

VICINITY MAP - (not to scale)



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P. O. BOX 626  
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CALIFORNIA TEXAS NEW YORK

TWO WEST  
3rd  
AVENUE

SAN  
MATEO  
CALIFORNIA

**DATA:**

TWO WEST 3rd AVENUE  
APN 034-093-050  
SITE AREA 11,464 (per survey)

SETBACKS 7'-6" @ ROAD FRONTAGES  
SETBACK 22'-11" from WEST PROPERTY LINE

MAXIMUM BUILDING COVERAGE 90%  
PROPOSED COVERAGE 7,480 sq ft (65%)

FLOOR AREA MAX. 11,464 x 3.0 = 34,392 square feet  
FLOOR AREA PROPOSED = 25,809 square feet  
(basement area 7,406 square feet)

MAXIMUM HEIGHT 55'  
PROPOSED 54'-6"

PARKING REQUIRED = 39  
Retail = 22  
Residential = 17

PARKING PROPOSED  
41 spaces (39 mechanical parked  
Accessible spaces and 2 user parked  
Accessible spaces at grade)

PROPOSED RETAIL  
3,200 SQUARE FEET

PROPOSED RESIDENTIAL  
TWO BEDROOMS 10  
THREE BEDROOMS 1  
TOTAL UNITS 11  
TOTAL BEDROOMS 25

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**COVER SHEET**

28 JULY 2014  
10 JULY 2014

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**A-0**



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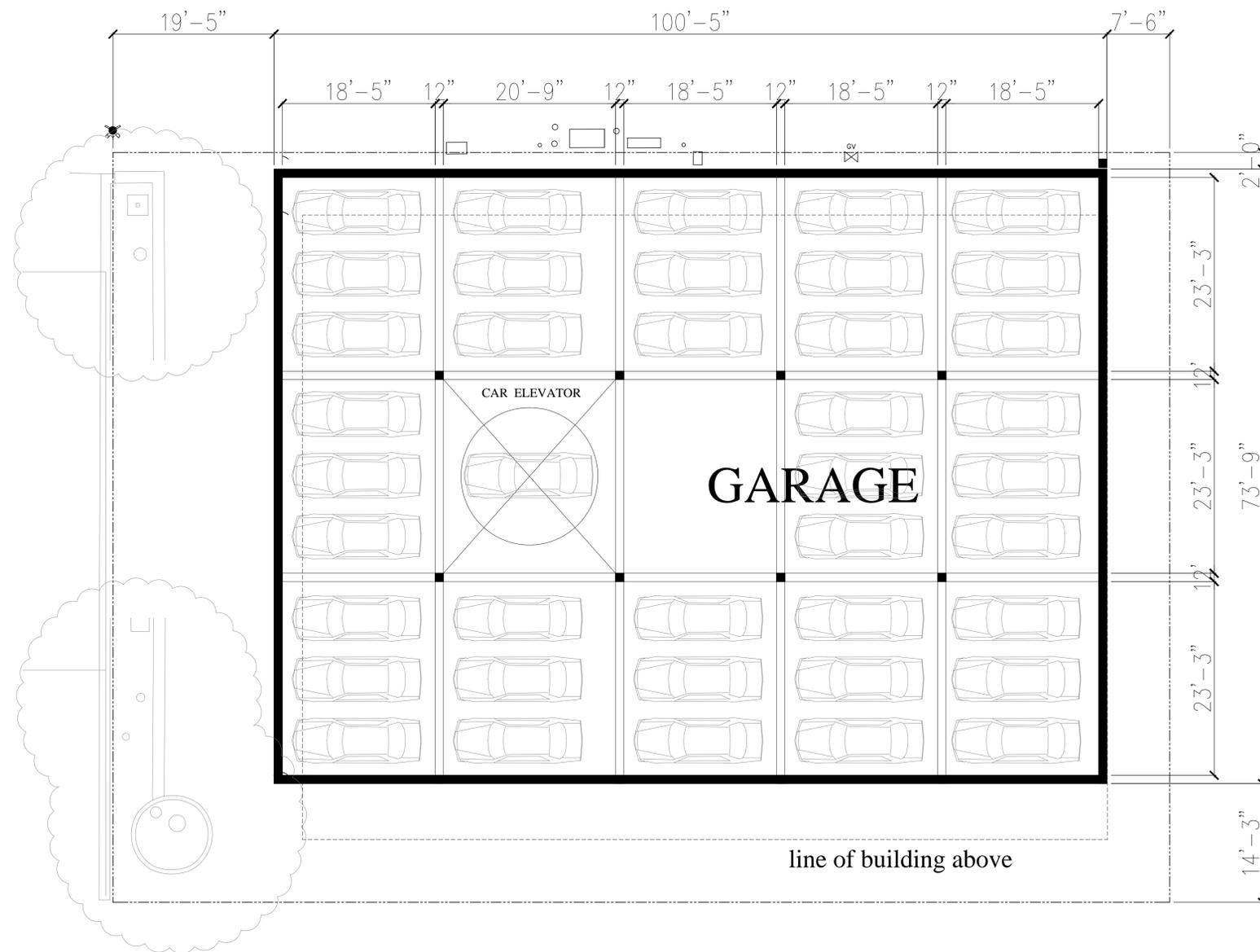
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**PARKING DATA:**

