

Cover Sheet

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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
2	9.10.2026	2ND 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

R3 OPEN SPACE (OPEN PARCEL): 200 SF OPEN 1ST BDRM & 100 SF PER ADDL. BDRMS

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

R3 SETBACKS FROM PROPERTY LINE (MINIMUM):
FRONT: 15' FRONTAGE; ½ OF BUILDING HEIGHT FOR BUILDINGS > 3 STORIES
SIDE: ½ BUILDING HEIGHT (MAX. 25') FOR MULTIFAMILY BUILDINGS> 2 STORIES
REAR: ½ BUILDING HEIGHT (MAX. 25') FOR BUILDINGS > 3 STORIES

Density Bonus

	Type	Component	Rule	Requested Waiver or Concession
1	Concession	Turning Radii & Turnaround Dims	SMMC 27.64.130; City Standard 3.1.194	Reduce wall to wall on ramps to 24 feet.
1	Waiver	Building Height	General Plan 2040 -	Increase Height to 7 stories
2	Waiver	Minimum Setbacks	SMMC 27.44.080	Waive minimum setback requirements
3	Waiver	Density	General Plan 2040 -	Waive maximum density limit
4	Waiver	Parcel Coverage	SMMC 27.44.065	Waive Parcel Coverage requirements
5	Waiver	Landscape Buffer	SMMC 27.44.090	Waive Landscape Buffer requirements
6	Waiver	Blank Walls	ODS 4.1.1	Waive Blank Wall requirement
7	Waiver	Sidewalk Width	A.5 Sidewalk Standards - Pedestrian Design Guidelines	Waive sidewalk width standard
8	Waiver	Compact Parking	SMMC 27.64.265	Waive maximum compact parking percentage
9	Waiver	Parking Standards	SMMC 27.64	Waive minimum dimensions - confined & 2 adjacent restricted or end stalls
10	Waiver	Loading Berth	SMMC 27.64.390.0	Waive loading berth requirement
11	Waiver	Open Space	SMMC.22.100	Waive Open Space requirements

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			12,233.76	14,355.84	14,355.84	14,355.84	14,355.84			69,657.12	
	Circulation	591.51		2,830.51	2,840.68	2,840.68	2,840.68	2,840.68			14,784.74	
	Recreation Area & Lobby	946.68		1,313.37							2,260.05	
	Recreation Area - Unconditioned			633.74								
	Parking Levels	21,256.98	18,712.81								39,969.79	
	Total Floor Area	22,795.17	18,712.81	17,011.38	17,196.52	17,196.52	17,196.52	17,196.52			**126,671.70**	**4.09**

84,441.86

	All Parking Assigned Except USPS	Bike S-Term	Bike L-Term	Bike Total	ADA	ADA Van	Compact	Comp %	Standard	USPS	Tandem Comp	Pkg Prov.
Parking Provided												
	L2 Level		28				29		21		3	53
	L1 Level	7	72	79	1	1	25		14	1	3	45
	Total Parking Provided	7	100	107	1	1	54	61%	1,317 SF		6	**98**

	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	1,238
	Community Lounge Decks	129
	Community Terrace at L3	244
	Community Courtyard at L3	1,326
	Covered Community Loggia at L3	634
	Common Open Space at Roof Deck	4,471
	Open Space Total	**12,406**
	Open Space Required	8,700

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 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)		

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)		

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

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.

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.

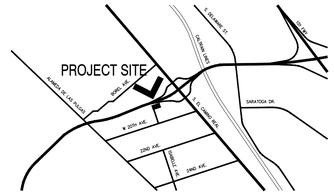
FLOOR LEVEL	OCCUPANCY GROUP	CONSTRUCTION TYPE
LEVEL R (ROOF)	B	IIIA
LEVELS 4, 5, 6, 7	R–2	IIIA
LEVEL 3	A–3, R–2	IIIA
LEVEL 2	S–2	IA
LEVEL 1	S–1, S–2	IA

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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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

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Project Data

Formal Planning Application Set

ISSUES & REVISIONS

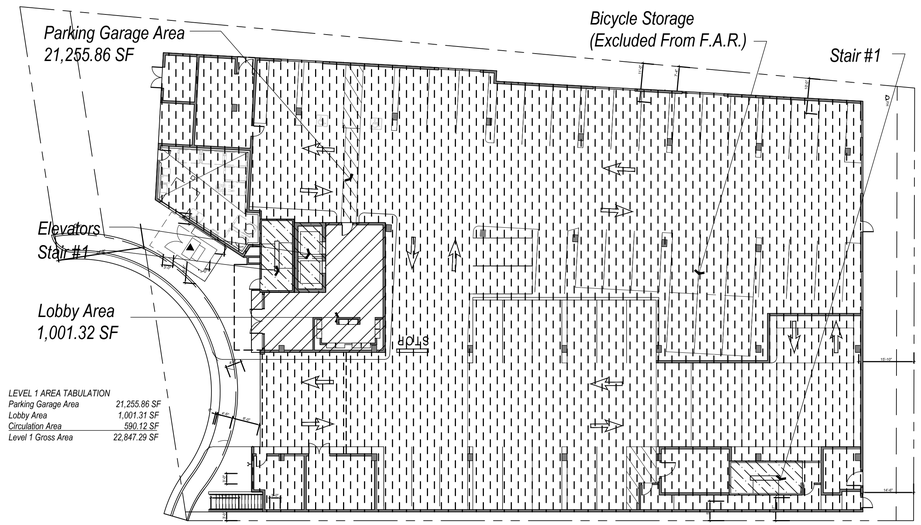
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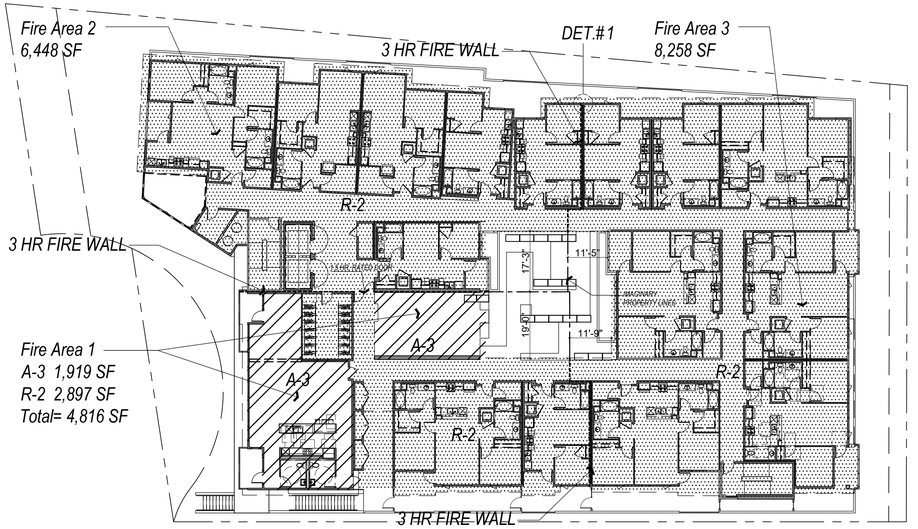
SCALE:

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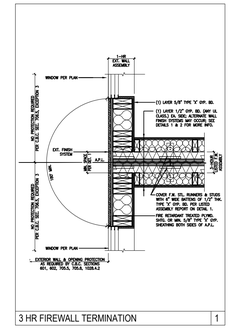
JURISDICTION APPROVAL:



1 LEVEL 1 AREA PLAN

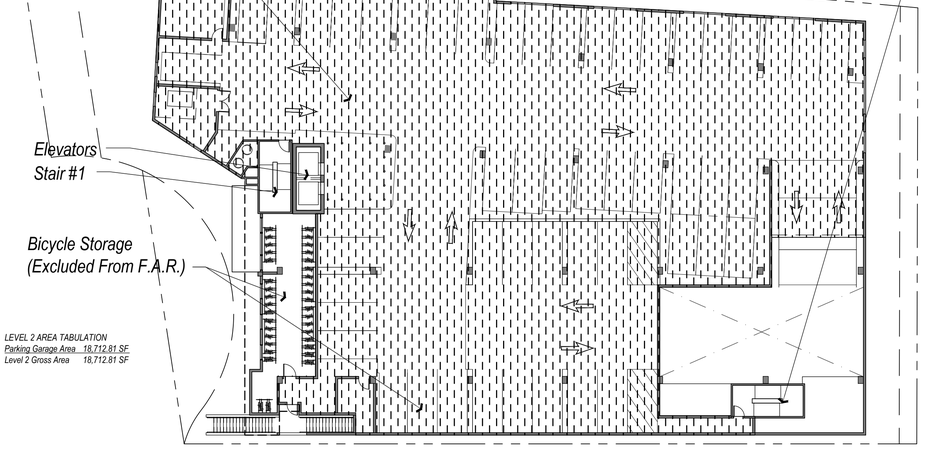


3 LEVEL 3 AREA PLAN

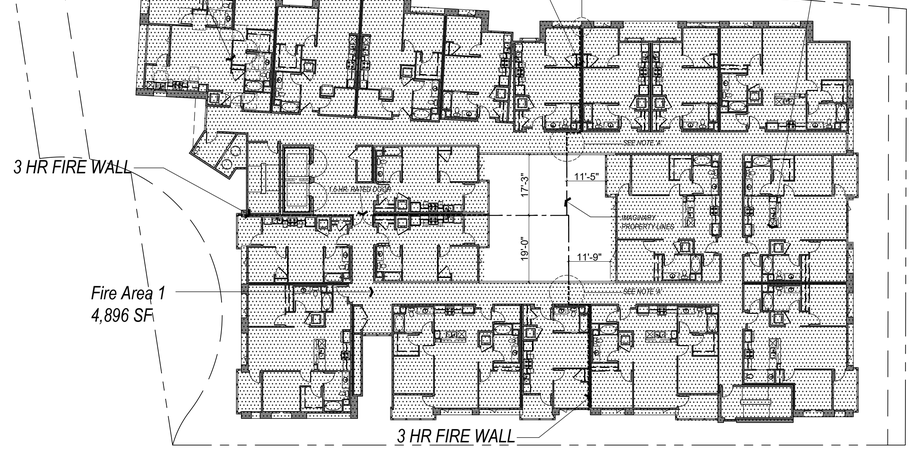


NOTES:

A. FIREWALL EXTENDS THROUGH THE CONCEALED SPACE TO THE OUTER EDGE OF THE PROJECTING BALCONY. THE EXTERIOR WALL BEHIND AND BELOW THE BALCONY WILL BE 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION FOR A DISTANCE NOT LESS THAN THE DEPTH OF THE PROJECTION BALCONY ON BOTH SIDES OF THE FIRE WALL. OPENINGS WITHIN SUCH EXTERIOR WALLS SHALL BE PROTECTED BY OPENINGS HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 1 HOUR. (CBC 706.5.2, EXCEPTION #3.)



2 LEVEL 2 AREA PLAN



4 LEVELS 4 TO 7 AREA PLAN

Allowable Areas

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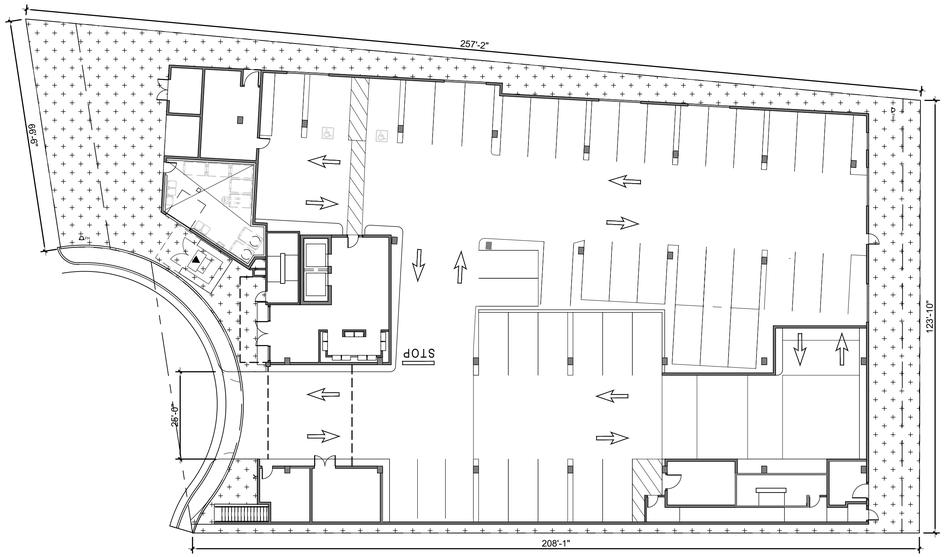
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SCALE: 0 5 10 20

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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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

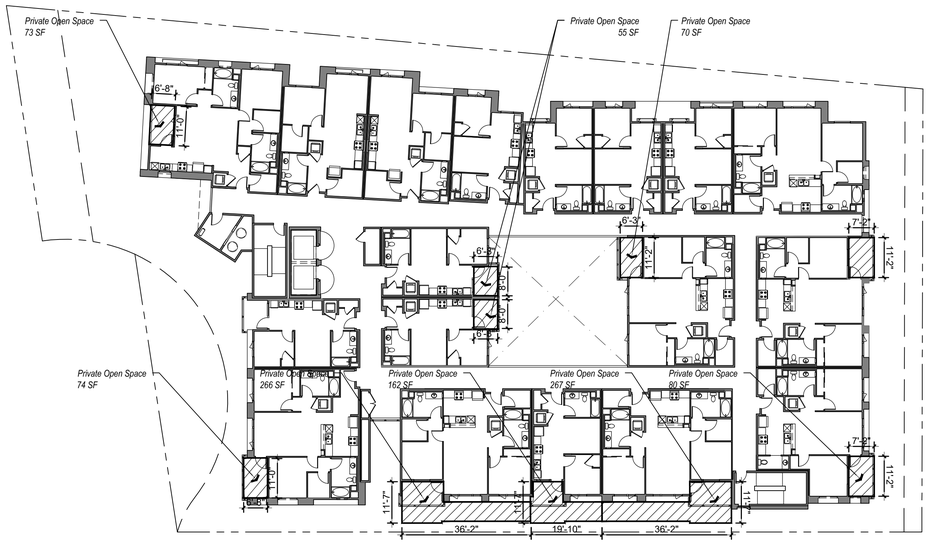
ISSUES & REVISIONS		
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2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

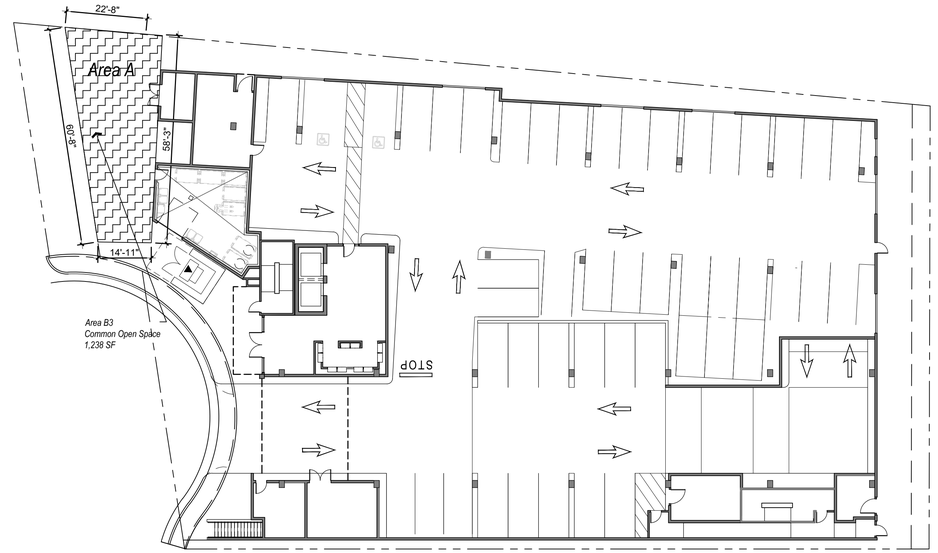
SCALE: 0 5 10 20

SHEET #: A0.2

JURISDICTION APPROVAL:



3 LEVEL 4 OPEN SPACE DIAGRAM



1 LEVEL 1 OPEN SPACE DIAGRAM

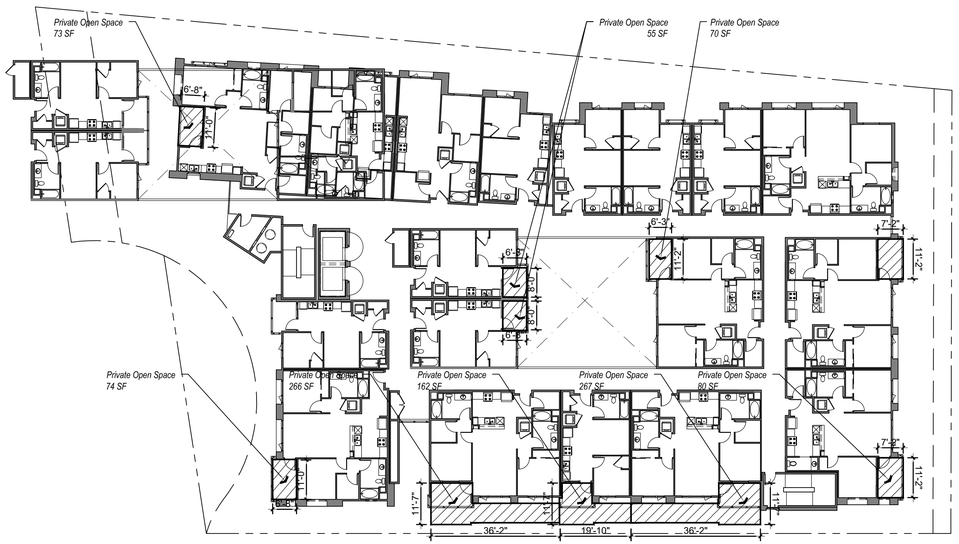
LEGEND:

COMMON OPEN SPACE

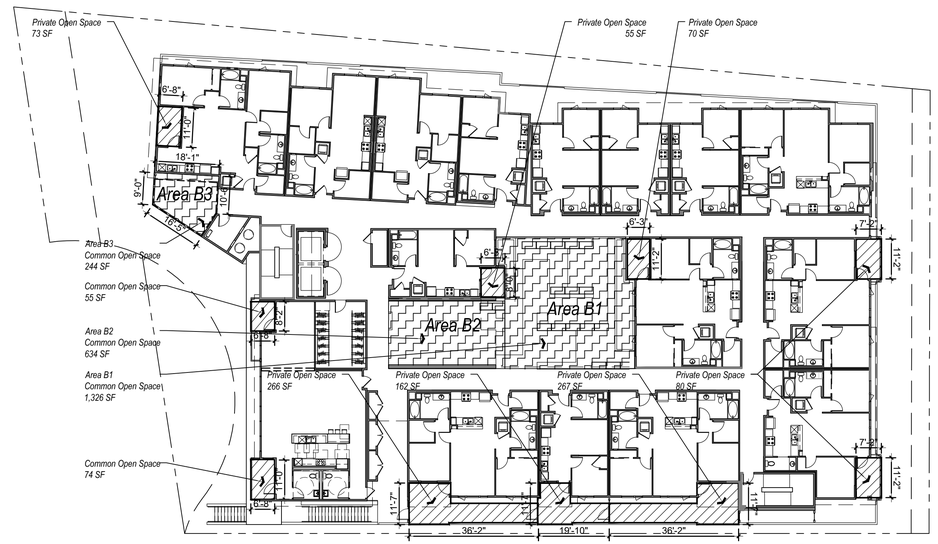
PRIVATE OPEN SPACE

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

Formal Planning Application Set

ISSUES & REVISIONS

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MASTER CASE#: T.B.D.

SCALE: 0 5 10 20

SHEET #: A0.3.0

JURISDICTION APPROVAL:

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1919 O'Farrell Street

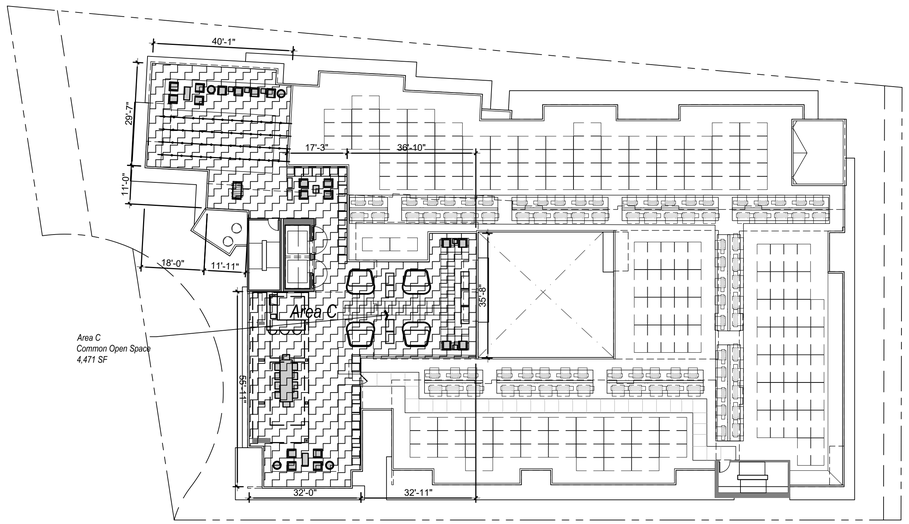
PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

ARCHITECT:

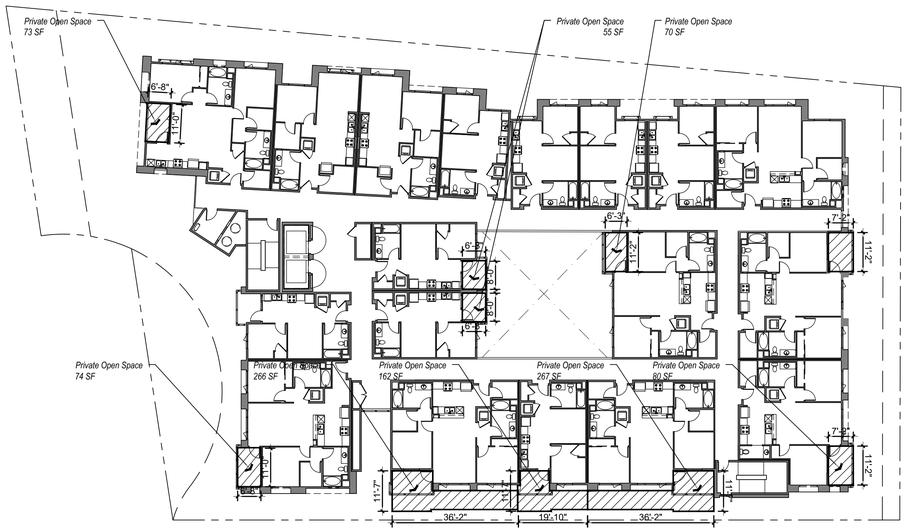
DESIGN AND ARCHITECTURE
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714-389-1890

OWNER:

O'FARRELL DEVELOPMENT, LLC.
311 9TH AVENUE
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3 ROOF LEVEL OPEN SPACE DIAGRAM



1 LEVEL 6 OPEN SPACE DIAGRAM

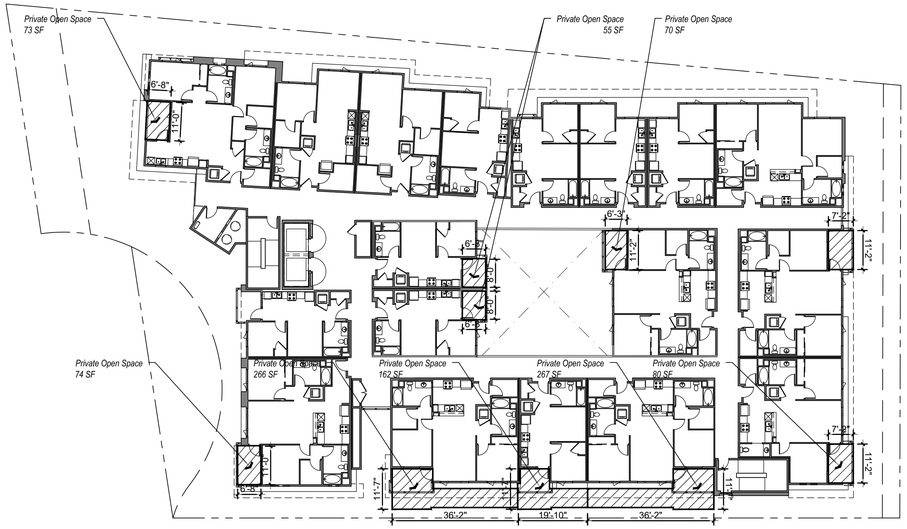
LEGEND:

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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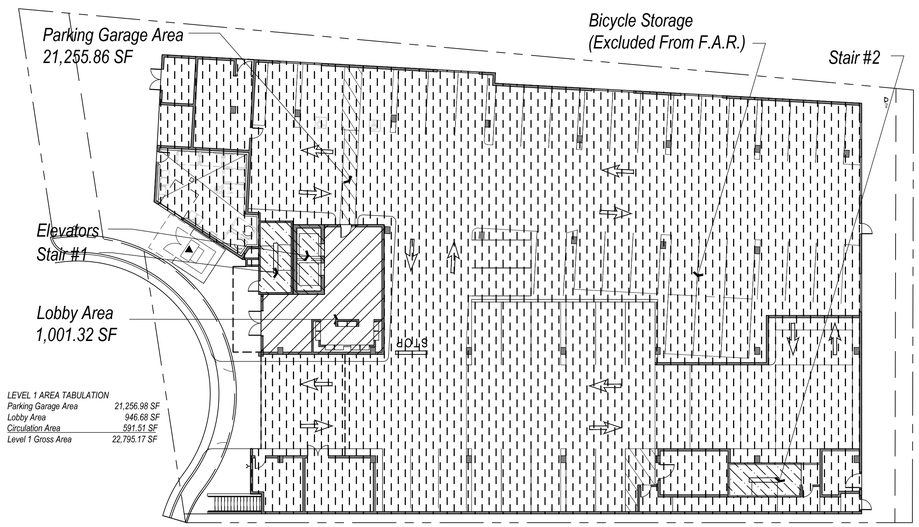
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SHEET #: A0.3.1

JURISDICTION APPROVAL:



3 LEVEL 3 AREA PLAN



1 LEVEL 1 AREA PLAN

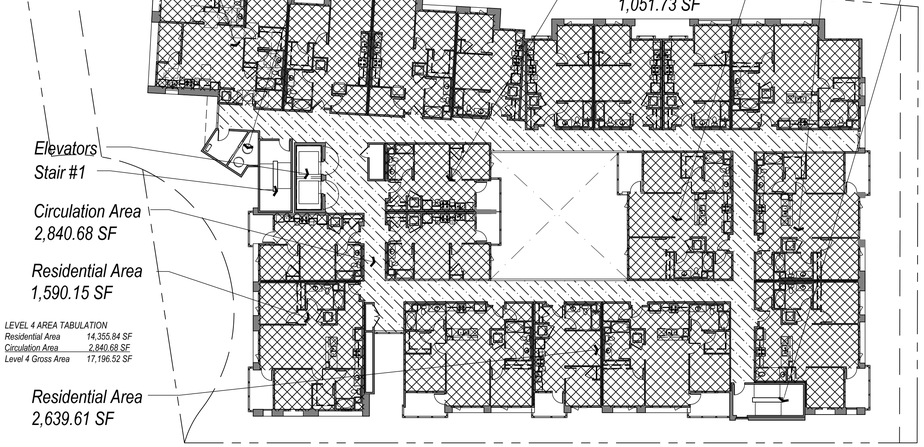
AREA LEGEND:

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

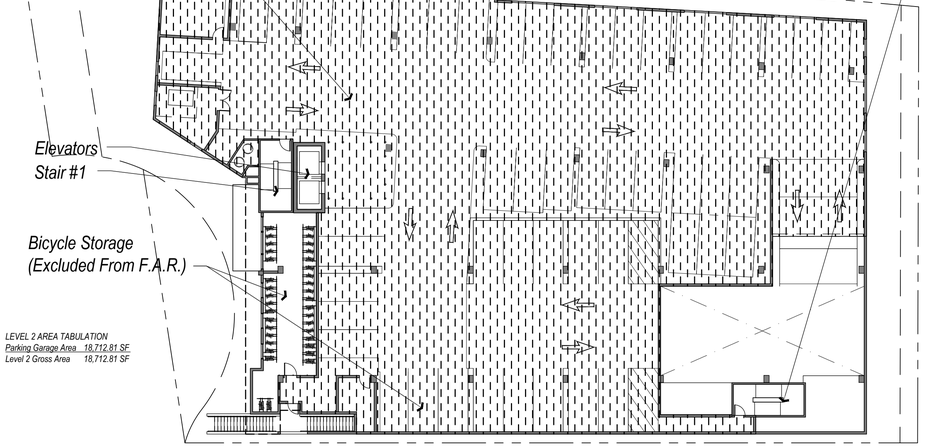
AREA TABULATION:

AREA TABULATION

Level 1 Gross Area	22,847.29 SF
Level 2 Gross Area	18,712.81 SF
Level 3 Gross Area	17,011.38 SF
Level 4 Gross Area	17,196.52 SF
Level 5 Gross Area	17,196.52 SF
Level 6 Gross Area	17,196.52 SF
Level 7 Gross Area	17,196.52 SF
Total Gross Floor Area	126,671.70 SF
Floor Area Ratio (FAR)	4.09



4 LEVEL 4 AREA PLAN



2 LEVEL 2 AREA PLAN

Area Calculations

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ISSUES & REVISIONS

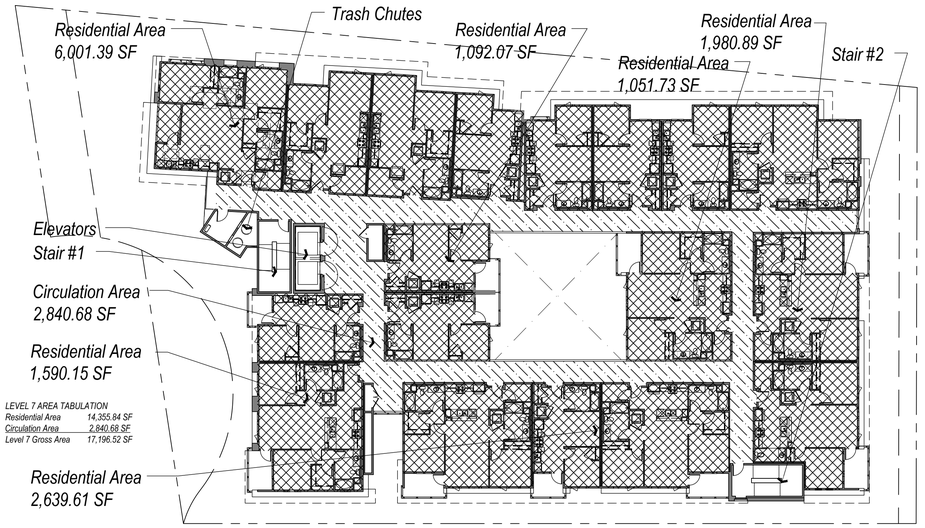
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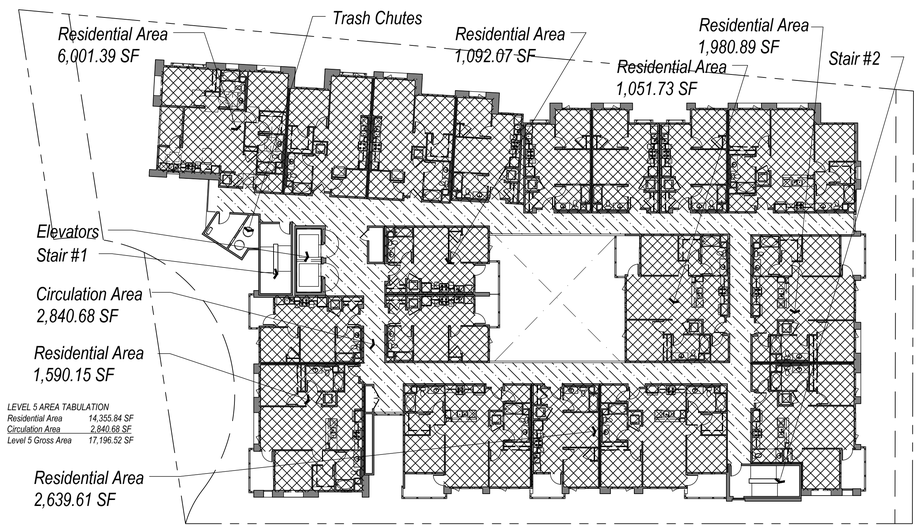
SCALE: 0 5 10 20

SHEET #: A0.4.0

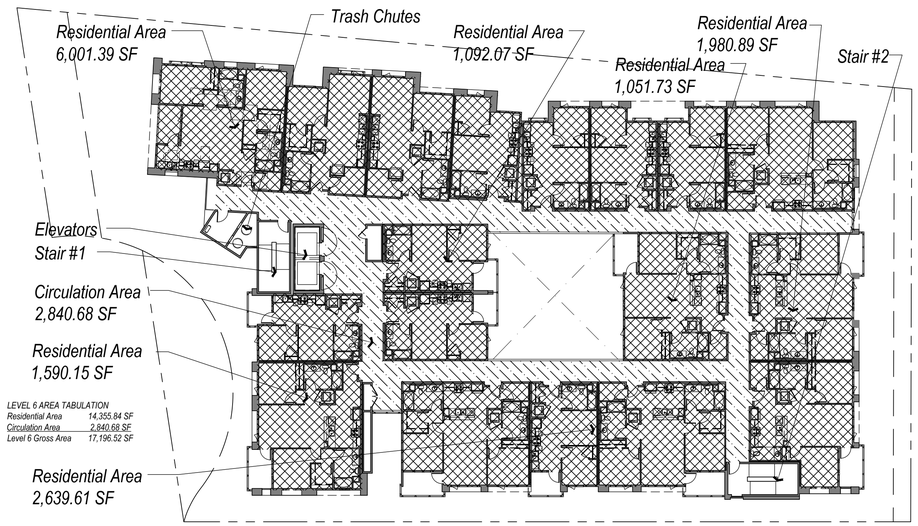
JURISDICTION APPROVAL:



3 LEVEL 7 AREA PLAN



1 LEVEL 5 AREA PLAN



2 LEVEL 6 AREA PLAN

AREA LEGEND:

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

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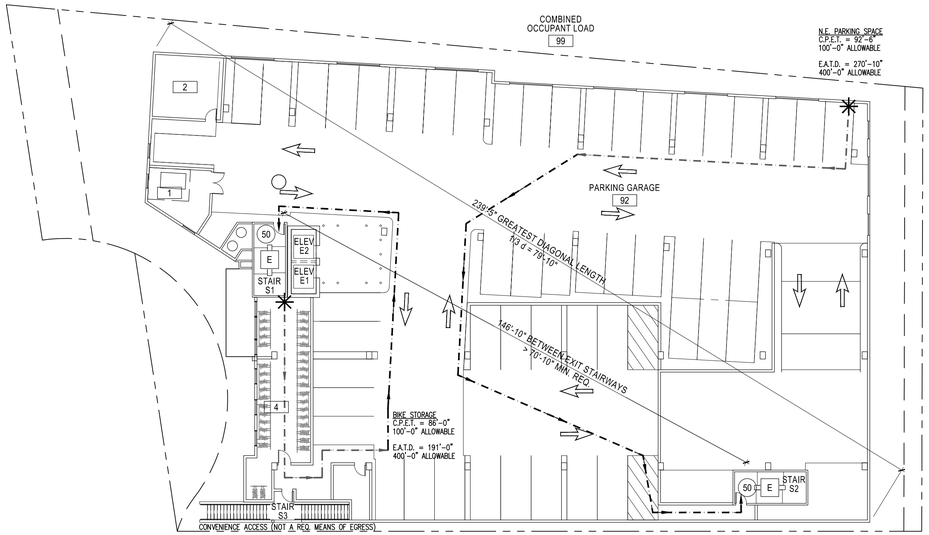
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JURISDICTION APPROVAL:



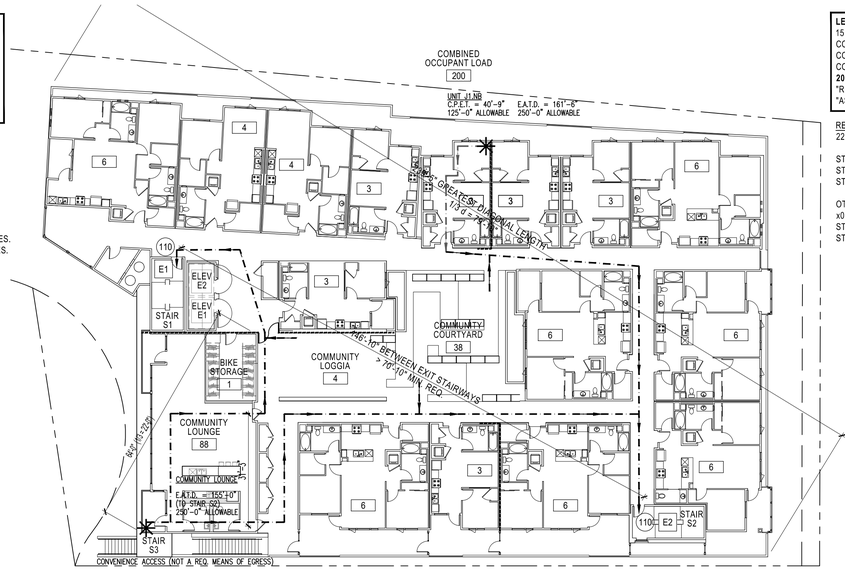
LEVEL (L2), TYPE IA , S-2
NO DWELLING UNITS
PARKING GARAGE
BIKE STORAGE
ACCESSORY STORAGE
UTILITY ROOM
99 OCCUPANTS
"PARKING GARAGES" FUNCTION (OLF = 200)
"ACSRY STOR. / EQUIP." FUNCTION (OLF = 300)

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 LOGGIA
COMMUNITY LOUNGE
200 OCCUPANTS
"RESIDENTIAL" FUNCTION (OLF = 200)
"ASSEMBLY - UNCONC." FUNCTION (OLF = 15)

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

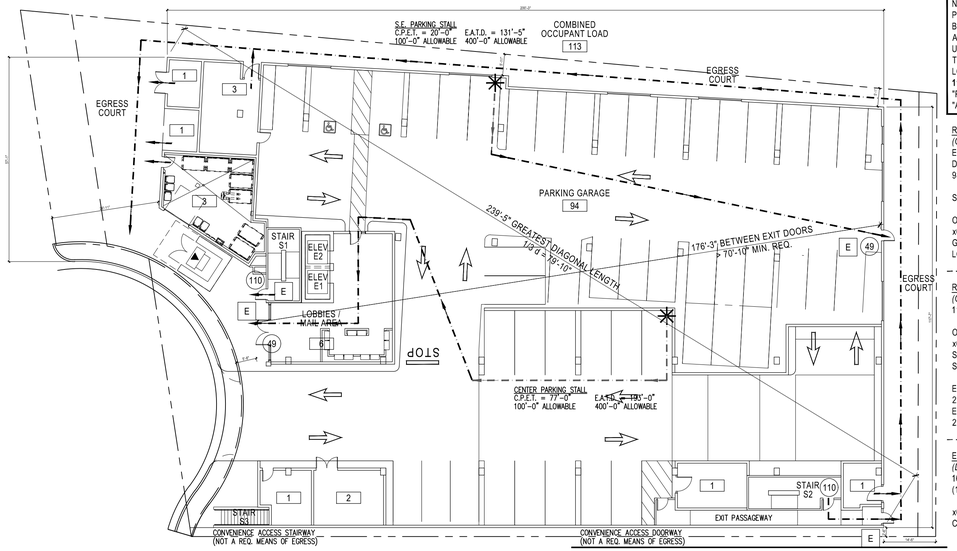
STAIRWAYS: x0.3" = 66.0" / 2 STAIRS = 33.0" EA.
STAIR S1: 33.0" < 44" PROVIDED; COMPLIES.
STAIR S2: 33.0" < 44" PROVIDED; COMPLIES.

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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O W N E R :
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Formal Planning Application Set

I S S U E S & R E V I S I O N S

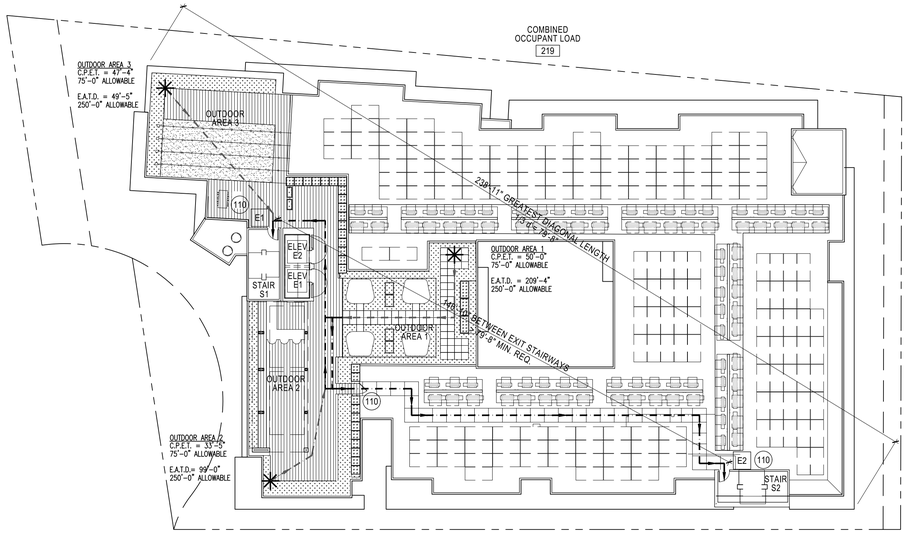
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION
2	9.10.2026	2ND PLANNING SUBMISSION

M A S T E R C A S E # : T.B.D.

S C A L E : 0 5 10 20

S H E E T # : A0.5.0

J U R I S D I C T I O N A P P R O V A L :



OCCUPIED ROOF LEVEL: 3,280 SQ.FT.
OCCUPANT LOAD: 3,280 / 15 = 219

OCCUPIED ROOF AREA COMPLIES WITH CBC SEC. 503.1.4. EXCEPTION #1. ASSEMBLY A-3 WITH COMBINED OCCUPANT LOAD OF 219
NO DWELLING UNITS
NO ENCLOSED OCCUPIABLE SPACE

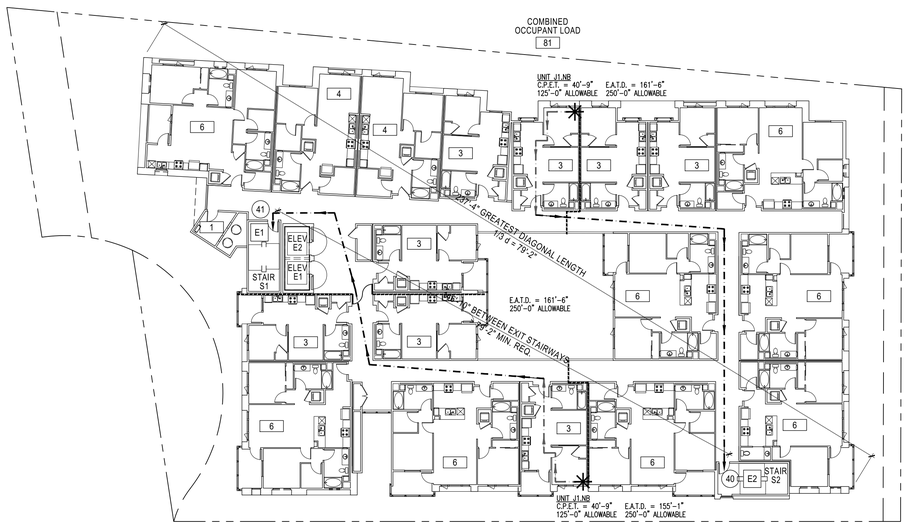
REQ. CAPACITY FOR MEANS OF EGRESS
219 OCCUPANTS TOTAL THIS LEVEL.

TWO MEANS OF EGRESS REQUIRED/PROVIDED

STAIRWAYS: 110 x 0.3" = 33" MIN.
STAIR S1: 33" < 44" PROVIDED; COMPLIES.
STAIR S2: 33" < 44" PROVIDED; COMPLIES.

OTHER EGRESS COMPONENTS:
110 x 0.2" =22.0"
STAIR S1 DOOR: 22" < 36" PROVIDED; COMPLIES.
STAIR S2 DOOR: 22" < 36" PROVIDED; COMPLIES.
GATE TO STAIR S2: 22" < 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

Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION
2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 0 5 10 20

SHEET #: A0.5.1

JURISDICTION APPROVAL:

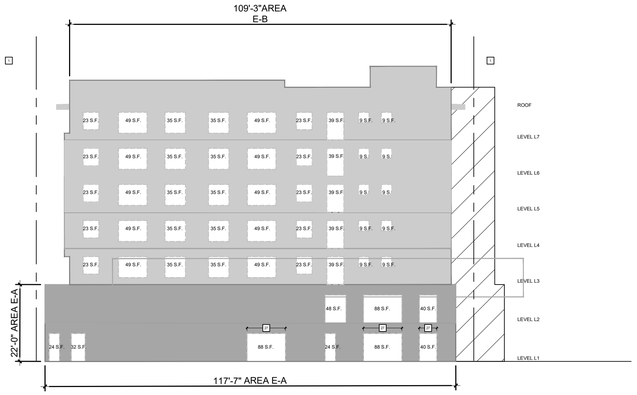
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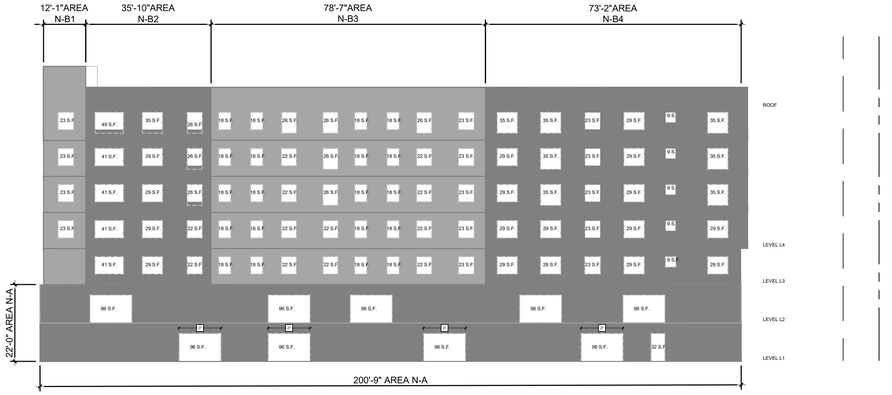
AREA E-B — UNPROTECTED, SPRINKLERED (UP, S): 15-FEET TO LESS THAN 20-FEET.

TOTAL ELEVATIONAL AREA AT L7: 1897 SQ. FT.	TOTAL OPENING AREA AT L7: 270 SF	L7: O.A. / E.A. x100 = 14.23% < 75%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L6: 1144 SQ. FT.	TOTAL OPENING AREA AT L6: 270 SF	L6: O.A. / E.A. x100 = 23.60% < 75%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L5: 1144 SQ. FT.	TOTAL OPENING AREA AT L5: 270 SF	L5: O.A. / E.A. x100 = 23.60% < 75%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L4: 1144 SQ. FT.	TOTAL OPENING AREA AT L4: 270 SF	L4: O.A. / E.A. x100 = 23.60% < 75%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L3: 1132 SQ. FT.	TOTAL OPENING AREA AT L3: 270 SF	L3: O.A. / E.A. x100 = 23.86% < 75%; COMPLIES.

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

TOTAL ELEVATIONAL AREA AT L2: 1293 SQ. FT.	TOTAL OPENING AREA AT L2: 176 SF	L2: O.A. / E.A. x100 = 13.61% < 45%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L1: 1293 SQ. FT.	TOTAL OPENING AREA AT L1: 296 SF	L1: O.A. / E.A. x100 = 22.89% < 45%; COMPLIES.

3 EAST ELEVATION



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

TOTAL ELEVATIONAL AREA AT L2: 2208 SQ. FT.	TOTAL OPENING AREA AT L2: 480 SF	L2: O.A. / E.A. x100 = 21.74% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L1: 2208 SQ. FT.	TOTAL OPENING AREA AT L1: 416 SF	L1: O.A. / E.A. x100 = 18.84% < 25%; COMPLIES.

AREA N-B1 — UNPROTECTED, SPRINKLERED (UP, S): 10-FEET TO LESS THAN 15-FEET.

TOTAL ELEVATIONAL AREA AT L7: 256 SQ. FT.	TOTAL OPENING AREA AT L7: 23 SF	L7: O.A. / E.A. x100 = 9.00% < 45%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L6: 125 SQ. FT.	TOTAL OPENING AREA AT L6: 23 SF	L6: O.A. / E.A. x100 = 18.40% < 45%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L5: 125 SQ. FT.	TOTAL OPENING AREA AT L5: 23 SF	L5: O.A. / E.A. x100 = 18.40% < 45%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L4: 125 SQ. FT.	TOTAL OPENING AREA AT L4: 23 SF	L4: O.A. / E.A. x100 = 18.40% < 45%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L3: 125 SQ. FT.	TOTAL OPENING AREA AT L3: 0 SF	L3: O.A. / E.A. x100 = 0% < 45%; COMPLIES.

AREA N-B2 — UNPROTECTED, SPRINKLERED (UP, S): 5-FEET TO LESS THAN 10-FEET.

TOTAL ELEVATIONAL AREA AT L7: 546 SQ. FT.	TOTAL OPENING AREA AT L7: 110 SF	L7: O.A. / E.A. x100 = 20.15% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L6: 370 SQ. FT.	TOTAL OPENING AREA AT L6: 91 SF	L6: O.A. / E.A. x100 = 23.33% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L5: 370 SQ. FT.	TOTAL OPENING AREA AT L5: 91 SF	L5: O.A. / E.A. x100 = 23.33% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L4: 370 SQ. FT.	TOTAL OPENING AREA AT L4: 91 SF	L4: O.A. / E.A. x100 = 23.33% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L3: 370 SQ. FT.	TOTAL OPENING AREA AT L3: 91 SF	L3: O.A. / E.A. x100 = 23.33% < 25%; COMPLIES.

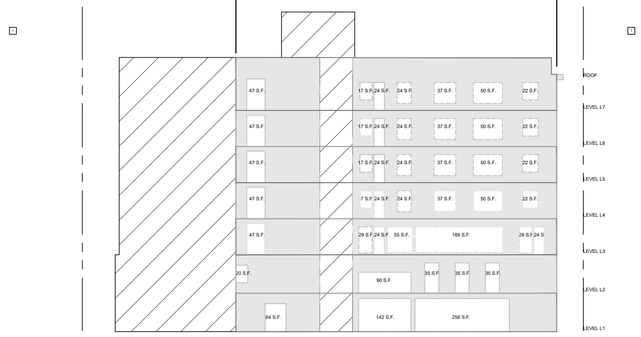
AREA N-B3 — UNPROTECTED, SPRINKLERED (UP, S): 10-FEET TO LESS THAN 15-FEET.

TOTAL ELEVATIONAL AREA AT L7: 1192 SQ. FT.	TOTAL OPENING AREA AT L7: 170 SF	L7: O.A. / E.A. x100 = 14.26% < 45%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L6: 812 SQ. FT.	TOTAL OPENING AREA AT L6: 162 SF	L6: O.A. / E.A. x100 = 19.96% < 45%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L5: 812 SQ. FT.	TOTAL OPENING AREA AT L5: 162 SF	L5: O.A. / E.A. x100 = 19.96% < 45%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L4: 812 SQ. FT.	TOTAL OPENING AREA AT L4: 157 SF	L4: O.A. / E.A. x100 = 19.33% < 45%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L3: 812 SQ. FT.	TOTAL OPENING AREA AT L3: 157 SF	L3: O.A. / E.A. x100 = 19.33% < 45%; COMPLIES.

AREA N-B4 — UNPROTECTED, SPRINKLERED (UP, S): 5-FEET TO LESS THAN 10-FEET.

TOTAL ELEVATIONAL AREA AT L7: 1139 SQ. FT.	TOTAL OPENING AREA AT L7: 165 SF	L7: O.A. / E.A. x100 = 14.49% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L6: 775 SQ. FT.	TOTAL OPENING AREA AT L6: 160 SF	L6: O.A. / E.A. x100 = 20.65% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L5: 775 SQ. FT.	TOTAL OPENING AREA AT L5: 160 SF	L5: O.A. / E.A. x100 = 20.65% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L4: 775 SQ. FT.	TOTAL OPENING AREA AT L4: 148 SF	L4: O.A. / E.A. x100 = 19.01% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L3: 754 SQ. FT.	TOTAL OPENING AREA AT L3: 148 SF	L3: O.A. / E.A. x100 = 19.63% < 25%; COMPLIES.

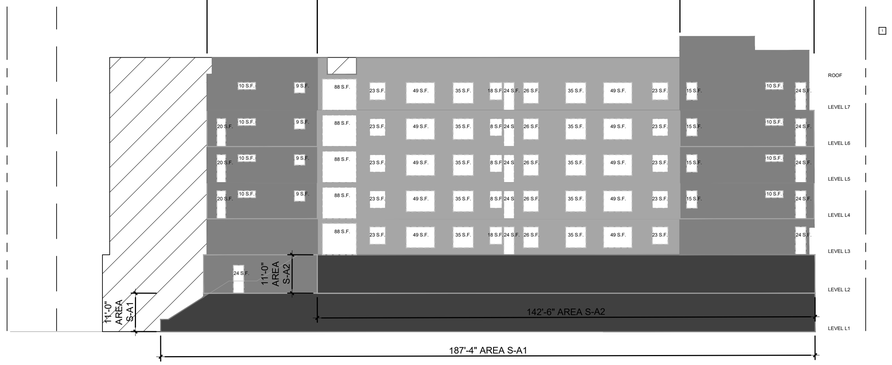
1 NORTH ELEVATION



WEST ELEVATION — UNPROTECTED, SPRINKLERED (UP, S): OVER 20-FEET.

TOTAL ELEVATIONAL AREA AT L5: 1378 SQ. FT.	TOTAL OPENING AREA AT L7: 221 SF	L7: O.A. / E.A. x100 = 16.04% < UNLIMITED; COMPLIES.
TOTAL ELEVATIONAL AREA AT L6: 949 SQ. FT.	TOTAL OPENING AREA AT L6: 221 SF	L6: O.A. / E.A. x100 = 23.29% < UNLIMITED; COMPLIES.
TOTAL ELEVATIONAL AREA AT L5: 949 SQ. FT.	TOTAL OPENING AREA AT L5: 221 SF	L5: O.A. / E.A. x100 = 23.29% < UNLIMITED; COMPLIES.
TOTAL ELEVATIONAL AREA AT L4: 949 SQ. FT.	TOTAL OPENING AREA AT L4: 221 SF	L4: O.A. / E.A. x100 = 23.29% < UNLIMITED; COMPLIES.
TOTAL ELEVATIONAL AREA AT L3: 949 SQ. FT.	TOTAL OPENING AREA AT L3: 397 SF	L3: O.A. / E.A. x100 = 41.83% < UNLIMITED; COMPLIES.
TOTAL ELEVATIONAL AREA AT L2: 1010 SQ. FT.	TOTAL OPENING AREA AT L2: 200 SF	L2: O.A. / E.A. x100 = 19.80% < UNLIMITED; COMPLIES.
TOTAL ELEVATIONAL AREA AT L1: 1010 SQ. FT.	TOTAL OPENING AREA AT L1: 462 SF	L1: O.A. / E.A. x100 = 45.74% < UNLIMITED; COMPLIES.

3 WEST ELEVATION



AREA S-A1 — UNPROTECTED, SPRINKLERED (UP, S): LESS THAN 3-FEET.

TOTAL ELEVATIONAL AREA AT L1: 2001 SQ. FT.	TOTAL OPENING AREA AT L1: 0 SF	L1: O.A. / E.A. x100 = NO OPENINGS; COMPLIES.

AREA S-A2 — UNPROTECTED, SPRINKLERED (UP, S): LESS THAN 3-FEET.

TOTAL ELEVATIONAL AREA AT L2: 1567 SQ. FT.	TOTAL OPENING AREA AT L2: 0 SF	L2: O.A. / E.A. x100 = NO OPENINGS; COMPLIES.

AREA S-B1 — UNPROTECTED, SPRINKLERED (UP, S): 5-FEET TO LESS THAN 10-FEET.

TOTAL ELEVATIONAL AREA AT L7: 471 SQ. FT.	TOTAL OPENING AREA AT L7: 19 SF	L7: O.A. / E.A. x100 = 4.03% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L6: 326 SQ. FT.	TOTAL OPENING AREA AT L6: 39 SF	L6: O.A. / E.A. x100 = 12.00% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L5: 326 SQ. FT.	TOTAL OPENING AREA AT L5: 39 SF	L5: O.A. / E.A. x100 = 12.00% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L4: 326 SQ. FT.	TOTAL OPENING AREA AT L4: 39 SF	L4: O.A. / E.A. x100 = 12.00% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L3: 326 SQ. FT.	TOTAL OPENING AREA AT L3: 0 SF	L3: O.A. / E.A. x100 = NO OPENINGS; COMPLIES.
TOTAL ELEVATIONAL AREA AT L2: 358 SQ. FT.	TOTAL OPENING AREA AT L2: 24 SF	L2: O.A. / E.A. x100 = 6.70% < 25%; COMPLIES.

AREA S-B2 — UNPROTECTED, SPRINKLERED (UP, S): 10-FEET TO LESS THAN 15-FEET.

TOTAL ELEVATIONAL AREA AT L7: 1534 SQ. FT.	TOTAL OPENING AREA AT L7: 368 SF	L7: O.A. / E.A. x100 = 23.99% < 45%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L6: 1072 SQ. FT.	TOTAL OPENING AREA AT L6: 368 SF	L6: O.A. / E.A. x100 = 34.33% < 45%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L5: 1072 SQ. FT.	TOTAL OPENING AREA AT L5: 368 SF	L5: O.A. / E.A. x100 = 34.33% < 45%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L4: 1072 SQ. FT.	TOTAL OPENING AREA AT L4: 368 SF	L4: O.A. / E.A. x100 = 34.33% < 45%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L3: 1072 SQ. FT.	TOTAL OPENING AREA AT L3: 368 SF	L3: O.A. / E.A. x100 = 34.33% < 45%; COMPLIES.

AREA S-B3 — UNPROTECTED, SPRINKLERED (UP, S): 5-FEET TO LESS THAN 10-FEET.

TOTAL ELEVATIONAL AREA AT L7: 719 SQ. FT.	TOTAL OPENING AREA AT L7: 49 SF	L7: O.A. / E.A. x100 = 6.82% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L6: 397 SQ. FT.	TOTAL OPENING AREA AT L6: 49 SF	L6: O.A. / E.A. x100 = 12.34% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L5: 397 SQ. FT.	TOTAL OPENING AREA AT L5: 49 SF	L5: O.A. / E.A. x100 = 12.34% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L4: 397 SQ. FT.	TOTAL OPENING AREA AT L4: 49 SF	L4: O.A. / E.A. x100 = 12.34% < 25%; COMPLIES.
TOTAL ELEVATIONAL AREA AT L3: 385 SQ. FT.	TOTAL OPENING AREA AT L3: 24 SF	L3: O.A. / E.A. x100 = 6.23% < 25%; COMPLIES.

2 SOUTH ELEVATION

Notes

1. WALL OPENING TABULATION CALCULATIONS PER 2025 CBC TABLE 705.9 MAXIMUM AREA OF OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION.

Legend

- 0 FT TO < 3 FT = NO OPENINGS PERMITTED
- 3 FT TO < 5 FT = 15% OPENINGS PERMITTED
- 5 FT TO < 10 FT = 25% OPENINGS PERMITTED
- 10 FT TO < 15 FT = 45% OPENINGS PERMITTED
- 15 FT TO < 20 FT = 75% OPENINGS PERMITTED
- OVER 20 FT = NO OPENINGS LIMIT
- OBLIQUE VIEW OR OVER 30 FT = NO OPENINGS LIMIT

Keynotes

1 PROPERTY LINE
3 EASEMENT LINE
27 WATER CURTAIN AT LEVEL 1 OPENINGS

Exterior Openings Analysis 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

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION
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MASTER CASE#: T.B.D.

SCALE: 0 5 10 20

SHEET #: A0.6

JURISDICTION APPROVAL:



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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MASTER CASE#: T.B.D.

SCALE: 0 5 10 20

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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ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
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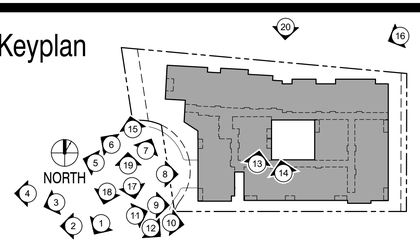
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Keyplan



Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE:

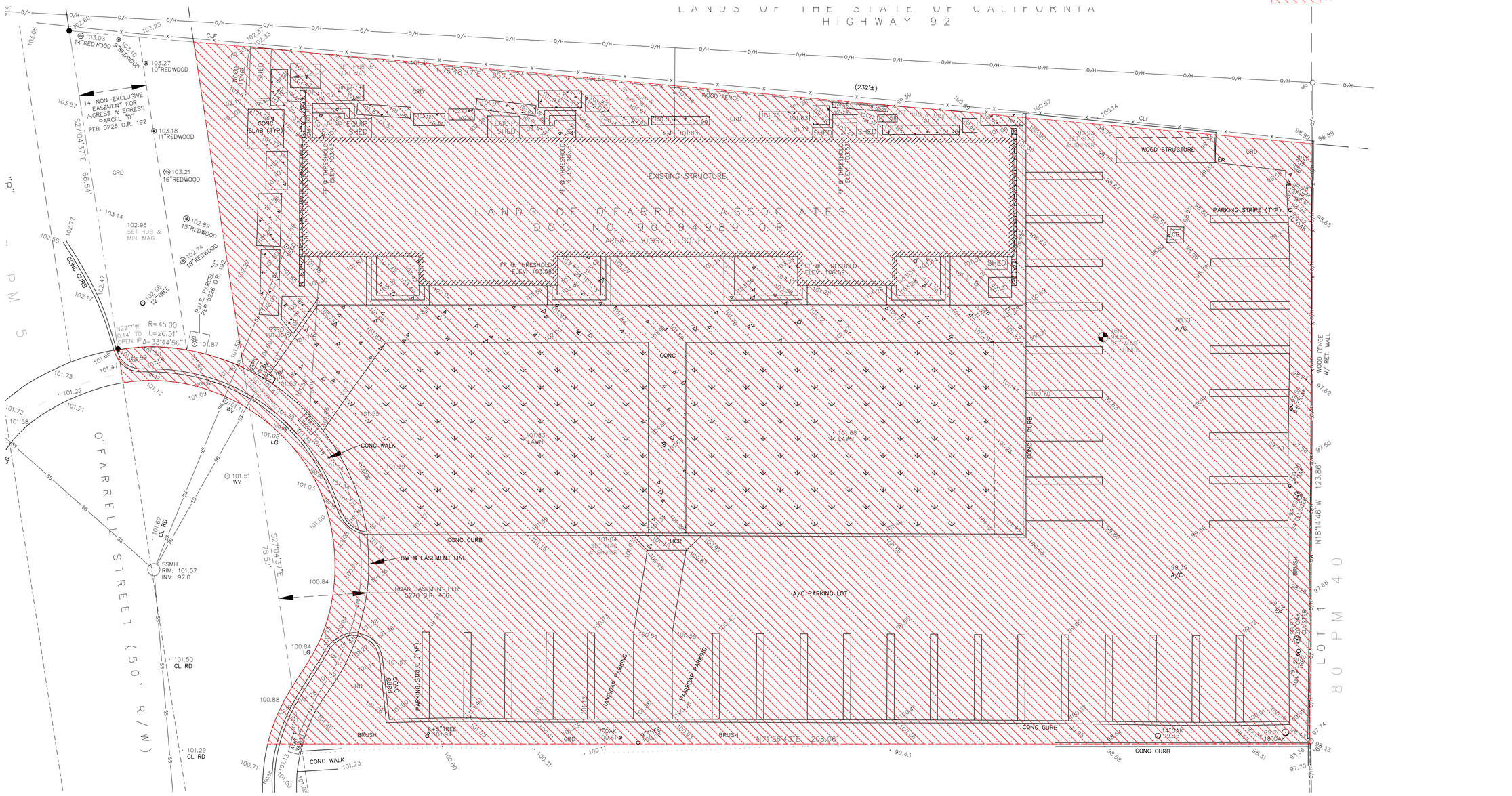
SHEET #: A0.8

JURISDICTION APPROVAL:

Demolition Legend

(E) WORK TO REMAIN

(E) WORK TO BE REMOVED



Demolition Plan

Formal Planning Application Set

ISSUES & REVISIONS		
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MASTER CASE#: T.B.D.

SCALE: 0 2 5 10

SHEET #: A0.9.1

JURISDICTION APPROVAL:

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ARCHITECT:

DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
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Grade Plane Calculation

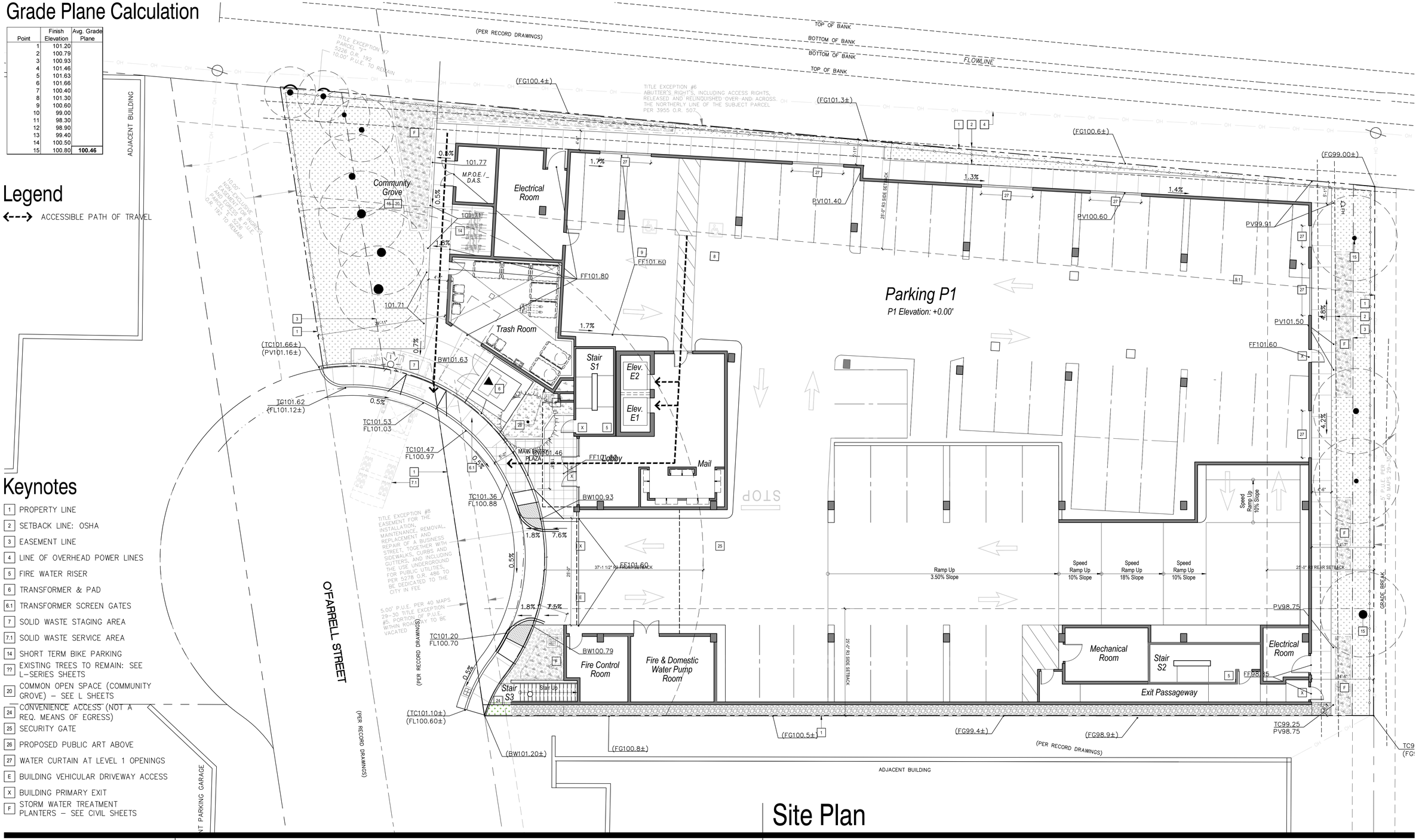
Point	Finish Elevation	Avg. Grade Plane
1	101.20	
2	100.79	
3	100.93	
4	101.46	
5	101.63	
6	101.66	
7	100.40	
8	101.30	
9	100.60	
10	99.00	
11	98.30	
12	98.90	
13	99.40	
14	100.50	
15	100.80	**100.46**

Legend

ACCESSIBLE PATH OF TRAVEL

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 SERVICE AREA
14. SHORT TERM BIKE PARKING
?? EXISTING TREES TO REMAIN: SEE L-SERIES SHEETS
20. COMMON OPEN SPACE (COMMUNITY GROVE) – SEE L SHEETS
24. CONVENIENCE ACCESS (NOT A REQ. MEANS OF EGRESS)
25. SECURITY GATE
26. PROPOSED PUBLIC ART ABOVE
27. WATER CURTAIN AT LEVEL 1 OPENINGS
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
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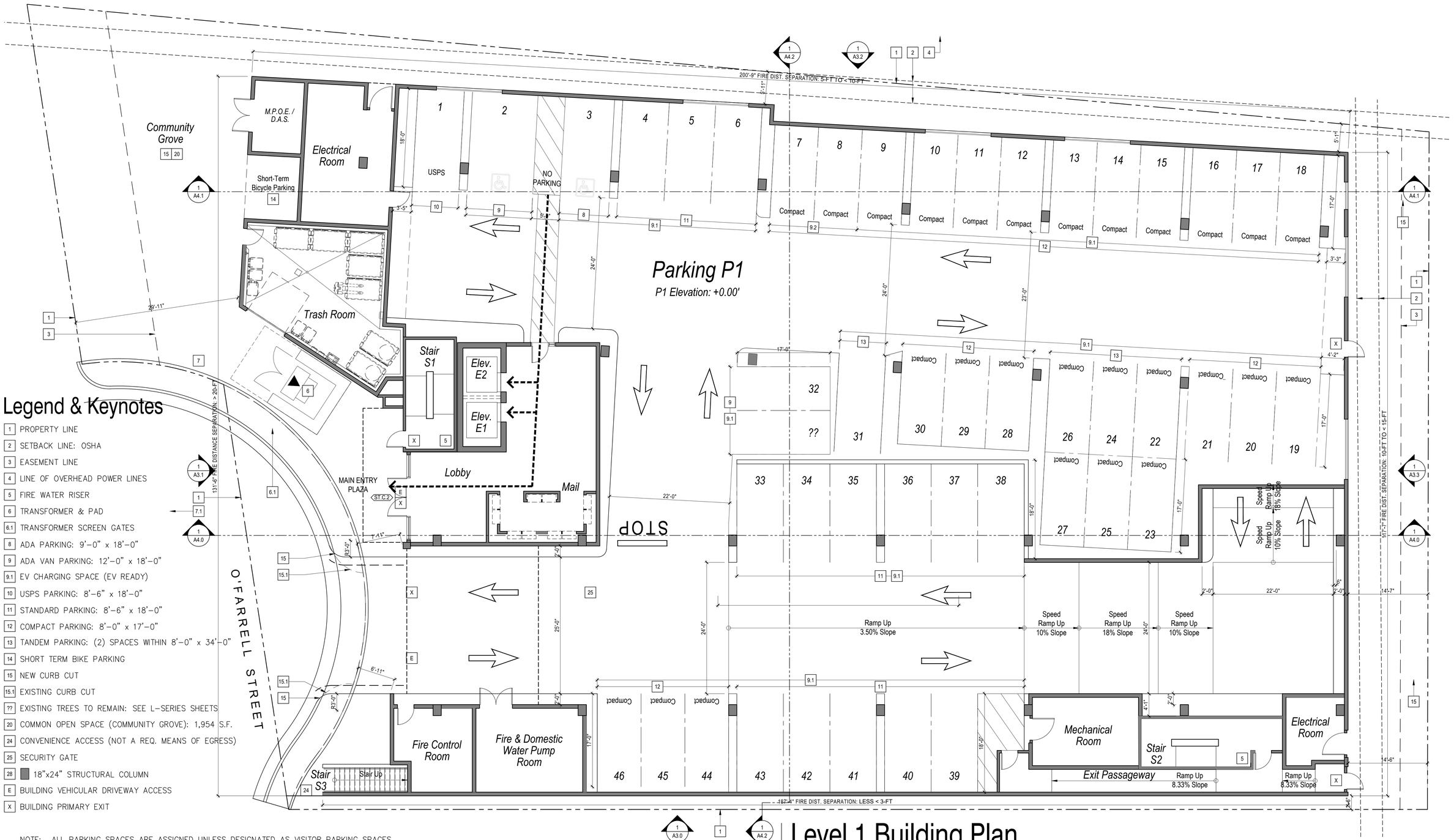
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MASTER CASE#: T.B.D.

SCALE: 0 2 5 10

SHEET #: A1.0

JURISDICTION APPROVAL:



Legend & 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: 12'–0" x 18'–0"
9.1 EV CHARGING SPACE (EV READY)
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
28 18"x24" STRUCTURAL COLUMN
E BUILDING VEHICULAR DRIVEWAY ACCESS
X BUILDING PRIMARY EXIT

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

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415–297–0709

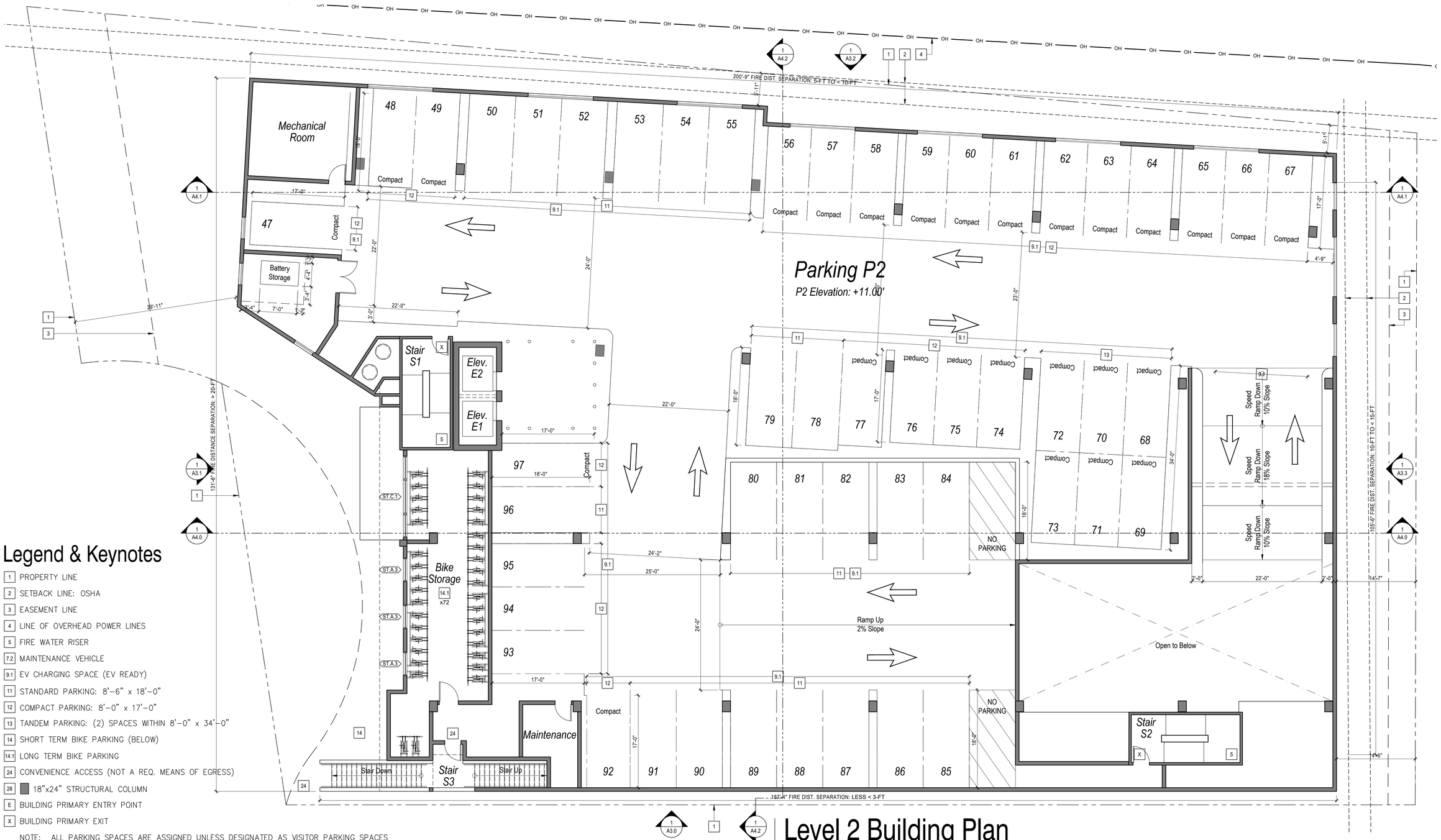
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ISSUES & REVISIONS

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1	4.13.2026	1ST PLANNING SUBMISSION
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MASTER CASE#: T.B.D.
SCALE: 0 2 4 8
SHEET #: A2.0

JURISDICTION APPROVAL:



Legend & 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)
- 28 18"x24" STRUCTURAL COLUMN
- E BUILDING PRIMARY ENTRY POINT
- X BUILDING PRIMARY EXIT

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.

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

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ISSUES & REVISIONS

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1	4.13.2026	1ST PLANNING SUBMISSION
2	9.10.2026	2ND 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
14.1. LONG TERM BIKE PARKING
22. COMMUNITY OUTDOOR AMENITY: SEE L-SERIES SHEETS
23. N.B. UNIT W/O PRIVATE OPEN SPACE (AB130)
24. CONVENIENCE ACCESS (NOT A REQ. MEANS OF EGRESS)
25. 35'-9" X 36-8"' COURT. THE SIZE OF THE COURT COMPLIES WITH CBC CHAPTER 12, SECTION 1205.3. COURT IS OPEN ON TWO SIDES. VENTILATION AND ACCESS COMPILES WITH SECTION 1205.3.1, 1205.3.2. DRAINAGE AND GRADING WILL BE PROVIDED PER SECTION 1205.3.

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
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1919 O'Farrell Street

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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 (AB130)
- X BUILDING PRIMARY EXIT

Level 4 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
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714-389-1890

1919 O'Farrell Street

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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
- 23 N.B. UNIT W/O PRIVATE OPEN SPACE (AB130)
- X BUILDING PRIMARY EXIT

Level 5 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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415-297-0709

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MASTER CASE#: T.B.D.

SCALE: 0 2 4 8

SHEET #: A2.4

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 (AB130)
X. BUILDING PRIMARY EXIT

Level 6 Building Plan

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ARCHITECT:

DESIGN AND ARCHITECTURE
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ISSUES & REVISIONS

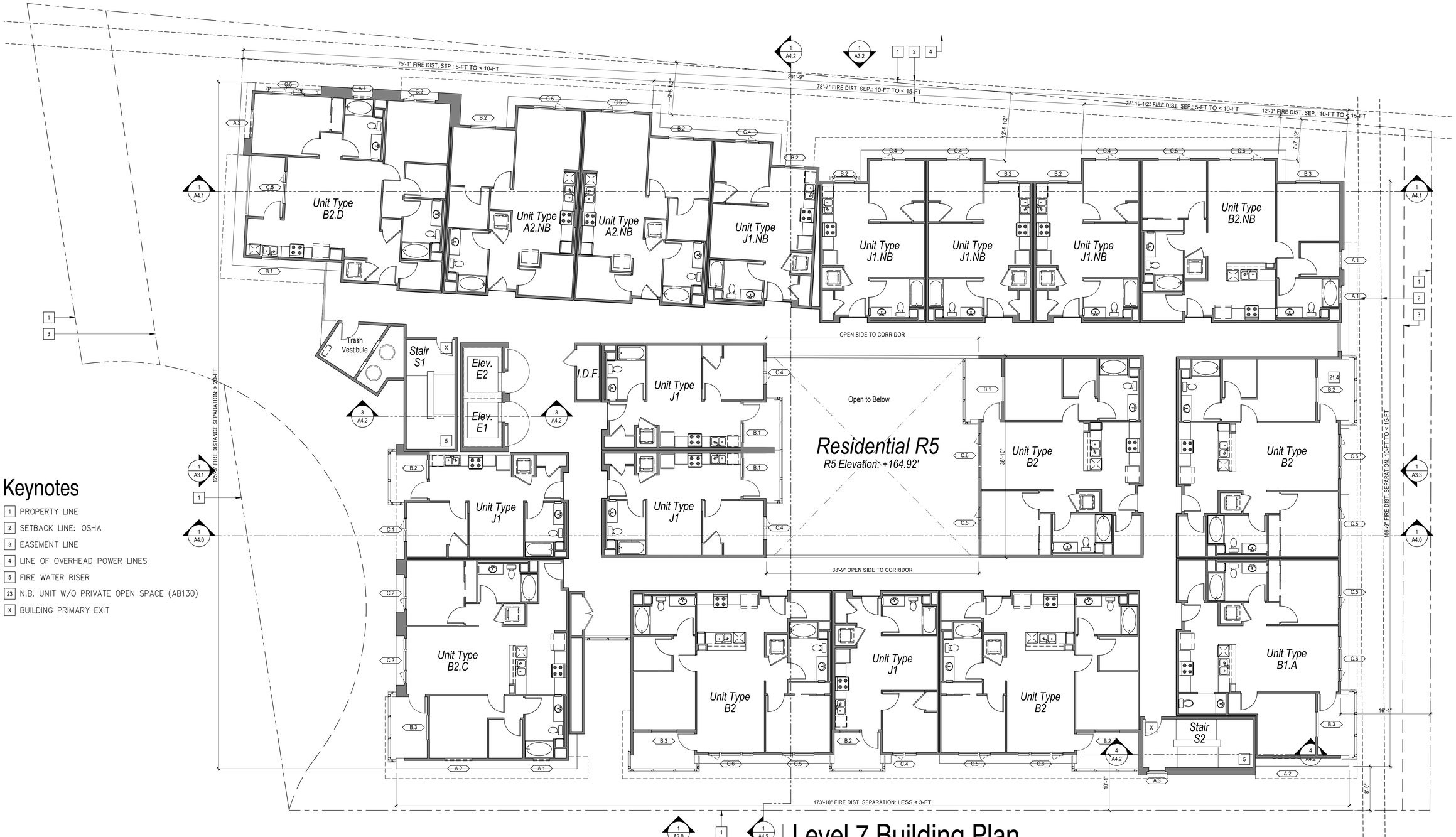
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MASTER CASE#: T.B.D.

SCALE: 0 2 4 8

SHEET #: A2.5

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 (AB130)
X. BUILDING PRIMARY EXIT

Level 7 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

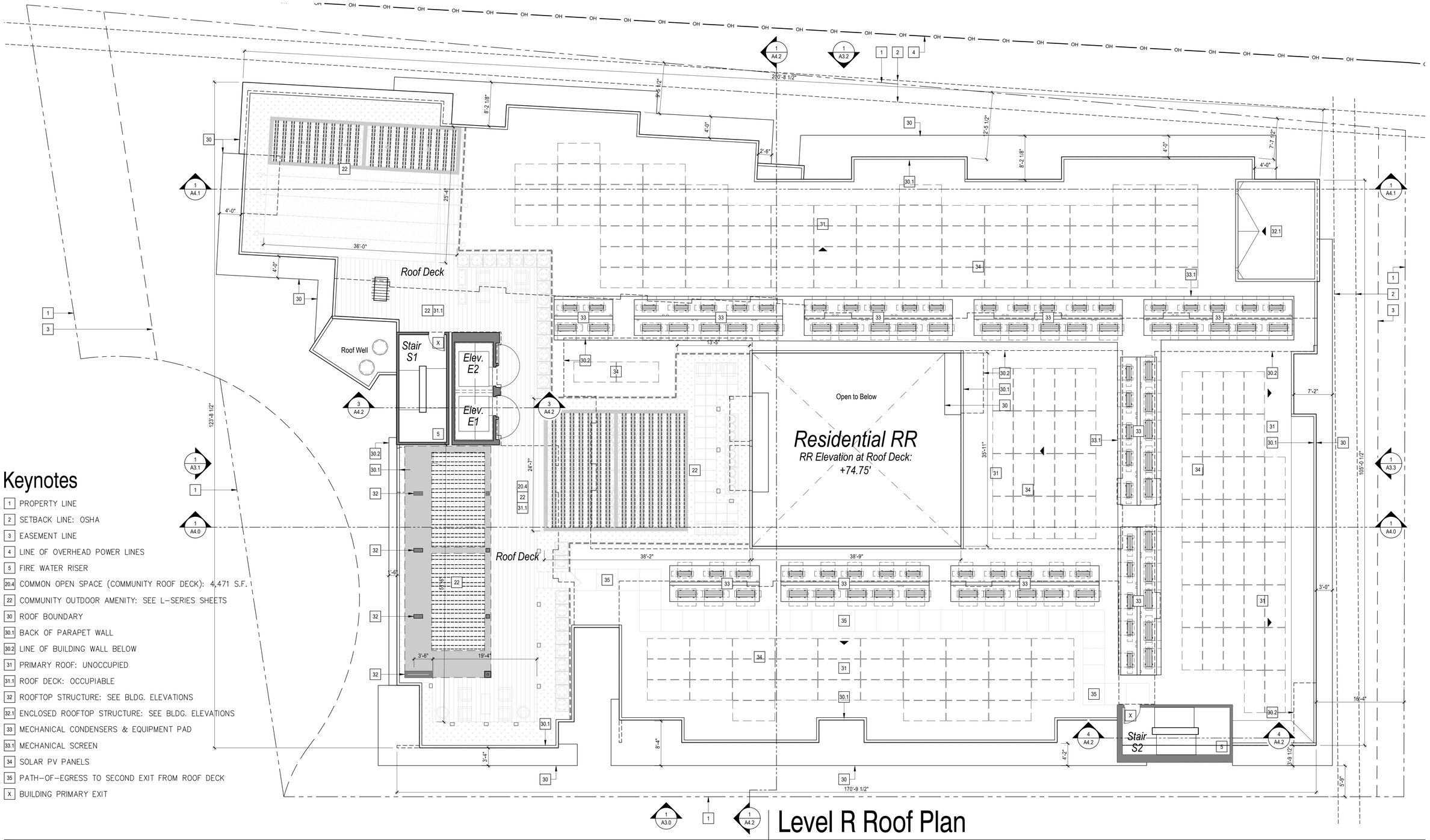
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION
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MASTER CASE#: T.B.D.

SCALE: 0 2 4 8

SHEET #: A2.6

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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MASTER CASE#: T.B.D.
SCALE: 0 2 4 8
SHEET #: A2.7

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 CMU SPLIT FACE CHARCOAL GREY

COLOR & FINISH LEGEND:

A PAINT TO MATCH DEW358 MILK GLASS
B NOT USED
C PAINT TO MATCH DE5817 STORMY SEA
D CLEAR VISION GLASS
E CLEAR VISION GLASS W/ FRIT PATTERN
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
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714-389-1890

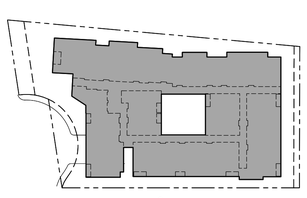
1919 O'Farrell Street

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OWNER:
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311 9TH AVENUE
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Keyplan

NORTH



Formal Planning Application Set

ISSUES & REVISIONS

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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
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COLOR & FINISH LEGEND:

A PAINT TO MATCH
DEW358 MILK GLASS

B NOT USED

C PAINT TO MATCH
DE5817 STORMY SEA

D CLEAR VISION GLASS

E CLEAR VISION GLASS W/ FRIT PATTERN

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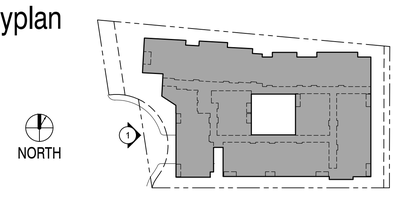
ARCHITECT:
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

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SHEET #: A3.1

JURISDICTION APPROVAL:

MATERIALS LEGEND:

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COLOR & FINISH LEGEND:

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B NOT USED

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J NOT USED

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L PAINT TO MATCH
DEA154 RED REVIVAL (ACCENT)

M NOT USED



1 NORTH ELEVATION

Building Elevations

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ARCHITECT:
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
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714-389-1890

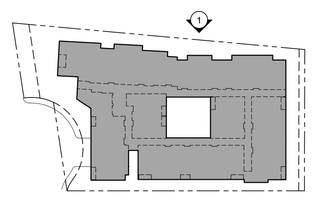
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NORTH



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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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10 PUBLIC ART
11 METAL AWNING
12 CMU SPLIT FACE CHARCOAL GREY

COLOR & FINISH LEGEND:

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E CLEAR VISION GLASS W/ FRIT PATTERN
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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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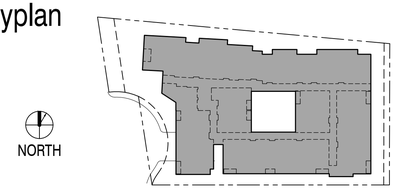
ARCHITECT:
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

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ISSUES & REVISIONS

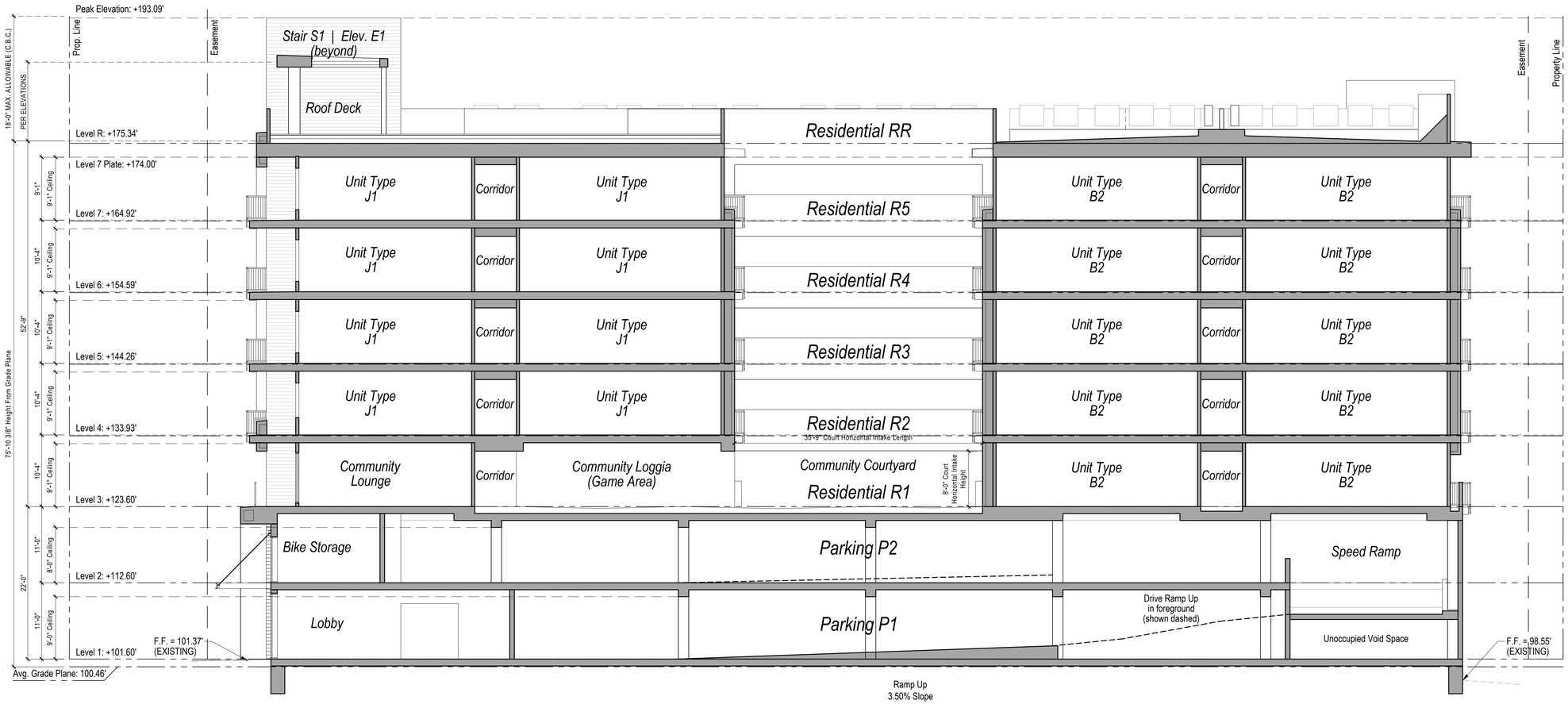
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MASTER CASE#: T.B.D.

SCALE: 0 2 4 8

SHEET #: A3.3

JURISDICTION APPROVAL:



1 SECTION A-A (WEST-EAST)

Building Section

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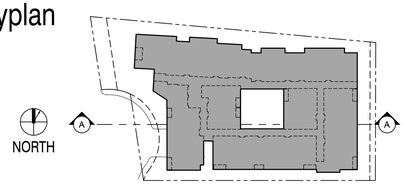
ARCHITECT:
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

1919 O'Farrell Street

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

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

Keyplan



Formal Planning Application Set

ISSUES & REVISIONS

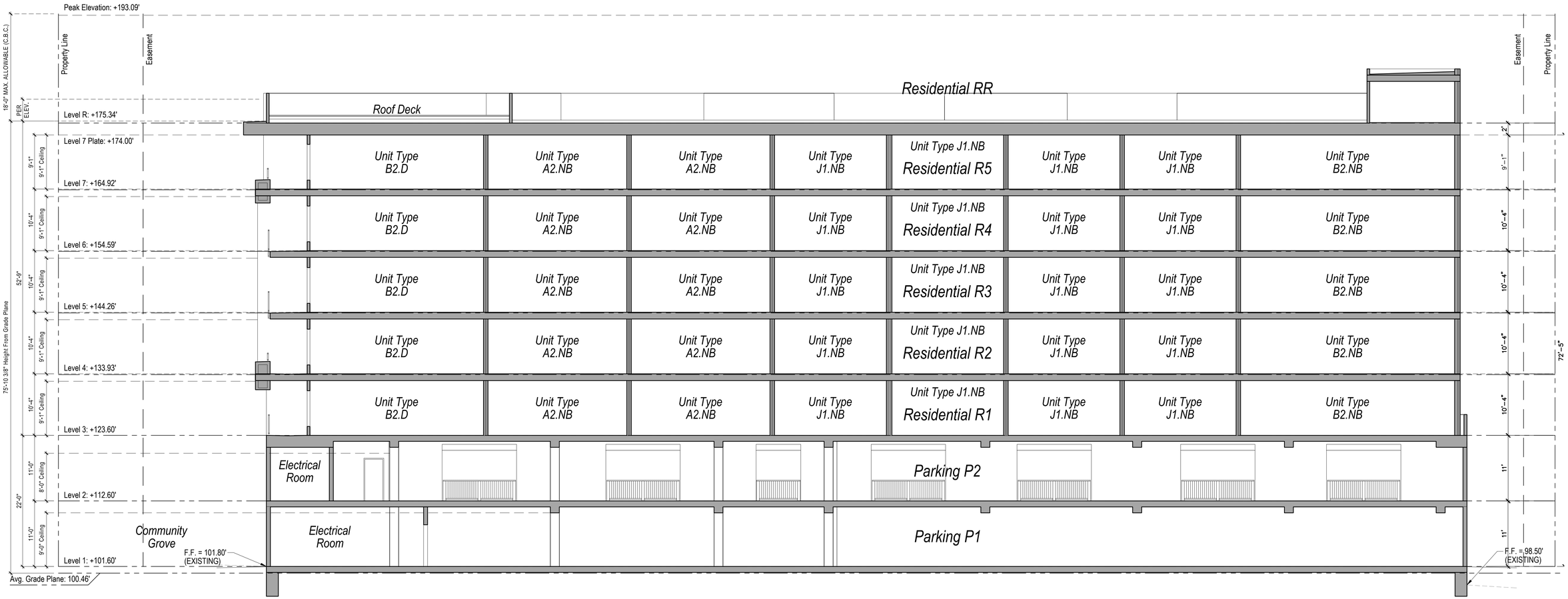
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MASTER CASE#: T.B.D.

SCALE: 0 2 4 8

SHEET #: A4.0

JURISDICTION APPROVAL:



1 SECTION B-B (WEST-EAST)

Building Sections

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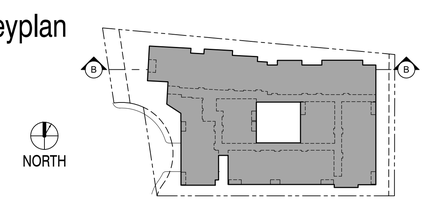
ARCHITECT:
DESIGN AND ARCHITECTURE
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TUSTIN, CA 92780
714–389–1890

1919 O'Farrell Street

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415–297–0709

Keyplan



Formal Planning Application Set

ISSUES & REVISIONS

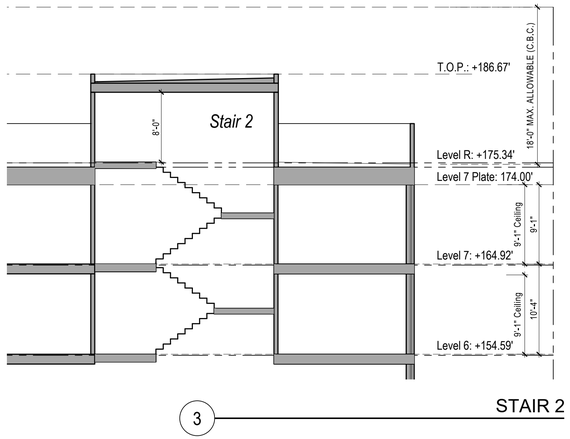
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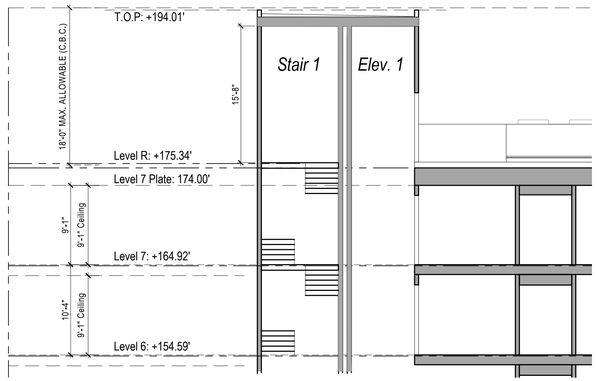
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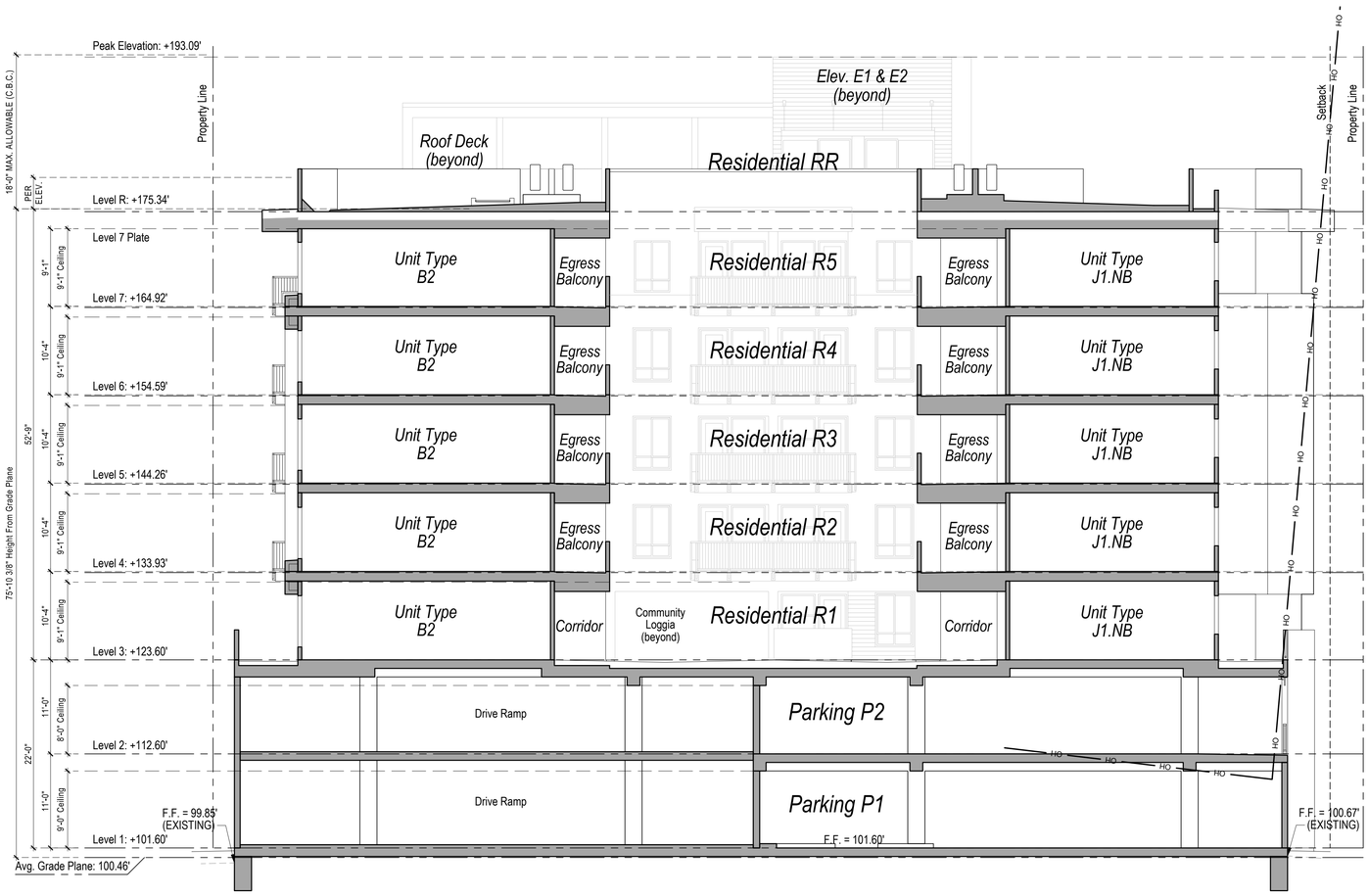
JURISDICTION APPROVAL:



3 STAIR 2



2 STAIR 1 / ELEVATOR 1



1 SECTION C-C (SOUTH-NORTH)

Building Sections

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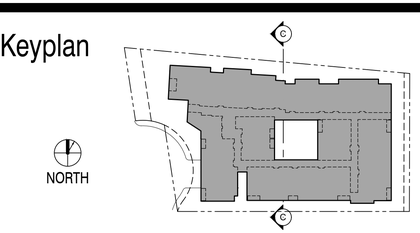
ARCHITECT:
DESIGN AND ARCHITECTURE
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Formal Planning Application Set

ISSUES & REVISIONS

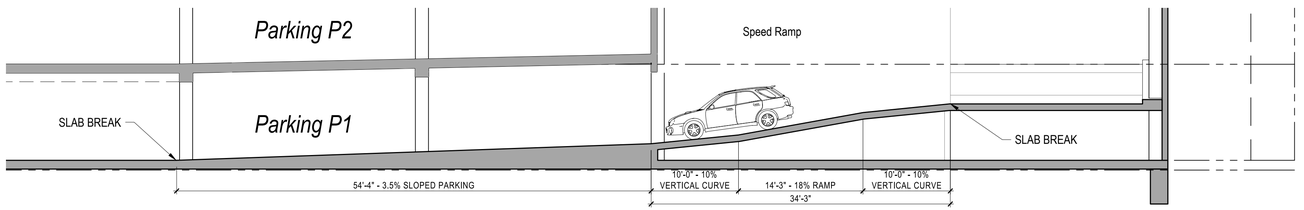
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MASTER CASE#: T.B.D.

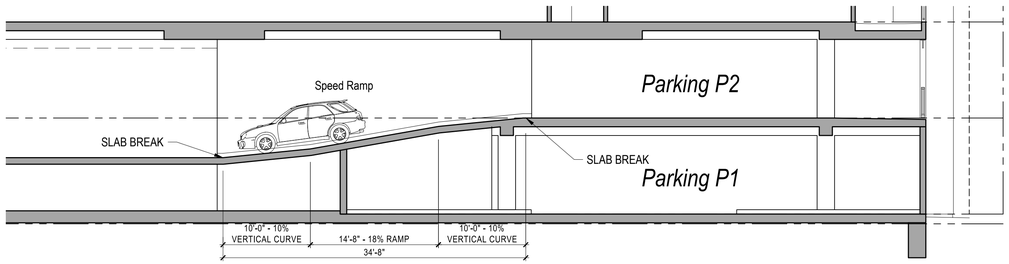
SCALE: 0 2 4 8

SHEET #: A4.2

JURISDICTION APPROVAL:



1 SECTION P1-P1 (WEST-EAST RAMP)



2 SECTION P2-P2 (SOUTH-NORTH RAMP)

Parking 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

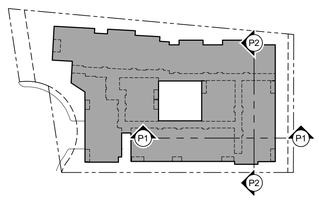
PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

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311 9TH AVENUE
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Keyplan

NORTH



Formal Planning Application Set

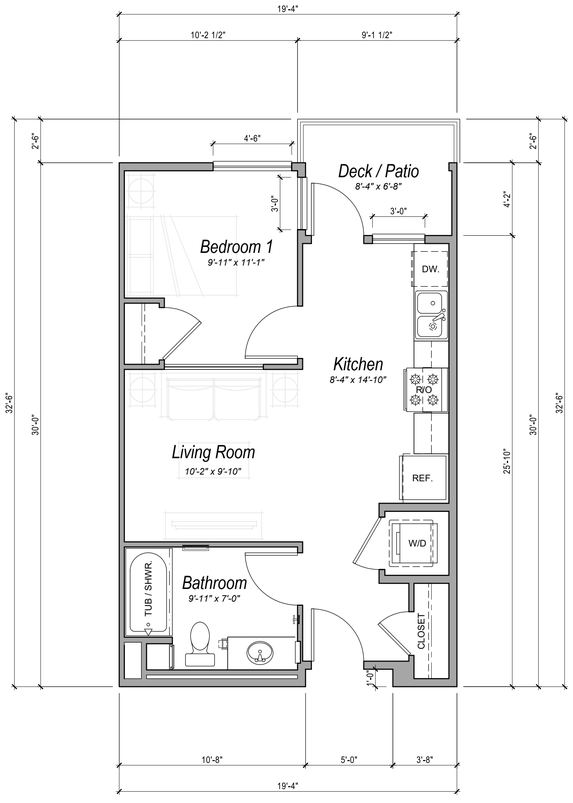
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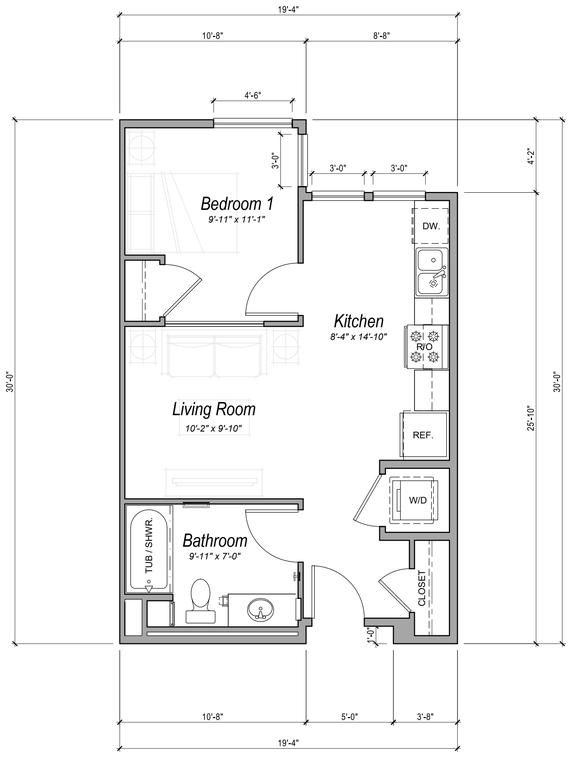
SHEET #: A4.3

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.)

Typical Unit Plans

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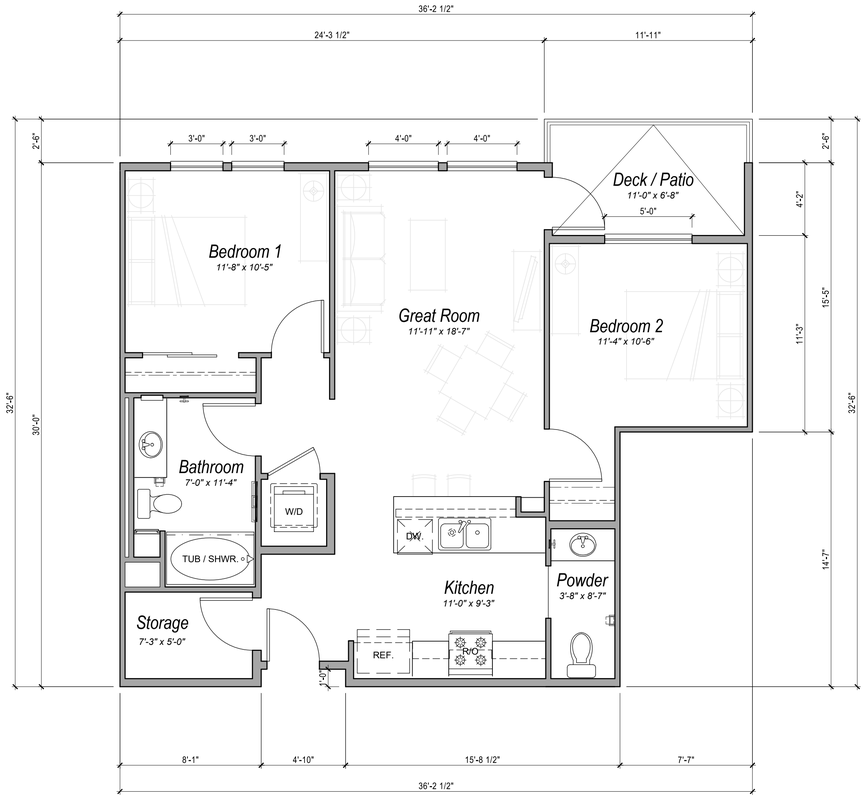
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MASTER CASE#: T.B.D.

SCALE: 0 1 2 4

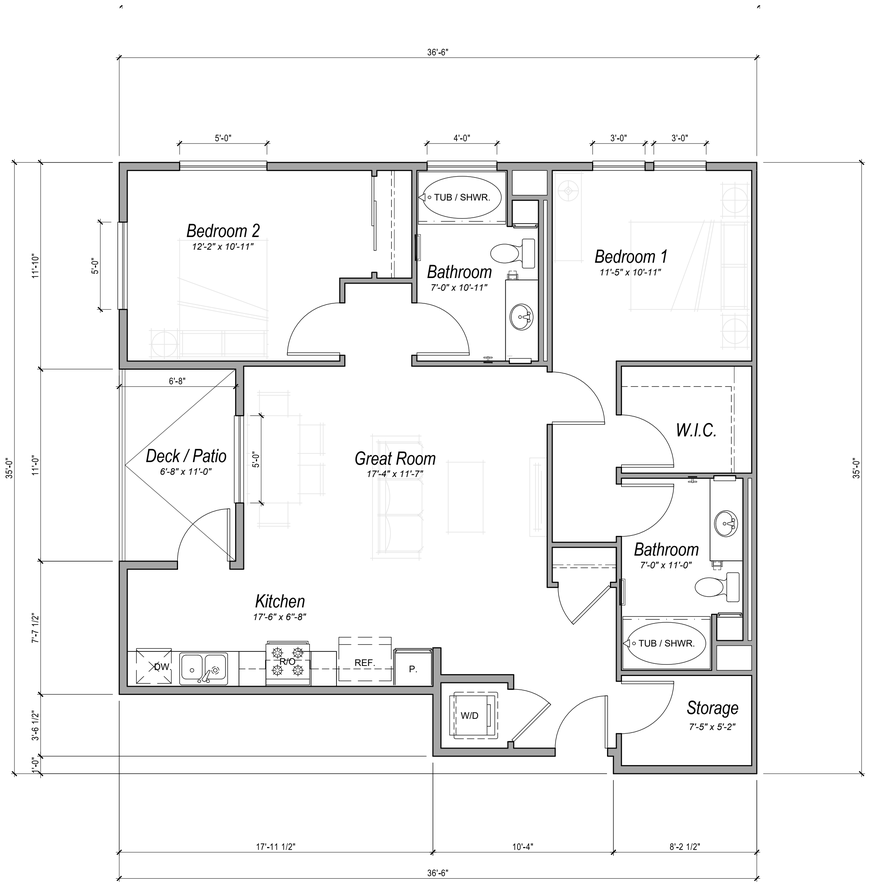
SHEET #: A5.0

JURISDICTION APPROVAL:



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
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

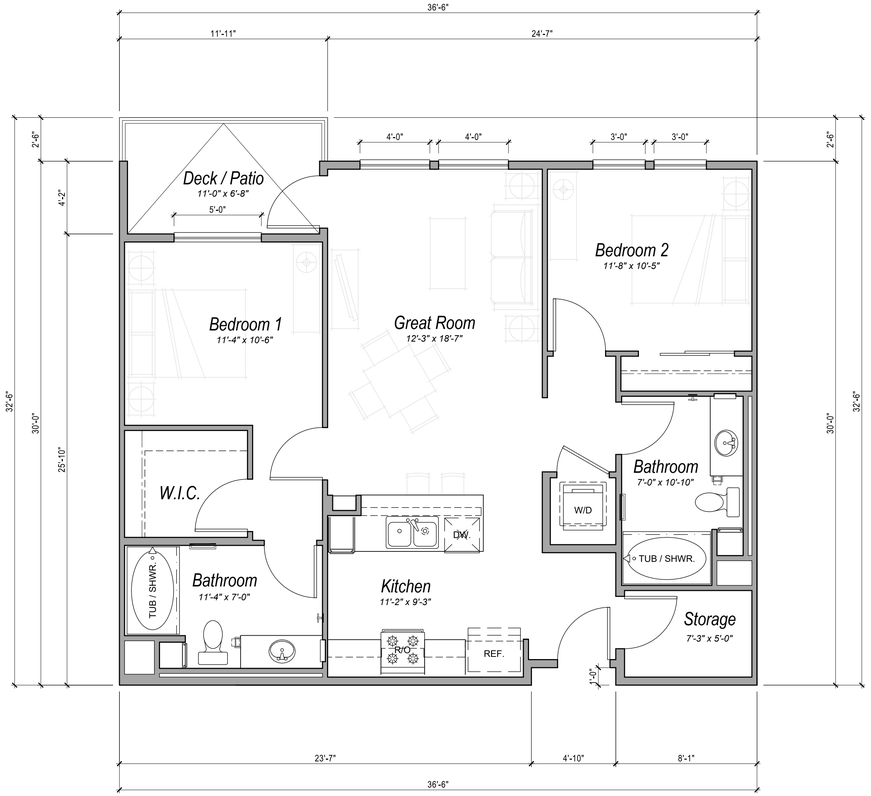
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2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 0 1 2 4

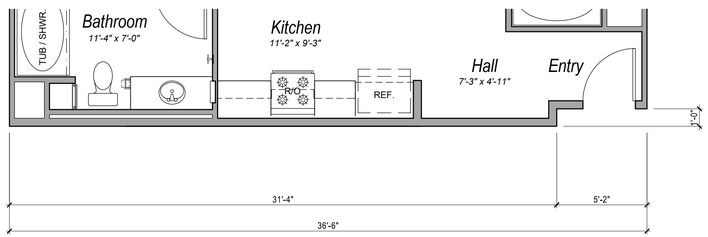
SHEET #: A5.1

JURISDICTION APPROVAL:



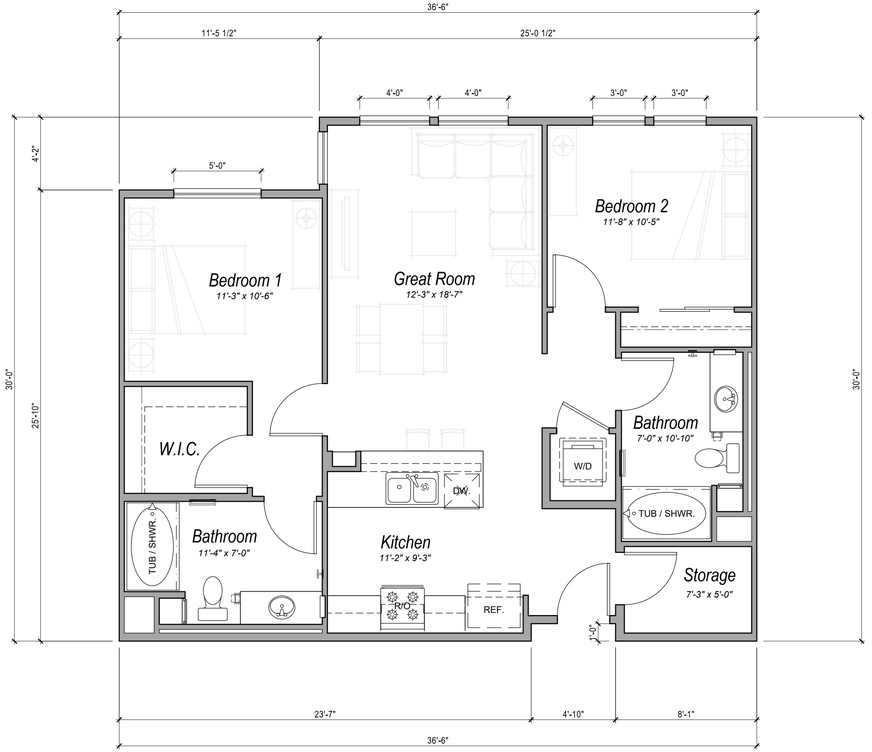
1 UNIT B2

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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MASTER CASE#: T.B.D.

SCALE: 0 1 2 4

SHEET #: A5.2

JURISDICTION APPROVAL:

COLORS & FINISHES



A COLOR: MILK GLASS
DEW358



F COLOR: CEDAR CHEST DE6112



C COLOR: STORMY SEA
DE5817



G COLOR: COVERED IN PLATINUM
DE6367



D CLEAR VISION GLASS



K COLOR: POINTED ROCK
DE6363



E CLEAR VISION GLASS
w/ FRIT PATTERN



L COLOR: RED REVIVIAL
DEA154

MATERIALS



1 STUCCO FINE/MEDIUM FINISH



7 METAL JULIETTE RAILING



11 METAL AWNING



3 HORIZONTAL SIDING WOODGRAIN TEXTURE



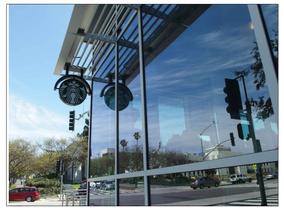
8 VINYL WINDOW



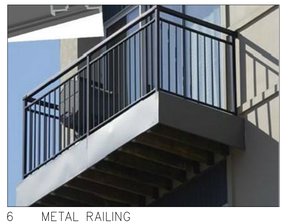
12 CMU SPLIT SPLIT FACE CHARCOAL GREY



5 METAL TRELLIS



9 ALUMINUM STOREFRONT



6 METAL RAILING



10 PUBLIC ART

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 CMU SPLIT FACE CHARCOAL GREY

COLOR & FINISH LEGEND:

A PAINT TO MATCH
DEW358 MILK GLASS
B NOT USED
C PAINT TO MATCH
DE5817 STORMY SEA
D CLEAR VISION GLASS
E CLEAR VISION GLASS W/ FRIT PATTERN
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

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ARCHITECT:

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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

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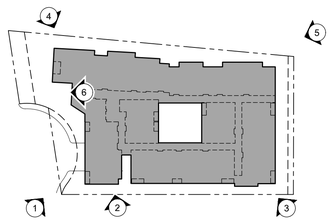
PROJECT ADDRESS: 1919 O'FARRELL STREET, SAN MATEO, CA 94403

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Keyplan

NORTH



Perspective Views

Formal Planning Application Set

ISSUES & REVISIONS

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MASTER CASE#: T.B.D.

SCALE:

SHEET #: A7.0

JURISDICTION APPROVAL:



9 SUMMER SOLSTICE 9AM



8 SUMMER SOLSTICE 12PM



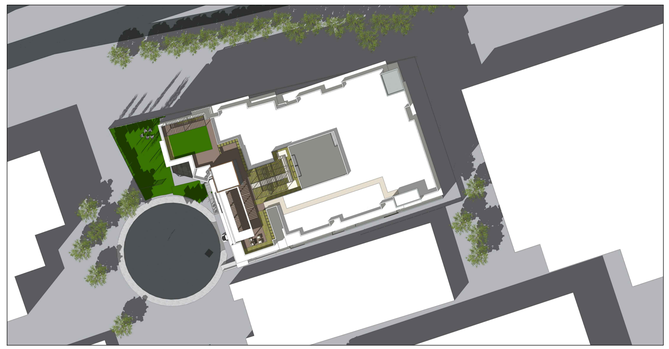
7 SUMMER SOLSTICE 3PM



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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311 9TH AVENUE
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415-297-0709

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MASTER CASE#: T.B.D.

SCALE: 0 2 4 8

SHEET #: A8.0

JURISDICTION APPROVAL:

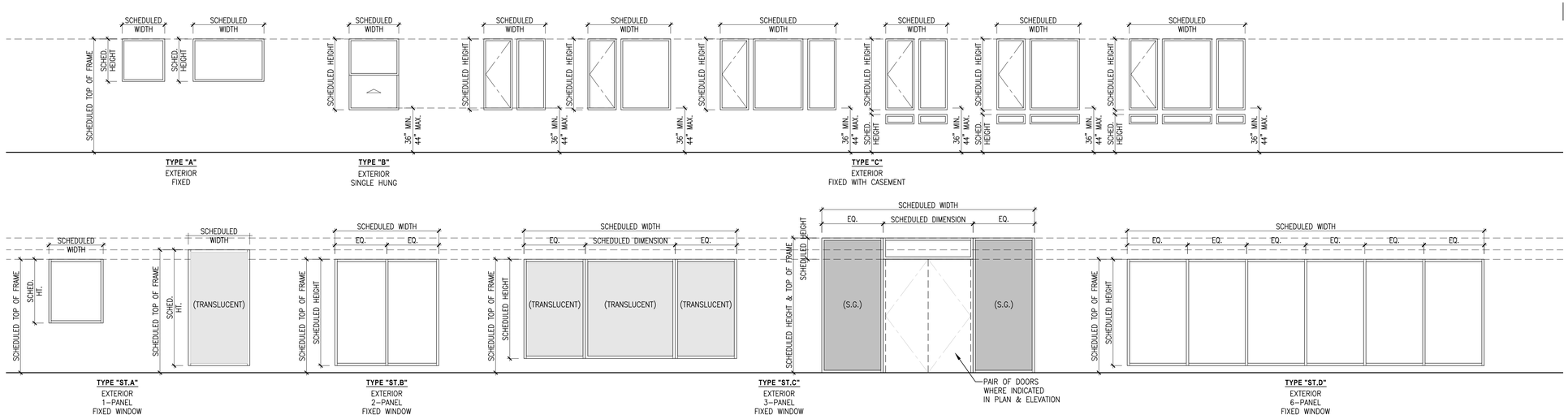
VINYL WINDOW SCHEDULE (EXTERIOR)

NUMBER	ELEV. TYPE	WINDOW ASSEMBLY				FIRE RATED / PROTECTED OPENING
		STYLE	SIZE (W x H)	TOP OF FRAME	FRAME MATERIAL	
A.1	A	FIXED	3'–0" x 3'–0"	8'–0"	VINYL	––
A.2	A	FIXED	5'–0" x 3'–0"	8'–0"	VINYL	––
A.3	A	FIXED	3'–0" x 5'–0"	8'–0"	VINYL	––
B.1	B	SINGLE HUNG	3'–0" x 5'–0"	8'–0"	VINYL	––
B.2	B	SINGLE HUNG	3'–6" x 5'–0"	8'–0"	VINYL	––
B.3	B	SINGLE HUNG	4'–6" x 5'–0"	8'–0"	VINYL	––
C.1	C	FIXED W/ 1 CASEMENT AND 4"X4" POST(S)	4'–4" x 5'–0" (OVERALL – 2 TOTAL PANELS) 2'–0" x 5'–0" (CASEMENT)	8'–0"	VINYL	––
C.2	C	FIXED W/ 1 CASEMENT AND 4"X4" POST(S)	6'–4" x 5'–0" (OVERALL – 2 TOTAL PANELS) 2'–0" x 5'–0" (CASEMENT)	8'–0"	VINYL	––
C.3	C	FIXED W/ 1 CASEMENT AND 4"X4" POST(S)	8'–8" x 5'–0" (OVERALL – 3 TOTAL PANELS) 2'–0" x 5'–0" (CASEMENT)	8'–0"	VINYL	––
C.4	C	FIXED W/ 1 CASEMENT AND 4"X4" POST(S)	4'–4" x 6'–0" (OVERALL – 4 TOTAL PANELS) 2'–0" x 5'–0" (CASEMENT)	8'–0"	VINYL	––
C.5	C	FIXED W/ 1 CASEMENT AND 4"X4" POST(S)	6'–4" x 6'–0" (OVERALL – 4 TOTAL PANELS) 2'–0" x 5'–0" (CASEMENT)	8'–0"	VINYL	––
C.6	C	FIXED W/ 1 CASEMENT AND 4"X4" POST(S)	8'–8" x 6'–0" (OVERALL – 6 TOTAL PANELS) 2'–0" x 5'–0" (CASEMENT)	8'–0"	VINYL	––

STOREFRONT SCHEDULE (EXTERIOR)

NUMBER	ELEV. TYPE	STOREFRONT ASSEMBLY				FIRE RATED / PROTECTED OPENING
		STYLE	SIZE (W x H)	TOP OF FRAME	FRAME MATERIAL	
ST.A.1	ST.A	1–PANEL FIXED WINDOW	2'–6" x 7'–6"	8'–0"	ALUMINUM	––
ST.A.2	ST.A	1–PANEL FIXED WINDOW	3'–6" x 7'–6"	8'–0"	ALUMINUM	––
ST.A.3	ST.A	1–PANEL FIXED WINDOW	4'–0" x 8'–8" (TRANSLUCENT GLASS)	8'–8"	ALUMINUM	––
ST.B.1	ST.B	2–PANEL FIXED WINDOW	7'–0" x 7'–6"	8'–0"	ALUMINUM	––
ST.C.1	ST.C	3–PANEL FIXED WINDOW	15'–0" x 5'–0" (TRANSLUCENT GLASS, 2 EQ. PANELS WITH 6'–4" x 5'–0" CENTER PANEL)	6'–0"	ALUMINUM	––
ST.C.2	ST.C	3–PANEL FIXED WINDOW	15'–0" x 9'–6" (2 EQ. PANELS WITH 6'–4" x 1'–6" CENTER CLERESTORY)	9'–6"	ALUMINUM	––
ST.D.1	ST.D	6–PANEL FIXED WINDOW	25'–2" x 7'–6"	8'–0"	ALUMINUM	––

WINDOW ELEVATION TYPE LEGEND



Window Schedule

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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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MASTER CASE#: T.B.D.

SCALE:

SHEET #: A9.0

JURISDICTION APPROVAL:

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
L4A ARBORIST REPORT
L4B ARBORIST REPORT
L4C ARBORIST REPORT
L4D ARBORIST REPORT
L4E ARBORIST REPORT
L5 EXISTING TREE PLAN
L6 ILLUSTRATIVE SITE PLAN
L7 LEVEL 1 LANDSCAPE PLAN
L7A LEVEL 1 LIGHTING PLAN
L7B LEVEL 1 LIGHTING FIXTURES
L8 LEVEL 3 LANDSCAPE PLAN
L8A LEVEL 3 LIGHTING PLAN
L8B LEVEL 3 LIGHTING FIXTURES
L9 ROOF LEVEL LANDSCAPE PLAN
L9A ROOF LEVEL LIGHTING PLAN
L9B ROOF LEVEL LIGHTING FIXTURES
L10 ESTIMATED IRRIGATION USE AND HYDROZONES
L11 PERIMETER FENCE PLAN AND BICYCLE RACK DETAILS

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
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CONTACT: KEVIN SLAWSON, PRINCIPAL
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LANDSCAPE ARCHITECT:

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9415 Culver Boulevard
Suite 194
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www.edgelandstudio.com

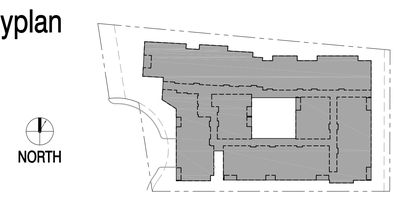
1919 O'Farrell Street

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

Keyplan



Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION
2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE:

SHEET #: L1

JURISDICTION APPROVAL:

AS NOTED

GENERAL LANDSCAPE NOTES

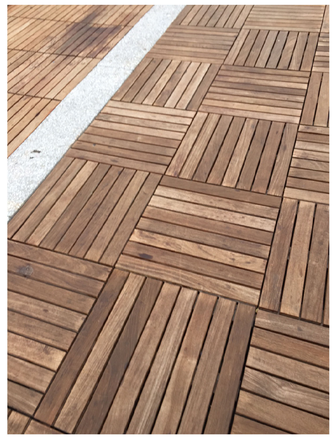
PAVING TYPE



CONCRETE SIDEWALK



LOBBY ENTRY PAVING



AMENITY PAVING AREA



LOBBY ENTRY BENCH

PERIMETER FENCE:

PERIMETER FENCE "F1" – SEE SHEET L11

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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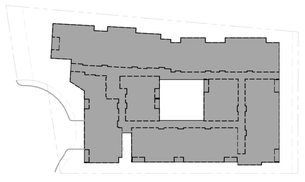
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MATERIALS LEGEND

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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



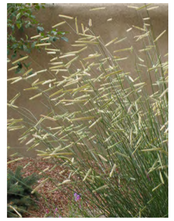
RHPHIOLEPIS UMBELLATA 'MINOR'



RHUS INTEGRIFOLIA



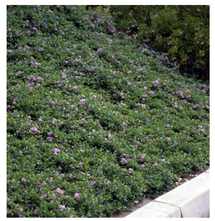
SALVIA 'ALLEN CHICKERING'



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, VINES & 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
FICUS PUMILA	CREEPING FIG	1 GAL.	M
MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	1 GAL.	L

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: 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

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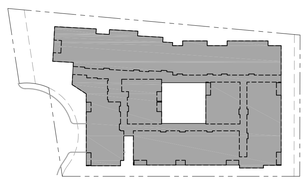
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MASTER CASE#: T.B.D.

SCALE:

SHEET #: L3

JURISDICTION APPROVAL:

KIELTY
ARBORISTS SERVICES LLC

Certified Arborist WE#10724A TRAQ Qualified
P.O. Box 6187 San Mateo, CA 94403
650-532-4418

1919 O'farrell Street
San Mateo CA

Prepared For:
Sierra Investments
Attn: Victor Lo

Site: 1919 Ofarrell Street
San Mateo CA

Submitted by:
David Beckham
Certified Arborist
WE#10724A
TRAQ Qualified

DAVID BECKHAM WE#10724A

DAVID BECKHAM WE#10724A

WESTERN CHAPTER INTERNATIONAL SOCIETY OF ARBORICULTURE MEMBER

Date: April 13, 2026, Revised September 8th, 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. L5 and L7, dated 9/10/26, were also reviewed. Review of civil drawings is on going. 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	5	20	14	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). 19 trees are proposed for removal due to documented decline or unavoidable conflicts with proposed project features (#1, 2, 11-16, 21-25, 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.

ASSIGNMENT

At the request of Sierra Investments, Kielty Arborists Services LLC conducted a site visit on 2/12/2026 to prepare a Tree Inventory Report and Tree Protection Plan for the proposed construction project at 1919 Ofarrell Street, San Mateo, CA. This report has been prepared to support plan review and permitting requirements for the City of San Mateo and is intended to inform municipal decision-making related to tree preservation, protection, and removal.

The assignment consisted of identifying and evaluating trees within the project area that may be affected by the proposed development, determining the extent of anticipated construction-related impacts, and providing arboricultural recommendations to minimize adverse effects. Evaluations focused on tree size, species, general health, structural condition, and proximity to proposed improvements, with particular attention given to potential root disturbance, soil compaction, and crown impacts associated with grading, excavation, foundations, and access.

Based on these findings, this report establishes tree protection measures and preservation strategies intended to maintain tree viability during and after construction, while aligning the proposed improvements with applicable municipal tree protection regulations. Where impacts are unavoidable, the report identifies removal recommendations and associated considerations consistent with local ordinance requirements.

The sections that follow provide detailed documentation of tree conditions, anticipated impacts, and recommended protection measures to guide construction activities and support compliance throughout the duration of the project.

LIMITS OF THE ASSIGNMENT

This assessment is based on a ground-based visual inspection of trees conducted from accessible areas at the time of the site visit. The evaluation did not include aerial inspection of the upper crown, detailed root crown excavation, subsurface root investigation, resistograph testing, or plant tissue, soil, or laboratory analysis, unless explicitly stated otherwise in this report. As such, conditions that are not externally visible, including internal decay, root defects, or latent disorders, may not have been detected. No tree risk assessments, hazard ratings, or failure probability determinations were performed as part of this assignment unless specifically identified elsewhere in the report.

The scope of this work is limited to tree identification, general health and structural observations, and evaluation of potential impacts associated with the proposed construction activities, including grading, excavation, and proximity to improvements. Trees located on neighboring properties were observed visually from accessible vantage points only. No access was obtained to off-site properties, and no detailed inspection, testing, or monitoring of neighboring trees was performed unless expressly noted.

Any observations regarding neighboring trees are provided for context and impact evaluation purposes and should not be construed as a complete condition assessment. This report does not assign or imply an appraised monetary value for any tree. Where neighboring trees are discussed, any reference to condition or potential impact is preliminary in nature and not intended to support valuation, compensation, or damage claims. Tree appraisal, if requested, would require a

separate assignment and a more comprehensive level of inspection consistent with industry standards. The findings and recommendations presented herein reflect conditions observed at the time of inspection and are based on the information available. Tree condition and site circumstances may change over time due to construction activity, environmental conditions, or other factors beyond the control of the arborist.

METHOD OF INSPECTION

The tree inspections were conducted from the ground without climbing the trees and were limited to visual observations from accessible areas at the time of the site visit. No tissue samples or root crown inspections were performed, and no subsurface or invasive testing was undertaken unless otherwise stated. The trees under consideration were identified based on the provided site plan and field verification where feasible.

To assess the trees, their diameters were measured using a D-Tape, where access allowed. Where site constraints limited direct measurement, trunk diameters were estimated based on visible conditions and professional judgment. For the surveying of multi-trunk trees, our methodology aligns with city ordinances. In cases where the city does not offer specific guidelines for measuring multi-trunk trees, we adhere to the standards outlined in the Guide for Plant Appraisal, 10th Edition, Second Printing by the Council of Tree and Landscape Appraisers.

Additionally, the trees were evaluated for their health, structure, form, and suitability for preservation based on conditions observed at the time of inspection and in relation to the proposed construction. These evaluations are intended to support planning, impact assessment, and tree protection recommendations and should not be interpreted as detailed diagnostic evaluations or tree risk assessments. The following section provides definitions and explanations of the rating categories used in this report.

EVALUATION FIELDS

Tree Tag Number:
An identification number assigned to each tree inventoried and evaluated as part of this report. Tree tag numbers correspond to the numbering shown on the tree site map. Physical tagging of trees is performed where site access allows and where trees are located within the project site. Trees located in inaccessible areas or on neighboring properties are not physically tagged and, where referenced, are identified by number for documentation and impact evaluation purposes only.

Protected Tree Status:
Identifies whether a tree meets the size and species thresholds to qualify as a regulated or protected tree under the applicable city or county ordinance at the time of inspection. Trunk diameter measurements reflect conditions observed on the inspection date. Trees are living organisms and continue to grow over time, and depending on species, site conditions, and project duration, a tree that does not qualify as protected at the time of inspection may reach the protected size threshold during or after construction. We display Protected wit a (YES) in green on the tree inventory survey.

Preservation or Removal Recommendation:
Indicates the recommended disposition of each tree based on observed condition, regulatory status, and relationship to the proposed improvements. Trees recommended for preservation are designated with a (P) on the tree inventory and are subject to the protection measures outlined in the Tree Protection Plan. Trees recommended for removal are designated with an (R) on the tree inventory. Trees identified for removal are not included in the Tree Protection Plan and are assumed to be proposed for removal under a separate approval process.

Common Name / Botanical Name:
Identifies the tree species using commonly accepted common names and scientific nomenclature based on visual characteristics observed at the time of inspection. Species identification is made to the best of the arborist's professional judgment using available field indicators. In some cases, environmental conditions, seasonal characteristics, or limited access may affect definitive identification, and nomenclature should be considered an informed professional opinion rather than a guarantee.

Trunk Diameter at Breast Height (DBH, inches):
Represents the trunk diameter, defined by the applicable ordinance. DBH measurements are obtained using a diameter tape where the trunk is accessible. Where direct measurement is not feasible due to site constraints, obstructions, or limited access, DBH values are estimated based on visible trunk dimensions and professional judgment. For trees located on neighboring properties, DBH values are derived from available topographic or tree survey data when provided. Estimates may vary by approximately one to two inches or more from actual measurements.

Individual Trunk Diameters (for Multi-Trunk Trees):
For trees with multiple trunks, individual stem diameters are measured at the required height where the trunks meet ordinance criteria. Total diameter is calculated by using the diameter of the largest trunk and adding one half of the diameter of each additional qualifying trunk, unless a different calculation method is specifically required by the applicable city or county ordinance. Measurement methodology is consistent with guidance outlined in current International Society of Arboriculture references and standard arboricultural practice.

6, 8, 10 Times the Diameter (ft.):
Represents calculated distances derived from the tree's trunk diameter to illustrate applicable tree protection and construction setback zones as defined by local ordinances and project requirements. Distances are calculated by converting the trunk diameter from inches to feet by dividing the DBH by twelve, then multiplying by the applicable factor of six, eight, or ten. These values are provided to assist with planning, fencing layout, and evaluation of proposed improvements in relation to protected root zones and are based on measured or estimated trunk diameters at the time of inspection.

Tree Height (ft.) / Canopy Spread (ft.):
Represents estimated measurements of the tree's overall height and average canopy spread at the time of inspection. Heights are visually estimated based on field observation, and canopy spread is approximated by walking off the dripline extent on site to determine average horizontal canopy dimensions. These values are provided to characterize general tree size and form and are not intended to represent survey-grade measurements.

Overall Health Assessment:
The overall health rating reflects the tree's physiological condition and vigor based on visible indicators at the time of inspection. Trees rated Poor show minimal new growth, significant dieback, pest or disease pressure, and are not expected to reach a normal species-specific lifespan. Trees rated Fair exhibit moderate new growth, canopy density generally ranging from approximately sixty to ninety percent, and may show signs of stress or vulnerability, though they are not actively declining. Trees rated Good demonstrate vigorous growth, healthy foliage, canopy density typically exceeding eighty percent, and are expected to reach a normal lifespan under favorable conditions.

Structural Integrity Assessment:
The structural integrity rating reflects the presence and severity of structural defects observed at the time of inspection and the tree's ability to maintain stability over time. Trees rated Poor exhibit major, largely uncorrectable structural defects, which may include extensive dead wood, advanced decay, multiple competing trunks, or pronounced lean that presents an elevated risk. Trees rated Fair display identifiable structural deficiencies that are less severe but may include moderate lean, trunk cavities, or defects that are only partially correctable through pruning or mitigation. Trees rated Good exhibit minor structural flaws only, with an upright or generally stable trunk, well-spaced scaffold branches, and defects that are largely correctable through standard arboricultural practices, resulting in a balanced or mostly symmetrical canopy.

Form and Aesthetic Quality Assessment:
The form and aesthetic quality rating evaluates the tree's overall structure and visual contribution to the landscape relative to species norms. Trees rated Poor exhibit highly asymmetric, distorted, or abnormal form that significantly limits aesthetic or functional value. Trees rated Fair show noticeable asymmetries or deviations from typical species form that compromise appearance or function to a moderate degree. Trees rated Good display near-ideal form with only minor deviations, maintaining consistent aesthetic value and functional contribution to the landscape.

Preservation Suitability Rating:
The preservation suitability rating evaluates the tree's overall ability to be successfully retained within the proposed development context. Trees rated Poor contribute limited functional or aesthetic value to the landscape, exhibit compromised health or structure, and are unlikely to tolerate construction-related impacts even with protective measures. Trees rated Fair provide moderate landscape value and may be retained where impacts are minor and appropriate protection measures are implemented. Trees rated Good are considered valuable landscape assets with a high likelihood of successful retention during minor to moderate construction impacts when protected in accordance with recommended measures.

Overall Condition Score (0.100%):
The overall condition rating is derived from a weighted evaluation of three core attributes: structural integrity, physiological health, and form. Each attribute is assigned a qualitative rating of Poor, Fair-Poor, Fair, or Good based on observed conditions at the time of inspection. These qualitative ratings are internally converted to an ordinal numeric scale to allow consistent comparison across trees, with Poor representing the lowest condition and Good representing the highest. Structural integrity is weighted at fifty percent of the overall score due to its direct relationship to risk and long-term retention potential. Physiological health contributes thirty-five percent, reflecting the tree's current vigor and ability to respond to stressors. Form and aesthetic quality contribute fifteen percent and are

considered secondary to safety and biological function. The combined weighted score is normalized to a percentage scale and conservatively capped so that even trees rated Good across all categories do not reach a full 100 percent rating. This cap is intentional and reflects professional judgment that no tree is without limitations or future risk, particularly within managed urban environments and active construction contexts. As a result, the overall condition rating spans from zero to eighty percent, with higher values indicating stronger preservation suitability within the defined range from Poor to Good.

Very Poor (approximately 0–24%)
Trees plotting at the bottom of the scale fall near zero percent and reflect Poor condition across structure, health, and form. These trees exhibit significant limitations to retention, reduced functional capacity, or elevated long-term risk.

Poor (approximately 25–49%)
As the score increases into the lower-middle portion of the scale, trees fall within the Fair-Poor range. These trees retain some functional value but display notable defects, stress indicators, or structural concerns that limit preservation suitability.

Fair (approximately 50–69%)
Trees in the middle-to-upper portion of the scale represent Fair condition. These trees are generally serviceable, structurally stable, and physiologically functional, with issues that are considered manageable through standard arboricultural practices.

Good (approximately 70–100%)
The upper end of the scale represents Good condition. These trees exhibit strong structural integrity, acceptable health, and functional form. Scores are intentionally capped at eighty percent to reflect professional judgment that no urban tree is without limitations or future risk, particularly within managed landscapes and construction environments.

Appraised Value:
Where provided, appraised value represents an estimate of tree value prepared in general accordance with the current edition of the Guide for Plant Appraisal published by the Council of Tree and Landscape Appraisers. Appraisals are limited to the scope and level of inspection performed as part of this assignment. Trees located on neighboring properties were not fully inspected and, where referenced, any value shown is preliminary in nature. Appraised values are provided for planning and informational purposes only and are not intended for use in legal proceedings, insurance claims, or damage valuation without additional assessment.

Tree Picture:
Photographs were taken in the field at the time of inspection using an iPhone or equivalent mobile device and are intended to document general tree condition and site context. Images were captured from the best available vantage point where access allowed. In some cases, photographs may include multiple trees within a

single image or may be partially obstructed due to surrounding vegetation, structures, or limited access. Trees located on neighboring properties may not be fully visible from accessible viewpoints.

Arborist Observations and Tree Notes:
Summarizes field observations recorded at the time of inspection based on a ground-based visual assessment. Notes reflect observed tree condition, structural characteristics, site context, and construction-related considerations visible at the time of the site visit. Observations are limited to conditions apparent from accessible areas and do not include aerial inspection or invasive evaluation unless otherwise stated. Field notes are documented contemporaneously and may contain minor spelling or grammatical inconsistencies, which do not affect the intent or substance of the observations.

**Note: Not all data fields are applicable to every tree. Certain fields may be left blank where measurements were not accessible, where site conditions limited observation, where sufficient information was not available, or where the parameter is not relevant to the evaluation or regulatory status of a particular tree. All information presented is based on conditions observed at the time of inspection and reflects the defined scope of work for this assignment. Tree conditions and site circumstances may change over time. Condition ratings and scores are intended as comparative planning tools to support preservation and impact evaluation and should not be interpreted as tree risk assessments or predictions of future performance.*

TREE INVENTORY SURVEY

Tree Tag Number	Protected Tree Status	Preservation or Removal Recommendation	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Individual Trunk Diameters (for Multi-Trunk Trees)	Ten Times the Diameter in (ft.)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Arborist Observations and Tree Notes	Tree Picture #1
1	No	(R)	JAPANESE FLOWERING CHERRY *Prunus serrulata*	5.5	4,2,1	4.6	10/10	Poor	Poor	Poor	Poor	0%	Dead tree	
2	Yes	(R)	ORNAMENTAL PEAR *Pyrus calleryana*	15.6	-	13.0	40/25	Fair -poor	Fair	Fair	Fair	60%	Deadwood, suppressed, one-sided	
3	Yes	(P)	REDWOOD *Sequoia sempervirens*	26.7	-	22.3	80/20	Good	Fair	Fair	Fair	70%	Drought stressed at top of canopy, in grove	
4	Yes	(P)	REDWOOD *Sequoia sempervirens*	24.8	-	20.5	80/20	Fair	Good	Good	Good	70%	Drought stressed at top of canopy, in grove	
5	Yes	(P)	REDWOOD *Sequoia sempervirens*	24.2	-	20.2	80/20	Fair	Good	Good	Good	70%	Drought stressed at top of canopy, in grove	
6	Yes	(P)	REDWOOD *Sequoia sempervirens*	18.2	-	15.2	70/20	Fair	Good	Good	Good	70%	Drought stressed at top of canopy, in grove	

TREE INVENTORY SURVEY

Tree Tag Number	Protected Tree Status	Preservation or Removal Recommendation	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Individual Trunk Diameters (for Multi-Trunk Trees)	Ten Times the Diameter in (ft.)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Arborist Observations and Tree Notes	Tree Picture #1
7	No	(P)	REDWOOD *Sequoia sempervirens*	14.6	-	12.2	60/15	Fair	Good	Good	Good	70%	Drought stressed at top of canopy, in grove	
8	No	(P)	REDWOOD *Sequoia sempervirens*	12.5	-	10.4	30/12	Fair	Poor	Fair	Fair	50%	Topped for line clearance	
9	Yes	(P)	REDWOOD *Sequoia sempervirens*	15.3	-	12.8	30/12	Fair	Poor	Fair	Fair	50%	Topped for line clearance	
10	Yes	(P)	REDWOOD *Sequoia sempervirens*	16.4	-	13.7	30/12	Fair	Poor	Fair	Fair	50%	Topped for line clearance	
11	No	(R)	GLOSSY PRIVET *Ligustrum lucidum*	11.5	-	9.6	20/15	Fair	Fair	Fair	Fair	60%	Fair screen	
12	No	(R)	COAST LIVE OAK *Quercus agrifolia*	8.5	-	7.1	15/15	Fair	Poor	Poor	Fair	45%	leans at 45 degree angle	

TREE INVENTORY SURVEY

Tree Tag Number	Protected Tree Status	Preservation or Removal Recommendation	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Individual Trunk Diameters (for Multi-Trunk Trees)	Ten Times the Diameter in (ft.)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Arborist Observations and Tree Notes	Tree Picture #1
13	No	(R)	BLACKWOOD ACACIA *Acacia melanoxylon*	12.5	-	10.4	25/15	Fair	Poor	Fair	Fair	45%	Codominant at 12' with included bark, invasive	
14	Yes	(R)	COAST LIVE OAK *Quercus agrifolia*	22	-	18.3	30/25	Fair	Fair	Fair	Fair	60%	one-sided, codominant at 9', damaging parking lot, supported by retaining wall	
15	Yes	(R)	COAST LIVE OAK *Quercus agrifolia*	19.2	-	16.0	40/25	Fair	Fair	Fair	Fair	65%	supported by retaining wall, surrounded by hardscape, pruned for line clearance, heavy into property	
16	No	(R)	POPLAR *Populus nigra*	13.5	10,7	11.3	12/6	Poor	Poor	Poor	Poor	0%	Failed tree	
17	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	23.5	12,8,10, 5	19.6	25/20	Fair	Poor	Poor	Fair	45%	Under utilities, topped, multi-leader at grade with poor unions, one-sided, damaging parking lot, minor deadwood	
18	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	12.9	-	10.8	25/20	Poor	Poor	Fair	Fair	45%	Under utilities, topped	

TREE INVENTORY SURVEY

Tree Tag Number	Protected Tree Status	Preservation or Removal Recommendation	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Individual Trunk Diameters (for Multi-Trunk Trees)	Ten Times the Diameter in (ft.)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Arborist Observations and Tree Notes	Tree Picture #1
19	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	16	11,10	13.3	20/20	Poor -Fair	Poor	Fair	Fair	45%	codominant at 2' with included bark, under utilities	
20	Yes	(P)	COAST LIVE OAK *Quercus agrifolia*	12	-	10.0	20/20	Fair	Fair	Poor	Poor	45%	Under utilities, topped, poor location	
21	No	(R)	POPLAR *Populus nigra*	8	-	6.7	20/10	Poor	Poor	Poor	Poor	0%	Dead tree	
22	No	(R)	POPLAR *Populus nigra*	7	-	5.8	20/10	Poor	Poor	Poor	Poor	0%	Failed tree	
23	No	(R)	JAPANESE FLOWERING CHERRY *Prunus serrulata*	5	-	4.2	10/10	Poor	Poor	Poor	Poor	0%	Failed tree, now a stump	
24	No	(R)	COAST LIVE OAK *Quercus agrifolia*	6.2	-	5.2	20/15	Fair	Fair	Fair	Fair	55%	leans into site, suppressed	

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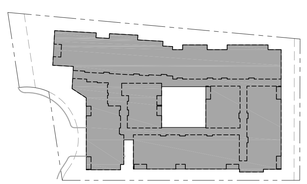
1919 O'Farrell Street

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

ARBORIST REPORT

Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION
2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE:

SHEET #: L4A

JURISDICTION APPROVAL:

TREE INVENTORY SURVEY

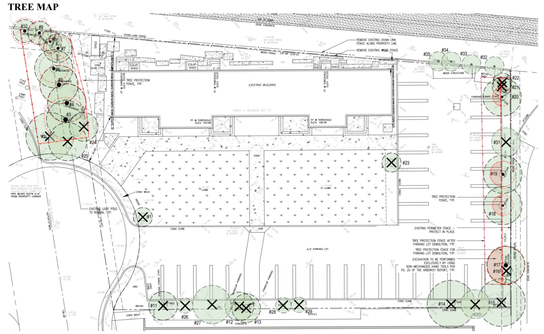
Tree Tag Number	Protected Tree Status	Preservation or Removal Recommendation	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Individual Trunk Diameters Below Breast Height	Tree Height (in Ft.) / Live Crown Ratio (in %)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Arborist Observations and Tree Notes	Tree Picture #1
25	Yes	(R)	BLACKWOOD ACACIA *Acacia melanoxylon*	16	8,4,4,3, 3,2	13.3	35/20	Fair	Poor	Fair	Fair	30%	Codominant at grade, suppressed, invasive	
26	No	(R)	COAST LIVE OAK *Quercus agrifolia*	5.5	-	4.6	25/8	Good	Good	Good	Good	65%	young tree	
27	Yes	(R)	COAST LIVE OAK *Quercus agrifolia*	13	-	10.8	25/20	Fair	Poor	Poor	Fair	45%	young tree	
28	No	(R)	COAST LIVE OAK *Quercus agrifolia*	7	-	5.8	25/8	Fair	Fair	Fair	Fair	55%	Suppressed, minor deadwood, young tree	
29	No	(R)	COAST LIVE OAK *Quercus agrifolia*	7	-	5.8	20/8	Fair	Fair	Fair	Fair	55%	Suppressed, minor deadwood, young tree	
30	No	(R)	COAST LIVE OAK *Quercus agrifolia*	6.5	-	5.4	15/15	Fair	Poor	Fair	Poor	45%	Topped, suppressed, adjacent to retaining wall	

TREE INVENTORY SURVEY

Tree Tag Number	Protected Tree Status	Preservation or Removal Recommendation	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Individual Trunk Diameters Below Breast Height	Tree Height (in Ft.) / Live Crown Ratio (in %)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Arborist Observations and Tree Notes	Tree Picture #1
31	No	(R)	COAST LIVE OAK *Quercus agrifolia*	6.7	-	5.6	15/15	Fair	Poor	Fair	Poor	45%	Topped for utilities	
32*	No	(P)	COAST LIVE OAK *Quercus agrifolia*	6	-	5.0	15/10	Fair	Fair	Fair	Fair	50%	Limited visual inspection	
33*	No	(P)	COAST LIVE OAK *Quercus agrifolia*	6.1	-	5.1	15/10	Fair	Fair	Fair	Fair	50%	Limited visual inspection	
34*	No	(P)	COAST LIVE OAK *Quercus agrifolia*	6	-	5.0	15/10	Fair	Fair	Fair	Fair	50%	Limited visual inspection	
35*	No	(P)	COAST LIVE OAK *Quercus agrifolia*	6.2	-	5.2	15/10	Fair	Fair	Fair	Fair	50%	Limited visual inspection	

** Indicates a tree located on an adjacent or neighboring property. Neighboring trees were observed visually from accessible vantage points only and were not physically tagged, measured, or inspected beyond the scope described in this report.*

TREE MAP


EXISTING CUTTING DWR TRE
EXISTING CUTTING PINE TRE
EXISTING BUILDING
TREE PROTECTION FENCE, TYP.
EXISTING PERIMETER FENCE - PROTECT IN PLACE
TREE PROTECTION FENCE, AT EDGE OF PAVING, TYP.
TREE PROTECTION FENCE, TYP. AT EDGE OF PAVING
EXCAVATION TO BE PERFORMED BY HAND WITHIN DRIPLINE OF TREES #1-35 AT THE HIGHEST BUDGET TIER
NEW ASPHALT PAVING
NEW CONCRETE PAVING
NEW CONCRETE PLANTER
NEW CONCRETE PLANTER WALL
NEW CONCRETE PLANTER WALL, TYP.
NEW CONCRETE PLANTER WALL, TYP.
NEW CONCRETE PLANTER WALL, TYP.

should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any construction activity at the site. No signs, wires, or any other object shall be attached to the trees.

Landscape Buffer
Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone. Root Cutting Any roots to be cut shall be monitored and documented. Large roots (over 1.5" diameter) or large masses of roots to be cut must first be inspected by the Project Arborist before being cut. The Project Arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with 3 layers of burlap and kept moist, by spraying down the burlap multiple times a day. The Project Arborist must be on site during any approved excavation below a protected tree's dripline.

Pre And Post-Construction Care:
If the project is approved, a comprehensive soil test is recommended to assess and address any nutrient deficiencies for trees where construction is to be located within the tree protection zones. The soil test shall take place before the start of construction.

Pre-Construction Care:
In the pre-construction phase, it is critical to prepare the trees for the upcoming stress and disturbances. Implementing a deep watering schedule is foundational, ensuring trees receive adequate moisture deep within their root zones. Depending on the recommended soil test analysis, fertilizing may be needed. Within the tree protection zones, it is recommended that an inline drip emitter system be installed in a grid-like manner to provide deep irrigation during the dry season. The irrigation system should be placed on top of the existing grade and require no excavation. The irrigation system shall be turned on by the project arborist as seen fit during the required monthly inspections. Regardless of the soil test results, the use of NutriRoot is still strongly advisable for trees that will be impacted by construction activities. The stresses caused by construction, such as root disturbance, soil compaction, and changes in water availability, can severely affect a tree's health. NutriRoot provides essential nutrients, promotes root growth, and enhances water management, helping trees withstand and recover from these stresses. Importantly, NutriRoot is low in macronutrients, which means it should not cause issues associated with over-fertilization, such as nutrient runoff or root burn. This makes it a safe and effective option for supporting the resilience and vitality of trees during and after construction, ensuring their long-term health and stability.

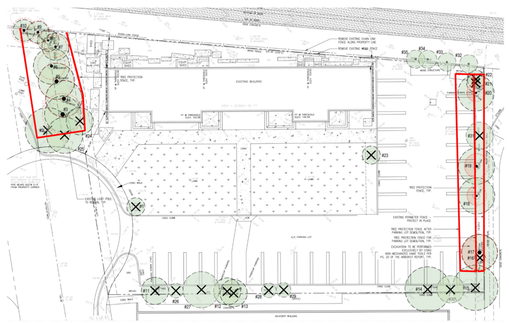
Post-Construction Care:
Following the completion of construction activities, it's vital to continue supporting the trees' recovery and growth. Annual inspections by a Certified Arborist are recommended to ensure the tree remains in good health. Maintaining the deep watering schedule will ensure that trees remain adequately hydrated. After the first year, the oak tree(s) should be deep-watered during the months of May and September to combat drought stresses. A post-construction application of NutriRoot is advised to sustain soil moisture control and support ongoing root health. It is also pertinent to reintroduce microbial inoculants to restore beneficial microbial communities that may have been disrupted during construction. Additional applications of soil amendments like Biochar and HydraHume will continue to enhance

soil structure, fertility, and water-holding capacity, supporting the trees' long-term health and resilience. Employing air spading techniques can also be advantageous to aerate the soil and gently introduce these amendments without causing root damage.

By adopting this dual-phase approach (pre- and post-construction), leveraging a combination of deep watering, nutritional support, and soil health enhancement, the strategy aims to not only protect the trees during construction but also promote their recovery and thriving in the post-construction landscape. This holistic care plan underscores a commitment to sustainable tree management, ensuring that the trees remain a valuable and vibrant part of the ecosystem for years to come.

TREE PROTECTION PLAN

Detailed Tree Protection Plan:
For the aforementioned tree protection plan, this detailed guide has been designed by Kielty Arborists Services LLC. The following section offers an in-depth perspective on the recommended tree preservation guidelines. The aim is to ensure the conservation, vitality, and beauty of trees during construction and developmental endeavors, mitigating any potential detrimental effects. Adherence to these guidelines is essential to uphold both the ecological significance and visual allure of trees within the designated project vicinity. Effective tree protection during construction or development projects requires the use of fencing to demarcate and protect sensitive areas around trees. Should you have any questions or require further clarification, please contact Kielty Arborists Services directly.



TREE PROTECTION MAP

PROTECTED TREES

In the City of San Mateo per Chapter 13.40 of the Municipal Code, the following trees are considered protected:

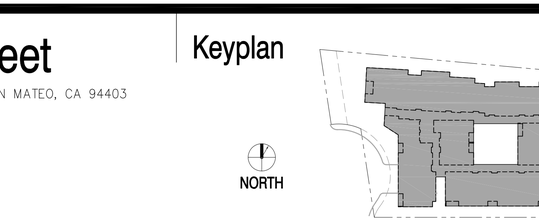
1. Heritage Trees
   - Oak trees with a trunk diameter of 10 inches or more
   - Any other tree species with a trunk diameter of 15 inches or more.
2. Street Trees
   - All trees growing within the public right of way.
3. Existing Trees/Major Vegetation
   - Trees with a trunk diameter of 6 inches or more designated as protected as part of a Planning Application subject to Chapter 27.71.

Tree Protection Zone (TPZ) is the area surrounding a tree with a radius equal to 10 times the diameter of the trunk measured at 54" above grade or as otherwise specified by a Project Arborist and approved by the City Arborist.
Construction activities as defined by the Code are not allowed within the TPZ. It is unlawful for any person to cause damage to a Protected Tree compromising its health or structural integrity according to accepted industry standards, or to cause damage that is severely detrimental to its overall aesthetics. Any violations may result in penalties described in SMMC 13.40.160."



Tree Protection Zone Specifications

Fencing shall consist of chain link fence (6-feet high), mounted on galvanized iron posts with 2 inches in diameter. Each post must be driven into the ground at least two 2 feet deep, no more than 10 feet apart. The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project.



Fencing Specifications and Sign Details

SIGNAGE

Warning signs shall be installed to be displayed on fencing and trunk wraps.
Tree signs should be in English, Spanish or any other language if required.

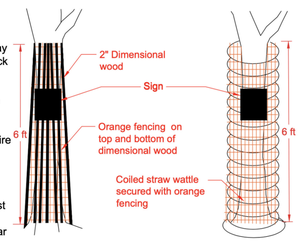
---WARNING---

TREE PROTECTION ZONE

Do not move or remove without Arborist approval.
Violations will be subject to penalties according to SMMC 13.40.

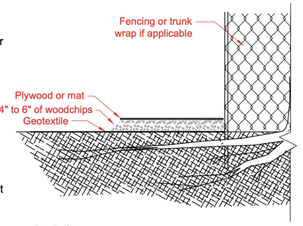
Wrap the trunk with orange plastic fencing for buffering (2" thick). Overlay orange plastic fencing with 2-inch thick wooden slats bound securely by two layers of additional orange fencing (slats shall not be allowed to dig in to the bark). During installation, use caution to avoid damaging any branches. Major limbs may also require wrapping.

Straw wattle can be used as an alternative material. For this purpose coil the straw wattle around the lowest 6' of the trunk and secure it with a double layer of orange fence or similar material.



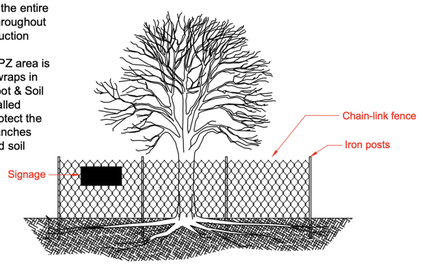
Trunk and Root Protection Details

Root buffers consist of secured geotextile material covered with a layer 4" to 6" of clean wood chips and 3/4-inch plywood sheets securely installed over the wood chips. Do not use geotextile fabric if root buffers are to be left permanently.
The Project Arborist shall be present during the installation and removal of root buffers.
Any root buffer variation must be approved by the City Arborist in accordance with the Best Management Practices (BMPs).



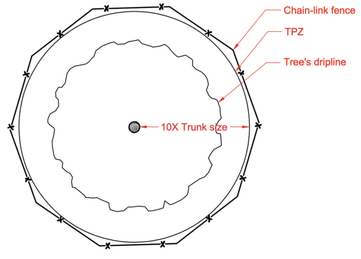
Root Buffer

The fence encloses the entire TPZ of the tree(s) throughout the life of the construction project.
When fencing the TPZ area is not feasible, Trunk wraps in combination with Root & Soil buffers shall be installed within the TPZ to protect the trunk, roots, and branches from injury and avoid soil compaction.



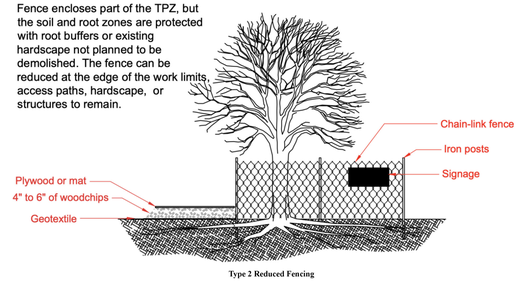
Type 1 Complete Fencing

Fencing a group of trees at the TPZ radius of the largest tree is acceptable rather than fencing each tree in the group individually.
Adjustments and/or reparations for protective fencing shall be performed in a timely maner to avoid damages to Protected trees.



Section View - Type 1 Fencing

Fence encloses part of the TPZ, but the soil and root zones are protected with root buffers or existing hardscape not planned to be demolished. The fence can be reduced at the edge of the work limits, access paths, hardscape, or structures to remain.



Type 2 Reduced Fencing

ARBORIST REPORT

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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

Formal Planning Application Set

ISSUES & REVISIONS

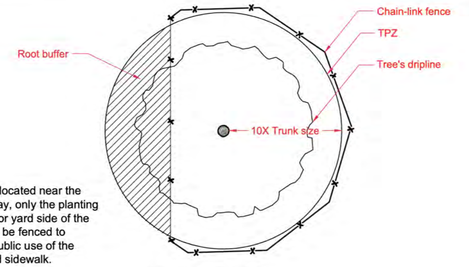
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION
2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE:

SHEET #: L4C

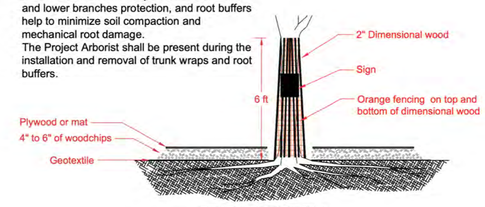
JURISDICTION APPROVAL:



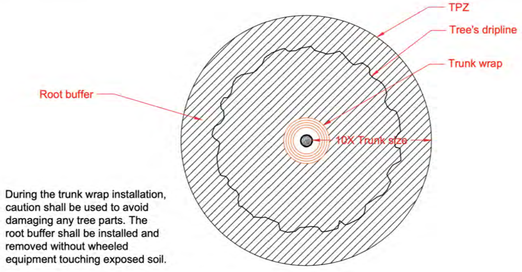
For trees located near the right of way, only the planting strip and/or yard side of the TPZ shall be fenced to provide public use of the street and sidewalk.

Section View - Type 2 Fencing

To be used when construction activities cannot be kept outside of TPZ and/or installing fencing is not feasible. Trunk wraps account for trunk and lower branches protection, and root buffers help to minimize soil compaction and mechanical root damage.
The Project Arborist shall be present during the installation and removal of trunk wraps and root buffers.



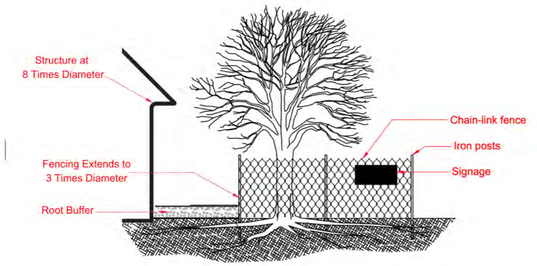
Type 3 Trunk Wrap & Root Buffer



During the trunk wrap installation, caution shall be used to avoid damaging any tree parts. The root buffer shall be installed and removed without wheeled equipment touching exposed soil.

Section View - Type 3 Fencing

TREE PROTECTION ZONE FENCING EXCEPTIONS

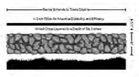


Type 4 Fencing Exception



Section View - Type 4 Fencing

Landscape Barrier Zone
If for any reason a smaller tree protection zone is needed for access, a landscape buffer should be used, composed of wood chips layered to a depth of six inches, complemented by plywood atop the wood chips where tree protection fencing would typically be situated. The plywood should be ¾-inch thick for maximal durability and efficacy. This landscape buffer plays a crucial role in mitigating soil compaction within the tree's vulnerable root zone. For optimum stability, it is advisable to securely join the plywood boards, thus preventing any unwanted shifts in the plywood or underlying wood chips.



Landscape Barrier Zone

Staging:
All tree protection measures must be in place before the start of construction. An inspection prior to the start of construction is often required by the city. All vehicles must remain on paved surfaces if possible. Existing pavement should remain and should be used for staging. If vehicles are to stray from paved surfaces, 6 inches of chips shall be spread, and plywood laid over the mulch layer. This type of landscape buffer will help reduce the compaction of desired trees. Parking will not be allowed off the paved surfaces

Root Cutting:
If for any reason roots are to be cut, the work shall be monitored and documented. Large roots (over 2 inches in diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching/excavation:
Trenching or excavation for irrigation, drainage, electrical, foundation, or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near their original level, as soon as possible. Trenches to be left open for a period of time (24 hours), will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Grading :
All existing grades underneath the dripline of a protected tree shall remain as is where possible. Grading within the dripline of a protected tree is required to be done under the supervision of the project arborist.

Irrigation:
Non native trees- Irrigating the retained mature trees in the landscape is important to ensure their health and vitality. Proper watering can help the trees continue to thrive. Deep irrigation is recommended to take place every other week during the dry season. During the dry season, trees typically need deep, infrequent watering.

Watering every 2 weeks is sufficient for the retained trees on this site. Applying water slowly and consistently until it penetrates at least 12-18 inches into the soil is recommended. Avoid spraying water directly on the trunks, as this can lead to disease and decay. Mulch is recommended to be maintained with mulch added overtime as needed. Mulch helps retain soil moisture, regulates temperature, and prevents weeds, which can compete with the tree for water. The use of soaker hoses or an inline drip emitter system set up on a grid like manner to provide deep irrigation during the dry season is recommended. The irrigation system should be placed on top of grade and require no excavation. This will help to keep the trees healthy.

Native oak trees- Native oak trees are recommended to only be irrigated during the months of May and September or if their root zones are traumatized. Frequent irrigation during dry summer months can significantly raise the risk of oak trees developing oak root fungus disease and is the leading cause of oak tree death and failure in the urban landscape.

Tree Pruning:
Tree pruning during construction is not just about aesthetics and safety; it's also about adhering to best practices and standards set by professional bodies like the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI A300 Pruning Standards) . The ISA sets rigorous standards to ensure trees are cared for sustainably and scientifically. Under these guidelines, and for the well-being of trees during construction, it's imperative to have an expert arborist oversee any pruning. Their knowledge guarantees that only the necessary branches are removed, ensuring both safety and tree health. The guideline to prune no more than 25% of the tree's total foliage is grounded in sound arboricultural practices. This safeguards the tree's photosynthetic capability, reduces undue stress, and preserves the balance between its roots and canopy. Homeowners should be aware of these standards and ensure they are being met, trusting in the expertise of their arborist and keeping open communication about their tree care decisions. This approach not only ensures the tree's compatibility with new construction aesthetics but also its long-term health and vitality.

Traffic Within TPZs:
Strictly prohibit driving vehicles or heavy foot traffic on bare soil within the TPZs of protected trees. Such activities can crush roots directly and compact the soil, impeding oxygen and water infiltration. In areas without existing pavement, use temporary anti-compaction materials, such as wood chips covered with plywood, to prevent damage to tree roots (landscape barrier). Temporary pathways or boardwalks can be constructed to facilitate access while minimizing soil compaction within the TPZ.

Chemical and Material Handling:
Store chemicals and construction materials away from TPZs to prevent accidental spills or exposure that may harm tree health. Follow proper handling and disposal procedures for chemicals to ensure compliance with environmental regulations. Minimize the use of toxic materials near trees and opt for environmentally friendly alternatives whenever possible.

Monitoring and Inspection:
Regularly monitor and inspect the tree protection measures throughout the construction process to ensure their effectiveness and compliance with the Tree Preservation Plan. Assign a qualified individual, such as a project arborist or certified arborist, to conduct periodic inspections and provide recommendations for any necessary adjustments or improvements. Maintain detailed records of inspections, including dates, findings, and any actions taken.

Post-Construction Maintenance:
After construction is completed, continue monitoring the health and condition of preserved trees to address any potential issues promptly. Implement post-construction maintenance practices such as watering, mulching, pruning, and fertilization as needed to support the recovery and long-term health of the trees. Regularly assess the trees for signs of stress, disease, or structural instability and take appropriate measures, including consulting with a certified arborist if necessary.

Compliance with Environmental Laws:
Ensure full compliance with all applicable local, state, and federal environmental laws, regulations, and permit requirements pertaining to tree protection during construction. Familiarize yourself with specific regulations regarding tree preservation in your jurisdiction and consult with local authorities or arborists for guidance if needed.

Responsibility:
Designate a responsible person or team within the project organization to oversee the implementation and enforcement of the Tree Preservation Plan. Clearly communicate the roles and responsibilities of all parties involved in the construction project regarding tree protection.

Emergency Procedures:
Develop clear procedures to follow in the event of emergencies that may impact tree preservation, such as severe storms, accidents, or unexpected tree health issues. Ensure that emergency response plans address prompt actions to mitigate potential risks to trees and contact qualified professionals, such as arborists or tree care companies when needed.

Communication and Training:
Facilitate effective communication among all project stakeholders, including contractors, subcontractors, architects, engineers, and landscape professionals, regarding the importance of tree preservation and the specific guidelines to follow. Conduct training sessions or workshops to educate personnel.

PURPOSE & USE OF THE REPORT

This report has been prepared to inform tree management decisions associated with the proposed construction project and to provide professional recommendations intended to maximize the survival and long-term viability of retained trees. The report is based on conditions observed at the time of inspection and on the construction plans provided and reviewed as part of this assignment. It is intended to serve as a technical resource for the project owner, design professionals, contractors, and reviewing agencies to facilitate informed discussion, coordination, and implementation of tree protection measures consistent with applicable municipal requirements.

The findings, conclusions, and recommendations contained in this report are specific to the subject property, the proposed project as described, and the scope of work defined herein. This report is not intended to be relied upon for purposes other than tree protection planning, construction coordination, and permit review. It does not constitute a tree risk assessment, guarantee of tree performance, or prediction of future tree condition, nor does it establish legal responsibility for tree outcomes beyond the scope of the recommended measures.

This report may be submitted to the applicable jurisdiction as part of a development or permit application; however, use of this report by third parties without written authorization from Kielty Arborists Services LLC is not permitted. Any modifications to the project design, construction methods, or site conditions occurring after the date of inspection may invalidate the conclusions and recommendations contained herein and may require supplemental evaluation

Tree conditions are dynamic and may change due to construction activity, environmental factors, maintenance practices, or other influences beyond the control of the arborist. Implementation of the recommendations in this report does not ensure tree survival, but reflects accepted arboricultural practices intended to reduce potential impacts within a construction environment.

TESTING & ANALYSIS

Tree evaluation was conducted using a ground-based visual assessment and standard arboricultural field methods appropriate for inventory and tree protection planning. Where trunks were accessible, trunk diameters were measured at the required height using a diameter tape. Where access was limited due to site constraints, existing structures, or vegetation, trunk diameters were visually estimated based on observable conditions and professional judgment. Trees meeting or exceeding the diameter thresholds defined by applicable city or county ordinance were included in the inventory.

Tree health evaluations were based on visible indicators observed at the time of inspection, including canopy density, vigor, presence of dieback, and signs of stress or decline. These observations were interpreted using accepted arboricultural principles and professional experience with the species present. Evaluations were qualitative in nature and intended to support planning, preservation feasibility, and construction impact analysis rather than detailed diagnostic or laboratory-based assessment.

Tree locations were documented using the site map provided for the project and were used to generate the tree inventory exhibits included in this report. Where trees were not shown on the provided site map, their locations were added based on field observations and estimated placement relative to visible site features. Tree locations shown on these exhibits are approximate and are intended for general reference and planning purposes only and may not represent survey grade precision.

TREE WORK STANDARDS AND QUALIFICATIONS

To ensure high-quality tree work, including removal, pruning, and planting, the following standards and qualifications will be adhered to:

Industry Standards:
All tree work will be performed in accordance with industry standards established by the International Society of Arboriculture (ISA). These standards encompass best practices and guidelines for tree care and maintenance.

Contractor Licensing and Insurance:
The contractor undertaking the tree work must possess a valid State of California Contractors License for Tree Service (C61-D49) or Landscaping (C-27). Additionally, they must have comprehensive general liability, worker's compensation, and commercial auto/equipment insurance coverage.

Workmanship Standards:
Contractors must adhere to the current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (**ANSI**). These standards, including ANSI A300 and Z133.1, outline guidelines for tree pruning, fertilization, and safety. Compliance with these standards ensures the use of proper techniques and practices throughout the tree work process.

By adhering to these established standards and qualifications, we can ensure the provision of professional and safe tree services that meet the industry's best practices and promote the health and longevity of the trees.

SCHEDULE OF INSPECTIONS

Kielty Arborists Services LLC provides construction-related tree inspections when requested and scheduled in accordance with project needs and applicable city or county requirements. Inspections described below represent typical phases of construction where arborist involvement is commonly required; however, the responsibility to request, schedule, and coordinate required inspections rests with the property owner and/or the contractor. Kielty Arborists Services LLC may or may not have direct contractual relationship or prior communication with the contractor at the time this report is prepared. Failure by the owner or contractor to schedule required inspections may result in non-compliance with municipal conditions and is outside the control and responsibility of the arborist.

Pre-Equipment Mobilization, Delivery of Materials, Tree Removal, and Site Work:
When scheduled, the project arborist will meet with the general contractor and owner to review approved tree protection measures. This inspection may include identification and verification of tree protection zone fencing locations, review of equipment access routes and material staging areas, and evaluation of existing tree conditions to determine whether additional protective measures are warranted prior to commencement of site work.

Inspection Following Installation of Tree Protection Fencing:
Upon notification that tree protection fencing has been installed, the project arborist will inspect the site to verify that fencing and signage are consistent with the approved Tree Protection Plan. Contractor requests for access within tree protection zones, if any, will be reviewed at that time, and visible changes in tree condition since the previous inspection will be documented.

Inspection During Excavation or Work Affecting Protected Trees:
Where construction activities occur within or adjacent to designated tree protection zones, inspections may be performed when scheduled to observe work methods, document compliance with recommended protection measures, and evaluate observable changes in tree condition relative to prior inspections.

Final Site Inspection:
When requested prior to project completion, a final inspection may be conducted to evaluate the condition of retained trees and verify compliance with approved tree protection measures. Where required by the City of San Mateo, a summary letter documenting observations at the time of final inspection may be provided.

All inspections are limited to conditions observed at the time of each site visit. Kielty Arborists Services LLC is not responsible for construction activities occurring outside of scheduled inspections, nor for failure by the owner or contractor to request or comply with required inspections mandated by the approving jurisdiction.

ASSUMPTIONS AND LIMITING CONDITIONS

Legal Descriptions and Titles:
The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.

Compliance with Laws and Regulations:
The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.

Reliability of Information:
Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.

Testimony or Court Attendance:
The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.

Report Integrity:
Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports

Restricted Publication and Use:
This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.

Non-disclosure to Public Media:
The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.

Opinion-based Report:
The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any predetermined outcomes, values, or events.

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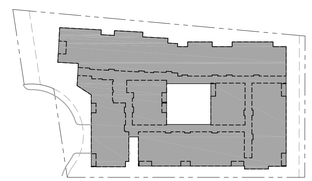
1919 O'Farrell Street

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

ARBORIST REPORT

Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION
2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE:

SHEET #: L4D

JURISDICTION APPROVAL:

Visual Aids Limitation:
Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.

Inspection Limitations:
The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

ARBORIST DISCLOSURE STATEMENT

Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

Limitations of Tree Assessment:
Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failures.

Remedial Treatments Uncertainty:
Remedial treatments for trees have variable outcomes and cannot be guaranteed.

Considerations Beyond Scope:
The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.

Inherent Risks:
Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.

Client's Responsibility:
The client is responsible for considering the information and recommendations provided by the consultant/arborist and for any decisions made or actions taken.

The client acknowledges and accepts these Assumptions and Limiting Conditions and Arborist Disclosure Statement, recognizing that reliance upon this report is at their own risk. The consultant/arborist disclaims all warranties, express or implied.

CERTIFICATION

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

David Beckham
Signature of Consultant
David Beckham
Certified Arborist
WE#10724A TRAQ Qualified
Date: April 13, 2026

INTERNATIONAL SOCIETY OF ARBORICULTURE — DAVID BECKHAM — WE- 10724A — Tree Professional — CERTIFIED ARBORIST

COMMUNITY DEVELOPMENT DEPARTMENT

330 West 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org

TREE DISCLOSURE STATEMENT

Instructions: Complete the information requested below. Stand-alone mechanical, re-roofing, window replacement, or any exclusively interior work permits are exempt from completing this form.

REVISED 8/1/2023

Project Address: 1919 O'farrell Street

Existing Trees On Subject Property	YES	NO
Any Oak tree(s) on-site with a trunk diameter of 10 inches or more (approximately 1 foot)?	X	
Any other tree(s) on-site with a trunk diameter of 15 inches or more?	X	
Any of the above tree(s) on-site located within 30 feet of the proposed project work or staging areas?	X	
Existing Trees on Adjacent Properties		
Any Oak tree(s) on neighboring properties with a trunk diameter of 10 inches or more (approximately 1 foot)?		X
Any other tree(s) on neighboring properties with a trunk diameter of 15 inches or more?		X
Any of the above tree(s) on neighboring properties located within 30 feet of the proposed project work or staging areas?		X
Existing Trees in the Public Right-Of-Way		
Does the subject property have street trees planted along the sidewalk planting strip or tree wells/pits?		X
Any type of tree(s) growing along the subject property frontages, outside of the property boundaries?		X
Any of the above trees located within 30 feet of the proposed project work or staging areas?		X
Construction/Other Permit Activities		
Are any sewer lateral, driveways, sidewalks, curb & gutter, and/or placement of debris boxes required?	X	
Does the Project propose/indicate the removal, pruning, transplanting, or relocation of existing trees?	X	
Is this project related to any Building or Planning Application previously reviewed by the City Arborist? If yes provide the permit or application number in the Notes section below	X	

NOTES:

Attach an aerial photo of the subject property and surrounding properties with this form (similar to Google Maps Satellite Imagery). Or, insert the image here.

SEE SITE PLANS

Project Location

I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading formation in response to this disclosure requirement constitutes a violation of the San Mateo Municipal Code Section 13.40.140, which can lead to criminal and/or civil legal action.

Signature:_____ Print:_____ Date:_____
(Property Owner or Agent)

For Office Use Only	
Arborist review required	☐
Arborist review not required	☐

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Culver City, CA 90232
213.596.8299
www.edgelandstudio.com

1919 O'Farrell Street

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OWNER:

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

Keyplan



ARBORIST REPORT

Formal Planning Application Set

ISSUES & REVISIONS

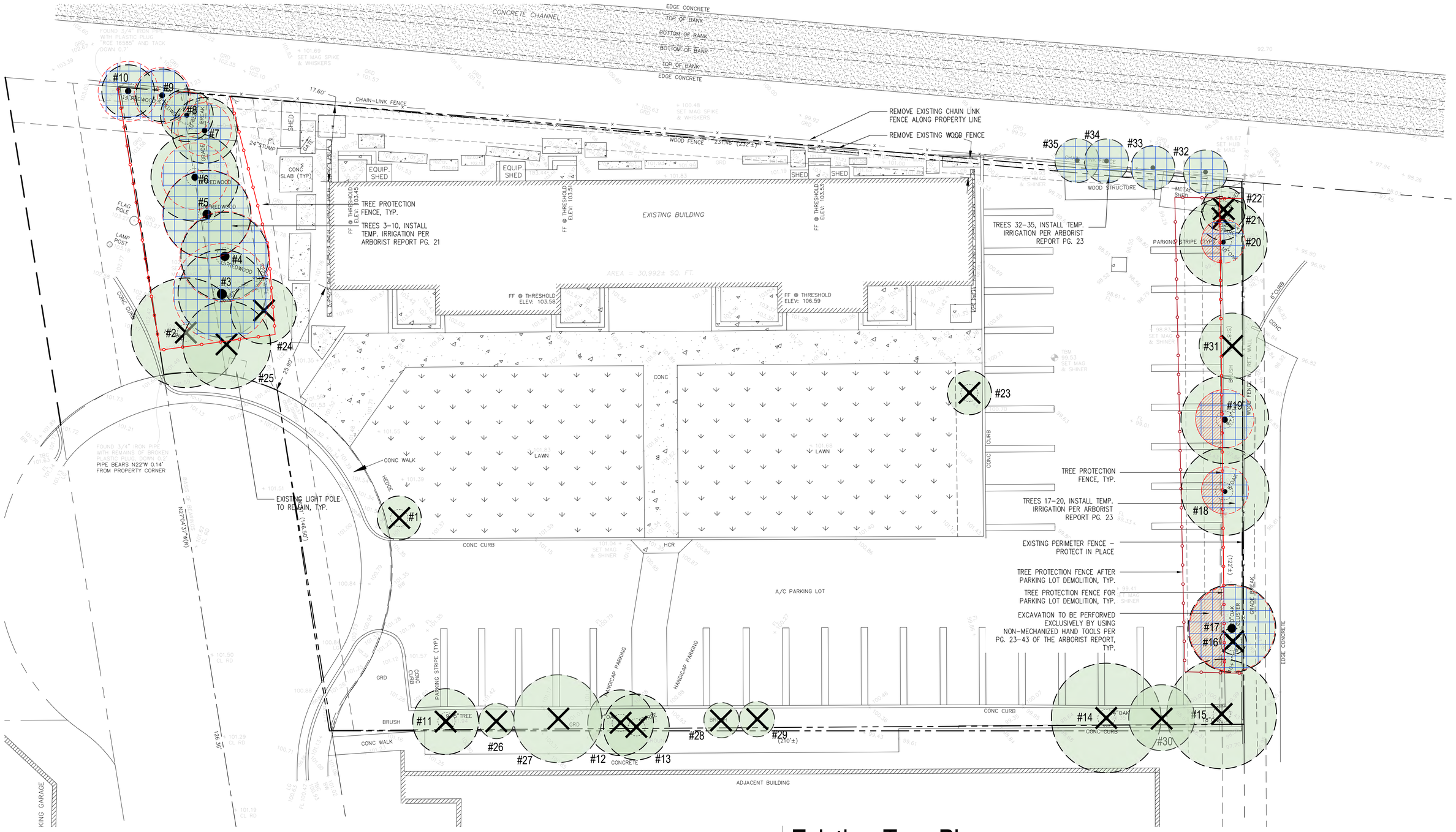
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION
2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE:

SHEET #: L4E

JURISDICTION APPROVAL:



Existing Tree Plan

Formal Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION
2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 1"=10'

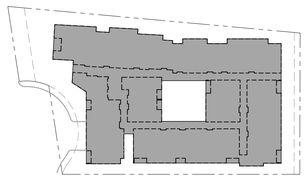
SHEET #: L5

JURISDICTION APPROVAL:

1919 O'Farrell Street

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

Keyplan



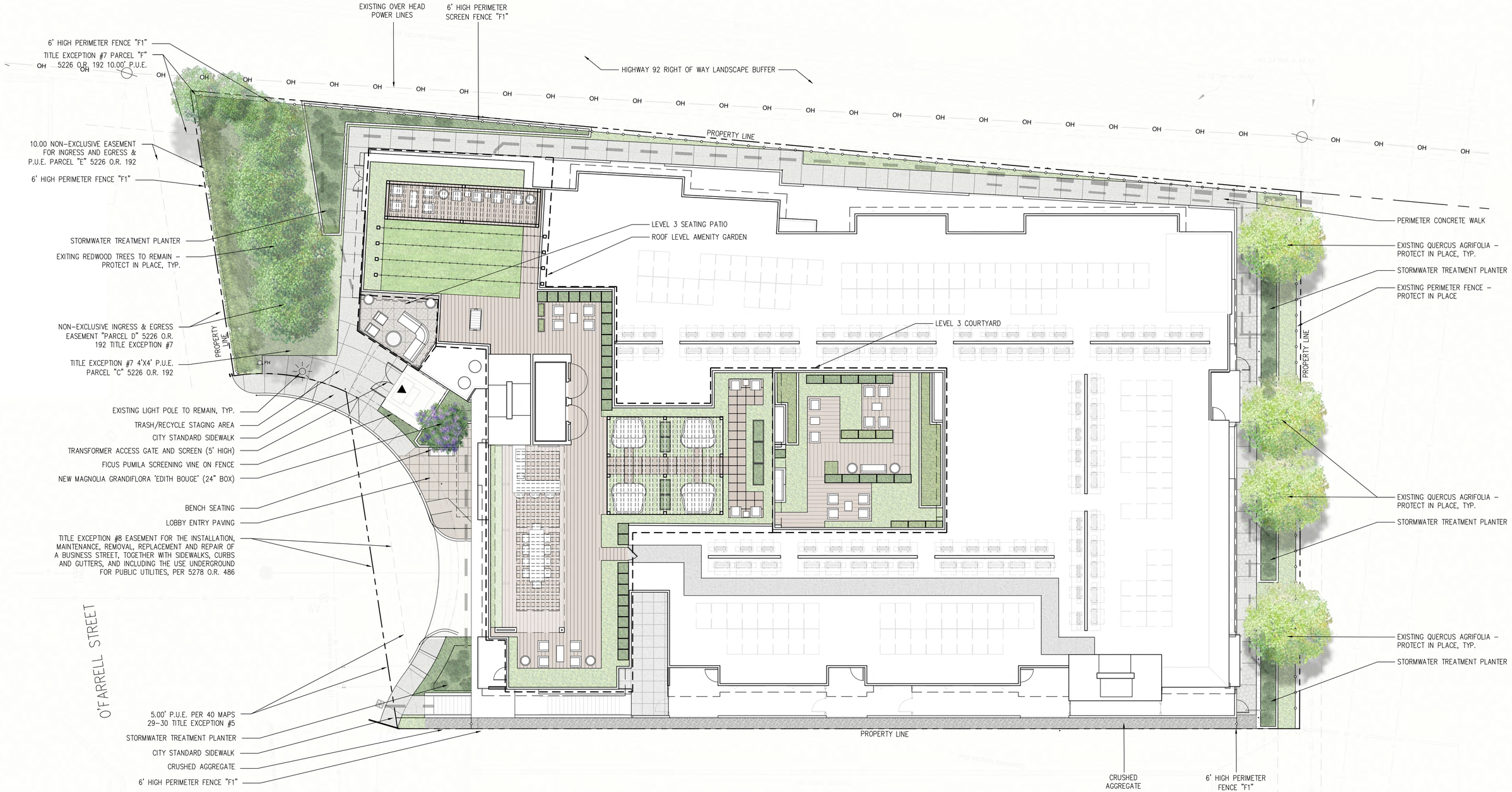
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Illustrative Site Plan

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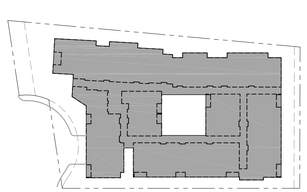
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Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 1"=10'

SHEET #: L6

JURISDICTION APPROVAL:

6' HIGH PERIMETER FENCE "F1"
TITLE EXCEPTION #7 PARCEL "F" 5226 O.R. 192 10.00' P.U.E.
TITLE EXCEPTION #6 ABUTTER'S RIGHT'S, INCLUDING ACCESS RIGHTS, RELEASED AND RELINQUISHED OVER AND ACROSS THE NORTHERLY LINE OF THE SUBJECT PARCEL PER 3655 O.R. 507
HIGHWAY 92 RIGHT OF WAY LANDSCAPE BUFFER
FIRE ACCESS AND MAINTENANCE, TYP.
PROPERTY LINE
PROPERTY LINE 66.54'
10.00 NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS & P.U.E. PARCEL "E" 5226 O.R. 192
6' HIGH PERIMETER FENCE "F1"
SHORT TERM BICYCLE PARKING (8 BIKES)
STORMWATER TREATMENT PLANTER
EXITING REDWOOD TREES TO REMAIN - PROTECT IN PLACE, TYP.
RESTRICTED ROOT ZONE - REF. ARBORIST REPORT FOR EXCAVATION GUIDELINES
NON-EXCLUSIVE INGRESS & EGRESS EASEMENT "PARCEL D" 5226 O.R. 192 TITLE EXCEPTION #7
TITLE EXCEPTION #7 4'X4' P.U.E. PARCEL "C" 5226 O.R. 192
EXISTING LIGHT POLE TO REMAIN, TYP.
TRASH/RECYCLE STAGING AREA
CITY STANDARD SIDEWALK
TRANSFORMER ACCESS GATE AND SCREEN (5' HIGH)
FICUS PUMILA SCREENING VINE ON FENCE
NEW MAGNOLIA GRANDIFLORA 'EDITH BOUGE' (24" BOX)
BENCH SEATING
LOBBY ENTRY PAVING
TITLE EXCEPTION #8 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 5278 O.R. 486
5.00' P.U.E. PER 40 MAPS 29-30 TITLE EXCEPTION #5
STORMWATER TREATMENT PLANTER
CITY STANDARD SIDEWALK
CRUSHED AGGREGATE
6' HIGH PERIMETER FENCE "F1"
O'FARRELL STREET
PROPERTY LINE
STOP
2'-6"
ADJACENT EXISTING BUILDING
PROPERTY LINE
PROPERTY LINE
STORMWATER FLOW THROUGH PLANTER
BASEMENT EDGE, TYP.
UNDERSTORY PLANTING, TYP.
EXISTING PERIMETER FENCE - PROTECT IN PLACE
RESTRICTED ROOT ZONE- REF. ARBORIST REPORT FOR EXCAVATION GUIDELINES
EXISTING QUERCUS AGRIFOLIA - PROTECT IN PLACE, TYP.
STORMWATER FLOW THROUGH PLANTER
BASEMENT EDGE, TYP.
5.00' P.U.E. PER 40 MAPS 29-30 TITLE EXCEPTION #5
5' P.U.E. PER 40 MAPS 29-30
6' HIGH PERIMETER FENCE "F1"
STORMWATER FLOW THROUGH PLANTER
PROPERTY LINE
INV 24"RCP = 92.70'
INV 10"CMP = 95.42'
(PER RECORD DRAWINGS)

Level 1 Landscape Plan

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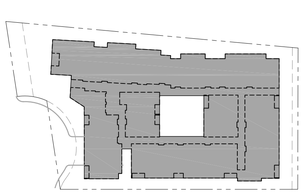
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Keyplan



NORTH

Formal Planning Application Set

ISSUES & REVISIONS

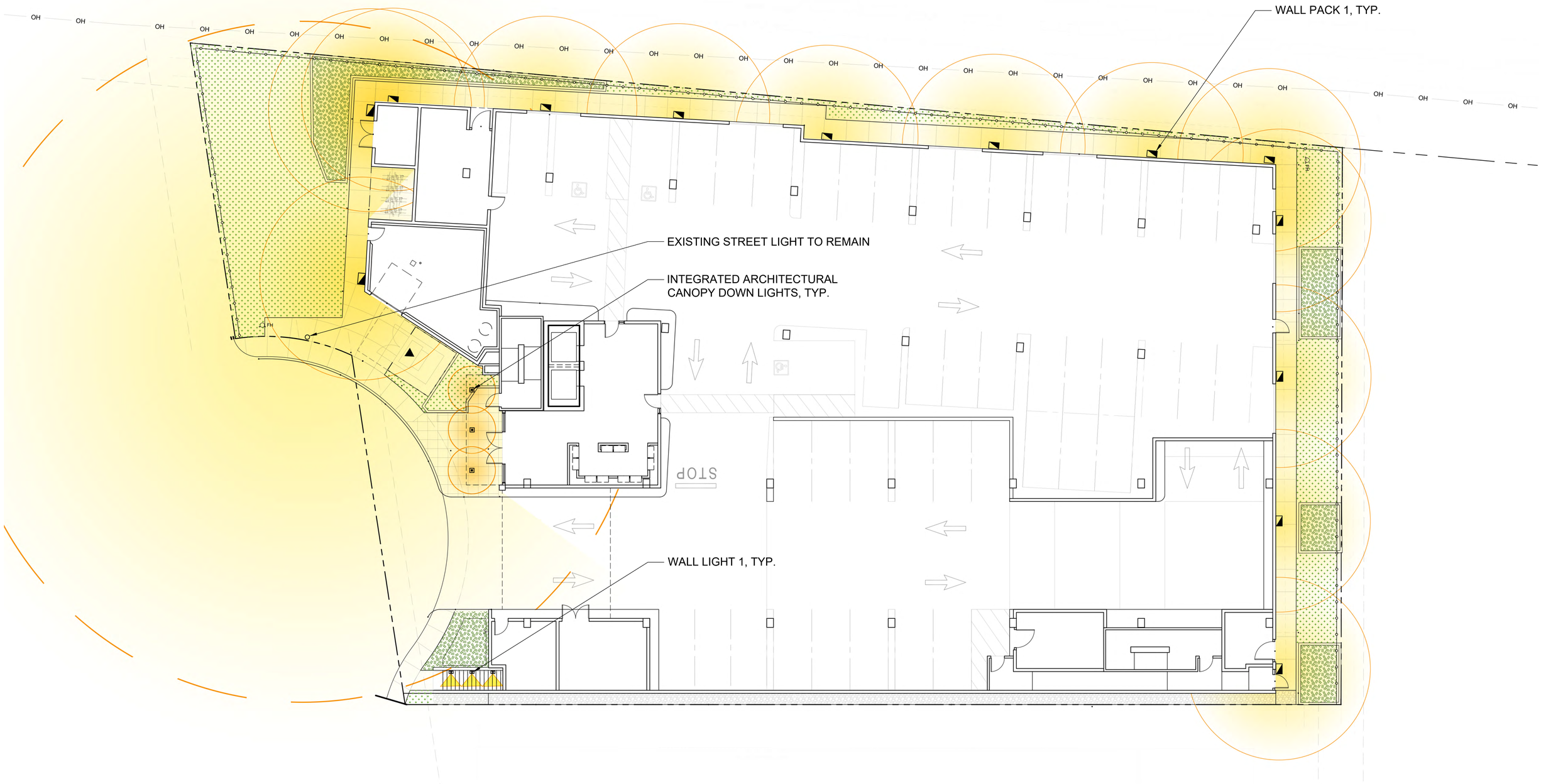
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MASTER CASE#: T.B.D.

SCALE: 1"=10'

SHEET #: L7

JURISDICTION APPROVAL:



NOTE: Fixture quantities may change to meet photometric requirements that will be provided during plan check for review and approval.

Level 1 Lighting Plan

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LANDSCAPE ARCHITECT:

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213.596.8299
www.edgelandstudio.com

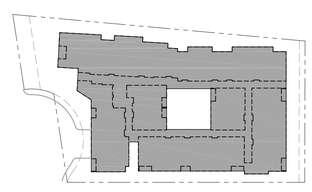
1919 O'Farrell Street

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

Keyplan



Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION
2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 1"=10'

SHEET #: L7A

JURISDICTION APPROVAL:

Project		Catalog #		Type	
Prepared by		Notes		Date	



Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3

LUMARK

TWC
TAPERED WALL CUTOFF

Wall Mount Luminaire

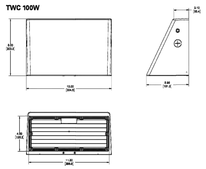
Product Features & Certifications

QUICK FACTS

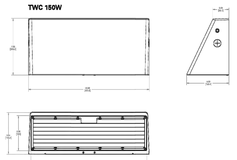
- 72 configurations in each SKU!
- 4 wattage selectable: 4,000 – 25,000 lumens
- 3 CCT selectable: 3000K-4000K-5000K
- 3 adjustable distributions: T2, T3, T4
- 3 Sizes: 9", 12", 17"
- Selectable Dusk-to-Dawn Photocontrol with On/Off control
- Emergency Battery Pack catalog numbers available
- 120-347V

DIMENSIONAL DETAILS

TWC 100W



TWC 150W



WALL PACK 1

Recessed wall luminaire · Directed light

BEGA

Application
Recessed wall luminaire with asymmetric light distribution that is ideal for the illumination of ground surfaces, building entrances, stairs and footpaths. Separate installation housing allows for seamless coordination into construction and easy maintenance.

Materials
BEGA Tricoat ®, a 3-layer finishing technology for increased corrosion protection
Composite installation housing
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 1.8 lbs.

Electrical

Operating voltage	120-277 V AC
Minimum start temperature	-30° C
LED module wattage	5.9 W
System wattage	8.0 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	342 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ Natural Bronze (NTB)
☐ CUS:
☐ Bronze (BRZ)
☐ White (WHT)
☐ RAL:



Recessed wall luminaire · Directed light

	LED	A	B	C
B33054	5.9 W	10 3/8	2 1/16	5

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

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Updated: 06/04/26

Type:
BEGA Product:
Project:
Modified:

Available options

☐ CUS	Custom finish
☐ FSC	Fusing
☐ MGU	Marine grade undercoat
☐ NTB	Natural bronze (premium finish)
☐ RAL	RAL Classic, matte finish

Included (available for pre-shipment)

☐ BB24064	Installation housing



WALL LIGHT

NOTE: Fixture types are representative examples and may change based on product availability at time of construction.

Level 1 Lighting Fixtures

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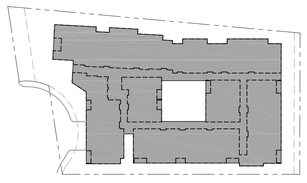
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Keyplan

NORTH



Formal Planning Application Set

ISSUES & REVISIONS

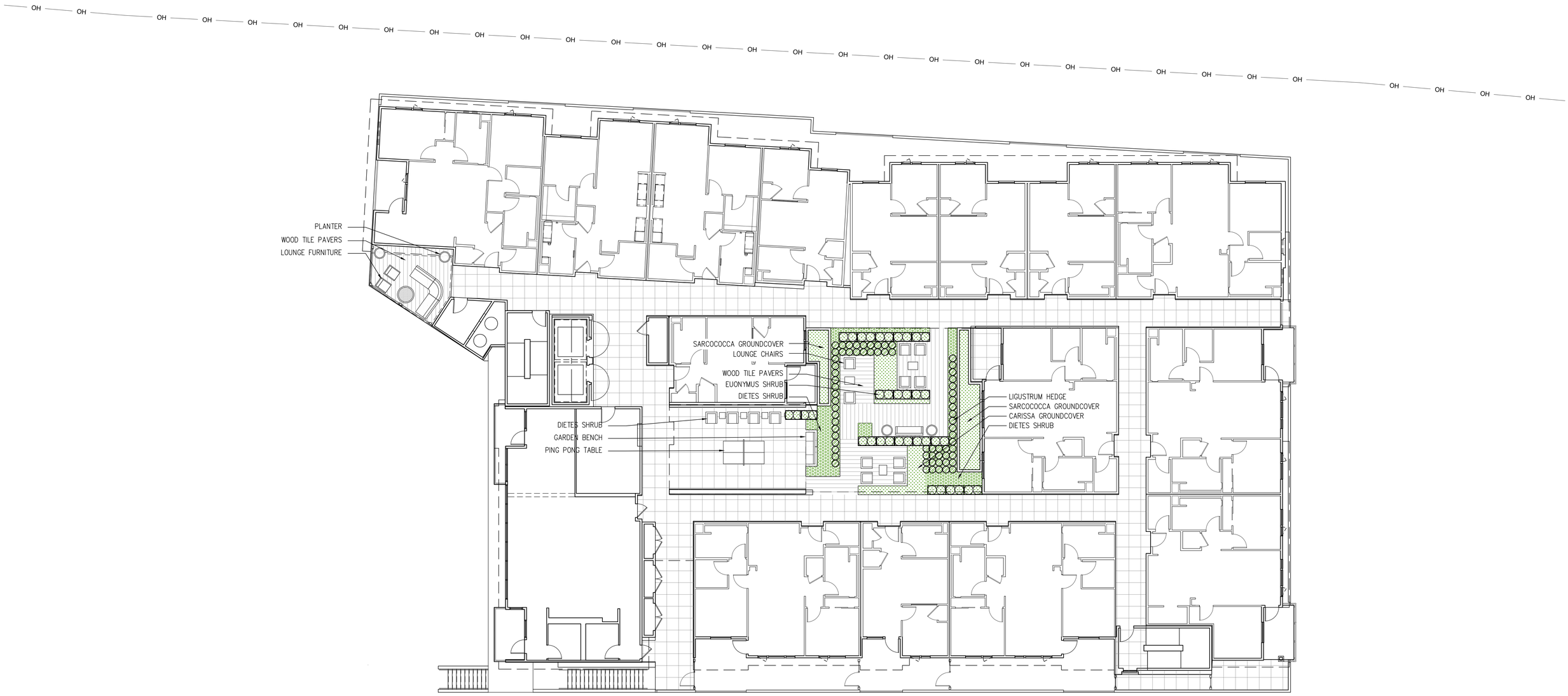
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION
2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 1"=10'

SHEET #: L7B

JURISDICTION APPROVAL:



Level 3 Landscape Plan

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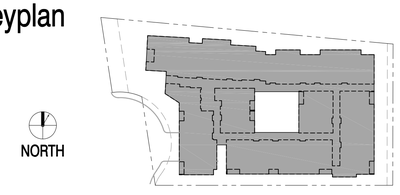
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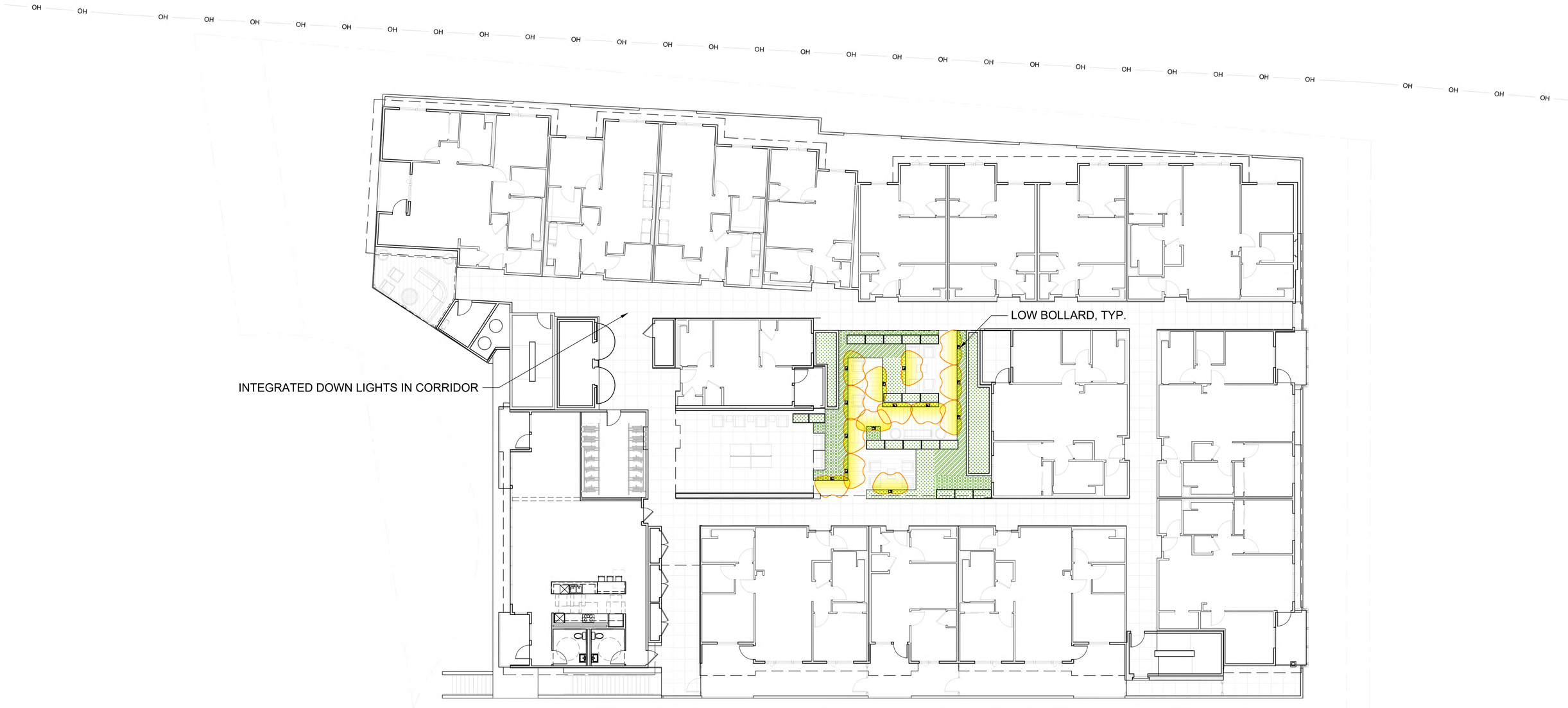
NO.	DATE	DESCRIPTION
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MASTER CASE#: T.B.D.

SCALE: 1"=10'

SHEET #: L8

JURISDICTION APPROVAL:



Level 3 Lighting Plan

NOTE: Fixture quantities may change to meet photometric requirements that will be provided during plan check for review and approval.

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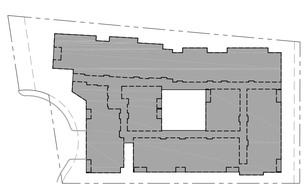
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ISSUES & REVISIONS

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MASTER CASE#: T.B.D.

SCALE: 1"=10'

SHEET #: L8A

JURISDICTION APPROVAL:

On-ground luminaire · Wide beam

BEGA

Application
Ground mounted luminaire for illuminating horizontal surfaces from low mounting heights. This luminaire is ideally suited for providing spatial illumination in squares, entrances and wide pathways in private and public areas. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials
Clear safety glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Self-expanding sleeve anchors for pre-cast concrete
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 9.7lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	12.3W
System wattage	16.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	648lm
LED service life (L70)	60000hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

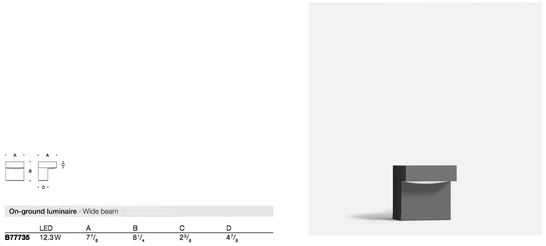
Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ RAL:
☐ Bronze (BRZ)
☐ White (WHT)
☐ CUS:

Type:
BEGA Product:
Project:
Modified:

Available options

☐ 70894	Direct burial anchorage (replaces included anchorage kit, pre-shippable)
☐ AMB	Amber LED
☐ CUS	Custom finish
☐ MGU	Marine grade undercoat
☐ RAL	RAL Classic, matte finish



On-ground luminaire · Wide beam

	LED	A	B	C	D
B77735	12.3W	7 7/8	8 1/4	2 3/8	4 7/8

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LOW BOLLARD

NOTE: Fixture types are representative examples and may change based on product availability at time of construction.

Level 3 Lighting Fixtures

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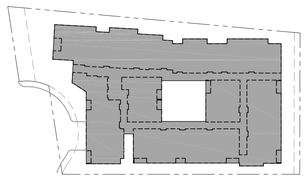
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OWNER:

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

Keyplan

NORTH



Formal Planning Application Set

ISSUES & REVISIONS

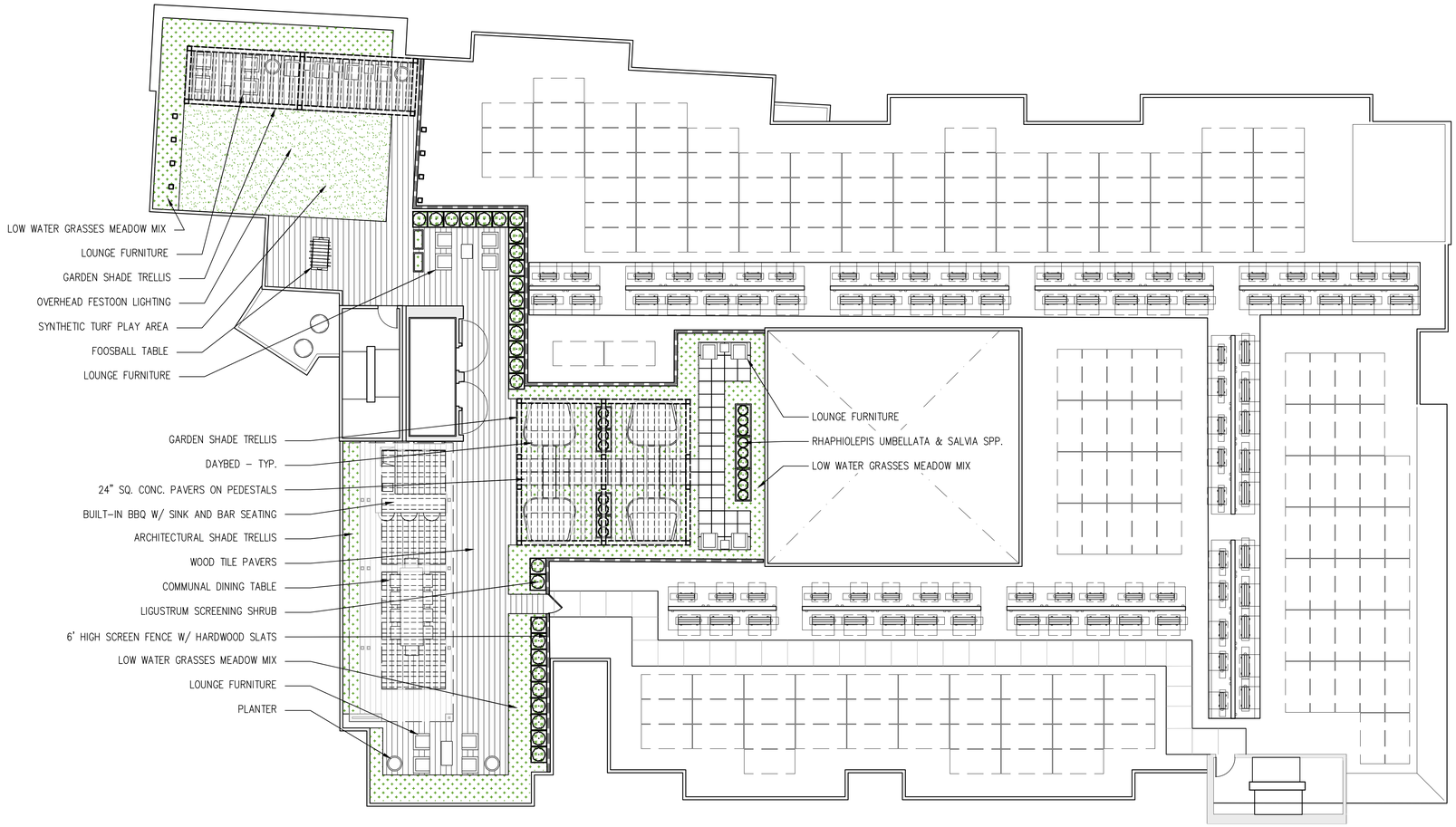
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION
2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 1"=10'

SHEET #: L8B

JURISDICTION APPROVAL:



Roof Level Landscape Plan

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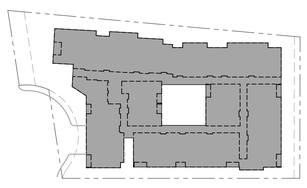
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Formal Planning Application Set

ISSUES & REVISIONS

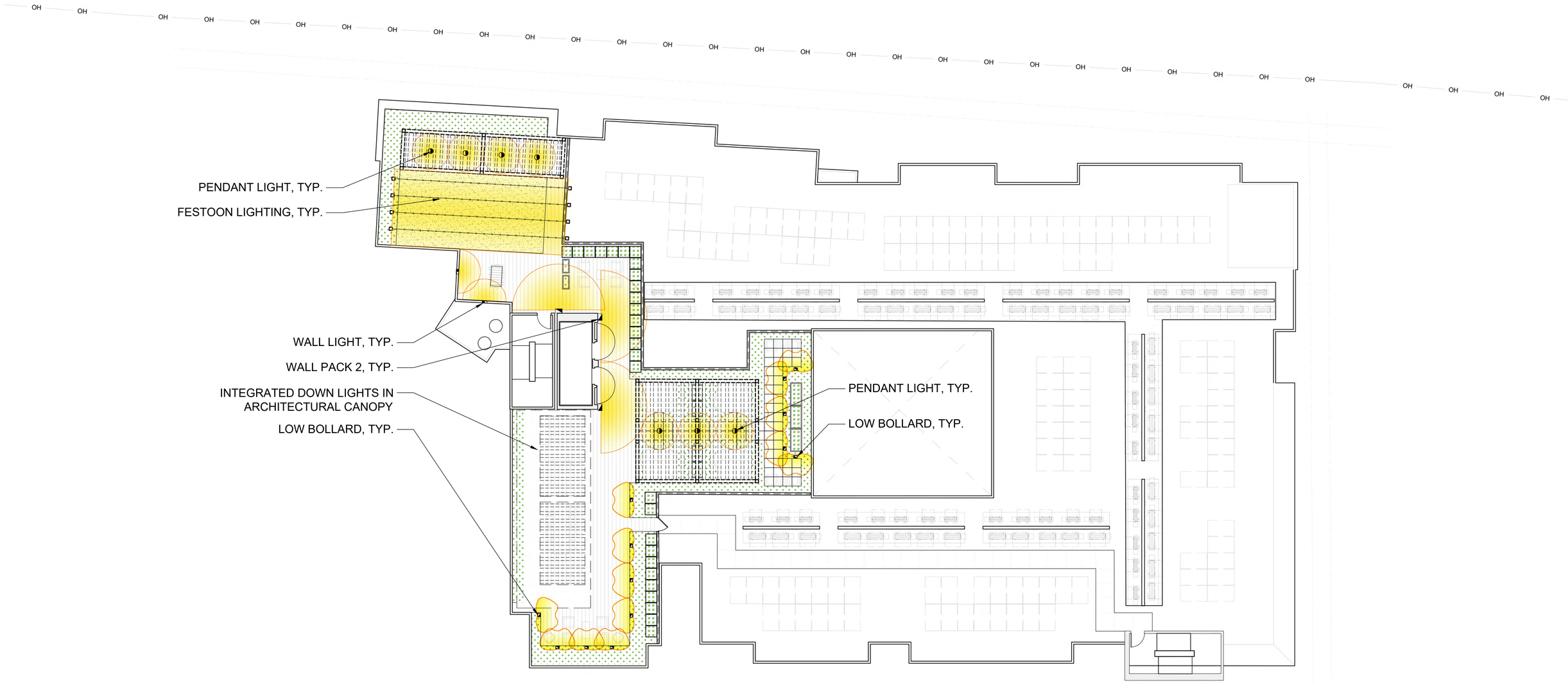
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION
2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 1"=10'

SHEET #: L9

JURISDICTION APPROVAL:



Roof Level Lighting Plan

NOTE: Fixture quantities may change to meet photometric requirements that will be provided during plan check for review and approval.

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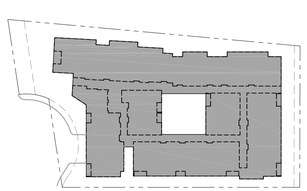
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415-297-0709

Keyplan



Formal Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION
2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 1"=10'

SHEET #: L9A

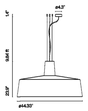
JURISDICTION APPROVAL:

Soho Joan Gaspar

marset



Soho 112 IP44



Soho 57 IP44



Soho 38 IP44



Soho 112 IP44
Light Source:
LED SMD 380mA 93.6W 2700K
CRI80 9648lm
Luminaire:
120 - 277 VAC 0-10V 160W 8088lm

Soho 57 IP44
Light Source:
LED SMD 700mA 28.7W 2700K
CRI80 3448lm
Luminaire:
Only 120 VAC TRIAC 36W 2088lm
120 - 277 VAC 0-10V 36W 2088lm

Soho 38 IP44
Light Source: LED SMD 700mA
13.2W 2700K CRI80 1848lm
Luminaire 100 - 120 VAC TRIAC 16W
1061lm

LED included

Black electrical cord

Shade in rotary moulded polyethylene. Methacrylate opal diffuser. Metal support lacquered in black with stainless anti-oxidant catalyphoresis treatment for outdoor. Cable support for the wall version.

○ White
◍ Stone Grey
● Black

c UL us — Dimmable — Suitable for wet locations

Download Assembly Instructions
Download Photometric Data
Download 2D
Download 3D

Range



⚠**WARNING.** California Proposition 65 Warning for California Consumers. This product can expose you to chemicals including wood dust and lead which are known to the State of California to cause cancer or birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov

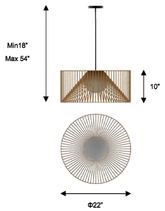
marsetusa@marset.com
www.marset.com

The striking, industrial shapes in the Soho collection are reminiscent of the lamps that were traditionally used in markets and taverns, but they contrast through the use of thoroughly contemporary materials and textures.

ALTECK

KEY WEST
Pendant
AP0149-5CCT-W





DIMENSIONS
Height: 10"
Width/Diameter: 22"
Depth:
Minimum Height: 18"
Maximum Height: 54"
Canopy/Backplate: Φ7"
Product Weight: 6.6 lb

SPECIFICATIONS
Location Listed: Wet
IP Rating: IP44
Rated Life: 54000 Hours
Standards: ETL, cETL
Input: 120 VAC, 60Hz
TRIAC Dimming: 100-10%
Hanging Type:3*12"+1*6"+1*3" Rod
Mounting: Covered Ceiling
Color Temperature: Adjustable
2700K/3000K/3500K/4000K/5000K
CRI Rating: 80
Material: Aluminum/Plastic
Diffuser Material: Etched Opal Glass

AVAILABLE FINISHES

■

ORDERING INFORMATION

AP0149-5CCT-W	COLOR TEMP	FINISH	VOLTAGE	WATTS	DELIVERED LUMENS
	2700K/3000K/3500K/4000K/5000K	BK BLACK	120V	20W	450

Example: AP0149-5CCT-W-BK
For customer requests please contact: info@altecklighting.com
altecklighting.com

PENDANT LIGHT

Recessed wall luminaire · Directed light

BEGA

Application
Recessed wall luminaire with asymmetric light distribution that is ideal for the illumination of ground surfaces, building entrances, stairs and footpaths. Separate installation housing allows for seamless coordination into construction and easy maintenance.
Materials
BEGA Tricoat ®, a 3-layer finishing technology for increased corrosion protection
Composite installation housing
Pure anodized aluminum reflector
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 1.8 lbs.
Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	8.9W
System wattage	8.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	342 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details
Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.
Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ Natural Bronze (NTB)
☐ CUS:
☐ Bronze (BRZ)
☐ White (WHT)
☐ RAL:

Type:
BEGA Product:
Project:
Modified:

Available options
☐ CUS Custom finish
☐ FSC Fuling
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL Classic, matte finish

Included (available for pre-shipment)
☐ BB24064 installation housing





Recessed wall luminaire · Directed light

	LED	A	B	C
B33054	5.9W	10 1/4	2 1/4	5

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WALL LIGHT

On-ground luminaire · Wide beam

BEGA

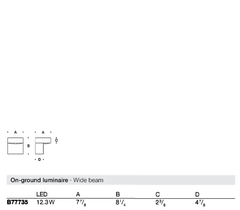
Application
Ground mounted luminaire for illuminating horizontal surfaces from low mounting heights. This luminaire is ideally suited for providing spatial illumination in squares, entrances and wide pathways in private and public areas. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.
Materials
Clear safety glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Self-expanding sleeve anchors for pre-cast concrete
Pure anodized aluminum reflector
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 9.7 lbs.
Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	12.2W
System wattage	16.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	648 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details
Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.
Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ RAL:
☐ Bronze (BRZ)
☐ White (WHT)
☐ CUS:

Type:
BEGA Product:
Project:
Modified:

Available options
☐ 70894 Direct burial anchorage (replaces included anchorage kit, pre-shippable)
☐ AMB Amber LED
☐ CUS Custom finish
☐ MGU Marine grade undercoat
☐ RAL RAL Classic, matte finish



On-ground luminaire · Wide beam

	LED	A	B	C	D
B77735	12.3W	7 7/8	8 1/4	2 3/4	4 1/4

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2026 — Updated 06/05/26

LOW BOLLARD

PH 3-2½ OUTDOOR WALL LAMP

Black, 5743916087, Designed by Poul Henningsen

Type:
Product:
Project:
Modified:



Technical specifications

Materials
Top shade: Spun stainless steel. Middle/lower shade: Spun stainless steel. Shadeholder: Die formed glass. Mounting plate: Die cast aluminum. Mounting plate cover: Spun aluminum. Arm: Stainless steel.

Finishes
Black, powder coated.

Mounting
Surface: Mounted directly to finished surface over a recessed 4" octagonal junction box. For mounting instructions, see download section on the product detail page.

Variant Options

For particular variant options, please check our online Product Variants Configurator on the product detail page.

VARIANT NO.	LIGHT SOURCE	VOLTAGE/FRQ	DELIVERED LUMEN	FEATURES	CABLE	COLOR, RAL	W / H / L (IN) / W (LB)
5743916087	1 x A-19 bulb (medium base) (20 W max)	120V/60HZ	720	-	Without cord	BLK, 726	11.1 / 8.4 / 13.2 in / 4.1 lb

Showroom — louis poulsen — Light source guide

AVALON
Wall Mounted Luminaire

.hess

DESCRIPTION

The Avalon wall mount series is available in two sizes to satisfy a variety of building requirements. The cast aluminum housing with integrated slipfitter anchors stainless steel rods to support the flat spun aluminum shade and cast top cap, creating a classic appearance. The cylindrical clear acrylic lens extends through the shade forming an aperture to subtly highlight the luminaire night form. External louvers mimic the shade profile, while functioning to reduce brightness. Optional internal louvers for symmetrical or asymmetrical distributions provide added light control. Steel mounting brackets are cleanly detailed and hot-dip galvanized prior to being finished in high quality paint. All hardware is stainless steel.



PROTECTED BY PRIMAR

Date: _____ Type: _____ Catalog Number: _____

Project Name: _____

ORDERING INFORMATION

LUMINAIRE					
MODEL	CCT	CONTROL	VOLTAGE	FINISH (Primar®)	OPTION
AV650W Avalon 650	30K 3000K	ON-OFF On-Off	UNV 120-277V	DG Dark Gray	HSS House Side Shield
AV800W Avalon 800	40K 4000K	DIM 0-10v Dimming		GG Graphite Grey	TVSS20 20KV Surge Suppressor
				SG Silver Grey	
				BL Black	
				DB Dark Bronze	
				CC Custom RAL Color	

EXPERIENCE BRANDS — www.HessAmerica.com — For other Experience Brands companies, please visit www.experiencebrandsusa.com. — In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials. Technical specification sheets that appear on www.hessamerica.com are the most recent ones available. — 1/3 — Rev 20230628

FEIT ELECTRIC

30 Ft. String Lights

Features
- Heavy-duty
- Bulb Type: Incandescent
- Weather resistant



Specifications

Item Number	Item Length (in)	Item Width (in)	Item Height (in)
72000	361	1.7	8
Bulb Base	**Technology**	**Color Accuracy (CRI)**	**Color Temperature (CCT)**
E26	INCANDESCENT	99	2200
Life Hours	**Life Years**	**Voltage (V)**	**Battery Operated**
3000	2.7	120	No
Pack Quantity	**Bulbs Included**	**Smart**	**Portable**
1	20	No	Yes
Dimmable	**Hardwire**	**Safety Location**	**CEC Compliant**
No	No	Wet	Not Regulated

Felt Electric Company | 4901 Gregg Road | Pico Rivera, CA 90660 | felt.com

WALL PACK 2

Orbit Festoon Lighting Globe

structura

FIXTURE TYPE: _____

PROJECT NAME: _____



Catenary mounted globe luminaire.

FEATURES:
- Up to 100 globes on a single strand
- Built in light shield
- UV stabilized polycarbonate for anti-yellowing
- IP68 rated luminaire

SPECIFICATIONS:

CONSTRUCTION: Injection molded wire clamp and LED socket. Gasketed two-part polycarbonate globe with black upper lens light shield and frosted, UV stabilized lens.

ELECTRICAL: Powered by a standalone QTL QZ, 120-277VAC primary/24VDC secondary outdoor rated remote dimmable power supply. Power supply features built-in short circuit protection, over load protection, and over temperature protection. System is forward phase, reverse phase, and 1-10V dimming. Each globe is 15 lumens at 0.6W. Operating temperature of -25°C to 50°C.

OPTICAL SYSTEM: LED modules have solderless connections for field upgradability. Available in CCT of 2700, 3000, 3500, and 4000K.

LISTINGS & RATINGS: Luminaire is UL/,UL. CE. BS EN60598. IEC 60598. IP68 rating. IK07 impacting rating. LM-80 test reported L85 >70,000 hours.

WARRANTY: 5-year warranty on LEDs and driver.



c UL us LISTED

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FESTOON LIGHTING

NOTE: Fixture types are representative examples and may change based on product availability at time of construction.

Roof Level Lighting Fixtures

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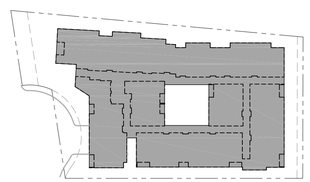
1919 O'Farrell Street

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

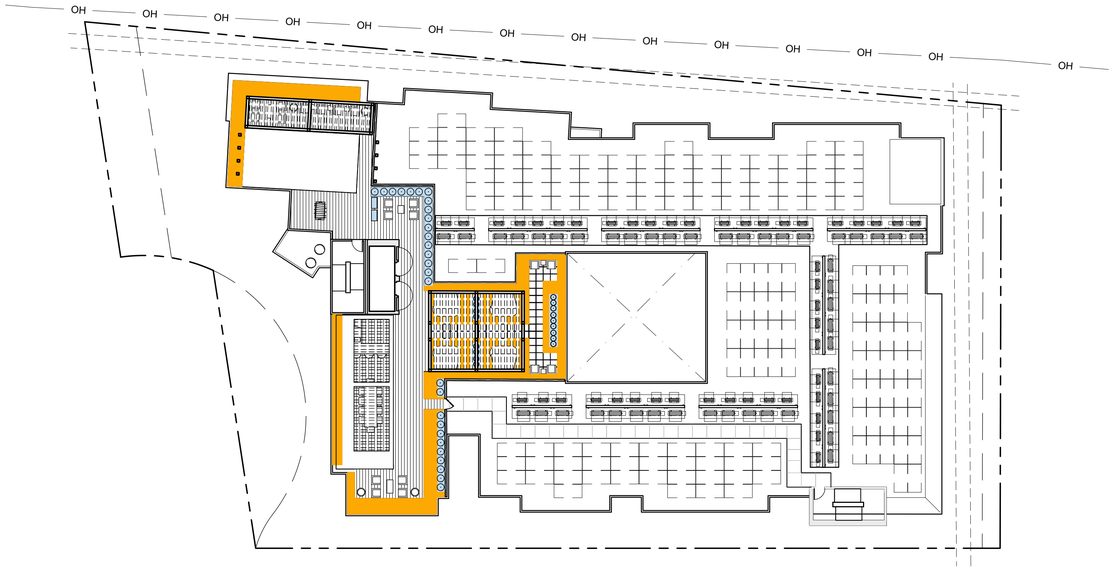
NO.	DATE	DESCRIPTION
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2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: 1"=10'

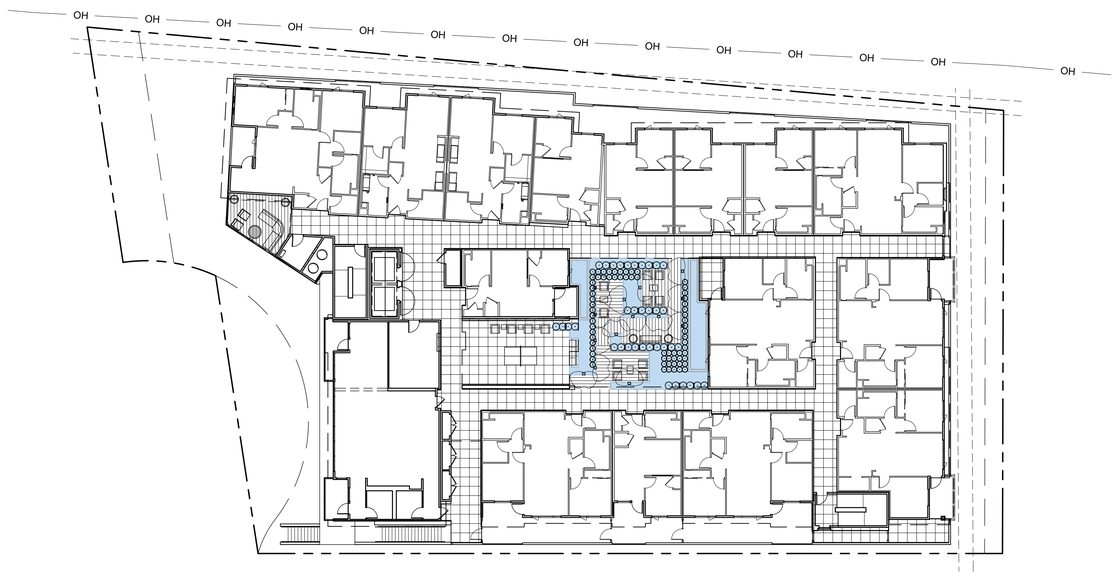
SHEET #: L9B

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[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#1 low shrub	0.2	Drip	0.81	0.25	3,259	804.69	21,353.29
#2 bio retension	0.5	Rotary	0.75	0.67	702	468.00	12,418.85
#3 med shrub	0.5	Drip	0.81	0.62	1,045	645.06	17,117.36
#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	543	72.40	1,921.21
				Totals	5,574	2,006.82	53,252.97
Special Landscape Areas							
n/a				1	0	0.00	0.00
				1			
				1			
				Totals	0	0.00	0.00
						ETWU Total	53,252.97
						Maximum Allowed Water Allowance (MAWA)[e]	81,351.42

[e] ***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.

[d] ***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.

[e] ***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	2,007
Total Area	5,574
Average ETAF	**0.36**

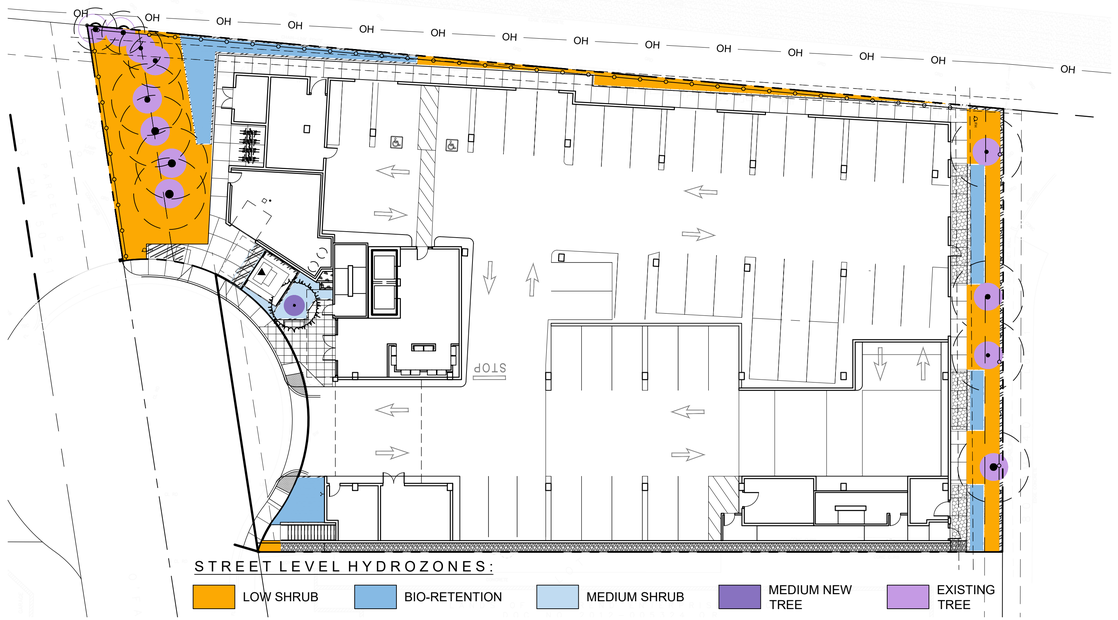
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas Including SLA

Total ETAF x Area	2,006.82
Total Area	5,574
Sitewide ETAF	**0.36**

TOTAL LANDSCAPE AREA :

LEVEL 1	3,470 SF
LEVEL 3	720 SF
ROOF LEVEL	1,384 SF
	5,574 SF



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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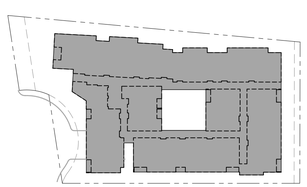
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Keyplan



NORTH

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ISSUES & REVISIONS

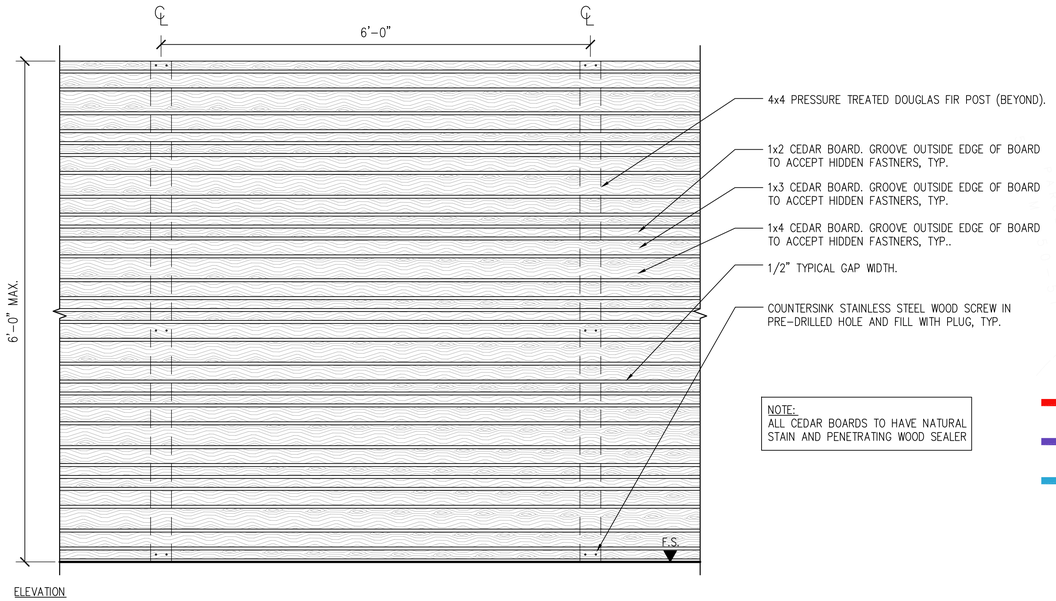
NO.	DATE	DESCRIPTION
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2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE:

SHEET #: L10

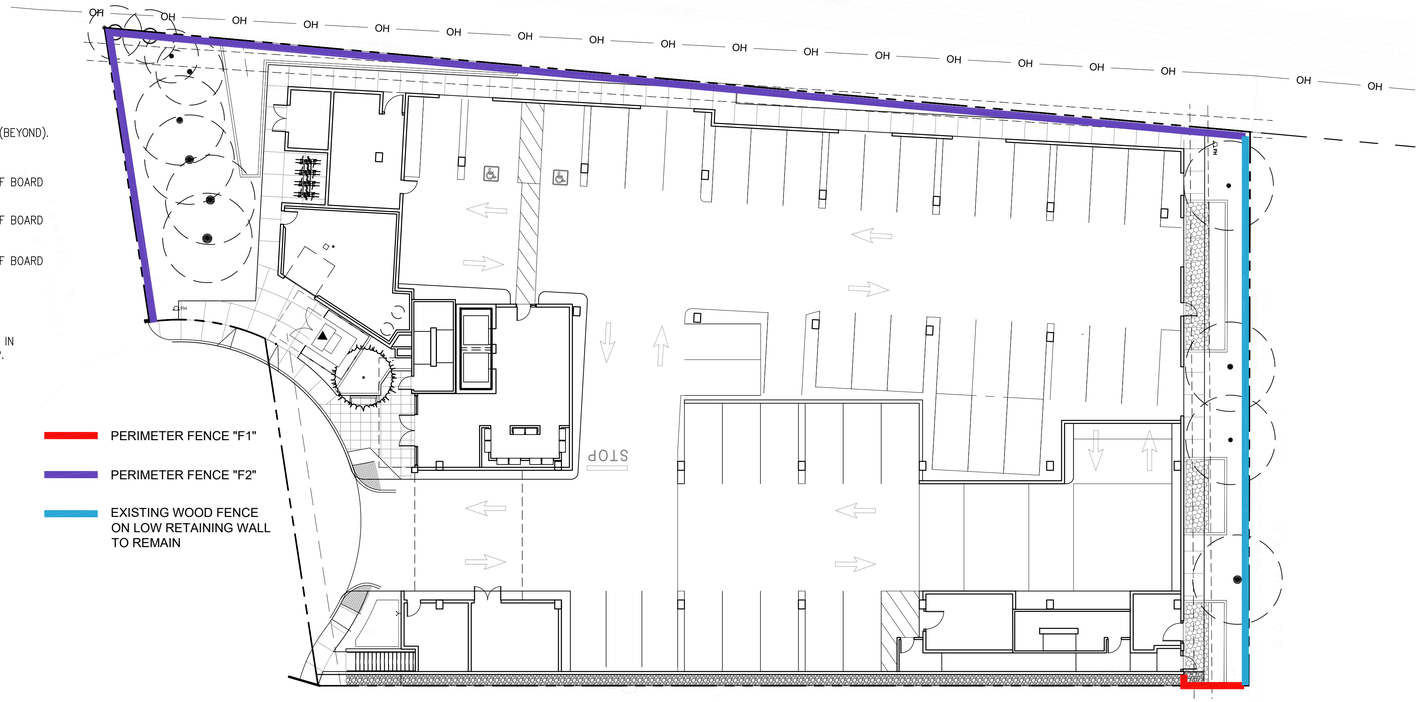
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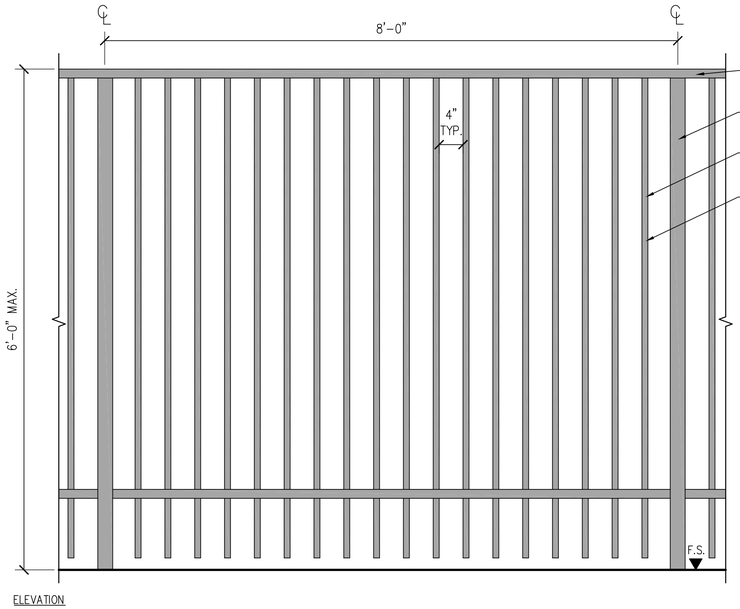


NOTE:
ALL CEDAR BOARDS TO HAVE NATURAL STAIN AND PENETRATING WOOD SEALER

ELEVATION

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

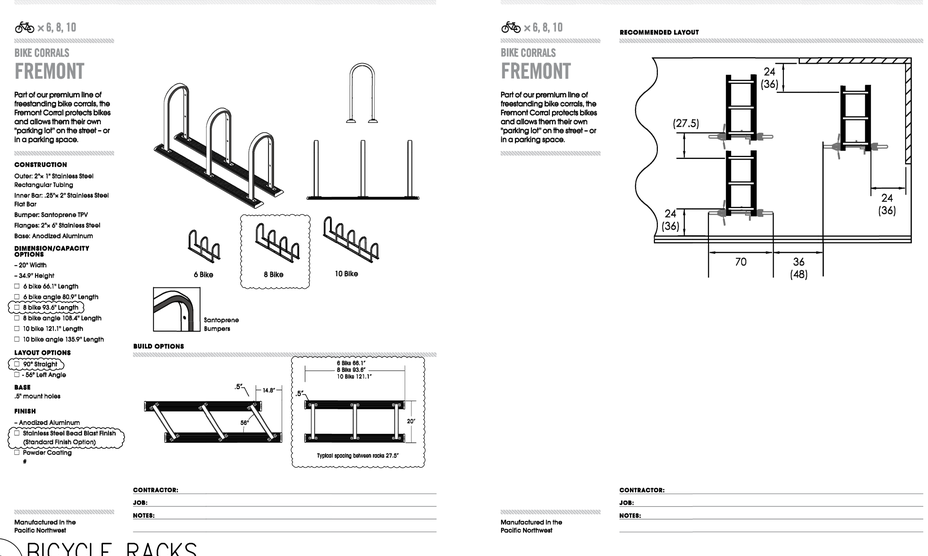




ELEVATION

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

HUNTCO SITE FURNISHINGS
Bike racks, lockers, benches and architectural site furnishings since 1980.
Tradition & Innovation
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MAIL P.O. Box 10385 Portland, Or. 97296-0385



3 BICYCLE RACKS
SCALE: NTS

Perimeter Fence Plan and Bicycle Rack Details

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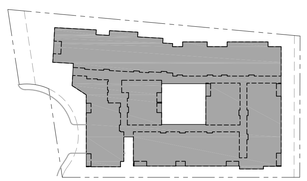
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Keyplan



Formal Planning Application Set

ISSUES & REVISIONS

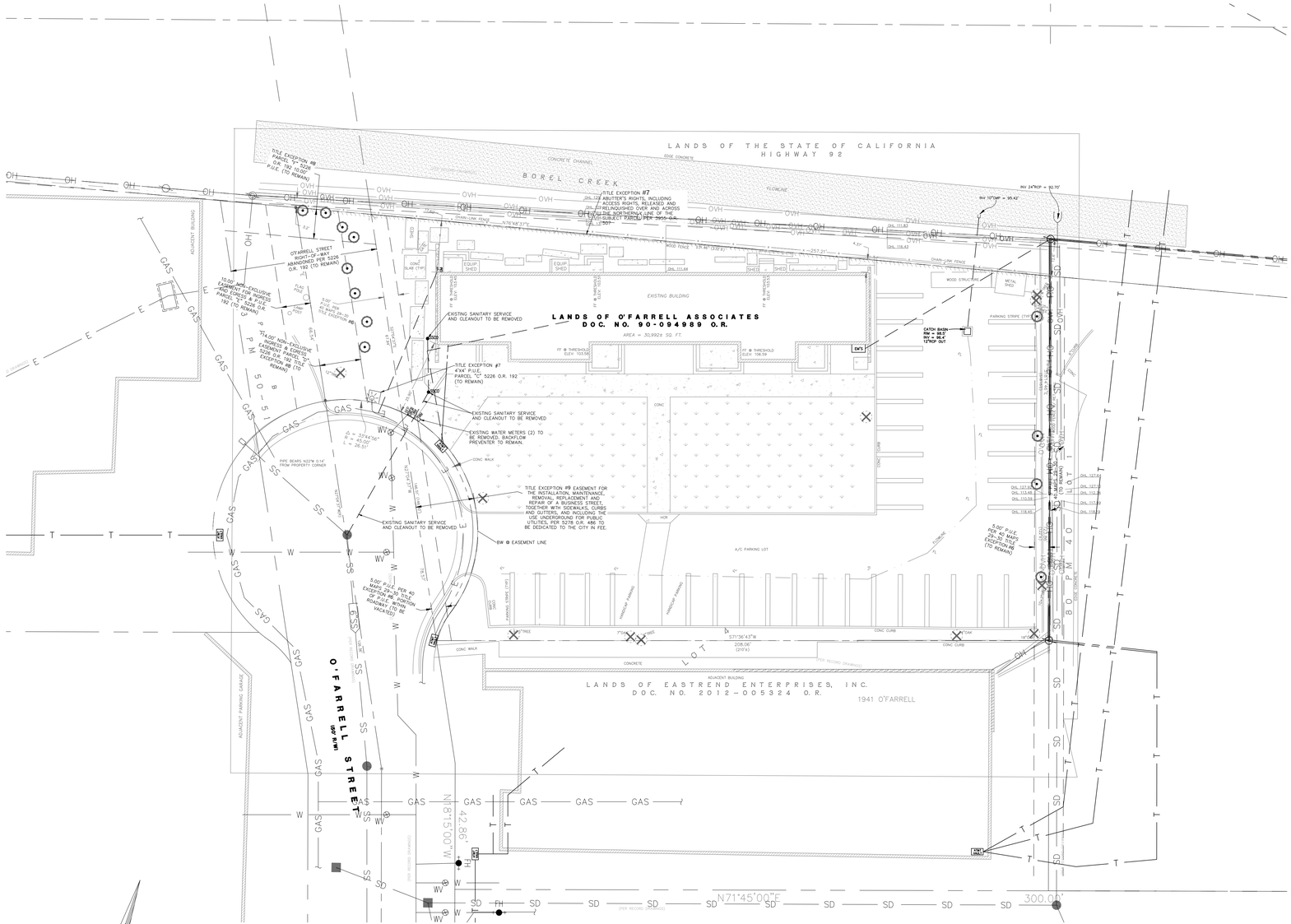
NO.	DATE	DESCRIPTION
1	4.13.2026	1ST PLANNING SUBMISSION
2	9.10.2026	2ND PLANNING SUBMISSION

MASTER CASE #: T.B.D.

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

SHEET #: L11

JURISDICTION APPROVAL:



LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- VERTICAL CURB AND GUTTER
- WATER LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD WIRE
- ELECTRIC WIRE
- CONTOUR
- FENCE
- WATER METER
- FIRE HYDRANT
- GAS METER
- ELECTRIC METER
- ELECTRIC VAULT
- JOINT POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN CATCH BASIN
- EXISTING TREE
- REMOVE EXISTING TREE
- PROTECT IN PLACE TREE
- STREET LIGHT ATTACHED TO JOINT POLE

ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	AREA DRAIN
B	BOLLARD
CO	CLEANOUT
COMM	COMMUNICATION BOX
CONC	CONCRETE
D	DETECTOR
EB	ELECTRIC BOX
EC	ELECTRIC CABINET
EMH	ELECTRIC MANHOLE
GV	GAS VALVE
GW	GUY WIRE
HCR	HANDICAP RAMP
JP	JOINT POLE
P	PARKING METER
SDCD	STORM DRAIN, CURB DRAIN
SDDI	STORM DRAIN, DRAINAGE INLET
SDMH	STORM DRAIN, MANHOLE
SSMH	SANITARY SEWER, MANHOLE
TS	TRAFFIC SIGNAL
UB	UTILITY BOX
WV	WATER VALVE

NOTES

1. THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.
2. EXISTING TOPOGRAPHIC SURVEY PERFORMED BY BKF SURVEYING, INC. DATED FEBRUARY 2019 AND MAY 2019. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE AND HAVE INCLUDED COSTS TO CONDUCT SUCH INVESTIGATIONS ACCORDINGLY.
3. BOUNDARY FILE WAS PREPARED BY BKF SURVEYING, INC. DATED FEBRUARY 2019.
4. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON TREE PRESERVATION.
5. TITLE REPORT #FWTO-4072500036 DATED 10/31/2025 USED FOR ALL EASEMENTS AND EXCEPTIONS NOTED ON THE CIVIL PLANS.

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.
TBM: SET MAG NAIL & SHINER IN A/C PARKING LOT AS SHOWN
ELEVATION = 99.53

BASIS OF BEARINGS

THE BEARING N27°04'37"W ON THE CENTERLINE OF O'FARRELL STRETT, AS SHOWN ON THE MAP OF "POLO CLUB REALTY COMPANY SUBDIVISION" FILED IN VOLUME 40 OF MAPS AT PAGES 29 & 30, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

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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

REGISTERED PROFESSIONAL ENGINEER
DOUGLAS PETERSEN
PE 76759
CIVIL
STATE OF CALIFORNIA

CONSULTANT:
BKF
160 W SANTA CLARA STREET
SUITE 800
SAN JOSE, CA 95113
(408) 467-9100
www.bkf.com

EXISTING CONDITIONS PLAN

Planning Application Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	04.07.2026	1ST PLANNING SUBMISSION
2	09.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: AS SHOWN

SHEET #: C1.0

JURISDICTION APPROVAL:



PRELIMINARY SITE PLAN

Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	04.07.2026	1ST PLANNING SUBMISSION
2	09.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: AS SHOWN

SHEET #: C2.0

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ARCHITECT:

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

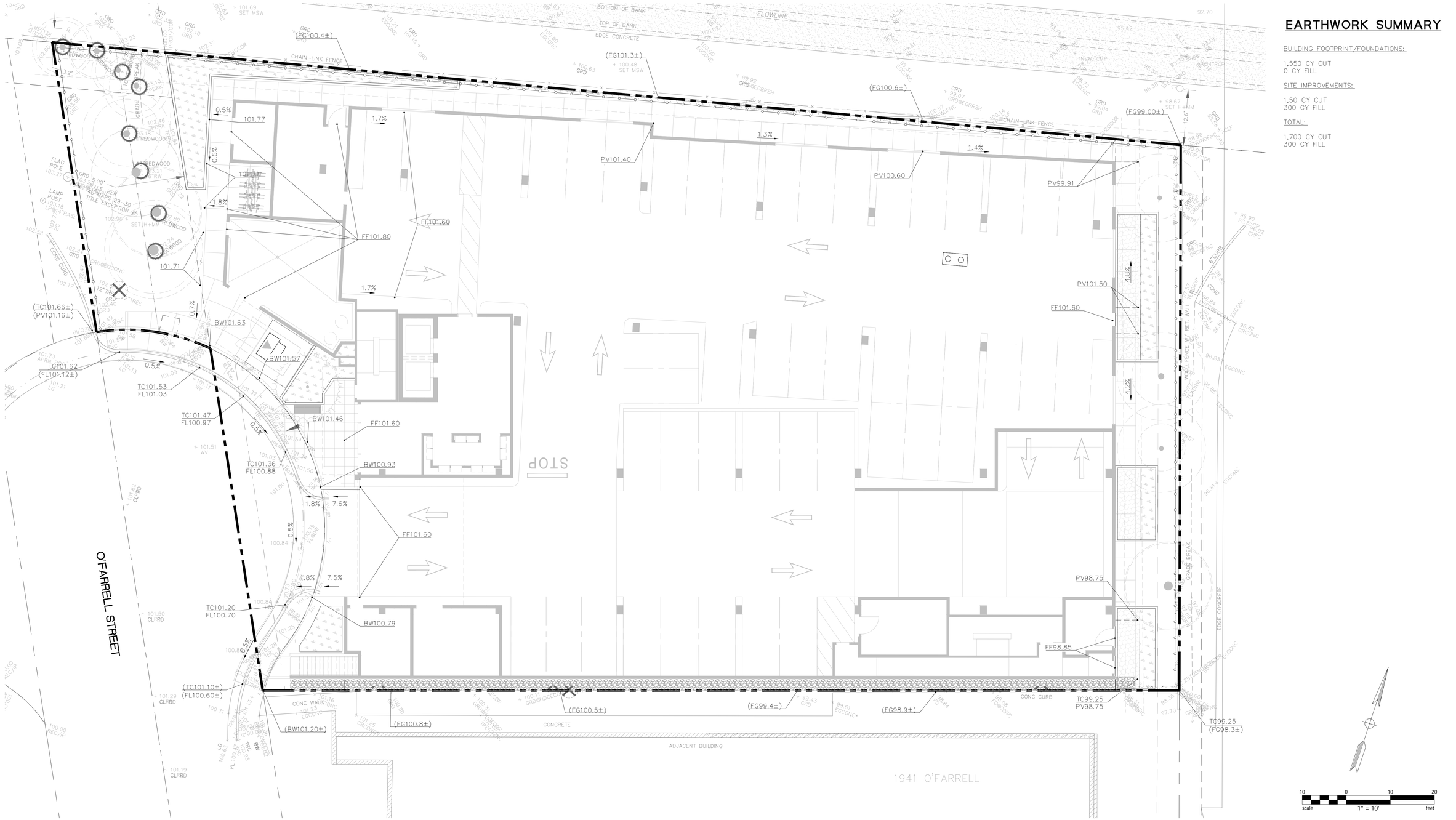
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REGISTERED PROFESSIONAL ENGINEER
DOUGLAS PETERSEN
PE 76759
CIVIL
STATE OF CALIFORNIA

CONSULTANT:

BKF
160 W SANTA CLARA STREET
SUITE 800
SAN JOSE, CA 95113
(408) 467-9100
www.bkf.com



10 0 10 20
scale 1" = 10' feet

EARTHWORK SUMMARY

BUILDING FOOTPRINT/FOUNDATIONS:

1,550 CY CUT
0 CY FILL

SITE IMPROVEMENTS:

1,50 CY CUT
300 CY FILL

TOTAL:

1,700 CY CUT
300 CY FILL

PRELIMINARY GRADING PLAN

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ARCHITECT:
DESIGN AND ARCHITECTURE
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714-389-1890

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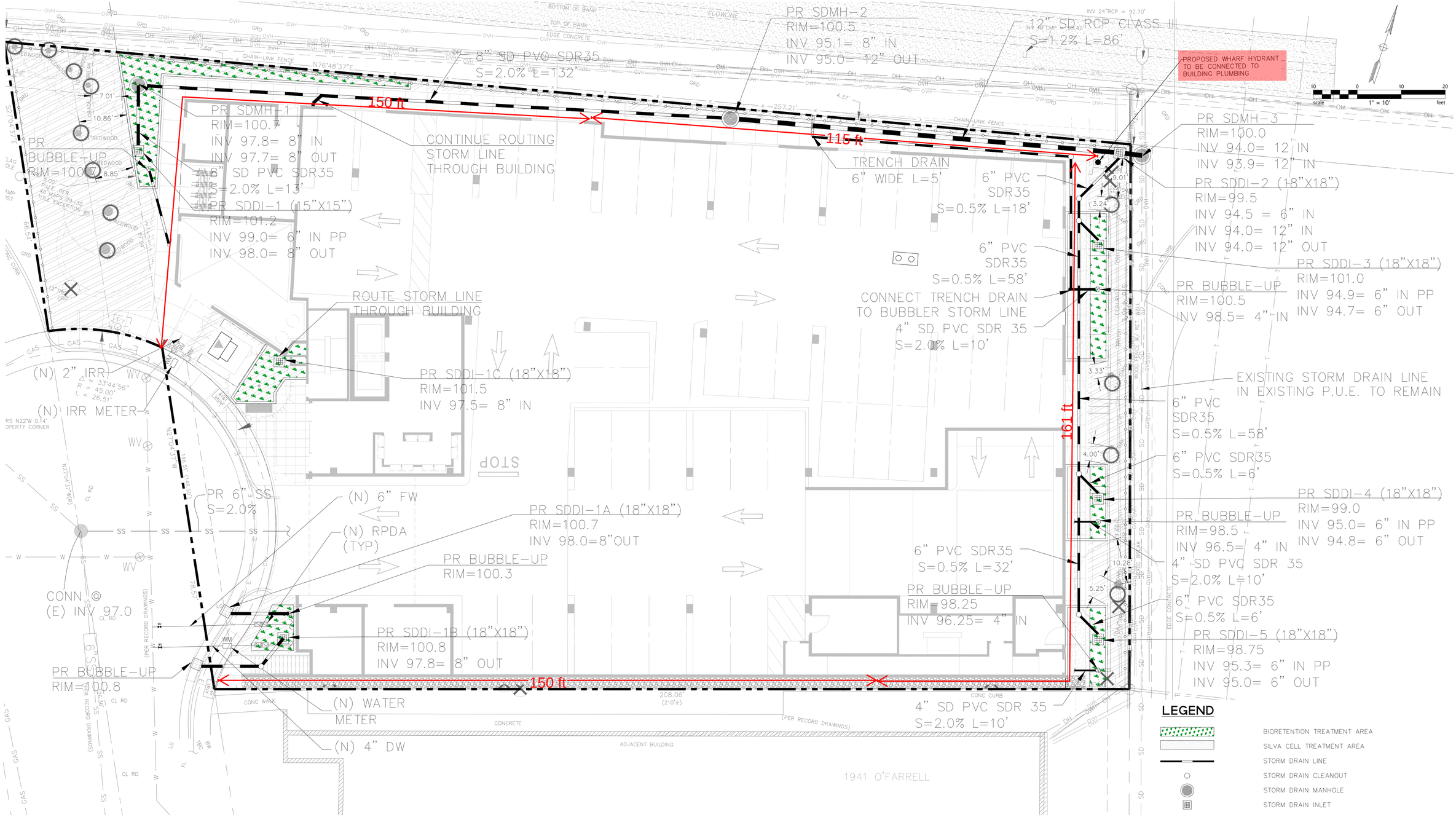
ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	04.07.2026	1ST PLANNING SUBMISSION
2	09.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: AS SHOWN

SHEET #: C3.0

JURISDICTION APPROVAL:



PRELIMINARY UTILITY 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
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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

REGISTERED PROFESSIONAL ENGINEER — DOUGLAS PETERSEN — PE 76759 — CIVIL — STATE OF CALIFORNIA

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160 W SANTA CLARA STREET
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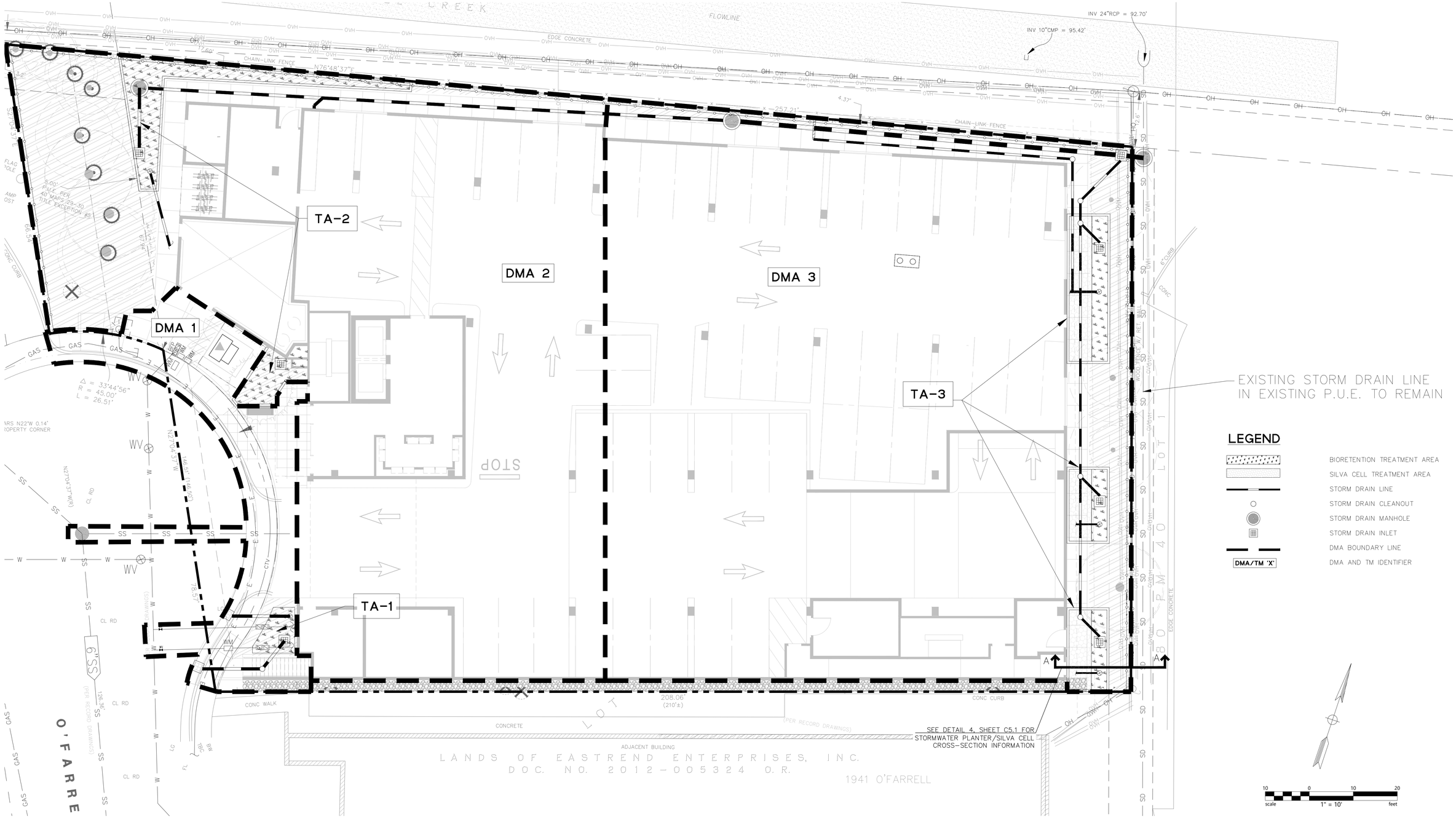
ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	04.07.2026	1ST PLANNING SUBMISSION
2	09.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: AS SHOWN

SHEET #: C4.0

JURISDICTION APPROVAL:



PRELIMINARY STORMWATER MANAGEMENT PLAN

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ISSUES & REVISIONS

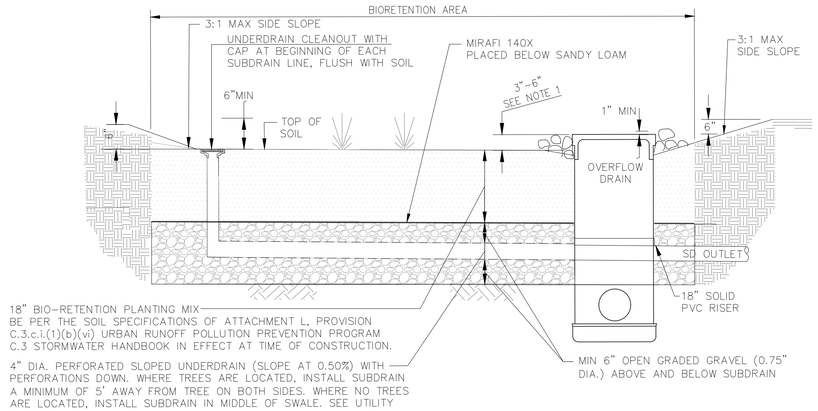
NO.	DATE	DESCRIPTION
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2	09.10.2026	2ND PLANNING SUBMISSION

MASTER CASE#: T.B.D.

SCALE: AS SHOWN

SHEET #: C5.0

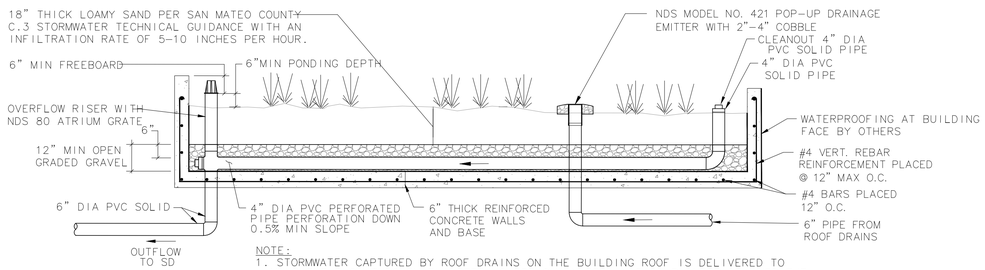
JURISDICTION APPROVAL:



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'

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**1.52** (1.31-1.79)	**1.82** (1.56-2.14)	**2.23** (1.91-2.64)	**2.59** (2.20-3.10)	**3.12** (2.64-3.69)	**3.56** (2.82-4.56)	**4.04** (3.11-5.33)	**4.57** (3.36-6.23)	**5.34** (3.78-7.64)	**5.98** (4.04-8.93)
10-min	**1.09** (0.942-1.28)	**1.30** (1.12-1.54)	**1.60** (1.37-1.89)	**1.86** (1.57-2.22)	**2.24** (1.82-2.79)	**2.56** (2.02-3.26)	**2.90** (2.23-3.82)	**3.28** (2.43-4.46)	**3.82** (2.69-5.48)	**4.28** (2.90-6.40)
15-min	**0.880** (0.756-1.04)	**1.05** (0.900-1.24)	**1.29** (1.10-1.52)	**1.50** (1.27-1.79)	**1.81** (1.47-2.25)	**2.06** (1.63-2.63)	**2.34** (1.79-3.08)	**2.64** (1.96-3.60)	**3.08** (2.17-4.42)	**3.45** (2.34-5.16)
30-min	**0.610** (0.524-0.716)	**0.726** (0.624-0.854)	**0.892** (0.762-1.05)	**1.04** (0.878-1.24)	**1.25** (1.01-1.55)	**1.42** (1.13-1.82)	**1.62** (1.24-2.13)	**1.82** (1.35-2.49)	**2.13** (1.50-3.05)	**2.39** (1.61-3.57)
60-min	**0.432** (0.371-0.508)	**0.515** (0.442-0.606)	**0.632** (0.541-0.747)	**0.734** (0.622-0.877)	**0.885** (0.718-1.10)	**1.01** (0.799-1.29)	**1.14** (0.879-1.51)	**1.29** (0.959-1.76)	**1.51** (1.06-2.16)	**1.69** (1.14-2.53)
2-hr	**0.317** (0.273-0.373)	**0.375** (0.322-0.442)	**0.455** (0.389-0.537)	**0.523** (0.443-0.624)	**0.620** (0.503-0.771)	**0.698** (0.552-0.891)	**0.780** (0.599-1.03)	**0.868** (0.644-1.18)	**0.993** (0.706-1.42)	**1.10** (0.740-1.64)
3-hr	**0.264** (0.227-0.310)	**0.313** (0.269-0.368)	**0.379** (0.325-0.448)	**0.435** (0.368-0.526)	**0.514** (0.417-0.640)	**0.577** (0.456-0.737)	**0.642** (0.493-0.846)	**0.712** (0.528-0.970)	**0.809** (0.578-1.16)	**0.885** (0.599-1.32)
6-hr	**0.185** (0.159-0.218)	**0.223** (0.191-0.262)	**0.272** (0.233-0.322)	**0.315** (0.265-0.374)	**0.370** (0.300-0.460)	**0.414** (0.327-0.529)	**0.460** (0.353-0.605)	**0.507** (0.376-0.691)	**0.572** (0.403-0.829)	**0.623** (0.421-0.932)

3 – **STORMWATER PRECIPITATION DATA AND CALCULATIONS**

STORMWATER CALCULATIONS

Q = CIA (RATIONAL METHOD, DRAINAGE MANUAL 2023, COUNTY OF SAN MATEO, CALIFORNIA)

Q = PEAK RATE OF RUNOFF (CUBIC FEET PER SECOND)
C = RUNOFF COEFFICIENT (0.9 FOR DEVELOPED, 0.3 FOR UNDEVELOPED)
I = AVERAGE RAINFALL INTENSITY (INCHES PER HOUR)
A = DRAINAGE AREA (ACRES)

PRE-CONSTRUCTION FLOW

DEVELOPED AREA = 0.75 AC
UNDEVELOPED AREA = 0.17 AC

C = 0.73
I = 0.734 IN/HR (10-YR DESIGN STORM, 60 MINUTE DURATION PER NOAA ATLAS 14)
A = 0.92 AC

Q = (0.73) (0.734 IN/HR)(0.92) = 0.49 CFS (10-YR)

POST-CONSTRUCTION FLOW

DEVELOPED AREA = 0.61 AC
UNDEVELOPED AREA = 0.31 AC

C = 0.64
I = 0.734 IN/HR (10-YR DESIGN STORM, 60 MINUTE DURATION PER NOAA ATLAS 14)
A = 0.92 AC

Q = (0.64) (0.734 IN/HR)(0.92) = 0.43 CFS (10-YR)

INCREASED TIME OF CONCENTRATION WITH STORMWATER TREATMENT

INCREASED Tc = (BIORETENTION VOLUME)/(POST-CONSTRUCTION FLOW RATE 'Q')

INCREASED Tc = (1,043 SF)*(6" DEPTH) / (0.43 CFS) = (521.5 CF) / (0.43 CFS) = 1,210 SECONDS

DMA 1

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

DMA 2

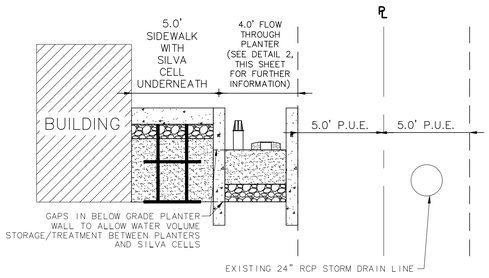
IMPERVIOUS: 11,041 SF
PERVIOUS: 2,235 SF
EFFECTIVE IMPERVIOUS: 11,265 SF
REQUIRED: 451 SF
PROVIDED: 451 SF (split between two areas)

DMA 3

IMPERVIOUS: 13,826 SF
PERVIOUS: 1,381 SF
EFFECTIVE IMPERVIOUS: 13,964 SF
REQUIRED: 559 SF
PROVIDED: 585 SF (split between three areas)

NOTE:

1. BIORETENTION AREAS ARE SIZED PER SAN MATEO WATER POLLUTION PREVENTION PROGRAM HYDRAULIC SIZING CRITERIA, COMBINATION DESIGN BASIS.



4 – **PLANTER AND SILVA CELL CROSS-SECTION**

PRELIMINARY STORMWATER DETAILS

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ISSUES & REVISIONS

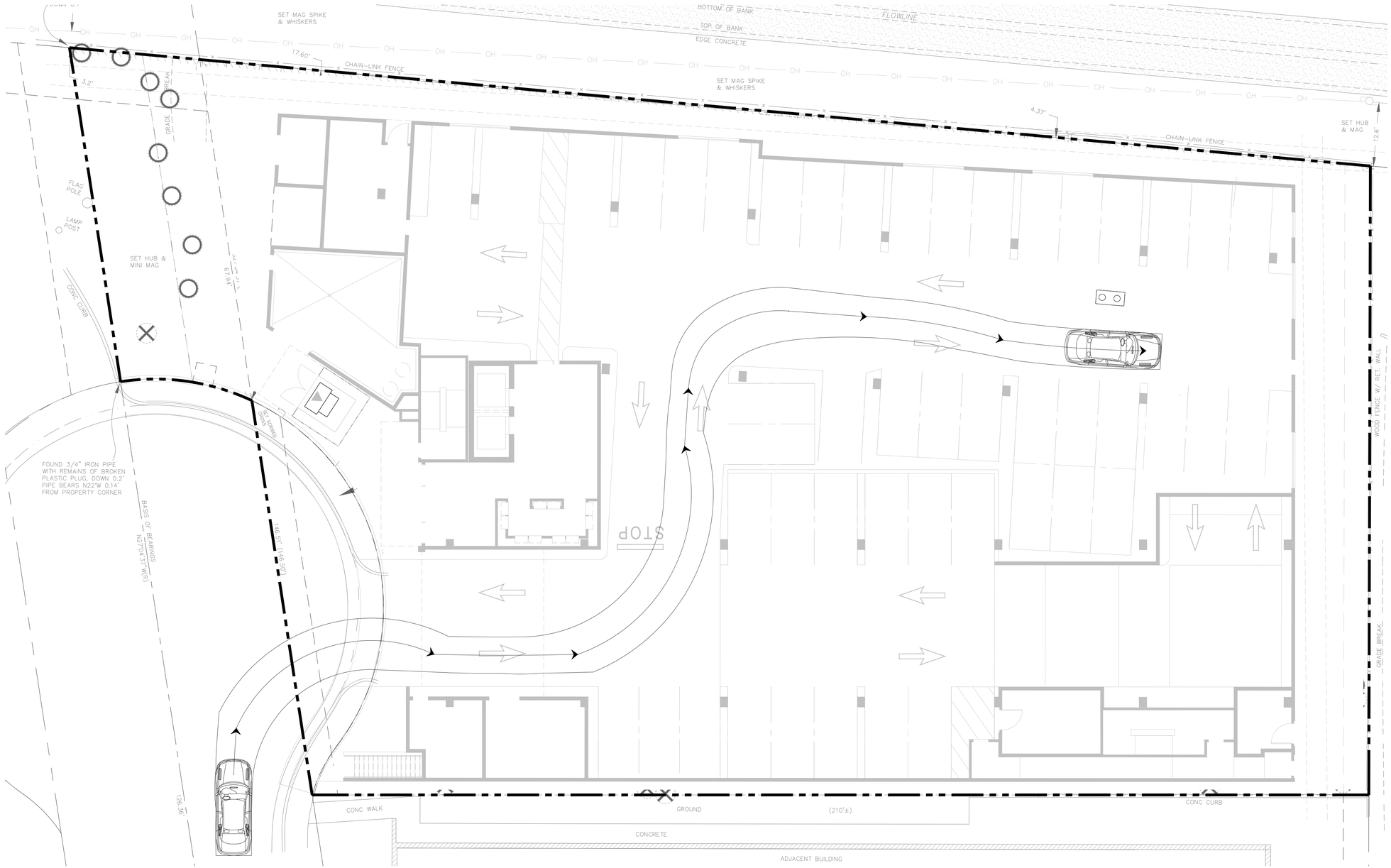
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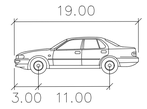
MASTER CASE#: T.B.D.

SCALE: AS SHOWN

SHEET #: C5.1

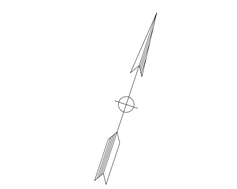
JURISDICTION APPROVAL:





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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SCALE: AS SHOWN

SHEET #: C6.0

JURISDICTION APPROVAL:



PRELIMINARY EROSION CONTROL PLAN

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SCALE: AS SHOWN

SHEET #: C7.0

JURISDICTION APPROVAL: