ST. MATTHEW'S EPISCOPAL CHURCH & DAY SCHOOL MASTER PLAN

PROJECT A: THE CHARLES HOUSE SITE PHASE I

PROJECT DATA:

ADDRESS:
18 Second Avenue
APN:
034-343-020
SITE AREA:
18,000 SF (+/- 0.4262 acres)
NET/LOT/RIGHT-SITE AREA:
13321 SF (+/- 0.3044 acres)

EXISTING
BUILDING FOOTPRINT:
3,000 SF
LOT COVERAGE:
16%
GROSS FLOOR AREA:
7,812 SF

PROPOSED
BUILDING FOOTPRINT:
5,812 SF
LOT COVERAGE:
32%
GROSS FLOOR AREA:
11,624 SF

FAR:
0.65 (11,650 SF MAX)

CODE SUMMARY:

GOVERNING CODES:
2010 California Building Code
City of San Mateo
OCCUPANCY GROUP(S):
Residential Group R-3, Education Group E
CONSTRUCTION TYPES:
Type V-A
ZONING:
CBD/R (Commercial Business District and Residential Overlay)
CPID (Central Improvement Parking District)
HCZ (Historic Corridor Zone)
BUILDING HEIGHT LIMITS:
55' (Refer to Building Elevations for Building Height)
SETBACKS:
None
EASEMENTS:
None

PARKING DATA:

PROVIDED PARKING	STANDARD SPACES	ACCESSIBLE SPACES	TOTAL
SITE	10	1	11
BICYCLE PARKING	1,251 per Residential (all short term and 1 per Residential (all long term 1 per 20,000 sf short term, 1 per 10,000 sf long term for offices in downtown 4 bicycle spaces to be provided		

REQUIRED PARKING

1 spaces per residential unit (2)
1 spaces per (4 persons licensed at facility for learning/care thing of children within a mile from (13 maximum persons, and if more than a ratio of 1 spaces per ten licensed persons. The spaces can be located on street frontages with permits for loading zones, in driveways, garage aprons, or other locations that do not result in tandem spaces. The overall requirement can be reduced by 1 space by providing a permanently assigned employee to assist children from the drop-off zone down to the facility.
(45 licensed children) = 3 visits (10) = 1.5 visits (3) VNS (15) = (5)
14 spaces total required less 1 for permanently assigned employee = 13
13 less street frontage loading zone for 3+ spaces = 11

ZONING CODE FLOOR AREA:

FLOOR AREA SUMMARY PER ZONING CODE 27.04.200 DEFINITION

	OCCUPANCY (Section 202.1)	USE (Table 1004.1.2)	BUILDING LEVEL	GROSS BUILDING AREA PER OBC (SQ. FT.)	COVERED PASSWAY/WAY MEZZANINE*	ZONING CODE AREA (GROSS-COVERED) (SQ. FT.)
PROPOSED	S	STORAGE	BASEMENT	1,165	0	1,165
	E	EDUCATION	1ST	6,319	319	5,919
	R	RESIDENTIAL	2ND	3,333	0	3,333
	S	STORAGE	3RD	594	0	594
TOTAL BUILDING AREA						11,210

*Zoning Code definition of floor area excludes covered balconies and patios, covered walkways, stairs above the first floor, bike storage, and elevator shafts above the first floor.

PROJECT B: ST. MATTHEW'S CHURCH SITE PHASES II & III

PROJECT DATA:

ADDRESS:
1 South El Camino Real
APN:
033-343-010
SITE AREA:
90,295 SF (2.07 acres)

EXISTING
BUILDING FOOTPRINT:
18,000 SF
LOT COVERAGE:
20%
GROSS FLOOR AREA:
34,200 SF

PROPOSED PHASE I
BUILDING FOOTPRINT:
22,194 SF
LOT COVERAGE:
25%
GROSS FLOOR AREA:
68,388 SF

PROPOSED PHASE II
BUILDING FOOTPRINT:
26,494 SF
LOT COVERAGE:
31%
GROSS FLOOR AREA:
61,491 SF

FAR:
2.0 (180,590 SF MAX)

CODE SUMMARY:

GOVERNING CODES:
2010 California Building Code
City of San Mateo
OCCUPANCY GROUP(S):
Assembly Group A-3, Education Group E
CONSTRUCTION TYPES:
Type V-A
ZONING
CBD/R (Commercial Business District and Residential Overlay)
CPID (Central Parking Improvement District)
BUILDING HEIGHT LIMITS:
55' (Refer to Building Elevations for Building Height)
SETBACKS:
Front Yard - 10 Feet (On El Camino Real only)
OTHER SETBACKS:
None
EASEMENTS:
None

PARKING DATA:

PROVIDED PARKING	STANDARD SPACES	ACCESSIBLE SPACES	TOTAL
SITE	34	3	37
BICYCLE PARKING	1 per 20,000 sf short term, 1 per 10,000 sf long term for offices in downtown 8 bicycle spaces to be provided		

REQUIRED PARKING

For elementary and junior high schools, 1 space per employee. Plus a designated area may be necessary and unloading passengers. Plus adequate onsite access and loading for buses.

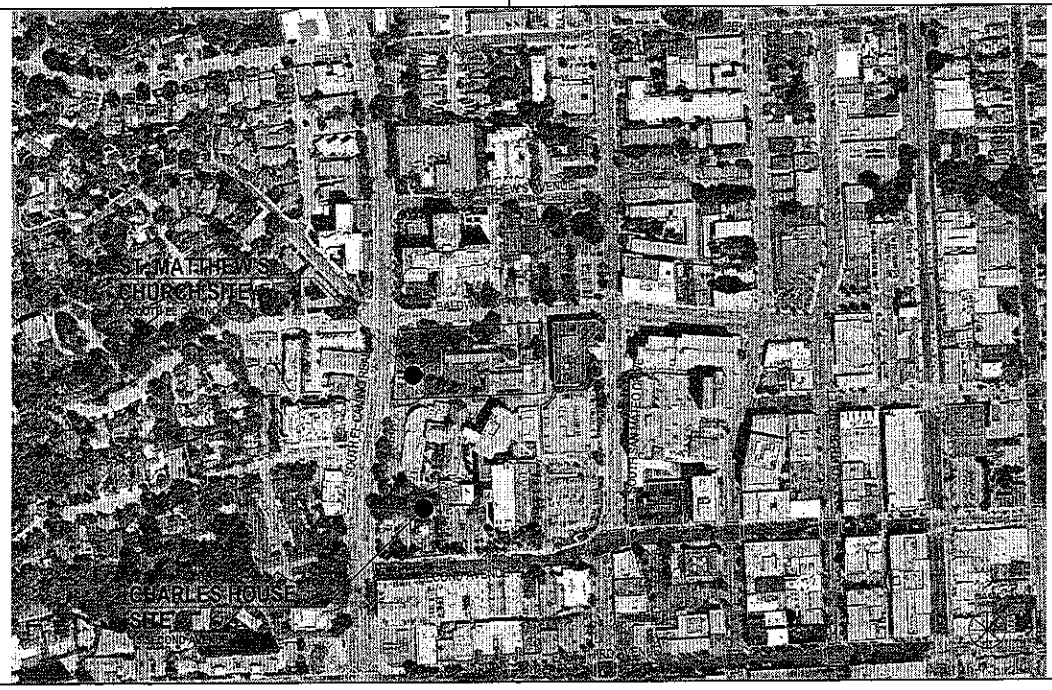
The above net transport load for St. Matthew's Episcopal Church does not change.

ZONING CODE FLOOR AREA:

FLOOR AREA ASSESSMENT PER ZONING CODE 27.04.200 DEFINITION

	OCCUPANCY (Section 202.1)	USE (Table 1004.1.2)	BUILDING LEVEL	GROSS BUILDING AREA PER OBC (SQ. FT.)	COVERED PASSWAY/WAY MEZZANINE*	ZONING CODE AREA (GROSS-COVERED) (SQ. FT.)
PROPOSED PHASE I	SA-2	EDUCATIONAL ASSEMBLY	BASEMENT	7,200	0	7,200
	E	EDUCATION	1ST	8,223	615	7,444
	E	EDUCATION	2ND	7,701	568	7,133
	E	EDUCATION	3RD	6,258	568	5612
TOTAL BUILDING AREA						27,389
PROPOSED PHASE II	-	CIRCULATION	BASEMENT	451	0	451
	A-2	ASSEMBLY	1ST	4,300	0	4,300
	S	STORAGE	2ND	1,178	0	1,178
	-	OUTDOOR PLAY	ROOF	5	0	5
TOTAL BUILDING AREA						5,955

*Zoning Code definition of floor area excludes covered balconies and patios, covered walkways, stairs above the first floor, bike storage, and elevator shafts above the first floor.



DRAWING INDEX:

A0.0 COVER SHEET & PROJECT INFO

PROJECT A: CHARLES HOUSE SITE
A-A0.01 SITE PHOTOS
A-A1.00 SITE PLAN
A-A2.00 BASEMENT PLAN
A-A2.01 FIRST FLOOR PLAN
A-A2.02 ROOF/SECOND FLOOR PLAN
A-A3.01 EXTERIOR ELEVATIONS
A-A3.02 EXTERIOR ELEVATIONS
A-A3.03 BUILDING SECTIONS

PROJECT B: ST. MATTHEW'S CHURCH SITE PHASES I & II
B-A0.01 SITE PHOTOS
B-A0.02 SITE PLAN
B-A0.03 BASEMENT/FIRST FLOOR PLAN
B-A0.04 SECOND FLOOR PLAN
B-A0.05 ROOF/THIRD FLOOR PLAN
B-A0.06 EXTERIOR ELEVATIONS & BUILDING SECTIONS

PROJECT DIRECTORY:

APPLICANT:
THE EPISCOPAL CHURCH OF ST. MATTHEW
& ST. MATTHEW'S EPISCOPAL DAY SCHOOL
1 SOUTH EL CAMINO REAL
SAN MATEO, CA 94401
(650) 342-7461
(650) 347-1424
CONTACT: Jon Ross, Client Representative
jross@svdcs.com

ARCHITECT:
PFAU LONG ARCHITECTURE, LTD.
36 AND LONDON ALLEY
SAN FRANCISCO, CA 94107
(415) 908-8400
CONTACT: Michael Jak
jak@pfaulong.com

PFAU LONG ARCHITECTURE

58 Jack London Alley San Francisco CA 94107
415 908 8400 pfaulong.com

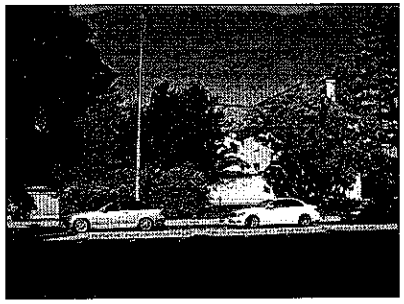
THE EPISCOPAL CHURCH
OF ST. MATTHEW
&
ST. MATTHEW'S EPISCOPAL
DAY SCHOOL MASTER PLAN

One South El Camino Real
San Mateo, California 94401

PROJECT A:
Charles House Site
&
PROJECT B:
St. Matthew's Church Site
PHASES I & II

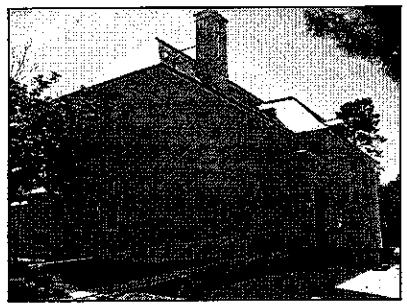
PLANNING DEPARTMENT SUBMITTAL
26 APRIL 2012

A0.00



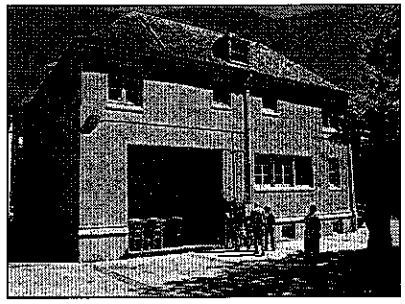
CHARLES HOUSE VIEW FROM SECOND AVENUE

CHARLES HOUSE VIEW FROM SECOND AVENUE

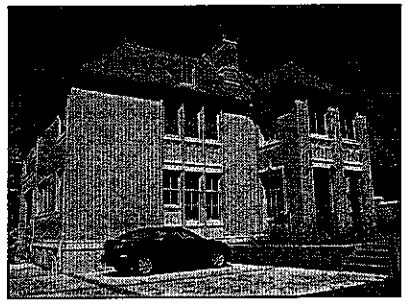


CHARLES HOUSE FRONT ENTRANCE VIEW

CHARLES HOUSE VIEW FROM THE NORTHEAST



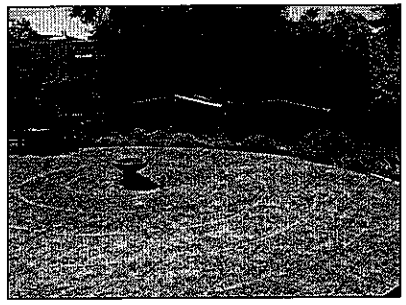
CHARLES HOUSE NORTH ELEVATION



CHARLES HOUSE VIEW FROM THE NORTHWEST

CHARLES HOUSE WEST ELEVATION

MILLS CORNER PROPERTY VIEW FROM CHARLES HOUSE



MILLS CORNER PROPERTY LOOKING NORTH TOWARDS SAN MATEO CREEK

PFAU ARCHITECTURE
98 Jack London Alley San Francisco CA 94107
415 956 6408 pfaulong.com

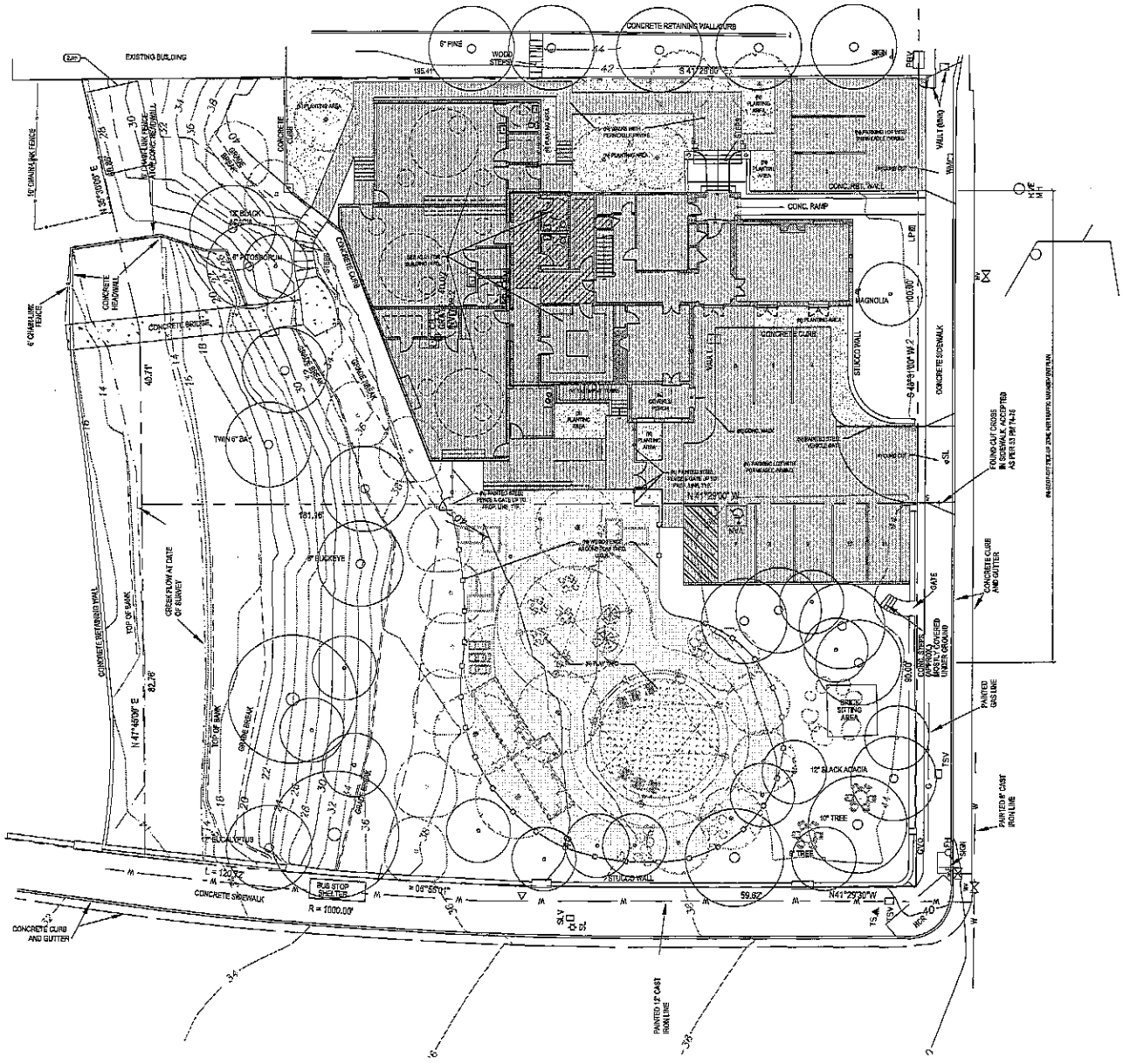
THE EPISCOPAL CHURCH
OF ST. MATTHEW
&
ST. MATTHEW'S EPISCOPAL
DAY SCHOOL MASTER PLAN

One South El Camino Real
San Mateo, California 94401

PROJECT A:
Charles House Site
&
PROJECT B:
St. Matthew's Church Site
PHASES I & II

PLANNING DEPARTMENT SUBMITTAL
26 APRIL 2012

A-A0.01



CHARLES HOUSE SITE PLAN 1

LEGEND

(N) WALLS / FLOORS

(E) WALLS / FLOORS TO REMAIN

EXISTING BUILDING

PHASE I CHARLES HOUSE EARLY CHILDHOOD CLASSROOMS

PHASE I NEW PARKING & WALKS

PHASE I NEW LANDSCAPE

PFAU LONG ARCHITECTURE
99 Jack London Alley San Francisco CA 94107
415 905 6408 pfaulong.com

THE EPISCOPAL CHURCH
OF ST. MATTHEW
&
ST. MATTHEW'S EPISCOPAL
DAY SCHOOL MASTER PLAN

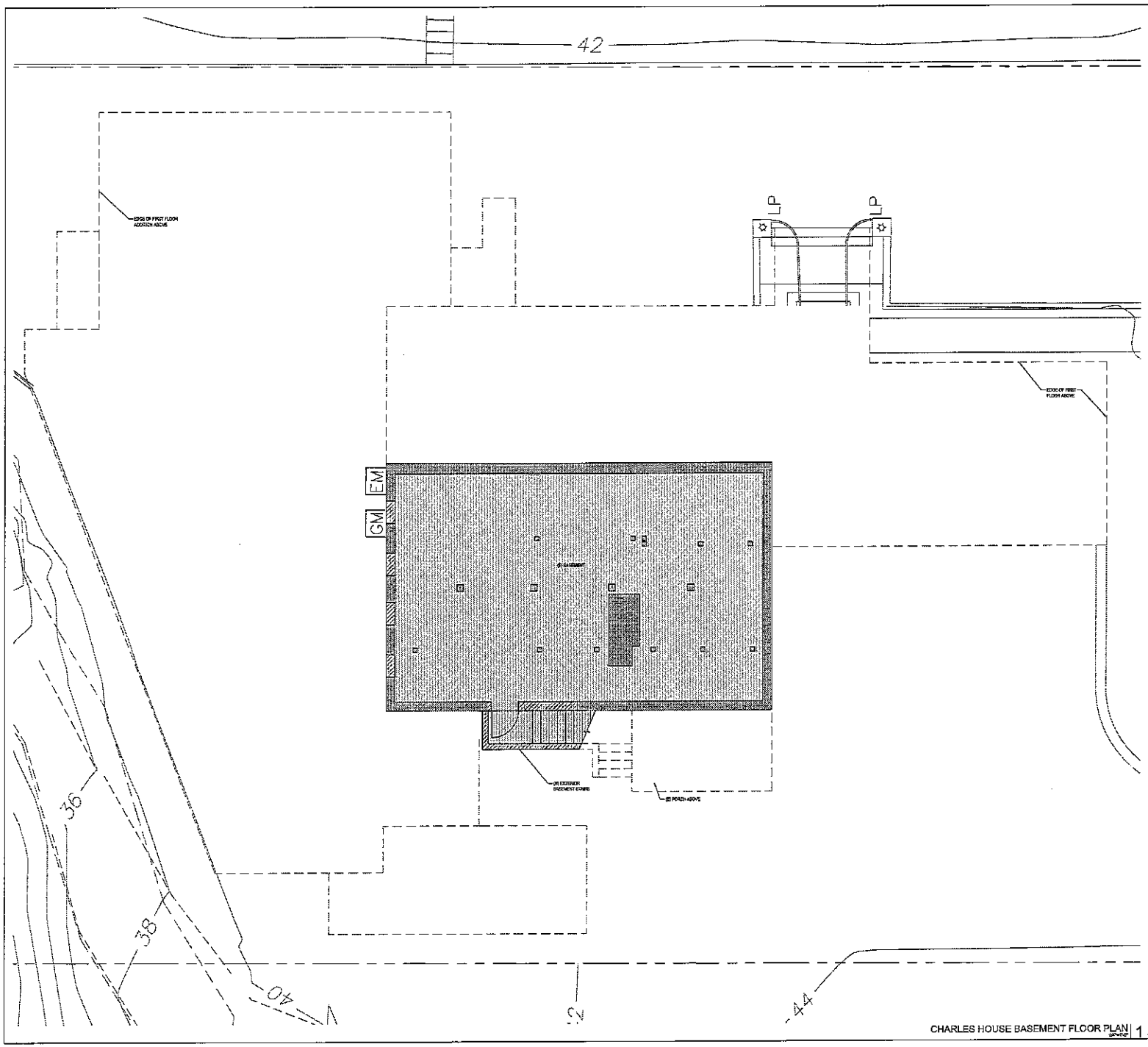
One South El Camino Real
San Mateo, California 94401

PROJECT A:
Charles House Site
&
PROJECT B:
St. Matthew's Church Site
PHASES I & II

PLANNING DEPARTMENT SUBMITTAL
26 APRIL 2012

PROJECT NORTH

A-A1.00



CHARLES HOUSE BASEMENT FLOOR PLAN | 1

LEGEND

EXISTING BUILDING

PHASE I CHARLES HOUSE

PFAU LONG ARCHITECTURE
99 Jack London Alley San Francisco CA 94107
415 908 9401 pflalong.com

THE EPISCOPAL CHURCH
OF ST. MATTHEW
&
ST. MATTHEW'S EPISCOPAL
DAY SCHOOL MASTER PLAN

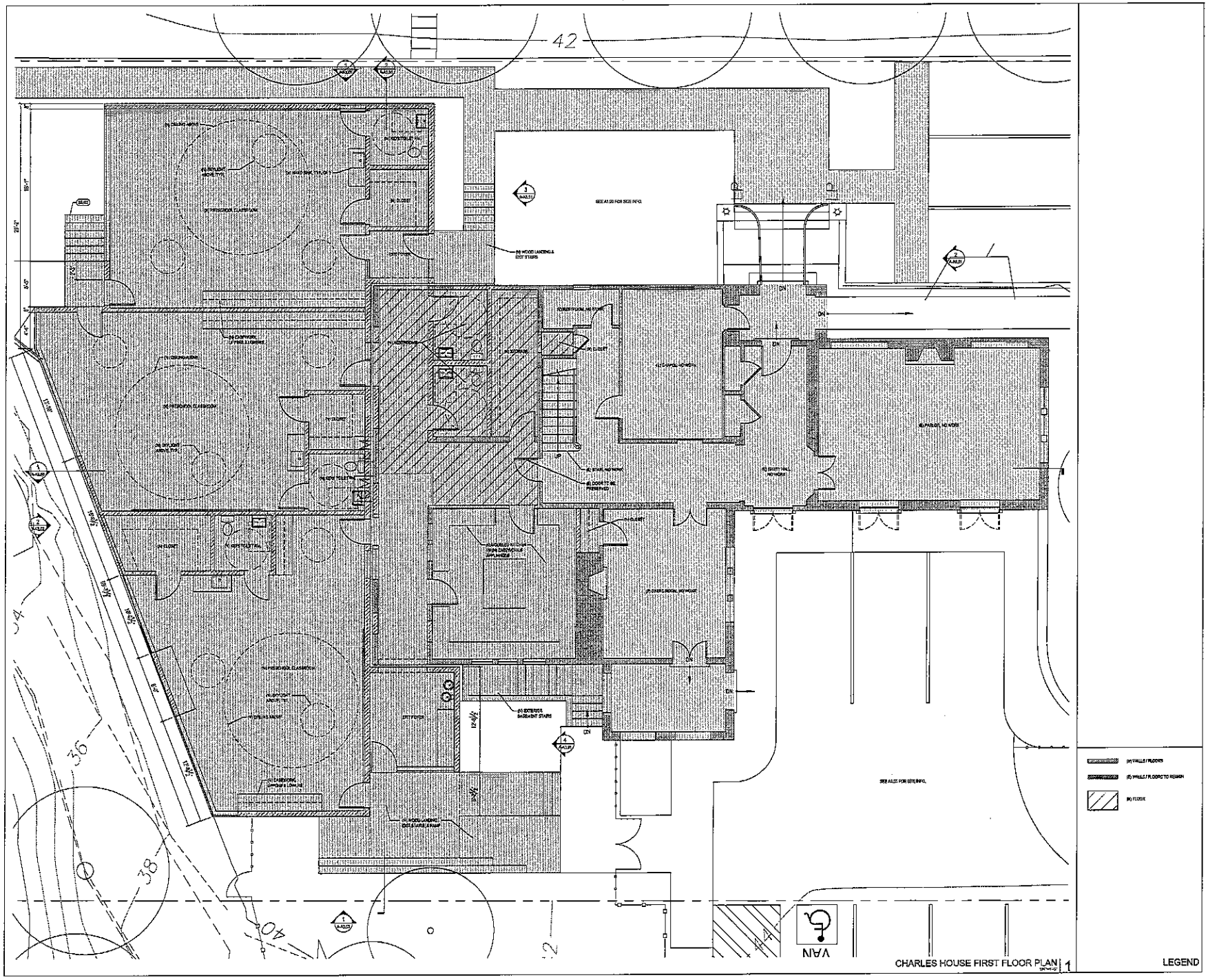
One South El Camino Real
San Mateo, California 94401

PROJECT A:
Charles House Site
&
PROJECT B:
St. Matthew's Church Site
PHASES I & II

PLANNING
DEPARTMENT
SUBMITTAL
26 APRIL 2012

PROJECT NORTH

A-A2.00



PFAU SNOI
ARCHITECTURE
96 Jack London Alley San Francisco CA 94107
415 908 5408 pfaulang.com

THE EPISCOPAL CHURCH
OF ST. MATTHEW
&
ST. MATTHEW'S EPISCOPAL
DAY SCHOOL MASTER PLAN

One South El Camino Real
San Mateo, California 94401

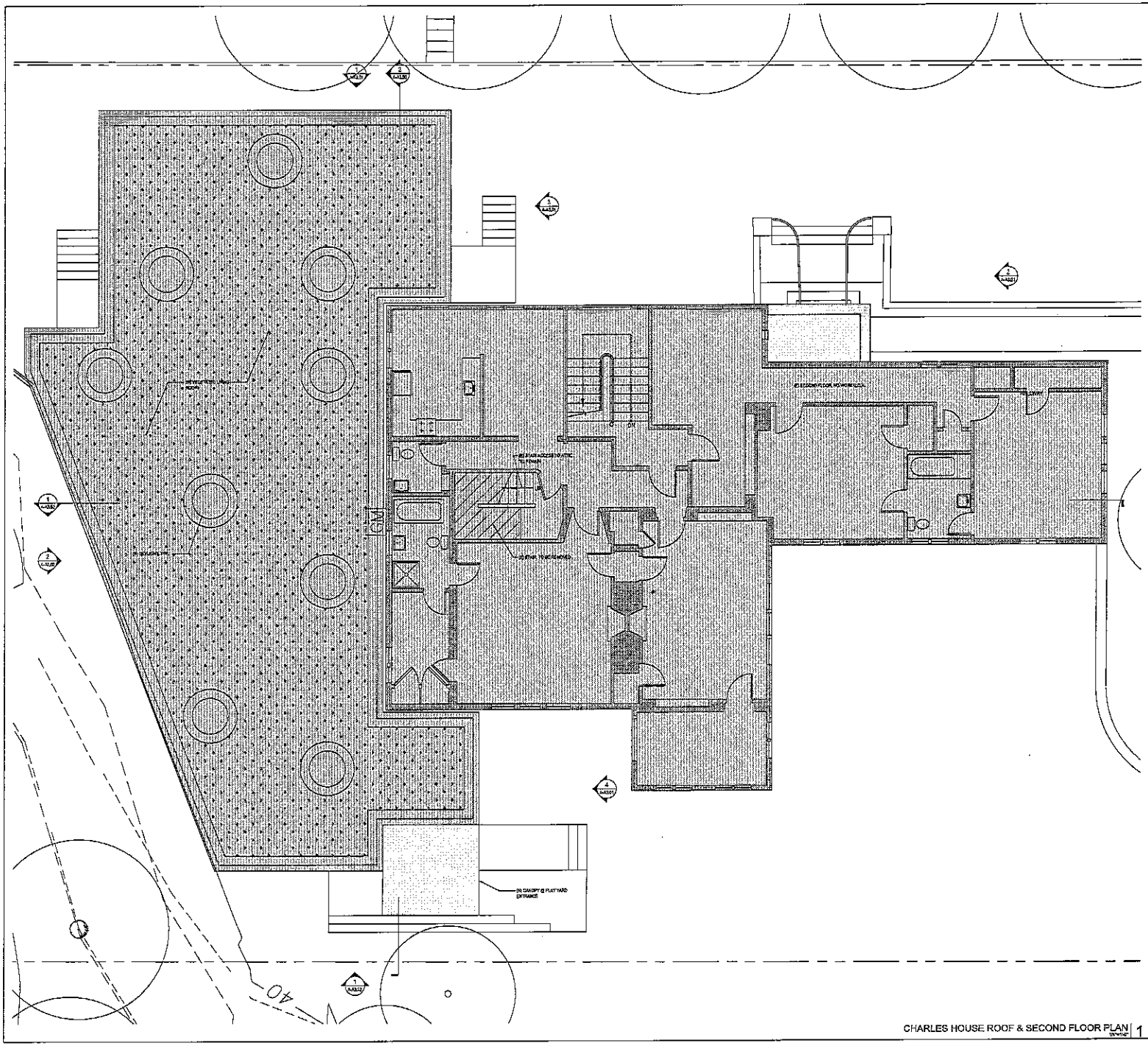
PROJECT A:
Charles House Site
&
PROJECT B:
St. Matthew's Church Site
PHASES I & II

PLANNING
DEPARTMENT
SUBMITTAL
26 APRIL 2012

EXISTING BUILDING
PHASE I CHARLES HOUSE

PROJECT NORTH

A-A2.01



PFAU LONG ARCHITECTURE
88 Jack London Alley San Francisco CA 94107
415 908 8408 pfaulong.com

THE EPISCOPAL CHURCH
OF ST. MATTHEW
&
ST. MATTHEW'S EPISCOPAL
DAY SCHOOL MASTER PLAN

One South El Camino Real
San Mateo, California 94401

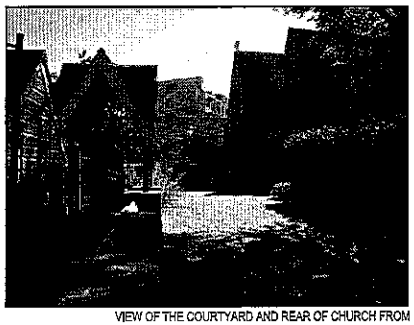
PROJECT A:
Charles House Site
&
PROJECT B:
St. Matthew's Church Site
PHASES I & II

PLANNING
DEPARTMENT
SUBMITTAL
26 APRIL 2012

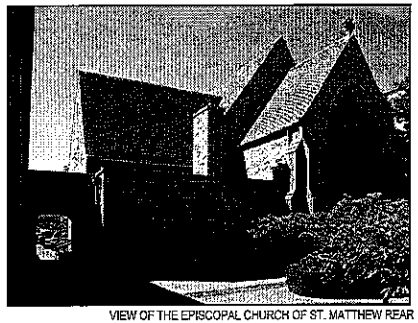
ROOF BELOW
EXISTING BUILDING
PHASE I CHARLES HOUSE

PROJECT NORTH

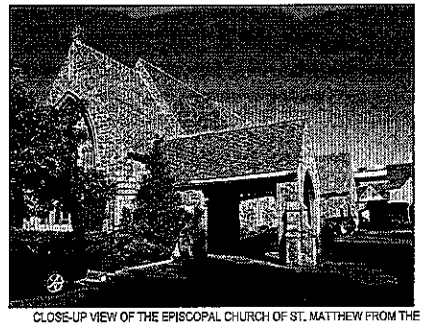
A-A2.02



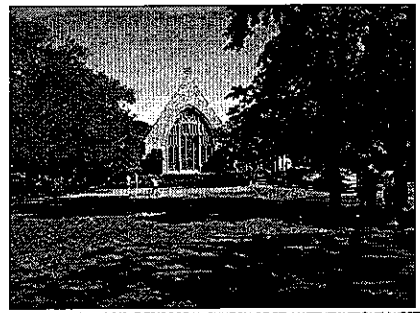
VIEW OF THE COURTYARD AND REAR OF CHURCH FROM BALDWIN AVENUE TO THE NORTH



VIEW OF THE EPISCOPAL CHURCH OF ST. MATTHEW REAR FACADE FROM THE COURTYARD

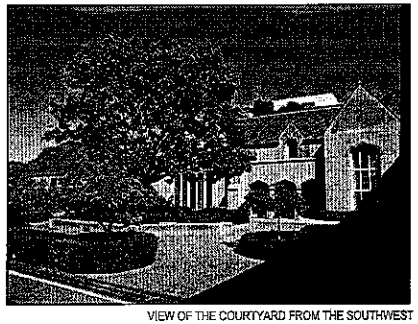


CLOSE-UP VIEW OF THE EPISCOPAL CHURCH OF ST. MATTHEW FROM THE SOUTHWEST

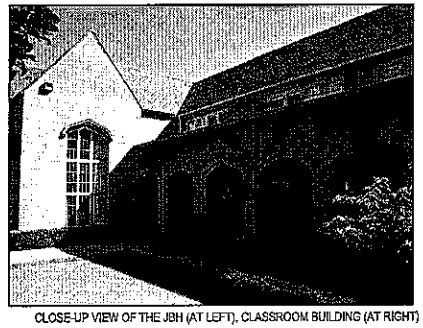


VIEW OF THE EPISCOPAL CHURCH OF ST. MATTHEW FRONT (WEST) FACADE FROM EL CAMINO REAL

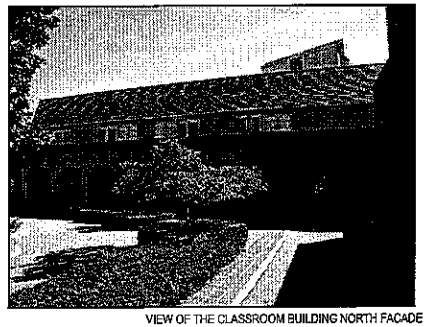
VIEW OF THE KREBS FIREPLACE ROOM (JBH) FROM THE COURTYARD



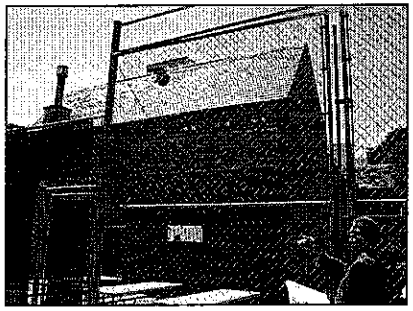
VIEW OF THE COURTYARD FROM THE SOUTHWEST



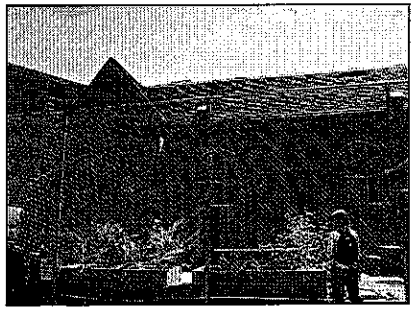
CLOSE-UP VIEW OF THE JBH (AT LEFT), CLASSROOM BUILDING (AT RIGHT)



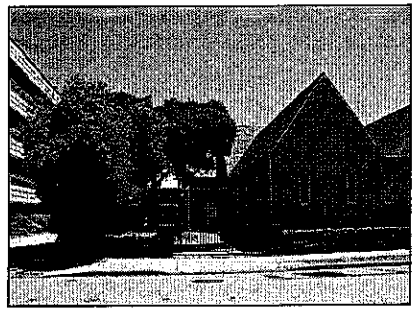
VIEW OF THE CLASSROOM BUILDING NORTH FACADE FROM THE COURTYARD



VIEW OF THE JBH REAR (SOUTH) FACADE FROM THE MILLS MEDICAL OFFICE BUILDING FIRE LANE



VIEW OF THE JBH REAR (EAST) FACADE FROM THE MILLS MEDICAL OFFICE BUILDING FIRE LANE



VIEW OF THE NURSERY BUILDING AND NORTHEAST CORNER OF PROPERTY FROM BALDWIN AVENUE

VIEW OF THE NURSERY BUILDING NORTH FACADE FROM BALDWIN AVENUE

PFAU LONG ARCHITECTURE

58 Jack London Alley San Francisco CA 94107
415 905 5400 pfaulong.com

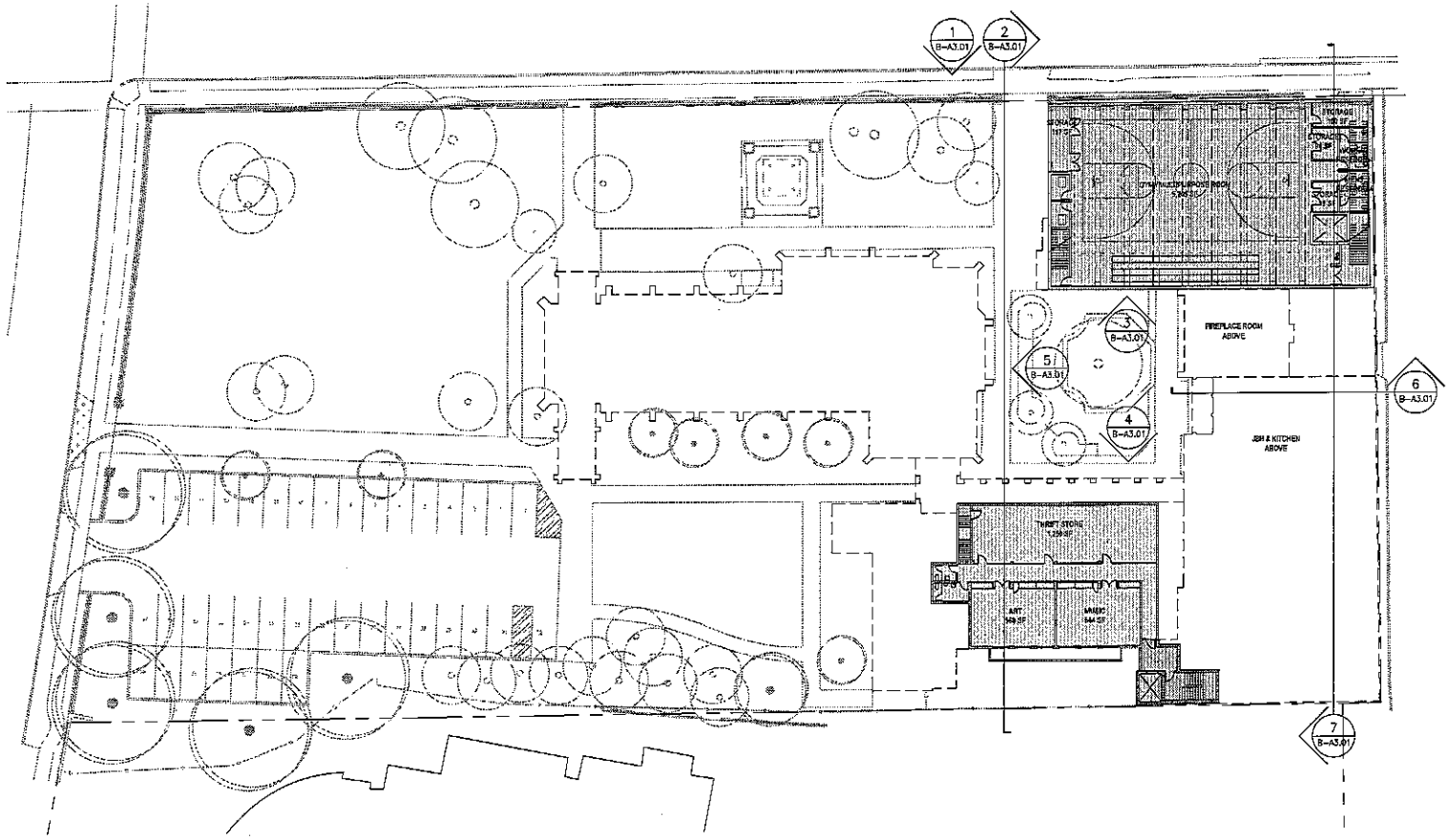
THE EPISCOPAL CHURCH OF ST. MATTHEW & ST. MATTHEW'S EPISCOPAL DAY SCHOOL MASTER PLAN

One South El Camino Real
San Mateo, California 94401

PROJECT A:
Charles House Site
&
PROJECT B:
St. Matthew's Church Site
PHASES I & II

PLANNING DEPARTMENT SUBMITTAL
26 APRIL 2012

B-A0.01



ST. MATTHEW'S CHURCH SITE BASEMENT FLOOR PLAN 1

PFAU ARCHITECTURE
98 Jack London Alley San Francisco CA 94107
415 905 9400 pfaudesig.com

THE EPISCOPAL CHURCH
OF ST. MATTHEW
&
ST. MATTHEW'S EPISCOPAL
DAY SCHOOL MASTER PLAN

One South El Camino Real
San Mateo, California 94401

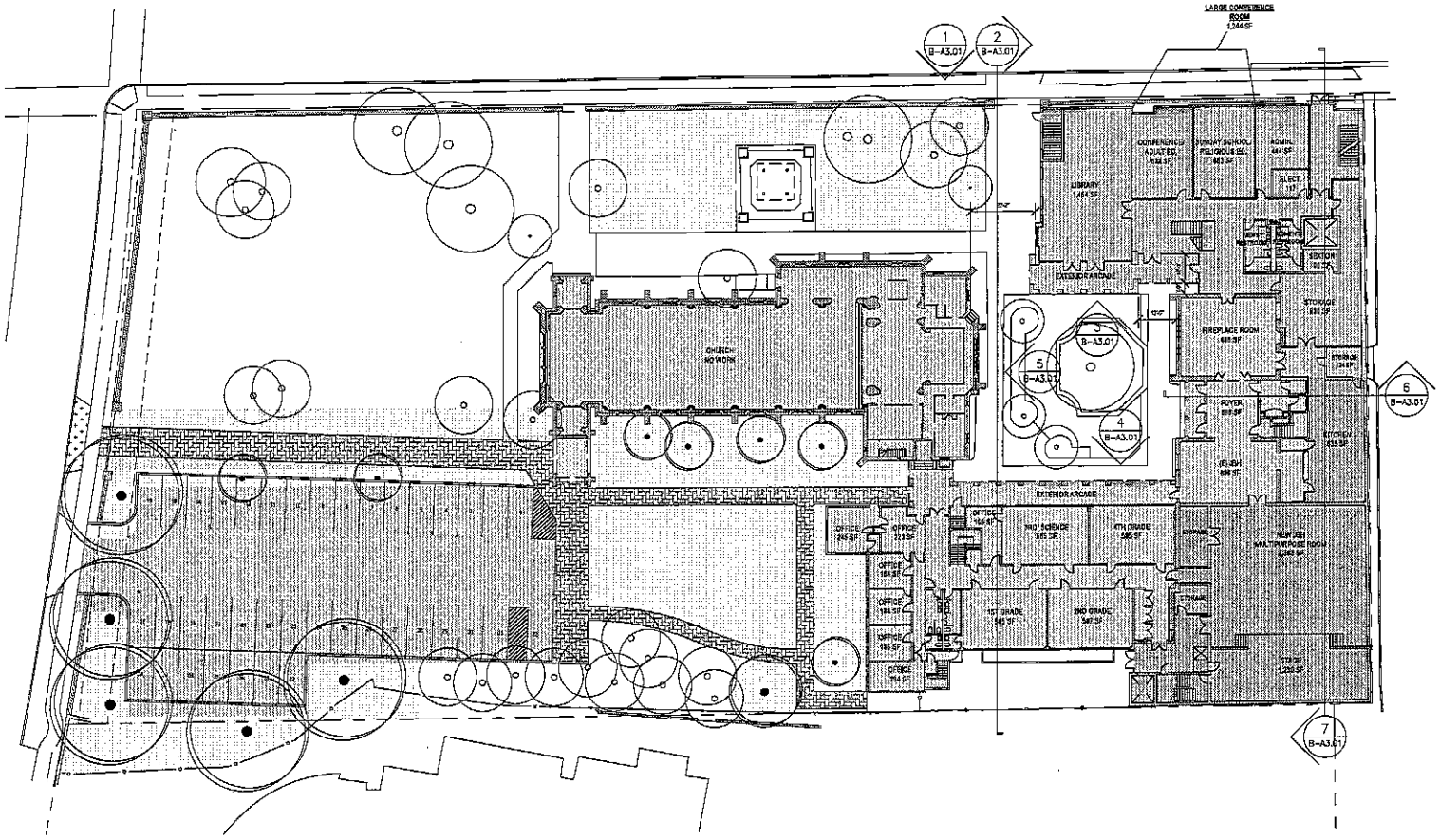
PROJECT A:
Charles House Site
&
PROJECT B:
St. Matthew's Church Site
PHASES I & II

PLANNING DEPARTMENT SUBMITTAL
26 APRIL 2012

EXISTING BUILDING
PHASE I ST. MATTHEW'S HALL
PHASE II JBH

PROJECT NORTH

B-A2.00



ST. MATTHEW'S CHURCH SITE PLAN & FIRST FLOOR PLAN 1

PFAU LONG ARCHITECTURE
88 Jack London Alley San Francisco CA 94107
415 908 9405 pfaulong.com

THE EPISCOPAL CHURCH
OF ST. MATTHEW
&
ST. MATTHEW'S EPISCOPAL
DAY SCHOOL MASTER PLAN

One South El Camino Real
San Mateo, California 94401

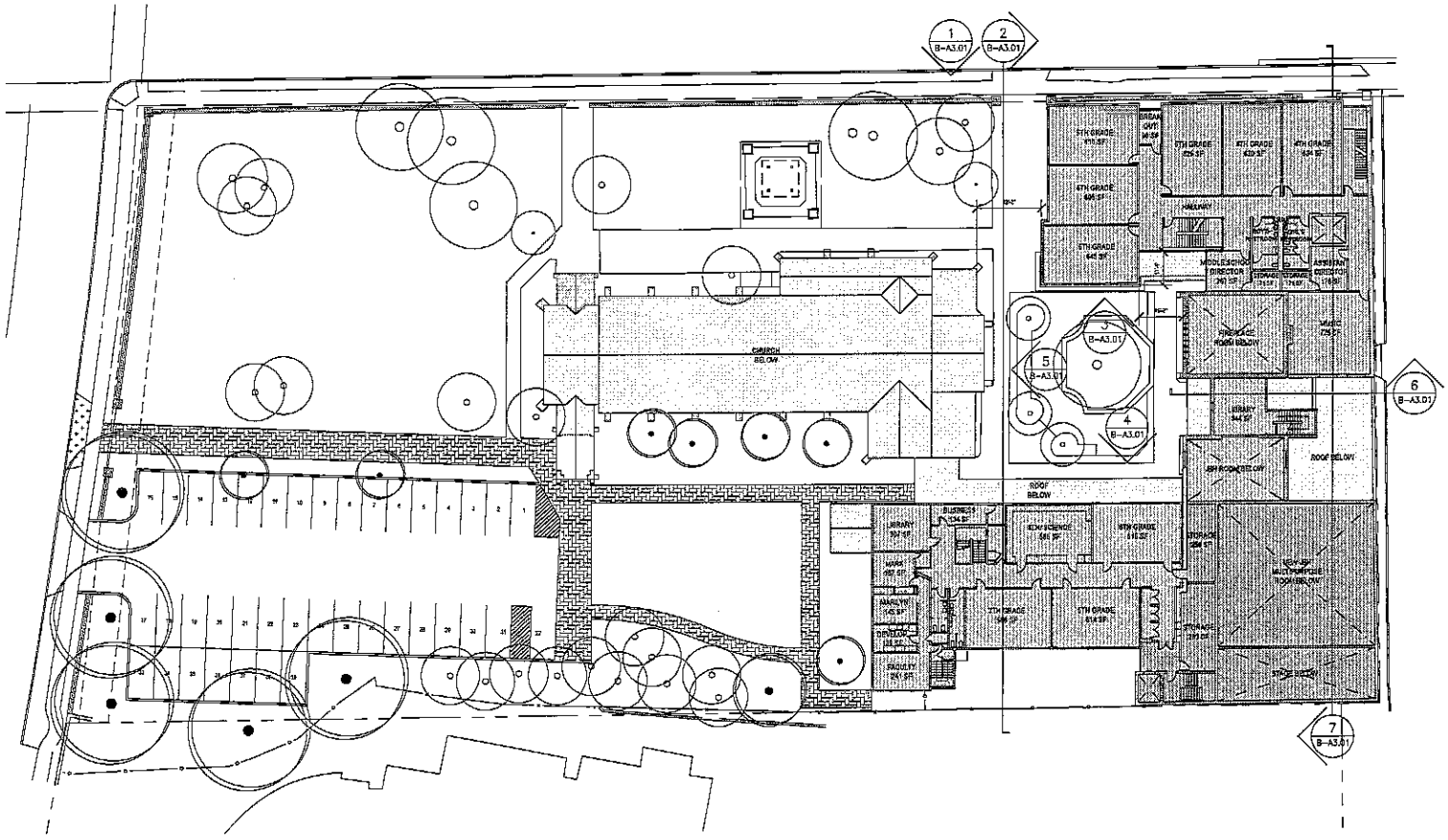
PROJECT A:
Charles House Site
&
PROJECT B:
St. Matthew's Church Site
PHASES I & II

PLANNING
DEPARTMENT
SUBMITTAL
26 APRIL 2012

EXISTING BUILDING
PHASE I ST. MATTHEW'S HALL
PHASE II-BH
PHASE I NEW PARKING & WALKS
PHASE I NEW LANDSCAPE

PROJECT NORTH

B-A2.01



ST. MATTHEW'S CHURCH SITE SECOND FLOOR PLAN 1/16"=1'-0" | 1

PFAU LONG ARCHITECTURE
88 Jack London Alley San Francisco CA 94107
415 908 0488 pfaulong.com

THE EPISCOPAL CHURCH
OF ST. MATTHEW
&
ST. MATTHEW'S EPISCOPAL
DAY SCHOOL MASTER PLAN

One South El Camino Real
San Mateo, California 94401

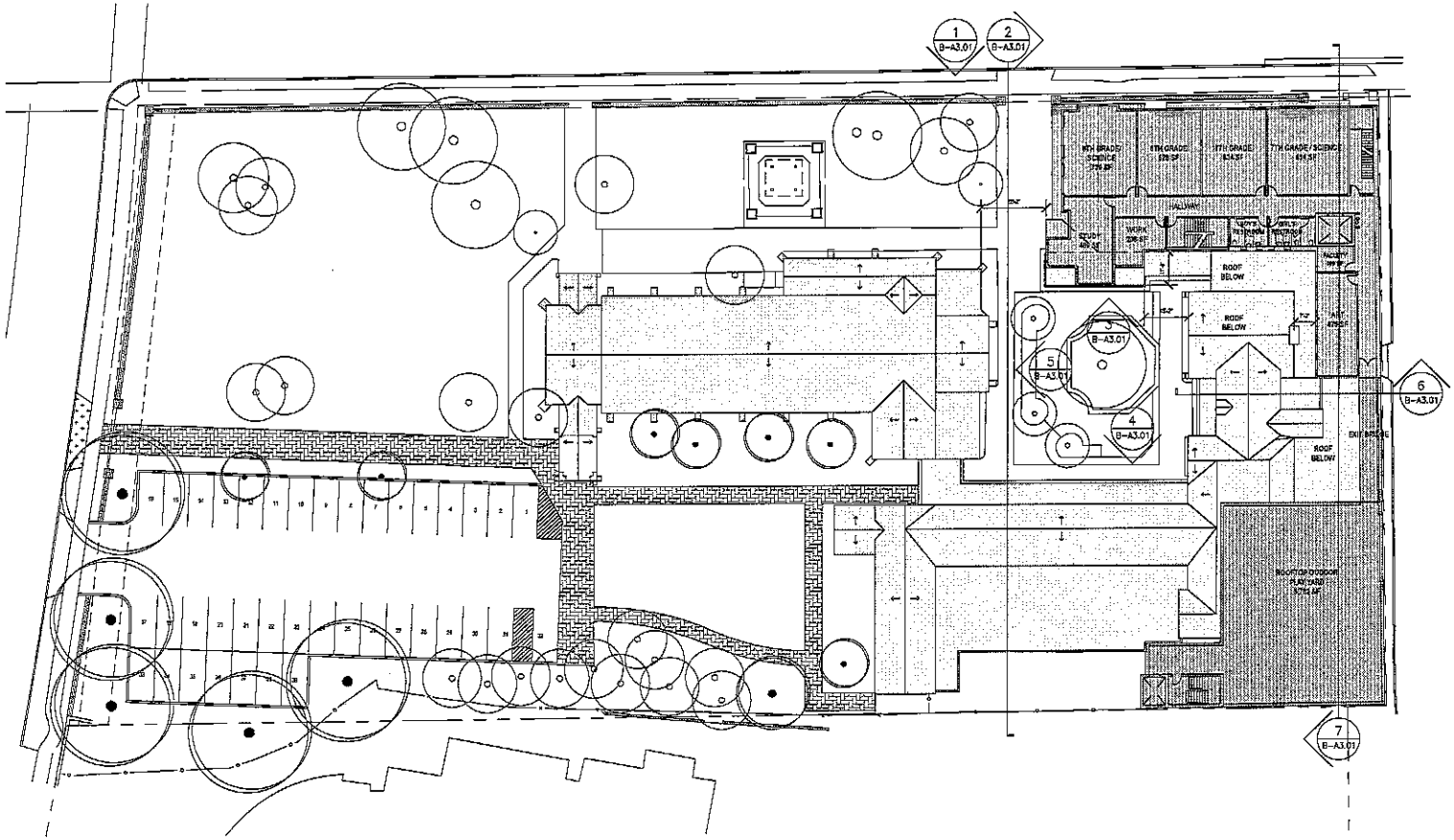
PROJECT A:
Charles House Site
&
PROJECT B:
St. Matthew's Church Site
PHASES I & II

PLANNING
DEPARTMENT
SUBMITTAL
26 APRIL 2012

ROOF BELOW
EXISTING BUILDING
PHASE I ST. MATTHEW'S HALL
PHASE II 8TH

PROJECT NORTH

B-A2.02



ST. MATTHEW'S CHURCH SITE THIRD FLOOR PLAN | 1

PFAU LONG ARCHITECTURE
88 Jack London Alley San Francisco CA 94107
415 989 6400 pfaulong.com

THE EPISCOPAL CHURCH
OF ST. MATTHEW
&
ST. MATTHEW'S EPISCOPAL
DAY SCHOOL MASTER PLAN

One South El Camino Real
San Mateo, California 94401

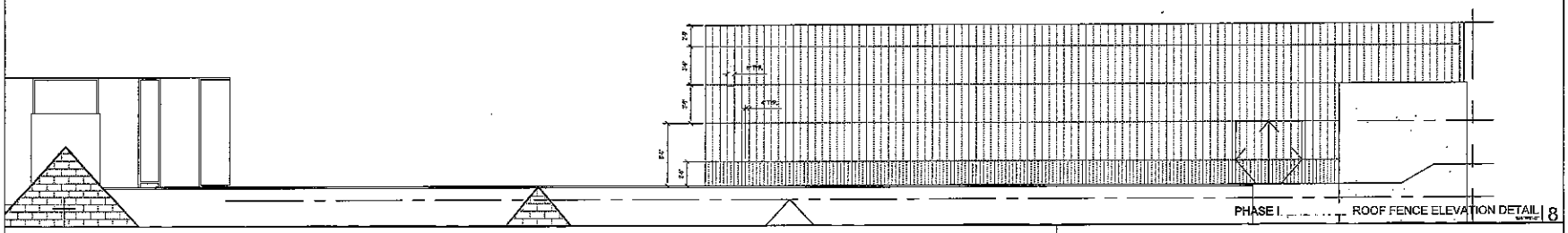
PROJECT A:
Charles House Site
&
PROJECT B:
St. Matthew's Church Site
PHASES I & II

PLANNING
DEPARTMENT
SUBMITTAL
26 APRIL 2012

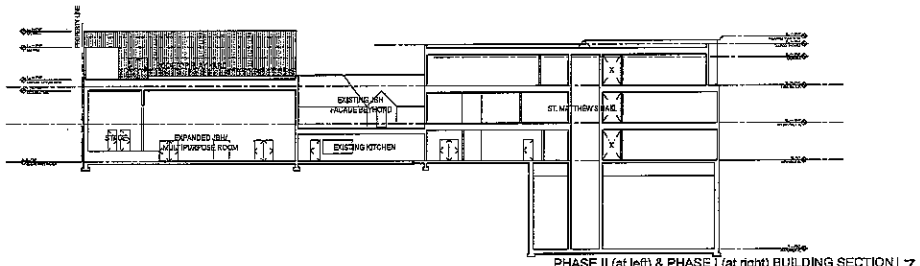
ROOF BELOW
EXISTING BUILDING
PHASE I ST. MATTHEW'S HALL
PHASE II JBH

PROJECT NORTH

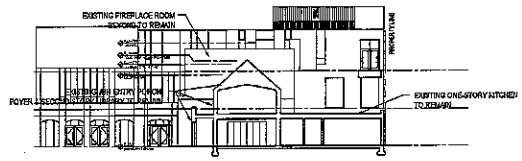
B-A2.03



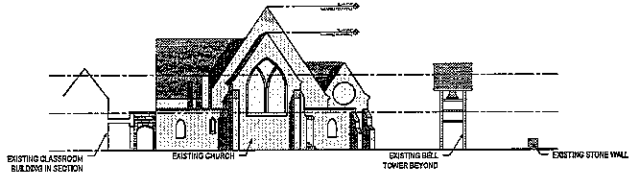
PHASE I ROOF FENCE ELEVATION DETAIL | 8



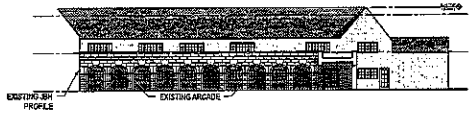
PHASE II (at left) & PHASE I (at right) BUILDING SECTION | 7



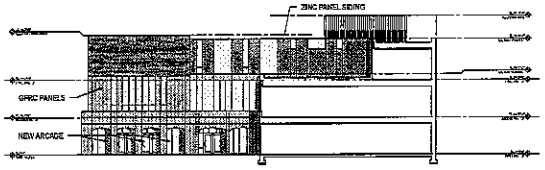
(E) JBH SECTION | 6



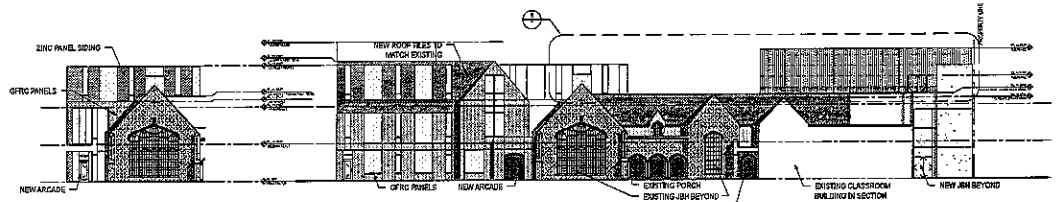
EXISTING CHURCH EAST ELEVATION | 5



EXISTING CLASSROOM BUILDING NORTH ELEVATION | 4

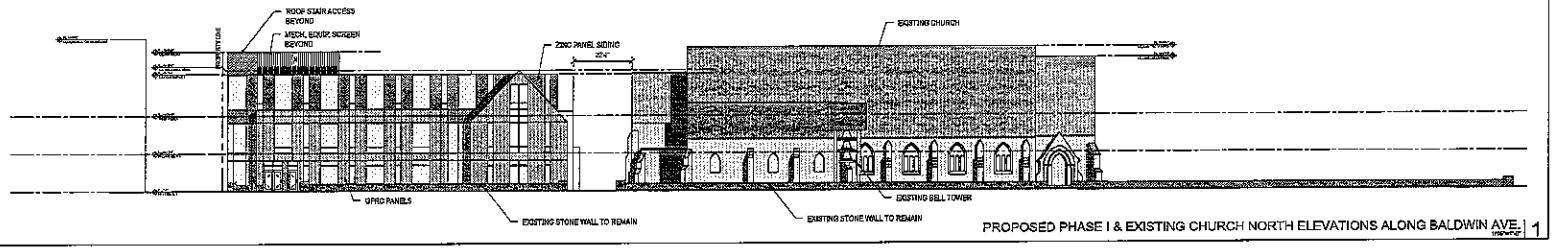


PHASE I SOUTH ELEVATION | 3



WEST ELEVATION BEYOND | 2

PROPOSED PHASE I (at left) & PHASE II (at right) WEST ELEVATIONS | 2



PROPOSED PHASE I & EXISTING CHURCH NORTH ELEVATIONS ALONG BALDWIN AVE. | 1

PFAU LONG ARCHITECTURE
58 Jack London Alley San Francisco CA 94107
415 986-6488 pfaulong.com

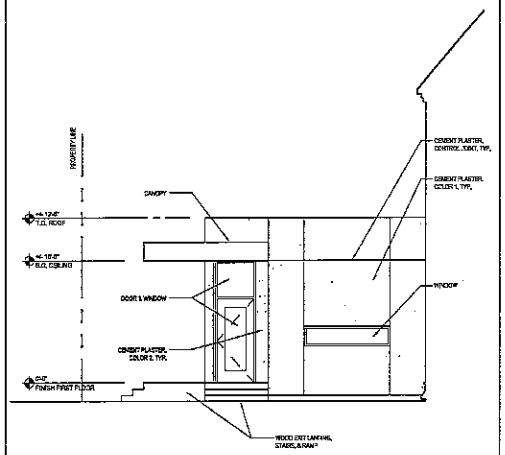
THE EPISCOPAL CHURCH
OF ST. MATTHEW
&
ST. MATTHEW'S EPISCOPAL
DAY SCHOOL MASTER PLAN

One South El Camino Real
San Mateo, California 94401

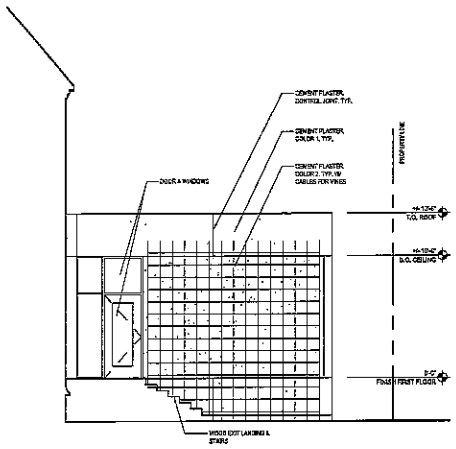
PROJECT A:
Charles House Site
&
PROJECT B:
St. Matthew's Church Site
PHASES I & II

PLANNING DEPARTMENT SUBMITTAL
26 APRIL 2012

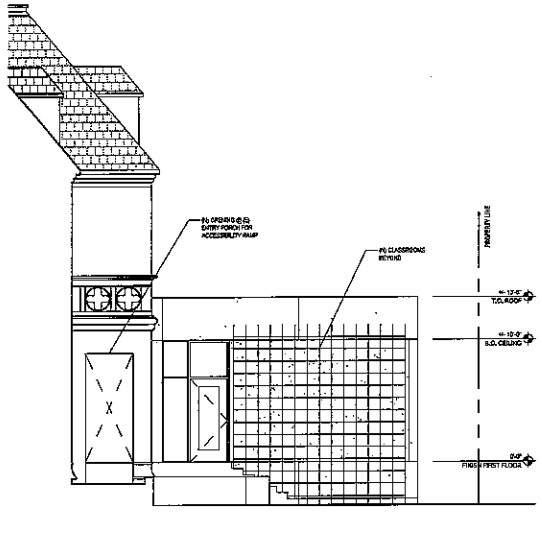
B-A3.01



CHARLES HOUSE EAST ELEVATION | 4



CHARLES HOUSE EAST ELEVATION | 3



CHARLES HOUSE EAST ELEVATION | 2

CHARLES HOUSE NORTH ELEVATION | 1

PFAU LONG ARCHITECTURE
58 Jack London Alley San Francisco CA 94107
415 908 6408 pfaulong.com

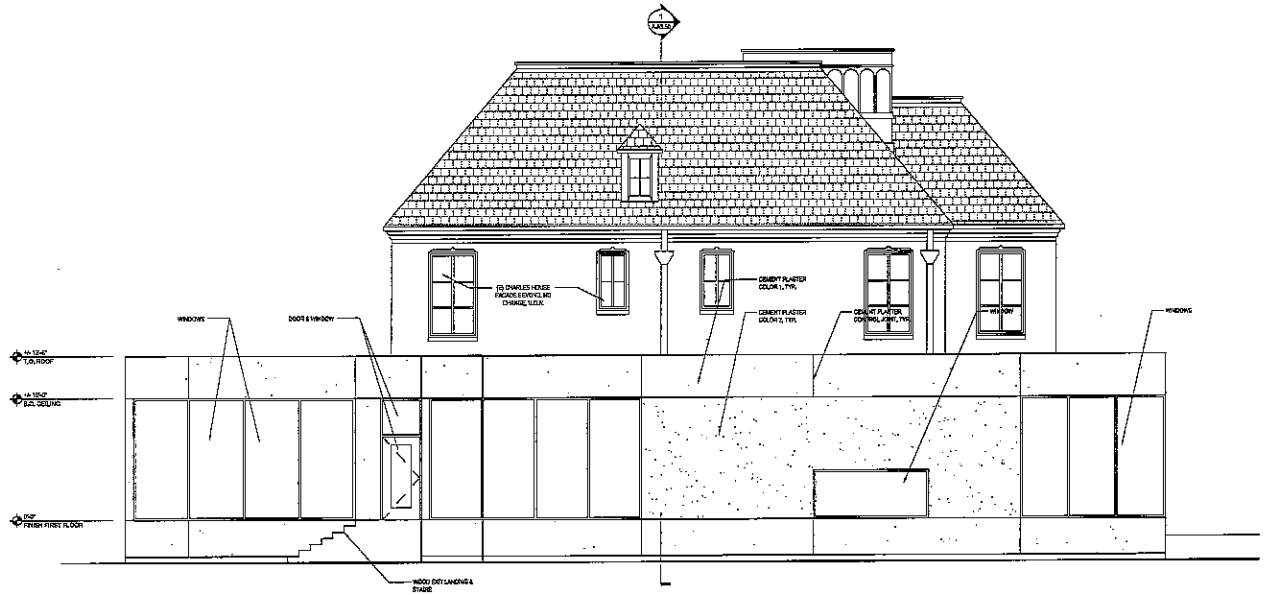
THE EPISCOPAL CHURCH
OF ST. MATTHEW
&
ST. MATTHEW'S EPISCOPAL
DAY SCHOOL MASTER PLAN

