A Planning Application For:

MECAH VENTURES

1 E. 4th Avenue

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. THERE ARE NO EXISTING RESIDENTIAL UNITS ON THE PROJECT SITE.

PROJECT TEAM

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

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CONTACT: Mark Knudsen
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PROJECT DATA

OWNER NAME: MECAH VENTURES

PROJECT ADDRESS: 1 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:	184'-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	473	LEVEL 02	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 02	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 02	0	0	1	1	3%
STUDIO	A1.4	473	LEVEL 03	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 03	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 03	0	0	1	1	3%
STUDIO	A1.4	473	LEVEL 04	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 04	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 05	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 05	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 06	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 06	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 07	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 07	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 08	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 08	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 09	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 09	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 09	0	0	1	1	3%
STUDIO	A1.4	473	LEVEL 10	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 10	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 10	0	0	1	1	3%
TOTAL BMR UNITS				**18**	**0**	**18**	**36**	

DEVELOPMENT PROJECT DATA INFORMATION

Site Address:	1 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	
Dwelling Unit Mix		
Total # of Studio	80	
Total # of One-Bedroom	136	
Total # of Two-Bedroom	20	
Total of Dwelling Units (BMR)		
Total # of Studio	9	
Total # of One-Bedroom	23	
Total # of Two-Bedroom	4	
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.

# 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

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	
	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	4	1	0	1	8	0.50	0.05	1.00	3,448	0	
	A1.4 (Studio)	473	0	473	1	1	0	0	1	1	4	0.50	0.05	1.00	3,784	0	34%
	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	
	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	2	1	4	1	1	1	10	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	57%
	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	0	0	0	0	1	1	0.50	0.05	1.00	5440	0	
	B1.23 (1BR/1BA Unit)	680	0	680	0	1	4	1	1	0	7	0.50	0.05	1.00	680	0	
	B1.24 (1BR/1BA Unit)	1007	0	1007	0	0	0	0	0	1	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	
	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	9%
	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				26	26	108	27	24	25	**236**				174,699	5693	

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

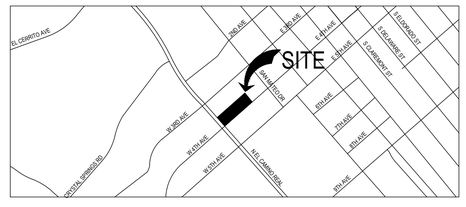
OFFICE (B) LEVEL 11-> LEVEL 15: II-B
RESIDENTIAL (R-2) LEVEL 2 -> LEVEL 10: II-B
OFFICE (B)/ RETAIL (M) - LEVEL 1: II-B
PARKING GARAGE (S2) - BELOW GRADE P2: TYPE I-A
PARKING GARAGE (S2) - BELOW GRADE P1: TYPE I-A

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	05.30.2025 1ST PLANNING SUBMITTAL	10.07.2025 2ND PLANNING SUBMITTAL
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	●	●	●
A0.21	AREA CALCULATIONS		●	●
A0.22	AREA CALCULATIONS		●	●
A0.24	USABLE OPEN SPACE DIAGRAMS		●	●
A0.25	USABLE OPEN SPACE DIAGRAMS		●	●
A0.26	USABLE OPEN SPACE DIAGRAMS		●	●
A0.31	BUILDING CODE PROJECT DATA		●	●
A0.32	EGRESS DIAGRAMS		●	●
A0.33	EGRESS DIAGRAMS		●	●
A0.34	EGRESS DIAGRAMS		●	●
A1.00	DEMOLITION SITE PLAN		●	●
A1.01	ARCHITECTURAL SITE PLAN	●	●	●
A1.02	SITE DETAILS		●	✚
A1.03	SITE DETAILS		●	✚
A1.11	SOLAR SHADOW STUDY		●	✚
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	●	●	●
A4.12	BUILDING SECTION		●	●
A5.11	ENLARGED UNIT PLANS		●	●
A5.12	ENLARGED UNIT PLANS		●	●
A5.13	ENLARGED UNIT PLANS		●	●
A5.14	ENLARGED UNIT PLANS		●	●
A5.15	ENLARGED UNIT PLANS		●	●
A5.16	ENLARGED UNIT PLANS		●	✚
A5.17	ENLARGED UNIT PLANS		●	✚
A5.18	ENLARGED UNIT PLANS		●	✚
CIVIL				
C1.1	EXISTING CONDITIONS PLAN		●	✚
C2.1	PRELIMINARY CIVIL SITE PLAN		●	✚
C3.1	PRELIMINARY GRADING & DRAINAGE PLAN		●	✚
C4.1	PRELIMINARY UTILITY PLAN		●	✚
C5.1	PRELIMINARY STORMWATER QUALITY CONTROL PLAN		●	✚
C5.2	PRELIMINARY STORMWATER QUALITY CONTROL NOTES		●	✚
C5.3	PRELIMINARY LOW IMPAXT DEVELOPMENT REDUCTION CALCULATIONS		●	✚
LANDSCAPE				
L1.1	PRELIMINARY ILLUSTRATIVE PLAN		●	✚
L1.2	PRELIMINARY ILLUSTRATIVE PLAN - ENLARGEMENTS		●	✚
L1.3	PRELIMINARY ILLUSTRATIVE PLAN - 2ND FLOOR		●	✚
L2.1	PRELIMINARY SITE IMPROVEMENT PLAN		●	✚
L2.2	PRELIMINARY SITE IMPROVEMENT PLAN		●	✚
L2.3	PRELIMINARY SITE IMPROVEMENT PLAN - 2ND FLOOR		●	✚
L2.4	LANDSCAPE MATERIALS AND FURNISHING		●	✚
L2.5	LANDSCAPE DESIGN DETAILS		●	✚
L2.6	LANDSCAPE DESIGN DETAILS		●	✚
L2.7	LANDSCAPE DESIGN DETAILS			✚
L3.1	LIGHTING PLAN			✚
L3.2	LIGHTING PLAN			✚
L3.3	LIGHTING PLAN - 2ND FLOOR			✚
L4.1	PLANTING PLAN			✚
L4.2	PLANTING PLAN			✚
L4.3	PLANTING PLAN - 2ND FLOOR			✚
L5.1	IRRIGATION HYDROZONE PLAN			✚
L5.2	IRRIGATION HYDROZONE PLAN - 2ND FLOOR			✚
L6.1	TREE DISPOSITION PLAN			✚
L6.2	ARBORIST'S REPORT			✚
L6.3	ARBORIST'S REPORT			✚
L6.4	ARBORIST'S REPORT			✚
L6.5	ARBORIST'S REPORT			✚
L6.6	ARBORIST'S REPORT			✚

VICINITY MAP



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In Association with:

A Preliminary Application for Housing Development For:

MECAH VENTURES

1 E. 4th Avenue

San Mateo, CA 94401

PROJECT NUMBER: 246148



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

SCALE: N.T.S.

1

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In Association with:

A Planning Application For:

MECAH VENTURES

1 E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
06.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

RENDERING

A0.01

PROJECT NO: 246148

D:\2025_JOBS\246148 - El Camino & 4th Ave Development\01 Planning Application\246148A01_A0X.dwg - Nov 17, 2025, 4:55pm - Marvin



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

SCALE: N.T.S.

1

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In Association with:

A Planning Application For:

MECAH VENTURES

1 E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
05.30.2025	1ST PLANNING SUBMITTAL
11.17.2025	2ND PLANNING SUBMITTAL

RENDERING

A0.02

PROJECT NO: 246148

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

SCALE: N.T.S.

1

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1 E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
06.30.2025	1ST PLANNING SUBMITTAL
11.17.2025	2ND PLANNING SUBMITTAL

RENDERING

A0.03

PROJECT NO: 246148

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

SCALE: N.T.S.

1

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SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
06.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

RENDERING

A0.04

PROJECT NO: 246148

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RENDERING - VIEW FROM FROM E. 4TH AVENUE

SCALE: N.T.S.

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SAN MATEO, CA 94401

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1 11.17.2025	2ND PLANNING SUBMITTAL

RENDERING

A0.05

PROJECT NO: 246148

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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

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In Association with:

A Planning Application For:

MECAH VENTURES

1 E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
05.30.2025	1ST PLANNING SUBMITTAL
⚠ 11.17.2025	2ND PLANNING SUBMITTAL

NEIGHBORHOOD CONTEXT

A 0.16

PROJECT NO: 246148

Q:\2024 Jobs\246148 - El Camino & 4th Ave Development\01-Planning Application\246148 A0.16.dwg Nov 17, 2025, 4:20pm Mahathi



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)



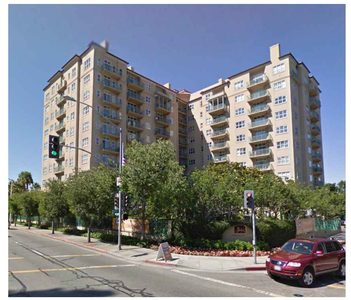
10 520 S. El Camino Real
HT. ±106 ft. (9 Stories)



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



REFERENCE SITE PLAN
SCALE: NTS



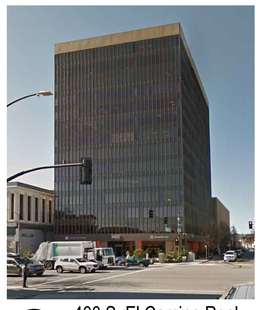
2 1 Baldwin Ave.
HT. ±116 ft. (10 Stories)



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



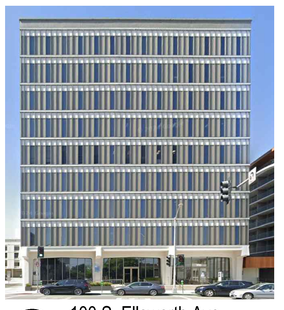
12 601 Laurel Ave.
HT. ±121 ft. (10 Stories)



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)

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SAN MATEO, CA 94401

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NEIGHBORHOOD CONTEXT

A 0.17

PROJECT NO: 246148

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9



7



5



1



10



REFERENCE SITE PLAN

SCALE: NTS



2



11



3



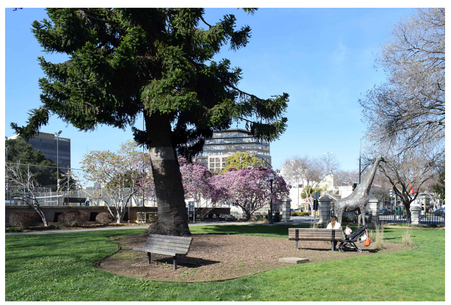
12



8



6



4

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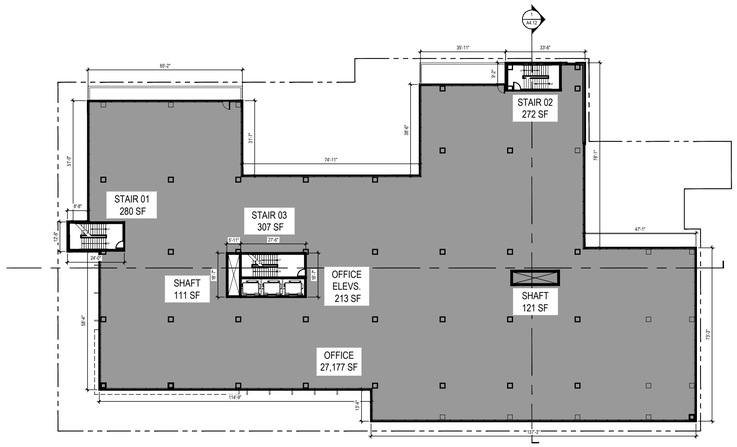
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
05.30.2025	1ST PLANNING SUBMITTAL
⚠ 11.17.2025	2ND PLANNING SUBMITTAL

NEIGHBORHOOD CONTEXT

A 0.18

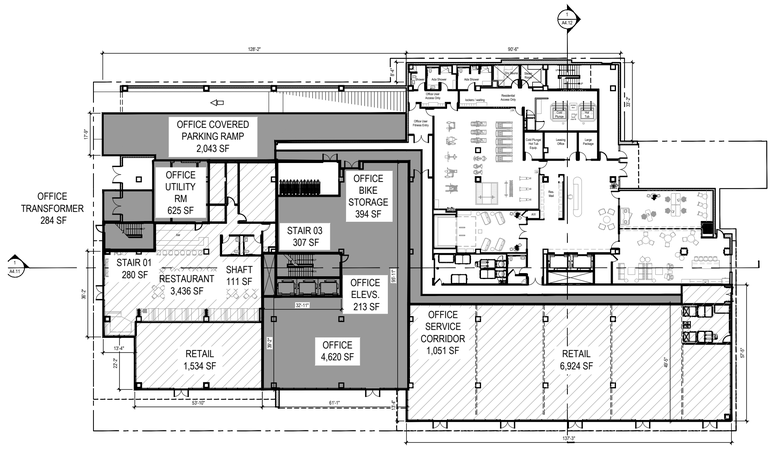
PROJECT NO: 246148

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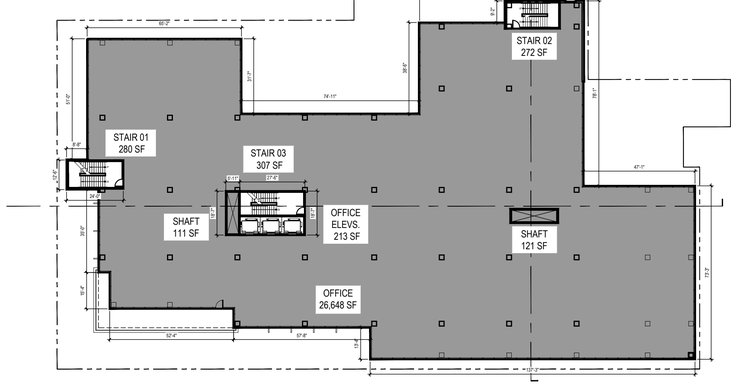
AREA PLAN - LEVEL 11

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



AREA PLAN - LEVEL 01

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



AREA PLAN - LEVEL 12

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

PARKING ORDINANCE AREA CALCULATIONS

LEVEL 01

OPEN OFFICE AREA	4,620 SQ.FT.
OFFICE STAIR 03	307 SQ.FT.
OFFICE ELEVATORS	213 SQ.FT.
OFFICE STAIR 01	280 SQ.FT.
OFFICE TRANSFORMER ROOM	284 SQ.FT.
OFFICE COVERED PARKING RAMP	2,043 SQ.FT.
OFFICE SERVICE CORRIDOR	1,051 SQ.FT.
OFFICE UTILITY ROOM	625 SQ.FT.
RESTAURANT	3,436 SQ.FT.
RETAIL	8,458 SQ.FT.
FLOOR AREA OFFICE	**9,423 SQ.FT.**
FLOOR AREA RETAIL	**8,458 SQ.FT.**
FLOOR AREA RESTAURANT	**3,436 SQ.FT.**

LEVEL 11

OFFICE AREA:	27,177 SQ.FT.
FLOOR AREA OFFICE:	**27,177 SQ.FT.**

LEVEL 12

OFFICE AREA:	26,648 SQ.FT.
FLOOR AREA OFFICE:	**26,648 SQ.FT.**

LEVEL 13

OFFICE AREA:	23,135 SQ.FT.
FLOOR AREA OFFICE:	**23,135 SQ.FT.**

LEVEL 14

OFFICE AREA:	19,278 SQ.FT.
FLOOR AREA OFFICE:	**19,278 SQ.FT.**

LEVEL 15

OFFICE AMENITY:	2,206 SQ.FT.
FLOOR AREA OFFICE:	**2,206 SQ.FT.**

FAR AREA DESIGNATION

OFFICE AREA

AREAS EXCLUDED FROM FAR CALCULATIONS

RETAIL AREA

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 @ 0.10 SPACES PER UNIT
20 UNITS x 0.10 = 2 SPACES
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 12.80 SPACES OR 13 SPACES

REQUIRED SHORT-TERM - OFFICE (GENERAL)
1 SPACE PER 20,000 S.F. OF OFFICE AREA
107,867 S.F. / 20,000 S.F. = 5.39 SPACES OR 6 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 - 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 LONG-TERM - OFFICE (GENERAL)
1 SPACE PER 10,000 S.F. OF OFFICE AREA
107,867 S.F. / 10,000 S.F. = 10.78 SPACES OR 11 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

PROVIDED SHORT-TERM SPACES:

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

PROVIDED LONG-TERM SPACES:

RESIDENTIAL:	243 SPACES
RETAIL:	2 SPACES
OFFICE:	12 SPACES
TOTAL:	**257 SPACES**

FAR AREA CALCULATIONS

LEVEL 01

OPEN OFFICE AREA	4,620 SQ.FT.
OFFICE STAIR 03	307 SQ.FT.
OFFICE ELEVATORS	213 SQ.FT.
OFFICE STAIR 01	280 SQ.FT.
OFFICE TRANSFORMER ROOM	284 SQ.FT.
OFFICE COVERED PARKING RAMP	2,043 SQ.FT.
OFFICE SERVICE CORRIDOR	1,051 SQ.FT.
OFFICE UTILITY ROOM	625 SQ.FT.
RESTAURANT	3,436 SQ.FT.
RETAIL	8,458 SQ.FT.
FLOOR AREA OFFICE	**9,423 SQ.FT.**
FLOOR AREA RETAIL	**8,458 SQ.FT.**
FLOOR AREA RESTAURANT	**3,436 SQ.FT.**

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FLOOR AREA OFFICE:	**27,177 SQ.FT.**

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OFFICE AREA:	23,135 SQ.FT.
FLOOR AREA OFFICE:	**23,135 SQ.FT.**

LEVEL 14

OFFICE AREA:	19,278 SQ.FT.
FLOOR AREA OFFICE:	**19,278 SQ.FT.**

LEVEL 15

OFFICE AMENITY:	2,206 SQ.FT.
FLOOR AREA OFFICE:	**2,206 SQ.FT.**

TOTAL FAR FLOOR AREA OFFICE : 107,867 SQ.FT.
TOTAL FAR FLOOR AREA RETAIL : 8,458 SQ.FT.
TOTAL FAR FLOOR AREA RESTAURANT : 3,436 SQ.FT.

	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**

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SAN MATEO, CA 94401

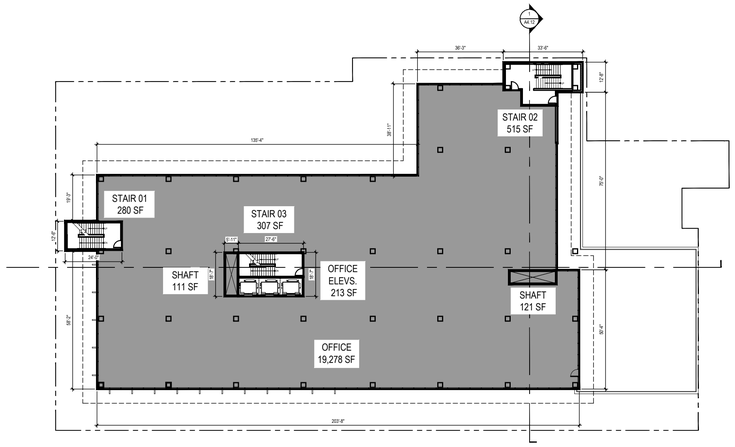
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
05.30.2025	1ST PLANNING SUBMITTAL
11.17.2025	2ND PLANNING SUBMITTAL

AREA CALCULATIONS

A 0.21

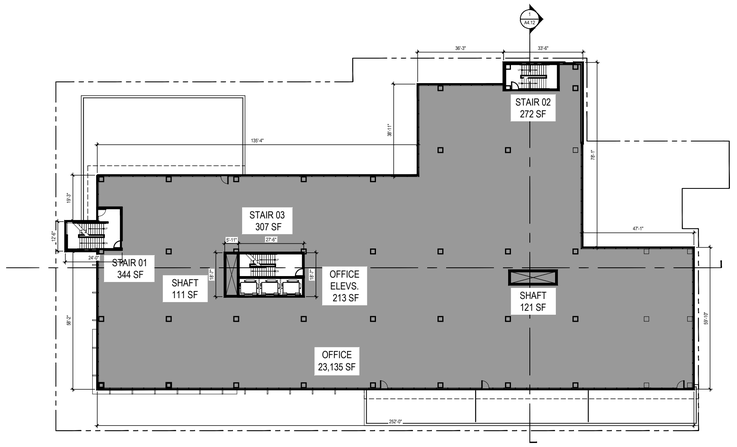
PROJECT NO: 246148

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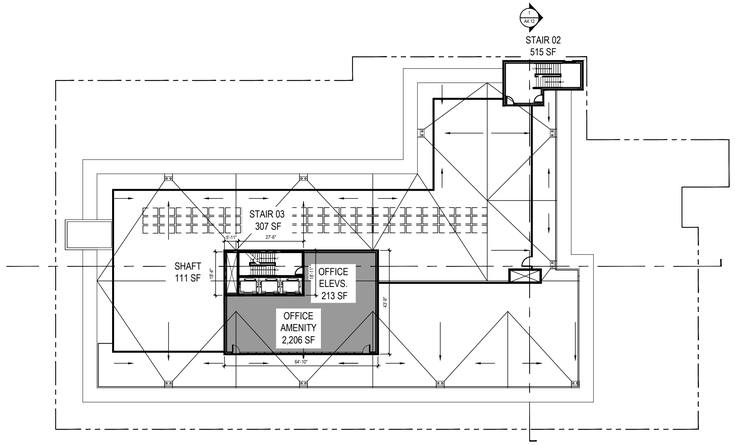
AREA PLAN - LEVEL 14

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



AREA PLAN - LEVEL 13

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



AREA PLAN - LEVEL 15

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

PARKING ORDINANCE AREA CALCULATIONS

LEVEL 01

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RESTAURANT	3,436 SQ.FT.
RETAIL	8,458 SQ.FT.
FLOOR AREA OFFICE	**9,423 SQ.FT.**
FLOOR AREA RETAIL	**8,458 SQ.FT.**
FLOOR AREA RESTAURANT	**3,436 SQ.FT.**

LEVEL 11

OFFICE AREA:	27,177 SQ.FT.
FLOOR AREA OFFICE:	**27,177 SQ.FT.**

LEVEL 12

OFFICE AREA:	26,648 SQ.FT.
FLOOR AREA OFFICE:	**26,648 SQ.FT.**

LEVEL 13

OFFICE AREA:	23,135 SQ.FT.
FLOOR AREA OFFICE:	**23,135 SQ.FT.**

LEVEL 14

OFFICE AREA:	19,278 SQ.FT.
FLOOR AREA OFFICE:	**19,278 SQ.FT.**

LEVEL 15

OFFICE AMENITY:	2,206 SQ.FT.
FLOOR AREA OFFICE:	**2,206 SQ.FT.**

FAR AREA DESIGNATION

OFFICE AREA

AREAS EXCLUDED FROM FAR CALCULATIONS

RETAIL AREA

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 @ 0.10 SPACES PER UNIT
20 UNITS x 0.10 = 2 SPACES
TOTAL REQUIRED SHORT-TERM - RESIDENTIAL: 12.80 SPACES OR 13 SPACES

REQUIRED SHORT-TERM - OFFICE (GENERAL)
1 SPACE PER 20,000 S.F. OF OFFICE AREA
107,867 S.F. / 20,000 S.F. = 5.39 SPACES OR 6 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 - 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 LONG-TERM - OFFICE (GENERAL)
1 SPACE PER 10,000 S.F. OF OFFICE AREA
107,867 S.F. / 10,000 S.F. = 10.78 SPACES OR 11 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

PROVIDED SHORT-TERM SPACES:

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

PROVIDED LONG-TERM SPACES:

RESIDENTIAL:	243 SPACES
RETAIL:	2 SPACES
OFFICE:	12 SPACES
TOTAL:	**257 SPACES**

FAR AREA CALCULATIONS

LEVEL 01

OPEN OFFICE AREA	4,620 SQ.FT.
OFFICE STAIR 03	307 SQ.FT.
OFFICE ELEVATORS	213 SQ.FT.
OFFICE STAIR 01	280 SQ.FT.
OFFICE TRANSFORMER ROOM	284 SQ.FT.
OFFICE COVERED PARKING RAMP	2,043 SQ.FT.
OFFICE SERVICE CORRIDOR	1,051 SQ.FT.
OFFICE UTILITY ROOM	625 SQ.FT.
RESTAURANT	3,436 SQ.FT.
RETAIL	8,458 SQ.FT.
FLOOR AREA OFFICE	**9,423 SQ.FT.**
FLOOR AREA RETAIL	**8,458 SQ.FT.**
FLOOR AREA RESTAURANT	**3,436 SQ.FT.**

LEVEL 11

OFFICE AREA:	27,177 SQ.FT.
FLOOR AREA OFFICE:	**27,177 SQ.FT.**

LEVEL 12

OFFICE AREA:	26,648 SQ.FT.
FLOOR AREA OFFICE:	**26,648 SQ.FT.**

LEVEL 13

OFFICE AREA:	23,135 SQ.FT.
FLOOR AREA OFFICE:	**23,135 SQ.FT.**

LEVEL 14

OFFICE AREA:	19,278 SQ.FT.
FLOOR AREA OFFICE:	**19,278 SQ.FT.**

LEVEL 15

OFFICE AMENITY:	2,206 SQ.FT.
FLOOR AREA OFFICE:	**2,206 SQ.FT.**

TOTAL FAR FLOOR AREA OFFICE : 107,867 SQ.FT.
TOTAL FAR FLOOR AREA RETAIL : 8,458 SQ.FT.
TOTAL FAR FLOOR AREA RESTAURANT : 3,436 SQ.FT.

	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**

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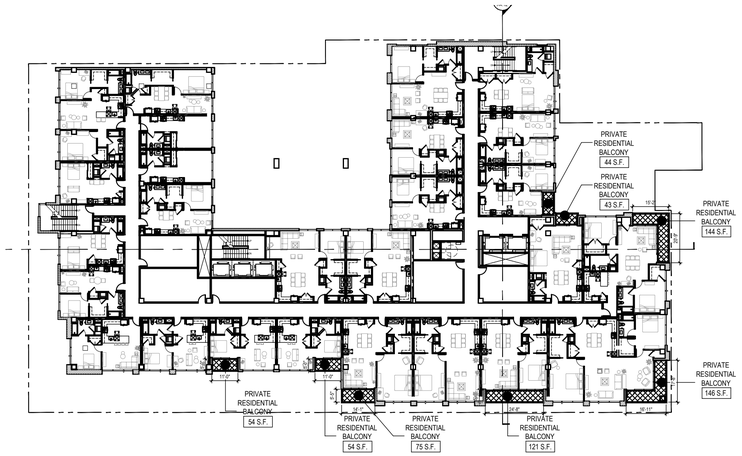
DATE	DESCRIPTION
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1 11.17.2025	2ND PLANNING SUBMITTAL

AREA CALCULATIONS

A 0.22

PROJECT NO: 246148

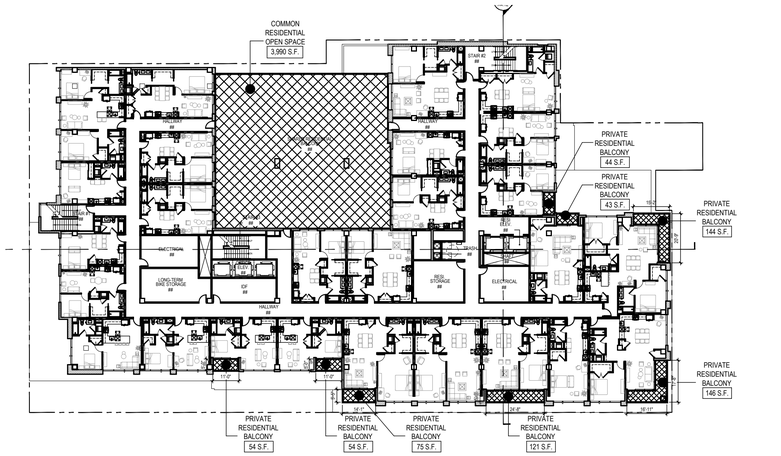
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OPEN SPACE - LEVEL 03

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

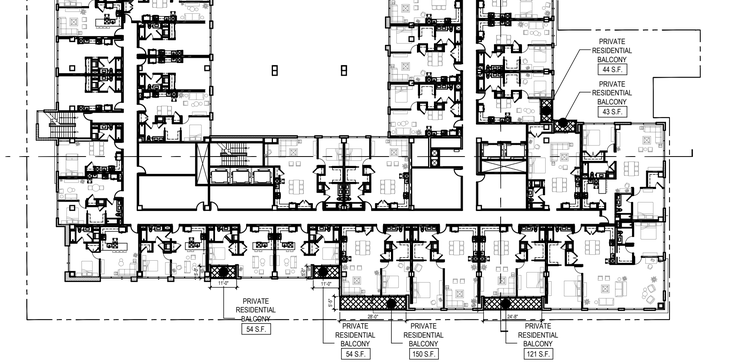
Level 03 Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided	681



OPEN SPACE - LEVEL 02

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

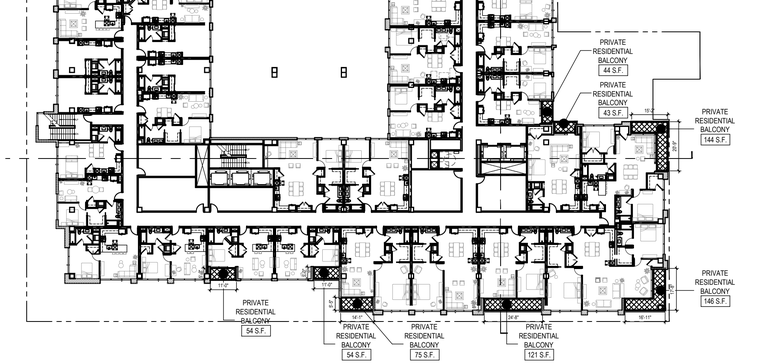
Level 02 Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided	681
Level 02 Open Space	Residential Common Open Space (S.F.) - Provided	3,990



OPEN SPACE - LEVEL 08

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

Level 08 Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided	466



OPEN SPACE - LEVELS 04 TO 07

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

Levels 04 to 07 Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided Per Floor	681
	Residential Private Open Space (Balconies) (S.F.) - Total Provided	2,724

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

OPEN SPACE LEGEND

OFFICE OPEN SPACE

PRIVATE RESIDENTIAL OPEN SPACE

COMMON RESIDENTIAL OPEN SPACE

USABLE RESIDENTIAL OPEN SPACE CALCULATIONS

PER SMMC 27.38.130 RESIDENTIAL DEVELOPMENT STANDARDS.

(c) OPEN SPACE. RESIDENTIAL DEVELOPMENT SHALL INCLUDE PRIVATE USABLE OPEN SPACE EQUAL TO AT LEAST 80 SQUARE FEET (STATE DENSITY BONUS REQUEST TO REDUCE TO 43 S.F.) PER DWELLING UNIT OR COMMON USABLE OPEN SPACE EQUAL TO AT LEAST 150% OF THE PRIVATE USABLE OPEN SPACE REQUIREMENTS, OR A COMBINATION OF BOTH.

PRIVATE USABLE OPEN SPACE USED TO FULFILL THIS REQUIREMENT SHALL HAVE A USABLE AREA OF NOT LESS THAN 75 SQUARE FEET (STATE DENSITY BONUS REQUEST TO REDUCE TO 43 S.F. PER DWELLING UNIT AND SHALL NOT BE LESS THAN FOUR (6) FEET IN ANY DIRECTION).

REQUIRED PRIVATE OPEN SPACE (66 UNITS x 43 S.F.):	2,838 S.F.
REQUIRED COMMON OPEN SPACE (66 UNITS x (43 S.F. x 150%) :	4,257 S.F.
TOTAL REQUIRED OPEN SPACE:	**7,095 S.F.**
PROVIDED PRIVATE OPEN SPACE - LEVEL 02:	681 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 03;	681 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVELS 04 TO LEVEL 07:	2,724 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 08:	466 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 09:	466 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 10:	466 S.F.
TOTAL PROVIDED PRIVATE OPEN SPACE:	**5,484 S.F.**
TOTAL PROVIDED COMMON OPEN SPACE:	**3,990 S.F.**
TOTAL PROVIDED OPEN SPACE PRIVATE + COMMON:	**9,474 S.F.**

USABLE OFFICE OPEN SPACE CALCULATIONS

PER SMMC 27.38.090 NONRESIDENTIAL/OFFICE DEVELOPMENT STANDARDS.

(a) Open space shall be provided in an amount equal to one percent (1%) of the nonresidential floor area of the project, not including parking, provided that there shall be no requirement for open space where the resulting open space would be less than 200 square feet.

TOTAL OFFICE SPACE INCLUDING ALL FLOORS =	**107,867 S.F.**
1% OF TOTAL OFFICE SPACE INCLUDING ALL LEVELS = 0.01 X 107,867 S.F.=	**1,078 S.F.**
REQUIRED TOTAL OFFICE OPEN SPACE =	**1,078 S.F.**
PROVIDED TOTAL OFFICE OPEN SPACE =	**15,479 S.F.**

USABLE OPEN SPACE PER FLOOR - RESIDENTIAL

Level 02 Open Space	Private Open Space (Balconies) (S.F.) - Provided	681 S.F.
Level 02 Open Space	Common Open Space (S.F.) - Provided	3,990 S.F.
Level 03 Open Space	Private Open Space (Balconies) (S.F.) - Provided	681 S.F.
Levels 04 to 07 Open Space	Private Open Space (Balconies) (S.F.) - Provided	2,724 S.F.
Level 08 Open Space	Private Open Space (Balconies) (S.F.) - Provided	466 S.F.
Level 09 Open Space	Private Open Space (Balconies) (S.F.) - Provided	466 S.F.
Level 10 Open Space	Private Open Space (Balconies) (S.F.) - Provided	466 S.F.
TOTAL OPEN SPACE		**9,474 S.F.**

USABLE OPEN SPACE PER FLOOR - OFFICE

Level 11 Open Space	Office Open Space (S.F.) - Provided	758 S.F.
Level 12 Open Space	Office Open Space (S.F.) - Provided	609 S.F.
Level 13 Open Space	Office Open Space (S.F.) - Provided	4,282 S.F.
Level 14 Open Space	Office Open Space (S.F.) - Provided	3,673 S.F.
Level 15 Open Space	Office Open Space (S.F.) - Provided	6,157 S.F.
TOTAL OPEN SPACE		**15,479 S.F.**

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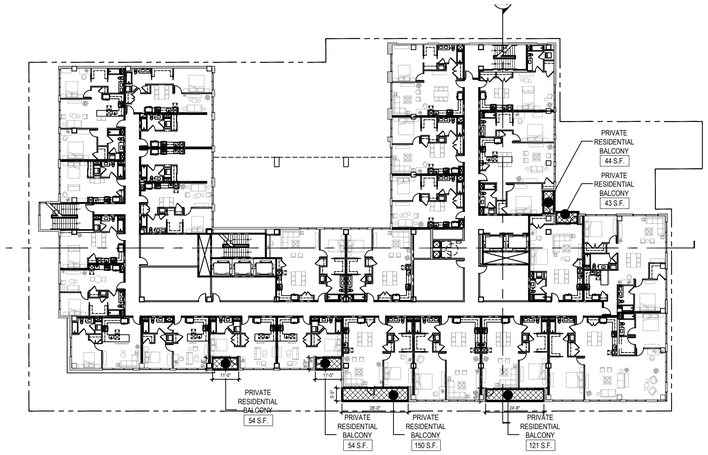
DATE	DESCRIPTION
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05.30.2025	1ST PLANNING SUBMITTAL
11.17.2025	2ND PLANNING SUBMITTAL

USABLE OPEN SPACE DIAGRAMS

A 0.24

PROJECT NO: 246148

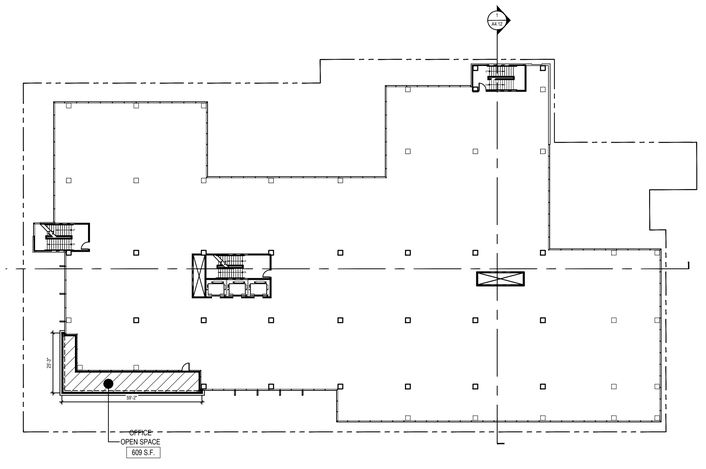
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OPEN SPACE - LEVEL 10

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

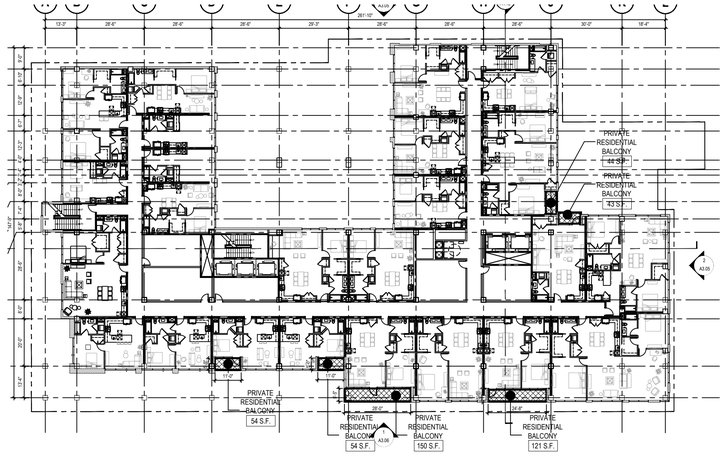
Level 10 Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided	466



OPEN SPACE - LEVEL 12

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

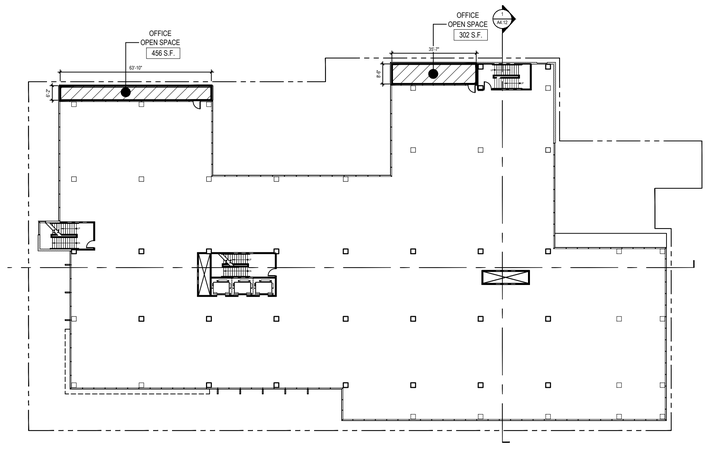
Level 12 Open Space	Office Open Space (S.F.) - Provided	609



OPEN SPACE - LEVEL 09

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

Level 09 Open Space	Residential Private Open Space (Balconies) (S.F.) - Provided	466



OPEN SPACE - LEVEL 11

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

Level 11 Open Space	Office Open Space (S.F.) - Provided	758

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
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	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

OPEN SPACE LEGEND

OFFICE OPEN SPACE

PRIVATE RESIDENTIAL OPEN SPACE

COMMON RESIDENTIAL OPEN SPACE

USABLE RESIDENTIAL OPEN SPACE CALCULATIONS

PER SMMC 27.38.130 RESIDENTIAL DEVELOPMENT STANDARDS.

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PRIVATE USABLE OPEN SPACE USED TO FULFILL THIS REQUIREMENT SHALL HAVE A USABLE AREA OF NOT LESS THAN 75 SQUARE FEET (STATE DENSITY BONUS REQUEST TO REDUCE TO 43 S.F. PER DWELLING UNIT AND SHALL NOT BE LESS THAN FOUR (6) FEET IN ANY DIRECTION).

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TOTAL REQUIRED OPEN SPACE:	**7,095 S.F.**
PROVIDED PRIVATE OPEN SPACE - LEVEL 02:	681 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 03:	681 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVELS 04 TO LEVEL 07:	2,724 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 08:	466 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 09:	466 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 10:	466 S.F.
TOTAL PROVIDED PRIVATE OPEN SPACE:	**5,484 S.F.**
TOTAL PROVIDED COMMON OPEN SPACE:	**3,990 S.F.**
TOTAL PROVIDED OPEN SPACE PRIVATE + COMMON:	**9,474 S.F.**

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REQUIRED TOTAL OFFICE OPEN SPACE =	**1,078 S.F.**
PROVIDED TOTAL OFFICE OPEN SPACE =	**15,479 S.F.**

USABLE OPEN SPACE PER FLOOR - RESIDENTIAL

Level 02 Open Space	Private Open Space (Balconies) (S.F.) - Provided	681 S.F.
Level 02 Open Space	Common Open Space (S.F.) - Provided	3,990 S.F.
Level 03 Open Space	Private Open Space (Balconies) (S.F.) - Provided	681 S.F.
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TOTAL OPEN SPACE		**9,474 S.F.**

USABLE OPEN SPACE PER FLOOR - OFFICE

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Level 12 Open Space	Office Open Space (S.F.) - Provided	609 S.F.
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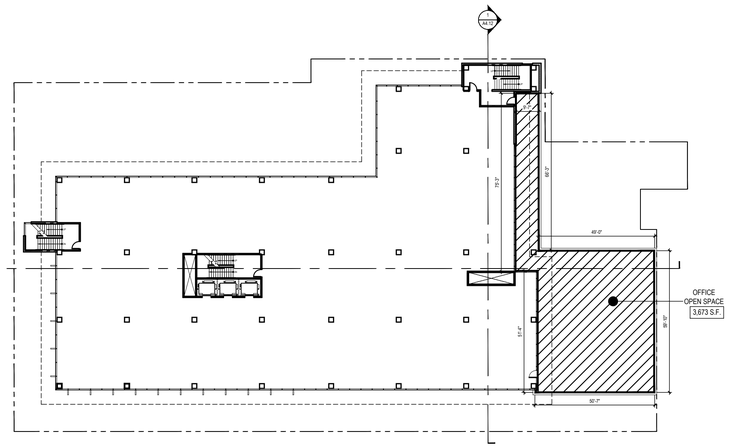
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1 11.17.2025	2ND PLANNING SUBMITTAL

USABLE OPEN SPACE DIAGRAMS

A 0.25

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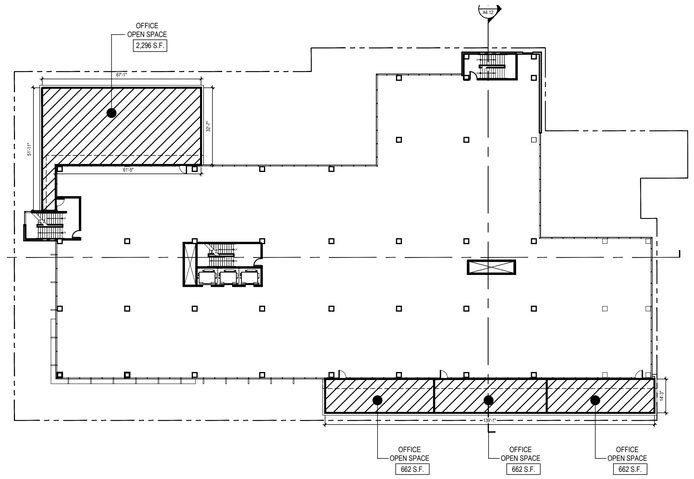
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OPEN SPACE - LEVEL 14

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

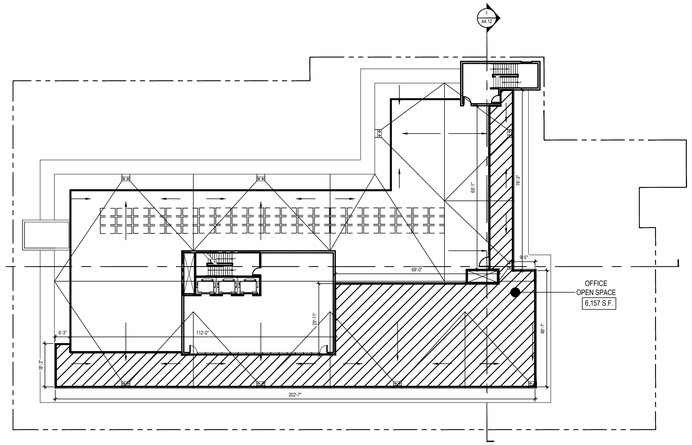
Level 14 Open Space	Office Open Space (S.F.) - Provided	3,673



OPEN SPACE - LEVEL 13

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

Level 13 Open Space	Office Open Space (S.F.) - Provided	4,282



OPEN SPACE - LEVEL 15

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

Level 14 Open Space	Office Open Space (S.F.) - Provided	6,157

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

OPEN SPACE LEGEND

OFFICE OPEN SPACE

PRIVATE RESIDENTIAL OPEN SPACE

COMMON RESIDENTIAL OPEN SPACE

USABLE RESIDENTIAL OPEN SPACE CALCULATIONS

PER SMMC 27.38.130 RESIDENTIAL DEVELOPMENT STANDARDS.

(c) OPEN SPACE. RESIDENTIAL DEVELOPMENT SHALL INCLUDE PRIVATE USABLE OPEN SPACE EQUAL TO AT LEAST 80 SQUARE FEET (STATE DENSITY BONUS REQUEST TO REDUCE TO 43 S.F.) PER DWELLING UNIT OR COMMON USABLE OPEN SPACE EQUAL TO AT LEAST 150% OF THE PRIVATE USABLE OPEN SPACE REQUIREMENTS, OR A COMBINATION OF BOTH.

PRIVATE USABLE OPEN SPACE USED TO FULFILL THIS REQUIREMENT SHALL HAVE A USABLE AREA OF NOT LESS THAN 75 SQUARE FEET (STATE DENSITY BONUS REQUEST TO REDUCE TO 43 S.F. PER DWELLING UNIT AND SHALL NOT BE LESS THAN FOUR (6) FEET IN ANY DIRECTION).

REQUIRED PRIVATE OPEN SPACE (66 UNITS x 43 S.F.):	2,838 S.F.
REQUIRED COMMON OPEN SPACE (66 UNITS x (43 S.F. x 150%) :	4,257 S.F.
TOTAL REQUIRED OPEN SPACE:	**7,095 S.F.**
PROVIDED PRIVATE OPEN SPACE - LEVEL 02:	681 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 03;	681 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVELS 04 TO LEVEL 07:	2,724 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 08:	466 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 09:	466 S.F.
PROVIDED PRIVATE OPEN SPACE - LEVEL 10:	466 S.F.
TOTAL PROVIDED PRIVATE OPEN SPACE:	**5,484 S.F.**
TOTAL PROVIDED COMMON OPEN SPACE:	**3,990 S.F.**
TOTAL PROVIDED OPEN SPACE PRIVATE + COMMON:	**9,474 S.F.**

USABLE OFFICE OPEN SPACE CALCULATIONS

PER SMMC 27.38.090 NONRESIDENTIAL/OFFICE DEVELOPMENT STANDARDS.

(a) Open space shall be provided in an amount equal to one percent (1%) of the nonresidential floor area of the project, not including parking, provided that there shall be no requirement for open space where the resulting open space would be less than 200 square feet.

TOTAL OFFICE SPACE INCLUDING ALL FLOORS =	**107,867 S.F.**
1% OF TOTAL OFFICE SPACE INCLUDING ALL LEVELS = 0.01 X 107,867 S.F.=	**1,078 S.F.**
REQUIRED TOTAL OFFICE OPEN SPACE =	**1,078 S.F.**
PROVIDED TOTAL OFFICE OPEN SPACE =	**15,479 S.F.**

USABLE OPEN SPACE PER FLOOR - RESIDENTIAL

Level 02 Open Space	Private Open Space (Balconies) (S.F.) - Provided	681 S.F.
Level 02 Open Space	Common Open Space (S.F.) - Provided	3,990 S.F.
Level 03 Open Space	Private Open Space (Balconies) (S.F.) - Provided	681 S.F.
Levels 04 to 07 Open Space	Private Open Space (Balconies) (S.F.) - Provided	2,724 S.F.
Level 08 Open Space	Private Open Space (Balconies) (S.F.) - Provided	466 S.F.
Level 09 Open Space	Private Open Space (Balconies) (S.F.) - Provided	466 S.F.
Level 10 Open Space	Private Open Space (Balconies) (S.F.) - Provided	466 S.F.
TOTAL OPEN SPACE		**9,474 S.F.**

USABLE OPEN SPACE PER FLOOR - OFFICE

Level 11 Open Space	Office Open Space (S.F.) - Provided	758 S.F.
Level 12 Open Space	Office Open Space (S.F.) - Provided	609 S.F.
Level 13 Open Space	Office Open Space (S.F.) - Provided	4,282 S.F.
Level 14 Open Space	Office Open Space (S.F.) - Provided	3,673 S.F.
Level 15 Open Space	Office Open Space (S.F.) - Provided	6,157 S.F.
TOTAL OPEN SPACE		**15,479 S.F.**

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In Association with:

A Planning Application For:
MECAH VENTURES
1 E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
05.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

USABLE OPEN SPACE DIAGRAMS

A 0.26

PROJECT NO: 246148

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FIRE RESISTANCE CODE SUMMARY

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

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

For SI: 1 foot = 304.8 mm.

a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
b. 1. Except in Group A, E, F-1, H, I, L, M, R-1, R-2, R-2.1 and S-1 occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, fire protection of structural members in roof construction shall not be required, including protection of primary structural frame members, roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.

2. For Group A, E, I, L, R-1, R-2, and R-2.1 occupancies, high-rise buildings, and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, fire protection of members other than the primary structural frame shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.

3. One-story portions of Group A and E assembly occupancies the roof-framing system of Type II A or Type III A construction may be of unprotected construction when such roof-framing system is open to the assembly area and does not contain concealed spaces.

c. In all occupancies, heavy timber complying with Section 2304.11 shall be allowed for roof construction including primary structural frame members where a 1-hour or less fire-resistance rating is required.
d. Not less than the fire-resistance rating required by other sections of this code.
e. Not less than the fire-resistance rating based on fire separation distance (see Table 705.5).
f. Not less than the fire-resistance rating as referenced in Section 704.10.
g. Heavy timber bearing walls supporting more than two floors or more than a floor and a roof shall have a fire-resistance rating of not less than 1 hour.

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 705.5) [a,d,g]

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

For SI: 1 foot = 304.8 mm.

a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
b. See Section 706.1.1 for party walls.
c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
e. For special requirements for Group H occupancies, see Section 415.6.
f. For special requirements for Group S aircraft hangars, see Section 412.3.1.
g. Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.
h. For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater or where equipped throughout with an automatic sprinkler system in accordance with Section 903.3 the fire-resistance rating shall not be required where the fire separation distance is 3 feet or greater.
i. For a Group R-3 building of Type II-B or Type V-B construction, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater or where equipped throughout with an automatic sprinkler system in accordance with Section 903.3 the fire-resistance rating shall not be required where the fire separation distance is 3 feet or greater.

CORRIDOR FIRE-RESISTANCE RATING (Table 1020.2)

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

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

PLUMBING FIXTURE TABULATIONS

LEVEL 01 FLOOR (OFFICE)

B OCCUPANCY NET AREA: 4,620 S.F.
4,620 S.F / 150 S.F. PER PERSON = 30.80 PERSONS; ROUND UP TO 31 PERSONS
OR 15 MEN & 16 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	15 OCCUPANTS or 1	WATER CLOSETS:	16 OCCUPANTS or 2
URINALS:	15 OCCUPANTS or 1		
LAVATORIES:	15 OCCUPANTS or 1	LAVATORIES:	16 OCCUPANTS or 1

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 01 FLOOR OFFICE

PER CBC SECTION 422.1: WHERE APPLYING THE FIXTURE RATIOS IN TABLE 422.1 RESULTS IN FRACTIONAL NUMBERS, SUCH NUMBERS SHALL BE ROUNDED TO THE NEXT WHOLE NUMBER. FOR MULTIPLE OCCUPANCIES, FRACTIONAL NUMBERS SHALL BE FIRST SUMMED AND THEN ROUNDED TO THE NEXT WHOLE NUMBER.

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

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

LEVEL 11 FLOOR (OFFICE)

B OCCUPANCY NET AREA:27,177 S.F.

27,177 S.F / 150 S.F. PER OCCUPANT = 181.18 OCCUPANTS; ROUND UP TO 181 OCCUPANTS
OR 90 MEN & 91 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	90 OCCUPANTS or 2	WATER CLOSETS:	91 OCCUPANTS or 4
URINALS:	90 OCCUPANTS or 1		
LAVATORIES:	90 OCCUPANTS or 2	LAVATORIES:	91 OCCUPANTS or 2

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 11 FLOOR

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

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

LEVEL 12 FLOOR (OFFICE)

B OCCUPANCY NET AREA: 26,648 S.F.

26,648 S.F / 150 S.F. PER OCCUPANT = 177.65 OCCUPANTS; ROUND UP TO 178 OCCUPANTS
OR 88 MEN & 89 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	88 OCCUPANTS or 2	WATER CLOSETS:	89 OCCUPANTS or 4
URINALS:	88 OCCUPANTS or 1		
LAVATORIES:	88 OCCUPANTS or 2	LAVATORIES:	89 OCCUPANTS or 2

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 12 FLOOR

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

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

LEVEL 13 FLOOR (OFFICE)

B OCCUPANCY NET AREA: 23,135 S.F.
23,135 S.F / 150 S.F. PER PERSON = 154.23 PERSONS; ROUND UP TO 154 PERSONS
OR 77 MEN & 77 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	77 OCCUPANTS or 1	WATER CLOSETS:	77 OCCUPANTS or 4
URINALS:	77 OCCUPANTS or 1		
LAVATORIES:	77 OCCUPANTS or 2	LAVATORIES:	77 OCCUPANTS or 2

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 13 FLOOR OFFICE

PER CBC SECTION 422.1: WHERE APPLYING THE FIXTURE RATIOS IN TABLE 422.1 RESULTS IN FRACTIONAL NUMBERS, SUCH NUMBERS SHALL BE ROUNDED TO THE NEXT WHOLE NUMBER. FOR MULTIPLE OCCUPANCIES, FRACTIONAL NUMBERS SHALL BE FIRST SUMMED AND THEN ROUNDED TO THE NEXT WHOLE NUMBER.

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

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

LEVEL 14 FLOOR (OFFICE)

B OCCUPANCY NET AREA:19,278 S.F.

19,278 S.F / 150 S.F. PER OCCUPANT = 128.52 OCCUPANTS; ROUND UP TO 129 OCCUPANTS
OR 64 MEN & 65 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	64 OCCUPANTS or 2	WATER CLOSETS:	65 OCCUPANTS or 4
URINALS:	64 OCCUPANTS or 1		
LAVATORIES:	64 OCCUPANTS or 2	LAVATORIES:	65 OCCUPANTS or 2

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 14 FLOOR

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

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

LEVEL 15 FLOOR (OFFICE)

B OCCUPANCY NET AREA: 2,206 S.F.

