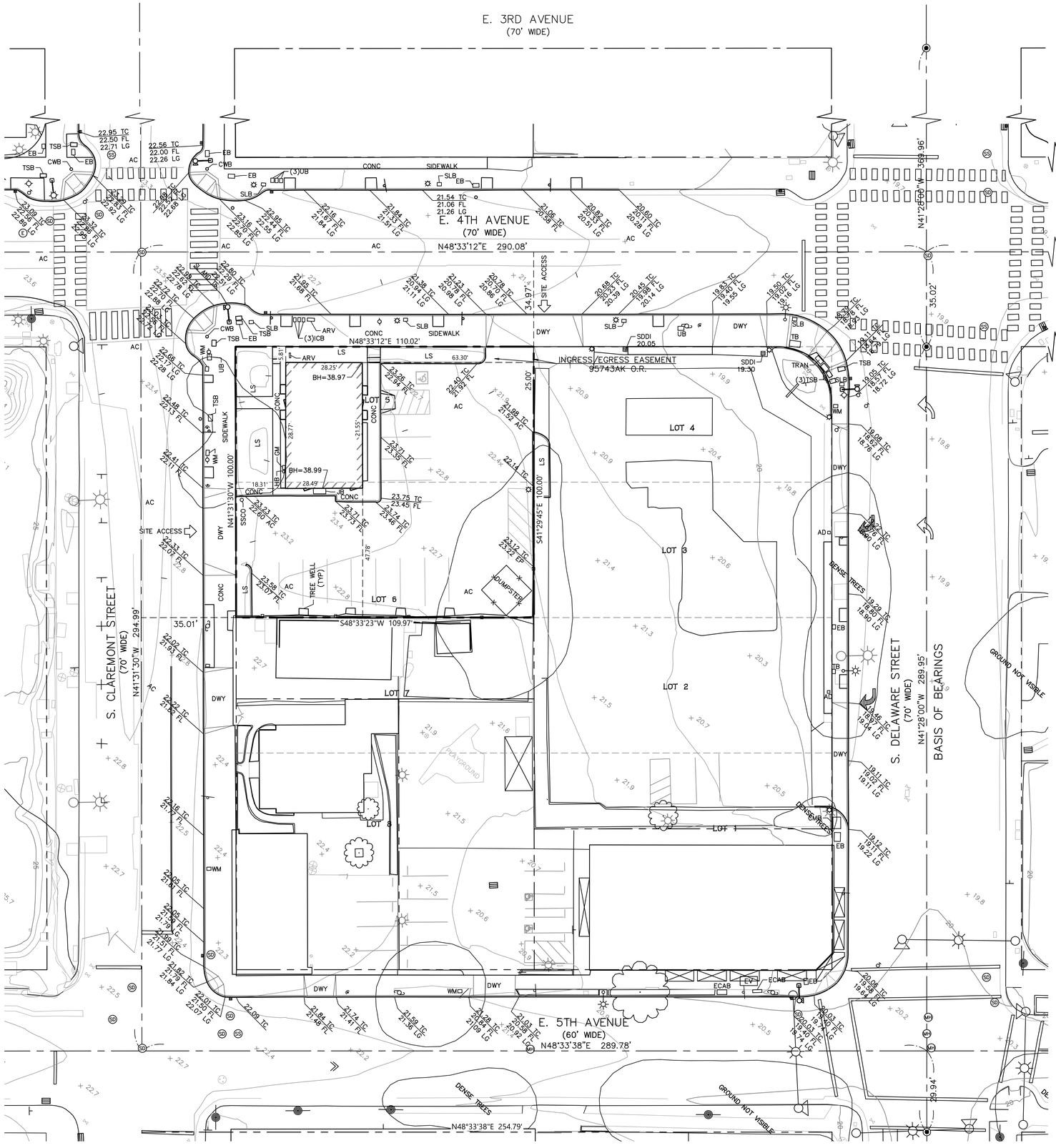

ABBREVIATIONS

AC	ASPHALT
AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
BFP	BACK FLOW PREVENTOR
BH	BUILDING HEIGHT
BLDG	BUILDING
BOL	BOLLARD
CMB	COMMUNICATIONS BOX
CTVB	CABLE/TELEVISION BOX
CONC	CONCRETE
CR	CURB RAMP
D.N.	DOCUMENT NUMBER
DWY	DRIVEWAY
EB	ELECTRICAL BOX
ECAB	ELECTRICAL CABINET
EV	ELECTRICAL VAULT
EX	EXISTING
FH	FIRE HYDRANT
FL	FLOWLINE
GV	GAS VALVE
JP	JOIN POLE
LG	LIP OF GUTTER
OH	OVERHANG
#R	REGULAR PARKING SPOT
RRT	RAILROAD TRACKS
SSCO	SANITARY SEWER CLEAN OUT
SQ. FT.	SQUARE FEET
SDCD	STORM DRAIN CURB DRAIN
STR	STRACTURE
TB	TELEPHONE BOX
TC	TOP OF CURB
TRAN	TRANSFORMER
TSB	TRAFFIC SIGNAL BOX
UB	UTILITY BOX
WB	WATER BOX
WM	WATER METER
WV	WATER VALVE

SYMBOLS & LEGEND

- AREA LIGHT
- TRAFFIC SIGNAL
- STREET LIGHT
- CATCH BASIN
- COMMUNICATION MANHOLE
- FIRE HYDRANT
- GUY ANCHOR
- MONUMENT
- RISER
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- MANHOLE
- SIGN
- UTILITY POLE
- VALVE

- BUILDING
- BUILDING OVERHANG
- DIMENSIONAL TIES
- EASEMENT
- FENCE
- LOT LINE
- PROPERTY LINE

BASIS OF BEARING

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" E.

BENCHMARK

ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1988, DERIVED FROM GPS OBSERVATIONS AND BASED ON NAD83(2011), EPOCH 2022.2808

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
DATES OF TOPOGRAPHIC SURVEY ARE MAY 1, 2022

SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION.

DAVIS THRESH
P.L.S. NO. 6868

5/3/2022
DATED

LICENSED LAND SURVEYOR
DAVIS THRESH
No. 6868
STATE OF CALIFORNIA

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SITE SURVEY

C2.01

PROJECT NO: 215513

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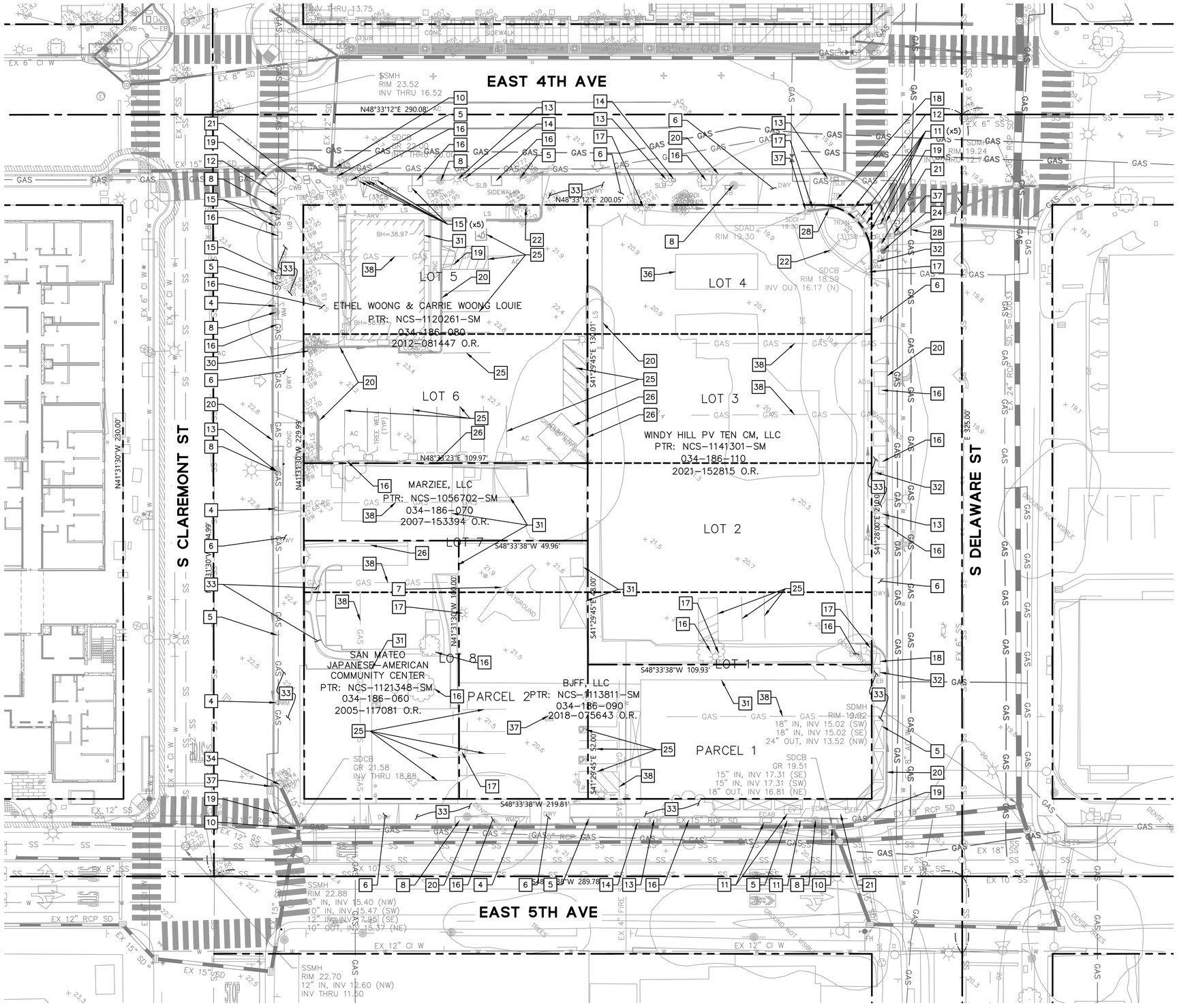
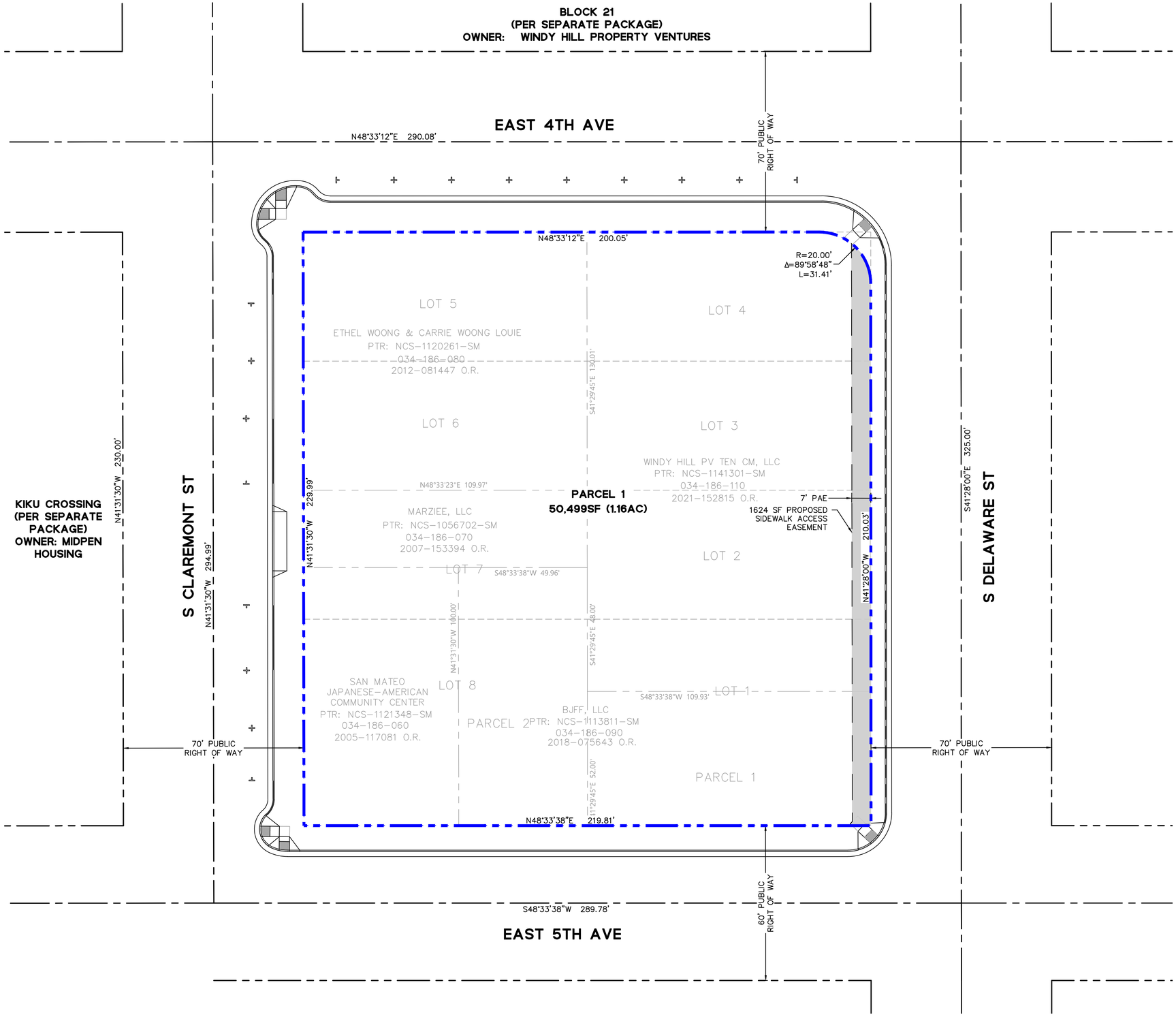

EAST 4TH AVE
EAST 5TH AVE
S CLAREMONT ST
S DELAWARE ST
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
PARCEL 1
PARCEL 2
ETHEL WOONG & CARRIE WOONG LOUIE
PTR: NCS-1120261-SM
034-186-080
2012-081447 O.R.
WINDY HILL PV TEN CM, LLC
PTR: NCS-1141301-SM
034-186-110
2021-152815 O.R.
MARZIEE, LLC
PTR: NCS-1056702-SM
034-186-070
2007-153394 O.R.
SAN MATEO JAPANESE-AMERICAN COMMUNITY CENTER
PTR: NCS-1121348-SM
034-186-060
2005-117081 O.R.
BJFF, LLC
PTR: NCS-1113811-SM
034-186-090
2018-075643 O.R.
SSMH
RIM 23.52
INV THRU 16.52
SDMH
RIM 19.24
INV OUT 12.74
SDCB
RIM 18.59
INV OUT 16.17 (N)
SDMH
RIM 19.32
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)
SDCB
GR 21.58
INV THRU 18.88
SSMH
RIM 22.88
8" IN, INV 15.40 (NW)
10" IN, INV 15.47 (SW)
12" IN, INV 15.45 (SE)
10" OUT, INV 15.37 (NE)
SSMH
RIM 22.70
12" IN, INV 12.60 (NW)
INV THRU 11.50
N48°33'12"E 290.08'
N48°33'12"E 200.05'
S41°29'45"E 130.01'
S41°29'45"E 52.00'
S41°29'45"E 28.00'
S41°28'00"E 210.00'
S48°33'38"W 49.96'
S48°33'38"W 109.93'
S48°33'38"W 219.81'
S48°33'38"W 289.78'
N41°31'30"W 230.00'
N41°31'30"W 229.99'
N41°31'30"W 140.00'
N48°39'23"E 109.97'
E 325.00'
EX 6" CI W
EX 8" SD
EX 15" SD
EX 4" CI W
EX 12" SS
EX 10" SS
EX 12" RCP SD
EX 15" RCP SD
EX 18" RCP SD
EX 12" CI W
EX 4" FIRE
EX 6" SS
EX 8" SS
EX 18" SD
EX 24" SD
EX 21" SD
EX 27" SD
EX 30" SD
EX 36" SD
EX 42" SD
EX 48" SD
EX 54" SD
EX 60" SD
EX 66" SD
EX 72" SD
EX 78" SD
EX 84" SD
EX 90" SD
EX 96" SD
EX 102" SD
EX



LEGEND:

- PROPOSED PARCEL LINE
- PROPOSED CENTER LINE
- EXISTING LOT LINE
- EXISTING PARCEL LINE (TO BE MERGED)
- PROPOSED PUBLIC ACCESS EASEMENT (FOR SIDEWALK AND CURB RAMP PURPOSES)
- PROPOSED PARCEL LINE/BOUNDARY

GRAPHIC SCALE

20 0 20 40

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TENTATIVE PARCEL MAP

C2.03

PROJECT NO: 215513

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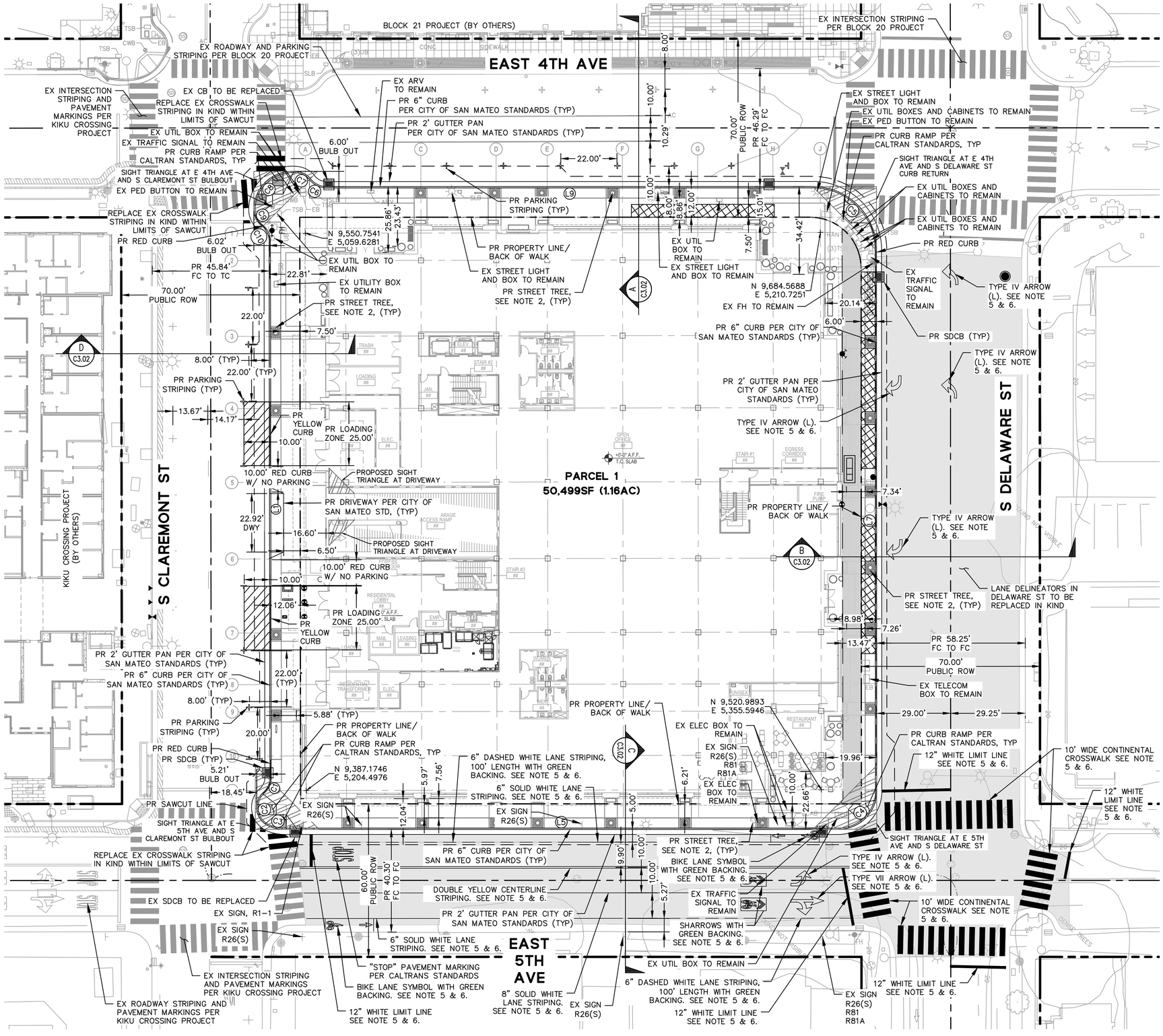

LEGEND

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

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.
5. ALL PAVEMENT MARKINGS WITHIN THE LIMITS OF PAVEMENT RESTORATION SHALL BE REPLACED IN KIND WITH THERMOPLASTIC PER CITY OF SAN MATEO STANDARDS.
6. ALL PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CALTRANS STANDARD PLANS AND SPECIFICATIONS.

