

CENTRAL PARK SOUTH

9TH AVENUE AND EL CAMINO REAL, SAN MATEO, CA

REVISED PLANNING APPLICATION

May 6, 2015



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ATTACHMENT #1

EXHIBITS FOR PARK AND RECREATION COMMISSION

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OFFICE PROJECT DATA: BUILDING (CONT.)

ALLOWABLE AND ACTUAL BUILDING AREA WITH AREA MODIFICATIONS:

Use (CBC Chap. 3)	ALLOWABLE AREA: BASEMENT (TYPE IA) PER TABLE 503				ACTUAL GROSS AREA
	Basic Allowable Area Per Story (Square Feet)	Increase For Frontage (CBC 506.2)	Increase For Sprinklers (CBC 506.3)	Total Allowable Area Per Story (Square Feet)	
S-2/BSMNT	UNLIMITED	N.A.	N.A.	UNLIMITED	29,595 SF
Use (CBC Chap. 3)	ALLOWABLE AREA: (TYPE IIB) PER TABLE 503				
	Basic Allowable Area Per Story (Square Feet)	Increase For Frontage (CBC 506.2)	Increase For Sprinklers (CBC 506.3)	Total Allowable Area Per Story (Square Feet)	
B/ FLR 1	19,000	3,710	38,000	60,710 SF	7,117 SF
B/ FLR 2	19,000	3,710	38,000	60,710 SF	8,808 SF
B/ FLR 3	19,000	3,710	38,000	60,710 SF	8,808 SF
B/ FLR 4	19,000	3,710	38,000	60,710 SF	8,808 SF
TOTAL TYPE IIB ACTUAL GROSS BUILDING AREA					33,541 SF

GENERAL AREA MODIFICATIONS (CBC 506.1):

Allowable Area = $A_A = (A_T + (A \times I_F) + (A \times I_S))$

$I_F = [F/P - 0.25] W/30$ (FLR 1 Where F=230, P = 516.5, W = 30) = 0.195305

$I_S = 2$

AREA DETERMINATION (CBC 506.4):

$A_3 = A_A \times 3$ (4 story B use building) = 182,130 SF Total Allowable Building Area

$A_3 / 4 = 45,532$ SF Average Allowable Area Per Floor (in 4 story building).

OFFICE PROJECT DATA: BUILDING

OCCUPANCY TYPES:

BASEMENT LEVEL (PARKING) : S2
 FIRST LEVEL (OFFICE, 2,000sf BANK) : B
 SECOND LEVEL (OFFICE) : B
 THIRD LEVEL (OFFICE) : B
 FOURTH LEVEL (OFFICE) : B

NOTE: OCCUPANCIES SEPARATED IN ACCORDANCE WITH CBC SECTION 510.

CONSTRUCTION TYPE:

BASEMENT LEVEL: TYPE IA, FULLY SPRINKLERED*
 FIRST, SECOND, THIRD, FOURTH LEVELS: TYPE IIB, FULLY SPRINKLERED*

*AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED IN COMPLIANCE WITH NFPA 13 (2013 EDITION) AND THE SAN MATEO MUNICIPAL CODE.

BUILDING COMPONENT FIRE RATINGS:

BASEMENT LEVEL ASSEMBLY (TYPE IA)		
COMPONENT	RATING	NOTE
Exterior Wall - Bearing	3-Hour	(Per Table 601)
Interior Wall - Bearing	3-Hour	(Per Table 601)
Interior Wall - Non-Bearing	0-Hour	(Per Table 601)
Structural Frame: Concrete Cols. and Beams	3-Hour	(Per Table 601)
First Floor Assembly	3-Hour	(Per CBC Section 510.2.1)
Fire Stopping @ Pipe	3-Hour	(CBC Section 714.3.1.2)
Penetrations Thru 3-Hr Floor	3-Hour	(Per CBC Section 510.2.1)
Stair & Shaft Enclosures	2-Hour	(Per CBC Section 510.2.4)
BUILDING ABOVE FIRST FLOOR ASSEMBLY (TYPE IIB)		
Exterior Wall - Bearing	2-Hour	(Per Tables 601)
Exterior Wall - Non-Bearing	0-Hour	Fire Separation \geq 30ft. per Table 602
Interior Wall - Bearing	0-Hour	(Per Table 601)
Interior Wall - Non-Bearing	0-Hour	(Per Table 601)
Second, Third, Fourth Floor	0-Hour	(Per Table 601)
Roof	0-Hour	(Per Table 601)
Structural Frame - Wide Flange Cols. and Beams	0-Hour	(Per Table 601)
Stair & Shaft Enclosures	2-Hour	(Per CBC Section 713.4)

BUILDING HEIGHT (ABOVE +0'-0") PER CBC, TABLE 503:

Use	Height							
	Feet				Stories			
	Basic Allowable	Increase (504.2)	Total Allowable	Actual	Basic Allowable	Increase (504.2)	Total Allowable	Actual
B	55	20	75	55	3	1	4	4

Notes:

1) 'B' Occupancy Building Height measured to top of average height of highest roof surface from average ground level.

OFFICE PROJECT DATA: ZONING

SITE ADDRESS: 885 SOUTH EL CAMINO REAL
 APN : 034-200-220
 LOT AREA: 33,544 SQ. FT./0.77 ACRES
 ZONING DESIGNATION: E2-1 EXECUTIVE OFFICE

E2-1 EXECUTIVE OFFICE - ALLOWABLE PER ZONING

SITE COVERAGE: 80% MAX
 FLOOR AREA RATIO: 1.0
 BUILDING HEIGHT: 55 FEET TO BUILDING PLATE
 YARDS: NOT LESS THAN 7.5 FEET ALONG ANY STREET FRONTAGE
 BUFFERS: 1/2 THE HEIGHT OF THE BUILDING OR 15' (ADJACENT TO RESIDENTIAL)
 OPEN SPACE: 20% AT GRADE
 PARKING: 2.6/1,000 SF
 BICYCLE PARKING: SHORT TERM = 1/20,000 SF
 LONG TERM - 1/10,000 SF (OR 5% OF PARKING PER CAL GREEN IF NO VISTOR PARKING IS DESIGNATED)

PROPOSED OFFICE PROJECT ZONING DATA:

BUILDING USE: OFFICE
 SITE COVERAGE: 28%
 FLOOR AREA RATIO: 1.00

GROSS BUILDING AREA:
 FIRST FLOOR 7,117 SQ. FT.
 SECOND FLOOR 8,808 SQ. FT.
 THIRD FLOOR 8,808 SQ. FT.
 FOURTH FLOOR 8,808 SQ. FT.
 TOTAL 33,541 SQ. FT.

