A Preliminary Application for Housing Development For:

MECAH VENTURES

El Camino Real & E 4th Ave.

San Mateo, CA 94401

PROJECT DESCRIPTION

THE PROJECT PROPOSES THE CONSTRUCTION OF AN APPROXIMATELY 379,186 SF ON A 39,928 SF/ 0.91 ACRE. PROJECT INCLUDES 236 DWELLING UNITS, 9-STORY RESIDENTIAL USE BUILDING OVER ONE FLOOR OFFICE/ RETAIL AND TWO FLOOR BELOW GRADE PARKING AND 5-STORY OFFICE STRUCTURE ABOVE RESIDENTIAL FLOORS. THE GROUND FLOOR WOULD CONSISTS OF RETAIL, OFFICE, RESTAURANT, AMENITIES, LEASING OFFICE, MAIL ROOM, UTILITY ROOMS. THE PROJECT PROPOSES 15% BELOW MARKET RATE UNITS (18 VLI AND 18 MOD INCOME OR 36 UNITS). THE PROJECT MEETS THE HAA REQUIREMENTS. ALL UNITS ARE FOR RENTAL.

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 EXISTING STRUCTURE TO BE DEMOLISHED CONSISTS OF 28,504 SQUARE-FOOT RETAIL SPACE ON THE GROUND FLOOR AND 28,504 SQUARE FEET OF OFFICE SPACE ON THE SECOND FLOOR.

PROJECT TEAM

OWNER: MECAH VENTURES
1259 El Camino Real, Unit #1181
Menlo Park, CA 94025

ARCHITECT: ARC TEC INC.
1731 Technology Drive, Suite 750
San Jose, CA 95110
PHONE: 408.496.0676
CONTACT: Evan Sockalosky
EMAIL: evans@arctecinc.com

PROJECT DATA

OWNER NAME: MECAH VENTURES

PROJECT ADDRESS: EL CAMINO REAL & E 4TH AVENUE
SAN MATEO, CA 94401

BUILDING AREA, OFFICE: 379,186 S.F.
TOTAL RESIDENTIAL UNITS: 236 UNITS
NUMBER OF STORIES: 14 stories
CONSTRUCTION TYPE: SEE BELOW
FIRE SPRINKLERS: YES
OCCUPANCY TYPE: B, R-2, S-2
BUILDING TOP OF PLATE: 172'-0"

	Use	Level 1	Level 11	Level 12	Level 13	Level 14	Level 15	Total Area	Project FAR
Floor Area	Retail Area	8,458						8,458	
	Restaurant Area	3,436						3436	
	Office Area	9,423	27,177	26,648	23,135	19,278	2,206	107,867	
	Total FAR Floor Area							**119,761**	**3.0**

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.4	388	LEVEL 02	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 02	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 02	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 03	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 03	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 03	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 04	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 04	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 05	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 05	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 06	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 06	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 07	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 07	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 08	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 08	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 09	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 09	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 09	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 10	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 10	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 10	0	0	1	1	3%
TOTAL BMR UNITS				**18**	**0**	**18**	**36**	

DEVELOPMENT PROJECT DATA INFORMATION

Site Address:	El Camino Real & E. 4th Avenue San Mateo, CA 94401	
APN:	034143260, 034143300, 034143310	
General Plan	MIXED-USE HIGH	
Zoning Classification:	CBD - DISTRICT GENERAL BUSINESS	
Lot Size (Sq. Ft.)	39,928 S.F./ 0.91 ACRES	
Permitted Floor Area Ratio (UNDER GENERAL PLAN)	4.5	
Permitted Floor Area (4.5 x 39,928 S.F. Non Residential Only)	179,676 S.F.	
Proposed Floor Area:	119,761 S.F.	
Proposed Floor Area Ratio (119,761 S.F. / 39,928 S.F.):	3.00	
Dwelling Unit Density (UNDER GENERAL PLAN)	100-130 DU/AC	
	Existing:	Proposed:
Floor Area (Sq. Ft.):	N/A	119,761 S.F.
Main Structure(s):	N/A	119,761 S.F.
Detached Accessory Structures:	N/A	
Exemptions:	N/A	
Total Floor Area (Non Residential Only)		119,761 S.F.
Total Area (Non Commercial Area)	259,425 S.F.	
Existing Floor Area to be Remodeled:	0 S.F.	
Total Unit Count for Residential Parking Requirements:	236 Dwelling Units	
Total Covered Parking Stalls:	171	
List of All Heritage Trees on Site including Species and Size:	REFER TO ARBORIST REPORT	
Cubic Yards of Soil Disturbance: (required in order to determine if a Stormwater Pollution Prevention Construction Permit is required)	44,200 CY (TOTAL OFF-HAUL)	

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.

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.

CONSTRUCTION TYPES

OFFICE (B) LEVEL 11-> LEVEL 15: II-B
RESIDENTIAL (R-2) LEVEL 2 -> LEVEL 10: II-B
OFFICE (B)/ RETAIL (M) - LEVEL 1: II-B
PARKING GARAGE (S2) - BELOW GRADE P2: TYPE I-A
PARKING GARAGE (S2) - BELOW GRADE P1: TYPE I-A

PROJECT DATA:

	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 2	# Unit Level 3	# Unit Level 4 to level 7	# Unit Level 8	# Unit Level 9	# Unit Level 10	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)	628	0	628	1	1	4	1	1	1	9	0.50	0.05	1.00	5,652	0	34%
	A1.1 (Studio)	744	44	788	1	1	4	1	1	1	9	0.50	0.05	1.00	6,696	396	
	A1.2 (Studio)	556	0	556	1	0	0	0	0	0	1	0.50	0.05	1.00	556	0	
	A1.3 (Studio)	431	0	431	1	1	0	1	0	1	8	0.50	0.05	1.00	3,448	0	
	A1.4 (Studio)	473	0	473	1	1	4	0	1	1	8	0.50	0.05	1.00	3,784	0	
	A1.5 (Studio)	538	0	538	1	0	0	0	0	0	1	0.50	0.05	1.00	538	0	
	A1.6 (Studio)	517	54	571	1	1	4	1	1	1	9	0.50	0.05	1.00	4,653	486	
	A1.7 (Studio)	517	54	571	1	1	4	1	1	1	9	0.50	0.05	1.00	4,653	486	
	A1.8 (Studio)	398	0	398	0	2	8	2	2	2	16	0.50	0.05	1.00	6368	0	
	A1.9 (Studio)	396	0	396	0	0	8	2	0	0	10	0.50	0.05	1.00	3960	0	
	B1.0 (1BR/1BA Unit)	659	0	659	1	1	4	1	0	0	7	0.50	0.05	1.00	4,613	0	57%
	B1.1 (1BR/1BA Unit)	604	0	604	1	1	4	1	0	0	7	0.50	0.05	1.00	4,228	0	
	B1.2 (1BR/1BA Unit)	998	146	1,144	1	0	0	0	0	0	1	0.50	0.05	1.00	998	146	
	B1.3 (1BR/1BA Unit)	821	121	942	1	1	4	1	1	1	9	0.50	0.05	1.00	7,389	1,089	
	B1.4 (1BR/1BA Unit)	962	0	962	1	1	4	1	1	1	9	0.50	0.05	1.00	8,658	0	
	B1.5 (1BR/1BA Unit)	934	75	1,009	1	1	4	0	0	0	6	0.50	0.05	1.00	5,604	450	
	B1.8 (1BR/1BA Unit)	594	0	594	1	1	4	1	1	1	9	0.50	0.05	1.00	5,346	0	
	B1.9 (1BR/1BA Unit)	626	0	626	1	1	4	1	1	1	9	0.50	0.05	1.00	5,634	0	
	B1.10 (1BR/1BA Unit)	576	0	576	1	1	4	1	0	1	8	0.50	0.05	1.00	4,608	0	
	B1.11 (1BR/1BA Unit)	744	0	744	1	0	0	0	0	0	1	0.50	0.05	1.00	744	0	
	B1.12 (1BR/1BA Unit)	630	0	630	1	1	4	1	1	1	9	0.50	0.05	1.00	5,670	0	
	B1.13 (1BR/1BA Unit)	661	0	661	1	0	0	0	0	0	1	0.50	0.05	1.00	661	0	
	B1.14 (1BR/1BA Unit)	829	0	829	1	1	4	1	1	1	9	0.50	0.05	1.00	7,461	0	
	B1.15 (1BR/1BA Unit)	653	0	653	1	1	4	1	1	1	9	0.50	0.05	1.00	5,877	0	
	B1.16 (1BR/1BA Unit)	896	0	896	1	1	4	1	1	1	9	0.50	0.05	1.00	8,064	0	
	B1.18 (1BR/1BA Unit)	916	0	916	0	1	4	1	1	1	8	0.50	0.05	1.00	7,328	0	
	B1.19 (1BR/1BA Unit)	704	0	704	0	1	4	1	1	1	8	0.50	0.05	1.00	5,632	0	
	B1.20 (1BR/1BA Unit)	859	150	979	0	0	0	1	1	1	3	0.50	0.05	1.00	2,577	450	
	B1.21 (1BR/1BA Unit)	717	0	717	0	0	4	1	0	0	5	0.50	0.05	1.00	3,585	0	
	B1.22 (1BR/1BA Unit)	680	0	680	0	1	4	1	1	1	8	0.50	0.05	1.00	5440	0	
	B1.23 (1BR/1BA Unit)	1007	0	1007	0	0	0	0	1	0	1	0.50	0.05	1.00	1007	0	
	C1.0 (2BR/2BA Unit)	1,238	144	1,382	1	1	4	0	0	0	6	0.50	0.10	1.25	7,428	864	9%
	C1.1 (2BR/2BA Unit)	1,042	0	1,042	1	1	0	0	1	1	4	0.50	0.10	1.25	4,168	0	
	C1.2 (2BR/2BA Unit)	1,583	146	1,729	0	1	4	0	0	0	5	0.50	0.10	1.25	7,915	730	
	C1.3 (2BR/2BA Unit)	1,738	0	1,738	0	0	0	1	1	1	3	0.50	0.10	1.25	5,214	0	
	C1.4 (2BR/2BA Unit)	1,352	0	1,352	0	0	0	1	1	1	3	0.50	0.10	1.25	4,056	0	
	C1.5 (2BR/2BA Unit)	1,263	0	1,263	0	0	0	0	1	1	2	0.50	0.10	1.25	2,526	0	
	Total # dwelling units				25	26	109	27	24	25	236				174,699	5693	

© 2024 ARC TEC | Preliminary Housing Application Drawings | Apr 25 2025 | 1:/Apr 25/dwg

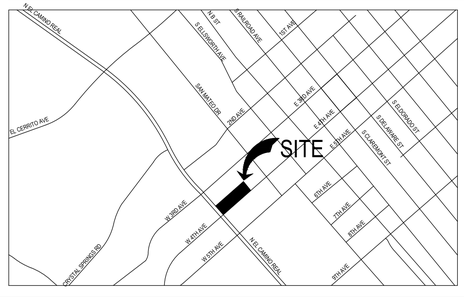
DRAWING INDEX AND ISSUE DATES

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

ISSUE DATES AND DESCRIPTIONS

		03.27.2025 SB330 APPLICATION
COVER SHEET		●
ARCHITECTURAL		
A0.01	BUILDING RENDERING	●
A0.02	BUILDING RENDERING	●
A0.03	BUILDING RENDERING	●
A0.04	BUILDING RENDERING	●
A0.05	BUILDING RENDERING	●
A0.16	NEIGHBORHOOD CONTEXT	●
A0.17	NEIGHBORHOOD CONTEXT	●
A0.18	NEIGHBORHOOD CONTEXT/ RENDERINGS	●
A1.01	ARCHITECTURAL SITE PLAN	●
A2.11	FLOOR PLAN - LEVEL 01	●
A2.12	FLOOR PLAN - LEVEL 02	●
A2.13	FLOOR PLAN - LEVEL 03	●
A2.14	FLOOR PLAN - LEVEL 04 -> LEVEL 07	●
A2.15	FLOOR PLAN - LEVEL 08	●
A2.16	FLOOR PLAN - LEVEL 09	●
A2.17	FLOOR PLAN - LEVEL 10	●
A2.18	FLOOR PLAN - LEVEL 11	●
A2.19	FLOOR PLAN - LEVEL 12	●
A2.20	FLOOR PLAN - LEVEL 13	●
A2.21	FLOOR PLAN - LEVEL 14	●
A2.22	FLOOR PLAN - LEVEL 15	●
AP2.11	FLOOR PLAN - LEVEL P1	●
AP2.12	FLOOR PLAN - LEVEL P2	●
A3.11	PARTIAL FLOOR PLANS - EXTERIOR ELEVATION	●
A3.12	PARTIAL FLOOR PLANS - EXTERIOR ELEVATION	●
A3.13	PARTIAL FLOOR PLANS - EXTERIOR ELEVATION	●
A3.14	PARTIAL FLOOR PLANS - EXTERIOR ELEVATION	●
A3.15	EXTERIOR ELEVATION	●
A3.16	EXTERIOR ELEVATION	●
A3.17	EXTERIOR ELEVATION	●
A3.18	EXTERIOR ELEVATION	●
A4.11	BUILDING SECTION	●

VICINITY MAP



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

The "user(s)" in possession of this documentation acknowledge(s) ARC TEC's and ARC TEC consultants' drawings, specifications, rep electronic data and other documentation are instruments of service. ARC and ARC TEC consultants shall be deemed the author and owner of documentation. The "user(s)" in possession of this documentation shal sue or authorize any other person to use ARC TEC's or ARC TEC consult instruments of service. Reuse without ARC TEC's written authorization s at the user(s) sole risk and without liability to ARC TEC and ARC TEC consultants. The user(s) covenant(s) and agree(s) to hold ARC TEC and ARC TEC's consultants harmless and to indemnify ARC TEC's consultants and agents employees from and against all claims, damages losses and expen including but not limited to attorneys' fees, arising out of unauthorized reu ARC TEC or ARC TEC's consultants instruments of serv Written dimensions on this drawing shall have precedence over any sc dimension. DO NOT SCALE THIS DRAWING for accurate dimensions notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2019

In Association with:

A Preliminary Application for Housing Development For:

MECAH VENTURES

El Camino Real & 4th Ave. San Mateo, CA 94401

PROJECT NUMBER: 24614



RENDERING - VIEW FROM INTERSECTION OF N. EL CAMINO REAL & E. 4TH AVENUE

SCALE: N.T.S.

1

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355

California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to use ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:

MECAH VENTURES

EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

RENDERING

A0.01

PROJECT NO: 246148

G:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\246148-A0A01_A0A.dwg - Mar 27, 2025, 3:18pm - Mikaela



RENDERING - VIEW FROM E.4TH AVENUE LOOKING TOWARDS N. EL CAMINO REAL

SCALE: N.T.S.

1

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorney's fees resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:

MECAH VENTURES

EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

RENDERING

A0.02

PROJECT NO: 246148

G:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\246148.AVR_ADR.dwg Mar 27, 2025, 3:18pm Gabriela



RENDERING - VIEW FROM N. EL CAMINO REAL LOOKING TOWARDS E.4TH AVENUE

SCALE: N.T.S.

1

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to use ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorney's fees arising out of unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

RENDERING

A0.03

PROJECT NO: 246148

G:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\CAD\1 A0A1.dwg - Mar 27, 2025, 3:19pm - tatiana



RENDERING - VIEW FROM INTERSECTION OF N. EL CAMINO REAL & E. 4TH AVENUE

SCALE: N.T.S.

1

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorney's fees resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

RENDERING

A0.04

PROJECT NO: 246148

Q:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Applications\02 AR & ENV_ ASM.dwg - Mar 27, 2025, 5:19pm - tallarsh



V-Ray 7.00.04 | file: 246148-BLDG_B01.max | frame: 00021 | primitives: 613809 | render time: 0h 9m 40.2s

RENDERING - VIEW FROM FROM E. 4TH AVENUE

SCALE: N.T.S.

1

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to use ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorney's fees resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

RENDERING

A0.05

PROJECT NO: 246148

D:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\RSB\A0.05_A004.dwg - Mar 27, 2025, 3:19pm - Mahesh



REFERENCE SITE PLAN

SCALE: NTS



5 VIEW FROM E. 4TH AVENUE LOOKING EAST



1 VIEW FROM N. EL CAMINO REAL LOOKING SOUTH



6 VIEW FROM E. 4TH AVENUE LOOKING WEST



2 VIEW FROM N. EL CAMINO REAL LOOKING SOUTH



7 VIEW FROM E. 4TH AVENUE LOOKING WEST



3 VIEW FROM N. EL CAMINO REAL LOOKING EAST



8 VIEW FROM E. 4TH AVENUE LOOKING WEST



4 VIEW FROM N. EL CAMINO REAL LOOKING NORTH

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse or ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:

MECAH VENTURES

EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

NEIGHBORHOOD CONTEXT

A 0.16

PROJECT NO: 246148

Q:\2024 Jobs\246148 - El Camino & 4th Ave Development\01-Planning Application\246148.A0.16.dwg - Mar 27, 2025, 3:19pm - MarkN



9 55 5th Ave W.
HT. ±152 ft. (16 Stories)



7 20 W. 3rd Ave.
HT. ±137 ft. (12 Stories)



5 120 W. 3rd Ave.
HT. ±100 ft. (10 Stories)



1 10 DeSabla Rd.
HT. ±108 ft. (11 Stories)



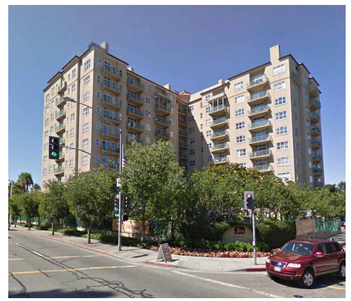
10 520 S. El Camino Real
HT. ±106 ft. (9 Stories)



11 700 Laurel Ave.
HT. ±109 ft. (11 Stories)



REFERENCE SITE PLAN
SCALE: NTS



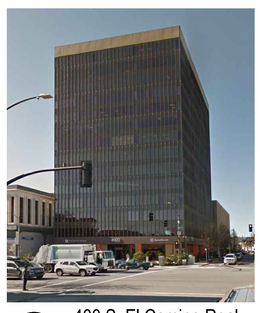
2 1 Baldwin Ave.
HT. ±116 ft. (10 Stories)



3 250 Baldwin Ave.
HT. ±84 ft. (9 Stories)



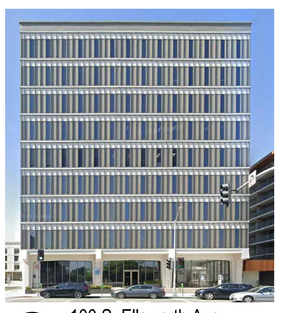
12 601 Laurel Ave.
HT. ±121 ft. (10 Stories)



8 400 S. El Camino Real
HT. ±165 ft. (14 Stories)



6 365 E. 3rd Ave.
HT.±102 ft. (8 Stories)



4 100 S. Ellsworth Ave.
HT. ±122 ft. (9 Stories)

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to use ARC TEC's or ARC TEC consultants instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of any unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

NEIGHBORHOOD CONTEXT

A 0.17

PROJECT NO: 246148

D:\2024 Jobs\246148 - El Camino & 4th Ave Development\01-Planning Application\246148_A0.17.dwg - Mar 27, 2025, 3:19pm - Mahesh



9



7



5



1



10





2



11



3



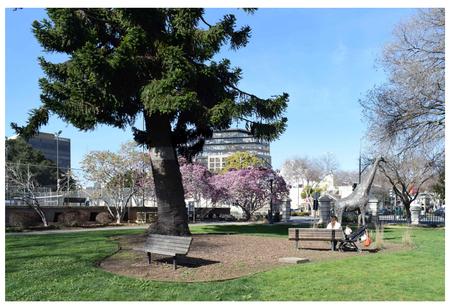
12



8



6



4

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.
© Copyright ARC TEC, Inc. 2018

In Association with:

REFERENCE SITE PLAN

SCALE: NTS

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

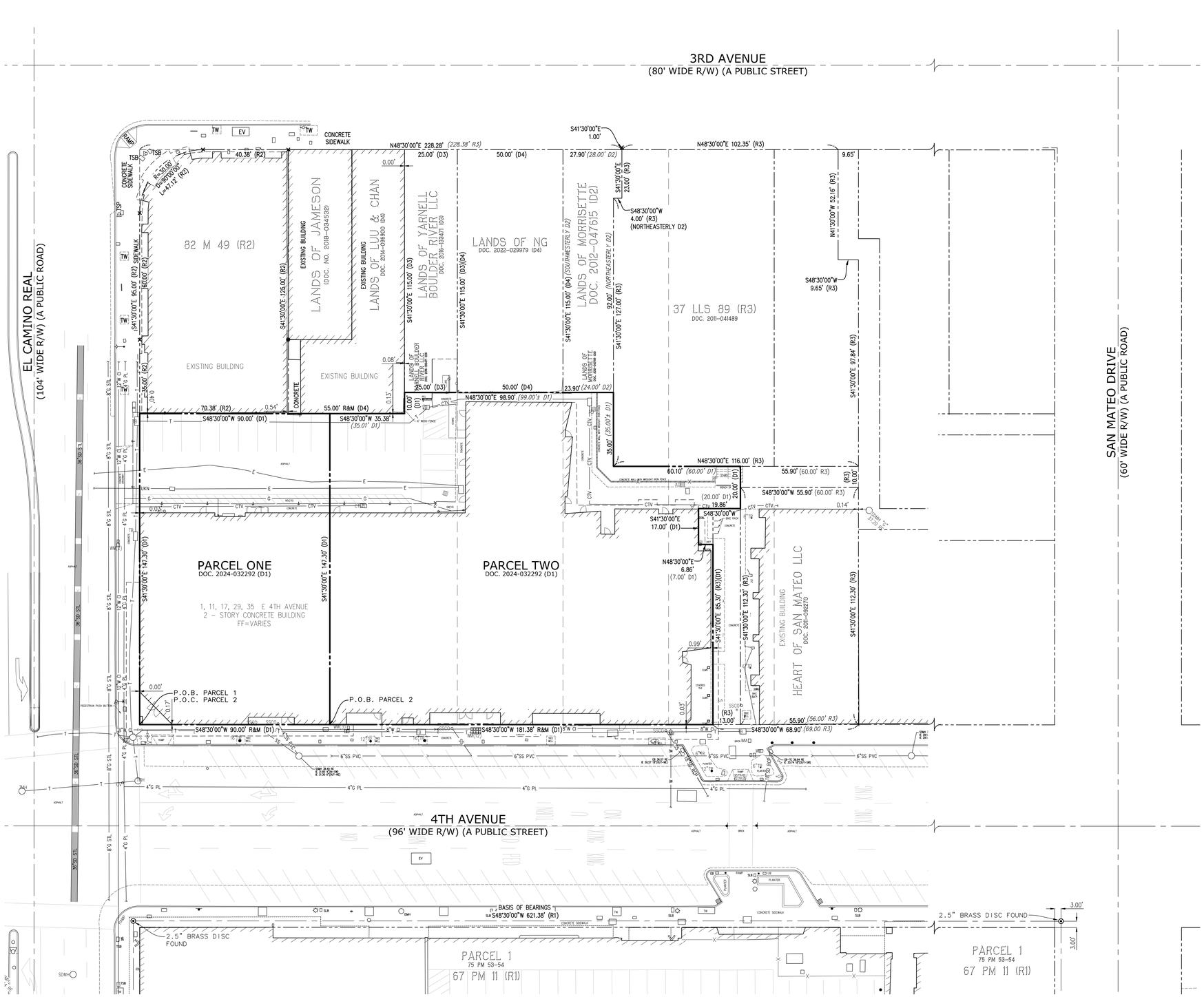
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

