







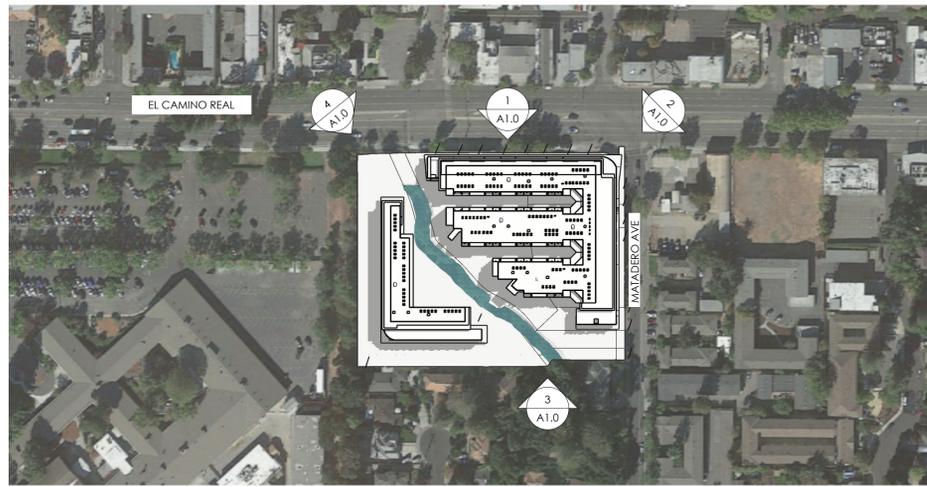
VIEW - EL CAMINO REAL LOOKING DOWN TO MATADERO AVE

2



VIEW - MATADERO AVE

1



KEYPLAN



VIEW - EL CAMINO

4



VIEW - REAR SIDE

3



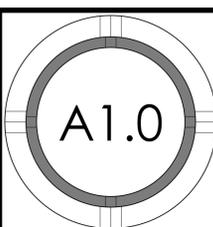
STUDIO 5 SQUARED  
ARCHITECTURE  
1000 S. Winchester Blvd  
San Jose, CA 95128  
P : (408) 998 - 0983

Residences At Matadero Creek  
RESIDENTIAL AND RETAIL  
Palo Alto, 3400 El Camino Real  
Oxford Capital Group



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MATCH/CAD FILE BLOCK	DRAWN BY		
	JA/MG		

STREETVIEW  
PERSPECTIVES



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3375 El Camino Real



3401 El Camino Real



3457 El Camino Real

3483-3485 El Camino Real

3489-3491 Camino Real



3505 El Camino Real



**3400 EL CAMINO REAL  
6 STORY RESIDENTIAL AND RETAIL  
(PROPOSED)**



Hansen Way



572 Chimalus Dr



550 Chimalus Dr



568 Matadero Ave



529 Matadero Ave



3516 El Camino Real

CONTEXTUAL SITE PLAN 50' 1



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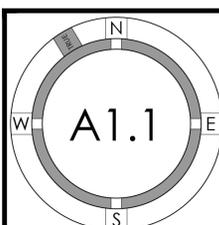
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CONTEXTUAL  
SITE PLAN









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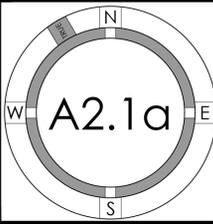
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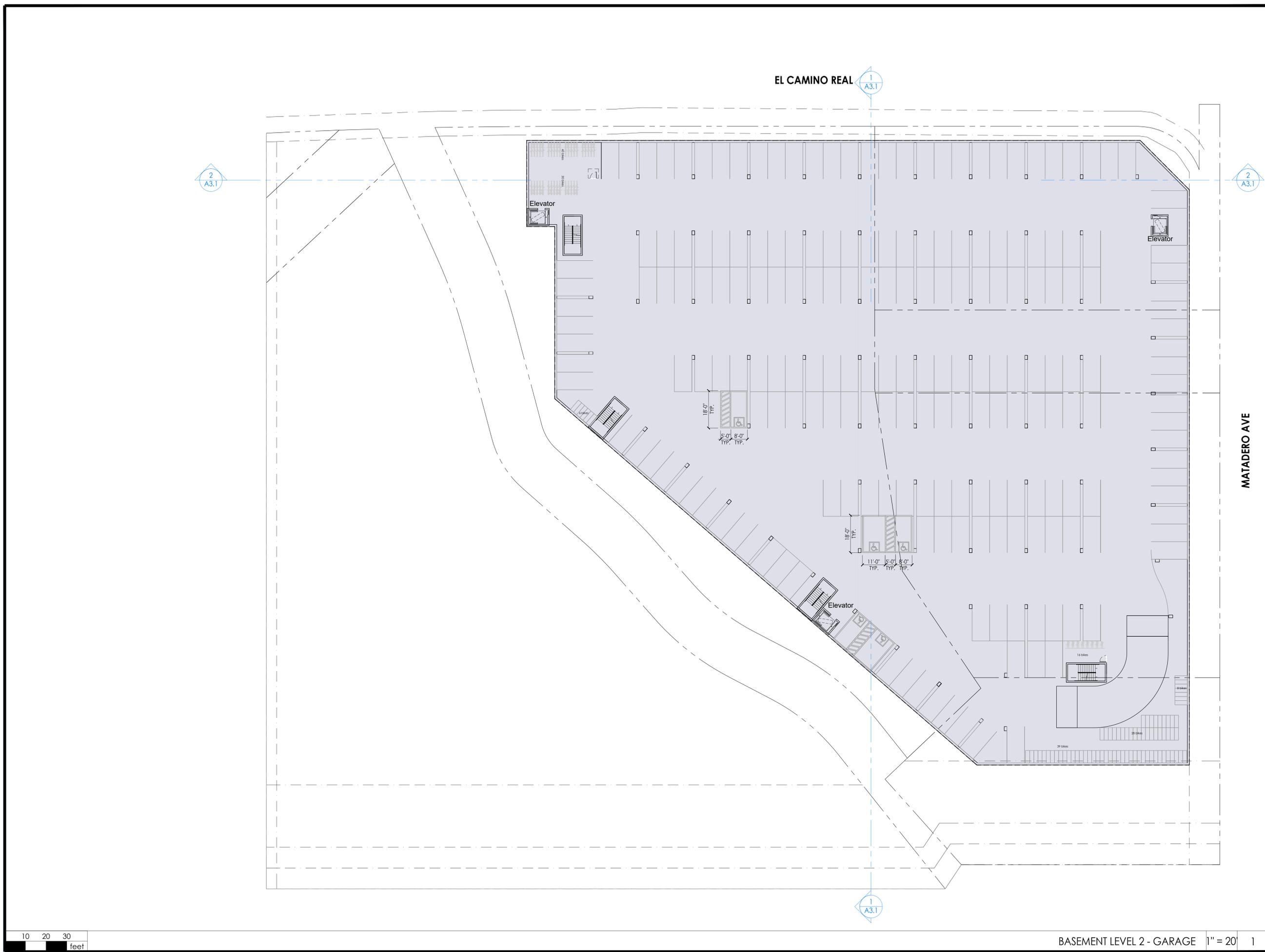
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**BASEMENT  
 LEVEL 2  
 GARAGE**



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10 20 30 feet

BASEMENT LEVEL 2 - GARAGE 1" = 20' 1



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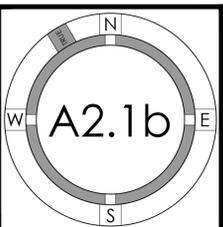
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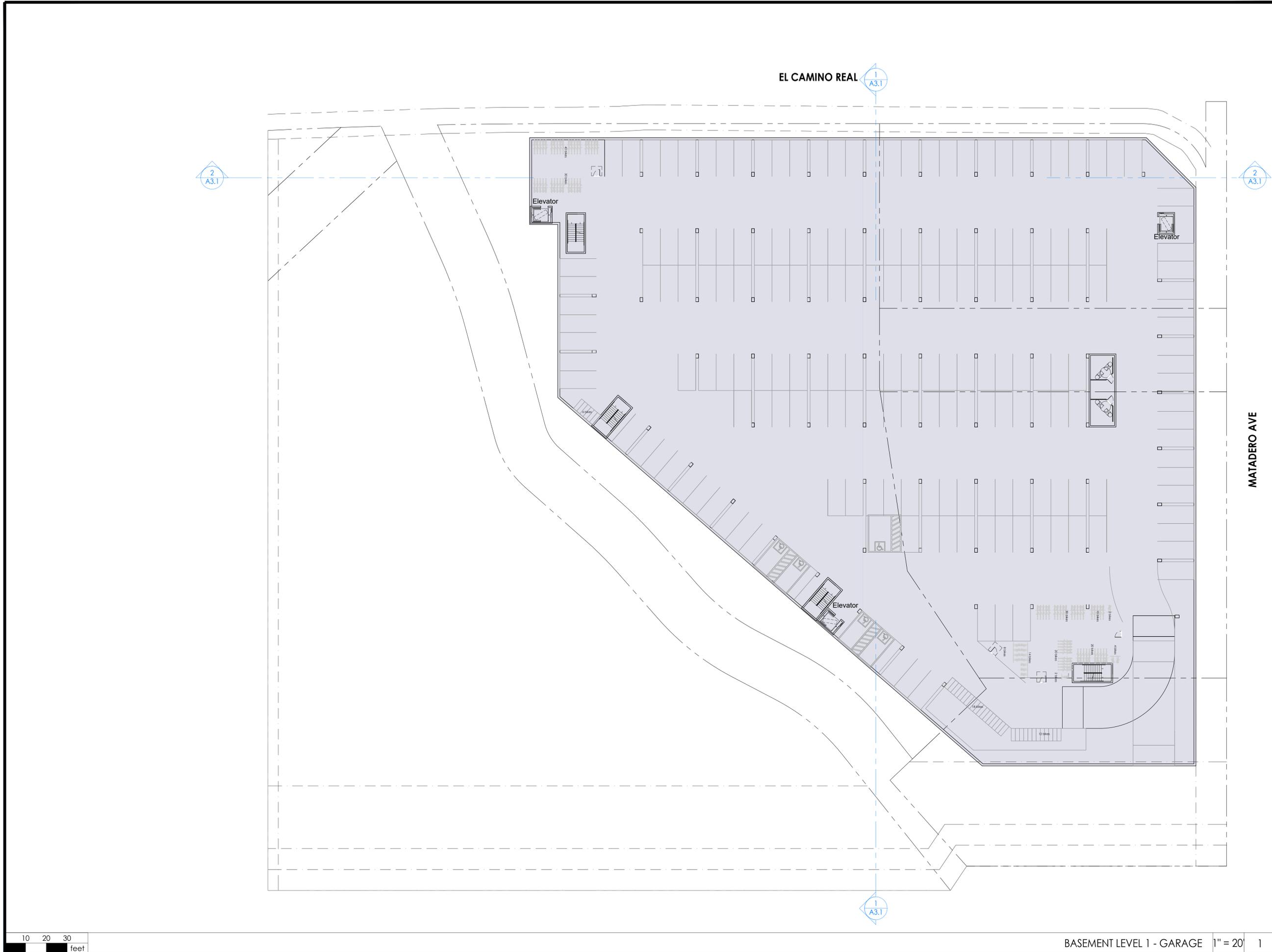
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**BASEMENT  
 LEVEL 1  
 GARAGE**



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10 20 30 feet

BASEMENT LEVEL 1 - GARAGE 1" = 20' 1



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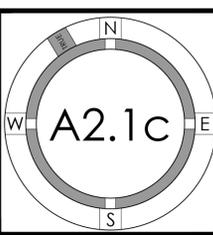
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**STREET LEVEL FLOOR PLAN**



10 20 30 feet

STREET LEVEL FLOOR PLAN 1" = 20' 1

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EL CAMINO REAL



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MATADERO AVE

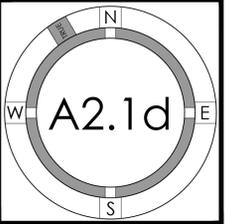
331'-6"