BASEMENT PARKING FLOOR AREA 26,595 SQ. FT. (FOR REFERENCE ONLY)

BUILDING HEIGHT: 4-STORY
 54 FT TO PLATE LINE

YARDS : EL CAMINO = 8'-0"
 9TH AVENUE = 12'-8"

BUFFERS: AT RESIDENTIAL = 77'-10"
 WITH 8'-0" PLANTING AT PROPERTY LINE
 AT CENTRAL PARK = 49'-11"

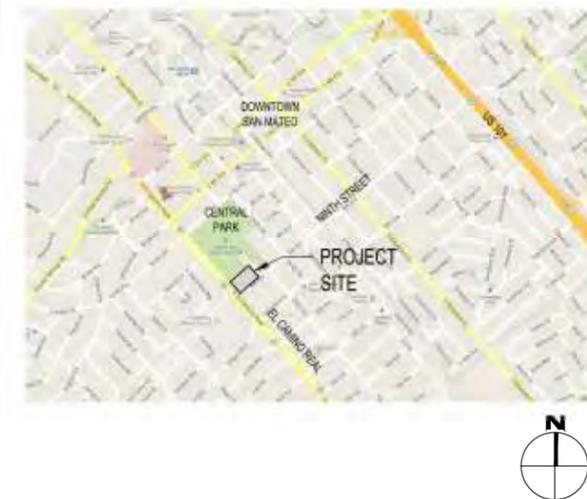
PARKING REQUIRED: OFFICE USE (2.6 STALLS/1,000 SF) 87 STALLS (INC. 4 HC ACCESSIBLE STALLS) WITH MAX. 30% COMPACT

PARKING PROVIDED: 58 STANDARD STALLS
 26 COMPACT STALLS (29.5%)
 4 HC ACCESSIBLE STALLS
 88 STALLS

BIKE PARKING PROVIDED:

SHORT TERM 2 REQUIRED - 2 PROVIDED (1 RACK)
 LONG TERM @ 5% PER CAL GREEN 5 REQUIRED - 6 PROVIDED (3 LOCKERS FOR 6 BIKES)

VICINITY MAP



PROJECT INFORMATION

SF OF EXISTING BUILDINGS (TO BE DEMOLISHED):

885 S. EL CAMINO REAL -- 12,000 SF
 15 9TH AVE. -- 8,012 SF (1-story)
 25 9TH AVE. -- 5,668 SF (2-story)
 31 9TH AVE. -- 1,980 SF (1-story)
 TOTAL 27,660 SF

SF OF PROPOSED BUILDINGS (NEW CONSTRUCTION):

OFFICE -- 33,541 SF
 MULTI-FAMILY APARTMENTS -- 46,447 SF
 TOTAL 79,988 SF

APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE
 2013 CALIFORNIA RESIDENTIAL CODE
 2013 CALIFORNIA ELECTRICAL CODE
 2013 CALIFORNIA MECHANICAL CODE
 2013 CALIFORNIA PLUMBING CODE
 2013 CALIFORNIA ENERGY CODE
 2013 CALIFORNIA FIRE CODE
 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
 SAN MATEO MUNICIPAL CODE
 ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS



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ISSUE:	DATE:	DESCRIPTION:
	11/10/2014	Revised planning application
	01/29/2015	Revised planning application
	03/16/2015	Revised planning application
	05/06/2015	Revised planning application

DRAWN BY:

REVIEWED BY:

APPROVED BY:

DES PROJECT NO.:

PROJECT INFORMATION VICINITY MAP, OFFICE PROJECT DATA

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CENTRAL PARK SOUTH
885 South El Camino Real
San Mateo, CA 94402

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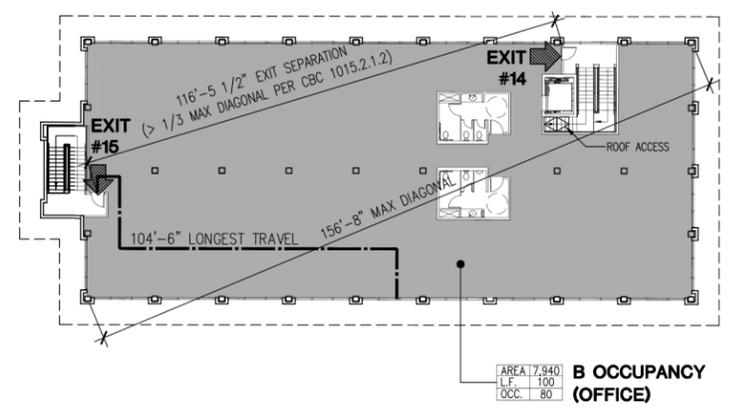
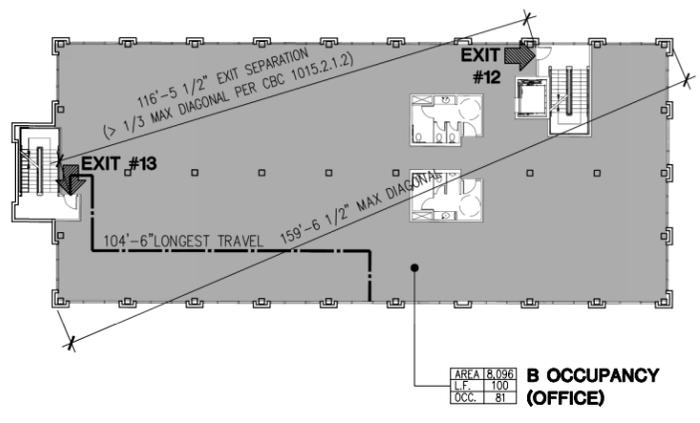
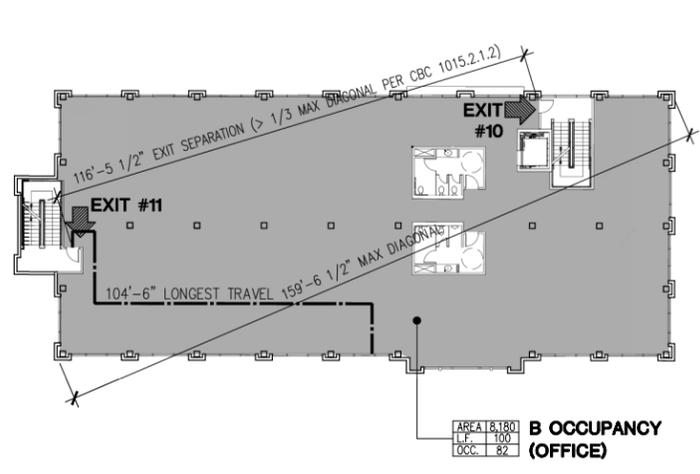
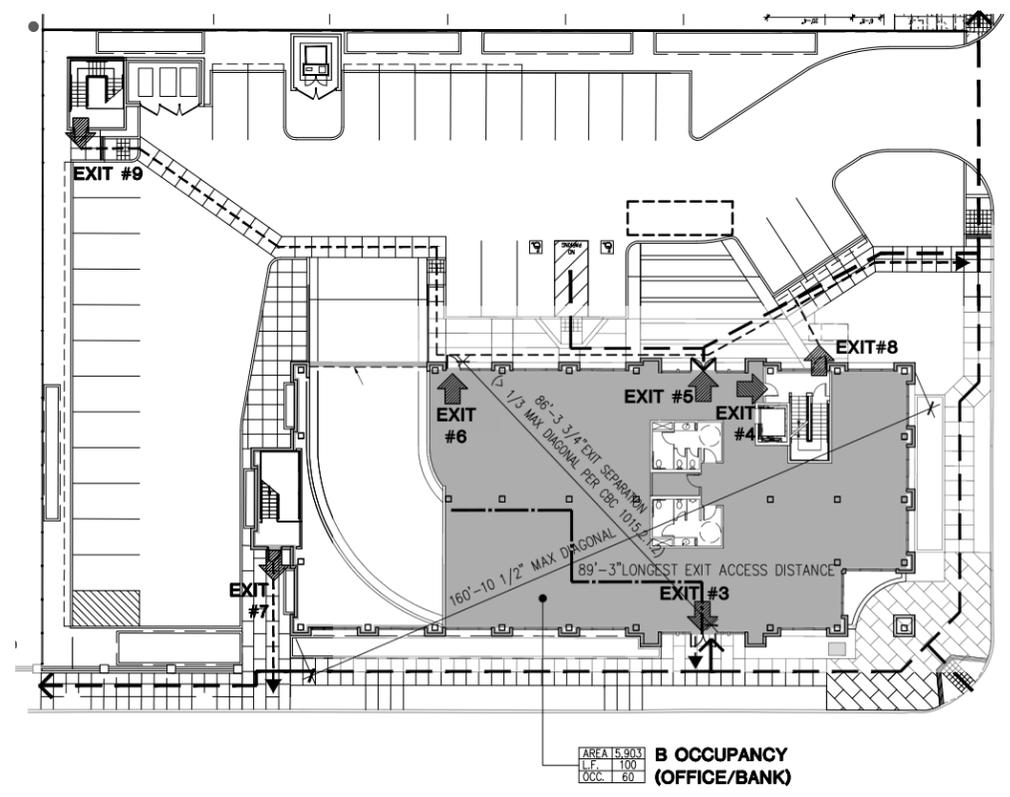
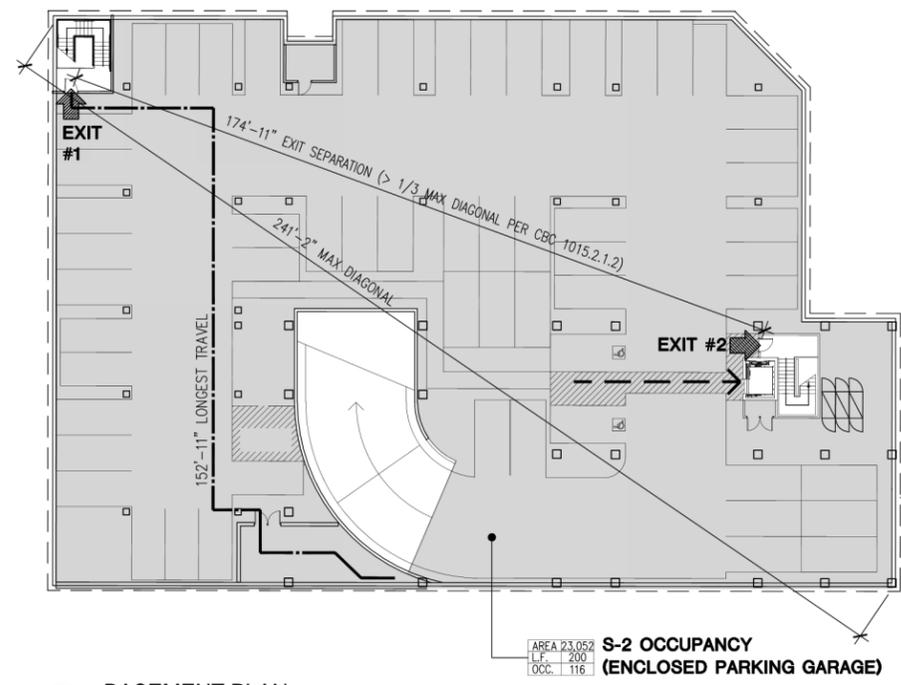
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REVIEWED BY:
APPROVED BY:
DES PROJECT NO.:

OFFICE PROJECT:
EXITING CALCULATIONS,
OCCUPANCY & EGRESS
PLANS, ACCESSIBLE
PATH OF TRAVEL

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1B

SHEET NO.



EXIT WIDTH CALCULATIONS

BASEMENT LEVEL 1: S-2 ENCLOSED PARKING, TOTAL OCCUPANTS ON LEVEL = 115, MIN. # EXITS REQ'D = 2

EXITS	OCCUPANT LOAD	DOOR WIDTH			STAIRWAY WIDTH		
		LOAD FACTOR	REQ. WIDTH (INCHES)	PROVIDED (INCHES)	LOAD FACTOR	REQ. WIDTH (INCHES)	PROVIDED (INCHES)
EXIT-1	58	0.2	11.6	34	0.3	17.4	47
EXIT-2	58	0.2	11.6	34	0.3	17.4	45
TOTAL OCCUPANTS	116						

1ST FLOOR: B OFFICE/BANK, TOTAL OCCUPANTS ON LEVEL = 60, MIN. # EXITS REQ'D = 2

EXITS	OCCUPANT LOAD	DOOR WIDTH			STAIRWAY WIDTH		
		LOAD FACTOR	REQ. WIDTH (INCHES)	PROVIDED (INCHES)	LOAD FACTOR	REQ. WIDTH (INCHES)	PROVIDED (INCHES)
EXIT-3	30	0.2	6	70			
EXIT-4	30		6	34			
EXIT-5				70			
EXIT-6				34			
TOTAL OCCUPANTS	60						

2ND FLOOR (LARGEST OCCUPANT LOAD ABOVE 1ST LEVEL): B OFFICE, TOTAL OCCUPANTS ON LEVEL = 82, MIN. # EXITS REQ'D = 2

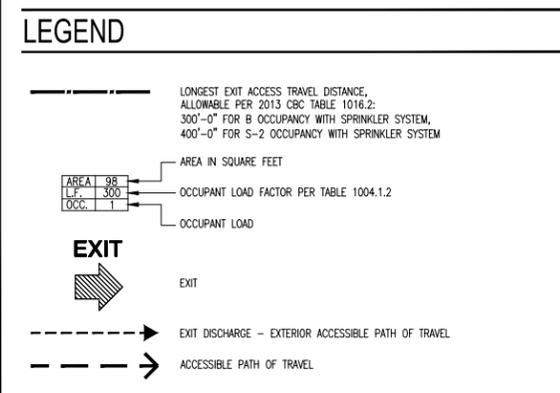
EXITS	OCCUPANT LOAD	DOOR WIDTH			STAIRWAY WIDTH		
		LOAD FACTOR	REQ. WIDTH (INCHES)	PROVIDED (INCHES)	LOAD FACTOR	REQ. WIDTH (INCHES)	PROVIDED (INCHES)
EXIT-7: EXIT 11 = 41	41	0.2	8.2	34			
EXIT-8: (EXIT-2 + EXIT-4 + EXIT-10) = 129	129	0.2	25.8	34			
EXIT-9: EXIT-1 = 58	58	0.2	11.6	34			
TOTAL OCCUPANTS	82						

3RD FLOOR: B OFFICE, TOTAL OCCUPANTS ON LEVEL = 81, MIN. # EXITS REQ'D = 2

EXITS	OCCUPANT LOAD	DOOR WIDTH			STAIRWAY WIDTH		
		LOAD FACTOR	REQ. WIDTH (INCHES)	PROVIDED (INCHES)	LOAD FACTOR	REQ. WIDTH (INCHES)	PROVIDED (INCHES)
EXIT-12	41	0.2	8.2	34	0.3	12.3	60
EXIT-13	40	0.2	8	34	0.3	12	60
TOTAL OCCUPANTS	81						

4TH FLOOR: B OFFICE/BANK, TOTAL OCCUPANTS ON LEVEL = 80, MIN. # EXITS REQ'D = 2

EXITS	OCCUPANT LOAD	DOOR WIDTH			STAIRWAY WIDTH		
		LOAD FACTOR	REQ. WIDTH (INCHES)	PROVIDED (INCHES)	LOAD FACTOR	REQ. WIDTH (INCHES)	PROVIDED (INCHES)
EXIT-14	40	0.2	8	34	0.3	12	60
EXIT-15	40	0.2	8	34	0.3	12	60
TOTAL OCCUPANTS	80						



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RESIDENTIAL PROJECT DATA: BUILDING (CONT.)

ALLOWABLE AND ACTUAL BUILDING AREA WITH AREA MODIFICATIONS:

Use (CBC Chap. 3)	ALLOWABLE AREA: BASEMENT (TYPE IA) PER TABLE 503	Actual Gross Floor Area*			
S-2/BSMNT	UNLIMITED	49,077 SF			
Use (CBC Chap. 3)	ALLOWABLE AREA: (TYPE VA) PER TABLE 503	Actual Gross Floor Area*	Actual Gross Floor Area* 'AREA 1' (see sheet 1D)	Actual Gross Floor Area* 'AREA 2' (see sheet 1D)	
R-2/FLR 1	12,000	24,000	36,000	10,473 SF	5,839 SF
R-2/FLR 2	12,000	24,000	36,000	14,536 SF	6,001 SF
R-2/FLR 3	12,000	24,000	36,000	14,536 SF	6,001 SF
R-2/FLR 4	12,000	24,000	36,000	14,536 SF	6,001 SF
Total R-2 Actual Gross Building Area*				54,081 SF	23,842 SF

*Gross Floor Area per CBC definition 1002.1 (includes covered balconies)

GENERAL AREA MODIFICATIONS (CBC 506.1):

Allowable Area = $A_{\bar{F}} (A_f + (A \times I_f) + (A \times I_s))$

I_f = Increase for Frontage not taken for Residential Building

I_s = 2

AREA DETERMINATION (CBC 506.4):

$A_0 = A_{\bar{F}} \times 2$ (4 story R use building) = 72,000 SF Total Allowable Building Area

$A_0 / 4 = 18,000$ SF Average Allowable Area Per Floor (in 4 story building).

RESIDENTIAL PROJECT DATA: BUILDING

OCCUPANCY TYPES:

BASEMENT LEVEL (PARKING): S2
 FIRST LEVEL (MULTI-FAMILY RESIDENTIAL): R-2
 SECOND LEVEL (MULTI-FAMILY RESIDENTIAL): R-2
 THIRD LEVEL (MULTI-FAMILY RESIDENTIAL): R-2
 FOURTH LEVEL (MULTI-FAMILY RESIDENTIAL): R-2

BUILDING SEPARATION:

OCCUPANCIES S-2 AND R-2 ARE SEPARATED IN ACCORDANCE WITH CBC SECTION 510.2.

R-2 FLOORS ARE SEPARATED INTO 'AREA 1' AND 'AREA 2' WITH A 2-HR FIRE WALL IN ACCORDANCE WITH CBC SECTION 705.

CONSTRUCTION TYPE:

BASEMENT LEVEL: TYPE IA, FULLY SPRINKLERED*
 FIRST, SECOND, THIRD, FOURTH LEVELS: TYPE VA, FULLY SPRINKLERED*

*AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED IN COMPLIANCE WITH THE SAN MATEO MUNICIPAL CODE AND THE NFPA 13 (2013 EDITION).

BUILDING COMPONENT FIRE RATINGS:

BASEMENT LEVELS 1 & 3 ASSEMBLY (TYPE IA)		
COMPONENT	RATING	NOTE
Exterior Wall - Bearing	3-Hour	(Per Table 601)
Interior Wall - Bearing	3-Hour	(Per Table 601)
Interior Wall - Non-Bearing	0-Hour	(Per Table 601)
Structural Frame: Concrete Cols. and Beams	3-Hour	(Per Table 601)
First Floor Assembly	3-Hour	(Per CBC Section 510.2.1)
Fire Stopping @ Pipe	3-Hour	(CBC Section 714.3.1.2)
Penetrations Thru 3-Hr Floor	3-Hour	(Per CBC Section 510.2.1)
Stair & Shaft Enclosures	2-Hour	(Per CBC Section 510.2.4)

BUILDING ABOVE FIRST FLOOR ASSEMBLY (TYPE VA)

Exterior Wall - Bearing	1-Hour	(Per Tables 601)
Exterior Wall - Non-Bearing	1-Hour	(Per Table 601)
Interior Wall - Bearing	1-Hour	(Per Table 601)
Interior Wall - Non-Bearing	0-Hour	(Per Table 601)
Second, Third, Fourth Floor	1-Hour	(Per Table 601)
Roof	1-Hour	(Per Table 601)
Primary Structural Frame - Wood Frame Construction	1-Hour	(Per Table 601)
Stair & Shaft Enclosures	2-Hour	(Per CBC Section 713.4)
Corridors	1-Hour	(Per Table 1018.1)
Walls Separating Dwelling Units & Accessory Uses	1-Hour	(Per CBC Section 420)

MAXIMUM AREA OF UNPROTECTED OPENINGS by Exterior Wall (Table 705.8):

Fire Separation Distance (X) Allowable Area
 $15' \leq X \leq 20'$ for West, and portion of East elevation (UP,S) 75%
 $X > 25'$ for North and South Elevations No Limit

BUILDING HEIGHT (ABOVE +0'-0")

PER CBC, TABLE 503:

Use	Height							
	Feet				Stories			
	Basic Allowable	Increase (504.2)	Total Allowable	Actual	Basic Allowable	Increase (504.2)	Total Allowable	Actual
R-2	50	10	60	42	3	1	4	4

Notes:

1) 'R-2' Occupancy Building Height measured to top of average height of highest roof surface from average ground level.

MULTI-FAMILY APARTMENT PROJECT: ZONING

PROPOSED MULTI-FAMILY APARTMENT PROJECT ZONING DATA:

SITE AREA: 46,447 SQ. FT.

SITE COVERAGE: 46%

GROSS BUILDING AREA: (EXCLUDING BALCONIES AND OUTSIDE STORAGE)

FIRST FLOOR 18,400 SQ. FT.
 SECOND FLOOR 19,800 SQ. FT.
 THIRD FLOOR 19,800 SQ. FT.
 FOURTH FLOOR 19,800 SQ. FT.
 TOTAL 77,800 SQ. FT.

FLOOR AREA RATIO: 1.67

BASEMENT GARAGE FLOOR AREA (FOR REFERENCE ONLY) 48,349 SQ. FT.

APARTMENT UNIT MATRIX:
 1 BEDROOM 45 UNITS
 1 BEDROOM WITH STUDY 1 UNITS
 2 BEDROOM 14 UNITS
 TOTAL 60 UNITS

BELOW MARKET RATE UNITS 6 UNITS (10%)- VERY LOW INCOME

HOUSING DENSITY: 50 UNITS/ACRE + 6 UNITS FOR DENSITY BONUS

BUILDING HEIGHT: 40 FEET TO TOP OF PLATE LINE

YARDS: FRONT - 20' MINIMUM
 REAR - 25' MINIMUM
 EAST SIDE - 15'-10"
 WEST SIDE - 15'-3"

LANDSCAPING: 82% PLANTED AREA IN REAR YARD

OPEN SPACE: PRIVATE OPEN SPACE: 4,800 SQ. FT. (80 SF/UNIT)

COMMON OPEN SPACE: 11,600 SQ. FT. (4,800 SQ. FT. X 150% = 7,200 SQ. FT. MIN)

PARKING REQUIRED:

1 BEDROOM (1.6 STALLS / UNIT) 74 STALLS
 2 BEDROOM (1.8 STALLS / UNIT) 26 STALLS
 TOTAL TENANT PARKING 100 ASSIGNED STALLS (INCL. 2 HC STALLS PER CBC 11B-208.2.3)

VISITOR (0.2 STALLS / UNIT) 12 STALLS (INCL. 1 HC STALL, PER CBC 11B-208.2.3.3)

TOTAL PARKING REQUIRED 112 STALLS (INCL. 3 HANDICAP STALLS)

PARKING PROVIDED:

TENANT (ASSIGNED) 98 STANDARD STALLS
 2 HC STALLS
 TOTAL TENANT PARKING 100 STALLS

VISITOR 11 STANDARD STALLS
 1 HC STALL
 TOTAL VISITOR PARKING 12 STALLS

TOTAL PARKING PROVIDED 112 STALLS

BIKE PARKING

SHORT TERM (0.05/UNIT FOR 1 BED/ 0.1/UNIT FOR 2 BED) 4 BIKES (2 RACKS)
 LONG TERM (1/UNIT FOR 1 BED/ 1.25/UNIT FOR 2 BED) 64 RACKS IN SECURED ROOMS (50% = 32 DERO DECKER, 50% = 32 DERO HOOP, IN GARAGE)

MULTI-FAMILY APARTMENT PROJECT: ZONING

SITE ADDRESS: 15, 25 AND 31 9TH AVENUE

SITE AREA

APN 034-200-150 16,575 SQ. FT./0.38 ACRES
 APN 034-200-140 16,575 SQ. FT./0.38 ACRES
 APN 034-200-130 13,297 SQ. FT./0.31 ACRES
 TOTAL 46,447 SQ.FT./1.07 ACRES

ZONING DESIGNATION

APN 034-200-150 R6-D MULTIPLE -FAMILY DWELLINGS
 APN 034-200-140 R6-D MULTIPLE -FAMILY DWELLINGS
 APN 034-200-130 R6-D MULTIPLE -FAMILY DWELLINGS

R6-D (HIGH DENSITY MULTIPLE FAMILY DWELLINGS - ALLOWABLE PER ZONING)

DENSITY: 50 UNITS PER ACRE

SITE COVERAGE: 55%

FLOOR AREA RATIO: 3.0 MAX.

BUILDING HEIGHT: 55 FEET TO PLATE LINE

YARDS: FRONT - 20'

SIDE - 15'

REAR - 25'

LANDSCAPING: 25% OF REAR YARD

PRIVATE OPEN SPACE: 80 SQ. FT. PER UNIT

COMMON OPEN SPACE: 150% OF TOTAL PRIVATE OPEN SPACE



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885 South El Camino Real
 San Mateo, CA 94402

CENTRAL PARK SOUTH

885 South El Camino Real
 San Mateo, CA 94402

ISSUE:	DATE:	DESCRIPTION:
	11/10/2014	Revised planning application
	01/29/2015	Revised planning application
	03/16/2015	Revised planning application

DRAWN BY:

REVIEWED BY:

APPROVED BY:

DES PROJECT NO.:

RESIDENTIAL PROJECT DATA

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**CENTRAL PARK
SOUTH**

885 South El Camino Real
San Mateo, CA 94402

ISSUE	DATE	DESCRIPTION
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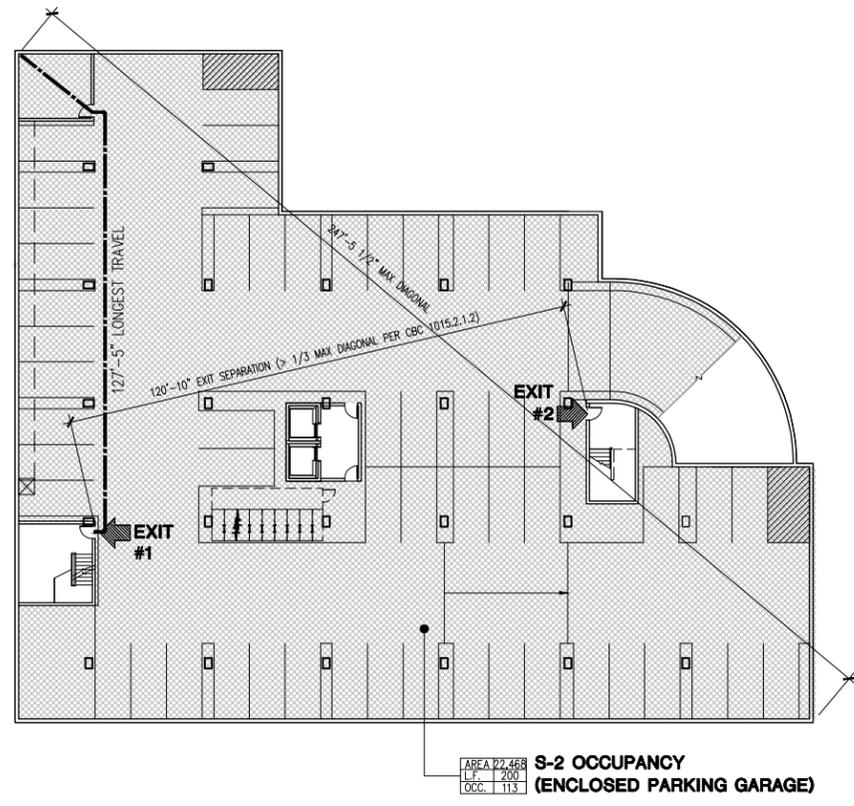
DRAWN BY:
REVIEWED BY:
APPROVED BY:
DES PROJECT NO.:

RESIDENTIAL PROJECT:
EXITING CALCULATIONS,
OCCUPANCY & EGRESS
PLANS, ACCESSIBLE
PATH OF TRAVEL

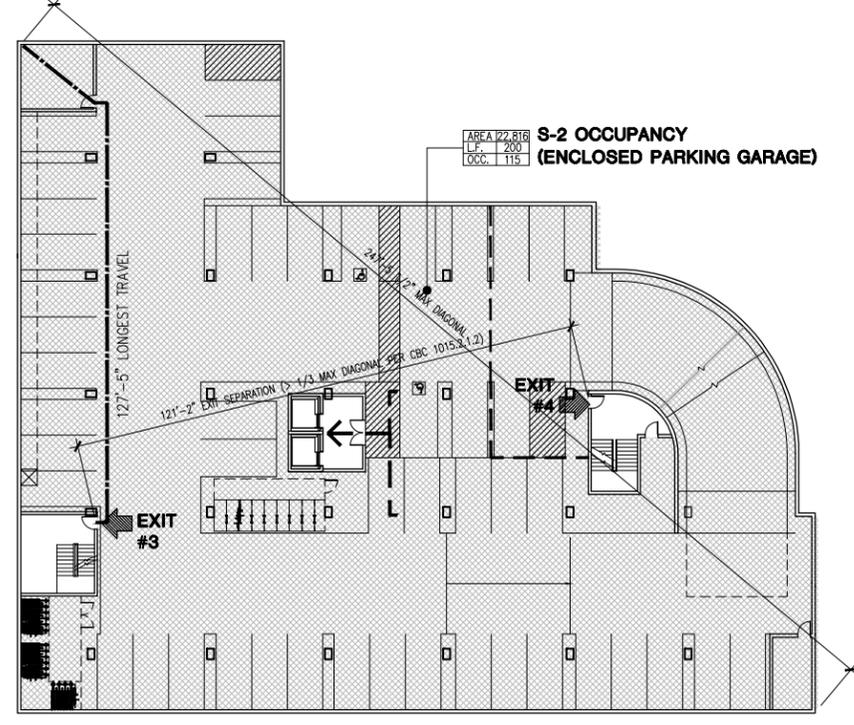
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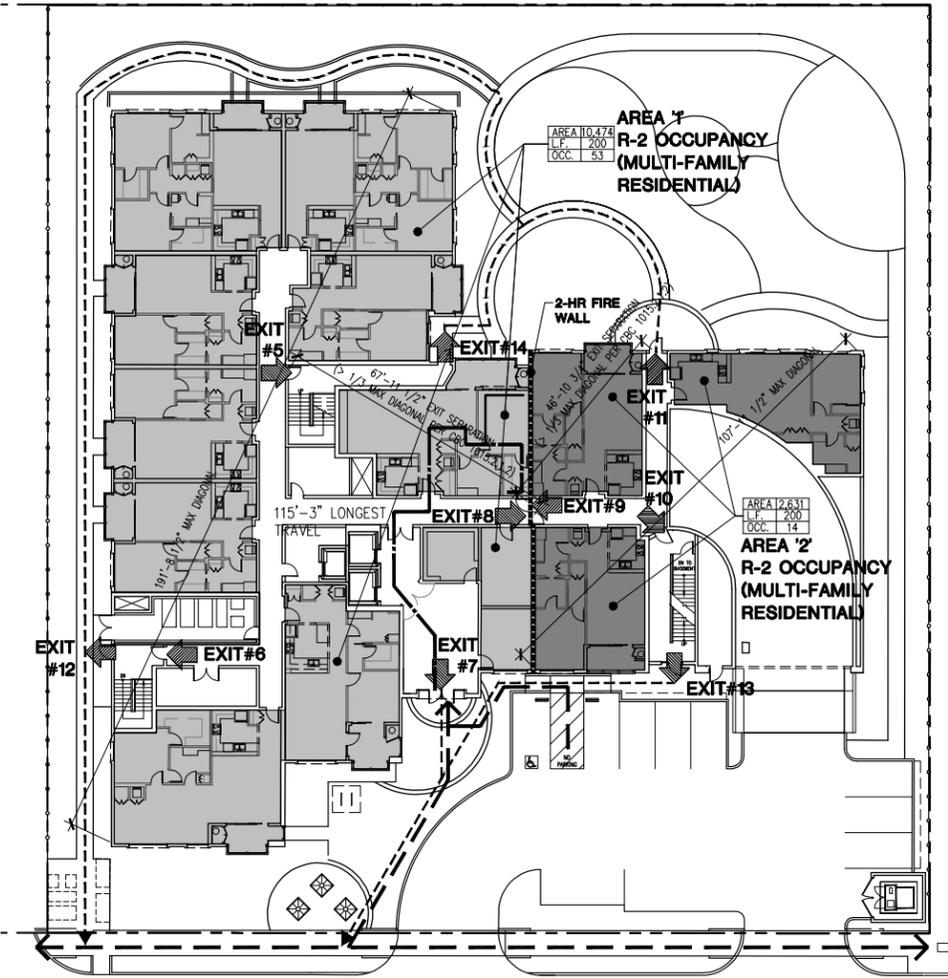
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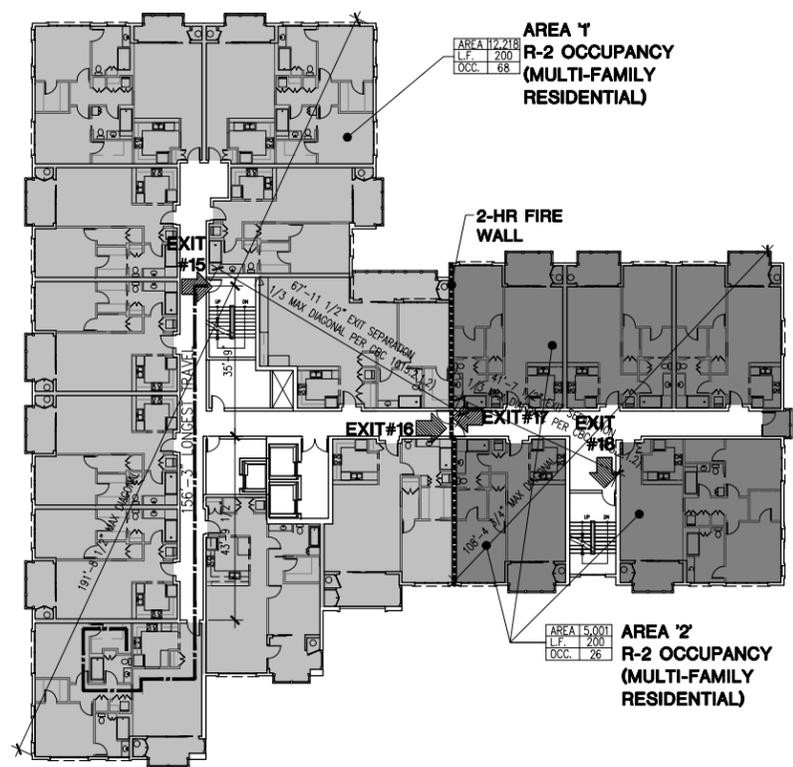
1 BASEMENT PLAN L2 - OCCUPANCY & EGRESS
1"=20'-0"



2 BASEMENT PLAN L1 - OCCUPANCY & EGRESS
1"=20'-0"



3 1ST FLOOR PLAN - OCCUPANCY & EGRESS
1"=20'-0"



4 TYPICAL FLOOR PLAN (LEVELS 2, 3, 4) - OCCUPANCY & EGRESS
1"=20'-0"

EXIT WIDTH CALCULATIONS

BASEMENT LEVEL 2: S-2 ENCLOSED PARKING, TOTAL OCCUPANTS ON LEVEL = 113, MIN. # EXITS REQ'D = 2						
EXITS	OCCUPANT LOAD	DOOR WIDTH	REQ. WIDTH (INCHES)	PROVIDED (INCHES)	STAIRWAY WIDTH	REQ. WIDTH (INCHES)
EXIT-1	57	0.2	11.4	36	0.3	17.1
EXIT-2	56	0.2	11.2	36	0.3	16.8
TOTAL OCCUPANTS	113					
BASEMENT LEVEL 1: S-2 ENCLOSED PARKING, TOTAL OCCUPANTS ON LEVEL = 115, MIN. # EXITS REQ'D = 2						
EXIT-3	58	0.2	11.6	36	0.3	17.4
EXIT-4	57	0.2	11.4	36	0.3	17.1
TOTAL OCCUPANTS	115					
AREA '1'						
1ST FLOOR: R-2 MULTI-FAMILY RESIDENTIAL, TOTAL OCCUPANTS AREA 1 LEVEL 1 = 53, MIN. # EXITS REQ'D = 2						
EXIT-5	27	0.2	5.4	36		
EXIT-6	26		5.2	36		
EXIT-7				72		
EXIT-8				36		
TOTAL OCCUPANTS	53					
AREA '2'						
1ST FLOOR: R-2 MULTI-FAMILY RESIDENTIAL, TOTAL OCCUPANTS AREA 2 LEVEL 1 = 14, MIN. # EXITS REQ'D = 2						
EXIT-9	7	0.2	1.4	36		
EXIT-10	7		1.4	36		
EXIT-11				36		
TOTAL OCCUPANTS	14					
EXIT-12: (EXIT-3 + EXIT-6 + EXIT-9) = 91	0.2	18.2	36			
EXIT-13: (EXIT-4 + EXIT-8 + EXIT-10 + EXIT-16 + EXIT-18) = 138	0.2	27.6	36			
EXIT-14: (EXIT-5 + EXIT-7 + EXIT-15 + EXIT-17) = 81	0.2	16.2	36			
AREA '1'						
TYPICAL UPPER LEVEL (LEVELS 2-4, LARGEST OCCUPANT LOAD ABOVE 1ST LEVEL): R-2 MULTI-FAMILY RESIDENTIAL, TOTAL OCCUPANTS ON EACH LEVEL = 68 MINIMUM # OF EXITS REQUIRED = 2						
EXIT-15	34	0.2	6.8	36	0.3	10.2
EXIT-16	34	0.2	6.8	36	0.3	10.2
TOTAL OCCUPANTS	68					
AREA '2'						
TYPICAL UPPER LEVEL (LEVELS 2-4, LARGEST OCCUPANT LOAD ABOVE 1ST LEVEL): R-2 MULTI-FAMILY RESIDENTIAL, TOTAL OCCUPANTS ON EACH LEVEL = 26 MINIMUM # OF EXITS REQUIRED = 2						
EXIT-17	13	0.2	2.6	36	0.3	3.9
EXIT-18	13	0.2	2.6	36	0.3	3.9
TOTAL OCCUPANTS	26					

LEGEND

- LONGEST EXIT ACCESS TRAVEL DISTANCE, ALLOWABLE PER 2013 CBC TABLE 1016.2: 200'-0" FOR R OCCUPANCY WITH SPRINKLER SYSTEM, (NOT TO EXCEED 125' COMMON PATH OF EGRESS TRAVEL PER 1014.3) 400'-0" FOR S-2 OCCUPANCY WITH SPRINKLER SYSTEM (NOT TO EXCEED 100' COMMON PATH OF EGRESS TRAVEL PER 1014.3)
- AREA IN SQUARE FEET
- OCCUPANT LOAD FACTOR PER TABLE 1004.1.2
- OCCUPANT LOAD
- EXIT
- EXIT DISCHARGE - EXTERIOR ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL

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