



PROJECT TEAM			PROJECT LOCATION		SHEET INDEX	
APPLICANT: ZACH TRAILER GROUP Zach Trailer (650) 906-8008			PARCEL NUMBERS: 032-321-340		ARCHITECTURAL	
PROJECT MANAGER: TATE ADVISORS Lance Tate +1 (858) 208-3380			SITE ADDRESS: 22 NORTH SAN MATEO DRIVE, SAN MATEO, CA		A0.0	COVER SHEET
ARCHITECTURE: KTTY GROUP INC. Jessica Musick (510) 272-2910			GENERAL PLAN: MIXED-USE HIGH		A0.1	PROJECT DATA
CIVIL: LEA & BRAZE ENGINEERING, INC. Peter Carlino (510) 887-4086 (x 117)			ZONING: R5-D: HIGH DENSITY RESIDENTIAL		A1.0	ILLUSTRATIVE SITE PLAN - LEVEL 1
LANDSCAPE: CREO Todd Lansing (415) 688-2506 (x2)			SPECIFIC PLAN: EXECUTIVE OFFICE / HIGH-DENSITY MULTI-FAMILY		A1.1	BUILDING PLAN - LEVEL 2
					A1.2	BUILDING PLAN - LEVEL 3
					A1.3	BUILDING PLAN - LEVEL 4 -5
					A1.4	BUILDING PLAN - LEVEL 6
					A2.0	BUILDING ELEVATIONS - SOUTH AND WEST
					A2.1	BUILDING ELEVATIONS - NORTH AND EAST
					A3.0	BUILDING SECTION
					A4.0	PHOTOREALISTIC RENDERING



Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



22 N. SAN MATEO DR.
SAN MATEO, CA # 2024-0592

SB 330 PRE-APPLICATION
APRIL 22, 2025

COVER SHEET

A0.0

OVERALL SUMMARY*	
Gross Site Area	1.06 ac
Residential Units	162 du
Project Density	152.70 du/ac
Average Unit Size	631 sf
Traditional Parking Stalls	5 stalls
Mechanical Parking Stalls	82 stalls
Total Residential Parking	87 stalls
Total Parking Ratio	0.54 stalls/du
Total Amenity	7,095 sf

*Building Development Standards reference City of San Mateo Municipal Code (SMMC) Zoning Standards for R5 & R-5D Districts. Setbacks assume Zoning Standards for R5 District and reference setback example in SMMC definition of Building Height.

BUILDING SUMMARY (5-Story Type III Residential over 2-Story Type I Garage)												
Unit Type	Description	NRSF	Levels						Total Count	Total per Unit Type	Unit Mix	Total NRSF
			Level 1	Level 2	Level 3	Level 4	Level 5	Level 6				
P0-0	Studio / 1 ba	471 sf	0	14	14	15	15	14	72	72	44%	33,912 sf
P0-1	Jr. 1 bd / 1ba	611 sf	0	6	6	6	6	4	28	33	20%	17,108 sf
P0-3	Jr. 1 bd / 1ba	560 sf	0	1	1	1	1	1	5			2,800 sf
P1-0	1bd / 1ba	770 sf	0	5	5	5	5	5	25	38	23%	19,250 sf
P1-1	1bd / 1ba	690 sf	0	1	1	2	2	2	8			5,520 sf
P1-2	1bd / 1ba	690 sf	0	1	1	1	1	1	5			3,450 sf
P2-0	2bd / 2ba	1,000 sf	0	2	2	2	2	2	10	19	12%	10,000 sf
P2-1	2bd / 2ba	1,025 sf	0	1	1	1	1	0	4			4,100 sf
P2-2	2bd / 2ba	1,215 sf	0	1	1	1	1	1	5			6,075 sf
Total			0	32	32	34	34	30	162	162	100%	102,215 sf
Avg. Unit Size 631 sf												

PARKING SUMMARY*			
PARKING PROVIDED			
Type	Traditional	Mechanical	Totals
Level 1	5	82	87
Totals	5	82	87
Parking Ratio		0.54	

BIKE PARKING SUMMARY*	
SHORT-TERM BIKE PARKING REQUIRED	
Zoning Standard	Required
0.05 sp per Studio/Jr. 1-bd	6
0.05 sp per 1-bd	2
0.10 sp per 2-bd	2
Total Required	10

SHORT-TERM BIKE PARKING PROVIDED	
Total Provided	10

LONG-TERM BIKE PARKING REQUIRED	
Zoning Standard	Required
1 sp per Studio/Jr. 1-bd	105
1 sp per 1-bd	38
1.25 sp per 2-bd	24
Total Required	167

LONG-TERM BIKE PARKING PROVIDED	
Total Provided	168

* Bike Parking standards reference SMMC Zoning Standards from R5 District.

AMENITY SUMMARY			
Amenity Type	Level 1	Level 2	Level 6
Ground Level - Front	2,580		
Ground Level - Rear	1,715		
Level 2 - Club Room		1,600	
Level 6 - Amenity			1,200
Subtotal	4,295	1,600	1,200
Totals			7,095

RESIDENTIAL GROSS SQUARE FOOTAGE CALCULATIONS- San Mateo Municipal Code								
Building Type		Garage Floor Area	Residential Floor Area	Total Building Floor Area	Total No. of Buildings	Total Residential Gross Floor Area	Total Non-Residential Gross Floor Area	Total Gross Square Footage of Construction
Multi-Family Building		53,720	140,672	194,392 sf	1	194,392 sf	0 GSF	194,392 GSF

**Per San Mateo Municipal Code - Ch.27.04.200 Floor Area.*
“(1) Floor area is measured from the exterior façade of the building's wall planes, from the centerline of party walls, or from a line three feet from the edge of an eave, whichever produces the largest floor area. Stories exceeding fifteen (15) feet in height shall be counted as additional floor area.
Note: Total SF of construction = Total Residential Floor Area + Total Non-Residential Area (as calculated per zoning)

