

Cover Sheet

DNA DESIGN AND ARCHITECTURE EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF DNA DESIGN AND ARCHITECTURE.

1919 O'Farrell Street

PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714–389–1890

OWNER:

O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415–297–0709

Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	TBD.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE:

SHEET #: A0.0

JURISDICTION APPROVAL:

Zoning Analysis

LAND USE: RESIDENTIAL MEDIUM II
ZONING DISTRICT: E1–1/R4
TOTAL LOT AREA: 30,994 S.F. (0.71 ACRES ±)

DENSITY ALLOWED: 99 DU/ACRE MAX. DENSITY PROPOSED: 122 DU/ACRE
F.A.R. ALLOWED: N/A F.A.R. PROPOSED: 4.11

HEIGHT ALLOWED: 4–6 STORIES MAX.. STORIES PROPOSED: 7
HEIGHT PROPOSED: 74'–3" FT. (EXISTING GRADE TO HIGHEST PLATE)

REQUIRED PARKING (RESIDENTIAL – 1 BEDROOM): 1.8 SPACE PER UNIT
REQUIRED PARKING (RESIDENTIAL – 2 BEDROOM): 2.0 SPACES PER UNIT

REQUIRED BICYCLE PARKING, LONG–TERM (1 BEDROOM): 1 SPACE PER UNIT
REQUIRED BICYCLE PARKING, LONG–TERM (2 BEDROOM): 1.25 SPACES PER UNIT
REQUIRED BICYCLE PARKING, SHORT–TERM (1 BEDROOM): 0.05 SPACES PER UNIT
REQUIRED BICYCLE PARKING, SHORT–TERM (2 BEDROOM): 0.1 SPACES PER UNIT

OPEN SPACE:
NOT REQUIRED PER SAN MATEO MULTIFAMILY DESIGN GUIDELINES

PARCEL COVERAGE: MIN. 35% OPEN SPACE AT GROUND LEVEL

SETBACKS FROM PROPERTY LINE (MINIMUM):
FRONT: 15' FRONTAGE
SIDE: NONE
REAR: NONE

Density Bonus

WAIVER 1: HEIGHT INCREASE TO 7 STORIES
WAIVER 2: WAIVE MINIMUM SETBACK REQUIREMENTS
WAIVER 3: WAIVE MAXIMUM DENSITY LIMIT
WAIVER 4: WAIVE PARCEL COVERAGE REQUIREMENT
WAIVER 5: WAIVE LANDSCAPE BUFFER REQUIREMENT
WAIVER 6: WAIVE BLANK WALL REQUIREMENT
WAIVER 7: WAIVE SIDEWALK WIDTH STANDARD
WAIVER 8: WAIVE MAXIMUM COMPACT PARKING PERCENTAGE
WAIVER 9: WAIVE MINIMUM DIMENSIONS FOR CONFINED/RESTRICTED PARKING STALLS

CONCESSION 1: REDUCE WALL TO WALL ON RAMPS TO 24 FEET.

PARKING: 0.5 SPACES PER UNIT (<0.5 MILES FROM MAJOR TRANSIT).

Allowable Building Areas

FIRE AREA 1 Type III-A

ALLOWABLE BUILDING AREAS (MIXED OCCUPANCY BUILDING W/ SEPARATED OCCUPANCIES, MULTISTORY)

STORY	OCCUPANCY	BASIC ALLOWABLE AREA (S.F) - *At* PER TABLE 506.2	AREA INCREASE FACTOR DUE TO FRONTAGE - *If* CBC SECTION 506.3 (Ns x If)	ALLOWABLE AREA PER STORY (S.F) - *Aa* CBC SECTION 506.2.1 At + (Ns x If)	ACTUAL FLOOR AREA OF STORY	ACTUAL AREA RATIO OF STORY	SUM OF RATIOS PER STORY (<=1)
1	A-3	14,000	0	14,000	2,535	0.18	
	R-2	24,000	0	24,000	3,145	0.13	0.31
2	R-2	24,000	0	24,000	5,085	0.21	0.21
3	R-2	24,000	0	24,000	5,085	0.21	0.21
4	R-2	24,000	0	24,000	5,085	0.21	0.21
5	R-2	24,000	0	24,000	5,085	0.21	0.21
						SUM OF RATIOS PER BUILDING (<=2)	1.16

FIRE AREA 2 Type III-A

ALLOWABLE BUILDING AREAS (SINGLE OCCUPANCY MULTISORY BUILDING)

STORY	OCCUPANCY	BASIC ALLOWABLE AREA (S.F) - *At* PER TABLE 506.2	AREA INCREASE FACTOR DUE TO FRONTAGE - *If* CBC SECTION 506.3 (Ns x If)	ALLOWABLE AREA PER STORY (S.F) - *Aa* CBC SECTION 506.2.1 At + (Ns x If)	ACTUAL FLOOR AREA PER STORY
1	R-2	24,000	0	24,000	6,510
2	R-2	24,000	0	24,000	6,510
3	R-2	24,000	0	24,000	6,510
4	R-2	24,000	0	24,000	6,510
5	R-2	24,000	0	24,000	6,510
				ACTUAL BUILDING AREA	32,550
				MAXIMUM ALLOWABLE BUILDING AREA Aa=At+(Ns x If) x Sa	48,000
				(Sa=2)	

FIRE AREA 3 Type III-A

ALLOWABLE BUILDING AREAS (SINGLE OCCUPANCY MULTISORY BUILDING)

STORY	OCCUPANCY	BASIC ALLOWABLE AREA (S.F) - *At* PER TABLE 506.2	AREA INCREASE FACTOR DUE TO FRONTAGE - *If* CBC SECTION 506.3 (Ns x If)	ALLOWABLE AREA PER STORY (S.F) - *Aa* CBC SECTION 506.2.1 At + (Ns x If)	ACTUAL FLOOR AREA PER STORY
1	R-2	24,000	0	24,000	8,355
2	R-2	24,000	0	24,000	8,355
3	R-2	24,000	0	24,000	8,355
4	R-2	24,000	0	24,000	8,355
5	R-2	24,000	0	24,000	8,355
				ACTUAL BUILDING AREA	41,775
				MAXIMUM ALLOWABLE BUILDING AREA Aa=At+(Ns x If) x Sa	48,000
				(Sa=2)	

Code Analysis Data

CODE ANALYSIS DATA

1. USE AND OCCUPANCY CLASIFICATION (CBC CHAPTER 3)			
OCCUPANCY CLASSIFICATION *(CBC 302)*	R-2	S2	A-3
FUNCTION OF SPACE	APARTMENT	PARKING GARAGE	COMMUNITY ROOM & LOGGIA
EXITING REQUIREMENTS *(CBC CH 10)*	SEE SHEETS		
AUTOMATIC SPRINKLER SYSTEM	NFPA-13		
2. BUILDING HEIGHT AND AREAS (CBC CHAPTER 5)			
TYPE OF CONSTRUCTION	III-A	I-A	III-A
ALLOWABLE BUILDING AREA *(CBC TABLE 506.2)*	SEE ALLOWABLE BUILDING AREA TABULATION BELOW.....		
ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE *(CBC 504.3)*	85 FEET	UL	85 FEET
PROPOSED BUILDING HEIGHT ABOVE GRADE PLANE	SEE BUILDING HEIGHT ANALYSIS ON SHEET.....		
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE *(CBC 504.4)*	5	UL	4
PROPOSED NUMBER OF STORIES ABOVE GRADE PLANE	5	1	1
R-2 OCCUPANCY SEPARATION *(CBC TABLE 508.4)*	N/A	3 HR	1 HR

3. TYPE OF CONSTRUCTION AND FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (CBC CHAPTER 6)		
BUILDING ELEMENT	TYPE IA	TYPE III-A
PRIMARY STRUCTURAL FRAME *(CBC SEC 202 and SEC 704)*	3	1
BEARING WALLS - EXTERIOR	3	2
BEARING WALLS - INTERIOR	3	1
NONBEARING WALLS AND PARTITIONS -EXTERIOR	PER TABLE 602	
NONBEARING WALLS AND PARTITIONS -INTERIOR	0	0
FLOOR AND ASSOCIATE SECONDARY MEMBERS	2	1
ROOF AND ASSOCIATE SECONDARY MEMBERS	1.5	1

4. FIRE AND SMOKE PROTECTION FEATURES (CBC CHAPTER 7)	
FIRE WALLS *(CBC Sec 706)*	3 HR
FIRE BARRIERS *(CBC Sec 707)*	2 HR
SHAFTS *(CBC SEC 713)*	2 HR
STAIR ENCLOSURES *(CBC SEC 1023.2)*	2 HR
EXIT PASSAGEWAY *(CBC SEC 1024.3)*	2 HR
FIRE PARTITIONS *(CBC SEC 708)*	1 HR
ALLOWABLE OPENINGS IN EXTERIOR WALLS *(Table 705.8)*	SEE SHEET .....

Applicable Codes

THE "LIMIT OF WORK" FOR THIS PROJECT SHALL COMPLY WITH 2025 CALIFORNIA TITLE 24

2025 CALIFORNIA ADMINISTRATIVE CODE
2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA GREEN BUILDING STANDARDS
2025 CALIFORNIA REFERENCE STANDARD CODE
CITY OF SAN MATEO MUNICIPAL CODE

ALL OTHER APPLICABLE REQUIREMENTS, ORDERS, ORDINANCES & REGULATIONS, ADOPTED BY THE AUTHORITY HAVING JURISDICTION, INCLUDING ACCESSIBILITY CODES & STANDARDS

Project Description

87–UNIT APARTMENT COMMUNITY. THE RESIDENTIAL COMPONENT CONSISTS OF (5) STORIES OF STACKED FLATS ARRANGED AROUND A CENTRAL COURTYARD, OVER (2) LEVELS OF ABOVE GRADE PARKING STRUCTURE. AMENITIES INCLUDE A COMMUNITY ROOM, SECURED BICYCLE PARKING, CENTRAL COURTYARD, GAME AREA, TERRACE, AND ROOFTOP DECK. THE 15% INCLUSIONARY HOUSING AND PARKING REQUIREMENTS ARE ACHIEVED VIA THE STATE DENSITY BONUS BY PROVIDING 11.27% OF THE BASE DENSITY (8 UNITS) FOR VERY LOW INCOME TARGETED HOUSEHOLDS AND 4.23% OF THE BASE DENSITY (3 UNITS) FOR LOW INCOME HOUSEHOLDS.

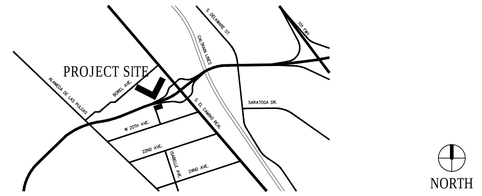
FLOOR LEVEL	OCCUPANCY GROUP	CONSTRUCTION TYPE
LEVEL R (ROOF)	B	IIIA
LEVELS 4, 5, 6, 7	R–2	IIIA
LEVEL 3	A–3, R–2	IIIA
LEVEL 2	S–2	IA
LEVEL 1	S–1, S–2	IA

Legal Description

ASSESSOR'S PARCEL NUMBER: APN 039–030–340–2

A PORTION OF LOT 4, AS DESIGNATED ON THE MAP ENTITLED "POLO CLUB REALTY COMPANY SUBDIVISION SAN MATEO COUNTY, CALIF.", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON OCTOBER 15, 1954 IN BOOK 40 OF MAPS AT PAGES 29 AND 30. TOGETHER WITH THAT PORTION OF O'FARRELL STREET ABANDONED, ADJACENT TO THE NORTHWESTERLY PORTION OF SAID LAND BY A RESOLUTION ORDERING ABANDONMENT EXECUTED BY THE CITY COUNCIL OF THE CITY OF SAN MATEO, CALIFORNIA, RECORDED OCTOBER 13, 1966 IN BOOK 5226, AT PAGE 192 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

Project Location



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A4.1	BUILDING SECTIONS		
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Project Team

OWNER (APPLICANT): O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415–297–0709

ARCHITECT: DNA DESIGN AND ARCHITECTURE
150 EL CAMINO REAL, SUITE 130
TUSTIN, CA 92780
714–389–1890

LANDSCAPE ARCHITECT: EDGELAND STUDIO
9415 CULVER BOULEVARD, SUITE 194
CULVER CITY, CA 90232
213–596–8299

CIVIL ENGINEER: BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
408–467–9100

MEP ENGINEERS: ROBISON ENGINEERING
19401 40TH AVENUE W, SUITE 302
LYNNWOOD, WA 98036
206–590–1004

Project Summary

	Unit Type	Unit Area	Deck Area	L3	L4	L5	L6	L7	Units	Total Bedrooms	Density Bonus Parking Req	Zoning Base Parking Req	Short-Term Bike Pkg Req	Long-Term Bike Pkg Req	Total Unit Area	Total Deck Area	Unit Mix
Residential Units	J1.0 (1BR/1BA Unit)	539	74	1	4	4	4	4	17	17	8.5	30.6	0.9	17.0	9,163	1,258	20%
	J1.0 (1BR/1BA Podium Patio)	539	168	1					1	1	0.5	1.8	0.1	1.0	539	168	1%
	J1.NB (1BR/1BA Unit)	539		4	4	4	4	4	20	20	10.0	36.0	1.0	20.0	10,780	0	23%
	A2.NB (1BR/1BA Unit)	781		2	2	2	2	2	10	10	5.0	18.0	0.5	10.0	7,810	0	11%
	B1.0 (2BR/1.5BA Unit)	923	74	1	1	1	1	1	5	10	2.5	10.0	0.5	6.3	4,615	370	6%
	B2.0 (2BR/2BA Unit)	1,042	74	2	5	5	5	5	22	44	11.0	44.0	2.2	27.5	22,924	1,628	25%
	B2.0 (2BR/2BA Podium Patio)	1,042	285	2					2	4	1.0	4.0	0.2	2.5	2,084	570	2%
	B2.NB (2BR/2BA Unit)	1,042		1	1	1	1	1	5	10	2.5	10.0	0.5	6.3	5,210	0	6%
	B2.D (2BR/2BA Unit)	1,112	74	1	1	1	1	1	5	10	2.5	10.0	0.5	6.3	5,560	370	6%
	Total Residential			15	18	18	18	18	**87**	**126**	**43.5**	**164.4**	**6.3**	**96.8**	**68,685**	4,364	100%

	Use	L1	L2	L3	L4	L5	L6	L7			Total Area	Project FAR
Floor Area	Residential			12,217.56	14,353.90	14,353.90	14,353.90	14,353.90			69,633.16	
	Circulation	590.12		2,821.72	2,821.72	2,821.72	2,821.72	2,821.72			14,698.72	
	Recreation Area & Lobby	1,001.31		1,585.86							2,587.17	
	Parking Levels	21,255.86	18,310.86								39,566.72	
	Total Floor Area	22,847.29	18,310.86	16,625.14	17,175.62	17,175.62	17,175.62	17,175.62			**126,485.77**	**4.09**

		Bike S-Term	Bike L-Term	Bike Total	ADA	ADA Van	Compact	Comp %	Standard	Mainten.	Tandem Comp	Pkg Prov.
Parking Provided (All Covered)	L4 Level											
	L3 Level											
	L2 Level						19		24	1	3	47
	L1 Level	7	97	104	1	2	25		15		3	46
	Total Parking Provided	7	97	104	1	2	44	54%	39		6	**93**

	Location	% Coverage	Area
Parcel Coverage	Ground Level Open Parcel	21.61%	6,696
	Subtotal		**6,696**
	Open Parcel Required	35.00%	10,847

Open Space	Private Open Space Provided	4,364
	Community Grove at L1	1,954
	Community Terrace at L3	244
	Community Courtyard at L3	1,314
	Covered Community Loggia at L3	574
	Common Open Space at Roof Deck	4,471
	Open Space Total	**12,921**
	Open Space Required	8,700

Notes

1. ALL SIGNS ARE SUBJECT TO A SEPARATE DESIGN REVIEW SIGN APPLICATION.
2. ALL EXTERIOR LIGHTING SHALL BE ORIENTED, DIRECTED, AND/OR SHIELDED AS MUCH AS POSSIBLE SO THAT DIRECT ILLUMINATION DOES NOT INFRINGE ONTO ADJOINING PROPERTIES.
3. BUILDING WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM PER C.B.C. SEC. 903.3.1.1 (NFPA 13).
4. AUTOMATIC FIRE SPRINKLER PROTECTION SHALL EXTEND TO THE BALCONIES.

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Project Data

Formal Planning Application Set

ISSUES & REVISIONS

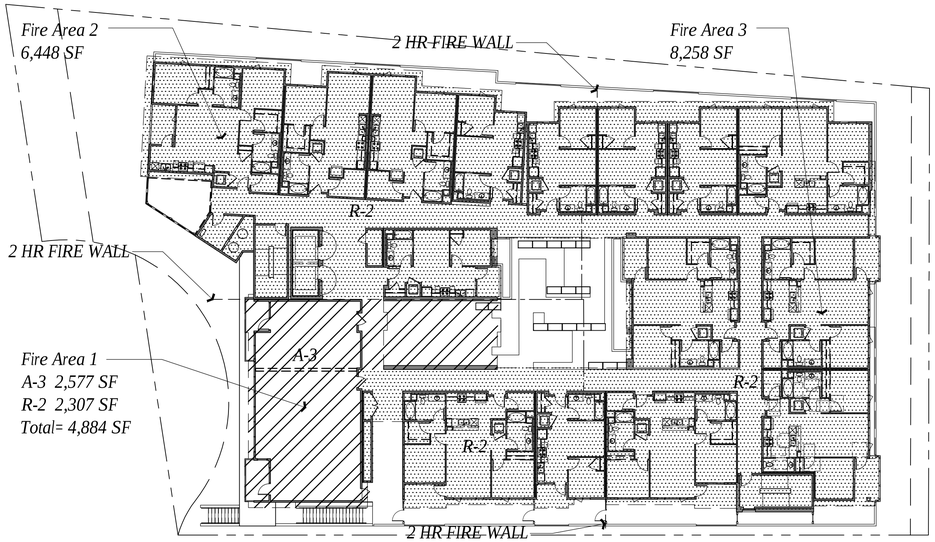
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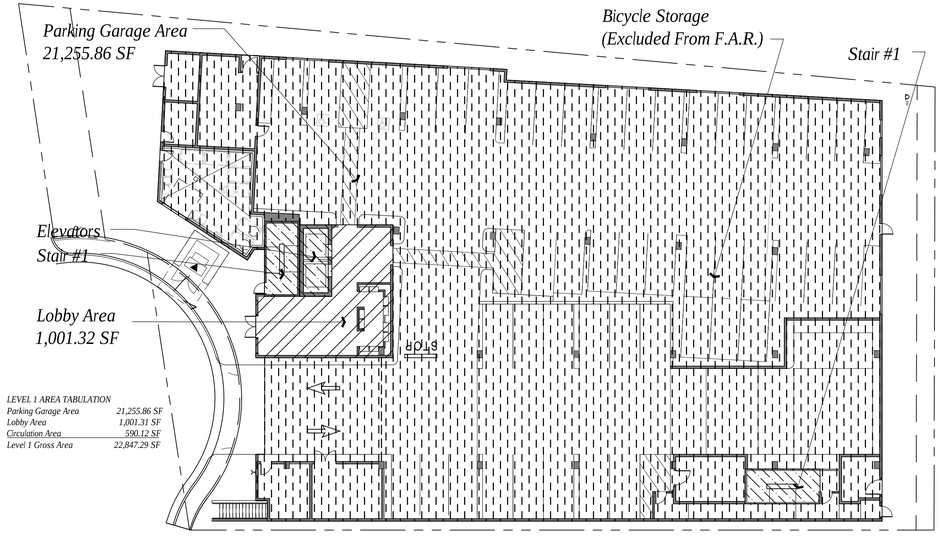
JURISDICTION APPROVAL:

SCALE:

SHEET #: A0.1



3 LEVEL 3 AREA PLAN



1 LEVEL 1 AREA PLAN

3 LEVELS 4 TO 7 AREA PLAN

2 LEVEL 2 AREA PLAN

Allowable Areas

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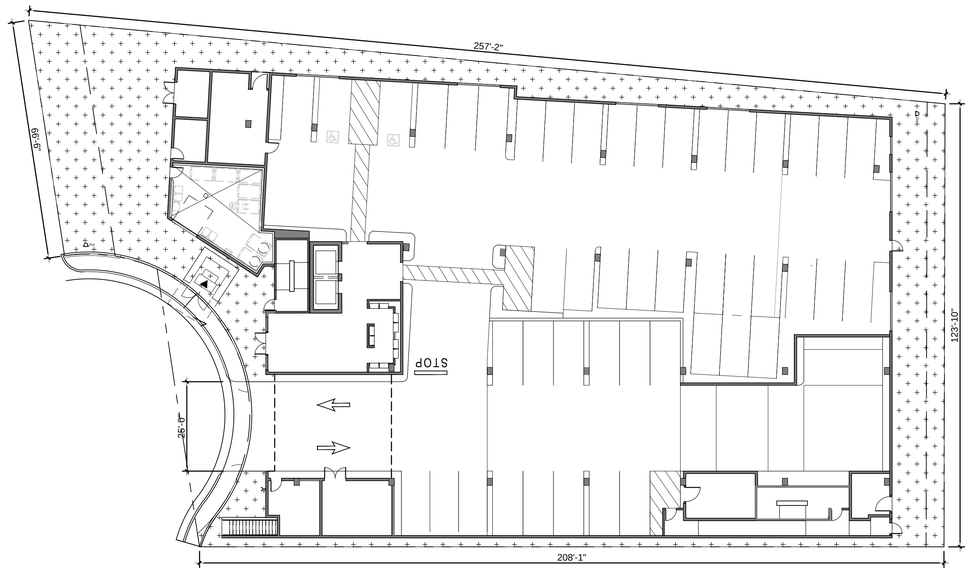
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SHEET #: A0.1.1

JURISDICTION APPROVAL:



LEGEND:

OPEN PARCEL AREA

GROUND LEVEL
OPEN AREA – 6,814 SF
(MINIMUM 35%)

OPEN SPACE CALCULATIONS:
LOT SIZE: 30,992.29 SF
OPEN AREA: 6,814 SF (22%)

Parcel Coverage Diagram

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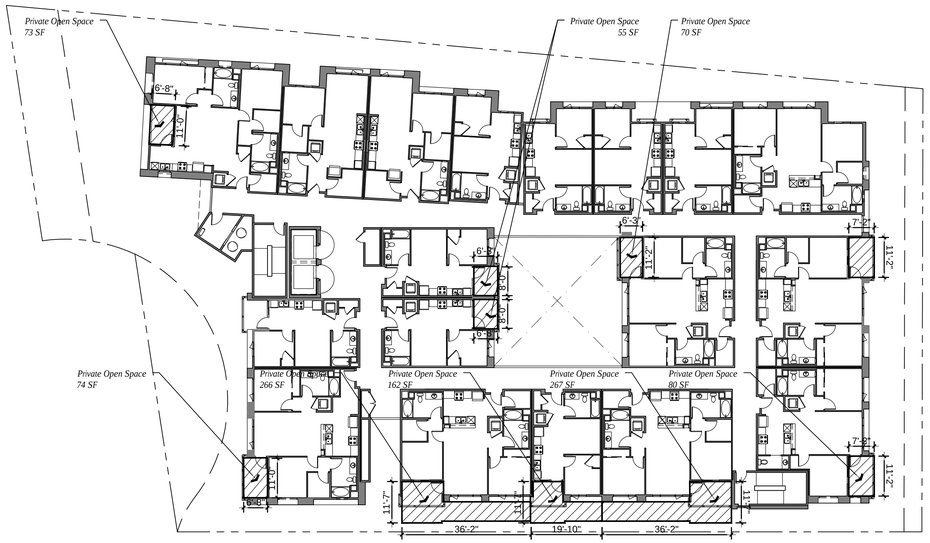
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ARCHITECT:

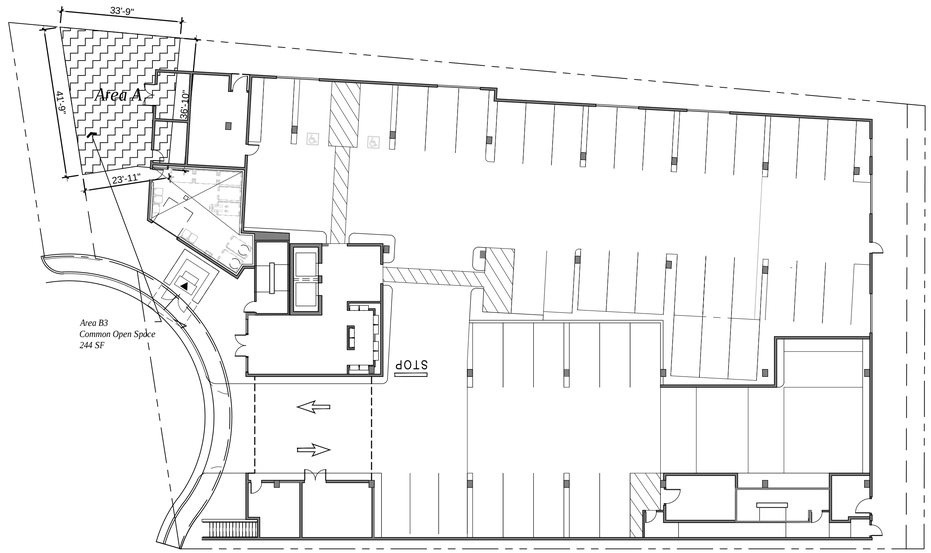
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3 LEVEL 4 OPEN SPACE DIAGRAM



1 LEVEL 1 OPEN SPACE DIAGRAM

LEGEND:

COMMON OPEN SPACE

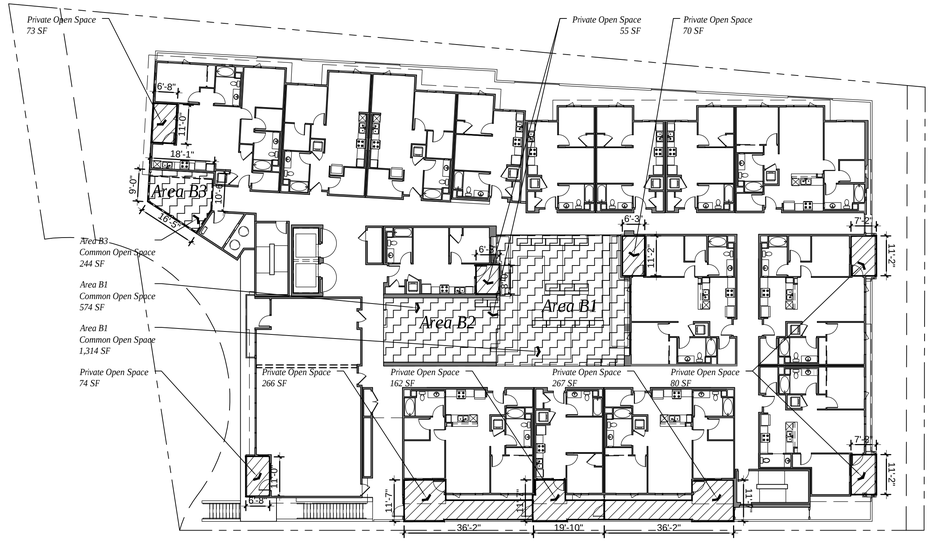
PRIVATE OPEN SPACE

NOTE:

OWNER WILL LIMIT TENANT CLUTTER ON BALCONIES VIA RENTAL AGREEMENT



3 LEVEL 5 OPEN SPACE DIAGRAM



2 LEVEL 3 OPEN SPACE DIAGRAM

Usable Open Space Diagrams

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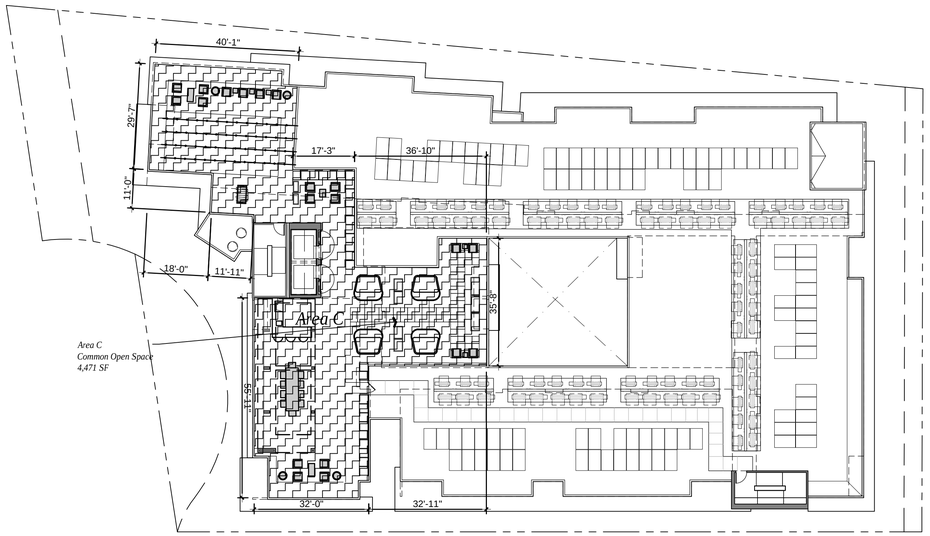
NO.	DATE	DESCRIPTION
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MASTER CASE#: T.B.D.

