



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 EMAIL: craiga@arctecinc.com
CIVIL ENGINEER:	BKF 255 Shoreline Drive, Suite 200 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

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	BUILDING AREA, OFFICE:	33,876 S.F.
PROJECT ADDRESS:	435 E. THIRD AVENUE SAN MATEO, CA 94401	TOTAL RESIDENTIAL UNITS:	5 UNITS
		NUMBER OF STORIES:	5
		CONSTRUCTION TYPE:	I-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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www.arctecinc.com  
Arizona

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Phoenix, AZ 85028 602.953.2355

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## California

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

DATE	DESCRIPTION
18.2021	PRELIM. PLANNING SUBMITTAL
14.2021	PRELIM. PLANNING REVISIONS
30.2021	PRELIM. PLANNING RESUBMITTAL

## ENDERINGS

**A 0.01**

PROJECT NO: 215293



**VIEW ALONG 3RD AVE TOWARDS CLAREMONT**

SCALE: NTS

1)





VIEW ALONG CLAREMONT

SCALE: NTS

1

PLANNING APPLICATION FOR:  
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435 E THIRD AVENUE  
SAN MATEO, CA 94401

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05.14.2021	PRELIM. PLANNING REVISIONS
07.30.2021	PRELIM. PLANNING RESUBMITTAL

RENDERINGS

A 0.02

PROJECT NO: 215293



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Arizona  
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Phoenix, AZ 85028 602.953.2355  
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**AERIAL VIEW LOOKING ACROSS 3RD AVENUE**

SCALE: NTS

1

PLANNING APPLICATION FOR:  
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SAN MATEO, CA 94401