RESIDENTIAL GROSS SQUARE FOOTAGE CALCULATIONS- CBC Code								
Building Type		Garage Floor Area	Residential Floor Area	Total Building Floor Area	Total No. of Buildings	Total Residential Gross Floor Area	Total Non-Residential Gross Floor Area	Total Gross Square Footage of Construction
Multi-Family Building		26,860	136,377	163,237 sf	1	163,237 sf	0 GSF	163,237 GSF



Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

TATE +

22 N. SAN MATEO DR.
SAN MATEO, CA # 2024-0592

SB 330 PRE-APPLICATION
APRIL 22, 2025



N SAN MATEO DR

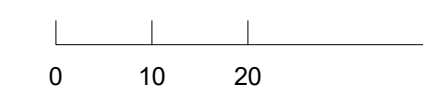
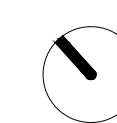


Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

T A T E +

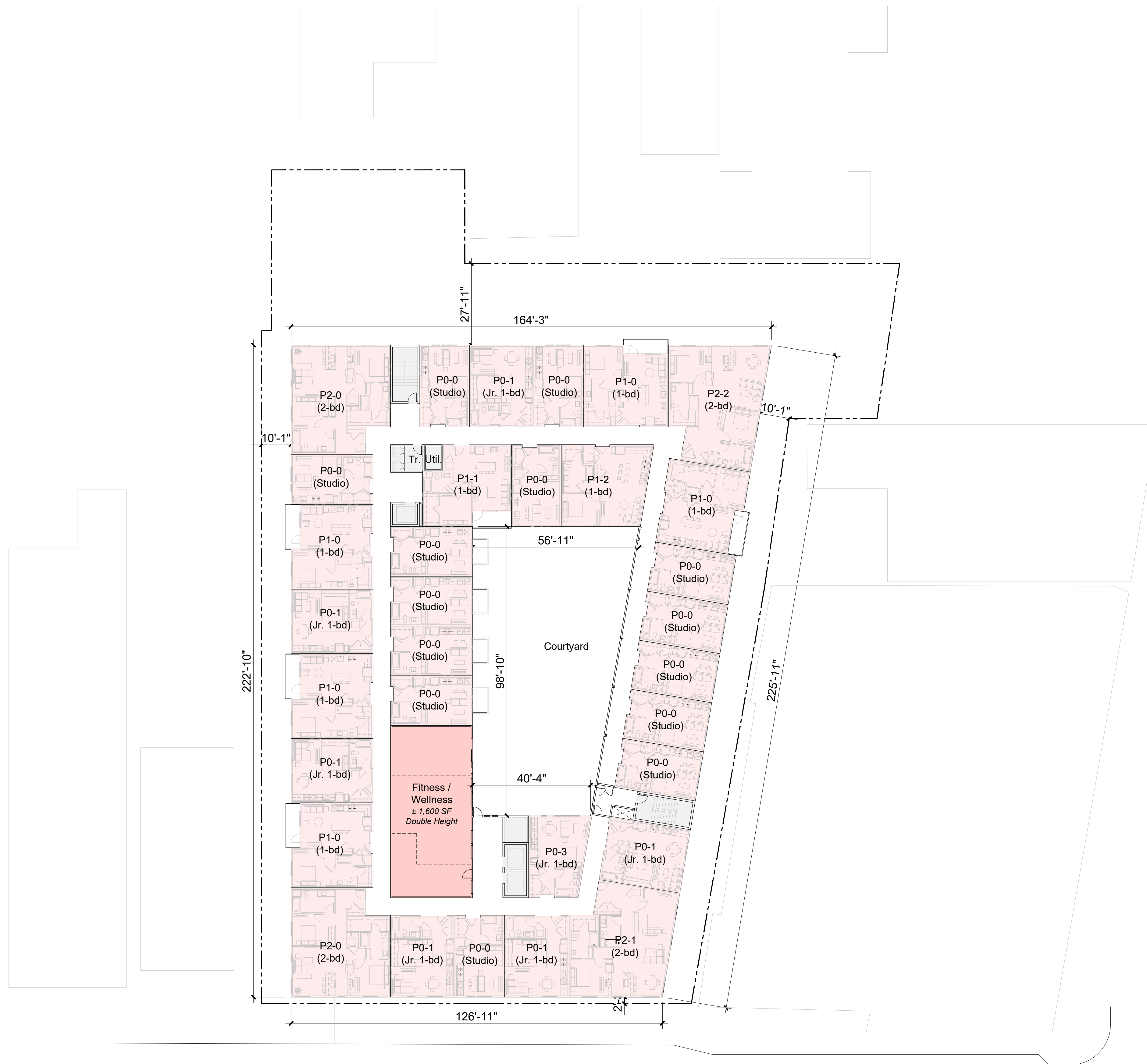
22 N. SAN MATEO DR.
SAN MATEO, CA # 2024-0592

