



JOHN
MATTHEWS
ARCHITECTS

335-A EAST FOURTH AVENUE
SAN MATEO, CA 94401
TELE: (650) 340-1107
FAX: (650) 340-1677

MIXED USE DEVELOPMENT AT
1600-1620 EL CAMINO REAL &
1535, 1541 & 1543 JASMINE STREET,
SAN MATEO CA 94402

PLANNING DATA,
BUILDING DATA,
BUILDING CODE
INFORMATION, SHEET
INDEX, LOCATION MAP,
BUILDING SECTIONS
AND RENDERED VIEW
FROM EL CAMINO REAL

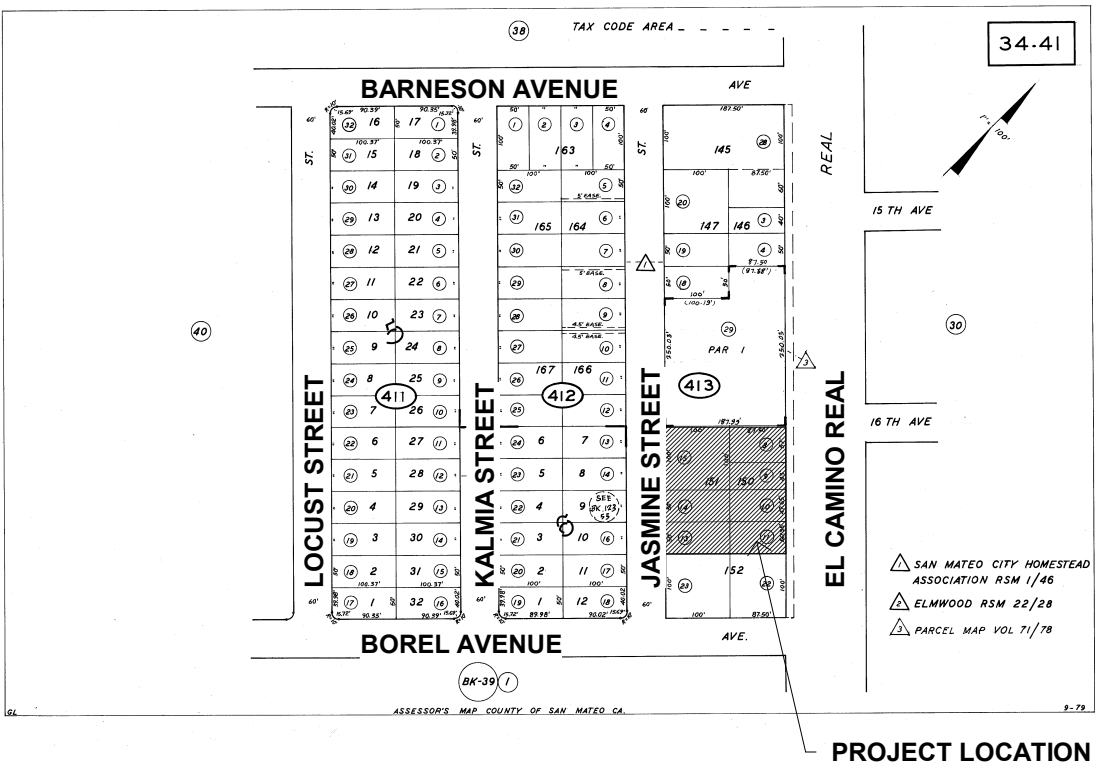
PLANNING PRE - APPLICATION
DATE
OCTOBER 03, 2019