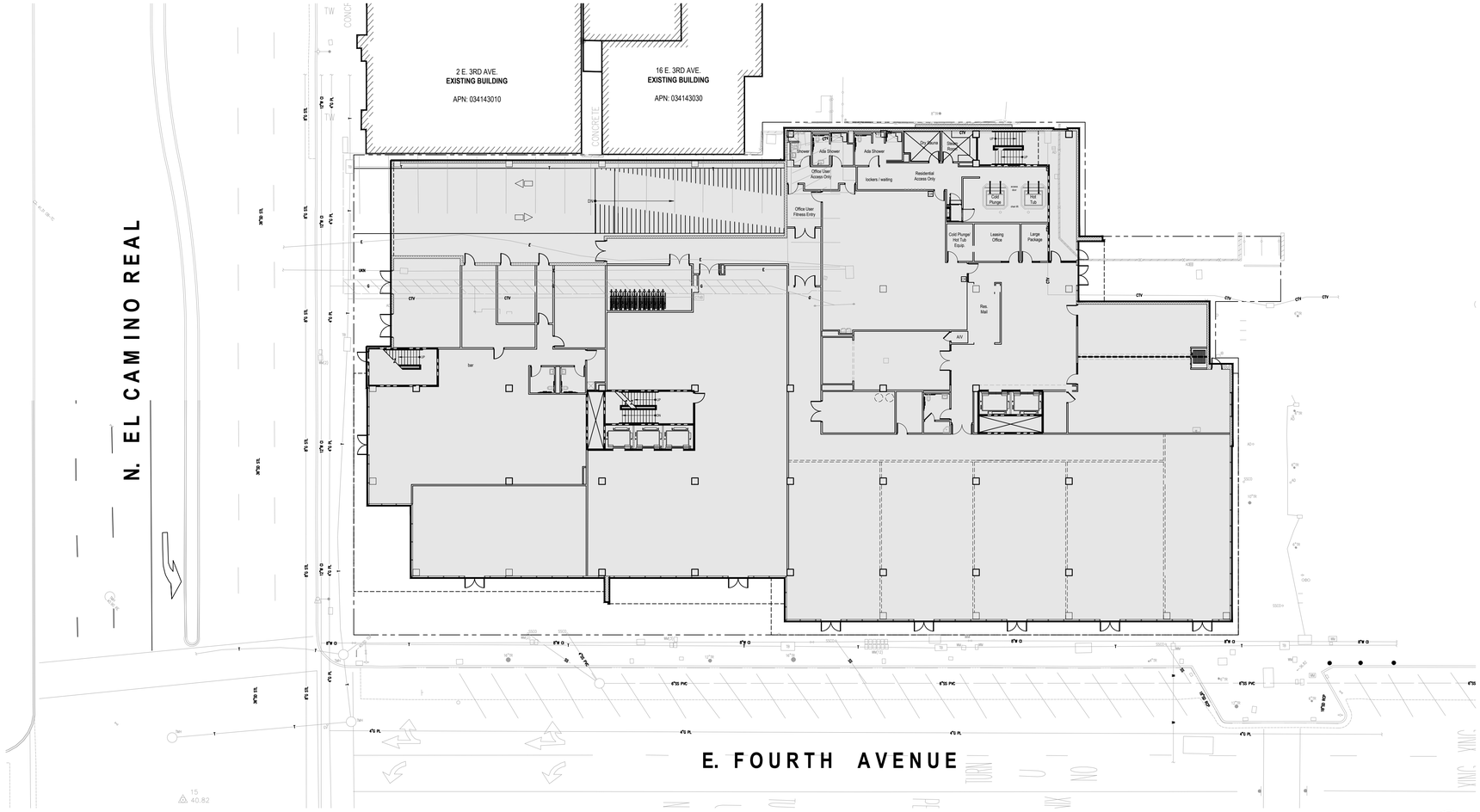
NEIGHBORHOOD CONTEXT

A 0.18

PROJECT NO: 246148

D:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\246148 A1.18.dwg - Mar 27, 2025 - 3:19pm - Mahesh


3RD AVENUE
(80' WIDE R/W) (A PUBLIC STREET)
EL CAMINO REAL
(104' WIDE R/W) (A PUBLIC ROAD)
SAN MATEO DRIVE
(60' WIDE R/W) (A PUBLIC ROAD)
4TH AVENUE
(96' WIDE R/W) (A PUBLIC STREET)
PARCEL ONE
DOC. 2024-032292 (D1)
PARCEL TWO
DOC. 2024-032292 (D1)
1, 11, 17, 29, 35 E 4TH AVENUE
2 - STORY CONCRETE BUILDING
FF=VARIES
82 M 49 (R2)
LANDS OF JAMESON
(DOC. NO. 2018-034532)
LANDS OF LUU & CHAN
DOC. 2014-096900 (D4)
LANDS OF YARNELL BOULDER RIVER LLC
DOC. 2016-133471 (D3)
LANDS OF NG
DOC. 2022-029979 (D4)
LANDS OF MORRISETTE
DOC. 2012-047615 (D2)
37 LLS 89 (R3)
DOC. 2011-041489
HEART OF SAN MATEO LLC
DOC. 2011-092270
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING
EXMSTING BUILDING
P.O.B. PARCEL 1
P.O.C. PARCEL 2
P.O.B. PARCEL 2
BASIS OF BEARINGS
S48°30'00"W 621.38' (R1)
2.5" BRASS DISC FOUND
2.5" BRASS DISC FOUND
PARCEL 1
75 PM 53-54
67 PM 11 (R1)
PARCEL 1
75 PM 53-54
67 PM 11 (R1)
N48°30'00"E 228.28' (228.38' R3)
S41°30'00"E 1.00'
N48°30'00"E 102.35' (R3)
S48°30'00"W 4.00' (R3) (NORTHEASTERLY D2)
S48°30'00"W 9.65' (R3)
N48°30'00"E 116.00' (R3)
S48°30'00"W 55.90' (60.00' R3)
S48°30'00"W 90.00' (D1)
S48°30'00"W 35.38' (35.01' D1)
N48°30'00"E 98.90' (99.00'± D1)
S48°30'00"W 90.00' R&M (D1)
S48°30'00"W 181.38' R&M (D1)
S48°30'00"W 68.90' (69.00 R3)
N48°30'00"E 6.86' (7.00' D1)
S41°30'00"E 17.00' (D1)
S41°30'00"E 147.30' (D1)
S41°30'00"E 147.39' (D1)
S41°30'00"E 115.00' (D3)
S41°30'00"E 115.00' (D3)(D4)
S41°30'00"E 115.00' (D4) (SOUTHWESTERLY D2)
S41°30'00"E 127.00' (R5)
S41°30'00"E 97.84' (R3)
S41°30'00"E 112.30' (R3)
S41°30'00"E 112.30' (R3)(D1)
S41°30'00"E 112.30' (R3)
S41°30'00"E 23.00' (R3)
N41°30'00"W 52.16' (R3)
S41°30'00"E 95.00' (R2)
S41°30'00"E 125.00' (R2)
R=30.00'
Δ=90°00'00"
L=47.12' (R2)
40.38' (R2)
60.00' (R2)
70.38' (R2)
55.00' R&M (D4)
25.00' (D3)
50.00' (D4)
27.90' (28.00' D2)
23.90' (24.00' D2)
9.65'
35.00' (35.01' D1)
60.10' (60.00' D1)
55.90' (60.00' R3)
20.00' (D1)
(20.00' D1)
19.86'
10.00' (D1)
13.00' (R3)
0.00'
0.08'
0.15'
0.54'
0.14'
0.99'
0.03'
0.17'
3.00'
3.00'
BOULDER RIVER LLC
DOC. 2016-133471 (D3)
HEART OF SAN MATEO LLC
DOC. 2011-092270
CONCRETE SIDEWALK
RAMP
TSB
TW
EV
SDMH
SSCO
SSMH
SLB
UB
WB
WM
IE
RE
CTV
T
E
G
UKN
W
SD
SS
ASPHALT
CONCRETE
BRICK
WOOD FENCE
WROUGHT IRON FENCE
CHAIN LINK FENCE
CONCRETE CURB & GUTTER
CONCRETE SIDEWALK
PLANTER
6"SS PVC
4"G PL
8"W PVC
8"S PVC
8"S STL
6"S STL
4"G STL
36"SD STL
PEDESTRIAN PUSH BUTTON
DWG 36-0.5" RC
E 30.0' VPDW=MC
DWG 36-0.5" RC
E 30.0' VPDW=MC
DWG 36-0.5" RC
E 30.0' VPDW=MC



ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"

0 10 20 40 60 100

MINIMUM BICYCLE PARKING STALLS REQUIRED

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
216 UNITS x 0.05 = 10.80 SPACES
TWO-BEDROOM UNIT @ 0.1 SPACES PER UNIT
20 UNITS x 0.10 = 2 SPACES
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 12.80 SPACES OR **13 SPACES**

REQUIRED LONG-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
216 UNITS x 1.0 =216 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
20 UNITS x 1.25 = 25 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: **241 SPACES**

REQUIRED SHORT-TERM - RETAIL
1 SPACE PER 2,000 S.F. OF RETAIL AREA
11,894 S.F. / 2,000 S.F. = 5.94 SPACES OR **6 SPACES**

REQUIRED LONG-TERM - RETAIL
1 SPACE PER 12,000 S.F. OF RETAIL AREA
11,894 S.F. / 12,000 S.F. = 0.99 SPACES OR **1 SPACE**

REQUIRED SHORT-TERM - OFFICE
1 SPACE PER 20,000 S.F. OF RETAIL AREA
107,867 S.F. / 20,000 S.F. =5.39 SPACES OR **6 SPACES**

REQUIRED LONG-TERM - OFFICE
1 SPACE PER 10,000 S.F. OF RETAIL AREA
107,867 S.F. / 10,000 S.F. = 10.78 SPACES OR **11 SPACES**

PROVIDED SHORT-TERM SPACES

RESIDENTIAL	14 SPACES
RETAIL	6 SPACES
OFFICE	6 SPACES
TOTAL	**26 SPACES**

PROVIDED LONG-TERM SPACES

RESIDENTIAL	241 SPACES *
RETAIL	2 SPACES **
OFFICE	12 SPACES ***
TOTAL	**257 SPACES**

* PROVIDED @ LEVEL 02 TO LEVEL 10
** PROVIDED @ LEVEL 01
*** PROVIDED @ LEVEL 01

PROJECT DATA

GENERAL PLAN REQUIREMENTS

ASSESSOR'S PARCEL NO.:	034-143-260 034-143-300 034-143-310
GENERAL PLAN:	MIXED-USE HIGH
SITE AREA:	±39,928 S.F. / 0.91 ACRES
ALLOWABLE MAX FAR (NON-RESIDENTIAL ONLY)	**4.5 (259,425 S.F.)**
PROPOSED FAR (NON-RESIDENTIAL ONLY)	**3.0 (119,761 S.F.)**
DWELLING UNIT DENSITY (100-130 DU/ AC)	91 DU - 118 DU
W/ 100% INCREASED STATE DENSITY	**236 DU**
LOT COVERAGE	100%
ALLOWABLE MAX. BUILDING HEIGHT	5 TO **8 STORIES**
PROPOSED BUILDING HEIGHT	188 FEET (14-STORY + PENTHOUSE/ TERRACE / MECHANICAL EQUIPMENT)

ZONING REQUIREMENTS

ZONING:	CBD DISTRICT GENERAL BUSINESS
SITE AREA:	±39,928 S.F. / 0.91 ACRES
ALLOWABLE MAX FAR (COMMERCIAL + RESIDENTIAL)	**3.0 (119,784 S.F.)**
PROPOSED FAR (COMMERCIAL + RESIDENTIAL)	**9.5 (379,186 S.F.)**
MAX DWELLING UNIT DENSITY	50 DU/ AC OR 46 UNITS
ALLOWABLE MAX BUILDING HEIGHT	55 FEET
PROPOSED BUILDING HEIGHT	188 FEET (14-STORY + PENTHOUSE/ TERRACE / MECHANICAL EQUIPMENT)

PROPOSED BUILDING AREA (15- STORY BUILDING)

RESIDENTIAL - LEVEL 01	12,918 S.F.
OFFICE - LEVEL 01	9,423 S.F.
RESTAURANT - LEVEL 01	3,436 S.F.
RETAIL - LEVEL 01	8,458 S.F.
RESIDENTIAL - LEVEL 02	27,238 S.F.
RESIDENTIAL - LEVEL 03	27,238 S.F.
RESIDENTIAL - LEVEL 04	27,238 S.F.
RESIDENTIAL - LEVEL 05	27,238 S.F.
RESIDENTIAL - LEVEL 06	27,238 S.F.
RESIDENTIAL - LEVEL 07	27,238 S.F.
RESIDENTIAL - LEVEL 08	27,693 S.F.
RESIDENTIAL - LEVEL 09	27,693 S.F.
RESIDENTIAL - LEVEL 10	27,693 S.F.
OFFICE - LEVEL 11	27,177 S.F.
OFFICE - LEVEL 12	26,648 S.F.
OFFICE - LEVEL 13	23,135 S.F.
OFFICE - LEVEL 14	19,278 S.F.
PENTHOUSE - LEVEL 15	2,206 S.F.
TOTAL BUILDING AREA	**379,186 S.F.**

HAA REQUIREMENTS (BASED ON 379,186 S.F. BUILDING AREA)
COMMERCIAL (1/3 OF 379,186 S.F. OR 126,395 S.F.)
NON-COMMERCIAL (2/3 OF 379,186 S.F. OR 252,791 S.F.)

OFFICE AREA	**107,867 S.F.**
RESTAURANT	**3,436 S.F.**
RETAIL	**8,458 S.F.**
TOTAL COMMERCIAL AREA (PROVIDED)	**119,761 S.F.**
TOTAL NON-COMMERCIAL AREA (PROVIDED):	**259,425 S.F.**
FAR (119,761 S.F./ 39,928 S.F.) - (COMMERCIAL ONLY)	**3.0**

 # DWELLING UNITS PER FLOOR

LEVEL 02	26 DU
LEVEL 03	26 DU
LEVEL 04	27 DU
LEVEL 05	27 DU
LEVEL 06	27 DU
LEVEL 07	27 DU
LEVEL 08	27 DU
LEVEL 09	24 DU
LEVEL 10	25 DU
TOTAL # DWELLING UNITS	**236 UNITS (OR 260 DU/ AC)**

DWELLING UNIT MIX

STUDIO	80 DU (OR 34%)
ONE-BEDROOM	136 DU (OR 57%)
TWO-BEDROOM	20 DU (OR 9%)
TOTAL # DWELLING UNITS	**236 UNITS (OR 260 DU/ AC)**

BMR UNIT REQUIREMENTS - PER SDB ON BASE DENSITY (118 UNITS)

50% INCREASE: 15% VERY LOW INCOME	18 UNITS
ADDITIONAL 50%: 15% MODERATE INCOME	18 UNITS
TOTAL (PROVIDED)	36 UNITS

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.
© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

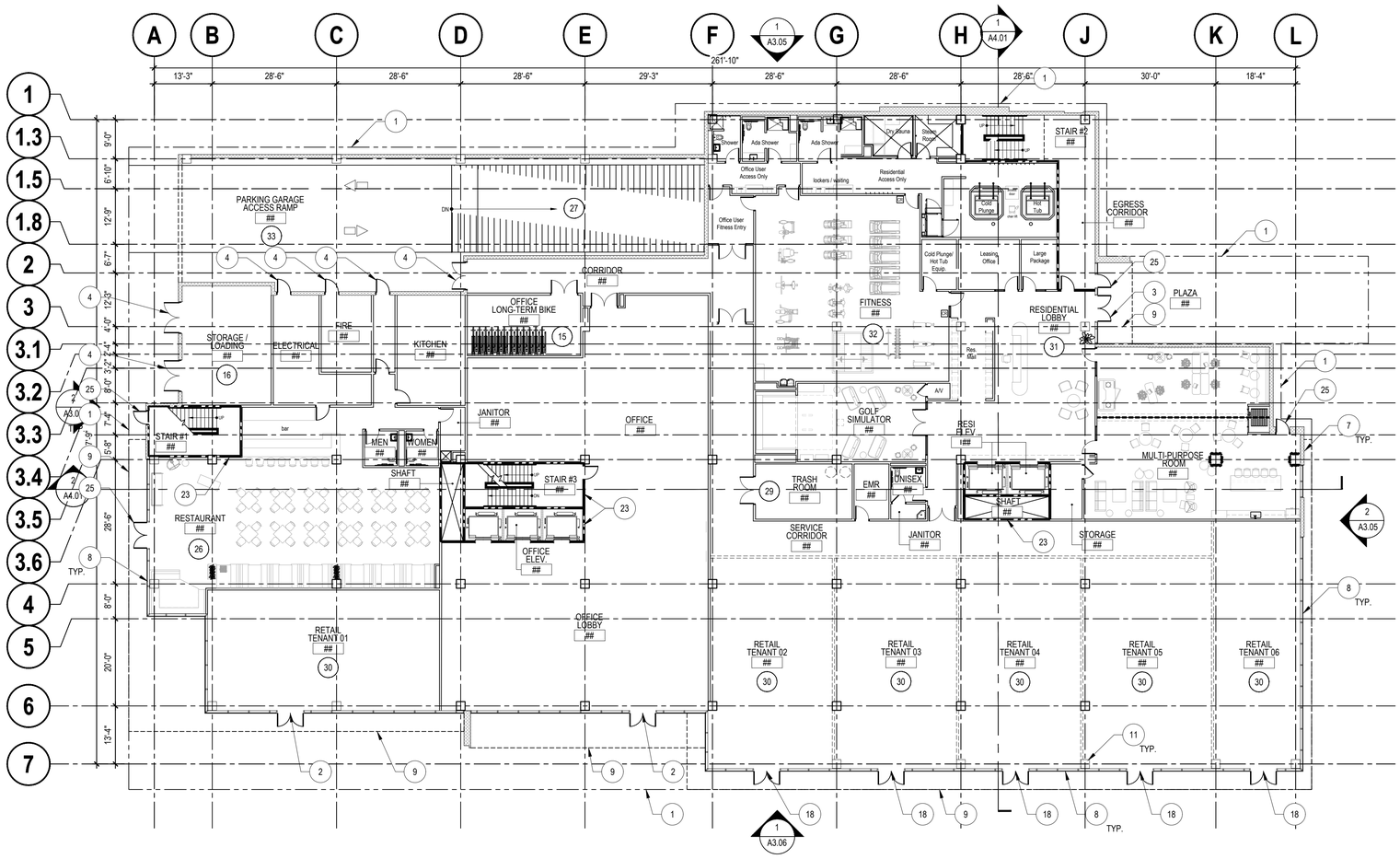
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

ARCHITECTURAL SITE PLAN

A1.01

PROJECT NO: 246148

D:\2024 JOBS\246148 - El Camino & 4th Ave Development\1 Planning Application\246148-A101.dwg - Mar 27, 2025, 3:29pm - Mark A



FLOOR PLAN - LEVEL 01

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

0 10 20 40 60 80

KEYNOTES - FLOOR PLAN

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. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. SECONDARY OFFICE ENTRANCE
14. LOADING/ STORAGE
15. OFFICE LONG-TERM BIKE LOCKERS
16. RESIDENTIAL TRANSFORMER
17. 42"H. AFF PARAPET WALL
18. RETAIL ENTRANCE
19. PRIVATE RESIDENTIAL BALCONY WITH 42"H. GUARDRAIL
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND SHAFT
24. ARCHITECTURAL FIN
25. EGRESS DOOR
26. RESTAURANT
27. PARKING GARAGE ACCESS RAMP
28. OPEN OFFICE AREA
29. TRASH ROOM
30. RETAIL
31. RESIDENTIAL LOBBY
32. FITNESS
33. COVERED PARKING ENTRANCE
34. 42" H. GUARDRAIL AT BALCONY
35. MECHANICAL EQUIPMENT SCREEN

Open Space	Private Residential Open Space at level 2 (S.F.) - Provided		681
	Common Residential Open Space at Level 4 (S.F.) - Provided		3,990
	Private Residential Open Space at level 3 (S.F.) - Provided		681
	Private Residential Open Space at level 4 (S.F.) - Provided		681
	Private Residential Open Space at level 5 (S.F.) - Provided		681
	Private Residential Open Space at level 6 (S.F.) - Provided		681
	Private Residential Open Space at level 7 (S.F.) - Provided		681
	Private Residential Open Space at level 8 (S.F.) - Provided		466
	Private Residential Open Space at level 9 (S.F.) - Provided		466
	Private Residential Open Space at level 10 (S.F.) - Provided		466
	Total open space private + common (residential) - Provided		9474
	Office Open Space at Level 11 (S.F.) - Provided		758
	Office Open Space at Level 12 (S.F.) - Provided		609
	Office Open Space at Level 13 (S.F.) - Provided		4282
	Office Open Space at Level 14 (S.F.) - Provided		3673
	Office Open Space at Level 15 (S.F.) - Provided		6157
	Total Office Open Space (S.F.) - Required (1% of total office area or 0.01 x 112,131 S.F.)		1,121
	Total Common Office Open Space (S.F.) - Provided		15479

	Use	Level 1	Level 11	Level 12	Level 13	Level 14	Level 15	Total Area	Project FAR
Floor Area	Retail Area	8,458						8,458	
	Restaurant Area	3,436						3436	
	Office Area	9,423	27,177	26,648	23,135	19,278	2,206	107,867	
	Total FAR Floor Area							**119,761**	**3.0**