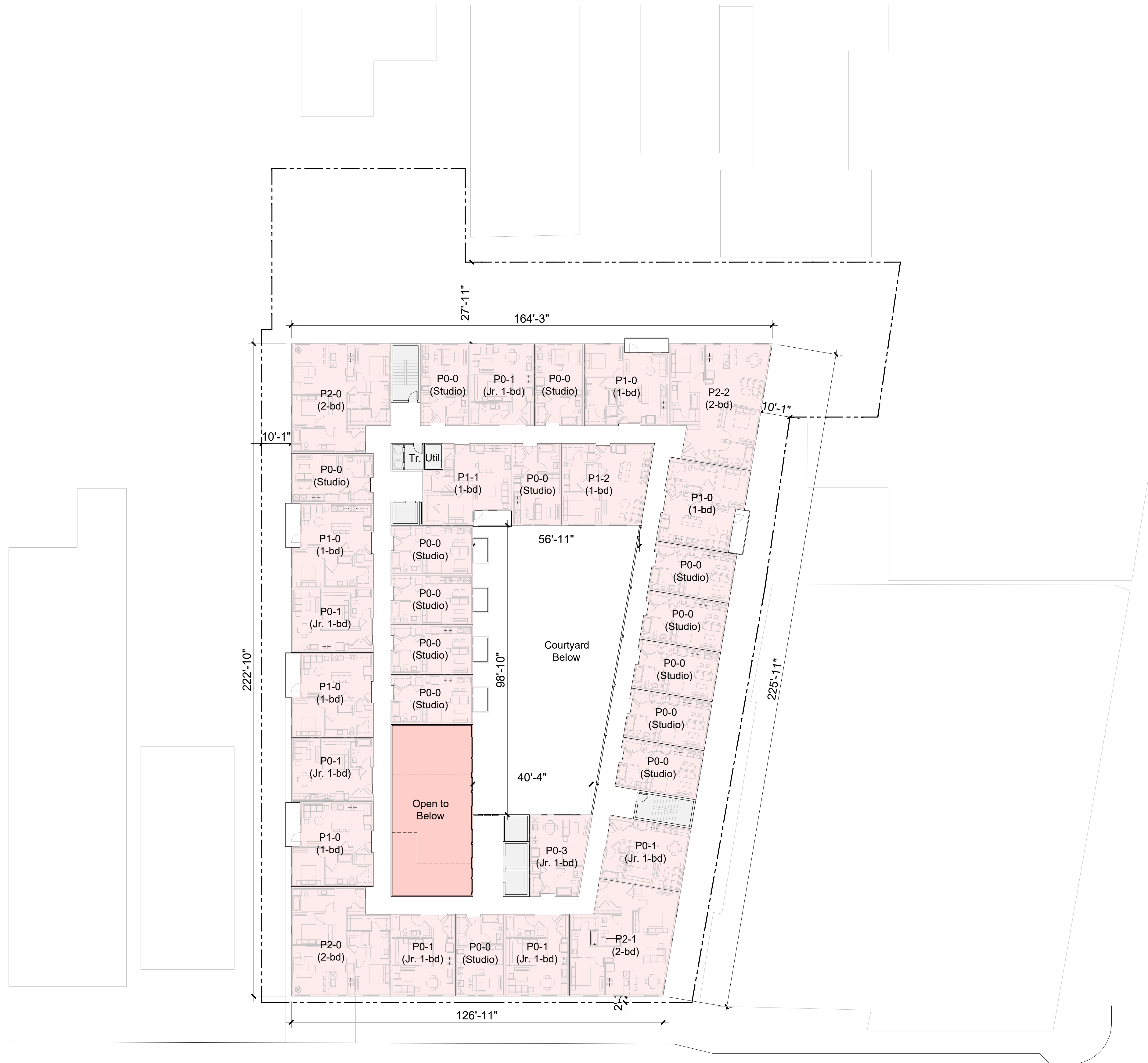
SB 330 PRE-APPLICATION
APRIL 22, 2025



SITE PLAN
LEVEL 1

A1.0



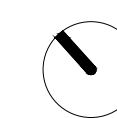


Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

T A T E +

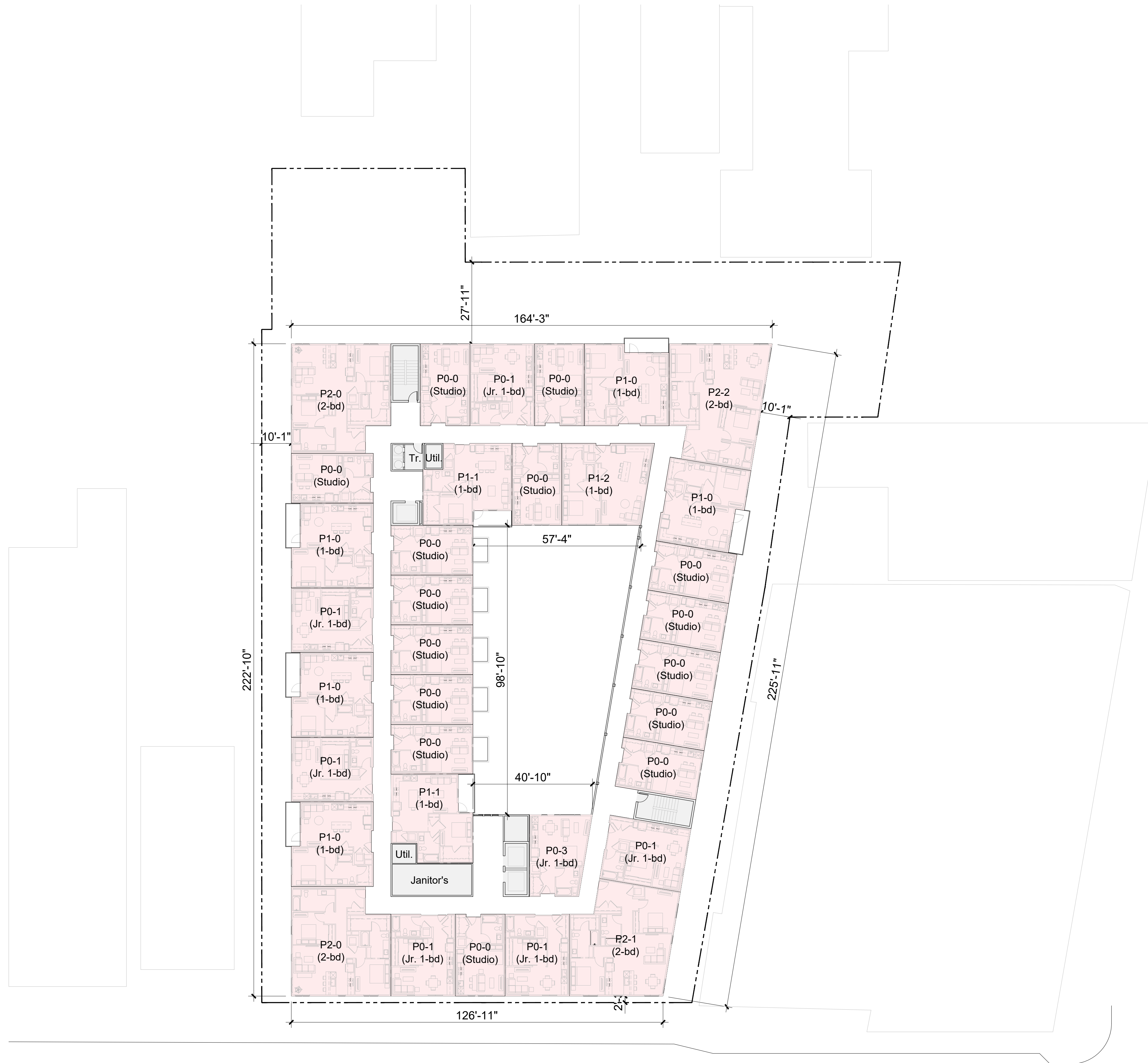
22 N. SAN MATEO DR.
SAN MATEO, CA # 2024-0592