SCALE
As indicated
DRAWN
EPM
JOB NO.
-
SHEET

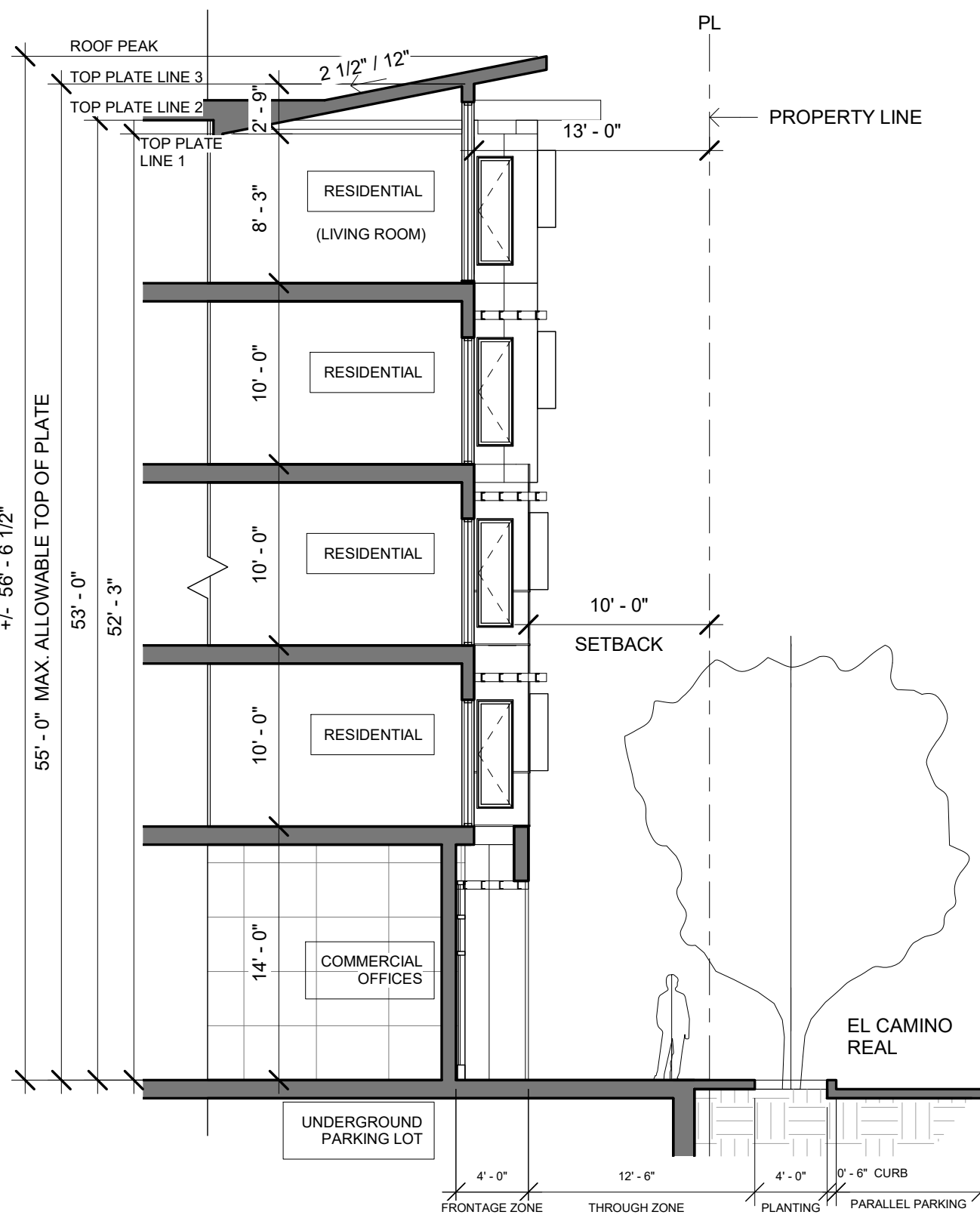
A-1.1
OF SHEETS



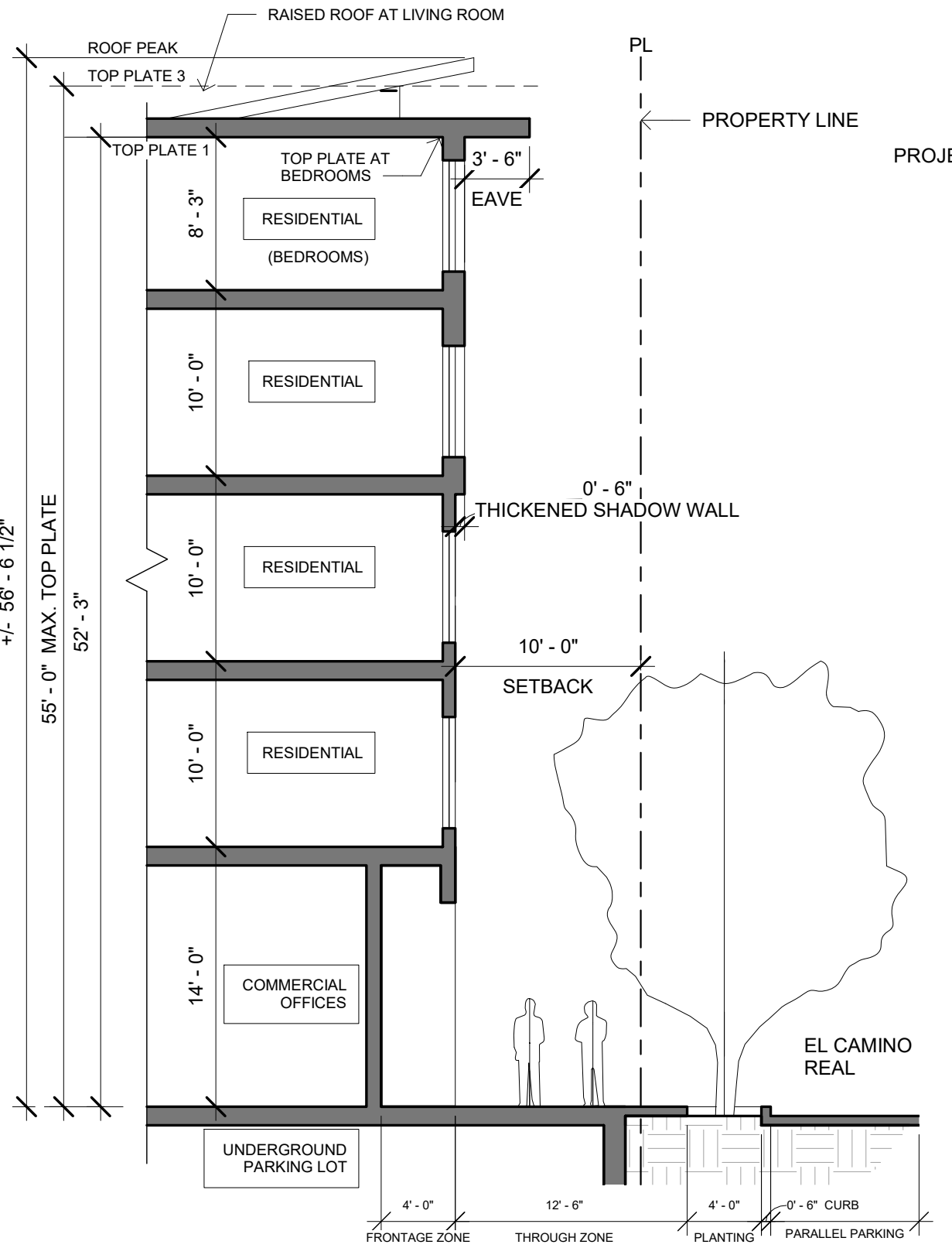
VIEW FROM EL CAMINO REAL
12" = 1'-0"



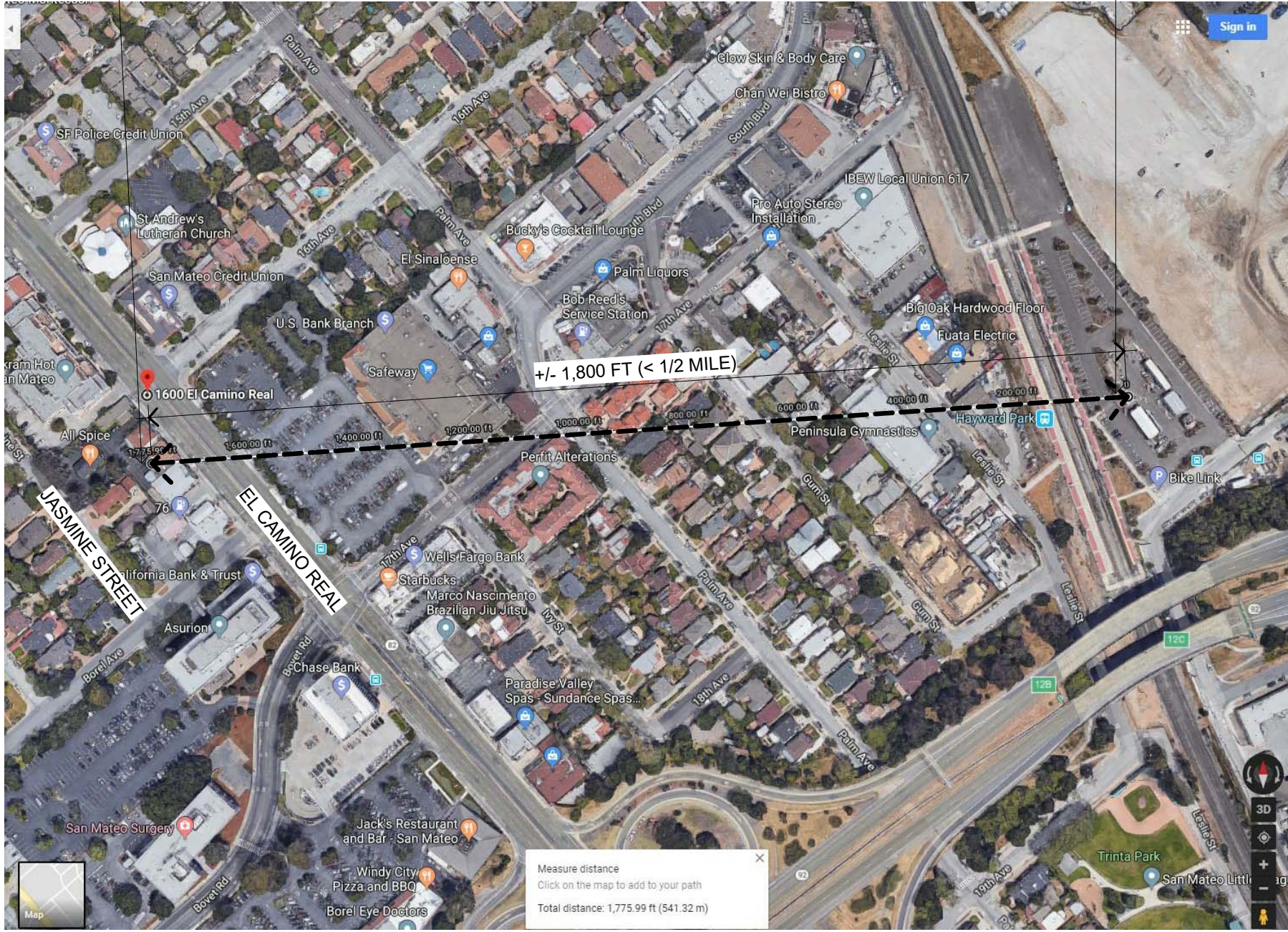
VICINITY MAP



TYPICAL BUILDING SECTION AT SLOPING ROOF (ALONG EL CAMINO REAL)
1/8" = 1'-0"



TYPICAL BUILDING SECTION AT FLAT ROOF (ALONG EL CAMINO REAL)
1/8" = 1'-0"



GOOGLE MAP OF SITE AND HAYWARD PARK TRAIN STATION

PROJECT DESCRIPTION:

- THE MIXED-USE PROJECT PROPOSES COMMERCIAL OFFICES AT THE GROUND FLOOR ALONG EL CAMINO REAL FRONTAGE AND 36 RENTAL APARTMENTS IN THE 4 STORIES ABOVE. THERE ARE 8 RENTAL TOWNHOMES ALONG JASMINE STREET FRONTAGE. ALL PARKING IS BELOW GRADE ON ONE LEVEL AND ACCESSED FROM JASMINE STREET WITH ONE DRIVEWAY.
- THE CURRENT PARCELS / LOTS ARE BEING MERGED INTO 1 PARCEL AS THE PROJECT PROGRESSES.

PLANNING DATA

ZONING DISTRICT	: E2-2 (EXECUTIVE OFFICES)
ASSESSOR'S PARCEL NUMBERS	: 034 - 413 - 080, 090, 100, 110, 130, 140, 150
LOT AREA	: 37,500 SF
FLOOR AREA RATIO	: 2.0
	: 2 x 37,500 = 75,000 SF (ALLOWABLE AREA)
MAXIMUM DENSITY	: 37,500 SF / 870 = 43 UNITS
W/ DENSITY BONUS	: 35% BONUS (BMR)
	: 43 x 0.35 = 15
ALLOWABLE UNIT TOTAL	: 43 + 15 = 58 UNITS

PROPOSED NEW DEVELOPMENT DATA:

- EL CAMINO REAL FRONTAGE MIXED USE DEVELOPMENT:**
 - COMMERCIAL OFFICES AND RESIDENTIAL UNITS (RENTAL):**

FIRST FLOOR	: OFFICES, NO RESIDENTIAL
SECOND FLOOR	: (5) ONE BDRM UNITS (882 SF), (5) TWO BDRM UNITS (1,313 SF)
THIRD FLOOR	: (5) ONE BDRM UNITS (882 SF), (5) TWO BDRM UNITS (1,313 SF)
FOURTH FLOOR	: (2) ONE BDRM UNITS (882 SF), (7) TWO BDRM UNITS (1,313 SF)
FIFTH FLOOR	: (0) ONE BDRM UNITS (882 SF), (7) TWO BDRM UNITS (1,313 SF)
SUBTOTAL	: (12) ONE BDRM UNITS
	: (24) TWO BDRM UNITS
TOTAL	: (36) RESIDENTIAL UNITS
 - PROPOSED FLOOR AREA:**

FIRST FLOOR	= 9,809 SF
SECOND FLOOR	= 13,768 SF
THIRD FLOOR	= 13,768 SF
FOURTH FLOOR	= 13,739 SF
FIFTH FLOOR	= 12,570 SF
TOTAL	= 63,654 SF
- JASMINE STREET TOWNHOMES (RENTAL):**

2 STORY TOWNHOMES	: (8) 2 BEDROOM UNITS (1,417 SF)
PROPOSED FLOOR AREA	: 8 x 1,417 SF = 11,336 SF

PROPOSED PROJECT TOTAL NO. OF UNITS = 36 + 8 = 44 RESIDENTIAL UNITS
PROPOSED PROJECT TOTAL AREA = 63,654 SF + 11,336 SF = 74,990 SF (2.0 F.A.R.)