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

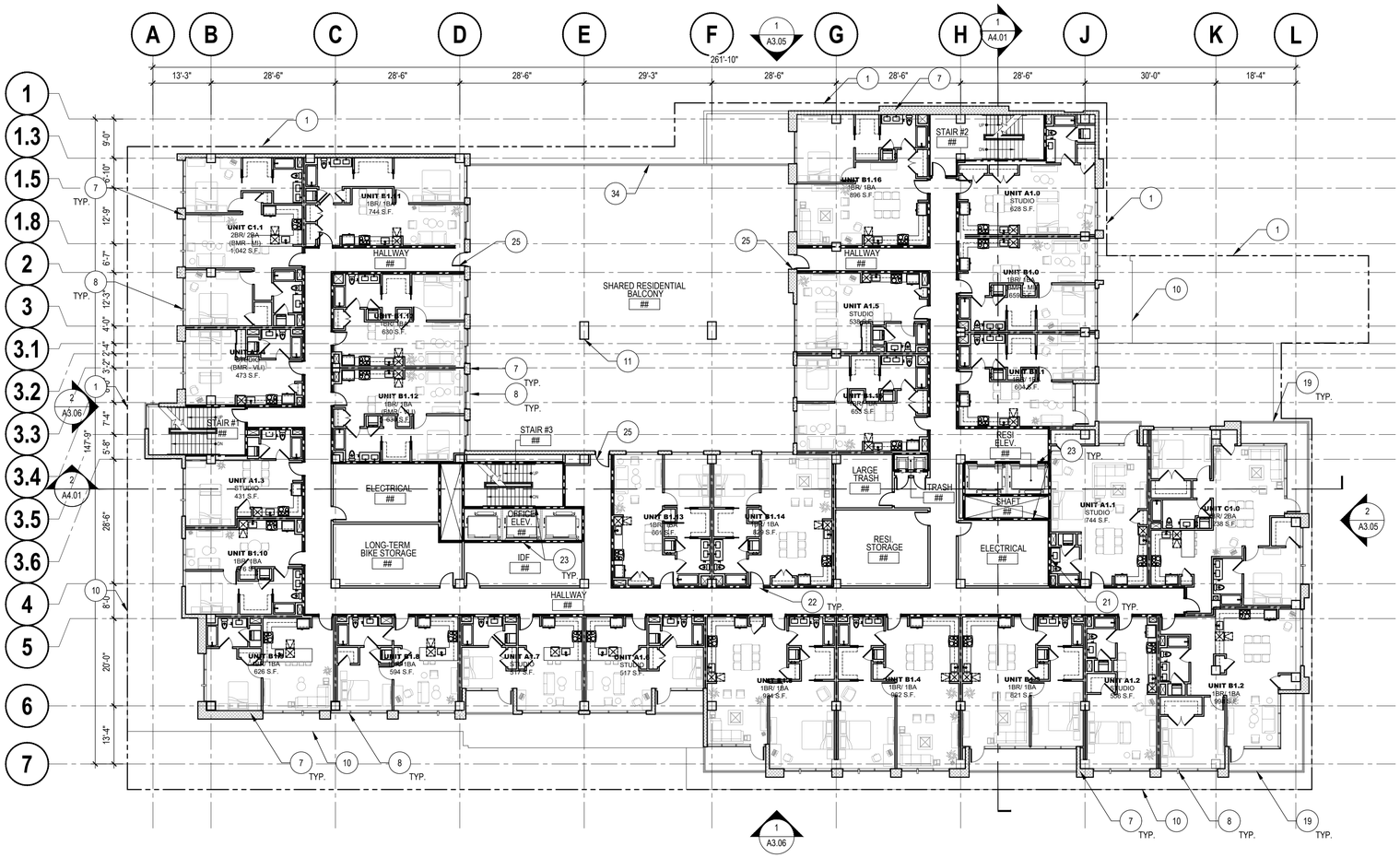
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

FLOOR PLAN
LEVEL 01

A 2.11

PROJECT NO: 246148

D:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\246148 A211.dwg - Mar 27, 2025, 1:19pm - Melanie



KEYNOTES - FLOOR PLAN

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. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. SECONDARY OFFICE ENTRANCE
14. LOADING/ STORAGE
15. OFFICE LONG-TERM BIKE LOCKERS
16. RESIDENTIAL TRANSFORMER
17. 42"H. AFF PARAPET WALL
18. RETAIL ENTRANCE
19. PRIVATE RESIDENTIAL BALCONY WITH 42"H. GUARDRAIL
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND SHAFT
24. ARCHITECTURAL FIN
25. EGRESS DOOR
26. RESTAURANT
27. PARKING GARAGE ACCESS RAMP
28. OPEN OFFICE AREA
29. TRASH ROOM
30. RETAIL
31. RESIDENTIAL LOBBY
32. FITNESS
33. COVERED PARKING ENTRANCE
34. 42" H. GUARDRAIL AT BALCONY
35. MECHANICAL EQUIPMENT SCREEN

FLOOR PLAN - LEVEL 02

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

0 10 20 40 60 80

Open Space	Private Residential Open Space at level 2 (S.F.) - Provided		681
	Common Residential Open Space at Level 4 (S.F.) - Provided		3,990
	Private Residential Open Space at level 3 (S.F.) - Provided		681
	Private Residential Open Space at level 4 (S.F.) - Provided		681
	Private Residential Open Space at level 5 (S.F.) - Provided		681
	Private Residential Open Space at level 6 (S.F.) - Provided		681
	Private Residential Open Space at level 7 (S.F.) - Provided		681
	Private Residential Open Space at level 8 (S.F.) - Provided		466
	Private Residential Open Space at level 9 (S.F.) - Provided		466
	Private Residential Open Space at level 10 (S.F.) - Provided		466
	Total open space private + common (residential) - Provided		9474
	Office Open Space at Level 11 (S.F.) - Provided		758
	Office Open Space at Level 12 (S.F.) - Provided		609
	Office Open Space at Level 13 (S.F.) - Provided		4282
	Office Open Space at Level 14 (S.F.) - Provided		3673
	Office Open Space at Level 15 (S.F.) - Provided		6157
	Total Office Open Space (S.F.) - Required (1% of total office area or 0.01 x 112,131 S.F.)		1,121
	Total Common Office Open Space (S.F.) - Provided		15479

	Use	Level 1	Level 11	Level 12	Level 13	Level 14	Level 15	Total Area	Project FAR
Floor Area	Retail Area	8,458						8,458	
	Restaurant Area	3,436						3436	
	Office Area	9,423	27,177	26,648	23,135	19,278	2,206	107,867	
	Total FAR Floor Area							**119,761**	**3.0**

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.4	388	LEVEL 02	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 02	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 02	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 03	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 03	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 03	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 04	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 04	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 05	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 05	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 06	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 06	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 07	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 07	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 08	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 08	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 09	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 09	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 09	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 10	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 10	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 10	0	0	1	1	3%
TOTAL BMR UNITS				**18**	**0**	**18**	**36**	

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:

MECAH VENTURES

EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

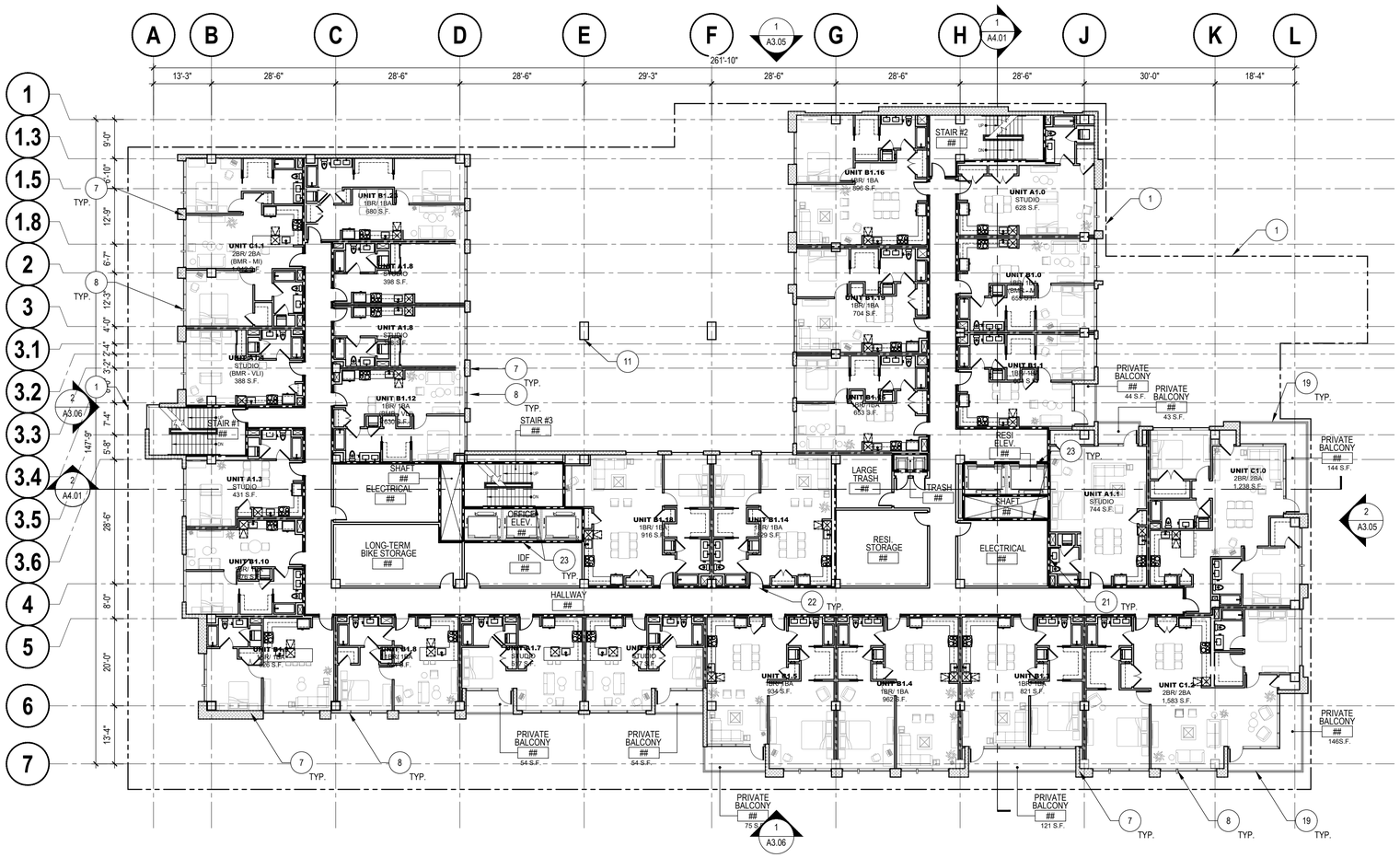
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

FLOOR PLAN
LEVEL 02

A 2.12

PROJECT NO: 246148

D:\2024 Jobs\246148 - El Camino & 4th Ave Development\01-Planning Application\246148-A212.dwg - Mar 27, 2025, 3:19pm - Mahesh



KEYNOTES - FLOOR PLAN

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. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. SECONDARY OFFICE ENTRANCE
14. LOADING/ STORAGE
15. OFFICE LONG-TERM BIKE LOCKERS
16. RESIDENTIAL TRANSFORMER
17. 42"H. AFF PARAPET WALL
18. RETAIL ENTRANCE
19. PRIVATE RESIDENTIAL BALCONY WITH 42"H. GUARDRAIL
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND SHAFT
24. ARCHITECTURAL FIN
25. EGRESS DOOR
26. RESTAURANT
27. PARKING GARAGE ACCESS RAMP
28. OPEN OFFICE AREA
29. TRASH ROOM
30. RETAIL
31. RESIDENTIAL LOBBY
32. FITNESS
33. COVERED PARKING ENTRANCE
34. 42" H. GUARDRAIL AT BALCONY
35. MECHANICAL EQUIPMENT SCREEN

FLOOR PLAN - LEVEL 03

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

0 10 20 40 60 80

Open Space	Private Residential Open Space at level 2 (S.F.) - Provided		681
	Common Residential Open Space at Level 4 (S.F.) - Provided		3,990
	Private Residential Open Space at level 3 (S.F.) - Provided		681
	Private Residential Open Space at level 4 (S.F.) - Provided		681
	Private Residential Open Space at level 5 (S.F.) - Provided		681
	Private Residential Open Space at level 6 (S.F.) - Provided		681
	Private Residential Open Space at level 7 (S.F.) - Provided		681
	Private Residential Open Space at level 8 (S.F.) - Provided		466
	Private Residential Open Space at level 9 (S.F.) - Provided		466
	Private Residential Open Space at level 10 (S.F.) - Provided		466
	Total open space private + common (residential) - Provided		9474
	Office Open Space at Level 11 (S.F.) - Provided		758
	Office Open Space at Level 12 (S.F.) - Provided		609
	Office Open Space at Level 13 (S.F.) - Provided		4282
	Office Open Space at Level 14 (S.F.) - Provided		3673
	Office Open Space at Level 15 (S.F.) - Provided		6157
	Total Office Open Space (S.F.) - Required (1% of total office area or 0.01 x 112,131 S.F.)		1,121
	Total Common Office Open Space (S.F.) - Provided		15479

	Use	Level 1	Level 11	Level 12	Level 13	Level 14	Level 15	Total Area	Project FAR
Floor Area	Retail Area	8,458						8,458	
	Restaurant Area	3,436						3436	
	Office Area	9,423	27,177	26,648	23,135	19,278	2,206	107,867	
	Total FAR Floor Area							**119,761**	**3.0**

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.4	388	LEVEL 02	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 02	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 02	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 03	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 03	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 03	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 04	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 04	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 05	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 05	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 06	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 06	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 07	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 07	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 08	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 08	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 09	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 09	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 09	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 10	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 10	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 10	0	0	1	1	3%
TOTAL BMR UNITS				**18**	**0**	**18**	**36**	

© 2025 ARCHITEC 01 Current 4 6th Ave Development\01 Planning Application\SHEET\A2.13.dwg Mar 27, 2025, 3:19pm Mecah

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC T and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to use ARC TEC's or ARC TEC consultants' documentation for any purpose other than that for which it was prepared at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify ans hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorneys' fees, arising out of unauthorized reuse ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.
© Copyright ARC TEC, Inc. 2018

In Association with:

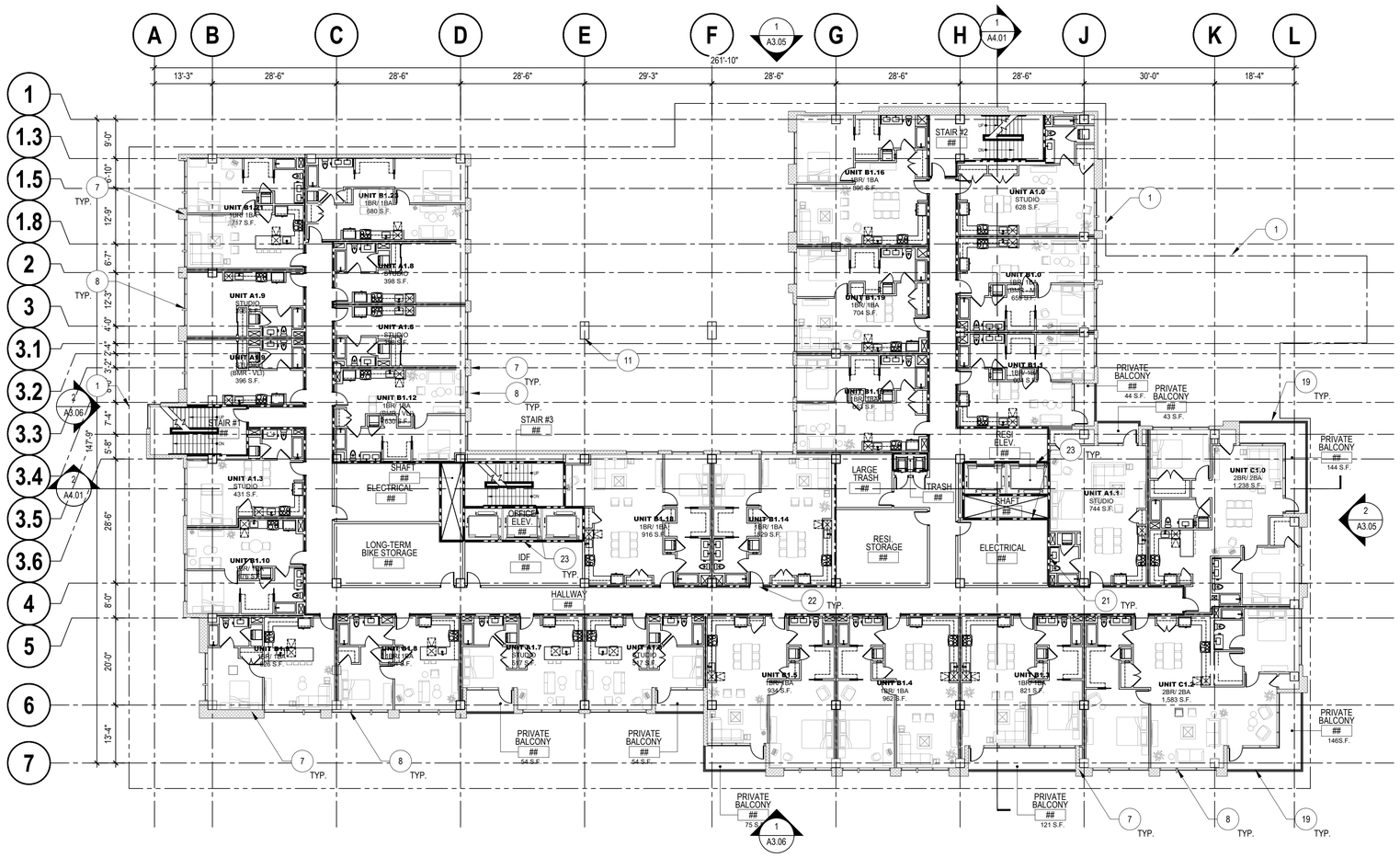
A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATIOI

FLOOR PLAN
LEVEL 03

A 2.13

PROJECT NO: 246148



FLOOR PLAN - LEVEL 04 THRU LEVEL 07

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

0 10 20 40 60 80

Open Space	Private Residential Open Space at level 2 (S.F.) - Provided		681
	Common Residential Open Space at Level 4 (S.F.) - Provided		3,990
	Private Residential Open Space at level 3 (S.F.) - Provided		681
	Private Residential Open Space at level 4 (S.F.) - Provided		681
	Private Residential Open Space at level 5 (S.F.) - Provided		681
	Private Residential Open Space at level 6 (S.F.) - Provided		681
	Private Residential Open Space at level 7 (S.F.) - Provided		681
	Private Residential Open Space at level 8 (S.F.) - Provided		466
	Private Residential Open Space at level 9 (S.F.) - Provided		466
	Private Residential Open Space at level 10 (S.F.) - Provided		466
	Total open space private + common (residential) - Provided		9474
	Office Open Space at Level 11 (S.F.) - Provided		758
	Office Open Space at Level 12 (S.F.) - Provided		609
	Office Open Space at Level 13 (S.F.) - Provided		4282
	Office Open Space at Level 14 (S.F.) - Provided		3673
	Office Open Space at Level 15 (S.F.) - Provided		6157
	Total Office Open Space (S.F.) - Required (1% of total office area or 0.01 x 112,131 S.F.)		1,121
	Total Common Office Open Space (S.F.) - Provided		15479

	Use	Level 1	Level 11	Level 12	Level 13	Level 14	Level 15	Total Area	Project FAR
Floor Area	Retail Area	8,458						8,458	
	Restaurant Area	3,436						3436	
	Office Area	9,423	27,177	26,648	23,135	19,278	2,206	107,867	
	Total FAR Floor Area							**119,761**	**3.0**

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.4	388	LEVEL 02	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 02	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 02	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 03	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 03	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 03	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 04	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 04	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 05	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 05	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 06	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 06	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 07	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 07	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 08	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 08	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 09	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 09	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 09	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 10	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 10	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 10	0	0	1	1	3%
TOTAL BMR UNITS				**18**	**0**	**18**	**36**	

KEYNOTES - FLOOR PLAN

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. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. SECONDARY OFFICE ENTRANCE
14. LOADING/ STORAGE
15. OFFICE LONG-TERM BIKE LOCKERS
16. RESIDENTIAL TRANSFORMER
17. 42"H. AFF PARAPET WALL
18. RETAIL ENTRANCE
19. PRIVATE RESIDENTIAL BALCONY WITH 42"H. GUARDRAIL
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND SHAFT
24. ARCHITECTURAL FIN
25. EGRESS DOOR
26. RESTAURANT
27. PARKING GARAGE ACCESS RAMP
28. OPEN OFFICE AREA
29. TRASH ROOM
30. RETAIL
31. RESIDENTIAL LOBBY
32. FITNESS
33. COVERED PARKING ENTRANCE
34. 42" H. GUARDRAIL AT BALCONY
35. MECHANICAL EQUIPMENT SCREEN

