

PRE-APPLICATION PLANNING SUBMISSION FOR:

4TH & B
401-445 S B STREET
SAN MATEO, CA 94401



PRE-APPLICATION PLANNING SUBMISSION FOR:

4TH & RAILROAD
307 E 4TH AVENUE
SAN MATEO, CA 94401



RMW

RMW
Architecture
Interiors

30 E Santa Clara St.
Suite 200
San Jose
California 95113

Office
408 294-8000

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CLIENT:



PROJECT NAME & ADDRESS:
4TH & B ("Bespoke")

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS:

REVISIONS	DESCRIPTION	DATE
1	PRE-APPLICATION	02/10/2022
2	PRE-APPLICATION RESUBMISSION	06/10/2022

GENERAL INFORMATION

ADDRESS OF PROJECT:
COMMERCIAL: 401-445 S B STREET
SAN MATEO, CA 94401

RESIDENTIAL: 307 E 4TH AVENUE
SAN MATEO, CA 94401

ASSESSOR'S PARCEL NUMBER: 034-179-010, 034-179-020, 034-179-030, 034-179-040, 034-179-050, 034-179-060

EXISTING ZONING DISTRICT: CENTRAL BUSINESS DISTRICT (CBD/R)

2009 DOWNTOWN PLAN AREA: DOWNTOWN RETAIL CORE

LOT SIZE (SQ. FT.): +/- 50,600 SQ. FT.

FLOOR AREA RATIO (FAR): 3.0

ALLOWABLE BUILDING AREA: 151,800 SQ. FT. (3.0 FAR)

FRONT SETBACK: NONE

SIDE SETBACK: NONE

REAR SETBACK: NONE

PARKING CALCULATIONS

PARKING ZONE: CPID LIMITED PARKING ZONE (LPZ)

REQUIRED (SMC 27.64.100)
RETAIL (1.91/1,000): 23 STALLS
OFFICE (2.61/1,000): 374 STALLS
RESIDENTIAL (0.5/UNIT): 30 STALLS

PROVIDED COMMERCIAL: 97 STALLS
RESIDENTIAL: 128 STALLS
TOTAL: 225 STALLS

BIKE PARKING
SHORT TERM REQ'D - OFFICE (1/20,000 SF): 8
SHORT TERM REQ'D - RETAIL (1/2,000 SF): 6
LONG TERM REQ'D - OFFICE (1/10,000 SF): 15
LONG TERM REQ'D - RETAIL (1/12,000 SF): 1

PROVIDED SHORT TERM: 14
PROVIDED LONG TERM: 28

PROPOSED BUILDING DATA

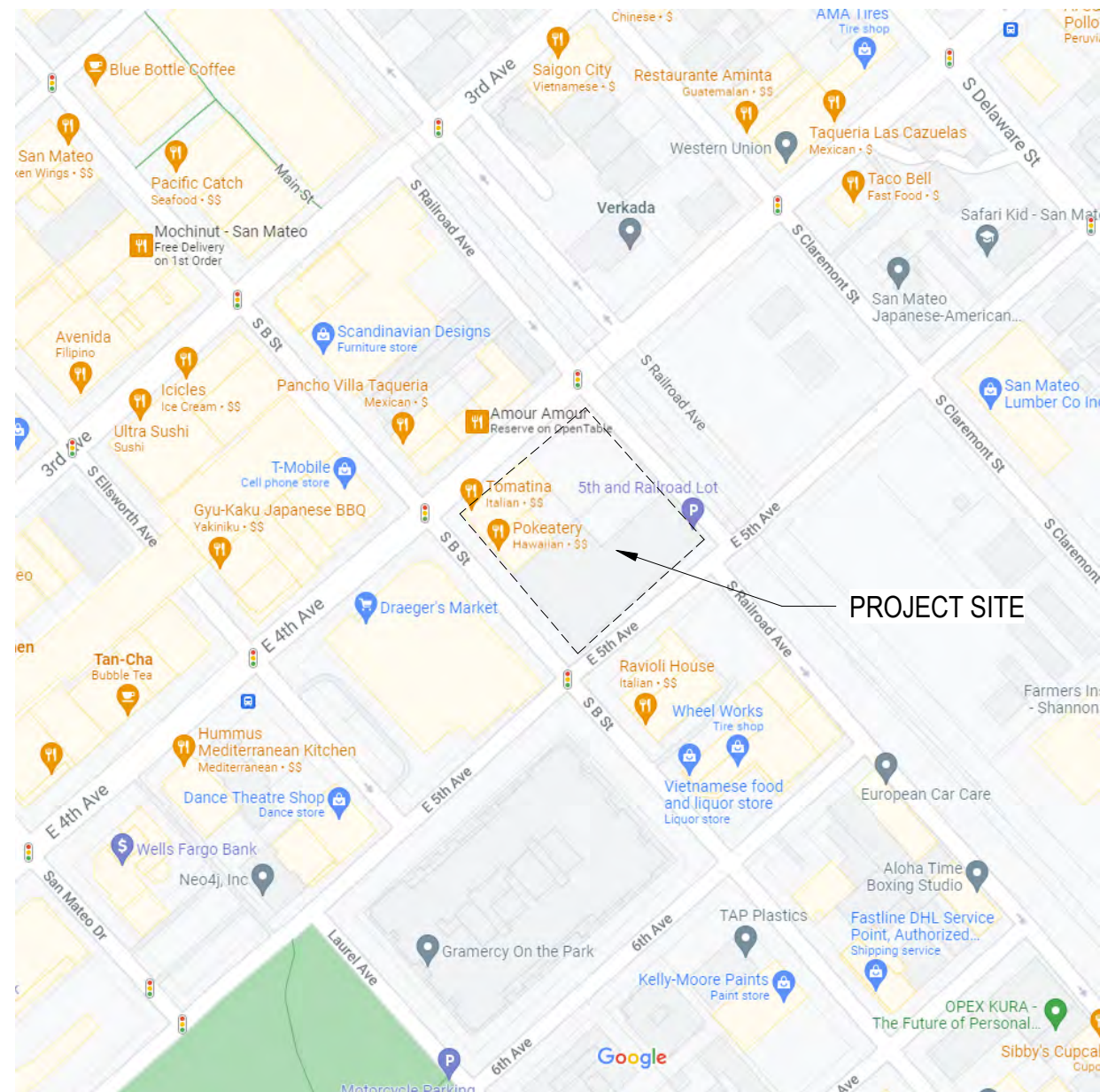
PROPOSED BUILDING AREA PER SMMC 27.04.200:

COMMERCIAL: 1ST FLOOR 34,653
2ND FLOOR 32,502
3RD FLOOR 32,246
4TH FLOOR 28,149
5TH FLOOR 28,149
PENTHOUSE 5,681

RESIDENTIAL: 1ST FLOOR 11,637
2ND FLOOR 9,158
3RD FLOOR 9,158
4TH FLOOR 9,158
5TH FLOOR 9,158
6TH FLOOR 9,158
7TH FLOOR 9,158

TOTAL: 227,965 SF (4.5 FAR, INCREASED BY CA STATE DENSITY LAWS)

VICINITY MAP



SHEET INDEX

ISSUE LOG KEY:		02/10/2022	06/10/2022			
X ISSUED AS PART OF THIS SET						
R ISSUED FOR REFERENCE ONLY						
		PRE-APPLICATION	RE-SUBMITTAL			
		ISSUE #1	ISSUE #2	ISSUE #3	ISSUE #4	ISSUE #5
SHEET #	SHEET NAME					REMARKS
ARCHITECTURAL						
A0.1	COVER SHEET	X	X			
A0.2	PROJECT INFORMATION	X	X			
A0.3	BASEMENT AND FIRST FLOOR CODE PLANS	X	X			
A0.4	SECOND AND THIRD FLOOR CODE PLANS	X	X			
A0.5	FOURTH AND FIFTH FLOOR CODE PLANS	X	X			
A0.6	RENDERINGS	X	X			
A0.7	RENDERINGS	X	X			
A0.8	RENDERINGS	X	X			
A0.9	RENDERINGS	X	X			
A0.10	RENDERINGS	X	X			
A0.11	NEIGHBORHOOD CONTEXT	X	X			
A1.0	EXISTING SITE PLAN	X	X			
A1.1	PROPOSED SITE PLAN	X	X			
A2.0	BASEMENT PLAN	X	X			
A2.1	FIRST FLOOR PLAN	X	X			
A2.2	SECOND FLOOR PLAN	X	X			
A2.3	THIRD FLOOR PLAN	X	X			
A2.4	FOURTH FLOOR PLAN	X	X			
A2.5	FIFTH FLOOR PLAN	X	X			
A2.6	ROOF PLAN	X	X			
A3.0	EXTERIOR ELEVATIONS	X	X			
A3.1	EXTERIOR ELEVATIONS	X	X			
A4.0	BUILDING SECTIONS	X	X			
CIVIL						
C1.00	EXISTING CONDITIONS	X	X			
C2.00	CONCEPT GRADING AND DRAINAGE	X	X			
C2.50	CONCEPT UTILITIES	X	X			
C3.00	CONCEPT STORMWATER MANAGEMENT PLAN	X	X			
LANDSCAPE						
L1.0	LANDSCAPE PLAN - GROUND LEVEL	X	X			
L1.1	LANDSCAPE PLAN - DIAGRAMS, 2ND, 3RD, 4TH & 5TH FLOORS	X	X			
L1.2	OPEN SPACE DIAGRAMS	X	X			
L2.0	ILLUSTRATIVE RENDERINGS	X	X			
L2.1	ILLUSTRATIVE RENDERINGS	X	X			
RESIDENTIAL ARCHITECTURAL						
AR0.01	PROJECT INFORMATION	X	X			
AR1.00	SITE PLAN	X	X			
AR2.01	FLOOR 1	X	X			
AR2.02	FLOOR 2	X	X			
AR2.03	FLOORS 3-7	X	X			
AR3.00	BLOCK ELEVATIONS	X	X			
AR3.01	BUILDING ELEVATIONS	X	X			
AR3.02	PERSPECTIVE VIEWS	X	X			
AR3.10	MATERIAL BOARD	X	X			
AR3.20	BUILDING SECTIONS	X	X			
AR3.21	STREET WALL SECTION EXHIBITS	X	X			
RESIDENTIAL LANDSCAPE						
LR1.0	LANDSCAPE PLAN LEVEL 2 AMENITY TERRACE	X	X			
LR2.0	LANDSCAPE RENDERINGS LEVEL 2 TERRACE	X	X			
SHEET TOTAL: 45						

SCALE: 1/2" = 1'-0"

PROJECT NUMBER: 0000000.00
DRAWN BY: Author
CHECKED BY: Checker

STAMP:

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SHEET NAME:
COVER SHEET

SHEET NUMBER:

A0.1

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PROJECT TEAM

OWNER DTSM TALBOTS VENTURE, LLC 180 GRAND AVENUE, SUITE 1400 OAKLAND, CA 94612 PH: 510.466.1485	CIVIL SHERWOOD DESIGN ENGINEERS 2548 MISSION STREET SAN FRANCISCO, CA 94110 PH: 415.677.7300
ARCHITECT RMW ARCHITECTURE & INTERIORS 30 E. SANTA CLARA STREET, SUITE 200 SAN JOSE, CA 95113 PH: 415.781.9800	LANDSCAPE PLACE 735 NW 18TH AVENUE PORTLAND, OR 97209 PH: 503.334.2080
RUSS NICHOLS - PRINCIPAL	CHARLES BRUCKER - PRINCIPAL
STRUCTURAL DCI ENGINEERS 135 MAIN STREET, SUITE 1800 SAN FRANCISCO, CA 94105 PH: 415.781.1505	MECHANICAL - ELECTRICAL - PLUMBING PAE ENGINEERS 48 GOLDEN GATE AVENUE SAN FRANCISCO, CA 94102 PH: 415.544.7500
JEFF BRINK - PRINCIPAL	MOANA REYNAU - SR. ASSOCIATE

PROJECT DESCRIPTION

THIS SET OF DRAWINGS IS FOR A NEW 5-STORY + BASEMENT MASS TIMBER OFFICE BUILDING OF APPROXIMATELY 155,835 SF AT THE INTERSECTION OF S. B STREET AND 4TH AVENUE IN THE DOWNTOWN CORE OF SAN MATEO, CA. THIS PROJECT INCLUDES ON- AND OFF-SITE IMPROVEMENTS INCLUDING GROUND-LEVEL AND TERRACE LANDSCAPING, A CORNER RETAIL PLAZA, AND PUBLIC RIGHT-OF-WAY IMPROVEMENTS.

NEW BUILDING CONSTRUCTION WILL PURSUE USGBC LEED GOLD STANDARDS, AND WILL BE IN FULL COMPLIANCE WITH CALIFORNIA GREEN BUILDING CODE. THE BUILDING IS ALSO EXPECTED TO RUN ON ALL-ELECTRIC SYSTEMS WITH A POTENTIAL EXCEPTION FOR A FUTURE RESTAURANT TENANT.

PLUMBING FIXTURE CALCULATIONS

LEVEL	OCC GROUP	AREA	LOAD FACTOR	OCC (M/W)	FIXTURES REQUIRED		
					WOMEN	MEN	DF
FLR 1	M	11,509 SF	200	29/29	2 WC / 1 LAVS	1 WC / 1 UR / 1 LAVS	1
FLR 1	B	23,636 SF	200	60/60	4 WC / 2 LAVS	2 WC / 1 UR / 1 LAVS	1
FLR 2	B	32,502 SF	200	82/82	4 WC / 2 LAVS	2 WC / 1 UR / 2 LAVS	2
FLR 3	B	32,248 SF	200	81/81	4 WC / 2 LAVS	2 WC / 1 UR / 2 LAVS	2
FLR 4	B	27,970 SF	200	70/70	4 WC / 2 LAVS	2 WC / 1 UR / 1 LAVS	1
FLR 4	B	27,630 SF	200	70/70	4 WC / 2 LAVS	2 WC / 1 UR / 1 LAVS	1

	FIXTURES REQUIRED TOTAL	392/392	22 WC / 11 LAVS	11 WC / 6 UR / 8 LAVS	8
	FIXTURES PROVIDED		22 WC / 11 LAVS	11 WC / 6 UR / 8 LAVS	8

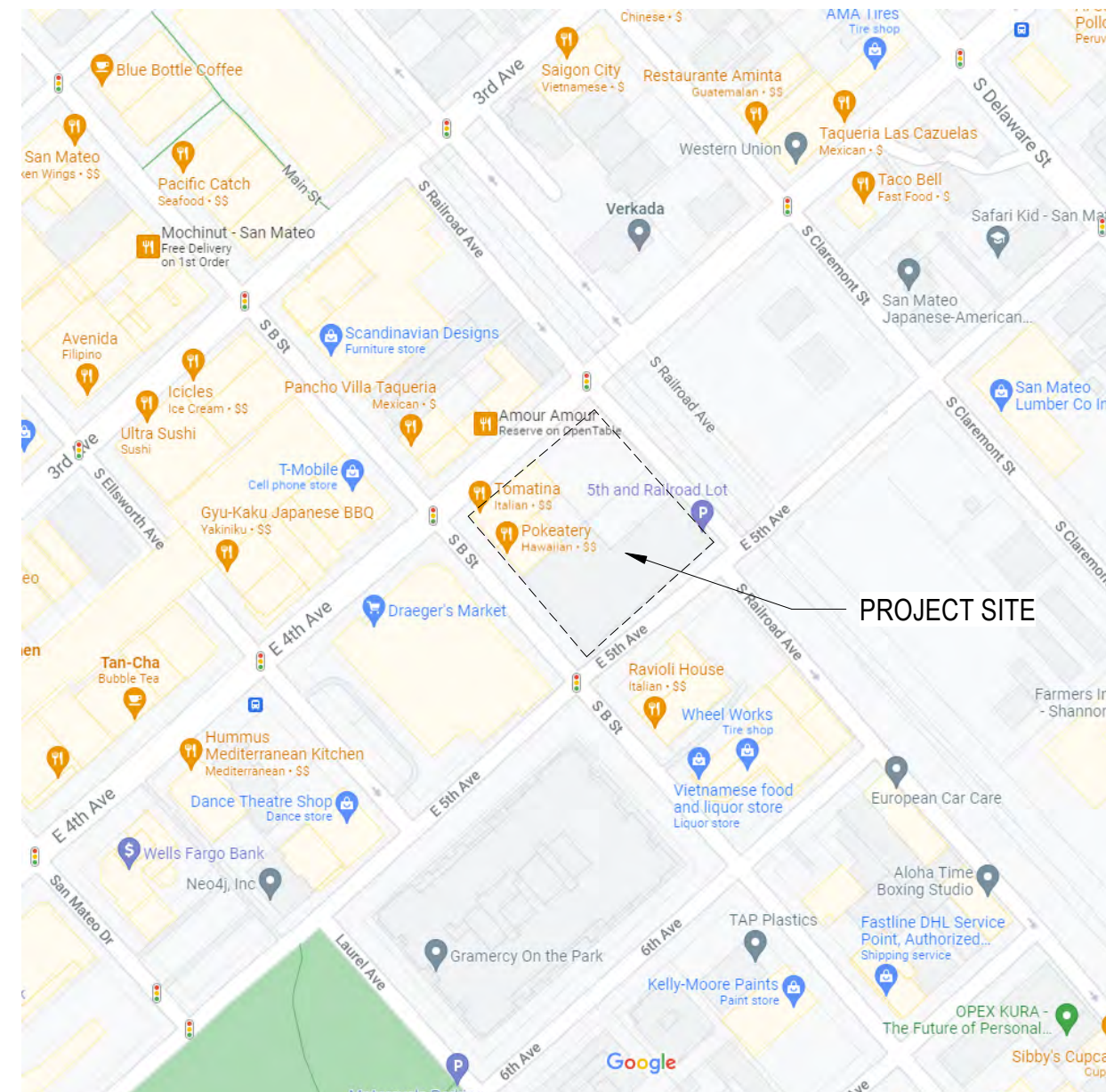
- NOTES:
- REQUIREMENTS PER 2019 CPC TABLE 422.1.
 - SQUARE FEET AREAS SHOWN ARE USABLE SPACES LESS ACCESSORY AREAS (HALLWAYS, RESTROOMS, STAIR ENCLOSURE, UTILITY ROOMS AND STORAGE -) PER CPC TABLE A EXCEPTION
 - OCCUPANT LOAD FACTORS:
A. ASSEMBLY: A2 30/SF
B. OFFICE: B 200/SF
 - CPC 2016 - 422.0 - 3 THE TOTAL NUMBER OF REQUIRED WATER CLOSETS FOR FEMALES SHALL BE NOT LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES. (BSQ) THIS REQUIREMENT SHALL NOT APPLY WHEN SINGLE OCCUPANCY TOILET FACILITIES ARE PROVIDED FOR EACH SEX IN AN A OR E OCCUPANCY WITH AN OCCUPANT LOAD OF LESS THAN 50. EITHER THE REQUIRED URINAL SHALL BE PERMITTED TO BE OMITTED OR IF INSTALLED, THE URINAL SHALL NOT REQUIRE A SECOND WATER CLOSET TO BE PROVIDED FOR THE FEMALE.
 - RESTROOMS ARE PROVIDED AS SINGLE-OCCUPANT FACILITIES. 50% ARE PROVIDED AS ACCESSIBLE.

PROPOSED BUILDING DATA

BUILDING HEIGHT (FT.):	75' - 0"
NUMBER OF STORIES:	BASEMENT + 5 LEVELS ABOVE GRADE
OCCUPANCY TYPE:	B, M
CONSTRUCTION TYPE (ASSUMES MASS TIMBER):	III-B (CBC TABLE 503.506, 601) (MAY CHANGE IF MATERIALS CHANGE)

- NOTE:
PROPOSED BUILDING TO BE FULLY SPRINKLERED. BASE FIRE SPRINKLER SYSTEM TO MEET NFPA13 REQUIREMENTS
- 2019 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24), EFFECTIVE JANUARY 1, 2020:
- PART 1 - CALIFORNIA ADMINISTRATIVE CODE
 - PART 2 - CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2
 - PART 2.5 - CALIFORNIA RESIDENTIAL CODE
 - PART 3 - CALIFORNIA ELECTRICAL CODE
 - PART 4 - CALIFORNIA MECHANICAL CODE
 - PART 5 - CALIFORNIA PLUMBING CODE
 - PART 6 - CALIFORNIA ENERGY CODE
 - PART 7 - VACANT/NOT USED
 - PART 8 - CALIFORNIA HISTORICAL BUILDING CODE
 - PART 9 - CALIFORNIA FIRE CODE
 - PART 10 - CALIFORNIA EXISTING BUILDING CODE
 - PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)
 - PART 12 - CALIFORNIA REFERENCED STANDARDS CODE
 - CAL/OSHA - TITLE 8, 2019 ELEVATOR SAFETY CODE
 - STANDARD SPECIFICATIONS AND DETAILS AND OTHER APPLICABLE REGULATIONS ISSUED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT.
 - THE WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CODES NO REGULATIONS LISTED ABOVE, INCLUDING SUPPLEMENTS AND AMENDMENTS IN EFFECT AT THE TIME THE DOCUMENTS WERE ISSUED

VICINITY MAP



SCALE: 1/2" = 1'-0"

PROJECT NUMBER:	0000000.00
DRAWN BY:	Author
CHECKED BY:	Checker

STAMP:

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CONSTRUCTION

SHEET NAME:
PROJECT
INFORMATION

SHEET NUMBER:

A0.2

CLIENT:



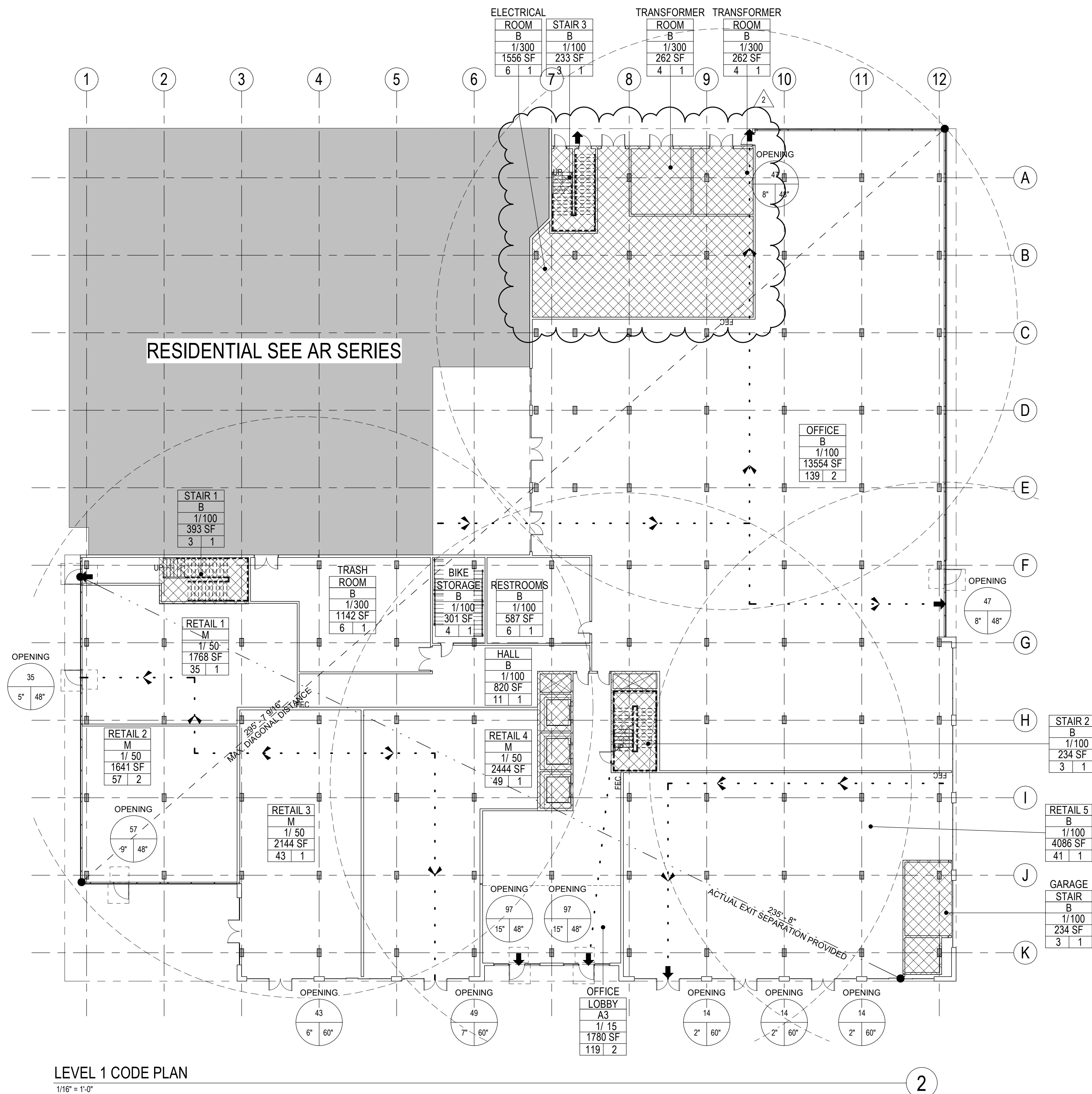
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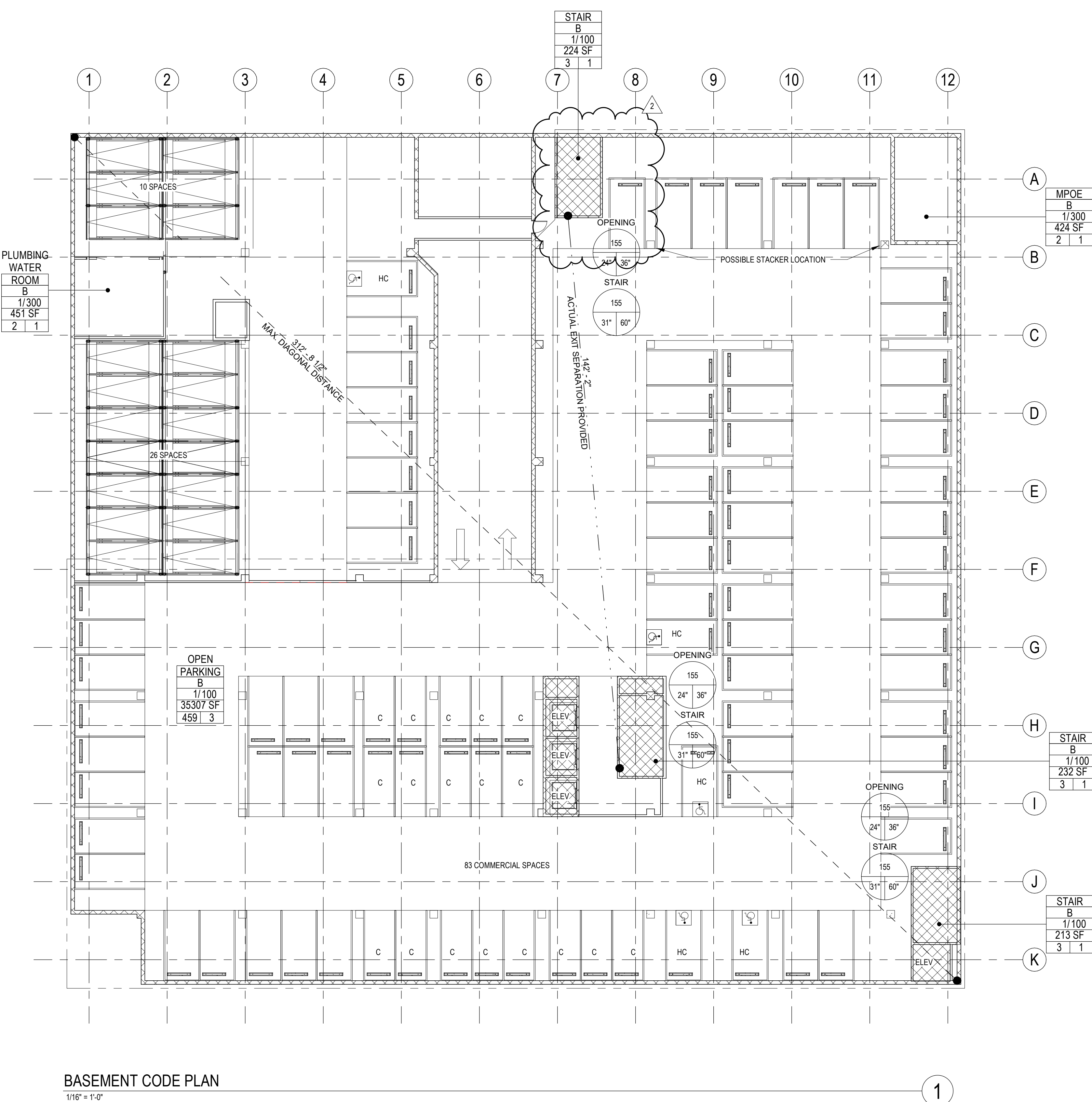
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LEVEL 1 CODE PLAN

1/16" = 1'-0"



BASEMENT CODE PLAN

1/16" = 1'-0"

SHEET NOTES

- SHEET NOTES AND KEY NOTES ARE FOR THE C+S SCOPE OF WORK AND ARE SPECIFIC TO THIS SHEET ONLY. UON THE ITEMS BELOW ARE HIGHLIGHTS ONLY. ALL 2019 CBC REQUIREMENTS SHALL BE ADHERED TO.
- THE OCCUPANCIES FOR THE TENANT SPACES WERE CALCULATED PER CBC TABLE 1006.1.2.
- REQUIRED EXITS ARE PLACED AT LEAST 10 THE CALCULATED DISTANCE FROM THE FARTHEST POINTS OF THE NEW SPACE. (CBC SECTION 1007.1.1 EXCEPTION 2).
- MAXIMUM EXIT TRAVEL DISTANCE IS 200' FOR A OCCUPANCY AND 300' FOR B OCCUPANCY. CBC TABLE 1017.2.
- EGRESS WIDTH CALCULATIONS FOR OPENINGS AND STAIRS IS BASED UPON CBC. SECTION 1005.3.1 AND 1005.3.2. EXCEPTION 1.
- EXIT OPENING WIDTH FACTOR = 0.15 X OCCUPANT LOAD
- STAIR WIDTH FACTOR = 0.2 X OCCUPANT LOAD
- EGRESS WIDTH AND EXIT COMPONENTS IS BASED UPON CBC SECTION 1005.3.
- THE NUMBER OF REQUIRED EXITS IS BASED UPON CBC TABLE 1006.1.1.
- REFER TO DOOR SCHEDULE FOR DOOR AND FRAME TYPES, RATINGS, SIZE AND HARDWARE TYPES.
- ALL DOORS SHALL HAVE CLEAR WIDTH NOT LESS THAN 32" PER CBC SECTION 1010.1.1. UON.
- PROVIDE TEMPORARY FIRE EXTINGUISHERS FOR C+S SCOPE OF WORK. LOCATE A MAXIMUM OF 75 FEET FROM ANY LOCATION WITHIN THE PROJECT AREA AND 100 FEET BETWEEN INDIVIDUAL FEC UNITS. 3,000 SF PER CABINET. LOCATE UNITS WHERE SHOWN OR AS DIRECTED BY THE FIRE MARSHAL. FIRE EXTINGUISHERS SHALL COMPLY WITH 2019 CBC SECTION 906 AND TABLE 906.3.1.1. FIRE EXTINGUISHERS TO BE MOUNTED ON FREE STANDING PEDESTALS. LARSEN'S MPS WITH RATING 2A 10B-C, 5 LBS CAPACITY.
- SIGNAGE SHALL COMPLY WITH CBC 118-710 FOR SIGNAGE.
- PROVIDE SYMBOL OF ACCESSIBILITY AT FRONT ENTRANCE.
- PROVIDE STAIRWELL TACTILE EXIT SIGNAGE PER CODE REQUIREMENT. REFER TO TACTILE SIGNAGE NOTES (2019 CBC SECTION 1023.9 AND 118-604.8). REFER TO ENLARGED STAIR PLANS.
- ALL INTERIOR TACTILE EGRESS SIGNAGE TO BE PROVIDED DURING FUTURE T1 PHASE.
- ALL FIRE PROTECTION EQUIPMENT AND ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED BY APPROVED SIGNAGE AND ACCESSIBLE BY FIRE DEPARTMENT PER SECTION 906, 2019 CALIFORNIA FIRE CODE. COORDINATE SIGNAGE REQUIREMENTS AND ACCESS WITH LOCAL FIRE MARSHAL JURISDICTION.
- PROVIDE EMERGENCY VOICELARIM COMMUNICATION SYSTEM.
- THE MAXIMUM REQUIRED EXIT SEPARATION IS BASED UPON CBC. SECTION 1007.1.
- RESTROOM FIXTURE CALCULATION BASED UPON 2019 CPC CODE:
 - A. REQUIREMENTS PER 100 CPC TABLE 402.1.
 - B. AREA SQUARE FOOTAGE SHOWN INCLUDES USABLE SPACES, LESS ACCESSORY AREAS, (HALLWAYS, CIRCULATION, RESTROOM, STAIR ENCLOSURE, UTILITY/STORAGE ROOMS, PER TABLE A EXCEPTION.
 - C. OCCUPANCY LOAD FACTORS USED INCLUDE:
 - ASSEMBLY: A2, A3 = 100
 - BUSINESS: B = 100
- ALL REQUIRED OCCUPANCY SEPARATIONS FOR THE FUTURE MIXED OCCUPANCY ZONES TO BE DETERMINED DURING THE FUTURE T1 SCOPE OF WORK.

KEYNOTES

KEY NOTE SYMBOL USED ON DRAWINGS

EXIT WIDTH CALCULATION

LEVEL	OCCUPANT LOAD	TOTAL NUMBER OF EXITS		TOTAL EGRESS WIDTH		TOTAL STAIR WIDTH	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
BASEMENT	463 OCC	3	3	70"	108"	93"	180"
FLR 1	474 OCC	3	3	72"	72"	95"	120"

- NOTES:
- CALCULATIONS IN THIS TABLE ARE BASED ON 2019 CBC SECTION 1005.3
 - EGRESS WIDTHS BASED ON CBC SECTION 1005.3.1 AND 1005.3.2
 - EGRESS WIDTH MEETS CBC SECTION 1005.5 FOR DISTRIBUTION OF MINIMUM WIDTH AND REQUIRED CAPACITY

OCCUPANT LOAD CALCULATION

Code Plan-Occupancy Schedule - Basement				
NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
MPOE	B	424 SF	300	2
OPEN PARKING	B	35307 SF	100	354
PLUMBING WATER ROOM	B	451 SF	300	2
		36182 SF		358

Code Plan-Occupancy Schedule - Level 1				
NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
BIKE STORAGE	B	301 SF	100	4
ELECTRICAL ROOM	B	1556 SF	300	6
OFFICE	B	13554 SF	100	136
OFFICE LOBBY	A3	1780 SF	15	119
RESTROOMS	B	587 SF	100	6
RETAIL 1	M	1768 SF	50	23
RETAIL 2	M	1541 SF	50	23
RETAIL 3	M	2144 SF	50	43
RETAIL 4	M	2444 SF	50	49
RETAIL 5	B	4086 SF	100	41
TRANSFORMER ROOM	B	262 SF	300	1
TRANSFORMER ROOM	B	262 SF	300	1
TRASH ROOM	B	1142 SF	300	4
		31529 SF		443

LEGEND

OFFICE

Occupancy

1/100

150 SF

15 1

ROOM TYPE

OCCUPANCY TYPE

LOAD FACTOR

ROOM AREA

NO. OF REQD EXITS

171

25"

72"

OCC LOAD SERVED

REQD WIDTH

PROVIDED WIDTH

OPENING OR STAIR (WHERE INDICATED)

OP-XX

22'-4 1/8"

MAX. DIAGONAL DISTANCE

22'-4"

ACTUAL EXIT SEPARATION PROVIDED

CODE ROOM TAG

EGRESS LOADS/WIDTHS FOR EXIT OPENING AND STAIR

EGRESS LOADS/WIDTHS FOR EXIT OPENING AND STAIR (SEE EXIT WIDTH CALCS AT POINT OF EGRESS CHART)

REQUIRED POINT OF EGRESS

PATH OF EGRESS ROUTE

MAX DIAGONAL DISTANCE

ACTUAL EXIT SEPARATION, CBC SECTION 1007.1.1, EXCEPTION 2

COMMON PATH OF EGRESS TRAVEL, (MAX 100 FEET PER CBC TBL 1006.3.2(2))

MAXIMUM EXIT TRAVEL DISTANCE ROUTE (MAX 300 FEET PER CBC TBL 1017.2)

TRAVEL ROUTE AND DISTANCE TO NEAREST FEC (MAX 75')

ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS (WHERE SHOWN)

ACCESSIBLE ENTRANCE / EXIT WITH ADA COMPLIANT SIGNAGE

FIRE EXTINGUISHER CABINET - RECESSED MOUNTED, UON

FIRE EXTINGUISHER SEPARATION - ACCESS RADIUS RANGE OF 75' MAXIMUM

NEW PARTITION, SEE FLOOR PLANS FOR PARTITION TYPE

1 - HOUR RATED PARTITION, SEE FLOOR PLANS FOR PARTITION TYPE

2 - HOUR RATED PARTITION, SEE FLOOR PLANS FOR PARTITION TYPES

T1 AREA NON-RATED

1 - HOUR RATED ROOM

2 - HOUR RATED ROOM

EXIT ROUTE SIGNAGE

E

TACTILE SIGNAGE: "EXIT" (SEE DETAIL 11/A9.6.1)

ER

TACTILE SIGNAGE: "EXIT ROUTE" (SEE DETAIL 11/A9.6.1)

ESD

TACTILE SIGNAGE: "EXIT STAIR DOWN" (SEE DETAIL 11/A9.6.1)

[PH]

PANIC HARDWARE REQUIRED FOR NON-RATED DOORS

[PHR]

PANIC HARDWARE - RATED REQUIRED FOR RATED DOORS

[CR]

ELECTRONIC CARD READER DEVICE

SCALE: As indicated

PROJECT NUMBER: 0000000.00
DRAWN BY: Author
CHECKED BY: Checker

STAMP:

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SHEET NAME:
BASEMENT AND FIRST FLOOR CODE PLANS

SHEET NUMBER:

A0.3

CLIENT:

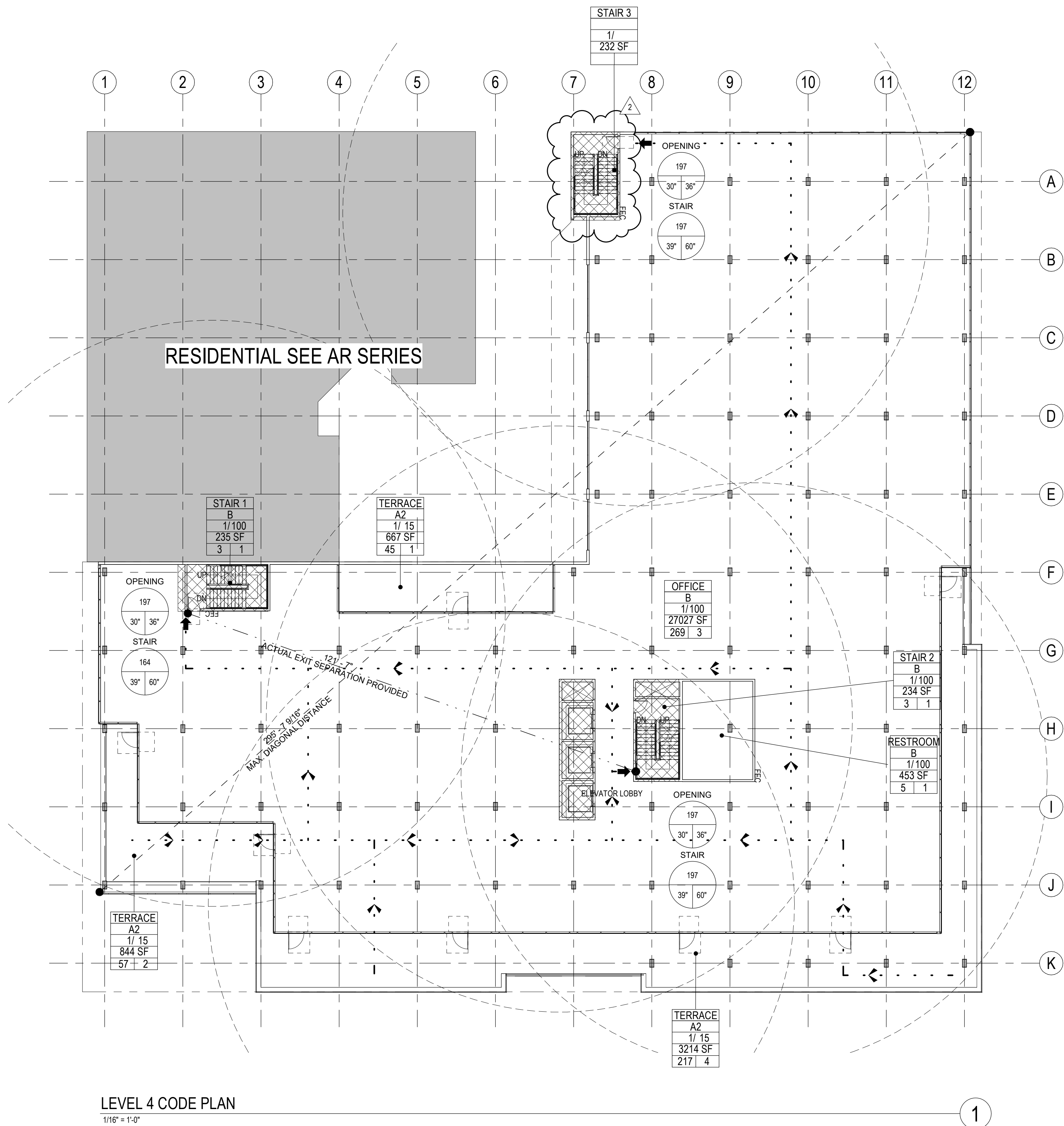
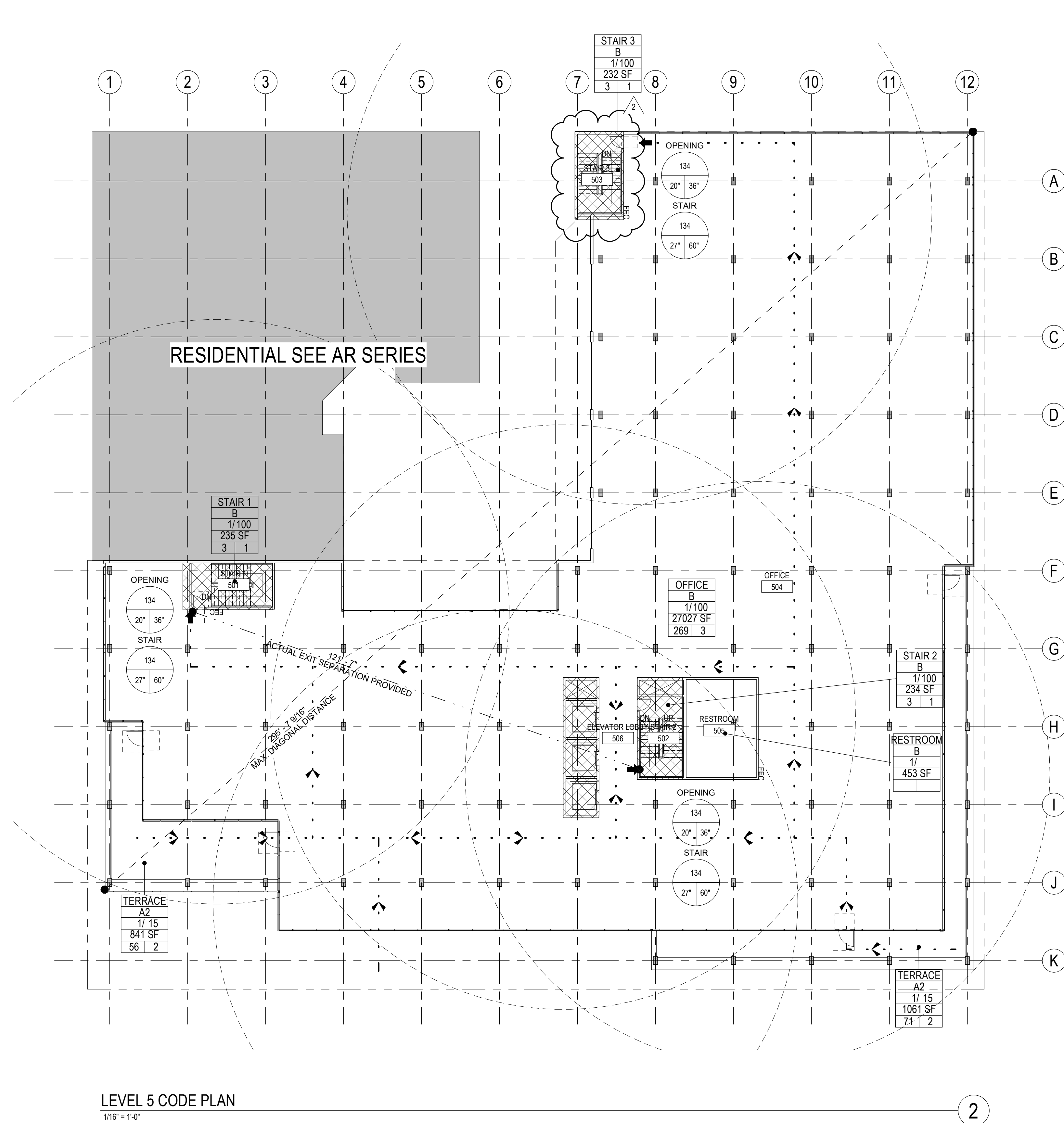


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- PROVIDE EMERGENCY VOICELARM COMMUNICATION SYSTEM.
- THE MAXIMUM REQUIRED EXIT SEPARATION IS BASED UPON CBC. SECTION 1007.1.
- RESTROOM FIXTURE CALCULATION BASED UPON 2019 CPC CODE:
 - A. REQUIREMENTS PER 100 CPC TABLE A2.1.
 - B. AREA SQUARE FOOTAGE SHOWN INCLUDES USABLE SPACES, LESS ACCESSORY AREAS, (HALLWAYS, CIRCULATION, RESTROOM, STAIR ENCLOSURE, UTILITY/STORAGE ROOMS, PER TABLE A EXCEPTION).
 - C. OCCUPANCY LOAD FACTORS USED INCLUDE:
 - ASSEMBLY: A2, A3 = 150
 - BUSINESS: B = 100
- ALL REQUIRED OCCUPANCY SEPARATIONS FOR THE FUTURE MIXED OCCUPANCY ZONES TO BE DETERMINED DURING THE FUTURE TI SCOPE OF WORK.

KEYNOTES

KEY NOTE SYMBOL USED ON DRAWINGS

EXIT WIDTH CALCULATION

LEVEL	OCCUPANT LOAD	TOTAL NUMBER OF EXITS		TOTAL EGRESS WIDTH		TOTAL STAIR WIDTH	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FLR 4	491 OCC	2	13	35.4"	900"	NA	NA
FLR 5	147 OCC	2	2	22.05"	72"	29.4"	120"

- NOTES:**
- CALCULATIONS IN THIS TABLE ARE BASED ON 2019 CBC SECTION 1005.3
 - EGRESS WIDTHS BASED ON CBC SECTION 1005.3.1 AND 1005.3.2
 - EGRESS WIDTH MEETS CBC SECTION 1005.5 FOR DISTRIBUTION OF MINIMUM WIDTH AND REQUIRED CAPACITY

OCCUPANT LOAD CALCULATION

Code Plan-Occupancy Schedule - Level 4					
NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD	
OFFICE	B	27027 SF	100	271	
RESTROOM	B	453 SF	100	5	
TERRACE	A2	3214 SF	15	215	
TERRACE	A2	844 SF	15	57	
TERRACE	A2	667 SF	15	45	
32205 SF				593	

Code Plan-Occupancy Schedule - Level 5					
NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD	
OFFICE	B	27027 SF	100	271	
RESTROOM	B	453 SF	100	5	
TERRACE	A2	1061 SF	15	71	
TERRACE	A2	841 SF	15	57	
29383 SF				404	

LEGEND

CODE ROOM TAG

OFFICE
Occupancy
1/100
150 SF
15 1

ROOM TYPE
OCCUPANCY TYPE
LOAD FACTOR
ROOM AREA
NO. OF REQD EXITS

CODE ROOM TAG

ROOM TYPE
OCCUPANCY TYPE
LOAD FACTOR
ROOM AREA
NO. OF REQD EXITS

EGRESS LOADS/WIDTHS FOR EXIT OPENING AND STAIR

OCC LOAD SERVED
REQD WIDTH
PROVIDED WIDTH
OPENING OR STAIR (WHERE INDICATED)

EGRESS LOADS/WIDTHS FOR EXIT OPENING AND STAIR (SEE EXIT WIDTH CALCS AT POINT OF EGRESS CHART)

REQUIRED POINT OF EGRESS

PATH OF EGRESS ROUTE

MAX DIAGONAL DISTANCE

ACTUAL EXIT SEPARATION, CBC SECTION 1007.1.1, EXCEPTION 2

COMMON PATH OF EGRESS TRAVEL, (MAX 100 FEET PER CBC TBL 1006.3.2(2))

MAXIMUM EXIT TRAVEL DISTANCE ROUTE (MAX 300 FEET PER CBC TBL 1017.2)

TRAVEL ROUTE AND DISTANCE TO NEAREST FEC (MAX 75')

ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS (WHERE SHOWN)

ACCESSIBLE ENTRANCE / EXIT WITH ADA COMPLIANT SIGNAGE

FIRE EXTINGUISHER CABINET - RECESSED MOUNTED, UON

FIRE EXTINGUISHER SEPARATION - ACCESS RADIUS RANGE OF 75' MAXIMUM

NEW PARTITION, SEE FLOOR PLANS FOR PARTITION TYPE

1 - HOUR RATED PARTITION, SEE FLOOR PLANS FOR PARTITION TYPE

2 - HOUR RATED PARTITION, SEE FLOOR PLANS FOR PARTITION TYPES

T1 AREA NON-RATED

1 - HOUR RATED ROOM

2 - HOUR RATED ROOM

EXIT ROUTE SIGNAGE

E - TACTILE SIGNAGE: "EXIT" (SEE DETAIL 11/A9.6.1)

ER - TACTILE SIGNAGE: "EXIT ROUTE" (SEE DETAIL 11/A9.6.1)

ESD - TACTILE SIGNAGE: "EXIT STAIR DOWN" (SEE DETAIL 11/A9.6.1)

OCCUPANT LOAD SIGN TO BE MINIMUM 8-1/2" X 11" WITH CONTRASTING BLOCK CAPITAL LETTERS NOT LESS THAN 3/4" HIGH AND 1/16" STROKE. SIGN SHALL INDICATE USE OF ROOM AND ADDRESS OF OCCUPANCY

PANIC HARDWARE REQUIRED FOR NON-RATED DOORS

PANIC HARDWARE - RATED REQUIRED FOR RATED DOORS

ELECTRONIC CARD READER DEVICE

SCALE: As indicated

PROJECT NUMBER: 0000000.00
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STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
FOURTH AND FIFTH FLOOR CODE PLANS

SHEET NUMBER:

A0.5



CORNER OF 4TH & B
12" = 1'-0"

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PROJECT NAME & ADDRESS:
4TH & B ("Bespoke")

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :
1 PRE-APPLICATION DATE 02/10/2022

1

SCALE: 12" = 1'-0"
PROJECT NUMBER: 0000000.00
DRAWN BY: Author
CHECKED BY: Checker
STAMP:

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CONSTRUCTION

SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.6



CORNER OF 5TH & B
1/2" = 1'-0"

1

SCALE:	1/2" = 1'-0"
PROJECT NUMBER:	0000000.00
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CONSTRUCTION

SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.7



B STREET ELEVATION
1/2" = 1'-0"

1	SCALE:	1/2" = 1'-0"
	PROJECT NUMBER:	0000000.00
	DRAWN BY:	Author
	CHECKED BY:	Checker
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CONSTRUCTION

SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.8



5TH STREET ELEVATION
1/2" = 1'-0"

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SCALE: 1/2" = 1'-0"
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SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.9

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ISSUE DATE:

Project Status
Issue Date

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DATE
02/10/2022



4TH STREET ELEVATION
1/2" = 1'-0"

1

SCALE:12" = 1'-0"

PROJECT NUMBER:0000000.00

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SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.10



1. RESTAURANT



2. COMMERCIAL



3. PLANNED MIXED USE



4. PLANNED MIXED USE



5. RESIDENTIAL



6. COMMERCIAL



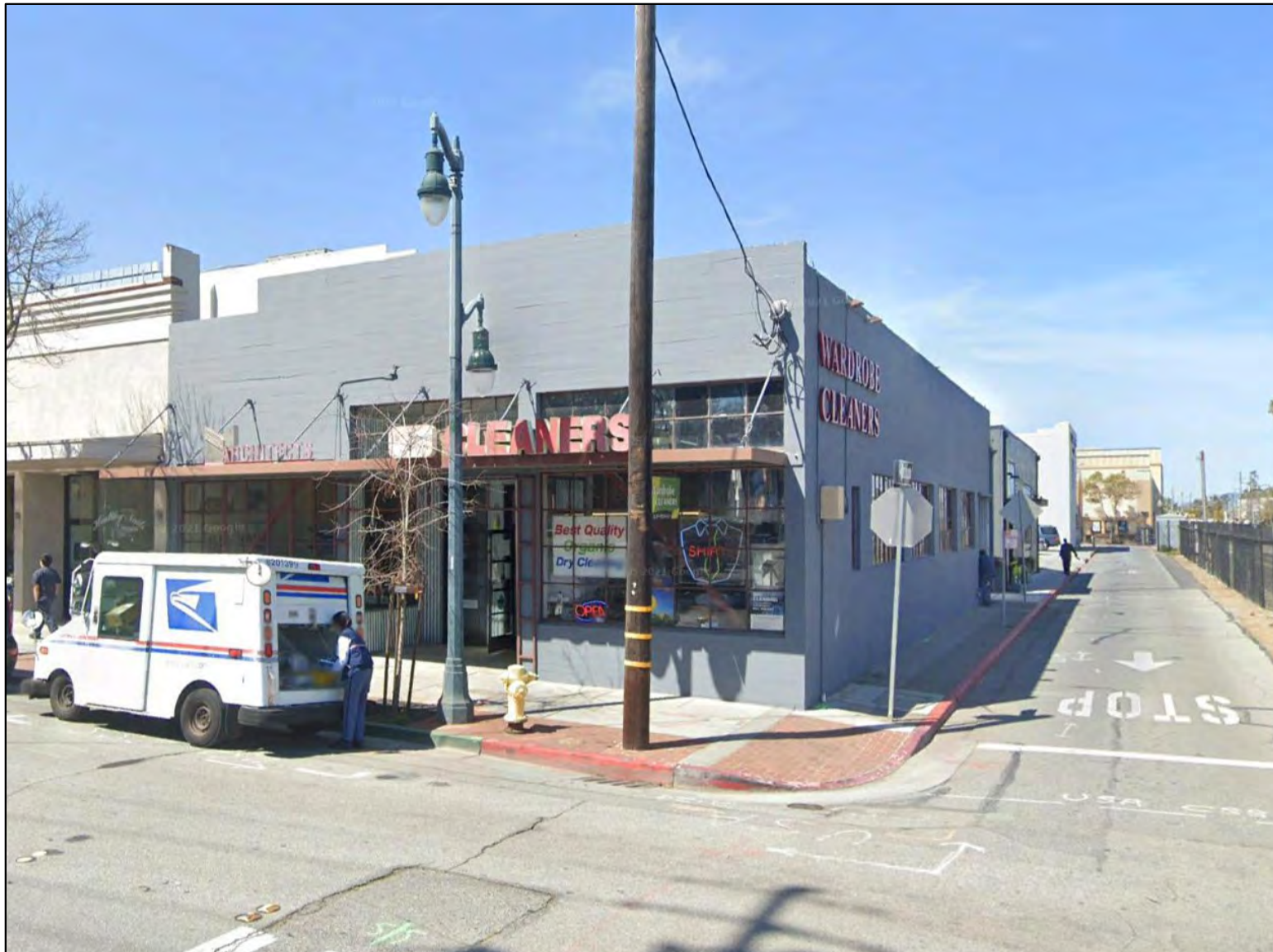
7. PARKING LOT



8. PARKING LOT/PLANNED RESIDENTIAL



9. PARKING LOT/PLANNED GARAGE



10. COMMERCIAL



11. COMMERCIAL



12. RESTAURANT

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HARVEST
PROPERTIES

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SCALE: 12" = 1'-0"

PROJECT NUMBER: 0000000.00
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STAMP:

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CONSTRUCTION

SHEET NAME:
NEIGHBORHOOD
CONTEXT

SHEET NUMBER:

A0.11

E 4TH AVENUE

S RAILROAD AVE

E 5TH AVENUE

SOUTH B STREET



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1	PRE-APPLICATION	02/10/2022

KEYNOTES

- | KEYNOTE DESCRIPTION |
|---|
| 1 EXISTING BUILDING TO BE REMOVED |
| 2 EXISTIN PAVEMENT AND PARKING AREA TO BE REMOVED |
| 3 EXISTING CURB TO BE MODIFIED PER CIVIL DRAWINGS |

SCALE: 1" = 10'-0"

PROJECT NUMBER: 0000000.00
DRAWN BY: Author
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SHEET NAME:
EXISTING SITE PLAN

SHEET NUMBER:
A1.0

S RAILROAD AVE



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	DESCRIPTION	DATE
1	PRE-APPLICATION	02/10/2022
2	PRE-APPLICATION RESUBMISSION	06/10/2022

KEYNOTES

- 1 PROPOSED BUILDING
2 PROPOSED RESIDENTIAL BUILDING, SEE AR SERIES
3 PROPOSED OUTDOOR PLAZA
4 PROPOSED PLANTING AREAS, REFER TO LANDSCAPE AND CIVIL DRAWINGS
5 PROPOSED IMPROVEMENTS TO PUBLIC R.O.W. REFER TO CIVIL DRAWINGS

SCALE: 1" = 10'-0"

PROJECT NUMBER: 0000000.00
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CONSTRUCTION

SHEET NAME:
PROPOSED SITE PLAN

SHEET NUMBER:

A1.1

4TH AVENUE

5TH AVENUE

S B STREET

SITE PLAN
1" = 10'-0"

1

CLIENT:



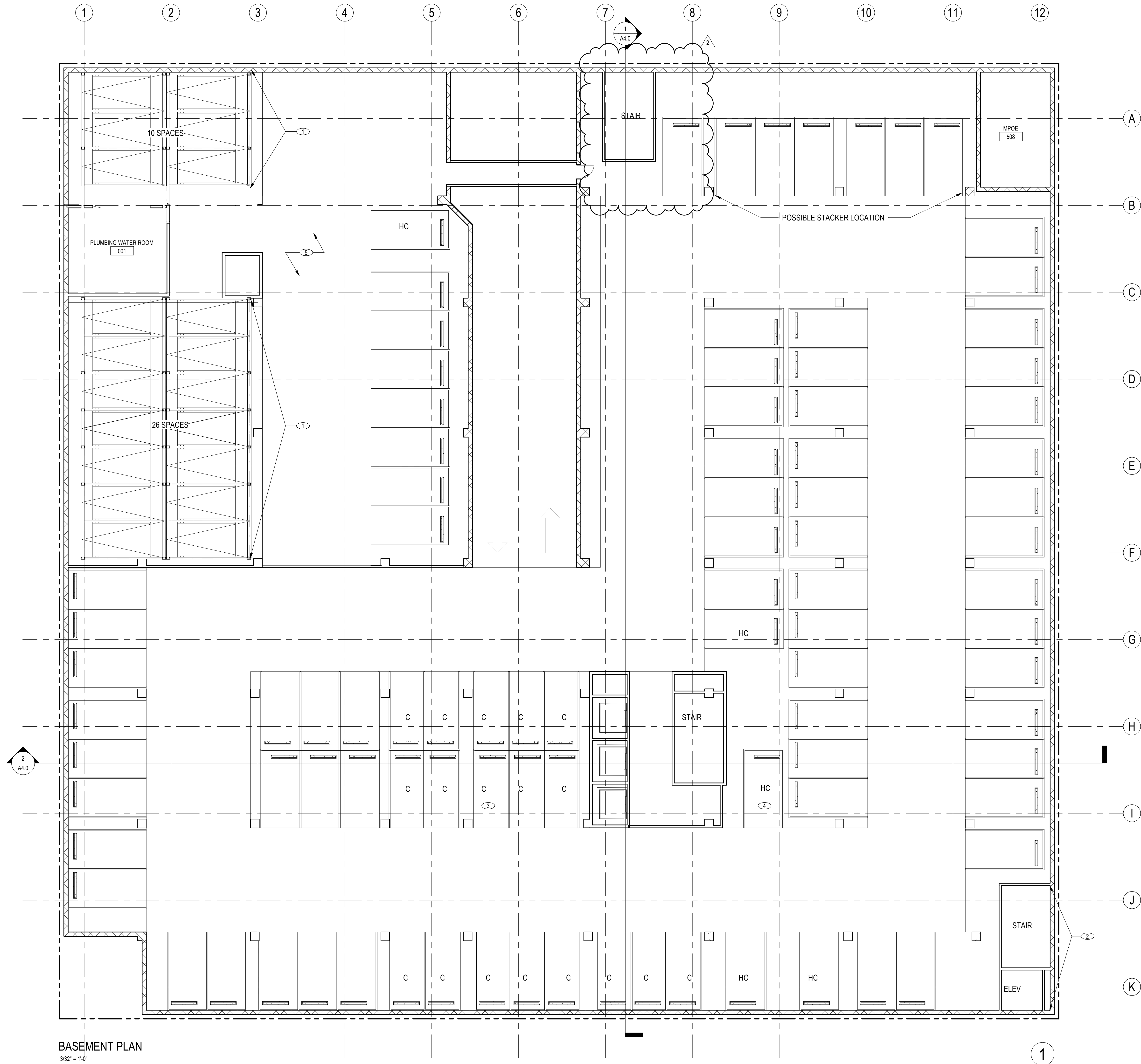
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1	PRE-APPLICATION	02/10/2022
2	PRE-APPLICATION RESUBMISSION	06/10/2022



BASEMENT PLAN
3/32" = 1'-0"

KEYNOTES

- KEYNOTE DESCRIPTION
- MECHANICAL VEHICLE STACKING SYSTEM
 - PUBLIC ACCESS STAIR & ELEVATOR TO STREET LEVEL
 - COMPACT PARKING STALL, TYP.
 - ACCESSIBLE PARKING STALL, TYP.

LEGEND

- NIC (NOT IN CONTRACT)
- EXISTING PARTITION / CONSTRUCTION
- EXISTING FIRE RATED PARTITION / CONSTRUCTION
- NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- EXISTING FIRE EXTINGUISHER AND CABINET
- NEW FIRE EXTINGUISHER AND CABINET
- EXISTING DOOR ASSEMBLY
- NEW DOOR ASSEMBLY
- FINISH TRANSITION

SCALE: As indicated

PROJECT NUMBER: 0000000.00
DRAWN BY: Author
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CONSTRUCTION

SHEET NAME:
BASEMENT PLAN

SHEET NUMBER:

A2.0

CLIENT:



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2	PRE-APPLICATION RESUBMISSION	06/10/2022

SCALE: As indicated

PROJECT NUMBER: 0000000.00
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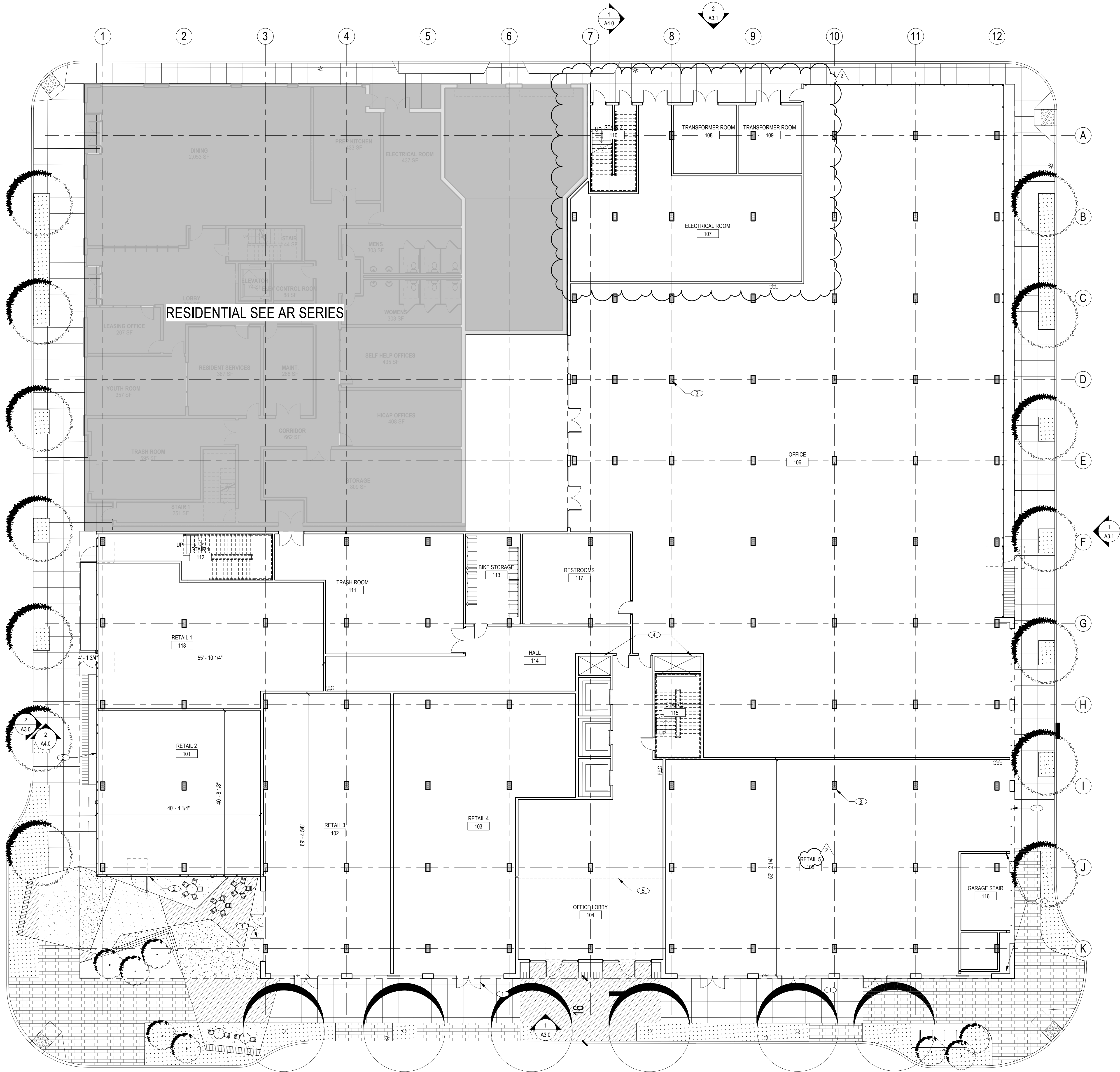
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CONSTRUCTION

SHEET NAME:
FIRST FLOOR PLAN

SHEET NUMBER:

A2.1



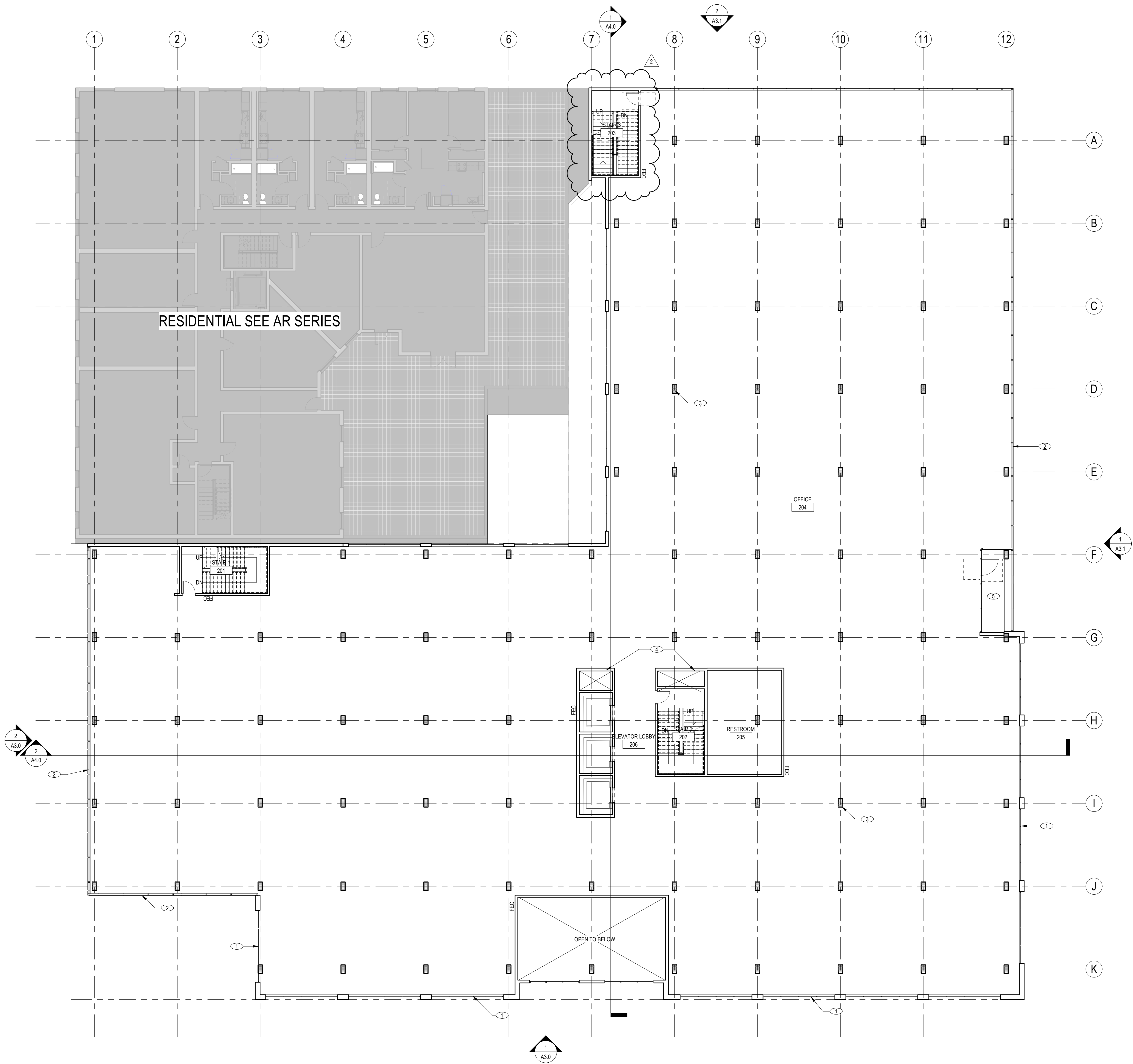
LEVEL 1 FLOOR PLAN
3/32" = 1'-0"

KEYNOTES

- KEYNOTE DESCRIPTION
- WOOD-CLAD STOREFRONT GLAZING, TYP.
 - BUTT-JOINT GLAZED CURTAINWALL SYSTEM
 - MASS TIMBER STRUCTURAL COLUMN, TYP.
 - MECHANICAL SHAFT
 - OUTLINE OF FLOOR ABOVE
 - PUBLIC ACCESS STAIR & ELEVATOR TO BASEMENT LEVEL

LEGEND

- NIC (NOT IN CONTRACT)
- EXISTING PARTITION / CONSTRUCTION
- EXISTING FIRE RATED PARTITION / CONSTRUCTION
- NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- EXISTING FIRE EXTINGUISHER AND CABINET
- NEW FIRE EXTINGUISHER AND CABINET
- EXISTING DOOR ASSEMBLY
- NEW DOOR ASSEMBLY
- FINISH TRANSITION



LEVEL 2 FLOOR PLAN
3/32" = 1'-0"

KEYNOTES

KEYNOTE DESCRIPTION

- 1 DARK FRAMED STOREFRONT GLAZING, TYP.
- 2 BUTT-JOINT GLAZED CURTAINWALL SYSTEM
- 3 MASS TIMBER STRUCTURAL COLUMN, TYP.
- 4 MECHANICAL SHAFT
- 5 TENANT TERRACE

LEGEND

- NIC (NOT IN CONTRACT)
- EXISTING PARTITION / CONSTRUCTION
- EXISTING FIRE RATED PARTITION / CONSTRUCTION
- NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- EXISTING FIRE EXTINGUISHER AND CABINET
- NEW FIRE EXTINGUISHER AND CABINET
- EXISTING DOOR ASSEMBLY
- NEW DOOR ASSEMBLY
- FINISH TRANSITION

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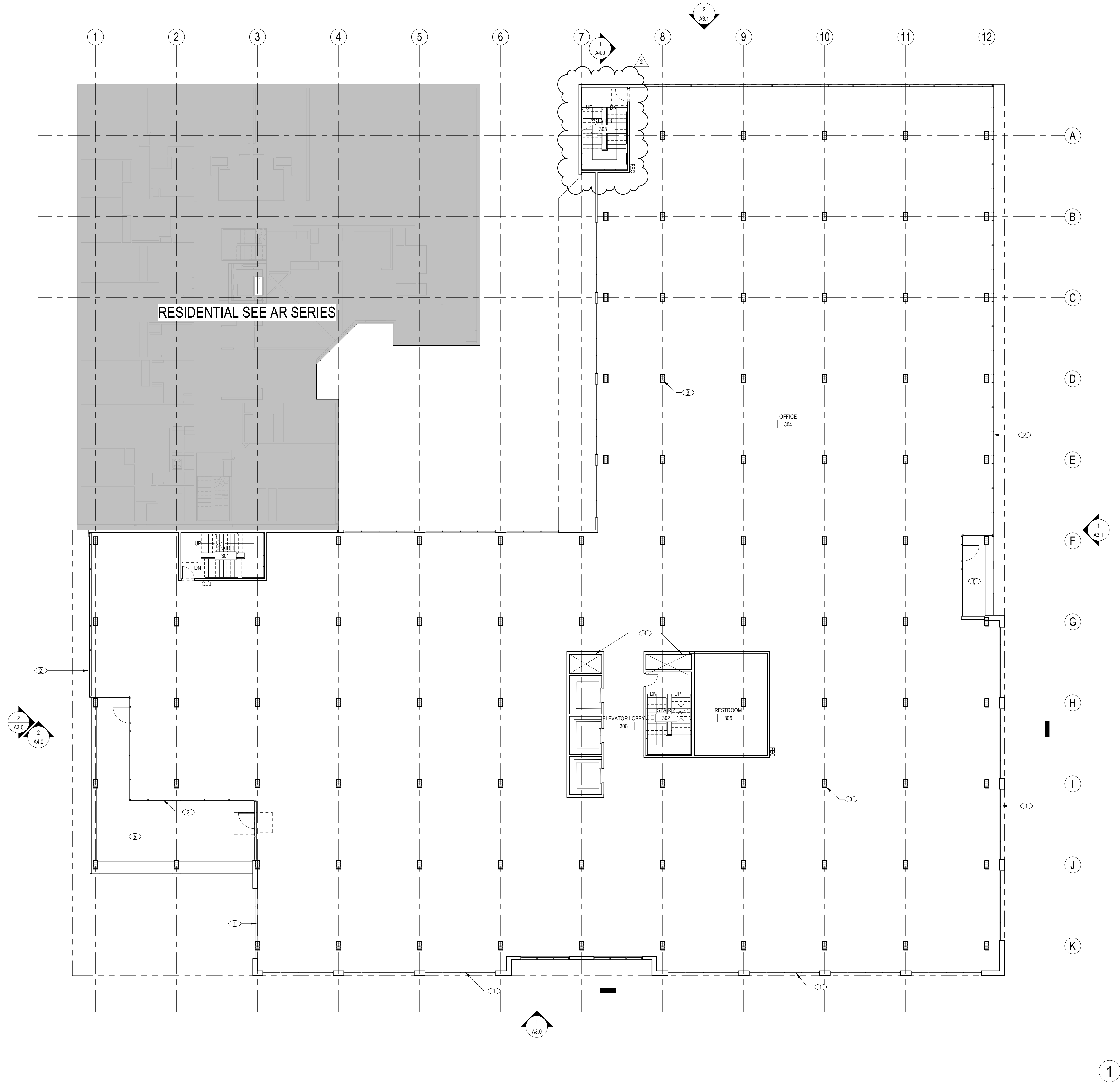
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CONSTRUCTION

SHEET NAME:
SECOND FLOOR PLAN

SHEET NUMBER:

A2.2



LEVEL 3 FLOOR PLAN
3/32" = 1'-0"

KEYNOTES

KEYNOTE DESCRIPTION

- 1 DARK FRAMED STOREFRONT GLAZING, TYP.
- 2 BUTT-JOINT GLAZED CURTAINWALL SYSTEM
- 3 MASS TIMBER STRUCTURAL COLUMN, TYP.
- 4 MECHANICAL SHAFT
- 5 TENANT TERRACE

LEGEND

- NIC (NOT IN CONTRACT)
- EXISTING PARTITION / CONSTRUCTION
- EXISTING FIRE RATED PARTITION / CONSTRUCTION
- NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- EXISTING FIRE EXTINGUISHER AND CABINET
- NEW FIRE EXTINGUISHER AND CABINET
- EXISTING DOOR ASSEMBLY
- NEW DOOR ASSEMBLY
- FINISH TRANSITION

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SCALE: As indicated

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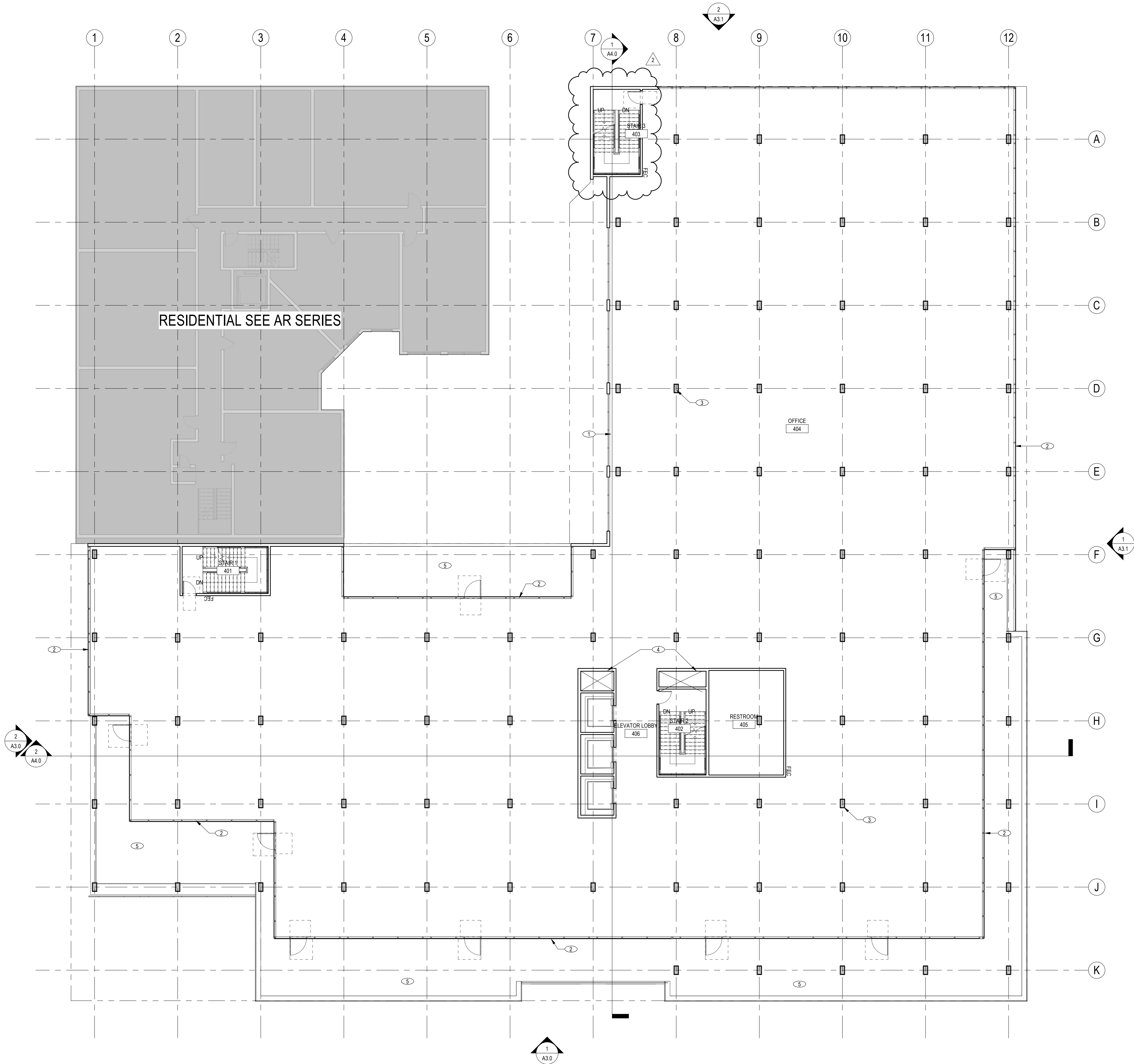
STAMP:

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CONSTRUCTION

SHEET NAME:
THIRD FLOOR PLAN

SHEET NUMBER:

A2.3



LEVEL 4 FLOOR PLAN
3/32" = 1'-0"

KEYNOTES

KEYNOTE DESCRIPTION

- 1 DARK FRAMED STOREFRONT GLAZING, TYP.
- 2 BUTT-JOINT GLAZED CURTAINWALL SYSTEM
- 3 MASS TIMBER STRUCTURAL COLUMN, TYP.
- 4 MECHANICAL SHAFT
- 5 TENANT TERRACE

LEGEND

- NIC (NOT IN CONTRACT)
- EXISTING PARTITION / CONSTRUCTION
- EXISTING FIRE RATED PARTITION / CONSTRUCTION
- NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- EXISTING FIRE EXTINGUISHER AND CABINET
- NEW FIRE EXTINGUISHER AND CABINET
- EXISTING DOOR ASSEMBLY
- NEW DOOR ASSEMBLY
- FINISH TRANSITION

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2	PRE-APPLICATION RESUBMISSION	06/10/2022

SCALE: As indicated

PROJECT NUMBER: 0000000.00
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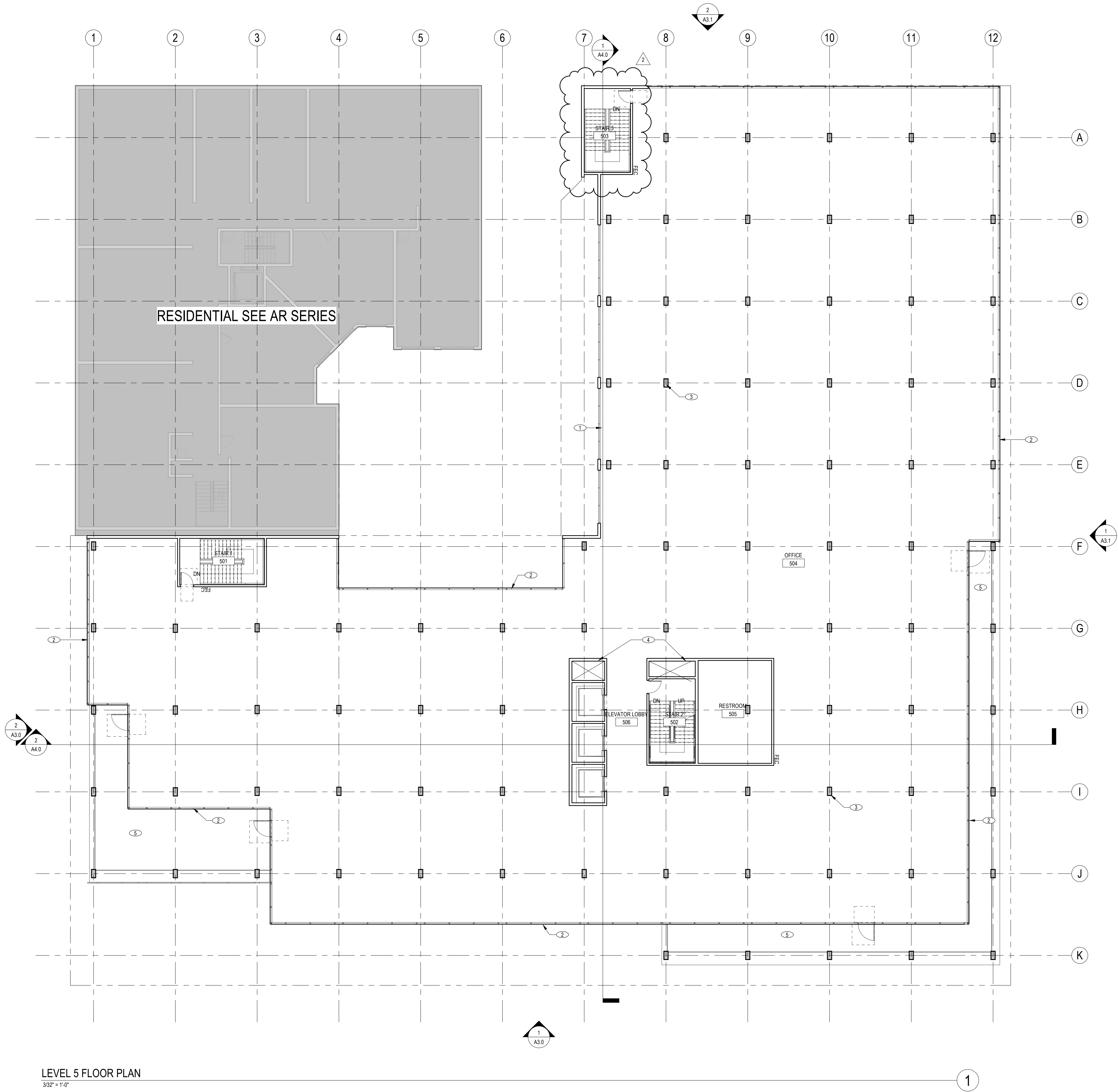
STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
FOURTH FLOOR PLAN

SHEET NUMBER:

A2.4



LEVEL 5 FLOOR PLAN
3/32" = 1'-0"

KEYNOTES

KEYNOTE DESCRIPTION

- 1 DARK FRAMED STOREFRONT GLAZING, TYP.
- 2 BUTT-JOINT GLAZED CURTAINWALL SYSTEM
- 3 MASS TIMBER STRUCTURAL COLUMN, TYP.
- 4 MECHANICAL SHAFT
- 5 TENANT TERRACE

LEGEND

- NIC (NOT IN CONTRACT)
- EXISTING PARTITION / CONSTRUCTION
- EXISTING FIRE RATED PARTITION / CONSTRUCTION
- NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- EXISTING FIRE EXTINGUISHER AND CABINET
- NEW FIRE EXTINGUISHER AND CABINET
- EXISTING DOOR ASSEMBLY
- NEW DOOR ASSEMBLY
- FINISH TRANSITION

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SCALE: As indicated

PROJECT NUMBER: 0000000.00
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STAMP:

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CONSTRUCTION

SHEET NAME:
FIFTH FLOOR PLAN

SHEET NUMBER:

A2.5

CLIENT:

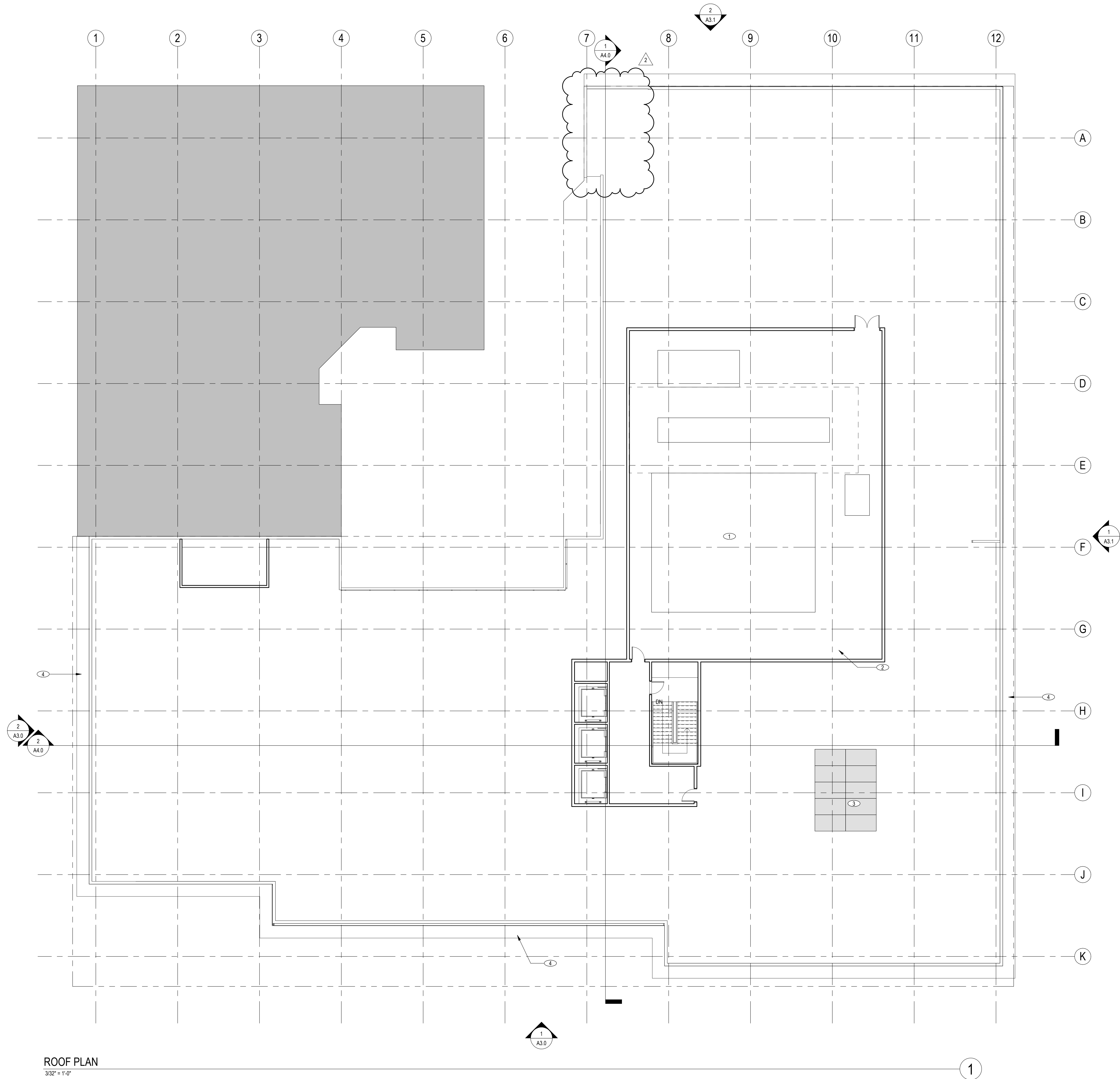


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ROOF PLAN
3/32" = 1'-0"

KEYNOTES

- 1 ROOFTOP MECHANICAL EQUIPMENT
2 MECHANICAL PENTHOUSE
3 MIN. 5KW SOLAR ARRAY (FINAL AREA AND LAYOUT TO BE DETERMINED)
4 ROOF PARAPET AND SOFFIT BELOW

LEGEND

- NIC (NOT IN CONTRACT)
— EXISTING PARTITION / CONSTRUCTION
— EXISTING FIRE RATED PARTITION / CONSTRUCTION
— NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
— NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
— EXISTING FIRE EXTINGUISHER AND CABINET
— NEW FIRE EXTINGUISHER AND CABINET
— EXISTING DOOR ASSEMBLY
— NEW DOOR ASSEMBLY
— FINISH TRANSITION

SCALE: As indicated

PROJECT NUMBER: 0000000.00
DRAWN BY: Author
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STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
ROOF PLAN

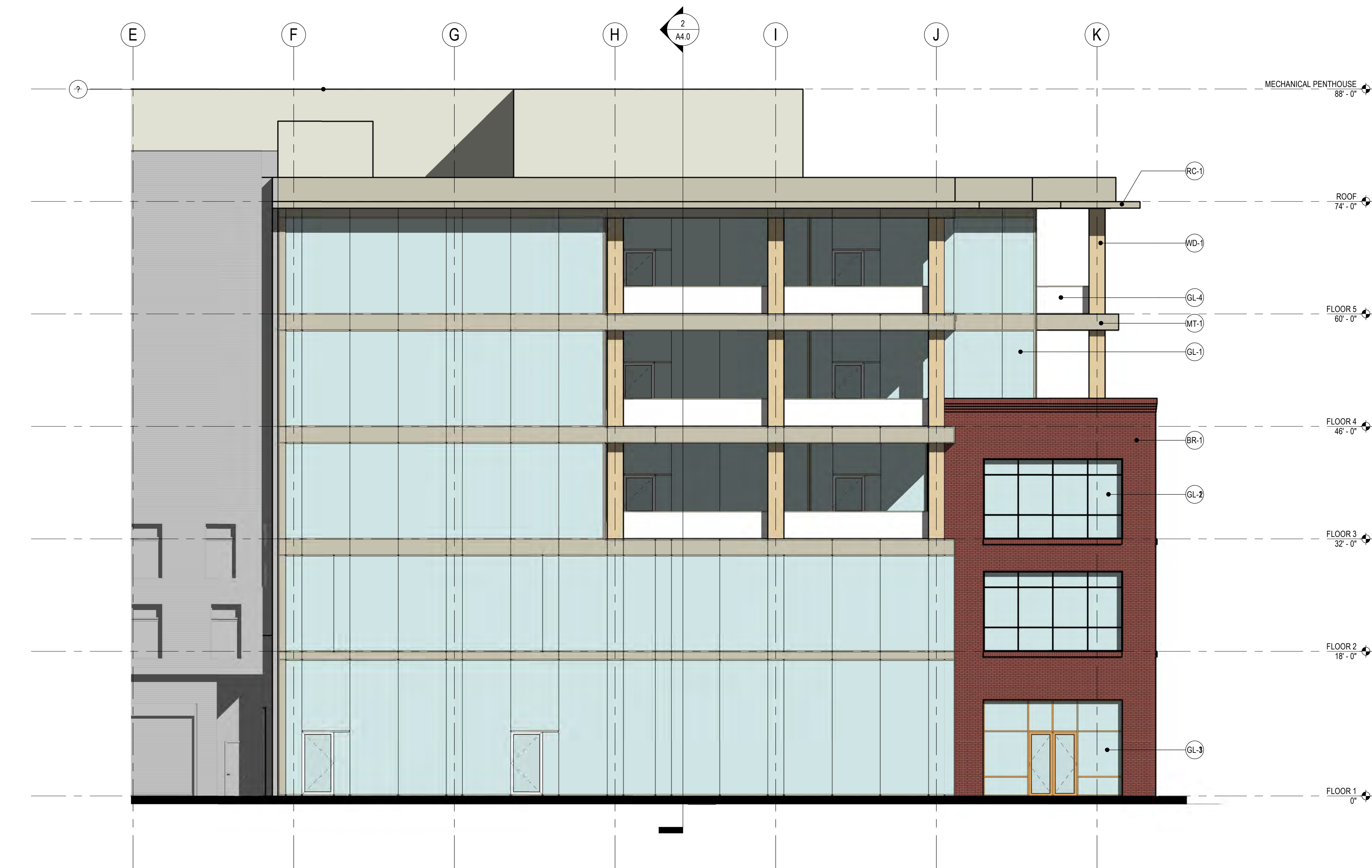
SHEET NUMBER:

A2.6



S. B STREET - WEST ELEVATION
1/8" = 1'-0"

1



E 4TH AVENUE - NORTH ELEVATION
1/8" = 1'-0"

2

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MATERIAL PALETTE

BUTT-JOINT CURTAINWALL GLAZING:



DARK-FRAMED STOREFRONT:



WOOD-CLAD STOREFRONT:



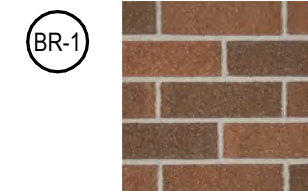
GLASS GUARDRAIL:



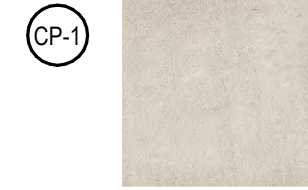
EXPOSED WOOD:



EXTERIOR BRICK:



CEMENT PLASTER:



METAL PANEL:



ROOF CANOPY:



METAL PANEL:



SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 0000000.00
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CHECKED BY: Checker

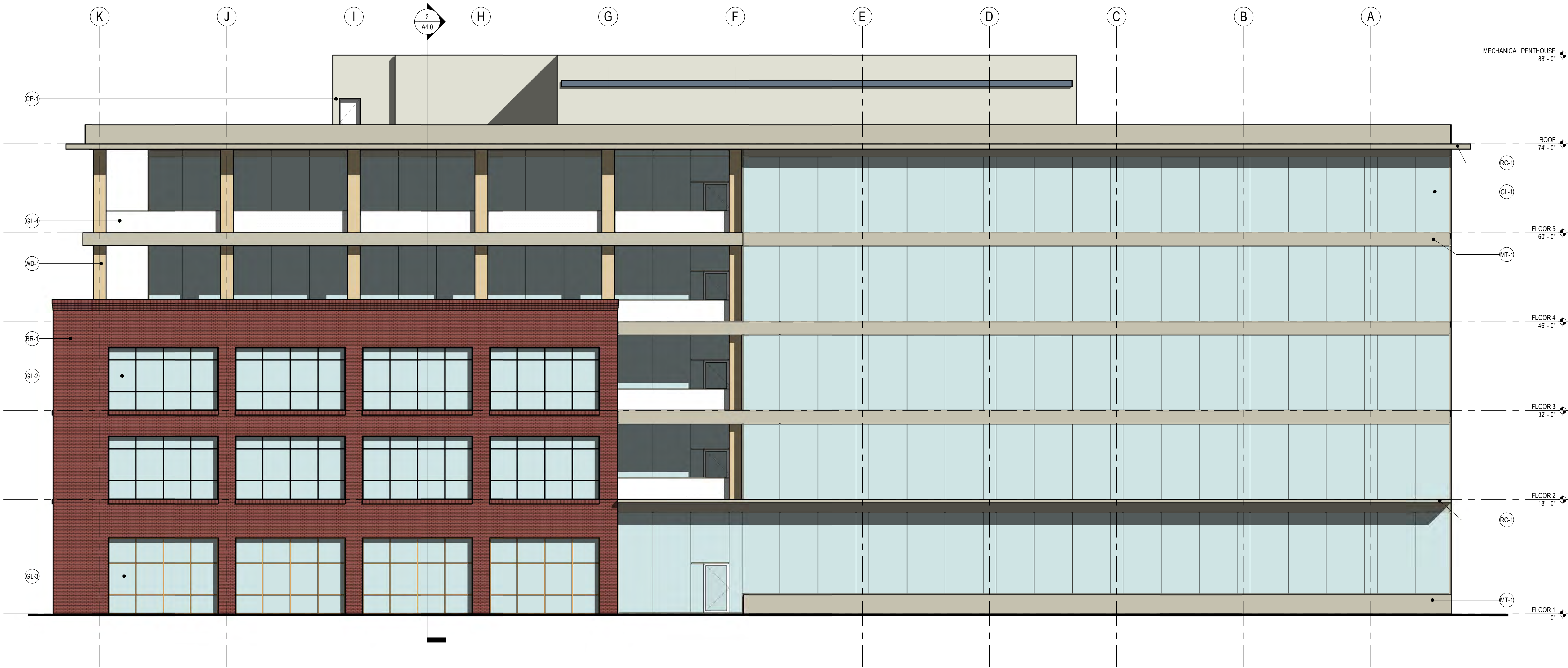
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CONSTRUCTION

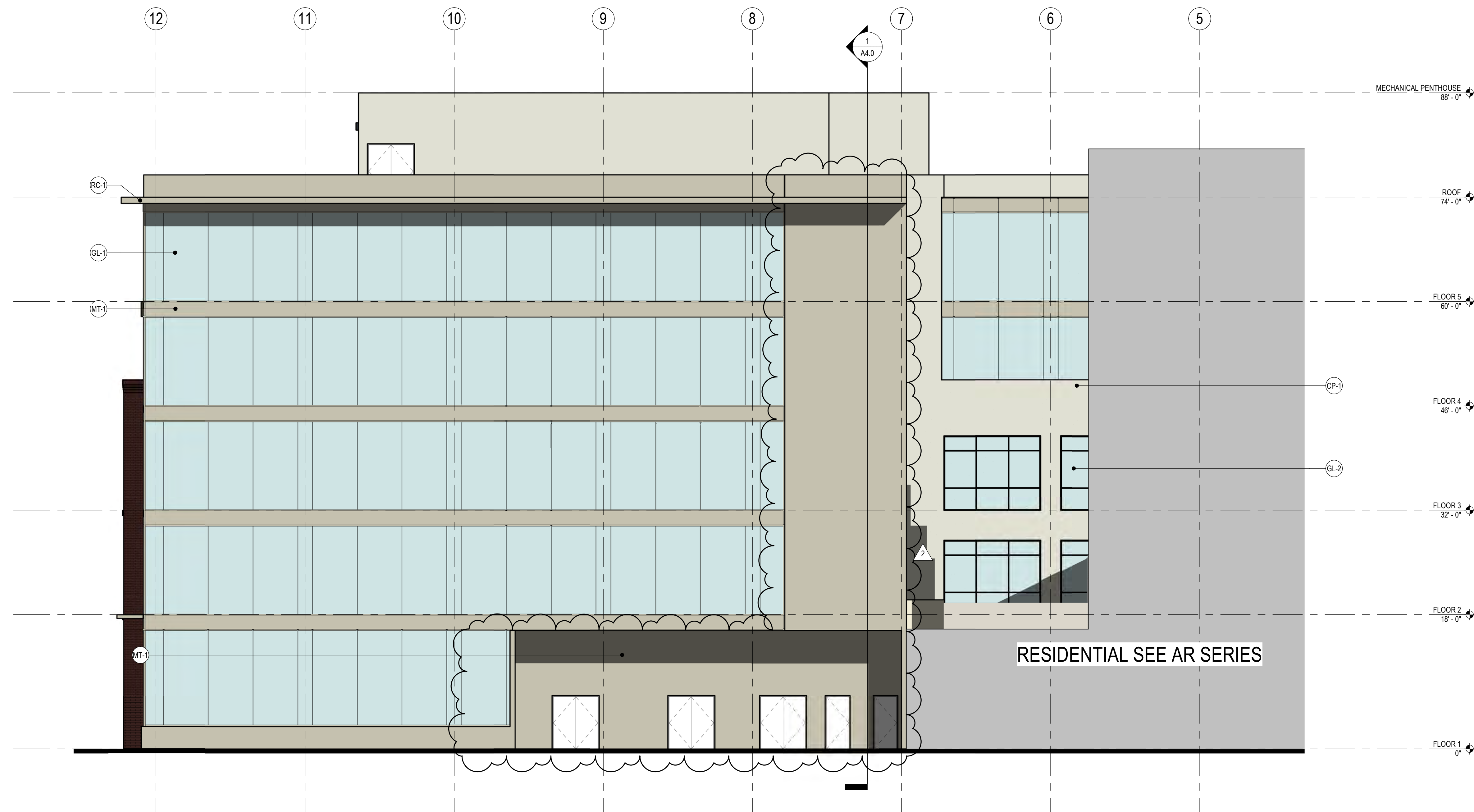
SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:

A3.0



E 5TH AVENUE - SOUTH ELEVATION
1/8" = 1'-0"



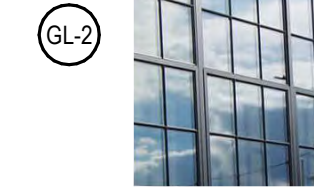
S RAILROAD AVENUE - NORTH ELEVATION
1/8" = 1'-0"

MATERIAL PALETTE

BUTT-JOINT CURTAINWALL GLAZING:



DARK-FRAMED STOREFRONT:



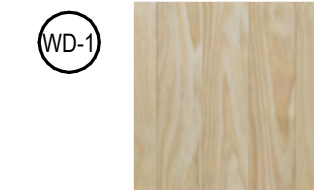
WOOD-CLAD STOREFRONT:



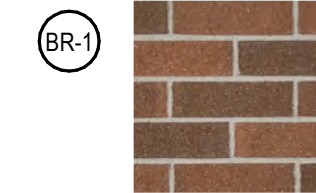
GLASS GUARDRAIL:



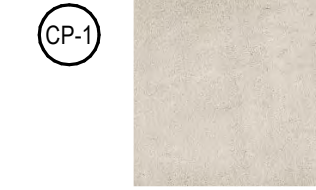
EXPOSED WOOD:



EXTERIOR BRICK:



CEMENT PLASTER:



METAL PANEL:



ROOF CANOPY:



METAL PANEL:



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California 95113

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CLIENT:



HARVEST
PROPERTIES

PROJECT NAME & ADDRESS:

4TH & B ("Bespoke")

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS:

1	PRE-APPLICATION	02/10/2022
2	PRE-APPLICATION RESUBMISSION	06/10/2022

SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 0000000.00

DRAWN BY: Author

CHECKED BY: Checker

STAMP:

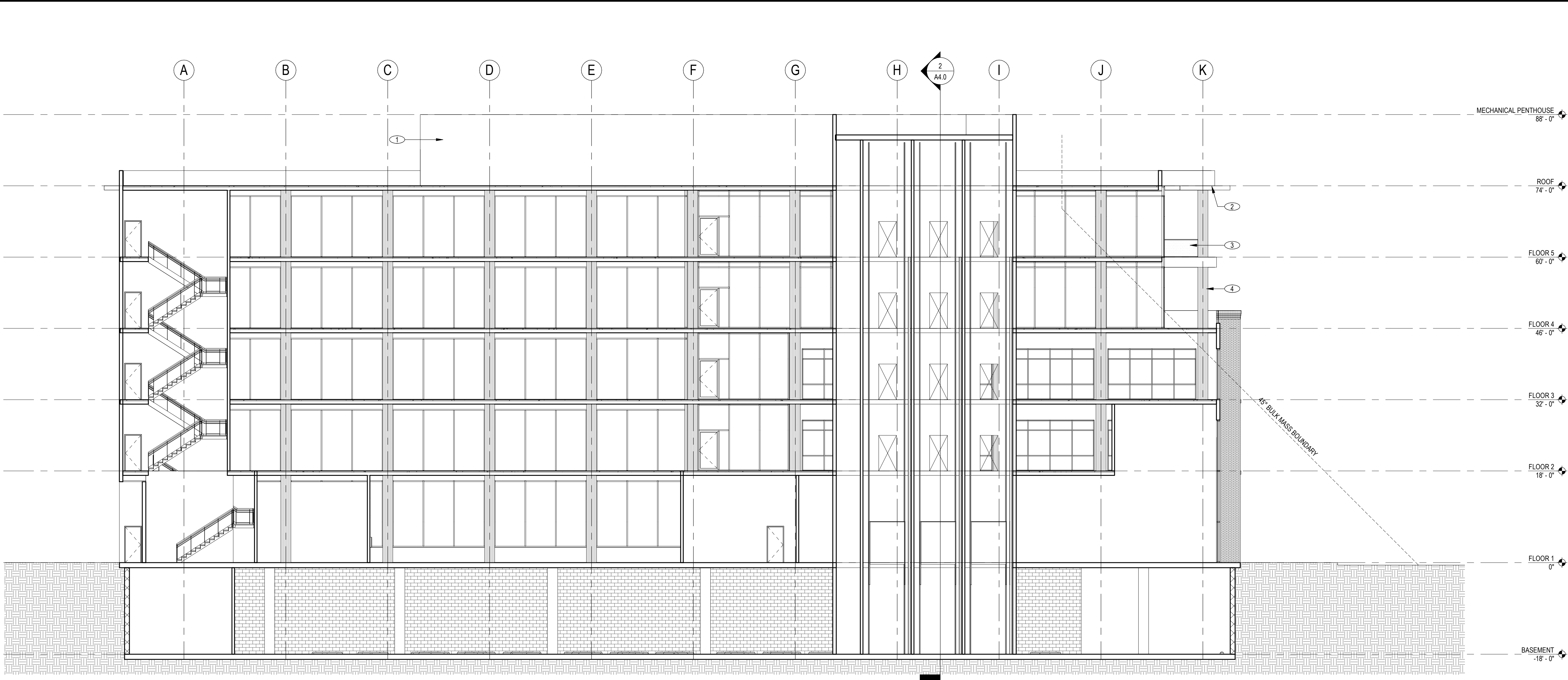
NOT FOR
CONSTRUCTION

SHEET NAME:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A3.1



NORTH-SOUTH SECTION
3/32" = 1'-0"

KEYNOTES

KEYNOTE DESCRIPTION

- 1 ROOFTOP MECHANICAL PENTHOUSE
- 2 ROOF OVERHANG
- 3 GLASS RAILING AT BALCONY
- 4 EXPOSED TIMBER COLUMN

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PROJECT NAME & ADDRESS:

4TH & B ("Bespoke")

445 S B STREET
SAN MATEO, CA, 94401

ISSUE:

ISSUE DATE:

Project Status

Issue Date

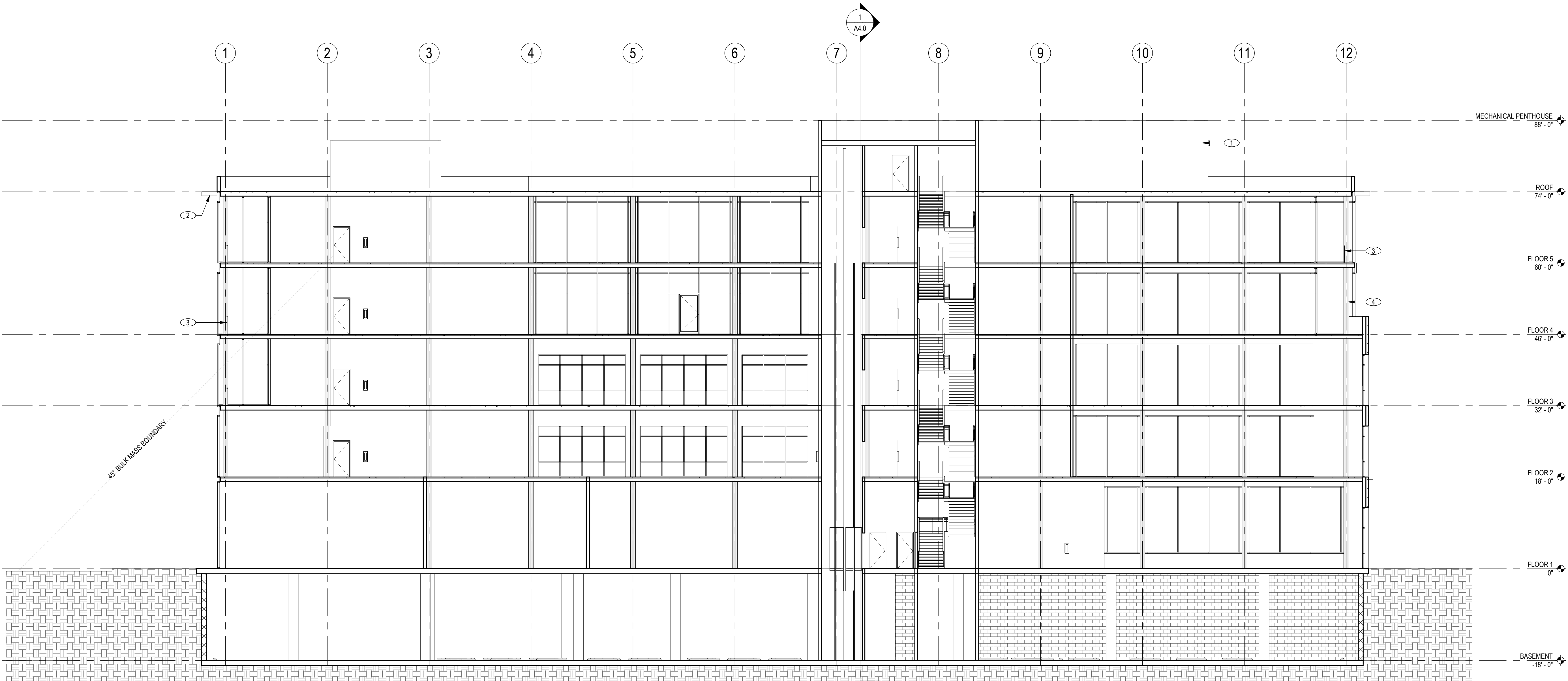
REVISIONS :

1 PRE-APPLICATION

DESCRIPTION

DATE

02/10/2022



EAST-WEST SECTION
3/32" = 1'-0"

SCALE:

3/32" = 1'-0"

PROJECT NUMBER:

0000000.00

DRAWN BY:

Author

CHECKED BY:

Checker

STAMP:

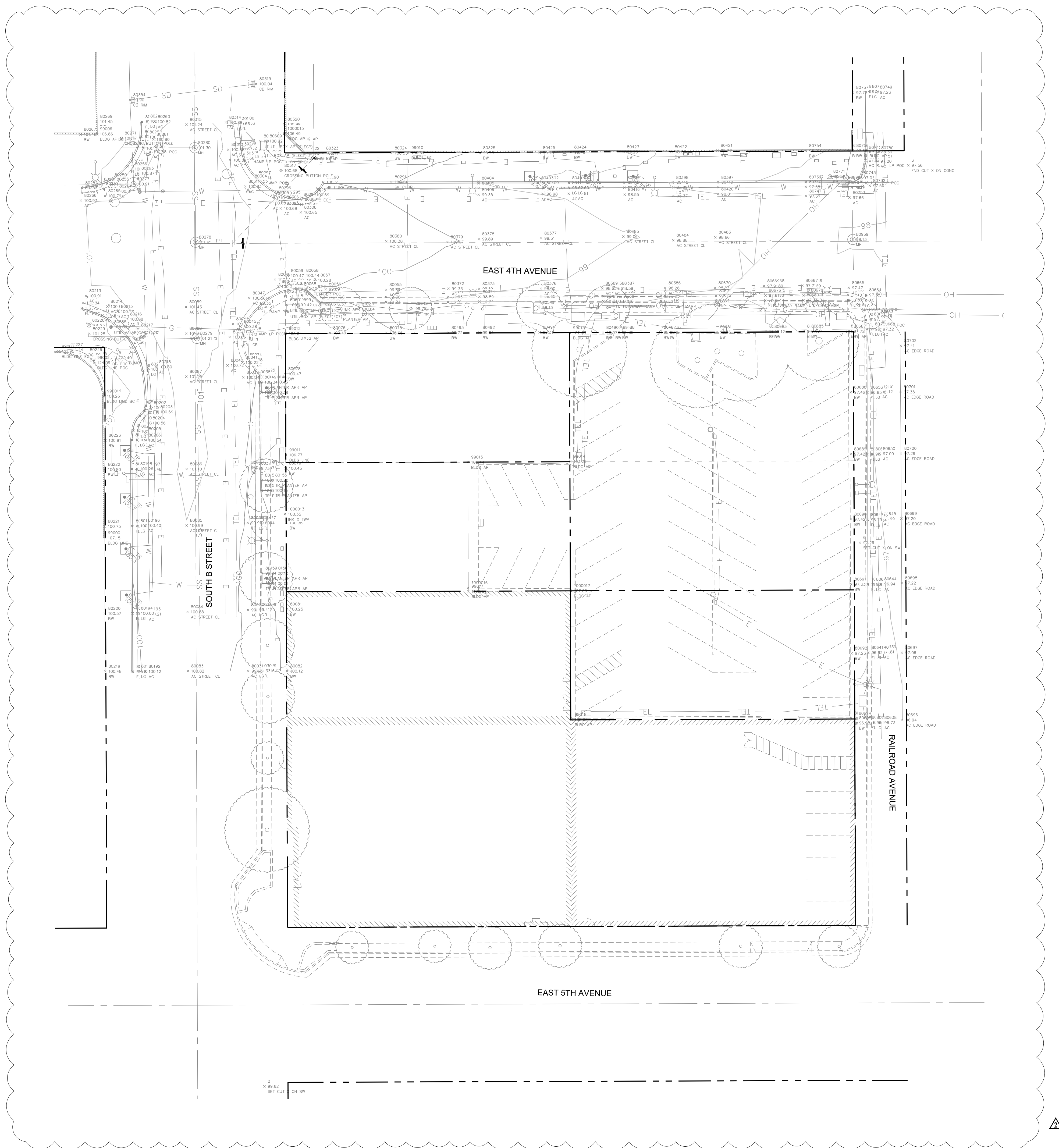
NOT FOR
CONSTRUCTION

SHEET NAME:

BUILDING SECTIONS

SHEET NUMBER:

A4.0



CLIENT

PROJECT NAME & ADDRESS

445 S B STREET
SAN MATEO, CA, 94401
APN: (ADD APN HERE IF
APPLICABLE)

ISSUE:	Project Status
ISSUE DATE:	Issue Date

REVISIONS :		
#	DESCRIPTION	DATE
1	PRE-APPLICATION	02/10/2022
2	PRE-APPLICATION RESUBMISSION	06/10/2022

SCALE: 1" = 20'

PROJECT NUMBER:	21-034.2
DRAWN BY:	PC
CHECKED BY:	EL

STAMP.

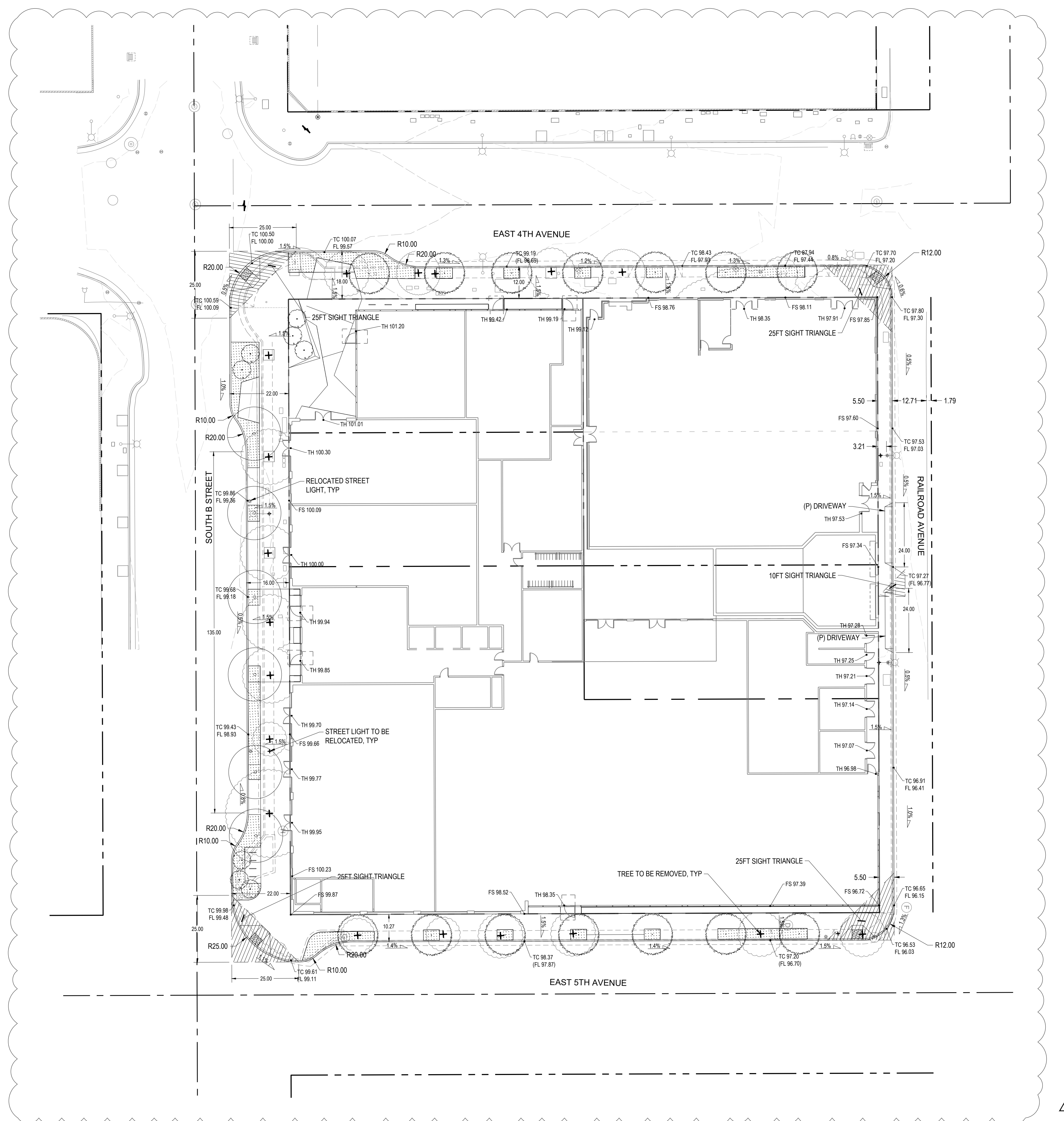
**NOT FOR
CONSTRUCTION**

SHEET NAME:

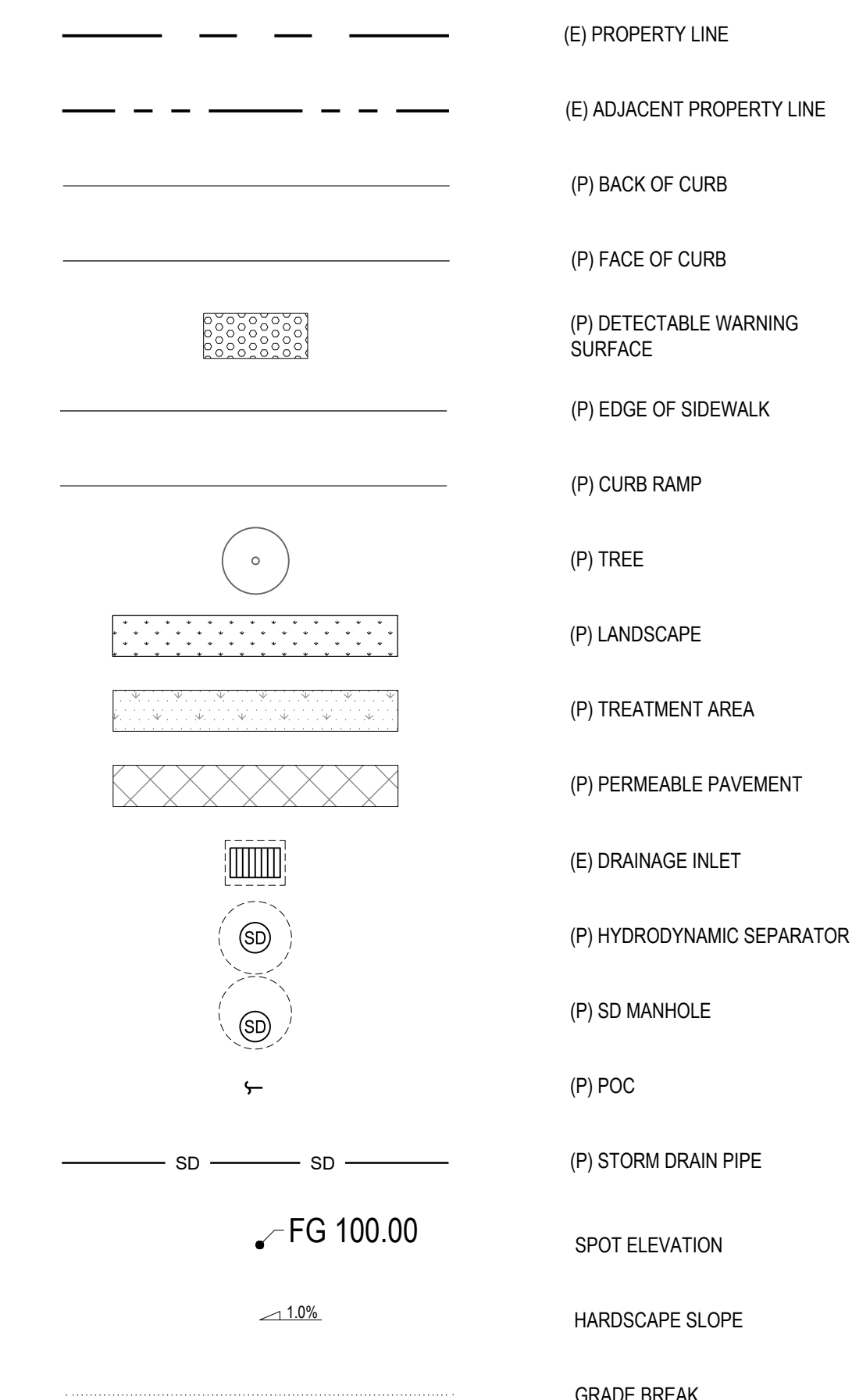
CONCEPT GRADING AND DRAINAGE

SHEET NUMBER:

C2.00

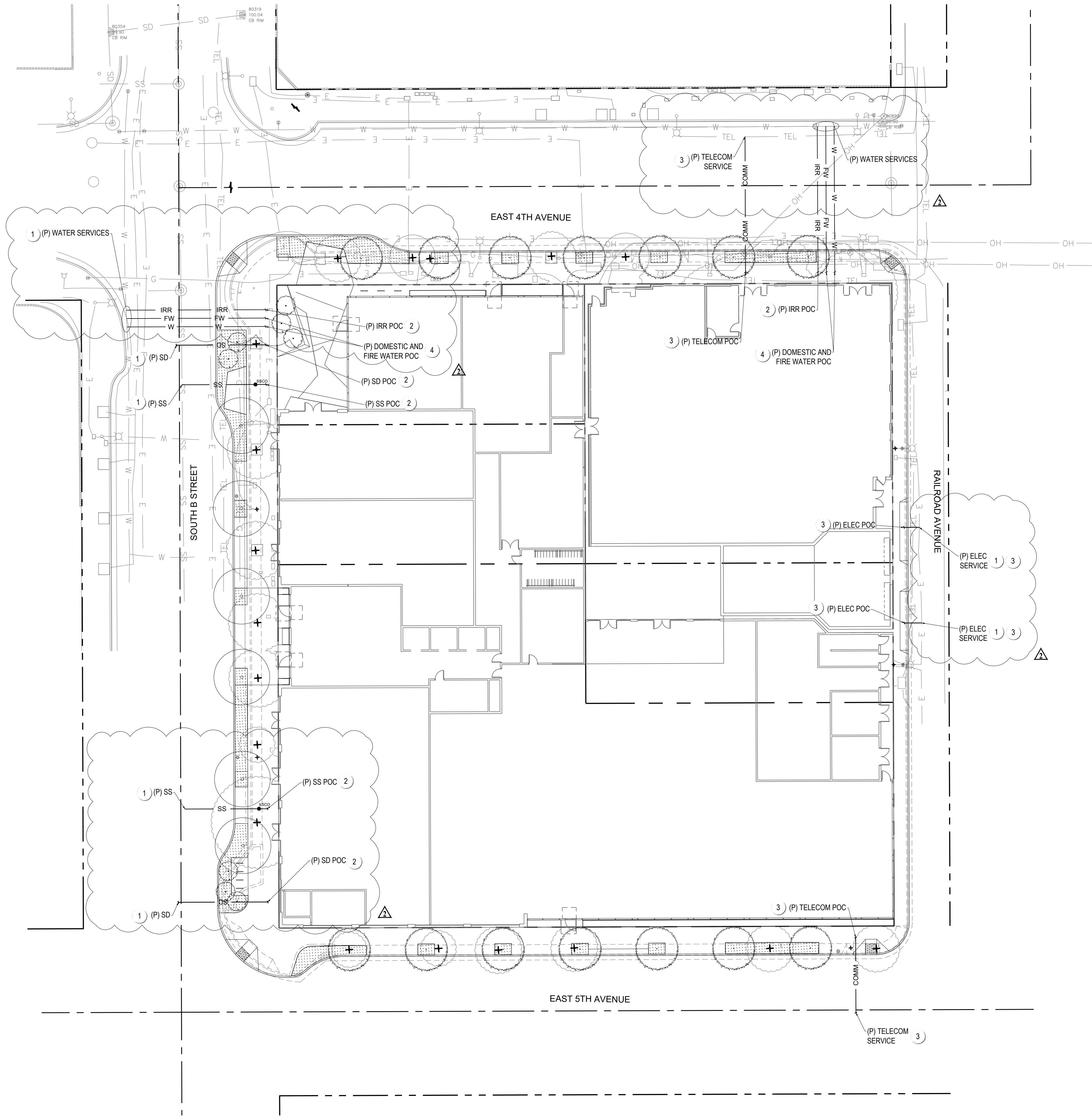


LEGEND



NOTES

1. PROPOSED GRADES SHOWN ARE CONCEPTUAL. FINAL GRADES TO BE DEVELOPED DURING THE DESIGN PHASE.
2. FUTURE GRADING WILL CONFORM TO EXISTING CONDITIONS AT THE PROJECT PERIMETER.
3. ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.



LEGEND	
	(P) ELECTRIC TRENCH
	(P) TELECOM TRENCH
	(P) WATER LINE
	(P) FIRE WATER LINE
	(P) IRRIGATION WATER LINE
	(P) SANITARY SEWER LINE
	(P) POINT OF CONNECTION (POC)
	(P) WATER METER

- UTILITY KEYNOTES
1. CONNECT TO EXISTING MAIN
 2. SEE PLUMBING PLANS FOR CONTINUATION
 3. SEE ELECTRICAL PLANS FOR CONTINUATION AND DETAILS
 4. SEE IRRIGATION PLANS FOR CONTINUATION

- NOTES
1. PROPOSED UTILITIES SHOWN ARE CONCEPTUAL. FINAL UTILITIES TO BE COORDINATED WITH MEP.
 2. UTILITY SERVICE SIZES TO BE DETERMINED BY MEP.

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SHERWOOD
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San Francisco, CA 94110
www.sherwoodengineers.com

CLIENT:

PROJECT NAME & ADDRESS:

445 S B STREET
SAN MATEO, CA, 94401
APN: (ADD APN HERE IF
APPLICABLE)

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :		
1	DESCRIPTION	DATE
1	PRE-APPLICATION	02/10/2022
2	PRE-APPLICATION RESUBMISSION	05/10/2022

SCALE: 1" = 30'

PROJECT NUMBER: 21-034.2
DRAWN BY: PC
CHECKED BY: EL

STAMP:

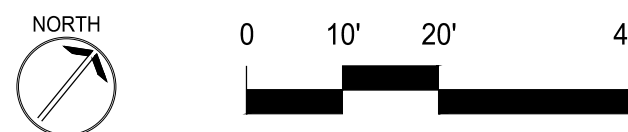
NOT FOR
CONSTRUCTION

SHEET NAME:

CONCEPT UTILITIES

SHEET NUMBER:

C2.50



CLIENT:

PROJECT NAME & ADDRESS:

445 S B STREET
SAN MATEO, CA, 94401
APN: (ADD APN HERE IF
APPLICABLE)

ISSUE:	Project Status
ISSUE DATE:	Issue Date
REVISIONS:	
1 PRE-APPLICATION	02/10/2022
2 PRE-APPLICATION RESUBMISSION	06/10/2022

SCALE:	1" = 20'
PROJECT NUMBER:	21-034.2
DRAWN BY:	PC
CHECKED BY:	EL
STAMP:	

**NOT FOR
CONSTRUCTION**

SHEET NAME:
**CONCEPT
STORMWATER
MANAGEMENT
PLAN**

SHEET NUMBER:
C3.00



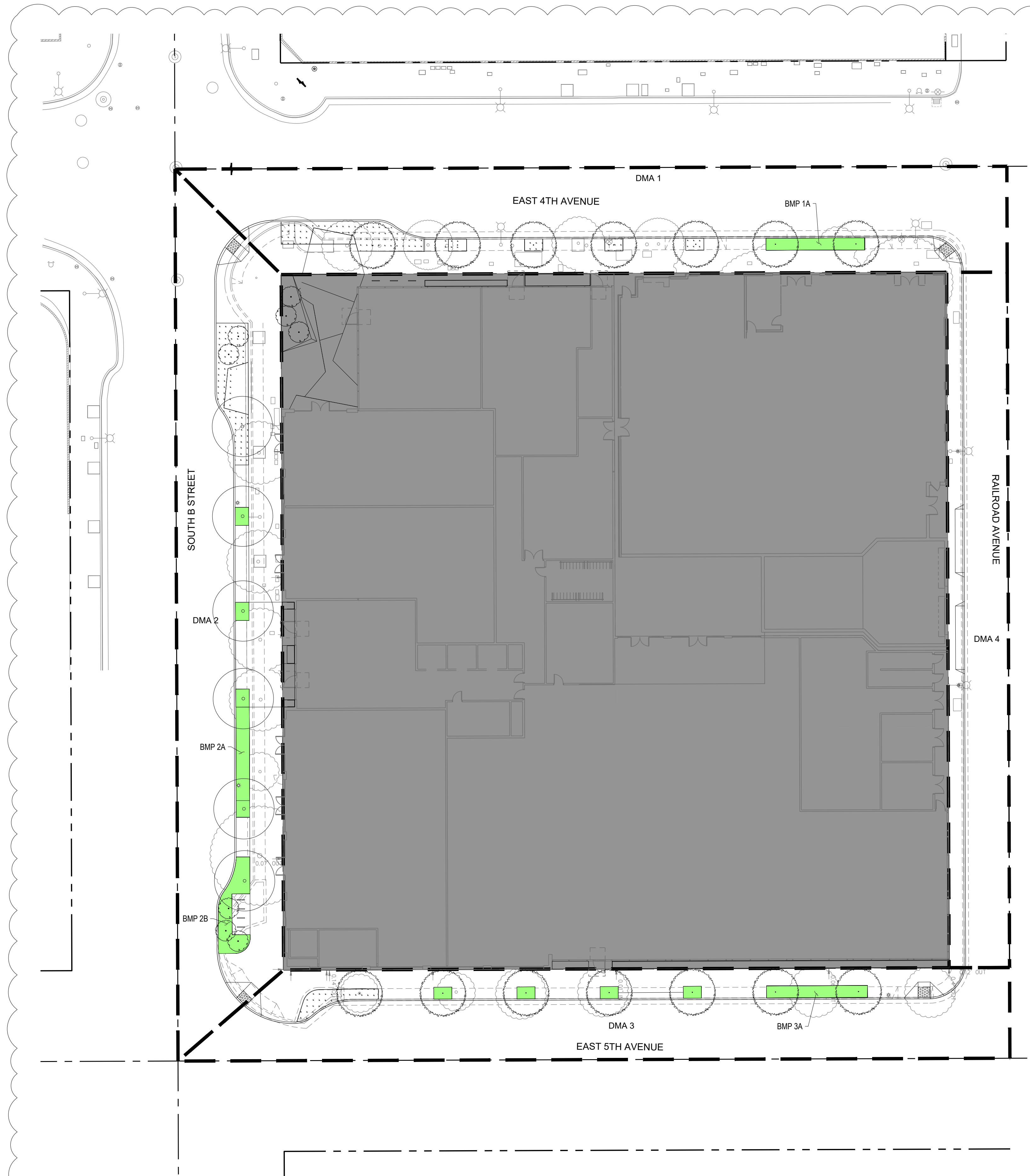
ON-SITE STORMWATER MANAGEMENT PLAN

SCALE: 1"=20'

EXISTING CONDITIONS TALBOTS ON-SITE: RESIDENTIAL + COMMERCIAL				
DMA	IMPERMEABLE AREA	PERMEABLE AREA	TOTAL AREA	TREATMENT AREA REQUIRED
	SF	SF	SF	SF
1 (COMMERCIAL)	37400	0	37400	1496.00
2 (RESIDENTIAL)	12563	637	13200	502.52
TOTAL	49963	637	50600	1998.52

PROPOSED CONDITIONS TALBOTS ON-SITE: RESIDENTIAL + COMMERCIAL								
DMA	ROOF	HARDSCAPE	SOFTSCAPE (LANDSCAPE)	TOTAL AREA	METHOD OF SIZING	METHOD OF TREATMENT	REQUIRED TREATMENT AREA	PROVIDED TREATMENT AREA
	SF	SF	SF	SF			SF	SF
1 (COMMERCIAL)	34,504	1,216	1,680	37,400	COMBINATION	BIORETENTION	1,080	1,680
2 (RESIDENTIAL)	12,440	228	532	13,200	COMBINATION	BIORETENTION	383	532
TOTAL	46,944	1,444	2,212	50,600			1,463	2,212

NOTE: REQUIRED TREATMENT AREAS CALCULATED PER SAN MATEO WATER POLLUTION PROGRAM AND ASSUMED 7-IN PONDING DEPTH.



OFF-SITE STORMWATER MANAGEMENT PLAN

SCALE: 1"=20'

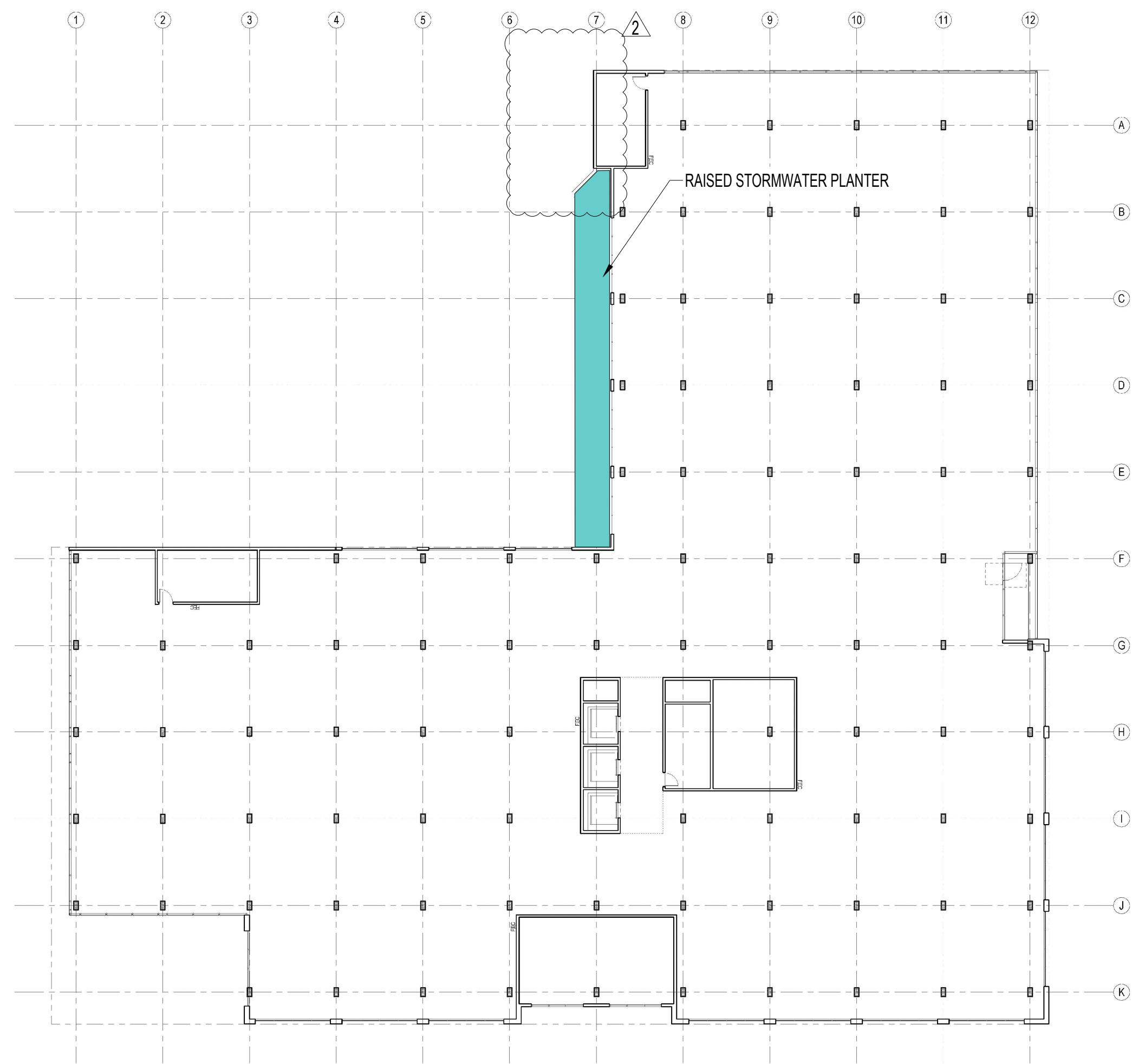
EXISTING CONDITIONS TALBOTS OFF-SITE			
IMPERMEABLE AREA	PERMEABLE AREA	TOTAL AREA	TREATMENT AREA REQUIRED
SF	SF	SF	SF
30238	288	30526	1209.52

PROPOSED CONDITIONS TALBOTS OFF-SITE							
DMA	HARDSCAPE	SOFTSCAPE (LANDSCAPE)	TOTAL AREA	METHOD OF SIZING	METHOD OF TREATMENT	REQUIRED TREATMENT AREA	PROVIDED TREATMENT AREA
	SOFT	SOFT	SOFT			SOFT	SOFT
1	8483	530	9,013	COMBINATION	BIORETENTION	218.3	131
2	8434	754	9,188	COMBINATION	BIORETENTION	217.6	449
3	7371	354	7,725	COMBINATION	BIORETENTION	189.4	201
4	4601	0	4,601	COMBINATION		117.7	0
TOTAL	28889	1638	30527			743.00	781

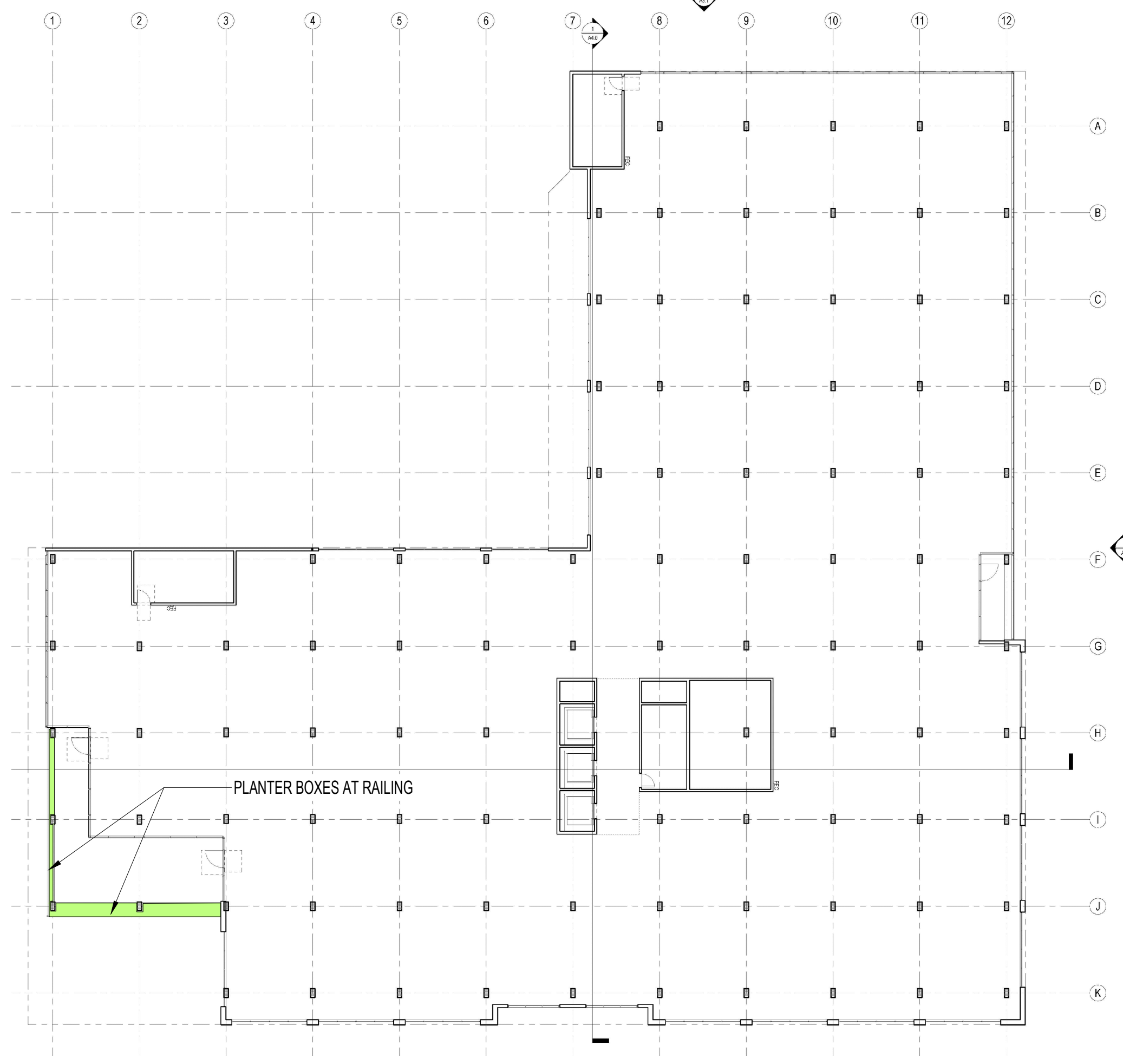
NOTE: REQUIRED TREATMENT AREAS CALCULATED PER SAN MATEO WATER POLLUTION PROGRAM AND ASSUMED 12-IN PONDING DEPTH.

LEGEND	
	DRAINAGE AREA BOUNDARY
	PROPERTY LINE
	AREA OUTSIDE OF CALCULATIONS
	TREATMENT PLANTER
	LANDSCAPE
	HARDSCAPE

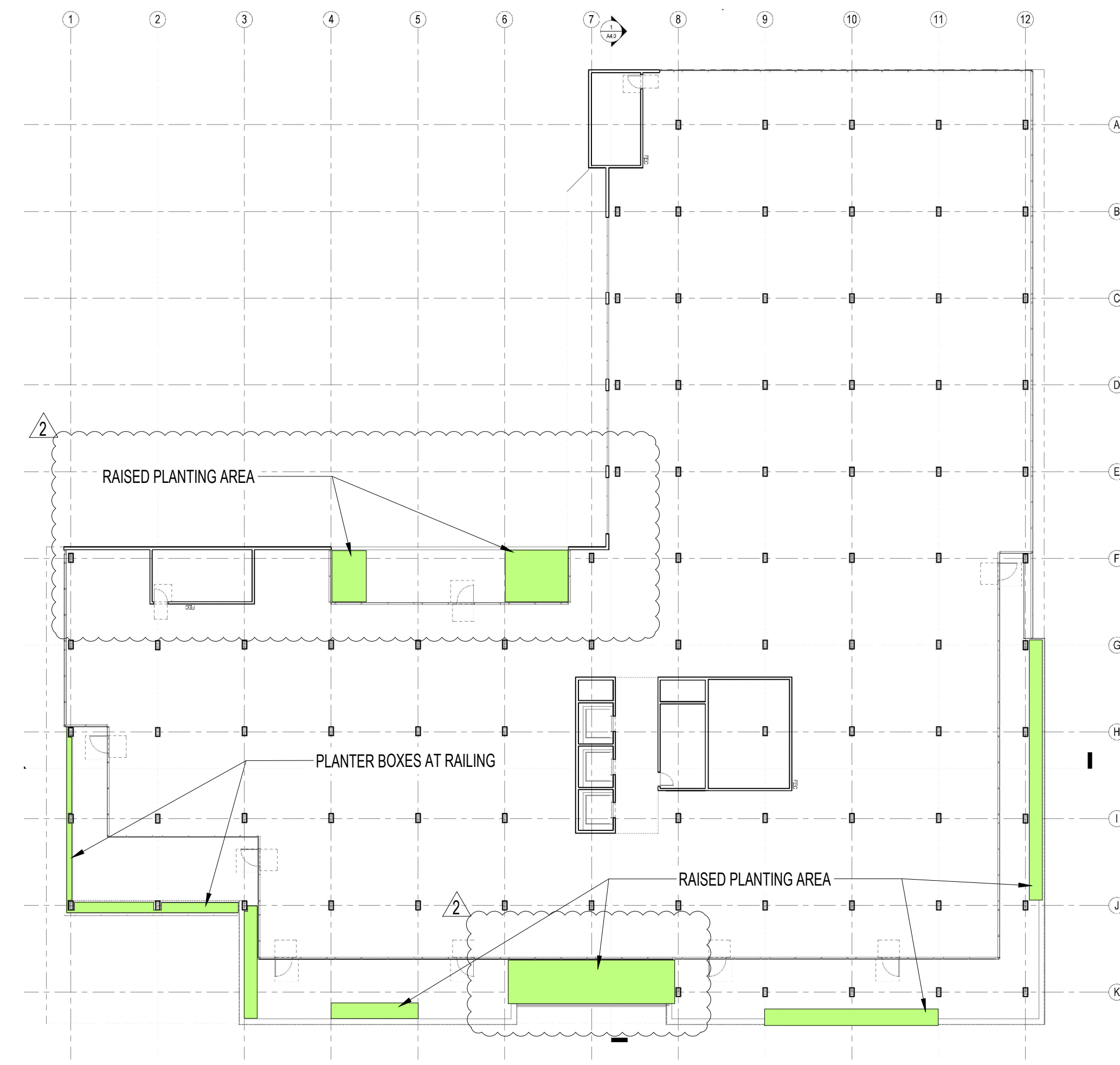




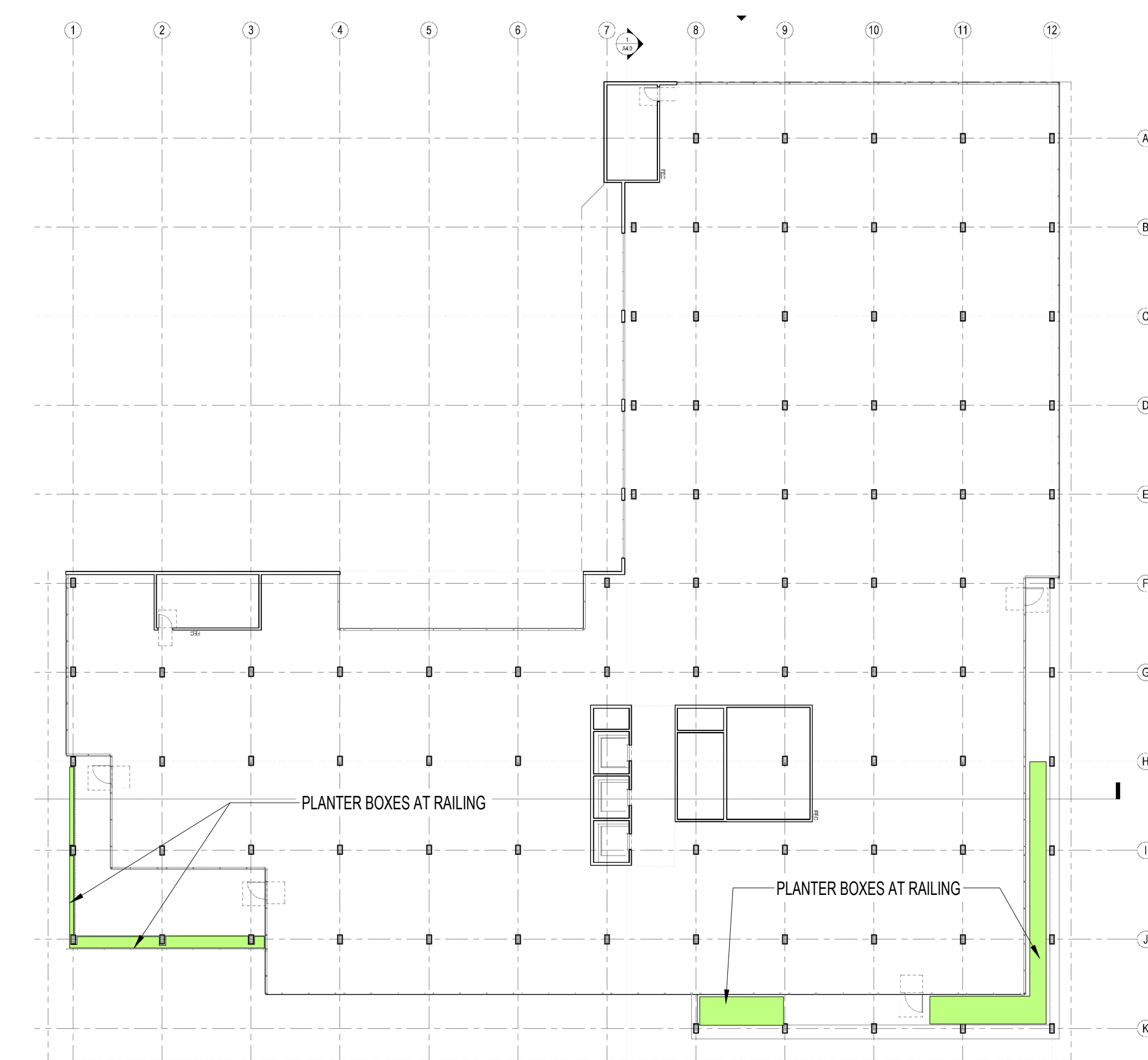
2ND FLOOR



3RD FLOOR



4TH FLOOR



5TH FLOOR

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CLIENT:



PROJECT NAME & ADDRESS:

401-445 S. B STREET

401-445 S. B STREET
SAN MATEO, CA 94401

ISSUE:

ISSUE DATE:

REVISIONS:

DESCRIPTION	DATE
1 PRE-APPLICATION	1/31/2022
2 PRE-APPLICATION RESUBMISSION	6/10/2022

SCALE:

PROJECT NUMBER:	2202017.00
DRAWN BY:	TH
CHECKED BY:	CB
STAMP:	

**NOT FOR
CONSTRUCTION**

SHEET NAME:

**LANDSCAPE
PLAN-DIAGRAMS, 2ND,
3RD, 4TH & 5TH FLOORS**

SHEET NUMBER:

L.1.1

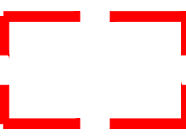


RAILROAD AVE.



4th AVE

5th AVE

B STREET

-  COVERED OPEN SPACE
-  OPEN SPACE IN SUN BETWEEN NOON AND 2PM THE SPRING AND FALL EQUINOX PER SMMC 27.38.090
-  OPEN SPACE AT CORNER PLAZA & RETAIL STOREFRONTS

TOTAL OPEN SPACE	1794 SF
OPEN SPACE IN SUN BETWEEN NOON AND 2PM ON THE SPRING AND FALL EQUINOX PER SMMC 27.38.090	1354 SF

OPEN SPACE CALCULATIONS	
PER SMMC 27.38.090 OPEN SPACE REQUIREMENTS OPEN SPACE TO HAVE 25'-0" MIN WIDTH	
TOTAL OFFICE AREA:	161,480 SF
REQUIRED OPEN SPACE (1% OF OFFICE AREA):	1615 SF
(50% OF REQUIRED) OPEN SPACE IN SUN BETWEEN NOON AND 2PM ON THE SPRING AND FALL EQUINOX PER SMMC 27.38.090:	1354 SF
PROVIDED OPEN SPACE THAT IS COVERED	339 SF
TOTAL OPEN SPACE PROVIDED (1.11% OF OFFICE AREA)	1794 SF
TOTAL OPEN SPACE THAT IS ABOVE REQUIRED	179 SF

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HARVEST

PROMETHEUS

PROJECT NAME & ADDRESS:

401-445 S. B STREET

401-445 S. B STREET
SAN MATEO, CA 94401

ISSUE:

ISSUE DATE:

REVISIONS:

REVISIONS	DESCRIPTION	DATE
1	PRE-APPLICATION	1/31/2022
2	PRE-APPLICATION RESUBMISSION	6/10/2022

SCALE:

PROJECT NUMBER:	2202017.00
DRAWN BY:	TH
CHECKED BY:	CB
STAMP:	

NOT FOR
CONSTRUCTION

SHEET NAME:
OPEN SPACE DIAGRAM

SHEET NUMBER:

L1.2

FOR ILLUSTRATIVE PURPOSES ONLY



CORNER PLAZA AT 4TH AVE & S. B STREET. GREENWALL ON NORTH FACADE WITH PLANTING AT UPPER TERRACES. PALMS LINK THE LARGE CORNER PLANTER TO THE UPPER LEVELS WITH VEGETATION.



CORNER PLAZA AT 4TH AVE & S. B STREET. LARGE CORNER PLANTER RECHARGES GROUNDWATER. BULBOUT AND CURB EXTENSIONS ALLOW FOR ENHANCED PLANTING AND ALCOVES FOR SEATING. (BIRDSEYE)



LOOKING WEST FROM CORNER PLAZA. SCULPTURAL STONE WALL ECHOES THE MOUNTAINS IN THE DISTANCE. SPECIALTY PAVING DEMARKATES THE ENTRY TIES IN WITH THE PUBLIC SEATING ALCOVES IN CURB EXTENSIONS.



CORNER PLAZA AT 4TH AVE & S. B STREET. LARGE CORNER PLANTER RECHARGES GROUNDWATER. BULBOUT AND CURB EXTENSIONS ALLOW FOR ENHANCED PLANTING AND ALCOVES FOR SEATING.

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PROMETHEUS

PROJECT NAME & ADDRESS:

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SAN MATEO, CA 94401

ISSUE:

ISSUE DATE:

REVISIONS:

REVISIONS	DESCRIPTION	DATE
1	PRE-APPLICATION	1/31/2022
2	PRE-APPLICATION RESUBMISSION	6/10/2022

SCALE:

PROJECT NUMBER: 2202017.00
DRAWN BY: TH
CHECKED BY: CB

STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
ILLUSTRATIVE
RENDERINGS

SHEET NUMBER:

L2.0

FOR ILLUSTRATIVE PURPOSES ONLY



CORNER PLAZA AT 4TH AVE & S. B STREET. SCULPTURAL FEATURE WALL AND PLANTING AREA RECHARGES GROUNDWATER AND SUPPORTS LARGE PALMS.



LOOKING NORTH ON B STREET



ENLARGED TREE WELLS AND WIDENED ROW ALONG SOUTH B STREET.



MIDBLOCK COMMERCIAL ENTRY ON SOUTH B STREET WITH SPECIALTY PAVING.

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PROJECT NAME & ADDRESS:

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SAN MATEO, CA 94401

ISSUE:

ISSUE DATE:

REVISIONS:

REVISIONS	DESCRIPTION	DATE
1	PRE-APPLICATION	1/31/2022
2	PRE-APPLICATION RESUBMISSION	6/10/2022

SCALE:

PROJECT NUMBER:	2202017.00
DRAWN BY:	TH
CHECKED BY:	CB
STAMP:	

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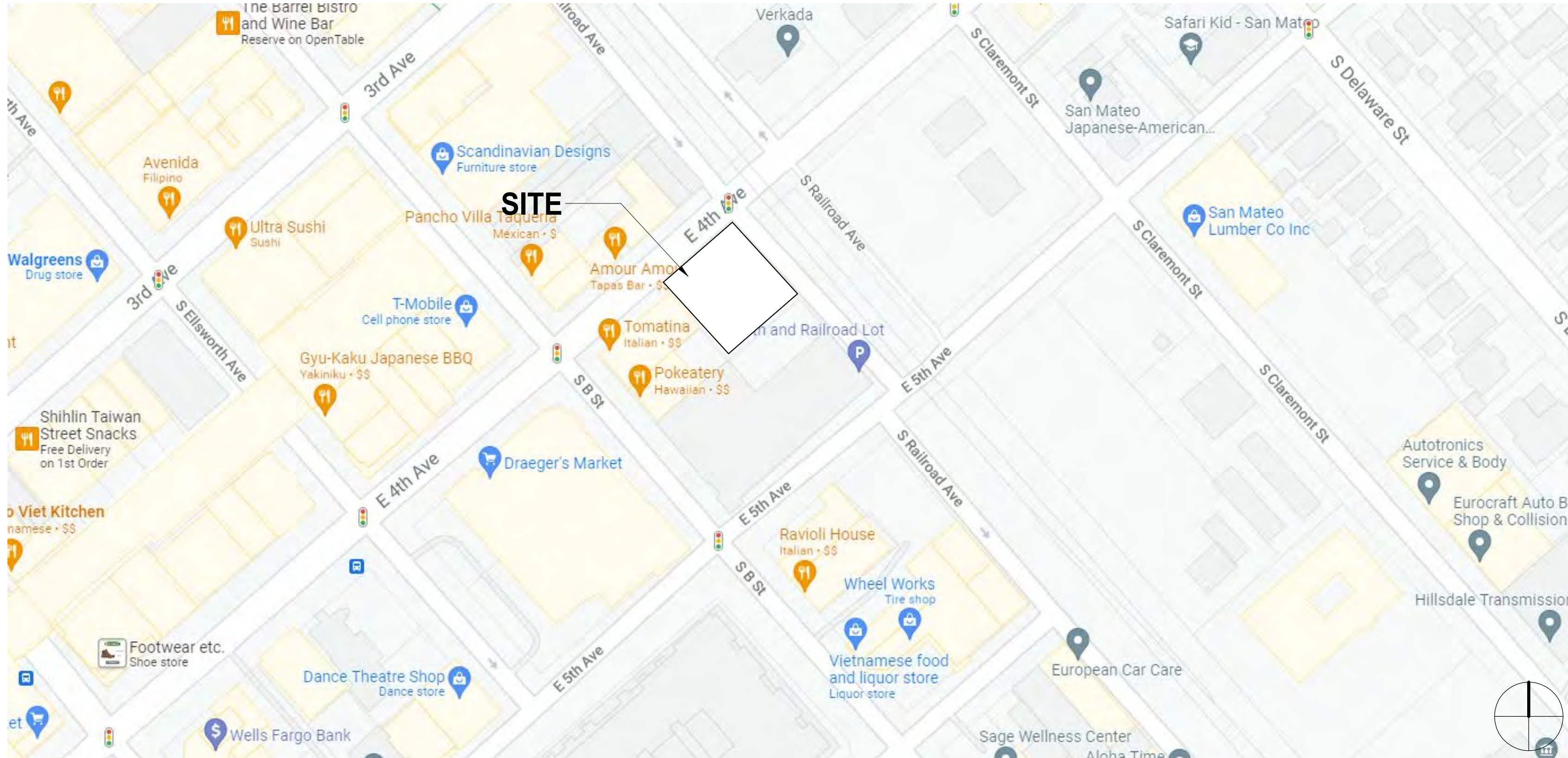
SHEET NAME:
ILLUSTRATIVE
RENDERINGS

SHEET NUMBER:

L2.1

4TH & RAILROAD - AFFORDABLE HOUSING PROJECT

4TH & S RAILROAD AVE
SAN MATEO, CA 94401



SITE MAP 4

UNIT AND AREA SUMMARY												JOB: 4th & Railroad, San Mateo		
Date 02/10/2022														
CONSTRUCTION TYPE: TYPE IIIA OR TYPE IA														
FLOORS: 5 WOOD OVER 2 CONCRETE														
UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	1ST	2ND	3RD	4TH	5TH	6TH	7TH	ROOF	Unit Total	Rentable Area by Type	
STUDIO	S1.0	STUDIO	410									10	17%	4,100
	S1.1	STUDIO	408		3							3	5%	1,224
	S1.2	STUDIO	408		2							2	3%	816
STUDIO SUB-TOTAL				0	5	2	2	2	2	2	0	13	22%	6,140
1 BEDROOM	A1.0	INSIDE CORNER 1 BDRM	642		1	1	1	1	1	1		6	10%	3,852
	A1.1	INSIDE CORNER 1 BDRM	512		1							1	2%	512
	A2.0	INSIDE CORNER 1 BDRM	654		1	1	1	1	1	1		6	10%	3,924
1 BDRM SUB-TOTAL				0	3	2	2	2	2	2	0	13	22%	8,288
2 BEDROOM	B1.0	2 BDRM/ 1 BATH	817									5	8%	4,085
	B2.0	2 BDRM/ 1 BATH	847			1	1	1	1	1		5	8%	4,235
	B2.1	2 BDRM/ 1 BATH	852		1							1	2%	852
	B3.0	2 BDRM/ 1 BATH	760			1	1	1	1	1		5	8%	3,800
	B3.1	2 BDRM/ 1 BATH	834		1							1	2%	834
2 BDRM SUB-TOTAL				0	2	3	3	3	3	3	0	17	28%	13,806
3 BEDROOM	C1.0	3 BDRM/ 2 BATH	1,126			1	1	1	1	1		5	8%	5,630
	C1.1	3 BDRM/ 2 BATH	1,129		1							1	2%	1,129
	C2.0	3 BDRM/ 2 BATH	1,120			1	1	1	1	1		5	8%	5,600
	C2.1	3 BDRM/ 2 BATH	1,123		1							1	2%	1,123
	C3.0	3 BDRM/ 2 BATH	1,229			1	1	1	1	1		5	8%	6,145
3 BDRM SUB-TOTAL				0	2	3	3	3	3	3	0	17	28%	19,627
TOTAL UNITS			Avg SqFt	798	0	12	10	10	10	10	0	60	100%	47,861
Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks														
Net rentable Residential by floor (excl decks)				0	7,786	8,015	8,015	8,015	8,015	8,015	0			47,861
Gross area by floor (footprint minus net rentable, excl decks)				0	4,265	222	1,143	1,143	1,143	1,143	0			10,202
Residential Amenities														
Lobby					726									726
Leasing Office					207									207
Resident Services Office					387									387
Youth Room					357									357
Maintenance					268									268
Trash Room					595									595
Storage					809									809
Amenity Room						777								777
Laundry						373								373
Elevator Control Room					88									88
Self Help for the Elderly														
Dining Room					2,053									2,053
Prep Kitchen					433									433
Men's Restroom					303									303
Women's Restroom					303									303
Self Help Offices					435									435
HiCap Offices					408									408
Total Gross				0	11,637	9,158	9,158	9,158	9,158	9,158	0			66,585
Landscape Amenities														
Terrace						3,048								3,048

THE PROPOSED PROJECT IS AN 100% AFFORDABLE, FAMILY-FRIENDLY RESIDENTIAL BUILDING WITH SUBTERRANEAN PARKING, GROUND FLOOR CIVIC SPACE FOR THE LOCAL NON-PROFIT, "SELF-HELP FOR THE ELDERLY." THE PROJECT CONSISTS OF THE ELEMENTS DESCRIBED BELOW:

- 60 RESIDENTIAL DWELLING UNITS (SEE STATISTICS FOR MORE INFORMATION)
- ALL RESIDENTIAL UNITS ARE ADAPTABLE (ACCESSIBLE PER CHAPTER 11A). UNITS ABOVE AND BELOW THE GROUND FLOOR ARE ACCESSIBLE VIA ELEVATOR.
- SELF-HELP FOR THE ELDERLY PROGRAM ON GROUND FLOOR WITH A FLEXIBLE OPEN AREA, ADMINISTRATIVE OFFICES, AND OTHER SUPPORT SPACES
- PROPOSED RESIDENTIAL BUILDING IS 5-STORIES OF TYPE IIIA WOOD FRAMED CONSTRUCTION OVER 2-STORIES OF TYPE IA CONCRETE PODIUM.
- ALL PUBLIC AREAS AND CORRIDORS ARE ACCESSIBLE PER CHAPTER 11A.
- ALL PORTIONS OF THE PROJECT ARE FULLY SPRINKLERED PER 903.3.1.1 / NFPA 13. ALL REFERENCES TO "AUTOMATIC SPRINKLERS SYSTEM" MEAN "PER 903.3.1.1 / NFPA 13."
- SUBTERRANEAN PARKING LEVEL IS ENCLOSED AND MECHANICALLY VENTILATED (PARKING LEVEL IS PART OF OFFICE BUILDING PORTION OF THIS SUBMITTAL)
- AMENITY SPACES FOR RESIDENTS ARE LOCATED ON LEVELS 1 AND 2, INCLUDING A YOUTH ROOM, LAUNDRY ROOM, AND LARGE LANDSCAPED TERRACE WITH SEATING AREAS, PLANTINGS AND PLAY STRUCTURES
- PROJECT INCLUDES RELEVANT SITE WORK, INCLUDING EXCAVATION, GRADING, PAVING, LANDSCAPING, AND UTILITY CONNECTIONS AS REQUIRED FOR A COMPLETE PROJECT.

APPLICANT / OWNER:
DTSM TALBOTS VENTURE, LLC180
GRAND AVENUE, SUITE 1400
OAKLAND, CA 94612

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ARCHITECT:
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CONTACT:
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JENNIFER WONG
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AR0.01 PROJECT INFORMATION
AR1.00 SITE PLAN
AR2.01 FLOOR 1
AR2.02 FLOOR 2
AR2.03 FLOORS 3-7
AR3.00 BLOCK ELEVATIONS
AR3.01 BUILDING ELEVATIONS
AR3.02 PERSPECTIVE VIEWS
AR3.10 MATERIAL BOARD
AR3.20 BUILDING SECTIONS
AR3.21 STREET WALL SECTION EXHIBITS

SHEET INDEX 1

BDE
ARCHITECTURE

934 Howard Street
San Francisco, CA
94103

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CLIENT:



PROJECT NAME & ADDRESS:

4TH & RAILROAD

4TH & RAILROAD
San Mateo, CA

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ISSUE DATE: Issue Date

REVISIONS :
1 PRE-APPLICATION 02/10/2022
2 PRE-APPLICATION RESUBMISSION 06/10/2022

REVISIONS :	DESCRIPTION	DATE
1	PRE-APPLICATION	02/10/2022
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SHEET NAME:

**PROJECT
INFORMATION**

SCALE: 1" = 1'-0" SHEET SIZE: 30 x 42

SHEET NUMBER:

AR0.01

CLIENT:



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SHEET NAME:

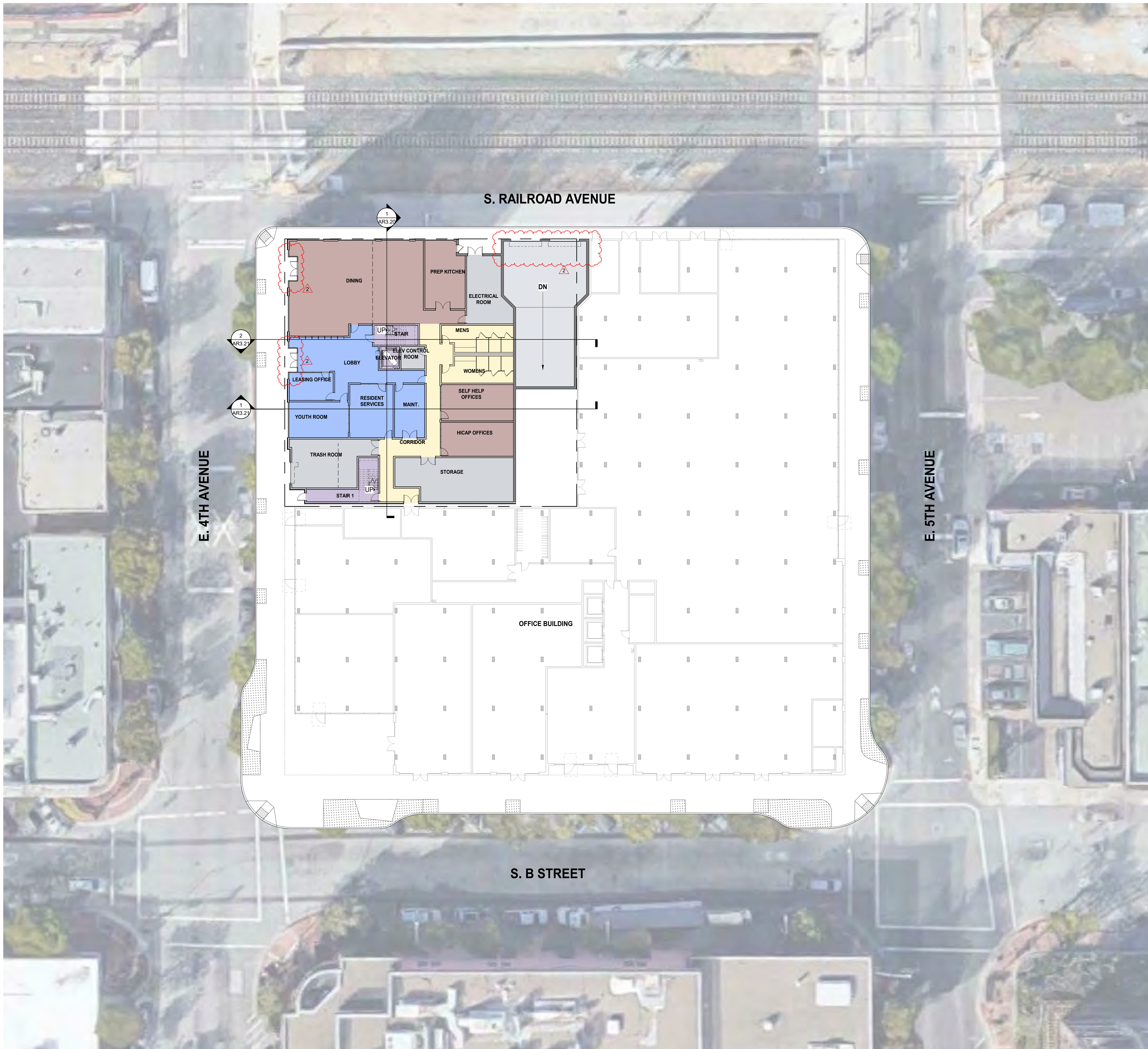
SITE PLAN

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

SHEET SIZE: 30 x 42

SHEET NUMBER:

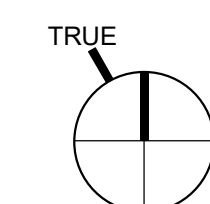
AR1.00



SITE PLAN - FLOOR 1 PLAN 1

1/16" = 1'-0"

0' 16' 32'



CLIENT:



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San Mateo, CA

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SHEET NAME:

FLOOR 1

SCALE:

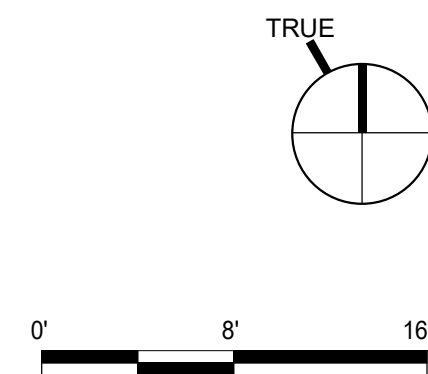
3/16" = 1'-0" SHEET SIZE: 30 x 42

SHEET NUMBER:

AR2.01



PLANNING - BUILDING PLAN - FLOOR 1 1
3/16" = 1'-0"



CLIENT:



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San Mateo, CA**

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1 PRE-APPLICATION	02/10/2022
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SHEET NAME:

FLOOR 2

SCALE:

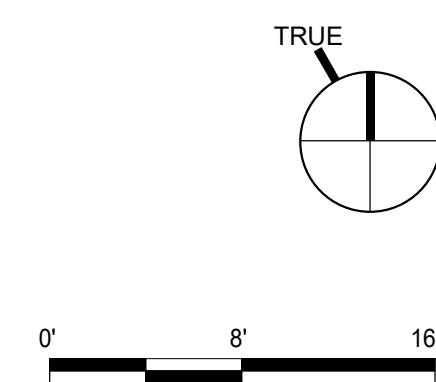
3/16" = 1'-0" SHEET SIZE: 30" x 42"

SHEET NUMBER:

AR2.02



FLOOR 2 - PLAN 1
3/16" = 1'-0"



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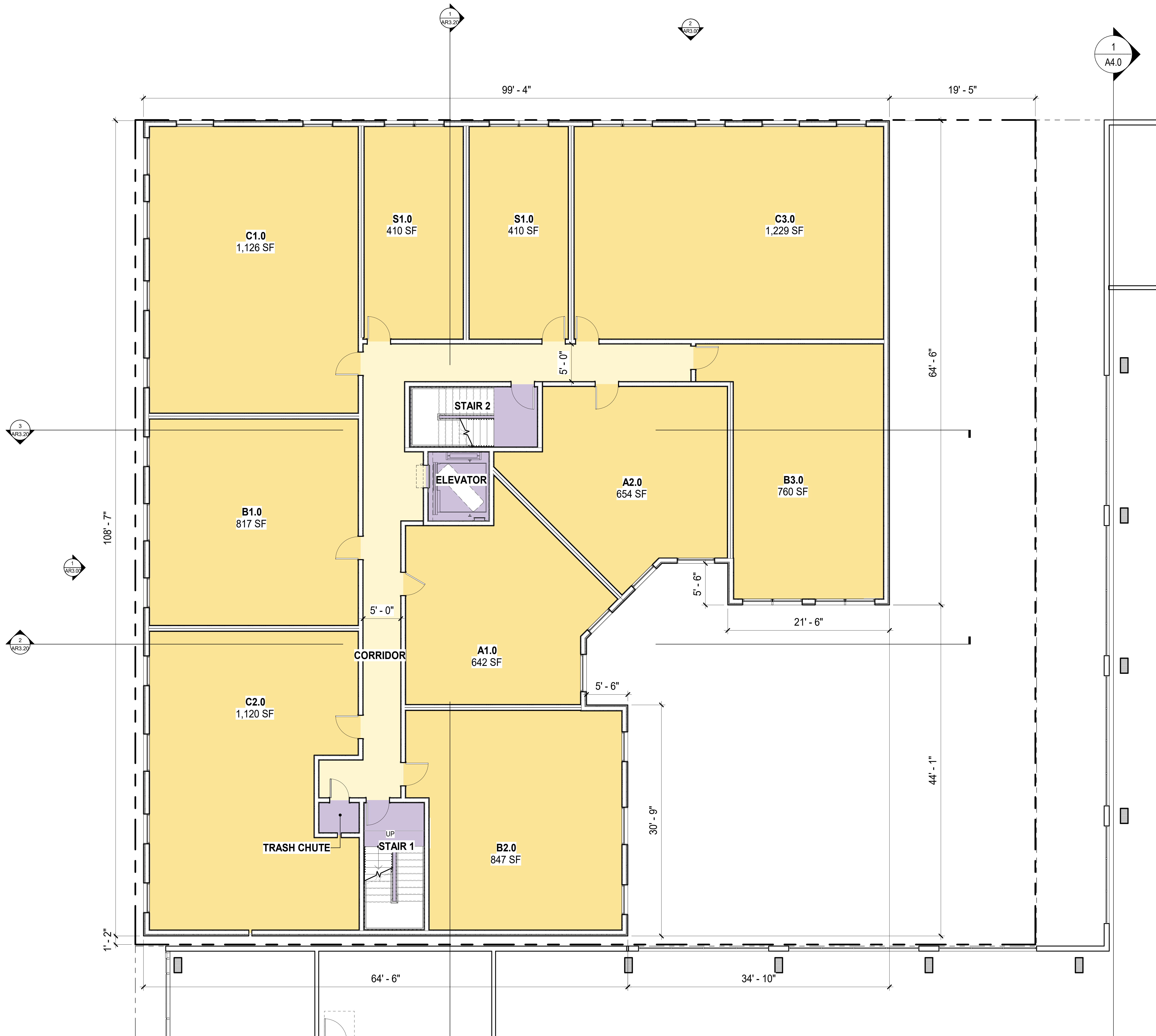
SHEET NAME:

FLOORS 3-7

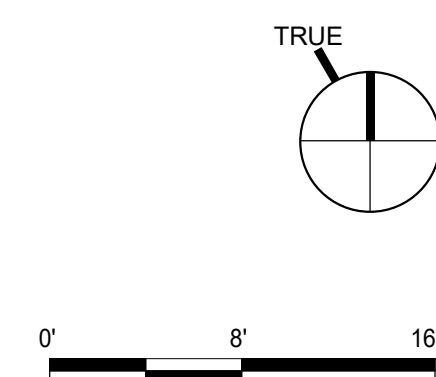
SCALE: 3/16" = 1'-0" SHEET SIZE: 30" x 42"

SHEET NUMBER:

AR2.03



FLOORS 3-7 - PLAN 1
3/16" = 1'-0"





BLOCK ELEVATION - RAILROAD AVENUE 2

3/32" = 1'-0"



BLOCK ELEVATION - E 4TH AVENUE 1

3/32" = 1'-0"

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SHEET NAME:

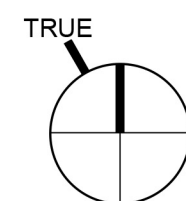
**BLOCK
ELEVATIONS**

SCALE: 3/32" = 1'-0"

SHEET SIZE: 30 x 42

SHEET NUMBER:

AR3.00





ELEVATION - RAILROAD AVENUE 2

3/32" = 1'-0"



ELEVATION - E 4TH AVENUE 1

3/32" = 1'-0"

A	WINDOW & STOREFRONT 'ARCH BRONZE' DRAGON'S BREATH BM 1547
B	PAINT - SHORELINE OR SIM. BM 1471
C	PAINT - KITTY GRAY OR SIM. BM 1589

1	BRICK VENEER, COLOR: LIGHT TAN / WHITE OR SIM. @ 4TH & RAILROAD ELEVATIONS ONLY	2	METAL PANELS COLOR: BLACK OR SIM.
3	CEMENT PLASTER, SMOOTH SAND (SAMPLE FOR TEXTURE ONLY)	4	RECESSED VINYL NAIL FIN WINDOWS COLOR: BLACK OR SIM.
5	STOREFRONT TO MATCH VINYL WINDOW COLOR	6	MTL AWNING, PAINTED
7	DARK CASTED CONCRETE	8	BUILDING ADDRESS SIGNAGE

- 9 GARAGE ACCESS
- 10 RESIDENTIAL ENTRANCE
- 11 DOWNWARD LIT BUILDING SCONCE
- 12 FIBER CEMENT TRIM, PTD, OR SIM.
- 13 MTL SPANDREL PANEL, OR SIM.
- 14 GLASS RAILING

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SHEET NAME:

**BUILDING
ELEVATIONS**

SCALE: As Indicated

SHEET SIZE: 30" x 42"

SHEET NUMBER:

AR3.01

CLIENT:



PROJECT NAME & ADDRESS:

4TH & RAILROAD

4TH & RAILROAD
San Mateo, CA

ISSUE:

Project Status

ISSUE DATE:

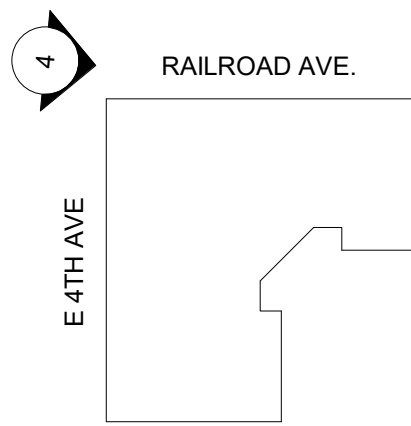
Issue Date

REVISIONS:

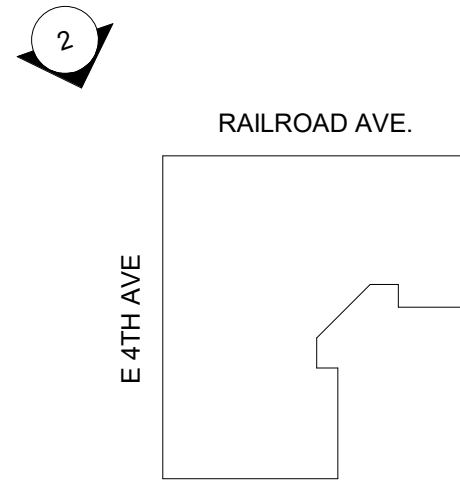
REVISIONS	DESCRIPTION	DATE
1	PRE-APPLICATION	02/10/2022



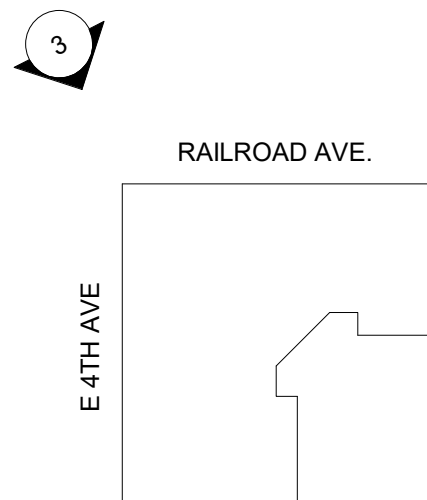
RAILROAD AVENUE 4



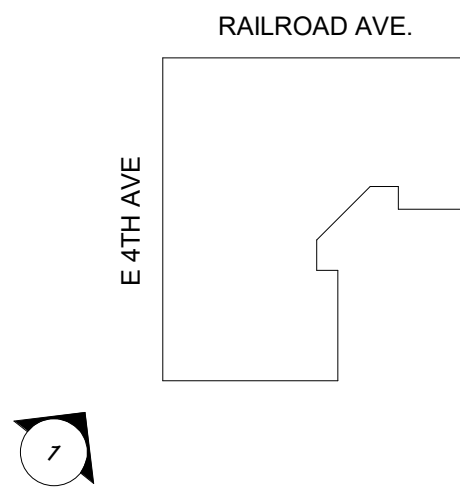
RAILROAD & E 4TH AVENUE 2



RAILROAD & E 4TH AVENUE 3



E 4TH AVENUE 1



SCALE:

PROJECT NUMBER:

2126

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SHEET NAME:

**PERSPECTIVE
VIEWS**

SCALE:

SHEET SIZE: 30" x 42"

SHEET NUMBER:

AR3.02



PERSPECTIVE - E 4TH AVENUE 2
12" = 1'-0"



PERSPECTIVE - E 4TH AVENUE 1
12" = 1'-0"

A	WINDOW & STOREFRONT 'ARCH BRONZE' DRAGON'S BREATH BM 1547
B	PAINT - SHORELINE OR SIM. BM 1471
C	PAINT - KITTY GRAY OR SIM. BM 1589

1
BRICK VENEER, COLOR: LIGHT
TAN / WHITE OR SIM. @ 4TH &
RAILROAD ELEVATIONS ONLY

2
METAL PANELS
COLOR: BLACK OR SIM.

3
CEMENT PLASTER, SMOOTH SAND
(SAMPLE FOR TEXTURE ONLY)

4
RECESSED VINYL NAIL FIN
WINDOWS
COLOR: BLACK OR SIM.

5
STOREFRONT TO MATCH VINYL
WINDOW COLOR

6
MTL AWNING, PAINTED

7
DARK CASTED CONCRETE

8
BUILDING ADDRESS SIGNAGE

- 9 GARAGE ACCESS
- 10 RESIDENTIAL ENTRANCE
- 11 DOWNWARD LIT BUILDING SCOUNCE
- 12 FIBER CEMENT TRIM, PTD. OR SIM.
- 13 MTL SPANDREL PANEL, OR SIM.
- 14 GLASS RAILING

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REVISIONS	DESCRIPTION	DATE
1	PRE-APPLICATION	02/10/2022

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SHEET NAME:

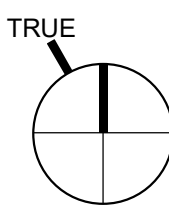
**MATERIAL
BOARD**

SCALE: 12" = 1'-0"

SHEET SIZE: 30 x 42

SHEET NUMBER:

AR3.10



CLIENT:



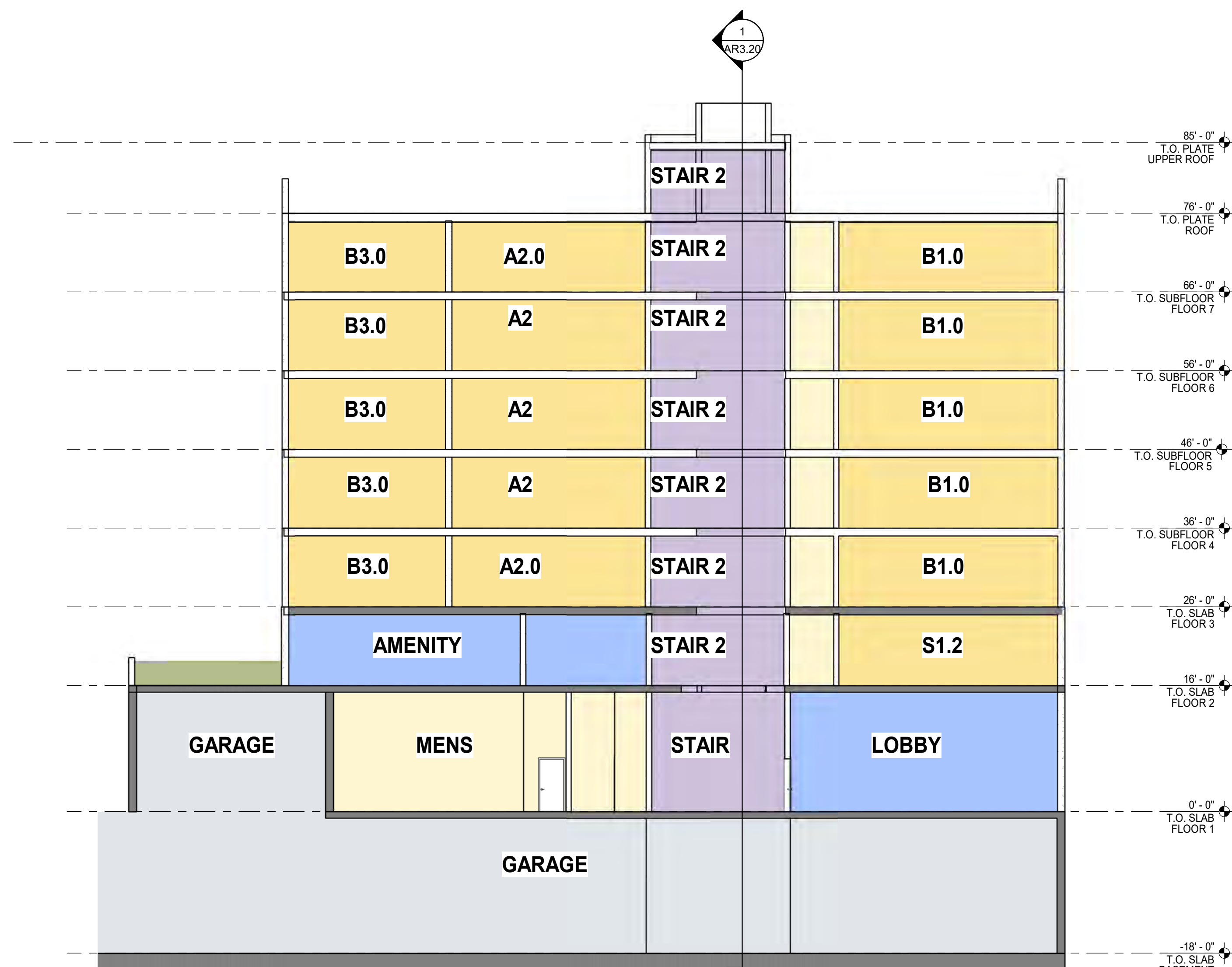
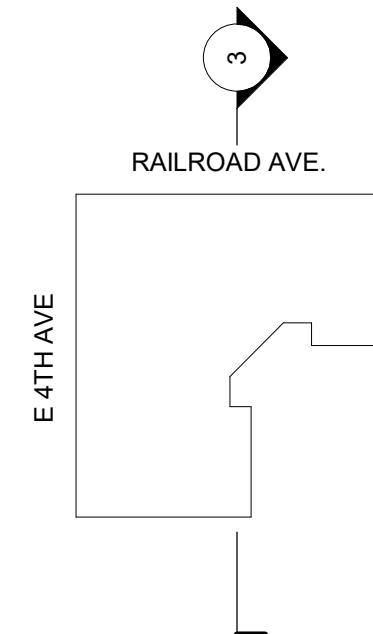
PROJECT NAME & ADDRESS:

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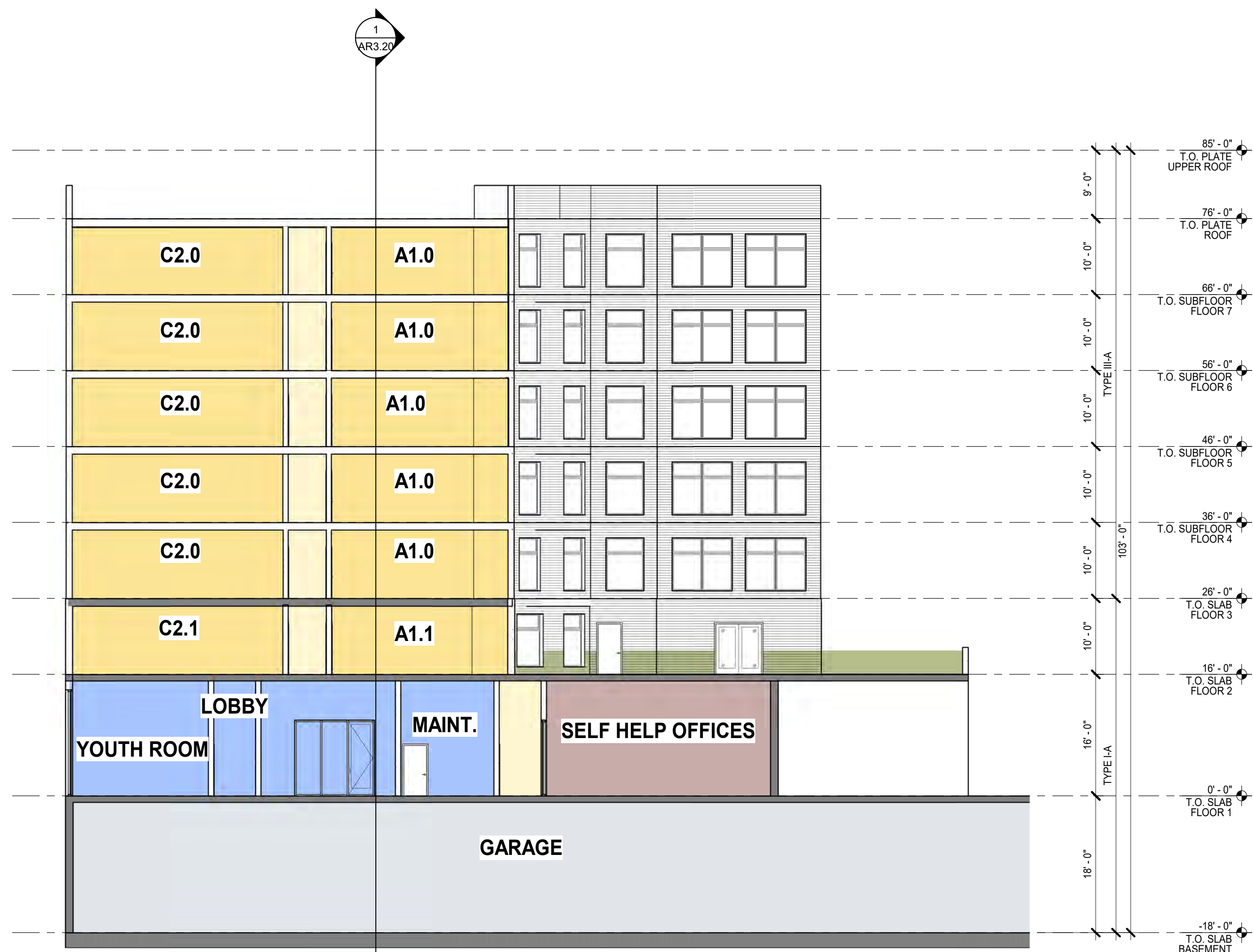
**4TH & RAILROAD
San Mateo, CA**

ISSUE: Project Status
ISSUE DATE: Issue Date

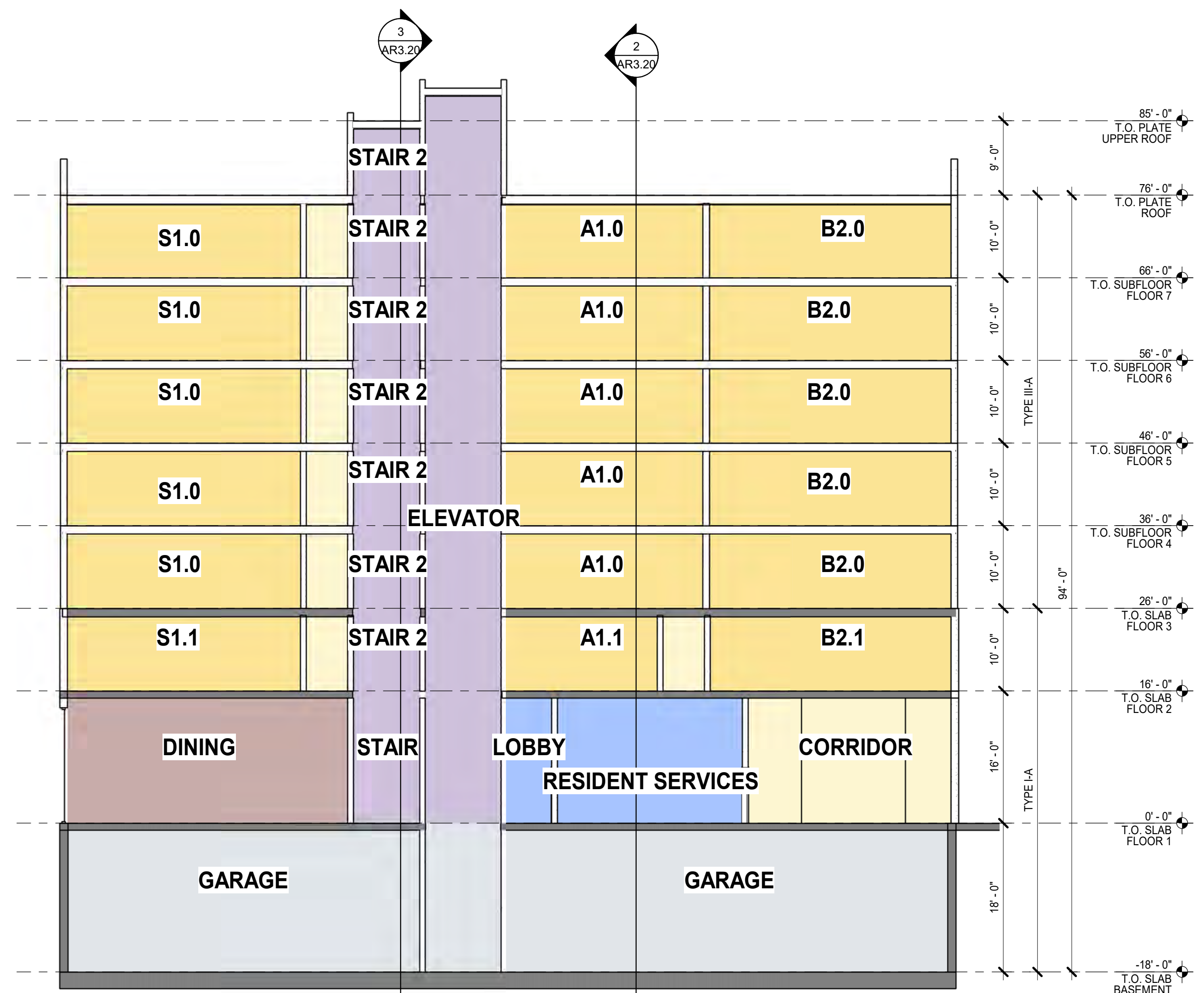
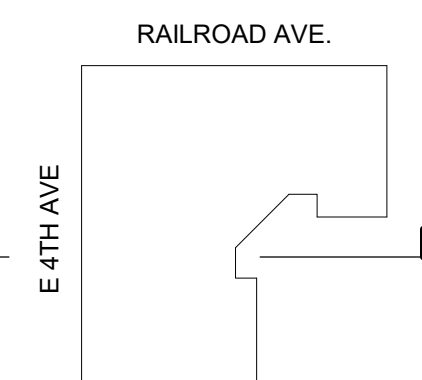
REVISIONS: DATE
1 PRE-APPLICATION 02/10/2022



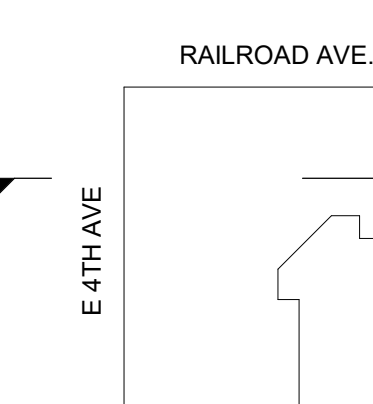
BUILDING SECTION 3
3/32" = 1'-0"



BUILDING SECTION 2
3/32" = 1'-0"



BUILDING SECTION 1
3/32" = 1'-0"



SCALE:
PROJECT NUMBER: 2126
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SHEET NAME:

**BUILDING
SECTIONS**

SCALE: 3/32" = 1'-0" SHEET SIZE: 30" x 42"
SHEET NUMBER:

AR3.20

CLIENT:



HARVEST
PROPERTIES
PROMETHEUS

PROJECT NAME & ADDRESS:

4TH & RAILROAD

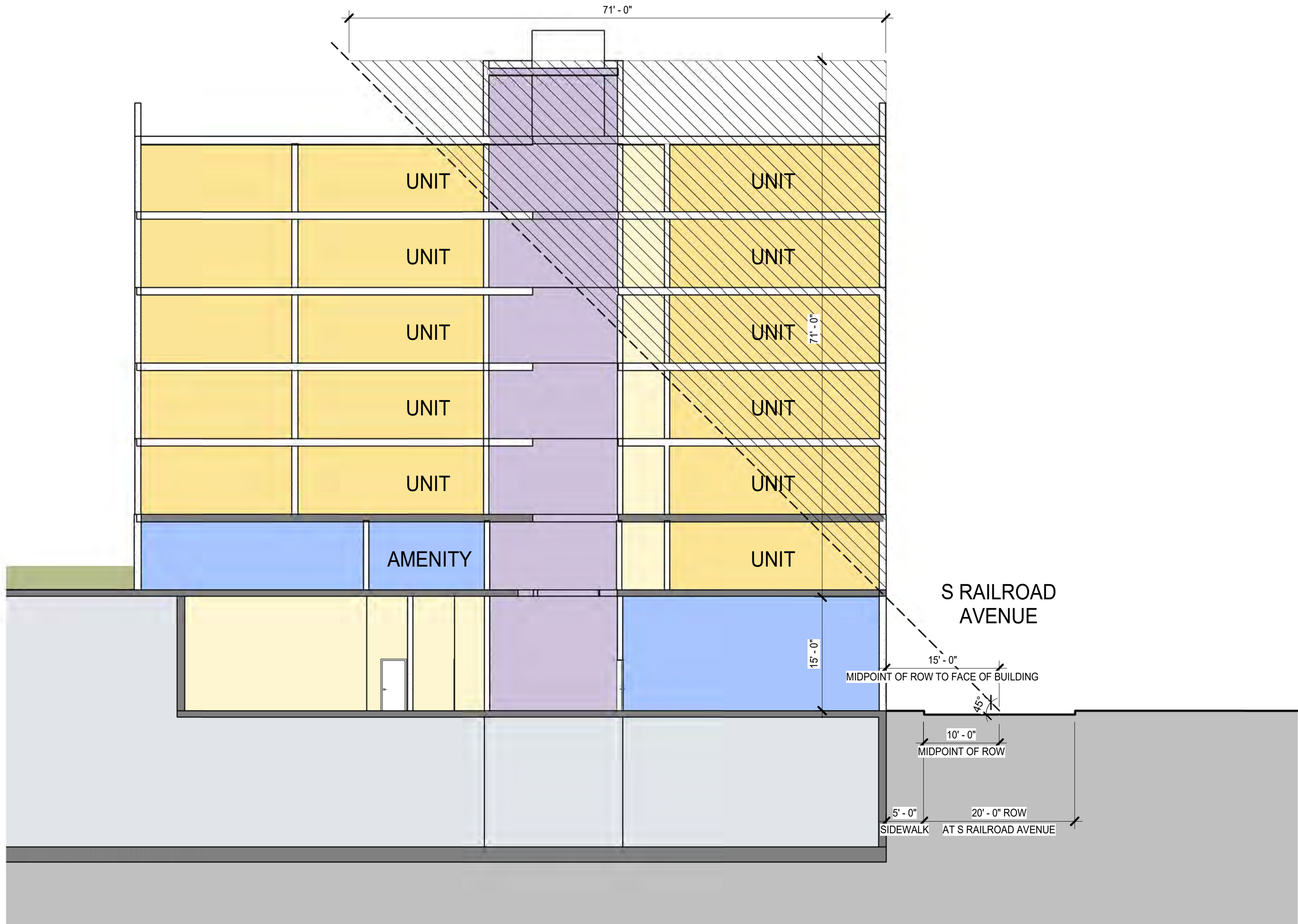
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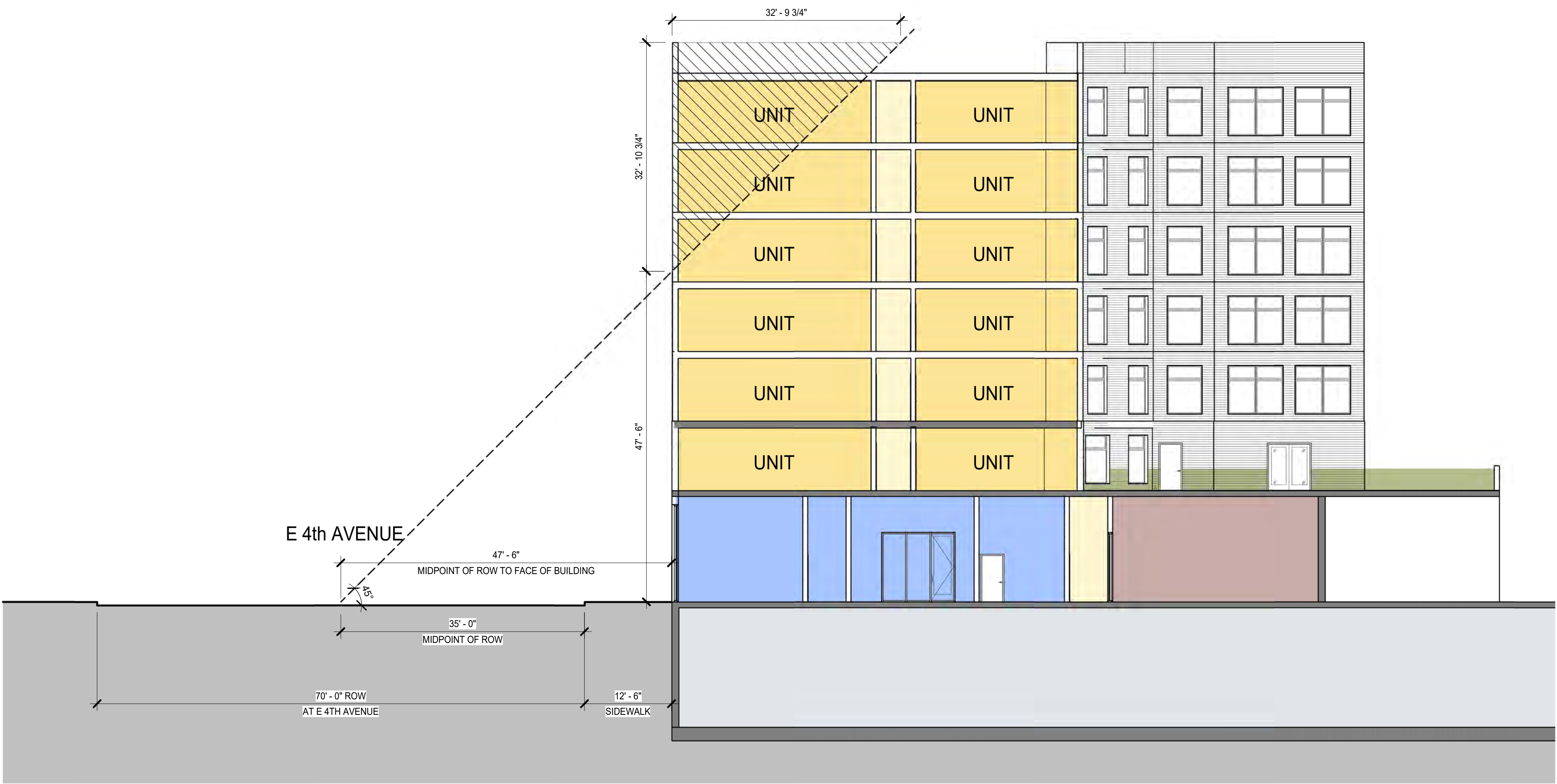
REVISIONS:

1	PRE-APPLICATION	DESCRIPTION	DATE
			02/10/2022



STREET WALL EXHIBIT - S RAILROAD AVE 2

3/32" = 1'-0"



STREET WALL EXHIBIT - E 4TH AVENUE 1

3/32" = 1'-0"

SCALE:

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SHEET NAME:

STREET WALL
SECTION
EXHIBITS

SCALE:

3/32" = 1'-0"

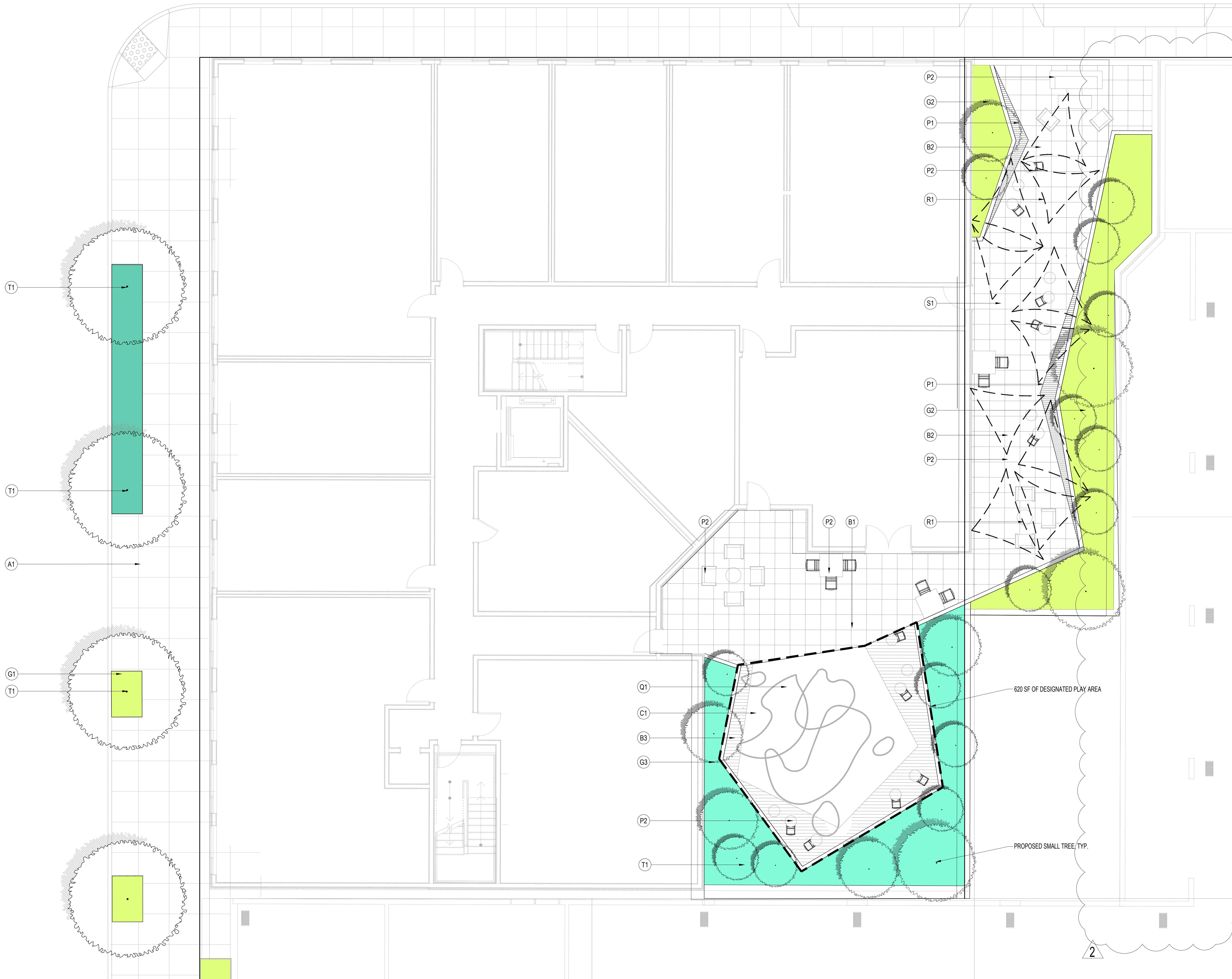
SHEET SIZE:

30 x 42

SHEET NUMBER:

AR3.21

RAILROAD AVE



MATERIALS SCHEDULE

PAVEMENTS

- A1 CONCRETE PAVER, CITY STANDARD
- B1 PRECAST CONCRETE UNIT PAVER 1
- B2 PRECAST CONCRETE UNIT PAVER 2
- B3 PRECAST CONCRETE UNIT PAVER 3
- C1 RUBBERIZED SURFACING

PLANTER

- G1 AT GRADE PLANTING AREA
- G2 RAISED PLANTING AREA
- G3 RAISED STORMWATER PLANTING AREA

SITE FURNISHINGS, EGRESS

- P1 BUILT-IN BENCH
- P2 MOVEABLE FURNITURE (TBD BY TENANT)
- Q1 SCULPTURAL PLAY EQUIPMENT (OVER 600SF PLAY AREA)
- R1 CANVAS AWNING SUSPENDED ON CABLES
- S1 EGRESS

TREE

- T1 PROPOSED TREE

STORMWATER PLANTER

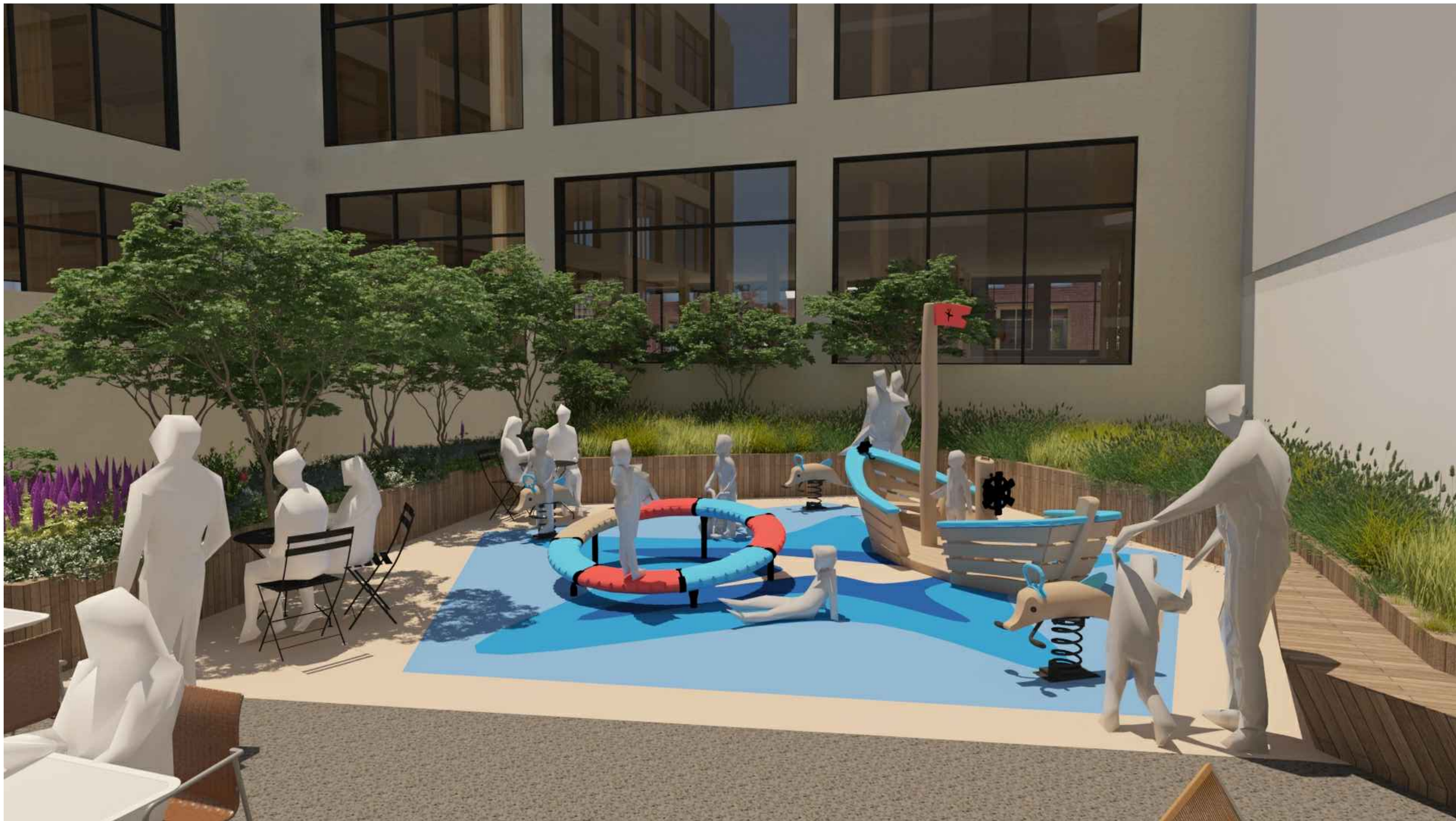
PLANTING AREA

620 SF OF DESIGNATED PLAY AREA

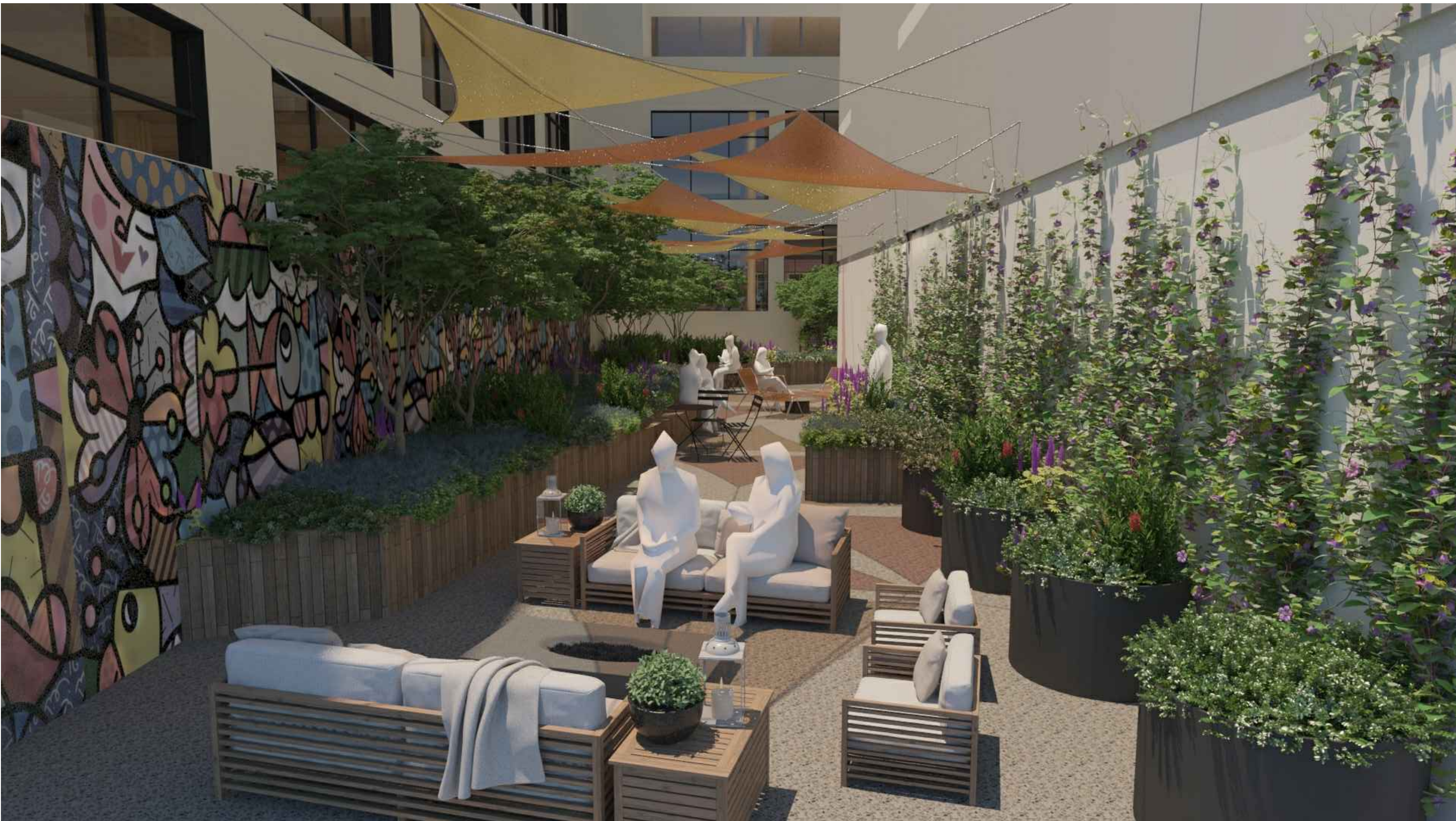
PROPOSED SMALL TREE, TYP.

2

FOR ILLUSTRATIVE PURPOSES ONLY



LOOKING PLAN SOUTH, TOWARDS SCULPTURAL PLAY AREA, WITH SEATING AREA



LOOKING PLAN SOUTH, AT LIVING ROOM AREA WITH FREESTYLE SEATING, GREENWALL AND SUSPENDED SHADE CANOPY THAT HELPS TO PROVIDE PRIVACY FROM UPPER LEVELS.



LOOKING PLAN NORTH, TOWARDS SCULPTURAL PLAY AREA, WITH SEATING AREA



LOOKING PLAN NORTH, WITH FREESTYLE SEATING, GREENWALL AND SHADE CANOPY THAT HELPS TO PROVIDE PRIVACY. MURAL ALONG LONG BLANK FACADE TO PLAN EAST.

PLACE
735 NW 18th Avenue
Portland OR 97209
503.334.2080
www.place.la

CLIENT:
HARVEST
PROPERTIES
PROMETHEUS

PROJECT NAME & ADDRESS
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San Mateo, CA

ISSUE:		
ISSUE DATE:		
REVISIONS:		
1	PRE-APPLICATION	2/11/2022
2	PRE-APPLICATION RESUBMISSION	6/10/2022

SCALE:	
PROJECT NUMBER:	2202017.00
DRAWN BY:	TH
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STAMP:	

**NOT FOR
CONSTRUCTION**

SHEET NAME:
**LANDSCAPE
RENDERINGS
LEVEL 2 TERRACE**

SHEET NUMBER:

LR2.0