One South El Camino Real
San Mateo, California 94401

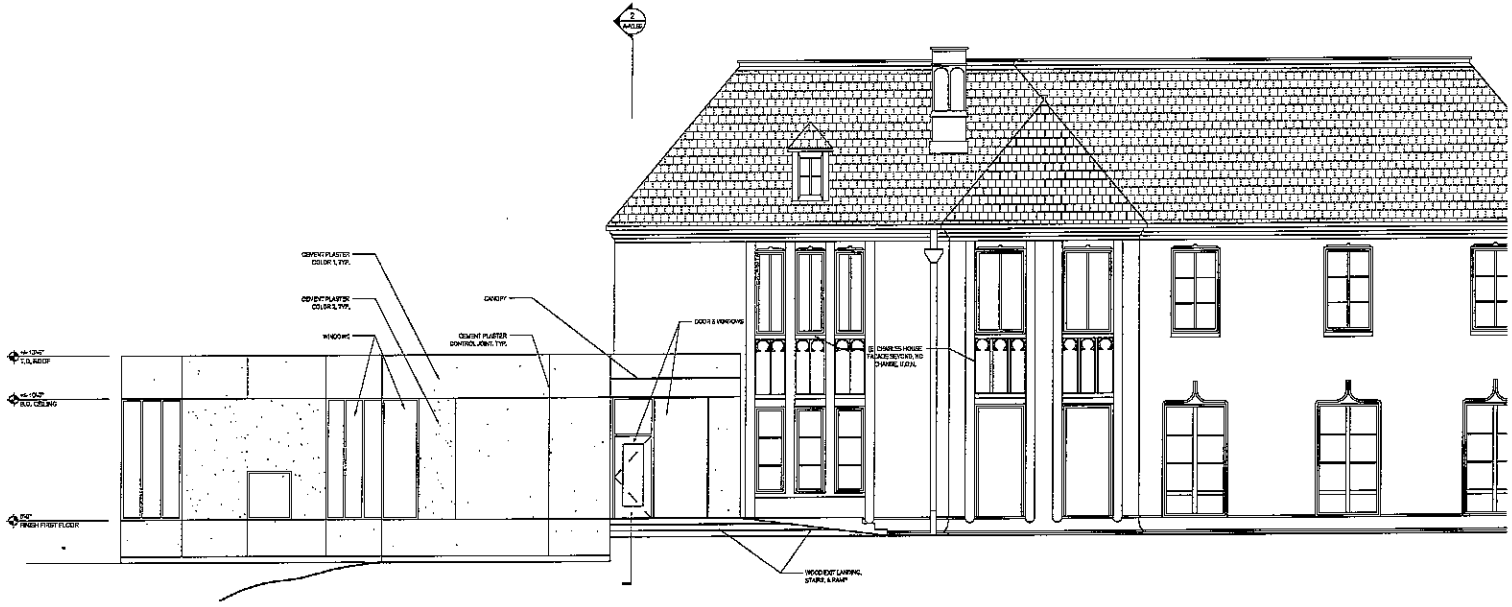
PROJECT A:
Charles House Site
&
PROJECT B:
St. Matthew's Church Site
PHASES I & II

PLANNING
DEPARTMENT
SUBMITTAL
26 APRIL 2012

A-A3.01



CHARLES HOUSE WEST ELEVATION | 2



CHARLES HOUSE SOUTH ELEVATION | 1

PFAU LONG ARCHITECTURE
St Jack London Alley San Francisco CA 94107
415 905 6405 pfaulong.com

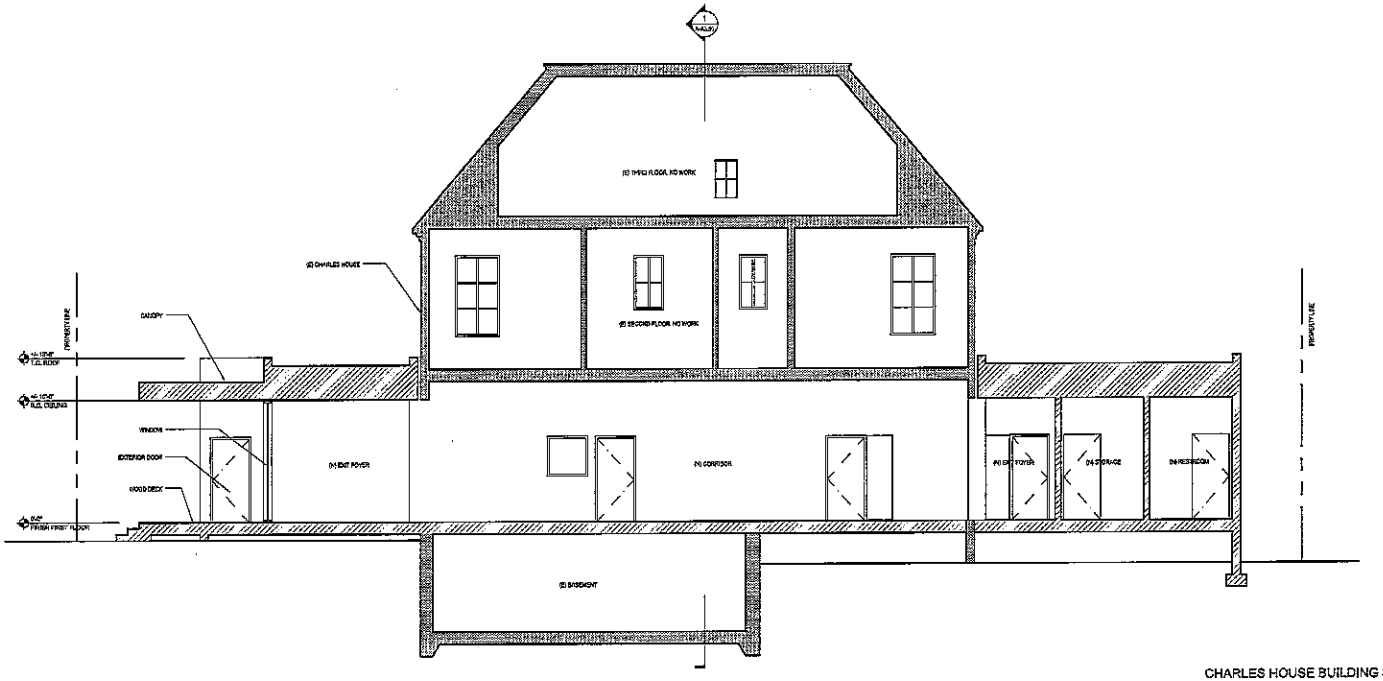
THE EPISCOPAL CHURCH
OF ST. MATTHEW
&
ST. MATTHEW'S EPISCOPAL
DAY SCHOOL MASTER PLAN

One South El Camino Real
San Mateo, California 94401

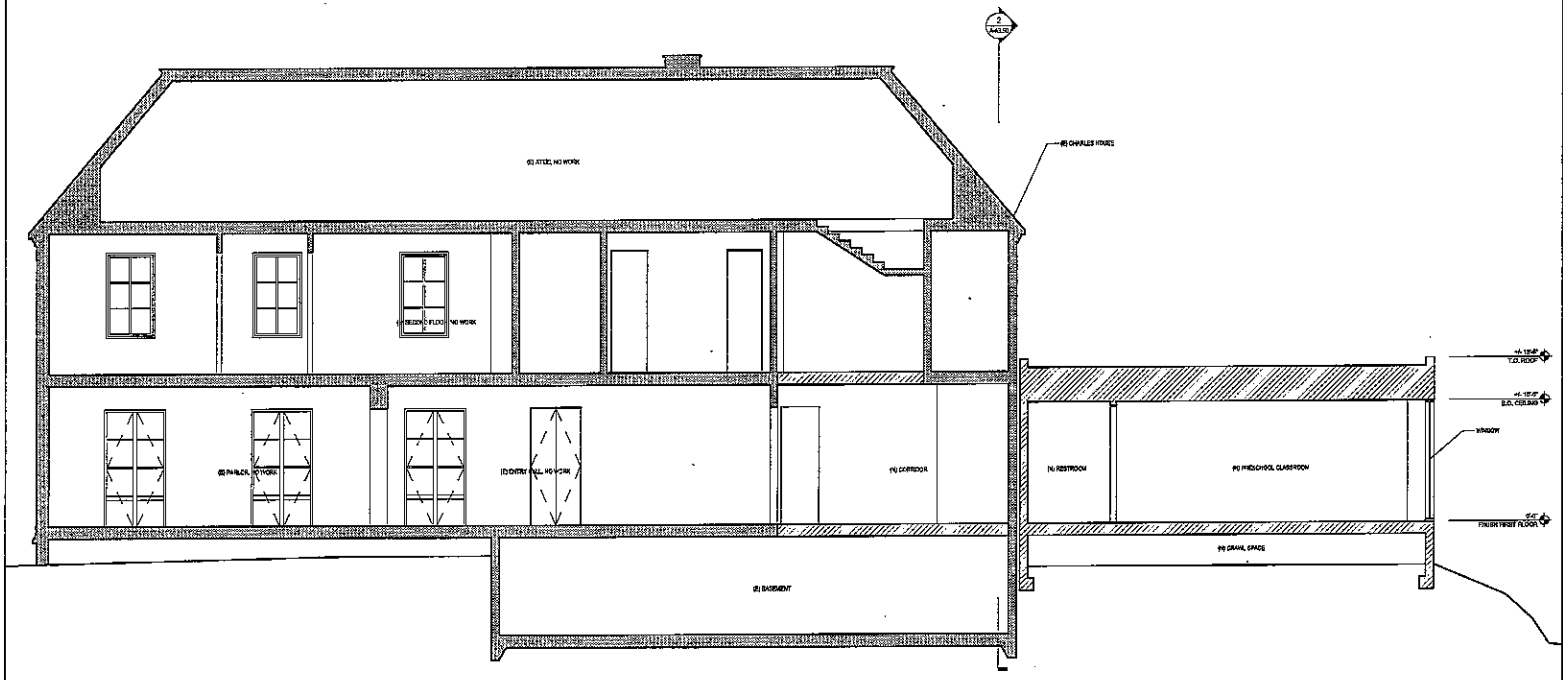
PROJECT A:
Charles House Site
&
PROJECT B:
St. Matthew's Church Site
PHASES I & II

PLANNING
DEPARTMENT
SUBMITTAL
26 APRIL 2012

A-A3.02



CHARLES HOUSE BUILDING SECTION 2



CHARLES HOUSE BUILDING SECTION 1

LEGEND

(N) WALLS / FLOORS

(E) WALLS / FLOORS TO REMAIN

PFAU LONG ARCHITECTURE
85 Jack London Alley San Francisco CA 94107
415 908 7406 pfaulong.com

THE EPISCOPAL CHURCH
OF ST. MATTHEW
&
ST. MATTHEW'S EPISCOPAL
DAY SCHOOL MASTER PLAN

One South El Camino Real
San Mateo, California 94401

PROJECT A:
Charles House Site
&
PROJECT B:
St. Matthew's Church Site
PHASES I & II

PLANNING DEPARTMENT SUBMITTAL
26 APRIL 2012

A-A3.50