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



RMW
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Interiors

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California 95113

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CLIENT:

HARVEST PROPERTIES

PROJECT NAME & ADDRESS:

BESPOKE

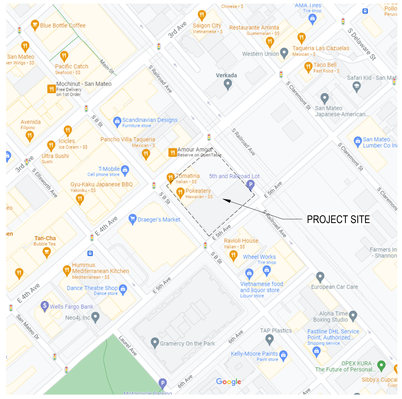
445 S B STREET
SAN MATEO, CA, 94401

ISSUE: PLANNING APPLICATION RESUBMITTAL #3
ISSUE DATE: 06.10.24

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024
3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

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:	33	11
COMPACT:	32	0
STACKER:	28	22
ACCESSIBLE (CBC 11B):	4 STD / 1 VAN	1 STD / 1 VAN
ACCESSIBLE EV:	1 STD / 1 VAN	1 VAN
TOTAL:	100	34
EVCS/EV CAPABLE:	25/27	3/3

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):	7
LONG TERM REQ'D - OFFICE (1/10,000 SF):	15
LONG TERM REQ'D - RETAIL (1/12,000 SF):	1
PROVIDED SHORT TERM:	16
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	30,150	
	2ND FLOOR	29,070	
	3RD FLOOR	29,070	
	4TH FLOOR	29,070	
	5TH FLOOR	27,572	
	6TH FLOOR	17,994	
	TOTAL	162,926 SF	
RESIDENTIAL:	1ST FLOOR	12,259	
	2ND FLOOR	10,712	
	3RD FLOOR	10,747	
	4TH FLOOR	10,747	
	5TH FLOOR	10,747	
	6TH FLOOR	10,747	
	7TH FLOOR	10,747	
	TOTAL	76,702	
TOTAL:		239,628 SF (4.74 FAR, INCREASED BY 20% STATE DENSITY LAWS)	

OPEN SPACE CALCULATIONS

OPEN SPACE CALCULATIONS PER SMMC 27.38.090 (SEE LANDSCAPE PLANS FOR MORE INFO):

TOTAL NON-RESIDENTIAL AREA:	162,926 SF
REQUIRED OPEN SPACE (1% OF OFFICE AREA)	1,629 SF
TOTAL OPEN SPACE:	2,281 SF (REQ. MET)

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 RESUBMITTAL 10/10/2023	PLANNING RESUBMITTAL #2 01/29/2024	PLANNING RESUBMITTAL #3 06/10/2024	ISSUE #5	REMARKS
ARCHITECTURAL							
A0.1	COVER SHEET	X	X	X	X		
A0.2	PROJECT INFORMATION	X	X	X	X		
A0.3	BASEMENT AND FIRST FLOOR CODE PLANS	X	X	X	X		
A0.4	SECOND AND THIRD FLOOR CODE PLANS	X	X	X	X		
A0.5	FOURTH AND FIFTH FLOOR CODE PLANS	X	X	X	X		
A0.6	SIXTH FLOOR CODE PLAN		X	X	X		
A0.7	RENDERINGS	X	X	X	X		
A0.8	RENDERINGS	X	X	X	X		
A0.9	RENDERINGS	X	X	X	X		
A0.10	RENDERINGS	X	X	X	X		
A0.11	RENDERINGS	X	X	X	X		
A0.12	NEIGHBORHOOD CONTEXT	X	X	X	X		
A0.13	SHADOW STUDIES	X	X	X	X		
A0.14	SHADOW STUDIES	X	X	X	X		
A0.15	SHADOW STUDIES	X	X	X	X		
A0.16	FLOOR AREA PLANS		X	X	X		
A0.17	FLOOR AREA PLANS		X	X	X		
A0.18	FLOOR AREA PLANS		X	X	X		
A0.19	FLOOR AREA PLANS		X	X	X		
A0.20	BUILDING MASSING DIAGRAMS		X	X	X		
A0.21	BUILDING MASSING DIAGRAMS		X	X	X		
A0.22	ALLOWABLE OPENINGS			X	X		
A1.0	EXISTING SITE PLAN	X	X	X	X		
A1.1	PROPOSED SITE PLAN	X	X	X	X		
A2.0	BASEMENT PLAN	X	X	X	X		
A2.1	FIRST FLOOR PLAN	X	X	X	X		
A2.2	SECOND FLOOR PLAN	X	X	X	X		
A2.3	THIRD FLOOR PLAN	X	X	X	X		
A2.4	FOURTH FLOOR PLAN	X	X	X	X		
A2.5	FIFTH FLOOR PLAN	X	X	X	X		
A2.6	SIXTH FLOOR PLAN		X	X	X		
A2.7	ROOF PLAN	X	X	X	X		
A3.0	EXTERIOR ELEVATIONS	X	X	X	X		
A3.1	EXTERIOR ELEVATIONS	X	X	X	X		
A3.2	STOREFRONT OPTIONS AND SECTIONS		X	X	X		
A3.3	MATERIAL BOARD, ENLARGED PLANS, ELEVATIONS	X	X	X	X		
A4.0	BUILDING SECTIONS	X	X	X	X		
A5.0	ACCESSIBILITY DETAILS	X	X	X	X		
A5.1	ACCESSIBILITY DETAILS	X	X	X	X		
SURVEY							
	TOPOGRAPHIC SURVEY	X	X	X	X		
CIVIL							
C1.00	EXISTING CONDITIONS	X	X	X	X		
C2.00	CONCEPT GRADING AND DRAINAGE	X	X	X	X		
C2.10	CONCEPT STREET IMPROVEMENT SITE PLAN	X	X	X	X		
C3.00	CONCEPT DEMO UTILITIES	X	X	X	X		
C3.01	CONCEPT UTILITIES	X	X	X	X		
C4.00	CONCEPT STORMWATER MANAGEMENT PLAN - ON-SITE	X	X	X	X		
C4.01	CONCEPT STORMWATER MANAGEMENT PLAN - OFF-SITE	X	X	X	X		
C5.00	CONCEPT STORM DRAIN CAPACITY STUDY	X	X	X	X		
C6.00	CONCEPT TURNING ANALYSIS STUDY	X	X	X	X		
PARKING							
PK1.0	RESIDENTIAL ENTRY-EXIT				X		
PK1.1	COMMERCIAL ENTRY-EXIT				X		
PK1.2	COMMERCIAL EXIT / BY PASS				X		
PK2.0	PARKING OPERATIONS NARRATIVE				X		
PK3.0	SEMI AUTOMATIC PARKING SYSTEM				X		
PK3.1	ELECTRONIC OPERATING SYSTEM				X		

SHEET #	SHEET NAME	PLANNING APPLICATION 02/01/2023	PLANNING RESUBMITTAL 10/10/2023	PLANNING RESUBMITTAL #2 01/29/2024	PLANNING RESUBMITTAL #3 06/10/2024	ISSUE #5	REMARKS
LANDSCAPE							
L0.0	OPEN SPACE DIAGRAMS	X	X	X	X		
L0.1	ARBORIST REPORT		X	X	X		
L0.2	ARBORIST REPORT		X	X	X		
L0.3	ARBORIST REPORT		X	X	X		
L0.4	TREE PLANTING FORM		X	X	X		
L0.5	TREE DISPOSITION PLAN			X	X		
L1.0	LANDSCAPE PLAN, GROUND LEVEL	X	X	X	X		
L1.1	LANDSCAPE PLAN, 6TH LEVEL	X	X	X	X		
L2.0	IRRIGATION PLAN, GROUND LEVEL	X	X	X	X		
L2.1	IRRIGATION PLAN, 6TH LEVEL	X	X	X	X		
L2.2	IRRIGATION NOTES AND LEGEND	X	X	X	X		
TRASH							
T0.0	COMMERCIAL TRASH ROUTE/STAGING PLAN			X	X		
T0.1	COMMERCIAL TRASH ROOM PLAN			X	X		
RESIDENTIAL ARCHITECTURAL							
AR0.00	OPEN SPACE DIAGRAMS				X		
AR0.11	FLOOR AREA PLANS				X		
AR0.31	EGRESS DIAGRAM FLOOR 1				X		
AR0.32	EGRESS DIAGRAM FLOOR 2			X	X		
AR0.33	EGRESS DIAGRAM FLOOR 3-7			X	X		
AR0.34	EGRESS DIAGRAM ROOF			X	X		
AR0.41	ALLOWABLE AREA & OPENINGS			X	X		
AR0.42	ALLOWABLE AREA & OPENINGS			X	X		
AR0.43	ALLOWABLE AREA & OPENINGS			X	X		
AR1.00	SITE PLAN	X	X	X	X		
AR2.01	FLOOR 1 PLAN	X	X	X	X		
AR2.02	FLOOR 2 PLAN	X	X	X	X		
AR2.03	FLOORS 3-7 PLAN	X	X	X	X		
AR2.04	ROOF PLAN	X	X	X	X		
AR3.01	BUILDING MATERIAL ELEVATIONS	X	X	X	X		
AR3.02	PERSPECTIVE VIEW RENDERINGS	X	X	X	X		
AR3.03	MATERIAL BOARD	X	X	X	X		
AR3.05	UNIT NATURAL LIGHT CONDITIONS		X	X	X		
AR3.06	UNIT NATURAL LIGHT CONDITIONS			X	X		
AR3.10	BUILDING ELEVATIONS		X	X	X		
AR3.20	BUILDING SECTIONS	X	X	X	X		
AR3.21	STREET WALL SECTION EXHIBITS	X	X	X	X		
AR10.40	WINDOW & STOREFRONT TYPES		X	X	X		
AR10.41	WINDOW DETAILS		X	X	X		
RESIDENTIAL LANDSCAPE							
LR1.0	LANDSCAPE PLAN LEVEL 2 AMENITY TERRACE	X	X	X	X		
LR1.1	LANDSCAPE RENDERINGS AMENITY TERRACE	X	X	X	X		
LR2.0	IRRIGATION PLAN LEVEL 2 AMENITY TERRACE			X	X		
LR2.1	IRRIGATION NOTES AND LEGEND			X	X		
RESIDENTIAL TRASH							
TR0.0	RESIDENTIAL TRASH ROUTE/STAGING PLAN				X	X	
TR0.1	RESIDENTIAL TRASH ROOM PLAN				X	X	
TR1.1	SECTIONS AT RESIDENTIAL TRASH ROOM				X	X	
TR2.0	CHUTE DETAILS				X	X	

SHEET TOTAL: 100

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

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



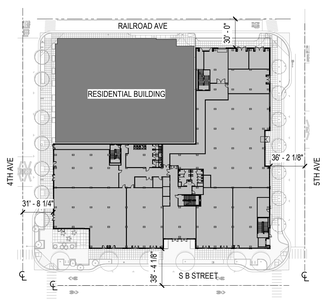
FRONTAGE INCREASE CALCULATIONS

TYPE III-A CONSTRUCTION, SPRINKLERED, SEPARATED OCCUPANCIES

ALLOWABLE AREAS PER FLOOR (CBC TABLE 506.2) (SM):

A-3: A_t (SM): 42,000 SF NS: 14,000 SF
M: A_t (SM): 55,500 SF NS: 18,500 SF
B: A_t (SM): 85,500 SF NS: 28,500 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"

I_f - FRONTAGE INCREASE FACTOR (CBC TABLE 506.3.3): 0.50

BUILDING AREA CALCULATIONS

ALLOWABLE AREAS PER FLOOR (CBC TABLE 506.2.2) (CBC 506.3, SEE CALCULATION ADJACENT):

$A_a = [A_t + (NS \times I_f)]$

A-3: $A_a = [42,000 + (14,000 \times .5)] = 49,000$ SF
M: $A_a = [55,500 + (18,500 \times .5)] = 64,750$ SF
B: $A_a = [85,500 + (28,500 \times .5)] = 99,750$ 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: 1,610/49,000 + 13,253/64,750 + 16,021/99,750 = 0.03 + 0.20 + 0.16 = .39 = <1
2ND FLOOR: 29,573/99,750 = 0.30 = <1
3RD FLOOR: 30,029/99,750 = 0.30 = <1
4TH FLOOR: 30,029/99,750 = 0.30 = <1
5TH FLOOR: 28,523/99,750 = 0.29 = <1
6TH FLOOR: 18,963/99,750 = 0.19 = <1

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

0.39 + 0.30 + 0.30 + 0.30 + 0.29 + 0.19 = 1.77 = <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

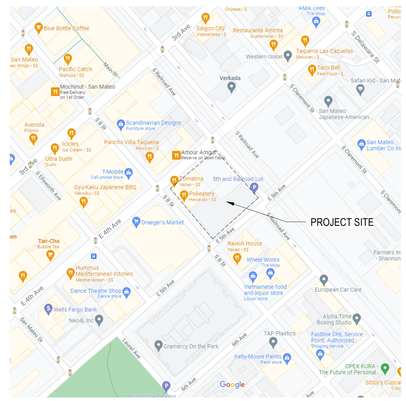
NOTES:
1. REQUIREMENTS PER 2022 CPC TABLE 422.1.
2. SQUARE FEET AREAS SHOWN ARE USABLE SPACES LESS ACCESSORY AREAS (HALLWAYS, RESTROOMS, STAIR ENCLOSURE, UTILITY ROOMS AND STORAGE ..) PER CPC TABLE A EXCEPTION
3. OCCUPANT LOAD FACTORS:
   A. ASSEMBLY: A3 30 SF
   B. OFFICE: B 150 SF
   C. MERCANTILE: M 100 SF
4. CPC 2022 - 422.0 - 3 THE TOTAL NUMBER OF REQUIRED WATER CLOSETS FOR FEMALES SHALL BE NOT LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES. [BSC] THIS REQUIREMENT SHALL NOT APPLY WHEN SINGLE OCCUPANCY TOILET FACILITIES ARE PROVIDED FOR EACH SEX IN AN A OR E OCCUPANCY WITH AN OCCUPANT LOAD OF LESS THAN 50. EITHER THE REQUIRED URINAL SHALL BE PERMITTED TO BE OMITTED OR IF INSTALLED, THE URINAL SHALL NOT REQUIRE A SECOND WATER CLOSET TO BE PROVIDED FOR THE FEMALE.
5. RESTROOMS SERVING M OCCUPANCY SPACES WILL BE PROVIDED AS PART OF 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:		SEE BUILDING AREA CALCULATIONS
PROPOSED BUILDING AREA:	LEVEL 1	30,826 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:	167,943 SF
PROPOSED BUILDING AREA BY USE		
RETAIL/RESTAURANT (M):	LEVEL 1	13,995 SF
	TOTAL:	13,995 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:	153,080 SF

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

VICINITY MAP



PROJECT TEAM

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PH: 415.544.7500

MOANA REYNAU - SR. ASSOCIATE

PROJECT DESCRIPTION

THIS SET OF DRAWINGS IS FOR A NEW 6-STORY + BASEMENT OFFICE BUILDING OF APPROXIMATELY 162,870 SF ON B STREET BETWEEN 4TH AVENUE AND 5TH AVENUE IN DOWNTOWN 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 AND IS TARGETING A CONSTRUCTION TYPE UTILIZING MASS TIMBER CONSTRUCTION.

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

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CLIENT:
HARVEST PROPERTIES

PROJECT NAME & ADDRESS:
BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: PLANNING APPLICATION RESUBMITTAL #3
ISSUE DATE: 06.10.24

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
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3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

SCALE: As indicated

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

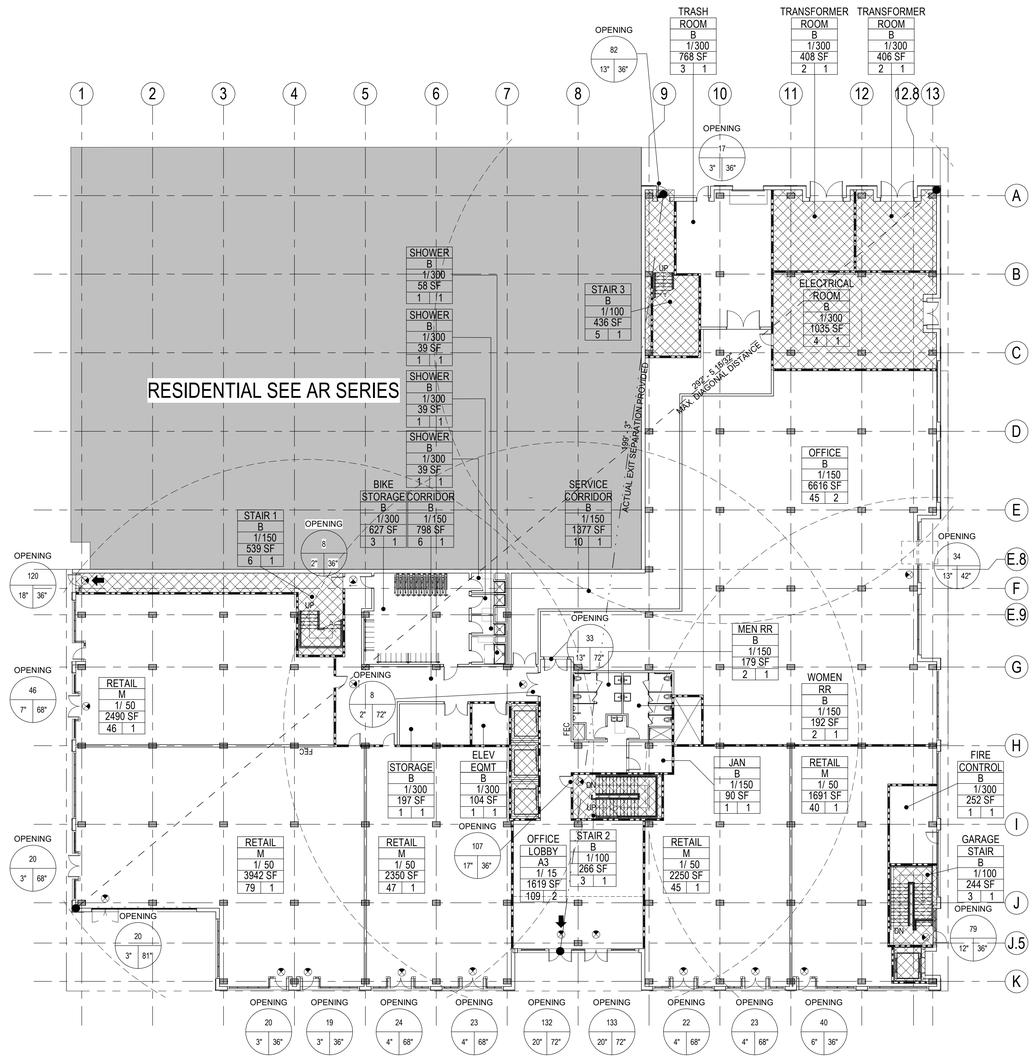
STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
PROJECT INFORMATION

SHEET NUMBER:
A0.2

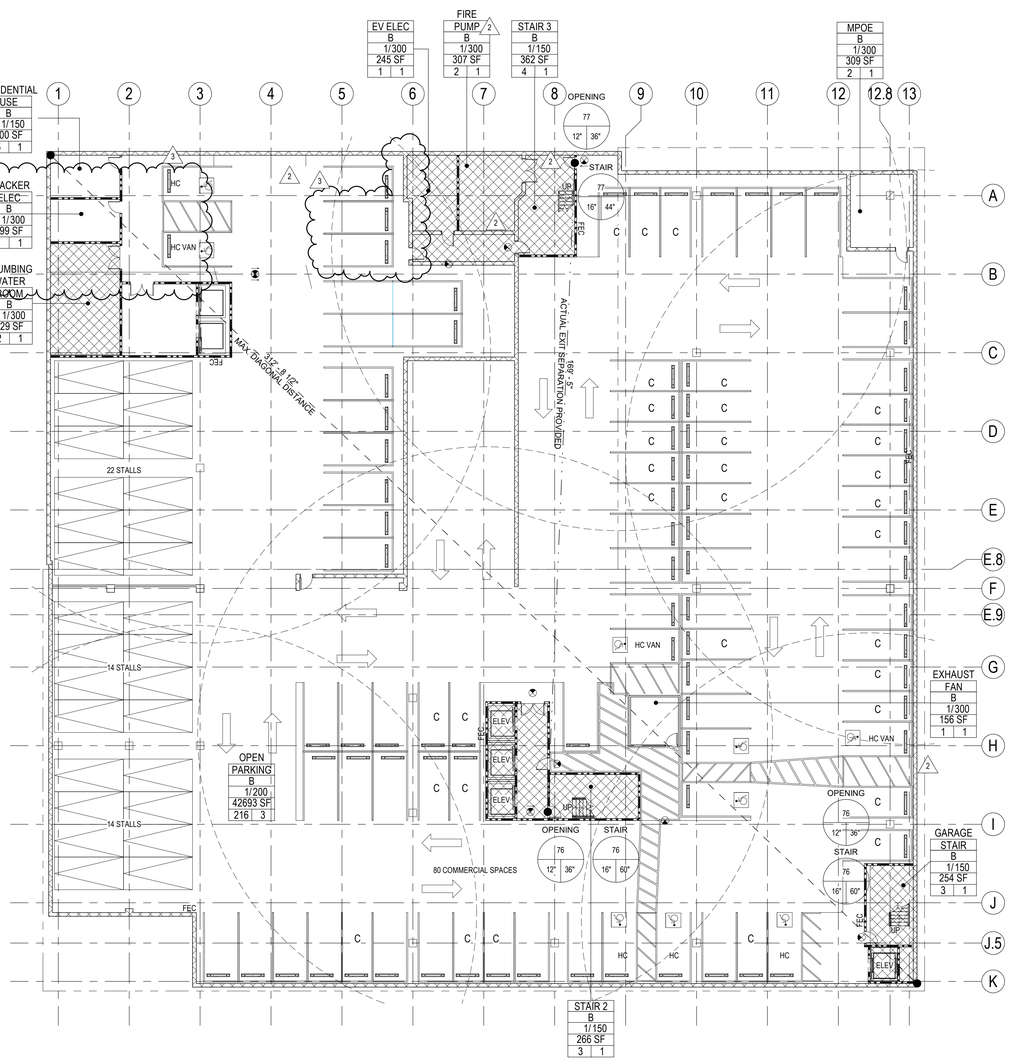
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LEVEL 1 CODE PLAN

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 100A.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	245 SF	300	1
EXHAUST FAN	B	156 SF	300	1
FIRE PUMP	B	307 SF	300	2
MPOE	B	309 SF	300	2
OPEN PARKING	B	42693 SF	200	214
PLUMBING WATER ROOM	B	529 SF	300	2
RESIDENTIAL USE	B	200 SF	150	2
STACKER ELEC	B	199 SF	300	1
		44637 SF		225

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
FIRE CONTROL	B	252 SF	300	1
JAN	B	90 SF	150	1
MEN RR	B	179 SF	150	2
OFFICE	B	6616 SF	150	45
OFFICE LOBBY	A3	1619 SF	15	108
RETAIL	M	3942 SF	50	79
RETAIL	M	2350 SF	50	48
RETAIL	M	2250 SF	50	46
RETAIL	M	1691 SF	50	34
RETAIL	M	2490 SF	50	50
SERVICE CORRIDOR	B	1377 SF	150	10
SHOWER	B	39 SF	300	1
SHOWER	B	39 SF	300	1
SHOWER	B	58 SF	300	1
SHOWER	B	39 SF	300	1
STORAGE	B	197 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
		27461 SF		451

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

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

REQUIRED POINT OF EGRESS

PATH OF EGRESS ROUTE

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

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

COMMON PATH OF EGRESS TRAVEL, (MAX 100 FEET PER CBC TBL1006.3.2(2)

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

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

ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS (WHERE SHOWN)

AE — ACCESSIBLE ENTRANCE / EXIT WITH ADA COMPLIANT SIGNAGE

FEC — FIRE EXTINGUISHER CABINET - RECESSED MOUNTED, UON

R = 75' NTS — FIRE EXTINGUISHER SEPARATION - ACCESS RADIUS RANGE OF 75" MAXIMUM

NEW PARTITION, SEE FLOOR PLANS FOR PARTITION TYPE

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

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

TI AREA NON-RATED

1 - HOUR RATED ROOM

2 - HOUR RATED ROOM

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CLIENT:

HARVEST PROPERTIES

PROJECT NAME & ADDRESS:

BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: PLANNING APPLICATION RESUBMITTAL #3
ISSUE DATE: 06.10.24

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024
3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

SCALE: As indicated

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

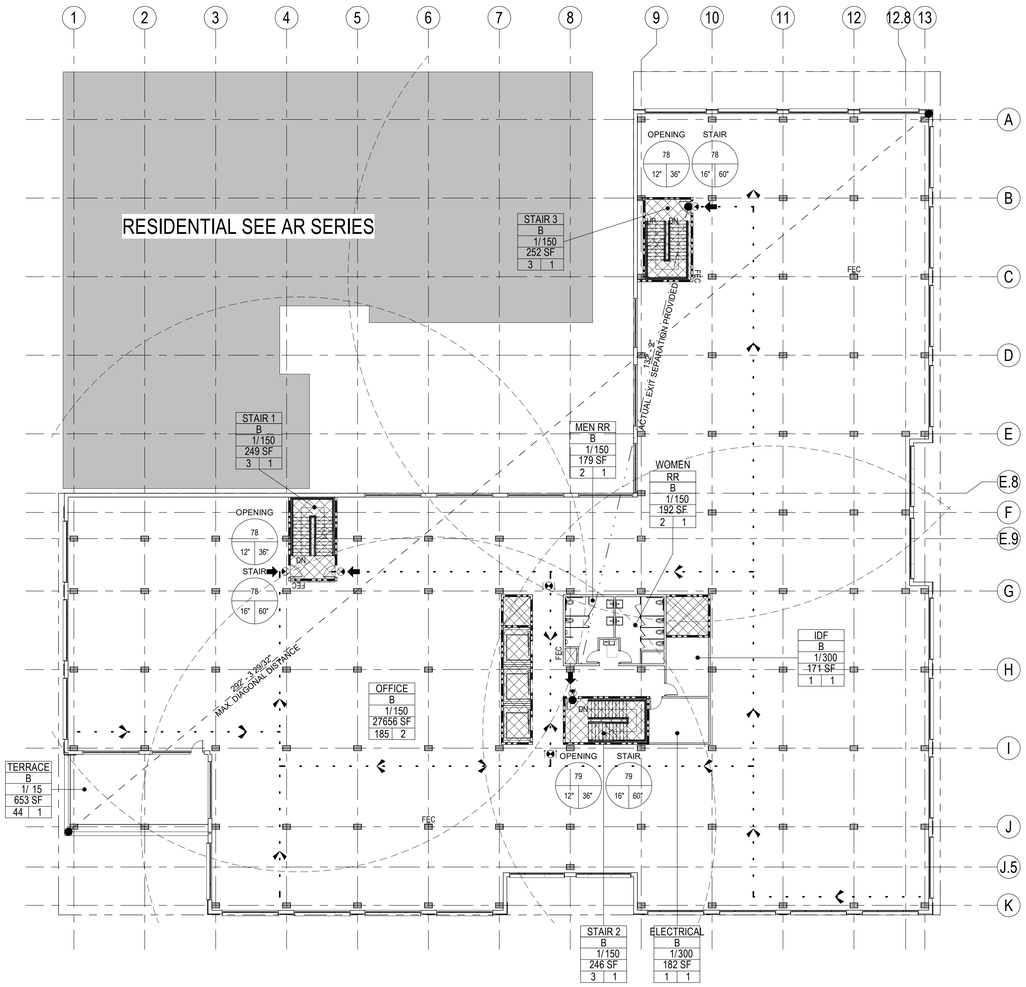
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SHEET NAME:
BASEMENT AND FIRST FLOOR CODE PLANS

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

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2. THE OCCUPANCIES FOR THE TENANT SPACES WERE CALCULATED PER CBC TABLE 1004.1.2.
3. REQUIRED EXITS ARE PLACED AT LEAST 1/3 THE CALCULATED DISTANCE FROM THE FARTHEST POINTS OF THE NEW SPACE. (CBC SECTION 1007.1.1 EXCEPTION 2).
4. MAXIMUM EXIT TRAVEL DISTANCE IS 250'-0" FOR A OCCUPANCY AND 300'-0" FOR B OCCUPANCY; CBC TABLE 1017.2.
5. EGRESS WIDTH CALCULATIONS FOR OPENINGS AND STAIRS IS BASEB UPON CBC, SECTION 1005.3.1 AND 1005.3.2.
6. EXCEPTION 1
   - EXIT OPENING WIDTH FACTOR = 0.15 X OCCUPANT LOAD
   - STAIR WIDTH FACTOR = 0.2 X OCCUPANT LOAD
7. EGRESS WIDTH AND EXIT COMPONENTS IS BASED UPON CBC SECTION 1005.3.
8. THE NUMBER OF REQUIRED EXITS IS BASED UPON CBC TABLE 1006.2.1.
9. REFER TO DOOR SCHEDULE FOR DOOR AND FRAME TYPES, RATINGS, SIZE AND HARDWARE TYPES.
10. ALL DOORS SHALL HAVE CLEAR WIDTH NOT LESS LESS THAN 32" PER CBC SECTION 1010.1.1, UON.
11. PROVIDE TEMPORARY FIRE EXTINGUISHERS FOR C+S SCOPE OR WORK. LOCATE A MAXIMUM OF 75 FEET FROM ANY
12. LOCATION WITHIN THE PROJECT AREA AND 100 FEET BETWEEN INDIVIDUAL FEC UNITS; 3,000 SF PER CABINET. LOCATE UNITS WHERE SHOWN OR AS DIRECTED BY THE FIRE MARSHAL. FIRE EXTINGUISHERS SHALL COMPLY WITH 2022 CBC SECTION 906 AND TABLE 906.3.1. FIRE EXTINGUISHERS TO BE MOUNTED ON FREE STANDING PEDESTALS. LARSEN'S MP5 WITH RATING 2A 10B:C, 5 LBS CAPACITY.
13. SIGNAGE SHALL COMPLY WITH CBC 11B-703 FOR SIGNAGE.
14. PROVIDE SYMBOL OF ACCESSIBILITY AT FRONT ENTRANCE.
15. PROVIDE STAIRWELL TACTILE EXIT SIGNAGE PER CODE REQUIREMENT. REFER TO TACTILE SIGNAGE NOTES (2022 CBC SECTION 1023.9 AND 11B-504.8). REFER TO ENLARGED STAIR PLANS.
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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.
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    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 / 1100 / 150 SF / 15 | 1 — ROOM TYPE, OCCUPANCY TYPE, LOAD FACTOR, ROOM AREA, NO. OF REQD EXITS — CODE ROOM TAG

CALCULATED OCCUPANCY LOAD

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

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

REQUIRED POINT OF EGRESS

PATH OF EGRESS ROUTE

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

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

COMMON PATH OF EGRESS TRAVEL, (MAX 100 FEET PER CBC TBL1006.3.2(2)

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

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

ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS (WHERE SHOWN)

AE — ACCESSIBLE ENTRANCE / EXIT WITH ADA COMPLIANT SIGNAGE

FEC — FIRE EXTINGUISHER CABINET - RECESSED MOUNTED, UON

R = 75' NTS — FIRE EXTINGUISHER SEPARATION - ACCESS RADIUS RANGE OF 75' MAXIMUM

NEW PARTITION, SEE FLOOR PLANS FOR PARTITION TYPE

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

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

TI AREA NON-RATED

1 - HOUR RATED ROOM

2 - HOUR RATED ROOM

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HARVEST PROPERTIES

PROJECT NAME & ADDRESS:

BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE:	PLANNING APPLICATION RESUBMITTAL #3
ISSUE DATE:	06.10.24

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
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3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

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

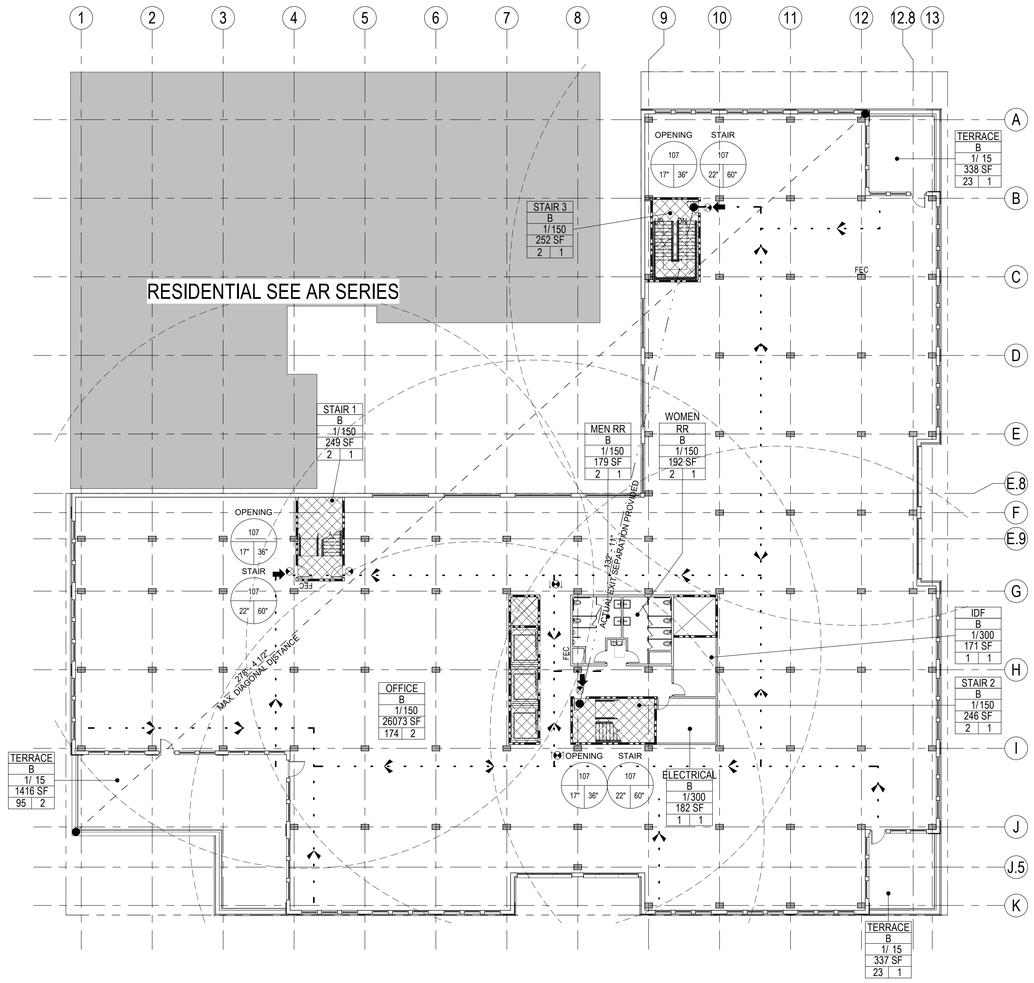
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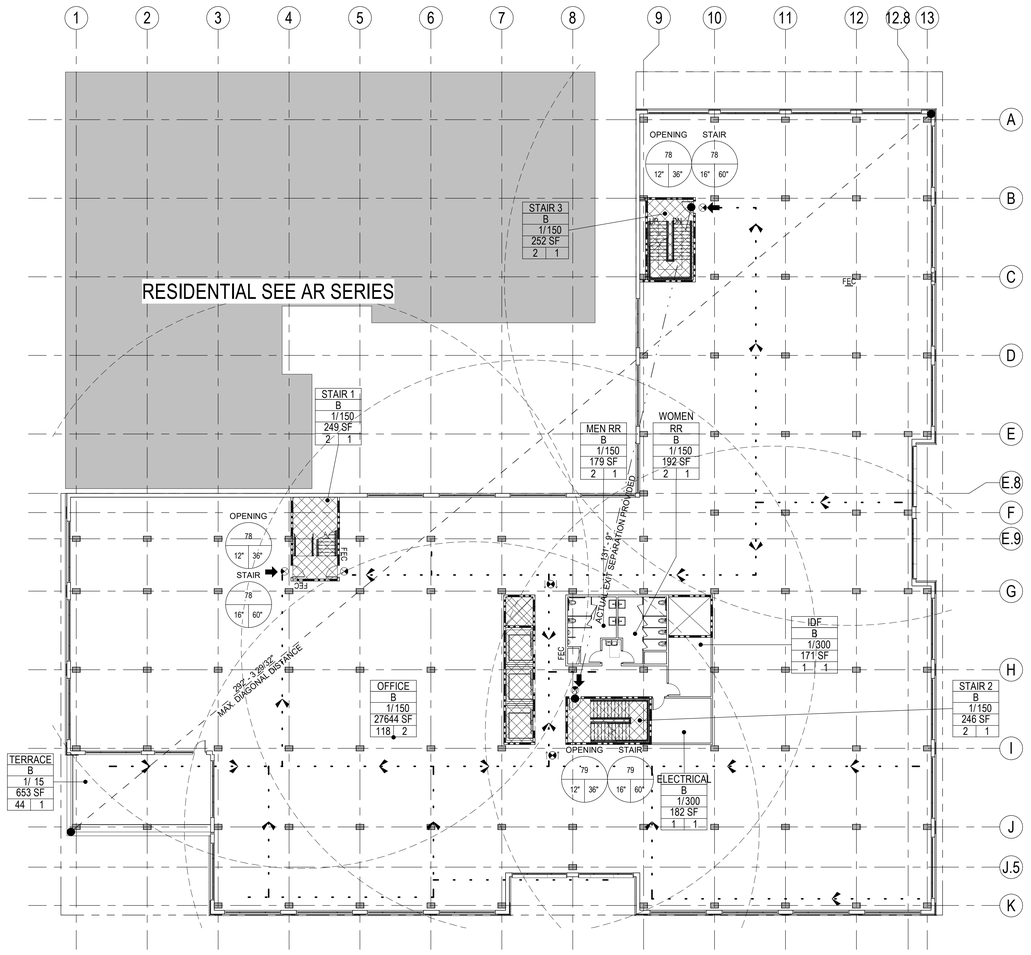
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LEVEL 5 CODE PLAN
1/16" = 1'-0"
2