10 20 30 feet

2ND FLOOR PLAN 1" = 20' 1

2ND FLOOR PLAN





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MATADERO AVE

EL CAMINO REAL

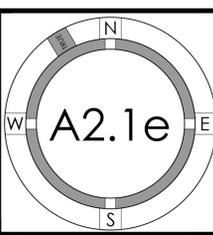


10 20 30 feet

3RD FLOOR PLAN 1" = 20' 1

3RD

FLOOR PLAN





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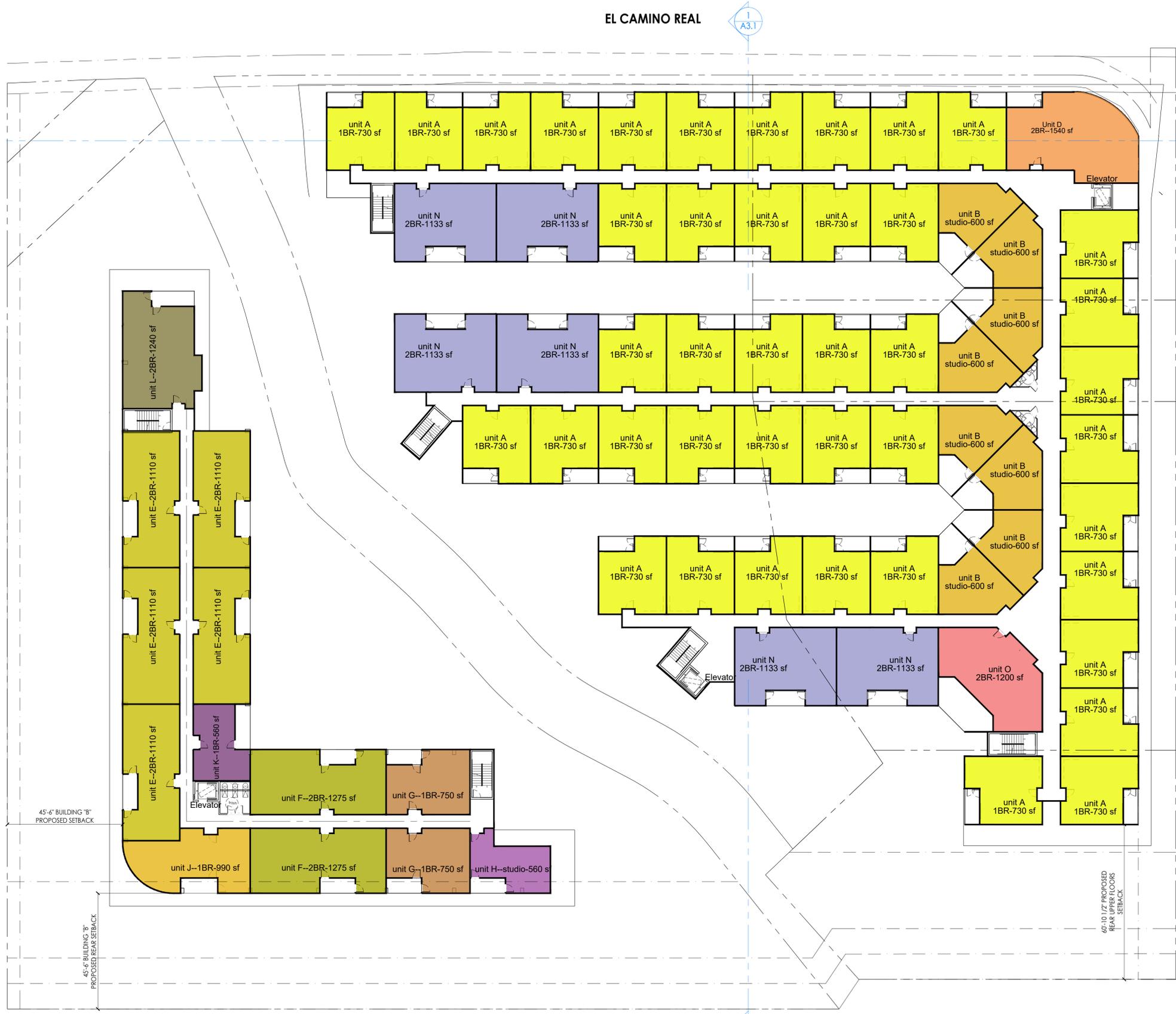
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MATADERO AVE

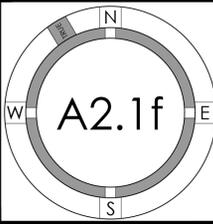


10 20 30 feet

4TH FLOOR PLAN 1" = 20' 1

4TH

FLOOR PLAN





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Palo Alto, 3400 El Camino Real

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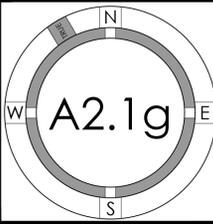
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MATADERO AVE

