

NOTE: RENDERING NOT FOR CONSTRUCTION USE

STATION PARK GREEN

430 STATION PARK
CIR#100
SAN MATEO, CA 94402

SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS

HGA

84 W SANTA CLARA ST, SUITE 200
SAN JOSE, CALIFORNIA 95113
TELEPHONE: 408.286.0851

HGA COMMISSION NUMBER: 5288-002-00

SEPTEMBER 24, 2025

PROJECT INFORMATION

PROJECT NAME: STATION PARK GREEN, SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS

PROJECT DESCRIPTION:
THE SUBJECT OF APPLICATION IS AN AMENDMENT TO THE SPECIFIC PLAN AND THE DESIGN GUIDELINES PROPOSAL FOR THE GROUND FLOOR THAT INCLUDES:
-CHANGE OF OCCUPANCY USE FROM RETAIL TO OFFICE, OFFICE TO RETAIL AT THE GROUND FLOOR.
-RELOCATION OF OFFICE, RETAIL, AND REC/COMMUNITY ROOMS. (SQ FT OF REC/COMMUNITY ROOM IS NOT LESS THAN EXISTING)
*INTERIOR DEMOLITION AND CONSTRUCTION IS NOT A PART OF THIS APPLICATION. INTERIOR TENANT IMPROVEMENTS WILL BE UNDER A SEPARATE APPLICATION.
*MINOR EXTERIOR SITE IMPROVEMENTS IS NOT A PART OF THIS APPLICATION. MINOR EXTERIOR SITE IMPROVEMENTS WILL BE UNDER A SEPARATE APPLICATION. NO TREES SHALL BE REMOVED.

OCCUPANCY:
M, B, A-2, A-3, S-2, R-2

MIXED OCCUPANCY:
YES

PROPOSED USE:
M, B, A-2, A-3, S-2, R-2

PROJECT ADDRESS:
430 STATION PARK CIR#100 (CORNER OF S. DELAWARE ST AND CONCAR DRIVE)
SAN MATEO, CA 94402

TYPE OF CONSTRUCTION:
GARAGES, TYPE IA - CAST IN CONCRETE AND CONCRETE MASONRY UNITS ON DRILLED DISPLACEMENT COLUMNS

SUPERSTRUCTURE, TYPE VA - WOOD STUD CONSTRUCTION W/ TJI FLOOR AND ROOF FRAMING.

CONTACT INFORMATION

OWNER: ESSEX PROPERTY TRUST, INC
CONTACT: CHRIS KOBER
PHONE: (650) 263-9656
EMAIL: CKOBER@ESSEX.COM

ARCHITECT: HAMMEL, GREEN AND ABRAHAMSON
CONTACT: LISA MACALUSO
PHONE: (408) 213-8219
EMAIL: LMACALUSO@HGA.COM

CONSULTANT: KAMANGAR CONSULTING, LLC
CONTACT: KATIA KAMANGAR
PHONE: (650) 815-8521
EMAIL: KATKAMANGAR@GMAIL.COM

CODE INFORMATION

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC)
PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)

2022 CALIFORNIA BUILDING CODE (CBC):
PART 2, TITLE 24, CCR; BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC)

2022 CALIFORNIA ELECTRICAL CODE (CEC):
PART 3, TITLE 24, CCR; BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC)

2022 CALIFORNIA MECHANICAL CODE (CMC):
PART 4, TITLE 24, CCR;BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC)

2022 CALIFORNIA PLUMBING CODE:
PART 5, TITLE 24, CCR; BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC)

2022 CALIFORNIA FIRE CODE(CFC):
PART 9, TITLE 24, CCR, BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC)

LIFE SAFETY CODE:
2000 NFPA 101 LIFE SAFETY CODE

ACCESSIBILITY CODE:
CHAPTER 11/11B, 2016 CBC AND 2010 ADA (28 CFR PART 36)

ENERGY CODE:
2022 CALIFORNIA ENERGY CODE - PART 6, TITLE 24, CCR

SIGN CODE:
AMERICANS WITH DISABILITIES ACT (ADA), CBC (TITLE 24), & UFC (TITLE 19)

AUTHORITY HAVING JURISDICTION:
SAN MATEO

COUNTY OF:
SAN MATEO

DEVELOPMENT PROJECT DATA INFORMATION

APN:	035-200-220 (2)
ZONING CLASSIFICATION:	TOD DISTRICT (TRANSIT ORIENTED DEVELOPMENT PER SAN MATEO MUNI. CODE SEC 27.90)
LOT SIZE (SQ. FT):	SITE AREA: 11.97 ACRES (521,397 SF)
# OF STORES:	5 STORIES
TOTAL FLOOR AREA FOR PARKING REQUIREMENTS:	224,969 SF (ALL 5 STORIES TOTAL)
TOTAL COVERED PARKING STALLS:	868
TOTAL UNCOVERED PARKING STALLS:	64
TOTAL AREA OF NEW AND REHABILITATED LANDSCAPE AREA (SQ. FT):	N/A (FUTURE UNDER SEPARATE PERMIT)

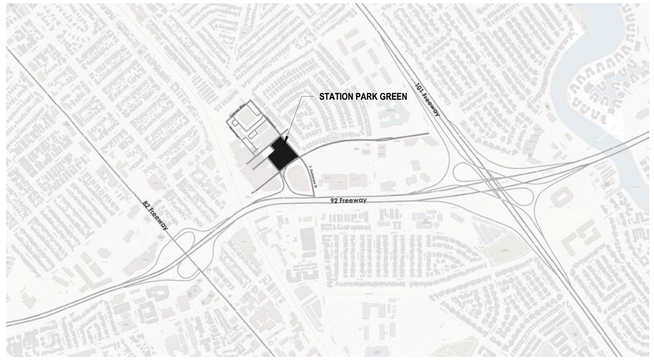
(1)

DRAWING INDEX - PLANNING

REV #	NUMBER	SHEET NAME
1-PLANNING		
A000 - GENERAL		
2	A000.	COVERSHEET
	A020.	AERIAL PLAN
	A021.	EXISTING SITE PLAN
	A022.	ENLARGED EXISTING SITE PLAN
1	A023.	PROPOSED SITE UPGRADES (REFERENCE ONLY)
1	A030.	EXISTING PARKING SUMMARY
2	A031.	PROPOSED PARKING SUMMARY
1	.GEN-3.1.2	MU-1 - LEVEL 2 & 3 USE AND EGRESS (REFERENCE ONLY)
1	.GEN-3.1.3	MU-1 - LEVEL 4 USE AND EGRESS (REFERENCE ONLY)
1	.GEN-3.1.4	MU-1 - LEVEL 2 & 3 USE AND EGRESS (REFERENCE ONLY)
1	A040.	EXISTING OCCUPANCY AND USE
1	A041.	PROPOSED OCCUPANCY AND USE
1	A060.	EXISTING ELEVATIONS (REFERENCE ONLY)
1	A070.	ENLARGED PLANS & ELEVATIONS (REFERENCE ONLY)
1	A071.	ENLARGED PLANS & ELEVATIONS (REFERENCE ONLY)
Grand total: 15		

(1)

MAP: STATION PARK GREEN
430 STATION PARK CIR#100
SAN MATEO, CA 94402



LICENSED ARCHITECT
SCOTT R. COLSON
No. C-20117
REN.9-30-27
STATE OF CALIFORNIA

A000.

9/23/2025 5:40:23 PM

© COPYRIGHT HAMMEL, GREEN AND ABRAHAMSON, INC.



HGA

84 W Santa Clara Street
Suite 200
San Jose, California 95113
Telephone 408.288.7833

STATION PARK GREEN
430 STATION PARK CIR #100

LICENSED ARCHITECT
SCOTT R. COLSON
No. C-20117
REN 9-30-27
STATE OF CALIFORNIA

NO	DESCRIPTION	DATE
	SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS	05/09/25

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5288-002-00

AERIAL PLAN

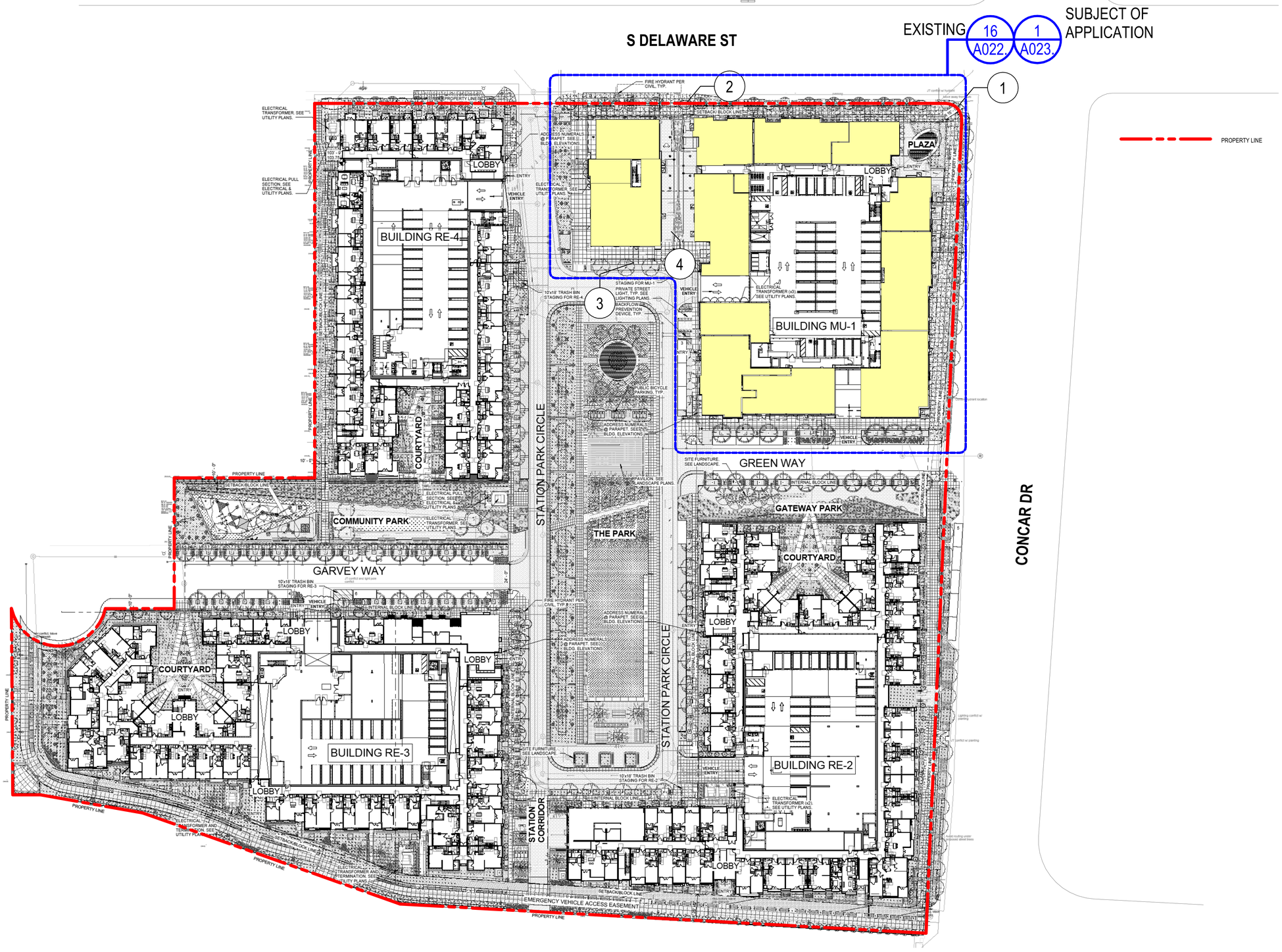
DATE: MAY 9, 2025

SPECIFIC PLAN & DESIGN GUIDELINES AMMENDMENT

A020.

© COPYRIGHT HAMMEL, GREEN AND ABRAHAMSON, INC.

Author 9/23/2025 5:40:23 PM C:\Users\jandresc\Documents\Revit Local Files\A25_Essex_5288-002-00_sjandresc.rvt



1 EXISTING SITE PLAN

HGA

84 W Santa Clara Street
Suite 200
San Jose, California 95113
Telephone 408.288.7833

STATION PARK GREEN
430 STATION PARK CIR #100

LICENSED ARCHITECT
SCOTT R. COLSON
No. C-20117
REN.9-30-27
STATE OF CALIFORNIA

NO	DESCRIPTION	DATE
	SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS	05/09/25

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5288-002-00

EXISTING SITE PLAN

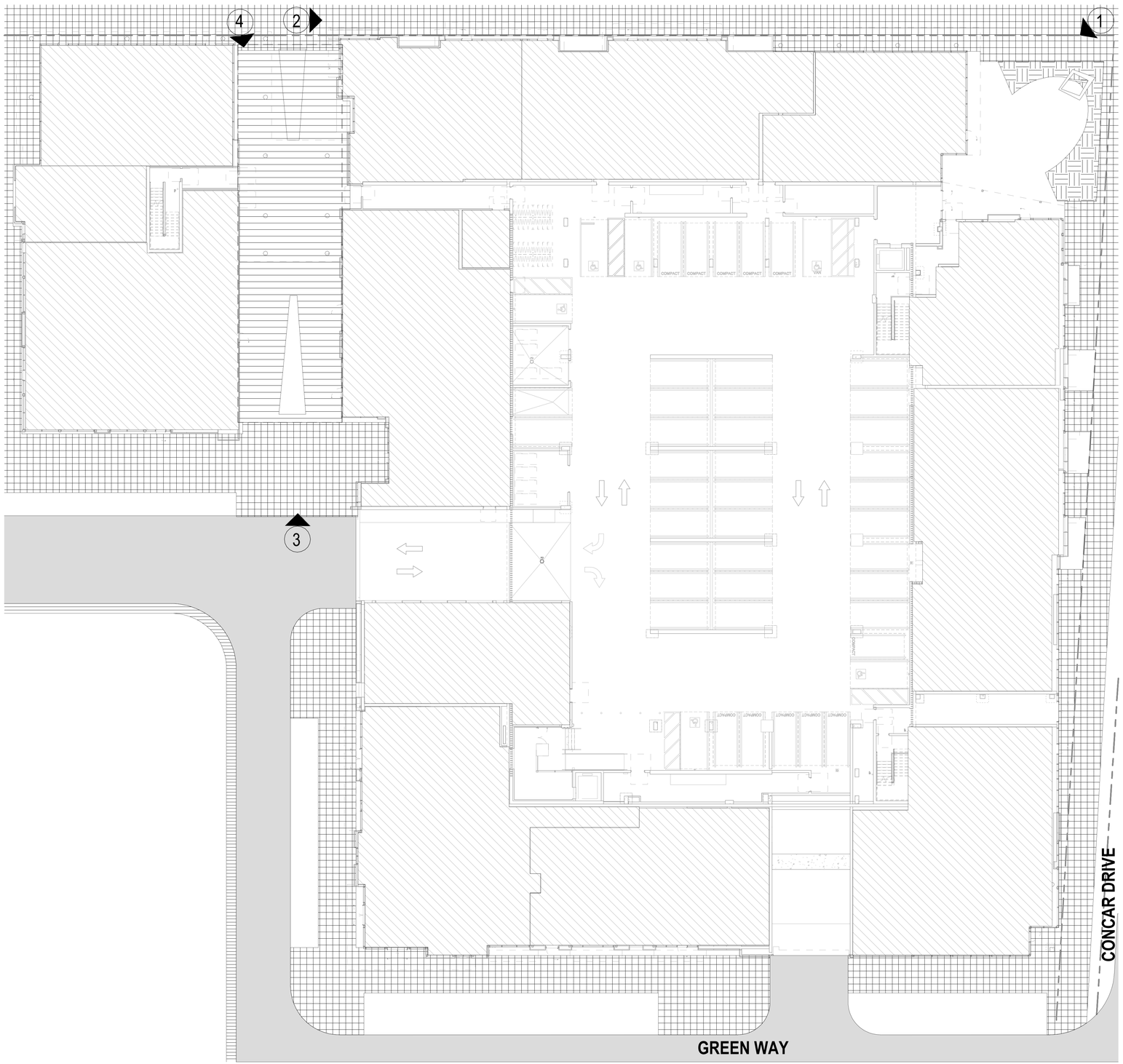
DATE: MAY 9, 2025

SPECIFIC PLAN & DESIGN GUIDELINES AMMENDMENT

A021.

