

445 Virginia Avenue, San Mateo

Planning Commission Hearing

November 8, 2022

Neighborhood Context – Mediterranean Style



445 Virginia Avenue Designed in Mediterranean Baywood Style

- Traditional divided lite windows with timber headers
- Tile gable vent detail
- Stucco exterior
- Traditional arched entry
- Carriage style garage door to complement traditional style
- Combination of sloped and gable roofs to reduce second floor massing



445 Virginia Avenue Designed in Mediterranean Baywood Style



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST



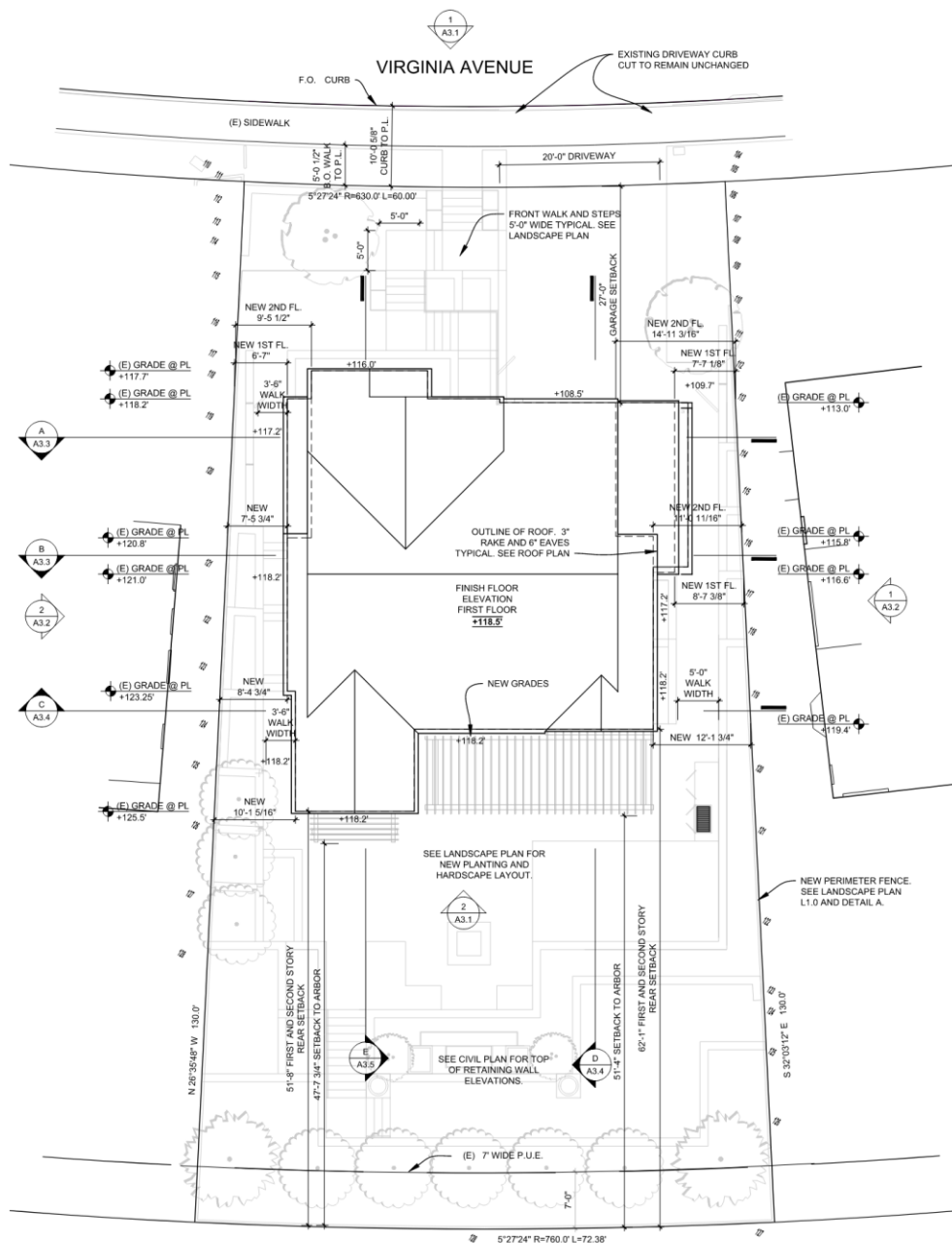
VIEW FROM SOUTHWEST



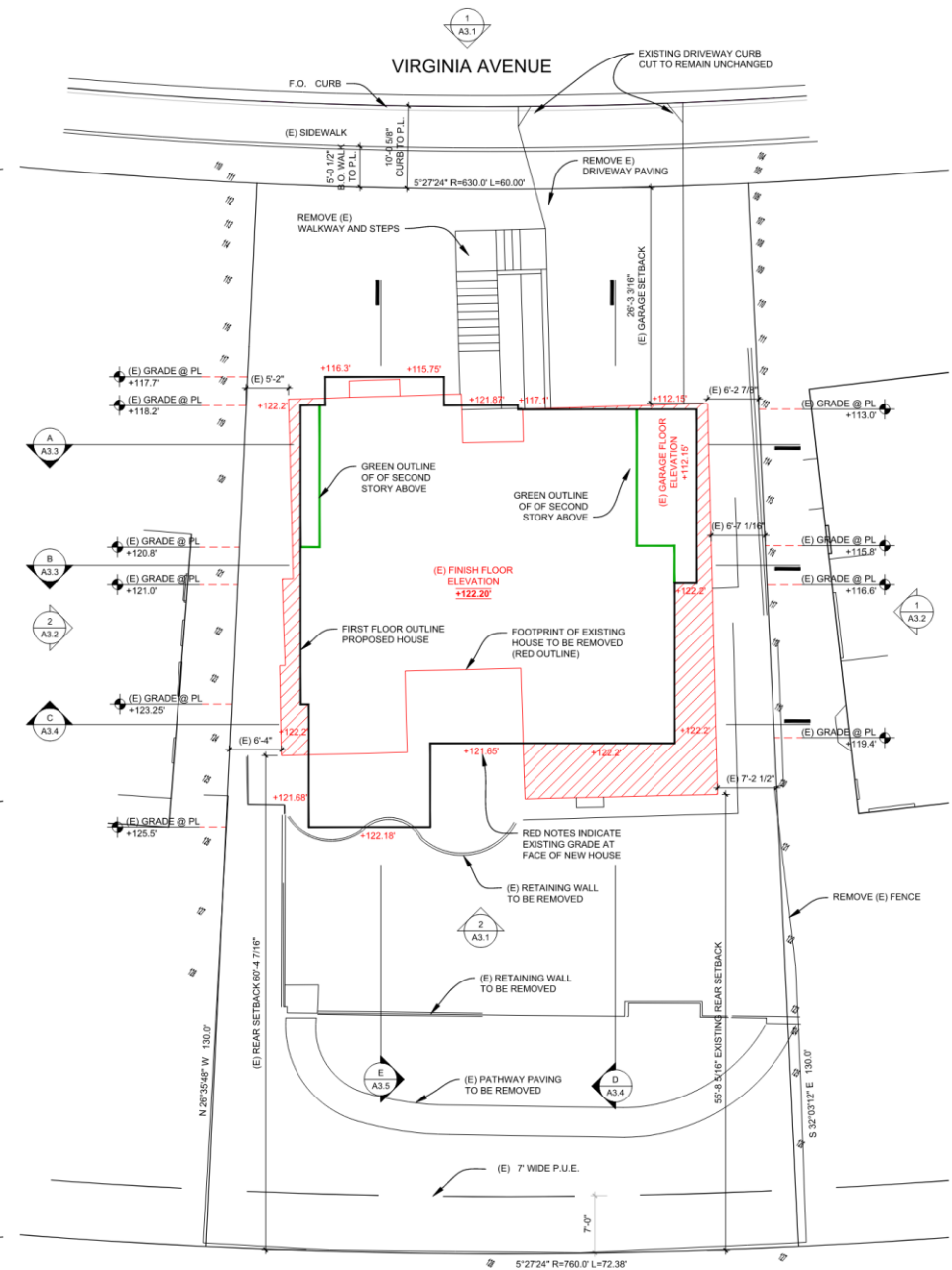
VIEW FROM SOUTHEAST

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2 SITE PLAN - PROPOSED
1/8"=1'-0"



1 SITE PLAN - EXISTING/DEMO
1/8"=1'-0"

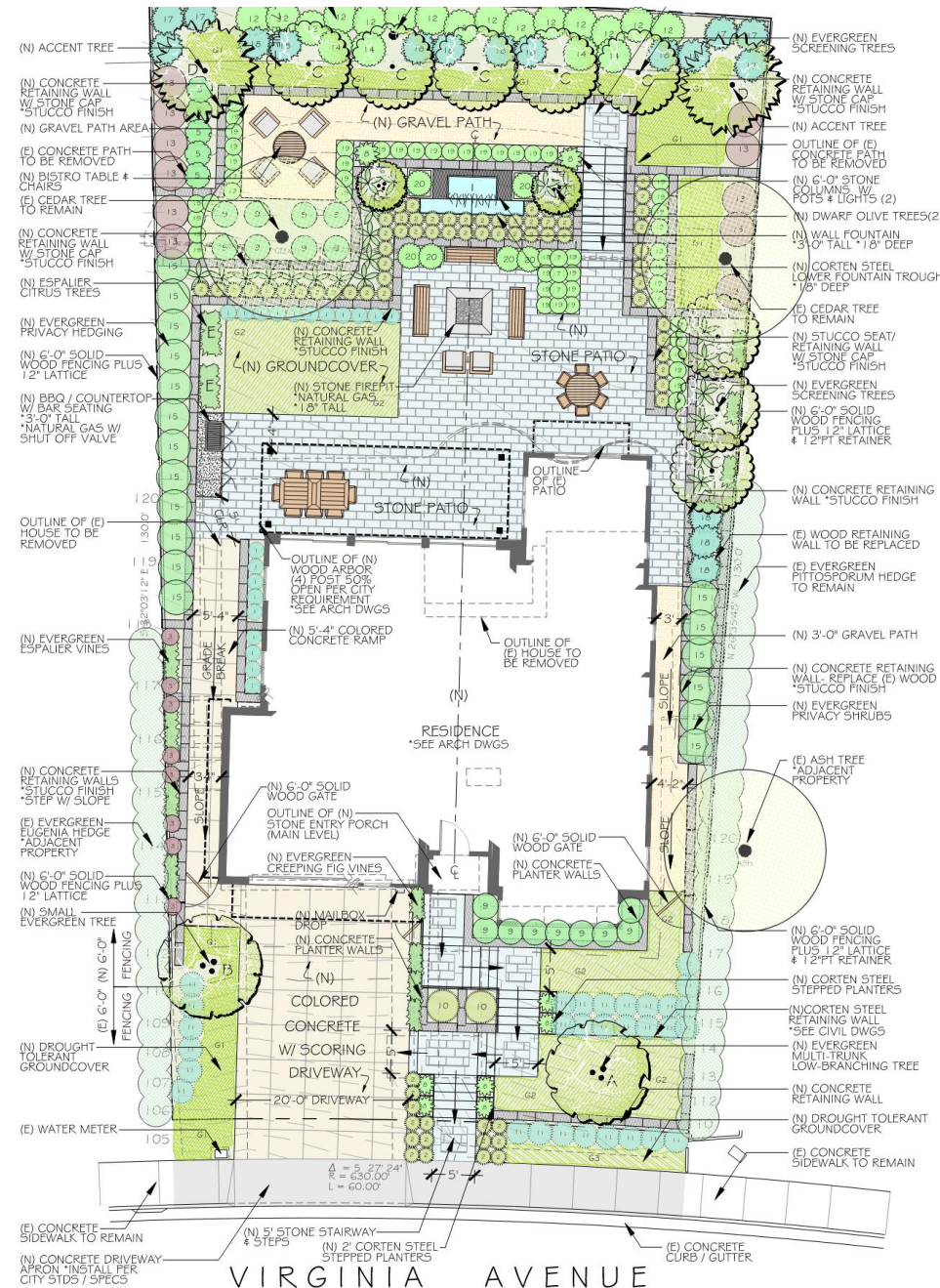
Streetscape – Neighboring Home Heights



THE PROPOSED HOME COMPLIES WITH HEIGHT LIMITS AND DAYLIGHT PLANE REQUIREMENTS.
MAXIMUM HEIGHT IS BETWEEN UPHILL AND DOWNHILL NEIGHBORS

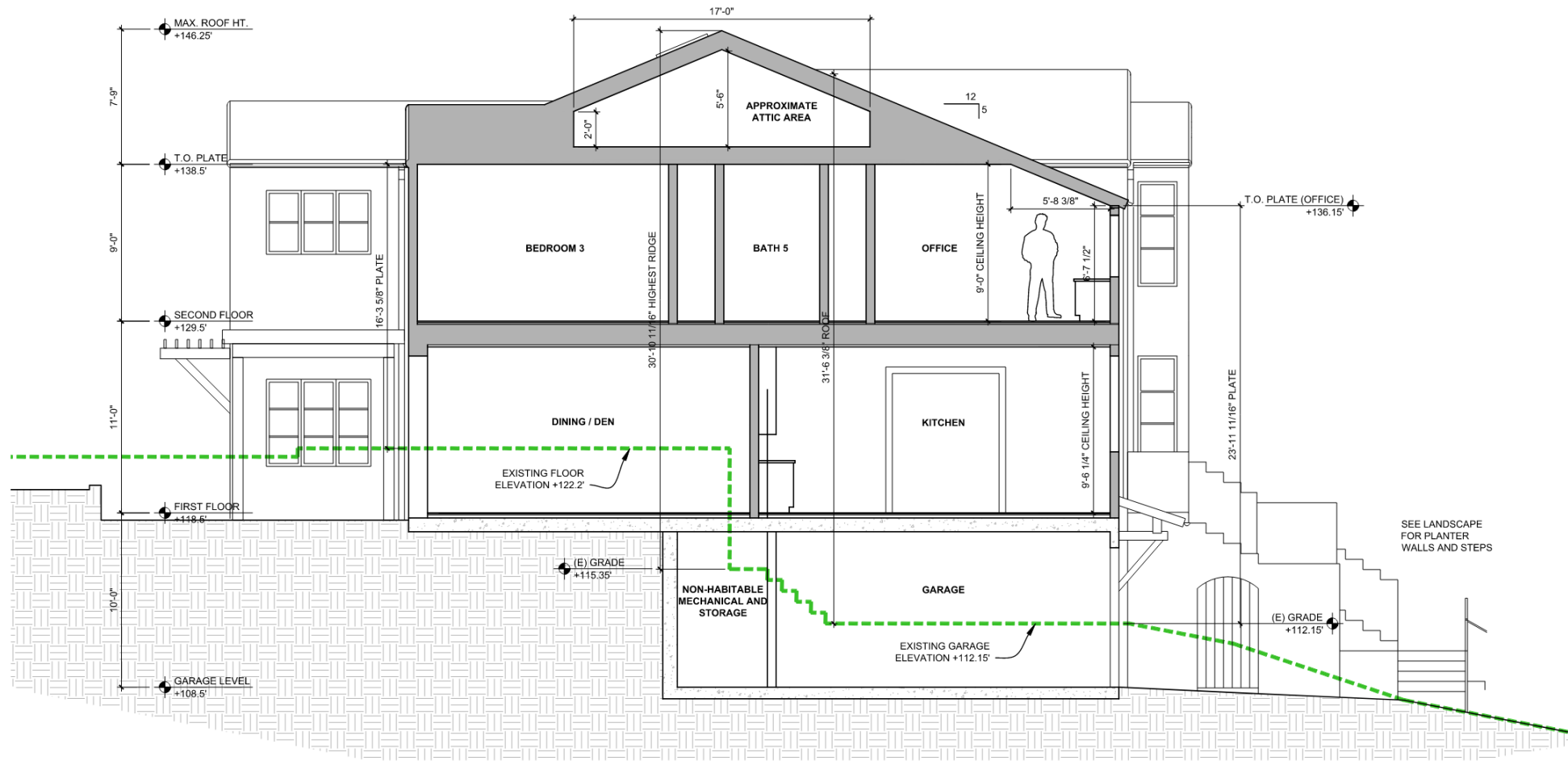
Terraced Landscape for
usable outdoor space.

Preserves existing trees.

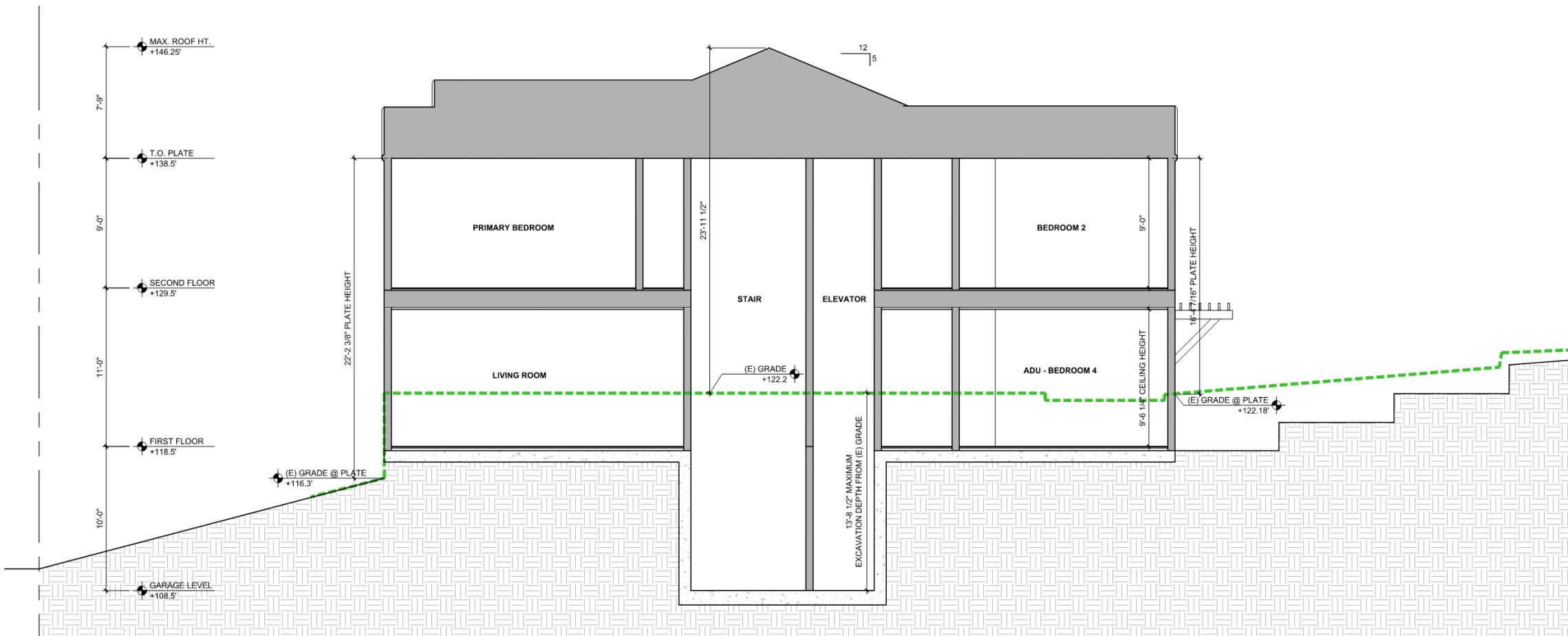


Thank You. Questions?

Following Drawings are for reference if needed.

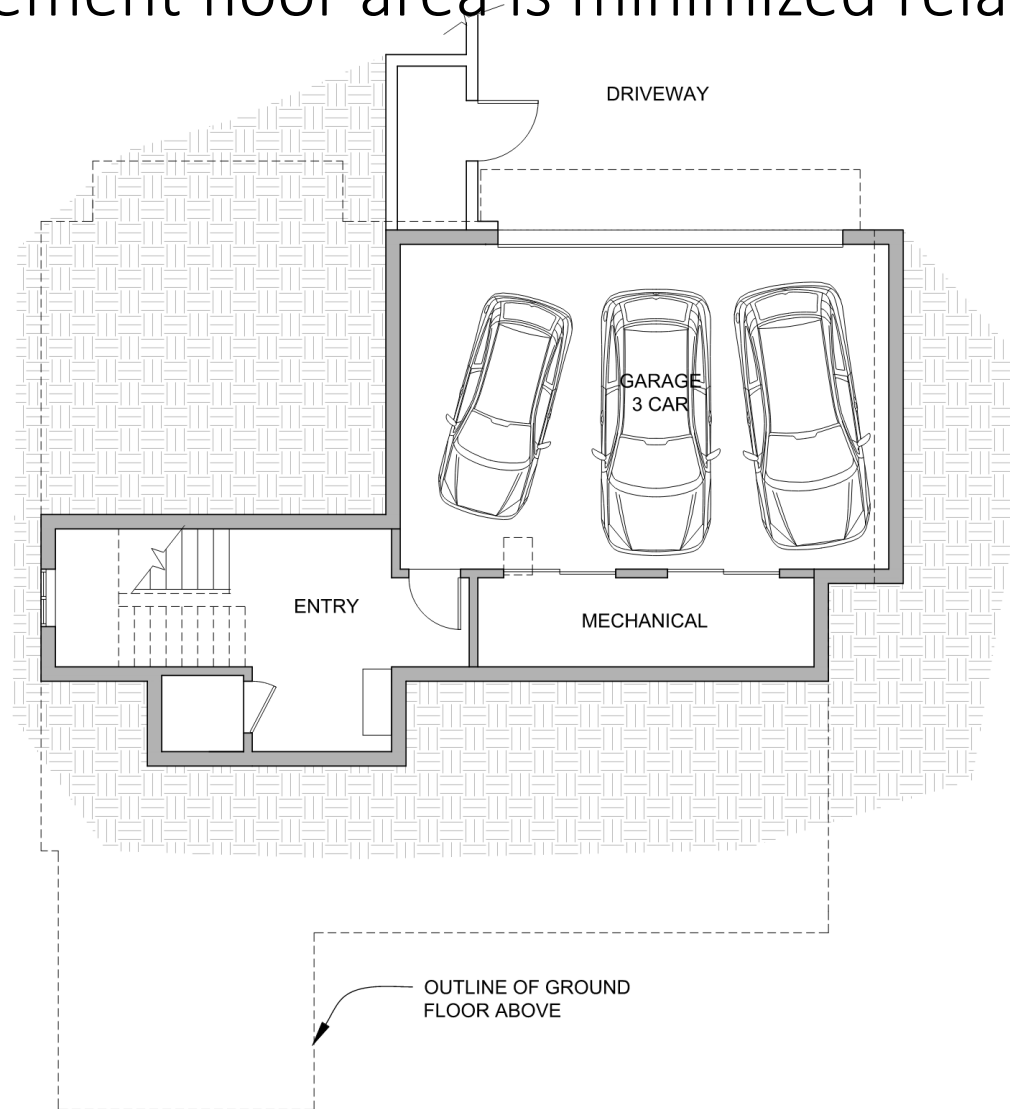


2 SECTION D - EAST
A3.4 1/4"=1'-0"



1 SECTION E - WEST
A3.5 1/4"=1'-0"

Basement floor area is minimized relative to ground floor

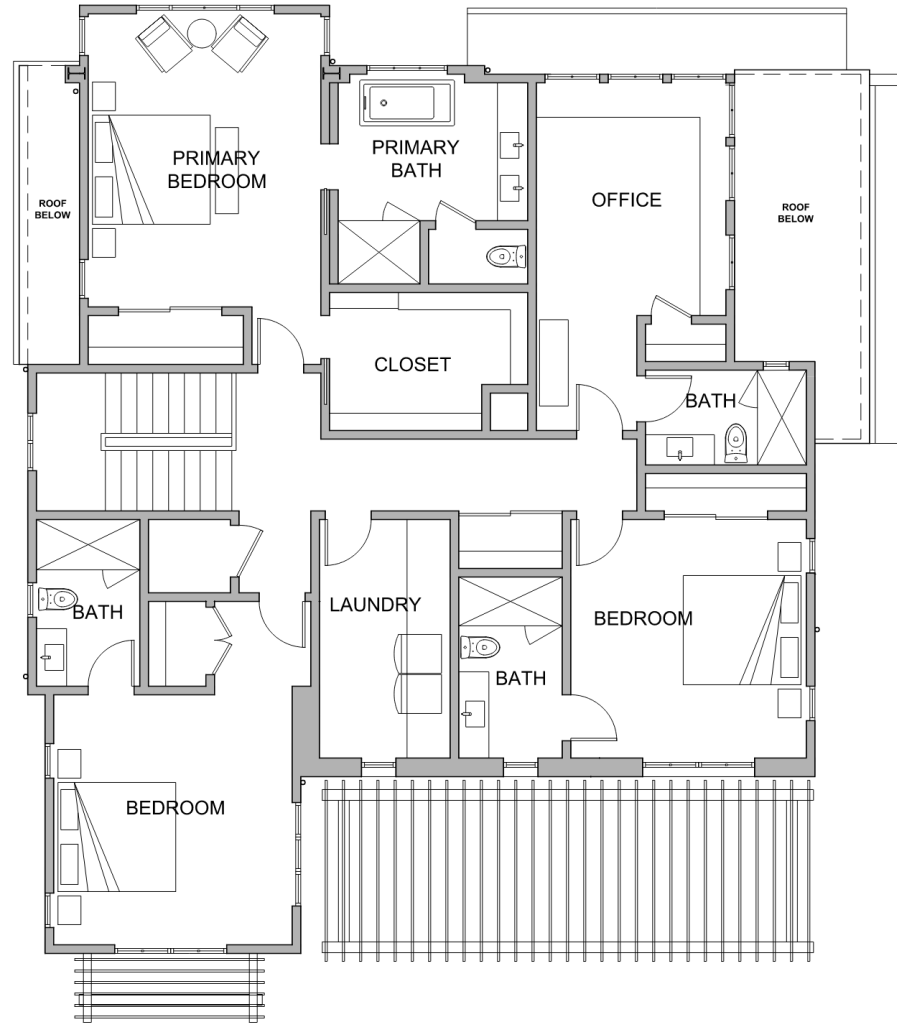


BASEMENT



GROUND FLOOR

Multi-Generational Floor Plan with Accessible ADU



SECOND FLOOR



GROUND FLOOR