DOWNTOWN SAN MATEO PARKING STRUCTURE
400 EAST 5TH AVENUE, SAN MATEO, CALIFORNIA
October 2, 2020

REVISION TO ENTITLEMENT ITEMS

1. STALL STANDARDS
   UNIVERSAL STALL APPROACH
2. SIGHT TRIANGLE AND GARAGE SET BACK
   24’ DRIVE AISLE PROVIDED
3. ADA STALL DISTRIBUTION
   GROUND & FIFTH LEVEL ONLY
4. STRUCTURAL FRAMING
   MOMENT FRAME SYSTEM DESIGN REQUIREMENTS
5. PEDESTRIAN EGRESS CORRIDOR
   SECOND LEVEL FOLLOWING THE RAMP TO GRADE
6. EXTERIOR BACK FLOW PREVENTION
TYPICAL STRUCTURAL BAY PLAN

RAMP BAY

FULL SIZE  FULL SIZE  FULL SIZE

18'-0"  60'-0"

8'-6"

COMPACT  COMPACT  COMPACT

17'-0"

8'-6"

FLAT BAY

COMPACT  COMPACT  COMPACT

3'-11"

8'-6"

COMPACT  COMPACT  COMPACT

27'-6"

8'-6"

22'-6"

5'-0"

AS DESIGNED IN ENTITLEMENTS

STRUCTURAL BAY DIMENSION
TOTAL CLEAR: 116'-9"
TYPICAL STRUCTURAL BAY PLAN

UNIVERSAL STALL STANDARD

DOWNTOWN SAN MATEO PARKING STRUCTURE
SAN MATEO, CALIFORNIA

SCALE: 1/8” = 1’-0”
JOB NO. 20-35
10-02-20
# Parking Space & Area Summary

**Proposed Downtown San Mateo Parking Structure**

## Parking Summary

<table>
<thead>
<tr>
<th>Area</th>
<th>On-Grade Slab (Sq. F.)</th>
<th>Elevated Slab (Sq. F.)</th>
<th>M</th>
<th>B</th>
<th>Designated Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Parking Area</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Service Area</td>
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<tr>
<td>Circulation Area</td>
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<tr>
<td>Office Area</td>
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<tr>
<td>Retail Area</td>
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<tr>
<td><strong>Sub Total</strong></td>
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<tr>
<td><strong>Total</strong></td>
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<tr>
<td>Non-Residential Parking Area</td>
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<td>L1</td>
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<td>11 10 133 161</td>
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<td>L4</td>
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<td>23 10 120 132</td>
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<td><strong>Sub Total</strong></td>
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<td>46,327</td>
<td>175,398</td>
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<td>221,725</td>
<td>175,398</td>
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<tr>
<td>Gross Bldg. Area (Sq. F.)</td>
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<td>221,725</td>
<td>175,398</td>
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</table>

**Design Efficiency**: 318.57 S/F/STALL

**Percent of Non-Residential Installed EVCS to Non-Residential Total**: 5%

**Percent of Non-Residential Future EVCS to Non-Residential Total**: 10%

**Percent of Residential Future EVCS to Residential Total**: 15%

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**Legend**

- **M**: Motorcycle
- **B**: Bikes
- **CS**: Car Share
- **CAV**: Combination of Low Emitting, Fuel Efficient and Carpool Van Pool Vehicles
- **EV-AMB**: Ambulatory Electric Vehicle Charging Station
- **FEV-AMB**: Future Ambulatory Electric Vehicle Charging Station
- **EV-VA**: Van Accessible Electric Vehicle Charging Station
- **EVA**: Regular Accessible Electric Vehicle Charging Station
- **FEVA**: Future Regular Accessible Electric Vehicle Charging Station
- **EVCS**: Electric Vehicle Charging Station
- **EVCS**: Electric Vehicle Charging Station
- **AS**: Regular Accessible Stall
- **VS**: Van Accessible Stall
- **FS**: Full Size Stall
- **U**: Universal Stall

* Does not include motorcycle and bike spaces
** Includes elevator, sucks, trash and storage areas
*** Includes stair wells & elevator shafts at lowest level only and lobbies at all levels

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**Downtown San Mateo Parking Structure**

San Mateo, California
FIFTH (ROOF) LEVEL PLAN

PROPOSED

132/LEVEL

DOWNTOWN SAN MATEO PARKING STRUCTURE

SAN MATEO, CALIFORNIA
NOTE: BY ELIMINATING THE INTERIOR SHEAR WALLS, WE NEED ALL THE STAIRS TO ENGAGE THE REINFORCED CONCRETE FRAME ELEMENTS. MAJORITY OF THE EXISTING PARKING ARE UNAFFECTED BY THE PROPOSED SOLUTION (E.G. ARE UNCHANGED). THE GROUND LEVEL EXITING ALSO WOULD HAVE TO ENTER INTO THE STAIRWAY AND THEN TRAVEL UP A FLOOR TO THE MEZZANINE UPPER CORRIDOR WHICH FOLLOWS THE NORTHERN WEB DOWN TO GRADE. APPROPRIATE SERVICE HALL STREET PERPENDICULAR TO THE EXIT CORRIDOR WILL EXIT TRAFFIC FROM GRADE TO PROVIDE CONTINUATION TO THE GROUND LEVEL.
BUILDING SECTIONS

OPTION - 2

AS ENTITLED

5TH STREET

DOWNTOWN SAN MATEO PARKING STRUCTURE

AS PROPOSED

OPTION - 2
BUILDING SECTIONS

SCALE: 1/32" = 1'-0"

JOB NO. 20-15/20

10-02-20

DOWNTOWN SAN MATEO PARKING STRUCTURE
SAN MATEO, CALIFORNIA
BUILDING ELEVATIONS

AS PROPOSED

DOWNTOWN SAN MATEO
PARKING STRUCTURE

SAN MATEO, CALIFORNIA

10-02-20
AS ENTITLED

- Additional framing around stair.
- Vertical fins have been shifted off grid, total quantity of fins is unchanged.
- Reproportioned PV canopy to avoid conflict with art wall, reconfiguration does not result in a reduction in PV canopy area.
- Reproportioned art wall, to work with revised corner framing and elevator configuration.

AS PROPOSED

- Metal canopy & address signage.
- Metal guardrail.
- Pedestrian bridge.
- PV panel at roof.
- Potential public art location.
- Upturned concave beam.
- Vertical façade screening element.
- Exterior egress stair.
- Ventilated façade screen panel(s).
- Entrance signage - TBD at a later date.

BUILDING ELEVATIONS

DOWNTOWN SAN MATEO PARKING STRUCTURE
SAN MATEO, CALIFORNIA

Scale: 1/8" = 1'-0"
Job No.: 20-157
10-02-20