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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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
07.14.2023	THIRD PLANNING SUBMITTAL

PRELIMINARY HORIZONTAL CONTROL PLAN

C3.01

PROJECT NO: 215513

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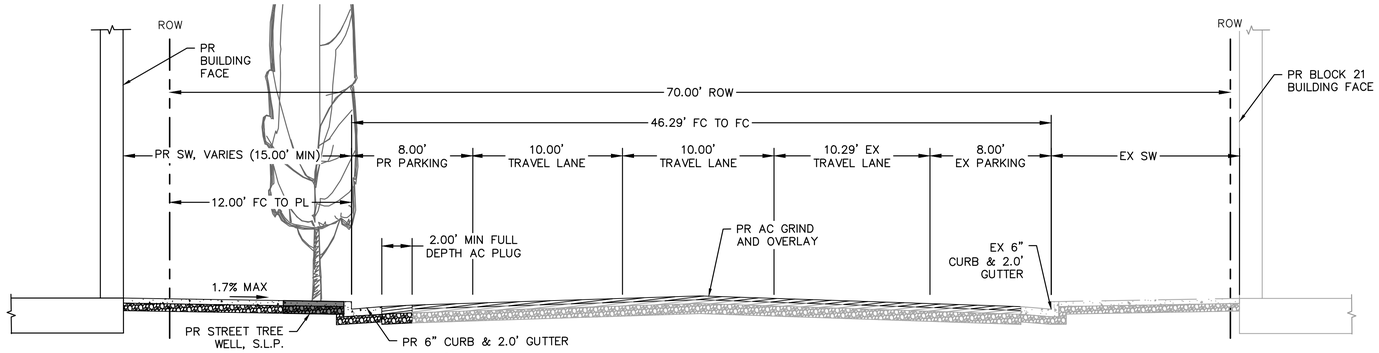
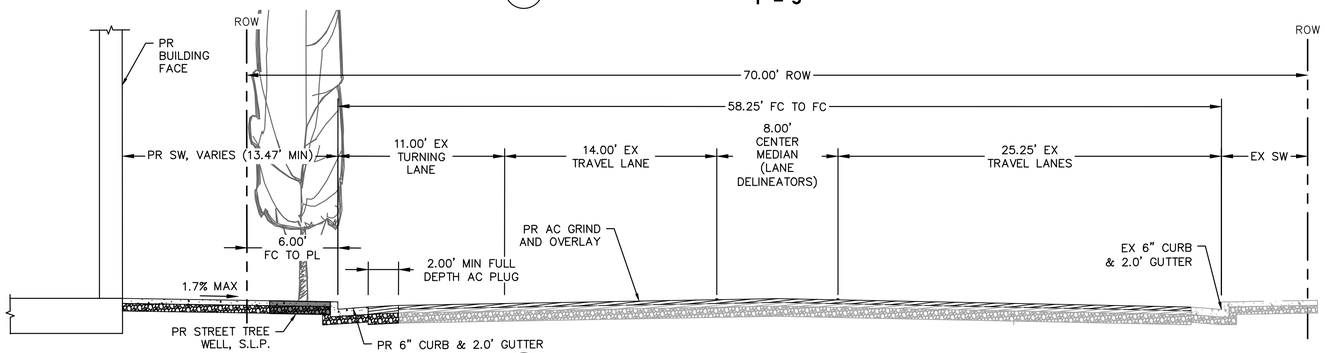
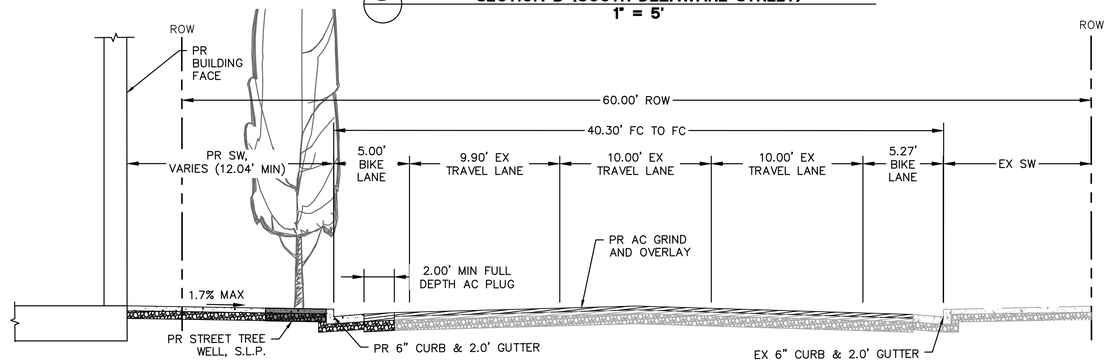


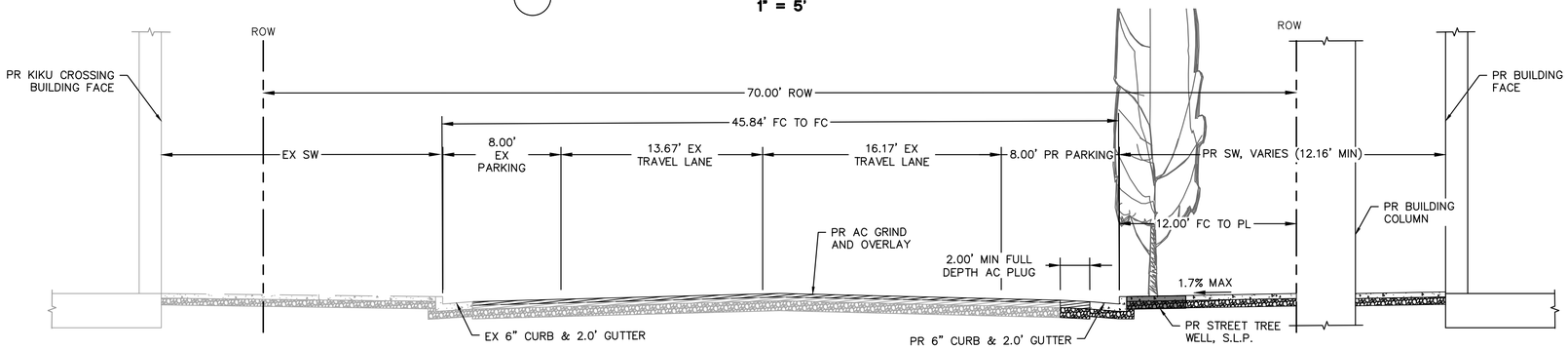
A **SECTION A (EAST 4TH AVENUE)**
1" = 5'



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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07.14.2023	THIRD PLANNING SUBMITTAL

PRELIMINARY CROSS SECTIONS

C3.02

PROJECT NO: 215513

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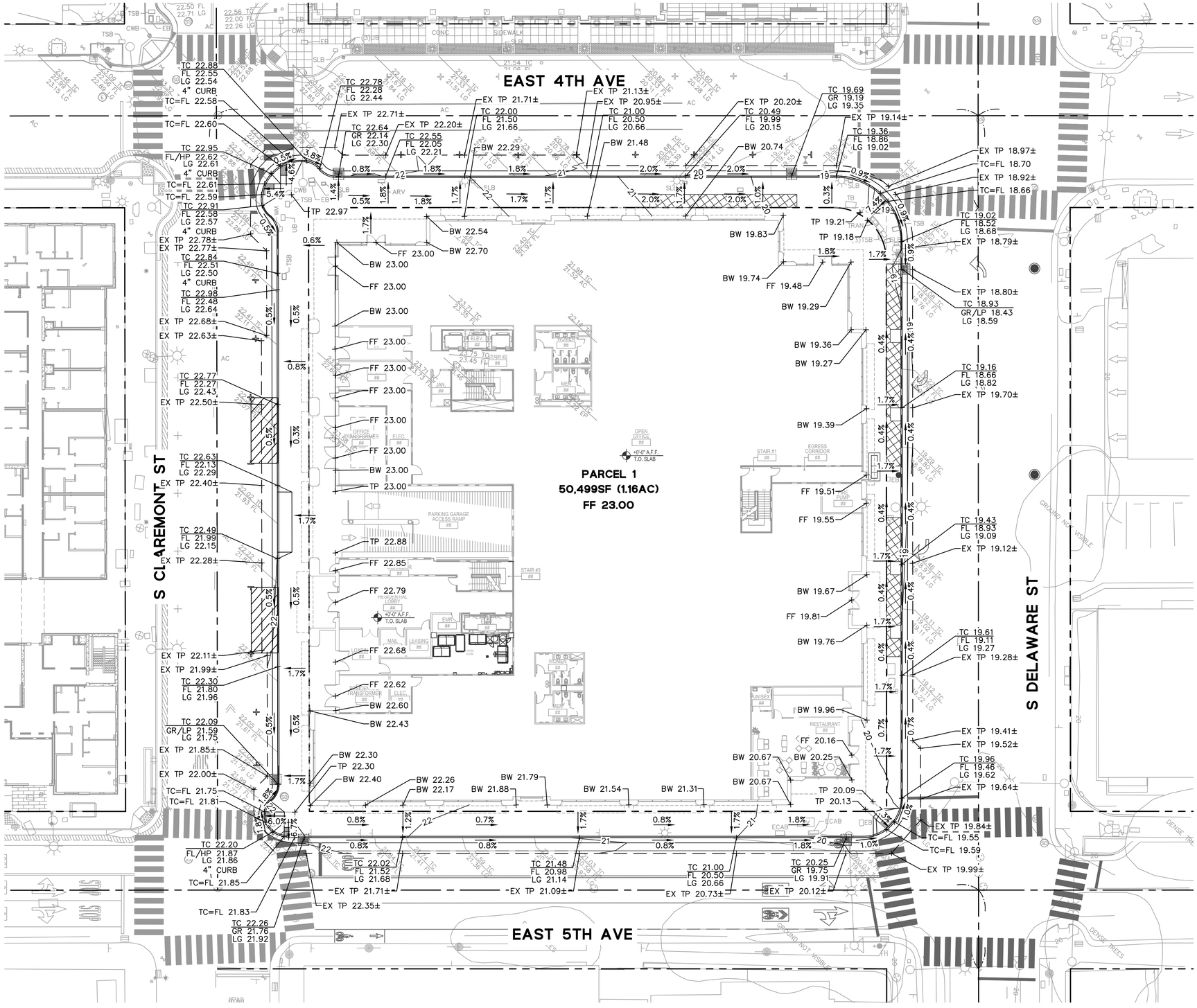

GRADING CUT/FILL VOLUMES FOR EXCAVATION

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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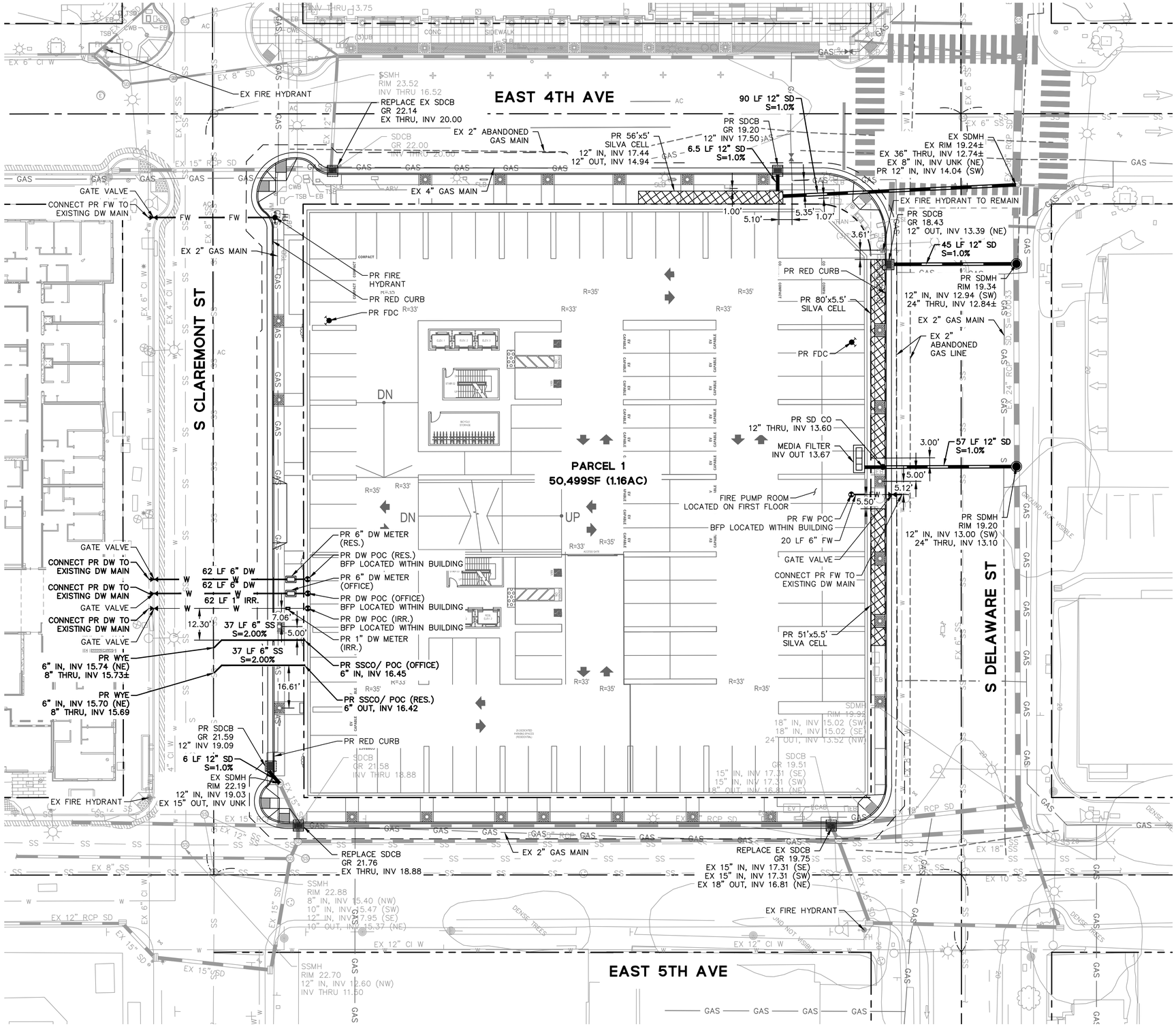
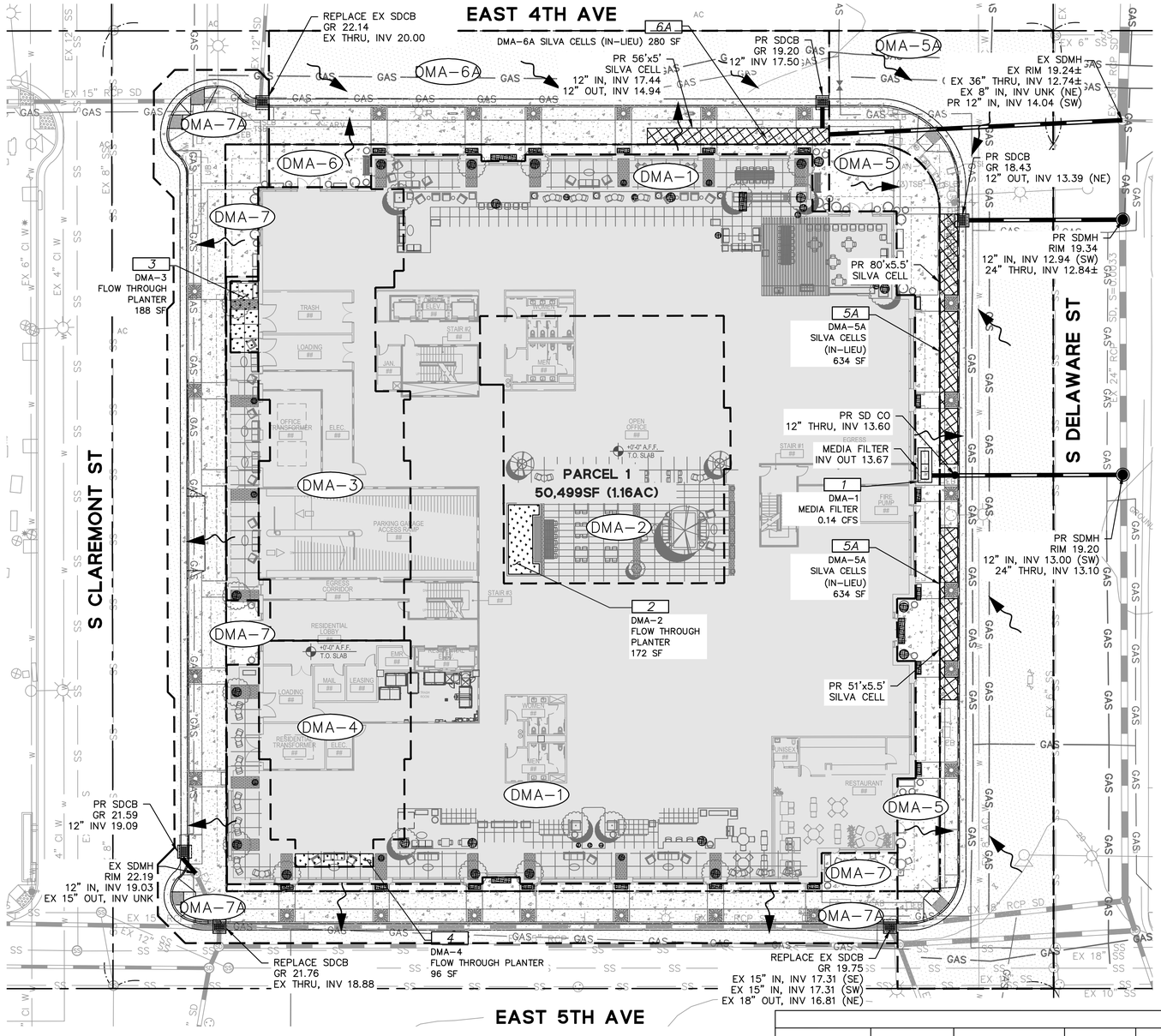
PRELIMINARY GRADING PLAN

C4.01

PROJECT NO: 215513


EAST 4TH AVE
EAST 5TH AVE
S CLAREMONT ST
S DELAWARE ST
PARCEL 1
50,499SF (1.16AC)
EX FIRE HYDRANT
REPLACE EX SDCB
GR 22.14
EX THRU, INV 20.00
EX 2" ABANDONED
GAS MAIN
SDCB
GR 22.00
INV THRU 20.66
SSMH
RIM 23.52
INV THRU 16.52
EX 4" GAS MAIN
GATE VALVE
CONNECT PR FW TO
EXISTING DW MAIN
EX 2" GAS MAIN
PR FIRE
HYDRANT
PR RED CURB
PR FDC
90 LF 12" SD
S=1.0%
PR SDCB
GR 19.20
12" INV 17.50
PR 56'x5'
SILVA CELL
12" IN, INV 17.44
12" OUT, INV 14.94
6.5 LF 12" SD
S=1.0%
EX SDMH
EX RIM 19.24±
EX 36" THRU, INV 12.74±
EX 8" IN, INV UNK (NE)
PR 12" IN, INV 14.04 (SW)
EX FIRE HYDRANT TO REMAIN
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 2" GAS MAIN
EX 2"
ABANDONED
GAS LINE
PR 80'x5.5'
SILVA CELL
PR SD CO
12" THRU, INV 13.60
MEDIA FILTER
INV OUT 13.67
57 LF 12" SD
S=1.0%
FIRE PUMP ROOM
LOCATED ON FIRST FLOOR
PR FW POC
BFP LOCATED WITHIN BUILDING
20 LF 6" FW
GATE VALVE
CONNECT PR FW TO
EXISTING DW MAIN
PR SDMH
RIM 19.20
12" IN, INV 13.00 (SW)
24" THRU, INV 13.10
PR 51'x5.5'
SILVA CELL
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)
GATE VALVE
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 15.73±
PR WYE
6" IN, INV 15.70 (NE)
8" THRU, INV 15.69
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 SSCO/ POC (OFFICE)
6" IN, INV 16.45
PR SSCO/ POC (RES.)
6" OUT, INV 16.42
PR SDCB
GR 21.59
12" INV 19.09
6 LF 12" SD
S=1.0%
EX SDMH
RIM 22.19
12" IN, INV 19.03
EX 15" OUT, INV UNK
PR RED CURB
SDCB
GR 21.58
INV THRU 18.88
REPLACE SDCB
GR 21.76
EX THRU, INV 18.88
EX 2" GAS MAIN
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)
EX FIRE HYDRANT
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
DENSE TREES
GROUND NOT VISIBLE
R=35'
R=33'
DN
UP
EV CAPABLE
EV READY
COMPACT
EX 6" CI W
EX 8" SD
EX 15" RCP SD
EX 12" RCP SD
EX 18" RCP SD
EX 8" SS
EX 10" SS
EX 12" CI W
EX 15" SD
EX 15" SS
EX 18" SS
EX 4" CI W
EX 6" SS
EX 8" CI W
EX 12" SD
EX 24" RCP SD
EX 15" RCP SD
EX 12" SS
EX 15" SS
EX 15" SD
EX 15" SS
EX 15" SD
EX 15" SS
EX 15" SD



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

ON-SITE LID TREATMENT AREA SUMMARY			
TREATMENT TYPE	DRAINAGE MANAGMENET AREA	TOTAL AREA	PERCENTAGE
NON-LID TREATED DRAINAGE AREA	DMA-1	31,144	62%
LID TREATED DRAINAGE AREA	DMA-2, DMA-3, DMA-4, DMA-5, DMA-6, DMA-7	19,354	**38%**

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	5A	Silva Cells	0	2,444	53	0	**2,497**	2,444	53	**2,449**	98	SEE IN-LIEU***	NA
6	6A	Silva Cells	0	920	50	0	**970**	920	50	**925**	37	SEE IN-LIEU***	NA
7	7A	Frontage In-Lieu	0	1,046	40	0	**1,086**	1,046	40	**1,050**	42	SEE IN-LIEU***	NA
TOTAL			45,491	4,410	313	284	**50,499**	49,901	597	**49,901**			

OFF-SITE DRAINAGE MANAGEMENT AREA TREATMENT CONTROL SIZING

5A	5A	SILVA CELLS	0	11,997	0	0	**11,997**	11,997	0	**11,997**	480	634	6
6A	6A	SILVA CELLS	0	6,039	0	0	**6,039**	6,039	0	**6,039**	242	280	6
7A	7A	Off-Site In-Lieu	0	8,454	0	0	**8,454**	8,454	0	**8,454**	338	SEE IN-LIEU***	NA
TOTAL			0	26,490	0	0	**26,490**	26,490	0	**26,490**			

* 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-7) AND IMPROVEMENTS IN THE PUBLIC ROW (DMA-7A).

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PRELIMINARY STORMWATER CONTROL PLAN

C6.01

PROJECT NO: 215513

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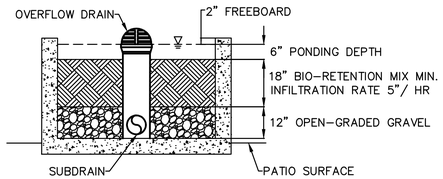
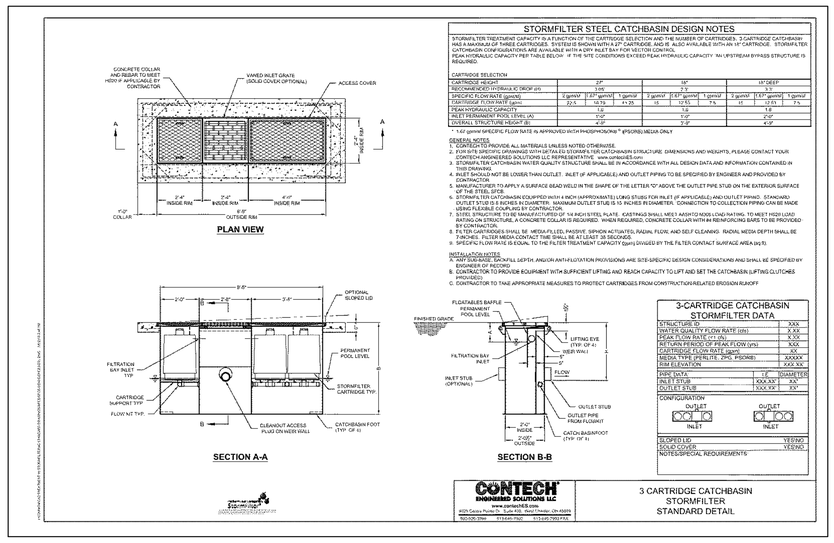


1 — **TYPICAL FLOW-THROUGH PLANTER ON PODIUM**



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.

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

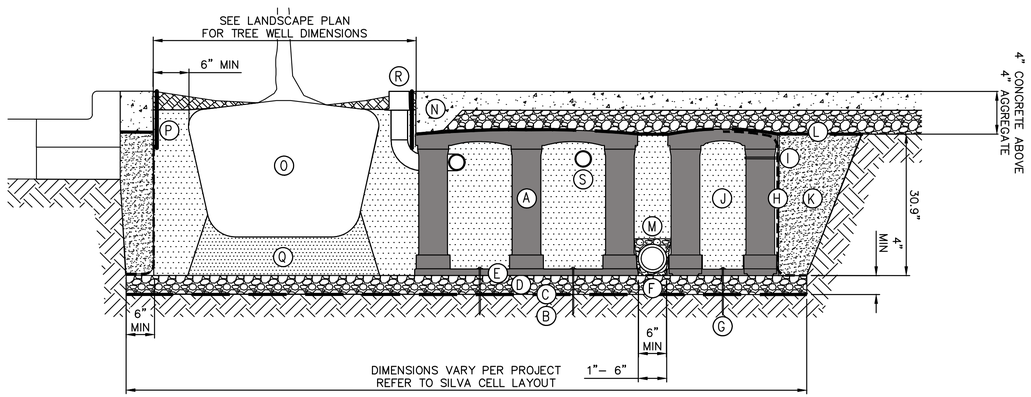
DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2023	PLANNING SUBMITTAL
04.13.2023	PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL

PRELIMINARY
STORMWATER CONTROL NOTES AND DETAILS

C6.02

PROJECT NO: 215513

K:\2021\215513_SM_E_4th_Sub_Sdsem\15Cv\Sdsem\15-02\Cv16 PRELIMINARY STORMWATER CONTROL PLAN.dwg Jul 14, 2023, 2:09pm - tdo

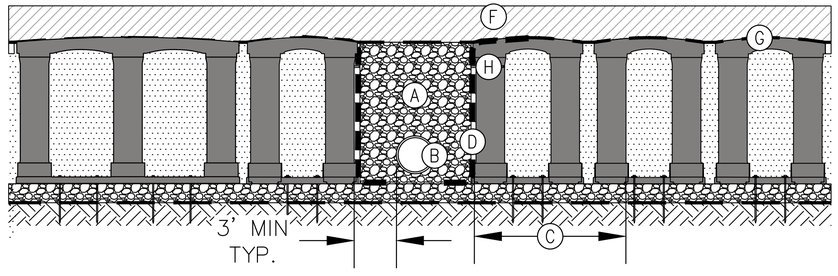


KEY

- (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

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

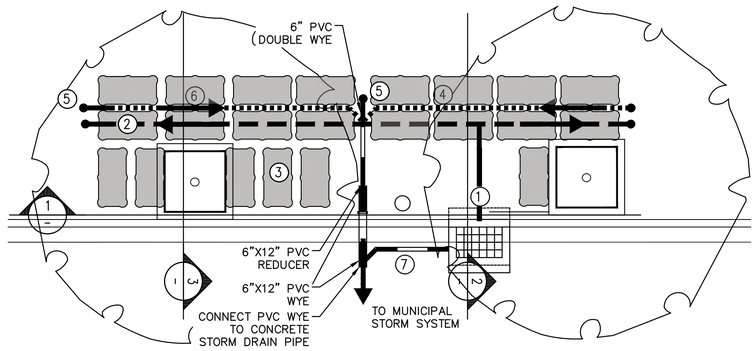
- (A) WASHED STONE WITHOUT FINES, PER PROJECT SPECIFICATIONS
- (B) EXAMPLE OF EXISTING OR PROPOSED UTILITY, SEE NOTE 2
- (C) 4" – 24" (100mm – 610mm) GAP BETWEEN SILVA CELLS AT BASE
- (D) GEOGRID TO LINE PERIMETER OF AGGREGATE WITH 6" (150 mm) TOE (INWARD) AND 12" (305 mm) EXCESS FOLDED OVER TOP OF ADJACENT DECKS
- (E) SILVA CELL SYSTEM (DECK, BASE, AND POSTS), SEE NOTE 3
- (F) SILVA CELL STANDARD PAVEMENT PROFILE
- (G) GEOTEXTILE
- (H) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER POST FLARE

NOTES

1. PAVING PROFILE SHOWN IN THIS DETAIL IS NOT TO SCALE. REFER TO SEPARATE SIDEWALK DETAILS.
2. THE UTILITY CONFLICT SHOWN ON THIS DETAIL IS AN EXAMPLE OF AN EXISTING OR PROPOSED CONDITION THAT MAY MAKE IT NECESSARY TO BRIDGE A LARGER THAN STANDARD GAP BETWEEN CELLS.
3. THIS BRIDGING DETAIL MAY BE USED WITH 1x, 2x, or 3x SYSTEMS. SHOWN HERE ARE 3x SILVA CELLS.
4. SILVA CELL LAYOUT SHOWN HERE IS NOT PRESCRIPTIVE AND WILL VARY PER PROJECT SPECIFICATIONS.
5. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
6. DO NOT SCALE DRAWINGS.

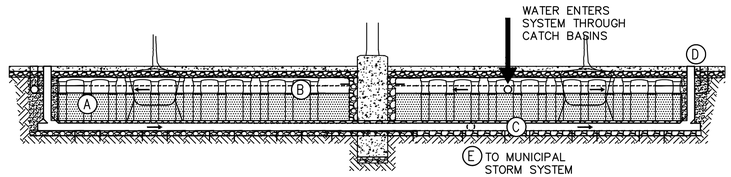
SILVA CELL DETAIL – EXISTING UTILITY CROSSING WITHIN CELLS – BRIDGING WITH AGGREGATE

3 – **SILVA CELLS**



KEY

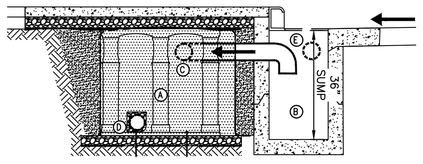
1. STORMWATER ENTERS THE SILVA CELL SYSTEM THROUGH A CATCH BASIN
2. WATER IS DISTRIBUTED THROUGH THE SILVA CELL SYSTEM THROUGH PERFORATED PIPES
3. WATER THEN MOVES THROUGH THE PLANTING SOIL HOUSED WITHIN THE SILVA CELL SYSTEM
4. EXCESS WATER IS COLLECTED IN A PERFORATED DRAIN PIPE
5. CLEANOUT
6. WATER COLLECTED IN THE COLLECTION PIPE IS DIRECTED TO THE MUNICIPAL STORM SYSTEM
7. 6" PVC OVERLFOW PIPE



1 – LONGITUDINAL SECTION

KEY PLAN

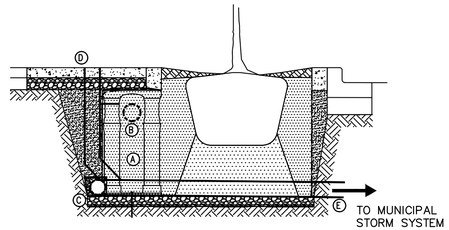
- A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- B. DISTRIBUTION PIPE
- C. COLLECTION PIPE
- D. CLEANOUT
- E. CONNECTION TO MUNICIPAL STORM SYSTEM
- → DIRECTION OF WATER FLOW



2 – SECTION AT CATCH BASIN

KEY PLAN

- A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- B. CURB INLET
- C. DISTRIBUTION PIPE
- D. COLLECTION PIPE
- E. 6" OVERFLOW PIPE. INV 6" ABOVE COLLECTION PIPE
- → DIRECTION OF WATER FLOW



3 – SECTION AT TREE WELL

KEY PLAN

- A. SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- B. DISTRIBUTION PIPE
- C. COLLECTION PIPE
- D. CLEANOUT
- E. CONNECTION TO MUNICIPAL STORM SYSTEM
- → DIRECTION OF WATER FLOW

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

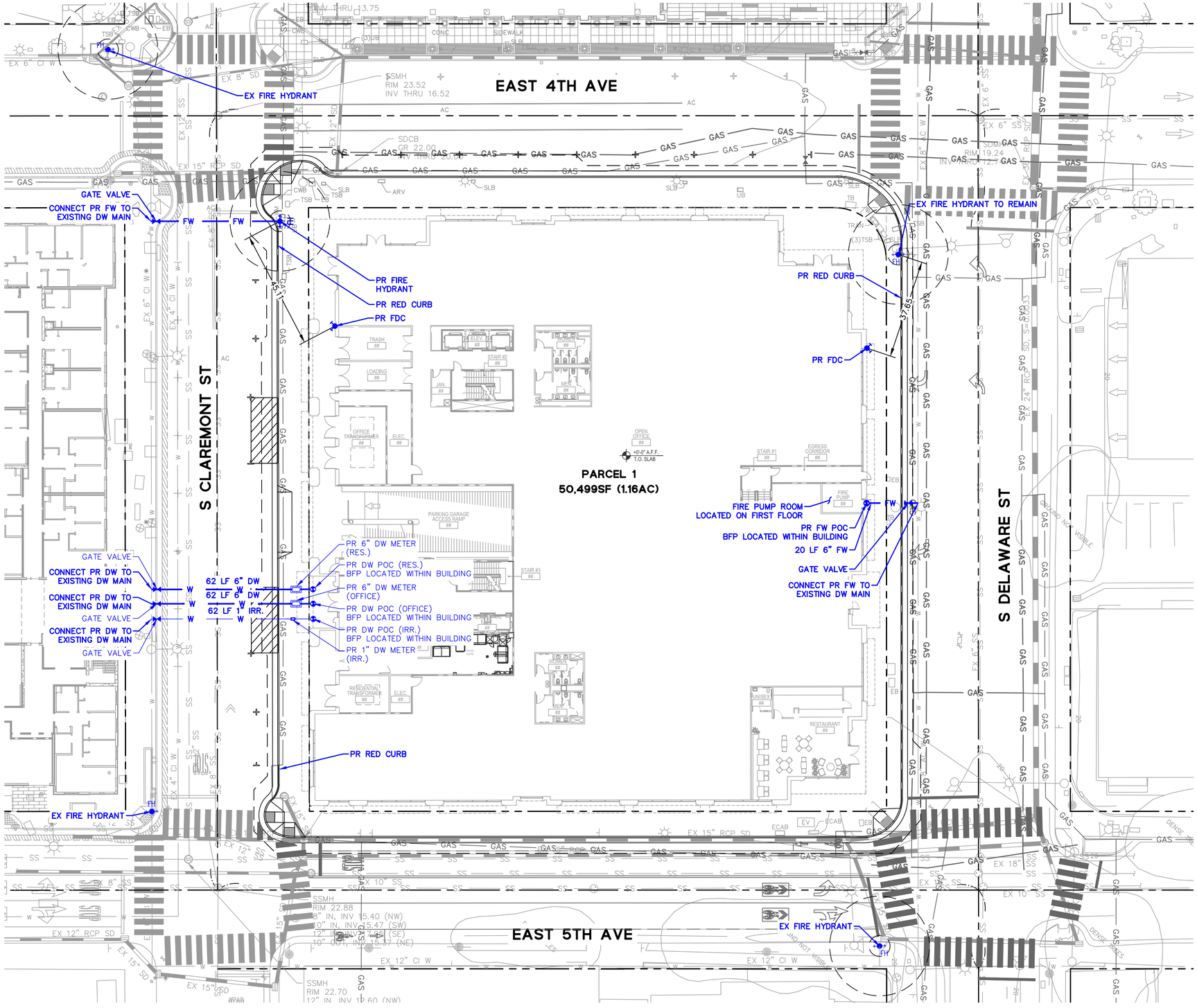
DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2023	PLANNING SUBMITTAL
04.13.2023	PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL

PRELIMINARY
STORMWATER
CONTROL NOTES
AND DETAILS

C6.03

PROJECT NO: 215513

K:\2022\215_SM_E_4th_Ave_Street\Civil\Sheets\400\C6.03 PRELIMINARY STORMWATER CONTROL PLAN.dwg - 8/14/2023, 2:41pm - tbh



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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07.14.2023	THIRD PLANNING SUBMITTAL

PRELIMINARY FIRE ACCESS PLAN

C7.01

PROJECT NO: 215513

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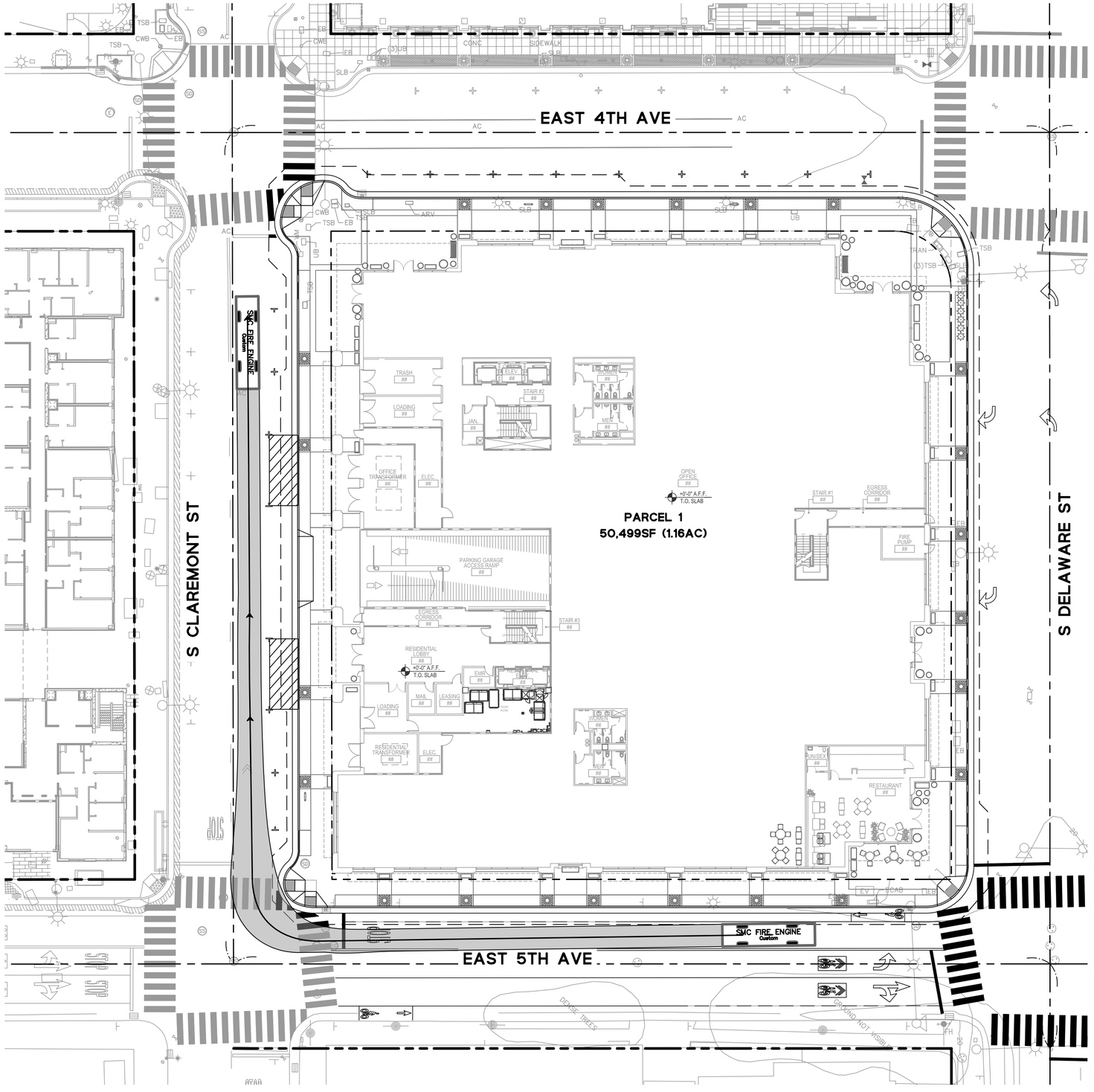

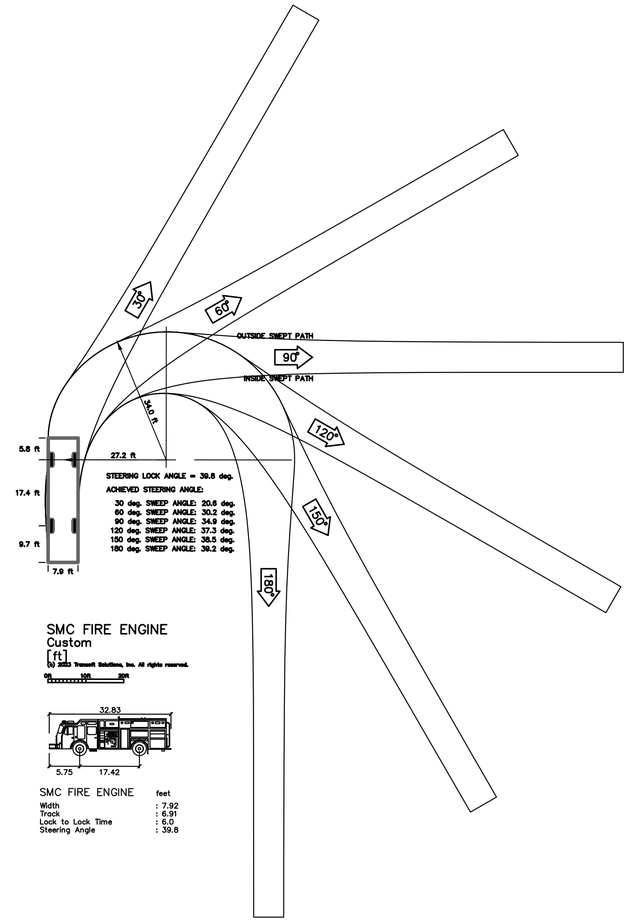

SMC FIRE ENGINE
Custom
[ft]
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0 10ft 20ft

