

- ### ISSUE DATES AND DESCRIPTIONS

• • •



BUILDING AREA, OFFICE: 182,242 S.F.
TOTAL RESIDENTIAL UNITS: 68 UNITS
NUMBER OF STORIES: 5
CONSTRUCTION TYPE: II-B, I-B
FIRE SPRINKLERS: YES
OCCUPANCY TYPE: B, S-2 AND R-2

APPLICABLE CODES

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

PROJECT TEAM

ARCHITECT: ARC TEC INC.
99 Almaden Boulevard, Suite 840
San Jose, CA 95113
PHONE: 408.496.0676
CONTACT: Craig Almeleh
EMAIL: craiga@arctecinc.com

PROJECT DESCRIPTION

THIS IS A NEW 237,083 S.F. 5-STORY OFFICE AND RESIDENTIAL BUILDING WITH BELOW GRADE 2 LEVEL PARKING STRUCTURE ON A 65,888 S.F. LOT. SCOPE OF WORK SHALL INCLUDE THE CONSTRUCTION OF THE BUILDING SHELL AND CORE, COMPLETE BUILD OUT OF RESIDENTIAL COMPONENT AS WELL AS SITE IMPROVEMENTS SUCH AS SIDEWALKS, CURB/GUTTER, BICYCLE RACKS, STREET TREES, ETC.



3D RENDERING VIEW 1-3RD AND S. CLAREMONT ST

SCALE: NTS

1

PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 21
SAN MATEO, CA 94401

DATE	DESCRIPTION
02.22.2021	PRELIM. PLANNING SUBMITTAL
04.21.2021	PRELIM. PLANNING RESUBMITTAL
07.30.2021	PRELIM. PLANNING RESUBMITTAL II

RENDERINGS

A 0.01

PROJECT NO: 205207



California

user(s)" in possession of this documentation acknowledge(s) that TEC's and ARC TEC consultants' drawings, specifications, reports, prior data and other documentation are instruments of service. ARC TEC

ARC TEC consultants shall be deemed the author and owner of such information. The User(s) in possession of this documentation shall not be authorized to allow any other person to use ARC TEC or ARC TEC consultants' services. Reuse without ARC TEC's written authorization will be the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The User(s) possessing this documentation shall indemnify and hold ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorney's fees, arising out of unauthorized reuse of ARC TEC or ARC TEC's consultants instruments of service.

Dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and ARC TEC of any discrepancies.

Copyright ARC TEC, Inc. 2018

association with:

PLANNING APPLICATION FOR:

DATE	DESCRIPTION
12.2021	PRELIM. PLANNING SUBMITTAL
01.2021	PRELIM. PLANNING RESUBMITTAL
02.2021	PRELIM. PLANNING RESUBMITTAL II

RENDERINGS

ENLARGED DETAIL AT ENTRY LOBBY

SCALE: NTS

1

A 0.02

PROJECT NO: 205207



3D RENDERING VIEW 2-3RD AND S. DELAWARE ST.

SCALE: NTS

1

PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 21
SAN MATEO, CA 94401

DATE	DESCRIPTION
02.22.2021	PRELIM. PLANNING SUBMITTAL
04.21.2021	PRELIM. PLANNING RESUBMITTAL
07.30.2021	PRELIM. PLANNING RESUBMITTAL II

RENDERINGS

A 0.03

PROJECT NO: 205207



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

The "user" is purchaser of the documentation acknowledging that ARC TEC's and ARC TEC consultants' drawings, specifications, reports, electronic data and other documents are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documents. The "user" is purchaser of the documentation shall not use or authorize any other person to use ARC TEC's or ARC TEC consultants' instruments of service. Plans without ARC TEC's written authorization will be at the user's sole risk and without liability to ARC TEC and ARC TEC's consultants. The user's purchasing the documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorney's fees, arising out of unauthorized reuse of ARC TEC's or ARC TEC consultants' instruments of service. Written dimensions on this drawing shall have precedence over any scaled dimensions. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018
In Association with:



DATE	DESCRIPTION
22.2021	PRELIM. PLANNING SUBMITTAL
21.2021	PRELIM. PLANNING RESUBMITTAL
30.2021	PRELIM. PLANNING RESUBMITTAL II

A 0.04

PROJECT NO: 205207

SCALE: NTS

1)



1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

“user(s)” in possession of this documentation acknowledge(s) that the ARCs and ARC TEC consultant’s drawings, specifications, reports, and other data and other documentation are instruments of service. ARC TEC and the ARC TEC consultant(s) warrant that the user(s) in possession of this documentation shall not authorize any other person to use ARC TEC’s or ARC TEC consultant’s services. **Reuse without ARC TEC’s written authorization will be considered a violation of the license to use ARC TEC and ARC TEC’s services.** The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC’s consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorneys’ fees, arising out of unauthorized reuse of the ARC TEC consultant’s instruments of service. The user(s) dimensions on this drawing shall have precedence over any scaled version. **DO NOT SCALE THIS DRAWING for accurate dimensions and ARC TEC’s of any discrepancies.**

association with:

PLANNING APPLICATION FOR:

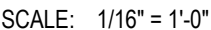
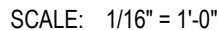
DATE	DESCRIPTION
2.2.2021	PRELIM. PLANNING SUBMITTAL
1.1.2021	PRELIM. PLANNING RESUBMITTAL
0.0.2021	PRELIM. PLANNING RESUBMITTAL II

