

477 9TH AVENUE MIXED-USE DEVELOPMENT





SITE MAP 5

The proposed project consists of demolition of an approximately 21,600 square foot, single-story office building and surface parking that was constructed in the early-1980's. The 1.6-acre site would be redeveloped with 120 rental dwelling units (80 units allowed by zoning and 40 “bonus” units authorized by the Density Bonus Law) constructed over approximately 28,100 square feet of office uses within a five-story, 53'-6"-foot tall building. The project would also include a number of residential amenities and open spaces, including an approximately 1,670 square foot fitness center for residents, a 3,225 square foot lounge area, a 700 square foot residence “club area,” as well as a 750 square foot roof deck and 8,865 square foot central courtyard common area. The building would include a 2,380 square foot lobby/leasing office area. The project would provide 154 vehicle parking spaces in an above-ground garage and 14 surface parking spaces, for a total of 168 vehicle parking spaces; and 132 long-term bicycle parking spaces in a secure area and ten short-term bicycle parking spaces.

PROJECT DESCRIPTION 4



PROJECT TEAM 2

APPLICANT/ OWNER:
THE MARTIN GROUP
1970 BROADWAY SUITE 745
OAKLAND, CA 94612
CONTACT:
STEPHEN SIRI
(415) 429-6044

ARCHITECT:
BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO, CA 94103
CONTACT:
NATHAN SIMPSON
(415) 677-0966

LANDSCAPE ARCHITECT:
GUZZARDO PARTNERSHIP
181 GREENWICH ST
SAN FRANCISCO, CA 94111
CONTACT:
MARCO LEI
(415) 433-4672

ALTA
SANDIS
636 9TH ST
OAKLAND, CA 94607
CONTACT:
RON SANZO
RSANZO@SANDIS.NET

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PROJECT INFORMATION

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477 9TH AVE

SAN MATEO, CALIFORNIA

APRIL 13, 2022

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

UNIT AND AREA SUMMARY												JOB: TMG - 477 9TH AVE, SAN MATEO			
Date 1/10/2022															
CONSTRUCTION TYPE:			TYPE VA O/ TYPE IA PODIUM										BONUS PROJECT		
FLOORS:			3 WOOD OVER 2 CONCRETE												
UNIT TYPE	NAME	DESCRIB	Unit Net Rentable								Unit	Rentable Area			
				1ST	2ND	3RD	4TH	5TH	ROOF	Total	by Type				
STUDIO	S1	STUDIO	587			8	8	8		24	20%	14,088			
STUDIO SUB-TOTAL				0	0	8	8	8	0	0	0	24	20%	14,088	
1 BEDROOM	A1	1 BDRM	740			2	2	2		6	5%	4,440			
	A1.1	1 BDRM	804			2	2	2		6	5%	4,824			
	A2	INSIDE CORNER 1 BDRM	720			10	10	10		30	25%	21,600			
	A3	1 BDRM	669			4	4	3		11	9%	7,359			
	A3.1	1 BDRM	740			3	4	4		11	9%	8,140			
1 BDRM SUB-TOTAL				0	0	21	22	21	0	0	0	64	53%	46,363	
2 BEDROOM	B1.0	2 BDRM/ 2 BATH	1,071			3	3	3		9	8%	9,639			
	B1.1	2 BDRM/ 2 BATH	1,150			2	3	4		9	8%	10,350			
	B2.0	2 BDRM/ 2 BATH	1,102			1	1	1		3	3%	3,306			
	B3.0	2 BDRM/ 2 BATH	945			1	1	1		3	3%	2,835			
	B4.0	2 BDRM/ 2 BATH	1,058			1	1	1		3	3%	3,174			
	B5.0	2 BDRM/ 1 BATH	1,030			1	1			2	2%	2,060			
	B6.0	2 BDRM/ 2 BATH	1,125			1	1	1		3	3%	3,375			
2 BDRM SUB-TOTAL				0	0	10	11	11	0	0	0	32	27%	34,739	
TOTAL UNITS			Avg SqFt	793	0	0	39	41	40	0	0	0	120	100%	95,190
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks															
Net rentable Residential by floor (excl decks)				0	0	30,653	32,543	31,994	0	0	0	95,190			
Gross area by floor (footprint minus net rentable, excl decks)				0	4,031	1,006	4,624	5,974	5,086	0	0	0	20,721		
Residential Amenities				1,677	1,670	3,225		700						7,272	
Leasing Office				1,100										1,100	
Residential Garage (Including Mechanical Areas)				12,758	31,293									44,051	
Residential Gross*														168,334	
Office				14,500	13,600									28,100	
Office Garage				12,770										12,770	
Office Gross*														40,870	
Total Gross*			0	46,836	47,569	38,502	38,517	37,780	0	0	0			209,204	