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

SHEET NOTES

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6. EXCEPTION 1
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   - 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.
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    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 — 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')
- ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS (WHERE SHOWN)
- AE — ACCESSIBLE ENTRANCE / EXIT WITH ADA COMPLIANT SIGNAGE
- FEC — R = 75' NTS — FIRE EXTINGUISHER CABINET - RECESSED MOUNTED, UON; FIRE EXTINGUISHER SEPARATION - ACCESS RADIUS RANGE OF 75' MAXIMUM

- NEW PARTITION, SEE FLOOR PLANS FOR PARTITION TYPE
- 1 - HOUR RATED PARTITION, SEE FLOOR PLANS FOR PARTITION TYPES
- 2 - HOUR RATED PARTITION, SEE FLOOR PLANS FOR PARTITION TYPES
- TI AREA NON-RATED
- 1 - HOUR RATED ROOM
- 2 - HOUR RATED ROOM

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CLIENT: HARVEST PROPERTIES

PROJECT NAME & ADDRESS:
BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: PLANNING APPLICATION RESUBMITTAL #3
ISSUE DATE: 06.10.24

REVISIONS :

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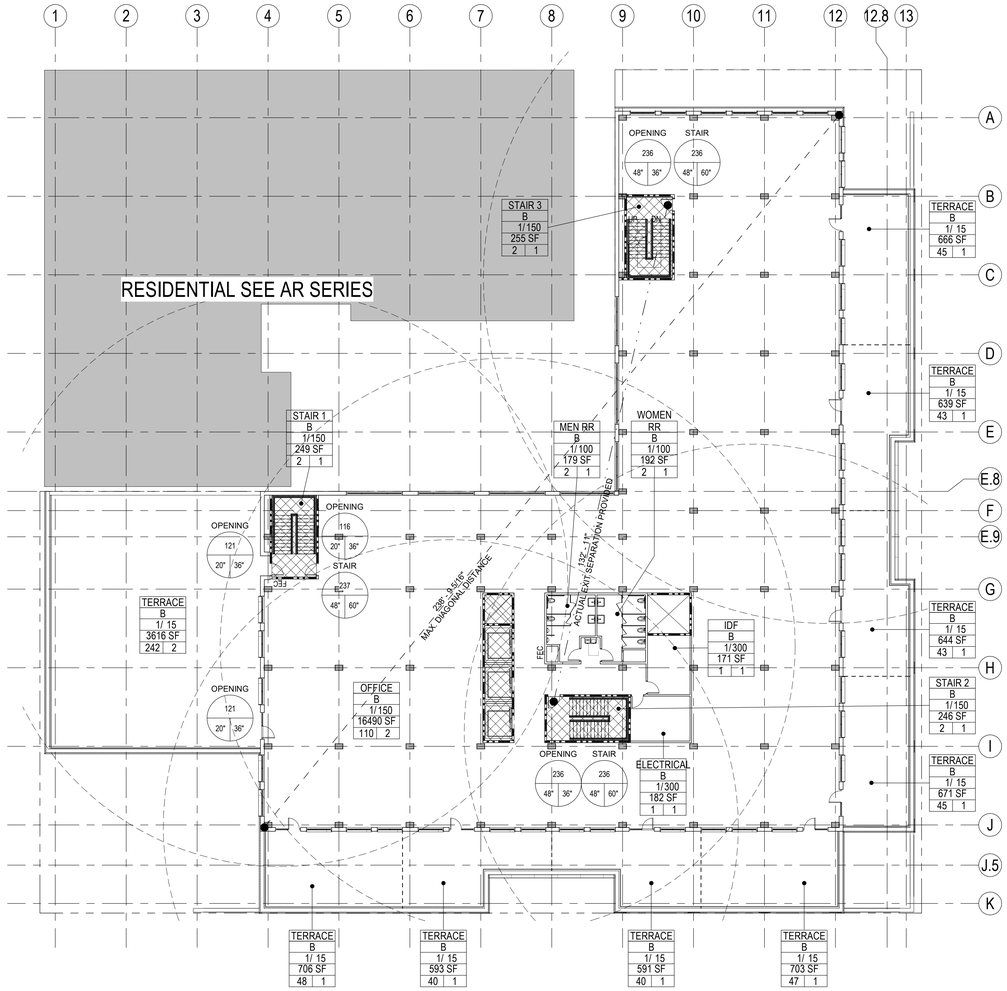
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PROJECT NUMBER: 2202017.3
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SHEET NAME:
FOURTH AND FIFTH FLOOR CODE PLANS

SHEET NUMBER:
A0.5

Plot date - 6/17/2024 2:53:21 PM



LEVEL 6 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 = 1/20
       - 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

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

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

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SHEET NAME:
SIXTH FLOOR CODE PLAN

SHEET NUMBER:
1 A0.6

6/17/2024 2:53:23 PM



1

CORNER OF 4TH & B

12" = 1'-0"

2

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY. ALL RELEVANT PROJECT DETAILS ARE INCLUDED IN THE DRAWING SHEETS. ALL REFERENCE TO SIGNAGE IS HYPOTHETICAL AS FINAL SIGNAGE DESIGN WILL GO THROUGH PROPER APPROVAL CHANNELS.

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SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.7

plot date: 6/17/2024 2:53:24 PM



1



2

RETAIL VIEWS

12" = 1'-0"

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1

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SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.8

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1

B STREET ELEVATION

12" = 1'-0"

2

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY. ALL RELEVANT PROJECT DETAILS ARE INCLUDED IN THE DRAWING SHEETS. ALL REFERENCE TO SIGNAGE IS HYPOTHETICAL AS FINAL SIGNAGE DESIGN WILL GO THROUGH PROPER APPROVAL CHANNELS.
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A0.9

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1

5TH AVENUE AND SOUTH RAILROAD AVENUE FACING WEST

12" = 1'-0"

2

1

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PROJECT NUMBER:	2202017.3
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SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.10

Plot date: 6/17/2024 5:53:35 PM



4TH AVENUE ELEVATION

12" = 1'-0"

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY. ALL RELEVANT PROJECT DETAILS ARE INCLUDED IN THE DRAWING SHEETS. ALL REFERENCE TO SIGNAGE IS HYPOTHETICAL AS FINAL SIGNAGE DESIGN WILL GO THROUGH PROPER APPROVAL CHANNELS.
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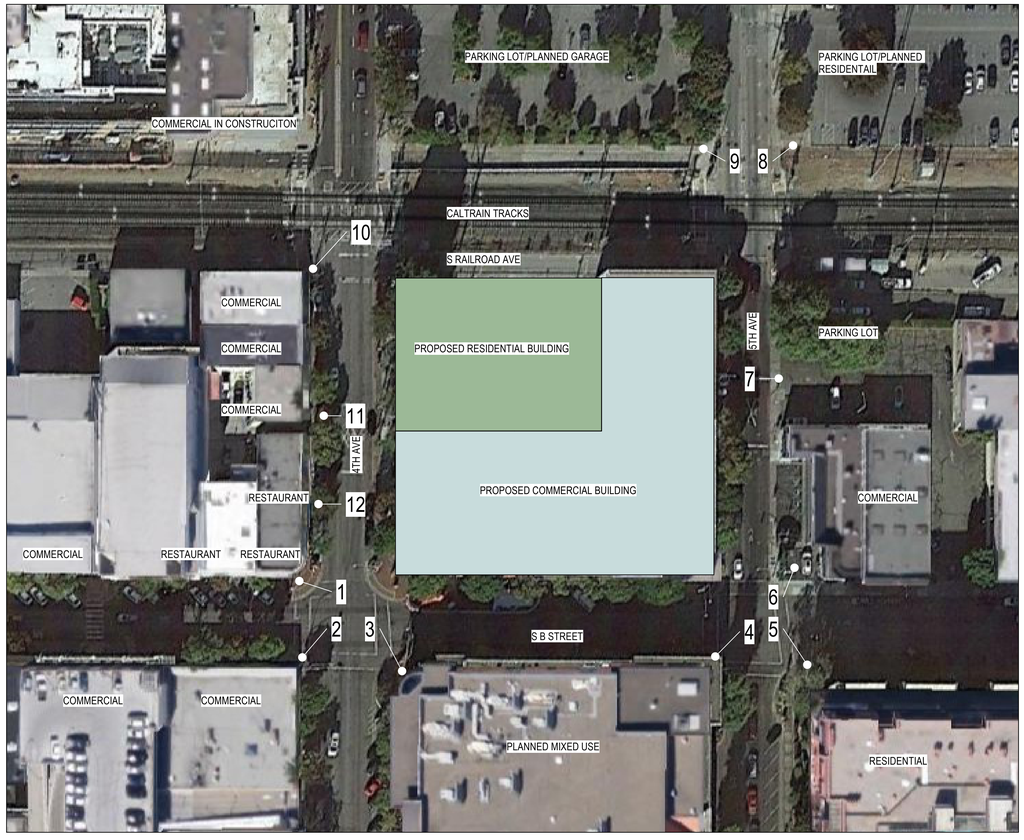
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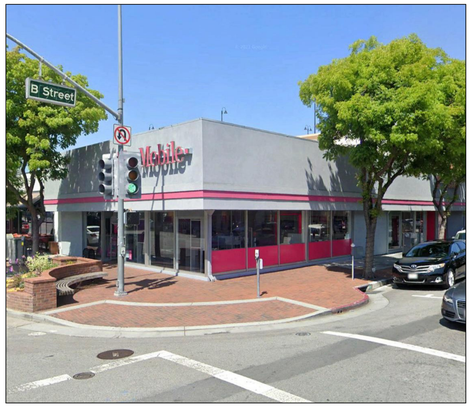
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1. RESTAURANT



2. COMMERCIAL



3. PLANNED MIXED USE



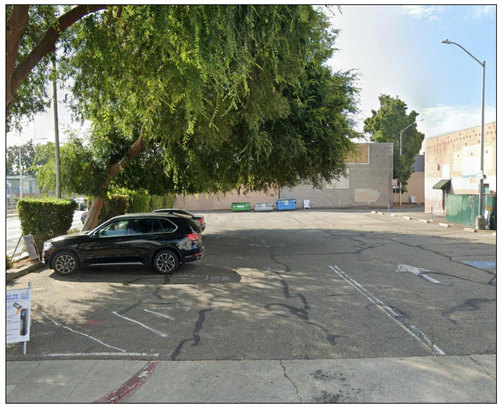
4. PLANNED MIXED USE



5. RESIDENTIAL



6. COMMERCIAL



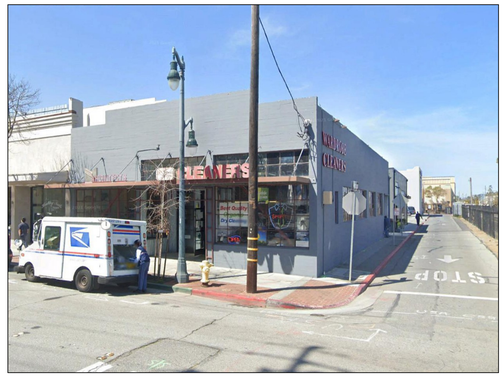
7. PARKING LOT



8. PARKING LOT/PLANNED RESIDENTIAL



9. PARKING LOT/PLANNED GARAGE



10. COMMERCIAL



11. COMMERCIAL



12. RESTAURANT

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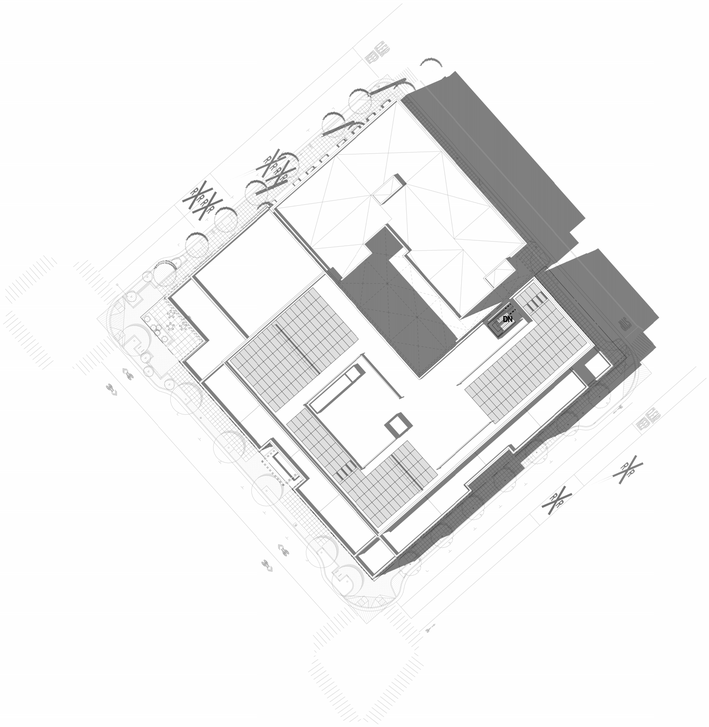
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SHEET NAME:
NEIGHBORHOOD CONTEXT

SHEET NUMBER:
A0.12

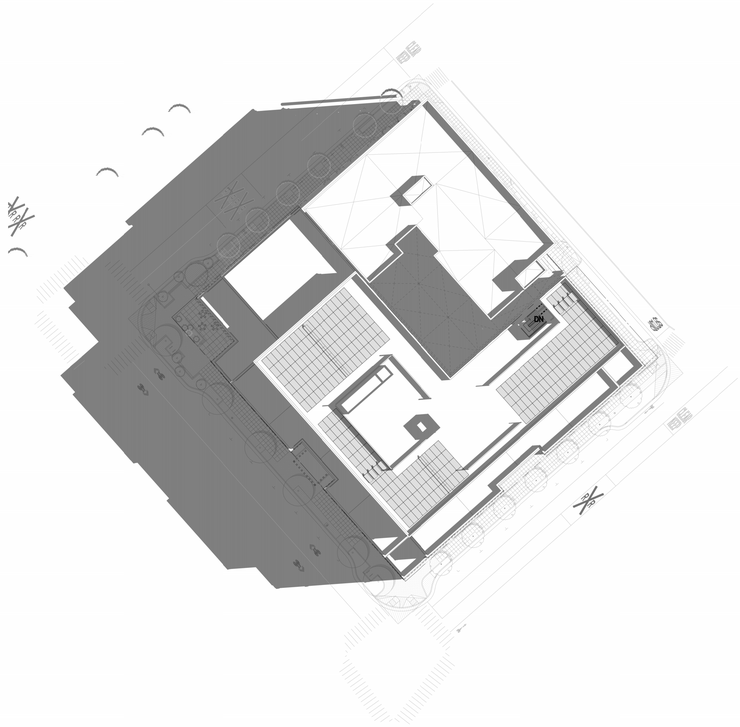
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SOLAR STUDY - JUNE 21 - 3 PM

1" = 40'-0"

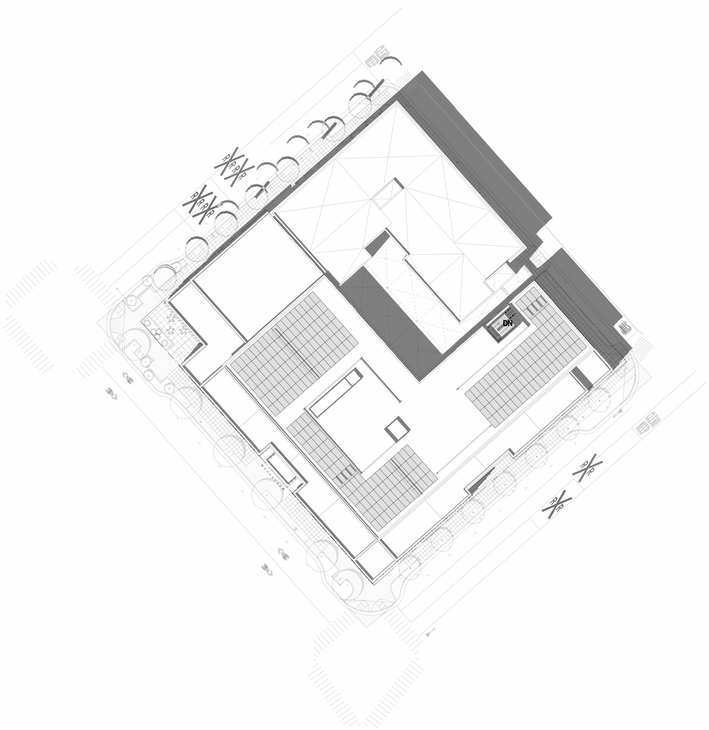
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SOLAR STUDY - JUNE 21 - 9 AM

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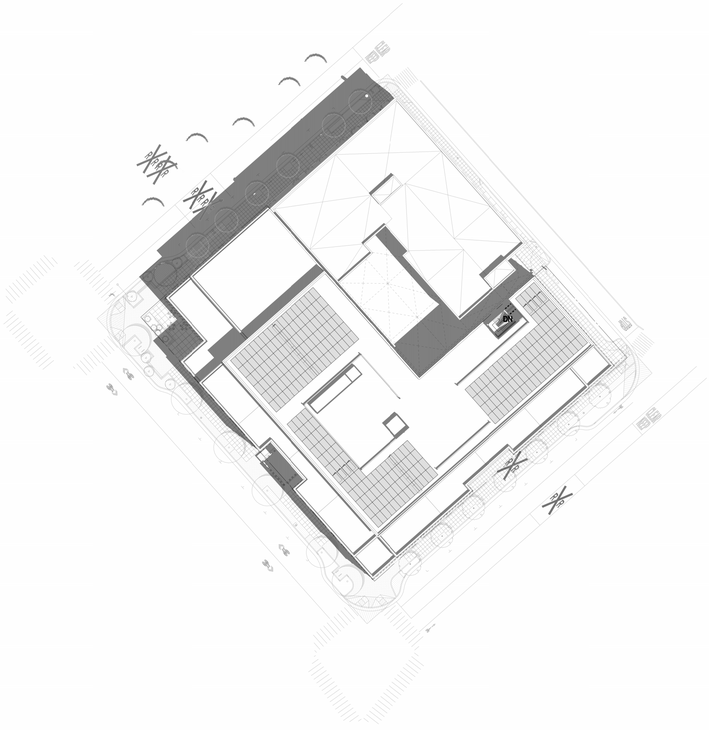
1



SOLAR STUDY - JUNE 21 - 2 PM

1" = 40'-0"

4



SOLAR STUDY - JUNE 21 - 12 PM

1" = 40'-0"

2

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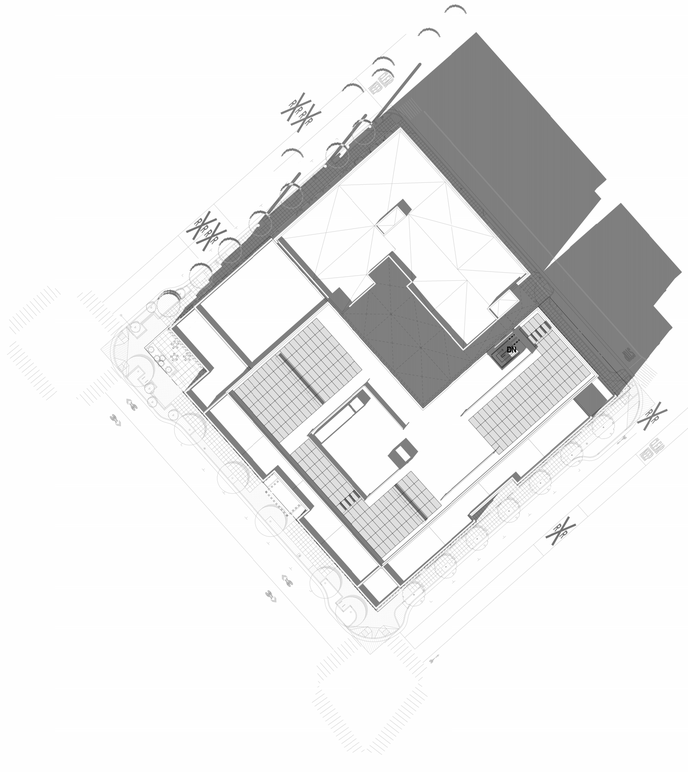
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SHADOW STUDIES

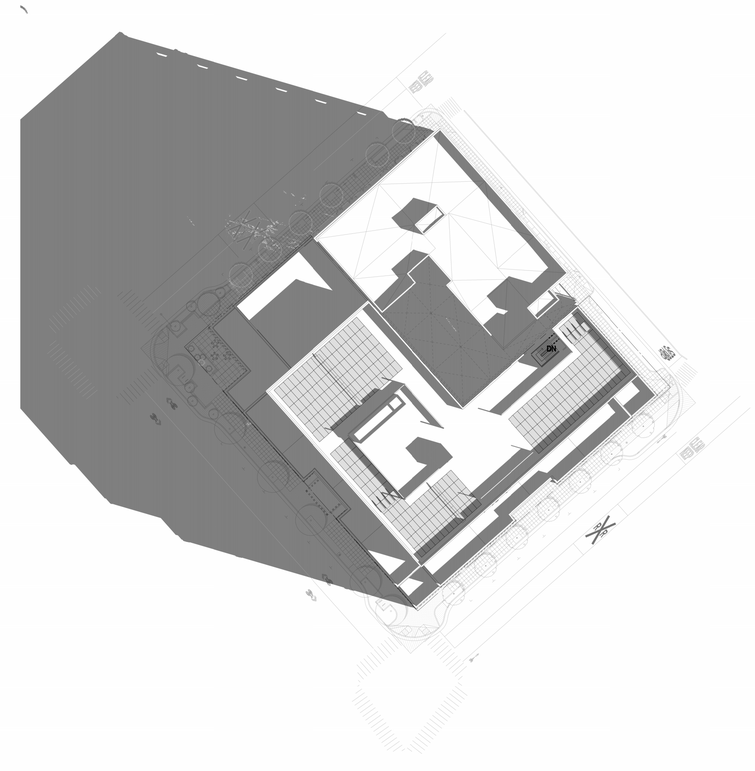
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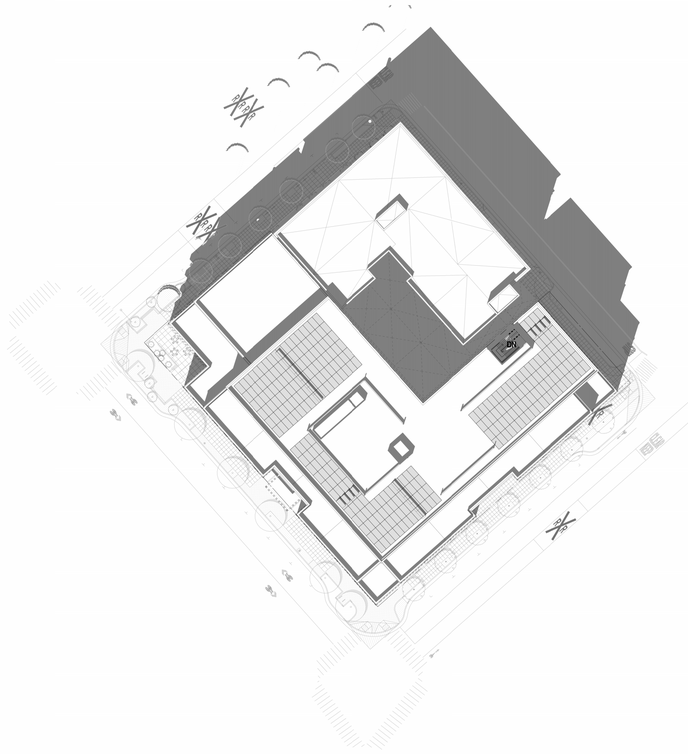
SOLAR STUDY - MAR/SEPT 21 - 3 PM
1" = 40'-0"

3



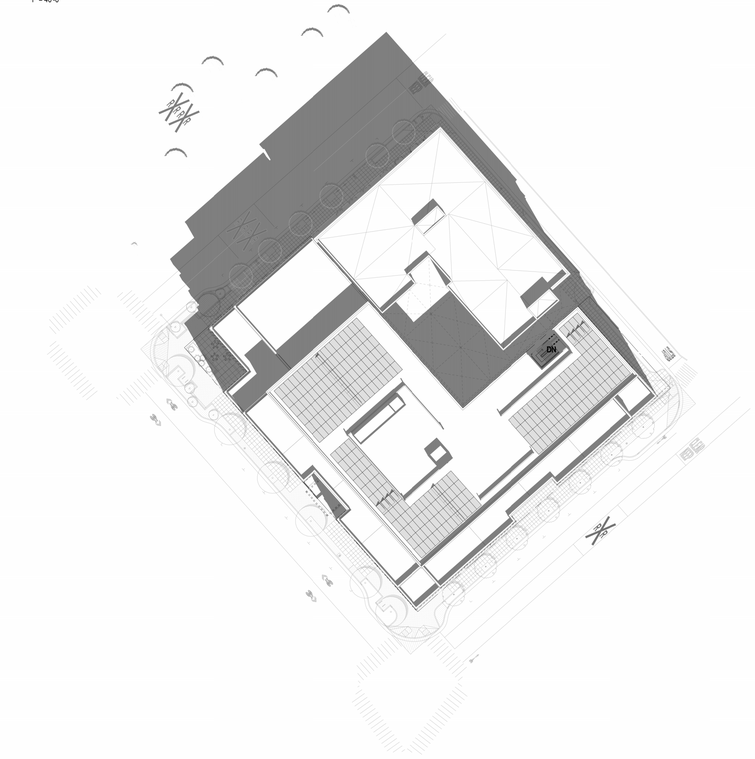
SOLAR STUDY - MAR/SEPT 21 - 9 AM
1" = 40'-0"

1



SOLAR STUDY - MAR/SEPT 21 - 2 PM
1" = 40'-0"

4



SOLAR STUDY - MAR/SEPT 21 - 12 PM
1" = 40'-0"

2

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SAN MATEO, CA, 94401

ISSUE:	PLANNING APPLICATION RESUBMITTAL #3
ISSUE DATE:	06.10.24

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024
3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

SCALE:	1" = 40'-0"
PROJECT NUMBER:	2202017.3
DRAWN BY:	Author
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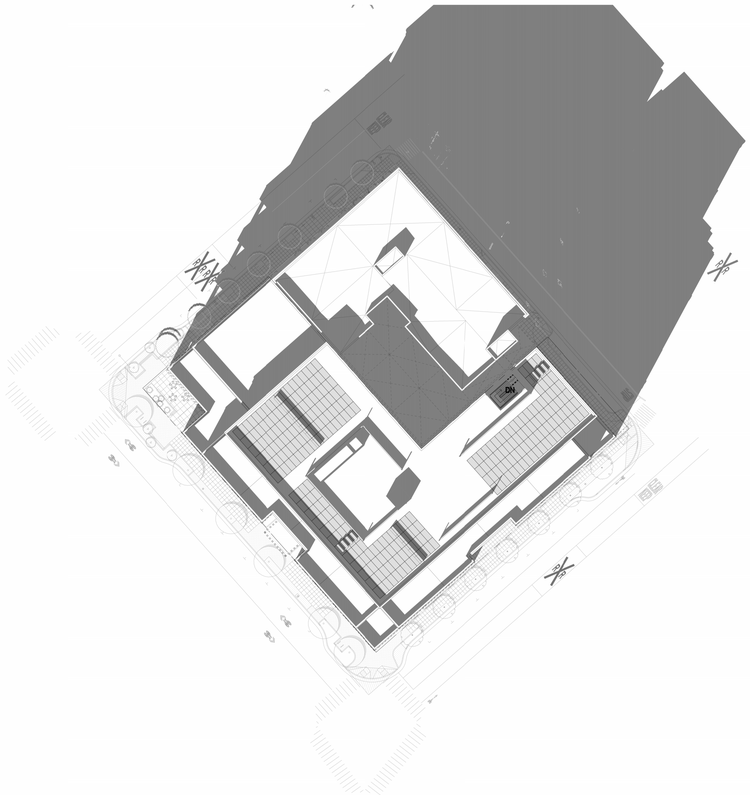
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SHEET NAME:
SHADOW STUDIES

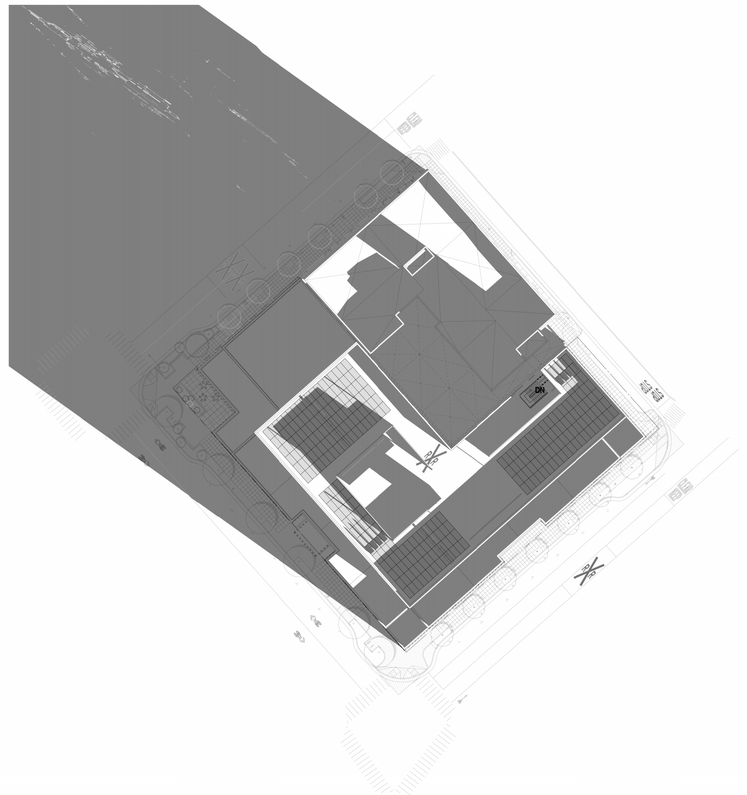
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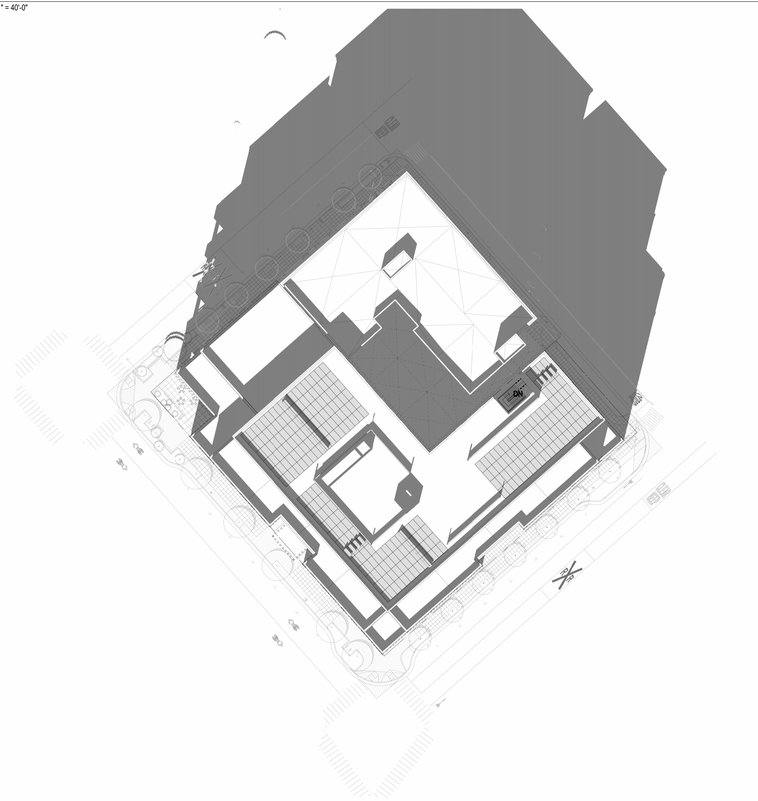
SOLAR STUDY - DEC 21 - 3 PM
1" = 40'-0"

3



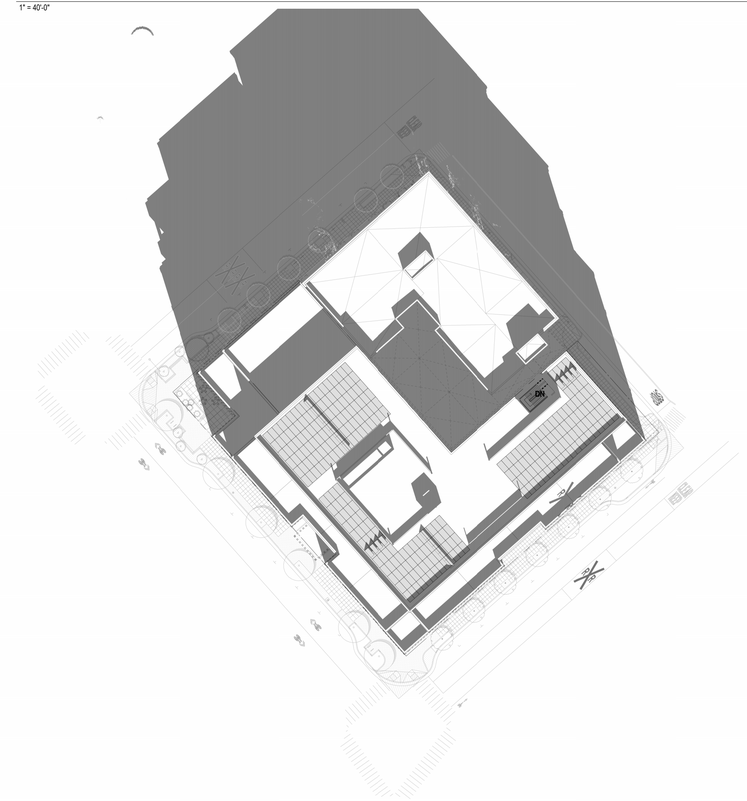
SOLAR STUDY - DEC 21 - 9 AM
1" = 40'-0"