SB 330 PRE-APPLICATION
APRIL 22, 2025



BUILDING PLAN
LEVEL 3

A1.2

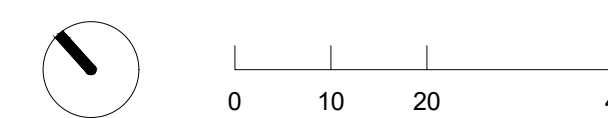


Architecture + Planning
 The Leamington Building
 1814 Franklin Street
 Suite 400
 Oakland, CA 94612
 510.272.2910
 ktgy.com

T A T E +

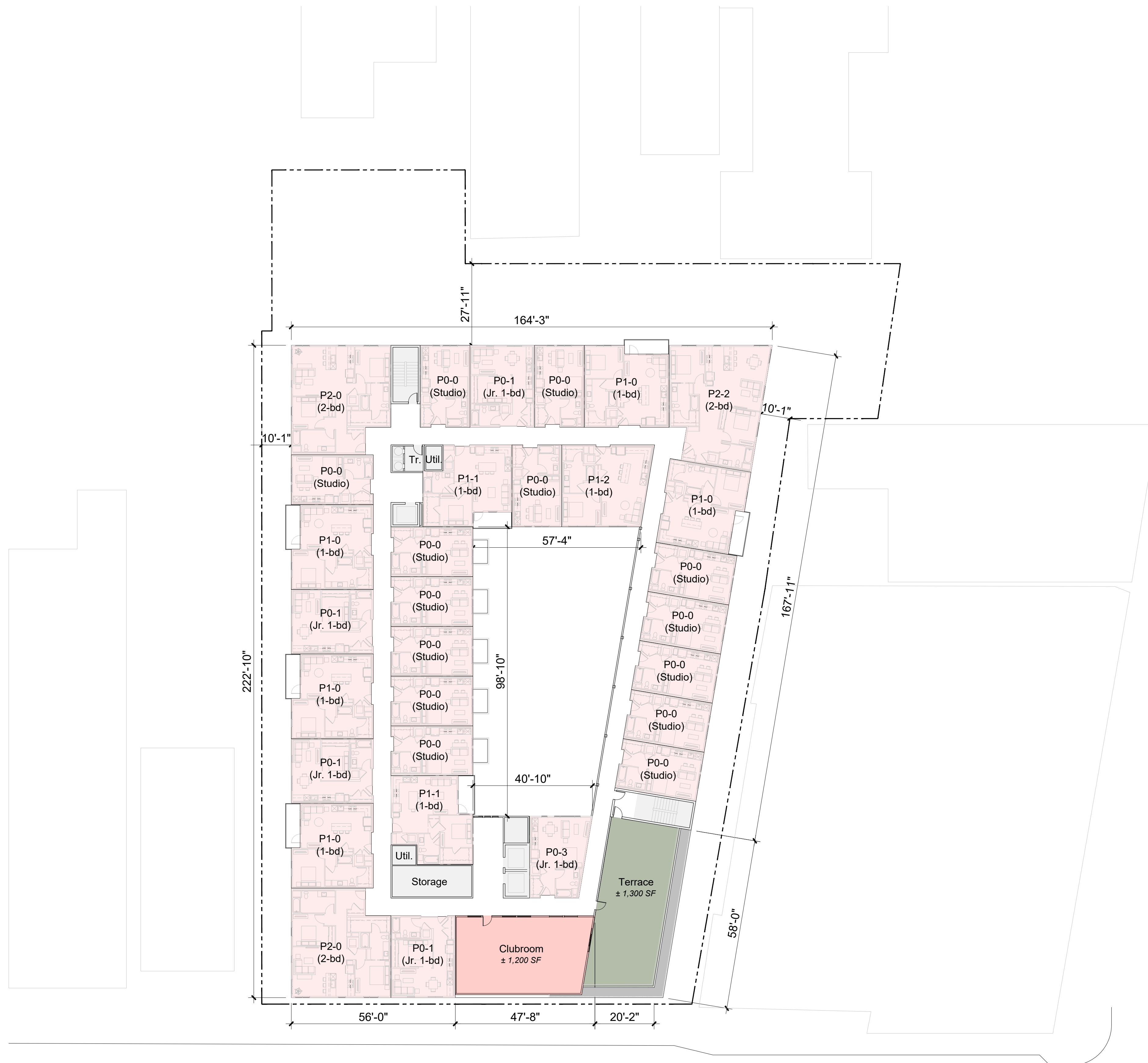
22 N. SAN MATEO DR.
 SAN MATEO, CA # 2024-0592

