

PROJECT DATA

OWNER NAME:	WINDY HILL PROPERTY VENTURES	BUILDING AREA, OFFICE:	65,514 S.F.
PROJECT ADDRESS:	4TH AVENUE & RAILROAD AVENUE SAN MATEO, CA 94401	TOTAL RESIDENTIAL UNITS:	15 UNITS
		NUMBER OF STORIES:	4
		CONSTRUCTION TYPE:	II-A
		OFFICE & RESIDENTIAL:	I-A
		SUBTERRANEAN PARKING:	YES
		FIRE SPRINKLERS:	B, R-2
		OCCUPANCY TYPE:	

PROJECT DESCRIPTION

THIS IS A PLANNING MODIFICATION TO AN APPROVED 65,514-S.F. 4-STORY OFFICE AND RESIDENTIAL BUILDING WITH 2 LEVELS OF SUBTERRANEAN PARKING ON A 22,000 SF LOT. THE PLANNING MODIFICATION IS A REQUEST TO SIMPLIFY THE MATERIALS USED ON THE NORTH ELEVATION DUE TO THE IMPENDING APPROVAL OF A 4-STORY OFFICE AND RESIDENTIAL BUILDING ON THE ADJACENT PROPERTY THAT WOULD BLOCK A MAJORITY OF THE NORTH ELEVATION.

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2013 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2013 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2013 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2010 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2013 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)

ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

PROJECT TEAM

OWNER:	WINDY HILL PROPERTY VENTURES 530 Emerson Street, Suite 150 Palo Alto, CA 94301	ARCHITECT:	ARC TEC INC. 99 Almaden Boulevard, Suite 840 San Jose, CA 95113 PHONE: 408.496.0676 CONTACT: Craig Almeleh EMAIL: craiga@arctecinc.com
LANDSCAPE ARCHITECT:	KLA, INC. 151 N. Norlin Street Sonoma, CA 95370 PHONE: 209.532.2856 CONTACT: Tom Holloway EMAIL: tom@knoxia.com	CIVIL ENGINEER:	KIER & WRIGHT 3350 Scott Blvd., Building 22 Santa Clara, CA 95054 PHONE: 408.727.6665 CONTACT: Mark Knudsen EMAIL: mknudsen@kiewright.com

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

04.11.19 PLANNING DEPT. SUBMITTAL

COVER SHEET

ARCHITECTURAL

A1	RENDERED EXTERIOR ELEVATIONS
A2	RENDERINGS
A3	RENDERINGS
A4	RENDERED EXTERIOR ELEVATIONS



A Planning Application Modification For:
WINDY HILL PROPERTY VENTURES
4TH AVENUE & RAILROAD AVENUE
SAN MATEO, CA 94401



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

1



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

2



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

3

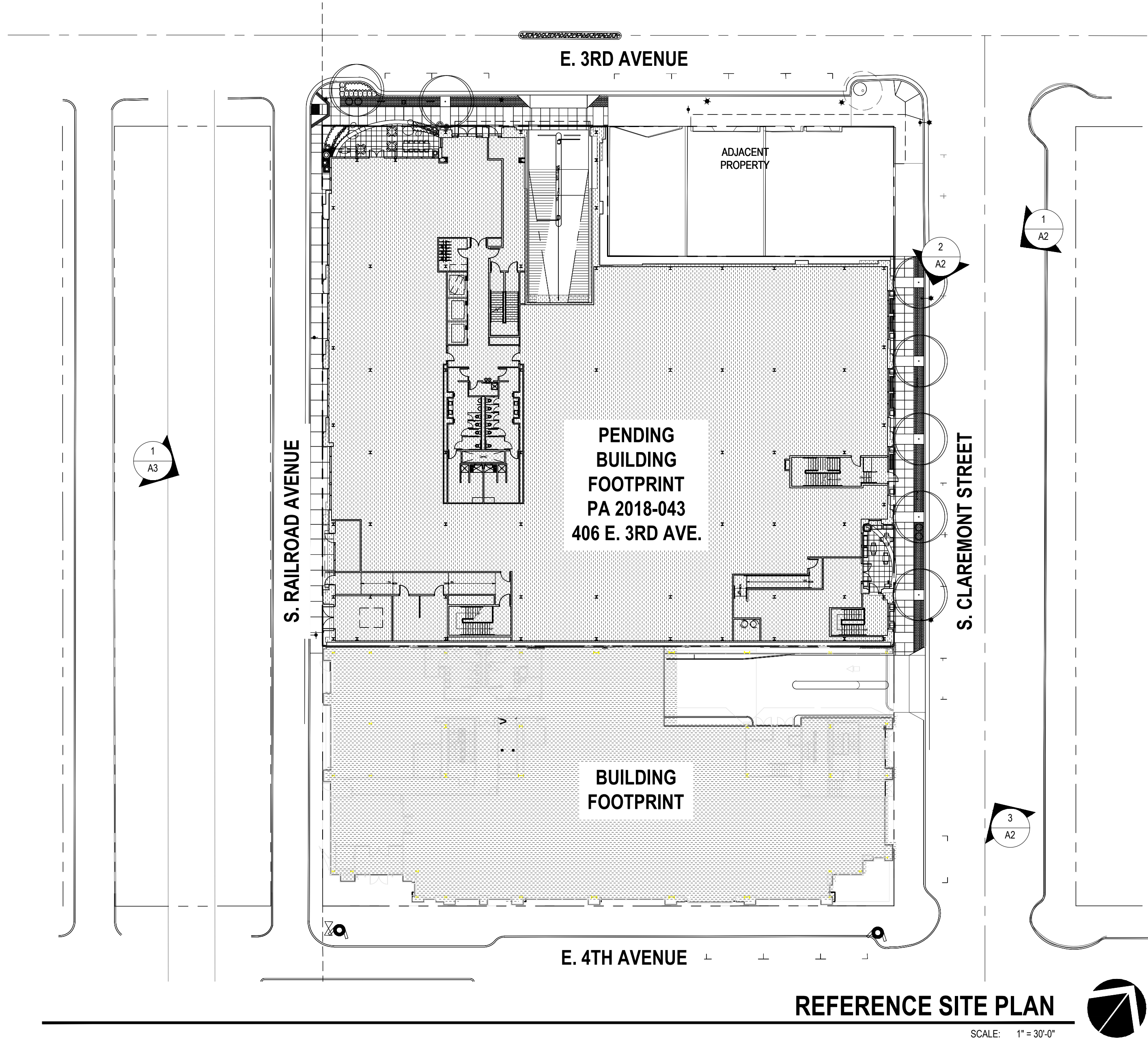
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DATE	DESCRIPTION
4.11.19	PLANNING DEPT. SUBMITTAL

A1

PROJECT NO: 154107



AERIAL VIEW FROM S. CLAREMONT STREET 1



VIEW FROM S. CLAREMONT STREET 3



VIEW FROM S. CLAREMONT STREET 2



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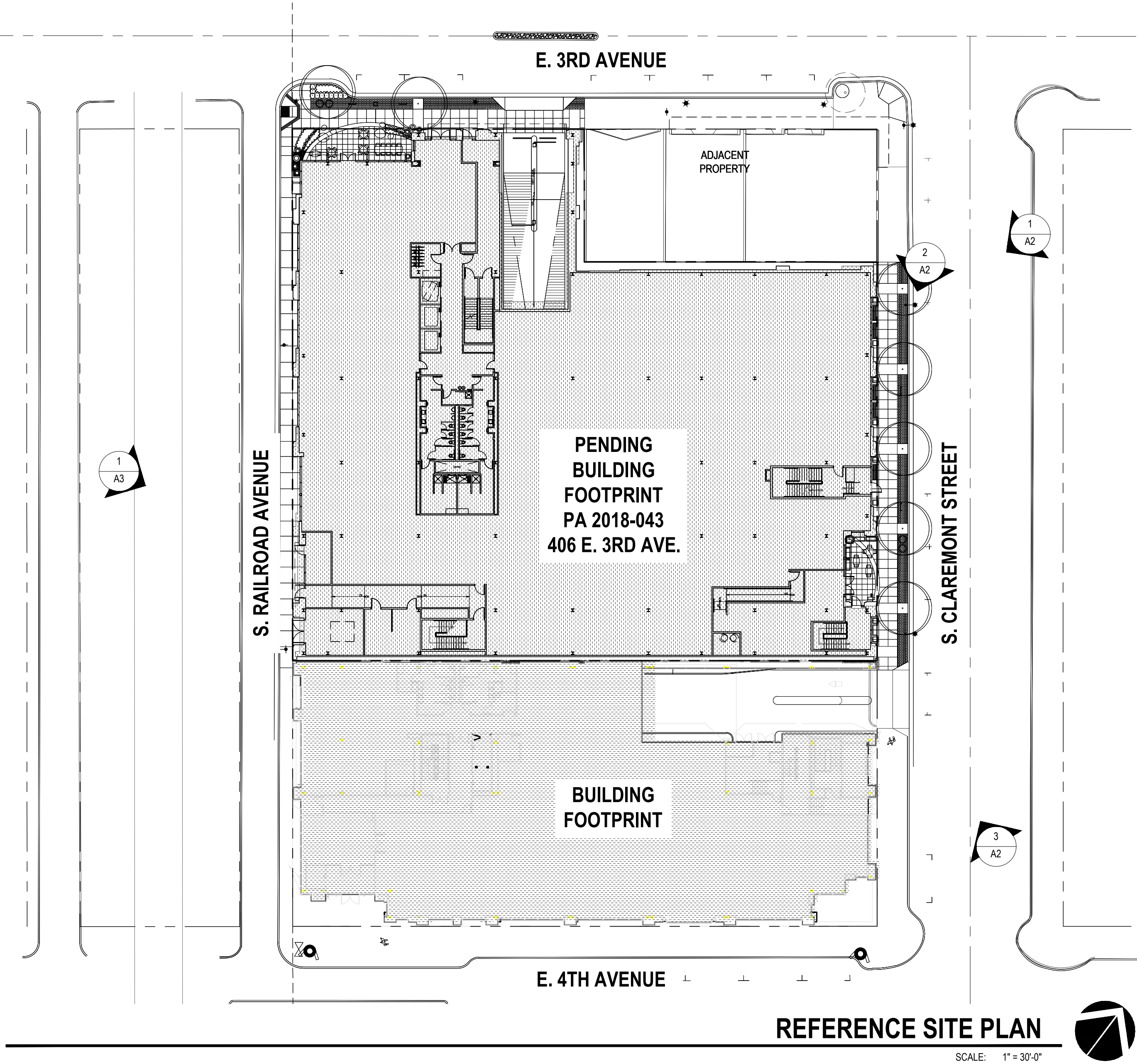
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RENDERINGS

A2
PROJECT NO: 154107

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VIEW FROM S. RAILROAD AVENUE

1

A Planning Application Modification for:

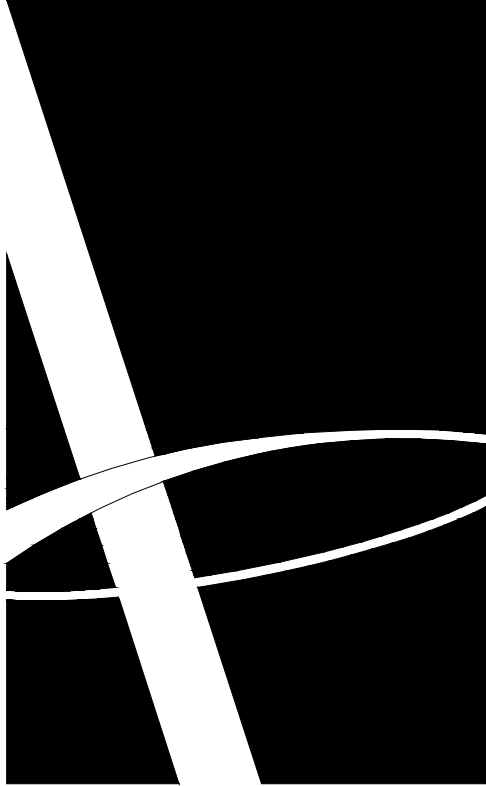
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RENDERINGS

A3

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EAST (CLAREMONT ST) ELEVATION

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

1



WEST (RAILROAD AVE) ELEVATION

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

2



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RENDERED EXTERIOR ELEVATIONS

A4

PROJECT NO:

154107