PLANNING APPLICATION SUBMISSION FOR:

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



PLANNING APPLICATION SUBMISSION FOR:

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



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 (SMMC 27.64.100)	
RETAIL (1.5/1,000):	23 STALLS
OFFICE (2.6/1,000):	374 STALLS
RESIDENTIAL (0.5/UNIT):	30 STALLS

NOTE: GOVERNMENT CODE SECTION 65863.2 (AB 2097) RELIEVES PROJECT OF PARKING REQUIREMENTS

PROVIDED	
COMMERCIAL:	80
RESIDENTIAL:	38
TOTAL:	118

BIKE PARKING

COMMERCIAL	
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:	56

RESIDENTIAL	
SHORT TERM REQ'D - S & 1 BR (0.05/UNIT):	2
2 BR & 3 BR(0.1/UNIT):	4
LONG TERM REQ'D - S & 1 BR (1/UNIT):	26
2 BR (1.25/UNIT:	22
3 BR (1.5/UNIT):	26
PROVIDED SHORT TERM:	6
PROVIDED LONG TERM:	106

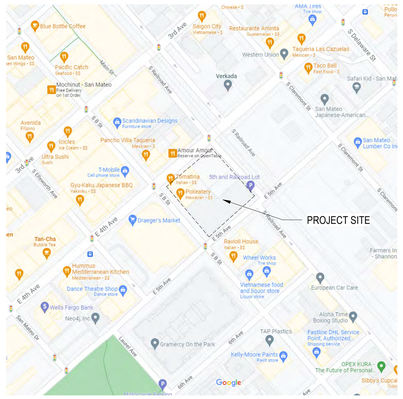
PROPOSED BUILDING DATA

PROPOSED BUILDING AREA PER SMMC 27.04.200:

COMMERCIAL:			RESIDENTIAL:		
	1ST FLOOR	33,787		1ST FLOOR	13,259
	2ND FLOOR	33,371		2ND FLOOR	9,143
	3RD FLOOR	32,444		3RD FLOOR	9,143
	4TH FLOOR	28,279		4TH FLOOR	9,143
	5TH FLOOR	28,279		5TH FLOOR	9,143
	PENTHOUSE	6,382		6TH FLOOR	9,143
	TOTAL	162,542		7TH FLOOR	9,143
				TOTAL	68,117

TOTAL: 230,659 SF (4.56 FAR, INCREASED BY CA STATE DENSITY LAWS)

VICINITY MAP



SHEET INDEX

ISSUE LOG KEY:		02/01/2023				
X	ISSUED AS PART OF THIS SET					
R	ISSUED FOR REFERENCE ONLY					

SHEET #	SHEET NAME	PLANNING APPLICATION	ISSUE #2	ISSUE #3	ISSUE #4	ISSUE #5	REMARKS
ARCHITECTURAL							
A0.1	COVER SHEET	X					
A0.2	PROJECT INFORMATION	X					
A0.3	BASEMENT AND FIRST FLOOR CODE PLANS	X					
A0.4	SECOND AND THIRD FLOOR CODE PLANS	X					
A0.5	FOURTH AND FIFTH FLOOR CODE PLANS	X					
A0.6	RENDERINGS	X					
A0.7	RENDERINGS	X					
A0.8	RENDERINGS	X					
A0.9	RENDERINGS	X					
A0.10	RENDERINGS	X					
A0.11	NEIGHBORHOOD CONTEXT	X					
A0.12	SHADOW STUDIES	X					
A0.13	SHADOW STUDIES	X					
A0.14	SHADOW STUDIES	X					
A1.0	EXISTING SITE PLAN	X					
A1.1	PROPOSED SITE PLAN	X					
A2.0	BASEMENT PLAN	X					
A2.1	FIRST FLOOR PLAN	X					
A2.2	SECOND FLOOR PLAN	X					
A2.3	THIRD FLOOR PLAN	X					
A2.4	FOURTH FLOOR PLAN	X					
A2.5	FIFTH FLOOR PLAN	X					
A2.6	ROOF PLAN	X					
A3.0	EXTERIOR ELEVATIONS	X					
A3.1	EXTERIOR ELEVATIONS	X					
A3.2	MATERIAL BOARD	X					
A4.0	BUILDING SECTIONS	X					
A5.0	ACCESSIBILITY DETAILS	X					
A5.1	ACCESSIBILITY DETAILS	X					
SURVEY							
	TOPOGRAPHIC SURVEY	X					
CIVIL							
C1.00	EXISTING CONDITIONS	X					
C2.00	CONCEPT GRADING AND DRAINAGE	X					
C2.10	CONCEPT STREET IMPROVEMENT SITE PLAN	X					
C2.50	CONCEPT UTILITIES	X					
C3.00	CONCEPT STORMWATER MANAGEMENT PLAN	X					
C3.01	OFF-SITE CONCEPT STORMWATER MANAGEMENT PLAN	X					
C4.00	CONCEPT STORM DRAIN CAPACITY STUDY	X					
LANDSCAPE							
L0.0	OPEN SPACE DIAGRAMS	X					
L1.0	LANDSCAPE PLAN, GROUND LEVEL	X					
L1.1	LANDSCAPE PLAN DIAGRAM, 2ND, 3RD, 4TH & 5TH FLOORS	X					
L2.0	ILLUSTRATIVE RENDERINGS	X					
L3.0	IRRIGATION PLAN GROUND LEVEL	X					
L3.1	IRRIGATION PLAN 2ND, 3RD, 4TH, & 5TH FLOORS	X					
L3.2	IRRIGATION NOTES AND LEGEND	X					
RESIDENTIAL ARCHITECTURAL							
AR0.01	PROJECT INFORMATION	X					
AR1.00	SITE PLAN	X					
AR2.01	FLOOR 1	X					
AR2.02	FLOOR 2	X					
AR2.03	FLOORS 3-7	X					
AR2.04	ROOF PLAN	X					
AR3.00	BLOCK ELEVATIONS	X					
AR3.01	BUILDING ELEVATIONS	X					
AR3.02	PERSPECTIVE VIEWS	X					
AR3.10	MATERIAL BOARD	X					
AR3.20	BUILDING SECTIONS	X					
AR3.21	STREET WALL SECTION EXHIBITS	X					
RESIDENTIAL LANDSCAPE							
LR1.0	LANDSCAPE PLAN LEVEL 2 AMENITY TERRACE	X					
LR2.0	LANDSCAPE RENDERINGS LEVEL 2 TERRACE	X					

SHEET TOTAL: 58

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CLIENT:

HARVEST PROPERTIES

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BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
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REVISIONS :

#	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023

SCALE: 12" = 1'-0"

PROJECT NUMBER: 2202017.3
DRAWN BY: Author
CHECKED BY: Checker

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
COVER SHEET

SHEET NUMBER:
A0.1

Plot Date - 2/10/2023 10:39:31 AM

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



PROJECT TEAM

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PRESTON O'CONNELL - PARTNER

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CHARLES BRUCKER - PRINCIPAL

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48 GOLDEN GATE AVENUE
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PH: 415.544.7500

MOANA REYNAU - SR. ASSOCIATE

PROJECT DESCRIPTION

THIS SET OF DRAWINGS IS FOR A NEW 5-STORY + BASEMENT OFFICE BUILDING OF APPROXIMATELY 162,542 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.

APPLICABLE CODES

2022 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24), EFFECTIVE JANUARY 1, 2023:
- 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 ND REGULATIONS LISTED ABOVE, NCLUDING SUPPLEMENTS AND AMENDMENTS IN EFFECT AT THE TIME THE DOCUMENTS WERE ISSUED

PLUMBING FIXTURE CALCULATIONS

LEVEL	OCC GROUP	AREA	LOAD FACTOR	OCC (M/W)	FIXTURES REQUIRED		
					WOMEN	MEN	DF
FLR 1	A3	1,464 SF	30	25/25	1 WC / 1 LAVS	1 WC / 1 UR / 1 LAVS	1
FLR 1	M	12,089 SF	100	61/61	2 WC / 1 LAVS	1 WC / 1 UR / 1 LAVS	1
FLR 1	B	11,975 SF	200	30/30	2 WC / 1 LAVS	1 WC / 1 UR / 1 LAVS	1
FLR 2	B	31,965 SF	200	80/80	4 WC / 2 LAVS	2 WC / 1 UR / 2 LAVS	1
FLR 3	B	31,105 SF	200	78/78	4 WC / 2 LAVS	2 WC / 1 UR / 2 LAVS	1
FLR 4	B	27,066 SF	200	68/68	4 WC / 2 LAVS	2 WC / 1 UR / 1 LAVS	1
FLR 5	B	26,808 SF	200	67/67	4 WC / 2 LAVS	2 WC / 1 UR / 1 LAVS	1

	FIXTURES REQUIRED TOTAL	409/409	21 WC / 11 LAVS	11 WC / 7 UR / 9 LAVS	7
	FIXTURES PROVIDED		20 WC / 10 LAVS	10 WC / 10 UR / 10 LAVS	10

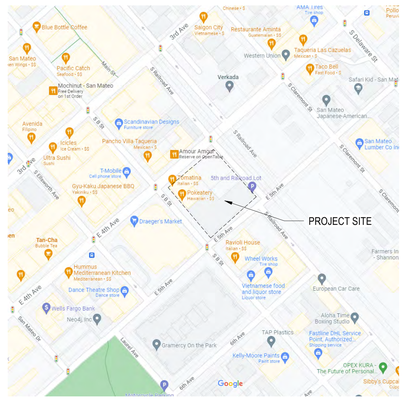
NOTES:
1. REQUIREMENTS PER 2022 CPC TABLE 422.1.
2. SQUARE FEET AREAS SHOWN ARE USABLE SPACES LESS ACCESSORY AREAS (HALLWAYS, RESTROOMS, STAIR ENCLOSURE, UTILITY ROOMS AND STORAGE ..) PER CPC TABLE A EXCEPTION
3. OCCUPANT LOAD FACTORS:
   A. ASSEMBLY, A3 30 SF
   B. OFFICE; B 200 SF
   C. MERCANTILE; M 100 SF
4. CPC 2022 - 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. [BSC] 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.
5. RESTROOMS SERVING M OCCUPANCY SPACES ARE PROVIDED IN FUTURE TENANT IMPROVEMENTS.

PROPOSED BUILDING DATA

OCCUPANCY TYPE:	B, M
CONSTRUCTION TYPE:	III-A (CBC TABLE 503, 601)
SPRINKLERED:	YES (TO MEET NFPA 13 STANDARDS)
ALLOWABLE HEIGHT:	85' - 0" (CBC TABLE 504.3)
PROPOSED HEIGHT:	74'-0"
ALLOWABLE NUMBER OF STORIES:	6 STORIES ABOVE GRADE PLANE (CBC TABLE 504.4)
PROPOSED NUMBER OF STORIES:	5 (BASEMENT + 5 STORIES ABOVE GRADE)
ALLOWABLE BUILDING AREA:	448,000 SF (CBC 506 & 508)
PROPOSED BUILDING AREA:	LEVEL 1 34,319 SF LEVEL 2 33,371 SF LEVEL 3 32,444 SF LEVEL 4 28,279 SF LEVEL 5 28,279 SF PENTHOUSE 6,382 SF TOTAL 163,074 SF

NOTE:
PROPOSED BUILDING TO BE FULLY SPRINKLERED. BASE FIRE SPRINKLER SYSTEM TO MEET NFPA13 REQUIREMENTS

VICINITY MAP



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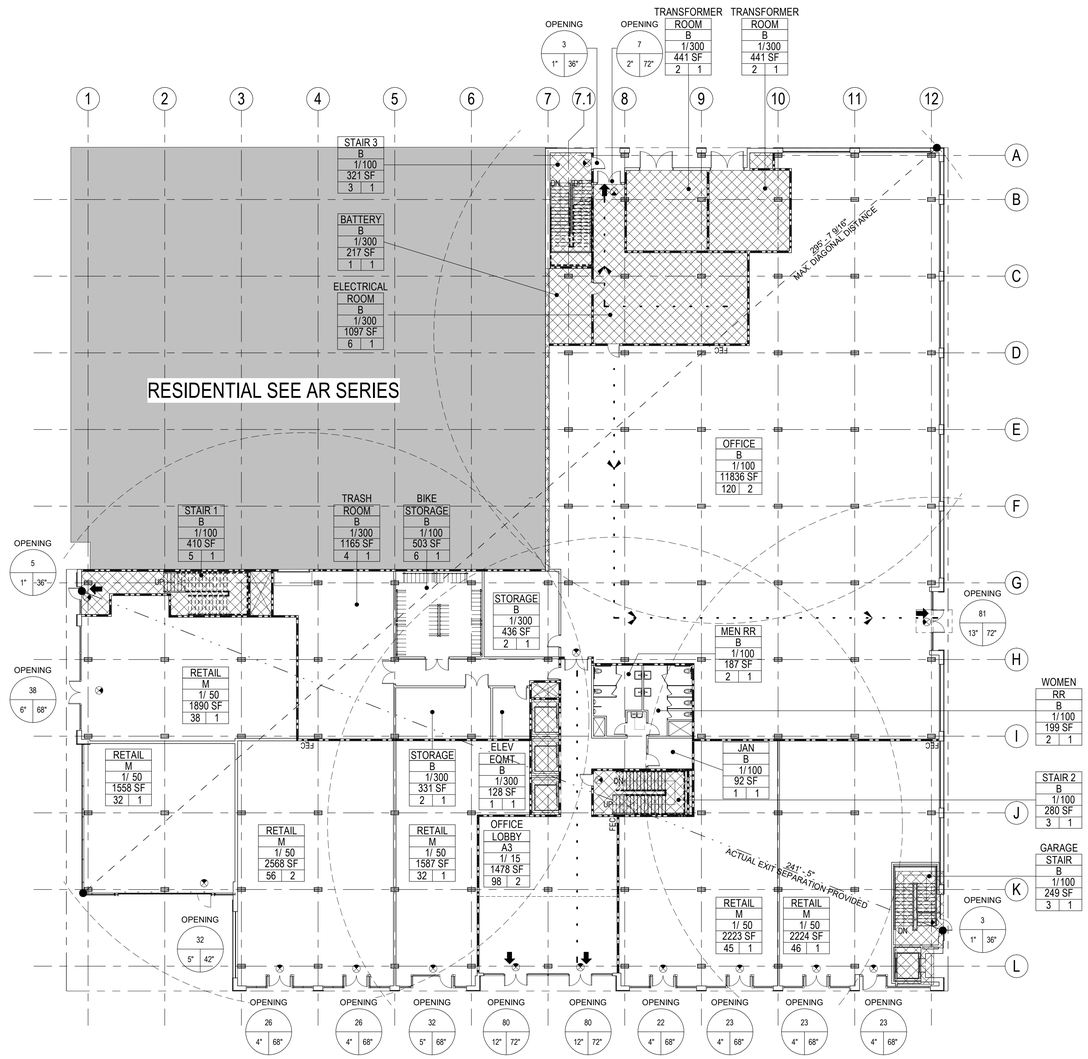
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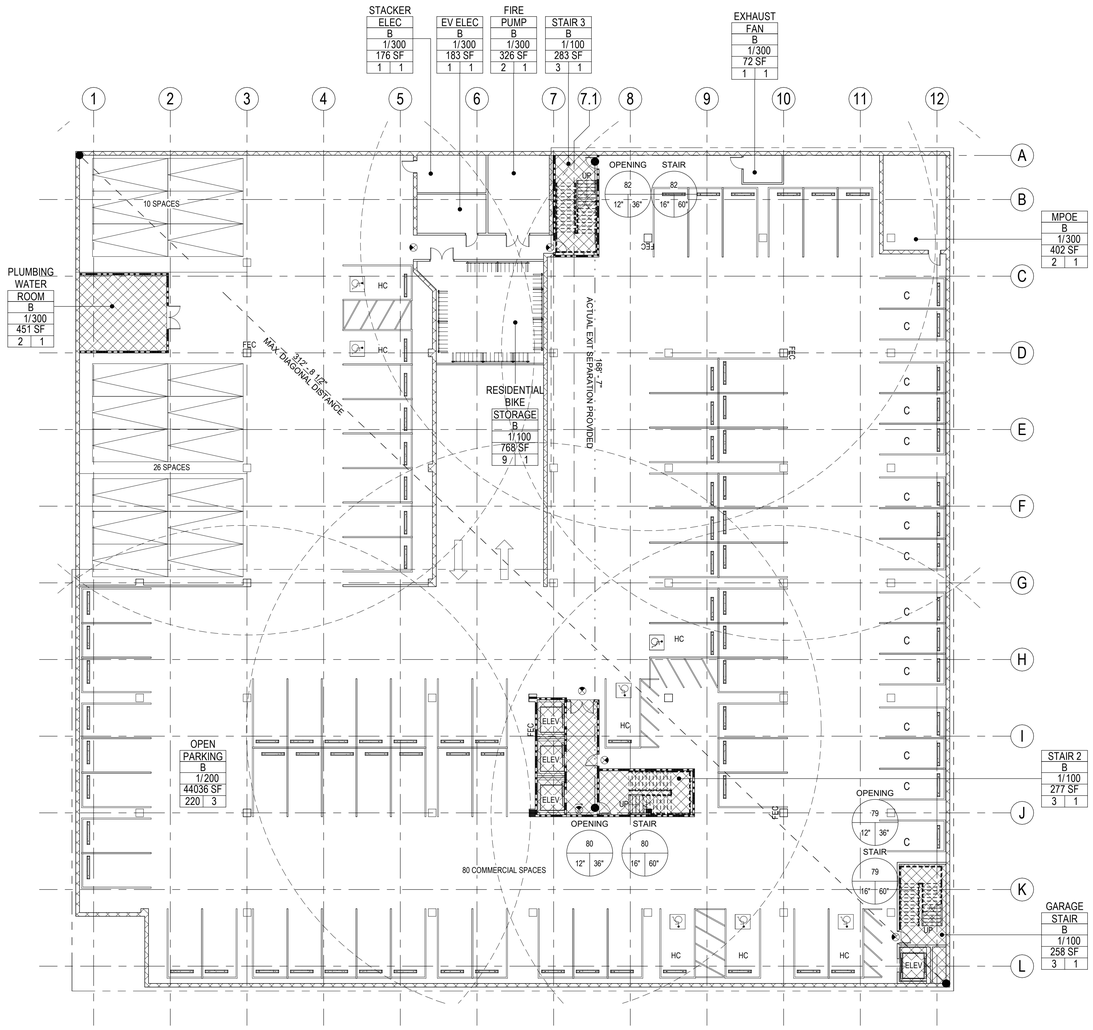
SHEET NAME:
PROJECT INFORMATION

SHEET NUMBER:
A0.2

plot date: 2/1/2023 10:39:33 AM



LEVEL 1 CODE PLAN
1/16" = 1'-0"
2



BASEMENT CODE PLAN
1/16" = 1'-0"
1

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 2022 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 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
12. 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 2022 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 (2022 CBC SECTION 1023.9 AND 11B-504.8). REFER TO ENLARGED STAIR PLANS.
16. ALL INTERIOR TACTILE EGRESS SIGNAGE TO BE PROVIDE 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, 2022 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 2022 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.

KEYNOTES

KEY NOTE SYMBOL USED ON DRAWINGS

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	REQUIRED	PROVIDED
BASEMENT	239 OCC	3	3	36"	108"	48"	180"
FLR 1	496 OCC	3	14	75"	874"	NA	NA

NOTES:
1. CALCULATIONS IN THIS TABLE ARE BASED ON 2022 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
EV ELEC	B	183 SF	300	1
EXHAUST FAN	B	72 SF	300	1
FIRE PUMP	B	326 SF	300	2
MPOE	B	402 SF	300	2
OPEN PARKING	B	44036 SF	200	221
PLUMBING WATER ROOM	B	451 SF	300	2
RESIDENTIAL BIKE STORAGE	B	768 SF	100	8
STACKER ELEC	B	176 SF	300	1
		46414 SF		238

Code Plan-Occupancy Schedule - Level 1

NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
BATTERY	B	217 SF	300	1
BIKE STORAGE	B	503 SF	100	6
ELECTRICAL ROOM	B	1097 SF	300	4
JAN	B	92 SF	300	1
MEN RR	B	187 SF	100	2
OFFICE	B	11836 SF	100	119
OFFICE LOBBY	A3	1478 SF	15	99
RETAIL	M	1558 SF	50	32
RETAIL	M	2568 SF	50	52
RETAIL	M	1587 SF	50	32
RETAIL	M	1890 SF	50	38
RETAIL	M	2224 SF	50	45
RETAIL	M	2223 SF	50	45
STORAGE	B	331 SF	100	4
STORAGE	B	436 SF	100	5
TRANSFORMER ROOM	B	441 SF	300	2
TRANSFORMER ROOM	B	441 SF	300	2
TRASH ROOM	B	1165 SF	300	4
WOMEN RR	B	199 SF	100	2
		30472 SF		495

LEGEND

- OFFICE / Occupancy / 1/100 / 150 SF / 15 | 1 — CODE ROOM TAG (ROOM TYPE, OCCUPANCY TYPE, LOAD FACTOR, ROOM AREA, NO. OF REQD EXITS)
- CALCULATED OCCUPANCY LOAD
- 171 / 26" | 72" — OCC LOAD SERVED, REQD WIDTH, PROVIDED WIDTH OPENING OR STAIR (WHERE INDICATED) — EGRESS LOADS/WIDTHS FOR EXIT OPENING AND STAIR
- OP-XX — 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
- 22' - 4 1/8" MAX. DIAGONAL DISTANCE — MAX DIAGONAL DISTANCE
- 22' - 4" ACTUAL EXIT SEPARATION PROVIDED — ACTUAL EXIT SEPARATION, CBC SECTION 1007.1.1, EXCEPTION 2
- COMMON PATH OF EGRESS TRAVEL, (MAX 100 FEET PER CBC TBL1006.3.2(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)
- AE — ACCESSIBLE ENTRANCE / EXIT WITH ADA COMPLIANT SIGNAGE
- FEC — FIRE EXTINGUISHER CABINET - RECESSED MOUNTED, UON
- R = 75' NTS — 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
- TI AREA NON-RATED
- 1 - HOUR RATED ROOM
- 2 - HOUR RATED ROOM

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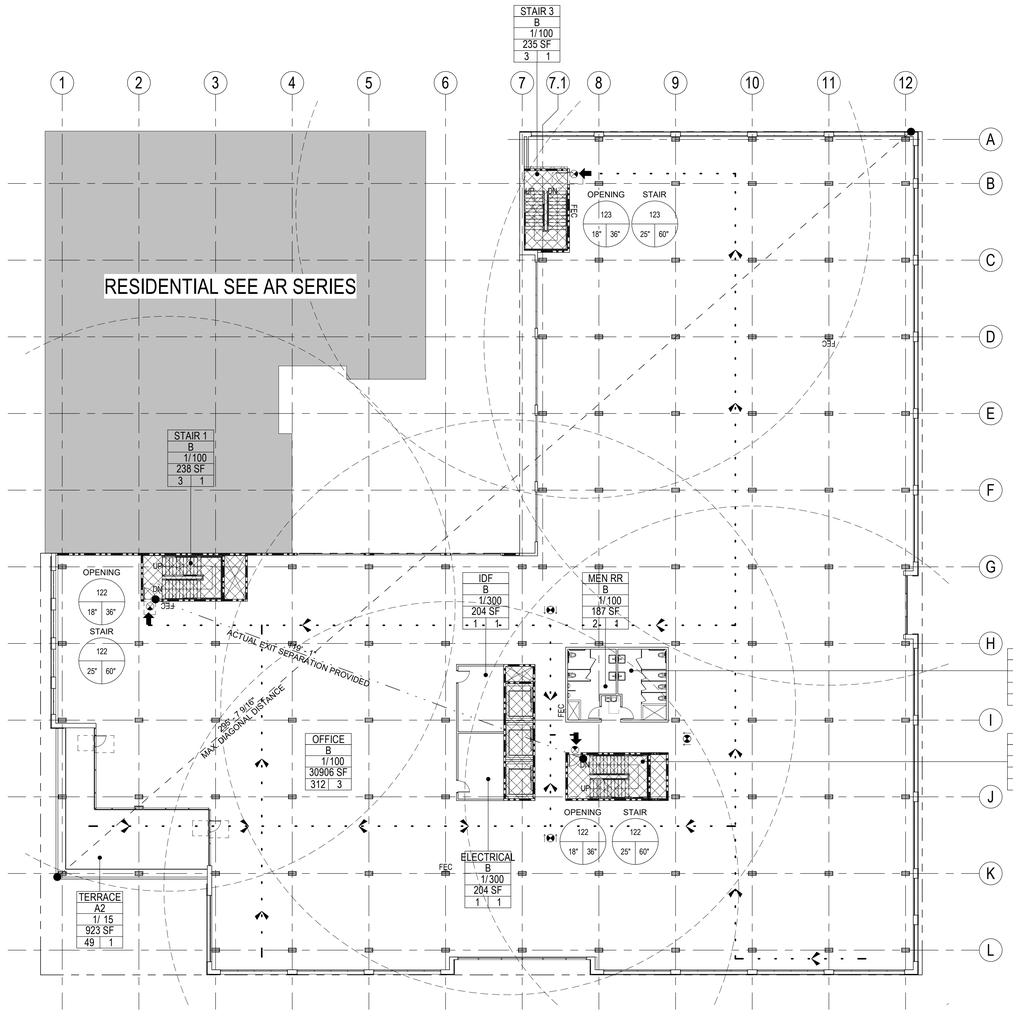
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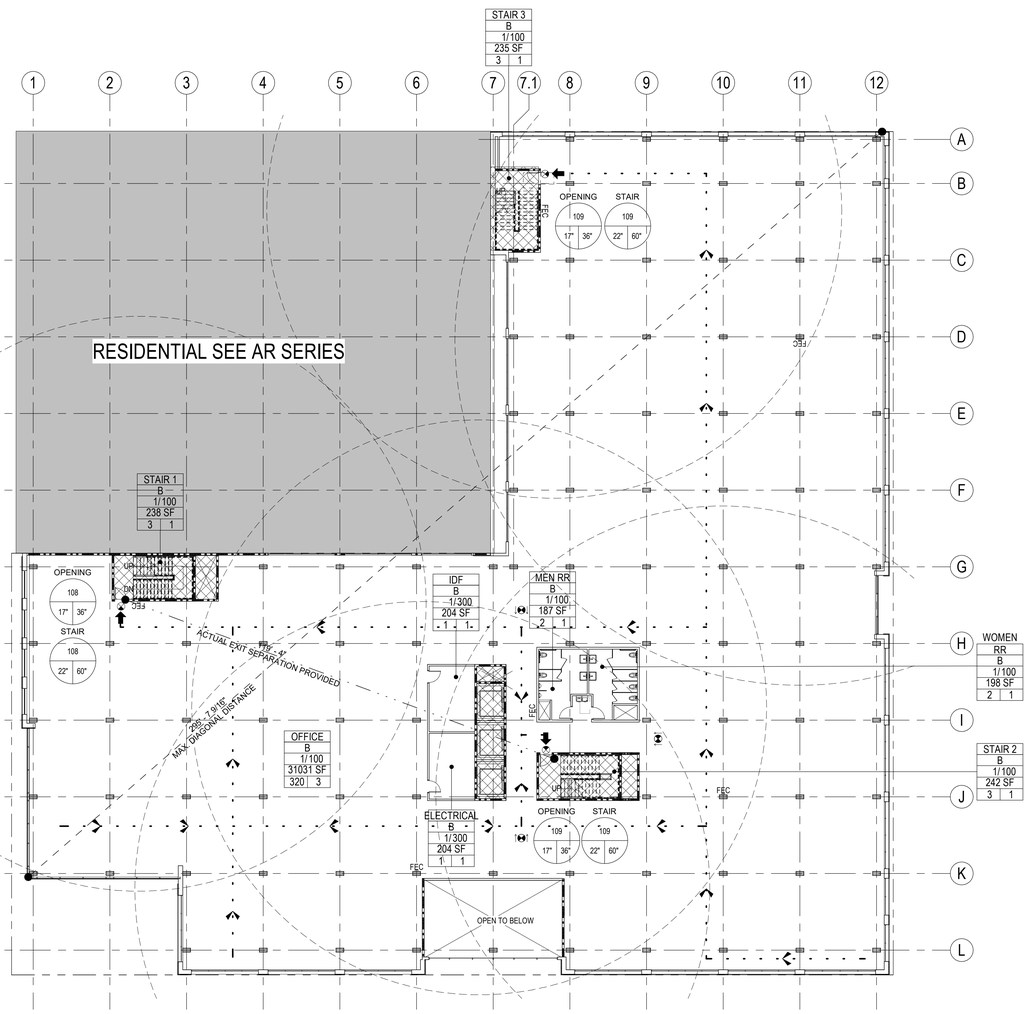
SHEET NAME:
BASEMENT AND FIRST FLOOR CODE PLANS

SHEET NUMBER:
A0.3

2/10/2023 10:39:37 AM



LEVEL 3 CODE PLAN
1/16" = 1'-0"
2



LEVEL 2 CODE PLAN
1/16" = 1'-0"
1

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 2022 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 BASEB 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 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
12. 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 2022 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 (2022 CBC SECTION 1023.9 AND 11B-504.8). REFER TO ENLARGED STAIR PLANS.
16. ALL INTERIOR TACTILE EGRESS SIGNAGE TO BE PROVIDE 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, 2022 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 2022 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 = 1/20
       - 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.

KEYNOTES

KEY NOTE SYMBOL USED ON DRAWINGS

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	REQUIRED	PROVIDED
FLR 2	326 OCC	3	3	49"	108"	66"	180"
FLR 3	367 OCC	3	3	56"	108"	74"	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
ELECTRICAL	B	204 SF	300	1
IDF	B	204 SF	300	1
MEN RR	B	187 SF	100	2
OFFICE	B	31031 SF	100	311
WOMEN RR	B	198 SF	100	2
		31826 SF		317

Code Plan-Occupancy Schedule - Level 3

NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
ELECTRICAL	B	204 SF	300	1
IDF	B	204 SF	300	1
MEN RR	B	187 SF	100	2
OFFICE	B	30906 SF	100	310
TERRACE	A2	923 SF	15	62
WOMEN RR	B	198 SF	100	2
		32824 SF		378

LEGEND

OFFICE / Occupancy / 1/100 / 150 SF / 15 | 1 — ROOM TYPE, OCCUPANCY TYPE, LOAD FACTOR, ROOM AREA, NO. OF REQD EXITS — CALCULATED OCCUPANCY LOAD — CODE ROOM TAG

171 / 28" | 72" — OCC LOAD SERVED, REQD WIDTH, PROVIDED WIDTH OPENING OR STAIR (WHERE INDICATED) — EGRESS LOADS/WIDTHS FOR EXIT OPENING AND STAIR

OP-XX — 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

22' - 4 1/8" MAX. DIAGONAL DISTANCE — MAX DIAGONAL DISTANCE

22' - 4" ACTUAL EXIT SEPARATION PROVIDED — ACTUAL EXIT SEPARATION, CBC SECTION 1007.1.1, EXCEPTION 2

COMMON PATH OF EGRESS TRAVEL, (MAX 100 FEET PER CBC TBL1006.3.2(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)

AE — ACCESSIBLE ENTRANCE / EXIT WITH ADA COMPLIANT SIGNAGE

FEC — FIRE EXTINGUISHER CABINET - RECESSED MOUNTED, UON

R = 75' NTS — 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

TI AREA NON-RATED

1 - HOUR RATED ROOM

2 - HOUR RATED ROOM

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CLIENT:
HARVEST PROPERTIES

PROJECT NAME & ADDRESS:
BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE:	Project Status
ISSUE DATE:	Issue Date

REVISIONS :

#	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023

SCALE:	As indicated
PROJECT NUMBER:	2202017.3
DRAWN BY:	Author
CHECKED BY:	Checker

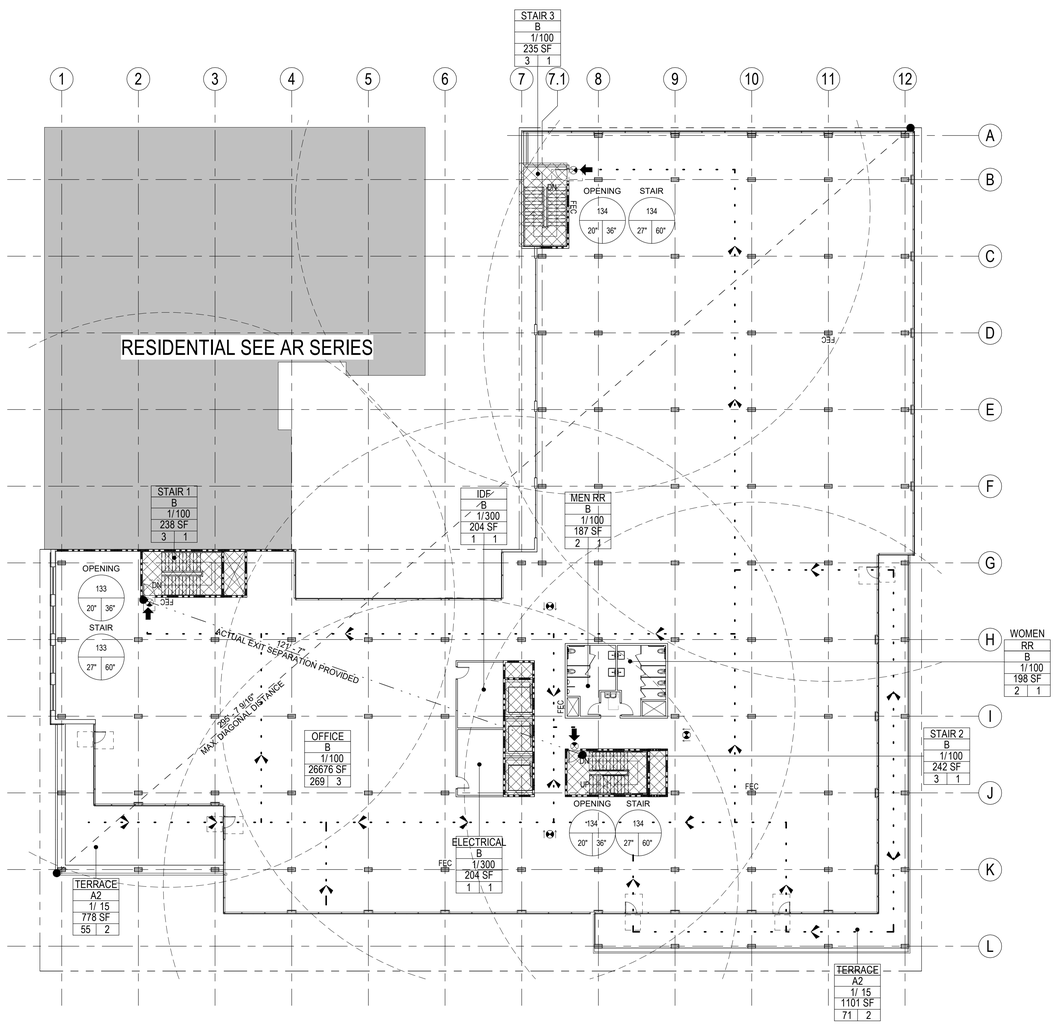
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SHEET NAME:
SECOND AND THIRD FLOOR CODE PLANS

SHEET NUMBER:
A0.4

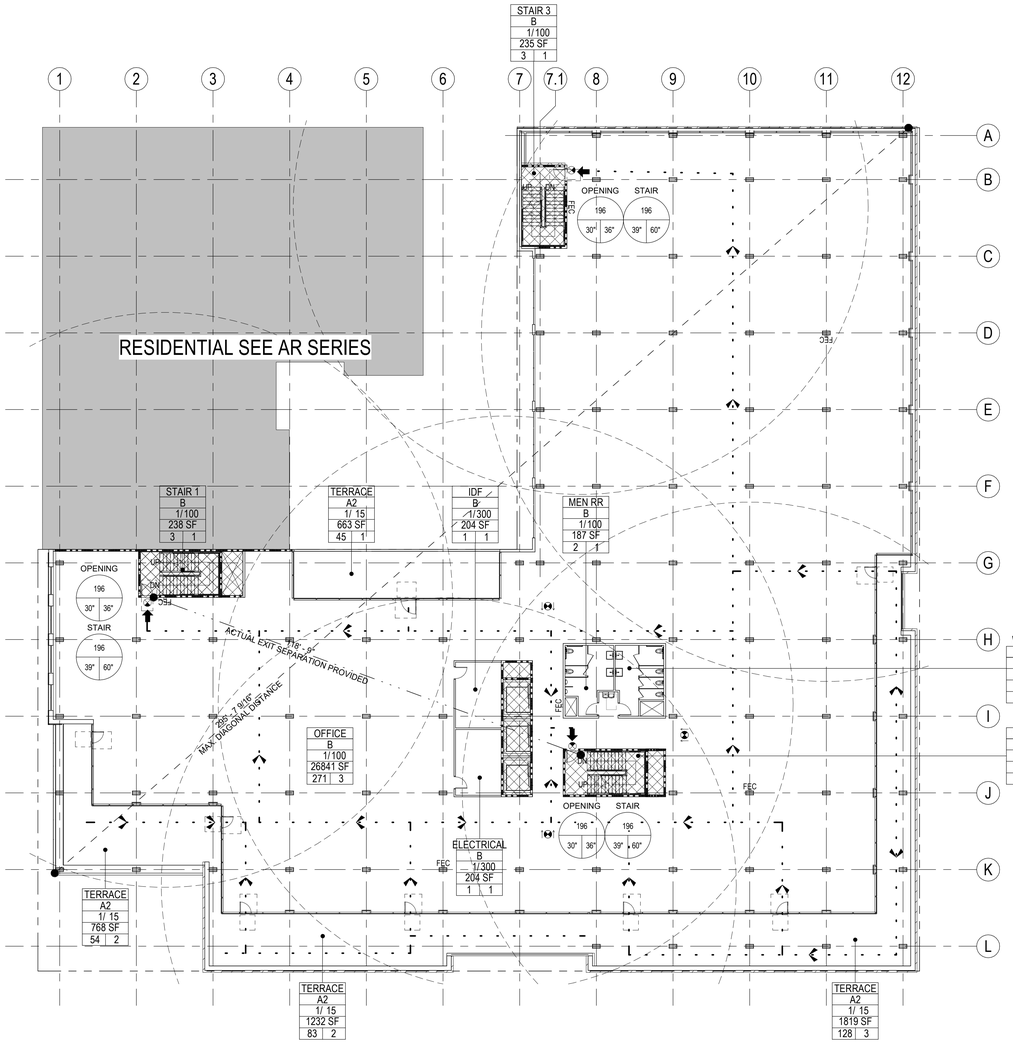
plot date - 2/1/2023 10:39:41 AM



LEVEL 5 CODE PLAN

1/16" = 1'-0"

2



LEVEL 4 CODE PLAN

1/16" = 1'-0"

1

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 2022 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 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
12. 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 2022 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.
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14. PROVIDE SYMBOL OF ACCESSIBILITY AT FRONT ENTRANCE.
15. PROVIDE STAIRWELL TACTILE EXIT SIGNAGE PER CODE REQUIREMENT. REFER TO TACTILE SIGNAGE NOTES (2022 CBC SECTION 1023.9 AND 11B-504.8). REFER TO ENLARGED STAIR PLANS.
16. ALL INTERIOR TACTILE EGRESS SIGNAGE TO BE PROVIDE DURING FUTURE TI PHASE.
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    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.

KEYNOTES

KEY NOTE SYMBOL USED ON DRAWINGS

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	REQUIRED	PROVIDED
FLR 4	588 OCC	3	3	88.2"	108"	117.6"	180"
FLR 5	401 OCC	3	3	61"	108"	81"	180"

NOTES:
1. CALCULATIONS IN THIS TABLE ARE BASED ON 2022 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
ELECTRICAL	B	204 SF	300	1
IDF	B	204 SF	300	1
MEN RR	B	187 SF	100	2
OFFICE	B	26841 SF	100	269
TERRACE	A2	663 SF	15	45
TERRACE	A2	1232 SF	15	83
TERRACE	A2	1819 SF	15	122
TERRACE	A2	768 SF	15	52
WOMEN RR	B	198 SF	100	2
		32118 SF		577

Code Plan-Occupancy Schedule - Level 5

NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
ELECTRICAL	B	204 SF	300	1
IDF	B	204 SF	300	1
MEN RR	B	187 SF	100	2
OFFICE	B	26676 SF	100	267
TERRACE	A2	1101 SF	15	74
TERRACE	A2	778 SF	15	52
WOMEN RR	B	198 SF	100	2
		29350 SF		399

LEGEND

OFFICE / Occupancy / 1/ 100 / 150 SF / 15 | 1 — ROOM TYPE, OCCUPANCY TYPE, LOAD FACTOR, ROOM AREA, NO. OF REQD EXITS — CODE ROOM TAG

CALCULATED OCCUPANCY LOAD

171 / 26" | 72" — OCC LOAD SERVED, REQD WIDTH, PROVIDED WIDTH OPENING OR STAIR (WHERE INDICATED) — EGRESS LOADS/WIDTHS FOR EXIT OPENING AND STAIR

OP-XX — 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

22' - 4 1/8" MAX. DIAGONAL DISTANCE

22' - 4" ACTUAL EXIT SEPARATION PROVIDED — MAX DIAGONAL DISTANCE; ACTUAL EXIT SEPARATION, CBC SECTION 1007.1.1, EXCEPTION 2

COMMON PATH OF EGRESS TRAVEL, (MAX 100 FEET PER CBC TBL1006.3.2(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)

AE — ACCESSIBLE ENTRANCE / EXIT WITH ADA COMPLIANT SIGNAGE

FEC — FIRE EXTINGUISHER CABINET - RECESSED MOUNTED, UON

R = 75' NTS — 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

TI AREA NON-RATED

1 - HOUR RATED ROOM

2 - HOUR RATED ROOM

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HARVEST PROPERTIES

PROJECT NAME & ADDRESS:

BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE:	Project Status
ISSUE DATE:	Issue Date

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023

SCALE:	As indicated
PROJECT NUMBER:	2202017.3
DRAWN BY:	Author
CHECKED BY:	Checker

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:

FOURTH AND FIFTH FLOOR CODE PLANS

SHEET NUMBER:

A0.5

plot date: 2/15/2023 10:39:46 AM



CORNER OF 4TH & B
1/2" = 1'-0"

1

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ISSUE DATE:	Issue Date

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023

SCALE:	1/2" = 1'-0"
PROJECT NUMBER:	2202017.3
DRAWN BY:	Author
CHECKED BY:	Checker

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.6

plot date: 2/1/2023 10:39:46 AM



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

1

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ISSUE:	Project Status
ISSUE DATE:	Issue Date

REVISIONS :

#	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023

SCALE:	12" = 1'-0"
PROJECT NUMBER:	2202017.3
DRAWN BY:	Author
CHECKED BY:	Checker

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.7

plot date: 2/1/2023 10:39:47 AM



B STREET ELEVATION

1

12" = 1'-0"

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ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :

#	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023

SCALE: 12" = 1'-0"

PROJECT NUMBER: 2202017.3
DRAWN BY: Author
CHECKED BY: Checker

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.8

plot date: 2/10/2023 10:39:47 AM



5TH AVENUE ELEVATION

12" = 1'-0"

1

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PROJECT NAME & ADDRESS:

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ISSUE:	Project Status
ISSUE DATE:	Issue Date

REVISIONS :

#	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023

SCALE:	12" = 1'-0"
PROJECT NUMBER:	2202017.3
DRAWN BY:	Author
CHECKED BY:	Checker

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.9

plot date: 2/1/2023 10:39:48 AM



4TH AVENUE ELEVATION

12" = 1'-0"

1

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PROJECT NAME & ADDRESS:

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ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :

#	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023

SCALE: 12" = 1'-0"

PROJECT NUMBER: 2202017.3
DRAWN BY: Author
CHECKED BY: Checker

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.10

plot date - 2/10/2023 10:39:45 AM





1. RESTAURANT



2. COMMERCIAL



3. PLANNED MIXED USE



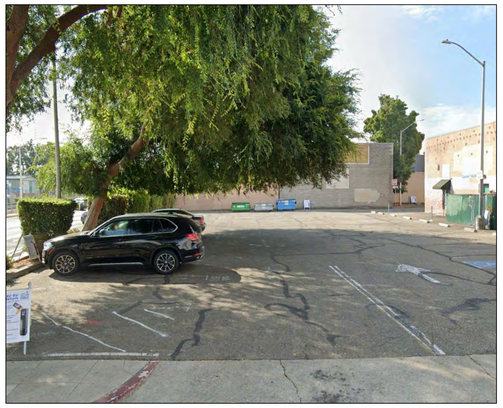
4. PLANNED MIXED USE



5. RESIDENTIAL



6. COMMERCIAL



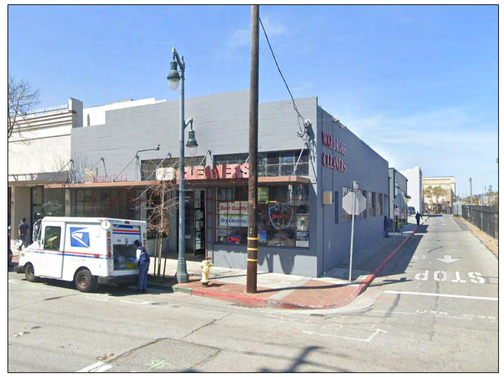
7. PARKING LOT



8. PARKING LOT/PLANNED RESIDENTIAL



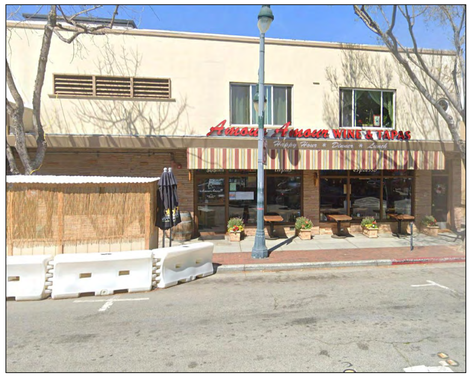
9. PARKING LOT/PLANNED GARAGE



10. COMMERCIAL



11. COMMERCIAL



12. RESTAURANT

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ISSUE:	Project Status
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REVISIONS :

#	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023

SCALE:	12" = 1'-0"
PROJECT NUMBER:	2202017.3
DRAWN BY:	Author
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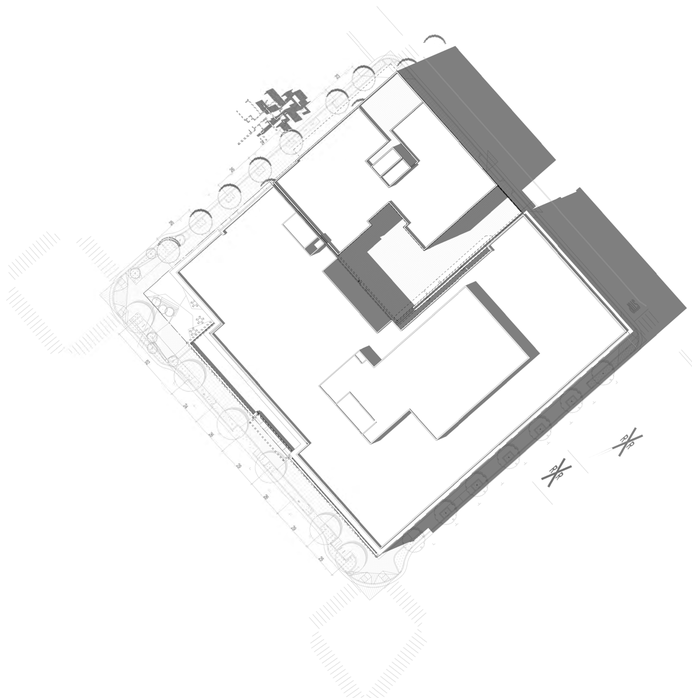
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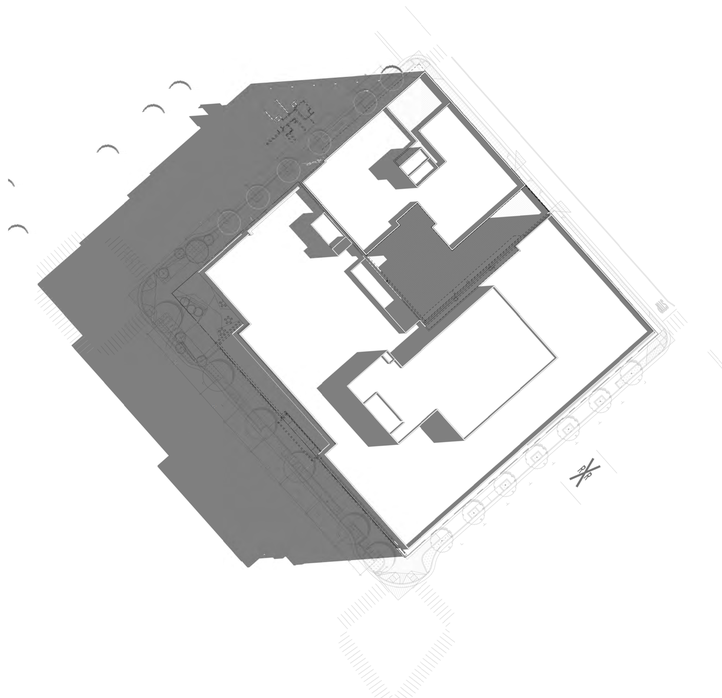
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NEIGHBORHOOD CONTEXT

SHEET NUMBER:
A0.11

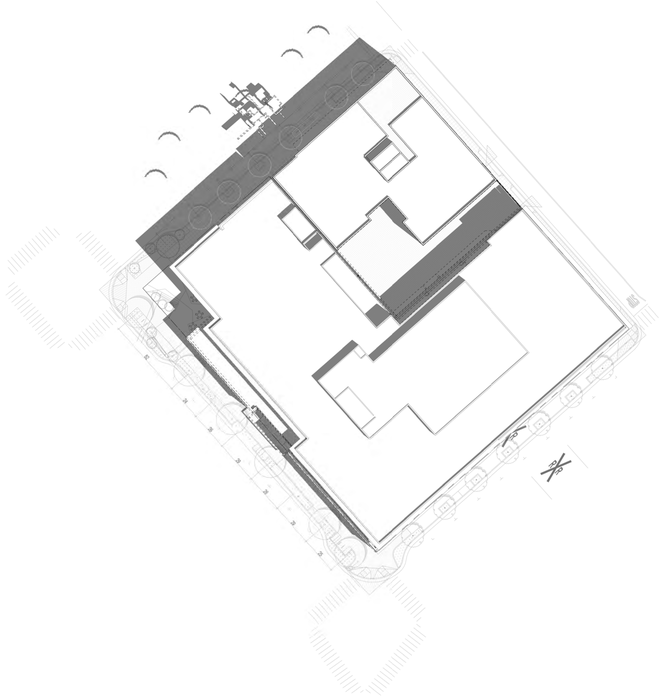
2/1/2023 10:39:49 AM



SOLAR STUDY - JUNE 21 - 3 PM
1" = 40'-0"
3



SOLAR STUDY - JUNE 21 - 9 AM
1" = 40'-0"
1



SOLAR STUDY - JUNE 21 - 12 PM
1" = 40'-0"
2

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CLIENT:

HARVEST
PROPERTIES

PROJECT NAME & ADDRESS:

BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE:	Project Status
ISSUE DATE:	Issue Date

REVISIONS :

#	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023

SCALE:	1" = 40'-0"
PROJECT NUMBER:	2202017.3
DRAWN BY:	Author
CHECKED BY:	Checker

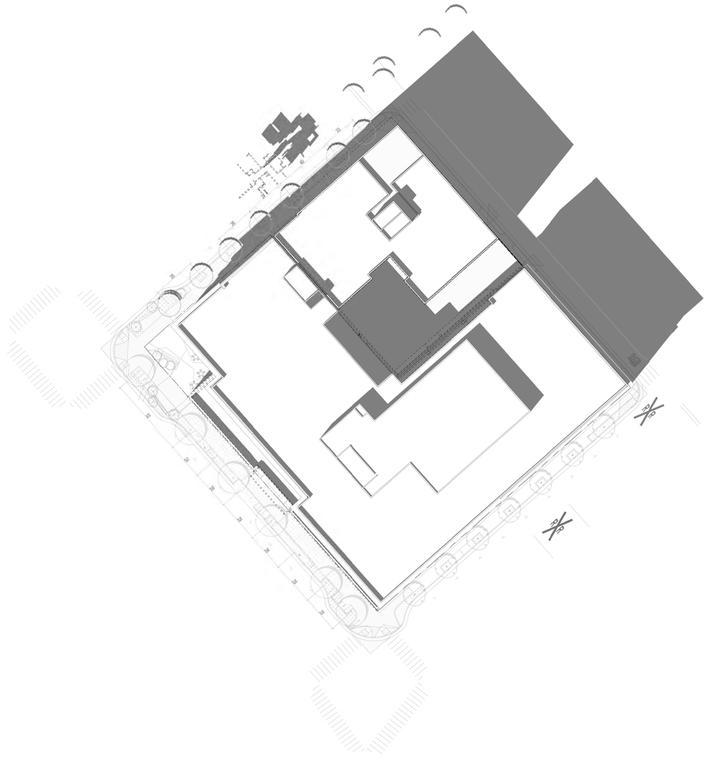
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SHADOW STUDIES

SHEET NUMBER:
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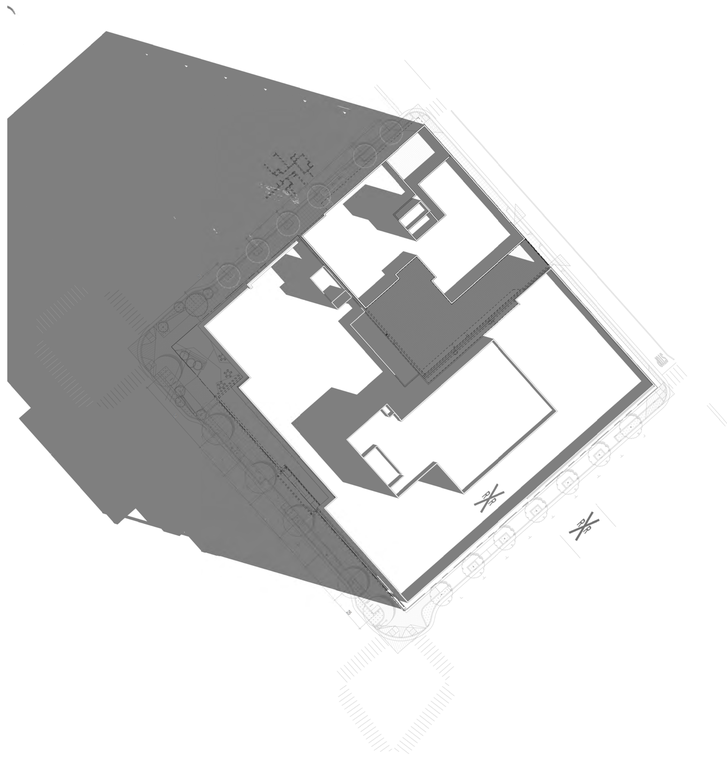
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SOLAR STUDY - MAR/SEPT 21 - 3 PM

1" = 40'-0"

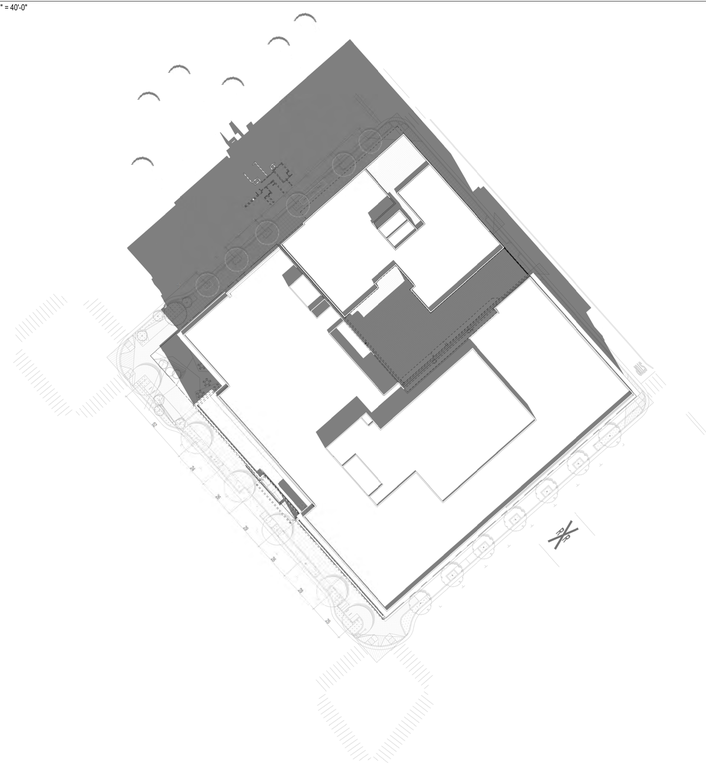
3



SOLAR STUDY - MAR/SEPT 21 - 9 AM

1" = 40'-0"

1



SOLAR STUDY - MAR/SEPT 21 - 12 PM

1" = 40'-0"

2

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SHEET NAME:
SHADOW STUDIES

SHEET NUMBER:
A0.13

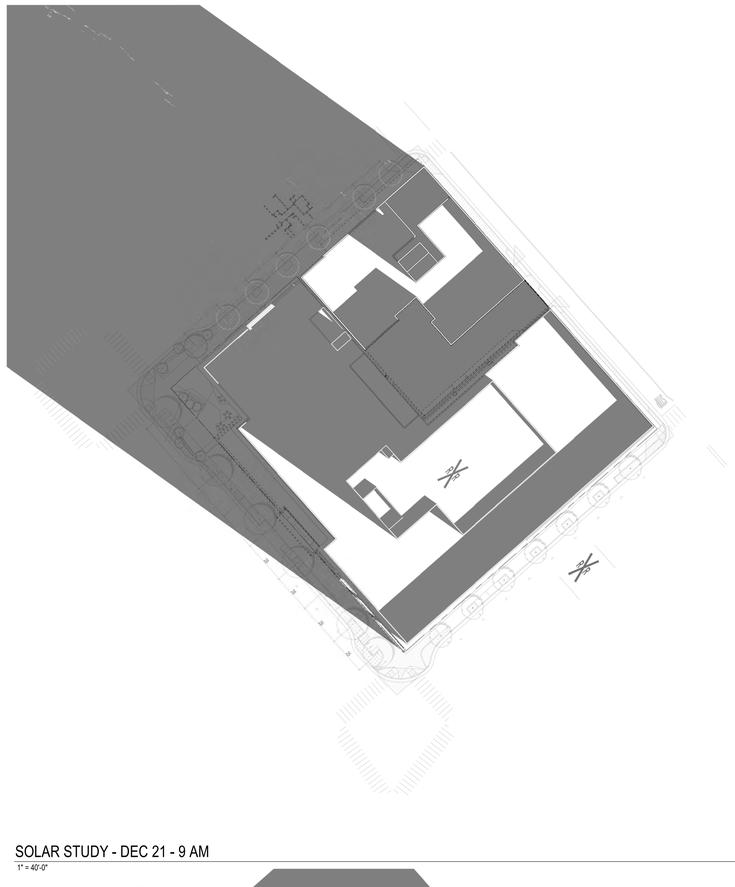
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SOLAR STUDY - DEC 21 - 3 PM

1" = 40'-0"

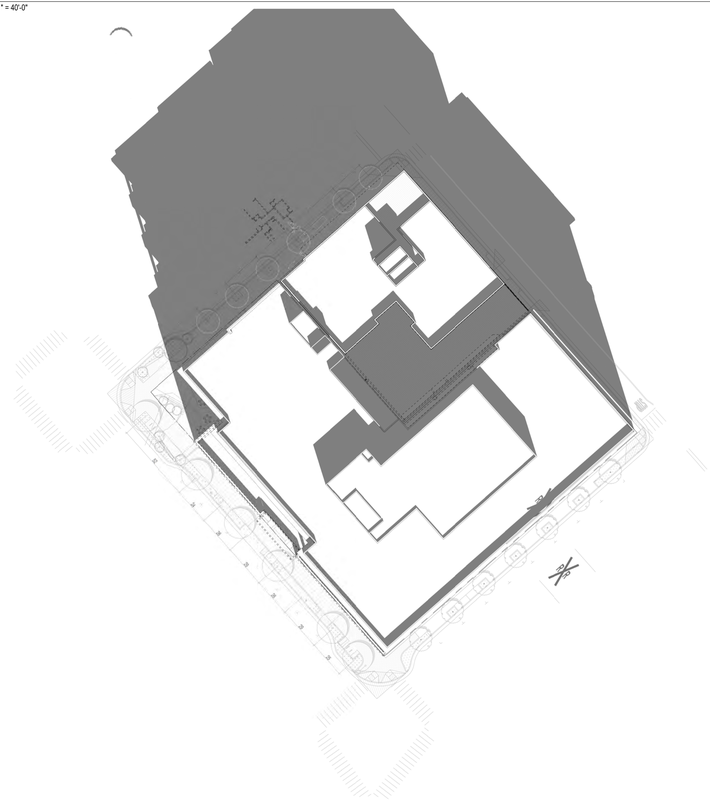
3



SOLAR STUDY - DEC 21 - 9 AM

1" = 40'-0"

1



SOLAR STUDY - DEC 21 - 12 PM

1" = 40'-0"

2

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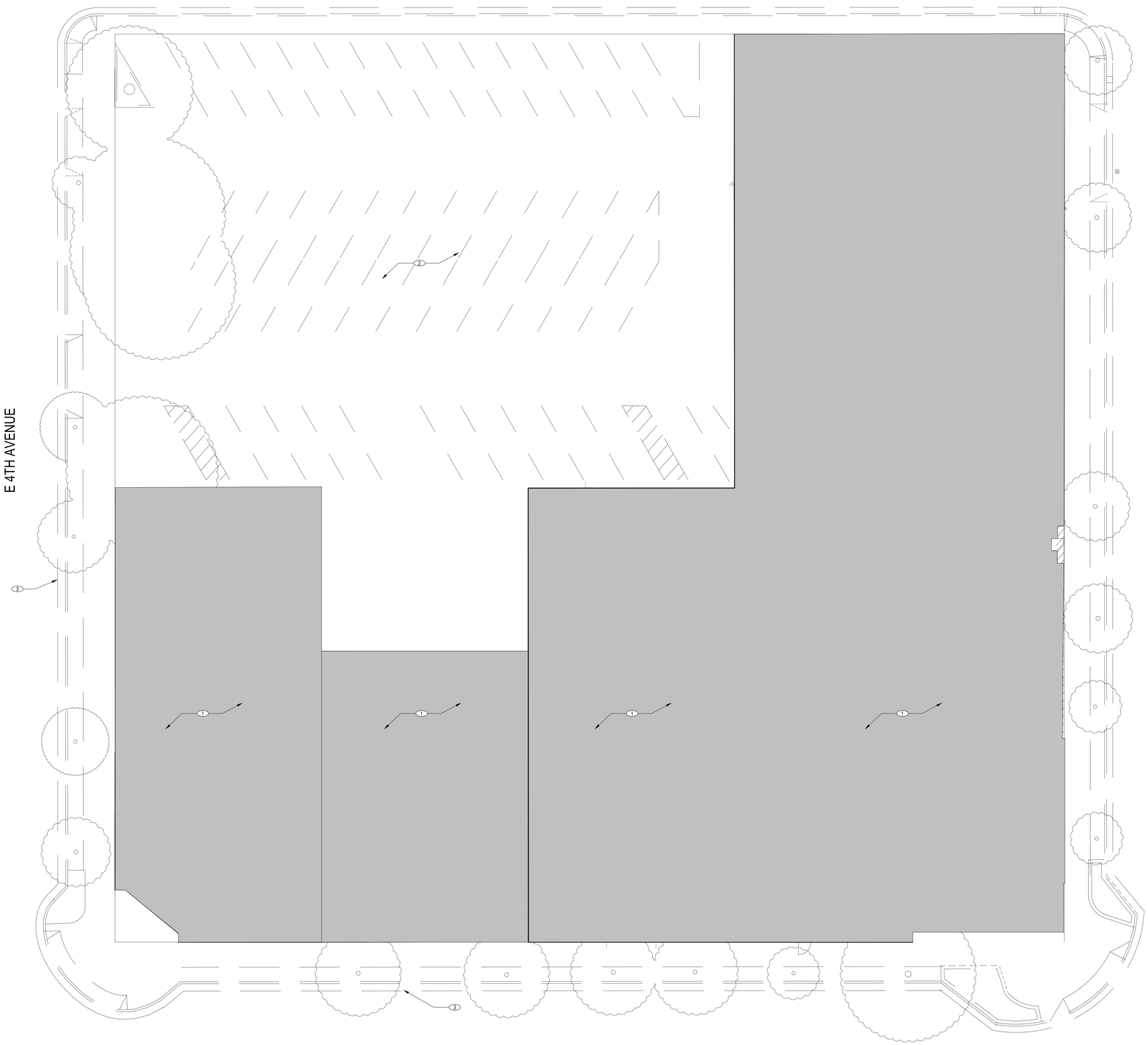
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SHEET NAME:
SHADOW STUDIES

SHEET NUMBER:
A0.14

plot date: 2/10/2023 10:41:16 AM



KEYNOTES

#	KEYNOTE DESCRIPTION
1	EXISTING BUILDING TO BE REMOVED
2	EXISTING PAVEMEMENT AND PARKING AREA TO BE REMOVED
3	EXISTING CURB TO BE MODIFIED PER CIVIL DRAWINGS

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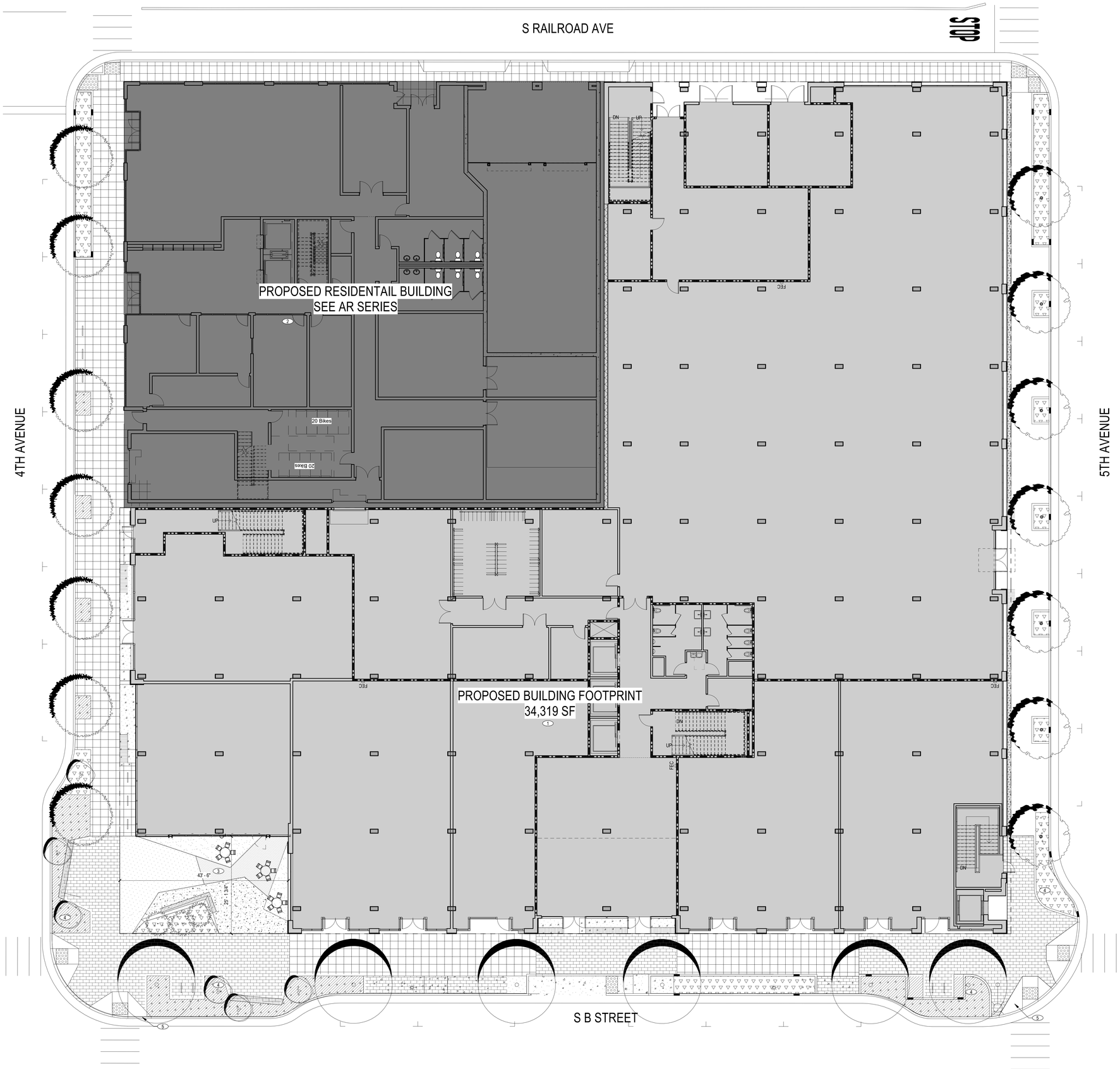
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SHEET NAME:
EXISTING SITE PLAN

SHEET NUMBER:
A1.0

plot date: 2/10/2023 10:41:17 AM



SITE PLAN
1" = 10'-0"

1

KEYNOTES

#	KEYNOTE DESCRIPTION
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

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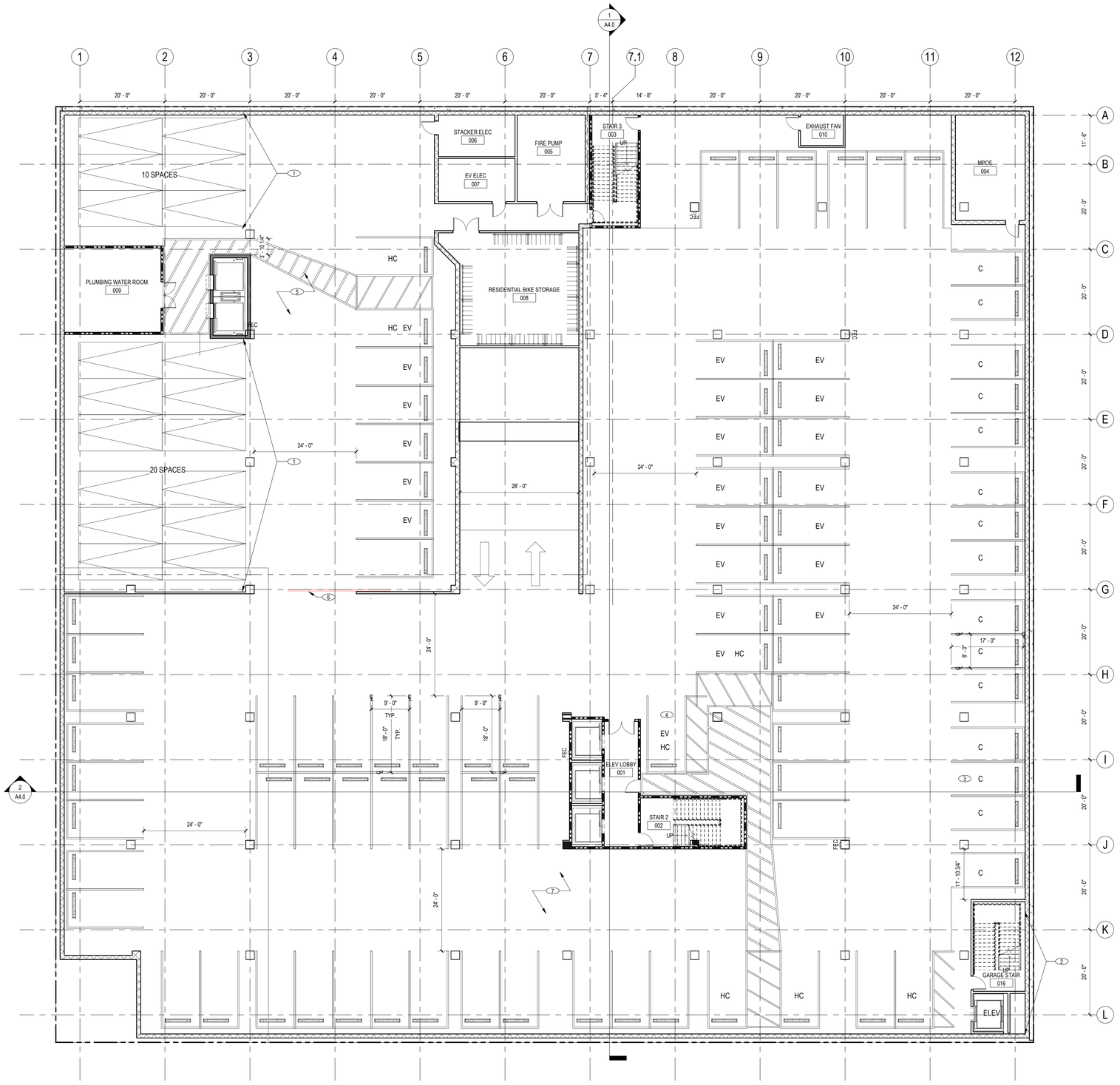
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SHEET NAME:
PROPOSED SITE PLAN

SHEET NUMBER:
A1.1

Plot date: 2/10/2023 10:41:23 AM



BASEMENT PLAN

3/32" = 1'-0"

1

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.
5	SECURED RESIDENTIAL PARKING AREA
6	REMOTE-OPERATED SECURITY GATE
7	COMMERCIAL PARKING AREA

LEGEND

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

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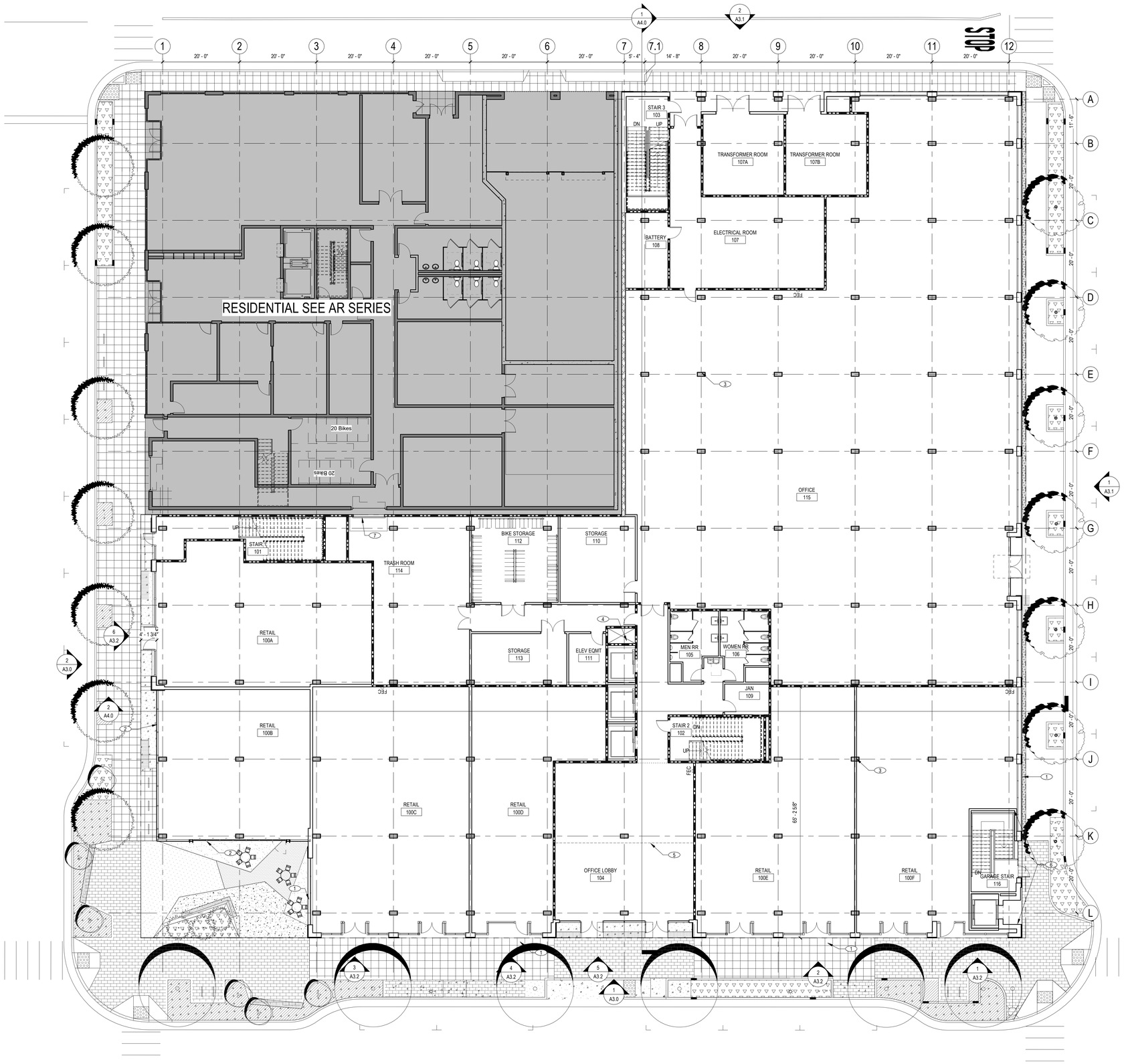
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SHEET NAME:
BASEMENT PLAN

SHEET NUMBER:
A2.0

plot date: 2/10/2023 10:41:24 AM



LEVEL 1 FLOOR PLAN

3/32" = 1'-0"

1

KEYNOTES

#	KEYNOTE DESCRIPTION
1	WOOD-CLAD STOREFRONT GLAZING, TYP.
2	BUTT-JOINT GLAZED CURTAINWALL SYSTEM
3	MASS TIMBER STRUCTURAL COLUMN, TYP.
4	MECHANICAL SHAFT
5	OUTLINE OF FLOOR ABOVE
6	PUBLIC ACCESS STAIR & ELEVATOR TO BASEMENT LEVEL
7	TRASH REMOVAL ROLL-UP DOOR

LEGEND

- NIC (NOT IN CONTRACT)
- NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- FEC — NEW FIRE EXTINGUISHER AND CABINET
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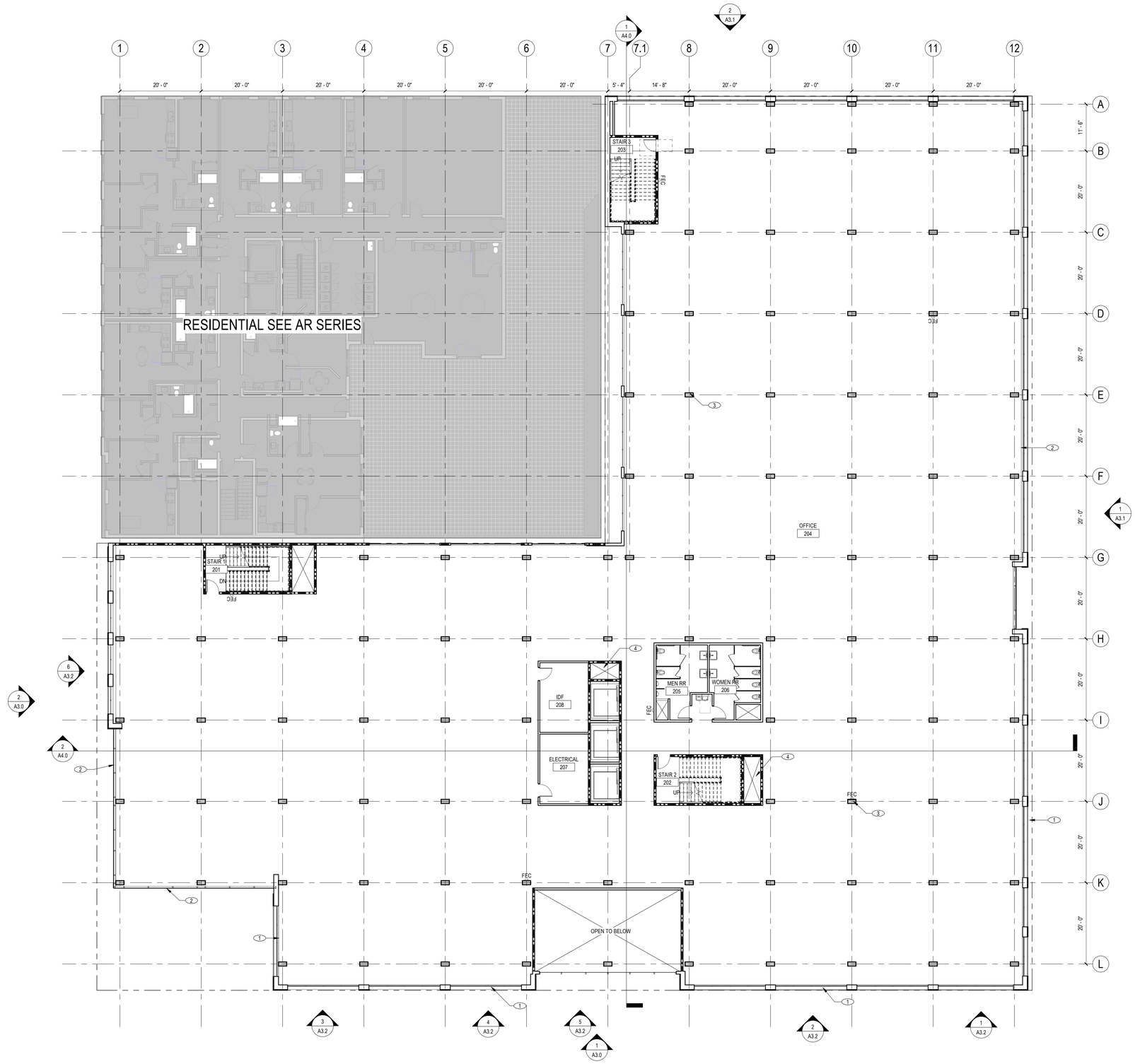
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SHEET NAME:
FIRST FLOOR PLAN

SHEET NUMBER:
A2.1

plot date: 2/10/2023 10:41:29 AM



LEVEL 2 FLOOR PLAN

3/32" = 1'-0"

1

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DARK FRAMED STOREFRONT GLAZING, TYP.
2	BUTT-JOINT GLAZED CURTAINWALL SYSTEM
3	MASS TIMBER STRUCTURAL COLUMN, TYP.
4	MECHANICAL SHAFT

LEGEND

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

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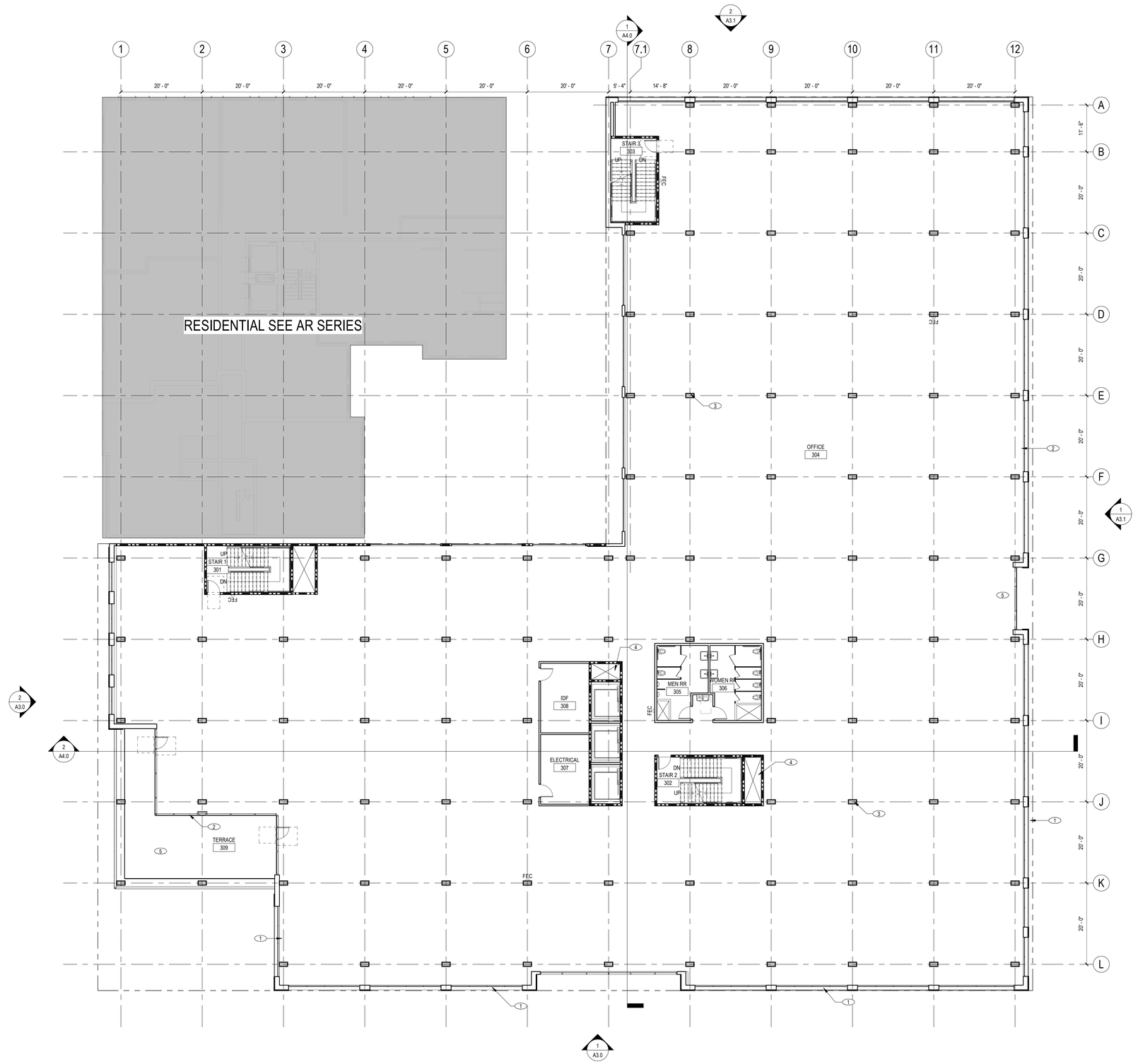
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SHEET NAME:
SECOND FLOOR PLAN

SHEET NUMBER:
A2.2

plot date: 2/10/2023 10:41:53 AM



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)
- NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- FEC — NEW FIRE EXTINGUISHER AND CABINET
- NEW DOOR ASSEMBLY
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LEVEL 3 FLOOR PLAN

3/32" = 1'-0"

1

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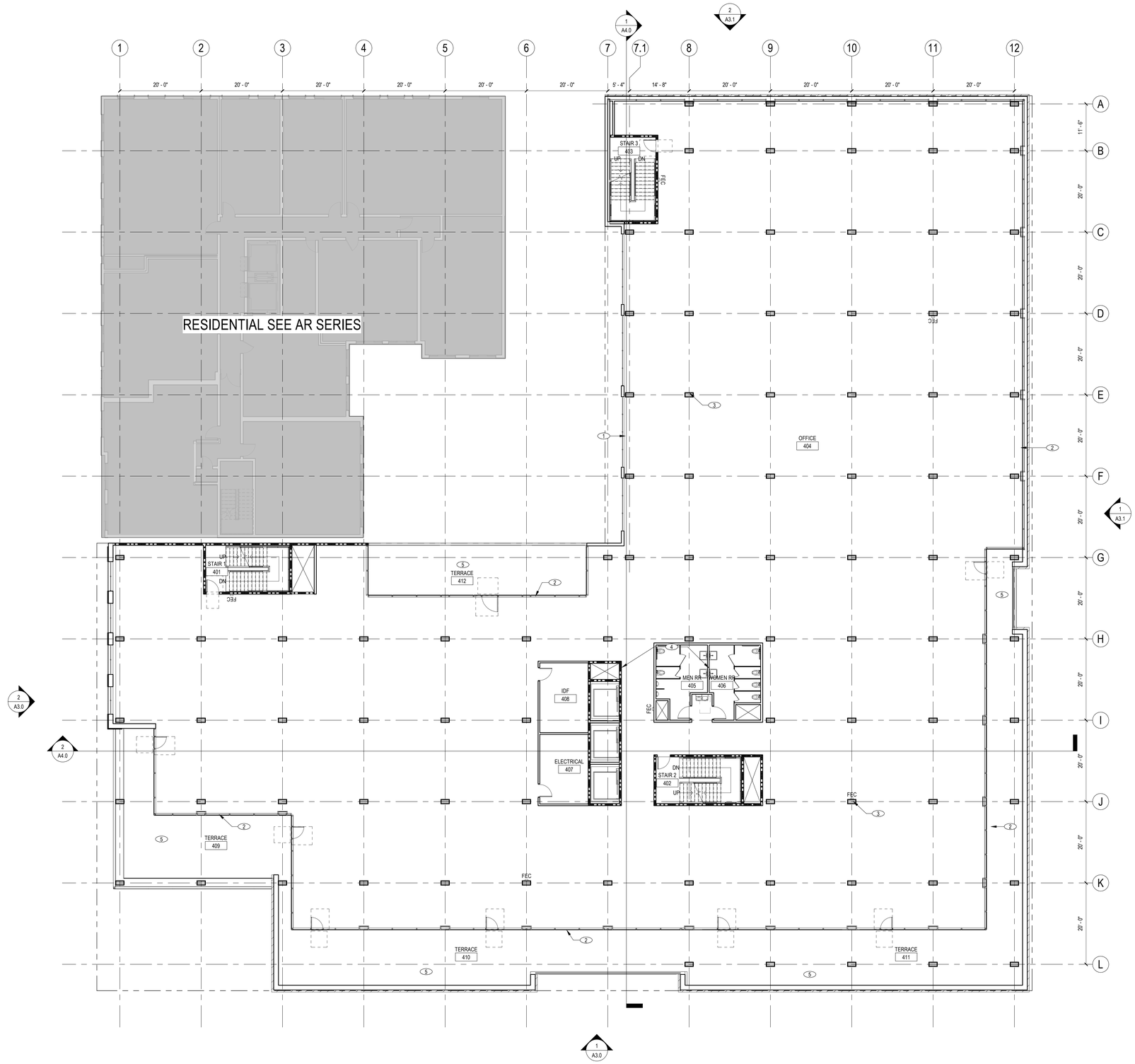
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SHEET NAME:
THIRD FLOOR PLAN

SHEET NUMBER:
A2.3

plot date: 2/10/2023 10:41:35 AM



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 TO BE SUBDIVIDED AS PART OF FUTURE TENANT IMPROVEMENT

LEGEND

- NIC (NOT IN CONTRACT)
- NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- FEC — NEW FIRE EXTINGUISHER AND CABINET
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LEVEL 4 FLOOR PLAN

3/32" = 1'-0"

1

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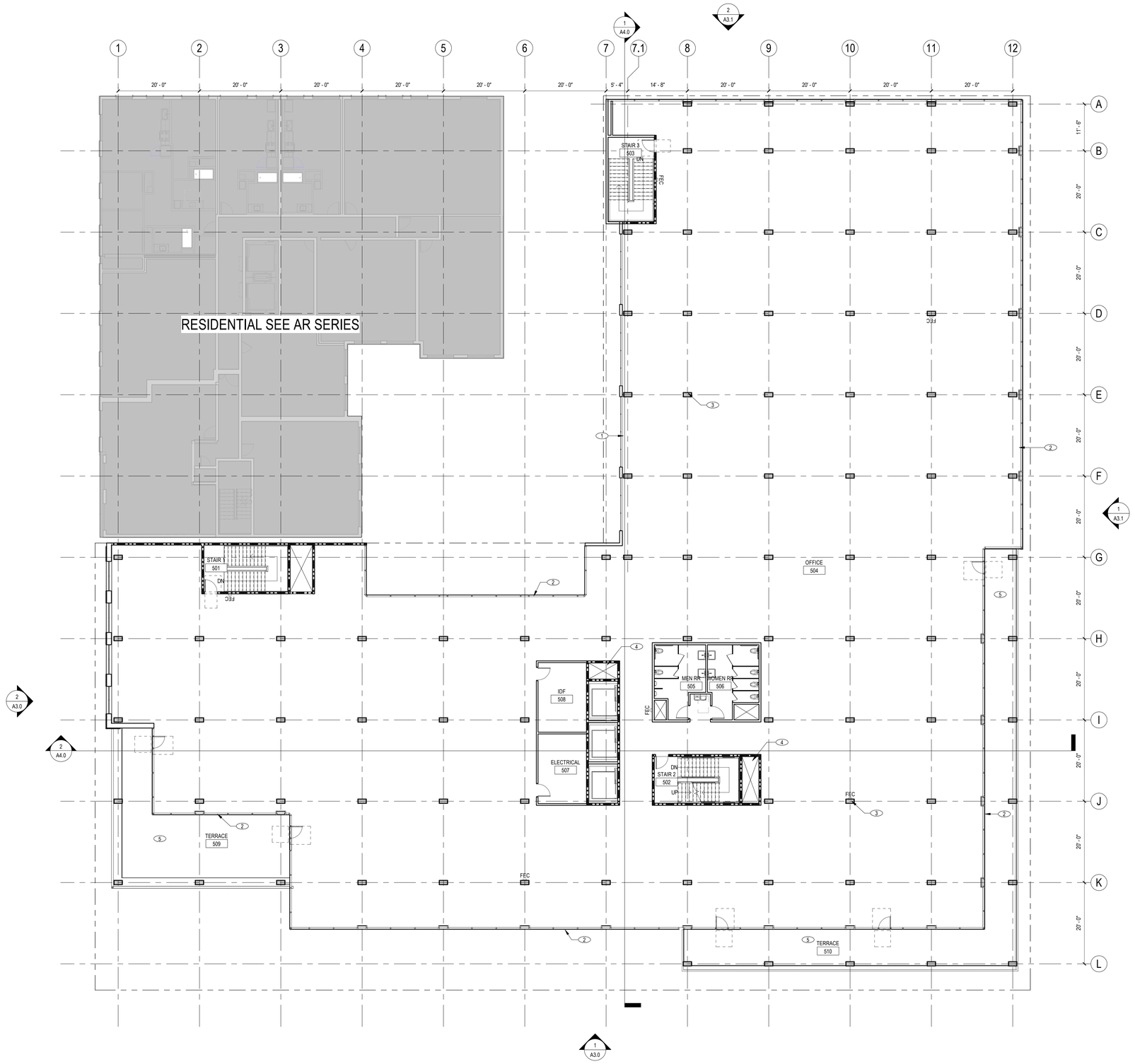
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SHEET NAME:
FOURTH FLOOR PLAN

SHEET NUMBER:
A2.4

2/1/2023 10:41:38 AM



LEVEL 5 FLOOR PLAN

3/32" = 1'-0"

1

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 TO BE SUBDIVIDED AS PART OF FUTURE TENANT IMPROVEMENT

LEGEND

- NIC (NOT IN CONTRACT)
- NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
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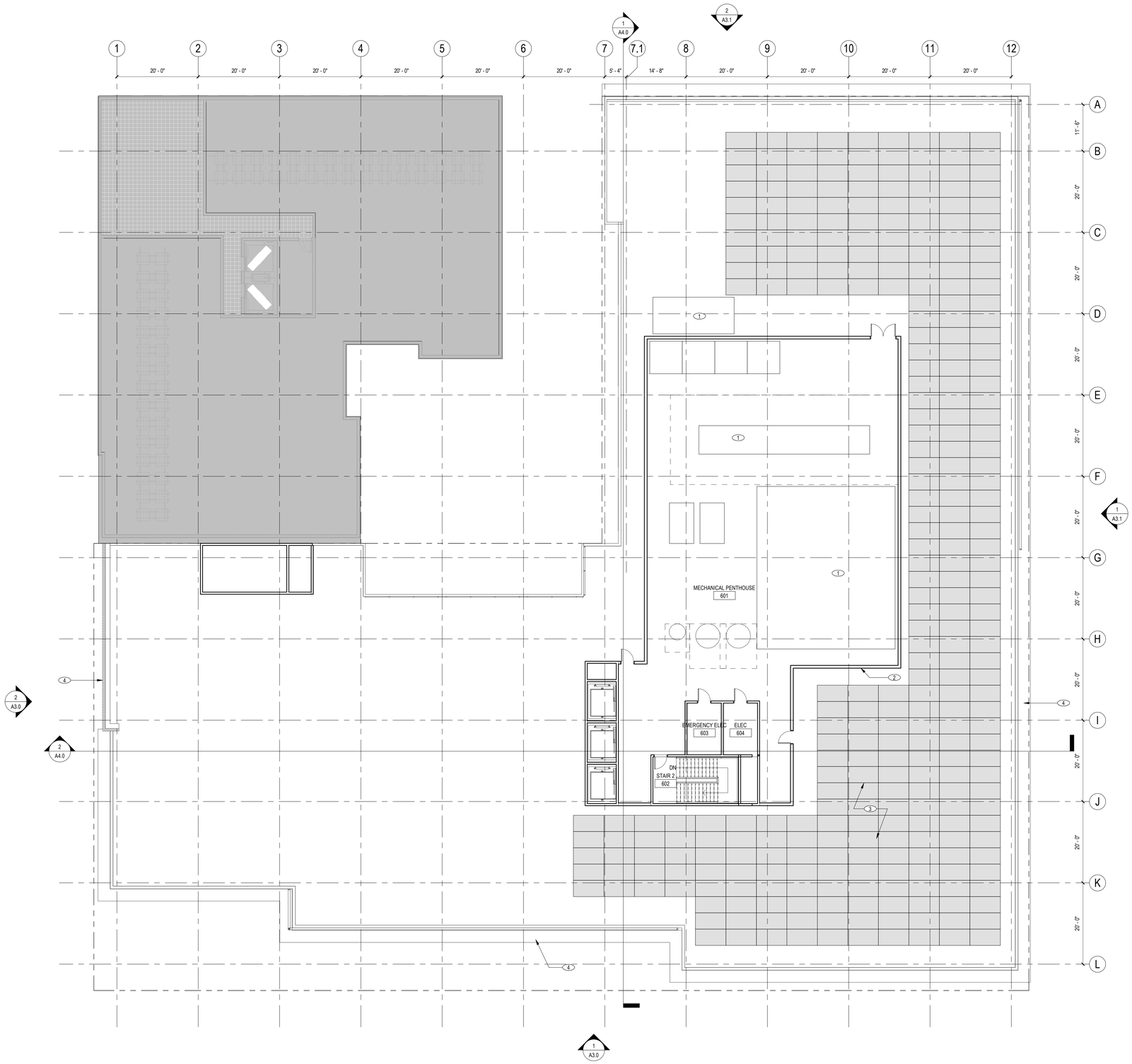
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SHEET NAME:
FIFTH FLOOR PLAN

SHEET NUMBER:
A2.5

Plot date - 2/1/2023 10:41:41 AM



ROOF PLAN

3/32" = 1'-0"

KEYNOTES

#	KEYNOTE DESCRIPTION
1	ROOFTOP MECHANICAL EQUIPMENT
2	MECHANICAL PENTHOUSE
3	SOLAR ARRAY (FINAL AREA AND LAYOUT TO BE DETERMINED)
4	ROOF PARAPET AND SOFFIT BELOW

LEGEND

- NIC (NOT IN CONTRACT)
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SHEET NAME:
ROOF PLAN

SHEET NUMBER:
A2.6

PLOT DATE - 2/1/2023 10:41:43 AM



S. B STREET - WEST ELEVATION

1/8" = 1'-0"

1



E 4TH AVENUE - NORTH ELEVATION

1/8" = 1'-0"

2

MATERIAL PALETTE

BUTT-JOINT CURTAINWALL GLAZING: GL-1

DARK-FRAMED STOREFRONT: GL-2

GLASS GUARDRAIL: GL-3

EXPOSED WOOD: WD-1

EXTERIOR BRICK: BR-1

CEMENT PLASTER: CP-1

METAL PANEL: MT-1

ROOF CANOPY: RC-1

METAL PANEL: MT-2

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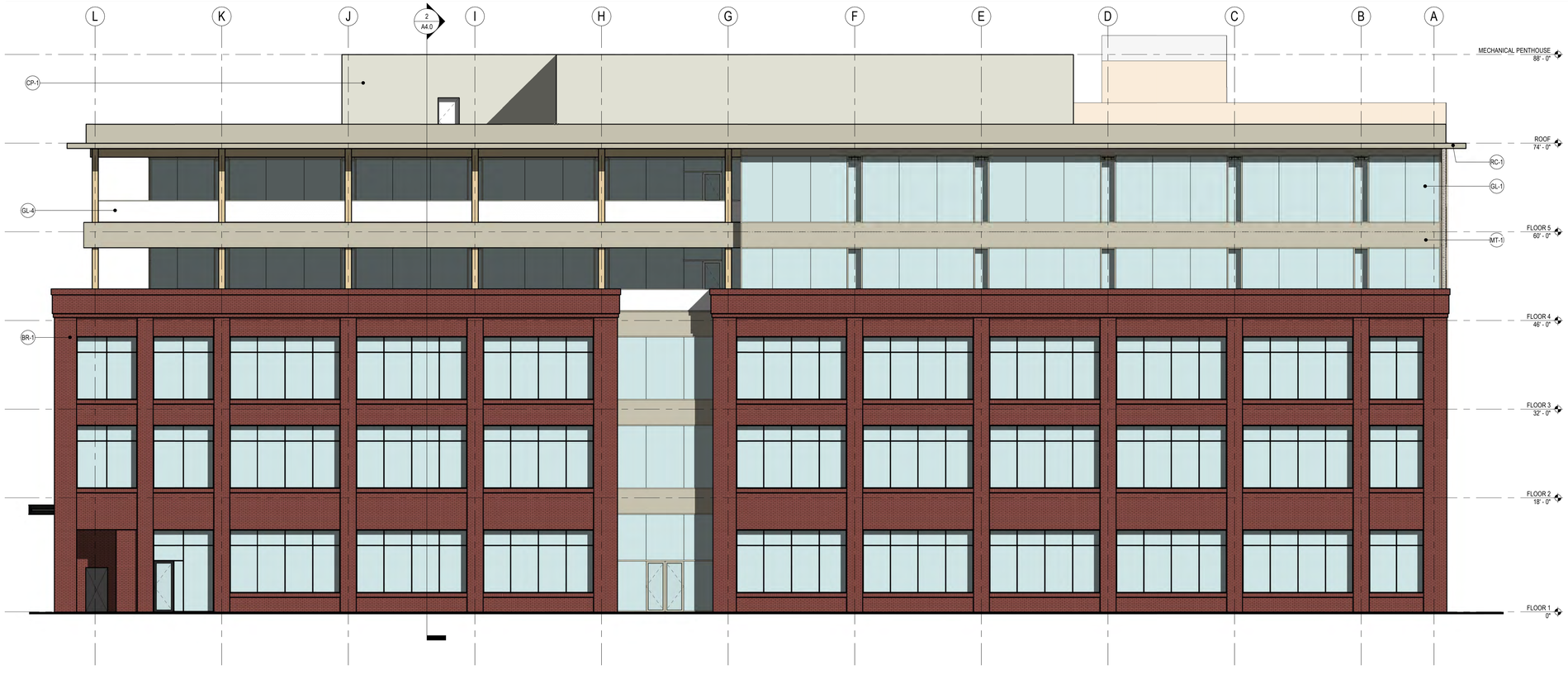
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SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A3.0

2/1/2023 10:42:34 AM
Plot date



E 5TH AVENUE - SOUTH ELEVATION

1/8" = 1'-0"

1



S RAILROAD AVENUE - NORTH ELEVATION

1/8" = 1'-0"

2

MATERIAL PALETTE

BUTT-JOINT CURTAINWALL GLAZING: GL-1

DARK-FRAMED STOREFRONT: GL-2

GLASS GUARDRAIL: GL-3

EXPOSED WOOD: WD-1

EXTERIOR BRICK: BR-1

CEMENT PLASTER: CP-1

METAL PANEL: MT-1

ROOF CANOPY: RC-1

METAL PANEL: MT-2

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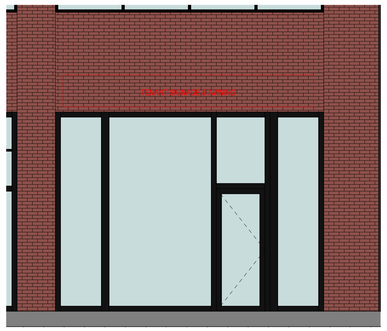
SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A3.1

2/1/2023 10:43:31 AM



STOREFRONT OPTION 1 — 3
1/4" = 1'-0"



STOREFRONT OPTION 2 — 4
1/4" = 1'-0"



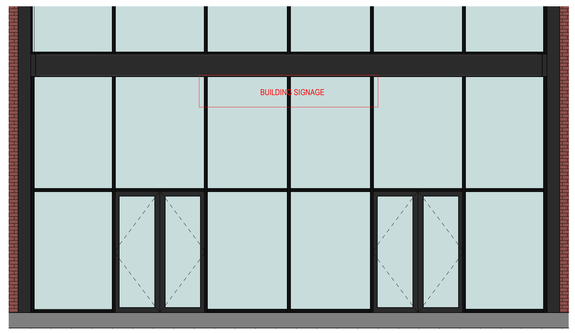
STOREFRONT OPTION 3 — 2
1/4" = 1'-0"



STOREFRONT OPTION 4 — 1
1/4" = 1'-0"



STOREFRONT OPTION 5 — 6
1/4" = 1'-0"



OFFICE ENTRY — 5
1/4" = 1'-0"

BUTT-JOINT CURTAINWALL: GL-1



GLASS GUARDRAIL: GL-3



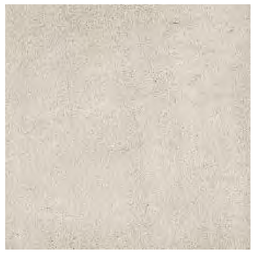
EXPOSED WOOD: WD-1



METAL PANEL: MT-1



CEMENT PLASTER: CP-1



DARK-FRAMED STOREFRONT: GL-2



EXTERIOR BRICK: BR-1



METAL PANEL: MT-2



ROOF CANOPY: RC-1



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CLIENT:
HARVEST PROPERTIES

PROJECT NAME & ADDRESS:
BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE:	Project Status
ISSUE DATE:	Issue Date

REVISIONS :

#	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023

SCALE:	As indicated
PROJECT NUMBER:	2202017.3
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CHECKED BY:	Checker

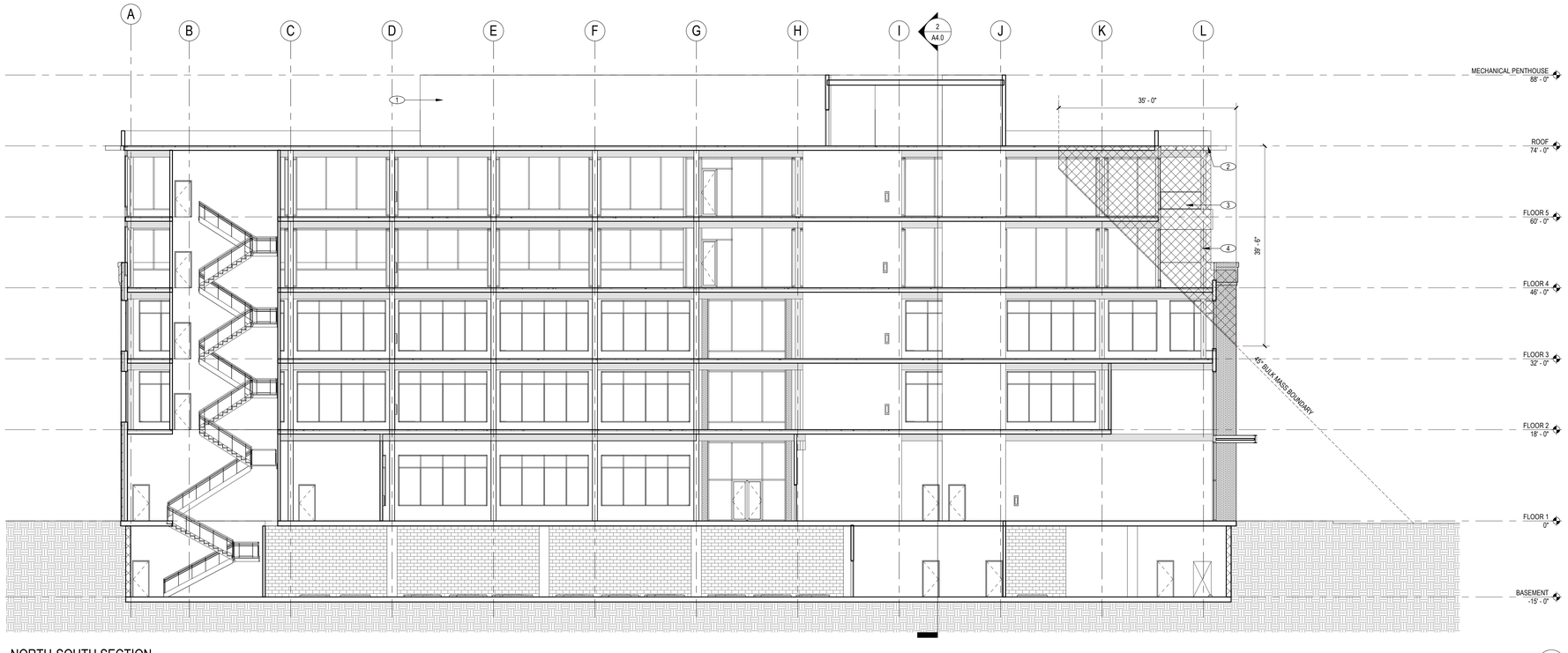
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MATERIAL BOARD

SHEET NUMBER:
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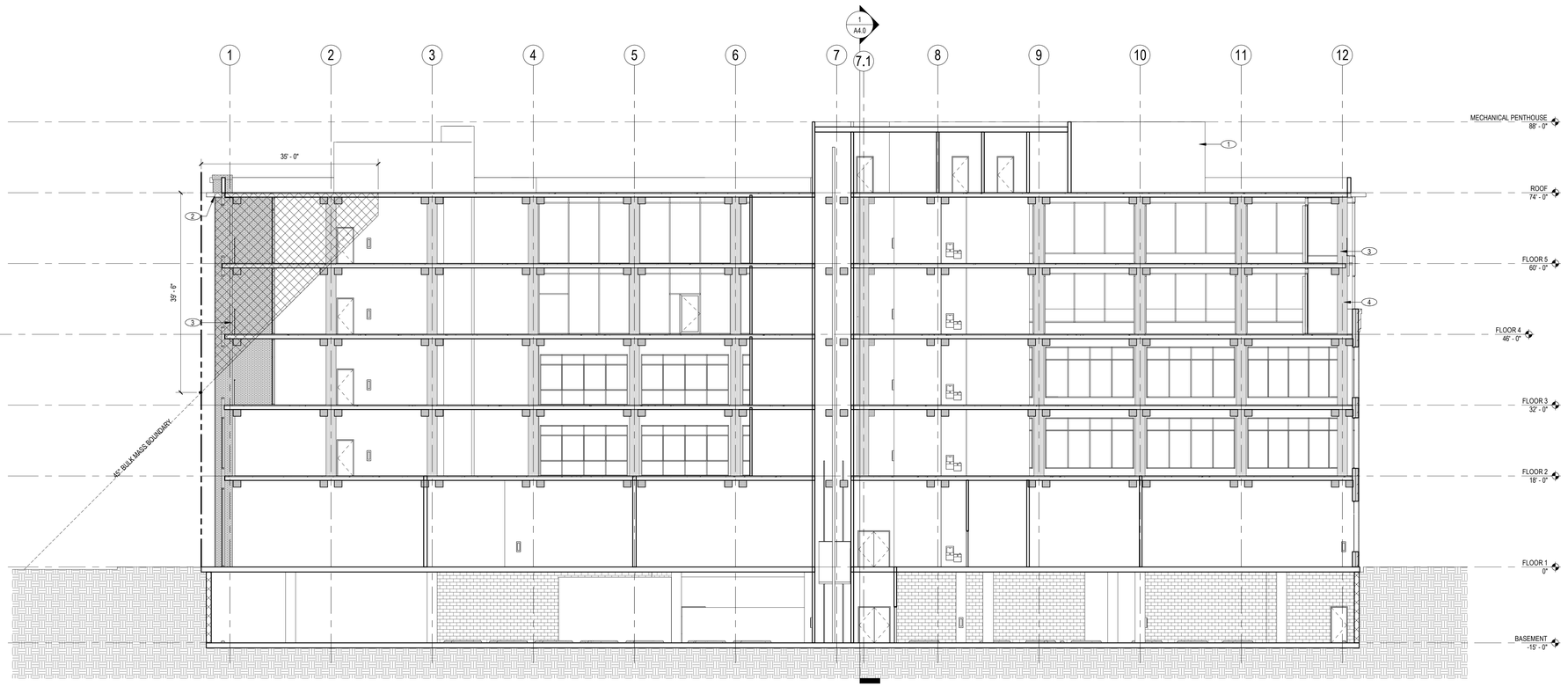
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NORTH-SOUTH SECTION

3/32" = 1'-0"

1



EAST-WEST SECTION

3/32" = 1'-0"

2

KEYNOTES

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

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SCALE:	3/32" = 1'-0"
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CHECKED BY:	Checker

STAMP:

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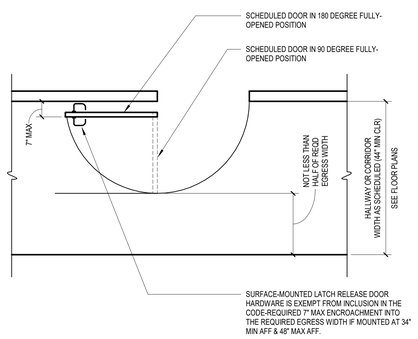
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BUILDING SECTIONS

SHEET NUMBER:

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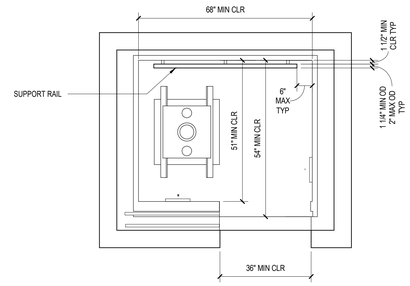
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DR ENCROACHMENT @ HALLWAYS & CORRIDORS

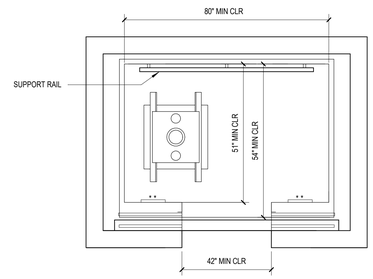
1/2" = 1'-0"

6



PLAN VIEW WITH SIDE OPENING DOOR

* ALTERNATE LOCATION OF CAR CONTROL PANEL WITH SIDE OPENING DOOR



PLAN VIEW WITH CENTER OPENING DOOR

* * ALTERNATE LOCATION OF CAR CONTROL PANEL WITH CENTER OPENING DOOR

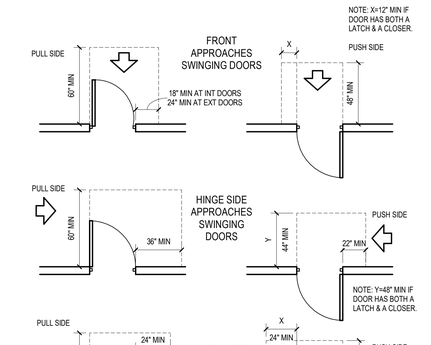
NOTES:

1. PROVIDE SUPPORT RAILS ON AT LEAST ONE WALL OF ELEVATOR CAR, W/ CLEARANCE BETWEEN SUPPORT RAILS & ADJACENT SURFACES AS INDICATED. ITS SURFACE SHALL BE SMOOTH & ADJACENT SURFACES FREE OF SHARP OR ABRASIVE ELEMENTS.
2. MOUNT SUPPORT RAILS AT 31" AFF MIN & 33" AFF MAX AS MEASURED TO TOP OF SUPPORT RAILS.
3. ALLOWABLE STRESSES ON SUPPORT RAILS SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 LBS IS APPLIED AT ANY POINT ON THE SUPPORT RAIL, FASTENER, MOUNTING DEVICE OR SUPPORTING STRUCTURE.
4. OUTSIDE DIAMETERS (OD) INDICATED FOR SUPPORT RAILS ARE NOT SPECIFICALLY STATED IN CBC TO BE REQD FOR ELEVATOR CABS; OD INDICATED ARE BASED ON CBC REQUIREMENTS FOR HANDRAILS AND GRAB BARS.

ACCESSIBLE ELEVATOR PLAN CLEARANCES

1/2" = 1'-0"

4



DOORS IN SERIES

NOTES:

1. COMPLY WITH REQD FRONT APPROACH CLEARANCES AT DOORS IN ALCOVES.
2. EXIT DOOR SIZE REQD: 35" MIN & 48" MAX DR LEAF WIDTH; 80" MIN HIGH & 32" MIN CLR OPENING WIDTH.
3. FORCE REQD MAX FOR PULLING OR PUSHING HINGED DOORS:
   - 5 LBS. FOR INT DOORS
   - 5 LBS FOR EXT DOORS
   - 15 LBS FOR FIRE DOORS

MANEUVERING CLEARANCE AT DOORWAYS

1/4" = 1'-0"

1

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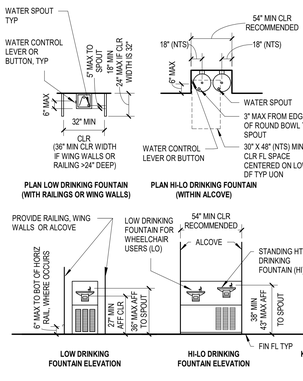
BESPOKE

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SAN MATEO, CA, 94401

ISSUE:	Project Status
ISSUE DATE:	Issue Date

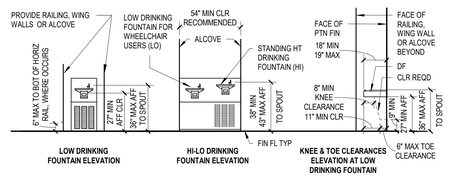
REVISIONS :

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NOTES:

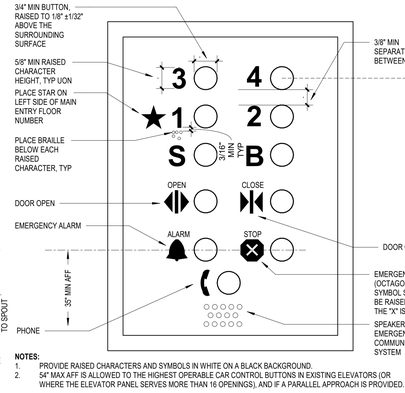
1. PROVIDE MIN 2 DRINKING FOUNTAINS AT EACH FLOOR, 1 ACCESSIBLE TO WHEELCHAIR USERS & 1 AT STANDING HT (HI-LO DRINKING FOUNTAINS); CONFIRM CLEARANCE.
2. CONFIRM REQUIREMENTS WITH AUTHORITY HAVING JURISDICTION, PARTICULARLY CLEAR DIMENSIONS FOR HI-LO DRINKING FOUNTAINS WITHIN ALCOVES.
3. DIMENSIONS ARE TO FACE OF PTN FINISH & TOP OF FIN FLOOR TYP, UON. CBC IS SILENT ON REQD MIN CLR WIDTH FOR BOTH HI-LO DF



ACCESSIBLE DRINKING FOUNTAIN CLEARANCES

1/4" = 1'-0"

7



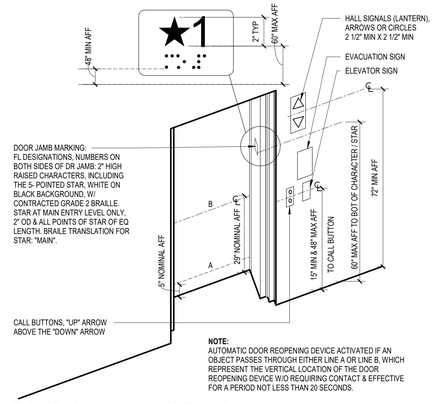
NOTES:

1. PROVIDE RAISED CHARACTERS AND SYMBOLS IN WHITE ON A BLACK BACKGROUND.
2. 54" MAX AFF IS ALLOWED TO THE HIGHEST OPERABLE CAR CONTROL BUTTONS IN EXISTING ELEVATORS (OR WHERE THE ELEVATOR PANEL SERVES MORE THAN 16 OPENINGS), AND IF A PARALLEL APPROACH IS PROVIDED.

ELEVATOR CAR CONTROLS

1/2" = 1'-0"

5

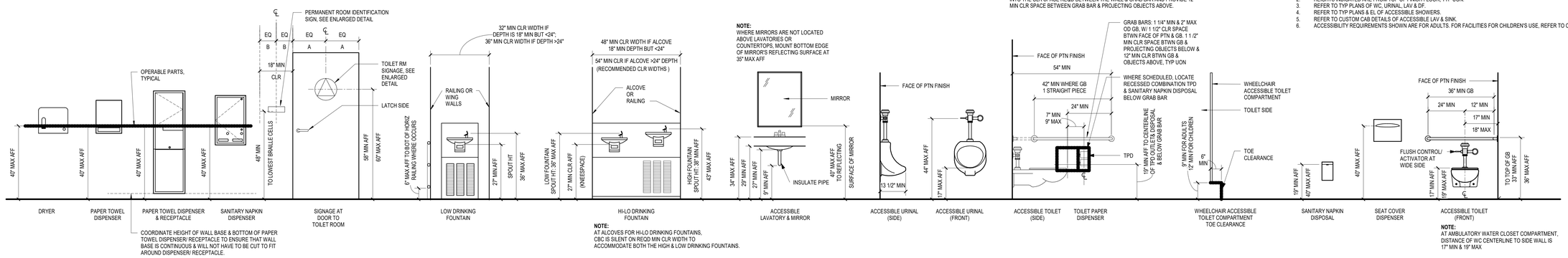


NOTE:
AUTOMATIC DOOR REOPENING DEVICE ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B, WHICH REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVICE W/O REQUIRING CONTACT & EFFECTIVE FOR A PERIOD NOT LESS THAN 20 SECONDS.

ELEVATOR HOISTWAY ENTRANCE

12" = 1'-0"

2



NOTE:
AT ALCOVES FOR HI-LO DRINKING FOUNTAINS, CBC IS SILENT ON REQD MIN CLR WIDTH TO ACCOMMODATE BOTH THE HIGH & LOW DRINKING FOUNTAINS.

NOTE:
WHERE MIRRORS ARE NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS, MOUNT BOTTOM EDGE OF MIRROR'S REFLECTING SURFACE AT 35" MAX AFF

NOTE:
WHERE SCHEDULED, COMBINATION ACCESSORY UNITS SHALL NOT ENCROACH INTO THE CLR SPACE REQD BETWEEN THE WALL & GRAB BAR AND PROVIDE 12" MIN CLR SPACE BETWEEN GRAB BAR & PROJECTING OBJECTS ABOVE.

NOTES:

1. MAX FORCE REQD TO ACTIVATE PLUMBING FIXTURE CONTROLS IS 5 POUNDS - FORCE, TYP UON.
2. HEIGHTS INDICATED ARE FROM TOP OF FINISH FLOOR, TYP UON.
3. REFER TO TYP PLANS OF WC, URINAL, LAV & DF.
4. REFER TO TYP PLANS & EL OF ACCESSIBLE SHOWERS.
5. REFER TO CUSTOM CAB DETAILS OF ACCESSIBLE LAV & SINK.
6. ACCESSIBILITY REQUIREMENTS SHOWN ARE FOR ADULTS. FOR FACILITIES FOR CHILDREN'S USE, REFER TO CBC.

NOTE:
AT AMBULATORY WATER CLOSET COMPARTMENT, DISTANCE OF WC CENTERLINE TO SIDE WALL IS 17" MIN & 19" MAX

RESTROOM FIXTURE AND ACCESSORY MOUNTING HEIGHTS

1/2" = 1'-0"

3

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ACCESSIBILITY DETAILS

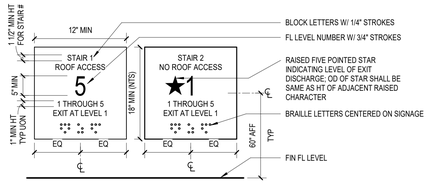
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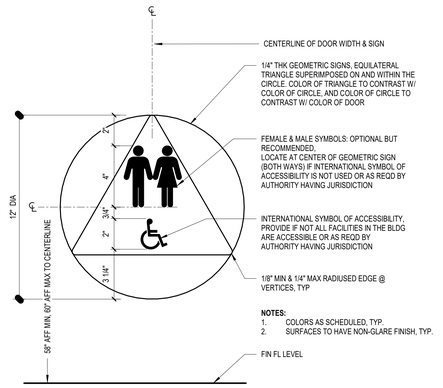
SIGNAGE NOTES:

1. CHARACTER TYP: CHARACTERS ON SIGNS SHALL BE RAISED 1/32" MIN & SHALL BE SANS SERIF UPPER CASE CHARACTERS ACCOMPANIED BY CALIFORNIA GRADE 2 BRAILLE IN COMPLIANCE W/ CBC CHAPTER 11B. TEXT SHALL BE IN HORIZ FORMAT.
2. CHARACTER SIZE: RAISED CHARACTER SIZES SHALL BE AS INDICATED BELOW.
3. CHARACTER PROPORTIONS: CHARACTERS ON SIGNS SHALL HAVE FONTS WHERE WIDTH OF UPPERCASE LETTER "O" IS 60% MIN AND 110% MAX OF THE HT OF UPPERCASE LETTER "I".
4. STROKE THICKNESS: THICKNESS OF UPPERCASE LETTER "I" SHALL BE 15% MAX OF THE CHARACTERS HEIGHT.
5. FINISH AND CONTRAST: CHARACTERS, SYMBOLS & THEIR BACKGROUND SHALL HAVE NON-GLARE FINISH. CHARACTERS & SYMBOLS SHALL CONTRAST W/ THEIR BACKGROUND EITHER LIGHT ON DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND.
6. BRAILLE: CONTRACTED CALIFORNIA GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQD IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE DOMED OR ROUNDED.
7. LOCATION: LOCATE SIGN AT EA FLOOR LEVEL LANDING AT LATCH SIDE OF DOOR OR NEAREST ADJACENT WALL.
8. COMPLIANCE: SIGNAGE SHALL COMPLY WITH CBC CHAPTER 11B.



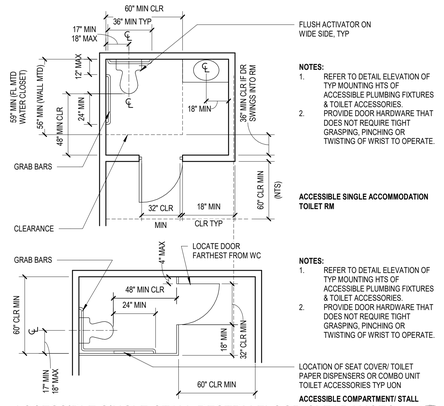
SIGNAGE - TACTILE EXIT SIGNS @ ENCL STAIRS WALL MTD 12

1 1/2" = 1'-0"



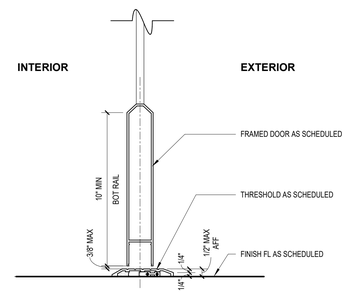
SIGNAGE - UNISEX RESTRM SIGN DOOR MTD 8

3" = 1'-0"



ACCESSIBLE SINGLE-STALL RESTRM FLOOR CLEARANCES 4

1/4" = 1'-0"



DOOR THRESHOLD & BOT RAIL @ EXT OR INT 1

3" = 1'-0"

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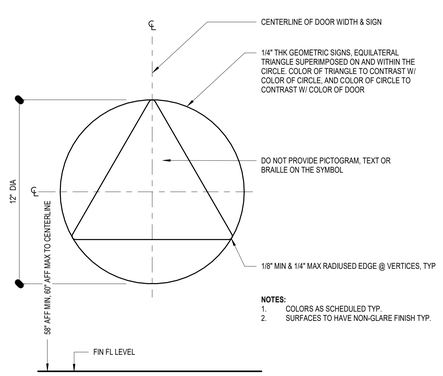
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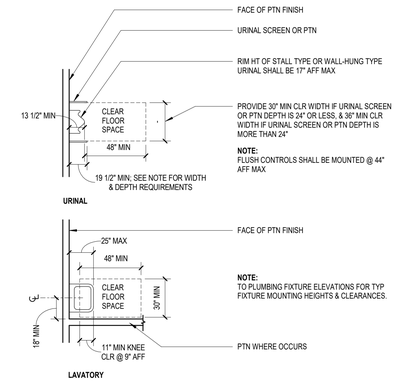
SIGNAGE - EMER ELEVATOR LOBBY EXIT SIGN WALL MTD 13

3" = 1'-0"



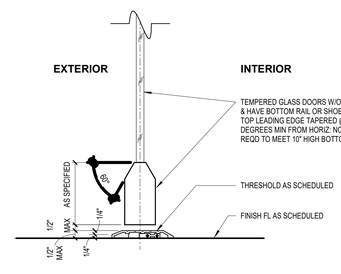
SIGNAGE - ALL-GENDER RESTROOM DOOR MTD 9

3" = 1'-0"



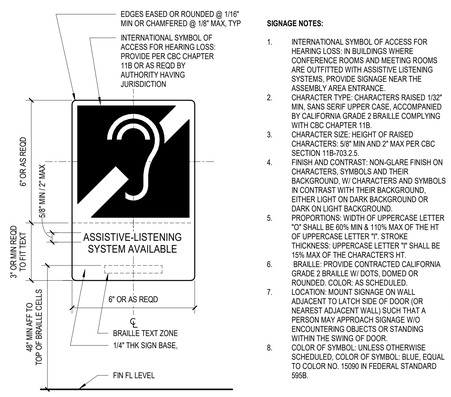
ACCESSIBLE URINAL AND LAVATORY PLAN CLEARANCES 5

1/4" = 1'-0"



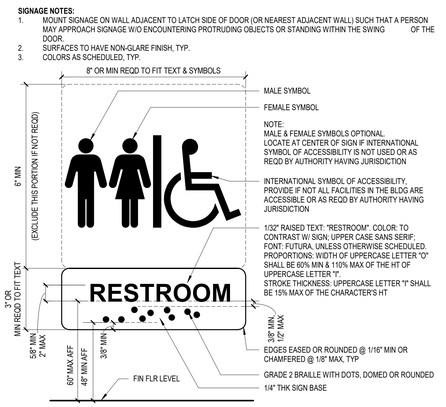
DOOR THRESHOLD & TAPERED BOT RAIL @ EXT OR INT 2

3" = 1'-0"



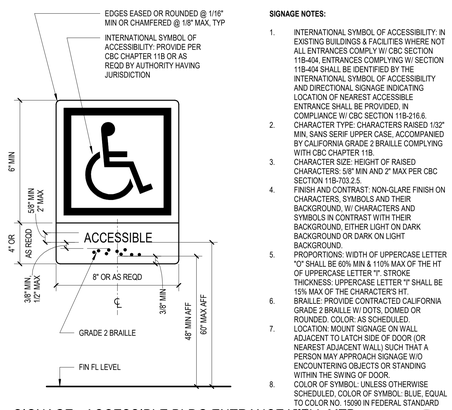
SIGNAGE - ASSISTIVE LISTENING WALL MTD 14

3" = 1'-0"



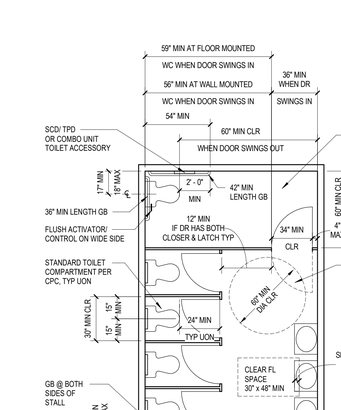
SIGNAGE - UNISEX RESTRM PICTORGRAM WALL SIGN 10

3" = 1'-0"



ACCESSIBLE BLDG ENTRANCE WALL MTD 6

3" = 1'-0"



NOTES:

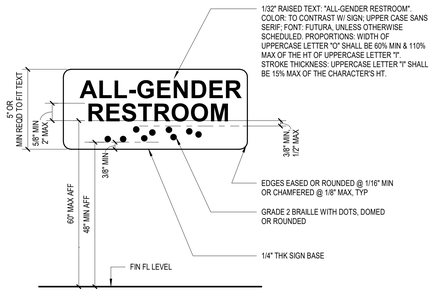
1. WHERE SIX OR MORE WATER CLOSETS OR COMBINED WATER CLOSETS & URINALS ARE PROVIDED, AT LEAST ONE AMBULATORY TOILET COMPARTMENT SHALL BE PROVIDED, IN ADDITION TO THE ACCESSIBLE TOILET COMPARTMENT AS SHOWN.
2. REFER TO RELATED DETAIL PLANS AND ELEVATIONS OF ACCESSIBLE SINGLE TOILET COMPARTMENTS FOR ADDITIONAL INFO AND TYP MOUNTING HT OF TOILET ACCESORIES.
3. REQUIRED CLEAR FLOOR SPACE (30" X 48" MIN), CLEARANCE AT FIXTURES, AND TURNING SPACE SHALL BE PERMITTED TO OVERLAP, PER CBC 11B-603.2.
4. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE (30" X 48" MIN) OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS TO ACCESSIBLE WATER CLOSET COMPARTMENTS SHALL BE PERMITTED TO ENCROACH INTO THE TURNING SPACE WITHOUT LIMITATION. OTHER THAN THE DOOR TO ACCESSIBLE WATER CLOSET COMPARTMENTS, A DOOR, IN ANY POSITION, SHALL BE PERMITTED TO ENCROACH INTO THE TURNING SPACE BY 12" MAX, PER CBC 11B-603.2.3

SIGNAGE NOTES:

1. PROVIDE SIGN W/ NON-GLARE FINISH.
2. LOCATE TACTILE EXIT SIGN ON EXIT DOORS AS REQD BY CBC CHAPTER 11B.
3. LOCATE SIGNS THAT IDENTIFY EXITS ON THE APPROACH SIDE OF THE DOOR AS ONE EXIT THE ROOM OR SPACE.

SIGNAGE - TACTILE EXIT SIGNS WALL MTD 7

6" = 1'-0"



SIGNAGE - ALL-GENDER RESTRM WALL MTD 11

3" = 1'-0"

NOTES:

1. MOUNT SIGNAGE ON WALL ADJACENT TO LATCH SIDE OF DOOR (OR NEAREST ADJACENT WALL) SUCH THAT A PERSON MAY APPROACH SIGNAGE W/O ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.
2. SURFACES TO HAVE NON-GLARE FINISH TYP.
3. COLORS AS SCHEDULED TYP.
4. DO NOT PROVIDE PICTOGRAM.

ADA INT RESTROOM MULTI-STALL PLAN CLEARANCES 3

1/4" = 1'-0"

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PROJECT NUMBER:	2202017.3
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CHECKED BY:	Checker

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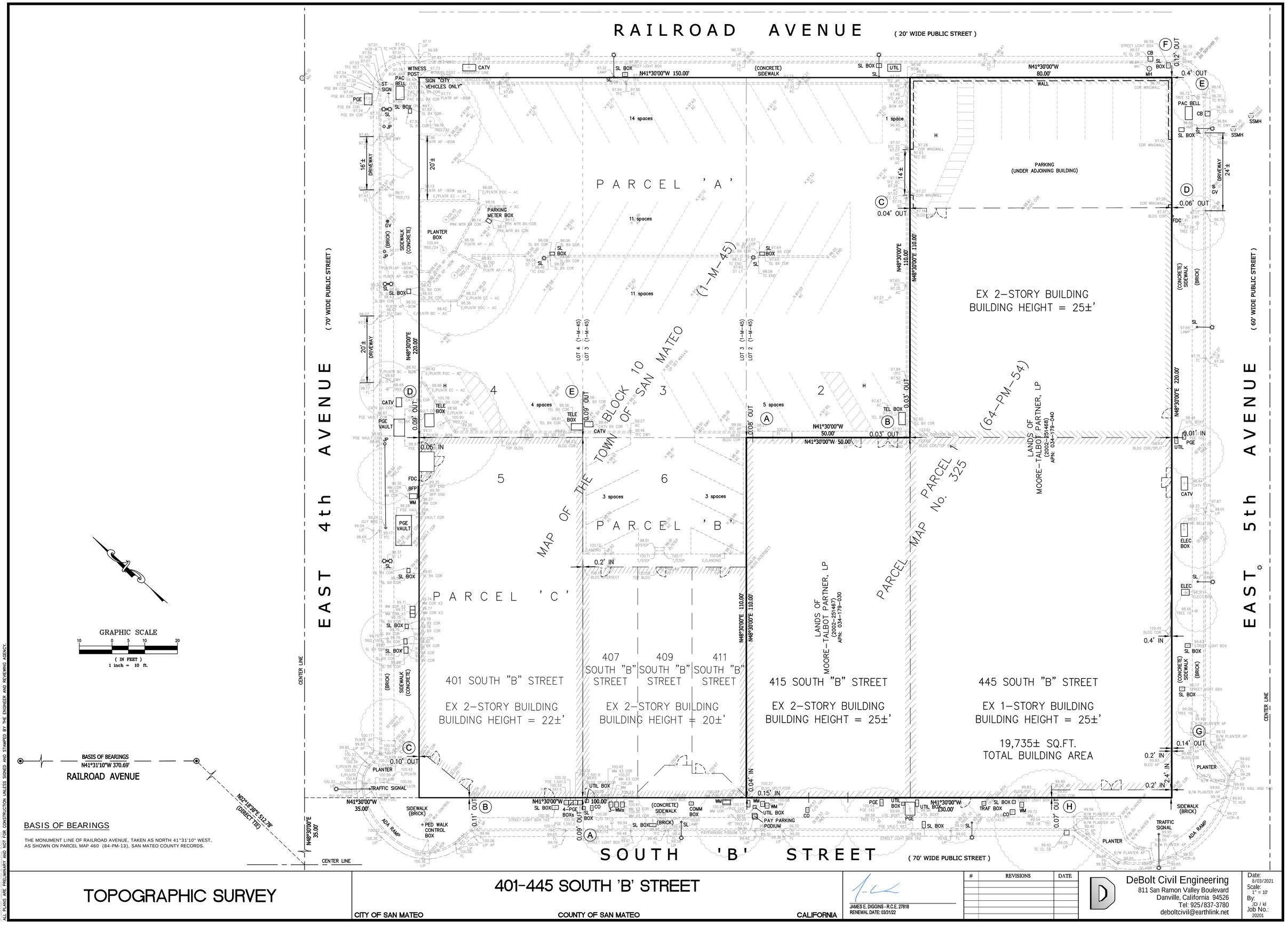
SHEET NAME:

ACCESSIBILITY DETAILS

SHEET NUMBER:

A5.1

2/1/2023 10:43:37 AM
last date



BASIS OF BEARINGS

THE MONUMENT LINE OF RAILROAD AVENUE, TAKEN AS NORTH 41°31'10" WEST, AS SHOWN ON PARCEL MAP 460 (84-PM-13), SAN MATEO COUNTY RECORDS.

ALL PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY.

TOPOGRAPHIC SURVEY

401-445 SOUTH 'B' STREET

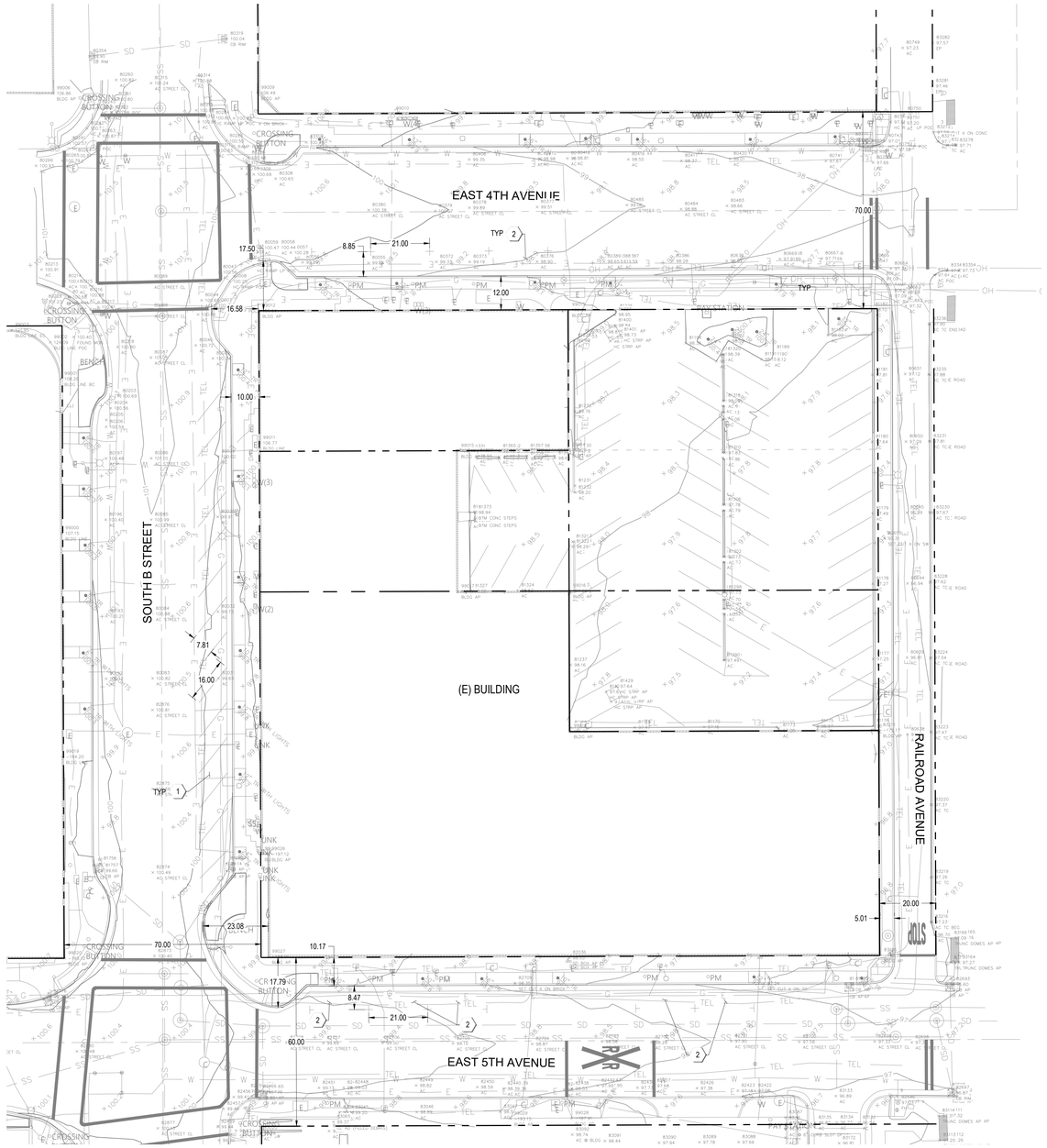
CITY OF SAN MATEO — COUNTY OF SAN MATEO — CALIFORNIA

JAMES E. DIGGINS - R.C.E. 27818
RENEWAL DATE: 03/31/22

#	REVISIONS	DATE

DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
deboltcivil@earthlink.net

Date: 8/03/2021
Scale: 1" = 10'
By: JD / kl
Job No.: 20201



LEGEND

(E) PROPERTY LINE

(E) ADJACENT PROPERTY LINE

KEYNOTES

1. EXISTING PUBLIC ANGLED PARKING SPACE
2. EXISTING PUBLIC PARALLEL PARKING SPACE

NORTH

0 10' 20' 40'

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	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023

SCALE:	1" = 20'
PROJECT NUMBER:	21-034.2
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STAMP:

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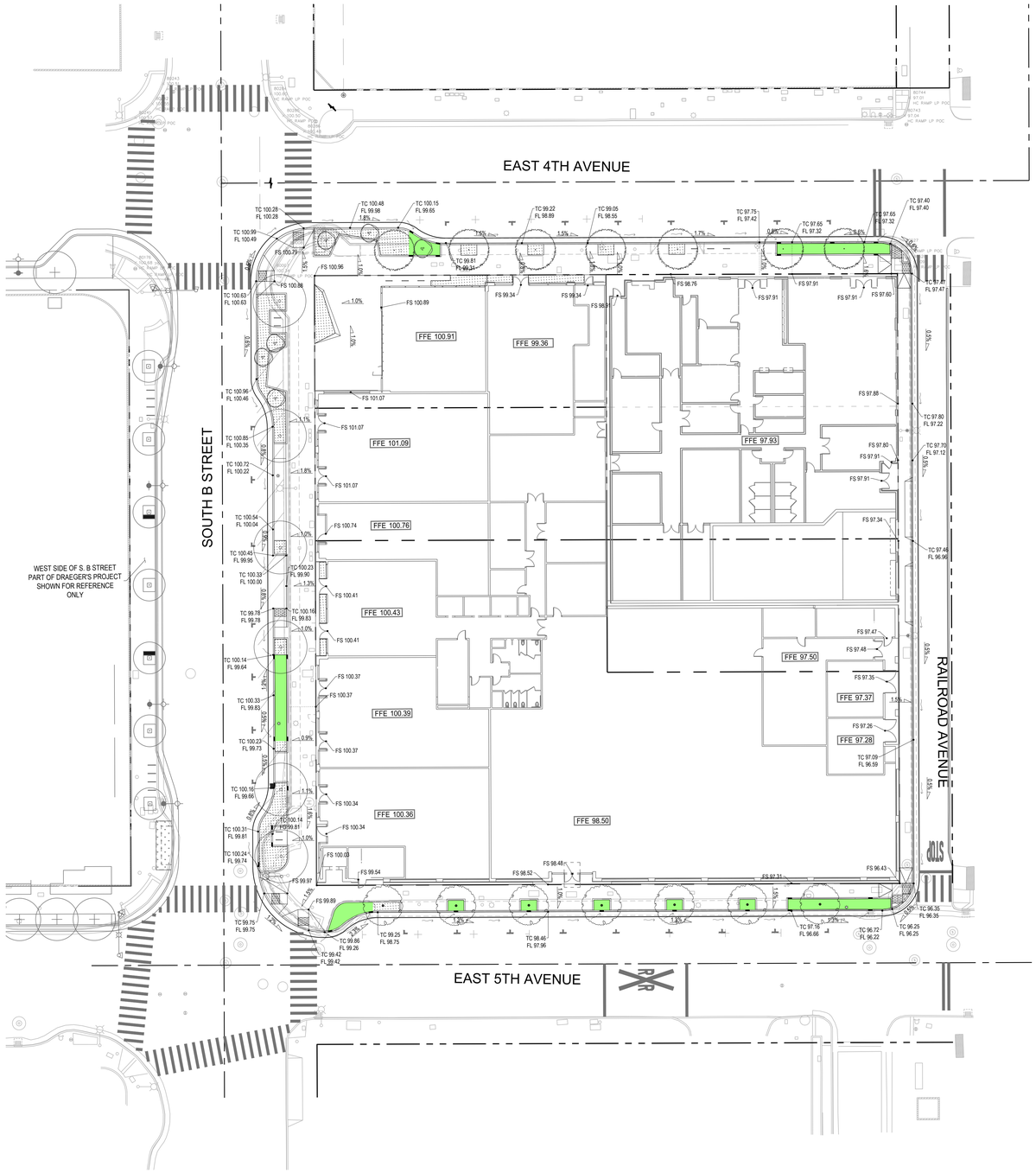
SHEET NAME:

EXISTING CONDITIONS

SHEET NUMBER:

C1.00

Plot date: 1/12/2022 2:25:27 PM
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LEGEND

- (E) PROPERTY LINE
- (E) ADJACENT PROPERTY LINE
- (P) BACK OF CURB
- (P) FACE OF CURB
- (P) DETECTABLE WARNING SURFACE
- (P) EDGE OF SIDEWALK
- (P) CURB RAMP
- (P) TREE
- (P) PAVEMENT MARKING
- (P) LANDSCAPE
- CURB OPENING
- FG 100.00 — SPOT ELEVATION
- 1.0% — HARDSCAPE SLOPE
- GRADE BREAK

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.

NORTH

0 10' 20' 40'

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CLIENT:

PROJECT NAME & ADDRESS:

BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE:	Project Status
ISSUE DATE:	Issue Date

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023

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

STAMP:

NOT FOR CONSTRUCTION

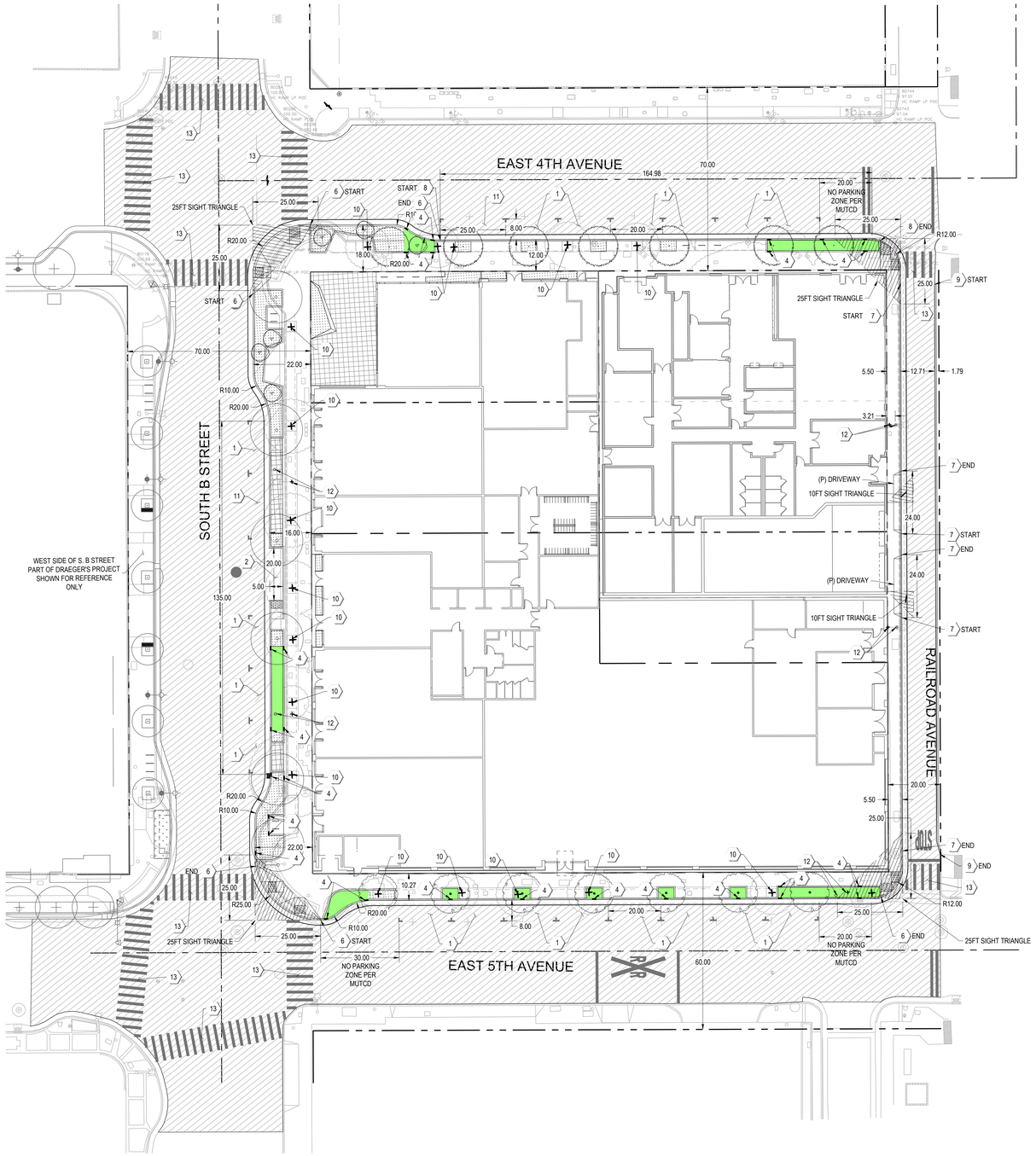
SHEET NAME:

CONCEPT GRADING AND DRAINAGE

SHEET NUMBER:

C2.00

Plot date: 1/6/2022 2:25:27 PM
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LEGEND

- (E) PROPERTY LINE
- (E) ADJACENT PROPERTY LINE
- (P) BACK OF CURB
- (P) FACE OF CURB
- (P) DETECTABLE WARNING SURFACE
- (P) EDGE OF SIDEWALK
- (P) CURB RAMP
- (P) TREE
- (P) PAVEMENT MARKING
- (P) LANDSCAPE
- (P) PERMEABLE PAVEMENT
- MILL & OVERLAY
- CURB OPENING

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.
4. PROPOSED PARKING COUNT REDUCED DUE TO THE SWITCH FROM DIAGONAL PARKING TO PARALLEL PARKING ON S. B STREET.
5. NO TREE PROTECTION PLAN IS REQUIRED AS ALL TREES ARE SLATED TO BE REMOVED AS A RESULT OF IMPACT FROM PARKING GARAGE, FOUNDATION EXCAVATION, AND ROW IMPROVEMENTS. EXISTING TREE EVALUATION SCHEDULED WITH LANDSCAPE UNIT VALUE CAN BE FOUND IN ARBORIST REPORT.

KEYNOTES

1. 20FT X 8FT PROPOSED PUBLIC PARKING SPACE
2. 20FT X 5FT PROPOSED ACCESSIBLE DROP-OFF
3. RELOCATE EXISTING STRUCTURE TO WIDENED SIDEWALK
4. CURB OPENING
5. RAMP AND HANDRAILS
6. 6-INCH CURB
7. 7-INCH CURB
8. 4-INCH CURB
9. 6-INCH AC DIKE TO BE REMOVED AND REPLACED
10. EXISTING TREE TO BE REMOVED
11. 25FT X 8FT PROPOSED LOADING ZONE
12. EXISTING STREET LIGHT TO BE RELOCATED
13. HIGH VISIBILITY CROSS WALK PER CITY OF SAN MATEO PEDESTRIAN MASTER PLAN AND MUTCD STANDARDS

PARKING COUNT			
	EXISTING	PROPOSED	NET COUNT *
PARKING SPOTS	23	18	-5
LOADING ZONES	0	2	2

* SEE NOTE 4

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	PLANNING APPLICATION	02/01/2023

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CHECKED BY:	RA

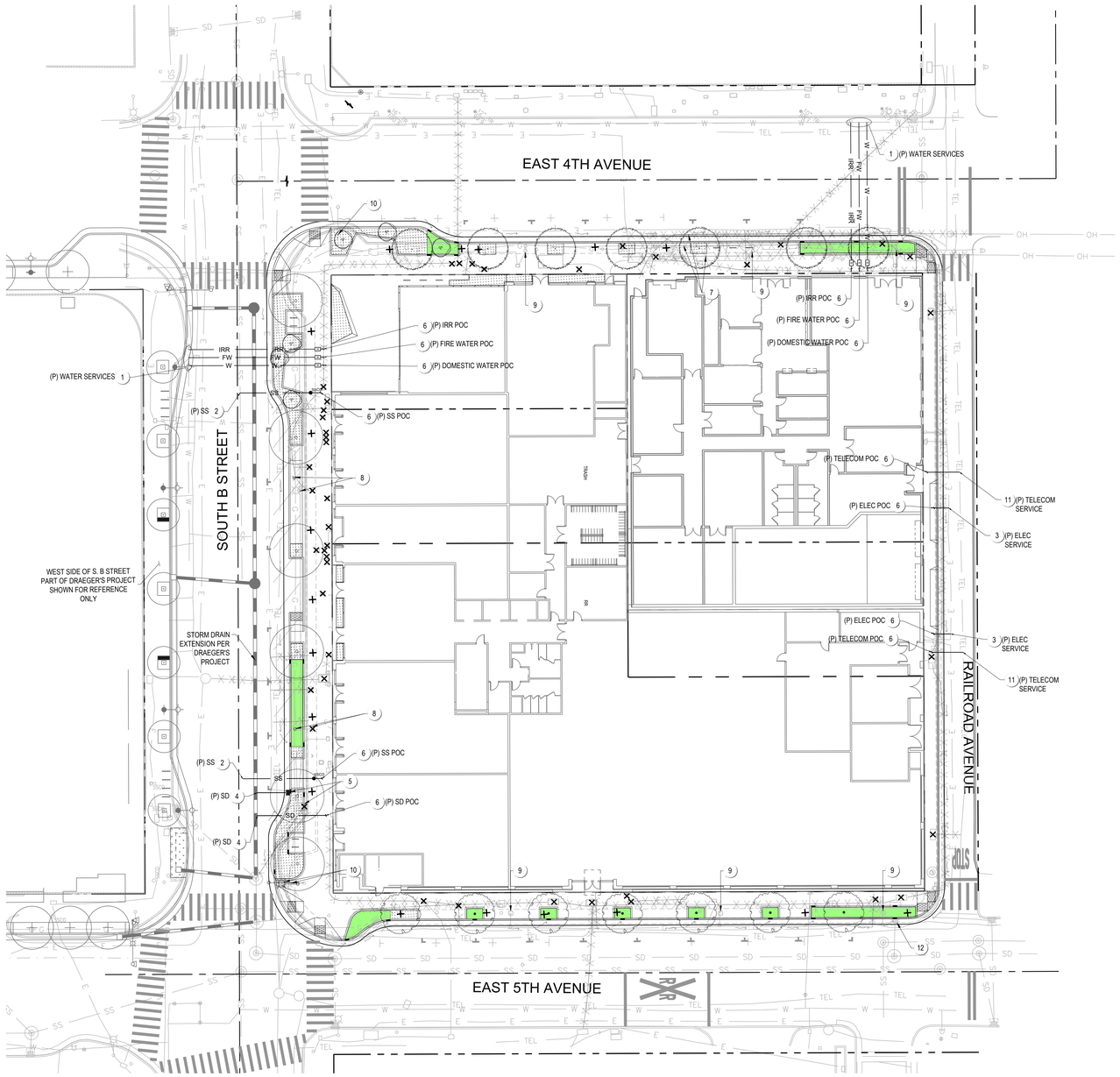
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NOT FOR CONSTRUCTION

SHEET NAME:
CONCEPT STREET IMPROVEMENT SITE PLAN

SHEET NUMBER:
C2.10

plot date: 1/6/2022 2:25:27 PM
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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
	(P) POINT OF CONNECTION (POC)
W	(P) WATER METER
	UTILITY LINE TO BE ABANDONED
	UTILITY STRUCTURE TO BE REMOVED
	(P) LANDSCAPE
	CURB OPENING

UTILITY KEYNOTES

1. CONNECT TO (E) WATER MAIN
2. CONNECT TO (E) SANITARY SEWER FORCE MAIN
3. CONNECT TO (E) ELECTRIC LINE
4. CONNECT TO (E) STORM DRAIN PIPE
5. RELOCATE (E) CATCH BASIN
6. TO BE COORDINATED WITH MEP
7. OVERHEAD UTILITY LINES TO BE UNDERGROUNDED
8. STREET LIGHT TO BE RELOCATED
9. STREET LIGHT TO REMAIN
10. TRAFFIC SIGNAL TO REMAIN
11. CONNECT TO (E) TELECOMMUNICATIONS LINE
12. (E) CATCH BASIN TO REMAIN

NOTES

1. PROPOSED UTILITIES SHOWN ARE CONCEPTUAL. FINAL UTILITIES TO BE COORDINATED WITH MEP.
2. UTILITY SERVICE SIZES TO BE DETERMINED BY MEP.
3. WITH THE ABSENCE OF MUNICIPAL SANITARY SEWER ADJACENT TO THE RESIDENTIAL BUILDING, THE SEWER AND STORM CONNECTION FOR THIS BUILDING WILL BE COMBINED WITH THE COMMERCIAL CONNECTION.
4. STORM DRAIN EXTENSION COORDINATED PER PLANS PROVIDED BY KIER + WRIGHT DATED 07/27/2022.

NORTH

0 10' 20' 40'

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445 S B STREET
SAN MATEO, CA, 94401

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SCALE: 1" = 20'

PROJECT NUMBER: 21-034.2
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SHEET NAME:

CONCEPT UTILITIES

SHEET NUMBER:

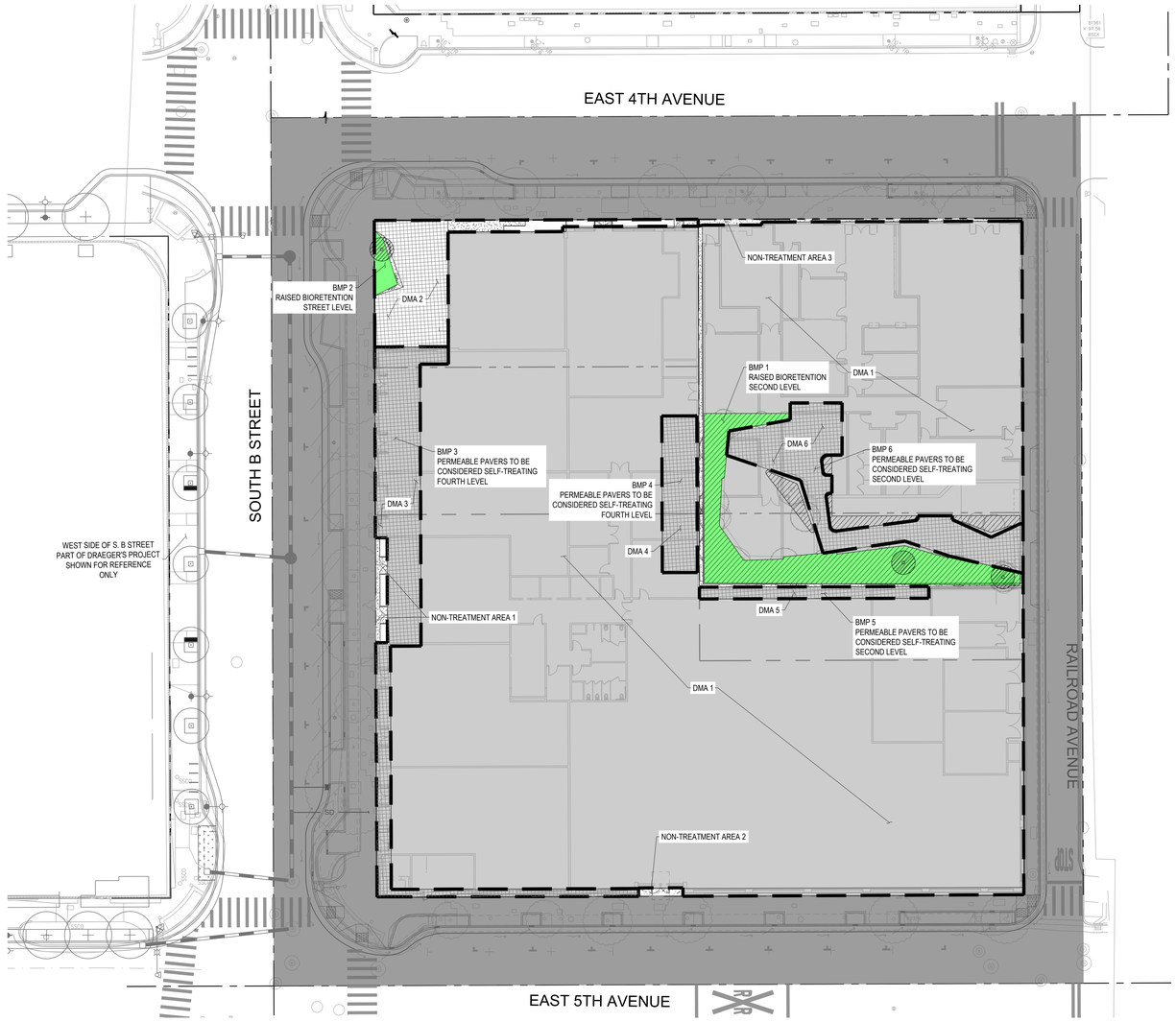
C2.50

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Plot date: 1/6/2022 2:25:27 PM

BESPOKE C.3 SPECIAL PROJECT CONDITIONS

CATEGORY	ZONE	IMPERVIOUS AREA (AC)	SURFACE PARKING	PERMANENT STRUCTURE SITE COVERAGE (%)	FAR OR DU/AC	TOTAL ALLOWABLE CREDIT	TOTAL USED CREDIT[1]
CATEGORY B	CBD/R	0.99	NO SURFACE PARKING	90%	4.5	100%	0%

[1] THE PROJECT TO PRESERVE THE RIGHT IN THE FUTURE FOR FULL USE OF ALLOWABLE STORMWATER CREDITS TO USE NON-LID TREATMENT SUCH AS HIGH FLOW MEDIA FILTERS AND/OR HIGH FLOW-RATE TREE WELL FILTERS AS ALLOWED PER C.3 REGULATION FOR SPECIAL PROJECTS.



ON-SITE STORMWATER MANAGEMENT PLAN

SCALE: 1"=20'

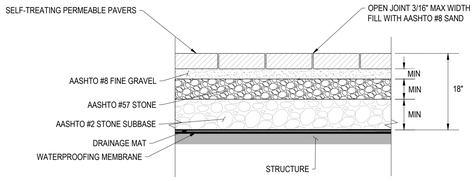
BeSpoke On-Site Existing Conditions			
Area	*Impermeable Area (sf)*	*Permeable Area (sf)*	*Total Area (sf)*
DMA 1 (Commercial)	37400	0	37400
DMA 2 (Residential)	12563	637	13200
Total	**49963**	**637**	**50600**

BeSpoke On-Site Proposed Conditions								
Area	*Roof (sf)*	*Hardscape (sf)*	*Permeable Pavers (sf)***	*Landscape (sf)*	*Total Area (sf)*	*Treatment Area Required with 6" Ponding Depth*	*Treatment Area Provided with 6" Ponding Depth*	*Method of Treatment*
DMA 1	42343	0	0	1771	44114	1326	1453	Bioretention
DMA 2	0	152	945	242	1339	7	102	Bioretention
DMA 3	0	0	2115	0	2115	0	0	Self-Treating
DMA 4	0	0	633	0	633	0	0	Self-Treating
DMA 5	0	0	311	0	311	0	0	Self-Treating
DMA 6	0	0	1492	0	1492	0	0	Self-Treating
Subtotal	***42343***	***152***	***5496***	***2013***	***50004***	***1333***	***1555***	-
Non-DMA Areas Treated in-Lieu					*Total Area (sf)*	*In-Lieu Treatment Tree Count**	*Total Credit (sf)*	
Non-Treatment Area 1					142	1	200	Interceptor Tree
Non-Treatment Area 2					44	0	0	Interceptor Tree
Non-Treatment Area 3					410	2	400	Interceptor Tree
Subtotal					***596***	***3***	***600***	
Total	**42343**	**152**		**2013**	**50600**		**2155**	

* 200 SQUARE FEET OF IN-LIEU TREATMENT PER TREE PER SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM C.3 REGULATED PROJECTS GUIDE.
** PERMEABLE PAVERS WILL BE CONSIDERED PERVIOUS AREA AND WILL NOT BE USED AS TREATMENT.

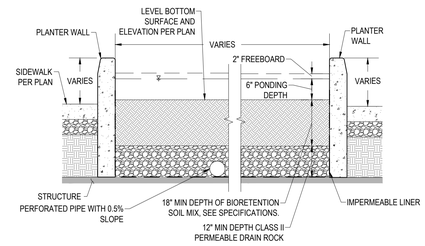
LEGEND

- DRAINAGE AREA BOUNDARY
- PROPERTY LINE
- AREA OUTSIDE OF CALCULATIONS
- TREATMENT PLANTER
- LANDSCAPE
- HARDSCAPE
- LANDSCAPE ON STRUCTURE
- ROOF
- INTERCEPTOR TREE
- PERMEABLE PAVEMENT



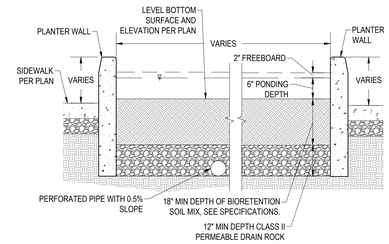
1 PERMEABLE PAVER SECTION

SCALE: NTS



2 RAISED BIORETENTION PLANTER ON STRUCTURE

SCALE: NTS



3 RAISED BIORETENTION PLANTER ON GRADE

SCALE: NTS

0 10' 20' 40' North

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SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :

#	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023

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

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:

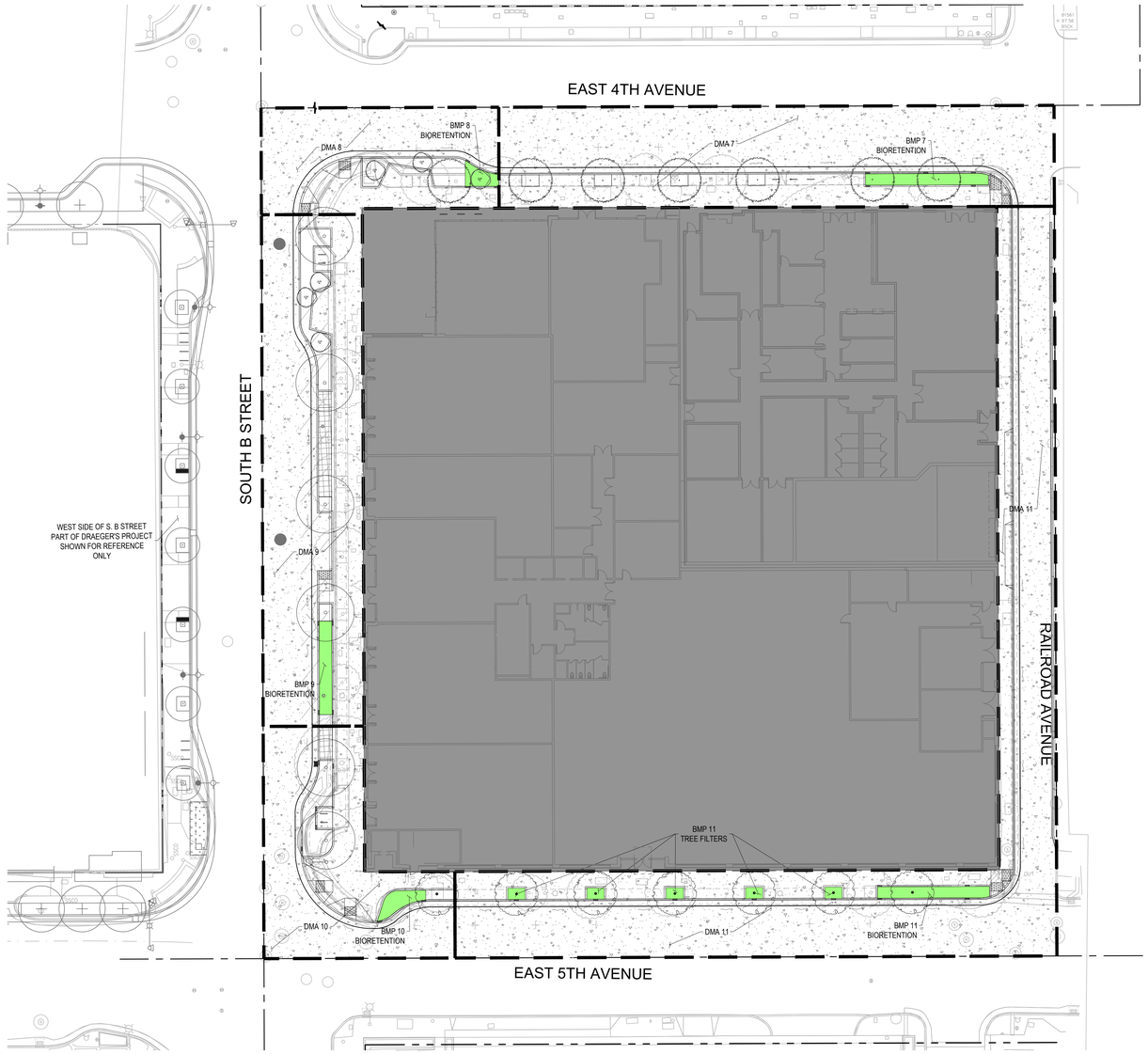
ON-SITE CONCEPT STORMWATER MANAGEMENT PLAN

SHEET NUMBER:

C3.00

plot date : 1/6/2022 2:25:27 PM

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OFF-SITE STORMWATER MANAGEMENT PLAN

SCALE: 1"=20'

BeSpoke Off-Site Existing Conditions			
Area	*Impermeable Area (sf)*	*Permeable Area (sf)*	*Total Area (sf)*
Off-Site	30238	288	30526
Total	**30238**	**288**	**30526**

BeSpoke Off-Site Proposed Conditions						
Area	*Impermeable Area (sf)*	*Permeable Area (sf)*	*Total Area (sf)*	*Treatment Area Required with 12" Ponding Depth*	*Treatment Area Provided with 12" Ponding Depth **	*Method of Treatment*
DMA 7	6474	266	6740	166	170	Bioretention
DMA 8	2654	301	2955	69	70	Bioretention
DMA 9	5506	705	6211	143	145	Bioretention
DMA 10	3354	404	3758	87	90	Bioretention
DMA 11	10589	273	10862	271	273	Bioretention + Tree Filters
Total	**28577**	**1949**	**30526**	**736**	**748**	

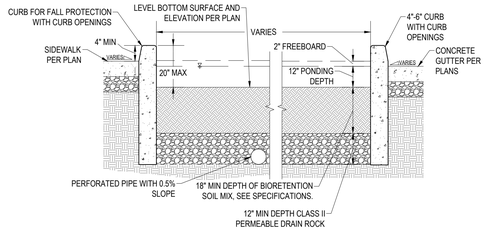
* SEE NOTES 1 AND 2.

LEGEND

- DRAINAGE AREA BOUNDARY
- PROPERTY LINE
- AREA OUTSIDE OF CALCULATIONS
- TREATMENT PLANTER
- LANDSCAPE
- HARDSCAPE
- LANDSCAPE ON STRUCTURE
- ROOF
- INTERCEPTOR TREE
- PERMEABLE PAVEMENT
- FLOW DIRECTION

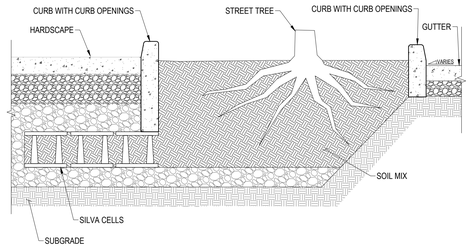
NOTES TEMPLATE

1. DUE TO LIMITED AVAILABILITY ON RAILROAD AVE FRONTAGE, A 12-INCH PONDING DEPTH FOR ALL BIORETENTION PLANTERS WILL BE REQUIRED TO ACHIEVE THE REQUIRED TREATMENT.
2. ALL BIORETENTION WILL BE PER DETAILS 1 AND 2 , AND WILL INCORPORATE A MINIMUM 4-INCH CURB HEIGHT FOR FALL PROTECTION FROM THE SIDEWALK SIDE.



1 AT-GRADE BIORETENTION PLANTER WITH CURBS

SCALE: NTS



2 TREE WELL FILTERS

SCALE: NTS

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BESPOKE

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SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :

#	DESCRIPTION	DATE
A	PLANNING APPLICATION	02/01/2023

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

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SHEET NAME:

OFF-SITE CONCEPT STORMWATER MANAGEMENT PLAN

SHEET NUMBER:

C3.01

0 10' 20' 40' North

plot date: 1/6/2022 2:25:27 PM

P:\2021\21-034.2_DTSM_Tabloid\03_Design\01_CAD\01_Pre-Arch\C3.00 CONCEPT STORMWATER MANAGEMENT PLAN.dwg,C3.01 Plan Cnstrct,2/1/2023 1:07:16 PM,ARCH14 sheet E1 (30.00 x 42.00 Inches),1:1

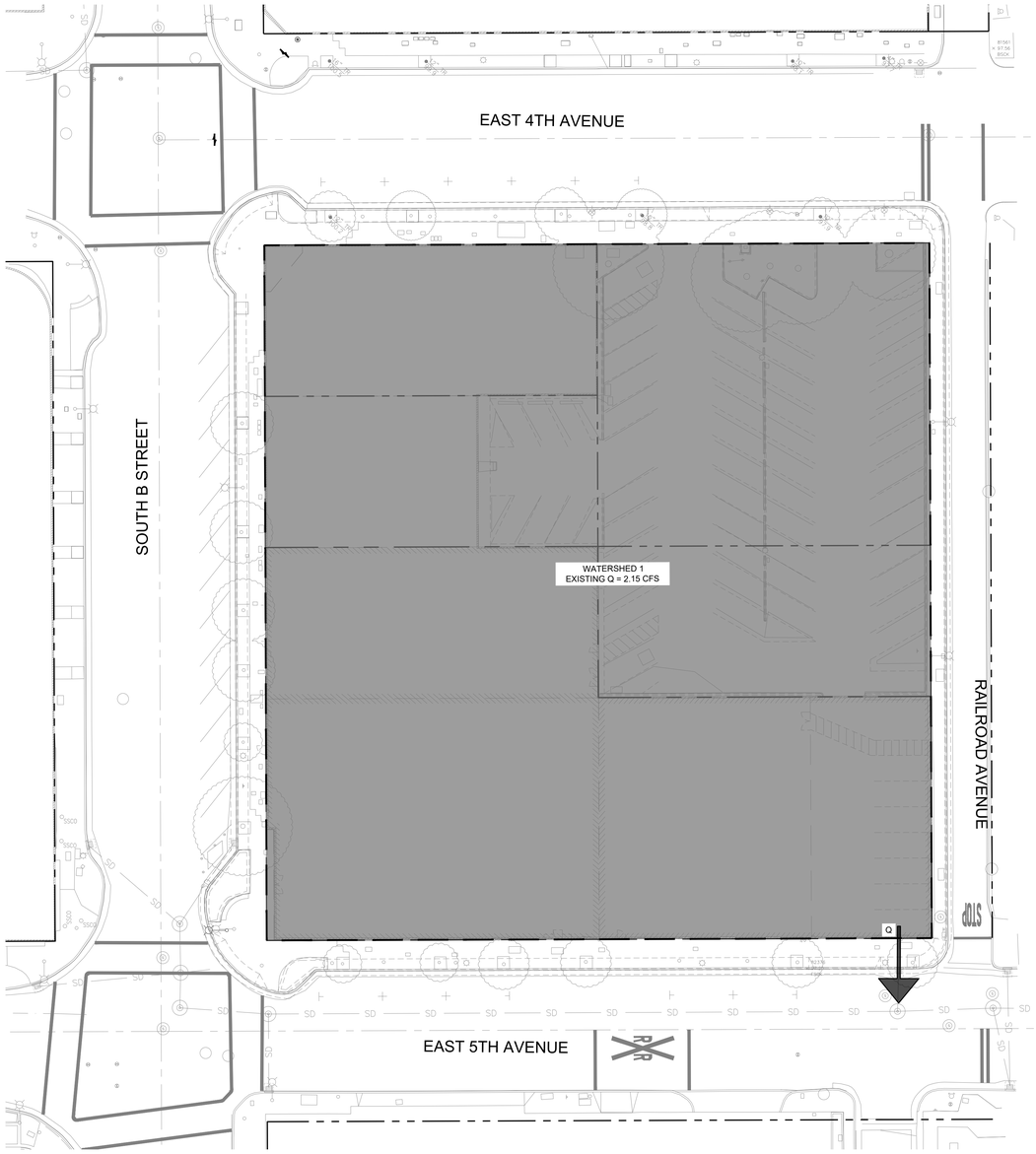
LEGEND

WATERSHED BOUNDARY — (P) POC

(E) DRAINAGE INLET — SD — SD — (P) STORM DRAIN PIPE

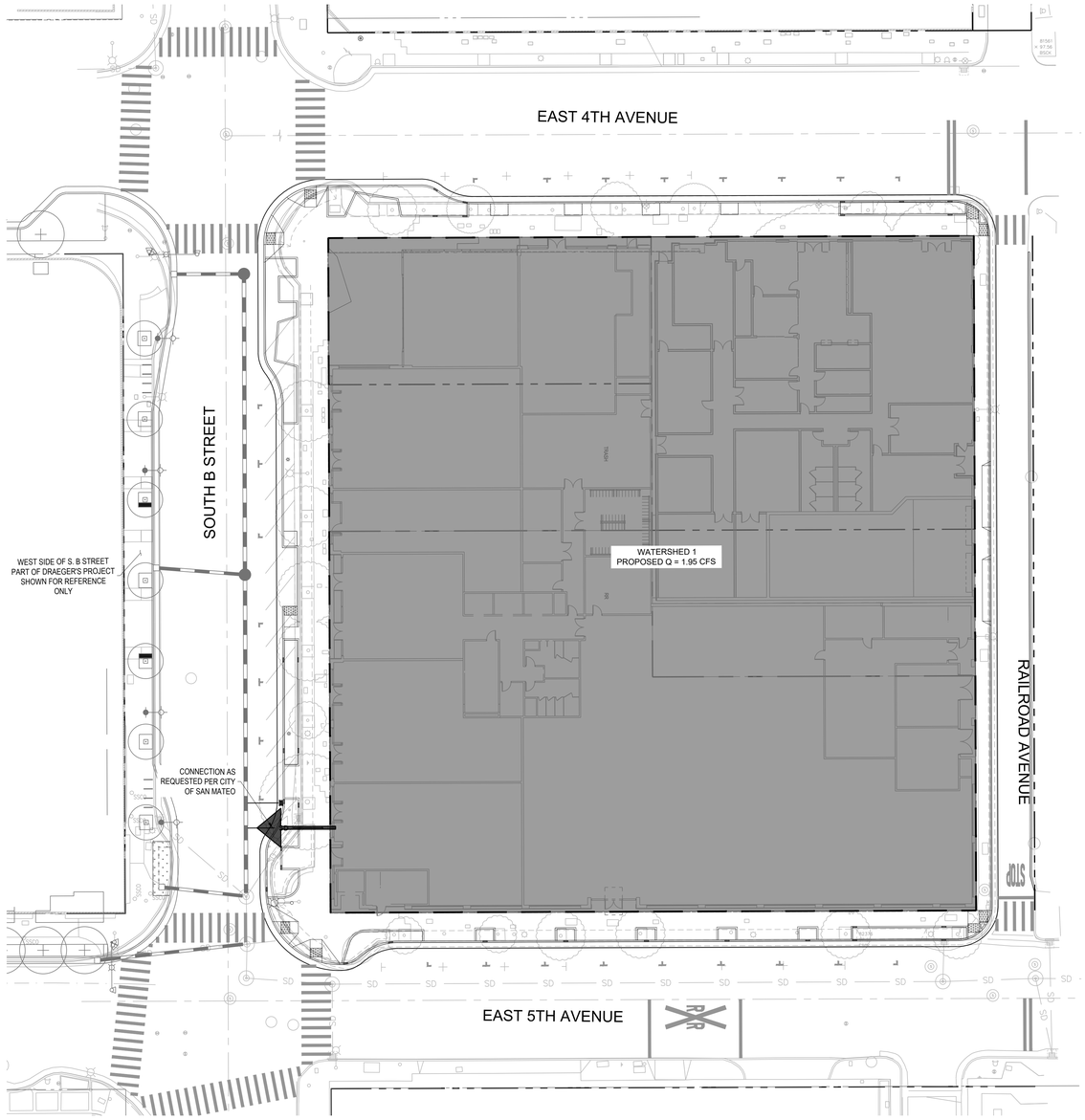
(P) HYDRODYNAMIC SEPARATOR

(P) SD MANHOLE



EXISTING CONDITIONS

SCALE: 1"=20'



PROPOSED CONDITIONS

SCALE: 1"=20'

EXISTING BESPOKE ON-SITE STORM DRAIN FLOW CALCULATIONS

DMA		AREAS (sf)	AVERAGE RUNOFF COEFFICIENT	TIME OF CONCENTRATION (mins)	INTENSITY (in/hr)	10-YR STORM EVENT RUNOFF (cfs)	DRAINAGE LOCATION
EXISTING ON-SITE WATERSHED 1	IMPERVIOUS	49963	0.99	10	1.87	2.15	SHEET & PIPE FLOW TO STORM DRAIN SYSTEM ON E 5TH AVE
	PERVIOUS	637					
TOTAL		50600	-	-	-	2.15	

PROPOSED BESPOKE ON-SITE STORM DRAIN FLOW CALCULATIONS

DMA		AREAS (sf)	AVERAGE RUNOFF COEFFICIENT	TIME OF CONCENTRATION (mins)	INTENSITY (in/hr)	10-YR STORM EVENT RUNOFF (cfs)	DRAINAGE LOCATION
PROPOSED ON-SITE	IMPERVIOUS	43091	0.89	10	1.87	1.95	SHEET & PIPE FLOW TO STORM DRAIN LINE ON S. B STREET
	PERVIOUS	7509					
TOTAL		50600	-	-	-	1.95	

0 10' 20' 40' North

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BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

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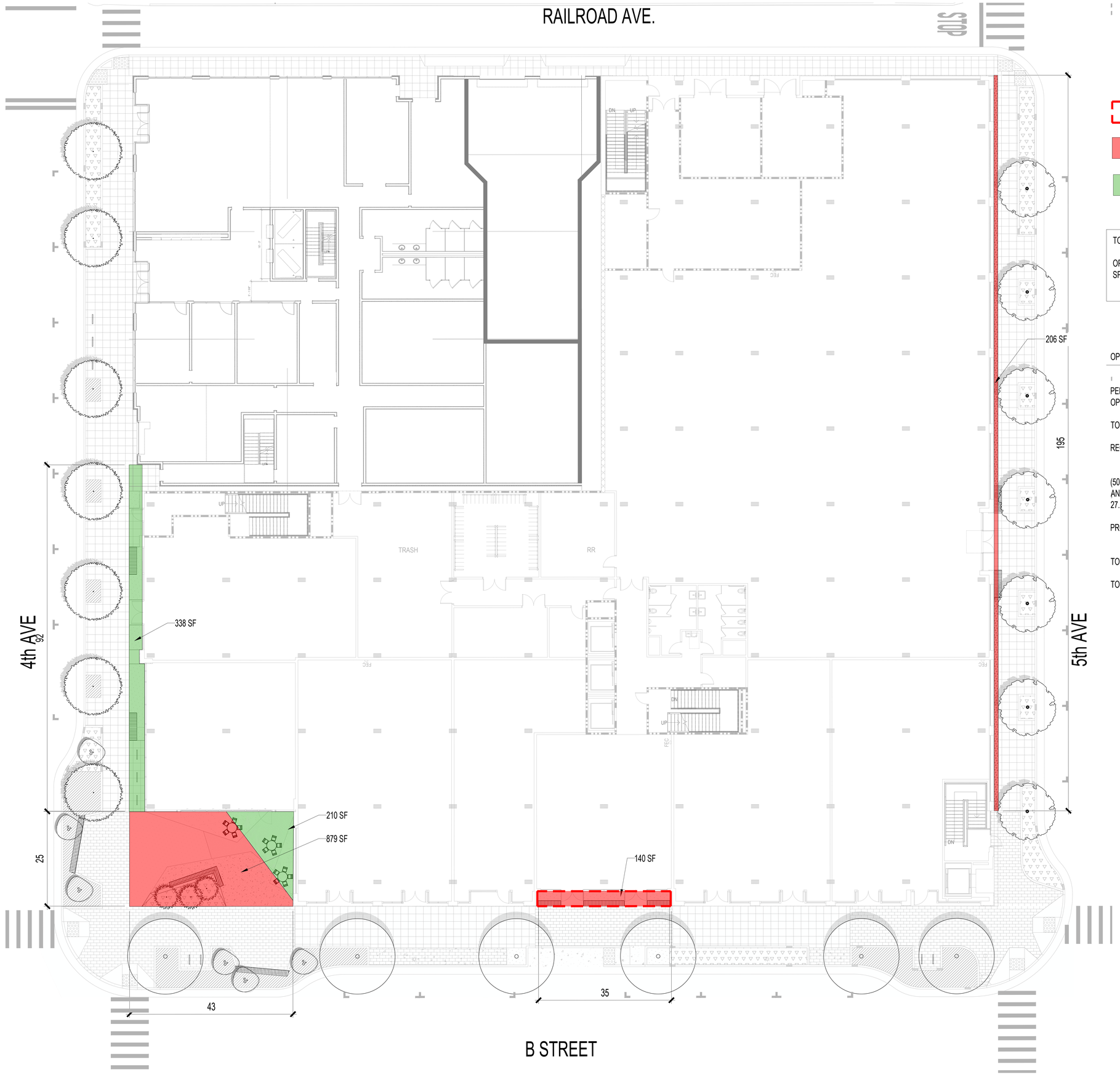
STAMP:

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SHEET NAME:
CONCEPT STORM DRAIN CAPACITY STUDY

SHEET NUMBER:
C4.00

plot date : 1/6/2022 2:25:27 PM
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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	1773 SF
OPEN SPACE IN SUN BETWEEN NOON AND 2PM ON THE SPRING AND FALL EQUINOX PER SMMC 27.38.090	1225 SF

OPEN SPACE CALCULATIONS

PER SMMC 27.38.090 OPEN SPACE REQUIREMENTS
OPEN SPACE TO HAVE 25'-0" MIN WIDTH

TOTAL OFFICE AREA:	162,586 SF
REQUIRED OPEN SPACE (1% OF OFFICE AREA):	1626 SF
(50% OF REQUIRED) OPEN SPACE IN SUN BETWEEN NOON AND 2PM ON THE SPRING AND FALL EQUINOX PER SMMC 27.38.090:	1225 SF
PROVIDED OPEN SPACE THAT IS COVERED	140 SF
TOTAL OPEN SPACE PROVIDED (1.1% OF OFFICE AREA)	1773 SF
TOTAL OPEN SPACE THAT IS ABOVE REQUIRED	147 SF

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ISSUE DATE:

REVISIONS :

	DESCRIPTION	DATE
1	PLANNING SUBMISSION	2/01/2023

SCALE:

PROJECT NUMBER: 2202017.00
DRAWN BY: TH
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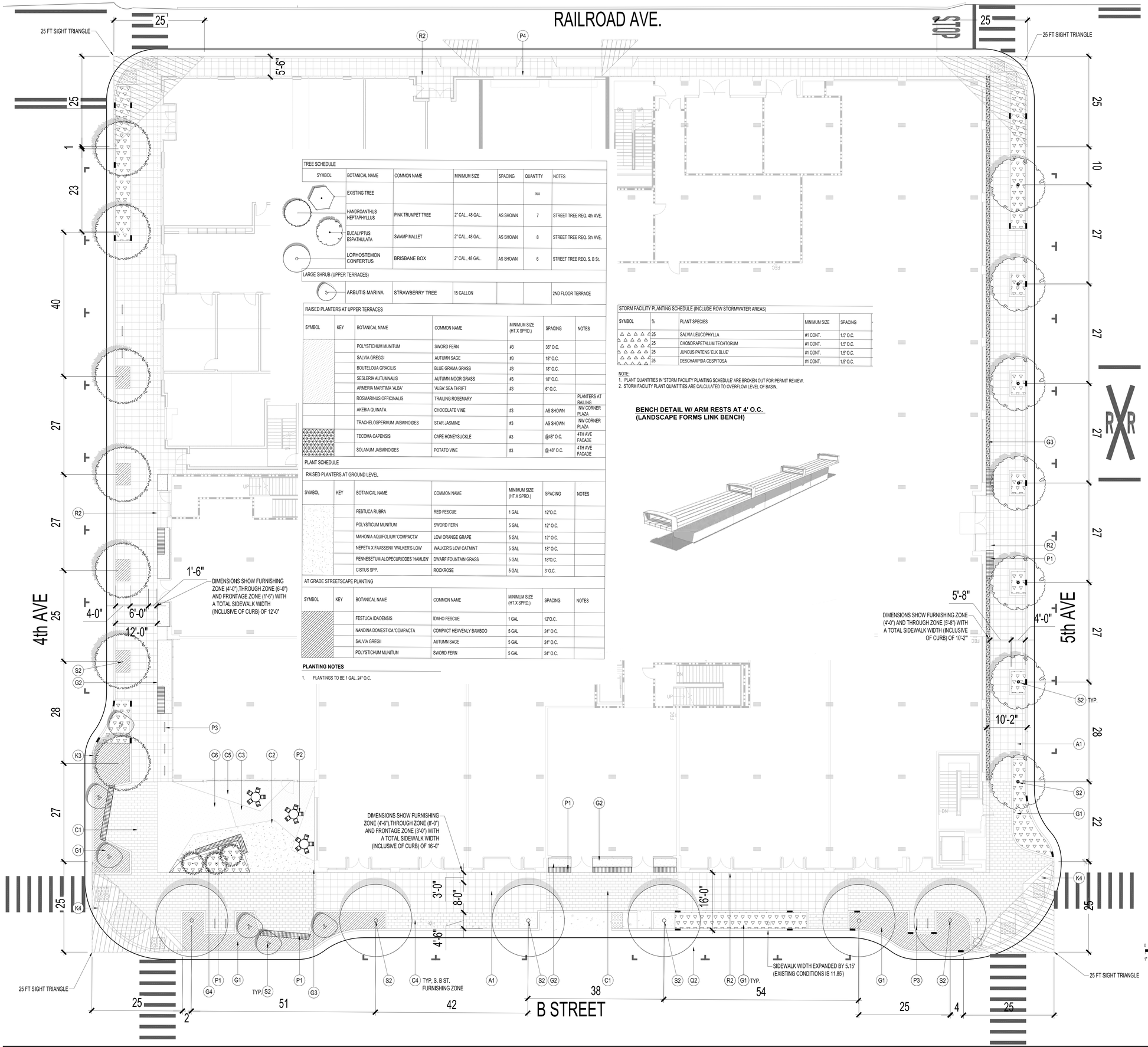
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SHEET NAME:
OPEN SPACE DIAGRAM

SHEET NUMBER:
L0.0

Plot Date:



TREE SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QUANTITY	NOTES
	EXISTING TREE				N/A	
	HANDROANTHUS HEPTAPHYLLUS	PINK TRUMPET TREE	2" CAL., 48 GAL.	AS SHOWN	7	STREET TREE REQ. 4th AVE.
	EUCALYPTUS ESPATHULATA	SWAMP MALLET	2" CAL., 48 GAL.	AS SHOWN	8	STREET TREE REQ. 5th AVE.
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	2" CAL., 48 GAL.	AS SHOWN	6	STREET TREE REQ. S. B St.
LARGE SHRUB (UPPER TERRACES)						
	ARBUTIS MARINA	STRAWBERRY TREE	15 GALLON			2ND FLOOR TERRACE

RAISED PLANTERS AT UPPER TERRACES						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	NOTES
		POLYSTICHUM MUNITUM	SWORD FERN	#3	36" O.C.	
		SALVIA GREGGI	AUTUMN SAGE	#3	18" O.C.	
		BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#3	18" O.C.	
		SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#3	18" O.C.	
		ARMERIA MARITIMA 'ALBA'	'ALBA' SEA THRIFT	#3	6" O.C.	
		ROSMARINUS OFFICINALIS	TRAILING ROSEMARY			PLANTERS AT RAILING
		AKEBIA QUINATA	CHOCOLATE VINE	#3	AS SHOWN	NW CORNER PLAZA
		TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	#3	AS SHOWN	NW CORNER PLAZA
		TECOMA CAPENSIS	CAPE HONEYSUCKLE	#3	@48" O.C.	4TH AVE FACADE
		SOLANUM JASMINOIDES	POTATO VINE	#3	@ 48" O.C.	4TH AVE FACADE

PLANT SCHEDULE

RAISED PLANTERS AT GROUND LEVEL						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	NOTES
		FESTUCA RUBRA	RED FESCUE	1 GAL	12"O.C.	
		POLYSTICUM MUNITUM	SWORD FERN	5 GAL	12" O.C.	
		MAHONIA AQUIFOLIUM 'COMPACTA'	LOW ORANGE GRAPE	5 GAL	12" O.C.	
		NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	5 GAL	18" O.C.	
		PENNESETUM ALOPECURIOIDES 'HAMLEN'	DWARF FOUNTAIN GRASS	5 GAL	18"O.C.	
		CISTUS SPP.	ROCKROSE	5 GAL	3' O.C.	

AT GRADE STREETSCAPE PLANTING						
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	NOTES
		FESTUCA IDAOENSIS	IDAHO FESCUE	1 GAL	12"O.C.	
		NANDINA DOMESTICA 'COMPACTA	COMPACT HEAVENLY BAMBOO	5 GAL	24" O.C.	
		SALVIA GREGII	AUTUMN SAGE	5 GAL	24" O.C.	
		POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	24" O.C.	

PLANTING NOTES

1. PLANTINGS TO BE 1 GAL. 24" O.C.

STORM FACILITY PLANTING SCHEDULE (INCLUDE ROW STORMWATER AREAS)				
SYMBOL	%	PLANT SPECIES	MINIMUM SIZE	SPACING
	25	SALVIA LEUCOPHYLLA	#1 CONT.	1.5' O.C.
	25	CHONDRAPETALUM TECHTORUM	#1 CONT.	1.5' O.C.
	25	JUNCUS PATENS 'ELK BLUE'	#1 CONT.	1.5' O.C.
	25	DESCHAMPSIA CESPITOSA	#1 CONT.	1.5' O.C.

NOTE:
1. PLANT QUANTITIES IN 'STORM FACILITY PLANTING SCHEDULE' ARE BROKEN OUT FOR PERMIT REVIEW.
2. STORM FACILITY PLANT QUANTITIES ARE CALCULATED TO OVERFLOW LEVEL OF BASIN.

BENCH DETAIL W/ ARM RESTS AT 4' O.C.
(LANDSCAPE FORMS LINK BENCH)

MATERIALS SCHEDULE

PAVEMENTS

- A1 CONCRETE PAVER, CITY STANDARD
- B1 VEHICULAR CONCRETE
- C1 CITY STANDARD BRICK PAVING
- C2 CIP CONCRETE (NATURAL, BROOM FINISH)
- C3 CIP COLORED CONCRETE (MED. GREY)
- C4 PERMEABLE PAVERS (FURNISHING ZONE ON B)
- C5 CIP COLORED CONCRETE (LIGHT GREY)
- C5 CIP CONCRETE CONCRETE (DARK GREY)

PLANTER, CURBS

- G1 AT GRADE PLANTING AREA
- G2 RAISED PLANTING AREA
- G3 GREEN WALL
- G4 RAISED STORMWATER PLANTING AREA
- H1 PERMEABLE PAVING
- K2 CURB CUT
- K3 CURB EXTENSION
- K4 BULB-OUT

SITE FURNISHINGS, PARKING

- P1 BENCH
- P2 MOVEABLE FURNITURE (TBD BY TENANT)
- P3 BIKE RACK(20 SPACES)
- P4 GARAGE ENTRY
- Q1 NOT USED
- Q2 LOADING & DROP OFF ZONE
- R1 EXISTING CURBLINE
- R2 PROPERTY LINE
- S1 EXISTING TREE
- S2 PROPOSED TREE

STORMWATER PLANTER
PLANTING AREA
AT GRADE PLANTING

0 5 10 20 FT
1" = 10' -0"

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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:

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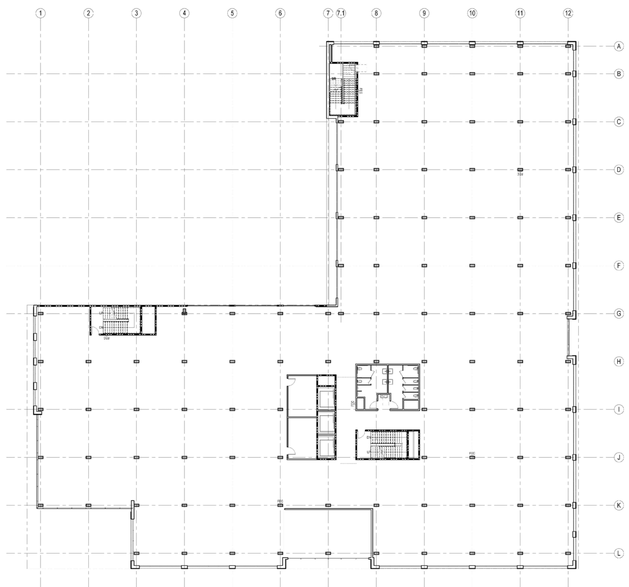
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LANDSCAPE PLAN, GROUND LEVEL

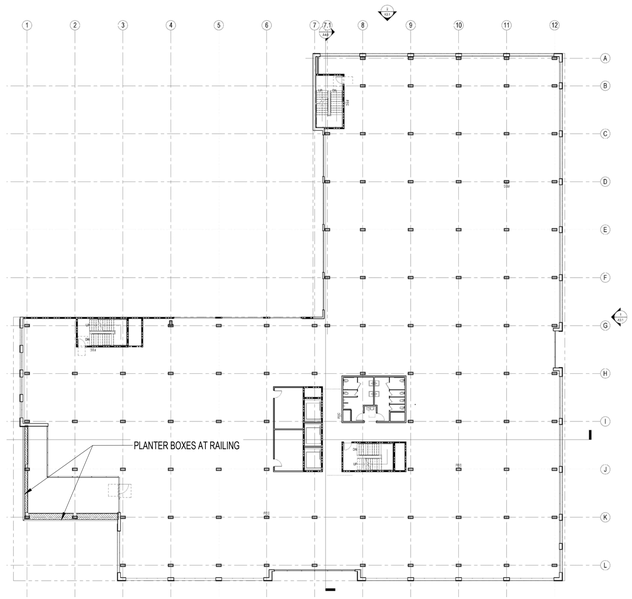
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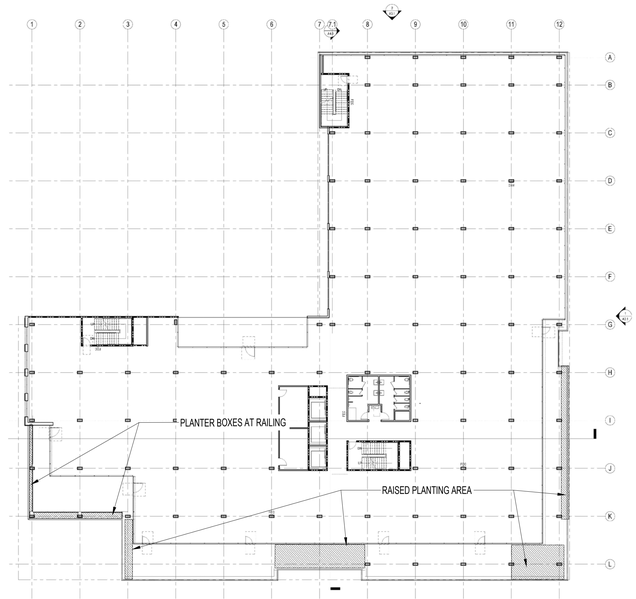
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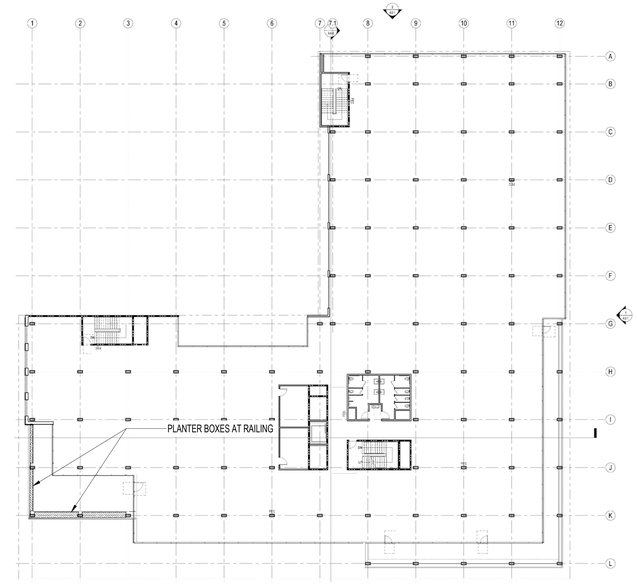
2ND FLOOR



3RD FLOOR



4TH FLOOR



5TH FLOOR

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QUANTITY	NOTES
	EXISTING TREE				N/A	
	HANDROANTHUS HEPTAPHYLLUS	PINK TRUMPET TREE	2" CAL., 48 GAL.	AS SHOWN	7	STREET TREE REQ. 4th AVE.
	EUCALYPTUS ESPATHULATA	SWAMP MALLET	2" CAL., 48 GAL.	AS SHOWN	8	STREET TREE REQ. S. B ST.
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	2" CAL., 48 GAL.	AS SHOWN	6	STREET TREE REQ. 5th AVE.

LARGE SHRUB (UPPER TERRACES)

	ARBUTIS MARINA	STRAWBERRY TREE	15 GALLON			2ND FLOOR TERRACE

RAISED PLANTERS AT UPPER TERRACES

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	NOTES
		POLYSTICHUM MUNITUM	SWORD FERN	#3	36" O.C.	
		SALVIA GREGGI	AUTUMN SAGE	#3	18" O.C.	
		BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#3	18" O.C.	
		SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#3	18" O.C.	
		ARMERIA MARITIMA 'ALBA'	'ALBA' SEA THRIFT	#3	6" O.C.	
		ROSMARINUS OFFICINALIS	TRAILING ROSEMARY			PLANTERS AT RAILING
		AKEBIA QUINATA	CHOCOLATE VINE	#3	AS SHOWN	NW CORNER PLAZA
		TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	#3	AS SHOWN	NW CORNER PLAZA
		TECOMA CAPENSIS	CAPE HONEYSUCKLE	#3	@48" O.C.	4TH AVE FACADE
		SOLANUM JASMINOIDES	POTATO VINE	#3	@ 48" O.C.	4TH AVE FACADE

PLANT SCHEDULE

RAISED PLANTERS AT GROUND LEVEL

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	NOTES
		FESTUCA RUBRA	RED FESCUE	1 GAL	12"O.C.	
		POLYSTICUM MUNITUM	SWORD FERN	5 GAL	12" O.C.	
		MAHONIA AQUIFOLIUM 'COMPACTA'	LOW ORANGE GRAPE	5 GAL	12" O.C.	
		NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	5 GAL	18" O.C.	
		PENNESETUM ALOPECURIOIDES 'HAMLEN'	DWARF FOUNTAIN GRASS	5 GAL	18"O.C.	
		CISTUS SPP.	ROCKROSE	5 GAL	3' O.C.	

AT GRADE STREETSCAPE PLANTING

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	NOTES
		FESTUCA IDAOENSIS	IDAHO FESCUE	1 GAL	12"O.C.	
		NANDINA DOMESTICA 'COMPACTA	COMPACT HEAVENLY BAMBOO	5 GAL	24" O.C.	
		SALVIA GREGII	AUTUMN SAGE	5 GAL	24" O.C.	
		POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	24" O.C.	

STORM FACILITY PLANTING SCHEDULE (INCLUDE ROW STORMWATER AREAS)

SYMBOL	%	PLANT SPECIES	MINIMUM SIZE	SPACING	QUANTITY
	25	SALVIA LEUCOPHYLLA	#1 CONT.	1.5' O.C.	
	25	CHONDRAPETALUM TECHTORUM	#1 CONT.	1.5' O.C.	
	25	JUNCUS PATENS 'ELK BLUE'	#1 CONT.	1.5' O.C.	
	25	DESCHAMPSIA CESPITOSA	#1 CONT.	1.5' O.C.	

NOTE:
1. PLANT QUANTITIES IN 'STORM FACILITY PLANTING SCHEDULE' ARE BROKEN OUT FOR PERMIT REVIEW.
2. STORM FACILITY PLANT QUANTITIES ARE CALCULATED TO OVERFLOW LEVEL OF BASIN.

PLANTING NOTES

1. PLANTINGS TO BE 1 GAL. 24" O.C.

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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 :

	DESCRIPTION	DATE
1	PLANNING SUBMISSION	2/01/2023

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

plot date:

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.



MID BLOCK ENTRY, SHOWING WIDENED SIDEWALK AND SEATING AREAS IN FRONTAGE ZONE.



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)



GROUND LEVEL PLANTING AREAS BRIDGE TO THE UPPER LEVELS VIA PALMS AND GREEN WALL FEATURE. LOOKING DIAGONALLY FROM THE NORTHEAST CORNER OF 4TH AVE AND S. B STREET.

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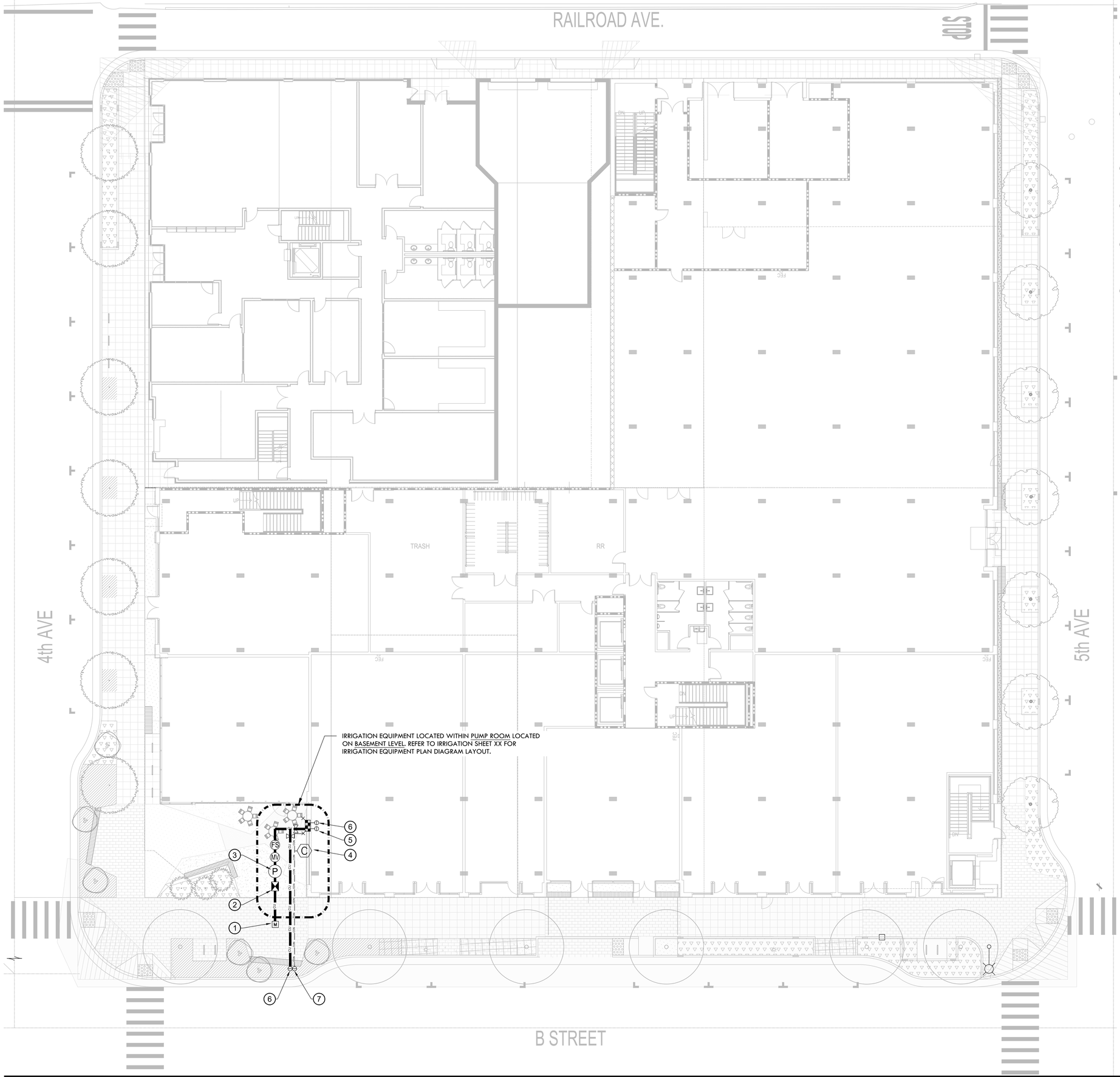
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SHEET NAME:
ILLUSTRATIVE RENDERINGS

SHEET NUMBER:
L2.0

Plot date:



PLAN NOTES LEGEND

1. 1" METER FOR IRRIGATION AT THIS APPROXIMATE LOCATION. REFER TO CIVIL DRAWINGS FOR EXACT LOCATION OF METER. MAXIMUM IRRIGATION DEMAND: 13 GPM AT APPROXIMATELY XX PSI STATIC PRESSURE AT WATER METER LOCATION.
2. 1" BACKFLOW PREVENTER FOR IRRIGATION SYSTEM.
3. APPROXIMATE LOCATION OF IRRIGATION BOOSTER PUMP BY OTHERS. PRESSURE ON DISCHARGE SIDE OF BOOSTER PUMP SHALL BE 55 PSI.
4. IRRIGATION CONTROLLER "C". MOUNT ON INTERIOR WALL AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.
5. 1" COPPER PIPE STUB-OUTS FOR IRRIGATION FOR PLANTERS AT LEVELS 2 & 4 TO BE PROVIDED AND INSTALLED UNDER PLUMBING CONTRACT. COORDINATE INSTALLATION OF PIPES WITH GENERAL/PLUMBING CONTRACTOR(S) PRIOR TO CONSTRUCTION .
6. 1" COPPER PIPE STUB-OUTS FOR IRRIGATION FOR PLANTERS AT LEVELS 3, 4 & 5 TO BE PROVIDED AND INSTALLED UNDER PLUMBING CONTRACT. COORDINATE INSTALLATION OF PIPES WITH GENERAL/PLUMBING CONTRACTOR(S) PRIOR TO CONSTRUCTION .
7. 1.25" COPPER PIPE STUB-OUT FOR IRRIGATION FROM MECHANICAL ROOM TO THIS APPROXIMATE LOCATION TO SERVICE SITE LEVEL PLANTERS TO BE PROVIDED AND INSTALLED UNDER PLUMBING CONTRACT . COORDINATE INSTALLATION OF PIPES WITH GENERAL/PLUMBING CONTRACTOR(S) PRIOR TO CONSTRUCTION .
8. 1.25" ELECTRICAL CONDUIT AND SPLICE BOX FOR IRRIGATION 2-WIRE CABLE TO BE PROVIDED AND INSTALLED FROM IRRIGATION CONTROLLER "C" TO THIS APPROXIMATE LOCATION UNDER ELECTRICAL CONTRACT. COORDINATE INSTALLATION OF CONDUIT WITH GENERAL/ELECTRICAL CONTRACTOR(S) PRIOR TO CONSTRUCTION.

NOTES:

1. ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLERS AS DETAILED.
2. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
3. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
4. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM

5. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75	0-500 FT
1"	501-1100 FT
1.25"	1101-2000 FT

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HARVEST PROPERTIES

PROMETHEUS

PROJECT NAME & ADDRESS:

BESPOKE

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
	PLANNING SUBMISSION	2/01/2023

Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 ♦ fax 925.932.5671
www.rmairrigation.com

0 5 10 20 FT
1" = 10'-0"

SCALE:

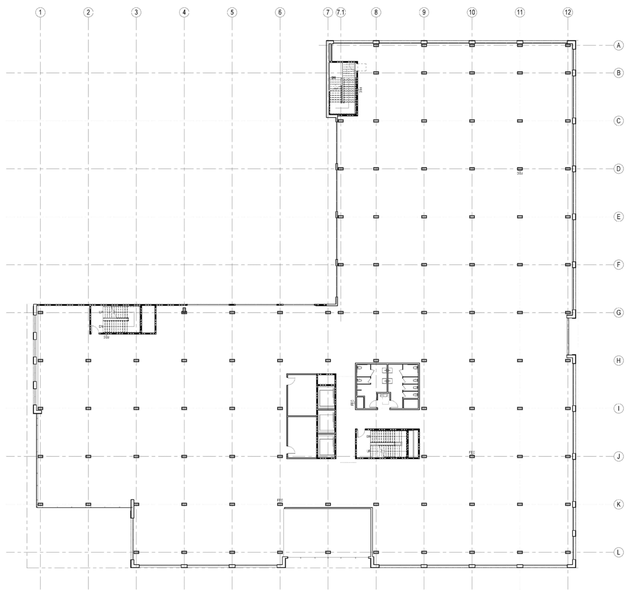
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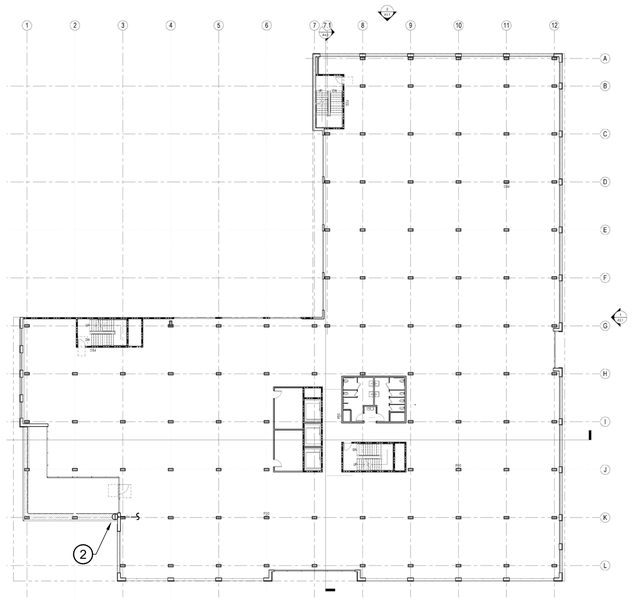
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SHEET NAME:
IRRIGATION PLAN, GROUND LEVEL

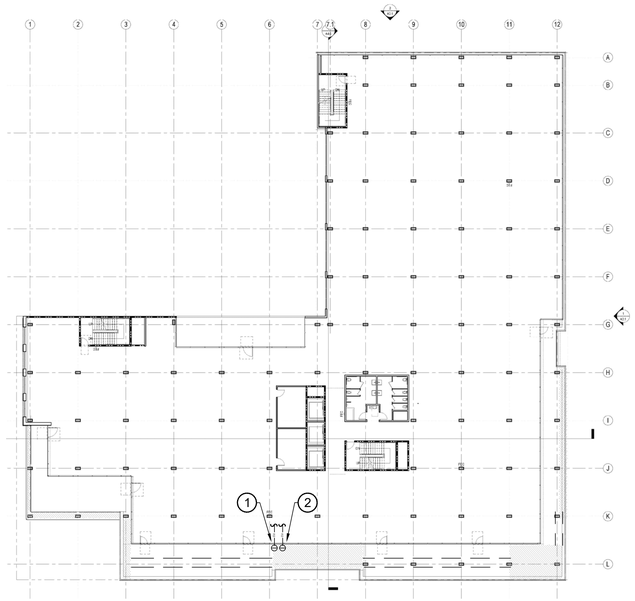
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2ND FLOOR



3RD FLOOR



4TH FLOOR

PLAN NOTES LEGEND

(1) 1" COPPER PIPE STUB-OUTS FOR IRRIGATION FROM REMOTE CONTROL VALVE XX LOCATED INSIDE MECHANICAL ROOM AT BASEMENT LEVEL TO THIS APPROXIMATE LOCATION TO BE PROVIDED AND INSTALLED UNDER PLUMBING CONTRACT. COORDINATE INSTALLATION OF PIPES WITH GENERAL/PLUMBING CONTRACTOR(S) PRIOR TO CONSTRUCTION .

(2) 1" COPPER PIPE STUB-OUTS FOR IRRIGATION FROM REMOTE CONTROL VALVE XX LOCATED INSIDE MECHANICAL ROOM AT BASEMENT LEVEL TO THIS APPROXIMATE LOCATION TO BE PROVIDED AND INSTALLED UNDER PLUMBING CONTRACT. COORDINATE INSTALLATION OF PIPES WITH GENERAL/PLUMBING CONTRACTOR(S) PRIOR TO CONSTRUCTION .

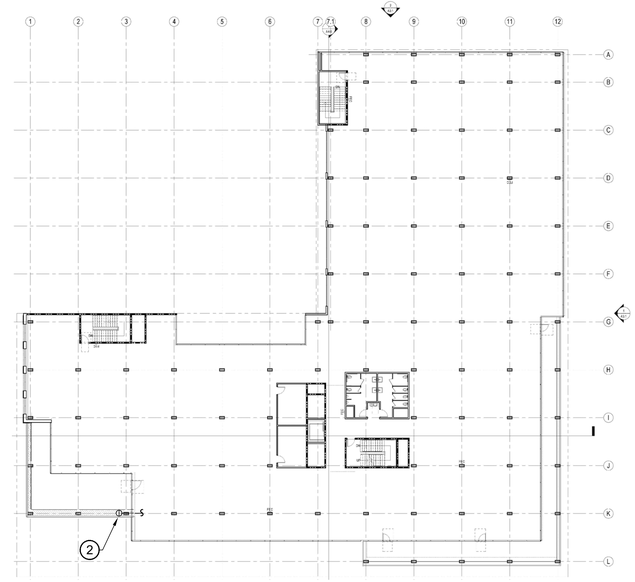
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0.75"	0-6 GPM
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5. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75	0-500 FT
1"	501-1100 FT
1.25"	1101-2000 FT



5TH FLOOR

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HARVEST PROPERTIES

PROMETHEUS

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tel 925.939.3985 ♦ fax 925.932.5671
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SHEET NAME:

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

SHEET NUMBER:

L.3.1

plot date :

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

7. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

8. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.

9. INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS.

10. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.

11. INSTALL 2-WIRE CABLE WITHIN 1.25" CONDUIT WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

12. INSTALL A 14"X19" GREY ELECTRICAL PULL BOX EVERY 200' AND AT EVERY CHANGE IN DIRECTION. ONLY SPLICE TWO WIRE CABLE AT THREE WAY WIRE CONNECTIONS.

13. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS TW-CAB-14. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.

14. DECODER GROUNDING SHALL BE PROVIDED EVERY 600 FEET, AT THE CONTROLLER AND AT THE LAST DECODER OR AT THE END OF THE 2 WIRE PATH. GROUND WITH A 5/8" X 8' COPPER CLAD GROUNDING ROD. #6 COPPER WIRE TO SURGE DEVICE/DECODER. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.

15. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 24" LONG COIL OF WIRE AT EACH SPLICE AND A 24" LONG EXPANSION LOOP IN ALL PULL BOXES.

16. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

17. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

18. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).

19. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.

20. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

21. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.

22. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.

23. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

24. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

25. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

26. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

27. IRRIGATION DEMAND: REFER TO PLANS.

28. THE EXISTING MAIN LINE SHOWN ON THE DRAWINGS IS DIAGRAMMATIC. VERIFY AND LOCATE EXISTING MAIN LINE IN FIELD. REPORT TO ARCHITECT IN WRITING ANY DEVIATION OF EXISTING MAIN LINE LOCATION FROM THAT SHOWN ON THE DRAWINGS.

29. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

30. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

31. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

32. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

33. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

34. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

35. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

36. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

IRRIGATION COORDINATION NOTES

1. PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPING WITHIN THE STRUCTURE. PIPE MATERIAL SHALL BE APPROVED FOR USE WITHIN A STRUCTURE PER PLUMBING CODE. REFER TO MEP OR PLUMBING DRAWING FOR EXACT ROUTING THOUGH THE STRUCTURE. REFER TO IRRIGATION PLANS FOR APPROXIMATE LOCATION OF STUB OUT LOCATIONS. EXIT OF PIPE TO BE WITHIN PLANTERS WHERE POSSIBLE. ALL PENETRATION POINTS SHALL BE WATERPROOFED AS REQUIRED.

2. IRRIGATION SLEEVES OR CONDUITS WITHIN PRECAST OR POURED IN PLACE PLANTERS SHALL BE COORDINATED AND INSTALLED PRIOR TO THE CONSTRUCTION. ALL PENETRATION POINTS SHALL BE WATERPROOFED AS REQUIRED.

3. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, PULL BOXES AND WIRE IN STRUCTURE. THE DRAWINGS INDICATE REQUIRED CONDUIT SIZE AND TYPE OF LOW VOLTAGE CABLE. FINAL CONNECTION OR WIRING TO REMOTE CONTROL VALVES AND CONTROLLER SHALL BE COMPLETED BY IRRIGATION CONTRACTOR.

IRRIGATION WATER USE CALCULATIONS

4th and Railroad Commercial - WATER USE ESTIMATION

WATER TYPE	POTABLE
SITE ETo=	42.7

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	SHRUBS/GC	LOW	0.2	DRIP	0.81	0.247	575	142	3,759	0.01	5.02	14%
2	RAISED PLANTERS STREET	LOW	0.2	DRIP	0.81	0.247	181	45	1,183	0.00	1.58	4%
3	RAISED PLANTERS LEVELS	MOD	0.5	DRIP	0.81	0.617	450	278	7,354	0.02	9.83	11%
4	BIORETENTION	LOW	0.2	DRIP	0.81	0.247	1,223	302	7,994	0.02	10.69	30%
5	TREES	MOD	0.5	BUBBLER	0.81	0.617	1,680	1,037	27,455	0.08	36.70	41%
						TOTALS	4,109	1,803	47,745	0.15	63.83	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME											
-						1						0%
						TOTALS	0					0%

MAWA	GALLONS/YR	48,952
	ACRE FEET/YR	0.15
	HCF/YR	65.44
ETWU	GALLONS/YR	47,745
	ACRE FEET/YR	0.15
	HCF/YR	63.83

MAWA FORMULA	ETWU FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
MAWA = (ETo)(0.62)((LA x 0.45) + (0.55 x SLA))	ETWU= ((ETO)(.62)(ETAF x LA))
ETo = REFERENCE EVAPOTRANSPIRATION	ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR	PF = PLANT FACTOR FOR HYDROZONES
LA=LANDSCAPED AREA (SQUARE FEET)	HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)	0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)
	IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
	IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
68.6%	0.29	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	1,803
TOTAL AREA	4,109
AVG. ETAF	43.89%

IRRIGATION DESIGN NARRATIVE

THE PROPOSED IRRIGATION SYSTEM FOR THIS SITE WILL BE DESIGNED WITH THE LATEST TECHNOLOGY IN WATER CONSERVATION AND EFFICIENCY. THE SYSTEM WILL CONSIST OF THE FOLLOWING TYPES OF IRRIGATION METHODS AND EQUIPMENT COMPLYING WITH THE STATE WATER ORDINANCE. ALL SMALL PLANTING BEDS WILL BE IRRIGATED WITH WATER CONSERVING AND HIGHLY EFFICIENT INLINE DRIP. ALL BIORETENTION WILL BE IRRIGATED WITH INLINE DRIP SPACED AT 12" O.C. SINCE BIORETENTION AREAS ARE LESS THAN 10 FT WIDE. THE CONTROLLER THAT WILL MANAGE THIS SYSTEM USES LOCAL WEATHER TO ADJUST THE RUN TIMES OF THE VALVES BASED ON DAILY WEATHER CONDITIONS. UTILIZING THIS TYPE OF WEATHER-BASED SYSTEM WILL HELP THE LANDSCAPE MANAGER SAVE 25% MORE WATER THAN WITH A CONVENTIONAL CONTROLLER.

IRRIGATION ZONES

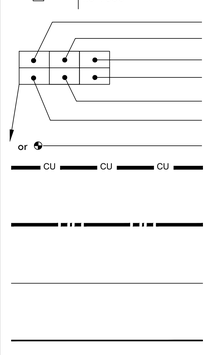
1. LOW AND MODERATE WATER-USE SHRUBS/GROUNDCOVER/FLOWERING PLANTS: TO BE IRRIGATED WITH INLINE DRIP
2. LARGE SHRUBS AND TREES: TO BE IRRIGATED USING POINT SOURCE BUBBLERS.
3. STORMWATER TREATMENT: TO BE IRRIGATED WITH INLINE DRIP SPACED AT 12" O.C.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

Chris Mitchell

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
◯	570Z-12P-XF-COM/ MP1000-360-HT	TORO POP-UP SPRAY SPRINKLER WITH MP ROTATOR NOZZLE (GRASSES)	0.75	40	12-14
▽ ▽	570Z-12P-XF-COM/ MP1000-90-HT	TORO POP-UP SPRAY SPRINKLER WITH MP ROTATOR NOZZLE (GRASSES)	0.37,0.19	40	12-14
◯	570Z-12P-PRX-COM/ MP1000-360-HT	TORO POP-UP SPRAY SPRINKLER WITH HUNTER MP ROTATOR NOZZLE (GRASSES)	0.65	30	10-12
▼ ▼	570Z-12P-PRX-COM/ MP1000-90-HT	TORO POP-UP SPRAY SPRINKLER WITH HUNTER MP ROTATOR NOZZLE (GRASSES)	0.32,0.16	30	10-12
◯	DB-15-PC-CV	TORO BUBBLER, 1 PER SHRUB	0.25	30	TRICKLE
■	DB-15-PC-CV	TORO BUBBLER, MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE.	0.25	30	TRICKLE
●▶	T-YD-500-34	TORO DRIPLINE AIR RELIEF VALVE			
●+	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
▣	570-DRIP-IND	TORO POP-UP DRIPLINE INDICATOR WITH SIDE INLET.			
◔	P-220-26 SERIES	TORO REMOTE CONTROL VALVE			
▪	DZK-700-MF	TORO DRIP ZONE KIT WITH IRRITROL 700 SERIES REMOTE CONTROL VALVE, PRESSURE REGULATOR (40 PSI) AND A 1" FILTER			
+▪	220-27-04/ T-ALFS10150-S	TORO BRASS REMOTE CONTROL VALVE WITH PRESSURE REGULATOR (40 PSI) AND A 1" SCREEN FILTER			
CV	KC OR KSC	NDS KSC SERIES CHECK VALVE FOR UPHILL FLOW DIRECTION OR KC SERIES SPRING CHECK VALVE FOR DOWNHILL FLOW DIRECTION (LINE SIZE)			
⋈	T113-K SERIES	NIBCO BRASS GATE VALVE (LINE SIZE)			
◂▸	33-DRC	RAIN BIRD 3/4" TWO-PIECE QUICK COUPLING VALVE (YELLOW LOCKING RUBBER COVER)			
⋈	T-FP600A-LF-1"	NIBCO 1" BRASS BALL VALVE			
▣	975XL2SEU-1"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH FREEZE BLANKET.			
MV	3100100	SUPERIOR MASTER VALVE-1" (NORMALLY OPEN)			
FS	QS200-10	FLOMEC 1" PVC FLOW SENSOR			
C	EGP-TW-S/ EGP-ICENTRAL	RAIN MASTER EAGLE PLUS CONTROLLER IN A STAINLESS STEEL PEDESTAL ENCLOSURE; INCLUDES I-CARD, CELL COMMUNICATION KIT AND FIVE YEARS RAIN MASTER I-CENTRAL SERVICE.			
—	TW-D-1	RAIN MASTER SINGLE STATION DECODER (1 PER VALVE)			
—	TW-D-2	RAIN MASTER TWO STATION DECODER (USE WHEN MORE THAN 1 OR MORE VALVES ARE CLUSTERED TOGETHER)			
—	TW-LA-1	RAIN MASTER LIGHTENING ARRESTOR (1 EVERY 600 FEET ALONG MAIN) REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.			
—	NOT SHOWN ON PLANS	ROUTE RAIN MASTER TWO WIRE CABLE TO ALL REMOTE CONTROL VALVES. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS TW-CAB-14. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KITS OR APPROVED EQUAL. INSTALL 2 WIRE CABLE WITHIN 1.25" SCH 40 ELECTRICAL CONDUIT. PULL BOXES SHALL BE LOCATED EVERY 200' NO SPLICES ARE ALLOWED BETWEEN VALVES. REFER TO DETAIL FOR INSTALLATION INSTRUCTIONS.			
R	RS-1000	IRRITROL WIRELESS RAIN SENSOR			



CONTROLLER AND STATION NUMBER

REMOTE CONTROL VALVE SIZE (IN INCHES)

FLOW (GPM)

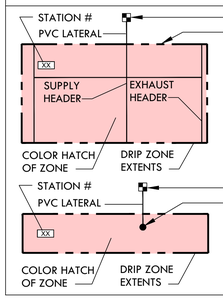
WATER USE CLASSIFICATION OF ZONE

APPLICATION RATE (IN/HR) or DRIPLINE SPACING

AREA (SQ. FT.)

ASSOCIATED REMOTE CONTROL VALVE

MAIN LINE:	1.5" AND SMALLER: TYPE 'K' COPPER PIPE WITH WROUGHT FITTINGS. SHOWN FOR REFERENCE ONLY, SEE PLUMBING PLANS FOR ROUTING THROUGH STRUCTURE.
MAIN LINE:	1.5" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.
LATERAL LINE:	3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
DRIPLINE LATERAL LINE:	3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
SLEEVING:	SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.
ELECTRICAL CONDUIT:	SHOWN FOR REFERENCE ONLY, SEE ELECTRICAL PLANS FOR ROUTING THROUGH STRUCTURE.



DRIPLINE REMOTE CONTROL VALVE

DRIP ZONE:
TORO DL2000 SERIES DRIPLINE WITH DL2000 INSERT FITTINGS, PART #RGP-212. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1"; 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.

DRIPLINE REMOTE CONTROL VALVE

APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY WHEN DRIP ZONE IS LESS THAN 3 GPM AND NO PVC SUPPLY/EXHUST HEADERS ARE NEEDED. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.

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CLIENT:

HARVEST PROPERTIES

PROMETHEUS

PROJECT NAME & ADDRESS:

BESPOKE

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
	PLANNING SUBMISSION	2/01/2023

SCALE:

PROJECT NUMBER: 22020017.00
DRAWN BY: TH
CHECKED BY: CB

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
IRRIGATION NOTES AND LEGEND

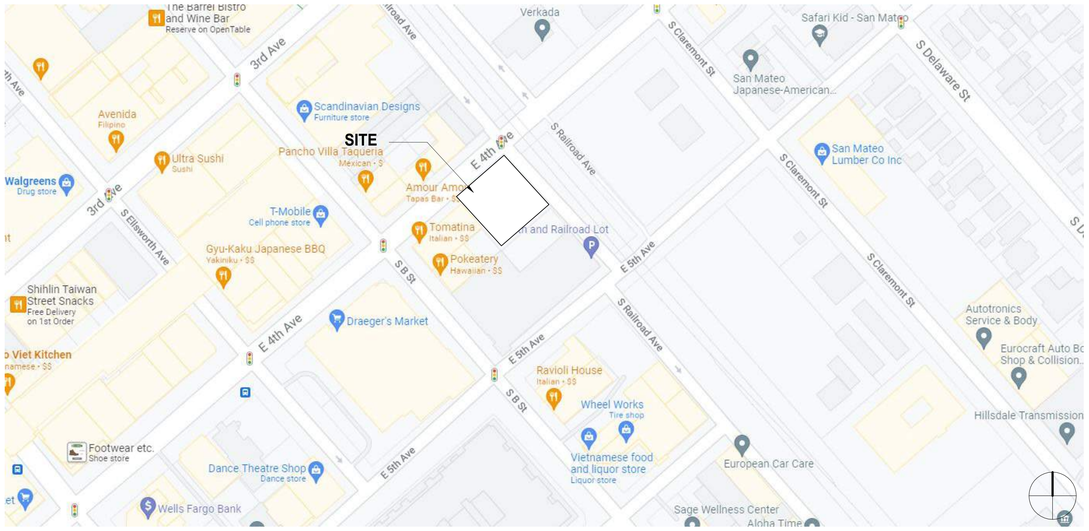
SHEET NUMBER:
L.3.2

plot date :

4TH & RAILROAD - AFFORDABLE HOUSING PROJECT

4TH AVENUE & SOUTH RAILROAD AVENUE
SAN MATEO, CA 94401





SITE MAP 4

UNIT AND AREA SUMMARY Date 01/17/2023														JOB: 4th & Railroad, San Mateo		
CONSTRUCTION TYPE:				TYPE IIIA O/ 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	452			2	2	2	2	2		10	17%	4,520
	S1.1	STUDIO	447		3							3	5%	1,341
	S1.2	STUDIO	411		1							1	2%	411
	S1.3	STUDIO	490		1							1	2%	490
STUDIO SUB-TOTAL				0	5	2	2	2	2	2	0	**15**	**25%**	**6,762**
1 BEDROOM	A1.0	INSIDE CORNER 1 BDRM	613		0	1	1	1	1	1		5	8%	3,065
	A1.1	INSIDE CORNER 1 BDRM	521		1							1	2%	521
	A2.0	INSIDE CORNER 1 BDRM	655		0	1	1	1	1	1		5	8%	3,275
1 BDRM SUB-TOTAL				0	1	2	2	2	2	2	0	**11**	**18%**	**6,861**
2 BEDROOM	B1.0	2 BDRM/ 1 BATH	907			1	1	1	1	1		5	8%	4,535
	B2.0	2 BDRM/ 1 BATH	810			1	1	1	1	1		5	8%	4,050
	B2.1	2 BDRM/ 1 BATH	820		1							1	2%	820
	B3.0	2 BDRM/ 1 BATH	753			1	1	1	1	1		5	8%	3,765
	B3.1	2 BDRM/ 1 BATH	721		1							1	2%	721
2 BDRM SUB-TOTAL				0	2	3	3	3	3	3	0	**17**	**28%**	**13,891**
3 BEDROOM	C1.0	3 BDRM/ 2 BATH	1,152			1	1	1	1	1		5	8%	5,760
	C1.1	3 BDRM/ 2 BATH	1,146		1							1	2%	1,146
	C2.0	3 BDRM/ 2 BATH	935			1	1	1	1	1		5	8%	4,675
	C2.1	3 BDRM/ 2 BATH	927		1							1	2%	927
	C3.0	3 BDRM/ 2 BATH	1,151			1	1	1	1	1		5	8%	5,755
3 BDRM SUB-TOTAL				0	2	3	3	3	3	3	0	**17**	**28%**	**18,263**
TOTAL UNITS		**Avg SqFt**	**763**	**0**	10	10	10	10	10	10	0	**60**	**100%**	45,777
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	5,887	7,880	7,880	7,880	7,880	7,880	0			**45,287**
Gross area by floor (footprint minus net rentable, excl decks)			0	5,022	2,146	1,263	1,263	1,263	1,263	1,263	0			**13,483**
Residential Amenities														0
Lobby				721										721
Leasing Office				322										322
Resident Services Office				202										202
Youth Room				330										330
Maintenance				255										255
Break Room				203										203
Trash Room				643										643
Storage				734										734
Janitor Closet				46										46
Bike Room				363										363
Community Room					857									857
Laundry					253									253
Self Help for the Elderly														0
Dining Room				2,083										2,083
Prep Kitchen				436										436
Men's Restroom				277										277
Women's Restroom				277										277
Self Help Offices				586										586
Self Help Storage				297										297
HiCap Offices				462										462
Total Gross			0	13,259	9,143	9,143	9,143	9,143	9,143	9,143	0			**68,117**
Landscape Amenities														
Terrace					4,076									**4,076**

BICYCLE PARKING

SHORT TERM		
STUDIOS - .05 PER UNIT	15 UNITS	1 SPACE
1 BEDROOM - .05 PER UNIT	11 UNITS	1 SPACE
2 BEDROOM - .10 PER UNIT	17 UNITS	2 SPACE
3 BEDROOM - .10 PER UNIT	17 UNITS	2 SPACES
	TOTAL:	**6 SPACES**
LONG TERM		
STUDIOS - 1 PER UNIT UNIT	15 UNITS	15 SPACE
1 BEDROOM - 1 PER UNIT	11 UNITS	11 SPACE
2 BEDROOM - 1.25 PER UNIT	17 UNITS	22 SPACE
3 BEDROOM - 1.5 PER UNIT	17 UNITS	26 SPACES
	TOTAL:	**74 SPACES**

PROJECT DESCRIPTION 3

1" = 1'-0"

THE PROPOSED PROJECT IS A 100% AFFORDABLE, FAMILY-FRIENDLY RESIDENTIAL BUILDING WITH SUBTERRANEAN PARKING AND 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 11B). UNITS ABOVE 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 11B.
- 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, 2, AND ROOF, 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.

PROJECT TEAM 2

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

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

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

CONTACT:
NATALIE SHOVLIN
(330) 283 - 3662

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

CONTACT:
CHARLES BRUCKER
(503) 334 - 2080

HOUSING:
ALTA HOUSING
3480 W BAYSHORE RD SUITE 104
PALO ALTO, CA 94303

CONTACT:
JENNIFER WONG
(650) 219 - 2687

SHEET INDEX 1

AR0.01	PROJECT INFORMATION
AR1.00	SITE PLAN
AR2.01	FLOOR 1
AR2.02	FLOOR 2
AR2.03	FLOORS 3-7
AR2.04	ROOF PLAN
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

BDE ARCHITECTURE
934 Howard Street
San Francisco, CA
94103

P. (415) 677-0966

CLIENT:
ALTA HOUSING
HARVEST PROPERTIES
PROMETHEUS

PROJECT NAME & ADDRESS:
4TH & RAILROAD

4TH & RAILROAD
San Mateo, CA

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :

#	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023

SCALE:

PROJECT NUMBER: 2126
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CHECKED BY:

STAMP:

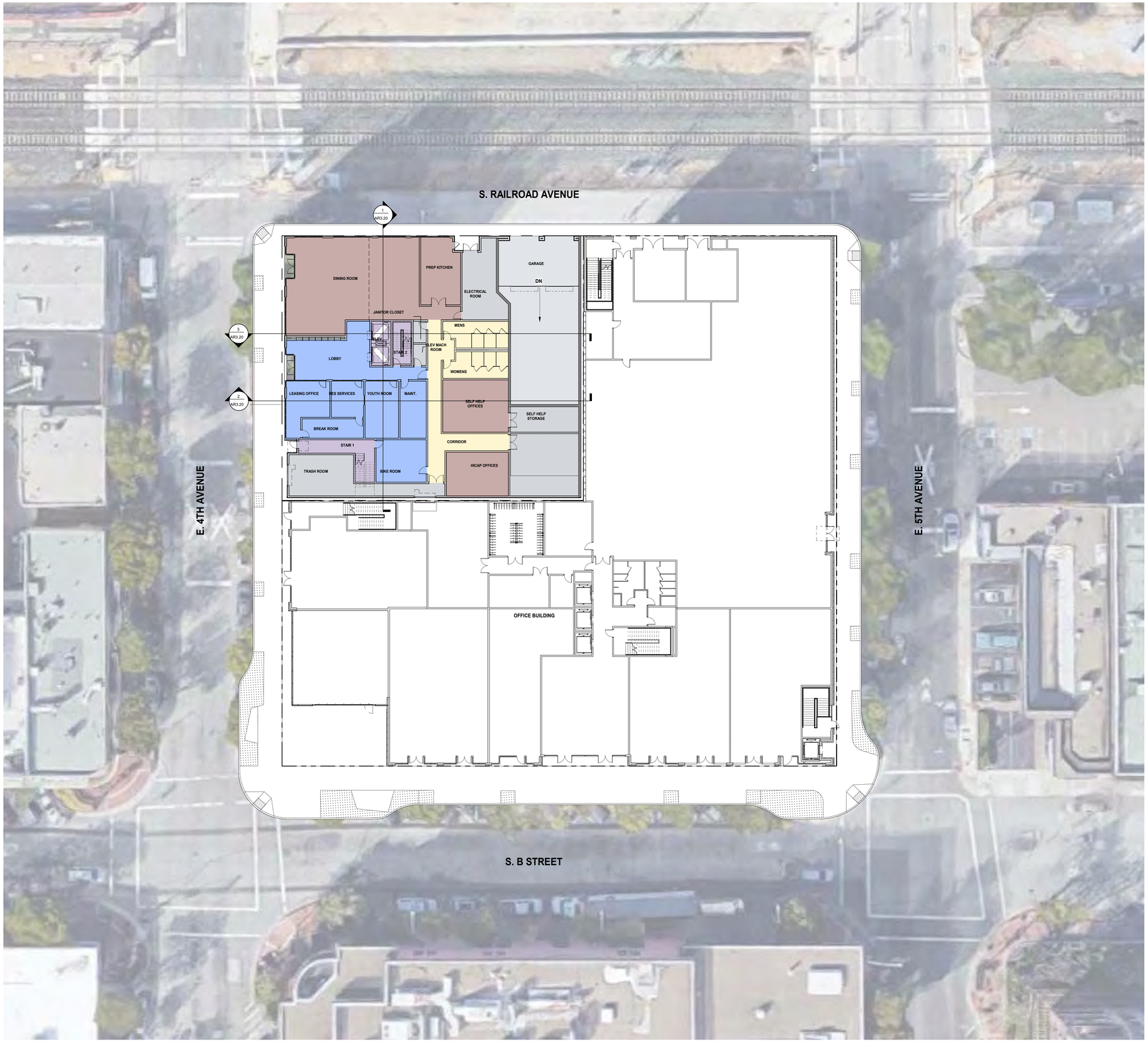
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SHEET NAME:
PROJECT INFORMATION

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

SHEET NUMBER:
AR0.01

2/2/2023 4:54:46 PM
plot date: 1/27/2022 11:45:41 AM



SITE PLAN - FLOOR 1 PLAN 1

1/16" = 1'-0"

0' 16' 32'

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SHEET NAME:

SITE PLAN

TRUE

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

SHEET NUMBER:

AR1.00

2/2/2023 5:13:40 PM

plot date : 12/7/2022 11:45:41 AM



PLANNING - BUILDING PLAN - FLOOR 1 1

3/16" = 1'-0"

TRUE

0' 8' 16'

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CLIENT:

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SHEET NAME:

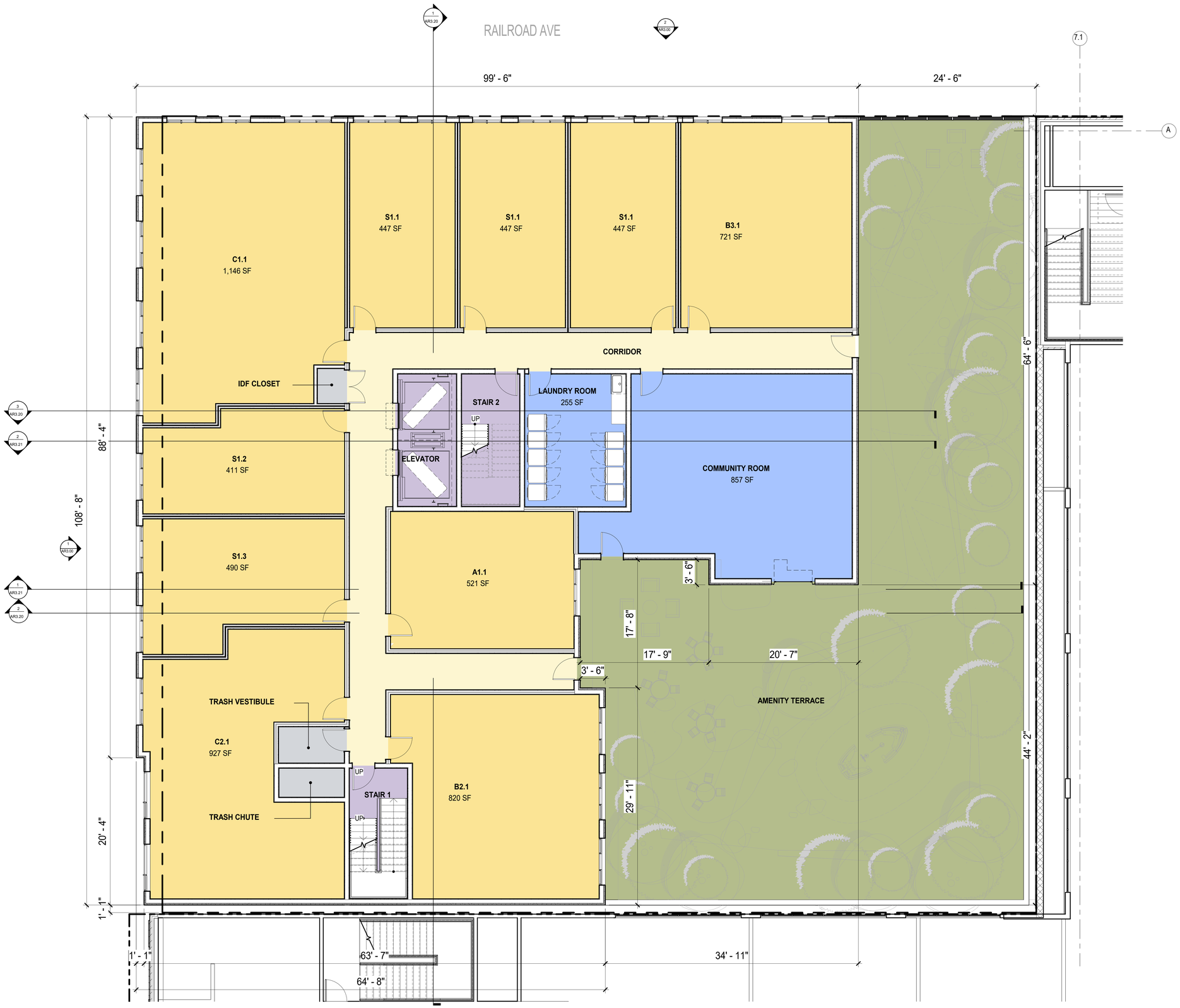
FLOOR 1

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

SHEET NUMBER:

AR2.01

plot date: 1/27/2022 11:45:41 AM
2/2/2023 4:47:03 PM



PLANNING - BUILDING PLAN - FLOOR 2 1

3/16" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco, CA
94103

P. (415) 677-0966

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ALTA HOUSING · HARVEST PROPERTIES · PROMETHEUS

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San Mateo, CA

ISSUE:	Project Status
ISSUE DATE:	Issue Date

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SHEET NAME:

FLOOR 2

TRUE

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

SHEET NUMBER:

AR2.02

0' 8' 16'

plot date: 1/27/2022 11:45:41 AM

2/2/2023 4:49:55 PM



FLOOR 3-7 PLAN 1

3/16" = 1'-0"

TRUE

0' 8' 16'

BDE ARCHITECTURE
934 Howard Street
San Francisco, CA
94103

P. (415) 677-0966

CLIENT:

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PROJECT NAME & ADDRESS:

4TH & RAILROAD

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SHEET NAME:

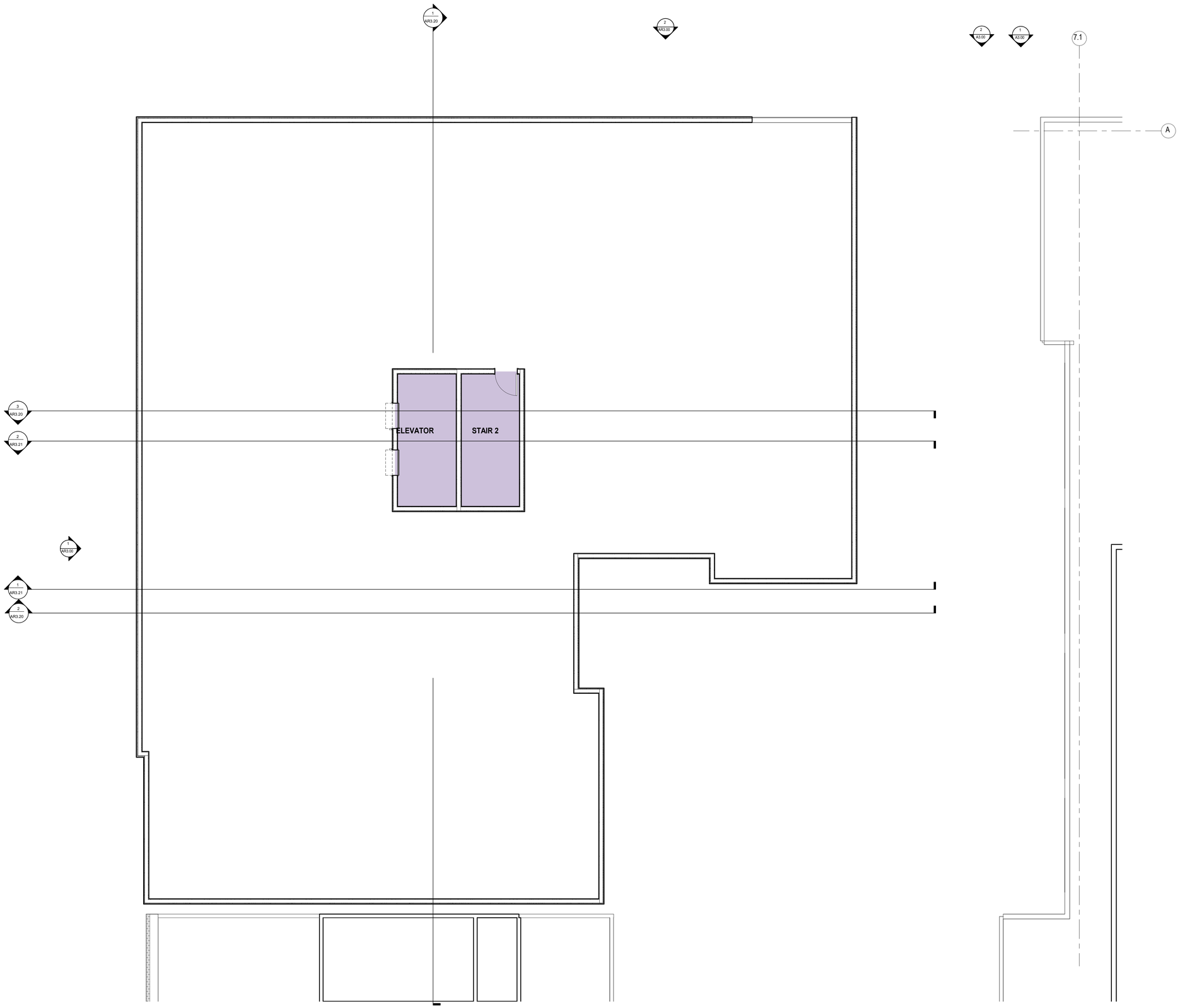
FLOORS 3-7

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

SHEET NUMBER:

AR2.03

plot date : 1/27/2023 11:45:41 AM
2/2/2023 4:19:58 PM



ROOF PLAN 1

3/16" = 1'-0"

BDE ARCHITECTURE
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San Francisco, CA
94103

P. (415) 677-0966

CLIENT:

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PROMETHEUS

PROJECT NAME & ADDRESS:

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San Mateo, CA

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SHEET NAME:

ROOF PLAN

TRUE

0' 8' 16'

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

SHEET NUMBER:

AR2.04

2/2/2023 12:43:47 PM

plot date: 1/27/2022 11:45:41 AM



BLOCK ELEVATION - RAILROAD AVENUE 2

3/32" = 1'-0"



BLOCK ELEVATION - E 4TH AVENUE 1

3/32" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco, CA
94103

P. (415) 677-0966

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PROMETHEUS

PROJECT NAME & ADDRESS:

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4TH & RAILROAD
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SHEET NAME:

BLOCK ELEVATIONS

TRUE

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

SHEET NUMBER:

AR3.00

2/2/2023 10:46:30 AM

Plot date: - 1/27/2022 11:45:41 AM



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 - TO MATCH 'ARCH BRONZE' WINDOW AND STOREFRONT FINISH



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



2 METAL PANELS OR SMOOTH PLASTER COLOR: BLACK OR SIM.



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



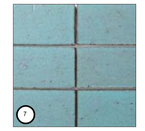
4 RECESSED VINYL NAIL FIN WINDOWS COLOR: BLACK OR SIM.



5 STOREFRONT TO MATCH VINYL WINDOW COLOR



6 MTL AWNING, PAINTED

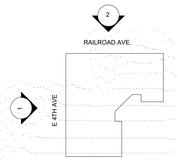


7 ACCENT TILE



8 BUILDING 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
15	BRICK SOLDIER COURSE
16	JULIET RAILING



BDE ARCHITECTURE
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94103
P. (415) 677-0966

CLIENT:

ALTA HOUSING · HARVEST PROPERTIES · PROMETHEUS

PROJECT NAME & ADDRESS:

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4TH & RAILROAD
San Mateo, CA

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SHEET NAME:

BUILDING ELEVATIONS

TRUE

SCALE: As indicated SHEET SIZE: 30 x 42

SHEET NUMBER:

AR3.01

2/2/2023 10:55:46 AM

plot date - 1/27/2022 11:45:41 AM



RAILROAD AVENUE 4



RAILROAD & E 4TH AVENUE 2



RAILROAD & E 4TH AVENUE 3



E 4TH AVENUE 1

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SHEET NAME:

PERSPECTIVE VIEWS

SCALE: SHEET SIZE: 30 x 42

SHEET NUMBER:

AR3.02

Plot date: 12/7/2022 11:45:41 AM
2/2/2023 10:51:48 AM



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 - TO MATCH 'ARCH BRONZE' WINDOW AND STOREFRONT FINISH

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

2 — METAL PANELS OR SMOOTH PLASTER 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 — ACCENT TILE

8 — BUILDING 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
15 BRICK SOLDIER COURSE
16 JULIET RAILING

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

CLIENT:

ALTA HOUSING · HARVEST PROPERTIES · PROMETHEUS

PROJECT NAME & ADDRESS:

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4TH & RAILROAD
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SHEET NAME:

MATERIAL BOARD

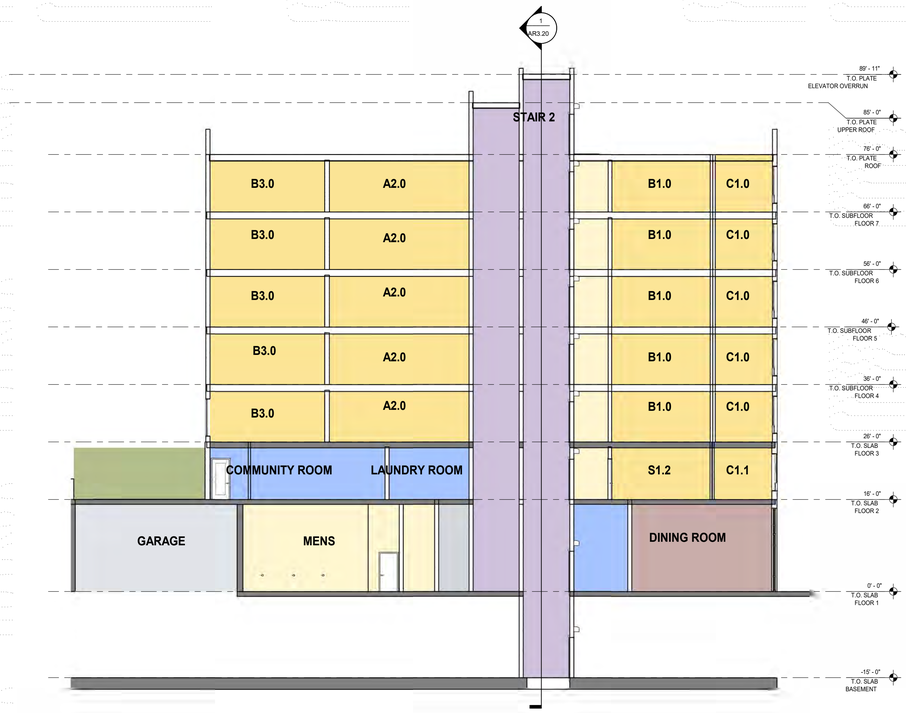
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SCALE: 12" = 1'-0" SHEET SIZE: 30 x 42

SHEET NUMBER:

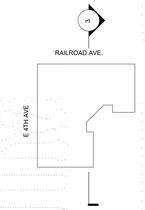
AR3.10

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Plot date - 1/27/2022 11:45:41 AM



BUILDING SECTION 3

3/32" = 1'-0"

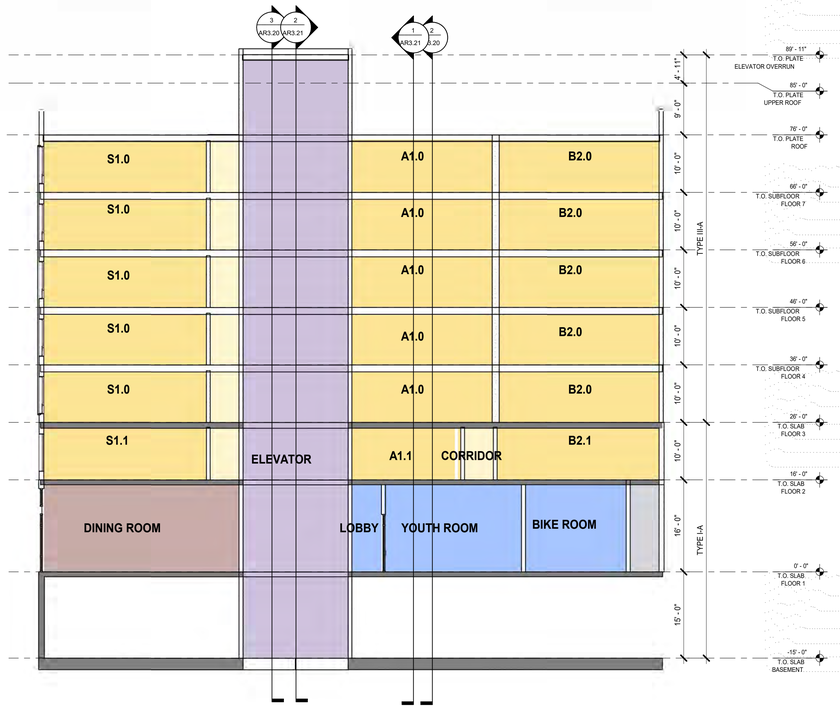




BUILDING SECTION 2

3/32" = 1'-0"





BUILDING SECTION 1

3/32" = 1'-0"



BDE ARCHITECTURE
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PROMETHEUS

PROJECT NAME & ADDRESS:

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San Mateo, CA

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PROJECT NUMBER:	2126
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SHEET NAME:

BUILDING SECTIONS

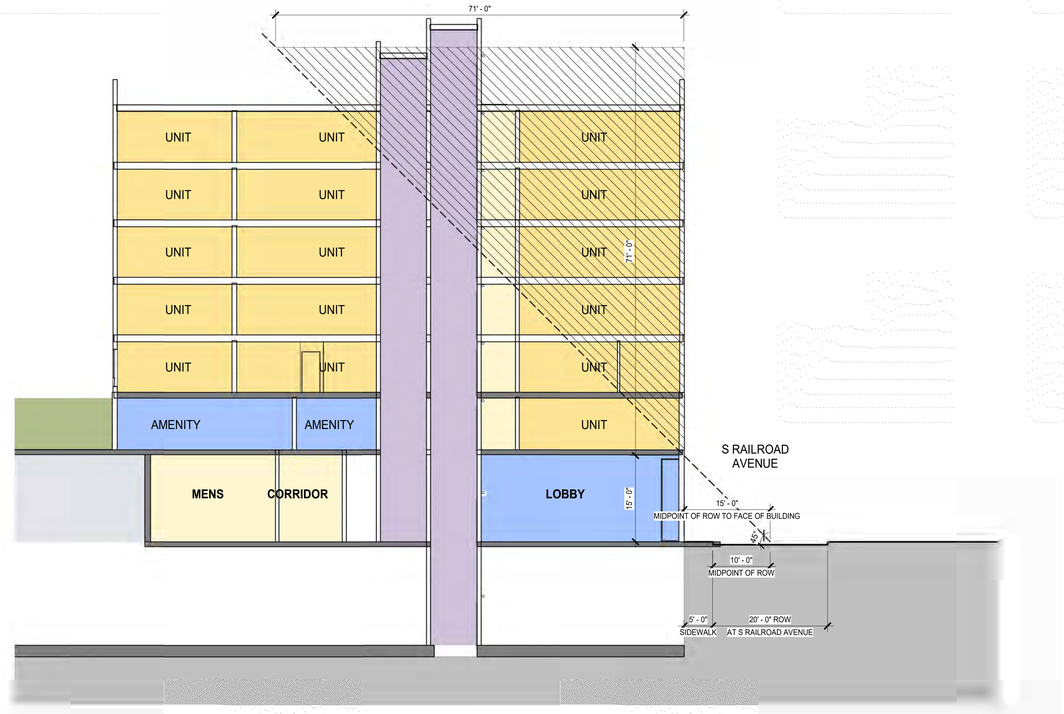
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SHEET NUMBER:

AR3.20

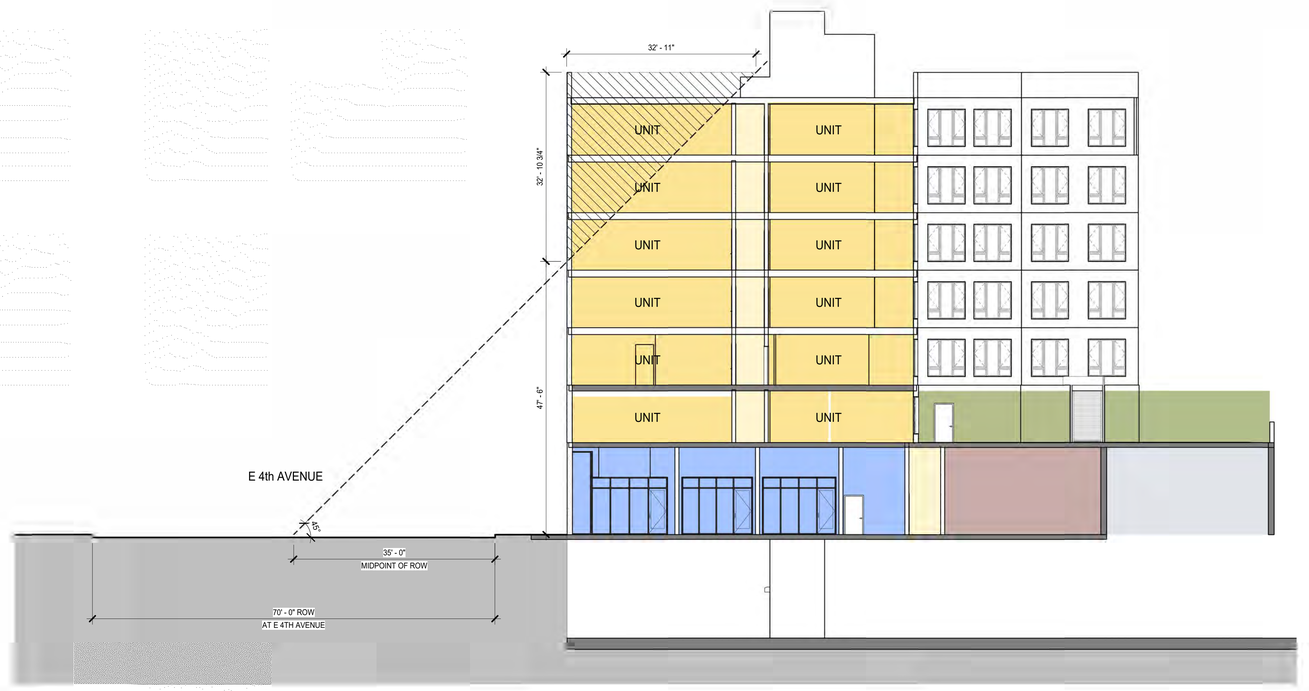
2/2/2023 5:00:47 PM

plot date: 1/27/2022 11:45:41 AM



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

3/32" = 1'-0"



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

3/32" = 1'-0"

BDE ARCHITECTURE
934 Howard Street
San Francisco, CA
94103

P. (415) 677-0966

CLIENT:

ALTA HOUSING · HARVEST PROPERTIES · PROMETHEUS

PROJECT NAME & ADDRESS:

4TH & RAILROAD

4TH & RAILROAD
San Mateo, CA

ISSUE:	Project Status
ISSUE DATE:	Issue Date

REVISIONS :

#	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023

SCALE:

PROJECT NUMBER:	2126
DRAWN BY:	NS
CHECKED BY:	

STAMP:

STAMP

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SHEET NAME:

STREET WALL SECTION EXHIBITS

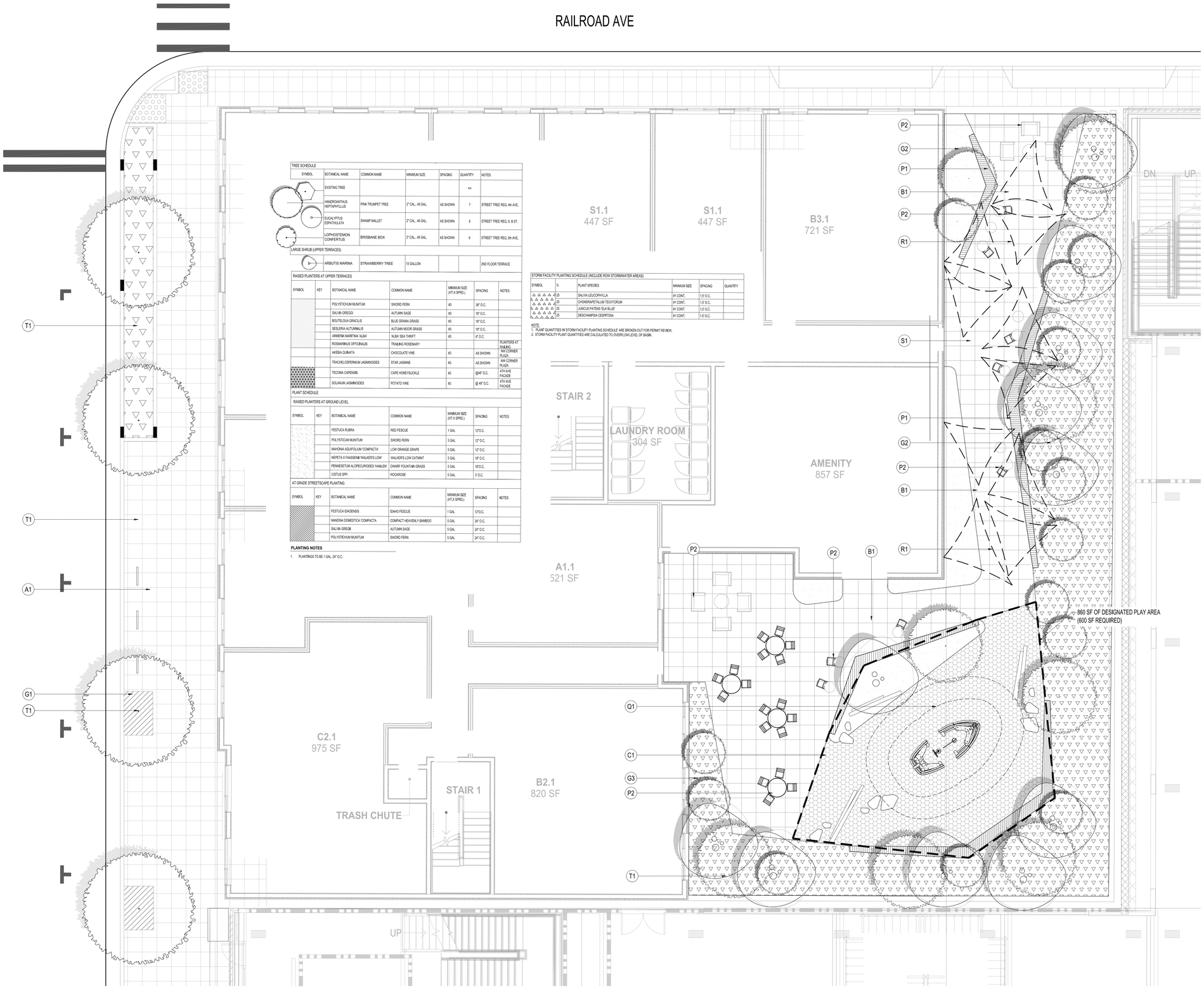
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SHEET NUMBER:

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2/2/2023 11:03:59 AM

plot date - 1/27/2023 11:45:41 AM



TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QUANTITY	NOTES
	EXISTING TREE				N/A	
	HANDROANTHUS HEPTAPHYLLUS	PINK TRUMPET TREE	2" CAL., 48 GAL.	AS SHOWN	7	STREET TREE REQ. 4th AVE.
	EUCALYPTUS ESPATHULATA	SWAMP MALLET	2" CAL., 48 GAL.	AS SHOWN	8	STREET TREE REQ. S. B ST.
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	2" CAL., 48 GAL.	AS SHOWN	6	STREET TREE REQ. 5th AVE.

LARGE SHRUB (UPPER TERRACES)

	ARBUTUS MARINA	STRAWBERRY TREE	15 GALLON			2ND FLOOR TERRACE

RAISED PLANTERS AT UPPER TERRACES

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	NOTES
		POLYSTICHUM MUNITUM	SWORD FERN	#3	36" O.C.	
		SALVIA GREGGII	AUTUMN SAGE	#3	18" O.C.	
		BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#3	18" O.C.	
		SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#3	18" O.C.	
		ARMERIA MARITIMA 'ALBA'	'ALBA' SEA THRIFT	#3	6" O.C.	
		ROSMARINUS OFFICINALIS	TRAILING ROSEMARY			PLANTERS AT RAILING NW CORNER PLAZA
		AKEBIA QUINATA	CHOCOLATE VINE	#3	AS SHOWN	NW CORNER PLAZA
		TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	#3	AS SHOWN	
		TECOMA CAPENSIS	CAPE HONEYSUCKLE	#3	@48" O.C.	4TH AVE FACADE
		SOLANUM JASMINOIDES	POTATO VINE	#3	@ 48" O.C.	4TH AVE FACADE

PLANT SCHEDULE

RAISED PLANTERS AT GROUND LEVEL

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	NOTES
		FESTUCA RUBRA	RED FESCUE	1 GAL	12"O.C.	
		POLYSTICUM MUNITUM	SWORD FERN	5 GAL	12" O.C.	
		MAHONIA AQUIFOLIUM 'COMPACTA'	LOW ORANGE GRAPE	5 GAL	12" O.C.	
		NEPETA X FASSENII 'WALKER'S LOW	WALKER'S LOW CATMINT	5 GAL	18" O.C.	
		PENNISETUM ALOPECUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	5 GAL	18"O.C.	
		CISTUS SPP.	ROCKROSE	5 GAL	3' O.C.	

AT GRADE STREETSCAPE PLANTING

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	NOTES
		FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL	12"O.C.	
		NANDINA DOMESTICA 'COMPACTA	COMPACT HEAVENLY BAMBOO	5 GAL	24" O.C.	
		SALVIA GREGII	AUTUMN SAGE	5 GAL	24" O.C.	
		POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	24" O.C.	

PLANTING NOTES

1. PLANTINGS TO BE 1 GAL, 24" O.C.

STORM FACILITY PLANTING SCHEDULE (INCLUDE ROW STORMWATER AREAS)

SYMBOL	%	PLANT SPECIES	MINIMUM SIZE	SPACING	QUANTITY
	25	SALVIA LEUCOPHYLLA	#1 CONT.	1.5' O.C.	
	25	CHONDRAPETALUM TECHTORUM	#1 CONT.	1.5' O.C.	
	25	JUNCUS PATENS 'ELK BLUE'	#1 CONT.	1.5' O.C.	
	25	DESCHAMPSIA CESPITOSA	#1 CONT.	1.5' O.C.	

NOTE:
1. PLANT QUANTITIES IN STORM FACILITY PLANTING SCHEDULE ARE BROKEN OUT FOR PERMIT REVIEW.
2. STORM FACILITY PLANT QUANTITIES ARE CALCULATED TO OVERFLOW LEVEL OF BASIN.

MATERIALS SCHEDULE

PAVEMENTS

- A1 CONCRETE PAVER, CITY STANDARD
- B1 PRECAST CONCRETE UNIT PAVER 1
- B2 NOT USED
- B3 NOT USED
- 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

27.38.130 RESIDENTIAL DEVELOPMENT STANDARDS

C) Open Space. Residential development shall include private usable open space equal to at least 80SF per dwelling unit or common usble open space equal to at least 150% of the private usable open space requriemetns, or a combination of both.

UNITS PROVIDED: 60

OPEN SPACE REQUIRED: 7200 SF

OPEN SPACE PROVIDED: 4076 SF

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

CLIENT:
HARVEST PROPERTIES
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San Mateo, CA

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REVISIONS :

	DESCRIPTION	DATE
1	PLANNING SUBMISSION	2/01/2023

SCALE: 3/16" = 1'-0"

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

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NOT FOR CONSTRUCTION

SHEET NAME:
LANDSCAPE PLAN
LEVEL 2
AMENITY TERRACE

TRUE

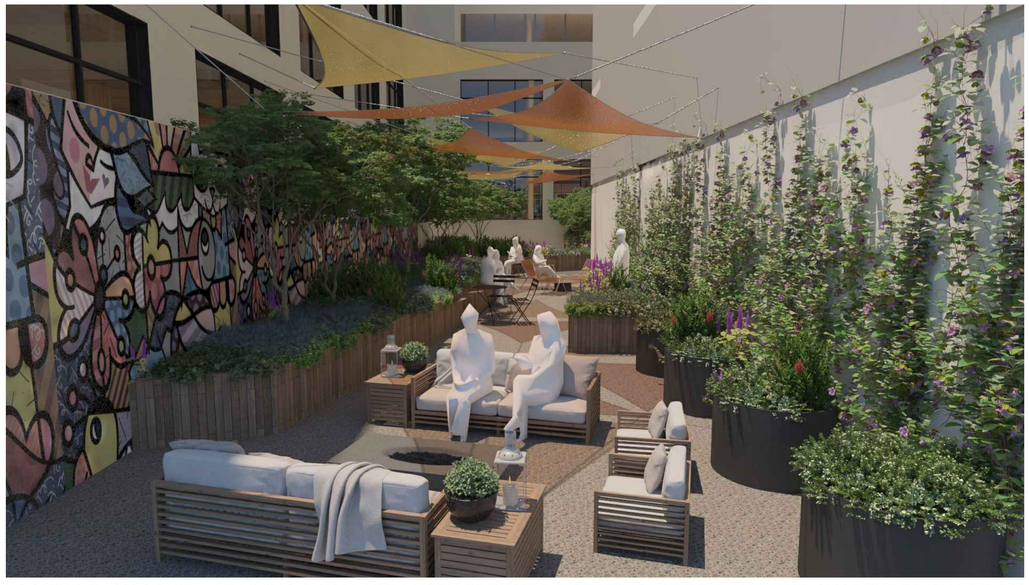
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plot date:

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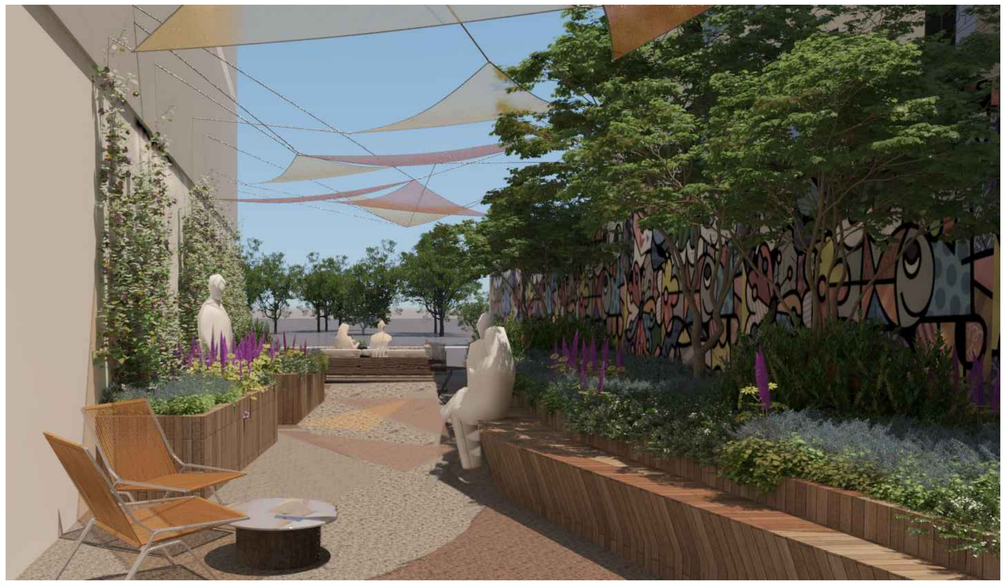
LOOKING PLAN SOUTH, TOWARDS SCULPTURAL PLAY AREA, WITH SEATING AREA



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.

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SHEET NAME:
LANDSCAPE
RENDERINGS
LEVEL 2 TERRACE

TRUE

SHEET NUMBER:

LR2.0

Plot date