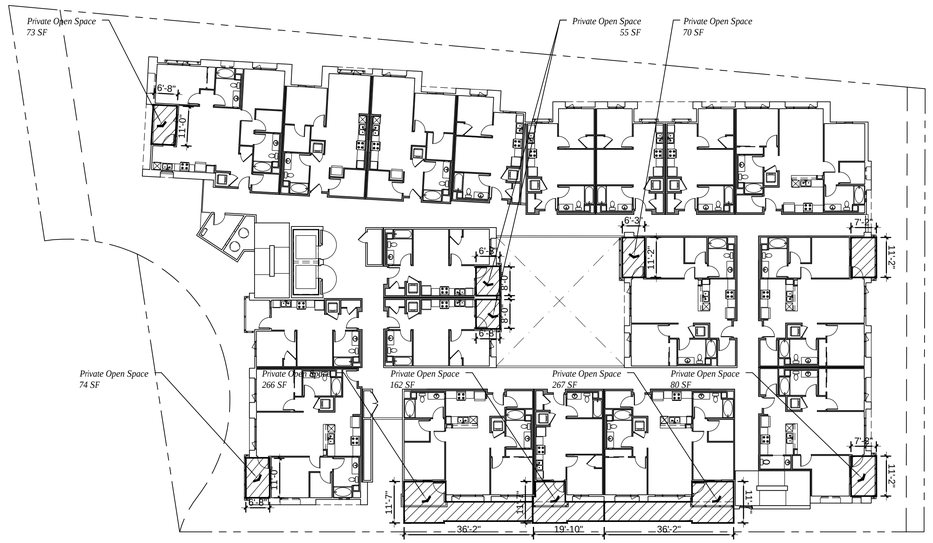
SCALE: 0 5 10 20

SHEET #: A0.3.0

JURISDICTION APPROVAL:



3 ROOF LEVEL OPEN SPACE DIAGRAM



1 LEVEL 6 OPEN SPACE DIAGRAM

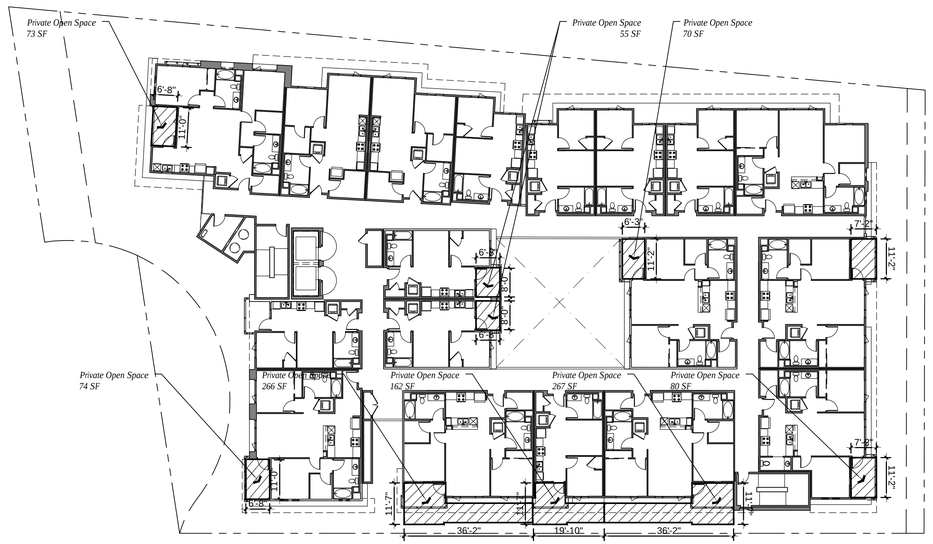
LEGEND:

COMMON OPEN SPACE

PRIVATE OPEN SPACE

NOTE:

OWNER WILL LIMIT TENANT CLUTTER ON BALCONIES VIA RENTAL AGREEMENT



2 LEVEL 7 OPEN SPACE DIAGRAM

Usable Open Space Diagrams

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ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

1919 O'Farrell Street

PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

OWNER:

O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

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ISSUES & REVISIONS

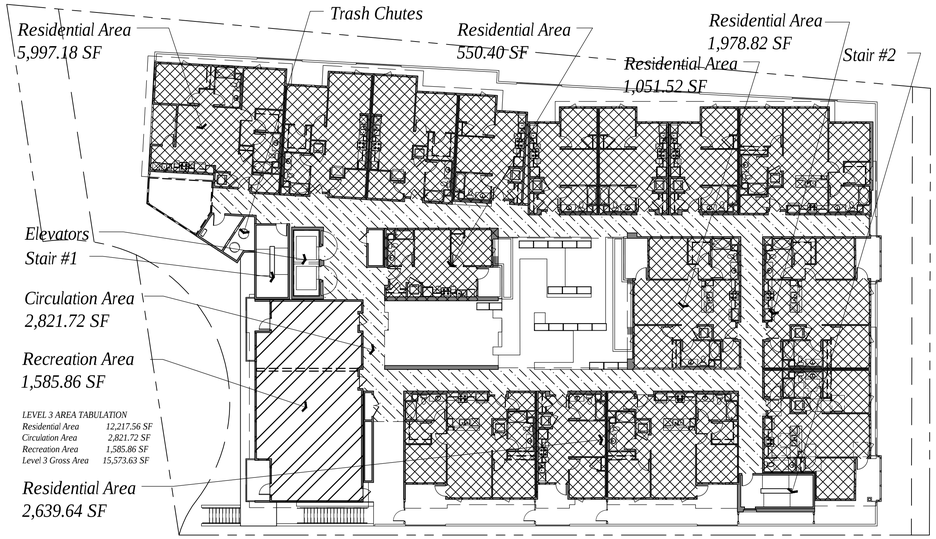
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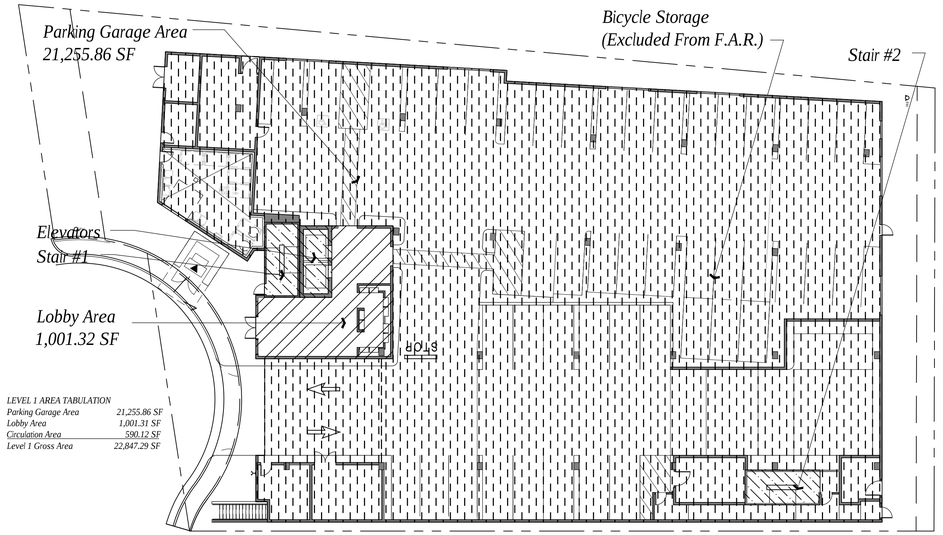
SCALE: 0 5 10 20

SHEET #: A0.3.1

JURISDICTION APPROVAL:



3 LEVEL 3 AREA PLAN



1 LEVEL 1 AREA PLAN

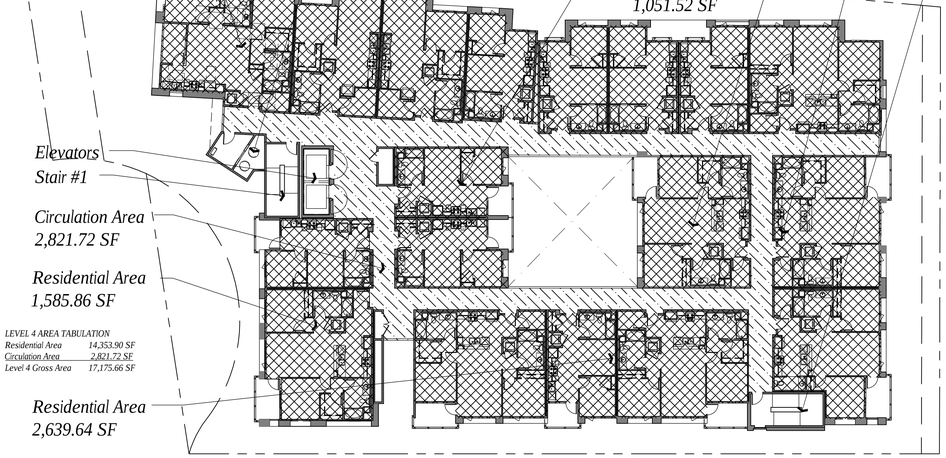
AREA LEGEND:

- LOBBY & RECREATION ROOM
- RESIDENTIAL UNITS
- COMMON AREA CIRCULATION
- RESIDENTIAL PRIVATE DECK

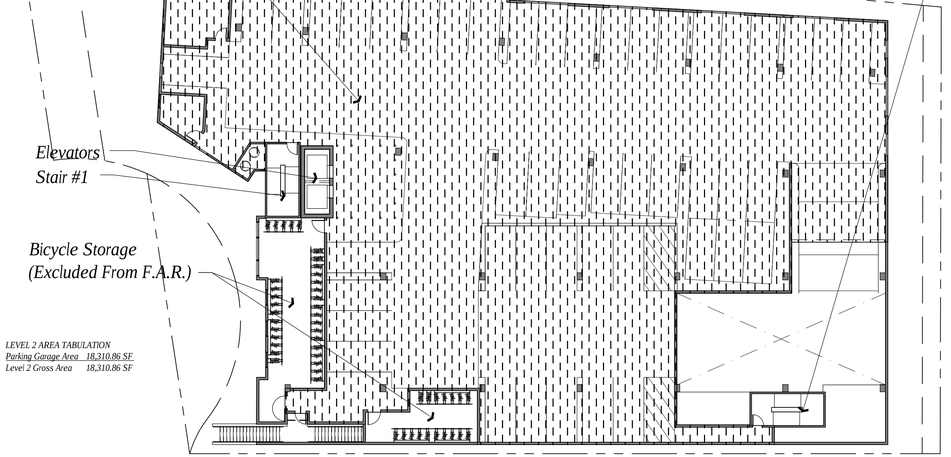
AREA TABULATION:

AREA TABULATION

Level 1 Gross Area	22,847.29 SF
Level 2 Gross Area	18,310.86 SF
Level 3 Gross Area	15,573.63 SF
Level 4 Gross Area	16,124.11 SF
Level 5 Gross Area	16,124.11 SF
Level 6 Gross Area	16,124.11 SF
Level 7 Gross Area	16,124.11 SF
Total Gross Floor Area	121,228.22 SF
Floor Area Ratio (FAR)	3.92



3 LEVEL 4 AREA PLAN



2 LEVEL 2 AREA PLAN

Area Calculations

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JURISDICTION APPROVAL:



3 LEVEL 7 AREA PLAN



1 LEVEL 5 AREA PLAN

AREA LEGEND:

- LOBBY & RECREATION ROOM
- RESIDENTIAL UNITS
- COMMON AREA CIRCULATION
- RESIDENTIAL PRIVATE DECK

AREA TABULATION:

Sheet A0.4 Area Tabulation

LEVEL 1 GROSS AREA	14,184.55
LEVEL 2 GROSS AREA	13,759.71
LEVEL 3 GROSS AREA	13,759.71
LEVEL 4 GROSS AREA	13,759.71
TOTAL GROSS AREA	55,463.68
FLOOR AREA RATIO	1.79



2 LEVEL 6 AREA PLAN

Area Calculations

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ARCHITECT:

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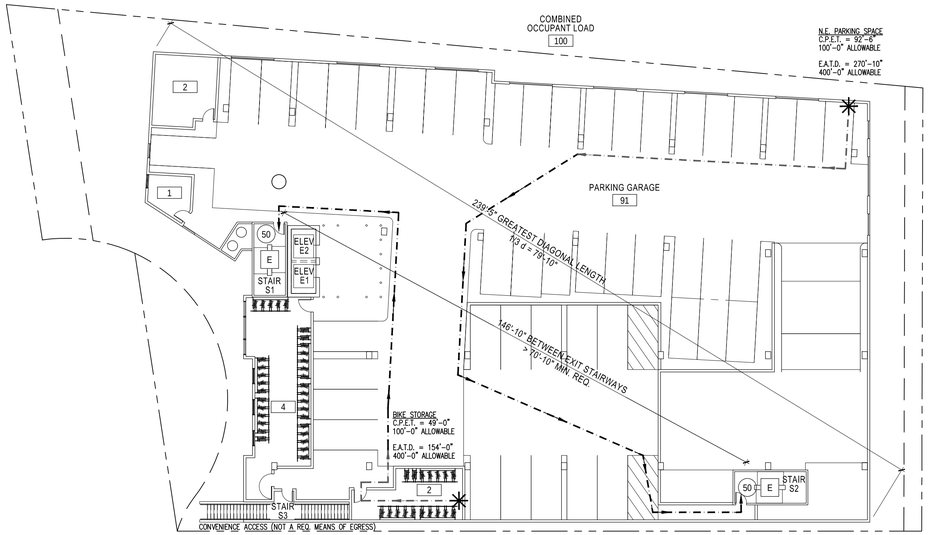
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SCALE: 0 5 10 20

SHEET #: A0.4.1

JURISDICTION APPROVAL:



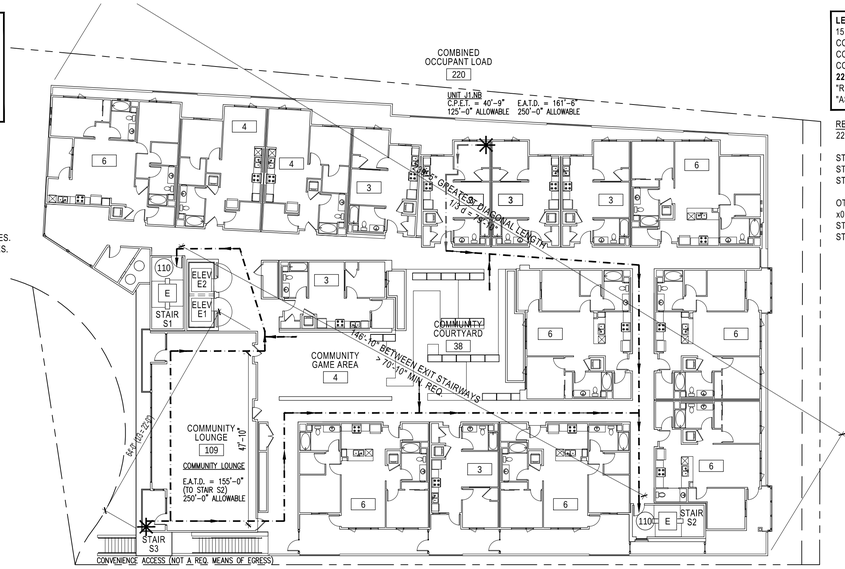
LEVEL (L2), TYPE IA , S-2
NO DWELLING UNITS
PARKING GARAGE
BIKE STORAGE
ACCESSORY STORAGE
UTILITY ROOM
100 OCCUPANTS
"PARKING GARAGES" FUNCTION (OLF = 200)
"ACSRY STOR. / EQUIP." FUNCTION (OLF = 300)

REQ. CAPACITY FOR MEANS OF EGRESS
100 OCCUPANTS TOTAL THIS LEVEL.

STAIRWAYS: x0.3" = 30.0" / 2 STAIRS = 15.0" EA.
STAIR S1: 15.0" < 44" PROVIDED; COMPLIES.
STAIR S2: 15.0" < 44" PROVIDED; COMPLIES.

OTHER EGRESS COMPONENTS:
x0.2" = 20.0" / 2 PATHS OF TRAVEL = 10.0" EA.
STAIR S1 DOOR: 10.0" < 36" PROVIDED; COMPLIES.
STAIR S2 DOOR: 10.0" < 36" PROVIDED; COMPLIES.

2 LEVEL 2 OCCUPANT LOAD & EGRESS



LEVEL (L3), TYPE IIIA, R-2
15 DWELLING UNITS
COMMUNITY COURTYARD
COMMUNITY GAMING AREA
COMMUNITY LOUNGE
220 OCCUPANTS
"RESIDENTIAL" FUNCTION (OLF = 200)
"ASSEMBLY - UNCONC." FUNCTION (OLF = 15)

REQ. CAPACITY FOR MEANS OF EGRESS
220 OCCUPANTS TOTAL THIS LEVEL.

STAIRWAYS: x0.3" = 66.0" / 2 STAIRS = 33.0" EA.
STAIR S1: 33.0" < 44" PROVIDED; COMPLIES.
STAIR S2: 33.0" < 44" PROVIDED; COMPLIES.

OTHER EGRESS COMPONENTS:
x0.2" = 44.0" / 2 PATHS OF TRAVEL = 22.0" EA.
STAIR S1 DOOR: 22.0" < 36" PROVIDED; COMPLIES.
STAIR S2 DOOR: 22.0" < 36" PROVIDED; COMPLIES.

3 LEVEL 3 OCCUPANT LOAD & EGRESS

Symbols Legend

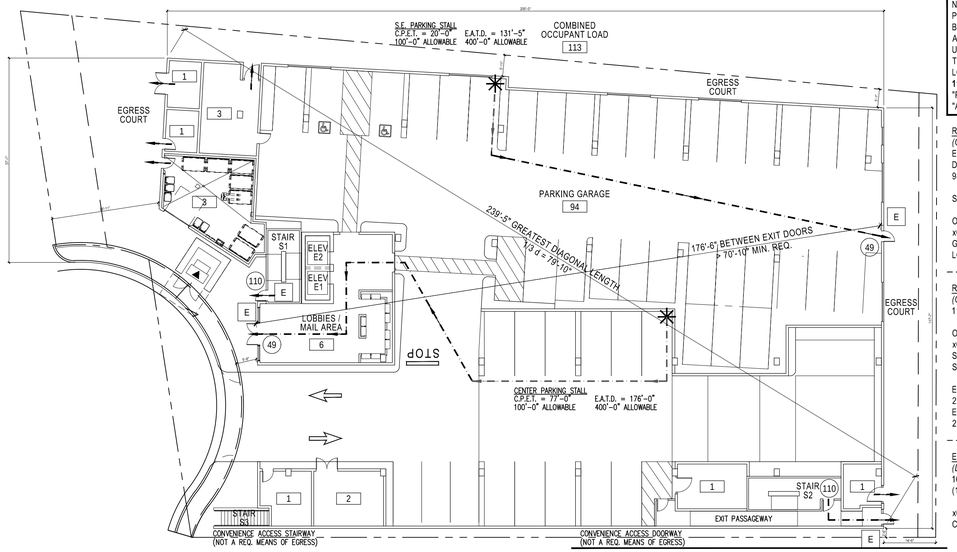
(53) TOTAL EXITING LOAD AT EGRESS COMPONENT.

100 OCCUPANT LOAD ORIGINATING FROM A SPACE

E INDICATES AN EXIT (C.B.C. SECTIONS) FROM A FIRE COMPARTMENT: EXTERIOR EXIT DOOR (1022.2), EXIT ENCLOSURE (1023), EXIT PASSAGEWAY (1024), HORIZONTAL EXIT (1026), OR EXTERIOR EXIT RAMP / STAIRWAYS (1027).

✳ INDICATES THE POINT AT WHICH COMMON PATH OF EGRESS TRAVEL WITHIN AN OCCUPIABLE SPACE, AND EXIT ACCESS TRAVEL DISTANCE WITHIN A STORY TO THE ENTRANCE OF AN EXIT, IS THE GREATEST.

E.A.T.D. / C.P.E.T.D. INDICATES PATH OF TRAVEL (P.O.T.) TO EXITS: THIS PATH COMPLIES AS AN ACCESSIBLE MEANS OF EGRESS (C.B.C. 1009). COMMON PATH OF EGRESS TRAVEL DISTANCE (C.P.E.T.D.) AS A PORTION OF THE TOTAL EXIT ACCESS TRAVEL DISTANCE (E.A.T.D.) IS SHOWN AS A HALF-TONE GRAY LINE.



LEVEL (L1), TYPE IA , S-2
NO DWELLING UNITS
PARKING GARAGE
BIKE STORAGE
ACCESSORY STORAGE
UTILITY ROOMS
TRASH ROOM
LOBBY/MAIL
113 OCCUPANTS
"PARKING GARAGES" FUNCTION (OLF = 200)
"ACSRY STOR. / EQUIP." FUNCTION (OLF = 300)

REQ. CAPACITY FOR MEANS OF EGRESS
(ORIGINATING FROM THIS LEVEL)
EXCLUDING SPACES THAT HAVE EXIT DOORS THAT DISCHARGE DIRECTLY TO THE EXTERIOR:
98 OCCUPANTS TOTAL THIS LEVEL.

STAIRWAYS NOT UTILIZED FROM THIS LEVEL.

OTHER EGRESS COMPONENTS:
x0.2" = 19.6" / 2 PATHS OF TRAVEL = 9.8" EA.
GARAGE EAST DOOR: 9.8" < 36" PROVIDED: COMPLIES.
LOBBY DOORS: 9.8" < 72" PROVIDED; COMPLIES.

REQ. CAPACITY FOR MEANS OF EGRESS
(ORIGINATING FROM LEVELS ABOVE, STAIRS S1 & S2)
110 OCCUPANTS AT STAIR S1 AND AT STAIR S2.

OTHER EGRESS COMPONENTS:
x0.2" = 44.0" = 22.0" EA.
STAIR S1 DOOR: 22.0" < 36" PROVIDED; COMPLIES.
STAIR S2 DOOR: 22.0" < 36" PROVIDED; COMPLIES.

EXIT PASSAGEWAY AT STAIR S2:
22.0" < 48" PROVIDED; COMPLIES.
EXIT PASSAGEWAY DOORS:
22.0" < 36" PROVIDED; COMPLIES.

EXIT DISCHARGE WIDTH OR CAPACITY
(DISCHARGING THROUGH EGRESS COURTS)
168 COMBINED OCCUPANT LOAD
(110 + 1 + 49 + 3 + 1 + 1 + 3)

x0.2" = 33.6" < 44.0" MIN. REQ. < 48" MIN. PROVIDED; COMPLIES.

1 LEVEL 1 OCCUPANT LOAD & EGRESS

General Notes

1. OCCUPANT LOADS INDICATED ARE FOR EACH SEPARATE FLOOR LEVEL SHOWN ON THIS SHEET ONLY. NO CUMULATIVE OCCUPANT LOADS FROM OTHER LEVELS NEED TO BE CONSIDERED IN DETERMINING THE REQ. WIDTH FOR MEANS OF EGRESS COMPONENTS, EXCEPT WHERE SPECIFICALLY NOTED ON LEVEL L1 (STREET) AS POINTS OF EGRESS CONVERGENCE (C.B.C. 1005.6).

2. THE OCCUPANT LOADS OF PRIVATE RESIDENTIAL PATIO & BALCONY AREAS ARE INCLUDED IN THE TOTAL OCCUPANT LOADS INDICATED AT INDIVIDUAL DWELLING UNITS.

3. THE MIN. WIDTH OF ANY COMPONENT IN THE MEANS OF EGRESS SYSTEM SHALL NOT BE LESS THAN THE PRODUCT DETERMINED BY MULTIPLYING THE TOTAL OCCUPANT LOAD BY THE APPLICABLE FACTOR SET FORTH BY C.B.C. 1006.2.1 (REFER ALSO TO G.N. 7D). THE TOTAL OCC. LOAD OF INDIVIDUAL SPACES ARE DETERMINED BY DIVIDING FLOOR AREA BY THE OCCUPANT LOAD FACTORS LISTED IN C.B.C. TABLE 1004.5. STAIRWAYS (C.B.C. 1009.3.2, EX. 1; C.B.C. 1011.2, EX. 1), CORRIDORS (C.B.C. 1020.3, TABLE 1020.3), EGRESS BALCONIES (C.B.C. 1021) & EGRESS COURTS (C.B.C 1029.2) SHALL BE A MIN. OF 44-IN. WIDE. SEE EXCEPTIONS FOR ALLOWANCE OF A 36-IN. WIDTH. WHERE THE MEANS OF EGRESS COMPONENT IS SERVING AN OCCUPANT LOAD OF LESS THAN 50.

4. MEANS OF EGRESS DOORS & GATES SHALL PROVIDE A CLEAR WIDTH OF 32-IN. THE MAX. WIDTH OF A SWINGING DOOR LEAF SHALL BE 48-IN. (C.B.C. 1010.1.1) & SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS (C.B.C. 1010.1.2.1).

5. (2) EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD AND THE COMMON PATH OF EGRESS TRAVEL DISTANCE (C.P.E.T.D.) EXCEEDS THE VALUES LISTED IN C.B.C. TABLE 1006.2.1 FOR BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH C.B.C. 903.3.1.1:
"A" OCCUPANCY: (49) MAX. OCCUPANT LOAD; 75-FEET MAX.
"B" OCCUPANCY: (49) MAX. OCCUPANT LOAD; 100-FEET MAX.
"R-2" OCCUPANCY: (20) MAX. OCCUPANT LOAD; 125-FEET MAX.
"S" OCCUPANCY: (29) MAX. OCCUPANT LOAD; 100-FEET MAX.

6. THE MINIMUM REQUIRED NUMBER OF EXITS FROM ANY STORY SHALL BE (C.B.C. TABLE 1006.3.3):
(2) FOR OCCUPANT LOADS BETWEEN 1 - 500 PER STORY.
(3) FOR OCCUPANT LOADS BETWEEN 501 - 1000 PER STORY.
(4) FOR OCCUPANT LOADS MORE THAN 1000 PER STORY.

SEE C.B.C. 1006.3.4 FOR EXCEPTIONS, WHERE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIABLE ROOF; REFER TO G.N. 5).

7. IN BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC FIRE SPRINKLER IN COMPLIANCE WITH 903.3.1.1:

(A) THE SEPARATION DISTANCE BETWEEN EXIT OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD THE LENGTH OF THE MAX. OVERALL DIAGONAL DIMENSION OF THE AREA SERVED (C.B.C. 1007.1.1, EX. 2). WHERE MORE THAN (2) ARE PROVIDED, AT LEAST (2) SHALL CONFORM TO THE ONE-THIRD DISTANCE PROVISION (C.B.C. 1007.1.2).

(B) COMMON PATH OF EGRESS TRAVEL DISTANCE (C.P.E.T.D.):
FOR "A" OCCUPANCIES, THE C.P.E.T.D. SHALL NOT EXCEED THE FOLLOWING VALUES
(C.B.C. 1030.8, EX. 1 & 2):
"A" OCCUPANCY (FROM ANY SEAT, TO A POINT HAVING A CHOICE OF 2-PATHS): 30-FEET MAX.
"A" OCCUPANCY (SMOKE-PROTECTED ASSEMBLY): 50-FEET MAX.,
"A" OCCUPANCY (SERVING LESS THAN 50 OCCUPANTS): 75-FEET MAX.

(C) THE TOTAL EXIT ACCESS TRAVEL DISTANCE (E.A.T.D.) SHALL NOT EXCEED THE VALUES LISTED IN C.B.C. TABLE 1017.2:
"A" OCCUPANCY: 250-FEET MAX.
"B" OCCUPANCY: 300-FEET MAX.
"R" OCCUPANCY: 250-FEET MAX.
"S-2" OCCUPANCY: 400-FEET MAX.

(D) THE REQUIRED CAPACITY, IN INCHES, OF A MEANS OF EGRESS COMPONENT SHALL NOT BE LESS THAN CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED, BY THE EGRESS CAPACITY FACTORS LISTED BELOW (C.B.C. 1005.3):
FOR STAIRWAYS: 0.3 INCHES PER OCCUPANT
FOR OTHER EGRESS COMPONENTS: 0.2 INCHES PER OCCUPANT.

(E) ELEVATORS SHALL NOT BE REQUIRED TO ACT AS ACCESSIBLE MEANS OF EGRESS WHERE AN ACCESSIBLE FLOOR IS LESS THAN (4) STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE (C.B.C. 1009.2.1). LEVEL L1 (STREET LEVEL) IS THE LEVEL OF EXIT DISCHARGE.

(F) CLEAR WIDTH OF 48-IN. MIN. BETWEEN HANDRAILS IS NOT REQ. IN EXIT STAIRWAYS PER C.B.C. 1009.3.2, EX. 1.

(G) AREAS OF REFUGE ARE NOT REQ. IN EXIT STAIRWAYS PER C.B.C. 1009.3.3, EX. 1, 2 & 5.

8. NUMBER, LOCATION & DIRECTION OF EXIT SIGNS ARE SHOWN ON THIS SHEET; SEE BUILDING PLANS AND/OR ELECTRICAL PLANS FOR THEIR DEPICTION ON LARGER SCALE DRAWINGS.

9. EGRESS THROUGH INTERVENING SPACES (C.B.C. 1016.2):
(A) EXIT ACCESS THROUGH AN ENCLOSED LOBBY IS PERMITTED IN GROUPS "R" & "S" OCCUPANCIES, ACCESS TO NOT LESS THAN ONE OF THE REQ. EXITS SHALL BE PROVIDED WITHOUT TRAVEL THROUGH THE ENCLOSED ELEVATOR LOBBY. WHERE THE PATH OF EXIT ACCESS TRAVEL PASSES THROUGH AN ENCLOSED ELEVATOR LOBBY, THE LEVEL OF PROTECTION REQ. FOR THE ENCLOSED ELEVATOR LOBBY IS NOT REQ. TO BE EXTENDED TO THE EXIT UNLESS DIRECT ACCESS TO AN EXIT IS REQ. BY OTHER SECTIONS OF THIS CODE.

(B) EGRESS FROM A ROOM / SPACE IS ALLOWED TO PASS THROUGH ADJOINING OR INTERVENING ROOMS / AREAS, PROVIDED THAT SUCH ARE ADJOINING & ACCESSORY TO EACH OTHER, OR ADJOINING & ARE THE SAME / LESSER HAZARD OCCUPANCY GROUP; AND PROVIDE A DISCERNABLE PATH OF EGRESS TRAVEL TO AN EXIT.

(C) AN EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS; SEE EXCEPTION FOR EGRESS FROM AN ELEVATOR LOBBY.

(D) MEANS OF EGRESS FROM DWELLING UNITS OR SLEEPING AREAS SHALL NOT LEAD THROUGH OTHER SLEEPING AREAS, TOILET ROOMS OR BATHROOMS.

(E) EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES. EXCEPTION: MEANS OF EGRESS ARE NOT PROHIBITED THROUGH A KITCHEN AREA SERVING ADJOINING ROOMS CONSTITUTING PART OF THE SAME DWELLING OR SLEEPING UNIT.

