ESSEX SAN MATEO CENTRAL PARK
SPAR SUBMITTAL COMMENT RESPONSES - MARCH 20, 2017
MARCH 21ST

09:00 AM

12:00 PM

03:00 PM

JUNE 21ST

SEPTEMBER 21ST

DECEMBER 21ST

SHADOW STUDIES
LEVEL 1 - GROUND FLOOR BUILDING LINE & SETBACKS

1. Building line and setbacks calculations based on San Mateo City Code Section 27.30.008
2. Sidewalk standards based on Pedestrian Design Guideline A03 - Mixed Use Type B Street Parking
(2) Pedestrian bridges and driveway ramp connecting the existing 2-story building and proposed 5-story building across the property line are to be recorded as legal easements in the final parcel map.

Building Plan - Level 2

1/16" = 1'-0"
**Elevations - North**

- Residential units above the podium area set back 15'-0" from the property line, up to 45% area of unprotected openings are permitted in a sprinklered building.
- No openings at the garage facade along the property line.
- See Sheet A2.03 for setback distances.

**Elevations - South**

- Residential units above the podium area set back more than 16'-0" from the property line, up to 75% area of unprotected openings are permitted in a sprinklered building.
- See Sheet A2.04 for setback distances.

**Elevations - East**

- Residential units above the podium area set back more than 25' from the property line, no limit on allowable opening area in a sprinklered building.
- Ground level north facade is set back 20' or more from the property line, therefore openings are not limited. See Sheet A1.01 for setback distances.

**Elevations - West**

- Residential units above the podium area set back more than 15'-3" from the property line, therefor open openings are not limited.
- Ground level north facade is set back 20' or more from the property line, therefore openings are not limited. See Sheet A1.01 for setback distances.

**General Notes:**
- Open parking garage components with site location set to property line. Transferring components will not limit set back. See Sheet A1.01 for setback distances.
- See Retail Design Guideline for store front variations.
- See Landscape Drawings for container planter locations.
RETAIL (PARCEL 1)

EXISTING RETAIL BUILDING ON PARCEL 1 IS SET BACK 5' OR MORE FROM THE PROPERTY LINE, UP TO 25% AREA OF PROTECTED OR UNPROTECTED OPENINGS ARE PERMITTED IN A SPRINKLERED BUILDING, SEE SHEET A1.01 FOR INDIVIDUAL SETBACK DISTANCES

1,681SF OPENINGS DIVIDED BY 16,374 SF FACADE AREA = 10.3%

MATCHLINE (SEE 1/-)

21'-9.5" SETBACK FROM THE PROPERTY LINE AT THIS PORTION OF THE SLEEP TRAIN BUILDING, NO LIMIT ON OPENINGS PER CBC TABLE 705.8

14'-0" SETBACK FROM THE PROPERTY LINE AT THIS PORTION OF THE SLEEP TRAIN BUILDING, UP TO 45% AREA OF PROTECTED OR UNPROTECTED OPENINGS ARE PERMITTED IN A SPRINKLERED BUILDING. NO OPENING ARE FOUND ON THIS PORTION OF FACADE

MATCHLINE (SEE 2/-)

21'-9.5" SETBACK FROM THE PROPERTY LINE AT THIS PORTION OF THE SLEEP TRAIN BUILDING, NO LIMIT ON OPENINGS PER CBC TABLE 705.8

3 PARCEL B EXISTING SLEEP TRAIN ELEVATION - EAST

MATCHLINE (SEE 2/-)

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3 PARCEL B EXISTING SLEEP TRAIN ELEVATION - EAST

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3 PARCEL B EXISTING SLEEP TRAIN ELEVATION - EAST

MATCHLINE (SEE 2/-)
ENLARGED WEST ELEVATION AT PARKING PODIUM

OPTION 1

MATERIAL PALETTE & OPTIONS

1. BOARD FORMED CONCRETE PLANTER
2. BOARD FORMED CONCRETE WALL
3. BOARD FORMED CONCRETE WALL WITH LARGE GRAPHIC PATTERN
4. CABLE OR MESH PLANT SCREEN WITH ENGRAVED BASE PLANTER, REFER TO A1.1 FOR GREENSCREEN SPECIFICATION

PLANT OPTIONS:
- Bambusa
- Heavenly Bamboo (Nandina)
- Distictus Buccinatior
- Gelsemium Sempervirens
- Clystostoma Callesteoides

EXAMPLES OF ART INSTALLATION OR MURAL (SEE A1.1 FOR OTHER POTENTIAL ART LOCATIONS)

OPTION 2
THE TYPE A UNITS ARE MULTISTORY DWELLING UNITS THAT COMPLY WITH CBC SECTION 1102A.3.2: WHERE THE PRIMARY ENTRIES ARE ON AN ACCESSIBLE ROUTE WITH AT LEAST ONE BATHROOM AND ONE KITCHEN ARE LOCATED ON THE PRIMARY ENTRY LEVEL AND ALL ROOMS LOCATED ON THE PRIMARY ENTRY LEVEL ARE SERVED BY AN ACCESSIBLE ROUTE. THE MEZZANINE LEVEL OF THE UNITS ARE LESS THAN ONE THIRD OF THE FLOOR AREA OF THE UNIT IN WHICH THEY ARE LOCATED AS PERMITTED IN SECTION 505.
2 FUTURE BIKE LOCKER SPACES
FOR A TOTAL (12) SPACES
3'-6"
14'-6" +/-
2'-0"
9'-6" +/-
14'-6" +/-
6'-6" CLR
4'-2"
7'-0"
5'-3"
57'-6"
4'-5" CLR
5'-2"
100% PUBLIC BIKE RACK SPACES

RESIDENT BIKE ROOM AT GROUND FLOOR

TYPICAL PUBLIC BIKE RACKS ALONG E. 5TH AVE.

RETAIL/LEASING BIKE LOCKERS AT GROUND FLOOR