1



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

4



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

2

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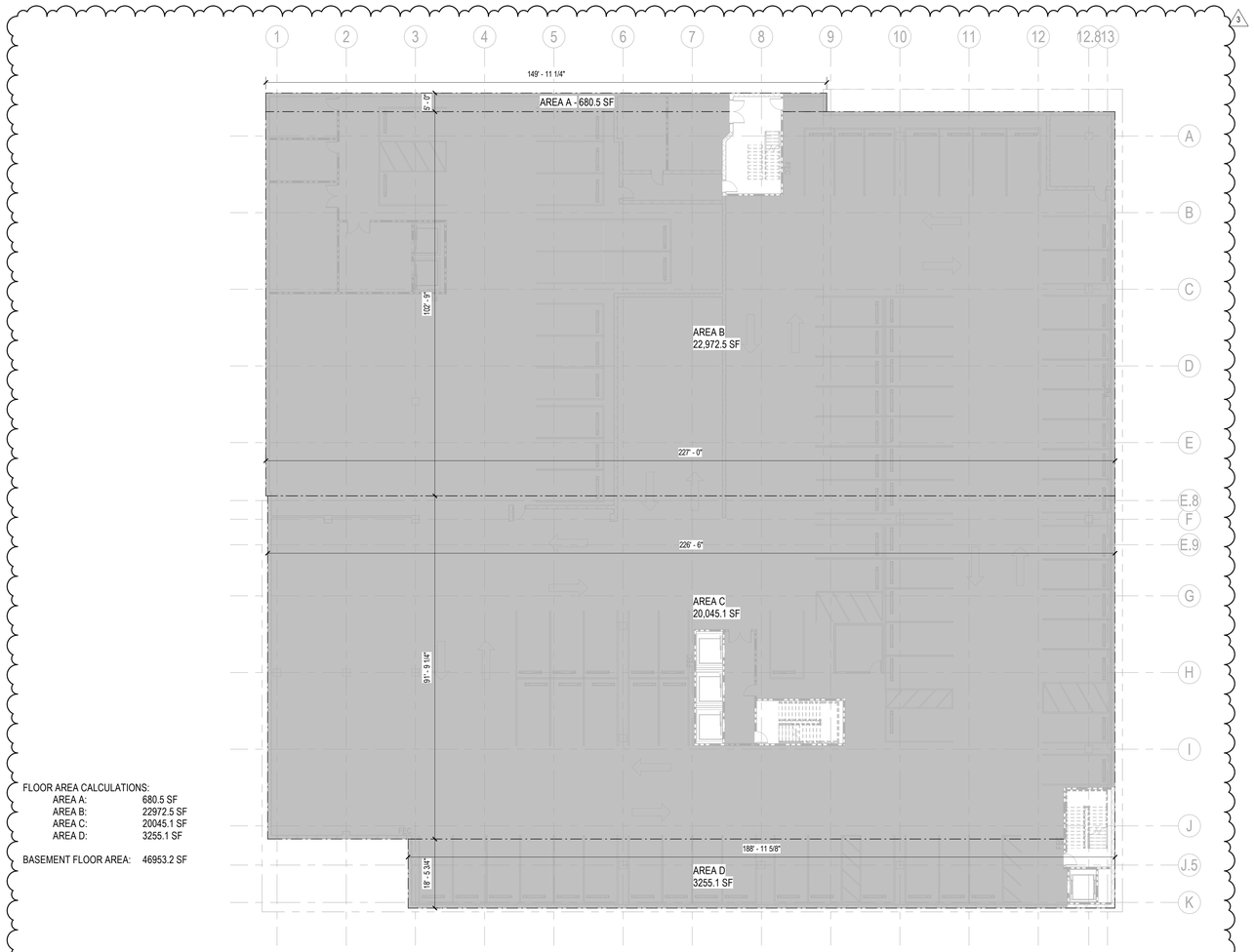
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SHEET NAME:
SHADOW STUDIES

SHEET NUMBER:
A0.15

plot date: 6/17/2024 2:55:24 PM



FLOOR AREA CALCULATIONS:

AREA A:	680.5 SF
AREA B:	22972.5 SF
AREA C:	20045.1 SF
AREA D:	3255.1 SF
BASEMENT FLOOR AREA:	46953.2 SF

AREA PLAN - BASEMENT

1/16" = 1'-0"

1

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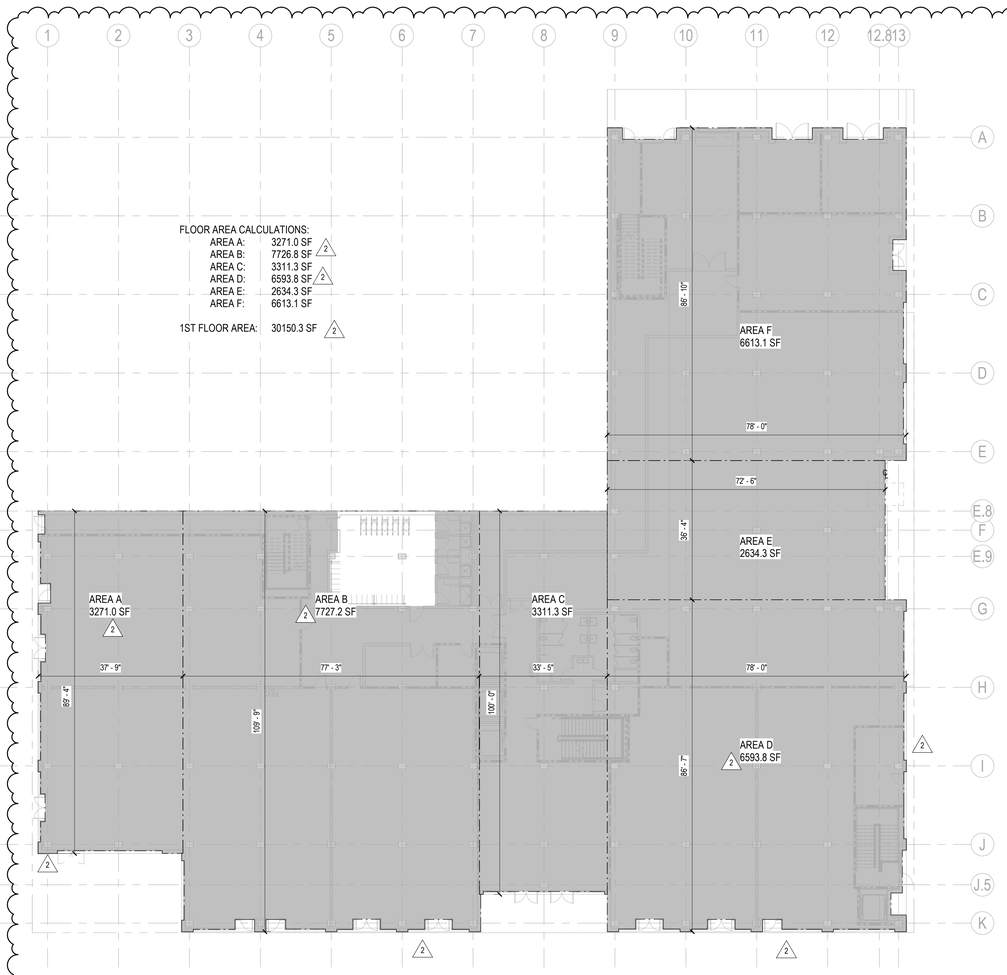
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SHEET NAME:
FLOOR AREA PLANS

SHEET NUMBER:
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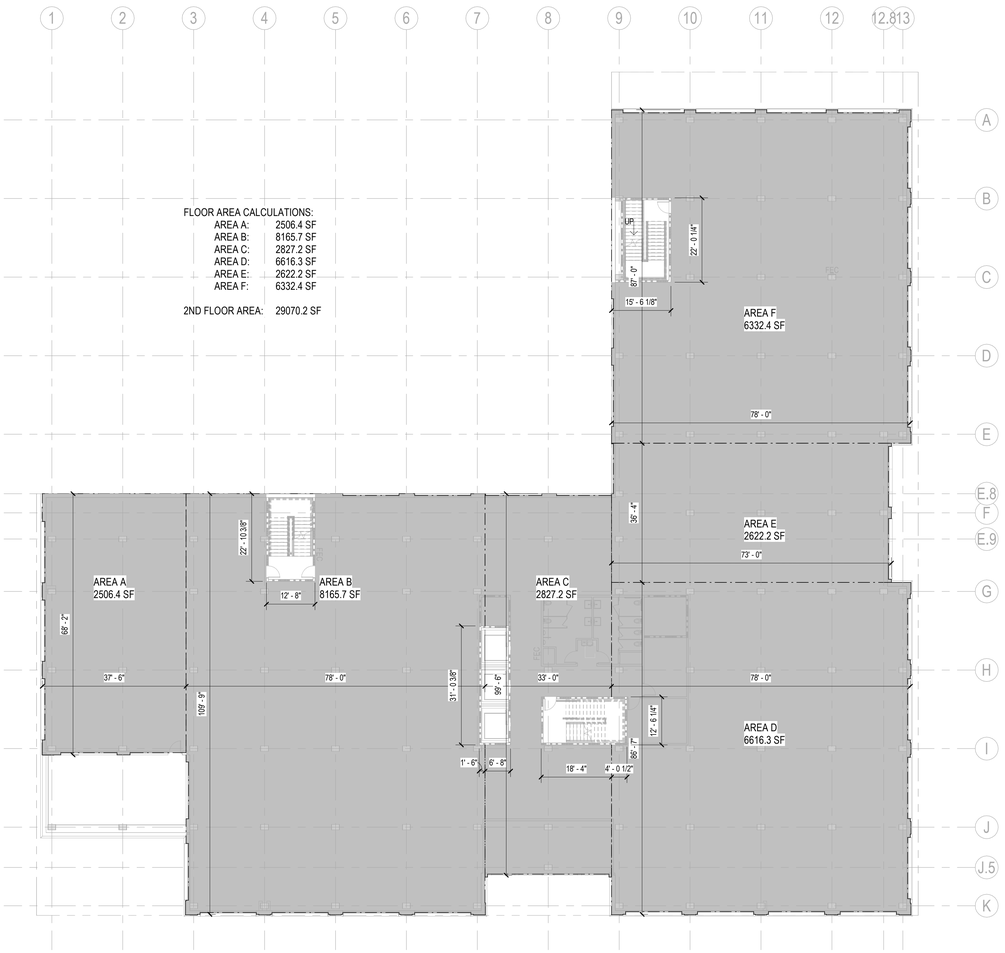
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AREA PLAN - LEVEL 1

1/16" = 1'-0"

2



AREA PLAN - LEVEL 2

1/16" = 1'-0"

1

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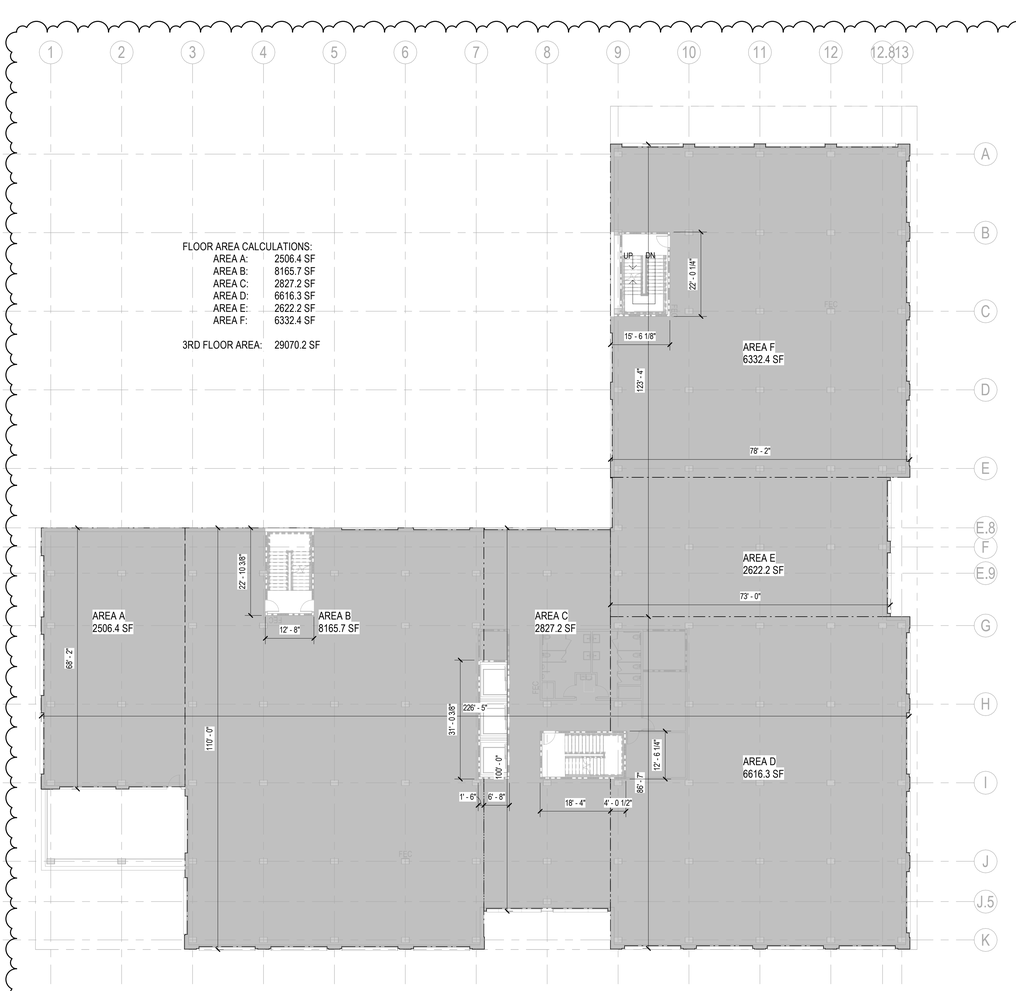
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FLOOR AREA PLANS

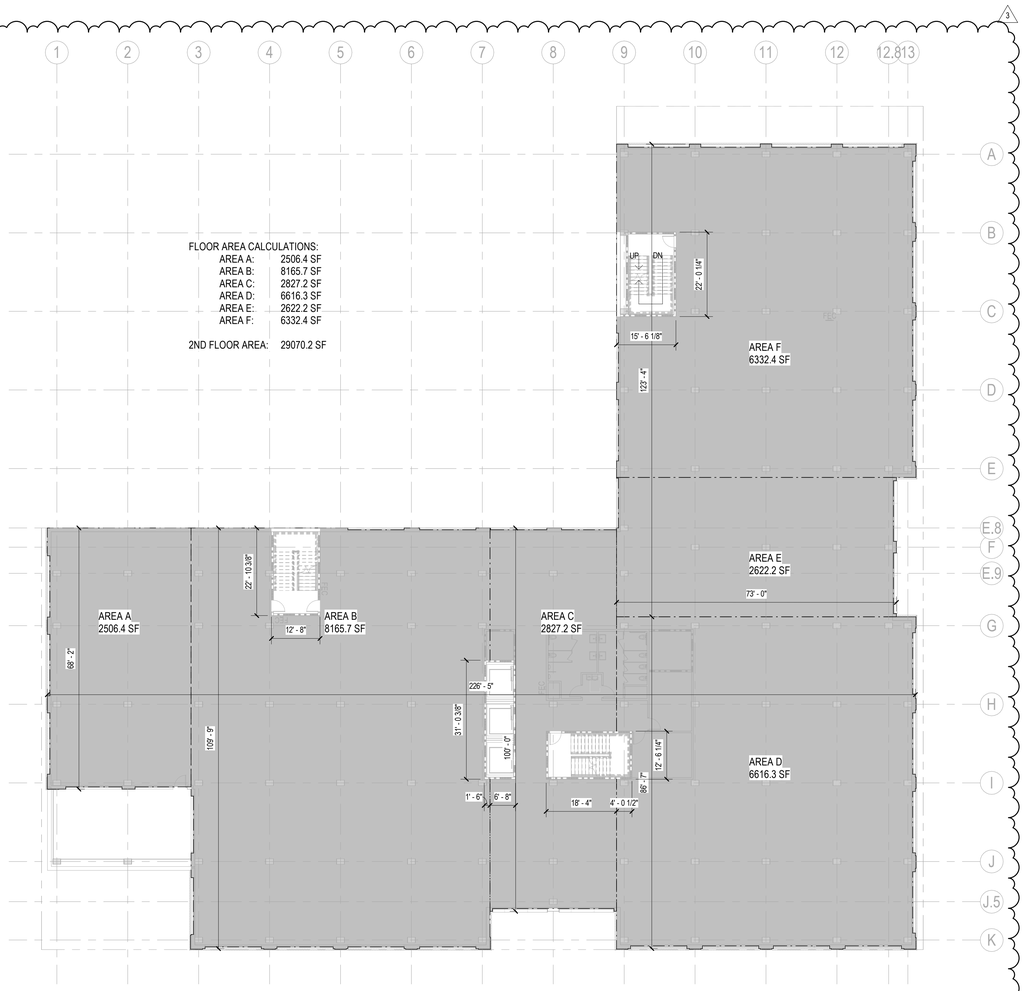
SHEET NUMBER:
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plot date: 6/17/2024 2:55:28 PM



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

2



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

1

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

PROJECT NUMBER: 2202017.3
DRAWN BY: Author
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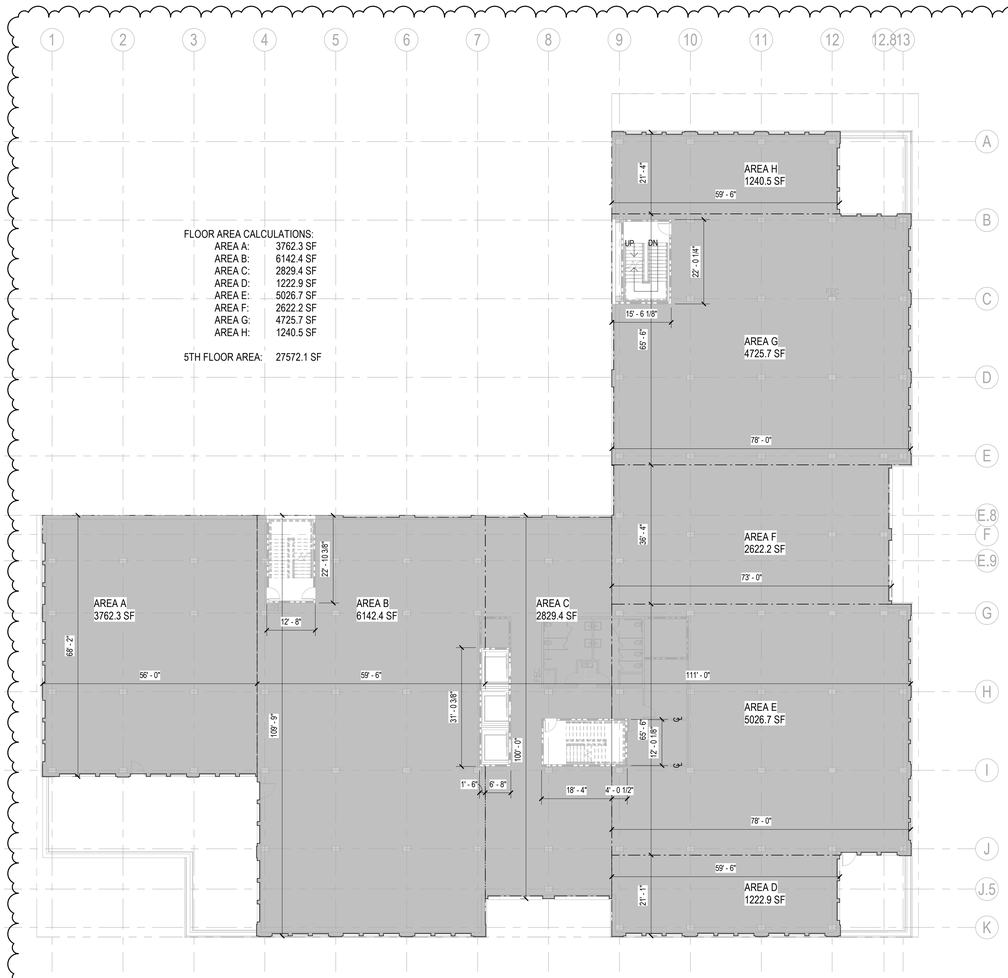
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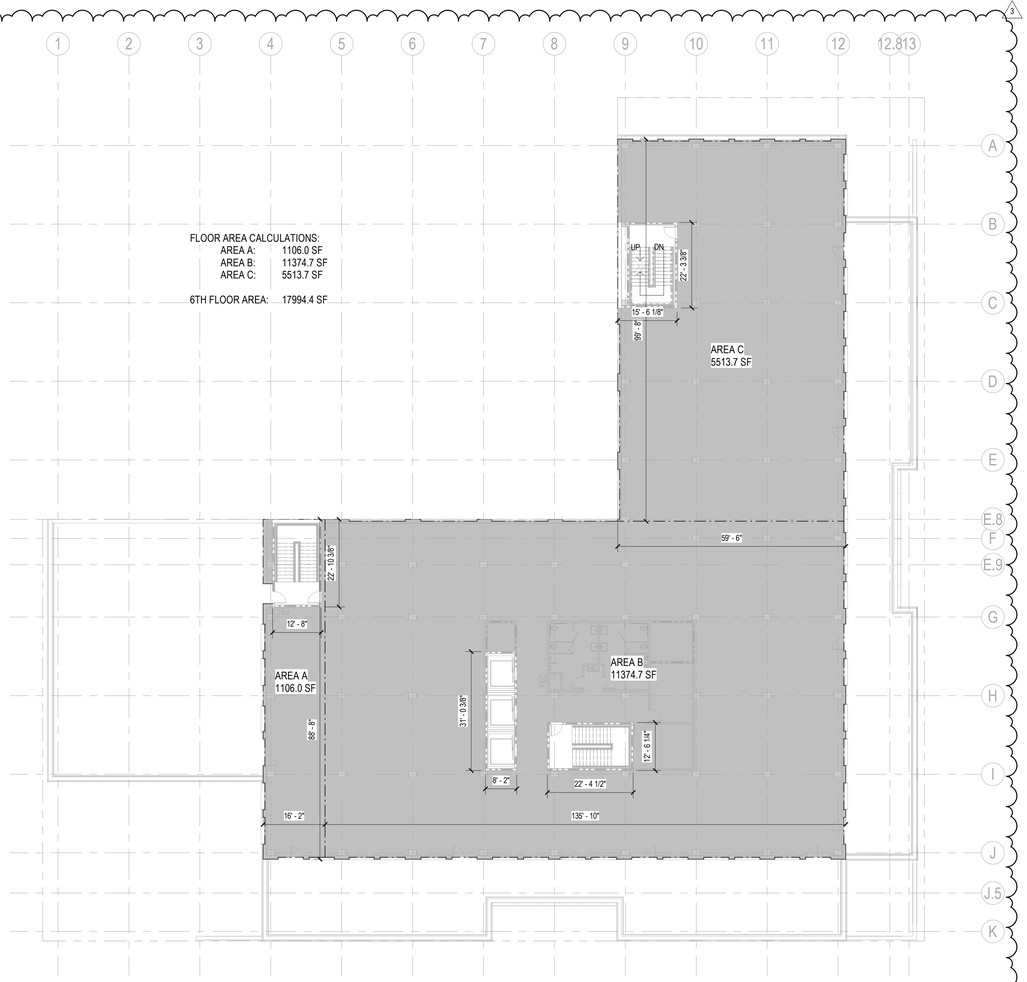
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FLOOR AREA PLANS

SHEET NUMBER:
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plot date: 6/17/2024 2:55:30 PM



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



AREA PLAN - LEVEL 6
1/16" = 1'-0"
1

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

PROJECT NUMBER: 2202017.3
DRAWN BY: Author
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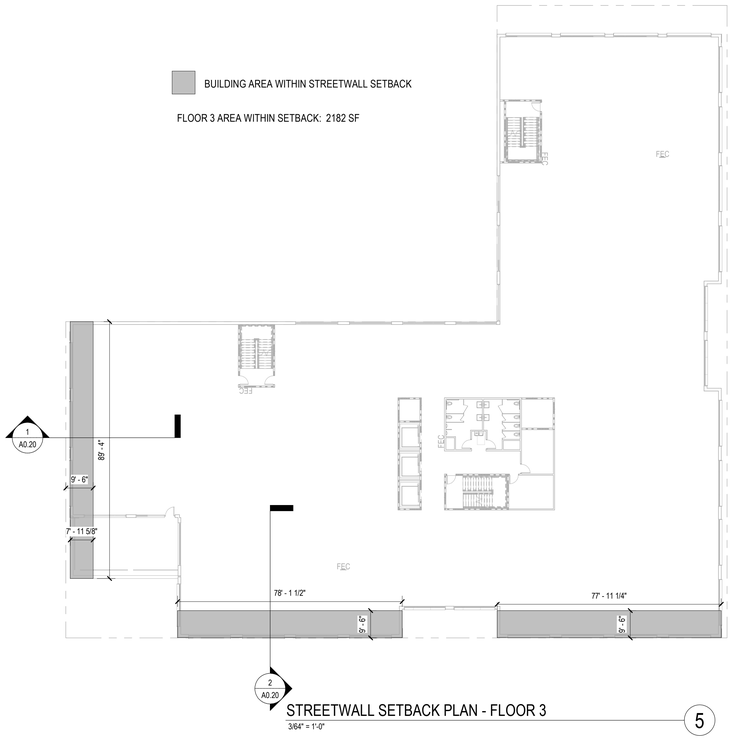
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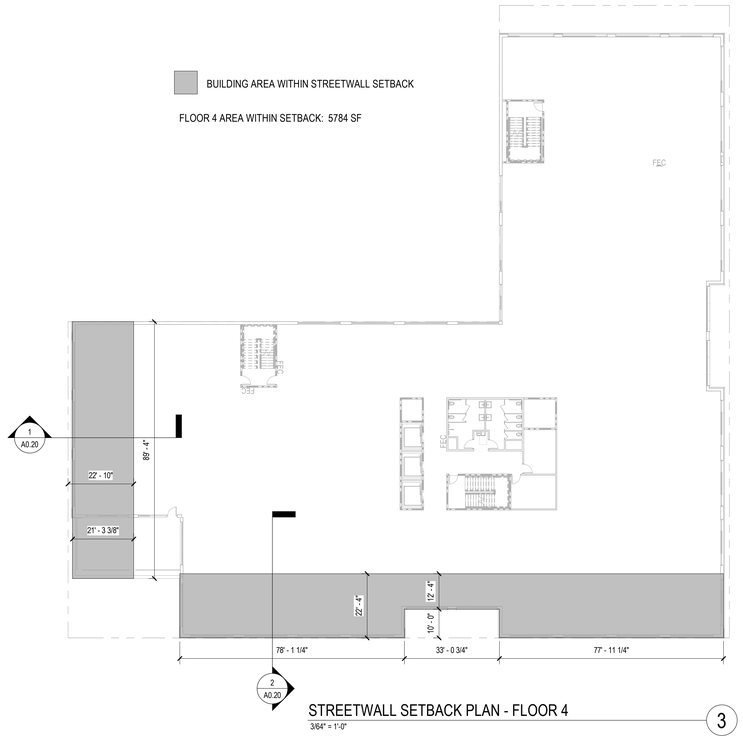
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STREETWALL SETBACK PLAN - FLOOR 3

3/64" = 1'-0"

5

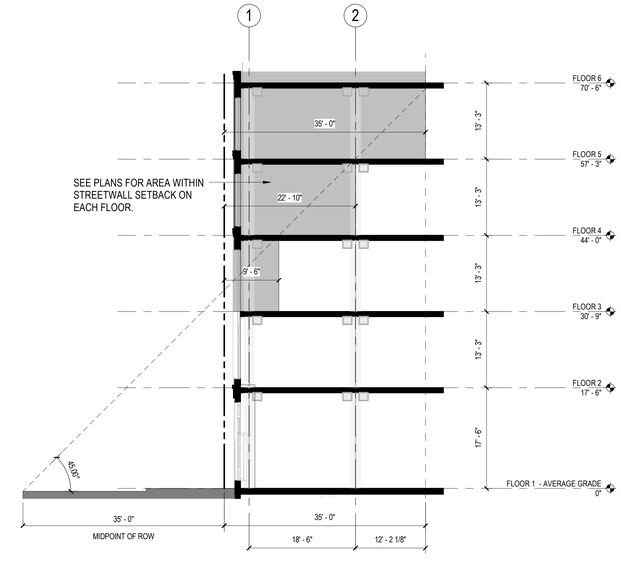


STREETWALL SETBACK PLAN - FLOOR 4

3/64" = 1'-0"

3

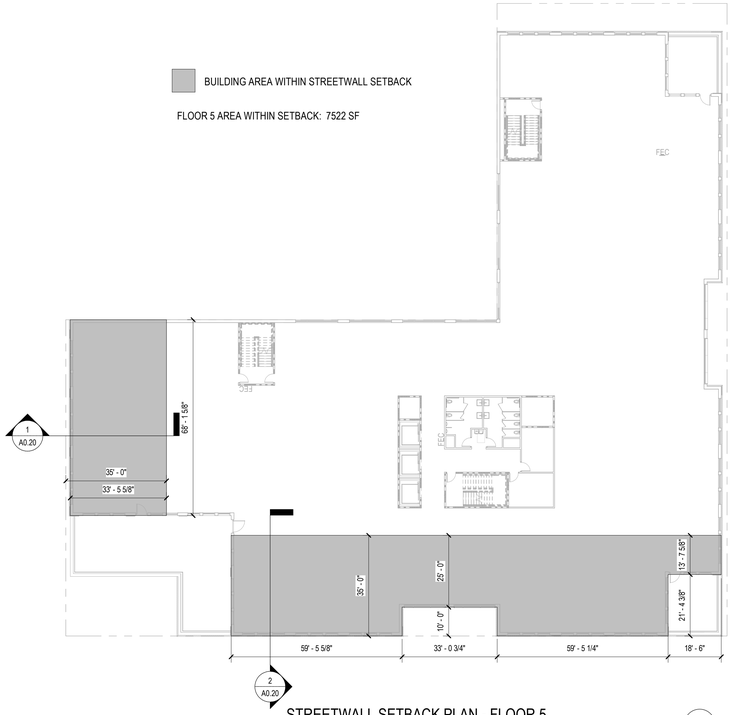
NOTE: STREET WALL SETBACK REQUIMENT ON B STREET AND 4TH AVE ONLY, PER BUILDING HEIGHT AND BULK PLAN, FIGURE 14, FROM CITY OF SAN MATEO DOWNTOWN AREA PLAN



STREETWALL SECTION - 4TH AVE

3/32" = 1'-0"

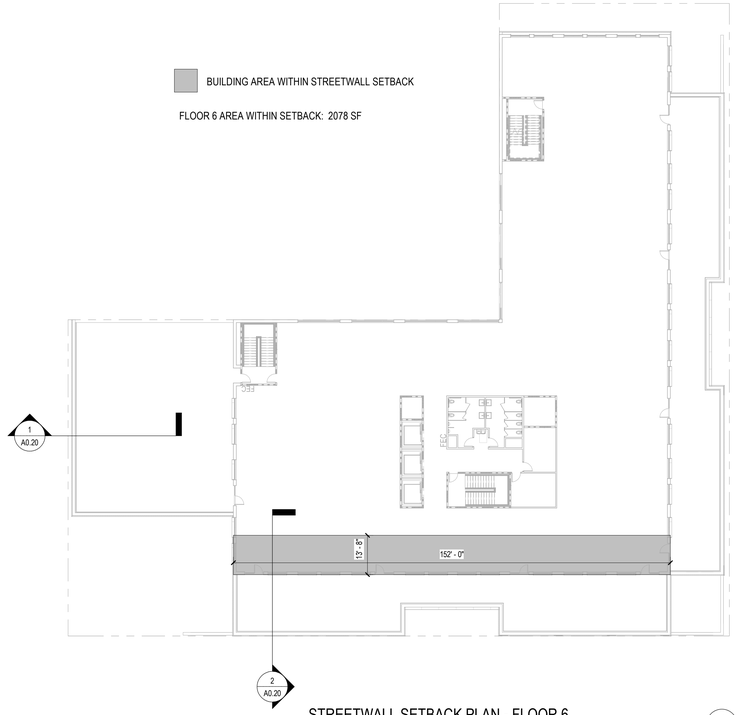
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STREETWALL SETBACK PLAN - FLOOR 5

3/64" = 1'-0"

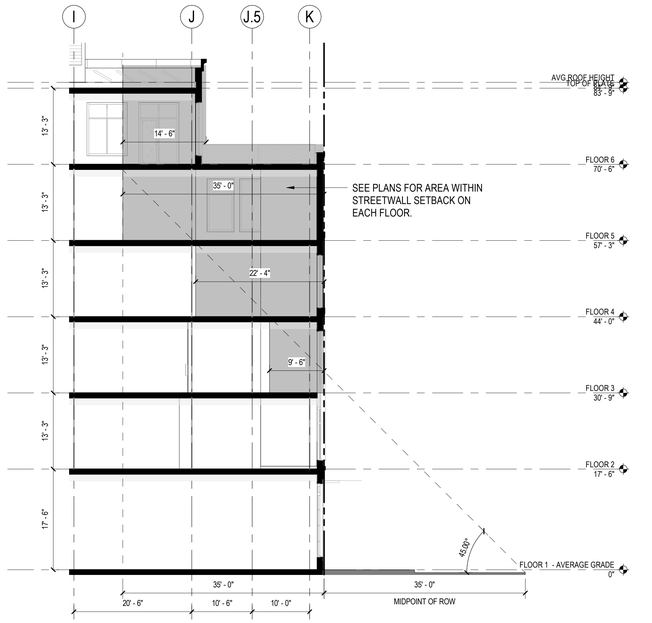
6



STREETWALL SETBACK PLAN - FLOOR 6

3/64" = 1'-0"

4



STREETWALL SECTION - B STREET

3/32" = 1'-0"

2

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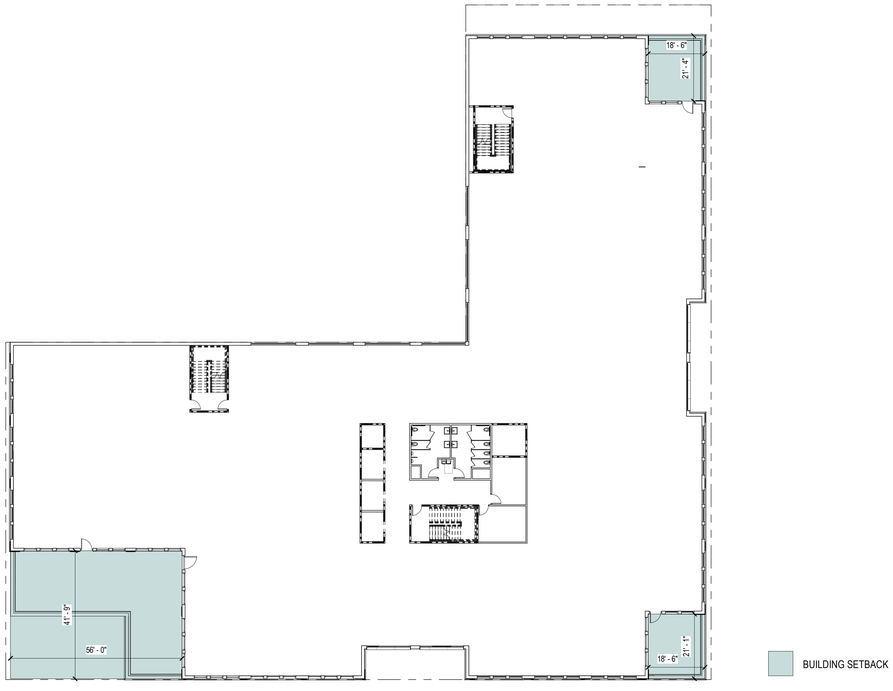
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BUILDING MASSING DIAGRAMS

SHEET NUMBER:

1 A0.20

6/17/2024 2:55:35 PM

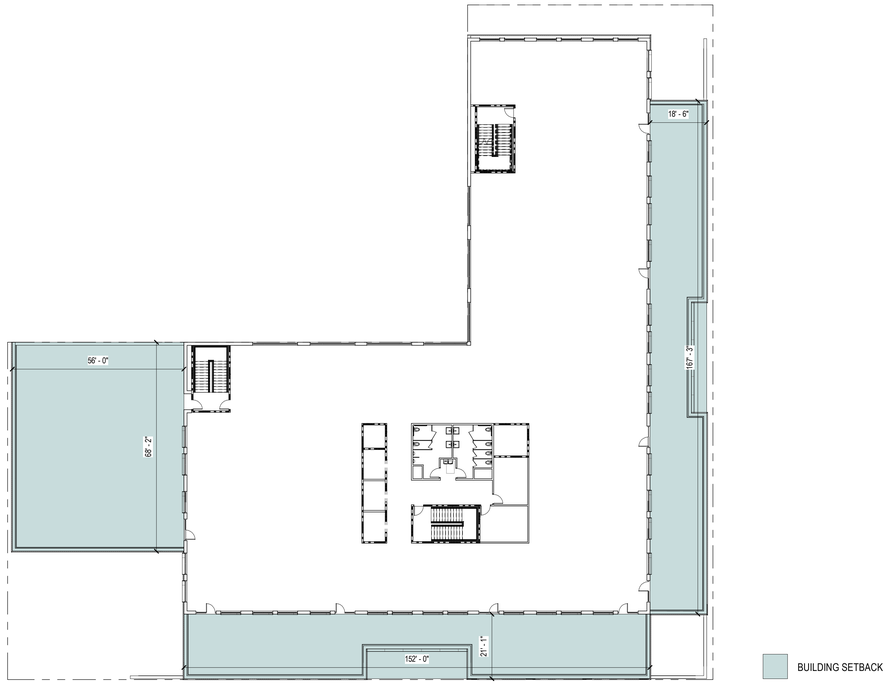


BUILDING SETBACK

BUILDING SETBACK PLAN - FLOOR 5

1" = 20'-0"