RENDERINGS

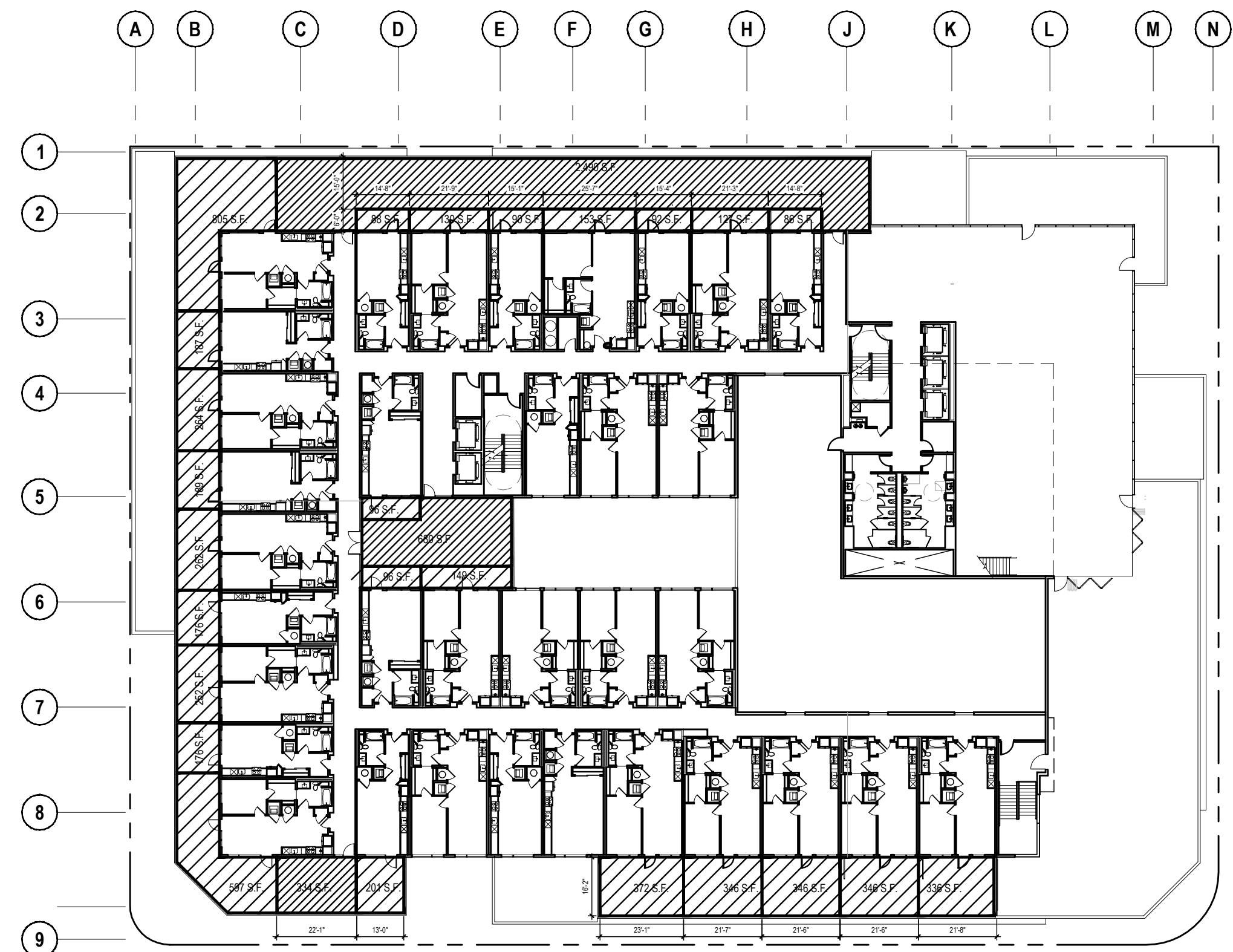
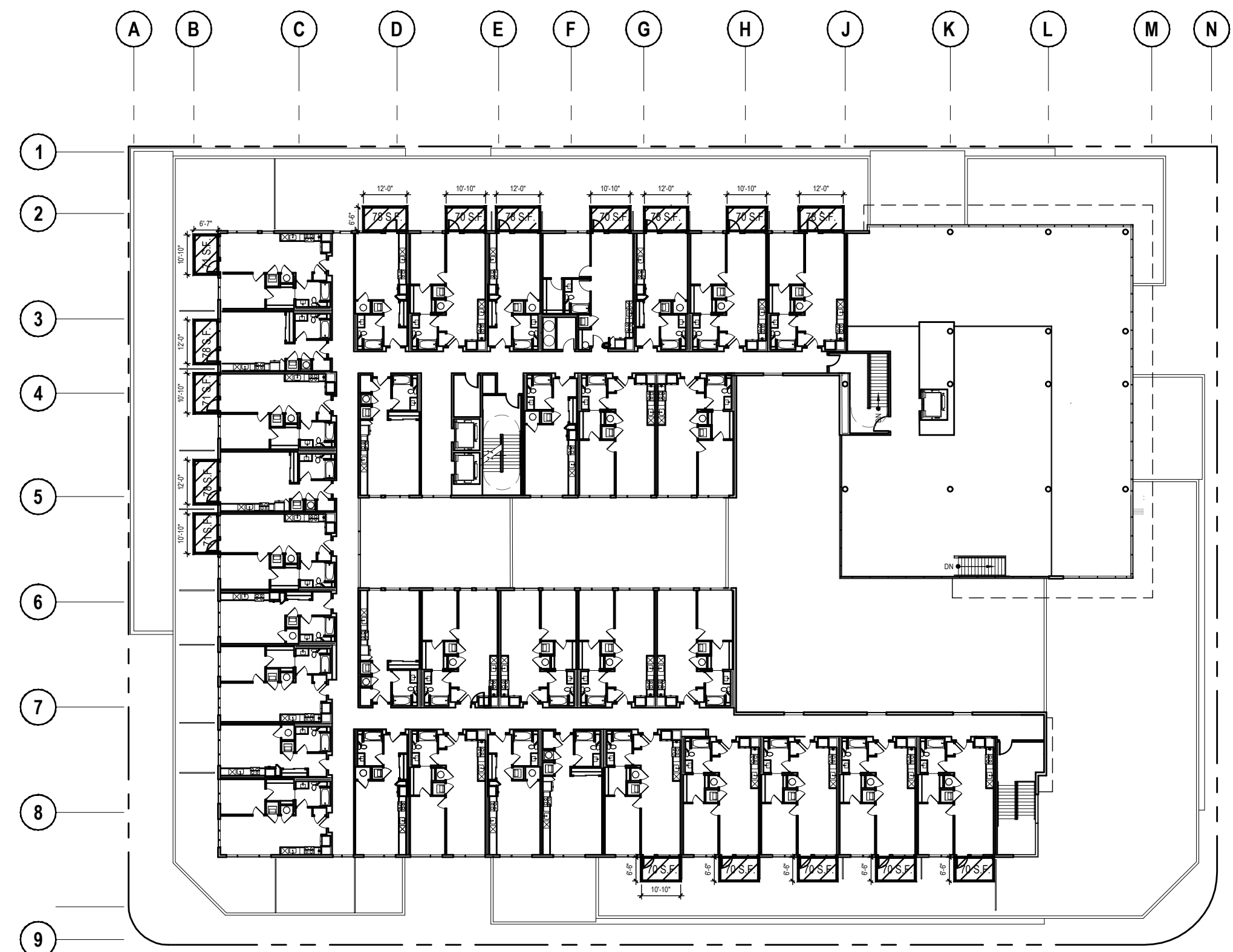
0.07

1

PROJECT NO: 205207

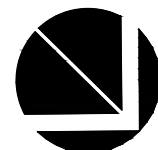


PROJECT NO: 205207



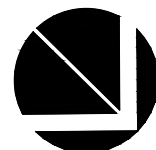
FIFTH LEVEL AREA PLAN

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



FOURTH LEVEL AREA PLAN

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



USABLE 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 70 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 70 S.F.) AND SHALL NOT BE LESS THAN SIX (6) FEET IN ANY DIMENSION.

OPEN SPACE LEGEND



PRIVATE OPEN SPACE

 COMMON OPEN

42 RESIDENTIAL UNITS HAVE PRIVATE OPEN SPACE MEETING THE ABOVE REQUIREMENTS:
PROVIDED PRIVATE OPEN SPACE = 6,862 S.F.

20 UNITS REQUIRE COMMON OPEN SPACE (20 X (70 S.F. X 1.5)) = 2,100 S.F.
 PROVIDED COMMON OPEN SPACE = 3,504 S.F.

TOTAL REQUIRED OPEN SPACE MEET THROUGH COMBINATION OF PRIVATE AND COMMON OPEN SPACE.

TOTAL PROVIDED OPEN SPACE PRIVATE + COMMON = 10,366 S.F.

ARCTEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona

2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355

California

1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

The "user(s)" in possession of this documentation acknowledge(s) that ARIC TEC's and ARIC TEC consultants' drawings, specifications, reports, electronic files and other documents are the property of ARIC TEC, and ARIC TEC and ARIC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of this documentation shall not use or authorize any other person to use ARIC TEC's or ARIC TEC consultants' instruments of service. Reuse without ARIC TEC's or ARIC TEC consultants' written authorization will be at the user(s) sole risk and without liability to ARIC TEC or ARIC TEC consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARIC TEC and ARIC TEC consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorneys' fees, arising out of unauthorized reuse of ARIC TEC or ARIC TEC consultants instruments of service.