© COPYRIGHT HAMMEL, GREEN AND ABRAHAMSON, INC.

Author 9/23/2025 5:40:24 PM C:\Users\jlandresc\Documents\Revit Local Files\A25_Essex_5288-002-00_jlandresc.rvt



16 ENLARGED EXISTING SITE PLAN
1/16" = 1'-0"

ENLARGED EXISTING PLAN LEGEND

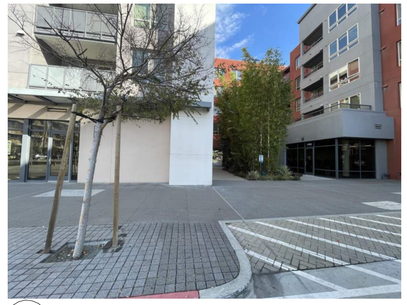
1 EXISTING SITE PHOTOGRAPHS



1 EXISTING CORNER PLAZA



2 VIEW ALONG S. DELWARE ST



3 PEDESTRIAN PROMANADE



4 PEDESTRIAN PROMANADE

HGA
84 W Santa Clara Street
Suite 200
San Jose, California 95113
Telephone 408.288.7833

STATION PARK GREEN
430 STATION PARK CIR #100

LICENSED ARCHITECT
SCOTT R. COLSON
No. C-20117
REN.9-30-27
STATE OF CALIFORNIA

NO	DESCRIPTION	DATE
	SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS	05/09/25

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5288-002-00

ENLARGED EXISTING SITE PLAN

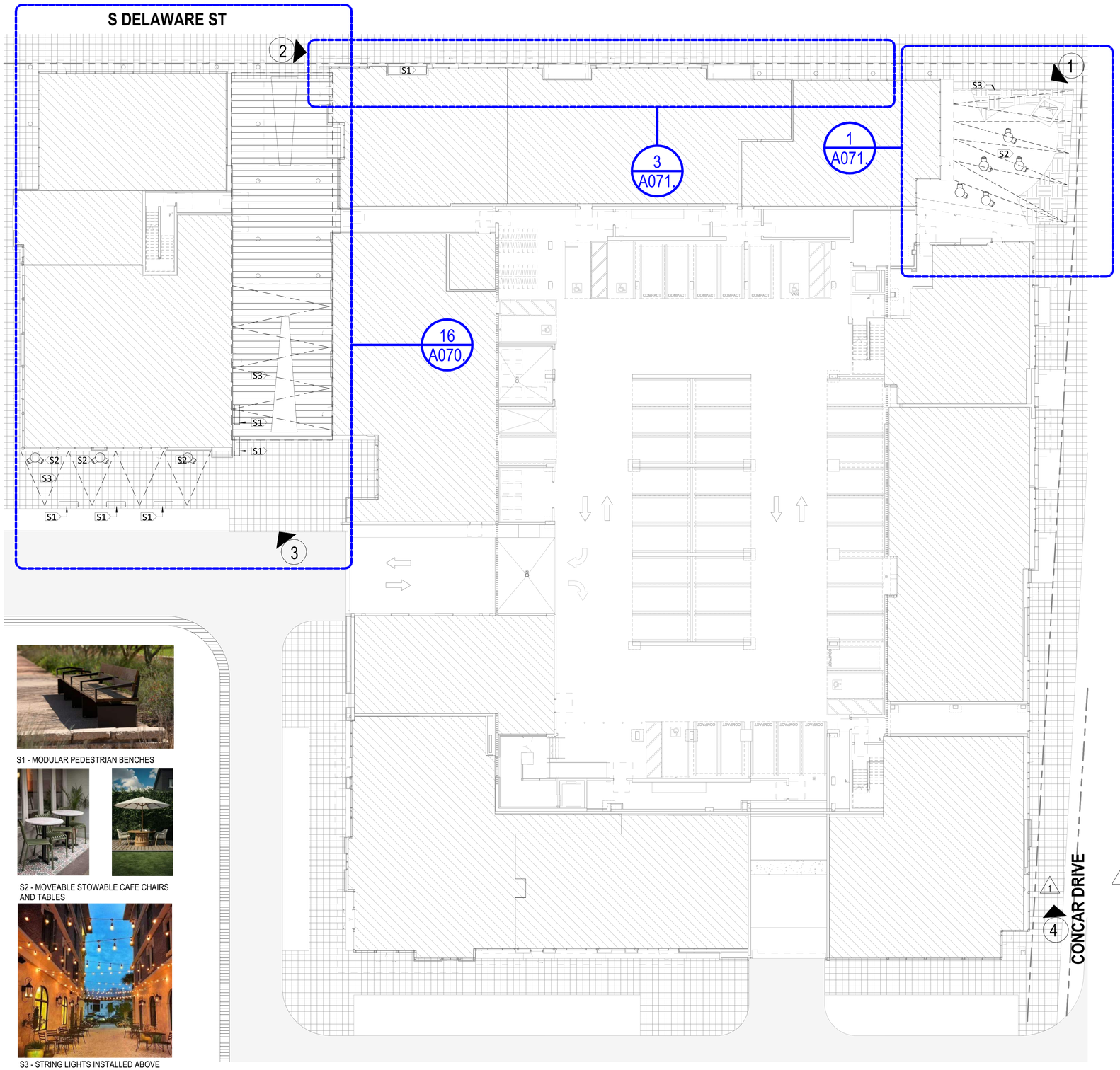
DATE: MAY 9, 2025

SPECIFIC PLAN & DESIGN GUIDELINES AMMENDMENT

A022.

© COPYRIGHT HAMMEL, GREEN AND ABRAHAMSON, INC.

Author 9/23/2025 5:40:28 PM C:\Users\sjandresc\Documents\Revit Local Files\A25_Essex_5288-002-00_sjandresc.rvt



S1 - MODULAR PEDESTRIAN BENCHES

S2 - MOVEABLE STOWABLE CAFE CHAIRS AND TABLES

S3 - STRING LIGHTS INSTALLED ABOVE

1 PROPOSED SITE PLAN
1/16" = 1'-0"

△1 **NOTE TO REVIEWER:**
THE CONCEPTS, SITE FURNISHINGS, AND PROGRAMMING DEPICTED IN THIS DOCUMENT ARE FOR REFERENCE ONLY. PRELIMINARY AND MAY BE SUBJECT TO CHANGE AS THE DESIGN DEVELOPS. FINAL DESIGN AND PERMITTING SHALL BE THROUGH CITY OF SAN MATEO PUBLIC WORKS AT A LATER DATE.

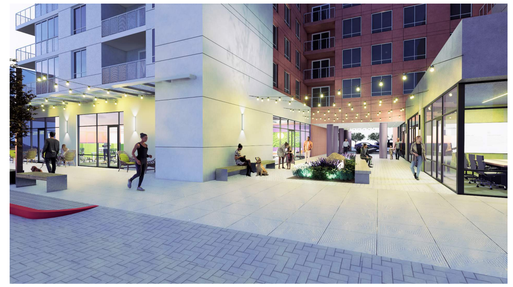
THERE SHALL BE NO CHANGE IN PAINT FINISH OF THE BUILDING.
NO TREE REMOVAL IS PROPOSED AS PART OF THIS PROJECT.
THERE WILL BE NO NEW OR REPLACEMENT IMPERVIOUS AREA IN THIS PROJECT. ALL (E) DRAINAGE PATTERN WILL REMAIN.
△1 ***ALL SITE MODIFICATIONS ARE NOT PART OF THIS SUBMITTAL AND WILL BE UNDER A SEPARATE APPLICATION. ALL MODIFICATIONS ARE SHOWN FOR REFERENCE ONLY. NO CHANGES ARE PROPOSED IN THIS SUBMITTAL.**



1 NEW ACTIVATED PLAZA
EXISTING ART STRUCTURE TO REMAIN



2 NEW OFFICE & WALKWAY



△1 3 NEW ENHANCED PASSAGEWAY



4 NEW OFFICE & RETAIL @ CONCAR DR.

HGA
84 W Santa Clara Street
Suite 200
San Jose, California 95113
Telephone 408.288.7833

STATION PARK GREEN
430 STATION PARK CIR #100

LICENSED ARCHITECT
SCOTT R. COLSON
No. C-20117
REN:9-30-27
STATE OF CALIFORNIA

NO	DESCRIPTION	DATE
	SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS	05/09/25
1	SPA PCR 1	08/06/25

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5288-002-00

PROPOSED SITE UPGRADES △1 (REFERENCE ONLY)

DATE: MAY 9, 2025

SPECIFIC PLAN & DESIGN GUIDELINES AMMENDMENT

A023.

© COPYRIGHT HAMMEL, GREEN AND ABRAHAMSON, INC.

Author 9/23/2025 5:40:31 PM C:\Users\sjandrese\Documents\Revit Local Files\A25_Essex_5288-002-00_sjandresc.rvt

EXISTING PARKING REQUIRED - RESIDENTIAL (NO CHANGE)	
MU-1, RE-1, RE-2, AND RE-3 (TOTAL REQUIRED (E) RESIDENTIAL PARKING FOR (E) RESIDENTIAL UNITS)	
GRAND TOTAL	779

EXISTING PARKING PROVIDED - RESIDENTIAL					PARKING REQ'D - ACCESSIBLE (RES)
STANDARD	COMPACT	ACCESSIBLE	VAN ACCESSIBLE	TOTAL	ACCESS RREQ'D
MU-1, RE-1, RE-2, AND RE-3 (ALL LEVELS)					
576	180	27	19	802	37.8

EXISTING PARKING REQUIRED - NON-RESIDENTIAL			
TYPE	AREA	PARKING RATIO	*PARKING REQUIRED
AMENITY (COMMUNITY/REC.ROOM)	3,634 SF	0.32/1000	0.8
OFFICES	7,991 SF	0.32/1000	2.6
RETAIL	25,033 SF	2.06/1000	51.6
	36,058SF		55

EXISTING PARKING PROVIDED - NON RESIDENTIAL							PARKING REQ'D - ACCESSIBLE (RES)
LEVEL	USE	STANDARD	COMPACT	ACCESSIBLE	VAN ACCESSIBLE	TOTAL	ACCESS RREQ'D
STREET	CAR-SHARING	5	0	0	0	5	ACCESSIBLE PARKING SPACE = 5
STREET	LOADING	12	0	0	0	12	
STREET	UNASSIGNED	47	0	0	0	47	
LEVEL 1	NON-RESIDENTIAL	29	11	5	1	46	
LEVEL 2	OFFICE	15	5	0	0	20	
GRAND TOTAL		108	16	5	1	130	

NOTE: EXISTING PARKING SUMMARY PARKING RATIOS ARE APPROVED UNDER PERMIT **#BD-2015-255980**
NON-RESIDENTIAL AREAS REFLECTS MOST CURRENT AS-BUILT CONDITIONS.

PARKING NOTES:
Consistent with the Rail Corridor Plan, Station Park Green will be a transit-oriented development. During the first phase of Station Park Green, the goal is to create 25% fewer new vehicle trips than would be expected using standard Institute of Transportation Engineers (ITE) projections. (Conditions of Approval & Mitigation Monitoring Program, pp. 21-22.) At full build-out, the target is a 26% to 36% trip reduction from ITE standards. (Id., p. 22.)

Parking:
The Applicant proposes to provide off-street parking for the various uses at Station Park Green collectively at the site. This means that some parking spaces used by dwelling units, or non-residential tenants, may not necessarily be located within the same block as the user to which it is assigned.

As to *residential* parking, the Applicant proposes to provide one (1) assigned parking space per dwelling unit within the same block as that unit. All other residential parking spaces will be pooled. Each lease for a dwelling unit will include only one assigned parking space. Residents may, if they wish, enter into a separate agreement to reserve additional parking spaces from the pool. The total number of residential spaces (both those assigned to specific units, and pooled) is 781, and they are provided and highlighted in **YELLOW** on this parking plan per the table labeled "Parking Provided - Residential."

Each lease to *non-residential* tenants will include only as many parking spaces as must be assigned to such tenant based upon parking standards set by the Specific Plan. In total, 131 parking spaces will be provided for non-residential uses, and they are provided and highlighted in **VIOLET** on this parking plan per the table labeled "Parking Provided - Non-Residential (All)."

Shared Parking:
These 131 non-residential spaces will be used by the non-residential tenants (including 20 office space tenants), and, as analyzed in a shared parking study by the City's consultant, will also be made available for use by residential visitors. It is anticipated that these spaces will be used by residential visitors primarily during non-business hours.

During SPAR, the City may consider allowing required off-street parking stalls serving any uses, whether residential or non-residential, to be space-efficient, without the need for a variance. (Specific Plan, p. 119.) Space-efficient could mean stackers, valet, compact spaces, or other methods. At this time, the Applicant is not proposing any space-efficient parking, pending further review and refinement of its application.

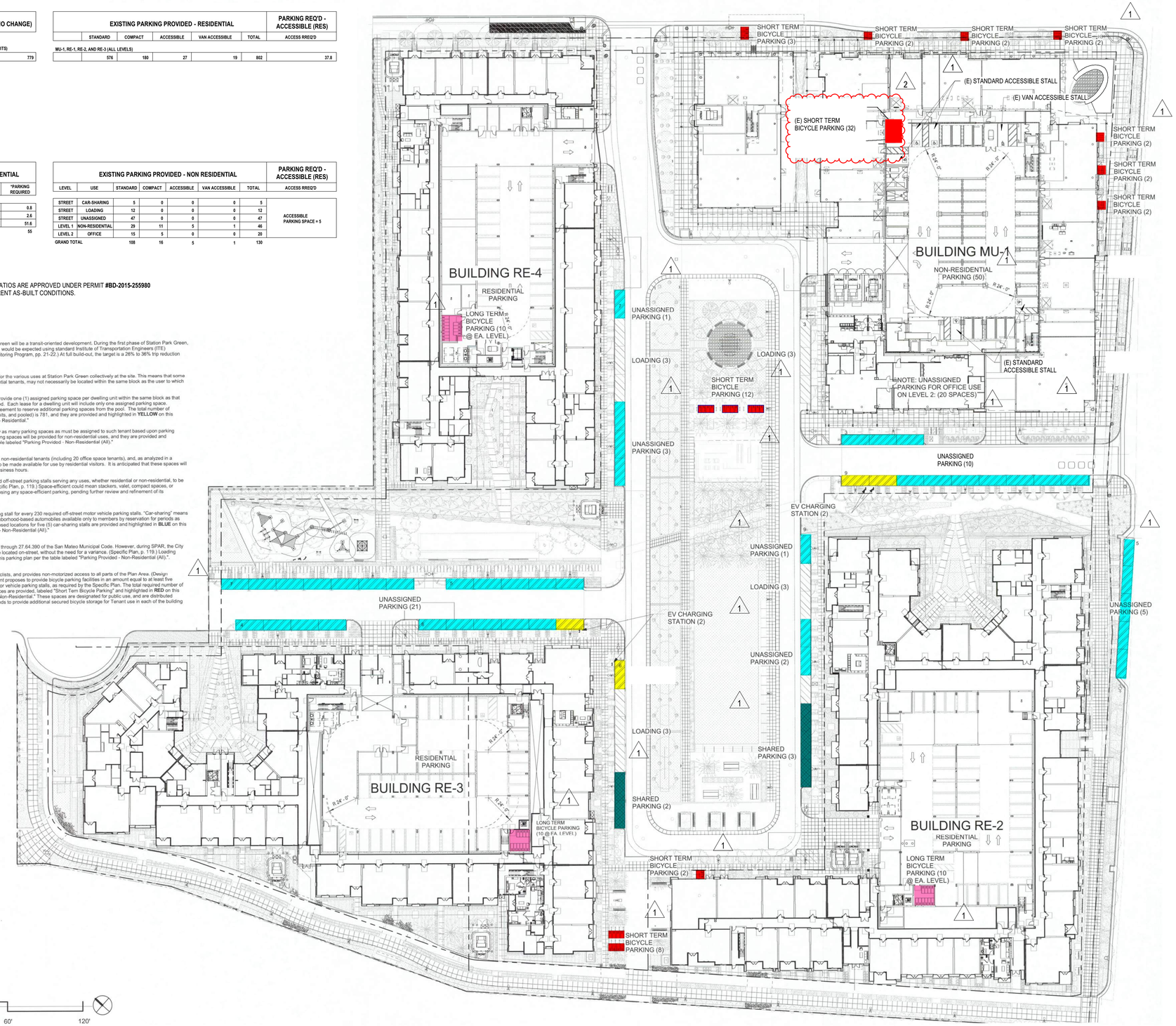
Car Sharing:
The Applicant plans to provide at least one car-sharing stall for every 230 required off-street motor vehicle parking stalls. "Car-sharing" means a service that provides an integrated network of neighborhood-based automobiles available only to members by reservation for periods as short as one hour. (Design Guidelines, p. 107.) Proposed locations for five (5) car-sharing stalls are provided and highlighted in **BLUE** on this parking plan per the table labeled "Parking Provided - Non-Residential (All)."