5TH

FLOOR PLAN



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EL CAMINO REAL

14'-0" PROPOSED FRONT SETBACK

45'-4" BUILDING "B" PROPOSED REAR SETBACK

45'-4" BUILDING "B" PROPOSED REAR SETBACK

40'-10 1/2" PROPOSED REAR UPPER FLOORS SETBACK

10 20 30 feet

5TH FLOOR PLAN 1" = 20' 1



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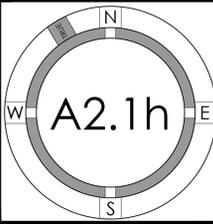
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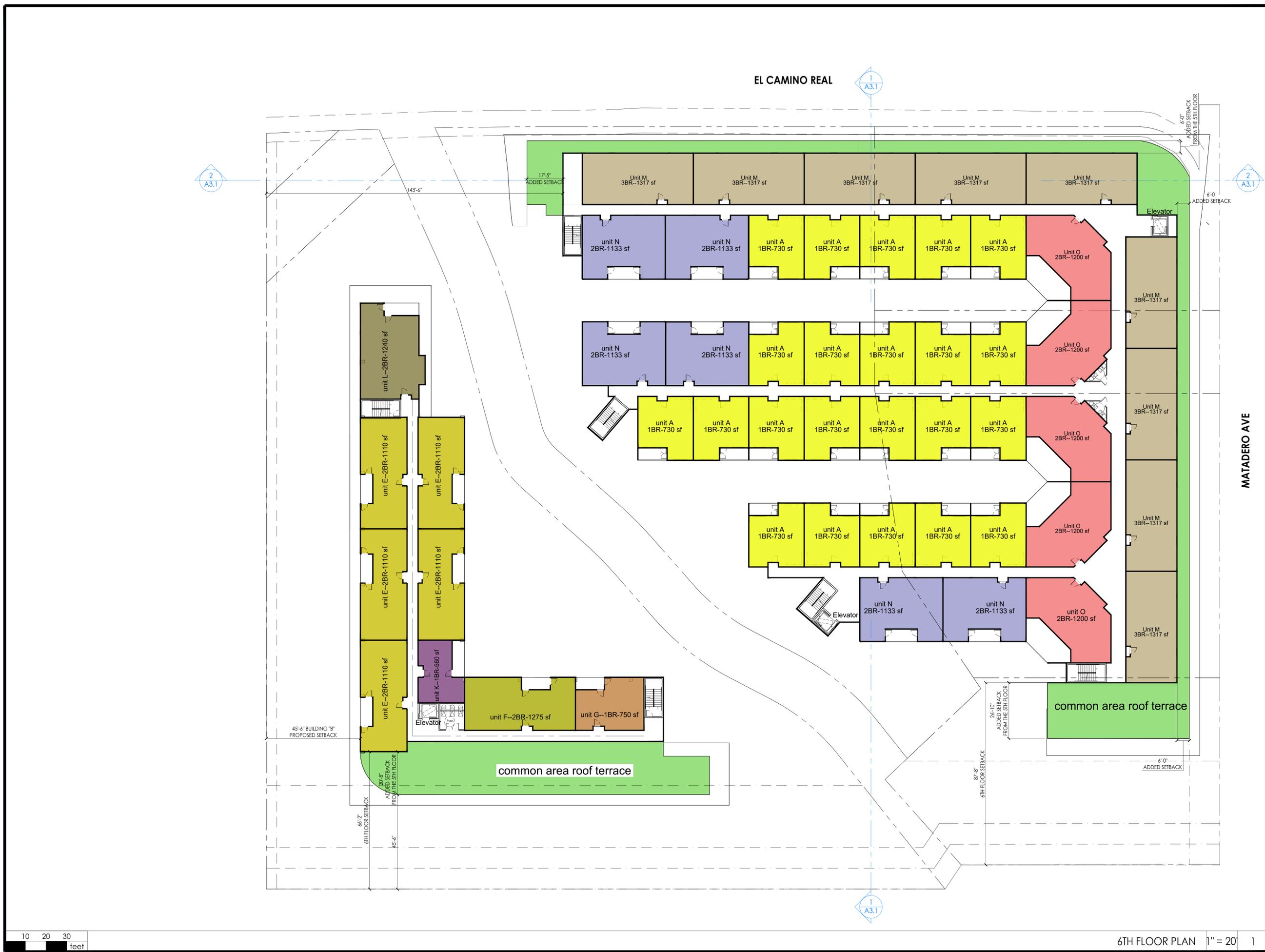
MATADERO AVE

6TH

FLOOR PLAN



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10 20 30 feet

6TH FLOOR PLAN 1" = 20' 1



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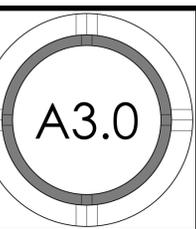
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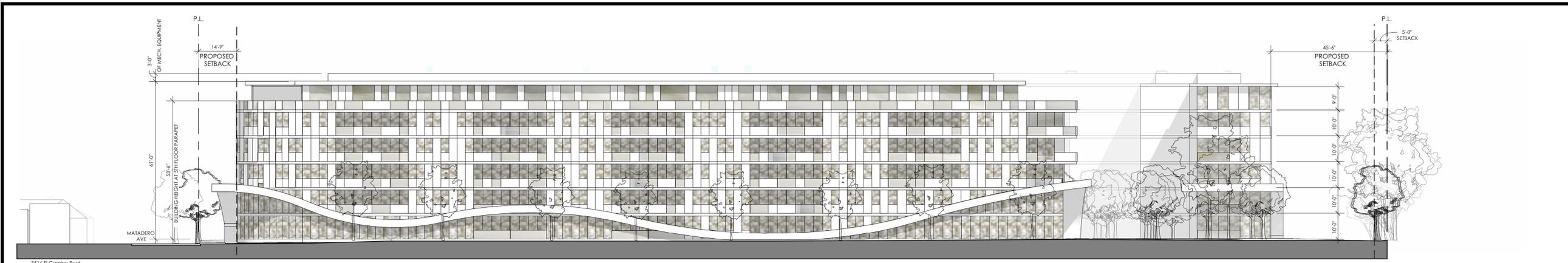


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STREET ELEVATIONS



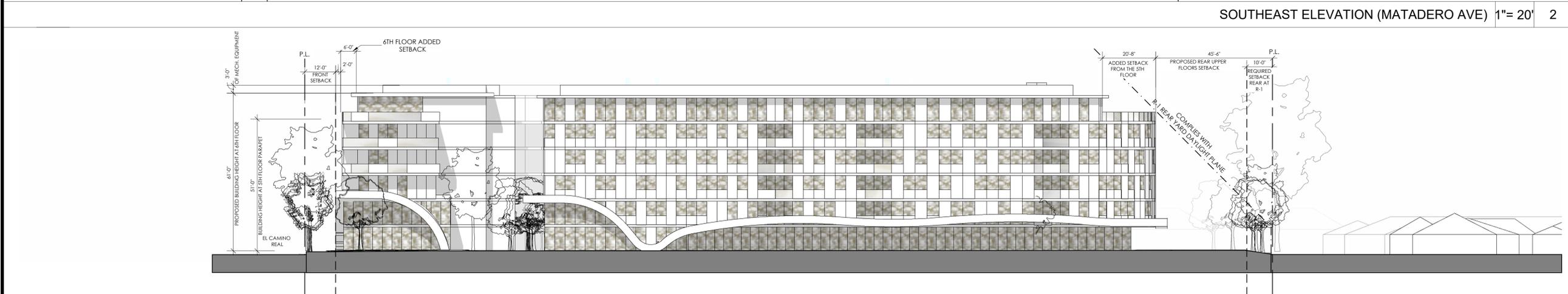
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NORTHEAST ELEVATION (EL CAMINO REAL) 1"= 20' 1



SOUTHEAST ELEVATION (MATADERO AVE) 1"= 20' 2



NORTHWEST ELEVATION (RIGHT) 1"= 20' 3



WEST ELEVATION (REAR) 1"= 20' 4



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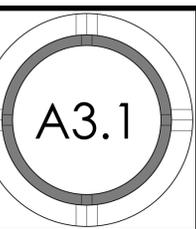
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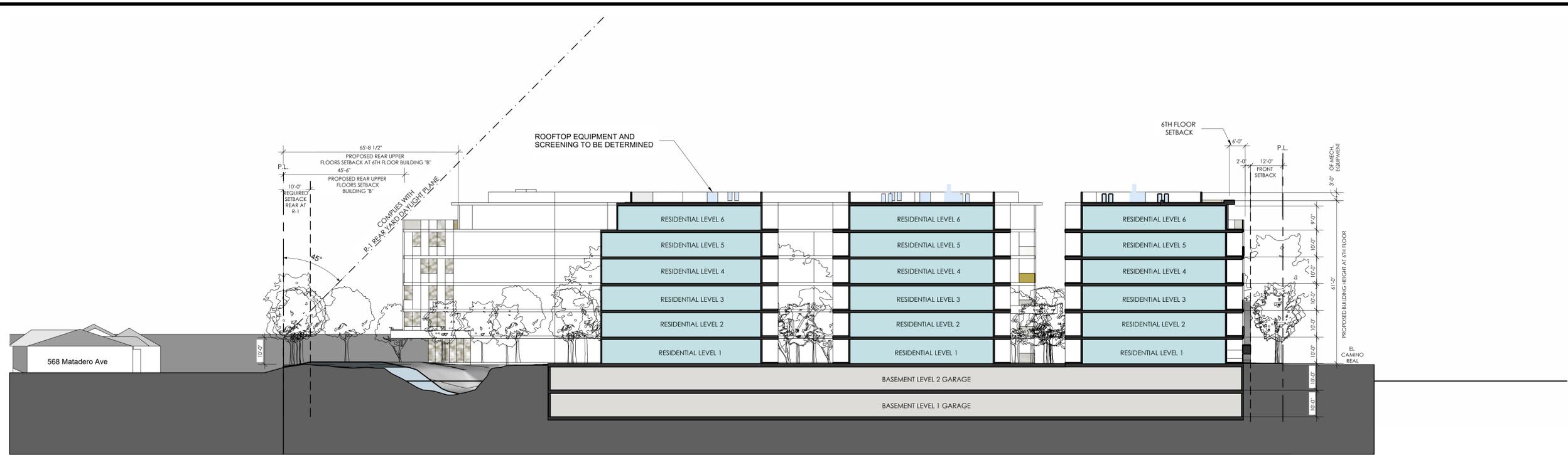


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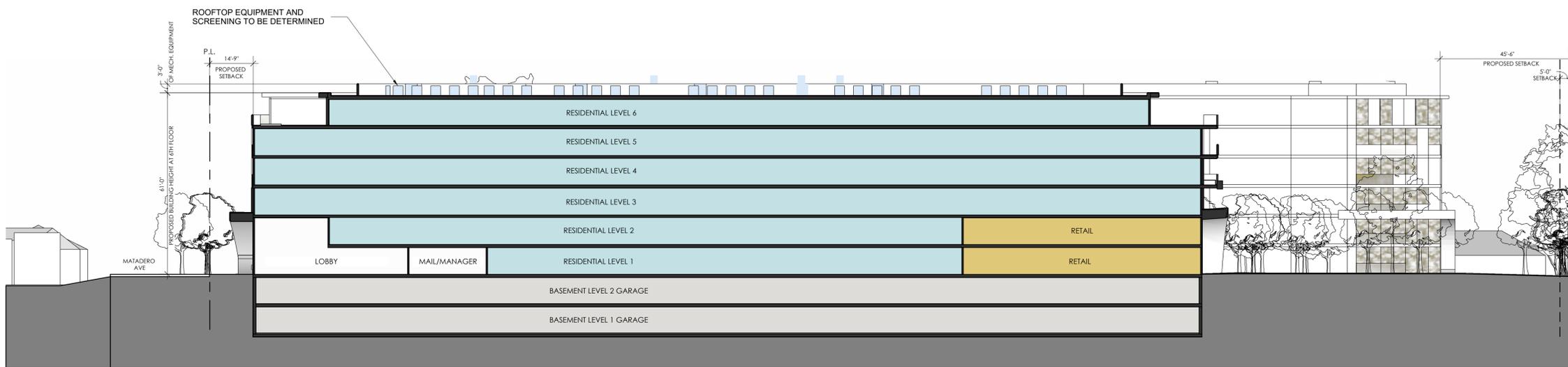
BUILDING SECTIONS



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SECTION 1 1"= 20' 1

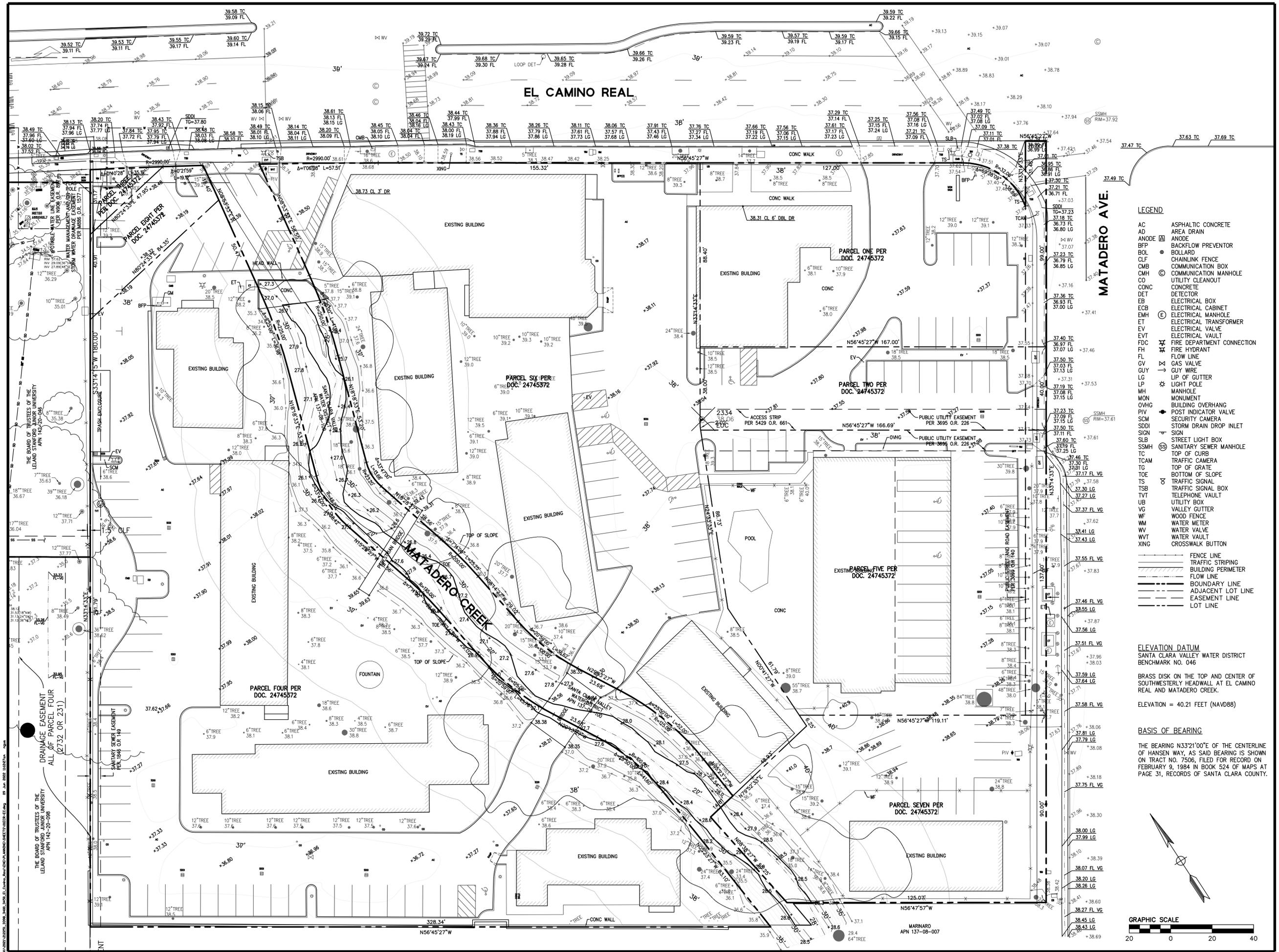


SECTION 2 1"= 20' 2









- LEGEND**
- AC ASPHALTIC CONCRETE
  - AD AREA DRAIN
  - ANODE ANODE
  - BFP BACKFLOW PREVENTOR
  - BOL BOLLARD
  - CLF CHAINLINK FENCE
  - CMB COMMUNICATION BOX
  - CMH COMMUNICATION MANHOLE
  - CO UTILITY CLEANOUT
  - CONC CONCRETE
  - DET DETECTOR
  - EB ELECTRICAL BOX
  - ECB ELECTRICAL CABINET
  - EMH ELECTRICAL MANHOLE
  - ET ELECTRICAL TRANSFORMER
  - EV ELECTRICAL VALVE
  - EVT ELECTRICAL VAULT
  - FDC FIRE DEPARTMENT CONNECTION
  - FH FIRE HYDRANT
  - FL FLOW LINE
  - GV GAS VALVE
  - GUY GUY WIRE
  - LG LIP OF GUTTER
  - LP LIGHT POLE
  - MH MANHOLE
  - MON MONUMENT
  - OVHG BUILDING OVERHANG
  - PIV POST INDICATOR VALVE
  - SCM SECURITY CAMERA
  - SDDI STORM DRAIN DROP INLET
  - SIGN SIGN
  - SLB STREET LIGHT BOX
  - SLM SANITARY SEWER MANHOLE
  - TC TOP OF CURB
  - TCAM TRAFFIC CAMERA
  - TG TOP OF GRADE
  - TOE BOTTOM OF SLOPE
  - TS TRAFFIC SIGNAL
  - TSB TRAFFIC SIGNAL BOX
  - TVT TELEPHONE VAULT
  - UB UTILITY BOX
  - VG VALLEY GUTTER
  - WF WOOD FENCE
  - WM WATER METER
  - WV WATER VALVE
  - WVT WATER VAULT
  - XING CROSSWALK BUTTON
- 
- FENCE LINE
  - TRAFFIC STRIPING
  - BUILDING PERIMETER
  - FLOW LINE
  - BOUNDARY LINE
  - ADJACENT LOT LINE
  - EASEMENT LINE
  - LOT LINE

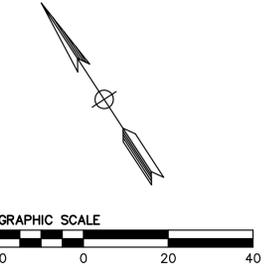
**ELEVATION DATUM**  
SANTA CLARA VALLEY WATER DISTRICT  
BENCHMARK NO. 046

BRASS DISK ON THE TOP AND CENTER OF  
SOUTHWESTERLY HEADWALL AT EL CAMINO  
REAL AND MATADERO CREEK.

ELEVATION = 40.21 FEET (NAVD88)

**BASIS OF BEARING**

THE BEARING N33°21'00"E OF THE CENTERLINE  
OF HANSEN WAY, AS SAID BEARING IS SHOWN  
ON TRACT NO. 7506, FILED FOR RECORD ON  
FEBRUARY 9, 1984 IN BOOK 524 OF MAPS AT  
PAGE 31, RECORDS OF SANTA CLARA COUNTY.



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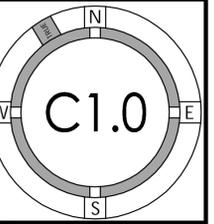
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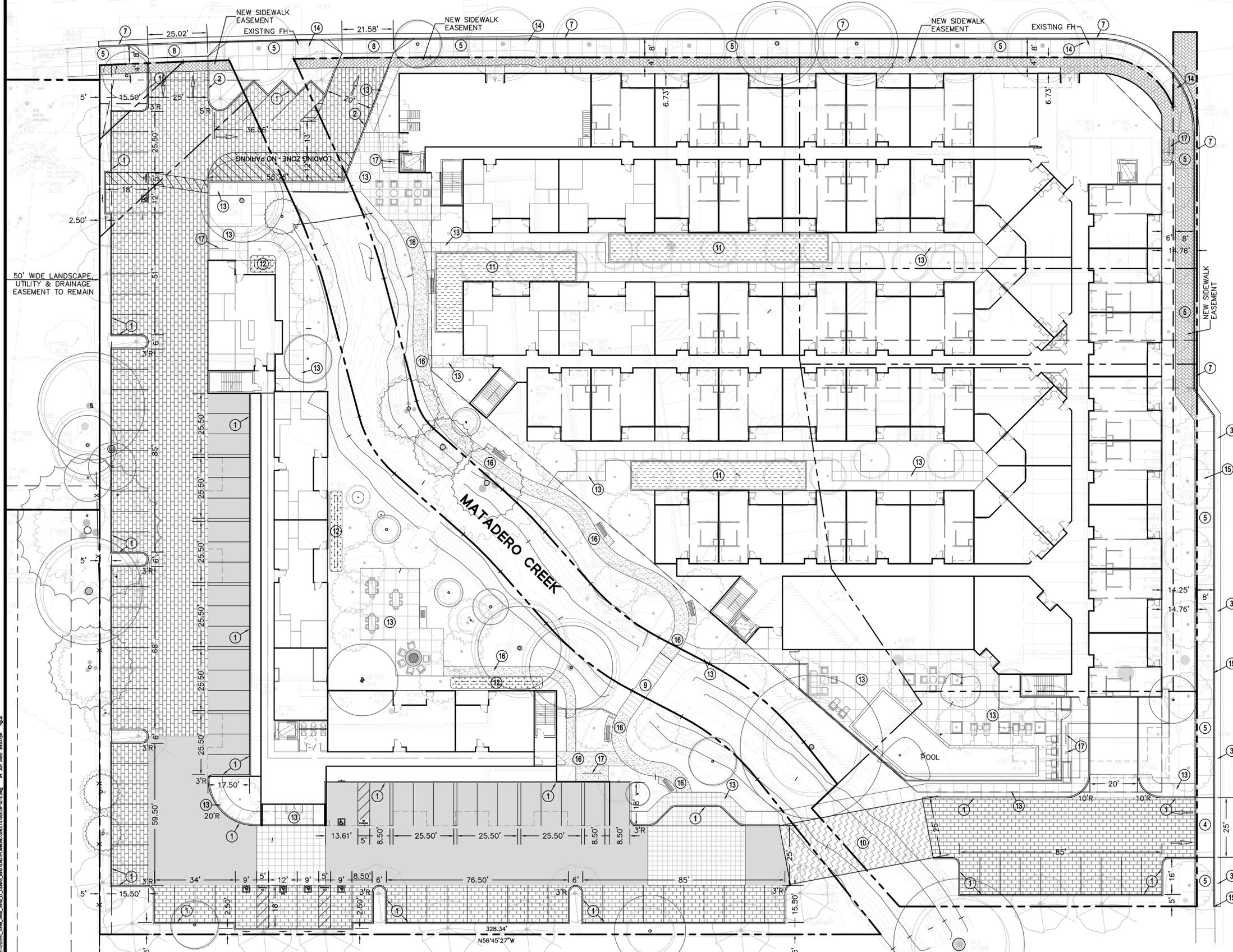


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EXISTING  
CONDITIONS



EL CAMINO REAL



MATADERO AVE.

LEGEND

- 1 AC PAVEMENT (TYPE A AC OVER CALTRANS CL. 2 AB)
- 2 NEW PUBLIC SIDEWALK EASEMENT
- 3 NEW PERVIOUS PAVEMENT
- 4 ABOVE GROUND FLOW-THROUGH PLANTER
- 5 BIORETENTION BASIN

KEY NOTES

- 1 CONCRETE VERTICAL CURB
- 2 CONCRETE CURB AND GUTTER
- 3 CITY STANDARD ROLLED CURB AND GUTTER
- 4 CITY STANDARD DRIVEWAY
- 5 CITY STANDARD SIDEWALK
- 6 CITY STANDARD CURB RAMP
- 7 CITY STANDARD CURB AND GUTTER
- 8 CALTRANS STANDARD DRIVEWAY
- 9 PEDESTRIAN BRIDGE
- 10 VEHICULAR BRIDGE
- 11 ABOVE GROUND FLOW-THROUGH PLANTER
- 12 BIORETENTION BASIN
- 13 PRIVATE WALK, S.L.D.
- 14 TRAFFIC SIGNAL TO REMAIN
- 15 POWER POLE AND GUY WIRES TO REMAIN
- 16 DECOMPOSED GRANITE TRAIL, S.L.D.
- 17 BIKE RACK, S.L.D.