1

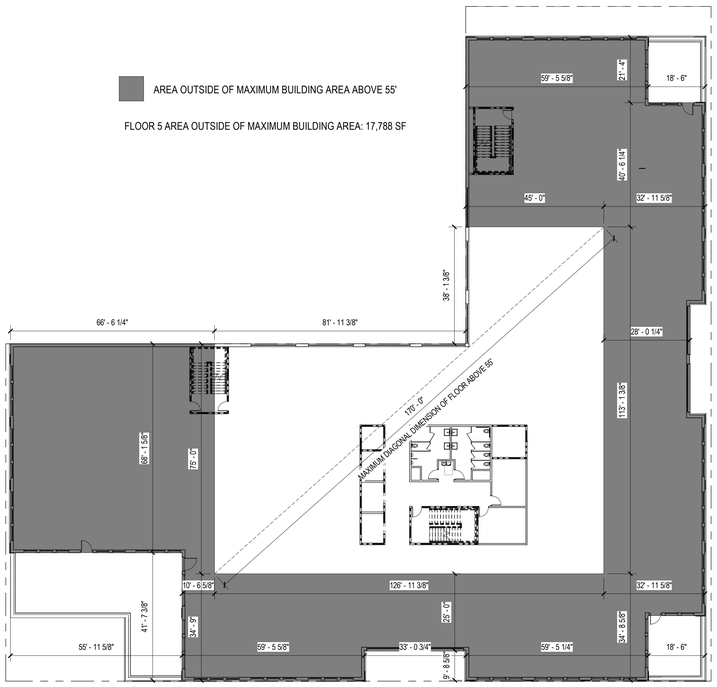


BUILDING SETBACK

BUILDING SETBACK PLAN - FLOOR 6

1" = 20'-0"

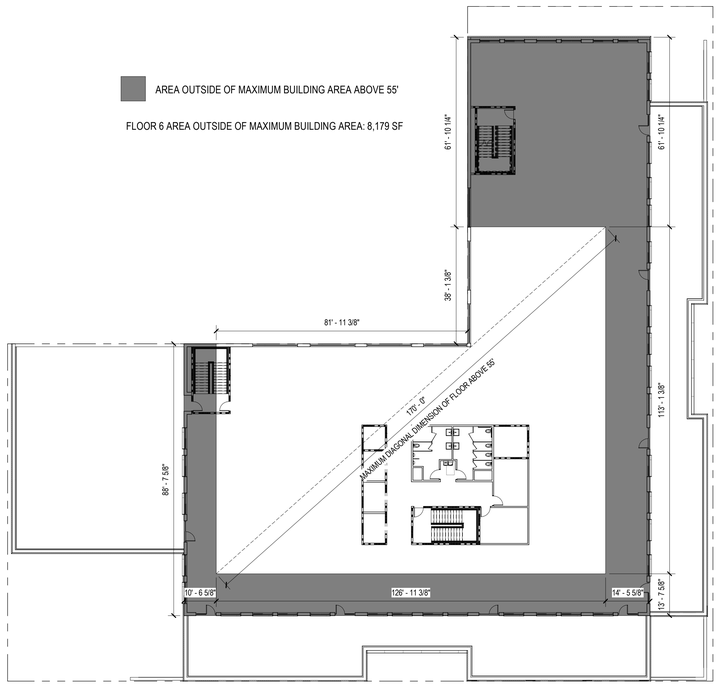
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BULK DIMENSION ABOVE 55' PLAN - FLOOR 5

1" = 20'-0"

2



BULK DIMENSION ABOVE 55' PLAN - FLOOR 6

1" = 20'-0"

4

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SCALE: 1" = 20'-0"

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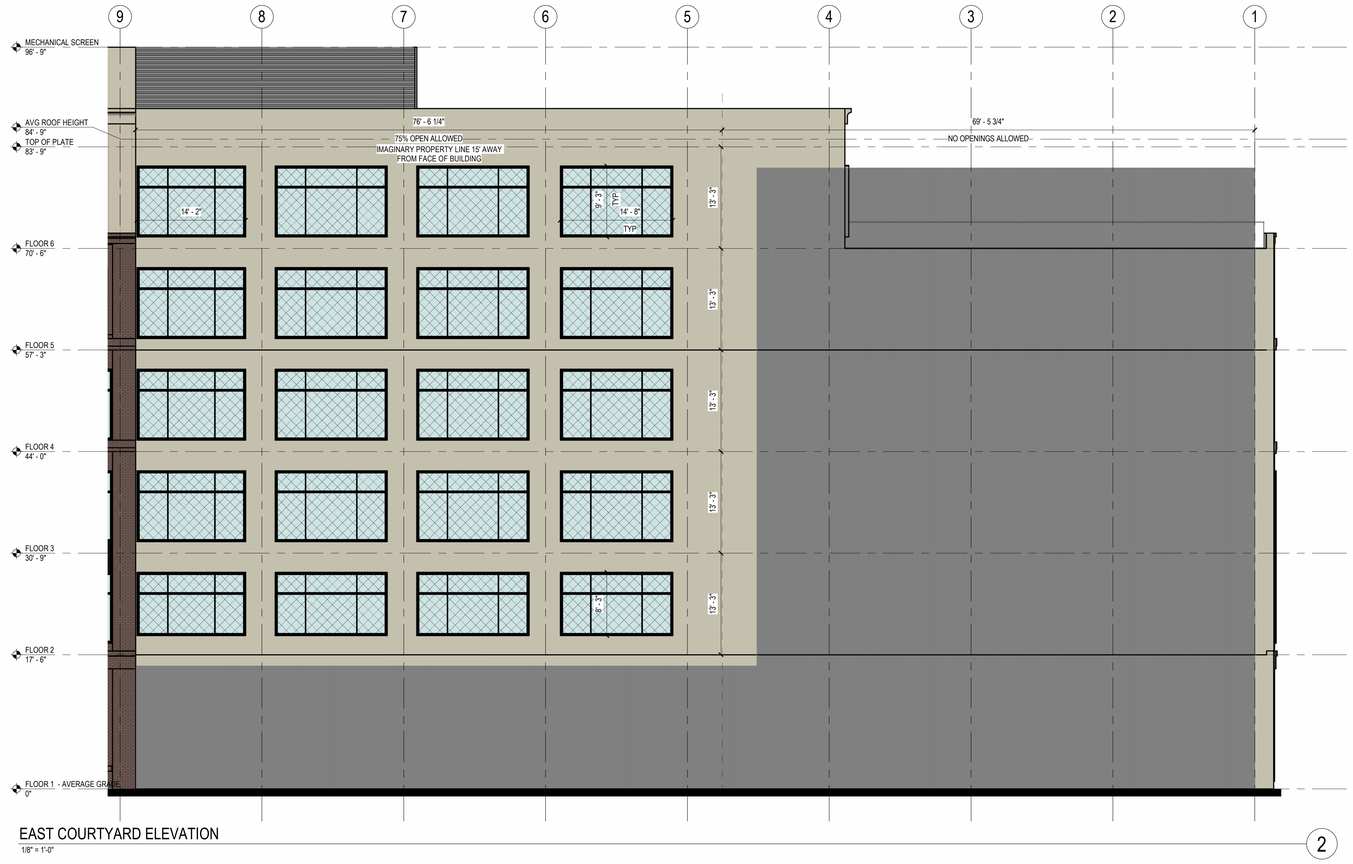
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SHEET NAME:
BUILDING MASSING DIAGRAMS

SHEET NUMBER:
A0.21

6/17/2024 2:55:39 PM



EAST COURTYARD ELEVATION

1/8" = 1'-0"

2



NORTH COURTYARD ELEVATION

1/8" = 1'-0"

1

RESIDENTIAL BUILDING OUTLINE (BEHIND)

45% OPENINGS ALLOWED*

75% OPENINGS ALLOWED*

*CBC TABLE 705.8, UNPROTECTED, SPRINKLERED (UP, S)

ALLOWABLE EXTERIOR OPENINGS BASED ON FIRE SEPARATION DISTANCE:
REFER TO A0.22 FOR IDENTIFIED OPENINGS

PORTION OF NORTH FACADE (4TH AVE):		NO LIMIT
PORTION OF NORTH FACADE (COURTYARD):	FLOOR 2	FSD 10' (8'-3" x 12' - 10") / (13'-3" x 19'-11 3/4") = 40% PROVIDED
	FLOOR 2	FSD 15' (8'-3" x 16'-0") / (13'-3" x 19'-6 1/4") = 51% PROVIDED
	FLOOR 2	NO LIMIT
	FLOOR 3	FSD 10' (8'-3" x 12' - 10") / (13'-3" x 19'-11 3/4") = 45% PROVIDED
	FLOOR 3	FSD 15' (8'-3" x 16'-0") / (13'-3" x 19'-6 1/4") = 57% PROVIDED
	FLOOR 3	NO LIMIT
	FLOOR 4	FSD 10' (8'-3" x 12' - 10") / (13'-3" x 19'-11 3/4") = 45% PROVIDED
	FLOOR 4	FSD 15' (8'-3" x 16'-0") / (13'-3" x 19'-6 1/4") = 57% PROVIDED
	FLOOR 4	NO LIMIT
	FLOOR 5	FSD 10' (8'-3" x 12' - 10") / (13'-3" x 19'-11 3/4") = 45% PROVIDED
	FLOOR 5	FSD 15' (8'-3" x 16'-0") / (13'-3" x 19'-6 1/4") = 57% PROVIDED
	FLOOR 5	NO LIMIT
	FLOOR 6	FSD 10' (8'-3" x 12' - 10") / (13'-3" x 19'-11 3/4") = 45% PROVIDED
	FLOOR 6	FSD 15' (8'-3" x 16'-0") / (13'-3" x 19'-6 1/4") = 57% PROVIDED
	FLOOR 6	NO LIMIT
PORTION OF EAST FACADE (AT RAILROAD):		NO LIMIT
PORTION OF EAST FACADE (COURTYARD):	FLOOR 2	FSD 15' ((8'-3" x 14' - 2")+3(8'-3" x 14'-8")) / (13'-3" x 80'-1") = 45% PROVIDED
	FLOOR 3	FSD 15' ((8'-3" x 14' - 2")+3(8'-3" x 14'-8")) / (13'-3" x 80'-1") = 47% PROVIDED
	FLOOR 4	FSD 15' ((8'-3" x 14' - 2")+3(8'-3" x 14'-8")) / (13'-3" x 80'-1") = 47% PROVIDED
	FLOOR 5	FSD 15' ((8'-3" x 14' - 2")+3(8'-3" x 14'-8")) / (13'-3" x 80'-1") = 47% PROVIDED
	FLOOR 6	FSD 15' ((8'-3" x 14' - 2")+3(8'-3" x 14'-8")) / (13'-3" x 80'-1") = 47% PROVIDED
SOUTH FACADE (5TH AVE):		NO LIMIT
WEST FACADE (B ST):		NO LIMIT

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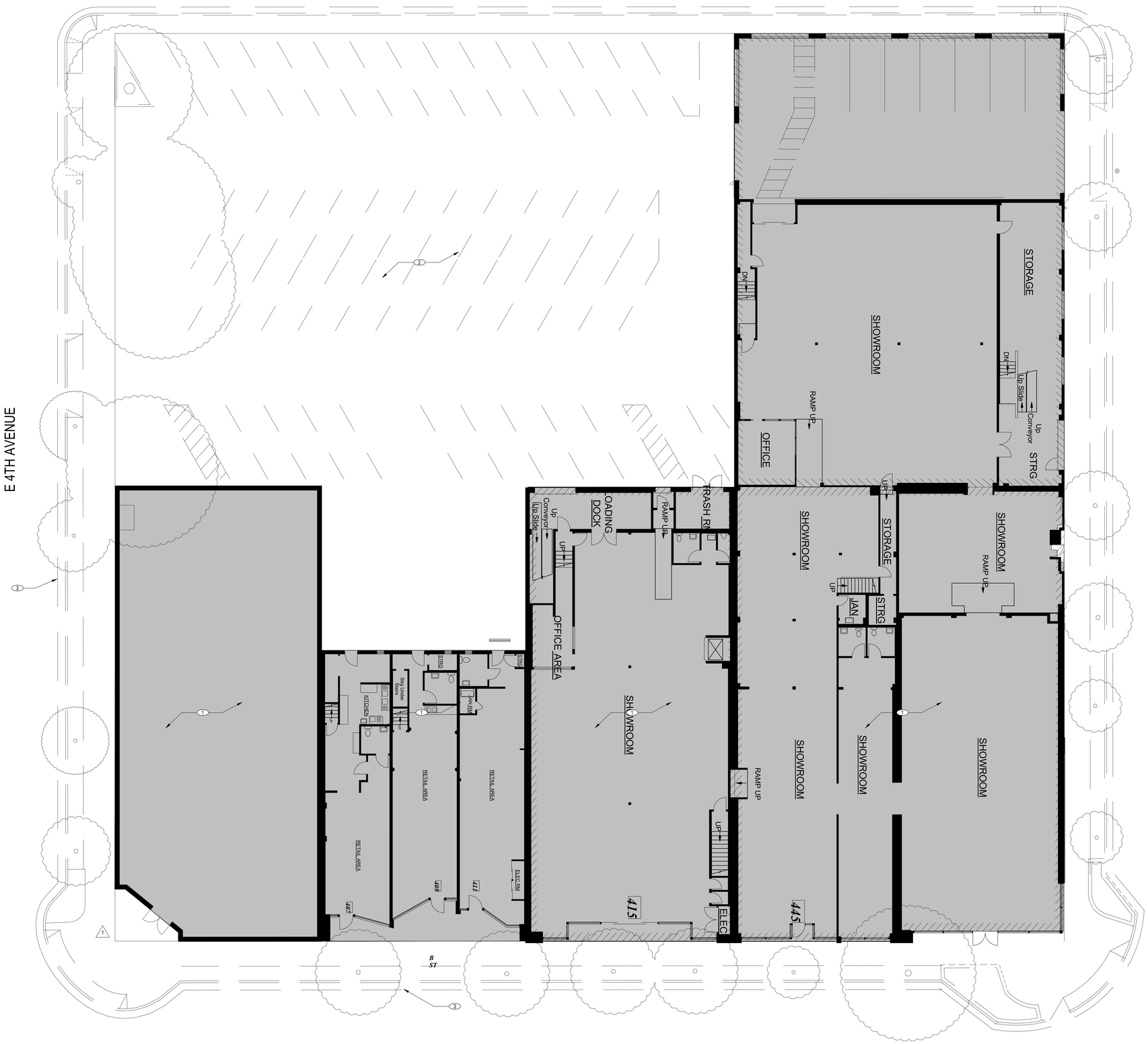
STAMP:

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SHEET NAME:
ALLOWABLE OPENINGS

SHEET NUMBER:
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6/17/2024 2:55:53 PM
Plot date



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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CLIENT:

HARVEST PROPERTIES

PROJECT NAME & ADDRESS:

BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE:	PLANNING APPLICATION RESUBMITTAL #3
ISSUE DATE:	06.10.24

REVISIONS :

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2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024
3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

SCALE:	1" = 10'-0"
PROJECT NUMBER:	2202017.3
DRAWN BY:	Author
CHECKED BY:	Checker

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SHEET NAME:
EXISTING SITE PLAN

SHEET NUMBER:
A1.0

plot date: 6/17/2024 2:55:54 PM

CLEAR
KEEP

S RAILROAD AVE

4TH AVENUE

5TH AVENUE

S B STREET

PROPOSED RESIDENTAIL BUILDING
SEE AR SERIES

PROPOSED BUILDING FOOTPRINT
30,834 SF

FFE 97.39
FFE 97.23
FFE 97.12
FFE 97.33
FFE 98.37
FFE 99.96
FFE 101.00
FFE 100.82
FFE 100.63
FFE 100.44
FFE 100.34

24 Bikes
12 Bikes
16 Bikes
FIRE 3R

+/- 98.92
+/- 96.38
+/- 99.75
+/- 100.80

144' - 9 1/2"
12' - 11 3/4"
18' - 8 1/4"
29' - 3"
77' - 11 5/8"
6' - 11 3/4"
86' - 9 5/8"
36' - 4"
34' - 2 1/4"
11' - 6 7/8"
108' - 9"
100% OF FRONTAGE
40' - 2"
115' - 5 3/8"
51% OF FRONTAGE
15' - 6"
36' - 2 5/8"
33' - 0"
15% OF FRONTAGE
78' - 0"
34% OF FRONTAGE

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
6	PROPOSE CITY OF SAN MATEO ACCESS EASEMENT
7	PROPOSED PUBLIC ART LOCATION

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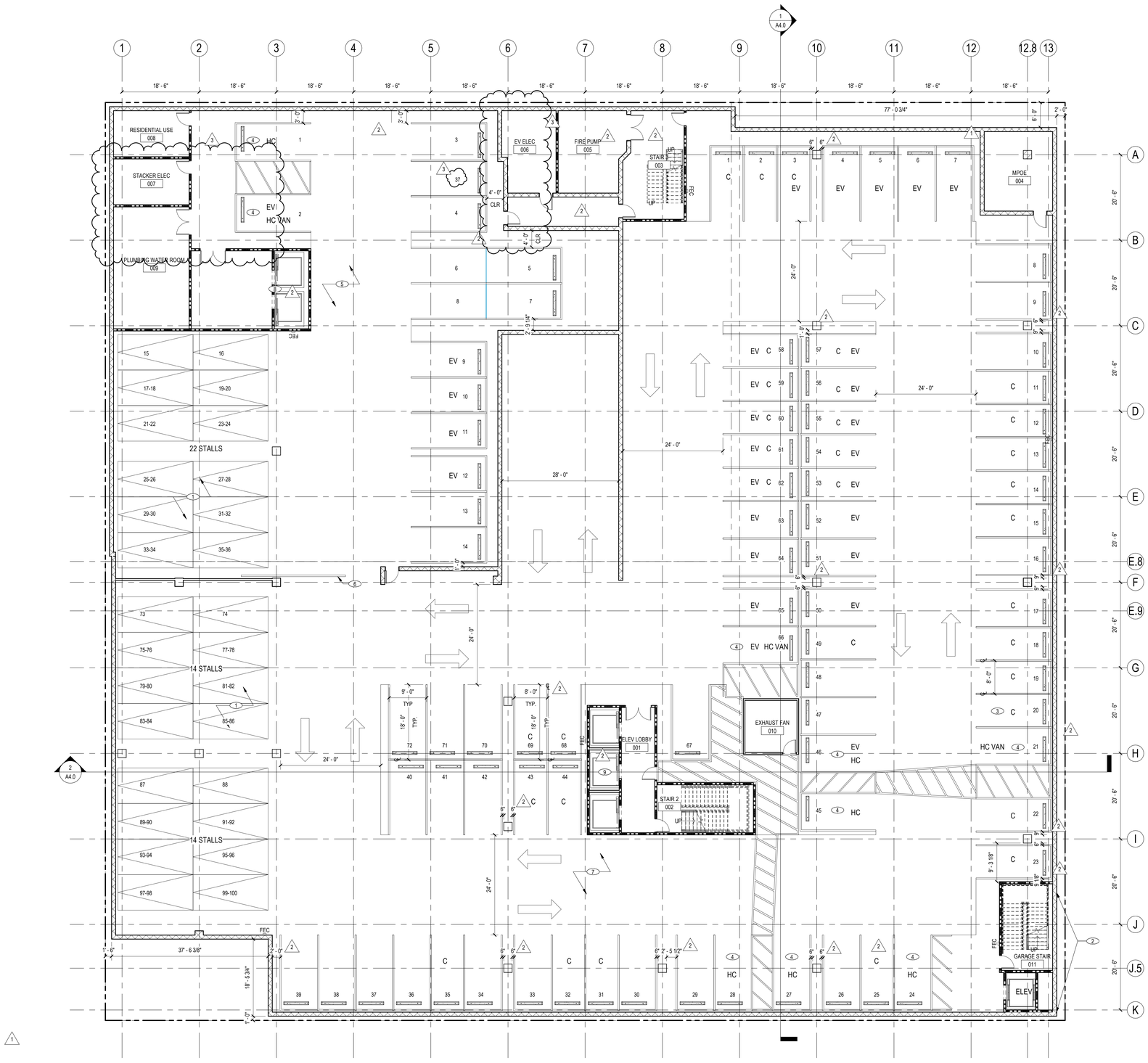
STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
PROPOSED SITE PLAN

SHEET NUMBER:
A1.1

plot date: 6/17/2024 2:56:05 PM



BASEMENT PLAN

3/32" = 1'-0"

KEYNOTES

#	KEYNOTE DESCRIPTION
1	KLAUS TRENDVARIO 6200 MECHANICAL VEHICLE STACKING SYSTEM (MANUFACTURER AND PRODUCT SUBJECT TO CHANGE) PER SAN MATEO PARKING STANDARD SPECIFICATIONS, VEHICLE BAYS SHALL HAVE A MINIMUM WIDTH OF 8'-9", A MINIMUM UNOBSTRUCTED LENGTH OF 17'-5", 6'-8" CLR VERTICAL HEIGHT AT GROUND LEVEL, AND MIN 5'-0" CLR HEIGHT AT UPPER LEVEL
2	PUBLIC ACCESS STAIR & ELEVATOR TO STREET LEVEL
3	COMPACT PARKING STALL, TYP.
4	ACCESSIBLE PARKING STALL, TYP.
5	SECURED RESIDENTIAL PARKING AREA (ALL STALLS ARE EV OR EV LEVEL 2 READY WITH RECEPTACLE)
6	REMOTE-OPERATED SECURITY GATE
7	COMMERCIAL PARKING AREA
8	RESIDENTIAL ELEVATORS
9	COMMERCIAL ELEVATORS

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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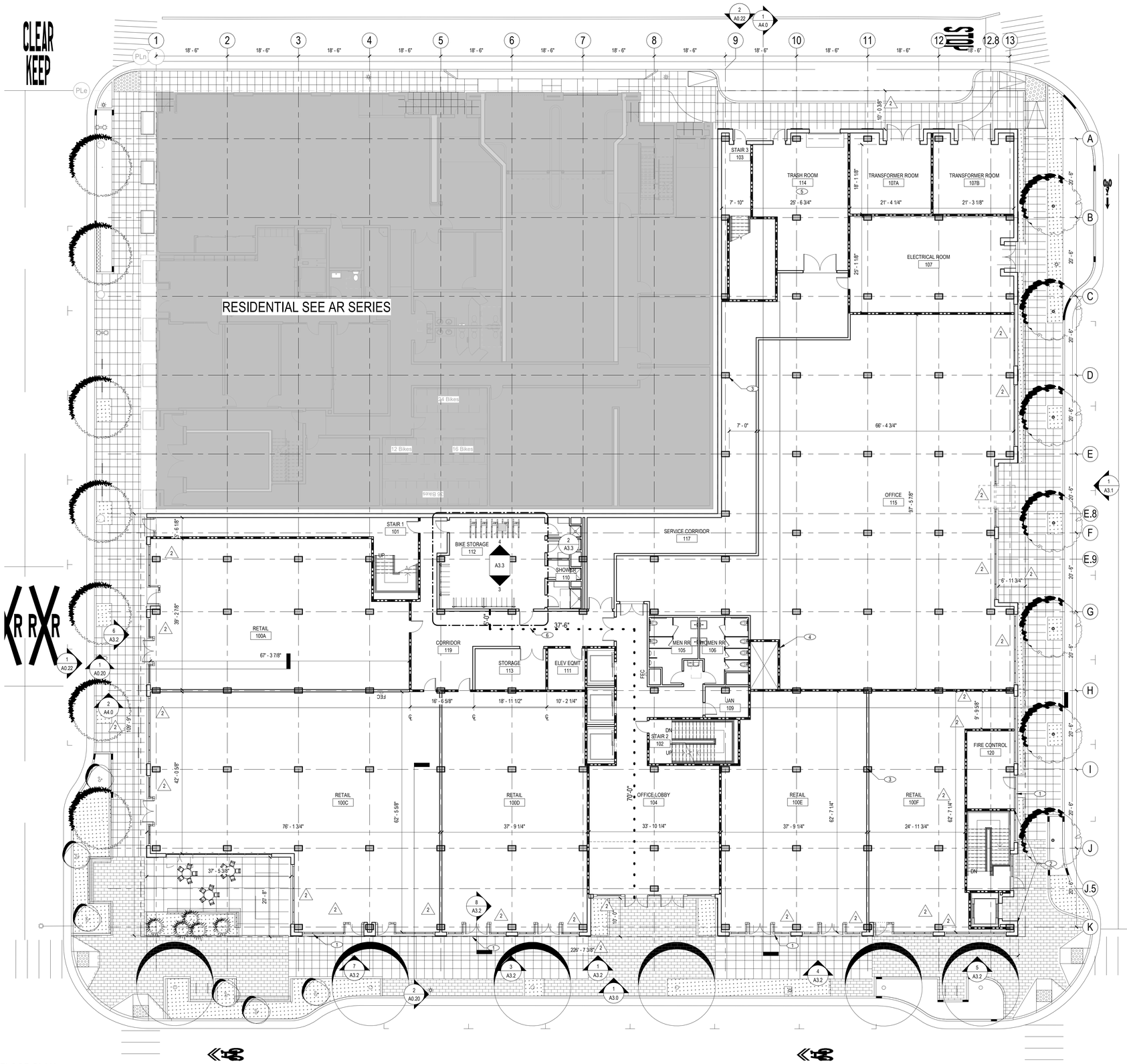
NOT FOR CONSTRUCTION

SHEET NAME:
BASEMENT PLAN

SHEET NUMBER:
A2.0

6/17/2024 2:55:05 PM

CLEAR
KEEP



LEVEL 1 FLOOR PLAN

3/32" = 1'-0"

1

KEYNOTES

#	KEYNOTE DESCRIPTION
1	PAINTED METAL STOREFRONT AND COLUMN SURROUNDS, TYP.
2	PUBLIC ACCESS STAIR & ELEVATOR TO BASEMENT LEVEL
3	MASS TIMBER STRUCTURAL COLUMN, TYP.
4	MECHANICAL SHAFT
5	TRASH ROOM - SEE SHEETS T0.0 & T0.1
6	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
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SHEET NAME:

FIRST FLOOR PLAN

SHEET NUMBER:

A2.1

plot date - 6/17/2024 2:55:22 PM



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
5	EXTERIOR STRUCTURAL ELEMENTS TO BE RATED PER CBC 703.2, TYP
6	IMAGINARY PROPERTY LINE

LEGEND

- N/C (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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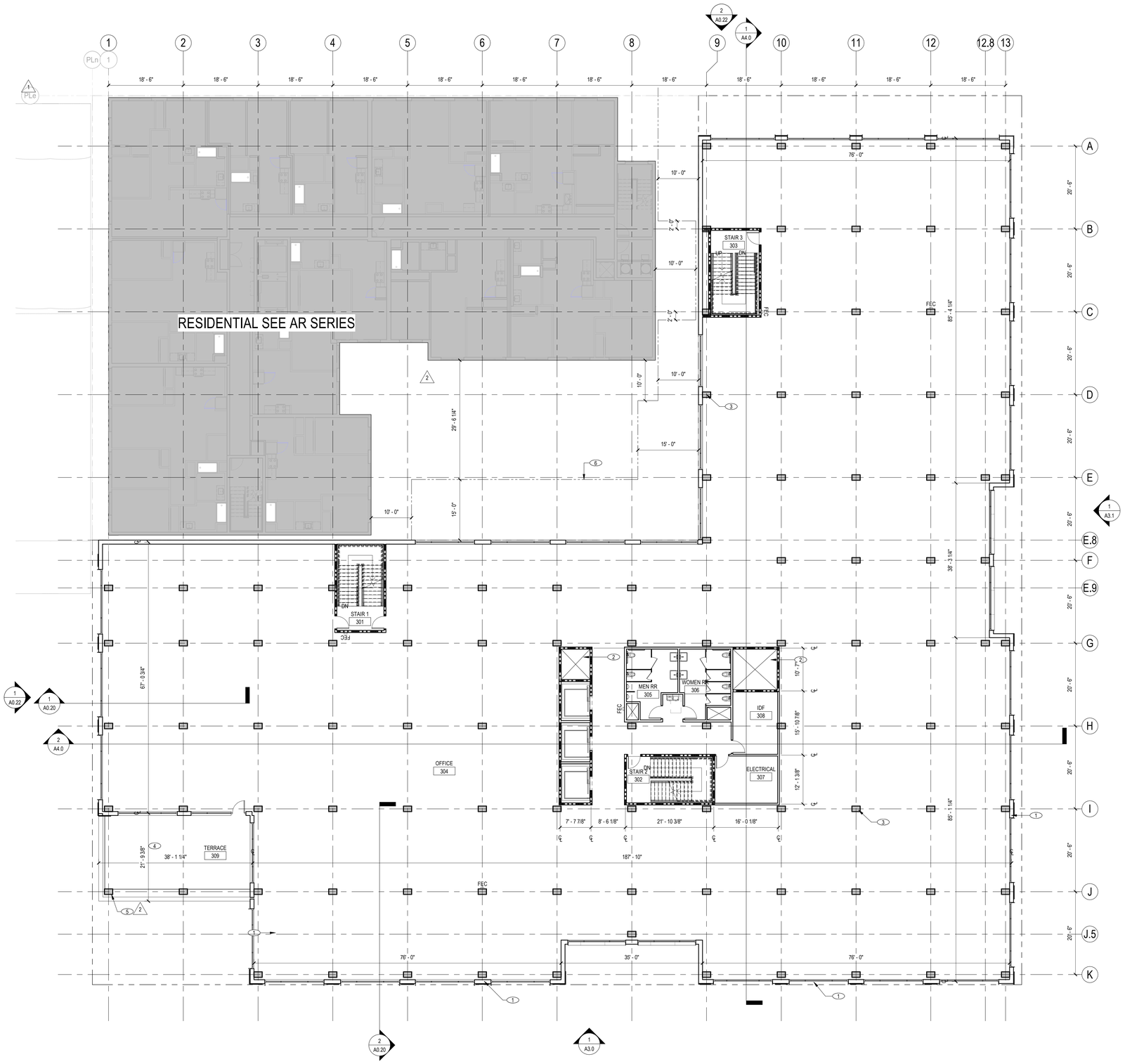
STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
SECOND FLOOR PLAN

SHEET NUMBER:
A2.2

6/17/2024 2:56:28 PM



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
5	EXTERIOR STRUCTURAL ELEMENTS TO BE RATED PER CBC 703.2, TYP
6	IMAGINARY PROPERTY LINE

LEGEND

- N/C (NOT IN CONTRACT)
- NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
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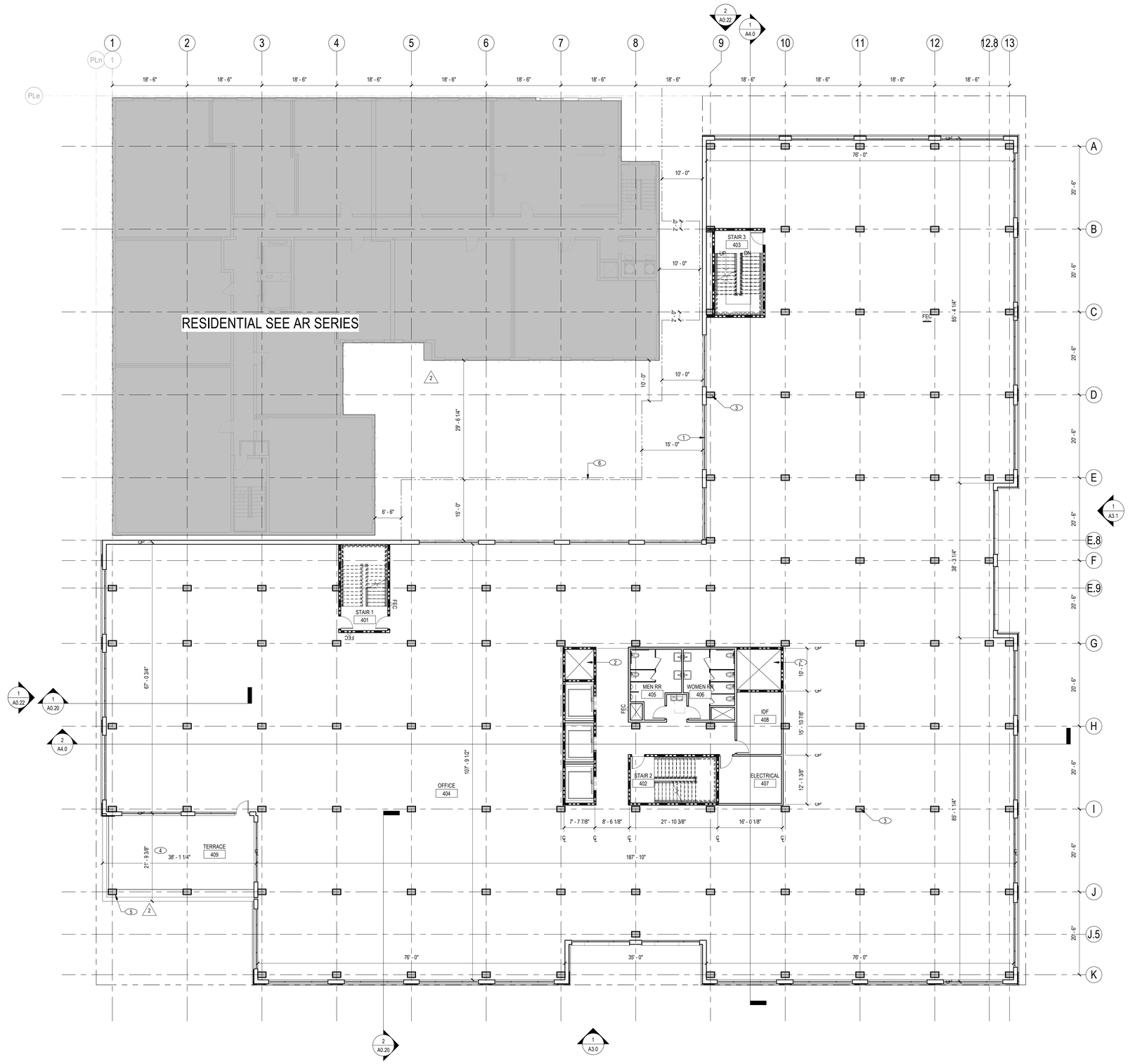
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SHEET NAME:
THIRD FLOOR PLAN

SHEET NUMBER:
A2.3

plot date: 6/17/2024 2:56:30 PM



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
5	EXTERIOR STRUCTURAL ELEMENTS TO BE RATED PER CBC 703.2, TYP
6	IMAGINARY PROPERTY LINE