Loading:
Loading facilities will comply with Sections 27.64.310 through 27.64.390 of the San Mateo Municipal Code. However, during SPAR, the City may consider allowing required loading facilities to be located on-street, without the need for a variance. (Specific Plan, p. 119.) Loading facilities are provided and highlighted in **GREEN** on this parking plan per the table labeled "Parking Provided - Non-Residential (All)."

Bicycles:
Station Park Green encourages pedestrians and bicyclists, and provides non-motorized access to all parts of the Plan Area. (Design Guidelines, p. 105.) To support bicyclists, the Applicant proposes to provide bicycle parking facilities in an amount equal to at least five percent (5%) of the required number of off-street motor vehicle parking stalls, as required by the Specific Plan. The total required number of such spaces is 42 (778 + 57 = 835 * .05), and 43 spaces are provided, labeled "Short Tem Bicycle Parking" and highlighted in **RED** on this parking plan per the table labeled "Bicycle Parking - Non-Residential." These spaces are designated for public use, and are distributed around the site as shown. In addition, the owner intends to provide additional secured bicycle storage for Tenant use in each of the building garages.

PARKING LEGEND:

- UNASSIGNED PARKING
- EV PARKING
- SHARED PARKING
- SHORT TERM BICYCLE PARKING
- LONG TERM BICYCLE PARKING



1 EXISTING PARKING SUMMARY
1" = 40'-0"

HGA
84 W Santa Clara Street
Suite 200
San Jose, California 95113
Telephone 408.288.7833

STATION PARK GREEN
430 STATION PARK CIR #100

LICENSED ARCHITECT SCOTT R. COLSON No. C-20117 REN:9-30-27 STATE OF CALIFORNIA

NO	DESCRIPTION	DATE
	SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS	05/09/25
1	SPA PCR 1	08/06/25
2	SPA PCR 2	09/24/25

ISSUANCE HISTORY- THIS SHEET

HGA NO: 5288-002-00

EXISTING PARKING SUMMARY

DATE: MAY 9, 2025

SPECIFIC PLAN & DESIGN GUIDELINES AMMENDMENT

A030.

© COPYRIGHT HAMMEL, GREEN AND ABRAHAMSON, INC.

Author 9/24/2025 1:06:03 PM C:\Users\sjandresc\Documents\Revit Local Files\A25_Essex_5288-002-00_sjandresc.rvt

EXISTING PARKING REQUIRED - RESIDENTIAL (NO CHANGE)	
MU-1, RE-1, RE-2, AND RE-3 (TOTAL REQUIRED (E) RESIDENTIAL PARKING FOR (E) RESIDENTIAL UNITS)	
GRAND TOTAL	779

EXISTING PARKING PROVIDED - RESIDENTIAL (NO CHANGE)						PARKING REQ'D - ACCESSIBLE (RES)
LEVEL	STANDARD	COMPACT	ACCESSIBLE	VAN ACCESSIBLE	TOTAL	ACCESS RREQ'D
MU-1						
LEVEL 1	40	5	4	1	50	
LEVEL 2	38	7	1	1	47	
LEVEL 3	36	13	2	1	52	
LEVEL 4	39	13	2	1	55	
LEVEL 5	15	16	1	1	33	
	168	54	10	5	237	
MU-1, RE-1, RE-2, AND RE-3 (ALL LEVELS)						
	576	180	27	19	802	37.8

PROPOSED PARKING REQUIRED - NON-RESIDENTIAL			
TYPE	AREA	PARKING RATIO	*PARKING REQUIRED
AMENITY (COMMUNITY/REC.ROOM)	3,122 SF	.32/1000	1.00
OFFICES	25,639SF	.32/1000	8.20
RETAIL	7,297 SF	2.06/1000	15.03
	36,058SF		24.23

EXISTING PARKING PROVIDED - NON-RESIDENTIAL (NO CHANGE)							PARKING REQ'D - ACCESSIBLE (RES)
LEVEL	USE	STANDARD	COMPACT	ACCESSIBLE	VAN ACCESSIBLE	TOTAL	ACCESS RREQ'D
STREET	CAR-SHARING	5	0	0	0	5	ACCESSIBLE PARKING SPACE = 5
STREET	LOADING	12	0	0	0	12	
STREET	UNASSIGNED	47	0	0	0	47	
LEVEL 1	NON-RESIDENTIAL	29	11	5	1	46	
LEVEL 2	OFFICE	15	5	0	0	20	
GRAND TOTAL		108	16	5	1	130	

*YELLOW HATCH INDICATES CHANGE OF EXISTING PARKING SUMMARY

*TOTAL PARKING REQUIRED :
(RESIDENTIAL + NON-RESIDENTIAL)

779 + 24.23 = *803.23

TOTAL PARKING PROVIDED :
(RESIDENTIAL + NON-RESIDENTIAL)

802 + 130 = 932

PARKING SUMMARY:
PROVIDED PARKING SPACE COMPLIES WITH SAN MATEO ZONING REQUIREMENT, EXCEEDING BY 128.77 TOTAL STALLS

PROPOSED BIKE PARKING REQUIRED

*PER APPROVED TDM PROGRAM, EMPLOYEE LONG TERM BICYCLE PARKING SHALL BE PROVIDED AT A RATE OF 1 SPACE PER 10,000 SF OF RETAIL OR 1 SPACE PER 3,750 SQ FT OF OFFICE AREA. RESIDENTIAL LONG TERM BICYCLE PARKING SHALL BE PROVIDED AT A RATE OF 1 SPACE PER 10 UNITS.

LONG TERM BIKE PARKING			
RESIDENTIAL	599 UNITS	1/10	59.9
OFFICES	25,639 SF	1/3,750	6.84
RETAIL	7,297 SF	1/10,000	0.73
			67.47

SHORT TERM BIKE PARKING			
RESIDENTIAL			
1 BEDROOM + STUDIO:	430	0.05/1	21.5
2 BEDROOMS:	164	0.10/1	16.4
3 BEDROOMS:	5	0.15/1	0.75
OFFICES	25,639 SF	1/20,000 SF	1.28
RETAIL	7,297 SF	1/2,000 SF	3.65
			43.58

(E) BIKE PARKING PROVIDED

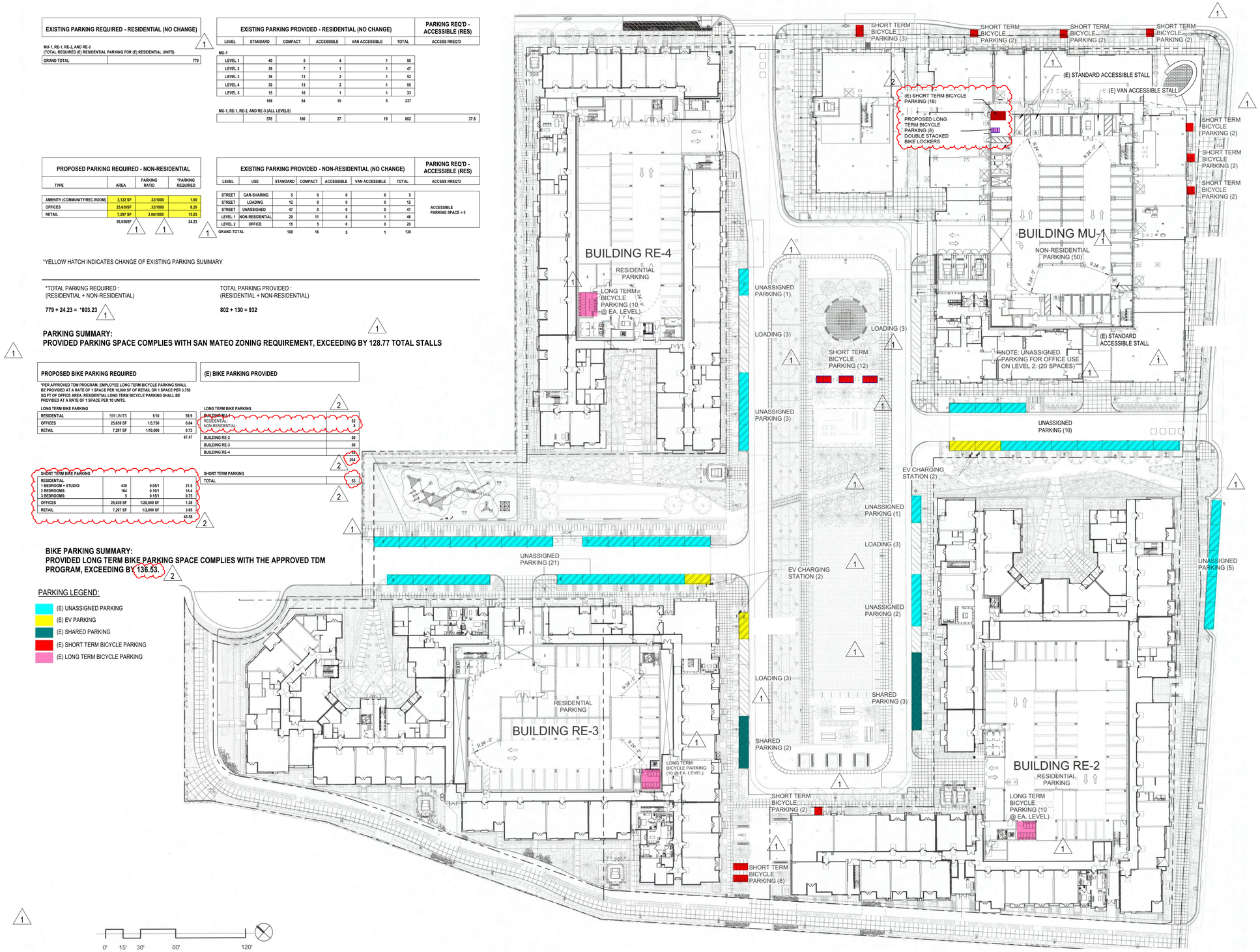
LONG TERM BIKE PARKING	
BUILDING MU-1	
RESIDENTIAL:	52
NON-RESIDENTIAL:	8
BUILDING RE-2	50
BUILDING RE-3	50
BUILDING RE-4	52
	394

SHORT TERM PARKING	
TOTAL	53

BIKE PARKING SUMMARY:
PROVIDED LONG TERM BIKE PARKING SPACE COMPLIES WITH THE APPROVED TDM PROGRAM, EXCEEDING BY 136.53.

PARKING LEGEND:

- (E) UNASSIGNED PARKING
- (E) EV PARKING
- (E) SHARED PARKING
- (E) SHORT TERM BICYCLE PARKING
- (E) LONG TERM BICYCLE PARKING



1 MU-1 PROPOSED PARKING SUMMARY
1" = 40'-0"

HGA
84 W Santa Clara Street
Suite 200
San Jose, California 95113
Telephone 408.288.7833

STATION PARK GREEN
430 STATION PARK CIR #100

LICENSED ARCHITECT SCOTT R. COLSON No. C-20117 REN.9-30-27 STATE OF CALIFORNIA

NO	DESCRIPTION	DATE
	SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS	05/09/25
1	SPA PCR 1	08/06/25
2	SPA PCR 2	09/24/25

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5288-002-00

PROPOSED PARKING SUMMARY

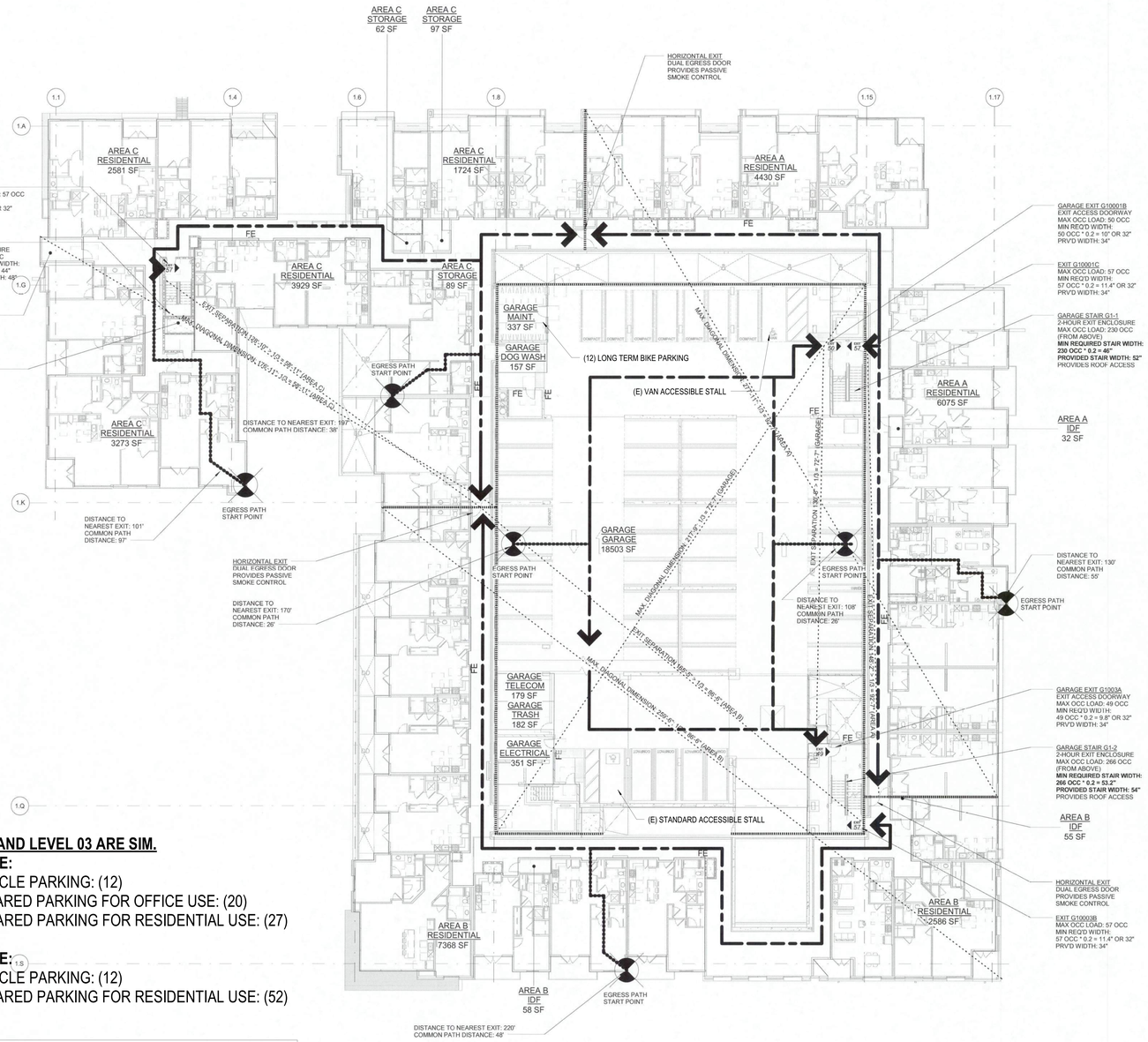
DATE: MAY 9, 2025

SPECIFIC PLAN & DESIGN GUIDELINES AMMENDMENT

A031.