*27.04.200 (2)(B)Excluded Floor Area: Multiple Level Stairwells and Elevators are counted once (at floor 1 only)
*27.04.200 (2)(E)Excluded Floor Area: Bicycle Parking Facility
**Pursuant to State Density Bonus Law, waiver requested to allow for additional FAR above 2.0
***Consistent with 27.48.065, Open Space includes: Plaza, Planting & Pedestrian Circulation;
Excludes: Building Footprint and Vehicle Paving

FLOOR AREA RATIO (FAR)		
Site Area	69,696	
	ALLOWABLE	PROVIDED
Base FAR = 2.0	139,392	134,337
50% St Density Bonus FAR**		209,204

LOT COVERAGE***	
REQUIRED	
20% LOT OPEN SPACE=	13,939
PROVIDED	11,385

VEHICLE PARKING

REQUIRED:		STD	VAN ADA	ADA	COMPACT	TANDEM
	OFFICE @ 1.7 STALL/1000SF=	48				
	1 STALL : 1 RESIDENTIAL DU	120				
	REQUIRED STALL TOTAL:	168				
1. Office Parking: Pursuant to San Mateo Municipal Code Section 27.64.100(a)(1), applicant to fund a City-commissioned project-specific parking demand study to determine the number of required parking spaces						
2. Residential Parking: As permitted to State Density Bonus Law, applicant requests reduced residential parking ratio of 1 space per unit						

BICYCLE PARKING

REQUIRED:		PROVIDED:	
SHORT TERM	1 STALL : 20,000 SF OFFICE	2.0	
	0.05 STALL : STUDIO & 1BED DU	4.4	
	0.10 STALL : 2 BED DU	3.2	
	TOTAL SHORT TERM	9.6	
LONG TERM	1 STALL: 10,000SF OFFICE	4.1	
	1 STALL : STUDIO & 1 BED DU	88.0	
	1.25 STALL : 2 BED DU	40.0	
	TOTAL LONG TERM	132.1	
REQUIRED STALL TOTAL:		142	
SHORT TERM	OFFICE	2	
	RESIDENTIAL	8	
	TOTAL SHORT TERM	10	
LONG TERM	OFFICE	4	
	RESIDENTIAL	128	
	TOTAL LONG TERM	132	
PROVIDED STALL TOTAL:		142	