LEGEND

- N/C (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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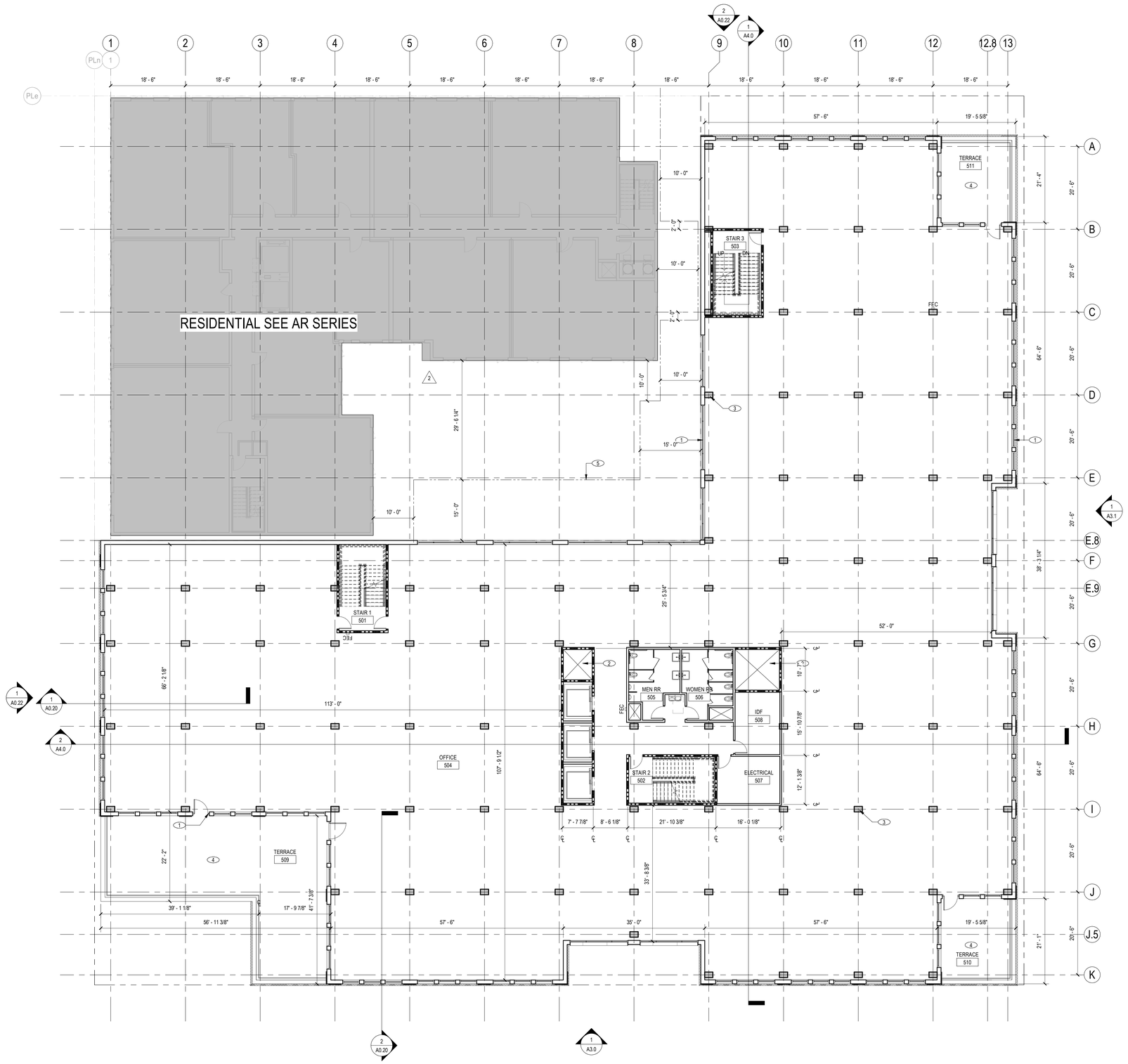
SHEET NAME:

FOURTH FLOOR PLAN

SHEET NUMBER:

A2.4

plot date: 6/17/2024 2:56:33 PM



LEVEL 5 FLOOR PLAN

3/32" = 1'-0"

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
5	IMAGINARY PROPERTY LINE

LEGEND

- N/C (NOT IN CONTRACT)
- NEW PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- NEW FIRE RATED PARTITION / CONSTRUCTION WITH TAG, SEE SHEET A9.1
- FEC — NEW FIRE EXTINGUISHER AND CABINET
- NEW DOOR ASSEMBLY
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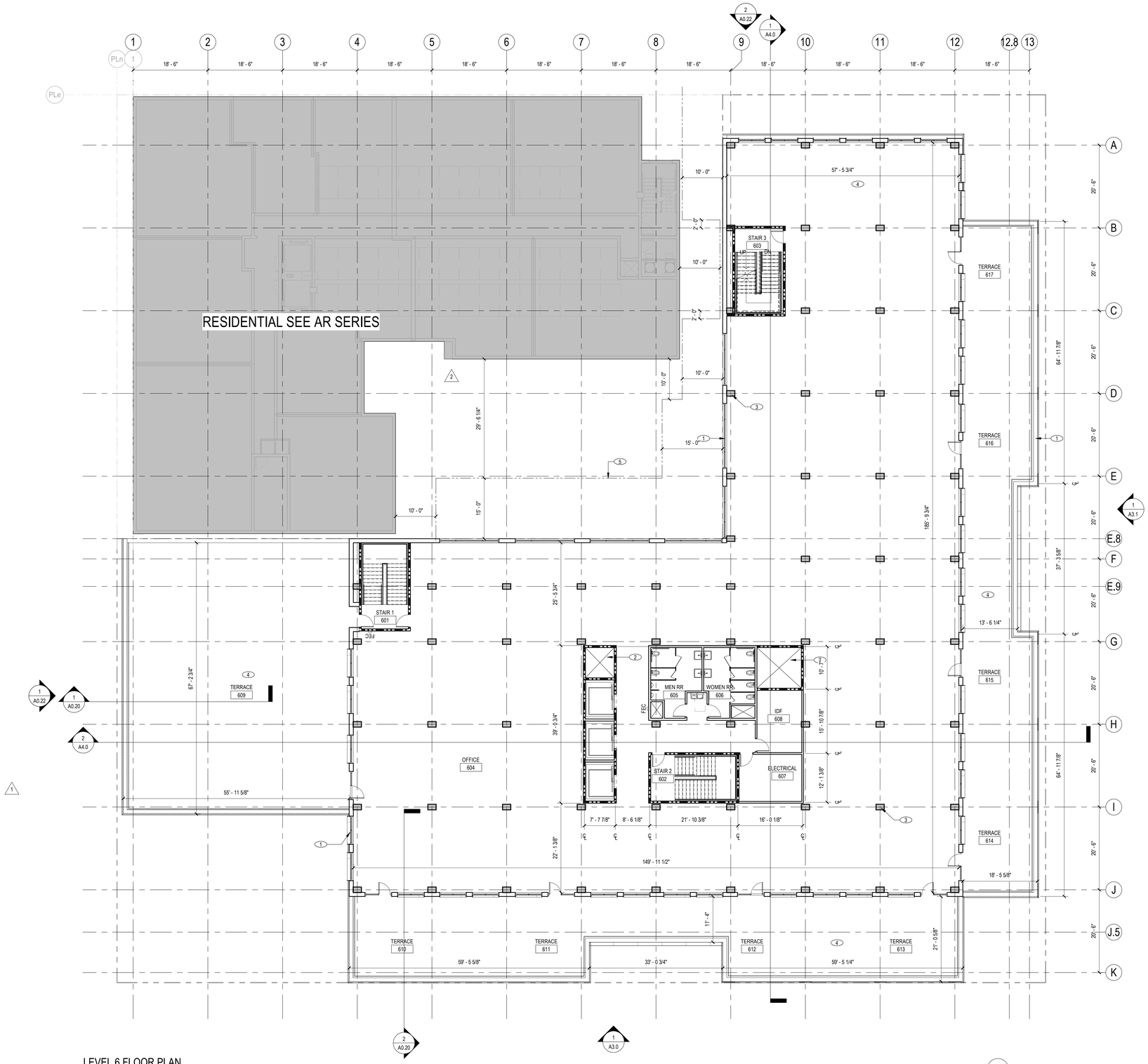
SHEET NAME:

FIFTH FLOOR PLAN

SHEET NUMBER:

A2.5

plot date: 6/7/2024 2:56:35 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
5	IMAGINARY PROPERTY LINE

LEGEND

- N/C (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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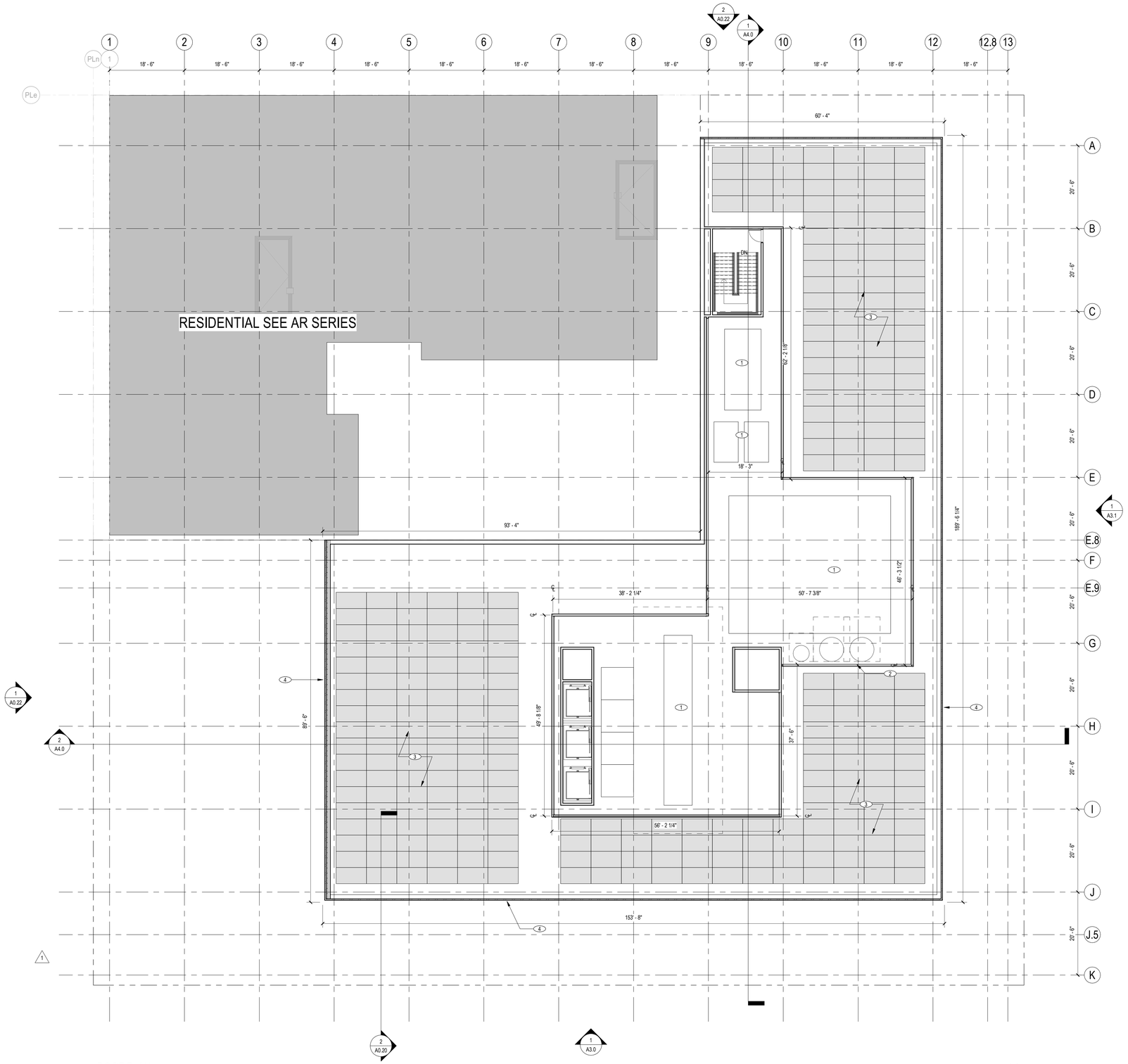
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SHEET NAME:

SHEET NUMBER:

A2.6

Plot date - 6/17/2024 2:55:38 PM



ROOF PLAN

3/32" = 1'-0"

KEYNOTES

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

LEGEND

- NIC (NOT IN CONTRACT)
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SHEET NAME:

ROOF PLAN

SHEET NUMBER:

1 A2.7

Plot date - 6/17/2024 2:57:00 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



WOOD-LOOK CLADDING: WD-1



METAL PANEL: MT-2



ROOF MECHANICAL SCREEN: MS-1



ENTRY CANOPY: RC-1



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PROJECT NUMBER:	2202017.3
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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 - EAST ELEVATION

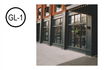
1/8" = 1'-0"

2

1

MATERIAL PALETTE

GROUND FLOOR RETAIL: GL-1



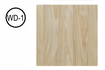
DARK-FRAMED STOREFRONT: GL-2



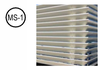
GLASS GUARDRAIL: GL-3



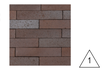
WOOD-LOOK CLADDING: WD-1



ROOF MECHANICAL SCREEN: MS-1



EXTERIOR BRICK: BR-1



CEMENT PLASTER: CP-1



METAL PANEL: MT-1



METAL PANEL: MT-2



ENTRY CANOPY: RC-1



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445 S B STREET
SAN MATEO, CA, 94401

ISSUE: PLANNING APPLICATION RESUBMITTAL #3
ISSUE DATE: 06.10.24

REVISIONS :

#	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024
3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

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

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

STAMP:

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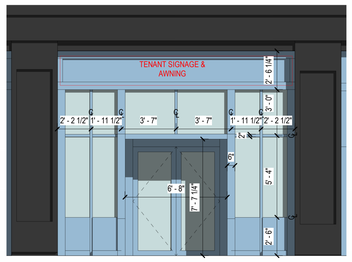
SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
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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



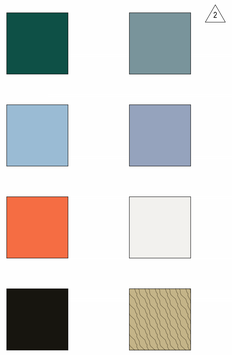
STOREFRONT OPTION 4
1/4" = 1'-0"
5



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

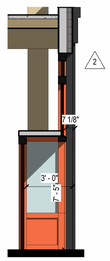


STOREFRONT OPTION 6
1/4" = 1'-0"
7

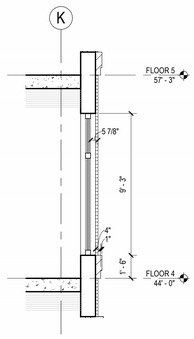


STOREFRONT EXAMPLE COLOR OPTIONS**

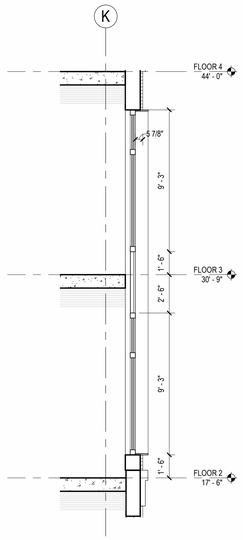
*NOTE: STOREFONT OPTIONS ARE EXAMPLES OF DESIGNS TO BE CHOSEN BY TENANTS IF RETAIL SPACE IS PRE-LEASED. DEFAULT DESIGN IS STOREFRONT OPTION 5.
**NOTE: EXAMPLE COLOR SELECTION IF RETAIL SPACE IS PRE-LEASED. DEFAULT COLOR WILL BE BLACK.



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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CLIENT:
HARVEST PROPERTIES

PROJECT NAME & ADDRESS:
BESPOKE

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SHEET NAME:
STOREFRONT OPTIONS AND SECTIONS

SHEET NUMBER:
1 A3.2

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MATERIAL BOARD

1/2" = 1'-0"

GROUND FLOOR RETAIL: GL-1



GLASS GUARDRAIL: GL-3



WOOD-LOOK CLADDING: WD-1



METAL PANEL: MT-1



CEMENT PLASTER: CP-1



DARK-FRAMED STOREFRONT: GL-2

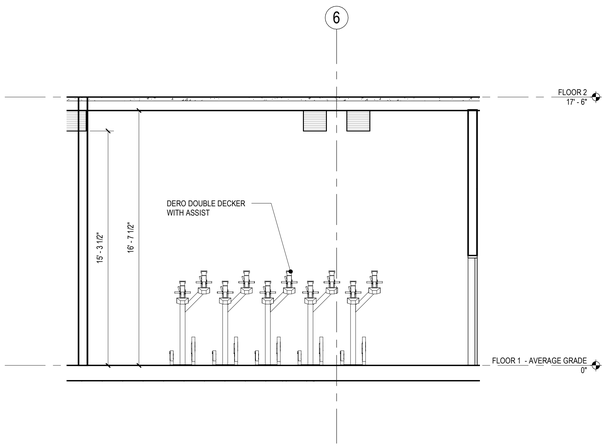


EXTERIOR BRICK: BR-1



METAL PANEL: MT-2

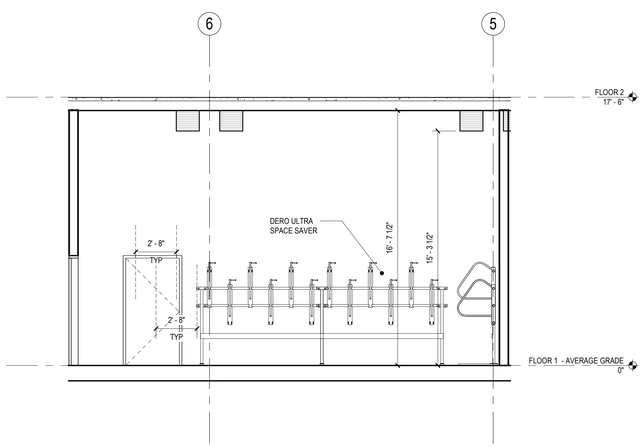




BIKE ROOM ELEVATIONS B

1/4" = 1'-0"

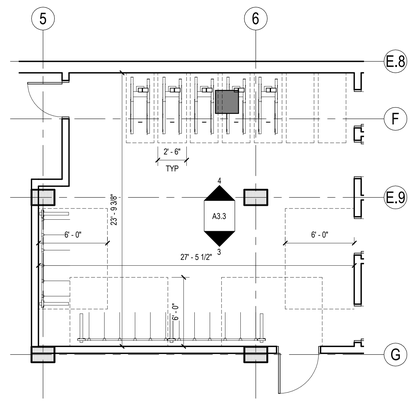
4



BIKE ROOM ELEVATION A

1/4" = 1'-0"

3



ENLARGED BIKE ROOM PLAN

3/16" = 1'-0"

2

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SHEET NAME:

MATERIAL BOARD,
ENLARGED PLANS,
ELEVATIONS

SHEET NUMBER:

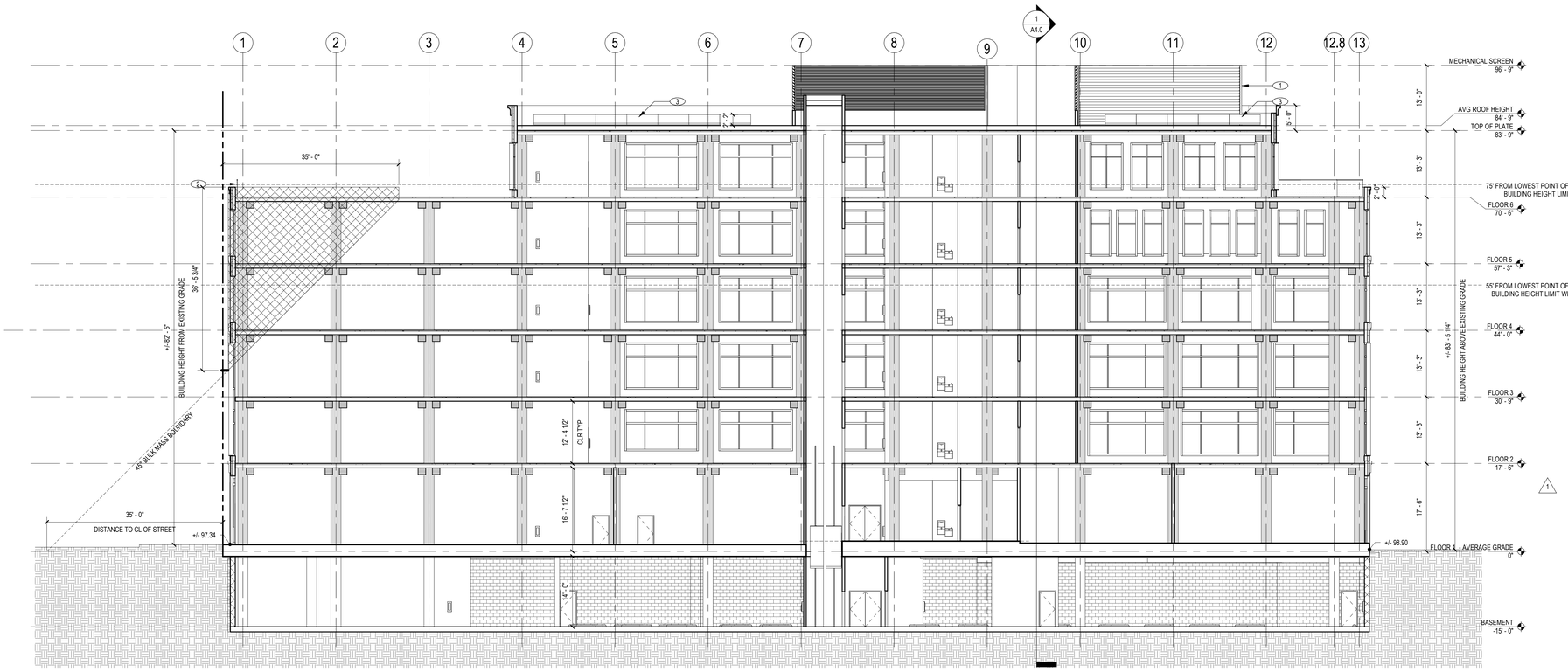
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Last date



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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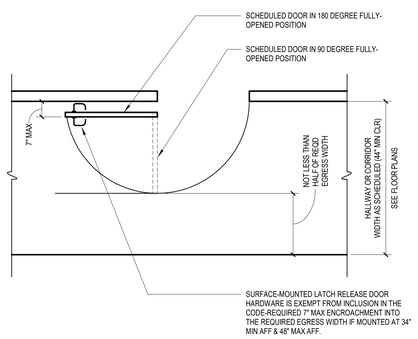
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BUILDING SECTIONS

SHEET NUMBER:

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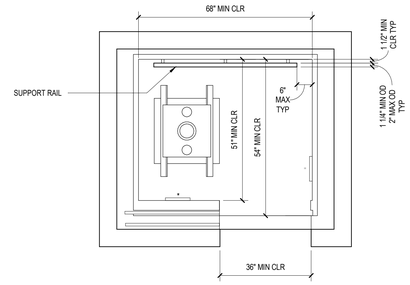
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DR ENCROACHMENT @ HALLWAYS & CORRIDORS

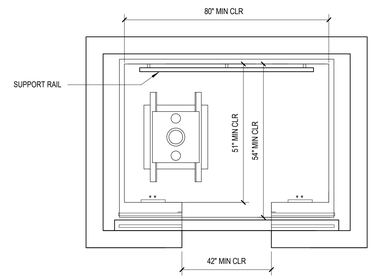
1/2" = 1'-0"

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

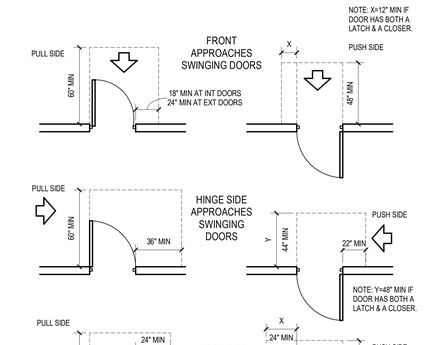
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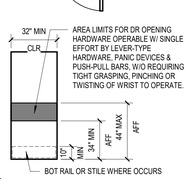
1. PROVIDE SUPPORT RAILS ON AT LEAST ONE WALL OF ELEVATOR CAR, W/ CLEARANCE BETWEEN SUPPORT RAILS & ADJACENT SURFACES AS INDICATED. ITS SURFACE SHALL BE SMOOTH & ADJACENT SURFACES FREE OF SHARP OR ABRASIVE ELEMENTS.
2. MOUNT SUPPORT RAILS AT 31" AFF MIN & 33" AFF MAX AS MEASURED TO TOP OF SUPPORT RAILS.
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





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.
3. FORCE REQD MAX FOR PULLING OR PUSHING HINGED DOORS:
   - 5 LBS. FOR INT DOORS
   - 5 LBS FOR EXT DOORS
   - 15 LBS FOR FIRE DOORS

MANEUVERING CLEARANCE AT DOORWAYS

1/4" = 1'-0"

1

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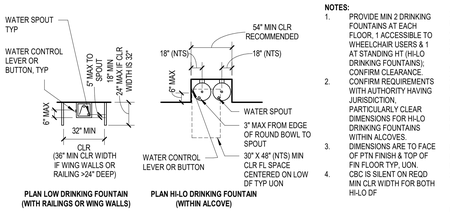
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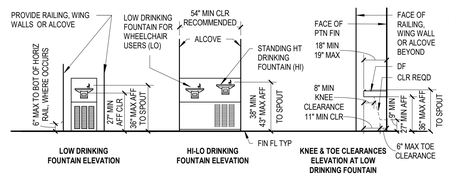
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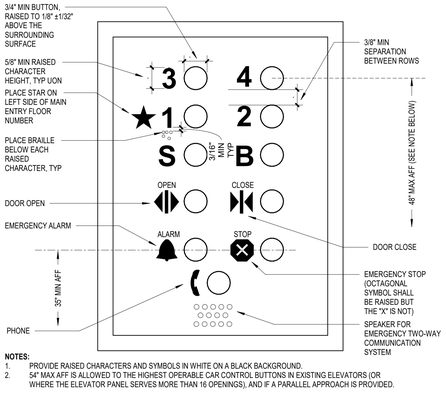
1. PROVIDE MIN 2 DRINKING FOUNTAINS AT EACH FLOOR, 1 ACCESSIBLE TO WHEELCHAIR USERS & 1 AT STANDING HT (HI-LO DRINKING FOUNTAINS); CONFIRM CLEARANCE. CONFIRM REQUIREMENTS WITH AUTHORITY HAVING JURISDICTION, PARTICULARLY CLEAR DIMENSIONS FOR HI-LO DRINKING FOUNTAINS WITHIN ALCOVES.
2. DIMENSIONS ARE TO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



ACCESSIBLE DRINKING FOUNTAIN CLEARANCES

1/4" = 1'-0"

7



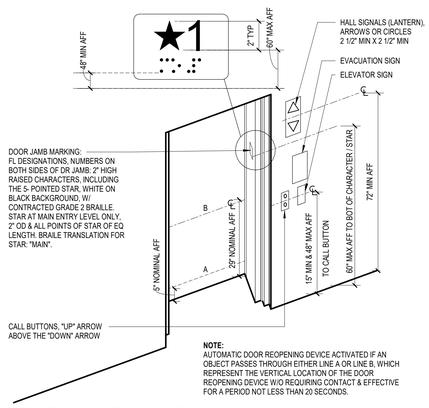
NOTES:

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

ELEVATOR CAR CONTROLS

12" = 1'-0"

5

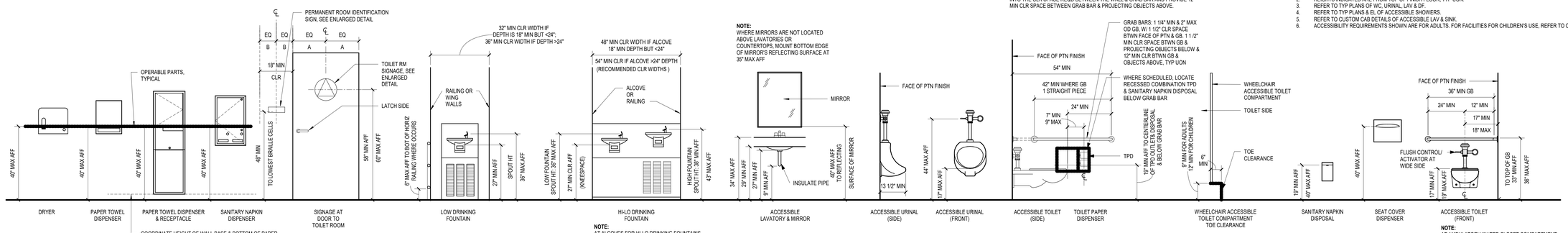


NOTE:
AUTOMATIC DOOR REOPENING DEVICE ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B, WHICH REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVICE W/O REQUIRING CONTACT & EFFECTIVE FOR A PERIOD NOT LESS THAN 20 SECONDS.

ELEVATOR HOISTWAY ENTRANCE

12" = 1'-0"

2



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

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

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

NOTES:

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

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

RESTROOM FIXTURE AND ACCESSORY MOUNTING HEIGHTS

1/2" = 1'-0"

3

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ACCESSIBILITY DETAILS

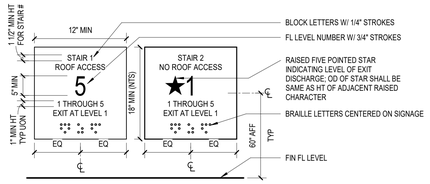
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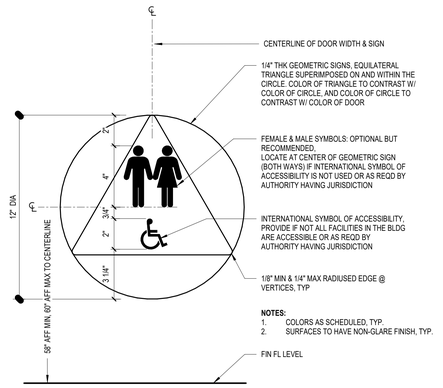
SIGNAGE NOTES:

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



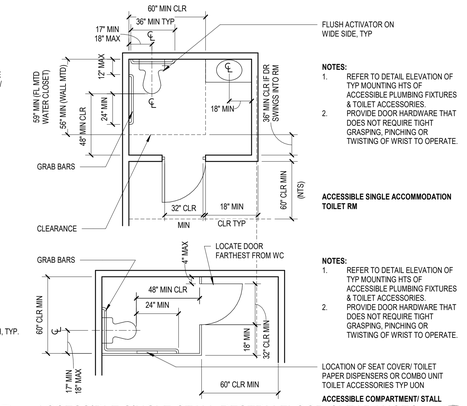
SIGNAGE - TACTILE EXIT SIGNS @ ENCL STAIRS WALL MTD 12

1 1/2" = 1'-0"



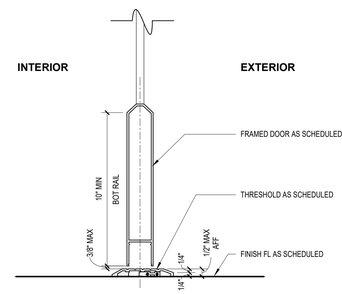
SIGNAGE - UNISEX RESTRM SIGN DOOR MTD 8

3" = 1'-0"



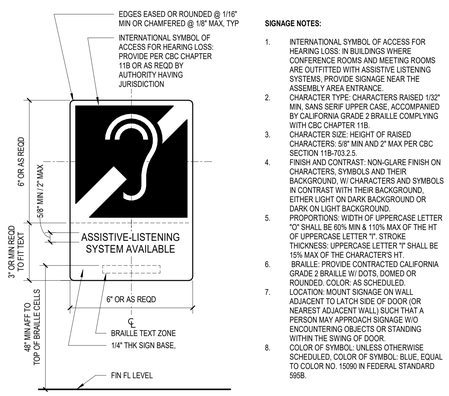
ACCESSIBLE SINGLE-STALL RESTRM FLOOR CLEARANCES 4

1/4" = 1'-0"



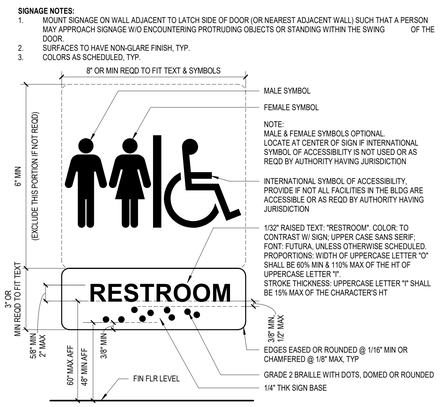
DOOR THRESHOLD & BOT RAIL @ EXT OR INT 1

3" = 1'-0"



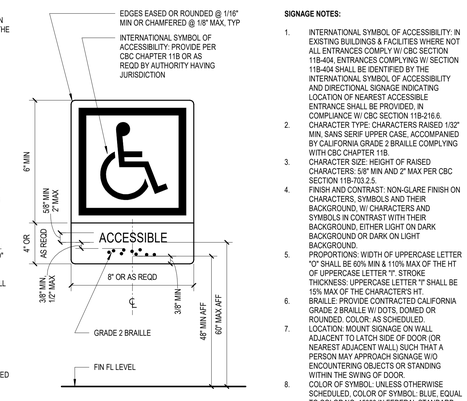
SIGNAGE - EMER ELEVATOR LOBBY EXIT SIGN WALL MTD 13

3" = 1'-0"



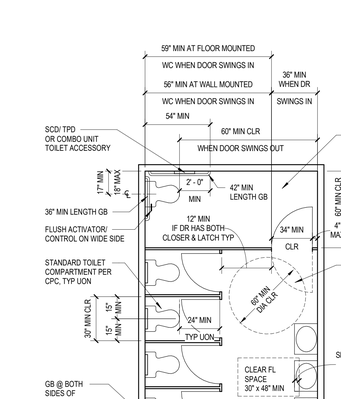
SIGNAGE - ALL-GENDER RESTROOM DOOR MTD 9

3" = 1'-0"



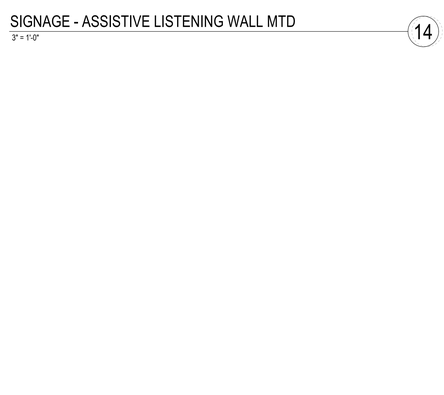
ACCESSIBLE URINAL AND LAVATORY PLAN CLEARANCES 5

1/4" = 1'-0"



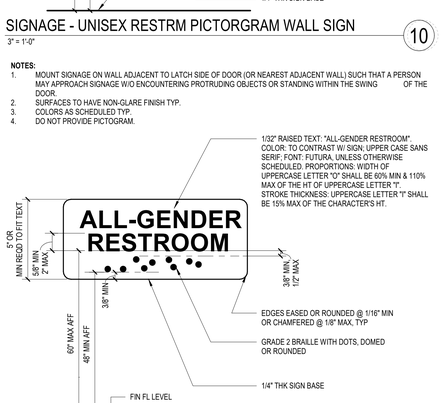
DOOR THRESHOLD & TAPERED BOT RAIL @ EXT OR INT 2

3" = 1'-0"



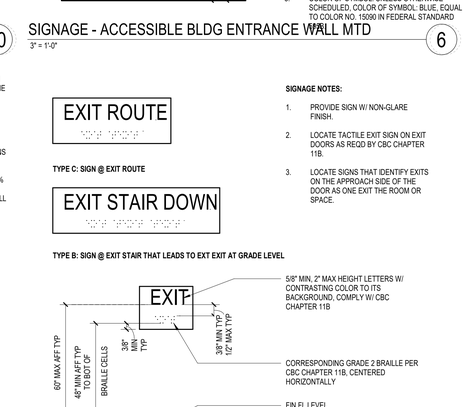
SIGNAGE - ASSISTIVE LISTENING WALL MTD 14

3" = 1'-0"



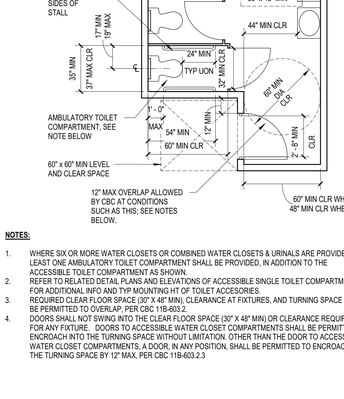
SIGNAGE - UNISEX RESTRM PICTORGRAM WALL SIGN 10

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

NOTE:

PROVIDE SIGN W/ NON-GLARE FINISH.

LOCATE TACTILE EXIT SIGN ON EXIT DOORS AS REQD BY CBC CHAPTER 11B.

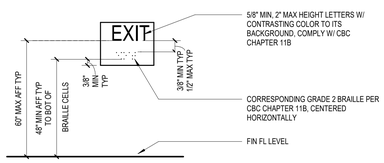
LOCATE SIGNS THAT IDENTIFY EXITS ON THE APPROACH SIDE OF THE DOOR AS ONE EXIT THE ROOM OR SPACE.

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 - 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 #3
ISSUE DATE:	06.10.24

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024
3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

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

STAMP:

NOT FOR CONSTRUCTION

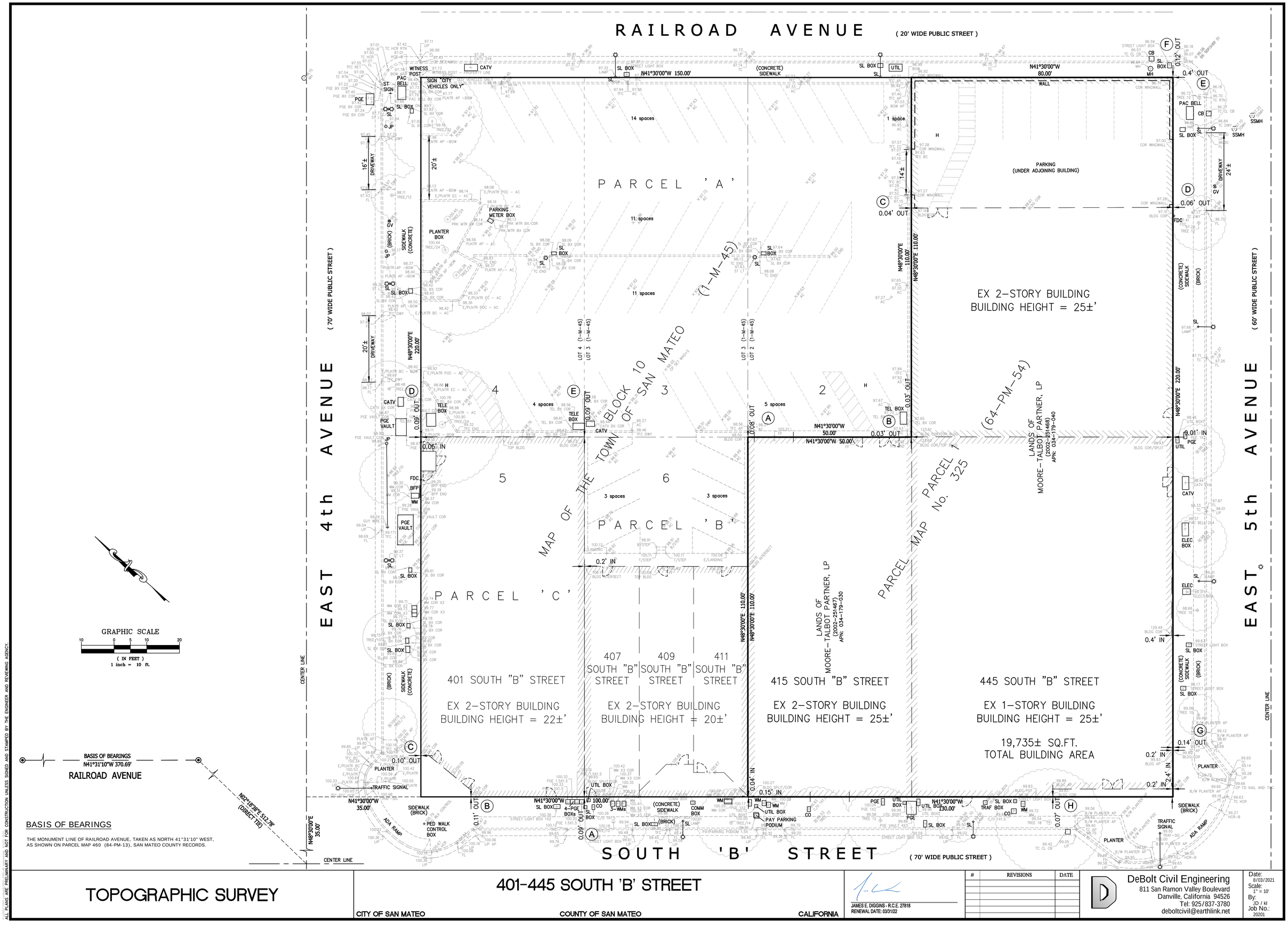
SHEET NAME:

ACCESSIBILITY DETAILS

SHEET NUMBER:

A5.1

Last date: 6/17/2024 2:59:45 PM



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)

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

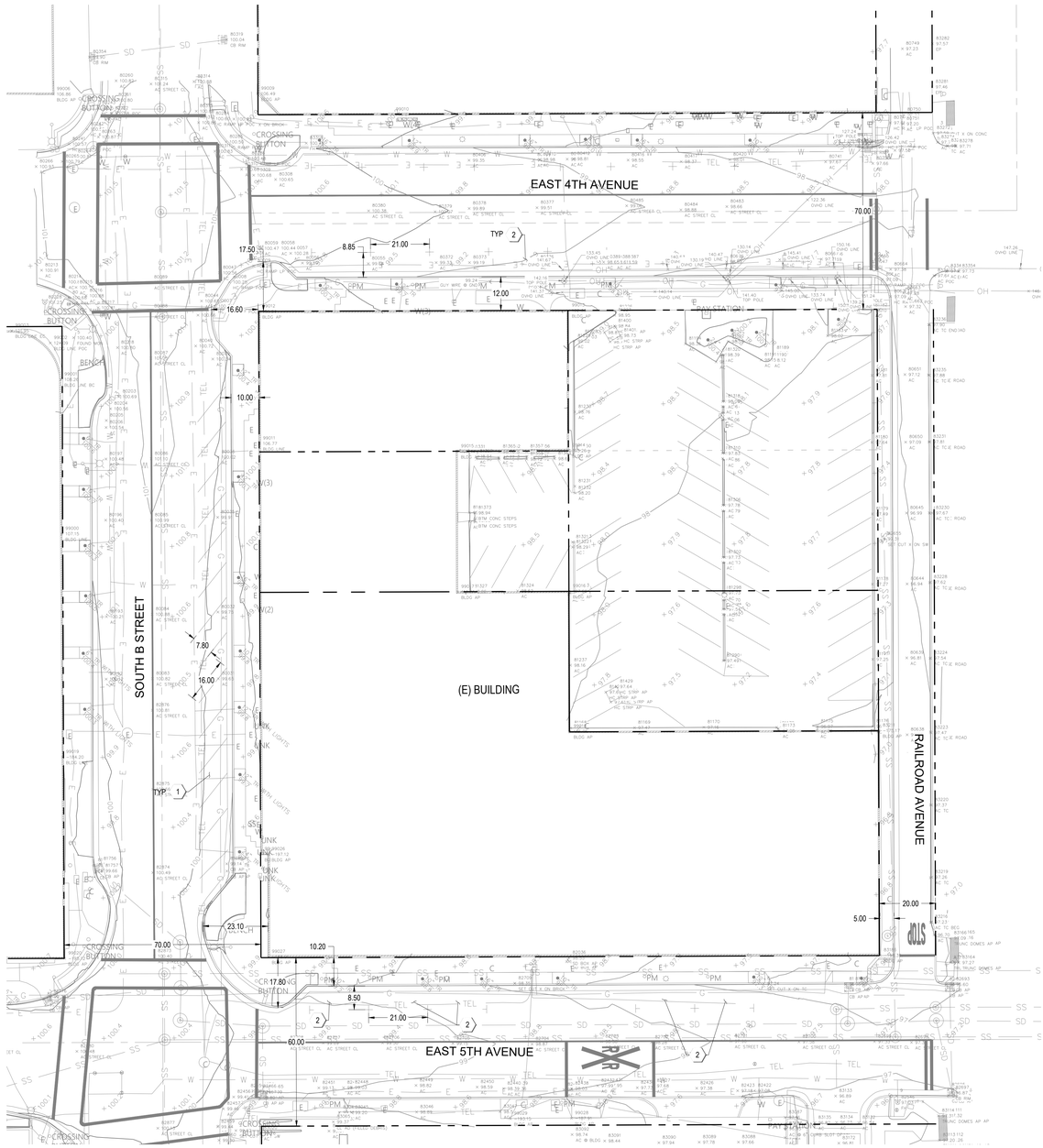
CITY OF SAN MATEO COUNTY OF SAN MATEO CALIFORNIA

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

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SHERWOOD
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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:	PLANNING APPLICATION RESUBMITTAL #2
ISSUE DATE:	01/29/2024

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024
3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

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

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:

EXISTING CONDITIONS

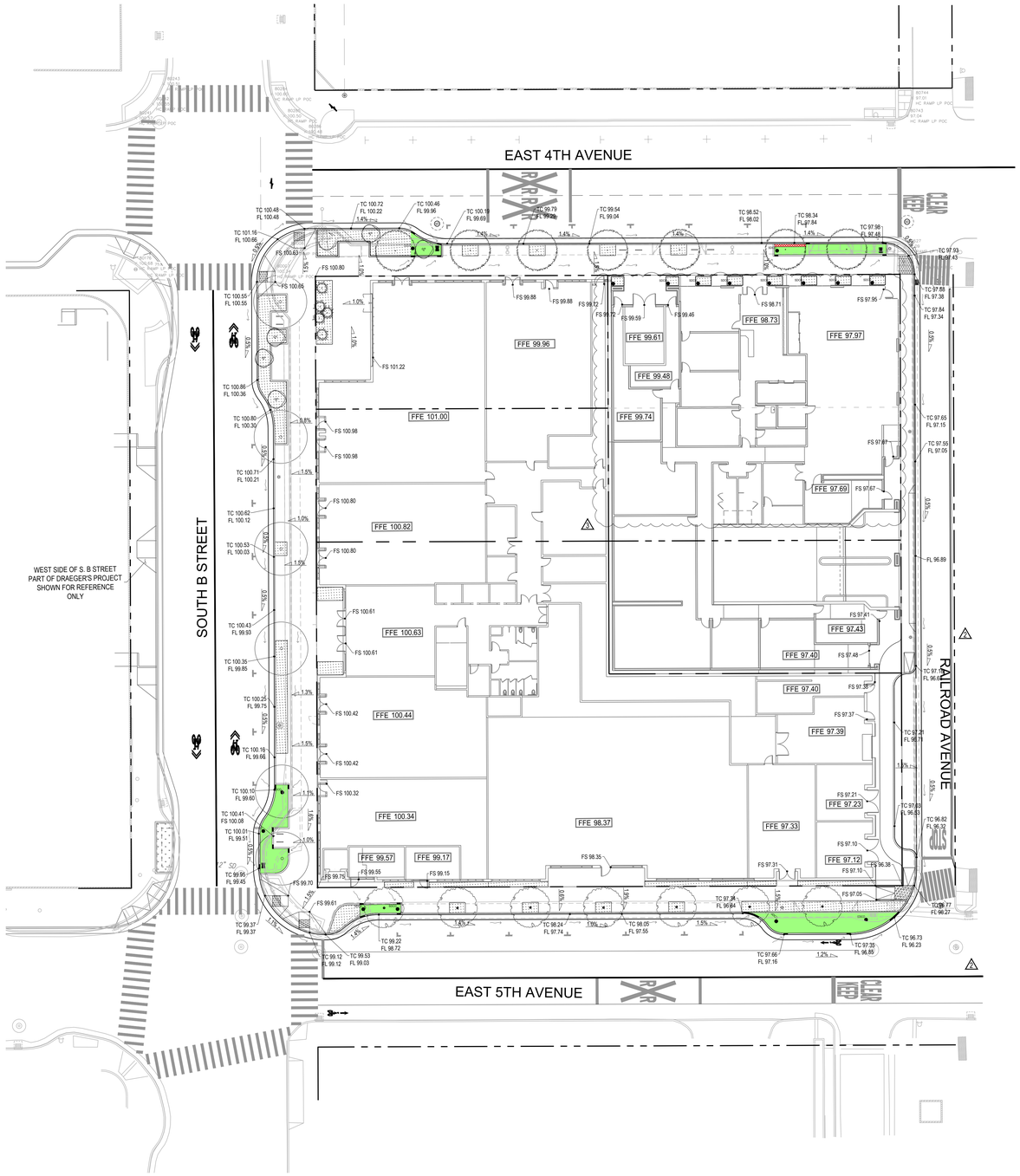
SHEET NUMBER:

C1.00

NORTH

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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

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
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rmw.com

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www.sherwoodengineers.com

CLIENT:

PROJECT NAME & ADDRESS:

BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

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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: 1/5/2022 2:25:27 PM
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PARKING COUNT			
	EXISTING	PROPOSED	NET COUNT *
PARKING SPOTS	23	16	-7
LOADING ZONE	0	1	1
TIME-LIMITED STALL	0	1	1

* SEE NOTE 4

KEYNOTES

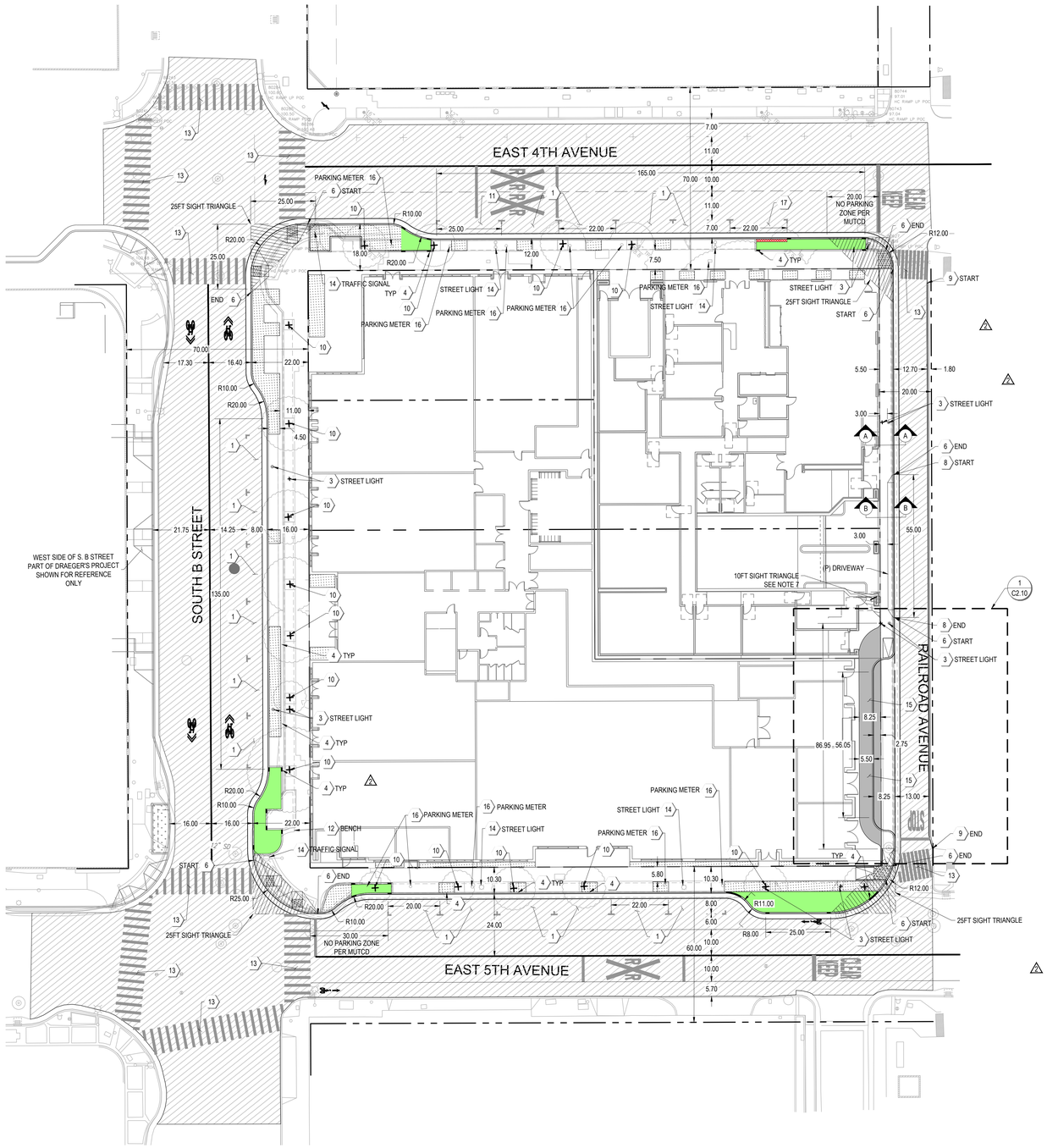
1. PROPOSED PUBLIC PARKING SPACE
2. NOT USED
3. RELOCATE EXISTING STRUCTURE
4. CURB OPENING
5. RAMP AND HANDRAILS
6. 6-INCH CURB
7. 7-INCH CURB
8. 4-INCH CURB
9. 6-INCH AC DIKE TO BE REMOVED AND REPLACED
10. EXISTING TREE TO BE REMOVED
11. 25FT X 8FT PROPOSED LOADING ZONE
12. EXISTING STRUCTURE TO BE 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
16. RELOCATE (E) PARKING METER
17. TIME-LIMITED STALL

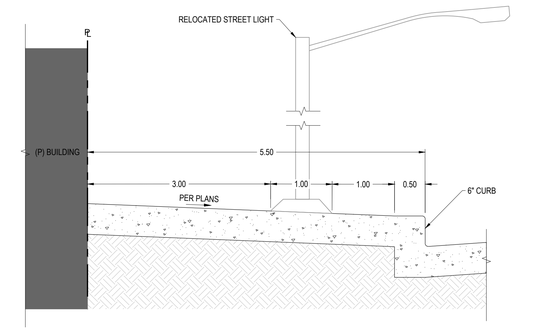
NOTES

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.

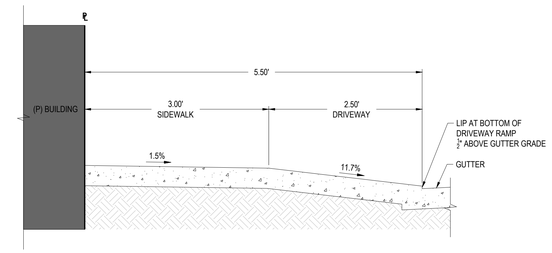
LEGEND

- (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

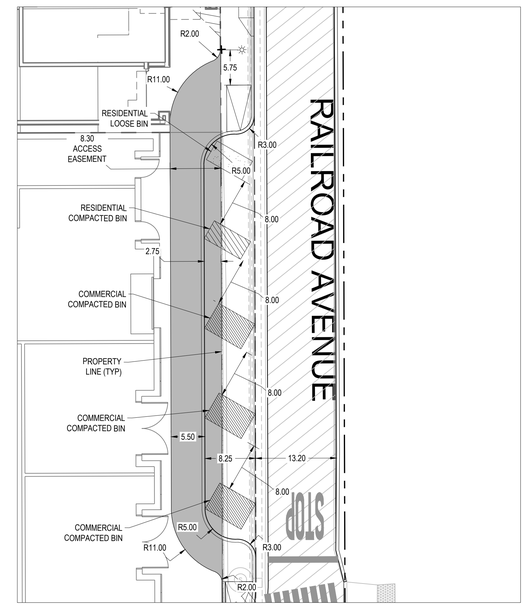




A STREET LIGHT SECTION AT RAILROAD AVE



B DRIVEWAY SECTION CUT



1 TRASH STAGING PLAN

1" = 10'

NORTH

0 10' 20' 40'

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Fax
408 294-1747

rmw.com

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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:	PLANNING APPLICATION RESUBMITTAL #2
ISSUE DATE:	01/29/2024

REVISIONS :

#	DESCRIPTION	DATE
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1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
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SCALE:	1" = 20'
PROJECT NUMBER:	21-034.2
DRAWN BY:	PC
CHECKED BY:	RA

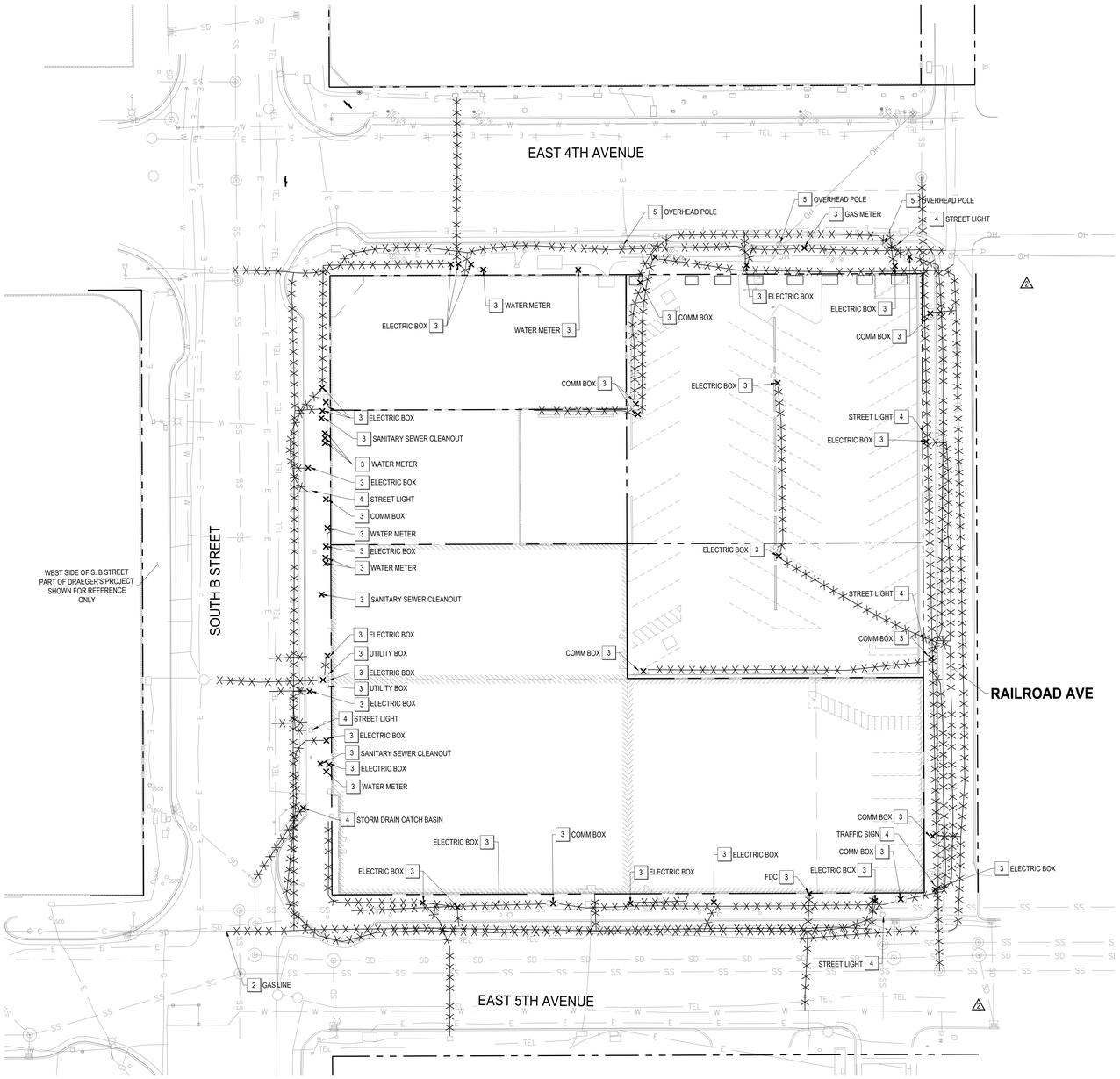
STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
CONCEPT STREET IMPROVEMENT SITE PLAN

SHEET NUMBER:
C2.10

plot date: 1/5/2022 2:25:27 PM
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LEGEND

UTILITY LINE TO BE REMOVED

UTILITY STRUCTURE TO BE REMOVED

UTILITY LINE TO REMOVED AND RELOCATED

UTILITY KEYNOTES

1. ABANDON IN PLACE
2. REMOVE AND CAP IN PLACE
3. STRUCTURE TO BE REMOVED
4. STRUCTURE TO BE RELOCATED
5. OVERHEAD POLE TO REMAIN AND PROTECT IN PLACE

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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www.sherwoodengineers.com

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445 S B STREET
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SCALE:	1" = 20'
PROJECT NUMBER:	21-034.2
DRAWN BY:	PC
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STAMP:

NOT FOR CONSTRUCTION

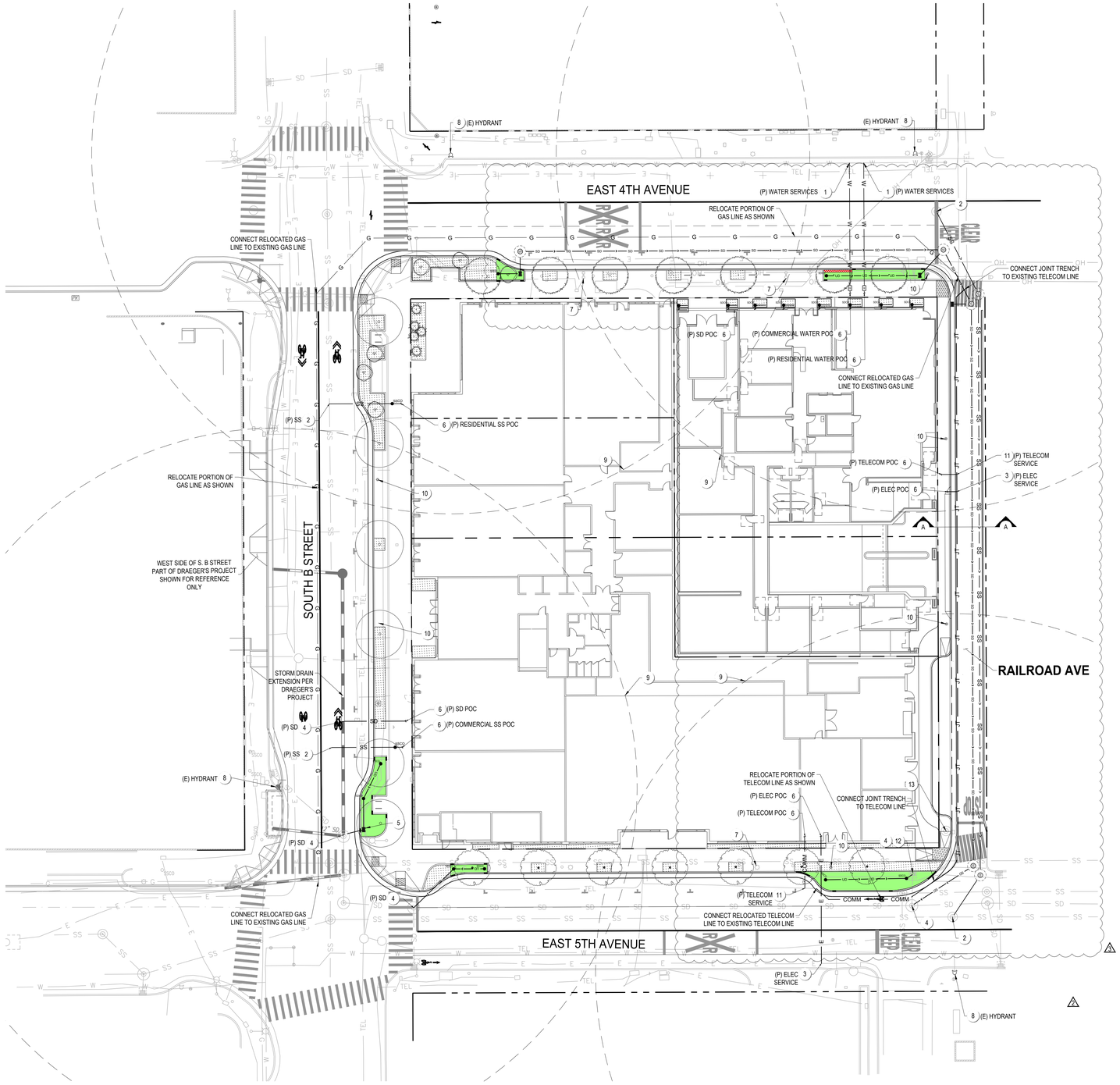
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CONCEPT DEMO UTILITIES

SHEET NUMBER:

C3.00

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Plotted: 6/6/2024 2:25:27 PM



LEGEND

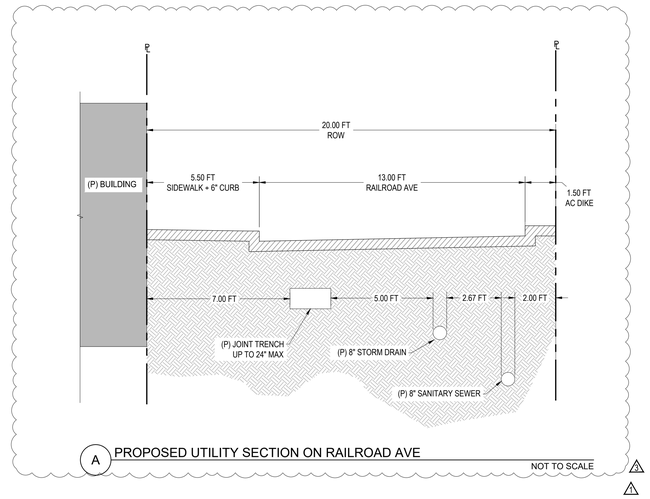
E E E	(P) ELECTRIC TRENCH
COMM COMM	(P) TELECOM TRENCH
W W W	(P) WATER LINE
FW FW	(P) FIRE WATER LINE
IRR IRR	(P) IRRIGATION WATER LINE
SS SS	(P) SANITARY SEWER LINE
	(P) POINT OF CONNECTION (POC)
W	(P) WATER METER
G G G	(P) GAS LINE
	(P) DRAINAGE INLET
	(P) 6" AREA DRAIN
SDCO	(P) STORM DRAIN CLEANOUT
SD	(P) SD MANHOLE
	(P) POC
SD SD SD	(P) STORM DRAIN PIPE
UD UD UD UD	(P) UNDER DRAIN PIPE
	TREATMENT PLANTER
	PARKING COURTESY STRIP

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
13. (E) DRAINAGE INLET 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.



A PROPOSED UTILITY SECTION ON RAILROAD AVE

NOT TO SCALE

NORTH

0 10' 20' 40'

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CLIENT:

PROJECT NAME & ADDRESS:

BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE:	PLANNING APPLICATION RESUBMITTAL #2
ISSUE DATE:	01/29/2024

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
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3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

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

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:

CONCEPT UTILITIES

SHEET NUMBER:

C3.01

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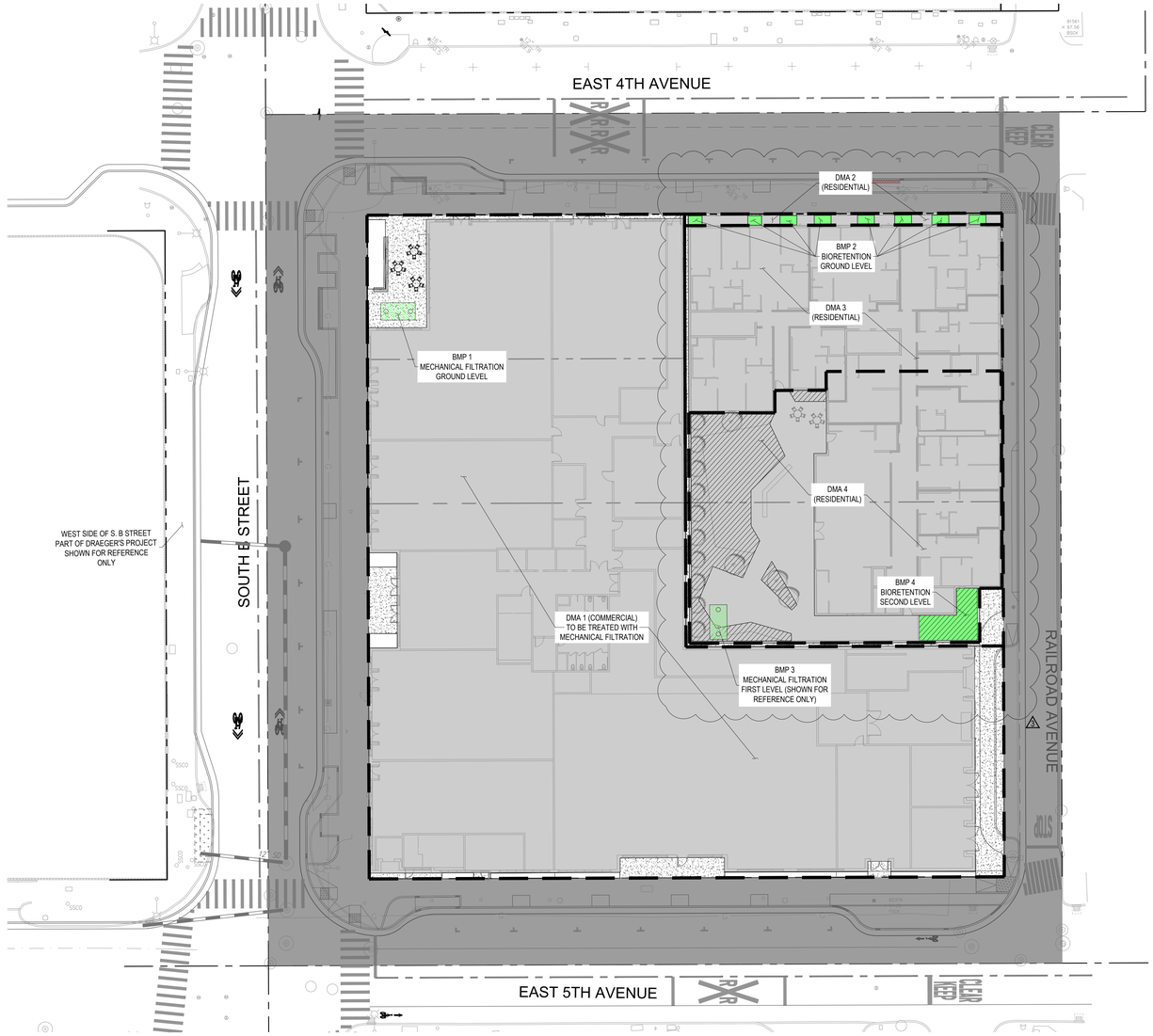
BESPOKE C.3 SPECIAL PROJECT CONDITIONS

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	0.77	NO SURFACE PARKING	99%	4.76 FAR	100%	100%
RESIDENTIAL	CATEGORY B	CBD/R	0.33	NO SURFACE PARKING	87%	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.

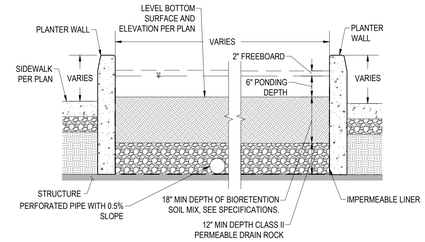
LEGEND

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



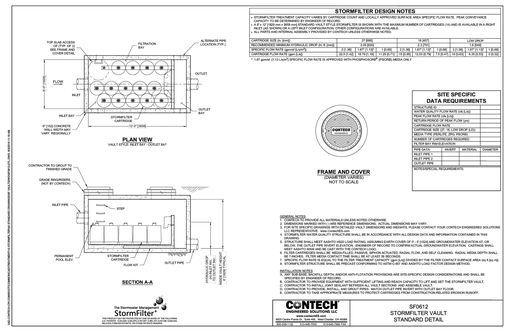
ON-SITE STORMWATER MANAGEMENT PLAN

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	31411	2179	0	510	34100	Mechanical Treatment	-	-	63.24	27	4	18.79	75.16	BMP 1	Detail 2
DMA 2 - Residential	294	0	0	146	440	Bioretention	10	146	-	-	-	-	-	BMP 2	Detail 1
DMA 3 - Residential	6560	0	0	0	6560	Mechanical Treatment	-	-	12.24	Low Drop	2	8.35	16.7	BMP 3	Detail 2
DMA 4 - Residential	5231	2286	0	1983	9500	Bioretention	241	241	-	-	-	-	-	BMP 4	Detail 1
Total	**43496**	**4465**	**0**	**2639**	**50600**	-	**251**	**387**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

* PER CONTECH STORMFILTER VAULT DESIGN NOTES AS SHOWN IN DETAIL 2/C4.00.

0 10' 20' 40' North

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CLIENT:

PROJECT NAME & ADDRESS:

BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: PLANNING APPLICATION RESUBMITTAL #3
ISSUE DATE: 01/29/2024

REVISIONS :

	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023
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3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

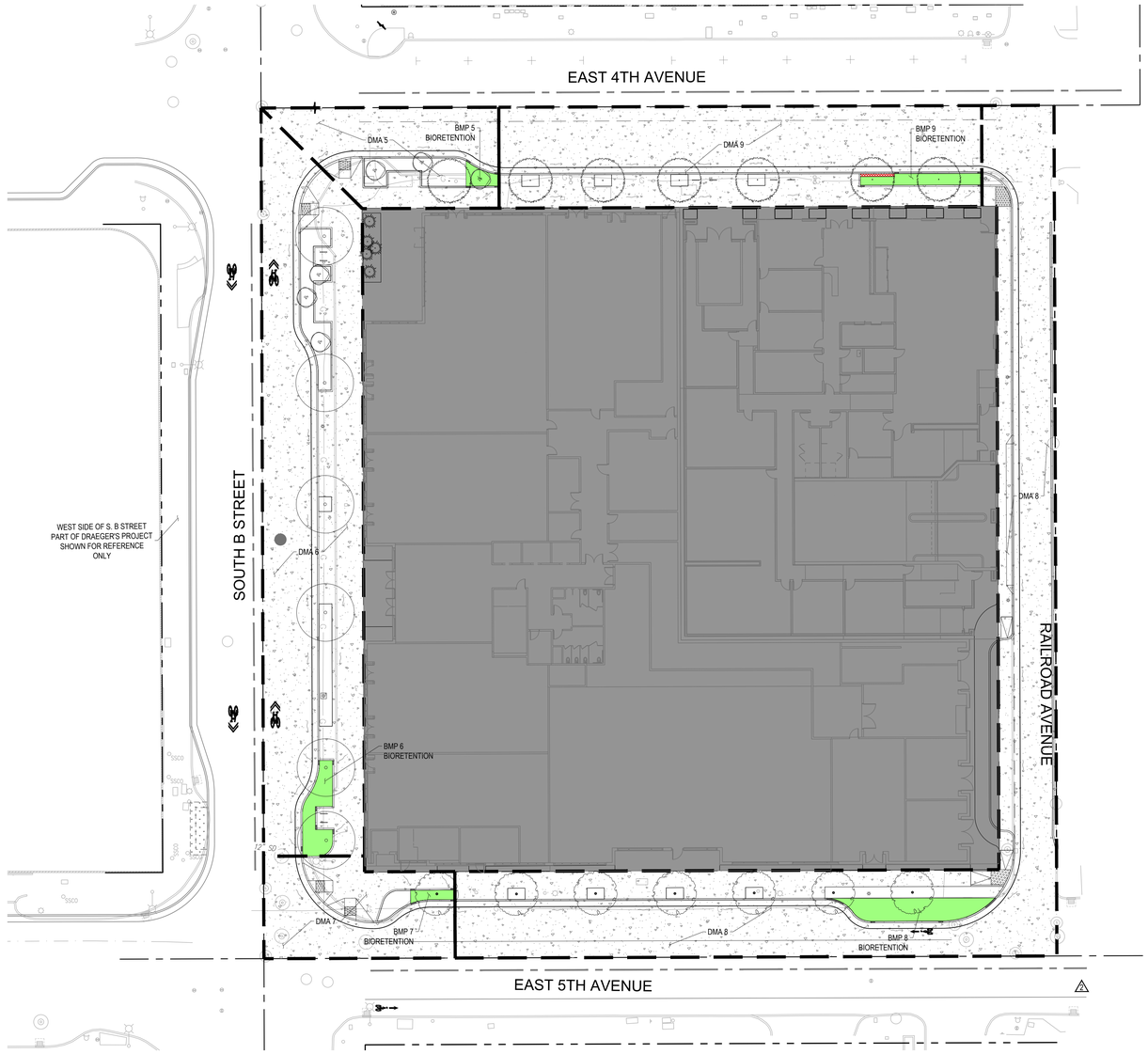
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CHECKED BY: RA
STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
CONCEPT STORMWATER MANAGEMENT PLAN - ON-SITE

SHEET NUMBER:
C4.00

plot date: 1/6/2022 2:25:27 PM
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OFF-SITE STORMWATER MANAGEMENT PLAN

SCALE: 1"=20'

BeSpoke Off-Site Existing Conditions

Area	*Impermeable Area (sf)*	*Permeable Area (sf)*	*Total Area (sf)*
Off-Site (Commercial)	22,437	539	22,976
Off-Site (Residential)	7,518	32	7,550
Total	**29,955**	**571**	**30,526**

BeSpoke Off-Site Proposed Conditions

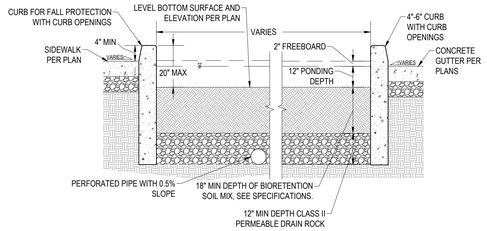
Area	*Impermeable Area (sf)*	*Permeable Area (sf)*	*Total Area (sf)*	*Ponding Depth*	*Treatment Area Required (sf)*	*Method of Treatment*	*Treatment Area Provided (sf)*	*BMP Designation*	*Detail Reference*
DMA 5	1,927	346	2,273	6"	62	Bioretention	67	BMP 5	Detail 1
DMA 6	7,663	805	8,468	8"	225	Bioretention	232	BMP 6	Detail 1
DMA 7	2,059	124	2,183	12"	53	Bioretention	55	BMP 7	Detail 1
DMA 8	11,047	693	11,740	6"	348	Bioretention	357	BMP 8	Detail 1
DMA 9	5,597	265	5,862	10"	153	Bioretention	157	BMP 9	Detail 1
Total	**28,293**	**2,233**	**30,526**	-	**841**		**868**		-

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

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

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BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

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ISSUE DATE: 01/29/2024

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3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

SCALE: 1" = 20'

PROJECT NUMBER: 21-034.2
DRAWN BY: PC
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SHEET NAME:
CONCEPT STORMWATER MANAGEMENT PLAN - OFF-SITE

SHEET NUMBER:
C4.01

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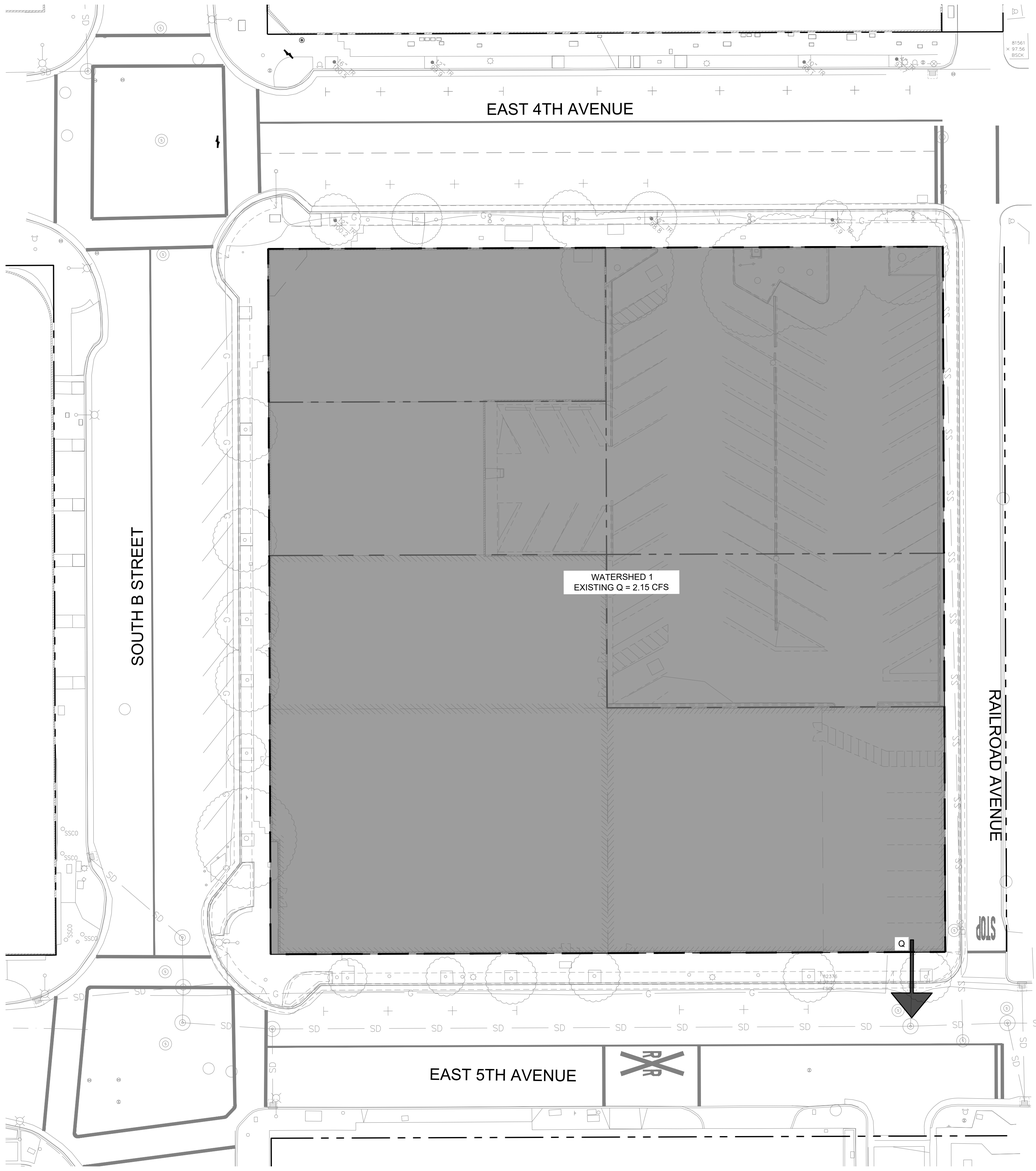
North

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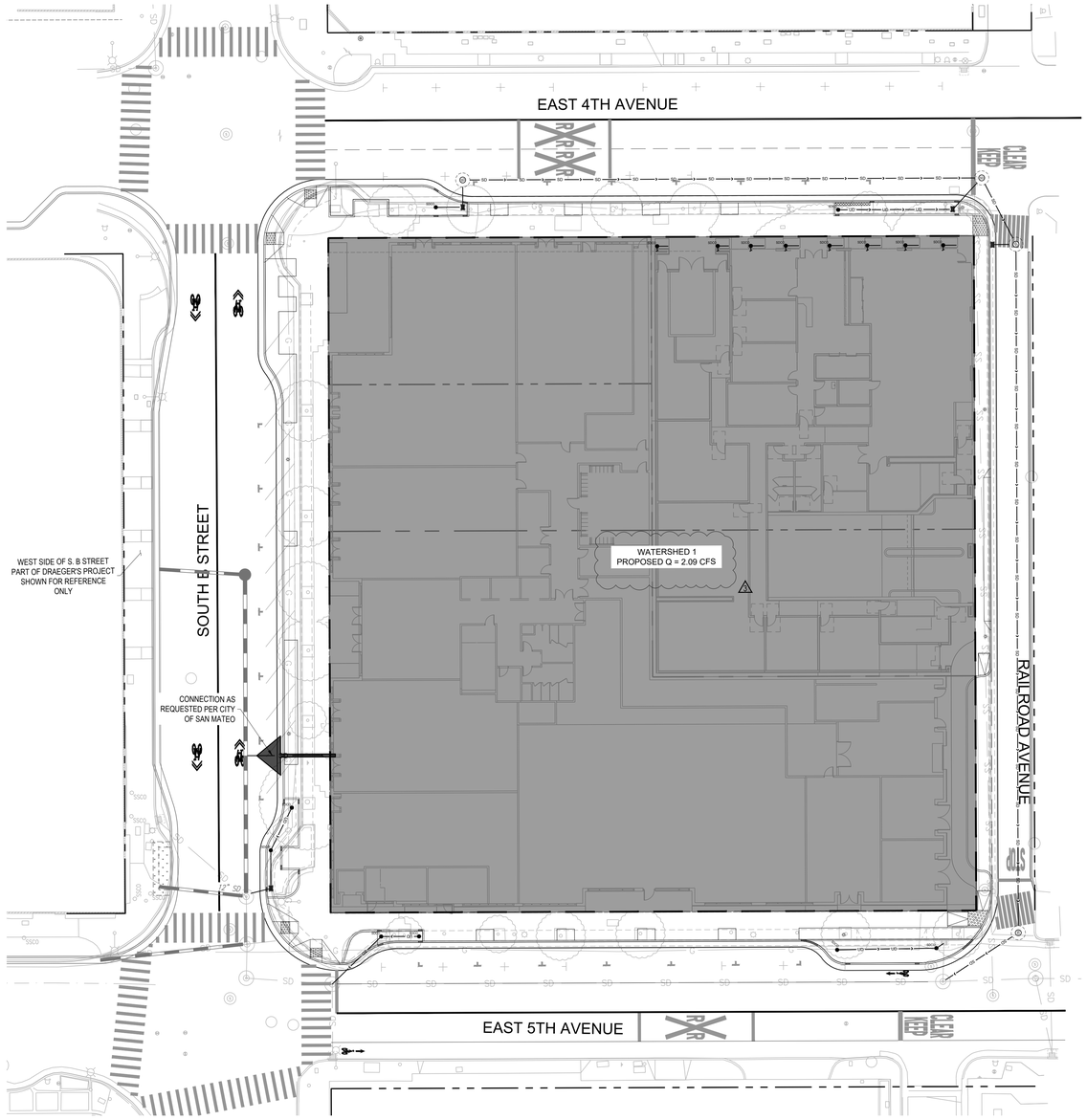
LEGEND

WATERSHED BOUNDARY
(P) DRAINAGE INLET
(P) 6" AREA DRAIN
SDCO
(P) STORM DRAIN CLEANOUT
(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	47961	0.96	10	1.87	2.09	SHEET & PIPE FLOW TO STORM DRAIN LINE ON S. B STREET
	PERVIOUS	2639					
TOTAL		50600	-	-	-	2.09	

0 10' 20' 40' North

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CONCEPT STORM DRAIN CAPACITY STUDY

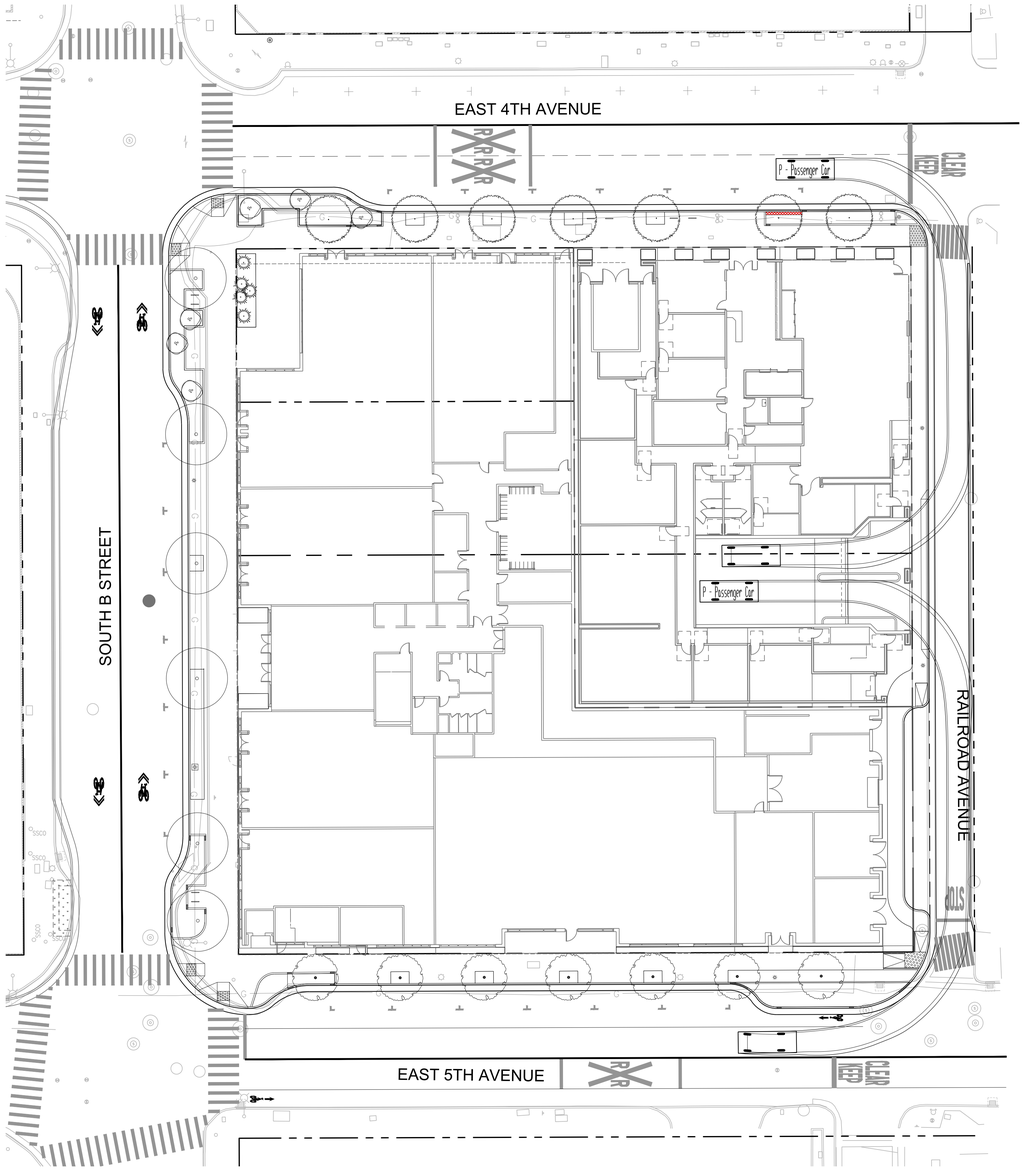
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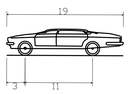
NOTES

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



PASSENGER CAR TURNING ANALYSIS ALONG RAILROAD AVE

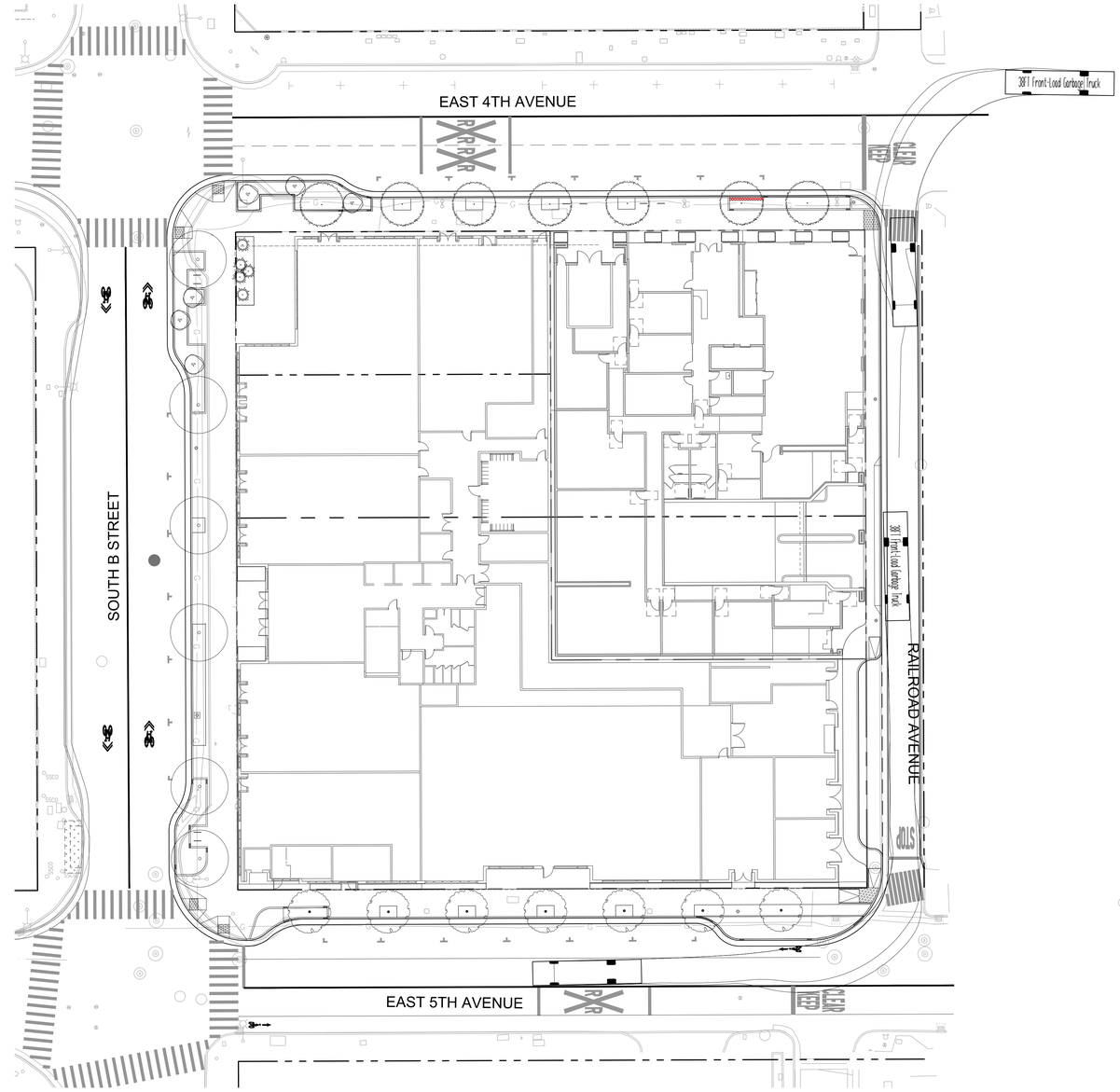
SCALE: 1"=20'



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°

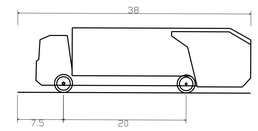
1 PASSENGER CAR VEHICLE PROFILE

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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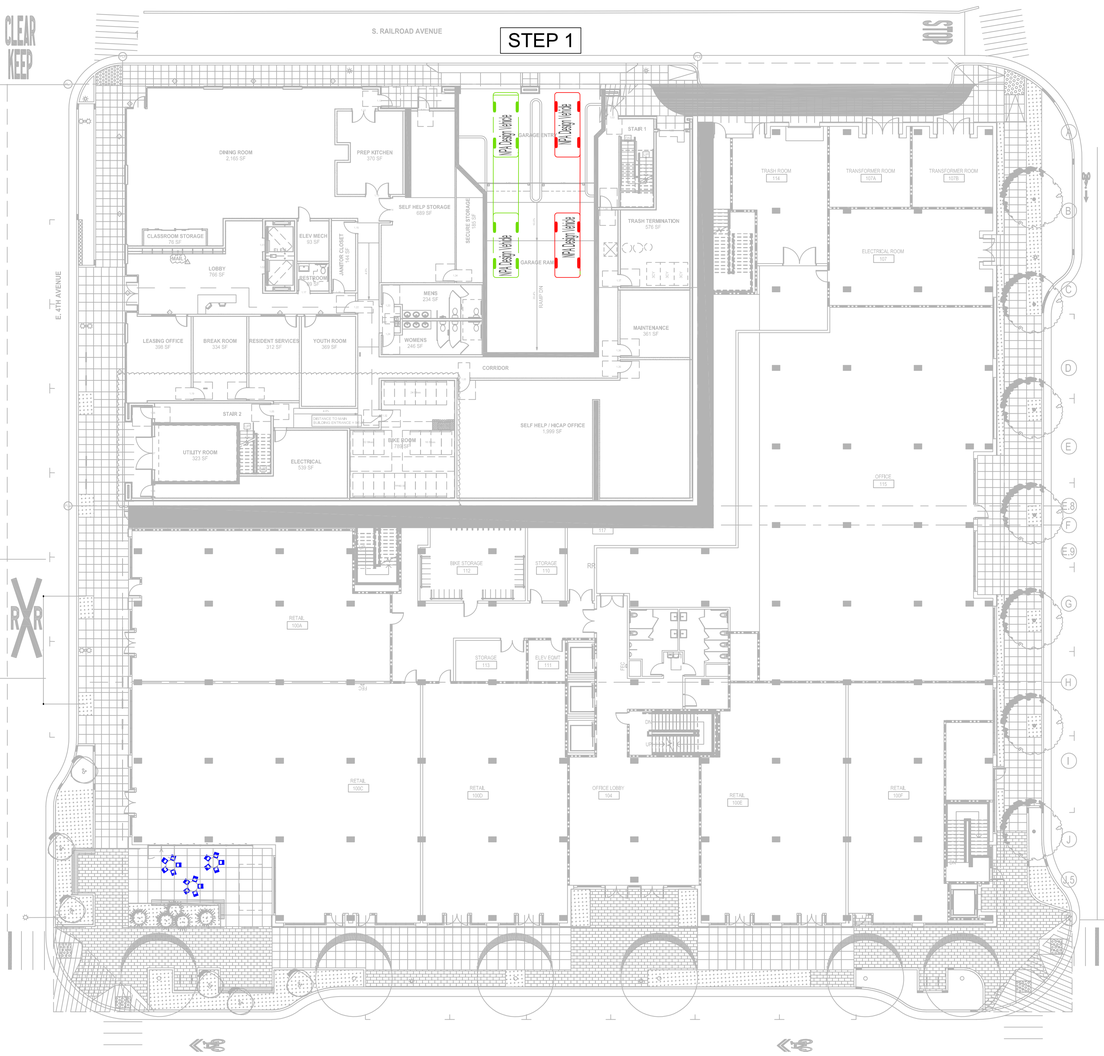
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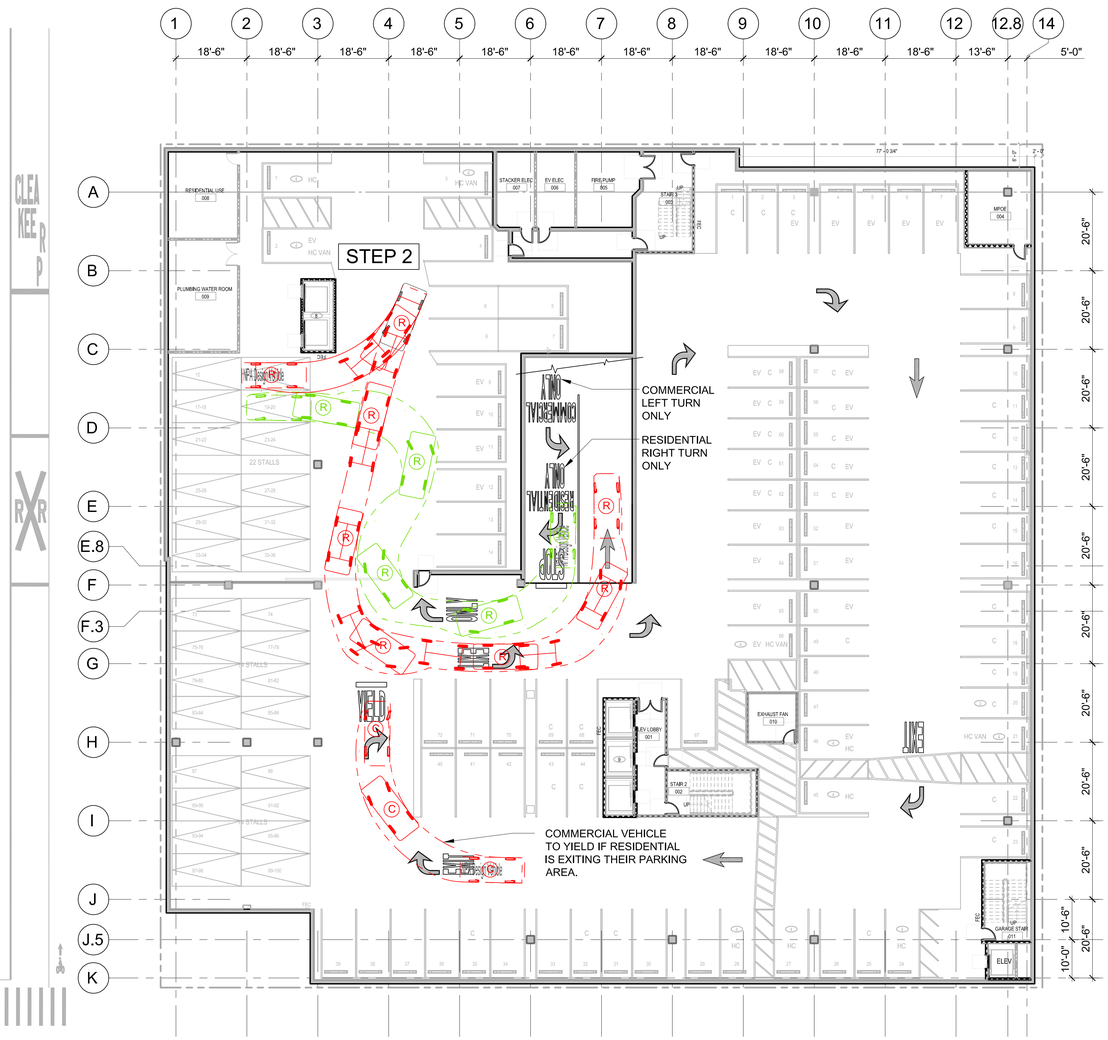
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GROUND LEVEL PLAN
1/16" = 1'-0"

BASEMENT LEVEL PARKING PLAN
1/16" = 1'-0"

SREP 1

THE VEHICLE UPON ENTRY INTO THE RAMP WILL BE IDENTIFIED BY RFID OR SIM. TECHNOLOGY AND WILL BEGIN THE PROCESS OF OPENING THE SECURITY GATE TO THE RESIDENTIAL PARKING ZONE SO THE TENANT CAN MAKE THE RIGHT TURN AND PROCEED TO STAGE JUST OUTSIDE OF THE MECHANICAL PARKING SYSTEM WHERE THEY ARE ASSIGNED A SPACE. WITHIN 20 SECONDS THEY WILL GAIN ACCESS TO THEIR PARKING SPACE AND PER RECENT STUDIES OF MANY SIMILAR PROJECTS THE TENANT WILL HAVE COMPLETED THE PROCESS OF STORING THEIR VEHICLE AND BEGIN THE PROCESS OF ACCEPTING THE CAR IT WILL MITIGATE THE POSSIBLE CONGESTION WITH MULTIPLE STACKED VEHICLES BLOCKING THE RAMP CIRCULATION. THE REPORTS PREPARED FOR THIS PROJECT DO NOT REFLECT ANY QUEUE RELATED ISSUES AT THE RAMP AREA.

SREP 2

AS THE VEHICLE IS ONCE AGAIN IDENTIFIED AS BEING PRESENT IN FRONT OF THE SYSTEM THE GATE AT THE SYSTEM ITSELF WILL OPEN TO ALLOW THE TENANT TO PARK THEIR VEHICLE AND STORE THEIR CAR UNTIL THEY ARE READY TO RETURN AND INITIATE THE RETRIEVAL PROCESS. THESE SYSTEMS ARE INTENDED FOR OFFICE AND RETAIL EMPLOYEES WHO ARE TRAINED AND REGISTERED TO GAIN ACCESS TO THE SYSTEM.

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REVISIONS :

	DESCRIPTION	DATE
3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

SCALE:

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

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RESIDENTIAL ENTRY-EXIT

SHEET NUMBER:
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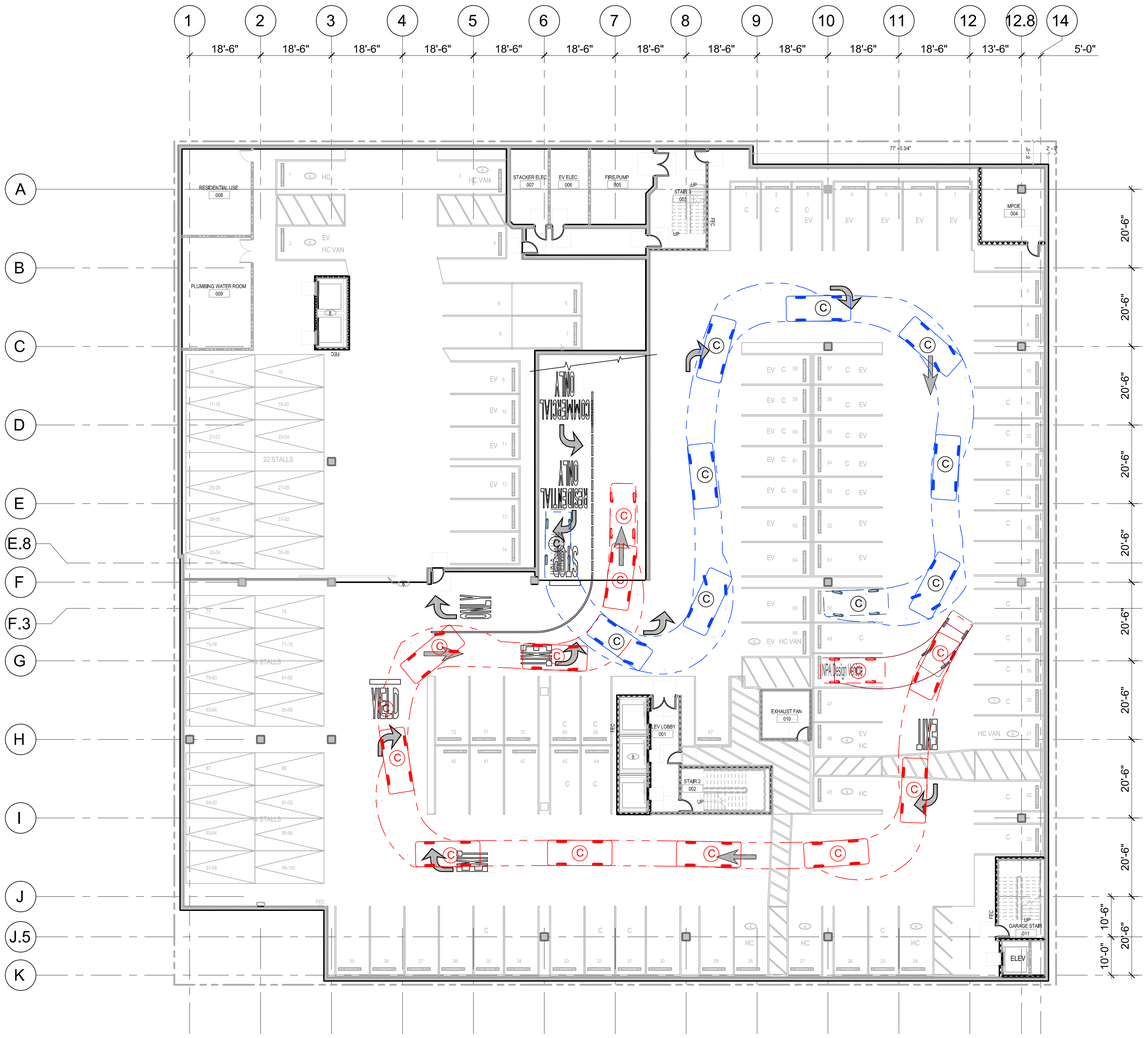
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date: 3/12/2024 11:48:02 AM

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Date:

A:
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SCALE:

PROJECT NUMBER: 2202017.3
DRAWN BY: Author
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COMMERCIAL
ENTRY-EXIT

SHEET NUMBER:
PK1.1

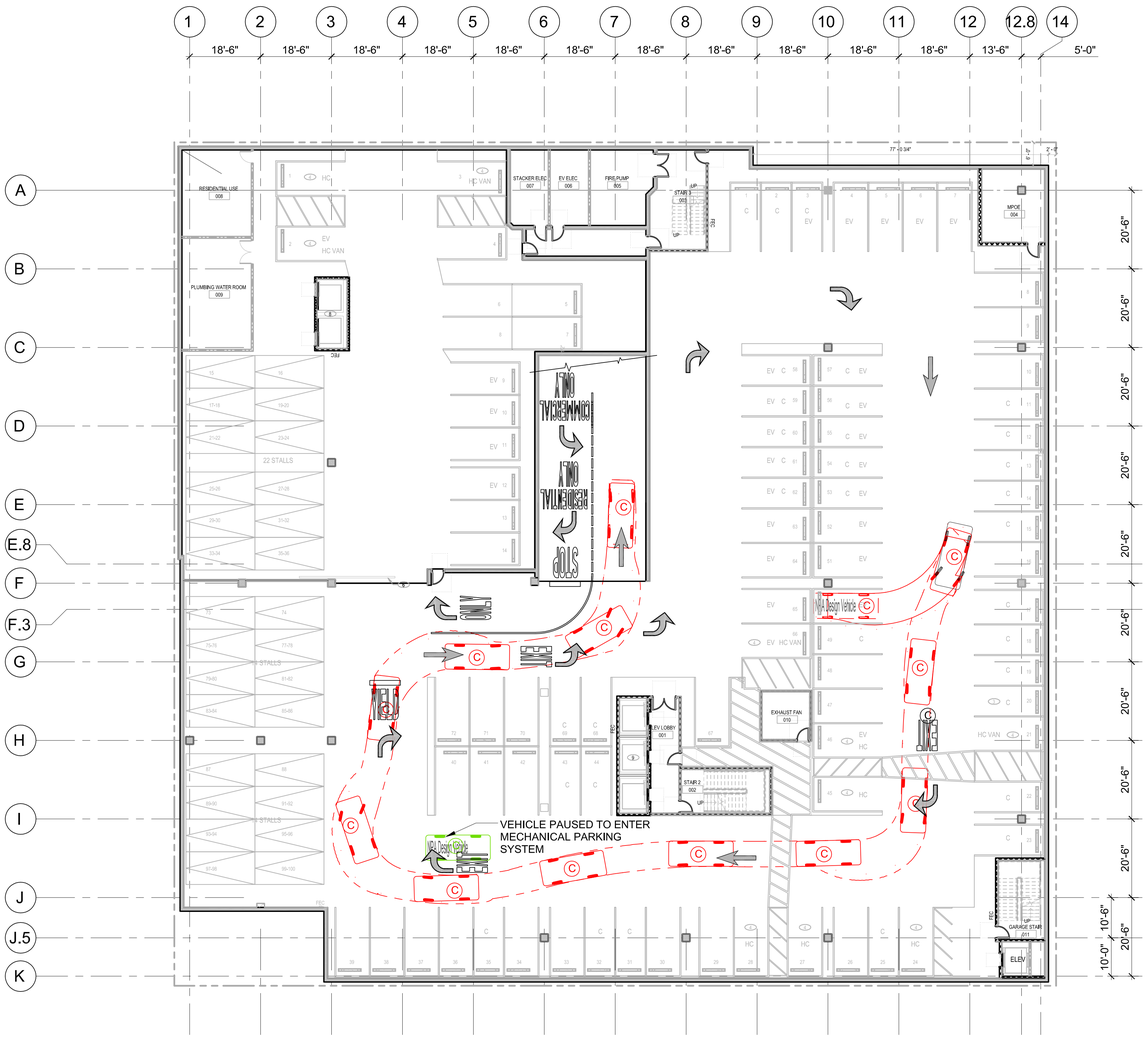
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DRAWN BY: Author
CHECKED BY: Checker

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COMMERCIAL
EXIT / BY PASS

SHEET NUMBER:
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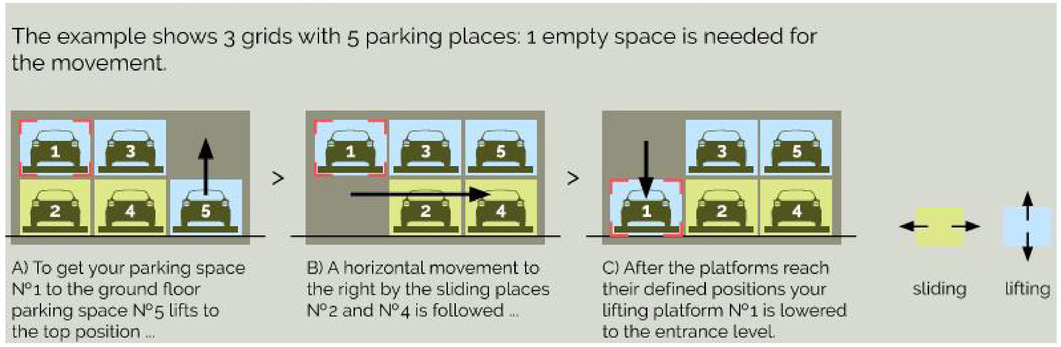
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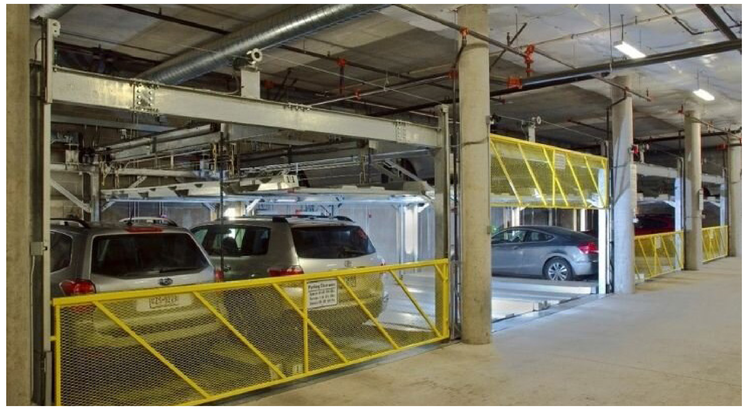
PARKING OPERATIONS NARRATIVE

The project includes parking for the residential and mixed-use buildings. Secured resident parking is located below the residential building and is connected via separate elevators. The remainder of the basement level is dedicated to commercial parking with a designated elevator connection that provides access to the ground floor retail and commercial spaces above. All users share the entry/exit ramp. Tenants access the secured parking area via RFID technology.

