ESSEX SAN MATEO CENTRAL PARK
SPAR SUBMITTAL COMMENT RESPONSES - OCTOBER 23, 2017
The Essex at Central Park is a 5-story mixed-use project on 1.2 acres of land at S. San Mateo Drive and East 5th Avenue in San Mateo, California. The proposed site is conveniently located between the city’s Central Park to the Southeast and Central Park to the Northwest.

1. BUILDING OCCUPANCY GROUPS:
   - M: MERCANTILE, OR B: BUSINESS, OR A: ASSEMBLY (GROUND LEVEL OCCUPANCY OPTIONS)
   - R: Residential

2. TYPES OF CONSTRUCTION (Chapter 6):
   - R-2 & S-2: 1 HOUR (EXCEPTION "b")

3. APNs: 034-144-240

4. PARCEL NO: PARCEL 2 (PARCEL MAP NO. 400)

5. PROJECT SITE AREA: 52,369 SF OR 1.2 ACRES

6. BUILDING OCCUPANCY GROUPS:
   - M: MERCANTILE, OR B: BUSINESS, OR A: ASSEMBLY (GROUND LEVEL OCCUPANCY OPTIONS)
   - R: Residential

7. REQUIRED SEPARATION OF OCCUPANCIES (TABLE 508.4):
   - REQUIRED SEPARATION OF OCCUPANCIES (TABLE 508.4): 15,060 SF (PARKING STALLS) 11,089 SF (PARKING & UNITS)


9. M: MERCANTILE, OR B: BUSINESS, OR A: ASSEMBLY (GROUND LEVEL OCCUPANCY OPTIONS)

10. VEHICULAR PARKING SUMMARY
   - 30 SPACES:
     - 6 TOWNHOUSE 2 PARKING:
     - 20 SPACE 3 PARKING:

11. ACCESSIBILITY REQUIREMENT
    - MALL TERRACE ELEVATOR (171A & 171A):
    - 11% OF MULTIFAMILY DWELLINGS SHALL HAVE AN ACCESSIBLE ENTRANCE LEVEL WHICH CONTAINS THE FOLLOWING:
      - 2% OF THE MULTIFAMILY DWELLINGS SHALL HAVE AN ACCESSIBLE ENTRANCE LEVEL WHICH CONTAINS THE FOLLOWING:
      - 3% OF THE MULTIFAMILY DWELLINGS SHALL HAVE AN ACCESSIBLE ENTRANCE LEVEL WHICH CONTAINS THE FOLLOWING:
      - 1% OF THE MULTIFAMILY DWELLINGS SHALL HAVE AN ACCESSIBLE ENTRANCE LEVEL WHICH CONTAINS THE FOLLOWING:

12. ACCESSIBILITY REQUIREMENT (Chapter 11)
    - ACCESSIBILITY REQUIREMENT (Chapter 11):
      - Required/Provided accessibility features will be as required for types in per 2016 CBC sections 602 and Table 602.

13. FRAF DEFINITION. EXCLUDED

14. APPLICABLE CODES
   - 2016 CALIFORNIA GOVERNMENT CODE
   - 2016 CALIFORNIA FIRE CODE (CFC) W/ 2015 S.M. FIRE CODE AMENDMENTS
   - 2016 CALIFORNIA BUILDING CODE (IBC) W/ 2015 S.M. BUILDING CODE AMENDMENTS
ELEVATION - NORTH

- Residential units above the podium are setback 15'-0" from the property line. Up to 20% of unprotected openings are permitted in a sprinklered building.
- Openings at the garage facade along the property line are not limited.

ELEVATION - SOUTH

- Residential units above the podium are setback 15'-0" from the property line. Up to 45% of unprotected openings are permitted in a sprinklered building.
- Openings at the garage facade along the property line are not limited.

ELEVATION - WEST

- Stair 1 setback more than 25' from property line. No limit on allowed unprotected area. See Sheet A3.03 for setback distances.

ELEVATION - EAST

- Residential units above the podium are setback more than 16'-0" from the property line. Up to 75% of unprotected openings are permitted in a sprinklered building.
- Openings at the garage facade along the property line are not limited. See Sheet A2.04 for setback distances.

See Retain Design Guidelines for storefront variations.
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%

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.
24 TOTAL SPACES AT

UNIT A1

PRIVATE PATIO

UNIT A2

PRIVATE PATIO

UNIT A3

PRIVATE PATIO

TYPE A1 - 1 BEDROOM

TYPE A2 - 1 BEDROOM

TYPE A3 - 1 BEDROOM

1/4" = 1'-0"
TYPE C1 - 2 BEDROOM

TYPE C2 - 2 BEDROOM

1/4" = 1'-0"
1. Resident Bike Room at Ground Floor

2. TYPICAL PUBLIC BIKE RACKS ALONG E. 5TH AVE.

3. RETAIL/LEASING BIKE LOCKERS AT GROUND FLOOR

PUBLIC BIKE RACK SPACES FOR A TOTAL (12) SPACES

3'-6"

14'-6" +/-

2'-0"

9'-6" +/-

5'-3"

57'-6"

4'-5" CLR

2'-6" CLR

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ARCHITECT:

OWNER:

PROJECT:

SPAR:

SUBMITTAL/REVISION:

NOT ISSUED FOR CONSTRUCTION

10/08/2013
PLNG PPA

12/03/2013
PPA RE-SUBMIT

1/24/2014
PARK & REC

11/18/2015
SPAR APPL

03/25/2016
SPAR COMMENTS

11/03/2016
SPAR COMMENTS

03/20/2017
SPAR COMMENTS

10/23/2017
SPAR COMMENTS

11/03/2016
SPAR COMMENTS

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