2,206 S.F / 150 S.F. PER OCCUPANT = 13.50 OCCUPANTS; ROUND UP TO 14 OCCUPANTS
OR 7 MEN & 7 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	7 OCCUPANTS or 1	WATER CLOSETS:	7 OCCUPANTS or 1
URINALS:	7 OCCUPANTS or 1		
LAVATORIES:	7 OCCUPANTS or 1	LAVATORIES:	7 OCCUPANTS or 1

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR LEVEL 15 FLOOR

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

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

ALLOWABLE BUILDING AREA

ABOVE-GRADE BUILDING (OFFICE AND RESIDENTIAL)		
AUTOMATIC SPRINKLER CONFIGURATION:	SM (BUILDING TWO OR MORE STORIES ABOVE GRADE PLANE, EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1).	
BELOW GRADE	CONSTRUCTION TYPE: I-A	
ABOVE GRADE	CONSTRUCTION TYPE: II-B	
	OCCUPANCY CLASSIFICATION	
	B	**R-2**
MAXIMUM HEIGHT (TABLE 504.2)	85'-0"	85'-0"
MAXIMUM NUMBER OF STORIES (TABLE 504.4)	6	5
SM ALLOWABLE AREA FACTOR (TABLE 506.2)	69,000 S.F.	48,000 S.F.
NS AREA FACTOR (TABLE 506.2)	23,000 S.F.	16,000 S.F.
HEIGHT OF PROPOSED BUILDING	172'-0" (TOP OF PLATE PER ELEVS.)	
NUMBER OF STORIES ABOVE GRADE (STARTS AT TOP OF I-A PODIUM PER 510.2)	5	10
PROPOSED AREA PER FLOOR (ABOVE GRADE)	B	R-2
LEVEL 01	9,423 S.F.	12,918 S.F.
LEVEL 02	-	27,238 S.F.
LEVEL 03	-	27,238 S.F.
LEVEL 04	-	27,238 S.F.
LEVEL 05	-	27,238 S.F.
LEVEL 06	-	27,238 S.F.
LEVEL 07	-	27,238 S.F.
LEVEL 08	-	27,693 S.F.
LEVEL 09	-	27,693 S.F.
LEVEL 10	-	27,693 S.F.
LEVEL 11	27,177 S.F.	-
LEVEL 12	26,648 S.F.	-
LEVEL 13	23,135 S.F.	-
LEVEL 14	19,278 S.F.	-
LEVEL 15	2,206 S.F.	-
TOTAL BUILDING AREA ABOVE GRADE	**107,867 S.F.**	**259,425 S.F.**

BELOW GRADE BUILDING (PARKING GARAGE)		
CONSTRUCTION TYPE: I - A		
OCCUPANCY CLASSIFICATION: S-2		
AUTOMATIC SPRINKLER CONFIGURATION:	S1 (BUILDING A MAXIMUM OF ONE STORY ABOVE GRADE PLANE, EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1).	
	OCCUPANCY CLASSIFICATION	
	S-2	
MAXIMUM HEIGHT (TABLE 504.2)	UNLIMITED	
MAXIMUM NUMBER OF STORIES (TABLE 504.4)	UNLIMITED	
S1 ALLOWABLE AREA FACTOR (TABLE 506.2)	UNLIMITED	
NS AREA FACTOR (TABLE 506.2)	UNLIMITED	
PROPOSED AREA PER FLOOR (BELOW GRADE)		
BUILDING LEVEL	BUILDING AREA	
PARKING LEVEL P1	36,973 S.F.	
PARKING LEVEL P2	36,973 S.F.	
TOTAL BUILDING AREA BELOW GRADE	**73,946 S.F.**	

SUMMARY:

ABOVE GRADE OFFICE AND RESIDENTIAL:
TYPE II-B CONSTRUCTION (MERCANTILE M OCCUPANCY LEVEL 01)
TYPE II-B CONSTRUCTION (BUSINESS B OCCUPANCY LEVEL 01)
TYPE II-B CONSTRUCTION (RESIDENTIAL R-2 OCCUPANCY LEVEL 02 TO LEVEL 10)
TYPE II-B CONSTRUCTION (BUSINESS B OCCUPANCY LEVEL 11 TO LEVEL 15)

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

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A Planning Application For:
MECAH VENTURES
1 E. 4TH AVENUE
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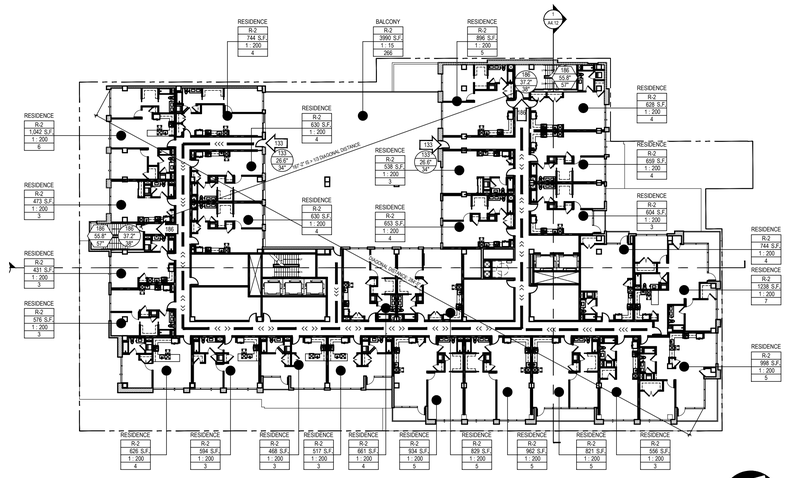
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05.30.2025	1ST PLANNING SUBMITTAL
11.17.2025	2ND PLANNING SUBMITTAL

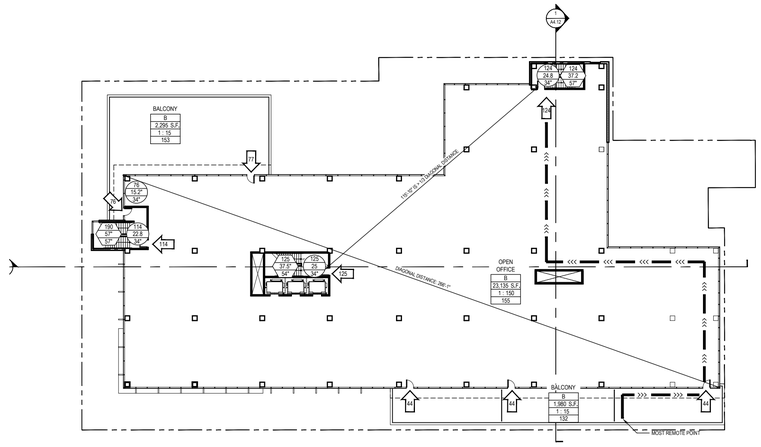
BUILDING CODE PROJECT DATA

A0.31

PROJECT NO: 246148

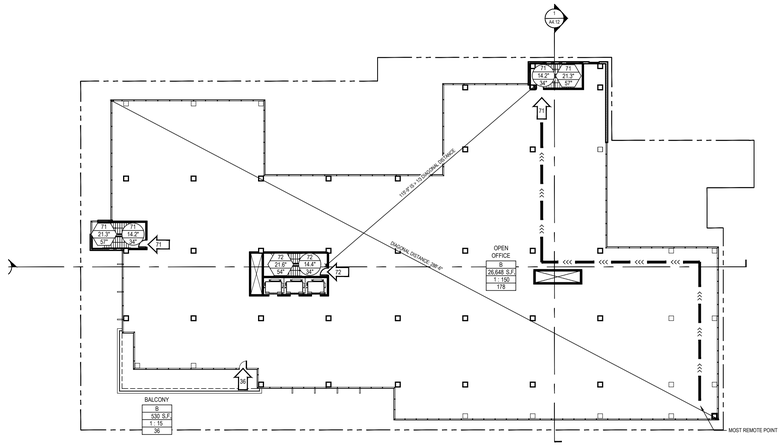
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RESIDENCE
R-2
744 S.F.
1 : 200
4
BALCONY
3990 S.F.
1 : 15
266
RESIDENCE
R-2
896 S.F.
1 : 200
5
RESIDENCE
R-2
1,042 S.F.
1 : 200
6
RESIDENCE
R-2
630 S.F.
1 : 200
4
RESIDENCE
R-2
628 S.F.
1 : 200
4
RESIDENCE
R-2
473 S.F.
1 : 200
3
RESIDENCE
R-2
538 S.F.
1 : 200
3
RESIDENCE
R-2
659 S.F.
1 : 200
4
RESIDENCE
R-2
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1 : 200
4
RESIDENCE
R-2
653 S.F.
1 : 200
4
RESIDENCE
R-2
604 S.F.
1 : 200
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R-2
744 S.F.
1 : 200
4
RESIDENCE
R-2
431 S.F.
1 : 200
3
RESIDENCE
R-2
1238 S.F.
1 : 200
7
RESIDENCE
R-2
576 S.F.
1 : 200
3
RESIDENCE
R-2
998 S.F.
1 : 200
5
RESIDENCE
R-2
626 S.F.
1 : 200
4
RESIDENCE
R-2
594 S.F.
1 : 200
3
RESIDENCE
R-2
468 S.F.
1 : 200
3
RESIDENCE
R-2
517 S.F.
1 : 200
3
RESIDENCE
R-2
661 S.F.
1 : 200
4
RESIDENCE
R-2
934 S.F.
1 : 200
5
RESIDENCE
R-2
829 S.F.
1 : 200
5
RESIDENCE
R-2
962 S.F.
1 : 200
5
RESIDENCE
R-2
821 S.F.
1 : 200
5
RESIDENCE
R-2
599 S.F.
1 : 200
3
STAIR #2
STAIR #3
STAIR #4
STAIR #5
ELEVATOR #1
ELEVATOR #2
ELEVATOR #3
ELEVATOR #4
ELEVATOR #5
ELEVATOR #6
ELEVATOR #7
ELEVATOR #8
ELEVATOR #9
ELEVATOR #10
ELEVATOR #11
ELEVATOR #12
ELEVATOR #13
ELEVATOR #14
ELEVATOR #15
ELEVATOR #16
ELEVATOR #17
ELEVATOR #18
ELEVATOR #19
ELEVATOR #20
ELEVATOR



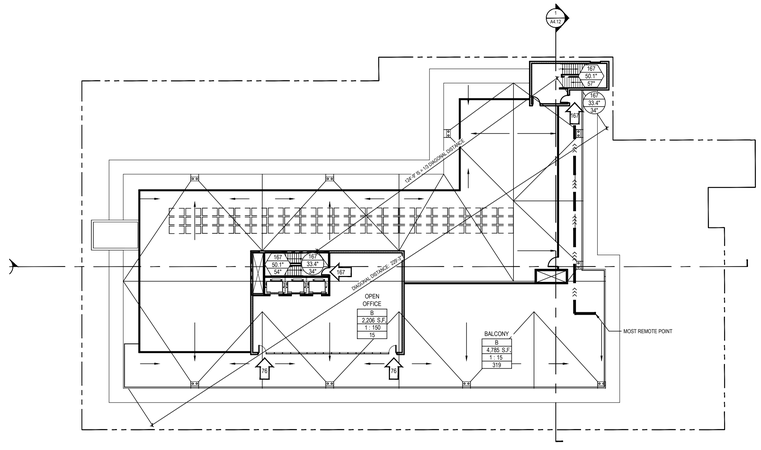
EGRESS PLAN - LEVEL 13

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



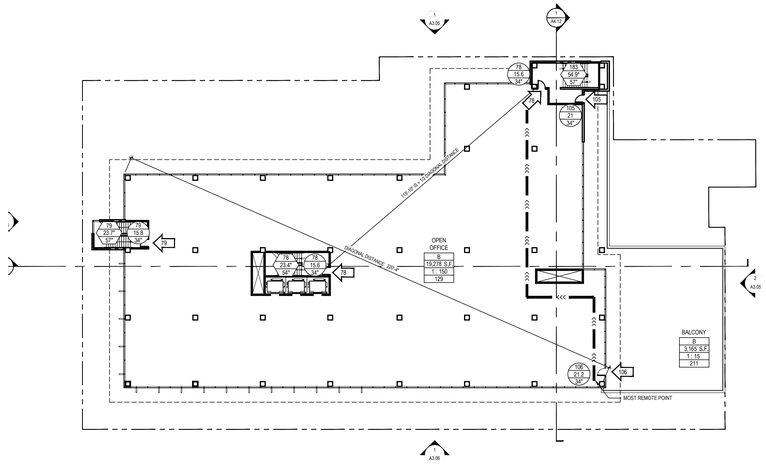
EGRESS PLAN - LEVEL 12

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



EGRESS PLAN - LEVEL 15

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



EGRESS PLAN - LEVEL 14

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

SYMBOL KEY

AREA OCCUPANT LOAD DESIGNATION

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

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

DOORWAY OCCUPANT LOAD DESIGNATION

100 / 20.0 / 34

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

STAIRWAY OCCUPANT LOAD DESIGNATION

100 / 30.0 / 60

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

PATH OF TRAVEL DESIGNATION

- EXIT IN ONE DIRECTION
- EXIT IN BOTH DIRECTIONS

DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

25

- DIRECTION OF EGRESS
- OCCUPANT LOAD

FIRE EXTINGUISHERS AND FIRE HOSES

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

- F.E FIRE EXTINGUISHER BRACKET-MOUNTED

EXIT SIGNAGE DESIGNATION

- SIGN FACE DIRECTION
- DIRECTION OF TRAVEL

RATED SEPARATION DESIGNATION

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

EXITING WIDTH TABULATIONS

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

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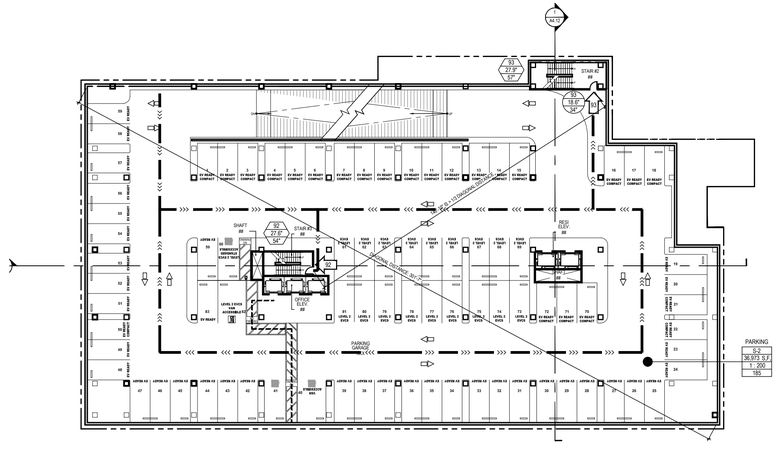
DATE	DESCRIPTION
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05.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

EGRESS DIAGRAMS

A 0.33

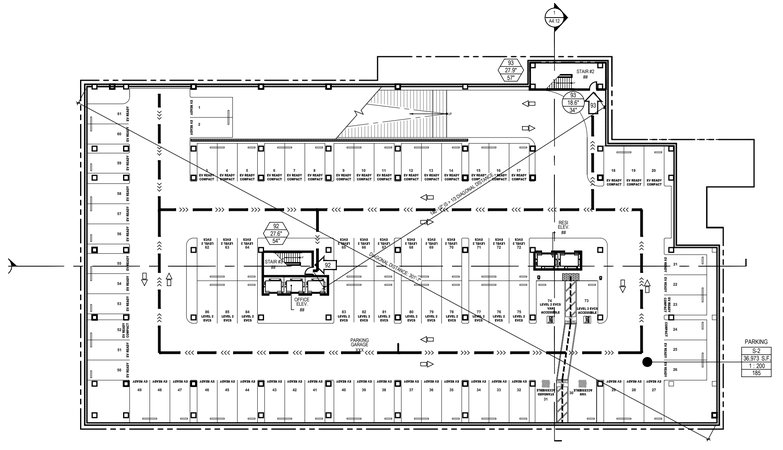
PROJECT NO: 246148

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EGRESS PLAN - LEVEL P1

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



EGRESS PLAN - LEVEL P2

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

SYMBOL KEY

AREA OCCUPANT LOAD DESIGNATION

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

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

DOORWAY OCCUPANT LOAD DESIGNATION

100
20.0
34

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

STAIRWAY OCCUPANT LOAD DESIGNATION

100
30.0
60

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

PATH OF TRAVEL DESIGNATION

- EXIT IN ONE DIRECTION
- EXIT IN BOTH DIRECTIONS

DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

25

- DIRECTION OF EGRESS
- OCCUPANT LOAD

FIRE EXTINGUISHERS AND FIRE HOSES

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

- FIRE EXTINGUISHER BRACKET-MOUNTED

EXIT SIGNAGE DESIGNATION

- SIGN FACE DIRECTION
- DIRECTION OF TRAVEL

RATED SEPARATION DESIGNATION

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

EXITING WIDTH TABULATIONS

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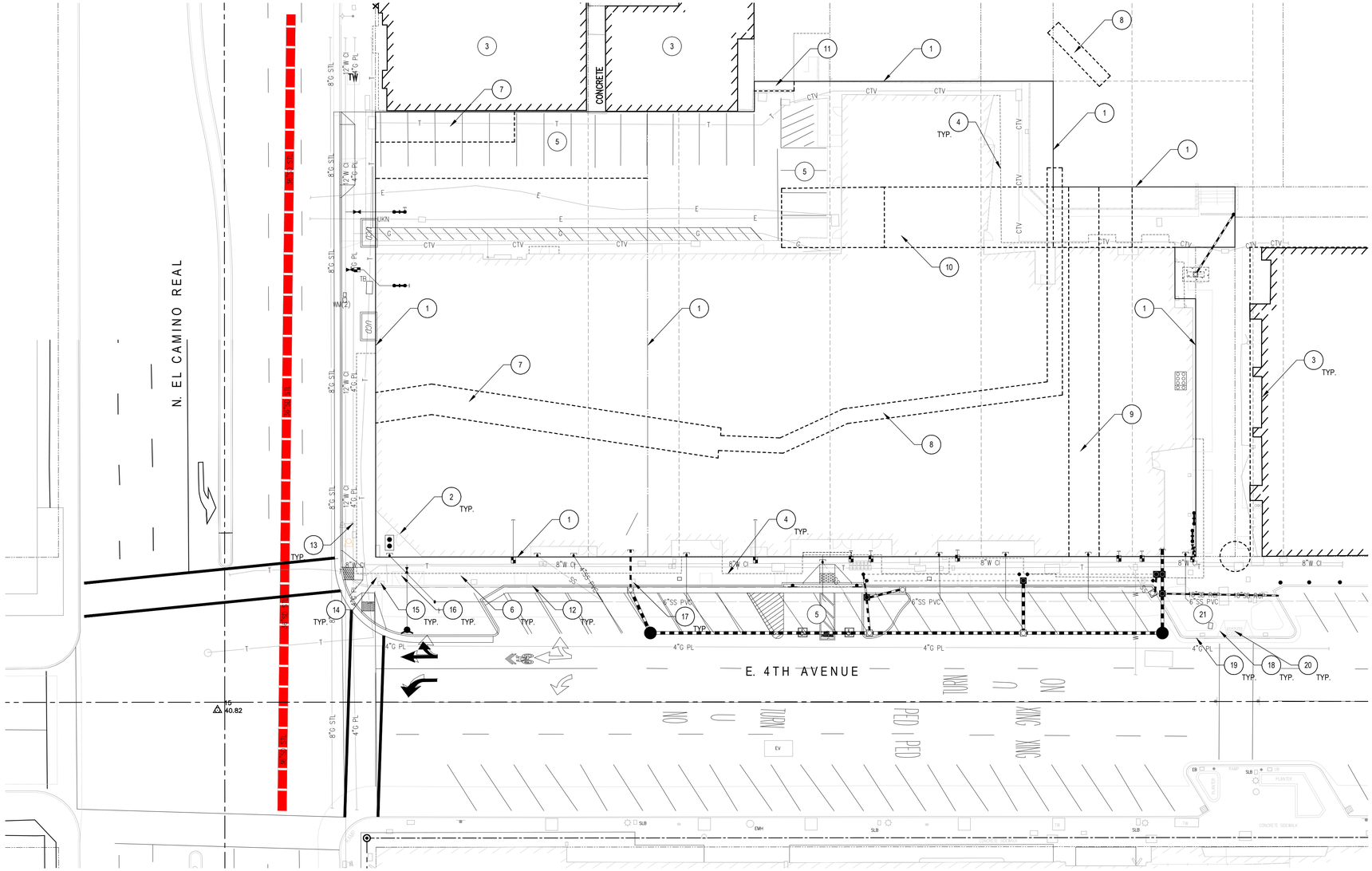
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05.30.2025	1ST PLANNING SUBMITTAL
11.17.2025	2ND PLANNING SUBMITTAL

EGRESS DIAGRAMS

A 0.34

PROJECT NO: 246148

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DEMOLITION SITE PLAN

SCALE: 1"=20'-0"

0 10 20 40 60 100

KEYNOTES - DEMOLITION SITE PLAN

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

1. EXISTING PROPERTY LINE
2. EXISTING 2-STORY CONCRETE BUILDING STRUCTURE TO BE DEMOLISHED
3. ADJACENT BUILDING STRUCTURE TO REMAIN
4. EXISTING BUILDING OVERHANG TO BE DEMOLISHED
5. EXISTING PARKING STRIPPING TO BE REMOVED
6. EXISTING CONCRETE SIDEWALK TO BE DEMOLISHED
7. EXISTING 10 FT PG&E EASEMENT
8. EXISTING 5 FT PG&E EASEMENT
9. EXISTING 10 FT INGRESS/ EGRESS EASEMENT
10. EXISTING 20 FT LIGHT & AIR EASEMENT
11. EXISTING 3.2 FT ENCROACHMENT EASEMENT
12. EXISTING CONCRETE CURB TO BE DEMOLISHED
13. EXISTING TRAFFIC LIGHT/ LIGHT POLE TO REMAIN
14. EXISTING PEDESTRIAN SIGNAL TO BE REMOVED
15. EXISTING FIRE HYDRANT TO BE REMOVED
16. EXISTING CONCRETE RAMP TO BE DEMOLISHED
17. EXISTING PARKING SIGN TO BE REMOVED
18. EXISTING LIGHT POLE TO REMAIN
19. EXISTING CONCRETE CURB TO REMAIN
20. EXISTING ACCESSIBLE CONCRETE RAMP AND TRUNCATED DOME PLATE TO REMAIN
21. EXISTING LANDSCAPE AREA TO REMAIN

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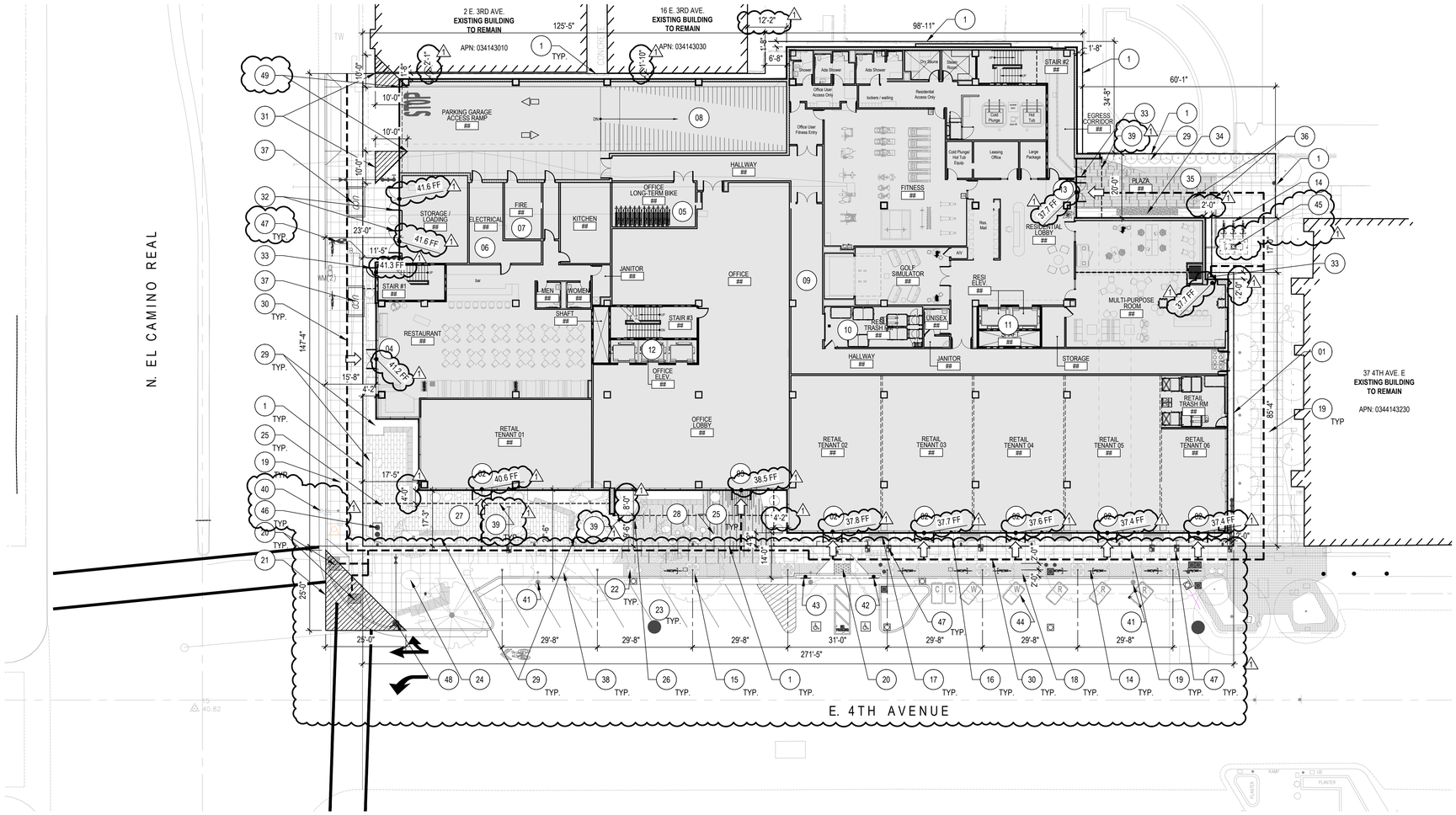
DATE	DESCRIPTION
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DEMOLITION
SITE PLAN

A1.00

PROJECT NO: 246148

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ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"

0 10 20 40 60 100

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	184 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	184 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

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

KEYNOTES

1. EXISTING PROPERTY LINE
2. PRIMARY RETAIL ENTRANCE
3. PRIMARY OFFICE LOBBY ENTRANCE
4. PRIMARY RESTAURANT ENTRANCE
5. OFFICE LONG-TERM BIKE STORAGE
6. ELECTRICAL ROOM
7. FIRE PUMP ROOM
8. ACCESS RAMP TO BELOW GRADE PARKING STRUCTURE W/ TRANSITION SLOPE
9. SERVICE CORRIDOR
10. OFFICE/ RESIDENTIAL TRASH ROOM
11. RESIDENTIAL ELEVATORS
12. OFFICE ELEVATORS
13. PRIMARY RESIDENTIAL ENTRANCE
14. SHORT-TERM BIKE RACK INSTALLED IN BRICK BANDING AT SIDEWALK FURNITURE ZONE
15. STREET TREE IN TREE GRATE
16. PAINTED CONTAINER
17. BENCH
18. 4'-0" WIDE ACCENT BRICK PAVERS
19. TYPICAL FRONTAGE CONCRETE SIDEWALK
20. ADA RAMP AND TRUNCATED DOMES
21. 25'-0" x 25'-0" VISIBILITY TRIANGLE
22. TRASH RECEPTACLE
23. STREET PARKING
24. PROPOSED PUBLIC ART LOCATION
25. PRECAST SMOOTH 'PEBBLE' SEATING ELEMENTS
26. SLATTED WOOD SEAT INTEGRATED INTO THE RAISED PLANTER
27. ACCENT PAVERS AT RETAIL FRONTAGE
28. LINEAR PAVERS WITH CONTRASTING STRIPING TO INTENSIFY COMMERCIAL ENTRY
29. RAISED PLANTERS WITH BUILT-IN SEATING
30. ACCESSIBLE PATH OF TRAVEL
31. 10'-0" x 10'-0" VISION TRIANGLE
32. SERVICE DOOR
33. EGRESS DOOR
34. WATER FEATURE
35. ACCENT PAVERS AT RESIDENTIAL ENTRANCE
36. DECORATIVE LIGHT FIXTURES
37. UNDERGROUND TRANSFORMERS
38. SOFTSCAPE (REFER TO LANDSCAPE)
39. CANOPY ABOVE SHOWN AS DASHED.
40. EXISTING TRAFFIC LIGHT.
41. NEW STREET LIGHT.
42. CAR ACCESSIBLE PARKING SIGN
43. VAN ACCESSIBLE PARKING SIGN
44. CURBSIDE TRASH COLLECTION AREA / LOADING AREA
45. STORM DRAIN UTILITY
46. SEWER UTILITY
47. WATER LINE UTILITY
48. FIRE SERVICE UTILITY
49. VISIBLE AND AUDIBLE WARNING DEVICE AT ENTRY

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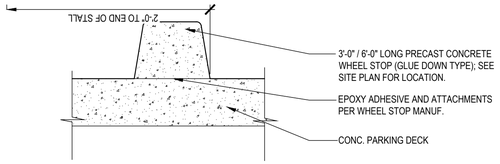
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
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11.17.2025	2ND PLANNING SUBMITTAL

ARCHITECTURAL SITE PLAN

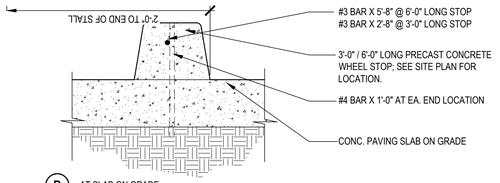
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PROJECT NO: 246148

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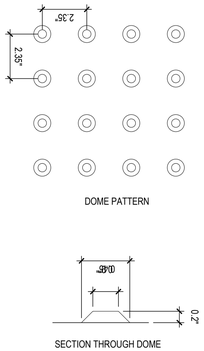
A AT SLAB ABOVE GRADE LEVEL



B AT SLAB ON GRADE

13 CONCRETE CURB

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



DOME PATTERN

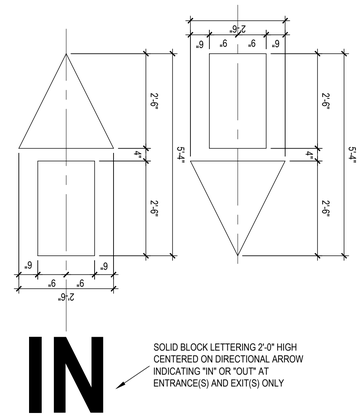
SECTION THROUGH DOME

TRUNCATED DOME SURFACES ARE REQUIRED IN THE FOLLOWING LOCATIONS:

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

9 TRUNCATED DOMES

SCALE: 3"=1'-0"



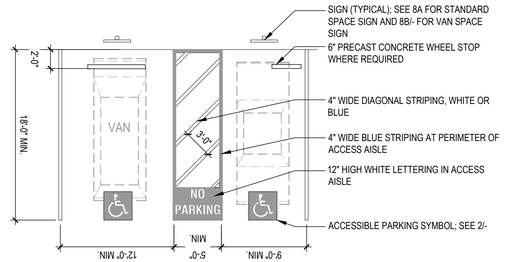
IN

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

5 DIRECTIONAL ARROW

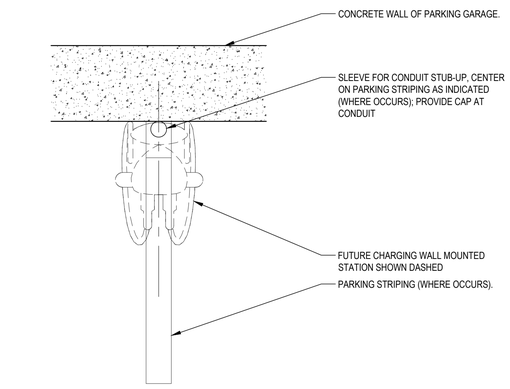
SCALE: 1/2"=1'-0"

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



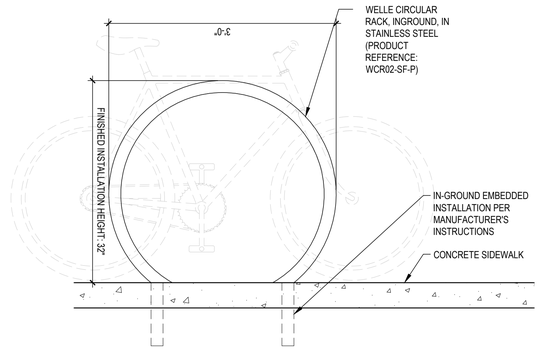
1 ACCESSIBLE PARKING SPACES

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



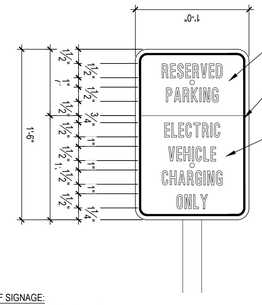
14 FUTURE EV CHARGING STUB OUT

SCALE: 1"=1'-0"



10 SHORT-TERM BIKE RACK

SCALE: 1"=1'-0"



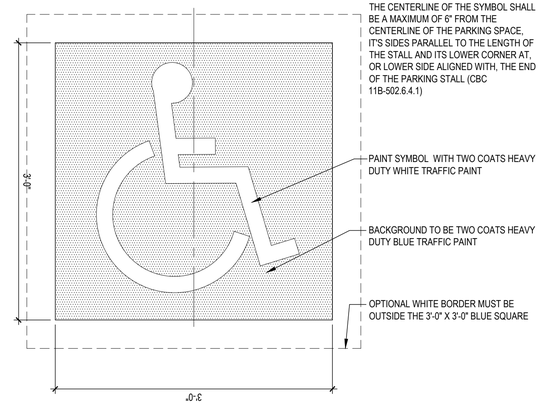
ELECTRIC VEHICLE CHARGING STATION SPACE IDENTIFICATION

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

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

6 ELECTRIC VEHICLE CHARGING STATION SIGNAGE

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



2 ACCESSIBILITY PARKING SYMBOL

SCALE: N.T.S.

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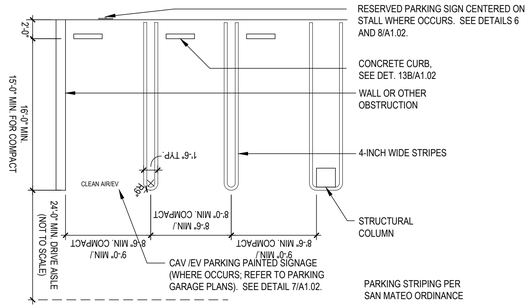
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⚠1 11.17.2025	2ND PLANNING SUBMITTAL

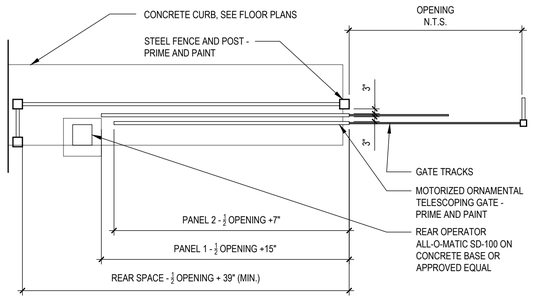
SITE DETAILS

A 1.02

PROJECT NO: 246148

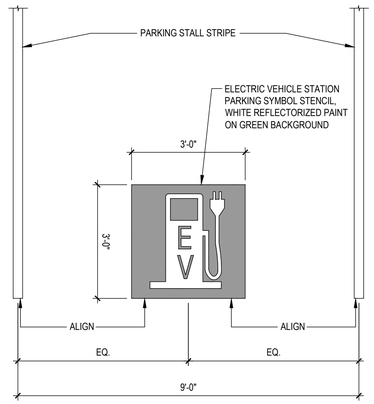
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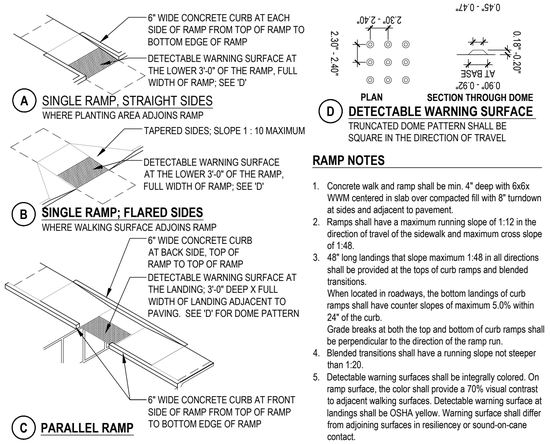
13 PARKING STALL STRIPING

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



5 EV PARKING STALL SYMBOL

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

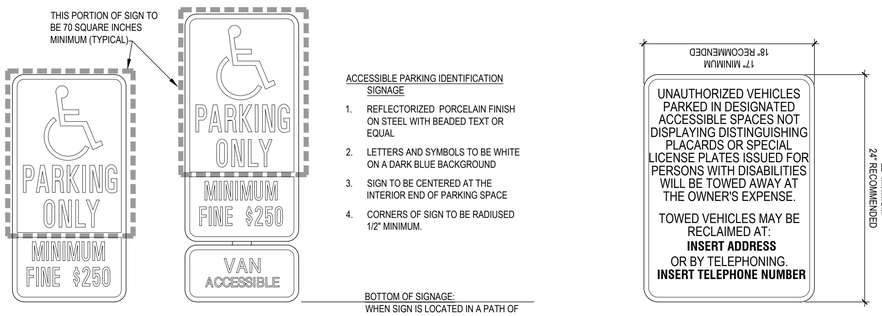


RAMP NOTES

1. Concrete walk and ramp shall be min. 4" deep with 6x6 WWM centered in slab over compacted fill with 8" turndown at sides and adjacent to pavement.
2. Ramps shall have a maximum running slope of 1:12 in the direction of travel of the sidewalk and maximum cross slope of 1:48.
3. 48" long landings that slope maximum 1:48 in all directions shall be provided at the tops of curb ramps and blended transitions.
   When located in roadways, the bottom landings of curb ramps shall have counter slopes of maximum 5.0% within 24" of the curb.
4. Blended transitions shall have a running slope not steeper than 1:20.
5. Detectable warning surfaces shall be integrally colored. On ramp surface, the color shall provide a 70% visual contrast to adjacent walking surfaces. Detectable warning surface at landings shall be OSHA yellow. Warning surface shall differ from adjoining surfaces in resiliency or sound-on-cane contact.

1 CURB RAMP CONFIGURATION

SCALE: N.T.S



ACCESSIBLE PARKING IDENTIFICATION SIGNAGE

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

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

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

UNAUTHORIZED VEHICLE WARNING SIGNAGE SHALL BE POSTED EITHER:

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

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

LETTERING SHALL BE A MINIMUM OF 1" IN HEIGHT.

SIGN TYPE A:
ACCESSIBLE CAR PARKING SPACE IDENTIFICATION

SIGN TYPE B:
ACCESSIBLE VAN PARKING SPACE IDENTIFICATION

SIGN TYPE C:
UNAUTHORIZED VEHICLE WARNING SIGN

6 ACCESSIBLE PARKING SIGNAGE & UNAUTHORIZED VEHICLE SIGNAGE

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

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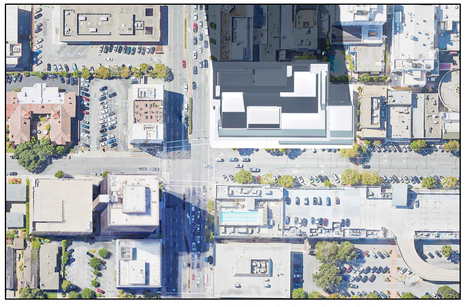
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SITE DETAILS

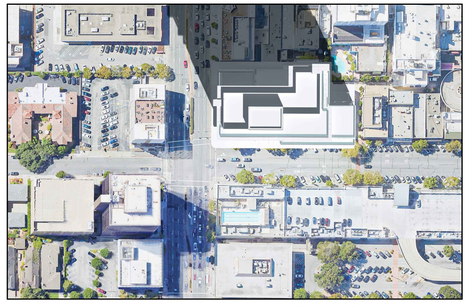
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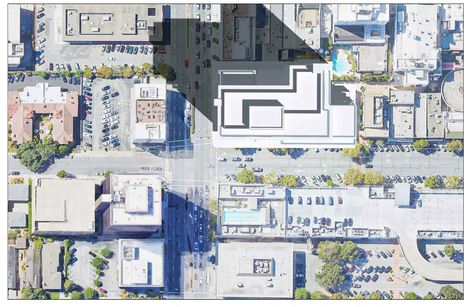
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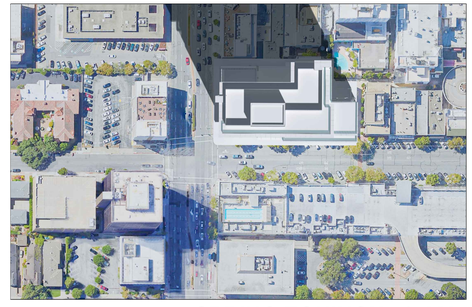
WINTER SOLSTICE - 9 AM 13
SCALE: N.T.S



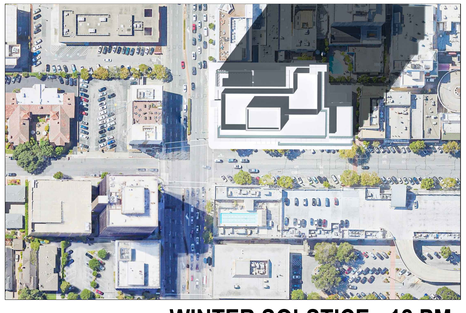
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SCALE: N.T.S



SUMMER SOLSTICE - 9 AM 5
SCALE: N.T.S



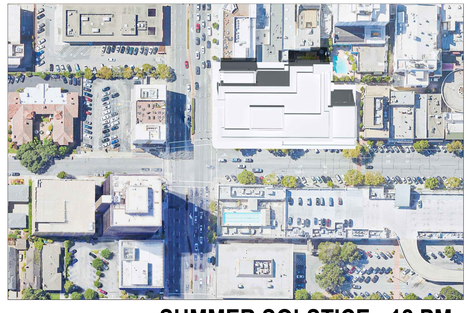
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WINTER SOLSTICE - 12 PM 14
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AUTUMN EQUINOX - 12 PM 10
SCALE: N.T.S



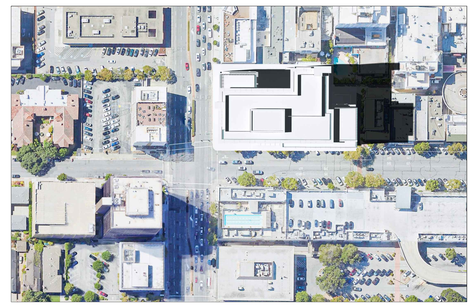
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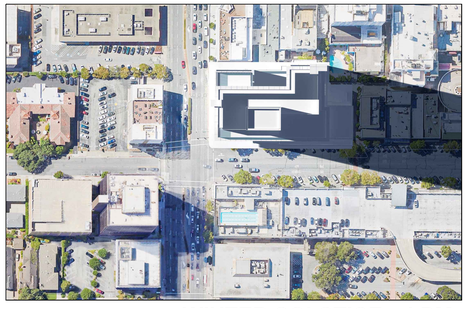
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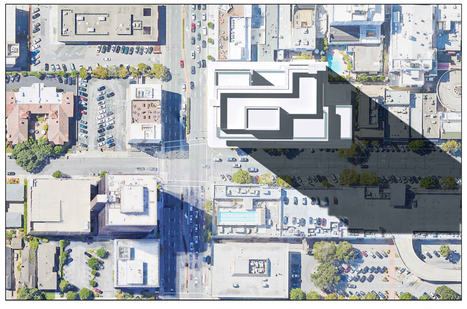
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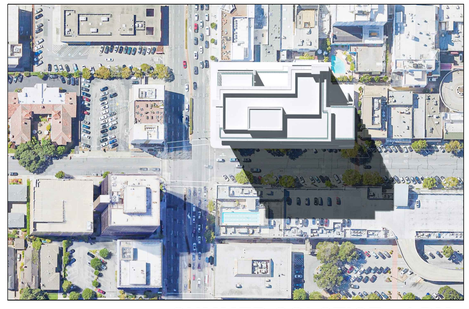
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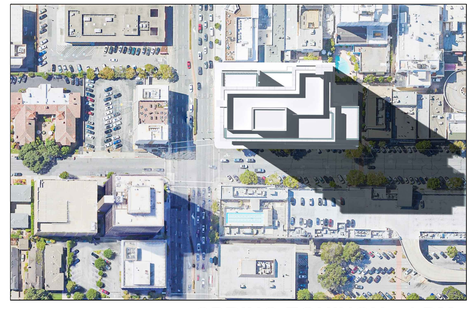
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AUTUMN EQUINOX - 4 PM 12
SCALE: N.T.S



SUMMER SOLSTICE - 4 PM 8
SCALE: N.T.S



SPRING EQUINOX - 4 PM 4
SCALE: N.T.S

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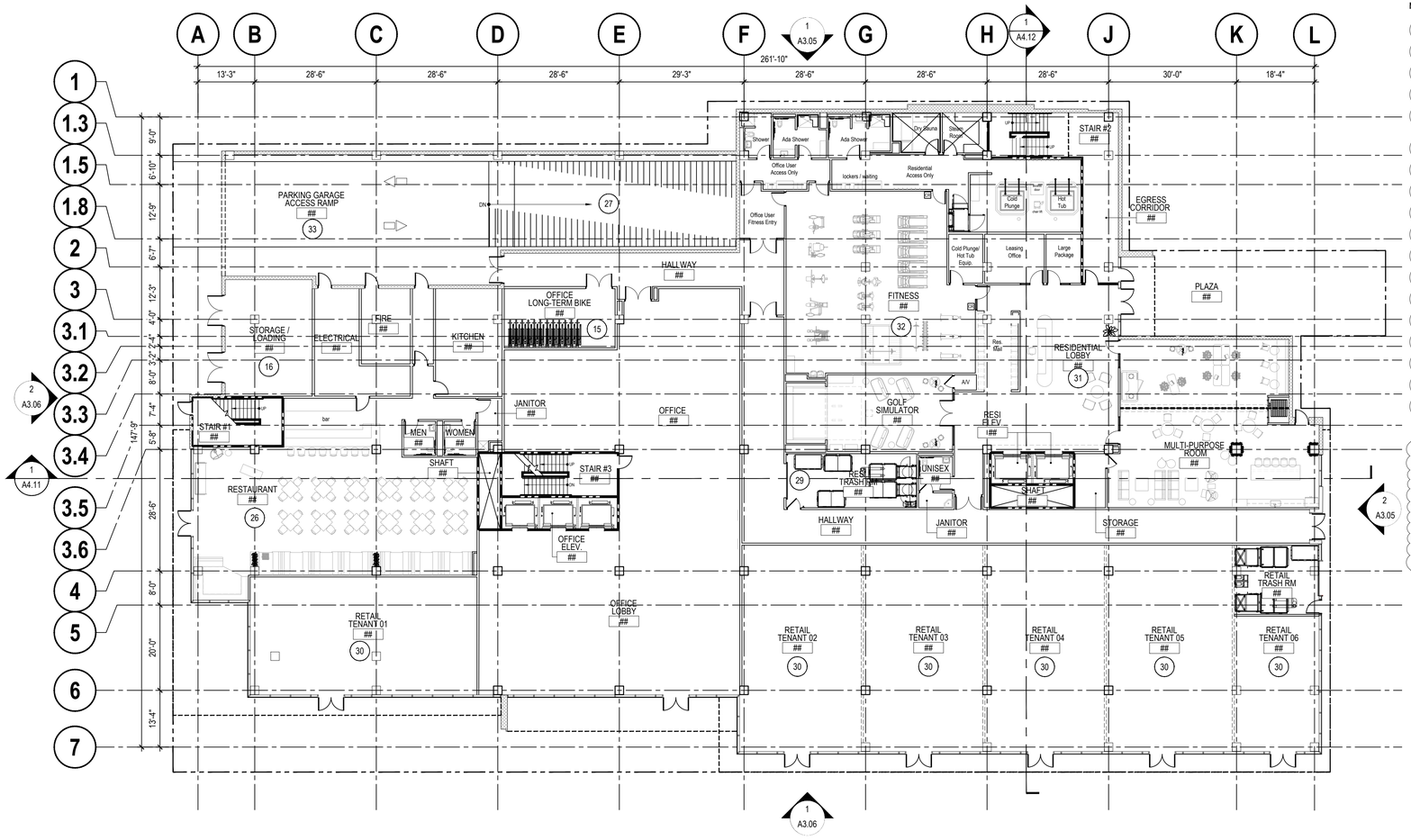
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SOLAR SHADOW STUDY

A1.11

PROJECT NO: 24



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. RESIDENTIAL TRASH ROOM
30. RETAIL
31. RESIDENTIAL LOBBY
32. FITNESS
33. COVERED PARKING ENTRANCE
34. 42" H. GUARDRAIL AT BALCONY
35. MECHANICAL EQUIPMENT SCREEN
36. PHOTOVOLTAIC SYSTEM AREA

FLOOR PLAN SYMBOLS LEGEND

- PARTITION OR WALL (ONE-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (TWO-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (UNRATED)
- FURNISH AND INSTALL DOOR & FRAME

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**

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2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
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1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

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In Association with:

A Planning Application For:
MECAH VENTURES
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SAN MATEO, CA 94401

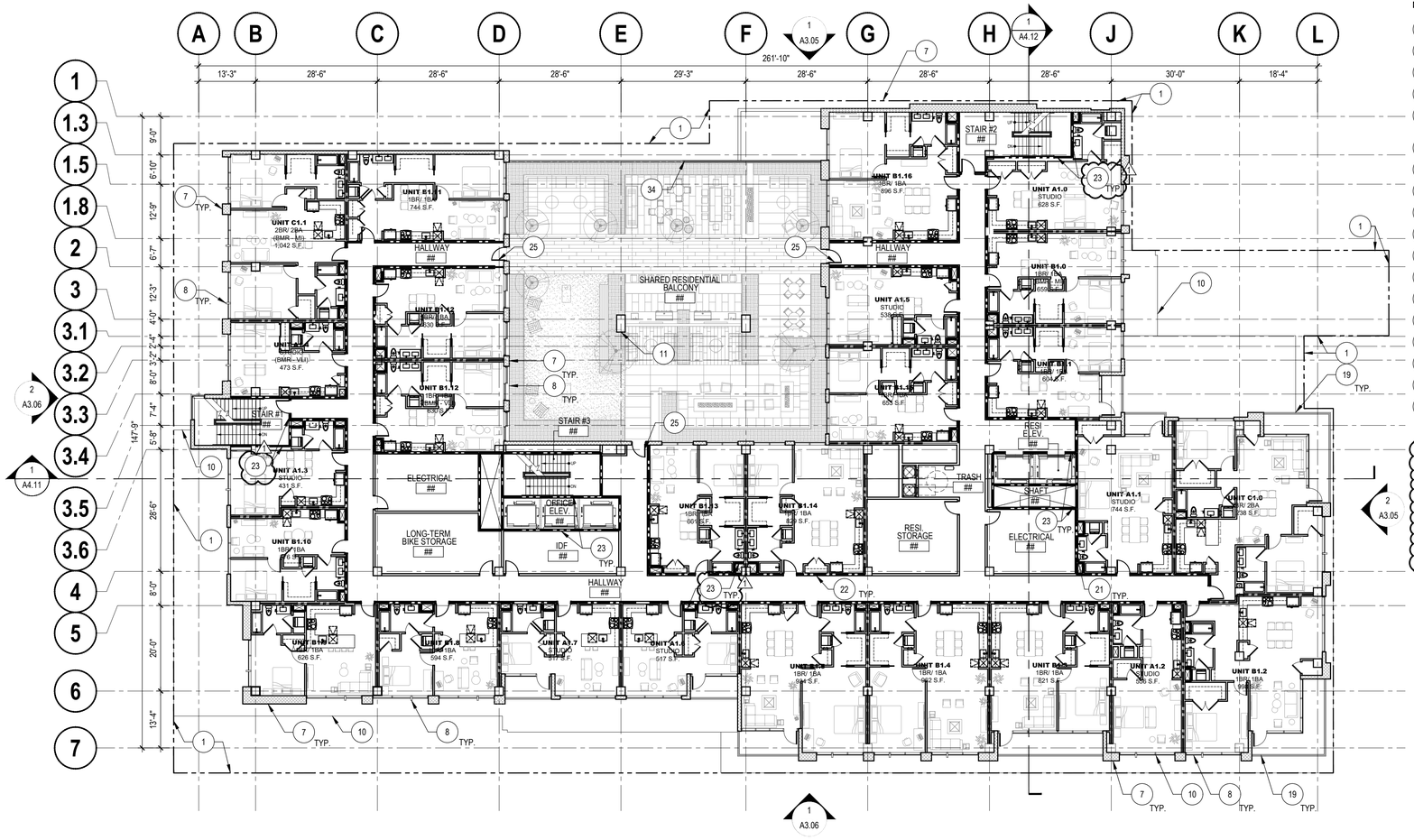
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
05.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

FLOOR PLAN
LEVEL 01

A 2.11

PROJECT NO: 246148

Q:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\246148 A211.dwg - Nov 17, 2025, 4:09pm - Mehdi



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
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26. RESTAURANT
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- PARTITION OR WALL (TWO-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (UNRATED)
- FURNISH AND INSTALL DOOR & FRAME

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
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	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	473	LEVEL 02	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 02	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 02	0	0	1	1	3%
STUDIO	A1.4	473	LEVEL 03	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 03	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 03	0	0	1	1	3%
STUDIO	A1.4	473	LEVEL 04	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 04	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 05	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 05	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 06	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 06	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 07	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 07	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 08	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 08	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 09	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 09	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 09	0	0	1	1	3%
STUDIO	A1.4	473	LEVEL 10	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 10	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 10	0	0	1	1	3%
TOTAL BMR UNITS				**18**	**0**	**18**	**36**	

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SAN MATEO, CA 94401

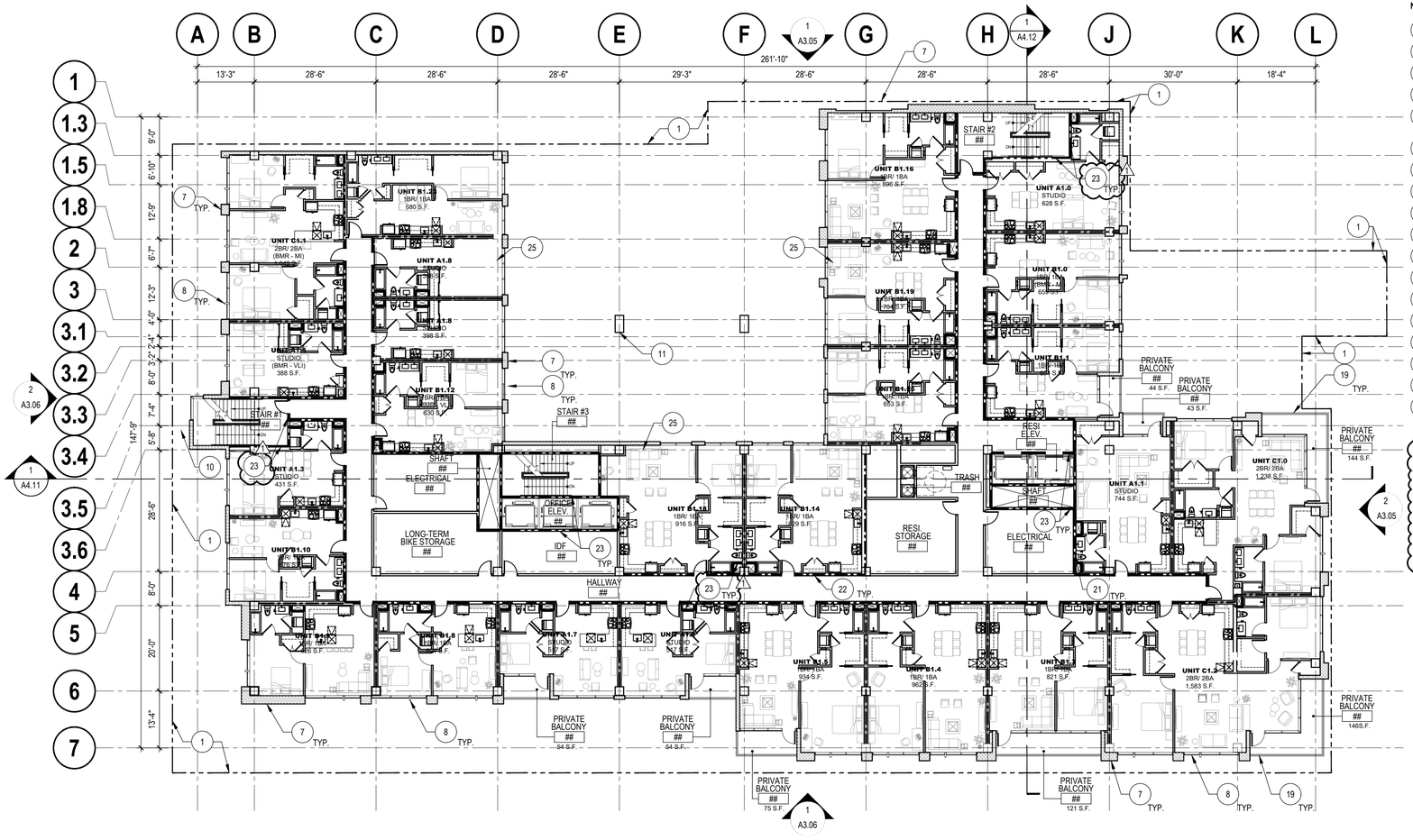
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
05.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

FLOOR PLAN
LEVEL 02

A 2.12

PROJECT NO: 246148

D:\2024 Jobs\246148 - 1E Camino & 4th Ave Development\01 Planning Application\246148 A212.dwg - Nov 17, 2025, 4:09pm - Mahesh



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
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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
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1BED/1BA	B1.0	659	LEVEL 02	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 02	0	0	1	1	3%
STUDIO	A1.4	473	LEVEL 03	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 03	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 03	0	0	1	1	3%
STUDIO	A1.4	473	LEVEL 04	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 04	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 05	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 05	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 06	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 06	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 07	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 07	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 08	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 08	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 09	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 09	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 09	0	0	1	1	3%
STUDIO	A1.4	473	LEVEL 10	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 10	1	0	1	2	6%
2BED/2BA	C1.1	1,042	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
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5. ACCESS RAMP TO BELOW GRADE PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM SIDEWALK
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FLOOR PLAN SYMBOLS LEGEND

- PARTITION OR WALL (ONE-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (TWO-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (UNRATED)
- FURNISH AND INSTALL DOOR & FRAME

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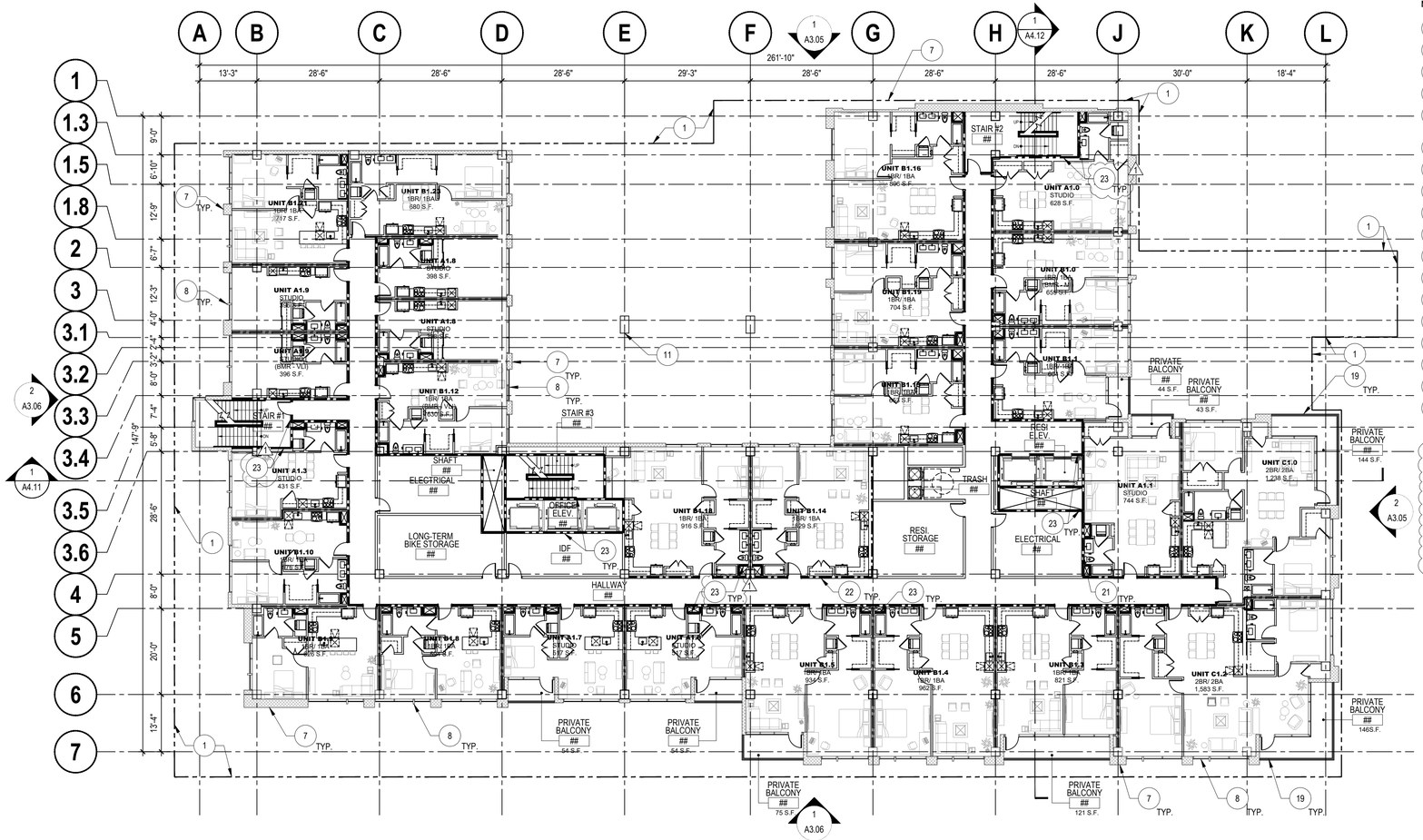
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATIO
05.30.2025	1ST PLANNING SUBMITTA
1 11.17.2025	2ND PLANNING SUBMITTA

FLOOR PLAN
LEVEL 03

A 2.13

PROJECT NO: 246148

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FLOOR PLAN - LEVEL 04 THRU LEVEL 07

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

0 10 20 40 60 80

KEYNOTES - FLOOR PLAN

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35. MECHANICAL EQUIPMENT SCREEN
36. PHOTOVOLTAIC SYSTEM AREA (1)

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STUDIO	A1.4	473	LEVEL 05	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 05	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 06	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 06	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 07	1	0	0	1	3%
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STUDIO	A1.4	473	LEVEL 08	1	0	0	1	3%
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STUDIO	A1.4	473	LEVEL 09	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 09	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 09	0	0	1	1	3%
STUDIO	A1.4	473	LEVEL 10	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 10	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 10	0	0	1	1	3%
TOTAL BMR UNITS				**18**	**0**	**18**	**36**	

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A Planning Application For:
MECAH VENTURES
1 E. 4TH AVENUE
SAN MATEO, CA 94401

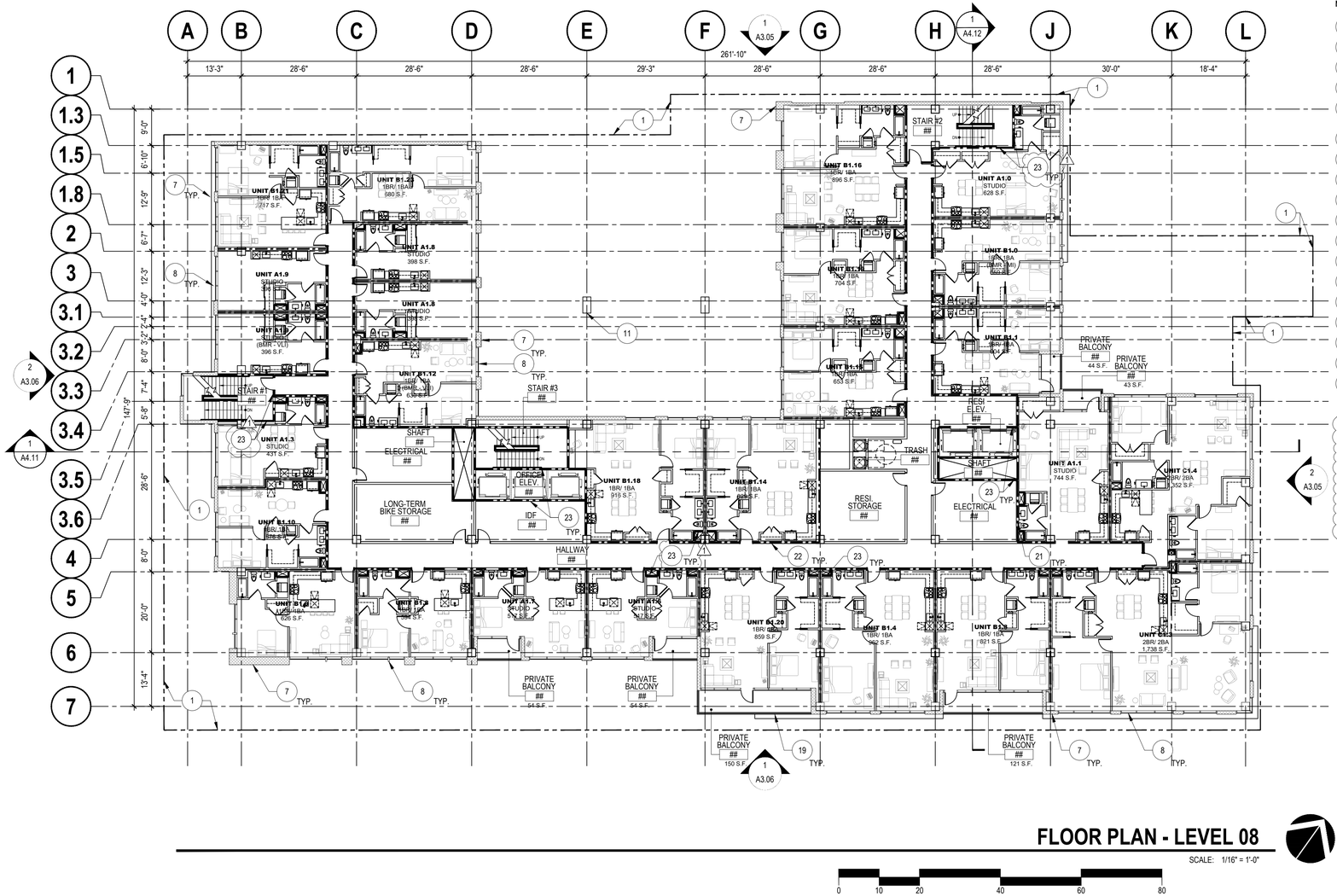
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
06.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

FLOOR PLAN
LEVEL 04 THRU LEVEL 07

A 2.14

PROJECT NO: 246148

G:\2024_246\CAD\A1.00 - El Camino & 4th Ave Development\1 Planning Application\246148-A2.14.dwg - Nov 17, 2025 - 4:10pm - Mohanb



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
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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. RESIDENTIAL TRASH ROOM
30. RETAIL
31. RESIDENTIAL LOBBY
32. FITNESS
33. COVERED PARKING ENTRANCE
34. 42" H. GUARDRAIL AT BALCONY
35. MECHANICAL EQUIPMENT SCREEN
36. PHOTOVOLTAIC SYSTEM AREA 1

FLOOR PLAN SYMBOLS LEGEND

- PARTITION OR WALL (ONE-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (TWO-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (UNRATED)
- FURNISH AND INSTALL DOOR & FRAME

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	473	LEVEL 02	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 02	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 02	0	0	1	1	3%
STUDIO	A1.4	473	LEVEL 03	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 03	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 03	0	0	1	1	3%
STUDIO	A1.4	473	LEVEL 04	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 04	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 05	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 05	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 06	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 06	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 07	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 07	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 08	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 08	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 09	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 09	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 09	0	0	1	1	3%
STUDIO	A1.4	473	LEVEL 10	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 10	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 10	0	0	1	1	3%
TOTAL BMR UNITS				**18**	**0**	**18**	**36**	

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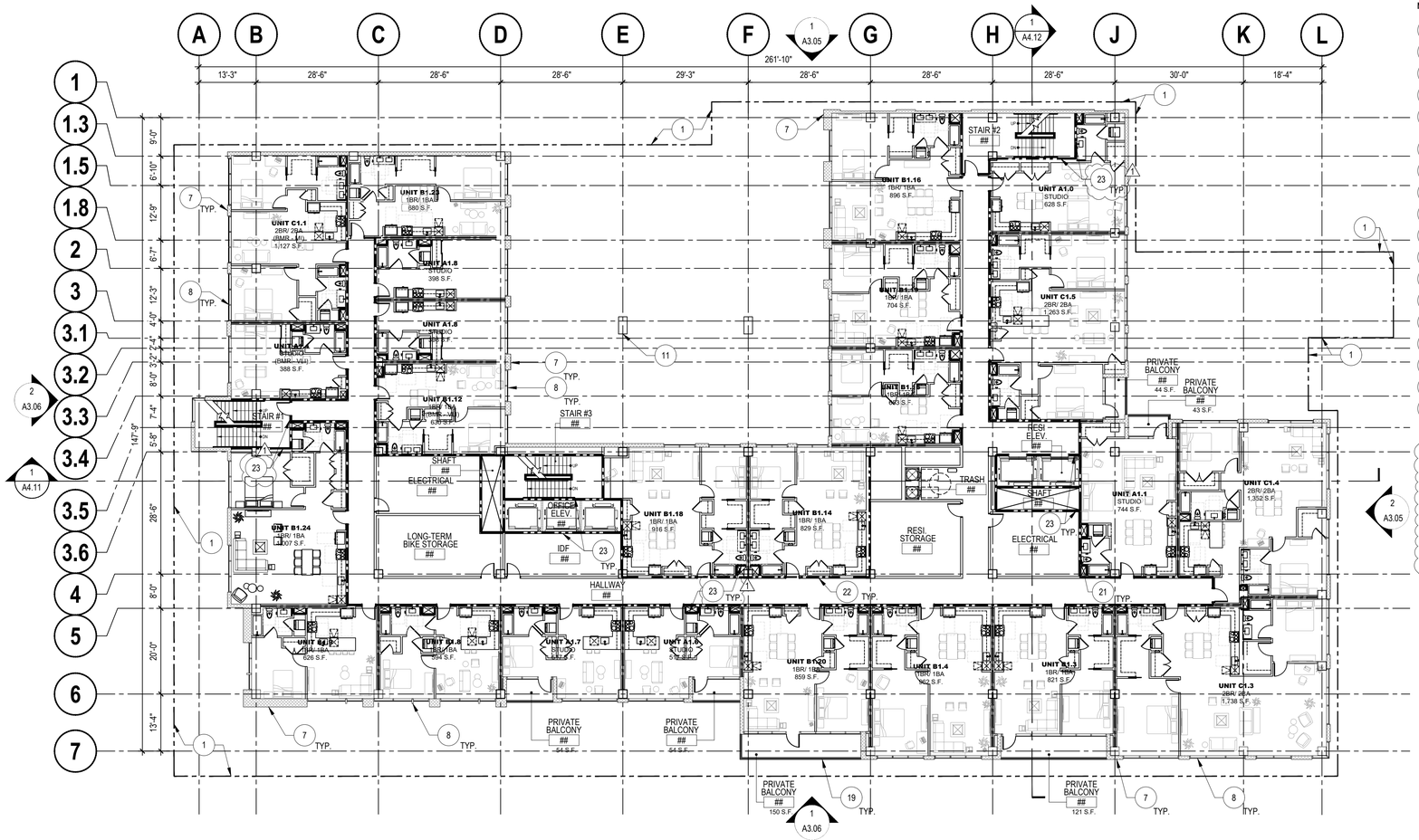
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
06.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

FLOOR PLAN
LEVEL 08

A 2.15

PROJECT NO: 246148

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FLOOR PLAN - LEVEL 09

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
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8. EXTERIOR ALUM./ GLASS WINDOW SYSTEM
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10. CANOPY BELOW
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15. OFFICE LONG-TERM BIKE LOCKERS
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25. EGRESS DOOR
26. RESTAURANT
27. PARKING GARAGE ACCESS RAMP
28. OPEN OFFICE AREA
29. RESIDENTIAL TRASH ROOM
30. RETAIL
31. RESIDENTIAL LOBBY
32. FITNESS
33. COVERED PARKING ENTRANCE
34. 42" H. GUARDRAIL AT BALCONY
35. MECHANICAL EQUIPMENT SCREEN
36. PHOTOVOLTAIC SYSTEM AREA (1)

FLOOR PLAN SYMBOLS LEGEND

- PARTITION OR WALL (ONE-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (TWO-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (UNRATED)
- FURNISH AND INSTALL DOOR & FRAME

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
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1BED/1BA	B1.0	659	LEVEL 02	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 02	0	0	1	1	3%
STUDIO	A1.4	473	LEVEL 03	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 03	1	0	1	2	6%
2BED/2BA	C1.1	1,042	LEVEL 03	0	0	1	1	3%
STUDIO	A1.4	473	LEVEL 04	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 04	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 05	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 05	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 06	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 06	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 07	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 07	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 08	1	0	0	1	3%
1BED/1BA	B1.0	659	LEVEL 08	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 09	1	0	0	1	3%
1BED/1BA	B1.12	630	LEVEL 09	1	0	1	2	6%
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STUDIO	A1.4	473	LEVEL 10	1	0	0	1	3%
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TOTAL BMR UNITS				**18**	**0**	**18**	**36**	

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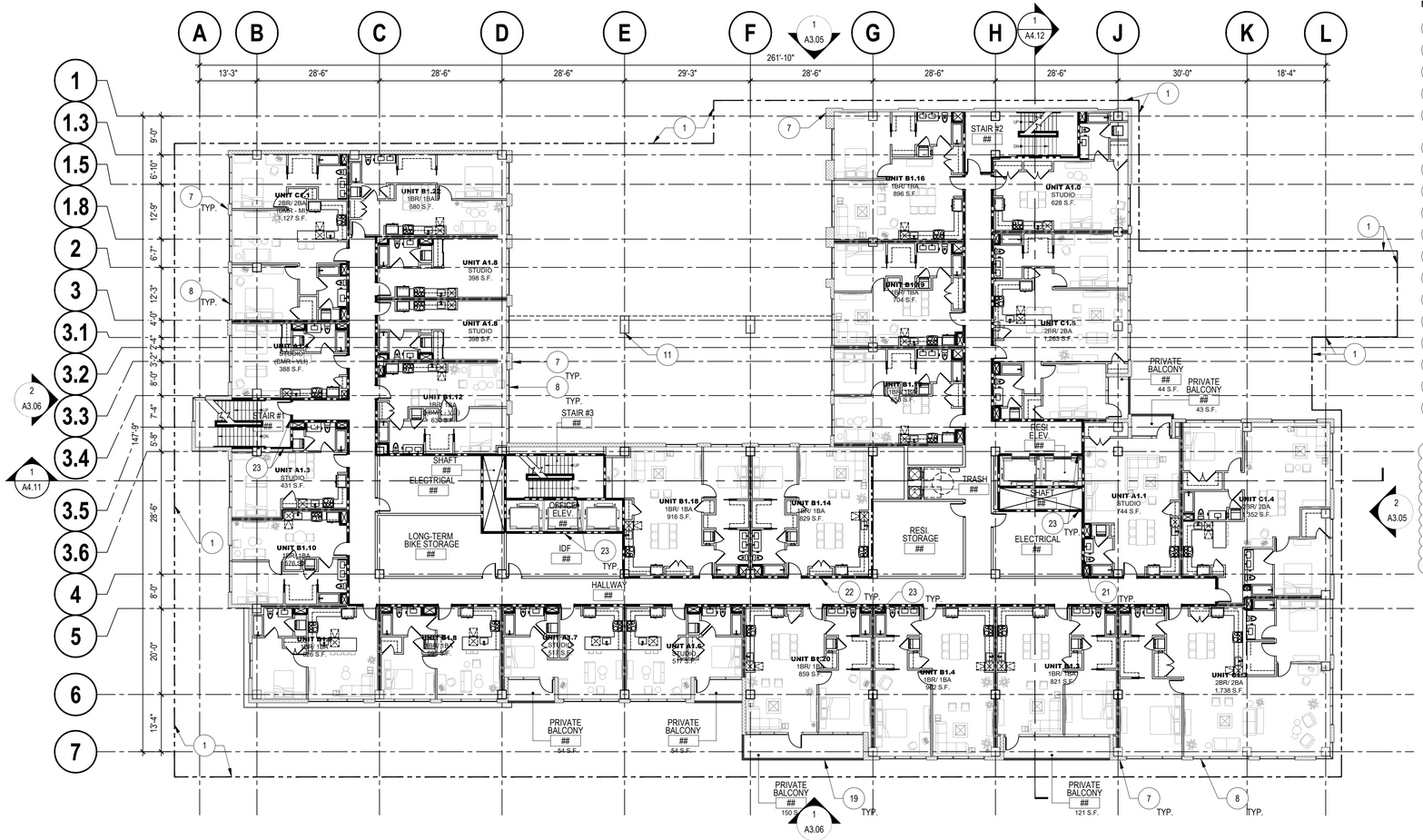
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
06.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

FLOOR PLAN
LEVEL 09

A 2.16

PROJECT NO: 246148

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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
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26. RESTAURANT
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32. FITNESS
33. COVERED PARKING ENTRANCE
34. 42" H. GUARDRAIL AT BALCONY
35. MECHANICAL EQUIPMENT SCREEN
36. PHOTOVOLTAIC SYSTEM AREA

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1BED/1BA	B1.0	659	LEVEL 06	1	0	2	3	8%
STUDIO	A1.4	473	LEVEL 07	1	0	0	1	3%
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SAN MATEO, CA 94401

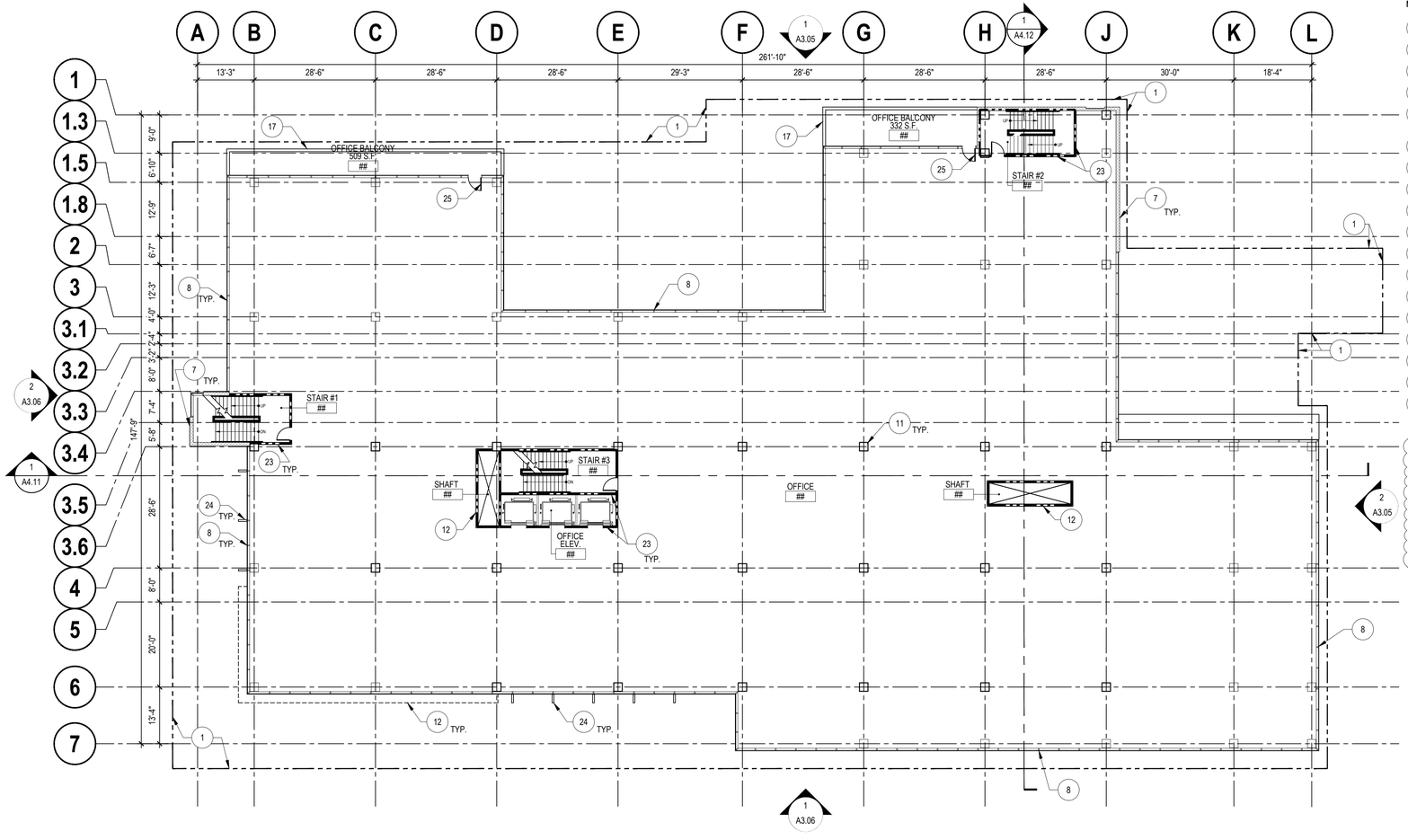
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
06.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

FLOOR PLAN
LEVEL 10

A 2.17

PROJECT NO: 246148

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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. RESIDENTIAL TRASH ROOM
30. RETAIL
31. RESIDENTIAL LOBBY
32. FITNESS
33. COVERED PARKING ENTRANCE
34. 42" H. GUARDRAIL AT BALCONY
35. MECHANICAL EQUIPMENT SCREEN
36. PHOTOVOLTAIC SYSTEM AREA

FLOOR PLAN SYMBOLS LEGEND

- PARTITION OR WALL (ONE-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (TWO-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (UNRATED)
- FURNISH AND INSTALL DOOR & FRAME

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**

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A Planning Application For:

MECAH VENTURES

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SAN MATEO, CA 94401

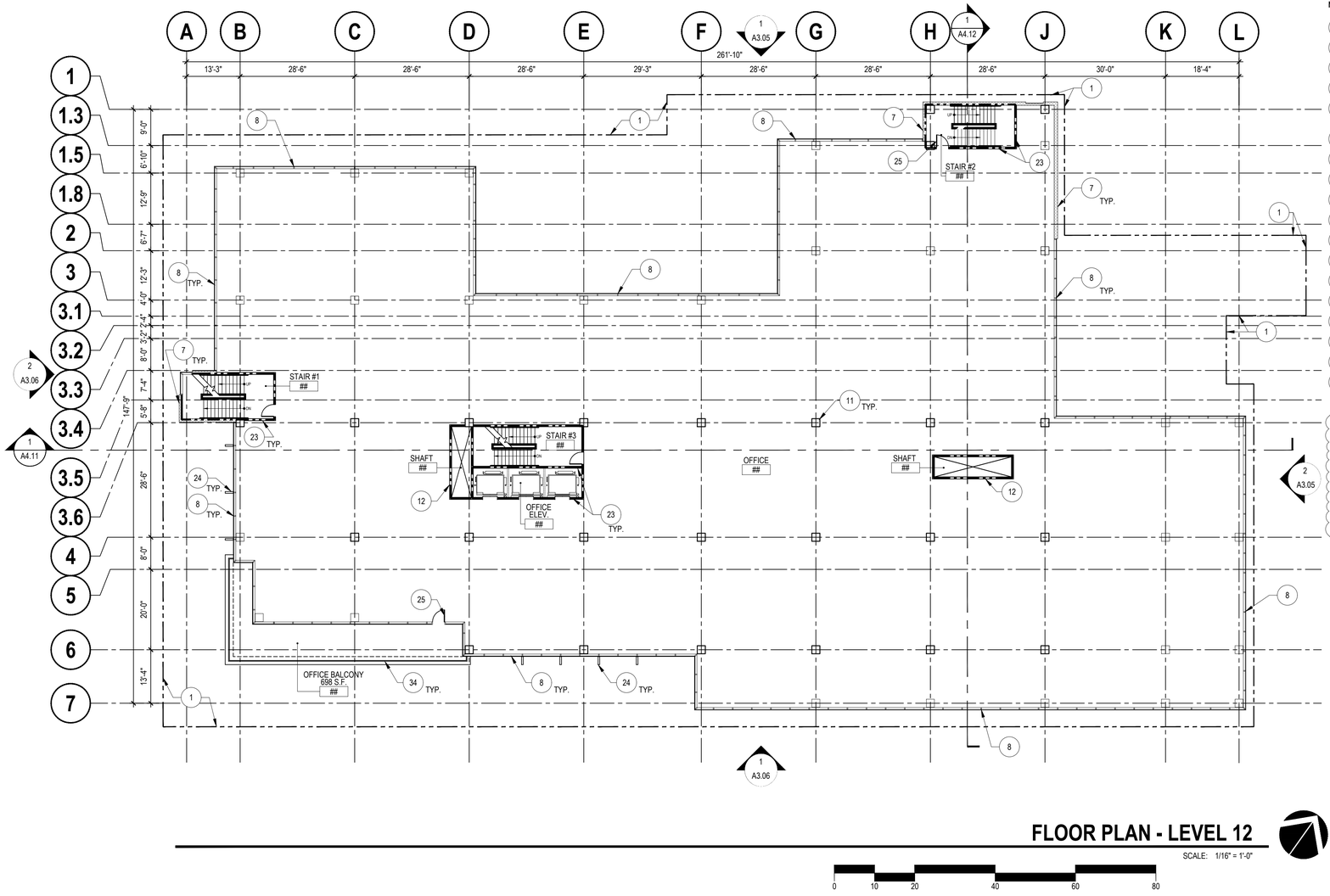
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1 11.17.2025	2ND PLANNING SUBMITTAL

FLOOR PLAN
LEVEL 11

A 2.18

PROJECT NO: 246148

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- FURNISH AND INSTALL DOOR & FRAME

FLOOR PLAN - LEVEL 12

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
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	Private Residential Open Space at level 6 (S.F.) - Provided		681
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	Private Residential Open Space at level 8 (S.F.) - Provided		466
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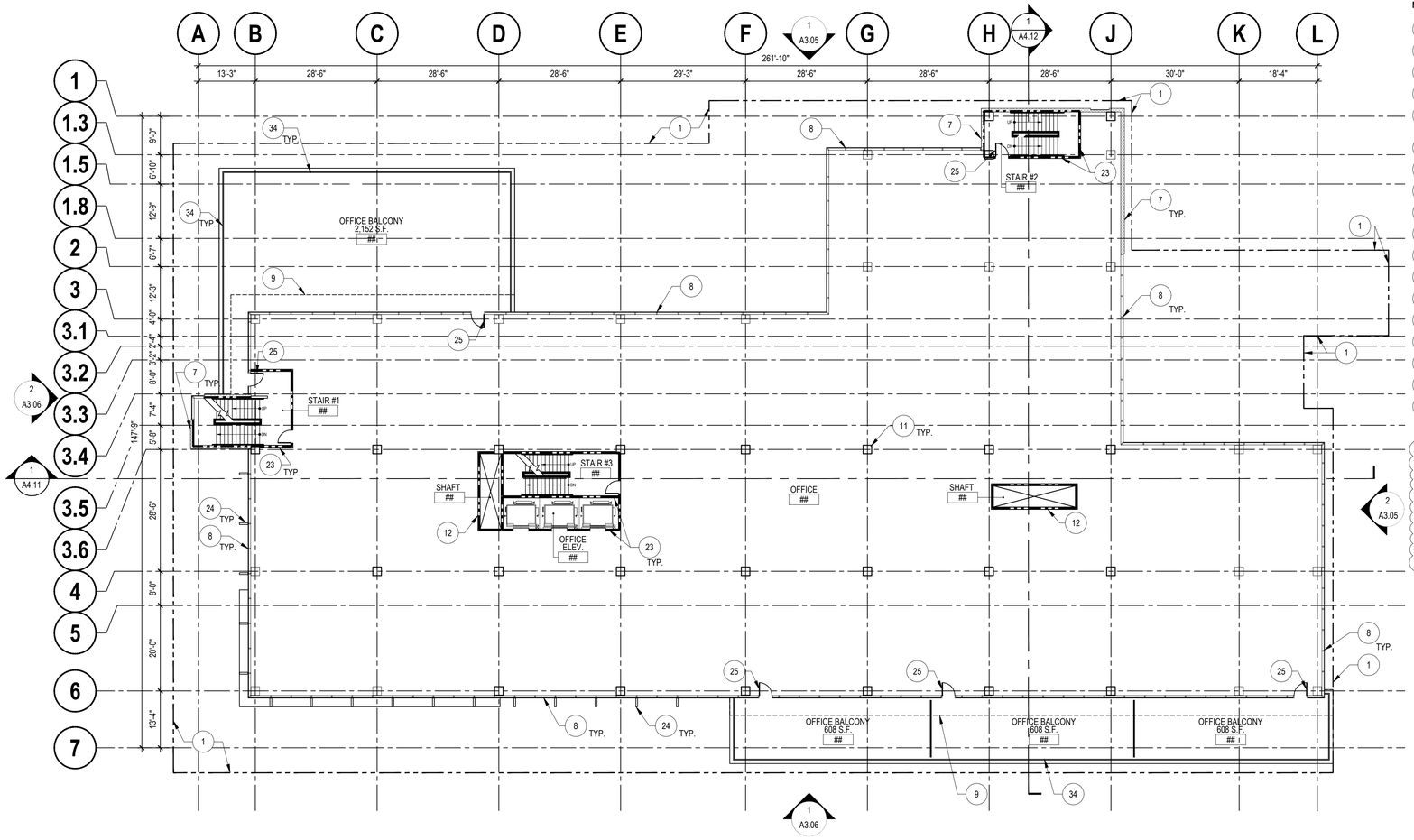
1 E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
06.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

FLOOR PLAN
LEVEL 12

A 2.19

PROJECT NO: 246148



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.

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FLOOR PLAN SYMBOLS LEGEND

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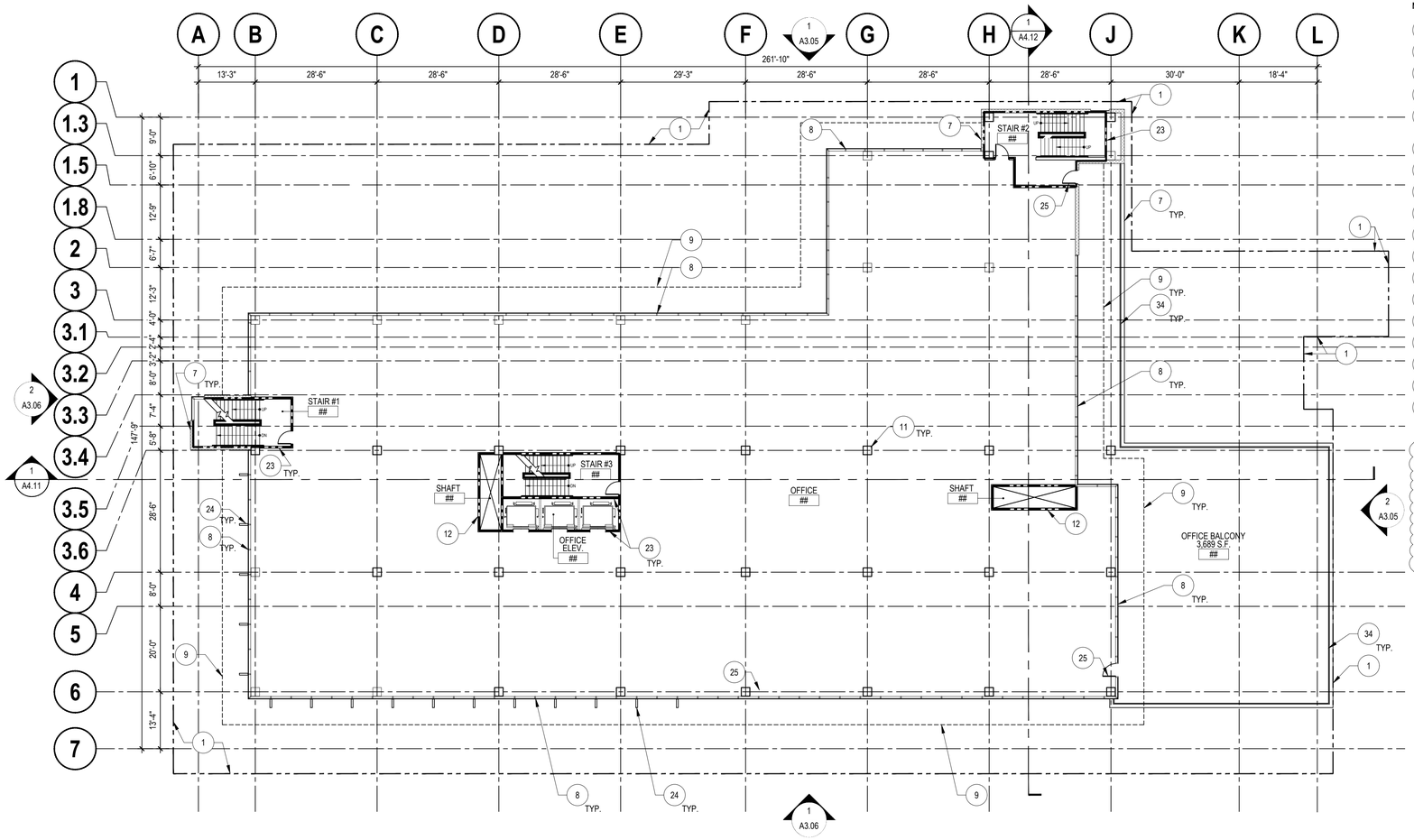
DATE	DESCRIPTION
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05.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

FLOOR PLAN
LEVEL 13

A 2.20

PROJECT NO: 246148

D:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\246148-A220.dwg Nov 17, 2025, 4:13pm Mikeh



KEYNOTES - FLOOR PLAN

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- FURNISH AND INSTALL DOOR & FRAME

FLOOR PLAN - LEVEL 14

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
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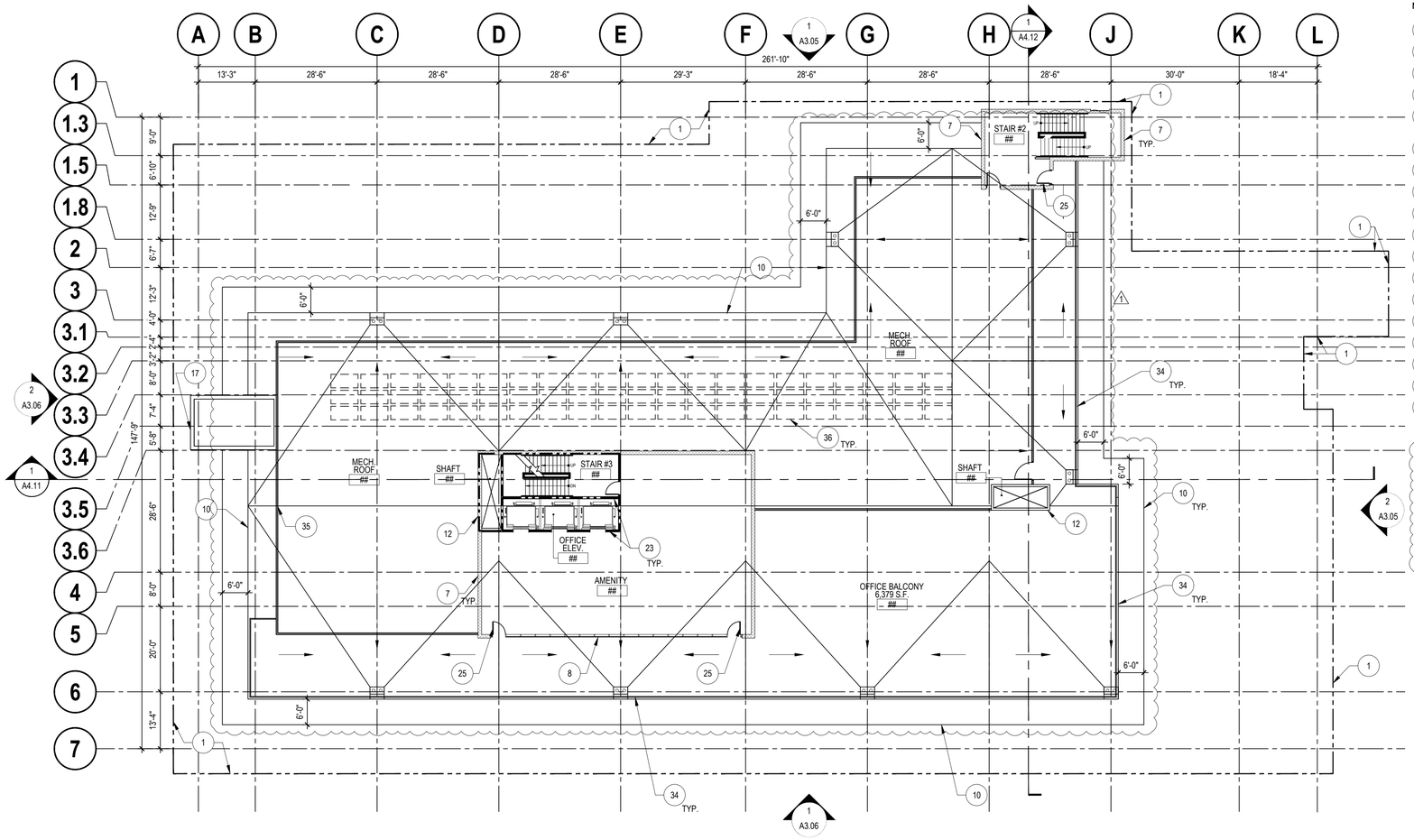
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FLOOR PLAN
LEVEL 14

A 2.21

PROJECT NO: 246148

Q:\2024 Jobs\246148 - El Camino & 4th Ave Development\07 Planning Application\246148-A221.dwg - Nov 17, 2025, 4:10pm - Mehdi



FLOOR PLAN - LEVEL 15

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

0 10 20 40 60 80

KEYNOTES - FLOOR PLAN

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- PARTITION OR WALL (UNRATED)
- FURNISH AND INSTALL DOOR & FRAME

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**

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In Association with:

A Planning Application For:

MECAH VENTURES

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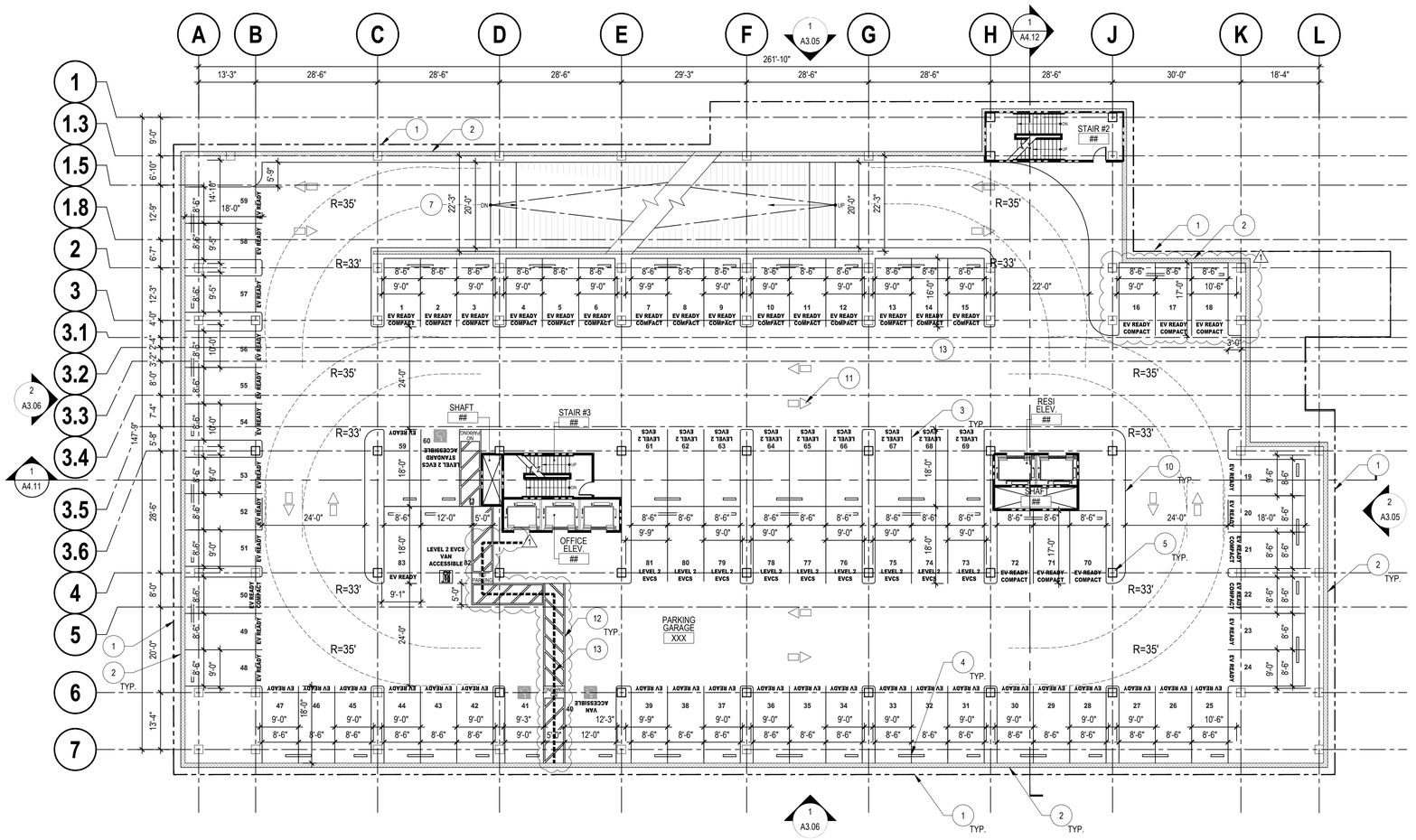
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
05.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

FLOOR PLAN
LEVEL 15

A 2.22

PROJECT NO: 246148

Q:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\246148 A222.dwg - Nov 17, 2025, 4:12pm - Mehdi



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
13. ACCESSIBLE ROUTE TO THE BUILDING ENTRANCE.

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**

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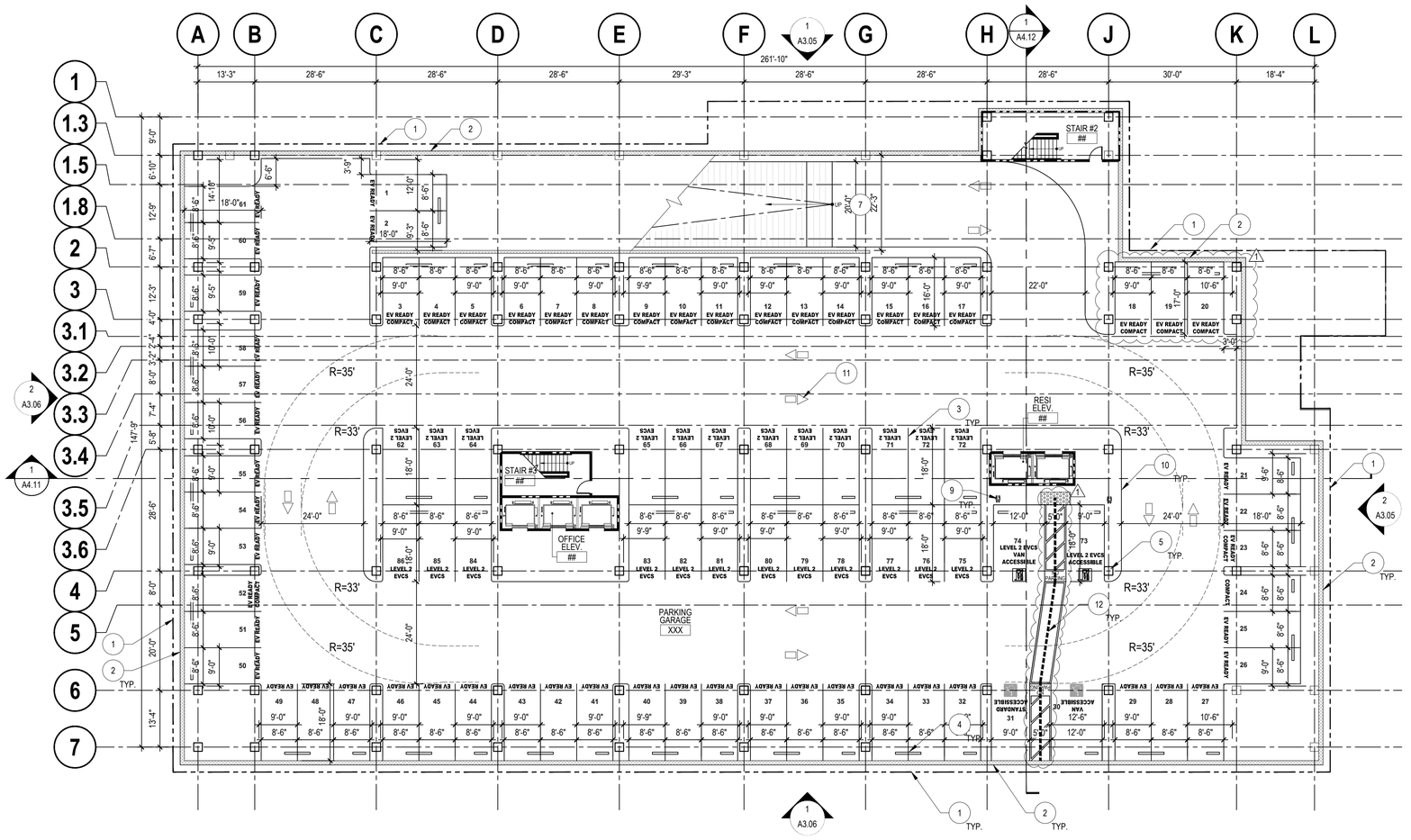
DATE	DESCRIPTION
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1 11.17.2025	2ND PLANNING SUBMITTAL

FLOOR PLAN
LEVEL P1

AP2.11

PROJECT NO: 246148

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FLOOR PLAN - LEVEL P2

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

0 10 20 40 60 80

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.
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PARKING ANALYSIS

PARKING - PROVIDED

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STANDARD ACCESSIBLE	1 SPACE
VAN ACCESSIBLE	1 SPACE
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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**

KEYNOTES - FLOOR PLAN

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MINIMUM BICYCLE PARKING STALLS REQUIRED

PER CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.64.262

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RESIDENTIAL	241 SPACES *
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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										
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	Level P1				24	37	1	1	18	1	1	84
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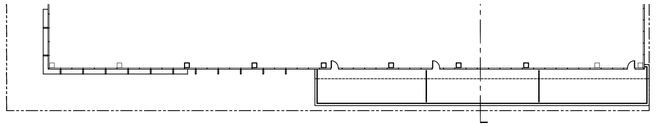
DATE	DESCRIPTION
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1 11.17.2025	2ND PLANNING SUBMITTAL

FLOOR PLAN
LEVEL P2

AP2.12

PROJECT NO: 246148

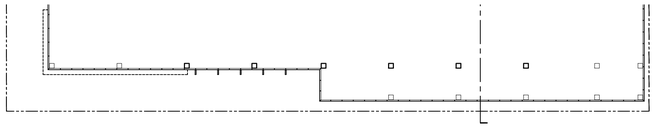
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PARTIAL FLOOR PLAN - LEVEL 13

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

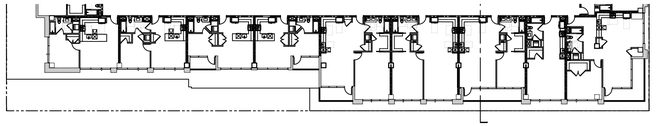
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PARTIAL FLOOR PLAN - LEVEL 11

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

2



PARTIAL FLOOR PLAN - LEVEL 02

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

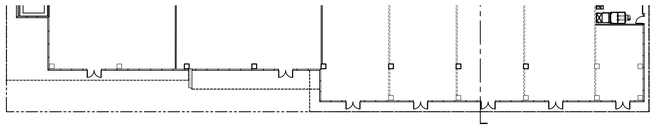
3



EAST 4TH AVENUE - EXTERIOR FACADE

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

4



PARTIAL FLOOR PLAN - LEVEL 01

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

5

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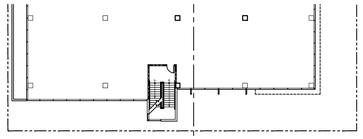
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1 11.17.2025	2ND PLANNING SUBMITTAL

PARTIAL FLOOR PLANS / EXTERIOR ELEVATION

A3.11

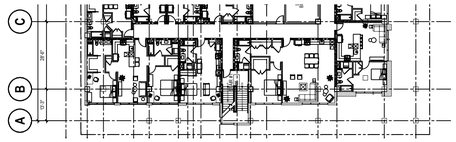
PROJECT NO: 246148

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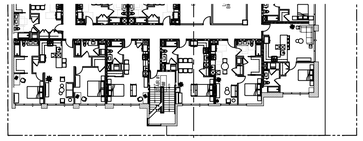
PARTIAL FLOOR PLAN - LEVEL 13

SCALE: 1/32" = 1'-0" — 1



PARTIAL FLOOR PLAN - LEVEL 11

SCALE: 1/32" = 1'-0" — 2



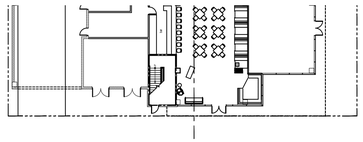
PARTIAL FLOOR PLAN - LEVEL 02

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

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A Planning Application For:
MECAH VENTURES
1 E. 4TH AVENUE
SAN MATEO, CA 94401

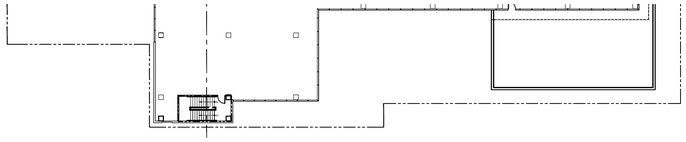
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
05.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

PARTIAL FLOOR PLANS / EXTERIOR ELEVATION

A3.12

PROJECT NO: 246148

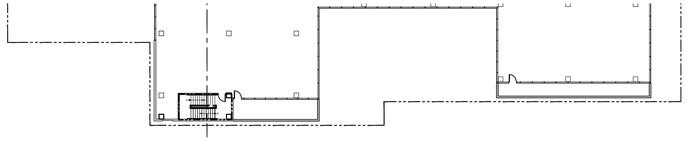
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PARTIAL FLOOR PLAN - LEVEL 13

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

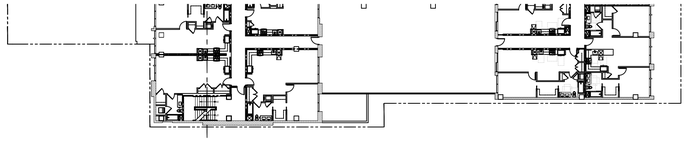
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PARTIAL FLOOR PLAN - LEVEL 11

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

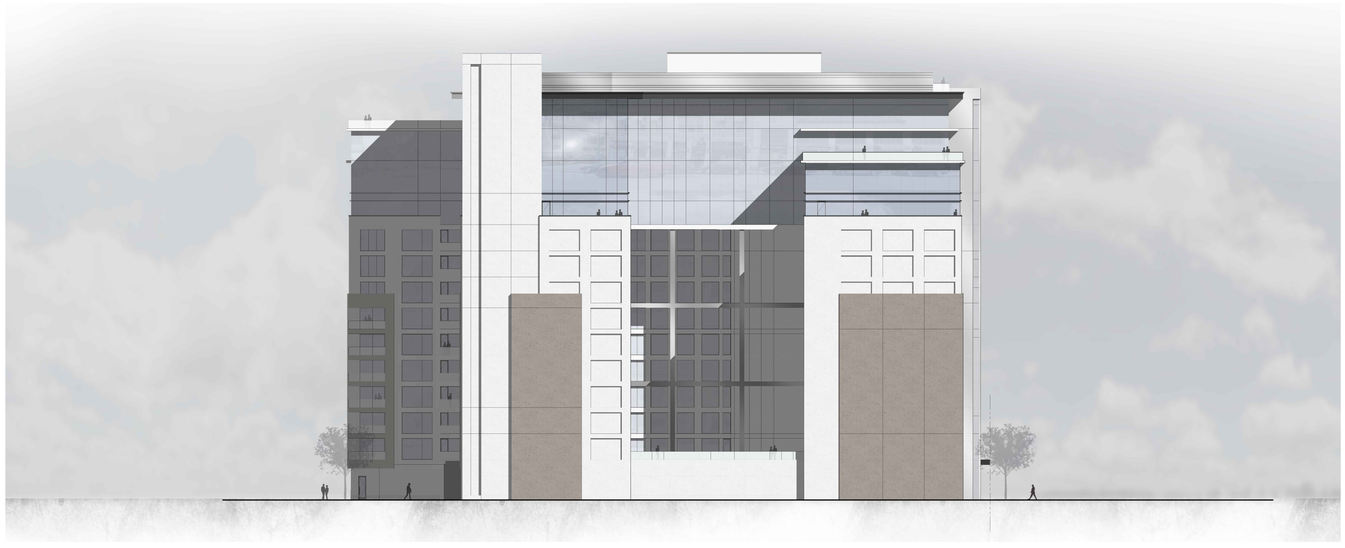
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PARTIAL FLOOR PLAN - LEVEL 02

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

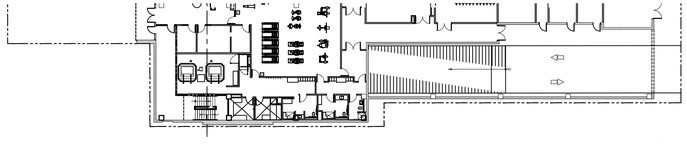
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NORTH (REAR) - EXTERIOR FACADE

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

4



PARTIAL FLOOR PLAN - LEVEL 01

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

5

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MECAH VENTURES

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SAN MATEO, CA 94401

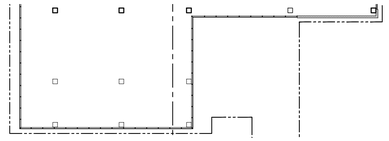
DATE	DESCRIPTION
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1 11.17.2025	2ND PLANNING SUBMITTAL

PARTIAL FLOOR PLANS / EXTERIOR ELEVATION

A3.13

PROJECT NO: 246148

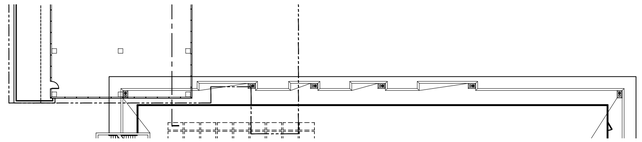
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PARTIAL FLOOR PLAN - LEVEL 13

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

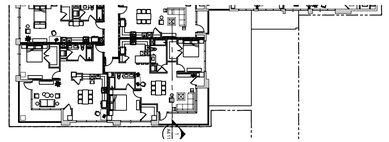
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PARTIAL FLOOR PLAN - LEVEL 11

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

2



PARTIAL FLOOR PLAN - LEVEL 02

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

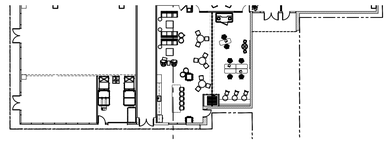
3



EAST (ALLEY) - EXTERIOR FACADE

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

4



PARTIAL FLOOR PLAN - LEVEL 01

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

5

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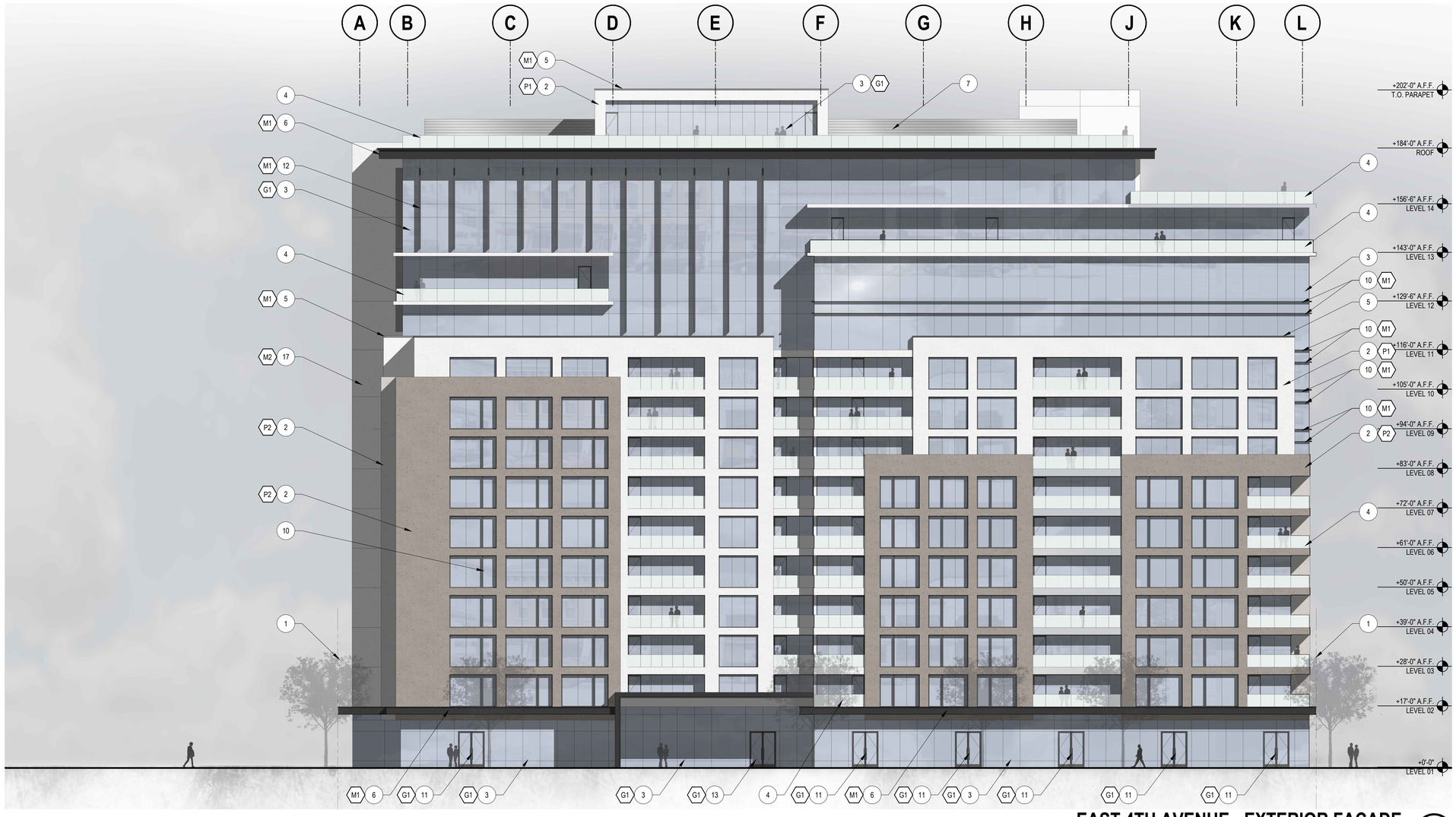
DATE	DESCRIPTION
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05.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

PARTIAL FLOOR PLANS / EXTERIOR ELEVATION

A3.14

PROJECT NO: 246148

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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

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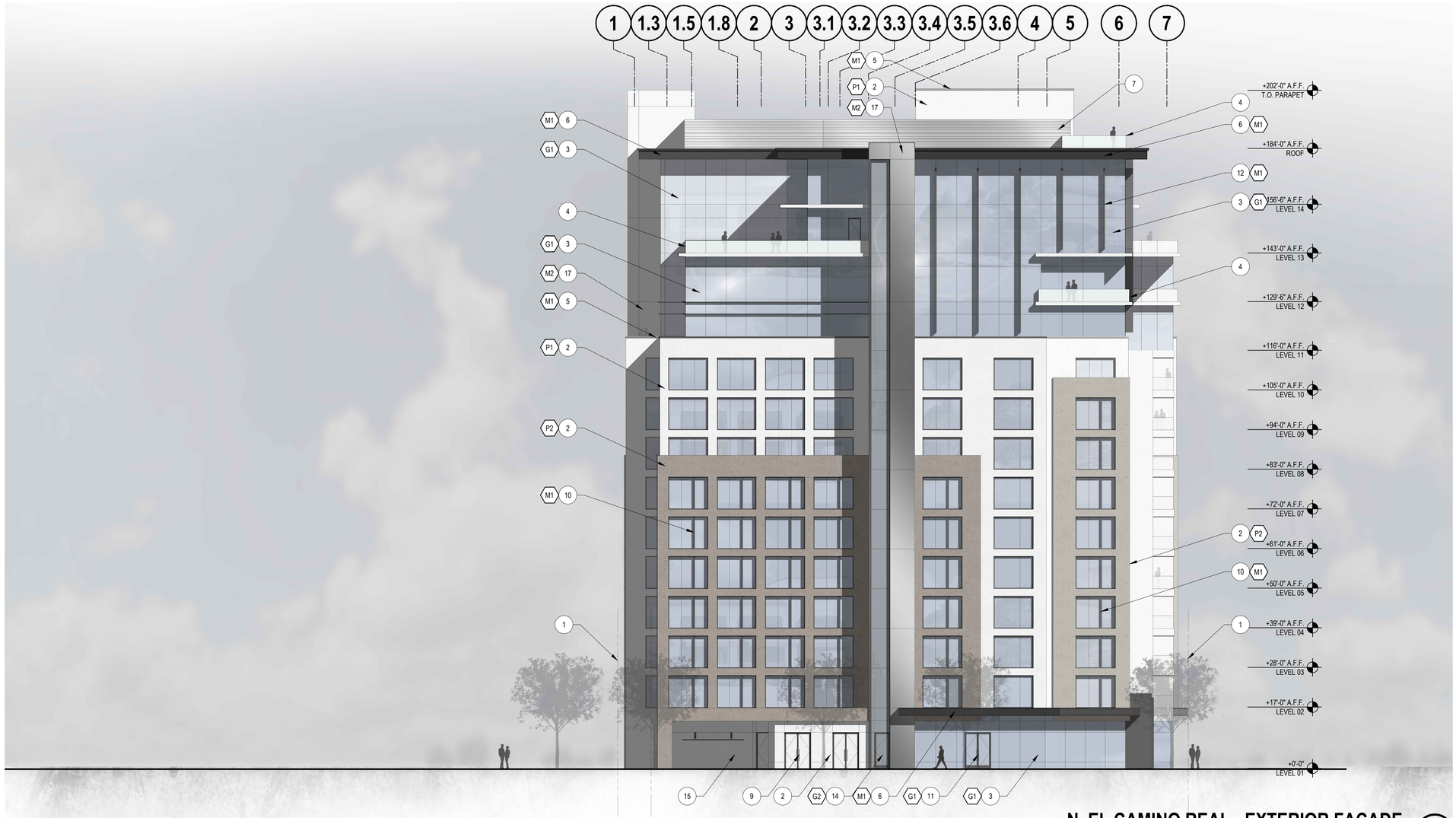
A Planning Application For:
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1 E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
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1 11.17.2025	2ND PLANNING SUBMITTAL

EXTERIOR ELEVATION

A3.15

PROJECT NO: 246148



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
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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

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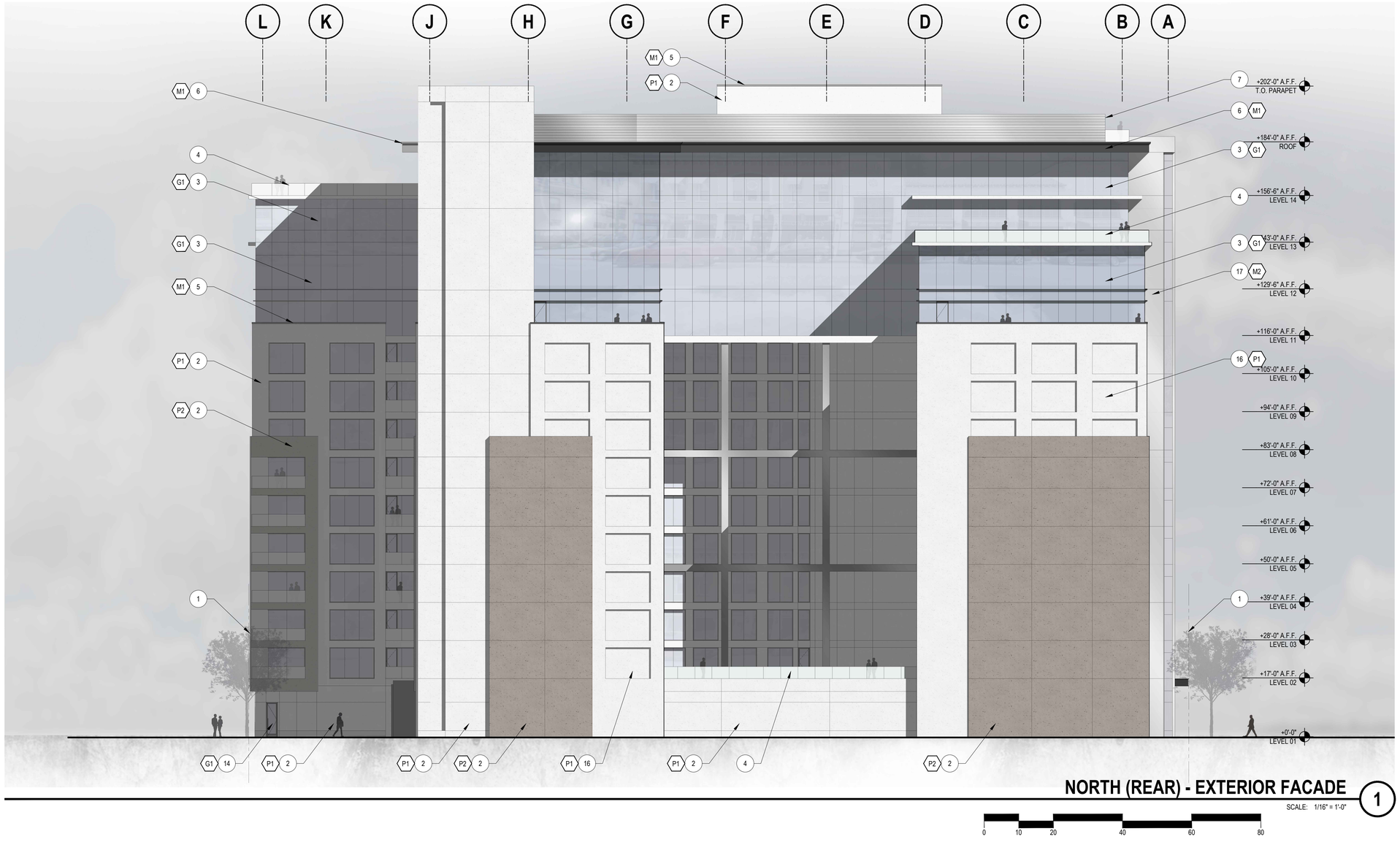
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EXTERIOR ELEVATION

A3.16

PROJECT NO: 246148



NORTH (REAR) - EXTERIOR FACADE

1

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

0 10 20 40 60 80

KEY NOTES - ELEVATIONS

NOT ALL KEYNOTES MAY APPLY

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2. PAINTED SMOOTH STUCCO - EXTERIOR WALL
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14. ALUMINUM/ GLASS ENTRY/EXIT EGRESS DOOR
15. BELOW GRADE PARKING ACCESS RAMP
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17. ALUMINUM COMPOSITE PANELS

MATERIAL PALETTE

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G1
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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
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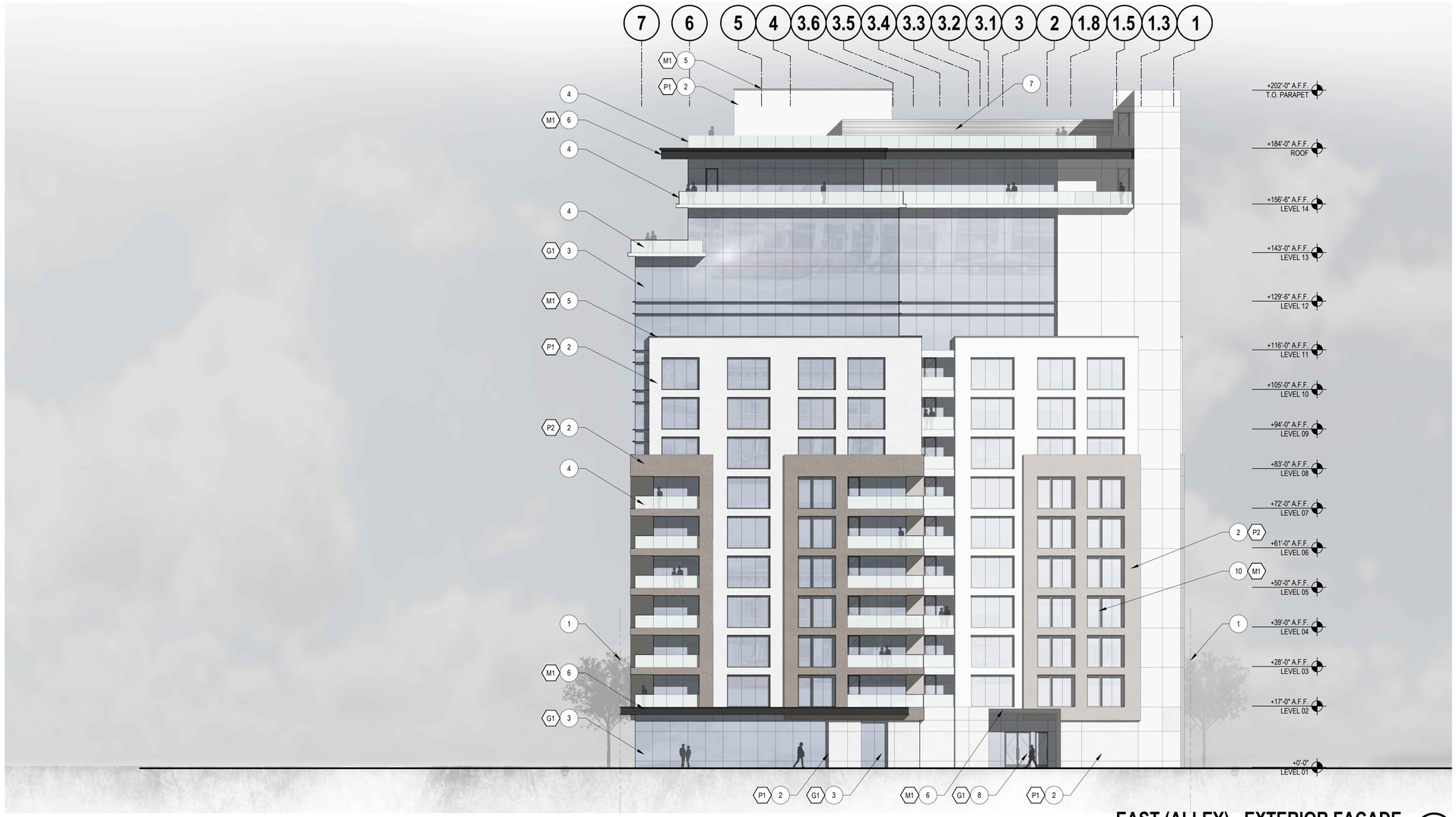
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EXTERIOR ELEVATION

A3.17

PROJECT NO: 246148

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EAST (ALLEY) - EXTERIOR FACADE

1

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

0 10 20 40 60 80

KEY NOTES - ELEVATIONS

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MATERIAL PALETTE

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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

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In Association with:

A Planning Application For:
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SAN MATEO, CA 94401

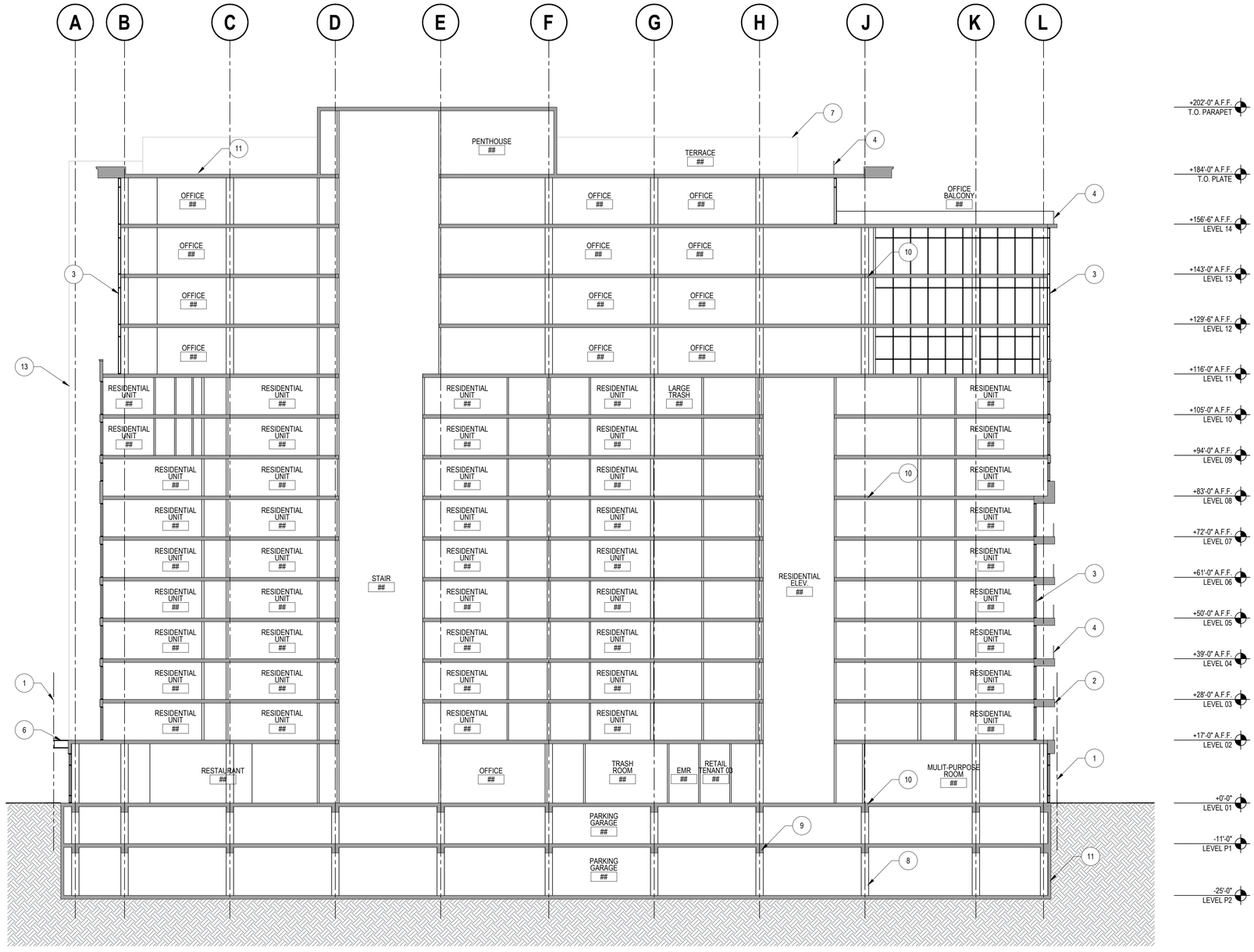
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
05.30.2025	1ST PLANNING SUBMITTAL
⚠1 11.17.2025	2ND PLANNING SUBMITTAL

EXTERIOR ELEVATION

A3.18

PROJECT NO: 246148

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BUILDING SECTION

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

1

KEYNOTES

1. EXISTING PROPERTY LINE
2. PAINTED SMOOTH STUCCO - EXTERIOR WALL
3. BUTT JOINT CURTAIN WALL/ STOREFRONT SYSTEM
4. 42"H. FRAMELESS GLASS GUARDRAIL
5. ALUMINUM COMPOSITE PARAPET WALL CAP
6. ALUMINUM COMPOSITE CANOPY SYSTEM
7. MECHANICAL EQUIPMENT SCREEN
8. REINFORCED CONCRETE COLUMN
9. CONCRETE BEAM
10. CONCRETE SLAB
11. CONCRETE RETAINING WALL WITH WATERPROOFING
12. SINGLE-PLY ROOFING SYSTEM OVER RIGID INSULATION
13. WALL BEYOND

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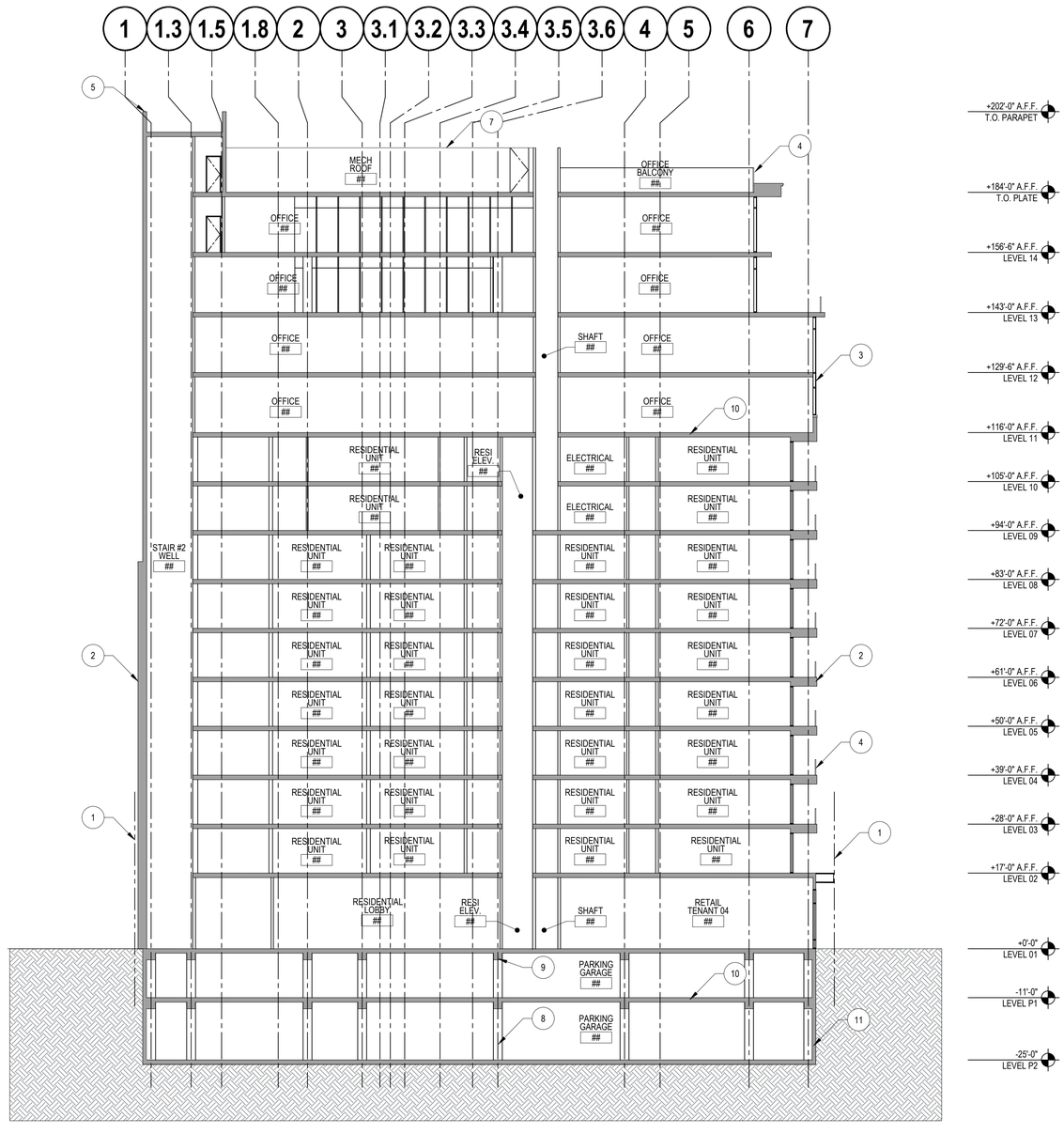
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
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1 11.17.2025	2ND PLANNING SUBMITTAL

BUILDING SECTION

A4.11

PROJECT NO: 246148

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BUILDING SECTION 1

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

0 10 20 40 60 80

KEYNOTES

1. EXISTING PROPERTY LINE
2. PAINTED SMOOTH STUCCO - EXTERIOR WALL
3. BUTT JOINT CURTAIN WALL/ STOREFRONT SYSTEM
4. 42"H. FRAMELESS GLASS GUARDRAIL
5. ALUMINUM COMPOSITE PARAPET WALL CAP
6. ALUMINUM COMPOSITE CANOPY SYSTEM
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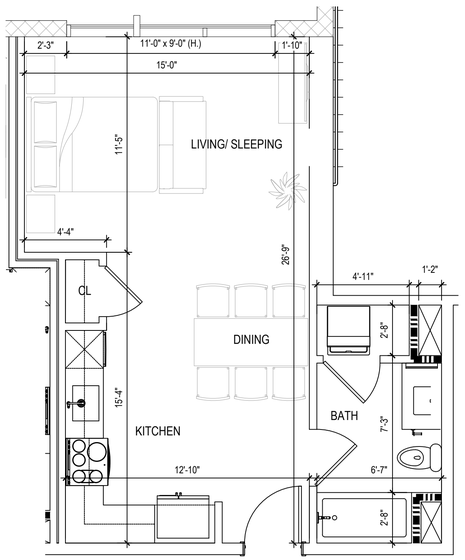
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BUILDING SECTION

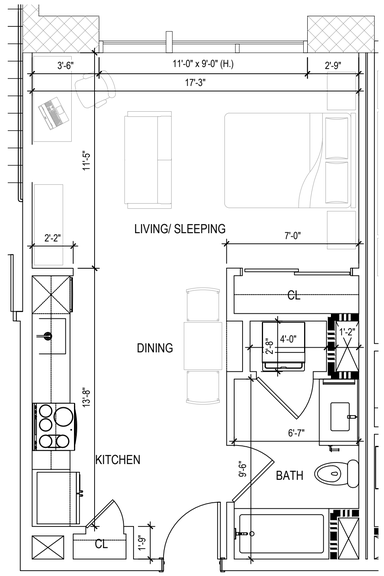
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PROJECT NO: 246148

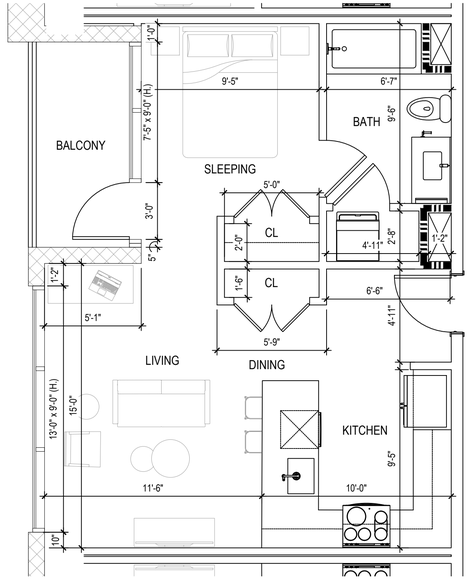
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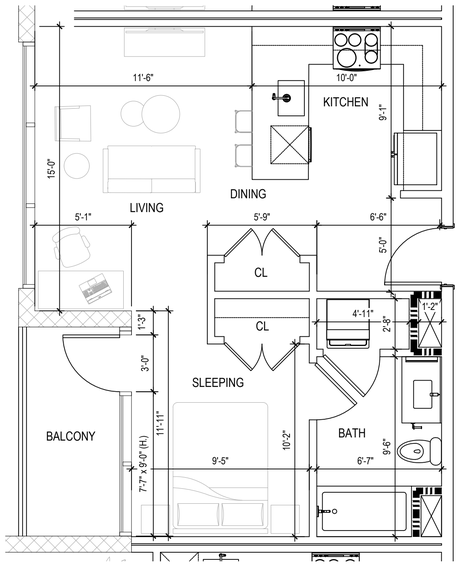
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431 S.F.



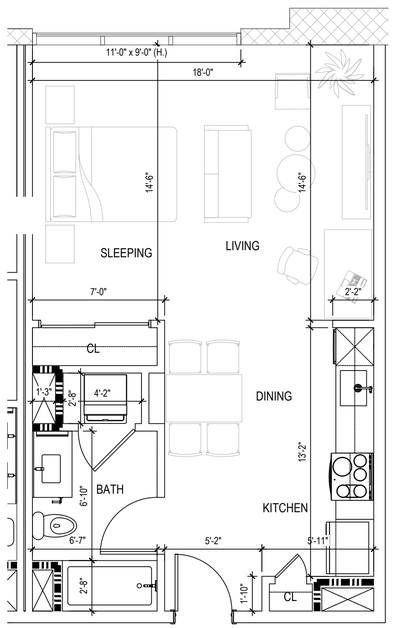
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473 S.F.
(1) VERY LOW INCOME UNIT
@ LEVEL 2 THRU LEVEL 9 = TOTAL 8



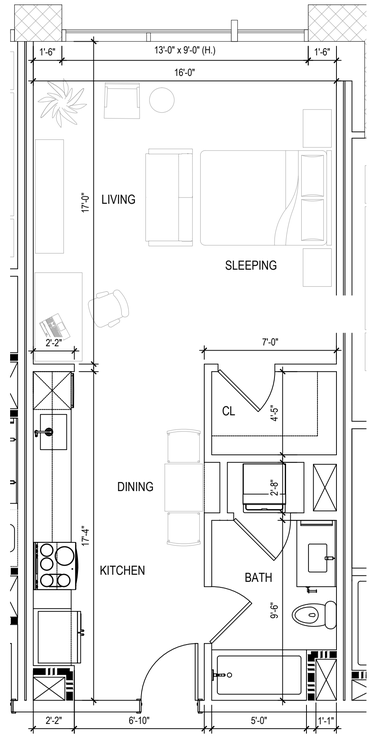
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517 S.F.



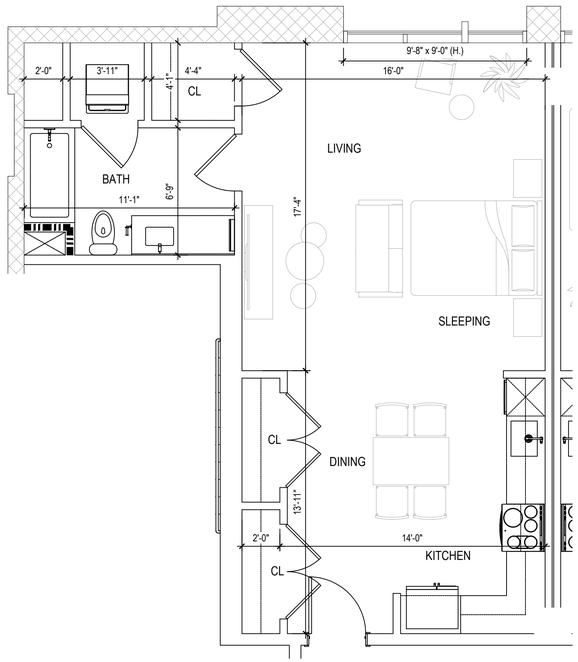
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517 S.F.



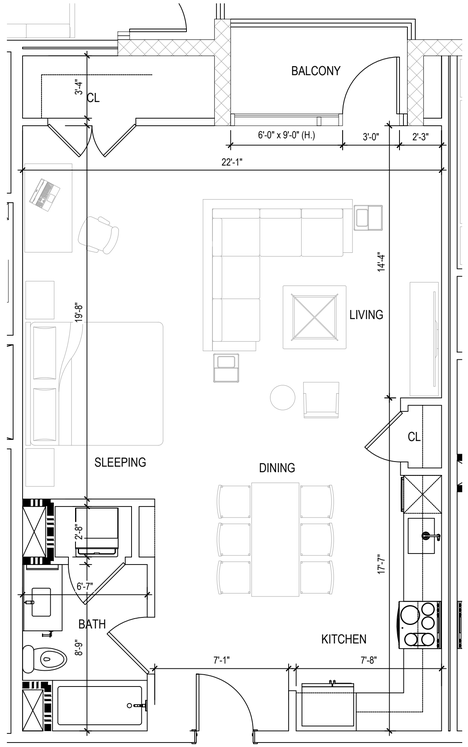
ENLARGED PLAN - STUDIO A1.5
538 S.F.



ENLARGED PLAN - STUDIO A1.2
556 S.F.



ENLARGED PLAN - STUDIO A1.0
628 S.F.



ENLARGED PLAN - STUDIO A1.1
744 S.F.

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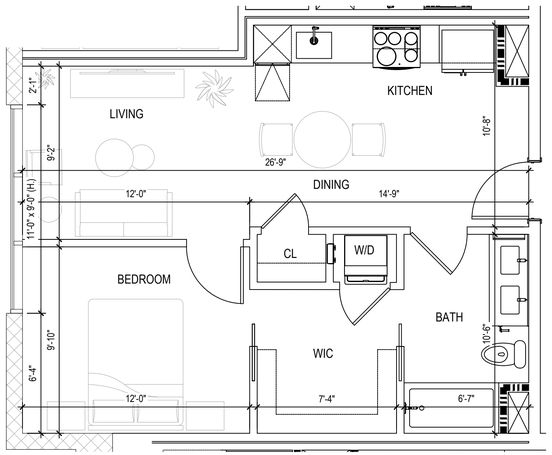
A Planning Application For:
MECAH VENTURES
1 E. 4TH AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
05.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

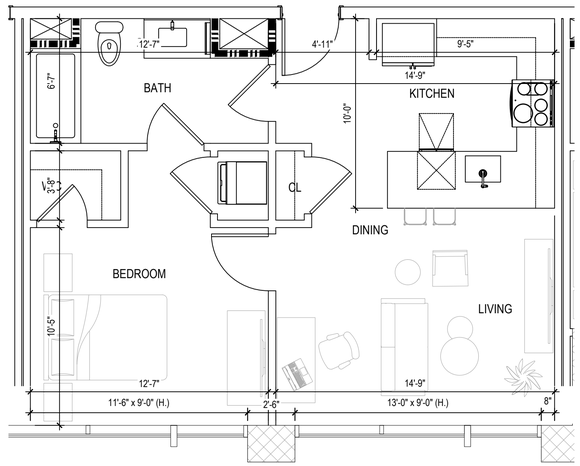
ENLARGED UNIT PLANS

A5.11

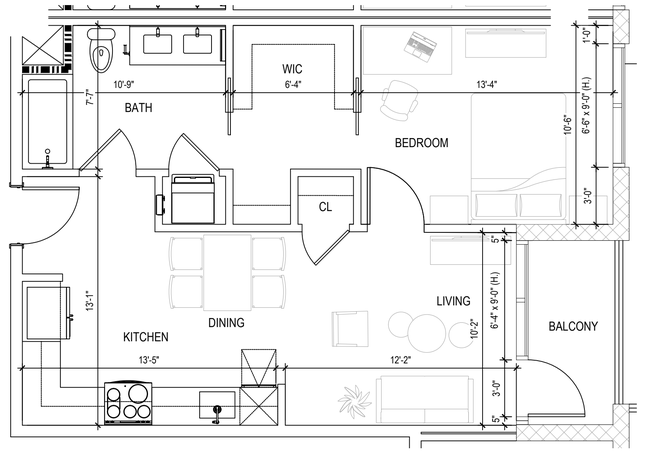
PROJECT NO: 246148



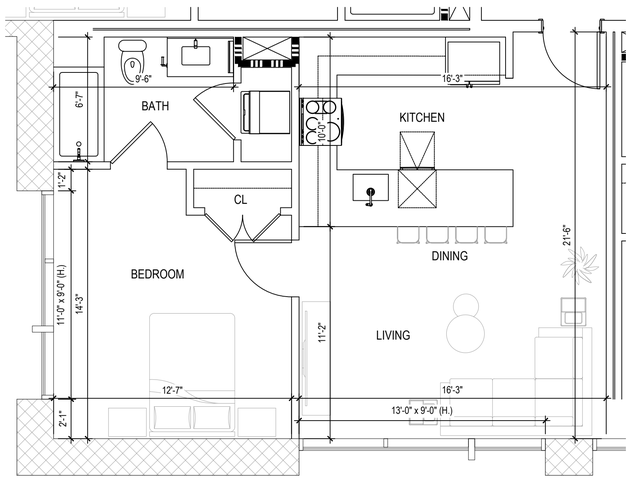
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576 S.F.



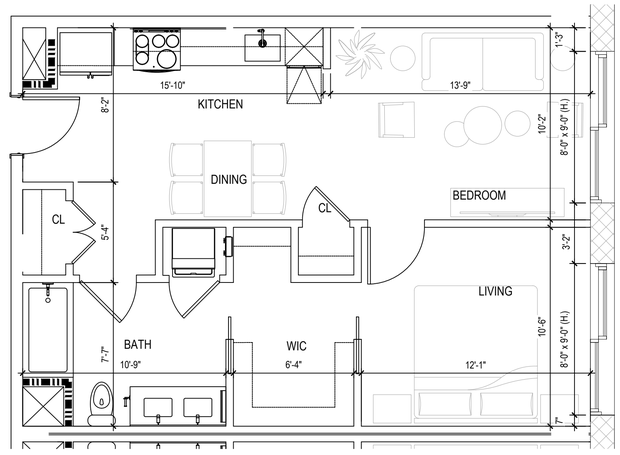
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594 S.F.



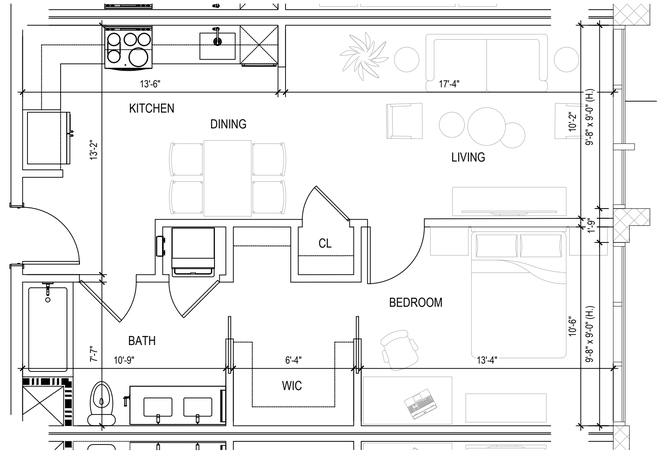
ENLARGED PLAN - 1 BR/ 1BA UNIT B1.1
604 S.F.



ENLARGED PLAN - 1 BR/ 1BA UNIT B1.9
626 S.F.



ENLARGED PLAN - 1 BR/ 1BA UNIT B1.12
630 S.F.
(1) VERY LOW INCOME UNIT
(1) MODERATE INCOME UNIT
@ LEVEL 9 AND 10 = TOTAL 4



ENLARGED PLAN - 1 BR/ 1BA UNIT B1.0
659 S.F.
(1) VERY LOW INCOME UNIT
(1) MODERATE INCOME UNIT
@ LEVEL 2 THRU LEVEL 8 = TOTAL 14

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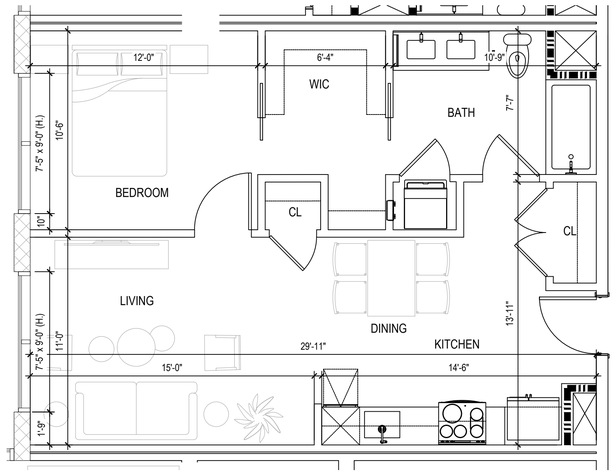
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06.30.2025	1ST PLANNING SUBMITTAL
⚠1 11.17.2025	2ND PLANNING SUBMITTAL

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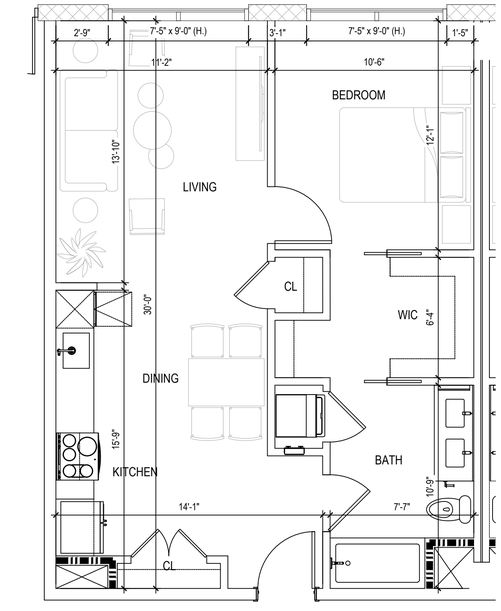
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PROJECT NO: 246148

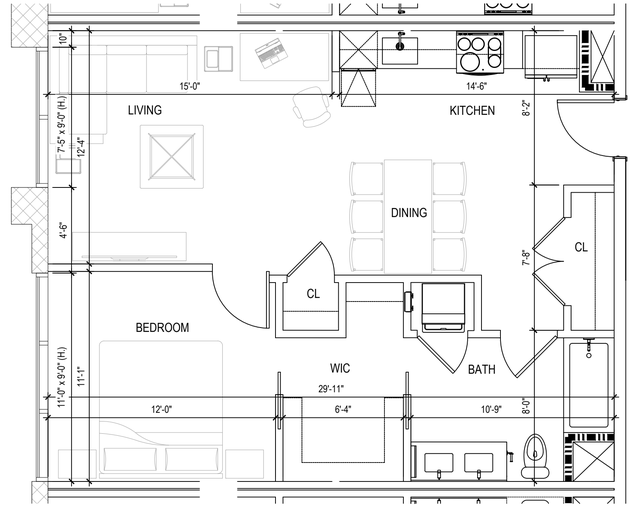
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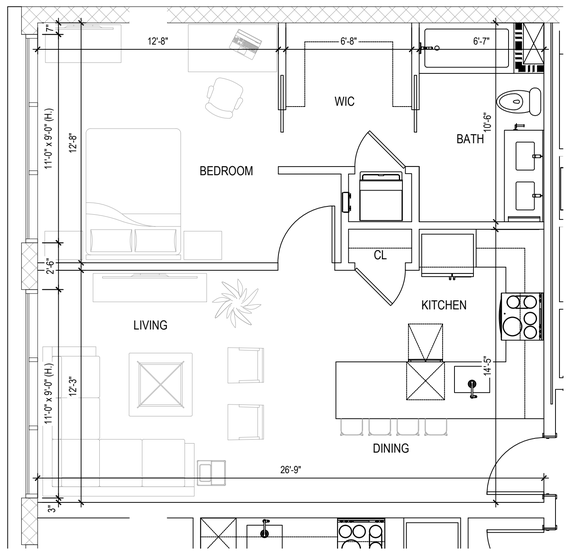
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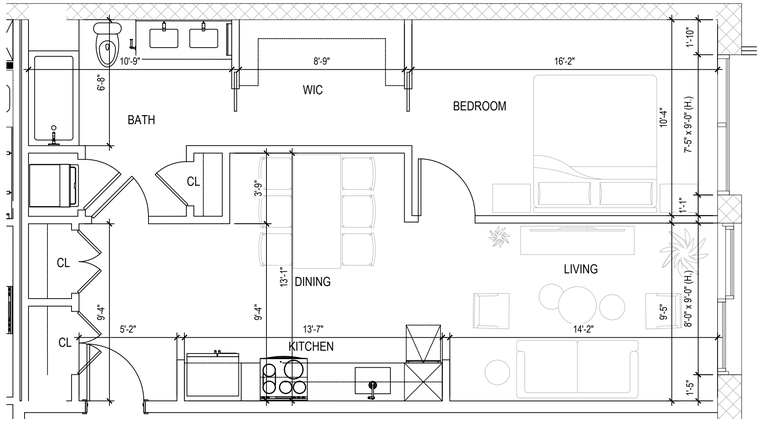
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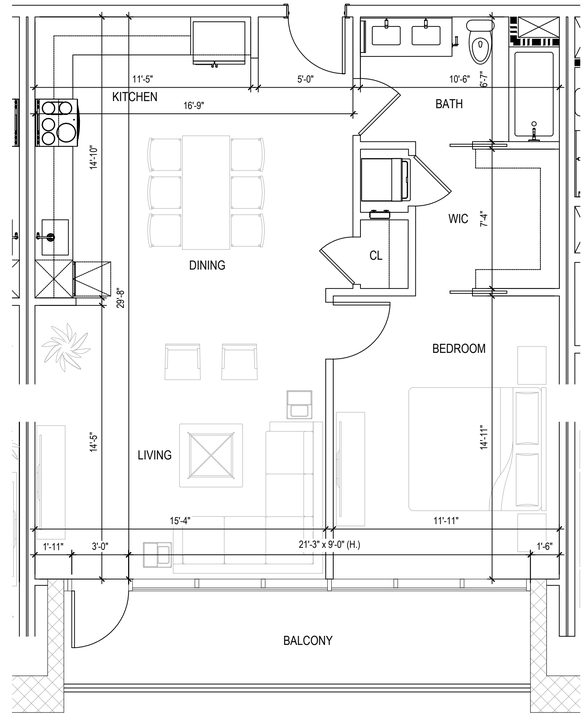
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704 S.F.



ENLARGED PLAN - 1 BR/ 1BA UNIT B1.21
717 S.F.



ENLARGED PLAN - 1 BR/ 1BA UNIT B1.11
744 S.F.



ENLARGED PLAN - 1 BR/ 1BA UNIT B1.3
821 S.F.

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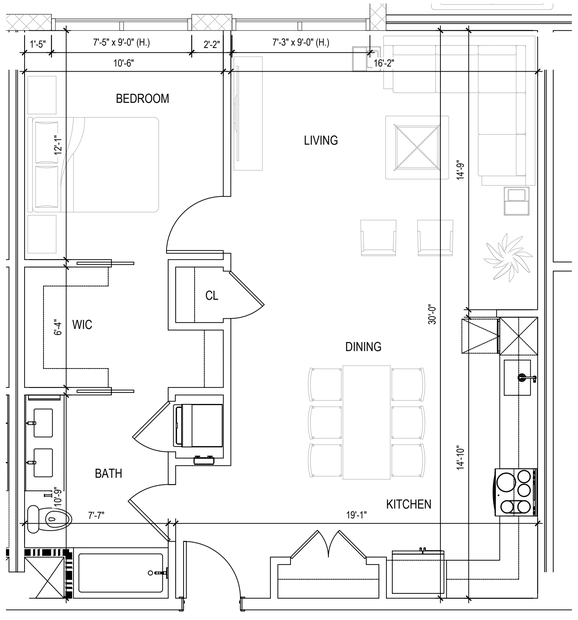
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1 11.17.2025	2ND PLANNING SUBMITTAL

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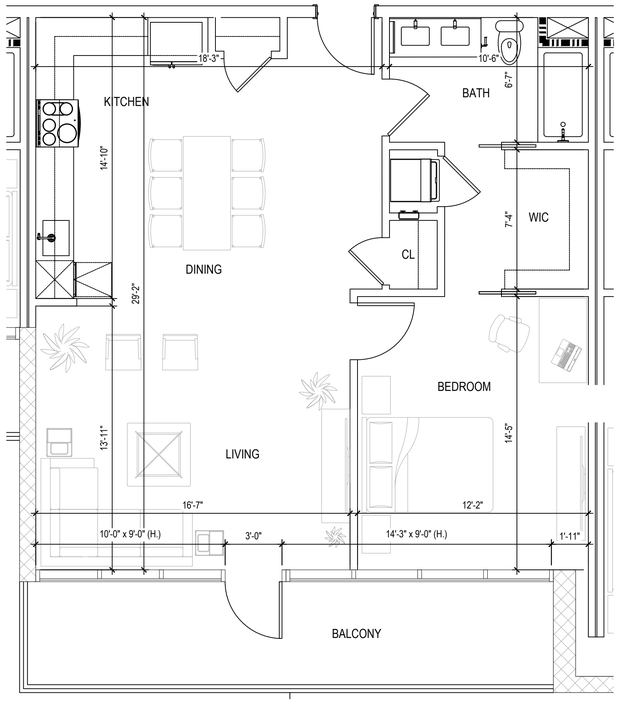
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PROJECT NO: 246148

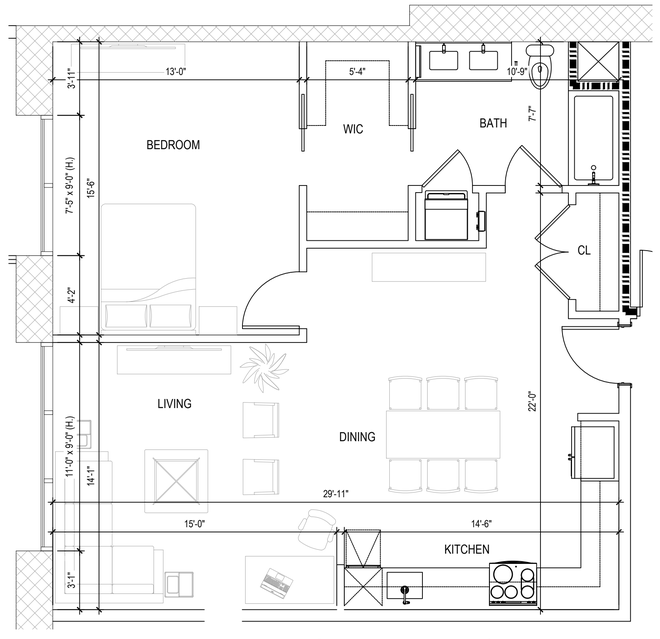
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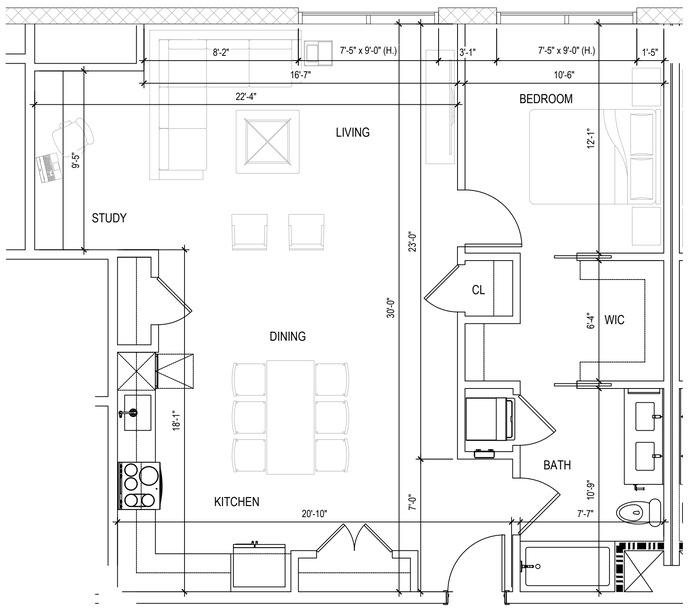
ENLARGED PLAN - 1 BR/ 1BA UNIT B1.14
829 S.F.



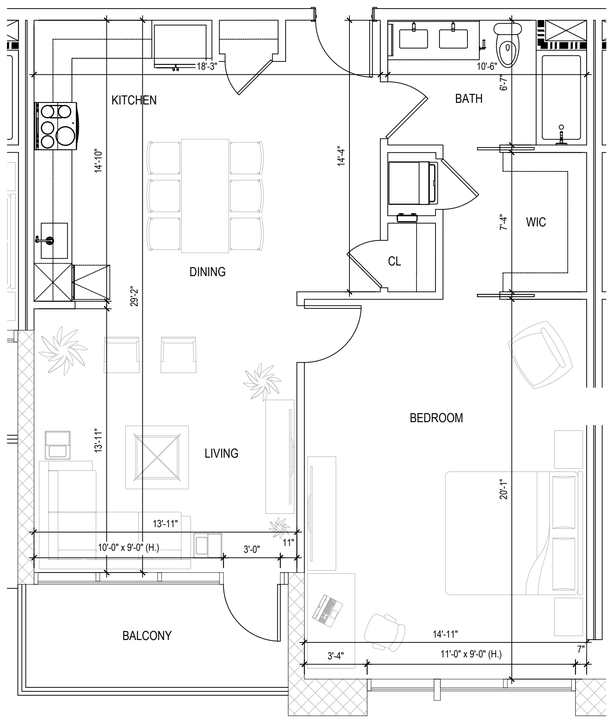
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859 S.F.



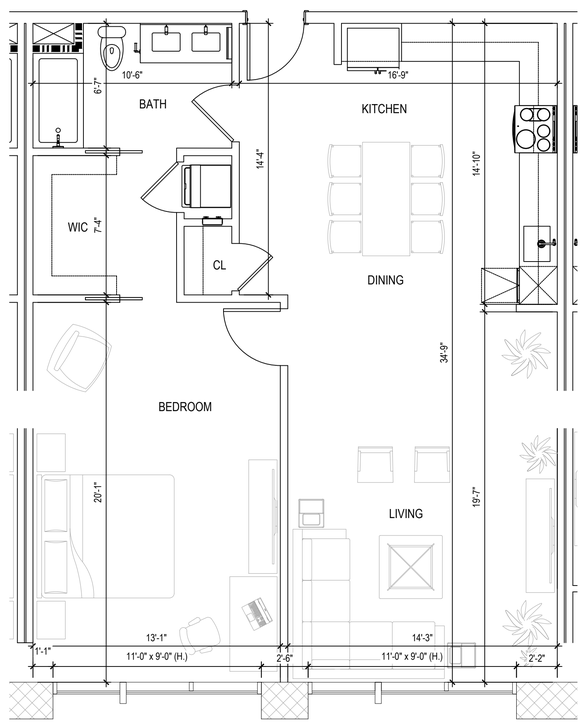
ENLARGED PLAN - 1 BR/ 1BA UNIT B1.16
896 S.F.



ENLARGED PLAN - 1 BR/ 1BA UNIT B1.18
916 S.F.



ENLARGED PLAN - 1 BR/ 1BA UNIT B1.5
934 S.F.



ENLARGED PLAN - 1 BR/ 1BA UNIT B1.4
962 S.F.

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In Association with:

A Planning Application For:
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1 E. 4TH AVENUE
SAN MATEO, CA 94401

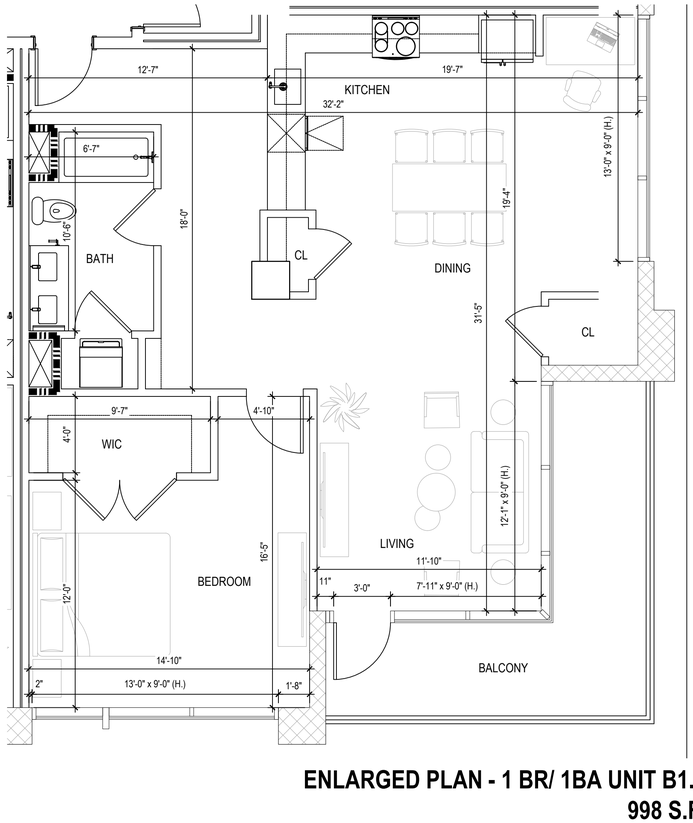
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
05.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

ENLARGED UNIT PLANS

A5.14

PROJECT NO: 246148

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ENLARGED PLAN - 1 BR/ 1BA UNIT B1.2
998 S.F.

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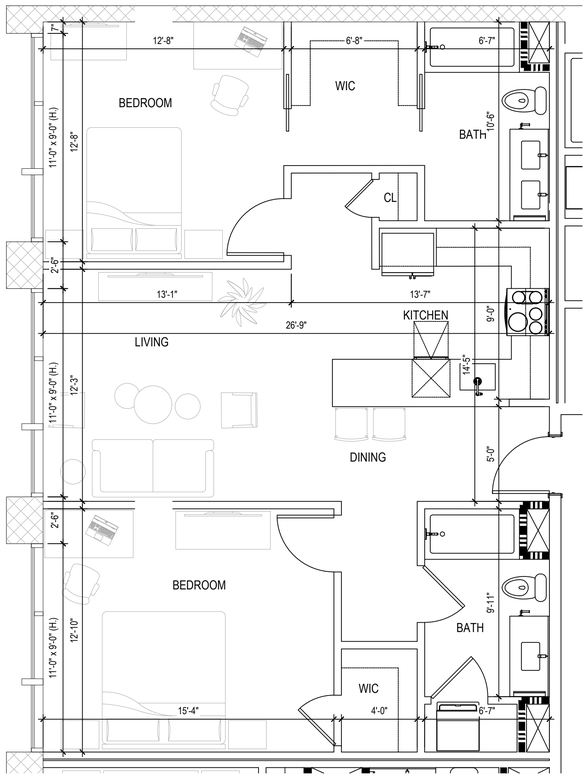
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
05.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

ENLARGED UNIT PLANS

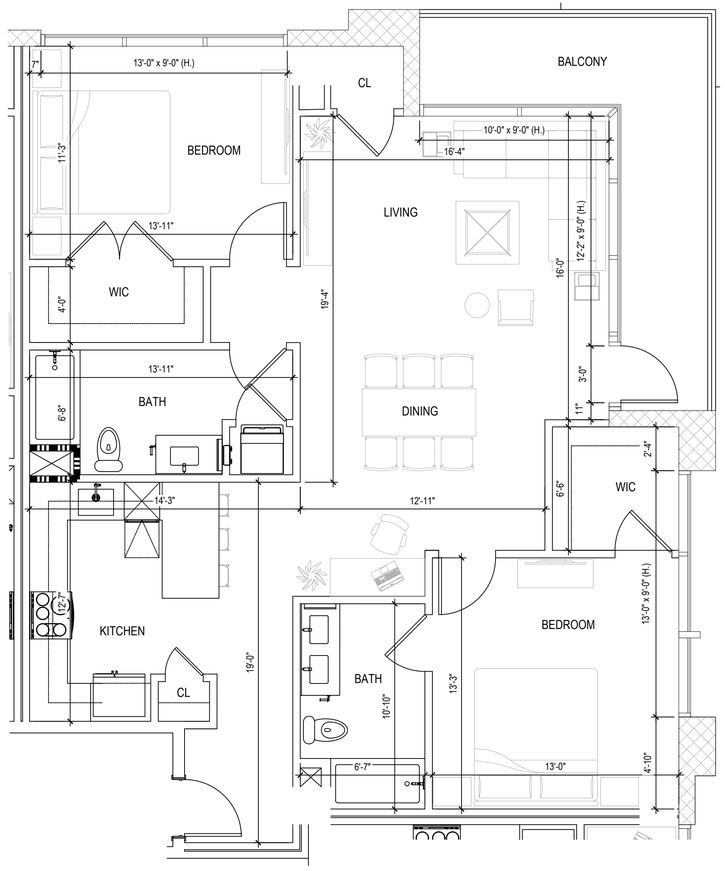
A5.15

PROJECT NO: 246148

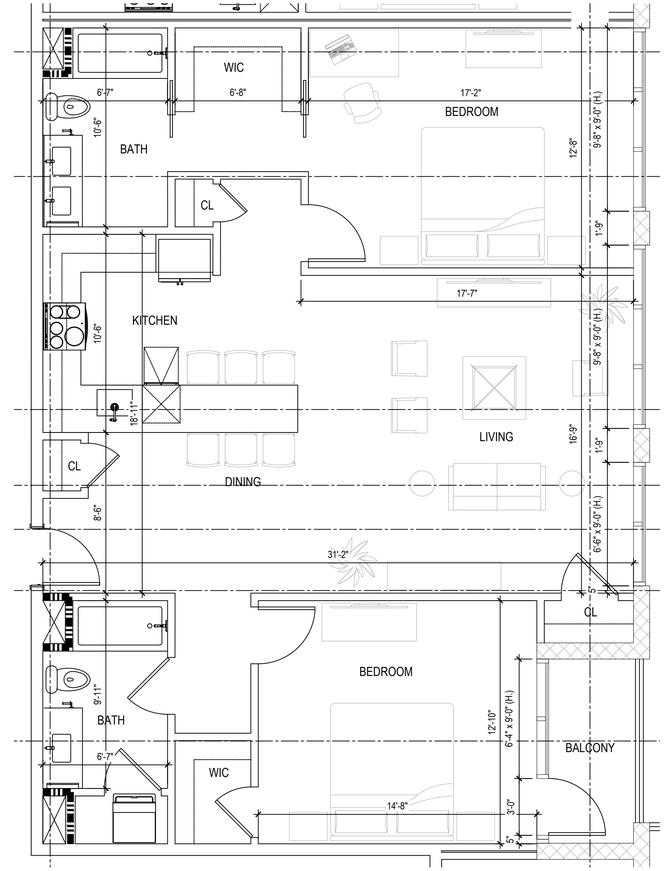
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ENLARGED PLAN - 2 BR/ 2BA UNIT C1.1
1,127 S.F.
(1) MODERATE INCOME UNIT
@LEVEL 2, 3, 9 AND 10 = TOTAL 4



ENLARGED PLAN - 2 BR/ 2BA UNIT C1.0
1,238 S.F.



ENLARGED PLAN - 2 BR/ 2BA UNIT C1.5
1,263 S.F.

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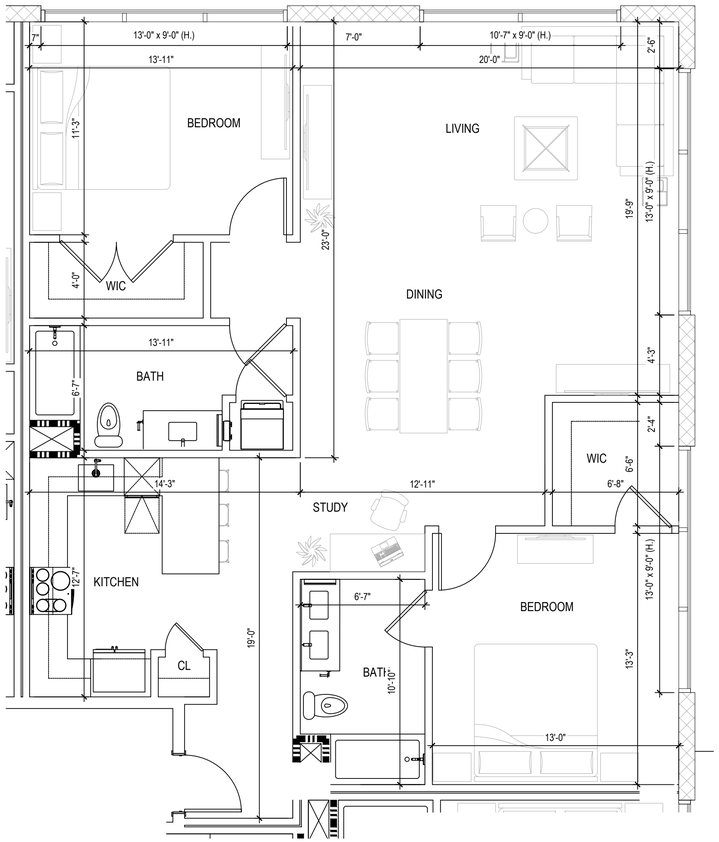
DATE	DESCRIPTION
03.27.2025	SB330 APPLICATION
05.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

ENLARGED UNIT PLANS

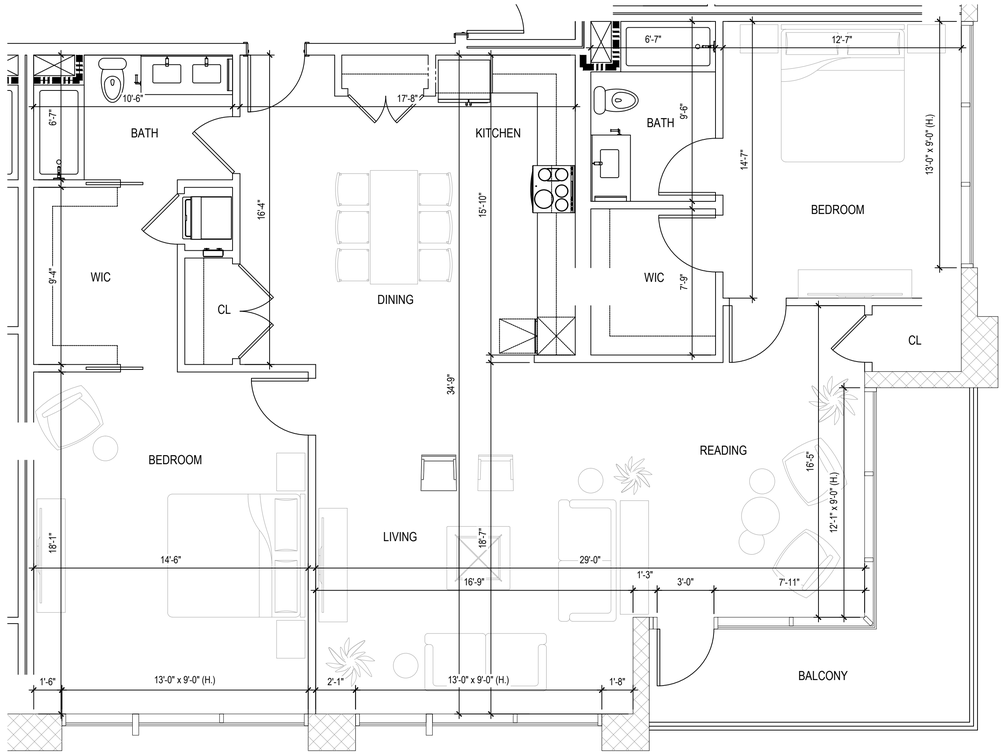
A5.16

PROJECT NO: 246148

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ENLARGED PLAN - 2 BR/ 2BA UNIT C1.4
1,352 S.F.



ENLARGED PLAN - 2 BR/ 2BA UNIT C1.2
1,583 S.F.

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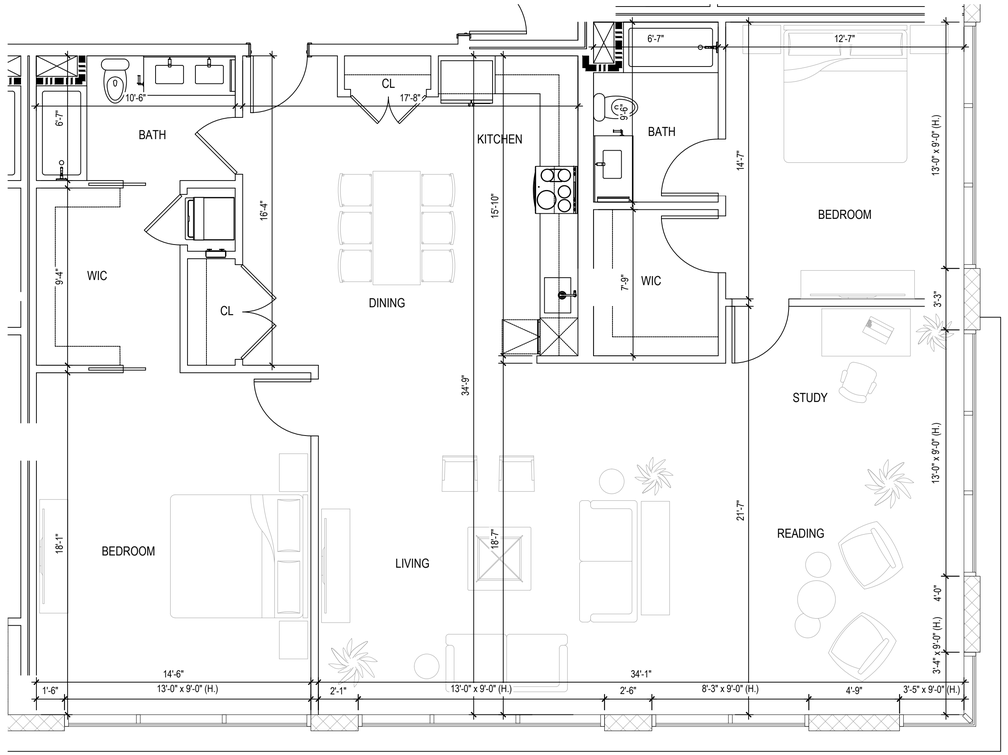
DATE	DESCRIPTION
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1 11.17.2025	2ND PLANNING SUBMITTAL

ENLARGED UNIT PLANS

A5.17

PROJECT NO: 246148

G:\2024 Jobs\246148 - El Camino & 4th Ave Development\01 Planning Application\REVISED A5.17_A18.dwg - Nov 17, 2025, 1:12pm - Mahesh



ENLARGED PLAN - 2 BR/ 2BA UNIT C1.3
1,738 S.F.

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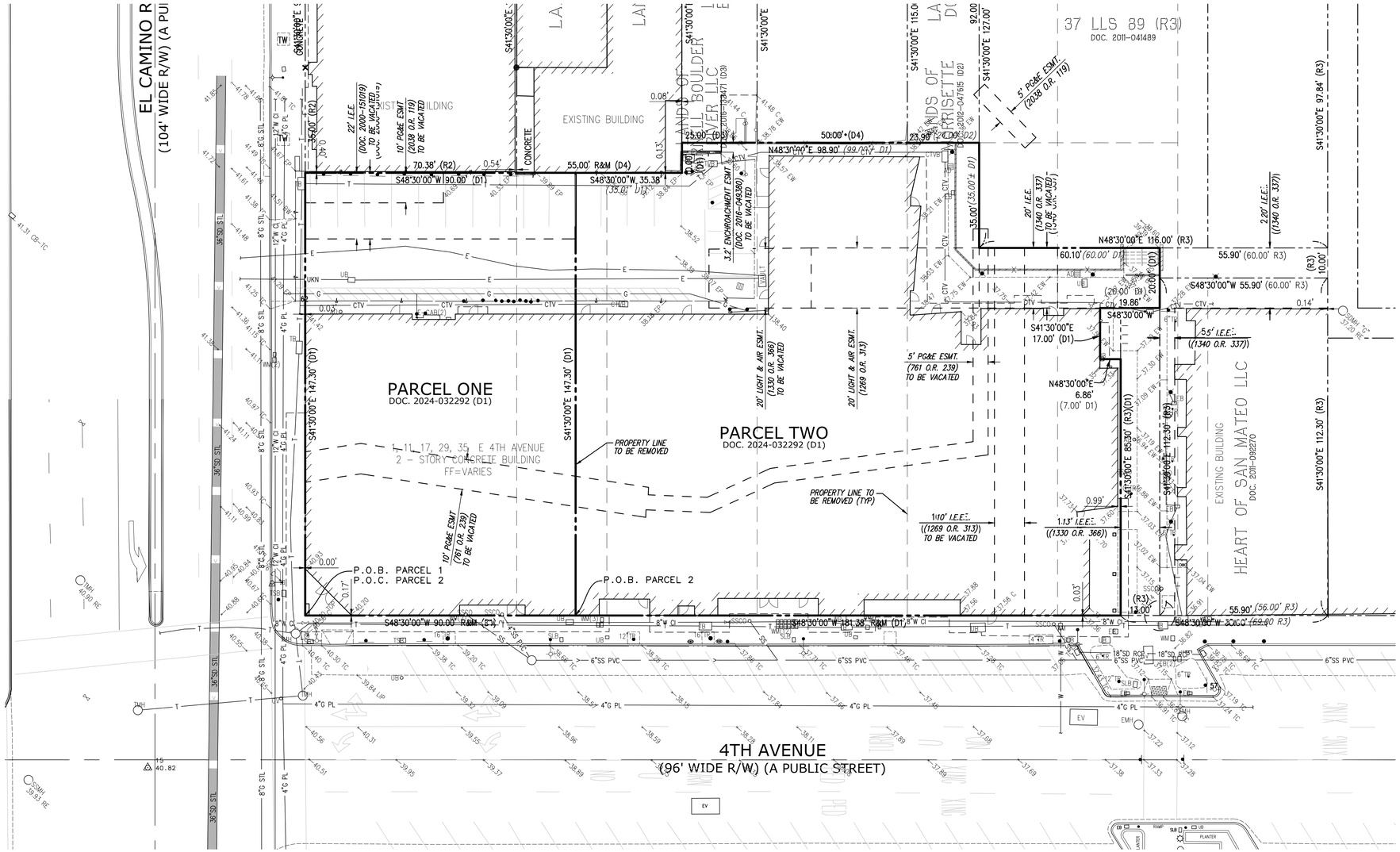
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03.27.2025	SB330 APPLICATION
05.30.2025	1ST PLANNING SUBMITTAL
1 11.17.2025	2ND PLANNING SUBMITTAL

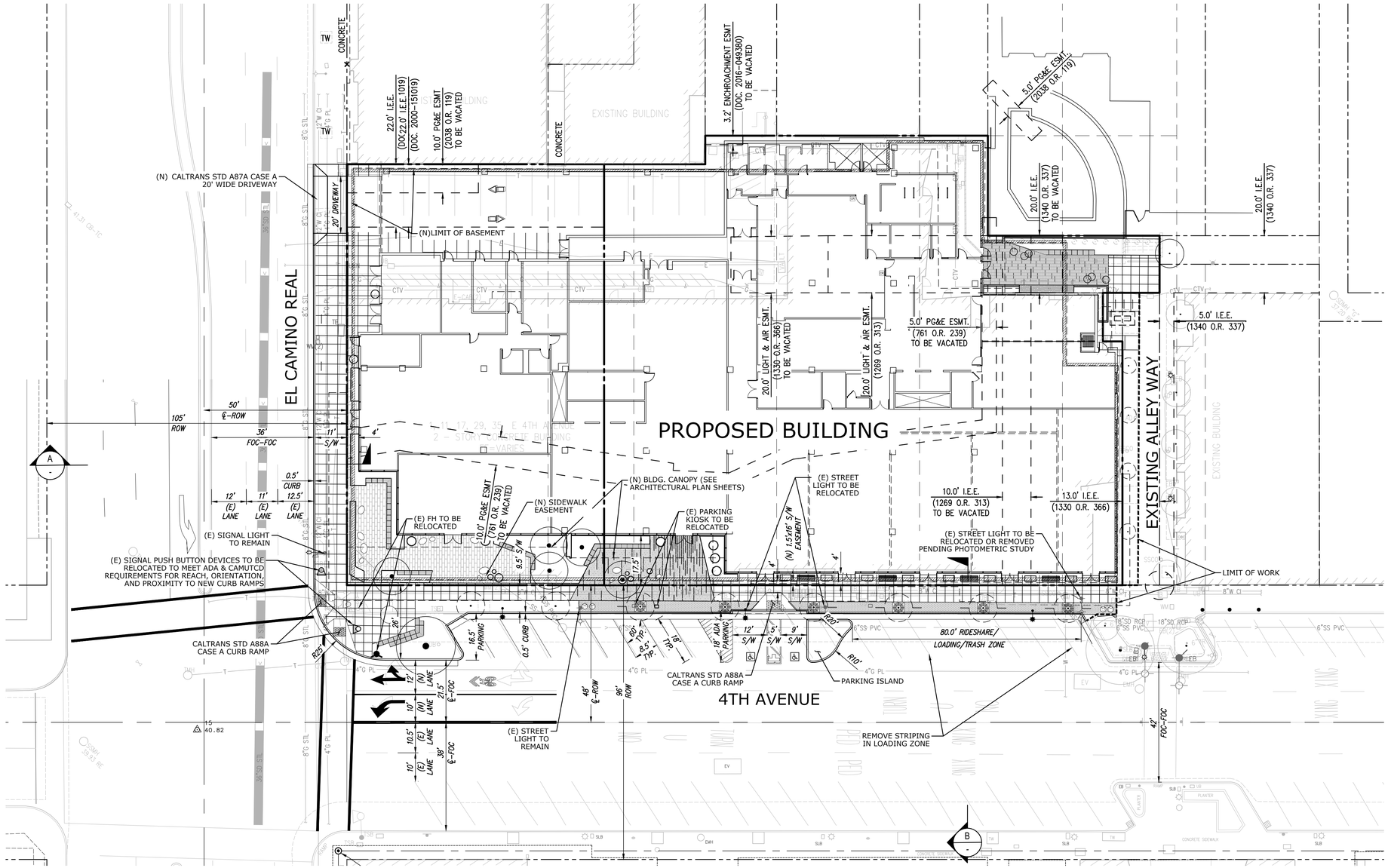
ENLARGED UNIT PLANS

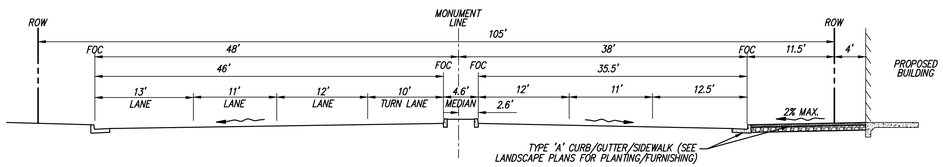
A5.18

PROJECT NO: 246148

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EL CAMINO REAL
(104' WIDE R/W) (A PUBLIC STREET)
PARCEL ONE
DOC. 2024-032292 (D1)
PARCEL TWO
DOC. 2024-032292 (D1)
111, 17, 29, 35 E 4TH AVENUE
2 - STORY CONCRETE BUILDING
FF=VARIES
EXISTING BUILDING
HEART OF SAN MATEO LLC
DOC. 2011-092270
37 LLS 89 (R3)
DOC. 2011-041489
LANDS OF BOULDER RIVER LLC
LANDS OF PRISETTE
4TH AVENUE
(96' WIDE R/W) (A PUBLIC STREET)
P.O.B. PARCEL 1
P.O.C. PARCEL 2
P.O.B. PARCEL 2
PROPERTY LINE TO BE REMOVED
PROPERTY LINE TO BE REMOVED (TYP)
22' I.E.E. (DOC. 2000-151019) TO BE VACATED
10' PG&E ESMT (2038 O.R. 119) TO BE VACATED
3.2' ENCHROACHMENT ESMT (DOC. 2016-049386) TO BE VACATED
20' LIGHT & AIR ESMT. (1330 O.R. 366) TO BE VACATED
20' LIGHT & AIR ESMT. (1269 O.R. 313)
5' PG&E ESMT. (761 O.R. 239) TO BE VACATED
10' PG&E ESMT (761 O.R. 239) TO BE VACATED
5' PG&E ESMT. (2038 O.R. 119)
20' I.E.E. (1340 O.R. 337) TO BE VACATED
2.20' I.E.E. (1340 O.R. 337)
5.5' I.E.E. (1340 O.R. 337)
10' I.E.E. ((1269 O.R. 313)) TO BE VACATED
1.13' I.E.E. ((1330 O.R. 366))
S41°30'00"E 147.30' (D1)
S48°30'00"W 90.00' (D1)
S48°30'00"W 381.38' R&M (D1)
S41°30'00"E 127.00'
S41°30'00"E 97.84' (R3)
S41°30'00"E 112.30' (R3)
N48°30'00"E 116.00' (R3)
S48°30'00"W 55.90' (60.00' R3)
S48°30'00"W 30.00' (69.00' R3)
N48°30'00"E 98.90' (99.00' D1)
S48°30'00"W 35.38' (35.00' D1)
S41°30'00"E 17.00' (D1)
N48°30'00"E 6.86' (7.00' D1)
S41°30'00"E 85.30' (R3)(D1)
S41°30'00"E 112.30' (R3)
70.38' (R2)
55.00' R&M (D4)
50.00'•(D4)
25.00' (D3)
23.99' (D2)
36.00' (R2)
60.10' (60.00' D1)
55.90' (60.00' R3)
19.86'
20.00' (D1)
29.00' (D1)
13.00' (R3)
92.00
115.0
6"SS PVC
18"SD RCP
CONCRETE
EXISTING BUILDING
P.O.B. PARCEL 1
P.O.C. PARCEL 2
0.00'
0.06'
0.13'
0.54'
0.17'
0.03'
0.99'
0.14'
0.04'
0.02'
0.01'
0.05'
0.08'
0.09'
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0.58'

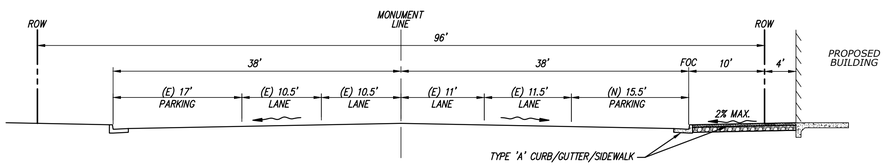




EL CAMINO REAL SECTION

NOT TO SCALE

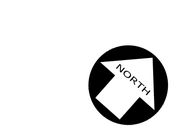
A



4TH AVENUE SECTION

NOT TO SCALE

B



0 10 20 40 60

Scale 1" = 20'

LEGEND

- BUILDING LINE
- CENTER LINE
- CONCRETE/BLOCK WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- DRIVEWAY
- EASEMENT LINE
- FENCE LINE
- LOT LINE
- MONUMENT/MONUMENT LINE
- PROPERTY LINE
- CONCRETE WALK
- (E) EXISTING
- FOC FACE OF CURB
- (N) NEW / PROPOSED
- ROW RIGHT-OF-WAY
- S/W SIDEWALK
- LANDSCAPE– SEE LANDSCAPE SHEETS FOR MATERIAL TYPES
- PAVER – SEE LANDSCAPE SHEETS FOR MATERIAL TYPES
- PAVER – SEE LANDSCAPE SHEETS FOR MATERIAL TYPES
- WALK – SEE LANDSCAPE SHEETS FOR MATERIAL TYPES

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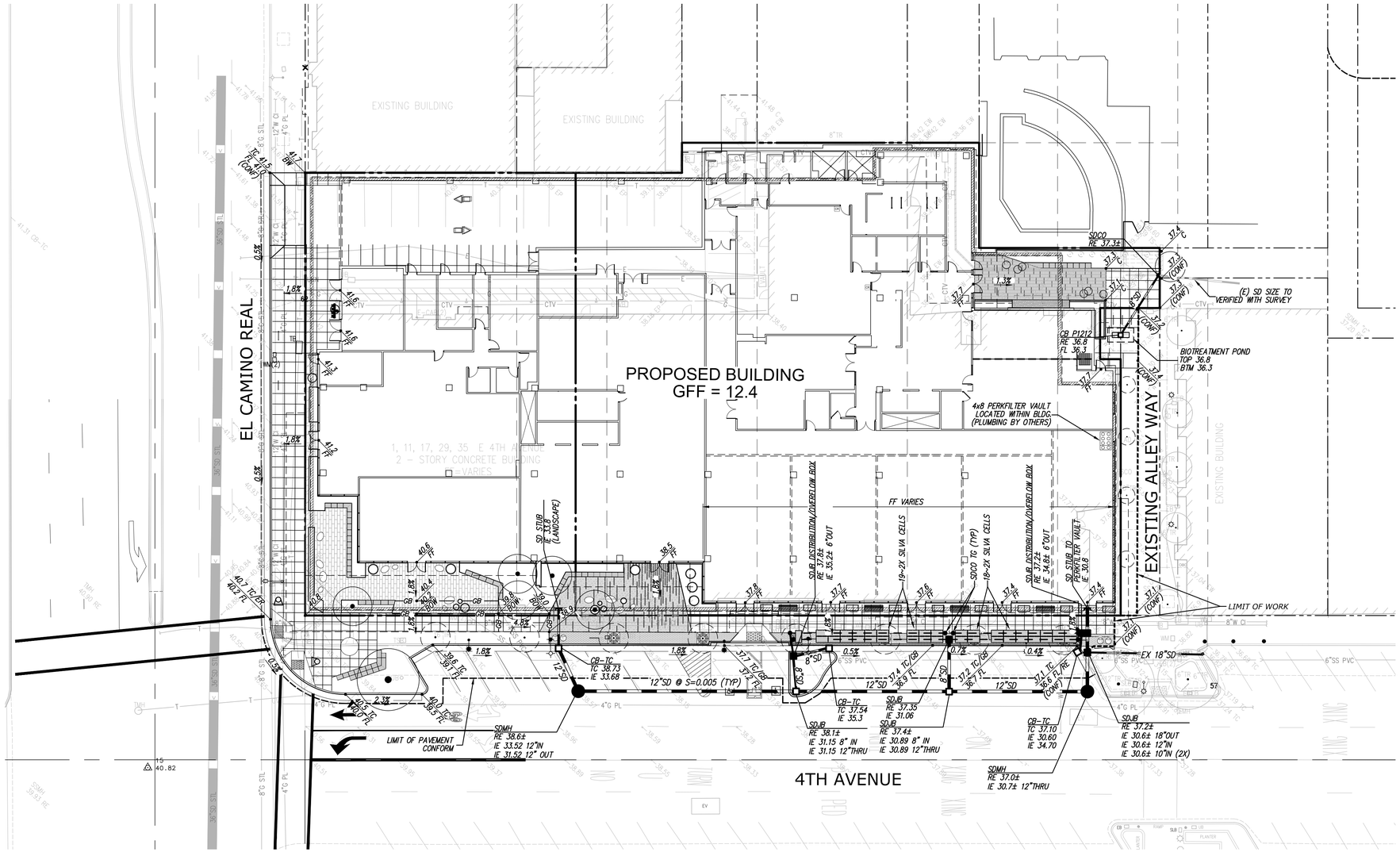
DATE	DESCRIPTION
11/18/2025	SB330 APPLICATION

PRELIMINARY CIVIL SITE PLAN

C2.1

PROJECT NO: 246148

Z:\2025\246148\ENTITLEMENTS\246148 - C2.1 PRELIMINARY CIVIL SITE PLAN.dwg - Nov 18, 2025, 1:47pm - dfung





GRADING AND DRAINAGE LEGEND

PROPOSED	EXISTING	DESCRIPTION
300	300	CONTOUR LINE
		LOT LINE
100.00	+ 300.00	SPOT ELEVATION
SD	SD	STORM DRAIN - MANHOLE AND CATCH BASIN
		THRU CURB DRAIN
AD	AD	AREA DRAIN
BLDG	BLDG	BUILDING
BW	BW	BACK OF WALK
C	C	CONCRETE
CB	CB	CATCH BASIN
DIP	DIP	DUCTILE IRON PIPE
FC	FC	FACE OF CURB
FF	FF	FINISHED FLOOR
GB	GB	GRADE BREAK
HP	HP	HIGH POINT
IE	IE	INVERT ELEVATION
LP	LP	LOW POINT
NEF	NEF	NON EXPANSIVE FILL
OF	OF	OVERFLOW
PV	P	PAVEMENT
R	R	RIDGE
RE	RE	RIM ELEVATION
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SDMH	SDMH	STORM DRAIN MANHOLE
TC	TC	TOP OF CURB

PRELIMINARY EARTHWORK QUANTITIES

CUT:	**37,100** CY
FILL:	**0** CY
EXPORT:	**37,100** CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

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

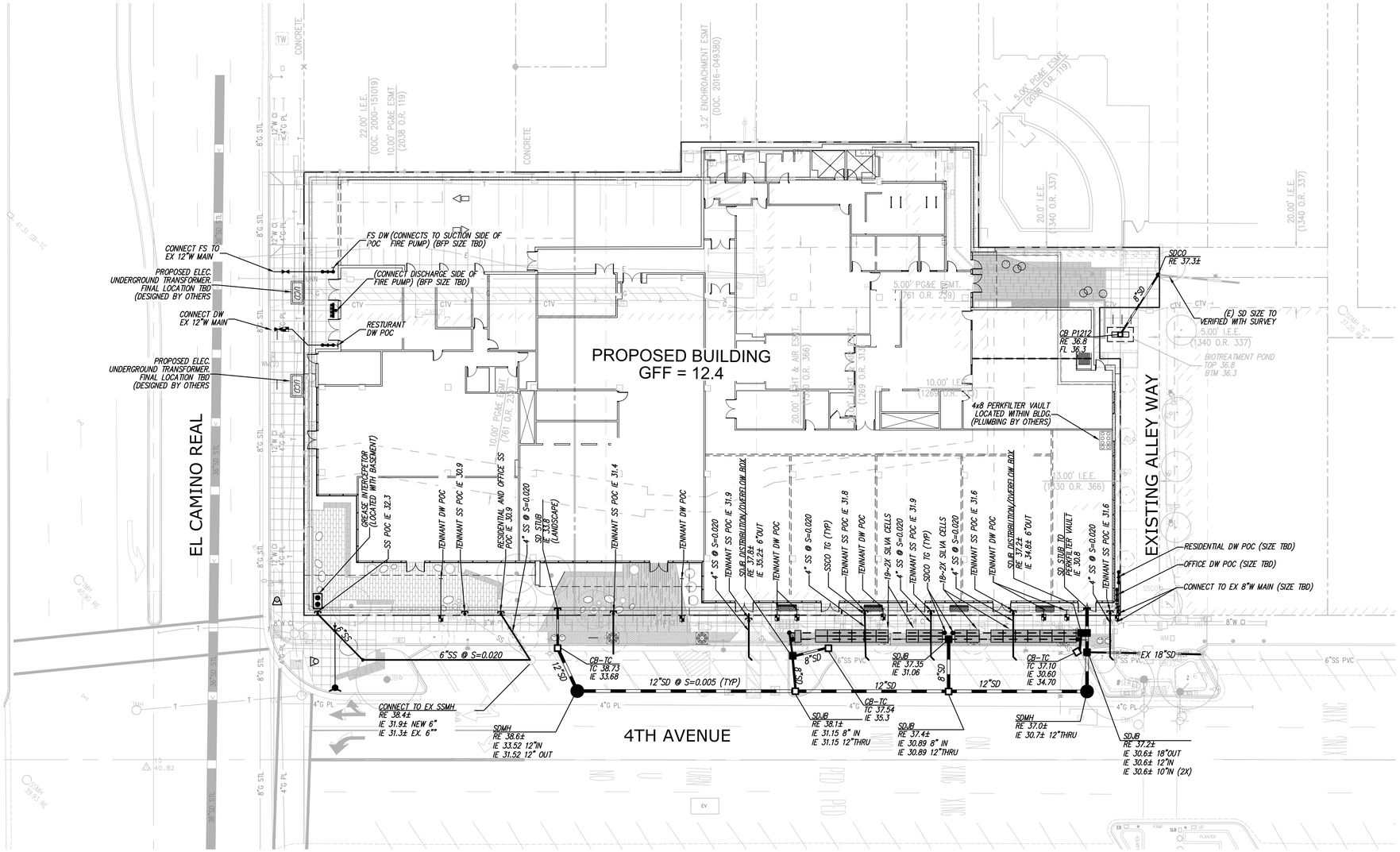
DATE	DESCRIPTION
11/18/2025	SB330 APPLICATION

PRELIMINARY GRADING & DRAINAGE PLAN

C3.1

PROJECT NO: 246148

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0 10 20 40 60

Scale 1" = 20'

UTILITY LEGEND

PROPOSED	EXISTING	DESCRIPTION
E	E	ELECTRIC LINE
FS	FS	FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
OH	OH	OVERHEAD POWER LINE
JT	JT	JOINT TRENCH LINE
PERF. PIPE	PERF. PIPE	PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
SS	SS	SANITARY SEWER - MANHOLE AND CLEANOUT
100.00	100.00	SPOT ELEVATION
SD	SD	STORM DRAIN - MANHOLE AND CATCH BASIN
		THRU CURB DRAIN
T	T	TELEPHONE LINE
W	W	WATER LINE & VALVE
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		WALK-BOLLARD LIGHT
		FIRE HYDRANT
		POST INDICATOR VALVE
		POWER POLE/JOINT POLE
T	T	TRANSFORMER
		TRAFFIC SIGN
		UTILITY BOX
AD	AD	AREA DRAIN
ASR	ASR	AUTOMATIC SPRINKLER RISER
BFPD	BFPD	BACKFLOW PREVENTION DEVICE
CB	CB	CATCH BASIN
COTG	COTG	CLEANOUT TO GRADE
DDCV	DDCV	DOUBLE DETECTOR CHECK VALVE
DS	DS	DOWN SPOUT
FF	FF	FINISHED FLOOR
FH	FH	FIRE HYDRANT
FL	FL	FLOW LINE
IE	IE	INVERT ELEVATION
LT	LT	LIGHT
POC	POC	POINT OF CONNECTION
PIV	PIV	POST INDICATOR VALVE
RWL	RWL	RAIN WATER LEADER
RE	RE	RIM ELEVATION
SSCO	SSCO	SANITARY SEWER CLEANOUT
SSMH	SSMH	SANITARY SEWER MANHOLE
SDMH	SDMH	STORM DRAIN MANHOLE
SDJB	SDJB	STORM DRAIN JUNCTION BOX
SL	SL	STREET LIGHT
SLB	SLB	STREET LIGHT BOX
WM	WM	WATER METER
WV	WV	WATER VALVE

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A Planning Application For:

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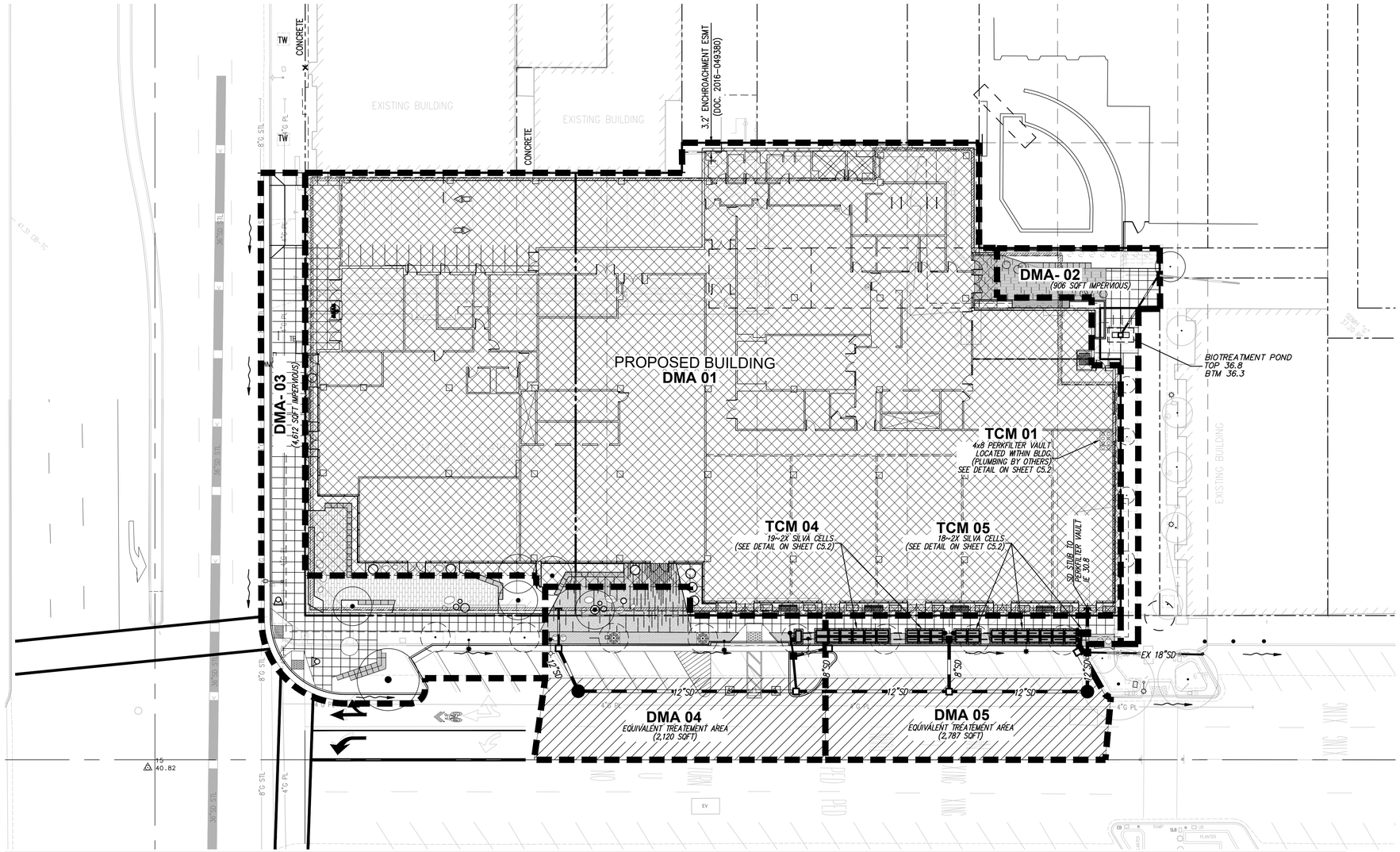
DATE	DESCRIPTION
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PRELIMINARY
UTILITY PLAN

C4.1

PROJECT NO: 246148

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STORMWATER LEGEND

- TRIBUTARY AREA LIMITS
- IMPERVIOUS ROOF TOP DRAINING TO MEDIA FILTER
- DMA — DRAINAGE MANAGEMENT AREA
- TCM — TREATMENT CONTROL MEASURE
- RUNOFF FLOW DIRECTION
- EQUIVALENT TREATMENT

SOURCE CONTROL MEASURES

1. BENEFICIAL LANDSCAPING.
2. USE WATER EFFICIENT IRRIGATION SYSTEMS.
3. GOOD HOUSEKEEPING (E.G. SWEEP PAVEMENT, CATCH BASIN CLEANING).
4. LABEL STORM DRAINS.
5. MARK ON-SITE INLETS WITH THE WORDS "***NO DUMPING! FLOWS TO BAY***" OR EQUIVALENT.

SITE DESIGN MEASURES

1. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
2. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
3. CREATE NEW PERVIOUS AREAS:
   A. LANDSCAPING
4. PARKING:
   A. ON TOP OF OR UNDER BUILDINGS

NOTE

SEE SEPARATE SUBMITTAL DOCUMENTATION FOR DEVELOPMENT REVIEW CHECKLIST WORKSHEET INFORMATION

TREATMENT CONTROL MEASURE SUMMARY TABLE

											Bioretention			Self Retaining / Treating		Media Filter					
DMA #	TCM #	Location[1]	Treatment Type[2]	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area[4] (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite / Offsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	Treatment Credit (s.f.)	Comments
1	1	Onsite	Proprietary Media Filter System (MFS) (only allowed for special projects)	Non-LID	2C. Flow: I = 0.2	36,813	37,293	-	480	83.67%	-	-	-			6	6	Proprietary	24	38,698	
2	2	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method^3	2,280	906	-	1,374	5.18%	36	40	6								
3[5]	3	Offsite	Untreated	N/A	N/A	5,661	4,673	-	988	-	-	-	-								
4	4	Offsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method^3	2,120	2,120		205	4.82%	186	190	6								A total of 4,251sf impervious area is being captured and treated. Of that, only 2,131sf is required to be treated. The remaining 2,120 sf is existing impervious surface that will be used to equivalently treat DMA 3.
5	5	Offsite	Proprietary Tree Filter (only allowed for special projects)	LID	2C. Flow: 4% Method^3	2,787	2,787	-	60	6.33%	172	180	6								A total of 4,164sf impervious area is being captured and treated. Of that, only 1,377sf is required to be treated. The remaining 2,787 sf is existing impervious surface that will be used to equivalently treat DMA 3.
6										-											
17[5]										-											Being equivalently treated by EQ-1
EQ-1[5]										-											Equivalent Treatment for DMA 17
					Totals:	44,000	43,106	0	2,119	100.00%											

Footnotes:

1 Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
2 "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
3 Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
4 Gravel is considered as an impervious surface unless it is part of an infiltration trench.
5 DMA 3 is not being treated but will be treated by TCM's 4 &5. Equivalent treatment areas are equal to or greater thatn the required treatment area of DMA 3. TCM's 4&5 is equal to or greater than the required treatment area of DMA 3.
6 Treatment type of Self-Treating or Self-Retaining should only be used with landscape based treatment. If previous pavement is proposed for Self-Treating or Retaining, use the Pervious Pavement selection.

PRELIMINARY
STORMWATER
QUALITY
CONTROL PLAN

C5.1

SITE SPECIFIC DATA	
Structure ID	-
Treatment Flow Rate (gpm/cfs)	-
Peak Flow Rate (cfs)	-
Cartridge Quantity	-
Rim Elevation	-

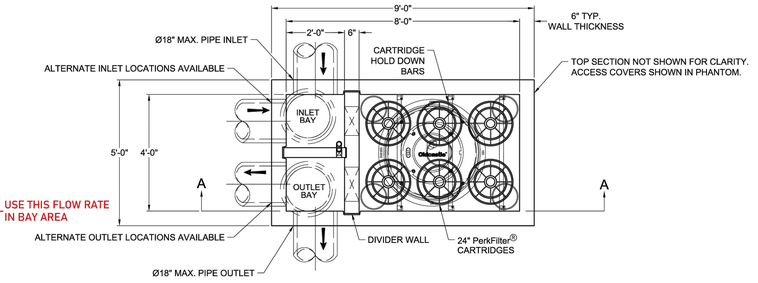
Pipe Data	Pipe Location	Pipe Size	Pipe Type	Invert Elevation
Inlet 1	-	-	-	-
Inlet 2	-	-	-	-
Outlet	-	-	-	-

Notes:
-

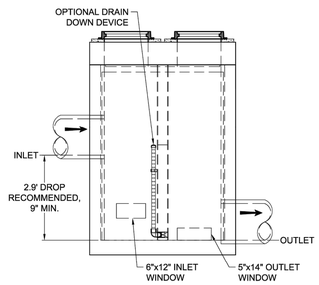
PERFORMANCE SPECIFICATIONS	
Peak Treatment Capacities:[1]	
Max. Cartridge Quantity	6
NJDEP 80% Removal, 75 micron	0.364 cfs
NPA Ecology (Oil Ctl - Basic & Phosphorus)	0.182 cfs
Max. Bypass Capacity	28.2 cfs

1. Contact Oldcastle for alternative treatment and peak flow capacities.

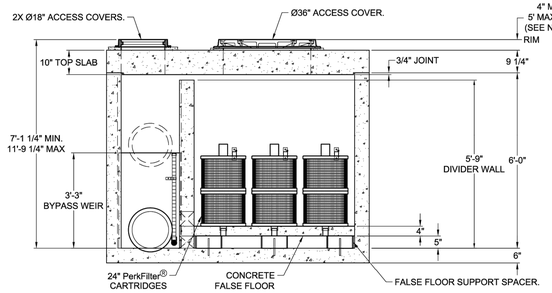
USE THIS FLOW RATE IN BAY AREA



PLAN VIEW



LEFT END VIEW



SECTION A-A

NOTES:

1. DESIGN LOADINGS:
   A. AASHTO HS-20-44 (WITH IMPACT)
   B. DESIGN SOIL COVER: 5'-0" MAXIMUM
   C. ASSUMED WATER TABLE: BELOW BASE OF PRECAST (ENGINEER-OF-RECORD TO CONFIRM SITE WATER TABLE ELEVATION)
   D. LATERAL EARTH PRESSURE: 45 PCF (DRAINED)
   E. LATERAL LIVE LOAD SURCHARGE: 80 PSF (APPLIED TO 8'-0" BELOW GRADE)
   F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.
2. CONCRETE 28-DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.
3. REINFORCING: REBAR, ASTM A615/A706, GRADE 60
4. CEMENT: ASTM C150
5. REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF
6. REFERENCE STANDARD:
   A. ASTM C890
   B. ASTM C913
   C. ACI 318-14
7. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW OF THIS SUBMITTAL.
8. OVERSIZED HOLES TO ACCOMMODATE SPECIFIC PIPE TYPE MUST BE CONCENTRIC TO PIPE ID. AFTER PIPES ARE INSTALLED, ALL ANNULAR SPACES SHALL BE FILLED WITH A MINIMUM OF 3,000 PSI CONCRETE FOR FULL THICKNESS OF PRECAST WALLS. PIPES ARE TO BE FLUSH WITH THE INSIDE SURFACE OF THE CONCRETE STRUCTURE.
9. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
10. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
11. SECTION HEIGHTS, SLABS/WALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE. AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
12. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT OLDCASTLE INFRASTRUCTURE.
13. MAXIMUM PICK WEIGHTS:
   A. TOP: XX,XXX LBS
   B. BASE: XX,XXX LBS*
      (* COMBINED WEIGHT OF BASE INCLUDES DIVIDER WALLS, FALSE FLOOR, AND PRODUCT INTERNALS.)
14. INTERNALS SHALL CONSIST OF CARTRIDGES, WEIR WALL, FALSE FLOOR, FALSE FLOOR SUPPORT SPACERS, AND DIVIDER WALL.

Oldcastle Infrastructure
A CRH COMPANY

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PerkFilter® Vault (STANDARD)
4'x8' With 24" Cartridges

CUSTOMER
-

PROJECT NAME
-

SHEET NAME	REVISION	SHEET
Specifier Drawing PFV-48-24	- REV DATE	1 OF 1

Media Filtration

MEDIA FILTER SIZING

DMA # 1
A= 39930 s.f. A= 0.91667 acre

C Value	Area* (s.f.)	Weighted C Value
0.9	39,930	0.900
0.8	0	
0.7	0	
0.1	0	

Rainfall Intensity (i)
i = 0.2

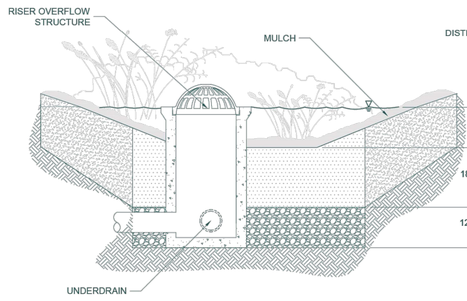
* Input Values by hand or use Table at the bottom of the spreadsheet.

Q= C x i x A
Q= 0.1650000 cfs

Manufacturer: Oldcastle
Cartridge Height: 24" in.
Cartidge Media (if applicable): FlorGard Perk Filter
G.U.L.D. Cartridge Treatment Flowrate (CTF): 13.47 gpm/cartridge

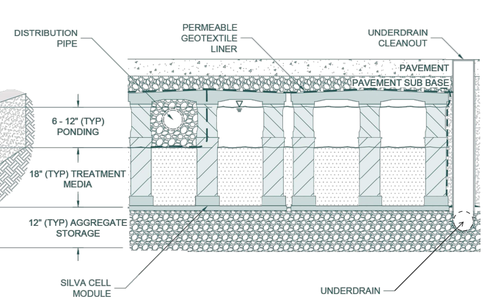
Cartridges= [Q x (449 gpm/cfs)] / CTF
Cartridges = 5.5 (round up)
 # Cartridges Required= 6
Treatment Flow Rate Capacity= 0.18 cfs

TYPICAL BIORETENTION



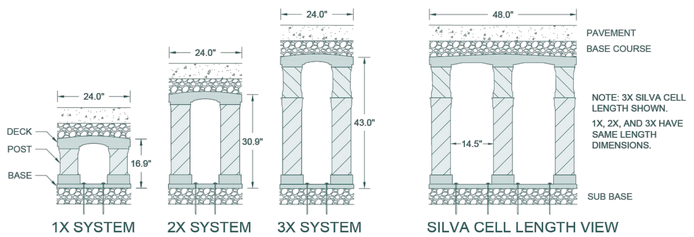
BIORETENTION NOTES:
- TYPICAL BIORETENTION CROSS SECTION ADAPTED FROM SAN FRANCISCO PUBLIC UTILITIES COMMISSION (SFPUC) TYPICAL DETAILS (2017)

SILVA CELL BIORETENTION



SILVA CELL NOTES:
- 2X SILVA CELL SYSTEM SHOWN.
- OVERFLOW OUTLET NOT SHOWN, TYPICALLY INTEGRATED INTO INLET STRUCTURE.

SILVA CELL SYSTEM SIZES



SILVA CELL DETAIL 2X
NOT TO SCALE

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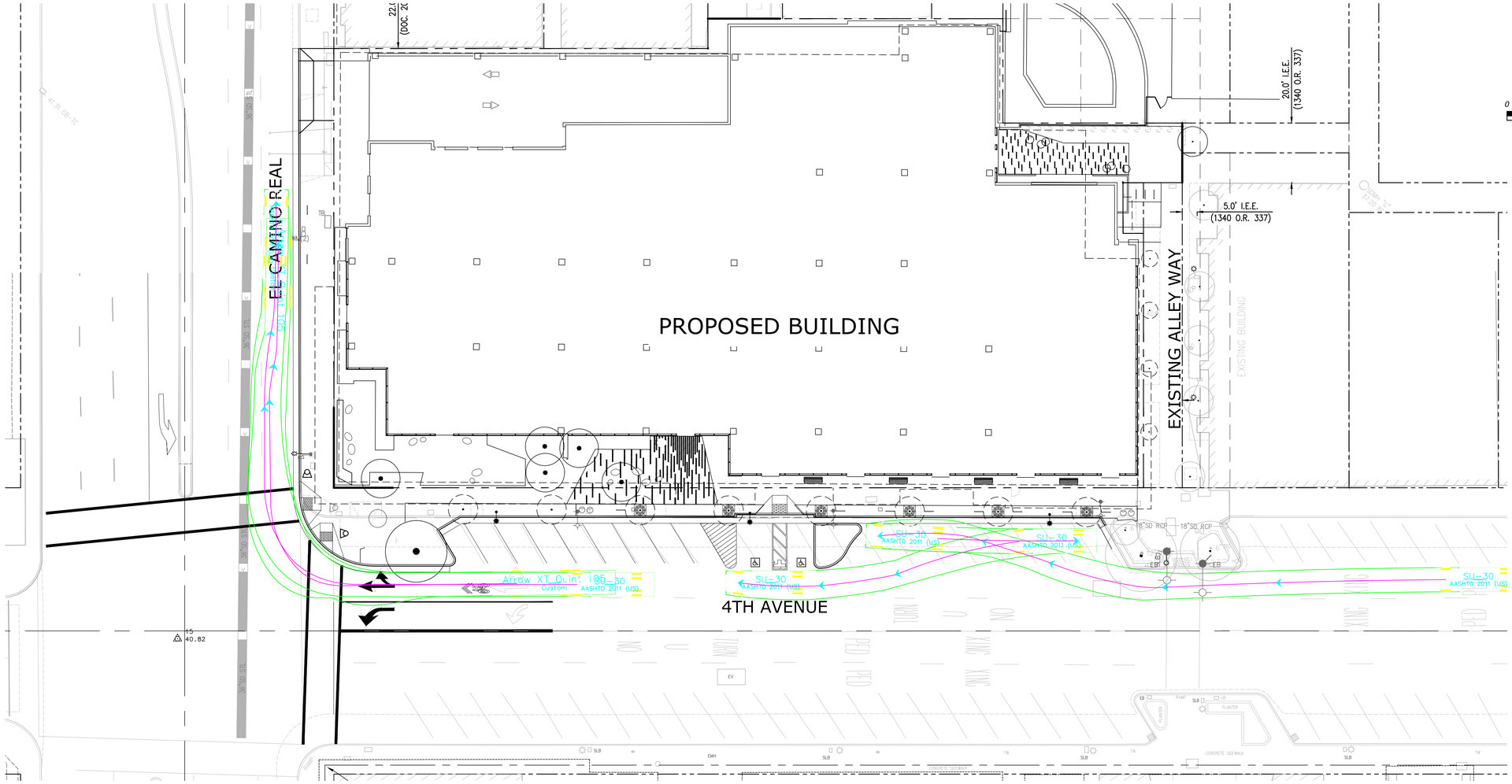
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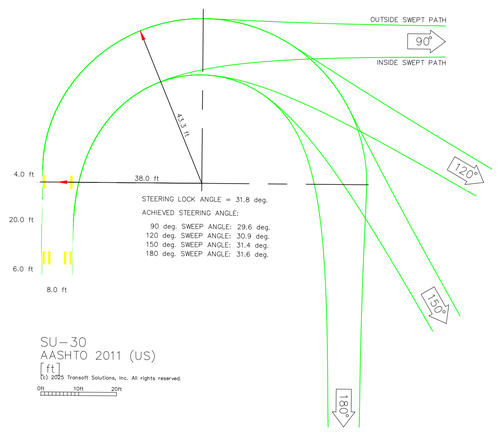
PRELIMINARY STORMWATER QUALITY CONTROL NOTES

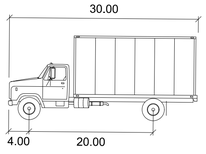
C5.2

PROJECT NO: 246148

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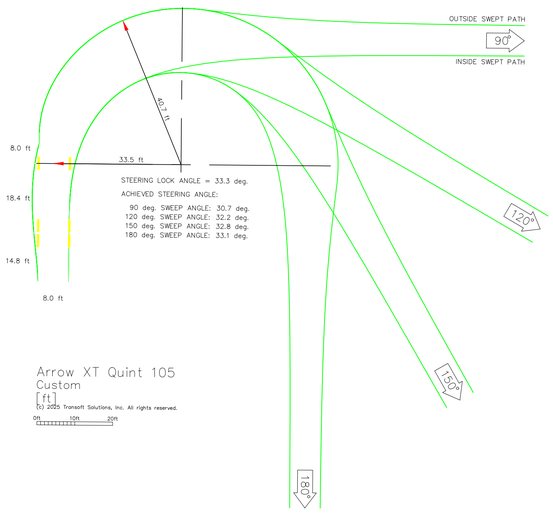


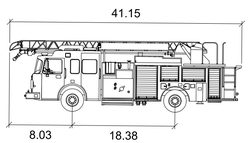




SU-30

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





Arrow XT Quint 105

	feet
Width	: 8.00
Track	: 9.07
Lock to Lock Time	: 4.0
Steering Angle	: 33.3

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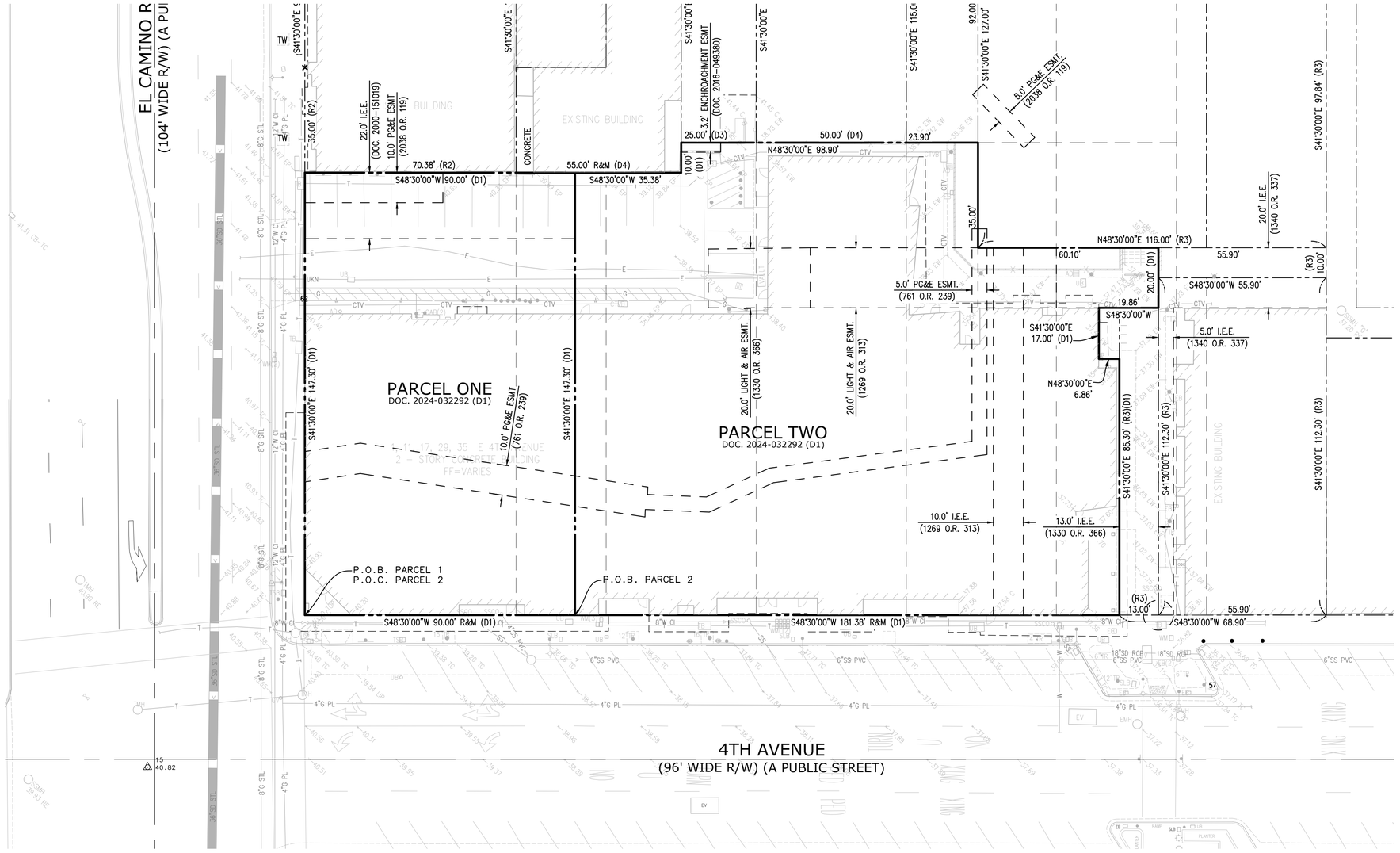
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PRELIMINARY
TRUCK
TURNING PLAN

C6.1

PROJECT NO: 246148

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NOTES

1. *RECORD OWNER:* MURFEE LEGACY LLC
2. *SUBDIVIDER:* MECAH VENTURES, 341 MAIN STREET SUITE 200, ALPINE, UT 84004
3. *EXHIBIT PREPARED BY:* KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC., 3350 SCOTT BOULEVARD, BUILDING 22, SANTA CLARA, CA 95054, PHONE: (408) 727-6665
4. *A.P.N.'S:* 034-143-260, 300, 310.
5. *EXISTING USE:* COMMERCIAL
6. *PROPOSED USE:* RESIDENTIAL MIXED USE
7. *EXISTING ZONING:* "CBD" - CENTRAL BUSINESS
8. *PROPOSED ZONING:* "CBD" - CENTRAL BUSINESS
9. *GENERAL PLAN:* MIXED-USE HIGH (15 STORIES)
10. *PROPOSED NUMBER OF LOTS:* 1
11. *TOTAL ACREAGE:* 0.9166± ACRES
12. *ALL DISTANCES AND AREAS ARE APPROXIMATE.*
13. *NO NEW STREET NAMES ARE PROPOSED.*
14. *THE BOUNDARY EASEMENTS, AND OTHER ENCUMBRANCES SHOWN ON THIS DRAWING ARE BASED UPON INFORMATION CONTAINED IN THE FOLLOWING DOCUMENT: PRELIMINARY TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER NCS-1207700-SM, DATED NOVEMBER 25, 2024.*
15. *FLOOD ZONE NOTE:* THIS SITE IS IN FLOOD ZONE "X", AREAS OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. PER FLOOD INSURANCE RATE MAP COMMUNITY NO. 06081C0154G, DATED APRIL 05, 2019.
16. *BENCHMARK:* BM# 014-002 (CITY OF SAN MATEO BENCHMARK) BEING A NAIL AND WASHER ON TOP OF A CURB AT THE SOUTH INTERSECTION OF 3RD AVENUE AND EL CAMINO REAL, ELEVATION: 42.81' (NGVD 88)
17. *BASIS OF BEARINGS:* THE BEARING OF SOUTH 48° 30' 00" WEST TAKEN ON THE NORTHWEST MONUMENT LINE OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP NUMBER 400 FILED FOR RECORD ON JUNE 18, 2004, IN BOOK 75 OF MAPS AT PAGE (S) 53-54, OFFICIAL RECORDS OF SAN MATEO COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

LEGEND

- BUILDING LINE
- BUILDING OVERHANG LINE
- CENTER LINE
- CONCRETE/BLOCK WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONTOUR LINE-MAJOR
- CONTOUR LINE-MINOR
- DRIVEWAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- ELECTRIC LINE
- FENCE LINE
- GAS LINE-VALVE & METER
- LOT LINE
- MONUMENT/MONUMENT LINE
- PROPERTY LINE
- SANITARY SEWER LINE-MANHOLE & CLEANOUT
- SIDEWALK
- SPOT ELEVATION
- STORM DRAIN LINE-MANHOLE & CATCH BASIN
- STORM DRAIN LINE-MANHOLE & CATCH BASIN
- STORM DRAIN LINE OVER 24"DIAMETER
- TELEPHONE LINE
- UNKNOWN UTILITY LINE
- WATER LINE & VALVE
- AREA DRAIN
- BACKFLOW PREVENTION DEVICE
- BOLLARD
- ELECTROLIER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- PARKING METER
- TRANSMISSION TOWER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- UTILITY BOX
- WATER VALVE
- LEAD & TACK "LS 6256"

ABBREVIATIONS

BW	BACK OF SIDEWALK	P-FC	PAVEMENT FACE OF CURB
C	CONCRETE	TW	TOP OF WALL
CB-TC	CATCH BASIN AT TOP OF CURB	TC	TOP OF CURB
DOC.	DOCUMENT	RCP	REINFORCED CONCRETE PIPE
CTV	CABLE TELEVISION BOX	PVC	POLYVINYL CHLORIDE PIPE
EB	ELECTRIC BOX	SDMH	STORM DRAIN MANHOLE
ECAB	ELECTRIC CABINET	SSMH	SANITARY SEWER MANHOLE
EMH	ELECTRIC MANHOLE	SLB	STREET LIGHT BOX
EP	EDGE OF PAVEMENT	UB	UNKNOWN UTILITY BOX
EV	ELECTRIC VAULT	WB	WATER BOX
EW	EDGE OF SIDEWALK	WM	WATER METER
FF	FINISHED FLOOR	IE	INVERT ELEVATION
FL-FC	FLOWLINE FACE OF CURB	RE	RIM ELEVATION
IB	IRRIGATION BOX		
LIP	LIP OF CURB		

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A Planning Application For:
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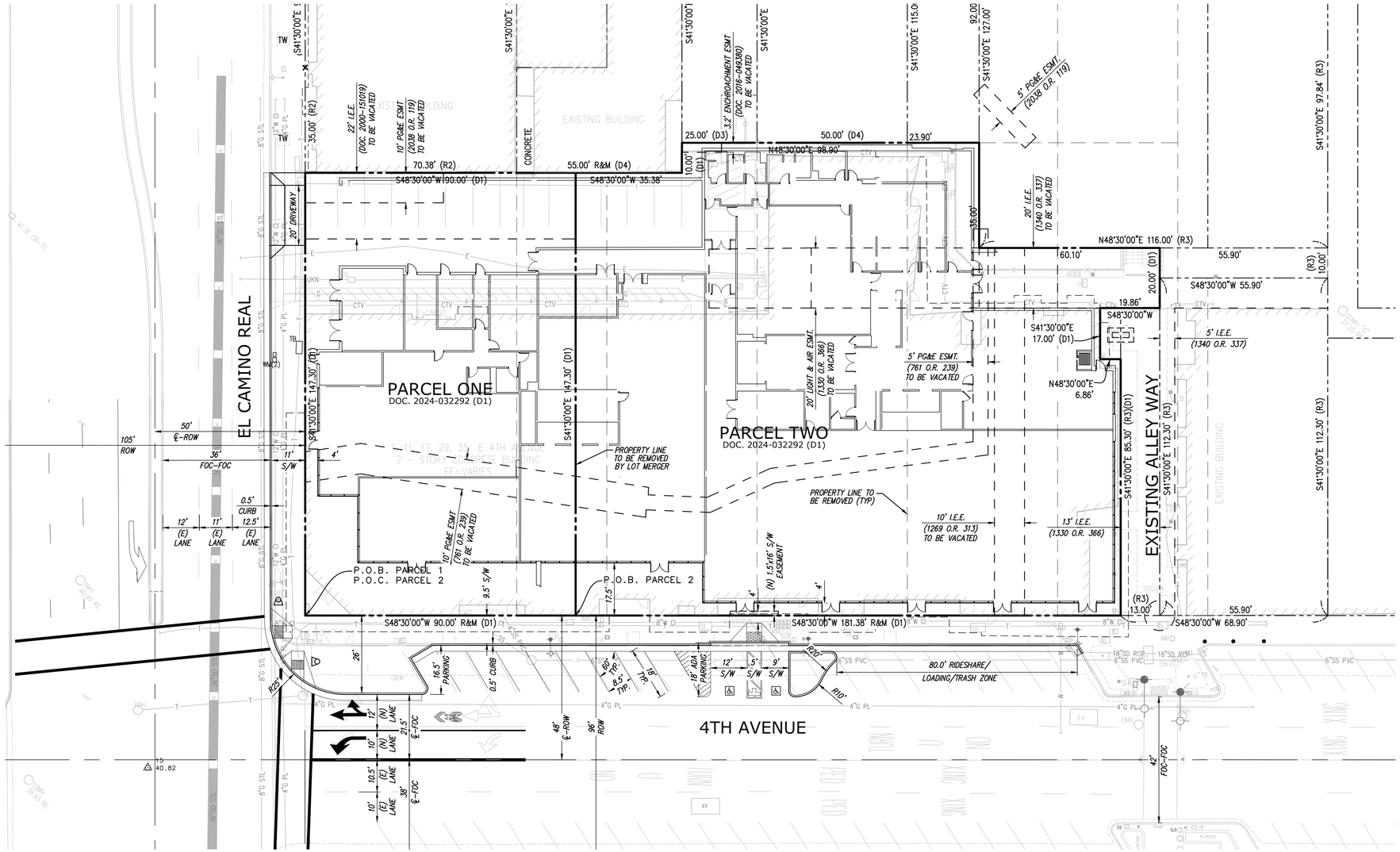
DATE	DESCRIPTION
11/18/2025	SB330 APPLICATION

TENTATIVE PARCEL MAP - EXISTING CONDITIONS PLAN

C7.1

PROJECT NO: 246148

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LEGEND

- BUILDING LINE
- CENTER LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONCRETE
- NOT A PART OF PROJECT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

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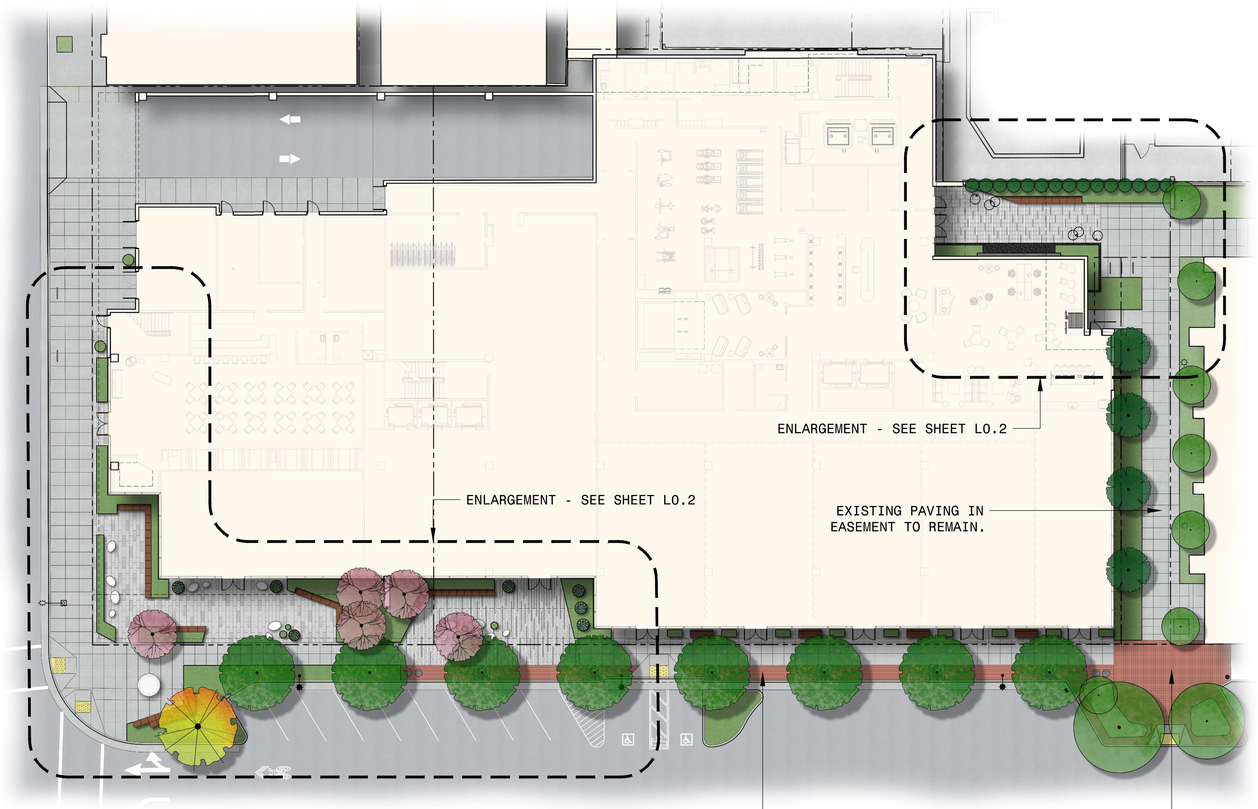
DATE	DESCRIPTION
11/18/2025	SB330 APPLICATION

TENTATIVE PARCEL MAP - PROPOSED CONDITIONS PLAN

C7.2

PROJECT NO: 246148

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SAN MATEO, CA 94401

DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

LICENSED LANDSCAPE ARCHITECT
SIGNATURE
3/31/27
RENEWAL DATE
DATE
STATE OF CALIFORNIA

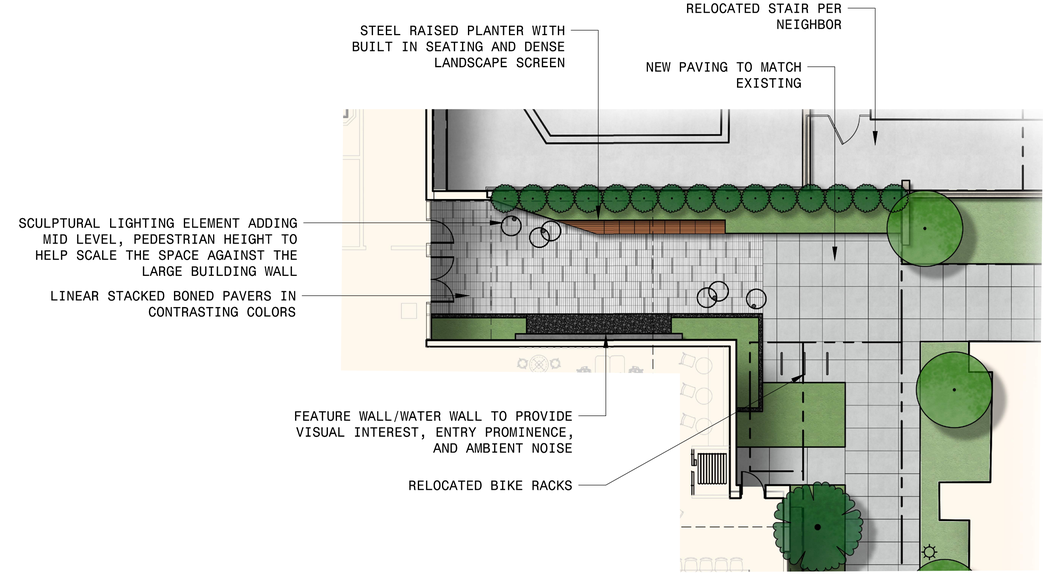
PRELIMINARY ILLUSTRATIVE PLAN

L1.1

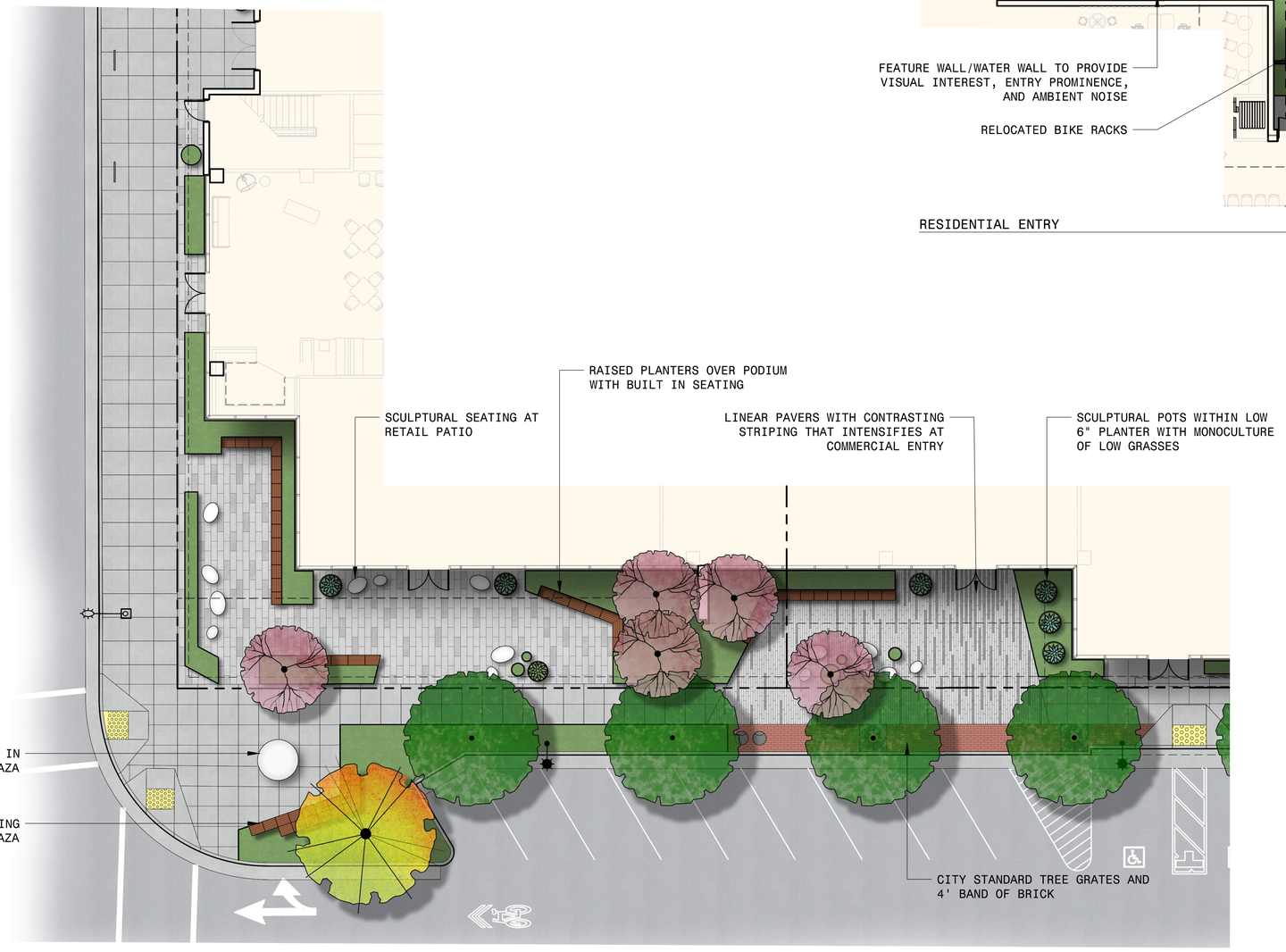
PROJECT NO: 246148

0 20' 40'

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RESIDENTIAL ENTRY



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DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

LICENSED LANDSCAPE ARCHITECT
STEVEN R. HARRIS
STATE OF CALIFORNIA
SIGNATURE
3/31/27
RENEWAL DATE
DATE

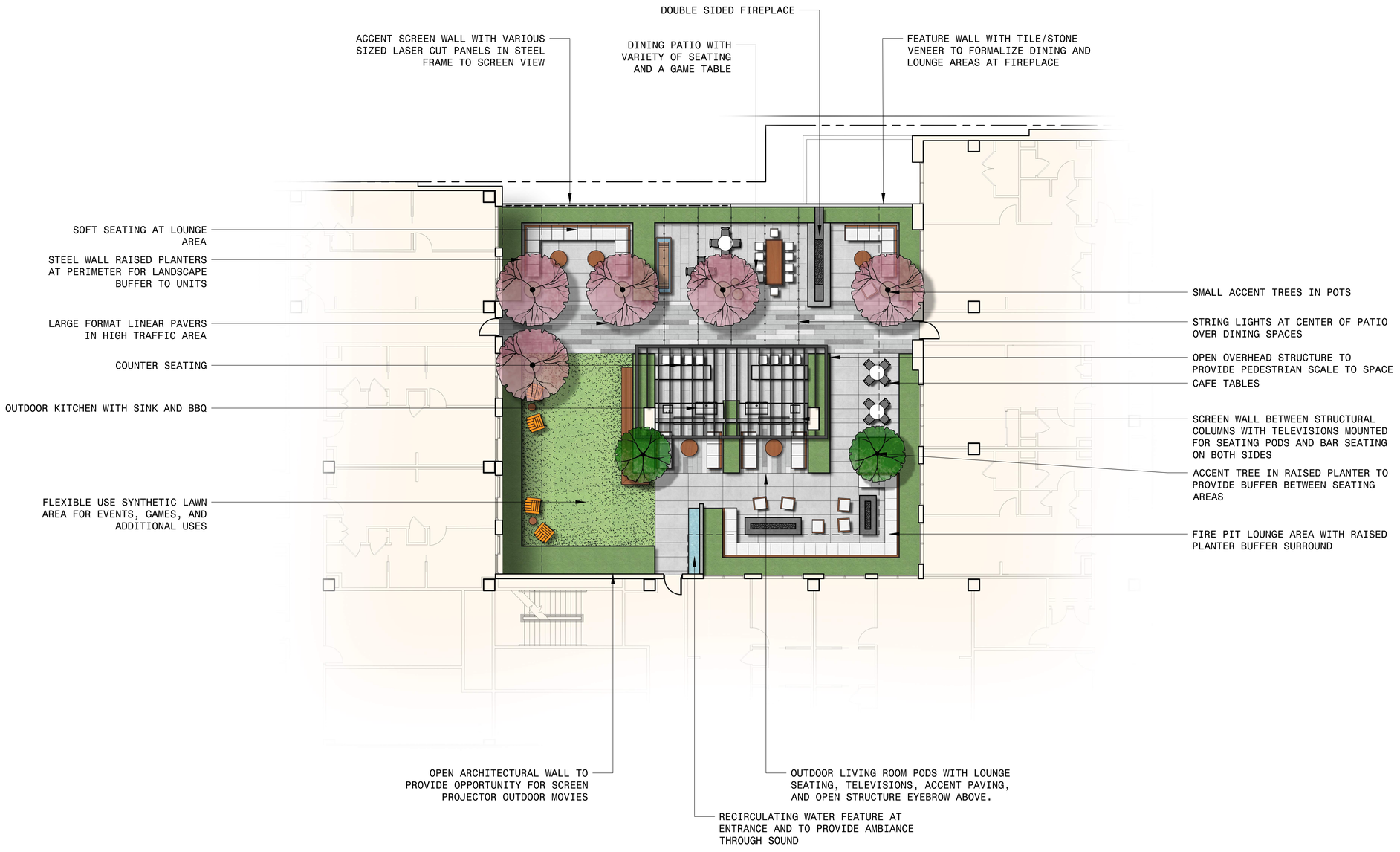
PRELIMINARY ILLUSTRATIVE PLAN - ENLARGEMENTS

L1.2

PROJECT NO: 246148

0 10' 20'

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DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

LICENSED LANDSCAPE ARCHITECT
SIGNATURE
3/31/27
RENEWAL DATE
DATE
STATE OF CALIFORNIA

PRELIMINARY ILLUSTRATIVE PLAN - 2ND FLOOR

L1.3

PROJECT NO: 246148

0 10' 20'

C:\Users\hmahallemann\Desktop\Temporary Files\Revit_Central_Files\Mecah Ventures - 4th & El Camino Real_hmahallemann.rvt, Nov 14, 2025, 4:56pm, hmahallemann

N EL CAMINO REAL

E 4TH AVENUE

MATCHLINE, SEE L2.2

MATCHLINE, SEE L2.2

2'-10"

11'-6"

16'-2"

13'

1'-10"

1'-10"

27'

25'-7"

54'-7"

8'-6"

16'-7"

13'-3"

14'-11"

14'-1"

20'-4"

33'-4"

38'-11"

NOTES:
1. SEE SHEET L2.2 FOR LEGEND.
2. SEE SHEET L2.4 FOR MATERIALS.
3. SEE SHEET L2.5-L2.7 FOR DETAILS.

0 10' 20'

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DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

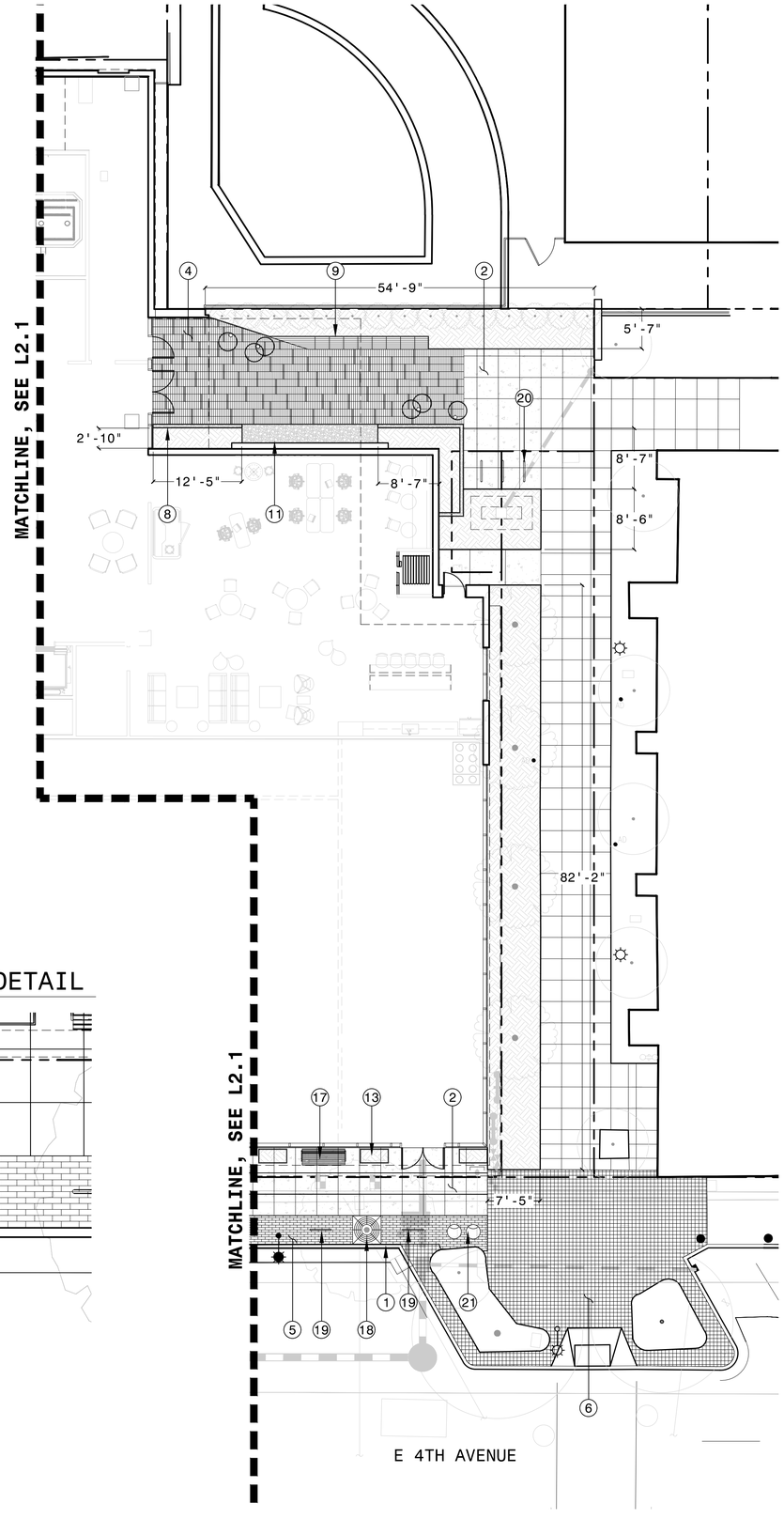
LICENSED LANDSCAPE ARCHITECT
GEOFFREY R. HARRIS 5072
SIGNATURE
3/31/27
RENEWAL DATE
DATE
STATE OF CALIFORNIA

PRELIMINARY SITE IMPROVEMENT PLAN

L2.1

PROJECT NO: 246148

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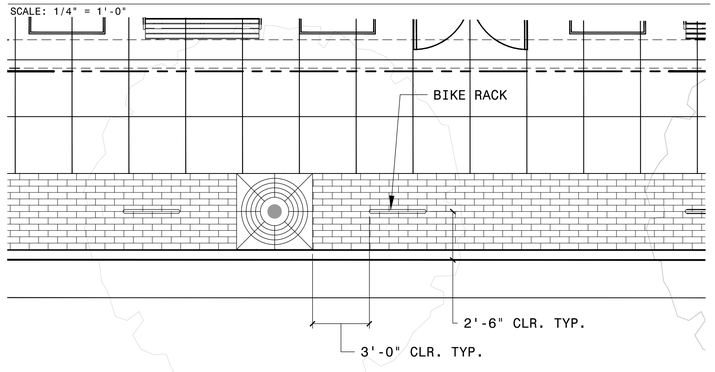
CONSTRUCTION LEGEND

No.	SYM.	DETAIL	DESCRIPTION
1		SEE CIVIL ENGINEER'S PLANS	VERTICAL CURB PER CIVIL ENGINEER'S PLANS.
2			CONCRETE PAVING TYPE 1 - NATURAL GRAY CONCRETE PAVING WITH TOPCAST SANDBLAST FINISH. PROVIDE TROWELED SCORE JOINTS WITH SPACING SHOWN IN PLAN.
3			CONCRETE PAVING TYPE 2 - LARGE SCALE CALARC PAVER BY STEPSTONE. 12"X36"X2-1/2" PAVERS IN RUNNING BOND PATTERN. COLOR AND FINISH TO BE 85% LIGHT SANDBLAST PORCELAIN 1813 AND 15% TO BE MEDIUM SANDBLAST PORCELAIN 1413 IN RANDOMIZED DISTRIBUTION.
4			CONCRETE PAVING TYPE 3 - NARROW MODULAR PAVER BY STEPSTONE. 4"X18"X4" PAVERS WITH LIGHT SANDBLAST FINISH IN 1/3 RUNNING BOND PATTERN. COLORS TO BE PEBBLE 1424 AND KONA BROWN 1821. KONA TO BE INSTALLED IN INCREASING FREQUENCY AT CLOSER PROXIMITY TO ENTRY DOOR AS SHOWN IN PLAN.
5			CITY STANDARD BRICK PAVING BAND. MODEL: MCNEAR BRICK AND CLOCK - COMMERCIAL SERIES, OR APPROVED EQUAL. COLOR: TANGIERS. PATTERN: RUNNING BOND.
6			EXISTING BRICK PAVERS TO REMAIN
7		A L2.5	10" TALL POWDER COATED STEEL PLANTER WALL. COLOR TO MATCH ARCHITECTURAL STEEL PANEL COLOR - NIGHTFALL METALLIC
8		A L2.5	24" TALL POWDER COATED STEEL PLANTER WALL. COLOR TO MATCH ARCHITECTURAL STEEL PANEL COLOR - NIGHTFALL METALLIC
9		A L2.5	24" TALL POWDER COATED STEEL PLANTER WALL WITH BUILT IN THERMALLY MODIFIED ASH SEAT WALL. PLANTER WALL COLOR TO MATCH ARCHITECTURAL STEEL PANEL COLOR - NIGHTFALL METALLIC
10		B L2.5	TIERED SEATING WITH THERMALLY MODIFIED ASH FINISH
11			RECIRCULATING WATER WALL AT RESIDENTIAL ENTRY
12		A, B, C L2.6	ACCENT SCREEN WALL WITH LASER CUT PANELS, STUCCO VENEER ON EXTERIOR, AND TILE FEATURE ON INTERIOR FACING WALL AT 2ND FLOOR AMENITY SPACE
13			TOURNESOL WILSHIRE STEEL PLANTER - PLANTER TO BE WWR-482424 WITH POWDER COAT IN CEDAR BRONZE COLOR
14			PRECAST CONCRETE PLANTER - CARMEN PLANTER BY QCP. COLOR TO BE FRENCH GRAY. 3 DIFFERENT SIZES TO BE MODELS 2227, 3224, AND 4028
15			PRECAST CONCRETE PLANTER AT COMMERCIAL ENTRANCE - ARRIS MODEL 4244 PLANTER BY QCP. COLOR TO BE LATTE.
16		M S L	SCULPTURAL SEATING TO BE PRECAST CONCRETE "PEBBLES" BY QCP. COLOR TO BE MISSION WHITE, FINISH TO BE CRAFTSMAN'S ETCH. THREE MODELS OF PEBBLES TO BE PROVIDED - SEE PLAN FOR SIZES AND LOCATIONS - L=4228, M=3625, S=2418.
17			BENCH - PER CITY OF SAN MATEO DESIGN GUIDELINES. WABASH VALLEY - ESTATE SERIES 72" WITH INTERMEDIATE ARMREST. COLOR: BLACK POWDER COAT
18			TREE GRATE - PER CITY OF SAN MATEO DESIGN GUIDELINES. URBAN ACCESSORIES - OT - TITLE 24. COLOR: POWDERCOAT RAL 6004
19		L2.2	STREETSCAPE BIKE RACK - WELLE CIRCULAR RACK - WCRO2-IG. FINISH TO BE STAINLESS STEEL.
20		A L2.7	BIKE RACK AT RESIDENTIAL ENTRY- WELLE CIRCULAR RACK - WCRO2-IG. FINISH TO BE STAINLESS STEEL.
21			TRASH RECEPTACLE - WABASH VALLEY URBANSCAPE "J" STYLE 32 GALLON RECEPTACLE. COLOR: BLACK POWDER COAT
			LANDSCAPE AREA - SEE PLANTING AND IRRIGATION PLANS

NOTES:
- SEE SHEET L2.4 FOR MATERIALS.
- SEE SHEET L2.5-L2.7 FOR DETAILS

STREETSCAPE SHORT TERM BIKE PARKING DETAIL

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



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

DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER T. FERRARA
SIGNATURE
3/31/27
RENEWAL DATE
DATE
STATE OF CALIFORNIA

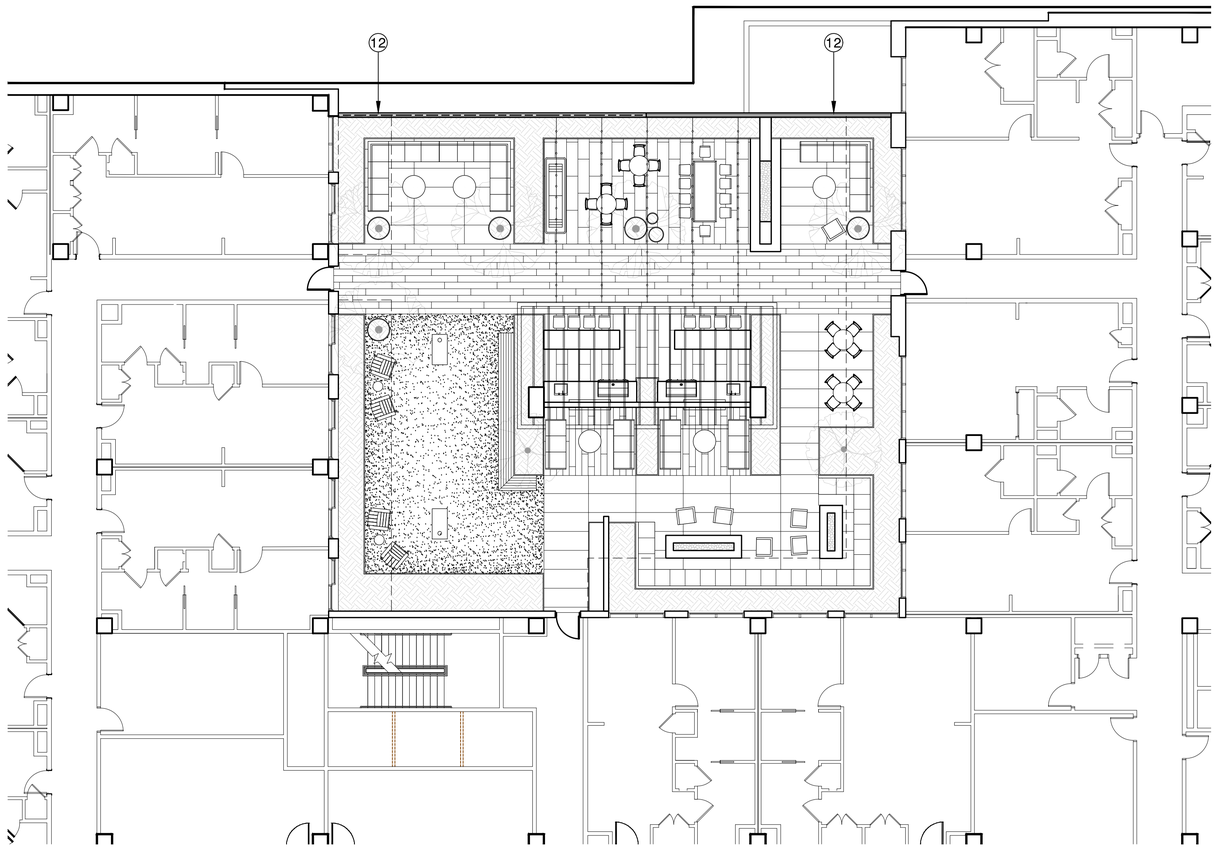
PRELIMINARY SITE IMPROVEMENT PLAN

L2.2

PROJECT NO: 246148

0 10' 20'

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CONSTRUCTION LEGEND

No.	SYM.	DETAIL	DESCRIPTION
1		SEE CIVIL ENGINEER'S PLANS	VERTICAL CURB PER CIVIL ENGINEER'S PLANS.
2			CONCRETE PAVING TYPE 1 - NATURAL GRAY CONCRETE PAVING WITH TOPCAST SANDBLAST FINISH. PROVIDE TROWELED SCORE JOINTS WITH SPACING SHOWN IN PLAN.
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5			CITY STANDARD BRICK PAVING BAND. MODEL: MCNEAR BRICK AND CLOCK - COMMERCIAL SERIES, OR APPROVED EQUAL. COLOR: TANGIERS. PATTERN: RUNNING BOND.
6			EXISTING BRICK PAVERS TO REMAIN
7		A / L2.5	10" TALL POWDER COATED STEEL PLANTER WALL. COLOR TO MATCH ARCHITECTURAL STEEL PANEL COLOR - NIGHTFALL METALLIC
8		A / L2.5	24" TALL POWDER COATED STEEL PLANTER WALL. COLOR TO MATCH ARCHITECTURAL STEEL PANEL COLOR - NIGHTFALL METALLIC
9		A / L2.5	24" TALL POWDER COATED STEEL PLANTER WALL WITH BUILT IN THERMALLY MODIFIED ASH SEAT WALL. PLANTER WALL COLOR TO MATCH ARCHITECTURAL STEEL PANEL COLOR - NIGHTFALL METALLIC
10		B / L2.5	TIERED SEATING WITH THERMALLY MODIFIED ASH FINISH
11			RECIRCULATING WATER WALL AT RESIDENTIAL ENTRY
12		A, B, C / L2.6	ACCENT SCREEN WALL WITH LASER CUT PANELS, STUCCO VENEER ON EXTERIOR, AND TILE FEATURE ON INTERIOR FACING WALL AT 2ND FLOOR AMENITY SPACE
13			TOURNESOL WILSHIRE STEEL PLANTER - PLANTER TO BE WWR-482424 WITH POWDER COAT IN CEDAR BRONZE COLOR
14			PRECAST CONCRETE PLANTER - CARMEN PLANTER BY QCP. COLOR TO BE FRENCH GRAY. 3 DIFFERENT SIZES TO BE MODELS 2227, 3224, AND 4028
15			PRECAST CONCRETE PLANTER AT COMMERCIAL ENTRANCE - ARRIS MODEL 4244 PLANTER BY QCP. COLOR TO BE LATTE.
16	M S L		SCULPTURAL SEATING TO BE PRECAST CONCRETE "PEBBLES" BY QCP. COLOR TO BE MISSION WHITE, FINISH TO BE CRAFTSMAN'S ETCH. THREE MODELS OF PEBBLES TO BE PROVIDED - SEE PLAN FOR SIZES AND LOCATIONS - L=4228, M=3625, S=2418.
17			BENCH - PER CITY OF SAN MATEO DESIGN GUIDELINES. WABASH VALLEY - ESTATE SERIES 72" WITH INTERMEDIATE ARMREST. COLOR: BLACK POWDER COAT
18			TREE GRATE - PER CITY OF SAN MATEO DESIGN GUIDELINES. URBAN ACCESSORIES - OT - TITLE 24. COLOR: POWDERCOAT RAL 6004
19		L2.2	STREETSCAPE BIKE RACK - WELLE CIRCULAR RACK - WCRO2-IG. FINISH TO BE STAINLESS STEEL.
20		A / L2.7	BIKE RACK AT RESIDENTIAL ENTRY- WELLE CIRCULAR RACK - WCRO2-IG. FINISH TO BE STAINLESS STEEL.
21			TRASH RECEPTACLE - WABASH VALLEY URBANSCAPE "J" STYLE 32 GALLON RECEPTACLE. COLOR: BLACK POWDER COAT
			LANDSCAPE AREA - SEE PLANTING AND IRRIGATION PLANS

NOTES:
- SEE SHEET L2.4 FOR MATERIALS.
- SEE SHEET L2.5-L2.7 FOR DETAILS

0 10' 20'

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

DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

LICENSED LANDSCAPE ARCHITECT
SIGNATURE
3/31/27
RENEWAL DATE
DATE
STATE OF CALIFORNIA

PRELIMINARY SITE IMPROVEMENT PLAN - 2ND FLOOR

L2.3

PROJECT NO: 246148

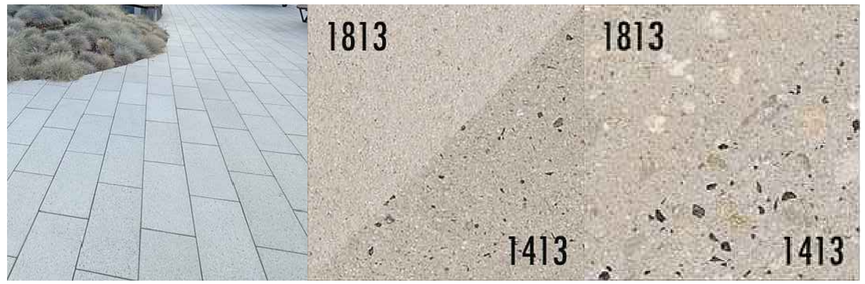
C:\Users\kmeltzer\Documents\Revit Central Files\Backup\246148_EL CAMINO REAL & E. 4TH AVENUE_kmeltzer.rvt

MATERIAL PALETTE

FLATWORK AND FINISHES



2 TOPCAST CONCRETE



3 LARGE SCALE CALARC PAVER, COLOR LIGHT AND MEDIUM SANDBLAST PORCELAIN



4 NARROW MODULAR PAVER, COLOR PEBBLE 1424 AND KONA 1821



5 BRICK PAVING



7 8 9 12 STEEL ELEMENTS, COLOR NIGHTFALL MATALLIC



9 10 THERMALLY MODIFIED ASH

12 STUCCO, COLOR SNOWBOUND

STRUCTURES AND FURNISHINGS



11 WATER/FEATURE WALL



13 TOURNESOL WILSHIRE PLANTER



14 CARMEN PLANTER



15 ARRIS PLANTER



16 "PEBBLE" SEATING, COLOR MISSION WHITE



17 BENCH



18 TREE GRATE



19 20 BIKE RACK



21 TRASH RECEPTACLE

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

DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

LICENSED LANDSCAPE ARCHITECT
SIGNATURE
3/31/27
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DATE
STATE OF CALIFORNIA

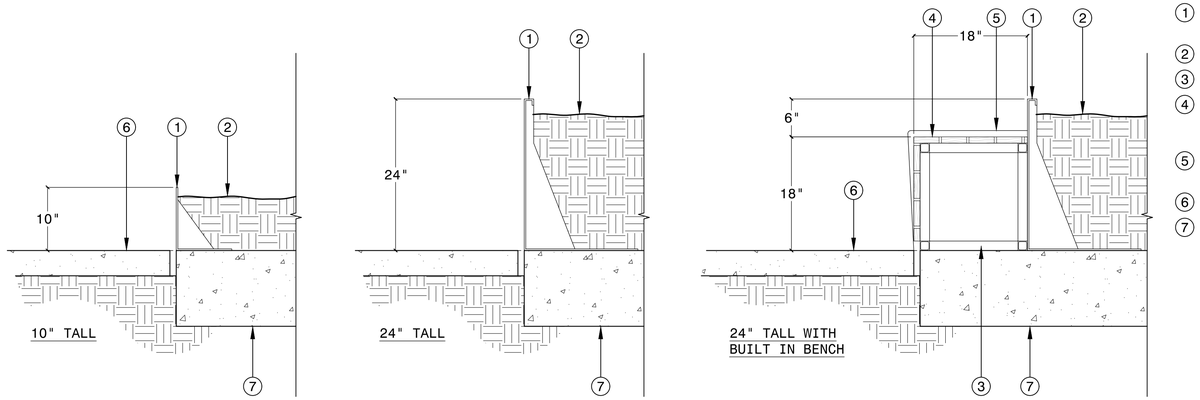
LANDSCAPE MATERIALS AND FURNISHINGS

L2.4

PROJECT NO: 246148

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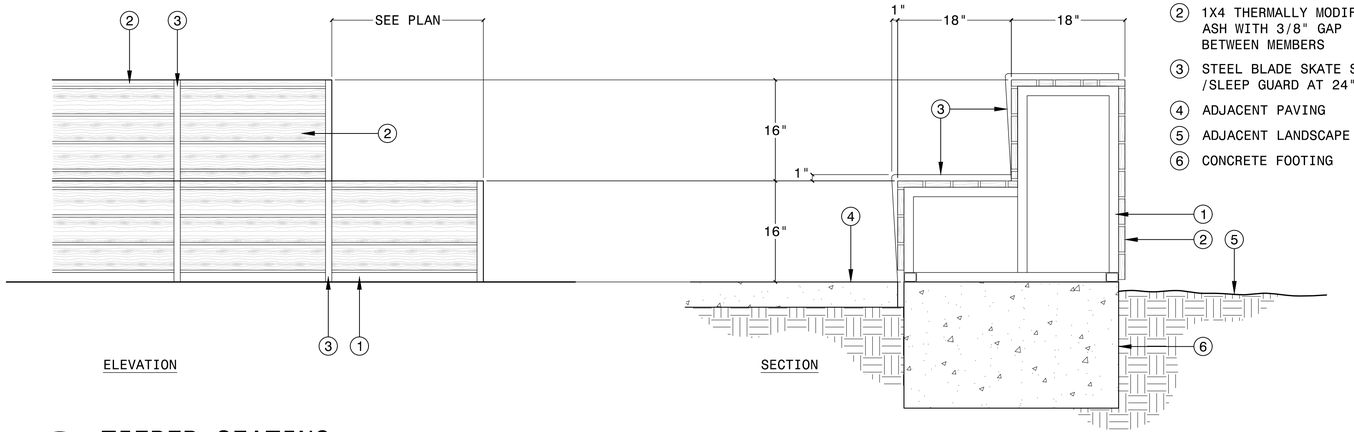
C:\Users\hmeltzer\Documents\Revit Central Files\Revit Construction Team Files - 8Fifth_PROJECTS\8_2024_PROJECTS\8-2024 - 4TH AND EL CAMINO\WORKING DRAWINGS_EXTPLANENTITLEMENTS\8-2024 - 4TH AND EL CAMINO_CONST.rvt, Nov 17, 2025, 11:13am, hmeltzer



1. POWDER COATED STEEL PLANTER WALLS
2. RAISED PLANTER
3. 1-1/2" HSS FRAME
4. 1X4 THERMALLY MODIFIED ASH WITH 3/8" GAP BETWEEN MEMBERS
5. STEEL BLADE SKATE STOP /SLEEP GUARD AT 24" O.C.
6. ADJACENT PAVING, SEE PLAN
7. CONCRETE FOOTING OR TOPPING SLAB OVER CONCRETE PODIUM, WHERE OCCURS

A STEEL RAISED PLANTER WALLS

SCALE 1"=1'-0"



1. 1-1/2" HSS FRAME
2. 1X4 THERMALLY MODIFIED ASH WITH 3/8" GAP BETWEEN MEMBERS
3. STEEL BLADE SKATE STOP /SLEEP GUARD AT 24" O.C.
4. ADJACENT PAVING
5. ADJACENT LANDSCAPE AREA
6. CONCRETE FOOTING

B TIERED SEATING

SCALE 1"=1'-0"

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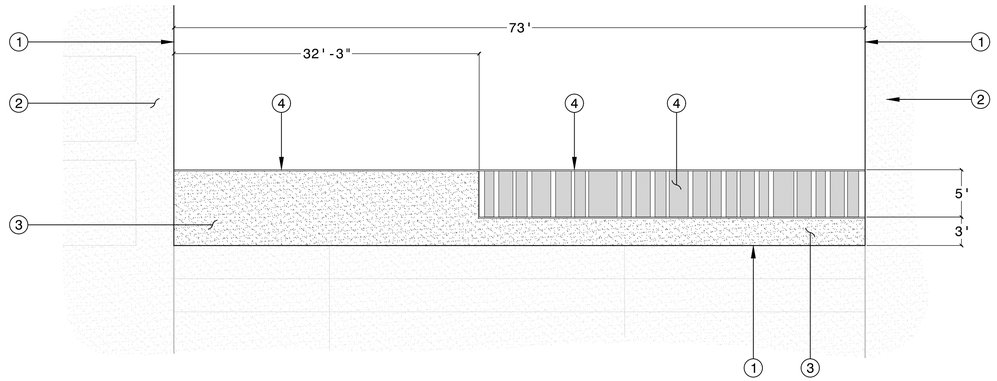
LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER T. HARRIS #6559
SIGNATURE
3/31/27
RENEWAL DATE
DATE
STATE OF CALIFORNIA

LANDSCAPE DESIGN DETAILS

L2.5

PROJECT NO: 246148

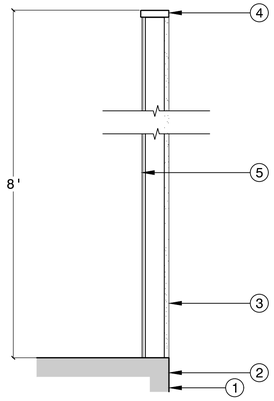
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1. EDGE OF BUILDING
2. PAINTED STUCCO PER ARCHITECT
3. SMOOTH STUCCO WITH FINISH AND COLOR TO MATCH ADJACENT BUILDING WALL
4. HSS STEEL CAP/HORIZONTAL MEMBER - PAINT TO MATCH NIGHTFALL METALLIC BUILDING ELEMENTS
5. PLATE STEEL PANELS - PAINT TO MATCH NIGHTFALL METALLIC BUILDING ELEMENTS

A 2ND FLOOR AMENITY SPACE SCREEN WALL

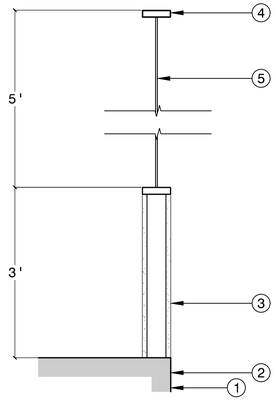
SCALE 1/8"=1'-0"



1. EDGE OF BUILDING
2. PAINTED STUCCO PER ARCHITECT
3. SMOOTH STUCCO WITH FINISH AND COLOR TO MATCH ADJACENT BUILDING WALL
4. HSS STEEL CAP/HORIZONTAL MEMBER - PAINT TO MATCH NIGHTFALL METALLIC BUILDING ELEMENTS
5. TILE VENEER AT INTERIOR FACING SIDE OF WALL TO BE SELECTED.

C TILE VENEER FEATURE WALL

SCALE 3/4"=1'-0"



1. EDGE OF BUILDING
2. PAINTED STUCCO PER ARCHITECT
3. SMOOTH STUCCO WITH FINISH AND COLOR TO MATCH ADJACENT BUILDING WALL
4. HSS STEEL CAP/HORIZONTAL MEMBER - PAINT TO MATCH NIGHTFALL METALLIC BUILDING ELEMENTS
5. PLATE STEEL PANELS - PAINT TO MATCH NIGHTFALL METALLIC BUILDING ELEMENTS

B STEEL PANEL ACCENT WALL

SCALE 3/4"=1'-0"

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

DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

LICENSED LANDSCAPE ARCHITECT
MATTHEW K. HARRIS
SIGNATURE
3/31/27
RENEWAL DATE
DATE
STATE OF CALIFORNIA

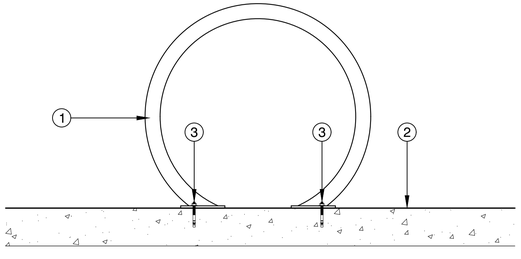
LANDSCAPE DESIGN DETAILS

L2.6

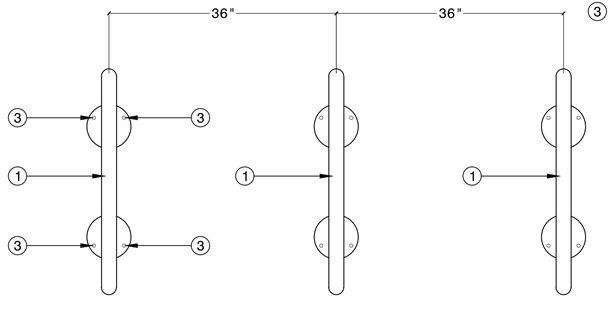
PROJECT NO: 246148

C:\Users\hmiller\Documents\Tarlton Construction Team Site_RVT_PROJECTS_2024 REVIT\CET25 21145 - 4TH AND EL CAMINO\4TH AND ELCAMINO_REVIT_MASTER_LAYER_CENTRAL.rvt - Nov 17, 2025, 3:24pm - hmiller

1. BIKE RACK - WELLE CIRCULAR RACK - WCRO2-IG. FINISH TO BE STAINLESS STEEL.
2. PAVING PER PLAN
3. 3/8"Ø X 4"L MIN. GALVANIZED STEEL WEDGE ANCHOR (TYP. OF 4 PER RACK)



SIDE ELEVATION



PLAN

A SURFACE-MOUNT BIKE RACK

SCALE 1"=1'-0"

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

DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

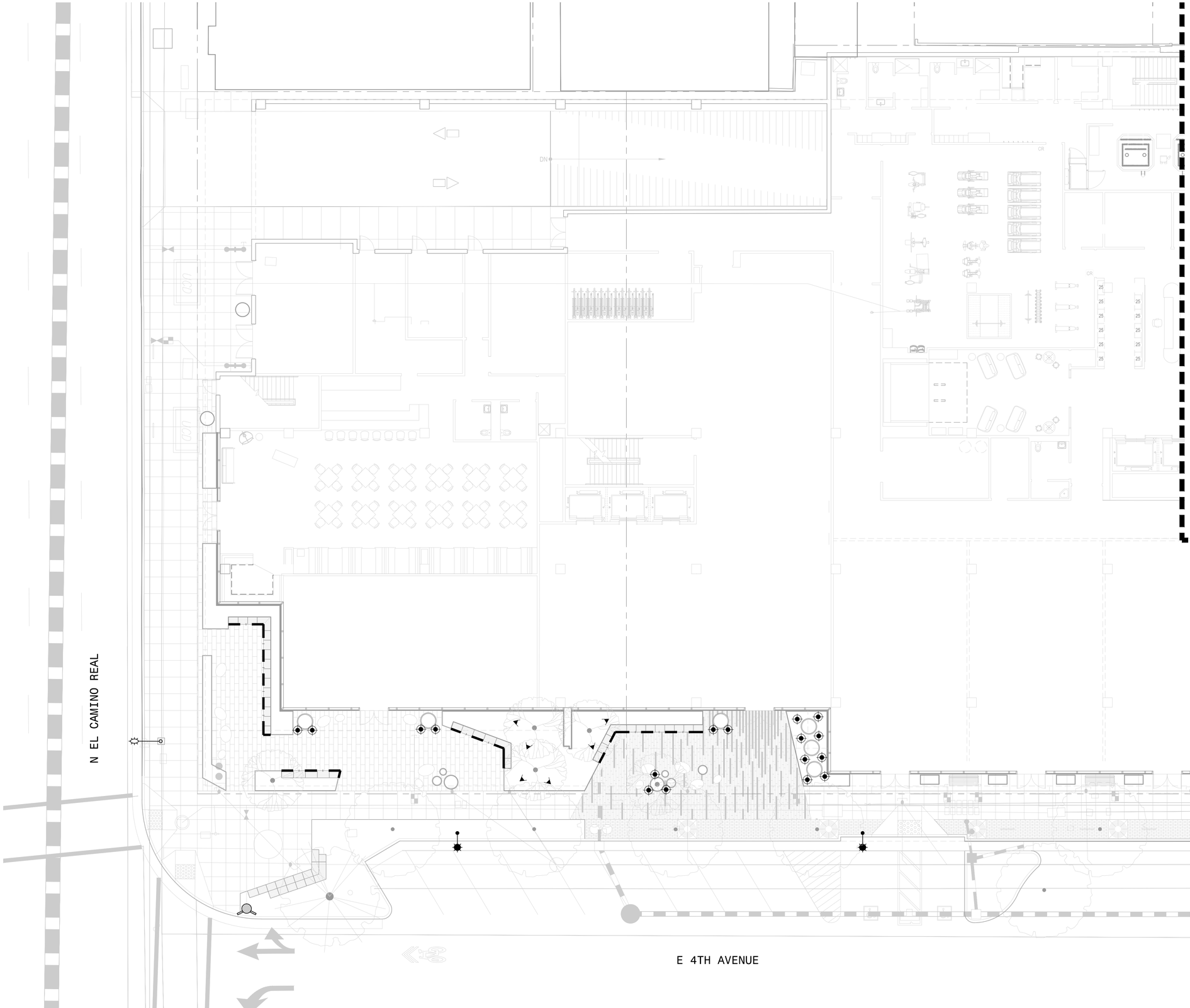
LICENSED LANDSCAPE ARCHITECT
SIGNATURE
3/31/27
RENEWAL DATE
DATE
STATE OF CALIFORNIA

LANDSCAPE DESIGN DETAILS

L2.7

PROJECT NO: 246148

C:\Users\hmelkehansen\Twelve Construction\Twelve Construction Team Site - SITe_PROJECTS_2024 PROJECTS\2124 - 4TH AND EL CAMINO\WORKING DRAWINGS\03_ENTITLEMENTS\ARCHIVE\24 4TH&EL CAMINO_CORE.rvt, Nov 17, 2025, 2:29pm, hmelkehansen



LIGHTING LEGEND

SYM.	DESCRIPTION
	EXISTING COBRA HEAD STREET LIGHT AT TRAFFIC SIGNAL TO REMAIN
	EXISTING CITY STANDARD PEDESTRIAN SCALE LIGHT WITH DOUBLE LUMINAIRE PER A.41 OF PEDESTRIAN MASTER PLAN DESIGN GUIDELINES - 14' TALL. COLOR - MIDNIGHT GREEN.
	PROPOSED CITY STANDARD PEDESTRIAN SCALE LIGHT WITH DOUBLE LUMINAIRE PER A.41 OF PEDESTRIAN MASTER PLAN DESIGN GUIDELINES - 14' TALL. COLOR - MIDNIGHT GREEN.
	EXISTING CITY STANDARD PEDESTRIAN SCALE LIGHT PER A.41 OF PEDESTRIAN MASTER PLAN DESIGN GUIDELINES - 14' TALL. COLOR - MIDNIGHT GREEN.
	LANDSCAPE FORMS TYPOLOGY RING LIGHT - 16' TALL. COLOR - SILVER METALLIC.
	CONTINUOUS LINEAR LED STRIP LIGHT MOUNTED UNDER EDGE OF SEATING. QTRAN OR EQUAL LED STRIP.
	IN-GRADE ACCENT UP-LIGHT. VO FIXTURE BY FX LUMINAIRE - STAINLESS FINISH.
	LANDSCAPE UP-LIGHT. NP FIXTURE BY FX LUMINAIRE - FLAT BLACK FINISH.
	BISTRO LIGHTS MOUNTED ON TENSION CABLE - BLACK CABLED BISTRO LIGHTS BY VOLT LIGHTING.
	DOWN LIGHTS AT OVERHEAD TRELLIS. SD FIXTURE BY FX LUMINAIRE - FLAT BLACK FINISH.

NOTES:
- SEE SHEET L3.2 FOR LIGHTING IMAGERY

0 10' 20'

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SAN MATEO, CA 94401

DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER R. HARRIS #6504
SIGNATURE
3/31/27
RENEWAL DATE
DATE
STATE OF CALIFORNIA

LIGHTING PLAN

L3.1

PROJECT NO: 246148

C:\Users\kmcelwain\Documents\Trimble Construction Partner Connect\Autodesk Team Sites - BIM_ PROJECTS_2024 PROJECTS\2140 - 4TH AND EL CAMINO\WORKING DRAWINGS_DATE\LDM\STLA\MEP\DESIGN\4TH&EL CAMINO LIGHT.rvt - Nov 14, 2025, 11:33am - Annalisa Hansen

LIGHTING IMAGERY



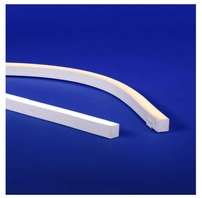
TYPOLOGY RING LIGHT



UP-LIGHT



DOWN LIGHTS



LINEAR LED STRIP LIGHT

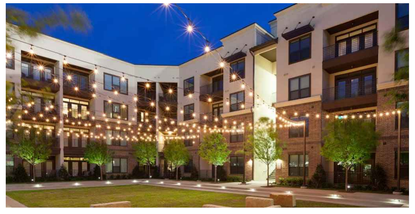




IN-GRADE UP-LIGHT



LINEAR LED STRIP LIGHT



A.41. Materials and Funishings: Pedestrian Scale Lighting

Pedestrian Scale Lighting

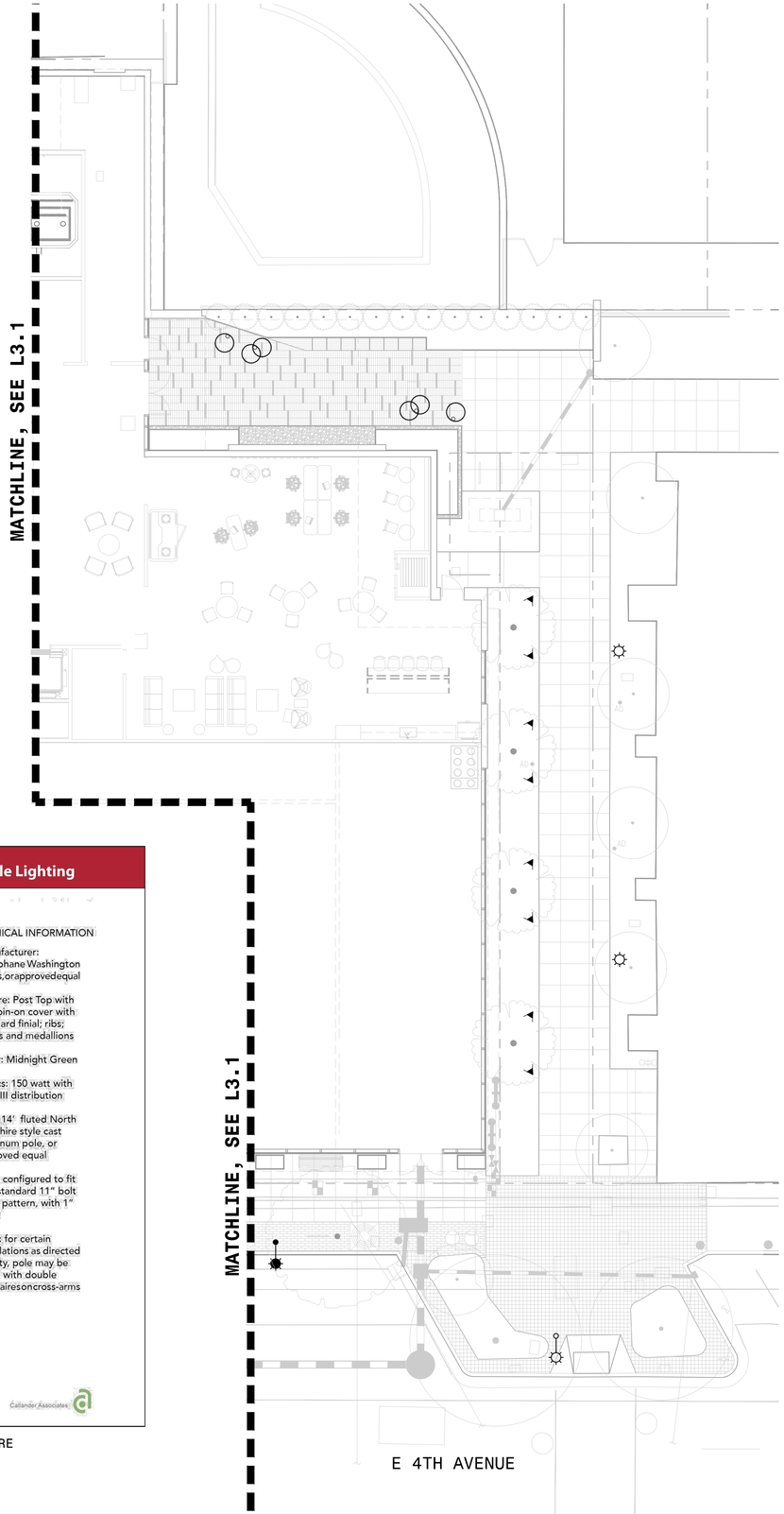


TECHNICAL INFORMATION

- Manufacturer: Holophane Washington Series, or approved equal
- Fixture: Post Top with full spin-on cover with standard finial; ribs; bands and medallions
- Color: Midnight Green
- Optics: 150 watt with Type III distribution
- Pole: 14' fluted North Yorkshire style cast aluminum pole, or approved equal
- Base: configured to fit City standard 11" bolt circle pattern, with 1" bolts
- Note: for certain installations as directed by City, pole may be fitted with double luminaires on cross-arms

Callander Associates

PEDESTRIAN SCALE LIGHT WITH DOUBLE LUMINAIRE



LIGHTING LEGEND

SYM.	DESCRIPTION
	EXISTING COBRA HEAD STREET LIGHT AT TRAFFIC SIGNAL TO REMAIN
	EXISTING CITY STANDARD PEDESTRIAN SCALE LIGHT WITH DOUBLE LUMINAIRE PER A.41 OF PEDESTRIAN MASTER PLAN DESIGN GUIDELINES - 14' TALL. COLOR - MIDNIGHT GREEN.
	PROPOSED CITY STANDARD PEDESTRIAN SCALE LIGHT WITH DOUBLE LUMINAIRE PER A.41 OF PEDESTRIAN MASTER PLAN DESIGN GUIDELINES - 14' TALL. COLOR - MIDNIGHT GREEN.
	EXISTING CITY STANDARD PEDESTRIAN SCALE LIGHT PER A.41 OF PEDESTRIAN MASTER PLAN DESIGN GUIDELINES - 14' TALL. COLOR - MIDNIGHT GREEN.
	LANDSCAPE FORMS TYPOLOGY RING LIGHT - 16' TALL. COLOR - SILVER METALLIC.
	CONTINUOUS LINEAR LED STRIP LIGHT MOUNTED UNDER EDGE OF SEATING. QTRAN OR EQUAL LED STRIP.
	IN-GRADE ACCENT UP-LIGHT. VO FIXTURE BY FX LUMINAIRE - STAINLESS FINISH.
	LANDSCAPE UP-LIGHT. NP FIXTURE BY FX LUMINAIRE - FLAT BLACK FINISH.
	BISTRO LIGHTS MOUNTED ON TENSION CABLE - BLACK CABLED BISTRO LIGHTS BY VOLT LIGHTING.
	DOWN LIGHTS AT OVERHEAD TRELLIS. SD FIXTURE BY FX LUMINAIRE - FLAT BLACK FINISH.

NOTES:

- SEE SHEET L3.2 FOR LIGHTING IMAGERY

0 10' 20'

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

DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

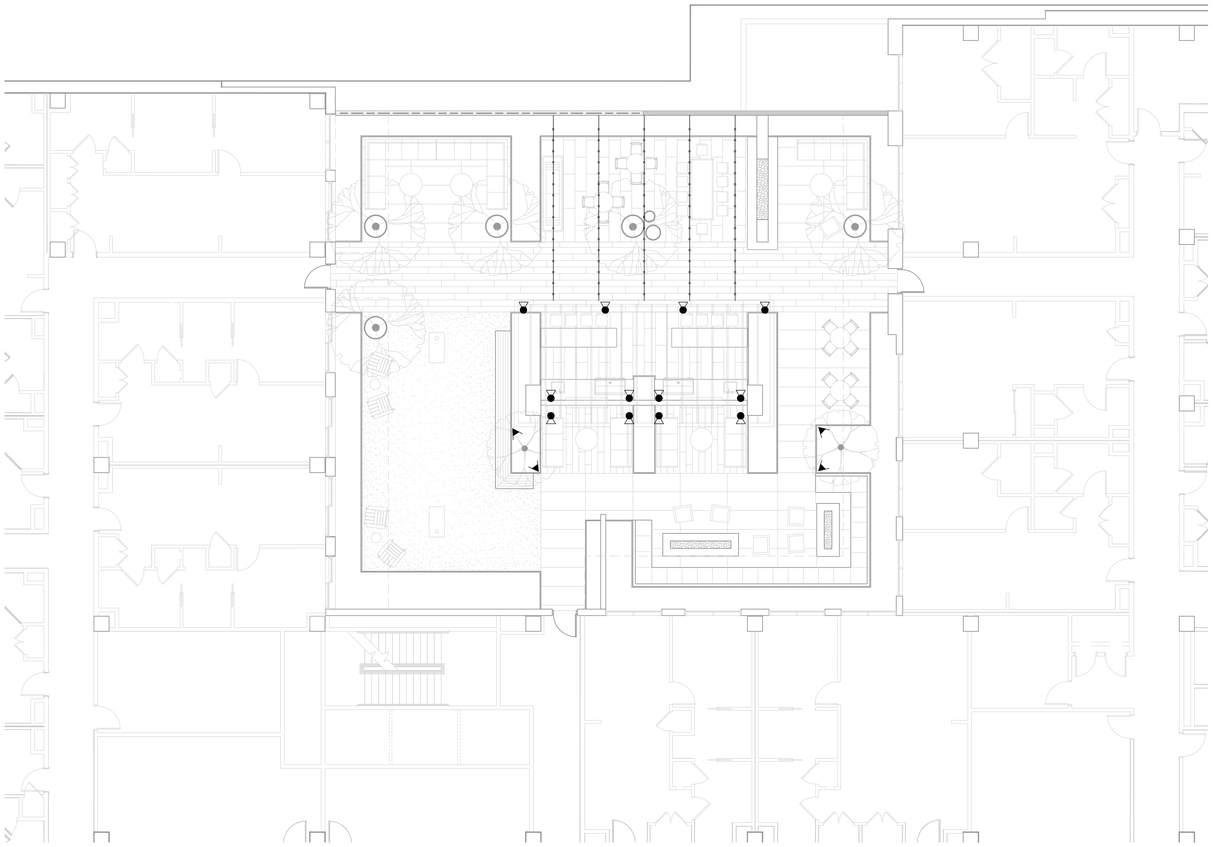
LICENSED LANDSCAPE ARCHITECT — CHRISTOPHER C. HARRIS — 5304 — SIGNATURE — 3/31/27 RENEWAL DATE — DATE — STATE OF CALIFORNIA

LIGHTING PLAN

L3.2

PROJECT NO: 246148

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LIGHTING LEGEND

SYM.	DESCRIPTION
	EXISTING COBRA HEAD STREET LIGHT AT TRAFFIC SIGNAL TO REMAIN
	EXISTING CITY STANDARD PEDESTRIAN SCALE LIGHT WITH DOUBLE LUMINAIRE PER A.41 OF PEDESTRIAN MASTER PLAN DESIGN GUIDELINES - 14' TALL. COLOR - MIDNIGHT GREEN.
	PROPOSED CITY STANDARD PEDESTRIAN SCALE LIGHT WITH DOUBLE LUMINAIRE PER A.41 OF PEDESTRIAN MASTER PLAN DESIGN GUIDELINES - 14' TALL. COLOR - MIDNIGHT GREEN.
	EXISTING CITY STANDARD PEDESTRIAN SCALE LIGHT PER A.41 OF PEDESTRIAN MASTER PLAN DESIGN GUIDELINES - 14' TALL. COLOR - MIDNIGHT GREEN.
	LANDSCAPE FORMS TYPOLOGY RING LIGHT - 16' TALL. COLOR - SILVER METALLIC.
	CONTINUOUS LINEAR LED STRIP LIGHT MOUNTED UNDER EDGE OF SEATING. QTRAN OR EQUAL LED STRIP.
	IN-GRADE ACCENT UP-LIGHT. VO FIXTURE BY FX LUMINAIRE - STAINLESS FINISH.
	LANDSCAPE UP-LIGHT. NP FIXTURE BY FX LUMINAIRE - FLAT BLACK FINISH.
	BISTRO LIGHTS MOUNTED ON TENSION CABLE - BLACK CABLED BISTRO LIGHTS BY VOLT LIGHTING.
	DOWN LIGHTS AT OVERHEAD TRELLIS. SD FIXTURE BY FX LUMINAIRE - FLAT BLACK FINISH.

NOTES:
- SEE SHEET L3.2 FOR LIGHTING IMAGERY

0 10' 20'

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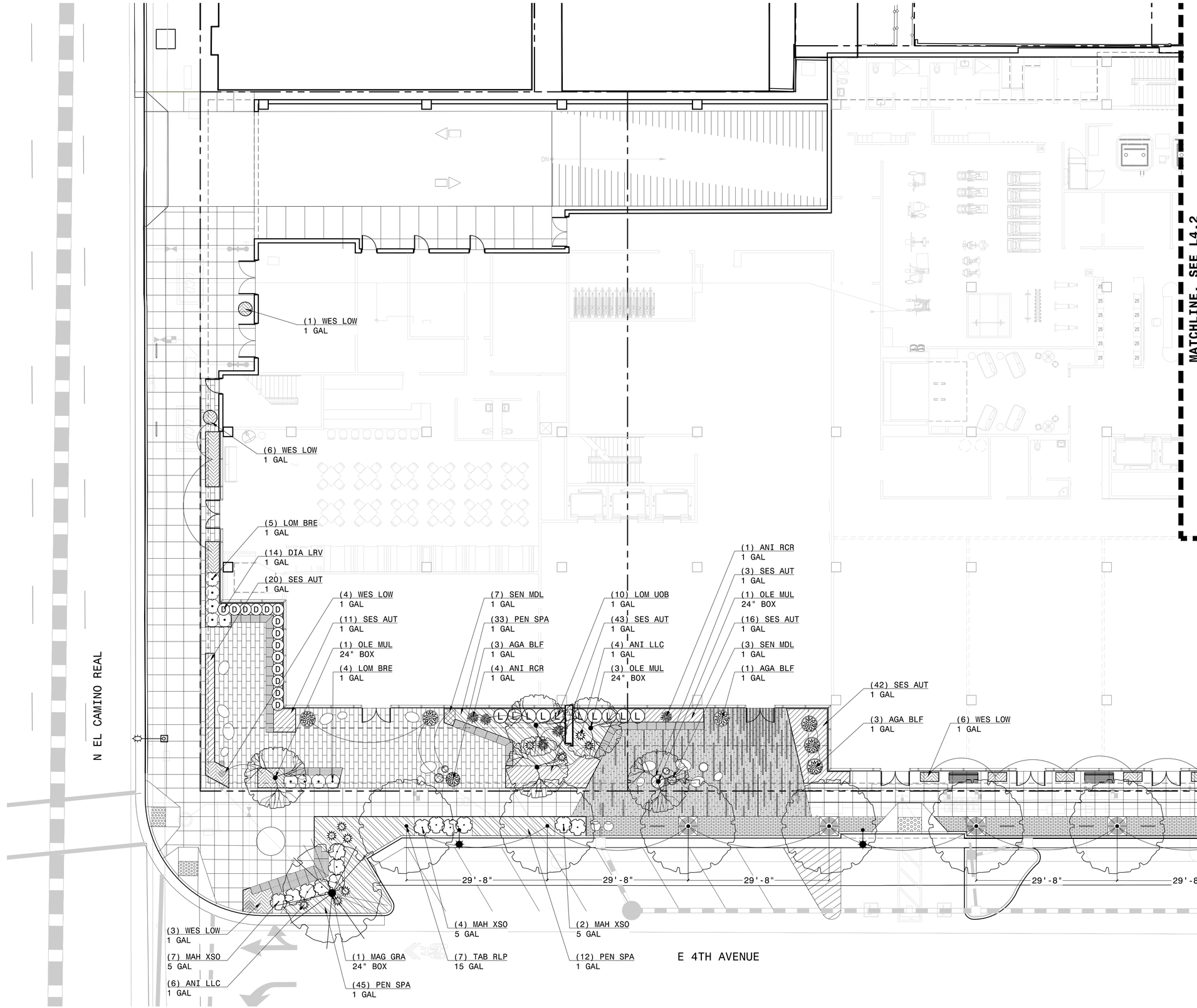
LICENSED LANDSCAPE ARCHITECT
SIGNATURE
3/31/27
RENEWAL DATE
DATE
STATE OF CALIFORNIA

LIGHTING PLAN - 2ND FLOOR

L3.3

PROJECT NO: 246148

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NOTES:
- SEE SHEET L4.2 FOR PLANT SCHEDULE.
- SEE SHEET L4.4 FOR PLANT PALETTE AND NOTES.

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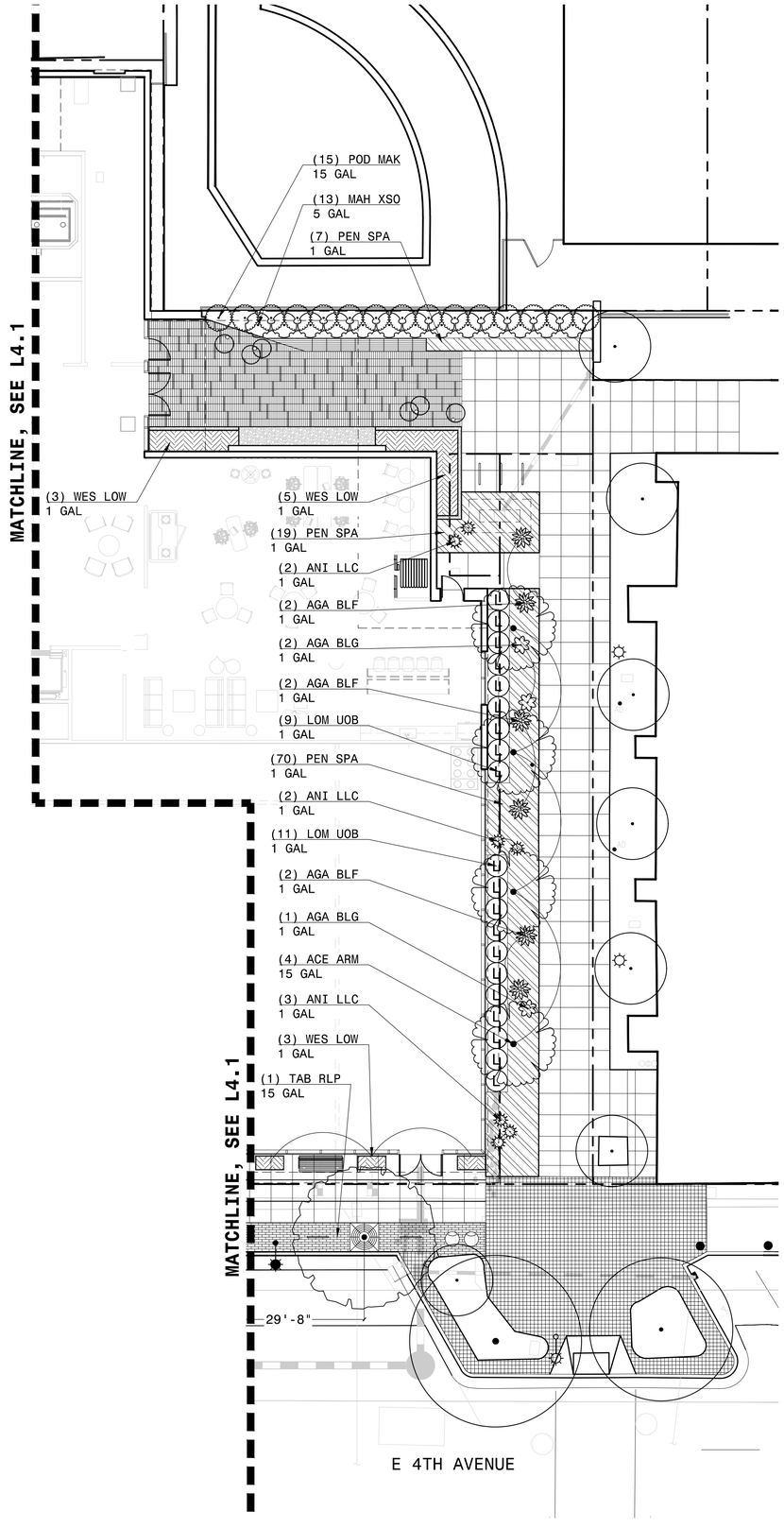
LICENSED LANDSCAPE ARCHITECT
JOSEPH R. HARRIS
SIGNATURE
3/31/27
RENEWAL DATE
DATE
STATE OF CALIFORNIA

PLANTING PLAN

L4.1

PROJECT NO: 246148

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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	WUCOLS
TREES				
	ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE	15 GAL	4	MEDIUM
	CORNUS FLORIDA FLOWERING DOGWOOD	24" BOX	2	MEDIUM
	HANDROANTHUS HEPTAPHYLLUS PINK TRUMPET TREE	15 GAL	8	LOW
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	24" BOX	1	MEDIUM
	OLEA EUROPAEA OLIVE MULTI-TRUNK	24" BOX	10	LOW
	PODOCARPUS MACROPHYLLUS 'MAKI' MAKI YEW PODOCARPUS	15 GAL	15	MEDIUM
SHRUBS				
	AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE	1 GAL	37	V. LOW
	AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	1 GAL	10	V. LOW
	ANIGOZANTHOS X 'LANDSCAPE LILAC' LANDSCAPE LILAC KANGAROO PAW	1 GAL	35	LOW
	ANIGOZANTHOS X 'RED CROSS' RED CROSS KANGAROO PAW	1 GAL	14	LOW
D	DIANELLA REVOLUTA 'DR5000' LITTLE REV™ FLAX LILY	1 GAL	14	LOW
L	LOMANDRA HYSTRIX 'TROPIC BELLE' TROPIC BELLE MAT RUSH	1 GAL	42	LOW
	LOMANDRA LONGIFOLIA 'LM300' BREEZE™ MAT RUSH	1 GAL	32	LOW
	MAHONIA X 'SOFT CARESS' SOFT CARESS MAHONIA	5 GAL	26	LOW

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	WUCOLS
GROUND COVERS					
	PENNISETUM SPATHIOLATUM SLENDER VELDT GRASS	1 GAL	30" o.c.	251	LOW
	SENECIO MANDRALISCAE BLUE CHALKSTICKS	1 GAL	18" o.c.	46	LOW
	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	1 GAL	18" o.c.	242	LOW
	WESTRINGIA FRUTICOSA `WES06` LOW HORIZON™ COAST ROSEMARY	1 GAL	42" o.c.	34	LOW

NOTES:
- SEE SHEET L4.4 FOR PLANT PALETTE AND NOTES.

0 10' 20'

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SAN MATEO, CA 94401

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06.03.2025	1ST PLANNING APPLICATION
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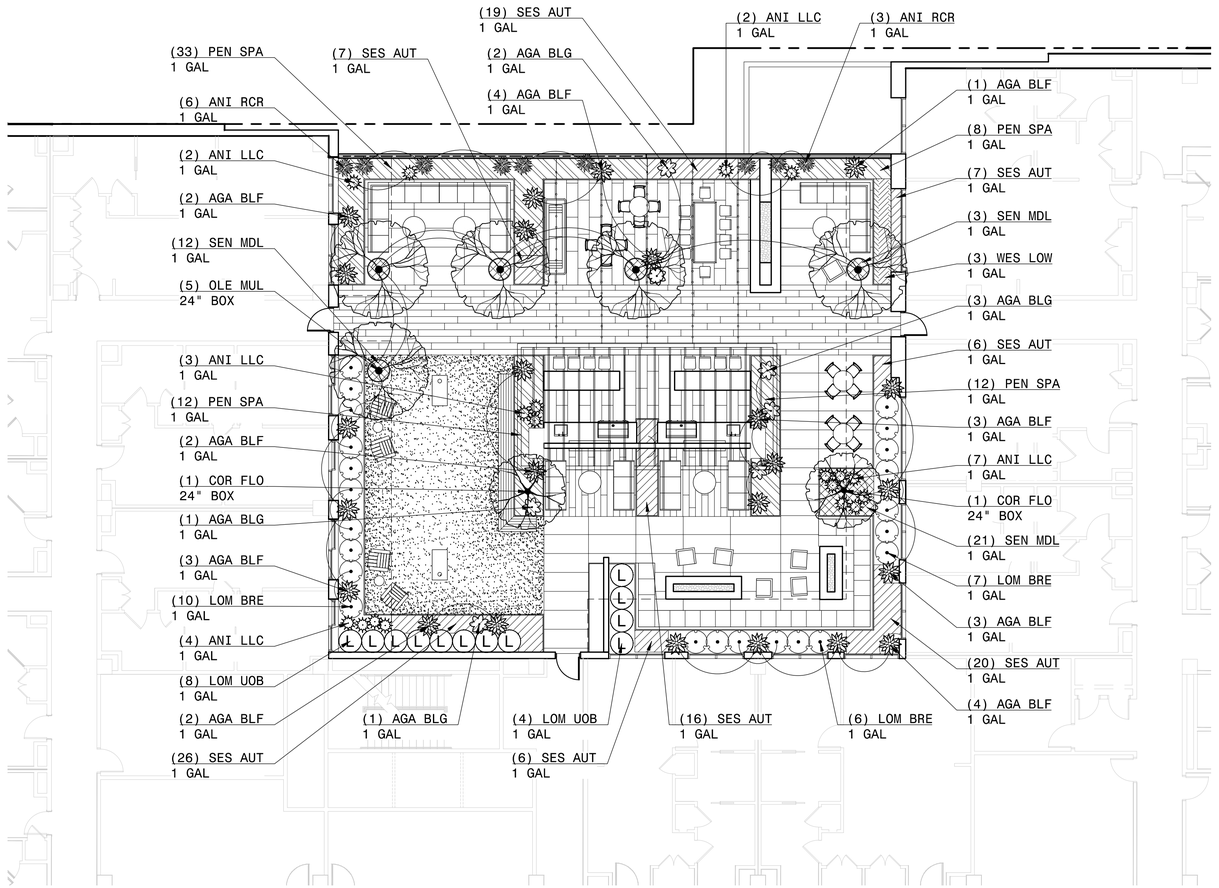
LICENSED LANDSCAPE ARCHITECT
MATTHEW K. HARRIS 6504
SIGNATURE
3/31/27
RENEWAL DATE
DATE
STATE OF CALIFORNIA

PLANTING PLAN

L4.2

PROJECT NO: 246148

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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	WUCOLS
TREES				
	ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE	15 GAL	4	MEDIUM
	CORNUS FLORIDA FLOWERING DOGWOOD	24" BOX	2	MEDIUM
	HANDROANTHUS HEPTAPHYLLUS PINK TRUMPET TREE	15 GAL	8	LOW
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	24" BOX	1	MEDIUM
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NOTES:
- SEE SHEET L4.4 FOR PLANT PALETTE AND NOTES.



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

DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER T. HARRIS #6504
SIGNATURE
3/31/27
RENEWAL DATE
DATE
STATE OF CALIFORNIA

PLANTING PLAN - 2ND FLOOR

L4.3

PROJECT NO: 246148

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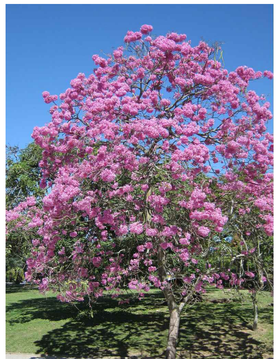
TREES



ACER RUBRUM
'ARMSTRONG'



CORNUS FLORIDA



HANDROANTHUS
HEPTAPHYLLUS



MAGNOLIA GRANDIFLORA



OLEA EUROPAEA



PODOCARPUS
MACROPHYLLUS 'MAKI'

GROUNDCOVERS



PENNISETUM
SPATHIOLATUM



SENECIO MANDRALISCAE



SESLERIA AUTUMNALIS



WESTRINGIA FRUTICOSA
'WES06'

SHRUBS



AGAVE X 'BLUE FLAME'



AGAVE X 'BLUE GLOW'



ANIGOZANTHOS X
'LANDSCAPE LILAC'



ANIGOZANTHOS X 'RED
CROSS'



DIANELLA REVOLUTA
'DR5000'



LOMANDRA HYSTRIX
'TROPIC BELLE'



LOMANDRA LONGIFOLIA
'LM300'



MAHONIA X 'SOFT CARESS'

PLANTING PLAN NOTES:

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

2. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

3. PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

4. A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

5. SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

6. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

7. LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

8. TREES HALL BE PLANTED NO CLOSER THAN TEN (10) FEET FROM EXISTING UTILITIES AND NO CLOSER THAN FIVE (5) FEET FROM NEW UTILITIES.

9. TREES PLANTED WITHIN FIVE (5) FEET OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

10. CONTRACTOR MUST CONTACT THE CITY OF SAN MATEO ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

11. ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4". FOR CALIPERS GREATER THAN 4" CALIPER SHALL BE MEASURED 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE THE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

    CALIPER SIZE STANDARDS:
    15 GALLON: 0.75 - 1.25"
    24" BOX: 1.25 - 2"
    36" BOX: 2 - 3.5"
    48" BOX: 3.5 - 5"
    60" BOX: 4 - 6"

12. **ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. IN THE EVENT THAT BARK MULCH EXISTS ON SITE, CONTRACTOR SHALL PROVIDE SAMPLE OF EXISTING AND PROPOSED MATCHING BARK MULCH FOR APPROVAL. OTHERWISE, BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.**

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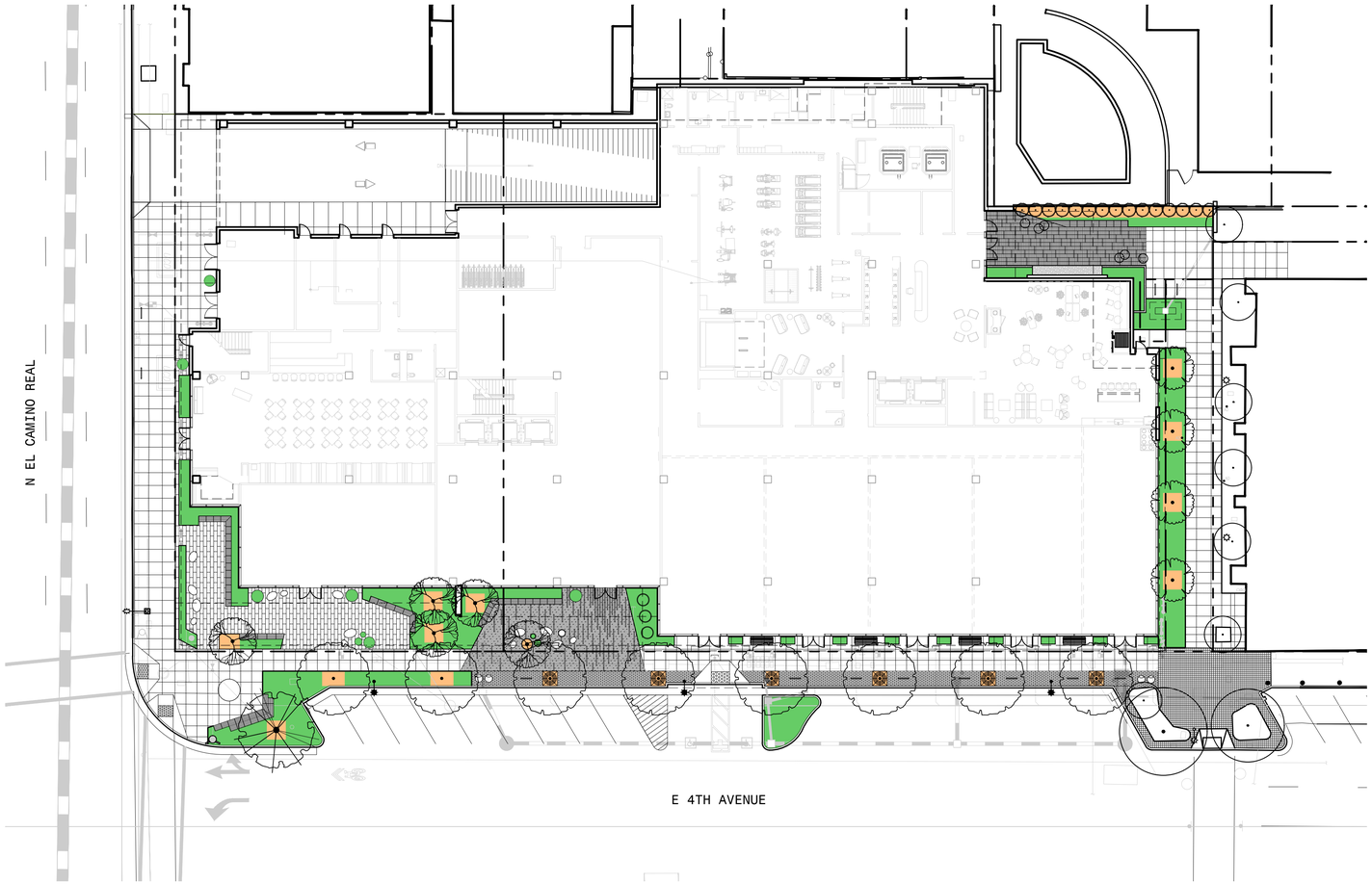
LICENSED LANDSCAPE ARCHITECT
STEPHEN R. HARRIS, #5329
SIGNATURE
3/31/27
RENEWAL DATE
DATE
STATE OF CALIFORNIA

PLANT PALETTE AND NOTES

L4.4

PROJECT NO: 246148

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IRRIGATION CONCEPT

THE PROPOSED LANDSCAPE AREAS WILL BE IRRIGATED WITH A LOW VOLUME IRRIGATION SYSTEM. SHRUB AREAS WILL BE IRRIGATED WITH IN-LINE DRIP EMITTER TUBING, WHILE TREES AND POTS WILL BE IRRIGATED WITH POINT SOURCE EMITTERS. THE IRRIGATION SYSTEM WILL BE SERVICED BY A DEDICATED IRRIGATION METER, AND WILL INCLUDE POINT OF CONNECTION EQUIPMENT CONSISTENT WITH THE STATE'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), INCLUDING A REDUCED PRESSURE BACKFLOW PREVENTER, MASTER VALVE, FLOW SENSOR, SMART CONTROLLER, AND WEATHER SENSOR. FINAL IRRIGATION DESIGN AND WATER BUDGET CALCULATIONS DEMONSTRATING COMPLIANCE WITH MWELO WITH BE PROVIDED IN SUBSEQUENT SUBMITTALS.

WELO

WATER BUDGET AND WATER USE CALCULATOR

Date:	5/29/2025
Project Name:	MECAH VENTURES
Project Contact:	MATT HAWKS
Project Contact Email:	

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	42.7	0.45	-	3,793	**45,187**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)]

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	42.7	1,485	-	**39,309**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]
Difference between MAWA and ETWU				**5,878**	**Project meets water budget.**

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Low Water Use Shrubs/Groundcover	Drip	3,145	0.30	0.81	1,165
	2	Trees	Bubbler	648	0.40	0.81	320
	3						-
	4						-
		Landscape area (not including SLA)		**3,793**			**1,485**

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	**0**		**0**

Total Landscape Area (including SLA) from ETWU Calculation	**3,793**

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

DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

LICENSED LANDSCAPE ARCHITECT
GEOFFREY B. HARRIS 5559
STATE OF CALIFORNIA
SIGNATURE
3/31/27
RENEWAL DATE
DATE

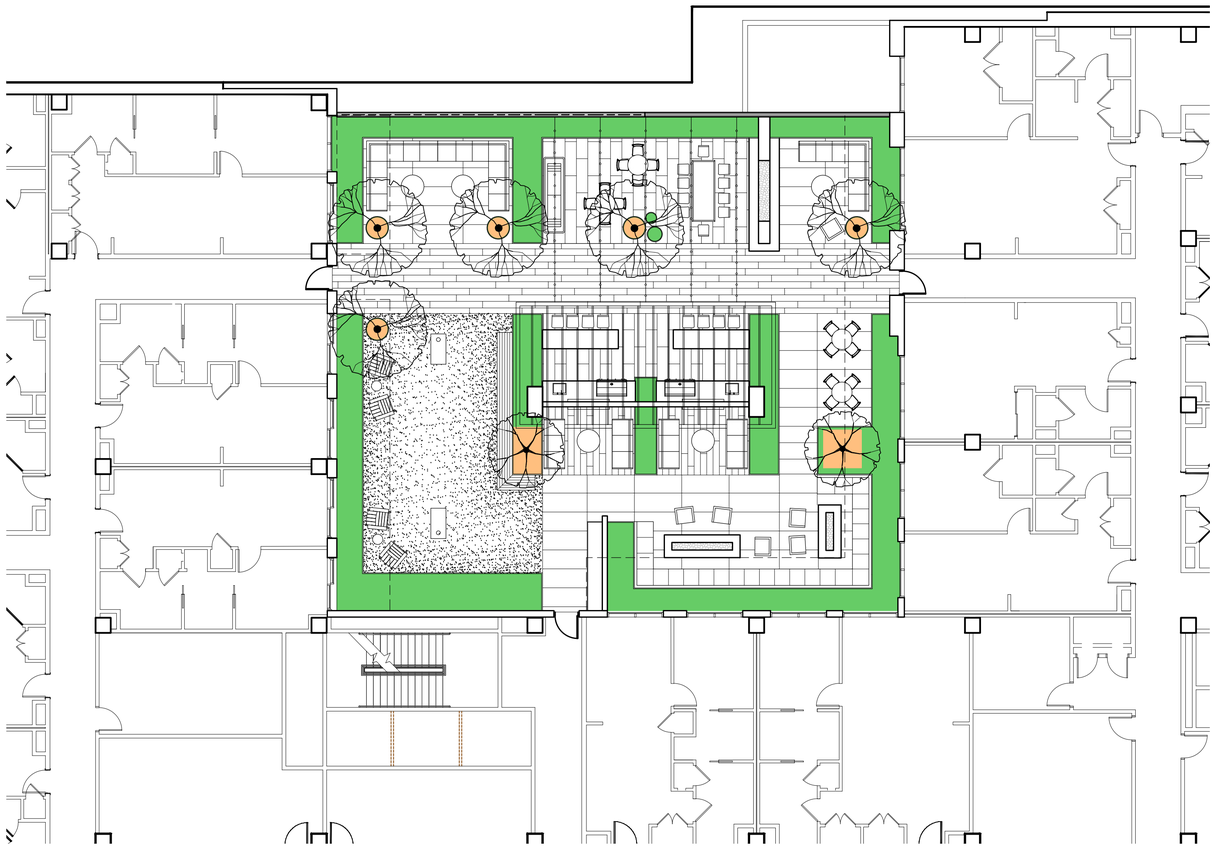
IRRIGATION HYDROZONE PLAN

L5.1

PROJECT NO: 246148

0 20' 40'

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WELO

WATER BUDGET AND WATER USE CALCULATOR

Date:	5/29/2025
Project Name:	MECAH VENTURES
Project Contact:	MATT HAWKS
Project Contact Email:	

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	42.7	0.45	-	3,793	**45,187**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	42.7	1,485	-	**39,309**	ETWU =(ETo) * (0.62) *((PF*SF/IE) + SLA)
Difference between MAWA and ETWU				**5,878**	**Project meets water budget.**

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Low Water Use Shrubs/Groundcover	Drip	3,145	0.30	0.81	1,165
	2	Trees	Bubbler	648	0.40	0.81	320
	3						-
	4						-
		Landscape area (not including SLA)		**3,793**			**1,485**

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	**0**		**0**

Total Landscape Area (including SLA) from ETWU Calculation	**3,793**

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

DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

LICENSED LANDSCAPE ARCHITECT
JASON R. HAWES
STATE OF CALIFORNIA
SIGNATURE
3/31/27
RENEWAL DATE
DATE

IRRIGATION HYDROZONE PLAN - 2ND FLOOR

L5.2

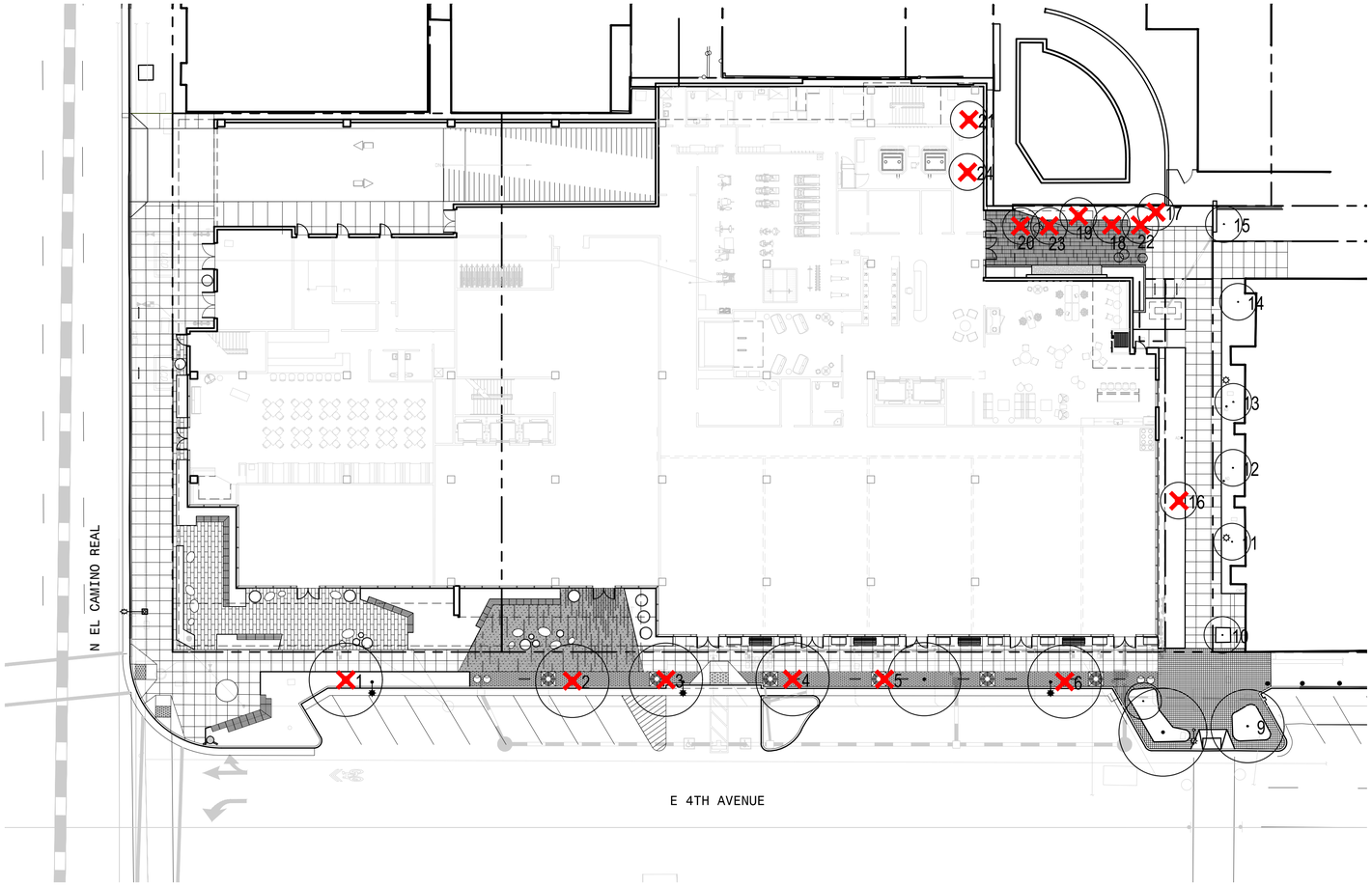
PROJECT NO: 246148

0 10' 20'

C:\Users\hawkes\Documents\Tarlton Construction\Tarlton Construction Team Site - SYNC_PROJECTS_2024 PROJECTS\2145 - 4TH AVE EL CAMINO\WORKING DRAWINGS_SITE\LANDSCAPE\DESIGN\4414ELCAMINO-WRE.dwg - Nov 17, 2025, 3:29pm - Annaliehemmen

TREE REMOVAL TABLE

TREE #	SPECIES	DBH	PROTECTED TREE	CONDITION
1	CELTIS AUSTRALIS EUROPEAN HACKBERRY	13.6	YES	60%
2	CELTIS AUSTRALIS EUROPEAN HACKBERRY	12	YES	60%
3	CELTIS AUSTRALIS EUROPEAN HACKBERRY	14.9	YES	55%
4	ULMUS MORTON ACCOLADE ACCOLADE ELM	2	YES	70%
5	CELTIS AUSTRALIS EUROPEAN HACKBERRY	8.3	YES	60%
6	CELTIS AUSTRALIS EUROPEAN HACKBERRY	4	YES	60%
7	CELTIS AUSTRALIS EUROPEAN HACKBERRY	4.9	YES	60%
8	ULMUS PARVIFOLIA CHINESE ELM	13	YES	65%
9	ULMUS PARVIFOLIA CHINESE ELM	6.2	YES	60%
10	CARPINUS CAROLINIANA AMERICAN HORNBEAM	6	NO	65%
11	CARPINUS CAROLINIANA AMERICAN HORNBEAM	6	NO	65%
12	CARPINUS CAROLINIANA AMERICAN HORNBEAM	5	NO	65%
13	CARPINUS CAROLINIANA AMERICAN HORNBEAM	4	NO	65%
14	CARPINUS CAROLINIANA AMERICAN HORNBEAM	5	NO	65%
15	CARPINUS CAROLINIANA AMERICAN HORNBEAM	4	NO	65%
16	PHOENIX DACTYLIFERA DATE PALM	13.5	NO	70%
17	CELTIS AUSTRALIS EUROPEAN HACKBERRY	3	NO	60%
18	CELTIS AUSTRALIS EUROPEAN HACKBERRY	3	NO	60%
19	CELTIS AUSTRALIS EUROPEAN HACKBERRY	3	NO	60%
20	CELTIS AUSTRALIS EUROPEAN HACKBERRY	3	NO	60%
21	CELTIS AUSTRALIS EUROPEAN HACKBERRY	3	NO	60%
22	LAGERSTROEMIA INDICA CRAPE MYRTLE	2,2,2	NO	60%
23	LAGERSTROEMIA INDICA CRAPE MYRTLE	2,2,2	NO	60%
24	LAGERSTROEMIA INDICA CRAPE MYRTLE	2,2,2	NO	60%



TREE DISPOSITION LEGEND

SYMBOL	DESCRIPTION
○ ##	EXISTING TREE
✕	TREE TO BE REMOVED

NOTES:
1. DBH IS MEASURED 4'-6" ABOVE GRADE ON THE UPHILL SIDE OF TREE.
2. ONLY TREES SHOWN WITHIN THE LIMIT OF TREE PROTECTION REQUIRE PROTECTION METHODS.
3. ALL TREES TO BE REMOVED SHALL HAVE THEIR STUMPS GROUND DOWN TO A MINIMUM DEPTH OF 2 FEET. REMOVE ALL LARGE ROOTS FROM PLANTING AREAS A MINIMUM DISTANCE OF 5 FEET BEYOND THE DRIPLINE OF THE TREE.

0 20' 40'

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

DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

LICENSED LANDSCAPE ARCHITECT
GUSTAVO A. RAMOS, ASLA
SIGNATURE
3/31/27
RENEWAL DATE
DATE
STATE OF CALIFORNIA

TREE DISPOSITION

L6.1

PROJECT NO: 246148

C:\Users\kmahallati\Documents\Tectonic Construction\Tectonic Tools Site - SYNC_PROJECTS_2024 HR\SAS\TSI 21045 - 4TH AND EL CAMINO\WORKING DRAWINGS_EXTERIOR\TREE DISP.dwg - Nov 17, 2025, 11:42am - Kmahallatimam

COMMUNITY DEVELOPMENT DEPARTMENT

330 West 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org

TREE DISCLOSURE STATEMENT

Instructions: Complete the information requested below. Stand-alone mechanical, re-roofing, window replacement, or any exclusively interior work permits are exempt from completing this form.

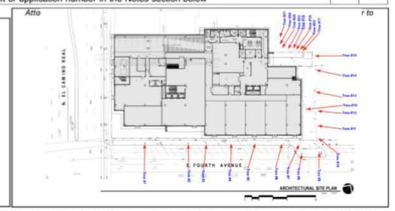
REVISED 8/1/2023

Project Address: 24-33 East 4th Ave, San Mateo, CA 94401

	YES	NO
Existing Trees On Subject Property		
Any Oak tree(s) on-site with a trunk diameter of 10 inches or more (approximately 1 foot)?	○	⊗
Any other tree(s) on-site with a trunk diameter of 15 inches or more?	○	⊗
Any of the above tree(s) on-site located within 30 feet of the proposed project work or staging areas?	○	⊗
Existing Trees on Adjacent Properties		
Any Oak tree(s) on neighboring properties with a trunk diameter of 10 inches or more (approximately 1 foot)?	○	⊗
Any other tree(s) on neighboring properties with a trunk diameter of 15 inches or more?	○	⊗
Any of the above tree(s) on neighboring properties located within 30 feet of the proposed project work or staging areas?	○	⊗
Existing Trees in the Public Right-Of-Way		
Does the subject property have street trees planted along the sidewalk planting strip or tree wells/pits?	⊗	○
Any type of tree(s) growing along the subject property frontages, outside of the property boundaries?	⊗	○
Any of the above trees located within 30 feet of the proposed project work or staging areas?	⊗	○
Construction/Other Permit Activities		
Are any sewer lateral, driveways, sidewalks, curb & gutter, and/or placement of debris boxes required?	⊗	○
Does the Project propose/indicate the removal, pruning, transplanting, or relocation of existing trees?	⊗	○
Is this project related to any Building or Planning Application previously reviewed by the City Arborist? If yes provide the permit or application number in the Notes section below	○	⊗

NOTES:

See Arborist Report



I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading formation in response to this disclosure requirement constitutes a violation of the San Mateo Municipal Code Section 13.40.140, which can lead to criminal and/or civil legal action.

Signature:_____ Print:_____ Date:_____
(Property Owner or Agent)

For Office Use Only	
Arborist review required	☐
Arborist review not required	☐

C:\Users\kmeh\Documents\Revit Local Files\Computer Scan Site - 97e_PROJECTS_2024_PROJECTS\21241 - 171-405 EL CAMINO\PHOTOS\DRAWINGS_EXHIBITS\ARCHITECTURE\EXISTING CONDITIONS.rvt - Jan 7, 2025, 3:00pm - Kmehlenbrauker

The City of San Mateo requires the following tree reporting elements for development projects:
1. Map of tree locations.
2. Tree protection or removal recommendations for all trees over 4 inches in diameter.
3. Tree Protection Plan for all protected trees.

LIMITS OF THE ASSIGNMENT

As part of this assessment, it is important to note that Kielty Arborists Services LLC did not conduct an aerial inspection of the upper crown, a detailed root crown inspection, or a plant tissue analysis on the subject trees. Therefore, the information presented in this report does not include data obtained from these specific methods.

Furthermore, it is essential to clarify that no tree risk assessments were completed as part of this report unless stated otherwise. The focus of this assessment primarily centers on tree identification, general health evaluation, and the potential impacts of the proposed construction.

While the absence of these specific assessments limits the scope of the analysis, the findings and recommendations provided within this report are based on available information and observations made during the site visit. This report is considered preliminary; once final construction details are available including final grading & drainage, landscaping and utilities, we can provide an Arborist Report.

METHOD OF INSPECTION

The inspections were conducted from the ground without climbing the trees. No tissue samples or root crown inspections were performed. The trees under consideration were identified based on the provided site plan. To assess the trees, their diameter at 54 inches above ground level (DBH or diameter at breast height) was measured using a D-Tape. For the surveying of multi-trunk trees, our methodology aligns with city ordinances. In cases where the city does not offer specific guidelines for measuring multi-trunk trees, we adhere to the standards outlined in the "Guide for Plant Appraisal, 10th Edition, Second Printing" by the Council of Tree and Landscape Appraisers. Additionally, the protected trees were evaluated for their health, structure, form, and suitability for preservation with the following explanation of the ratings:

EVALUATION FIELDS

Tree Tag #:	**Protected Tree:**
Identification number for individual trees.	Specifies whether the tree is protected by the city or county ordinance.
Height (ft.) / Canopy Spread (ft.):	**Trunk (in.):**
Measures both the height of the tree and the spread of its canopy.	Measures the primary trunk's diameter at the required height.
Comments:	**Tree Picture:**
Any additional notes or observations about the tree.	A photograph of the tree for visual assessment and record-keeping.
Preserve or Remove:	**Common Name / Scientific Name:**
Indicates the recommended action based on the tree's condition.	Specifies the name of the tree, both in common terms and scientific nomenclature.
If more than 1 Trunks, Total Diameter:	**6 ,8, 10 Times the Diameter (ft.):**
If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	Provides calculations based on the diameter to assist in various tree protection requirements.
Appraised Value:	
An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.	

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

Tree Structure Ratings:	**Tree Health Ratings:**
Poor: Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.	**Poor:** Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.
Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning.	**Fair:** Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.
Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.	**Good:** Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.
Suitability for Preservation:	**Tree Form Ratings:**
Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.	**Poor:** Highly asymmetric or abnormal form; visually unappealing; little landscape function.
Fair: Contributes to landscape; survival possible with protection during minor construction impacts.	**Fair:** Significant asymmetries; deviation from species norm; compromised function or aesthetics.
Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.	**Good:** Near ideal form; minor deviations; consistent aesthetics and function in landscape.

*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

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

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

24-33East 4th Ave San Mateo, CA Arborist Report 2025

Prepared For:
Lisa Ring

Site: 24-33East 4th Ave
San Mateo, CA 94401

Submitted by:
David Beckham
Certified Arborist
WE#10724A
TRAQ Qualified

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

Date: March 14, 2025

Attn: Lisa Ring
Site: 24-33 East 4th Ave, San Mateo, CA 94401

Subject: Tree protection plan for East 4th Ave, San Mateo, CA 94401

Dear Lisa Ring,

INTRODUCTION AND OVERVIEW

Kielty Arborists Services LLC visited the property at 24-33 East 4th Ave, San Mateo, CA 94401 on 3/11/2025 to evaluate the trees present with respect to the proposed construction project. The report below contains an analysis of the site visit. Lisa Ring is planning to build a new structure. The site consisted of a commercial building with multiple units, swimming pool, and allies surrounding the building. The findings and recommendations presented in this report are based on the preliminary plans provided by Lisa Ring. These plans were electronically provided to us via email. By thoroughly analyzing these plans in conjunction with our field observations, we have developed an accurate and reliable assessment of the tree conditions and how best to mitigate potential impacts.

Data Summary:

Total Trees	Total Street Trees	Neighboring Trees	Protected Trees		Non-Protected Trees		Overall Condition Rating		
			Total	Proposed for Removal	Total	Proposed for Removal	<50%	50%-69%	70-100%
24	10	7	9	8	15	9	0	22	2

There are 24 trees on the property, 9 of which are protected (1-9). 17 trees are proposed for removal, as they are in conflict with the proposed project features. Protected trees should be retained and protected as detailed in the recommendations below. With proper protection and cultural practices, all retained trees are expected to survive and thrive during and after construction.

ASSIGNMENT

At the request of Lisa Ring, Kielty Arborists Services LLC conducted a site visit on 3/11/2025 to prepare a comprehensive Tree Inventory Report/Tree Protection Plan for the proposed construction project. This report is a requirement when submitting plans to the city of San Mateo.

The primary focus of this report is as follows:

- Identification and assessment of trees on the construction site that may be affected by the proposed development.
- Determination of potential impacts on tree health and stability, considering factors such as root damage and crown damage.
- Provision of recommendations for tree protection and preservation measures during the construction process to mitigate potential impacts.
- Ensuring compliance with local regulations pertaining to tree preservation, protection, and removal within the construction plans.

Please note that the report will provide specific details regarding tree assessments, impacts, and preservation measures.

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Six Times the Diameter (ft.)	Eight Times the Diameter (ft.)	Ten Times the Diameter (ft.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary
1	Yes	(R)	EUROPEAN HACKBERRY *Celtis australis*	13.6	-	6.8	9.1	11.3	35/25	Fair	Fair	Fair	Fair	60%	Street Tree, leans towards road, codominant at 15', one-sided, pruned away from structure, in small planter pit, surrounded by hardscape
2	Yes	(R)	EUROPEAN HACKBERRY *Celtis australis*	12	-	6.0	8.0	10.0	30/15	Fair	Fair	Fair	Fair	60%	Street Tree, leans towards road, codominant at 7' with included bark, one-sided, pruned away from structure, in small planter pit, surrounded by hardscape
3	Yes	(R)	EUROPEAN HACKBERRY *Celtis australis*	14.9	-	7.5	9.9	12.4	35/25	Fair	Fair	Poor	Fair	55%	Street Tree, leans towards road, codominant at 8' with included bark, one-sided, pruned away from structure, in small planter pit, surrounded by hardscape
4	Yes	(R)	"ACCOLADE ELM *Ulmus 'Morton Accolade'*"	2	-	1.0	1.3	1.7	10/3	Good	Good	Good	Good	70%	Street Tree, young tree, in small planter pit, surrounded by hardscape
5	Yes	(R)	EUROPEAN HACKBERRY *Celtis australis*	8.3	-	4.2	5.5	6.9	20/15	Fair	Fair	Fair	Fair	60%	Street Tree, leans towards road, one-sided, pruned away from structure, in small planter pit, surrounded by hardscape
6	Yes	(R)	EUROPEAN HACKBERRY *Celtis australis*	4	-	2.0	2.7	3.3	15/8	Good	Fair	Fair	Fair	60%	Street Tree, leans towards the road, one-sided, in small planter pit, surrounded by hardscape
7	Yes	(R)	EUROPEAN HACKBERRY *Celtis australis*	4.9	-	2.5	3.3	4.1	15/10	Fair	Fair	Fair	Fair	60%	Young tree, codominant at 6', suppressed by tree #8, in larger planting area, surrounded by hardscape
8	Yes	(R)	CHINESE ELM *Ulmus parvifolia*	13	-	6.5	8.7	10.8	40/35	Good	Fair	Fair	Fair	65%	Street Tree, codominant at 10', in larger planter area.
9*	Yes	(P)	CHINESE ELM *Ulmus parvifolia*	6.2	-	3.1	4.1	5.2	20/20	Fair	Fair	Fair	Fair	60%	Street Tree, leans towards road, codominant at 10', in larger planter area, neighboring tree.
10*	No	(P)	AMERICAN HORNBEAM *Carpinus caroliniana*	6	-	3.0	4.0	5.0	15/4	Good	Fair	Fair	Fair	65%	In small planter pit with grate, surrounded by hardscape, neighboring tree.
11*	No	(P)	AMERICAN HORNBEAM *Carpinus caroliniana*	6	-	3.0	4.0	5.0	15/5	Good	Fair	Fair	Fair	65%	Codominant at 3', one-sided, in planting strip adjacent to structure and ally, surrounded by hardscape, neighboring tree.
12*	No	(P)	AMERICAN HORNBEAM *Carpinus caroliniana*	5	-	2.5	3.3	4.2	15/5	Good	Fair	Fair	Fair	65%	Codominant at 3', one-sided, in planting strip adjacent to structure and ally, surrounded by hardscape, neighboring tree.
13*	No	(P)	AMERICAN HORNBEAM *Carpinus caroliniana*	4	-	2.0	2.7	3.3	15/5	Good	Fair	Fair	Fair	65%	Codominant at 3', one-sided, in planting strip adjacent to structure and ally, surrounded by hardscape, neighboring tree.
14*	No	(P)	AMERICAN HORNBEAM *Carpinus caroliniana*	5	-	2.5	3.3	4.2	15/5	Good	Fair	Fair	Fair	65%	Codominant at 3', one-sided, in planting strip adjacent to structure and ally, surrounded by hardscape, neighboring tree.

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

DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

LICENSED LANDSCAPE ARCHITECT — CHRISTOPHER L. THOMAS — SIGNATURE 3/31/27 RENEWAL DATE — DATE — STATE OF CALIFORNIA

ARBORIST'S REPORT

L6.2

PROJECT NO: 246148

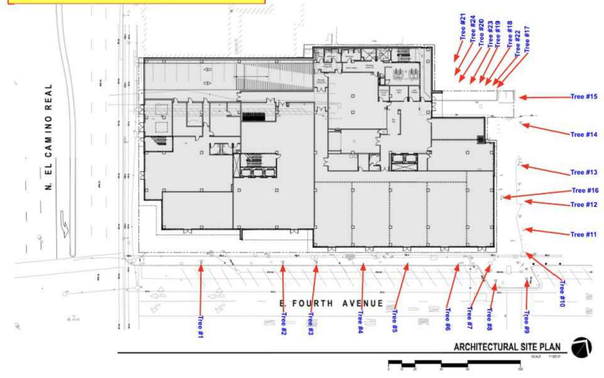
TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk (in.)	If more than 1 Trunk, Total Diameter	Six Times the Diameter (ft.)	Eight Times the Diameter (ft.)	Ten Times the Diameter in (ft.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary
15*	No	(P)	AMERICAN HORNBEAM ***Carpinus caroliniana***	4	-	2.0	2.7	3.3	15/5	Good	Fair	Fair	Fair	65%	Codominant at 3', one-sided, in planting strip adjacent to structure and ally, surrounded by hardscape, neighboring tree.
16	No	(R)	DATE PALM ***Phoenix dactylifera***	13.5	-	6.8	9.0	11.3	10/10	Good	Good	Good	Good	70%	Young palm, 3' from foundation of exsiting site
17	No	(R)	EUROPEAN HACKBERRY ***Celtis australis***	3	-	1.5	2.0	2.5	15/8	Fair	Fair	Fair	Fair	60%	In raised planter area, surrounded by hardscape
18	No	(R)	EUROPEAN HACKBERRY ***Celtis australis***	3	-	1.5	2.0	2.5	15/8	Fair	Fair	Fair	Fair	60%	In raised planter area, surrounded by hardscape
19	No	(R)	EUROPEAN HACKBERRY ***Celtis australis***	3	-	1.5	2.0	2.5	15/8	Fair	Fair	Fair	Fair	60%	In raised planter area, surrounded by hardscape
20	No	(R)	EUROPEAN HACKBERRY ***Celtis australis***	3	-	1.5	2.0	2.5	15/8	Fair	Fair	Fair	Fair	60%	In raised planter area, surrounded by hardscape
21	No	(R)	EUROPEAN HACKBERRY ***Celtis australis***	3	-	1.5	2.0	2.5	15/8	Fair	Fair	Fair	Fair	60%	In raised planter area, surrounded by hardscape
22	No	(R)	CRAPE MYRTLE ***Lagerstroemia indica***	4	2,2,2	2.0	2.7	3.3	15/10	Fair	Fair	Fair	Fair	60%	Codominant at grade, in raised planter area, surrounded by hardscape
23	No	(R)	CRAPE MYRTLE ***Lagerstroemia indica***	4	2,2,2	2.0	2.7	3.3	15/10	Fair	Fair	Fair	Fair	60%	Codominant at grade, in raised planter area, surrounded by hardscape
24	No	(R)	CRAPE MYRTLE ***Lagerstroemia indica***	4	2,2,2	2.0	2.7	3.3	15/10	Fair	Fair	Fair	Fair	60%	Codominant at grade, in raised planter area, surrounded by hardscape

*** - Indicates a neighboring tree**

TREE MAP

Disclaimer: The tree inventory map provided by Kielty Arborist Services LLC is for illustrative purposes only. Tree locations, inventory numbers, trunk diameters, and species depicted on this map are approximate and should not be relied upon for definitive planning or actions. Field verification is required to confirm all tree data prior to any site activity. Kielty Arborist Services LLC is not responsible for the accuracy of the underlying topographic map and assumes no liability for any discrepancies or inaccuracies associated with it.



OBSERVATIONS

Species List:
"""ACCOLADE ELM, *Ulmus 'Morton Accolade'*"""
"AMERICAN HORNBEAM, *Carpinus caroliniana*"
"CHINESE ELM, *Ulmus parvifolia*"
"CRAPE MYRTLE, *Lagerstroemia indica*"
"DATE PALM, *Phoenix dactylifera*"
"EUROPEAN HACKBERRY, *Celtis australis*"

Protected Trees in Overall Poor Condition:

Overall Condition Rating		
Poor Condition	**Fair Condition**	**Good Condition**
0	22	2

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

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

Trees Proposed For Removal:
17 Trees are proposed for removal.

Total Removed Trees	Significant / Protected Trees	Non-Protected Trees
17	8	9

Protected trees to be removed:
To accommodate the proposed construction project, the removal of eight (8) protected street trees is required (#1-9). These trees are currently located within small planter pits and surrounded by hardscape, limiting their growth potential and long-term viability. Additionally, the trees exhibit structural deficiencies, including codominant stems with included bark, one-sided growth due to previous pruning, and lean towards the roadway. Several of these trees are also infested with honeydew-producing aphids, which may prompt the city to conduct pesticide injections—an undesirable and unsustainable management practice.

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Pursuant to **Municipal Code Section 13.40.090(b)**, the removal of street trees requires a permit from the City Director. The justification for removal aligns with **Municipal Code Section 13.40.100(b)(4)**, which allows removal based on the following criteria:

- **Interference with Existing Structures or Utilities**: The trees are positioned within confined planter pits, causing ongoing interference with hardscape elements and limiting proper root expansion.
- **Necessity for Reasonable Economic Enjoyment of the Property**: The trees obstruct the proposed construction footprint, preventing necessary site development. The project's scope includes the installation of Silva Cell tree pits, which are not currently in place. To integrate these modern urban forestry solutions, the existing trees must be removed and replaced with species that will thrive in a properly designed planting environment.
- **Current Tree Condition and Future Impact**: The European Hackberry trees exhibit fair structural and health ratings, with signs of stress and susceptibility to insect infestations. Continued maintenance, including pesticide injections, is not a sustainable long-term management approach.
- **Effect of Tree Removal on Neighborhood**: While the removal of existing trees will alter the current streetscape, the project includes a replanting plan with species that are more suited to urban environments. Tree #4, an Accolade Elm, has the potential to be transplanted after construction during the landscape phase, ensuring continuity of canopy cover.

In accordance with **Municipal Code Section 13.40.100(b)(5)**, this report serves as a certified arborist's evaluation in support of the removal permit application. The removal of these trees will allow for responsible site development while integrating sustainable tree management practices, ensuring a long-term improvement in the urban canopy.

Non-Protected Trees to be Removed:
The removal of the following non-protected trees is necessary to accommodate the footprint of the proposed structure. These trees, including a Date Palm (*Phoenix dactylifera*), European Hackberry (*Celtis australis*), and Crape Myrtle (*Lagerstroemia indica*), are currently located in constrained environments such as raised planter areas and hardscape surroundings, limiting their long-term viability. The Date Palm (Tree #16) is positioned just three feet from the foundation of the existing structure, making its retention impractical due to excavation and grading work. Similarly, the European Hackberry trees (Trees #17-21) are in raised planters, with limited rooting space and fair structural conditions, further justifying their removal. The Crape Myrtle trees (Trees #22-24) exhibit codominant stems at grade, which diminishes their structural integrity and long-term suitability for preservation.

Although some of these trees are young and could theoretically be transplanted, their current confined growing conditions have likely resulted in restricted root development, making successful relocation uncertain. Instead, the project will incorporate a Silva Cell tree pit system, which provides an enhanced growing environment for future plantings along the street. This system ensures that replacement trees will have adequate soil volume, improved root support, and better long-term health. While the immediate removal of these trees will alter the existing landscape, the replanting plan will introduce species better suited to the new site conditions, creating a more sustainable urban canopy.

As these trees are not designated as protected under Municipal Code Section 13.40, a formal removal permit is not required. However, their removal is essential for the reasonable economic enjoyment of the property and the successful execution of the construction project. By integrating a well-planned replanting strategy and modern tree pit infrastructure, this project will contribute to a healthier and more resilient urban forest in the long term.

Replacement Tree Plan:
As required under Municipal Code Section 13.40.110, all eight (8) protected street trees approved for removal must be replaced according to city regulations. The replacement trees will be selected and assigned by the Managing Arborist in accordance with the Street Tree Master Plan. The replacement trees shall be a minimum 24-inch box size unless otherwise specified by the city.

Since these trees are being removed as part of a permitted construction project, replanting will adhere to the city's Street Tree Replacement Requirements, ensuring that the urban canopy is maintained and enhanced. The replacement trees will be planted within the project site or at a location determined by the city, taking into account site conditions and overall streetscape planning.

The applicant has 12 months from the date of permit issuance to satisfy the replanting requirement. If replanting is not completed within this period, the applicant may be required to pay an in-lieu fee, as determined by the city's most current fee schedule. Additionally, the city reserves the right to require alternative mitigation measures, including contributing to the City Tree Planting Fund, if replanting at the original location is deemed unfeasible.

By integrating the Silva Cell tree pit system into the design, the project aims to improve long-term tree health and establish a sustainable growing environment for the replacement trees. This infrastructure will enhance soil volume, root support, and stormwater management, ensuring that the new plantings thrive and contribute meaningfully to the urban forest.

The project team will coordinate with the city to finalize the species selection, planting locations, and installation timeline in compliance with the Street Tree Master Plan.

PROJECT PLAN REVIEW

The following report's recommendations are contingent upon the contractor adhering to the stated responsibilities. It is the contractor's responsibility to contact the project arborist to schedule all required inspections promptly. Failure to schedule these inspections as needed may result in fines or stop work orders from the city.

The proposed project at East 4th Ave, San Mateo, CA, will not result in the removal or direct impact of any on-site trees. The only trees present on or near the site are neighboring American Hornbeams (*Carpinus caroliniana*) located along the alley in small planter pits or planting strips surrounded by hardscape. These trees will remain in place, and their root zones will be protected by the existing alley hardscape, which acts as a buffer against soil disturbance. To ensure their preservation, Type 1 tree protection fencing will be installed in compliance with the Arborist Report recommendations, and the Project Arborist will verify its proper placement before demolition and construction begin.

During demolition, the removal of existing hardscape within the vicinity of the trees may introduce minor disturbances. However, since the trees are positioned within confined planting areas with root systems already restricted by surrounding hardscape, the impact is expected to be low to non-existent. The demolition process should be carried out with caution to avoid unnecessary soil displacement that could compromise the stability of adjacent trees. If any excavation occurs within 10 times the diameter of any tree, it is recommended that the work be conducted manually using hand tools such as shovels, an air knife, or a rotary hammer with a clay spade attachment under the supervision of the Project Arborist. Any roots encountered within the excavation zone that measure 1.5 inches or greater in diameter should be retained for arborist inspection before being cleanly cut using a hand saw or loppers. Once cut, root ends on the tree side should be treated by covering roots with three layers of wetted burlap, which must be kept moist daily to prevent desiccation.

Excavation for foundation footings and underground utilities within proximity to the neighboring trees presents a low to non-existent impact, depending on the exact distance from each tree. Although the confined root zones are protected by the hardscape, any subsurface trenching should follow best practices to minimize root loss and avoid excessive compaction. The Project Arborist will supervise all excavation within 10 times the diameter of each tree, ensuring that any necessary root pruning is conducted appropriately. Additionally, to mitigate potential stress from minor root disturbance, the tree protection zone should be irrigated every other week during dry months, ensuring the top foot of soil remains saturated.

To ensure compliance with city regulations, the Project Arborist must conduct a verification inspection prior to the issuance of demolition and building permits. This inspection will confirm that all tree protection measures are installed correctly and document the conditions of the trees before work begins. The Project Arborist will prepare a verification letter, including photos of installed protection fencing, for submission to the City Arborist. Throughout the construction process, monthly tree protection inspections will be required to monitor the condition of the trees, verify compliance with tree protection measures, and provide mitigation recommendations if necessary. Each inspection will be documented in a monthly report submitted for City Arborist review.

Following construction, a maintenance plan will be implemented to support tree recovery and ensure their long-term health. This plan will include deep watering every two weeks for the first year post-construction, structural pruning if needed to encourage canopy balance, and the application of mulch around root zones to improve soil moisture retention and reduce compaction. If additional mitigation is required due to unforeseen impacts during construction, the Project Arborist will assess and recommend necessary treatments.

Overall, the proposed development at East 4th Ave is expected to have minimal impact on the adjacent American Hornbeam trees, as their root systems are largely protected by the surrounding hardscape. With proper monitoring, mitigation, and adherence to the outlined tree protection measures, these trees will be preserved throughout construction while ensuring compliance with city tree protection requirements.

TREE PROTECTION PLAN

Detailed Tree Protection Plan
For the aforementioned tree protection plan, this detailed guide has been designed by Kielty Arborists Services LLC. The following section offers an in-depth perspective on the recommended tree preservation guidelines. The aim is to ensure the conservation, vitality, and beauty of trees during construction and developmental endeavors, mitigating any potential detrimental effects. Adherence to these guidelines is essential to uphold both the ecological significance and visual allure of trees within the designated project vicinity. Effective tree protection during construction or development projects requires the use of fencing to demarcate and protect sensitive areas around trees. Should you have any questions or require further clarification, please contact Kielty Arborists Services directly.

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ARBORIST'S REPORT

L6.3

PROJECT NO: 246148

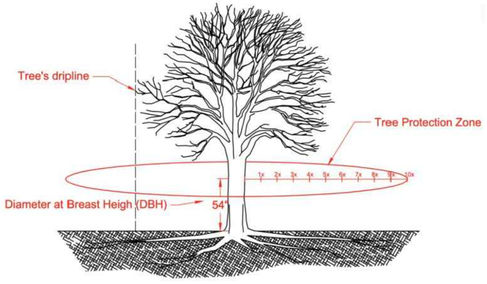
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PROTECTED TREES

In the City of San Mateo per Chapter 13.40 of the Municipal Code, the following trees are considered protected:

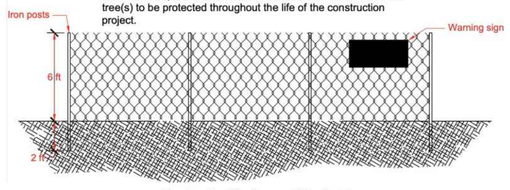
1. Heritage Trees
   - Oak trees with a trunk diameter of 10 inches or more
   - Any other tree species with a trunk diameter of 15 inches or more.
2. Street Trees
   - All trees growing within the public right of way.
3. Existing Trees/Major Vegetation
   - Trees with a trunk diameter of 6 inches or more designated as protected as part of a Planning Application subject to Chapter 27.71.

Tree Protection Zone (TPZ) is the area surrounding a tree with a radius equal to 10 times the diameter of the trunk measured at 54" above grade or as otherwise specified by a Project Arborist and approved by the City Arborist.
Construction activities as defined by the Code are not allowed within the TPZ. It is unlawful for any person to cause damage to a Protected Tree compromising its health or structural integrity according to accepted industry standards, or to cause damage that is severely detrimental to its overall aesthetics. Any violations may result in penalties described in SMMC 13.40.160."



Tree Protection Zone Specifications

Fencing shall consist of chain link fence (6-feet high), mounted on galvanized iron posts with 2 inches in diameter. Each post must be driven into the ground at least two 2 feet deep, no more than 10 feet apart. The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project.



Fencing Specifications and Sign Details

SIGNAGE

Warning signs shall be installed to be displayed on fencing and trunk wraps.
Tree signs should be in English, Spanish or any other language if required.

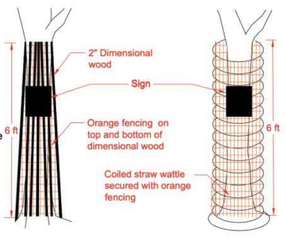
---WARNING---

TREE PROTECTION ZONE

Do not move or remove without Arborist approval.
Violations will be subject to penalties according to SMMC 13.40.

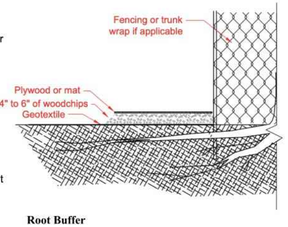
Wrap the trunk with orange plastic fencing for buffering (2" thick). Overlay orange plastic fencing with 2-inch thick wooden slats bound securely by two layers of additional orange fencing (slats shall not be allowed to dig in to the bark). During installation, use caution to avoid damaging any branches. Major limbs may also require wrapping.

Straw wattle can be used as an alternative material. For this purpose coil the straw wattle around the lowest 6' of the trunk and secure it with a double layer of orange fence or similar material.



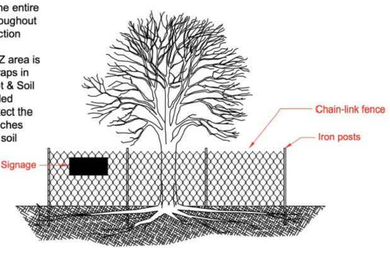
Trunk and Root Protection Details

Root buffers consist of secured geotextile material covered with a layer 4" to 6" of clean wood chips and 3/4-inch plywood sheets securely installed over the wood chips. Do not use geotextile fabric if root buffers are to be left permanently.
The Project Arborist shall be present during the installation and removal of root buffers.
Any root buffer variation must be approved by the City Arborist in accordance with the Best Management Practices (BMPs).

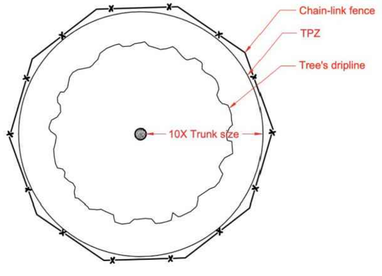


Root Buffer

The fence encloses the entire TPZ of the tree(s) throughout the life of the construction project.
When fencing the TPZ area is not feasible, Trunk wraps in combination with Root & Soil buffers shall be installed within the TPZ to protect the trunk, roots, and branches from injury and avoid soil compaction.



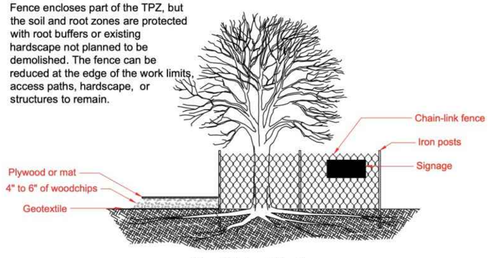
Type 1 Complete Fencing



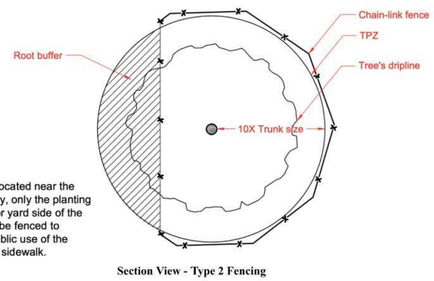
Fencing a group of trees at the TPZ radius of the largest tree is acceptable rather than fencing each tree in the group individually.
Adjustments and/or reparations for protective fencing shall be performed in a timely maner to avoid damages to Protected trees.

Section View - Type 1 Fencing

Fence encloses part of the TPZ, but the soil and root zones are protected with root buffers or existing hardscape not planned to be demolished. The fence can be reduced at the edge of the work limits, access paths, hardscape, or structures to remain.



Type 2 Reduced Fencing



For trees located near the right of way, only the planting strip and/or yard side of the TPZ shall be fenced to provide public use of the street and sidewalk.

Section View - Type 2 Fencing

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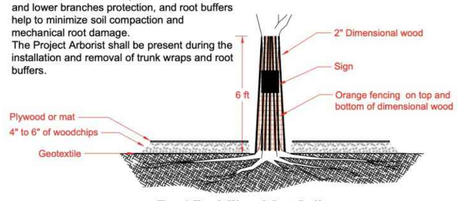
ARBORIST'S REPORT

L6.4

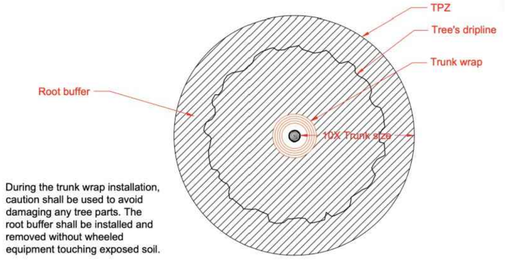
PROJECT NO: 246148

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To be used when construction activities cannot be kept outside of TPZ and/or installing fencing is not feasible. Trunk wraps account for trunk and lower branches protection, and root buffers help to minimize soil compaction and mechanical root damage.
The Project Arborist shall be present during the installation and removal of trunk wraps and root buffers.



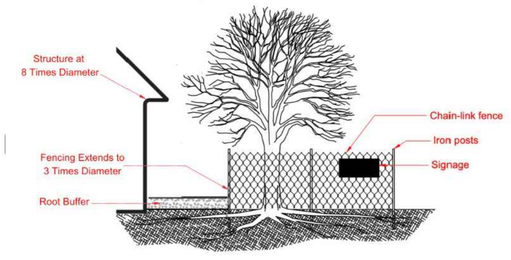
Type 3 Trunk Wrap & Root Buffer



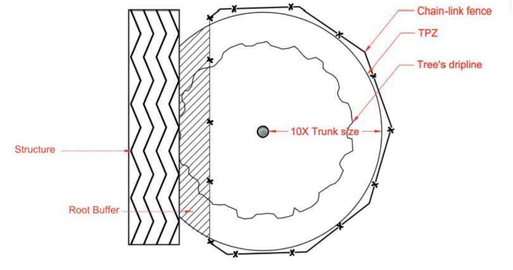
During the trunk wrap installation, caution shall be used to avoid damaging any tree parts. The root buffer shall be installed and removed without wheeled equipment touching exposed soil.

Section View - Type 3 Fencing

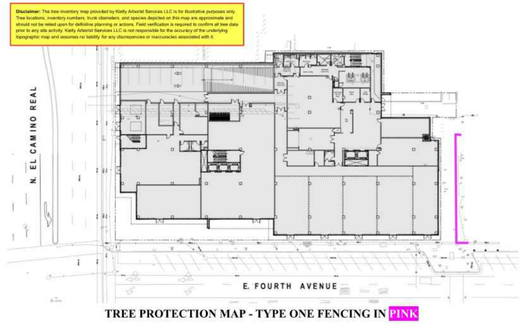
TREE PROTECTION ZONE FENCING EXCEPTIONS



Type 4 Fencing Exception



Section View - Type 4 Fencing



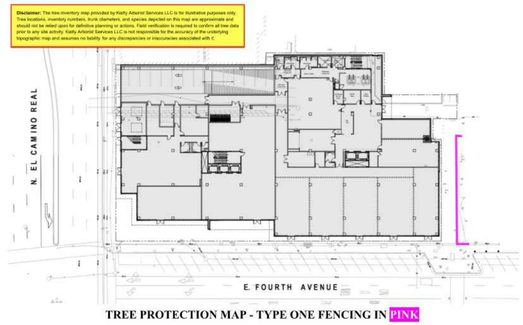
TREE PROTECTION MAP - TYPE ONE FENCING IN PINK

Staging
All tree protection measures must be in place before the start of construction. An inspection prior to the start of construction is often required by the town. All vehicles must remain on paved surfaces if possible. Existing pavement should remain and should be used for staging. If vehicles are to stray from paved surfaces, 6 inches of chips shall be spread, and plywood laid over the mulch layer. This type of landscape buffer will help reduce the compaction of desired trees. Parking will not be allowed off the paved surfaces

Root Cutting
If for any reason roots are to be cut, the work shall be monitored and documented. Large roots (over 2 inches in diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching/excavation
Trenching or excavation for irrigation, drainage, electrical, foundation, or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near their original level, as soon as possible. Trenches to be left open for a period of time (24 hours), will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

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TREE PROTECTION MAP - TYPE ONE FENCING IN PINK

Staging
All tree protection measures must be in place before the start of construction. An inspection prior to the start of construction is often required by the town. All vehicles must remain on paved surfaces if possible. Existing pavement should remain and should be used for staging. If vehicles are to stray from paved surfaces, 6 inches of chips shall be spread, and plywood laid over the mulch layer. This type of landscape buffer will help reduce the compaction of desired trees. Parking will not be allowed off the paved surfaces

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Grading
All existing grades underneath the dripline of a protected tree shall remain as is where possible. Grading within the dripline of a protected tree is required to be done under the supervision of the project arborist.

Irrigation
Non native trees- Irrigating the retained mature trees in the landscape is important to ensure their health and vitality. Proper watering can help the trees continue to thrive. Deep irrigation is recommended to take place every other week during the dry season. During the dry season, trees typically need deep, infrequent watering. Watering every 2 weeks is sufficient for the retained trees on this site. Applying water slowly and consistently until it penetrates at least 12-18 inches into the soil is recommended. Avoid spraying water directly on the trunks, as this can lead to disease and decay. Mulch is recommended to be maintained with mulch added overtime as needed. Mulch helps retain soil moisture, regulates temperature, and prevents weeds, which can compete with the tree for water. The use of soaker hoses or an inline drip emitter system set up in a grid like manner to provide deep irrigation during the dry season is recommended. The irrigation system should be placed on top of grade and require no excavation. This will help to keep the trees healthy.

Tree Pruning
Tree pruning during construction is not just about aesthetics and safety; it's also about adhering to best practices and standards set by professional bodies like the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI A300 Pruning Standards) . The ISA sets rigorous standards to ensure trees are cared for sustainably and scientifically. Under these guidelines, and for the well-being of trees during construction, it's imperative to have an expert arborist oversee any pruning. Their knowledge guarantees that only the necessary branches are removed, ensuring both safety and tree health. The guideline to prune no more than 25% of the tree's total foliage is grounded in sound arboricultural practices. This safeguards the tree's photosynthetic capability, reduces undue stress, and preserves the balance between its roots and canopy. Homeowners should be aware of these standards and ensure they are being met, trusting in the expertise of their arborist and keeping open communication about their tree care decisions. This approach not only ensures the tree's compatibility with new construction aesthetics but also its long-term health and vitality.

Traffic Within TPZs
Strictly prohibit driving vehicles or heavy foot traffic on bare soil within the TPZs of protected trees. Such activities can crush roots directly and compact the soil, impeding oxygen and water infiltration. In areas without existing pavement, use temporary anti-compaction materials, such as wood chips covered with plywood, to prevent damage to tree roots (landscape barrier). Temporary pathways or boardwalks can be constructed to facilitate access while minimizing soil compaction within the TPZ.

Chemical and Material Handling
Store chemicals and construction materials away from TPZs to prevent accidental spills or exposure that may harm tree health. Follow proper handling and disposal procedures for chemicals to ensure compliance with environmental regulations. Minimize the use of toxic materials near trees and opt for environmentally friendly alternatives whenever possible.

Monitoring and Inspection
Regularly monitor and inspect the tree protection measures throughout the construction process to ensure their effectiveness and compliance with the Tree Preservation Plan. Assign a qualified individual, such as a project arborist or certified arborist, to conduct periodic inspections and provide recommendations for any necessary adjustments or improvements. Maintain detailed records of inspections, including dates, findings, and any actions taken.

Post-Construction Maintenance
After construction is completed, continue monitoring the health and condition of preserved trees to address any potential issues promptly. Implement post-construction maintenance practices such as watering, mulching, pruning, and fertilization as needed to support the recovery and long-term health of the trees. Regularly assess the trees for signs of stress, disease, or structural instability and take appropriate measures, including consulting with a certified arborist if necessary.

Compliance with Environmental Laws
Ensure full compliance with all applicable local, state, and federal environmental laws, regulations, and permit requirements pertaining to tree protection during construction. Familiarize yourself with specific regulations regarding tree preservation in your jurisdiction and consult with local authorities or arborists for guidance if needed.

Responsibility
Designate a responsible person or team within the project organization to oversee the implementation and enforcement of the Tree Preservation Plan. Clearly communicate the roles and responsibilities of all parties involved in the construction project regarding tree protection.

Emergency Procedures
Develop clear procedures to follow in the event of emergencies that may impact tree preservation, such as severe storms, accidents, or unexpected tree health issues. Ensure that emergency response plans address prompt actions to mitigate potential risks to trees and contact qualified professionals, such as arborists or tree care companies when needed.

Communication and Training
Facilitate effective communication among all project stakeholders, including contractors, subcontractors, architects, engineers, and landscape professionals, regarding the importance of tree preservation and the specific guidelines to follow. Conduct training sessions or workshops to educate personnel.

PURPOSE & USE OF THE REPORT

This report informs tree management decisions for the construction project and provides recommendations to maximize tree survival. It serves as a valuable resource for stakeholders, facilitating informed discussions and sustainable tree management practices.

TESTING & ANALYSIS

In order to assess the trees, a thorough examination was conducted using a variety of methods. For trees with accessible trunks, precise measurements of the Diameter at Breast Height (DBH) were taken using a specialized diameter tape measure. In cases where the trunks were not readily accessible, visual estimations were employed to determine the DBH. As part of the inventory process, all trees exceeding a specific DBH threshold stated in city code were included.

To evaluate the health of the trees, multiple factors were considered, including their overall appearance and our team's extensive experiential knowledge of each species. This holistic approach ensured a comprehensive understanding of the tree's well-being.

To accurately document the location of each tree, a GPS smartphone application was utilized during the data collection process. This enabled us to create detailed maps that are included in this report. However, it is important to note that despite our efforts to minimize errors, inherent limitations of GPS data collection, coupled with slight discrepancies between GPS data and CAD drawings, may result in approximate tree locations depicted on the map.

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

DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

LICENSED LANDSCAPE ARCHITECT — SIGNATURE — 3/31/27 RENEWAL DATE — DATE — STATE OF CALIFORNIA

ARBORIST'S REPORT

L6.5

PROJECT NO: 246148

TREE WORK STANDARDS AND QUALIFICATIONS

To ensure high-quality tree work, including removal, pruning, and planting, the following standards and qualifications will be adhered to:

- **Industry Standards**: All tree work will be performed in accordance with industry standards established by the International Society of Arboriculture (ISA). These standards encompass best practices and guidelines for tree care and maintenance.
- **Contractor Licensing and Insurance:** The contractor undertaking the tree work must possess a valid State of California Contractors License for Tree Service (C61-D49) or Landscaping (C-27). Additionally, they must have comprehensive general liability, worker's compensation, and commercial auto/equipment insurance coverage.
- **Workmanship Standards:** Contractors must adhere to the current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI). These standards, including ANSI A300 and Z133.1, outline guidelines for tree pruning, fertilization, and safety. Compliance with these standards ensures the use of proper techniques and practices throughout the tree work process.

By adhering to these established standards and qualifications, we can ensure the provision of professional and safe tree services that meet the industry's best practices and promote the health and longevity of the trees.

SCHEDULE OF INSPECTIONS

Kielty Arborists Services LLC:

We will conduct the following inspections as needed for the project:

- **Pre-Equipment Mobilization, Delivery of Materials, Tree Removal, and Site Work:** Our project arborist will meet with the general contractor and owners to review tree protection measures. We will identify and mark tree-protection zone fencing, specify equipment access routes and storage areas, and assess the existing conditions of trees to determine any additional necessary protection measures.
- **Inspection after Installation of Tree-Protection Fencing:** Upon completion of tree-protection fencing installation, our project arborist will inspect the site to ensure that all protection measures are correctly implemented. We will also review any contractor requests for access within the tree protection zones and assess any changes in tree health since the previous inspection.
- **Inspection during Soil Excavation or Work Potentially Affecting Protected Trees:** During any work within non-intrusion zones of protected trees, our project arborist will inspect the site and document the implemented recommendations. We will assess any changes in tree health since the previous inspection to monitor the well-being of the trees.
- **Final Site Inspection:** Prior to project completion, our project arborist will conduct a final site inspection to evaluate tree health and provide necessary recommendations to promote their longevity. A comprehensive letter report summarizing our findings and conclusions will be provided to the City of San Mateo.

Our inspections aim to ensure proper tree protection, health, and adherence to project requirements.

ASSUMPTIONS AND LIMITING CONDITIONS

- **Legal Descriptions and Titles:** The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.

- **Compliance with Laws and Regulations:** The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.
- **Reliability of Information:** Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.
- **Testimony or Court Attendance:** The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.
- **Report Integrity:** Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports.
- **Restricted Publication and Use:** This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.
- **Non-disclosure to Public Media:** The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.
- **Opinion-based Report:** The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any predetermined outcomes, values, or events.
- **Visual Aids Limitation:** Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.
- **Inspection Limitations:** The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

ARBORIST DISCLOSURE STATEMENT

Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

- **Limitations of Tree Assessment:** Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failures.
- **Remedial Treatments Uncertainty:** Remedial treatments for trees have variable outcomes and cannot be guaranteed.
- **Considerations Beyond Scope:** The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.
- **Inherent Risks:** Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.
- **Client's Responsibility:** The client is responsible for considering the information and recommendations provided by the consultant/arborist and for any decisions made or actions taken.

The client acknowledges and accepts these Assumptions and Limiting Conditions and Arborist Disclosure Statement, recognizing that reliance upon this report is at their own risk. The consultant/arborist disclaims all warranties, express or implied.

CERTIFICATION

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

David Beckham

Signature of Consultant
David Beckham
Certified Arborist
WE#10724A TRAQ Qualified
Date: March 14, 2025



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

DATE	DESCRIPTION
11.11.2024	SB330 APPLICATION
06.03.2025	1ST PLANNING APPLICATION
11.17.2025	PC1 RESPONSE

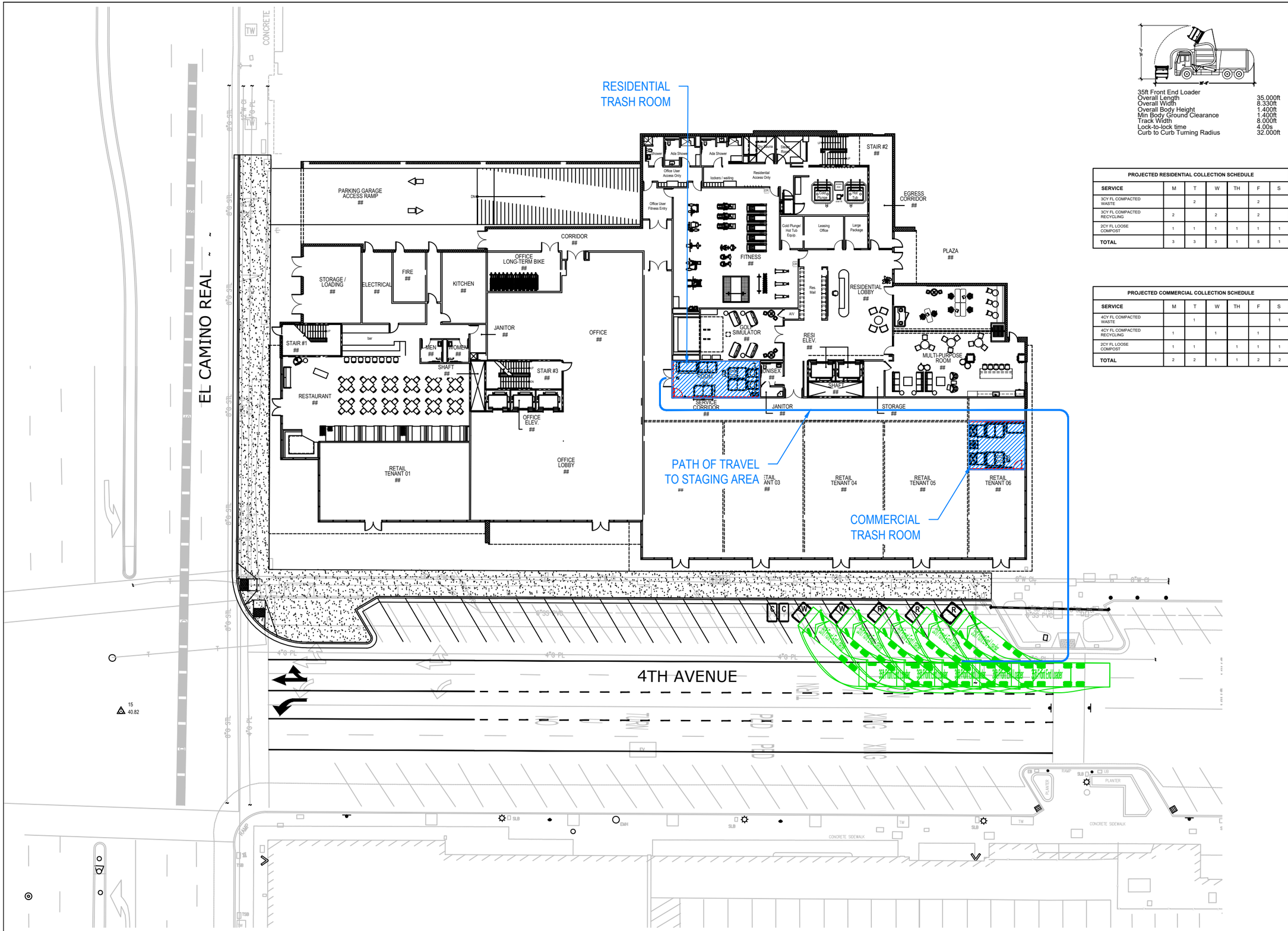
LICENSED LANDSCAPE ARCHITECT
SIGNATURE
3/31/27
RENEWAL DATE
DATE
STATE OF CALIFORNIA

ARBORIST'S REPORT

L6.6

PROJECT NO: 246148

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1 **LEVEL 1: PLAN & STAGING (FRIDAY)**
1/32" = 1'-0"

35ft Front End Loader

Overall Length	35.000ft
Overall Width	8.330ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	32.000ft

PROJECTED RESIDENTIAL COLLECTION SCHEDULE

SERVICE	M	T	W	TH	F	S
3CY FL COMPACTED WASTE		2			2	
3CY FL COMPACTED RECYCLING	2		2		2	
2CY FL LOOSE COMPOST	1	1	1	1	1	1
TOTAL	3	3	3	1	5	1

PROJECTED COMMERCIAL COLLECTION SCHEDULE

SERVICE	M	T	W	TH	F	S
4CY FL COMPACTED WASTE		1				1
4CY FL COMPACTED RECYCLING	1		1		1	
2CY FL LOOSE COMPOST	1	1		1	1	1
TOTAL	2	2	1	1	2	2

AMERICAN TRASH MANAGEMENT
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CONSULTINGPROJECTS@TRASHMANAGE.COM
CONSULTANT

ARCTEC
ARCHITECT

MECAH VENTURES
OWNER / DEVELOPER

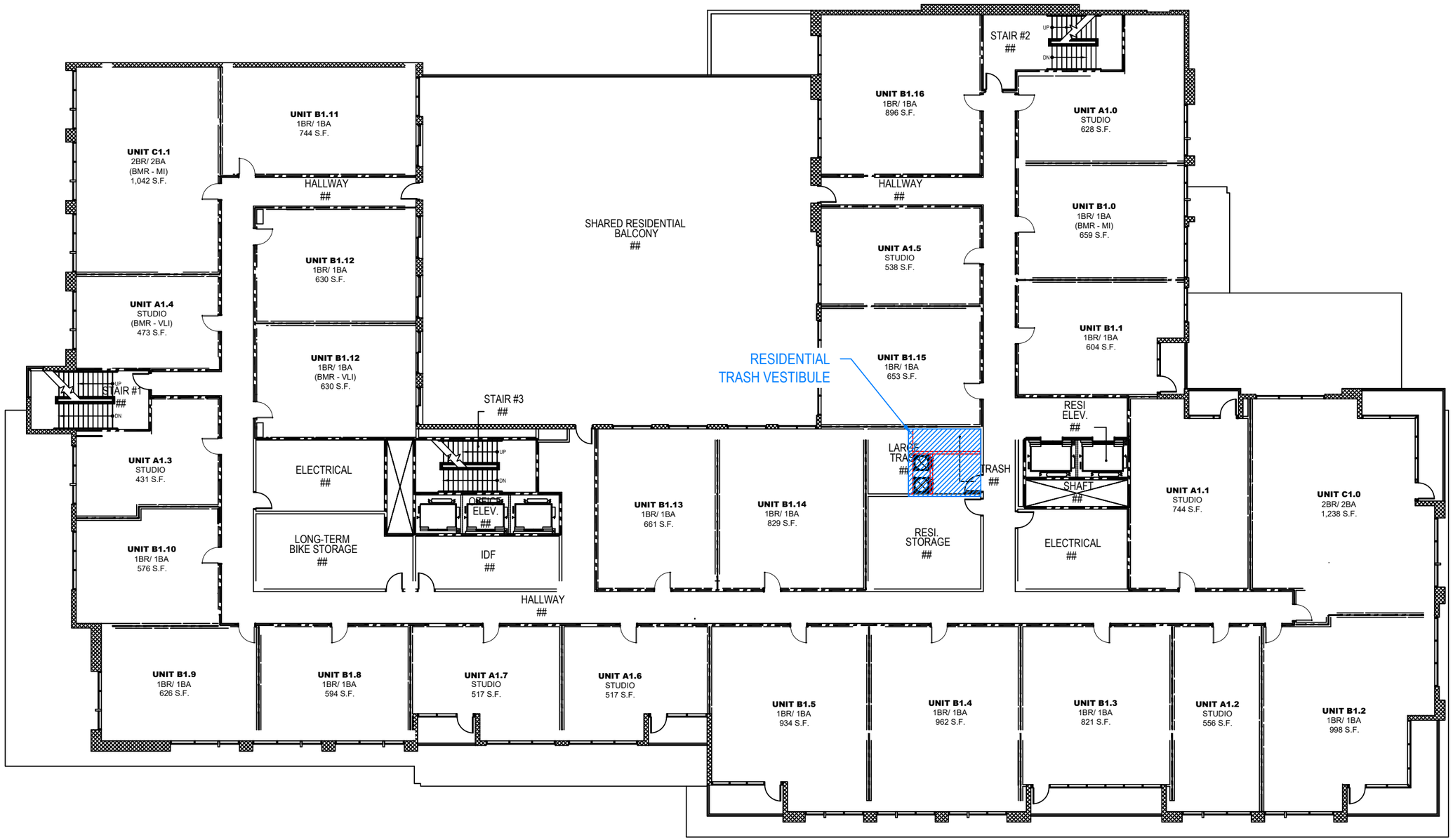
NO.	DATE	ISSUE / REVISION	ISSUED BY

N EL CAMINO & 4TH AVENUE
SAN MATEO, CA
PROJECT

LEVEL 1 PLAN & STAGING
DRAWING TITLE

PROJECT NO.	
DRAWN	PH
APPROVED	AZ
DATE	11/17/2025
SCALE	AS SHOWN

DRAWING NO. TR0.1



1 **LEVEL 2: PLAN**
1/20" = 1'-0"

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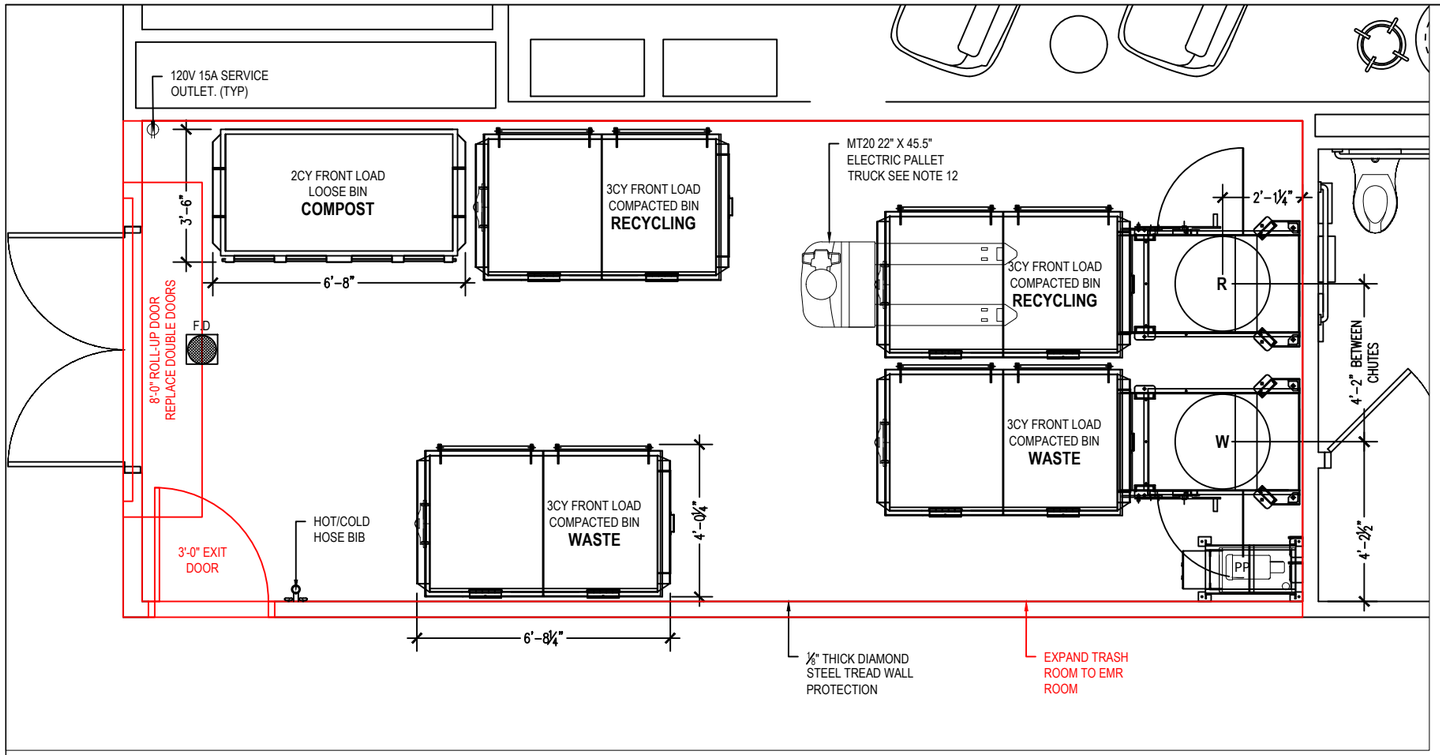
NO.	DATE	ISSUE / REVISION	ISSUED BY

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SAN MATEO, CA
PROJECT

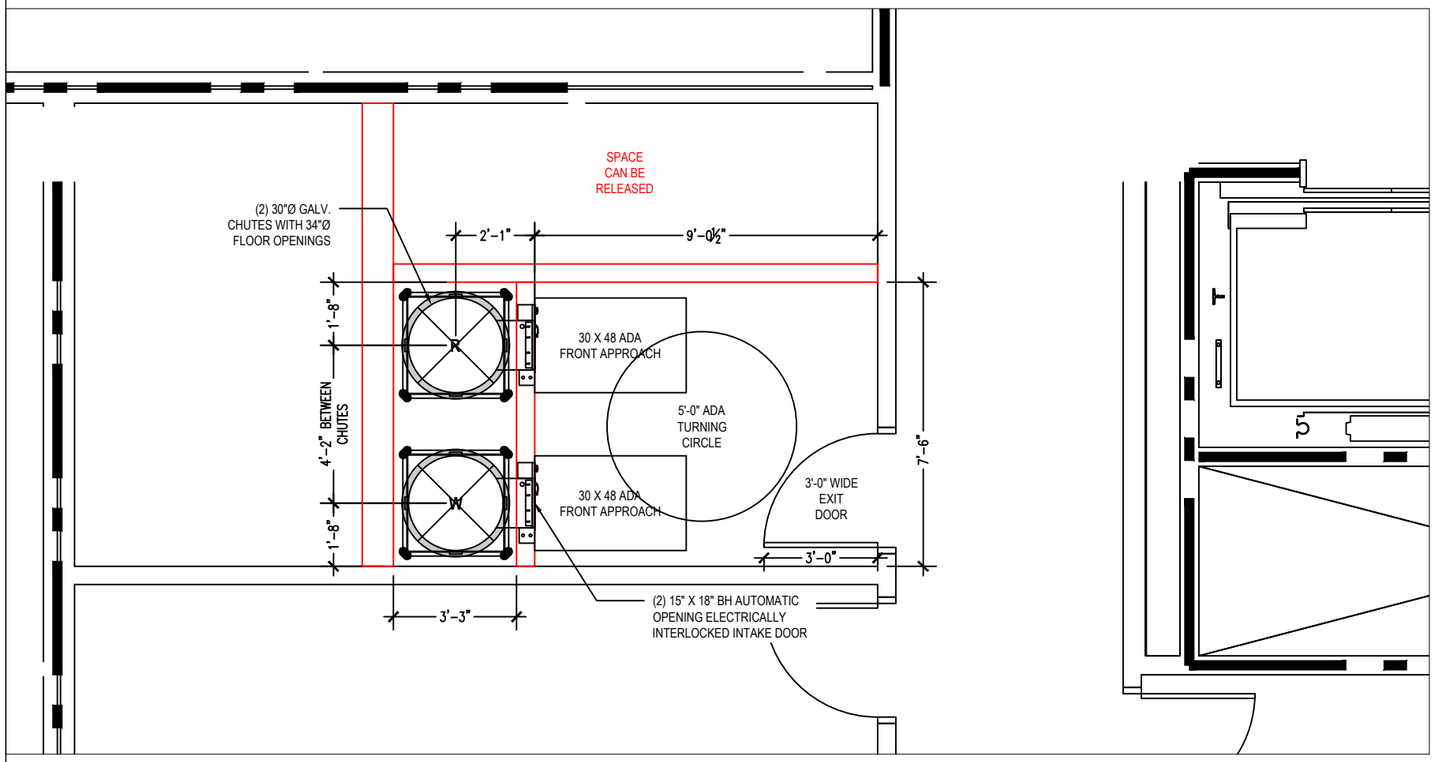
LEVEL 2 PLAN
DRAWING TITLE

PROJECT NO.	
DRAWN	PH
APPROVED	AZ
DATE	11/17/2025
SCALE	AS SHOWN

DRAWING NO.
TR0.2



1 **LEVEL 1: RESIDENTIAL TRASH ROOM CARVE OUT**
1/4" = 1'-0"



2 **UPPER FLOOR RESIDENTIAL VESTIBULE**
1/4" = 1'-0"

PROJECTED RESIDENTIAL COLLECTION SCHEDULE

SERVICE	M	T	W	TH	F	S
3CY FL COMPACTED WASTE		2			2	
3CY FL COMPACTED RECYCLING	2		2		2	
2CY FL LOOSE COMPOST	1	1	1	1	1	1
TOTAL	3	3	3	1	5	1

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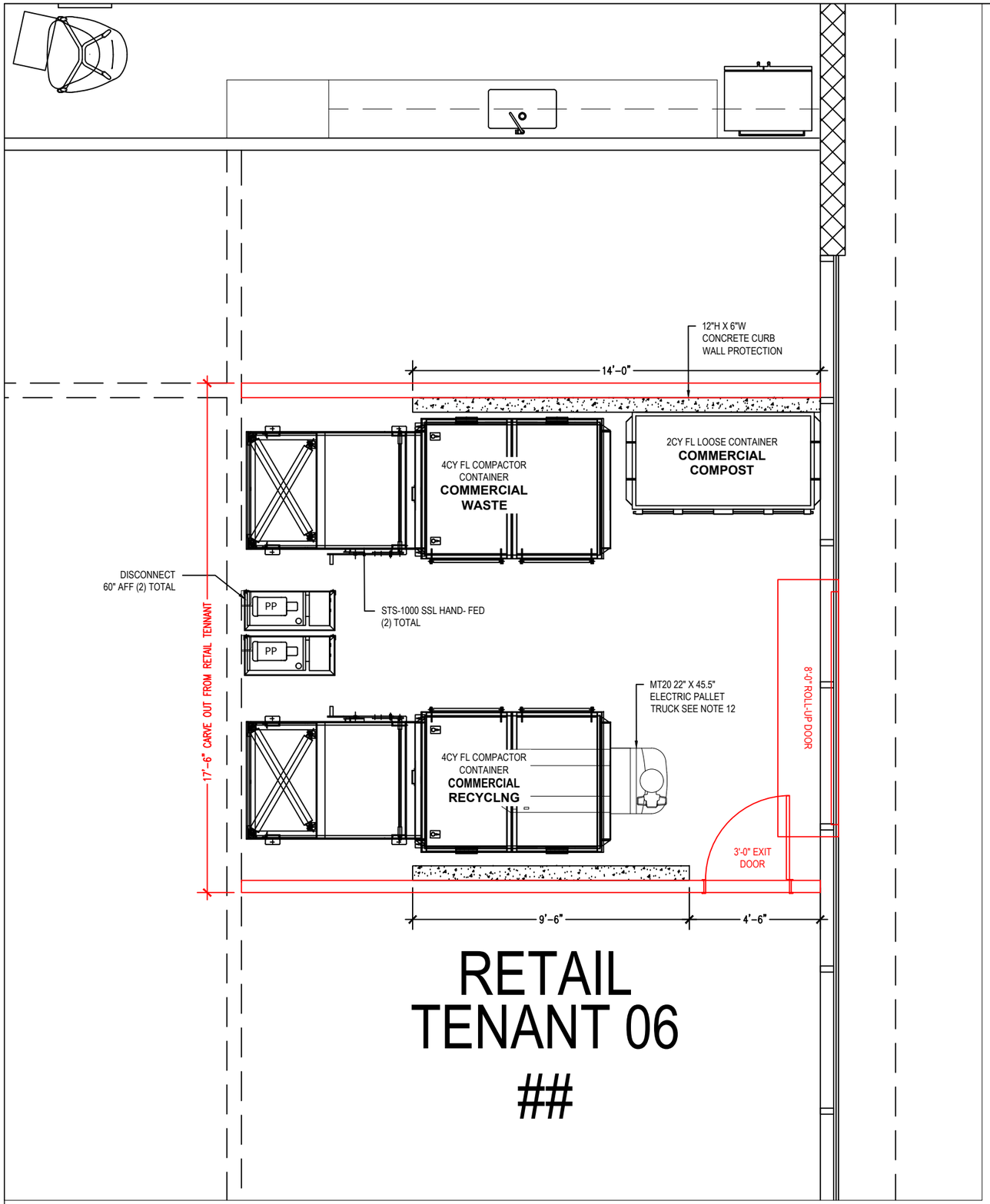
NO.	DATE	ISSUE / REVISION	ISSUED BY

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SAN MATEO, CA
PROJECT

RESIDENTIAL TRASH ROOM
DRAWING TITLE

PROJECT NO.	
DRAWN	PH
APPROVED	AZ
DATE	11/17/2025
SCALE	AS SHOWN

DRAWING NO. TR1.0



1 **LEVEL 1: COMMERCIAL TRASH ROOM CARVE OUT**
1/4" = 1'-0"

PROJECTED COMMERCIAL COLLECTION SCHEDULE

SERVICE	M	T	W	TH	F	S
4CY FL COMPACTED WASTE		1				1
4CY FL COMPACTED RECYCLING	1		1		1	
2CY FL LOOSE COMPOST	1	1		1	1	1
TOTAL	2	2	1	1	2	2

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OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

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SAN MATEO, CA
PROJECT

COMMERCIAL TRASH ROOM
DRAWING TITLE

PROJECT NO.	DRAWING NO. TR1.1
DRAWN PH	
APPROVED AZ	
DATE 11/17/2025	
SCALE AS SHOWN	