- VEHICLE PARKING SPACES**

REQUIRED RESIDENT PARKING SPACES
USING DENSITY BONUS & PROJECT LOCATION WITHIN 0.5 MILE FROM AN ACCESSIBLE TRANSIT STOP
PARKING REQUIRED : 1/2 PARKING SPACE / BEDROOM
ACTUAL DISTANCE FROM ACCESSIBLE TRANSIT STOP : < 0.5 MILE
TOTAL BEDROOMS = 12 + (24 x 2) + (8 x 2) = 76
= 76 x 0.5 = 38 RESIDENT PARKING SPACES REQUIRED

REQUIRED VISITOR PARKING SPACES
RES. VISITORS = 44 x 0.2 (VISITOR: 0.2) = 8.8 ~ 9 SPACES
OFFICES (1/ 335 SF) = 6,460 SF / 335 = 20 SPACES
COMMERCIAL / VISITORS = 9 + 20 = 29 VISITOR SPACES REQUIRED

TOTAL = 38 + 29 = 67 VEHICLE PARKING SPACES REQUIRED
82 SPACES PROVIDED (30 VISITOR AND 52 RESIDENT SPACES).
(30% COMPACT SPACES PERMITTED: 0.30 x 67 = 20 COMPACT SPACES ALLOWED, 10 PROVIDED)

- BIKE STORAGE (PER ZONING ORDINANCE CHAPTER 27.64.262)**

REQUIRED RESIDENTIAL BIKE STORAGE
MIN. SHORT TERM SPACES MIN. LONG-TERM SPACES
ONE-BDRM (0.05 PER UNIT) 0.6 SPACES (1.0 PER UNIT) 12 SPACES
TWO-BDRM (0.10 PER UNIT) 3.2 SPACES (1.25 PER UNIT) 40 SPACES
TOTAL = 4 SHORT TERM SPACES & 52 LONG TERM BIKE PARKING SPACES REQUIRED
60 LONG TERM BIKE STORAGE PROVIDED AT BIKE STORAGE ROOMS #1 & 2, LOCATED AT FIRST FLOOR & 6 SHORT TERM BIKE STORAGE PROVIDED AT FIRST FLOOR ADJACENT TO OFFICE SPACES

REQUIRED COMMERCIAL BIKE STORAGE
MIN. SHORT TERM SPACES MIN. LONG-TERM SPACES
OFFICES (1 PER 20,000 SF) 1 SPACE (1 PER 10,000 SF) 1 SPACE
TOTAL = 1 SHORT TERM SPACE & 1 LONG TERM BIKE PARKING SPACE REQUIRED
PROVIDED AT FIRST FLOOR ADJACENT TO OFFICE SPACES (6 TOTAL)

- PARCEL COVERAGE (PER ZONING 27.48.065)**

PROPOSED PARCEL COVERAGE = 19,885 SF (53%)
REQUIRED 20% MIN. OF LOT AREA AT GRADE OPEN SPACE = 7,500 S.F.
7,500 SF OPEN SPACE PROVIDED (EXCLUDING DRIVEWAYS)

- ELECTRIC VEHICLE CHARGING SPACES**

REQUIRED FOR NEW RESIDENTIAL CONSTRUCTION
PER SAN MATEO CITY CHARTER AND MUNICIPAL CODE 23.70.030 (NEW MULTIFAMILY RESIDENTIAL CONSTRUCTION)
REQUIRED EV CHARGING SPACES: 10% OF TOTAL NO. OF PARKING SPACES PROVIDED
FOR 38 RESIDENT PARKING SPACES AND 9 RESIDENTIAL VISITOR PARKING SPACES
37 x .1 = 4 SPACES REQUIRED
9 x .1 = 1 SPACE REQUIRED
TOTAL 5 EV CHARGING SPACES REQUIRED

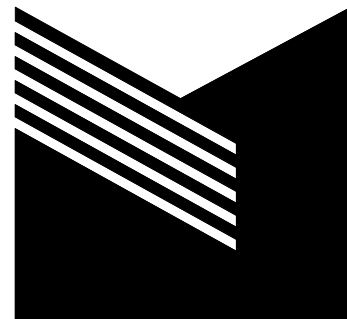
REQUIRED FOR NEW NONRESIDENTIAL CONSTRUCTION
PER SAN MATEO CITY CHARTER AND MUNICIPAL CODE 23.70.040 (NEW NONRESIDENTIAL CONSTRUCTION)
REQUIRED EV CHARGING SPACES: 2 FOR EVERY 10-25 ACTUAL PARKING SPACES
FOR 20 COMMERCIAL PARKING SPACES, 2 SPACES REQUIRED
4 RESIDENT & 3 COMMERCIAL & RESIDENTIAL VISITOR EV CHARGING SPACES PROVIDED IN UNDERGROUND PARKING LEVEL (INCLUDES 2 VAN ACCESSIBLE EV CHARGING SPACE)

BUILDING DATA

OCCUPANCY GROUP	: B, R-2, S-2
CONSTRUCTION TYPE	: TYPE IIA, IIA & VA W/ AUTOMATIC FIRE SPRINKLER SYSTEM

BUILDING CODE INFORMATION

- ALL NEW WORK SHALL BE IN STRICT CONFORMANCE WITH THE FOLLOWING CODES & ORDINANCES INCLUDING BUT NOT LIMITED TO:
 - * PART 1: 2019 CALIFORNIA ADMINISTRATIVE CODE
 - * PART 2: 2019 CALIFORNIA BUILDING CODE
 - * PART 2.5: 2019 CALIFORNIA RESIDENTIAL CODE
 - * PART 3: 2019 CALIFORNIA ELECTRICAL CODE
 - * PART 4: 2019 CALIFORNIA MECHANICAL CODE
 - * PART 5: 2019 CALIFORNIA PLUMBING CODE
 - * PART 6: 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS & CODE
 - * PART 8: 2019 CALIFORNIA HISTORICAL BUILDING CODE
 - * PART 9: 2019 CALIFORNIA FIRE CODE
 - * PART 10: 2019 CALIFORNIA EXISTING BUILDING CODE
 - * PART 11: 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)
 - * PART 12: 2019 CALIFORNIA REFERENCED STANDARDS CODE
 - ALL OTHER ADOPTED APPLICABLE CODES AND ALL OTHER APPLICABLE LOCAL AND STATE LAWS, REGULATIONS, ORDINANCES INCLUDING ALL AMENDATIONS AS ADOPTED IN ORDINANCE 1889



JOHN
MATTHEWS
ARCHITECTS

335-A EAST FOURTH AVENUE
SAN MATEO, CA 94401
TELE: (650) 340-1107
FAX: (650) 340-1677

MIXED USE DEVELOPMENT AT
1600-1620 EL CAMINO REAL &
1535, 1541 & 1543 JASMINE STREET,
SAN MATEO CA 94402

SITE / ROOF PLAN
SHOWING (E)
NEIGHBORING
STRUCTURES, ZONING
MAP AND PARCEL
COVERAGE PLAN

PLANNING PRE - APPLICATION

DATE
OCTOBER 03, 2019

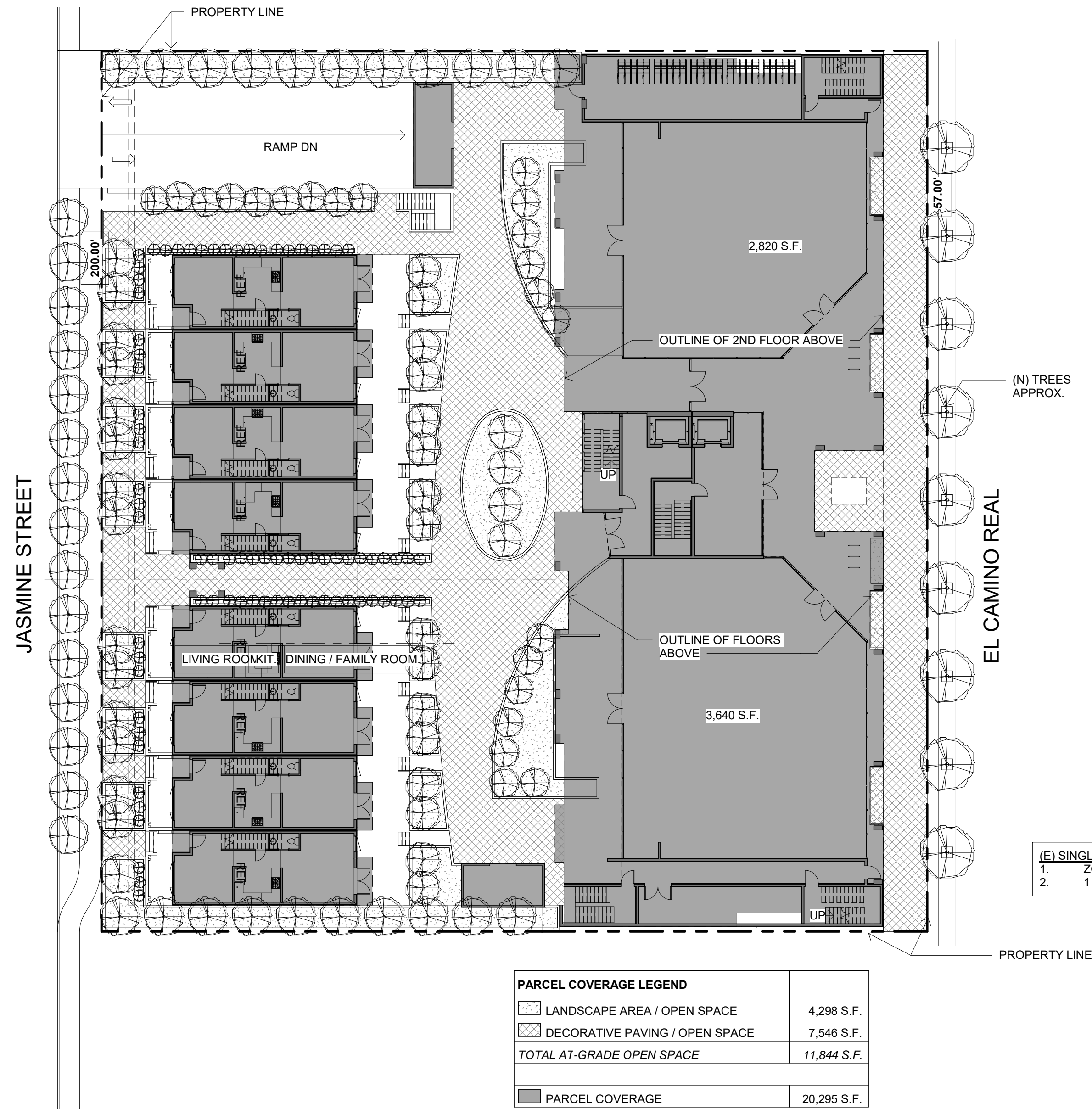
SCALE
As indicated

DRAWN

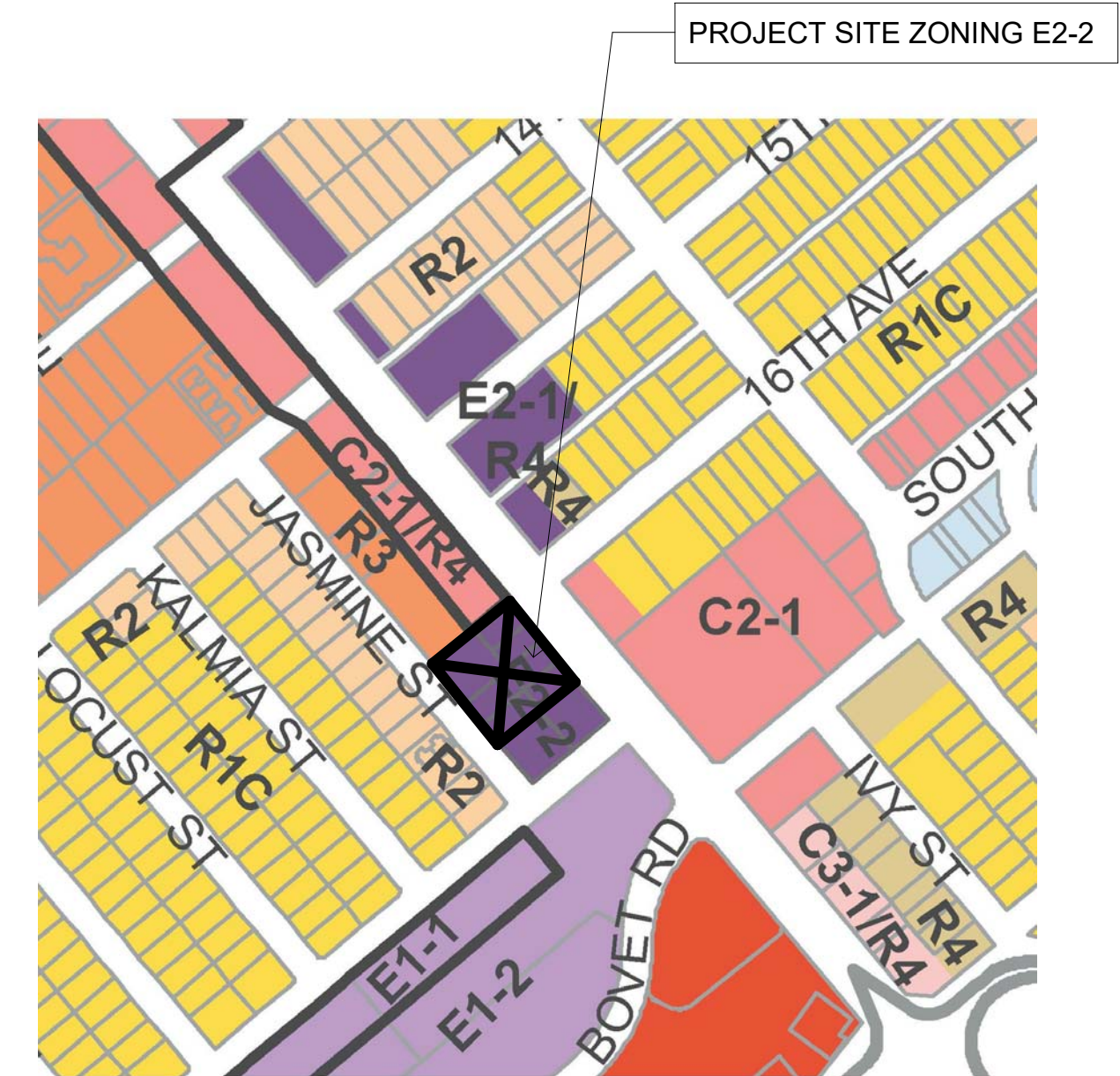
JOB NO.

SHEET

A-1.2
OF SHEETS



3 PARCEL COVERAGE PLAN
1" = 20'-0"



2 ZONING MAP SHOWING ZONING AT ADJACENT PARCELS

LEGEND
Zoning Districts

- See text on map for complete Zoning District
- C1- Neighborhood Commercial
 - C2- Regional/Community Commercial
 - C3- Regional/Community Commercial
 - C4- Service Commercial
 - CBD- Central Business
 - CBD/S- Central Business Support
 - E1- Executive Park
 - E2- Executive Offices
 - M1- Manufacturing
 - R1A- One Family Dwelling "A"
 - R1B- One Family Dwelling "B"
 - R1C- One Family Dwelling "C"
 - R2- Two Family Dwellings
 - R3- Multiple Family Dwellings (Med. Density)
 - R4- Multiple Family Dwellings (High Density)
 - R5- Multiple Family Dwellings (High Density)
 - R6-D- Multiple Family Dwellings Downtown



1 ROOF PLAN SHOWING ADJACENT STRUCTURES
1/32" = 1'-0"

VOLUME COLOR KEY

- | |
|----------------|
| 1 STORY VOLUME |
| 2 STORY VOLUME |
| 4 STORY VOLUME |
| 5 STORY VOLUME |

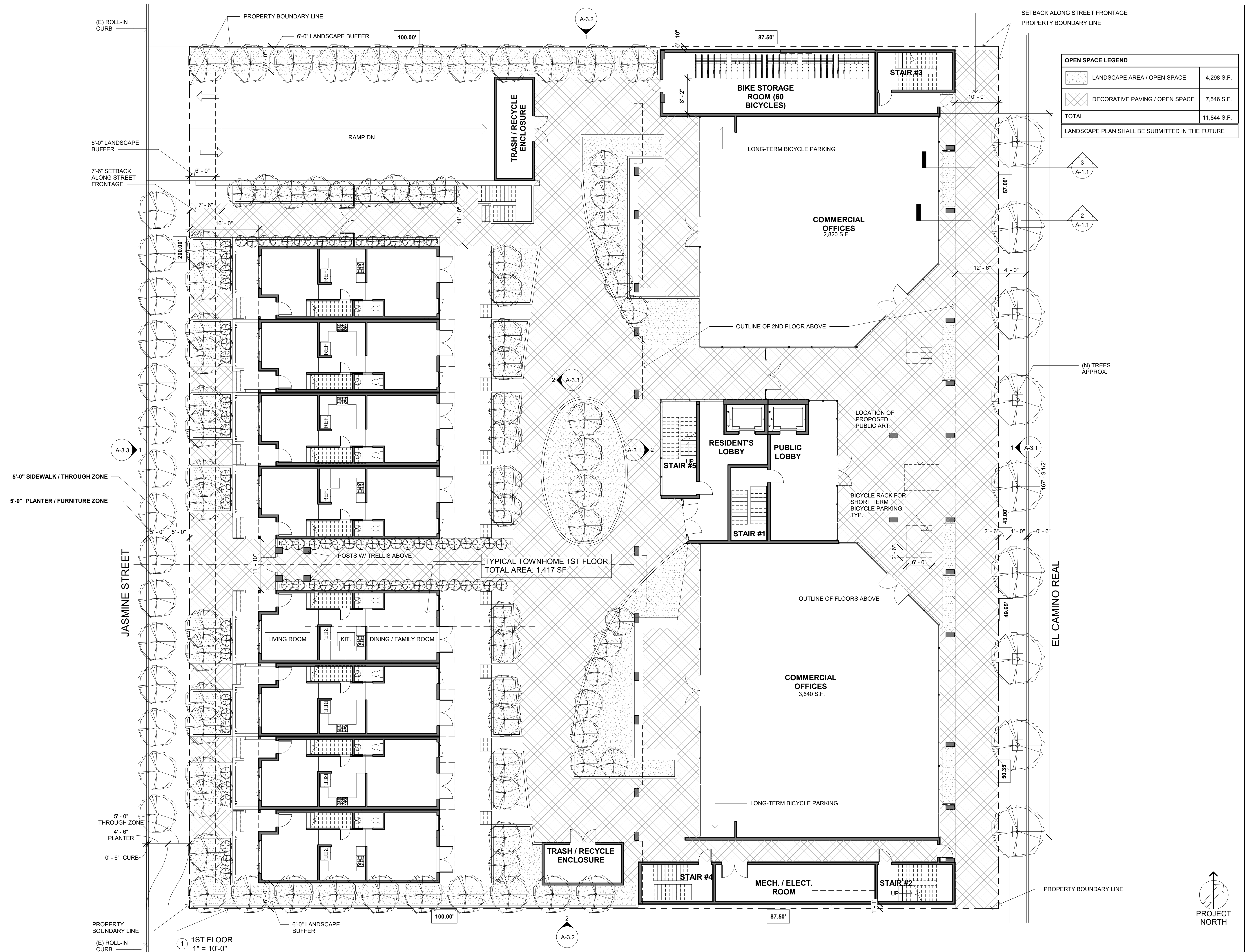
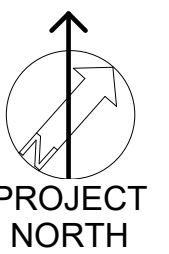




**MIXED USE DEVELOPMENT AT
1600-1620 EL CAMINO REAL &
1535, 1541 & 1543 JASMINE STREET,
SAN MATEO CA 94402**

A-2.1

OF SHEETS





JOHN
MATTHEWS
ARCHITECTS

335-A EAST FOURTH AVENUE
SAN MATEO, CA 94401
TELE: (650) 340-1107
FAX: (650) 340-1677

MIXED USE DEVELOPMENT AT
1600-1620 EL CAMINO REAL &
1535, 1541 & 1543 JASMINE STREET,
SAN MATEO CA 94402

UNDERGROUND
PARKING LEVEL PLAN

PLANNING PRE - APPLICATION

DATE
OCTOBER 03, 2019

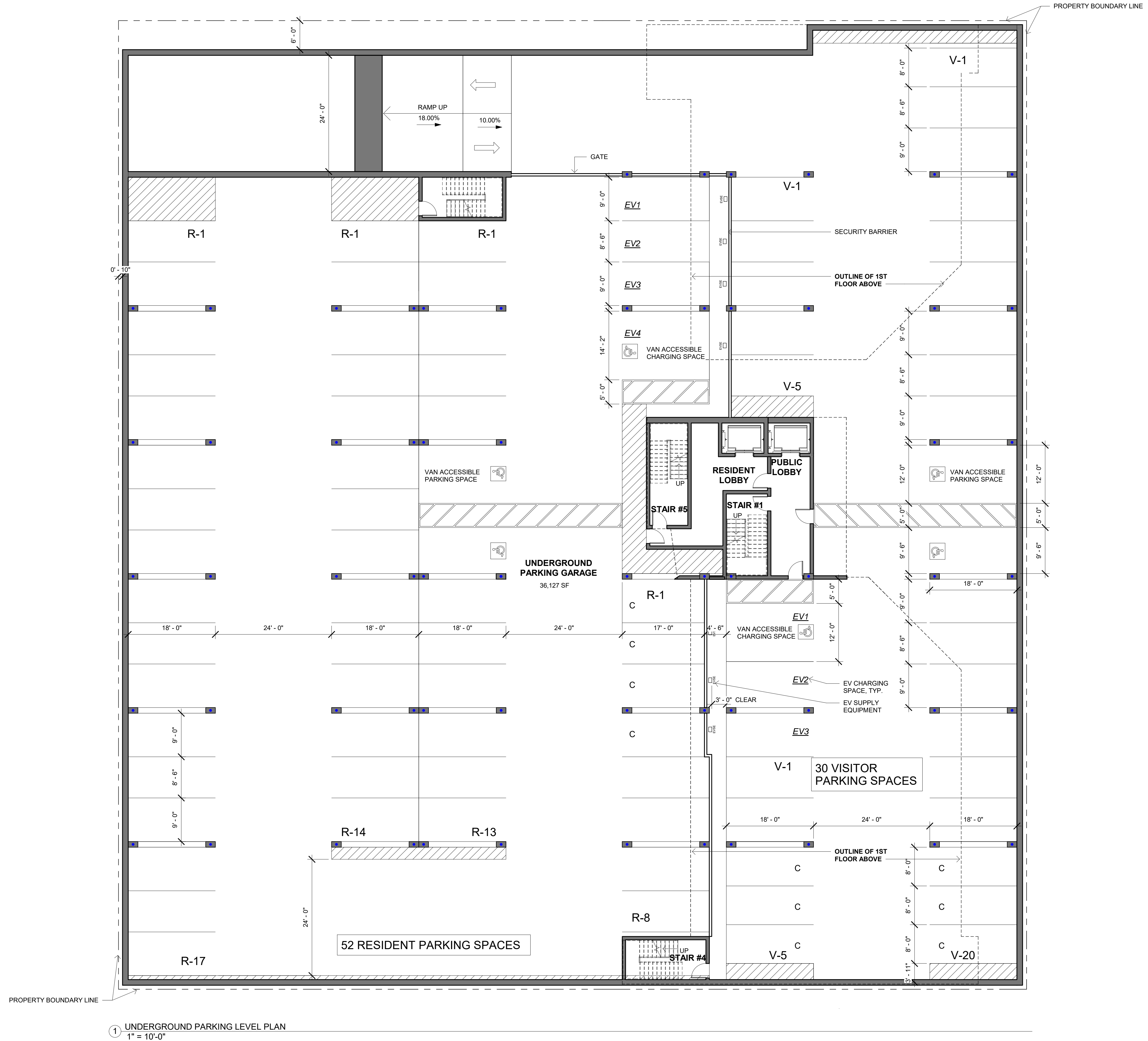
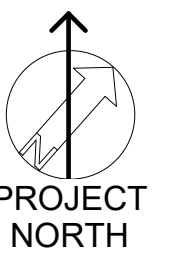
SCALE
1" = 10'-0"

DRAWN
EPM

JOB NO.
-

SHEET

A-2.2
OF SHEETS



1 UNDERGROUND PARKING LEVEL PLAN
1" = 10'-0"



JOHN
MATTHEWS
ARCHITECTS

335-A EAST FOURTH AVENUE
SAN MATEO, CA 94401
TELE: (650) 340-1107
FAX: (650) 340-1677

MIXED USE DEVELOPMENT AT
1600-1620 EL CAMINO REAL &
1535, 1541 & 1543 JASMINE STREET,
SAN MATEO CA 94402

RESIDENTIAL FLOORS
- 2ND AND 3RD
FLOORS

PLANNING PRE - APPLICATION

DATE
OCTOBER 03, 2019

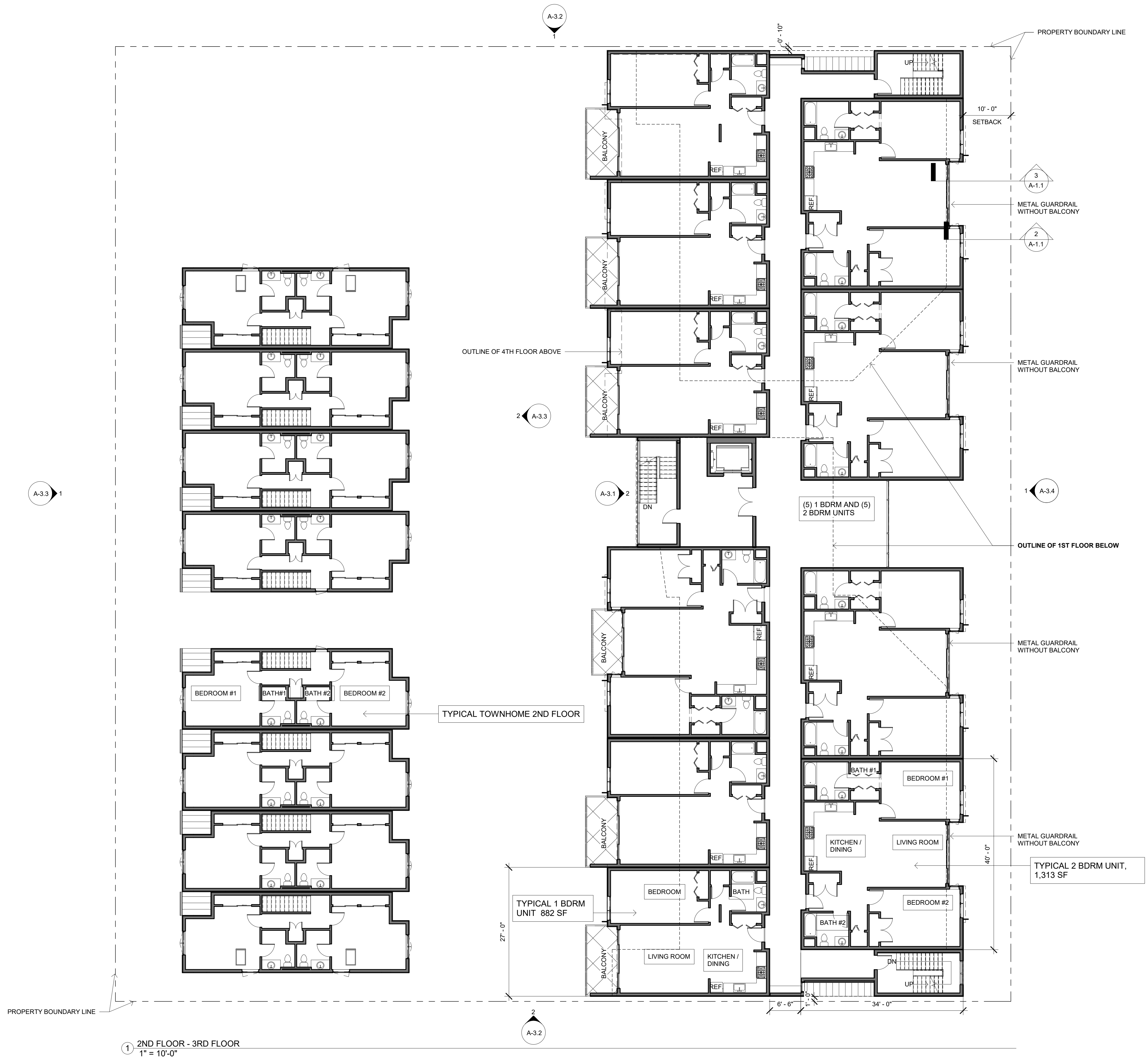
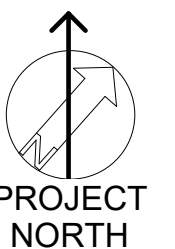
SCALE
1" = 10'-0"

DRAWN
EPM

JOB NO.
-

SHEET

A-2.3
OF SHEETS





JOHN
MATTHEWS
ARCHITECTS

335-A EAST FOURTH AVENUE
SAN MATEO, CA 94401
TELE: (650) 340-1107
FAX: (650) 340-1677

MIXED USE DEVELOPMENT AT
1600-1620 EL CAMINO REAL &
1535, 1541 & 1543 JASMINE STREET,
SAN MATEO CA 94402

RESIDENTIAL FLOOR -
4TH FLOOR PLAN

PLANNING PRE - APPLICATION

DATE
OCTOBER 03, 2019

SCALE
1" = 10'-0"

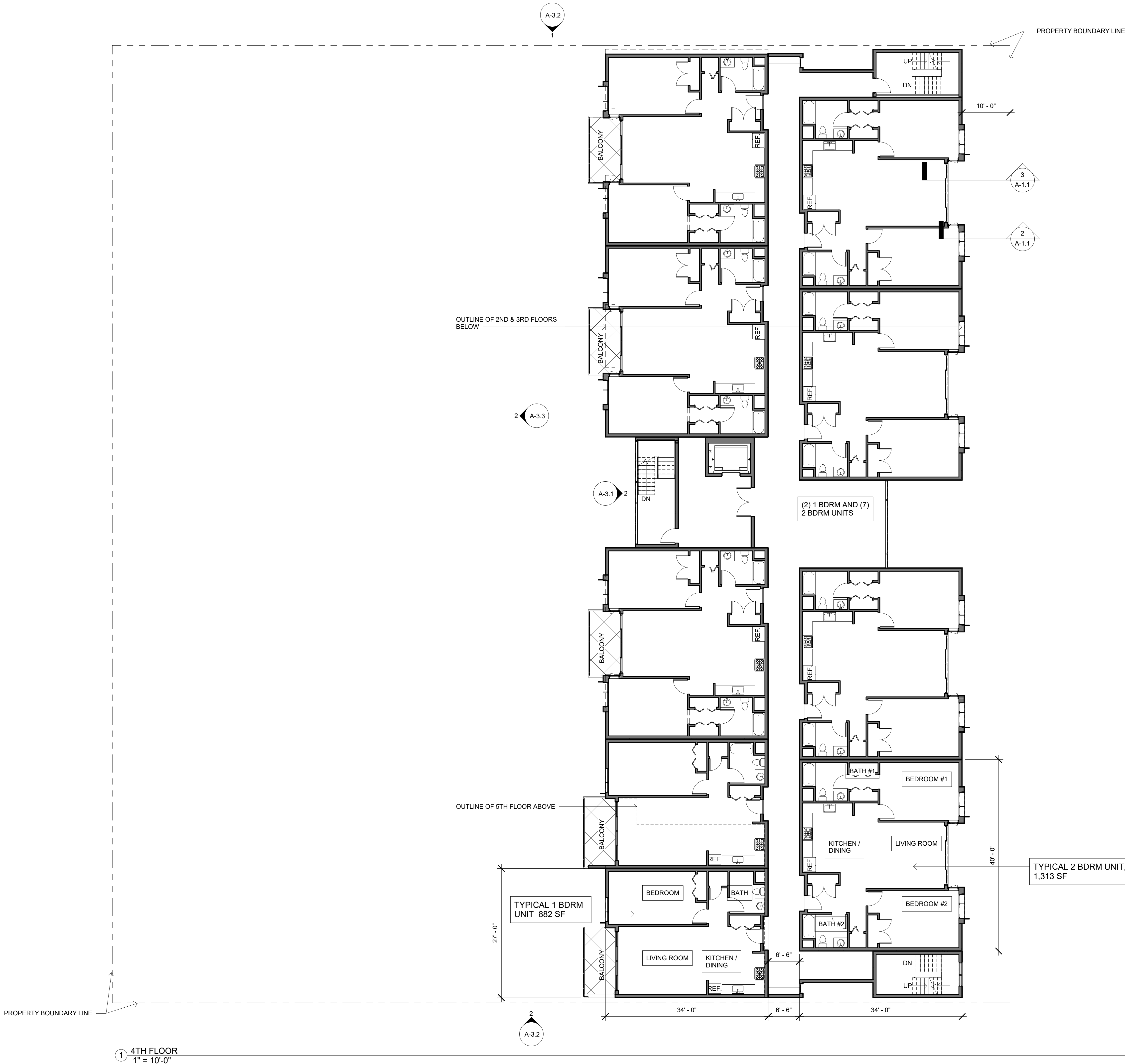
DRAWN
Author

JOB NO.