RETAIL 4,200 square feet  
 Staff = 2.4 cars / 1,000sf = 2.4x4.2 = 7.68 or 11 cars  
 Customers = 2.6 / 1,000sf = 2.6x4.2 = 8.32 or 11 cars  
 Total Retail = 22 cars

RESIDENTIAL - ten 2 bedrooms and one 3 bedroom unit  
 1.3/2 bdrms + .2/visitor x 10 units = 15 cars  
 1.5/3 bdrm + .2/visitor x 1 = 1.7 or 2 cars  
 Total Residential = 17 cars

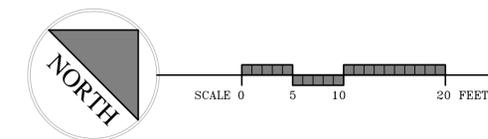
TOTAL REQUIRED PARKING = 39 Spaces  
 TOTAL PROPOSED PARKING = 41 Spaces

**SQUARE FOOTAGE DATA:**

BASEMENT	7,407 square feet
FIRST LEVEL	5,626
MEZZANINE	1,000
SECOND LEVEL	6,912
THIRD LEVEL	6,912
FORTH LEVEL	6,359
TOTAL above grade	26,809 square feet

**WEST 3RD STREET**

**BASEMENT GARAGE LEVEL**  
7,407 square feet enclosed by retaining walls



**BASEMENT  
GARAGE**  
12 AUGUST 2014  
28 JULY 2014  
7 JULY 2014

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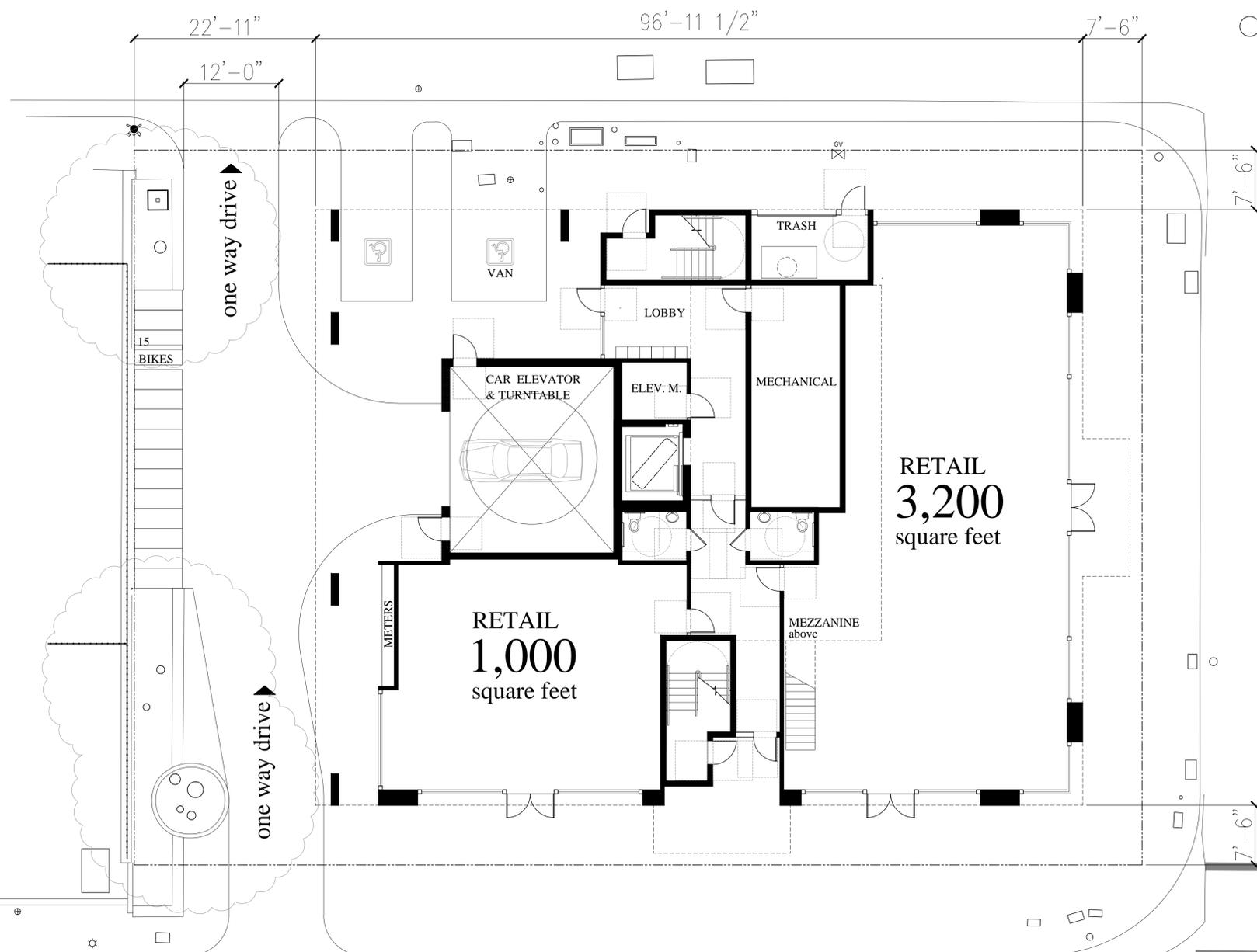
SITE & FIRST  
FLOOR PLAN  
28 JULY 2014  
7 JULY 2014

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# ARROYO COURT

(35' Right of Way)

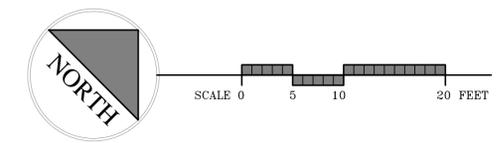


EL CAMINO REAL  
(100' Right of Way)

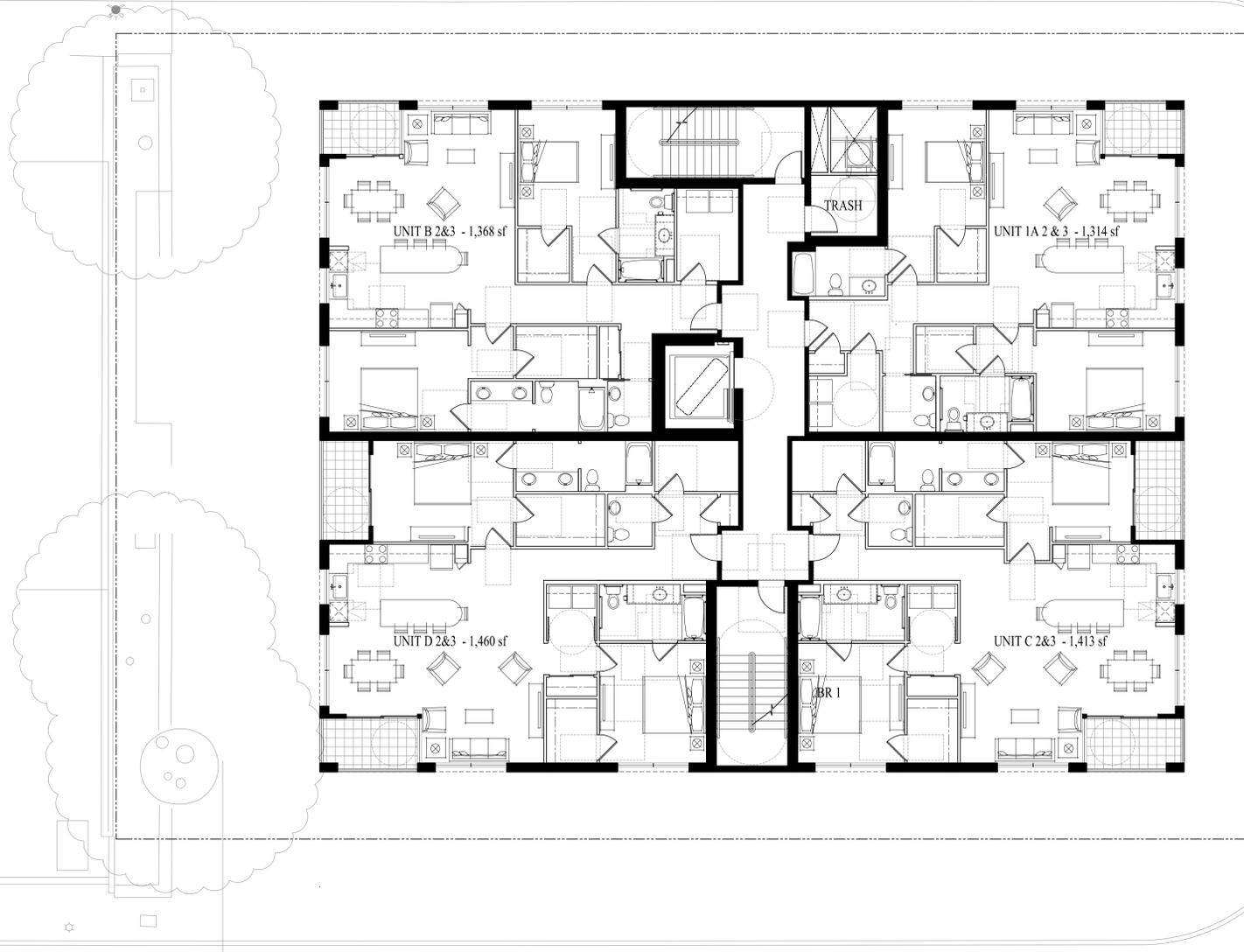
# WEST 3RD STREET

(80' Right of Way)

