

2090 SOUTH DELAWARE STREET

PLANNING DEPARTMENT SUBMITTAL - 12.16.2011



DWELLING UNIT DATA:

DWELLING UNITS - 2090 DELAWARE STREET											
UNIT TYPE	UNIT AREA (SEE NOTES)	UNIT COUNT BY FLOOR			UNIT TOTAL	TOTAL AREA	UNIT QTY	%			
		1	2	3					TOTAL	AREA	QTY
ONE BEDROOM											
1A 1 BR	780	5	5	5	15	11,700	39	35%			
1B 1B	835	7	7	7	21	17,535					
1C 1 BED 1 BATH	750	2	0	0	2	1,500					
1D 1 BED 1 BATH	870	1	0	0	1	870					
TWO BEDROOM											
2A 2 BR	1,130	5	5	6	16	18,080	67	60%			
2B 2 BR	1,045	6	8	8	22	22,990					
2C 2 BR	1,080	8	8	8	24	25,920					
2D 2 BR	1,050	1	1	1	3	3,150					
2E 2 BR	1,030	0	1	1	2	2,060					
THREE BEDROOM											
3A 3 BED 2 BATH	1,400	1	1	1	3	4,200	5	5%			
3B 3 BED 2 BATH	1,400	0	1	1	2	2,800					
AVERAGE UNIT SIZE:		998									
TOTAL		36	37	38	111	110,805			100%		

Notes:
 1. Unit areas measured to the outside of exterior walls
 2. Where two units abut each other, there are 2 individual stud walls with a 1" air space. The measurement is to the stud wall of that particular unit
 3. Where a unit abuts the corridor, the measurement is to the exterior of the stud wall of that particular unit
 4. Shaft spaces within the unit are included in the above measurements
 5. Exterior balcony and deck areas are excluded from the above measurements

PARKING DATA:

PROVIDED PARKING						
	COMPACT SPACES	COMPACT TANDEM	STANDARD SPACES	STANDARD TANDEM	ACCESSIBLE SPACES	TOTAL SPACES
GARAGE	57	6	122	9	4	198
SITE	0	0	21	0	1	22
TOTALS	57	6	143	9	5	220

BICYCLE PARKING .5 per 1 bed or studio, 1 per 2 bed, 1.5 per 3 bed = 94 bicycle parking spaces required
94 bicycle spaces provided

Notes:
 1. T.O.D. Zoning does not reference required parking standards.
 2. Bicycle Parking provide per Zoning Code Section 27.64.262.

REQUIRED ACCESSIBLE PARKING CALCULATION			
	ASSIGNED	UNASSIGNED	TOTAL
GARAGE	198	0	198
SITE	0	22	22
TOTAL	198	22	220

% ACCESSIBLE SPACES REQUIRED	2%	5%	
TOTAL ACCESSIBLE SPACES REQUIRED	4	1	5

PROJECT DATA:

ASSESSOR'S PARCEL #: 035-320-450
 SITE AREA: 2.38 ACRES
 BUILDING FOOTPRINT: 70,083 SF
 LOT COVERAGE: 67.6%
 DENSITY: 46.6 DU/AC
 (111 UNITS/ 2.38 ACRES)
 GROSS FLOOR AREA: 134,006 SF
 (excludes basement garage)
 FAR: 1.29

CODE SUMMARY:

GOVERNING CODES:
 2010 CALIFORNIA BUILDING CODE
 CITY OF SAN MATEO RAIL CORRIDOR T.O.D. PLAN

OCCUPANCY GROUPS:
 RESIDENTIAL: R2
 FITNESS/AMMENUTY ROOM: A3
 GARAGE: S2

CONSTRUCTION TYPES:
 TYPE VA- LEVELS 1-3, FULLY SPRINKLERED
 TYPE IA- BASEMENT GARAGE, FULLY SPRINKLERED

ZONING:
 TRANSIT ORIENTED DEVELOPMENT (TOD)

ALLOWABLE DENSITY:
 50 UNITS PER ACRE MAXIMUM
 2.0 FLOOR AREA RATIO MAXIMUM

BUILDING HEIGHT:
 5 STORIES, 35-55 FEET MAXIMUM
 (MEASURED TO TOP OF TOP PLATE)
 REFER TO BUILDING ELEVATIONS FOR BUILDING HEIGHT

SETBACKS:
 NONE REQUIRED. SETBACKS PROVIDED NOTED ON ARCHITECTURAL SITE PLAN.

ZONING CODE FLOOR AREA:

FLOOR AREA SUMMARY PER ZONING CODE 27.04.200 DEFINITION						
	OCCUPANCY	USE	BUILDING LEVEL	GROSS BUILDING AREA PER CBC	COVERED PATIO / WALKWAY / BIKE / STAIR*	ZONING CODE AREA (GROSS-COVERED)
	(Section 302.1)	(TABLE 1004.1.1)		(SQ. FT.)	(SQ. FT.)	(SQ. FT.)
BUILDING A	R-2	Apartments	L1	27,313	1,897	25,416
			L2	24,737	1,872	22,865
			L3	24,287	2,058	22,229
BUILDING B	R-2	Apartments	L1	23,756	1,217	22,539
			L2	22,176	1,289	20,887
			L3	21,876	1,806	20,070
GARAGE	S-2	Parking	G	68,802	1,570	67,232
TOTAL BUILDING AREA						201,238

*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.

VICINITY MAP:



PROJECT DESCRIPTION:

THE PROJECT WILL CONSIST OF A NEW, 111 UNIT APARTMENT PROJECT WITH AMMENITY SPACES AND PARKING GARAGE. THE GARAGE WILL BE ONE BASEMENT LEVEL TYPE 1A CONSTRUCTION AND THE RESIDENTIAL BUILDINGS WILL BE THREE STORIES TYPE VA. INDIVIDUAL PODIUM LEVEL UNITS WILL HAVE STOOPS PROVIDING DIRECT ACCESS TO THE PUBLIC SIDEWALK ALONG DELAWARE AND PACIFIC.
 THE PROJECT IS NEAR CALTRAIN AND BUS TRANSPORTATION AND IS PART OF THE SAN MATEO RAIL CORRIDOR TRANSIT ORIENTED DEVELOPMENT PLAN. DUE TO THE T.O.D. CHARACTER OF THIS SITE, THE GARAGE WILL PROVIDE 199 PARKING SPACES FOR RESIDENTS AND 22 PARKING SPACES WILL BE PROVIDED FOR GUESTS AT GRADE.
 THE PROJECT INCLUDES BICYCLE PARKING FOR GUESTS AND RESIDENTS AND WILL STRIVE TO ACHIEVE A MINIMUM OF 95 POINTS ON THE BUILD IT GREEN MULTIFAMILY CHECKLIST.

DRAWING INDEX:

- A0.0 COVER SHEET
- A0.1 SITE PHOTOS
- VTM-1 TITLE SHEET
- VTM-2 EXISTING SITE AND BOUNDARY PLAN
- VTM-3 PRELIMINARY SITE PLAN
- VTM-4 PRELIM. GRADING, DRAINAGE, TREATMENT
- VTM-5 PRELIMINARY UTILITY PLAN
- VTM-6 CROSS SECTIONS
- VTM-7 DETAILS
- L1.0 CONCEPTUAL SITE PLAN
- L2.0 CONCEPTUAL PLANTING PLAN
- L2.1 CONCEPTUAL PLANT PALETTE
- L2.2 CONCEPTUAL PLANT IMAGERY
- L3.0 CONCEPTUAL DETAILS
- L3.1 CONCEPTUAL DETAILS
- L3.2 CONCEPTUAL DETAILS
- L3.3 CONCEPTUAL DETAILS
- A1.0 ARCHITECTURAL SITE PLAN
- A2.0 GARAGE PLAN
- A2.1 PODIUM PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 THIRD FLOOR PLAN
- A2.4 ROOF PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS / SECTIONS
- A4.0 TYPICAL UNIT PLANS

PROJECT DIRECTORY:

- APPLICANT:**
 NEWPORT EQUITIES, LLC
 1601 DOVE STREET, STE 250
 NEWPORT BEACH, CA 92660
 949.553.4800
- ARCHITECT:**
 CHRISTIANI JOHNSON ARCHITECTS
 665 3RD STREET, SUITE 350
 SAN FRANCISCO, CA 94107
 415.243.9484
- LANDSCAPE ARCHITECT:**
 VAN DORN ABED LANDSCAPE ARCHITECTS
 81 14TH STREET
 SAN FRANCISCO, CA 94103
- CIVIL ENGINEER:**
 BKF ENGINEERS
 540 PRICE AVENUE
 REDWOOD CITY, CA 94063