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

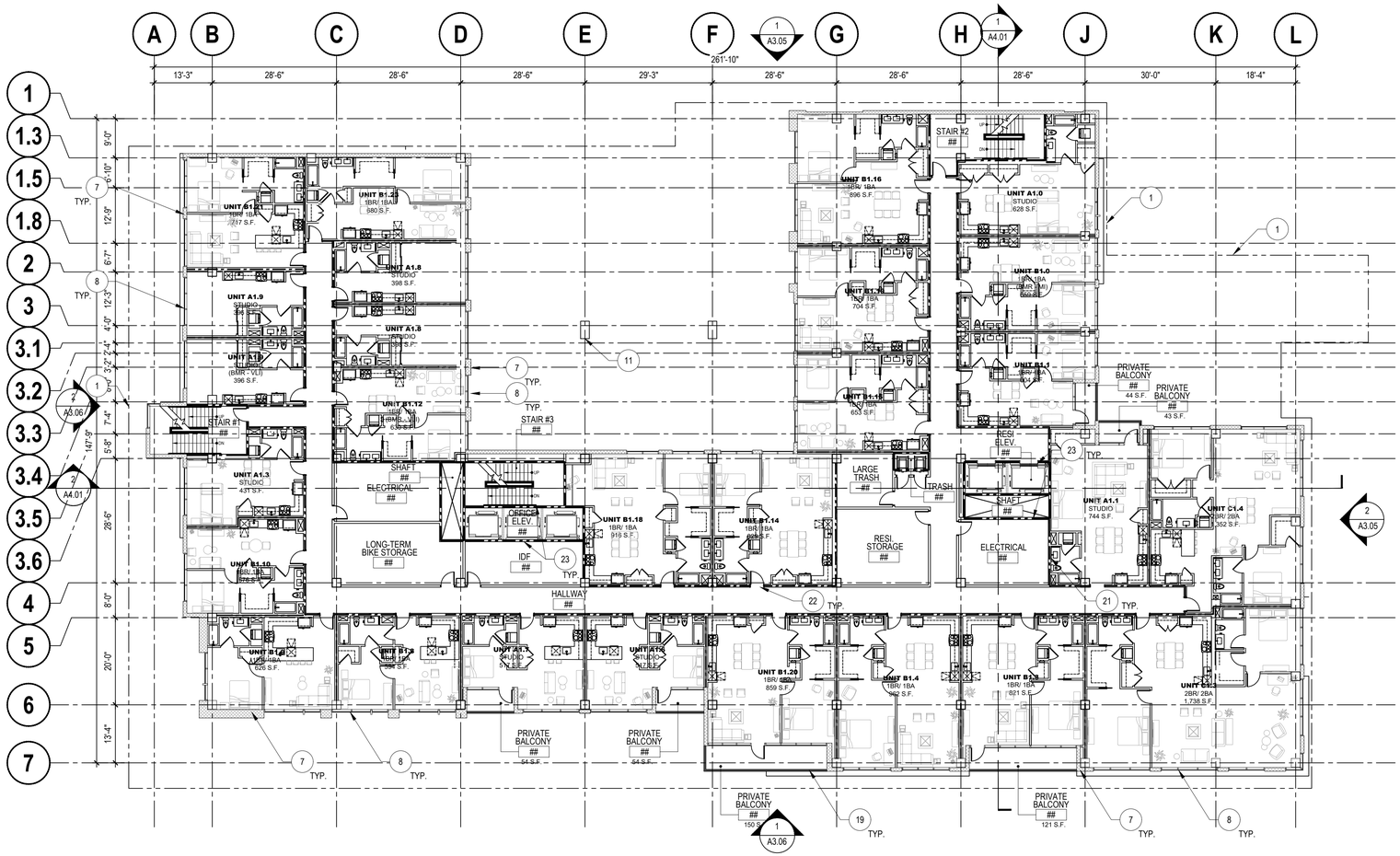
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

FLOOR PLAN
LEVEL 04 THRU LEVEL 07

A 2.14

PROJECT NO: 246148

D:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\SB330 A2.14.dwg - Mar 27, 2025, 3:19pm - MattM



FLOOR PLAN - LEVEL 08

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

0 10 20 40 60 80

KEYNOTES - FLOOR PLAN

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. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. SECONDARY OFFICE ENTRANCE
14. LOADING/ STORAGE
15. OFFICE LONG-TERM BIKE LOCKERS
16. RESIDENTIAL TRANSFORMER
17. 42"H. AFF PARAPET WALL
18. RETAIL ENTRANCE
19. PRIVATE RESIDENTIAL BALCONY WITH 42"H. GUARDRAIL
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND SHAFT
24. ARCHITECTURAL FIN
25. EGRESS DOOR
26. RESTAURANT
27. PARKING GARAGE ACCESS RAMP
28. OPEN OFFICE AREA
29. TRASH ROOM
30. RETAIL
31. RESIDENTIAL LOBBY
32. FITNESS
33. COVERED PARKING ENTRANCE
34. 42" H. GUARDRAIL AT BALCONY
35. MECHANICAL EQUIPMENT SCREEN

Open Space	Private Residential Open Space at level 2 (S.F.) - Provided		681
	Common Residential Open Space at Level 4 (S.F.) - Provided		3,990
	Private Residential Open Space at level 3 (S.F.) - Provided		681
	Private Residential Open Space at level 4 (S.F.) - Provided		681
	Private Residential Open Space at level 5 (S.F.) - Provided		681
	Private Residential Open Space at level 6 (S.F.) - Provided		681
	Private Residential Open Space at level 7 (S.F.) - Provided		681
	Private Residential Open Space at level 8 (S.F.) - Provided		466
	Private Residential Open Space at level 9 (S.F.) - Provided		466
	Private Residential Open Space at level 10 (S.F.) - Provided		466
	Total open space private + common (residential) - Provided		9474
	Office Open Space at Level 11 (S.F.) - Provided		758
	Office Open Space at Level 12 (S.F.) - Provided		609
	Office Open Space at Level 13 (S.F.) - Provided		4282
	Office Open Space at Level 14 (S.F.) - Provided		3673
	Office Open Space at Level 15 (S.F.) - Provided		6157
	Total Office Open Space (S.F.) - Required (1% of total office area or 0.01 x 112,131 S.F.)		1,121
	Total Common Office Open Space (S.F.) - Provided		15479

	Use	Level 1	Level 11	Level 12	Level 13	Level 14	Level 15	Total Area	Project FAR
Floor Area	Retail Area	8,458						8,458	
	Restaurant Area	3,436						3436	
	Office Area	9,423	27,177	26,648	23,135	19,278	2,206	107,867	
	Total FAR Floor Area							**119,761**	**3.0**

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.4	388	LEVEL 02	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 02	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 02	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 03	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 03	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 03	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 04	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 04	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 05	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 05	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 06	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 06	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 07	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 07	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 08	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 08	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 09	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 09	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 09	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 10	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 10	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 10	0	0	1	1	3%
TOTAL BMR UNITS				**18**	**0**	**18**	**36**	

© 2025 JobsOnHold, © Cupino & 4th Ave Development\1 Planning Application\246148 A215.dwg - Mar 27, 2025, 3:19pm - tkokeris

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

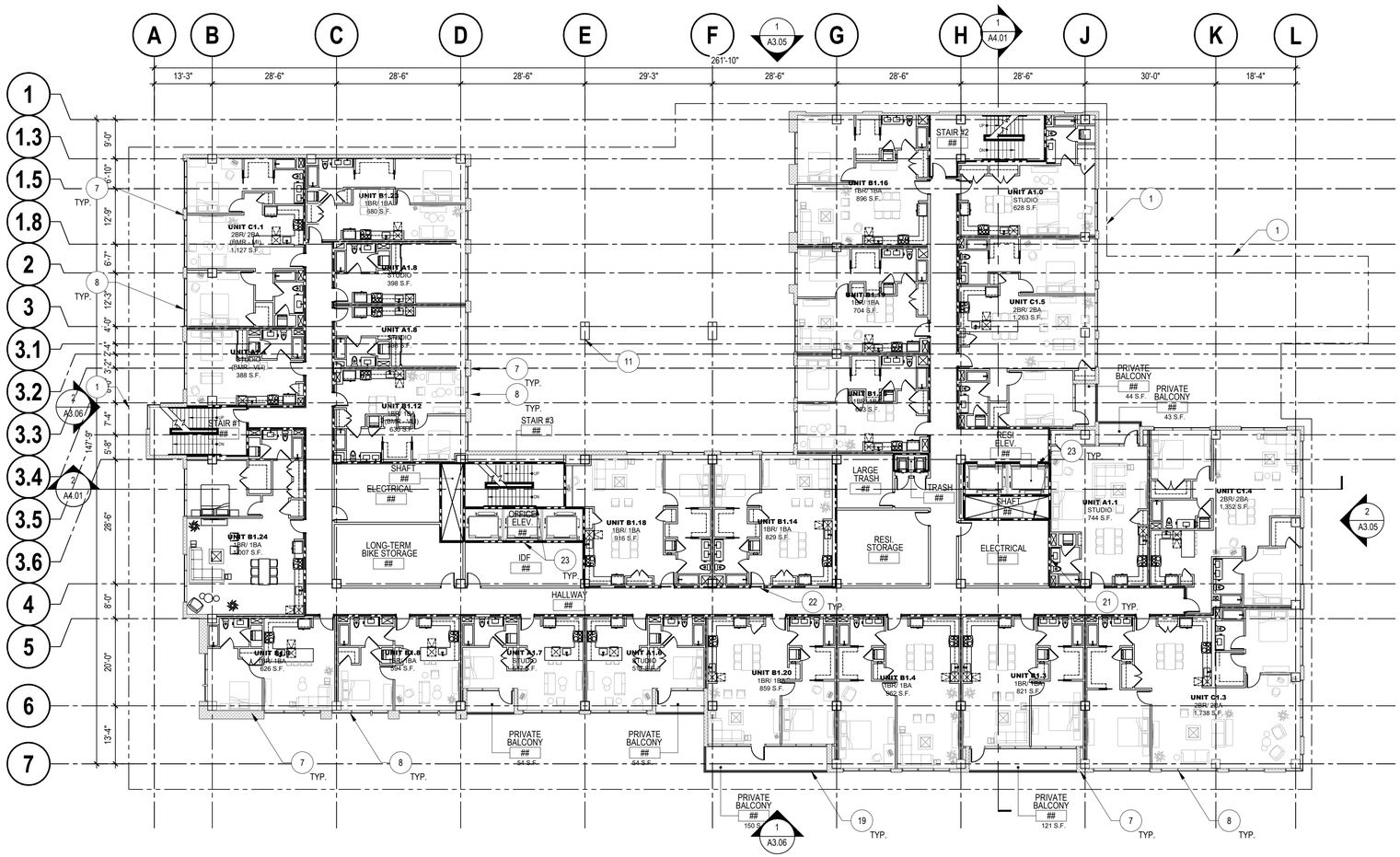
A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

FLOOR PLAN
LEVEL 08

A 2.15

PROJECT NO: 246148



FLOOR PLAN - LEVEL 09

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

0 10 20 40 60 80

Open Space	Private Residential Open Space at level 2 (S.F.) - Provided		681
	Common Residential Open Space at Level 4 (S.F.) - Provided		3,990
	Private Residential Open Space at level 3 (S.F.) - Provided		681
	Private Residential Open Space at level 4 (S.F.) - Provided		681
	Private Residential Open Space at level 5 (S.F.) - Provided		681
	Private Residential Open Space at level 6 (S.F.) - Provided		681
	Private Residential Open Space at level 7 (S.F.) - Provided		681
	Private Residential Open Space at level 8 (S.F.) - Provided		466
	Private Residential Open Space at level 9 (S.F.) - Provided		466
	Private Residential Open Space at level 10 (S.F.) - Provided		466
	Total open space private + common (residential) - Provided		9474
	Office Open Space at Level 11 (S.F.) - Provided		758
	Office Open Space at Level 12 (S.F.) - Provided		609
	Office Open Space at Level 13 (S.F.) - Provided		4282
	Office Open Space at Level 14 (S.F.) - Provided		3673
	Office Open Space at Level 15 (S.F.) - Provided		6157
	Total Office Open Space (S.F.) - Required (1% of total office area or 0.01 x 112,131 S.F.)		1,121
	Total Common Office Open Space (S.F.) - Provided		15479

	Use	Level 1	Level 11	Level 12	Level 13	Level 14	Level 15	Total Area	Project FAR
Floor Area	Retail Area	8,458						8,458	
	Restaurant Area	3,436						3436	
	Office Area	9,423	27,177	26,648	23,135	19,278	2,206	107,867	
	Total FAR Floor Area							**119,761**	**3.0**

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.4	388	LEVEL 02	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 02	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 02	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 03	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 03	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 03	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 04	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 04	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 05	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 05	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 06	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 06	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 07	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 07	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 08	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 08	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 09	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 09	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 09	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 10	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 10	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 10	0	0	1	1	3%
TOTAL BMR UNITS				**18**	**0**	**18**	**36**	

KEYNOTES - FLOOR PLAN

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. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. SECONDARY OFFICE ENTRANCE
14. LOADING/ STORAGE
15. OFFICE LONG-TERM BIKE LOCKERS
16. RESIDENTIAL TRANSFORMER
17. 42"H. AFF PARAPET WALL
18. RETAIL ENTRANCE
19. PRIVATE RESIDENTIAL BALCONY WITH 42"H. GUARDRAIL
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND SHAFT
24. ARCHITECTURAL FIN
25. EGRESS DOOR
26. RESTAURANT
27. PARKING GARAGE ACCESS RAMP
28. OPEN OFFICE AREA
29. TRASH ROOM
30. RETAIL
31. RESIDENTIAL LOBBY
32. FITNESS
33. COVERED PARKING ENTRANCE
34. 42" H. GUARDRAIL AT BALCONY
35. MECHANICAL EQUIPMENT SCREEN

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:

MECAH VENTURES

EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

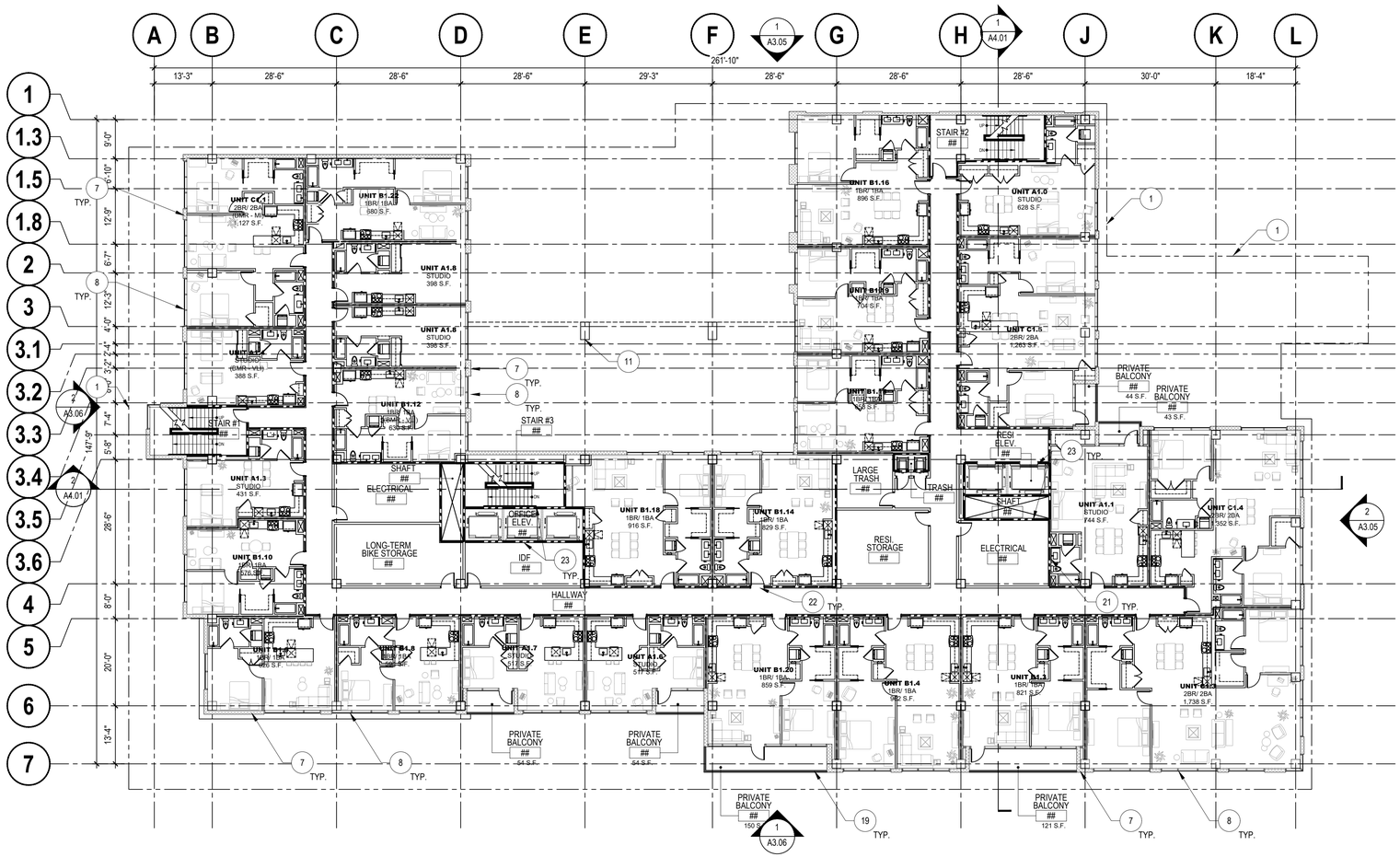
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

FLOOR PLAN
LEVEL 09

A 2.16

PROJECT NO: 246148

© 2025 JobsOfHHI - El Camino & 4th Ave Development\1 Planning Application\HHI-ARCH-E.dwg - Mar 27, 2025, 3:20pm - tkalwin



FLOOR PLAN - LEVEL 10

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

0 10 20 40 60 80

KEYNOTES - FLOOR PLAN

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. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. SECONDARY OFFICE ENTRANCE
14. LOADING/ STORAGE
15. OFFICE LONG-TERM BIKE LOCKERS
16. RESIDENTIAL TRANSFORMER
17. 42"H. AFF PARAPET WALL
18. RETAIL ENTRANCE
19. PRIVATE RESIDENTIAL BALCONY WITH 42"H. GUARDRAIL
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND SHAFT
24. ARCHITECTURAL FIN
25. EGRESS DOOR
26. RESTAURANT
27. PARKING GARAGE ACCESS RAMP
28. OPEN OFFICE AREA
29. TRASH ROOM
30. RETAIL
31. RESIDENTIAL LOBBY
32. FITNESS
33. COVERED PARKING ENTRANCE
34. 42" H. GUARDRAIL AT BALCONY
35. MECHANICAL EQUIPMENT SCREEN

Open Space	Private Residential Open Space at level 2 (S.F.) - Provided		681
	Common Residential Open Space at Level 4 (S.F.) - Provided		3,990
	Private Residential Open Space at level 3 (S.F.) - Provided		681
	Private Residential Open Space at level 4 (S.F.) - Provided		681
	Private Residential Open Space at level 5 (S.F.) - Provided		681
	Private Residential Open Space at level 6 (S.F.) - Provided		681
	Private Residential Open Space at level 7 (S.F.) - Provided		681
	Private Residential Open Space at level 8 (S.F.) - Provided		466
	Private Residential Open Space at level 9 (S.F.) - Provided		466
	Private Residential Open Space at level 10 (S.F.) - Provided		466
	Total open space private + common (residential) - Provided		9474
	Office Open Space at Level 11 (S.F.) - Provided		758
	Office Open Space at Level 12 (S.F.) - Provided		609
	Office Open Space at Level 13 (S.F.) - Provided		4282
	Office Open Space at Level 14 (S.F.) - Provided		3673
	Office Open Space at Level 15 (S.F.) - Provided		6157
	Total Office Open Space (S.F.) - Required (1% of total office area or 0.01 x 112,131 S.F.)		1,121
	Total Common Office Open Space (S.F.) - Provided		15479

	Use	Level 1	Level 11	Level 12	Level 13	Level 14	Level 15	Total Area	Project FAR
Floor Area	Retail Area	8,458						8,458	
	Restaurant Area	3,436						3436	
	Office Area	9,423	27,177	26,648	23,135	19,278	2,206	107,867	
	Total FAR Floor Area							**119,761**	**3.0**

BMR UNIT BREAKDOWN

UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	TOTAL BMR UNITS	% BMR UNITS
STUDIO	A1.4	388	LEVEL 02	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 02	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 02	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 03	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 03	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 03	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 04	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 04	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 05	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 05	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 06	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 06	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 07	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 07	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 08	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 08	1	0	2	3	8%
STUDIO	A1.4	388	LEVEL 09	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 09	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 09	0	0	1	1	3%
STUDIO	A1.4	388	LEVEL 10	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 10	1	0	1	2	6%
2BED/2BA	C1.1	1,127	LEVEL 10	0	0	1	1	3%
TOTAL BMR UNITS				**18**	**0**	**18**	**36**	

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:

MECAH VENTURES

EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

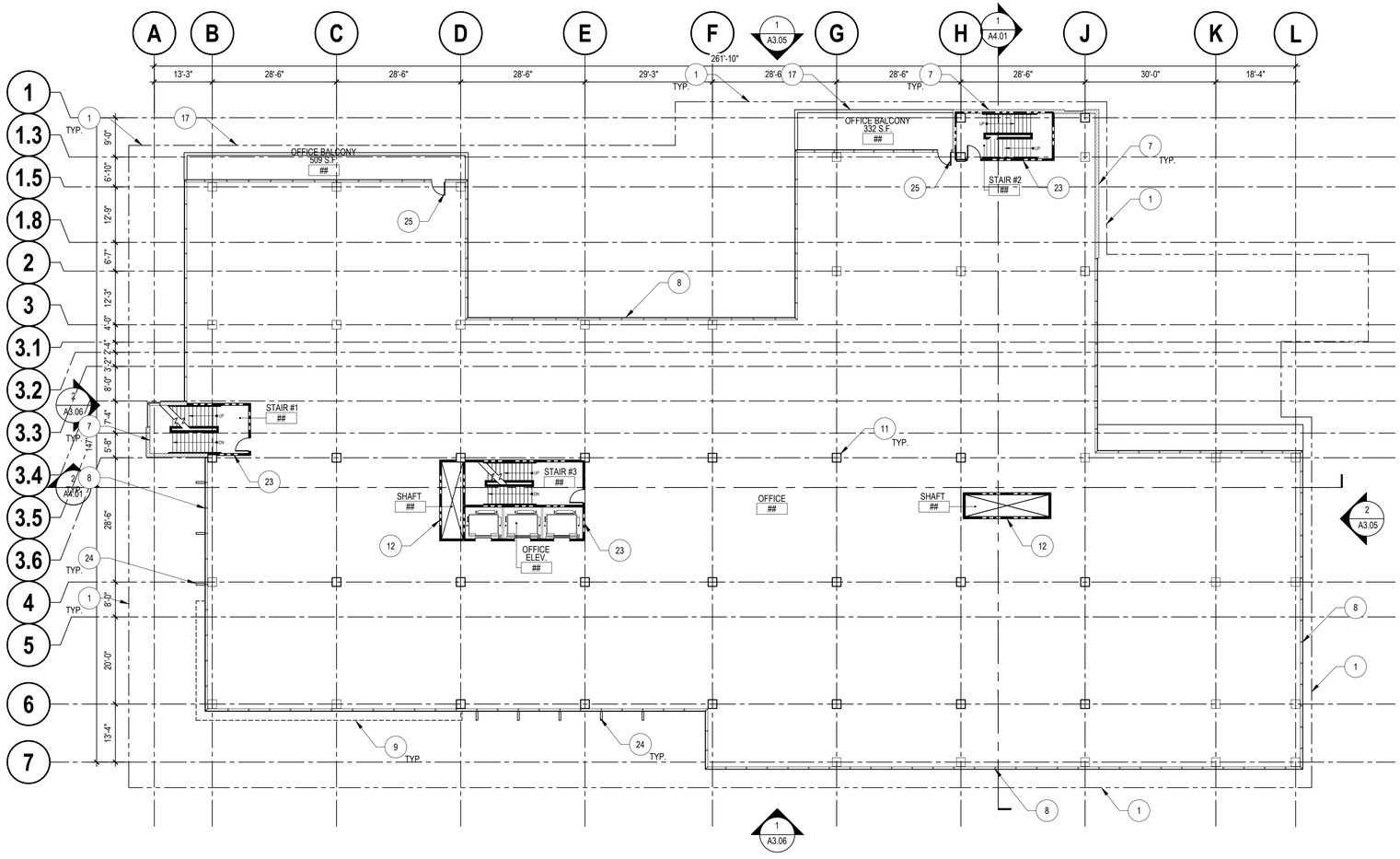
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