Egress Diagrams

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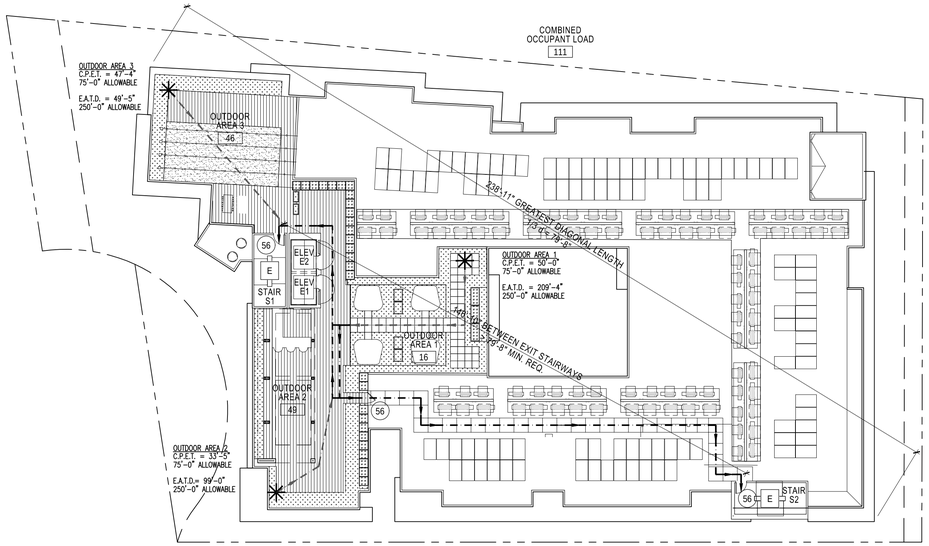
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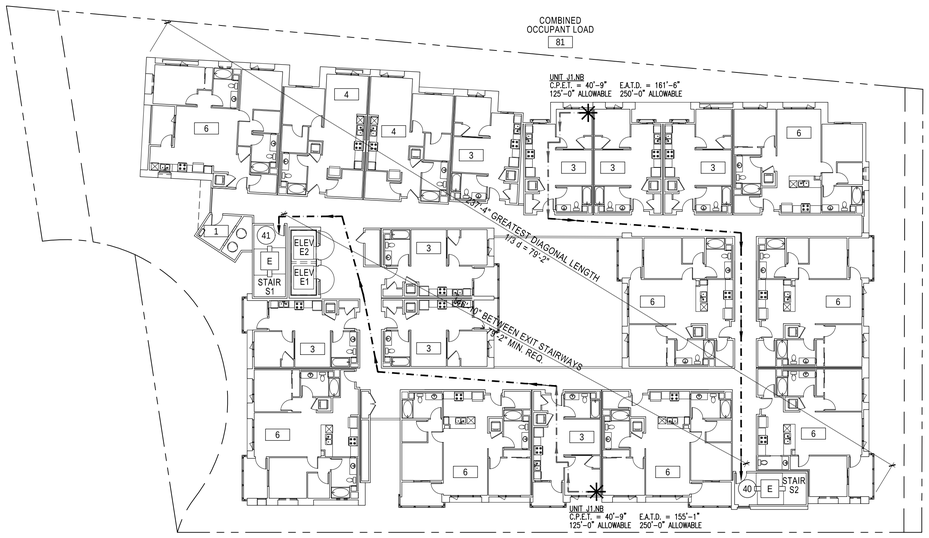
ROOF LEVEL (LR), TYPE IIIA, R-2
NO DWELLING UNITS
NO ENCLOSED OCCUPIABLE SPACE
111 OCCUPANTS
ROOF DECK AREA CONTAINS 3 SMALL ASSEMBLY AREAS PER CBC SEC. 303.1.1 & 303.1.2 CLASSIFIED AS GROUP B OCCUPANCY. EACH DECK ASSEMBLY AREA OCCUPANT LOAD IS LESS THAN 50.

REQ. CAPACITY FOR MEANS OF EGRESS
111 OCCUPANTS TOTAL THIS LEVEL.

STAIRWAYS: 56x0.3" = 17" MIN.
STAIR S1: 17" < 44" PROVIDED; COMPLIES.
STAIR S2: 17" < 44" PROVIDED; COMPLIES.

OTHER EGRESS COMPONENTS:
56 x0.2" =12.0"
STAIR S1 DOOR: 12" < 36" PROVIDED; COMPLIES.
STAIR S2 DOOR: 12" < 36" PROVIDED; COMPLIES.
GATE TO STAIR S2: 12" < 36" PROVIDED; COMPLIES.

2 LEVEL R OCCUPANT LOAD & EGRESS



LEVEL (L7), TYPE IIIA, R-2
18 DWELLING UNITS
81 OCCUPANTS
"RESIDENTIAL" FUNCTION (OLF = 200)

LEVEL (L6), TYPE IIIA, R-2
18 DWELLING UNITS
81 OCCUPANTS
"RESIDENTIAL" FUNCTION (OLF = 200)

LEVEL (L5), TYPE IIIA, R-2
18 DWELLING UNITS
81 OCCUPANTS
"RESIDENTIAL" FUNCTION (OLF = 200)

LEVEL (L4), TYPE IIIA, R-2
18 DWELLING UNITS
81 OCCUPANTS
"RESIDENTIAL" FUNCTION (OLF = 200)

REQ. CAPACITY FOR MEANS OF EGRESS
81 OCCUPANTS TOTAL THIS LEVEL.

STAIRWAYS: x0.3" = 24.3" / 2 STAIRS = 12.2" EA.
STAIR S1: 12.2" < 44" PROVIDED; COMPLIES.
STAIR S2: 12.2" < 44" PROVIDED; COMPLIES.

OTHER EGRESS COMPONENTS:
x0.2" = 16.2" / 2 PATHS OF TRAVEL = 8.1" EA.
STAIR S1 DOOR: 8.1" < 36" PROVIDED; COMPLIES.
STAIR S2 DOOR: 8.1" < 36" PROVIDED; COMPLIES.

1 LEVELS 4 - 7 OCCUPANT LOAD & EGRESS

Symbols Legend

(53) TOTAL EXITING LOAD AT EGRESS COMPONENT.

[100] OCCUPANT LOAD ORIGINATING FROM A SPACE

[E] INDICATES AN EXIT (C.B.C. SECTIONS) FROM A FIRE COMPARTMENT; EXTERIOR EXIT DOOR (1022.2), EXIT ENCLOSURE (1023), EXIT PASSAGEWAY (1024), HORIZONTAL EXIT (1026), OR EXTERIOR EXIT RAMP / STAIRWAYS (1027).

✳ INDICATES THE POINT AT WHICH COMMON PATH OF EGRESS TRAVEL WITHIN AN OCCUPIABLE SPACE, AND EXIT ACCESS TRAVEL DISTANCE WITHIN A STORY TO THE ENTRANCE OF AN EXIT, IS THE GREATEST.

E.A.T.D. / C.P.E.T.D. INDICATES PATH OF TRAVEL (P.O.T.) TO EXITS: THIS PATH COMPLIES AS AN ACCESSIBLE MEANS OF EGRESS (C.B.C. 1009). COMMON PATH OF EGRESS TRAVEL DISTANCE (C.P.E.T.D.) AS A PORTION OF THE TOTAL EXIT ACCESS TRAVEL DISTANCE (E.A.T.D.) IS SHOWN AS A HALF-TONE GRAY LINE.

General Notes

1. OCCUPANT LOADS INDICATED ARE FOR EACH SEPARATE FLOOR LEVEL SHOWN ON THIS SHEET ONLY. NO CUMULATIVE OCCUPANT LOADS FROM OTHER LEVELS NEED TO BE CONSIDERED IN DETERMINING THE REQ. WIDTH FOR MEANS OF EGRESS COMPONENTS, EXCEPT WHERE SPECIFICALLY NOTED ON LEVEL L1 (STREET) AS POINTS OF EGRESS CONVERGENCE (C.B.C. 1005.6).

2. THE OCCUPANT LOADS OF PRIVATE RESIDENTIAL PATIO & BALCONY AREAS ARE INCLUDED IN THE TOTAL OCCUPANT LOADS INDICATED AT INDIVIDUAL DWELLING UNITS.

3. THE MIN. WIDTH OF ANY COMPONENT IN THE MEANS OF EGRESS SYSTEM SHALL NOT BE LESS THAN THE PRODUCT DETERMINED BY MULTIPLYING THE TOTAL OCCUPANT LOAD BY THE APPLICABLE FACTOR SET FORTH BY C.B.C. 1006.2.1 (REFER ALSO TO G.N. 7D). THE TOTAL OCC. LOAD OF INDIVIDUAL SPACES ARE DETERMINED BY DIVIDING FLOOR AREA BY THE OCCUPANT LOAD FACTORS LISTED IN C.B.C. TABLE 1004.5. STAIRWAYS (C.B.C. 1009.3.2, EX. 1; C.B.C. 1011.2, EX. 1), CORRIDORS (C.B.C. 1020.3, TABLE 1020.3), EGRESS BALCONIES (C.B.C. 1021) & EGRESS COURTS (C.B.C 1029.2) SHALL BE A MIN. OF 44-IN. WIDE. SEE EXCEPTIONS FOR ALLOWANCE OF A 36-IN. WIDTH, WHERE THE MEANS OF EGRESS COMPONENT IS SERVING AN OCCUPANT LOAD OF LESS THAN 50.

4. MEANS OF EGRESS DOORS & GATES SHALL PROVIDE A CLEAR WIDTH OF 32-IN. THE MAX. WIDTH OF A SWINGING DOOR LEAF SHALL BE 48-IN. (C.B.C. 1010.1.1) & SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS (C.B.C. 1010.1.2.1).

5. (2) EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD AND THE COMMON PATH OF EGRESS TRAVEL DISTANCE (C.P.E.T.D.) EXCEEDS THE VALUES LISTED IN C.B.C. TABLE 1006.2.1 FOR BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH C.B.C. 903.3.1.1:
"A" OCCUPANCY: (49) MAX. OCCUPANT LOAD; 75-FEET MAX.
"B" OCCUPANCY: (49) MAX. OCCUPANT LOAD; 100-FEET MAX.
"R-2" OCCUPANCY: (20) MAX. OCCUPANT LOAD; 125-FEET MAX.
"S" OCCUPANCY: (29) MAX. OCCUPANT LOAD; 100-FEET MAX.

6. THE MINIMUM REQUIRED NUMBER OF EXITS FROM ANY STORY SHALL BE (C.B.C. TABLE 1006.3.3):
(2) FOR OCCUPANT LOADS BETWEEN 1 - 500 PER STORY.
(3) FOR OCCUPANT LOADS BETWEEN 501 - 1000 PER STORY.
(4) FOR OCCUPANT LOADS MORE THAN 1000 PER STORY.

SEE C.B.C. 1006.3.4 FOR EXCEPTIONS, WHERE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIABLE ROOF; REFER TO G.N. 5).

7. IN BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC FIRE SPRINKLER IN COMPLIANCE WITH 903.3.1.1:

(A) THE SEPARATION DISTANCE BETWEEN EXIT OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD THE LENGTH OF THE MAX. OVERALL DIAGONAL DIMENSION OF THE AREA SERVED (C.B.C., 1007.1.1, EX. 2). WHERE MORE THAN (2) ARE PROVIDED, AT LEAST (2) SHALL CONFORM TO THE ONE-THIRD DISTANCE PROVISION (C.B.C. 1007.1.2).

(B) COMMON PATH OF EGRESS TRAVEL DISTANCE (C.P.E.T.D.): FOR "A" OCCUPANCIES, THE C.P.E.T.D. SHALL NOT EXCEED THE FOLLOWING VALUES (C.B.C., 1030.8, EX. 1 & 2):
"A" OCCUPANCY (FROM ANY SEAT, TO A POINT HAVING A CHOICE OF 2-PATHS): 30-FEET MAX.
"A" OCCUPANCY (SMOKE-PROTECTED ASSEMBLY): 50-FEET MAX.,
"A" OCCUPANCY (SERVING LESS THAN 50 OCCUPANTS): 75-FEET MAX.

(C) THE TOTAL EXIT ACCESS TRAVEL DISTANCE (E.A.T.D.) SHALL NOT EXCEED THE VALUES LISTED IN C.B.C. TABLE 1017.2:
"A" OCCUPANCY: 250-FEET MAX.
"B" OCCUPANCY: 300-FEET MAX.
"R" OCCUPANCY: 250-FEET MAX.
"S-2" OCCUPANCY: 400-FEET MAX.

(D) THE REQUIRED CAPACITY, IN INCHES, OF A MEANS OF EGRESS COMPONENT SHALL NOT BE LESS THAN CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED, BY THE EGRESS CAPACITY FACTORS LISTED BELOW (C.B.C. 1005.3):
FOR STAIRWAYS: 0.3 INCHES PER OCCUPANT
FOR OTHER EGRESS COMPONENTS: 0.2 INCHES PER OCCUPANT.

(E) ELEVATORS SHALL NOT BE REQUIRED TO ACT AS ACCESSIBLE MEANS OF EGRESS WHERE AN ACCESSIBLE FLOOR IS LESS THAN (4) STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE (C.B.C. 1009.2.1). LEVEL L1 (STREET LEVEL) IS THE LEVEL OF EXIT DISCHARGE.

(F) CLEAR WIDTH OF 48-IN. MIN. BETWEEN HANDRAILS IS NOT REQ. IN EXIT STAIRWAYS PER C.B.C. 1009.3.2, EX. 1.

(G) AREAS OF REFUGE ARE NOT REQ. IN EXIT STAIRWAYS PER C.B.C. 1009.3.3, EX. 1, 2 & 5.

8. NUMBER, LOCATION & DIRECTION OF EXIT SIGNS ARE SHOWN ON THIS SHEET; SEE BUILDING PLANS AND/OR ELECTRICAL PLANS FOR THEIR DEPICTION ON LARGER SCALE DRAWINGS.

9. EGRESS THROUGH INTERVENING SPACES (C.B.C. 1016.2):
(A) EXIT ACCESS THROUGH AN ENCLOSED LOBBY IS PERMITTED IN GROUPS "R" & "S" OCCUPANCIES, ACCESS TO NOT LESS THAN ONE OF THE REQ. EXITS SHALL BE PROVIDED WITHOUT TRAVEL THROUGH THE ENCLOSED ELEVATOR LOBBY. WHERE THE PATH OF EXIT ACCESS TRAVEL PASSES THROUGH AN ENCLOSED ELEVATOR LOBBY, THE LEVEL OF PROTECTION REQ. FOR THE ENCLOSED ELEVATOR LOBBY IS NOT REQ. TO BE EXTENDED TO THE EXIT UNLESS DIRECT ACCESS TO AN EXIT IS REQ. BY OTHER SECTIONS OF THIS CODE.

(B) EGRESS FROM A ROOM / SPACE IS ALLOWED TO PASS THROUGH ADJOINING OR INTERVENING ROOMS / AREAS, PROVIDED THAT SUCH ARE ADJOINING & ACCESSORY TO EACH OTHER, OR ADJOINING & ARE THE SAME / LESSER HAZARD OCCUPANCY GROUP, AND PROVIDE A DISCERNABLE PATH OF EGRESS TRAVEL TO AN EXIT.

(C) AN EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS; SEE EXCEPTION FOR EGRESS FROM AN ELEVATOR LOBBY.

(D) MEANS OF EGRESS FROM DWELLING UNITS OR SLEEPING AREAS SHALL NOT LEAD THROUGH OTHER SLEEPING AREAS, TOILET ROOMS OR BATHROOMS.

(E) EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES. EXCEPTION: MEANS OF EGRESS ARE NOT PROHIBITED THROUGH A KITCHEN AREA SERVING ADJOINING ROOMS CONSTITUTING PART OF THE SAME DWELLING OR SLEEPING UNIT.

Egress Diagrams

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ARCHITECT:
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

1919 O'Farrell Street

PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

OWNER:
O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
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415-297-0709

Formal Planning Application Set

ISSUES & REVISIONS

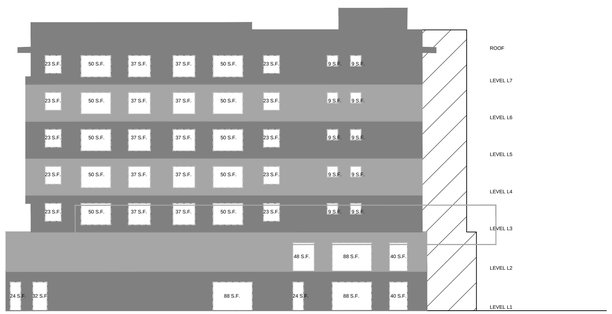
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 0 5 10 20

SHEET #: A0.5.1

JURISDICTION APPROVAL:



Proposed Building Footprint
(SHOWN SHADED)

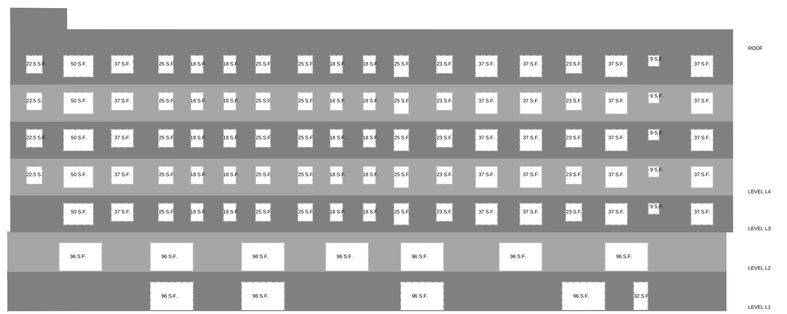
EAST ELEVATION

UNPROTECTED, SPRINKLERED (UP, S): 10-FEET TO LESS THAN 15-FEET.

TOTAL ELEVATIONAL AREA AT L7:	1897 SQ. FT.	TOTAL OPENING AREA AT L7:	238 SF
TOTAL ELEVATIONAL AREA AT L6:	1144 SQ. FT.	TOTAL OPENING AREA AT L6:	238 SF
TOTAL ELEVATIONAL AREA AT L5:	1144 SQ. FT.	TOTAL OPENING AREA AT L5:	238 SF
TOTAL ELEVATIONAL AREA AT L4:	1144 SQ. FT.	TOTAL OPENING AREA AT L4:	238 SF
TOTAL ELEVATIONAL AREA AT L3:	1132 SQ. FT.	TOTAL OPENING AREA AT L3:	238 SF
TOTAL ELEVATIONAL AREA AT L2:	1293 SQ. FT.	TOTAL OPENING AREA AT L2:	176 SF
TOTAL ELEVATIONAL AREA AT L1:	1293 SQ. FT.	TOTAL OPENING AREA AT L1:	296 SF

L7: O.A. / E.A. x100 = 12.55% < 45%; COMPLIES.
L6: O.A. / E.A. x100 = 20.80% < 45%; COMPLIES.
L5: O.A. / E.A. x100 = 20.80% < 45%; COMPLIES.
L4: O.A. / E.A. x100 = 20.80% < 45%; COMPLIES.
L3: O.A. / E.A. x100 = 21.02% < 45%; COMPLIES.
L2: O.A. / E.A. x100 = 13.61% < 45%; COMPLIES.
L1: O.A. / E.A. x100 = 22.89% < 45%; COMPLIES.

3 EAST ELEVATION



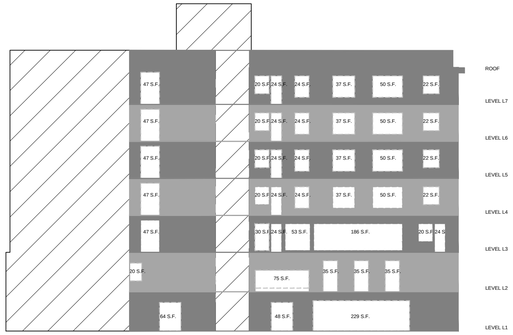
NORTH ELEVATION

UNPROTECTED, SPRINKLERED (UP, S): 10-FEET TO LESS THAN 15-FEET.

TOTAL ELEVATIONAL AREA AT L5:	3153 SQ. FT.	TOTAL OPENING AREA AT L7:	378.5 SF
TOTAL ELEVATIONAL AREA AT L6:	2085 SQ. FT.	TOTAL OPENING AREA AT L6:	378.5 SF
TOTAL ELEVATIONAL AREA AT L5:	2085 SQ. FT.	TOTAL OPENING AREA AT L5:	378.5 SF
TOTAL ELEVATIONAL AREA AT L4:	2085 SQ. FT.	TOTAL OPENING AREA AT L4:	378.5 SF
TOTAL ELEVATIONAL AREA AT L3:	2085 SQ. FT.	TOTAL OPENING AREA AT L3:	356 SF
TOTAL ELEVATIONAL AREA AT L2:	2208 SQ. FT.	TOTAL OPENING AREA AT L2:	672 SF
TOTAL ELEVATIONAL AREA AT L1:	2208 SQ. FT.	TOTAL OPENING AREA AT L1:	416 SF

L6: O.A. / E.A. x100 = 12.00% < 45%; COMPLIES.
L3: O.A. / E.A. x100 = 18.15% < 45%; COMPLIES.
L2: O.A. / E.A. x100 = 18.15% < 45%; COMPLIES.
L4: O.A. / E.A. x100 = 18.15% < 45%; COMPLIES.
L3: O.A. / E.A. x100 = 17.05% < 45%; COMPLIES.
L2: O.A. / E.A. x100 = 30.43% < 45%; COMPLIES.
L1: O.A. / E.A. x100 = 18.84% < 45%; COMPLIES.

1 NORTH ELEVATION



WEST ELEVATION

UNPROTECTED, SPRINKLERED (UP, S): 10-FEET TO LESS THAN 15-FEET.

TOTAL ELEVATIONAL AREA AT L5:	1378 SQ. FT.	TOTAL OPENING AREA AT L7:	224 SF
TOTAL ELEVATIONAL AREA AT L6:	949 SQ. FT.	TOTAL OPENING AREA AT L6:	224 SF
TOTAL ELEVATIONAL AREA AT L5:	949 SQ. FT.	TOTAL OPENING AREA AT L5:	224 SF
TOTAL ELEVATIONAL AREA AT L4:	949 SQ. FT.	TOTAL OPENING AREA AT L4:	224 SF
TOTAL ELEVATIONAL AREA AT L3:	949 SQ. FT.	TOTAL OPENING AREA AT L3:	384 SF
TOTAL ELEVATIONAL AREA AT L2:	1010 SQ. FT.	TOTAL OPENING AREA AT L2:	200 SF
TOTAL ELEVATIONAL AREA AT L1:	1010 SQ. FT.	TOTAL OPENING AREA AT L1:	341 SF

L7: O.A. / E.A. x100 = 16.26% < 45%; COMPLIES.
L6: O.A. / E.A. x100 = 23.60% < 45%; COMPLIES.
L5: O.A. / E.A. x100 = 23.60% < 45%; COMPLIES.
L4: O.A. / E.A. x100 = 23.60% < 45%; COMPLIES.
L3: O.A. / E.A. x100 = 40.46% < 45%; COMPLIES.
L2: O.A. / E.A. x100 = 19.80% < 45%; COMPLIES.
L1: O.A. / E.A. x100 = 33.76% < 45%; COMPLIES.

3 WEST ELEVATION



SOUTH ELEVATION

UNPROTECTED, SPRINKLERED (UP, S): 5-FEET TO LESS THAN 10-FEET.

TOTAL ELEVATIONAL AREA AT L7:	2732 SQ. FT.	TOTAL OPENING AREA AT L7:	358 SF
TOTAL ELEVATIONAL AREA AT L6:	1796 SQ. FT.	TOTAL OPENING AREA AT L6:	378 SF
TOTAL ELEVATIONAL AREA AT L5:	1796 SQ. FT.	TOTAL OPENING AREA AT L5:	378 SF
TOTAL ELEVATIONAL AREA AT L4:	1796 SQ. FT.	TOTAL OPENING AREA AT L4:	378 SF
TOTAL ELEVATIONAL AREA AT L3:	1784 SQ. FT.	TOTAL OPENING AREA AT L3:	313 SF
TOTAL ELEVATIONAL AREA AT L2:	1926 SQ. FT.	TOTAL OPENING AREA AT L2:	24 SF
TOTAL ELEVATIONAL AREA AT L1:	3001 SQ. FT.	TOTAL OPENING AREA AT L1:	0 SF

L7: O.A. / E.A. x100 = 13.84% < 25%; COMPLIES.
L6: O.A. / E.A. x100 = 21.05% < 25%; COMPLIES.
L5: O.A. / E.A. x100 = 21.05% < 25%; COMPLIES.
L4: O.A. / E.A. x100 = 21.05% < 25%; COMPLIES.
L3: O.A. / E.A. x100 = 17.54% < 25%; COMPLIES.
L2: O.A. / E.A. x100 = 1.25% < 25%; COMPLIES.
L1: O.A. / E.A. x100 = 0% < 25%; COMPLIES.

2 SOUTH ELEVATION

Exterior Openings Analysis Diagrams

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ARCHITECT:
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TUSTIN, CA 92780
714–389–1890

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Formal Planning Application Set

ISSUES & REVISIONS

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MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

SCALE: 0 5 10 20

SHEET #: A0.6



4 LEVEL 6 BMR DIAGRAM



2 LEVEL 4 BMR DIAGRAM



1 LEVEL 3 BMR DIAGRAM



5 LEVEL 7 BMR DIAGRAM



3 LEVEL 5 BMR DIAGRAM

BMR UNITS	Unit Type	Unit Area	Deck Area	L3	L4	L5	L6	L7	Units	BMR UNITS VLI-11%	BMR UNITS LI-4%
	J1.0 (1BR/1BA Unit)	539	74		1	1			2	4	1
	J1.0 (1BR/1BA Podium Patio)	539	168	1					1		
	J1.NB (1BR/1BA Unit)	539					1	1	2		
	A2.NB (1BR/1BA Unit)	781		1					1	0	1
	B1.0 (2BR/1.5BA Unit)	923	74			1			1	4	1
	B2.0 (2BR/2BA Unit)	1,042	74	1	1		1	1	4		
	Total Residential			3	2	2	2	2	**11**	**8**	**3**

BMR Unit Distribution Diagrams

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SHEET #: A0.7

JURISDICTION APPROVAL:



1 CITY HALL



2 CITY HALL PARKING LOT



3 PARKING STRUCTURE



4 PARKING STRUCTURE SPEED RAMP



5 MID-RISE OFFICE



6 MID-RISE OFFICE DRIVEWAY



7 EXISTING SITE: BUILDING & WALKWAY



8 EXISTING SITE: PARKING LOT



9 SOUTH PROPERTY LINE AT LOW-RISE OFFICE



10 LOW-RISE OFFICE



11 MULTIFAMILY COMMUNITY



12 MULTIFAMILY COMMUNITY



13 EXISTING SITE: BUILDING & LAWN



14 EXISTING SITE: BUILDING & LAWN



15 WEST PROPERTY LINE AT MID-RISE OFFICE



16 EXISTING SITE FROM FREEWAY OFF-RAMP



17 O'FARRELL EAST



18 O'FARRELL WEST



19 O'FARRELL NORTH



20 EXISTING SITE FROM FREEWAY

Existing Site Context

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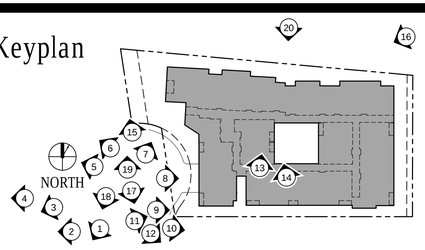
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Keyplan



Formal Planning Application Set

ISSUES & REVISIONS

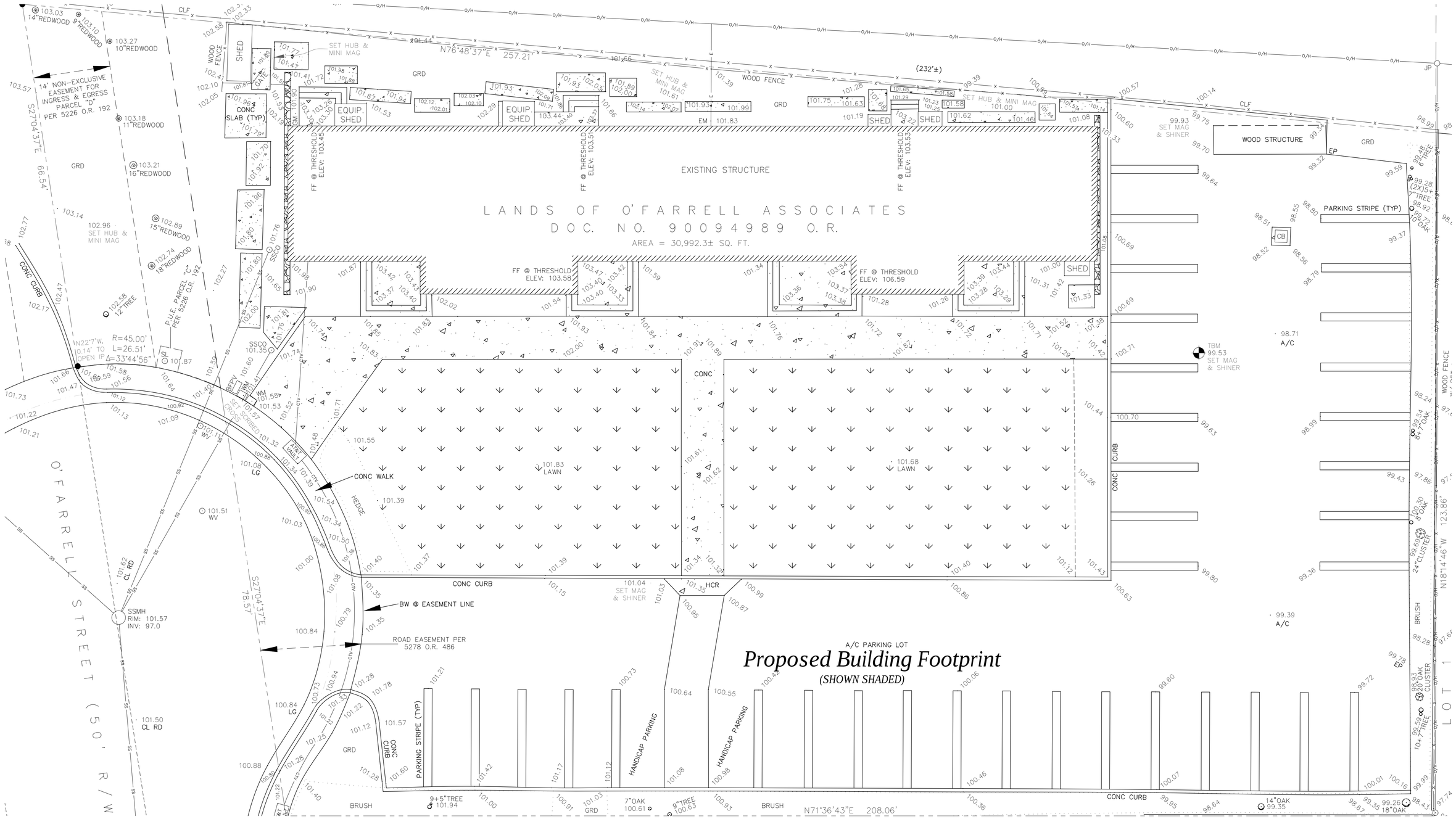
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE:

SHEET #: A0.8

JURISDICTION APPROVAL:



Existing Site Plan

Formal Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 0 2 4 8

SHEET #: A0.9

JURISDICTION APPROVAL:

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ARCHITECT:

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Grade Plane Calculation

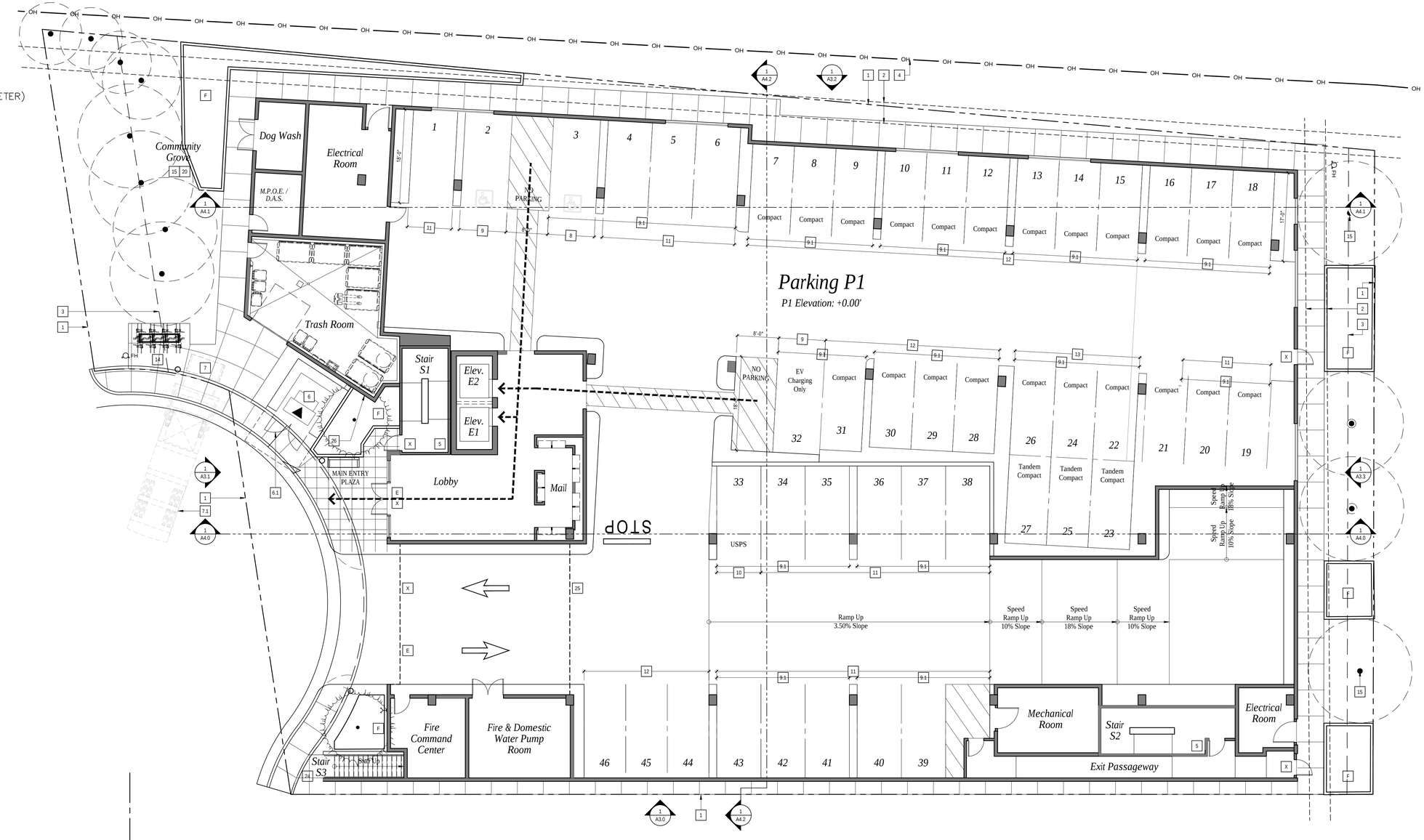
SOUTH ELEVATION:
AVG GRADE 100.03 X ELEV LENGTH 175' = 17,505.25'

WEST ELEVATION:
AVG GRADE 101.50 X ELEV LENGTH 145.30' = 14,747.95'

NORTH ELEVATION:
AVG GRADE 100.86 X ELEV LENGTH 201' = 20,272.86'

EAST ELEVATION:
AVG GRADE 99.38 X ELEV LENGTH 117.60 = 11,687.09'

TOTAL 4 SIDES OF BLDG = 64,213.15' / 638.90' (PERIMETER)
AVG. GRADE PLANE = 100.5



Keynotes

1 PROPERTY LINE
2 SETBACK LINE: OSHA
3 EASEMENT LINE
4 LINE OF OVERHEAD POWER LINES
5 FIRE WATER RISER
6 TRANSFORMER & PAD
6.1 TRANSFORMER SCREEN GATES
7 SOLID WASTE STAGING AREA
7.1 SOLID WASTE TRUCK SERVICE LOCATION
8 ADA PARKING: 9'–0" x 18'–0"
9 ADA VAN PARKING: 9'–0" x 18'–0"
10 USPS PARKING: 8'–6" x 18'–0"
11 STANDARD PARKING: 8'–6" x 18'–0"
12 COMPACT PARKING: 8'–0" x 17'–0"
13 TANDEM PARKING: (2) SPACES WITHIN 8'–0" x 34'–0"
14 SHORT TERM BIKE PARKING
?? EXISTING TREES TO REMAIN: SEE L–SERIES SHEETS
20 COMMON OPEN SPACE (COMMUNITY GROVE): 1,954 S.F.
24 CONVENIENCE ACCESS (NOT A REQ. MEANS OF EGRESS)
25 SECURITY GATE
26 PROPOSED PUBLIC ART ABOVE
E BUILDING VEHICULAR DRIVEWAY ACCESS
X BUILDING PRIMARY EXIT
F STORM WATER TREATMENT PLANTERS – SEE CIVIL SHEETS

Site Plan

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ARCHITECT:
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714–389–1890

1919 O'Farrell Street

PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

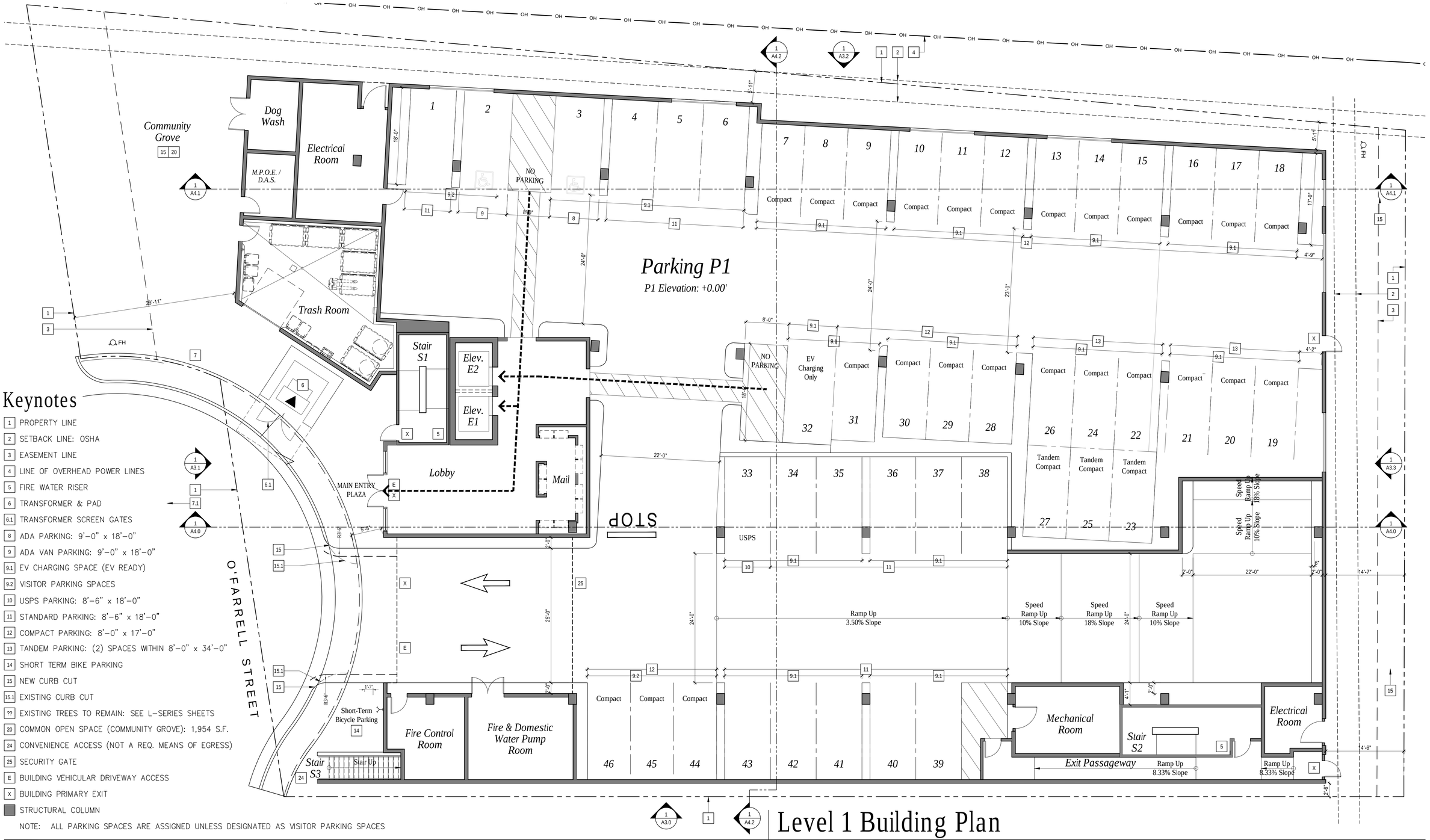
OWNER:
O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415–297–0709

Formal Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.
SCALE: 0 2 5 10
SHEET #: A1.0

JURISDICTION APPROVAL:



Keynotes

- 1 PROPERTY LINE
- 2 SETBACK LINE: OSHA
- 3 EASEMENT LINE
- 4 LINE OF OVERHEAD POWER LINES
- 5 FIRE WATER RISER
- 6 TRANSFORMER & PAD
- 6.1 TRANSFORMER SCREEN GATES
- 8 ADA PARKING: 9'–0" x 18'–0"
- 9 ADA VAN PARKING: 9'–0" x 18'–0"
- 9.1 EV CHARGING SPACE (EV READY)
- 9.2 VISITOR PARKING SPACES
- 10 USPS PARKING: 8'–6" x 18'–0"
- 11 STANDARD PARKING: 8'–6" x 18'–0"
- 12 COMPACT PARKING: 8'–0" x 17'–0"
- 13 TANDEM PARKING: (2) SPACES WITHIN 8'–0" x 34'–0"
- 14 SHORT TERM BIKE PARKING
- 15 NEW CURB CUT
- 15.1 EXISTING CURB CUT
- ?? EXISTING TREES TO REMAIN: SEE L–SERIES SHEETS
- 20 COMMON OPEN SPACE (COMMUNITY GROVE): 1,954 S.F.
- 24 CONVENIENCE ACCESS (NOT A REQ. MEANS OF EGRESS)
- 25 SECURITY GATE
- E BUILDING VEHICULAR DRIVEWAY ACCESS
- X BUILDING PRIMARY EXIT
- STRUCTURAL COLUMN

NOTE: ALL PARKING SPACES ARE ASSIGNED UNLESS DESIGNATED AS VISITOR PARKING SPACES

Level 1 Building Plan

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ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714–389–1890

1919 O'Farrell Street

PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

OWNER:

O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415–297–0709

Formal Planning Application Set

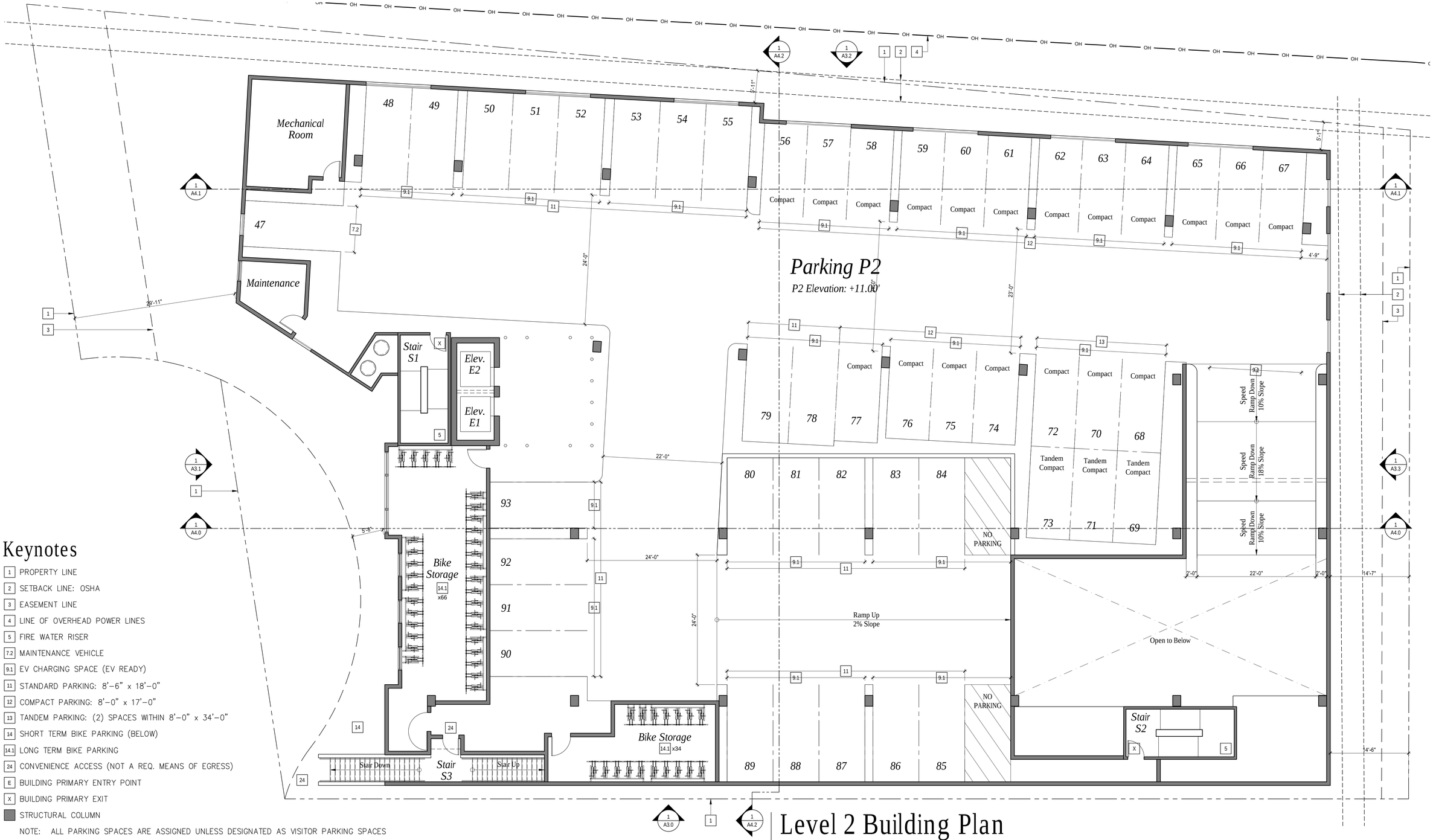
ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 0 2 4 8

SHEET #: A2.0

JURISDICTION APPROVAL:



Keynotes

1. PROPERTY LINE
2. SETBACK LINE: OSHA
3. EASEMENT LINE
4. LINE OF OVERHEAD POWER LINES
5. FIRE WATER RISER
7.2 MAINTENANCE VEHICLE
9.1 EV CHARGING SPACE (EV READY)
11 STANDARD PARKING: 8'–6" x 18'–0"
12 COMPACT PARKING: 8'–0" x 17'–0"
13 TANDEM PARKING: (2) SPACES WITHIN 8'–0" x 34'–0"
14 SHORT TERM BIKE PARKING (BELOW)
14.1 LONG TERM BIKE PARKING
24 CONVENIENCE ACCESS (NOT A REQ. MEANS OF EGRESS)
E BUILDING PRIMARY ENTRY POINT
X BUILDING PRIMARY EXIT
STRUCTURAL COLUMN

NOTE: ALL PARKING SPACES ARE ASSIGNED UNLESS DESIGNATED AS VISITOR PARKING SPACES

Level 2 Building Plan

DNA DESIGN AND ARCHITECTURE EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF DNA DESIGN AND ARCHITECTURE.

ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714–389–1890

1919 O'Farrell Street

PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

OWNER:

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311 9TH AVENUE
SAN MATEO, CA 94401
415–297–0709

Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 0 2 4 8

SHEET #: A2.1

JURISDICTION APPROVAL:



Keynotes

1 PROPERTY LINE
2 SETBACK LINE: OSHA
3 EASEMENT LINE
4 LINE OF OVERHEAD POWER LINES
5 FIRE WATER RISER
22 COMMUNITY OUTDOOR AMENITY: SEE L-SERIES SHEETS
23 N.B. UNIT W/O PRIVATE OPEN SPACE: CEQA EXEMPTION (AB130)
24 CONVENIENCE ACCESS (NOT A REQ. MEANS OF EGRESS)
E BUILDING PRIMARY ENTRY POINT
X BUILDING PRIMARY EXIT

Level 3 Building Plan

DNA DESIGN AND ARCHITECTURE EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF DNA DESIGN AND ARCHITECTURE.

ARCHITECT:
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

1919 O'Farrell Street

PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

OWNER:
O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 0 2 4 8

SHEET #: A2.2

JURISDICTION APPROVAL:



Keynotes

1. PROPERTY LINE
2. SETBACK LINE: OSHA
3. EASEMENT LINE
4. LINE OF OVERHEAD POWER LINES
5. FIRE WATER RISER
23. N.B. UNIT W/O PRIVATE OPEN SPACE: CEQA EXEMPTION (AB130)
X. BUILDING PRIMARY EXIT

Levels 4 - 7 Building Plan

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ARCHITECT:

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ISSUES & REVISIONS

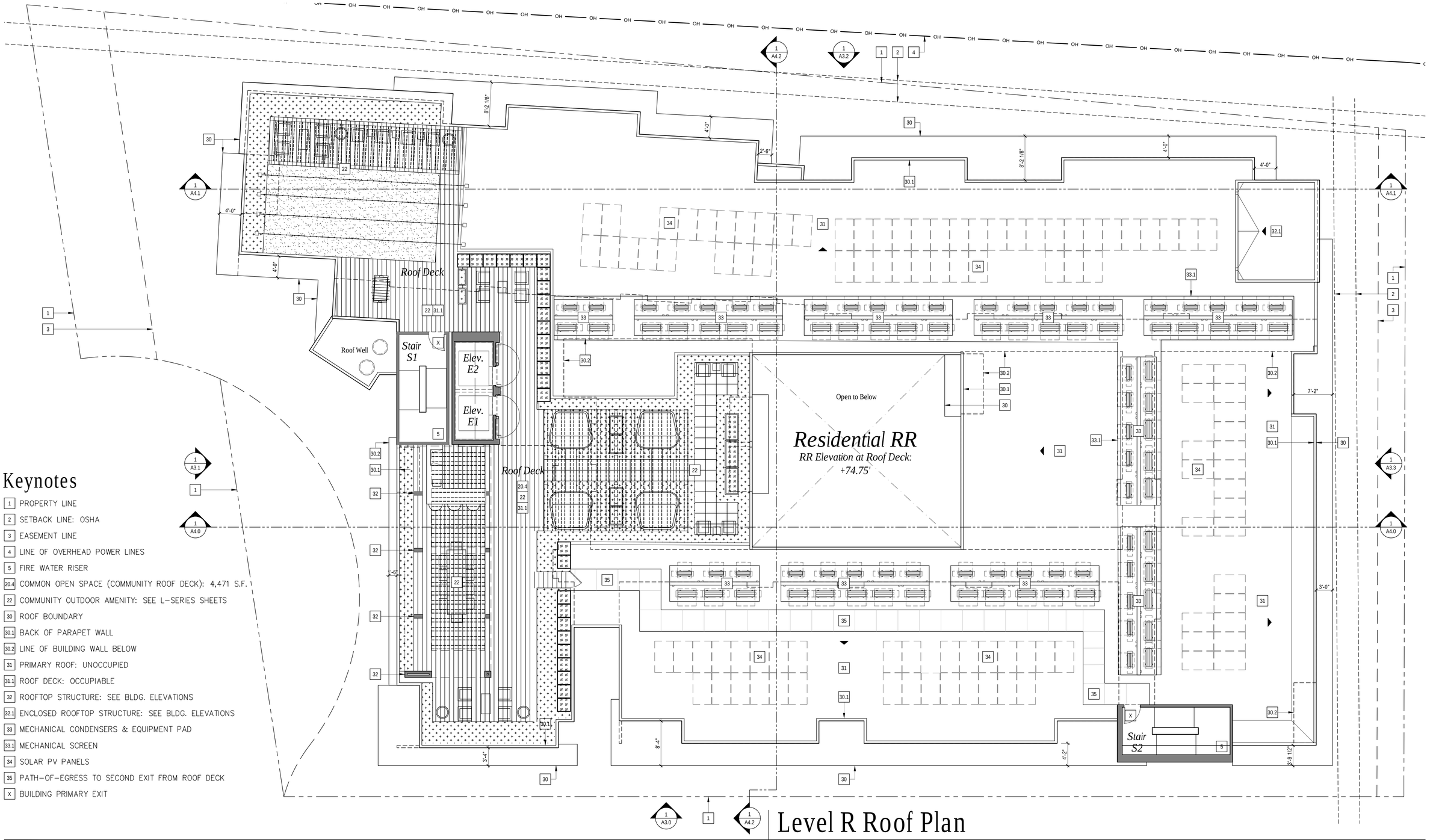
NO.	DATE	DESCRIPTION
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MASTER CASE#: T.B.D.

SCALE: 0 2 4 8

SHEET #: A2.3

JURISDICTION APPROVAL:



Keynotes

1 PROPERTY LINE
2 SETBACK LINE: OSHA
3 EASEMENT LINE
4 LINE OF OVERHEAD POWER LINES
5 FIRE WATER RISER
20.4 COMMON OPEN SPACE (COMMUNITY ROOF DECK): 4,471 S.F.
22 COMMUNITY OUTDOOR AMENITY: SEE L-SERIES SHEETS
30 ROOF BOUNDARY
30.1 BACK OF PARAPET WALL
30.2 LINE OF BUILDING WALL BELOW
31 PRIMARY ROOF: UNOCCUPIED
31.1 ROOF DECK: OCCUPIABLE
32 ROOFTOP STRUCTURE: SEE BLDG. ELEVATIONS
32.1 ENCLOSED ROOFTOP STRUCTURE: SEE BLDG. ELEVATIONS
33 MECHANICAL CONDENSERS & EQUIPMENT PAD
33.1 MECHANICAL SCREEN
34 SOLAR PV PANELS
35 PATH-OF-EGRESS TO SECOND EXIT FROM ROOF DECK
X BUILDING PRIMARY EXIT

Level R Roof Plan

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ARCHITECT:
DESIGN AND ARCHITECTURE
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NO.	DATE	DESCRIPTION
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MASTER CASE#: T.B.D.
SCALE: 0 2 4 8
SHEET #: A2.4

JURISDICTION APPROVAL:

MATERIALS LEGEND:

1 STUCCO FINE/MEDIUM FINISH
2 NOT USED
3 HORIZONTAL SIDING WOODGRAIN TEXTURE
4 NOT USED
5 METAL TRELLIS
6 METAL RAILING
7 METAL JULIETTE RAILING
8 VINYL WINDOW
9 ALUMINUM STOREFRONT
10 PUBLIC ART
11 METAL AWNING
12 PRECAST PANEL

COLOR & FINISH LEGEND:

A PAINT TO MATCH DEW358 MILK GLASS
B NOT USED
C PAINT TO MATCH DE5817 STORMY SEA
D NOT USED
E NOT USED
F PAINT TO MATCH DE6112 CEDAR CHEST
G PAINT TO MATCH DE6367 COVERED IN PLATINUM
H NOT USED
J NOT USED
K PAINT TO MATCH DE6363 POINTED ROCK
L PAINT TO MATCH DEA154 RED REVIVAL (ACCENT)
M NOT USED



1 SOUTH ELEVATION

Building Elevations

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ARCHITECT:
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

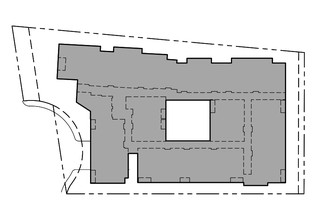
1919 O'Farrell Street

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OWNER:
O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

Keyplan

NORTH



Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 0 2 4 8

SHEET #: A3.0

JURISDICTION APPROVAL:

MATERIALS LEGEND:

1 STUCCO FINE/MEDIUM FINISH
2 NOT USED
3 HORIZONTAL SIDING WOODGRAIN TEXTURE
4 NOT USED
5 METAL TRELLIS
6 METAL RAILING
7 METAL JULIETTE RAILING
8 VINYL WINDOW
9 ALUMINUM STOREFRONT
10 PUBLIC ART
11 METAL AWNING
12 PRECAST PANEL

COLOR & FINISH LEGEND:

A PAINT TO MATCH DEW358 MILK GLASS
B NOT USED
C PAINT TO MATCH DE5817 STORMY SEA
D NOT USED
E NOT USED
F PAINT TO MATCH DE6112 CEDAR CHEST
G PAINT TO MATCH DE6367 COVERED IN PLATINUM
H NOT USED
J NOT USED
K PAINT TO MATCH DE6363 POINTED ROCK
L PAINT TO MATCH DEA154 RED REVIVAL (ACCENT)
M NOT USED



1 WEST ELEVATION

Building Elevations

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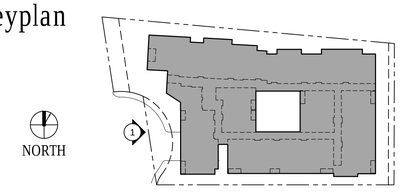
ARCHITECT:
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

1919 O'Farrell Street

PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

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415-297-0709

Keyplan



Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

SCALE: 0 2 4 8

SHEET #: A3.1

MATERIALS LEGEND:

1 STUCCO FINE/MEDIUM FINISH
2 NOT USED
3 HORIZONTAL SIDING WOODGRAIN TEXTURE
4 NOT USED
5 METAL TRELLIS
6 METAL RAILING
7 METAL JULIETTE RAILING
8 VINYL WINDOW
9 ALUMINUM STOREFRONT
10 PUBLIC ART
11 METAL AWNING
12 PRECAST PANEL

COLOR & FINISH LEGEND:

A PAINT TO MATCH DEW358 MILK GLASS
B NOT USED
C PAINT TO MATCH DE5817 STORMY SEA
D NOT USED
E NOT USED
F PAINT TO MATCH DE6112 CEDAR CHEST
G PAINT TO MATCH DE6367 COVERED IN PLATINUM
H NOT USED
J NOT USED
K PAINT TO MATCH DE6363 POINTED ROCK
L PAINT TO MATCH DEA154 RED REVIVAL (ACCENT)
M NOT USED



1 NORTH ELEVATION

Building Elevations

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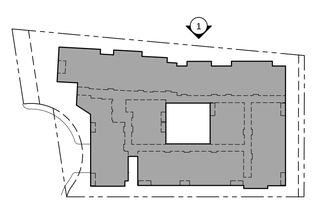
ARCHITECT:
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Keyplan



Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 0 2 4 8

SHEET #: A3.2

JURISDICTION APPROVAL:

MATERIALS LEGEND:

1 STUCCO FINE/MEDIUM FINISH
2 NOT USED
3 HORIZONTAL SIDING WOODGRAIN TEXTURE
4 NOT USED
5 METAL TRELLIS
6 METAL RAILING
7 METAL JULIETTE RAILING
8 VINYL WINDOW
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11 METAL AWNING
12 PRECAST PANEL

COLOR & FINISH LEGEND:

A PAINT TO MATCH DEW358 MILK GLASS
B NOT USED
C PAINT TO MATCH DE5817 STORMY SEA
D NOT USED
E NOT USED
F PAINT TO MATCH DE6112 CEDAR CHEST
G PAINT TO MATCH DE6367 COVERED IN PLATINUM
H NOT USED
J NOT USED
K PAINT TO MATCH DE6363 POINTED ROCK
L PAINT TO MATCH DEA154 RED REVIVAL (ACCENT)
M NOT USED



1 EAST ELEVATION

Building Elevations

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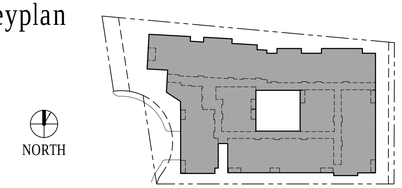
ARCHITECT:
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Keyplan



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ISSUES & REVISIONS

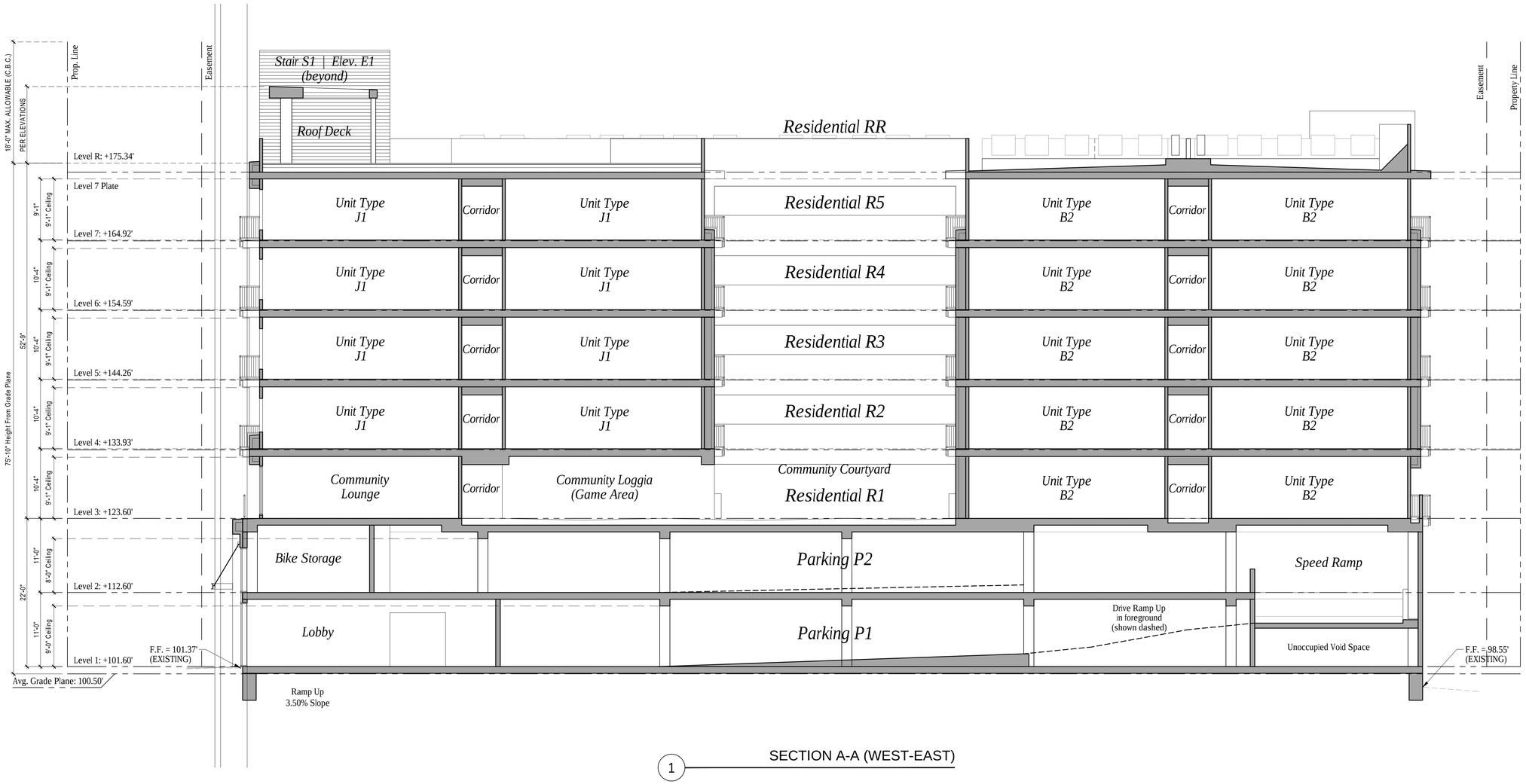
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 0 2 4 8

SHEET #: A3.3

JURISDICTION APPROVAL:



1 SECTION A-A (WEST-EAST)

Building Section

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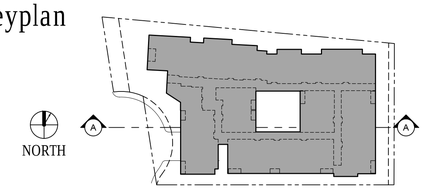
ARCHITECT:
DESIGN AND ARCHITECTURE
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Keyplan



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ISSUES & REVISIONS

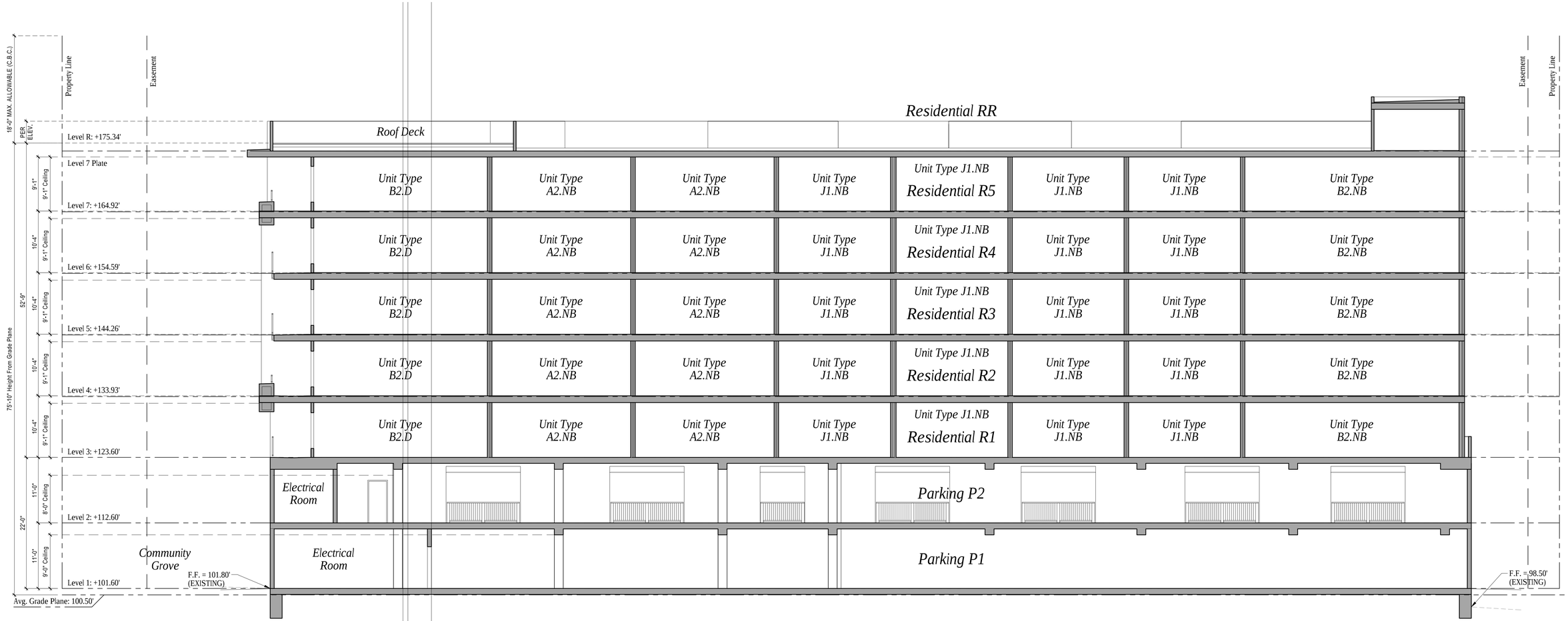
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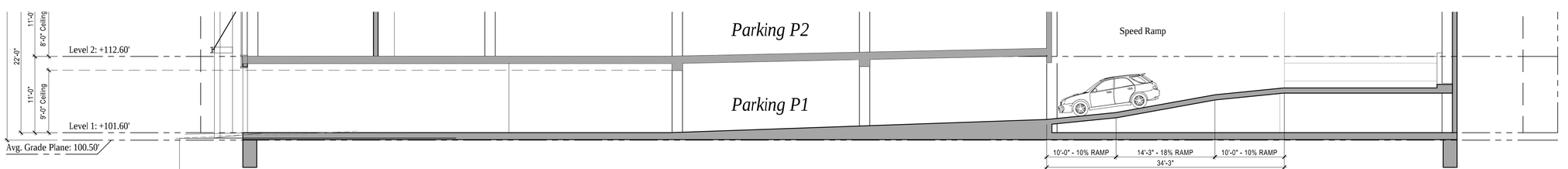
JURISDICTION APPROVAL:

SCALE: 0 2 4 8

SHEET #: A4.0



1 SECTION B-B (WEST-EAST)



2 SECTION P1-P1 (WEST-EAST RAMP)

Building Sections

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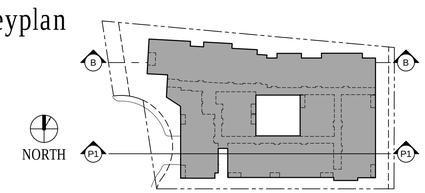
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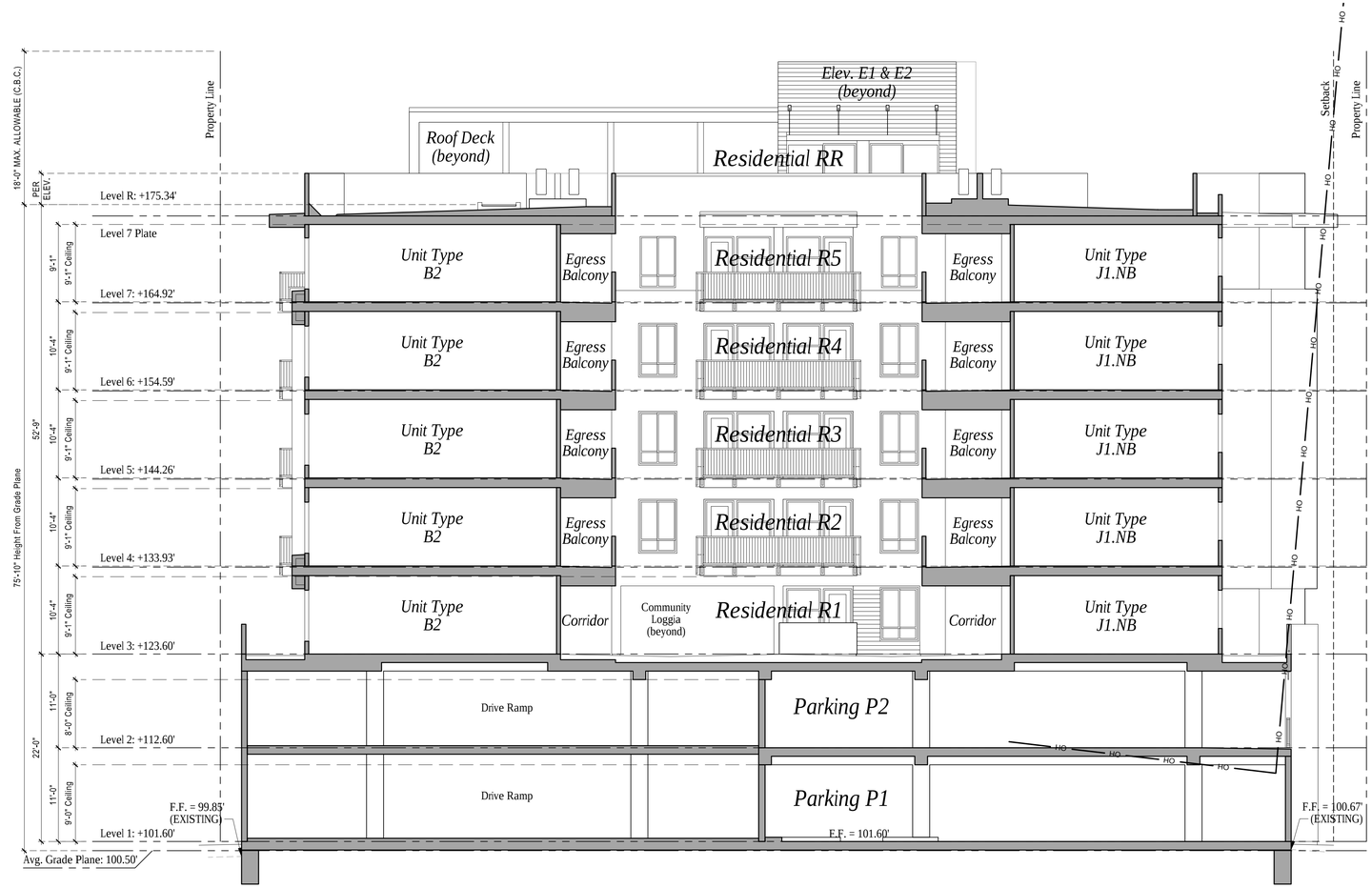
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1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

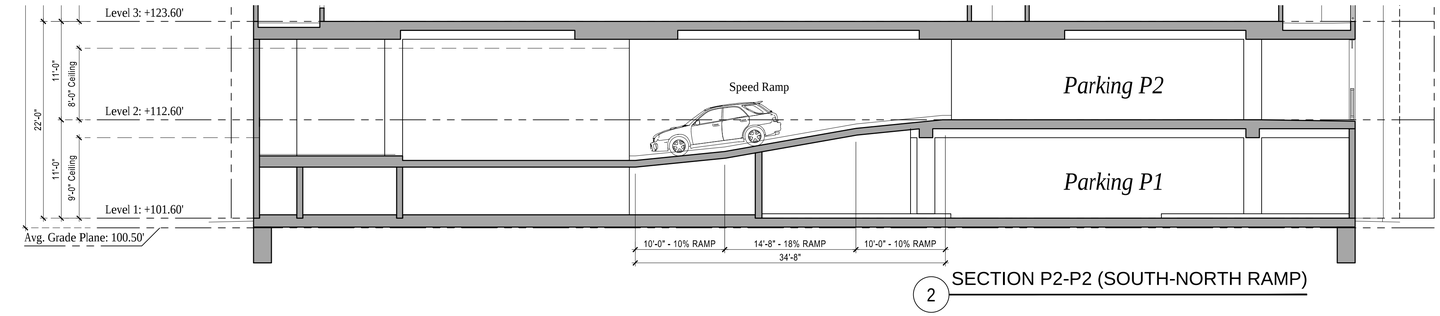
SCALE: 0 2 4 8

SHEET #: A4.1

JURISDICTION APPROVAL:



1 SECTION C-C (SOUTH-NORTH)



2 SECTION P2-P2 (SOUTH-NORTH RAMP)

Building Sections

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ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714–389–1890

1919 O'Farrell Street

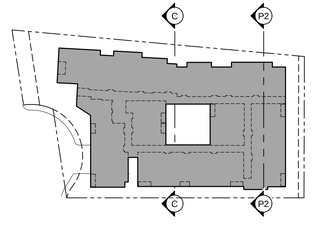
PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

OWNER:

O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415–297–0709

Keyplan

NORTH



Formal Planning Application Set

ISSUES & REVISIONS

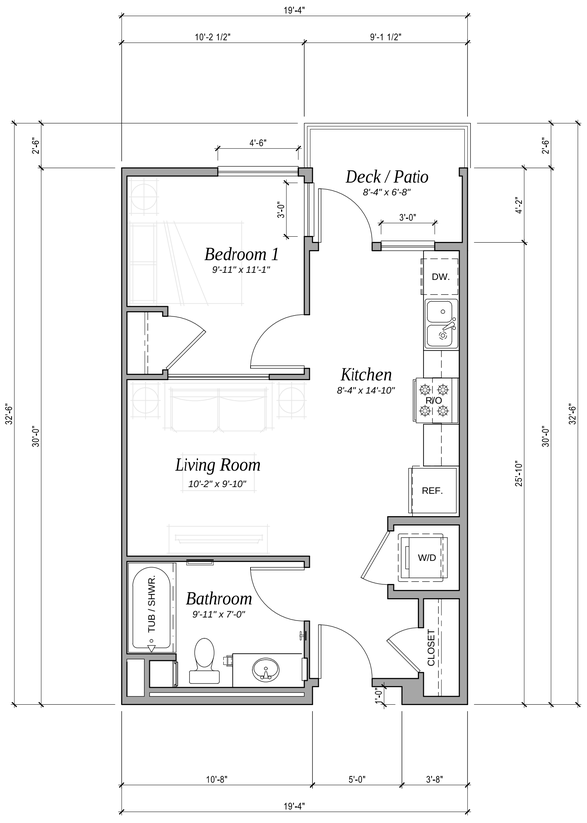
NO.	DATE	DESCRIPTION
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MASTER CASE#: T.B.D.

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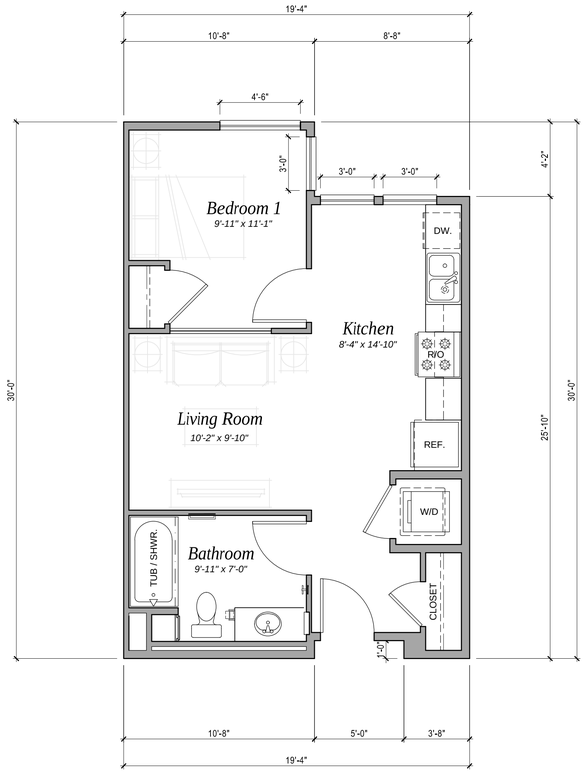
SHEET #: A4.2

JURISDICTION APPROVAL:



1 UNIT J1

1 Bedroom / 1 Bath (539 s.f.)



2 UNIT J1.NB

1 Bedroom / 1 Bath (539 s.f.)



3 UNIT A2.NB

1 Bedroom / 1 Bath (781 s.f.)

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1919 O'Farrell Street

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311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

Typical Unit Plans

Formal Planning Application Set

ISSUES & REVISIONS

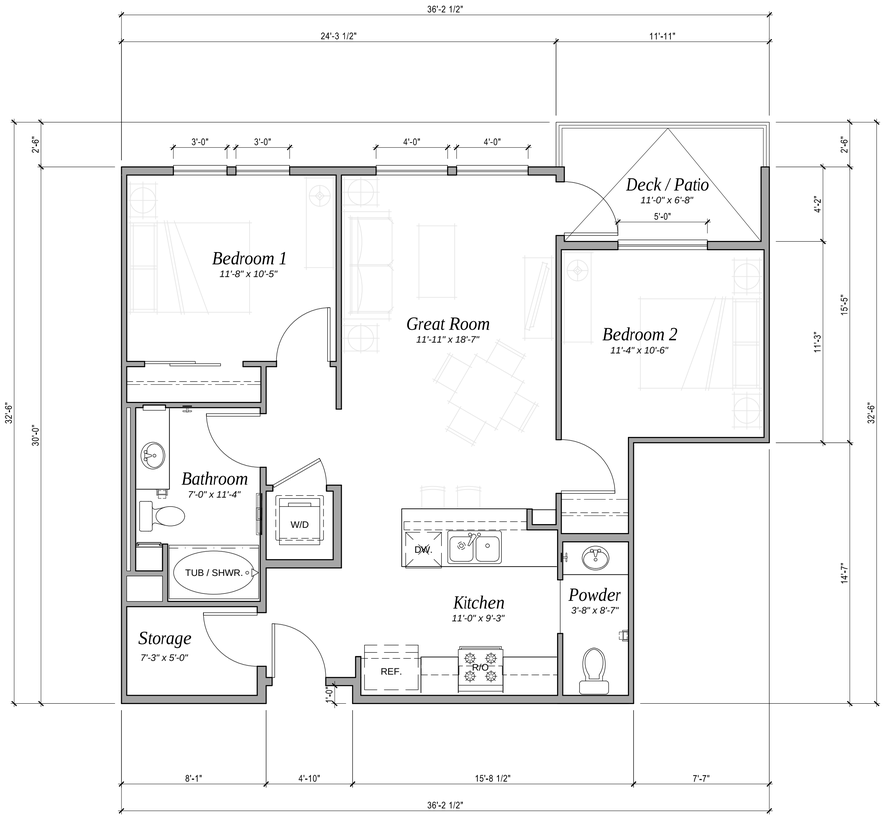
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MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

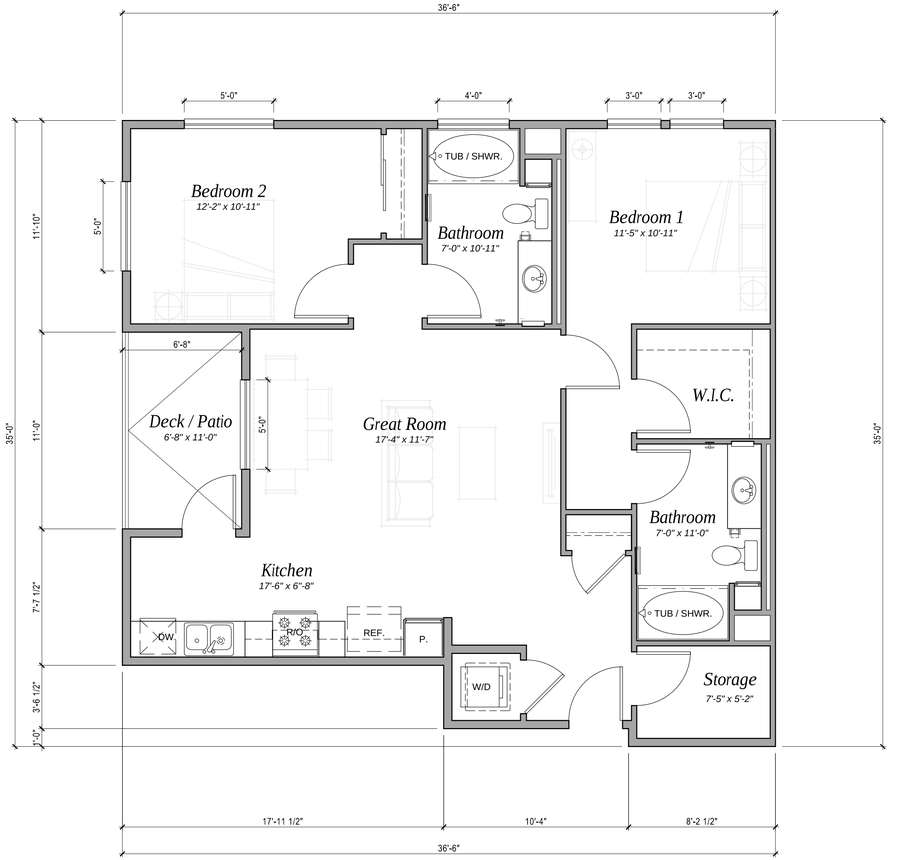
SCALE: 0 1 2 4

SHEET #: A5.0



1 UNIT B1.A

2 Bedroom / 1.5 Bath (923 s.f.)



2 UNIT B2.D

2 Bedroom / 2 Bath (1112 s.f.)

Typical Unit Plans

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ARCHITECT:

DESIGN AND ARCHITECTURE
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714-389-1890

1919 O'Farrell Street

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311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

Formal Planning Application Set

ISSUES & REVISIONS

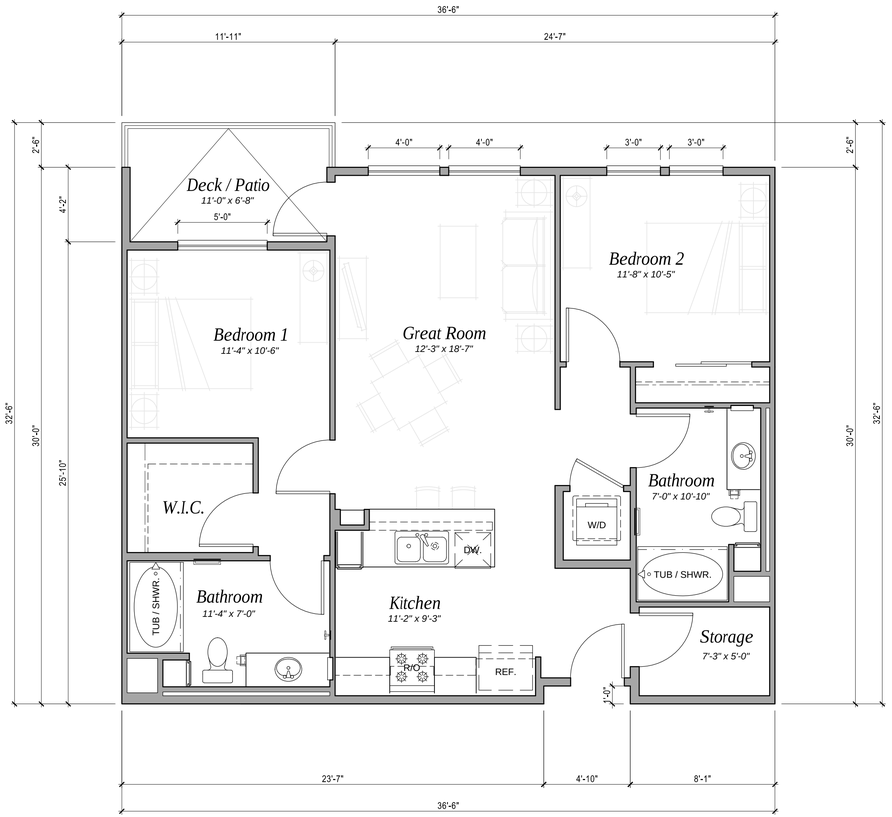
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

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SCALE: 0 1 2 4

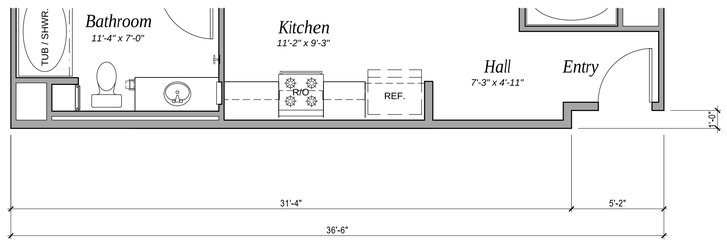
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JURISDICTION APPROVAL:



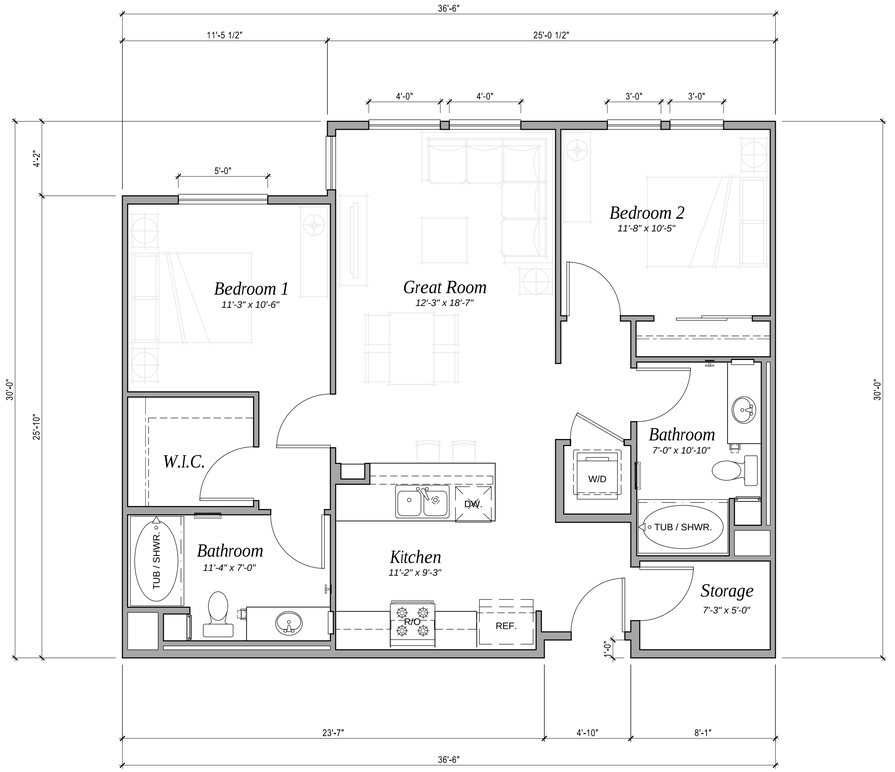
1 UNIT B2

2 Bedroom / 2 Bath (1042 s.f.)



1.1 UNIT B2.C

2 Bedroom / 2 Bath (1042 s.f.)



2 UNIT B2.NB

2 Bedroom / 2 Bath (1042 s.f.)

Typical Unit Plans

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Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 0 1 2 4

SHEET #: A5.2

JURISDICTION APPROVAL:

COLORS & FINISHES

A COLOR: MILK GLASS
DEW358

G COLOR: COVERED IN PLATINUM
DE6367

C COLOR: STORMY SEA
DE5817

K COLOR: POINTED ROCK
DE6363

F COLOR: CEDAR CHEST DE6112

L COLOR: RED REVIVIAL
DEA154

MATERIALS



1 STUCCO FINE/MEDIUM FINISH



7 METAL JULIETTE RAILING



11 METAL AWNING



3 HORIZONTAL SIDING WOODGRAIN TEXTURE



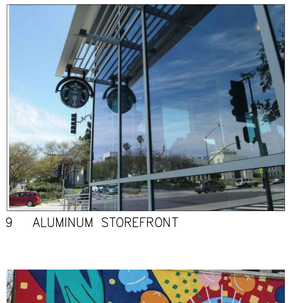
8 VINYL WINDOW



12 PRECAST PANEL



5 METAL TRELLIS



9 ALUMINUM STOREFRONT



6 METAL RAILING



10 PUBLIC ART

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415-297-0709

Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

Materials & Color Palette

MASTER CASE#: T.B.D.