© COPYRIGHT HAMMEL, GREEN AND ABRAHAMSON, INC.

Author 9/24/2025 1:06:04 PM C:\Users\sjandresc\Documents\Revit Local Files\A25_Essex_5288-002-00_sjandresc.rvt



***NOTE LEVEL 02 AND LEVEL 03 ARE SIM.**

LEVEL 02 GARAGE:

LONG TERM BICYCLE PARKING: (12)
UNASSIGNED SHARED PARKING FOR OFFICE USE: (20)
UNASSIGNED SHARED PARKING FOR RESIDENTIAL USE: (27)

LEVEL 03 GARAGE:

LONG TERM BICYCLE PARKING: (12)
UNASSIGNED SHARED PARKING FOR RESIDENTIAL USE: (52)

FOR REFERENCE ONLY

MU-1 LEVEL 2 OCCUPANT LOAD (GARAGE)

AREA NAME	SPACE USE	SPACE TYPE	AREA	O.L.F.	OCCUPANT LOAD
GARAGE	PARKING	S-2	18503 SF	200	93
GARAGE	PARKING	S-2	179 SF	300	1
GARAGE	PARKING	S-2	182 SF	300	1
GARAGE	PARKING	S-2	351 SF	300	2
GARAGE	PARKING	S-2	157 SF	300	1
GARAGE	PARKING	S-2	337 SF	300	2
			19709 SF		100
Grand total			19709 SF		100

MU-1 LEVEL 2 OCCUPANT LOAD (RESIDENTIAL)

AREA NAME	SPACE USE	SPACE TYPE	AREA	O.L.F.	OCCUPANT LOAD
AREA A	RESIDENTIAL	R-2	4430 SF	200	23
AREA A	RESIDENTIAL	R-2	6075 SF	200	31
AREA A	STORAGE	S-1	32 SF	300	1
			10536 SF		54
AREA B	RESIDENTIAL	R-2	7368 SF	200	37
AREA B	RESIDENTIAL	R-2	2586 SF	200	13
AREA B	STORAGE	S-1	58 SF	300	1
AREA B	STORAGE	S-1	55 SF	300	1
			10068 SF		52
AREA C	RESIDENTIAL	R-2	3929 SF	200	20
AREA C	RESIDENTIAL	R-2	3273 SF	200	17
AREA C	RESIDENTIAL	R-2	2581 SF	200	13
AREA C	RESIDENTIAL	R-2	1724 SF	200	9
AREA C	STORAGE	S-1	62 SF	300	1
AREA C	STORAGE	S-1	89 SF	300	1
AREA C	STORAGE	S-1	58 SF	300	1
AREA C	STORAGE	S-1	132 SF	300	1
AREA C	STORAGE	S-1	97 SF	300	1
			11945 SF		64
Grand total			32549 SF		171

SECTION 1003 - GENERAL MEANS OF EGRESS
SEC 1003.2 CEILING HEIGHT - "The means of egress shall have a ceiling height of not less than 7 feet 6 inches."

SEC 1003.6 MEANS OF EGRESS CONTINUITY - "The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component..."

SEC 1003.7 ELEVATORS, ESCALATORS AND MOVING WALKS - "Elevators... shall not be used as a component of a required means of egress... Exception: Elevators used as an accessible means of egress in accordance with Section 1007.4" THE BUILDINGS ARE 5 STORIES IN HEIGHT. SELECTED ELEVATORS SHALL BE USED AS REQUIRED MEANS OF EGRESS AND SHALL BE SERVED BY EMERGENCY GENERATORS.

TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
THE FOLLOWING SPACES ARE INCLUDED IN THE PROJECT:

Accessory Storage Areas, Mechanical Equipment Room:	300 gross
Assembly without Fixed Seats, Unconcentrated	15 net
Business Areas	100 gross
Exercise Rooms	50 gross
Mercantile	30 gross
Parking garages	200 gross
Residential	200 gross

SECTION 1005 - EGRESS WIDTH
SEC 1005.1 MINIMUM REQUIRED EGRESS WIDTH - "The total width of a means of egress in inches shall not be less than the total occupant load served... multiplied by 0.3 inches per occupant for stairways and 0.2 inches per occupant for other egress components. Per 1005.3.1 STAIRWAYS, EXCEPTION: "...the capacity, in inches, of means of egress stairways shall be calculated... by a means of egress capacity factor of 0.2 inch per occupant in buildings equipped throughout with an automatic sprinkler system..."

SECTION 1007 - ACCESSIBLE MEANS OF EGRESS
1007.1 ACCESSIBLE MEANS OF EGRESS REQUIRED - "Where more than one means of egress are required by Section 1015.1 or 1021.1 from any accessible space, each accessible portion of the space shall be served by accessible means of egress in at least the same number as required by Section 1015.1 or 1021.1.

1007.2.1 ELEVATORS REQUIRED - "In buildings where a required accessible floor is four or more stories above or below a level of exit discharge, at least one required accessible means of egress shall be an elevator complying with Section 1007.4." SECTION APPLIES. SEE SECTION 1007.4

1007.3 STAIRWAYS - "In order to be considered part of an accessible means of egress, an exit access stairway as permitted by Section 1016.1 or exit stairway shall have a clear width of 48 inches minimum between handrails and shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit. Exceptions: 2. The clear width of 48 inches between handrails is not required... in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1..."."3. Areas of refuge are not required at exit stairways in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1..." BUILDING IS EQUIPPED THROUGHOUT WITH AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM. ALL STAIRS ARE MIN. 48" WIDE (HANDRAILS ENCROACH AS ALLOWED.)

1007.4 ELEVATORS - "In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements of Section 2.27 of ASME A 17.1. Standby power shall be provided in accordance with Chapter 27 and Section 3003. The elevator shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit. Exceptions: 2. Elevators are not required to be accessed from an area of refuge or horizontal exit in buildings and facilities equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1..." BUILDING IS EQUIPPED THROUGHOUT WITH AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM.

SECTION 1014 - EXIT ACCESS
SEC 1014.3 COMMON PATH OF EGRESS TRAVEL - "In occupancies other than Groups H-1, H-2 and H-3, the common path of egress travel shall not exceed 75 feet. For common path of egress travel in Group A occupancies... see Section 1028.8. Exceptions: 1. "Common path... in Group B, F and S shall not be more than 100 feet provided that the building is equipped with an automatic sprinkler system... 2. Where a tenant space in Group B, S and U occupancies has an occupant load of not more than 30, the length of a common path of egress travel shall not be more than 100 feet. 4. ...in a Group R-2 occupancy shall not be more than 125 feet... with an approved automatic sprinkler system..." BUILDING IS EQUIPPED THROUGHOUT WITH AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM.

OCCUPANCY	MAX. LENGTH
A (>50 OCC.)	30
A (<50 OCC.)	75
B,S	100
R-2	125

SECTION 1015 - EXIT AND EXIT ACCESS DOORWAYS
SEC 1015.1 EXITS OR EXIT ACCESS DOORWAYS FROM SPACES - "Two exits or exit access doorways from any space shall be provided where... 1. The occupant load of the space exceeds one of the values in Table 1015.1. 2. The common path of egress travel exceeds one of the limitations of Section 1014.3."

TABLE 1015.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAX. OCCUPANT LOAD
A, B, M	49
R	10
S	29

SEC 1015.2.1 TWO EXITS OR EXIT ACCESS DOORWAYS - "Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart... measured in a straight line between exit doors... Exception 2: Where building is equipped throughout with an automatic sprinkler system... the separation distance... shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served."

SECTION 1016 - EXIT ACCESS TRAVEL DISTANCE
SEC 1016.1 TRAVEL DISTANCE LIMITATIONS - "Exits shall be so located on each story such that the maximum length of exit access travel... shall not exceed the distances given in Table 1016.1." DISTANCES TO NEAREST EXIT NOTED ON PLANS MAY ALSO BE TO NEAREST EXIT ENCLOSURE OR EXIT PASSAGEWAY.

TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITH SPRINKLER SYSTEM (PER 903.3.1.1)
A, M, R, S-1	250
B	300
S-2	400

SECTION 1021 - NUMBER OF EXITS AND CONTINUITY
SEC 1021.1 EXITS FROM STORIES - "All spaces within each story shall have access to the minimum number of approved independent exits as specified in Table 1021.1..."

OCCUPANT LOAD	MIN. NUMBER OF EXITS
1-500	2
501-1,000	3
MORE THAN 1,000	4

SECTION 1022 - EXIT ENCLOSURES
1022.1 ENCLOSURES REQUIRED - "Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more... Exit enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Exit enclosures shall lead directly to the exterior of the building or shall be extended... with an exit passageway conforming to the requirements of Section 1023..."

CBC NARRATIVE - GENERAL EGRESS

STATION PARK GREEN
SAN MATEO, CALIFORNIA

ESSEX PROPERTY TRUST, INC.
925 East Meadow Drive, Palo Alto, CA 94303

LICENSED ARCHITECT DAVID SCHOLTZ REGISTER No. C28624 Rem. 5-31-17 STATE OF CALIFORNIA

MU1

REVISIONS

	DESCRIPTION	DATE
A	PLAN CHECK REVISIONS - PODIUM	2016-02-1 2

SHEET TITLE
MU-1 - LEVEL 2 & 3 USE AND EGRESS

BUILDING MU-1

SHEET NUMBER
.GEN-3.1.2

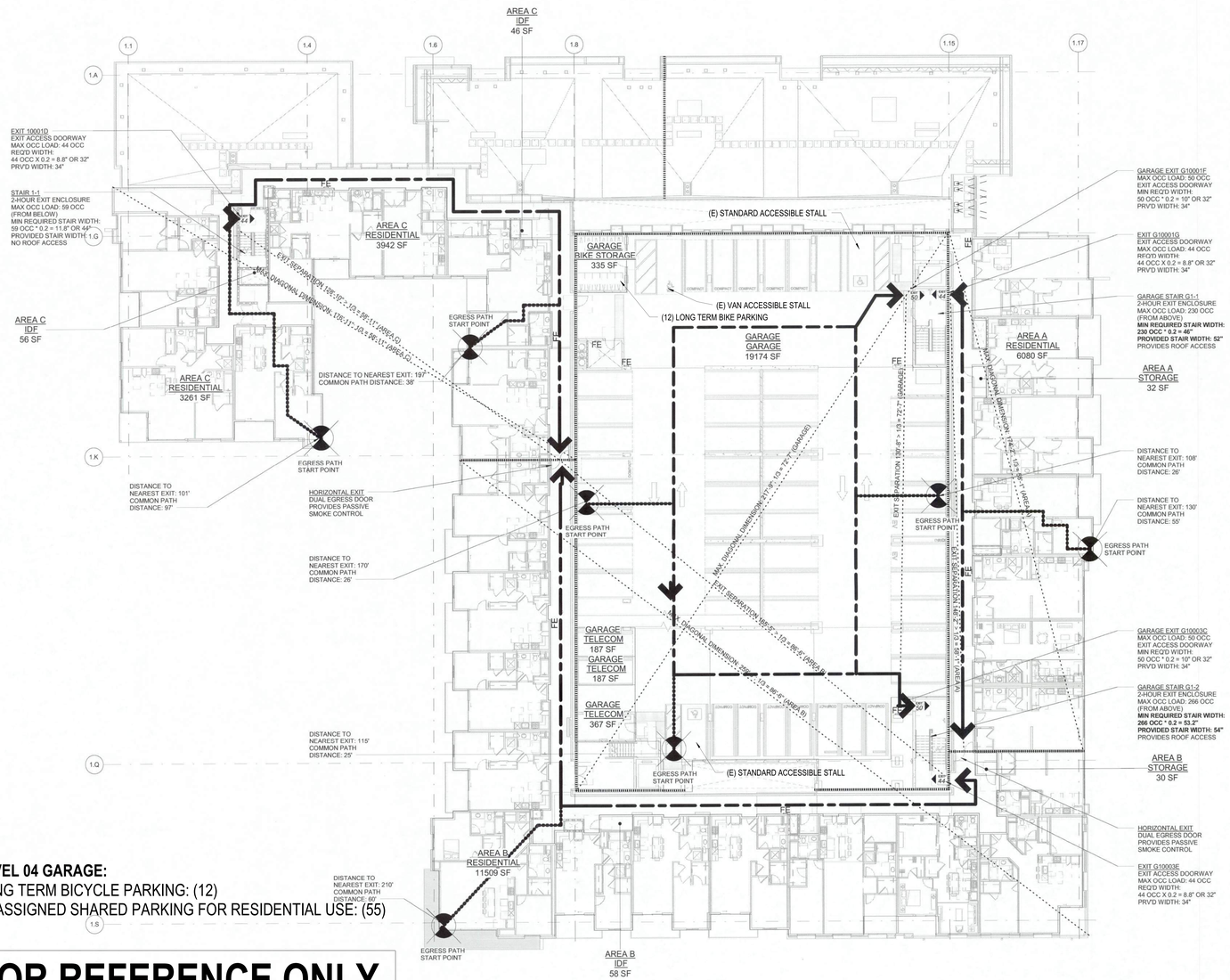
JOB NO. 2013-10187
DATE 05/06/16
SCALE As indicated

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE & PARTNERS INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED WITHOUT THE PRIOR WRITTEN CONSENT OF MVE & PARTNERS INC. ALL RIGHTS RESERVED. © COPYRIGHT 2015.

MVE + PARTNERS
1900 Main Street, Suite 800
Irvine, California 92614
949.809.3388
www.mve-architects.com

05-06-16 BUILDING PERMIT SET

1



MU-1 LEVEL 4 OCCUPANT LOAD (GARAGE)

AREA NAME	SPACE USE	SPACE TYPE	AREA	O.L.F.	OCCUPANT LOAD
GARAGE	PARKING	S-2	19174 SF	200	96
GARAGE	PARKING	S-2	187 SF	300	1
GARAGE	PARKING	S-2	187 SF	300	1
GARAGE	PARKING	S-2	367 SF	300	2
GARAGE	PARKING	S-2	335 SF	300	1
			20249 SF		101
Grand total			20249 SF		101

MU-1 LEVEL 4 OCCUPANT LOAD (RESIDENTIAL)

AREA NAME	SPACE USE	SPACE TYPE	AREA	O.L.F.	OCCUPANT LOAD
AREA A	RESIDENTIAL	R-2	6080 SF	200	31
AREA A	STORAGE	S-1	32 SF	300	1
			6112 SF		32
AREA B	RESIDENTIAL	R-2	11509 SF	200	58
AREA B	STORAGE	S-1	58 SF	300	1
AREA B	STORAGE	S-1	30 SF	300	1
			11597 SF		60
AREA C	RESIDENTIAL	R-2	3942 SF	200	20
AREA C	RESIDENTIAL	R-2	3261 SF	200	17
AREA C	STORAGE	S-1	56 SF	200	1
AREA C	STORAGE	S-1	46 SF	300	1
			7305 SF		39
Grand total			25014 SF		130

SECTION 1003 - GENERAL MEANS OF EGRESS
SEC 1003.2 CEILING HEIGHT - "The means of egress shall have a ceiling height of not less than 7 feet 6 inches."

SEC 1003.6 MEANS OF EGRESS CONTINUITY - "The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component..."

SEC 1003.7 ELEVATORS, ESCALATORS AND MOVING WALKS - "Elevators... shall not be used as a component of a required means of egress... Exception: Elevators used as an accessible means of egress in accordance with Section 1007.4" THE BUILDINGS ARE 5 STORIES IN HEIGHT. SELECTED ELEVATORS SHALL BE USED AS REQUIRED MEANS OF EGRESS AND SHALL BE SERVED BY EMERGENCY GENERATORS.

TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
THE FOLLOWING SPACES ARE INCLUDED IN THE PROJECT:

Accessory Storage Areas, Mechanical Equipment Room:	300 gross
Assembly without Fixed Seats, Unconcentrated	15 net
Business Areas	100 gross
Exercise Rooms	50 gross
Mercantile	30 gross
Parking garages	200 gross
Residential	200 gross

SECTION 1005 - EGRESS WIDTH
SEC 1005.1 MINIMUM REQUIRED EGRESS WIDTH - "The total width of a means of egress in inches shall not be less than the total occupant load served... multiplied by 0.3 inches per occupant for stairways and 0.2 inches per occupant for other egress components. Per 1005.3.1 STAIRWAYS, EXCEPTION: "... the capacity, in inches, of means of egress stairways shall be calculated... by a means of egress capacity factor of 0.2 inch per occupant in buildings equipped throughout with an automatic sprinkler system..."

SECTION 1007 - ACCESSIBLE MEANS OF EGRESS
1007.1 ACCESSIBLE MEANS OF EGRESS REQUIRED - "Where more than one means of egress are required by Section 1015.1 or 1021.1 from any accessible space, each accessible portion of the space shall be served by accessible means of egress in at least the same number as required by Section 1015.1 or 1021.1.

1007.2.1 ELEVATORS REQUIRED - "In buildings where a required accessible floor is four or more stories above or below a level of exit discharge, at least one required accessible means of egress shall be an elevator complying with Section 1007.4." SECTION APPLIES. SEE SECTION 1007.4

1007.3 STAIRWAYS - "In order to be considered part of an accessible means of egress, an exit access stairway as permitted by Section 1016.1 or exit stairway shall have a clear width of 48 inches minimum between handrails and shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit. Exceptions: 2. The clear width of 48 inches between handrails is not required... in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1..." 3. Areas of refuge are not required at exit stairways in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1..." BUILDING IS EQUIPPED THROUGHOUT WITH AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM. ALL STAIRS ARE MIN. 48" WIDE (HANDRAILS ENCROACH AS ALLOWED.)

1007.4 ELEVATORS - "In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements of Section 2.27 of ASME A 17.1. Standby power shall be provided in accordance with Chapter 27 and Section 3003. The elevator shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit. Exceptions: 2. Elevators are not required to be accessed from an area of refuge or horizontal exit in buildings and facilities equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1..." BUILDING IS EQUIPPED THROUGHOUT WITH AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM.

SECTION 1014 - EXIT ACCESS
SEC 1014.3 COMMON PATH OF EGRESS TRAVEL - "In occupancies other than Groups H-1, H-2 and H-3, the common path of egress travel shall not exceed 75 feet. For common path of egress travel in Group A occupancies... see Section 1028.8. Exceptions: 1. "Common path... in Group B, F and S shall not be more than 100 feet provided that the building is equipped with an automatic sprinkler system... 2. Where a tenant space in Group B, S and U occupancies has an occupant load of not more than 30, the length of a common path of egress travel shall not be more than 100 feet. 4. ...in a Group R-2 occupancy shall not be more than 125 feet... with an approved automatic sprinkler system..." BUILDING IS EQUIPPED THROUGHOUT WITH AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM.

OCCUPANCY	MAX. LENGTH
A (>50 OCC)	30
A (<50 OCC)	75
B,S	100
R-2	125

SECTION 1015 - EXIT AND EXIT ACCESS DOORWAYS
SEC 1015.1 EXITS OR EXIT ACCESS DOORWAYS FROM SPACES - "Two exits or exit access doorways from any space shall be provided where... 1. The occupant load of the space exceeds one of the values in Table 1015.1. 2. The common path of egress travel exceeds one of the limitations of Section 1014.3."

TABLE 1015.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAX. OCCUPANT LOAD
A, B, M	49
R	10
S	29

SEC 1015.2.1 TWO EXITS OR EXIT ACCESS DOORWAYS - "Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart... measured in a straight line between exit doors... Exception 2: Where building is equipped throughout with an automatic sprinkler system... the separation distance... shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served."

SECTION 1016 - EXIT ACCESS TRAVEL DISTANCE
SEC 1016.1 TRAVEL DISTANCE LIMITATIONS - "Exits shall be so located on each story such that the maximum length of exit access travel... shall not exceed the distances given in Table 1016.1." DISTANCES TO NEAREST EXIT NOTED ON PLANS MAY ALSO BE TO NEAREST EXIT ENCLOSURE OR EXIT PASSAGEWAY.

TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITH SPRINKLER SYSTEM (PER 903.3.1.1)
A, M, R, S-1	250
B	300
S-2	400

SECTION 1021 - NUMBER OF EXITS AND CONTINUITY
SEC 1021.1 EXITS FROM STORIES - "All spaces within each story shall have access to the minimum number of approved independent exits as specified in Table 1021.1..."

OCCUPANT LOAD	MIN. NUMBER OF EXITS
1-500	2
501-1,000	3
MORE THAN 1,000	4

SECTION 1022 - EXIT ENCLOSURES
1022.1 ENCLOSURES REQUIRED - "Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more... Exit enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Exit enclosures shall lead directly to the exterior of the building or shall be extended... with an exit passageway conforming to the requirements of Section 1023..."

STATION PARK GREEN
SAN MATEO, CALIFORNIA

ESSEX PROPERTY TRUST, INC.
925 East Meadow Drive, Palo Alto, CA 94303

LICENSED ARCHITECT
DAVID SCHOOLMASTER
Rev. 5-31-17
STATE OF CALIFORNIA

MU1

REVISIONS

	DESCRIPTION	DATE
A	PLAN CHECK REVISIONS - PODIUM	2016-02-1 2

SHEET TITLE
MU-1 - LEVEL 4 USE AND EGRESS

BUILDING MU-1

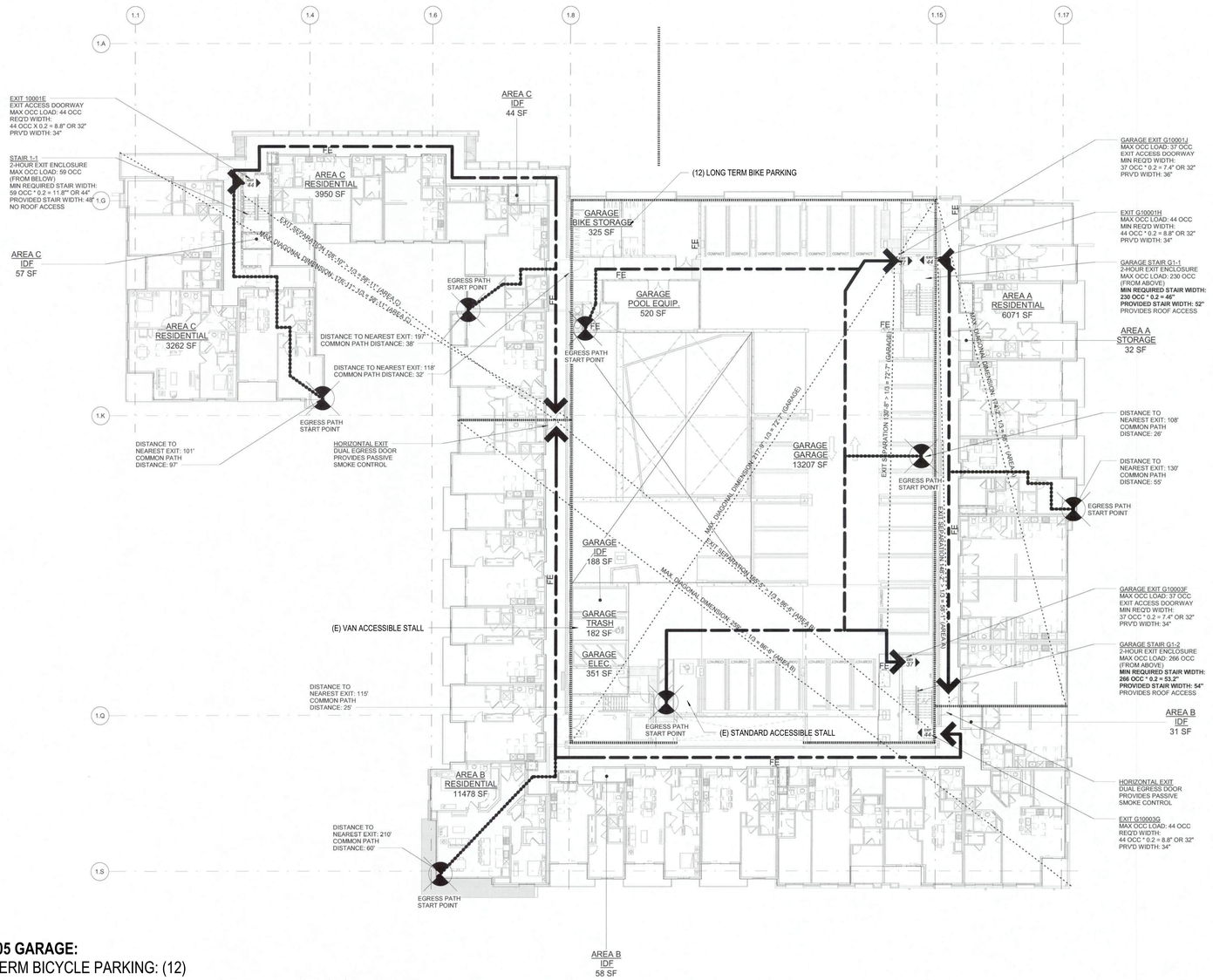
SHEET NUMBER
.GEN-3.1.3

JOB NO. 2013-10187
DATE 05/06/16
SCALE As indicated

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE & PARTNERS AND IS TO BE USED ONLY FOR THE PROJECT AND SPECIFIC SITE LISTED. EVALUATION, BIDDING OR REVISION. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE & PARTNERS INC. ALL RIGHTS RESERVED. © COPYRIGHT 2011.

MVE + PARTNERS
1900 Main Street, Suite 800
Irvine, California 92614
949.809.3388
www.mve-architects.com

05-06-16 BUILDING PERMIT SET



LEVEL 05 GARAGE:
LONG TERM BICYCLE PARKING: (12)
UNASSIGNED SHARED PARKING FOR RESIDENTIAL USE: (33)

FOR REFERENCE ONLY

MU-1 LEVEL 5 OCCUPANT LOAD (GARAGE)

AREA NAME	SPACE USE	SPACE TYPE	AREA	O.L.F.	OCCUPANT LOAD
GARAGE	PARKING	S-2	13207 SF	200	67
GARAGE	PARKING	S-2	188 SF	300	1
GARAGE	PARKING	S-2	182 SF	300	1
GARAGE	PARKING	S-2	351 SF	300	2
GARAGE	STORAGE	S-1	325 SF	300	2
GARAGE	STORAGE	S-1	520 SF	300	2
			14774 SF		74
Grand total			14774 SF		74

MU-1 LEVEL 5 OCCUPANT LOAD (RESIDENTIAL)

AREA NAME	SPACE USE	SPACE TYPE	AREA	O.L.F.	OCCUPANT LOAD
AREA A	RESIDENTIAL	R-2	6071 SF	200	31
AREA A	STORAGE	S-1	32 SF	300	1
			6103 SF		32
AREA B	RESIDENTIAL	R-2	11478 SF	200	58
AREA B	STORAGE	S-1	58 SF	300	1
AREA B	STORAGE	S-1	31 SF	300	1
			11567 SF		60
AREA C	RESIDENTIAL	R-2	3950 SF	200	20
AREA C	RESIDENTIAL	R-2	3262 SF	200	17
AREA C	STORAGE	S-1	57 SF	300	1
AREA C	STORAGE	S-1	44 SF	300	1
			7313 SF		39
Grand total			24983 SF		131

SECTION 1003 - GENERAL MEANS OF EGRESS
SEC 1003.2 CEILING HEIGHT - "The means of egress shall have a ceiling height of not less than 7 feet 6 inches."

SEC 1003.6 MEANS OF EGRESS CONTINUITY - "The path of egress travel along a means of egress shall not be interrupted by any building element other than a means of egress component..."

SEC 1003.7 ELEVATORS, ESCALATORS AND MOVING WALKS - "Elevators... shall not be used as a component of a required means of egress... Exception: Elevators used as an accessible means of egress in accordance with Section 1007.4" THE BUILDINGS ARE 5 STORIES IN HEIGHT. SELECTED ELEVATORS SHALL BE USED AS REQUIRED MEANS OF EGRESS AND SHALL BE SERVED BY EMERGENCY GENERATORS.

TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
THE FOLLOWING SPACES ARE INCLUDED IN THE PROJECT:

Accessory Storage Areas, Mechanical Equipment Room:	300 gross
Assembly without Fixed Seats, Unconcentrated	15 net
Business Areas	100 gross
Exercise Rooms	50 gross
Mercantile	30 gross
Parking garages	200 gross
Residential	200 gross

SECTION 1005 - EGRESS WIDTH
SEC 1005.1 MINIMUM REQUIRED EGRESS WIDTH - "The total width of a means of egress in inches shall not be less than the total occupant load served... multiplied by 0.3 inches per occupant for stairways and 0.2 inches per occupant for other egress components. Per 1005.3.1 STAIRWAYS, EXCEPTION: "...the capacity, in inches, of means of egress stairways shall be calculated... by a means of egress capacity factor of 0.2 inch per occupant in buildings equipped throughout with an automatic sprinkler system..."

SECTION 1007 - ACCESSIBLE MEANS OF EGRESS
1007.1 ACCESSIBLE MEANS OF EGRESS REQUIRED - "Where more than one means of egress are required by Section 1015.1 or 1021.1 from any accessible space, each accessible portion of the space shall be served by accessible means of egress in at least the same number as required by Section 1015.1 or 1021.1..."

1007.2.1 ELEVATORS REQUIRED - "In buildings where a required accessible floor is four or more stories above or below a level of exit discharge, at least one required accessible means of egress shall be an elevator complying with Section 1007.4." SECTION APPLIES. SEE SECTION 1007.4

1007.3 STAIRWAYS - "In order to be considered part of an accessible means of egress, an exit access stairway as permitted by Section 1016.1 or exit stairway shall have a clear width of 48 inches minimum between handrails and shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit. Exceptions: 2. The clear width of 48 inches between handrails is not required... in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1..."3. Areas of refuge are not required at exit stairways in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1..." BUILDING IS EQUIPPED THROUGHOUT WITH AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM. ALL STAIRS ARE MIN. 48" WIDE (HANDRAILS ENCROACH AS ALLOWED.)

1007.4 ELEVATORS - "In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements of Section 2.27 of ASME A 17.1. Standby power shall be provided in accordance with Chapter 27 and Section 3003. The elevator shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit. Exceptions: 2. Elevators are not required to be accessed from an area of refuge or horizontal exit in buildings and facilities equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1..." BUILDING IS EQUIPPED THROUGHOUT WITH AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM.

SECTION 1014 - EXIT ACCESS
SEC 1014.3 COMMON PATH OF EGRESS TRAVEL - "In occupancies other than Groups H-1, H-2 and H-3, the common path of egress travel shall not exceed 75 feet. For common path of egress travel in Group A occupancies... see Section 1028.8. Exceptions: 1. "Common path... in Group B, F and S shall not be more than 100 feet provided that the building is equipped with an automatic sprinkler system... 2. Where a tenant space in Group B, S and U occupancies has an occupant load of not more than 30, the length of a common path of egress travel shall not be more than 100 feet. 4. ...in a Group R-2 occupancy shall not be more than 125 feet... with an approved automatic sprinkler system..." BUILDING IS EQUIPPED THROUGHOUT WITH AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM.

OCCUPANCY	MAX. LENGTH
A (<50 OCC.)	30
A (<50 OCC.)	75
B,S	100
R-2	125

SECTION 1015 - EXIT AND EXIT ACCESS DOORWAYS
SEC 1015.1 EXITS OR EXIT ACCESS DOORWAYS FROM SPACES - "Two exits or exit access doorways from any space shall be provided where... 1. The occupant load of the space exceeds one of the values in Table 1015.1. 2. The common path of egress travel exceeds one of the limitations of Section 1014.3."

TABLE 1015.1 - SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAX. OCCUPANT LOAD
A, B, M	49
R	10
S	29

SEC 1015.2.1 TWO EXITS OR EXIT ACCESS DOORWAYS - "Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart... measured in a straight line between exit doors... Exception 2: Where building is equipped throughout with an automatic sprinkler system... the separation distance... shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served."

SECTION 1016 - EXIT ACCESS TRAVEL DISTANCE
SEC 1016.1 TRAVEL DISTANCE LIMITATIONS - "Exits shall be so located on each story such that the maximum length of exit access travel... shall not exceed the distances given in Table 1016.1." DISTANCES TO NEAREST EXIT NOTED ON PLANS MAY ALSO BE TO NEAREST EXIT ENCLOSURE OR EXIT PASSAGEWAY.

TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE

OCCUPANCY	WITH SPRINKLER SYSTEM (PER 903.3.1.1)
A, M, R, S-1	250
B	300
S-2	400

SECTION 1021 - NUMBER OF EXITS AND CONTINUITY
SEC 1021.1 EXITS FROM STORIES - "All spaces within each story shall have access to the minimum number of approved independent exits as specified in Table 1021.1..."

OCCUPANT LOAD	MIN. NUMBER OF EXITS
1-500	2
501-1,000	3
MORE THAN 1,000	4

SECTION 1022 - EXIT ENCLOSURES
1022.1 ENCLOSURES REQUIRED - "Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more... Exit enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Exit enclosures shall lead directly to the exterior of the building or shall be extended... with an exit passageway conforming to the requirements of Section 1023..."

STATION PARK GREEN
SAN MATEO, CALIFORNIA
ESSEX PROPERTY TRUST, INC.
925 East Meadow Drive, Palo Alto, CA 94303

LICENSED ARCHITECT
SCOTT D. SIEBERT
No. C26924
Ren. 5-31-17
STATE OF CALIFORNIA

MU1

REVISIONS

	DESCRIPTION	DATE
A	PLAN CHECK REVISIONS - PODIUM	2016-02-12

SHEET TITLE
MU-1 - LEVEL 5 USE AND EGRESS
BUILDING MU-1

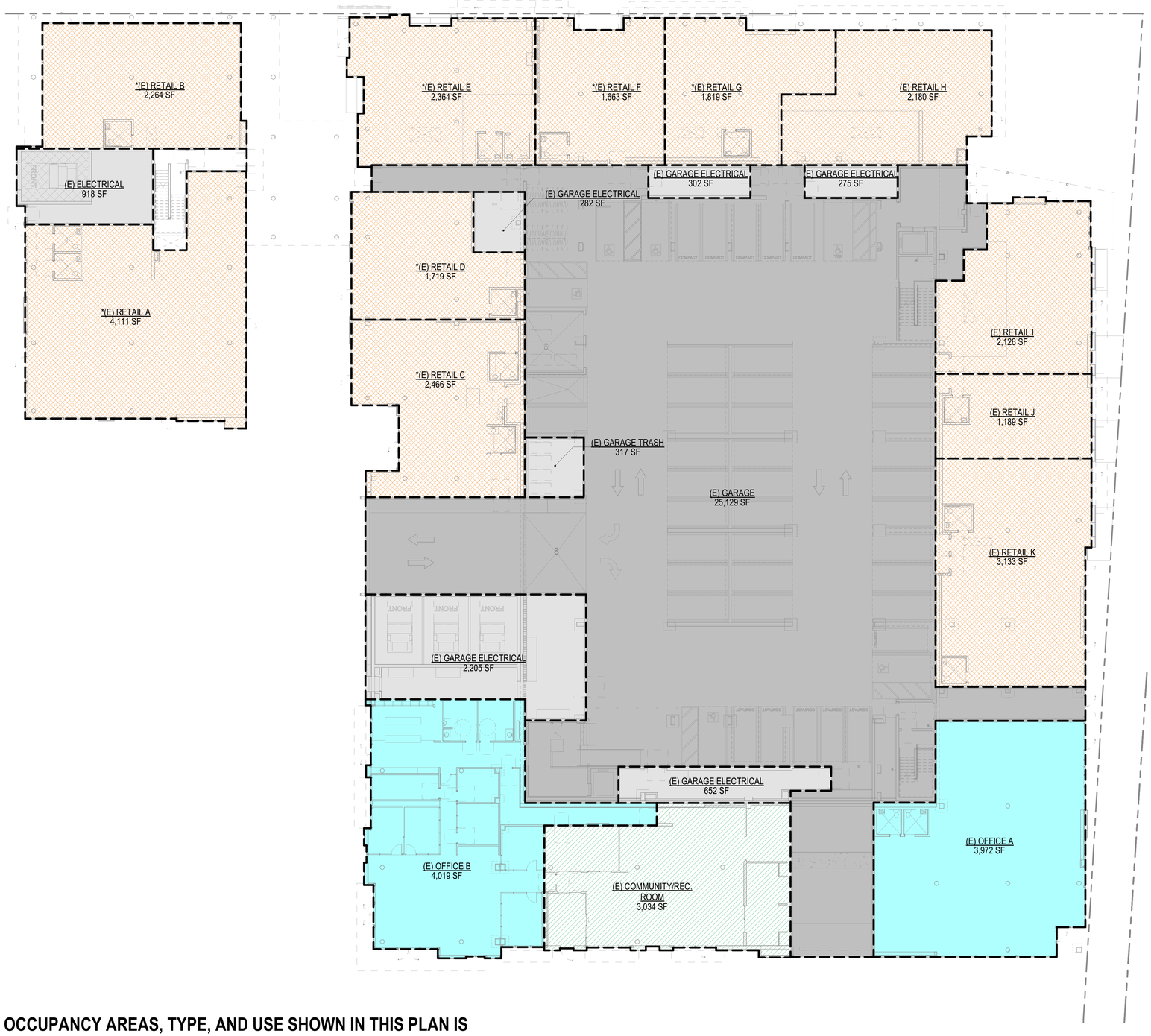
SHEET NUMBER
.GEN-3.1.4

JOB NO. 2013-10187
DATE 05/06/16
SCALE As indicated

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO MVE & PARTNERS INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE REPRODUCED, DISTRIBUTED, USED OR OTHERWISE DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF MVE & PARTNERS INC. ALL RIGHTS RESERVED. © COPYRIGHT 2011.

MVE + PARTNERS
1900 Main Street, Suite 800
Irvine, California 92614
949.809.3388
www.mve-architects.com

05-06-16 BUILDING PERMIT SET



(E) OCCUPANCY TYPE

- A-3
- B
- M
- S-1
- S-2

MU-1 LEVEL 01 (GRADE) - EXISTING OCCUPANCY

NAME	OCCUPANCY	AREA	COMMENTS
(E) COMMUNITY/REC. ROOM	A-3	3,034 SF	NO CHANGE. EXISTING TO REMAIN.
(E) OFFICE A	B	3,972 SF	NO CHANGE. EXISTING TO REMAIN.
(E) OFFICE B	B	4,019 SF	NO CHANGE. EXISTING TO REMAIN.
(E) RETAIL H	M	2,180 SF	NO CHANGE. EXISTING TO REMAIN.
(E) RETAIL I	M	2,126 SF	NO CHANGE. EXISTING TO REMAIN.
(E) RETAIL J	M	1,189 SF	NO CHANGE. EXISTING TO REMAIN.
(E) RETAIL K	M	3,133 SF	CHANGE TO "OFFICE G" B OCCUPANCY
*(E) RETAIL A	M	4,111 SF	CHANGE TO "OFFICE D" B OCCUPANCY
*(E) RETAIL B	M	2,264 SF	CHANGE TO "OFFICE E" B OCCUPANCY
*(E) RETAIL C	M	2,466 SF	CHANGE TO "OFFICE C" B OCCUPANCY
*(E) RETAIL D	M	1,719 SF	CHANGE TO "OFFICE C" B OCCUPANCY
*(E) RETAIL E	M	2,364 SF	CHANGE TO "OFFICE F" B OCCUPANCY
*(E) RETAIL F	M	1,663 SF	CHANGE TO "OFFICE F" B OCCUPANCY
*(E) RETAIL G	M	1,819 SF	CHANGE TO "OFFICE F" B OCCUPANCY
(E) ELECTRICAL	S-1	918 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	2,205 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	652 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	275 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	302 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	282 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE TRASH	S-1	317 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE	S-2	25,129 SF	NO CHANGE. EXISTING TO REMAIN.
		66,137 SF	

MU-1 LEVEL 01 (GRADE) - PROPOSED OCCUPANCY

NAME	OCCUPANCY	AREA	COMMENTS
*COMMUNITY/REC. ROOM	A-3	3,122 SF	PREVIOUSLY "RETAIL J AND K" M OCCUPANCY
(E) OFFICE B.1	B	4,019 SF	NO CHANGE. EXISTING TO REMAIN.
*OFFICE B.2	B	3,034 SF	PREVIOUSLY A-3 OCCUPANCY
*OFFICE C	B	4,185 SF	PREVIOUSLY "RETAIL C AND D" M OCCUPANCY
*OFFICE D	B	4,111 SF	PREVIOUSLY "RETAIL A" M OCCUPANCY.
*OFFICE E	B	2,264 SF	PREVIOUSLY "RETAIL B" M OCCUPANCY.
*OFFICE F	B	8,026 SF	PREVIOUSLY "RETAIL E, F, G, H" M OCCUPANCY
(E) RETAIL I	M	2,126 SF	NO CHANGE. EXISTING TO REMAIN.
(E) RETAIL J	M	1,200 SF	NO CHANGE. EXISTING TO REMAIN.
*RETAIL A	M	3,972 SF	PREVIOUSLY "OFFICE A" B OCCUPANCY
(E) ELECTRICAL	S-1	918 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	282 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	302 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	275 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	652 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	2,205 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE TRASH	S-1	317 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE	S-2	25,129 SF	NO CHANGE. EXISTING TO REMAIN.
		66,137 SF	

***INDICATES CHANGE OF EXISTING OCCUPANCY TYPE.**
REFER TO SHEET A040. FOR EXISTING OCCUPANCY.
REFER TO SHEET A041. FOR PROPOSED OCCUPANCY.

TYPE IA, GROUP A-3, B, AND M

ALLOWABLE AREA PER STORY (Aa): UNLIMITED
ALLOWABLE TOTAL BUILDING AREA: UNLIMITED

SECTION 508 - MIXED USE AND OCCUPANCY
LEVEL 01 OF BUILDING 1 IS CLASSIFIED AS NON-SEPARATED OCCUPANCY MIXED USE PER SEC 508.3 AS FOLLOWS:

COMMUNITY/REC ROOM: A-3 OCCUPANCY
OFFICE: B OCCUPANCY
RETAIL: M OCCUPANCY

TYPE IA, GROUP S-2 PARKING GARAGE

ALLOWABLE AREA PER STORY (Aa): UNLIMITED
ALLOWABLE TOTAL BUILDING AREA: UNLIMITED

EXISTING FAR TABLE

USE	SQ FT	TOTAL LOT SF	FAR	MAX FAR (PER 2014 SPECIFIC PLAN)
RETAIL	25,033	521,397	0.048	0.2
OFFICE	7,991	521,397	0.015	0.1
COMM. RM	3,034	521,397	0.006	N/A

PROPOSED FAR TABLE

USE	SQ FT	TOTAL LOT SF	FAR	MAX FAR (PER 2025 SPECIFIC PLAN)
RETAIL	7,297	521,397	0.014	0.1
OFFICE	25,639	521,397	0.049	0.2
COMM. RM	3,122	521,397	0.006	N/A

OCCUPANCY AREAS, TYPE, AND USE SHOWN IN THIS PLAN IS CURRENT AS BUILT CONDITION.

SEE A041. FOR PROPOSED OCCUPANCY AND USE

ALL (E) CONSTRUCTION TO REMAIN. INTERIOR DEMOLITION AND CONSTRUCTION IS NOT PART OF THIS APPLICATION. FUTURE INTERIOR TI WILL BE UNDER SEPARATE SUBMITTAL.

1 MU-1 - LEVEL 01 (GRADE) - EXISTING OCCUPANCY USE
1/16" = 1'-0"

HGA
84 W Santa Clara Street
Suite 200
San Jose, California 95113
Telephone 408.288.7833

STATION PARK GREEN
430 STATION PARK CIR #100

LICENSED ARCHITECT
SCOTT R. COLSON
No. C-20117
REN.9-30-27
STATE OF CALIFORNIA

NO	DESCRIPTION	DATE
	SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS	05/09/25
1	SPA PCR 1	08/06/25

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5288-002-00

EXISTING OCCUPANCY AND USE

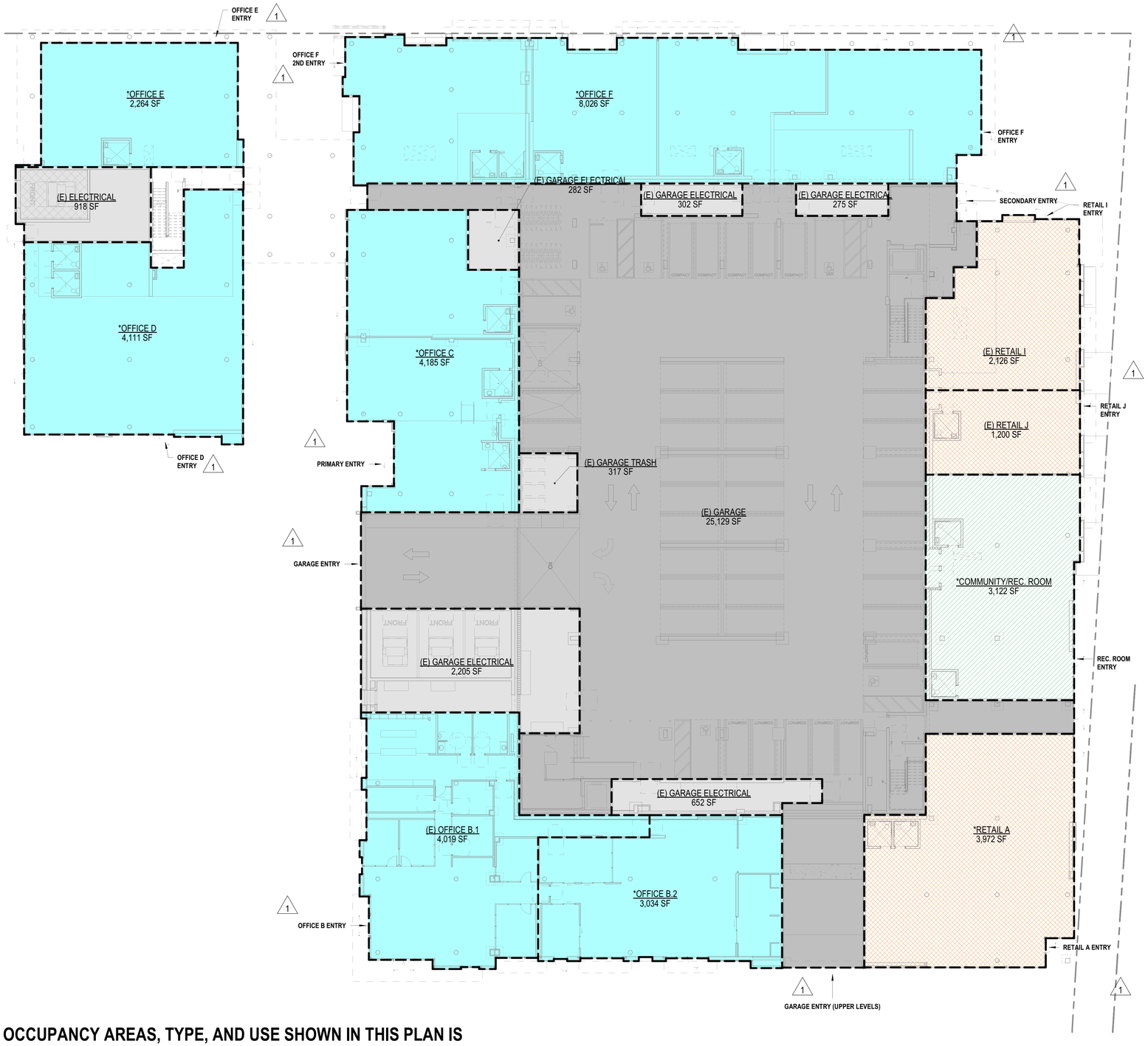
DATE: MAY 9, 2025

SPECIFIC PLAN & DESIGN GUIDELINES AMMENDMENT

A040.

© COPYRIGHT HAMMEL, GREEN AND ABRAHAMSON, INC.

C:\Users\sjandres\Documents\Revit Local Files\A25_Essex_5288-002-00_sjandres.rvt
9/23/2025 5:40:34 PM
Author



OCCUPANCY AREAS, TYPE, AND USE SHOWN IN THIS PLAN IS CURRENT AS BUILT CONDITION.

SEE A041. FOR PROPOSED OCCUPANCY AND USE

ALL (E) CONSTRUCTION TO REMAIN. INTERIOR DEMOLITION AND CONSTRUCTION IS NOT PART OF THIS APPLICATION. FUTURE INTERIOR TI WILL BE UNDER SEPARATE SUBMITTAL.

1 MU-1 - LEVEL 01 (GRADE) - PROPOSED OCCUPANCY
1/16" = 1'-0"

PROPOSED OCCUPANCY TYPE

- A-3
- B
- M
- S-1
- S-2

MU-1 LEVEL 01 (GRADE) - EXISTING OCCUPANCY

NAME	OCCUPANCY	AREA	COMMENTS
(E) COMMUNITY/REC. ROOM	A-3	3,034 SF	NO CHANGE. EXISTING TO REMAIN.
(E) OFFICE A	B	3,972 SF	NO CHANGE. EXISTING TO REMAIN.
(E) OFFICE B	B	4,019 SF	NO CHANGE. EXISTING TO REMAIN.
(E) RETAIL H	M	2,180 SF	NO CHANGE. EXISTING TO REMAIN.
(E) RETAIL I	M	2,126 SF	NO CHANGE. EXISTING TO REMAIN.
(E) RETAIL J	M	1,189 SF	NO CHANGE. EXISTING TO REMAIN.
(E) RETAIL K	M	3,133 SF	CHANGE TO "OFFICE G" B OCCUPANCY
*(E) RETAIL A	M	4,111 SF	CHANGE TO "OFFICE D" B OCCUPANCY
*(E) RETAIL B	M	2,264 SF	CHANGE TO "OFFICE E" B OCCUPANCY
*(E) RETAIL C	M	2,466 SF	CHANGE TO "OFFICE C" B OCCUPANCY
*(E) RETAIL D	M	1,719 SF	CHANGE TO "OFFICE C" B OCCUPANCY
*(E) RETAIL E	M	2,364 SF	CHANGE TO "OFFICE F" B OCCUPANCY
*(E) RETAIL F	M	1,663 SF	CHANGE TO "OFFICE F" B OCCUPANCY
*(E) RETAIL G	M	1,819 SF	CHANGE TO "OFFICE F" B OCCUPANCY
(E) ELECTRICAL	S-1	918 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	2,205 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	652 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	275 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	302 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	282 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE TRASH	S-1	317 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE	S-2	25,129 SF	NO CHANGE. EXISTING TO REMAIN.
		66,137 SF	

MU-1 LEVEL 01 (GRADE) - PROPOSED OCCUPANCY

NAME	OCCUPANCY	AREA	COMMENTS
*COMMUNITY/REC. ROOM	A-3	3,122 SF	PREVIOUSLY "RETAIL J AND K" M OCCUPANCY
(E) OFFICE B.1	B	4,019 SF	NO CHANGE. EXISTING TO REMAIN.
*OFFICE B.2	B	3,034 SF	PREVIOUSLY A-3 OCCUPANCY
*OFFICE C	B	4,185 SF	PREVIOUSLY "RETAIL C AND D" M OCCUPANCY
*OFFICE D	B	4,111 SF	PREVIOUSLY "RETAIL A" M OCCUPANCY.
*OFFICE E	B	2,264 SF	PREVIOUSLY "RETAIL B" M OCCUPANCY.
*OFFICE F	B	8,026 SF	PREVIOUSLY "RETAIL E, F, G, H" M OCCUPANCY
(E) RETAIL I	M	2,126 SF	NO CHANGE. EXISTING TO REMAIN.
(E) RETAIL J	M	1,200 SF	NO CHANGE. EXISTING TO REMAIN.
*RETAIL A	M	3,972 SF	PREVIOUSLY "OFFICE A" B OCCUPANCY
(E) ELECTRICAL	S-1	918 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	282 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	302 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	275 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	652 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE ELECTRICAL	S-1	2,205 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE TRASH	S-1	317 SF	NO CHANGE. EXISTING TO REMAIN.
(E) GARAGE	S-2	25,129 SF	NO CHANGE. EXISTING TO REMAIN.
		66,137 SF	

***INDICATES CHANGE OF EXISTING OCCUPANCY TYPE.**
REFER TO SHEET A040. FOR EXISTING OCCUPANCY.
REFER TO SHEET A041. FOR PROPOSED OCCUPANCY.

TYPE IA, GROUP A-3, B, AND M

ALLOWABLE AREA PER STORY (Aa): UNLIMITED
ALLOWABLE TOTAL BUILDING AREA: UNLIMITED

SECTION 508 - MIXED USE AND OCCUPANCY
LEVEL 01 OF BUILDING 1 IS CLASSIFIED AS NON-SEPARATED OCCUPANCY MIXED USE PER SEC 508.3 AS FOLLOWS:

COMMUNITY/REC ROOM: A-3 OCCUPANCY
OFFICE: B OCCUPANCY
RETAIL: M OCCUPANCY

TYPE IA, GROUP S-2 PARKING GARAGE

ALLOWABLE AREA PER STORY (Aa): UNLIMITED
ALLOWABLE TOTAL BUILDING AREA: UNLIMITED

EXISTING FAR TABLE

USE	SQ FT	TOTAL LOT SF	FAR	MAX FAR (PER 2014 SPECIFIC PLAN)
RETAIL	25,033	521,397	0.048	0.2
OFFICE	7,991	521,397	0.015	0.1
COMM. RM	3,034	521,397	0.006	N/A

PROPOSED FAR TABLE

USE	SQ FT	TOTAL LOT SF	FAR	MAX FAR (PER 2025 SPECIFIC PLAN)
RETAIL	7,297	521,397	0.014	0.1
OFFICE	25,639	521,397	0.049	0.2
COMM. RM	3,122	521,397	0.006	N/A

HGA
84 W Santa Clara Street
Suite 200
San Jose, California 95113
Telephone 408.288.7833

STATION PARK GREEN
430 STATION PARK CIR #100

LICENSED ARCHITECT
SCOTT R. COLSON
No. C-20117
REN.9-30-27
STATE OF CALIFORNIA

NO	DESCRIPTION	DATE
	SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS	05/09/25
1	SPA PCR 1	08/06/25

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5288-002-00

PROPOSED OCCUPANCY AND USE

DATE: MAY 9, 2025

SPECIFIC PLAN & DESIGN GUIDELINES AMMENDMENT

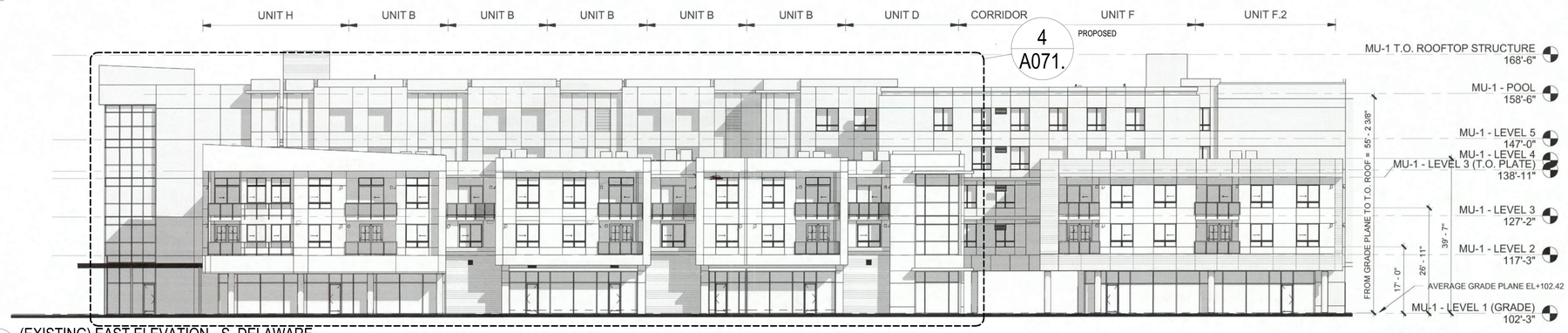
A041.

© COPYRIGHT HAMMEL, GREEN AND ABRAHAMSON, INC.

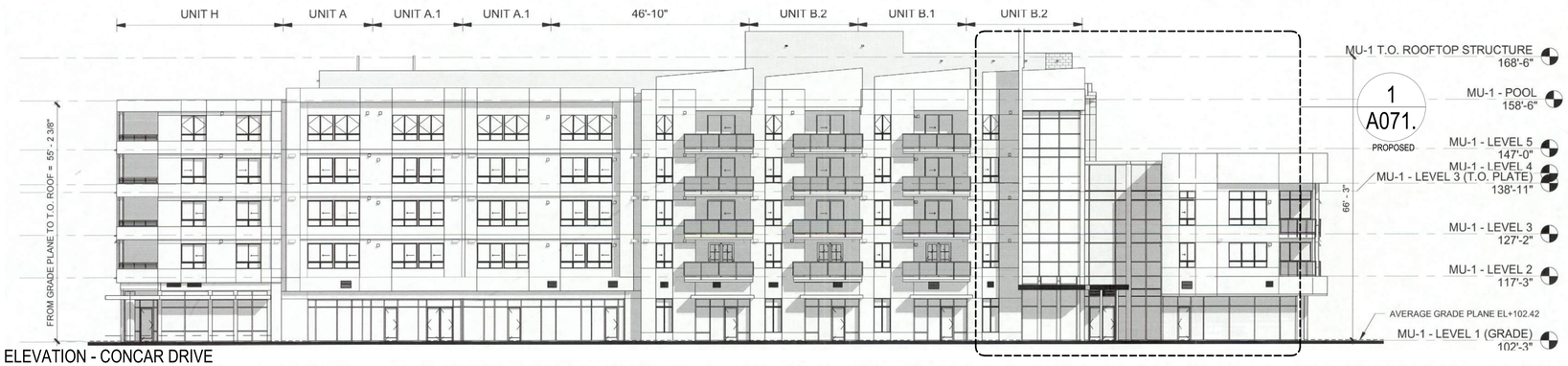
Author 9/23/2025 5:40:38 PM C:\Users\jandresc\Documents\Revit Local Files\A25_Essex_5288-002-00_sjandresc.rvt



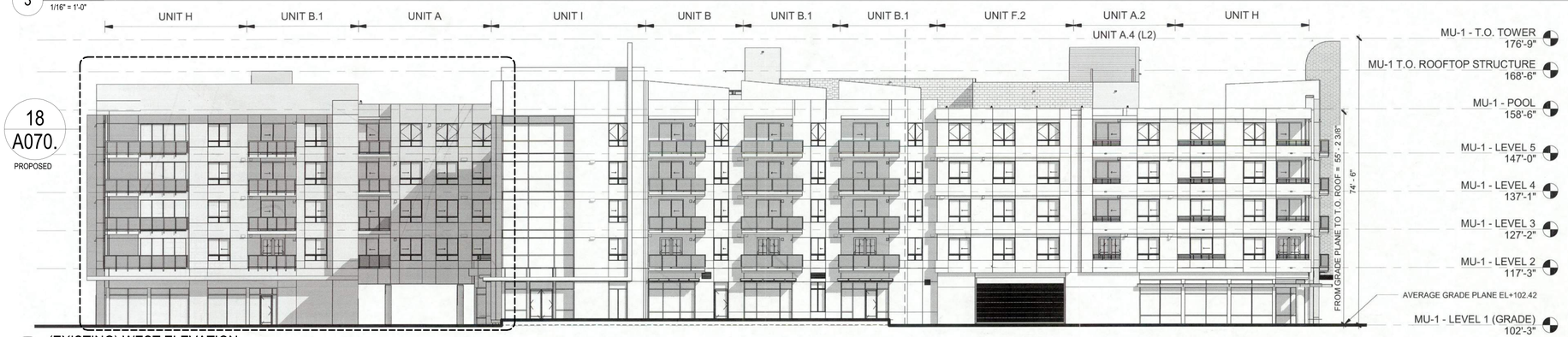
1 (EXISTING) NORTH ELEVATION
1/16" = 1'-0"



2 (EXISTING) EAST ELEVATION - S. DELAWARE
1/16" = 1'-0"



3 (EXISTING) SOUTH ELEVATION - CONCAR DRIVE
1/16" = 1'-0"



4 (EXISTING) WEST ELEVATION
1/16" = 1'-0"

HGA
84 W Santa Clara Street
Suite 200
San Jose, California 95113
Telephone 408.288.7833

STATION PARK GREEN
430 STATION PARK CIR #100

LICENSED ARCHITECT
SCOTT R. COLSON
No. C-20117
REN.9-30-27
STATE OF CALIFORNIA

NO	DESCRIPTION	DATE
	SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS	05/09/25
1	SPA PCR 1	08/06/25

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5288-002-00

EXISTING ELEVATIONS (REFERENCE ONLY)

1

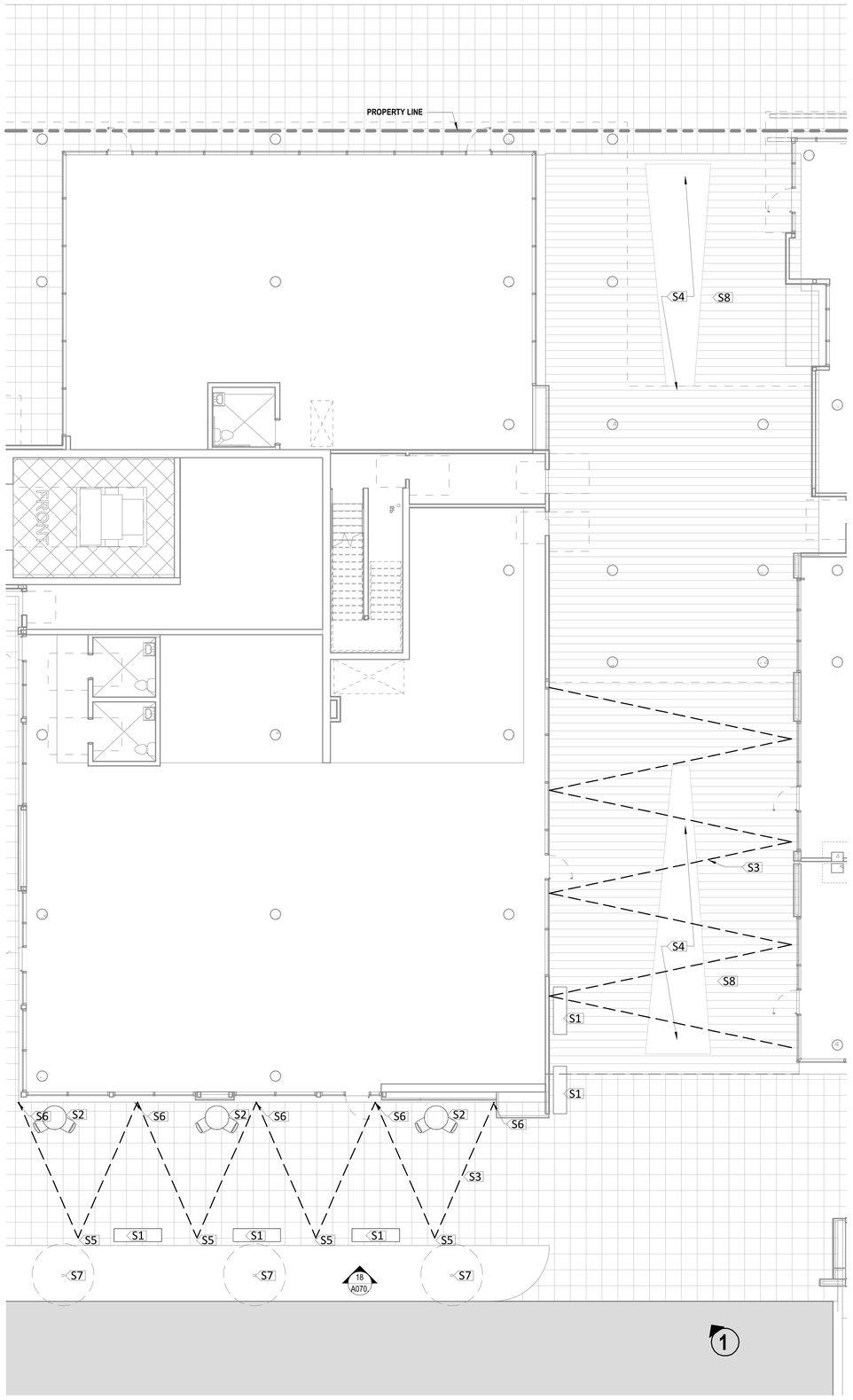
DATE: MAY 9, 2025

SPECIFIC PLAN & DESIGN GUIDELINES AMMENDMENT

A060.

© COPYRIGHT HAMMEL, GREEN AND ABRAHAMSON, INC.

9/23/2025 5:40:38 PM C:\Users\sjandres\Documents\Revit Local Files\A25_Essex_5288-002-00_sjandres.rvt Author



16 ENLARGED ENHANCED PASSAGEWAY
1/8" = 1'-0"

1 **NOTE TO REVIEWER:**
THE CONCEPTS, SITE FURNISHINGS, AND PROGRAMMING DEPICTED IN THIS DOCUMENT ARE FOR REFERENCE ONLY. PRELIMINARY AND MAY BE SUBJECT TO CHANGE AS THE DESIGN DEVELOPS. FINAL DESIGN AND PERMITTING SHALL BE THROUGH CITY OF SAN MATEO PUBLIC WORKS AT A LATER DATE.

THERE SHALL BE NO CHANGE IN PAINT FINISH OF THE BUILDING.
NO TREE REMOVAL IS PROPOSED AS PART OF THIS PROJECT.
THERE WILL BE NO NEW OR REPLACEMENT IMPERVIOUS AREA IN THIS PROJECT. ALL (E) DRAINAGE PATTERN WILL REMAIN.
***ALL SITE MODIFICATIONS ARE NOT PART OF THIS SUBMITTAL AND WILL BE UNDER A SEPARATE APPLICATION. ALL MODIFICATIONS ARE SHOWN FOR REFERENCE ONLY. NO CHANGES ARE PROPOSED IN THIS SUBMITTAL.**

KEYNOTES - ENLARGED ENHANCED PASSAGEWAY

#	DESCRIPTION
S1	MODULAR PEDESTRIAN BENCHES.
S2	MOVEABLE STOWABLE CAFE CHAIRS AND TABLES. 1
S3	DASH LINE INDICATES STRING LIGHTS ABOVE.
S4	REPLACE (E) LANDSCAPING WITH NEW. PLANT AND FOLIAGE SPECIES TBD. ALL (E) TREES TO REMAIN.
S5	BLACK POWDER COATED 12' H 6"X3" HSS POST INSTALLED TO EDGE OF EXISTING LANDSCAPING. STRING LIGHTS TO BE ATTACHED TO THE HSS COLUMN. INSTALLATION AND DETAILS TBD.
S6	INSTALL STRING LIGHT TO EXISTING BUILDING FACADE ABOVE. INSTALLATION AND DETAILS TBD.
S7	(E) ART STRUCTURE INSTALLATION TO REMAIN.
S8	(E) CONCRETE CASTED SEATING TO REMAIN.



1 NEW ENHANCED PASSAGEWAY



18 ELEVATION - WEST (ENHANCED PASSAGEWAY)
1/8" = 1'-0"

1 ***NO CHANGES TO EXISTING BUILDING ELEVATIONS. ELEVATIONS FOR REFERENCE ONLY.**

HGA
84 W Santa Clara Street
Suite 200
San Jose, California 95113
Telephone 408.288.7833

STATION PARK GREEN
430 STATION PARK CIR #100

LICENSED ARCHITECT
SCOTT R. COLSON
No. C-26117
REN.9-30-27
STATE OF CALIFORNIA

NO	DESCRIPTION	DATE
	SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS	05/09/25
1	SPA PCR 1	08/06/25

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5288-002-00

ENLARGED PLANS & ELEVATIONS (REFERENCE ONLY)
1

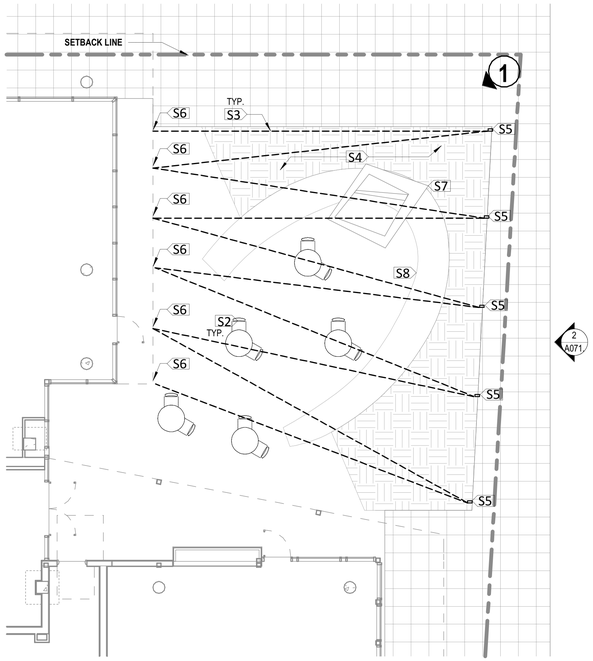
DATE: MAY 9, 2025

SPECIFIC PLAN & DESIGN GUIDELINES AMMENDMENT

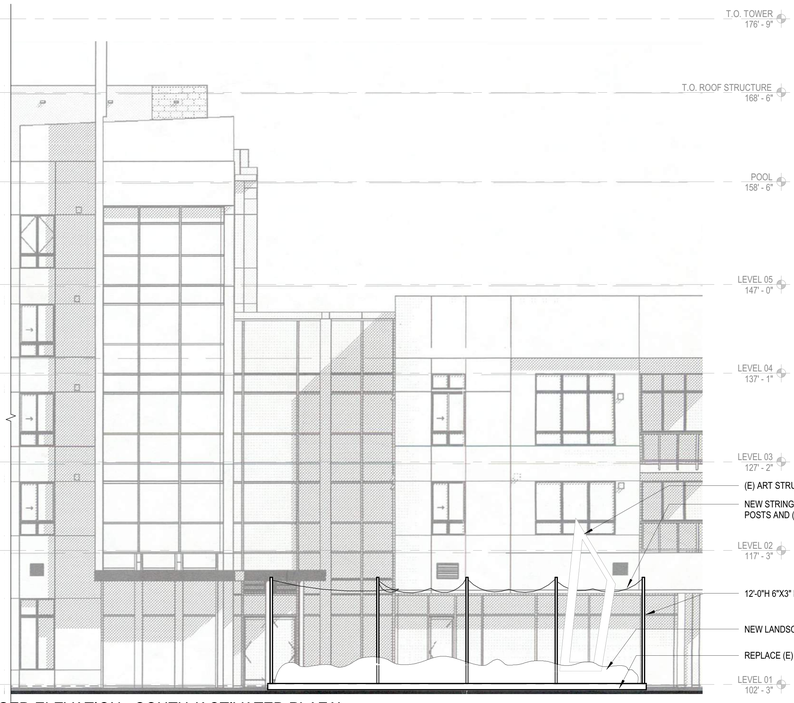
A070.

© COPYRIGHT HAMMEL, GREEN AND ABRAHAMSON, INC.

9/23/2025 5:40:40 PM C:\Users\sjandresc\Documents\Revit Local Files\A25_Essex_5288-002-00_sjandresc.rvt Author

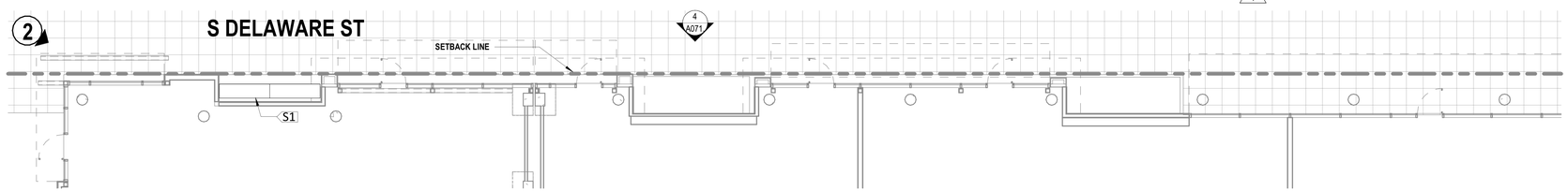


1 ENLARGED ACTIVATED PLAZA PLAN
1/8" = 1'-0"



2 ENLARGED ELEVATION - SOUTH (ACTIVATED PLAZA)
1/8" = 1'-0"

1 *NO CHANGES TO EXISTING BUILDING ELEVATIONS. ELEVATIONS FOR REFERENCE ONLY.



3 ENLARGED EAST BUILDING WALKWAY
1/8" = 1'-0"



4 ENLARGED ELEVATION - EAST (WALKWAY)
1/8" = 1'-0"

1 *NO CHANGES TO EXISTING BUILDING ELEVATIONS. ELEVATIONS FOR REFERENCE ONLY.

1 **NOTE TO REVIEWER:**
THE CONCEPTS, SITE FURNISHINGS, AND PROGRAMMING DEPICTED IN THIS DOCUMENT ARE FOR REFERENCE ONLY. PRELIMINARY AND MAY BE SUBJECT TO CHANGE AS THE DESIGN DEVELOPS. FINAL DESIGN AND PERMITTING SHALL BE THROUGH CITY OF SAN MATEO PUBLIC WORKS AT A LATER DATE.

THERE SHALL BE NO CHANGE IN PAINT FINISH OF THE BUILDING.
NO TREE REMOVAL IS PROPOSED AS PART OF THIS PROJECT.
THERE WILL BE NO NEW OR REPLACEMENT IMPERVIOUS AREA IN THIS PROJECT. ALL (E) DRAINAGE PATTERN WILL REMAIN.
***ALL SITE MODIFICATIONS ARE NOT PART OF THIS SUBMITTAL AND WILL BE UNDER A SEPARATE APPLICATION. ALL MODIFICATIONS ARE SHOWN FOR REFERENCE ONLY. NO CHANGES ARE PROPOSED IN THIS SUBMITTAL.**

KEYNOTE - ENLARGED SITE PLAN.

#	Keynote Text
S1	MODULAR PEDESTRIAN BENCHES.
S2	MOVEABLE STOWABLE CAFE CHAIRS AND TABLES.
S3	DASH LINE INDICATES STRING LIGHTS ABOVE.
S4	REPLACE (E) LANDSCAPING WITH NEW. PLANT AND FOLIAGE SPECIES TBD. ALL (E) TREES TO REMAIN.
S5	BLACK POWDER COATED 12' H 6"X3" HSS POST INSTALLED TO EDGE OF EXISTING LANDSCAPING. STRING LIGHTS TO BE ATTACHED TO THE HSS COLUMN. INSTALLATION AND DETAILS TBD.
S6	INSTALL STRING LIGHT TO EXISTING BUILDING FACADE ABOVE. INSTALLATION AND DETAILS TBD.
S7	(E) ART STRUCTURE INSTALLATION TO REMAIN.
S8	(E) CONCRETE CASTED SEATING TO REMAIN.

1



1 NEW ACTIVATED PLAZA
EXISTING ART STRUCTURE TO REMAIN



2 NEW OFFICE & WALKWAY

HGA
84 W Santa Clara Street
Suite 200
San Jose, California 95113
Telephone 408.288.7833

STATION PARK GREEN
430 STATION PARK CIR #100

LICENSED ARCHITECT
SCOTT R. COLSON
No. C-20117
REN 9-30-27
STATE OF CALIFORNIA

NO	DESCRIPTION	DATE
	SPECIFIC PLAN & DESIGN GUIDELINES AMENDMENTS	05/09/25
1	SPA PCR 1	08/06/25

ISSUANCE HISTORY - THIS SHEET

HGA NO: 5288-002-00

ENLARGED PLANS & ELEVATIONS (REFERENCE ONLY)

DATE: MAY 9, 2025

SPECIFIC PLAN & DESIGN GUIDELINES AMMENDMENT

A071.

© COPYRIGHT HAMMEL, GREEN AND ABRAHAMSON, INC.

Author 9/23/2025 5:40:42 PM C:\Users\sjandresc\Documents\Revit Local Files\A25_Essex_5288-002-00_sjandresc.rvt