

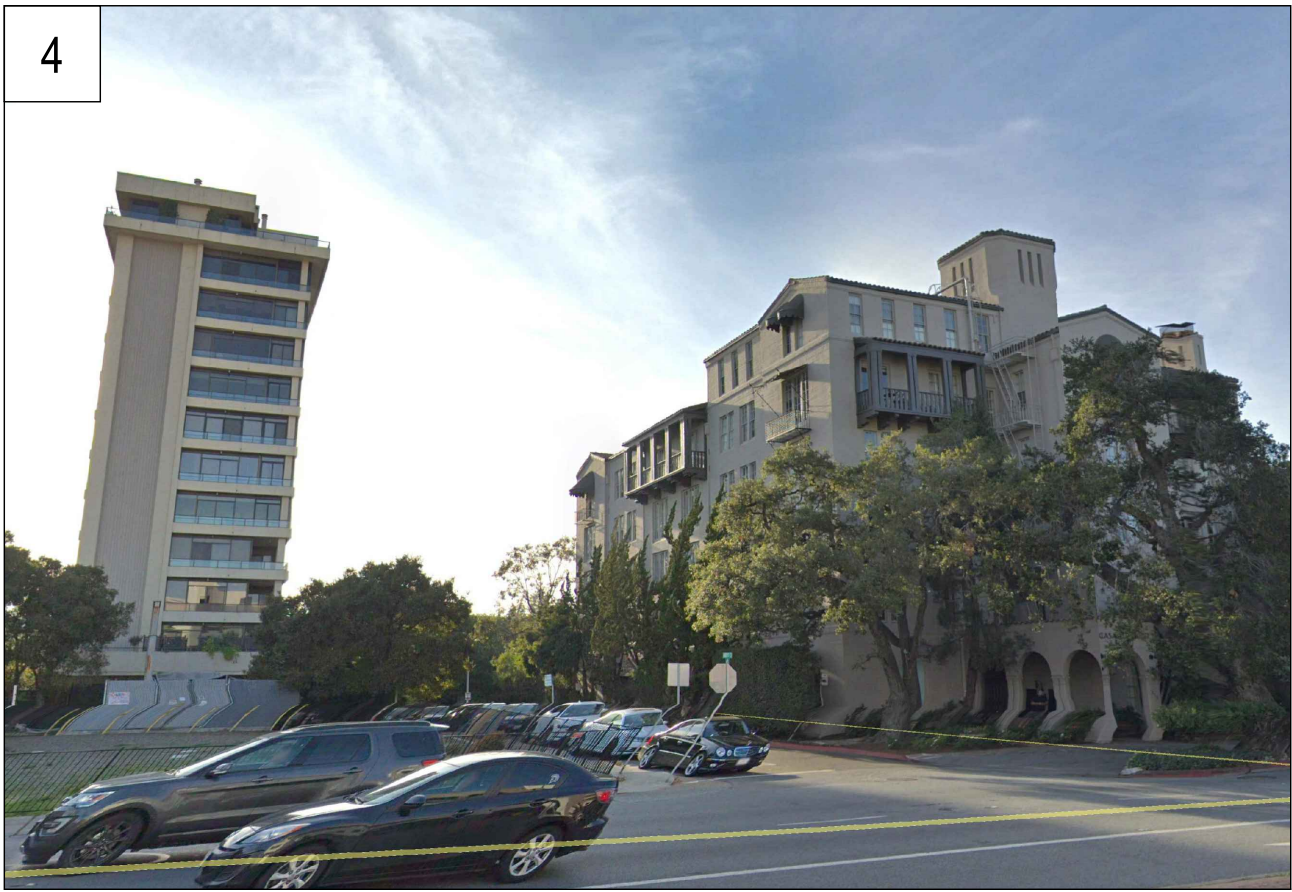
SITE, UNDEVELOPED



SITE, UNDEVELOPED



6-LEVEL PUBLIC PARKING GARAGE



RESIDENTIAL BUILDINGS



2-LEVEL BANK



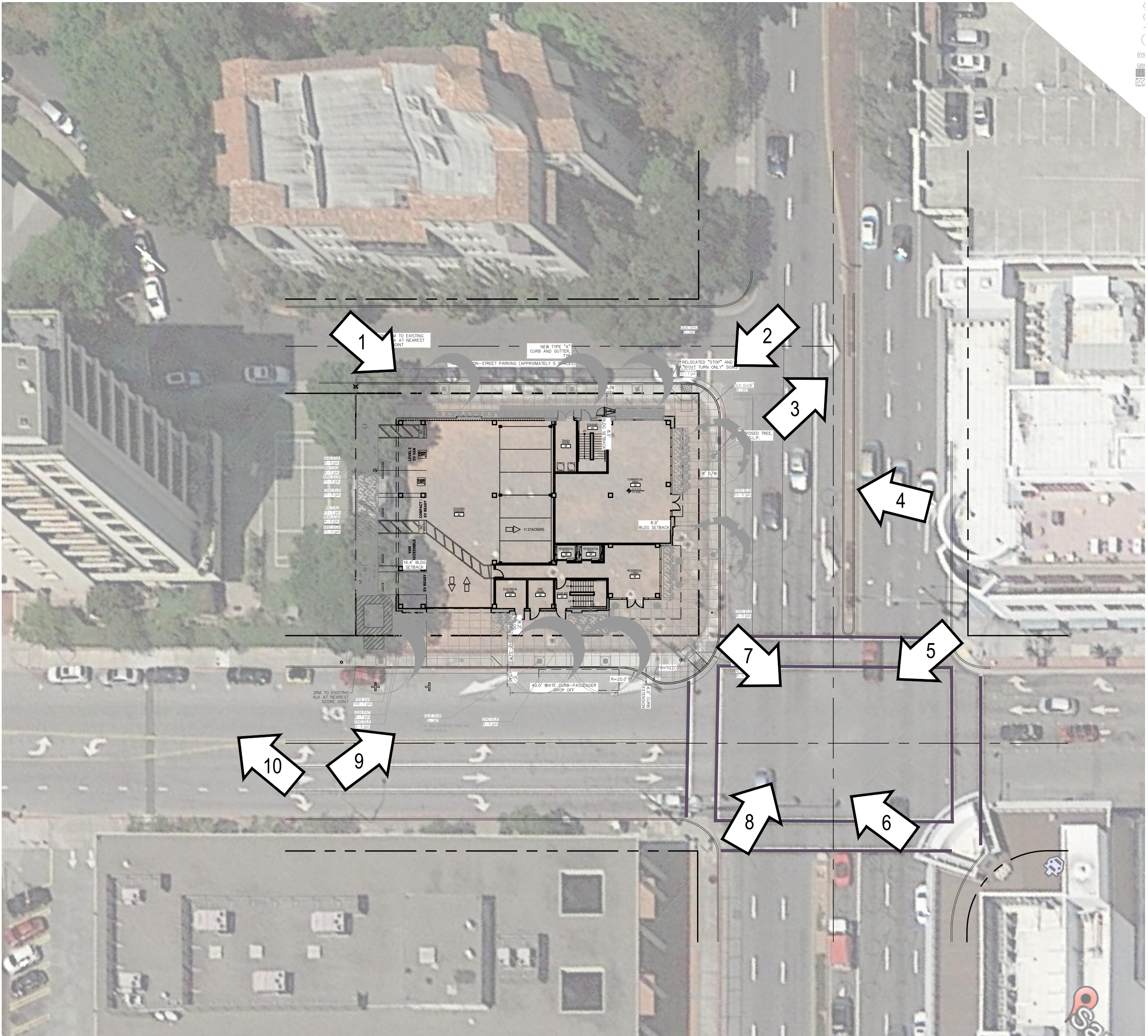
SITE, UNDEVELOPED



3-LEVEL OFFICE BUILDING



3-LEVEL OFFICE BUILDING



REFERENCE SITE PLAN

SCALE: 1" = 30'-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
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In Association with:

A Planning Application For:
230 EL CAMINO, LLC.
230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
01.31.2025	S8330 Application
04.09.2025	S8330 Application Resubmittal

NEIGHBORHOOD CONTEXT

A0.11

PROJECT NO: 184784

PROJECT DATA

ASSESSOR'S PARCEL NO.:	034-093-050
GENERAL PLAN:	MIXED-USE HIGH
ZONING:	E2-2/ R-5
SITE AREA:	±11,464 S.F. / 0.26 ACRES
MAX FAR (NON-RESIDENTIAL ONLY)	4.5
DWELLING UNIT DENSITY (100-130 DU/ AC)	26 - 34 DU
LOT COVERAGE	100%
MAX. HEIGHT ALLOWED	5 TO 8 STORIES
MAX. HEIGHT PROPOSED	5 STORIES

PROPOSED BUILDING AREA (5-STORY BUILDING)	
RESIDENTIAL - LEVEL 01	1,593 S.F.
PARKING GARAGE - LEVEL 01	3,705 S.F.
RETAIL - LEVEL 01	1,572 S.F.
RESIDENTIAL - LEVEL 02	6,820 S.F.
RESIDENTIAL - LEVEL 03	6,820 S.F.
RESIDENTIAL - LEVEL 04	6,820 S.F.
RESIDENTIAL - LEVEL 05	6,820 S.F.
TOTAL BUILDING AREA	34,150 S.F.

HAA REQUIREMENTS	
COMMERCIAL (1/3 OF 34,150 S.F. OR 11,383 S.F.)	
NON-COMMERCIAL (2/3 OF 34,150 S.F. OR 22,767 S.F.)	

TOTAL RETAIL AREA (PROVIDED):	1,572 S.F.
TOTAL PARKING AREA (PROVIDED):	3,705 S.F.
TOTAL COMMERCIAL AREA:	5,277 S.F.

TOTAL NON-COMMERCIAL AREA (PROVIDED):	28,873 S.F.
---------------------------------------	-------------

FAR (5,277 S.F./11,464 S.F.)	0.46
(COMMERCIAL ONLY - RETAIL + GARAGE LEVEL 01)	

# DWELLING UNITS PER FLOOR	
LEVEL 02	7 DU
LEVEL 03	7 DU
LEVEL 04	7 DU
LEVEL 05	7 DU
TOTAL # DWELLING UNITS	28 UNITS (OR 107 DU/ AC)

DWELLING UNIT MIX	
STUDIO	4 DU (OR 14%)
ONE-BEDROOM	16 DU (OR 57%)
TWO-BEDROOM	8 DU (OR 29%)
TOTAL # DWELLING UNITS	28 UNITS (OR 107 DU/AC)

BMR UNIT REQUIREMENTS (OWNERSHIP UNITS)	(26 UNITS) *
15% MODERATE INCOME	4 UNITS

(*) PER CITY OF SAN MATEO BELOW MARKET RATE HOUSING REQUIREMENT PROGRAM

PARKING ANALYSIS

PARKING - PROVIDED (RESIDENTIAL ONLY)
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

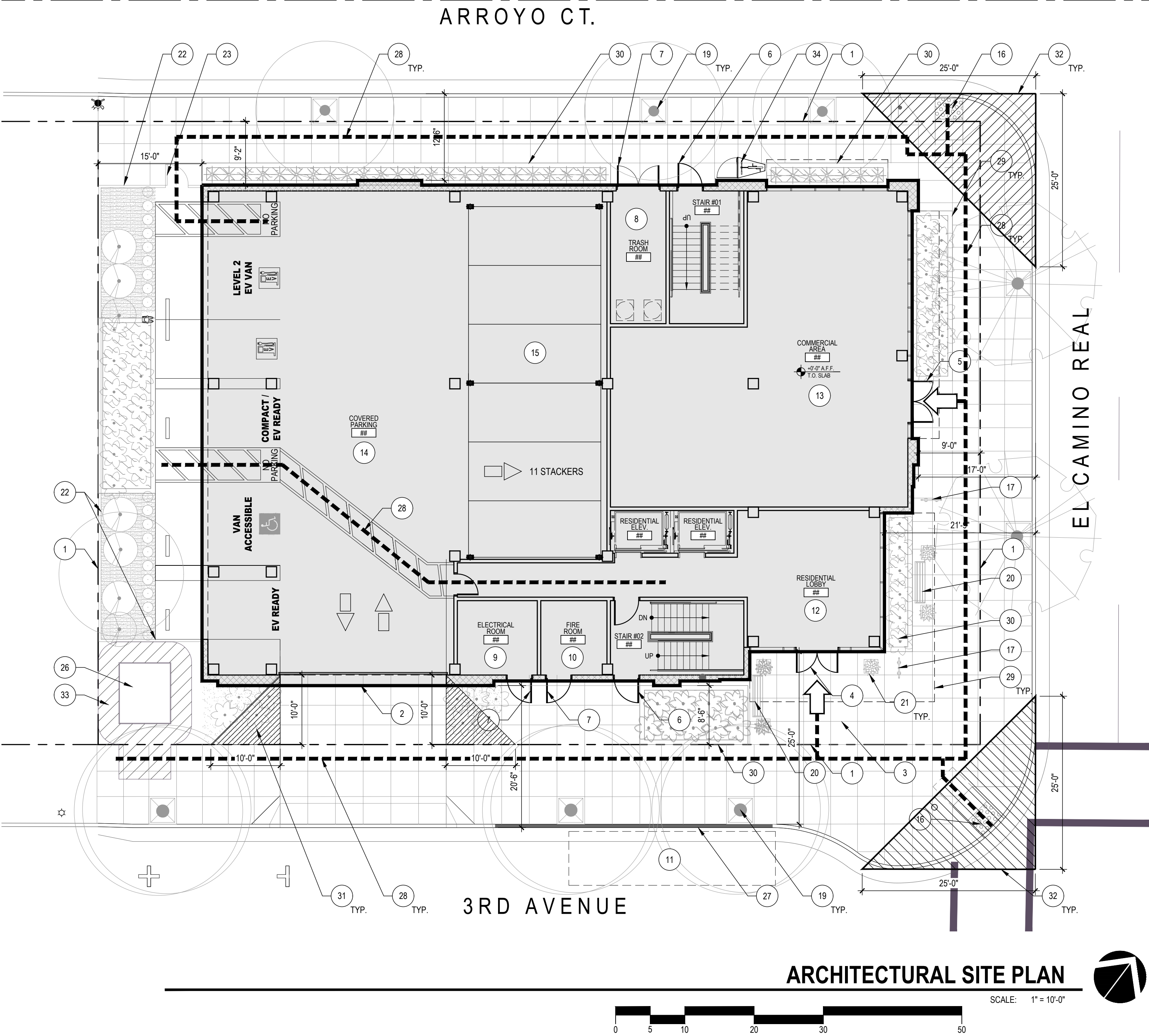
LEVEL 01	
COMPACT/ EV READY	1 SPACE
STANDARD/ EV READY	1 SPACE
VAN ACCESSIBLE	1 SPACE
VAN ACCESSIBLE/ LEVEL 2 EVCS	1 SPACE
STANDARD/ LEVEL 2 EVCS	1 SPACE
STACKER PARKING	11 SPACES
TOTAL PARKING LEVEL01 - PROVIDED	16 SPACES

REQUIRED SHORT-TERM - RETAIL	
1 SPACE PER 2,000 S.F. OF RETAIL AREA	
1,572 S.F. / 2,000 S.F. = 0.78 SPACE OR 1 SPACE	

REQUIRED LONG-TERM - RETAIL	
1 SPACE PER 12,000 S.F. OF RETAIL AREA	
1,572 S.F. / 12,000 S.F. = 0.13 SPACE OR 1 SPACE	

PROVIDED SHORT-TERM SPACES	
RESIDENTIAL	2 SPACES
RETAIL	2 SPACES
TOTAL	4 SPACES

PROVIDED LONG-TERM SPACES	
RESIDENTIAL	30 SPACES (PROVIDED @ LEVEL 02/03/04 & 05)
RETAIL	1 SPACE (PROVIDED @ LEVEL 01)
TOTAL	31 SPACES



KEYNOTES - SITE PLAN

1	EXISTING PROPERTY LINE	15	(11) STACKER PARKING	29	CANOPY ABOVE (SHOWN DASHED)
2	VEHICLE ENTRY TO ON GRADE PARKING GARAGE w/ VISUAL AND AUDIBLE WARNINGS	16	ADA RAMP AND TRUNCATED DOME PLATES	30	RAISED PLANTER (REFER TO LANDSCAPE PLAN)
3	SIDEWALK - REFER TO LANDSCAPE PLAN	17	SHORT-TERM BIKE RACK	31	10'-0" x 10'-0" VISION TRIANGLE
4	RESIDENTIAL ENTRY	18	LONG-TERM BIKE LOCKER (RETAIL)	32	25'-0" x 25'-0" VISIBILITY TRIANGLE
5	RETAIL ENTRY	19	STREET TREES IN TREE GRATES (REFER TO LANDSCAPE PLAN)	33	3FT CLEARANCE AROUND ABOVE GROUND TRANSFORMER
6	EGRESS DOOR	20	BENCH (REFER TO LANDSCAPE PLAN)	34	LONG-TERM SECURED BIKE STORAGE
7	SERVICE DOOR	21	PLANTER CONTAINER (REFER TO LANDSCAPE PLAN)		
8	TRASH ROOM	22	6 FT HIGH DECORATIVE FENCE		
9	ELECTRICAL ROOM	23	6 FT ACCESS GATE WITH PANIC HARDWARE		
10	FIRE ROOM	24	EXISTING TREE TO REMAIN (REFER TO TREE DISPOSITION PLAN)		
11	ON-STREET LOADING ZONE	25	EXISTING TREE TO BE REMOVED (REFER TO TREE DISPOSITION PLAN)		
12	RESIDENTIAL LOBBY	26	ABOVE GROUND TRANSFORMER & CONCRETE PAD		
13	RETAIL AREA	27	PAINTED YELLOW CURB AT LOADING AREA		
14	COVERED PARKING GARAGE (RESIDENTIAL/ RETAIL)	28	ACCESSIBLE PATH OF TRAVEL (SHOWN DASHED)		

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	
20 UNITS x 0.05 = 1 SPACE	
TWO-BEDROOM UNIT @ 0.1 SPACES PER UNIT	
8 UNITS x 0.10 = 0.8 SPACE	
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 1.8 SPACES OR 2 SPACES	

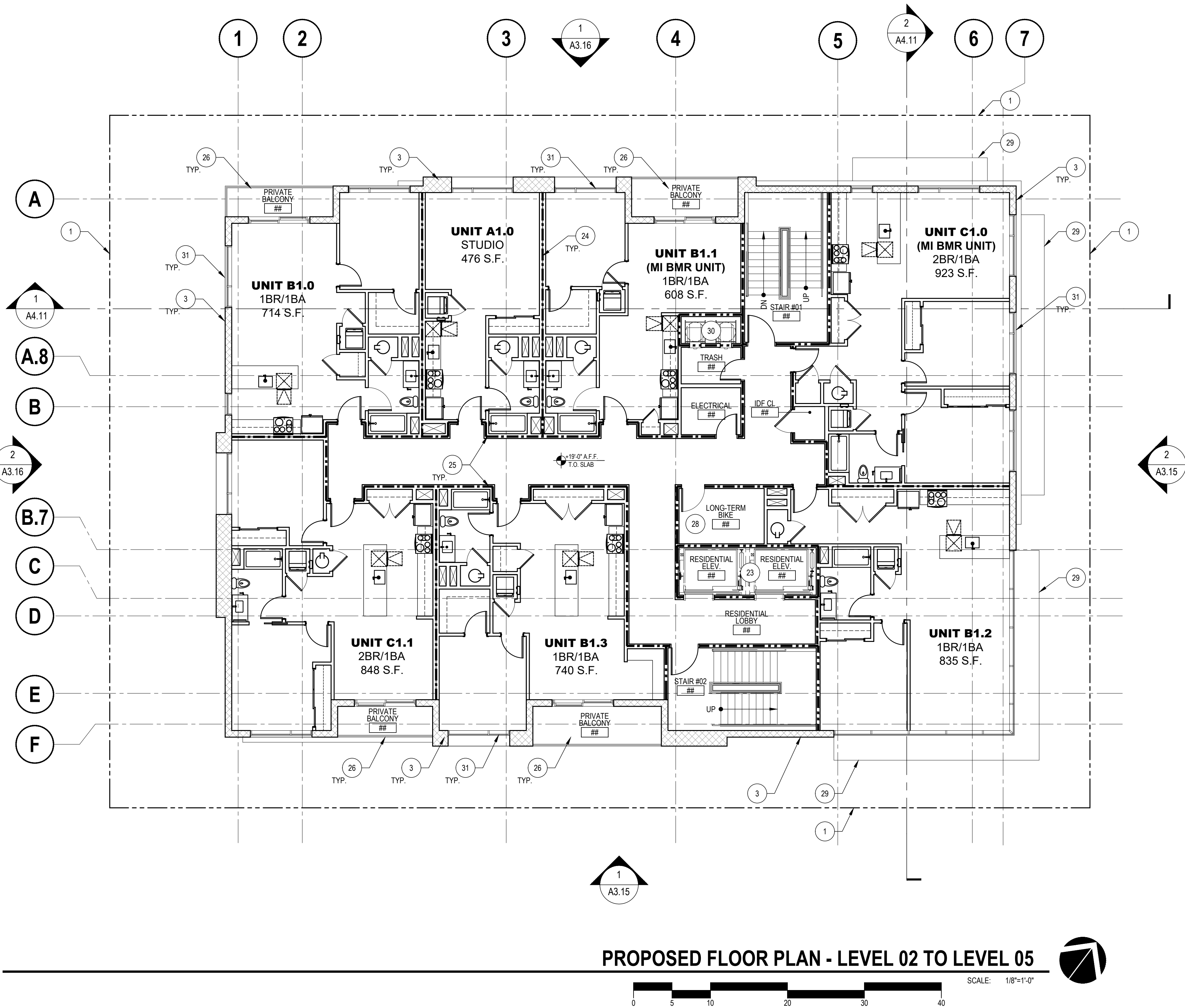
REQUIRED LONG-TERM - RESIDENTIAL	
STUDIO AND ONE-BEDROOM UNIT @ 1.0 SPACE PER UNIT	
20 UNITS x 1.0 = 20 SPACES	
TWO-BEDROOM UNIT @ 1.25 SPACES PER UNIT	
8 UNITS x 1.25 = 10 SPACES	
TOTAL REQUIRED LONG-TERM - RESIDENTIAL: 30 SPACES	

A Planning Application For:
230 EL CAMINO, LLC.
230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
01.31.2025	SB330 Application
04.09.2025	SB330 Application Resubmit

ARCHITECTURAL SITE PLAN

P:\2024\240904\240904_230 EL CAMINO Planning\240904\240904_01 230 EL CAMINO.dwg Apr 30, 2025, 12:46pm Mbarb



PROJECT DATA:													
Residential Units	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	# Unit Level 5	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Unit Mix
	A1.0 (Studio)	476	0	476	1	1	1	1	4	0.50	0.05	1.00	14%
	B1.0 (1BR/1BA Unit)	714	56	770	1	1	1	1	4	0.50	0.05	1.00	57%
	B1.1 (1BR/1BA Unit)	608	71	679	1	1	1	1	4	0.50	0.05	1.00	
	B1.2 (1BR/1BA Unit)	835	0	835	1	1	1	1	4	0.50	0.05	1.00	
	B1.3 (1BR/1BA Unit)	740	86	826	1	1	1	1	4	0.50	0.05	1.00	
	C1.0 (2BR/2BA Unit)	923	0	923	1	1	1	1	4	0.50	0.10	1.25	29%
	C1.1 (2BR/2BA Unit)	848	50	898	1	1	1	1	4	0.50	0.10	1.25	
	Total # dwelling units				7	7	7	7	28				

BMR UNIT BREAKDOWN							
UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	% BMR UNITS
STUDIO	A1.0	476	LEVEL 03	0	0	1	1
1BED/1BA	B1.1	608	LEVEL 02	0	0	1	1
1BED/1BA	B1.3	740	LEVEL 03	0	0	1	1
2 BED/1BA	C1.0	923	LEVEL 02	0	0	1	1
TOTAL BMR UNITS				0	0	4	



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In Association with:

A Planning Application For:
230 EL CAMINO, LLC.
230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
01.31.2025	SB330 Application
04.09.2025	SB330 Application Resubmit

PROPOSED FLOOR PLAN
LEVEL 02

A2.12

PROJECT NO: 184784

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

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- 16 2-TIER STACKER PARKING
- 17 RETAIL/ RESIDENTIAL ON-GRADE PARKING GARAGE
- 18 PARKING STRIPING
- 19 CONCRETE WHEEL STOP
- 20 EDGE OF BUILDING ABOVE
- 21 ELECTRIC VEHICLE CHARGING STATION
- 22 5FT WIDE ACCESSIBLE AISLE
- 23 RESIDENTIAL ELEVATORS
- 24 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
- 25 1HR FIRE RATED WALL AT HALLWAY
- 26 PRIVATE RESIDENTIAL BALCONY WITH 42" H. GUARDRAIL
- 27 DIRECTIONAL MARKING
- 28 RESIDENTIAL LONG-TERM BIKE STORAGE
- 29 CANOPY BELOW
- 30 RESIDENTIAL TRASH CHUTE - 2HR FIRE-RATED
- 31 RESIDENTIAL WINDOW SYSTEM



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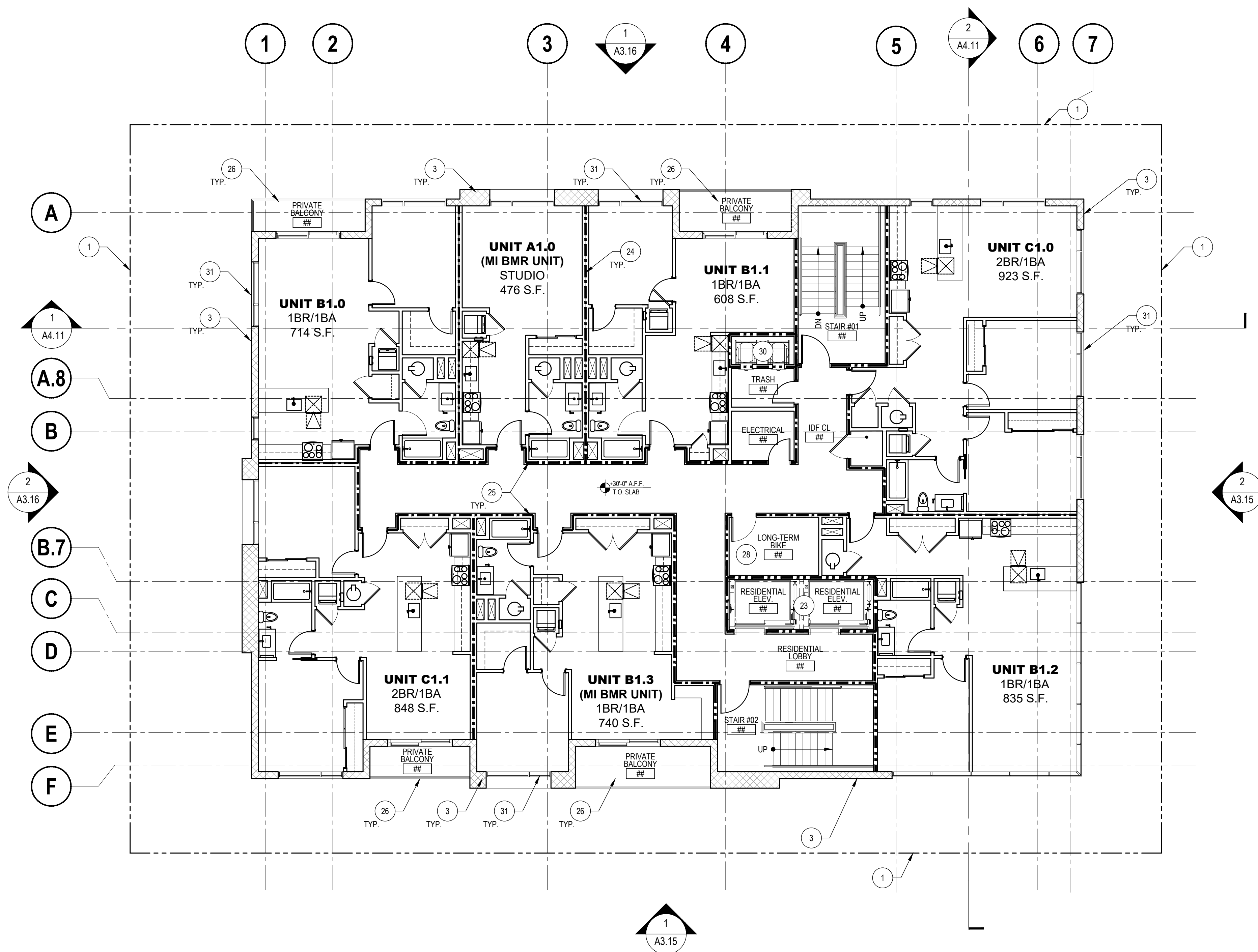
A Planning Application For:
2230 EL CAMINO, L
2230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
01.31.2025	SB330 Application
04.09.2025	SB330 Application Resubmit

PROPOSED FLOOR PLAN
LEVEL 03

A2.13

PROJECT NO: 184784



PROPOSED FLOOR PLAN - LEVEL 03

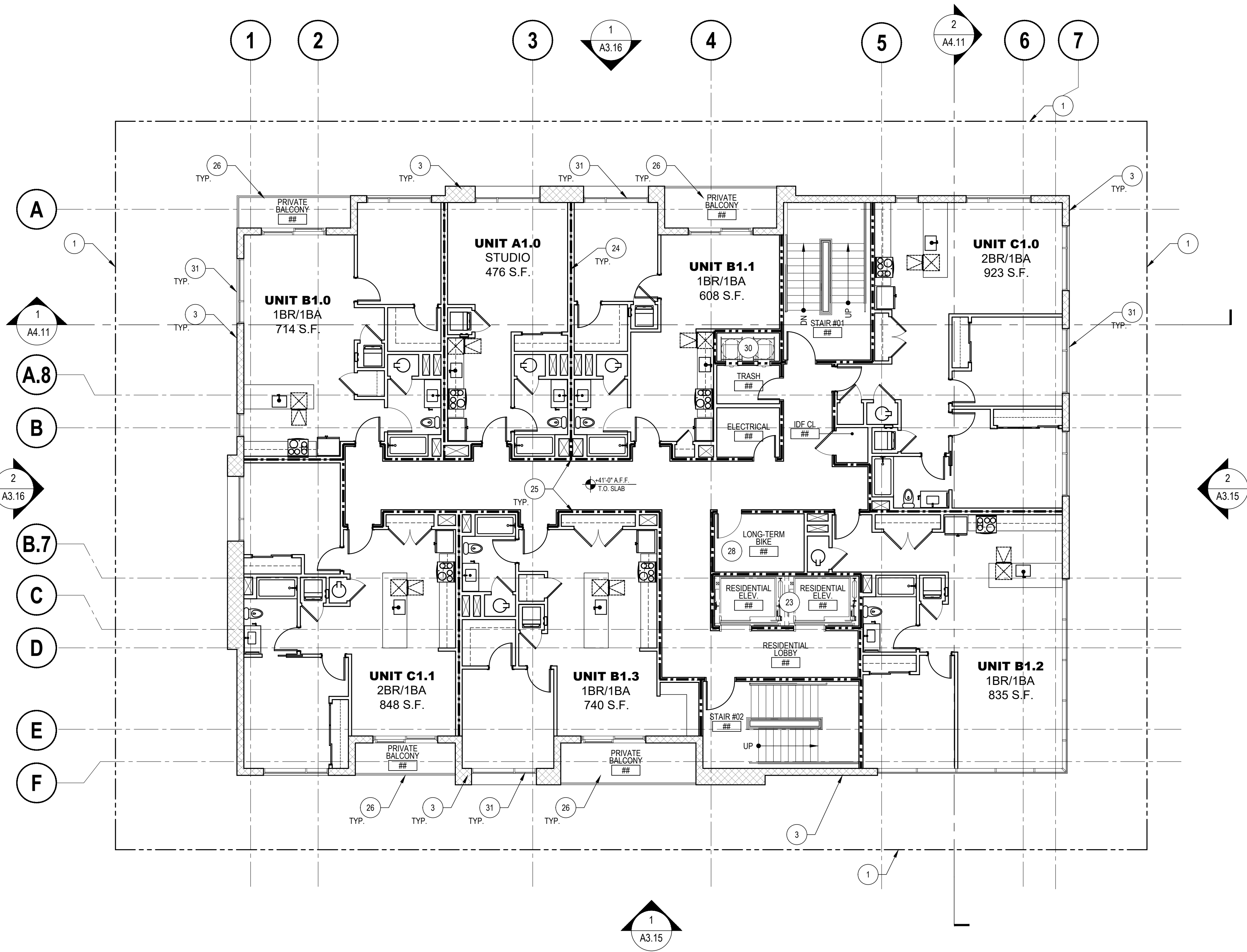
SCALE: 1/8"=1'-0"

PROJECT DATA:															
Residential Units	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	# Unit Level 5	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
	A1.0 (Studio)	476	0	476	1	1	1	1	4	0.50	0.05	1.00	1,904	0	14%
	B1.0 (1BR/1BA Unit)	714	56	770	1	1	1	1	4	0.50	0.05	1.00	2,856	224	57%
	B1.1 (1BR/1BA Unit)	608	71	679	1	1	1	1	4	0.50	0.05	1.00	2,432	284	
	B1.2 (1BR/1BA Unit)	835	0	835	1	1	1	1	4	0.50	0.05	1.00	3,340	0	
	B1.3 (1BR/1BA Unit)	740	86	826	1	1	1	1	4	0.50	0.05	1.00	2960	344	
	C1.0 (2BR/2BA Unit)	923	0	923	1	1	1	1	4	0.50	0.10	1.25	3,692	0	29%
	C1.1 (2BR/2BA Unit)	848	50	898	1	1	1	1	4	0.50	0.10	1.25	3,392	200	
	Total # dwelling units				7	7	7	7	28				20,576	1,052	

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	A1.0	476	LEVEL 03	0	0	1	1	
1BED/1BA	B1.1	608	LEVEL 02	0	0	1	1	
1BED/1BA	B1.3	740	LEVEL 03	0	0	1	1	
2 BED/1BA	C1.0	923	LEVEL 02	0	0	1	1	
TOTAL BMR UNITS				0	0	4		

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PROPOSED FLOOR PLAN - LEVEL 04

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

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	# Unit Level 5	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Unit Mix
Residential Units	A1.0 (Studio)	476	0	476	1	1	1	1	4	0.50	0.05	1.00	14%
	B1.0 (1BR/1BA Unit)	714	56	770	1	1	1	1	4	0.50	0.05	1.00	57%
	B1.1 (1BR/1BA Unit)	608	71	679	1	1	1	1	4	0.50	0.05	1.00	
	B1.2 (1BR/1BA Unit)	835	0	835	1	1	1	1	4	0.50	0.05	1.00	
	B1.3 (1BR/1BA Unit)	740	86	826	1	1	1	1	4	0.50	0.05	1.00	
	C1.0 (2BR/2BA Unit)	923	0	923	1	1	1	1	4	0.50	0.10	1.25	29%
	C1.1 (2BR/2BA Unit)	848	50	898	1	1	1	1	4	0.50	0.10	1.25	
	Total # dwelling units				7	7	7	7	28				

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
STUDIO	A1.0	476	LEVEL 03	0	0	1	1
1BED/1BA	B1.1	608	LEVEL 02	0	0	1	1
1BED/1BA	B1.3	740	LEVEL 03	0	0	1	1
2 BED/1BA	C1.0	923	LEVEL 02	0	0	1	1
TOTAL BMR UNITS				0	0	4	

KEYNOTES - FLOOR PLAN

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

- EXISTING PROPERTY LINE
- CANOPY ABOVE (SHOWN DASHED)
- EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
- EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM
- 2HR FIRE RATED WALL AT STAIRS & ELEVATORS
- TRASH ROOM
- PROPOSED RETAIL AREA
- RETAIL ENTRY DOOR
- 2HR FIRE RATED WALL BETWEEN USES
- RESIDENTIAL LOBBY
- RESIDENTIAL ENTRY DOOR
- EGRESS DOOR
- SERVICE DOOR
- VEHICLE ENTRY TO PARKING GARAGE w/ VISUAL AND AUDIBLE WARNINGS FOR PEDESTRIAN SAFETY
- STRUCTURAL COLUMN

- 2-TIER STACKER PARKING
- RETAIL/ RESIDENTIAL ON-GRADE PARKING GARAGE
- PARKING STRIPING
- CONCRETE WHEEL STOP
- EDGE OF BUILDING ABOVE
- ELECTRIC VEHICLE CHARGING STATION
- 5FT WIDE ACCESSIBLE AISLE
- RESIDENTIAL ELEVATORS
- 1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
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- PRIVATE RESIDENTIAL BALCONY WITH 42" H. GUARDRAIL
- DIRECTIONAL MARKING
- RESIDENTIAL LONG-TERM BIKE STORAGE
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- RESIDENTIAL TRASH CHUTE - 2HR FIRE-RATED
- RESIDENTIAL WINDOW SYSTEM



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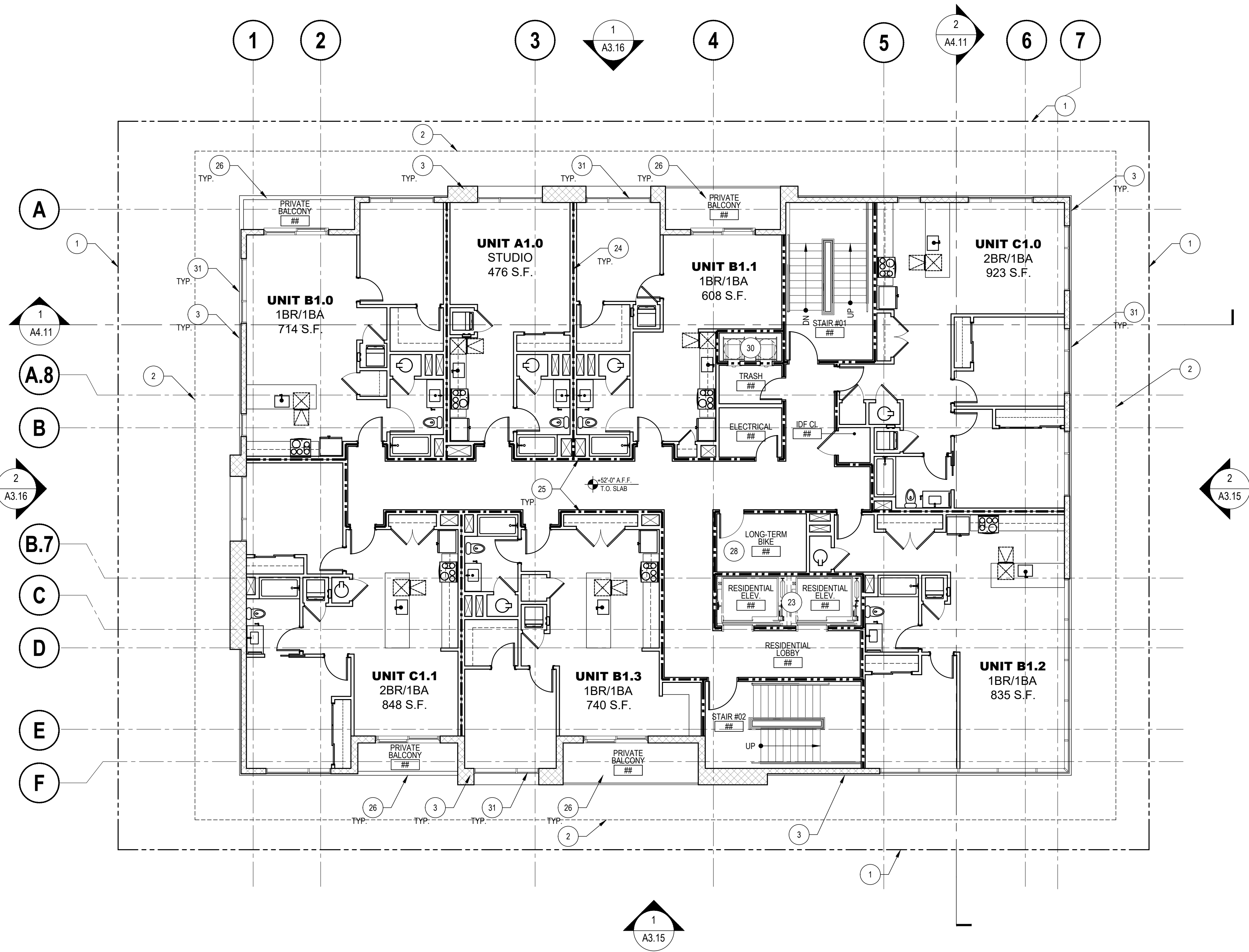
A Planning Application For:
230 EL CAMINO, LLC.
230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
01.31.2025	SB330 Application
04.09.2025	SB330 Application Resubmit

PROPOSED FLOOR PLAN
LEVEL 04

A2.14

PROJECT NO: 184784



KEYNOTES - FLOOR PLAN

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

- 1

EXISTING PROPERTY LINE
- 2

CANOPY ABOVE (SHOWN DASHED)
- 3

EXTERIOR WALLS - REFER TO EXTERIOR ELEVATIONS
- 4

EXTERIOR ALUM./ GLASS STOREFRONT WINDOW SYSTEM
- 5

2HR FIRE RATED WALL AT STAIRS & ELEVATORS
- 6

TRASH ROOM
- 7

PROPOSED RETAIL AREA
- 8

RETAIL ENTRY DOOR
- 9

2HR FIRE RATED WALL BETWEEN USES
- 10

RESIDENTIAL LOBBY
- 11

RESIDENTIAL ENTRY DOOR
- 12

EGRESS DOOR
- 13

SERVICE DOOR
- 14

VEHICLE ENTRY TO PARKING GARAGE w/ VISUAL AND AUDIBLE WARNINGS FOR PEDESTRIAN SAFETY
- 15

STRUCTURAL COLUMN
- 16

2-TIER STACKER PARKING
- 17

RETAIL/ RESIDENTIAL ON-GRADE PARKING GARAGE
- 18

PARKING STRIPING
- 19

CONCRETE WHEEL STOP
- 20

EDGE OF BUILDING ABOVE
- 21

ELECTRIC VEHICLE CHARGING STATION
- 22

5FT WIDE ACCESSIBLE AISLE
- 23

RESIDENTIAL ELEVATORS
- 24

1HR FIRE RATED DEMISING WALL AT DWELLING UNIT
- 25

1HR FIRE RATED WALL AT HALLWAY
- 26

PRIVATE RESIDENTIAL BALCONY WITH 42" H. GUARDRAIL
- 27

DIRECTIONAL MARKING
- 28

RESIDENTIAL LONG-TERM BIKE STORAGE
- 29

CANOPY BELOW
- 30

RESIDENTIAL TRASH CHUTE - 2HR FIRE-RATED
- 31

RESIDENTIAL WINDOW SYSTEM



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In Association with:

A Planning Application For:
230 EL CAMINO, LLC.
230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
01.31.2025	SB330 Application
04.09.2025	SB330 Application Resubmit

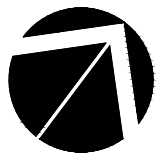
PROJECT DATA:													
Residential Units	Unit Type	Unit Area (S.F.)	Balcony Area (S.F.)	Unit Area w/Balcony (S.F.)	# Unit Level 2	# Unit Level 3	# Unit Level 4	# Unit Level 5	Total # Units	Density Bonus Parking Req'd	Short-Term Bike Pkg Req'd	Long-Term Bike Pkg Req'd	Unit Mix
	A1.0 (Studio)	476	0	476	1	1	1	1	4	0.50	0.05	1.00	14%
	B1.0 (1BR/1BA Unit)	714	56	770	1	1	1	1	4	0.50	0.05	1.00	57%
	B1.1 (1BR/1BA Unit)	608	71	679	1	1	1	1	4	0.50	0.05	1.00	
	B1.2 (1BR/1BA Unit)	835	0	835	1	1	1	1	4	0.50	0.05	1.00	
	B1.3 (1BR/1BA Unit)	740	86	826	1	1	1	1	4	0.50	0.05	1.00	
	C1.0 (2BR/2BA Unit)	923	0	923	1	1	1	1	4	0.50	0.10	1.25	29%
	C1.1 (2BR/2BA Unit)	848	50	898	1	1	1	1	4	0.50	0.10	1.25	
	Total # dwelling units				7	7	7	7	28				

BMR UNIT BREAKDOWN							
UNIT TYPE	TAG	AREA (S.F.)	LOCATION	# VLI (VERY LOW INCOME) UNITS	# LI (LOW INCOME) UNITS	# MOD (MODERATE INCOME) UNITS	% BMR UNITS
STUDIO	A1.0	476	LEVEL 03	0	0	1	1
1BED/1BA	B1.1	608	LEVEL 02	0	0	1	1
1BED/1BA	B1.3	740	LEVEL 03	0	0	1	1
2 BED/1BA	C1.0	923	LEVEL 02	0	0	1	1
TOTAL BMR UNITS				0	0	4	

PROPOSED FLOOR PLAN
LEVEL 05

A2.15

PROJECT NO: 184784



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1. ROOFING TO A MINIMUM AGED SOLAR REFLECTANCE OF 0.70 AND A MINIMUM THERMAL EMITTANCE OF 0.85
- OR
2. A MINIMUM SOLAR REFLECTANCE INDEX (SRI) OF 85

A Planning Application For:
230 EL CAMINO, LLC.
230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
01.31.2025	SB330 Application
04.09.2025	SB330 Application Resubmittal

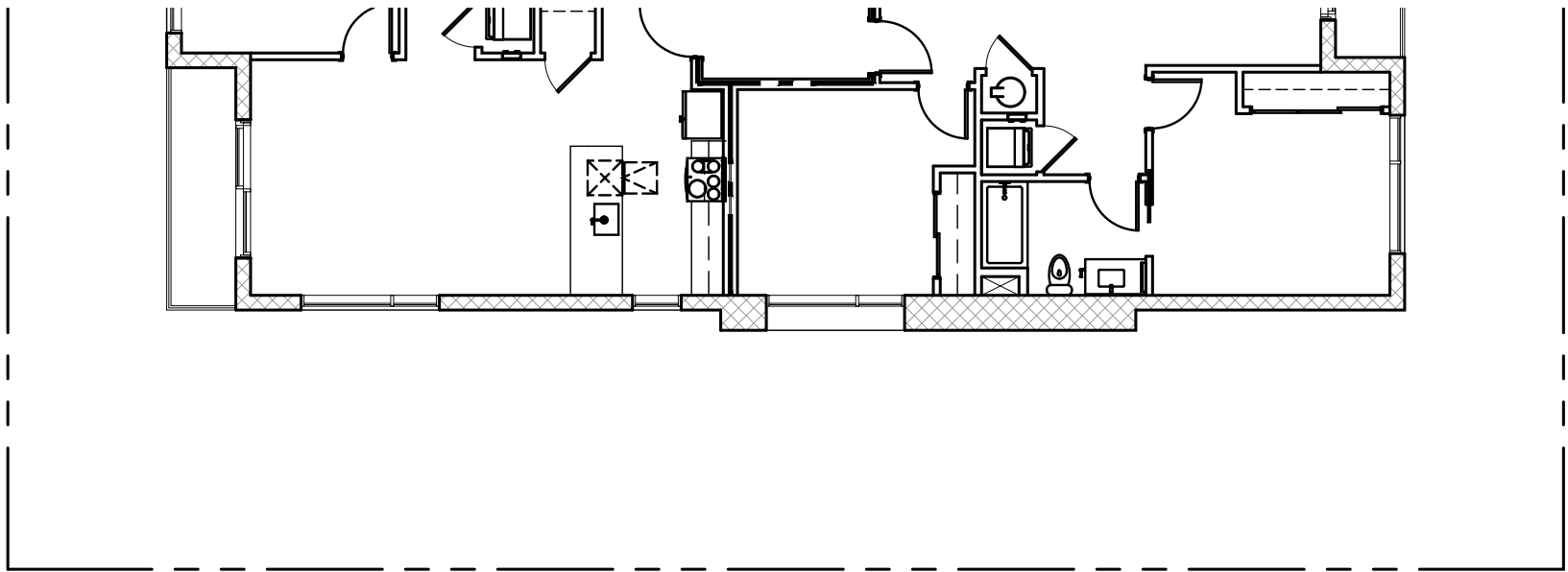
PROPOSED ROOF PLAN

A2.31

PROJECT NO: 184784



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PARTIAL FLOOR PLAN - TYPICAL RESIDENTIAL LEVEL



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

1

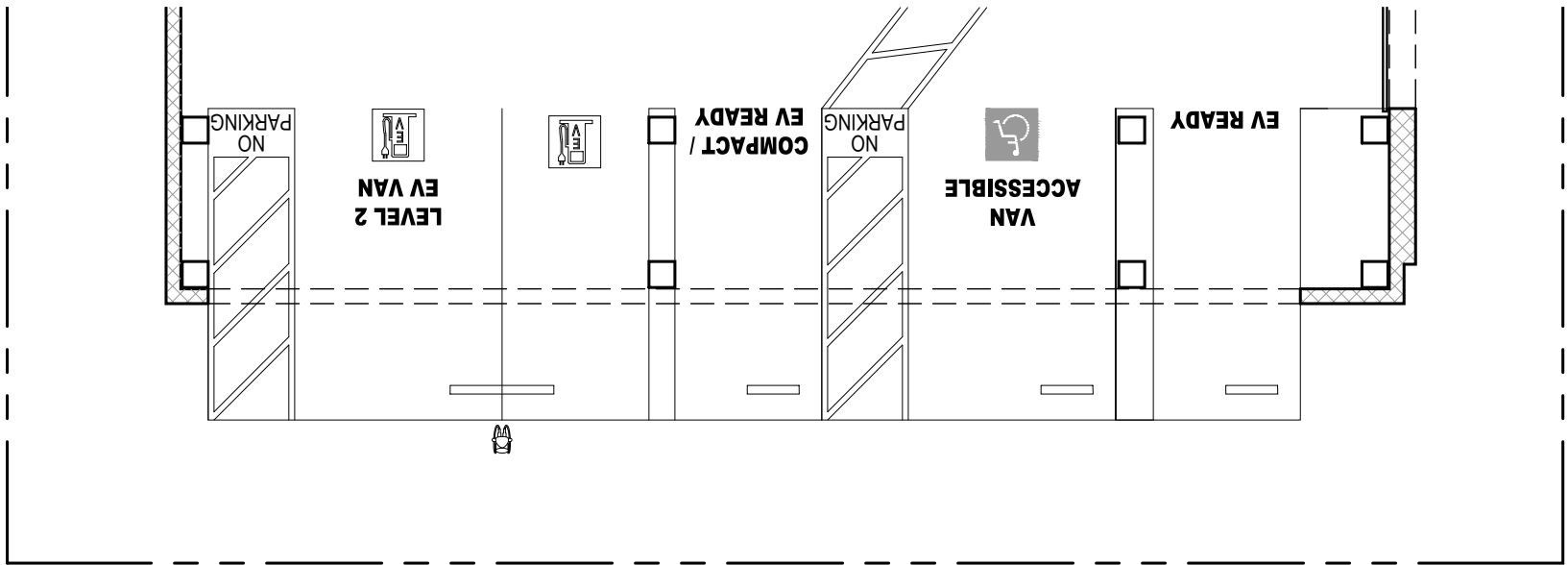


SOUTH WEST ELEVATION



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

2



PARTIAL FLOOR PLAN - LEVEL 01



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

3



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In Association with:

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DATE	DESCRIPTION
01.31.2025	SB330 Application
04.09.2025	SB330 Application Resubmittal

EXTERIOR ELEVATION & PARTIAL
FLOOR PLANS

A3.14

PROJECT NO: 184784



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

- | | |
|----|---|
| 1 | EXISTING PROPERTY LINE |
| 2 | 1" INSULATED GLAZING SYSTEM WITH BUTT JOINTS |
| 3 | RESIDENTIAL LOBBY ENTRANCE DOOR |
| 4 | CORRUGATED PANELS AND EXTERIOR SHEATHING OVER METAL STUD FRAMING |
| 5 | PAINTED SMOOTH STUCCO FINISH AND EXTERIOR SHEATHING OVER METAL STUD FRAMING |
| 6 | SERVICE DOOR |
| 7 | ENTRY TO PARKING GARAGE |
| 8 | ARCHITECTURE COMPOSITE ALUMINUM CANOPY SYSTEM |
| 9 | COMPOSITE ALUMINUM CLADDING AND EXTERIOR SHEATHING OVER METAL STUD FRAMING |
| 10 | LOUVERED ROOF EQUIPMENT SCREEN. 5'-8" H x 2" DEEP HORIZONTAL BLADES |
| 11 | PARAPET WALL CAP FLASHING |
| 12 | RETAIL ENTRANCE DOOR |
| 13 | LIMIT OF WALL BEYOND |
| 14 | 42" HIGH EXTERIOR CABLE RAILING |
| 15 | RESIDENTIAL WINDOW SYSTEM |
| 16 | EGRESS DOOR |
| 17 | PARKING GARAGE STRUCTURAL COLUMN |

* 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.

	TYPE: COLOR: PRODUCT REF.:	1" INSULATED EXTERIOR GLAZING DARK BLUE TINT BLUE GLAZING TYPE (RETAIL ONLY); VIRACON 1" INSULATED VE27-2M (½" PACIFICA WITH VE-2M#2 - 1/2" AIRSPACE - 1/4" CLEAR).
G2	TYPE: COLOR: PRODUCT REF.:	1" INSULATED EXTERIOR GLAZING LIGHT BLUE TINT LOW TINT; VIRACON1" INSULATED VRE1-4725-OITC30 (½" CLEAR WITH VRE-4725 #2 - ½" AIRSPACE - ¾" CLEAR HS).
M1	TYPE: COLOR: PRODUCT REF.:	CORRUGATED METAL CLADDING CLASSIC BRONZE REYNOBOND SERIES ONE - 2-COAT SOLID FINISH
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M5	TYPE: COLOR: PRODUCT REF.:	ARCHITECTURE COMPOSITE ALUMINUM CLADDING NIGHTFALL METALLIC REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH
M6	TYPE: COLOR: PRODUCT REF.:	CABLE RAILING SYSTEM NIGHTFALL METALLIC REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH
P1	TYPE: COLOR: PRODUCT REF.:	EXTERIOR PAINT WHITE SNOW SHERWIN WILLIAMS - SW9541

A Planning Application For:
230 EL CAMINO, LLC.
230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
01.31.2025	SB330 Application
04.09.2025	SB330 Application Resubmittal

EXTERIOR ELEVATIONS

A3.15

PROJECT NO: 184784





NORTH WEST ELEVATION - ARROYO CT.

1



SOUTH WEST ELEVATION

2

KEYNOTES

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

- EXISTING PROPERTY LINE
- 1" INSULATED GLAZING SYSTEM WITH BUTT JOINTS
- RESIDENTIAL LOBBY ENTRANCE DOOR
- CORRUGATED PANELS AND EXTERIOR SHEATHING OVER METAL STUD FRAMING
- PAINTED SMOOTH STUCCO FINISH AND EXTERIOR SHEATHING OVER METAL STUD FRAMING
- SERVICE DOOR
- ENTRY TO PARKING GARAGE
- ARCHITECTURE COMPOSITE ALUMINUM CANOPY SYSTEM
- COMPOSITE ALUMINUM CLADDING AND EXTERIOR SHEATHING OVER METAL STUD FRAMING
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- PARAPET WALL CAP FLASHING
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- LIMIT OF WALL BEYOND
- 42" HIGH EXTERIOR CABLE RAILING
- RESIDENTIAL WINDOW SYSTEM
- EGRESS DOOR
- PARKING GARAGE STRUCTURAL COLUMN

MATERIAL PALETTE

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M1	TYPE: COLOR: PRODUCT REF.:	CORRUGATED METAL CLADDING CLASSIC BRONZE REYNOBOND SERIES ONE - 2-COAT SOLID FINISH
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In Association with:

A Planning Application For:
230 EL CAMINO, LLC.
230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
01.31.2025	SB330 Application
04.09.2025	SB330 Application Resubmital

EXTERIOR ELEVATIONS

A3.16

PROJECT NO: 184784



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A Planning Application For:
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SAN MATEO, CA 94402

DATE	DESCRIPTION
01.31.2025	SB330 Application
04.09.2025	SB330 Application Resubmittal

EXTERIOR ELEVATIONS
W/ ADJACENT BUILDINGS

A3.17

PROJECT NO: 184784



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- | | |
|----|---|
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| 6 | SERVICE DOOR |
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| 11 | PARAPET WALL CAP FLASHING |
| 12 | RETAIL ENTRANCE DOOR |
| 13 | LIMIT OF WALL BEYOND |
| 14 | 42" HIGH EXTERIOR CABLE RAILING |
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| 16 | EGRESS DOOR |
| 17 | PARKING GARAGE STRUCTURAL COLUMN |

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M6	TYPE: COLOR: PRODUCT REF.:	CABLE RAILING SYSTEM NIGHTFALL METALLIC REYNOBOND SERIES THREE - PREMIUM 3-COAT METALLIC FINISH
P1	TYPE: COLOR: PRODUCT REF.:	EXTERIOR PAINT WHITE SNOW SHERWIN WILLIAMS - SW9541

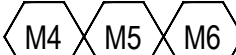
A Planning Application For:
230 EL CAMINO, LLC.
230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
01.31.2025	SB330 Application
04.09.2025	SB330 Application Resubmittal

MATERIAL BOARD

A3.18

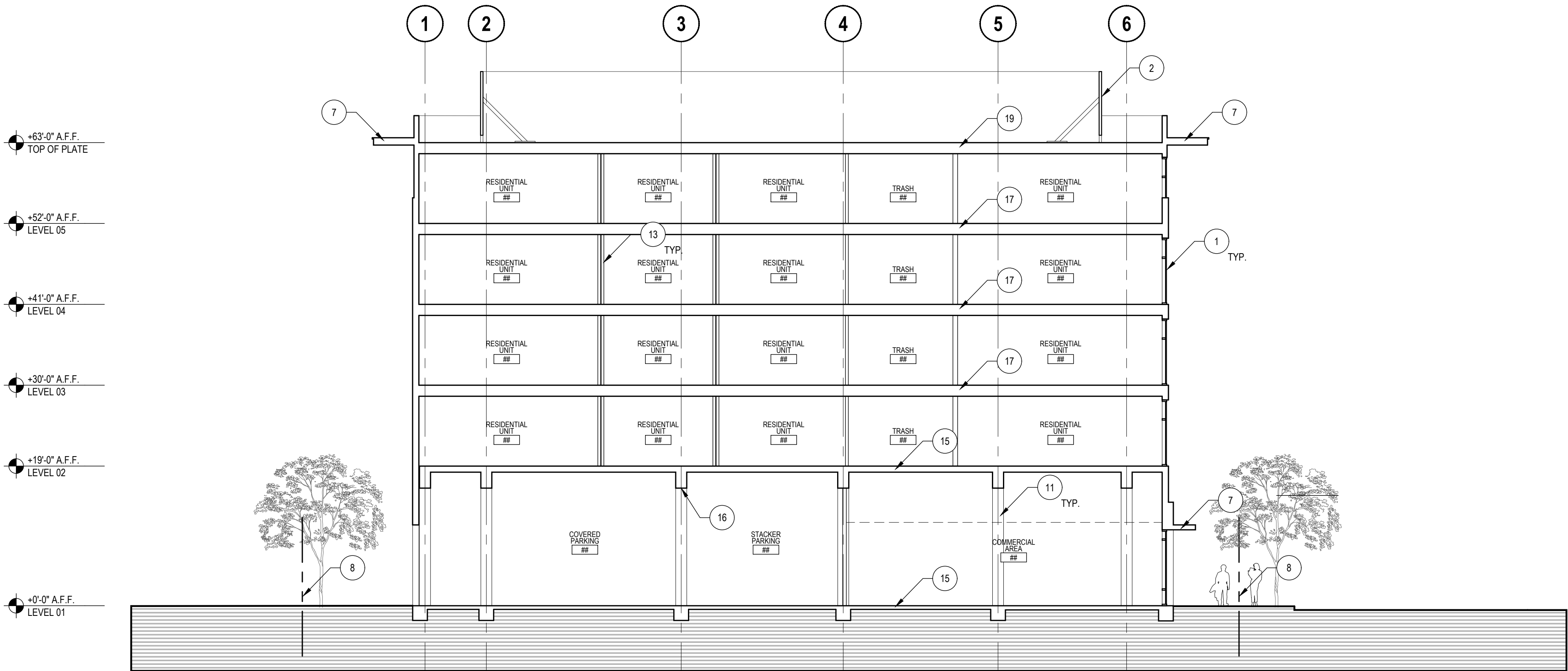
PROJECT NO: 184784



SCALE: NTS



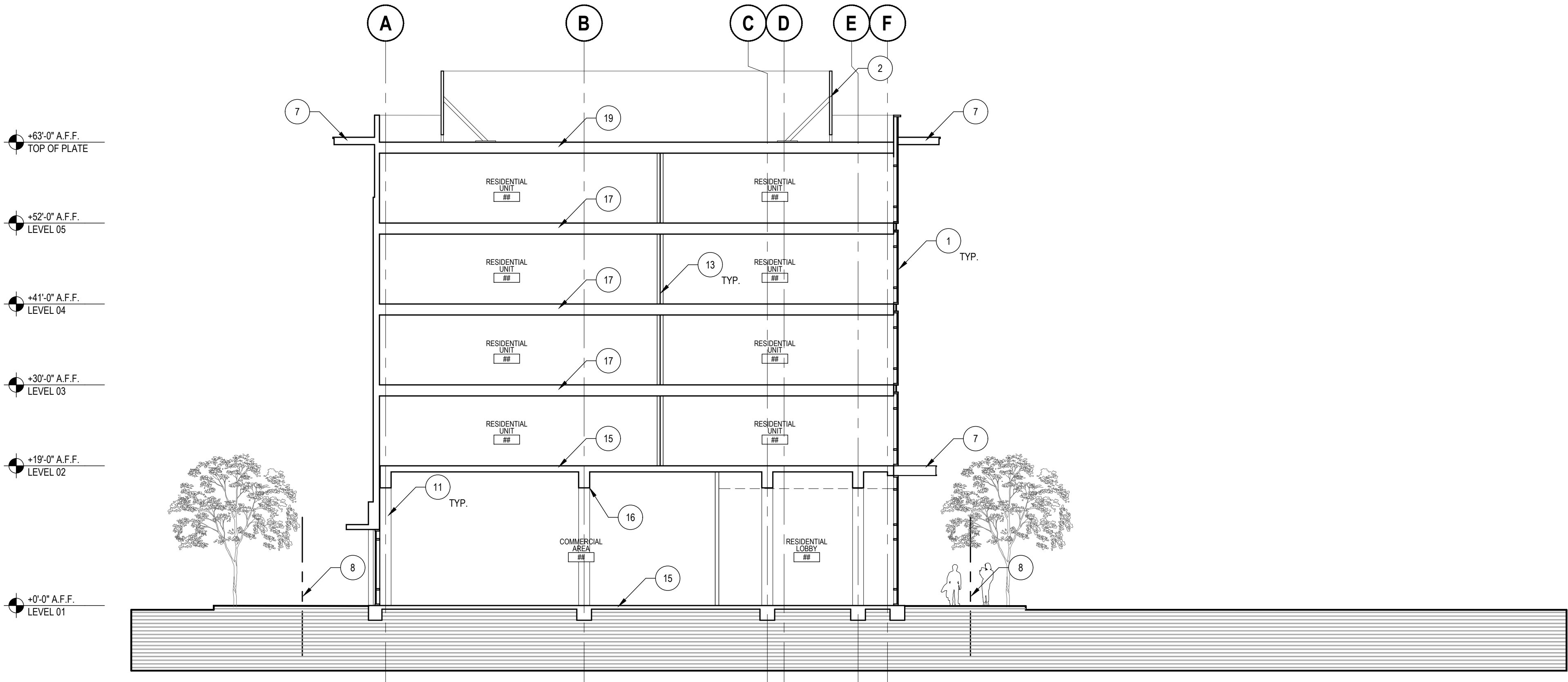
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BUILDING SECTION

1

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



BUILDING SECTION

2

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



KEYNOTES

- 1 EXTERIOR GLAZING SYSTEM WITH ANODIZED ALUMINUM FRAMES
- 2 MECHANICAL EQUIPMENT SCREEN
- 3 BUILDING BEYOND
- 4 OFFICE BALCONY
- 5 CORBEL AND BRACKETS
- 6 42" H. BALCONY RAILING SYSTEM
- 7 ALUMINUM COMPOSITE CANOPY SYSTEM
- 8 EXISTING PROPERTY LINE
- 9 SHARED RESIDENTIAL BALCONY
- 10 CONCRETE ROOF TILE OVER WOOD TRUSS & BATTEN
- 11 REINFORCED CONCRETE COLUMN WITH $\frac{3}{4}$ " CHAMFERED EDGES
- 12 CONCRETE MAT SLAB
- 13 1HR FIRE-RATED DEMISING WALL BETWEEN DWELLING UNITS
- 14 ALUM./ GLASS STOREFRONT ENTRANCE DOOR
- 15 CONCRETE SLAB
- 16 CONCRETE BEAM
- 17 WOOD JOIST RATED FLOOR/ CEILING ASSEMBLY
- 18 CONCRETE RETAINING WALL WITH WATERPROOFING
- 19 SINGLE-PLY ROOFING SYSTEM OVER RIGID INSULATION



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230 S. EL CAMINO REAL
SAN MATEO, CA 94402

DATE	DESCRIPTION
01.31.2025	SB330 Application
04.09.2025	SB330 Application Resubmital

BUILDING SECTIONS

A4.11

PROJECT NO: 184784