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

GRAPHIC SCALE
20 0 20 40

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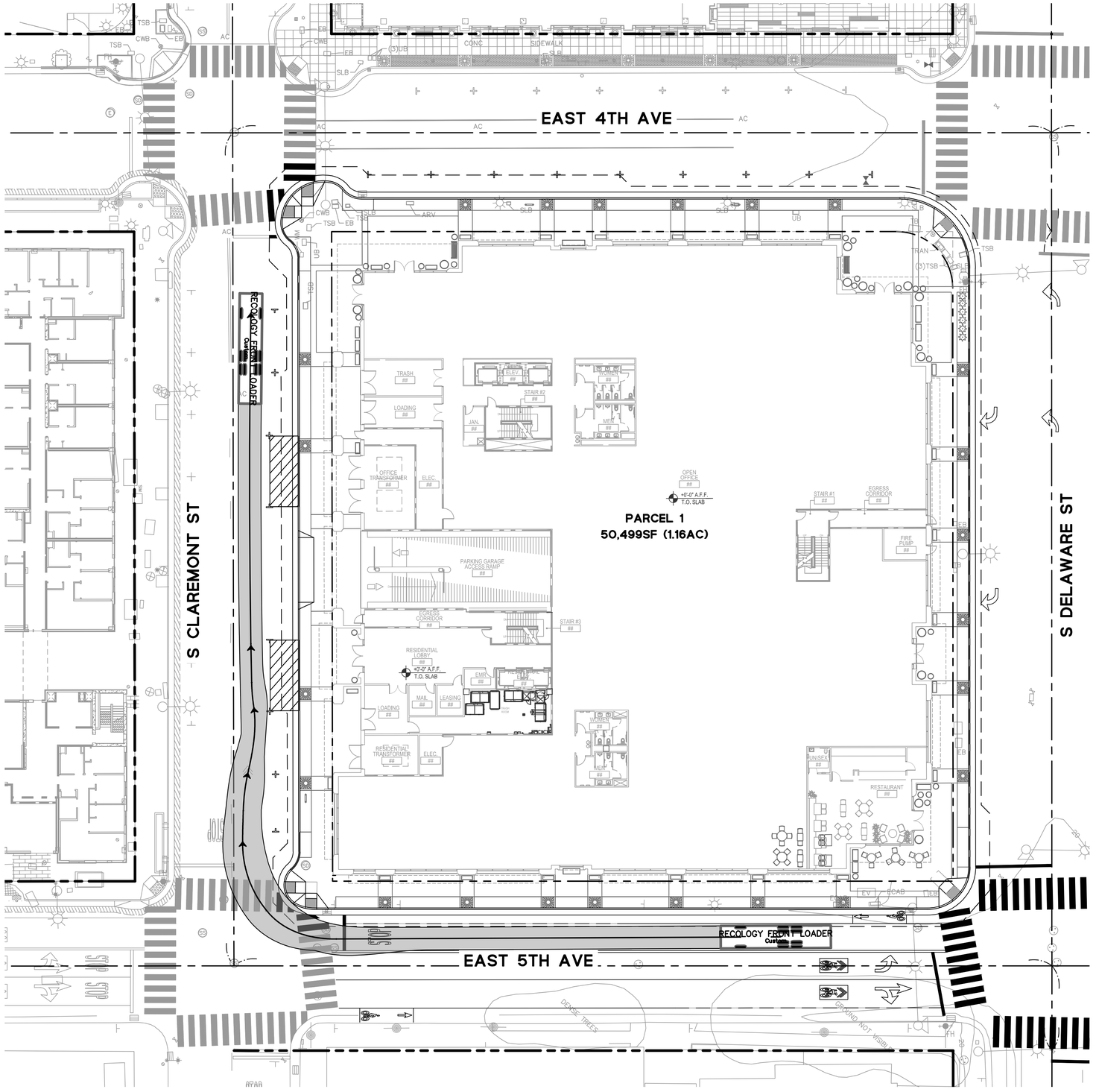
04.13.2023	PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL

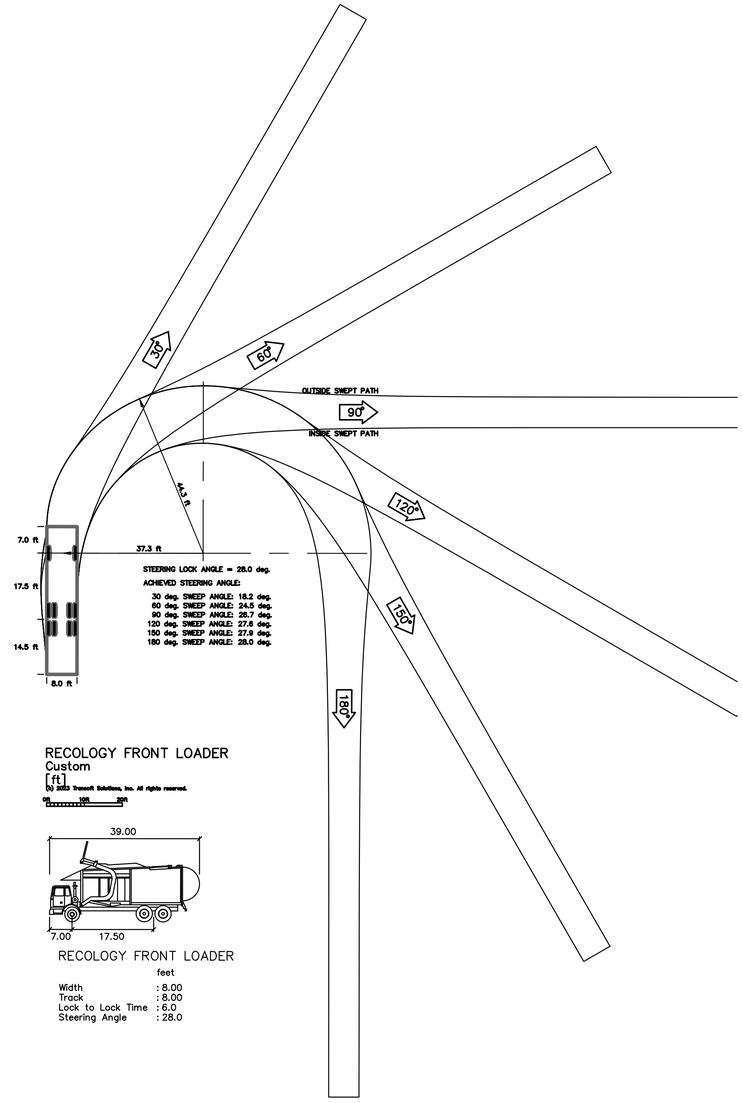
FIRE TRUCK TURNING MOVEMENTS

C8.01

PROJECT NO: 215513

K:\2022\215170_300_E_4th_Ave_Mateo\PlnCr\Sheets\1-SITE\FIRE TRUCK TURNING MOVEMENTS.dwg - Jul 14, 2023, 2:04pm - Bin





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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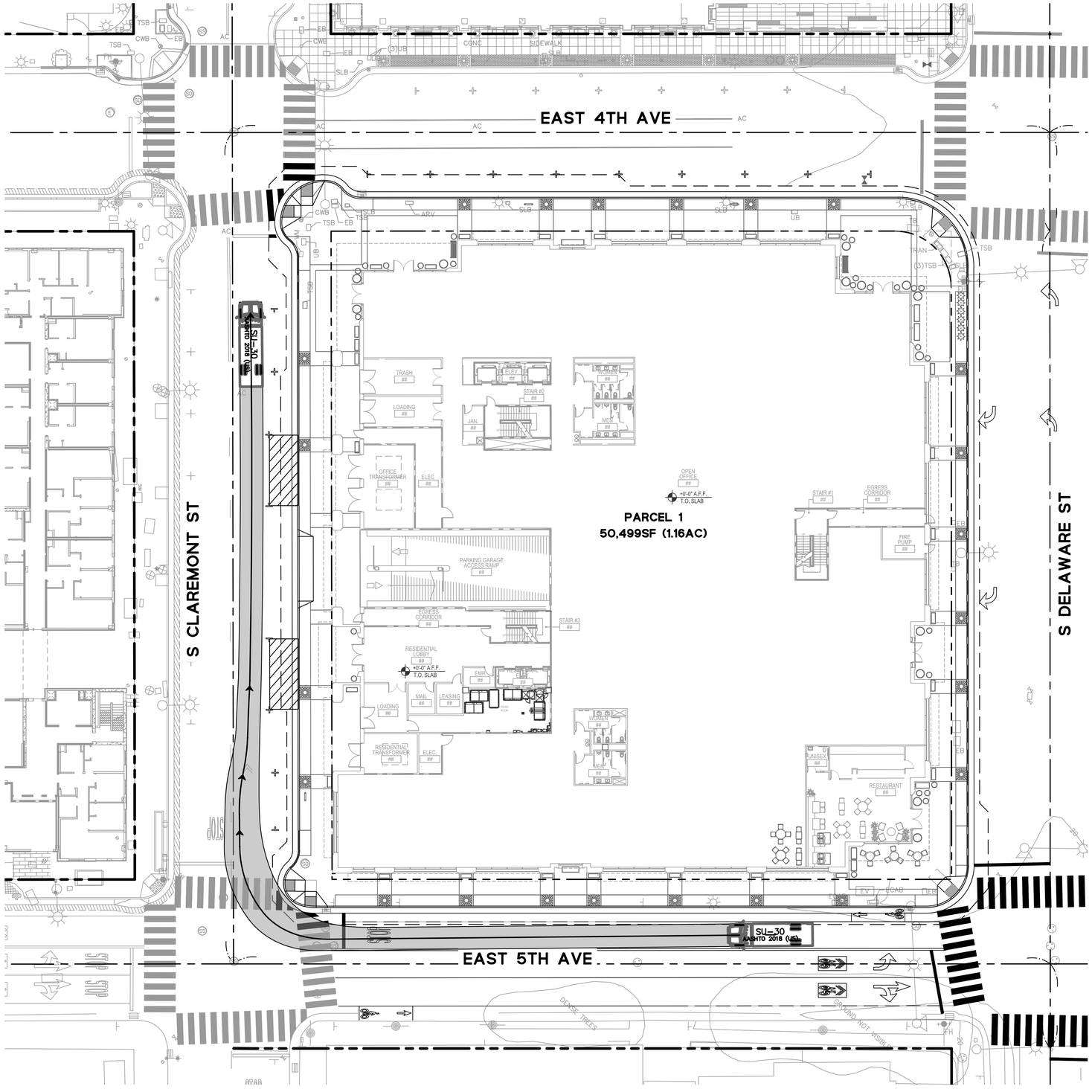
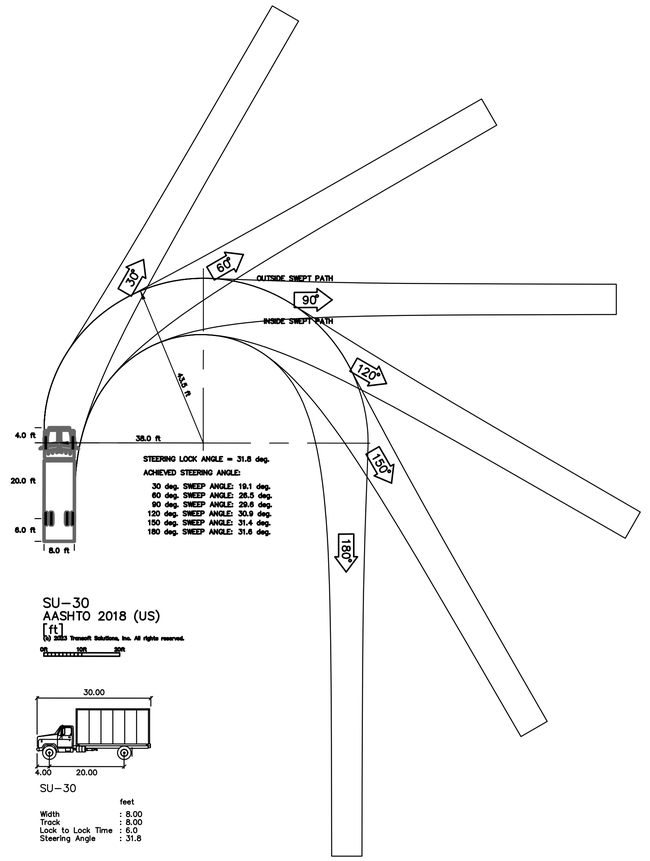
TRASH TRUCK TURNING MOVEMENTS

C8.02

PROJECT NO: 215513

K:\2022\215178_300_E_ab_Sites\Plan\C-Sheets\1-SDG\C8.1 TRUCK TURNING MOVEMENTS.dwg - Jul 14, 2023, 2:04pm - Bin





SU-30
AASHTO 2018 (US)
[ft]
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SU-30

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

GRAPHIC SCALE
20 0 20 40

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SU-30 TRUCK TURNING MOVEMENTS

C8.03

PROJECT NO: 215513

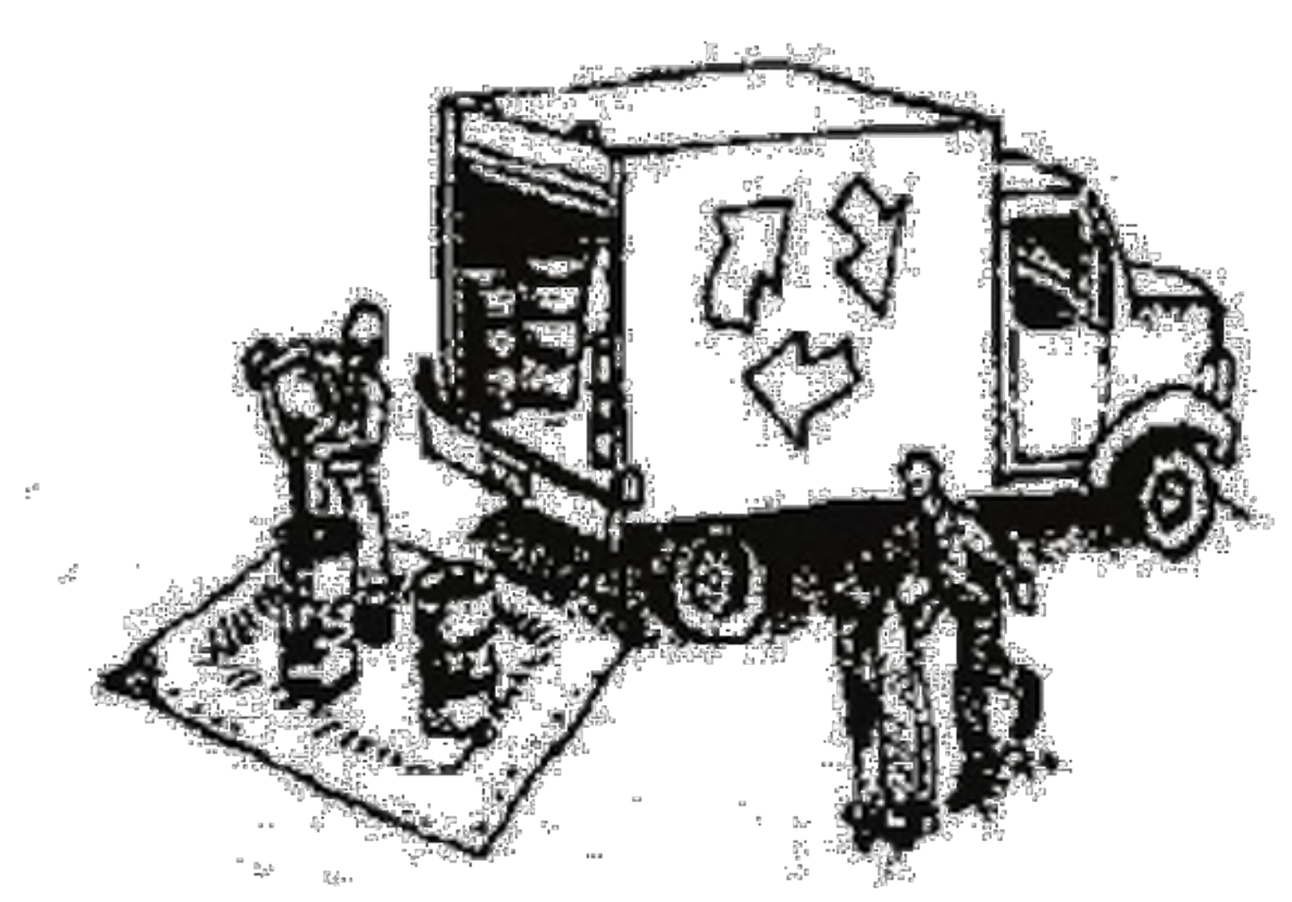
K:\2022\215513_SM_E_4th_Ave_Mateo\PAC\1-Drawings\1-ARCH\SU TRUCK TURNING MOVEMENTS.dwg - Jul 14, 2023, 2:59pm - Alin

Construction Best Management Practices (BMPs)

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

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.

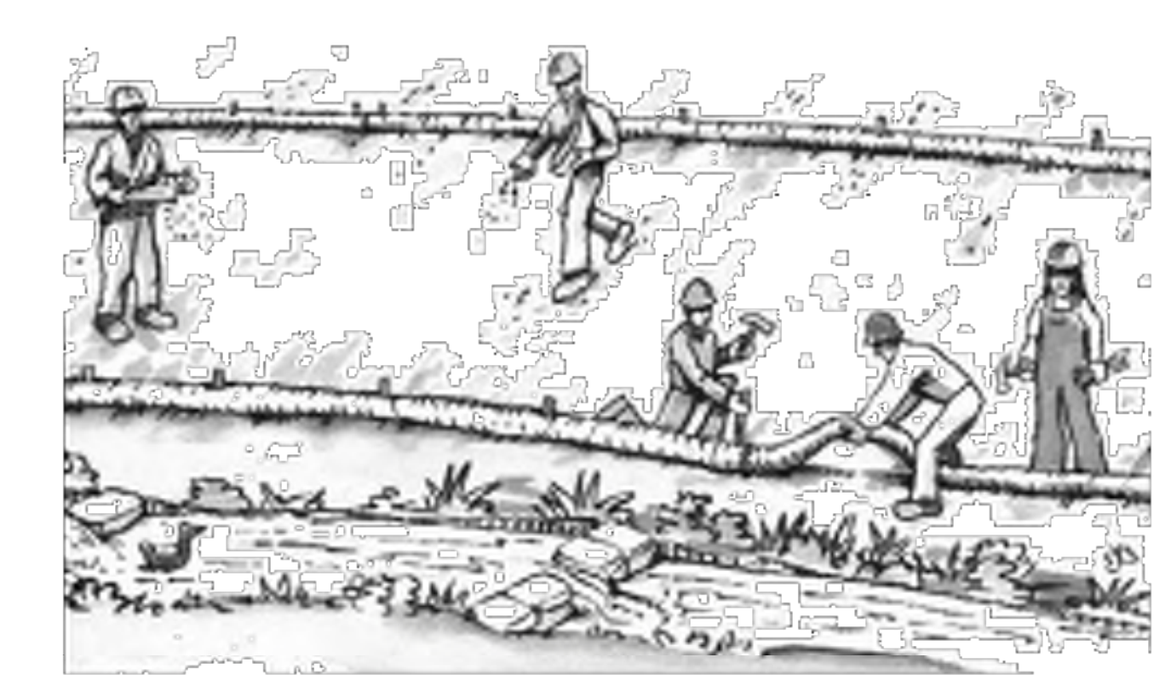
Equipment Management & Spill Control



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).

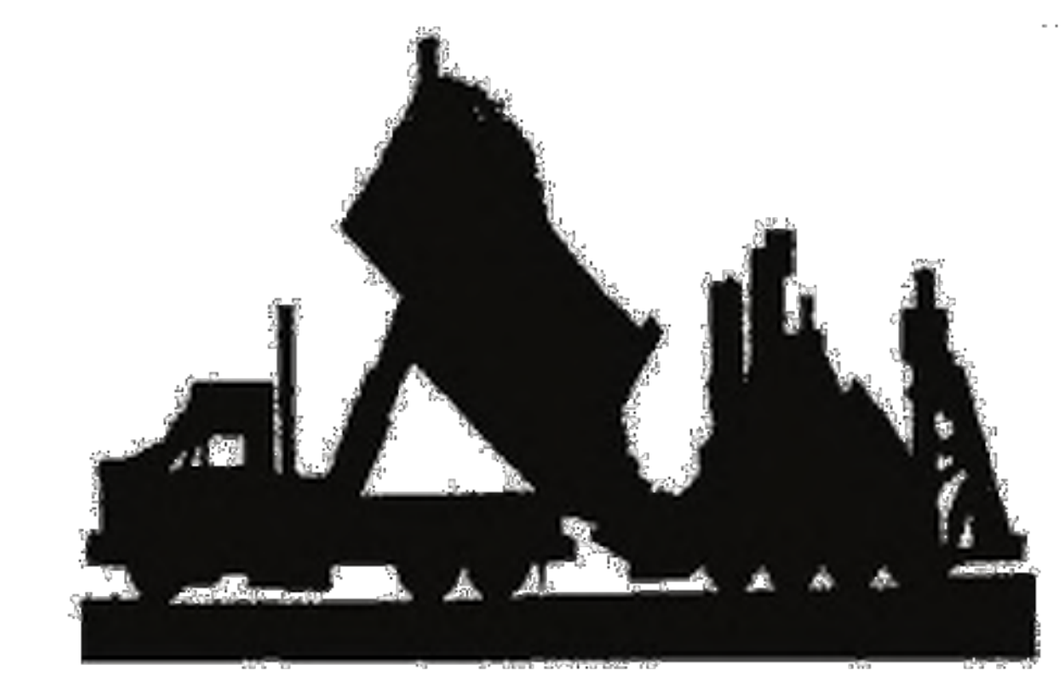
Earthmoving



- ❑ 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.

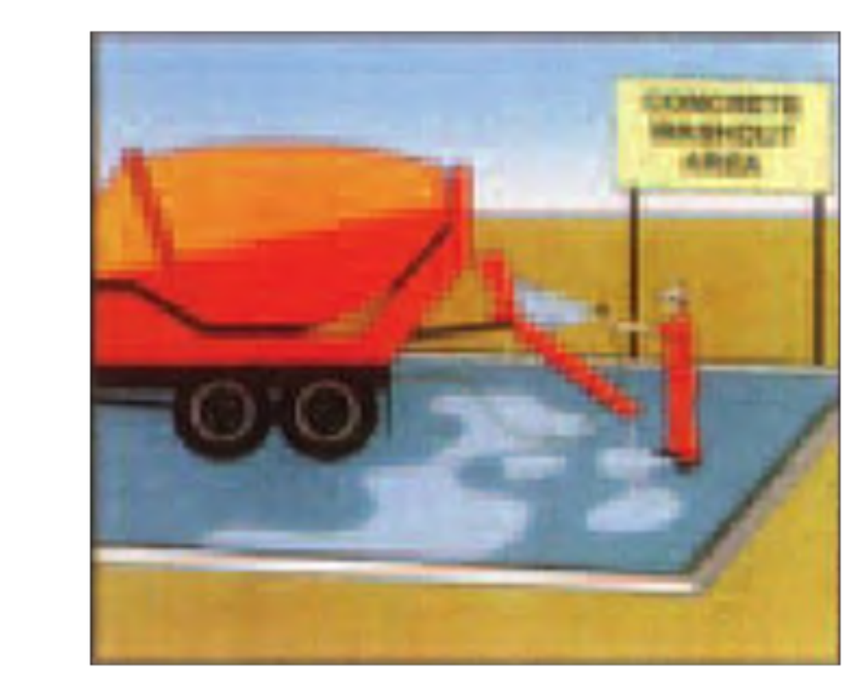
Paving/Asphalt Work



- ❑ 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



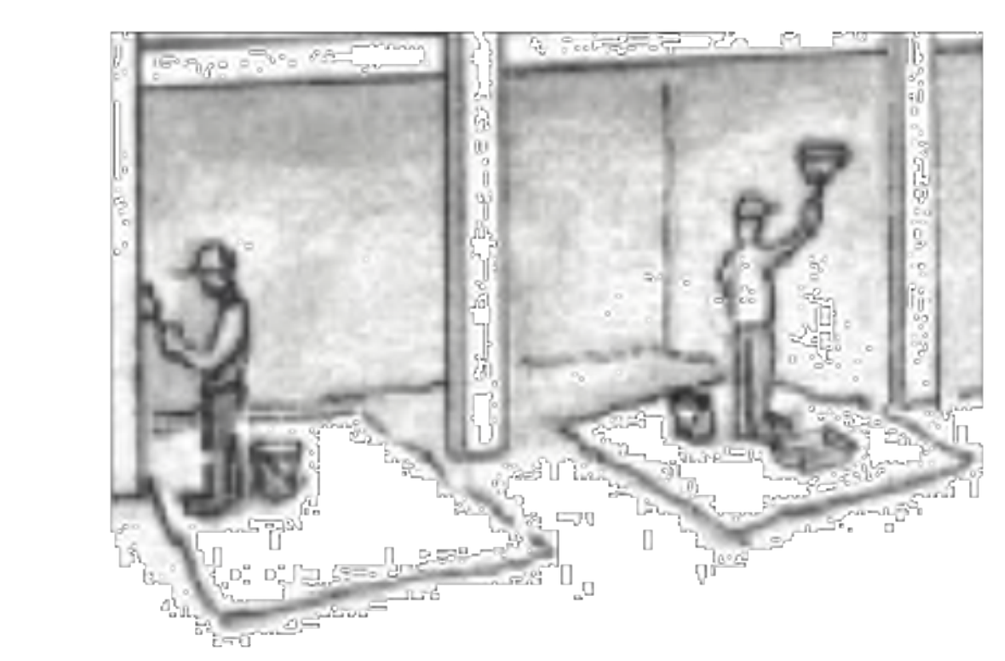
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that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



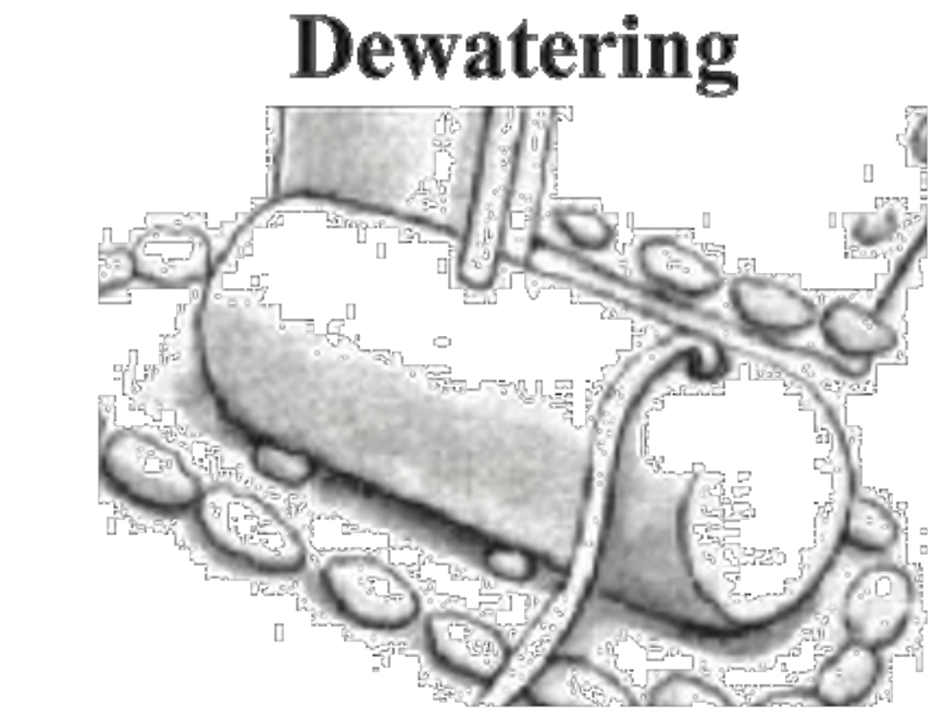
- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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!

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

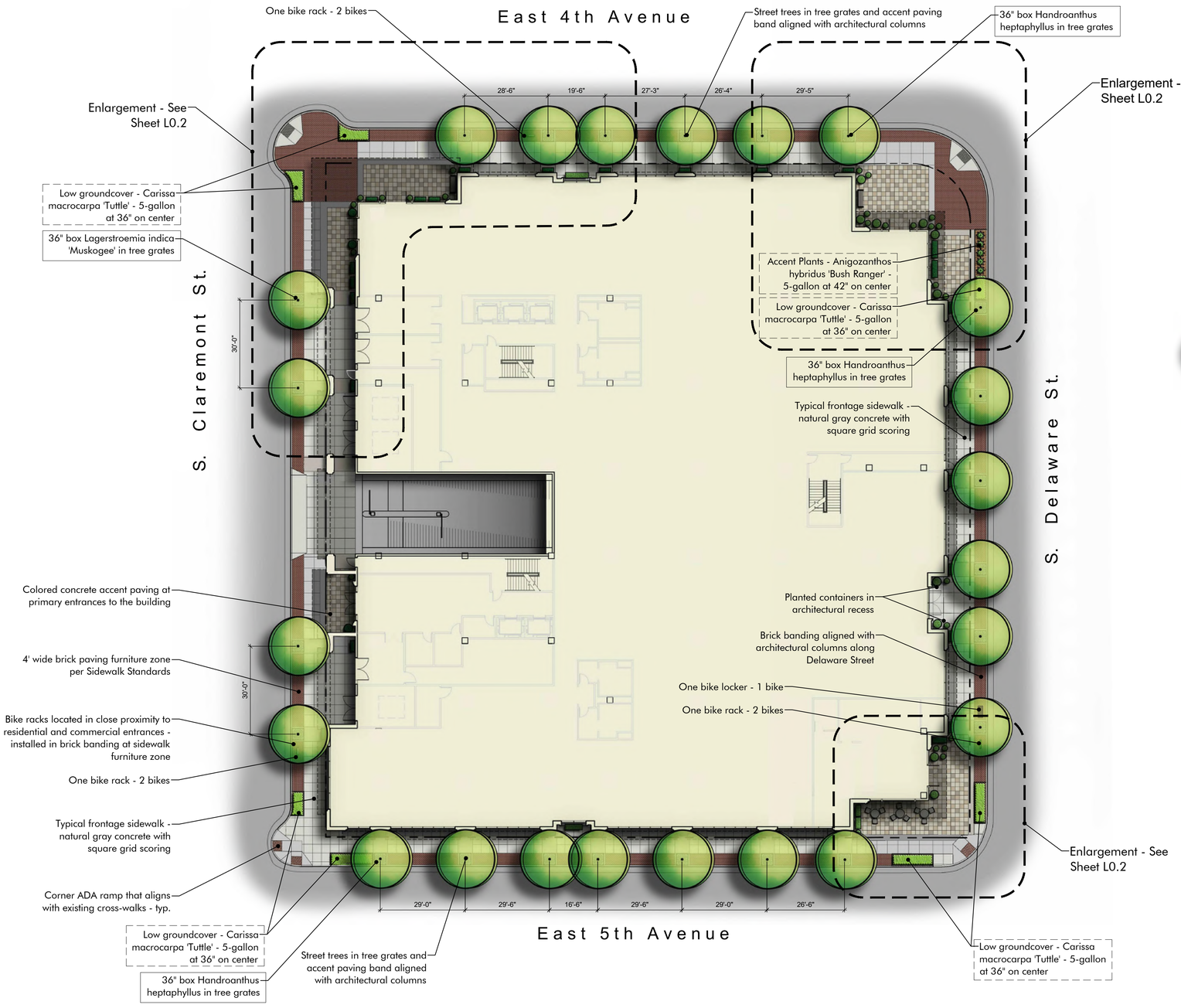
DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2023	PLANNING SUBMITTAL
04.13.2023	PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL

CONSTRUCTION BMPS

C9.01

PROJECT NO: 215513

K:\2022\220570_500_E_4th_San_Mateo\ENG-1\Sheets\01-SD\C8.01 CONSTRUCTION BMPS.dwg - Jul 13, 2023, 3:28pm - ihlo



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.

Anigozanthos hybridus	Kangaroo Paw
Buxus microphylla japonica 'Green Beauty'	Green Beauty Boxwood
Callistemon viminalis 'Better John'	Dwarf Bottle Brush
Myrtus communis 'Compacta'	Dwarf Myrtle

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

Calamagrostis actiflora 'Karl Foerster'	Feather Reed Grass
Carissa macrocarpa 'Tuttle'	Dwarf Natal Plum
Dianella tasmanica	Tasmanian Flax-lily
Phormium hybridus 'Tony Tiger'	New Zealand Flax

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.

Landscape Areas

Type of planting	Qty.	Area (sf)
Street Trees	23 (16 sf each)	368 sf
At-Grade Landscape Planting		416 sf
Total Landscape Area (in right-of-way)		784 sf

NORTH
Scale: 1" = 20'-0"

0' 10' 20' 40'



Vicinity Map — Not to 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
04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL

LICENSED LANDSCAPE ARCHITECT — THOMAS W. HOLLOWAY — No. 5749 — STATE OF CALIFORNIA
Signature
10-31-24
Renewal Date
Date

Preliminary Landscape Plan

L0.1

PROJECT NO: 22-2444

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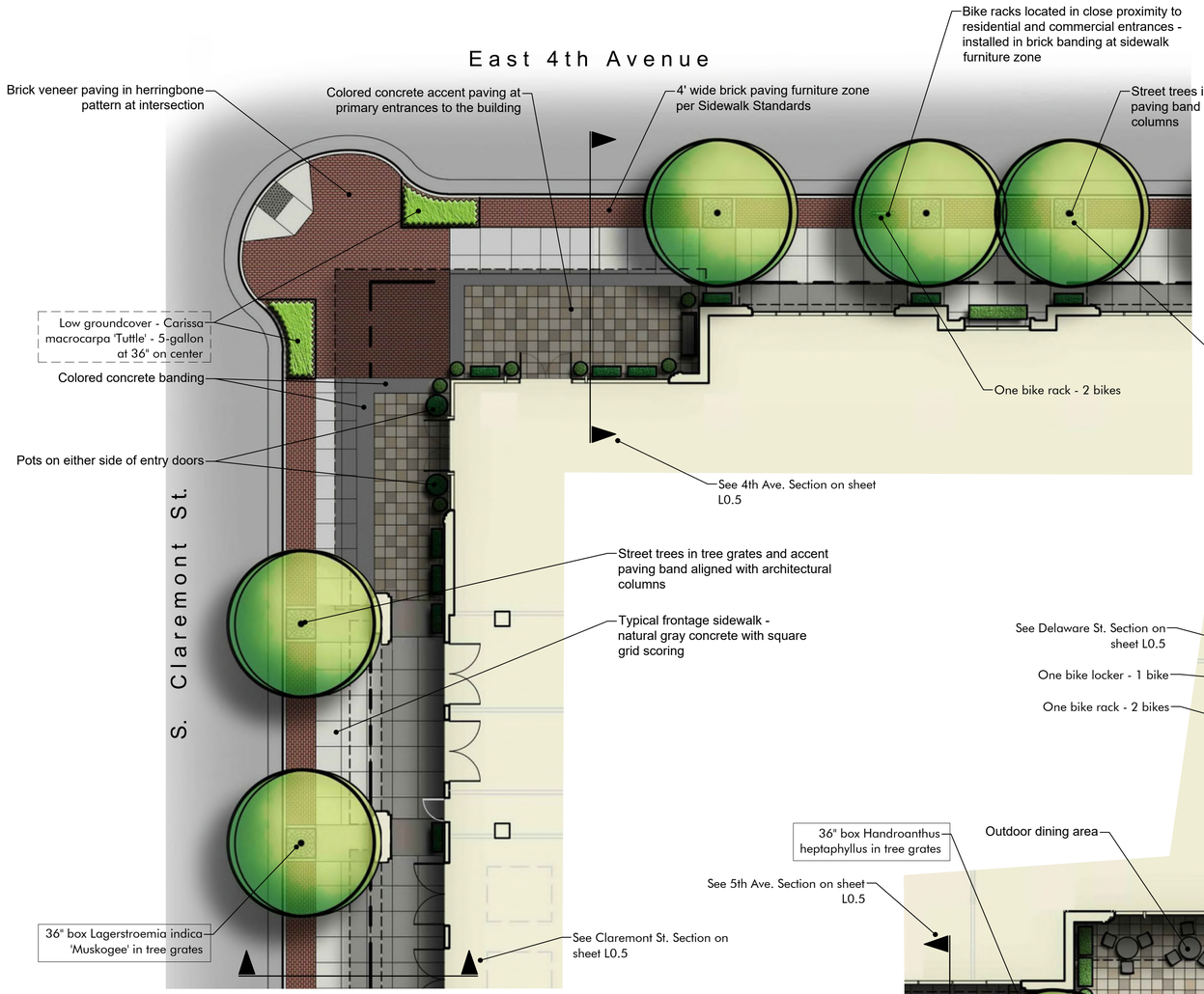
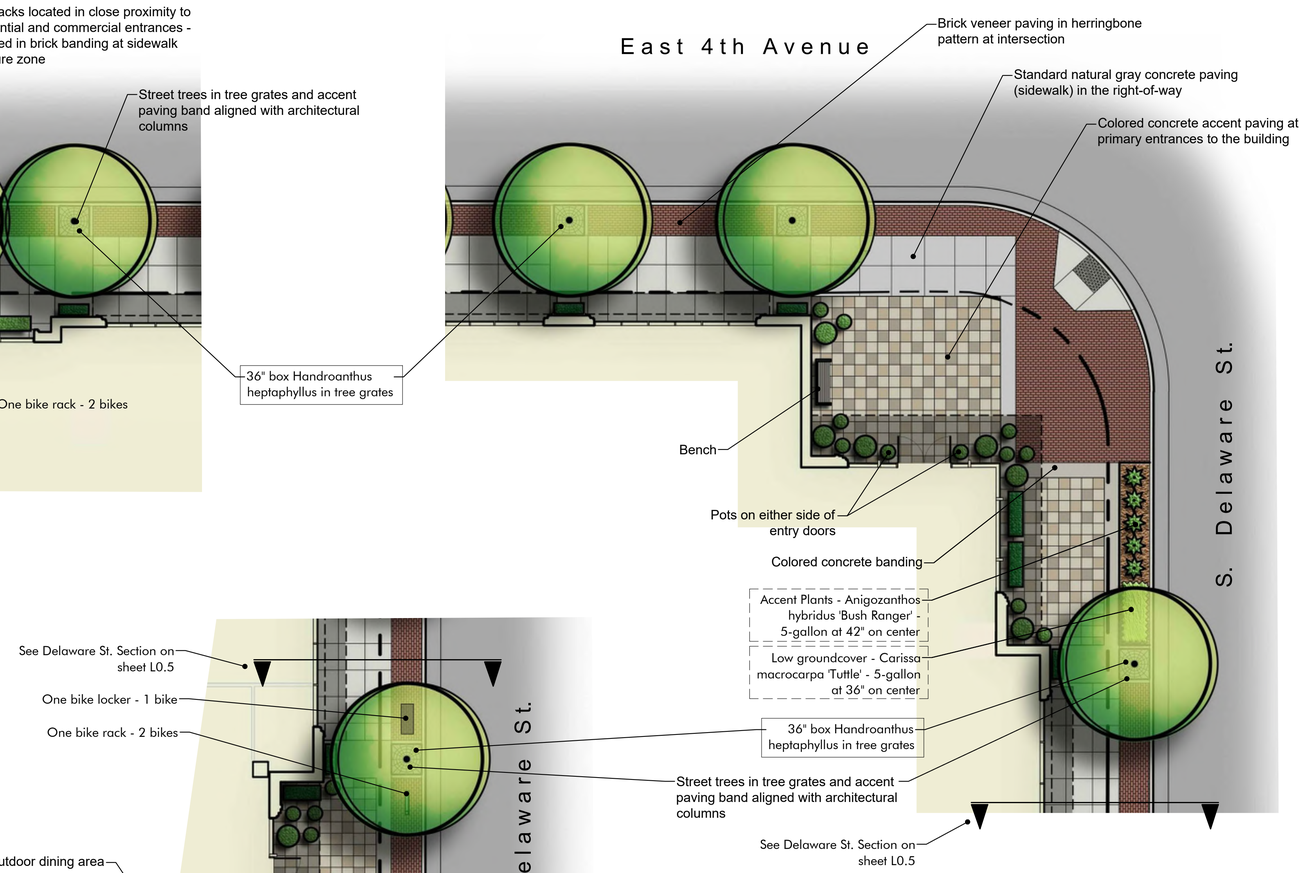


Open Space Enlargement - 4th and Claremont Intersection

SCALE: 1" = 10'-0"



Open Space Enlargement - 4th and Delaware Intersection

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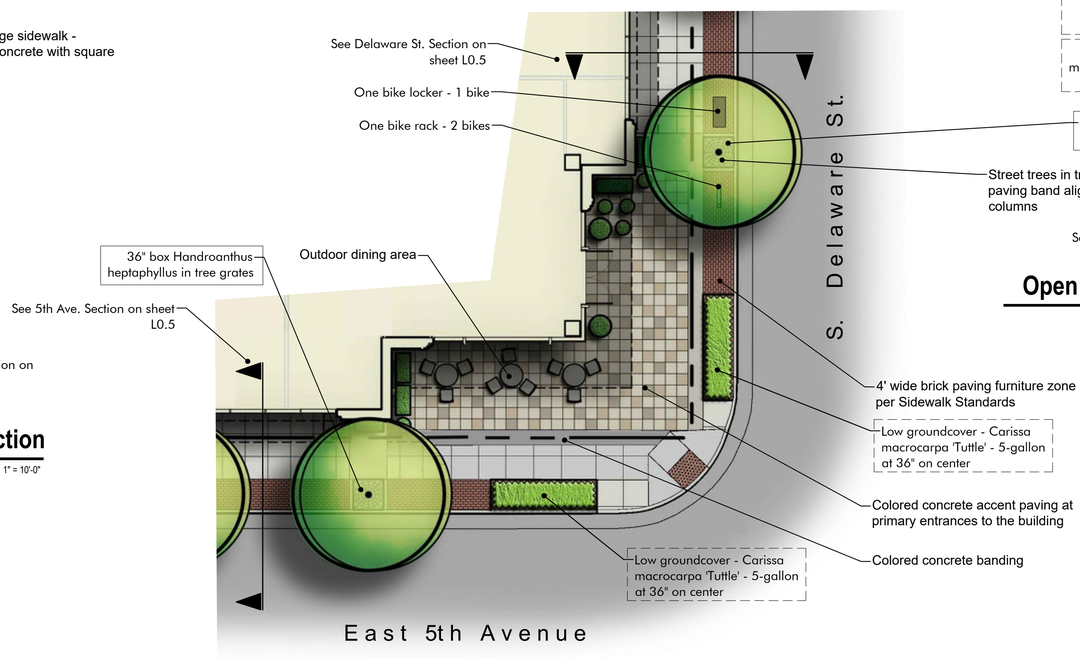

Open Space Enlargement - 5th and Delaware Intersection

SCALE: 1" = 10'-0"

NORTH
Scale: 1" = 10'-0"

0' 5' 10' 20'

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DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL

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

Landscape Plan - Enlargements

L0.2

PROJECT NO: 22-2444

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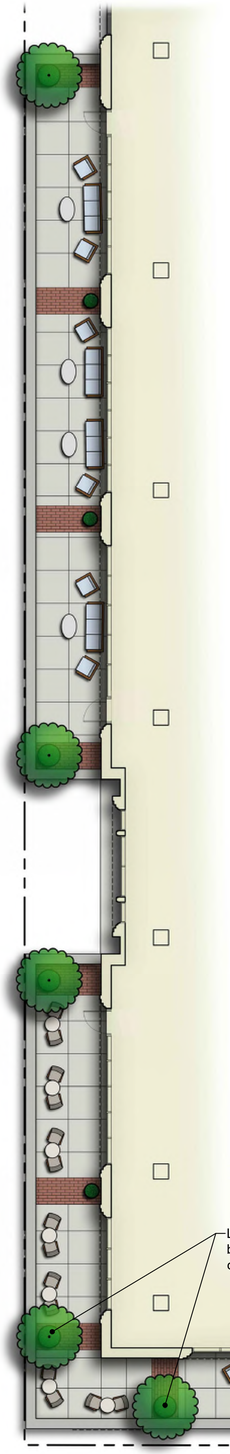
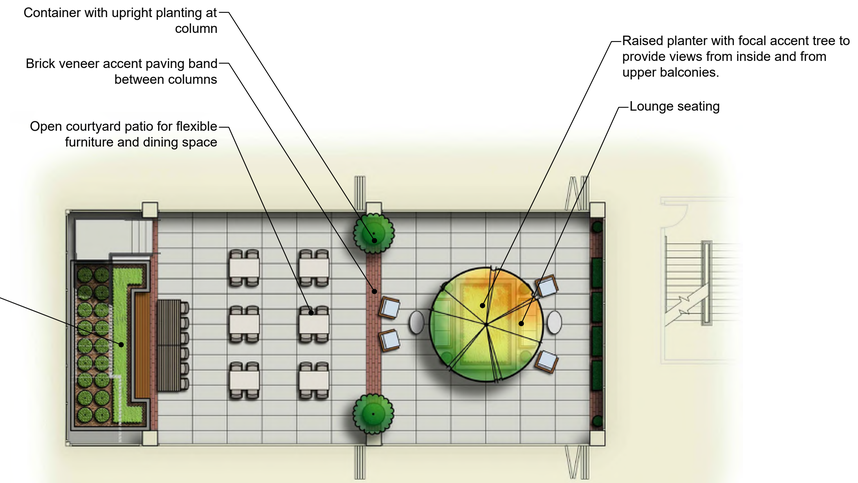
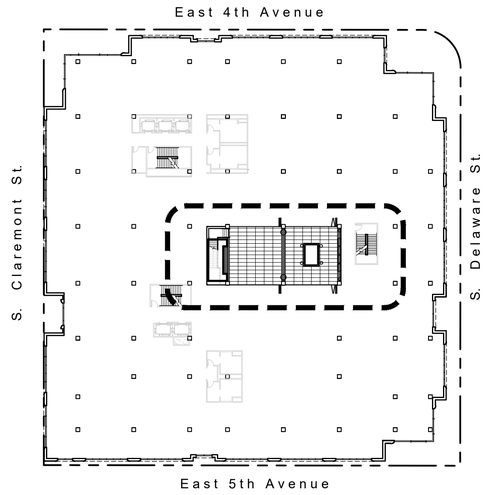




2nd Floor Atrium

SCALE: 1" = 10'-0"



2nd Floor Key Map

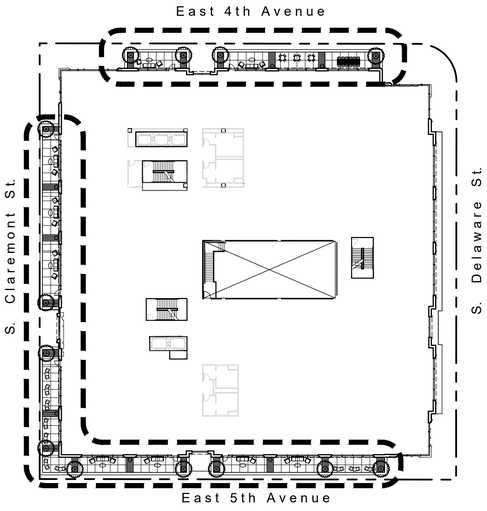
SCALE: 1"= 40'-0"

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"



3rd Floor Key Map

SCALE: 1"= 40'-0"

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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
04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL

LICENSED LANDSCAPE ARCHITECT
THOMAS W. HOLCOMB #3536
Signature
10-31-24
Renewal Date
Date
STATE OF CALIFORNIA

Preliminary Landscape Plan

L0.3

PROJECT NO: 22-2444

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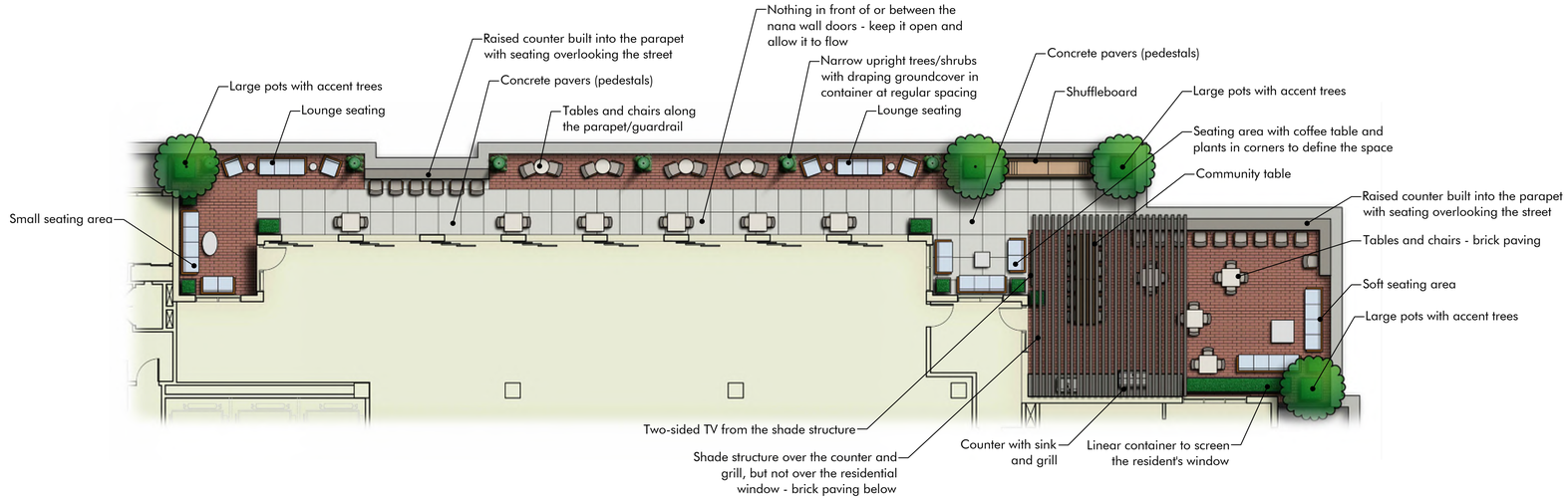
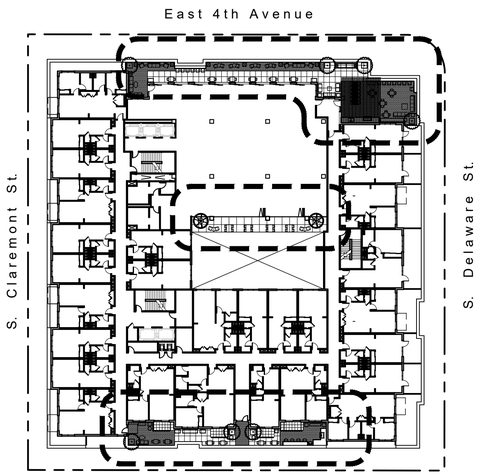


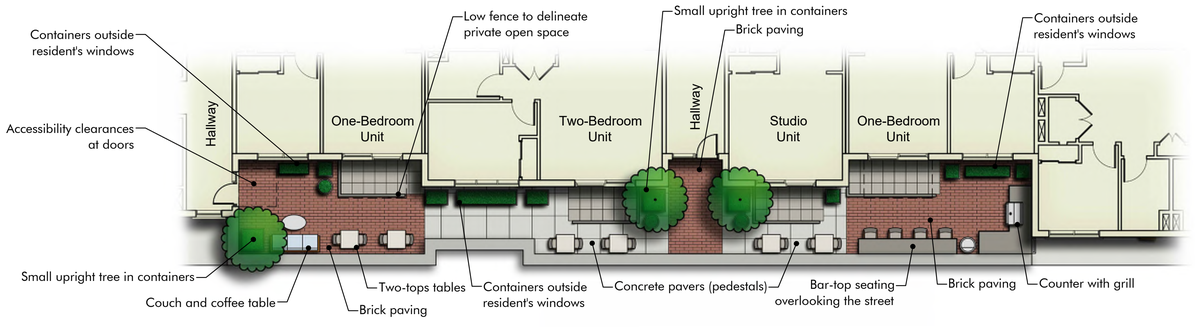
Commercial Roof Deck - East 4th Avenue

SCALE: 1" = 10'-0"



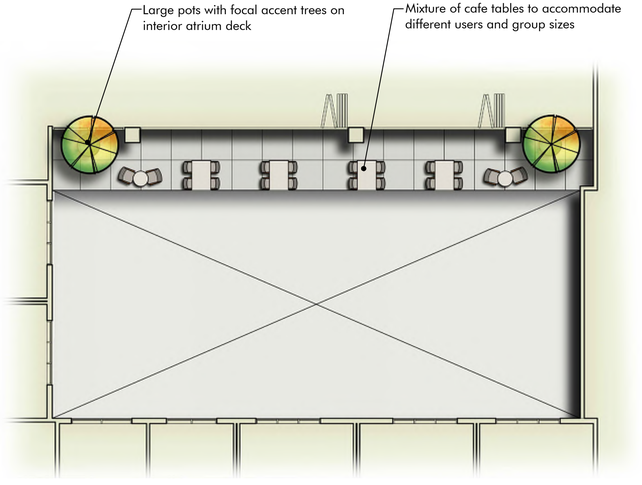
4th Floor Key Map

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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07.14.2023	THIRD PLANNING SUBMITTAL

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TYLER W. HOLLOWAY #2550
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.



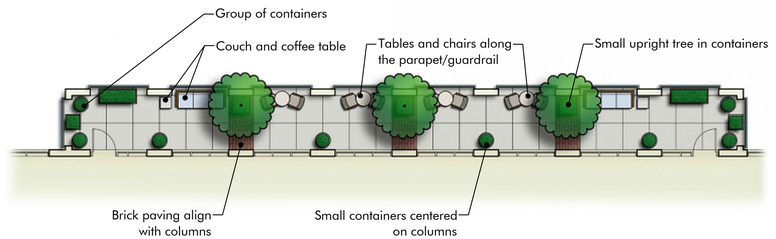
Bike rack - Welle Circular Rack - WCR02-IG. Finish to be stainless steel.



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

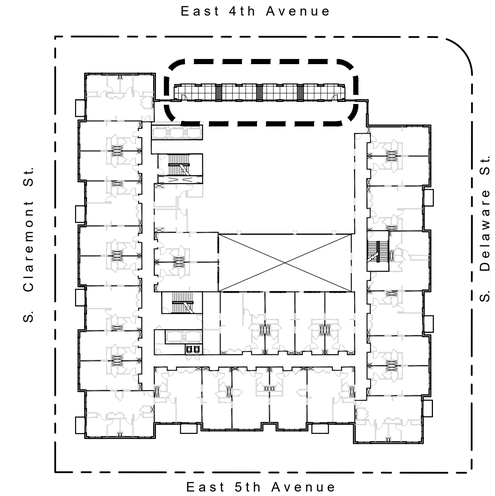


Trash receptacle - Wabash Valley Urbanscape "J" style 32 gallon Receptacle. Color: Black powder coat



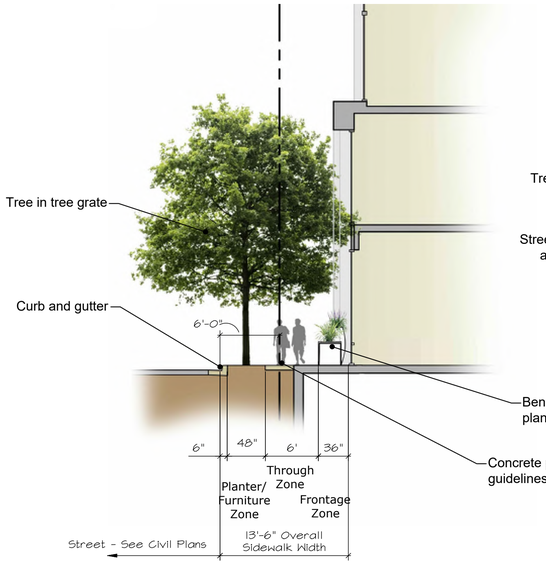
Commercial Common Area - East 4th Avenue

SCALE: 1" = 10'-0"



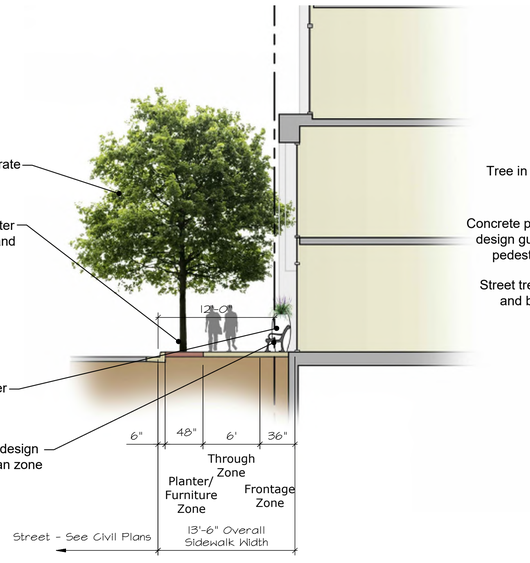
5th Floor Key Map

SCALE: 1"= 40'-0"



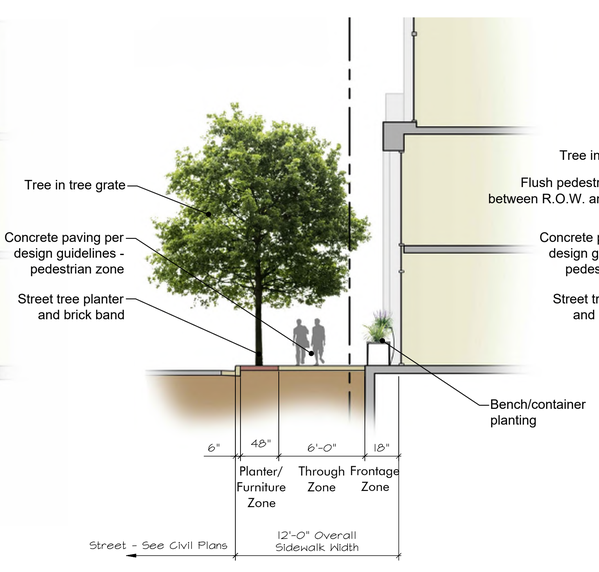
S. Delaware Street Frontage Section

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



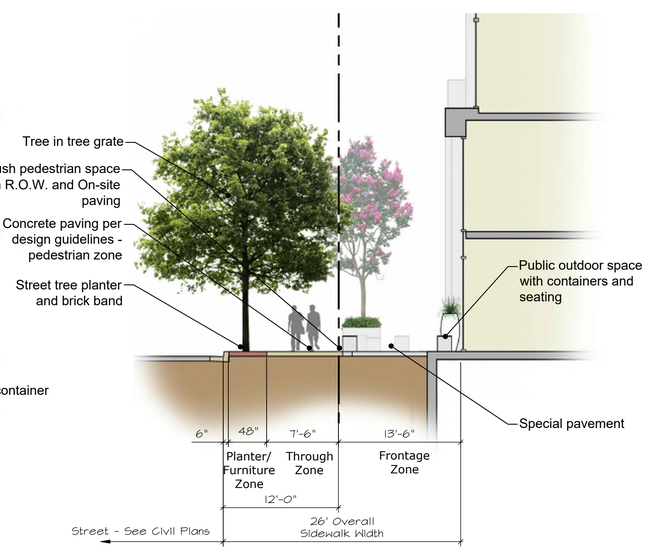
S. Claremont Street Frontage Section

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 Bldg. Entry

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

ARC TEC
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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
07.14.2023	THIRD PLANNING SUBMITTAL

LICENSED LANDSCAPE ARCHITECT
THOMAS W. HOLLOWAY #5028
Expiration
10-31-24
Renewal Date
Date
STATE OF CALIFORNIA

Preliminary Landscape Plan

L0.5

PROJECT NO: 22-2444

Z:\cad\Revit\Revit Projects_2022\2444 - Block 20\Drawings\Plans\Preliminary\Pre2444.dwg Jul 14, 2023, 1:02pm Tom

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:

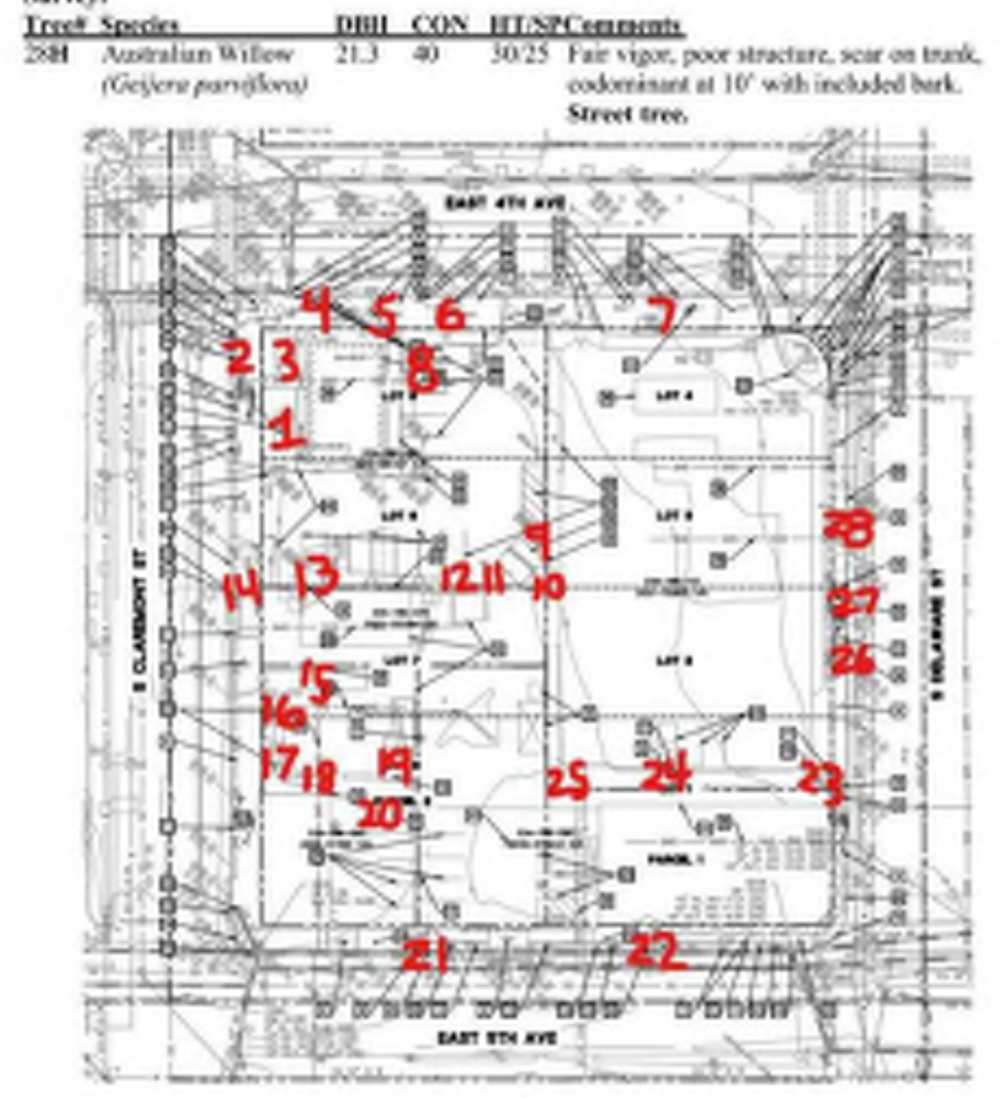
Tree#	Species	DBH	CON	HT/SP	Comments
1H	Carob *(Ceratonia siliqua)*	29.2	65	25/30	Good vigor, fair structure, codominant at 3', causing sidewalk damage.
2	Ginkgo *(Ginkgo biloba)*	10.4	65	25/12	Good vigor, fair structure, **street tree**, under utilities.
3	Mayten *(Mayten boaria)*	5.0	50	12/5	Fair vigor, 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 *(Cupressus 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 *(Photinia serrulata)*	10@base	30	12/15	Poor vigor, poor structure, codominant at grade.
24	Photinia *(Photinia serrulata)*	9@base	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)

Ref	Species Name	Botanical Name	Preserve/ Remove	Species Value %	Condition Value %	Location Value %	0.35	Caliper inches	.70 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
1	Carob	Ceratonia silique	R	50%	65%	50%	0.35	29.2	0.70	1.25	11.86
2	Ginkgo	Ginkgo biloba	R	90%	65%	50%	0.35	10.4	1.00	1.00	6.65
3	Mayten	Mayten boaria	R	50%	50%	50%	0.35	5	0.70	1.00	N/A
4	Hackberry	Celtic occidentalis	R	70%	45%	50%	0.35	6.6	1.00	1.00	2.57
5	Hackberry	Celtic occidentalis	R	70%	45%	50%	0.35	6.2	1.00	1.00	2.28
6	Hackberry	Celtic occidentalis	R	70%	45%	50%	0.35	8.8	1.00	1.00	3.96
7	Hackberry	Celtic occidentalis	R	70%	0%	50%	0.35	8.1	1.00	1.00	0.00
8	Olive	Olea europaea	R	70%	50%	50%	0.35	12.5	0.70	1.00	4.59
9	Red iron bark eucalyptus	Eucalyptus sideroxylon	R	10%	40%	50%	0.35	23.2	0.70	1.25	1.16
10	Red iron bark eucalyptus	Eucalyptus sideroxylon	R	10%	35%	50%	0.35	13.8	0.70	1.00	0.48
11	Red iron bark eucalyptus	Eucalyptus sideroxylon	R	10%	45%	50%	0.35	31.1	0.70	1.25	1.75
12	Italian cypress	Cupressus sempervirens	R	50%	40%	50%	0.35	10	0.70	1.00	2.00
13	Hackberry	Celtic occidentalis	R	70%	50%	50%	0.35	4	0.70	1.00	1.40
14	Ginkgo	Ginkgo biloba	R	90%	70%	50%	0.35	10.8	1.00	1.00	9.72
15	Camellia	Camellia japonica	R	70%	30%	50%	0.35	6	0.70	1.00	1.26
16	Irish yew	Taxus baccata	R	90%	50%	50%	0.35	8	0.70	1.00	3.60
17	Irish yew	Taxus baccata	R	90%	50%	50%	0.35	8	0.70	1.00	3.60
18	Camellia	Camellia japonica	R	70%	30%	50%	0.35	6	0.70	1.00	1.26
19	Lemon	Citrus limon	R	50%	50%	50%	0.35	4	0.70	1.00	N/A
20	Cherry	Prunus serrulata	R	50%	50%	50%	0.35	7	0.70	1.00	1.75
21	London plane	Platanus x hispanica	R	75%	70%	50%	0.35	21.3	1.00	1.25	18.64
22	London plane	Platanus x hispanica	R	75%	70%	50%	0.35	15.3	1.00	1.25	11.39
23	Photinia	Photinia serrulata	R	30%	30%	50%	0.35	10	0.70	1.00	0.90
24	Photinia	Photinia serrulata	R	30%	30%	50%	0.35	9	0.70	1.00	0.81
25	Australian willow	Geijera parviflora	R	50%	45%	50%	0.35	15.4	0.70	1.25	4.33
26	Australian willow	Geijera parviflora	R	50%	45%	50%	0.35	20.1	1.00	1.25	8.08
27	Australian willow	Geijera parviflora	R	50%	40%	50%	0.35	13.7	1.00	1.00	3.91
28	Australian willow	Geijera parviflora	R	50%	40%	50%	0.35	21.3	1.00	1.25	7.45
											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: **(B) 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

Block 20 (12)

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

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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 clean, 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.