WARNING: This drawing is for informational purposes only. It is not to be scaled dimensioned. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARIC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 21
SAN MATEO, CA 94401

DATE	DESCRIPTION
02.22.2021	PRELIM. PLANNING SUBMITTAL
04.21.2021	PRELIM. PLANNING RESUBMITTAL
07.30.2021	PRELIM. PLANNING RESUBMITTAL II

RESIDENTIAL USABLE OPEN SPACE DIAGRAMS

A 0.24

PROJECT NO:

205207

2019 CPC TABLE 422.1 - MINIMUM PLUMBING FACILITIES (EXCERPT) ¹							
Each building shall be provided with sanitary facilities, including provisions for persons with disabilities as prescribed by the Department Having Jurisdiction. Table 422.1 applies to new buildings, additions to a building, and changes of occupancy or type in an existing building resulting in increased occupant load. In accordance with Sections 1.8.7 and 301.3, the Authority Having Jurisdiction may approve alternative design criteria when determining the minimum number of plumbing fixtures							
For requirements for persons with disabilities, Chapter 11A or 11B of the California Building Code shall be used.							
The total occupant load shall be determined in accordance with the Occupant Load Factor Table A.							
Water Closets ³ (Fixtures per Person)		Lavatories (Fixtures per Person)		Urinals (Fixtures per Person)	Bathtubs or Showers (Fixtures per Person)	Drinking Fountains (Fixtures per Person)	Other
A-2 Assembly occupancy - restaurants ² , pubs, lounges, night clubs and banquet halls							
Male: 1: 1-50 2: 51-150 3: 151-300 4: 301-400	Female 1: 1-25 2: 26-50 3: 51-100 4: 101-200 5: 201-300 6: 301-400	Male: 1: 1-150 2: 151-200 3: 201-400	Female 1: 1-150 2: 151-200 3: 201-400	Male: 1: 1-200 2: 201-300 3: 301-400 4: 401-600		1: 1-250 2: 251-500 3: 501-750	1 service sink or laundry tray
Over 400, add 1 fixture for each additional 250 males and 1 for each additional 125 females.		Over 400, add 1 fixture for each additional 250 males and 1 fixture for each 200 females.		Over 600, add 1 fixture for each additional 300 males.		Over 750, add 1 fixture for each additional 500 persons.	
B Business occupancy (office, professional or service type transactions) - banks, vet clinics, hospitals, car wash, banks, beauty salons, ambulatory health care facilities, laundries and dry cleaning, educational institutions (above high school), or training facilities not located within school, post offices and printing shops							
Male: 1: 1-50 2: 51-100 3: 101-200 4: 201-400	Female 1: 1-15 2: 16-30 3: 31-50 4: 51-100 5: 101-200 6: 201-400	Male: 1: 1-75 2: 76-150 3: 151-200 4: 201-300 5: 301-400	Female 1: 1-50 2: 51-100 3: 101-150 4: 151-200 5: 201-300 6: 301-400	Male: 1: 1-100 2: 101-200 3: 201-400 4: 401-600		1 per 150	1 service sink or laundry tray
Over 400, add 1 fixture for each additional 500 males and 1 for each additional 150 females.		Over 750, add 1 fixture for each additional 250 males and 1 fixture for each 200 females.		Over 600, add 1 fixture for each additional 300 males.			

- 1 The figures shown are based upon (1) fixture being the minimum required for the number of persons indicated or any fraction thereof.
- 2 A restaurant is defined as a business that sells food to be consumed on the premises.
- a. The number of occupants for a drive-in restaurant shall be considered as equal to the number of parking stalls.
- b. Hand-washing facilities shall be available in the kitchen for employees.
- 3 The total number of required water closets for females shall not be less than the total number of required water closets and urinals for males. This requirement shall not apply when single occupancy toilet facilities are provided for each sex in an A or E occupancy with an occupant load of less than 50. Either
- a. The required urinal shall be permitted to be omitted or
- b. If installed, the urinal shall not require a second water closet to be provided for the female.
- 4 In accordance with Sections 1.8.7 and 301.2, the Authority Having Jurisdiction may approve alternative design criteria when determining the minimum number of plumbing fixtures.
- 2 Building categories not shown on this table shall be considered separately by the Authority Having Jurisdiction.
- 3 Drinking fountains shall not be installed in toilet rooms.
- 4 Not applicable

TABLE A. OCCUPANT LOAD FACTOR		
OCCUPANCY *, **	OCCUPANT LOAD FACTOR (square feet)	
Group A		
1. Auditoriums, convention halls, dance floors, lodge rooms, stadiums, and casinos (where no fixed seating is provided) (use 1/2 "one-half" the number of fixed seating).	15	
2. Conference rooms, dining rooms, drinking establishments, exhibit rooms, gymnasiums, lounges, stages, and similar uses, including restaurants ³ classified as Group B occupancies	30	
3. Worship places; principal assembly area, educational and activity unit (where no fixed seating is provided) (use 1/2 "one-half" the number of fixed seating).	30	
Group B		
Office or public buildings (areas accessible to the public)	200	

- * Any uses not specifically listed shall be based on similar uses listed in this table.
- ** For building or space with mixed occupancies, use appropriate occupancy group for each area (for example, a school may have an "A" occupancy for the gymnasium, a "B" occupancy for the office, an "E" occupancy for the classrooms, etc.).
- Accessory areas may be excluded (for example: hallway, restroom, stair enclosure).

FIRE RESISTANCE

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) (TABLE 601)										
BUILDING ELEMENT	TYPE I A	TYPE I B	TYPE I I A	TYPE I I B	TYPE I I I A	TYPE I I I B	TYPE I V	TYPE V A ^c	TYPE V B	
Primary Structural Frame ¹ (See Section 202)	3 ^a	2 ^a	1	0	1	0	HT	1	0	
Bearing Walls										
Exterior ^{1,a}	3	2	1	0	2	2	2	1	0	
Interior	3 ^a	2 ^a	1	0	1	1/HT	1	1	0	
Nonbearing Walls And Partitions - Exterior	See Table 602									
Nonbearing Walls And Partitions - Interior ^d	0	0	0	0	0	0	See Section 602.4.6	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,d}	0 ^c	1 ^{b,c}	0	HT	1 ^{b,c}	0	

- 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.
- b1. 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 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.
- b2. 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 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.
- b3. For one-story portions of Group A and E assembly occupancies the roof-framing system of Type I I A or Type I I I 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 shall be allowed 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 602).
- f. Not less than the fire-resistance rating as referenced in Section 704.10.

PLUMBING FIXTURE TABULATIONS

FIRST FLOOR

A-2 OCCUPANCY NET AREA: 8,567 S.F.

8,567 S.F. / 30 S.F. PER PERSON = 285.6 PERSONS; ROUND UP TO 286 PERSONS
143 MEN; 143 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	(143/150) X 2 = 1.91	WATER CLOSETS:	(143/200) X 4 = 2.86
URINALS:	(143/200) X 1 = .72		
LAVATORIES:	(143/150) X 1 = .96	LAVATORIES:	(143/150) X 1 = .95

B OCCUPANCY NET AREA: 41,614 S.F.

34,268 S.F. / 200 S.F. PER PERSON = 171.34 PERSONS; ROUND UP TO 172 PERSONS
86 MEN; 86 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	(86/100) X 2 = 1.72	WATER CLOSETS:	(86/100) X 4 = 3.44
URINALS:	(86/100) X 1 = .86		
LAVATORIES:	(86/150) X 2 = 1.15	LAVATORIES:	(86/100) X 2 = 1.72

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR FIRST 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:	3.63 ROUND TO 4	WATER CLOSETS:	6.3 ROUND TO 7
URINALS:	1.58 ROUND TO 2		
LAVATORIES:	2.11 ROUND TO 3	LAVATORIES:	2.67 ROUND TO 3
MEN'S FIXTURES	PROVIDED:	WOMEN'S FIXTURES	PROVIDED:
WATER CLOSETS:	4	WATER CLOSETS:	8
URINALS:	4		
LAVATORIES:	5	LAVATORIES:	5

SECOND FLOOR

A-2 OCCUPANCY NET AREA: 10,404 S.F.

10,404 S.F. / 30 S.F. PER PERSON = 346.8 PERSONS; ROUND UP TO 347 PERSONS
174 MEN; 174 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	(174/300) X 3 = 1.74	WATER CLOSETS:	(174/200) X 4 = 3.48
URINALS:	(174/200) X 1 = .87		
LAVATORIES:	(174/200) X 2 = 1.74	LAVATORIES:	(174/200) X 2 = 1.74

B OCCUPANCY NET AREA: 41,614 S.F.