SB 330 PRE-APPLICATION
 APRIL 22, 2025



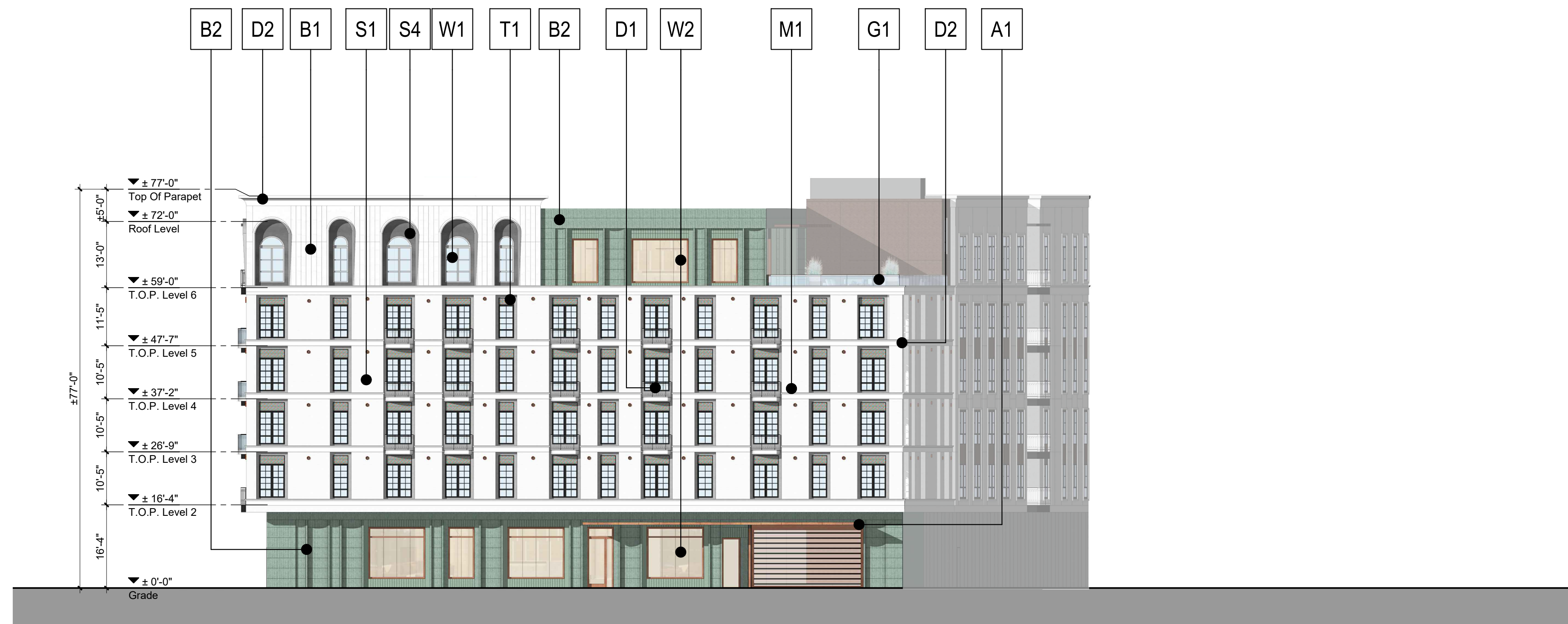
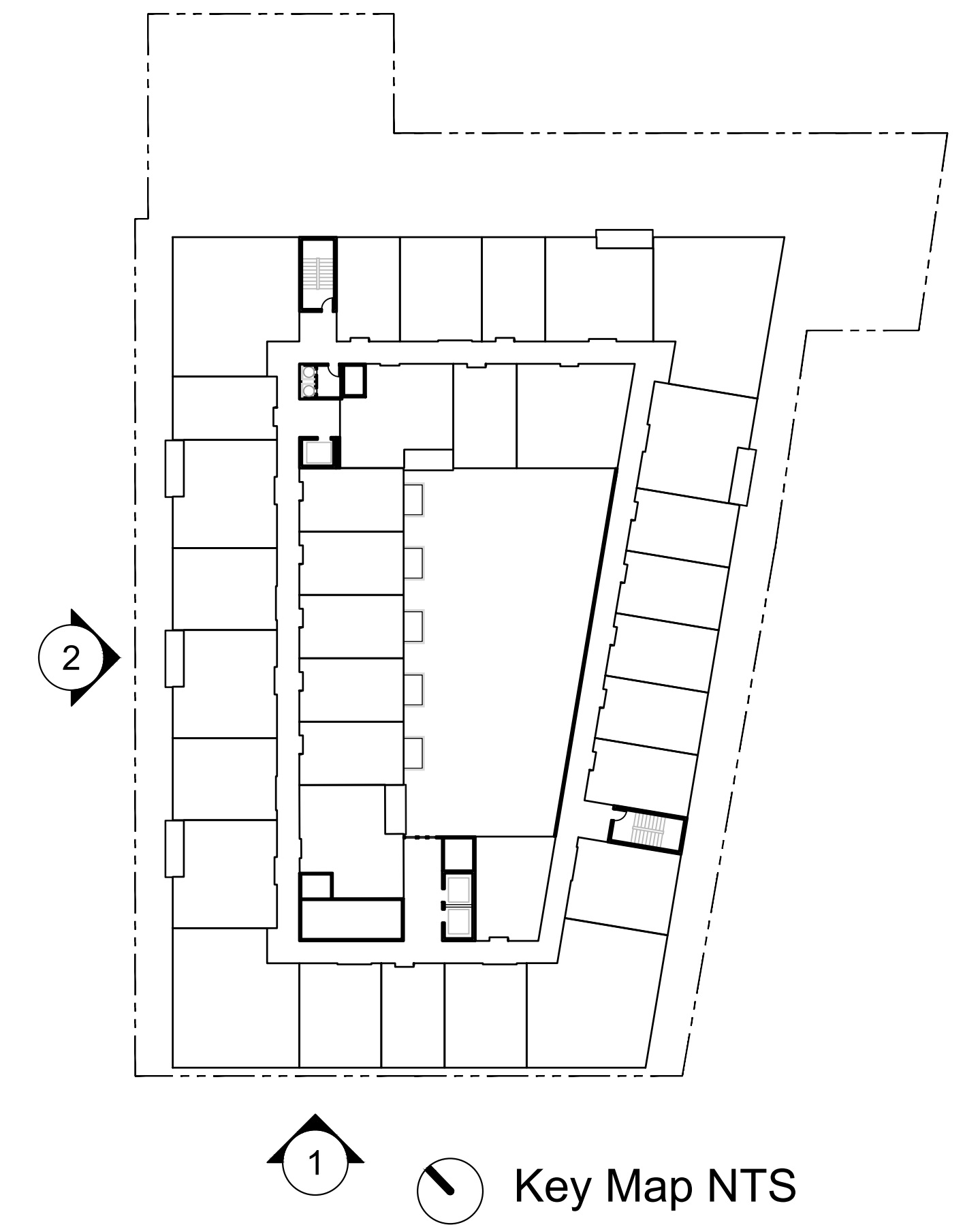
BUILDING PLAN
 LEVEL 4-5