FLOOR PLAN
LEVEL 10

A 2.17

PROJECT NO: 246148

© 2025 JobsCAD Inc. G:\Comms & Mk Ave Development\1 Planning Application\246148-A2.17.dwg - Mar 27, 2025, 3:20pm - tkokich



FLOOR PLAN - LEVEL 11

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

0 10 20 40 60 80

KEYNOTES - FLOOR PLAN

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. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. SECONDARY OFFICE ENTRANCE
14. LOADING/ STORAGE
15. OFFICE LONG-TERM BIKE LOCKERS
16. RESIDENTIAL TRANSFORMER
17. 42"H. AFF PARAPET WALL
18. RETAIL ENTRANCE
19. PRIVATE RESIDENTIAL BALCONY WITH 42"H. GUARDRAIL
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND SHAFT
24. ARCHITECTURAL FIN
25. EGRESS DOOR
26. RESTAURANT
27. PARKING GARAGE ACCESS RAMP
28. OPEN OFFICE AREA
29. TRASH ROOM
30. RETAIL
31. RESIDENTIAL LOBBY
32. FITNESS
33. COVERED PARKING ENTRANCE
34. 42" H. GUARDRAIL AT BALCONY
35. MECHANICAL EQUIPMENT SCREEN

Open Space	Private Residential Open Space at level 2 (S.F.) - Provided		681
	Common Residential Open Space at Level 4 (S.F.) - Provided		3,990
	Private Residential Open Space at level 3 (S.F.) - Provided		681
	Private Residential Open Space at level 4 (S.F.) - Provided		681
	Private Residential Open Space at level 5 (S.F.) - Provided		681
	Private Residential Open Space at level 6 (S.F.) - Provided		681
	Private Residential Open Space at level 7 (S.F.) - Provided		681
	Private Residential Open Space at level 8 (S.F.) - Provided		466
	Private Residential Open Space at level 9 (S.F.) - Provided		466
	Private Residential Open Space at level 10 (S.F.) - Provided		466
	Total open space private + common (residential) - Provided		9474
	Office Open Space at Level 11 (S.F.) - Provided		758
	Office Open Space at Level 12 (S.F.) - Provided		609
	Office Open Space at Level 13 (S.F.) - Provided		4282
	Office Open Space at Level 14 (S.F.) - Provided		3673
	Office Open Space at Level 15 (S.F.) - Provided		6157
	Total Office Open Space (S.F.) - Required (1% of total office area or 0.01 x 112,131 S.F.)		1,121
	Total Common Office Open Space (S.F.) - Provided		15479

	Use	Level 1	Level 11	Level 12	Level 13	Level 14	Level 15	Total Area	Project FAR
Floor Area	Retail Area	8,458						8,458	
	Restaurant Area	3,436						3436	
	Office Area	9,423	27,177	26,648	23,135	19,278	2,206	107,867	
	Total FAR Floor Area							**119,761**	**3.0**

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

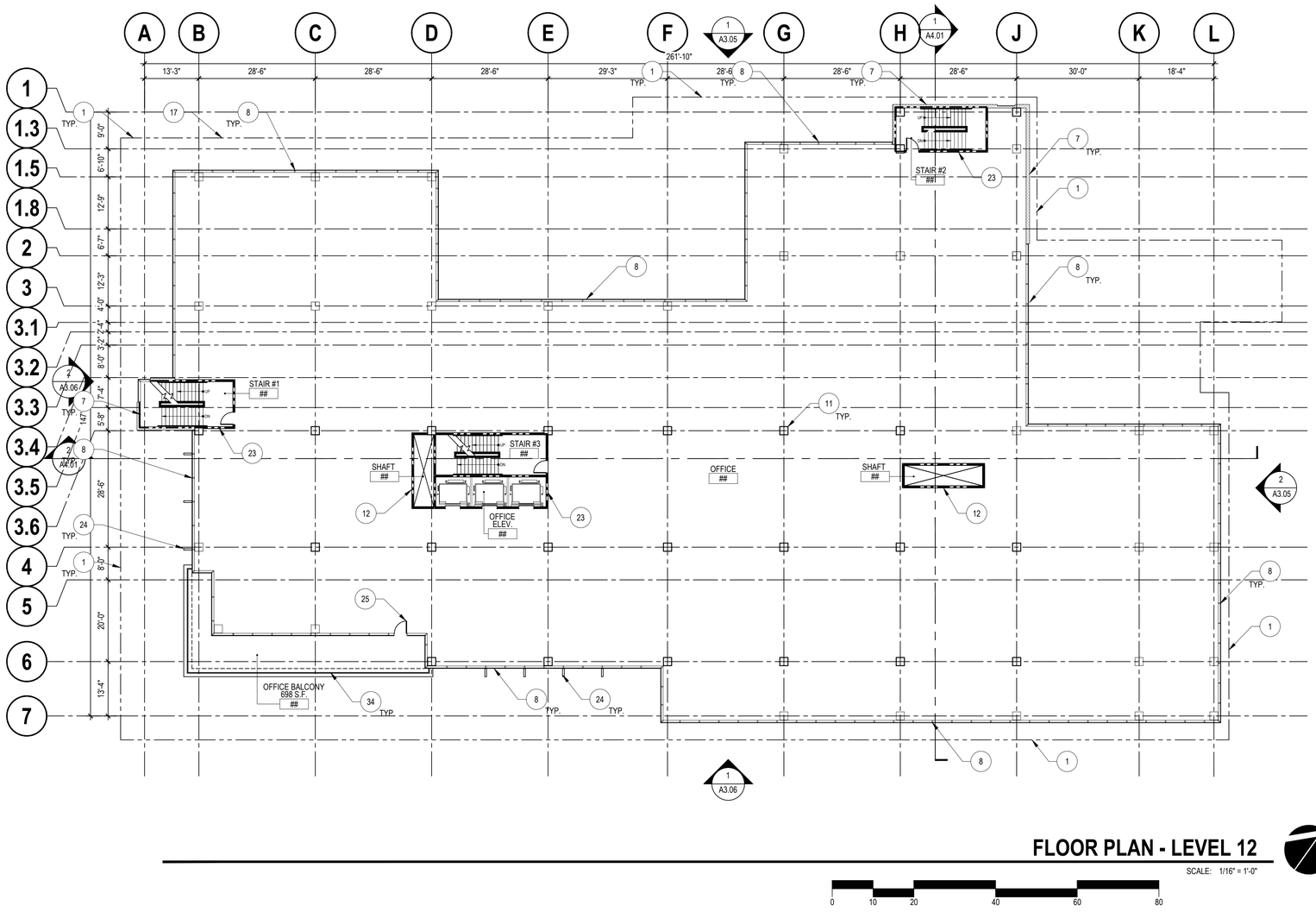
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

FLOOR PLAN
LEVEL 11

A 2.18

PROJECT NO: 246148

G:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\SB330 ARCH\A2.18.dwg - Mar 27, 2025, 3:20pm - fabianb



FLOOR PLAN - LEVEL 12

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

0 10 20 40 60 80

KEYNOTES - FLOOR PLAN

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. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. SECONDARY OFFICE ENTRANCE
14. LOADING/ STORAGE
15. OFFICE LONG-TERM BIKE LOCKERS
16. RESIDENTIAL TRANSFORMER
17. 42"H. AFF PARAPET WALL
18. RETAIL ENTRANCE
19. PRIVATE RESIDENTIAL BALCONY WITH 42"H. GUARDRAIL
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND SHAFT
24. ARCHITECTURAL FIN
25. EGRESS DOOR
26. RESTAURANT
27. PARKING GARAGE ACCESS RAMP
28. OPEN OFFICE AREA
29. TRASH ROOM
30. RETAIL
31. RESIDENTIAL LOBBY
32. FITNESS
33. COVERED PARKING ENTRANCE
34. 42" H. GUARDRAIL AT BALCONY
35. MECHANICAL EQUIPMENT SCREEN

Open Space	Private Residential Open Space at level 2 (S.F.) - Provided		681
	Common Residential Open Space at Level 4 (S.F.) - Provided		3,990
	Private Residential Open Space at level 3 (S.F.) - Provided		681
	Private Residential Open Space at level 4 (S.F.) - Provided		681
	Private Residential Open Space at level 5 (S.F.) - Provided		681
	Private Residential Open Space at level 6 (S.F.) - Provided		681
	Private Residential Open Space at level 7 (S.F.) - Provided		681
	Private Residential Open Space at level 8 (S.F.) - Provided		466
	Private Residential Open Space at level 9 (S.F.) - Provided		466
	Private Residential Open Space at level 10 (S.F.) - Provided		466
	Total open space private + common (residential) - Provided		9474
	Office Open Space at Level 11 (S.F.) - Provided		758
	Office Open Space at Level 12 (S.F.) - Provided		609
	Office Open Space at Level 13 (S.F.) - Provided		4282
	Office Open Space at Level 14 (S.F.) - Provided		3673
	Office Open Space at Level 15 (S.F.) - Provided		6157
	Total Office Open Space (S.F.) - Required (1% of total office area or 0.01 x 112,131 S.F.)		1,121
	Total Common Office Open Space (S.F.) - Provided		15479

	Use	Level 1	Level 11	Level 12	Level 13	Level 14	Level 15	Total Area	Project FAR
Floor Area	Retail Area	8,458						8,458	
	Restaurant Area	3,436						3436	
	Office Area	9,423	27,177	26,648	23,135	19,278	2,206	107,867	
	Total FAR Floor Area							**119,761**	**3.0**

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:

MECAH VENTURES

EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

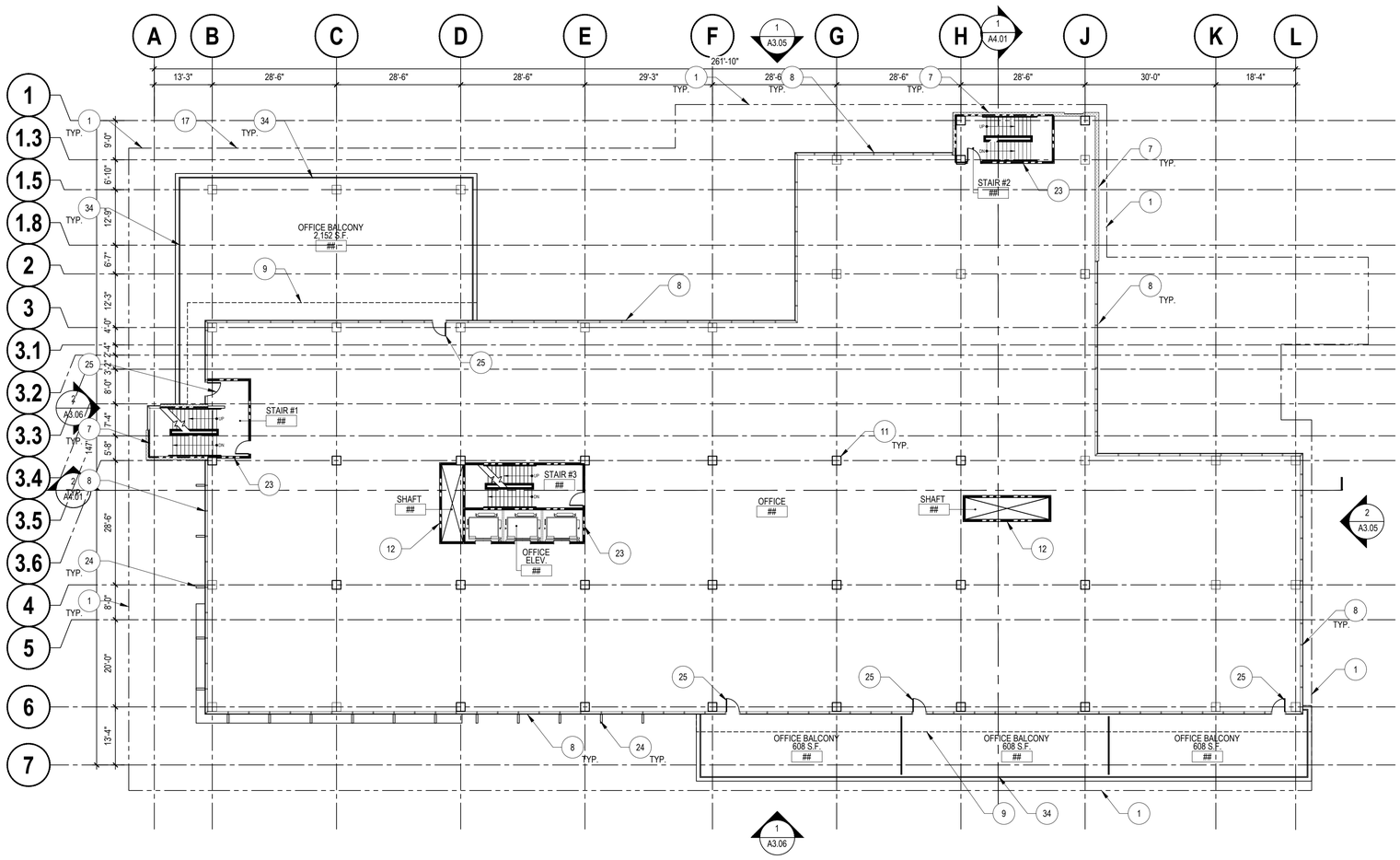
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

FLOOR PLAN
LEVEL 12

A 2.19

PROJECT NO: 246148

© 2025 JobsDB246148 - El Camino & 4th Ave Development\1 Planning Application\246148-A2.19.dwg - Mar 27, 2025, 3:29pm - tkalwick



FLOOR PLAN - LEVEL 13

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

0 10 20 40 60 80

KEYNOTES - FLOOR PLAN

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. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. SECONDARY OFFICE ENTRANCE
14. LOADING/ STORAGE
15. OFFICE LONG-TERM BIKE LOCKERS
16. RESIDENTIAL TRANSFORMER
17. 42"H. AFF PARAPET WALL
18. RETAIL ENTRANCE
19. PRIVATE RESIDENTIAL BALCONY WITH 42"H. GUARDRAIL
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND SHAFT
24. ARCHITECTURAL FIN
25. EGRESS DOOR
26. RESTAURANT
27. PARKING GARAGE ACCESS RAMP
28. OPEN OFFICE AREA
29. TRASH ROOM
30. RETAIL
31. RESIDENTIAL LOBBY
32. FITNESS
33. COVERED PARKING ENTRANCE
34. 42" H. GUARDRAIL AT BALCONY
35. MECHANICAL EQUIPMENT SCREEN

Open Space	Private Residential Open Space at level 2 (S.F.) - Provided		681
	Common Residential Open Space at Level 4 (S.F.) - Provided		3,990
	Private Residential Open Space at level 3 (S.F.) - Provided		681
	Private Residential Open Space at level 4 (S.F.) - Provided		681
	Private Residential Open Space at level 5 (S.F.) - Provided		681
	Private Residential Open Space at level 6 (S.F.) - Provided		681
	Private Residential Open Space at level 7 (S.F.) - Provided		681
	Private Residential Open Space at level 8 (S.F.) - Provided		466
	Private Residential Open Space at level 9 (S.F.) - Provided		466
	Private Residential Open Space at level 10 (S.F.) - Provided		466
	Total open space private + common (residential) - Provided		9474
	Office Open Space at Level 11 (S.F.) - Provided		758
	Office Open Space at Level 12 (S.F.) - Provided		609
	Office Open Space at Level 13 (S.F.) - Provided		4282
	Office Open Space at Level 14 (S.F.) - Provided		3673
	Office Open Space at Level 15 (S.F.) - Provided		6157
	Total Office Open Space (S.F.) - Required (1% of total office area or 0.01 x 112,131 S.F.)		1,121
	Total Common Office Open Space (S.F.) - Provided		15479

	Use	Level 1	Level 11	Level 12	Level 13	Level 14	Level 15	Total Area	Project FAR
Floor Area	Retail Area	8,458						8,458	
	Restaurant Area	3,436						3436	
	Office Area	9,423	27,177	26,648	23,135	19,278	2,206	107,867	
	Total FAR Floor Area							**119,761**	**3.0**

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:

MECAH VENTURES

EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

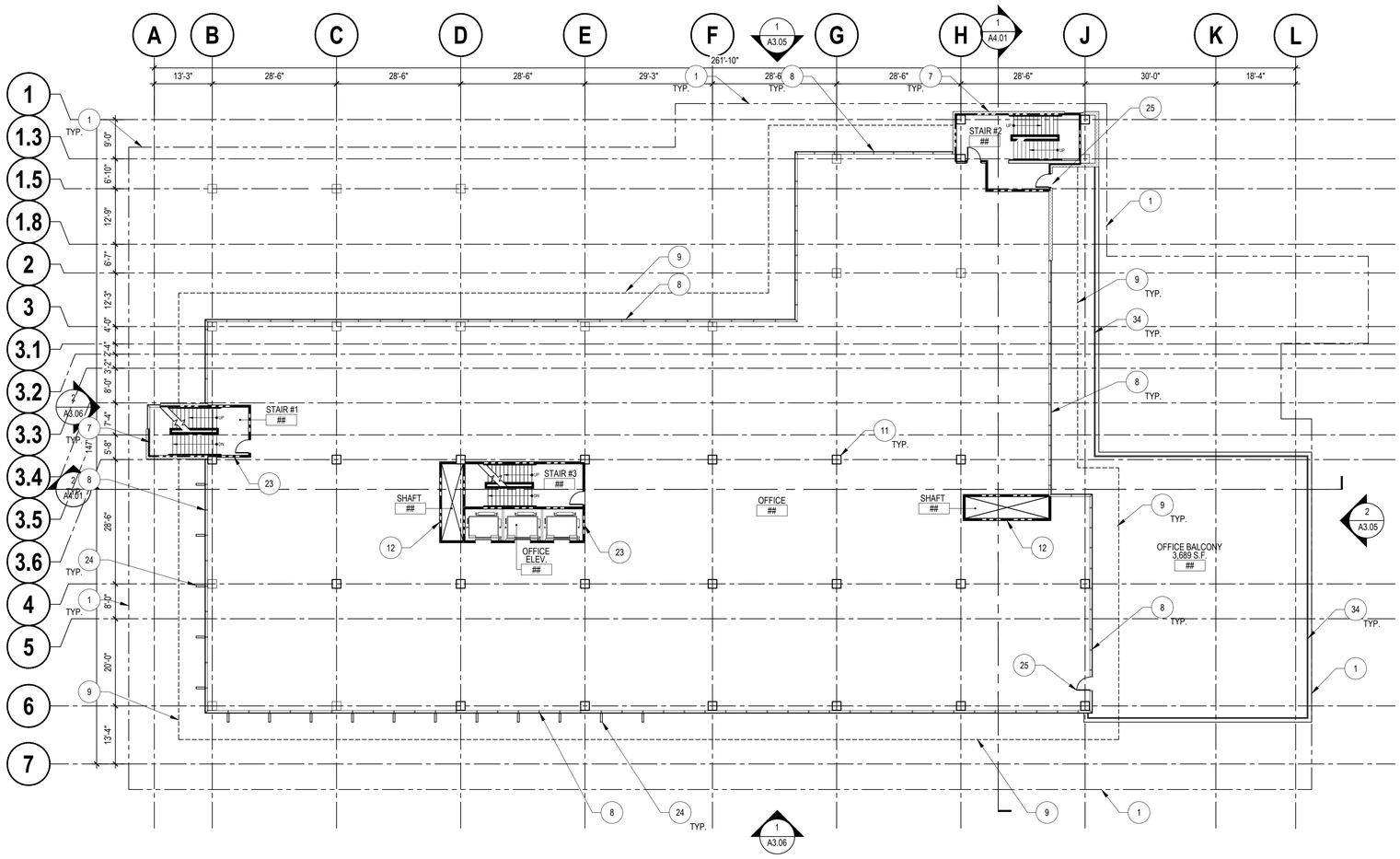
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

FLOOR PLAN
LEVEL 13

A 2.20

PROJECT NO: 246148

G:\2025 JOBS\246148 - El Camino & 4th Ave Development\01 Planning Application\246148 A220.dwg - Mar 27, 2025, 3:20pm - Mark's



FLOOR PLAN - LEVEL 14

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

0 10 20 40 60 80

KEYNOTES - FLOOR PLAN

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. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. SECONDARY OFFICE ENTRANCE
14. LOADING/ STORAGE
15. OFFICE LONG-TERM BIKE LOCKERS
16. RESIDENTIAL TRANSFORMER
17. 42"H. AFF PARAPET WALL
18. RETAIL ENTRANCE
19. PRIVATE RESIDENTIAL BALCONY WITH 42"H. GUARDRAIL
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND SHAFT
24. ARCHITECTURAL FIN
25. EGRESS DOOR
26. RESTAURANT
27. PARKING GARAGE ACCESS RAMP
28. OPEN OFFICE AREA
29. TRASH ROOM
30. RETAIL
31. RESIDENTIAL LOBBY
32. FITNESS
33. COVERED PARKING ENTRANCE
34. 42" H. GUARDRAIL AT BALCONY
35. MECHANICAL EQUIPMENT SCREEN