41,614 S.F. / 200 S.F. PER PERSON = 104.05 PERSONS; ROUND UP TO 105 PERSONS
103 MEN; 103 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	(103/200) X 3 = 1.55	WATER CLOSETS:	(103/200) X 8 = 5.08
URINALS:	(103/200) X 2 = 1.03		
LAVATORIES:	(103/150) X 2 = 1.38	LAVATORIES:	(103/150) X 3 = 2.06

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR SECOND FLOOR OFFICE

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	3.29 ROUND TO 4	WATER CLOSETS:	8.56 ROUND TO 9
URINALS:	1.90 ROUND TO 2		
LAVATORIES:	3.12 ROUND TO 4	LAVATORIES:	3.8 ROUND TO 5
MEN'S FIXTURES	PROVIDED:	WOMEN'S FIXTURES	PROVIDED:
WATER CLOSETS:	6	WATER CLOSETS:	11
URINALS:	5		
LAVATORIES:	6	LAVATORIES:	6

THIRD FLOOR OFFICE

A-2 OCCUPANCY NET AREA: 1,620 S.F. (EXTERIOR)

1,620 S.F. / 30 S.F. PER PERSON = 54 PERSONS
27 MEN; 27 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	(27/50) x 1 = 0.54	WATER CLOSETS:	(27/50) x 2 = 1.08
URINALS:	(27/200) x 1 = 0.14		
LAVATORIES:	(27/150) x 1 = 0.18	LAVATORIES:	(27/150) x 1 = 0.18

A-2 OCCUPANCY NET AREA: 10,147 S.F. (INTERIOR)

10,147 S.F. / 30 S.F. PER PERSON = 338.23 PERSONS; ROUND UP TO 339 PERSONS
170 MEN; 170 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	(170/300) X 3 = 1.7	WATER CLOSETS:	(170/200) X 4 = 3.4
URINALS:	(170/200) X 1 = .85		
LAVATORIES:	(170/200) X 2 = 1.7	LAVATORIES:	(170/200) X 2 = 1.7

B OCCUPANCY NET AREA: 40,587 S.F.

40,587 S.F. / 200 S.F. PER PERSON = 202.94 PERSONS; ROUND UP TO 203 PERSONS
102 MEN; 102 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	(102/200) x 3 = 1.91	WATER CLOSETS:	(102/200) x 8 = 5.08
URINALS:	(102/200) x 2 = 1.27		
LAVATORIES:	(102/150) x 2 = 1.69	LAVATORIES:	(102/150) x 3 = 2.54

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR THIRD FLOOR OFFICE

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	4.15 Round to 5	WATER CLOSETS:	9.56 Round to 10
URINALS:	2.26 Round to 3		
LAVATORIES:	3.57 Round to 4	LAVATORIES:	4.42 Round to 5
MEN'S FIXTURES	PROVIDED:	WOMEN'S FIXTURES	PROVIDED:
WATER CLOSETS:	6	WATER CLOSETS:	11
URINALS:	5		
LAVATORIES:	6	LAVATORIES:	6

FOURTH AND FIFTH FLOOR OFFICE

A-2 OCCUPANCY NET AREA: 5,025 S.F. (EXTERIOR)

5,590 S.F. / 30 S.F. PER PERSON = 186.33 PERSONS; ROUND UP TO 187 PERSONS
94 MEN; 94 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	(94/150) X 2 = 1.25	WATER CLOSETS:	(94/100) X 3 = 2.82
URINALS:	(94/200) X 1 = 0.47		
LAVATORIES:	(94/150) X 1 = 0.63	LAVATORIES:	(94/150) X 1 = 0.63

A OCCUPANCY NET AREA: 8,877 S.F. (INTERIOR)

8,877 S.F. / 30 S.F. PER PERSON = 295.9 PERSONS; ROUND UP TO 296 PERSONS
148 MEN; 148 WOMEN

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	(148/150) X 2 = 1.97	WATER CLOSETS:	(148/200) X 4 = 2.96
URINALS:	(148/200) X 1 = 0.74		
LAVATORIES:	(148/150) X 1 = 0.99	LAVATORIES:	(148/150) X 1 = 0.99

RESTROOM FIXTURE REQUIREMENTS AND PROVIDED TOTALS FOR FOURTH AND FIFTH FLOOR OFFICE

MEN'S FIXTURES	REQUIRED:	WOMEN'S FIXTURES	REQUIRED:
WATER CLOSETS:	3.22 ROUND TO 4	WATER CLOSETS:	5.78 ROUND TO 6
URINALS:	1.1 ROUND TO 2		
LAVATORIES:	1.62 ROUND TO 2	LAVATORIES:	1.62 ROUND TO 2
MEN'S FIXTURES	PROVIDED:	WOMEN'S FIXTURES	PROVIDED:
WATER CLOSETS:	4	WATER CLOSETS:	6
URINALS:	2		
LAVATORIES:	3	LAVATORIES:	3

ALLOWABLE BUILDING AREA

ABOVE-GRADE BUILDING (OFFICE AND RESIDENTIAL)			
CONSTRUCTION TYPE: I - B			
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).	
		OCCUPANCY CLASSIFICATION	
		B	R-2
			A-2
MAXIMUM HEIGHT (TABLE 504.2)	180'-0"	180'-0"	180'-0"
MAXIMUM NUMBER OF STORIES (TABLE 504.4)	12	12	12
SM ALLOWABLE AREA FACTOR (TABLE 506.2)	UNLIMITED	UNLIMITED	UNLIMITED
NS AREA FACTOR (TABLE 506.2)	UNLIMITED	UNLIMITED	UNLIMITED
HEIGHT OF PROPOSED BUILDING		60'-0" (TOP OF ROOF)	
NUMBER OF STORIES ABOVE GRADE		5	
PROPOSED AREA PER FLOOR			
GRADE LEVEL	57,430 S.F.	B	
SECOND LEVEL	59,284 S.F.	B	
THIRD LEVEL	55,664 S.F.	B	
FOURTH LEVEL	34,453 S.F.	A-2, B, R-2	
FIFTH LEVEL	30,699 S.F.	A-2, R-2	
TOTAL BUILDING AREA ABOVE GRADE	237,540 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		
BUILDING LEVEL	BUILDING AREA	
PARKING LEVEL -2	64,346 S.F.	
PARKING LEVEL -1	64,346 S.F.	
TOTAL BUILDING AREA BELOW GRADE	128,692 S.F.	

SUMMARY:

ABOVE GRADE OFFICE AND RESIDENTIAL: TYPE I-B CONSTRUCTION

- Rating of building elements:
 - Primary structural frame: 2 hours (1 hour where only supporting roof)
 - Exterior bearing walls: 2 hours (unless less than 5 feet from property line, then 3 hours)
 - Interior bearing walls: 2 hours (1 hour where only supporting roof)
 - Nonbearing interior walls and partitions: 0 hours
 - Floor construction and associated secondary members: 2 hours
 - Roof construction and associated secondary members: 1 hour.

- 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 to be constructed with two-hour partitions.



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arcctecinc.com
Arizona

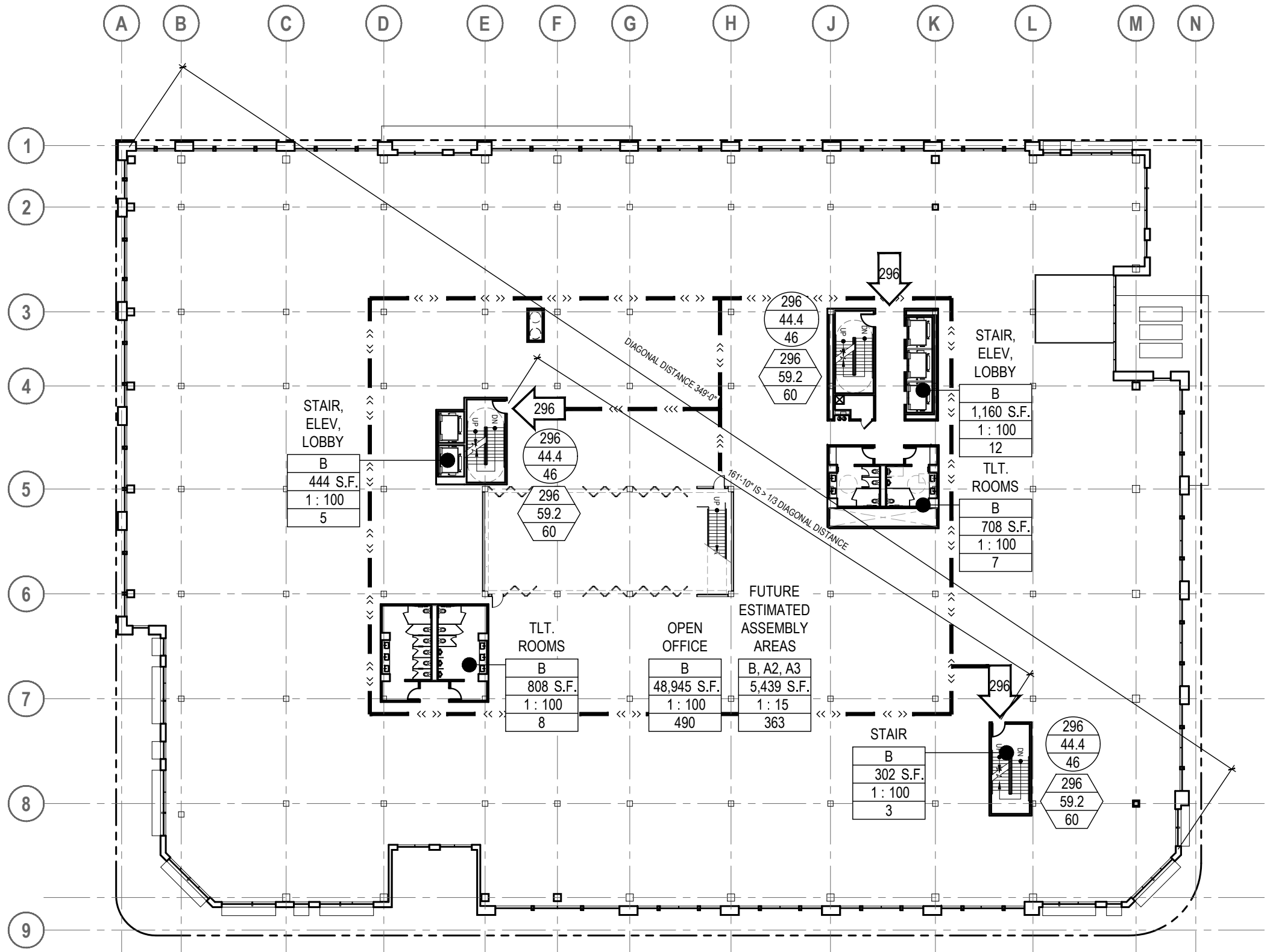
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355

California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

The "seal" or presentation of the documentation submitted to ARC TEC is the property of ARC TEC and ARC TEC consultants. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documents. The "seal" or presentation of the documentation shall not be used or authorized by any other person to use ARC TEC or ARC TEC consultants' name or logo without the written consent of ARC TEC and ARC TEC consultants. The use of the "seal" or presentation of the documentation shall not be used to represent ARC TEC or ARC TEC consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorney's fees, arising out of unauthorized use of ARC TEC or ARC TEC consultants' name or logo.

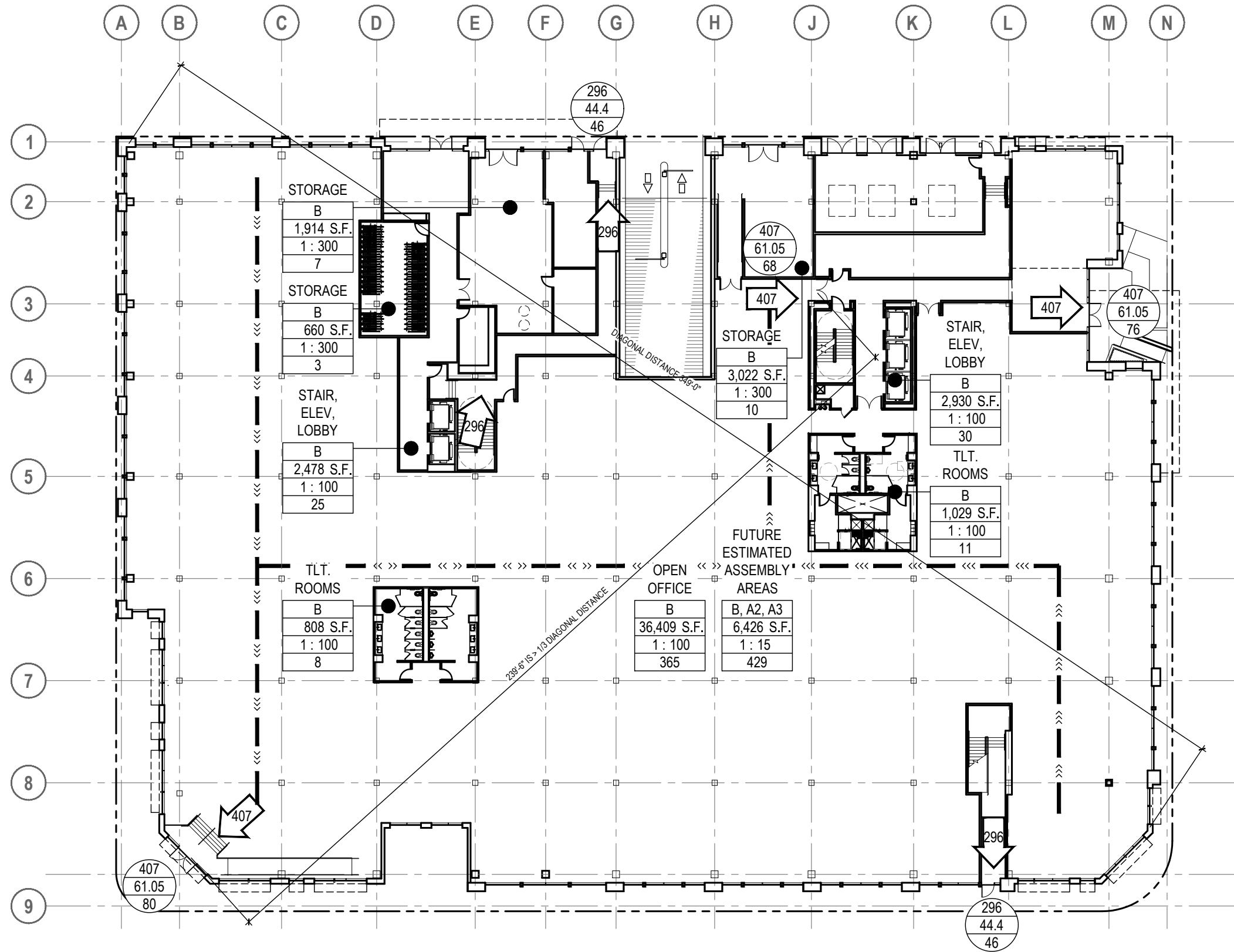
Written dimensions on the drawing shall have precedence over any scaled dimensions. DO NOT SCALE THIS DRAWING for accurate dimensions and verify ARC TEC of any discrepancies.

</



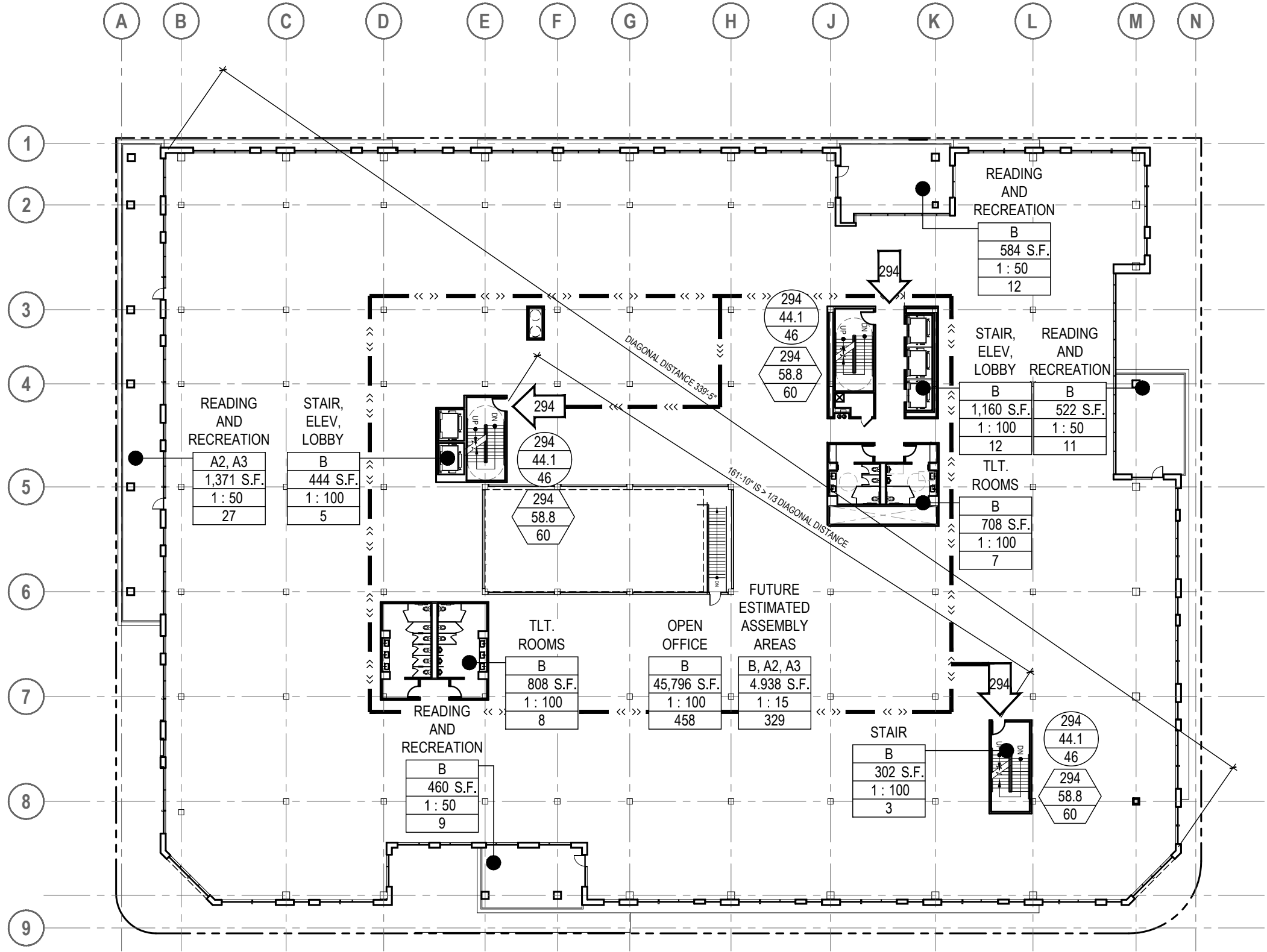
SECOND LEVEL EGRESS PLAN

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



FIRST LEVEL EGRESS PLAN

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



THIRD LEVEL EGRESS PLAN

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



SYMBOL KEY

AREA OCCUPANT LOAD DESIGNATION

ROOM NAME	OCCUPANCY CLASSIFICATION OF THE SPACE
12,444 S.F.	B
1: 100	SQUARE FOOTAGE
365	OCCUPANT LOAD FACTOR
365	NUMBER OF OCCUPANTS

DOORWAY OCCUPANT LOAD DESIGNATION

100	NUMBER OF OCCUPANTS
20.0	EXIT WIDTH REQUIRED
34	EXIT WIDTH PROVIDED


STAIRWAY OCCUPANT LOAD DESIGNATION

100	NUMBER OF OCCUPANTS
30.0	STAIR WIDTH REQUIRED (INCHES)
60	STAIR WIDTH PROVIDED (INCHES)

PATH OF TRAVEL DESIGNATION

EXIT IN ONE DIRECTION
EXIT IN BOTH DIRECTIONS

DIRECTION OF EGRESS/OCCUPANT LOAD DESIGNATION

	DIRECTION OF EGRESS
	OCCUPANT LOAD

FIRE EXTINGUISHERS AND FIRE HOSES

F.E.	FIRE EXTINGUISHER
F.E.C.	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 AN EMERGENCY VOICE/ALARM SYSTEM PER CBC SECTION 907.5.2.2 IN ADDITION TO THE AUTOMATIC SPRINKLER SYSTEM. EXIT WIDTH REQUIRED IS 0.2" PER PERSON FOR STAIRS AND 0.15" PER DOORS AND OTHER EXIT ELEMENTS, PER CBC SECTION 1005.3.



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arcotecinc.com
Arizona

2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355

California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

The "user(s)" in possession of the documentation acknowledge that ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documentation. The "user(s)" in possession of the documentation shall not use or authorize any other person to use ARC TEC or ARC TEC consultants' services of service. The "user(s)" in possession of the documentation shall not hold ARC TEC and ARC TEC consultants and agents and employees from and against all claims, damages losses and expenses, including but not limited to attorney's fees, arising out of unauthorized use of ARC TEC or ARC TEC consultants' services of service. Written limitations on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 21
SAN MATEO, CA 94401

DATE	DESCRIPTION
02.22.2021	PRELIM. PLANNING SUBMITTAL
04.21.2021	PRELIM. PLANNING RESUBMITTAL
07.30.2021	PRELIM. PLANNING RESUBMITTAL II

EGRESS DIAGRAMS

A 0.32

PROJECT NO: 205207

2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355

The "user(s)" in this version of this documentation acknowledge(s) that ARC TEC and ARC TEC consultants' drawings, specifications, reports, electronic data and other documentation are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documents. The user(s) agree(s) that the use of this documentation shall not be used to authorize any other person to use ARC TEC's or ARC TEC consultants' instruments of service. Reuse without ARC TEC's written authorization will be at the user(s) sole risk and without liability to ARC TEC and ARC TEC's consultants. The user(s) possessing this documentation shall indemnify and hold harmless ARC TEC and ARC TEC's consultants and agents and employees from and against all claims, damages losses and expenses, including reasonable attorneys' fees, arising out of or resulting from unauthorized reuse of ARC TEC or ARC TEC's consultants' instruments of service. This document is provided in "as is" condition without warranty of any kind. Within dimensions on this drawing shall have precedence over any scaled dimension. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018
In Association with:

- PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 21
SAN MATEO, CA 94401

FIRST LEVEL PLAN

PROJECT NO: 205207



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



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

- [illegible]

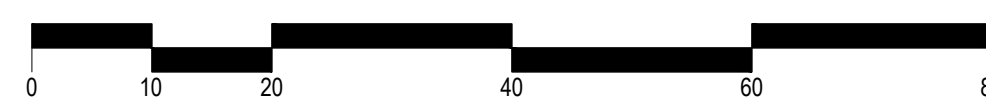
DATE	DESCRIPTION
02.22.2021	PRELIM. PLANNING SUBMITTAL
04.21.2021	PRELIM. PLANNING RESUBMITTAL
07.30.2021	PRELIM. PLANNING RESUBMITTAL II

A 2.02

PROJECT NO: 205207



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





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

- PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 21
SAN MATEO, CA 94401

DATE	DESCRIPTION
02.22.2021	PRELIM. PLANNING SUBMITTAL
04.21.2021	PRELIM. PLANNING RESUBMITTAL
07.30.2021	PRELIM. PLANNING RESUBMITTAL

A 2.03

PROJECT NO: 205207



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona

2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355

California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

The "user" is intended to be the owner of the project. The user is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user is also responsible for ensuring that the project complies with all applicable laws and regulations. The user is not responsible for any errors or omissions in this document. The user is not responsible for any damages or losses resulting from the use of this document. The user is not responsible for any claims or liabilities arising from the use of this document. The user is not responsible for any other matters not specifically mentioned in this document.

Written statements on this drawing shall have precedence over any scaled dimensions. (DO NOT SCALE THIS DRAWING) for accurate dimensions and verify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018

In Association with:

PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 21
SAN MATEO, CA 94401

DATE	DESCRIPTION
02.22.2021	PRELIM. PLANNING SUBMITTAL
04.21.2021	PRELIM. PLANNING RESUBMITTAL
07.30.2021	PRELIM. PLANNING RESUBMITTAL II

BUILDING ELEVATIONS

A3.02

PROJECT NO: 205207

KEYNOTES

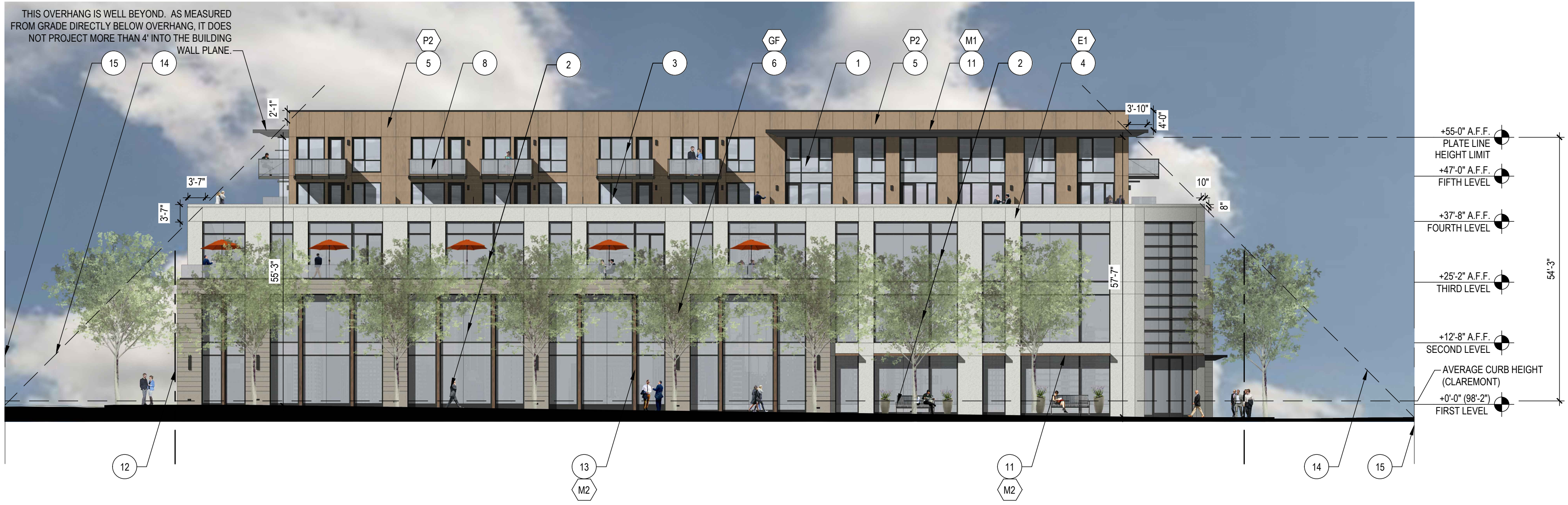
NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

- 1" INSULATED LOW E GLAZING SYSTEM WITH LOW TINT GLASS IN BLACK ALUMINUM FRAMES AND VERTICAL BUTT JOINTS
- 1" INSULATED LOW E GLAZING SYSTEM WITH GRAY TINT GLASS IN BLACK ALUMINUM FRAMES WITH VERTICAL AND HORIZONTAL EXPRESSED MULLIONS
- RESIDENTIAL NAIL FIN BLACK ALUMINUM WINDOWS
- EXTERIOR INSULATING FINISHING SYSTEM OVER METAL STUD FRAMING
- CEMENT FIBERBOARD PANEL RAIN SCREEN WITH REVEAL OVER METAL STUD FRAME
- GLASS FIBER REINFORCED CONCRETE PANEL OVER METAL STUD FRAME
- STUCCO FINISH AND EXTERIOR SHEATHING OVER METAL STUD FRAME
- ALUMINUM AND GLASS BALCONY
- ENTRY/EXIT DOOR
- TEMPERED GLAZING GUARDRAIL
- ALUMINUM COMPOSITE METAL
- EXISTING PROPERTY LINE
- EXPRESSED MULLION
- REQUIRED STREET WALL SETBACK PER SAN MATEO DOWNTOWN PLAN POLICIES SHOWN DASHED - ALLOWABLE INTRUSIONS ABOVE THE STREET WALL AREA ARE LIMITED TO MINOR ARCHITECTURAL DETAILING NOT EXCEEDING FOUR (4) FEET IN HEIGHT AND PARAPETS INCLUDING RAILINGS AND ARBORS
- CENTERLINE OF PUBLIC RIGHT OF WAY
- ENTRY TO BELOW GRADE PARKING STRUCTURE
- SECTIONAL OVERHEAD DOORS

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.

- | | |
|----|---|
| E1 | EXTERIOR INSULATING FINISHING SYSTEM
COLOR: TO MATCH BM 1548 CLASSIC GRAY |
| GF | GLASS FIBER REINFORCED CONCRETE
COLOR: TO MATCH BM 1552 RIVER REFLECTIONS |
| G1 | GLAZING*
TYPE: 1" INSULATED
COLOR: LOW TINT |
| G2 | GLAZING*
TYPE: 1" INSULATED
COLOR: GRAY TINT |
| M1 | ALUMINUM SUNSCREEN FINISH TO MATCH
MANUFACTURER: REYNOBOND
SERIES: COLORWELD 500 XL
FINISH: CHARCOAL |
| M2 | ALUMINUM SUNSCREEN OR FIN FINISH TO MATCH
MANUFACTURER: REYNOBOND
SERIES: STONE FINISHES
FINISH: ACIERO CORTEN |
| P1 | PAINT OVER STUCCO FINISH TO MATCH
MANUFACTURER: BENJAMIN MOORE
COLOR: BM 1548 CLASSIC GREY |
| P2 | PAINT OVER STUCCO CEMENT BOARD
MANUFACTURER: BENJAMIN MOORE
COLOR: BM 1125 ACORN |



4TH AVENUE - SOUTH ELEVATION

6

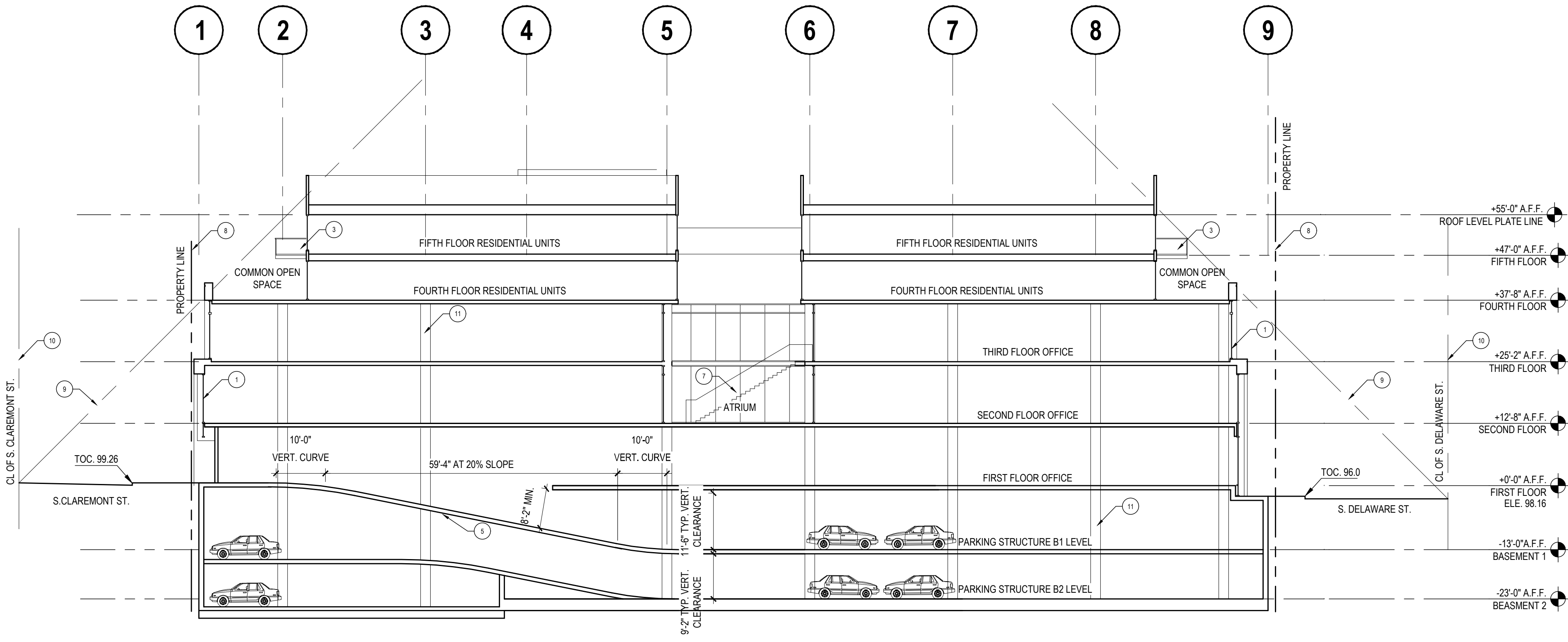
SCALE: 1/16" = 1'-0"



S. DELAWARE STREET - EAST ELEVATION

4

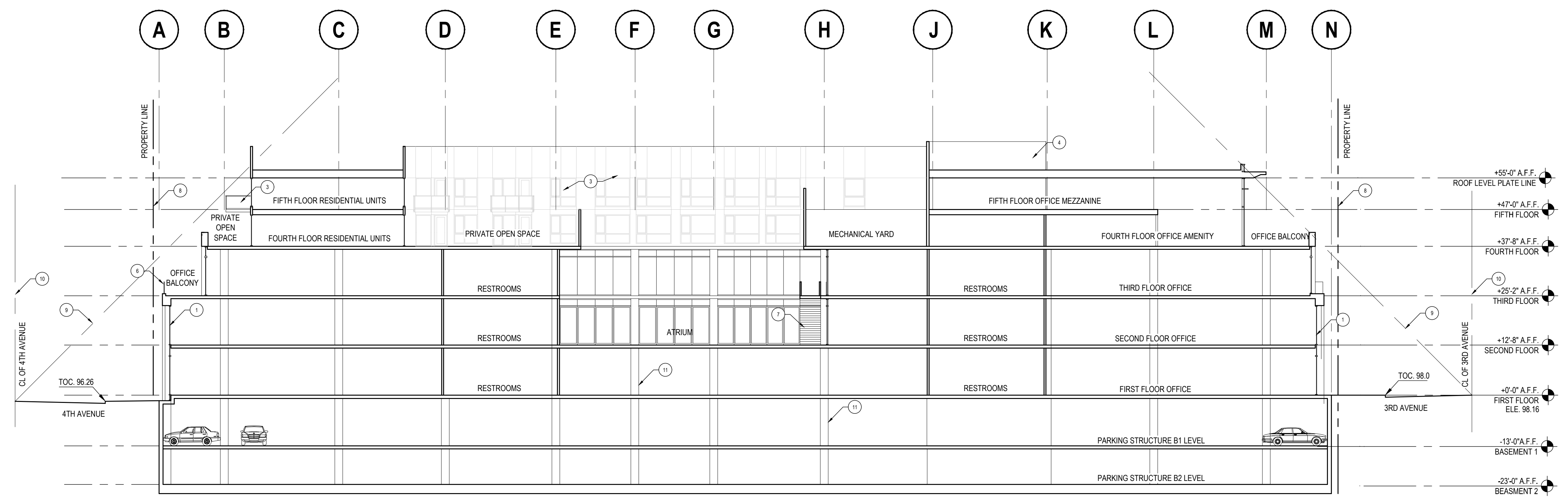
SCALE: 1/16" = 1'-0"



- ### KEYNOTES
- 1 EXTERIOR GLAZING SYSTEM
 - 2 RESIDENTIAL BALCONY
 - 3 BUILDING BEYOND
 - 4 ELEVATOR OVER RIDE BEYOND
 - 5 RAMP TO BELOW GRADE PARKING; FROM B1 TO B2 LEVEL PROFILE SECTION PER CITY STANDARD DRAWING 3-1-170.
 - 6 TEMPERED GLAZING GUARDRAIL
 - 7 ATRIUM OPEN STAIR
 - 8 EXISTING PROPERTY LINE
 - 9 REQUIRED STREET WALL SETBACK PER SMMC 27.42.010 SHOWN DASHED: "ALLOWABLE INTRUSIONS ABOVE THE STREET WALL ARE LIMITED TO MINOR ARCHITECTURAL DETAILING NOT EXCEEDING FOUR (4) FEET IN HEIGHT AND PARAPETS INCLUDING RAILINGS AND ARBORS AND LANDSCAPED PLANTING AREAS"
 - 10 CENTERLINE OF PUBLIC RIGHT OF WAY
 - 11 STRUCTURAL COLUMN

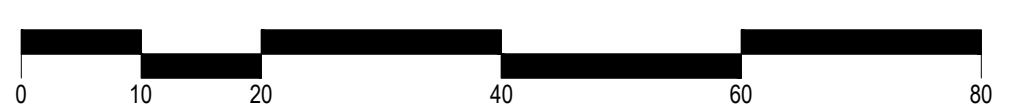
LATITUDINAL SECTION 1

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



LONGITUDINAL SECTION 2

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



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arcotecinc.com
Arizona
2960 East Northern Avenue, Building C
Phoenix, AZ 85028 602.953.2355
California
1731 Technology Drive, Suite 750
San Jose, CA 95113 408.496.1121

The "useful" in connection with the architectural drawings, specifications, reports, electronic data and other documents are instruments of service. ARC TEC and ARC TEC consultants shall be deemed the author and owner of such documents. The "useful" in connection with the documents shall not be used or authorized any other person to use ARC TEC's or ARC TEC consultants' instruments of service. These without ARC TEC's written authorization will be at the user's sole risk and without liability to ARC TEC and ARC TEC's consultants. The user's processing of the documents shall remain the user's responsibility. ARC TEC and ARC TEC's consultants are agents and employees from and against all claims, damages losses and expenses, including but not limited to attorney's fees, arising out of unauthorized reuse of ARC TEC's or ARC TEC's consultants' instruments of service. Written dimensions on the drawings shall have precedence over any scaled dimensions. DO NOT SCALE THIS DRAWING for accurate dimensions and notify ARC TEC of any discrepancies.

© Copyright ARC TEC, Inc. 2018
In Association with:

PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
BLOCK 21
SAN MATEO, CA 94401

DATE	DESCRIPTION
02.22.2021	PRELIM. PLANNING SUBMITTAL
04.21.2021	PRELIM. PLANNING RESUBMITTAL
07.30.2021	PRELIM. PLANNING RESUBMITTAL II

BUILDING SECTIONS

A 4.01

PROJECT NO: 205207