SHEET

A-2.4

OF SHEETS



1 4TH FLOOR
1" = 10'-0"



JOHN
MATTHEWS
ARCHITECTS

335-A EAST FOURTH AVENUE
SAN MATEO, CA 94401
TELE: (650) 340-1107
FAX: (650) 340-1677

MIXED USE DEVELOPMENT AT
1600-1620 EL CAMINO REAL &
1535, 1541 & 1543 JASMINE STREET,
SAN MATEO CA 94402

RESIDENTIAL FLOOR -
5TH FLOOR PLAN

PLANNING PRE - APPLICATION

DATE
OCTOBER 03, 2019

SCALE
1" = 10'-0"

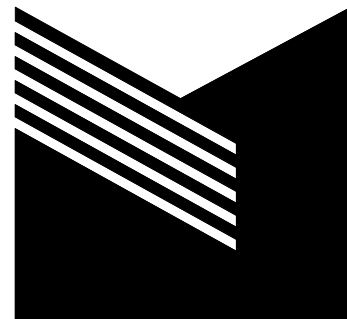
DRAWN
Author

JOB NO.

SHEET

A-2.5
OF SHEETS





JOHN
MATTHEWS
ARCHITECTS

335-A EAST FOURTH AVENUE
SAN MATEO, CA 94401
TELE: (650) 340-1107
FAX: (650) 340-1677

MIXED USE DEVELOPMENT AT
1600-1620 EL CAMINO REAL &
1535, 1541 & 1543 JASMINE STREET,
SAN MATEO CA 94402

ROOF PLAN

PLANNING PRE - APPLICATION

DATE
OCTOBER 03, 2019

SCALE
1" = 10'-0"

DRAWN
Author

JOB NO.

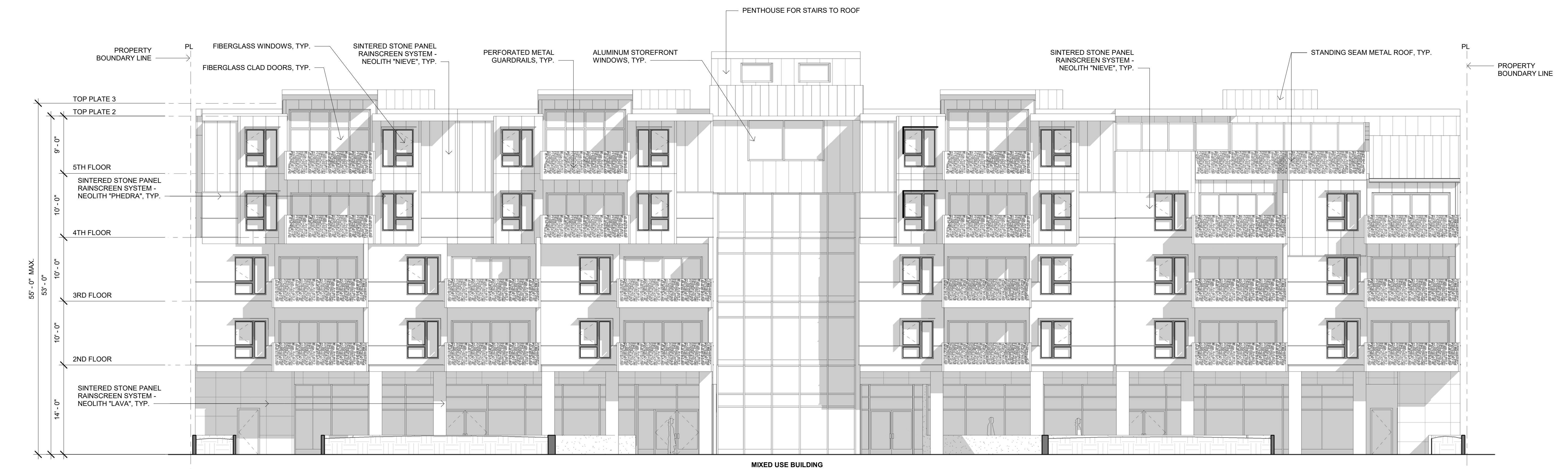
SHEET

A-2.6
OF SHEETS

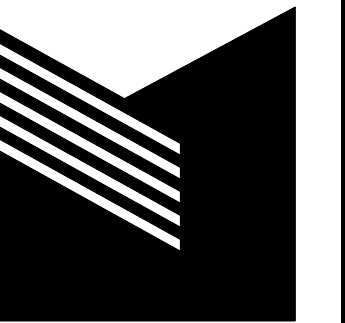




① EAST ELEVATION ALONG EL CAMINO REAL (FRONT)
1/8" = 1'-0"



② WEST ELEVATION (REAR)
1/8" = 1'-0"



**JOHN
MATTHEWS
ARCHITECTS**

335-A EAST FOURTH AVENUE
SAN MATEO, CA 94401
TELE: (650) 340-1107
FAX: (650) 340-1677

**MIXED USE DEVELOPMENT AT
1600-1620 EL CAMINO REAL &
1535, 1541 & 1543 JASMINE STREET,
SAN MATEO CA 94402**

EXTERIOR FRONT &
REAR ELEVATIONS OF
MIXED USE BUILDING

PLANNING PRE - APPLICATION

DATE
OCTOBER 03, 2019

SCALE
1/8" = 1'-0"

DRAWN
Author

JOB NO.
-

SHEET

A-3.1
OF SHEETS



JOHN
MATTHEWS
ARCHITECTS

335-A EAST FOURTH AVENUE
SAN MATEO, CA 94401
TELE: (650) 340-1107
FAX: (650) 340-1677

MIXED USE DEVELOPMENT AT
1600-1620 EL CAMINO REAL &
1535, 1541 & 1543 JASMINE STREET,
SAN MATEO CA 94402

EXTERIOR SIDE
ELEVATIONS

PLANNING PRE - APPLICATION

DATE
OCTOBER 03, 2019

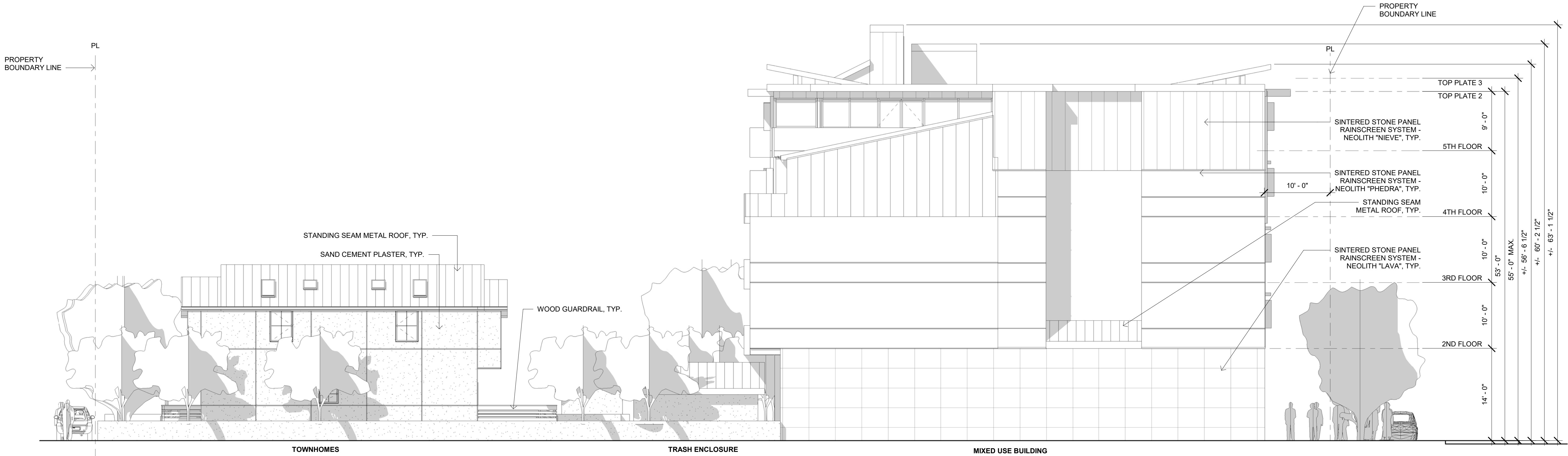
SCALE
1/8" = 1'-0"

DRAWN
EPM

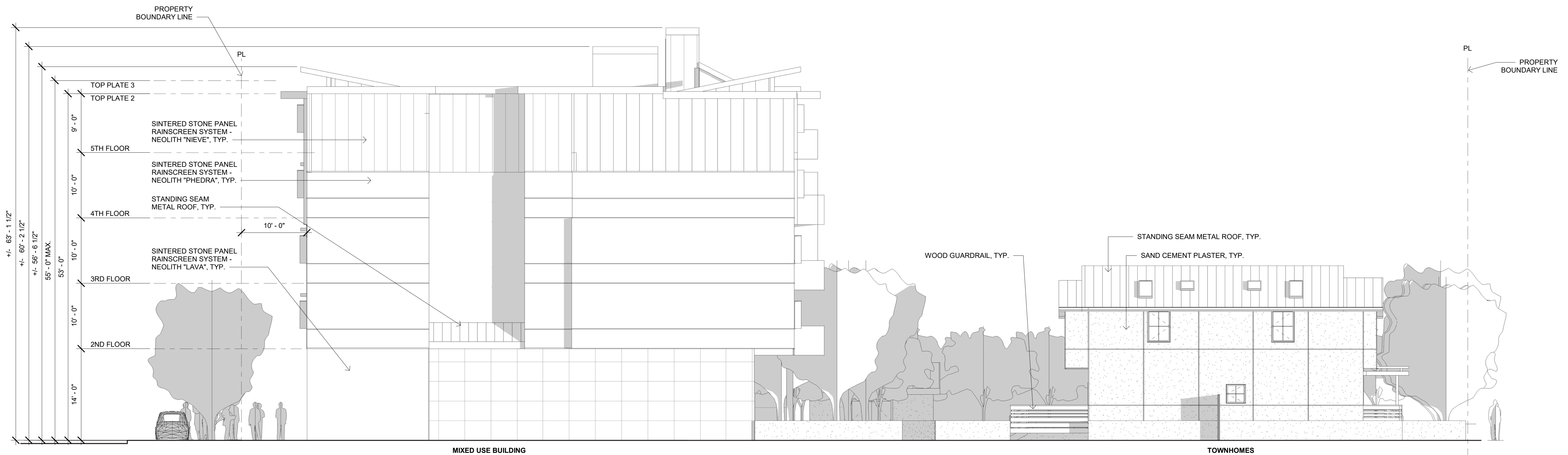
JOB NO.
-

SHEET

A-3.2
OF SHEETS



2 SOUTH ELEVATION (LEFT SIDE)
1/8" = 1'-0"



1 NORTH ELEVATION (RIGHT SIDE)
1/8" = 1'-0"



JOHN
MATTHEWS
ARCHITECTS

335-A EAST FOURTH AVENUE
SAN MATEO, CA 94401
TELE: (650) 340-1107
FAX: (650) 340-1677

MIXED USE DEVELOPMENT AT
1600-1620 EL CAMINO REAL &
1535, 1541 & 1543 JASMINE STREET,
SAN MATEO CA 94402

EXTERIOR
ELEVATIONS AT
TOWNHOMES

PLANNING PRE - APPLICATION

DATE
OCTOBER 03, 2019

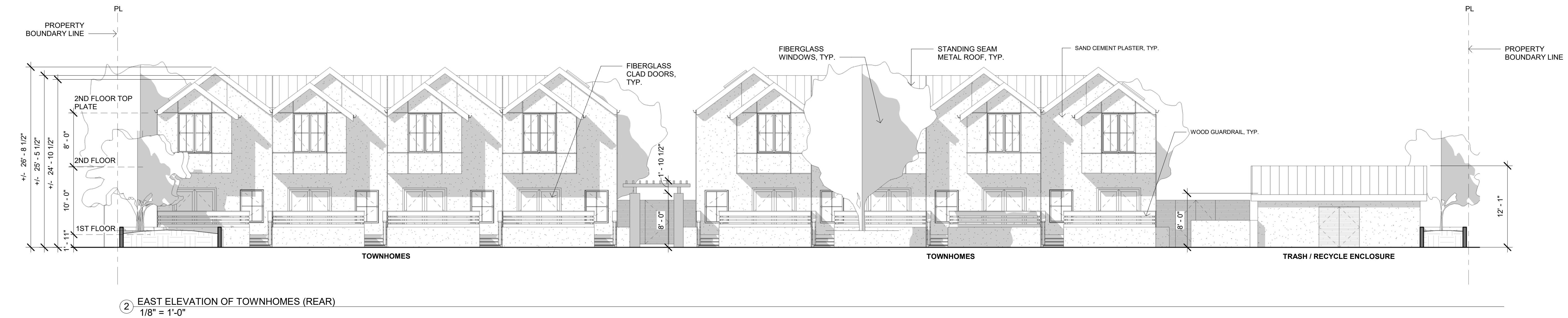
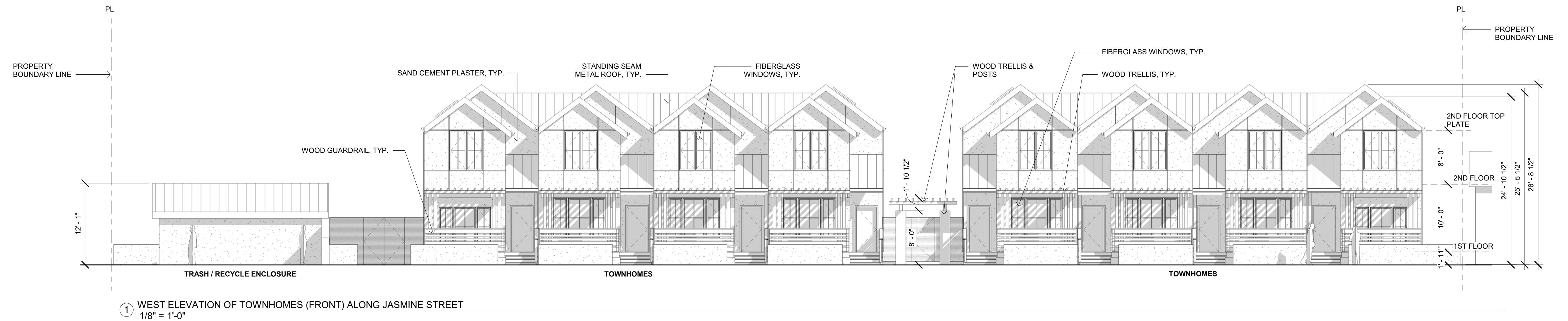
SCALE
1/8" = 1'-0"

DRAWN
Author

JOB NO.
-

SHEET

A-3.3
OF SHEETS





JOHN
MATTHEWS
ARCHITECTS

335-A EAST FOURTH AVENUE
SAN MATEO, CA 94401
TELE: (650) 340-1107
FAX: (650) 340-1677

MIXED USE DEVELOPMENT AT
1600-1620 EL CAMINO REAL &
1535, 1541 & 1543 JASMINE STREET,
SAN MATEO CA 94402

STREET ELEVATIONS

PLANNING PRE - APPLICATION

DATE
OCTOBER 03, 2019

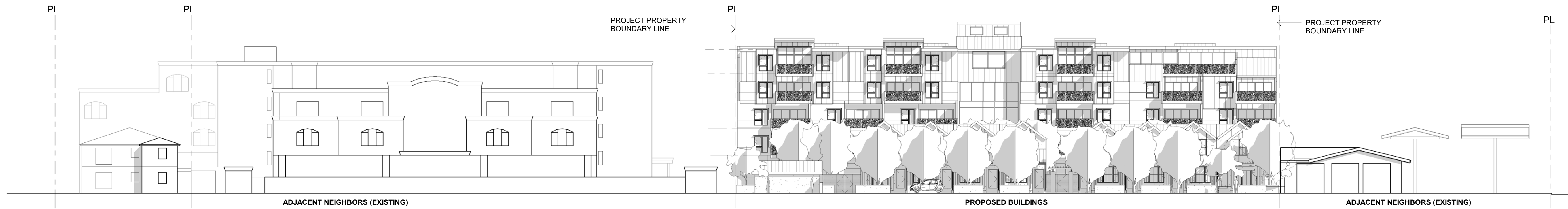
SCALE
1" = 20'-0"

DRAWN
EPM

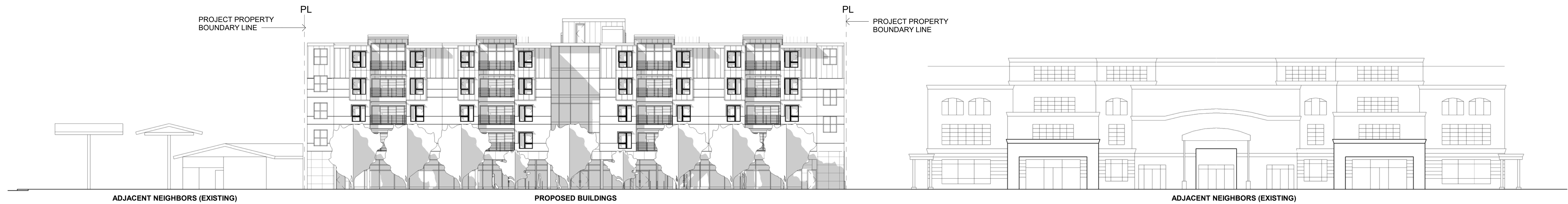
JOB NO.
-

SHEET

A-3.4
OF SHEETS



② STREET ELEVATION ALONG JASMINE STREET (REAR)
1" = 20'-0"



① STREET ELEVATION ALONG EL CAMINO REAL (FRONT)
1" = 20'-0"