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FLOOR 4 - PLAN

1" = 30'-0" A6

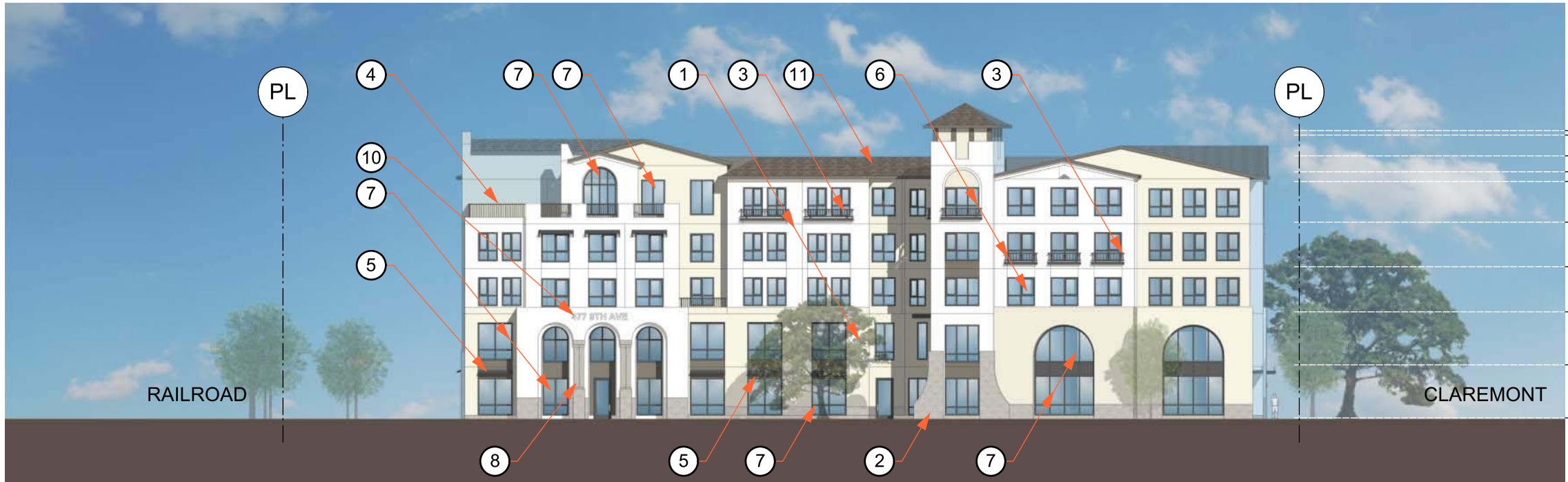




ELEVATION - CLAREMONT ST **2**

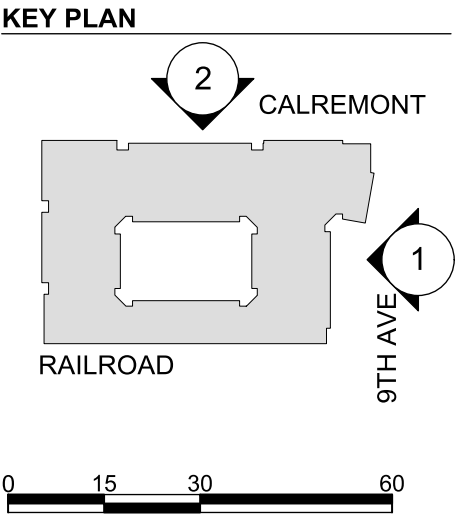
- 65'-0" T.O. HIGH PARAPET
- 64'-0" T.O. HIGH ROOF
- 59'-4" T.O. PARAPET
- 55'-8" T.O. ROOF
- 53'-6" T.O. PLATE
- 44'-4" T.O. SUBFLR
- 34'-2" T.O. SUBFLR
- 24'-0" T.O. SLAB
- 12'-0" T.O. SLAB
- 0'-0" T.O. SLAB

