



A Planning Application For:

435 E. THIRD AVENUE

435 E. THIRD AVENUE
SAN MATEO, CA 94401

PROJECT TEAM

OWNER: WINDY HILL PROPERTY VENTURES
530 Emerson Street, Suite 150
Palo Alto, CA 94301

ARCHITECT: ARC TEC INC.
1731 Technology Drive
San Jose, CA 95110
PHONE: 408.496.0676
CONTACT: Craig Almeleh
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Redwood City, CA 94065
PHONE: 925.396.7726
CONTACT: Xxx
EMAIL: xx

VICINITY MAP



DRAWING INDEX AND ISSUE DATES

- PRELIMINARY OR PRICING PLANS
- FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE
- + MODIFICATIONS SINCE PREVIOUS ISSUE

COVER SHEET

ARCHITECTURAL

	03.18.21 PLANNING SUBMITTAL	05.19.2021 PLANNING SUBMITTAL	07.30.2021 PLANNING SUBMITTAL
A0.01 3D RENDERINGS	●	+	+
A0.02 3D RENDERINGS	●	+	+
A0.03 3D RENDERINGS	●	+	+
A0.04 NEIGHBORHOOD CONTEXT	●	+	+
A0.21 FLOOR AREA CALCULATIONS	●	+	+
A0.22 FLOOR AREA CALCULATIONS	●	+	+
A0.23 COMMERCIAL OPEN SPACE	●	+	+
A0.24 RESIDENTIAL OPEN SPACE	●	+	+
A1.00 EXISTING/DEMOLITION SITE PLAN	●	+	+
A1.01 SITE PLAN	●	+	+
A1.02 SIDEWALK SECTIONS	●	+	+
A2.11 FIRST FLOOR PLAN	●	+	+
A2.12 SECOND FLOOR PLAN	●	+	+
A2.13 THIRD FLOOR PLAN	●	+	+
A2.14 FOURTH FLOOR PLAN	●	+	+
A2.15 FIFTH FLOOR PLAN	●	+	+
A3.01 EXTERIOR ELEVATIONS	●	+	+
A3.02 EXTERIOR ELEVATIONS	●	+	+
A3.03 EXTERIOR ELEVATIONS	●	+	+
A4.01 BUILDING SECTIONS	●	+	+
C1.0 PRELIMINARY UTILITY PLAN	●	+	+
C2.0 PRELIMINARY STORMWATER MANAGEMENT PLAN	●	+	+

PROJECT DATA

OWNER NAME: WINDY HILL PROPERTY VENTURES

PROJECT ADDRESS: 435 E. THIRD AVENUE
SAN MATEO, CA 94401

BUILDING AREA, OFFICE: 33,876 S.F.

TOTAL RESIDENTIAL UNITS: 5 UNITS

NUMBER OF STORIES: 5

CONSTRUCTION TYPE: II-B

FIRE SPRINKLERS: YES

OCCUPANCY TYPE: B AND R-2

PROJECT DESCRIPTION

THIS IS A NEW 40,152 S.F. 5-STORY OFFICE AND RESIDENTIAL BUILDING ON A 10,980 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.



APPLICABLE CODES

- 2019 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
- 2019 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
- 2019 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
- 2019 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
- 2019 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
- 2019 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
- 2019 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.



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AERIAL VIEW LOOKING ACROSS 3RD AVENUE

SCALE: NTS

1

PLANNING APPLICATION FOR:
WINDY HILL PROPERTY VENTURES
 435 E THIRD AVENUE
 SAN MATEO, CA 94401

DATE	DESCRIPTION
03.18.2021	PRELIM. PLANNING SUBMITTAL
05.14.2021	PRELIM. PLANNING REVISIONS
07.30.2021	PRELIM. PLANNING RESUBMITTAL

RENDERINGS

A 0.03

PROJECT NO: 215293



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REFERENCE SITE PLAN

SCALE: NTS



4 PARKING LOT



1 RESIDENTIAL BUILDING



5 RESTAURANT



2 COMMERCIAL BUILDING



7 OFFICE/RESIDENTIAL BUILDING



6 COMMERCIAL BUILDING



3 COMMERCIAL BUILDING



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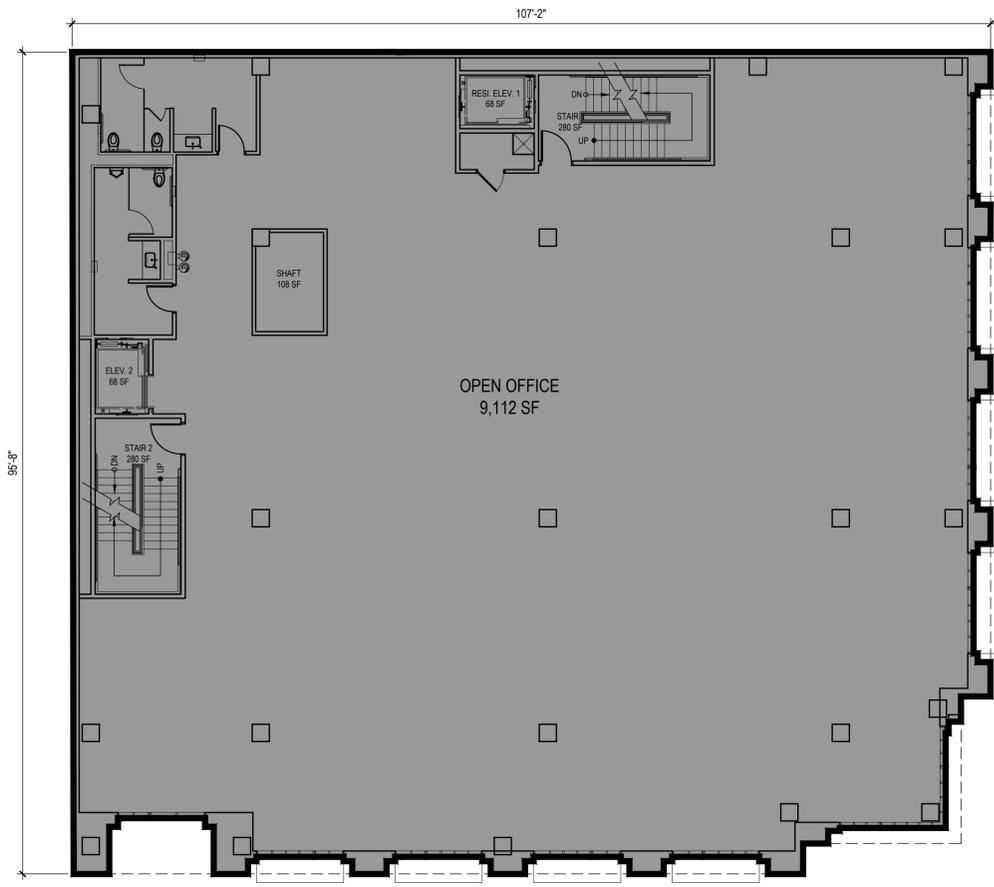
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07.30.2021	PRELIM. PLANNING RESUBMITTAL

NEIGHBORHOOD CONTEXT

A 0.04

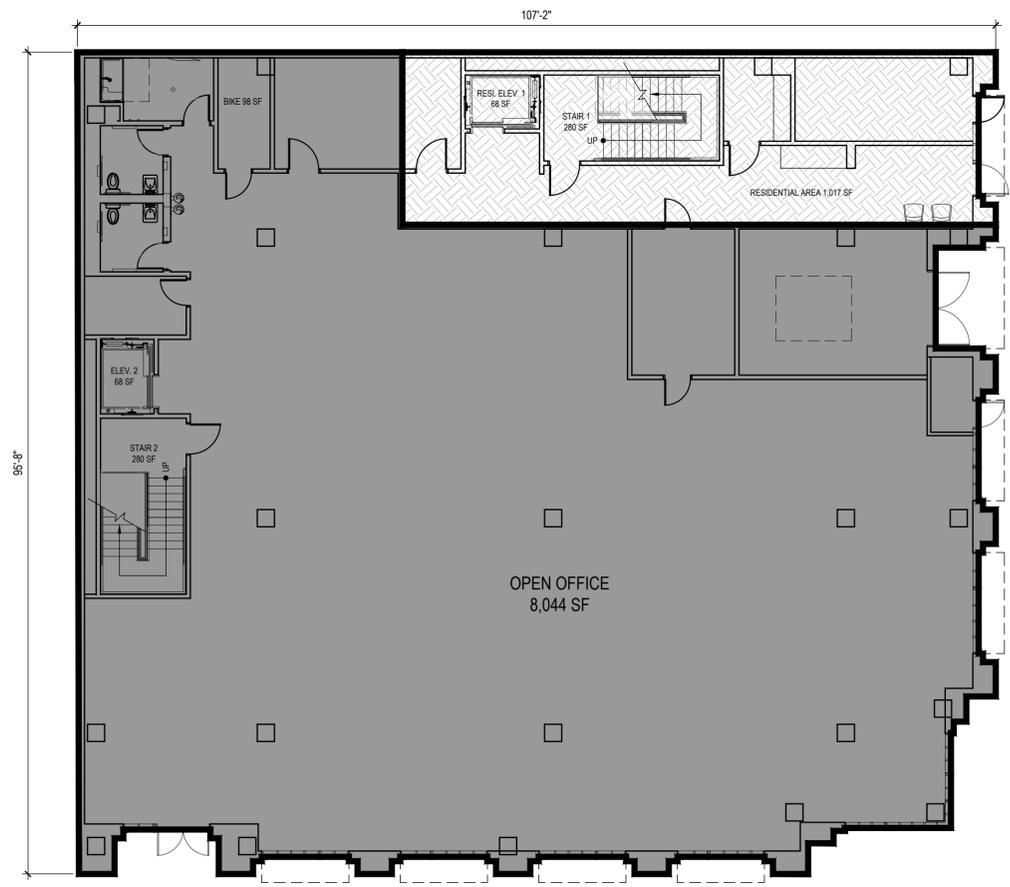
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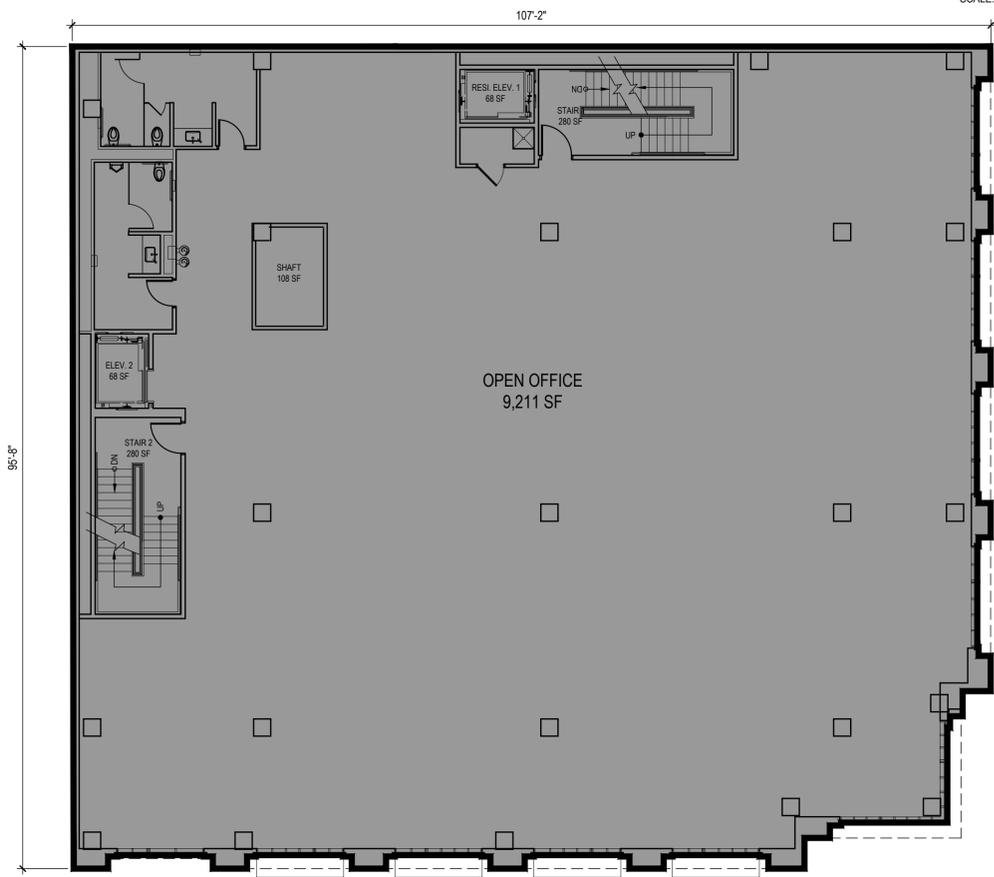
SECOND LEVEL AREA PLAN

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



FIRST LEVEL AREA PLAN

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



THIRD LEVEL AREA PLAN

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

PARKING ORDINANCE AREA CALCULATIONS

FIRST LEVEL	
OFFICE SPACE	8,044 SQ. FT.
STAIR #2	280 SQ. FT.
OFFICE ELEVATOR 2	68 SQ. FT.
TOTAL:	8,392 SQ. FT.

SECOND LEVEL	
OFFICE AREA	9,112 SQ. FT.
STAIR #1	280 SQ. FT.
STAIR #2	280 SQ. FT.
SHAFT	108 SQ. FT.
OFFICE ELEVATOR 2	68 SQ. FT.
TOTAL :	9,848 SQ. FT.

THIRD LEVEL	
OFFICE AREA	9,211 SQ. FT.
STAIR #1	280 SQ. FT.
STAIR #2	280 SQ. FT.
SHAFT	108 SQ. FT.
OFFICE ELEVATOR 2	68 SQ. FT.
TOTAL :	9,947 SQ. FT.

FOURTH LEVEL	
OFFICE AREA	7,161 SQ. FT.
STAIR #1	348 SQ. FT.
STAIR #2	371 SQ. FT.
SHAFTS	108 SQ. FT.
OFFICE ELEVATOR 2	68 SQ. FT.
TOTAL :	8,056 SQ. FT.

FIFTH LEVEL	
NO OFFICE AREA	

FAR FLOOR AREA CALCULATIONS

FIRST LEVEL	
OFFICE SPACE	8,044 SQ. FT.
RESIDENTIAL SPACE	1,017 SQ. FT.
STAIR #1 (RESL)	280 SQ. FT.
STAIR #2 (OFFICE)	280 SQ. FT.
RESIDENTIAL ELEVATOR 1	68 SQ. FT.
OFFICE ELEVATOR 2	68 SQ. FT.
FLOOR AREA OFFICE*	8,392 SQ. FT.
FLOOR AREA RESIDENTIAL*	1,365 SQ. FT.

SECOND LEVEL	
OFFICE AREA:	9,112 SQ. FT.
FLOOR AREA OFFICE*:	9,112 SQ. FT.

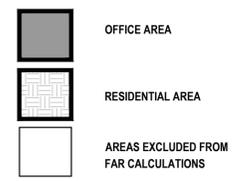
THIRD LEVEL	
OFFICE AREA:	9,211 SQ. FT.
FLOOR AREA OFFICE*:	9,211 SQ. FT.

FOURTH LEVEL	
OFFICE AREA	7,161 SQ. FT.
FLOOR AREA OFFICE*:	7,161 SQ. FT.

FIFTH LEVEL	
RESIDENTIAL AREA	4,911 SQ. FT.
FLOOR AREA RESIDENTIAL*:	4,911 SQ. FT.

*PER San Mateo Municipal Code 27.04.200 (b) Measurement, other than single-family dwellings in r1 zoning districts.
 (1) Floor area is measured from the exterior façade of the building's wall planes, from the centerline of party walls, or from a line three feet from the edge of an eave, whichever produces the largest floor area. Stories exceeding 15 feet in height shall be counted as additional floor area, with the exception that ground floor retail may be up to 18 feet in height measured from first finish floor to second finish floor before being counted as additional floor area. Floor area also includes all accessory structures on the site and basements that meet the definition in subsection (c)(5).
 (2) Exclusions. The following are not counted as floor area:
 (A) Covered or open courts, and atriums, on the ground floor, provided that the area is not used as dwelling, office, retailing, or required access;
 (B) In multiple-level buildings, covered courts, if the retailing uses are open to the public. Multiple-level stairwells and elevators shall be counted only as ground floor area;
 (C) Covered walkways and balconies;
 (D) First floors, mechanical areas, penthouse, and top floors are counted only once as floor area, regardless of height;
 (E) Bicycle parking facilities;
 (F) Floor area designated for day care centers accessory to and intended to serve a multi-family, commercial, office or manufacturing use. Such floor area may be located within the primary structure or may be in a freestanding structure accessory to the primary structure;
 (G) Covered parking for office use shall not be counted as floor area in areas delineated for exclusion within an adopted plan, such as the Mariner's Island Specific Plan or the Bay Meadows Specific Plan.

FAR AREA DESIGNATION



TOTAL FAR FLOOR AREA OFFICE: 33,876 SQ. FT.
TOTAL FAR FLOOR AREA RESIDENTIAL: 6,276 SQ. FT.
TOTAL PARKING FLOOR AREA : 36,213 SQ. FT.

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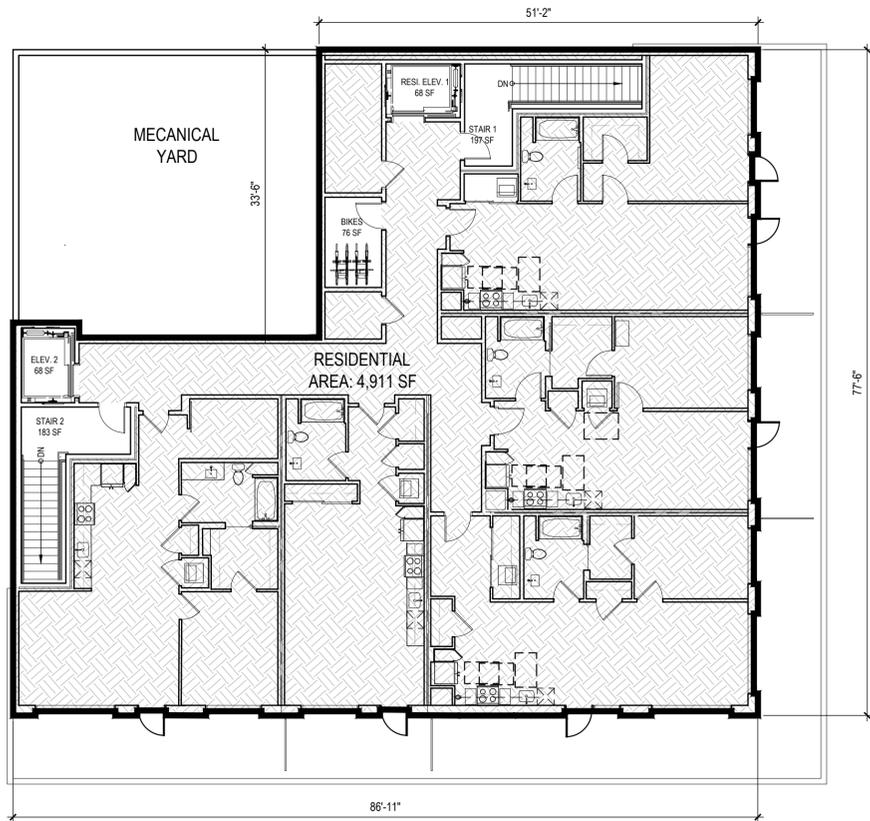
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07.30.2021	PRELIM. PLANNING RESUBMITTAL

PLANNING DEPARTMENT
 AREA CALCULATIONS

A 0.21

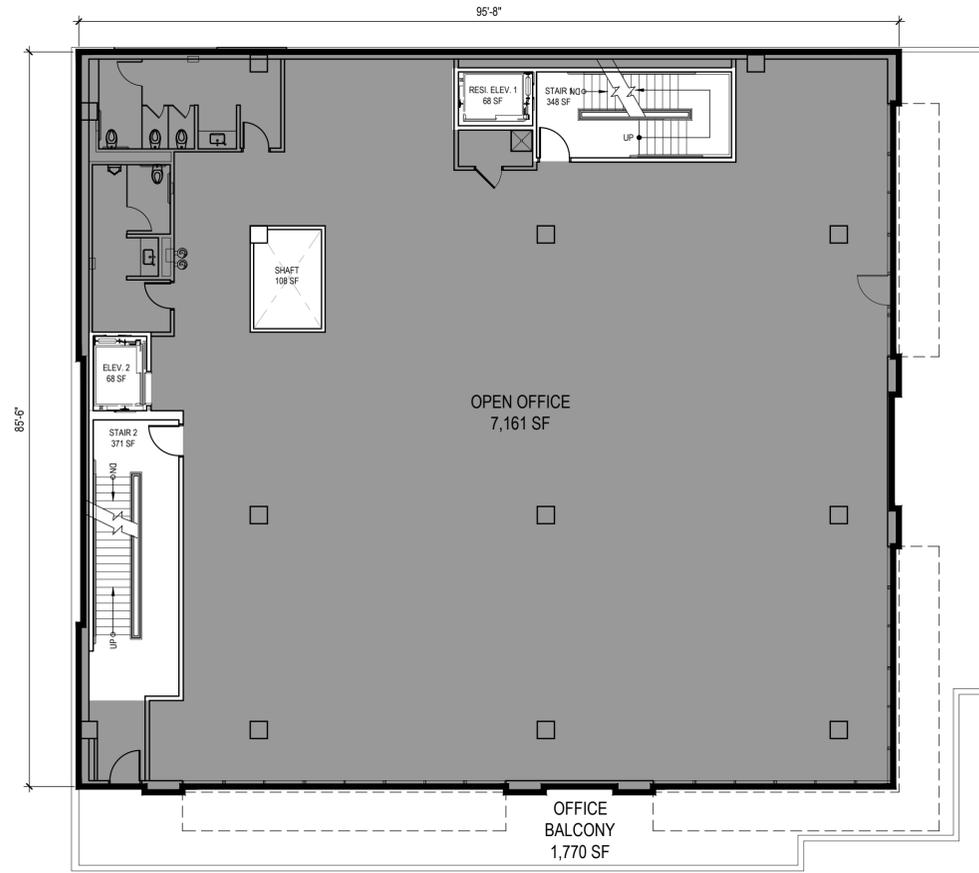
PROJECT NO: 215293

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FIFTH LEVEL AREA PLAN

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



FOURTH LEVEL AREA PLAN

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

PARKING ORDINANCE AREA CALCULATIONS

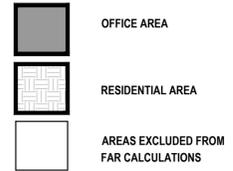
FIRST LEVEL	
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STAIR #2	280 SQ. FT.
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NO OFFICE AREA	

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 (F) Floor area designated for day care centers accessory to and intended to serve a multi-family, commercial, office or manufacturing use. Such floor area may be located within the primary structure or may be in a freestanding structure accessory to the primary structure;
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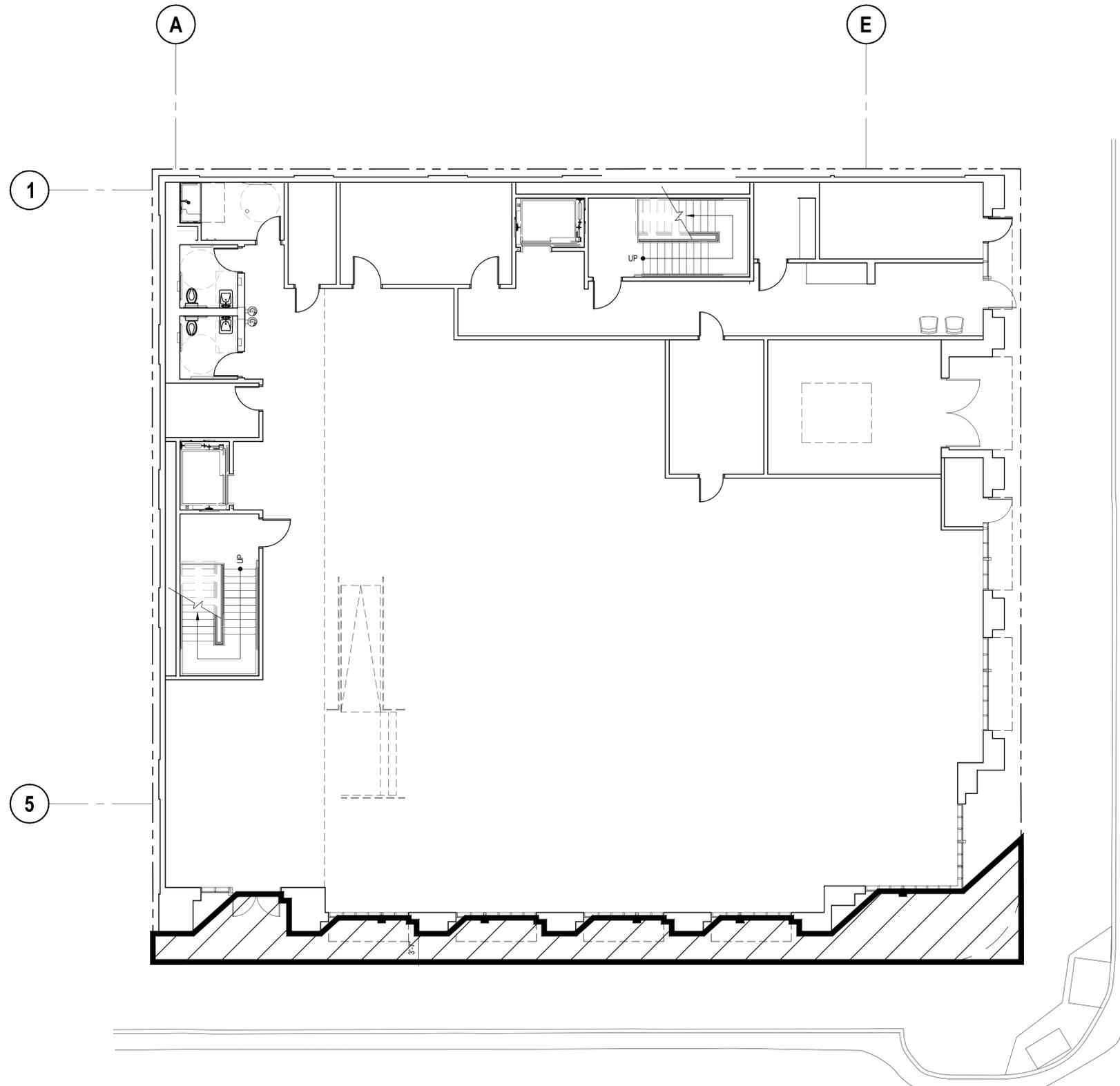
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PLANNING DEPARTMENT
 AREA CALCULATIONS

A 0.22



COMMERCIAL OPEN SPACE DATA

A27.38.090 OPEN SPACE REQUIREMENTS.

(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.

(b) THIS REQUIRED OPEN SPACE SHALL BE USABLE OPEN SPACE LOCATED AT GROUND LEVEL DIRECTLY ACCESSIBLE TO A PUBLIC SIDEWALK WITH A MINIMUM WIDTH ALONG THE SIDEWALK OF 25 FEET. FIFTY PERCENT OF THE REQUIRED OPEN SPACE SHALL BE UNSHADED BETWEEN NOON AND 2:00 P.M. AT THE SPRING AND FALL EQUINOX EXCEPT WHERE THE OPEN SPACE IS ALREADY SHADED BY AN EXISTING BUILDING AND NO OTHER OPPORTUNITIES EXIST ON THE SITE. THIS OPEN SPACE AREA SHALL INCLUDE PROVISIONS FOR PUBLIC USE FACILITIES, SUCH AS SEATING FOR THE PUBLIC IN THE PUBLIC AREAS

 OPEN SPACE AT GROUND LEVEL, UNSHADED BETWEEN NOON-2P ON THE SPRING AND FALL EQUINOX

REQUIRED OPEN SPACE
TOTAL COMMERCIAL S.F. = 36,305 S.F.
36,305 S.F. * .01 = 364 S.F. REQUIRED OPEN SPACE

PROVIDED OPEN SPACE
600 S.F. UNSHADED OPEN SPACE > 364 REQUIRED OPEN SPACE

REQUIRED UNSHADED OPEN SPACE
50% OF REQUIRED COMMERCIAL OPEN SPACE
364 S.F. * .5 = 182 S.F. REQUIRED UNSHADED OPEN SPACE
600 S.F. PROVIDED UNSHADED OPEN SPACE > 182 S.F. REQUIRED UNSHADED OPEN SPACE



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COMMERCIAL OPEN SPACE

A 0.23

PROJECT NO: 215293

GROUND LEVEL PLAN

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



RESIDENTIAL OPEN SPACE DATA

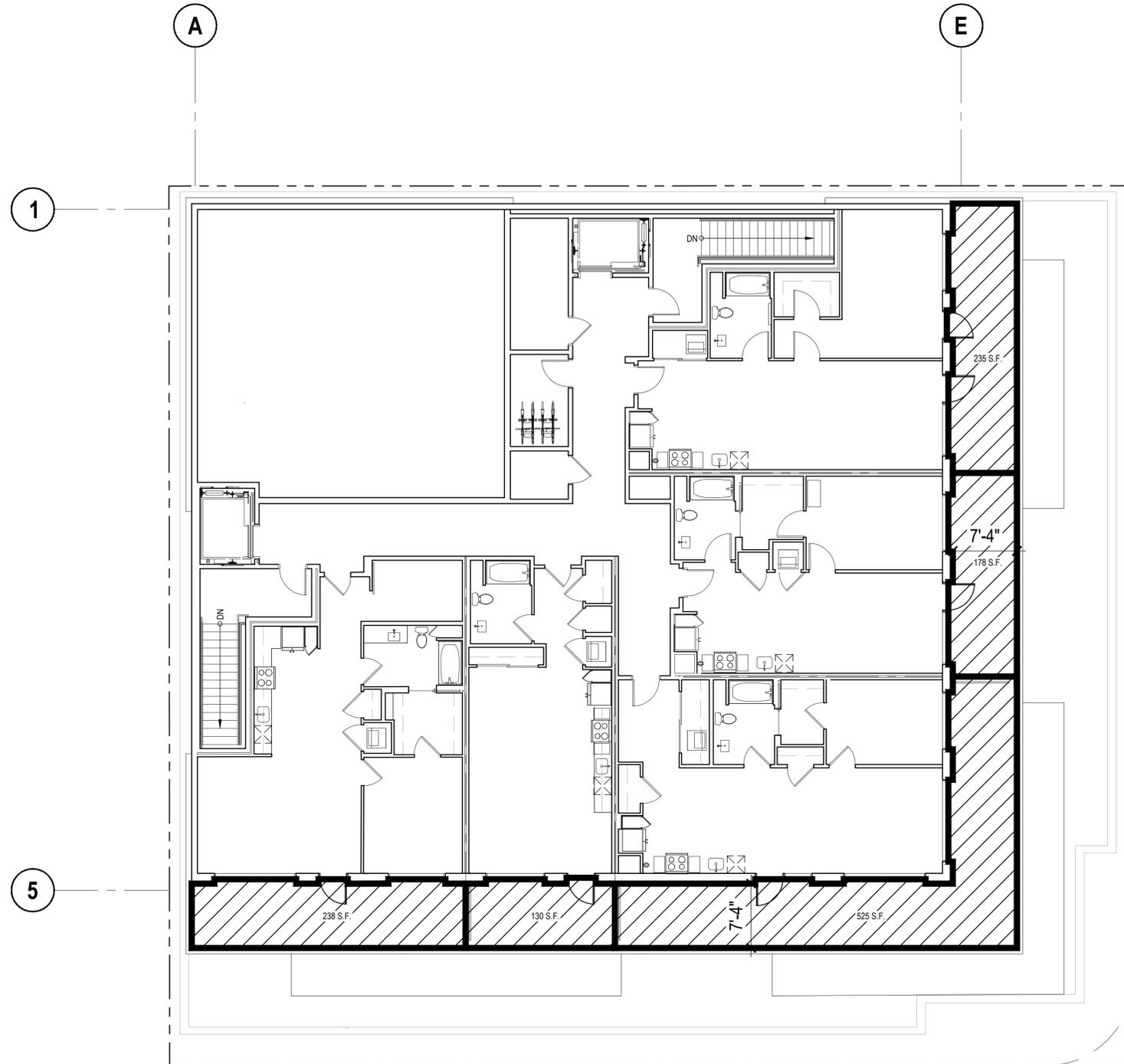
PER SMMC 27.38.130 RESIDENTIAL DEVELOPMENT STANDARDS.

(c) OPEN SPACE. RESIDENTIAL DEVELOPMENT SHALL INCLUDE PRIVATE USABLE OPEN SPACE EQUAL TO AT LEAST 80 SQUARE FEET 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 80 SQUARE FEET AND SHALL NOT BE LESS THAN SIX (6) FEET IN ANY DIMENSION.

5 RESIDENTIAL UNITS HAVE PRIVATE OPEN SPACE MEETING THE ABOVE REQUIREMENTS:
 REQUIRED PRIVATE OPEN SPACE = 400 S.F.
 PROVIDED PRIVATE OPEN SPACE = 1,306 S.F.

 PRIVATE OPEN SPACE



FIFTH LEVEL PLAN

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



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 SAN MATEO, CA 94401

DATE	DESCRIPTION
03.18.2021	PRELIM. PLANNING SUBMITTAL
05.14.2021	PRELIM. PLANNING REVISIONS
07.30.2021	PRELIM. PLANNING RESUBMITTAL

RESIDENTIAL OPEN SPACE

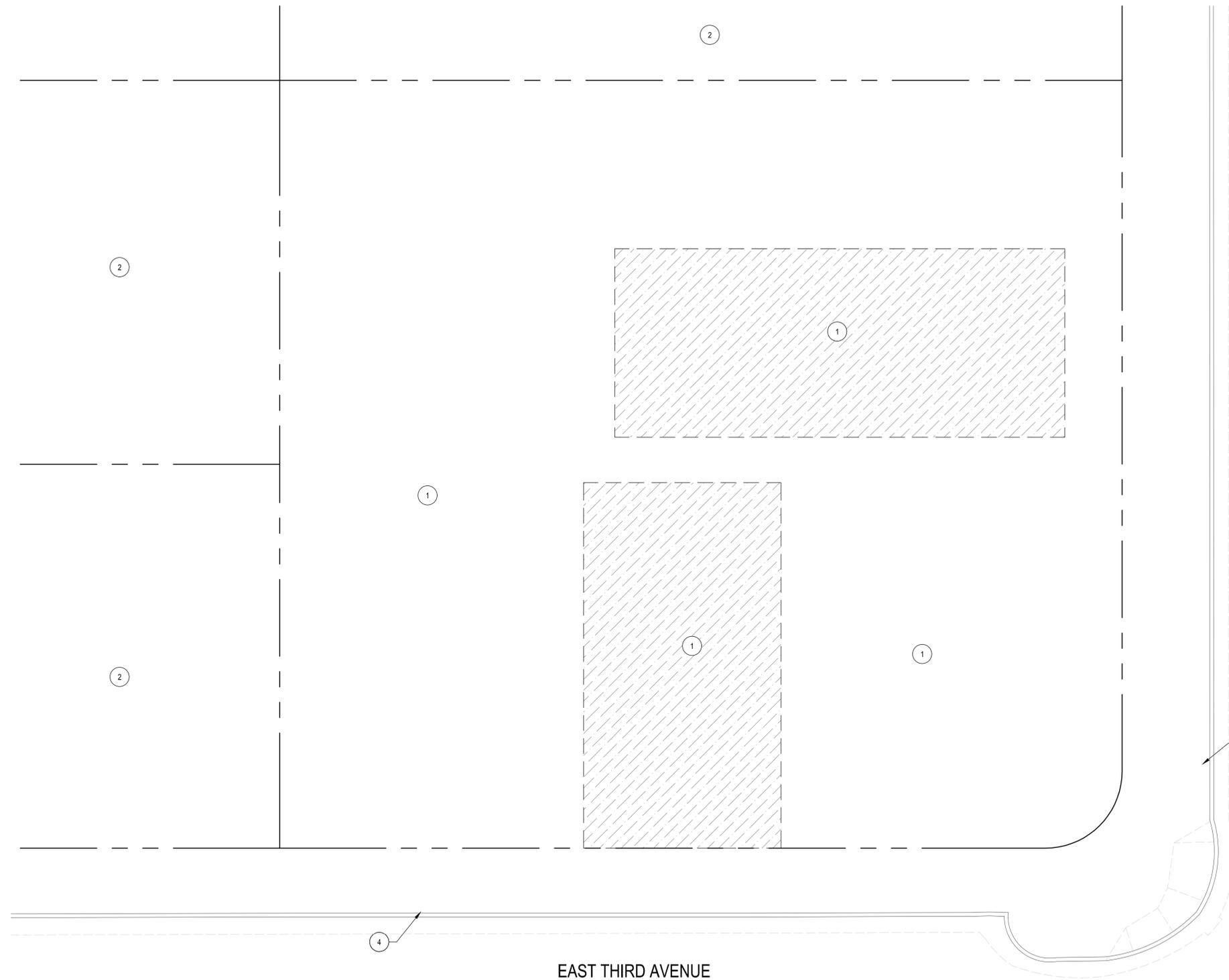
A 0.24

PROJECT NO: 215293

KEYNOTES

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

- 1 EXISTING BUILDING TO BE DEMOLISHED
- 2 EXISTING PAVED PARKING AND DRIVES TO BE REMOVED
- 3 ADJACENT COMMERCIAL BUILDING
- 4 EXISTING PUBLIC SIDEWALK TO REMAIN



SOUTH CLAREMONT STREET

EAST THIRD AVENUE

DEMOLITION SITE PLAN



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



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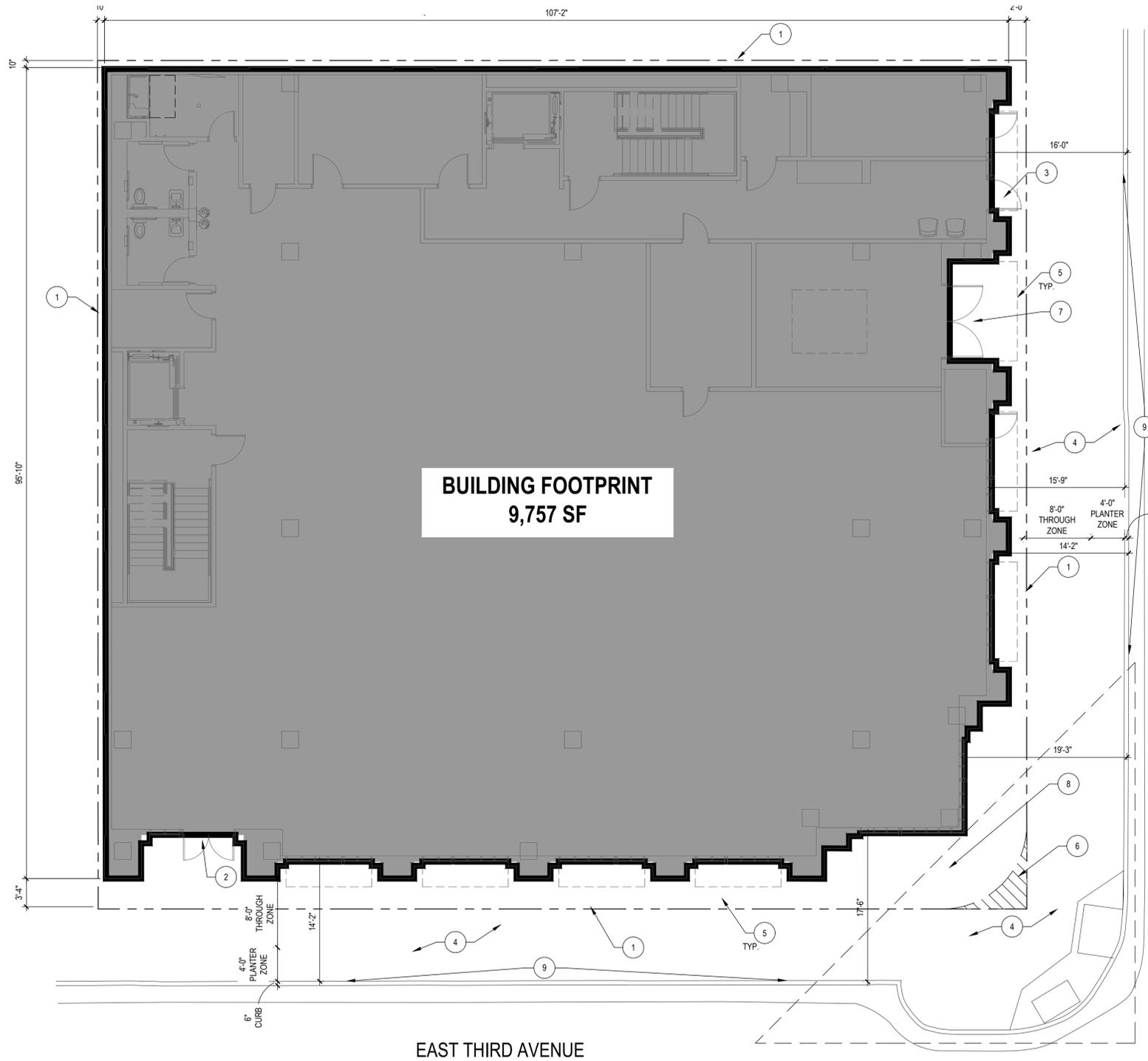
PLANNING APPLICATION FOR:
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435 E THIRD AVENUE
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DEMOLITION SITE PLAN

A 1.00

PROJECT NO: 215293



SITE PLAN

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



PROJECT DATA

ASSESSOR'S PARCEL NO.:	034181160
ZONING:	CBD/S - CENTRAL BUSINESS SUPPORT
SITE AREA:	±10,980 S.F. / 25 ACRES
MAX. ALLOWABLE AREA / MAX. F.A.R.:	32,940 S.F. / 3.0
MAX RESIDENTIAL UNITS (50 PER ACRE):	13 UNITS
CALIFORNIA DENSITY BONUS (ADDITIONAL 1.35):	17 UNITS
ALLOWABLE HEIGHT:	55'-0"
PROPOSED HEIGHT:	55'-0"
PROPOSED FLOOR AREA:	
FIRST FLOOR :	9,757 S.F.
OFFICE:	8,392 S.F.
RESIDENTIAL:	1,365 S.F.
SECOND FLOOR OFFICE :	9,112 S.F.
THIRD FLOOR OFFICE :	9,211 S.F.
FOURTH FLOOR OFFICE :	7,161 S.F.
FIFTH FLOOR RESIDENTIAL :	4,911 S.F.
TOTAL FLOOR AREA BUILDING:	40,152 S.F.
FLOOR AREA RATIO (40,152 S.F./10,980 S.F.)	3.66²
² PER CALIFORNIA DENSITY BONUS, ADDITIONAL FAR INCREASE BEYOND 3.0 REQUESTED	
PARCEL COVERAGE:	9,757 / 10,980 = 88.9%
F.A.R. (OFFICE AREA):	33,876 / 10,980 = 308.5%
F.A.R. (OFFICE AND RESIDENTIAL):	40,152 / 10,980 = 365.7%

TOTAL RESIDENTIAL UNITS:	5 UNITS
UNIT TYPE COUNT:	1 STUDIO 4 ONE BEDROOMS
BICYCLE PARKING REQUIRED:	PER SAN MATEO CITY CHARTER AND MUNICIPAL CODE, 27.64.262
GENERAL OFFICE:	
1 SHORT-TERM SPACE PER 20,000 S.F.	33,876 S.F. / 20,000 S.F. = 2 SPACES
1 LONG-TERM SPACE PER 10,000 S.F.	33,876 S.F. / 10,000 S.F. = 4 SPACES
RESIDENTIAL:	
.05 SHORT-TERM SPACES PER UNIT	5 UNITS * .05 = 1 SPACE
1 LONG-TERM SPACE PER UNIT	5 UNITS * 1 = 5 SPACES
TOTAL SHORT-TERM SPACES:	3 SPACES
TOTAL LONG-TERM SPACES:	9 SPACES
BICYCLE PARKING PROVIDED (MINIMUM):	3 SHORT-TERM SPACES 9 LONG-TERM SPACES

PARKING ANALYSIS

TOTAL PARKING REQUIRED PER SAN MATEO MUNICIPAL CODE CHAPTER 27.64	
OFFICE (1.94/1,000) ² (36,213 SF)	70 SPACES
RESIDENTIAL (.5 / BEDROOM)	3 SPACES
PARKING TOTAL REQUIRED:	73 SPACES

NOTE: USING STATE DENSITY BONUS FOR OFFSITE PARKING WITH IN-LIEU OF FEES

KEYNOTES

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- 1 EXISTING PROPERTY LINE
- 2 MAIN ENTRY TO OFFICE SPACE
- 3 RESIDENTIAL ENTRY
- 4 EXISTING PUBLIC SIDEWALK
- 5 DASHED LINE INDICATES CANOPY ABOVE
- 6 PUE EASEMENT
- 7 SOLID WASTE SERVICE LOCATION
- 8 PROPOSED FUTURE PUBLIC ART LOCATION
- 9 POTENTIAL FUTURE GREEN INFRASTRUCTURE



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SITE PLAN

A 1.01

PROJECT NO. 215293

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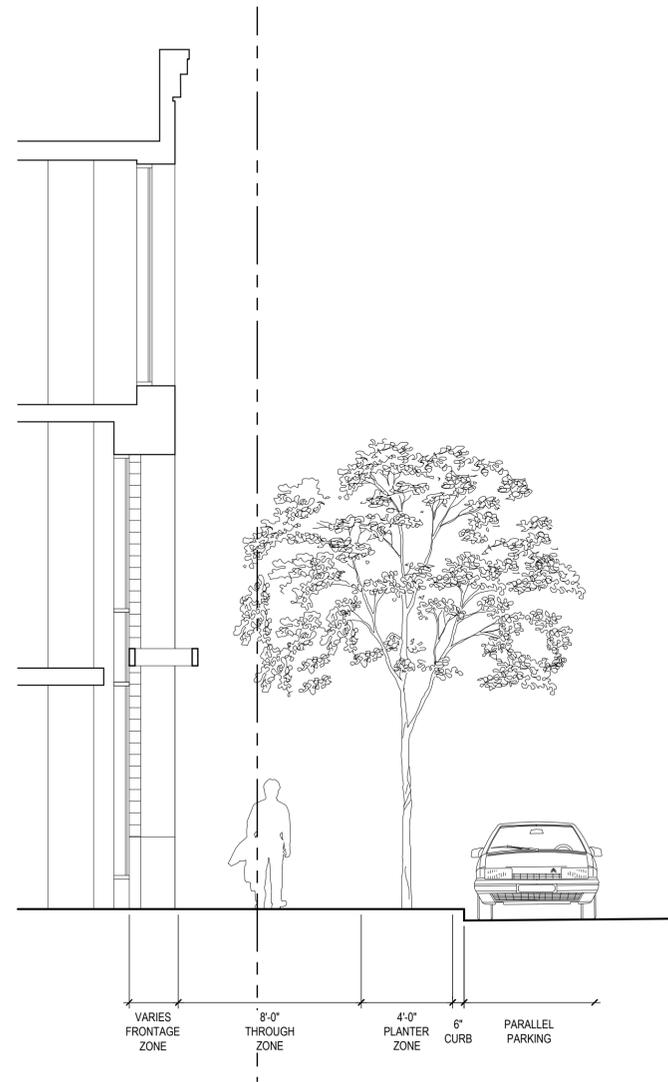
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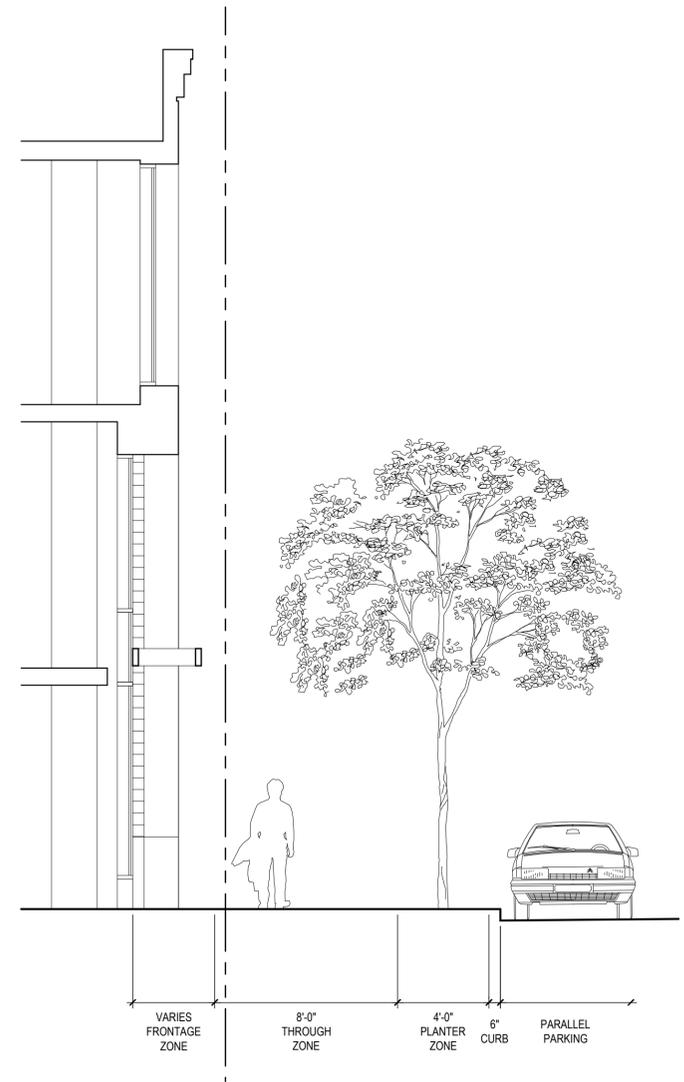
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A.10
SIDEWALK SECTION- E 3RD

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

2



A.10
SIDEWALK SECTION- CLAREMONT

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

1

PLANNING APPLICATION FOR:
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435 E THIRD AVENUE
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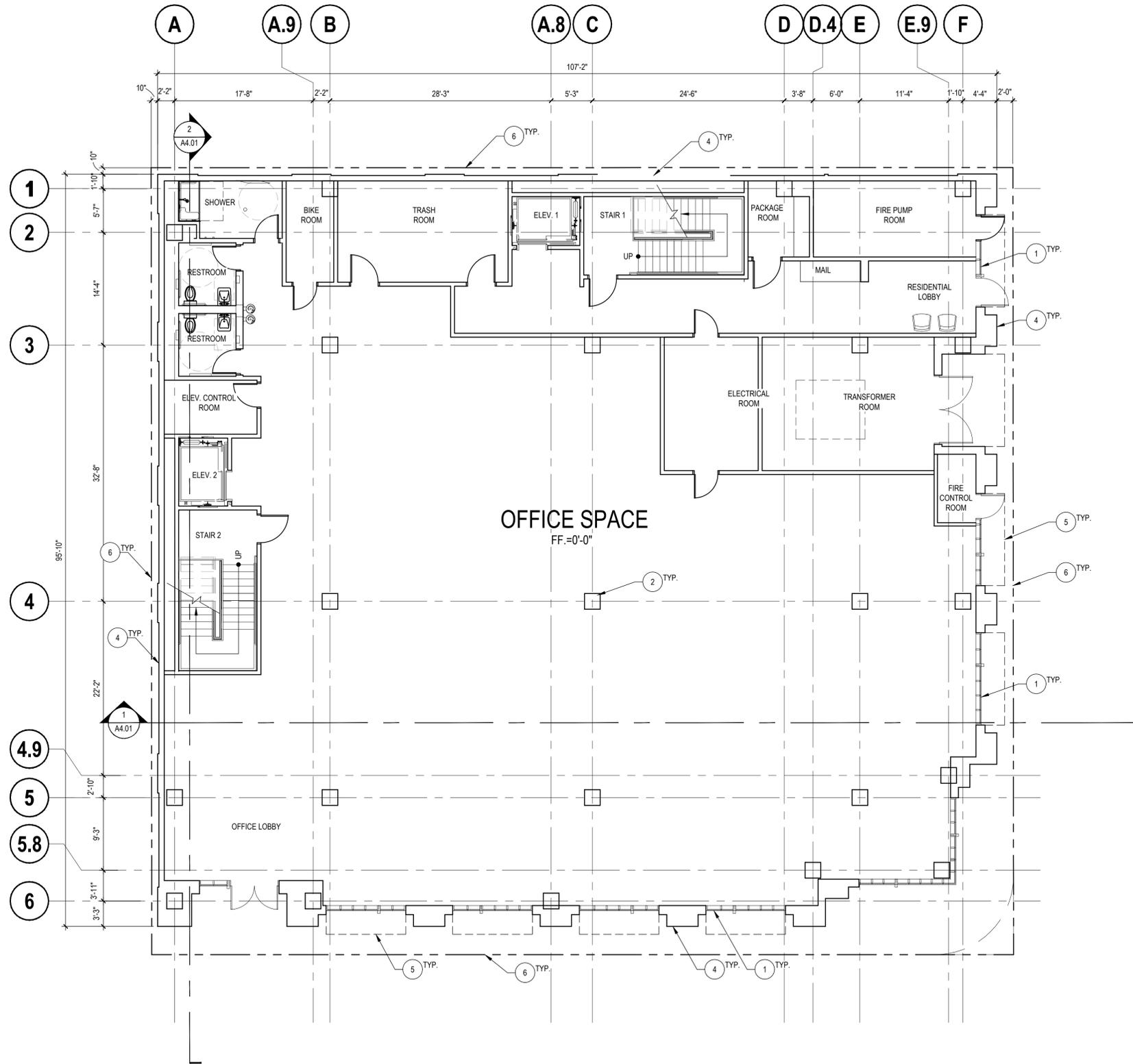
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SIDEWALK SECTION

A 1.02

PROJECT NO: 215293

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KEYNOTES

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- 1 EXTERIOR GLAZING SYSTEM; REFER TO EXTERIOR ELEVATIONS FOR SPECIFICATION
- 2 STRUCTURAL COLUMN
- 3 NOT USED
- 4 EXTERIOR WALL; REFER TO EXTERIOR ELEVATIONS FOR FINISH SPECIFICATION
- 5 CANOPY ABOVE, SHOWN DASHED
- 6 PROPERTY LINE
- 7 EDGE OF BALCONY WITH 42" HIGH GUARDRAIL; REFER TO EXTERIOR ELEVATIONS FOR GUARDRAIL SPECIFICATION
- 8 CANOPY BELOW
- 9 SOFFIT ABOVE, SHOWN DASHED
- 10 SHAFT
- 11 LINE OF CANOPY BELOW
- 12 LINE OF BALCONY BELOW
- 13 PATIO DIVIDERS

PLEASE NOTE: EGRESS CODE ANALYSIS DIAGRAMS WILL BE PROVIDED WITH THE FORMAL PLANNING APPLICATION.



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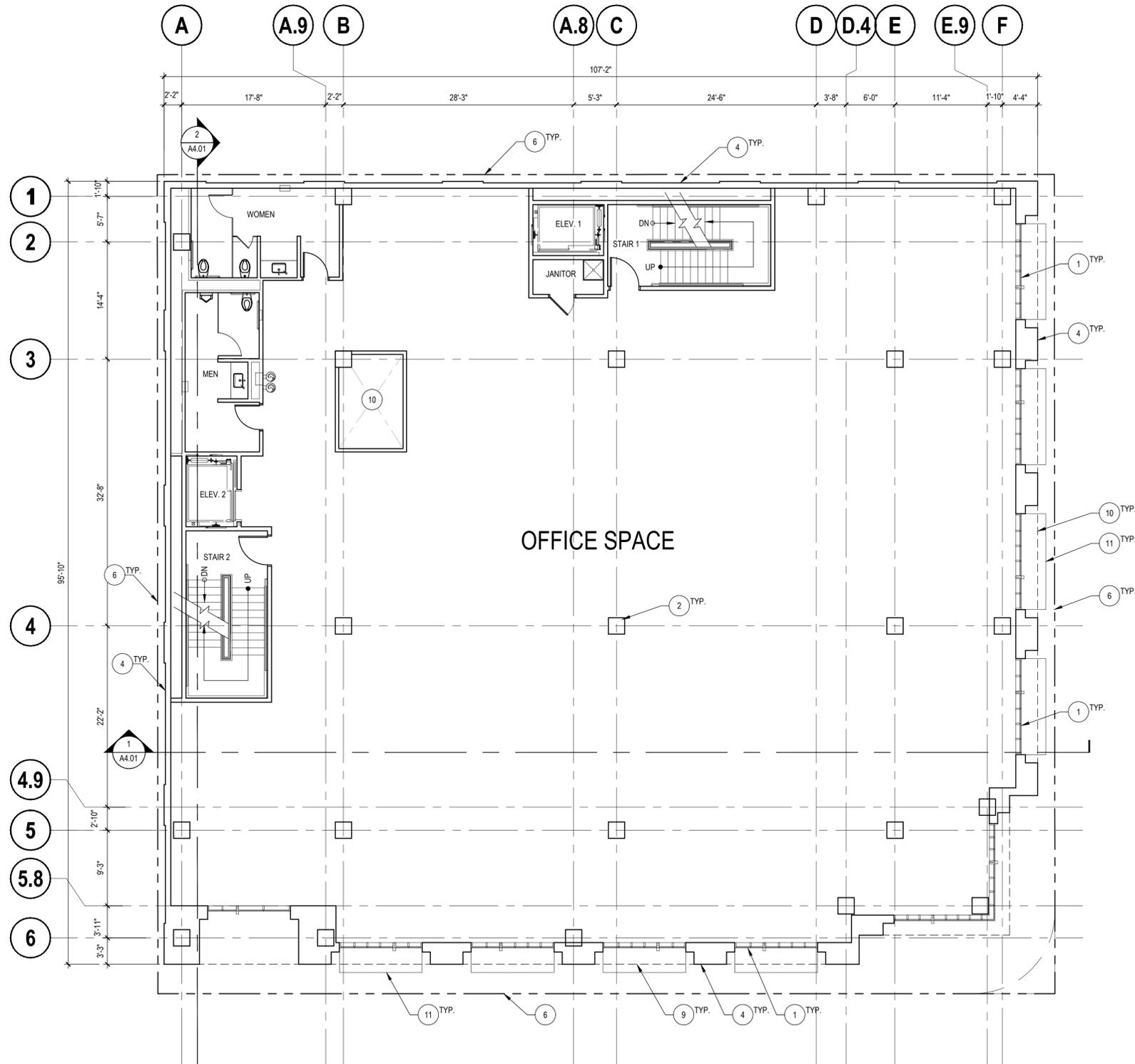
FIRST LEVEL PLAN

A 2.01
PROJECT NO: 215293

FIRST LEVEL PLAN

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





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SECOND LEVEL PLAN

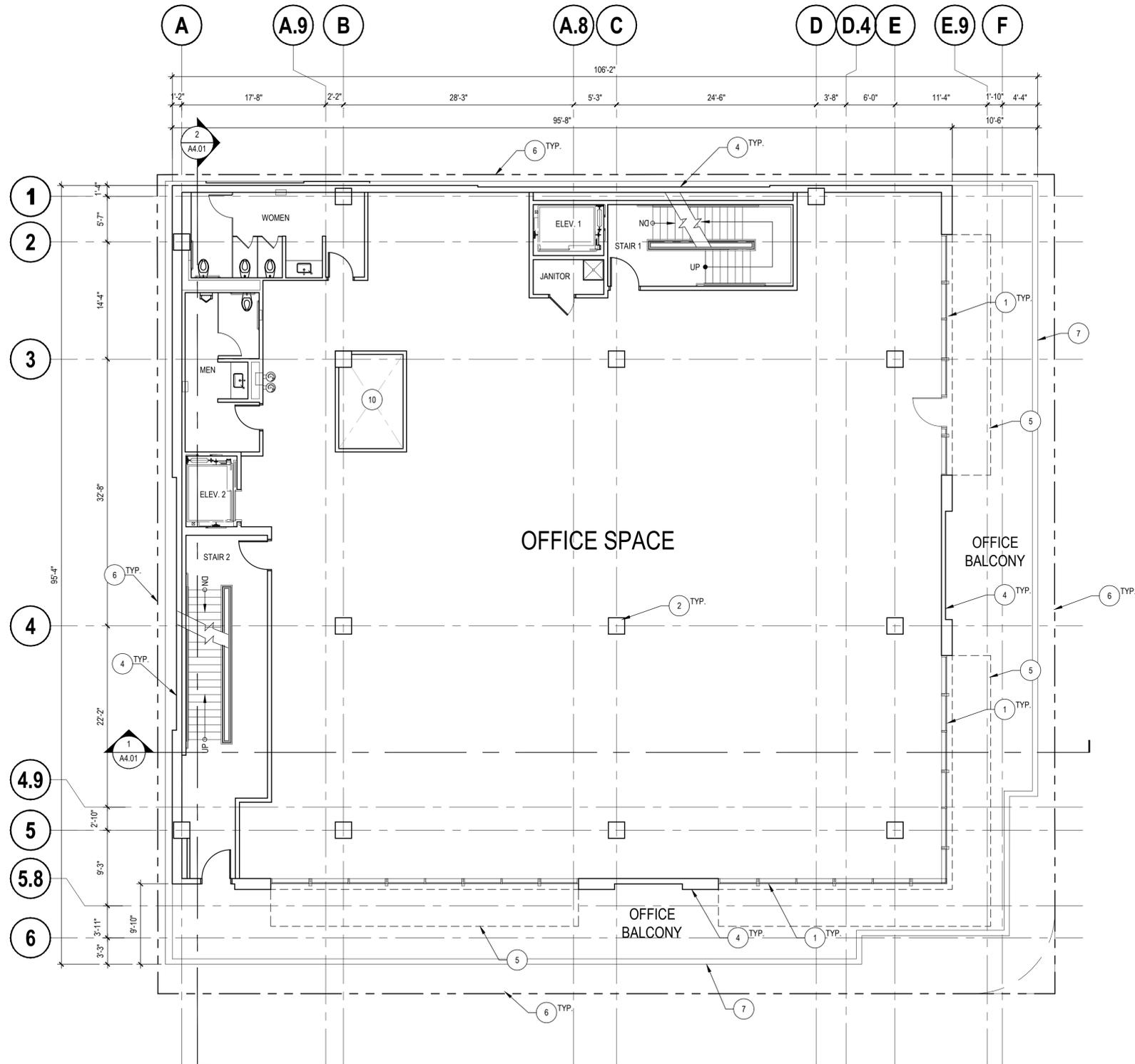
SCALE: 1/8" = 1'-0"



SECOND LEVEL PLAN

A 2.02

PROJECT NO: 215293



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FOURTH LEVEL PLAN

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

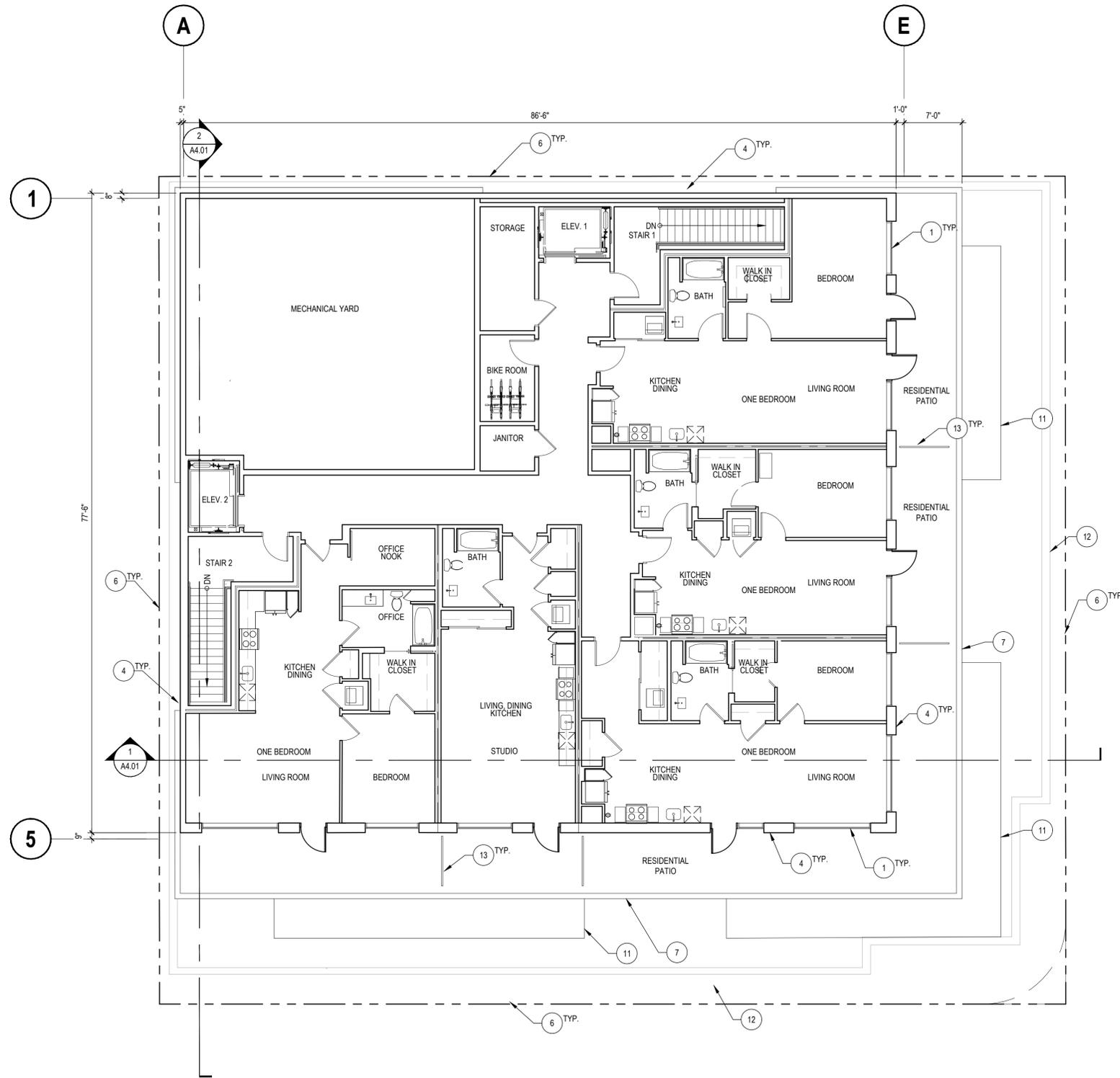


FOURTH LEVEL PLAN

A 2.04

PROJECT NO: 215293

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27.38.130 RESIDENTIAL DEVELOPMENT STANDARDS.
 (a) Open Space. Residential development shall include private usable open space equal to at least 80 square feet 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 and shall not be less than six (6) feet in any dimension.

PROJECT PROPOSES TO MODIFY PER THE STATE DENSITY CODE THE REQUIRES TO:

27.38.130 RESIDENTIAL DEVELOPMENT STANDARDS.

(a) Open Space. Residential development shall include private usable open space equal to at least 60 square feet 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 60 square feet and shall not be less than six (6) feet in any dimension.

RESIDENTIAL UNITS COUNT:

STUDIO	1 UNIT
ONE BEDROOMS	4 UNITS
TOTAL	5 UNITS

FIFTH LEVEL PLAN

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



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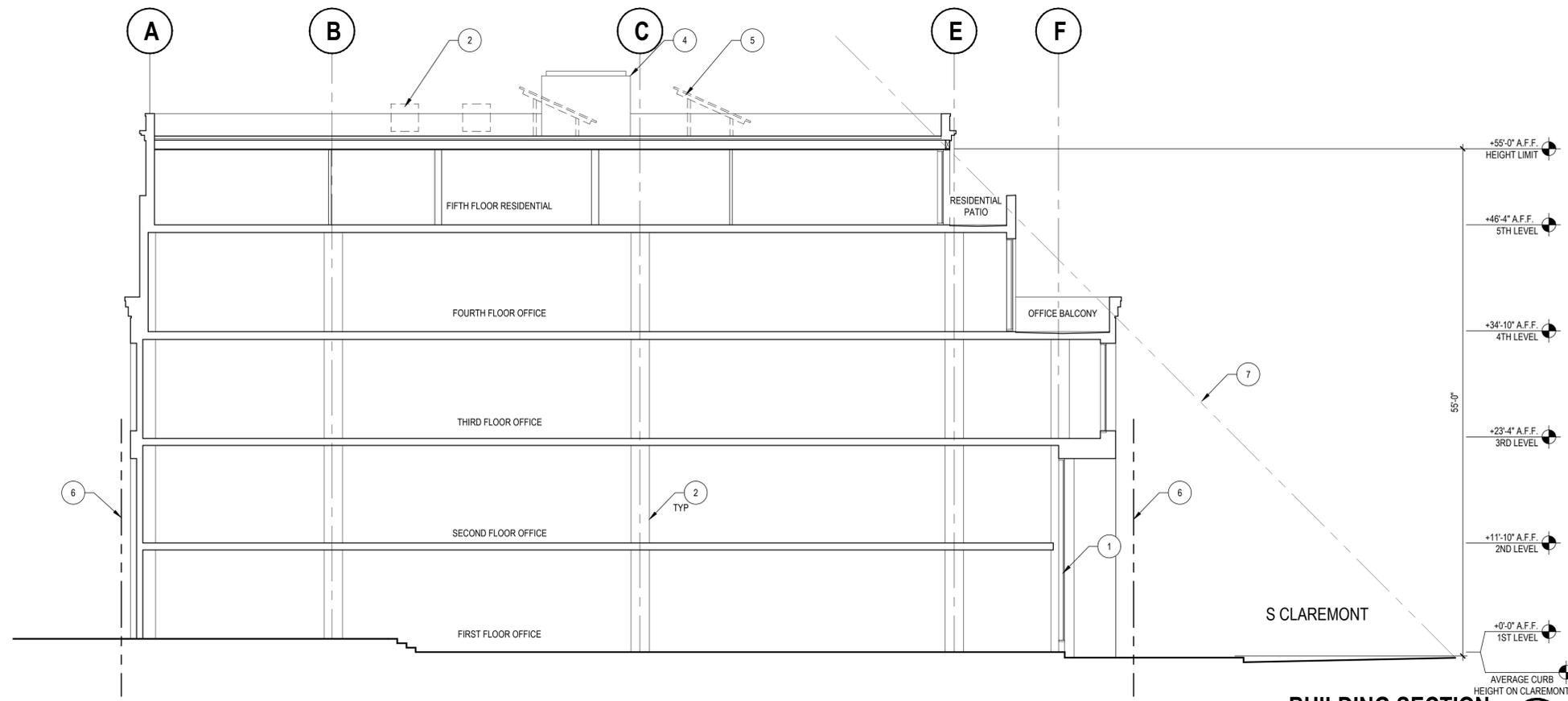
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FIFTH LEVEL PLAN

A 2.05

PROJECT NO: 215293



BUILDING SECTION 1

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



KEYNOTES

- 1 EXTERIOR GLAZING SYSTEM
- 2 MECHANICAL UNITS
- 3 STRUCTURAL COLUMN
- 4 ELEVATOR OVER RIDE BEYOND
- 5 FUTURE SOLAR PV'S
- 6 EXISTING PROPERTY LINE
- 7 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"



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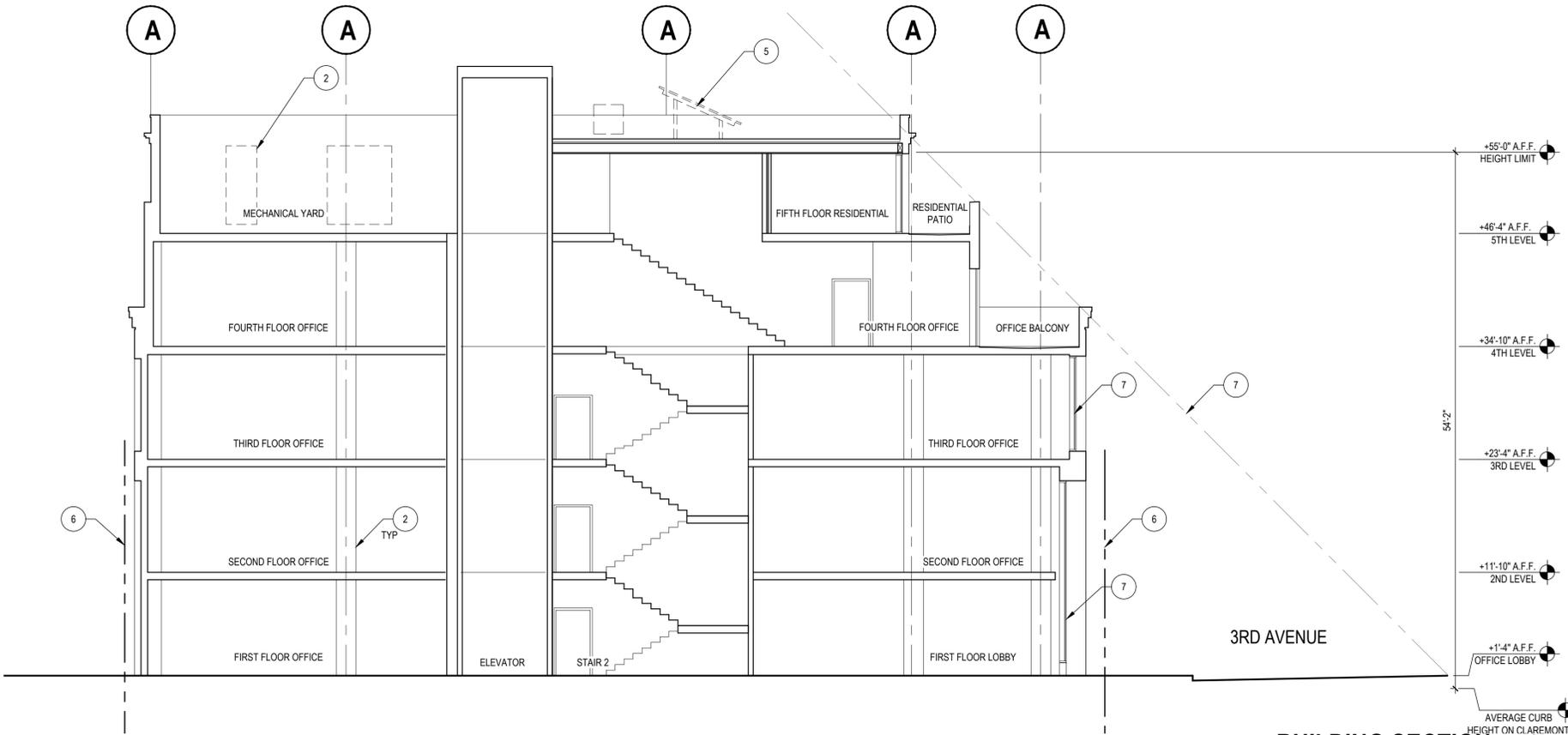
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BUILDING SECTION 2

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



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BUILDING SECTIONS

A 4.01

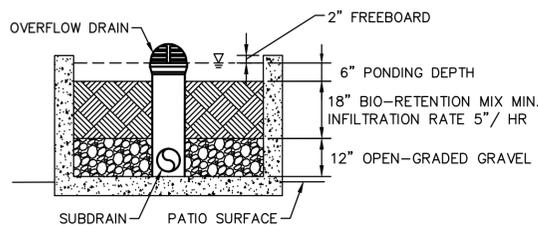
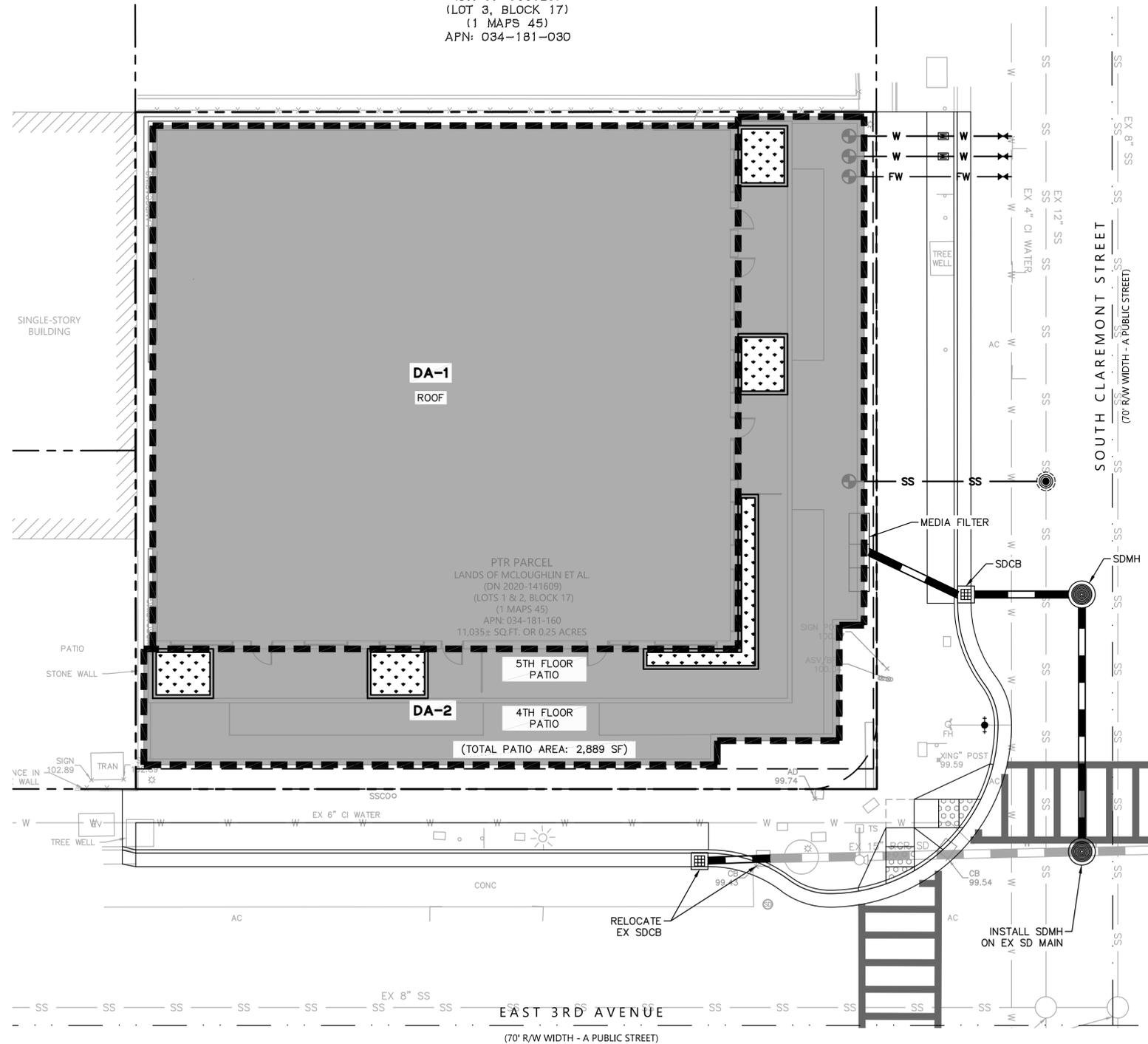
PROJECT NO: 215293

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LANDS OF IZMIRIAN
FAMILY PARTNERS, LP
(PARCEL SEVEN)
(DN 97-058629)
(LOT 3, BLOCK 17)
(1 MAPS 45)
APN: 034-181-030

LEGEND:

- IMPERVIOUS AREA: ROOF
- PERVIOUS AREA: FLOW-THROUGH PLANTER
- DRAINAGE MANAGEMENT AREA (DMA)
- MEDIA FILTER



TYPICAL FLOW-THROUGH PLANTER ON PODIUM

BIO-RETENTION PLANTER TREATMENT AREA

DRAINAGE AREA	DRAINAGE AREA SIZE (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA* (SF)	REQUIRED TREATMENT AREA (SF)/ VOLUME (CFS)	PROVIDED TREATMENT AREA (SF)/ VOLUME (CFS)	PROPOSED TREATMENT CONTROLS
DA-1	6,736	6,736	0	6,736	215 (SF)	280 (SF)	LID: FLOW-THROUGH PLANTER
DA-2	3,169	2,889	280	2,917	0.012 (CFS)	0.012 (CFS)	NON-LID: MEDIA FILTER
TOTAL	9,906	9,625	280	9,653			

*THE EFFECTIVE IMPERVIOUS SURFACE AREA IS EQUAL TO THE TOTAL IMPERVIOUS AREA AND 0.1 X THE TOTAL PERVIOUS AREA, EXCLUDING THE TREATMENT AREA.

CONSTRUCTION STORMWATER BMP NOTES

- PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
- MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDEED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
- THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
- CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
- DUST CONTROL IS REQUIRED YEAR-ROUND.
- EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.

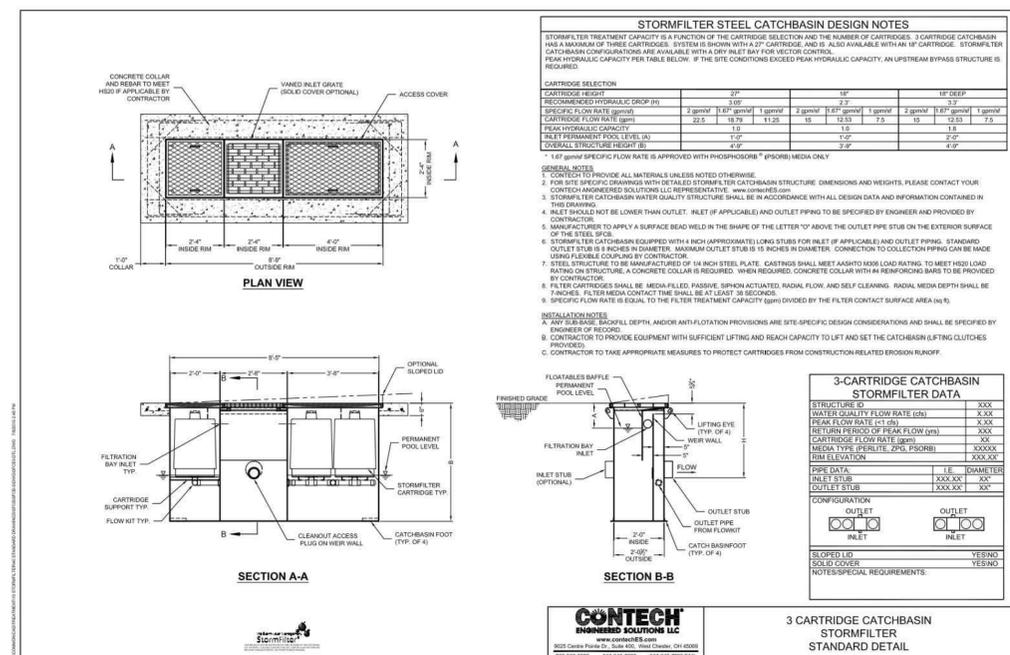
SOURCE CONTROL NOTES

- STORM DRAIN: MARK ON-SITE INLETS WITH THE WORDS "NO DUMPING! FLOWS TO BAY" OR EQUIVALENT.
- LANDSCAPING:
 - RETAIN EXISTING VEGETATION AS PRACTICABLE.
 - SELECT DIVERSE SPECIES APPROPRIATE TO THE SITE. INCLUDE PLANTS THAT ARE PEST-AND/OR DISEASE-RESISTANT, DROUGHT-TOLERANT, AND/OR ATTRACT BENEFICIAL INSECTS.
 - MINIMIZE USE OF PESTICIDES AND QUICK-RELEASE FERTILIZERS.
 - USE EFFICIENT IRRIGATION SYSTEM; DESIGN TO MINIMIZE RUNOFF.
- REFUSE AREAS:
 - PROVIDE A ROOFED AND ENCLOSED AREA FOR DUMPSTERS, RECYCLING CONTAINERS, ETC., DESIGNED TO PREVENT STORMWATER RUN-ON AND RUNOFF.
 - CONNECT ANY DRAINS IN OR BENEATH DUMPSTERS, COMPACTORS, AND TALLOW BIN AREAS SERVING FOOD SERVICE FACILITIES TO THE SANITARY SEWER.
- FIRE SPRINKLERS: DESIGN FOR DISCHARGE OF FIRE SPRINKLER TEST WATER TO LANDSCAPE OR SANITARY SEWER.
- MISCELLANEOUS DRAIN OR WASH WATER:
 - DRAIN CONDENSATE OF AIR CONDITIONING UNITS TO LANDSCAPING. LARGE AIR CONDITIONING UNITS MAY CONNECT TO THE SANITARY SEWER.
 - ROOF DRAINS FROM EQUIPMENT DRAIN TO LANDSCAPED AREA WHERE PRACTICABLE.
 - DRAIN BOILER DRAIN LINES, ROOF TOP EQUIPMENT, ALL WASH WATER TO SANITARY SEWER.

In Association with:

A Planning Application for:
WINDY HILL PROPERTY VENTURES
435 E. THIRD AVENUE
SAN MATEO, CA 94401

DATE	DESCRIPTION
5.14.2021	PRELIM. PLANNING REVISIONS
07.30.2021	PRELIM. PLANNING RESUBMITTAL



PRELIMINARY STORMWATER MANAGEMENT PLAN

C2.0

PROJECT NO: 210201