

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



CLIENT:

PROJECT NAME & ADDRESS:  
4TH & B ("Bespoke")445 S B STREET  
SAN MATEO, CA, 94401

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

## SHEET INDEX

ISSUE LOG KEY:	
X	ISSUED AS PART OF THIS SET
R	ISSUED FOR REFERENCE ONLY
	ISSUE DATE
	ISSUE LOG

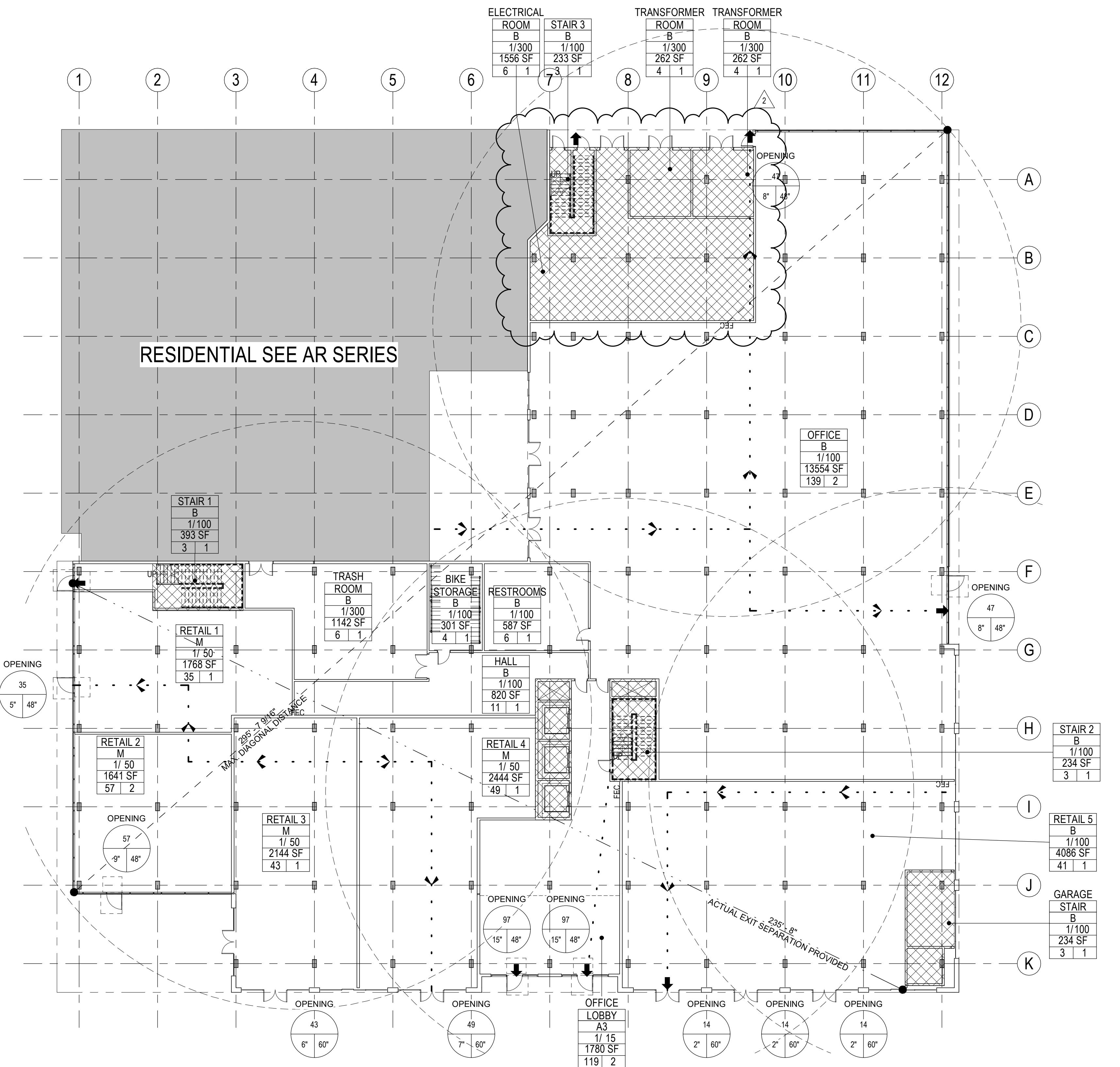
SHEET #

SHEET NAME

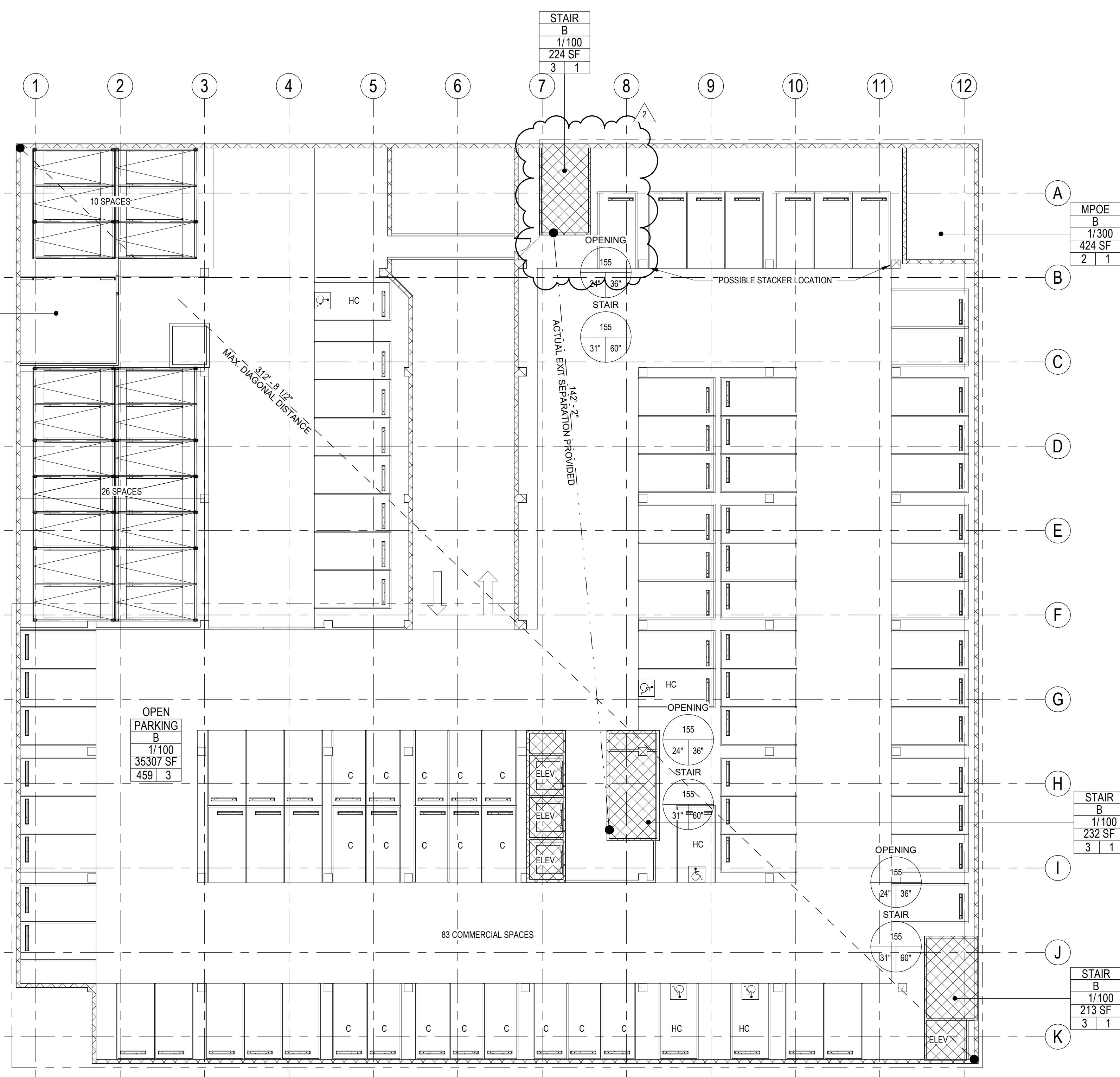
REMARKS

RENDERING





## LEVEL 1 CODE PLAN



## BASEMENT CODE PLAN

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## SHEET NOTES

1. 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.

2. THE OCCUPANCIES FOR THE TENANT SPACES WERE CALCULATED PER CBC TABLE 1004.1.2.

3. REQUIRED EXITS ARE PLACED AT LEAST 1/3 THE CALCULATED DISTANCE FROM THE FARTHEST POINTS OF THE NEW SPACE. (CBC SECTION 1007.1.1 EXCEPTION 2).

4. MAXIMUM EXIT TRAVEL DISTANCE IS 250'-0" FOR A OCCUPANCY AND 300'-0" FOR B OCCUPANCY; CBC TABLE 1017.2.

5. EGRESS WIDTH CALCULATIONS FOR OPENINGS AND STAIRS IS BASED UPON CBC, SECTION 1005.3.1 AND 1005.3.2.

6. EXCEPTION 1

- EXIT OPENING WIDTH FACTOR = 0.15 X OCCUPANT LOAD
- STAIR WIDTH FACTOR = 0.2 X OCCUPANT LOAD

7. EGRESS WIDTH AND EXIT COMPONENTS IS BASED UPON CBC SECTION 1005.3.

8. THE NUMBER OF REQUIRED EXITS IS BASED UPON CBC TABLE 1006.2.1.

9. REFER TO DOOR SCHEDULE FOR DOOR AND FRAME TYPES, RATINGS, SIZE AND HARDWARE TYPES.

10. ALL DOORS SHALL HAVE CLEAR WIDTH NOT LESS THAN 32" PER CBC SECTION 1010.1.1, UON.

11. PROVIDE TEMPORARY FIRE EXTINGUISHERS FOR C+S SCOPE OR 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. FIRE EXTINGUISHERS TO BE MOUNTED ON FREE STANDING PEDESTALS. LARSEN'S MP5 WITH RATING 2A 10B:C, 5 LBS CAPACITY.

13. SIGNAGE SHALL COMPLY WITH CBC 11B-703 FOR SIGNAGE.

14. PROVIDE SYMBOL OF ACCESSIBILITY AT FRONT ENTRANCE.

15. PROVIDE STAIRWELL TACTILE EXIT SIGNAGE PER CODE REQUIREMENT. REFER TO TACTILE SIGNAGE NOTES (2019 CBC SECTION 1023.9 AND 11B-504.8). REFER TO ENLARGED STAIR PLANS.

16. ALL INTERIOR TACTILE EGRESS SIGNAGE TO BE PROVIDED DURING FUTURE TI PHASE.

17. 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 509, 2019 CALIFORNIA FIRE CODE. COORDINATE SIGNAGE REQUIREMENTS AND ACCESS WITH LOCAL FIRE MARSHAL JURISDICTION.

18. PROVIDE EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM.

19. THE MAXIMUM REQUIRED EXIT SEPARATION IS BASED UPON CBC, SECTION 1007.1.

20. RESTROOM FIXTURE CALCULATION BASED UPON 2019 CPC CODE:

- A. REQUIREMENTS PER 1029 CPC TABLE 422.1.
- 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 = 1/30
  - BUSINESS: B = 1/200

21. ALL REQUIRED OCCUPANCY SEPARATIONS FOR THE FUTURE MIXED OCCUPANCY ZONES TO BE DETERMINED DURING THE FUTURE TI SCOPE OF WORK.

## EXIT WIDTH CALCULATION

LEVEL	OCCUPANT LOAD	TOTAL NUMBER OF EXITS	TOTAL EGRESS WIDTH		TOTAL STAIR WIDTH		
			FACTOR = 0.15		FACTOR = 0.2		
			REQUIRED	PROVIDED	REQUIRED	PROVIDED	
BASEMENT	463 OCC	3	3	70"	108"	93"	180"
FLR 1	474 OCC	3	3	72"	72"	95"	120"

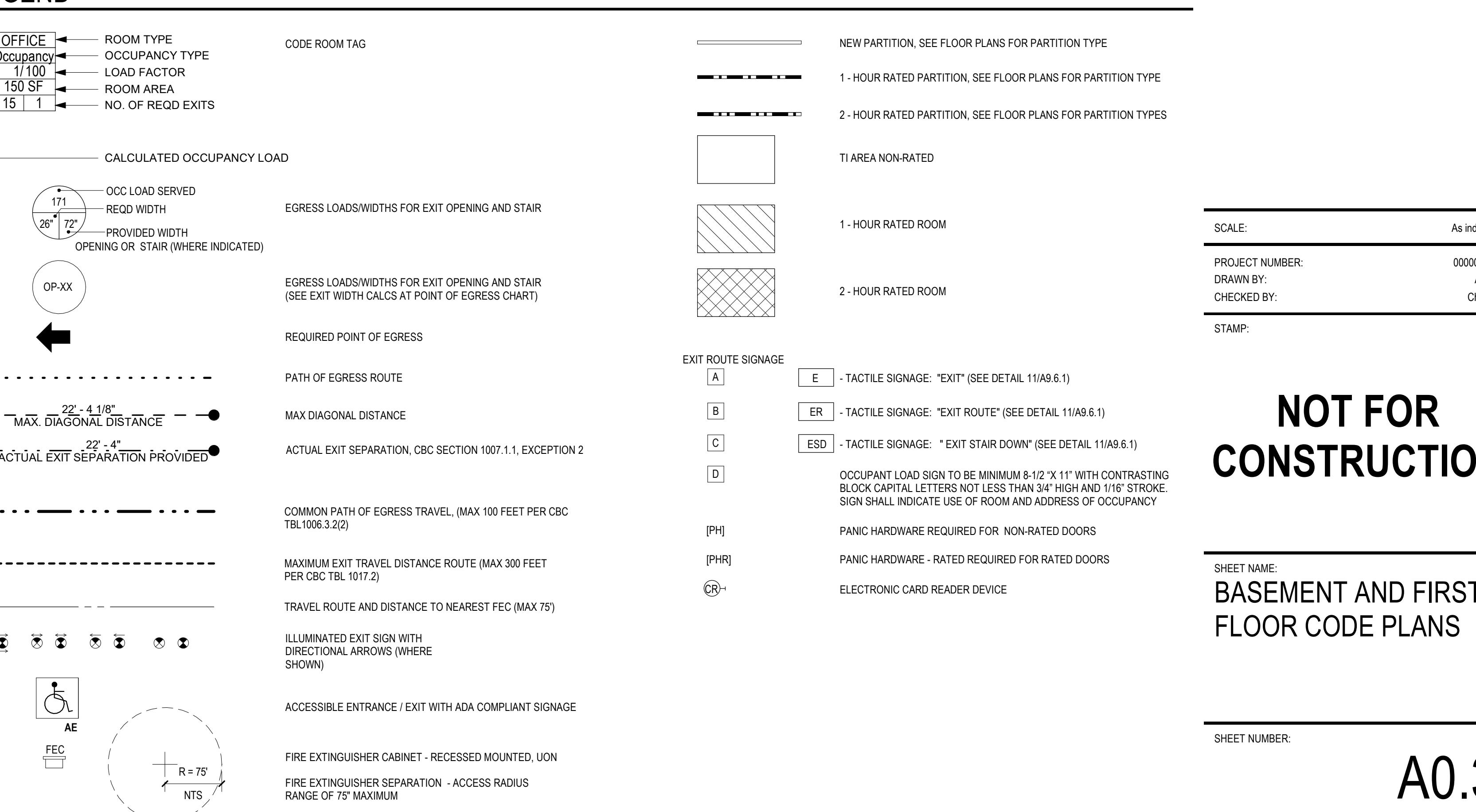
**NOTES:**

1. CALCULATIONS IN THIS TABLE ARE BASED ON 2019 CBC SECTION 1005.3
2. EGRESS WIDTHS BASED ON CBC SECTION 1005.3.1 AND 1005.3.2
3. 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
		26182 SF		358

GFND



**NOT FOR  
CONSTRUCTION**

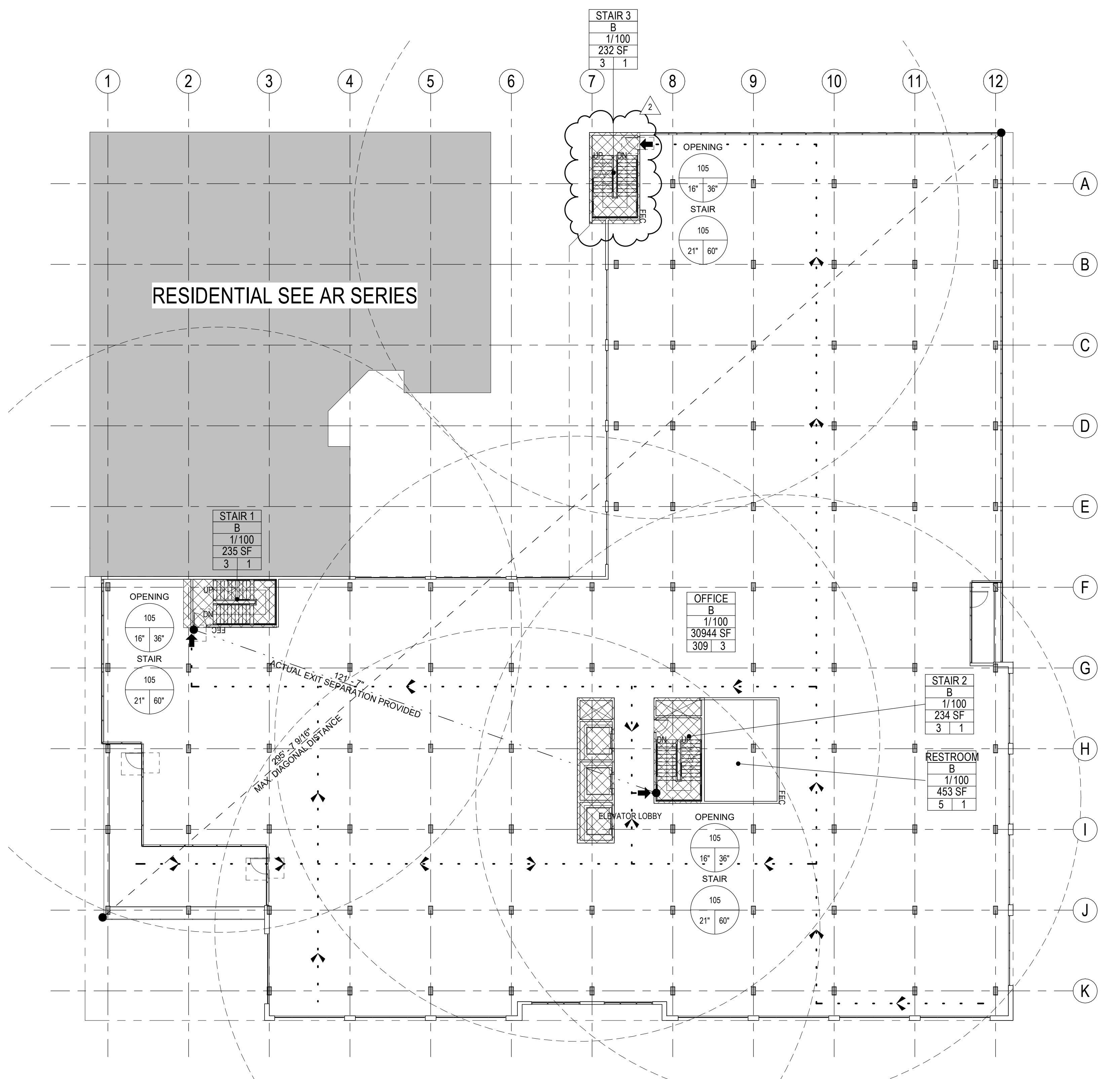
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## KEYNOTES

KEY NOTE SYMBOL USED ON DRAWINGS

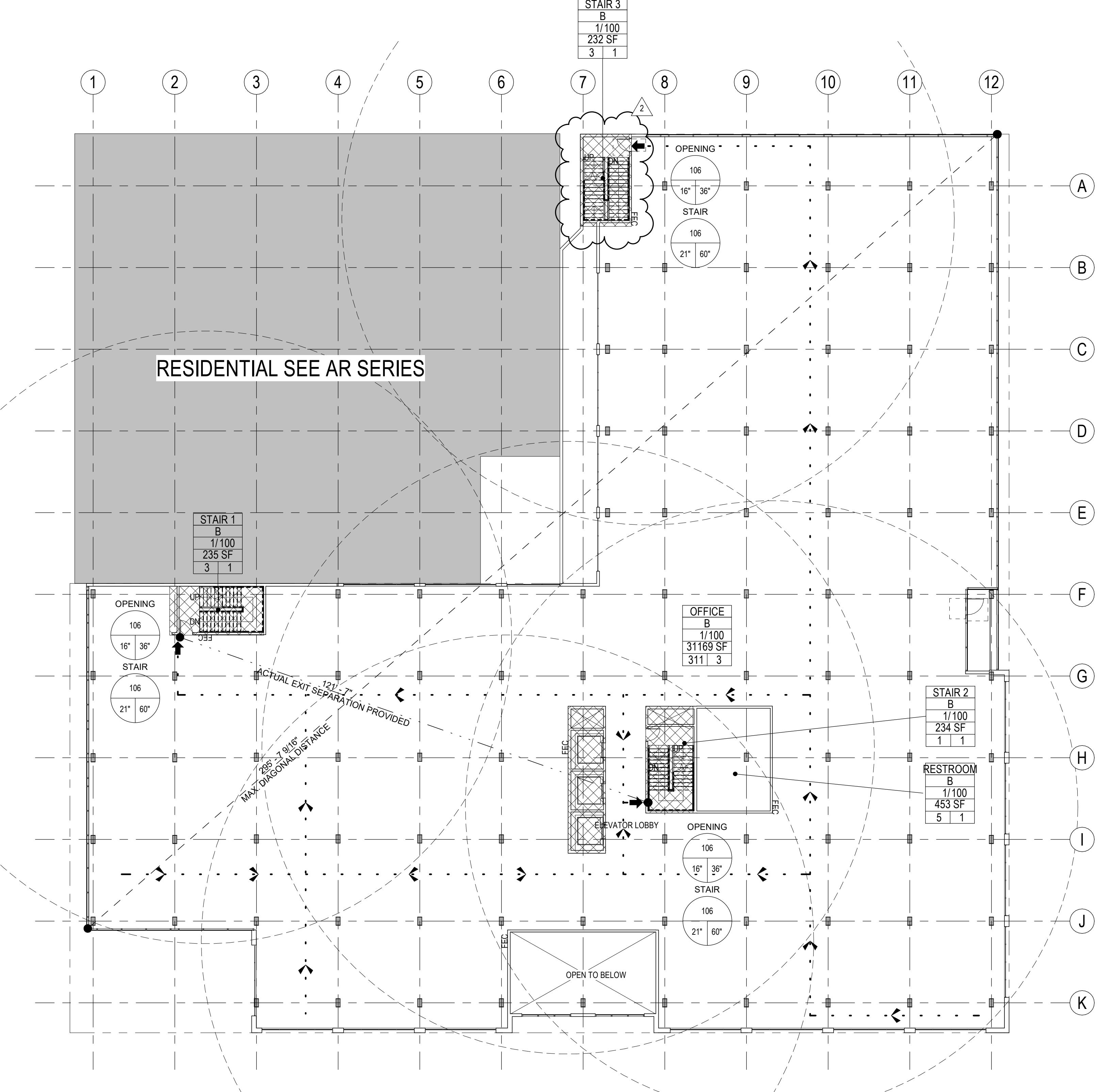
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SHEET NAME:  
**BASEMENT AND FIRST  
FLOOR CODE PLANS**



LEVEL 3 CODE PLAN

1/16" = 1'-0"



LEVEL 2 CODE PLAN

**Sheet Notes**

- Sheet Notes and Key Notes are for the C+S scope of work and are specific to this sheet only. Upon the items below are highlighted by all 2019 CBC requirements shall be adhered to.
- The code requires a minimum space per calculated per CBC Table 1004.1.2.
- Required exits are placed at least 1/3 the calculated distance from the farthest points of the new space. (CBC Section 1007.1.1 exception 2).
- Maximum exit travel distance is 250'-0" for a occupancy and 300'-0" for B occupancy; CBC Table 1017.2.
- Exit 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
  - STAR WIDTH FACTOR = 0.2 X OCCUPANT LOAD
- EGRESS WIDTH FOR EXIT COMPONENTS IS BASED UPON CBC SECTION 1005.3.
- THE NUMBER OF REQUIRED EXITS IS BASED UPON CBC TABLE 1006.2.1
- 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 1007.1.1.
- PROVIDE STAIRWELL TACTILE EXIT SIGNAGE PER CODE REQUIREMENT FOR CIRCULATION AREAS.
- PROVIDE STAIRWELL FIRE EXTINGUISHERS FOR CIRCULATION AREAS. 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 903.3.1. FIRE EXTINGUISHERS SHALL NOT BE PLACED IN FREE STANDING PEDESTALS. LARSEN'S MPS WITH RATING 2A 10B:C, 5 LBS CAPACITY.
- SIGNAGE SHALL COMPLY WITH CBC 11B-703 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 1005.3.2).
- ALL INTERIOR TACTILE EXIT SIGNAGE TO BE PROVIDED DURING FUTURE TI PHASE.
- ALL FIRE PROTECTION EQUIPMENT AND ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER SUPPRESSION AND CONTROL ELEMENTS SHALL BE IDENTIFIED BY APPROVED SIGNAGE AND LOCATED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE. COORDINATE SIGNAGE REQUIREMENTS AND ACCESS WITH LOCAL FIRE MARSHAL JURISDICTION.
- PROVIDE EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM.
- THE MAXIMUM REQUIRED EXIT SEPARATION IS BASED UPON CBC, SECTION 1007.1.
- AREA SQUARE FOOTAGE SHOWN INCLUDES USABLE SPACES, LESS ACCESSORY AREAS, HALLWAYS, CIRCULATION, RESTROOM, STAIR ENCLOSURE, UTILITY/STORAGE ROOMS, PER TABLE A EXCEPTION.
- C. OCCUPANT LOAD FACTORS USED INCLUDE:
  - ASSEMBLY A2 = 130
  - BUSINESS B = 1200
- ALL REQUIRED OCCUPANT SEPARATIONS FOR THE FUTURE MIXED OCCUPANCY ZONES TO BE DETERMINED DURING THE FUTURE TI SCOPE OF WORK.

**Exit Width Calculation**

LEVEL	OCCUPANT LOAD	TOTAL NUMBER OF EXITS		TOTAL EGRESS WIDTH	TOTAL STAIR WIDTH		
		REQUIRED	PROVIDED				
FLR 2	316 OCC	3	3	48"	108"	63"	180"
FLR 3	314 OCC	3	3	48"	108"	63"	180"

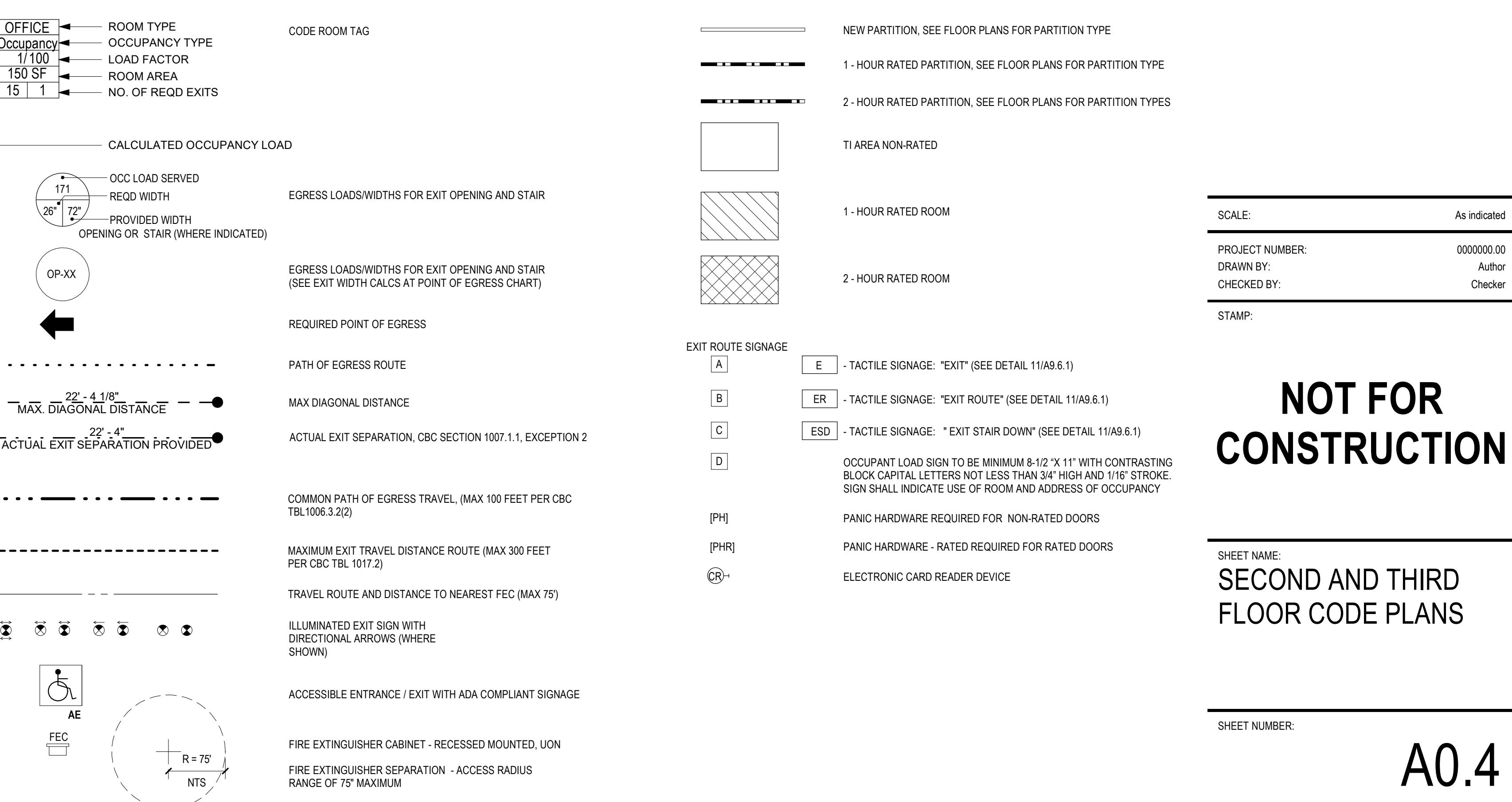
NOTES:  
1. CALCULATIONS IN THIS TABLE ARE BASED ON 2019 CBC SECTION 1005.3  
2. EGRESS WIDTHS BASED ON CBC SECTION 1005.3.1 AND 1005.3.2  
3. EGRESS WIDTH MEETS CBC SECTION 1005.5 FOR DISTRIBUTION OF MINIMUM WIDTH AND REQUIRED CAPACITY

**Occupant Load Calculation**

Code Plan-Occupancy Schedule - Level 2				
NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
OFFICE	B	31169 SF	100	312
RESTROOM	B	453 SF	100	5

Code Plan-Occupancy Schedule - Level 3				
NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
OFFICE	B	30944 SF	100	310
RESTROOM	B	453 SF	100	5

**Legend**



**Keynotes**

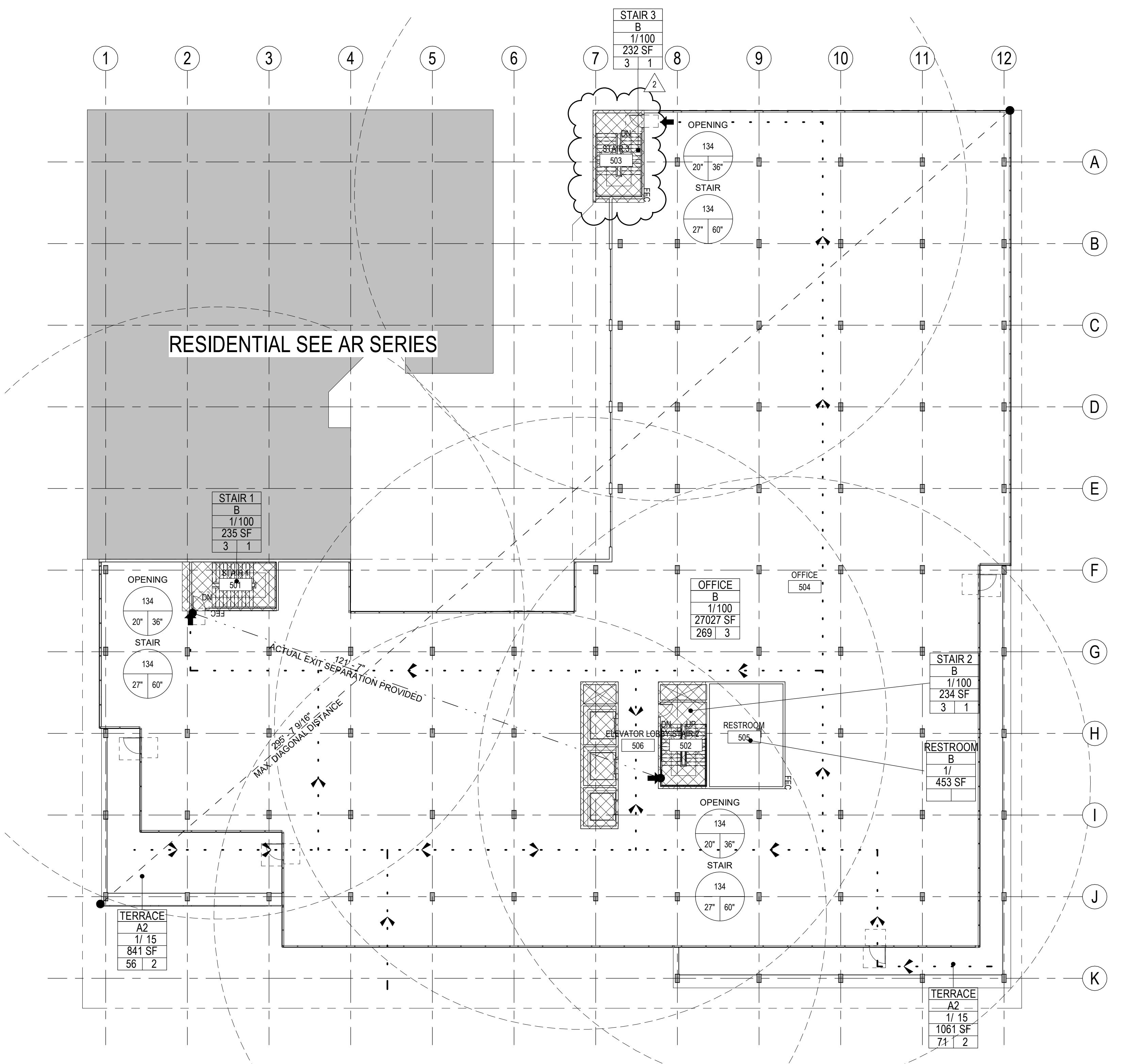
KEY NOTE SYMBOL USED ON DRAWINGS



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

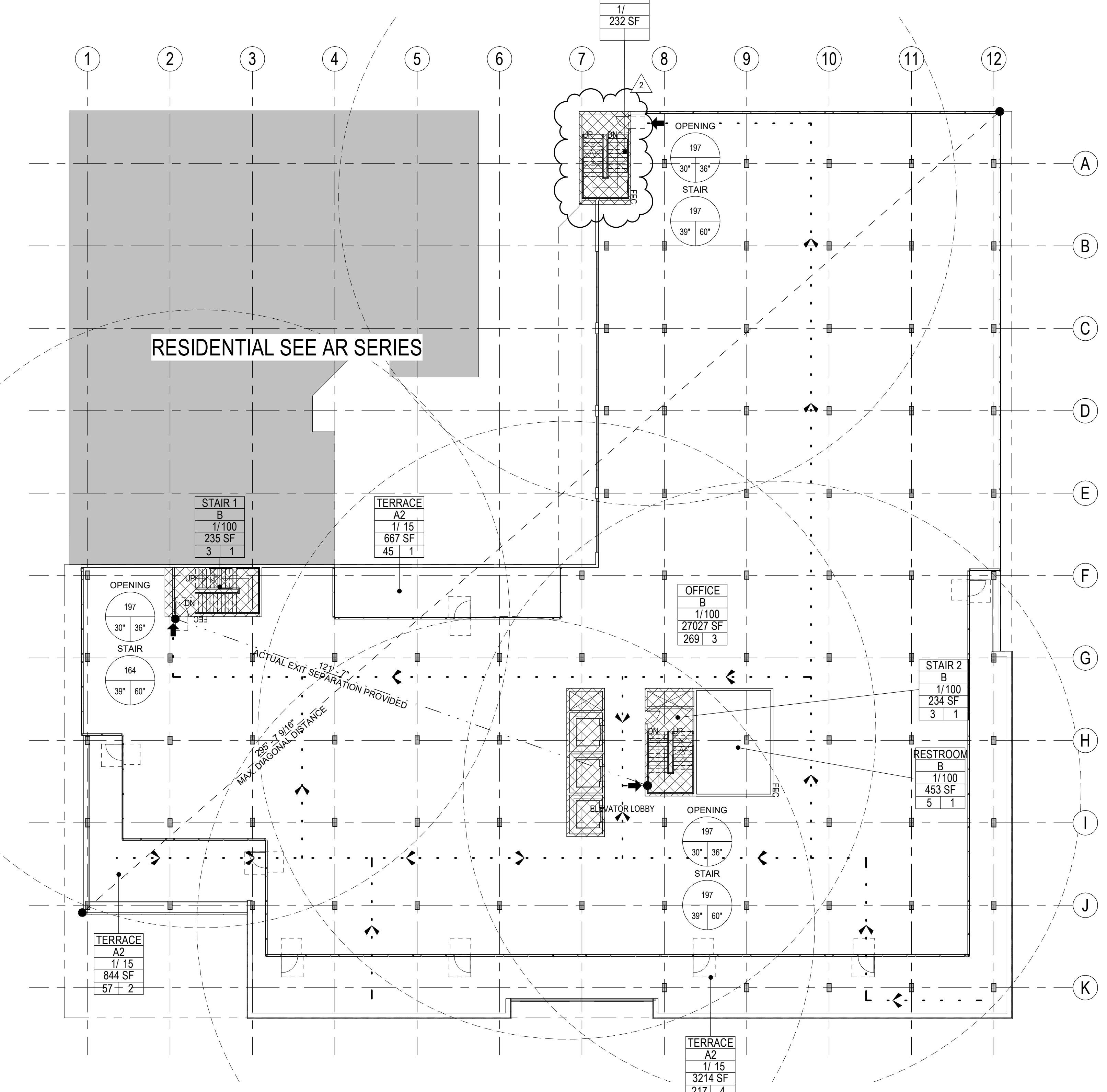
445 S B STREET  
SAN MATEO, CA, 94401

ISSUE:  
ISSUE DATE:  
Project Status  
REVISIONS:  
1 PRE-APPLICATION  
2 PRE-APPLICATION RESUBMISSION  
DESCRIPTION  
DATE  
05/10/2022  
05/10/2022



LEVEL 5 CODE PLAN

1/16" = 1'-0"



LEVEL 4 CODE PLAN

1/16" = 1'-0"

## SHEET NOTES

1. 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 HIGHLIGHTED. ALL CBC REQUIREMENTS SHALL BE ADHERED TO.
2. THE CODE OF BLDG. OCCUPANCY SPACES PER CBC REQUIREMENTS SHALL BE ADHERED TO.
3. REQUIRED EXITS ARE PLACED AT LEAST 1/3 THE CALCULATED DISTANCE FROM THE FARthest POINTS OF THE NEW SPACE. (CBC SECTION 1007.1.1 EXCEPTION 2).
4. MAXIMUM EXIT TRAVEL DISTANCE IS 250'-0" FOR A OCCUPANCY AND 300'-0" FOR B OCCUPANCY; CBC TABLE 1017.2.
5. EGRESS WIDTH CALCULATIONS FOR OPENINGS AND STAIRS IS BASED UPON CBC, SECTION 1005.3.1 AND 1005.3.2.
6. EXCEPTION 1
  - EXIT OPENING WIDTH FACTOR = 0.15 X OCCUPANT LOAD
  - STAR WIDTH FACTOR = 0.2 X OCCUPANT LOAD
7. EGRESS WIDTH FOR EXIT COMPARTMENT IS BASED UPON CBC SECTION 1005.3.
8. THE NUMBER OF REQUIRED EXITS IS BASED UPON CBC TABLE 1006.2.1
9. REFER TO DOOR SCHEDULE FOR DOOR AND FRAME TYPES, RATINGS, SIZE AND HARDWARE TYPES.
10. ALL DOORS SHALL HAVE CLEARANCE NOT LESS THAN 32" FOR CBC SECTION 1007.1.1.
11. PROVIDE EGRESS EXIT SIGNAGE FOR OCCUPANCY ZONES 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 506 AND TABLE 506.3.1. FIRE EXTINGUISHERS SHALL BE PLACED IN FREE STANDING PEDESTALS. LARSEN'S MPS WITH RATING 2A 10B:C, 5 LBS CAPACITY.
12. SIGNAGE SHALL COMPLY WITH CBC 11B-703 FOR SIGNAGE.
13. PROVIDE SYMBOL OF ACCESSIBILITY AT FRONT ENTRANCE.
14. PROVIDE STARVELL TACTILE EXIT SIGNAGE PER CODE REQUIREMENT. REFER TO TACTILE SIGNAGE NOTES (2019 CBC SECTION 506 AND TABLE 506.3.1).
15. PROVIDE STARVELL TACTILE EXIT SIGNAGE PER CODE REQUIREMENT. REFER TO TACTILE SIGNAGE NOTES (2019 CBC SECTION 506 AND TABLE 506.3.1).
16. ALL INTERIOR TACTILE EGRESS SIGNAGE TO BE PROVIDED DURING FUTURE TI PHASE.
17. ALL FIRE PROTECTION EQUIPMENT AND ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER SUPPRESSION AND CONTROL ELEMENTS SHALL BE IDENTIFIED BY APPROVED SIGNAGE AND LOCATED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE. COORDINATE SIGNAGE REQUIREMENTS AND ACCESS WITH LOCAL FIRE MARSHAL JURISDICTION.
18. PROVIDE EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM.
19. THE MAXIMUM REQUIRED EXIT SEPARATION IS BASED UPON CBC, SECTION 1007.1.
20. REQUIREMENTS PER 1029 CBC TABLE 422.1.
21. REQUIRED OCCUPANCY SEPARATIONS FOR THE FUTURE AREAS ARE BASED UPON 2019 CBC CODE.
22. A. REQUIREMENTS PER 1029 CBC TABLE 422.1.
23. B. AREA SQUARE FOOTAGE SHOWN INCLUDES USABLE SPACES, LESS ACCESSORY AREAS, (HALLWAYS, CIRCULATION, RESTROOM, STAIR ENCLOSURE, UTILITY/STORAGE ROOMS, PER TABLE A EXCEPTION.
24. C. OCCUPANCY FACTORS USED INCLUDE:
  - ASSEMBLY A2 = 1.30
  - BUSINESS B = 1.20
25. ALL REQUIRED OCCUPANCY SEPARATIONS FOR THE FUTURE MIXED OCCUPANCY ZONES TO BE DETERMINED DURING THE FUTURE TI SCOPE OF WORK.

## 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"

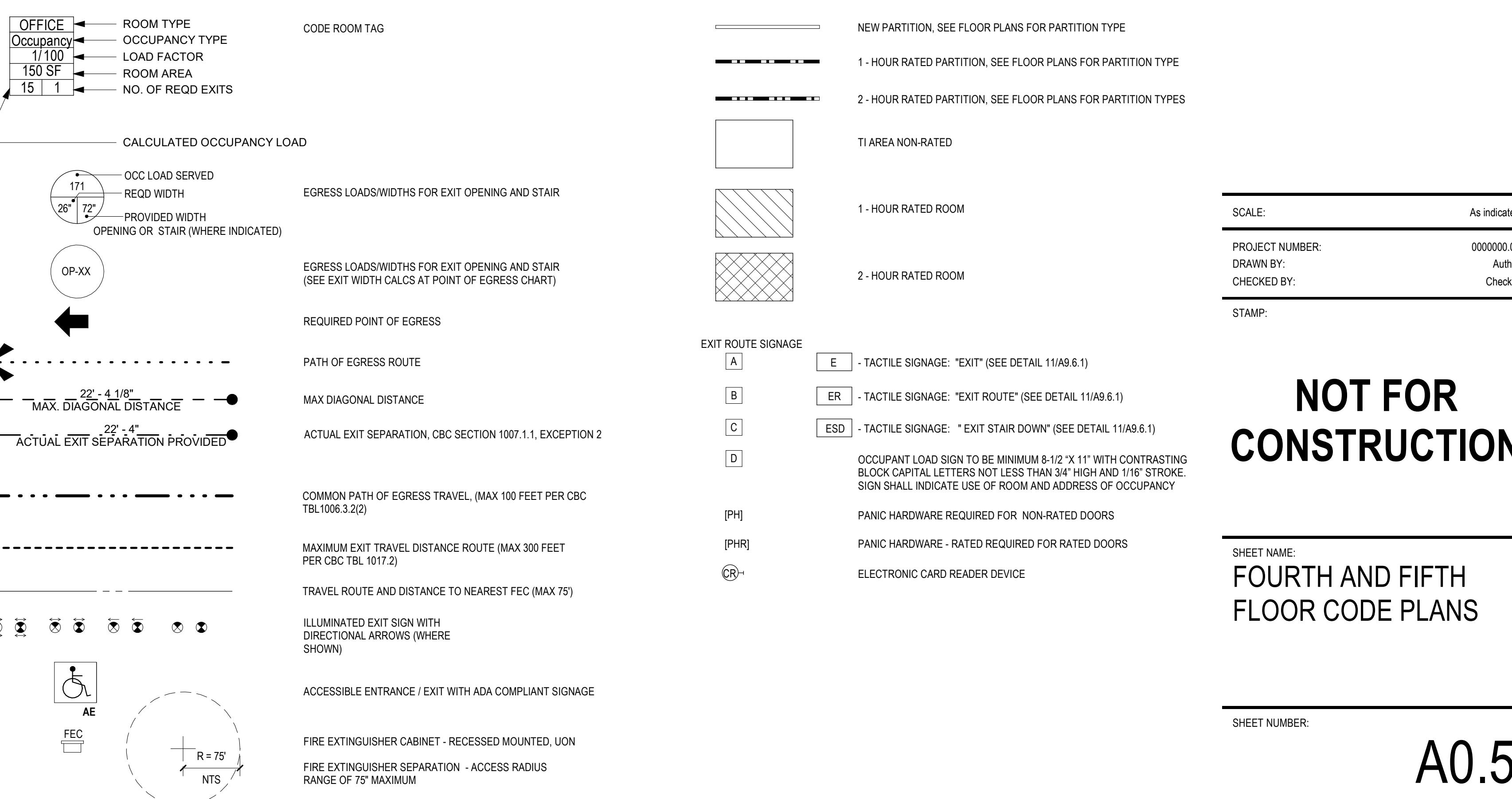
NOTES:  
1. CALCULATIONS IN THIS TABLE ARE BASED ON 2019 CBC SECTION 1005.3  
2. EGRESS WIDTHS BASED ON CBC SECTION 1005.3.1 AND 1005.3.2  
3. EGRESS WIDTH MEETS CBC SECTION 1005.5 FOR DISTRIBUTION OF MINIMUM WIDTH AND REQUIRED CAPACITY

## 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
		32206 SF		593

Code Plan-Occupancy Schedule - Level 5				
NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
OFFICE	B	27027 SF	100	271
RESTROOM	B	6 SF	100	5
TERRACE	A2	1061 SF	15	71
TERRACE	A2	841 SF	15	57
		29398 SF		404

## LEGEND



NOT FOR  
CONSTRUCTION

## KEYNOTES

KEY NOTE SYMBOL USED ON DRAWINGS

SHEET NAME:  
FOURTH AND FIFTH  
FLOOR CODE PLANS

SHEET NUMBER:

A0.5



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

1

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

NOT FOR  
CONSTRUCTION

SHEET NAME:  
RENDERINGS

SHEET NUMBER:  
A0.6

06/23/2022 9:20:21 AM



CLIENT:  
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



CORNER OF 5TH & B  
12" = 1'-0"

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

NOT FOR  
CONSTRUCTION

SHEET NAME:  
RENDERINGS

SHEET NUMBER:  
A0.7



B STREET ELEVATION  
12' = 1'-0"

1  
SCALE: 12' = 1'-0"  
PROJECT NUMBER: 00000000  
DRAWN BY: Author  
CHECKED BY: Checker  
STAMP:

NOT FOR  
CONSTRUCTION

SHEET NAME:  
RENDERINGS

SHEET NUMBER:  
A0.8



5TH STREET ELEVATION  
12' = 1'-0"

1  
SCALE: 12' = 1'-0"  
PROJECT NUMBER: 00000000  
DRAWN BY: Author  
CHECKED BY: Checker  
STAMP:

NOT FOR  
CONSTRUCTION

SHEET NAME:  
RENDERINGS

SHEET NUMBER:  
A0.9



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

445 S B STREET  
SAN MATEO, CA, 94401

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



4TH STREET ELEVATION  
12' = 1'-0"

1

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

SHEET NAME:  
RENDERINGS

A0.10

SHEET NUMBER:

NOT FOR  
CONSTRUCTION

CLIENT:  
**HARVEST**  
PROPERTIES

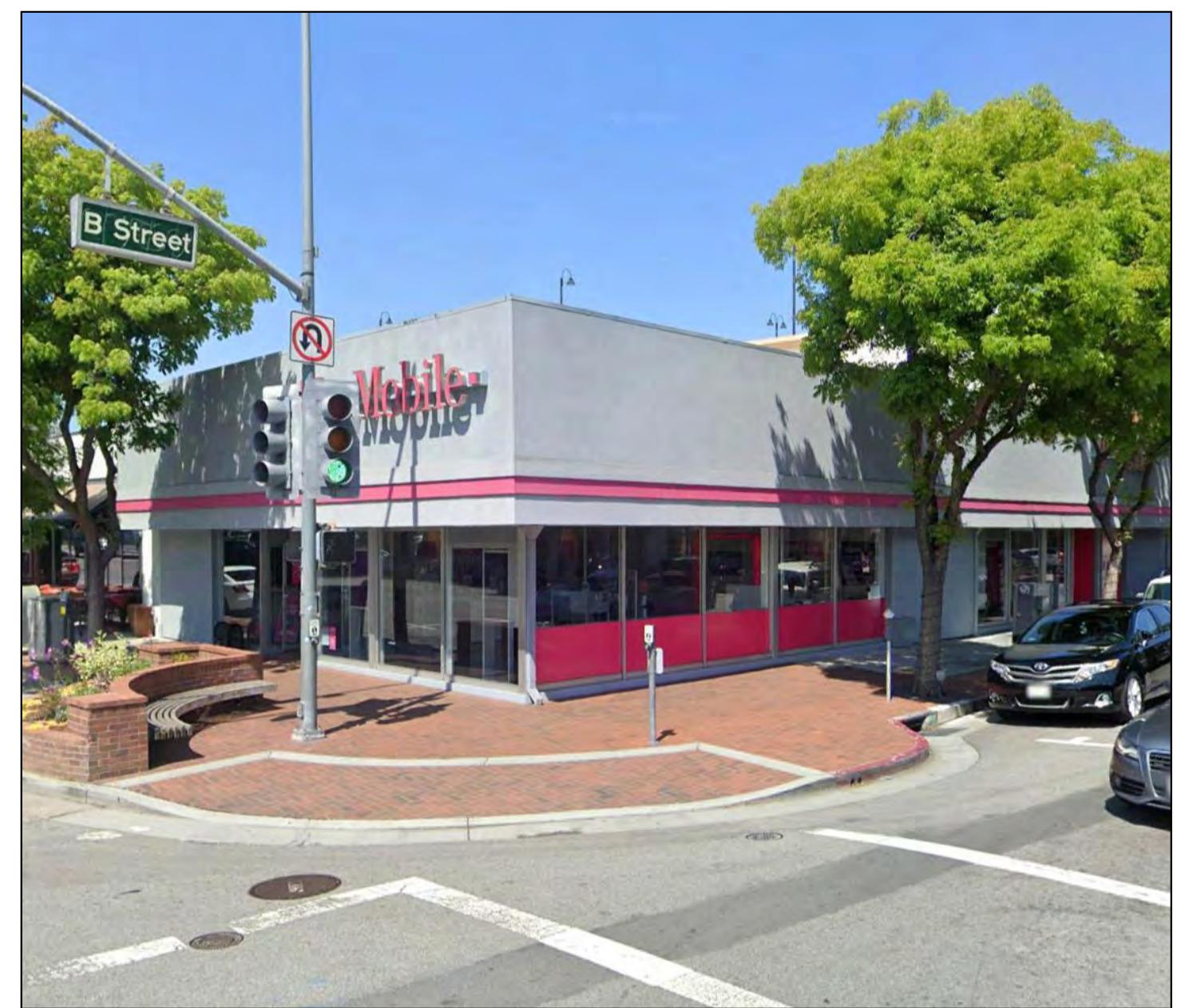
PROJECT NAME & ADDRESS:  
4TH & B ("Bespoke")

445 S B STREET  
SAN MATEO, CA, 94401

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



1. RESTAURANT



2. COMMERCIAL



3. PLANNED MIXED USE



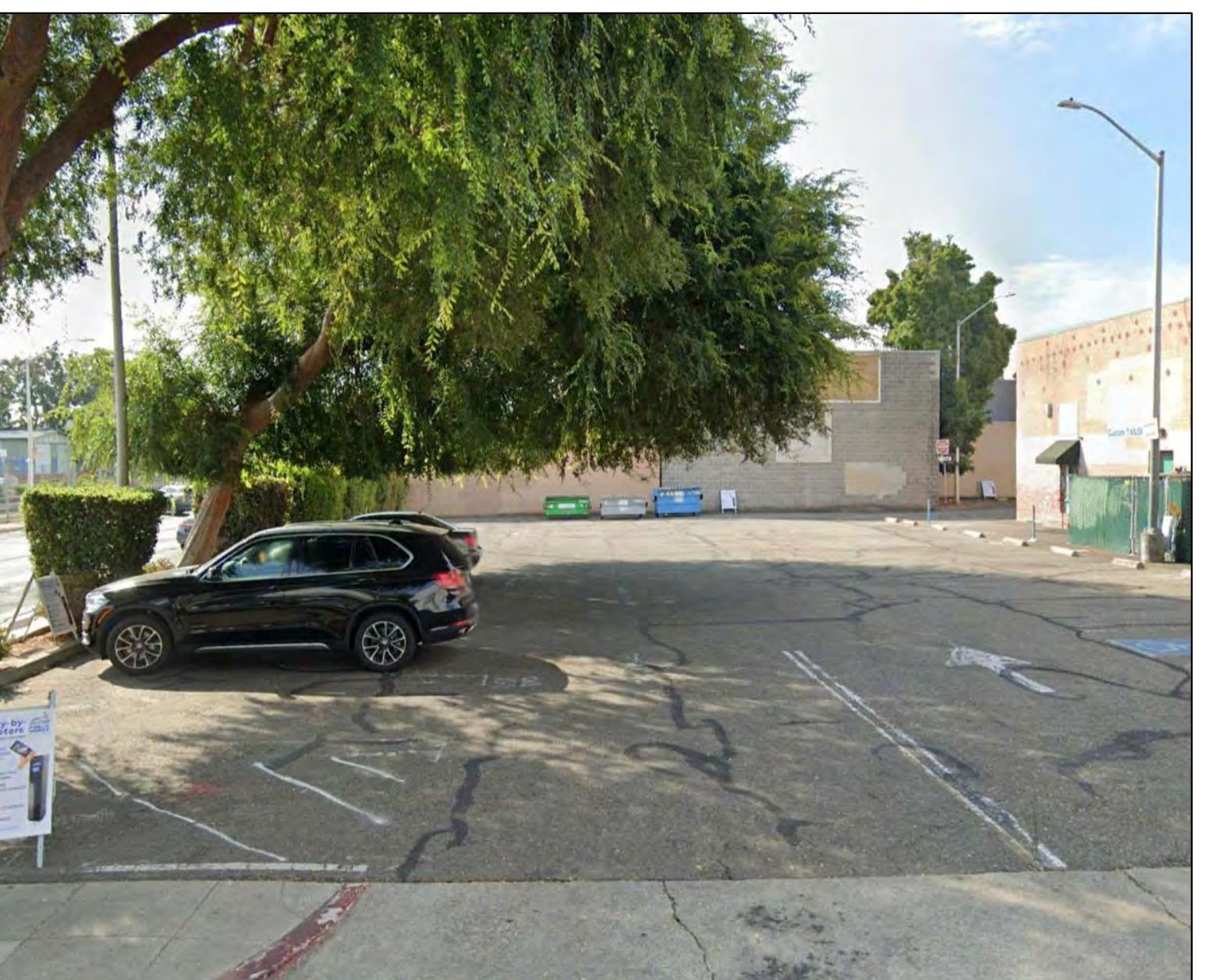
4. PLANNED MIXED USE



5. RESIDENTIAL



6. COMMERCIAL



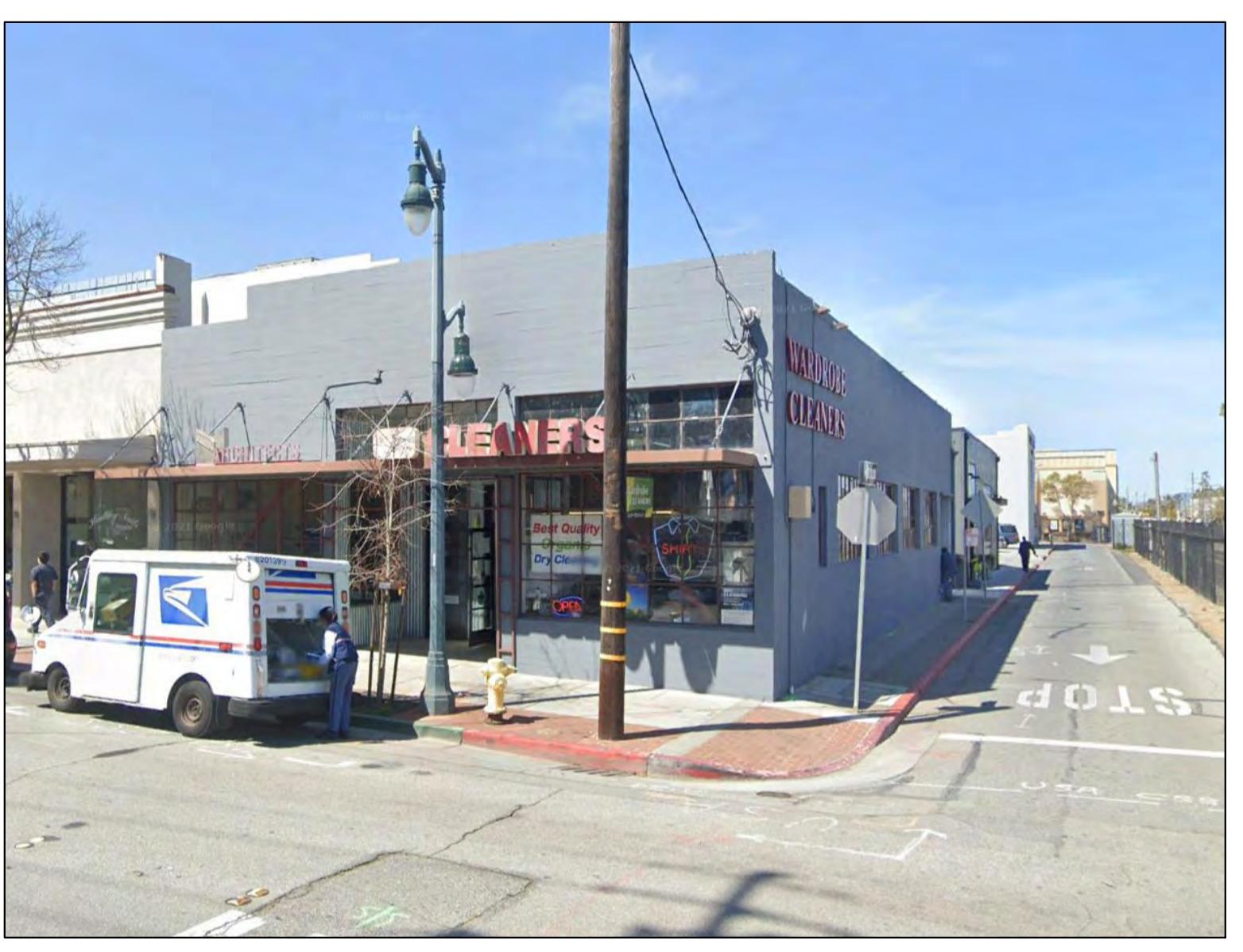
7. PARKING LOT



8. PARKING LOT/PLANNED RESIDENTIAL



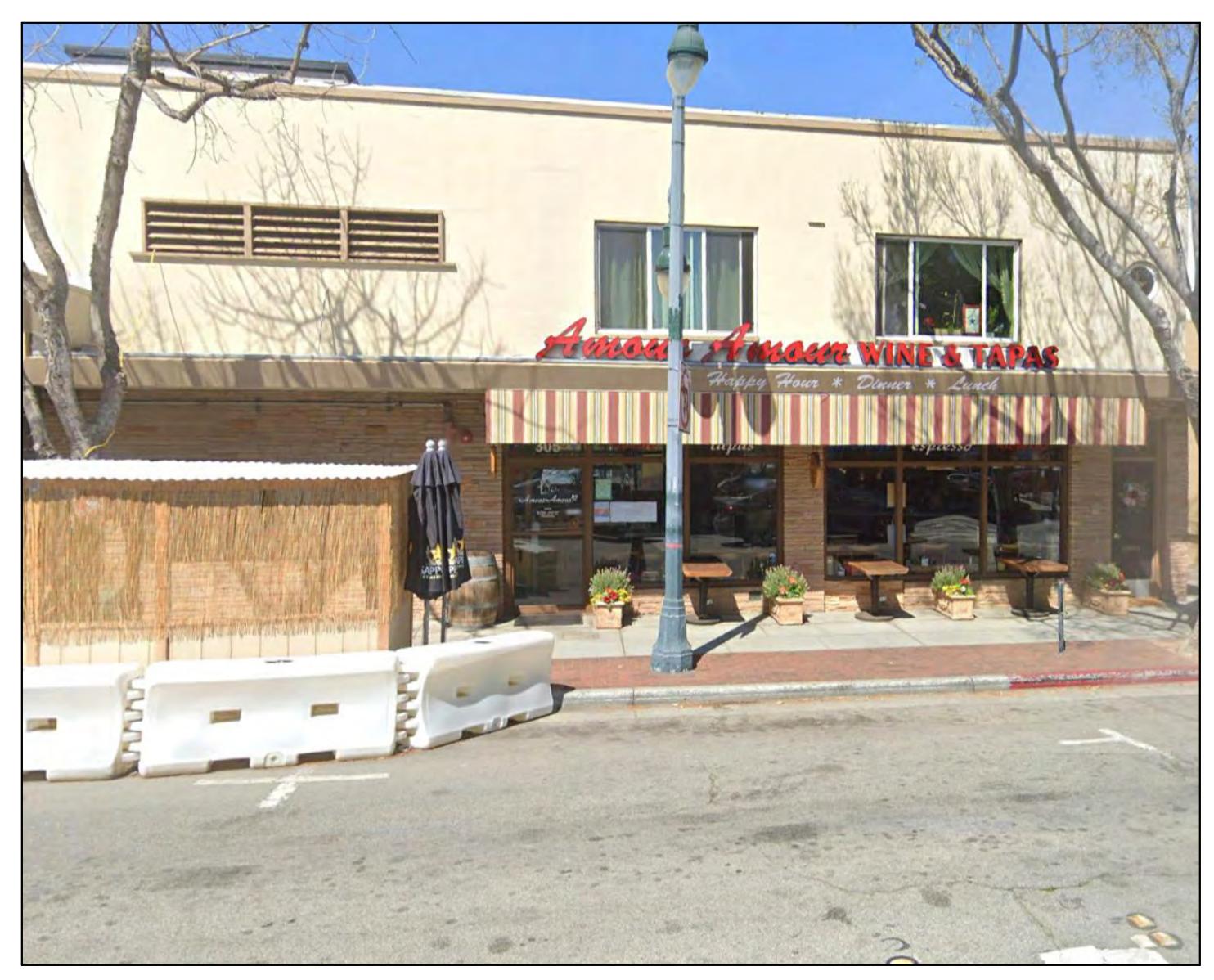
9. PARKING LOT/PLANNED GARAGE



10. COMMERCIAL



11. COMMERCIAL



12. RESTAURANT

RMW

RMW  
Architecture  
Interiors  
Office  
408 294-8000  
rmw.com

30 E Santa Clara St.  
Suite 200  
San Jose California 95113  
Fax  
408 294-1747

CLIENT:  
 HARVEST PROPERTIES

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

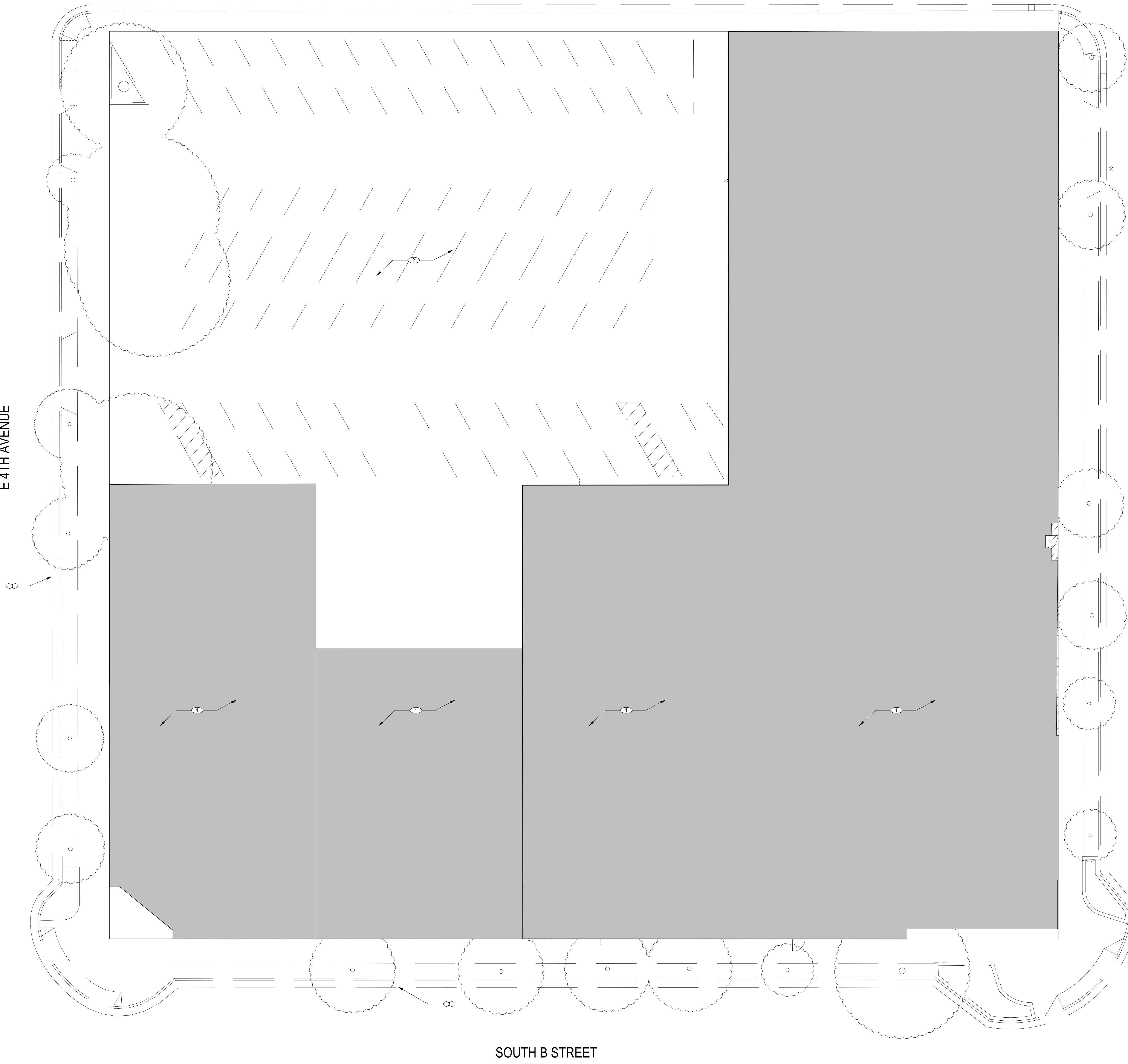
SCALE:  
12" = 1'-0"  
PROJECT NUMBER:  
DRAWN BY:  
CHECKED BY:  
STAMP:  
Author  
Checker

NOT FOR  
CONSTRUCTION

SHEET NAME:  
NEIGHBORHOOD  
CONTEXT

SHEET NUMBER:  
A0.11

S RAILROAD AVE



SOUTH B STREET

RMW

RMW  
Architecture  
Interiors  
30 E Santa Clara St.  
Suite 200  
San Jose  
California 95113  
Office 408 294-8000  
Fax 408 294-1747  
rmw.com

CLIENT:  
  
HARVEST  
PROPERTIES

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

445 S B STREET  
SAN MATEO, CA, 94401

ISSUE:  
ISSUE DATE:  
Project Status  
REVISIONS:  
1 PRE-APPLICATION  
DESCRIPTION  
DATE  
02/10/2022

KEYNOTES

KEYNOTE DESCRIPTION

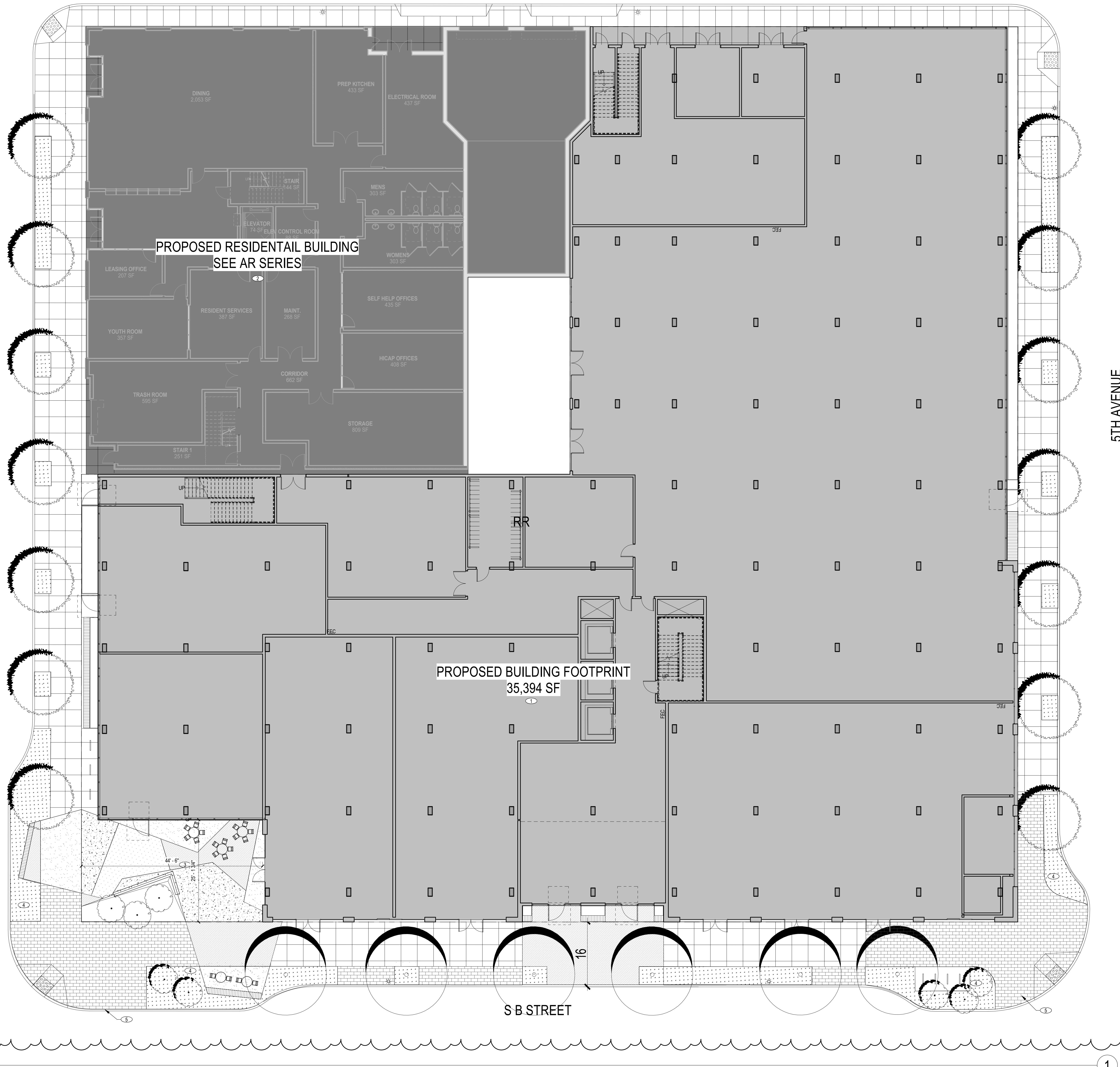
- 1 EXISTING BUILDING TO BE REMOVED
- 2 EXISTING PAVEMENT AND PARKING AREA TO BE REMOVED
- 3 EXISTING CURB TO BE MODIFIED PER CIVIL DRAWINGS

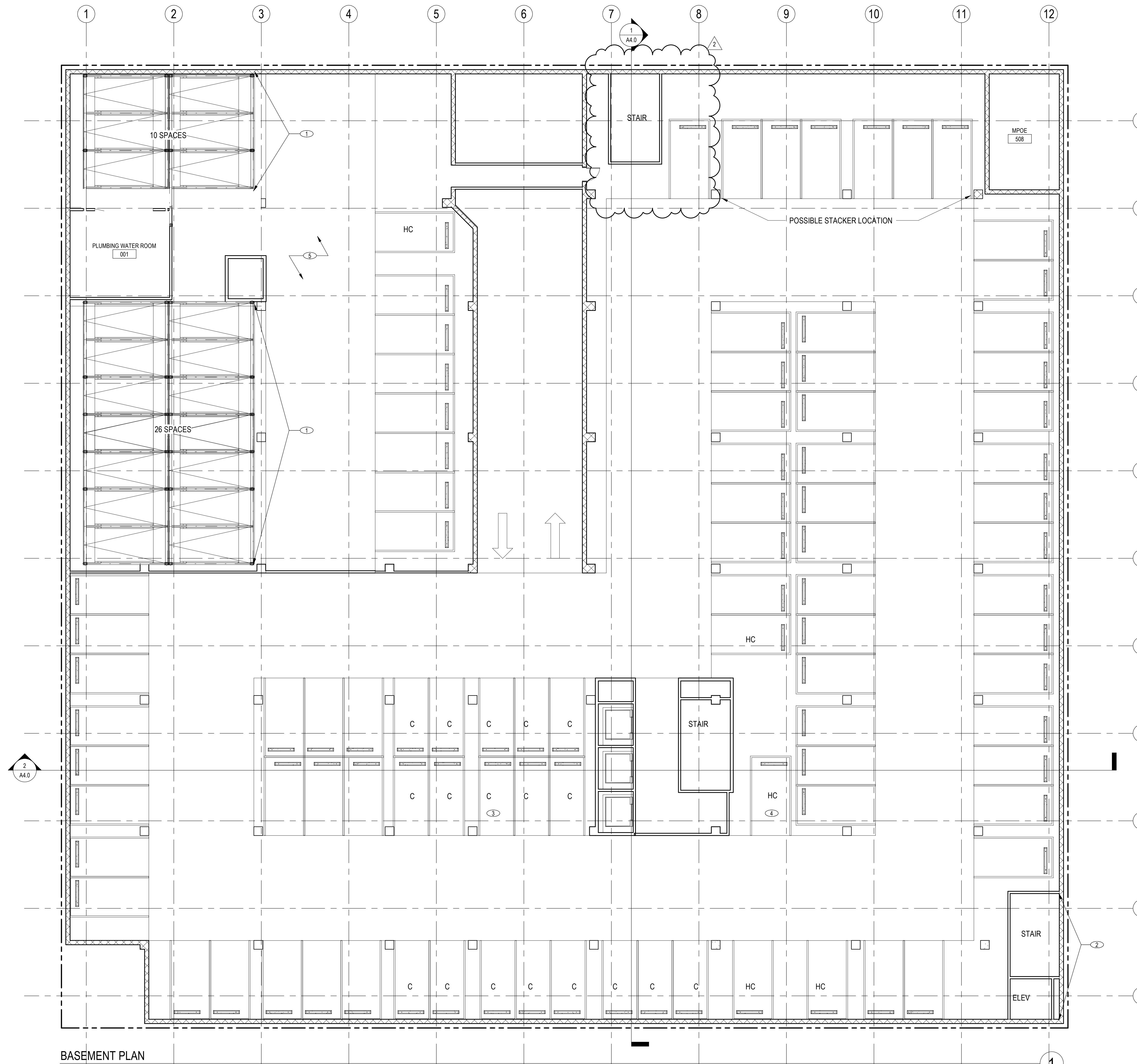
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PROJECT NUMBER: 0000000.00  
DRAWN BY: Author  
CHECKED BY: Checker  
STAMP:

NOT FOR  
CONSTRUCTION

SHEET NAME:  
EXISTING SITE PLAN

SHEET NUMBER:  
A1.0





BASEMENT PLAN  
332' = 1'-0"

#### KEYNOTES

##### # KEYNOTE DESCRIPTION

- 1 MECHANICAL VEHICLE STACKING SYSTEM
- 2 PUBLIC ACCESS STAIR & ELEVATOR TO STREET LEVEL
- 3 COMPACT PARKING STALL, TYP.
- 4 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

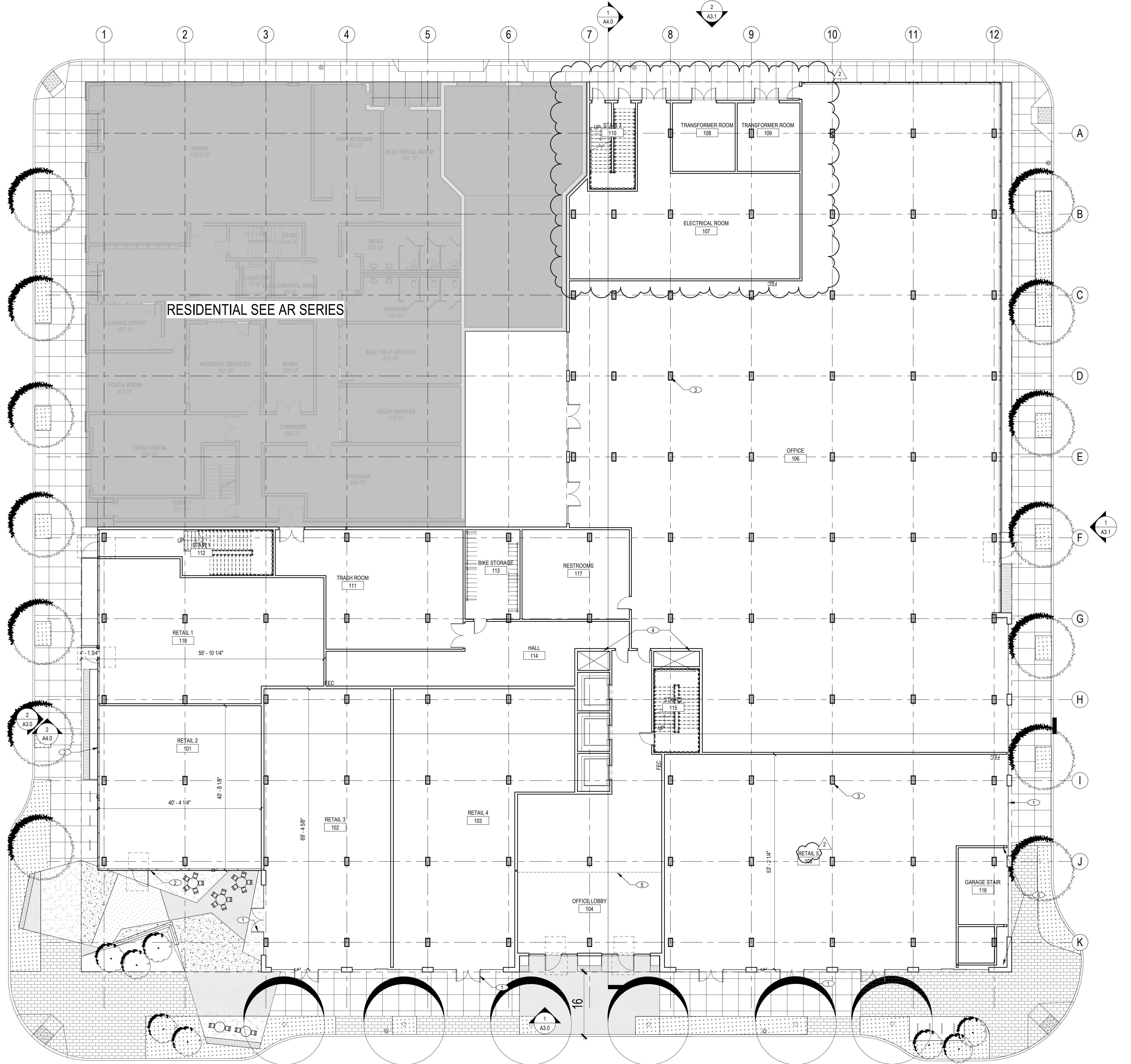
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PROJECT NUMBER: 0000000  
DRAWN BY: Author  
CHECKED BY: Checker  
STAMP:

SHEET NAME: BASEMENT PLAN

SHEET NUMBER:

A2.0

**NOT FOR  
CONSTRUCTION**



## KEYNOTES

# KEYNOTE DESCRIPTION

- 1 WOOD-CLAD STOREFRONT GLAZING, TYP.
- 2 MASS TIMBER STRUCTURAL COLUMN, TYP.
- 3 MASS TIMBER CURTAINWALL SYSTEM
- 4 MECHANICAL SHAFT
- 5 OUTLINE OF FLOOR ABOVE
- 6 PUBLIC ACCESS STAIR & ELEVATOR TO BASEMENT LEVEL

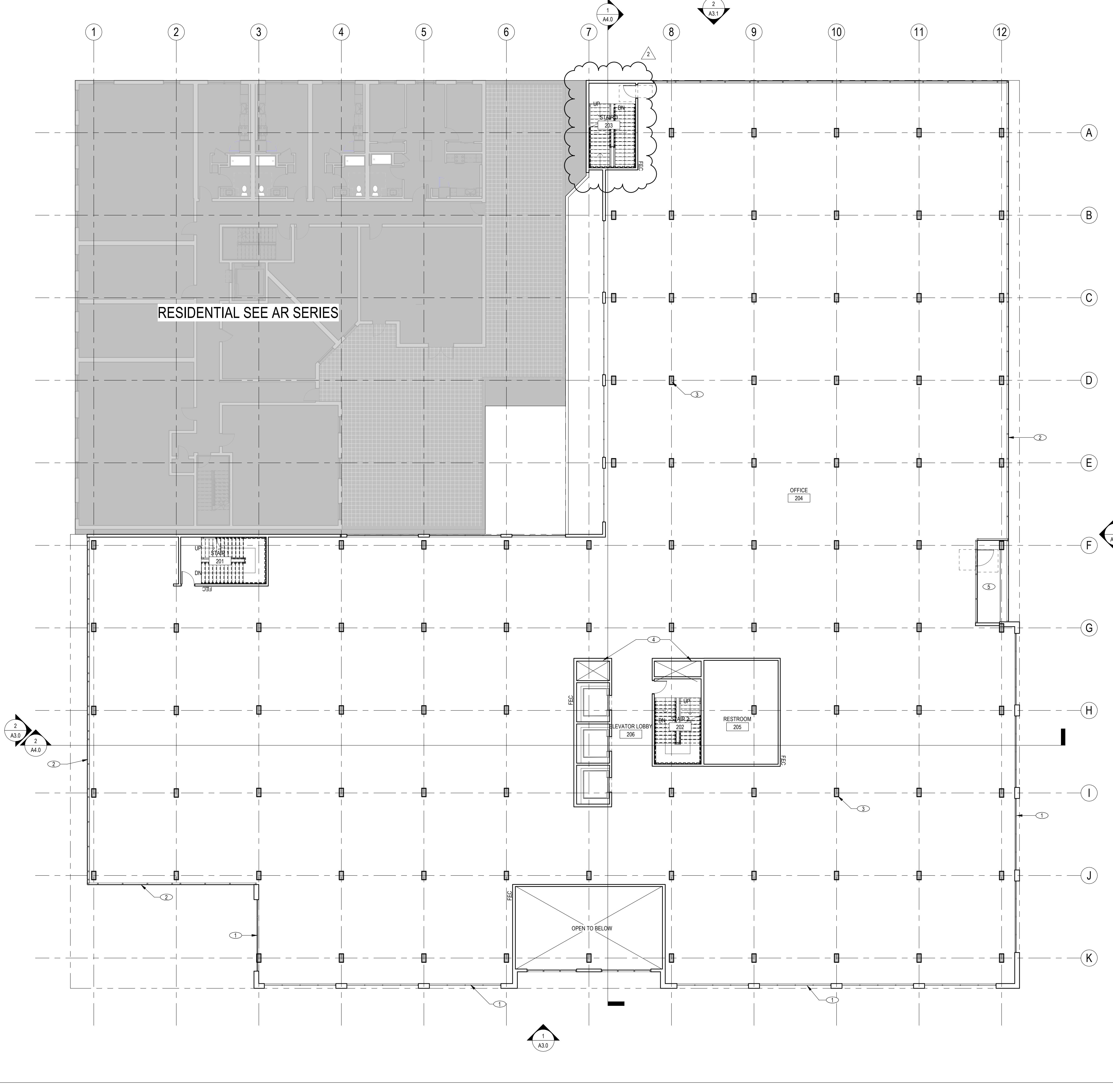
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- NIC (NOT IN CONTRACT)
- EXISTING PARTITION / CONSTRUCTION
- EXISTING FIRE RATED PARTITION / CONSTRUCTION
- NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- EXISTING FIRE EXTINGUISHER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

NOT FOR  
CONSTRUCTION

SHEET NAME:  
**FIRST FLOOR PLAN**

SHEET NUMBER:  
A2.1



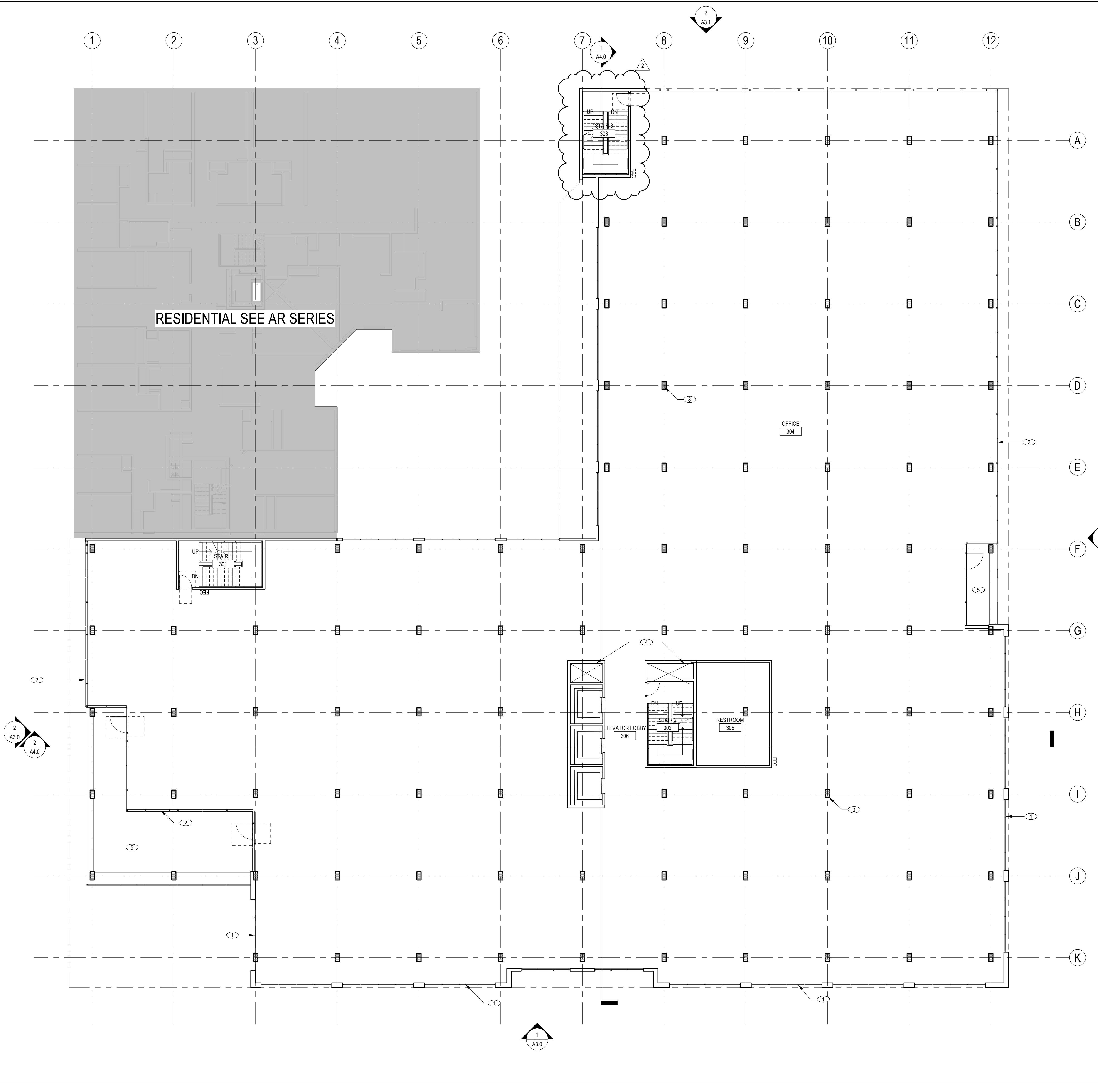
### KEYNOTES

# KEYNOTE DESCRIPTION

- 1 DARK FRAMED STOREFRONT GLAZING, TYP.
- 2 BIG-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



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

**KEYNOTES**

# KEYNOTE DESCRIPTION

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

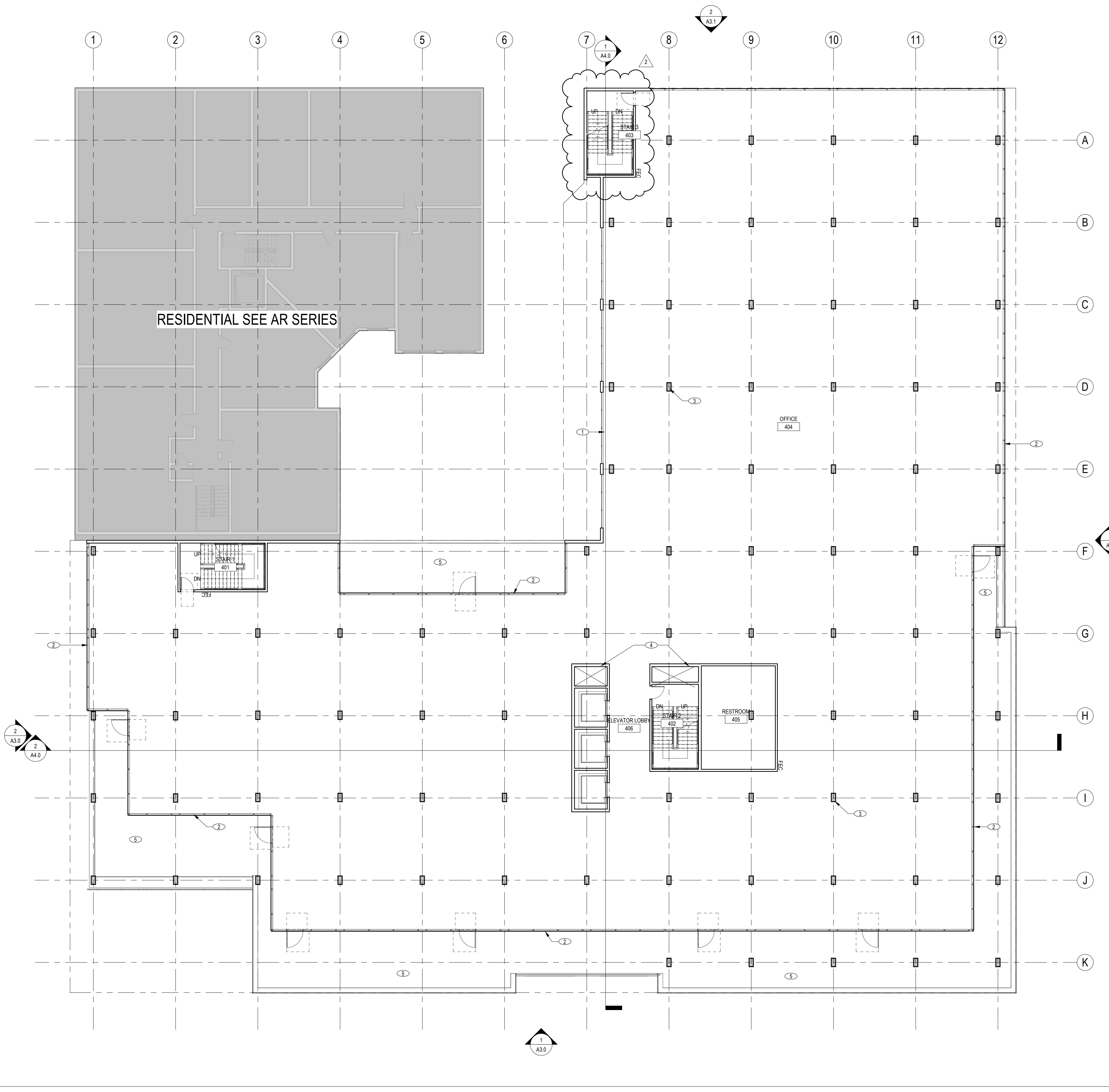
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- EXISTING FIRE RATED PARTITION / CONSTRUCTION
- NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- EXISTING FIRE EXTINGUISHER AND CABINET
- NEW FIRE EXTINGUISHER AND CABINET
- EXISTING DOOR ASSEMBLY
- NEW DOOR ASSEMBLY
- FINISH TRANSITION

**NOT FOR  
CONSTRUCTION**

SHEET NAME:  
**THIRD FLOOR PLAN**

SHEET NUMBER:  
**A2.3**



### KEYNOTES

# KEYNOTE DESCRIPTION

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

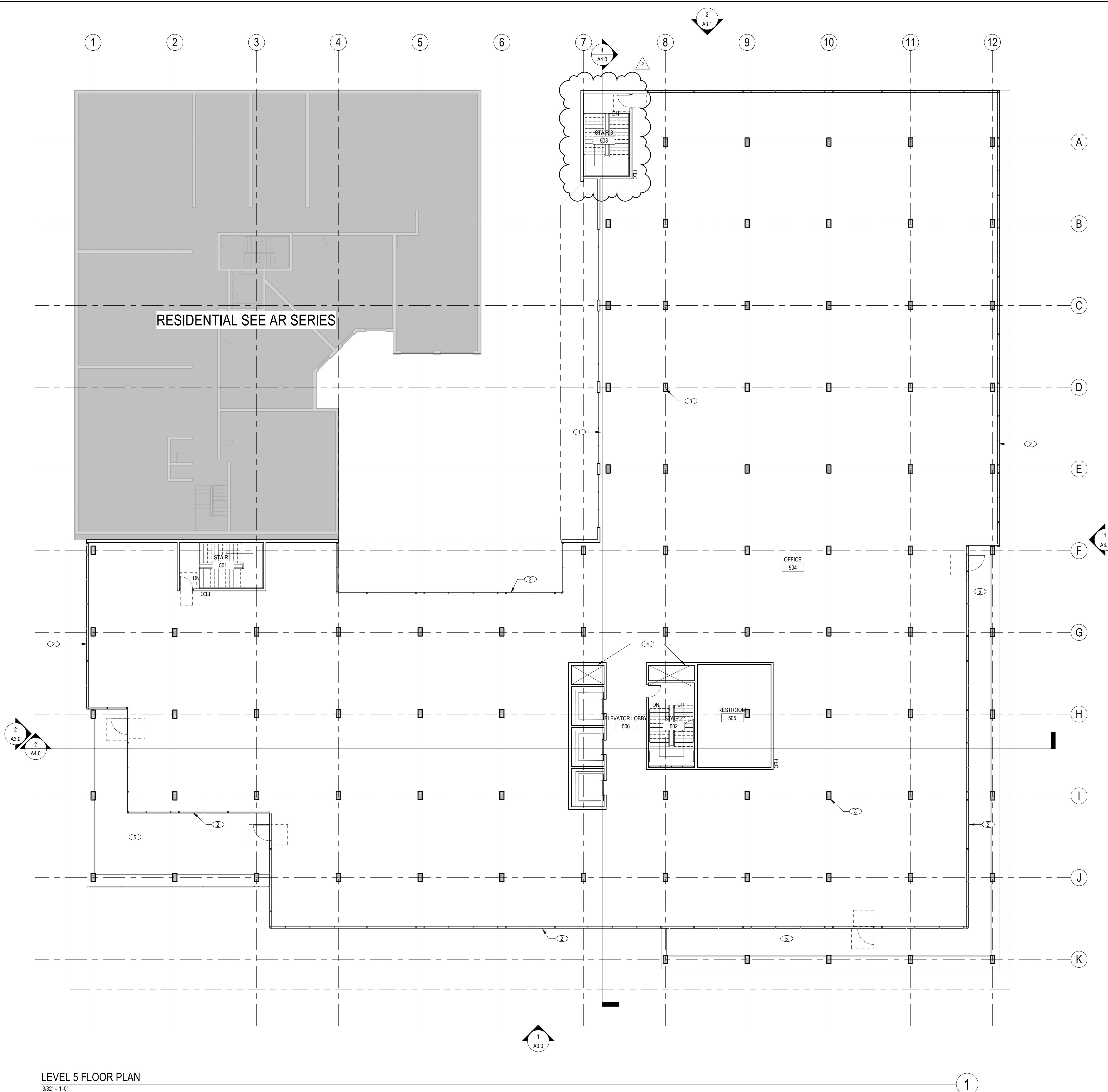
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- EXISTING PARTITION / CONSTRUCTION
- EXISTING FIRE RATED PARTITION / CONSTRUCTION
- NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- EXISTING FIRE EXTINGUISHER AND CABINET
- NEW FIRE EXTINGUISHER AND CABINET
- EXISTING DOOR ASSEMBLY
- NEW DOOR ASSEMBLY
- FINISH TRANSITION

NOT FOR  
CONSTRUCTION

SHEET NAME:  
**FOURTH FLOOR PLAN**

SHEET NUMBER:  
**A2.4**



#### KEYNOTES

(#) KEYNOTE DESCRIPTION

- 1 DARK FRAMED STOREFRONT GLAZING, TYP.
- 2 BUT-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

SHEET NAME:  
**FIFTH FLOOR PLAN**

SHEET NUMBER:  
**A2.5**

SCALE:  
As indicated

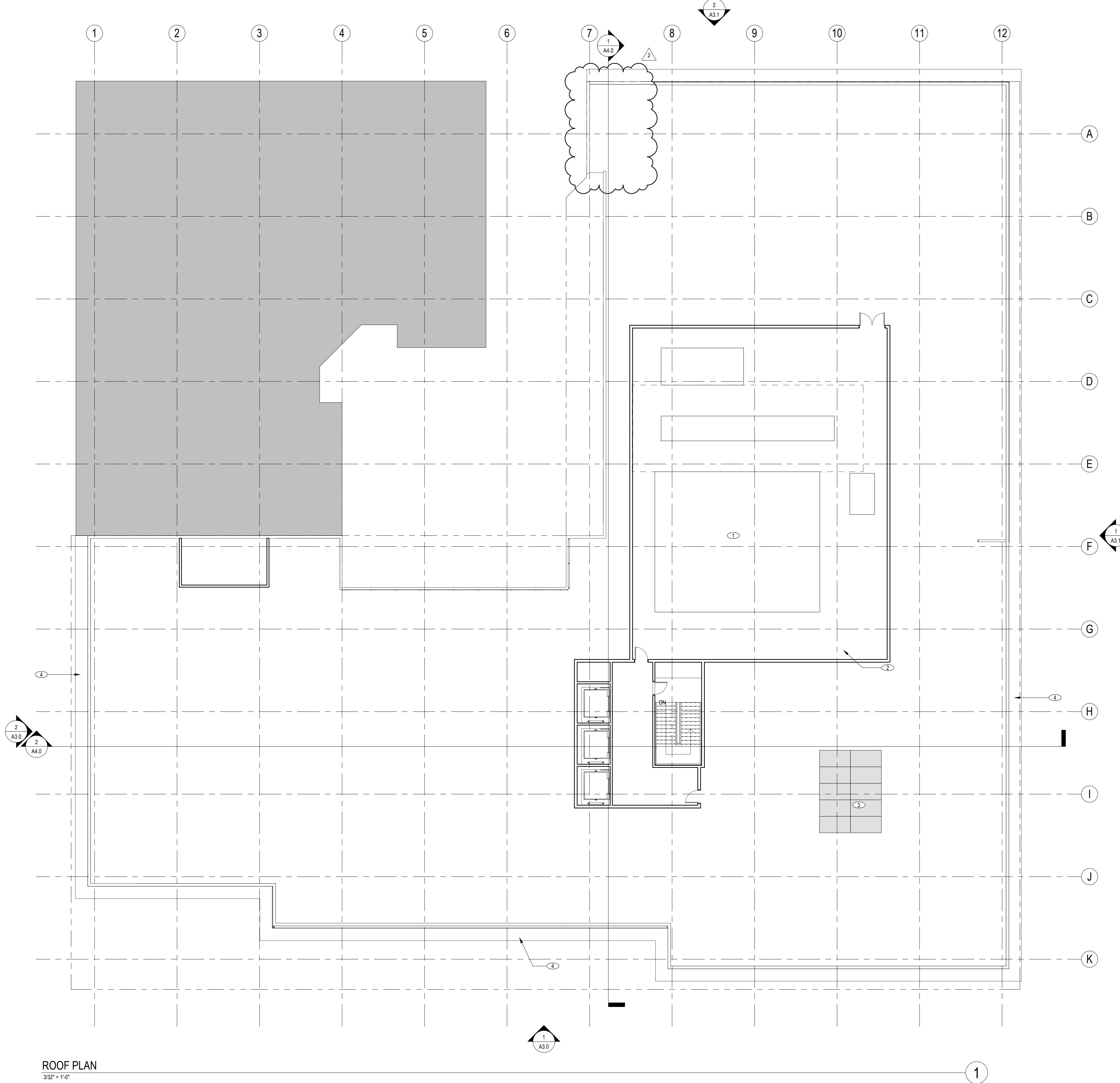
PROJECT NUMBER:  
0000000.00

DRAWN BY:  
Author

CHECKED BY:  
Checker

STAMP:

**NOT FOR  
CONSTRUCTION**



#### KEYNOTES

#	KEYNOTE DESCRIPTION
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

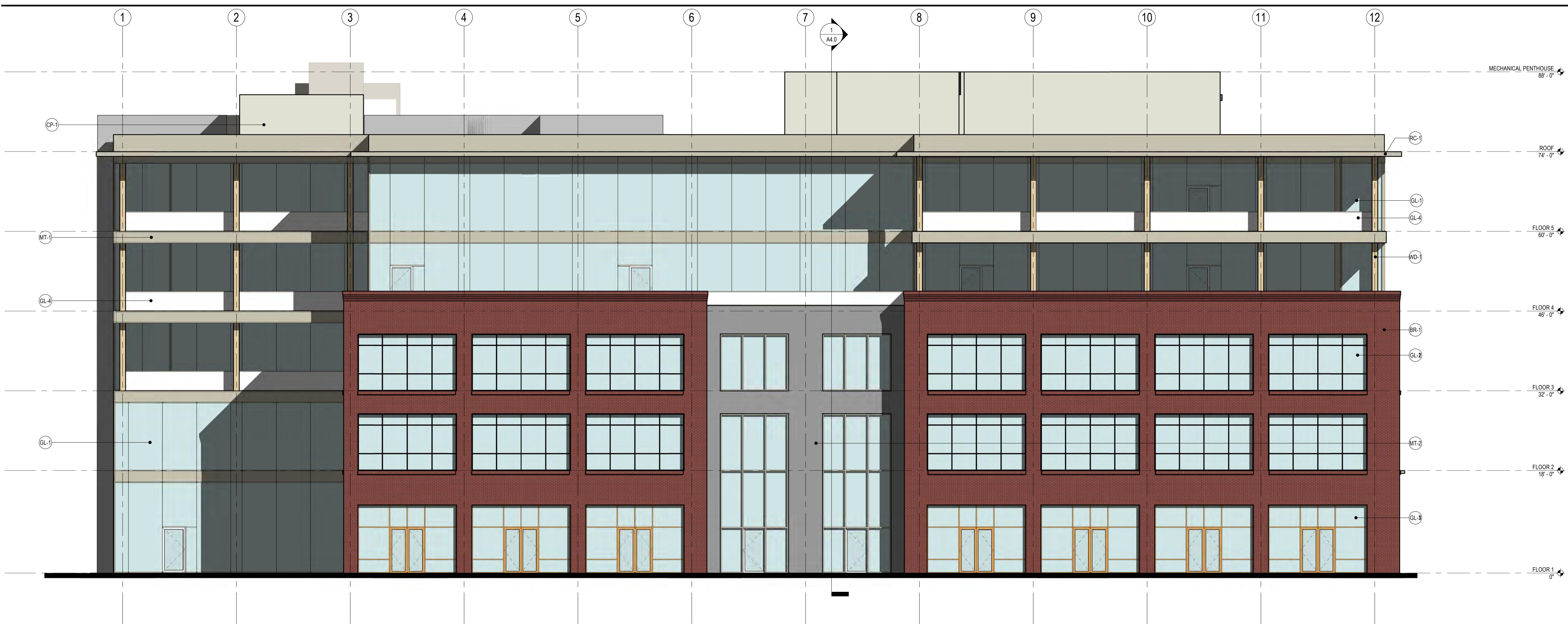
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	EXISTING FIRE RATED PARTITION / CONSTRUCTION
	NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
	NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
	EXISTING FIRE EXTINGUISHER AND CABINET
	NEW FIRE EXTINGUISHER AND CABINET
	EXISTING DOOR ASSEMBLY
	NEW DOOR ASSEMBLY
	FINISH TRANSITION

SHEET NAME:  
**ROOF PLAN**

SHEET NUMBER:  
**A2.6**

NOT FOR  
CONSTRUCTION

6/23/2022 9:24:41 AM

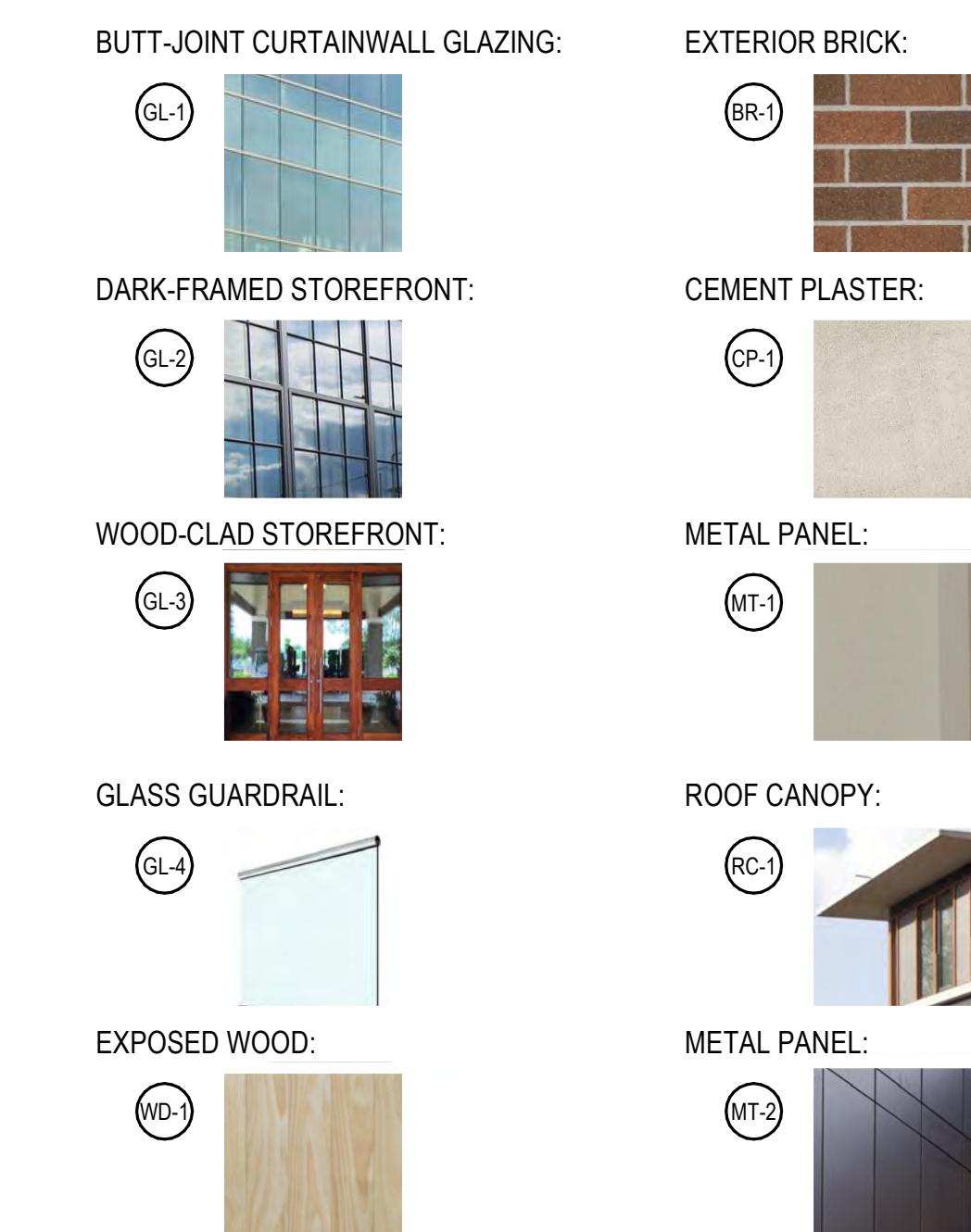


S. B STREET - WEST ELEVATION

1/8" = 1'-0"

1

### MATERIAL PALETTE



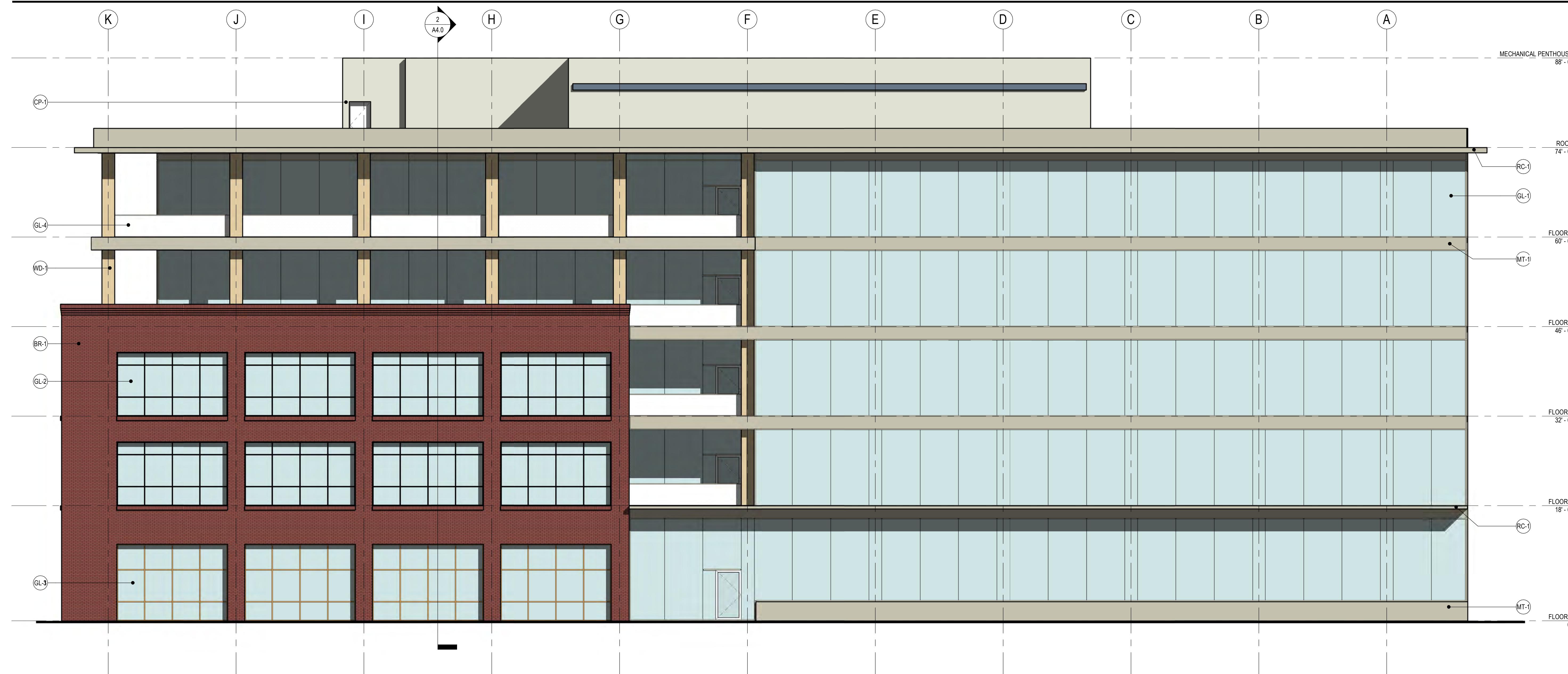
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CHECKED BY: Checker  
STAMP:

**NOT FOR  
CONSTRUCTION**

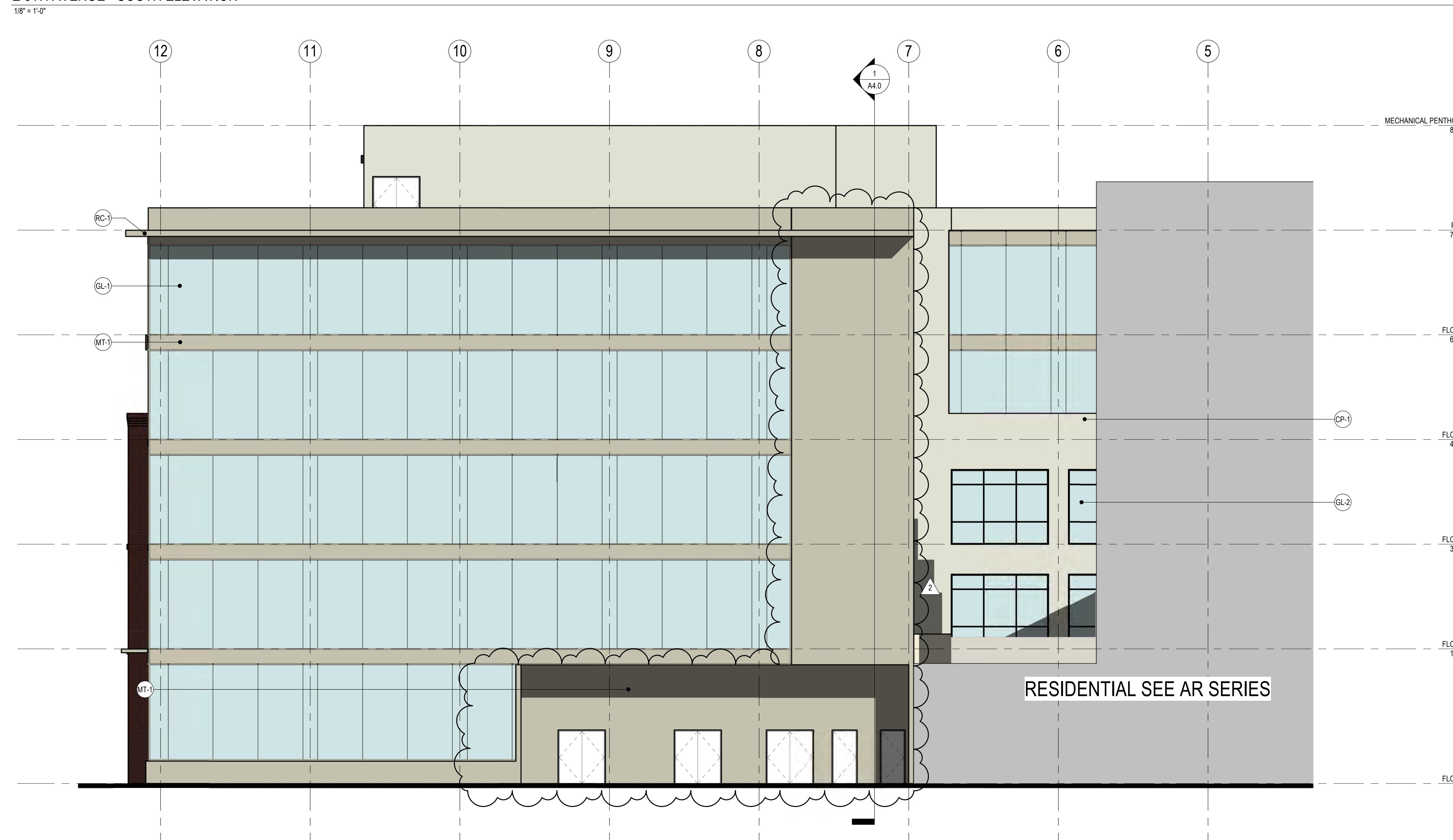
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**EXTERIOR ELEVATIONS**

SHEET NUMBER:

E 4TH AVENUE - NORTH ELEVATION



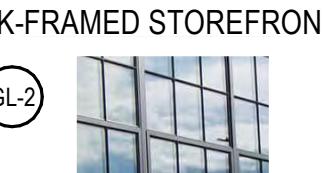
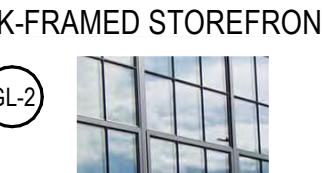
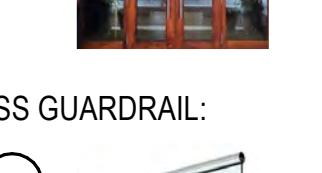
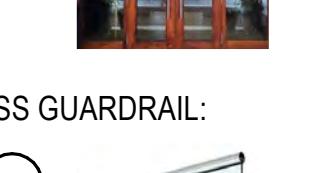
E 5TH AVENUE - SOUTH ELEVATION



S RAILROAD AVENUE - NORTH ELEVATION

1'8" = 1'-0"

MATERIAL PALETTE

BUTT-JOINT CURTAINWALL GLAZING:	
EXTERIOR BRICK:	
DARK-FRAMED STOREFRONT:	
CEMENT PLASTER:	
WOOD-CLAD STOREFRONT:	
METAL PANEL:	
GLASS GUARDRAIL:	
ROOF CANOPY:	
EXPOSED WOOD:	
METAL PANEL:	

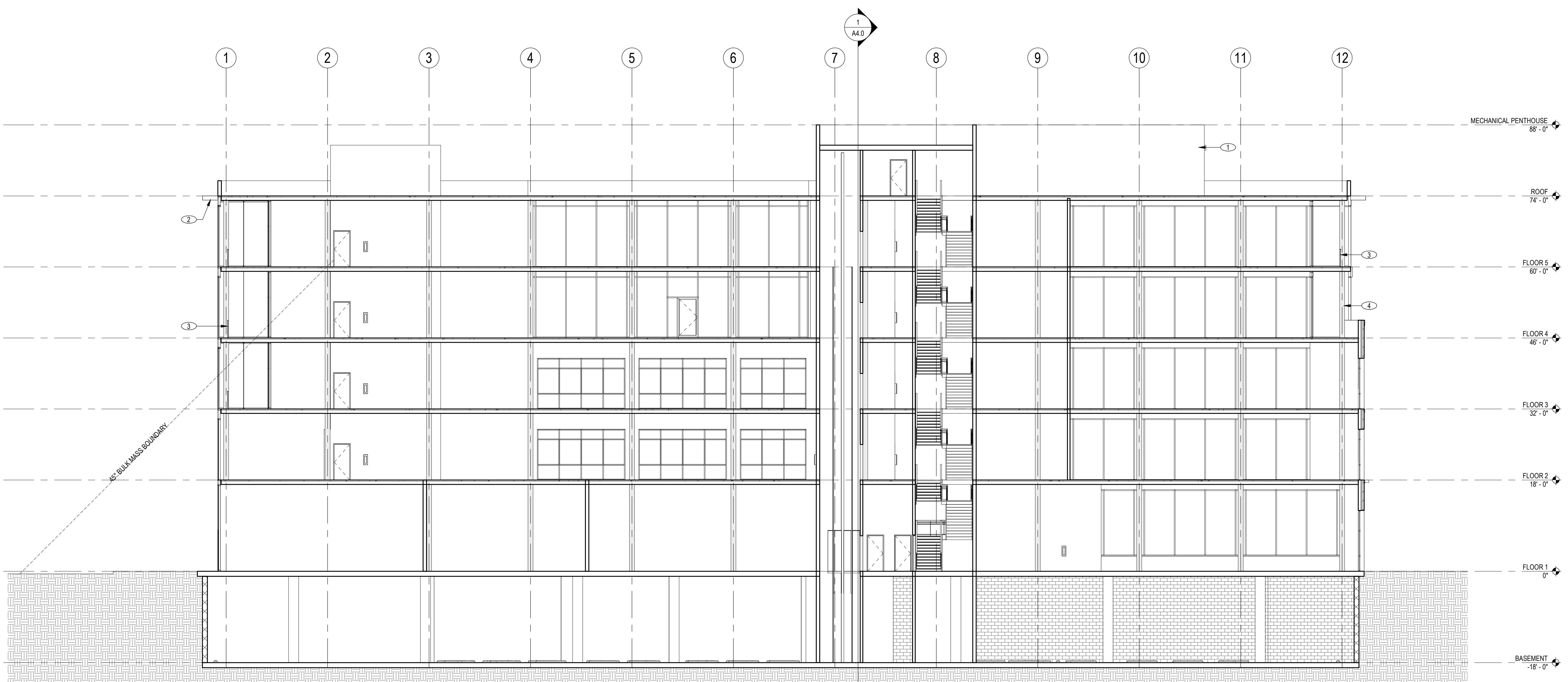
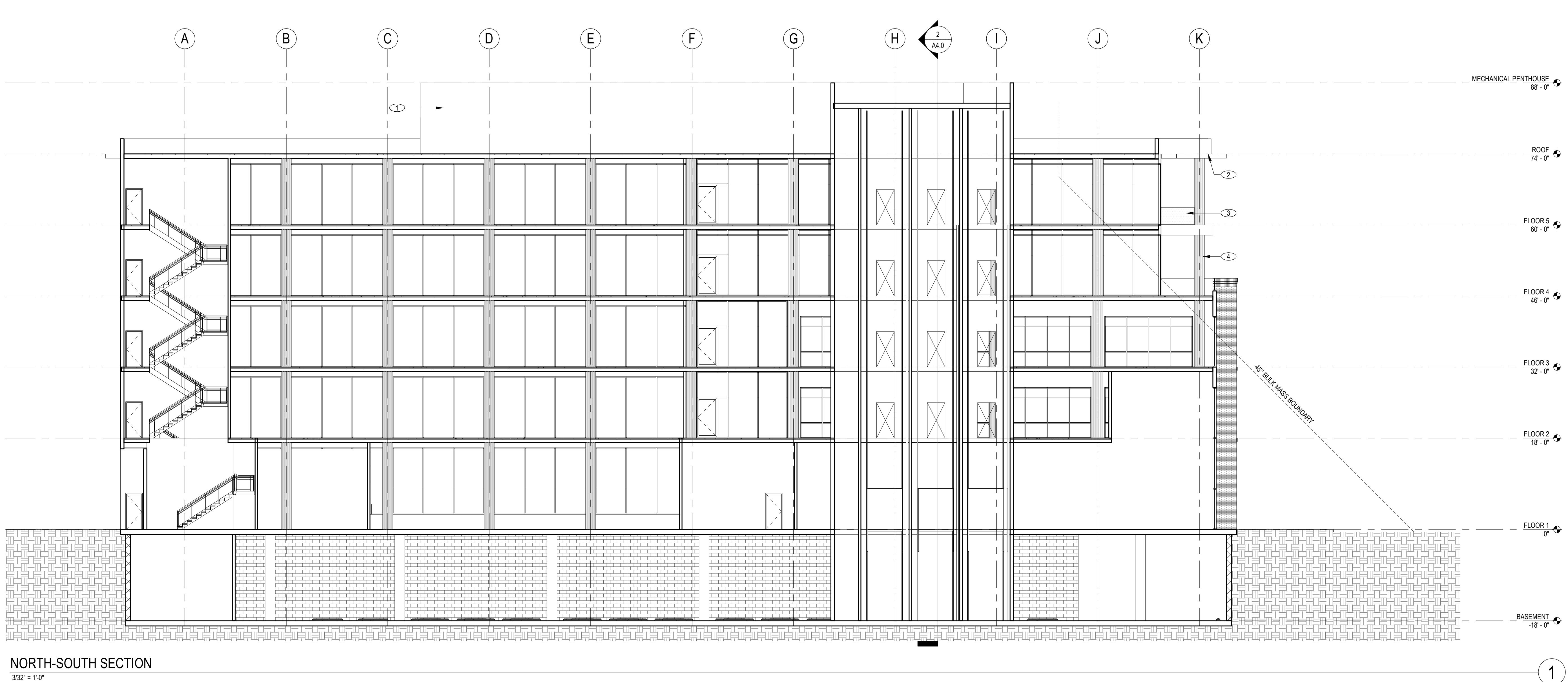
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PROJECT NUMBER: 0000000.00  
DRAWN BY: Author  
CHECKED BY: Checker  
STAMP:

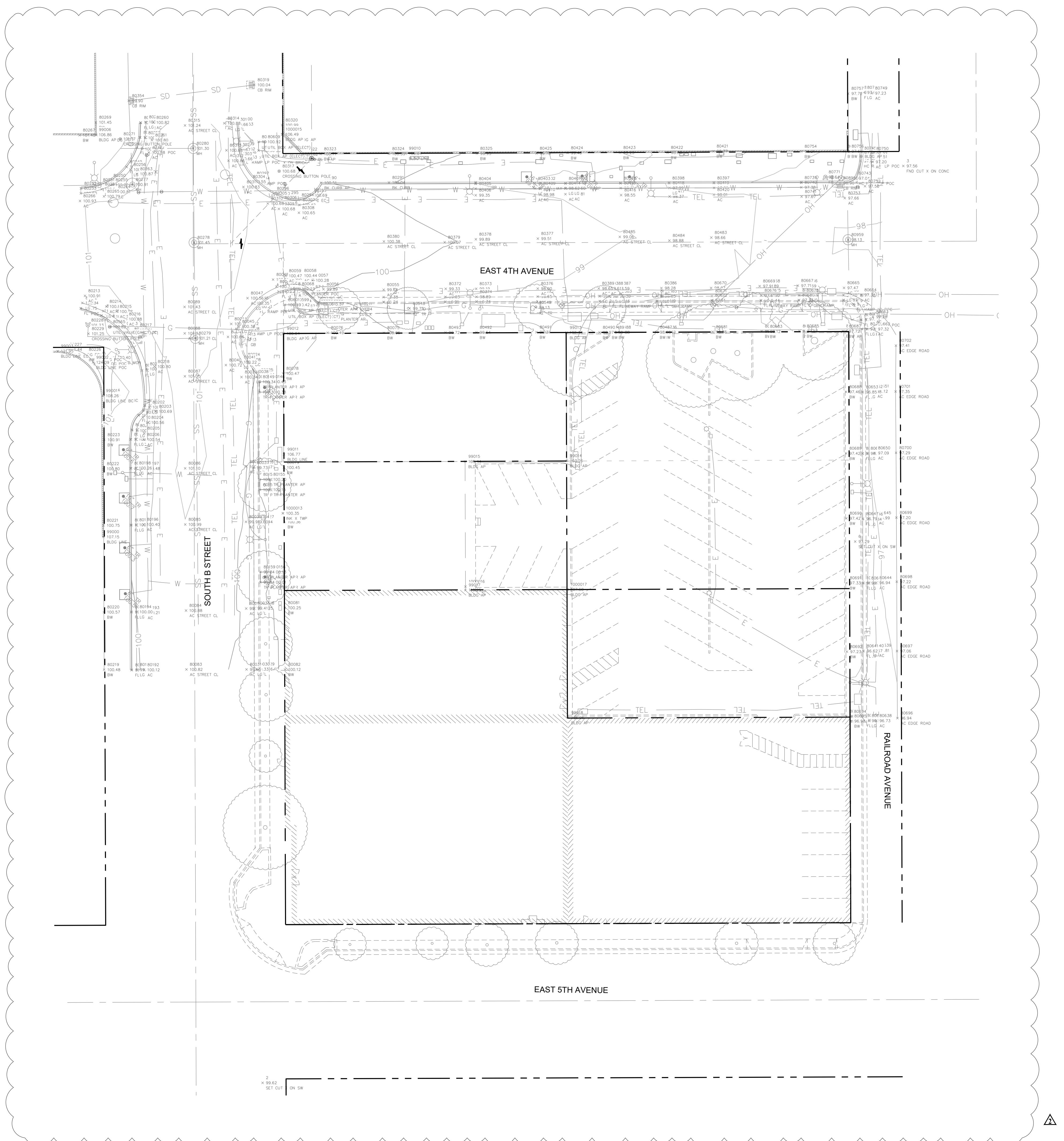
NOT FOR  
CONSTRUCTION

SHEET NAME:  
EXTERIOR ELEVATIONS

SHEET NUMBER:

A3.1





# NOT FOR CONSTRUCTION

NAME: \_\_\_\_\_

NUMBER: **C1 00**



## LEGEND

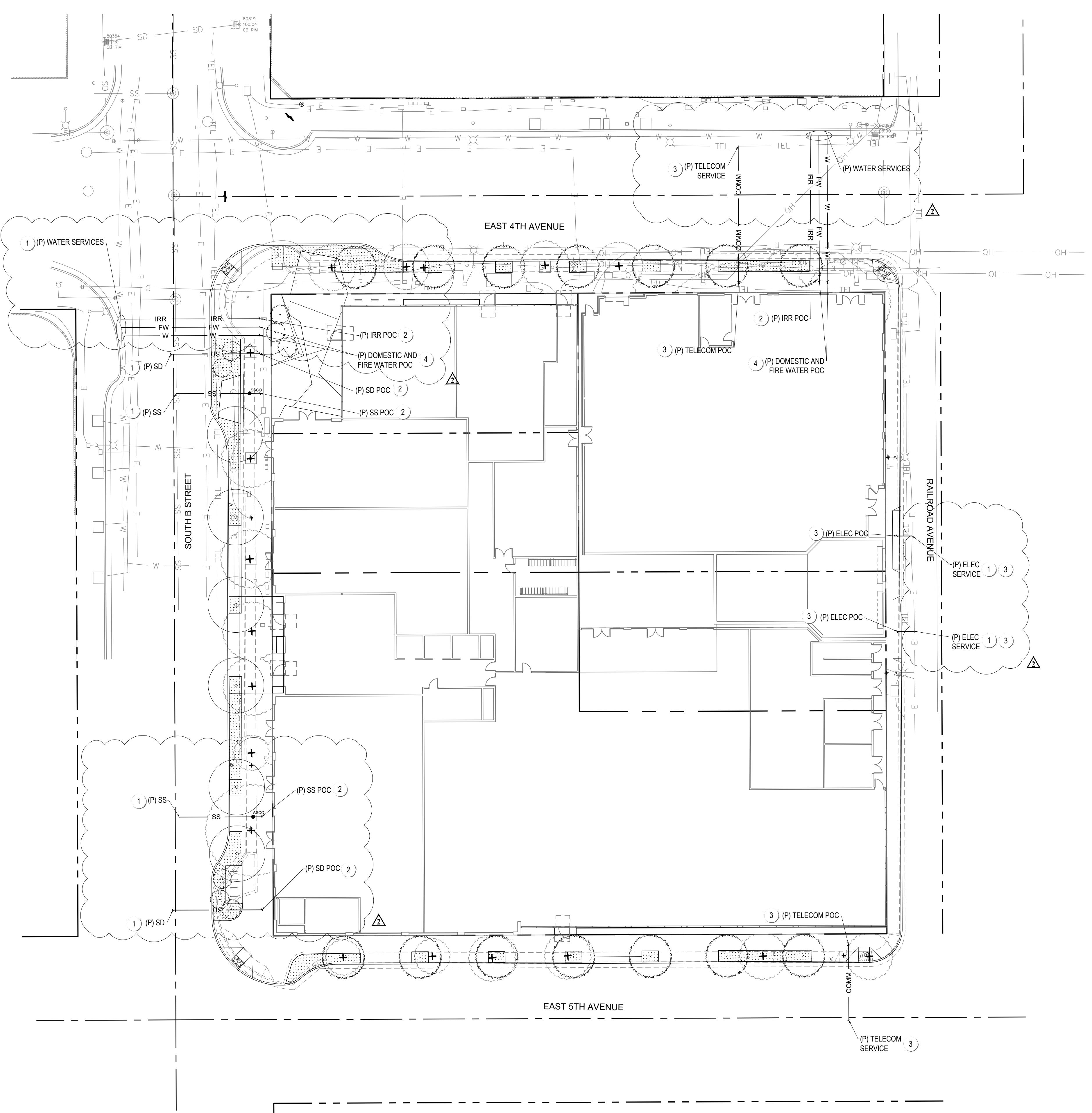
- E — E — E — (P) ELECTRIC TRENCH
- COMM — COMM — (P) TELECOM TRENCH
- W — W — W — (P) WATER LINE
- FW — FW — (P) FIRE WATER LINE
- IRR — IRR — (P) IRRIGATION WATER LINE
- SS — SS — (P) SANITARY SEWER LINE

## 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.



**NOT FOR  
CONSTRUCTION**

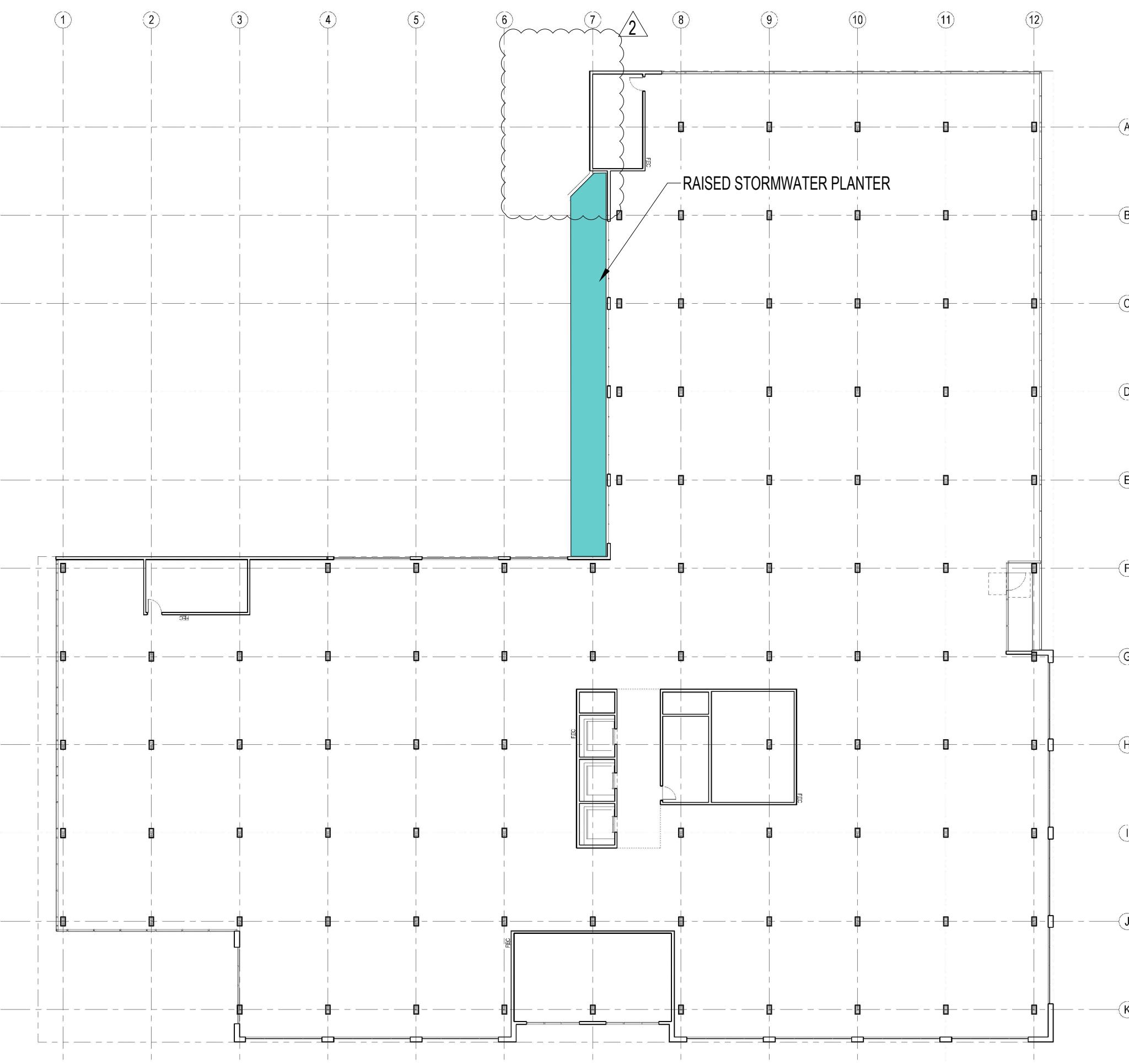
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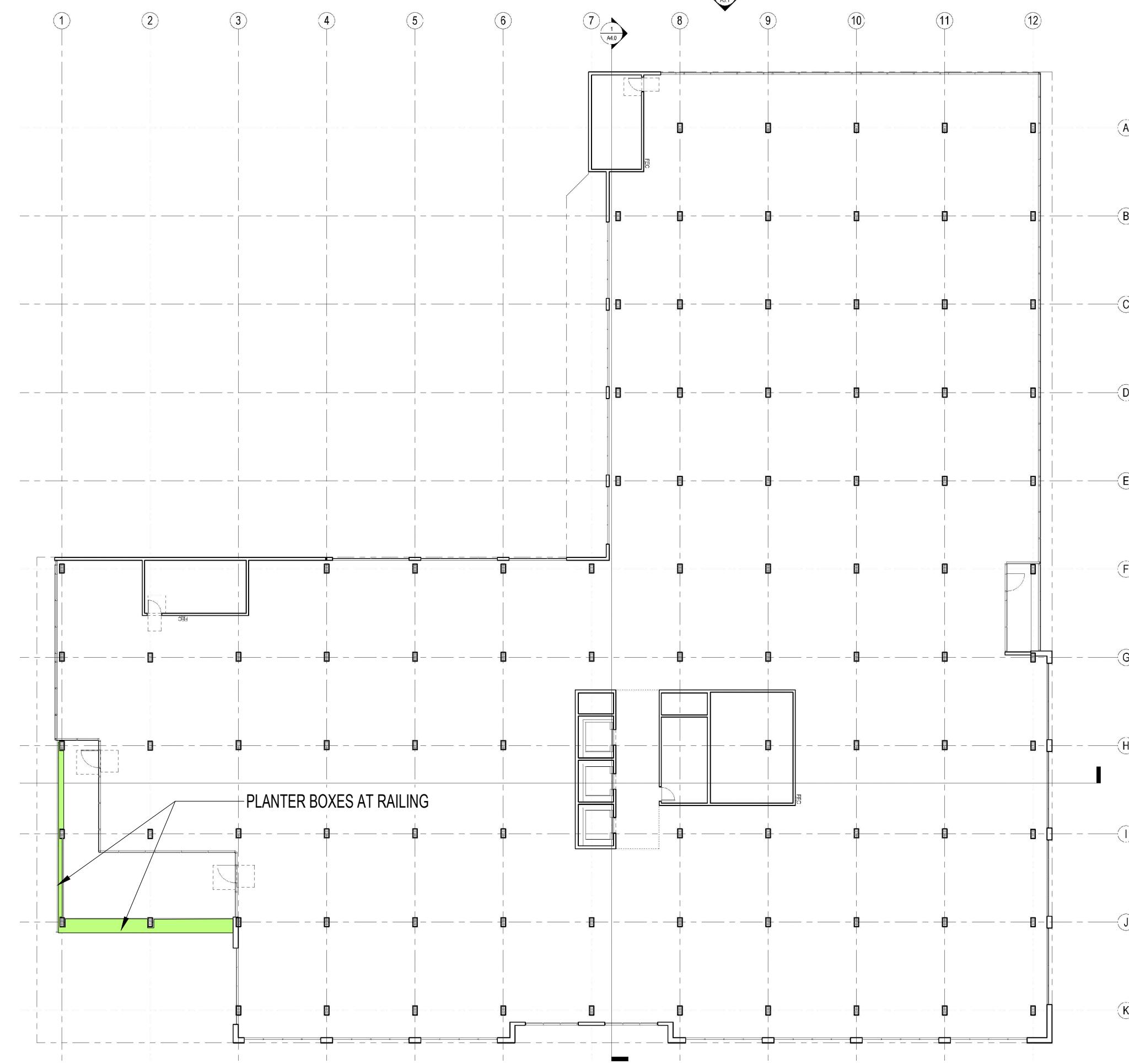
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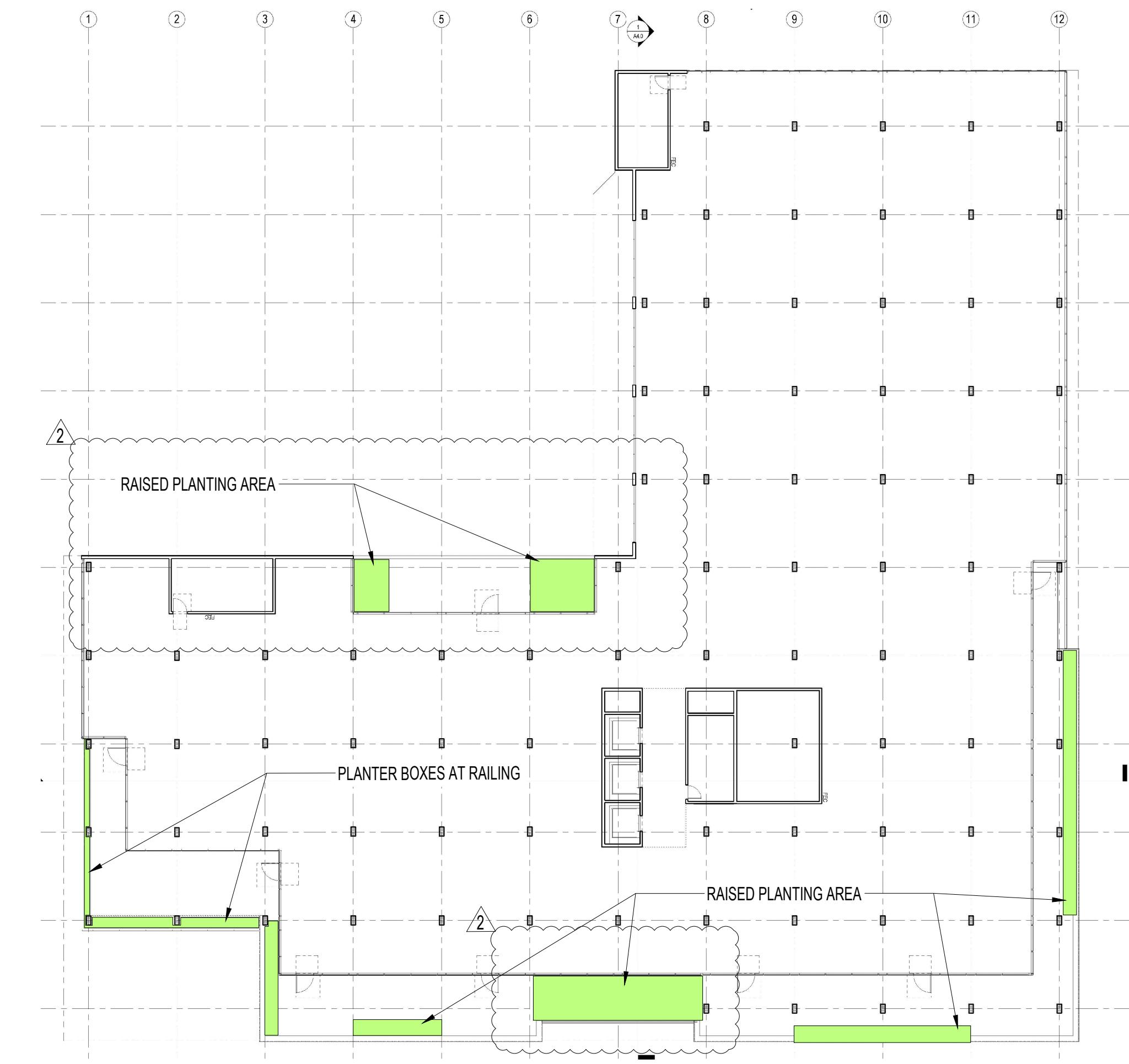




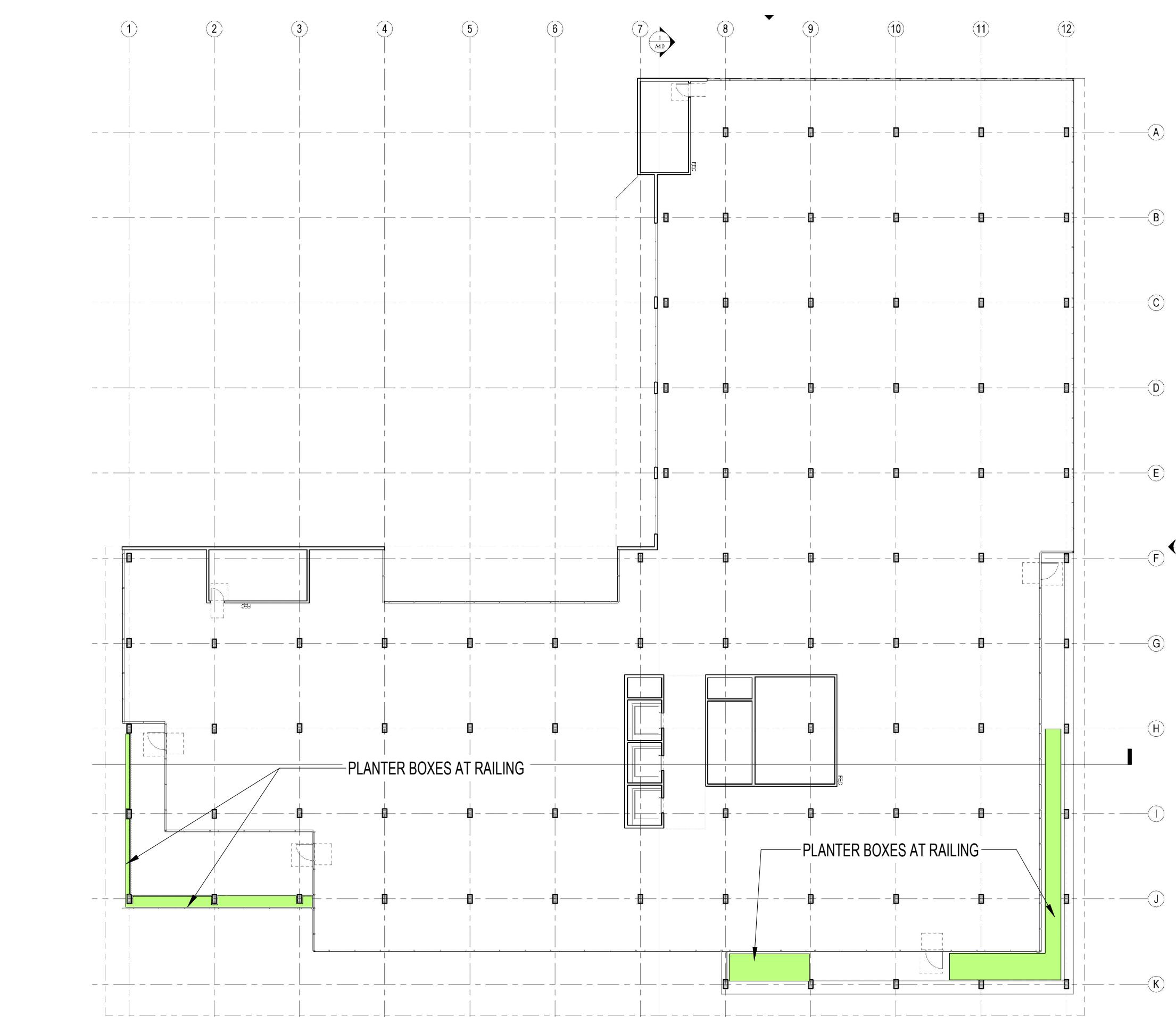
2ND FLOOR



3RD FLOOR



4TH FLOOR



5TH FLOOR

# RAILROAD AVE.



RMW

Architecture  
Interiors  
160 Pine Street  
4th Floor  
San Francisco  
California 94111  
Office 415 781-9800  
Fax 415 788-5216  
rmw.com

160 Pine Street  
4th Floor  
San Francisco  
California 94111  
Office 415 781-9800  
Fax 415 788-5216  
rmw.com

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

CLIENT:  
HARVEST  
PROMETHEUS

PROJECT NAME & ADDRESS:  
401-445 S. B STREET

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

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

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

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



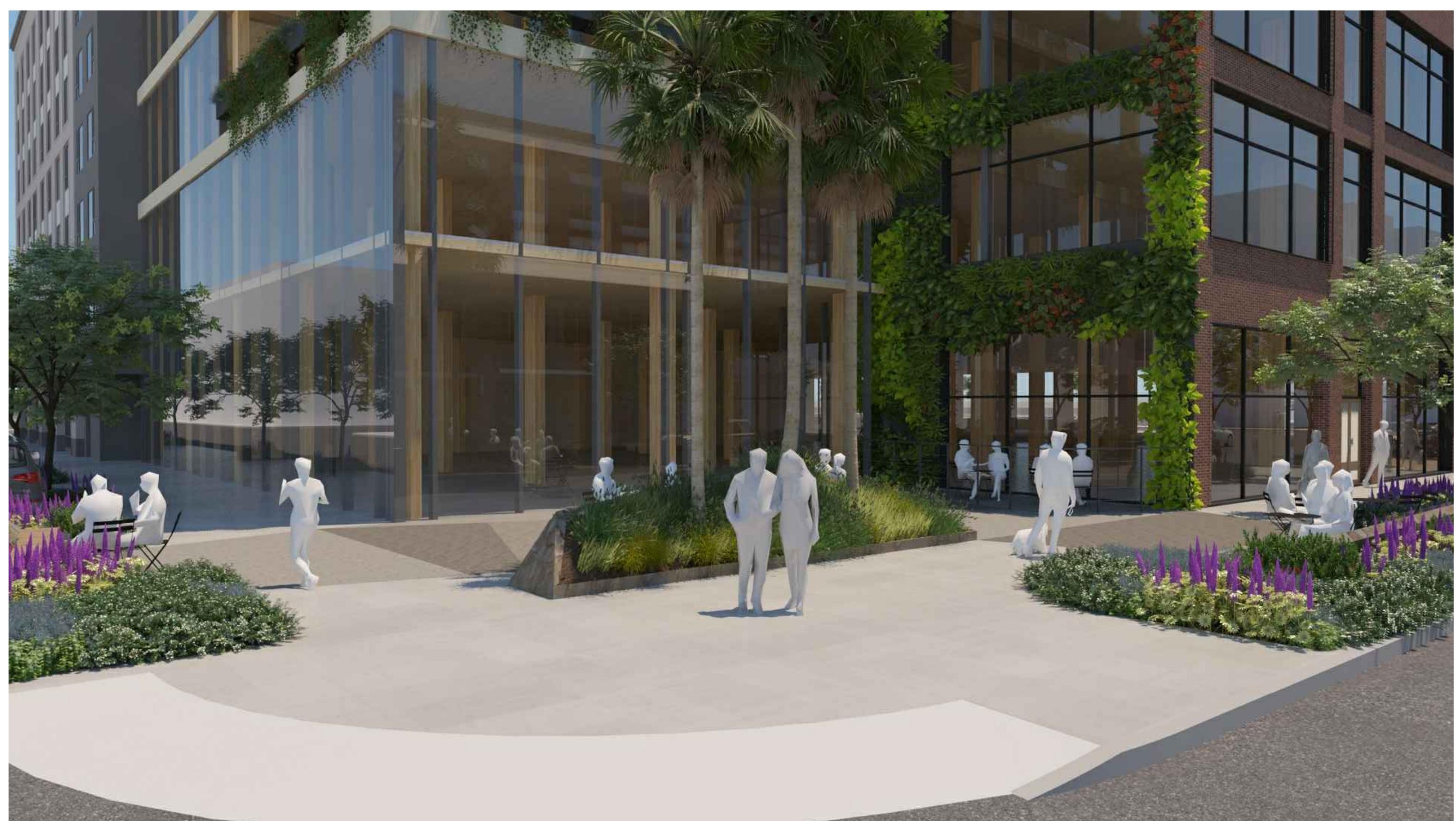
CORNER PLAZA AT 4TH AVE & S. B STREET. GREENWALL ON NORTH FAÇADE WITH PLANTING AT UPPER TERRACES. PALMS LINK THE LARGE CORNER PLANTER TO THE UPPER LEVELS WITH VEGETATION.



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.

PLACE

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Portland OR 97209  
503.334.2080  
www.place.la

CLIENT:

HARVEST  
PROPERTIES  
PROMETHEUS

PROJECT NAME & ADDRESS:  
401-445 S. B STREET

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

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

SCALE:  
PROJECT NUMBER: 2202017.00  
DRAWN BY: TH  
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NOT FOR  
CONSTRUCTION  
SHEET NAME:  
ILLUSTRATIVE  
RENDERINGS

SHEET NUMBER:

L2.0

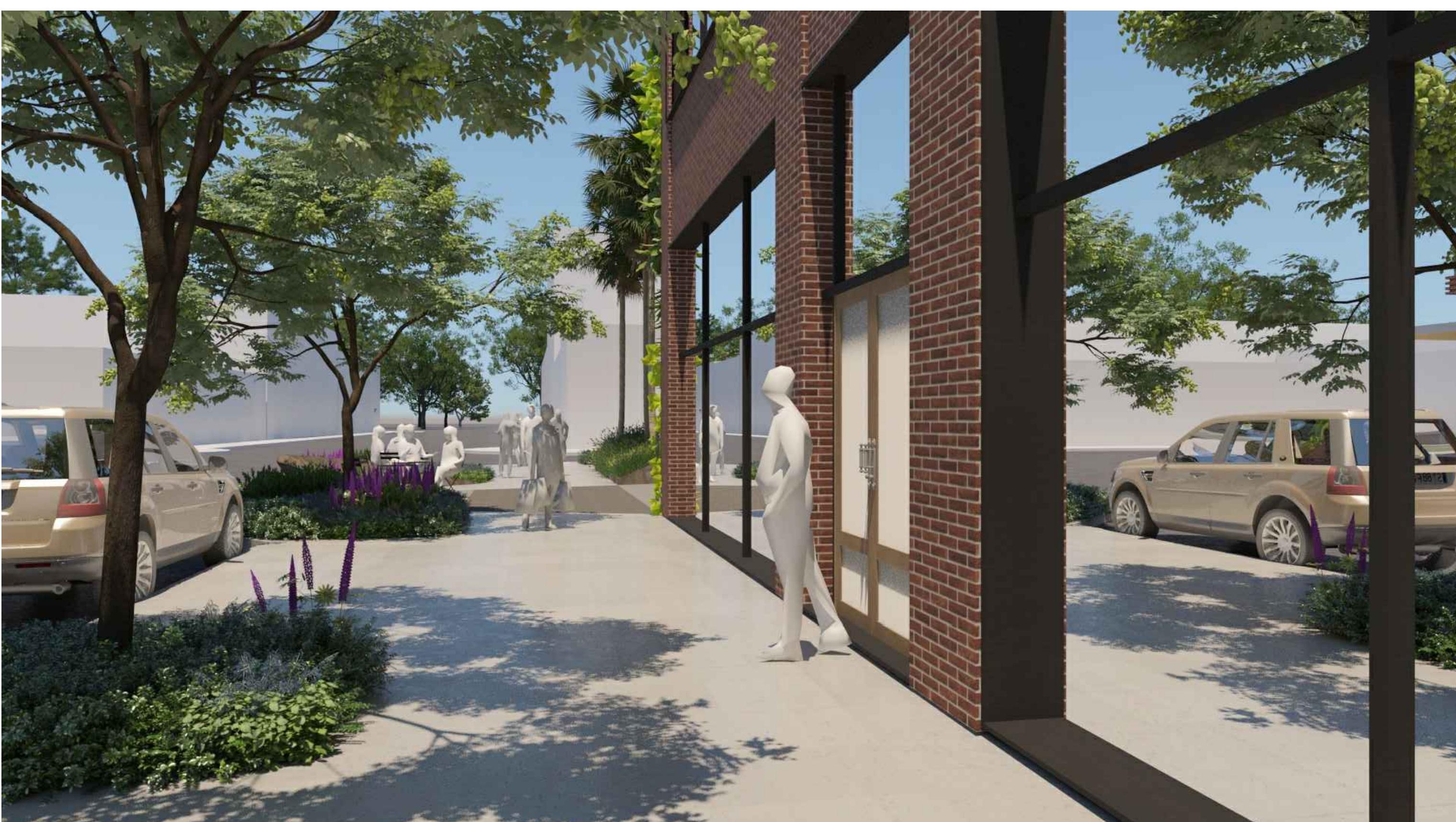
FOR ILLUSTRATIVE PURPOSES ONLY



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.

PLACE

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

CLIENT:

HARVEST  
PROPERTIES

PROMETHEUS

PROJECT NAME & ADDRESS:  
401-445 S. B STREET

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

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

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

NOT FOR  
CONSTRUCTION

SHEET NAME:  
ILLUSTRATIVE  
RENDERINGS

SHEET NUMBER:

L2.1

# 4TH & RAILROAD - AFFORDABLE HOUSING PROJECT

**4TH & S RAILROAD AVE  
SAN MATEO, CA 94401**

CLIENT:  HARVEST PROPERTIES

---

PROJECT NAME & ADDRESS:

# 4TH & RAILROAD



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, LLC**  
180  
GRAND AVENUE, SUITE 1400  
OAKLAND, CA 94612

LANDSCAPE ARCHITECT  
**PLACE**  
735 NW 18TH AVENUE  
PORTLAND, OR 97209

CONTACT:  
PRESTON O'CONNELL  
(510) 466-1485

CONTACT:  
CHARLES BRUCKER  
(503) 334 - 2080

**ARCHITECT:**  
**BDE ARCHITECTURE**  
934 HOWARD STREET  
SAN FRANCISCO, CA 94103

**CONTACT:**  
NATALIE SHOVLIN

HOUSING:  
**ALTA**  
3460 W BAYSHORE RD S  
PALO ALTO, CA 94303

CONTACT:  
JENNIFER WONG

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 E

## STAMP

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ARCHITECT AND MAY NOT BE DUPLICATED,  
USED OR DISCLOSED WITHOUT THE  
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SHEET NAME: **PROJECT INFORMATION**

SCALE:  
[Redacted]  
SHEET

# AR0.01

SITE MAP 4

## PROJECT DESCRIPTION 3

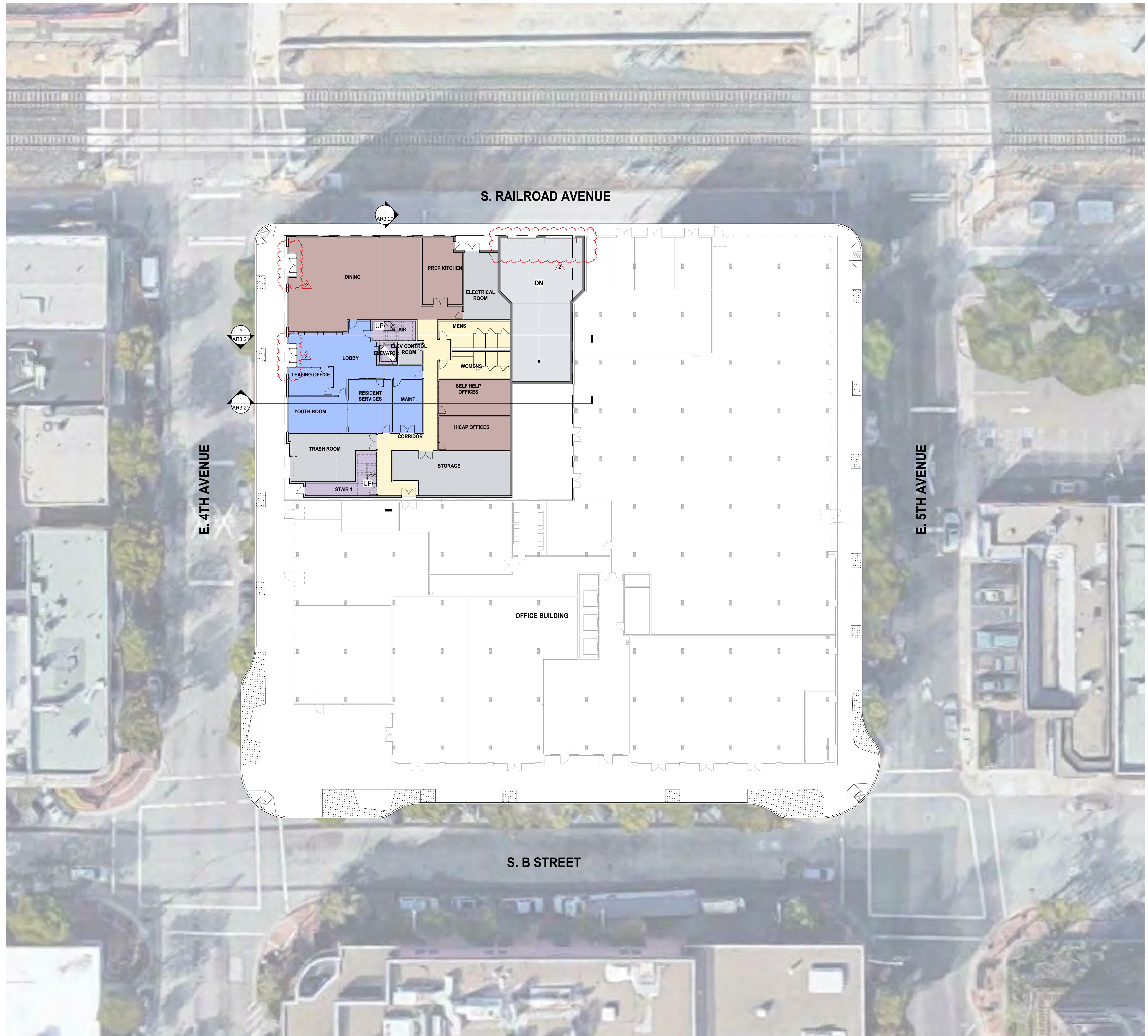
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## PROJECT TEAM 2

SHEET INDEX 1

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

---



CLIENT:  
**HARVEST**  
PROPERTIES  
**PROMETHEUS**

PROJECT NAME & ADDRESS:  
**4TH & RAILROAD**

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

ISSUE: Project Status  
ISSUE DATE: Issue Date  
REVISIONS: DESCRIPTION DATE  
1 PRE-APPLICATION 02/10/2022  
2 PRE-APPLICATION RESUBMISSION 05/10/2022

SCALE: 2126  
PROJECT NUMBER: NS  
DRAWN BY: CHECKED BY:  
STAMP:

STAMP  
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WRITTEN CONSENT OF THE ARCHITECT.

SHEET NAME:  
**SITE PLAN**

TRUE  
SCALE: 1/16" = 1'-0" SHEET SIZE: 30 x 42  
SHEET NUMBER: AR1.00

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

SCALE:  
PROJECT NUMBER: 2126  
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CHECKED BY:  
STAMP:

STAMP  
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ARCHITECT. THEY ARE NOT TO BE COPIED  
USED OR DISCLOSED WITHOUT THE  
WRITTEN CONSENT OF THE ARCHITECT.

SHEET NAME: FLOOR 1

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

**AR2.01**







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



BLOCK ELEVATION - RAILROAD AVENUE 2

3/32" = 1'-0"



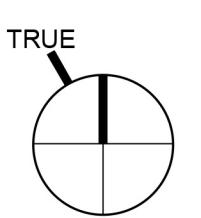
BLOCK ELEVATION - E 4TH AVENUE 1

3/32" = 1'-0"

SCALE:  
PROJECT NUMBER: 2126  
DRAWN BY:  
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SHEET NAME:  
**BLOCK  
ELEVATIONS**



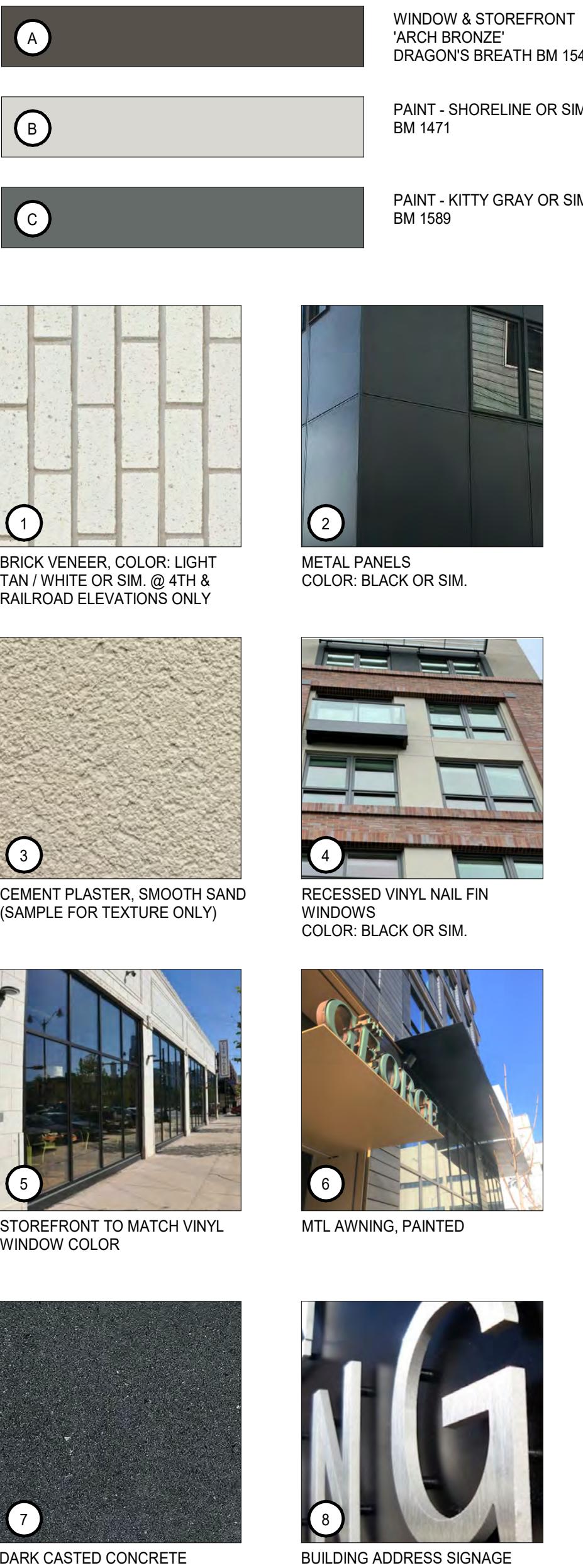
SCALE: 3/32" = 1'-0" SHEET SIZE: 30 x 42  
SHEET NUMBER:

AR3.00



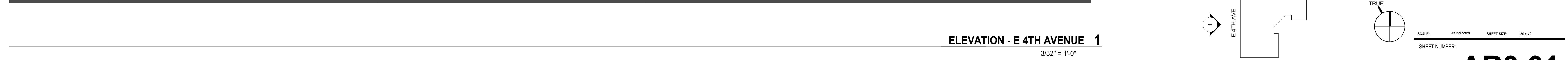
ELEVATION - RAILROAD AVENUE 2

3/32" = 1'-0"



ELEVATION - E 4TH AVENUE 1

3/32" = 1'-0"



AR3.01

**BDE**  
ARCHITECTURE  
934 Howard Street  
San Francisco, CA  
94103  
P. (415) 677-0966

CLIENT:  
**HARVEST**  
PROPERTIES  
**PROMETHEUS**

PROJECT NAME & ADDRESS:  
**4TH & RAILROAD**

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

ISSUE:  
ISSUE DATE:  
Project Status  
Issue Date

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

SCALE:  
PROJECT NUMBER: 2126  
DRAWN BY: NS  
CHECKED BY:  
STAMP:

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SHEET NAME: **BUILDING ELEVATIONS**  
SHEET NUMBER:

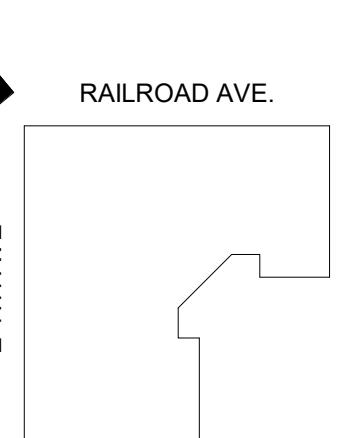
SCALE: As indicated  
SHEET SIZE: 30 x 42  
SHEET NUMBER:



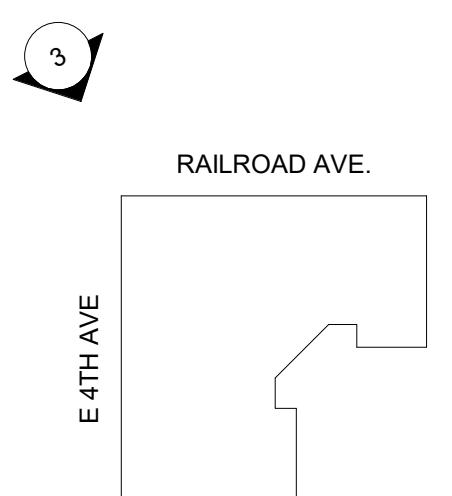
RAILROAD AVENUE 4



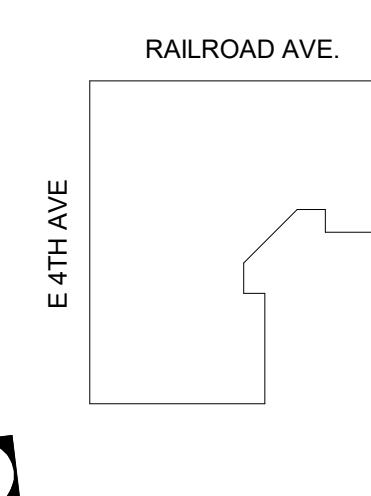
RAILROAD & E 4TH AVENUE 2



RAILROAD & E 4TH AVENUE 3



E 4TH AVENUE 1



PROJECT NAME & ADDRESS:  
**4TH & RAILROAD**

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

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

SCALE: \_\_\_\_\_  
PROJECT NUMBER: 2126  
DRAWN BY: NS  
CHECKED BY: \_\_\_\_\_  
STAMP: \_\_\_\_\_

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SHEET NAME: **PERSPECTIVE**  
VIEWS

SCALE: SHEET SIZE: 30 x 42  
SHEET NUMBER: \_\_\_\_\_

AR3.02



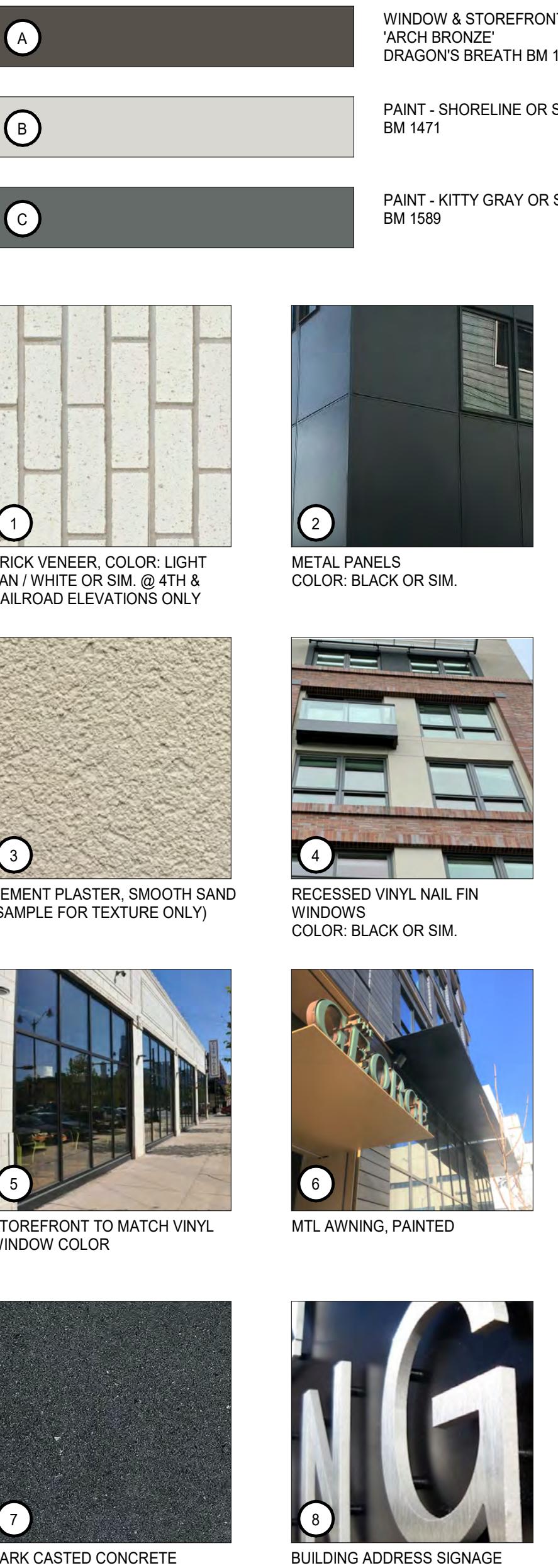
PERSPECTIVE - E 4TH AVENUE 2

12" = 1'-0"



PERSPECTIVE - E 4TH AVENUE 1

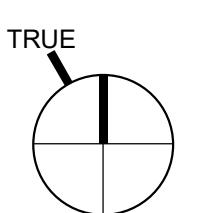
12" = 1'-0"



SCALE:  
PROJECT NUMBER:  
DRAWN BY:  
CHECKED BY:  
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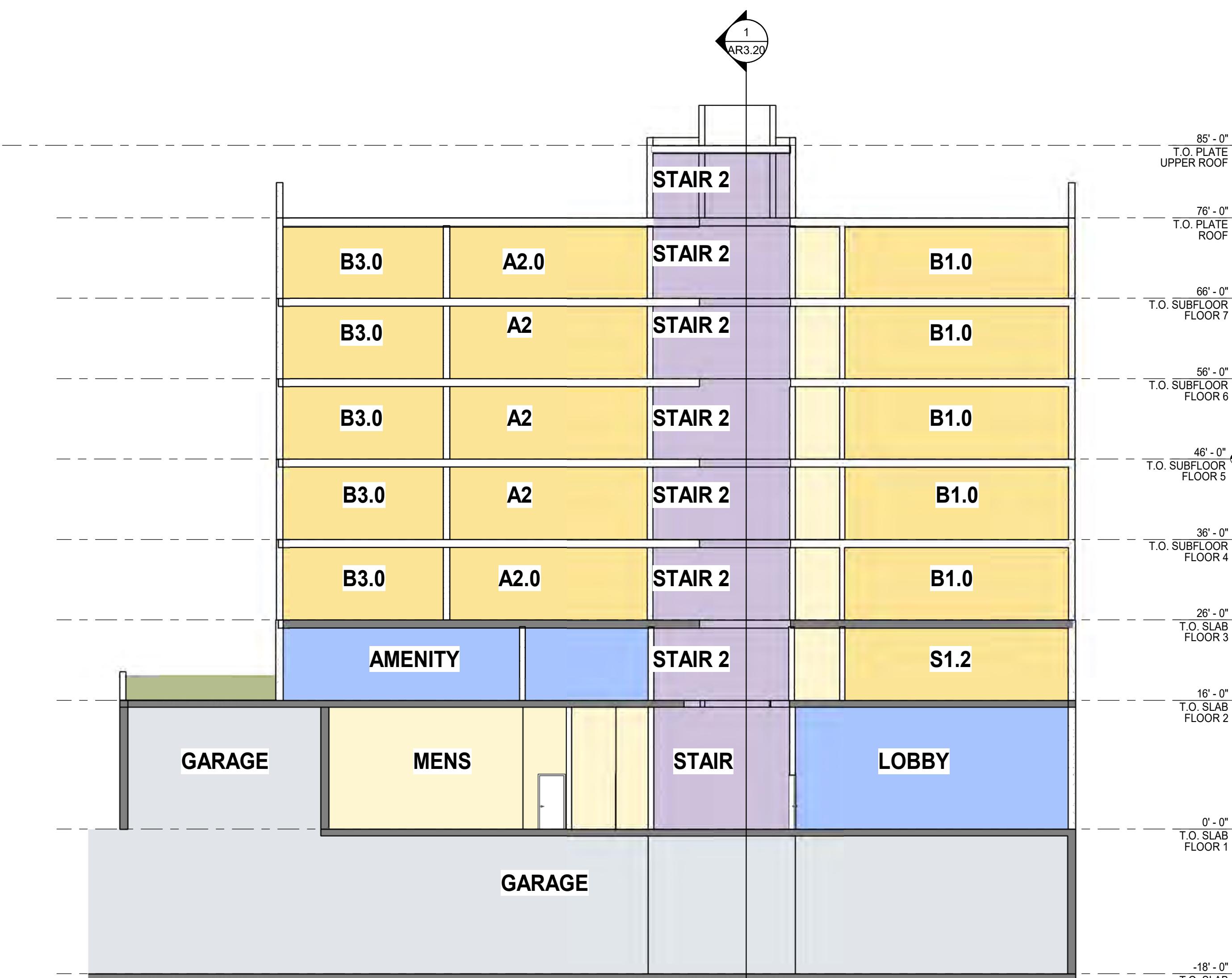
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SHEET NAME:  
**MATERIAL  
BOARD**



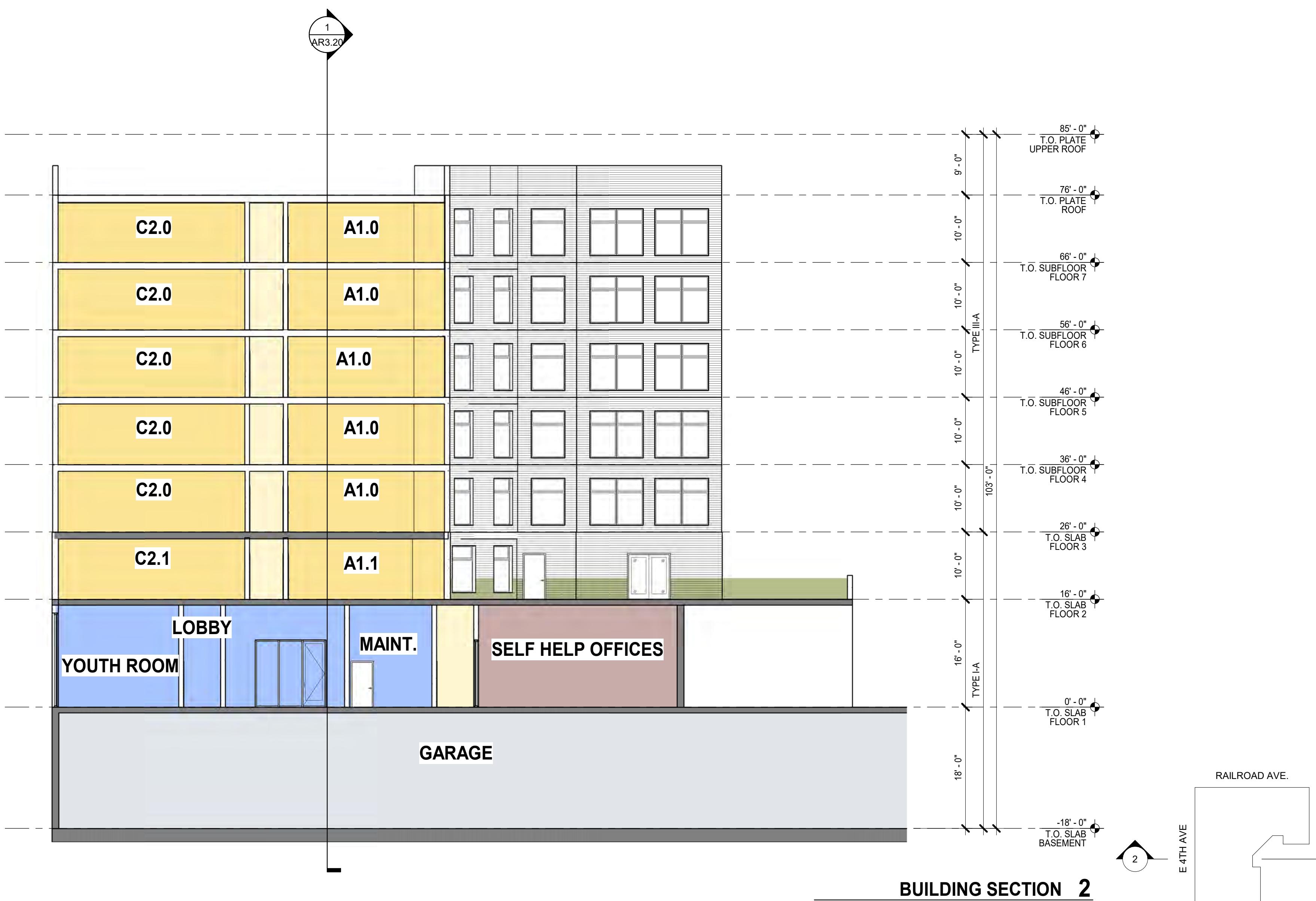
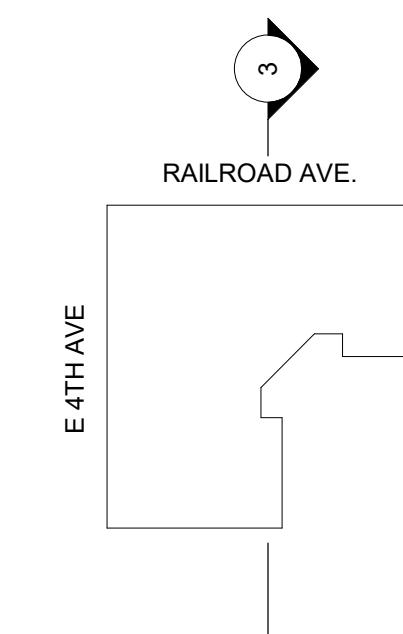
SCALE: 12" = 1'-0" SHEET SIZE: 30 x 42  
SHEET NUMBER:

AR3.10



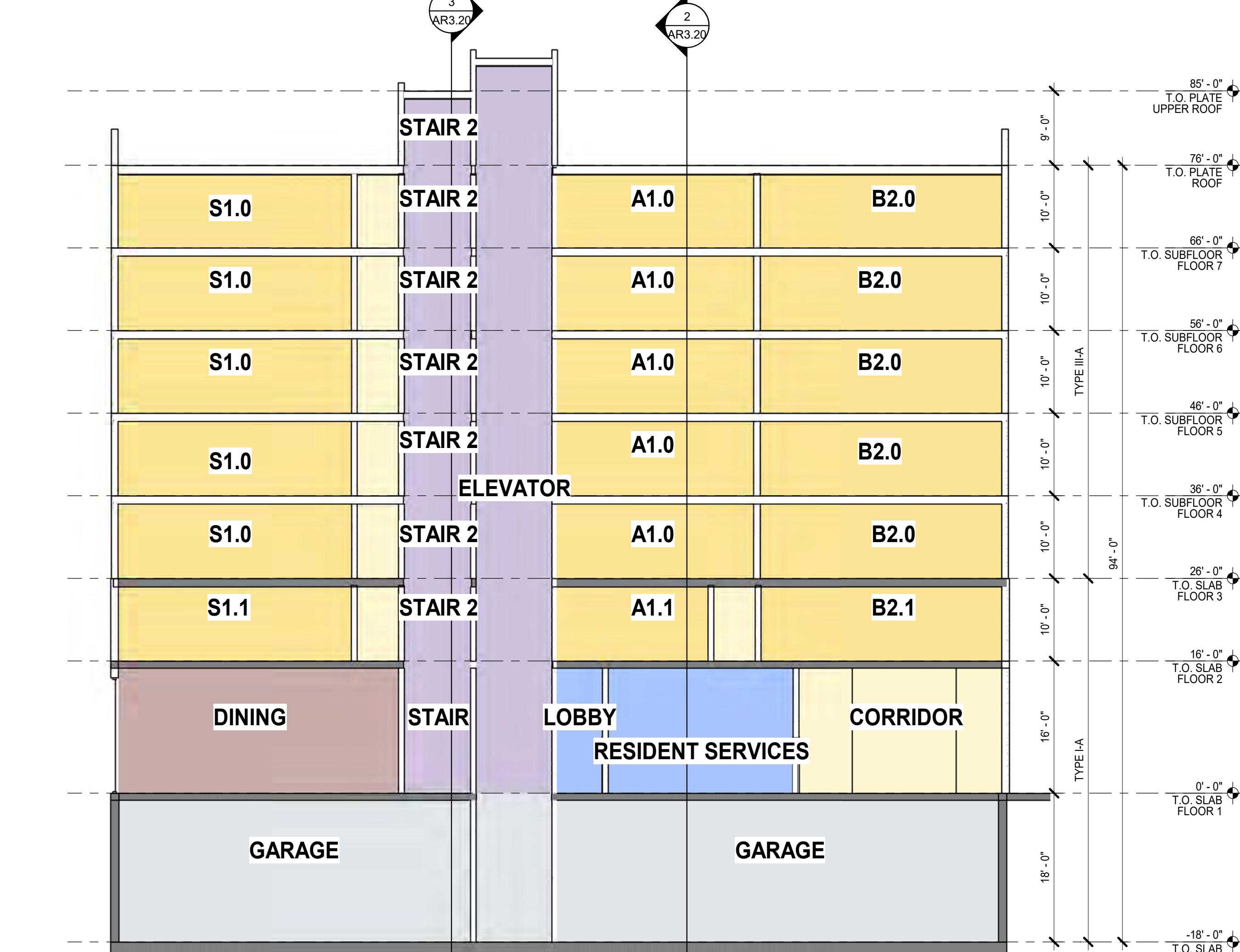
**BUILDING SECTION 3**

3/32" = 1'-0"



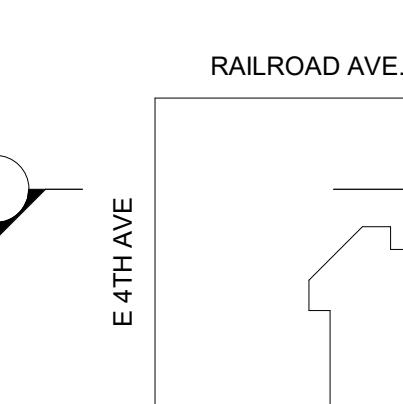
**BUILDING SECTION 2**

3/32" = 1'-0"



**BUILDING SECTION 1**

3/32" = 1'-0"

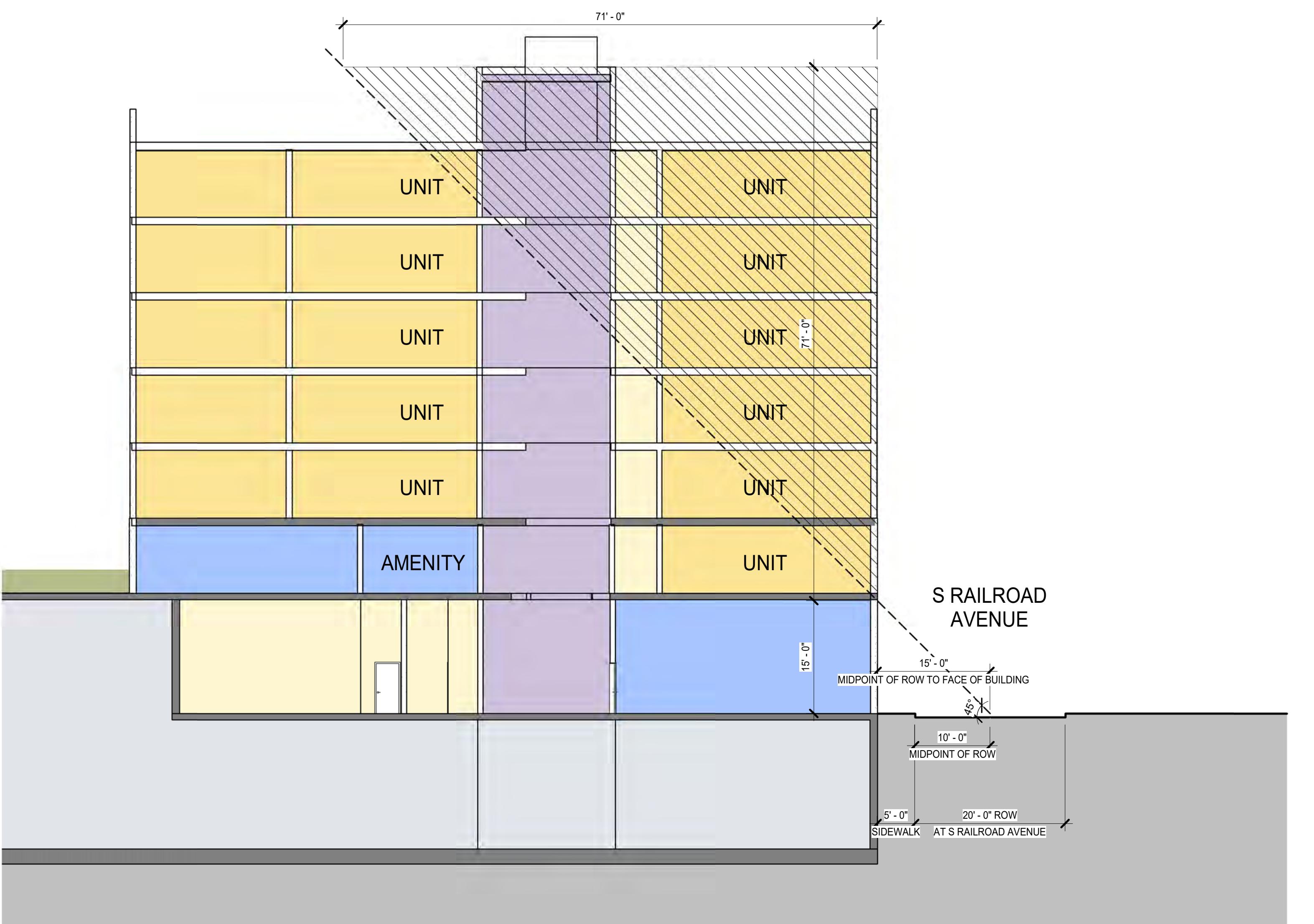


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SHEET NAME: **BUILDING**  
SECTIONS  
SHEET NUMBER:

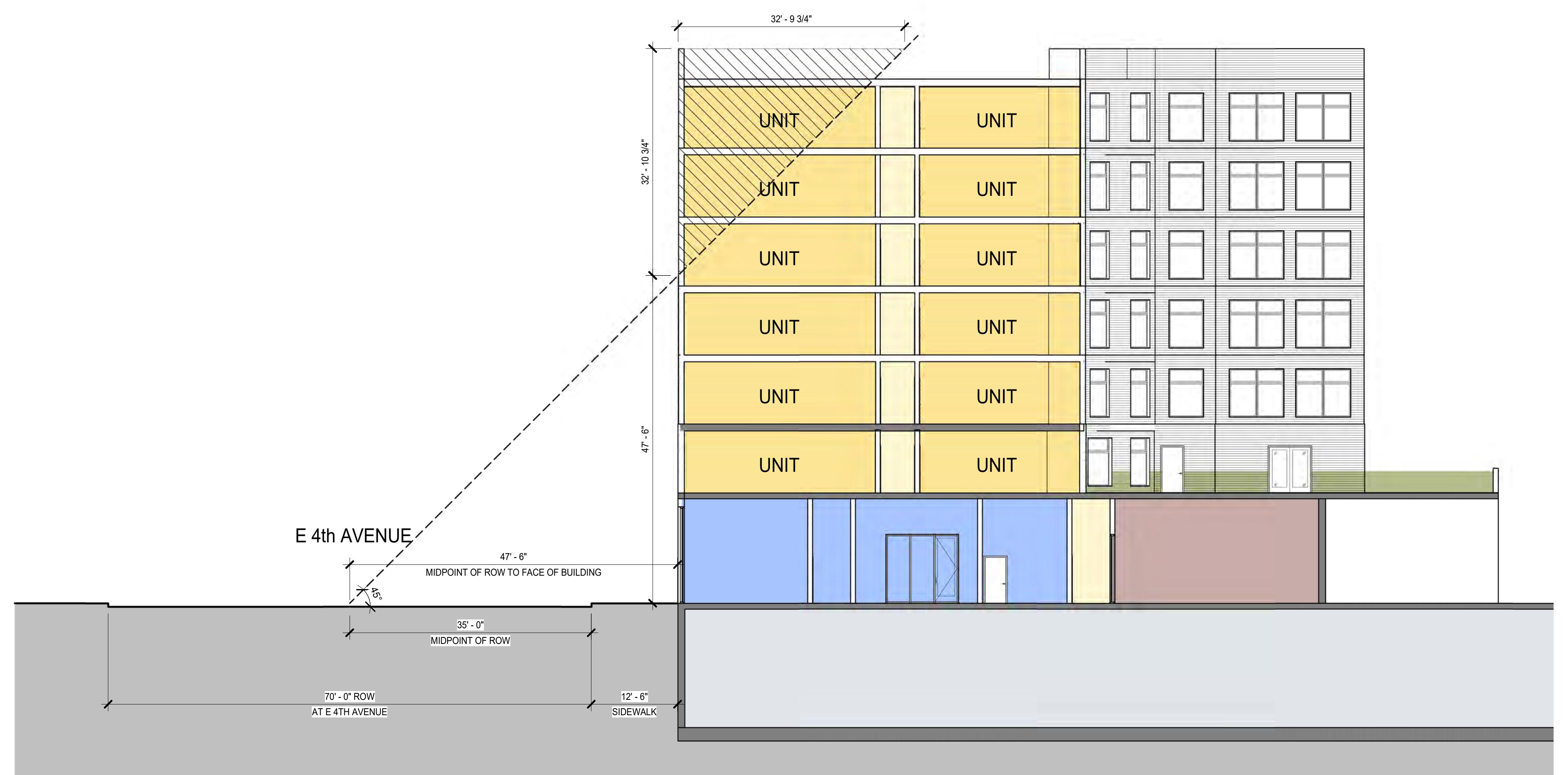
SCALE: 3/32" = 1'-0" SHEET SIZE: 30 x 42  
SHEET NUMBER:

**AR3.20**



**STREET WALL EXHIBIT - S RAILROAD AVE 2**

3/32" = 1'-0"



SCALE: \_\_\_\_\_  
PROJECT NUMBER: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
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SHEET NAME:  
**STREET WALL  
SECTION  
EXHIBITS**

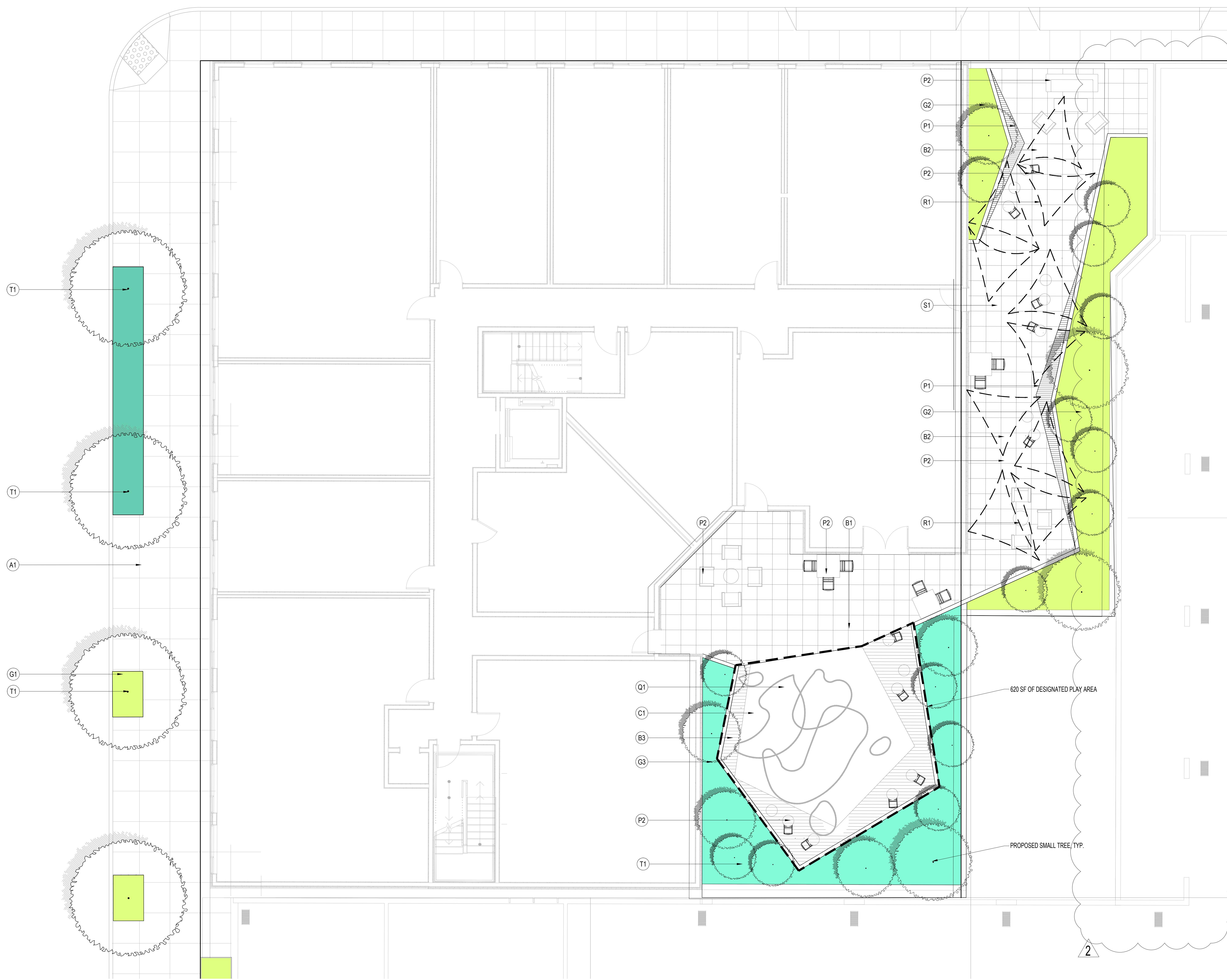
**STREET WALL EXHIBIT - E 4TH AVENUE 1**

3/32" = 1'-0"

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

**AR3.21**

RAILROAD AVE



**PLACE**  
735 NW 18th Avenue  
Portland OR 97209  
503.334.2080  
[www.place.la](http://www.place.la)

CLIENT:  
 HARVEST  
PROPERTIES

 PROMETHEUS

PROJECT NAME & ADDRESS:  
**4TH & RAILROAD**

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

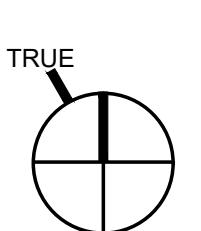
ISSUE:  
ISSUE DATE:  
REVISIONS:  
PRE APPLICATION 2 PRE-APPLICATION RESUBMISSION DATE 2/11/2022 6/10/2022

SCALE: 3/16" = 1'-0"  
PROJECT NUMBER: 2202017.00  
DRAWN BY: TH  
CHECKED BY: CB  
STAMP:

**NOT FOR  
CONSTRUCTION**

SHEET NAME:  
**LANDSCAPE PLAN  
LEVEL 2  
AMENITY TERRACE**

SHEET NUMBER:

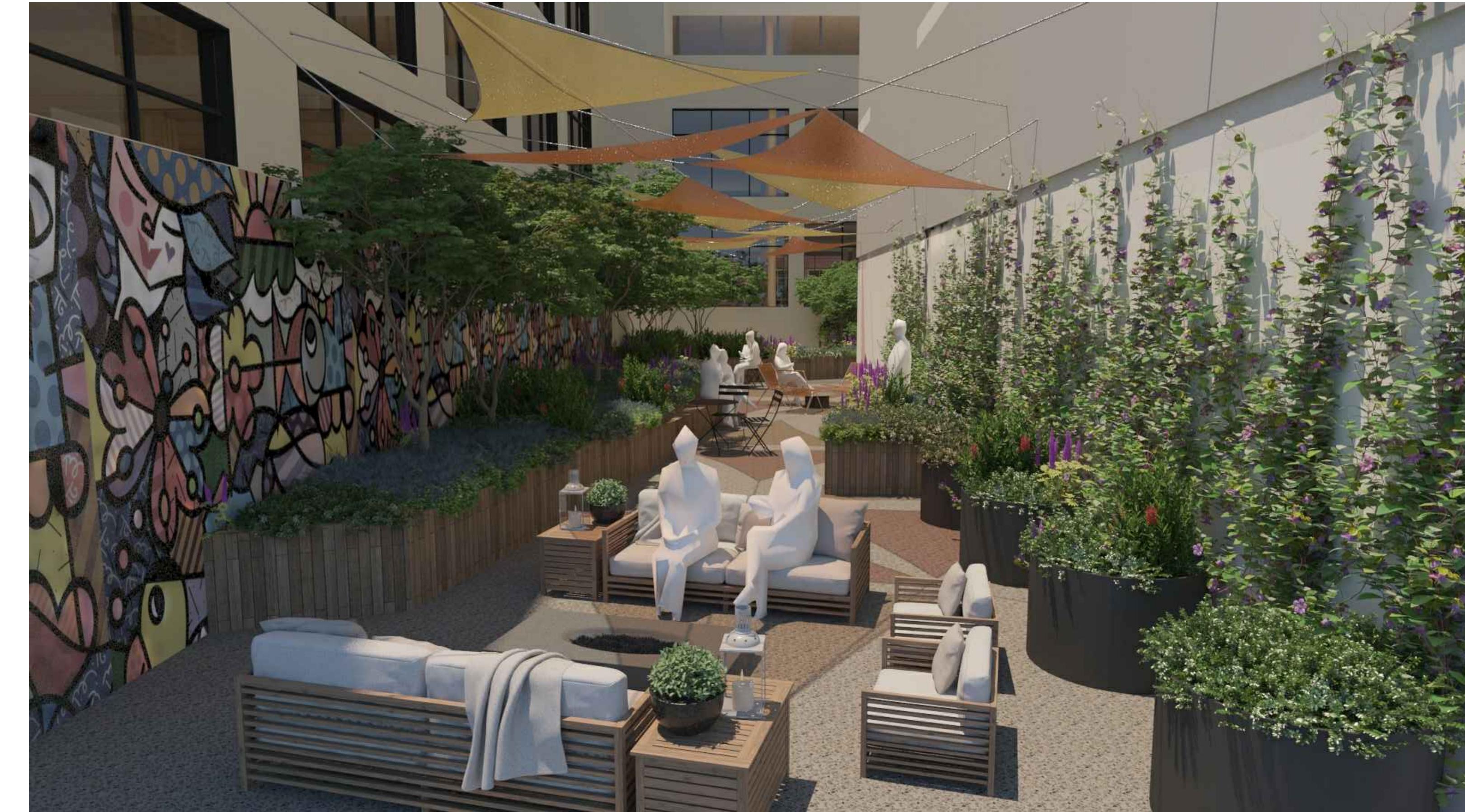


LR1.0

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 FAÇADE TO PLAN EAST.

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

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

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CONSTRUCTION**