Open Space	Private Residential Open Space at level 2 (S.F.) - Provided		681
	Common Residential Open Space at Level 4 (S.F.) - Provided		3,990
	Private Residential Open Space at level 3 (S.F.) - Provided		681
	Private Residential Open Space at level 4 (S.F.) - Provided		681
	Private Residential Open Space at level 5 (S.F.) - Provided		681
	Private Residential Open Space at level 6 (S.F.) - Provided		681
	Private Residential Open Space at level 7 (S.F.) - Provided		681
	Private Residential Open Space at level 8 (S.F.) - Provided		466
	Private Residential Open Space at level 9 (S.F.) - Provided		466
	Private Residential Open Space at level 10 (S.F.) - Provided		466
	Total open space private + common (residential) - Provided		9474
	Office Open Space at Level 11 (S.F.) - Provided		758
	Office Open Space at Level 12 (S.F.) - Provided		609
	Office Open Space at Level 13 (S.F.) - Provided		4282
	Office Open Space at Level 14 (S.F.) - Provided		3673
	Office Open Space at Level 15 (S.F.) - Provided		6157
	Total Office Open Space (S.F.) - Required (1% of total office area or 0.01 x 112,131 S.F.)		1,121
	Total Common Office Open Space (S.F.) - Provided		15479

	Use	Level 1	Level 11	Level 12	Level 13	Level 14	Level 15	Total Area	Project FAR
Floor Area	Retail Area	8,458						8,458	
	Restaurant Area	3,436						3436	
	Office Area	9,423	27,177	26,648	23,135	19,278	2,206	107,867	
	Total FAR Floor Area							**119,761**	**3.0**

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:

MECAH VENTURES

EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

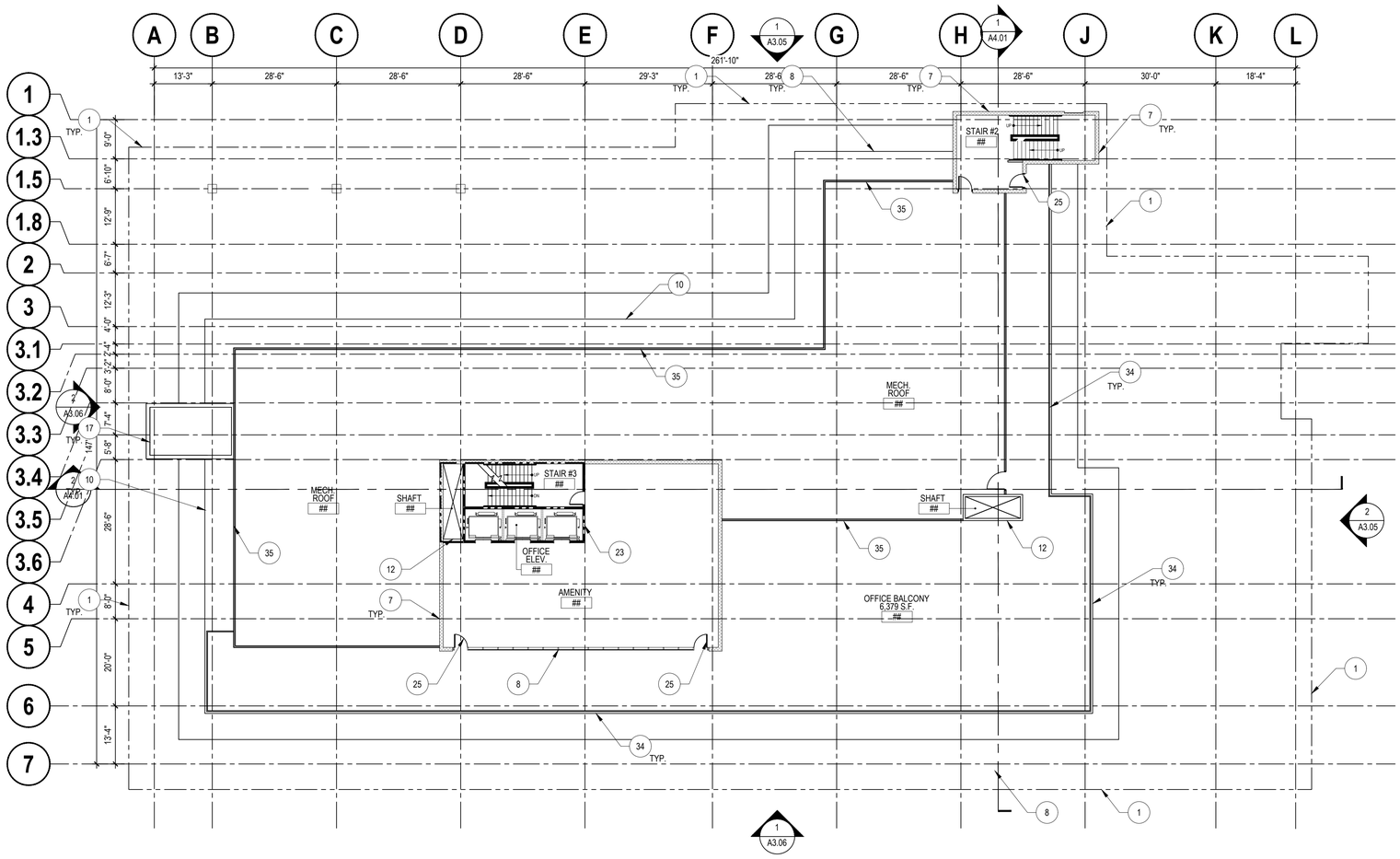
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

FLOOR PLAN
LEVEL 14

A 2.21

PROJECT NO: 246148

D:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\246148-A221.dwg - Mar 27, 2025, 3:33pm - MarkN



FLOOR PLAN - LEVEL 15

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

0 10 20 40 60 80

KEYNOTES - FLOOR PLAN

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. 2-HR FIRE RATED WALLS AT TRASH CHUTTE
7. EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
8. EXTERIOR ALUM./ GLASS WINDOW SYSTEM
9. CANOPY ABOVE (SHOWN DASHED)
10. CANOPY BELOW
11. STRUCTURAL COLUMN
12. 2HR. MECHANICAL SHAFT
13. SECONDARY OFFICE ENTRANCE
14. LOADING/ STORAGE
15. OFFICE LONG-TERM BIKE LOCKERS
16. RESIDENTIAL TRANSFORMER
17. 42"H. AFF PARAPET WALL
18. RETAIL ENTRANCE
19. PRIVATE RESIDENTIAL BALCONY WITH 42"H. GUARDRAIL
20. EXTERIOR SLIDING GLASS DOOR
21. 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
22. 1HR FIRE RATED WALL AT HALLWAY
23. 2HR FIRE RATED WALL AT STAIRS, ELEVATORS AND SHAFT
24. ARCHITECTURAL FIN
25. EGRESS DOOR
26. RESTAURANT
27. PARKING GARAGE ACCESS RAMP
28. OPEN OFFICE AREA
29. TRASH ROOM
30. RETAIL
31. RESIDENTIAL LOBBY
32. FITNESS
33. COVERED PARKING ENTRANCE
34. 42" H. GUARDRAIL AT BALCONY
35. MECHANICAL EQUIPMENT SCREEN

Open Space	Private Residential Open Space at level 2 (S.F.) - Provided		681
	Common Residential Open Space at Level 4 (S.F.) - Provided		3,990
	Private Residential Open Space at level 3 (S.F.) - Provided		681
	Private Residential Open Space at level 4 (S.F.) - Provided		681
	Private Residential Open Space at level 5 (S.F.) - Provided		681
	Private Residential Open Space at level 6 (S.F.) - Provided		681
	Private Residential Open Space at level 7 (S.F.) - Provided		681
	Private Residential Open Space at level 8 (S.F.) - Provided		466
	Private Residential Open Space at level 9 (S.F.) - Provided		466
	Private Residential Open Space at level 10 (S.F.) - Provided		466
	Total open space private + common (residential) - Provided		9474
	Office Open Space at Level 11 (S.F.) - Provided		758
	Office Open Space at Level 12 (S.F.) - Provided		609
	Office Open Space at Level 13 (S.F.) - Provided		4282
	Office Open Space at Level 14 (S.F.) - Provided		3673
	Office Open Space at Level 15 (S.F.) - Provided		6157
	Total Office Open Space (S.F.) - Required (1% of total office area or 0.01 x 112,131 S.F.)		1,121
	Total Common Office Open Space (S.F.) - Provided		15479

	Use	Level 1	Level 11	Level 12	Level 13	Level 14	Level 15	Total Area	Project FAR
Floor Area	Retail Area	8,458						8,458	
	Restaurant Area	3,436						3436	
	Office Area	9,423	27,177	26,648	23,135	19,278	2,206	107,867	
	Total FAR Floor Area							**119,761**	**3.0**

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

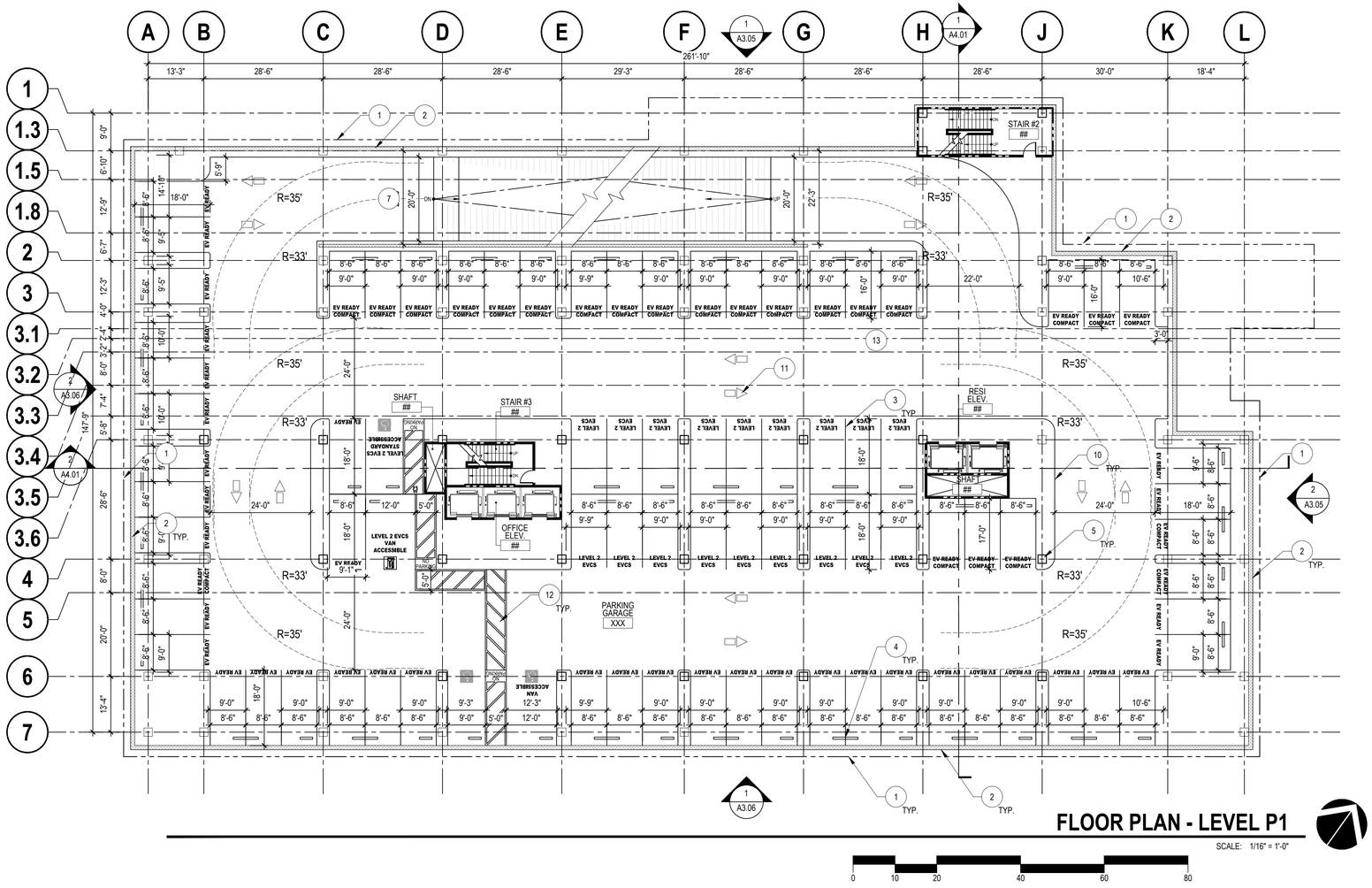
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

FLOOR PLAN
LEVEL 15

A 2.22

PROJECT NO: 246148

G:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\246148-A222.dwg Mar 27, 2025, 3:03pm - MarkN



FLOOR PLAN - LEVEL P1

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

0 10 20 40 60 80

KEYNOTES - FLOOR PLAN

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

1. EXISTING PROPERTY LINE
2. CONCRETE PERIMETER WALLS
3. PARKING STRIPING
4. CONCRETE WHEEL STOP
5. CONCRETE COLUMN
6. TRUNCATED DOME PLATE
7. ACCESS RAMP TO PARKING FLOOR
8. WALL OR POST MOUNTED CLEAN AIR SIGN
9. ELECTRIC VEHICLE CHARGING STATION
10. 6" RAISED CONCRETE CURB
11. PAVEMENT MARKING - DIRECTIONAL ARROWS
12. 5FT WIDE HC ACCESS AISLE

MINIMUM BICYCLE PARKING STALLS REQUIRED

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
216 UNITS x 0.05 = 10.80 SPACES
TWO-BEDROOM UNIT @ 0.1 SPACES PER UNIT
20 UNITS x 0.10 = 2 SPACES
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 12.80 SPACES OR **13 SPACES**

REQUIRED LONG-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
216 UNITS x 1.0 =216 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
20 UNITS x 1.25 = 25 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: **241 SPACES**

REQUIRED SHORT-TERM - RETAIL
1 SPACE PER 2,000 S.F. OF RETAIL AREA
11,894 S.F. / 2,000 S.F. = 5.94 SPACES OR **6 SPACES**

REQUIRED LONG-TERM - RETAIL
1 SPACE PER 12,000 S.F. OF RETAIL AREA
11,894 S.F. / 12,000 S.F. = 0.99 SPACES OR **1 SPACE**

REQUIRED SHORT-TERM - OFFICE
1 SPACE PER 20,000 S.F. OF RETAIL AREA
107,867 S.F. / 20,000 S.F. =5.39 SPACES OR **6 SPACES**

REQUIRED LONG-TERM - OFFICE
1 SPACE PER 10,000 S.F. OF RETAIL AREA
107,867 S.F. / 10,000 S.F. = 10.78 SPACES OR **11 SPACES**

PROVIDED SHORT-TERM SPACES	
RESIDENTIAL	14 SPACES
RETAIL	6 SPACES
OFFICE	6 SPACES
TOTAL	**26 SPACES**

PROVIDED LONG-TERM SPACES	
RESIDENTIAL	241 SPACES *
RETAIL	2 SPACES **
OFFICE	12 SPACES ***
TOTAL	**257 SPACES**

* PROVIDED @ LEVEL 02 TO LEVEL 10
** PROVIDED @ LEVEL 01
*** PROVIDED @ LEVEL 01

	Use	Short-Term Bike	Long-Term Bike	Bike Total	Compact Level 2 EV Ready	Standard Level 2 EV Ready	Standard Accessible	Van Accessible	Standard Level 2 EVCS	Standard Accessible Level 2 EVCS	Van Accessible Level 2 EVCS	Parking Provided
Parking Provided	Level 1 - Residential	14										
	Level 1 - Retail	6	2									
	Level 1 - Office	6	12									
	Level P1				24	37	1	1	18	1	1	84
	Level P2				20	39	1	1	24	1	1	87
	Level 2 to Level 10 - Residential		243									
	Total Parking Provided	26	257									171

PROJECT DATA

PROPOSED BUILDING AREA (14- STORY BUILDING)	
RESIDENTIAL - LEVEL 01	12,918 S.F.
OFFICE - LEVEL 01	9,423 S.F.
RESTAURANT - LEVEL 01	3,436 S.F.
RETAIL - LEVEL 01	8,458 S.F.
RESIDENTIAL - LEVEL 02	27,238 S.F.
RESIDENTIAL - LEVEL 03	27,238 S.F.
RESIDENTIAL - LEVEL 04	27,238 S.F.
RESIDENTIAL - LEVEL 05	27,238 S.F.
RESIDENTIAL - LEVEL 06	27,238 S.F.
RESIDENTIAL - LEVEL 07	27,238 S.F.
RESIDENTIAL - LEVEL 08	27,693 S.F.
RESIDENTIAL - LEVEL 09	27,693 S.F.
RESIDENTIAL - LEVEL 10	27,693 S.F.
OFFICE - LEVEL 11	27,177 S.F.
OFFICE - LEVEL 12	26,648 S.F.
OFFICE - LEVEL 13	23,135 S.F.
OFFICE - LEVEL 14	19,278 S.F.
PENTHOUSE - LEVEL 15	2,206 S.F.
TOTAL BUILDING AREA	**379,186 S.F.**

PARKING ANALYSIS

PARKING - PROVIDED *

LEVEL P1	**84 SPACES**
LEVEL P2	**87 SPACES**
TOTAL PARKING	**171 SPACES**

(*)CALIFORNIA ASSEMBLY BILL (AB) 2097 PROHIBITS PUBLIC AGENCIES FROM IMPOSING MINIMUM PARKING REQUIREMENTS ON RESIDENTIAL/ COMMERCIAL PROJECT LOCATED WITHIN ONE-HALF MILE OF A MAJOR TRANSIT STOP

PARKING ANALYSIS

PARKING - PROVIDED

LEVEL P1	
COMPACT - LEVEL 2 EV READY	24 SPACES
STANDARD - LEVEL 2 EV READY	37 SPACES
STANDARD ACCESSIBLE	1 SPACE
VAN ACCESSIBLE	1 SPACE
STANDARD - LEVEL 2 EVCS	18 SPACES
STANDARD ACCESSIBLE - LEVEL 2 EVCS	1 SPACE
VAN ACCESSIBLE - LEVEL 2 EVCS	1 SPACE
TOTAL PARKING LEVEL P1 - PROVIDED	**84 SPACES**

LEVEL P2	
COMPACT - LEVEL 2 EV READY	20 SPACES
STANDARD - LEVEL 2 EV READY	39 SPACES
STANDARD ACCESSIBLE	1 SPACE
VAN ACCESSIBLE	1 SPACE
STANDARD - LEVEL 2 EVCS	24 SPACES
STANDARD ACCESSIBLE - LEVEL 2 EVCS	1 SPACE
VAN ACCESSIBLE - LEVEL 2 EVCS	1 SPACE
TOTAL PARKING LEVEL P2 - PROVIDED	**87 SPACES**

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

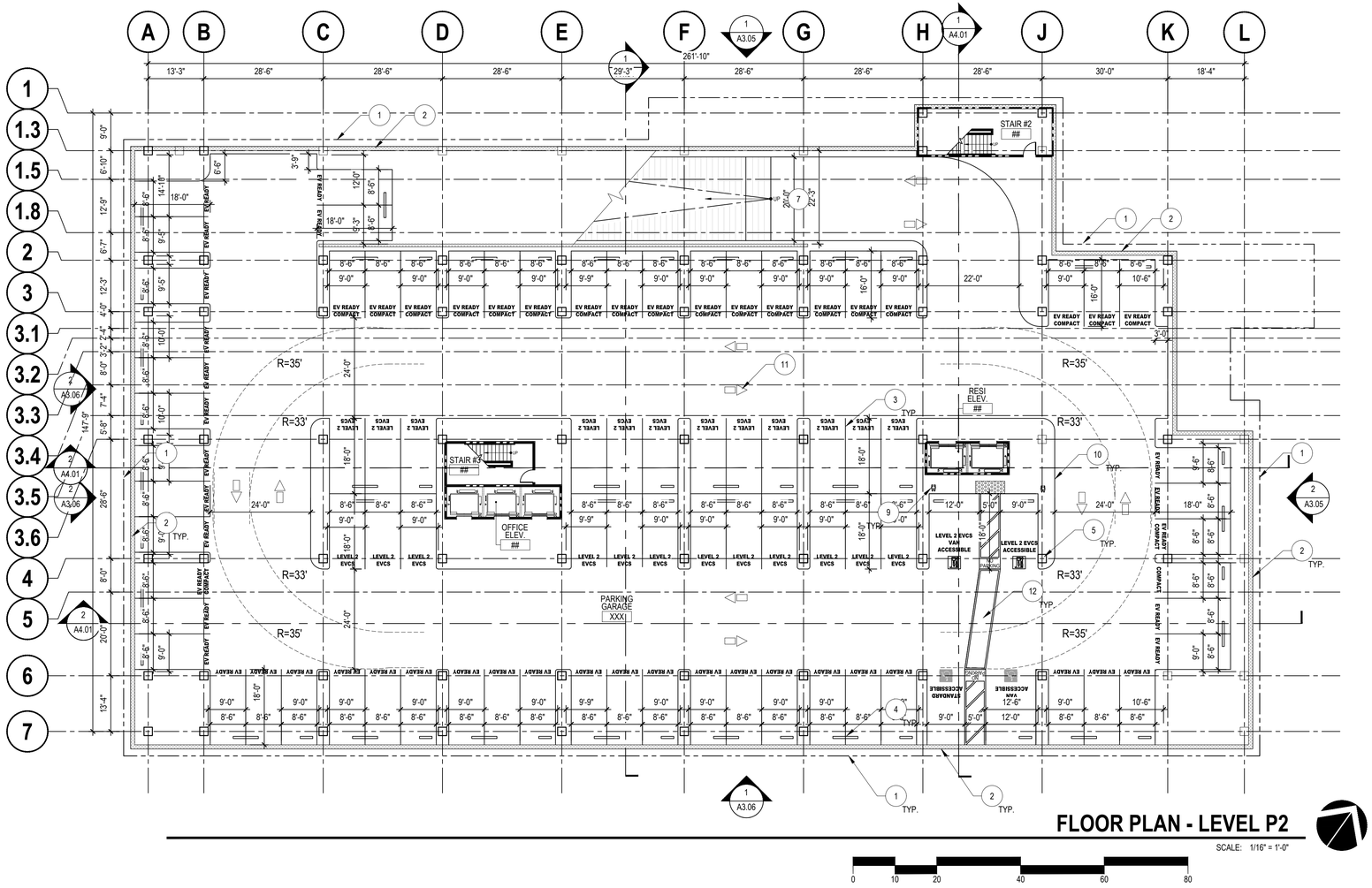
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

FLOOR PLAN
LEVEL P1

AP2.11

PROJECT NO: 246148

G:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\01 AB 4.0\P1.1.dwg - Mar 27, 2025, 2:39pm - Mitesh



FLOOR PLAN - LEVEL P2

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

0 10 20 40 60 80

KEYNOTES - FLOOR PLAN

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

1. EXISTING PROPERTY LINE
2. CONCRETE PERIMETER WALLS
3. PARKING STRIPING
4. CONCRETE WHEEL STOP
5. CONCRETE COLUMN
6. TRUNCATED DOME PLATE
7. ACCESS RAMP TO PARKING FLOOR
8. WALL OR POST MOUNTED CLEAN AIR SIGN
9. ELECTRIC VEHICLE CHARGING STATION
10. 6" RAISED CONCRETE CURB
11. PAVEMENT MARKING - DIRECTIONAL ARROWS
12. 5FT WIDE HC ACCESS AISLE

MINIMUM BICYCLE PARKING STALLS REQUIRED

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
216 UNITS x 0.05 = 10.80 SPACES
TWO-BEDROOM UNIT @ 0.1 SPACES PER UNIT
20 UNITS x 0.10 = 2 SPACES
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 12.80 SPACES OR **13 SPACES**

REQUIRED LONG-TERM - RESIDENTIAL
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT
216 UNITS x 1.0 =216 SPACES
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT
20 UNITS x 1.25 = 25 SPACES
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: **241 SPACES**

REQUIRED SHORT-TERM - RETAIL
1 SPACE PER 2,000 S.F. OF RETAIL AREA
11,894 S.F. / 2,000 S.F. = 5.94 SPACES OR **6 SPACES**

REQUIRED LONG-TERM - RETAIL
1 SPACE PER 12,000 S.F. OF RETAIL AREA
11,894 S.F. / 12,000 S.F. = 0.99 SPACES OR **1 SPACE**

REQUIRED SHORT-TERM - OFFICE
1 SPACE PER 20,000 S.F. OF RETAIL AREA
107,867 S.F. / 20,000 S.F. =5.39 SPACES OR **6 SPACES**

REQUIRED LONG-TERM - OFFICE
1 SPACE PER 10,000 S.F. OF RETAIL AREA
107,867 S.F. / 10,000 S.F. = 10.78 SPACES OR **11 SPACES**

PROVIDED SHORT-TERM SPACES	
RESIDENTIAL	14 SPACES
RETAIL	6 SPACES
OFFICE	6 SPACES
TOTAL	**26 SPACES**

PROVIDED LONG-TERM SPACES	
RESIDENTIAL	241 SPACES *
RETAIL	2 SPACES **
OFFICE	12 SPACES ***
TOTAL	**257 SPACES**

* PROVIDED @ LEVEL 02 TO LEVEL 10
** PROVIDED @ LEVEL 01
*** PROVIDED @ LEVEL 01

Parking Provided	Use	Short-Term Bike	Long-Term Bike	Bike Total	Compact Level 2 EV Ready	Standard Level 2 EV Ready	Standard Accessible	Van Accessible	Standard Level 2 EVCS	Standard Accessible Level 2 EVCS	Van Accessible Level 2 EVCS	Parking Provided
	Level 1 - Residential	14										
	Level 1 - Retail	6	2									
	Level 1 - Office	6	12									
	Level P1				24	37	1	1	18	1	1	84
	Level P2				20	39	1	1	24	1	1	87
	Level 2 to Level 10 - Residential		243									
	Total Parking Provided	26	257									171

PROJECT DATA

PROPOSED BUILDING AREA (14- STORY BUILDING)	
RESIDENTIAL - LEVEL 01	12,918 S.F.
OFFICE - LEVEL 01	9,423 S.F.
RESTAURANT - LEVEL 01	3,436 S.F.
RETAIL - LEVEL 01	8,458 S.F.
RESIDENTIAL - LEVEL 02	27,238 S.F.
RESIDENTIAL - LEVEL 03	27,238 S.F.
RESIDENTIAL - LEVEL 04	27,238 S.F.
RESIDENTIAL - LEVEL 05	27,238 S.F.
RESIDENTIAL - LEVEL 06	27,238 S.F.
RESIDENTIAL - LEVEL 07	27,238 S.F.
RESIDENTIAL - LEVEL 08	27,693 S.F.
RESIDENTIAL - LEVEL 09	27,693 S.F.
RESIDENTIAL - LEVEL 10	27,693 S.F.
OFFICE - LEVEL 11	27,177 S.F.
OFFICE - LEVEL 12	26,648 S.F.
OFFICE - LEVEL 13	23,135 S.F.
OFFICE - LEVEL 14	19,278 S.F.
PENTHOUSE - LEVEL 15	2,206 S.F.
TOTAL BUILDING AREA	**379,186 S.F.**

PARKING ANALYSIS

PARKING - PROVIDED *

LEVEL P1	**84 SPACES**
LEVEL P2	**87 SPACES**
TOTAL PARKING	**171 SPACES**

(*)CALIFORNIA ASSEMBLY BILL (AB) 2097 PROHIBITS PUBLIC AGENCIES FROM IMPOSING MINIMUM PARKING REQUIREMENTS ON RESIDENTIAL/ COMMERCIAL PROJECT LOCATED WITHIN ONE-HALF MILE OF A MAJOR TRANSIT STOP

PARKING ANALYSIS

PARKING - PROVIDED

LEVEL P1	
COMPACT - LEVEL 2 EV READY	24 SPACES
STANDARD - LEVEL 2 EV READY	37 SPACES
STANDARD ACCESSIBLE	1 SPACE
VAN ACCESSIBLE	1 SPACE
STANDARD - LEVEL 2 EVCS	18 SPACES
STANDARD ACCESSIBLE - LEVEL 2 EVCS	1 SPACE
VAN ACCESSIBLE - LEVEL 2 EVCS	1 SPACE
TOTAL PARKING LEVEL P1 - PROVIDED	**84 SPACES**

LEVEL P2	
COMPACT - LEVEL 2 EV READY	20 SPACES
STANDARD - LEVEL 2 EV READY	39 SPACES
STANDARD ACCESSIBLE	1 SPACE
VAN ACCESSIBLE	1 SPACE
STANDARD - LEVEL 2 EVCS	24 SPACES
STANDARD ACCESSIBLE - LEVEL 2 EVCS	1 SPACE
VAN ACCESSIBLE - LEVEL 2 EVCS	1 SPACE
TOTAL PARKING LEVEL P2 - PROVIDED	**87 SPACES**

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to use ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.
© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

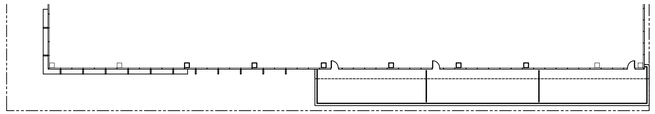
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

FLOOR PLAN
LEVEL P2

AP2.12

PROJECT NO: 246148

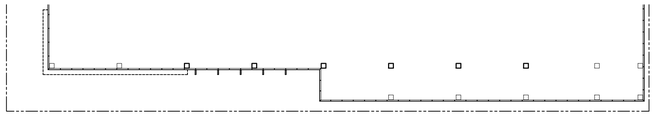
Q:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\01 AR & PP\12 Dwg - Mar 27, 2025, 2:39pm - Mikeh



PARTIAL FLOOR PLAN - LEVEL 13

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

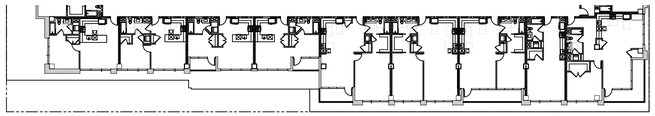
1



PARTIAL FLOOR PLAN - LEVEL 11

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

2



PARTIAL FLOOR PLAN - LEVEL 02

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

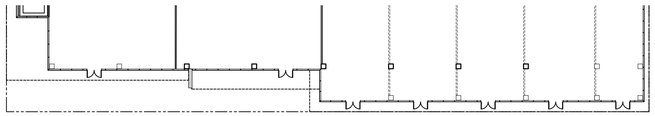
3



EAST 4TH AVENUE - EXTERIOR FACADE

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

4



PARTIAL FLOOR PLAN - LEVEL 01

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

5

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355

California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to use ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

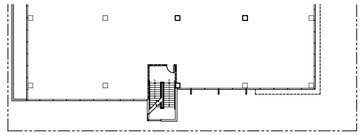
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

PARTIAL FLOOR PLANS / EXTERIOR ELEVATION

A3.11

PROJECT NO: 246148

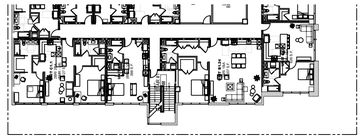
D:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\CAD\246148-A-A311_A3.11.dwg - Mar 27, 2025, 3:21pm - tatiana



PARTIAL FLOOR PLAN - LEVEL 13

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

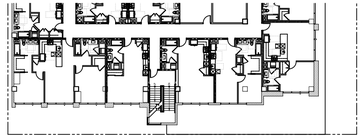
1



PARTIAL FLOOR PLAN - LEVEL 11

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

2



PARTIAL FLOOR PLAN - LEVEL 02

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

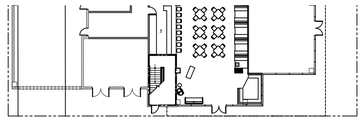
3



N. EL CAMINO REAL - EXTERIOR FACADE

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

4



PARTIAL FLOOR PLAN - LEVEL 01

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

5

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355

California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to use ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

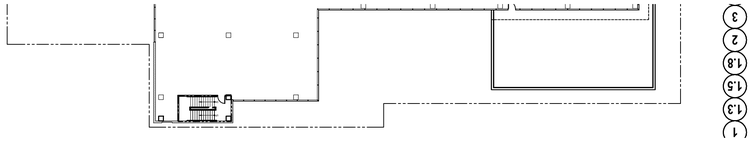
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

PARTIAL FLOOR PLANS / EXTERIOR ELEVATION

A3.12

PROJECT NO: 246148

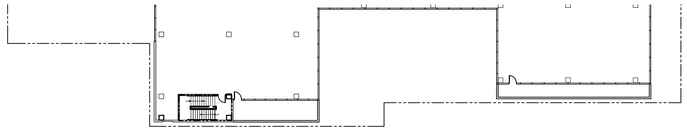
D:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\CAD\246148-A-A311_A3.12.dwg - Mar 27, 2025, 3:22pm - tatiana



PARTIAL FLOOR PLAN - LEVEL 13

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

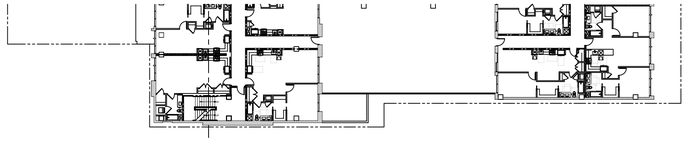
1



PARTIAL FLOOR PLAN - LEVEL 11

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

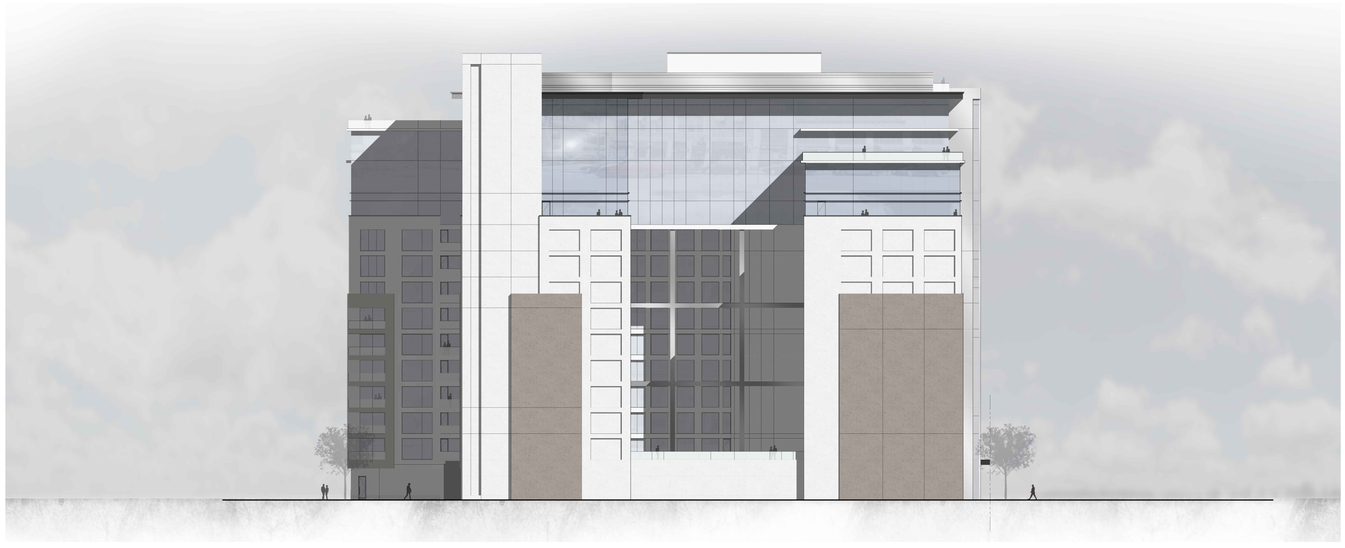
2



PARTIAL FLOOR PLAN - LEVEL 02

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

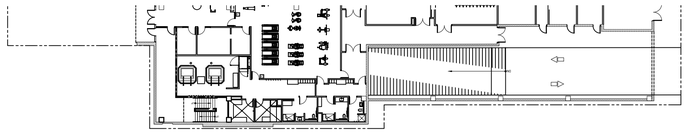
3



NORTH (REAR) - EXTERIOR FACADE

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

4



PARTIAL FLOOR PLAN - LEVEL 01

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

5

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to use ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

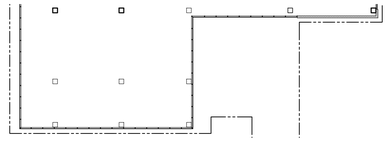
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

PARTIAL FLOOR PLANS / EXTERIOR ELEVATION

A3.13

PROJECT NO: 246148

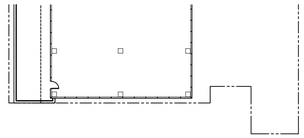
D:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\246148-A-A311_A318.dwg - Mar 27, 2025, 3:22pm - tatiana



PARTIAL FLOOR PLAN - LEVEL 13

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

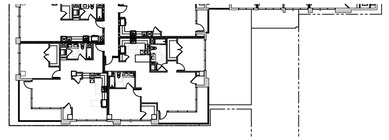
1



PARTIAL FLOOR PLAN - LEVEL 11

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

2



PARTIAL FLOOR PLAN - LEVEL 02

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

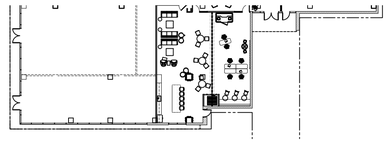
3



EAST (ALLEY) - EXTERIOR FACADE

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

4



PARTIAL FLOOR PLAN - LEVEL 01

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

5

ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com

Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355

California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to use ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

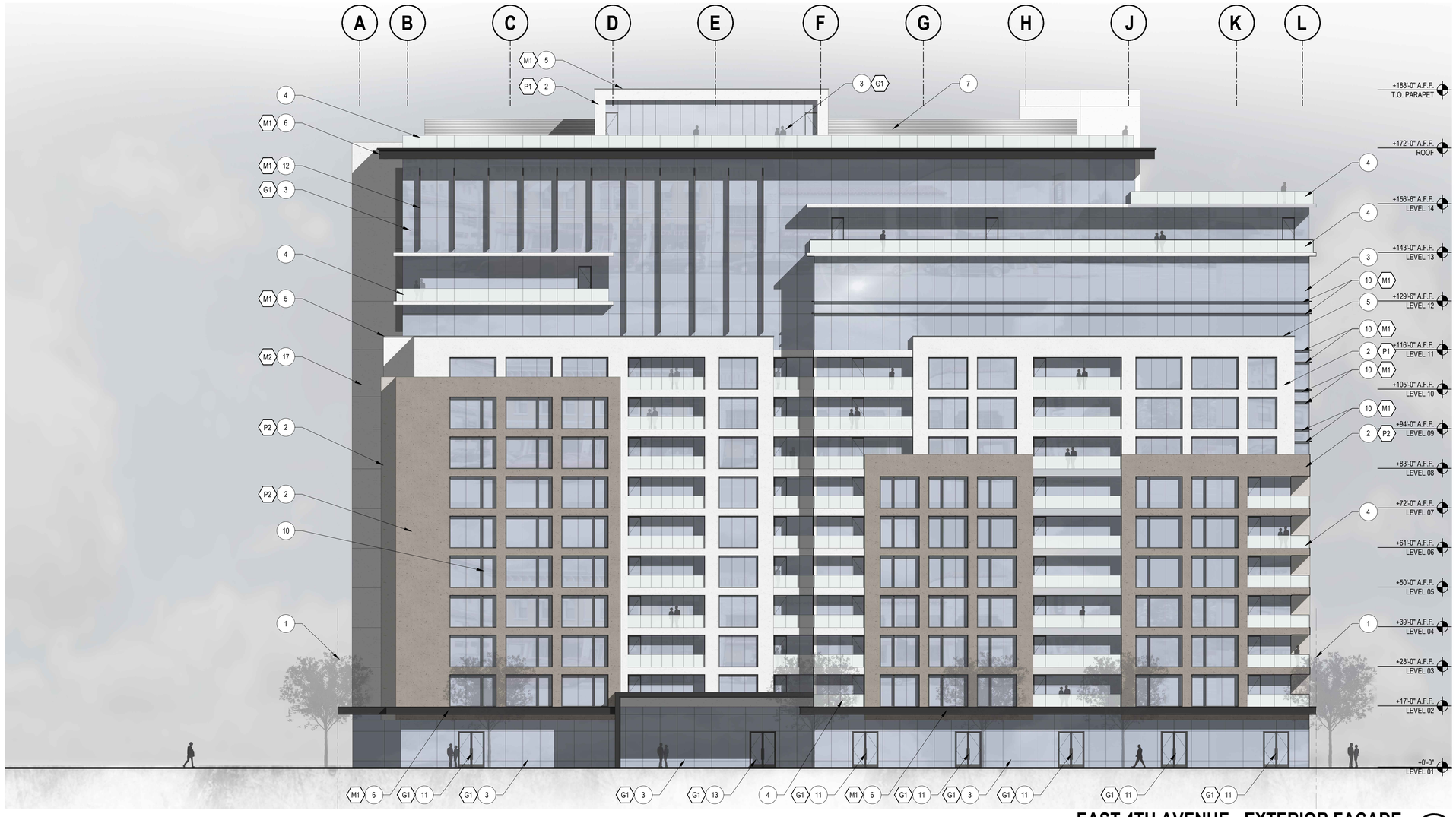
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

PARTIAL FLOOR PLANS / EXTERIOR ELEVATION

A3.14

PROJECT NO: 246148

D:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\246148-A-A3.11_4.3B.rvt - Mar 27, 2025, 3:23pm - Mahesh



EAST 4TH AVENUE - EXTERIOR FACADE

1

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

0 10 20 40 60 80

KEY NOTES - ELEVATIONS

NOT ALL KEYNOTES MAY APPLY

1. EXISTING PROPERTY LINE
2. PAINTED SMOOTH STUCCO - EXTERIOR WALL
3. BUTT JOINT CURTAIN WALL SYSTEM / STOREFRONT SYSTEM
4. 42" H. FRAMELESS GLASS GUARDRAIL
5. ALUMINUM COMPOSITE PARAPET WALL CAP
6. ALUMINUM COMPOSITE CANOPY
7. MECHANICAL SCREEN
8. ALUMINUM/ GLASS ENTRY/EXIT RESIDENTIAL LOBBY DOOR
9. SERVICE DOOR - HM DOOR AND FRAME TO MATCH ADJACENT WALL COLOR
10. EXPRESSED MULLION
11. ALUMINUM/ GLASS ENTRY/EXIT RETAIL DOOR
12. ARCHITECTURAL FIN
13. ALUMINUM/ GLASS ENTRY/EXIT OFFICE LOBBY DOOR
14. ALUMINUM/ GLASS ENTRY/EXIT EGRESS DOOR
15. BELOW GRADE PARKING ACCESS RAMP
16. PAINTED SMOOTH STUCCO - RECESSED WALL
17. ALUMINUM COMPOSITE PANELS

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).

G2
TYPE: **1" INSULATED EXTERIOR GLAZING**
COLOR: DARK BLUE TINT
PRODUCT REF.: BLUE GLAZING TYPE: VIRACON 1" INSTULATED VE27-2M (¼" PACIFICA WITH VE-2M#2 - 1/2" AIRSPACE - 1/4" CLEAR).

M1
TYPE: **ALUMINUM COMPOSITE METAL PANEL**
COLOR: NIGHTFALL METALLIC
PRODUCT REF.: REYNOBOND SERIES THREE- PREMIUM 3-COAT METALLIC FINISH

M2
TYPE: **ALUMINUM COMPOSITE METAL PANEL**
COLOR: ANODIC CLEAR
PRODUCT REF.: REYNOBOND SERIES TWO - PREMIUM 2-COAT MICA FINISH

P1
TYPE: **PAINT COLOR**
COLOR: SNOWBOUND
PRODUCT REF.: SHERWIN WILLIAMS - SW7004

P2
TYPE: **PAINT COLOR**
COLOR: COCOA WHIP
PRODUCT REF.: SHERWIN WILLIAMS - SW9084

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.
© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

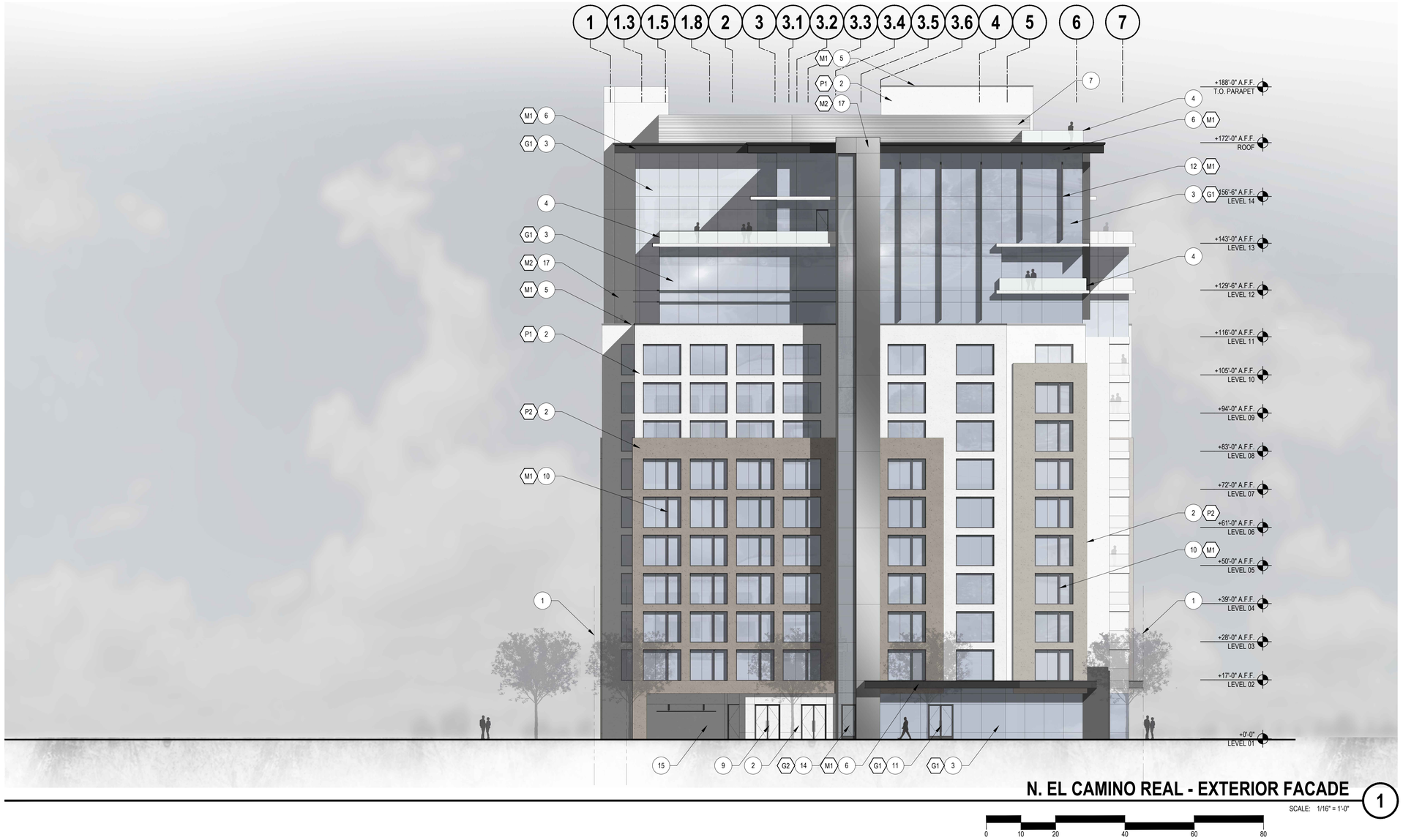
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

EXTERIOR ELEVATION

A3.15

PROJECT NO: 246148

G:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\SB330 ARCH\A3.15_A3.16.dwg, Mar 27, 2025, 3:21pm, hdavis



N. EL CAMINO REAL - EXTERIOR FACADE 1

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

0 10 20 40 60 80

KEY NOTES - ELEVATIONS

NOT ALL KEYNOTES MAY APPLY

1. EXISTING PROPERTY LINE
2. PAINTED SMOOTH STUCCO - EXTERIOR WALL
3. BUTT JOINT CURTAIN WALL SYSTEM / STOREFRONT SYSTEM
4. 42" H. FRAMELESS GLASS GUARDRAIL
5. ALUMINUM COMPOSITE PARAPET WALL CAP
6. ALUMINUM COMPOSITE CANOPY
7. MECHANICAL SCREEN
8. ALUMINUM/ GLASS ENTRY/EXIT RESIDENTIAL LOBBY DOOR
9. SERVICE DOOR - HM DOOR AND FRAME TO MATCH ADJACENT WALL COLOR
10. EXPRESSED MULLION
11. ALUMINUM/ GLASS ENTRY/EXIT RETAIL DOOR
12. ARCHITECTURAL FIN
13. ALUMINUM/ GLASS ENTRY/EXIT OFFICE LOBBY DOOR
14. ALUMINUM/ GLASS ENTRY/EXIT EGRESS DOOR
15. BELOW GRADE PARKING ACCESS RAMP
16. PAINTED SMOOTH STUCCO - RECESSED WALL
17. ALUMINUM COMPOSITE PANELS

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).

G2
TYPE: **1" INSULATED EXTERIOR GLAZING**
COLOR: DARK BLUE TINT
PRODUCT REF.: BLUE GLAZING TYPE: VIRACON 1" INSTULATED VE27-2M (¼" PACIFICA WITH VE-2M#2 - 1/2" AIRSPACE - 1/4" CLEAR).

M1
TYPE: **ALUMINUM COMPOSITE METAL PANEL**
COLOR: NIGHTFALL METALLIC
PRODUCT REF.: REYNOBOND SERIES THREE- PREMIUM 3-COAT METALLIC FINISH

M2
TYPE: **ALUMINUM COMPOSITE METAL PANEL**
COLOR: ANODIC CLEAR
PRODUCT REF.: REYNOBOND SERIES TWO - PREMIUM 2-COAT MICA FINISH

P1
TYPE: **PAINT COLOR**
COLOR: SNOWBOUND
PRODUCT REF.: SHERWIN WILLIAMS - SW7004

P2
TYPE: **PAINT COLOR**
COLOR: COCOA WHIP
PRODUCT REF.: SHERWIN WILLIAMS - SW9084

G:\2024 JOBS\246148 - El Camino & 4th Ave Development\01 Planning Application\246148-A3.01 - A3.16.dwg - Mar 27, 2025, 3:33pm - Mikeh

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to use ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

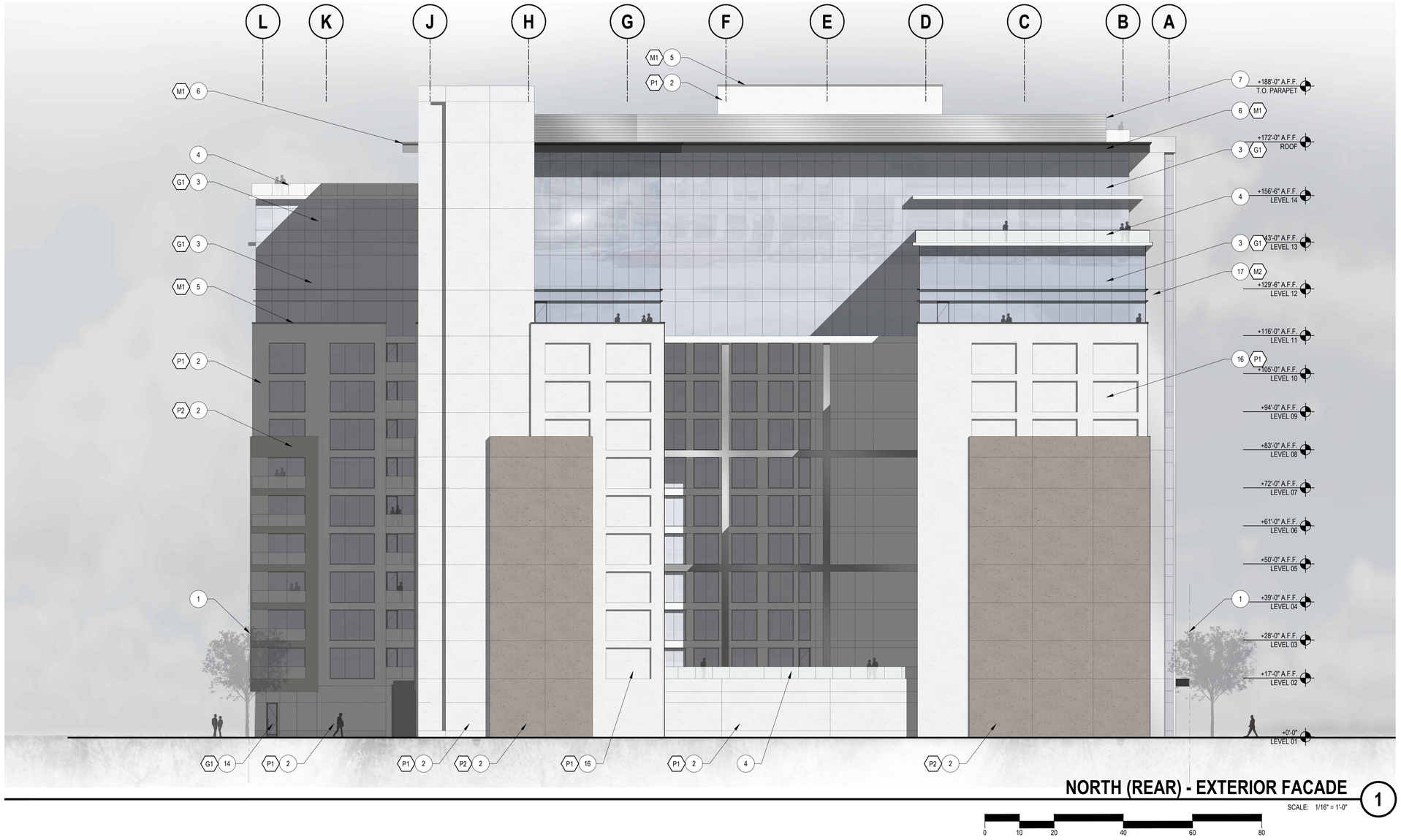
A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

EXTERIOR ELEVATION

A3.16

PROJECT NO: 246148



NORTH (REAR) - EXTERIOR FACADE

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

1

0 10 20 40 60 80

KEY NOTES - ELEVATIONS

NOT ALL KEYNOTES MAY APPLY

1. EXISTING PROPERTY LINE
2. PAINTED SMOOTH STUCCO - EXTERIOR WALL
3. BUTT JOINT CURTAIN WALL SYSTEM / STOREFRONT SYSTEM
4. 42" H. FRAMELESS GLASS GUARDRAIL
5. ALUMINUM COMPOSITE PARAPET WALL CAP
6. ALUMINUM COMPOSITE CANOPY
7. MECHANICAL SCREEN
8. ALUMINUM/ GLASS ENTRY/EXIT RESIDENTIAL LOBBY DOOR
9. SERVICE DOOR - HM DOOR AND FRAME TO MATCH ADJACENT WALL COLOR
10. EXPRESSED MULLION
11. ALUMINUM/ GLASS ENTRY/EXIT RETAIL DOOR
12. ARCHITECTURAL FIN
13. ALUMINUM/ GLASS ENTRY/EXIT OFFICE LOBBY DOOR
14. ALUMINUM/ GLASS ENTRY/EXIT EGRESS DOOR
15. BELOW GRADE PARKING ACCESS RAMP
16. PAINTED SMOOTH STUCCO - RECESSED WALL
17. ALUMINUM COMPOSITE PANELS

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).

G2
TYPE: **1" INSULATED EXTERIOR GLAZING**
COLOR: DARK BLUE TINT
PRODUCT REF.: BLUE GLAZING TYPE: VIRACON 1" INSTULATED VE27-2M (¼" PACIFICA WITH VE-2M#2 - 1/2" AIRSPACE - 1/4" CLEAR).

M1
TYPE: **ALUMINUM COMPOSITE METAL PANEL**
COLOR: NIGHTFALL METALLIC
PRODUCT REF.: REYNOBOND SERIES THREE- PREMIUM 3-COAT METALLIC FINISH

M2
TYPE: **ALUMINUM COMPOSITE METAL PANEL**
COLOR: ANODIC CLEAR
PRODUCT REF.: REYNOBOND SERIES TWO - PREMIUM 2-COAT MICA FINISH

P1
TYPE: **PAINT COLOR**
COLOR: SNOWBOUND
PRODUCT REF.: SHERWIN WILLIAMS - SW7004

P2
TYPE: **PAINT COLOR**
COLOR: COCOA WHIP
PRODUCT REF.: SHERWIN WILLIAMS - SW9084

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to sue ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.
© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

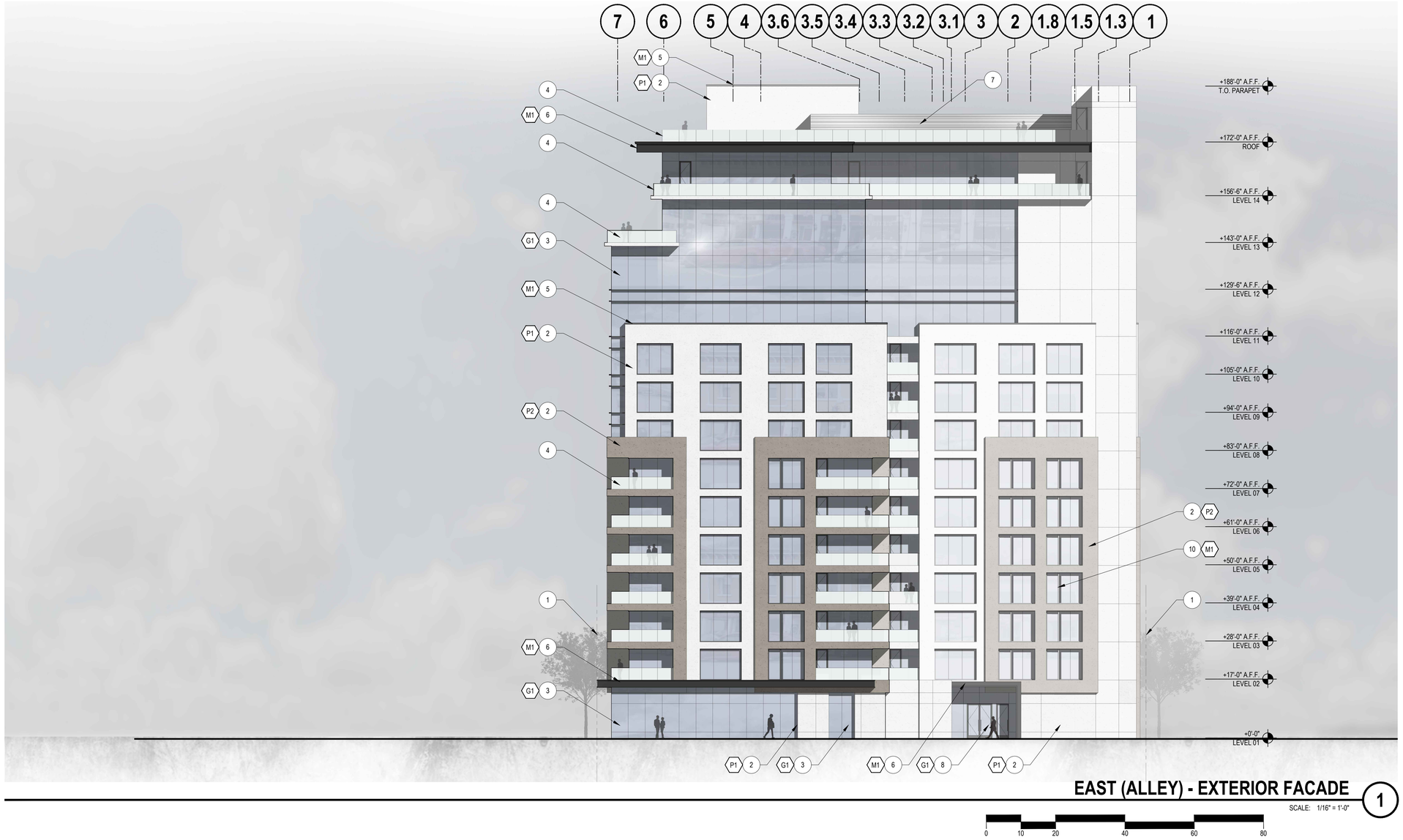
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

EXTERIOR ELEVATION

A3.17

PROJECT NO: 246148

G:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\246148_A3.17_ELEV.dwg, Mar 27, 2025, 3:23pm, tdanels



EAST (ALLEY) - EXTERIOR FACADE

1

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

0 10 20 40 60 80

KEY NOTES - ELEVATIONS

NOT ALL KEYNOTES MAY APPLY

1. EXISTING PROPERTY LINE
2. PAINTED SMOOTH STUCCO - EXTERIOR WALL
3. BUTT JOINT CURTAIN WALL SYSTEM / STOREFRONT SYSTEM
4. 42" H. FRAMELESS GLASS GUARDRAIL
5. ALUMINUM COMPOSITE PARAPET WALL CAP
6. ALUMINUM COMPOSITE CANOPY
7. MECHANICAL SCREEN
8. ALUMINUM/ GLASS ENTRY/EXIT RESIDENTIAL LOBBY DOOR
9. SERVICE DOOR - HM DOOR AND FRAME TO MATCH ADJACENT WALL COLOR
10. EXPRESSED MULLION
11. ALUMINUM/ GLASS ENTRY/EXIT RETAIL DOOR
12. ARCHITECTURAL FIN
13. ALUMINUM/ GLASS ENTRY/EXIT OFFICE LOBBY DOOR
14. ALUMINUM/ GLASS ENTRY/EXIT EGRESS DOOR
15. BELOW GRADE PARKING ACCESS RAMP
16. PAINTED SMOOTH STUCCO - RECESSED WALL
17. ALUMINUM COMPOSITE PANELS

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).

G2
TYPE: 1" INSULATED EXTERIOR GLAZING
COLOR: DARK BLUE TINT
PRODUCT REF.: BLUE GLAZING TYPE: VIRACON 1" INSTULATED VE27-2M (¼" PACIFICA WITH VE-2M#2 - 1/2" AIRSPACE - 1/4" CLEAR).

M1
TYPE: ALUMINUM COMPOSITE METAL PANEL
COLOR: NIGHTFALL METALLIC
PRODUCT REF.: REYNOBOND SERIES THREE- PREMIUM 3-COAT METALLIC FINISH

M2
TYPE: ALUMINUM COMPOSITE METAL PANEL
COLOR: ANODIC CLEAR
PRODUCT REF.: REYNOBOND SERIES TWO - PREMIUM 2-COAT MICA FINISH

P1
TYPE: PAINT COLOR
COLOR: SNOWBOUND
PRODUCT REF.: SHERWIN WILLIAMS - SW7004

P2
TYPE: PAINT COLOR
COLOR: COCOA WHIP
PRODUCT REF.: SHERWIN WILLIAMS - SW9084

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to use ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including attorney's fees arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:
MECAH VENTURES
EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

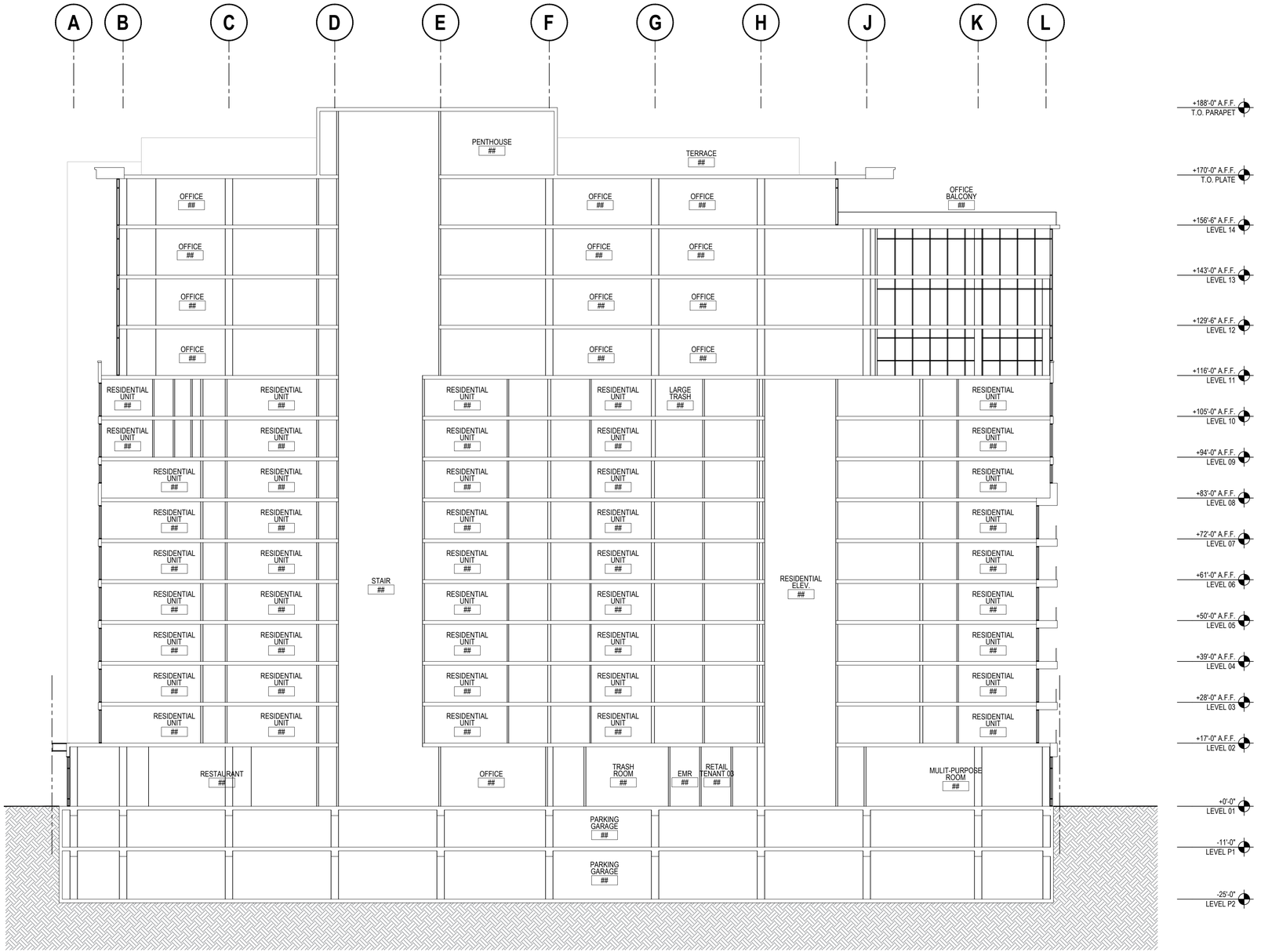
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

EXTERIOR ELEVATION

A3.18

PROJECT NO: 246148

© 2025 JobsCAD® - El Camino & 4th Ave Development\01 Planning Application\246148.A3.01_A3.18.dwg - Mar 27, 2025, 3:24pm - tabarik



BUILDING SECTION 1

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

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

The "user(s)" in possession of this documentation acknowledge(s) that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not sue or authorize any other person to use ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorneys' fees arising out of unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.
Written dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

A Planning Application For:

MECAH VENTURES

EL CAMINO REAL & E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION

BUILDING SECTION

A4.11

PROJECT NO: 246148

Q:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\CAD\A4.11.dwg - Mar 27, 2025, 3:24pm - MikeB