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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

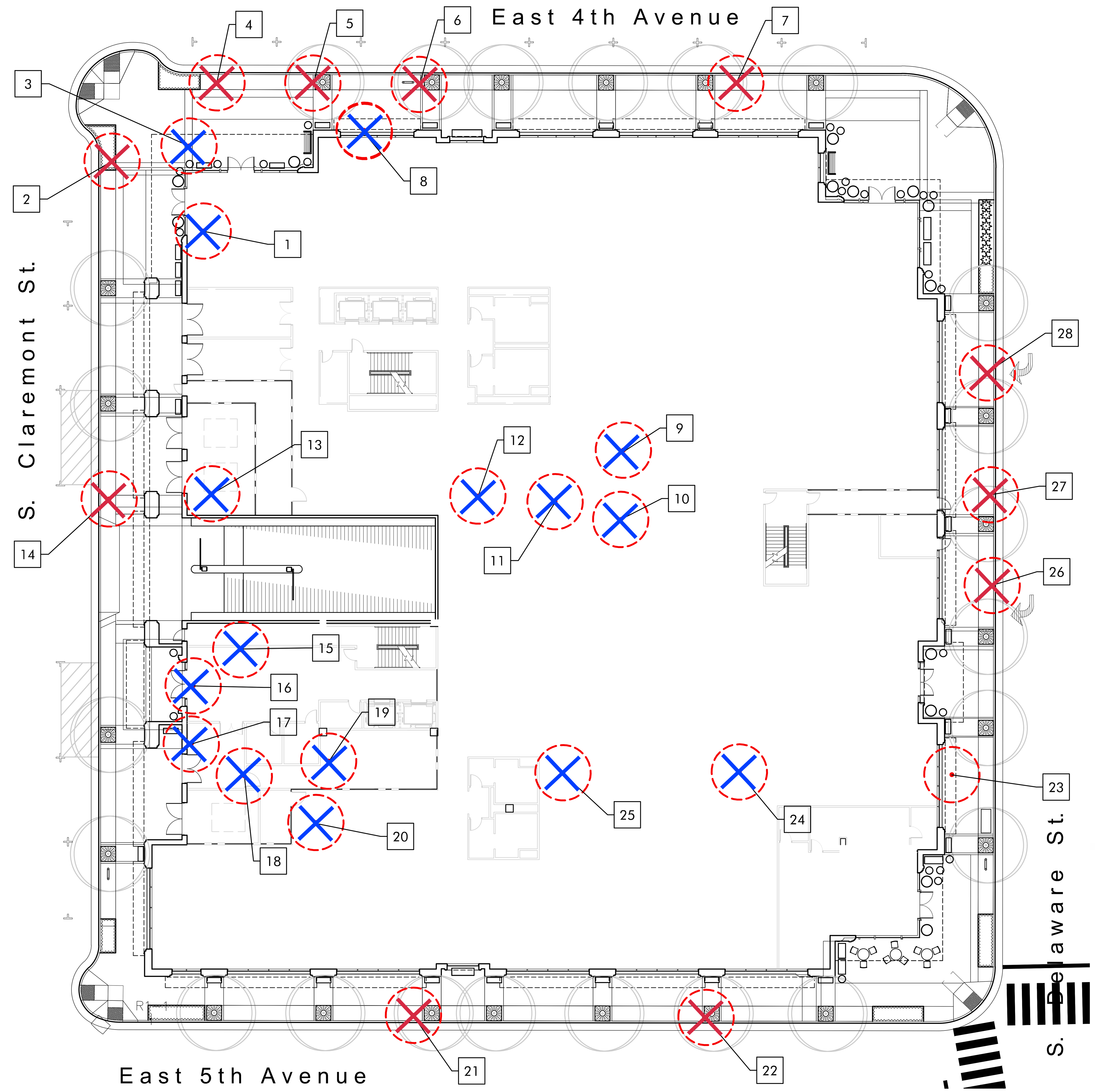
Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist,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

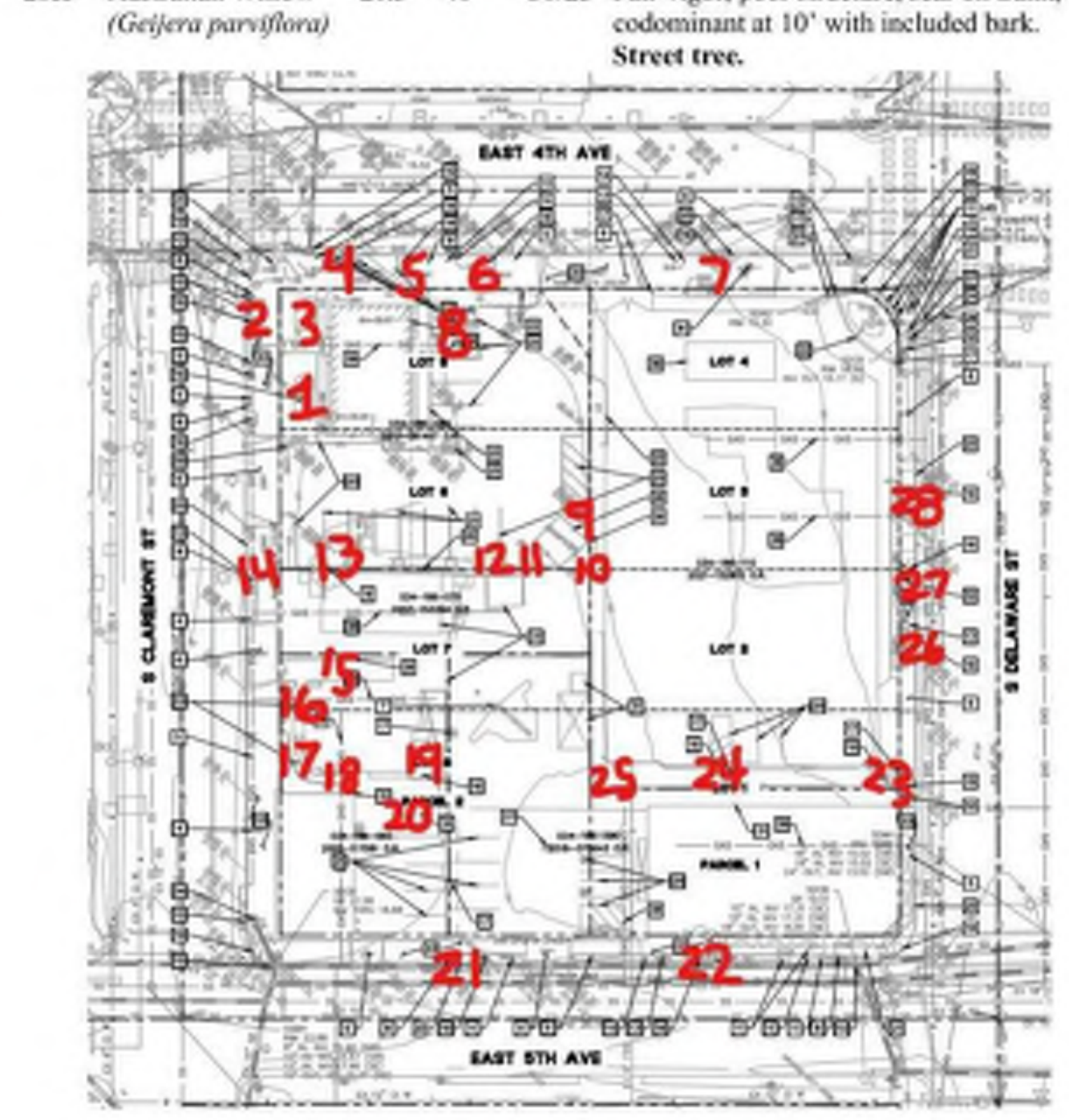
Less than 4" - Does not count for mitigation

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 *(Photinia serrulata)*	10@base	30	12/15	Poor vigor, poor structure, codominant at grade.
24	Photinia *(Photinia serrulata)*	9@base	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

14 — Red 'X' are street trees per the arborist report

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

NORTH
Scale: 1" = 20'-0"
0' 10' 20' 40'

ARC TEC
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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
04.14.2023	SECOND PLANNING SUBMITTAL
07.14.2023	THIRD PLANNING SUBMITTAL

LICENSED LANDSCAPE ARCHITECT
THOMAS W. HOLLOWAY #3589
Signature
10-31-24
Renewal Date
Date
STATE OF CALIFORNIA

Tree Disposition Plan
L0.6
PROJECT NO: 22-2444

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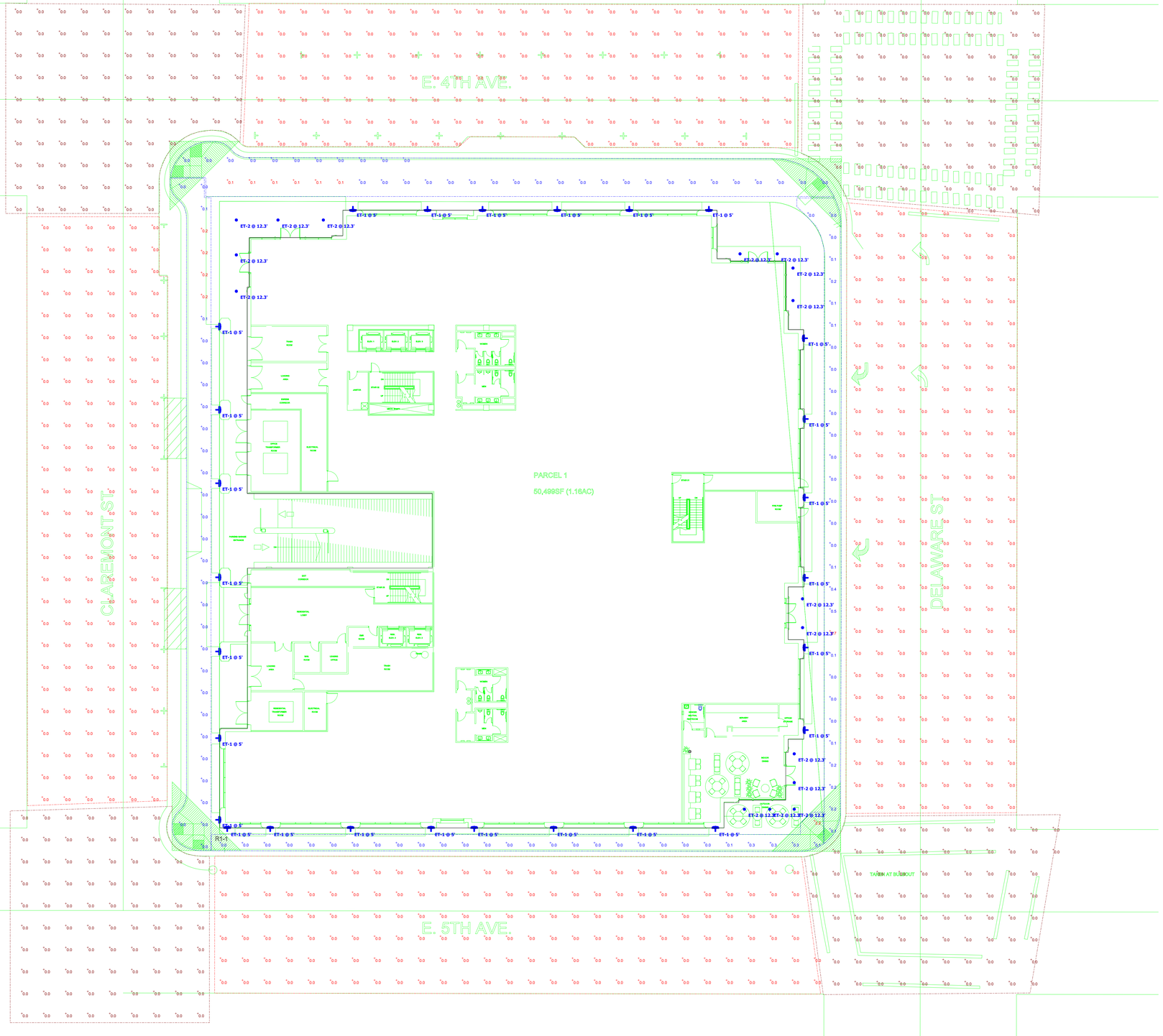
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Claremont St. - Road	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Claremont St.- Walkway	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Claremont St./ E. 4th Ave.	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Delaware St. - Road	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Delaware St.- Walkway	+	0.1 fc	0.7 fc	0.0 fc	N/A	N/A
Delaware St./ E. 5th Ave.	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
E. 4th Ave. - Road	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
E. 4th Ave.- Walkway	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
E. 4th St./ S. Delaware St.	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
E. 5th Ave. - Road	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
E. 5th Ave.- Walkway	+	0.1 fc	2.2 fc	0.0 fc	N/A	N/A
E. 5th Ave./ Claremont St.	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A



Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		0	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2958cd
	B		0	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2958cd
	C		0	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2958cd
	E		0	CREE, INC.	XSPAx3HA-U or BXSPAx3HA-U	DOUBLE LED MODULE TYPE III 4000K XSP2	10	960	1	99.5	Max: 7111cd
	F		0	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		0	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		0	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2958cd
	I		0	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2958cd
	J		0	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2958cd
	K		0	GE LIGHTING SOLUTIONS	EALS03_H4AH740_____ ____	EALS03 EVOLVE LED AREA	1	19301	1	140	Max: 11934cd
	L		0	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		0	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2958cd
	P		0	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		0	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: 8610cd
	T		0	CREE, INC.	XSPAx3HA-U or BXSPAx3HA-U	DOUBLE LED MODULE TYPE III 4000K XSP2	10	960	1	99.5	Max: 7111cd
	X		0	CREE, INC.	XSPAx3HA-U or BXSPAx3HA-U	DOUBLE LED MODULE TYPE III 4000K XSP2	10	960	1	99.5	Max: 7111cd
	W		0	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		0	CREE, INC.	XSPAx3HA-U or BXSPAx3HA-U	DOUBLE LED MODULE TYPE III 4000K XSP2	10	960	1	99.5	Max: 7111cd
	AA		0	CREE, INC.	XSPAx3HA-U or BXSPAx3HA-U	DOUBLE LED MODULE TYPE III 4000K XSP2	10	960	1	99.5	Max: 7111cd
	AB		0	GE LIGHTING SOLUTIONS	EALS03_H4AH740_____ ____	EALS03 EVOLVE LED AREA	1	19301	1	140	Max: 11934cd
	AE		0	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		0	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-840-T35/LRAQ42W	4" LUMENBLAST OPEN DOWNLIGHT, SQUARE, 2500LM	1	2098	1	18.5	Max: 2997cd

VISUAL

222 E 4th Ave, San Mateo, CA

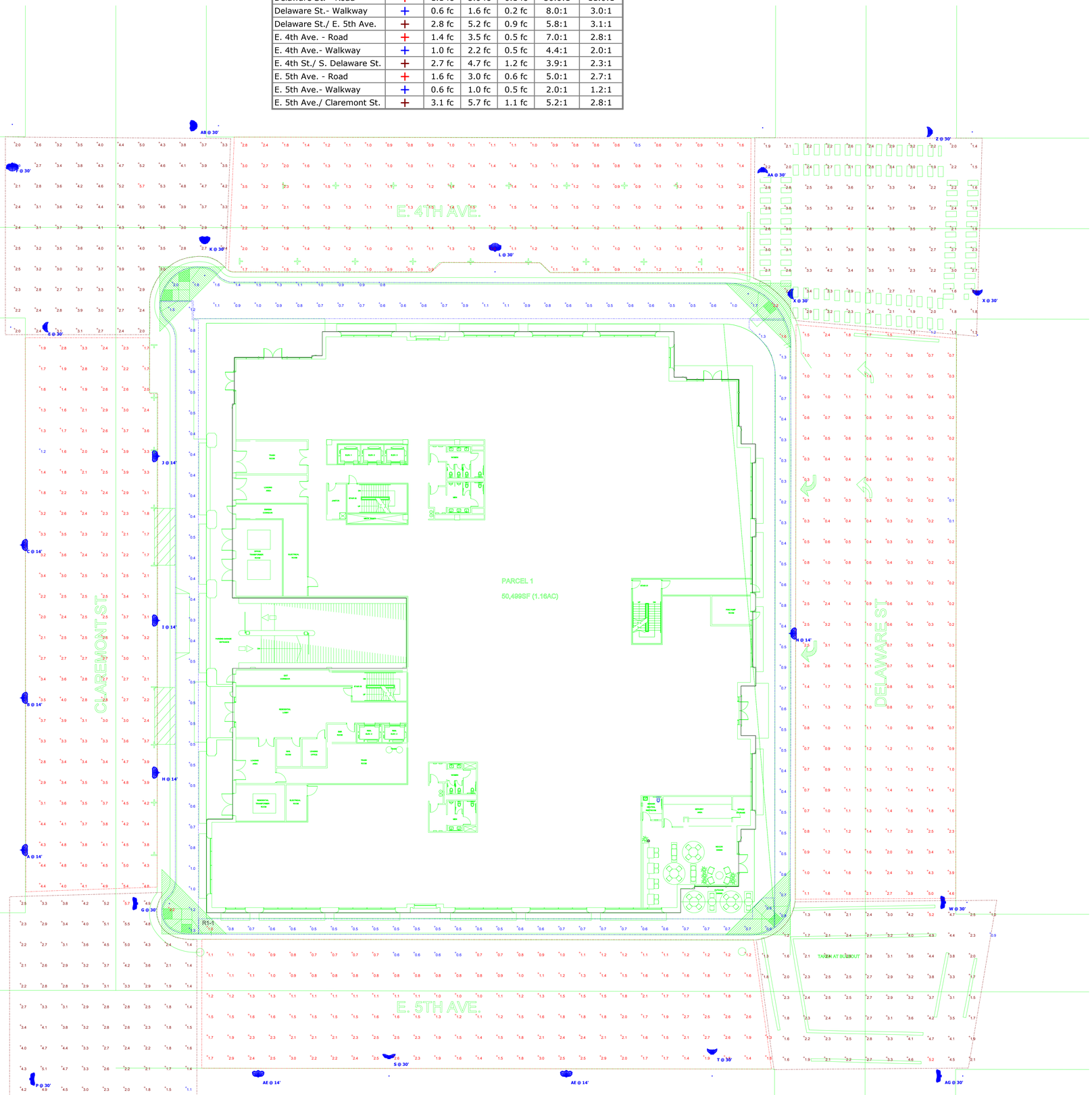
Designer

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

Summary

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	+	0.6 fc	1.6 fc	0.2 fc	8.0:1	3.0:1
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	+	0.6 fc	1.0 fc	0.5 fc	2.0:1	1.2:1
E. 5th Ave./ Claremont St.	+	3.1 fc	5.7 fc	1.1 fc	5.2:1	2.8:1



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Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
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	B		1	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2958cd
	C		1	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2958cd
	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: 2958cd
	I		1	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2958cd
	J		1	King Luminaire	K100WR-B3AR-IV-100(SST)-1054		1	5376	1	104	Max: 2958cd
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	X		2	CREE, INC.	XSPAx3HA-U or BXSPAx3HA-U	DOUBLE LED MODULE TYPE III 4000K XSP2	10	960	1	99.5	Max: 7111cd
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	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		0	Delta Light NV	304 17 02	TOPIX WW	2	182	1	3	Max: 64cd
	ET-2		0	Liton Lighting Inc	LHABLDQ420C050UE-DUN-B40-T35/LRAQ42W	4" LUMENBLAST OPEN DOWNLIGHT, SQUARE, 2500LM	1	2098	1	18.5	Max: 2997cd

