ESSEX SAN MATEO CENTRAL PARK
SPAR SUBMITTAL COMMENT RESPONSES - OCTOBER 23, 2017
ESSEX SAN MATEO
CENTRAL PARK
200 East Alameda Drive
San Mateo, CA 94401

ARCHITECT:

FILE NAME & LOCATION: Z:\21301 - SNM - Essex San Mateo Study\Drawings\AutoCad\09 Sheet Files\A003.dwg

LAYOUT: A003

OWNER:

NOT ISSUED FOR CONSTRUCTION

PROJECT:

SITE KEY PLAN

PHOTO NO. 1

PHOTO NO. 2

PHOTO NO. 3

PHOTO NO. 4

PHOTO NO. 5

PHOTO NO. 6
ARCHITECT:

FILE NAME & LOCATION: Z:\21301 - SNM - Essex San Mateo Study\Drawings\AutoCad\09 Sheet Files\A204.dwg

SPAR SUBMITTAL
NOVEMBER 18, 2015

LEVEL 2 PLAN
A2.04
ENLARGED WEST ELEVATION AT PARKING PODIUM

PLANT OPTIONS:
- Type 1: Hardy shrubs
- Type 2: Ground cover
- Type 3: Ornamental grass

MATERIAL PALETTE & OPTIONS:
- Board-formed concrete: Charred finish
- Trombe wall: Wood finish

SEE 2 - FOR DECORATIVE OPTIONS
**RESIDENT BIKE ROOM AT GROUND FLOOR**

- **TYPICAL PUBLIC BIKE RACKS ALONG E. 5TH AVE.**
- **RETAIL/LEASING BIKE LOCKERS AT GROUND FLOOR**
### CAP Consistency Checklist

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Ensure all Elevations and Section Indications are clear and consistent.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Verify allCalculation/Design Formulas are correct.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Confirm all 3D Models are complete and accurate.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>Review all Coordination Drawings for conflicts.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Confirm all Construction Drawings are current and complete.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Confirm all As-built Drawings are current and complete.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Appendix 3**

### 3D Model Consistency Checklist

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.</td>
<td>Check all 3D Models for consistency with adjacent models.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B.</td>
<td>Verify all 3D Models are complete and accurate.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C.</td>
<td>Confirm all 3D Models are consistent with other disciplines.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D.</td>
<td>Review all Coordination Drawings for 3D Model conflicts.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E.</td>
<td>Confirm all As-built 3D Models are current and complete.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**APPENDIX 3**

### Cadastre Guidelines

- Ensure all Cadastre data used in the project is current and complete. Review all Cadastre data for consistency with other disciplines. Review all Cadastre data for consistency with adjacent properties. Review all Cadastre data for consistency with project boundaries.

**APPENDIX 3**

### CAP Consistency Checklist

- Review all CAP Consistency Checklist for completeness and accuracy.
- Review all CAP Consistency Checklist for consistency with other disciplines.
- Review all CAP Consistency Checklist for consistency with adjacent properties.
- Review all CAP Consistency Checklist for consistency with project boundaries.

**APPENDIX 3**

### 3D Model Consistency Checklist

- Review all 3D Model Consistency Checklists for completeness and accuracy.
- Review all 3D Model Consistency Checklists for consistency with other disciplines.
- Review all 3D Model Consistency Checklists for consistency with adjacent properties.
- Review all 3D Model Consistency Checklists for consistency with project boundaries.

**APPENDIX 3**

### Cadastre Guidelines

- Review all Cadastre Guidelines for completeness and accuracy.
- Review all Cadastre Guidelines for consistency with other disciplines.
- Review all Cadastre Guidelines for consistency with adjacent properties.
- Review all Cadastre Guidelines for consistency with project boundaries.
PODIUM LEVEL AMENITIES:

- **Recessed Wall Light in Podium Planter Walls:** Juno 120 volt LED step light in black plastic
- **Conversation Seating Areas:** Sectional configurations in weather finish and cushions available through test brands (or similar)
- **Linear Metal Trellis:** Vertical trellis and glass stone
- **Prefabricated Planters:** Vire Trelle, Tournesol
- **Prefabricated Rectangular Planters:** Tournesol, Squarish, Boulevird
- **Cut Metal Vertical Panels:** 34x48 ft, set with wood posts, flowered planter
- **Cut Metal, Vertical Panels:** Set with wood posts, flowered planter

**Roof Level Planting Area Total:** 1,783 sq. ft.

**City Reserves 216 sq. ft. of Stormwater Treatment:** Podium provides 216 sq. ft.

**Refer to Sheet L1.3 for Stormwater Planter**

**Exterior Lighting Layout Complies with the City Municipal Code Section Exterior Security Lighting:** Section 23.5.010
M.3.8
Any tree trimmed in the manner of construction should be pruned to remove branches, any construction activity, and the contractor or owner of the site should be responsible. This includes trimming and removing trees located within the Project Area. The Project Area is defined as the area within surge area of any structure, in the vicinity of any construction activities, and the contractor or owner of the site should be responsible for removing and trimming trees located within the Project Area.

M.3.8.1
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R.2.1.1
Tree Protection Fences
When a tree or shrub is to be retained as a result of previous construction activity, new construction work will not be disturbed until the fence is in place. The fence should be placed at least 3 feet (914 mm) from the base of the tree to allow for proper tree growth. The fence should be made of durable material and should be retained for a period of at least 1 year after the completion of the project.