



950 HOWARD ST.
SAN FRANCISCO, CA 94103
Phone: (415) 677-0966

JONATHAN ENNIS, AIA, ARCHITECT

Project:	Martin Group – San Mateo
Permit Application No.:	PA-2022-047
Subject:	Planning Review – Response letter to Larry Cannon review letter

March 30, 2023

Attn: Community Development Department
Linda Ly, Associate Planner
(650) 522-7217

BDE RESPONSE LETTER TO LARRY CANNON DESIGN REVIEW LETTER

Dear Linda,

In response to Larry Cannon planning review letter dated September 08 2022. BDE has revised our planning design to incorporate Larry' comments. Below are the design features incorporated from Larry recommendations:

01- Residential and office main entry single arch with accentuated Spanish tile:

In response to Larry recommendation to accentuate the 9th Ave residential entry and office main entry on Claremont and improve level 1 pedestrian environment, BDE has revised the 3 previous arches into one arched entry with Mosaic Spanish tile around the arch that would be designed by an artist to serve as public art for this project. Azara project located in San Mateo will be used as a project reference.

Previous design at residential entry



New design at Residential entry



Spanish tile around the arch. Azara Project Example



Previous design at Claremont Office entry



New design at Claremont Office entry



02- Building corner treatments: BDE has revised 3 of the building corners to match the Livermore project corner treatment referenced in Larry letter. This treatment has provided a better transition between each side of the building, especially the West building and South railroad facades.

Previous corner treatment on 9th Ave and Claremont.



New corner treatment on 9th Ave and Claremont.





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Previous corner treatment on Claremont & West building side



New corner treatment on Claremont & West building side

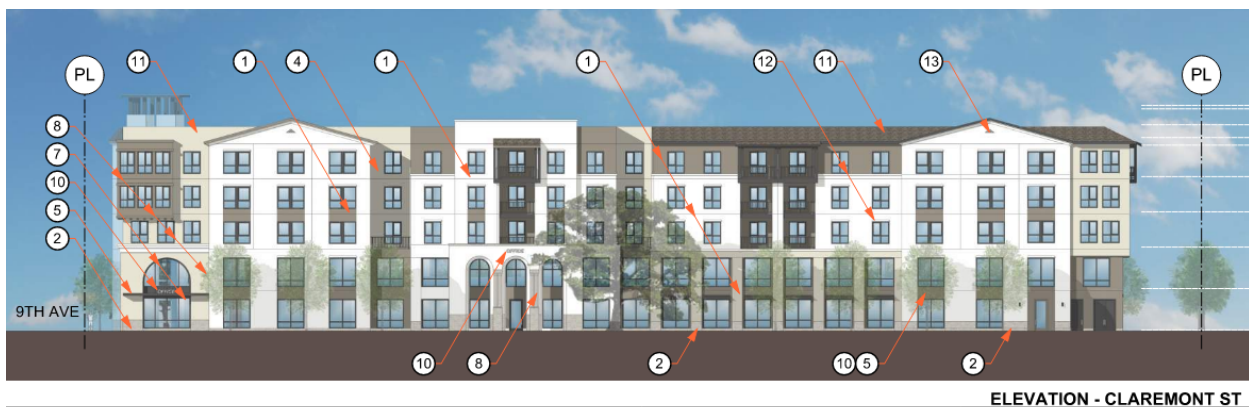


West building & Railroad side corner.



03- Roof design: BDE has revised and simplified the roof design. The sloped concrete tile was extended around the building to simplify the roof line and eliminate roof parapet wall variations to be in line with the Spanish style as recommended in Larry's letter. The Gable roof & tower top on 9th Ave were adjusted to incorporate some of Larry's suggestions. The tower top height was limited to 60' Max height to be within OSHA Max. height limit to not require a construction Manlift for this project.

Previous Claremont Façade



New Claremont Façade



Previous 9th Ave Façade



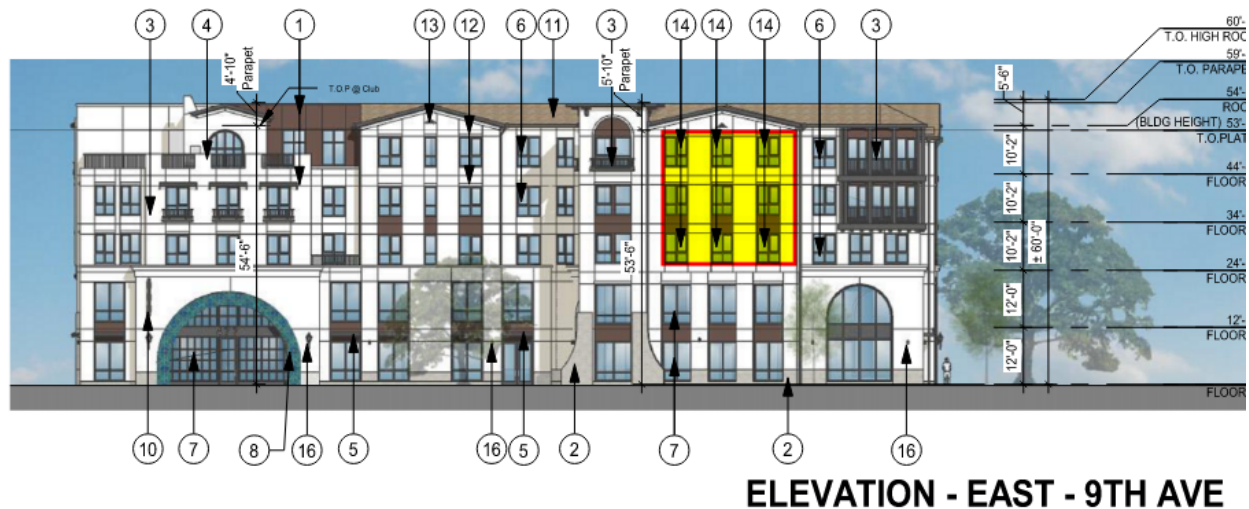
ELEVATION - 9TH AVENUE

New 9th Ave Façade



ELEVATION - EAST - 9TH AVE

04- Deep recessed windows: As recommended by Larry, BDE has selected 3 areas to have deep recessed windows in addition to the Ground floor recessed storefront windows. Decorative lights, foam band & storefront awnings were added as needed to provide an enhanced pedestrian experience on level 1.



05- Added Juliet balconies on Claremont façade: On Clearmont Façade, we have changed level 5 plaster color, added foam band, pushed back the floor slightly and added few Juliet balconies to create a relief on the 5th floor.

New Claremont Façade



06- Garage opening treatment: To enhance railroad and West building façade, we've added opening treatment on level 1 & 2 garage side with added per city planning request. Additionally Spanish tile will be added at 4 locations around the garage.

Railroad Garage view



Spanish tile. Final tile selection & color TBD.



SPANISH TILE, ART ELEMENT
COLOR SELECTION TBD

07- In West building Façade, BDE has adjusted the locations of Juliet balconies and added accent to some windows. Level 1 & 2 garage has the garage openings with railing & Spanish tile treatment.

Previous West Building Facade

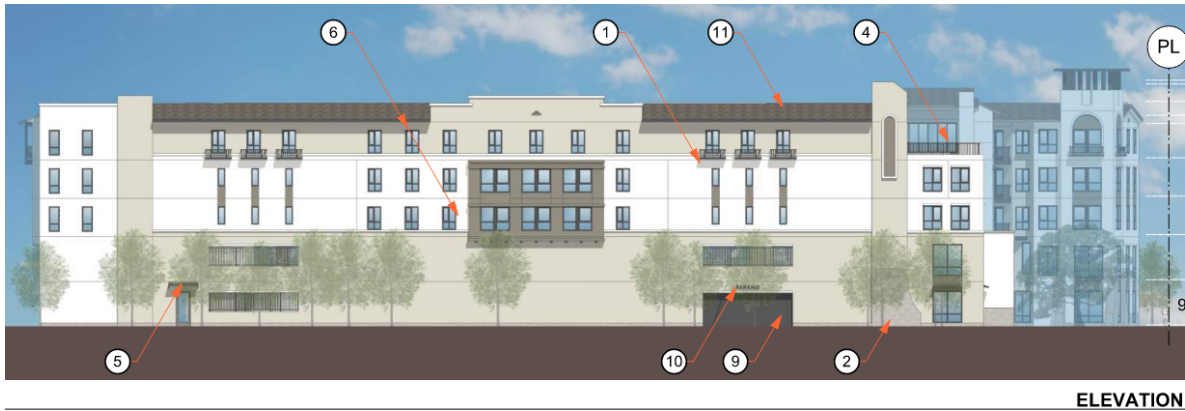


New West Building Facade

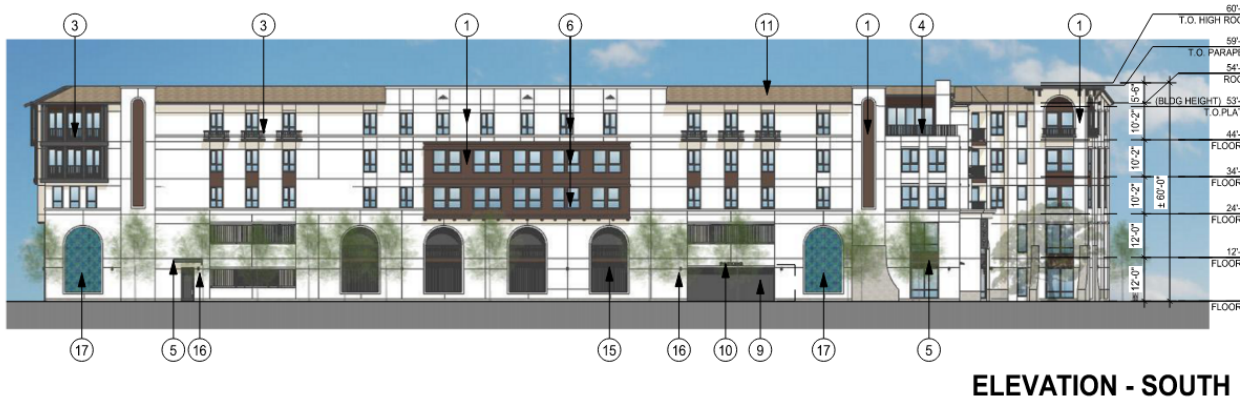


08- On Railroad Façade, garage openings treatment were added & parapet walls adjusted to not exceed 60' OSHA height limitations.

Previous Railroad Façade



New Railroad Façade



With all these architectural key features added to our design in response to Larry recommendations & feedback from city staff meeting call, BDE updated our design and provided updated renderings/façades as part of our revised planning package submittal. See below previous renderings vs new ones for comparison.

Previous Rendering 9th Ave and Railroad



New Rendering 9th Ave and Railroad



Previous Rendering 9th Ave & Claremont



New Rendering 9th Ave & Claremont



Previous Rendering South on Claremont



New Rendering South on Claremont





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New Rendering railroad view



Please contact BDE if you have any questions regarding this letter.

Sincerely,

Jonathan Ennis, AIA, LEED AP
President
BDE Architecture Inc.