VISUAL

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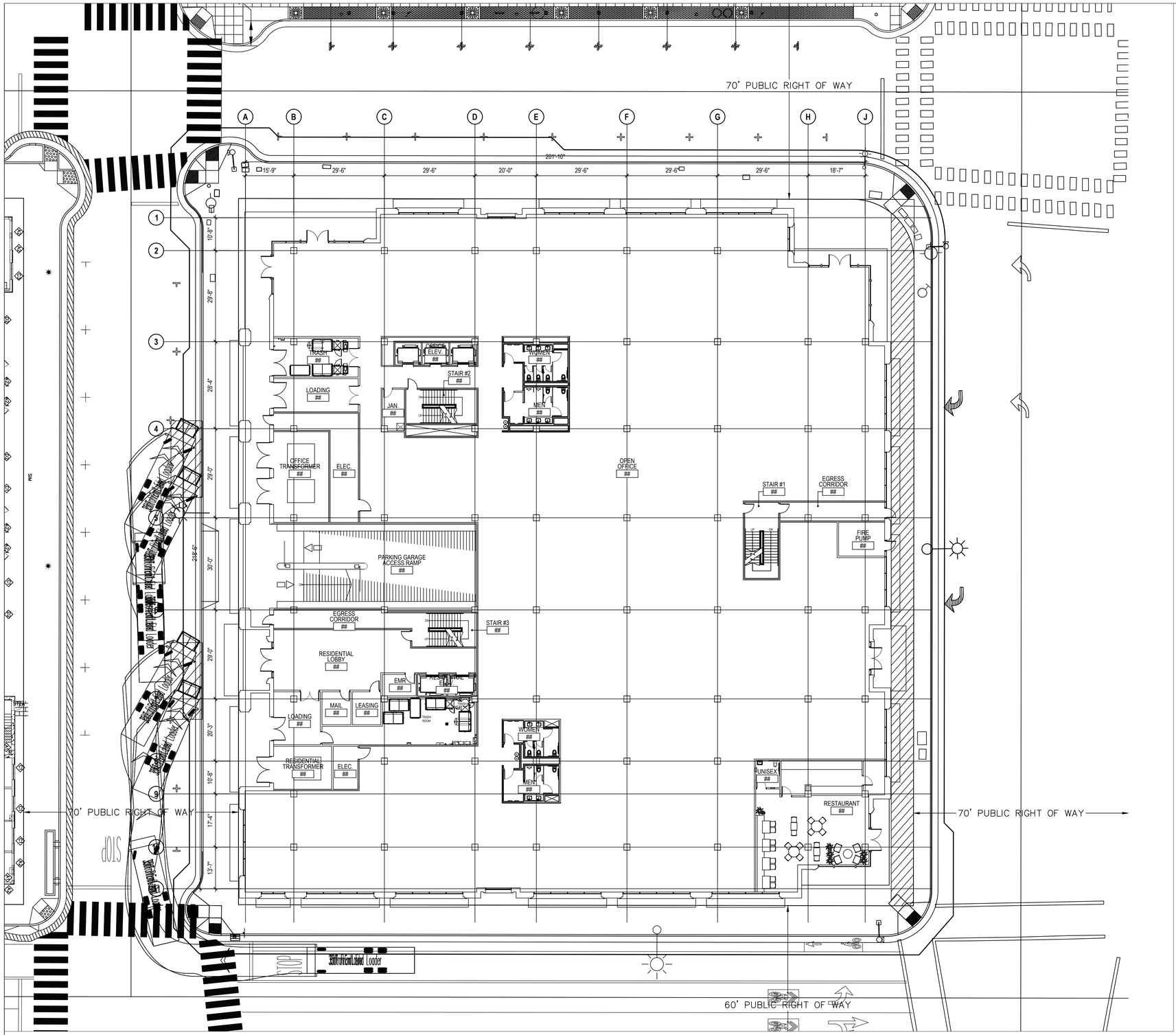
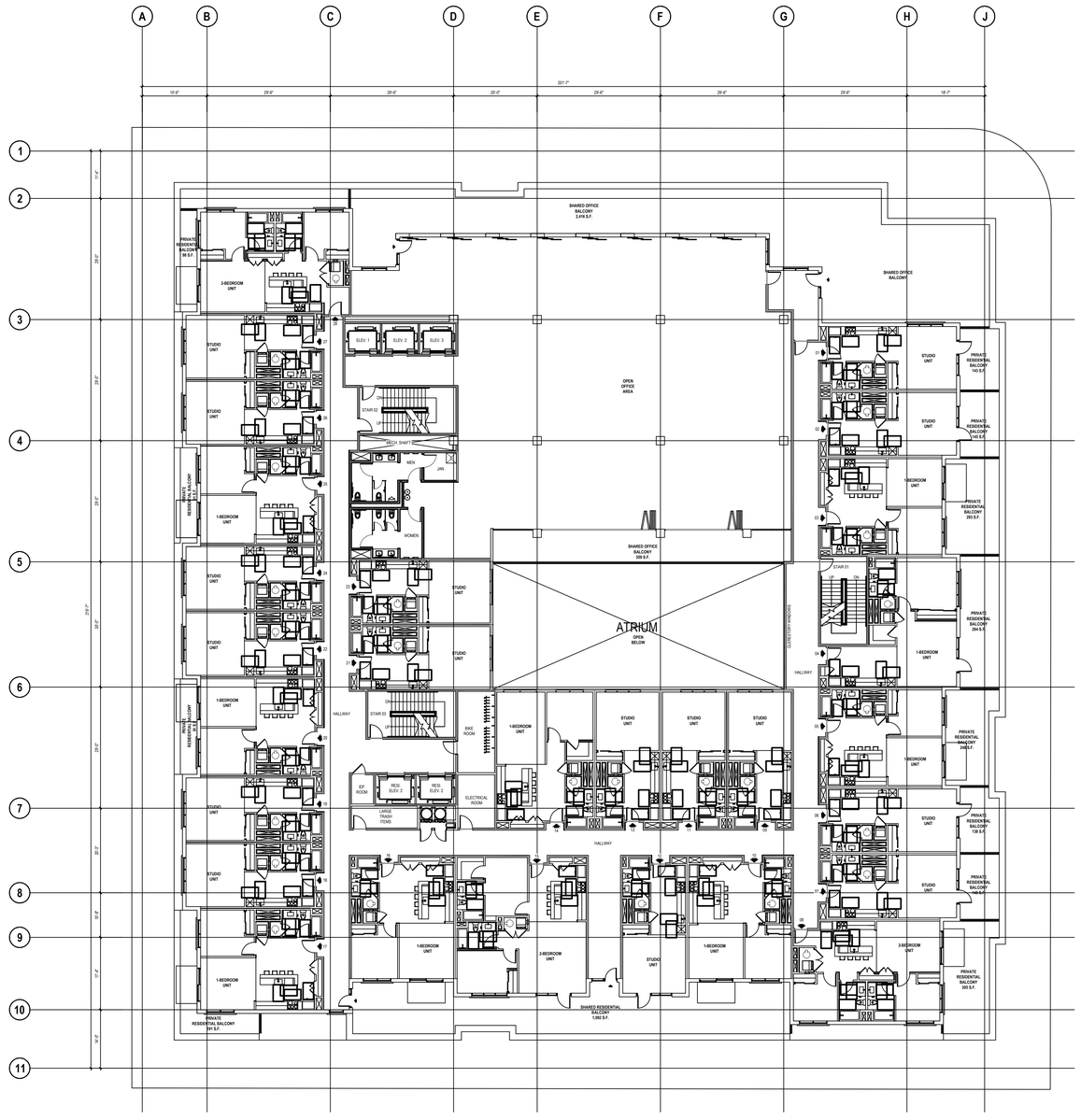
Designer

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

Summary


70' PUBLIC RIGHT OF WAY
201'-10"
15'-9"
29'-6"
29'-6"
20'-0"
29'-6"
29'-6"
29'-6"
18'-7"
A
B
C
D
E
F
G
H
J
1
2
3
4
5
9
10'-8"
28'-8"
28'-4"
29'-0"
3'-8½"
30'-0"
29'-0"
20'-3"
10'-8"
17'-4"
13'-7"
TRASH ##
LOADING ##
OFFICE TRANSFORMER ##
ELEC. ##
OFFICE ELEV. ##
STAIR #2 ##
JAN. ##
WOMEN ##
MEN ##
OPEN OFFICE ##
STAIR #1 ##
EGRESS CORRIDOR ##
FIRE PUMP ##
PARKING GARAGE ACCESS RAMP ##
EGRESS CORRIDOR ##
STAIR #3 ##
RESIDENTIAL LOBBY ##
EMR ##
RESIDENTIAL ELEV. ##
MAIL ##
LEASING ##
TRASH ROOM
LOADING ##
RESIDENTIAL TRANSFORMER ##
ELEC. ##
WOMEN ##
MEN ##
UNISEX ##
RESTAURANT ##
70' PUBLIC RIGHT OF WAY
70' PUBLIC RIGHT OF WAY
60' PUBLIC RIGHT OF WAY
STOP
STOP
STOP
Solid Waste Collection Vehicle Loader
Solid Waste Collection Vehicle Loader
Solid Waste Collection Vehicle Loader



1 **LEVEL 4-6: RESIDENTIAL FLOORS**
1/16" = 1'-0"

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ARCHITECTURAL TECHNOLOGIES
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In Association with:

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

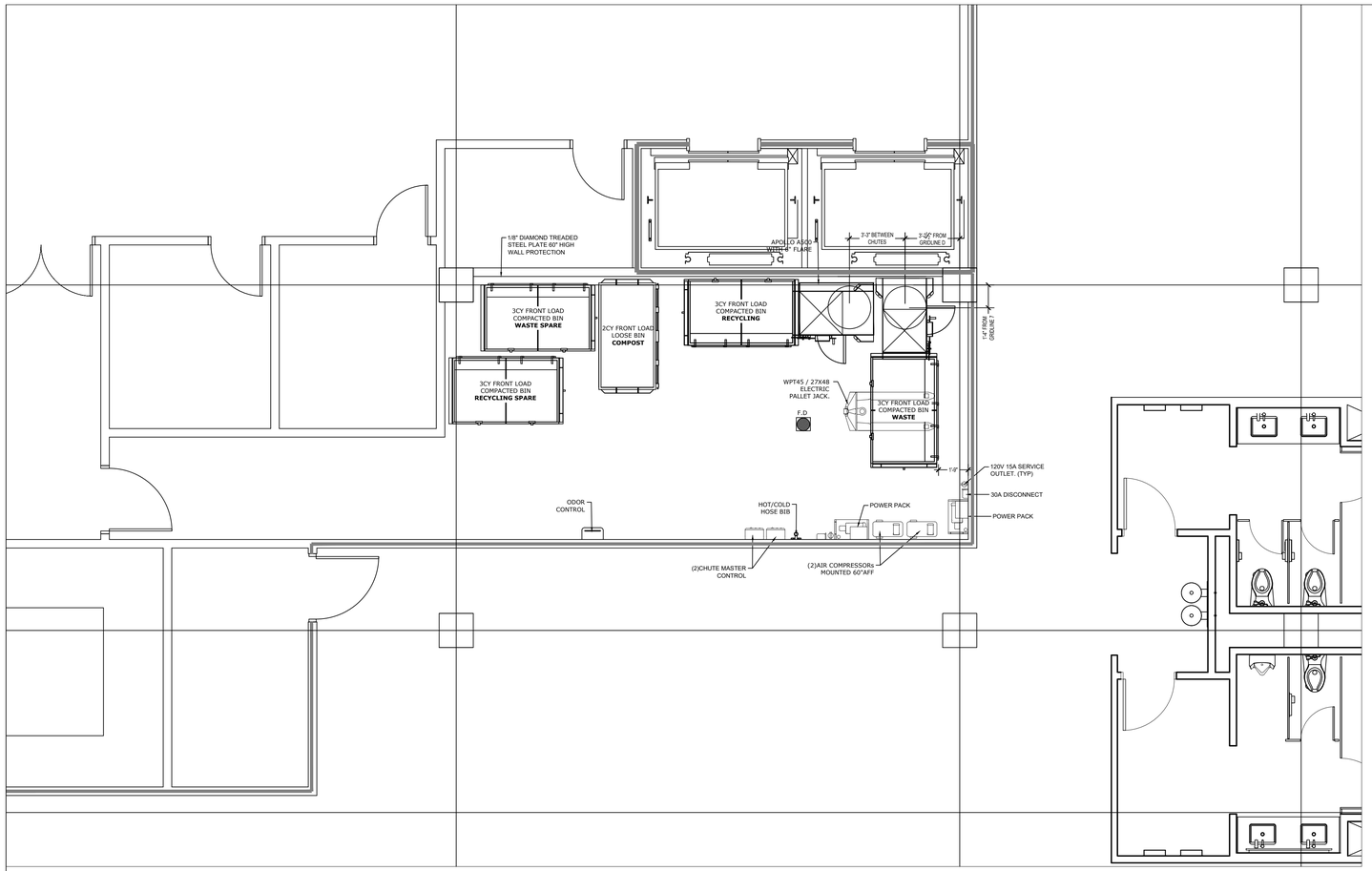
DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL

RESIDENTIAL FLOORS

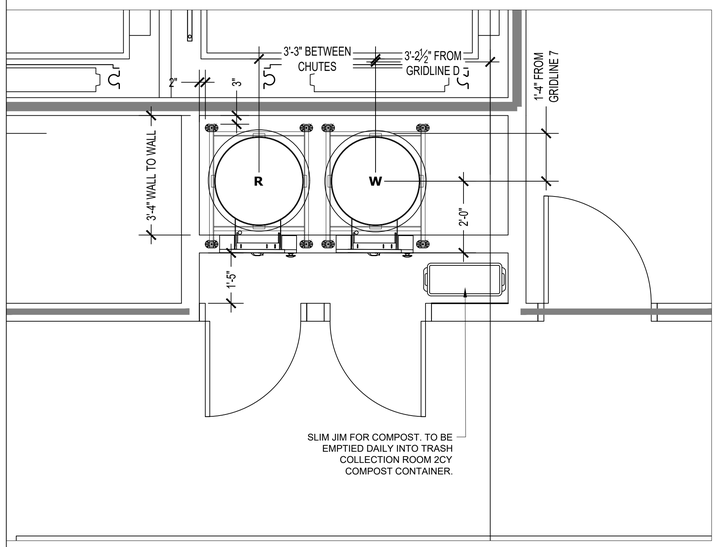
TR0.2

PROJECT NO: 215513

C:\Users\ARC\Documents\TM File Sharing\Active Projects\4- Tax Study 169 Block 20 San Mateo\21001 Pre-Updated Addum\21001A R4.rvt - Tax Study 169 Block 20 Updated_CD_Cleaning.dwg - Jul 18, 2022, 3:09pm - tyaffili



1 LEVELS 1: RESIDENTIAL TRASH ROOM
1/4" = 1'-0"



2 LEVELS 4-6: RESIDENTIAL TRASH VESTIBULE (TYP)
1/2" = 1'-0"

SHEET NOTES:

RESIDENTIAL TRASH TERMINATION ROOM

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: 11-¼"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS. DO NOT INSTALL THE CURB AROUND THE COMPACTORS/BISORTER OR POWER PACKS.
5. 8'-0" ROLL UP DOOR AND 3FT EXIT DOOR.
6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2019 CBC.
7. (2) 30"ϕ GRAVITY CHUTE WITH COMPACTORS FOR WASTE & RECYCLING. PROVIDE 2CY FL COMPACTOR CONTAINERS FOR WASTE & RECYCLING. CHUTES SHALL TERMINATE AT 5'-9" AFF.
8. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED. (2) 5HP 3-PHASE, 208/230/460V. 30A DISCONNECTS 60" AFF.
9. MCP: CHUTE MASTER CONTROL PANEL (1 PER CHUTE) SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
10. AIR COMPRESSOR (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS.
11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
12. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
13. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000lb CAPACITY; TURNING RADIUS: 45.5". REQUIRES 120V 15A SERVICE OUTLETS.
14. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY ROLLING SHUTTER TYPE DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
15. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

CHUTE INTAKE VESTIBULES:

16. CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED (NFPA-82 6.2.5.1.1) WITH 1.5HR FIRE-RATED DOOR(S) (NFPA-82 6.2.3.1.3); 5'-0" MIN REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. PROVIDE (2) SELF CLOSING, 15x18 BOTTOM HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS PER CBC 713.13.1. POWER TO INTAKE DOORS SUPPLIED BY MCP. SEE DETAIL 1TR2.0.
17. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
18. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING AND MASON BRA-RED SOUND ISOLATION PAD ASSEMBLY. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

GENERAL NOTES:

1. ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION, WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
2. OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.

RESIDENTIAL: PROJECTED COLLECTION SCHEDULE

SERVICE	M	T	W	TH	F	S
3CY FRONT LOAD COMPACTED BIN **WASTE**	1					
3CY FRONT LOAD COMPACTED BIN **RECYCLING**	1		1		1	
2CY FRONT LOAD LOOSE BIN **COMPOST**	1		1		1	
TOTAL	3	0	2	0	2	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

RESIDENTIAL TRASH

TR0.3

PROJECT NO: 215513

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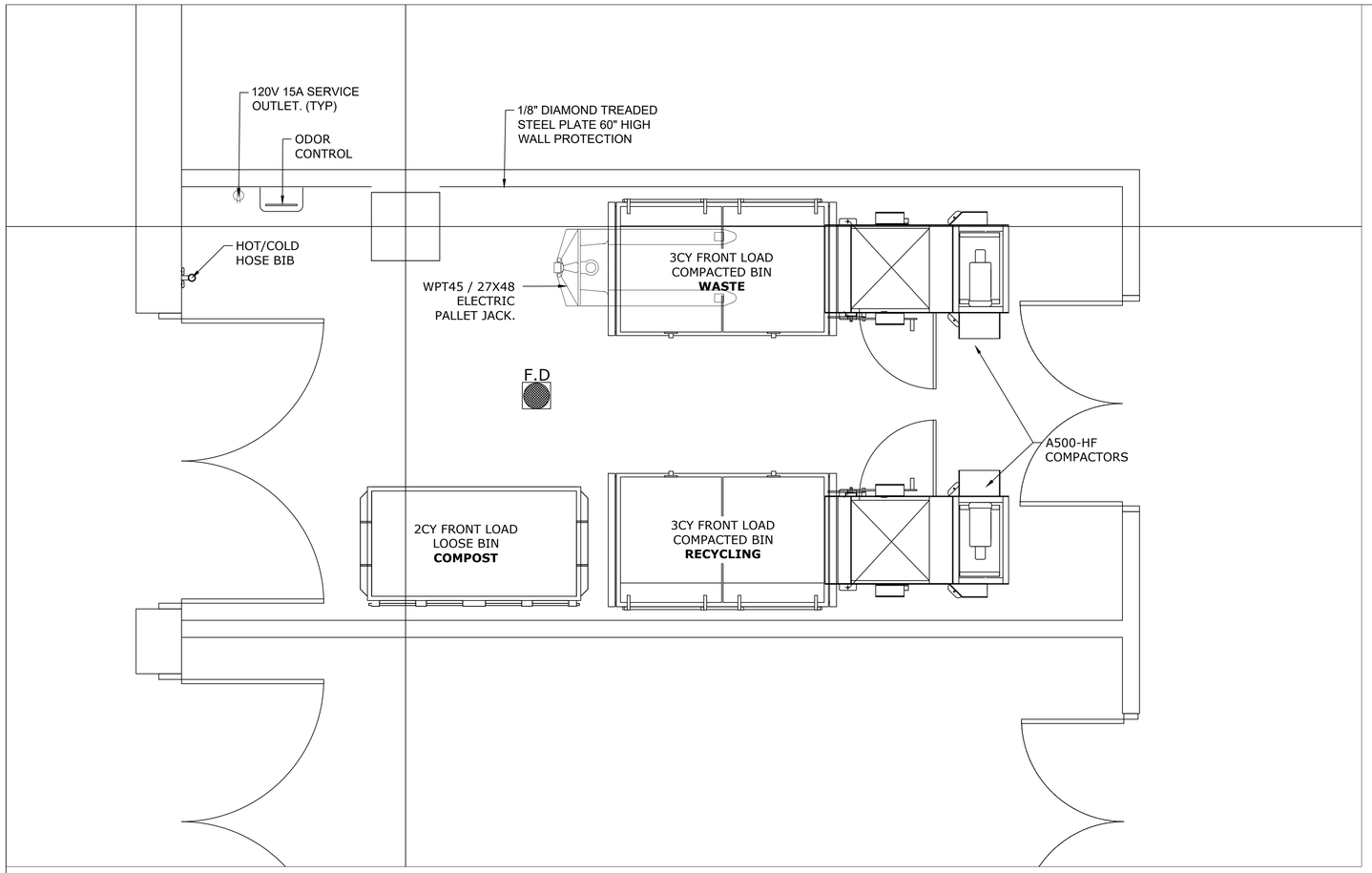

1 **LEVELS 1: RETAIL TRASH ROOM**
1/2" = 1'-0"

OFFICE: PROJECTED COLLECTION SCHEDULE						
SERVICE	M	T	W	TH	F	S
3CY FRONT LOAD COMPACTED BIN **WASTE**	1				1	
3CY FRONT LOAD COMPACTED BIN **RECYCLING**	1		1		1	
2CY FRONT LOAD LOOSE BIN **COMPOST**		1			1	
TOTAL	2	1	1	0	3	0

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DATE	DESCRIPTION
08.22.2022	ZONING PRE-APPLICATION
01.13.2022	FIRST PLANNING SUBMITTAL

RETAIL TRASH

TR0.4

PROJECT NO: 215513

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