GRADE LEVEL & SITE  
5,626 square feet enclosed



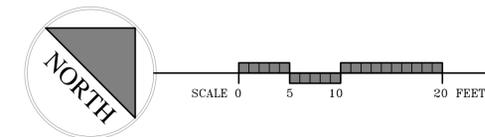
# ARROYO COURT



WEST 3RD STREET

EL CAMINO REAL

LEVELS TWO & THREE  
6,912 square feet enclosed / level



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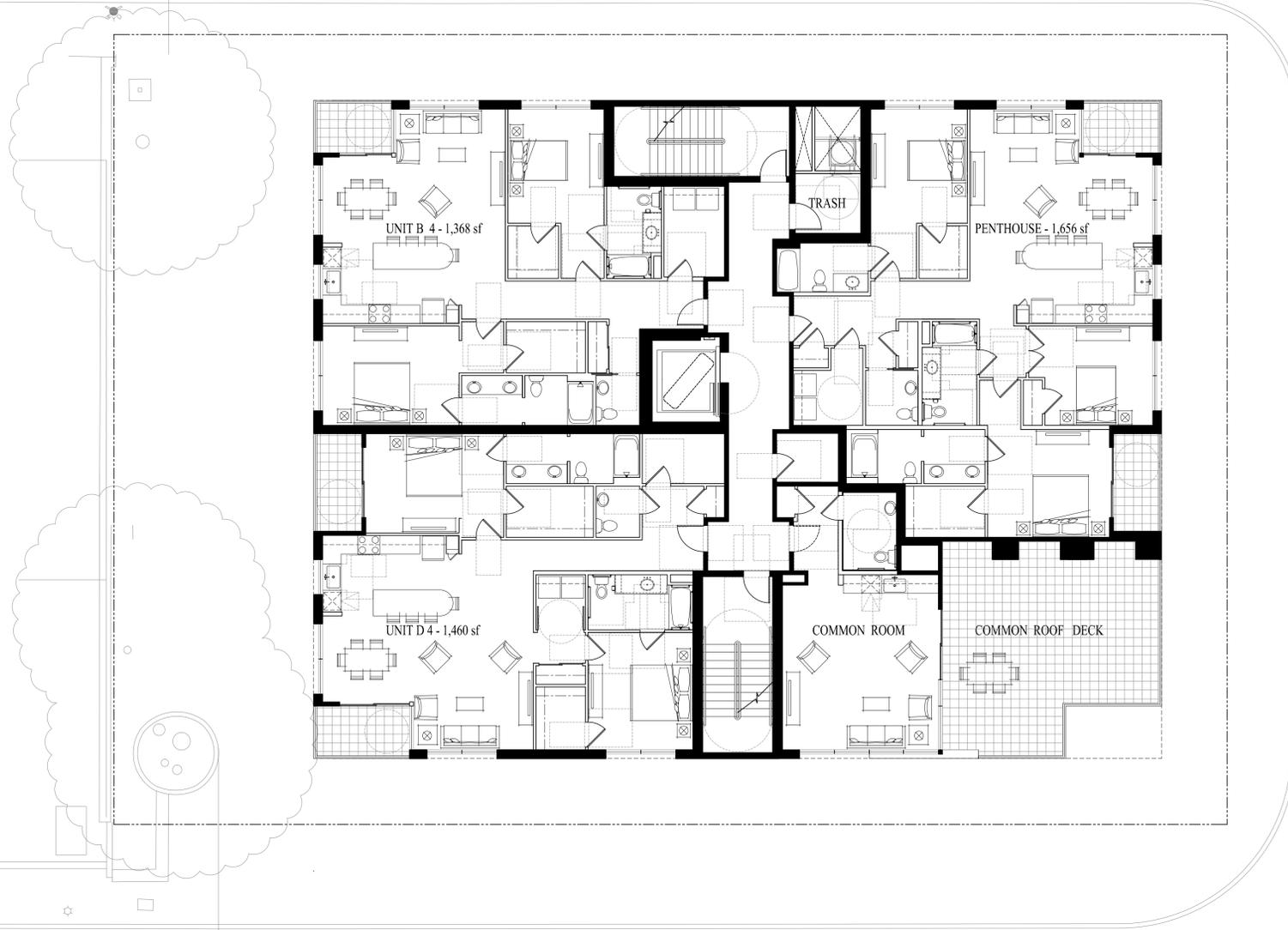
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LEVELS TWO &  
THREE  
28 JULY 2014  
7 JULY 2014

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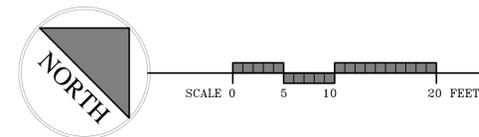
# ARROYO COURT



# WEST 3RD STREET

EL CAMINO REAL

**LEVEL FOUR**  
6,359 square feet enclosed



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**LEVEL FOUR**

28 JULY 2014  
7 JULY 2014

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WEST 3RD STREET (south elevation)



EL CAMINO REAL (east elevation)



ALLEY (west elevation)



ARROYO COURT (north elevation)



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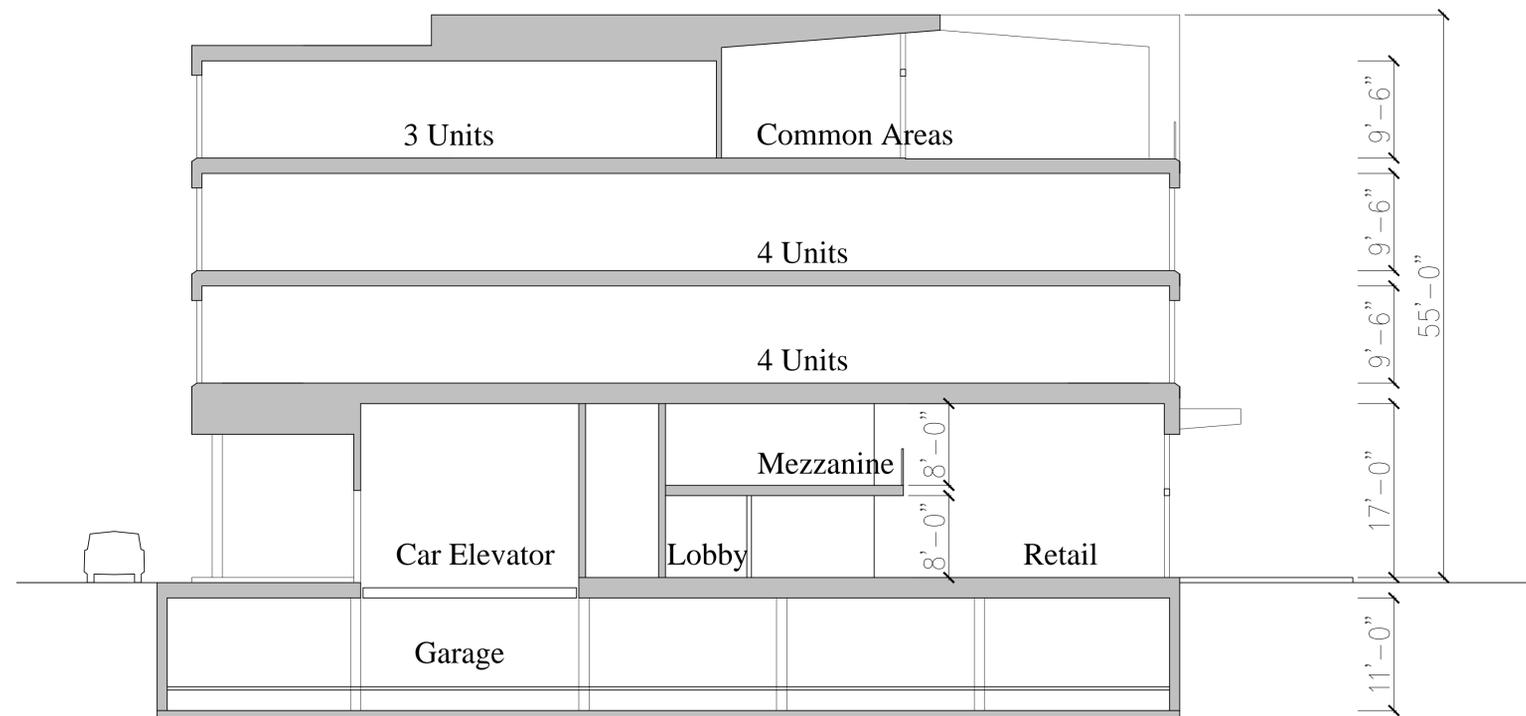
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ELEVATIONS

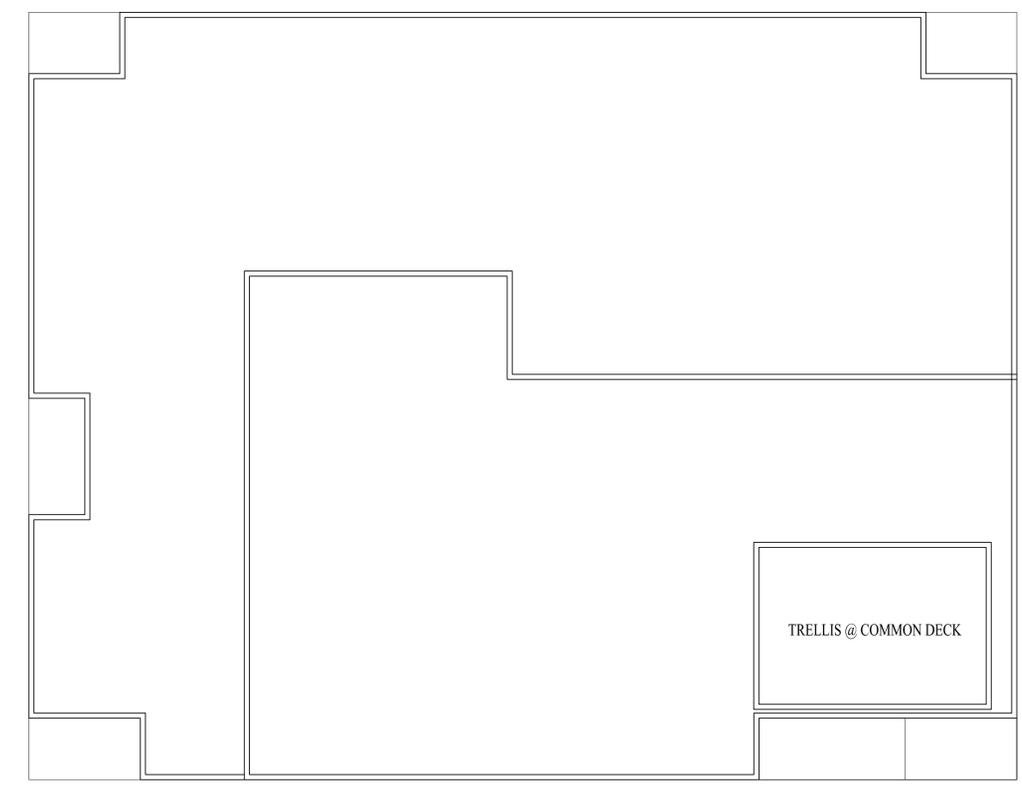
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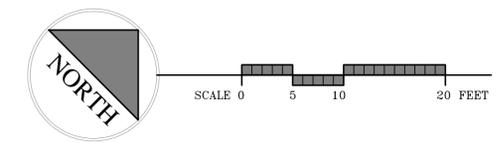
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**SECTION**



**ROOF PLAN**



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**SECTION &  
ROOF PLAN**  
28 JULY 2014  
7 JULY 2014

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LANDSCAPE  
PLAN  
28 JULY 2014  
7 JULY 2014

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L-1

# ARROYO COURT (35' Right of Way)

6 STREET TREES (typical)  
Platanus x Acerfifolia "Columbia"  
OR per City Requirments

Existing Trees (typical)  
To Remain

one way drive

Hardenbergia Violacea (vine)  
Trellis over bike storage

10 Pittosporum Eugenioides  
Hedge

one way drive

Existing Trees (typical)  
To Remain

11 POTS (typical)  
- Lavendula Angustifloia  
- Menerocallis "Stella de Ora"  
- Rosa Flower Carpet  
- Bacopa

METERS

EL CAMINO REAL  
(100' Right of Way)

# WEST 3RD STREET (80' Right of Way)

LANDSCAPE PLAN



SCALE 0 5 10 20 FEET