SCALE:

SHEET #: A6.0

JURISDICTION APPROVAL:



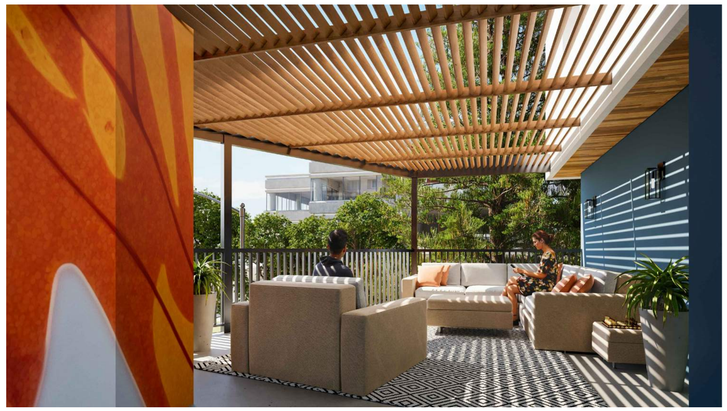
5 VIEW FROM 92 EXPRESSWAY LOOKING SW



3 AERIAL VIEW LOOKING NW



1 VIEW FROM CUL DE SAC



6 VIEW FROM LEVEL 3 TERRACE



4 VIEW FROM 92 EXPRESSWAY LOOKING SE



2 VIEW OF ROOFTOP DECK

Perspective Views

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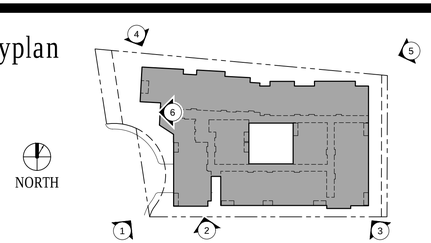
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OWNER:

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SAN MATEO, CA 94401
415-297-0709

Keyplan



Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 0 2 5 10

SHEET #: A1.0

JURISDICTION APPROVAL:



9 SUMMER SOLSTICE 9AM



8 SUMMER SOLSTICE 12PM



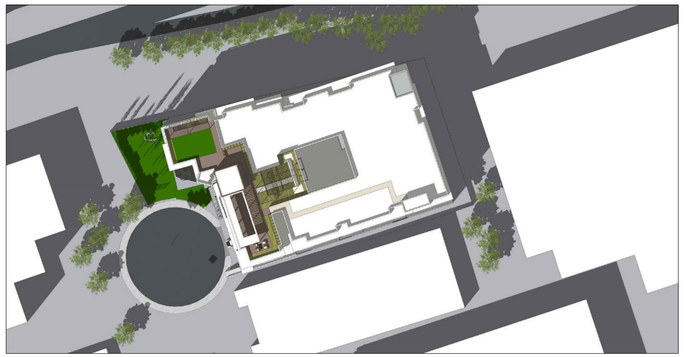
7 SUMMER SOLSTICE 3PM



6 SPRING/FALL EQUINOX 9AM



5 SPRING/FALL EQUINOX 12PM



4 SPRING/FALL EQUINOX 3PM



3 WINTER SOLSTICE 9AM



2 WINTER SOLSTICE 12PM



1 WINTER SOLSTICE 3PM

Shadow Studies

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ARCHITECT:

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ISSUES & REVISIONS

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MASTER CASE#: T.B.D.

JURISDICTION APPROVAL:

SCALE: 0 2 4 8

SHEET #: A8.0

Building Division
330 West 20th Avenue
San Mateo, CA 94403
(650) 522-7172
www.cityofsanmateo.org

Water Conservation in Landscaping Screening Form

REVISED 08/22/19

The City of San Mateo has adopted a Water Conservation in Landscaping Ordinance (SMMC 23.72) to ensure that all qualified development projects comply with the State of California's Water Efficient Landscape Ordinance (WELO). This ordinance was created to reduce water usage and ensure landscapes are constructed to allow for the efficient use of water.

This form will help you determine whether your project qualifies for the ordinance and connect you with the necessary forms to complete your application. **Table 1 outlines the requirements for new construction[1] while Table 2 highlights the specifics for rehabilitated landscape[2] projects.**

Table 1: New Construction Projects

Landscape Area[3]	Guidance	Select
<500 square feet	The ordinance does not apply to your project.	☐
500<2500 square feet	Submit the Prescriptive Measures Form.	☐
≥2500 square feet	Applicant must submit Full Landscape Project Documentation Package.	☒

Table 2: Rehabilitated Landscape Projects

Landscape Area	Guidance	Select
<1000 square feet	The ordinance does not apply to your project.	☐
1000<2500 square feet	Submit the Prescriptive Measures Form	☐
≥2500 square feet	Applicant must submit Full Landscape Project Documentation Package.	☐

Project Information

Project Address: 1919 O'FARRELL STREET

SAN MATEO, CALIFORNIA

Permit #: _____ **Landscape Area (sq. ft.):** 5,712 sq.ft.

Name: KEVIN SLAWSON, EDGELAND STUDIO

Signature: _____ **Date:** 4/13/26

[1] New construction – includes a new building with landscape, or other new landscape such as a park, playground, or greenbelt without an associated building.
[2] Rehabilitated landscape - any re-landscaping project that requires a permit, plan check, or design review; **meets the requirements of 23.72, and has a modified landscape area equal to or greater than 2,500 square feet.**
[3] Landscape area - all the planting areas, turf areas, and water features in a landscape design plan subject to the maximum applied water allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

Q:\CDD\WELO Sample Forms\San Mateo

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH AND TO LOCATE ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES, PIPES, AND OTHER SUBSTRUCTURES, AND PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR, BODILY INJURY OR REPLACEMENT OF SAID SUBSTRUCTURES INCLUDING DAMAGE OF THE OWNER'S PROPERTY SHALL BE BORN BY THE CONTRACTOR. THE CONTRACTOR SHALL HAND DIG FOOTINGS, TREE WELLS, PLANTING BEDS, ETC. AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL RELEVANT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

2. LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS WITHIN AND ADJACENT TO THE AREA OF WORK SHALL BE CONFIRMED BY FIELD MEASUREMENT PRIOR TO EXCAVATION AND CONSTRUCTION OF NEW WORK. EXTREME CARE SHALL BE EXERCISED IN EXCAVATION AND WORKING NEAR EXISTING UTILITIES. REFER TO CIVIL DRAWINGS FOR GENERAL REFERENCE. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES, PIPES AND OTHER SUBSTRUCTURES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS, DETAILS AND SPECIFICATIONS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION IN THE FIELD. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY, ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE RESIDENT ENGINEER.

3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, LANDSCAPING, AND FEATURES TO REMAIN ON AND/OR ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.

4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENFORCE SAFETY MEASURES AND REGULATIONS.

5. IN AN EMERGENCY THREATENING THE SAFETY OF LIFE, WORK OR ADJOINING PROPERTY, THE CONTRACTOR SHALL USE HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY.

6. THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION OF DESIGN WHEN UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE SUBCONTRACTOR'S ACCOMPLISHMENT OF SCOPE OF WORK. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.

8. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK. WORK TO BE COMPLETE IN PLACE AS SPECIFIED.

9. CONTRACTOR IS RESPONSIBLE FOR SETTING GRADES ON ALL HARD AND SOFT SURFACES. CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE FROM HARD SURFACES FOR THIS PROJECT.

PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF SHRUB INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN SHRUBS ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

2. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE CONTRACTOR SPECIALIZING IN LANDSCAPE PLANTING.

3. ALL TREES PLANTED WITHIN FIVE (5) FEET OF ANY PAVED SURFACE OR STRUCTURE SHALL HAVE ROOT CONTROL BARRIERS INSTALLED AT THE TIME OF PLANTING. REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR TYPE AND INSTALLATION REQUIREMENTS.

4. FORM 30 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWN OR PAVED AREAS. FILL BASIN WITH 2 INCH LAYER OF MULCH. DO NOT PLANT SHRUBS OR GROUNDCOVER IN WATERING BASIN.

5. LOCATION OF ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.

6. NURSERY STAKES ARE TO BE REMOVED AFTER PLANTING TREES, ADD STAKING OR GUYING AS SHOWN ON THE PLANS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR PRUNING TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT. NO PRUNING IS TO BE DONE UNLESS DIRECTED.

8. ALL PLANTING AREAS SHALL HAVE A 3" LAYER OF SPECIFIED MULCH.

TREE PROTECTION NOTES

1. FOR TREE PROTECTION, REFER TO ARBORIST REPORT. SEE SHEET L5 FOR EXISTING TREE PLAN SPECIFYING TREES TO PROTECT IN PLACE.

SOIL TESTING AND SOIL AMMENDMENT NOTES

1. AFTER FINISH GRADES HAVE BEEN ESTABLISHED FOR PLANTING AREAS, THE LANDSCAPE CONTRACTOR SHALL CONTACT A CERTIFIED SOIL TESTING LABORATORY TO TAKE SOIL TEST SAMPLES FROM LOCATIONS AROUND THE SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

2. THE CONTRACTOR SHALL PERFORM SOIL PERCOLATION TESTS IN SELECTED REPRESENTATIVE AREAS OF THE PROJECT SITE TO VERIFY ACCEPTABLE NATURAL DRAINAGE, SOIL STRUCTURE, AND SOIL COMPOSITION. EACH PERCOLATION TEST SHALL CONSIST OF A 1 FOOT WIDE BY 1 FOOT LONG BY 3 FOOT DEEP HOLE. EACH HOLE SHALL BE FILLED WITH WATER TO THE TOP AND COVER WITH PLYWOOD AND BARRICADE. ALLOW HOLE TO DRAIN AND FILL AGAIN TO TOP. CONTRACTOR TO MAKE DAILY OBSERVATIONS NOTING THE DEPTH OF WATER EACH DAY AND REPORT FINDINGS IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. BASED ON THE COMBINED RESULTS OF THE AGRICULTURAL SOIL TEST AND THE SOIL PERCOLATION TESTS, THE CONTRACTOR MAY BE REQUIRED TO INSTALL ADDITIONAL DRAINAGE.

SHEET INDEX

L1 GENERAL LANDSCAPE NOTES
L2 MATERIALS LEGEND
L3 PLANTING LEGEND
L4 ARBORIST REPORT (SELECTED)
L5 EXISTING TREE PLAN
L6 ILLUSTRATIVE SITE PLAN
L7 LEVEL 1 LANDSCAPE PLAN
L8 LEVEL 3 LANDSCAPE PLAN
L9 ROOF LEVEL LANDSCAPE PLAN
L10 ESTIMATED IRRIGATION USE AND HYDROZONES
L11 PERIMETER FENCE PLAN

PLANS PREPARED FOR:

O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401

LANDSCAPE PLANS PREPARED BY:

EDGELAND STUDIO
95 THIRD STREET, SECOND FLOOR
SAN FRANCISCO, CA 94103

CONTACT: KEVIN SLAWSON, PRINCIPAL
KSLAWSON@EDGELANDSTUDIO.COM
(415) 869-8823

GENERAL LANDSCAPE NOTES

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LANDSCAPE ARCHITECT:

EDGELand Studio
9415 Culver Boulevard
Suite 194
Culver City, CA 90232
213.596.8299
www.edgelandstudio.com

1919 O'Farrell Street

PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

OWNER:

O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

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ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: AS NOTED

SHEET #: L1

JURISDICTION APPROVAL:

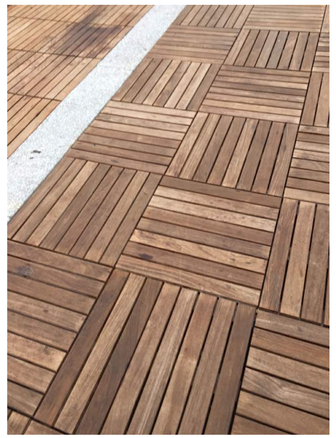
PAVING TYPE



CONCRETE SIDEWALK



LOBBY ENTRY PAVING



AMENITY PAVING AREA



LOBBY ENTRY BENCH

PERIMETER FENCE:

PERIMETER FENCE "F1" – SEE SHEET L11 & L12

FURNITURE TYPE



LOUNGE FURNITURE



DAY BED



SHORT TERM BICYCLE PARKING



DINING CHAIRS



COMMUNAL DINING TABLE

MATERIALS LEGEND

PAVING

ITEM	MATERIAL	COLOR	FINISH	LOCATION & REMARKS
CONCRETE SIDEWALK	CAST IN PLACE CONCRETE PER CITY STANDARDS	NATURAL GRAY	LIGHT BROOM	SAWCUT JOINTS PER PLAN
LOBBY ENTRY PAVING	INTEGRAL COLOR CONCRETE	TBD	TOP CAST FINISH	STREET LEVEL LOBBY ENTRY, SAWCUT JOINTS
AMENITY AREA PAVING	WOOD TILE PAVERS	TBD	TBD	3RD FLOOR AND ROOF LEVEL AMENITY AREAS

FENCES & TRELLIS

ITEM	MATERIAL	COLOR	FINISH	
PERIMETER FENCE "F1"	GALVANIZED TUBE STEEL–FIELD PAINTED	BLACK	FIELD PAINTED	STREET LEVEL PERIMETER

FURNITURE

ITEM	MATERIAL	COLOR	FINISH	
LOBBY BENCH	CUMARU/IPE OR SIMILAR BY ARTICLE	TBD	TBD	LOBBY ENTRY PLAZA
SHORT TERM BICYCLE PARKING (8–BIKE RACK)	FREMONT BIKE CORRAL BY HUNTCO SITE FURNISHINGS	STAINLESS STEEL FINISH	–	LOBBY ENTRY PLAZA
COMMUNAL DINING TABLE	MARTINIQUE TABLE BY KANNOA	TBD	–	ROOF GARDEN
DINING CHAIRS	MARTINIQUE TABLE BY KANNOA	TBD	–	ROOF GARDEN
BUILT–IN BBQ	TBD	TBD	–	ROOF GARDEN
LOUNGE FURNITURE	TBD	TBD	–	ROOF GARDEN
DAY BED	TBD	TBD	–	ROOF GARDEN

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LANDSCAPE ARCHITECT:

EDGELand Studio
9415 Culver Boulevard
Suite 194
Culver City, CA 90232
213.596.8299
www.edgelandstudio.com

1919 O'Farrell Street

PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

OWNER:

O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415–297–0709

MATERIALS LEGEND

Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE:

SHEET #: L2

JURISDICTION APPROVAL:



MAGNOLIA GRANDIFLORA 'EDITH BOGUE



AGAVE ATTENUATA



DIANELLA TASMANICA 'YELLOW STRIPE'



DIETES BICOLOR



EUONYMUS JAPONICUS MICROPHYLLUS



KNIPHOFIA UVARIA



LIGUSTRUM JAPONICUM 'TEXANUM'



LIMONIUM PEREZII



PITTOSPORUM TENUIFOLIUM



RHPHIOLEPIS UMBELLATA 'MINOR'



RHUS INTEGRIFOLIA



SALVIA 'ALLEN CHICKERING'



BOUTELOUA GRACILIS 'BLOND AMBITION'



CAREX PANSA



CEANOTHUS GLORIOSUS 'ANCHOR BAY'



MYOPORUM PARVIFOLIUM

PLANTING LEGEND: STREET LEVEL

TOTAL PLANTING AREA: 3,858 S.F.

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
MAGNOLIA GRANDIFLORA 'EDITH BOGUE'	EDITH BOGUE MAGNOLIA TREE	24" BOX	M
SHRUBS			
DIETES SPP.	FORTNIGHT LILY	5 GAL.	L
FATSIA JAPONICA	JAPANESE ARALIA	5 GAL.	M
LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	15 GAL.	L
RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL.	L
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	KOHUHU	15 GAL.	L
POLYSTICHUM SPP.	SWORD FERN	15 GAL.	M
SALVIA LEUCOPHYLLA	SAGE	15 GAL.	L
GROUNDCOVER & GRASSES			
CAREX PANSA	SEDGE	1 GAL.	M
CEANOTHUS GLORIOSUS 'ANCHOR BAY'	POINT REYES CEANOTHUS	1 GAL.	L
ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	M
MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL.	L
VINCA MAJOR	PERIWINKLE	1 GAL.	M

PLANTING LEGEND: THIRD LEVEL

TOTAL PLANTING AREA: 731 S.F.

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	L
CLIVIA MINIATA	NATAL LILY	5 GAL.	M
COPROSMA REPENS	MIRROR PLANT	15 GAL.	M
DIETES SPP.	FORTNIGHT LILY	5 GAL.	L
EUONYMUS JAPONICUS	EVERGREEN JAPONICUS	15 GAL.	L
HEUCHERA SPP.	CORAL BELLS	5 GAL.	M
LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	15 GAL.	L
GROUNDCOVER & GRASSES			
BERGENIA SPP.	BERGENIA	5 GAL.	M
CARISSA MACROCARPA	GREEN CARPET	5 GAL.	L
OPHIOPOGON JAPONICUS	MONDO GRASS	5 GAL.	M
SARCOCOCCA HOOKERIANA HUMILIS	SWEET SARCOCOCCA	1 GAL.	L
PENNISETUM SPATHEOLATUM	SLENDER VELDT GRASS	1 GAL.	M

PLANTING LEGEND: ROOF LEVEL

TOTAL PLANTING AREA: 1,123 S.F.

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	L
DIETES SPP.	FORTNIGHT LILY	5 GAL.	L
LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	15 GAL.	L
DIANELLA TASMANICA 'YELLOW STRIPE'	YELLOW STRIPE FLAX LILLY	5 GAL.	L
KNIPHOFIA SPP.	RED HOT POCKER	15 GAL.	L
LIMONIUM PEREZII	SEA LAVENDER	5 GAL.	L
RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	5 GAL.	L
SALVIA 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	5 GAL.	L
GROUNDCOVER & GRASSES			
BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL.	L
CARISSA MACROCARPA	GREEN CARPET	5 GAL.	L
CAREX DIVULSA	SEDGE	1 GAL.	L
MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL.	L
PENNISETUM SPATHEOLATUM	SLENDER VELDT GRASS	1 GAL.	M

PLANTING LEGEND

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Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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MASTER CASE#: T.B.D.

SCALE:

SHEET #: L3

JURISDICTION APPROVAL:

Date: April 13, 2026

Attn: Sierra Investments
Attn: Victor Lo
Site: 1919 Ofarrell Street, San Mateo, CA
Subject: Tree protection plan for 1919 Ofarrell Street, San Mateo, CA

INTRODUCTION AND OVERVIEW

Kielty Arborists Services LLC conducted a site visit at 1919 Ofarrell Street, San Mateo, CA, on 2/12/2026 to evaluate existing trees in relation to the proposed new development. The purpose of this assessment is to document tree conditions, identify protected trees as defined by applicable municipal ordinances, and evaluate potential construction-related impacts in order to inform permitting and tree protection requirements.

This report is based on field observations and a review of architectural drawings A0.0 through A6.0 with a revision date of 1/16/25. Tree identification, general health and structural condition, and proximity to proposed improvements were evaluated to determine preservation feasibility, required protection measures, and anticipated impacts. Unless otherwise stated, observations were limited to ground-based visual inspection, and no invasive testing, aerial inspection, or plant tissue analysis was performed.

Data Summary:

Total Trees	Total Street Trees	Neighboring Trees	Protected Trees		Non-Protected Trees		Overall Condition Rating		
			Total	Proposed for Removal	Total	Proposed for Removal	<50%	50%-69%	70-100%
35	0	4	15	3	20	13	15	15	5

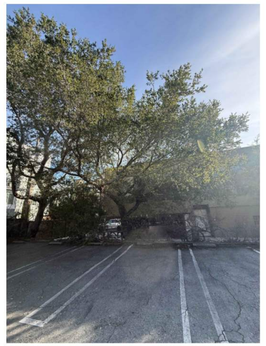
A total of 35 trees were surveyed. Of these, 15 trees meet the size and species thresholds to qualify as protected trees under the applicable ordinance (2-6, 9, 10, 14, 15, 17-20, 25, and 27). 16 trees are proposed for removal due to documented decline or unavoidable conflicts with proposed project features (#1, 11-16, 21-23, and 26-31). Trees located on neighboring properties and within the construction influence area were visually reviewed from accessible vantage points for context and impact evaluation. Woody plants observed on site that do not meet the minimum diameter or definition of a regulated tree, including shrubs, vines, or sub-threshold stems, may be noted for site context only and may not be subject to tree protection ordinance requirements. Protected trees should be retained and protected as detailed in the recommendations below. With proper protection and cultural practices, all retained trees are expected to survive during and after construction.

28	Coast live oak	Quercus agrifolia	(R)	90%	55%	70%	0.35	7	1	1	6.93
29	Coast live oak	Quercus agrifolia	(R)	90%	55%	70%	0.35	7	1	1	6.93
30	Coast live oak	Quercus agrifolia	(R)	90%	45%	70%	0.35	6.5	1	1	5.27
31	Coast live oak	Quercus agrifolia	(R)	90%	45%	50%	0.35	6.7	1	1	3.88
32*	Coast live oak	Quercus agrifolia	(P)	90%	50%	50%	0.35	6	1	1	3.86
33*	Coast live oak	Quercus agrifolia	(P)	90%	50%	70%	0.35	6.1	1	1	5.49
34*	Coast live oak	Quercus agrifolia	(P)	90%	50%	70%	0.35	6	1	1	5.40
35*	Coast live oak	Quercus agrifolia	(P)	90%	50%	70%	0.35	6.2	1	1	5.58

TREES PROPOSED FOR REMOVAL

Trees Proposed For Removal (Permit Needed):
Trees #1, #11-16, #21-23, and 26-31 are proposed for removal. Trees #14, 15, and 27 are the only protected trees proposed for removal

Total Removed Trees	Significant / Protected Trees	Non-Protected Trees
16	3	13



Trees to be removed:
Trees #1, 11-16, 21-23, and 26-31 are proposed for removal to facilitate the proposed construction. Oak trees #14, #15, and #27 are the only protected-sized trees to be removed; the remaining trees proposed for removal are not of a protected size in the city of San Mateo. The protected oak trees #14, #15, and #27 need to be removed due to their proximity to the existing retaining wall and proposed structures. The existing retaining wall near these trees on the south side of the property looks to be compromised by the oak trees and the trees are growing in a restricted space. Any root cutting to the north of the trees would result in high impacts as all of the roots of these trees are on the north side of the property where construction is to take place. The Director shall review the tree removal application and should consider the following for the decision on whether or not to grant the permit. (a) The condition of the trees with respect to disease, danger of falling (due to failing retaining wall), proximity to existing or proposed structures, and interference with utility services. (b) The necessity to remove the trees in order to construct any proposed improvements to allow reasonable economic enjoyment of the property. The removed trees will need to be replaced on site per their LU values. The required tree planting form was filled out for this project (see below). The fees owed to the City Street Tree Planting Fund are $35,410.63. One 36" box trees will be planted on site.

Showing oak trees #14 and #15

Required Tree Planting

Zoning Code, Section 27.71 – Landscape, requires all projects to have a minimum ratio of **1 tree per 400 square feet** of landscaped area. Existing trees that are a minimum of 6 inch diameter may count toward this total.

Landscape Area: 5,759 sq. ft. ÷ 400 = 14.39 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 19 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 106.78 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 102.17 (d)

New Trees: One 36" box tree proposed.

A "landscape unit" (LU) value equivalent to (d) above, must either be planted on site, or an "in-lieu" fee paid to the city's street tree planting fund. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
	15 gallon	1	
	24 inch box	2	
1	36 inch box	3	3
	48 inch box	4	
	Total LU Value of new trees being proposed:		3 (e)

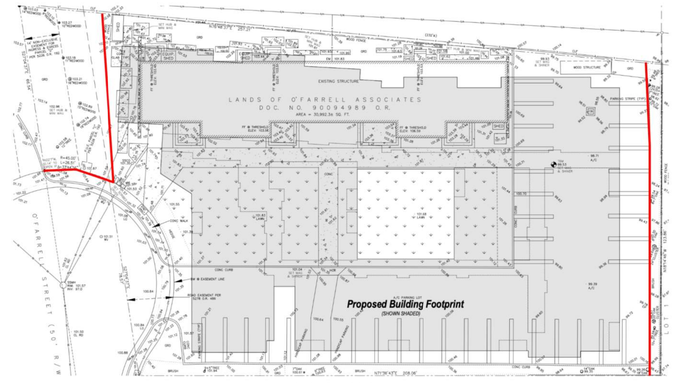
*New replacement trees shall be in addition to and not substitute requirements for new street trees, parking lot trees or other required trees.

Fees Owed to the City Street Tree Planting Fund:
If (d) is greater than (e), there will be an LU value deficit calculated as follows:

[d – e = 99.1 x **$357.07** (the annually defined $ per LU value as per Current Comprehensive Fee Schedule) = $35,410.63

Showing LU Values for trees on site

Tree Evaluation Schedule Landscape Units											
Ref.	Species Name	Botanical Name	Fate: Preserve/ Remove	Species Value %	Condition Value %	Location Value %	0.35	Caliper Inches	.70 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
1	Cherry	Prunus serrulata	(R)	50%	0%	50%	0.35	5.5	1	1	0.00
2	Pear	Pyrus calleryana	(P)	30%	60%	80%	0.35	15.6	1	1.25	8.02
3	Redwood	Sequoia sempervirens	(P)	90%	70%	80%	0.35	26.7	1	1.25	48.06
4	Redwood	Sequoia sempervirens	(P)	90%	70%	80%	0.35	24.6	1	1.25	44.28
5	Redwood	Sequoia sempervirens	(P)	90%	70%	80%	0.35	24.2	1	1.25	43.56
6	Redwood	Sequoia sempervirens	(P)	90%	70%	80%	0.35	18.2	1	1.25	32.76
7	Redwood	Sequoia sempervirens	(P)	90%	70%	80%	0.35	14.6	1	1	21.02
8	Redwood	Sequoia sempervirens	(P)	90%	50%	80%	0.35	12.5	1	1	12.86
9	Redwood	Sequoia sempervirens	(P)	90%	50%	80%	0.35	15.3	1	1.25	19.67
10	Redwood	Sequoia sempervirens	(P)	90%	50%	80%	0.35	16.4	1	1.25	21.09
11	Privet	Ligustrum japonicum	(R)	30%	60%	70%	0.35	11.5	1	1	4.14
12	Coast live oak	Quercus agrifolia	(R)	90%	45%	70%	0.35	8.5	1	1	6.89
13	Black acacia	Acacia melanoxylon	(R)	30%	45%	70%	0.35	12.5	1	1	3.38
14	Coast live oak	Quercus agrifolia	(R)	90%	60%	70%	0.35	22	1	1.25	29.70
15	Coast live oak	Quercus agrifolia	(R)	90%	65%	50%	0.35	19.2	1	1.25	20.06
16	Poplar	Populus nigra	(R)	30%	0%	50%	0.35	13.5	1	1	0.00
17	Coast live oak	Quercus agrifolia	(P)	90%	45%	50%	0.35	23.5	1	1.25	17.00
18	Coast live oak	Quercus agrifolia	(P)	90%	45%	50%	0.35	12.9	1	1.25	9.33
19	Coast live oak	Quercus agrifolia	(P)	90%	45%	50%	0.35	16	1	1.25	11.57
20	Coast live oak	Quercus agrifolia	(P)	90%	45%	50%	0.35	12	1	1.25	8.68
21	Poplar	Populus nigra	(R)	30%	0%	50%	0.35	8	1	1	0.00
22	Poplar	Populus nigra	(R)	30%	0%	50%	0.35	7	1	1	0.00
23	Cherry	Prunus serrulata	(R)	30%	0%	50%	0.35	5	0.7	1	0.00
24	Coast live oak	Quercus agrifolia	(P)	90%	55%	70%	0.35	6.2	1	1	6.14
25	Black acacia	Acacia melanoxylon	(P)	30%	30%	70%	0.35	16	1	1.25	3.60
26	Coast live oak	Quercus agrifolia	(R)	90%	65%	70%	0.35	5.5	1	1	6.44
27	Coast live oak	Quercus agrifolia	(R)	90%	45%	70%	0.35	13	1	1.25	13.16



TREE PROTECTION MAP

NOTE:
SELECTED PAGES FROM ARBORIST REPORT BY KIELTY ARBORISTS SERVICES, LLC DATED APRIL 13, 2026. REFERENCE ARBORIST REPORT FOR FULL ANALYSIS AND RECOMMENDATIONS.

ARBORIST REPORT (SELECTED)

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Formal Planning Application Set

ISSUES & REVISIONS

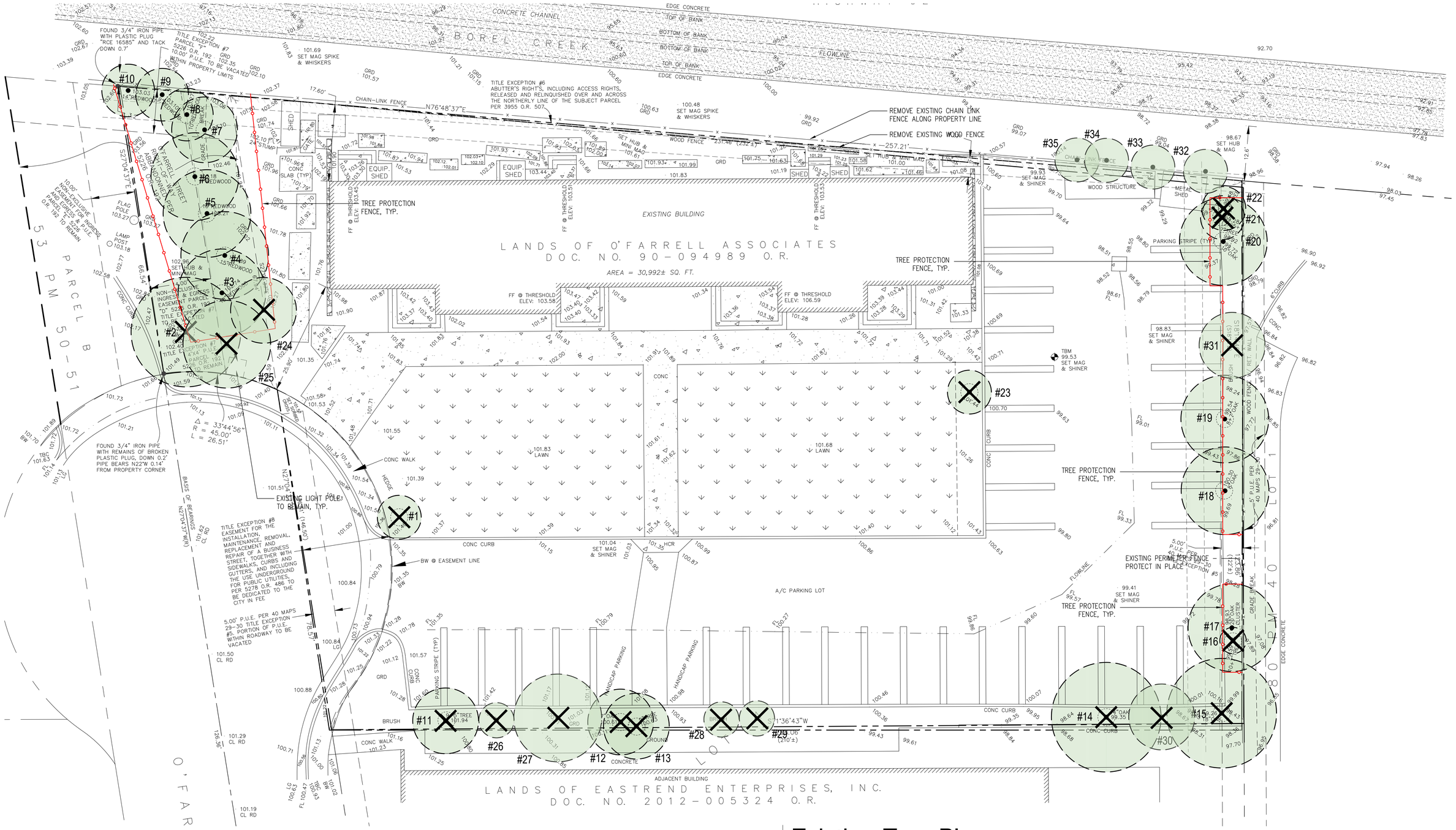
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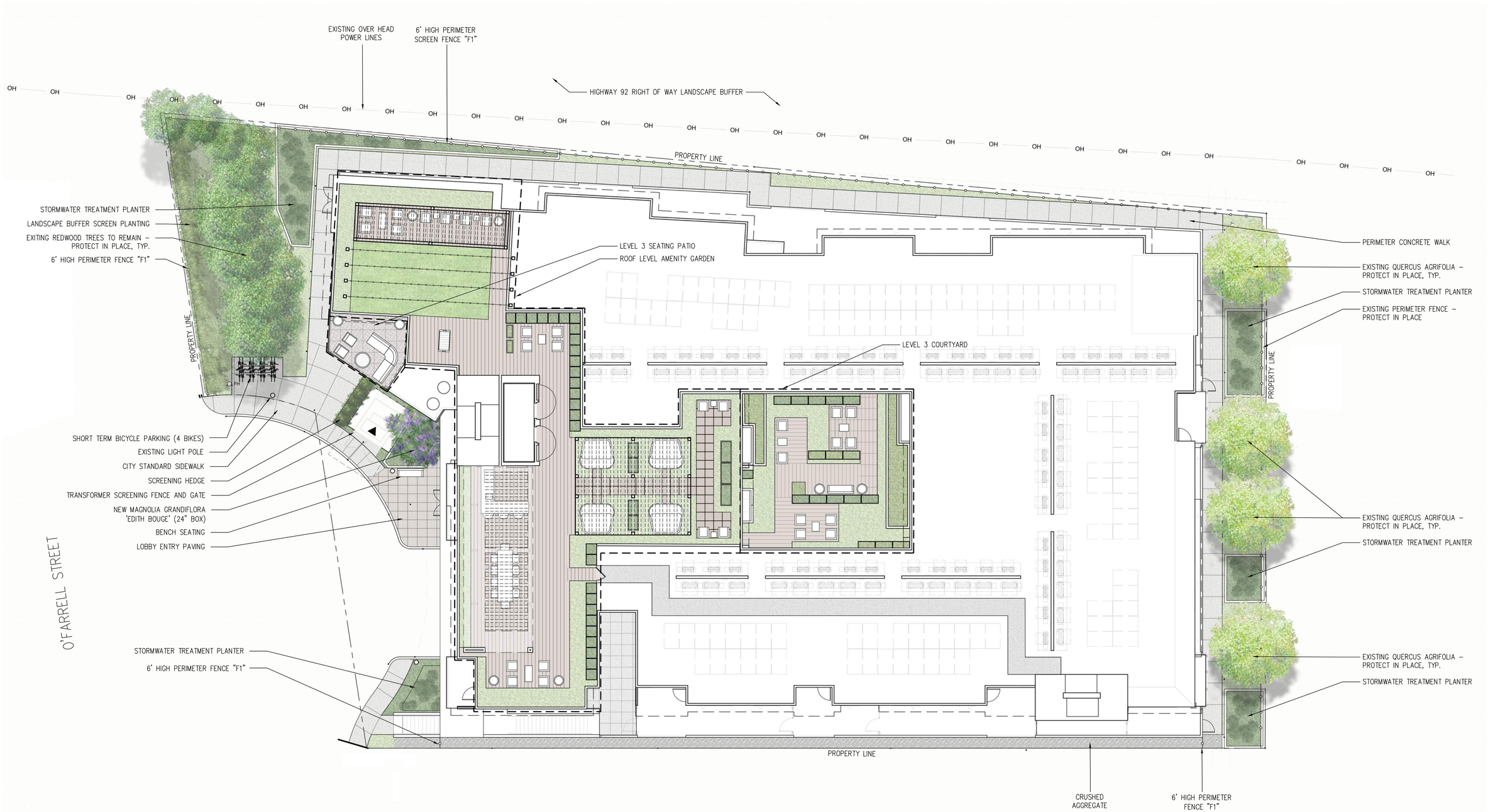
MASTER CASE#: T.B.D.

SCALE:

SHEET #: L4

JURISDICTION APPROVAL:


BOREL CREEK
CONCRETE CHANNEL
EDGE CONCRETE
TOP OF BANK
BOTTOM OF BANK
FLOWLINE
FOUND 3/4" IRON PIPE WITH PLASTIC PLUG "RCE 16585" AND TACK DOWN 0.7'
101.69 SET MAG SPIKE & WHISKERS
100.48 SET MAG SPIKE & WHISKERS
TITLE EXCEPTION #6 ABUTTER'S RIGHTS, INCLUDING ACCESS RIGHTS, RELEASED AND RELINQUISHED OVER AND ACROSS THE NORTHERLY LINE OF THE SUBJECT PARCEL PER 3955 O.R. 507
CHAIN-LINK FENCE N76°48'37"E
REMOVE EXISTING CHAIN LINK FENCE ALONG PROPERTY LINE
REMOVE EXISTING WOOD FENCE
257.21'
98.67 SET HUB & MAG
99.93 SET MAG & SHINER
WOOD STRUCTURE
METAL SHED
EQUIP. SHED
SHED
GATE
CONC SLAB (TYP.)
TREE PROTECTION FENCE, TYP.
EXISTING BUILDING
FF @ THRESHOLD ELEV: 103.51
FF @ THRESHOLD ELEV: 103.53
FF @ THRESHOLD ELEV: 103.58
FF @ THRESHOLD ELEV: 106.59
LANDS OF O'FARRELL ASSOCIATES
DOC. NO. 90-094989 O.R.
AREA = 30,992± SQ. FT.
TREE PROTECTION FENCE, TYP.
PARKING STRIPE (TYP.)
98.83 SET MAG & SHINER
TBM 99.53 SET MAG & SHINER
#1 #2 #3 #4 #5 #6 #7 #8 #9 #10 #11 #12 #13 #14 #15 #16 #17 #18 #19 #20 #21 #22 #23 #24 #25 #26 #27 #28 #29 #30 #31 #34 #35
24" REDWOOD
18" REDWOOD
35" REDWOOD
30" REDWOOD
24" REDWOOD
24" REDWOOD
24



Illustrative Site Plan

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1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 1"=10'

SHEET #: L6

JURISDICTION APPROVAL:



Level 1 Landscape Plan

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Formal Planning Application Set

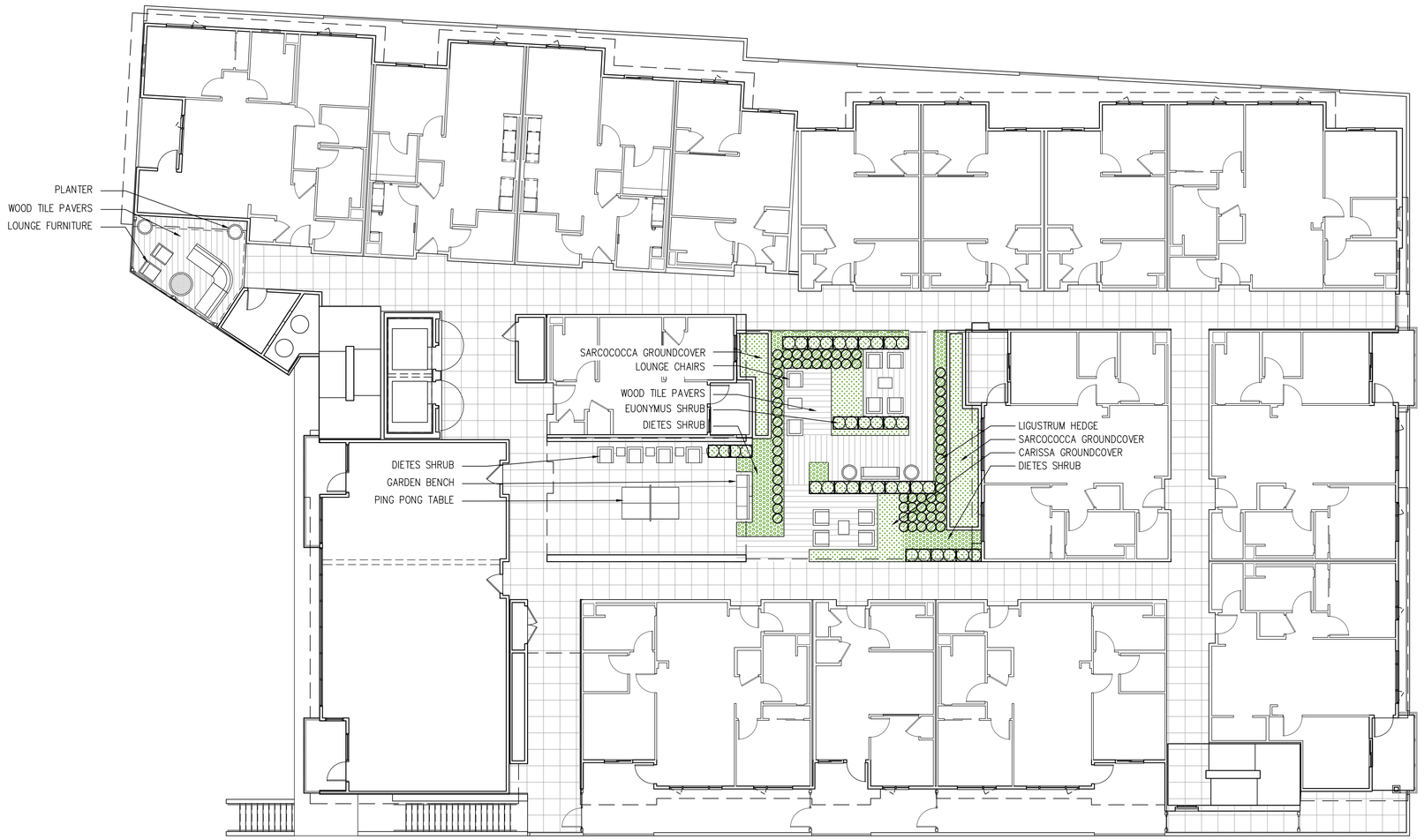
ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 1"=10'

SHEET #: L7

JURISDICTION APPROVAL:



Level 3 Landscape Plan

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Formal Planning Application Set

ISSUES & REVISIONS

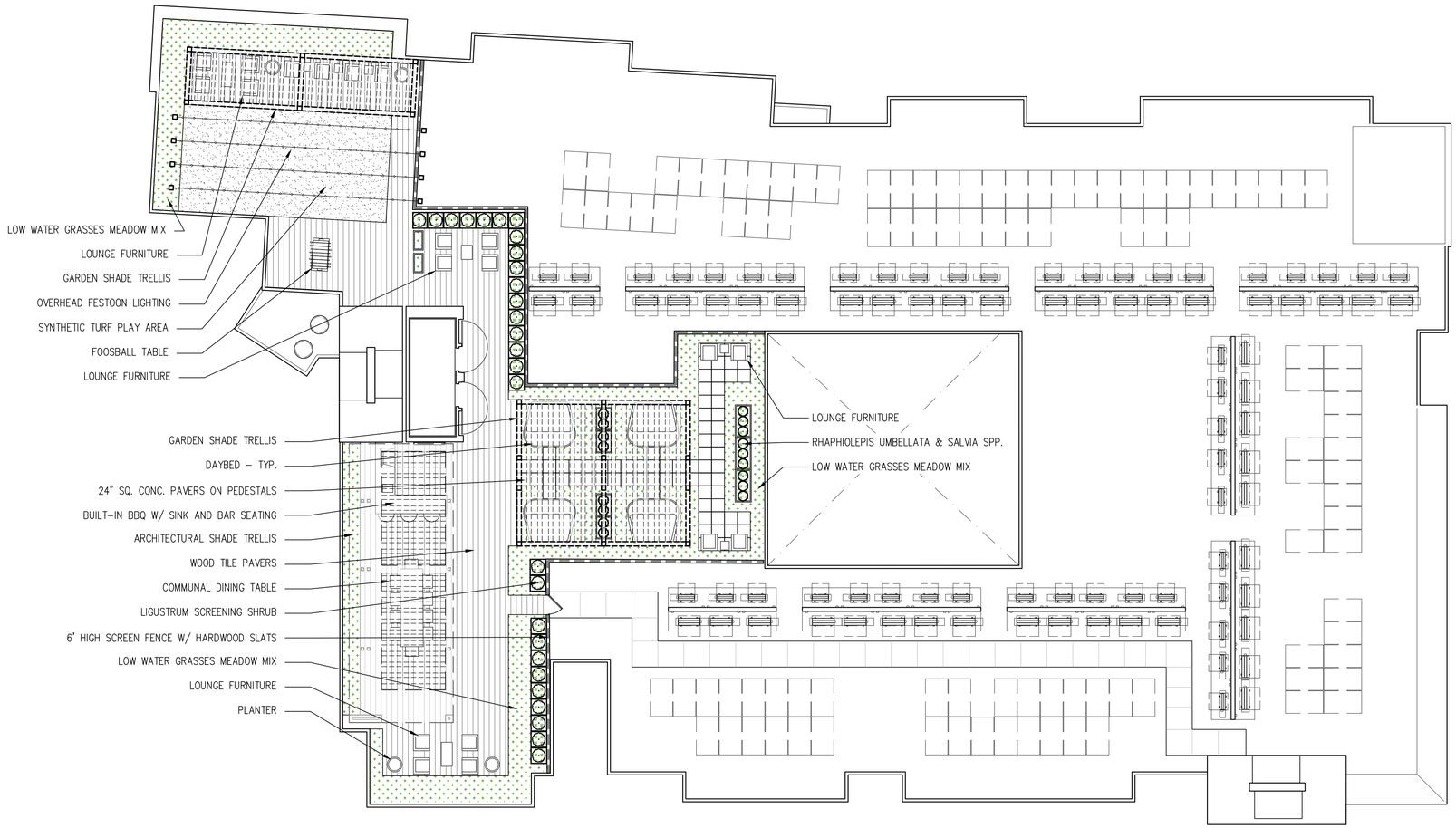
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 1"=10'

SHEET #: L8

JURISDICTION APPROVAL:



Roof Level Landscape Plan

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1919 O'Farrell Street

PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

LANDSCAPE ARCHITECT:

EDGELand Studio
9415 Culver Boulevard
Suite 194
Culver City, CA 90232
213.596.8299
www.edgelandstudio.com

OWNER:

O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

Formal Planning Application Set

ISSUES & REVISIONS

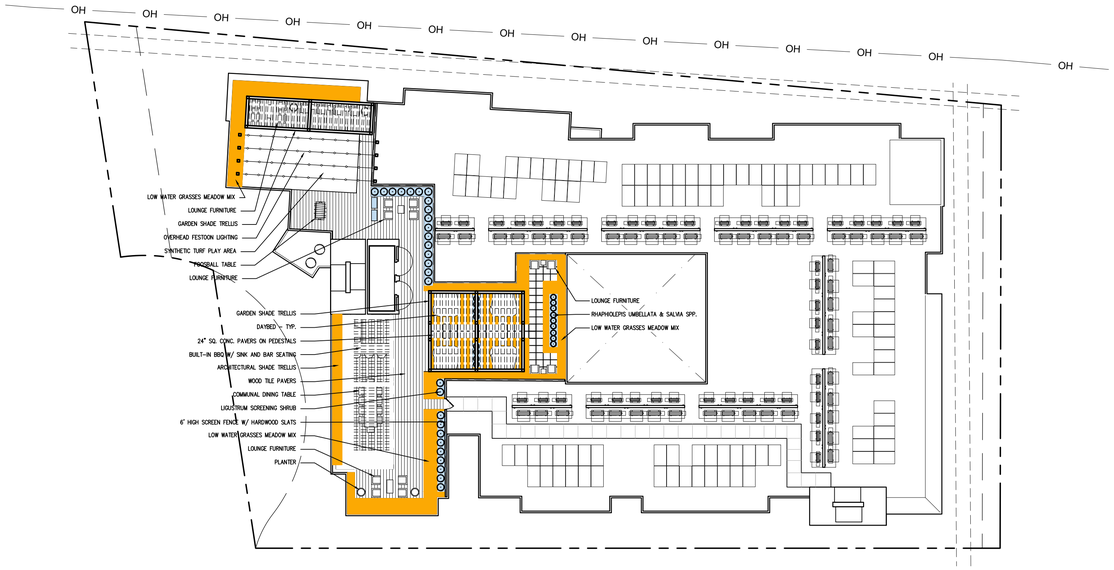
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 1"=10'

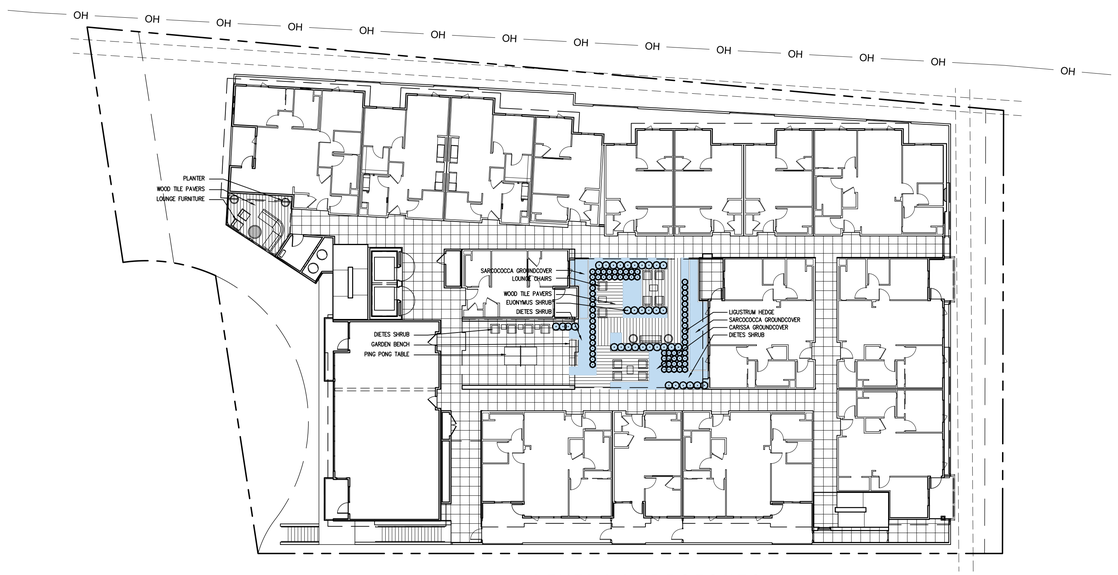
SHEET #: L9

JURISDICTION APPROVAL:



ROOF LEVEL HYDROZONES:

LOW SHRUB | MEDIUM SHRUB



LEVEL 3 HYDROZONES:

MEDIUM SHRUB

2015 MWELO WATER EFFICIENT LANDSCAPE WORKSHEET

Project: 1919 O'Farrell, San Mateo, CA.
Reference Evapotranspiration (ETo): 42.8

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method**	Irrigation Efficiency (IE)**	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)**
Regular Landscape Areas							
#1 low shrub	**0.2**	**Drip**	**0.81**	**0.25**	**3,169**	**782.47**	**20,763.60**
#2 bio retension	**0.5**	**Rotary**	**0.75**	**0.67**	**837**	**558.00**	**14,807.09**
#3 med shrub	**0.5**	**Drip**	**0.81**	**0.62**	**1,081**	**667.28**	**17,707.05**
#4 med new trees	**0.5**	**Bubblers**	**0.75**	**0.67**	**25**	**16.67**	**442.27**
#5 existing trees	**0.1**	**Bubblers**	**0.75**	**0.13**	**600**	**80.00**	**2,122.88**
				Totals	5,712	2,104.42	55,842.88
Special Landscape Areas							
n/a				1	0	0.00	0.00
				1			
				1			
				Totals	0	0.00	0.00
						ETWU Total	55,842.88
						Maximum Allowed Water Allowance (MAWA)*	83,365.50

***MAWA (Annual Gallons Allowed)** = (Eto) (.0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETWU (Annual Gallons Required) = *Eto x 0.62 x ETAF x Area*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

MAWA (Annual Gallons Allowed) = *(Eto) (.0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

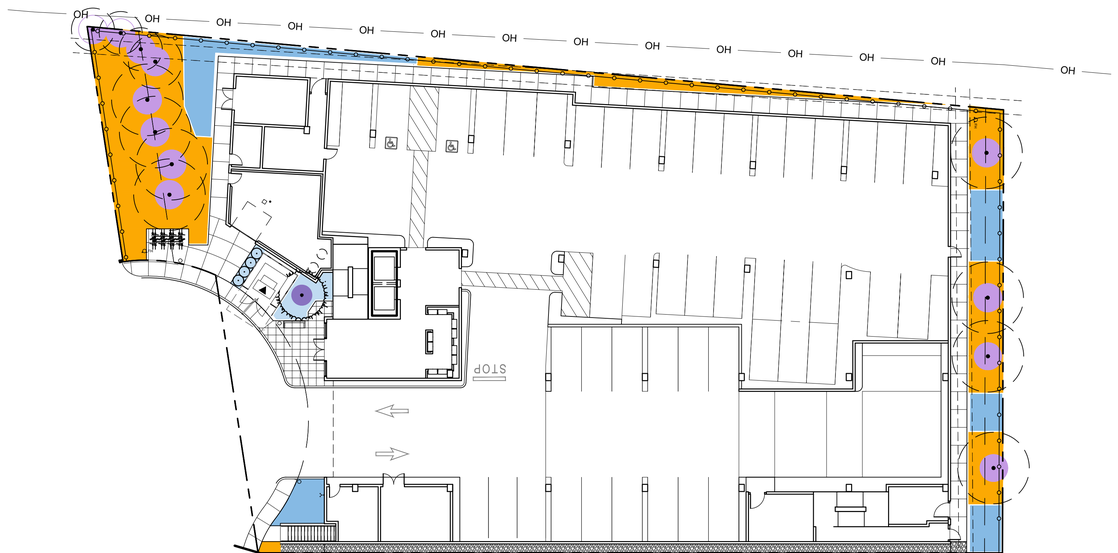
Regular Landscape Areas

Total ETAF x Area	2,104
Total Area	5,712
Average ETAF	**0.37**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas Including SLA

Total ETAF x Area	2,104.42
Total Area	5,712
Sitewide ETAF	**0.37**



STREET LEVEL HYDROZONES:

LOW SHRUB | BIO-RETENTION | MEDIUM SHRUB | MEDIUM NEW TREE | EXISTING TREE

0 5' 10' 20'
SCALE: 1"=20'

Estimated Irrigation Use and Hydrozones

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Formal Planning Application Set

ISSUES & REVISIONS

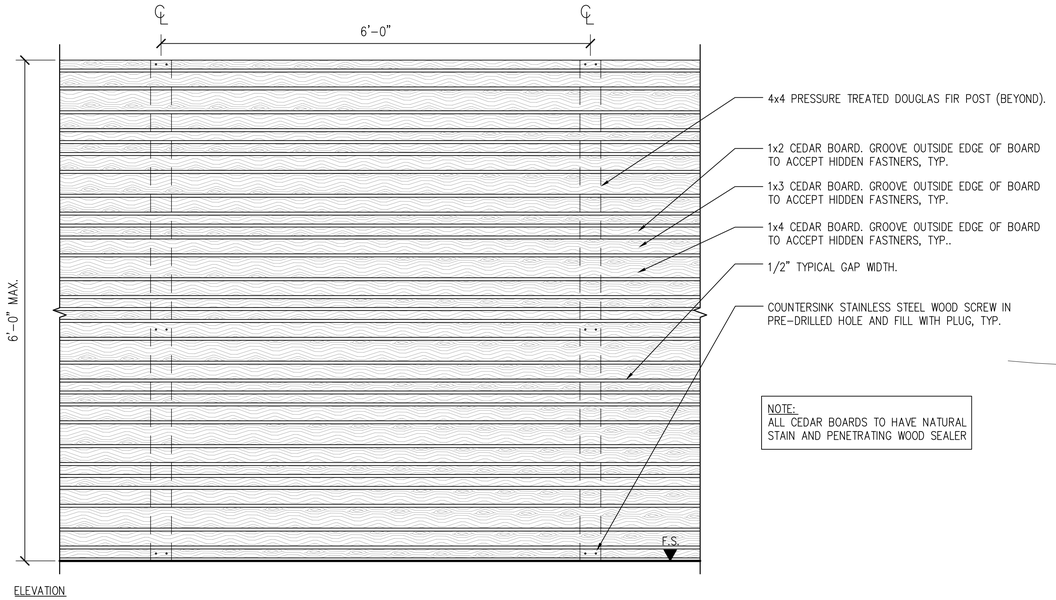
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MASTER CASE#: T.B.D.

SCALE:

SHEET #: L10

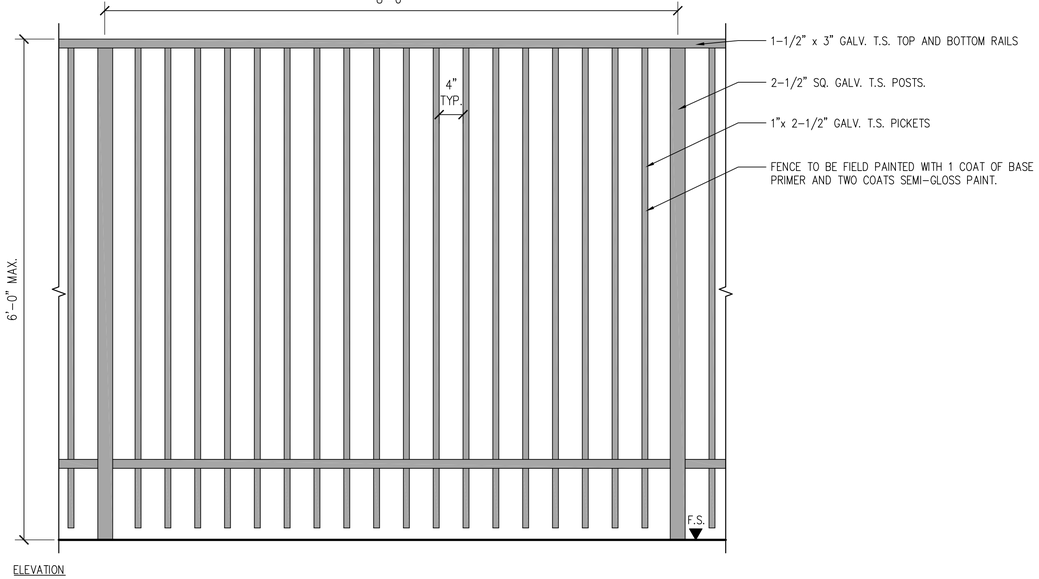
JURISDICTION APPROVAL:



NOTE:
ALL CEDAR BOARDS TO HAVE NATURAL STAIN AND PENETRATING WOOD SEALER

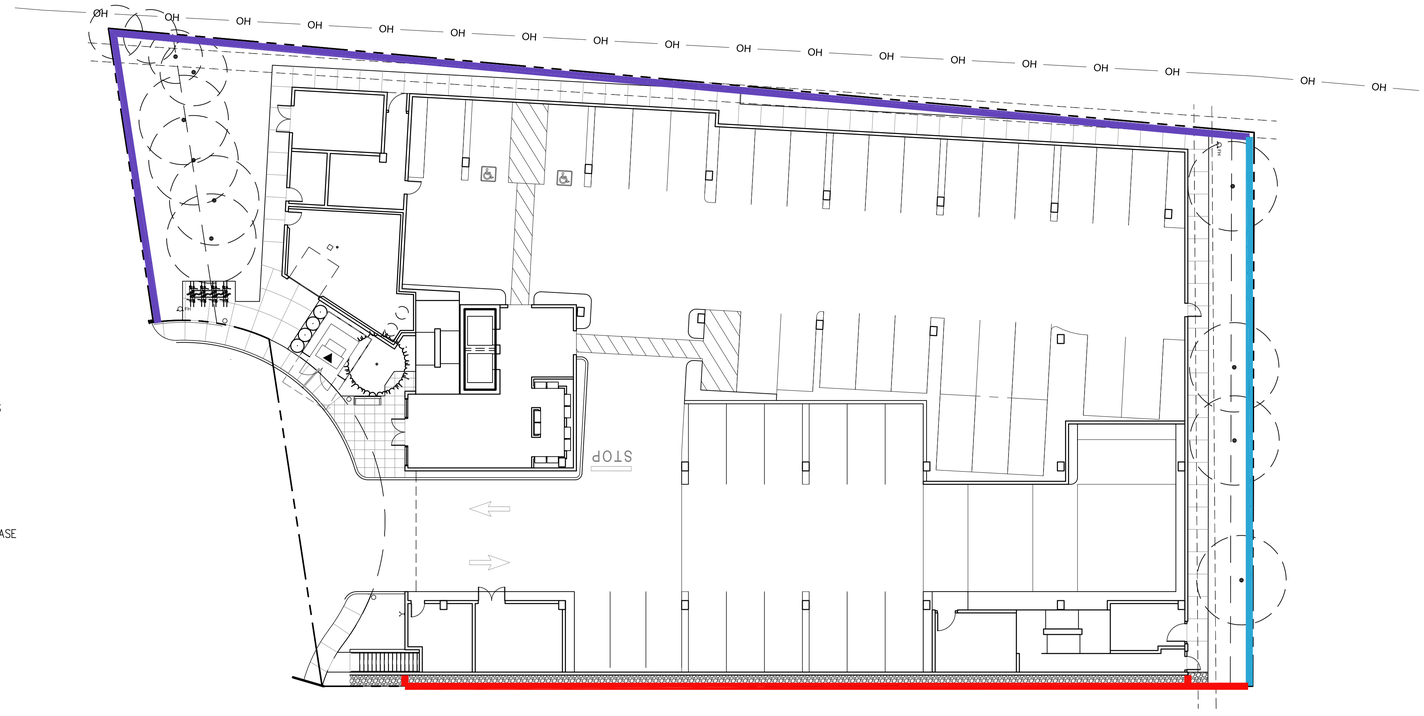
ELEVATION

2 PERIMETER SCREEN FENCE "F2"
SCALE: 1"=1'-0"



ELEVATION

1 PERIMETER FENCE "F1"
SCALE: 1"=1'-0"



PERIMETER FENCE "F1"

PERIMETER FENCE "F2"

EXISTING WOOD FENCE ON LOW RETAINING WALL TO REMAIN

Perimeter Fence Plan

Formal Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 1/16"=1'-0"

SHEET #: L11

JURISDICTION APPROVAL:

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LANDSCAPE ARCHITECT:

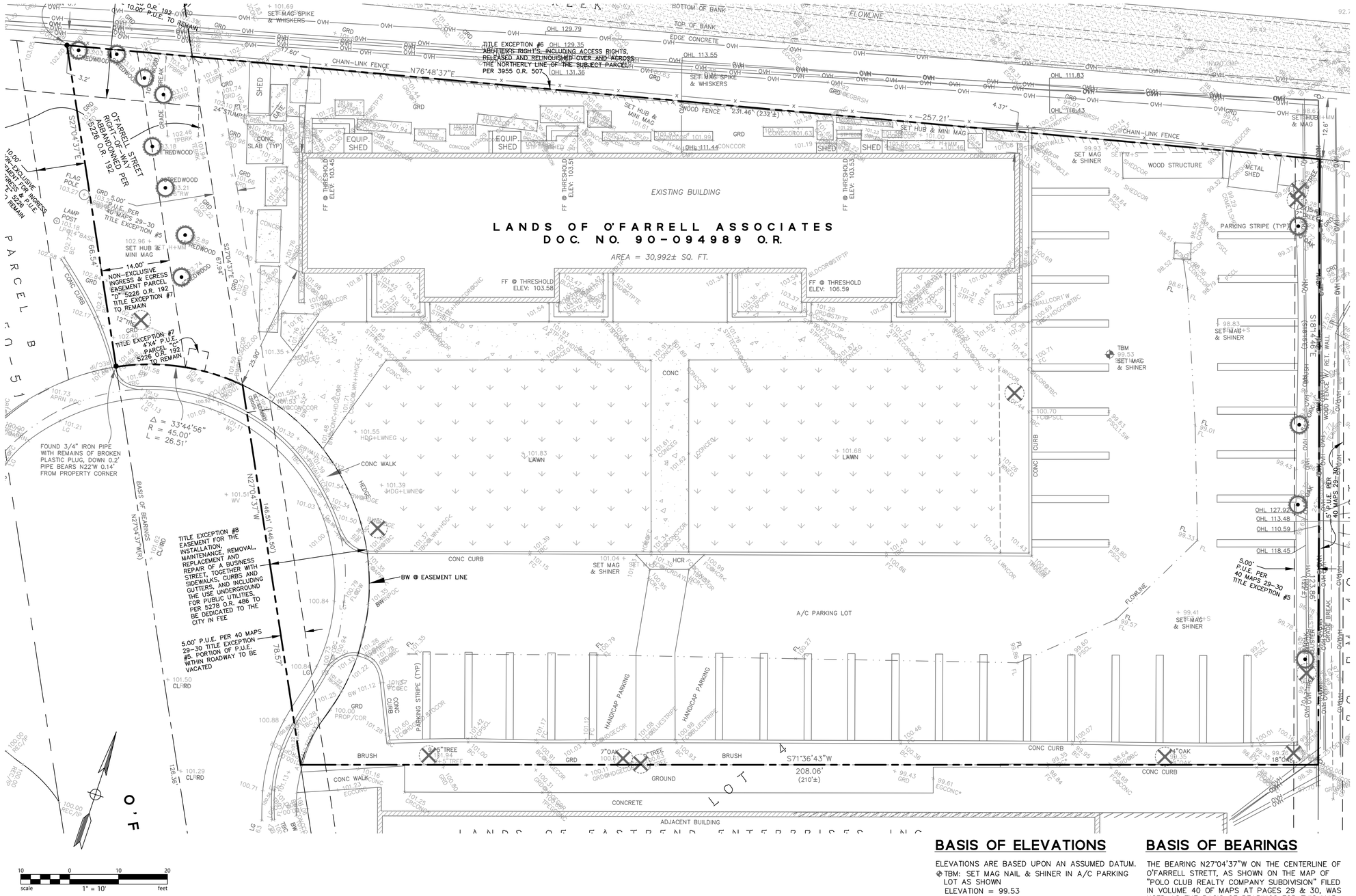
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OWNER:

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SAN MATEO, CA 94401
415-297-0709


LANDS OF O'FARRELL ASSOCIATES
DOC. NO. 90-094989 O.R.
AREA = 30,992± SQ. FT.
EXISTING BUILDING
PARCEL B
PARCEL A
O'FARRELL STREET
TITLE EXCEPTION #6 EASEMENT FOR THE INSTALLATION, MAINTENANCE, REMOVAL, REPLACEMENT AND REPAIR OF A BUSINESS STREET, TOGETHER WITH SIDEWALKS, CURBS AND GUTTERS, AND INCLUDING THE USE UNDERGROUND FOR PUBLIC UTILITIES, PER 5275 O.R. 486 TO BE DEDICATED TO THE CITY IN FEE
TITLE EXCEPTION #6 ABUTTER'S RIGHTS, INCLUDING ACCESS RIGHTS, RELEASED AND RELINQUISHED OVER AND ACROSS THE NORTHERLY LINE OF THE SUBJECT PARCEL PER 3955 O.R. 507
5.00' P.U.E. PER 40 MAPS 29-30 TITLE EXCEPTION #5
14.00' NON-EXCLUSIVE INGRESS & EGRESS EASEMENT PARCEL "D" 5226 O.R. 192 TITLE EXCEPTION #7 TO REMAIN
TITLE EXCEPTION #7 4'x4' P.U.E. PARCEL "C" 5226 O.R. 192 TO REMAIN
10.00' EXCLUSIVE INGRESS & EGRESS EASEMENT FOR P.U.E. 5226 O.R. 192 TO REMAIN
FOUND 3/4" IRON PIPE WITH REMAINS OF BROKEN PLASTIC PLUG, DOWN 0.2' PIPE BEARS N22°W 0.14' FROM PROPERTY CORNER
BASIS OF BEARINGS N27°04'37"W (M&R)
N27°04'37"W 146.57' (146.50')
S27°04'37"E 66.54'
S71°36'43"W 208.06' (210'±)
N76°48'37"E 257.21'
Δ = 33°44'56" R = 45.00' L = 26.51'
BW @ EASEMENT LINE
CHAIN-LINK FENCE
WOOD FENCE
WOOD STRUCTURE
METAL SHED
EQUIP. SHED
CONC SLAB (TYP)
PARKING STRIPE (TYP)
A/C PARKING LOT
HANDICAP PARKING
CONC WALK
CONC CURB
BRUSH
GROUND
CONCRETE
ADJACENT BUILDING
LANDS OF EASTBEND ENTERPRISES, INC.
TBM 99.53 SET MAG & SHINER
SET MAG & SHINER
SET HUB & MINI MAG
FF @ THRESHOLD ELEV: 103.58
FF @ THRESHOLD ELEV: 106.59
FF @ THRESHOLD ELEV: 103.53
FLOWLINE
BOTTOM OF BANK
TOP OF BANK
EDGE CONCRETE
OHL 129.79
OHL 129.35
OHL 113.55
OHL 131.36
OHL 111.83
OHL 116.43
OHL 111.44
OHL 127.92
OHL 113.48
OHL 110.59
OHL 118.45
5.00' P.U.E. PER 40 MAPS 29-30 TITLE EXCEPTION #5
10" REDWOOD
24" STUMP
7" OAK
18" OAK
16" TREE 172.34
SSMH
SSCO
SDCB
WM
FH
GM
EM
ELEC VAULT
JP
WV
WW
FL
FC
TC
BC
TOW
BOW
TBM
SET MAG & SHINER
SET HUB & MAG
SET HUB & MINI MAG
SET MAG NAIL & SHINER
SET MAG SPIKE & WHISKERS
SET MAG SPIKE & WASHER
SET MAG & SHINER
SET MAG & SHINER
SET MAG & SHIN



10 0 10 20
scale 1" = 10' feet

PRELIMINARY SITE PLAN

Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: AS SHOWN

SHEET #: C2.0

JURISDICTION APPROVAL:

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PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

ARCHITECT:

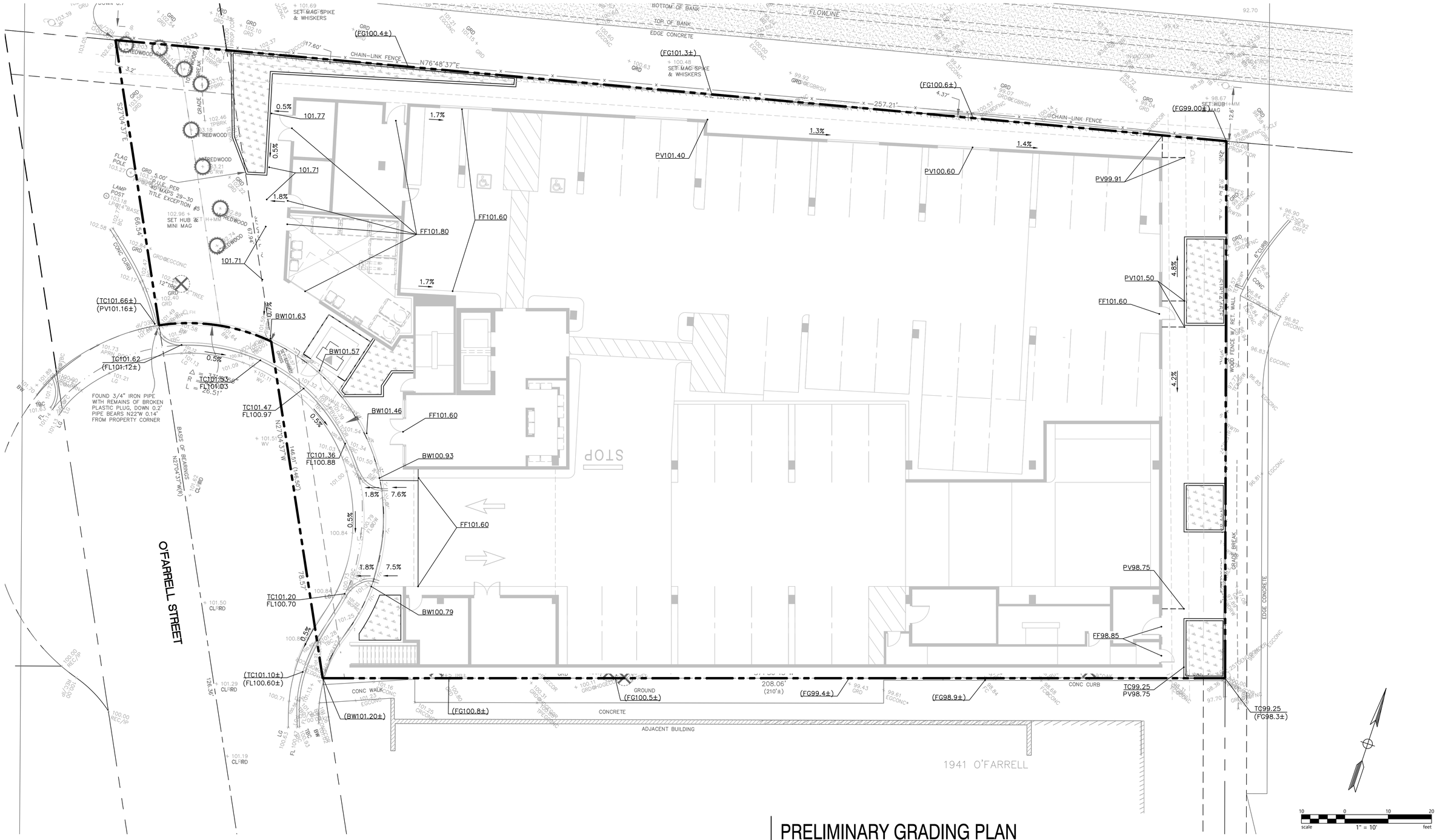
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

OWNER:

O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

CONSULTANT:

BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com



PRELIMINARY GRADING PLAN

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ARCHITECT:
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

1919 O'Farrell Street

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OWNER:
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311 9TH AVENUE
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415-297-0709

CONSULTANT:
BKF
1730 N. FIRST STREET
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SAN JOSE, CA 95112
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Planning Application Set

ISSUES & REVISIONS

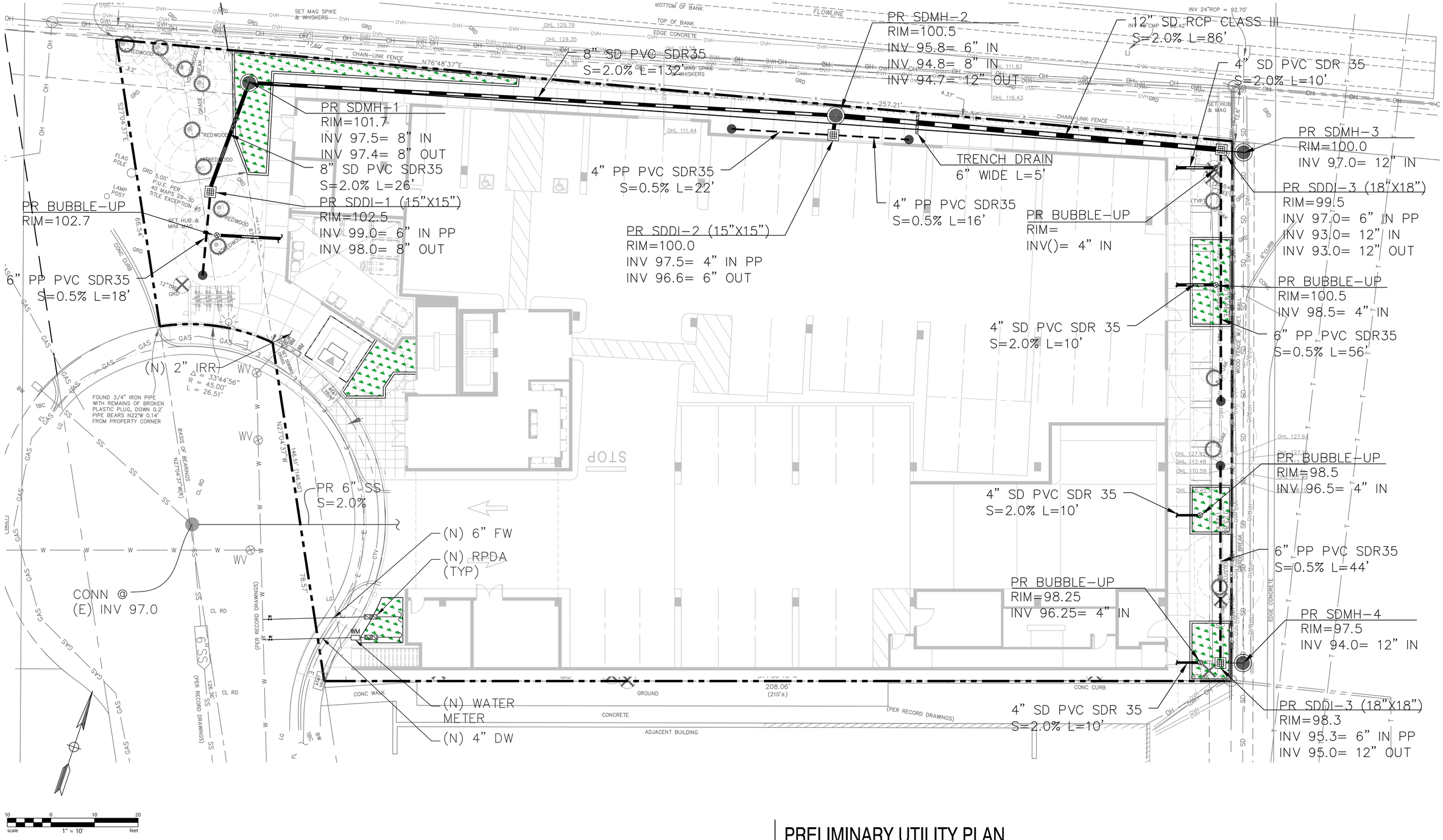
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: AS SHOWN

SHEET #: C3.0

JURISDICTION APPROVAL:



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1919 O'Farrell Street

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ARCHITECT:
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

OWNER:
O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
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415-297-0709

CONSULTANT:
BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
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PRELIMINARY UTILITY PLAN

Planning Application Set

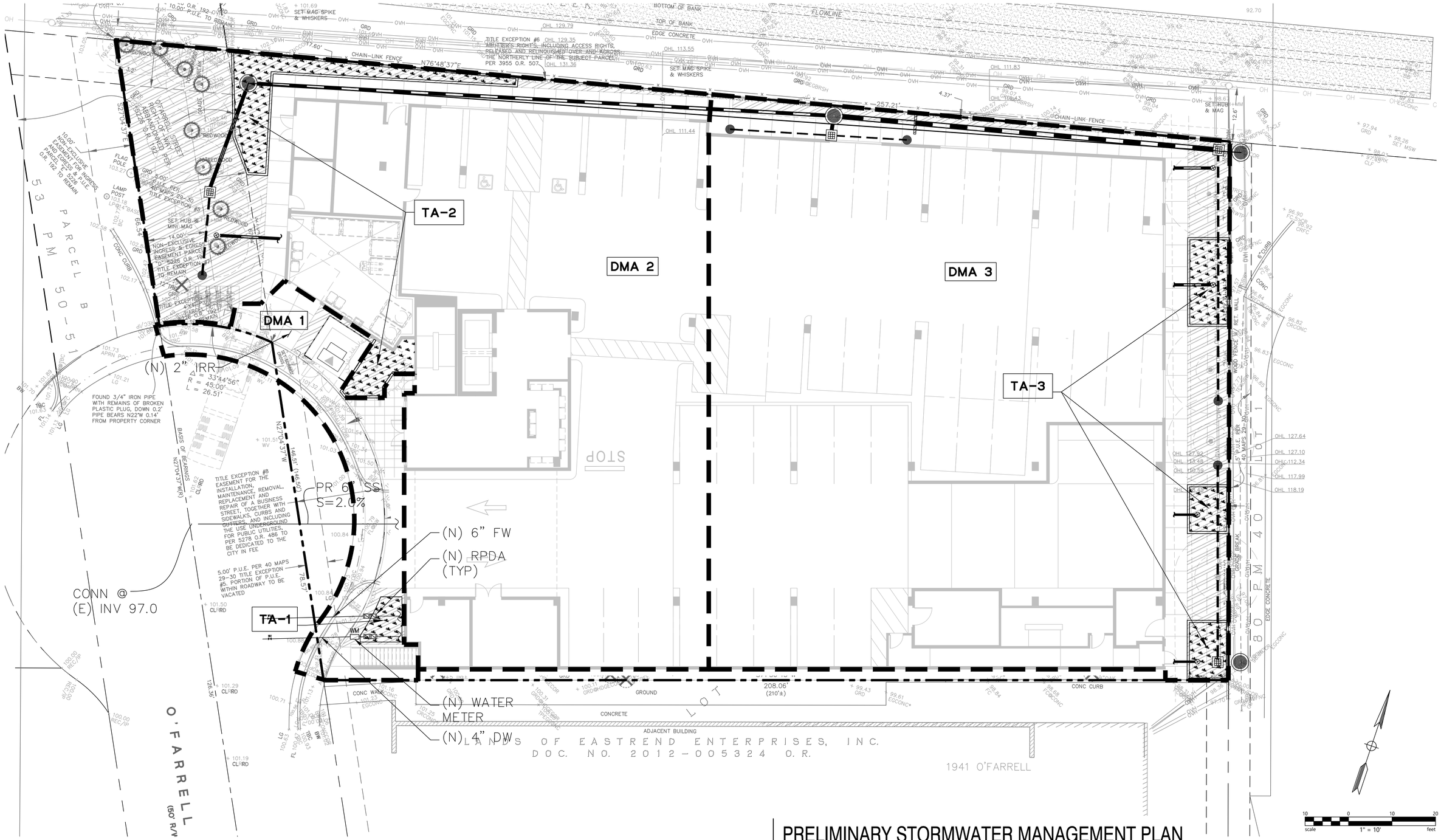
ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: AS SHOWN

SHEET #: C4.0

JURISDICTION APPROVAL:



PRELIMINARY STORMWATER MANAGEMENT PLAN

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1919 O'Farrell Street

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ARCHITECT:
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

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CONSULTANT:
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Planning Application Set

ISSUES & REVISIONS

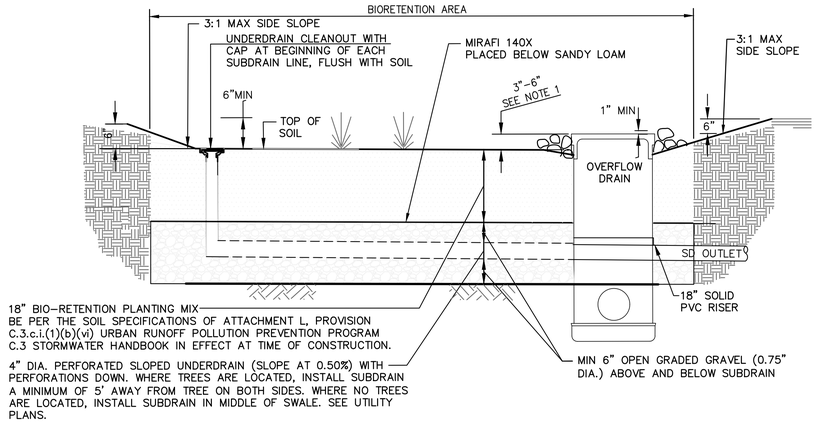
NO.	DATE	DESCRIPTION
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MASTER CASE#: T.B.D.

SCALE: AS SHOWN

SHEET #: C5.0

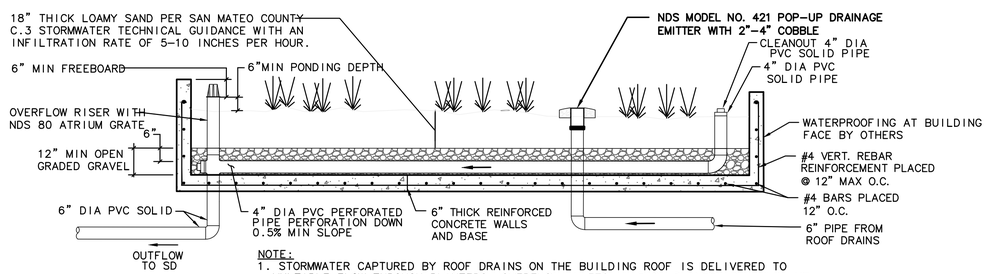
JURISDICTION APPROVAL:



NOTES:

1. PLACE 2" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC), EXTENDING 12" FROM EDGE OF STRUCTURE.

1 – BIORETENTION DETAIL
NTS



NOTE:
1. STORMWATER CAPTURED BY ROOF DRAINS ON THE BUILDING ROOF IS DELIVERED TO MULTIPLE FLOW THROUGH PLANTERS. OVERFLOW INLETS IN EACH PLANTER DELIVER THE WATER TO A STORM DRAIN WHERE IT BYPASSES THE BIORETENTION BASIN AND INTO THE PUMP WHERE IT IS THEN ROUTED TO THE EXISTING INLET ON MAIN STREET.

2 – FLOW THROUGH PLANTER
SCALE: 1"=10'

DMA 1

IMPERVIOUS: 1,614 SF
PERVIOUS: 181 SF
EFFECTIVE IMPERVIOUS: 1,632 SF
REQUIRED: 65 SF
PROVIDED: 77 SF

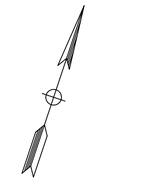
DMA 2

IMPERVIOUS: 11,041 SF
PERVIOUS: 2,235 SF
EFFECTIVE IMPERVIOUS: 11,265 SF
REQUIRED: 451 SF
PROVIDED: 458 SF (split between two areas)

DMA 3

IMPERVIOUS: 13,826 SF
PERVIOUS: 1,381 SF
EFFECTIVE IMPERVIOUS: 13,964 SF
REQUIRED: 559 SF
PROVIDED: 363 SF (split between three areas)

NOTE:
1. BIORETENTION AREAS ARE SIZED PER SAN MATEO WATER POLLUTION PREVENTION PROGRAM HYDRAULIC SIZING CRITERIA, COMBINATION DESIGN BASIS.
2. AREAS NOT WITHIN A DRAINAGE AREA WILL BE SELF-TREATING.



10 0 10 20
scale 1" = 10' feet

PRELIMINARY STORMWATER DETAILS

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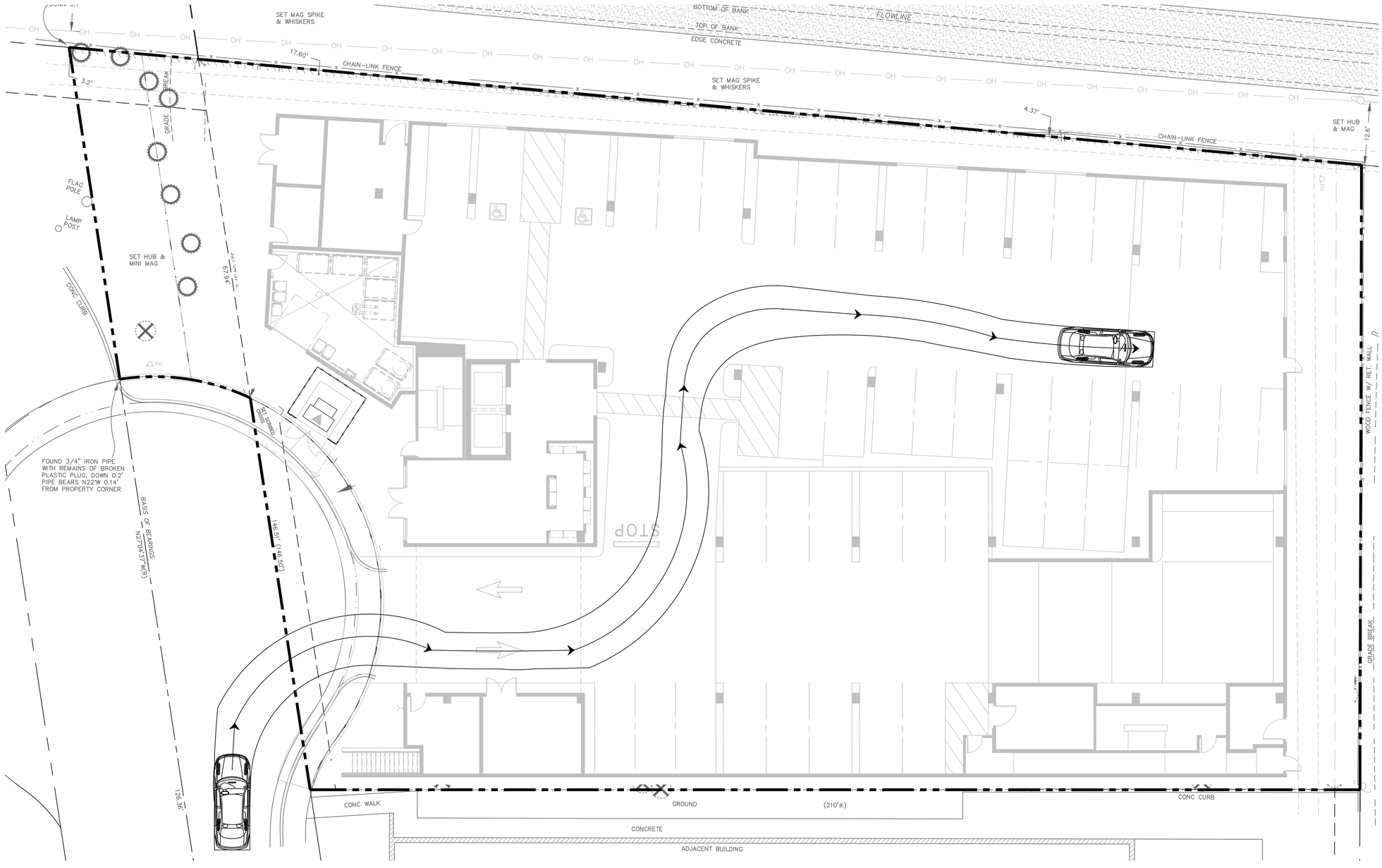
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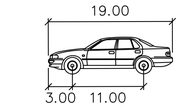
MASTER CASE#: T.B.D.

SCALE: AS SHOWN

SHEET #: C5.1

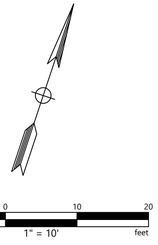
JURISDICTION APPROVAL:





P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



PRELIMINARY VEHICLE MANEUVERING DIAGRAMS

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ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

1919 O'Farrell Street

PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

OWNER:

O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
SAN MATEO, CA 94401
415-297-0709

CONSULTANT:

BKF
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
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Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: AS SHOWN

SHEET #: C6.0

JURISDICTION APPROVAL: