PLANNING APPLICATION SUBMISSION FOR:

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

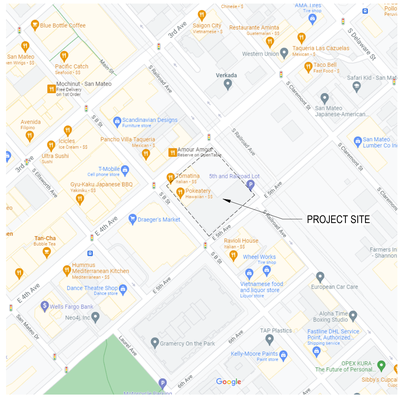


PLANNING APPLICATION SUBMISSION FOR:

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



VICINITY MAP



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
EXISTING GROSS BUILDING AREA:	BUILDING 1 (302 E. 4TH AVE): 5,500 SF BUILDING 2 (407-411 S B ST): 4,152 SF BUILDING 3 (415-445 S B ST): 36,049 SF TOTAL: 45,701 SF

PARKING CALCULATIONS

PARKING ZONE: CPID LIMITED PARKING ZONE (LPZ)

REQUIRED (SMMC 27.64.100)

RETAIL (1.3/1,000):	23 STALLS
OFFICE (2.6/1,000):	374 STALLS
RESIDENTIAL (0.5/UNIT):	30 STALLS

NOTE: AB2097 RELIEVES PROJECT OF PARKING REQUIREMENTS

PROVIDED

	COMMERCIAL	RESIDENTIAL
STANDARD:	36	13
COMPACT:	33	0
STACKER:	28	22
ACCESSIBLE (CBC 11B):	6	2
TOTAL:	103	37
EVCS/EV CAPABLE:	25/27	6/31

NOTE: EV STALLS ARE NOT DISTINGUISHED IN TOTAL

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):	6
LONG TERM REQ'D - S & 1 BR (1/UNIT):	27
2 BR (1.25/UNIT:	28
3 BR (1.5/UNIT):	28
PROVIDED SHORT TERM:	8
PROVIDED LONG TERM:	84

PROPOSED BUILDING AREA

PROPOSED BUILDING AREA PER SMMC 27.04.200:

COMMERCIAL:	1ST FLOOR	30,225	RESIDENTIAL:	1ST FLOOR 15,532
	2ND FLOOR	29,067		2ND FLOOR 11,036
	3RD FLOOR	29,067		3RD FLOOR 11,079
	4TH FLOOR	29,067		4TH FLOOR 11,079
	5TH FLOOR	27,552		5TH FLOOR 11,079
	6TH FLOOR	17,950		6TH FLOOR 11,079
	TOTAL	162,928 SF		7TH FLOOR 11,079
				TOTAL 81,963

TOTAL: 244,885 SF (4.84 FAR, INCREASED BY CA STATE DENSITY LAWS)

SHEET INDEX

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

SHEET #	SHEET NAME	PLANNING APPLICATION: 02/01/2023	PLANNING RES.SUBMITTAL: 09/22/2023	ISSUE #3	ISSUE #4	ISSUE #5	REMARKS
ARCHITECTURAL							
A0.1	COVER SHEET	X	X				
A0.2	PROJECT INFORMATION	X	X				
A0.3	BASEMENT AND FIRST FLOOR CODE PLANS	X	X				
A0.4	SECOND AND THIRD FLOOR CODE PLANS	X	X				
A0.5	FOURTH AND FIFTH FLOOR CODE PLANS	X	X				
A0.6	SIXTH FLOOR CODE PLAN		X				
A0.7	RENDERINGS	X	X				
A0.8	RENDERINGS	X	X				
A0.9	RENDERINGS	X	X				
A0.10	RENDERINGS	X	X				
A0.11	RENDERINGS	X	X				
A0.12	NEIGHBORHOOD CONTEXT	X	X				
A0.13	SHADOW STUDIES	X	X				
A0.14	SHADOW STUDIES	X	X				
A0.15	SHADOW STUDIES	X	X				
A0.16	FLOOR AREA PLANS		X				
A0.17	FLOOR AREA PLANS		X				
A0.18	FLOOR AREA PLANS		X				
A0.19	FLOOR AREA PLANS		X				
A0.20	BUILDING MASSING DIAGRAMS		X				
A0.21	BUILDING MASSING DIAGRAMS		X				
A1.0	EXISTING SITE PLAN	X	X				
A1.1	PROPOSED SITE PLAN	X	X				
A2.0	BASEMENT PLAN	X	X				
A2.1	FIRST FLOOR PLAN	X	X				
A2.2	SECOND FLOOR PLAN	X	X				
A2.3	THIRD FLOOR PLAN	X	X				
A2.4	FOURTH FLOOR PLAN	X	X				
A2.5	FIFTH FLOOR PLAN	X	X				
A2.6	SIXTH FLOOR PLAN		X				
A2.7	ROOF PLAN	X	X				
A3.0	EXTERIOR ELEVATIONS	X	X				
A3.1	EXTERIOR ELEVATIONS	X	X				
A3.2	STOREFRONT OPTIONS AND SECTIONS		X				
A3.3	MATERIAL BOARD, ENLARGED PLANS, ELEVATIONS	X	X				
A4.0	BUILDING SECTIONS	X	X				
A5.0	ACCESSIBILITY DETAILS	X	X				
A5.1	ACCESSIBILITY DETAILS	X	X				
SURVEY							
	TOPOGRAPHIC SURVEY	X	X				
CIVIL							
C1.00	EXISTING CONDITIONS	X	X				
C2.00	CONCEPT GRADING AND DRAINAGE	X	X				
C2.10	CONCEPT STREET IMPROVEMENT SITE PLAN	X	X				

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

SHEET #	SHEET NAME	PLANNING APPLICATION: 02/01/2023	PLANNING RES.SUBMITTAL: 09/22/2023	ISSUE #3	ISSUE #4	ISSUE #5	REMARKS
C3.00	CONCEPT DEMO UTILITIES	X	X				
C3.01	CONCEPT UTILITIES	X	X				
C4.00	CONCEPT STORMWATER MANAGEMENT PLAN - ON-SITE	X	X				
C4.01	CONCEPT STORMWATER MANAGEMENT PLAN - OFF-SITE	X	X				
C5.00	CONCEPT STORM DRAIN CAPACITY STUDY	X	X				
C6.00	CONCEPT TURNING ANALYSIS STUDY	X	X				
LANDSCAPE							
L0.0	OPEN SPACE DIAGRAMS	X	X				
L0.1	ARBORIST REPORT		X				
L0.2	ARBORIST REPORT		X				
L0.3	ARBORIST REPORT		X				
L0.4	TREE PLANTING FORM		X				
L1.0	LANDSCAPE PLAN, GROUND LEVEL	X	X				
L1.1	LANDSCAPE PLAN, 6TH LEVEL	X	X				
L2.0	IRRIGATION PLAN, GROUND LEVEL	X	X				
L2.1	IRRIGATION PLAN, 6TH LEVEL	X	X				
L2.2	IRRIGATION NOTES AND LEGEND	X	X				
RESIDENTIAL ARCHITECTURAL							
AR0.01	PROJECT INFORMATION	X	X				
AR0.31	EGRESS DIAGRAM FLOOR 1		X				
AR0.32	EGRESS DIAGRAM FLOOR 2		X				
AR0.33	EGRESS DIAGRAM FLOOR 3-7		X				
AR0.34	EGRESS DIAGRAM ROOF		X				
AR0.41	ALLOWABLE AREA & OPENINGS		X				
AR0.42	ALLOWABLE AREA & OPENINGS		X				
AR0.43	ALLOWABLE AREA & OPENINGS		X				
AR1.00	SITE PLAN	X	X				
AR2.01	FLOOR 1 PLAN	X	X				
AR2.02	FLOOR 2 PLAN	X	X				
AR2.03	FLOORS 3-7 PLAN	X	X				
AR2.04	ROOF PLAN	X	X				
AR3.01	BUILDING MATERIAL ELEVATIONS	X	X				
AR3.02	PERSPECTIVE VIEW RENDERINGS	X	X				
AR3.03	MATERIAL BOARD	X	X				
AR3.10	BUILDING ELEVATIONS		X				
AR3.11	BUILDING ELEVATIONS		X				
AR3.20	BUILDING SECTIONS	X	X				
AR3.21	STREET WALL SECTION EXHIBITS	X	X				
AR10.40	WINDOW & STOREFRONT TYPES		X				
AR10.41	WINDOW DETAILS		X				
RESIDENTIAL LANDSCAPE							
LR1.0	LANDSCAPE PLAN LEVEL 2 AMENITY TERRACE	X	X				
LR1.1	LANDSCAPE RENDERINGS AMENITY TERRACE	X	X				
LR2.0	IRRIGATION PLAN LEVEL 2 AMENITY TERRACE		X				
LR2.1	IRRIGATION NOTES AND LEGEND		X				

SHEET TOTAL: 100

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CLIENT:
HARVEST PROPERTIES

PROJECT NAME & ADDRESS:
BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: PLANNING APPLICATION RESUBMITTAL
ISSUE DATE: 10/10/2023

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023

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

10/12/2023 11:10:35 AM

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



PROJECT TEAM

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MOANA REYNAU - SR. ASSOCIATE

PROJECT DESCRIPTION

THIS SET OF DRAWINGS IS FOR A NEW 6-STORY + BASEMENT OFFICE BUILDING OF APPROXIMATELY 162,928 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

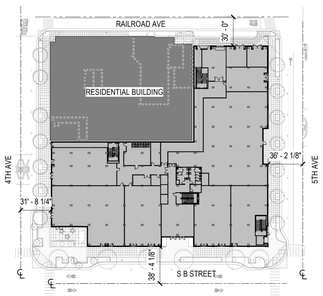
FRONTAGE INCREASE CALCULATIONS

TYPE III-A CONSTRUCTION, SPRINKLERED, SEPARATED OCCUPANCIES

ALLOWABLE AREAS PER FLOOR (WITH HEIGHT INCREASE) (CBC TABLE 506.2) (SM):

A-3: 14,000 SF
M: 55,500 SF
B: 85,500 SF

FRONTAGE INCREASE (CBC 506.3):



PERCENTAGE OF BUILDING PERIMETER ON PUBLIC WAY OR OPEN SPACE: 71.6%

SMALLEST PUBLIC WAY OR OPEN SPACE: 30' - 0"

FRONTAGE INCREASE FACTOR (CBC TABLE 506.3.3): 0.50

BUILDING AREA CALCULATIONS

TYPE III-A CONSTRUCTION, SPRINKLERED, SEPARATED OCCUPANCIES

ALLOWABLE AREAS PER FLOOR (WITH HEIGHT INCREASE) (WITH AREA INCREASE) (CBC TABLE 506.2) (CBC 506.3, SEE CALCULATION ADJACENT) (SM):

A-3: 14,000 SF X 0.50 AREA FACTOR = 21,000 SF
M: 55,500 SF X 0.50 AREA FACTOR = 83,250 SF
B: 85,500 SF X 0.50 AREA FACTOR = 128,250 SF

ALLOWABLE STORIES (WITH AREA INCREASE) (PER CBC TABLE 504.4) (SM):

A-3: 3 STORIES
M: 5 STORIES
B: 6 STORIES

DESIGNED AREAS (PER FLOOR) (SM):

1ST FLOOR: A-3: 1,610 SF M: 13,253 SF B: 16,021 SF
2ND FLOOR: B: 29,573 SF
3RD FLOOR: B: 30,029 SF
4TH FLOOR B: 30,029 SF
5TH FLOOR B: 28,523 SF
6TH FLOOR B: 18,963 SF

RATIO CHECK PER FLOOR (<1 = ALLOWABLE):

1ST FLOOR: 1,610/21,000 + 13,253/83,250 + 16,021/128,250 = 0.08 + 0.16 + 0.12 = .36 = <1
2ND FLOOR: 29,573/128,250 = 0.23 = <1
3RD FLOOR: 30,029/128,250 = 0.23 = <1
4TH FLOOR: 30,029/128,250 = 0.23 = <1
5TH FLOOR: 28,523/128,250 = 0.22 = <1
6TH FLOOR: 18,963/128,250 = 0.15 = <1

BUILDING TOTAL AREA (SUM OF STORY RATIOS < 2.0 = ALLOWABLE):

0.36 + 0.23 + 0.23 + 0.23 + 0.22 + 0.15 = 1.42 = <2.0

PROPOSED BUILDING STORIES: TOTAL STORIES: 6

A-3: ALLOWABLE: 3 STORIES > 1ST STORY (HIGHEST STORY A-3)
M: ALLOWABLE: 3 STORIES > 1ST STORY (HIGHEST STORY M)
B: ALLOWABLE: 6 STORIES = 6TH STORY (HIGHEST STORY B)

NOTE: FLOORS BETWEEN LEVELS WILL BE PROVIDED TO RATING REQUIRED FOR SEPARATED OCCUPANCIES.

PLUMBING FIXTURE CALCULATIONS

LEVEL	OCC GROUP	AREA	LOAD FACTOR	OCC (M/W)	FIXTURES REQUIRED		
					WOMEN	MEN	DF
FLR 1	A3	1,612 SF	30	27/27	2 WC / 1 LAVS	1 WC / 1 UR / 1 LAVS	1
FLR 1	M	12,992 SF	100	65/65	1 WC / 1 LAVS	1 WC / 0 UR / 1 LAVS	1
FLR 1	B	6,615 SF	150	23/23	2 WC / 1 LAVS	1 WC / 1 UR / 1 LAVS	1
FLR 2	B	27,061 SF	150	91/91	4 WC / 2 LAVS	2 WC / 1 UR / 2 LAVS	1
FLR 3	B	27,656 SF	150	93/93	4 WC / 2 LAVS	2 WC / 1 UR / 2 LAVS	1
FLR 4	B	27,644 SF	150	93/93	4 WC / 2 LAVS	2 WC / 1 UR / 2 LAVS	1
FLR 5	B	26,073 SF	150	87/87	4 WC / 2 LAVS	2 WC / 1 UR / 2 LAVS	1
FLR 6	B	16,490 SF	150	55/55	4 WC / 2 LAVS	2 WC / 1 UR / 1 LAVS	1

FIXTURES REQUIRED TOTAL	409/409	25 WC / 13 LAVS	13 WC / 7 UR / 12 LAVS	8
FIXTURES PROVIDED		24 WC / 12 LAVS	12 WC / 12 UR / 12 LAVS	12

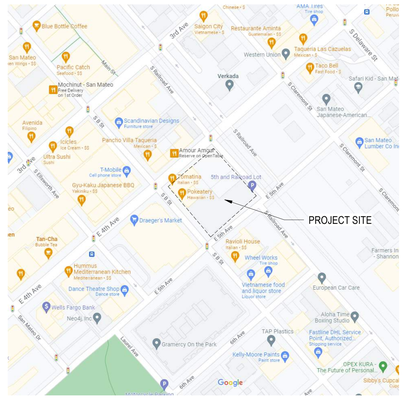
NOTES:
1. REQUIREMENTS PER 2022 CPC TABLE 422.1.
2. SQUARE FEET AREAS SHOWN ARE USABLE SPACES LESS ACCESSORY AREAS (HALLWAYS, RESTROOMS, STAIR ENCLOSURE, UTILITY ROOMS AND STORAGE ..) PER CPC TABLE A EXCEPTION
3. OCCUPANT LOAD FACTORS:
   A. ASSEMBLY: A3 30 SF
   B. OFFICE: B 150 SF
   C. MERCANTILE: M 100 SF
4. ~~CPC 422.2 – THE TOTAL NUMBER OF REQUIRED TOILET FIXTURES 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:	85'-0"
ALLOWABLE NUMBER OF STORIES:	6 STORIES ABOVE GRADE PLANE (CBC TABLE 504.4)
PROPOSED NUMBER OF STORIES:	6 (BASEMENT + 6 STORIES ABOVE GRADE)
ALLOWABLE BUILDING AREA:	448,000 SF (CBC 506 & 508)
PROPOSED BUILDING AREA:	LEVEL 1 30,884 SF LEVEL 2 29,573 SF LEVEL 3 30,029 SF LEVEL 4 30,029 SF LEVEL 5 28,523 SF LEVEL 6 18,963 SF TOTAL: 168,001 SF
PROPOSED BUILDING AREA BY USE RETAIL/RESTAURANT (M):	LEVEL 1 13,253 SF TOTAL: 13,253 SF
LOBBY (A-3):	LEVEL 1 1,610 SF TOTAL: 1,610 SF
OFFICE (B):	LEVEL 1 16,021 SF LEVEL 2 29,573 SF LEVEL 3 30,029 SF LEVEL 4 30,029 SF LEVEL 5 28,523 SF LEVEL 6 18,963 SF TOTAL: 153,138 SF

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

VICINITY MAP



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CLIENT:
HARVEST PROPERTIES

PROJECT NAME & ADDRESS:
BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE:	PLANNING APPLICATION RESUBMITTAL
ISSUE DATE:	10/10/2023

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023

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

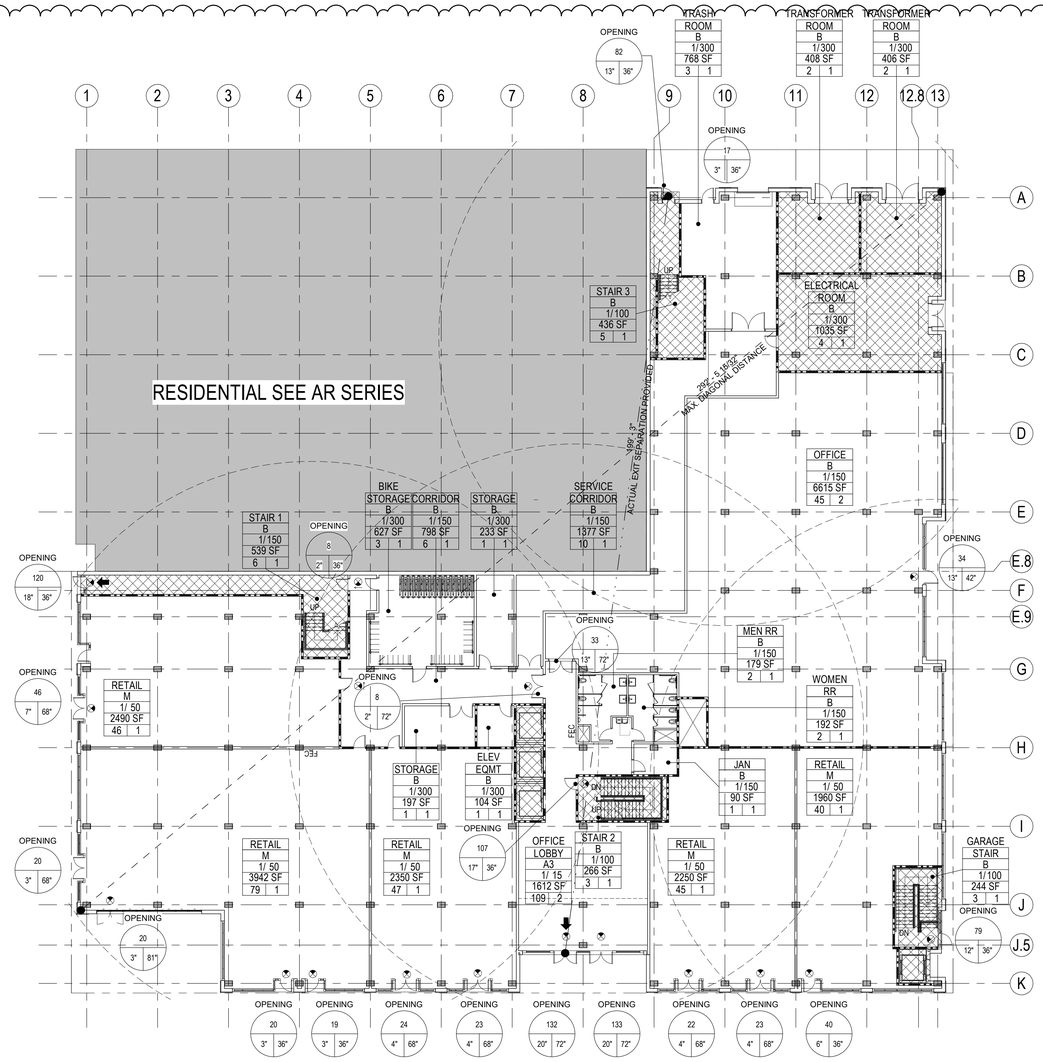
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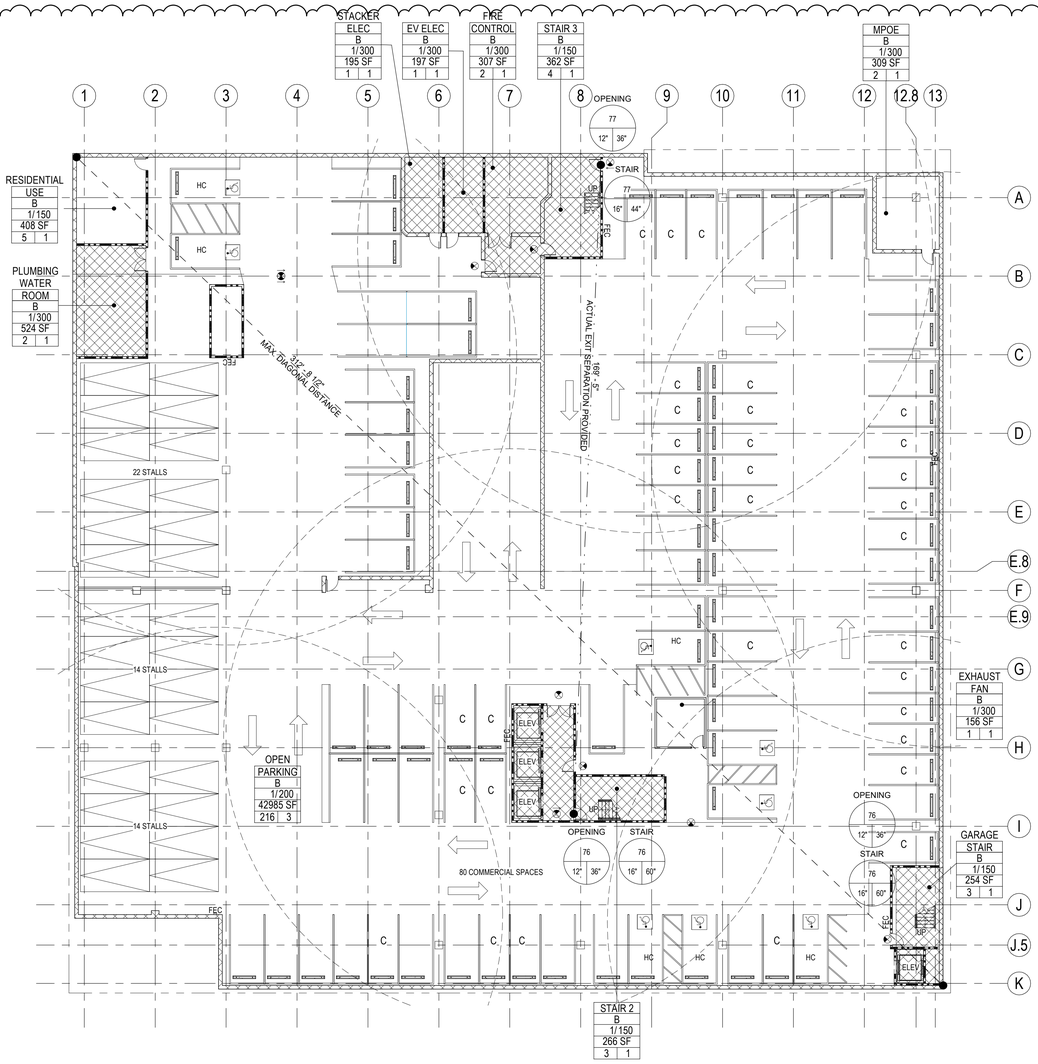
SHEET NAME:
PROJECT INFORMATION

SHEET NUMBER:
A0.2

plot date: 10/12/2023 5:24:16 PM



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-504.9) 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.

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	228 OCC	3	3	35"	108"	46"	164"
FLR 1	453 OCC	3	14	68"	787"	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	197 SF	300	1
EXHAUST FAN	B	156 SF	300	1
FIRE CONTROL	B	307 SF	300	2
MPOE	B	309 SF	300	2
OPEN PARKING	B	42985 SF	200	215
PLUMBING WATER ROOM	B	524 SF	300	2
RESIDENTIAL USE	B	408 SF	150	3
STACKER ELEC	B	195 SF	300	1
		45081 SF		227

Code Plan-Occupancy Schedule - Level 1

NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
BIKE STORAGE	B	627 SF	300	3
CORRIDOR	B	798 SF	150	6
ELECTRICAL ROOM	B	1035 SF	300	4
JAN	B	90 SF	150	1
MEN RR	B	179 SF	150	2
OFFICE	B	6615 SF	150	45
OFFICE LOBBY	A3	1612 SF	15	108
RETAIL	M	3942 SF	50	79
RETAIL	M	2350 SF	50	48
RETAIL	M	2250 SF	50	46
RETAIL	M	1960 SF	50	40
RETAIL	M	2490 SF	50	50
SERVICE CORRIDOR	B	1377 SF	150	10
STORAGE	B	197 SF	300	1
STORAGE	B	233 SF	300	1
TRANSFORMER ROOM	B	408 SF	300	2
TRANSFORMER ROOM	B	406 SF	300	2
TRASH ROOM	B	768 SF	300	3
WOMEN RR	B	192 SF	150	2
		27528 SF		453

RATING REQUIREMENTS

TABLE 601

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV				TYPE V	
	A	B	A	B	A	B	A	B	C	HT	A	B
Primary structural frame[g] (see Section 202)	3[a, b]	2[a, b, c]	1[b, c]	0[c]	1[b, c]	0	3[d]	2[d]	2[d]	HT	1[b, c]	0
Bearing walls												
Exterior[e, f]	3	2	1	0	2	2	3	2	2	2	1	0
Interior	3[a]	2[a]	1	0	1	0	3	2	2	1/HT[g]	1	0
Nonbearing walls and partitions Exterior	See Table 705.5											
Nonbearing walls and partitions Interior[d]	0	0	0	0	0	0	0	0	0	See Section 2304.11.2	0	0
Floor construction and associated secondary structural members (see Section 202)	2	2	1	0	1	0	2	2	2	HT	1	0
Roof construction and associated secondary structural members (see Section 202)	1 1/2[b]	1[b, c]	1[b, c]	0[c]	1[b, c]	0	1 1/2	1	1	HT	1[b, c]	0

For SI: 1 foot = 304.8 mm.

LEGEND

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

CALCULATED OCCUPANCY LOAD

171 — OCC LOAD SERVED
26" | 72" — 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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HARVEST PROPERTIES

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SAN MATEO, CA, 94401

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ISSUE DATE:	10/10/2023

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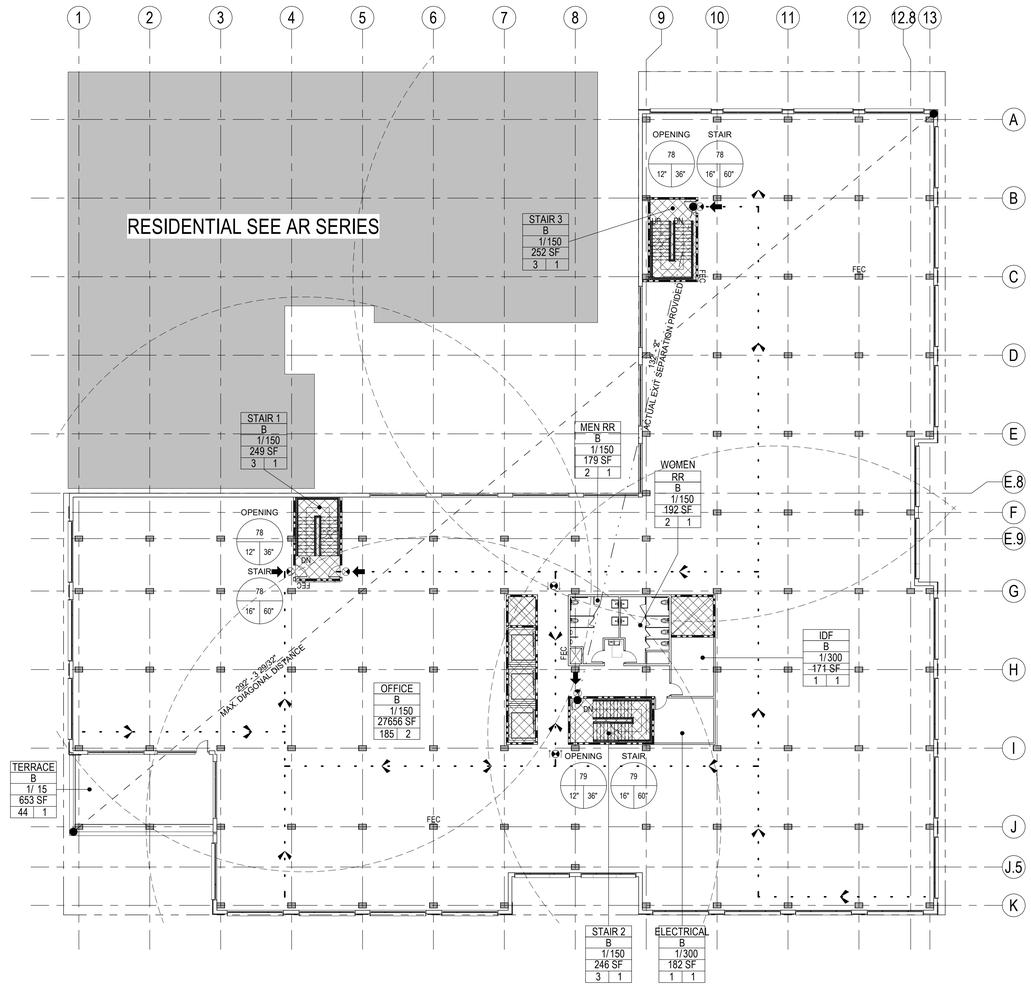
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SHEET NAME:
BASEMENT AND FIRST FLOOR CODE PLANS

SHEET NUMBER:
A0.3

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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 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.
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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	231 OCC	3	3	35"	108"	47"	180"
FLR 3	235 OCC	3	3	36"	108"	47"	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	182 SF	300	1
IDF	B	171 SF	300	1
MEN RR	B	179 SF	150	2
OFFICE	B	27061 SF	150	181
TERRACE	B	653 SF	15	44
WOMEN RR	B	192 SF	150	2
		28439 SF		231

Code Plan-Occupancy Schedule - Level 3

NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
ELECTRICAL	B	182 SF	300	1
IDF	B	171 SF	300	1
MEN RR	B	179 SF	150	2
OFFICE	B	27656 SF	150	185
TERRACE	B	653 SF	15	44
WOMEN RR	B	192 SF	150	2
		29034 SF		235

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' - 6" 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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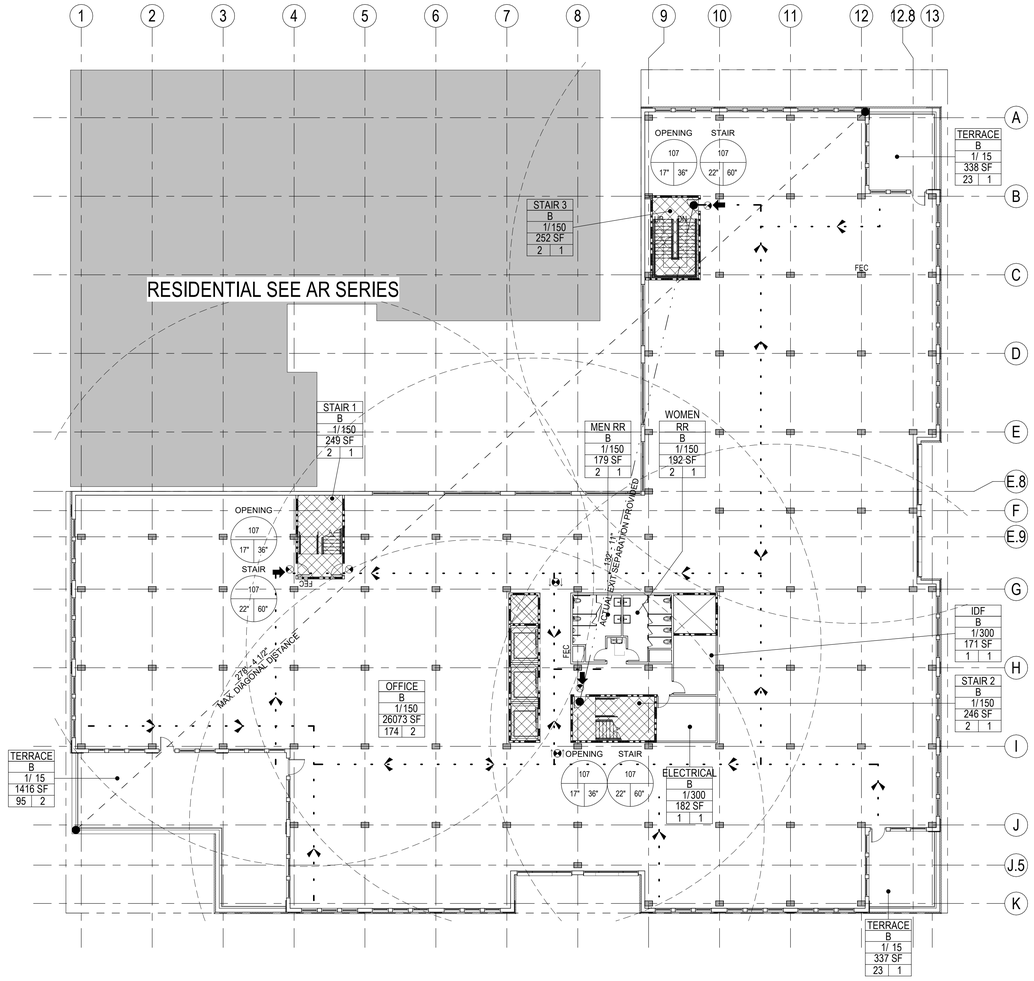
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SECOND AND THIRD FLOOR CODE PLANS

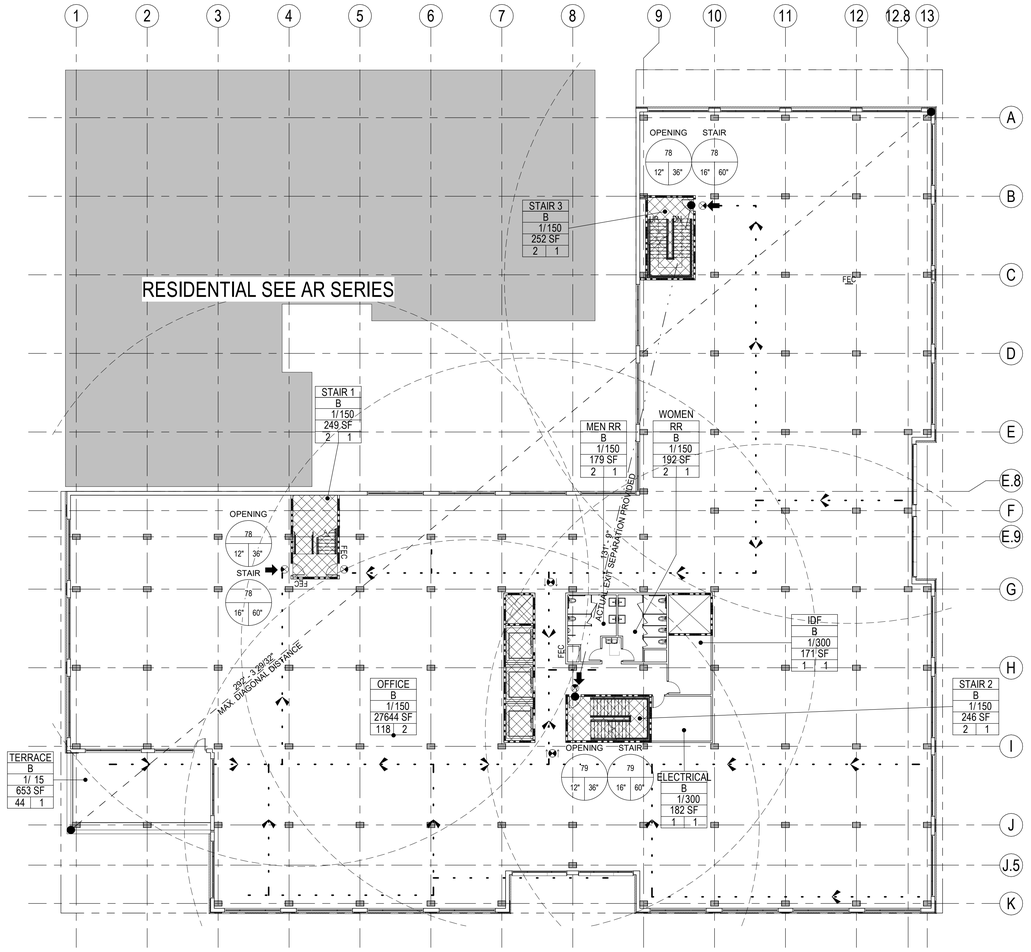
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LEVEL 5 CODE PLAN
1/16" = 1'-0"
2



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.
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
FLR 4	235 OCC	3	3	36"	108"	47"	180"
FLR 5	321 OCC	3	3	49"	108"	65"	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	182 SF	300	1
IDF	B	171 SF	300	1
MEN RR	B	179 SF	150	2
OFFICE	B	27644 SF	150	185
TERRACE	B	653 SF	15	44
WOMEN RR	B	192 SF	150	2
		29022 SF		235

Code Plan-Occupancy Schedule - Level 5

NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
ELECTRICAL	B	182 SF	300	1
IDF	B	171 SF	300	1
MEN RR	B	179 SF	150	2
OFFICE	B	26073 SF	150	174
TERRACE	B	1416 SF	15	95
TERRACE	B	337 SF	15	23
TERRACE	B	338 SF	15	23
WOMEN RR	B	192 SF	150	2
		28889 SF		321

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" — EGRESS LOADS/WIDTHS FOR EXIT OPENING AND STAIR
- OCC LOAD SERVED
- REQD WIDTH
- PROVIDED WIDTH OPENING OR STAIR (WHERE INDICATED)

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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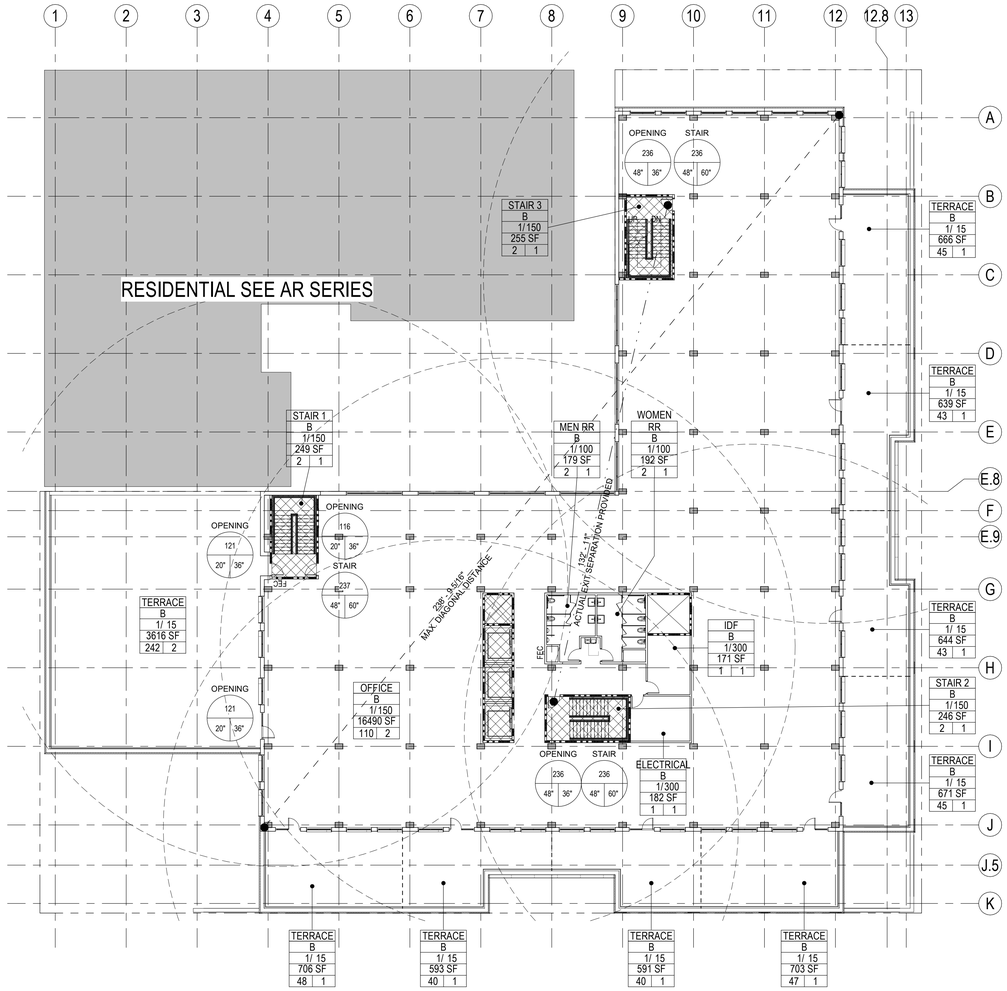
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SHEET NAME:
FOURTH AND FIFTH FLOOR CODE PLANS

SHEET NUMBER:
A0.5

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LEVEL 6 CODE PLAN

1/16" = 1'-0"

SHEET NOTES

1. SHEET NOTES AND KEY NOTES ARE FOR THE C+S SCOPE OF WORK AND ARE SPECIFIC TO THIS SHEET ONLY, UON THE ITEMS BELOW ARE 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 = 1/20
       - 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

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 6	709 OCC	3	3	106"	108"	142"	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 6

NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
ELECTRICAL	B	182 SF	300	1
IDF	B	171 SF	300	1
MEN RR	B	179 SF	150	2
OFFICE	B	16490 SF	150	110
TERRACE	B	706 SF	15	48
TERRACE	B	3616 SF	15	242
TERRACE	B	666 SF	15	45
TERRACE	B	593 SF	15	40
TERRACE	B	591 SF	15	40
TERRACE	B	703 SF	15	47
TERRACE	B	639 SF	15	43
TERRACE	B	644 SF	15	43
TERRACE	B	671 SF	15	45
WOMEN RR	B	192 SF	150	2
		26042 SF		709

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 — 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')

EXIT — 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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PROJECT NAME & ADDRESS:

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SHEET NAME:
SIXTH FLOOR CODE PLAN

SHEET NUMBER:
A0.6

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CORNER OF 4TH & B

12" = 1'-0"

1

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A0.7

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RETAIL VIEWS
12" = 1'-0"

1

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RENDERINGS

SHEET NUMBER:
A0.8

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B STREET ELEVATION

12" = 1'-0"

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1

5TH AVENUE ELEVATION

12" = 1'-0"

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RENDERINGS

SHEET NUMBER:
A0.10

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4TH AVENUE ELEVATION

12" = 1'-0"

1

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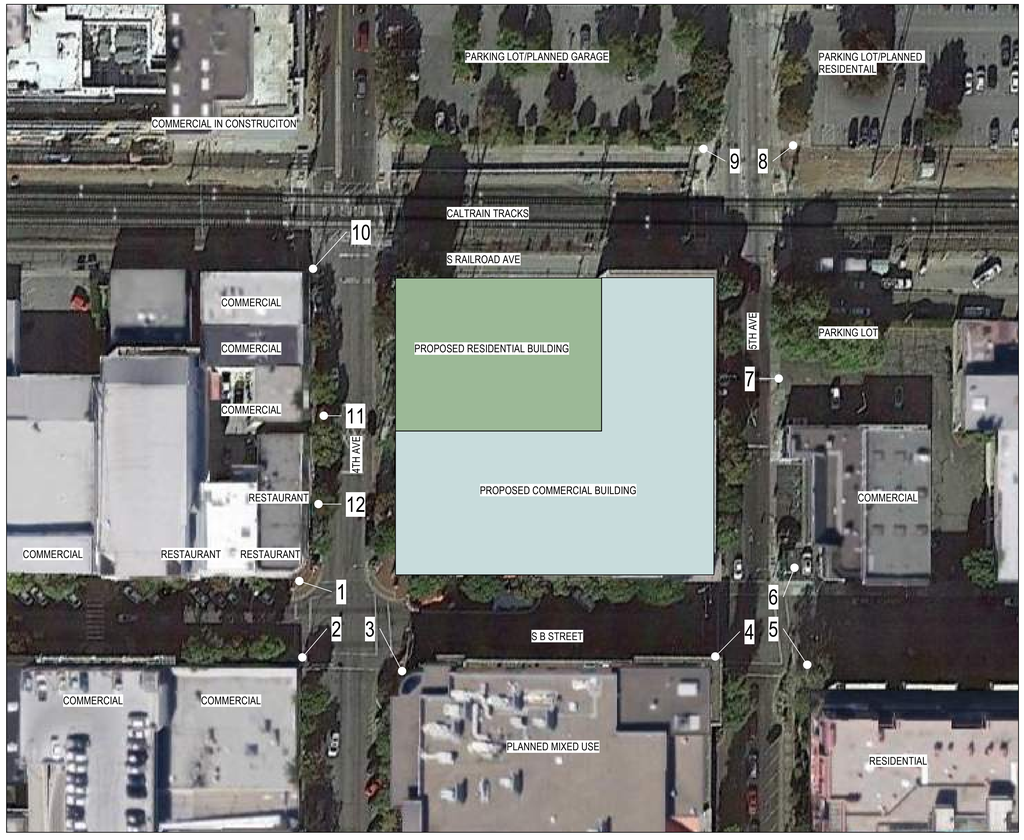
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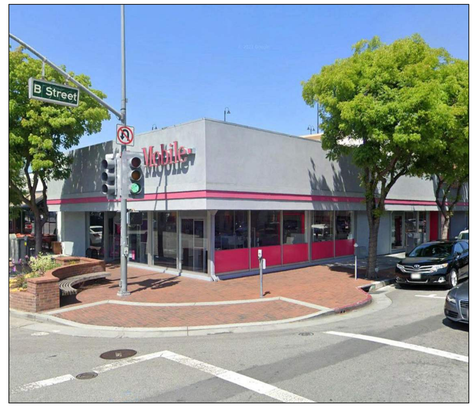
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1. RESTAURANT



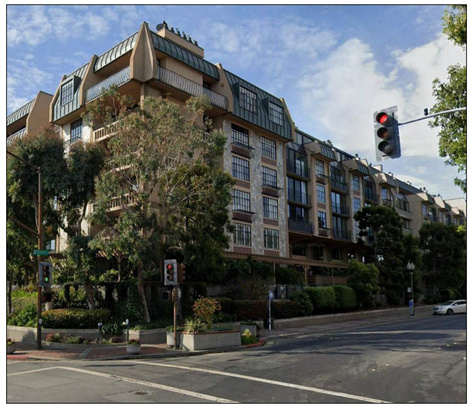
2. COMMERCIAL



3. PLANNED MIXED USE



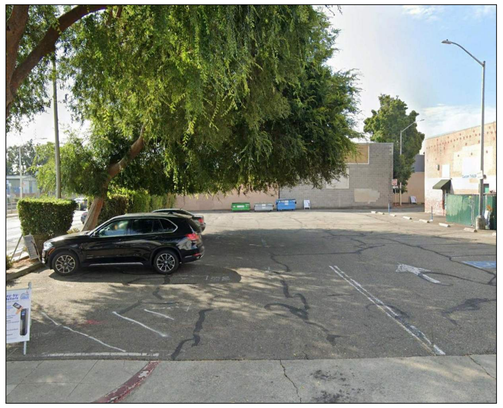
4. PLANNED MIXED USE



5. RESIDENTIAL



6. COMMERCIAL



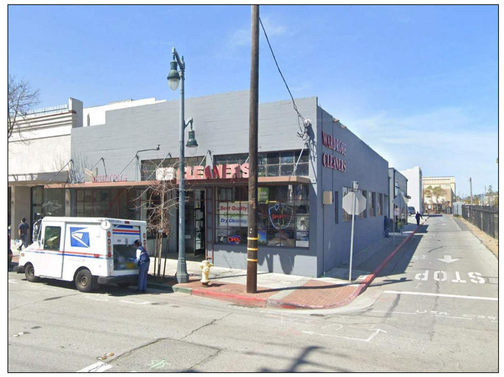
7. PARKING LOT



8. PARKING LOT/PLANNED RESIDENTIAL



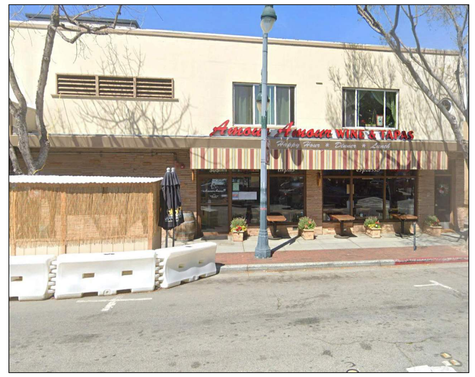
9. PARKING LOT/PLANNED GARAGE



10. COMMERCIAL



11. COMMERCIAL



12. RESTAURANT

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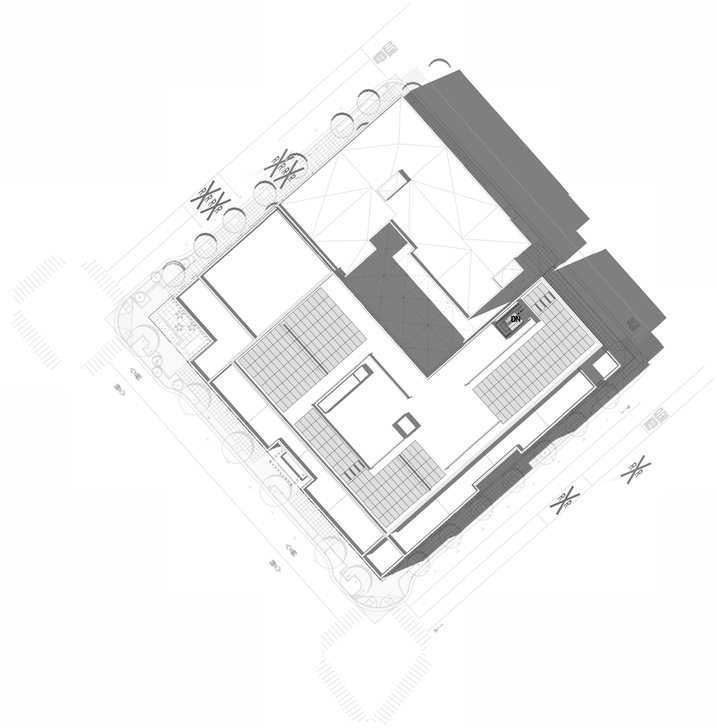
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NEIGHBORHOOD CONTEXT

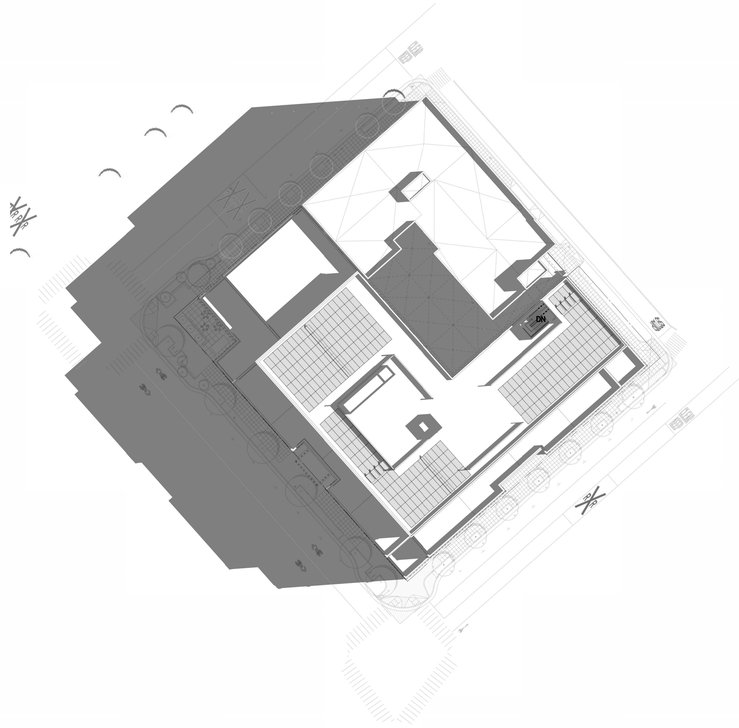
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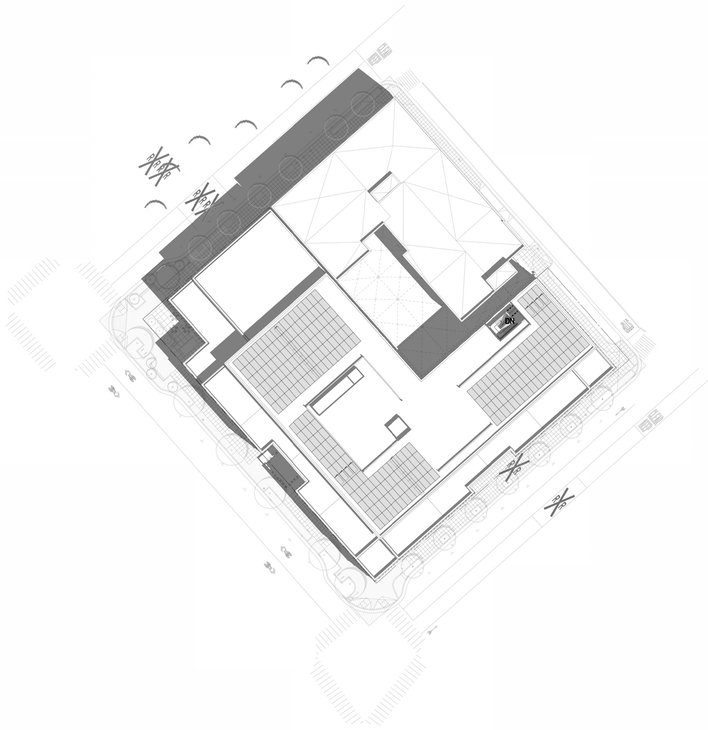
SOLAR STUDY - JUNE 21 - 3 PM
1" = 40'-0"

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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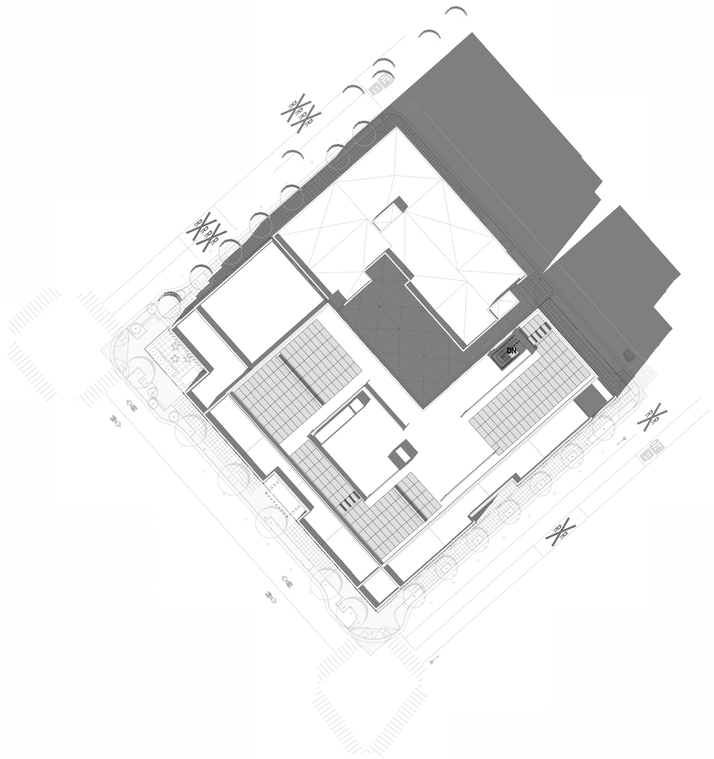
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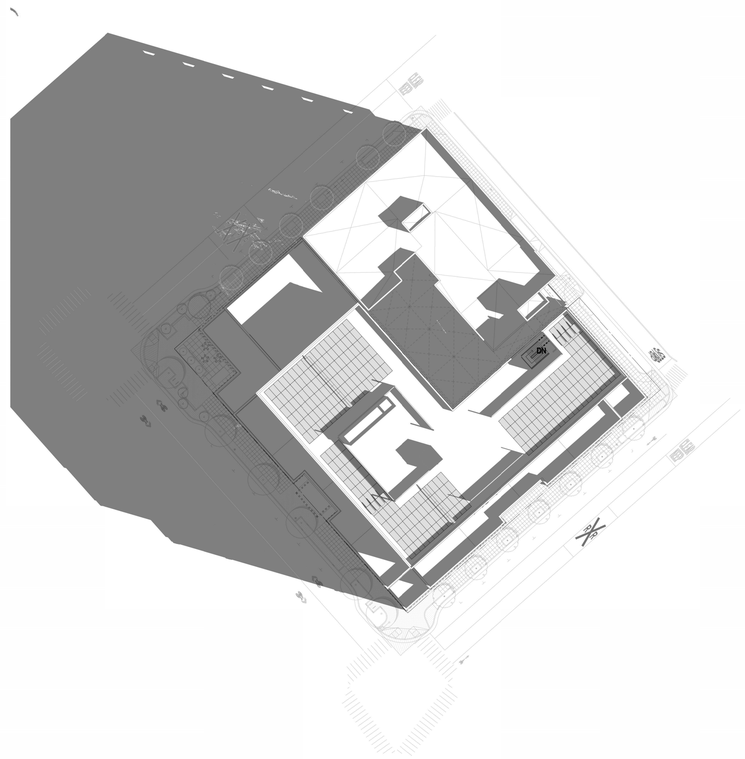
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SHADOW STUDIES

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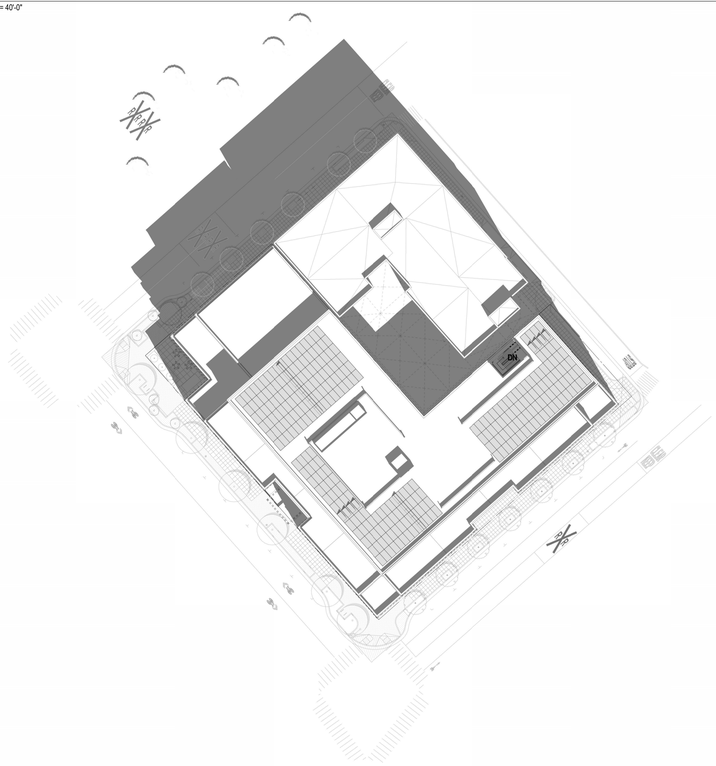
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SOLAR STUDY - MAR/SEPT 21 - 3 PM
1" = 40'-0"
3



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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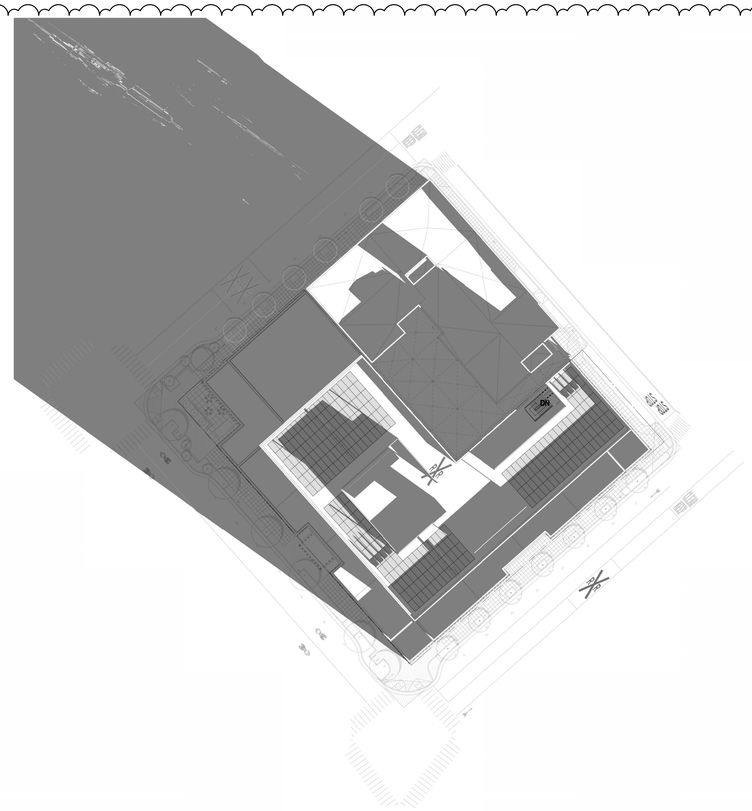
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SHEET NUMBER:
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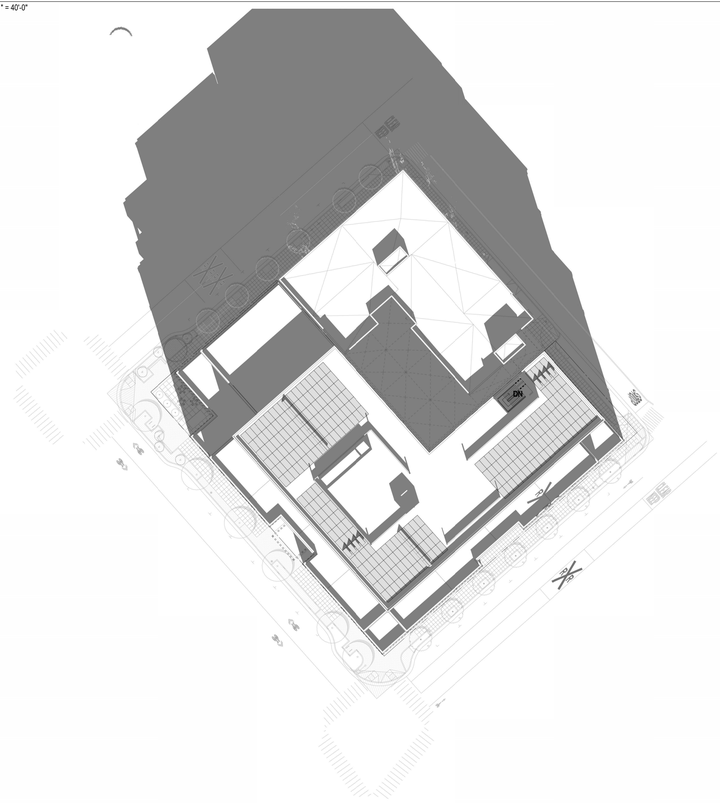
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SOLAR STUDY - DEC 21 - 3 PM
1" = 40'-0"
3



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



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

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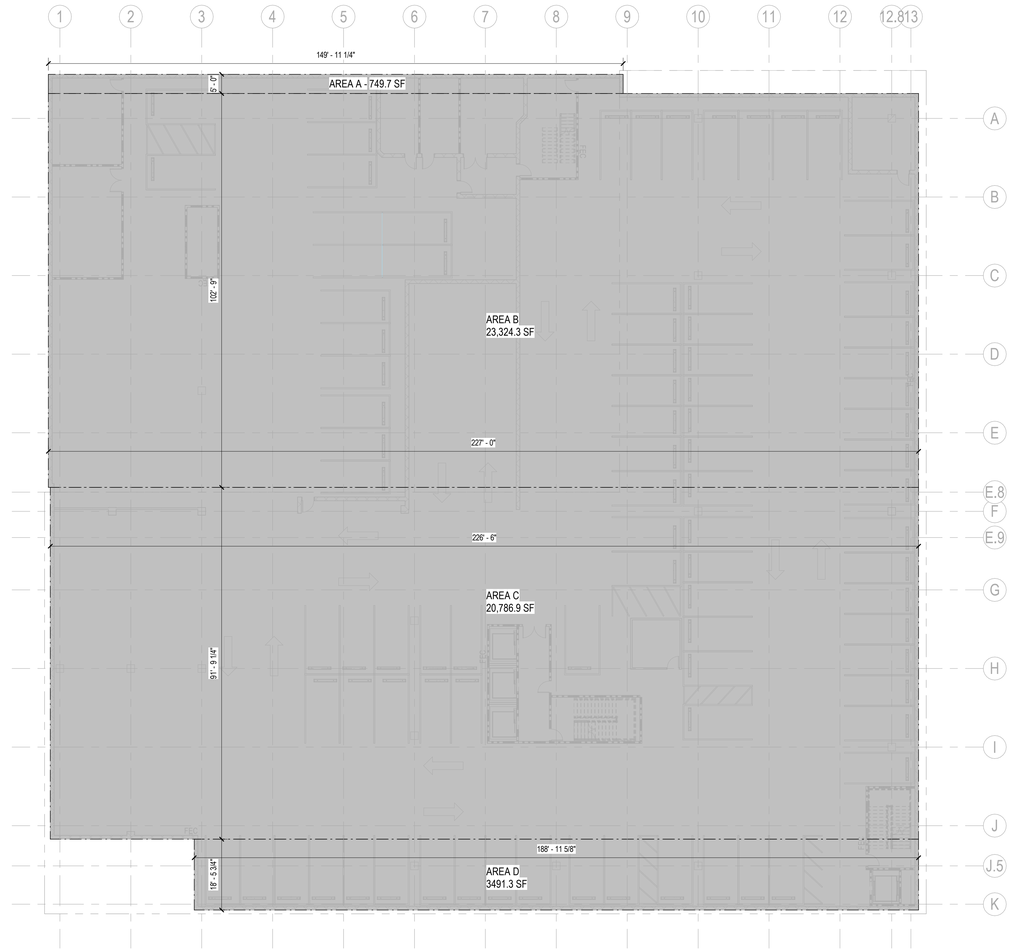
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SHEET NAME:
SHADOW STUDIES

SHEET NUMBER:
A0.15

Last date - 10/11/2023 5:26:03 PM



FLOOR AREA CALCULATIONS:

AREA A:	749.7 SF
AREA B:	23324.3 SF
AREA C:	20786.9 SF
AREA D:	3491.3 SF

BASEMENT FLOOR AREA: 48352.2 SF

AREA PLAN - BASEMENT

1/16" = 1'-0"

1

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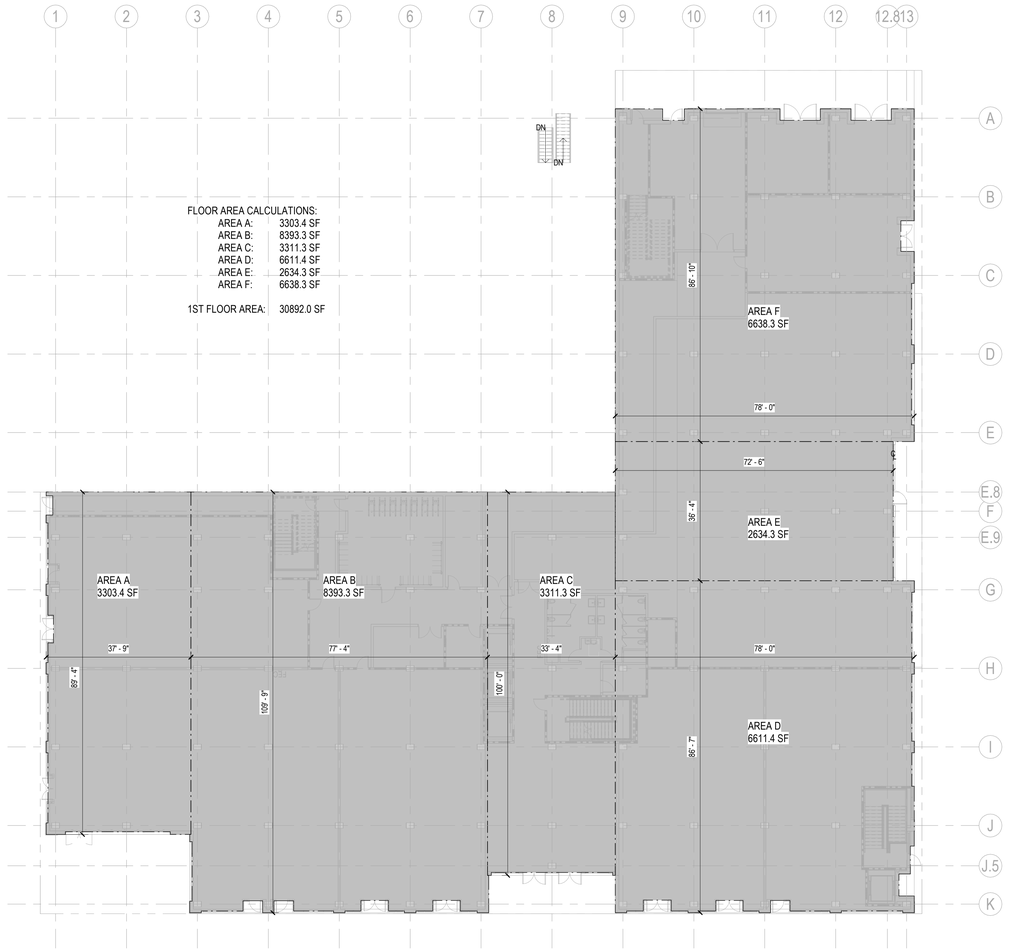
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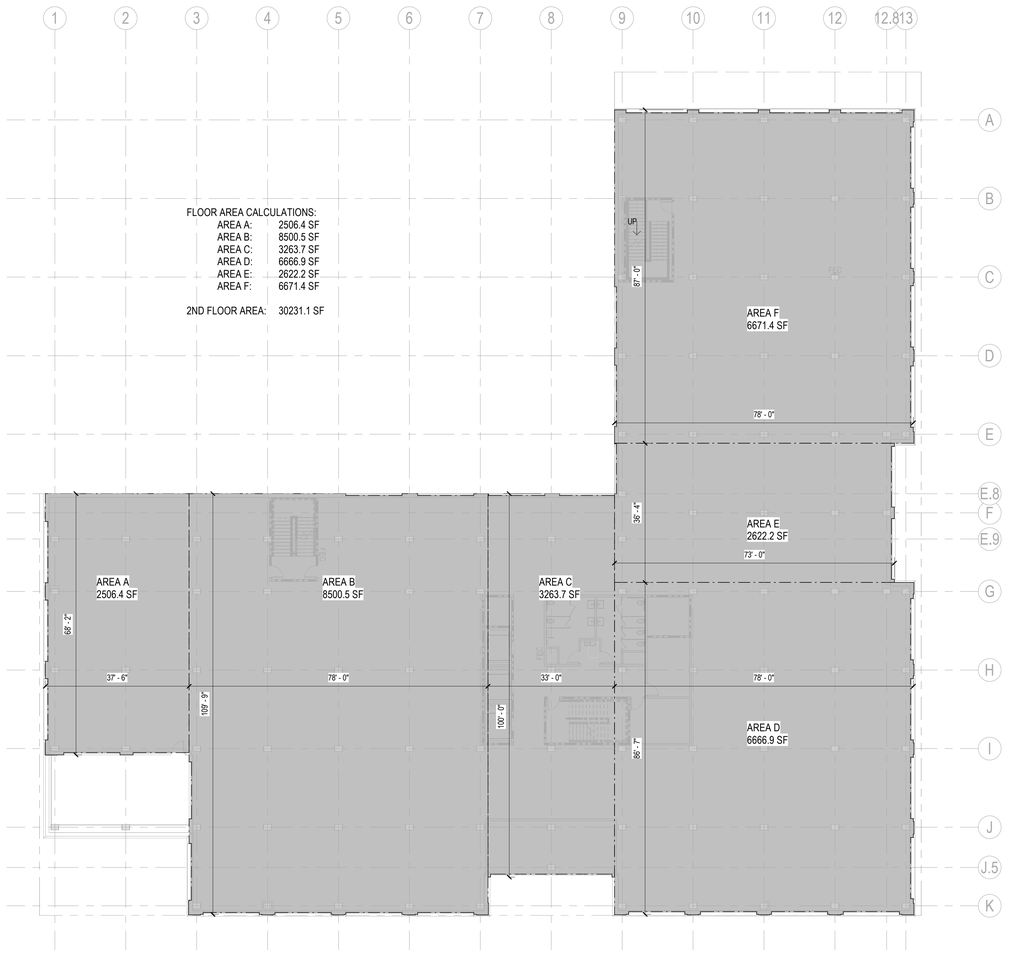
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FLOOR AREA PLANS

SHEET NUMBER:
1 A0.16

plot date: 10/11/2023 5:26:04 PM



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



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

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PROJECT NAME & ADDRESS:
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445 S B STREET
SAN MATEO, CA, 94401

ISSUE:	PLANNING APPLICATION RESUBMITTAL
ISSUE DATE:	10/10/2023

REVISIONS :

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PROJECT NUMBER:	2202017.3
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CHECKED BY:	Checker

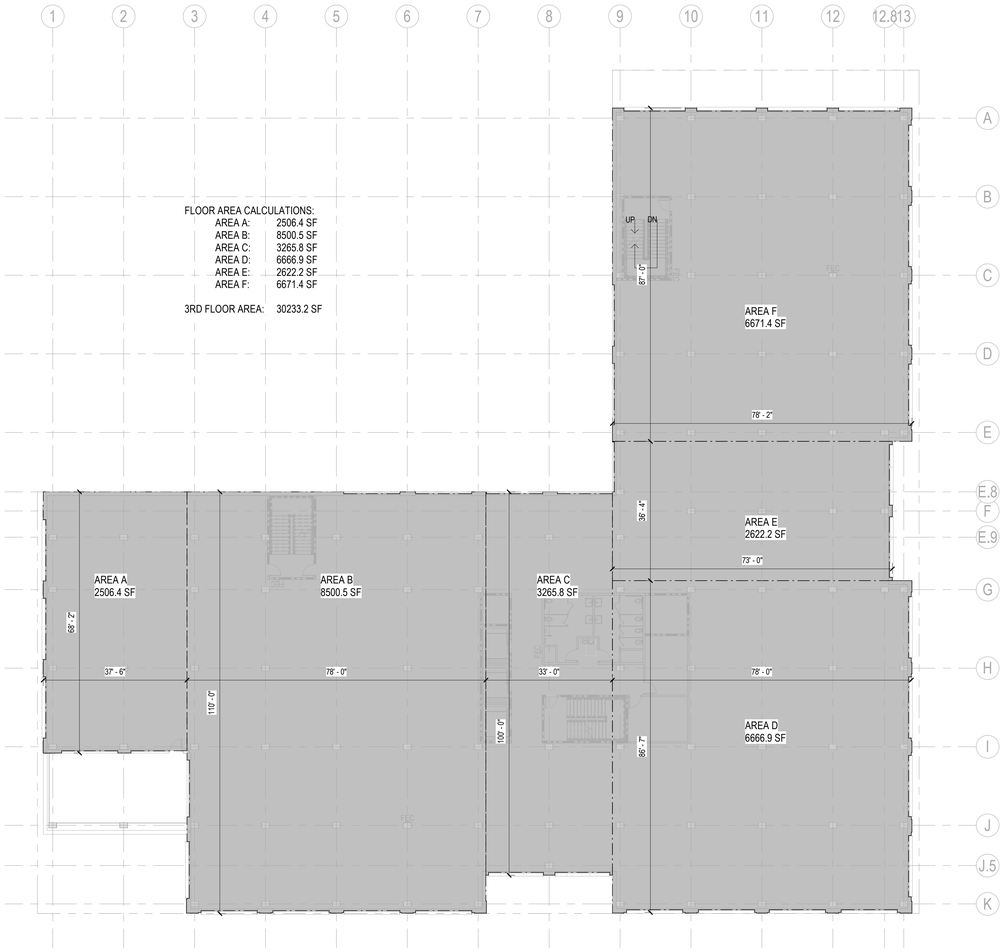
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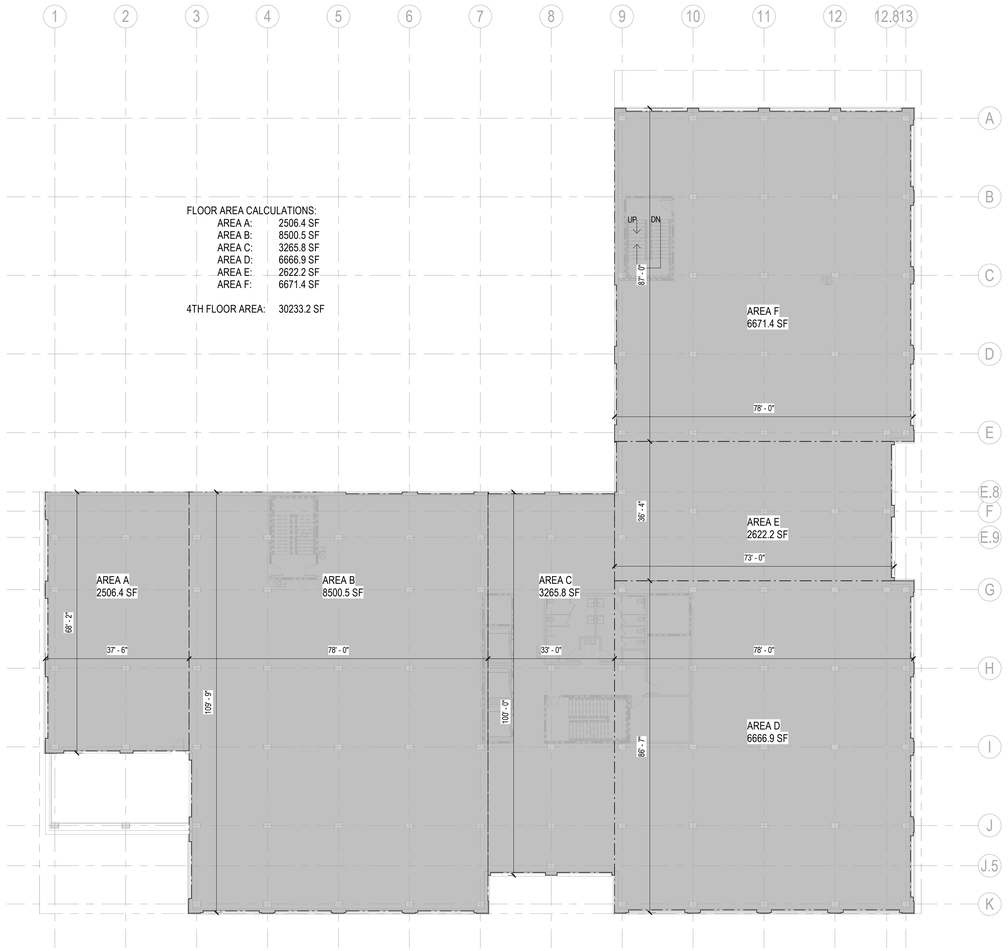
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AREA PLAN - LEVEL 3
1/16" = 1'-0"

2



AREA PLAN - LEVEL 4
1/16" = 1'-0"

1

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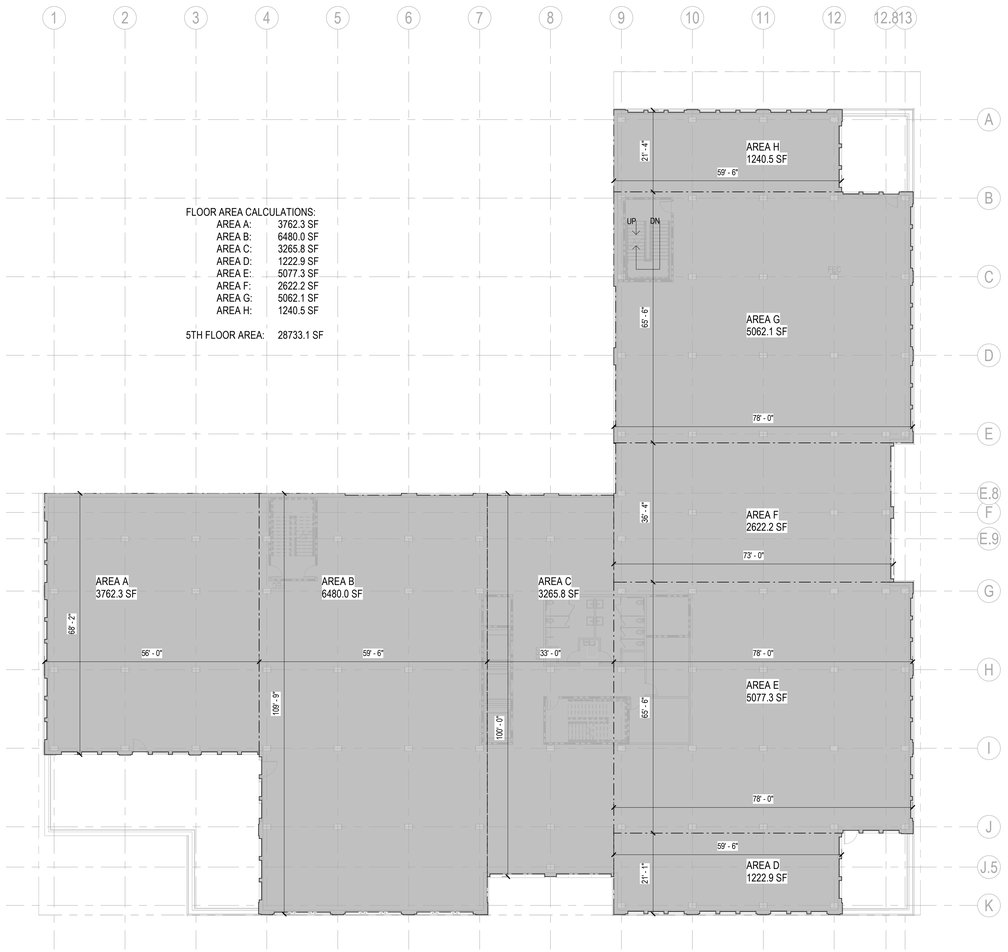
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SHEET NUMBER:
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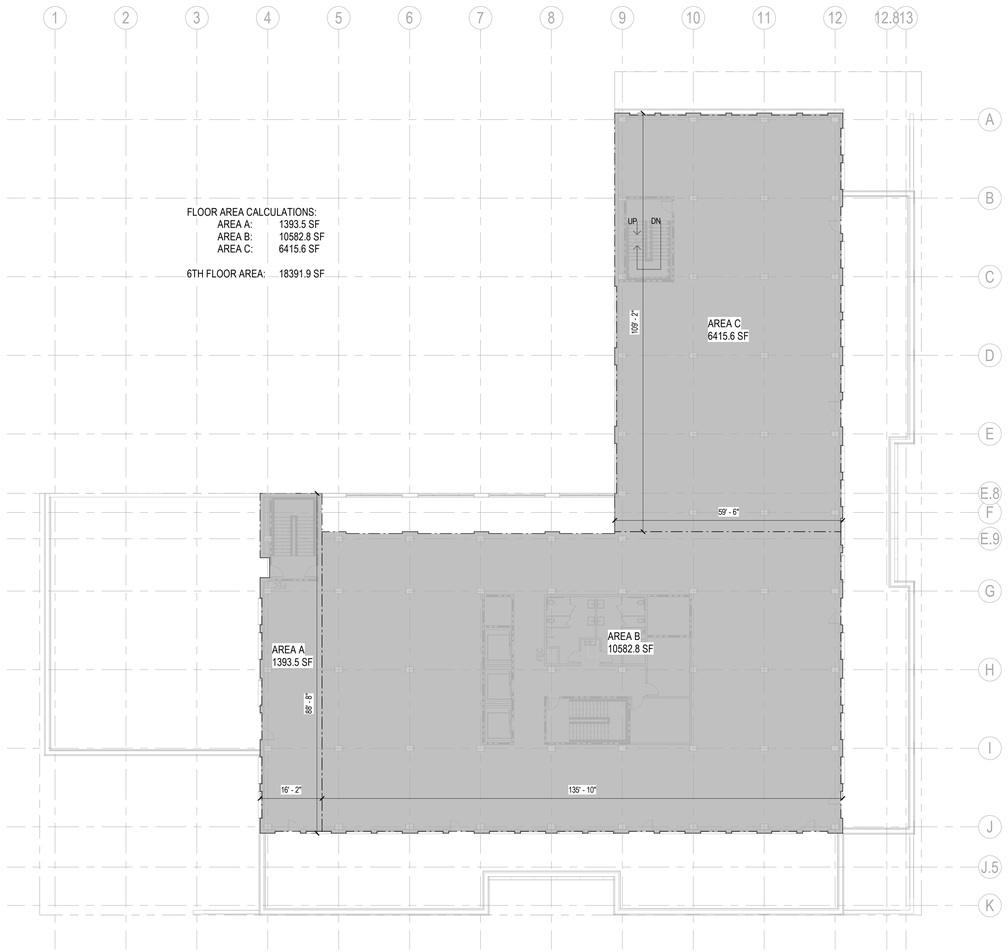
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AREA PLAN - LEVEL 5

1/16" = 1'-0"

2



AREA PLAN - LEVEL 6

1/16" = 1'-0"

1

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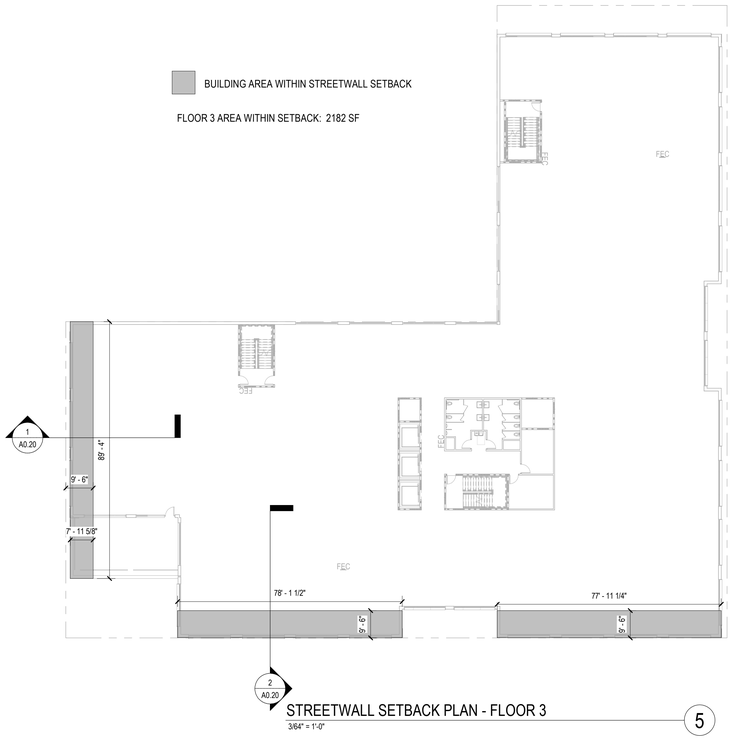
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FLOOR AREA PLANS

SHEET NUMBER:

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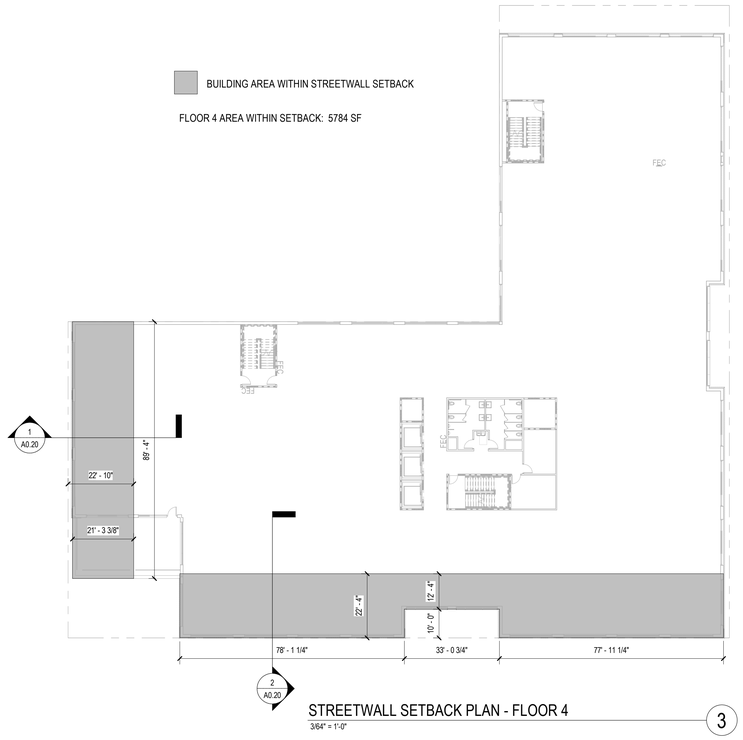
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STREETWALL SETBACK PLAN - FLOOR 3

3/64" = 1'-0"

5

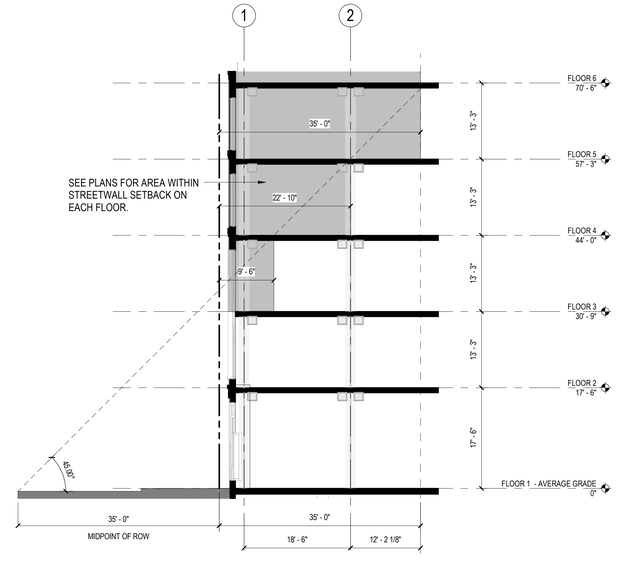


STREETWALL SETBACK PLAN - FLOOR 4

3/64" = 1'-0"

3

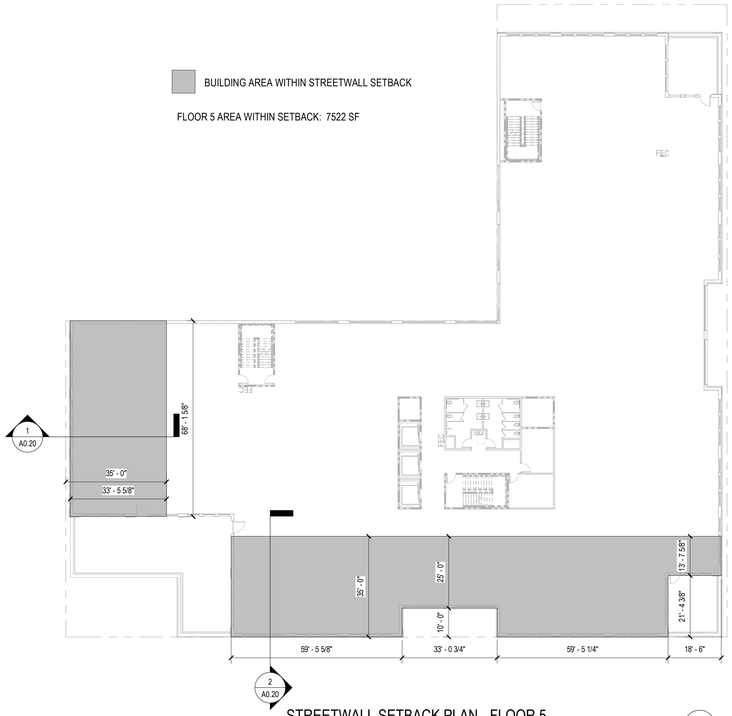
NOTE: STREET WALL SETBACK REQUIMENT ON B STREET AND 4TH AVE ONLY, PER BUILDING HEIGHT AND BULK PLAN, FIGURE 14, FROM CITY OF SAN MATEO DOWNTOWN AREA PLAN



STREETWALL SECTION - 4TH AVE

3/32" = 1'-0"

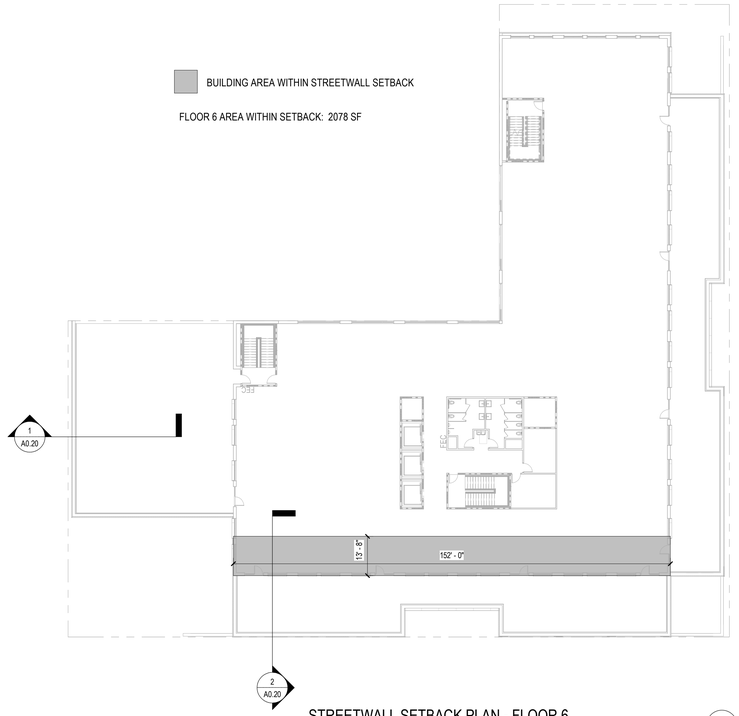
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STREETWALL SETBACK PLAN - FLOOR 5

3/64" = 1'-0"

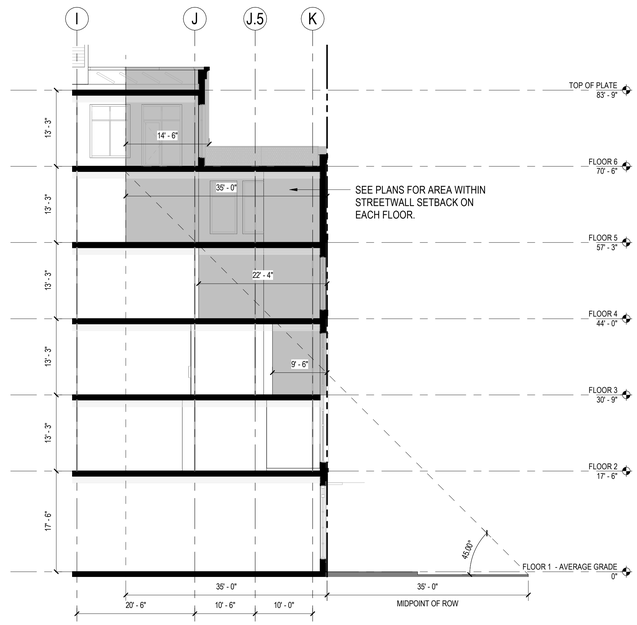
6



STREETWALL SETBACK PLAN - FLOOR 6

3/64" = 1'-0"

4



STREETWALL SECTION - B STREET

3/32" = 1'-0"

2

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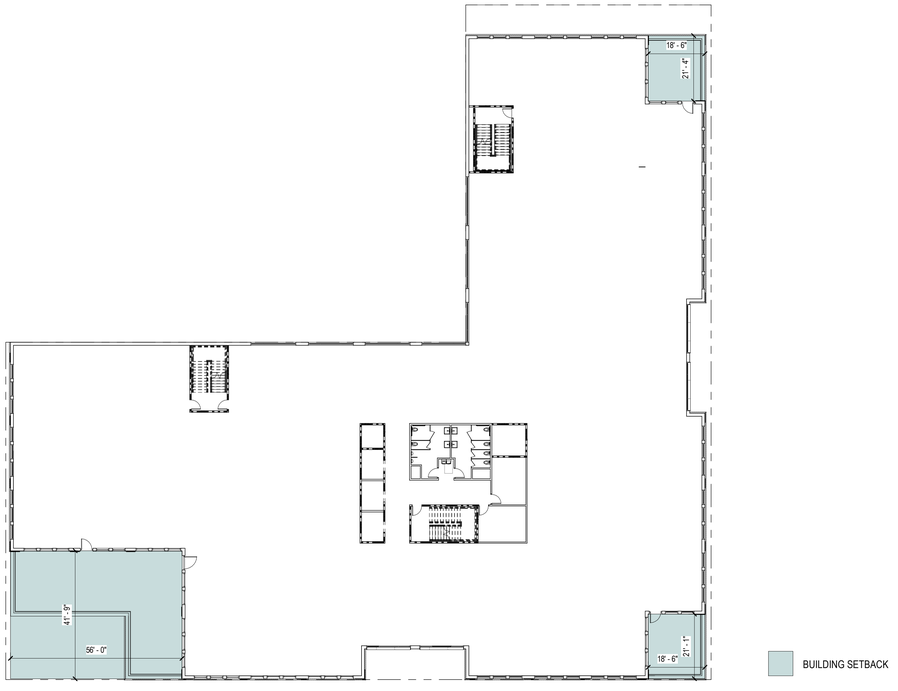
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BUILDING MASSING DIAGRAMS

SHEET NUMBER:

1 A0.20

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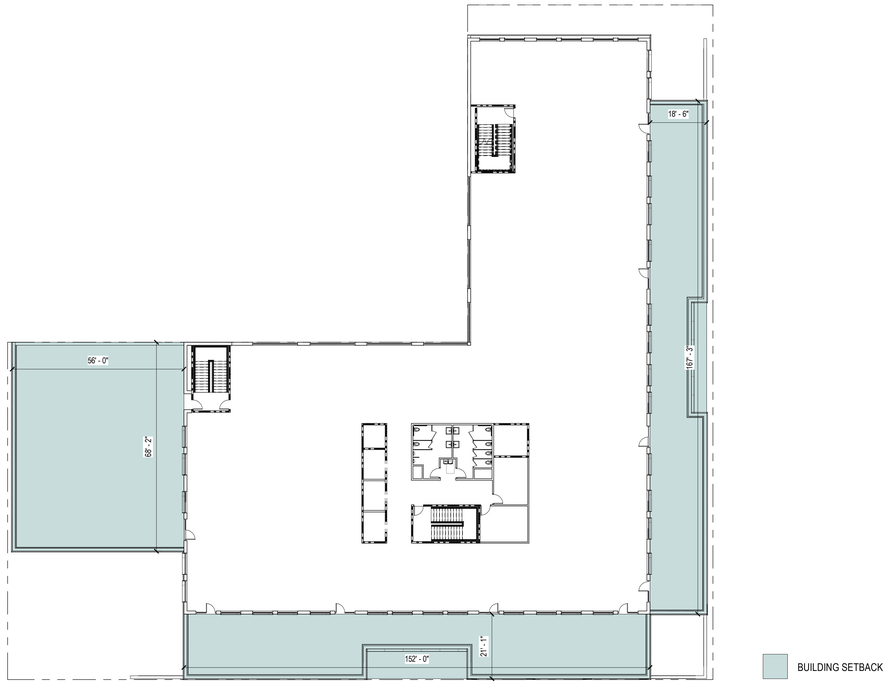


BUILDING SETBACK

BUILDING SETBACK PLAN - FLOOR 5

1" = 20'-0"

1

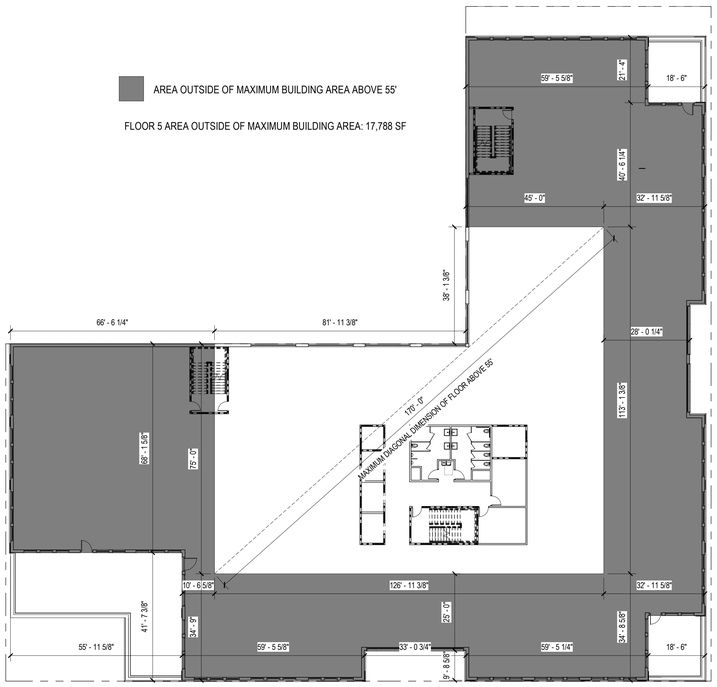


BUILDING SETBACK

BUILDING SETBACK PLAN - FLOOR 6

1" = 20'-0"

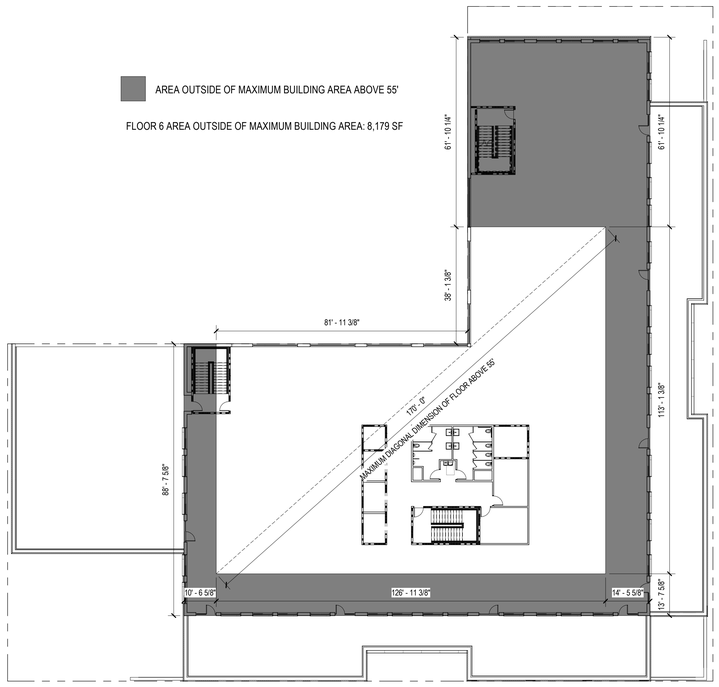
3



BULK DIMENSION ABOVE 55' PLAN - FLOOR 5

1" = 20'-0"

2



BULK DIMENSION ABOVE 55' PLAN - FLOOR 6

1" = 20'-0"

4

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PROJECT NUMBER:	2202017.3
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SHEET NAME:
BUILDING MASSING DIAGRAMS

SHEET NUMBER:
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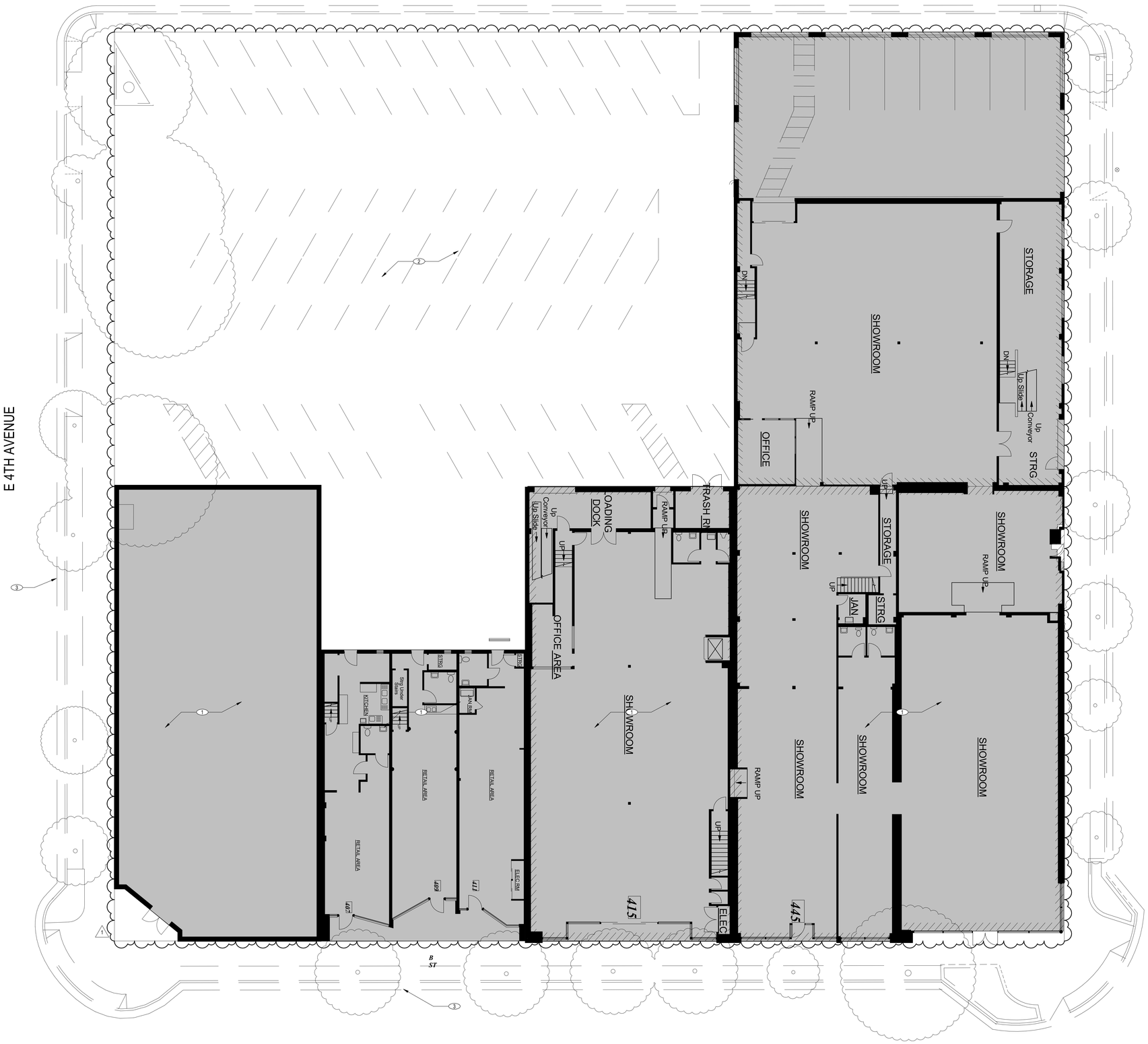
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S RAILROAD AVE

E 4TH AVENUE

E 5TH AVENUE

SOUTH B STREET



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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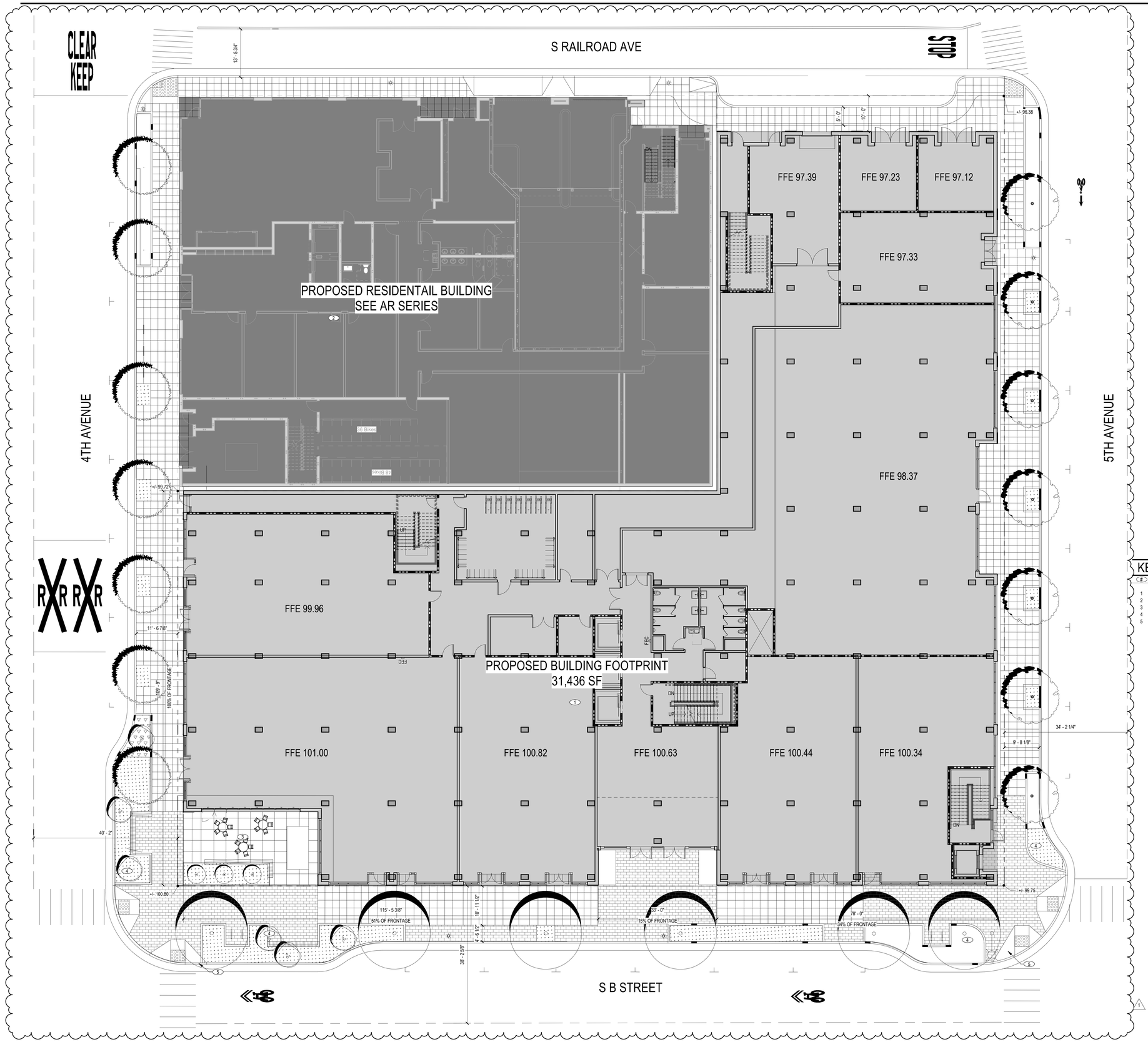
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EXISTING SITE PLAN

SHEET NUMBER:

A1.0

plot date: 10/11/2023 3:26:18 PM



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

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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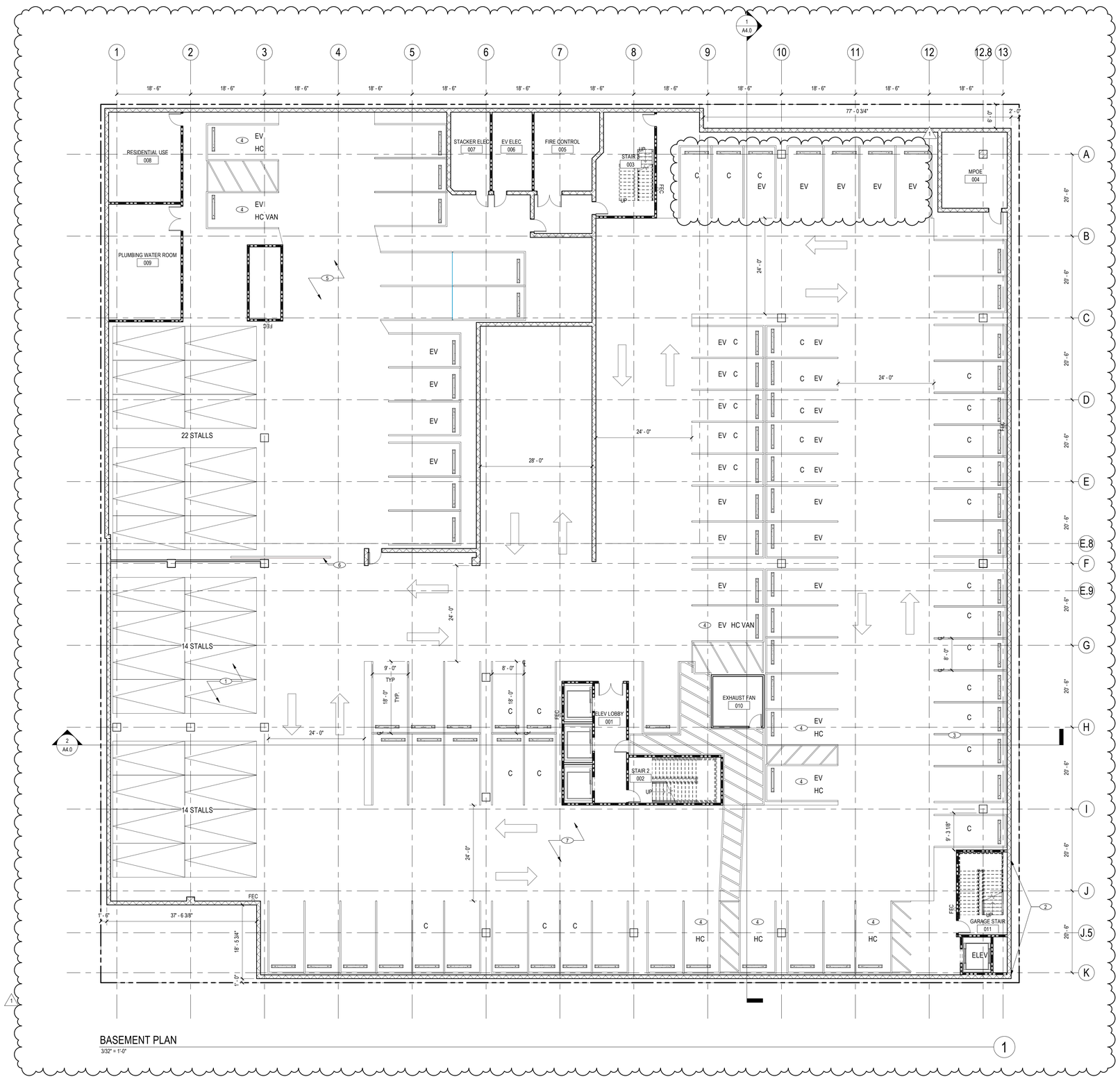
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SHEET NAME:
PROPOSED SITE PLAN

SHEET NUMBER:
A1.1

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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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SHEET NAME:
BASEMENT PLAN

SHEET NUMBER:
A2.0

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CLEAR
KEEP

RESIDENTIAL SEE AR SERIES

36 Bikes

STAIR 3 103 | TRASH ROOM 114 | TRANSFORMER ROOM 107A | TRANSFORMER ROOM 107B | ELECTRICAL ROOM 107

STAIR 1 101 | BIKE STORAGE 112 | STORAGE 110 | SERVICE CORRIDOR 117 | OFFICE 115

RETAIL 100A | CORRIDOR 119 | STORAGE 113 | ELEV EQMT 111 | MEN RR 105 | WOMEN RR 106 | UAN 109 | STAIR 2 102

RETAIL 100C | RETAIL 100D | OFFICE LOBBY 104 | RETAIL 100E | RETAIL 100F

LEVEL 1 FLOOR PLAN

3/32" = 1'-0"

1

KEYNOTES

#	KEYNOTE DESCRIPTION
1	WOOD-CLAD STOREFRONT GLAZING, TYP.
2	PUBLIC ACCESS STAIR & ELEVATOR TO BASEMENT LEVEL
3	MASS TIMBER STRUCTURAL COLUMN, TYP.
4	MECHANICAL SHAFT
5	BIKE ROOM TRAVEL DISTANCE

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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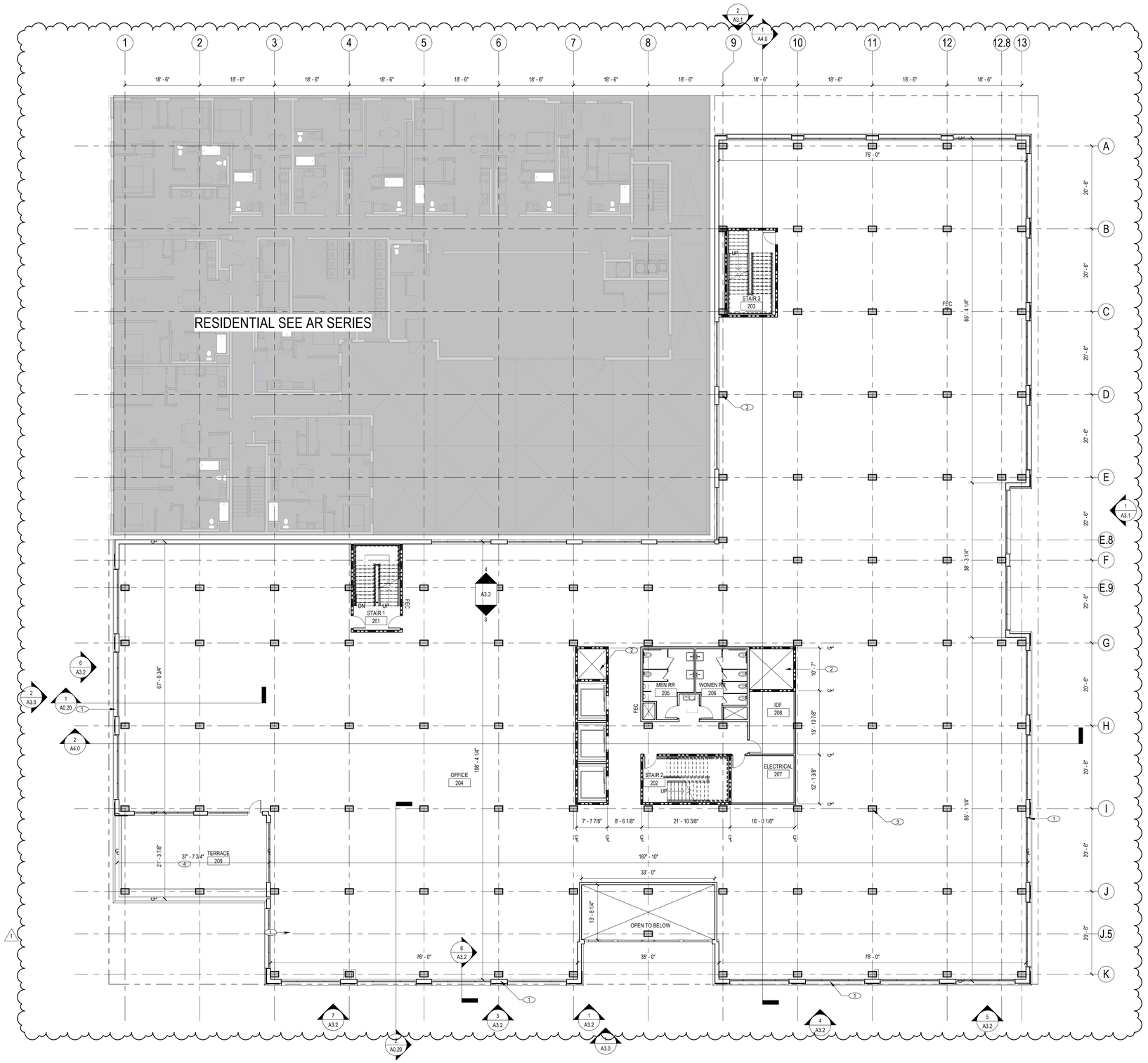
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SHEET NAME:
FIRST FLOOR PLAN

SHEET NUMBER:
A2.1

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LEVEL 2 FLOOR PLAN

3/32" = 1'-0"

1

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DARK FRAMED STOREFRONT GLAZING, TYP.
2	MECHANICAL SHAFT
3	MASS TIMBER STRUCTURAL COLUMN, TYP.
4	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
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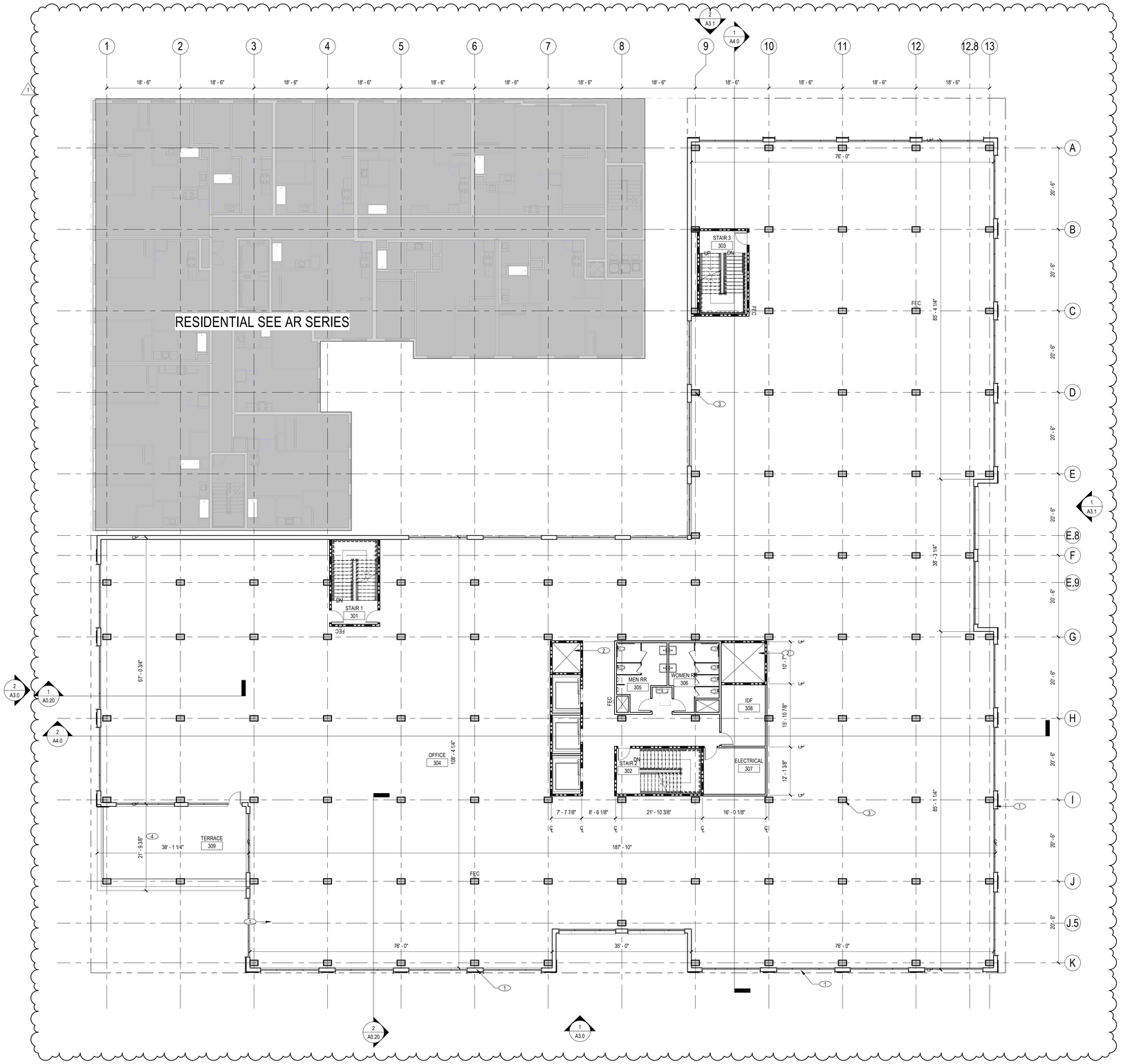
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SHEET NAME:
SECOND FLOOR PLAN

SHEET NUMBER:
A2.2

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LEVEL 3 FLOOR PLAN

3/32" = 1'-0"

1

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DARK FRAMED STOREFRONT GLAZING, TYP.
2	MECHANICAL SHAFT
3	MASS TIMBER STRUCTURAL COLUMN, TYP.
4	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
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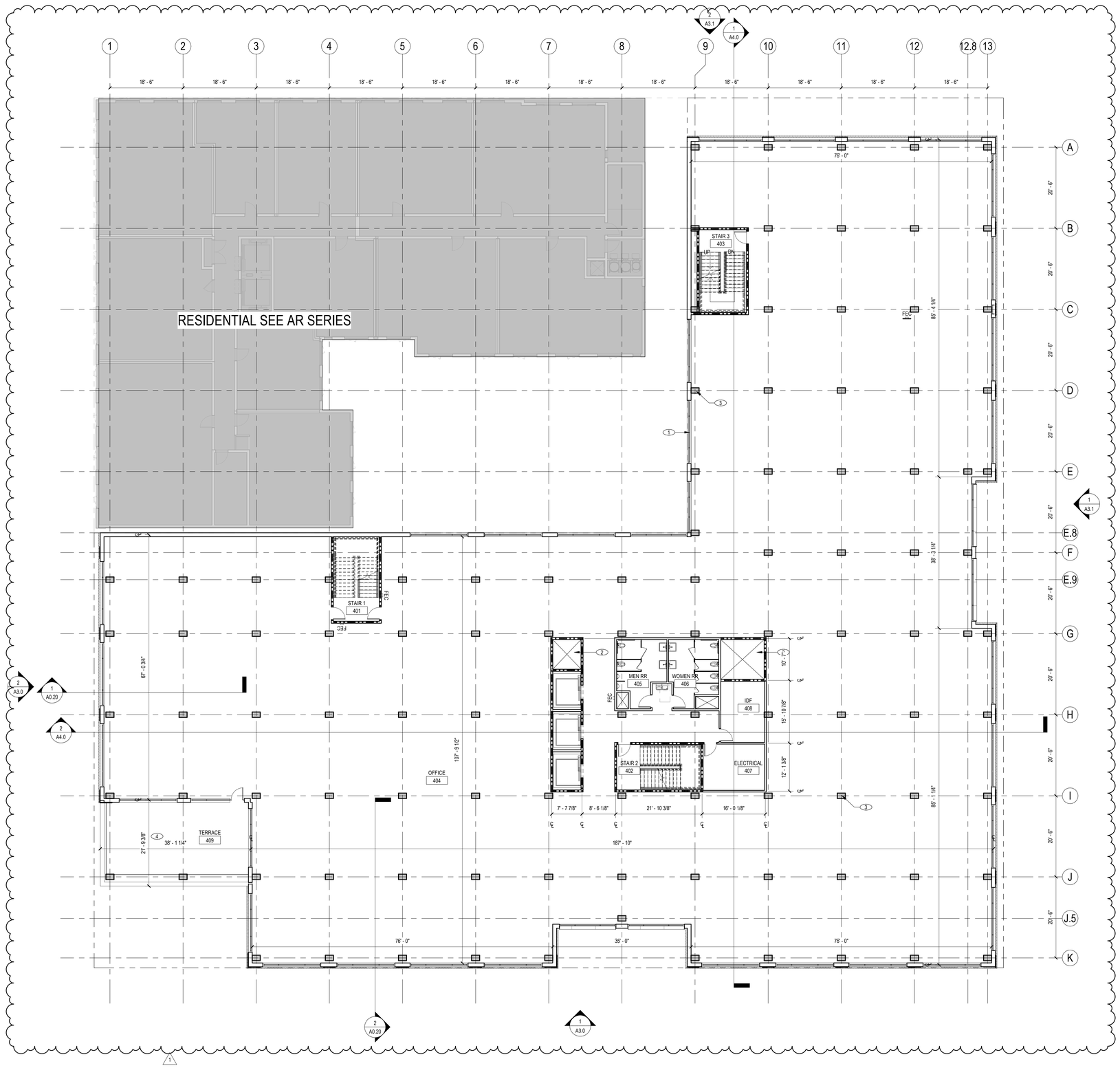
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SHEET NAME:
THIRD FLOOR PLAN

SHEET NUMBER:
A2.3

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LEVEL 4 FLOOR PLAN

3/32" = 1'-0"

1

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DARK FRAMED STOREFRONT GLAZING, TYP.
2	MECHANICAL SHAFT
3	MASS TIMBER STRUCTURAL COLUMN, TYP.
4	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
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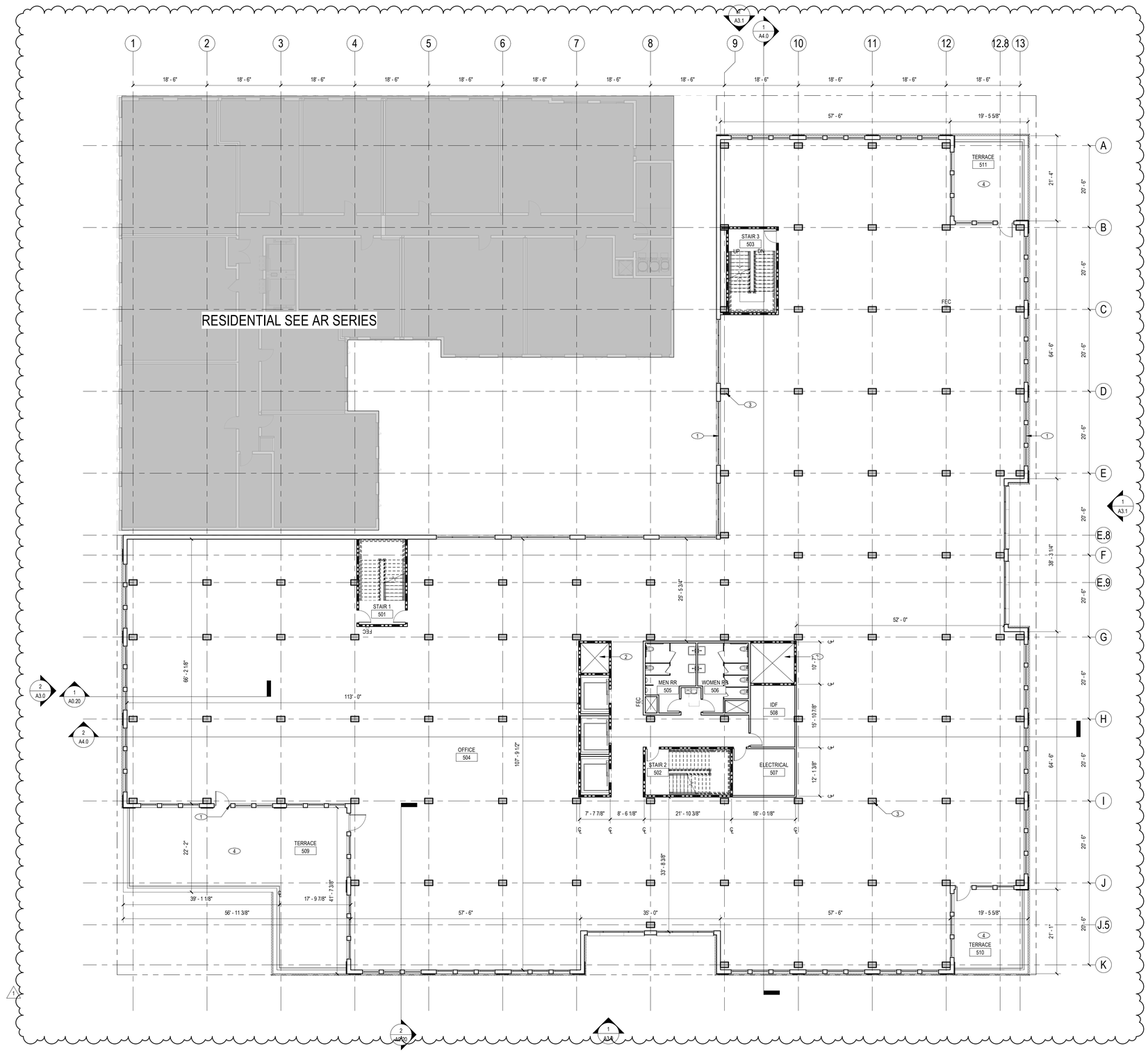
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SHEET NAME:
FOURTH FLOOR PLAN

SHEET NUMBER:
A2.4

plot date: 10/11/2023 5:35:54 PM



LEVEL 5 FLOOR PLAN

3/32" = 1'-0"

1

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DARK FRAMED STOREFRONT GLAZING, TYP.
2	MECHANICAL SHAFT
3	MASS TIMBER STRUCTURAL COLUMN, TYP.
4	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
- NEW DOOR ASSEMBLY
- FINISH TRANSITION

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HARVEST
PROPERTIES

PROJECT NAME & ADDRESS:

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SAN MATEO, CA, 94401

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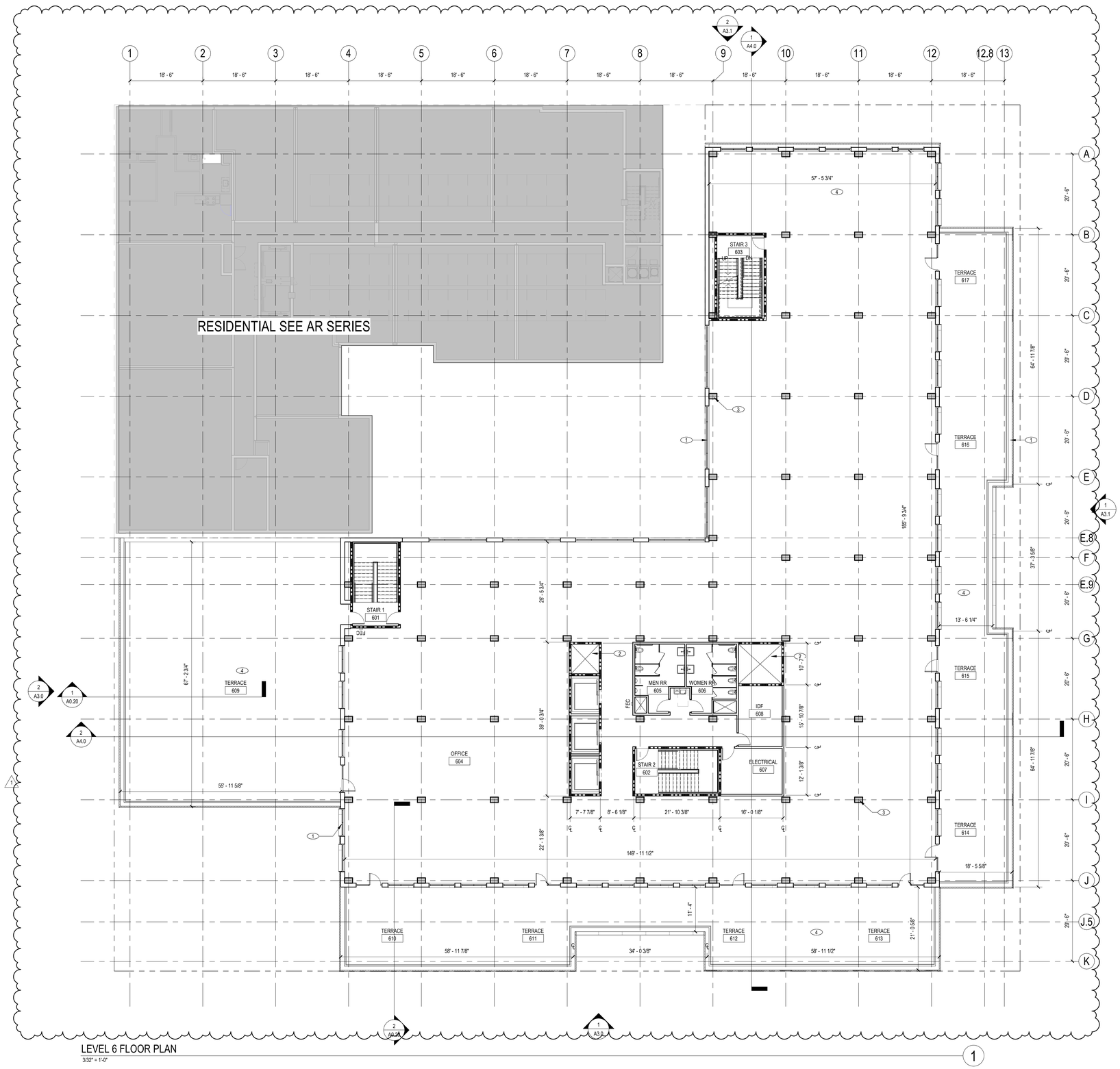
SHEET NAME:

FIFTH FLOOR PLAN

SHEET NUMBER:

A2.5

Plot date: 10/11/2023 5:26:55 PM



LEVEL 6 FLOOR PLAN

3/32" = 1'-0"

1

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DARK FRAMED STOREFRONT GLAZING, TYP.
2	MECHANICAL SHAFT
3	MASS TIMBER STRUCTURAL COLUMN, TYP.
4	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
- NEW DOOR ASSEMBLY
- FINISH TRANSITION

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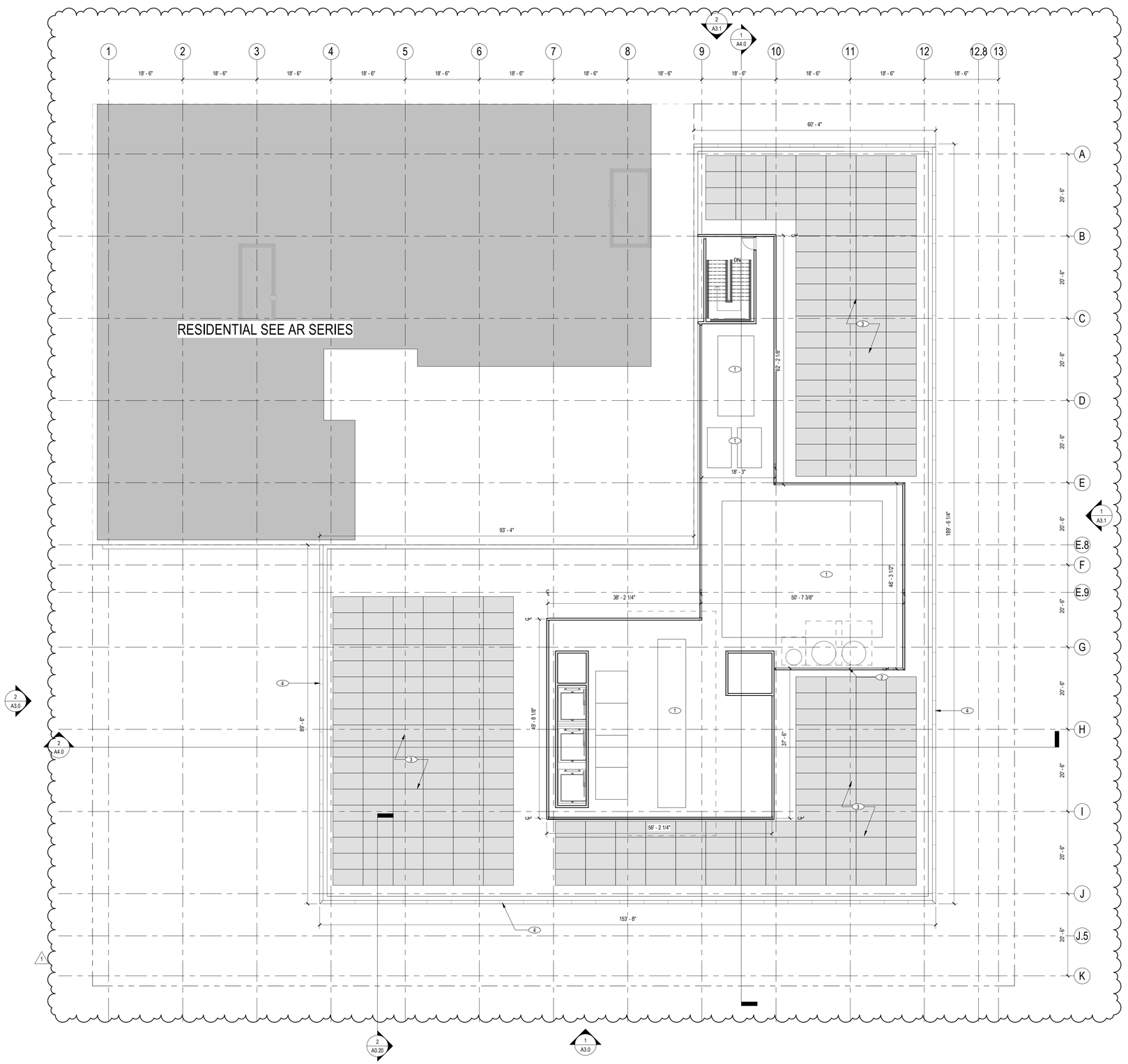
SHEET NAME:

SHEET NAME: SIXTH FLOOR PLAN

SHEET NUMBER:

A2.6

Plot date - 10/11/2023 5:26:59 PM



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

1

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)
- 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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SHEET NAME:
ROOF PLAN

SHEET NUMBER:
1 A2.7

Plot date - 10/11/2023 5:27:20 PM



S. B STREET - WEST ELEVATION

1/8" = 1'-0"



E 4TH AVENUE - NORTH ELEVATION

1/8" = 1'-0"

MATERIAL PALETTE

GROUND FLOOR RETAIL: GL-1



EXTERIOR BRICK: BR-1



DARK-FRAMED STOREFRONT: GL-2



CEMENT PLASTER: CP-1



GLASS GUARDRAIL: GL-3



METAL PANEL: MT-1



EXPOSED WOOD: WD-1



METAL PANEL: MT-2



ROOF MECHANICAL SCREEN: MS-1



ENTRY CANOPY: RC-1



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SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A3.0

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E 5TH AVENUE - SOUTH ELEVATION

1/8" = 1'-0"

1



S RAILROAD AVENUE - NORTH ELEVATION

1/8" = 1'-0"

2

MATERIAL PALETTE

GROUND FLOOR RETAIL: GL-1



EXTERIOR BRICK: BR-1



DARK-FRAMED STOREFRONT: GL-2



CEMENT PLASTER: CP-1



GLASS GUARDRAIL: GL-3



METAL PANEL: MT-1



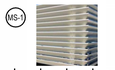
EXPOSED WOOD: WD-1



METAL PANEL: MT-2



ROOF MECHANICAL SCREEN: MS-1



ENTRY CANOPY: RC-1



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SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A3.1

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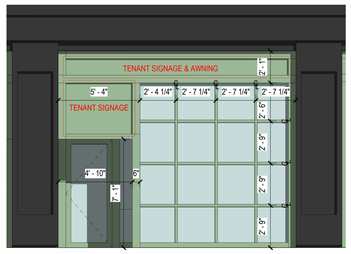
OFFICE ENTRY
1/4" = 1'-0" 1



STOREFRONT OPTION 1*
1/4" = 1'-0" 2



STOREFRONT OPTION 2
1/4" = 1'-0" 3



STOREFRONT OPTION 3
1/4" = 1'-0" 4



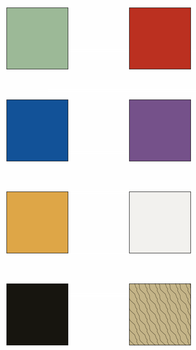
STOREFRONT OPTION 4
1/4" = 1'-0" 5



STOREFRONT OPTION 5
1/4" = 1'-0" 6

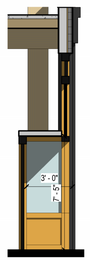


STOREFRONT OPTION 6
1/4" = 1'-0" 7

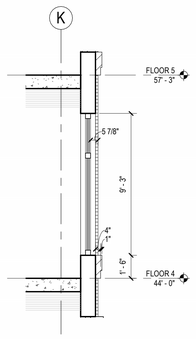


STOREFRONT EXAMPLE COLOR OPTIONS**

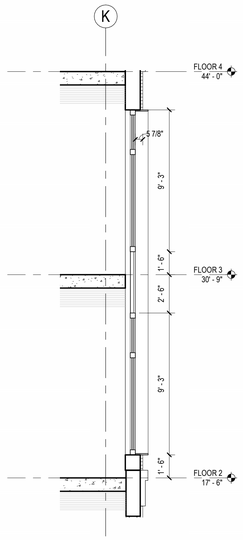
*NOTE: STOREFONT OPTIONS ARE EXAMPLES OF DESIGNS TO BE CHOSEN BY TENANTS IF RETAIL SPACE IS PRE-LEASED. DEFAULT DESIGN IS STOREFRONT OPTION 1.
**NOTE: EXAMPLE COLOR SELECTION IF RETAIL SPACE IS PRE-LEASED. DEFAULT COLOR WILL BE BLACK.



RECESSED STOREFRONT ENTRY SECTION
1/4" = 1'-0" 8



LEVEL 4-6 TYP. WINDOW SECTION
1/4" = 1'-0" 9



LEVEL 2-3 TYP. WINDOW SECTION
1/4" = 1'-0" 10





*NOTE: AWNING CONFIGURATIONS ARE EXAMPLES OF DESIGNS TO BE CHOSEN BY TENANTS IF RETAIL SPACE IS PRE-LEASED. DEFAULT CONFIGURATION IS WITHOUT AWNING.

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SHEET NAME:
STOREFRONT OPTIONS AND SECTIONS

SHEET NUMBER:
A3.2

plot date - 10/11/2023 5:29:47 PM

MATERIAL BOARD

1/2" = 1'-0"

GROUND FLOOR RETAIL: GL-1



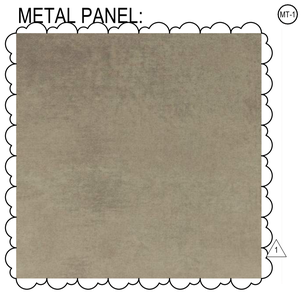
GLASS GUARDRAIL: GL-3



EXPOSED WOOD: WD-1



METAL PANEL: MT-1



CEMENT PLASTER: CP-1



DARK-FRAMED STOREFRONT: GL-2

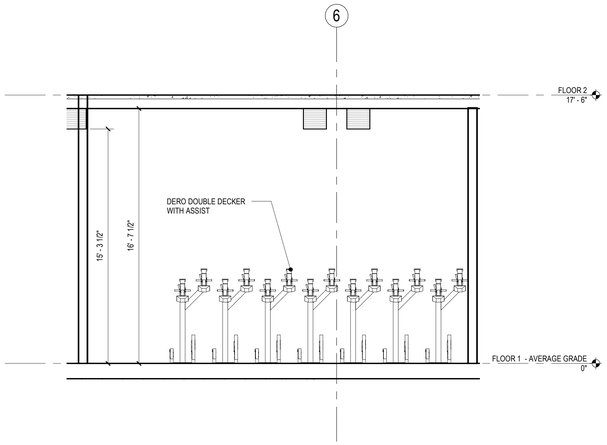


EXTERIOR BRICK: BR-1



METAL PANEL: MT-2

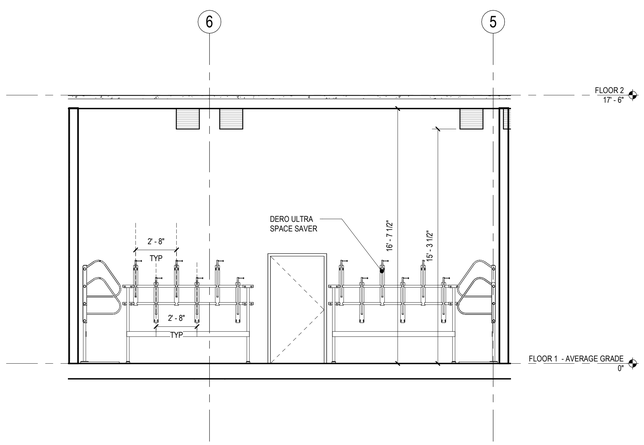




BIKE ROOM ELEVATIONS B

1/4" = 1'-0"

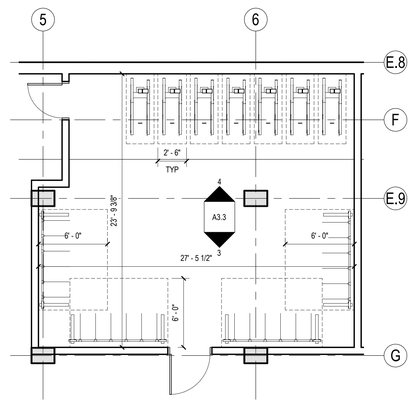
4



BIKE ROOM ELEVATION A

1/4" = 1'-0"

3



ENLARGED BIKE ROOM PLAN

3/16" = 1'-0"

2

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MATERIAL BOARD,
ENLARGED PLANS,
ELEVATIONS

SHEET NUMBER:

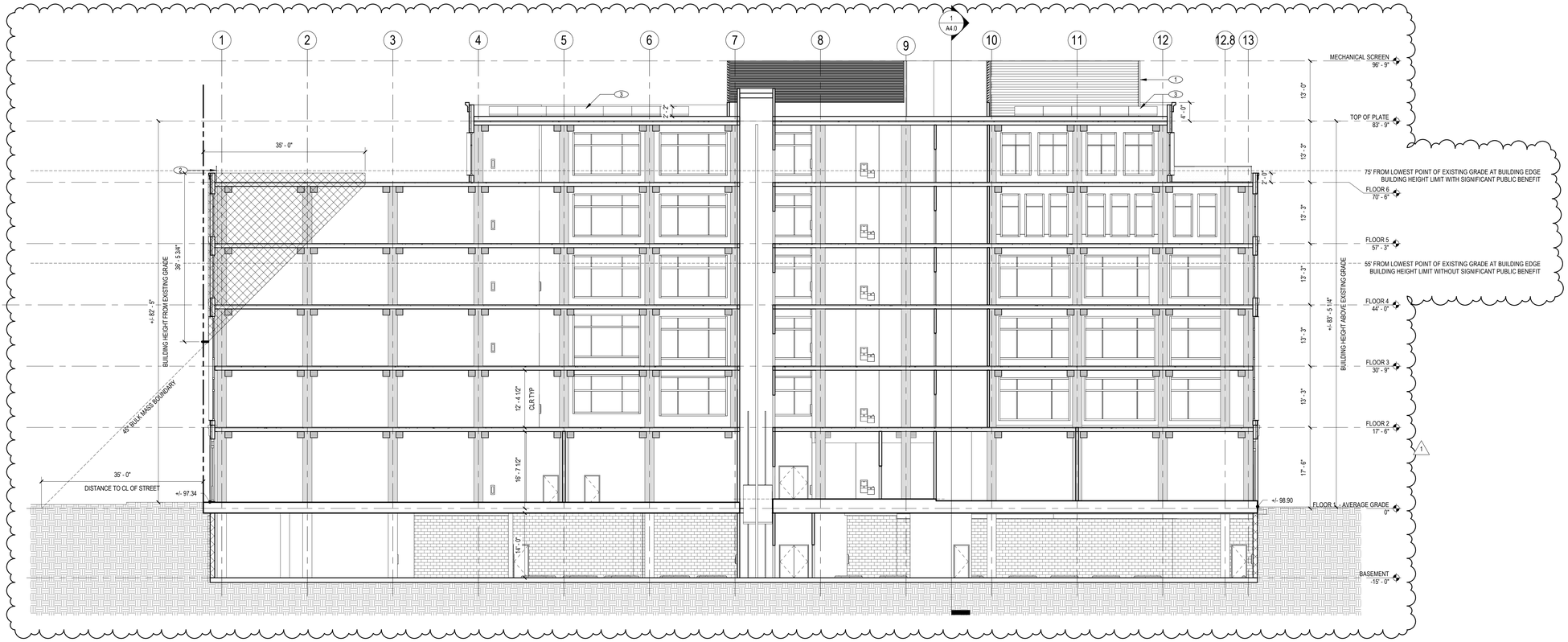
A3.3

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NORTH-SOUTH SECTION

3/32" = 1'-0"



EAST-WEST SECTION

3/32" = 1'-0"

KEYNOTES

#	KEYNOTE DESCRIPTION
1	ROOFTOP MECHANICAL SCREEN
2	GLASS RAILING AT BALCONY
3	SOLAR ARRAY (FINAL AREA AND LAYOUT TO BE DETERMINED)

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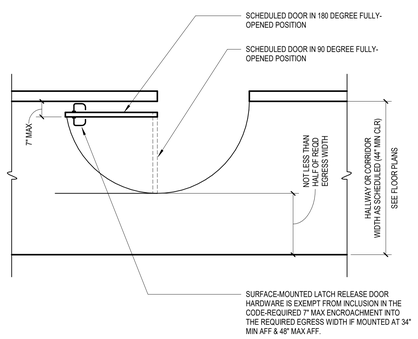
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BUILDING SECTIONS

SHEET NUMBER:

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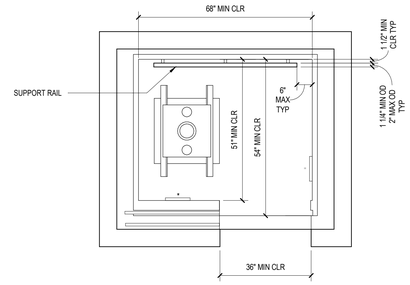
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DR ENCROACHMENT @ HALLWAYS & CORRIDORS

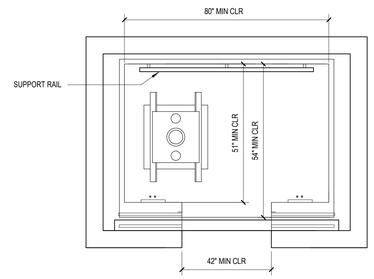
1/2" = 1'-0"

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

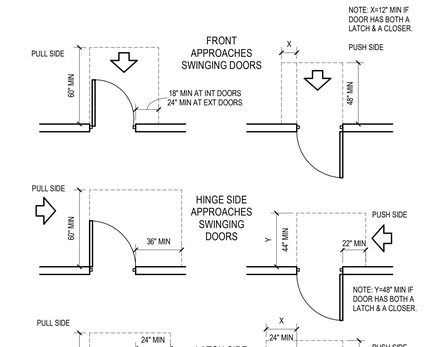
NOTES:

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: 36" MIN & 48" MAX DR LEAF WIDTH; 80" MIN HIGH & 32" MIN CLR OPENING WIDTH.
   FORCE REQD MAX FOR PULLING OR PUSHING HINGED DOORS:
   - 5 LBS. FOR INT DOORS
   - 5 LBS FOR EXT DOORS
   - 15 LBS FOR FIRE DOORS
3.

MANEUVERING CLEARANCE AT DOORWAYS

1/4" = 1'-0"

1

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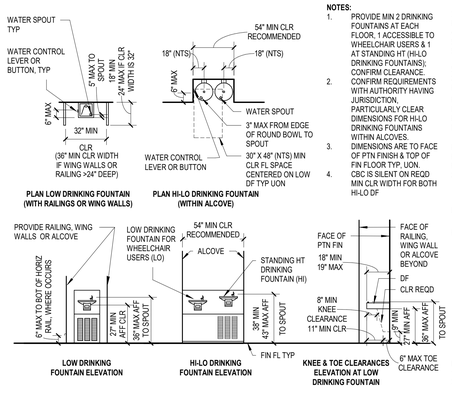
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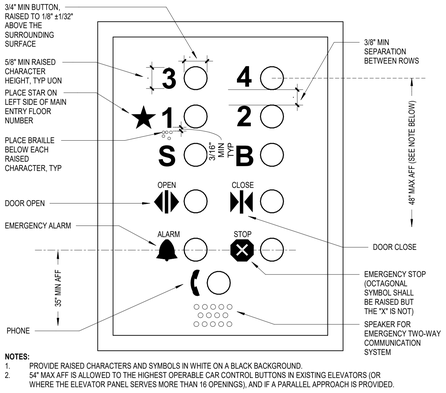
NOTES:

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
4.

ACCESSIBLE DRINKING FOUNTAIN CLEARANCES

1/4" = 1'-0"

7



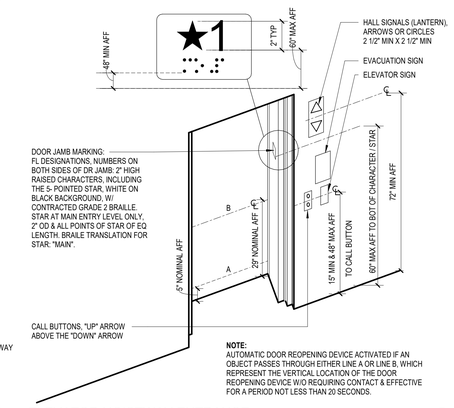
NOTES:

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

12" = 1'-0"

5

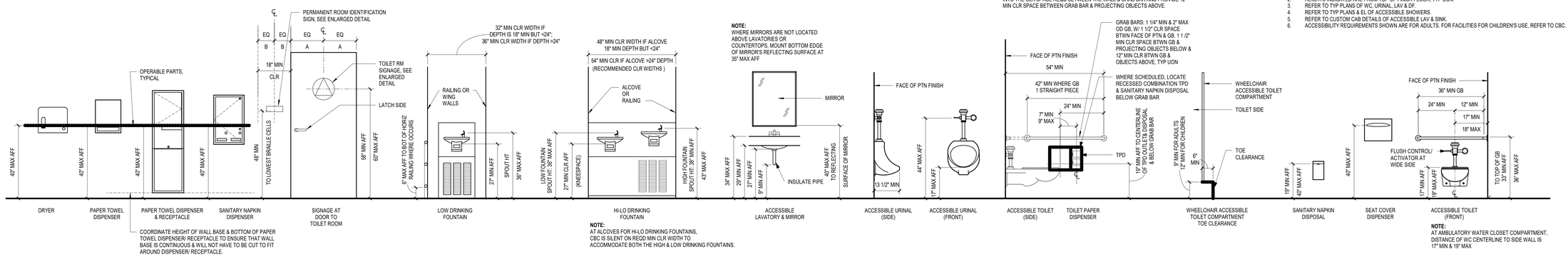


NOTE:
AUTOMATIC DOOR REOPENING DEVICE ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B, WHICH REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVICE W/O REQUIRING CONTACT & EFFECTIVE FOR A PERIOD NOT LESS THAN 20 SECONDS.

ELEVATOR HOISTWAY ENTRANCE

12" = 1'-0"

2



RESTROOM FIXTURE AND ACCESSORY MOUNTING HEIGHTS

1/2" = 1'-0"

3

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

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:

ACCESSIBILITY DETAILS

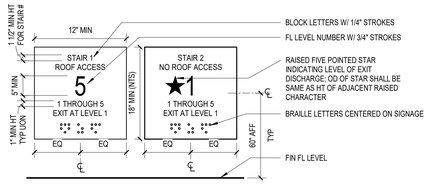
SHEET NUMBER:

A5.0

10/11/2023 5:29:56 PM

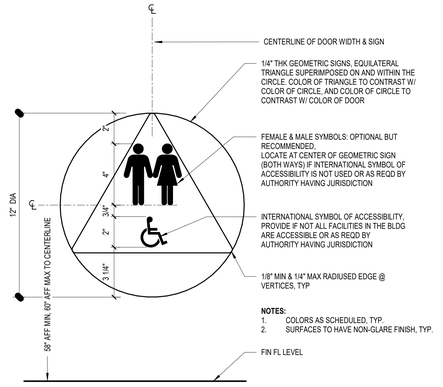
SIGNAGE NOTES:

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.



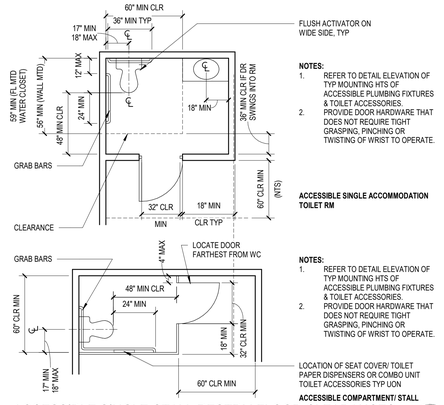
SIGNAGE - TACTILE EXIT SIGNS @ ENCL STAIRS WALL MTD 12

1 1/2" = 1'-0"



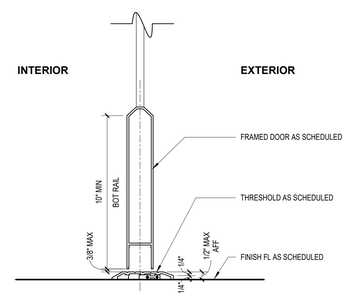
SIGNAGE - UNISEX RESTRM SIGN DOOR MTD 8

3" = 1'-0"



ACCESSIBLE SINGLE-STALL RESTRM FLOOR CLEARANCES 4

1/4" = 1'-0"



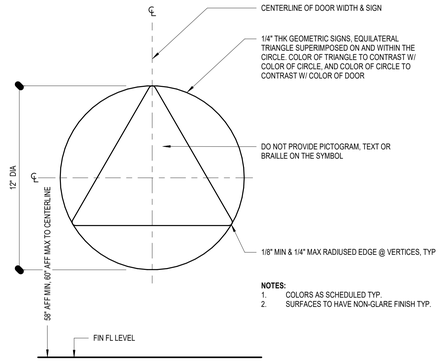
DOOR THRESHOLD & BOT RAIL @ EXT OR INT 1

3" = 1'-0"



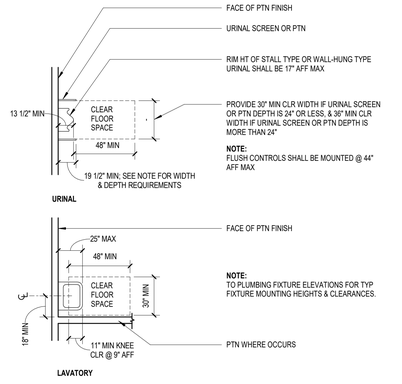
SIGNAGE - EMER ELEVATOR LOBBY EXIT SIGN WALL MTD 13

3" = 1'-0"



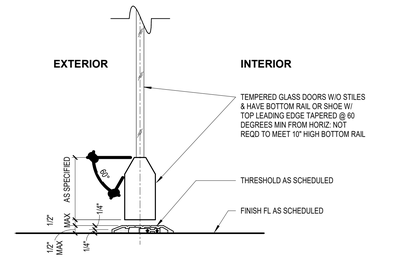
SIGNAGE - ALL-GENDER RESTROOM DOOR MTD 9

3" = 1'-0"



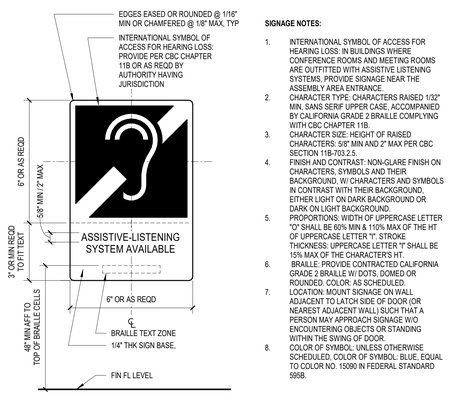
ACCESSIBLE URINAL AND LAVATORY PLAN CLEARANCES 5

1/4" = 1'-0"



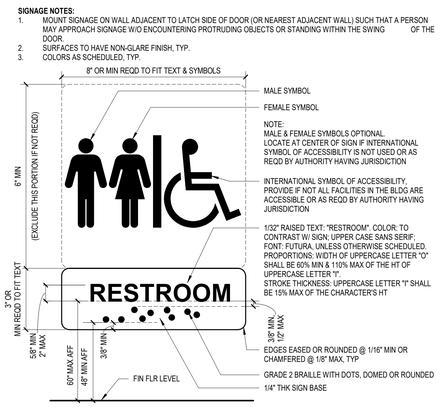
DOOR THRESHOLD & TAPERED BOT RAIL @ EXT OR INT 2

3" = 1'-0"



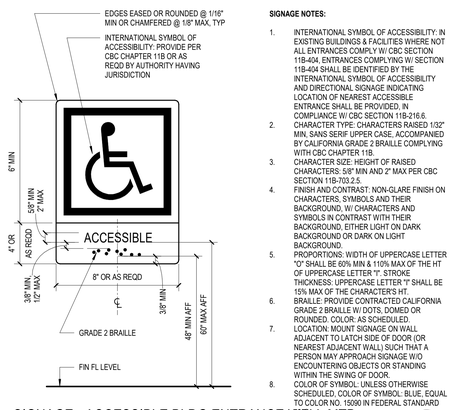
SIGNAGE - ASSISTIVE LISTENING WALL MTD 14

3" = 1'-0"



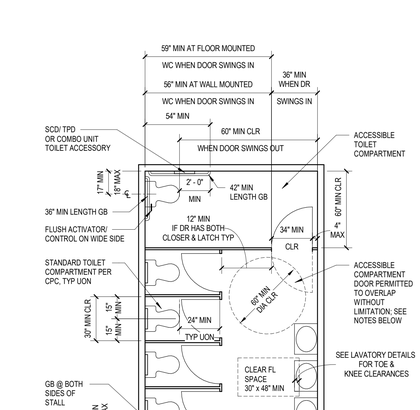
SIGNAGE - UNISEX RESTRM PICTORGRAM WALL SIGN 10

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

NOTES:

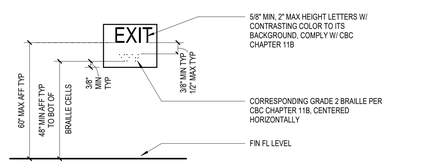
1. PROVIDE SIGN W/ NON-GLARE FINISH.
2. LOCATE TACTILE EXIT SIGN ON EXIT DOORS AS REQD BY CBC CHAPTER 11B.
3. LOCATE SIGNS THAT IDENTIFY EXITS ON THE APPROACH SIDE OF THE DOOR AS ONE EXIT THE ROOM OR SPACE.

EXIT ROUTE

TYPE C: SIGN @ EXIT ROUTE

EXIT STAIR DOWN

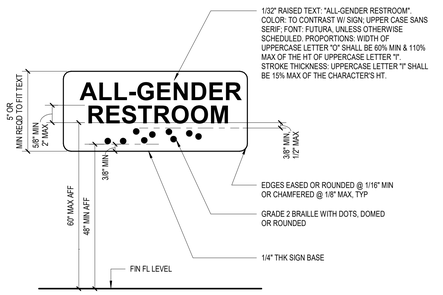
TYPE B: SIGN @ EXIT STAIR THAT LEADS TO EXT EXIT AT GRADE LEVEL



TYPE A: SIGN @ GRADE LEVEL EXT EXIT DOOR

SIGNAGE - ALL-GENDER RESTRM WALL MTD 11

3" = 1'-0"



SIGNAGE - TACTILE EXIT SIGNS WALL MTD 7

6" = 1'-0"



ADA INT RESTROOM MULTI-STALL PLAN CLEARANCES 3

1/4" = 1'-0"

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408 294-1747
rmw.com

CLIENT:

HARVEST PROPERTIES

PROJECT NAME & ADDRESS:

BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE:	PLANNING APPLICATION RESUBMITTAL
ISSUE DATE:	10/10/2023

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023

10/11/2023 5:29:57 PM

RAILROAD AVENUE (20' WIDE PUBLIC STREET)

EAST 4th AVENUE (70' WIDE PUBLIC STREET)

EAST 5th AVENUE (60' WIDE PUBLIC STREET)

SOUTH 'B' STREET (70' WIDE PUBLIC STREET)

PARCEL 'A'

PARCEL 'B'

PARCEL 'C'

EX 2-STORY BUILDING
BUILDING HEIGHT = 25±'

PARKING
(UNDER ADJOINING BUILDING)

401 SOUTH "B" STREET

EX 2-STORY BUILDING
BUILDING HEIGHT = 22±'

407 SOUTH "B" STREET
409 SOUTH "B" STREET
411 SOUTH "B" STREET

EX 2-STORY BUILDING
BUILDING HEIGHT = 20±'

415 SOUTH "B" STREET

EX 2-STORY BUILDING
BUILDING HEIGHT = 25±'

445 SOUTH "B" STREET

EX 1-STORY BUILDING
BUILDING HEIGHT = 25±'

19,735± SQ.FT.
TOTAL BUILDING AREA

LANDS OF
MOORE-TALBOT PARTNER, LP
(2002-251467)
APN: 034-179-040

PARCEL MAP No. 325
(64-PM-54)

(1-M-45)

MAP OF THE TOWN OF SAN MATEO
BLOCK 10

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

BASIS OF BEARINGS
N41°31'10"W 370.69'
RAILROAD AVENUE

N02°18'38"E 512.76'
(DIRECT TIE)

CENTER LINE

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

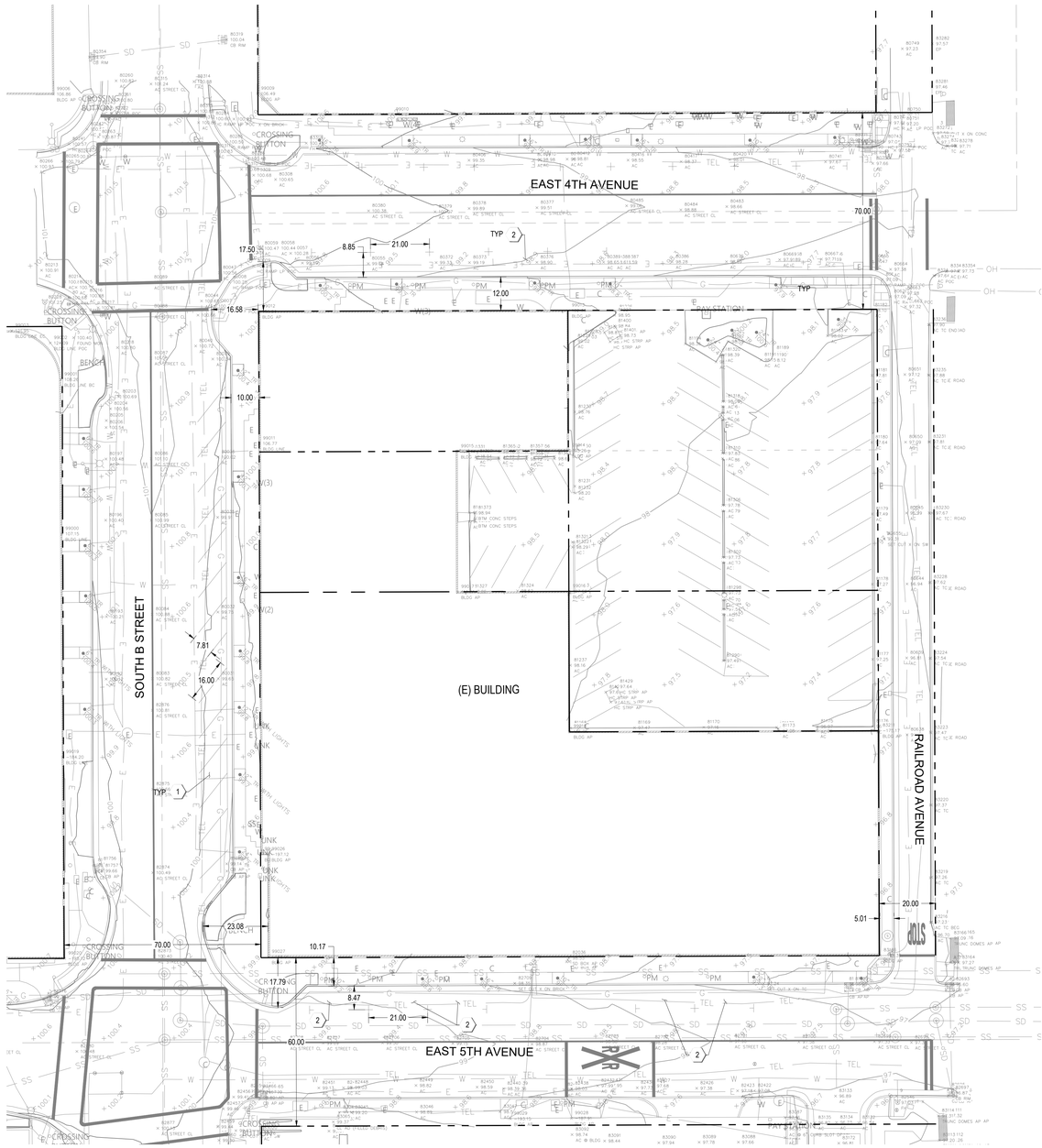
CITY OF SAN MATEO COUNTY OF SAN MATEO CALIFORNIA

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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Fax
408 294-1747

rmw.com

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DESIGN ENGINEERS
2548 Mission Street
San Francisco, CA 94110
www.sherwoodengineers.com

CLIENT:

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
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023

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

STAMP:

NOT FOR CONSTRUCTION

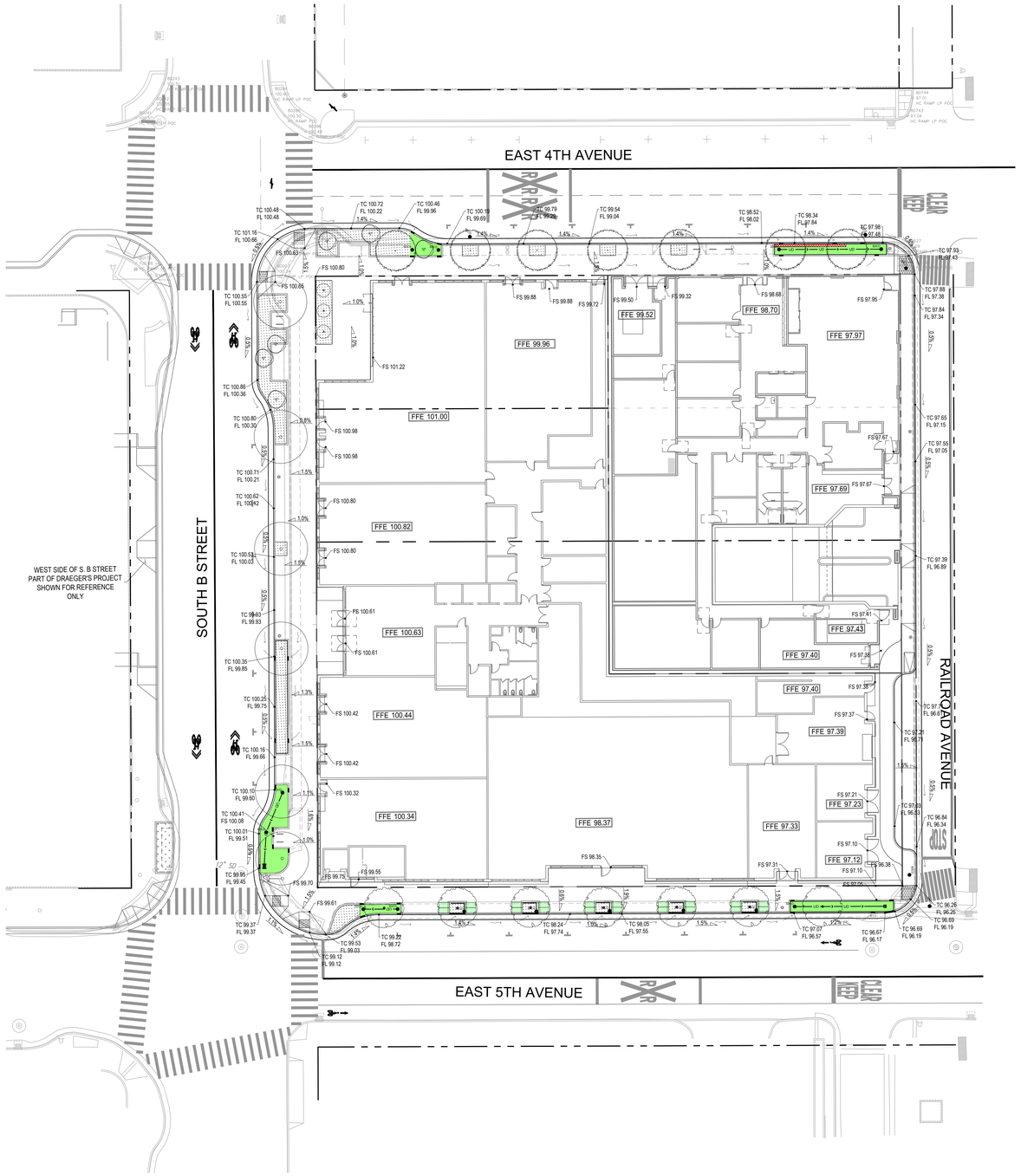
SHEET NAME:

EXISTING CONDITIONS

SHEET NUMBER:

C1.00

plot date - 1/6/2023 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
- TREATMENT PLANTER
- PARKING COURTESY STRIP
- TREE WELL FILTER

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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Fax
408 294-1747

rmw.com

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2548 Mission Street
San Francisco, CA 94110
www.sherwoodengineers.com

CLIENT:

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
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023

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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PARKING COUNT			
	EXISTING	PROPOSED	NET COUNT *
PARKING SPOTS	23	18	-5
LOADING ZONES	0	1	1

* SEE NOTE 4

NOTES

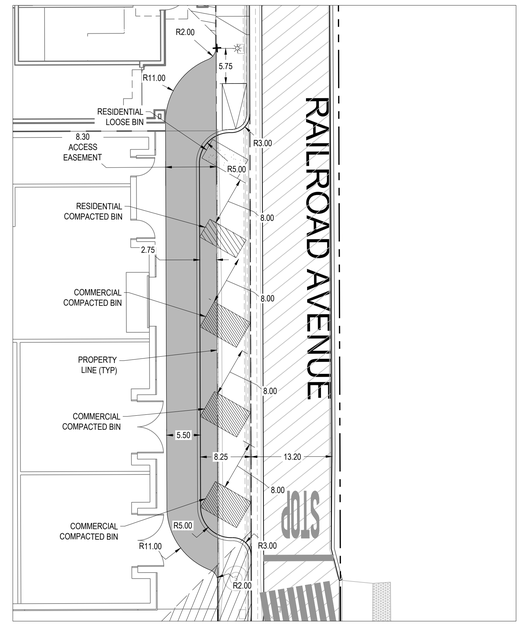
1. PROPOSED GRADES SHOWN ARE CONCEPTUAL. FINAL GRADES TO BE DEVELOPED DURING THE DESIGN PHASE.
2. FUTURE GRADING WILL CONFORM TO EXISTING CONDITIONS AT THE PROJECT PERIMETER.
3. ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
4. PROPOSED 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 RIGHT OF WAY IMPROVEMENTS. EXISTING TREE EVALUATION SCHEDULED WITH LANDSCAPE UNIT VALUE CAN BE FOUND IN ARBORIST REPORT.
6. STRIPING AND BIKE LANE PLANS PER CITY OF SAN MATEO 4TH AVE & 5TH AVE SECTION 130 IMPROVEMENTS PROJECTS.
7. GARAGE EXIT TO UTILIZE ALARM SYSTEM TO ALERT PEDESTRIANS OF CAR DEPARTURE.

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
- TREATMENT PLANTER
- PARKING COURTESY STRIP
- TREE WELL FILTER

KEYNOTES

1. PROPOSED PUBLIC PARKING SPACE
2. NOT USED
3. RELOCATE EXISTING STRUCTURE
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 STRUCTURE TO BE REMOVED
13. HIGH VISIBILITY CROSS WALK PER CITY OF SAN MATEO PEDESTRIAN MASTER PLAN AND MUTCD STANDARDS
14. EXISTING STRUCTURE TO REMAIN
15. PROPOSED CITY OF SAN MATEO ACCESS EASEMENT



1 TRASH STAGING PLAN

NORTH

0 10' 20' 40'

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www.sherwoodengineers.com

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
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023

SCALE: 1" = 20'

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

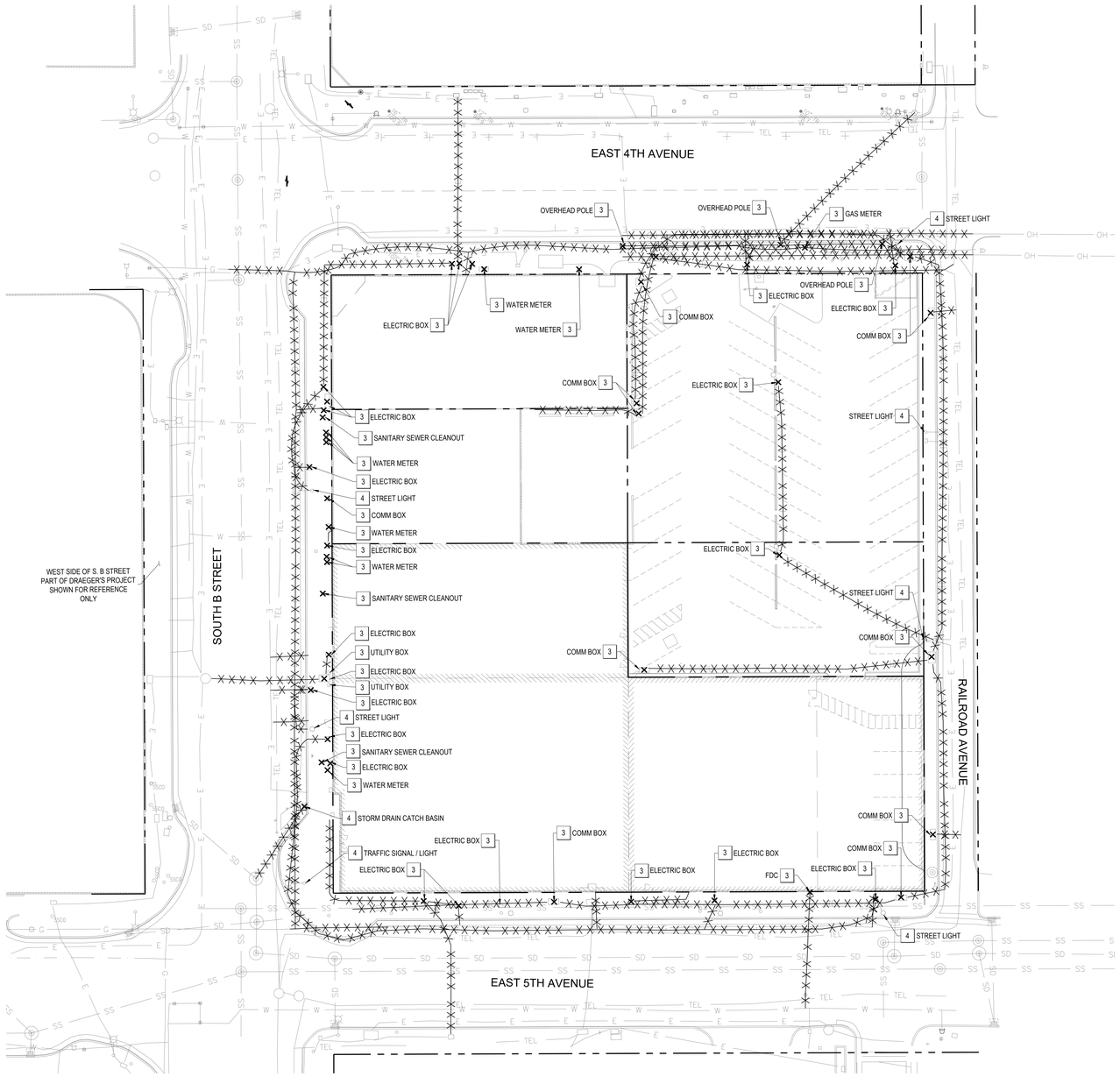
STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
CONCEPT STREET IMPROVEMENT SITE PLAN

SHEET NUMBER:
C2.10

plot date: 10/2022 2:25:27 PM
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LEGEND

UTILITY LINE TO BE REMOVED

UTILITY STRUCTURE TO BE REMOVED

UTILITY LINE TO BE ABANDONED IN PLACE

UTILITY KEYNOTES

1. ABANDON IN PLACE
2. REMOVE AND CAP IN PLACE
3. STRUCTURE TO BE REMOVED
4. STRUCTURE TO BE RELOCATED

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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San Francisco, CA 94110
www.sherwoodengineers.com

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
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023

SCALE: 1" = 20'

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

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:

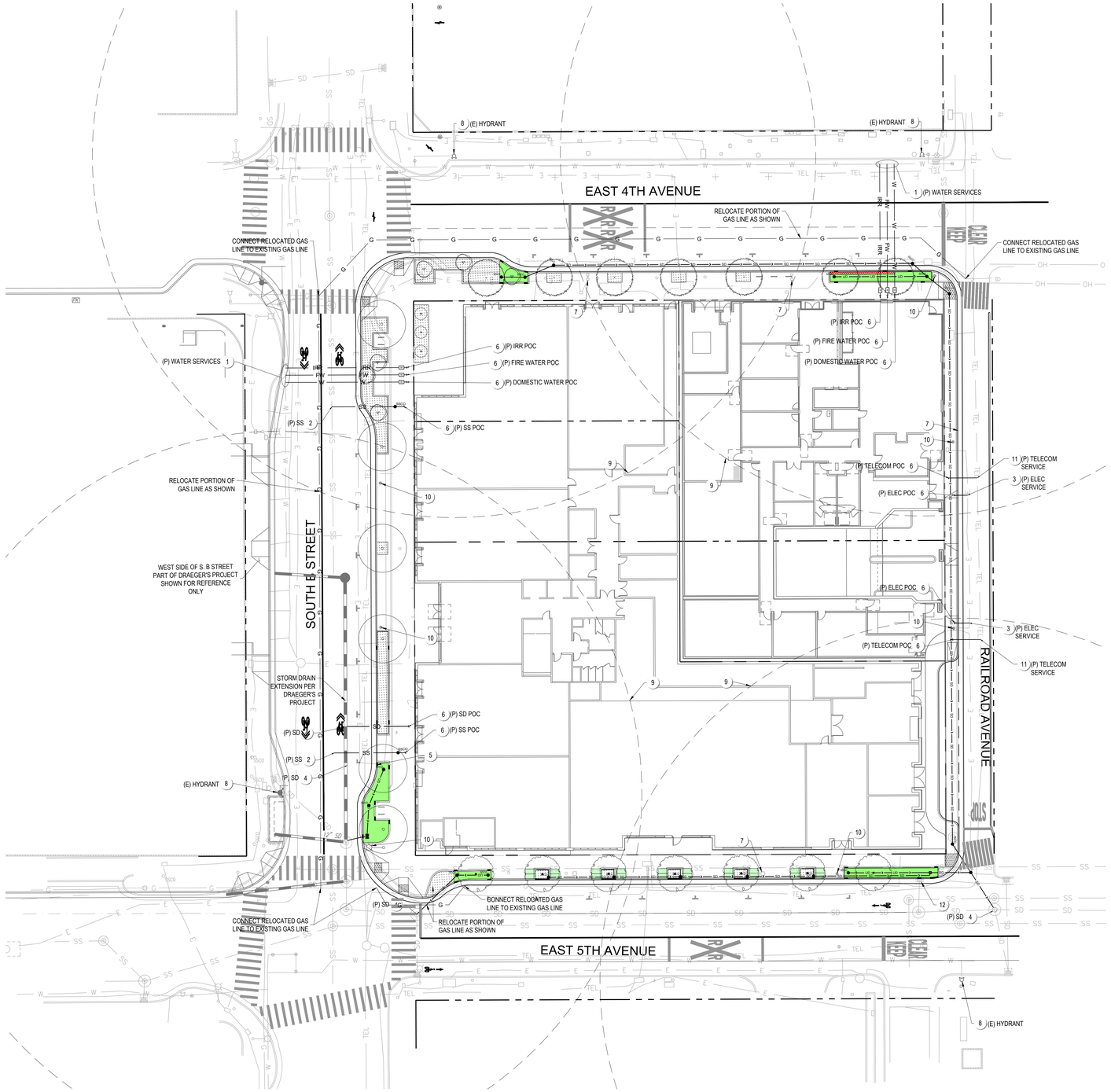
CONCEPT DEMO UTILITIES

SHEET NUMBER:

C3.00

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Plotted date : 10/2022 2:25:27 PM



LEGEND

- (P) ELECTRIC TRENCH
- (P) TELECOM TRENCH
- (P) WATER LINE
- (P) FIRE WATER LINE
- (P) IRRIGATION WATER LINE
- (P) SANITARY SEWER LINE
- (P) POINT OF CONNECTION (POC)
- (P) WATER METER
- (P) GAS LINE
- (P) DRAINAGE INLET
- (P) 6" AREA DRAIN
- (P) STORM DRAIN CLEANOUT
- (P) SD MANHOLE
- (P) POC
- (P) STORM DRAIN PIPE
- (P) UNDER DRAIN PIPE
- TREATMENT PLANTER
- PARKING COURTESY STRIP
- TREE WELL FILTER

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. (E) STREET LIGHT TO REMAIN
8. (E) FIRE HYDRANT TO SERVICE PROPERTY
9. FIRE HYDRANT 150FT COVERAGE LIMIT
10. (E) STREET LIGHT TO BE RELOCATED
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 05/10/2023. THE MAX CAPACITY OF THE PIPE PER KIER + WRIGHT CALCULATIONS IS 7.99 CFS.
5. TRASH CAPTURE DEVICES CONSISTENT WITH STATE WATER RESOURCES CONTROL BOARD TO BE PROVIDED AT LAST PRIVATE INLET PRIOR TO ENTERING CITY STORM DRAIN SYSTEM.

NORTH

0 10' 20' 40'

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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
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023

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

CONCEPT UTILITIES

SHEET NUMBER:

C3.01

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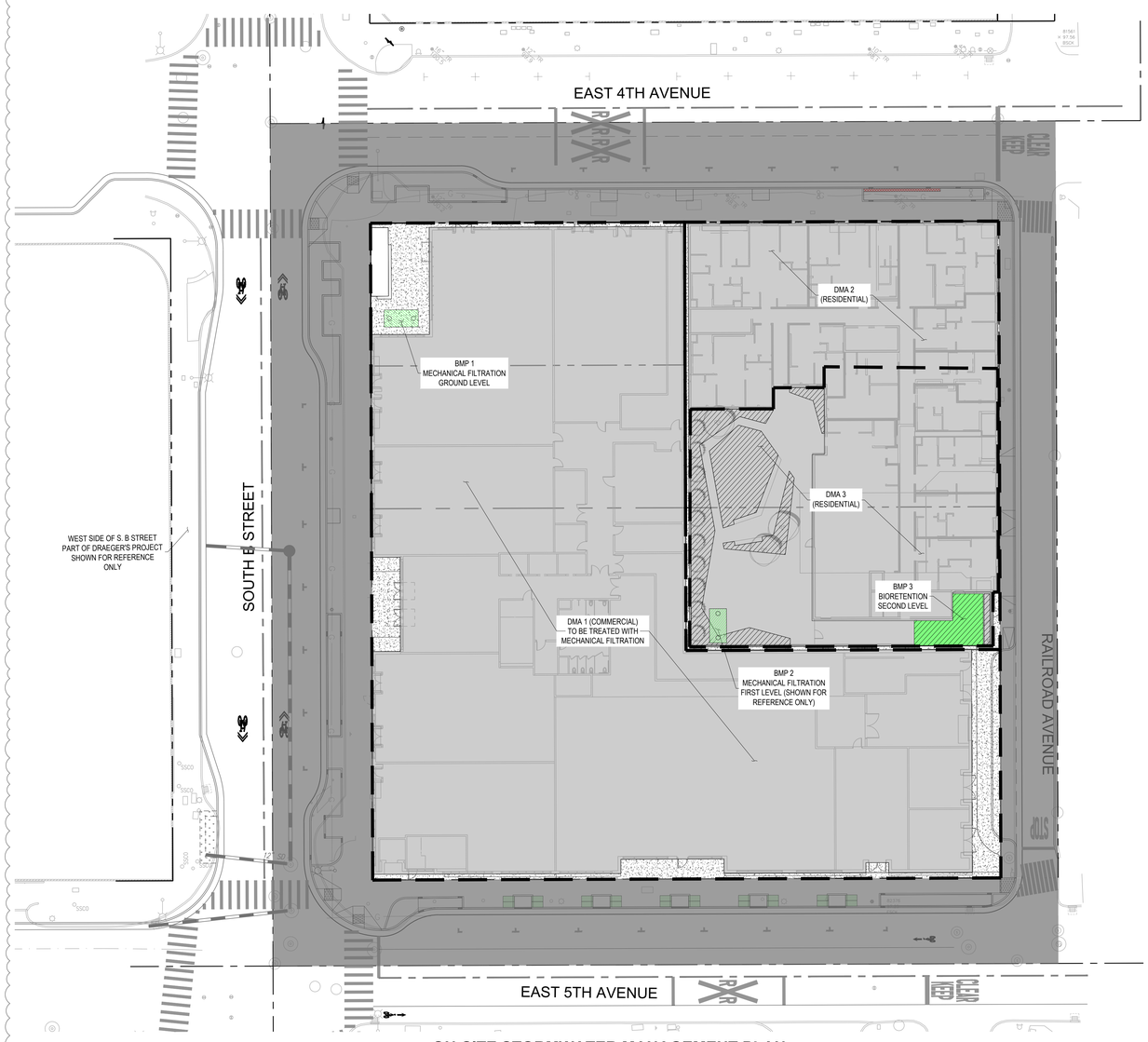
BESPOKE C.3 SPECIAL PROJECT CONDITIONS

DEVELOPMENT	CATEGORY	ZONE	IMPERVIOUS AREA (AC)	SURFACE PARKING	PERMANENT STRUCTURE SITE COVERAGE (%)	FAR OR DU/AC	TOTAL ALLOWABLE CREDIT	TOTAL USED CREDIT[1]
COMMERCIAL	CATEGORY B	CBD/R	0.78	NO SURFACE PARKING	98%	4.76 FAR	100%	100%
RESIDENTIAL	CATEGORY B	CBD/R	0.34	NO SURFACE PARKING	88%	187 DU/AC	100%	40%

[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.

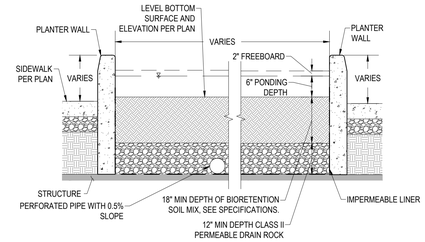
LEGEND

- DRAINAGE AREA BOUNDARY
- PROPERTY LINE
- AREA OUTSIDE OF CALCULATIONS
- TREATMENT PLANTER
- LANDSCAPE
- HARDSCAPE
- LANDSCAPE ON STRUCTURE
- ROOF
- MECHANICAL FILTRATION VAULT
- FLOW DIRECTION



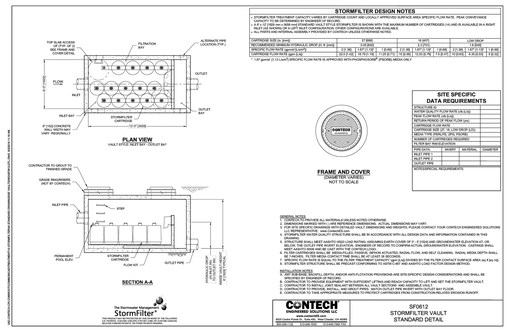
ON-SITE STORMWATER MANAGEMENT PLAN

SCALE: 1"=20'



1 RAISED BIORETENTION PLANTER ON STRUCTURE

SCALE: NTS



2 CONTECH STORMFILTER VAULT STANDARD DETAIL WITH CARTRIDGE SYSTEM

SCALE: NTS

BeSpoke On-Site Existing Conditions

Area	*Impermeable Area (sf)*	*Permeable Area (sf)*	*Total Area (sf)*
DMA 1 (Commercial)	34100	0	34100
DMA 2 (Residential)	15863	637	16500
Total	**49963**	**637**	**50600**

BeSpoke On-Site Proposed Conditions

Area	*Roof (sf)*	*Hardscape (sf)*	*Permeable Pavers (sf)*	*Landscape (sf)*	*Total Area (sf)*	*Method of Treatment*	*Treatment Area Required with 6" Ponding Depth (sf)*	*Treatment Area Provided with 6" Ponding Depth (sf)*	*Required Flow Rate (gpm)*	*Cartridge Size* (in)*	*Number of Cartridges*	*Flow Rate per Cartidge* (cfs)*	*Total Flow Rate of Mechanical Filtration System*	*BMP Designation*	*Detail Reference*
DMA 1 - Commercial	31542	2426	0	132	34100	Mechanical Treatment	-	-	63.24	27	4	18.79	75.16	BMP 1	Detail 2
DMA 2 - Residential	6600	0	0	0	6600	Mechanical Treatment	-	-	12.24	Low Drop	2	8.35	16.7	BMP 2	Detail 2
DMA 3 - Residential	5486	2878	0	1536	9900	Bioretention	266	309	-	-	-	-	-	BMP 3	Detail 1
Total	**43628**	**5304**	**0**	**1668**	**50600**	-	**266**	**309**	-	-	-	-	-	-	-

* PER CONTECH STORMFILTER VAULT DESIGN NOTES AS SHOWN IN DETAIL 4/C4.00.

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SAN MATEO, CA, 94401

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ISSUE DATE: Issue Date

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1	PLANNING APPLICATION RESUBMITTAL	10/10/2023

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

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SHEET NAME:
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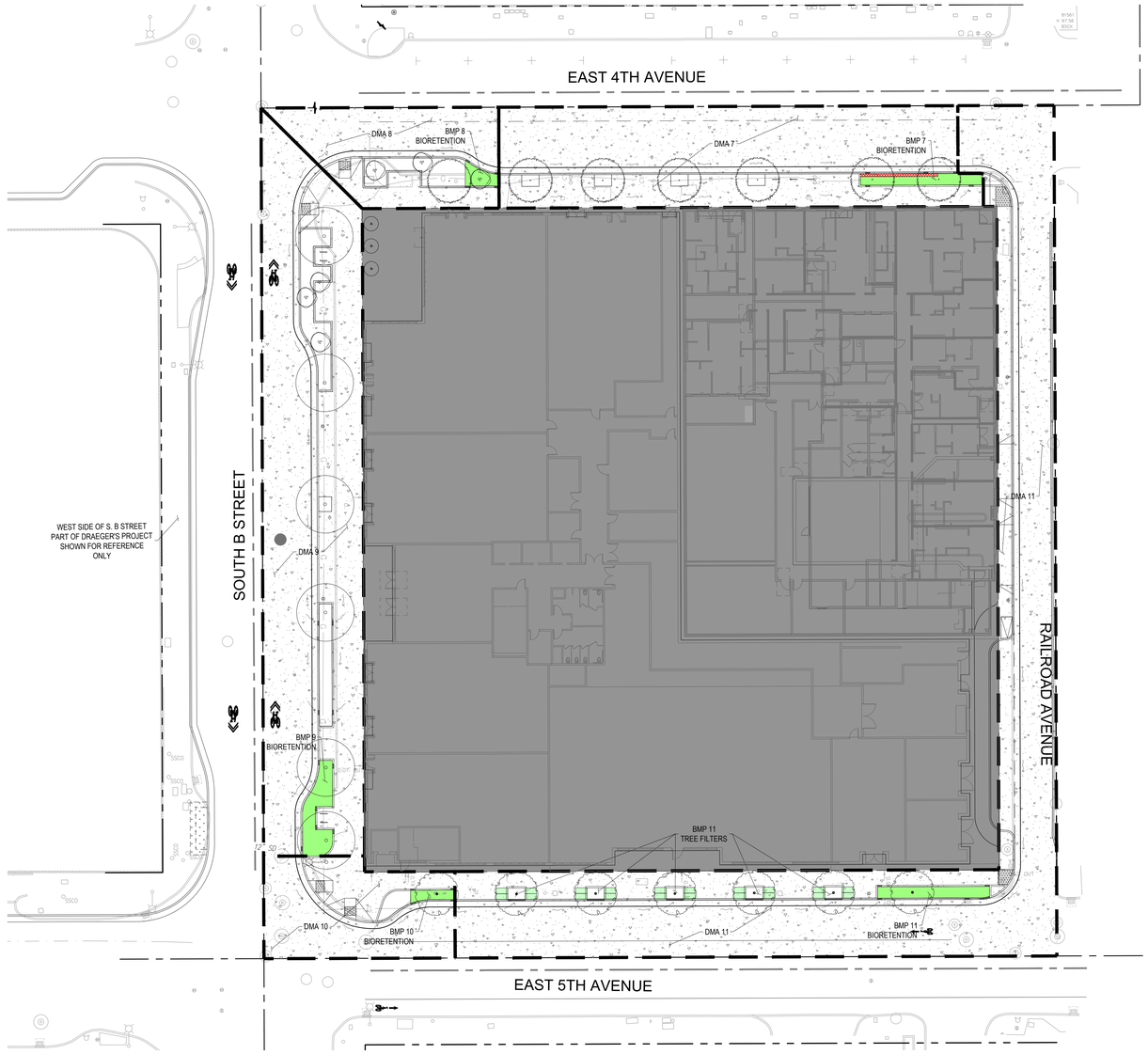
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C4.00

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North

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plot date: 10/2022 2:25:27 PM



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	29955	571	30526
Total	**29955**	**571**	**30526**

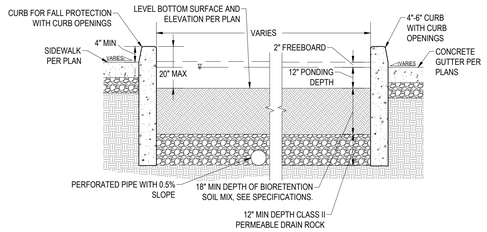
BeSpoke Off-Site Proposed Conditions								
Area	*Impermeable Area (sf)*	*Permeable Area (sf)*	*Total Area (sf)*	*Treatment Area Required with 12" Ponding Depth*	*Method of Treatment*	*Number of Tree Well Filters*	*Treatment Area Provided with 12" Ponding Depth*	*Detail Reference*
DMA 7	5,444	229	5,673	140	Bioretention	-	142	Detail 1
DMA 8	1,926	346	2272	51	Bioretention	-	70	Detail 1
DMA 9	7,665	805	8470	199	Bioretention	-	232	Detail 1
DMA 10	2,058	124	2182	53	Bioretention	-	55	Detail 1
DMA 11	11,656	273	11929	299	Bioretention + Tree Filters	20	315	Detail 1 + Detail 2
Total	**28,749**	**1777**	**30,526**	**742**			**814**	-

LEGEND

- DRAINAGE AREA BOUNDARY
- PROPERTY LINE
- AREA OUTSIDE OF CALCULATIONS
- TREATMENT PLANTER
- LANDSCAPE
- HARDSCAPE
- LANDSCAPE ON STRUCTURE
- ROOF
- MECHANICAL FILTRATION VAULT
- FLOW DIRECTION
- PARKING COURTESY STRIP
- TREE WELL FILTER

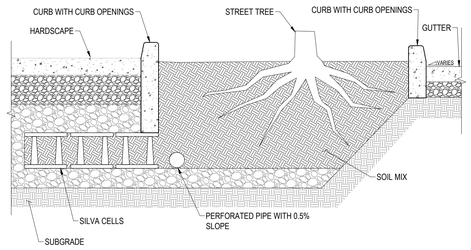
NOTES

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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445 S B STREET
SAN MATEO, CA, 94401

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REVISIONS :

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PROJECT NUMBER: 21-034.2
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CHECKED BY: RA

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CONCEPT STORMWATER MANAGEMENT PLAN - OFF-SITE

SHEET NUMBER:
C4.01

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North

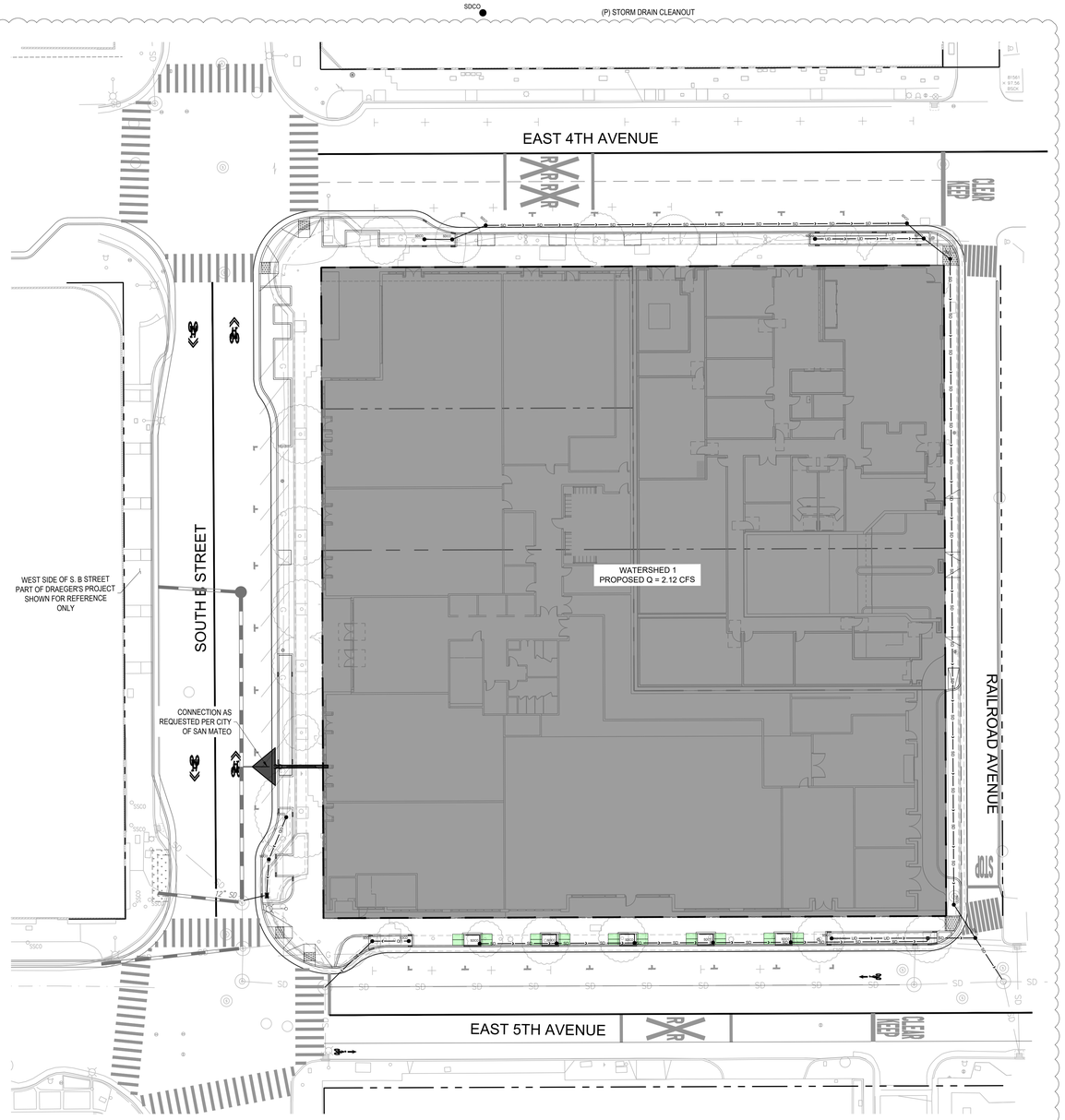
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LEGEND

WATERSHED BOUNDARY
(P) DRAINAGE INLET
(P) 6" AREA DRAIN
SDCO (P) STORM DRAIN CLEANOUT
(SD) (P) SD MANHOLE
(P) POC



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	48932	0.98	10	1.87	2.12	SHEET & PIPE FLOW TO STORM DRAIN LINE ON S. B STREET
	PERVIOUS	1668					
TOTAL		50600	-	-	-	2.12	

0 10' 20' 40' North

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445 S B STREET
SAN MATEO, CA, 94401

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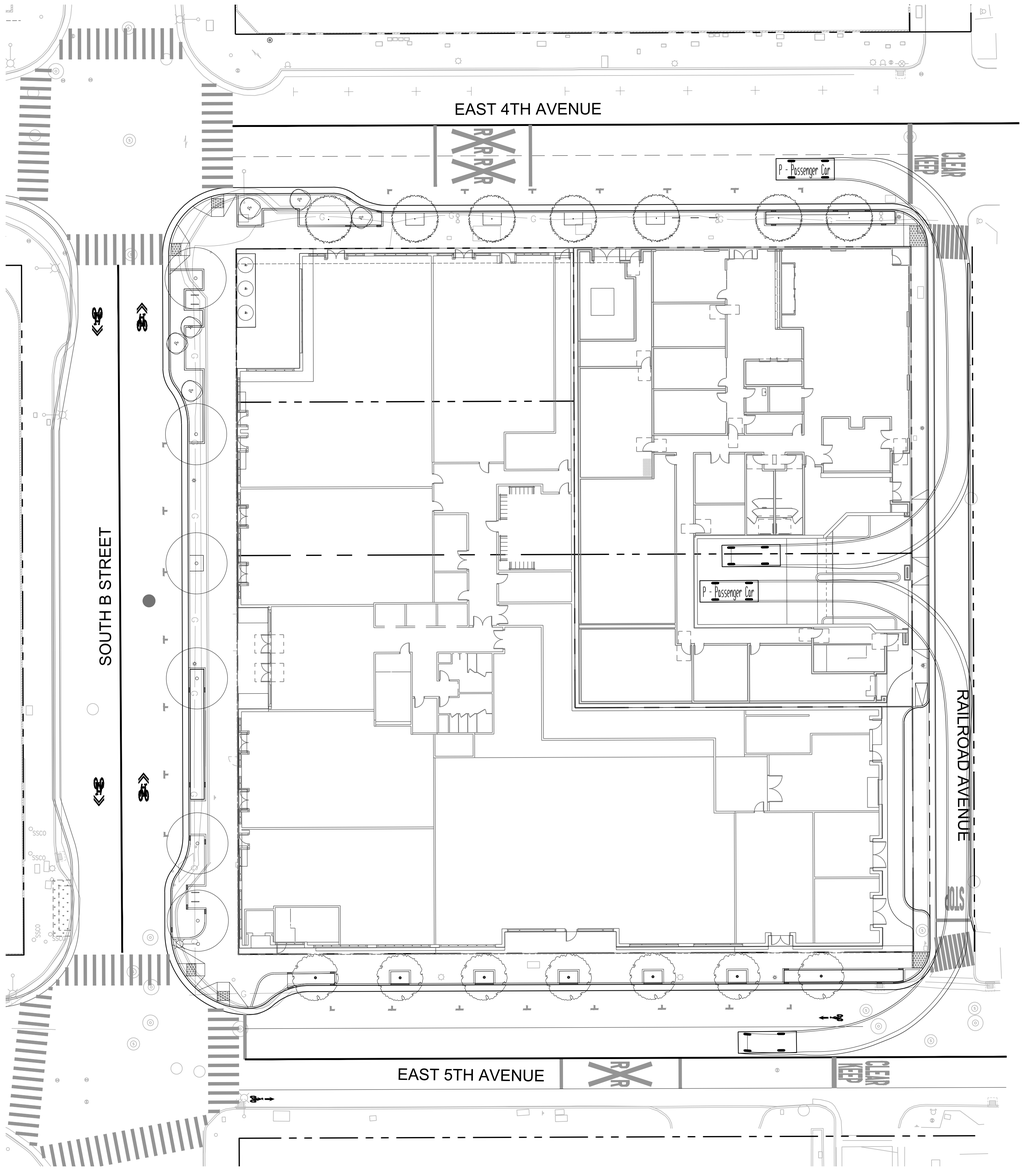
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CONCEPT STORM DRAIN CAPACITY STUDY

SHEET NUMBER:
C5.00

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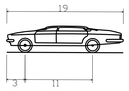
NOTES

1. GARBAGE TRUCK TO BE REPRESENTATIVE OF CITY OF SAN MATEO RECOLOGY GARBAGE TRUCK.



PASSENGER CAR TURNING ANALYSIS ALONG RAILROAD AVE

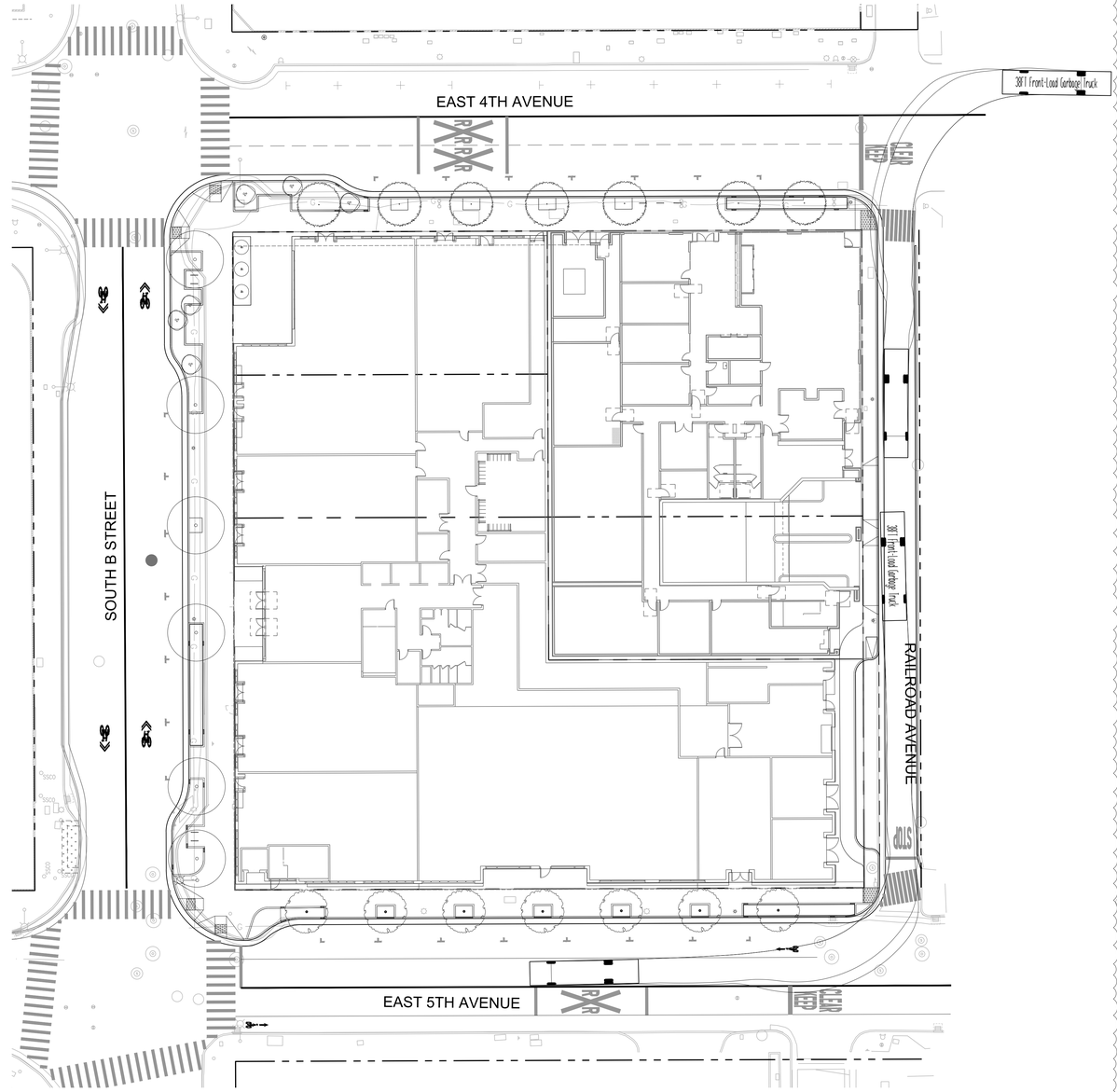
SCALE: 1"=20'



P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

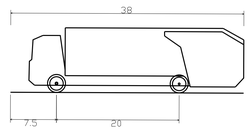
1 PASSENGER CAR VEHICLE PROFILE

SCALE: 1" = 10'



GARBAGE TRUCK TURNING ANALYSIS ALONG RAILROAD AVENUE

SCALE: 1"=20'



38FT Front-Load Garbage Truck	
Overall Length	38.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

1 GARBAGE TRUCK VEHICLE PROFILE

SCALE: 1" = 10'

0 10' 20' 40'

North

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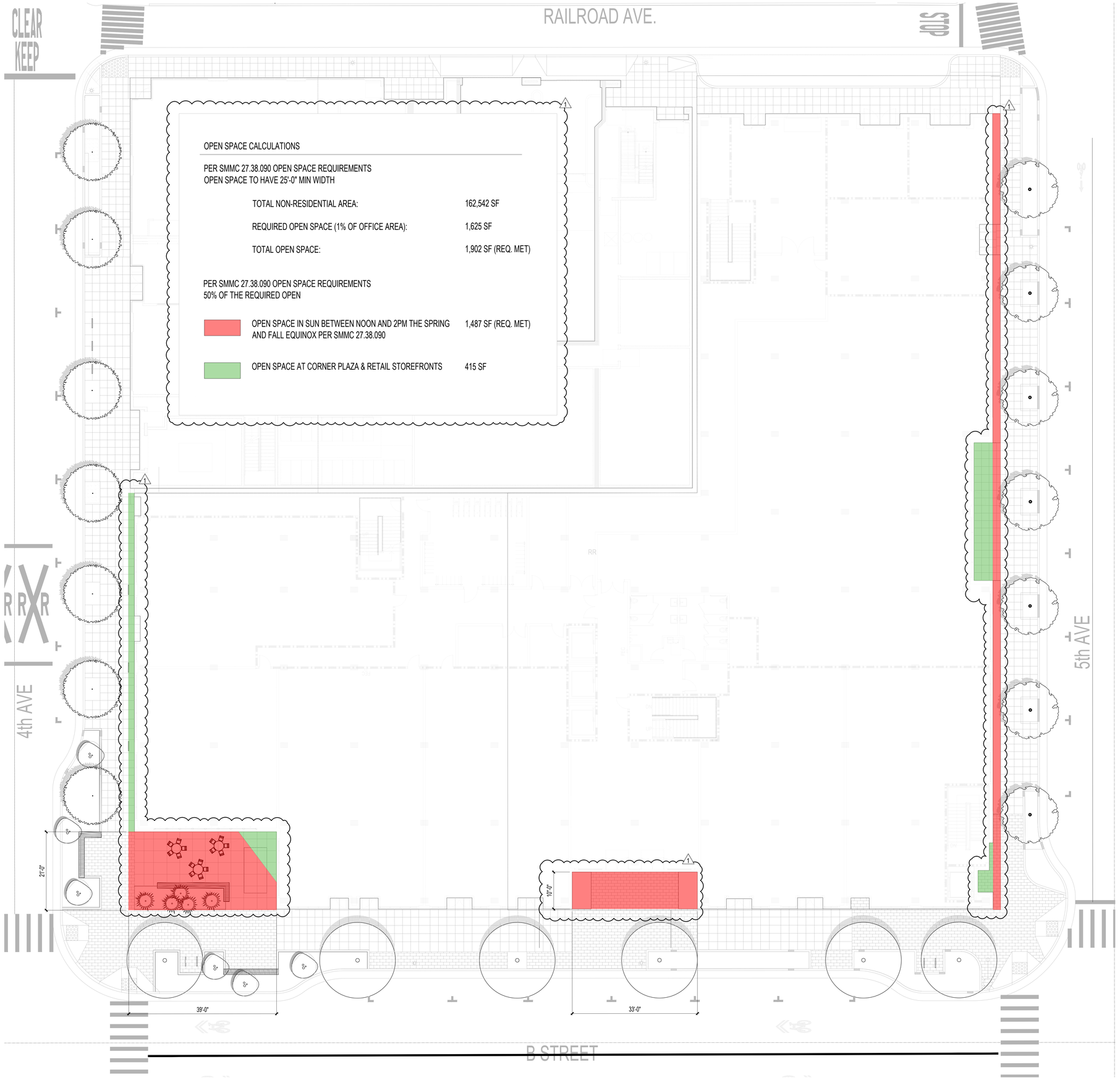
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CONCEPT TURNING ANALYSIS STUDY

SHEET NUMBER:

C6.00

Plot date: 10/6/2023 2:25:27 PM
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PROPERTIES

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PROJECT NAME & ADDRESS:

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

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ISSUE DATE:	10/10/2023

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	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023

SCALE:

PROJECT NUMBER:	2202017.00
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SHEET NAME:

1 OPEN SPACE DIAGRAM

SHEET NUMBER:

L.0.0

plot date

Tree Inventory and Assessment

415 - 445 South B Street (Tablots)
San Mateo, CA

November 19, 2021
Revised February 14, 2023

Prepared for:

Harvest Properties

Prepared By:

Richard Gessner
ASCA - Registered Consulting Arborist ® #496
ISA - Board Certified Master Arborist® WE-4341B

Monarch Consulting Arborists

Richard Gessner
P.O. Box 1010 – Felton, CA 95018
1.831.331.8982
www.monarcharborists.com

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Table of Contents

Summary....1
Introduction....1
Observations....3
Analysis....4
Discussion....5
Conclusion....6
Recommendations....6
Bibliography....7
Appendix A: Tree Inventory Locations....8
Appendix B: Tree Inventory Table....9
Appendix C: Photographs....11
Qualifications, Assumptions, and Limiting Conditions....17
Certification of Performance....18

Summary

There are seven “Heritage Trees” as defined by the ordinance and eighteen “Street Trees” (two are Heritage Trees). The inventory arbitrarily numbers (no affixed number tags were used for this assignment) the trees around the site clockwise starting at the Canary Island pines along 4th Street. Five trees are in good condition, fifteen fair, and three poor. All the trees will be highly impacted and are proposed for removal. The average L/U Value is 11.14 with a total of 256.263. Street Trees were not considered to be in the “Buildable Area” for this assignment.

Introduction

Background

Harvest Properties asked me to assess the site, trees, and proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy planning requirements.

Assignment

- Provide an arborist’s report that includes an assessment of the trees within the project area and on the adjacent sites. The assessment is to include the species, size (trunk diameter) and condition (health, structure, and form) ratings.
- Provide expected impact ratings for trees that may be affected by the project.
- Provide LU values according to the City of San Mateo ordinance 27.71.150.

Limits of the assignment

- The information in this report is limited to the condition of the trees and site during my inspection on November 17, 2021. No tree risk assessments were performed.
- Only the landscape plans were provided for this assignment.

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source	Notes
Existing Site Topographic Map or A.L.T.A with tree locations			No		
Proposed Sit Plan		A00, A001, A002	Yes	RAAW	
Demolition Plan			No		
Construction Staging			No		
Grading and Drainage			No		
Utility Plan and Hook-up locations			No		
Exterior Elevations			No		
Landscape Plan			No		
Irrigation Plan			No		
T-1 Tree Protection Plan			No		

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners, owner’s agents, and the City of San Mateo as a reference for existing tree and site conditions to help satisfy planning requirements.

Observations

Tree Inventory

The inventory contains all the trees six inches in diameter and greater measured at forty-eight inches above grade. The City of San Mateo ordinance 13.52.020 defines “Heritage Trees” as the following:

13.52.020 Definition

A. Heritage tree is any of the following:
   1. Any bay (*Umbellularia californica*), buckeye (*Aesculus spp.*), oak (*Quercus spp.*), cedar (*Cedrus spp.*) or redwood (*Sequoia sp.*) tree that has a diameter of ten (10) inches or more measured at forty-eight (48) inches above natural grade.
   2. Any tree or stand of trees designated by resolution of the City Council to be of special historical value or of significant community benefit.
   3. A stand of trees, the nature of which makes each dependent on the others for survival.
   4. Any other tree with a trunk diameter of sixteen (16) inches or more, measured at forty-eight (48) inches above natural grade.

There are seven “Heritage Trees” as defined by the ordinance and twelve “Street Trees”.

The trees are arbitrarily numbered (no affixed number tags were used for this assignment) around the site clockwise starting at the Canary Island pines along 4th Street (Appendix A). There are twenty-three trees comprised of four different species as follows: Canary island pine (*Pinus canariensis*), hackberry (*Celtis occidentalis*), Chinese pistache (*Pistacia chinensis*), and one carrot wood (*Cupaniopsis anacardioides*). Eighteen trees are “Street Trees”.

Analysis

27.71.150 PRESERVATION OF EXISTING TREES.

Landscape Unit Value (LU)

1. The tree species, condition, and location values of the trees shall be based on an evaluation by an experienced landscape appraiser recognized by the American Society of Consulting Arborists utilizing the most recent Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers; and approved by the Zoning Administrator.
2. Trees not within the allowable building area shall receive a location factor of 1.0 (100%). Trees located within the allowable building area shall receive a location factor of .70 (70%).
3. Trees designated as heritage trees shall receive a bonus percentage value of 1.25 (125%). Trees located within the allowable building area shall receive a location factor of .70 (70%).
4. Trees designated as heritage trees shall receive a bonus percentage value of 1.25 (125%).

All existing trees to be removed shall be given a LU value based upon the following calculation:

(species value% X condition value% X location value%) /.35 X (caliper inches x bldg./ setback% x heritage tree%) = LU

Tree condition ratings and percentages are defined in the “Condition Rating” section of this report. The location rating were established at 63 percent (the average of site (90%), placement (50%), and contribution (50%)).

The average L/U Value is 11.14 with a total of 256.263 (Appendix B). Street Trees were not considered to be in the “Buildable Area” for this assignment.

Discussion

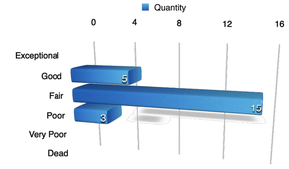
Condition Rating

A tree’s condition is a determination of its overall health, structure, and form (ISA 2018). The assessment considered all three characteristics for a combined condition rating.

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

Five trees are in good condition, fifteen fair, and three poor (Chart 1).

Chart 2: Condition Ratings



Expected Impact Level

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

All the trees will be highly impacted and are proposed for removal.

Conclusion

There are seven “Heritage Trees” as defined by the ordinance and twelve “Street Trees” (two are Heritage Trees). The inventory arbitrarily numbers (no affixed number tags were used for this assignment) the trees around the site clockwise starting at the Canary Island pines along 4th Street, 5th Street, and then B. Five trees are in good condition, fifteen fair, and three poor. All the trees will be highly impacted and are proposed for removal. The average L/U Value is 11.14 with a total of 256.263. Street Trees were not considered to be in the “Buildable Area” for this assignment.

Recommendations

1. Obtain all necessary permits prior to removing or significantly altering any trees on the property

2. All tree maintenance, care, and removals shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.

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	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
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PROJECT NUMBER: 2202017.00
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1 SHEET NAME:
ARBORIST REPORT

SHEET NUMBER:
L.0.1

fold date :

Bibliography

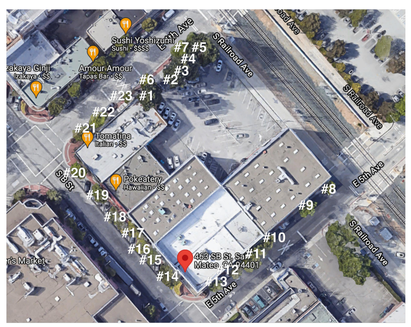
American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2019. Print.

Fite, Kelby, and Edgar Thomas. Smiley. *Managing trees during construction*, second edition. Champaign, IL: International Society of Arboriculture, 2016.

ISA. *Guide For Plant Appraisal*. Savoy, IL: International Society Of Arboriculture, 2000. Print.

ISA. Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement. Western Chapter ISA

Appendix A: Tree Inventory Locations



Appendix B: Tree Inventory Table

Table 2: Inventory Summary

Tree Species	#	Trunk Diameter (in.)	Condition	Expected Impact	Disposition	LU Value
Canary island pine (*Pinus canariensis*)	1	26	Fair	High/ Remove	Heritage Tree	18.4275
Canary island pine (*Pinus canariensis*)	2	24	Good	High/ Remove	Heritage Tree	23.814
Canary island pine (*Pinus canariensis*)	3	24	Good	High/ Remove	Heritage Tree	23.814
Canary island pine (*Pinus canariensis*)	4	24	Good	High/ Remove	Heritage Tree	23.814
Canary island pine (*Pinus canariensis*)	5	33	Good	High/ Remove	Heritage Tree	32.74425
hackberry (*Celtis occidentalis*)	6	10	Poor	High/ Remove	Street Tree	3.78
Chinese pistache (*Pistacia chinensis*)	7	12	Good	High/ Remove	Street Tree	13.608
Chinese pistache (*Pistacia chinensis*)	8	11	Fair	High/ Remove	Street Tree	8.91
Chinese pistache (*Pistacia chinensis*)	9	13	Fair	High/ Remove	Street Tree	10.53
hackberry (*Celtis occidentalis*)	10	11	Fair	High/ Remove	Street Tree	6.93
hackberry (*Celtis occidentalis*)	11	15	Fair	High/ Remove	Street Tree/ Heritage Tree	11.8125
Chinese pistache (*Pistacia chinensis*)	12	10	Poor	High/ Remove	Street Tree	4.86
Chinese pistache (*Pistacia chinensis*)	13	10	Fair	High/ Remove	Street Tree	8.1
carrot wood (*Cupaniopsis anacardioides*)	14	20	Fair	High/ Remove	Street Tree/ Heritage Tree	2.25
Chinese pistache (*Pistacia chinensis*)	15	11	Fair	High/ Remove	Street Tree	8.91
hackberry (*Celtis occidentalis*)	16	11	Fair	High/ Remove	Street Tree	6.93

Tree Species	#	Trunk Diameter (in.)	Condition	Expected Impact	Disposition	LU Value
hackberry (*Celtis occidentalis*)	17	12	Fair	High/ Remove	Street Tree	7.56
hackberry (*Celtis occidentalis*)	18	14	Fair	High/ Remove	Street Tree	7.56
hackberry (*Celtis occidentalis*)	19	12	Fair	High/ Remove	Street Tree	7.7175
hackberry (*Celtis occidentalis*)	20	12	Fair	High/ Remove	Street Tree	6.615
hackberry (*Celtis occidentalis*)	21	16	Fair	High/ Remove	Street Tree	6.615
hackberry (*Celtis occidentalis*)	22	11	Fair	High/ Remove	Street Tree	8.82
hackberry (*Celtis occidentalis*)	23	11	Poor	High/ Remove	Street Tree	6.06375

Appendix C: Photographs
C1: Canary Island Pines #1-#5



C2: Tree #6



C3: #7



C4: Trees #8 and #9



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C5: Trees #10 through #13



C6: Trees #14 though #17



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist® and Tree Risk Assessor Qualified. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B

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Please see Appendix B: Tree Inventory Table in Arborist Report - page 9-10

Existing Tree Evaluation Schedule with Landscape Unit Values

****Must be Completed and Attached to Arborist Report**

Required For Projects Involving the Removal of Trees 6" or More in Diameter for the Construction of New Residential Dwelling Units, Building Additions or Parking Lot Additions.

An Arborist Report and an Existing Tree Evaluation Schedule with Landscape Unit Values is required **for all trees with a diameter of 6 inches or more proposed for removal**. This Inventory must be prepared by an Arborist or Licensed Landscape Architect consistent with SMMC 27.71.150 PRESERVATION OF EXISTING TREES. Please submit an excel file with the information below.

Existing Tree Evaluation Schedule:

Formula for Calculating LU Value: (_____ x _____ x _____) ÷ 0.35 x (_____ x _____ x _____) = _____

Ref.	Species Name	Fate: Preserved / Removed	Species Value %	Condition Value %	Location Value %	0.35	Caliper Size (inches)	0.70 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
						0.35				
						0.35				
						0.35				
						0.35				
						0.35				

Total LU Value of Trees to be Removed: _____

REFER TO L.0.2 ARBORIST REPORT PAGE 9-10

Required Tree Planting (On-site Trees)

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

Landscape Area: 528 sq. ft. ÷ 400 = 1.32 {a}

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 0 {b}

Landscape Unit {LU} value of trees **to be removed** from the Tree Evaluation Schedule: 122.6138 {c}

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 123.9338 {d}

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

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
	15 gallon	1	
	24 inch box	2	
2	36 inch box	3	6
1	48 inch box	4	4

Total LU Value of new trees being proposed: {e}

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

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

[d – e = 113.93 **x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)** = $ 38,378.46

Required Tree Planting (Street Trees)

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

Landscape Area: _____ sq. ft. ÷ 400 = 0 {a}

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 0 {b}

Landscape Unit {LU} value of trees **to be removed** from the Tree Evaluation Schedule: 137.57 {c}

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 137.57 {d}

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

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
	15 gallon	1	
	24 inch box	2	
20	36 inch box	3	60
	48 inch box	4	

Total LU Value of new trees being proposed: {e}

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

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

[d – e = 77.57 **x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)** = $ 26,130.23

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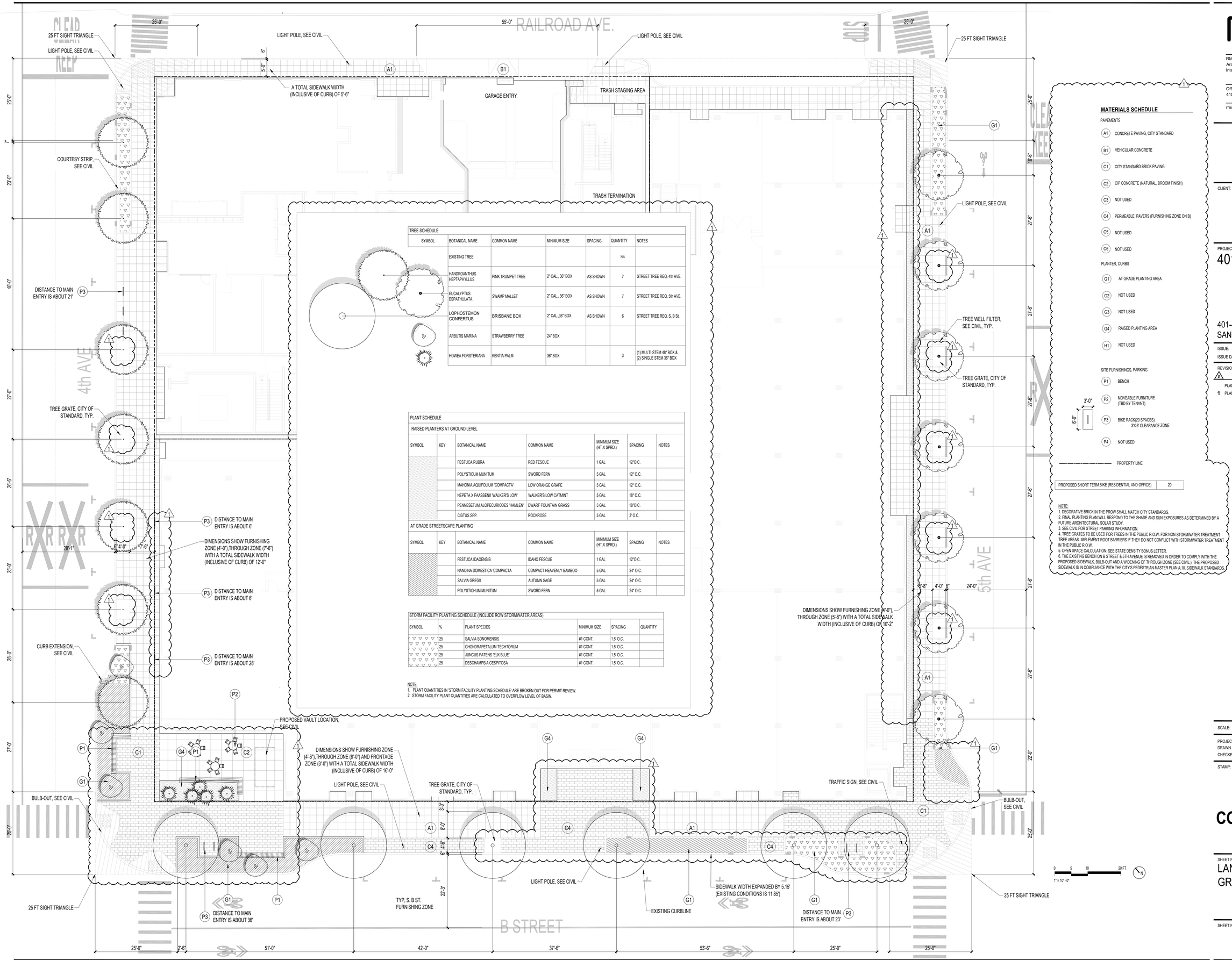
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L.0.4

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., 36" BOX	AS SHOWN	7	STREET TREE REQ. 4th AVE.
	EUCALYPTUS ESPATHULATA	SWAMP MALLET	2" CAL., 36" BOX	AS SHOWN	7	STREET TREE REQ. 5th AVE.
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	2" CAL.,36" BOX	AS SHOWN	6	STREET TREE REQ. S. B St.
	ARBUTIS MARINA	STRAWBERRY TREE	24" BOX			
	HOWEA FORSTERIANA	KENTIA PALM	36" BOX		3	(1) MULTI-STEM 48" BOX & (2) SINGLE STEM 36" BOX

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.	
		PENNISETUM 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 SONOMENSIS	#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 PAVING, CITY STANDARD
- B1 VEHICULAR CONCRETE
- C1 CITY STANDARD BRICK PAVING
- C2 CIP CONCRETE (NATURAL, BROOM FINISH)
- C3 NOT USED
- C4 PERMEABLE PAVERS (FURNISHING ZONE ON B)
- C5 NOT USED
- C5 NOT USED

PLANTER, CURBS
- G1 AT GRADE PLANTING AREA
- G2 NOT USED
- G3 NOT USED
- G4 RAISED PLANTING AREA
- H1 NOT USED

SITE FURNISHINGS, PARKING
- P1 BENCH
- P2 MOVEABLE FURNITURE (TBD BY TENANT)
- P3 BIKE RACK(20 SPACES) - 3'X 6' CLEARANCE ZONE
- P4 NOT USED

3'-0" x 6'-0"

PROPERTY LINE

PROPOSED SHORT TERM BIKE (RESIDENTIAL AND OFFICE)	20

NOTE:
1. DECORATIVE BRICK IN THE PROW SHALL MATCH CITY STANDARDS.
2. FINAL PLANTING PLAN WILL RESPOND TO THE SHADE AND SUN EXPOSURES AS DETERMINED BY A FUTURE ARCHITECTURAL SOLAR STUDY.
3. SEE CIVIL FOR STREET PARKING INFORMATION.
4. TREE GRATES TO BE USED FOR TREES IN THE PUBLIC R.O.W. FOR NON-STORMWATER TREATMENT TREE AREAS. IMPLEMENT ROOT BARRIERS IF THEY DO NOT CONFLICT WITH STORMWATER TREATMENT IN THE PUBLIC R.O.W.
5. OPEN SPACE CALCULATION: SEE STATE DENSITY BONUS LETTER.
6. THE EXISTING BENCH ON B STREET & 5TH AVENUE IS REMOVED IN ORDER TO COMPLY WITH THE PROPOSED SIDEWALK, BULB-OUT AND A WIDENING OF THROUGH ZONE (SEE CIVIL). THE PROPOSED SIDEWALK IS IN COMPLIANCE WITH THE CITY'S PEDESTRIAN MASTER PLAN A.10. SIDEWALK STANDARDS.

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

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SHEET NUMBER:
L.1.0

plot date:

RAILROAD AVE.

CLEAR KEEP

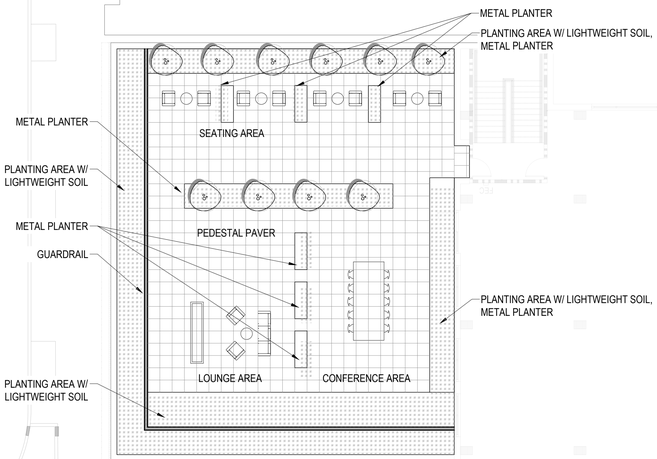
4th AVE

5th AVE

B STREET

TREE SCHEDULE						
LARGE SHRUB (UPPER TERRACES)						
	ARBUTIS MARINA	STRAWBERRY TREE	15 GALLON			

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			



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

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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: PLANNING APPLICATION RESUBMITTAL
ISSUE DATE: 10/10/2023

REVISIONS :

	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023

SCALE:

PROJECT NUMBER: 2202017.00
DRAWN BY: YW
CHECKED BY: MMc

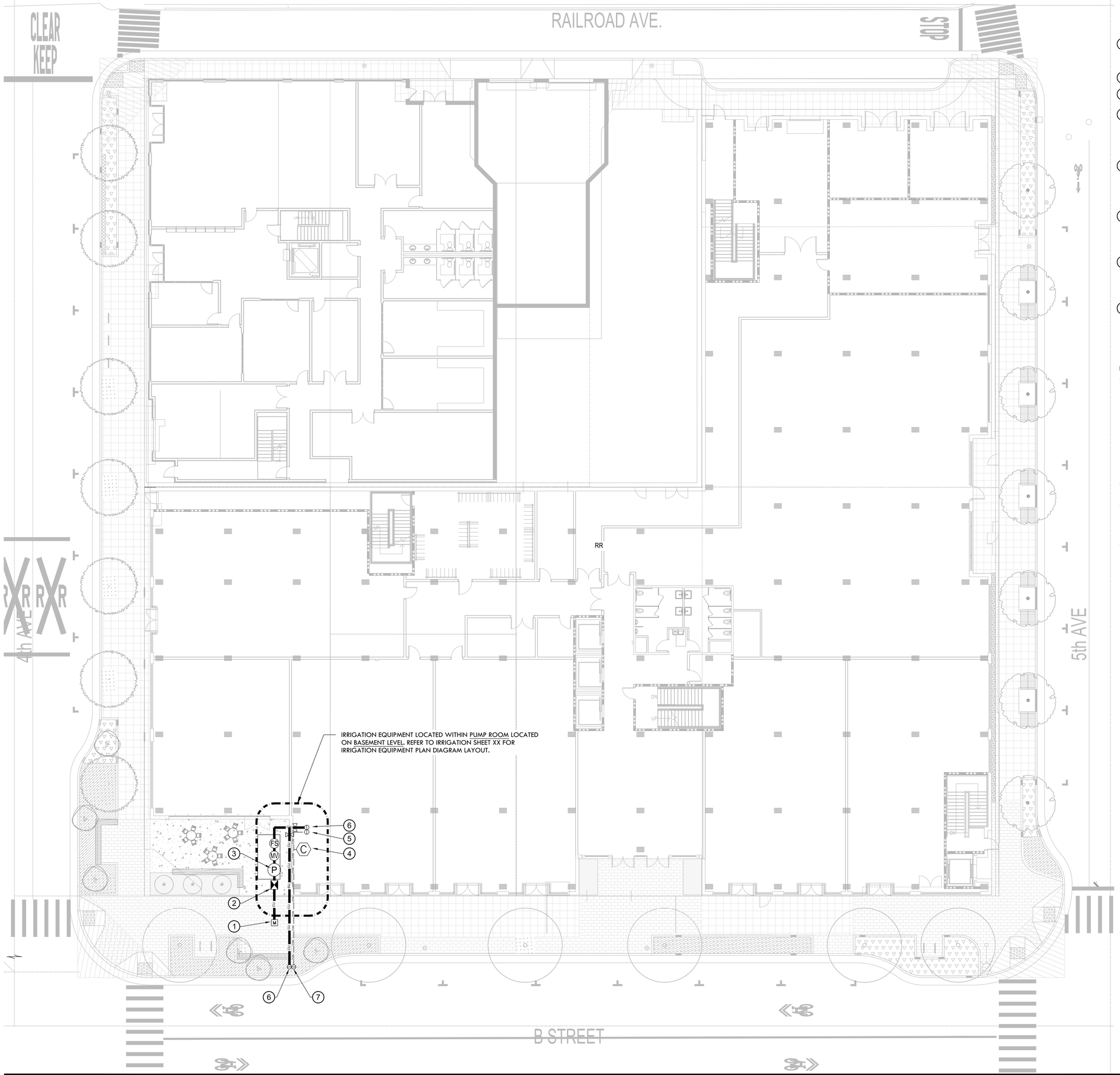
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NOT FOR CONSTRUCTION

SHEET NAME:
LANDSCAPE PLAN, 6TH LEVEL

SHEET NUMBER:
L.1.1

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" 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 TO SERVICE LEVEL 6 PLANTERS. COORDINATE INSTALLATION OF CONDUIT WITH GENERAL/ELECTRICAL CONTRACTOR(S) PRIOR TO CONSTRUCTION.
6. 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 .
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" 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 TO SERVICE SITE LEVEL PLANTERS. 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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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:

PROJECT NUMBER: 2202017.00
DRAWN BY: YW
CHECKED BY: MMc

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
IRRIGATION PLAN, GROUND LEVEL

SHEET NUMBER:
L.2.0

plot date :



PLAN NOTES LEGEND

1. 1" 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 TO SERVICE LEVEL 6 PLANTERS. COORDINATE INSTALLATION OF CONDUIT WITH GENERAL/ELECTRICAL CONTRACTOR(S) PRIOR TO CONSTRUCTION.
2. 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 .

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6TH LEVEL

SHEET NUMBER:
L.2.1

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	913	225	5,968	0.02	7.98	20%
2	RAISED PLANTERS STREET	LOW	0.2	DRIP	0.81	0.247	205	51	1,340	0.00	1.79	4%
3	RAISED PLANTERS LEVELS	LOW	0.2	DRIP	0.81	0.247	1,068	264	6,981	0.02	9.33	23%
4	BIORETENTION	LOW	0.2	DRIP	0.81	0.247	826	204	5,399	0.02	7.22	18%
5	TREES	MOD	0.5	BUBBLER	0.81	0.617	1,600	988	26,147	0.08	34.96	35%
					TOTALS		4,612	1,731	45,836	0.14	61.28	100%

SPECIAL LANDSCAPE AREAS

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

MAWA	GALLONS/YR	54,944
	ACRE FEET/YR	0.17
	HCF/YR	73.45
ETWU	GALLONS/YR	45,836
	ACRE FEET/YR	0.14
	HCF/YR	61.28

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
58.6%	0.25	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	1,731
TOTAL AREA	4,612
AVG. ETAF	37.54%

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ETo)(0.62)((LA x 0.45) + (0.55 x SLA))

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

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

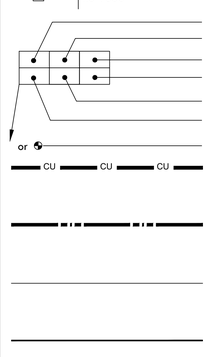
1. LOW AND MODERATE WATER-USE SHRUBS/GROUNDCOVER/FLOWERING PLANTS: TO BE IRRIGATED WITH INLINE DRIP
2. LARGE SHRUBS AND TREES: TO BE IRRIGATED USING POINT SOURCE BUBBLERS.
3. STORMWATER TREATMENT: TO BE IRRIGATED WITH INLINE DRIP SPACED AT 12" O.C.

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

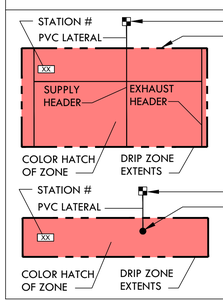
IRRIGATION LEGEND

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:
401-445 S. B STREET

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

ISSUE: PLANNING APPLICATION RESUBMITTAL
ISSUE DATE: 10/10/2023

REVISIONS :

	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023

SCALE:

PROJECT NUMBER: 22020017.00
DRAWN BY: YW
CHECKED BY: MMc

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
IRRIGATION NOTES AND LEGEND

SHEET NUMBER:
L.2.2

plot date :

BESPOKE

PLANNING RESUBMISSION (100% REVIEW) - OCTOBER 10, 2023 1



E 4TH AVE. & S RAILROAD AVE
SAN MATEO, CA

HARVEST PROPERTIES

BDE ARCHITECTURE

PROMETHEUS



UNIT AND AREA SUMMARY — **JOB: 2126_BESPOKE**
Date 09/01/2023

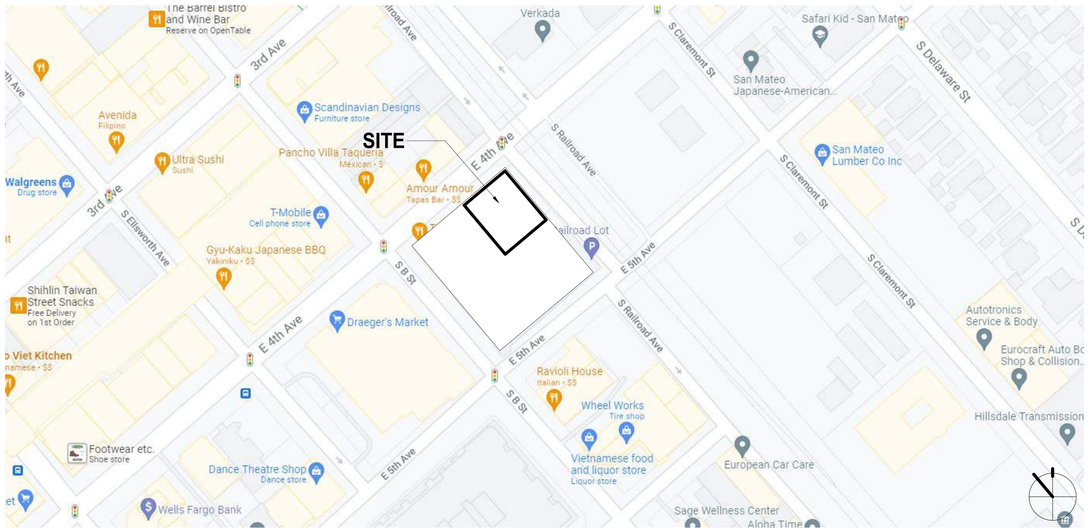
CONSTRUCTION TYPE: TYPE IIIA O/ TYPE IA
FLOORS: 5 WOOD OVER 2 CONCRETE

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		399			1							1	1%	399
	S2.0	STUDIO		451			1							1	1%	451
	S3.0	STUDIO		421			1							1	1%	421
STUDIO SUB-TOTAL						0	3	0	0	0	0	0	0	**3**	**4.23%**	**1,271**
1 BEDROOM	A1.0	1 BDRM/ 1 BATH		540				1	1	1	1	1		5	7%	2,700
	A1.1	1 BDRM/ 1 BATH		438			1							1	1%	438
	A2.0	1 BDRM/ 1 BATH		592				1	1	1	1	1		5	7%	2,960
	A3.0	1 BDRM/ 1 BATH		595				1	1	1	1	1		5	7%	2,975
	A4.0	1 BDRM/ 1 BATH		513				1	1	1	1	1		5	7%	2,565
	A4.1	1 BDRM/ 1 BATH		497			1	0	0	0	0	0		1	1%	497
	A5.0	1 BDRM/ 1 BATH		578			1							1	1%	578
	A6.0	1 BDRM/ 1 BATH		527			1							1	1%	527
1 BDRM SUB-TOTAL						0	4	4	4	4	4	4	0	**24**	**34%**	**13,240**
2 BEDROOM	B1.0	2 BDRM/ 1 BATH		910				1	1	1	1	1		5	7%	4,550
	B1.1	2 BDRM/ 1 BATH		902			1							1	1%	902
	B2.0	2 BDRM/ 1 BATH		798				1	1	1	1	1		5	7%	3,990
	B2.1	2 BDRM/ 1 BATH		783			1							1	1%	783
	B3.0	2 BDRM/ 1 BATH		848				1	1	1	1	1		5	7%	4,240
	B4.0	2 BDRM/ 1 BATH		882				1	1	1	1	1		5	7%	4,410
2 BDRM SUB-TOTAL						0	2	4	4	4	4	4	0	**22**	**31%**	**18,875**
3 BEDROOM	C1.0	3 BDRM/ 2 BATH		952				1	1	1	1	1		5	7%	4,760
	C1.1	3 BDRM/ 2 BATH		952			1							1	1%	952
	C2.0	3 BDRM/ 2 BATH		1,241				1	1	1	1	1		5	7%	6,205
	C2.1	3 BDRM/ 2 BATH		1,239			1							1	1%	1,239
	C3.0	3 BDRM/ 2 BATH		960				1	1	1	1	1		5	7%	4,800
	C4.0	3 BDRM/ 2 BATH		966				1	1	1	1	1		5	7%	4,830
3 BDRM SUB-TOTAL						0	2	4	4	4	4	4	0	**22**	**31%**	**22,786**
TOTAL UNITS			**Avg SqFt**	**791**		**0**	11	12	12	12	12	12	0	**71**	**100%**	56,172

Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks

Net rentable Residential by floor (excl decks)	0	7,187	9,797	9,797	9,797	9,797	9,797	0		**56,172**
Gross Excluded area by floor (footprint minus net rentable, excl decks)	1,960	1,702	1,282	1,282	1,282	1,282	1,282	0		**10,072**
Residential Amenities										
Lobby	770									
Leasing Office	419									
Break Room	355									
Resident Services Office	332									
Youth Room	369									
Bike Room	661									
Restroom	66									
Maintenance	564									
Resident Storage	862									
Community Room		1,651								
Laundry		496								
Residential Utilities										
Utilities Room	490									
Electrical Room	422									
Elevator Mechanical	91									
Janitor Closet	122									
Garage Entry	2,115									
Trash Room	470									
Maintenance	361									
Community Amenities										
Dining Room (Self Help for the Elderly)	2,158									
Dining Room Storage	76									
Prep Kitchen	370									
Men's Restroom	235									
Women's Restroom	246									
Self Help Storage	286									
Self Help Secure Storage	164									
Self Help Offices	1,568									
Total Gross	15,532	11,036	11,079	11,079	11,079	11,079	11,079	0		**81,963**
Lot Area	16,500								**FAR**	**4.97**
Landscape Amenities										
Courtyard Terrace		4,428								**4,428**

1



SITE MAP 13

SHORT TERM BICYCLE PARKING (PER SMMC 27.64.262):

UNIT TYPE	RATIO REQ.	UNIT COUNT	REQ. SPACES
STUDIO	0.05 / UNIT	03 UNITS	0.15 SPACES
1 BEDROOM	0.05 / UNIT	24 UNITS	1.20 SPACES
2 BEDROOM	0.10 / UNIT	22 UNITS	2.20 SPACES
3 BEDROOM	0.15 / UNIT	22 UNITS	3.30 SPACES
SERVICES	1.0 / 10,000 GSF	4,713 GSF	0.47 SPACES
		TOTAL REQ.:	**7.32 SPACES**
		TOTAL PROVIDED:	**8 SPACES**

LONG TERM BICYCLE PARKING (PER SMMC 27.64.262):

UNIT TYPE	RATIO REQ.	UNIT COUNT	REQ. SPACES
STUDIO	1.00 / UNIT	03 UNITS	3 SPACES
1 BEDROOM	1.00 / UNIT	24 UNITS	24 SPACES
2 BEDROOM	1.25 / UNIT	22 UNITS	27.5 SPACES
3 BEDROOM	1.50 / UNIT	22 UNITS	27.5 SPACES
SERVICES	1.0 / 20,000 GSF	4,713 GSF	0.24 SPACES
		TOTAL REQ.:	**82.24 SPACES**
		TOTAL PROVIDED:	**84 SPACES**

1

BICYCLE PARKING 10

THE PROPOSED PROJECT IS A 100% AFFORDABLE, FAMILY-FRIENDLY RESIDENTIAL BUILDING WITH PUBLIC FUNDING. THIS BUILDING HAS A SUBTERRANEAN PARKING GARAGE AND GROUND FLOOR CIVIC SPACE FOR THE LOCAL NON-PROFIT, SELF-HELP FOR THE ELDERLY. THE PROJECT CONSISTS OF THE ELEMENTS DESCRIBED BELOW:

1
- 71 RESIDENTIAL DWELLING UNITS (SEE STATISTICS FOR MORE INFORMATION)
- 11 UNITS (15.5%) ARE PROVIDED WITH MOBILITY FEATURES PER CTCAC REGULATIONS (EXCEEDING CBC 11B0233.3.1.1). 8 UNITS (11.3%) ARE PROVIDED WITH COMMUNICATION FEATURES PER CTCAC REGULATIONS (EXCEEDING CBC 11B-233.3.1.3). ALL OTHER RESIDENTIAL UNITS ARE ADAPTABLE PER CBC 11B. ALL UNITS ARE ON AN ACCESSIBLE ROUTE; UNITS ABOVE THE GROUND FLOOR ARE SERVED BY AN 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 III-A WOOD FRAMED CONSTRUCTION OVER 2-STORIES OF TYPE I-A CONCRETE PODIUM.
- ALL PUBLIC AREAS ARE ACCESSIBLE PER CHAPTER 11B. CORRIDORS AND COMMON AREAS 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 AND GUESTS ARE LOCATED ON LEVELS 1 & 2. THESE SPACES INCLUDE A YOUTH ROOM, LAUNDRY ROOM, COMMUNITY ROOM, AND LANDSCAPE COURTYARD 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 DESCRIPTION 9

ALLOWABLE GROSS FLOOR AREA / HEIGHTS / CONSTRUCTION TYPES

BASE ALLOWABLE AREA PER FLOOR PER CBC TABLE 506.2 FOR TYPE I-A:
OCCUPANCY TYPES A, B, S, & R: UNLIMITED S.F.

BASE ALLOWABLE HEIGHT & STORIES PER CBC TABLES 504.3 & 504.4 FOR TYPE I-A:
OCCUPANCY TYPES A, B, S, & R: UNLIMITED

BASE ALLOWABLE AREA PER FLOOR PER CBC TABLE 506.2 FOR TYPE III-A:
R-2 12,000 S.F.

BASE ALLOWABLE HEIGHT & STORIES PER CBC TABLE 503 FOR TYPE III-A:
R-2 85 FEET / 5 STORIES (W/O AREA INCREASE & W/ AUTOMATIC SPRINKLER SYSTEM)

PROPOSED GROSS FLOOR AREA

FLOOR	OCCUPANCY	GROSS AREA
FLOOR 1	MIXED	15,532 S.F.
FLOOR 2	R-2	11,036 S.F.
FLOORS 3-7	R-2	11,079 S.F.
TOTAL		**81,963 S.F.**

NOTE: AREA MEASURED TO THE INSIDE PERIMTER OF EXTERIOR BUILDING WALLS, INCLUDING DECKS THAT ARE NOT OPEN TO THE SKY. EXCLUDES PORTIONS OF DECKS WHICH PROJECT BEYOND THE FACE OF THE BUILDING. NO DEDUCTIONS FOR SHAFTS OR STAIRWAYS.

FIRE-RESISTANCE RATING REQUIREMENTS:

3 HOUR HORIZONTAL SEPARATION BETWEEN TYPE I-A & TYPE III-A REQUIREMENTS PER SECTION 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE

TYPE I-A: FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601:

STRUCTURAL FRAME	3 HR	REDUCE TO 2 HR FOR ROOF SUPPORT
EXTERIOR BEARING WALLS	3 HR	
INTERIOR BEARING WALLS	3 HR	REDUCE TO 2 HR FOR ROOF SUPPORT
INT. NONBEARING WALLS	0 HR	
FLOOR CONSTRUCTION	2 HR	
ROOF CONSTRUCTION	1 1/2 HR	

TYPE III-A: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601:

STRUCTURAL FRAME	1 HR.
EXTERIOR BEARING WALLS	1 HR.
INTERIOR BEARING WALLS	1 HR.
EXTERIOR NONBEARING WALLS & PARTITIONS	SEE BELOW
INTERIOR NONBEARING WALLS & PARTITIONS	0 HR.
FLOOR CONSTRUCTION (BEAMS & JOISTS)	1 HR.
ROOF CONSTRUCTION (BEAMS & JOISTS)	1 HR.
SHAFT / STAIRWAY ENCLOSURES	2 HR.

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FOR TYPE I-A & III-A CONSTRUCTION AND OCCUPANCY PER TABLE 602:

FIRE SEP. DIST.	OCCUPANCIES: GROUP A, M, R-2 & S-2
X < 5	1 HR.
5 ≤ X < 10	1 HR.
10 ≤ X < 30	1 HR.
X ≥ 30	0 HR.

THE BUILDING SHALL COMPLY WITH THE 2022 CFC SECTION 510 FOR ERRC COVERAGE.

BUILDING CODE SUMMARY 6

APPLICANT / OWNER:
DTSM TALBOTS VENTURE, LLC
180 GRAND AVENUE, SUITE 1400
OAKLAND, CA 94612
CONTACT: PRESTON O'CONNELL
(510) 466-1485

ARCHITECT:
BDE ARCHITECTURE
950 HOWARD STREET
SAN FRANCISCO, CA 94103
CONTACT: KYLE FILOMEO
(303) 217 - 3797

LANDSCAPE ARCHITECT:
PLACE
735 NW 18TH AVENUE
PORTLAND, OR 97209
CONTACT: CHARLES BRUCKER
(503) 334 - 2080

HOUSING SERVICES:
ALTA HOUSING
3460 W BAYSHORE RD SUITE 104
PALO ALTO, CA 94303
CONTACT: JENNIFER WONG
(650) 219 - 2687

PROJECT TEAM 5

AR0.01	PROJECT INFORMATION
AR0.31	EGRESS DIAGRAM FLOOR 1
AR0.32	EGRESS DIAGRAM FLOOR 2
AR0.33	EGRESS DIAGRAM FLOORS 3-7
AR0.34	EGRESS DIAGRAM ROOF
AR0.41	ALLOWABLE AREA & OPENINGS
AR0.42	ALLOWABLE AREA & OPENINGS
AR0.43	ALLOWABLE AREA & OPENINGS
AR1.00	SITE PLAN
AR2.01	FLOOR 1 PLAN
AR2.02	FLOOR 2 PLAN
AR2.03	FLOORS 3-7 PLAN
AR2.04	ROOF PLAN
AR3.01	BUILDING MATERIAL ELEVATIONS
AR3.02	PERSPECTIVE VIEW RENDERINGS
AR3.03	MATERIAL BOARD
AR3.10	BUILDING ELEVATIONS
AR3.11	BUILDING ELEVATIONS
AR3.20	BUILDING SECTIONS
AR3.21	STREET WALL SECTION EXHIBITS
AR10.40	WINDOW & STOREFRONT TYPES
AR10.41	WINDOW DETAILS

1

SHEET INDEX 1

BDE ARCHITECTURE
950 Howard Street
San Francisco, CA
94103

P. (415) 677-0966

CLIENT:
ALTA HOUSING
HARVEST PROPERTIES
PROMETHEUS

PROJECT NAME & ADDRESS:

BESPOKE

E 4TH AVE. & S RAILROAD AVE
SAN MATEO, CA

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMISSION	10/10/2023

SCALE:

PROJECT NUMBER: 2126
DRAWN BY: NS
CHECKED BY:

STAMP:

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

SHEET NAME:
PROJECT INFORMATION

SCALE: As indicated SHEET SIZE: 30 x 42

SHEET NUMBER:
AR0.01

10/12/2023 11:25:05 AM
plot date: 10/7/2022 11:45:41 AM

MINIMUM PLUMBING FACILITIES PER CPC TABLE 422.1											
FUNCTION OF SPACE	OLF	AREA (SF)	OCCUPANT COUNT	WATER CLOSETS (MALE)	WATER CLOSETS (FEMALE)	URINALS	LAVATORIES (MALE)	LAVATORIES (FEMALE)	DRINKING FOUNTAINS	SERVICE SINKS
LEASING OFFICE	150	419	2.79							
BREAK ROOM	150	355	2.37							
RESIDENT SERVICES	150	332	2.21	1 : 1-50	1 : 1-15	1 : 1-100	1 : 1-75	1 : 1-50	1 per 150	1
YOUTH ROOM	150	369	2.46							
LOBBY	200	766	3.83							
REQUIRED			**13.66**	0.14	0.46	0.07	0.09	0.14	0.09	1
PROVIDED				**1***		**0***	**1***		**2**	**1**
DINING ROOM	30	2163	79.50	1 : 1-50	2 : 26-50	1 : 1-200	1 : 1-150	1 : 1-150	1 per 150	1
PREP KITCHEN	50	370								
OFFICE	150	1568	10.45	1 : 1-50	1 : 1-15	1 : 1-100	1 : 1-75	1 : 1-50	1 per 150	
REQUIRED			**89.95**	0.90	1.94	0.25	0.33	0.37	0.60	1
PROVIDED				**2**	**3**	**1**	**3**	**3**	**2**	**1**

* SINGLE OCCUPANCY GENDER NEUTRAL RESTROOM PROVIDED

TABLE 1004.5 MAX AREA ALLOWANCES PER OCCUPANT	
FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
ACCESSORY SPACES, STORAGE, MECHANICAL, ELECTRICAL, ETC	300 GROSS
ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED	15 NET
BUSINESS AREAS (CONCENTRATED) ††	>50 GROSS
BUSINESS AREAS (STANDARD)	150 GROSS
EXERCISE ROOMS	50 GROSS
OUTDOOR ASSEMBLY AREAS †	15 NET
PARKING GARAGE	200 GROSS
RESIDENTIAL	200 GROSS

† THE OCCUPANT LOAD OF SUCH OUTDOOR AREAS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USE.
†† WHERE APPROVED BY THE AHJ, ACTUAL OCCUPANT LOAD, BUT NOT LESS THAN 50 OLF.

SECTION 1005.3 REQUIRED CAPACITY BASED ON OL	
ROOM, AREA, SPACE OR STORY	FACTOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS	0.20"
SECTION 1005.3.1 STAIRWAYS	0.30"

EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IS NOT REQUIRED AND IS NOT BEING USED.

OCCUPANCY & EXITING CALCULATIONS - LEVEL 1	
USE	**OCCUPANT LOAD**
DINING ROOM	93
PREP KITCHEN	2
ELEV MECH ROOM	1
CLASSROOM STORAGE	1
CUMULATIVE OCCUPANT LOAD	**97**
MINIMUM NUMBER EXITS PER STORY	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**2**
OCCUPANTS PER EXIT	**49/48**
USE	**OCCUPANT LOAD**
SELF HELP / HICAP OFFICES	10
RESIDENT STORAGE	3
MAINTENANCE	2
TRASH TERMINATION	2
SELF HELP STORAGE	1
SECURE STORAGE	1
BIKE ROOM	5
CORRIDOR	6
CUMULATIVE OCCUPANT LOAD	**30**
MINIMUM NUMBER EXITS PER STORY	TABLE 1006.3.3
EXITS REQUIRED	1
EXITS PROVIDED	**2**
OCCUPANTS PER EXIT	**15/15**
USE	**OCCUPANT LOAD**
LOBBY	30
LEASING OFFICE	3
BREAK ROOM	3
RESIDENT SERVICES	3
YOUTH OFFICE	3
JANITOR CLOSET	1
CUMULATIVE OCCUPANT LOAD	**43**
MINIMUM NUMBER EXITS PER STORY	TABLE 1006.3.3
EXITS REQUIRED	1
EXITS PROVIDED	**1**
OCCUPANTS PER EXIT	**43**
TOTAL OCCUPANT LOAD - LEVEL 1	**174**

GENERAL NOTES

A. SEPARATION DISTANCE BETWEEN AT LEAST TWO EXITS SHALL BE 1/3 OF THE MAXIMUM DIAGONAL DIMENSION OF THE ROOM, AREA OR SPACE. SEE DIAGRAMS FOR EXIT SEPARATION DISTANCE DIMENSIONS.

B. MAXIMUM COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1)
SPRINKLERED S = 100'
SPRINKLERED B = 100'
SPRINKLERED R-2 = 125'
SPRINKLERED M = 75'
SPRINKLERED A = 75'

C. EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)
SPRINKLERED S-1 = 250'
SPRINKLERED S-2 = 400'
SPRINKLERED B = 300'
SPRINKLERED R = 250'
SPRINKLERED M = 250'
SPRINKLERED A = 250'

D. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY WITH AN OCCUPANCY LOAD OF 50 OR MORE SHALL HAVE SIGNAGE POSTED IN A CONSPICUOUS PLACE WITH THE ALLOWABLE OCCUPANT LOAD NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY. FINAL POSTED SIGN LOCATION(S) AND TYPE SHALL BE APPROVED BY THE FIRE AND BUILDING INSPECTORS PRIOR TO FINAL BUILDING OCCUPANCY CERTIFICATION PER SECTION 1004.9.

E. CLASS I STANDPIPE HOSE CONNECTION SHALL BE PROVIDED ON EACH SIDE OF THE WALL ADJACENT TO THE EXIT OPENING OF A HORIZONTAL EXIT, EXCEPT WHERE FLOOR AREAS ADJACENT TO A HORIZONTAL EXIT ARE REACHABLE FROM EXIT STAIRWAY HOSE CONNECTIONS BY A NOZZLE ATTACHED TO 100 FEET OF HOSE AS MEASURED ALONG THE PATH OF TRAVEL, A STANDPIPE SHALL NOT BE REQUIRED AT THE HORIZONTAL EXIT.

F. DOOR OPENING WIDTHS NOTED IN TABLES ARE BASED ON THE NET CLEAR DOOR OPENING WIDTH FROM FACE OF DOORS TO DOOR STOP.

G. A TYPICAL DOOR LEAF IS 3'-0", U.O.N., WITH A NET CLEAR OPENING OF 33 1/2", WHICH HAS AN OCCUPANT LOAD CAPACITY OF 167 OCCUPANTS.

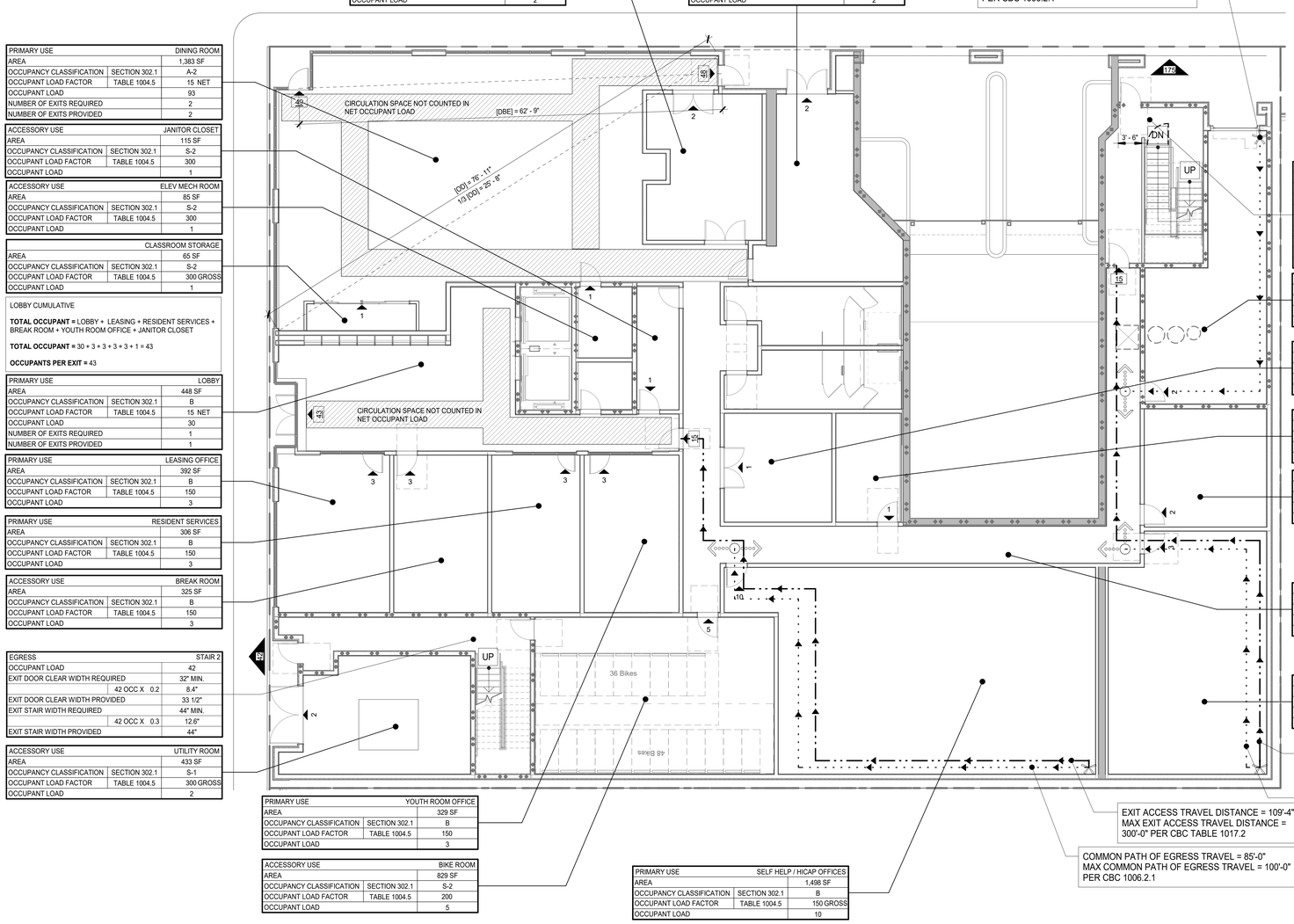
H. THE EMERGENCY WARNING SYSTEM SHALL ACTIVATE A MEANS OF WARNING FOR THE HEARING IMPAIRED. EMERGENCY WARNING SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 AS AMENDED IN CHAPTER 35. A STROBE SHALL ACT AS A MEANS OF WARNING FOR THE HEARING IMPAIRED. THE SYSTEM SHALL BE ABLE TO EXPAND SO THAT ALL UNITS CAN BE ADAPTED TO HAVE STROBES WITHIN THEM.

SHEET NOTES

SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET, AND MAY NOT APPEAR IN NUMERICAL ORDER

SOUTH RAILROAD AVENUE

EAST 4TH AVENUE



PRIMARY USE		PREP KITCHEN
AREA		354 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		2

INCIDENTAL USE		ELECTRICAL ROOM
AREA		409 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		2

PRIMARY USE		DINING ROOM
AREA		1,383 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		93
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

ACCESSORY USE		JANITOR CLOSET
AREA		115 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300
OCCUPANT LOAD		1

ACCESSORY USE		ELEV MECH ROOM
AREA		85 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300
OCCUPANT LOAD		1

		CLASSROOM STORAGE
AREA		65 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

LOBBY CUMULATIVE

TOTAL OCCUPANT = LOBBY + LEASING + RESIDENT SERVICES + BREAK ROOM + YOUTH ROOM OFFICE + JANITOR CLOSET

TOTAL OCCUPANT = 30 + 3 + 3 + 3 + 3 + 1 = 43

OCCUPANTS PER EXIT = 43

PRIMARY USE		LOBBY
AREA		448 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		30
NUMBER OF EXITS REQUIRED		1
NUMBER OF EXITS PROVIDED		1

PRIMARY USE		LEASING OFFICE
AREA		392 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	150
OCCUPANT LOAD		3

PRIMARY USE		RESIDENT SERVICES
AREA		306 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	150
OCCUPANT LOAD		3

ACCESSORY USE		BREAK ROOM
AREA		325 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	150
OCCUPANT LOAD		3

EGRESS		STAIR 2
OCCUPANT LOAD		42
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	42 OCC X 0.2	8.4"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	42 OCC X 0.3	12.6"
EXIT STAIR WIDTH PROVIDED		44"

ACCESSORY USE		UTILITY ROOM
AREA		433 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-1
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		2

PRIMARY USE		YOUTH ROOM OFFICE
AREA		329 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	150
OCCUPANT LOAD		3

ACCESSORY USE		BIKE ROOM
AREA		829 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200
OCCUPANT LOAD		5

PRIMARY USE		SELF HELP / HICAP OFFICES
AREA		1,498 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	150 GROSS
OCCUPANT LOAD		10

EGRESS CONVERGENCE		
STAIR 1 - FLOOR BASEMENT AND FLOOR 02		
		OCCUPANTS
FLOOR BASEMENT		82
FLOOR 02		84
	TOTAL OCCUPANT LOAD	166
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	166 OCC X 0.2	33.2"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"

ACCESSORY USE		TRASH TERMINATION
AREA		542 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-1
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		2

ACCESSORY USE		SELF HELP STORAGE
AREA		259 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		SECURE STORAGE
AREA		154 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		MAINTENANCE
AREA		318 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-1
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		2

ACCESSORY USE		CORRIDOR
AREA		843 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	150 GROSS
OCCUPANT LOAD		6

ACCESSORY USE		RESIDENT STORAGE
AREA		819 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-1
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		3

LEGEND

EXIT
39 OCCUPANT LOAD

H.E. 39 EXIT
OCCUPANT LOAD @ HORIZONTAL EXIT

39 EXIT
CUMULATIVE OCCUPANT LOAD

39 EXIT DISCHARGE OCCUPANT LOAD

MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1

POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1

EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1

EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1017.2

[OD] = 1/3 [OD] = XX' MIN [DBE] — MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]

[DBE] = SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

LEGEND

NOTE: SEE A10.0X FOR SPECIFIC WALL TYPES

PARTIAL HEIGHT WALL
FULL HEIGHT WALL
CONCRETE WALL/COLUMN, S.S.D.
CMU WALL, S.S.D.
INDICATES 8'-2" MINIMUM VERTICAL CLEARANCE FOR ACCESSIBLE PARKING
INDICATES SOLAR READY AREA
PROPERTY LINE
1-HR RATED WALL
2-HR RATED WALL
3-HR RATED WALL

TRUE PROJECT NORTH

FLOOR 1 **1**
1/8" = 1'-0"

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

CLIENT:
ALTA HOUSING · HARVEST PROPERTIES · PROMETHEUS

PROJECT NAME & ADDRESS:

BESPOKE

E 4TH AVE. & S RAILROAD AVE SAN MATEO, CA

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMISSION	10/10/2023

SCALE:

PROJECT NUMBER: 2126
DRAWN BY: NS
CHECKED BY:

STAMP:

STAMP
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SHEET NAME:

EGRESS DIAGRAM FLOOR 1

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

SHEET NUMBER:

AR0.31 1

plot date: 12/7/2022 11:45:41 AM
10/11/2023 1:11:31 PM

TABLE 1004.5 MAX AREA ALLOWANCES PER OCCUPANT	
FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
ACCESSORY SPACES, STORAGE, MECHANICAL, ELECTRICAL, ETC	300 GROSS
ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED	15 NET
BUSINESS AREAS (CONCENTRATED) ††	>50 GROSS
BUSINESS AREAS (STANDARD)	150 GROSS
EXERCISE ROOMS	50 GROSS
OUTDOOR ASSEMBLY AREAS †	15 NET
PARKING GARAGE	200 GROSS
RESIDENTIAL	200 GROSS

† THE OCCUPANT LOAD OF SUCH OUTDOOR AREAS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USE.
†† WHERE APPROVED BY THE AHJ, ACTUAL OCCUPANT LOAD, BUT NOT LESS THAN 50 OLF.

SECTION 1005.3 REQUIRED CAPACITY BASED ON OL	
ROOM, AREA, SPACE OR STORY	FACTOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS	0.20"
SECTION 1005.3.1 STAIRWAYS	0.30"

EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IS NOT REQUIRED AND IS NOT BEING USED.

OCCUPANCY & EXITING CALCULATIONS - LEVEL 2	
USE	OCCUPANT LOAD
RESIDENTIAL EXITING AREA - NORTH	31
LAUNDRY ROOM	2
IDF CLOSET	1
ONE HALF OF AMENITY TERRACE AREA 1	50
CUMULATIVE OCCUPANT LOAD	**84**
MINIMUM NUMBER EXITS PER STORY	TABLE 1006.3.3
EXITS REQUIRED	1
EXITS PROVIDED	**2**
OCCUPANTS PER EXIT	**42/42**
USE	**OCCUPANT LOAD**
RESIDENTIAL EXITING AREA - SOUTH	11
TRASH ROOM	1
COMMUNITY ROOM CUMULATIVE	55
CUMULATIVE OCCUPANT LOAD	**67**
MINIMUM NUMBER EXITS PER STORY	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**2**
OCCUPANTS PER EXIT	**33/34**
TOTAL OCCUPANT LOAD - LEVEL 2	**216**

GENERAL NOTES

A. SEPARATION DISTANCE BETWEEN AT LEAST TWO EXITS SHALL BE 1/3 OF THE MAXIMUM DIAGONAL DIMENSION OF THE ROOM, AREA OR SPACE. SEE DIAGRAMS FOR EXIT SEPARATION DISTANCE DIMENSIONS.

B. MAXIMUM COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1)
SPRINKLERED S = 100'
SPRINKLERED B = 100'
SPRINKLERED R-2 = 125'
SPRINKLERED M = 75'
SPRINKLERED A = 75'

C. EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)
SPRINKLERED S-1 = 250'
SPRINKLERED S-2 = 400'
SPRINKLERED B = 300'
SPRINKLERED R = 250'
SPRINKLERED M = 250'
SPRINKLERED A = 250'

D. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY WITH AN OCCUPANCY LOAD OF 50 OR MORE SHALL HAVE SIGNAGE POSTED IN A CONSPICUOUS PLACE WITH THE ALLOWABLE OCCUPANT LOAD NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY. FINAL POSTED SIGN LOCATION(S) AND TYPE SHALL BE APPROVED BY THE FIRE AND BUILDING INSPECTORS PRIOR TO FINAL BUILDING OCCUPANCY CERTIFICATION PER SECTION 1004.9.

E. CLASS I STANDPIPE HOSE CONNECTION SHALL BE PROVIDED ON EACH SIDE OF THE WALL ADJACENT TO THE EXIT OPENING OF A HORIZONTAL EXIT, EXCEPT WHERE FLOOR AREAS ADJACENT TO A HORIZONTAL EXIT ARE REACHABLE FROM EXIT STAIRWAY HOSE CONNECTIONS BY A NOZZLE ATTACHED TO 100 FEET OF HOSE AS MEASURED ALONG THE PATH OF TRAVEL, A STANDPIPE SHALL NOT BE REQUIRED AT THE HORIZONTAL EXIT.

F. DOOR OPENING WIDTHS NOTED IN TABLES ARE BASED ON THE NET CLEAR DOOR OPENING WIDTH FROM FACE OF DOORS TO DOOR STOP.

G. A TYPICAL DOOR LEAF IS 3'-0", U.O.N., WITH A NET CLEAR OPENING OF 33 1/2", WHICH HAS AN OCCUPANT LOAD CAPACITY OF 167 OCCUPANTS.

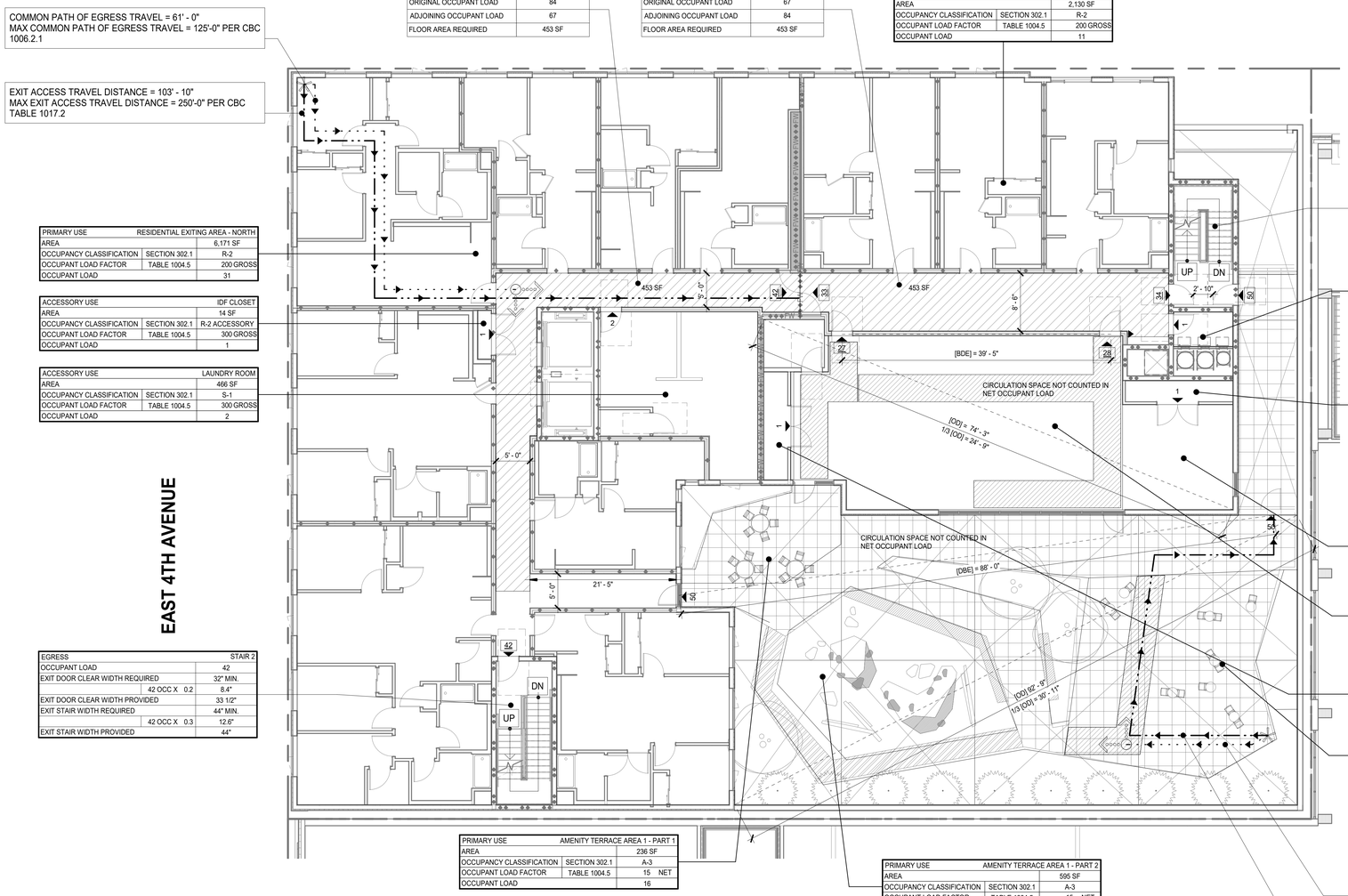
H. THE EMERGENCY WARNING SYSTEM SHALL ACTIVATE A MEANS OF WARNING FOR THE HEARING IMPAIRED. EMERGENCY WARNING SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 AS AMENDED IN CHAPTER 35. A STROBE SHALL ACT AS A MEANS OF WARNING FOR THE HEARING IMPAIRED. THE SYSTEM SHALL BE ABLE TO EXPAND SO THAT ALL UNITS CAN BE ADAPTED TO HAVE STROBES WITHIN THEM.

SHEET NOTES

SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET, AND MAY NOT APPEAR IN NUMERICAL ORDER

SOUTH RAILROAD AVENUE

EAST 4TH AVENUE



H.E. REFUGE AREA	3 SF / OCC
ORIGINAL OCCUPANT LOAD	84
ADJOINING OCCUPANT LOAD	67
FLOOR AREA REQUIRED	453 SF

H.E. REFUGE AREA	3 SF / OCC
ORIGINAL OCCUPANT LOAD	67
ADJOINING OCCUPANT LOAD	84
FLOOR AREA REQUIRED	453 SF

PRIMARY USE	RESIDENTIAL EXITING AREA - SOUTH	
AREA		2,130 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		11

PRIMARY USE	RESIDENTIAL EXITING AREA - NORTH	
AREA		6,171 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		31

ACCESSORY USE		IDF CLOSET
AREA		14 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		LAUNDRY ROOM
AREA		466 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-1
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		2

EGRESS		STAIR 2
OCCUPANT LOAD		42
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	42 OCC X 0.2	8.4"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	42 OCC X 0.3	12.6"
EXIT STAIR WIDTH PROVIDED		44"

EGRESS		STAIR 1
OCCUPANT LOAD		84
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	84 OCC X 0.2	16.8"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	84 OCC X 0.3	25.2"
EXIT STAIR WIDTH PROVIDED		44"

ACCESSORY USE		TRASH ROOM
AREA		44 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ACCESSORY USE		STORAGE
AREA		57 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

COMMUNITY ROOM CUMULATIVE

TOTAL OCCUPANT = COMMUNITY ROOM + COMMUNITY KITCHEN + STORAGE + STORAGE

TOTAL OCCUPANT = 51 + 2 + 1 + 1 = 55

OCCUPANTS PER EXIT = 27/28

PRIMARY USE	COMMUNITY KITCHEN	
AREA		249 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		2

PRIMARY USE	COMMUNITY ROOM	
AREA		763 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		51
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

ACCESSORY USE		STORAGE
AREA		63 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

PRIMARY USE	AMENITY TERRACE AREA 1 - PART 3	
AREA		655 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		44

AMENITY TERRACE AREA 1 CUMULATIVE

TOTAL OCCUPANT = AMENITY TERRACE AREA 1 - PART 1 + AMENITY TERRACE AREA 1 - PART 2 + AMENITY TERRACE AREA 1 - PART 3

TOTAL OCCUPANT = 16 + 40 + 44 = 100

OCCUPANTS PER EXIT = 50/50

COMMON PATH OF EGRESS TRAVEL = 21' - 2"
MAX COMMON PATH OF EGRESS TRAVEL = 75'-0" PER CBC 1006.2.1

EXIT ACCESS TRAVEL DISTANCE = 70' - 4"
MAX EXIT ACCESS TRAVEL DISTANCE = 250'-0" PER CBC TABLE 1017.2

PRIMARY USE	AMENITY TERRACE AREA 1 - PART 1	
AREA		236 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		16

PRIMARY USE	AMENITY TERRACE AREA 1 - PART 2	
AREA		595 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		40

FLOOR 2 1

1/8" = 1'-0"

LEGEND

- EXIT / OCCUPANT LOAD
- EXIT / OCCUPANT LOAD @ HORIZONTAL EXIT
- H.E. EXIT / CUMULATIVE OCCUPANT LOAD
- EXIT DISCHARGE OCCUPANT LOAD
- MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
- POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1017.2
- [OD] = 1/3 [OD] = XX' MIN [DBE] — MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
- [DBE] = — SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

LEGEND

NOTE: SEE A10.0X FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- CMU WALL, S.S.D.
- INDICATES 8'-2" MINIMUM VERTICAL CLEARANCE FOR ACCESSIBLE PARKING
- INDICATES SOLAR READY AREA
- PROPERTY LINE
- 1-HR RATED WALL
- 2-HR RATED WALL
- 3-HR RATED WALL

TRUE PROJECT NORTH

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

CLIENT:
ALTA HOUSING · HARVEST PROPERTIES · PROMETHEUS

PROJECT NAME & ADDRESS:

BESPOKE

E 4TH AVE. & S RAILROAD AVE SAN MATEO, CA

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMISSION	10/10/2023

SCALE:

PROJECT NUMBER: 2126
DRAWN BY: NS
CHECKED BY:

STAMP:

STAMP

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SHEET NAME:

EGRESS DIAGRAM FLOOR 2

SCALE: As indicated SHEET SIZE: 30 x 42

SHEET NUMBER:

AR0.32 1

plot date: 12/7/2022 11:45:41 AM
10/11/2023 1:11:35 PM

TABLE 1004.5 MAX AREA ALLOWANCES PER OCCUPANT	
FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
ACCESSORY SPACES, STORAGE, MECHANICAL, ELECTRICAL, ETC	300 GROSS
ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED	15 NET
BUSINESS AREAS (CONCENTRATED) ††	>50 GROSS
BUSINESS AREAS (STANDARD)	150 GROSS
EXERCISE ROOMS	50 GROSS
OUTDOOR ASSEMBLY AREAS †	15 NET
PARKING GARAGE	200 GROSS
RESIDENTIAL	200 GROSS

† THE OCCUPANT LOAD OF SUCH OUTDOOR AREAS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USE.
†† WHERE APPROVED BY THE AHJ, ACTUAL OCCUPANT LOAD, BUT NOT LESS THAN 50 OLF.

SECTION 1005.3 REQUIRED CAPACITY BASED ON OL	
ROOM, AREA, SPACE OR STORY	FACTOR
SECTION 1005.3.2 OTHER EGRESS COMPONENTS	0.20"
SECTION 1005.3.1 STAIRWAYS	0.30"

EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IS NOT REQUIRED AND IS NOT BEING USED.

OCCUPANCY & EXITING CALCULATIONS - LEVEL 3-7	
USE	OCCUPANT LOAD
RESIDENTIAL EXITING AREA - NORTH	34
IDF CLOSET	1
CUMULATIVE OCCUPANT LOAD	**35**
MINIMUM NUMBER EXITS PER STORY	TABLE 1006.3.1
EXITS REQUIRED	1
EXITS PROVIDED	**2**
OCCUPANTS PER EXIT	**17/18**
USE	OCCUPANT LOAD
RESIDENTIAL EXITING AREA - SOUTH	21
TRASH ROOM	1
CUMULATIVE OCCUPANT LOAD	**22**
MINIMUM NUMBER EXITS PER STORY	TABLE 1006.3.1
EXITS REQUIRED	1
EXITS PROVIDED	**2**
OCCUPANTS PER EXIT	**11/11**
TOTAL OCCUPANT LOAD - LEVEL 3-7	**57**

GENERAL NOTES

A. SEPARATION DISTANCE BETWEEN AT LEAST TWO EXITS SHALL BE 1/3 OF THE MAXIMUM DIAGONAL DIMENSION OF THE ROOM, AREA OR SPACE. SEE DIAGRAMS FOR EXIT SEPARATION DISTANCE DIMENSIONS.

B. MAXIMUM COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1)
SPRINKLERED S = 100'
SPRINKLERED B = 100'
SPRINKLERED R-2 = 125'
SPRINKLERED M = 75'
SPRINKLERED A = 75'

C. EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)
SPRINKLERED S-1 = 250'
SPRINKLERED S-2 = 400'
SPRINKLERED B = 300'
SPRINKLERED R = 250'
SPRINKLERED M = 250'
SPRINKLERED A = 250'

D. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY WITH AN OCCUPANCY LOAD OF 50 OR MORE SHALL HAVE SIGNAGE POSTED IN A CONSPICUOUS PLACE WITH THE ALLOWABLE OCCUPANT LOAD NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY. FINAL POSTED SIGN LOCATION(S) AND TYPE SHALL BE APPROVED BY THE FIRE AND BUILDING INSPECTORS PRIOR TO FINAL BUILDING OCCUPANCY CERTIFICATION PER SECTION 1004.9.

E. CLASS I STANDPIPE HOSE CONNECTION SHALL BE PROVIDED ON EACH SIDE OF THE WALL ADJACENT TO THE EXIT OPENING OF A HORIZONTAL EXIT, EXCEPT WHERE FLOOR AREAS ADJACENT TO A HORIZONTAL EXIT ARE REACHABLE FROM EXIT STAIRWAY HOSE CONNECTIONS BY A NOZZLE ATTACHED TO 100 FEET OF HOSE AS MEASURED ALONG THE PATH OF TRAVEL, A STANDPIPE SHALL NOT BE REQUIRED AT THE HORIZONTAL EXIT.

F. DOOR OPENING WIDTHS NOTED IN TABLES ARE BASED ON THE NET CLEAR DOOR OPENING WIDTH FROM FACE OF DOORS TO DOOR STOP.

G. A TYPICAL DOOR LEAF IS 3'-0", U.O.N., WITH A NET CLEAR OPENING OF 33 1/2", WHICH HAS AN OCCUPANT LOAD CAPACITY OF 167 OCCUPANTS.

H. THE EMERGENCY WARNING SYSTEM SHALL ACTIVATE A MEANS OF WARNING FOR THE HEARING IMPAIRED. EMERGENCY WARNING SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 AS AMENDED IN CHAPTER 35. A STROBE SHALL ACT AS A MEANS OF WARNING FOR THE HEARING IMPAIRED. THE SYSTEM SHALL BE ABLE TO EXPAND SO THAT ALL UNITS CAN BE ADAPTED TO HAVE STROBES WITHIN THEM.

SHEET NOTES

SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET, AND MAY NOT APPEAR IN NUMERICAL ORDER

SOUTH RAILROAD AVENUE

H.E. REFUGE AREA	3 SF / OCC
ORIGINAL OCCUPANT LOAD	35
ADJOINING OCCUPANT LOAD	22
FLOOR AREA REQUIRED	171 SF

H.E. REFUGE AREA	3 SF / OCC
ORIGINAL OCCUPANT LOAD	22
ADJOINING OCCUPANT LOAD	35
FLOOR AREA REQUIRED	171 SF

PRIMARY USE	RESIDENTIAL EXITING AREA - SOUTH	
AREA		4,023 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		21

COMMON PATH OF EGRESS TRAVEL = 61' - 3"
MAX COMMON PATH OF EGRESS TRAVEL = 125'-0" PER CBC 1006.2.1

EXIT ACCESS TRAVEL DISTANCE = 95' - 8"
MAX EXIT ACCESS TRAVEL DISTANCE = 250'-0" PER CBC TABLE 1017.2

ACCESSORY USE		IDF CLOSET
AREA		14 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

PRIMARY USE	RESIDENTIAL EXITING AREA - NORTH	
AREA		6,654 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		34

171 SF

171 SF

[DBE] = 61' - 3"

[DBE] = 65' - 9"

[DBE] = 62' - 4"

[DBE] = 124' - 2"

1/3 [OD] = 41' - 5"

1/3 [OD] = 111' - 11"

1/3 [OD] = 37' - 4"

UP

DN

EGRESS		STAIR 1
OCCUPANT LOAD		11
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	11 OCC X 0.2	2.2"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	11 OCC X 0.3	3.3"
EXIT STAIR WIDTH PROVIDED		44"

ACCESSORY USE		TRASH ROOM
AREA		44 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

EXIT ACCESS TRAVEL DISTANCE = 65' - 5"
MAX EXIT ACCESS TRAVEL DISTANCE = 250'-0" PER CBC 1017.2

COMMON PATH OF EGRESS TRAVEL = 53' - 0"
MAX COMMON PATH OF EGRESS TRAVEL = 125'-0" PER CBC 1006.2.1

EGRESS		STAIR 2
OCCUPANT LOAD		18
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	18 OCC X 0.2	3.6"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	18 OCC X 0.3	5.4"
EXIT STAIR WIDTH PROVIDED		44"

18

UP

DN

EAST 4TH AVENUE

LEGEND

- 39 — EXIT, OCCUPANT LOAD
- 39 H.E. — EXIT, OCCUPANT LOAD @ HORIZONTAL EXIT
- 39 — EXIT, CUMULATIVE OCCUPANT LOAD
- 39 — EXIT DISCHARGE OCCUPANT LOAD
- MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
- POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1
- EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1017.2
- [OD] = 1/3 [OD] = XX' MIN [DBE] — MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]
- [DBE] = — SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

LEGEND

NOTE: SEE A10.0X FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
- CMU WALL, S.S.D.
- INDICATES 8'-2" MINIMUM VERTICAL CLEARANCE FOR ACCESSIBLE PARKING
- INDICATES SOLAR READY AREA
- PROPERTY LINE
- 1-HR RATED WALL
- 2-HR RATED WALL
- 3-HR RATED WALL

TRUE
PROJECT NORTH

FLOOR 3-7 1
1/8" = 1'-0"

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

CLIENT:
ALTA HOUSING · HARVEST PROPERTIES · PROMETHEUS

PROJECT NAME & ADDRESS:

BESPOKE

E 4TH AVE. & S RAILROAD AVE
SAN MATEO, CA

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMISSION	10/10/2023

SCALE:

PROJECT NUMBER: 2126
DRAWN BY: NS
CHECKED BY:

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SHEET NAME:

EGRESS DIAGRAM FLOOR 3-7

SCALE: As indicated SHEET SIZE: 30 x 42

SHEET NUMBER:

AR0.33 1

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GENERAL NOTES

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SPRINKLERED R = 250'
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D. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY WITH AN OCCUPANCY LOAD OF 50 OR MORE SHALL HAVE SIGNAGE POSTED IN A CONSPICUOUS PLACE WITH THE ALLOWABLE OCCUPANT LOAD NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY. FINAL POSTED SIGN LOCATION(S) AND TYPE SHALL BE APPROVED BY THE FIRE AND BUILDING INSPECTORS PRIOR TO FINAL BUILDING OCCUPANCY CERTIFICATION PER SECTION 1004.9.

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F. DOOR OPENING WIDTHS NOTED IN TABLES ARE BASED ON THE NET CLEAR DOOR OPENING WIDTH FROM FACE OF DOORS TO DOOR STOP.

G. A TYPICAL DOOR LEAF IS 3'-0", U.O.N., WITH A NET CLEAR OPENING OF 33 1/2", WHICH HAS AN OCCUPANT LOAD CAPACITY OF 167 OCCUPANTS.

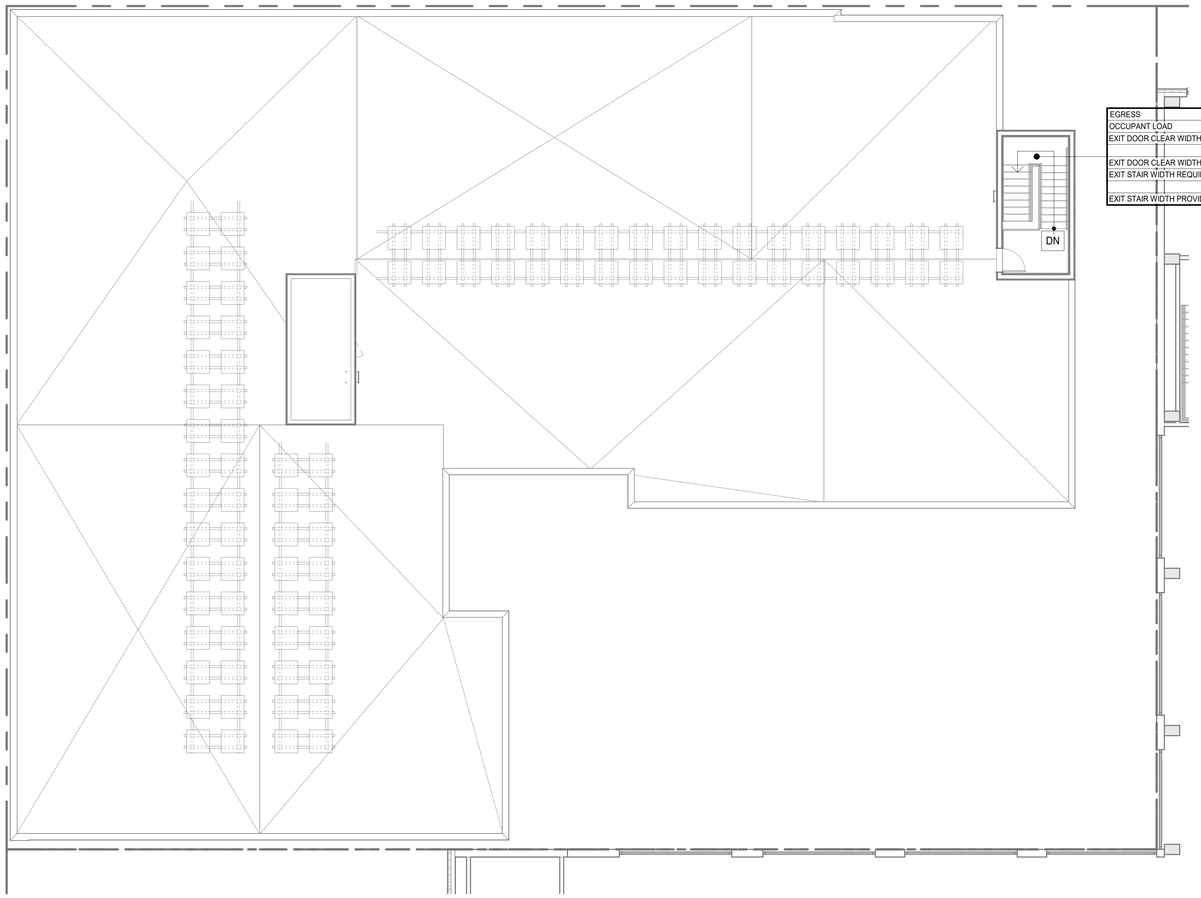
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SHEET NOTES

SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET, AND MAY NOT APPEAR IN NUMERICAL ORDER

SOUTH RAILROAD AVENUE

EAST 4TH AVENUE



EGRESS	STAIR 1
OCCUPANT LOAD	0
EXIT DOOR CLEAR WIDTH REQUIRED	32" MIN.
0 OCC X 0.2	0"
EXIT DOOR CLEAR WIDTH PROVIDED	33 1/2"
EXIT STAIR WIDTH REQUIRED	44" MIN.
0 OCC X 0.3	0"
EXIT STAIR WIDTH PROVIDED	44"

ROOF 1

1/8" = 1'-0"

LEGEND

EXIT
39 OCCUPANT LOAD

H.E.
39 EXIT
OCCUPANT LOAD @ HORIZONTAL EXIT

EXIT
39 CUMULATIVE OCCUPANT LOAD

39 EXIT DISCHARGE OCCUPANT LOAD

MOST REMOTE LOCATION ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1

POINT WHERE SEPARATE PATHS OF EGRESS OCCUR SECTION 1006.2.1

EXTENT OF TRAVEL DISTANCE ALONG COMMON PATH OF EGRESS TRAVEL SECTION 1006.2.1

EXTENT OF TRAVEL DISTANCE ALONG EXIT ACCESS TRAVEL DISTANCE SECTION 1017.2

[OD] = 1/3 [OD] = XX' MIN [DBE] MAXIMUM OVERALL DIAGONAL [OD] & 1/3 OF OVERALL DIAGONAL [OD] DIMENSION OF THE AREA SERVED PER SECTION 1007.1.1. CALCULATION EQUALS MINIMUM SEPARATION DISTANCE BETWEEN EXITS [DBE]

[DBE] = SEPARATION DISTANCE BETWEEN EXITS [DBE] MEASURED PER SECTION 1007.1.1.1

LEGEND

NOTE: SEE A10.0X FOR SPECIFIC WALL TYPES

- PARTIAL HEIGHT WALL
- FULL HEIGHT WALL
- CONCRETE WALL/COLUMN, S.S.D.
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- 1-HR RATED WALL
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#	DESCRIPTION	DATE
2	PLANNING APPLICATION	02/01/2023
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SCALE:

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SHEET NAME:

EGRESS DIAGRAM ROOF

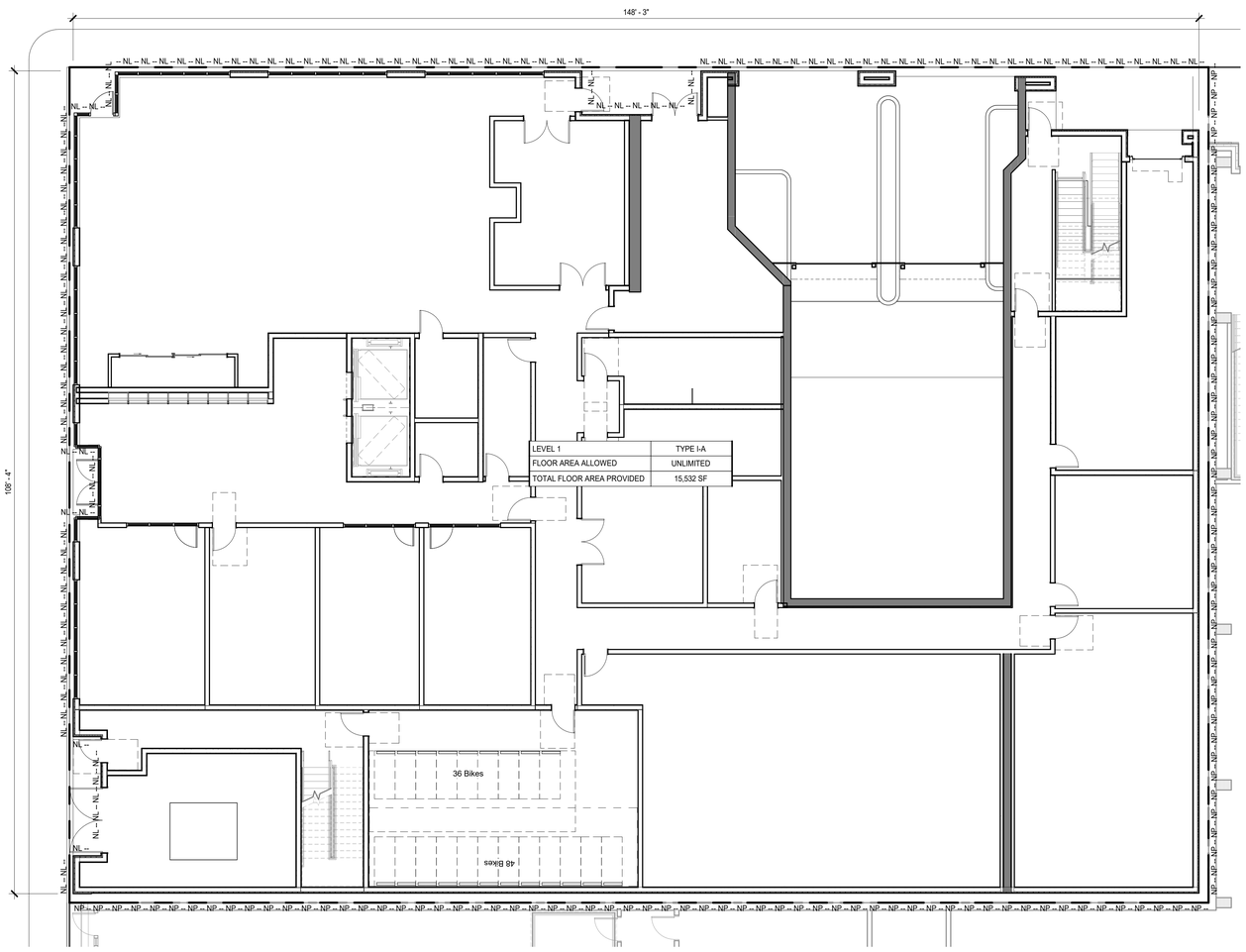
SCALE: As indicated SHEET SIZE: 30 x 42

SHEET NUMBER:

AR0.34

1

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FLOOR 1 **1**

1/8" = 1'-0"

WALL TYPE NOTES

A. U.O.N., TYPICAL EXTERIOR WALLS TO BE TYPE B1 (REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS).

B. TYPICAL CONC. BASEMENT WALLS TO BE TYPE A1, U.O.N.

C. TYPICAL CMU BASEMENT WALLS TO BE TYPE A10, U.O.N.

D. TYPICAL INT. 1-HR CORRIDOR WALLS TO BE TYPE C1, U.O.N.

E. TYPICAL INTERIOR 1-HR CORRIDOR WALLS AT BATHROOM PLUMBING TO BE TYPE C2, U.O.N.

F. TYPICAL 1-HR UNIT SEPARATION WALLS TO BE TYPE D2 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

G. TYPICAL INTERIOR UNIT WALLS TO BE TYPE E2.1

H. TYPICAL INTERIOR UNIT PLUMBING WALLS TO BE TYPE E3.1

I. TYPICAL 1-HR UNIT SEPARATION WALLS AT PLUMBING WALLS TO BE TYPE D1 U.O.N. (S.S.D. FOR STUD AND SHEAR CONFIGURATION.)

J. TYPICAL 2-HR INTERIOR SHAFT WALL TO BE TYPE S1, U.O.N

K. TYPICAL 2-HR INTERIOR SHAFT WALL BETWEEN UNITS, STAIRS, & HOISTWAY TO BE TYPE S4, U.O.N.

FIRE SEPARATION DISTANCE (TABLE 705.8)

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE WITH UNPROTECTED OPENINGS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

	SEPARATION DISTANCE	ALLOWABLE AREA
NP -- NP --	0'-0" < 3'-0"	NOT PERMITTED
15% -- 15% --	3'-0" < 5'-0"	15%
25% -- 25% --	5'-0" < 10'-0"	25%
45% -- 45% --	10'-0" < 15'-0"	45%
75% -- 75% --	15'-0" < 20'-0"	75%
NL -- NL --	> 20'-0"	NO LIMIT

GENERAL NOTES

ALLOWABLE AREA NOTES:
FROM THE 2022 CALIFORNIA BUILDING CODE

BUILDING AREA

506.1 GENERAL. THE FLOOR AREA OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION, WHETHER THERE IS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING AND THE AMOUNT OF BUILDING FRONTAGE ON PUBLIC WAY OR OPEN SPACE.

506.1.1 UNLIMITED AREA BUILDINGS [NOT USED]
506.1.2 SPECIAL PROVISIONS [NOT USED]
506.1.3 BASEMENTS. BASEMENTS NEED NOT BE INCLUDED IN THE TOTAL ALLOWABLE FLOOR AREA OF A BUILDING PROVIDED THE TOTAL AREA OF SUCH BASEMENTS DOES NOT EXCEED THE AREA PERMITTED FOR A ONE-STORY ABOVE GRADE PLANE BUILDING.

506.2 ALLOWABLE AREA DETERMINATION. THE ALLOWABLE AREA OF A BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTIONS 506.2.1 THROUGH 506.2.4 AND SECTION 506.3.

506.2.1 SINGLE-OCCUPANCY, ONE-STORY BUILDINGS. [NOT USED]
506.2.2. MIXED OCCUPANCY, ONE-STORY BUILDINGS. [NOT USED]
506.2.3 SINGLE-OCCUPANCY MULTISTORY BUILDINGS. THE ALLOWABLE AREA OF A SINGLE-OCCUPANCY BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-2:

$A_a = [A_t + (NS \times I_s)] \times S_a$ **(EQUATION 5-2)**

WHERE:
A_a = ALLOWABLE AREA (SQUARE FEET)
A_t = TABULAR ALLOWABLE AREA FACTOR (NS, S13R, S13D OR SM AS APPLICABLE) IN ACCORDANCE WITH TABLE 506.2.
NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR A NONSPRINKLERED BUILDING (REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED).
I_s = AREA FACTOR INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3.
S_a = *FOR OTHER THAN GROUP A, E, H, I, L, AND R OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED THREE. FOR GROUP A, E, H, I, L, AND R OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLAN, NOT TO EXCEED TWO.*

NO INDIVIDUAL STORY SHALL EXCEED THE ALLOWABLE AREA (A_a) AS DETERMINED BY EQUATION 5-2 USING THE VALUE OF $S_a = 1$.

506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS. EACH STORY OF A MIXED-OCCUPANCY BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE SHALL INDIVIDUALLY COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 508.1. FOR BUILDINGS WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES, DETERMINED IN ACCORDANCE WITH EQUATION 5-3 BASED ON THE APPLICABLE PROVISIONS OF SECTION 508.1, SHALL NOT EXCEED THREE, *PROVIDED THE AGGREGATE SUM OF THE RATIOS FOR PORTIONS OF MIXED - OCCUPANCY, MULTISTORY BUILDINGS CONTAINING A, E, H, I, L AND R OCCUPANCIES,HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, INCLUDING ANY OTHER ASSOCIATED NON-SEPARATED OCCUPANCIES, SHALL NOT EXCEED TWO.*

$A_a = [A_t + (NS \times I_s)]$ **(EQUATION 5-3)**

WHERE:
A_a = ALLOWABLE AREA (SQUARE FEET).
A_t = TABULAR ALLOWABLE AREA FACTOR (NS, S13R, S13D OR SM AS APPLICABLE) IN ACCORDANCE WITH TABLE 506.2.
NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR A NONSPRINKLERED BUILDING (REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED).
I_s = AREA FACTOR INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3.

506.3 FRONTAGE INCREASE. EVERY BUILDING SHALL ADJOIN OR HAVE ACCESS TO A PUBLIC WAY TO RECEIVE AN AREA FACTOR INCREASE BASED ON FRONTAGE. AREA FACTOR INCREASE SHALL BE DETERMINED IN ACCORDANCE WITH SECTIONS 506.3.1 THROUGH 506.3.3.

506.3.1 MINIMUM PERCENTAGE OF PERIMETER. TO QUALIFY FOR AN AREA FACTOR INCREASE BASED ON FRONTAGE, A BUILDING SHALL HAVE NOT LESS THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE. SUCH OPEN SPACE SHALL BE EITHER ON THE SAME LOT OR DEDICATED FOR PUBLIC USE AND SHALL BE ACCESSED FROM A STREET OR APPROVED FIRE LANE.

506.3.2 MINIMUM FRONTAGE DISTANCE. TO QUALIFY FOR AN AREA FACTOR INCREASE BASED ON FRONTAGE, THE PUBLIC WAY OR OPEN SPACE ADJACENT TO THE BUILDING PERIMETER SHALL HAVE A MINIMUM DISTANCE (W) OF 20 FEET (6096 MM) MEASURED AT RIGHT ANGLES FROM THE BUILDING FACE TO ANY OF THE FOLLOWING:
1. THE CLOSEST INTERIOR LOT LINE.
2. THE ENTIRE WIDTH OF A STREET, ALLEY OR PUBLIC WAY.
3. THE EXTERIOR FACE OF AN ADJACENT BUILDING ON THE SAME PROPERTY.

WHERE THE VALUE OF W IS GREATER THAN 30 FEET (9144MM), A VALUE OF 30 FEET (9144 MM) SHALL BE USED IN CALCULATING THE BUILDING AREA INCREASE BASED ON FRONTAGE, REGARDLESS OF THE ACTUAL WIDTH OF THE PUBLIC WAY OR OPEN SPACE. WHERE THE VALUE OF W VARIES ALONG THE PERIMETER OF THE BUILDING, THE CALCULATION PERFORMED IN ACCORDANCE WITH EQUATION 5-5 SHALL BE BASED ON THE WEIGHTED AVERAGE CALCULATED IN ACCORDANCE WITH EQUATION 5-4.

$W = (L_1 \times W_1 + L_2 \times W_2 + L_3 \times W_3 \ldots) / F$ **(EQUATION 5-4)**

WHERE:
W (WIDTH: WEIGHTED AVERAGE) = CALCULATED WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET).
L = LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL.
W_1 = WIDTH (> 20 FEET) OF A PUBLIC WAY OR OPEN SPACE ASSOCIATED WITH THAT PORTION OF THE EXTERIOR PERIMETER WALL.
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF 20 FEET (6096 MM) OR MORE.

506.3.3. AMOUNT OF INCREASE. THE AREA FACTOR INCREASE BASED ON FRONTAGE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-5:

$I_s = [F/P - 0.25] (W/30)$ **(EQUATION 5-5)**

WHERE:
I_s = AREA FACTOR INCREASE DUE TO FRONTAGE.
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING MINIMUM DISTANCE OF 20 FEET (6096 MM)
P = PERIMETER OF ENTIRE BUILDING (FEET)
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET) IN ACCORDANCE WITH SECTION 506.3.2.

504.3 HEIGHT IN FEET. THE MAXIMUM HEIGHT, IN FEET, OF A BUILDING SHALL NOT EXCEED THE LIMITS SPECIFIED IN TABLE 504.3.

504.4 NUMBER OF STORIES. THE MAXIMUM NUMBER OF STORIES OF A BUILDING SHALL NOT EXCEED THE LIMITS SPECIFIED IN TABLE 504.4.

SPECIAL PROVISIONS

510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE. A BUILDING SHALL BE CONSIDERED AS SEPARATE AND DISTINCT BUILDINGS FOR THE PURPOSE OF DETERMINING AREA LIMITATIONS, CONTINUITY OF FIRE WALLS, LIMITATION OF NUMBERS OF STORIES AND TYPE OF CONSTRUCTION WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. THE BUILDINGS ARE SEPARATED WITH A HORIZONTAL ASSEMBLY HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS. WHERE VERTICAL OFFSETS ARE PROVIDED AS PART OF A HORIZONTAL ASSEMBLY, THE VERTICAL OFFSET AND THE STRUCTURE SUPPORTING THE VERTICAL OFFSET SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 3 HOURS.
2. THE BUILDING BELOW, INCLUDING THE HORIZONTAL ASSEMBLY, IS OF TYPE IA CONSTRUCTION.
3. SHAFT, STAIRWAY, RAMP AND ESCALATOR ENCLOSURES THROUGH THE HORIZONTAL ASSEMBLIES SHALL HAVE NOT LESS THAN A 2-HOUR FIRE-RESISTANCE RATING WITH OPENING PROTECTIVES IN ACCORDANCE WITH SECTION 716.

EXCEPTION: WHERE THE ENCLOSURE WALLS BELOW THE HORIZONTAL ASSEMBLY HAVE NOT LESS THAN A 3-HOUR FIRE RESISTANCE RATING WITH OPENING PROTECTIVES IN ACCORDANCE WITH SECTION 716, THE ENCLOSURE WALLS EXTENDING ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE A 1-HOUR FIRE-RESISTANCE RATING, PROVIDED:
A. THE BUILDING ABOVE THE HORIZONTAL ASSEMBLY IS NOT REQUIRED TO BE OF TYPE I CONSTRUCTION;
B. THE ENCLOSURE CONNECTS FEWER THAN FOUR STORIES; AND
C. THE ENCLOSURE OPENING PROTECTIVES ABOVE THE HORIZONTAL ASSEMBLY HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 1 HOUR.

4. THE BUILDING OR BUILDINGS ABOVE THE HORIZONTAL ASSEMBLY SHALL BE PERMITTED TO HAVE MULTIPLE GROUP A OCCUPANCY USES, EACH WITH AN OCCUPANT LOAD OF LESS THAN 300, OR GROUP B, M, R OR S OCCUPANCIES.
5. THE BUILDING BELOW THE HORIZONTAL ASSEMBLY SHALL BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND SHALL BE PERMITTED TO BE ANY OCCUPANCY ALLOWED BY THIS CODE EXCEPT GROUP H.
6. THE MAXIMUM BUILDING HEIGHT IN FEET SHALL NOT EXCEED THE LIMITS SET FORTH IN SECTION 504.3 FOR THE BUILDING HAVING THE SMALLER ALLOWABLE HEIGHT AS MEASURED FROM THE GRADE PLANE.

GENERAL NOTES (CONT.)

FIRE WALLS
706.5 HORIZONTAL CONTINUITY. FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND AT LEAST 18" BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS.
EXCEPTIONS
1. [NOT USED]
2. [NOT USED]
3. FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

706.5.1 EXTERIOR WALLS. WHERE THE FIRE WALL INTERSECTS EXTERIOR WALLS, THE FIRE-RESISTANCE RATING AND OPENING PROTECTION OF THE EXTERIOR WALLS SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. [NOT USED]
2. BUILDINGS OR SPACES ON BOTH SIDES OF THE INTERSECTING FIRE WALL SHALL ASSUME TO HAVE AN IMAGINARY LOT LINE AT THE FIRE WALL AND EXTENDING BEYOND THE EXTERIOR OF THE FIRE WALL. THE LOCATION OF THE ASSUMED LINE IN RELATION TO THE EXTERIOR WALLS AND THE FIRE WALL SHALL BE SUCH THAT THE EXTERIOR WALL AND OPENING PROTECTION MEET THE REQUIREMENTS SET FORTH IN SECTIONS 705.5 AND 705.8. SUCH PROTECTION IS NOT REQUIRED FOR EXTERIOR WALLS TERMINATING AT FIRE WALLS THAT FORM AN ANGLE EQUAL TO OR GREATER THAN 180 DEGREES.

706.5.2 HORIZONTAL PROJECTING ELEMENTS. FIRE WALLS SHALL EXTEND TO THE OUTER EDGE OF HORIZONTAL PROJECTING ELEMENTS SUCH AS BALCONIES, ROOF OVERHANGS, CANOPIES, MARQUEES AND SIMILAR PROJECTIONS THAT ARE WITHIN 4 FEET OF THE FIRE WALL.
EXCEPTIONS:
1. HORIZONTAL PROJECTING ELEMENTS WITHOUT CONCEALED SPACES, PROVIDED THAT THE EXTERIOR WALL BEHIND AND BELOW THE PROJECTING ELEMENT HAS NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATE CONSTRUCTION FOR A DISTANCE NOT LESS THAN THE DEPTH OF THE PROJECTING ELEMENT ON BOTH SIDES OF THE FIRE WALL. OPENINGS WITHIN SUCH EXTERIOR WALLS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HOUR.
2. NONCOMBUSTIBLE HORIZONTAL PROJECTING ELEMENTS WITH CONCEALED SPACES, PROVIDED THAT A MINIMUM 1-HOUR FIRE-RESISTANCE-RATED WALL EXTENDS THROUGH THE CONCEALED SPACE. THE PROJECTING ELEMENT SHALL BE SEPARATED FROM THE BUILDING BY NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION FOR A DISTANCE ON EACH SIDE OF THE FIRE WALL EQUAL TO THE DEPTH OF THE PROJECTING ELEMENT. THE WALL IS NOT REQUIRED TO EXTEND UNDER THE PROJECTING ELEMENT WHERE THE BUILDING EXTERIOR WALL IS NOT LESS THAN 1-HOUR FIRE-RESISTANCE RATED FOR A DISTANCE ON EACH SIDE OF THE FIRE WALL EQUAL TO THE DEPTH OF THE PROJECTING ELEMENT. OPENINGS WITHIN SUCH EXTERIOR WALLS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HOUR.
3. FOR COMBUSTIBLE HORIZONTAL PROJECTING ELEMENTS WITH CONCEALED SPACES, THE FIRE WALL NEED ONLY EXTEND THROUGH THE CONCEALED SPACE TO THE OUTER EDGES OF THE PROJECTING ELEMENTS. THE EXTERIOR WALL BEHIND AND BELOW THE PROJECTING ELEMENT SHALL BE OF NOT LESS THAN 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION FOR A DISTANCE NOT LESS THAN THE DEPTH OF THE PROJECTING ELEMENTS ON BOTH SIDES OF THE FIRE WALL. OPENINGS WITHIN SUCH EXTERIOR WALLS SHALL BE PROTECTED BY OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HOUR.

706.6 VERTICAL CONTINUITY. FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT AT LEAST 30" ABOVE BOTH ADJACENT ROOFS.
EXCEPTIONS:
1. STEPPED BUILDINGS IN ACCORDANCE WITH SECTION 706.6.1.
2. TWO-HOUR FIRE-RESISTANCE-RATED WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB, PROVIDED THAT:
   2.1. THE LOWER ROOF ASSEMBLY WITHIN 4 FEET OF THE WALL HAS NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING AND THE ENTIRE LENGTH AND SPAN OF SUPPORTING ELEMENTS FOR THE RATED ROOF ASSEMBLY HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
   2.2. OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 4 FEET OF THE FIRE WALL.
   2.3. EACH BUILDING SHALL BE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING.
3. WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF NONCOMBUSTIBLE ROOF SHEATHING, DECK OR SLABS WHERE BOTH BUILDINGS ARE PROVIDED WITH NOT LESS THAN A CLASS B ROOF COVERING. OPENINGS IN THE ROOF SHALL NOT BE LOCATED WITHIN 4 FEET OF THE FIRE WALL.
4. IN BUILDINGS OF TYPE III, IV AND V CONSTRUCTION, WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS, PROVIDED THAT ALL OF THE FOLLOWING REQUIREMENTS ARE MET.
   4.1 ROOF OPENINGS ARE NOT LESS THAN 4 FEET FROM THE FIRE WALL.
   4.2 THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING.
   4.3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8" TYPE X GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY NOT LESS THAN 2-INCH NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A DISTANCE OF NOT LESS THAN 4 FEET ON BOTH SIDES OF THE FIRE WALL.
5. IN BUILDINGS DESIGNED IN ACCORDANCE WITH SECTION 510.2, FIRE WALLS LOCATED ABOVE THE 3-HOUR HORIZONTAL ASSEMBLY REQUIRED BY SECTION 510.2, ITEM 1 SHALL BE PERMITTED TO EXTEND FROM THE TOP OF THIS HORIZONTAL ASSEMBLY.
6. BUILDINGS WITH SLOPED ROOFS IN ACCORDANCE WITH SECTION 706.6.2.

706.6.1 STEPPED BUILDINGS. WHERE A FIRE WALL SERVES AS AN EXTERIOR WALL FOR A BUILDING AND SEPARATES BUILDINGS HAVING DIFFERENT ROOF LEVELS, SUCH WALL SHALL TERMINATE AT A POINT NOT LESS THAN 30 INCHES (762 MM) ABOVE THE LOWER ROOF LEVEL, PROVIDED THE EXTERIOR WALL FOR A HEIGHT OF 15 FEET (4572 MM) ABOVE THE LOWER ROOF IS NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION FROM BOTH SIDES WITH OPENINGS PROTECTED BY FIRE ASSEMBLIES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 3/4 HOUR.

EXCEPTION: WHERE THE FIRE WALL TERMINATES AT THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB OF THE LOWER ROOF, PROVIDED THAT:
1. THE LOWER ROOF ASSEMBLY WITHIN 10 FEET (3048MM) OF THE WALL HAS NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING AND THE ENTIRE LENGTH AND SPAN OF SUPPORTING ELEMENTS FOR THE RATED ROOF ASSEMBLY HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
2. OPENINGS IN THE LOWER ROOF SHALL NOT BE LOCATED WITHIN 10 FEET (3048 MM) OF THE FIRE WALL.

706.8 OPENINGS. EACH OPENING THROUGH A FIRE WALL SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716.5 AND SHALL NOT EXCEED 156 SQUARE FEET (15 m^2). THE AGGREGATE WIDTH OF OPENINGS AT ANY FLOOR LEVEL SHALL NOT EXCEED 25 PERCENT OF THE LENGTH OF THE WALL.

EXCEPTIONS:
1. OPENINGS ARE NOT PERMITTED IN PARTY WALLS CONSTRUCTED IN ACCORDANCE WITH SECTION 706.1.1.
2. OPENINGS SHALL NOT BE LIMITED TO 156 SQUARE FEET (15 m^2) WHERE BOTH BUILDINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

706.9 PENETRATIONS. PENETRATIONS OF FIRE WALLS SHALL COMPLY WITH SECTION 714.

706.10 JOINTS. JOINTS MADE IN OR BETWEEN FIRE WALLS SHALL COMPLY WITH SECTION 715.

706.11 DUCTS AND AIR TRANSFER OPENINGS. DUCTS AND AIR TRANSFER OPENINGS SHALL NOT PENETRATE FIRE WALLS.

EXCEPTION: PENETRATIONS BY DUCTS AND AIR TRANSFER OPENINGS OF FIRE WALLS THAT ARE NOT ON A LOT LINE SHALL BE ALLOWED PROVIDED THE PENETRATIONS COMPLY WITH SECTION 717. THE SIZE AND AGGREGATE WIDTH OF ALL OPENINGS SHALL NOT EXCEED THE LIMITATIONS OF SECTION 706.8.

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SHEET NAME:

ALLOWABLE AREA / OPENINGS CALCULATIONS

TRUE
PROJECT NORTH

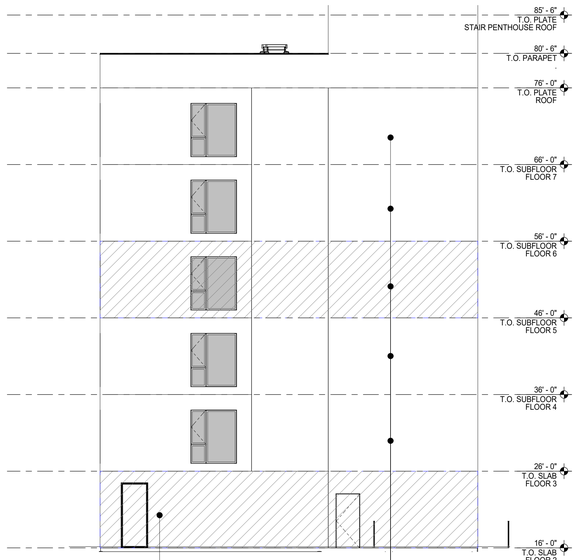
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SHEET NUMBER:

AR0.41

1

plot date - 10/7/2022 11:45:41 AM
10/11/2023 3:11:43 PM



LEVEL 2: AREA OF EXTERIOR WALL
492.5 SF PER FLOOR

PER CBC TABLE 705.8
10' TO LESS THAN 15' = 45% PERMITTED

ALLOWABLE = 492.5 SF x .45 = 221.6 SF
PROPOSED = 21 SF
21 SF < 221.6 SF = **COMPLIES**

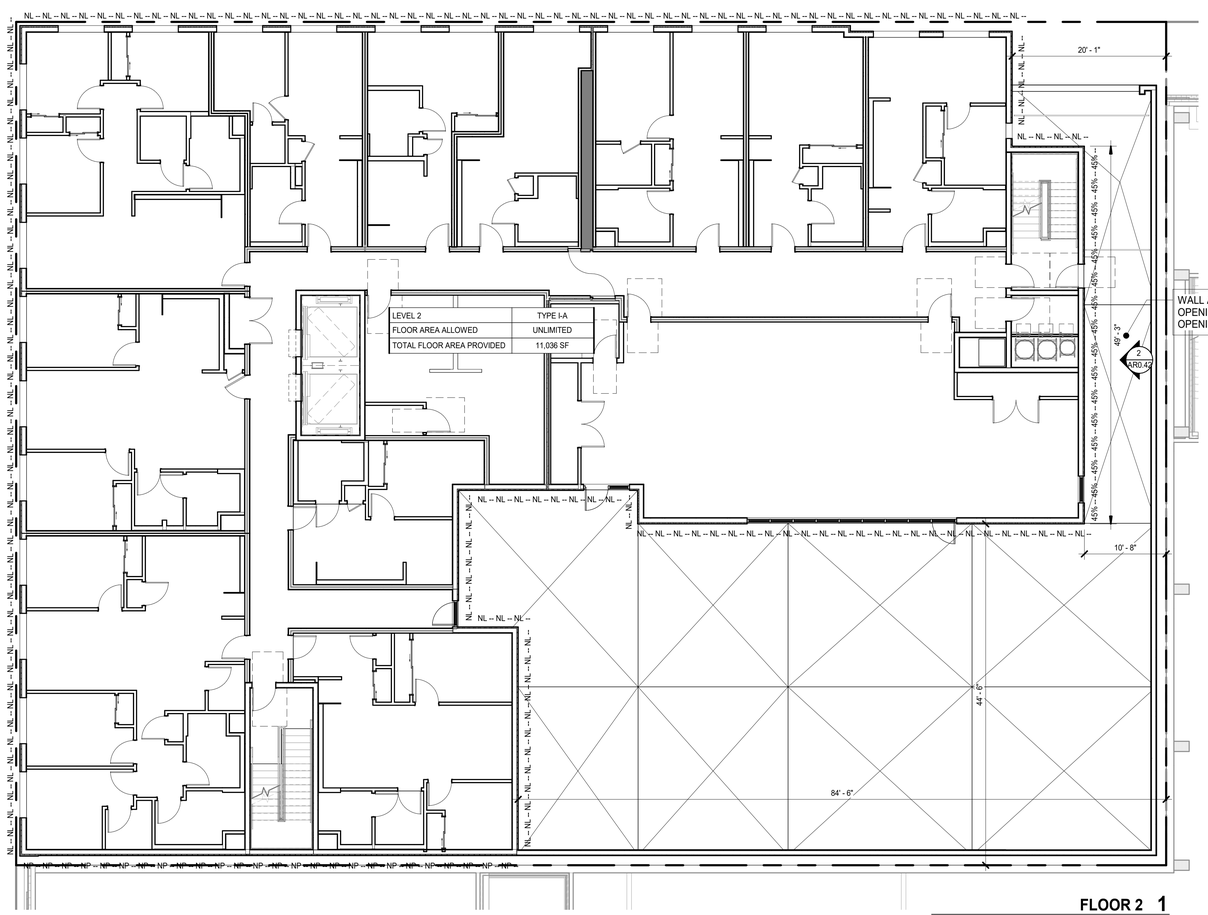
LEVELS 3-7: AREA OF EXTERIOR WALL
492.5 SF PER FLOOR

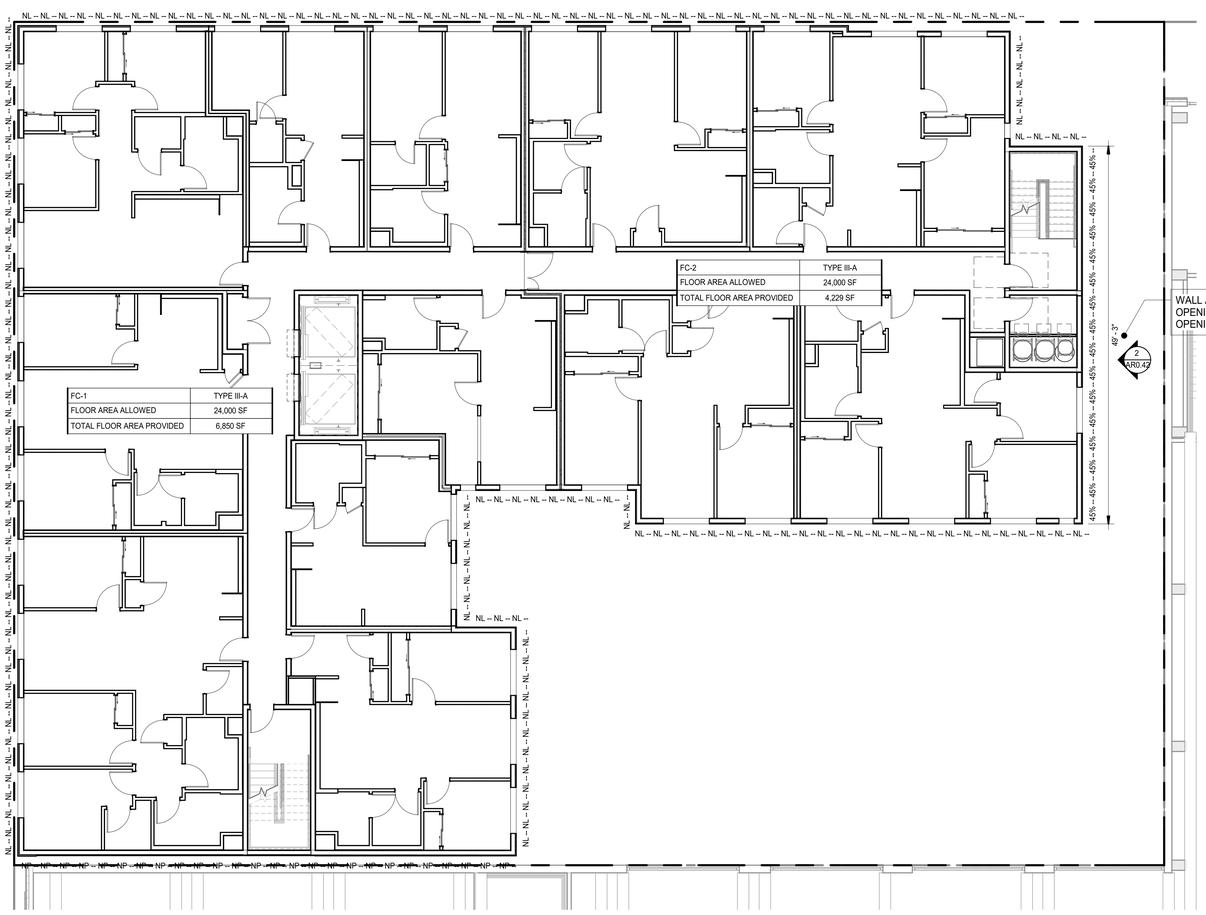
PER CBC TABLE 705.8
10' TO LESS THAN 15' = 45% PERMITTED

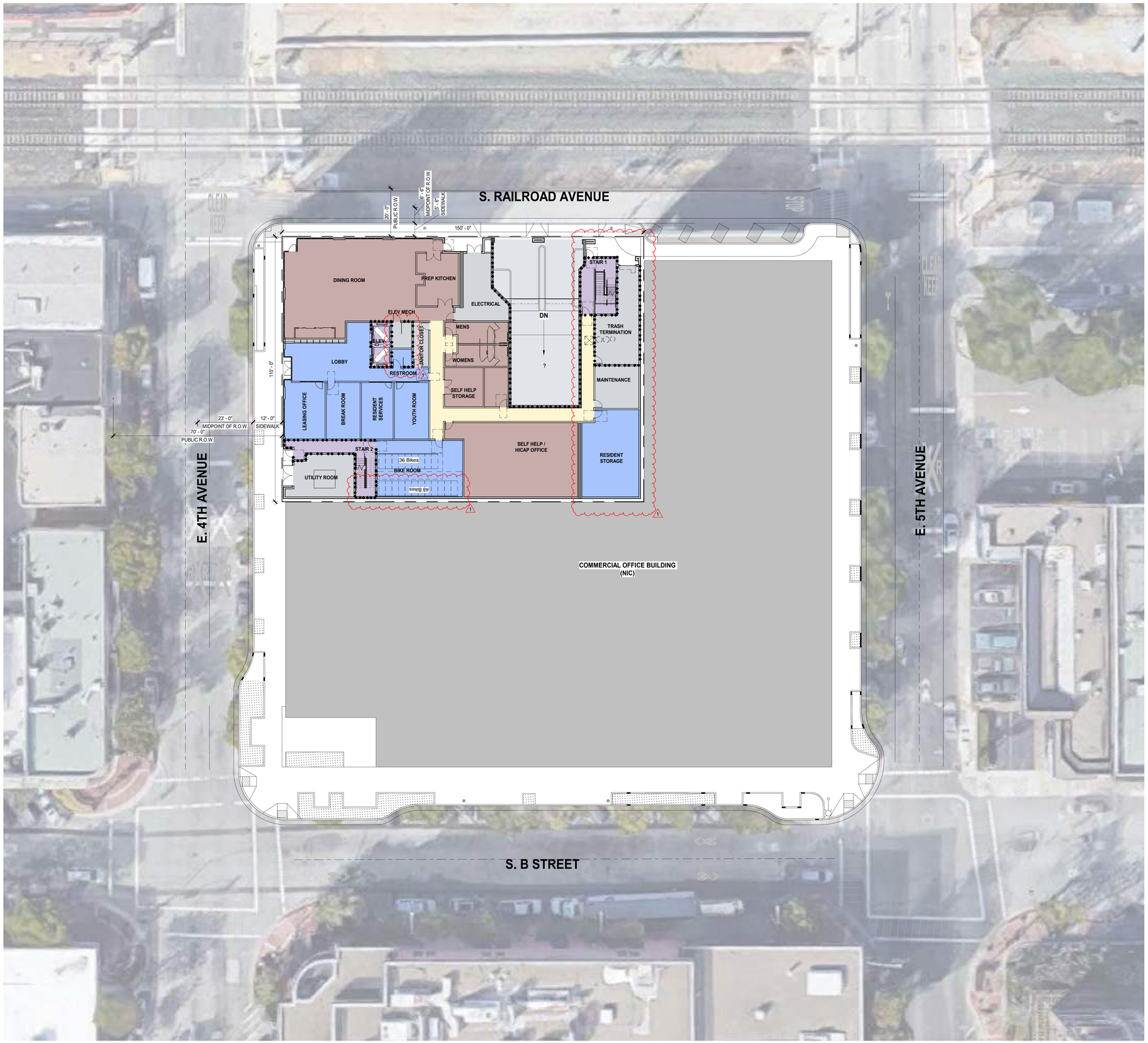
ALLOWABLE = 492.5 SF x .45 = 221.6 SF
PROPOSED = 42 SF
42 SF < 221.6 SF = **COMPLIES**

PARTIAL ELEVATION - ALLOWABLE OPENINGS 2

1/8" = 1'-0"


SOUTH RAILROAD AVENUE
EAST 4TH AVENUE
NL -- NL -- NL --


SOUTH RAILROAD AVENUE
EAST 4TH AVENUE
FC-1 | TYPE III-A
FLOOR AREA ALLOWED | 24,000 SF
TOTAL FLOOR AREA PROVIDED | 6,850 SF
FC-2 | TYPE III-A
FLOOR AREA ALLOWED | 24,000 SF
TOTAL FLOOR AREA PROVIDED | 4,229 SF
WALL AREA LEVEL 2: 492.5 SF
OPENING AREA LEVEL 2: 42 SF
OPENING PERCENTAGE: 8.5%
49' - 3"
2
AR0.42
45% -- 45% -- 45% --



SITE PLAN - FLOOR 1 PLAN 1

1/16" = 1'-0"

0' 16' 32'

TRUE PROJECT NORTH

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SITE PLAN

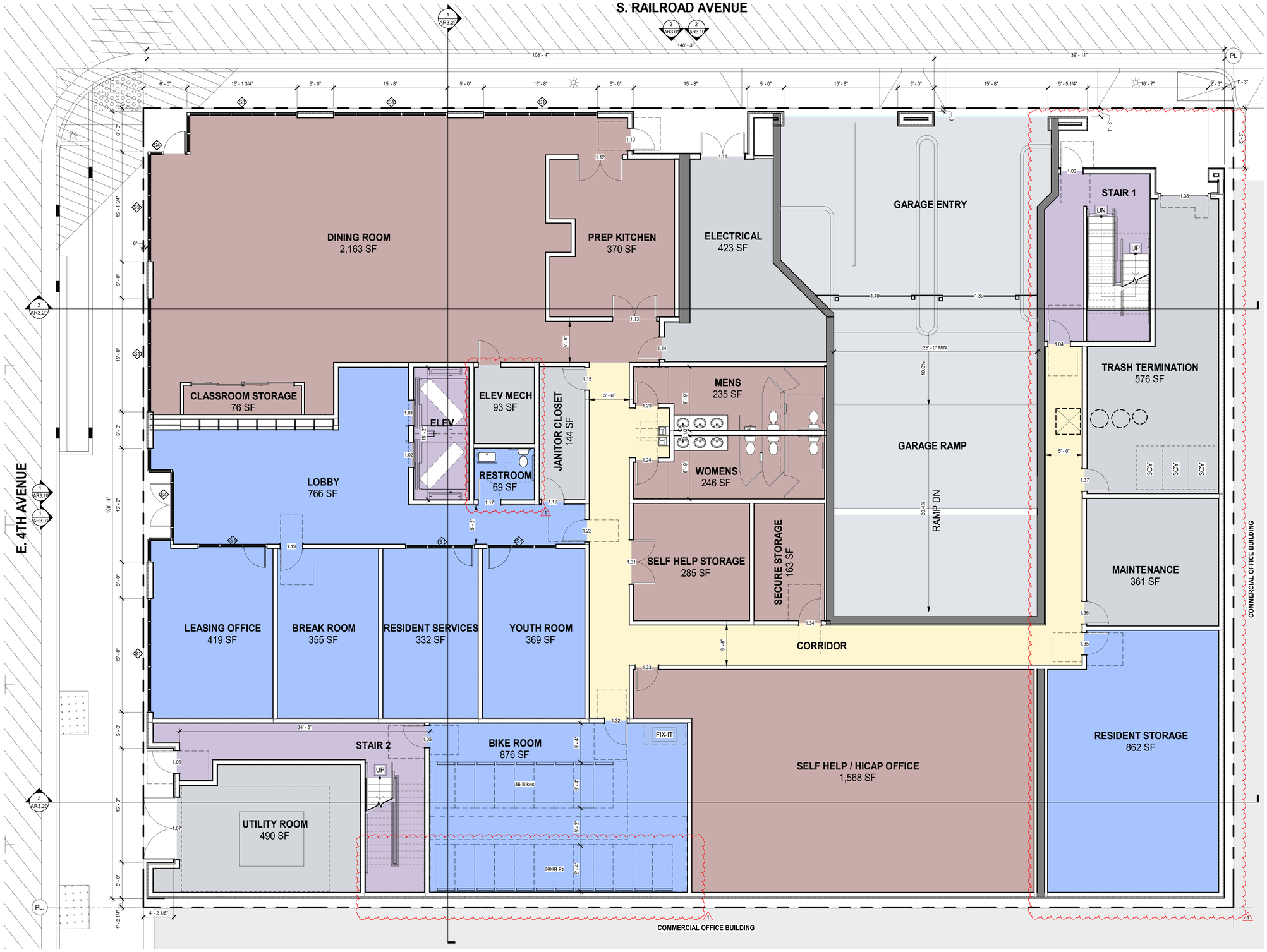
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SHEET NUMBER:

AR1.00

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

10/11/2023 1:12:21 PM



PLANNING - BUILDING PLAN - FLOOR 1 **1**

3/16" = 1'-0"

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SHEET NAME:

FLOOR 1

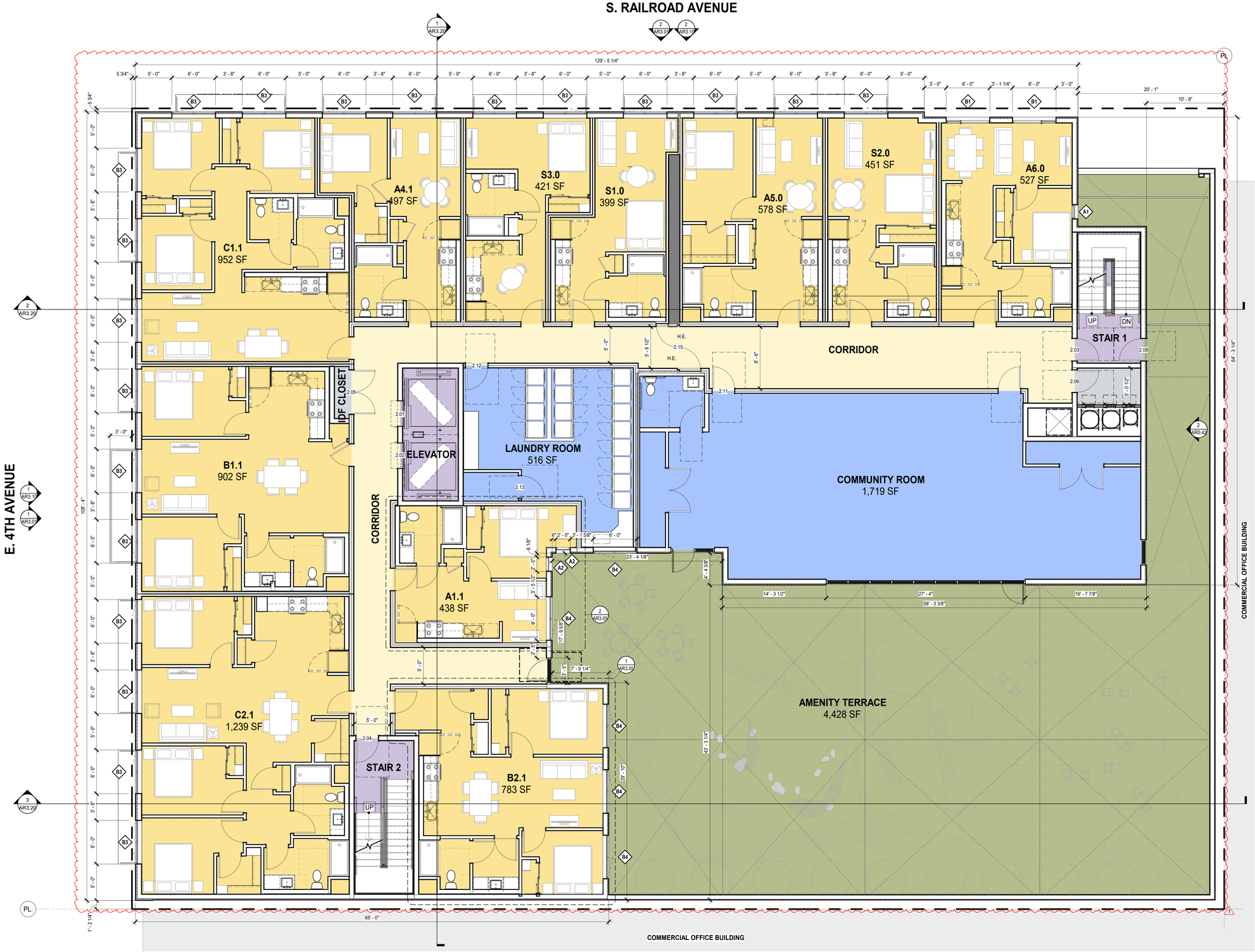
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SHEET NUMBER:

AR2.01

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

10/11/2023 1:12:23 PM



PLANNING - BUILDING PLAN - FLOOR 2 1

3/16" = 1'-0"

TRUE PROJECT NORTH

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

SHEET NUMBER:

AR2.02

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SHEET NAME:

FLOOR 2

plot date: 10/11/2023 1:12:30 PM
10/7/2022 11:45:41 AM



FLOOR 3-7 PLAN 1

3/16" = 1'-0"

TRUE PROJECT NORTH

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

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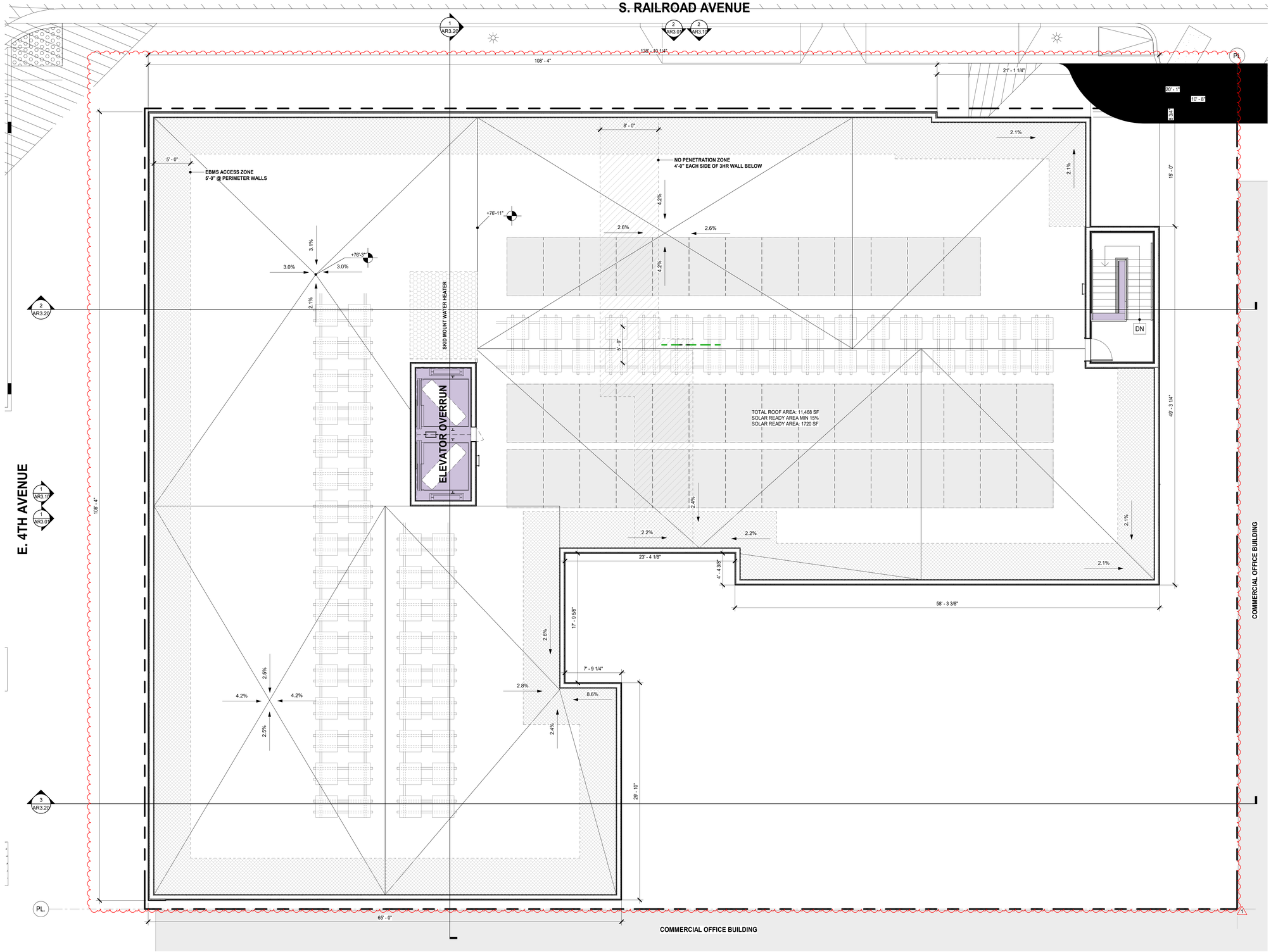
SHEET NAME:

FLOORS 3-7

SHEET NUMBER:

AR2.03

plot date: 10/11/2023 1:12:34 PM
plot date: 12/7/2022 11:45:41 AM



PLANNING - ROOF PLAN 1

3/16" = 1'-0"

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

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SHEET NAME:

ROOF PLAN

SHEET NUMBER:

AR2.04

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10/7/2022 11:45:41 AM



MATERIAL ELEVATION EAST - S RAILROAD AVENUE 2

3/32" = 1'-0"



MATERIAL ELEVATION NORTH - E 4TH AVENUE 1

3/32" = 1'-0"

A	WINDOW & STOREFRONT 'ARCH BRONZE' DRAGON'S BREATH BM 1547
B	PAINT - PRIMARY "TWISTED OAK", OR SIM. BM 226
C	PAINT - SECONDARY "HUSHED HUE", OR SIM. BM 1520
D	PAINT - SECONDARY & TRIM "KITTY GRAY", OR SIM. BM 1589
E	PAINT - ACCENT "MONTPELIER", OR SIM. BM AF-555



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



2 METAL PANELS (ALT - SMOOTH CEMENT PLASTER) COLOR: BLACK OR SIM.



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



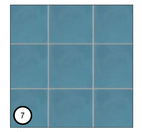
4 RECESSED VINYL NAIL FIN WINDOWS COLOR: BLACK OR SIM.



5 STOREFRONT TO MATCH VINYL WINDOW COLOR



6 MTL AWNING, PAINTED

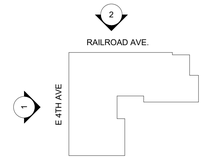


7 ACCENT TILE



8 BUILDING SIGNAGE

9 GARAGE ACCESS
10 RESIDENTIAL ENTRANCE
11 DOWNWARD LIT BUILDING SCONCE
12 FOAM TRIM W/ PLASTER COAT, PTD, OR SIM.
13 SHEET METAL, OR SIM.
14 GLASS RAILING
15 BRICK SOLDIER COURSE
16 NOT USED
17 BLOCK GLASS
18 METAL BRACKETS
19 REVEAL JOINT



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SHEET NAME:

BUILDING MATERIAL ELEVATIONS

SCALE: As indicated SHEET SIZE: 30 x 42

SHEET NUMBER:

AR3.01

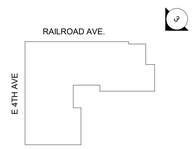
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BLOCK ELEVATION - E 4TH AVENUE 1



S RAILROAD & E 5TH AVENUE 3





S RAILROAD & E 4TH AVENUE 1



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SHEET NAME:

PERSPECTIVE VIEW RENDERINGS

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

SHEET NUMBER:

AR3.02

plot date : 10/7/2022 11:45:41 AM
10/12/2023 11:25:10 AM



PERSPECTIVE - E 4TH AVENUE **1**

A	WINDOW & STOREFRONT 'ARCH BRONZE' DRAGON'S BREATH BM 1547
B	PAINT - PRIMARY "TWISTED OAK", OR SIM. BM 226
C	PAINT - SECONDARY "HUSHED HUE", OR SIM. BM 1520
D	PAINT - SECONDARY & TRIM "KITTY GRAY", OR SIM. BM 1589
E	PAINT - ACCENT "MONTPELIER", OR SIM. BM AF-555



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



2 METAL PANELS (ALT - SMOOTH CEMENT PLASTER) COLOR: BLACK OR SIM.



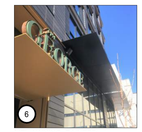
3 CEMENT PLASTER, SMOOTH SAND (SAMPLE FOR TEXTURE ONLY)



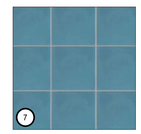
4 RECESSED VINYL NAIL FIN WINDOWS COLOR: BLACK OR SIM.



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	FOAM TRIM W/ PLASTER COAT, PTD, OR SIM.
13	SHEET METAL, OR SIM.
14	GLASS RAILING
15	BRICK SOLDIER COURSE
16	NOT USED
17	BLOCK GLASS
18	METAL BRACKETS
19	REVEAL JOINT

BDE ARCHITECTURE
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BESPOKE

E 4TH AVE. & S RAILROAD AVE
SAN MATEO, CA

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1	PLANNING APPLICATION RESUBMISSION	10/10/2023

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PROJECT NUMBER:	2126
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SHEET NAME:

MATERIAL BOARD

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

SHEET NUMBER:

AR3.03

plot date: 1/27/2022 11:45:41 AM
10/11/2023 1:12:40 PM



BUILDING ELEVATION EAST - S RAILROAD AVENUE **2**

1/8" = 1'-0"



BUILDING ELEVATION NORTH - E 4TH AVENUE **1**

1/8" = 1'-0"

GENERAL NOTES

A. U.O.N. DIMENSIONS ARE TO FACE OF STUD OR FOUNDATION WALL, TYP. (FOR TYPE III OR TYPE V) FOR METAL-FRAMED BUILDINGS THE DIMENSIONS ARE TO THE FACE OF DRYWALL.

B. SITE ELEVATION HEIGHT OF XXX.XX' = 0'-0" DATUM.

C. SEE A0.2X FOR ACCESSIBILITY AND ADAPTABILITY REQUIREMENTS.

SEE SHEET A10.X FOR WALL TYPE SCHEDULE AND TYPICAL ASSEMBLIES.

D. SEE LANDSCAPE DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.
REFER TO 1/4" STAIR DRAWINGS FOR INFORMATION NOT SHOWN HERE.

E. G.C. SHALL COORDINATE PLUMBING & MECHANICAL VENTS TO MINIMIZE ROOF PENETRATIONS AS PERMITTED BY CBC.

F. G.C. TO COORD. AND INSTALL VENTING FOR ALL CONCEALED ROOF AREAS AND OTHER FRAMED VOIDS.

G. ROOF SLOPES NOTED ARE MINIMUMS. ROOF SLOPES OF CRICKETS ARE SHOWN DIAGRAMMATICALLY ON ROOF PLANS AND MAY EXCEED 1/4"/1'-0". TO ACHIEVE PROPER ROOF DRAINAGE AS SHOWN. G.C. TO INCLUDE AND COORDINATE ROOF CRICKETS IN FIELD FOR PROPER DRAINAGE N ACCORDANCE WITH CODE AND ROOF MANUFACTURER'S WARRANTY.

H. G.C. SHALL PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CBC SECTION 2406 AND AS REQUIRED BY CHAPTER 7.

I. G.C. SHALL INCLUDE GSM FLASHING AT ALL MATERIAL TRANSITIONS. ALL GSM FLASHING SHALL BE GALVANIZED OR BONDERIZED AND PAINTED OR RECEIVE COATINGS TO MATCH SURROUNDING MATERIALS.

J. CONCRETE CURBS SHALL BE INCLUDED AS INDICATED IN ARCHITECTURAL DRAWINGS IN ADDITION TO CURBS SHOWN ON STRUCTURAL DRAWINGS.

K. THRESHOLDS MUST BE COMPLIANT AT ALL INTERIOR AND EXTERIOR DOORS, MAX 1/2" HEIGHT.

L. PROVIDE BUILT-UP EPOXY GROUT LEVELING COMPOUND AT DECKS AS REQ'D TO PROVIDE LEVEL SURFACE AND 1/2" MAX THRESHOLD. FEATHER LEVELING COMPOUND INTO DECK SURFACE AT MAX. 2% SLOPE.

M. THE G.C. SHALL INCLUDE IN THE GMP THE LABOR AND MATERIALS TO PROVIDE A COMPLETE COLD FORMED METAL FRAMED AND GYPSUM WALL BOARD WALL AND CEILING SYSTEM. NOT EVERY ASPECT OF EVERY GYPSUM WALLBOARD DETAIL, ACCESSORY, TRANSITION OR TERMINATION DETAIL IS INDICATED IN THE CONTRACT DOCUMENTS.

N. ACOUSTIC SEALANT WHERE INDICATED IN DRAWINGS AND SPECS SHALL BE FIRE RATED AND INSTALLED TYPICALLY THROUGHOUT THE PROJECT AS REFERENCED IN THE CONTRACT DOCUMENTS, AND IN THE ACOUSTICAL REPORTS.

O. G.C. TO COORDINATE AND VERIFY ELEVATION OF TOP OF SLAB. GC TO PLACE CONCRETE STEP SUCH THAT FINISH SIDEWALK IS LEVEL W/ T.O.S.

P. ALL WINDOWS U.O.N. SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. SEE SHEET A10.40 FOR WINDOW SCHEDULE.

Q. ADDRESS SIGNAGE ON BUILDING ELEVATION SHALL BE CLEARLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. EACH CHARACTER SHALL BE A MINIMUM OF 4" HIGH AND WITH A MINIMUM STROKE WIDTH OF 1/2" WIDE. INSTALLED ON A CONTRASTING BACKGROUND PER CBC 501.2

R. ALL EXTERIOR MATERIALS RETURN TO THE NEXT INSIDE CORNER U.O.N.

SHEET NOTES

SHEET NOTE LIST ONLY INCLUDES NOTES USED ON THIS SHEET, AND MAY NOT APPEAR IN NUMERICAL ORDER

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BESPOKE

E 4TH AVE. & S RAILROAD AVE
SAN MATEO, CA

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SHEET NAME:

BUILDING ELEVATIONS

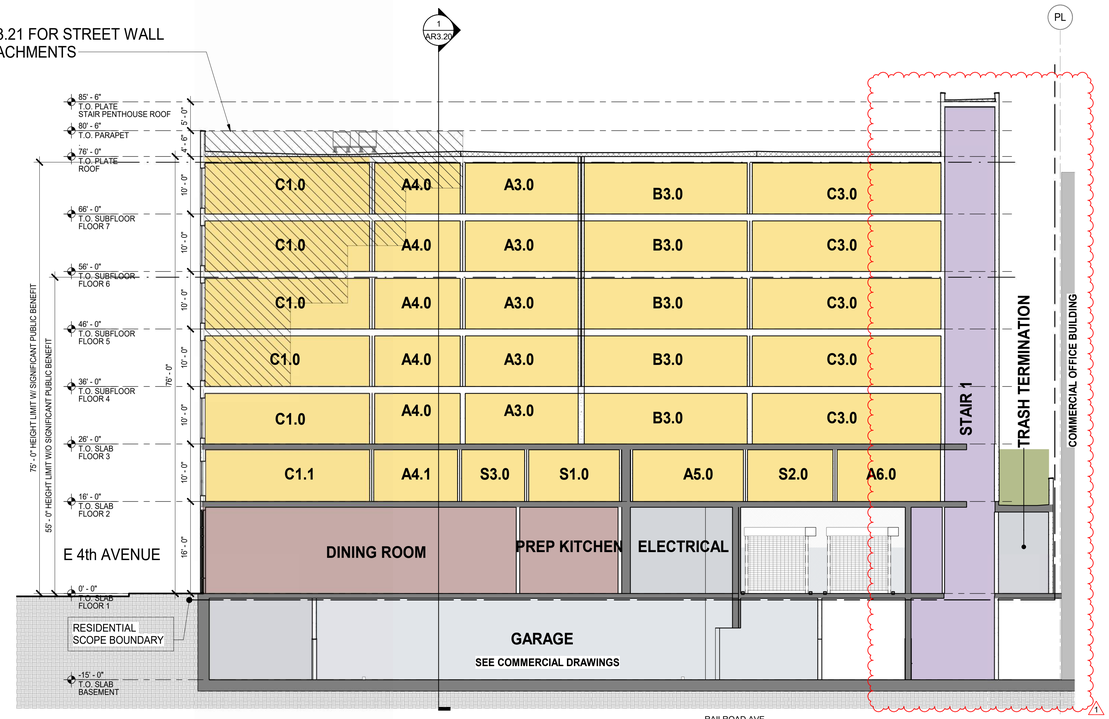
SCALE: As indicated SHEET SIZE: 30 x 42

SHEET NUMBER:

AR3.10 1

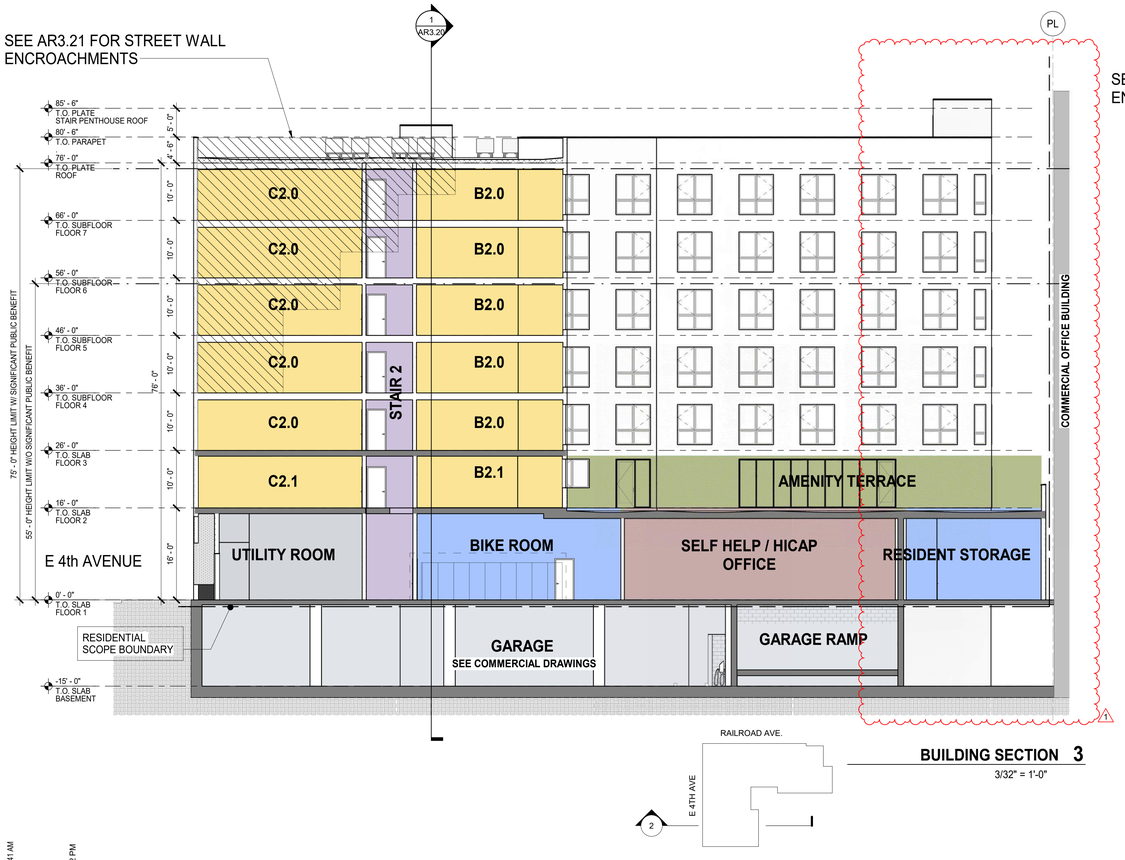
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10/11/2023 1:12:43 PM

SEE AR3.21 FOR STREET WALL ENCROACHMENTS



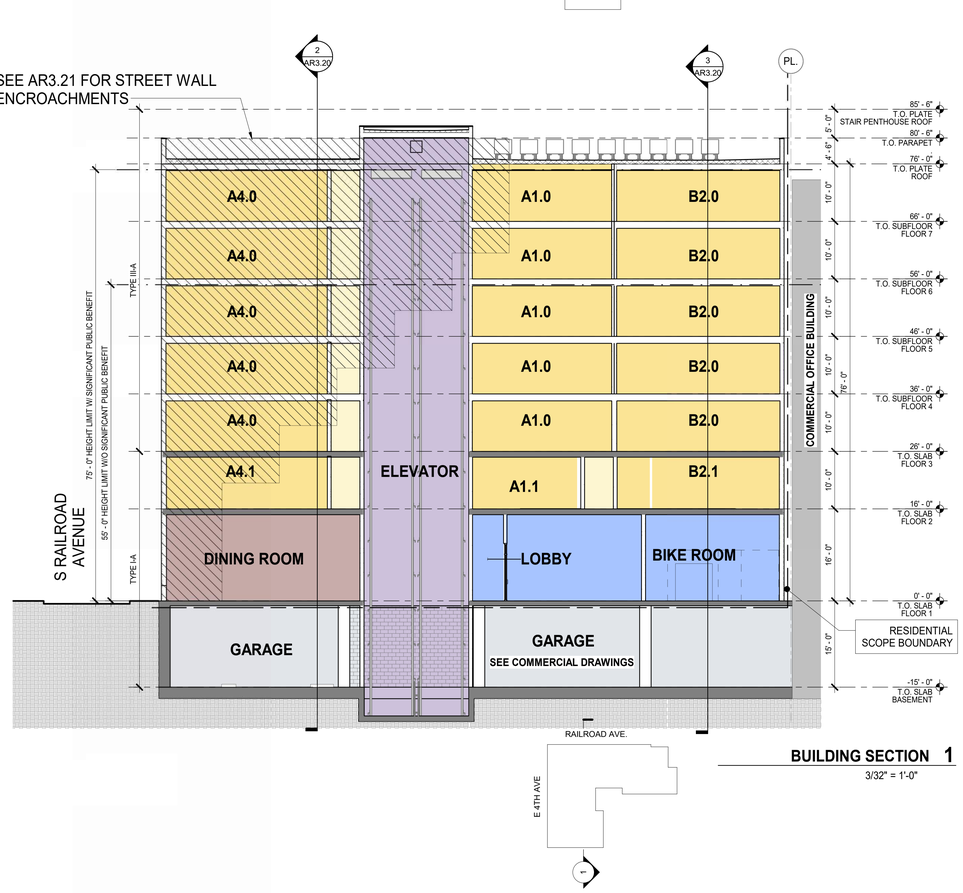
BUILDING SECTION 2
3/32" = 1'-0"

SEE AR3.21 FOR STREET WALL ENCROACHMENTS



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

SEE AR3.21 FOR STREET WALL ENCROACHMENTS



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

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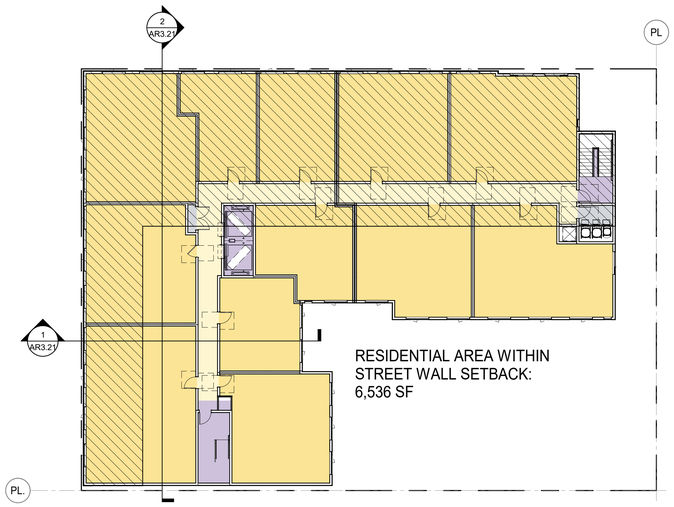
BUILDING SECTIONS

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

SHEET NUMBER:

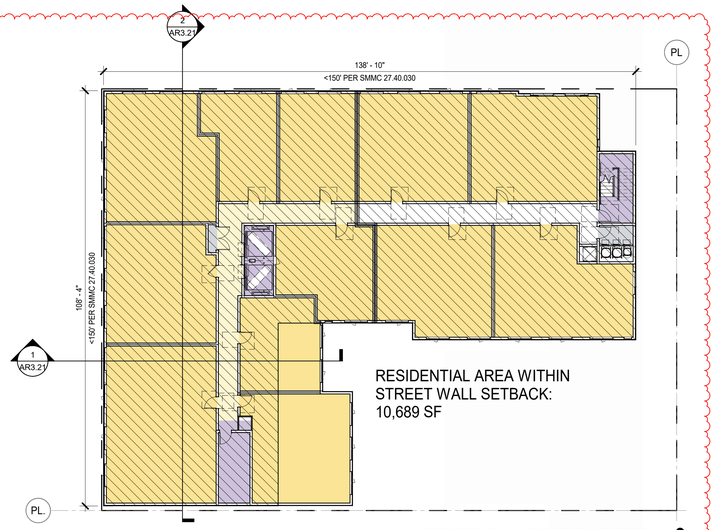
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plot date: 1/27/2022 11:45:41 AM
10/11/2023 1:12:52 PM



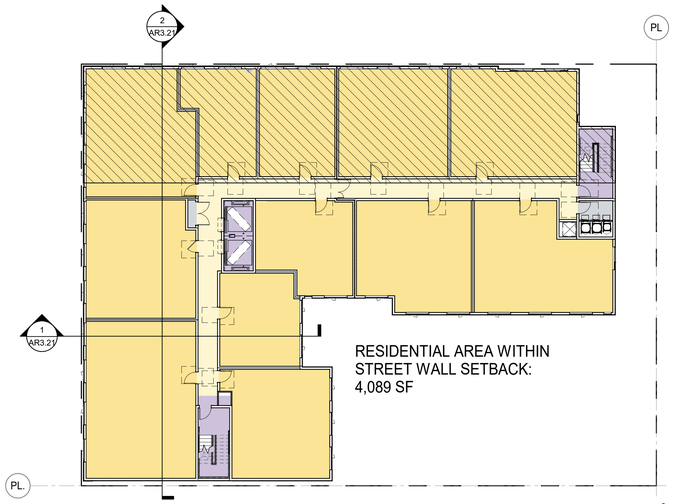
STREET WALL EXHIBIT - FLOOR 4 5

1/16" = 1'-0"



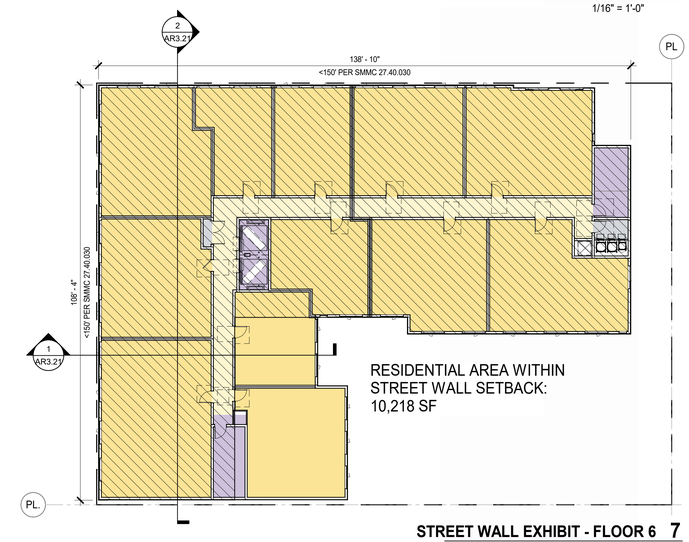
STREET WALL EXHIBIT - FLOOR 7 9

1/16" = 1'-0"



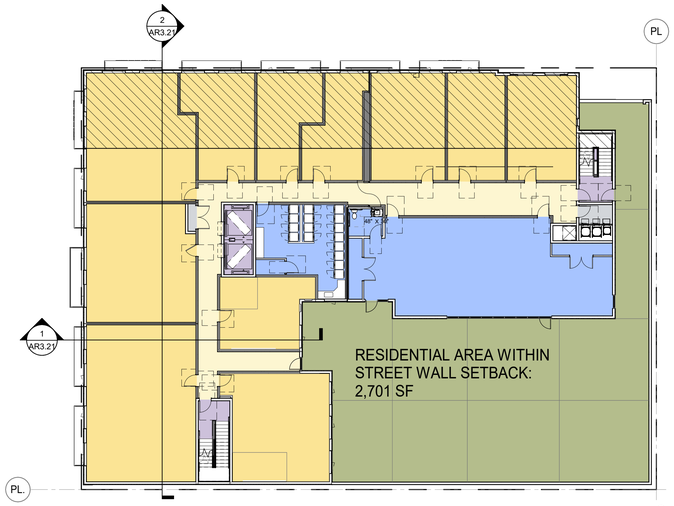
STREET WALL EXHIBIT - FLOOR 3 4

1/16" = 1'-0"



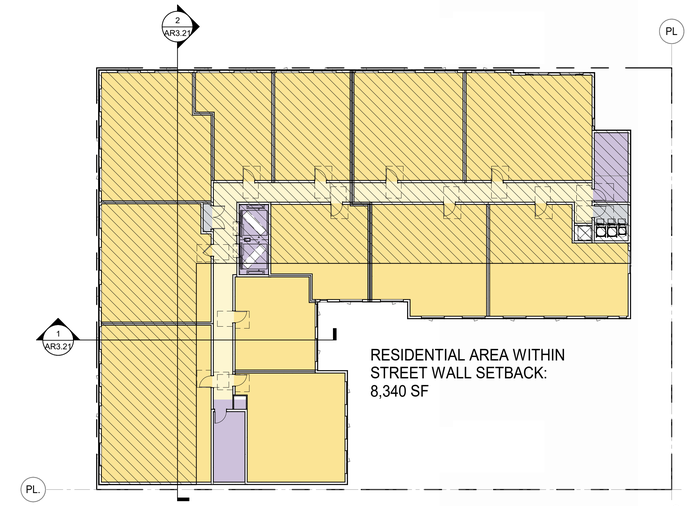
STREET WALL EXHIBIT - FLOOR 6 7

1/16" = 1'-0"



STREET WALL EXHIBIT - FLOOR 2 3

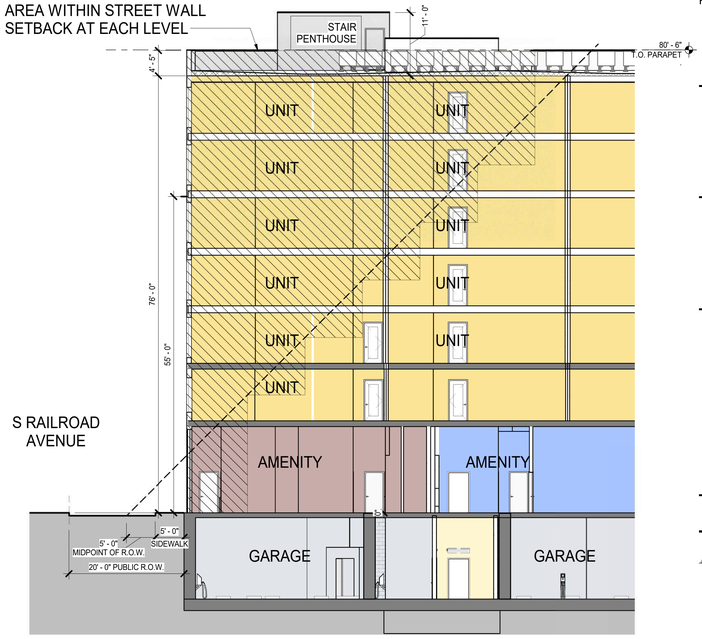
1/16" = 1'-0"



STREET WALL EXHIBIT - FLOOR 5 6

1/16" = 1'-0"

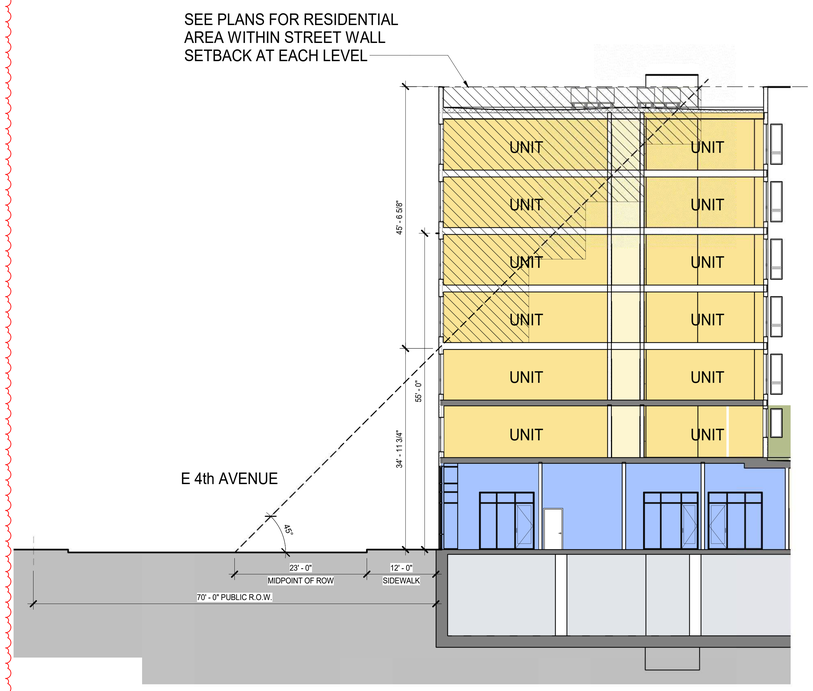
SEE PLANS FOR RESIDENTIAL
AREA WITHIN STREET WALL
SETBACK AT EACH LEVEL



STREET WALL SECTION - S RAILROAD AVE 2

3/32" = 1'-0"

SEE PLANS FOR RESIDENTIAL
AREA WITHIN STREET WALL
SETBACK AT EACH LEVEL



STREET WALL SECTION - E 4TH AVENUE 1

3/32" = 1'-0"

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SHEET NAME:

STREET WALL SECTION EXHIBITS

SCALE: As indicated SHEET SIZE: 30 x 42

SHEET NUMBER:

AR3.21

10/11/2023 1:13:04 PM

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

GENERAL NOTES

A. DIMENSIONS NOTED ARE NOMINAL SIZES. CONTRACTOR TO PREPARE SHOP DRAWINGS WITH ROUGH OPENING, FRAME AND JAMB, SILL AND HEAD DETAILS AT FULL SCALE FOR REVIEW AND APPROVAL.

B. GC TO COORDINATE WINDOW SUBMITTAL & FIELD VERIFY ROUGH OPENING SIZES PRIOR TO PURCHASE.

C. MINIMUM STC RATING SHALL BE 28, UNLESS OTHERWISE NOTED. SEE REQUIRED STC RATINGS ON SHEET A0.12 FOR STC RATING LOCATIONS. STC RATING IS FOR FULL WINDOW ASSEMBLIES (GLASS AND FRAME)- NOT GLASS EXCLUSIVELY.

D. GC SHALL PROVIDE "WINDOW HANDING," QUANTITY AND LOCATION OF ALL OPERABLE WINDOWS PER THE ELEVATIONS.

E. SASHES NOTED AS EGRESS, EMERGENCY ESCAPE AND RESCUE OPENINGS, SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". OPENING SHALL HAVE THE FINISHED SILL HEIGHT NOT GREATER THAN 44" ABOVE FINISHED FLOOR.

F. USE TEMPERED GLAZING AT PANELS: (1) WITHIN A 24 INCH ARC OF AN ADJACENT DOOR AND WHERE THE BOTTOM EDGE OF THE PANEL IS LESS THAN 60 INCHES THE WALKING SURFACE; (2) WHERE AN INDIVIDUAL PANE IS GREATER THAN 9 SQ FT IN AREA, WITH A BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR; EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR; AND ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING SHALL BE SAFETY GLAZED (I.E. TEMPERED) PER CBC 2406. TEMPERED PANES SHOWN IN THE SCHEDULE ARE NOT MEANT TO DESIGNATE EVERY CONDITION REQUIRING TEMPERED GLAZING. CONTRACTOR TO COORDINATE AND IDENTIFY IN SHOP DRAWINGS ALL LOCATIONS REQUIRING TEMPERED GLAZING.

G. SAFETY GLAZING REQUIRED AT LOCATIONS WHERE BOTTOM EDGE OF WINDOW IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET IN A BUILDING WALL

H. WHICH ENCLOSES A TUB OR SHOWER PER CBC 2406.4.5.

I. GLASS SUBJECT TO HUMAN IMPACT, UNEVEN HEATING, AND IN HEAVY TRAFFIC AREAS, SHALL BE OF SAFETY GLAZING MATERIAL (LAMINATED, UNLESS OTHERWISE NOTED) WHERE REQUIRED AND SHALL MEET LOCAL, STATE AND FEDERAL REQUIREMENTS SUBJECT TO CBC SECTION 2406.

J. GLASS IN GLAZED STOREFRONTS, GLAZED CURTAIN WALLS AND GLAZED PARTITIONS SHALL MEET THE SEISMIC REQTS OF ASCE 7, SECTION13.5.9 CBC 2404.

K. SEE SPECIFICATIONS AND ENERGY COMPLIANCE REPORTS FOR MINIMUM U-VALUES AND SOLAR HEAT GAIN COEFFICIENTS. SEE SPECIFICATIONS FOR OTHER INFORMATION, INCLUDING GLAZING AND WINDOW STC REQUIREMENTS.

BACKSTOP ALL GLAZING AND PANELS.

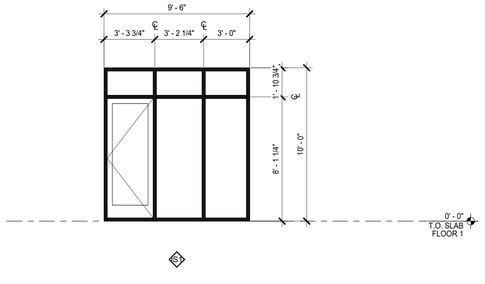
SHEET NOTES

1. OPERABLE WINDOW
2. ALUMINUM WINDOW
3. STOREFRONT WINDOW SYSTEM
4. ALUMINUM WINDOW WALL SYSTEM
5. DOOR, SEE DOOR SCHEDULE
6. OFFSET GLAZING AT STOREFRONT WINDOW
7. COMPOSITE ALUMINUM METAL PANEL, SEE WINDOW DETAILS
8. VINYL WINDOW

TE DENOTES TEMPERED GLAZING

E DENOTES EGRESS WINDOW

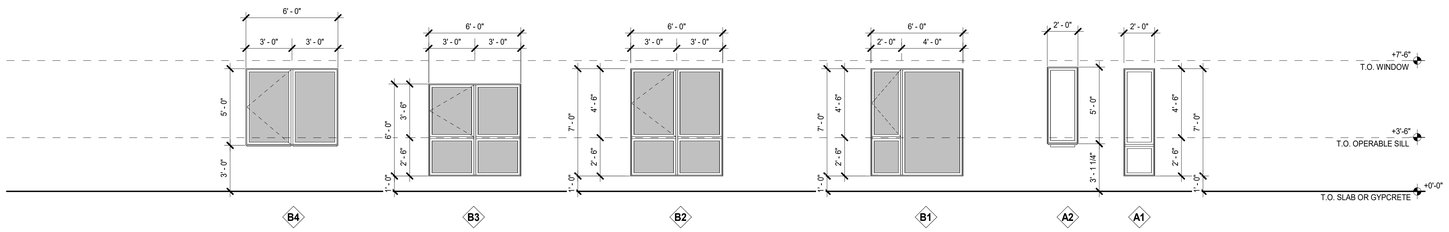
SP SPANDREL PANEL





STOREFRONT SCHEDULE 2

1/4" = 1'-0"



WINDOW SCHEDULE

1/4" = 1'-0"

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WINDOW SCHEDULE

SCALE: As indicated SHEET SIZE: 30 x 42

SHEET NUMBER:

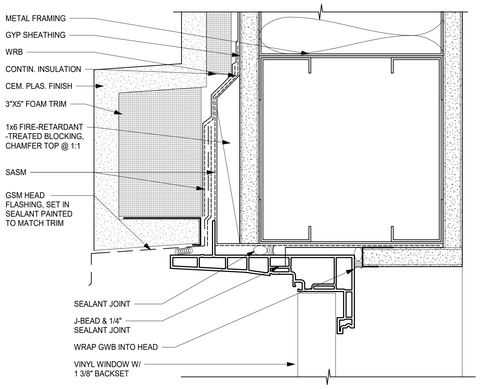
AR10.40

1

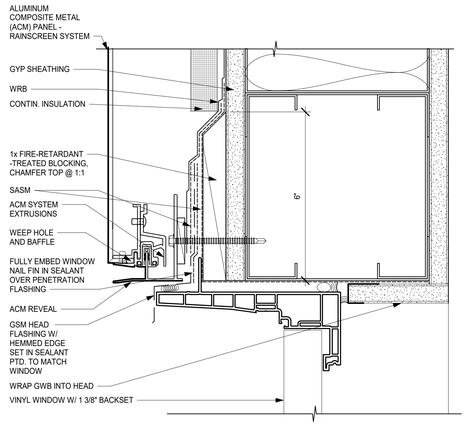
dot date - 12/7/2022 11:45:41 AM
10/11/2023 1:13:05 PM

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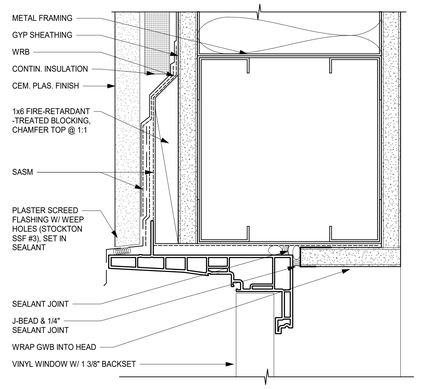
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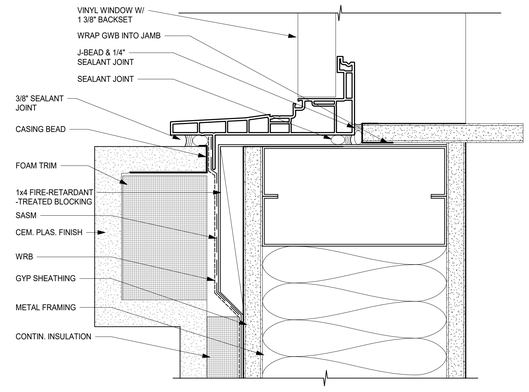
RECESSED VINYL WINDOW HEAD @ CEMENT PLASTER TRIM 18
6" = 1'-0"



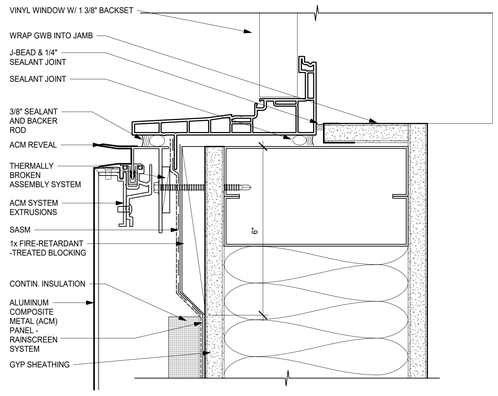
RECESSED VINYL WINDOW HEA @ MTL PANEL 6
6" = 1'-0"



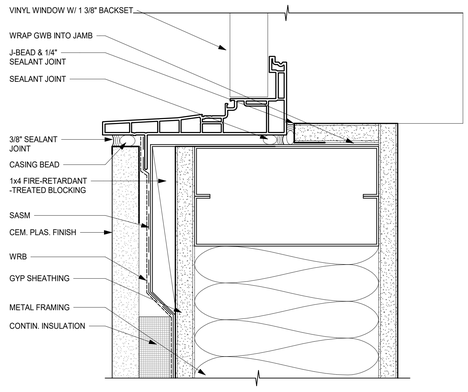
RECESSED VINYL WINDOW HEAD @ CEMENT PLASTER 3
6" = 1'-0"



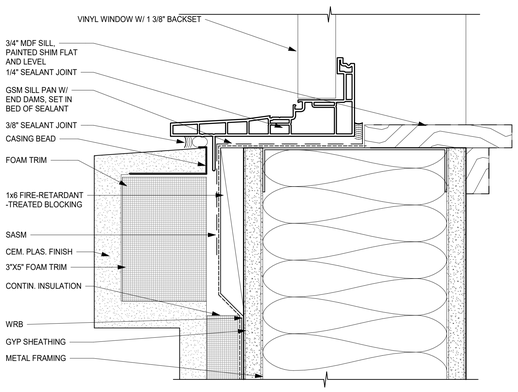
RECESSED VINYL WINDOW JAMB @ CEMENT PLASTER TRIM 17
6" = 1'-0"



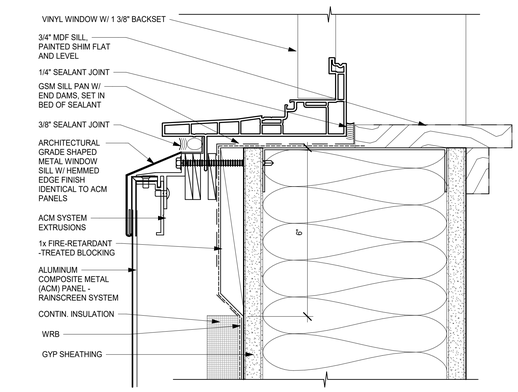
RECESSED VINYL WINDOW JAMB @ MTL PANEL 5
6" = 1'-0"



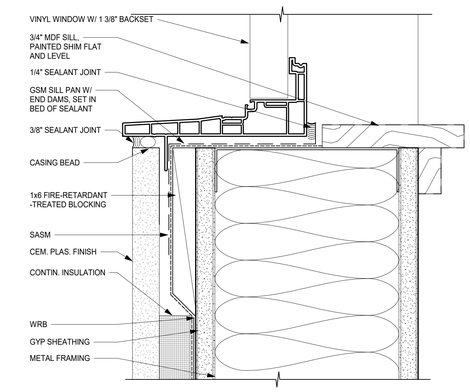
RECESSED VINYL WINDOW JAMB @ CEMENT PLASTER 2
6" = 1'-0"



RECESSED VINYL WINDOW SILL @ CEMENT PLASTER TRIM 16
6" = 1'-0"



RECESSED VINYL WINDOW SILL @ MTL PANEL 4
6" = 1'-0"



RECESSED VINYL WINDOW SILL @ CEMENT PLASTER 1
6" = 1'-0"

CLIENT:
ALTA HOUSING · HARVEST PROPERTIES · PROMETHEUS

PROJECT NAME & ADDRESS:

BESPOKE

E 4TH AVE. & S RAILROAD AVE
SAN MATEO, CA

ISSUE:	Project Status
ISSUE DATE:	Issue Date

REVISIONS :

#	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMISSION	10/10/2023

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

STAMP:

STAMP
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SHEET NAME:

WINDOW DETAILS

SCALE: 6" = 1'-0" SHEET SIZE: 30 x 42

SHEET NUMBER:

AR10.41

1

plot date : 1/27/2022 11:45:41 AM
10/11/2023 1:13:07 PM

934 Howard Street
San Francisco, CA
94103

P. (415) 677-0966

RAILROAD AVE.

4th AVE

TREE SCHEDULE						
LARGE SHRUB (UPPER TERRACES)						
	ARBUTIS MARINA	STRAWBERRY TREE	24" BOX			
	PITTOSPORUM TENUIFOLIUM	KOHUHU	24" BOX			

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			

MATERIALS SCHEDULE

PEDESTAL PAVER

MOVABLE FURNITURE

HOUSING REQUIRED PLAY AREA = 600 SF

POTENTIAL PARK CREDIT PROGRAM ELEMENTS

PLAY AREA REQUIRED = 500 SF
PLAY AREA PROVIDED = 740 SF

OUTDOOR SEATING AREA REQUIRED = 497 SF
OUTDOOR SEATING AREA PROVIDED = 840 SF

OUTDOOR EATING AREA REQUIRED = 284 SF
OUTDOOR EATING AREA PROVIDED = 300 SF
FACILITIES ARE PROVIDED BY ADJACENT COMMUNITY ROOM

HANDRAIL

EGRESS & MAINTENANCE ACCESS ONLY

COMMUNITY ROOM

EMERGENCY EGRESS GATE W/ PANIC HARDWARE

OUTDOOR EATING AREA (FACILITIES ARE PROVIDED BY ADJACENT COMMUNITY ROOM)

WALKING DECK THROUGH PLAYGROUND

PLAY ZONE AREA

BENCH

SEATING AREA

SCULPTURE PLAY FORMS

PLANTED SCREEN BETWEEN THE ADJACENT OFFICE AND PLAY SPACE

TRUE

SCALE: 3/16" = 1' - 0"
0 1 2 4 8

PLACE

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

CLIENT:

HARVEST PROPERTIES

PROMETHEUS

PROJECT NAME & ADDRESS:

4TH & RAILROAD

4TH & RAILROAD
San Mateo, CA

ISSUE: PLANNING APPLICATION RESUBMITTAL
ISSUE DATE: 10/10/2023

REVISIONS :

	DESCRIPTION	DATE
2	PLANNING SUBMISSION	2/01/2023
1	PLANNING SUBMISSION RESUBMITTAL	10/10/2023

SCALE:

PROJECT NUMBER: 2202017.00
DRAWN BY: YW
CHECKED BY: MMc

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
LANDSCAPE PLAN
LEVEL 2
AMENITY TERRACE

SHEET NUMBER:
LR.1.0

plot date



BDE ARCHITECTURE
934 Howard Street
San Francisco, CA
94103

P. (415) 677-0966

PLACE
735 NW 18th Avenue
Portland, OR 97209
503.334.2080
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CLIENT:

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4TH & RAILROAD
San Mateo, CA

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ISSUE DATE: 10/10/2023

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	PLANNING SUBMISSION	2/01/2023
1	PLANNING SUBMISSION RESUBMITTAL	10/10/2023

SCALE:

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CHECKED BY: MMc

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NOT FOR CONSTRUCTION

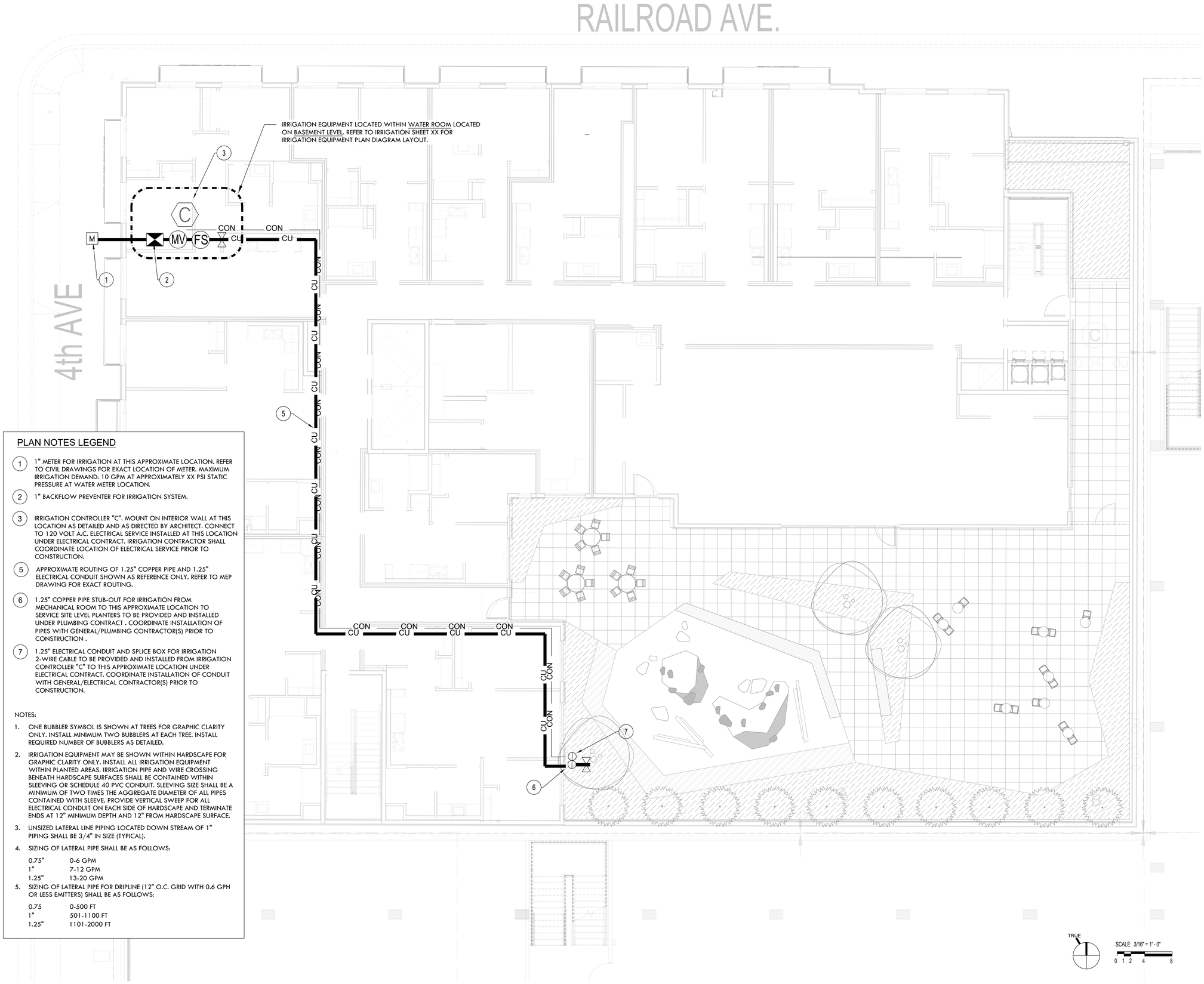
SHEET NAME:

LANDSCAPE
RENDERINGS
AMENITY TERRACE

SHEET NUMBER:

LR.1.1

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: 10 GPM AT APPROXIMATELY XX PSI STATIC PRESSURE AT WATER METER LOCATION.
2. 1" BACKFLOW PREVENTER FOR IRRIGATION SYSTEM.
3. 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. APPROXIMATE ROUTING OF 1.25" COPPER PIPE AND 1.25" ELECTRICAL CONDUIT SHOWN AS REFERENCE ONLY. REFER TO MEP DRAWING FOR EXACT ROUTING.
6. 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 .
7. 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

TRUE

SCALE: 3/16" = 1' - 0"
0 1 2 4 8

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CLIENT:
HARVEST PROPERTIES
PROMETHEUS

PROJECT NAME & ADDRESS:
4TH & RAILROAD

4TH & RAILROAD
San Mateo, CA

ISSUE: 100% SET
ISSUE DATE: 09/29/2023

REVISIONS :

	DESCRIPTION	DATE
	PLANNING SUBMISSION	2/01/2023
1	PLANNING SUBMISSION RESUBMITTAL	10/10/2023

SCALE:

PROJECT NUMBER: 2202017.00
DRAWN BY: YW
CHECKED BY: MMc

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
IRRIGATION PLAN
LEVEL 2
AMENITY TERRACE

SHEET NUMBER:
LR2.0

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. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.

22. 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.

23. 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.

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

25. 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.

26. IRRIGATION DEMAND: REFER TO PLANS.

27. 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.

28. 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.

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

30. 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.

31. 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.

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

33. 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 Amenity Terrace - 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	MOD	0.5	DRIP	0.81	0.617	1,108	683	18,074	0.06	24.16	54%
2	TREES	LOW	0.2	BUBBLER	0.81	0.247	960	237	6,275	0.02	8.39	46%
						TOTALS	2,068	920	24,350	0.07	32.55	100%

SPECIAL LANDSCAPE AREAS

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

MAWA	GALLONS/YR	24,613
	ACRE FEET/YR	0.08
	HCF/YR	32.90

ETWU	GALLONS/YR	24,350
	ACRE FEET/YR	0.07
	HCF/YR	32.55

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.36	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	920
TOTAL AREA	2,066
AVG. ETAF	44.52%

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ETo)(0.62)[(LA x 0.45) + (0.55 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)
IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

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.

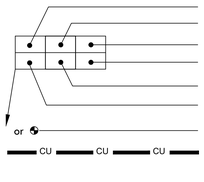
IRRIGATION ZONES
1. LOW AND MODERATE WATER-USE SHRUBS/GROUNDCOVER/FLOWERING PLANTS: TO BE IRRIGATED WITH INLINE DRIP
2. LARGE SHRUBS AND TREES: TO BE IRRIGATED USING POINT SOURCE BUBBLERS.
3. STORMWATER TREATMENT: TO BE IRRIGATED WITH INLINE DRIP SPACED AT 12" O.C.

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)
	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			
	QB44RCAR10	BUCKNER 1" TWO-PIECE QUICK COUPLING VALVE (ANTI-ROTATION)			
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)			
	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.

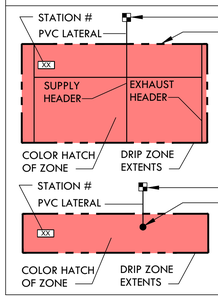
MAIN LINE: 1.5" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.

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:
4TH & RAILROAD

4TH & RAILROAD
San Mateo, CA

ISSUE:	100% SET
ISSUE DATE:	09/29/2023

REVISIONS :

	DESCRIPTION	DATE
	PLANNING SUBMISSION	2/01/2023
1	PLANNING SUBMISSION RESUBMITTAL	10/10/2023

SCALE:	NTS
PROJECT NUMBER:	2202017.00
DRAWN BY:	YW
CHECKED BY:	MMc

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
IRRIGATION NOTES AND LEGEND

SHEET NUMBER:
LR2.1