DATE	DESCRIPTION
8.2021	PRELIM. PLANNING SUBMITTAL
4.2021	PRELIM. PLANNING REVISIONS
0.2021	PRELIM. PLANNING RESUBMITTAL

## RENDERINGS

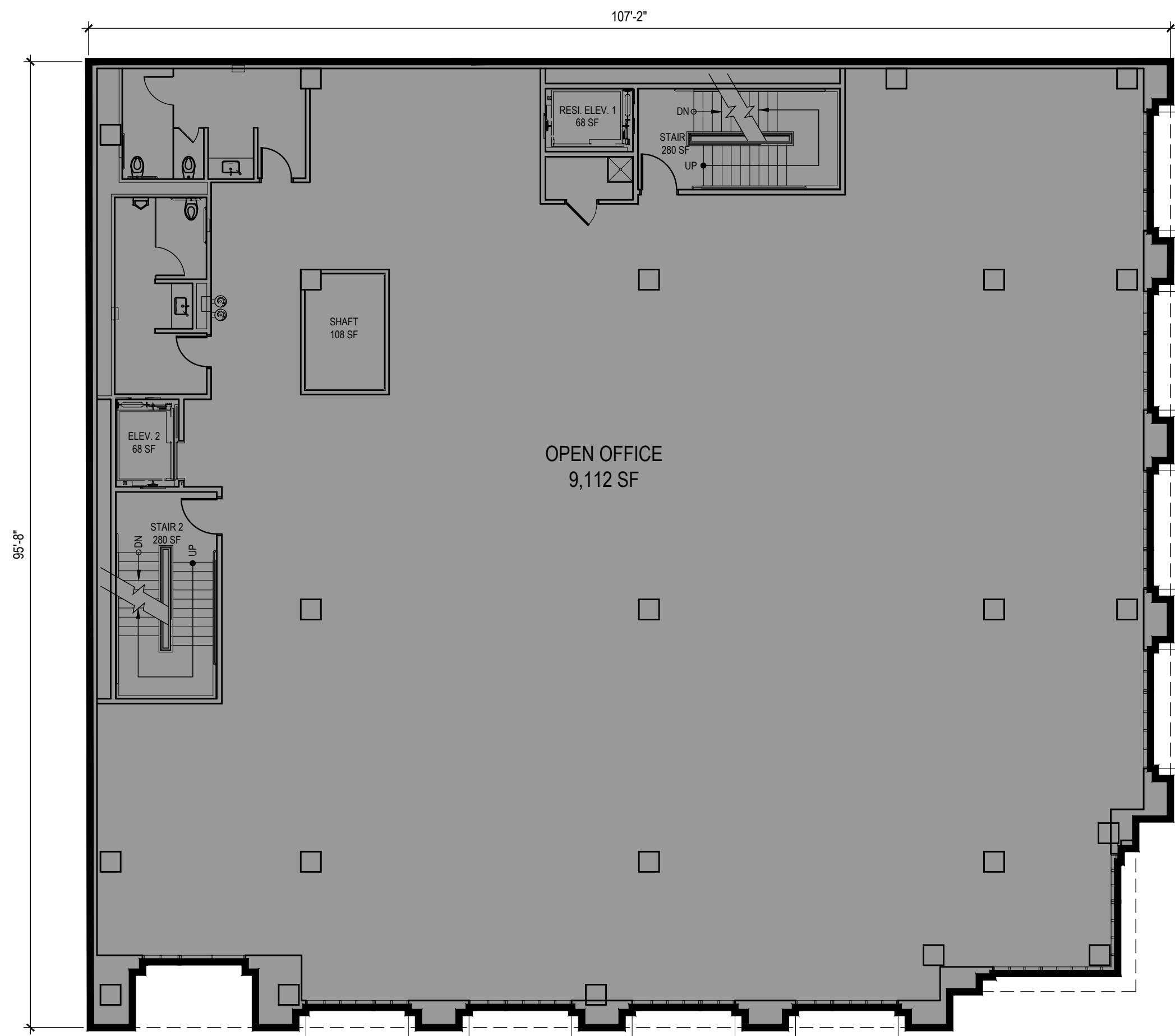
**A 0.03**

PROJECT NO: 215293

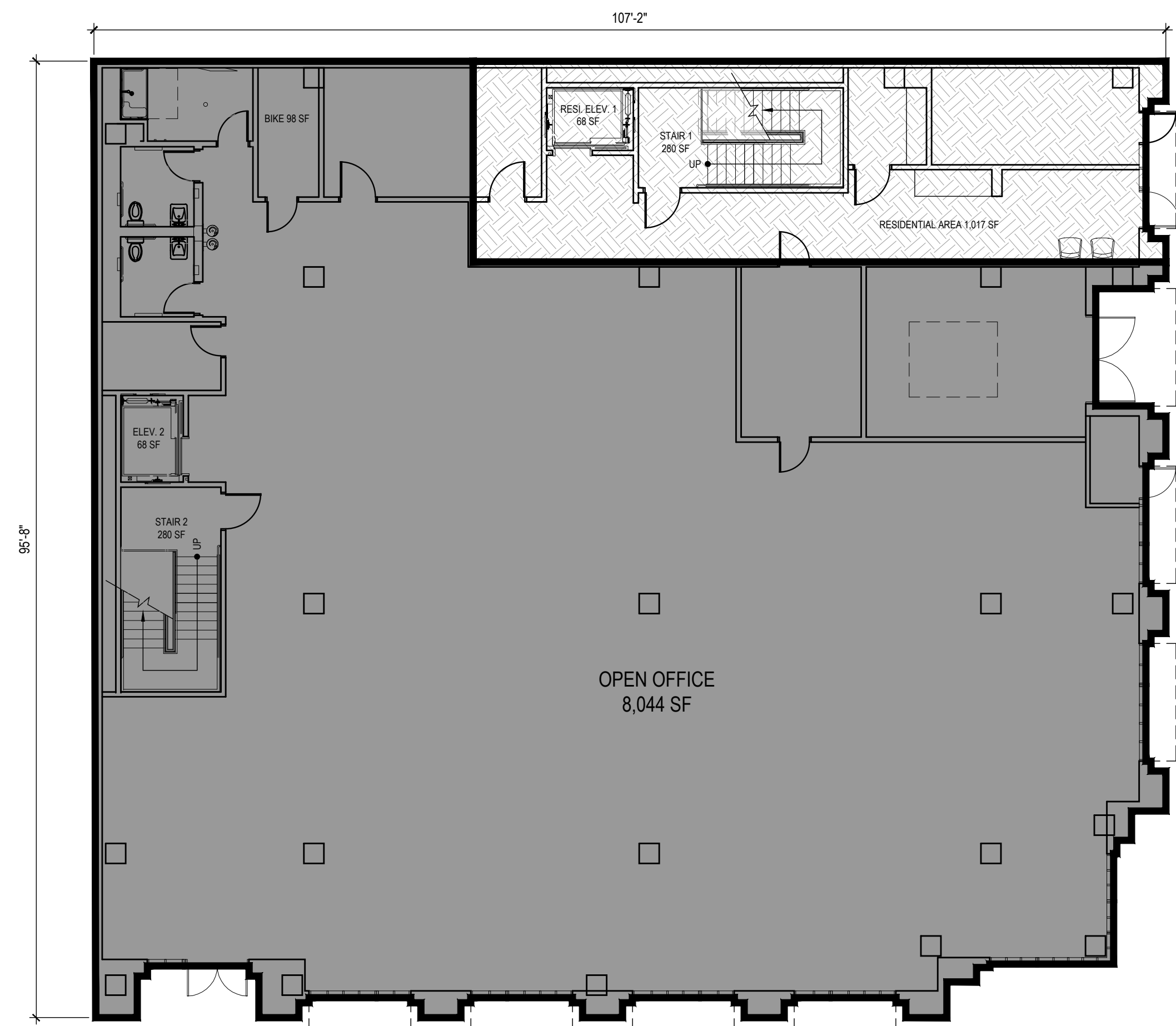




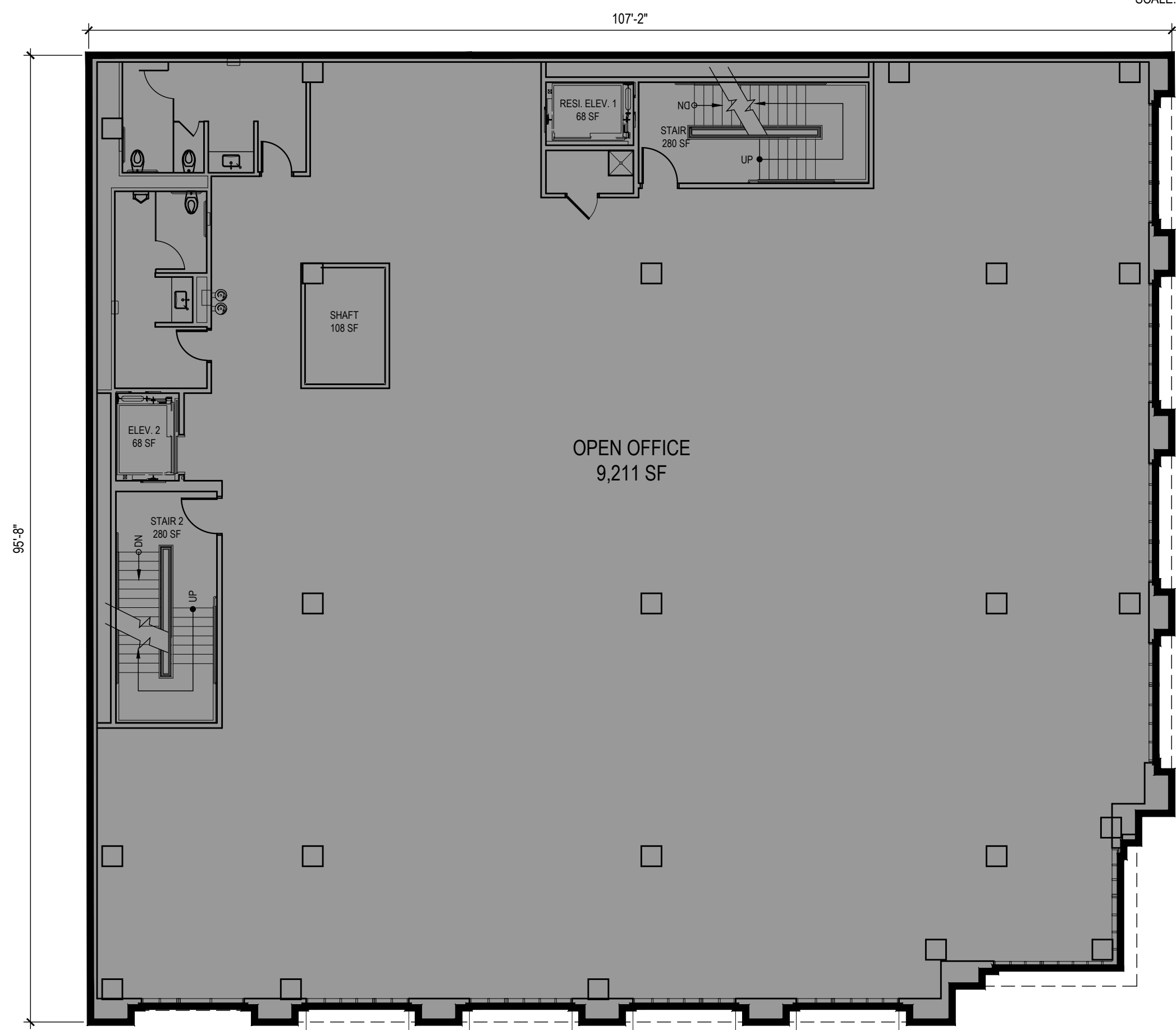




## SECOND LEVEL AREA PLAN



## FIRST LEVEL AREA PLAN



### THIRD LEVEL AREA PLAN

## PARKING ORDINANCE AREA CALCULATIONS

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

<b><u>SECOND LEVEL</u></b>	
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.

<u>THIRD LEVEL</u>	
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.

<b><u>FOURTH LEVEL</u></b>	
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.
<b>TOTAL :</b>	<b>8,056 SQ. FT.</b>

**FIFTH LEVEL**

**NO OFFICE AREA**

NO OFFICE AREA

## FAR FLOOR AREA CALCULATIONS

<u>FIRST LEVEL</u>	
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.

<u>SECOND LEVEL</u>	
OFFICE AREA:	9,112 SQ. FT.
FLOOR AREA OFFICE*:	9,112 SQ. FT.

<u>THIRD LEVEL</u>	
OFFICE AREA:	9,211 SQ. FT.
FLOOR AREA OFFICE*:	9,211 SQ. FT.

<b><u>FOURTH LEVEL</u></b>	
<b>OFFICE AREA</b>	<b>7,161 SQ. FT.</b>
<b>FLOOR AREA OFFICE*:</b>	<b>7,161 SQ. FT.</b>

<b><u>FIFTH LEVEL</u></b>	
<b>RESIDENTIAL AREA</b>	<b>4,911 SQ. FT.</b>
<b>FLOOR AREA RESIDENTIAL*:</b>	<b>4,911 SQ. FT.</b>

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.

"PER San Mateo Municipal Code 27.04.200 (b) Measurement, other than single-family dwellings in T1 zoning districts.

(1) Floor area is measured from the *exterior* facade of the building's walls 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

OFFICE AREA

RESIDENTIAL AREA

AREAS EXCLUDED FROM FAR CALCULATIONS



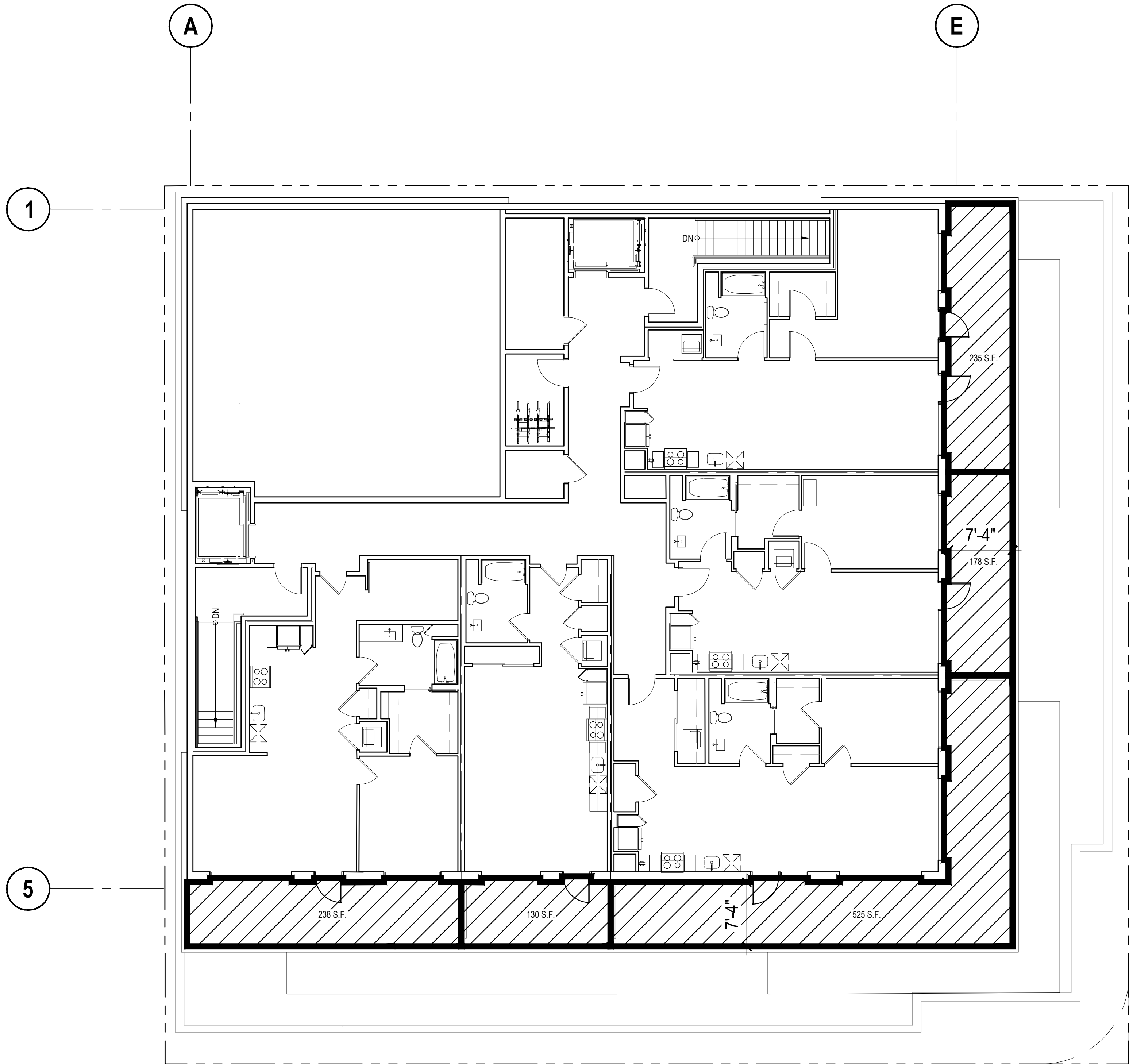








P:\2021\20210515 - 435 - Windy Hill Property Ventures\2021\0515-435-435.dwg - 03/18/2021 1:12:00 PM - 1/8" = 1'-0" - 1/8" = 1'-0"



FIFTH LEVEL PLAN

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



## RESIDENTIAL OPEN SPACE DATA

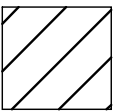
PER SMMC 27.38.130 RESIDENTIAL DEVELOPMENT STANDARDS.

(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



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Arizona

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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



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05.14.2021	PRELIM. PLANNING REVISIONS
07.30.2021	PRELIM. PLANNING RESUBMITTAL

DEMOLITION SITE PLAN

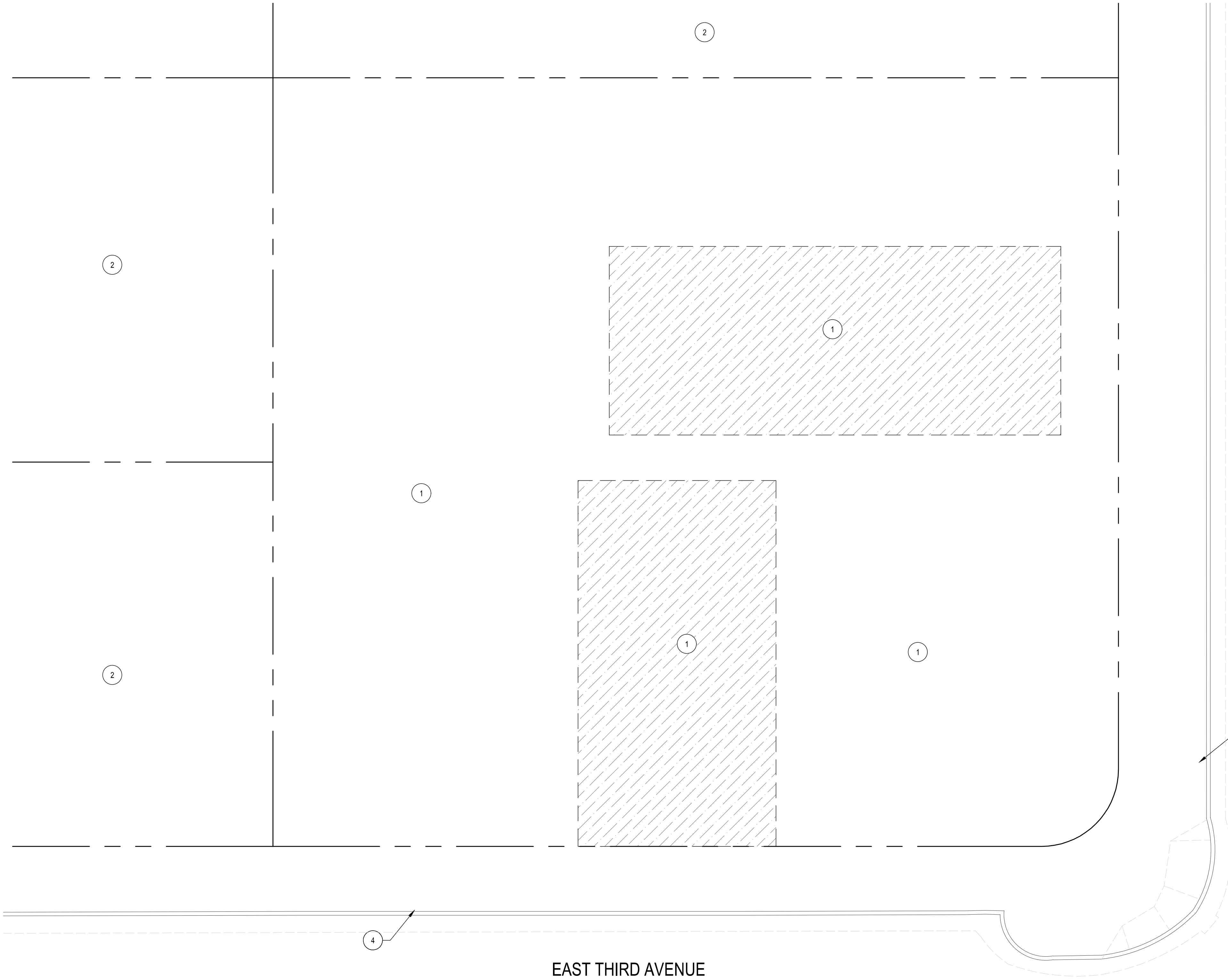


SCALE: 1/8" = 1'-0"



EAST THIRD AVENUE

SOUTH CLAREMONT STREET



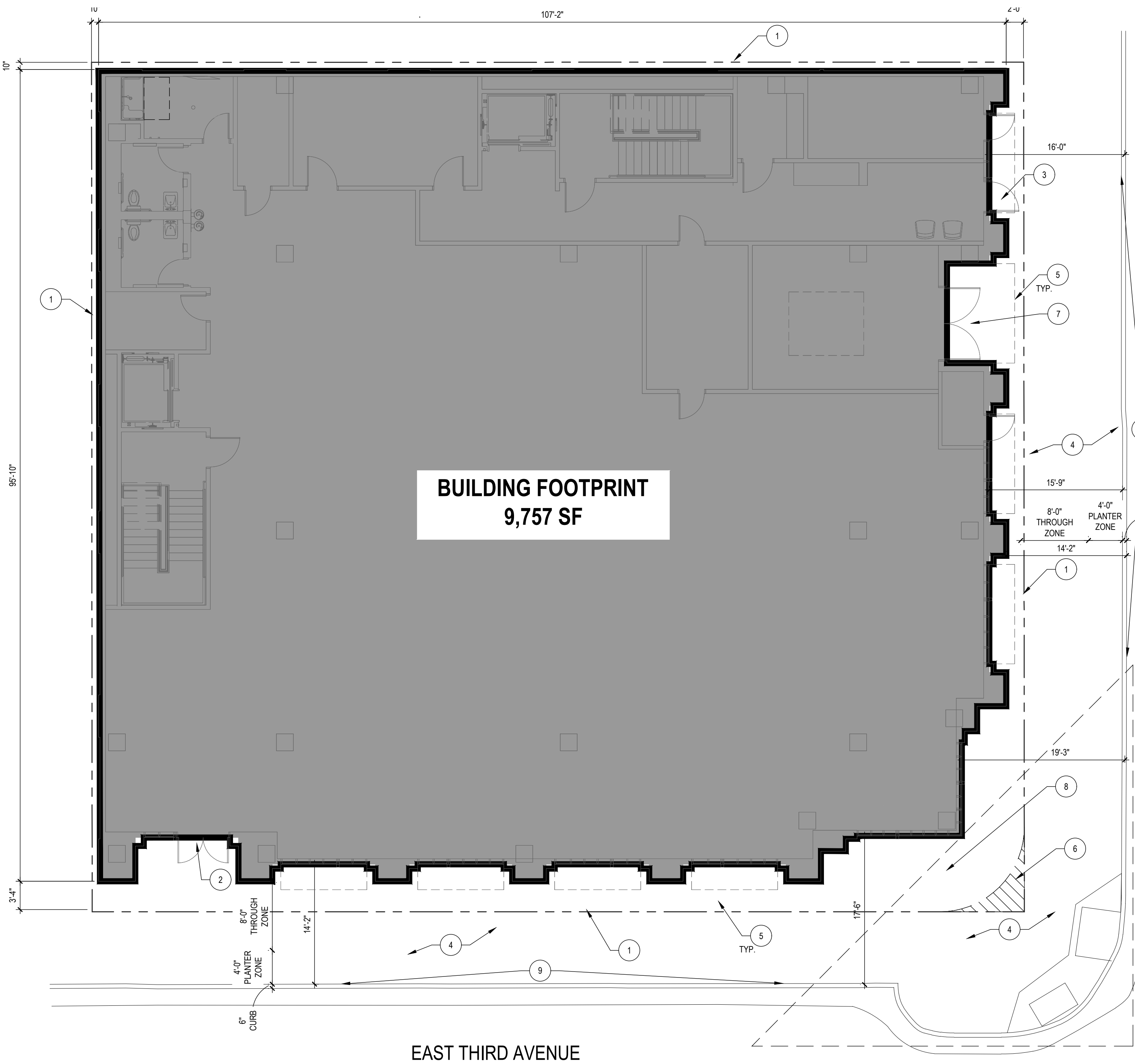
DEMOLITION SITE PLAN

A 1.00

PROJECT NO:

215293









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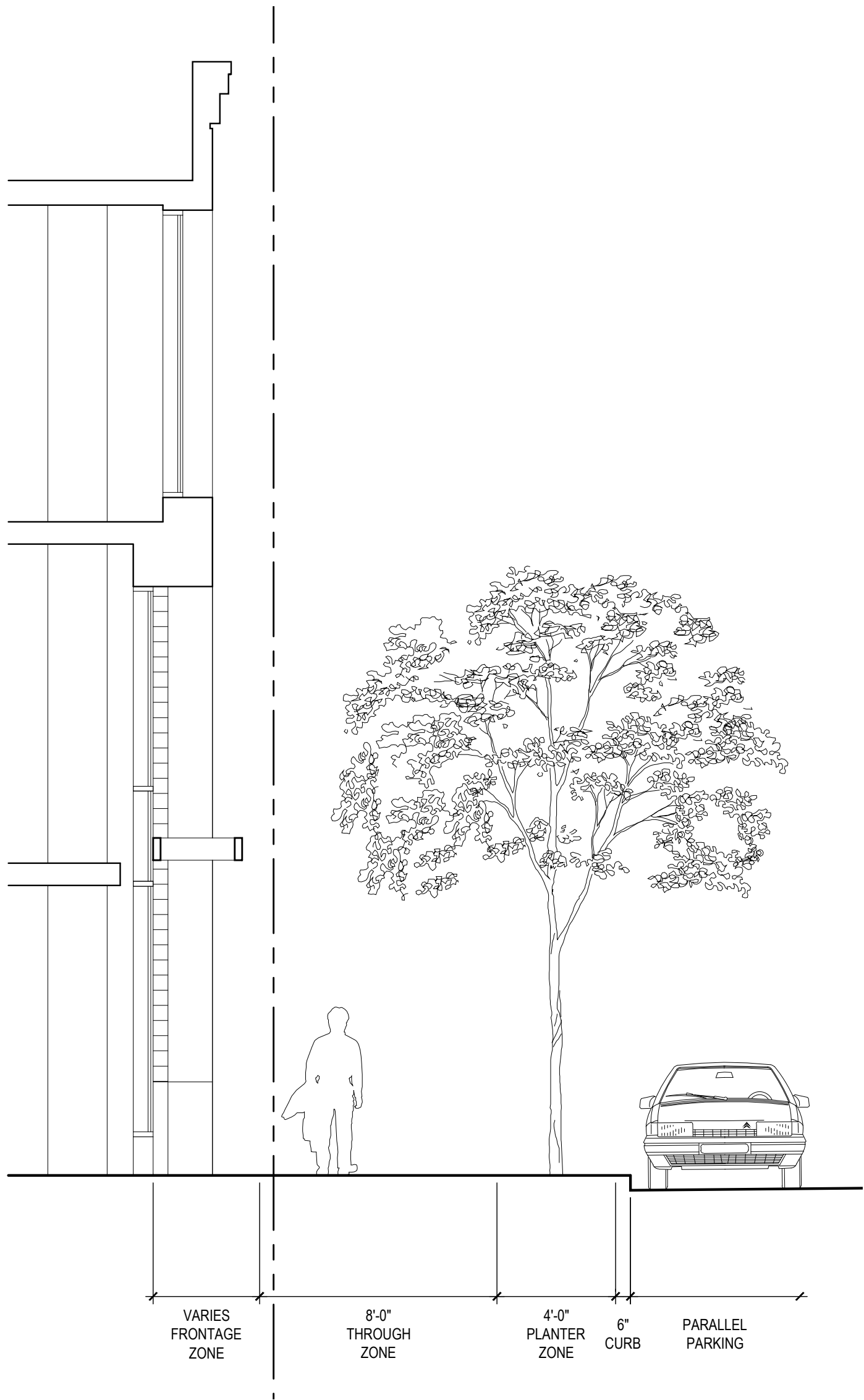
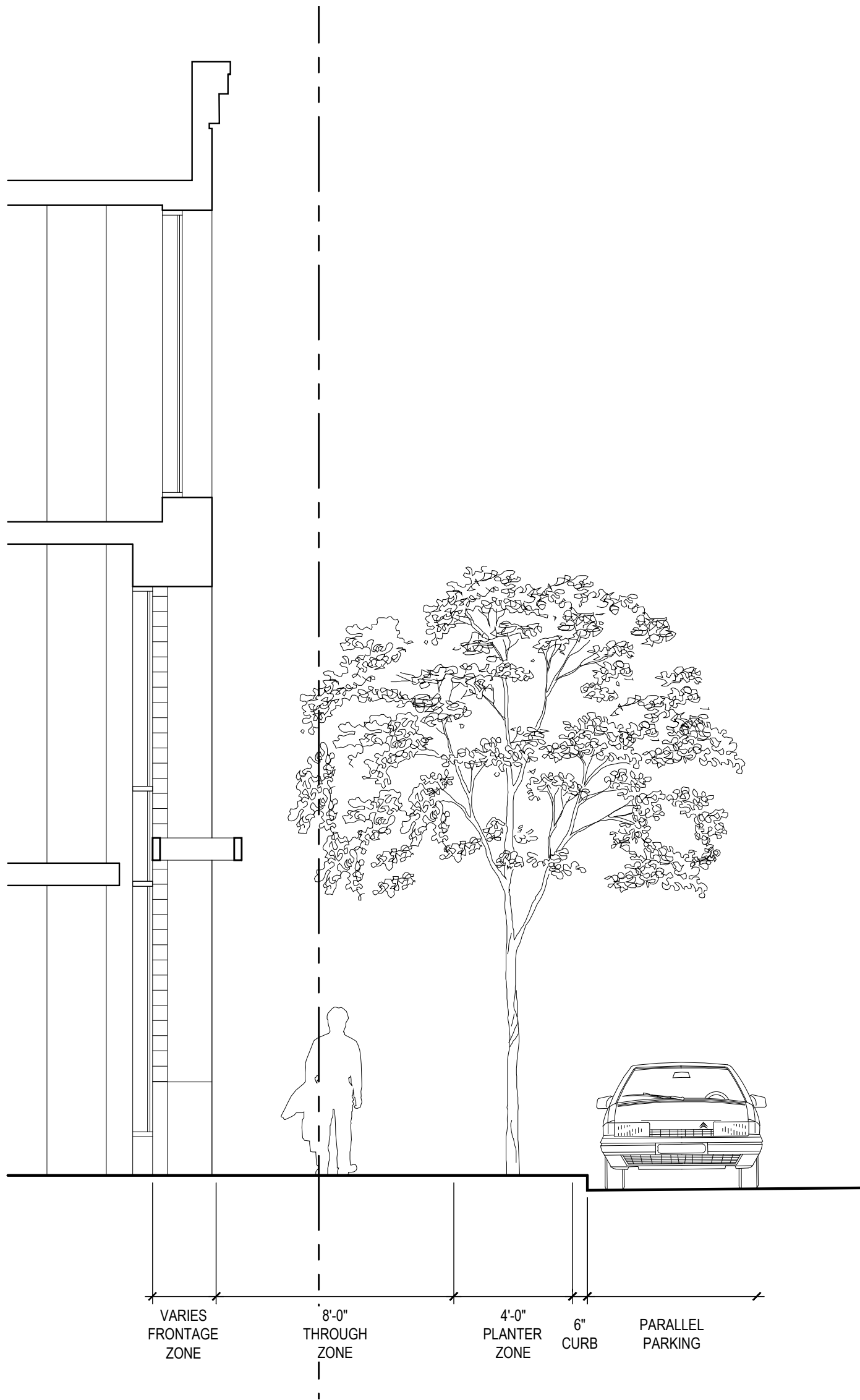
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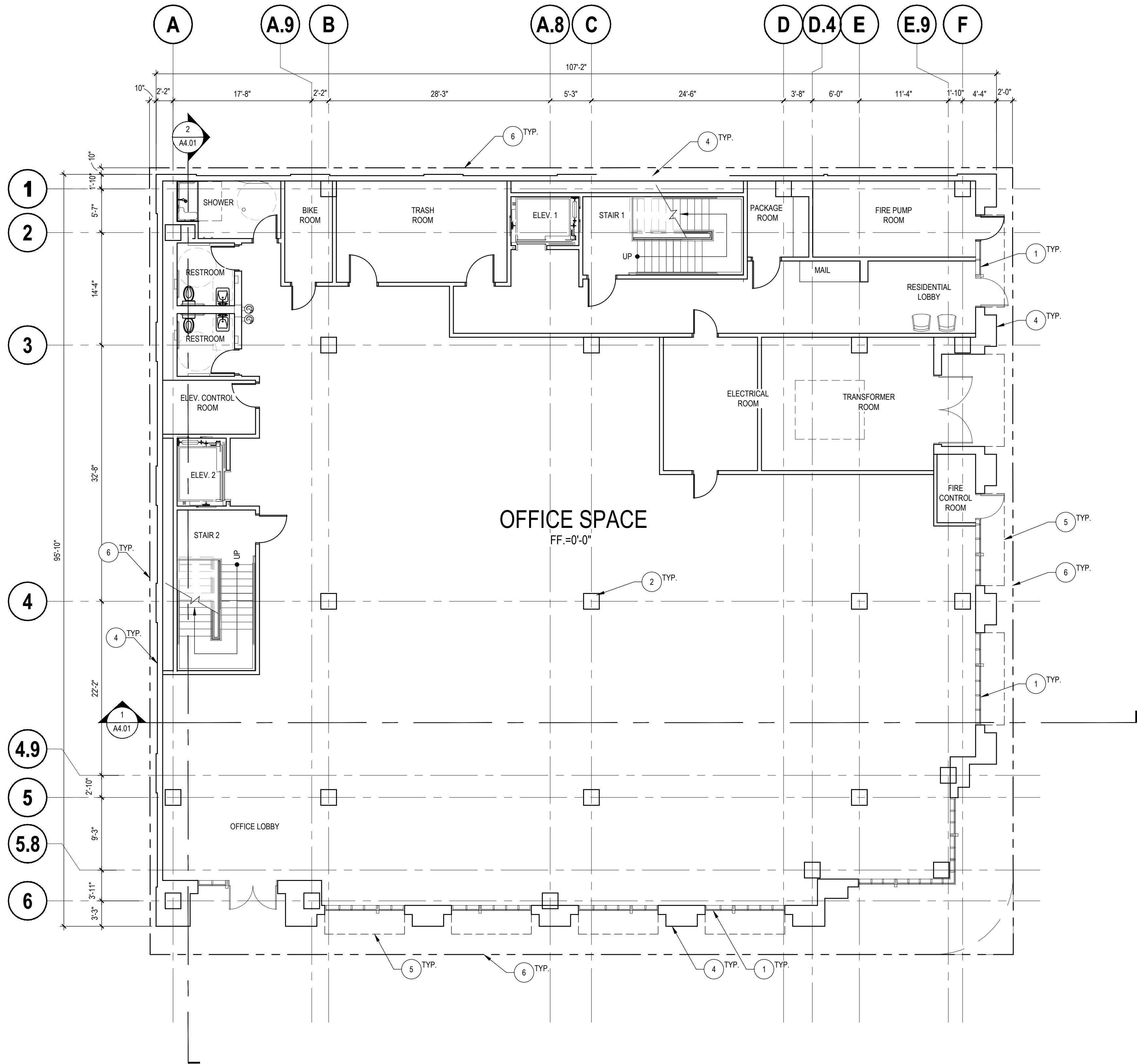
SIDEWALK SECTION

**A 1.02**

PROJECT NO: 215293







FIRST LEVEL PLAN

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

KEYNOTES

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

- 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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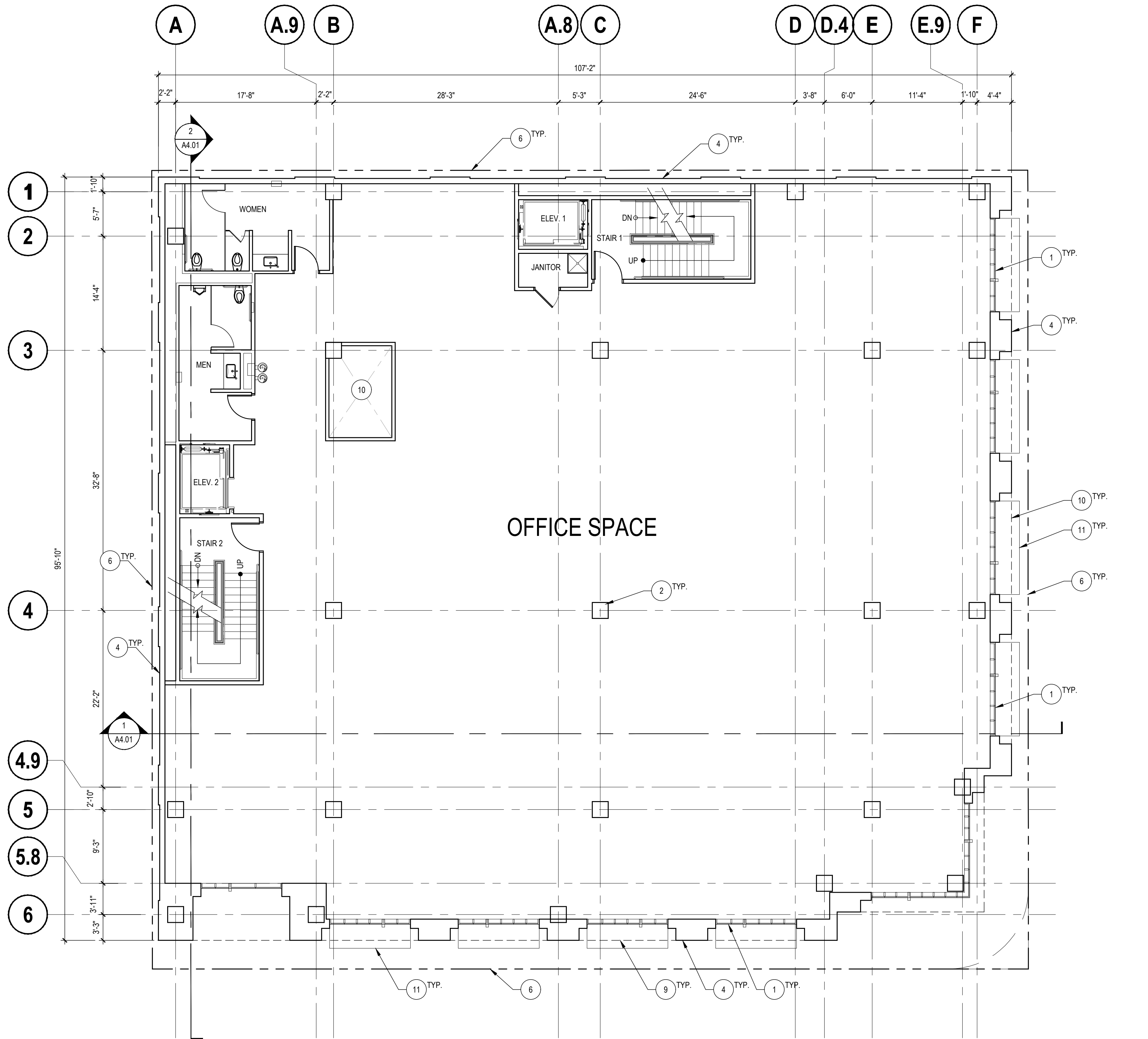
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07.30.2021	PRELIM. PLANNING RESUBMITTAL

FIRST LEVEL PLAN

A 2.01

PROJECT NO: 215293





SECOND LEVEL PLAN

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

KEYNOTES

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- 2 STRUCTURAL COLUMN
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- 4 EXTERIOR WALL; REFER TO EXTERIOR ELEVATIONS FOR FINISH SPECIFICATION
- 5 CANOPY ABOVE; SHOWN DASHED
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In Association with:

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

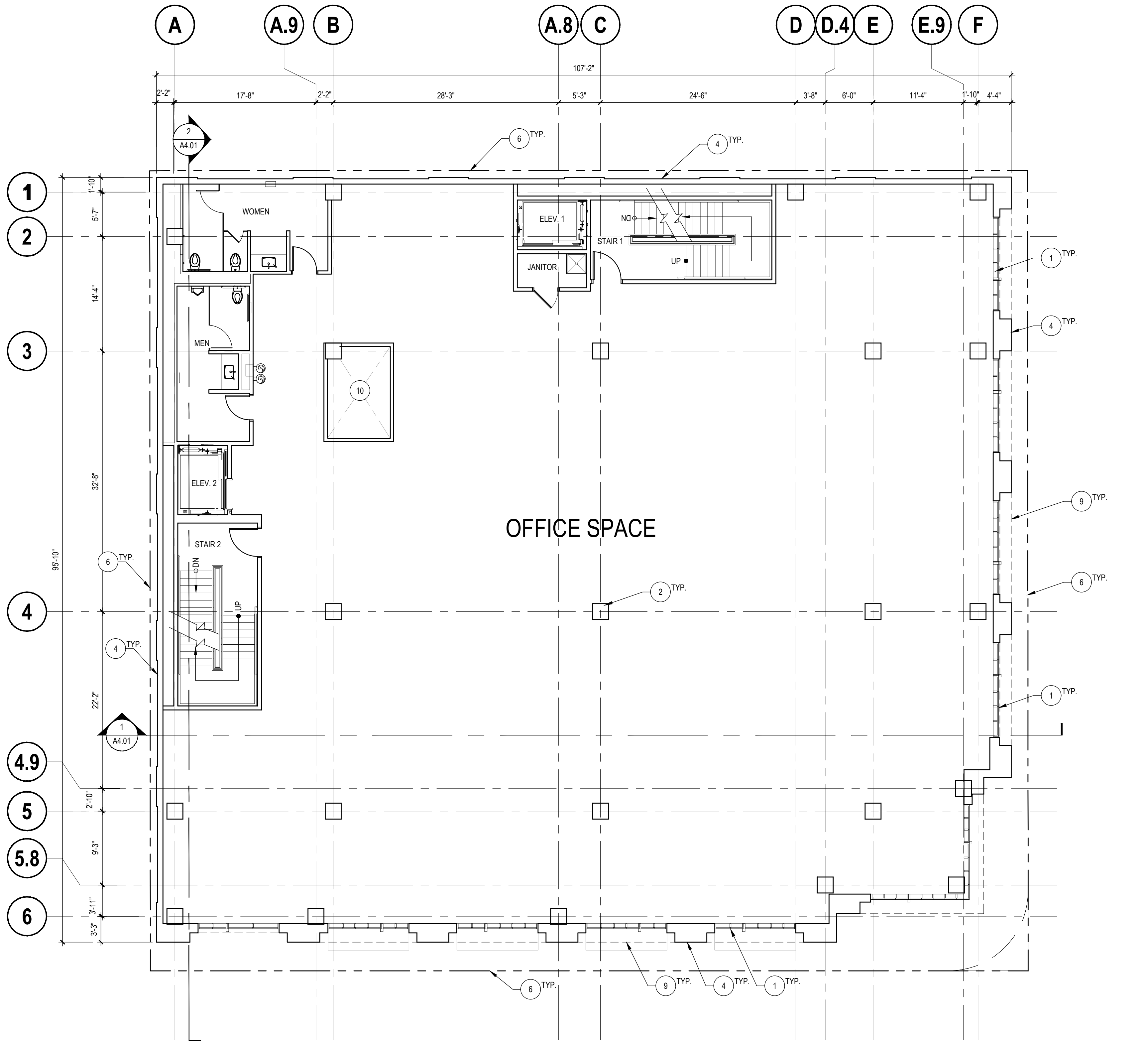
SECOND LEVEL PLAN

A 2.02

PROJECT NO:

215293





## KEYNOTES

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

- 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.



**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

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THIRD LEVEL PLAN

**A 2.03**

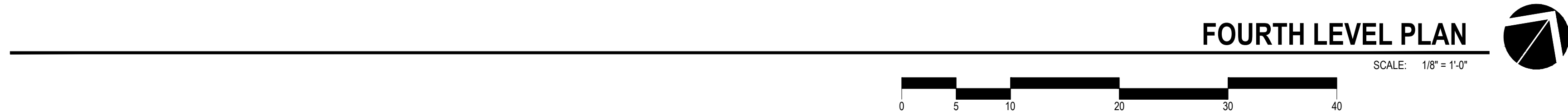
PROJECT NO: 215293

**THIRD LEVEL PLAN**

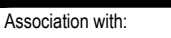
SCALE: 1/8" = 1'-0"







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DATE	DESCRIPTION
3.18.2021	PRELIM. PLANNING SUBMITTAL
5.14.2021	PRELIM. PLANNING REVISIONS
7.30.2021	PRELIM. PLANNING RESUBMITTAL









## 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
- THIN BRICK OVER METAL FRAMING
- PRECAST CONCRETE
- WOOD CLADDING OVER METAL FRAMING
- ALUMINUM COMPOSITE METAL PANEL CANOPY/EYEBROW
- STUCCO FINISH AND EXTERIOR SHEATHING OVER METAL STUD FRAME
- RECESSED BRICK WORK WITH INTEGRAL LED LIGHTING
- ENTRY/EXIT DOOR
- 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
- ARCHITECTURAL FOAM TRIM

## 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.

B1	THIN BRICK VENEER MANUFACTURER: SERIES: FINISH:	MUDDOX NORMAN OLD SACRAMENTO BLEND
G1	GLAZING* TYPE: COLOR:	1" INSULATED LOW TINT
G2	GLAZING* TYPE: COLOR:	1" INSULATED GRAY TINT
M1	ALUMINUM SUNSCREEN FINISH TO MATCH MANUFACTURER: SERIES: FINISH:	REYNOBOND COLORWELD 500 XL BLACK
P1	PAINT OVER STUCCO FINISH MANUFACTURER: COLOR:	BENJAMIN MOORE BM 1548 CLASSIC GREY
P2	PAINT MANUFACTURER: COLOR:	BENJAMIN MOORE BM 989 ALPHANO BIEGE
W1	WOOD BOARD MANUFACTURER: COLOR:	KEBONY CLEAR



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EXTERIOR ELEVATIONS

**A 3.01**

PROJECT NO: 215293





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

- ## MATERIAL PALETTE

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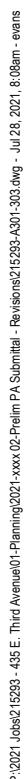
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## EXTERIOR ELEVATIONS

## A 3.02

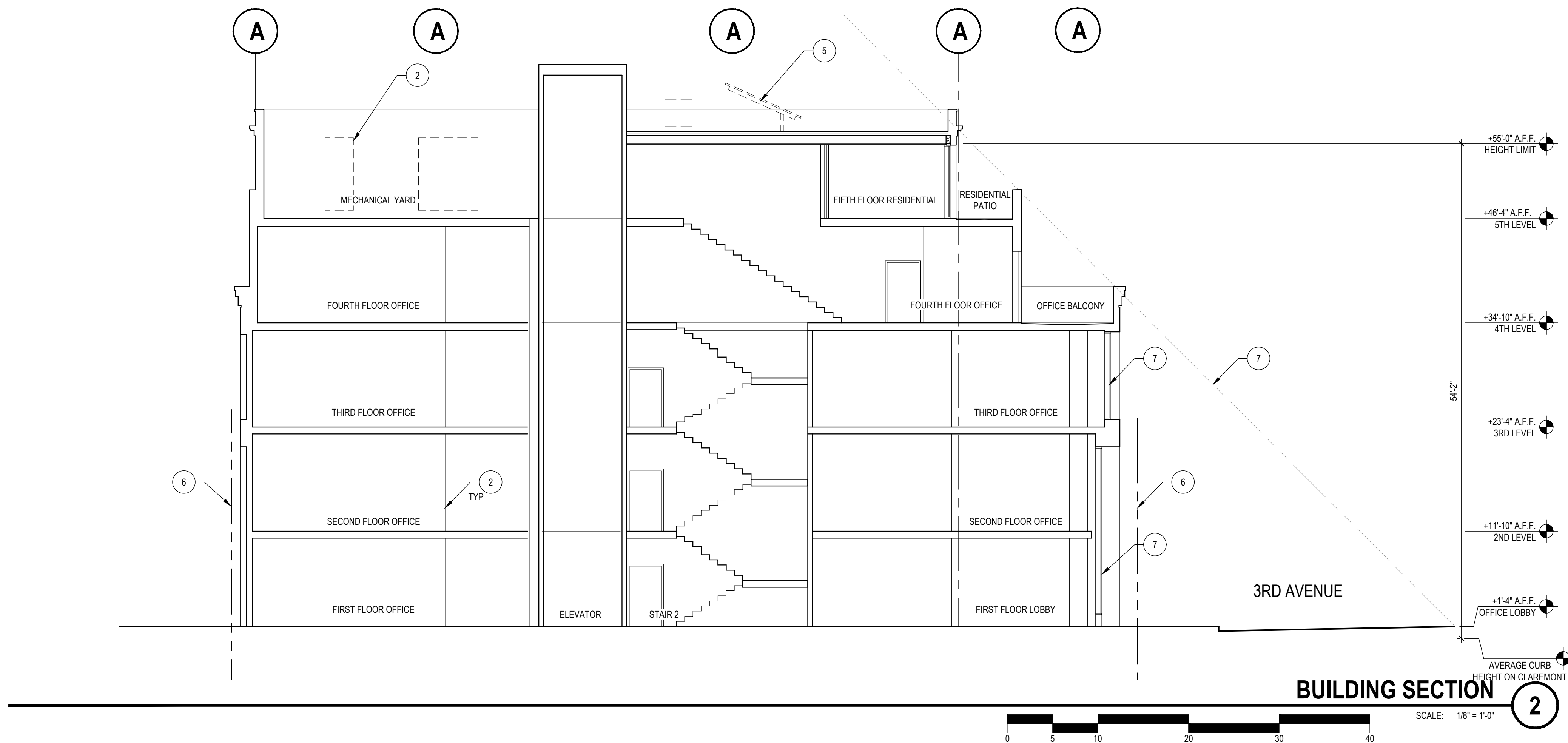
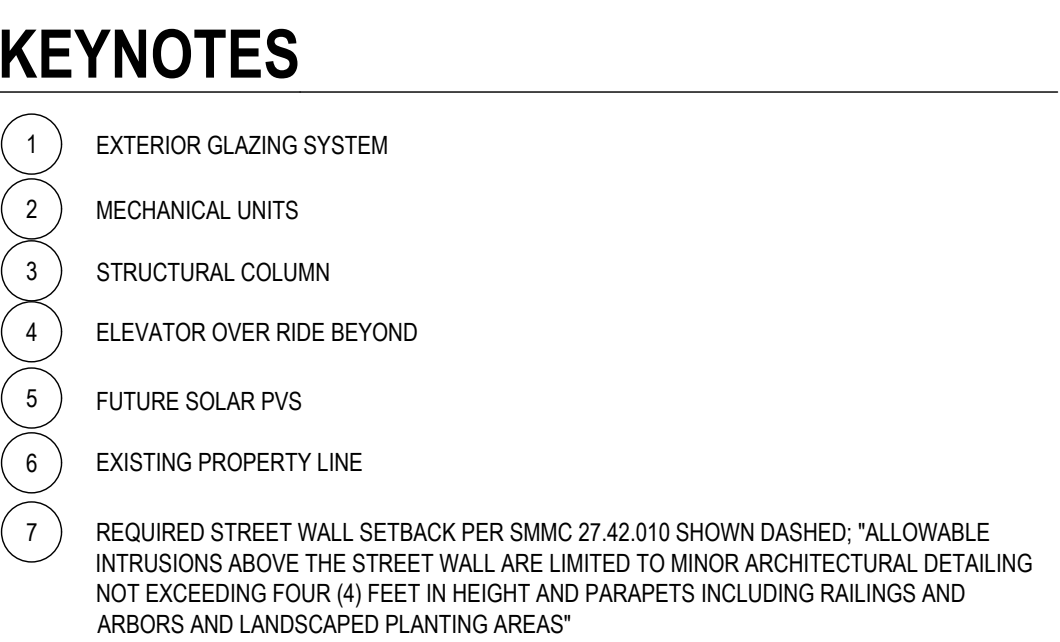
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A Planning Application for:  
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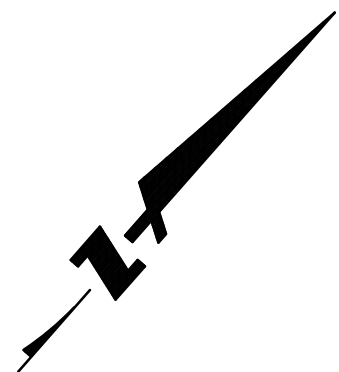
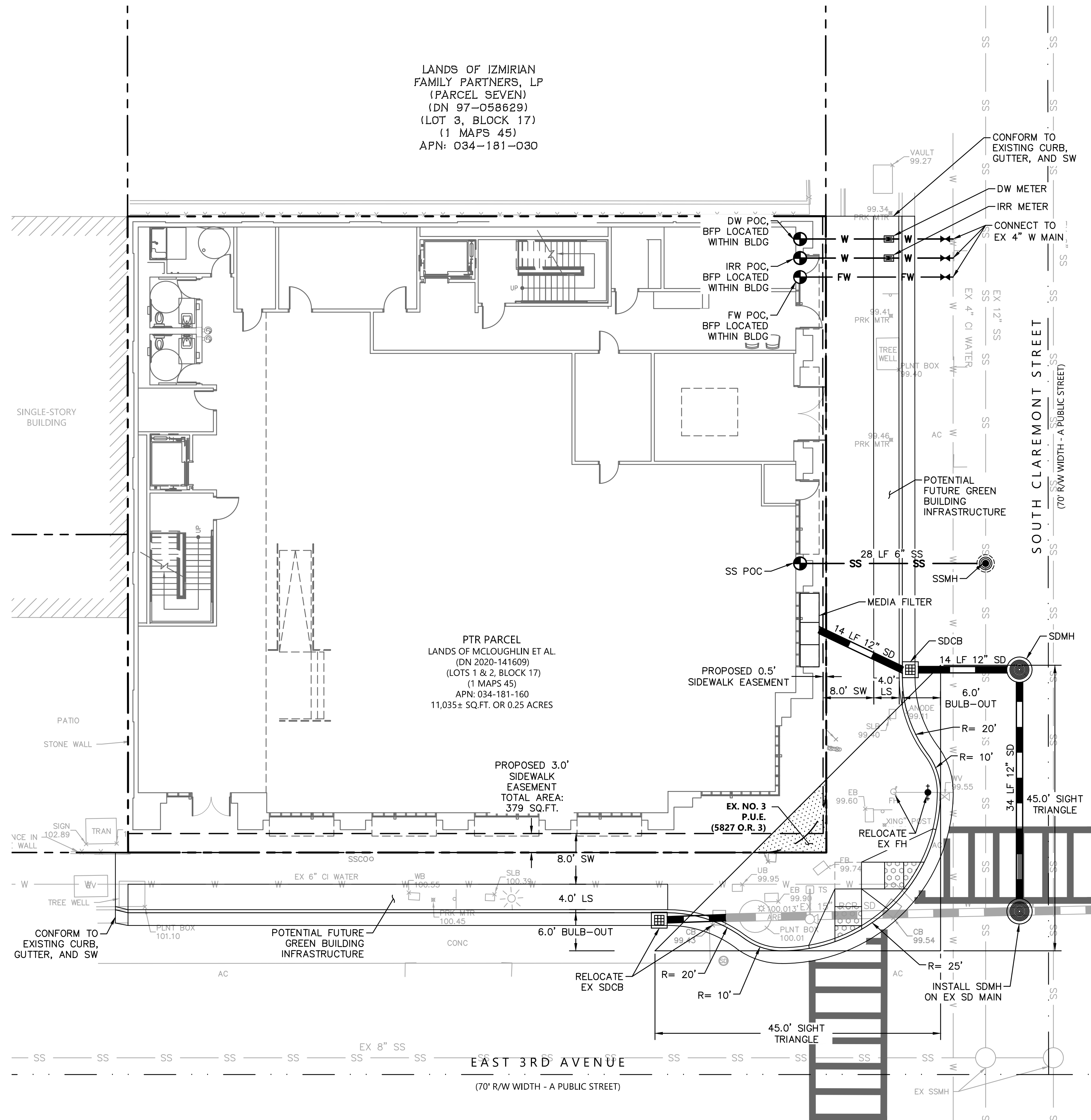
DATE	DESCRIPTION
5.14.2021	PRELIM. PLANNING REVISIONS
7.30.2021	PRELIM. PLANNING RESUBMITTAL



PRELIMINARY UTILITY PLAN

## C1.0

PROJECT NO: 210201



GRAPHIC SCALE



MAIL STOP #21021 435 E 3rd Ave San Mateo/ENCP SD DD CFC/O UTILITY PLAN/Avr - Jul 16, 2021, 1:00pm - web