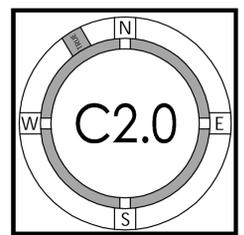
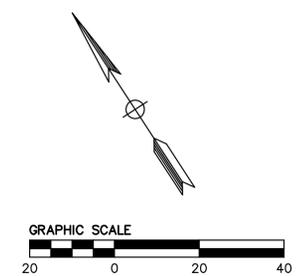
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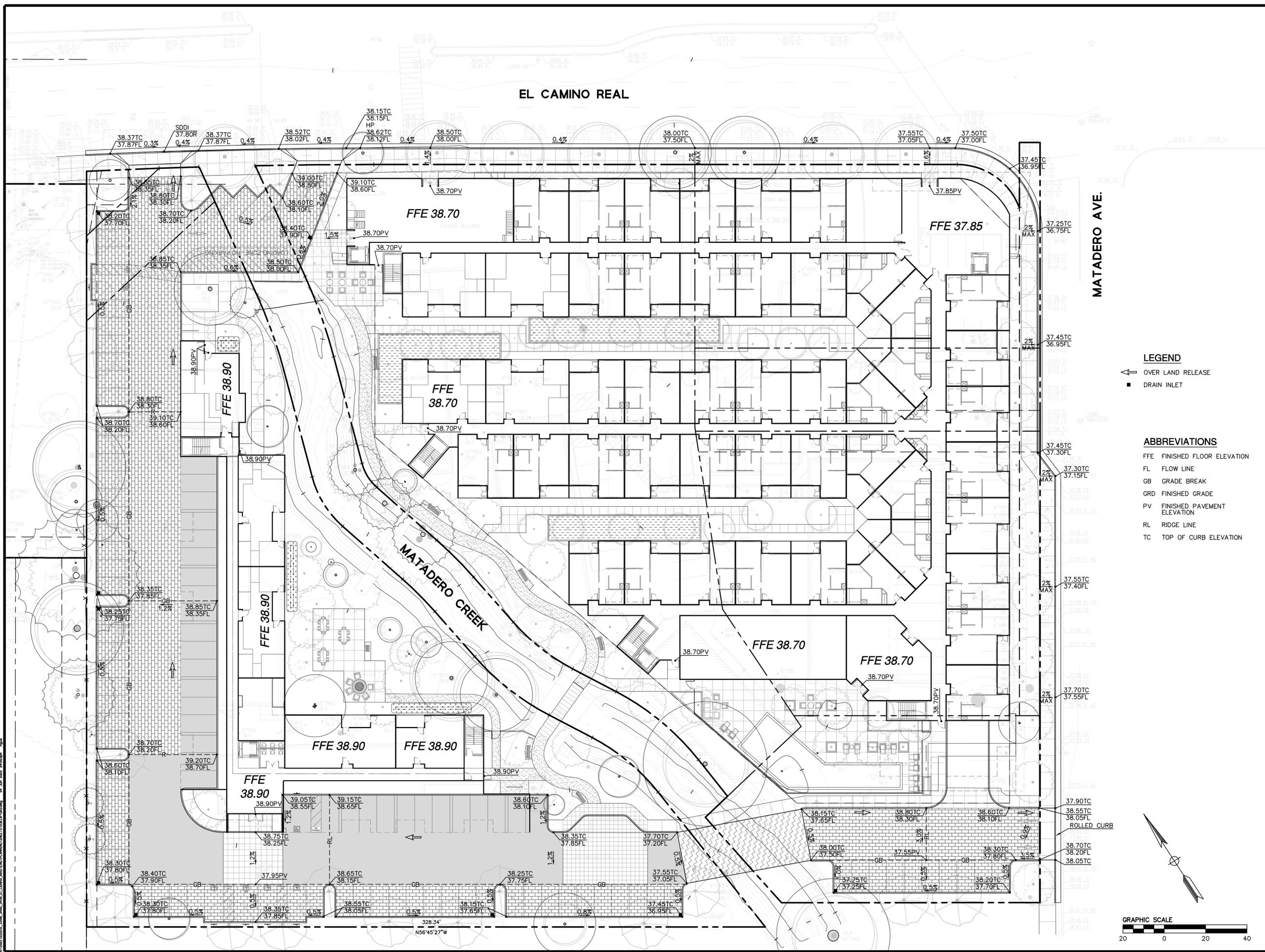
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SITE PLAN



EL CAMINO REAL

MATADERO AVE.



**LEGEND**

- ← OVER LAND RELEASE
- DRAIN INLET

**ABBREVIATIONS**

- FFE FINISHED FLOOR ELEVATION
- FL FLOW LINE
- GB GRADE BREAK
- GRD FINISHED GRADE
- PV FINISHED PAVEMENT ELEVATION
- RL RIDGE LINE
- TC TOP OF CURB ELEVATION

Residences At Matadero Creek  
RESIDENTIAL AND RETAIL

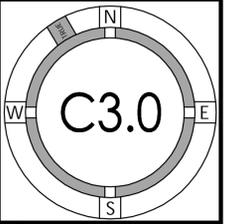
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GRADING AND DRAINAGE PLAN





1013 South Claremont St. Ste 1  
 San Mateo, CA 94401  
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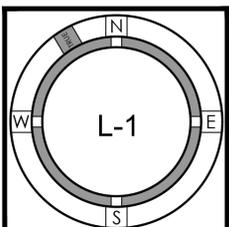
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LANDSCAPE PLAN



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EL CAMINO REAL

MATADERO AVE

KEY NOTES:

- ① CITY SIDEWALK  
12 FT WIDE ON EL CAMINO REAL  
8 FT WIDE ON MATADERO AVENUE
- ② STREET TREES
- ③ POOL RECREATION AREA FOR PROJECT RESIDENTS
- ④ RECREATION AREA FOR PROJECT RESIDENTS
- ⑤ RETAIL SPACE
- ⑥ OUTDOOR SPACE AT RETAIL SPACE
- ⑦ COURTYARD
- ⑧ TRAIL (DECOMPOSED GRANITE)
- ⑨ PEDESTRIAN BRIDGE
- ⑩ TOP OF BANK (MATADERO CREEK)
- ⑪ 20 FT SETBACK FROM TOP OF BANK (MATADERO CREEK)
- ⑫ BIKE RACK (SHORT TERM STORAGE)  
39 SPACES FOR RESIDENTIAL USE  
3 SPACES FOR RETAIL USE
- ⑬ DROP OFF ZONE
- ⑭ PERVIOUS PAVEMENT (REFER TO CIVIL PLAN)