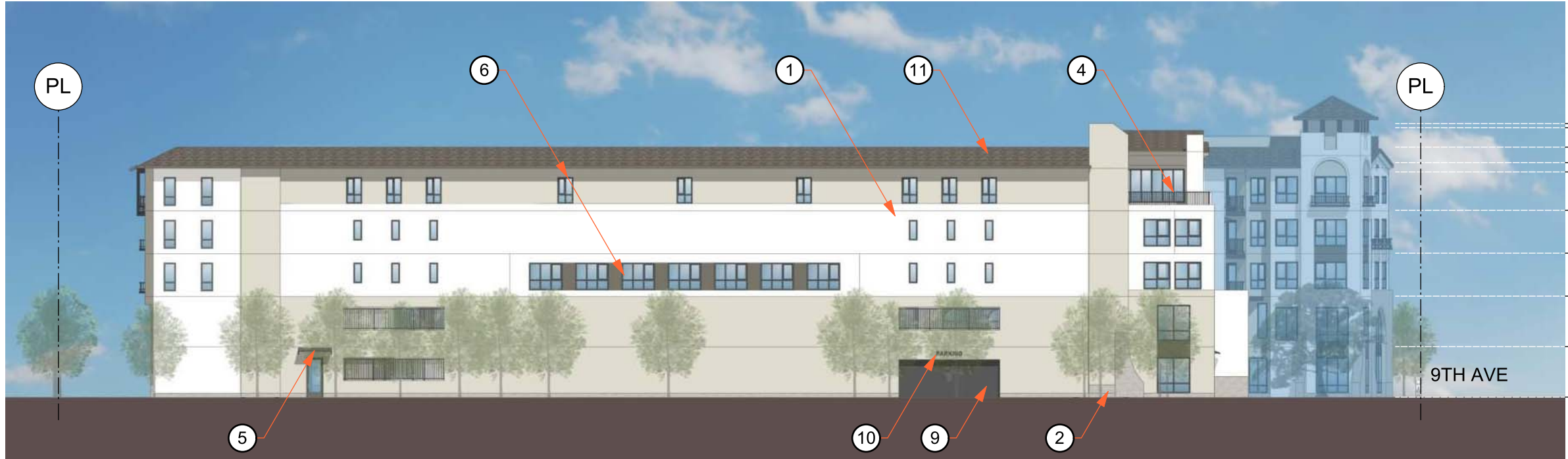
- SHEET NOTES**
- ① CEMENT PLASTER, SMOOTH SAND
 - ② CAST STONE
 - ③ JULIETTE BALCONY, BOLT-ON, HOT-DIP GALV, PTD
 - ④ RAILING, HOT-DIP GALV. PTD ARCH BRONZE
 - ⑤ METAL AWNING, NON-RAIN THRU
 - ⑥ VINYL NAIL-FIN WINDOW FIN ARCH BRONZE
 - ⑦ STOREFRONT FIN ARCH BRONZE
 - ⑧ CAST STONE COLUMN/PILASTER
 - ⑨ GARAGE ACCESS
 - ⑩ BLDG SIGNAGE, HT 18", DEPTH 2", CAST METAL, SIM.
 - ⑪ SLOPED MANSARD ROOF, ASPHALT SHINGLE, 30-YEAR WARRANTY



ELEVATION - 9TH AVENUE **1**

- 65'-0" T.O. HIGH PARAPET
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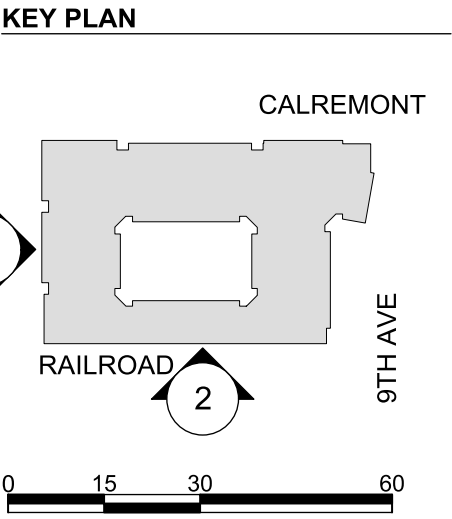
ELEVATION - WEST 2

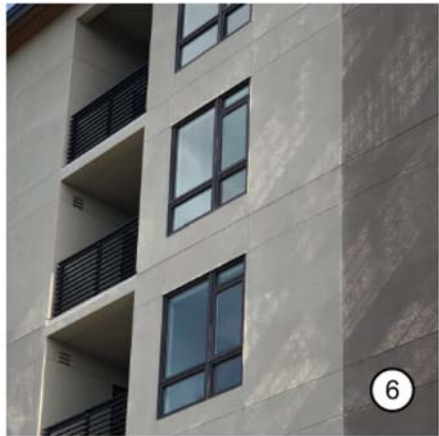
- SHEET NOTES**
- ① CEMENT PLASTER, SMOOTH SAND
 - ② CAST STONE
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- 0'-0" T.O. SLAB



ELEVATION - NORTH 1





VINYL NAIL-FIN WINDOW
FIN ARCH BRONZE



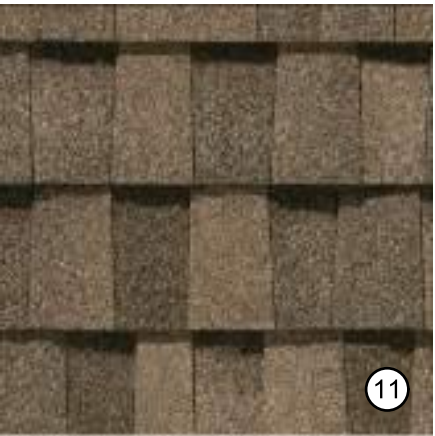
RAILING, HOT-DIP GALV.
PTD ARCH BRONZE



METAL AWNING,
NON-RAIN THRU



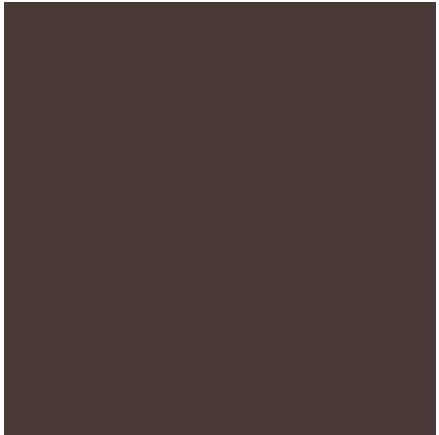
CAST IN PLACE
CONCRETE, SEALED



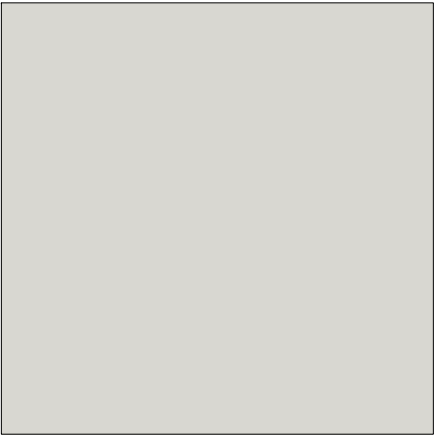
ASHPALT SHINGLE ROOF, 30
YEAR-WARRANTY



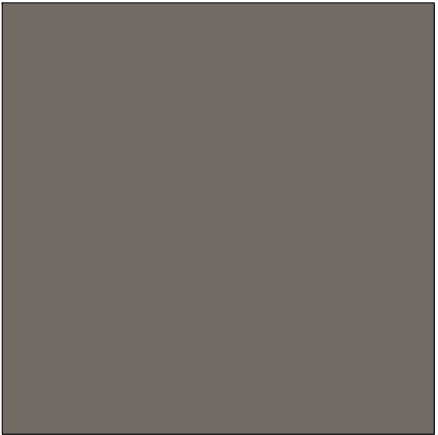
STOREFRONT
FIN ARCH BRONZE



VPI VINYL WINDOWS -
'ARCHITECTURAL BRONZE'
STOREFRONT, METALWORK
& TRIM/ACCENT TO MATCH



PAINT - SHORELINE
BM 1471



PAINT - BEAR CREEK
BM 1470



CEMENT PLASTER:
SMOOTH SAND
(SAMPLE FOR TEXTURE
ONLY)



PERSPECTIVE - EAST ON 9TH AVE

A11



PERSPECTIVE - NORTH ON S RAILROAD AVE

A12

477 9TH AVE

SAN MATEO, CALIFORNIA

APRIL 13, 2022



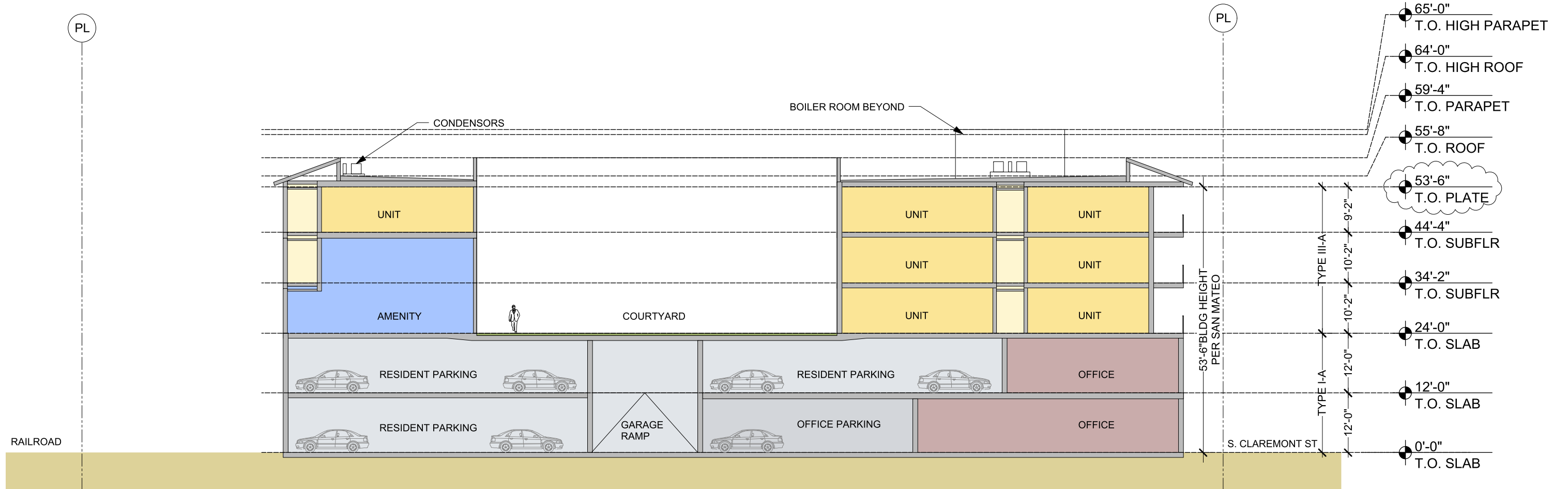
PERSPECTIVE - SOUTH ON CLAREMONT ST

A13

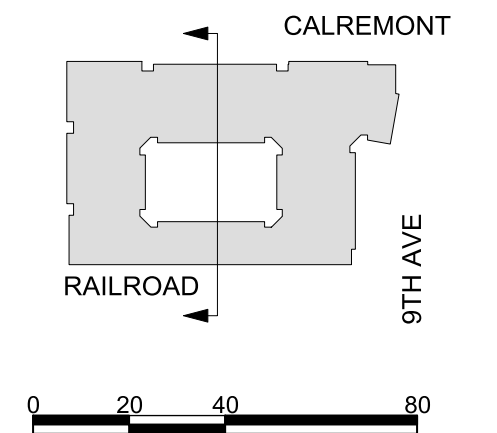
477 9TH AVE

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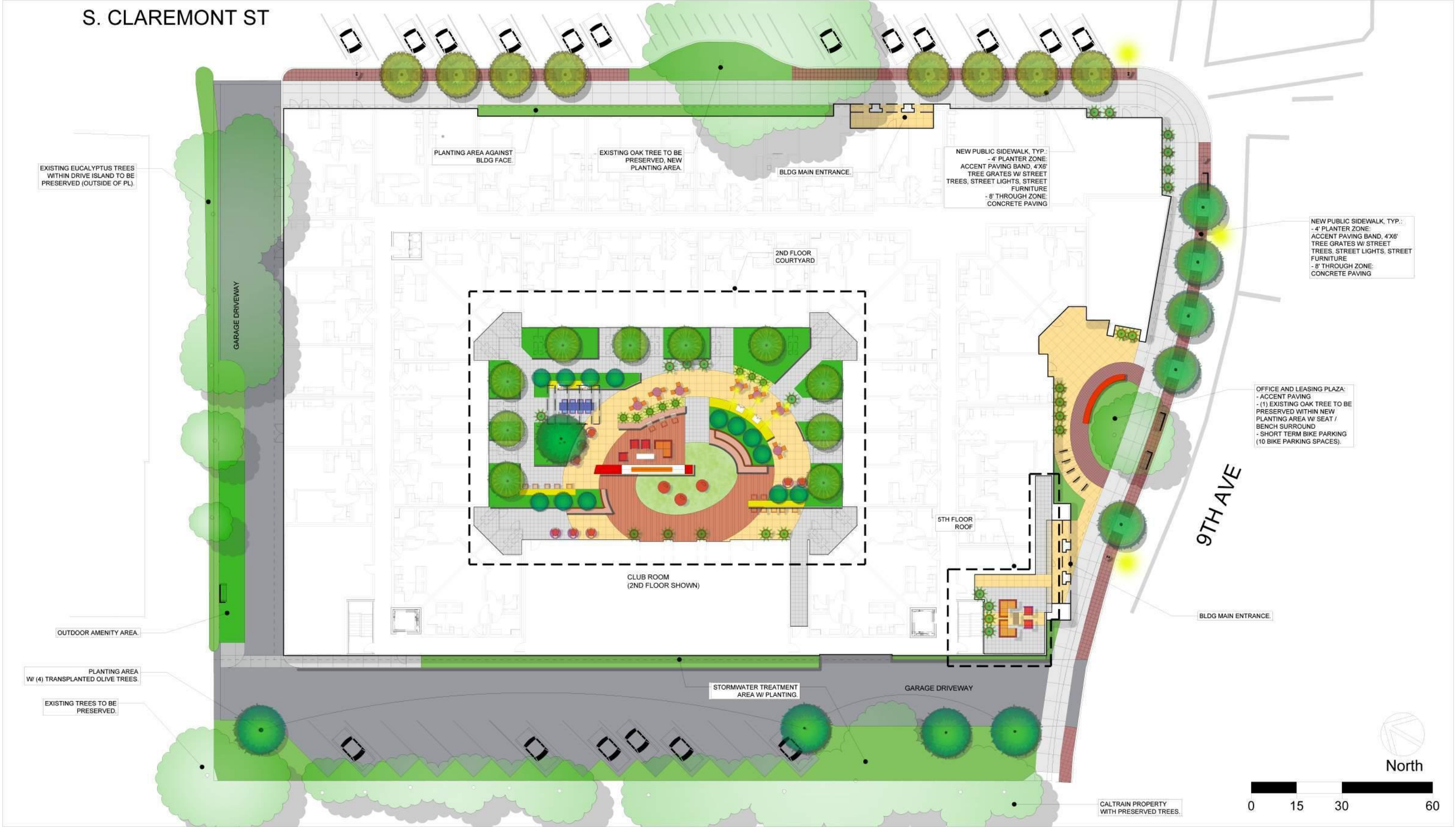
KEY PLAN



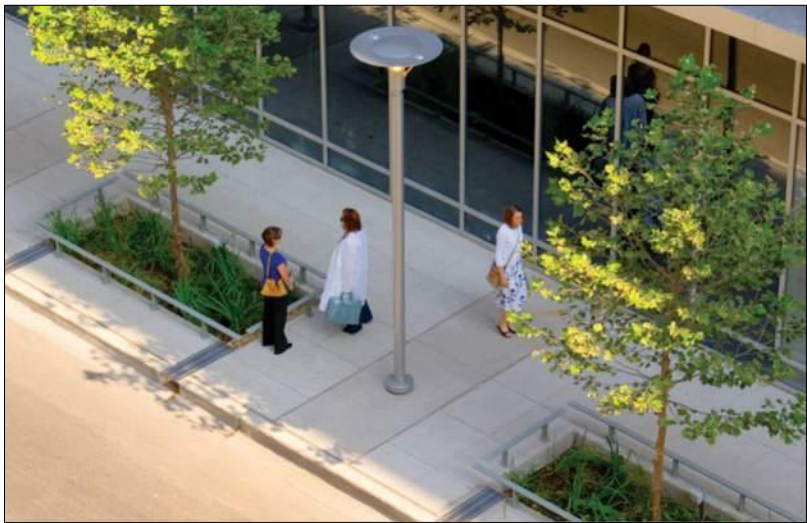
BUILDING SECTION

1" = 40' **A14**

S. CLAREMONT ST



SITE



PODIUM + ROOF