A1.3





2. West Elevation



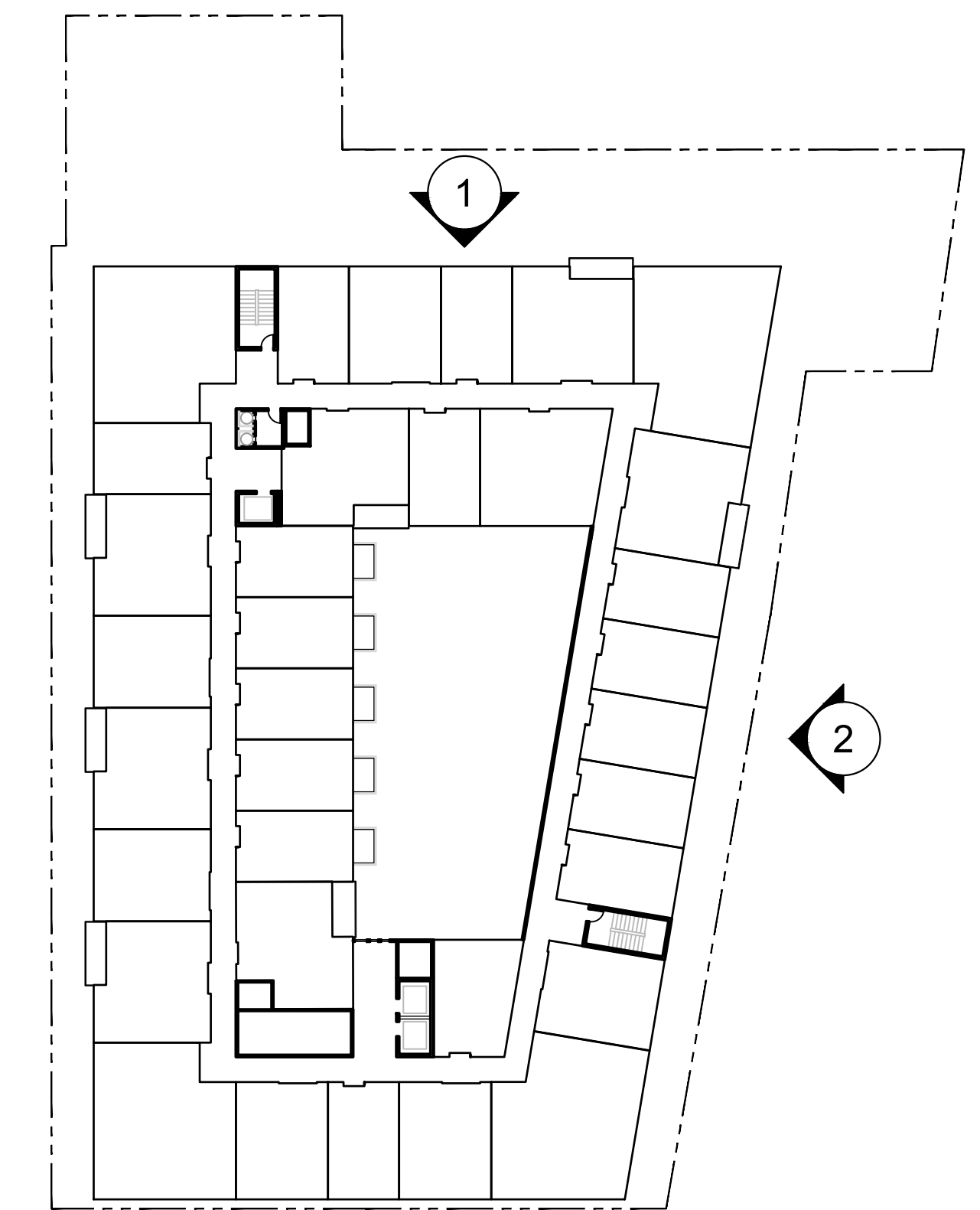
1. South Elevation

COLOR & MATERIAL LEGEND:

- S1 Stucco 1 (30/30 Sand Finish): SW 7005 Pure White or similar
- S2 Stucco 2 (30/30 Sand Finish): SW 6083 Sable or similar
- S3 Stucco 3 (30/30 Sand Finish): SW 7650 Ellie Gray or similar
- S4 Stucco 3 (30/30 Sand Finish): SW 7674 Peppercorn or similar
- B1 Thin Brick: Glen-Gery, White Glazed or similar
- B2 Thin Brick: Glen-Gery, Glazed Patina Green or similar
- T1 Decorative Tile
- W1 Vinyl Window: Black or Silver
- W2 Storefront: Powder-coated, Fluropon Copper Rust or similar
- W3 Storefront: Black
- A1 Metal Awning: Powder-coated, Fluropon Copper Rust or similar
- A2 Metal Awning: Black or similar
- M1 Metal Railing: Black or similar
- D1 Decorative Metal Juliet: Black or similar
- D2 Decorative Moulding: Fypon or similar
- G1 Glass Railing



2. East Elevation



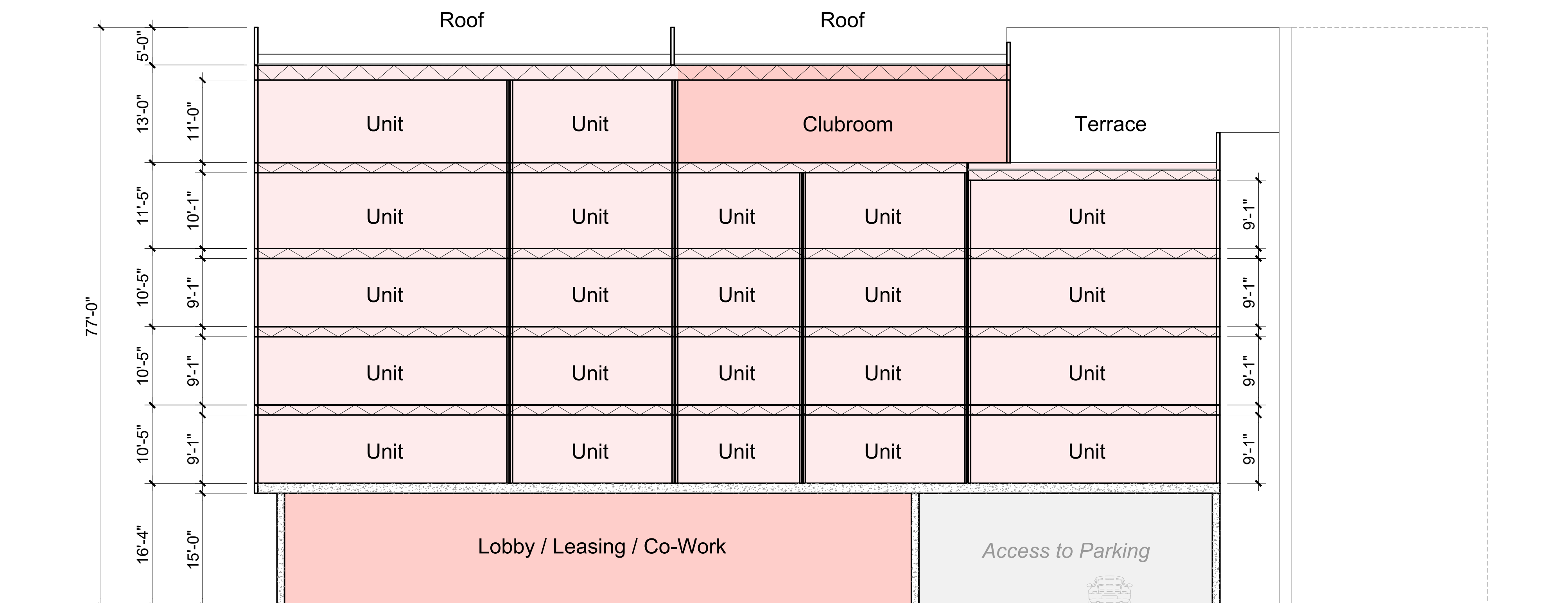
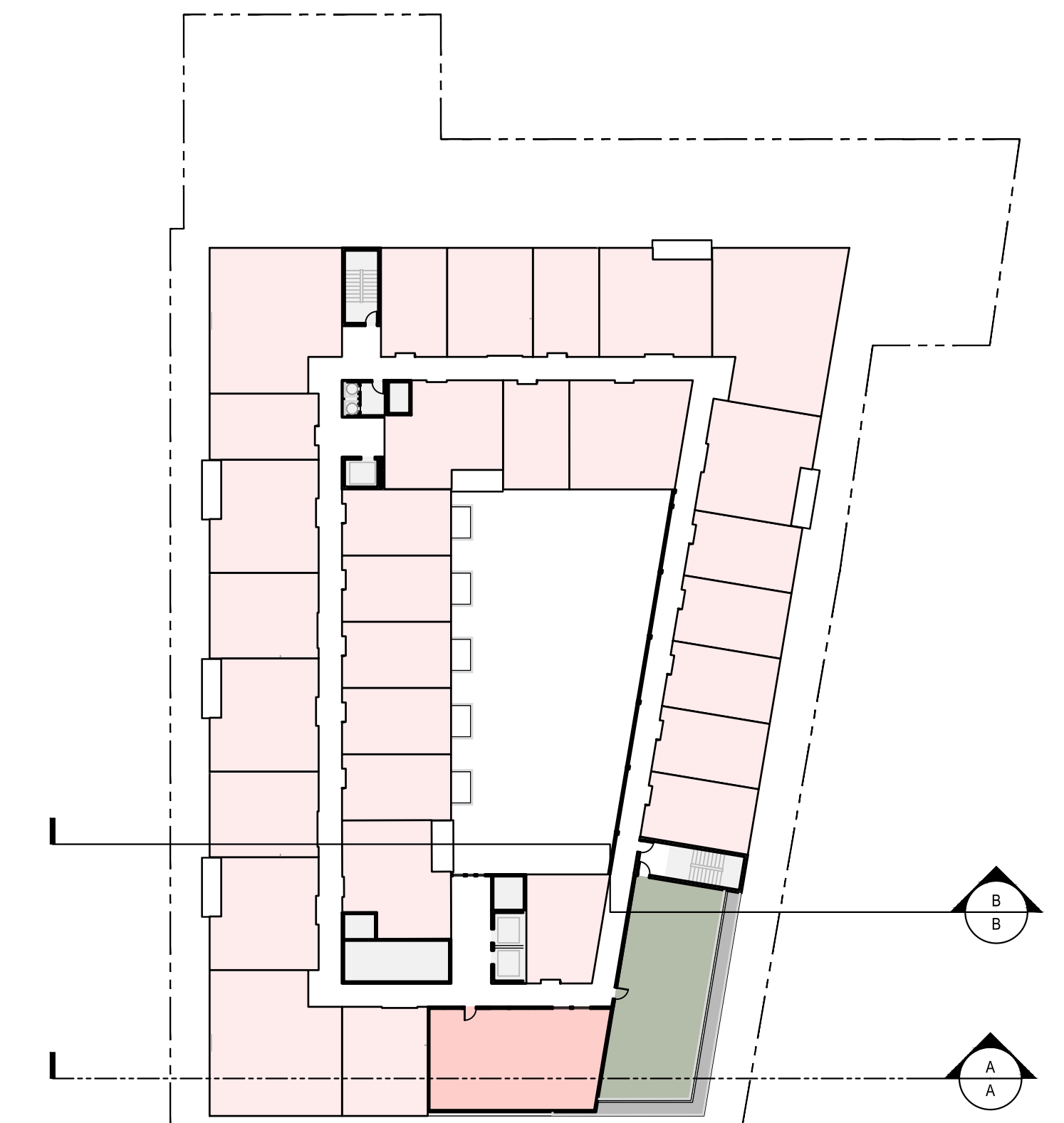
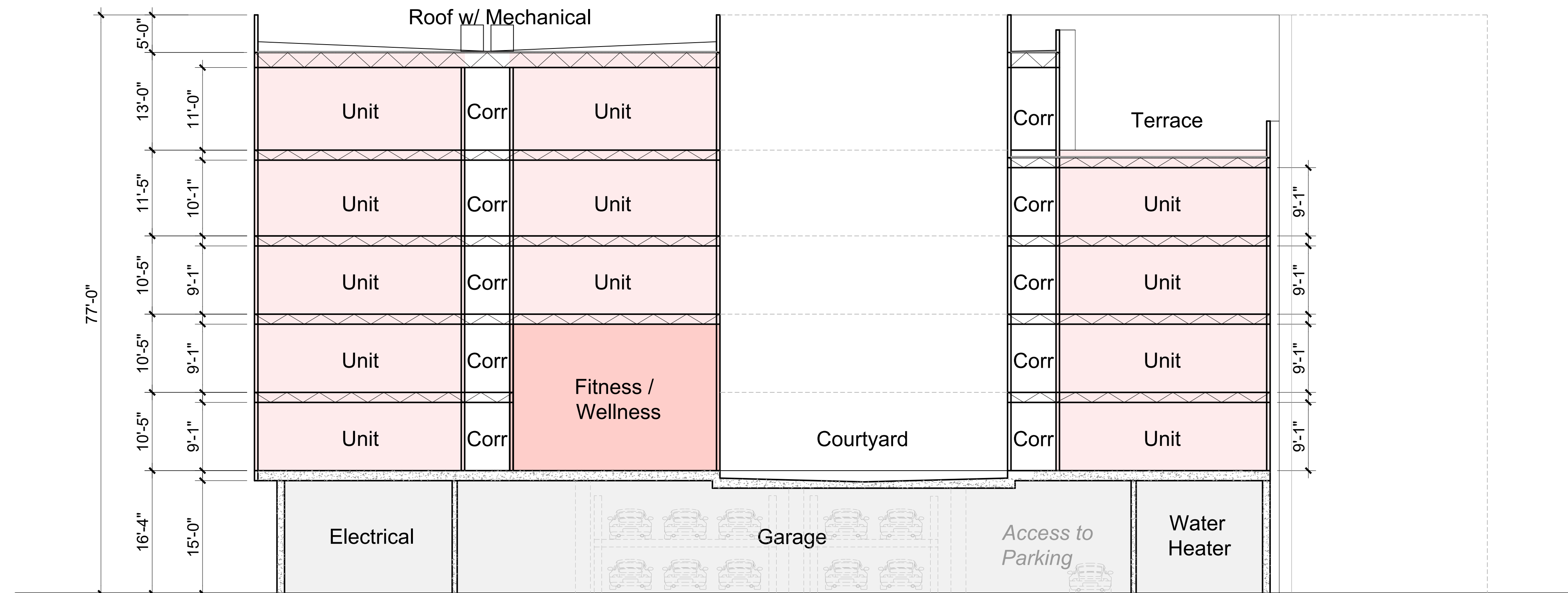
Key Map NTS



1. North Elevation

COLOR & MATERIAL LEGEND:

- S1 Stucco 1 (30/30 Sand Finish): SW 7005 Pure White or similar
- S2 Stucco 2 (30/30 Sand Finish): SW 6083 Sable or similar
- S3 Stucco 3 (30/30 Sand Finish): SW 7650 Ellie Gray or similar
- S4 Stucco 3 (30/30 Sand Finish): SW 7674 Peppercorn or similar
- B1 Thin Brick: Glen-Gery, White Glazed or similar
- B2 Thin Brick: Glen-Gery, Glazed Patina Green or similar
- T1 Decorative Tile
- W1 Vinyl Window: Black or Silver
- W2 Storefront: Powder-coated, Fluropon Copper Rust or similar
- W3 Storefront: Black
- A1 Metal Awning: Powder-coated, Fluropon Copper Rust or similar
- A2 Metal Awning: Black or similar
- M1 Metal Railing: Black or similar
- D1 Decorative Metal Juliet: Black or similar
- D2 Decorative Moulding: Fypon or similar
- G1 Glass Railing





Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

T A T E +

22 N. SAN MATEO DR.
SAN MATEO, CA # 2024-0592

SB 330 PRE-APPLICATION
APRIL 22, 2025

PHOTOREALISTIC RENDERING

A4.0