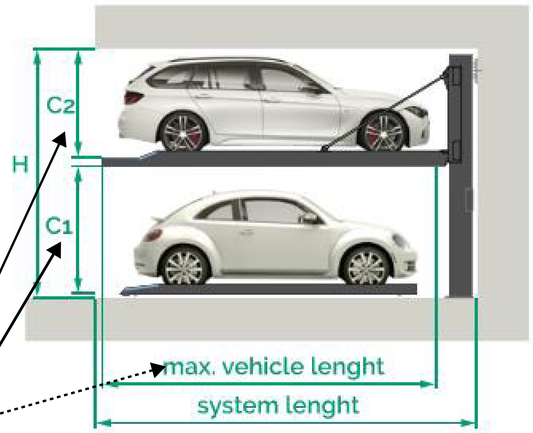
The residential parking area is utilizing mechanical parking. The team is still evaluating the manufacturer, but the appropriate level of system detail will be provided on the Plan Check submittal. All City criteria around stall and vehicle size and clearances will be maintained. The owner will have an ongoing maintenance contract for support. The building will also have the ability to use the system during power outages. The system under consideration by the Applicant team at this time is the Klaus TrendVario 6200+, a lift and slide (puzzle lift) stacker systems. This is a semi-automated, independently accessible system. Each stall moves horizontally or vertically depending on their position and can be accessed without manually moving another vehicle. Gates or screens block off the parking spaces to keep the system secure while the stalls are in motion. These systems can be activated by key fob to assigned users. When used in tandem, the back row of stalls aligns its open space with the open space of the front stall and allows the user to pull into the back space. The average retrieval time to retrieve or park a car within this system is approximately 2 1/2 minutes. This is a very common system in projects of this type and all users will be trained on its use and operations and what to do in the event of a malfunction. Emergency backup power will be provided for the systems to function during power outages. The owner must always have an agreement in place for professional support of all mechanical parking systems as soon as installed and while in operation. The owner at their own expense must provide at 6 months and annually thereafter a report to the planning division on vehicle retrieval times and failure rates of the systems. The owner must make repairs to keep the system functioning properly.



SAMPLE LIFT AND SLIDE OPERATION

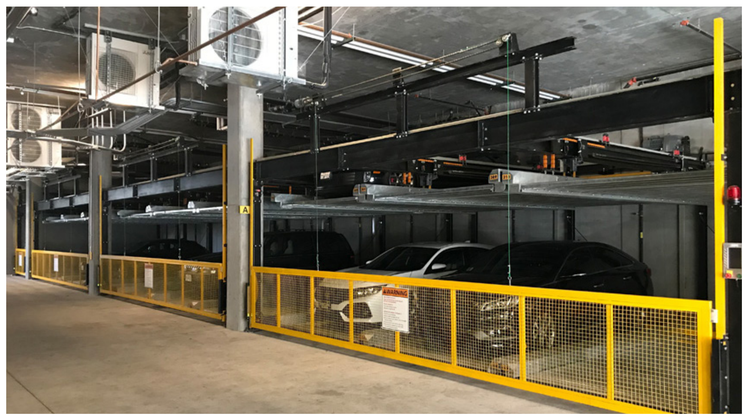


LIFT & SLIDE/PUZZLE LIFT IN PARKING STALLS





SAMPLE TANDEM LIFT AND SLIDE



C1 equals 6’-8” clear minimum, per San Mateo Vehicle Bay dimension criteria for lower vehicle storage.
C2 equals 5’-0” clear minimum, per San Mateo Vehicle Bay dimension criteria for upper vehicle storage.
Maximum vehicle length will be 17’-5” min. unobstructed.
Minimum unobstructed width where a vehicle is parked on a pallet will have 6’-9” clear.
Backup space behind the mechanical parking system will be 24’-0” minimum.
The systems do not provide parking for visitors or any of the required accessible stalls. See parking plans for visitor and accessible stalls.

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PARKING OPERATIONS NARRATIVE

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KLAUS MULTIPARKING



SEMI-AUTOMATIC PARKING SYSTEMS

PUTTING AN END TO LIMITED PARKING SPACE.

www.multiparking.com



KLAUS MULTIPARKING.

PREMIUM QUALITY FOR ALMOST 60 YEARS.

Convenient parking in a small area is a decisive factor in urban living – today more than ever before. KLAUS Multiparking realised this at an early stage. Since 1964, we have focused on the production of premium parking systems that satisfy the highest quality requirements. In doing so, we attach great importance to the "Made in Germany" factor.

At KLAUS Multiparking, this includes excellent service as a matter of course. Planning, implementation, maintenance and technical support therefore form a reliable system, which ensures the maximum cost-effectiveness of our solutions. We are constantly developing our parking technology – geared towards the ever growing demands of designers and users for an intelligent and convenient use of space.

Over 25,000 successfully implemented projects and several hundred thousand installed parking spaces worldwide tell their own story – and have prepared us for virtually any challenge.







THE PARKING REVOLUTION.

With the 6000 series, the brand new generation of our TrendVario semi-automatic parking system, we are offering you and your customers completely new opportunities for the property projects you are working on together.

From now on, compared with previous semi-automatic solutions, you can increase the number of parking spaces by up to 30 percent while using the same amount of space. This is made possible by the first ever freely configurable modular system that can be completely driven on, even in the pit.

A new level of freedom.
You can completely change the way you think about urban building. Enjoy the planning freedom and make the most of the parking opportunities available.

Parking of the future.
Our semi-automatic parking systems from the TrendVario 6000 series stand for the parking of the future. There are no limits to future mobility. Quite the opposite – all of the parking spaces can of course be equipped with e-charging columns and our popular BikeSafe XG for bicycles or BikeSafe XL for motorcycles. This can also be done retrospectively. The standard load-bearing capacity of 2,000 kg per parking space can be increased to 3,000 kg either for all parking spaces, or just individual ones. This can also be done retrospectively.

Parking. So smart.
TrendVario makes parking really smart. The user has a wide variety of electronic operating systems to choose from.





TRENDVARIO.

ALL SEMI-AUTOMATIC PARKING SYSTEMS AT A GLANCE.

The new 6000 series of our TrendVario semi-automatic parking system consists of the following models: TrendVario 6100, 6200+ (with two levels each) and 6300 with three levels. Both the 6100 and 6300 systems are also available in the respective "plus" version, which can be driven through. All systems can be freely combined with each other. As a result, four TrendVario parking rows can be created one after the other, without the need for any additional access lanes.





TrendVario 6100 – The premium semi-automatic parking system with a pit.

The lower floor (LF) platforms are moved vertically; the ground floor (GF) platforms horizontally. There is always one less parking space available on the drive-in level (DIL). This vacant space is used for the sideways movement of the parking spaces on the ground floor, so that a parking space situated on the lower floor below can be raised to the drive-in level. Thus, the smallest possible unit for this parking system comprises three parking spaces (one on the GF, two on the LF).

- 15 grids next to each other – up to 29 parking spaces are possible.
- Building height from 220 cm.
- Pit depth: 175 cm to 240 cm in 5 cm increments.
- Vehicle dimensions: height 130 cm to 245 cm, length 500 cm to 530 cm.

TrendVario 6100+ – The premium semi-automatic parking system with a pit that can be driven through.

The system can be driven through and combined with the TrendVario 6100, 6100+, 6200+, 6300 and 6300+.

- Four rows behind each other and four grids next to each other – up to 28 parking spaces are possible.
- Building height from 220 cm.
- Pit depth: 200 cm to 250 cm in 5 cm increments.
- Vehicle dimensions: height 150 to 245 cm, length 500 cm to 530 cm.

Level access to platforms.
Max. load per parking space in kg. Maximum loads over 3,000 kg possible at additional cost.
Platform load bearing capacity can be increased retrospectively.
Can be driven through and combined with other TrendVario systems as a combined system.
The available systems comply with DIN EN 14010 and the EC Machinery Directive 2006/42/EC. This system was also subject to a voluntary conformity test by the technical inspection authority TÜV SÜD.





TrendVario 6200+ – The premium semi-automatic parking system without a pit that can be driven through.

The system can be driven through and combined with the TrendVario 6100, 6100+, 6200+, 6300 and 6300+. The upper floor (UF) platforms are moved vertically, the ground floor (GF) platforms horizontally. There is always one less parking space available on the drive-in level (DIF). This vacant space is used for the sideways movement of the parking spaces on the ground floor, so that a parking space situated on the upper floor above can be lowered to the drive-in level. Thus, the smallest possible unit for this parking system comprises three parking spaces (one on the GF, two on the UF).

- Four rows behind each other and four grids next to each other – up to 28 parking spaces are possible.
- Building height from 330 cm.
- Vehicle dimensions: height 150 to 220 cm, length 500 cm to 530 cm.

TrendVario 6300 – The premium semi-automatic parking system with three parking levels and a pit.

The lower floor (LF) and upper floor (UF) platforms are moved vertically, the ground floor (GF) platforms horizontally. There is always one less parking space available on the drive-in level (DIF). This vacant space is used for the sideways movement of the parking spaces on the ground floor, so that a parking space situated on the upper floor above or on the lower floor below can be raised or lowered to the drive-in level. Thus, the smallest possible unit for this parking system comprises five parking spaces (two on the UF, one on the GF, two on the LF).

- 10 grids next to each other – up to 29 parking spaces are possible.
- Building height from 325 cm.
- Pit depth: 175 cm to 240 cm in 5 cm increments.
- Vehicle dimensions: height 180 cm to 220 cm, length 500 cm to 520 cm.

TrendVario 6300+ – The premium semi-automatic parking system with a pit that can be driven through.

The system can be driven through and is combined with the TrendVario 6100, 6100+, 6200+, 6300 and 6300+.

- Four rows behind each other and four grids next to each other – up to 44 parking spaces are possible.
- Building height from 355 cm.
- Pit depth: 200 cm to 250 cm in 5 cm increments.
- Vehicle dimensions: height 150 to 220 cm, length 500 cm to 530 cm.



All TrendVario+ models can be combined any way you like, one after the other, in up to four rows. The "plus" stands for the model that can be driven on.



Save space with multiple rows. (TrendVario 6200+ example)
When the TrendVario 6100+, 6200+ and 6300+ models that can be driven through are integrated in a combined parking system, there is no need for any additional access lanes and a significantly higher number of parking spaces can be created in the same amount of space.



Please note:
An access road must be available across the entire width of the parking system. (Min. access lane width in accordance with local regulations)



High degree of safety.
For safety reasons, movement of the platforms always takes place behind locked gates.



Convenience.
The positioning aid on every parking space makes positioning vehicles easy and convenient.

SECURE AND CONVENIENT: ELECTRONIC OPERATING SYSTEMS.

It is primarily the secure and convenient access and user authorisation that make TrendVario complete. There are several electronic operating systems to choose from. They can be perfectly adapted to the technical infrastructure. Standard operation is carried out using SmartChips and RFID directly on the garage. Access using the handy SmartPortable device, which transmits wireless or infrared signals, is more convenient. Operation using SmartApp on a smartphone is the more innovative option here.

Access the parking garage using your smartphone.
Smartphones are already a firm fixture in our digital day-to-day life. That's why KLAUS Multiparking is offering the SmartApp for TrendVario. You can request parking spaces, open or close gates and switch on garage lighting with ease. Aside from a high level of convenience, it goes without saying that security is also a top priority for this innovative operating concept.

1. SMARTCHIP
Basic version

- Colour HD touchscreen on the parking system
- Two SmartChips (RFID) per parking space.



2. SMARTPORTABLE
Convenience version

- Including the SmartChip feature:
  – Colour HD touchscreen on the parking system.
  – Two SmartChips (RFID) per parking space.
- Handy remote control for controlling the system via infrared / radio technology.

3. SMARTAPP „PARK&SMILE AIR"
Full version

- Including the SmartChip feature:
  – Colour HD touchscreen on the parking system.
  – Two SmartChips (RFID) per parking space.
- Including the SmartPortable feature:
  – Handy remote control for controlling the system via infrared / radio technology.
- Communication via Bluetooth technology.
- App for iOS & Android available.





DIVERSE AND ATTRACTIVE: GATES IN SEVERAL COLOURS AND MATERIALS.

The choice is yours: around 50 individual variations are possible in different materials and colours – to suit any taste and any house facade. Utmost safety and maximum convenience for day-to-day life: all of our gates open and close electronically and quietly at the touch of a button. For your safety, the platform movement sequences always take place behind closed gates. The vehicles are also provided with optimum protection from theft and vandalism.

INTEGRATED VERTICAL GATE - KLAUS-V-GATE.

The TrendVario 6200 and 6300 series as well as their plus models are also setting a new benchmark in terms of the gate solution, because semi-automatic parking systems are now equipped with fully integrated vertical gates, the KLAUS-V-Gate, for the very first time.

The advantage for you is not needing to worry about finding on-site solutions, because the TrendVario already comes as a self-contained system.

- No individual planning necessary
- No fastening to the building
- Integrated into the system
- Lightweight construction with perforated aluminium plate
- Opens and closes electronically



Perforated aluminium plate
– Thickness 2 mm, RV 5/8 E6/EV1, anodized, layer thickness approx. 20 µm
– Ventilation cross-section of the panelling approx. 40 %

SLIDING GATES.

Alternatively, you can also opt for the model with electric sliding gates. In this case you have the following options:



– Thickness 2 mm, RV 5/8 E6/EV1, anodized, layer thickness approx. 20 µm
– Ventilation cross-section of the panelling approx. 40 %



– Thickness 1 mm, hot-dip galvanized, layer thickness approx. 35 µm
– Also powder coating, layer thickness approx. 25 µm on the outside and approx. 12 µm on the inside



– Thickness 2 mm, E6/EV1, anodized, layer thickness



– LSG consisting of TSG 8/4 mm



– Mesh size 12 x 12 mm



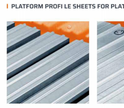
– Grade A Nordic spruce
– Vertical tongue and groove boards
– Preimpregnated (colourless)

KLAUS-V-Gate / Sliding gates
- Extruded anodized aluminium profi les as a durable frame construction.
- Rubber lip on the closing edge for a neat connection to the building.
- Interchangeable panels and segments to easily and quickly repair any damage caused by collisions.

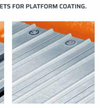
Partitions / Gate shields
- Side partitions and gate shields available as optional extras.

STRONG AND STABLE IN VALUE.

PLATFORM PROFI LE SHEETS FOR PLATFORM COATING.



STANDARDGRIP
Hot-dip galvanized standard profile, no extra charge.



EASYWALK
This platform coating consists of continuous, hot-dip galvanized steel profiles with 12 mm high "beads" that run perpendicular to the platform.

It is ideal for anyone who values the advantages of a modern platform coating with an excellent walking and driving surface and who wants a higher level of convenience than offered by the "StandardGrip" base model.



ALULONGLIFE
In many respects, the aluminium profile is an unrivalled material with excellent everyday properties:

- Rust-resistant
- Durable and stable in value
- Easy-to-maintain
- Lightweight and yet extremely strong
- Excellent resistance to corrosion and weathering
- Excellent grip when walking and driving
- High resistance to abrasion

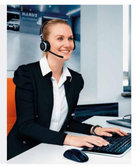


OUR PERSONAL ONLINE SUPPORT.

Our technical support team will be happy to help you implement your plans. In a personal online appointment, we will gladly cast a professional eye over your plans and be happy to advise you on your product choice.

Arrange your appointment here – it's easy and convenient:
Tel. +49 (0) 7561 / 508-0
Online: www.multiparking.com

Here's how it works:
1. Answer a brief series of questions about your project.
2. We will organise a consultation appointment with you – these are available at the following times:
   Monday–Thursday 08:00–12:00 | 13:00–16:00
   Friday 08:00–12:00
3. Discuss your project with our experts.



PRODUCT FINDER.

Personalised and straightforward.
Find the system that best suits your requirements using our configurator:

www.multiparking.com/product-finder



BIM-READY.

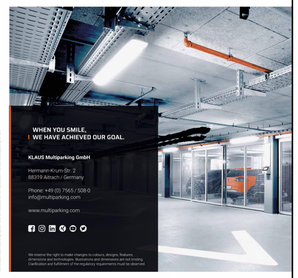
Clever demonstrations.
To enable you to integrate the perfect parking system into your plans as quickly and easily as possible, simply use our BIM models. Thanks to the integration of dxf and dwg fi les, you can transfer the parking space to your 3D building model in just a few clicks and impress your clients.

VIDEOS.

More clips.
Videos and animated demonstrations of the TrendVario can be found on our YouTube page:

trendvario 6100 | trendvario 6200+ | trendvario 6300

KLAUS MULTIPARKING



PARK & SMILE

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SEMI AUTOMATIC PARKING SYSTEM

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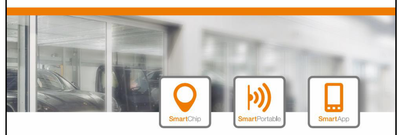
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KLAUS multiparking

Electronic Operating Systems

Secure and convenient.



The three operating options for our TrendVario systems

This is how your parking experience becomes perfect: With innovative technology, you request your parking space and open or close the gates of the system. On request, your garage lighting can be linked to our operating systems (at extra cost).

1. SmartChip // Basic version

- Colour HD touchscreen on the parking system
- Two SmartChips (RFID) per parking space



PARK & SMILE

multiparking.com

KLAUS multiparking

2. SmartPortable // Convenience version

- Including the **SmartChip** feature:
  – Colour HD touchscreen on the parking system.
  – Two SmartChips (RFID) per parking space.
- Handy remote control for controlling the system via infrared / radio technology.



3. SmartApp "PARK & SMILE air" // Full version

- Including the **SmartChip** feature:
  – Colour HD touchscreen on the parking system.
  – Two SmartChips (RFID) per parking space.
- Including the **SmartPortable** feature:
  – Handy remote control for controlling the system via infrared / radio technology.
- Communication via Bluetooth technology.
- App for iOS & Android available.

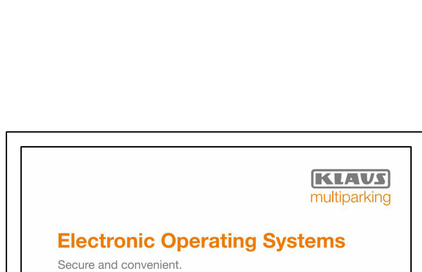




PARK & SMILE

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KLAUS MULTIPARKING



E-PLUG IN

LADEVORBEREITUNG *CHARGING PREPARATION*

Zum Anbringen von Wallboxen auf den Plattformen unserer Parksysteme.

For mounting wallboxes on the platforms of our parking systems.

www.multiparking.com

DIE E-PLUG-IN-STANDSÄULE

THE E-PLUG-IN UNIT

Damit wird E-Laden zum E-Parken: Mit der Ladevorbereitung "E-Plug in" können Sie Ihre Wallbox auf den Plattformen unserer Parksysteme installieren. Während der Standzeiten kann Ihr Fahrzeug somit problemlos geladen werden. Ganz egal, wann, wo und wie sich die betreffende Plattform in der Anlage bewegt – die Wallbox wandert immer mit.

Transforming e-charging into e-parking: you can install your wallbox on our parking system platforms with "E-Plug-in" charging preparation. This makes it easy to recharge your vehicle while parked. No matter when, where or how the platform moves within the system, the wallbox will always follow.

Dabei ist die Positionierung der Standsäule variabel, und das Ladekabel wird nicht weit vom Ladeanschluss Ihres E-Fahrzeugs zur Verfügung stehen. Durch ihre schlanke Bauweise lässt sich die Säule auch an schmalen Plattformen anbringen. Prinzipiell kann an allen Stellplätzen eines Parksystems eine E-Plug-in-Säule angebracht werden. Und ein nachträglicher Einbau ist ebenfalls möglich.

As the position of the unit is variable, the charging cable will never be far from your electric vehicle's charging port. Thanks to its slender design, the pillar can even be mounted on narrow platforms. In principle, an E-Plug-in pillar can be installed in any parking space within a parking system. What's more, they can also be retrofitted in existing garages.



Schnittstelle der Säule mit freier Kabellänge (Beispiel: Installation of the pillar and a customer wallbox)

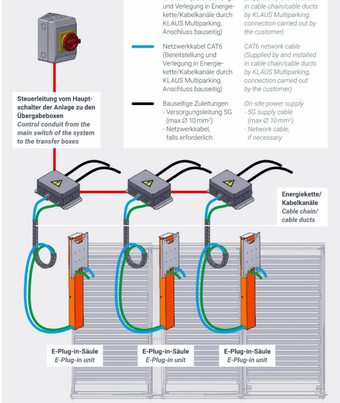


Über die Anschlussmöglichkeit unserer Standsäule an Ihrem Hausnetz informieren Sie sich bitte bei Ihrem Elektrofachbetrieb.

Please contact a certified electrician to discuss the options for connecting our energy column to your building's mains network.

www.multiparking.com

ANSCHLUSS-SCHEMA
CONNECTION DIAGRAM



www.multiparking.com

KLAUS MULTIPARKING

WICHTIG FÜR UNSERE KUNDEN.
IMPORTANT FOR OUR CUSTOMERS.

Bauseitige Bereitstellung:

- Wallbox (max. 22 kW)
- Ladekabel für E-Fahrzeug
- Lastmanagement und Stromzähler, falls erforderlich
- Betriebsmittelkennzeichnung, falls erforderlich

Items to be supplied by the customer:

- *Wallbox (max. 22 kW)*
- *Charging cable for electric vehicle*
- *Load management and electricity meter, if necessary*
- *Equipment labels, if necessary*

Bauseitige Leistungen:

- Anschluss der Zuleitung und Datenleitung (falls erforderlich) in der Übergabebox.
- Montage und Anschluss der Wallbox (max. 22 kW) an der Halteplatte der E-Plug-in-Säule.
- Elektrische Zuleitung sowie Anschluss und Erdung sowie Prüfung des dazugehörigen Potentialausgleiches einer etwaigen Ladestation muss bauseits gemäß den Vorgaben der DIN EN VDE 0100 erfolgen.
- Unterverteilung, Absicherung und Kabelverlegung bis zur Übergabebox.
- Installation und Inbetriebnahme Ladeinfrastruktur. Isolations- und Schutzleiterprüfung der gesamten Ladeinfrastruktur.

Work to be performed by the customer:

- *Connection of the power supply and data cable (if necessary) to the transfer box.*
- *Assembly and connection of the wallbox (max. 22 kW) to the retaining plate of the E-Plug-in pillar.*
- *Electrical power supply connection and grounding, as well as testing of the associated potential equalisation of any charging station must be carried out by the customer in accordance with the specifications of DIN EN VDE 0100.*
- *Sub-distribution, fuse protection and cabling up to the transfer box.*
- *Installation and commissioning of the charging infrastructure. Insulation and PE conductor testing of the entire charging infrastructure.*

Während der Benutzung:

- Es ist darauf zu achten, dass das Ladekabel nicht in den Verfahrweg der Plattform ragt und danach sicher verstaut wird.

During use:

- *Care must be taken to ensure that the charging cable does not get in the way of the moving platform and is safely stowed away after use.*

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* *Free of charge, throughout Germany.*

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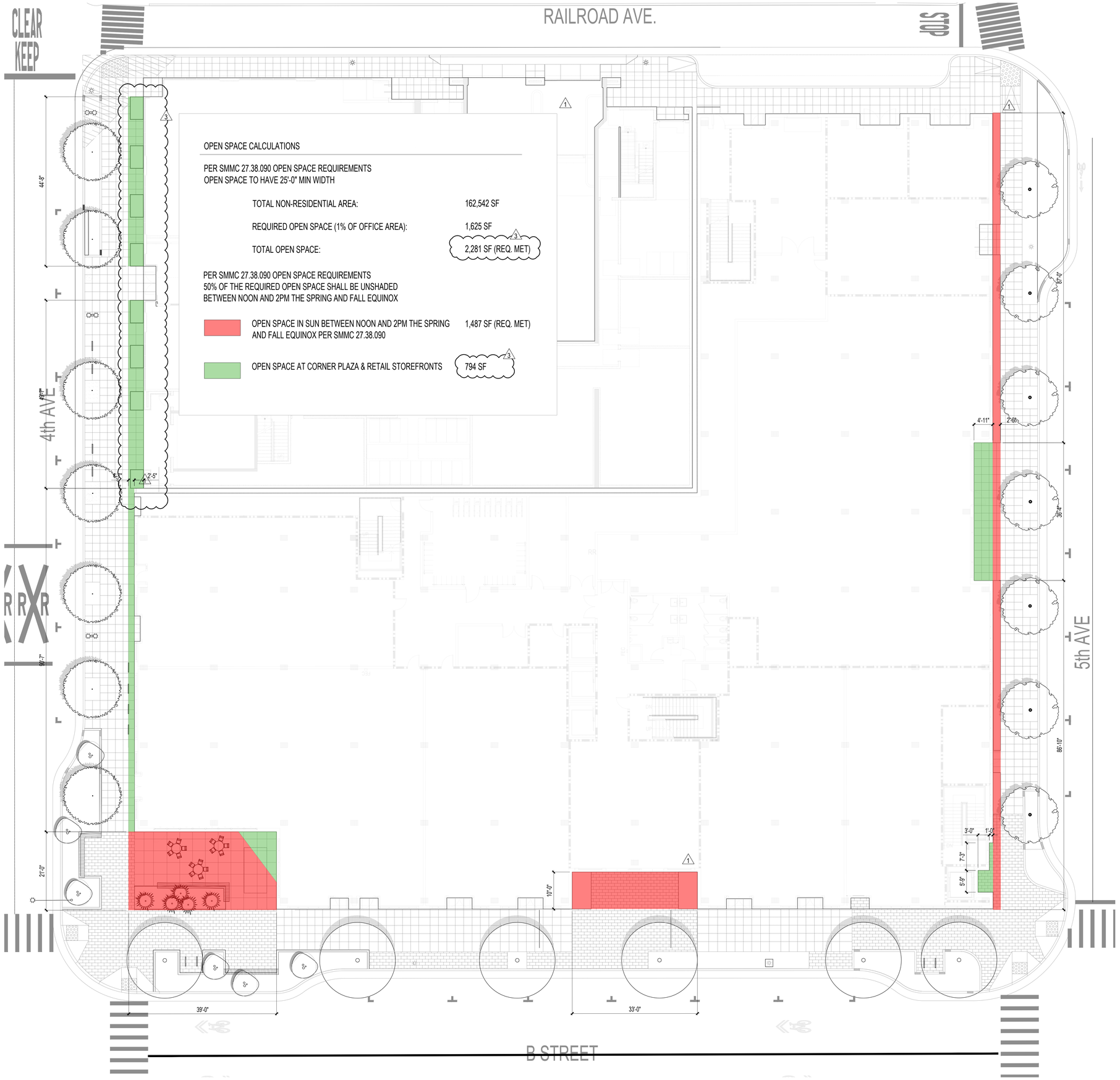
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401-445 S. B STREET
SAN MATEO, CA 94401

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ISSUE DATE: 01/29/2024

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3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

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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
September 19, 2023
May 2, 2024

Prepared for:

Harvest Properties

Prepared By:

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

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Response to City Comments

> Staff recommends the design team and Project arborist discuss the possibility of saving protected trees either by revising the plans or providing tree protection measures. Some well-established trees may be worth saving along the perimeter of the parcel. As indicated in Code 27.71.150, Protected trees shall be removed only when it is determined that their preservation would result in a threat to health, safety, and welfare due to a hazardous tree condition, impacts on soil erosion and stability.

On March 13, 2024 a conference call was held with the City of San Mateo Planning Division and Managing Arborist, and applicant team to clarify the justification of the removal of all the trees, including Street Trees.

The project includes full-block underground structure to meet the project's parking needs. The construction of the below grade garage will undermine the existing tree root systems, including the Street Trees. Due to the groundwater table a cut-off wall needs to be installed, including temporary construction approximately three to five feet beyond the property line, underneath the trees.

Based on the city's requirement to construct the new development to the property line the above grade structure will also be in conflict with the tree crowns. The crowns will interfere with the structure and significant pruning for clearance would compromise their health, structure, integrity, and aesthetics beyond retention.

The project is proposing to meet the city's Pedestrian Master Plan Guidelines. The improvements would widen the through-way and further conflict with existing trees.

For these reasons the trees meet the findings for removal as indicated in the city ordinance. The applicant and Managing Arborist concluded during the meeting it will be necessary to remove the trees.

Summary

There are nine "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 13.40.030 defines "Heritage Trees" as the following:

> **13.40.030 Definition**
>
> K. Heritage Tree means any of the following:
>
> 1. Any oak (Quercus spp.) tree with a trunk that has a diameter of ten inches or more (31.4 inches in circumference) measured at 54 inches above natural grade;
> 2. Any other tree with a trunk diameter of fifteen inches (47.1 inches in circumference) or more, measured at 54 inches above natural grade.
> 3. Multi-stem trees. Trees with more than one stem (arising at or below 54 inches) shall be measured at the smallest diameter point below the main union of all stems unless the union occurs below grade, in which case each stem shall be measured as a stand-alone tree. For oak trees, if one stem is ten inches or more in diameter, the tree will constitute one Heritage Tree. For all other species, if one stem is fifteen inches or more in diameter, the tree will constitute one Heritage Tree.
> 4. Any tree or stand of trees designated by resolution of the City Council to be of special historical value or of significant community benefit; or
> 5. A stand of trees, the nature of which makes each dependent on the others for survival.

There are nine "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.

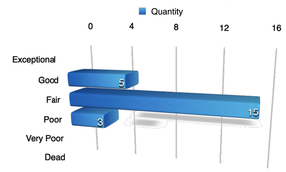
Landscape Unit Value (LU)

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

Chart 2: Condition Ratings



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.

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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).

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 nine "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.

Bibliography

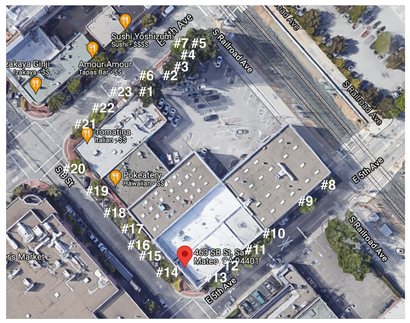
American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2019. Print.

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.

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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

Tree Species	#	Trunk Diameter (in.)	Condition	Expected Impact	Disposition	LU Value
hackberry (*Celtis occidentalis*)	16	11	Fair	High/ Remove	Street Tree	6.93
hackberry (*Celtis occidentalis*)	17	12	Fair	High/ Remove	Street Tree/ Heritage 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/ Heritage 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



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C3: #7



C4: Trees #8 and #9



C5: Trees #10 through #13



C6: Trees #14 though #17



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L.0.3

plot date :

RTP-ON SITE trees PA#:_____

Required Trees:

As per the requirements of the Zoning Code, Section 27.71 – Landscape, all projects, except SFDDR applications, must 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. Any trees with a 6 inch or greater diameter that are being removed must be replaced with an equivalent value of trees. Values are to be determined as stated in Section 27.71.180 of the zoning code and recorded on the Tree Evaluation Schedule and/or any required arborist report.

Landscape Area:	656 sq ft /	400	1.64	(a)
Number of existing trees from the 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:			5	(c)
Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a - b + c = d]**			6.64	(d)

New Trees:

A minimum number of trees equivalent to (a), above, must be planted (or existing on the site). In order to make up the required LU value from the removal of trees, additional or larger trees may be planted. 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.

Total trees	New Trees Being Planted				
	Quantity	Size	LU Value	Total LU Value	
	0	15 gallon	1	0	
	0	24" box	2	0	
	3	36" box	3	9	
	0	48" box	4	0	
	Total LU Value of new trees being proposed:			9	(e)

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 = ----- ____ x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)

(d) - (e)		Current LU Value Fee		In-Lieu Fees Owed
-2.36	x	$ 357.07	=	$ (842.69)

NOTE: Fill out only highlighted cells. Green cells contain formulas and should not be modified

RTP-STREET trees PA#:_____

Required Trees:

As per the requirements of the Zoning Code, Section 27.71 – Landscape, all projects, except SFDDR applications, must 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. Any trees with a 6 inch or greater diameter that are being removed must be replaced with an equivalent value of trees. Values are to be determined as stated in Section 27.71.180 of the zoning code and recorded on the Tree Evaluation Schedule and/or any required arborist report.

Landscape Area:	2,229 sq ft /	400	5.57	(a)	
Number of existing trees from the Tree Evaluation Schedule with a 6-inch or greater diameter **to be preserved:**			0	(b)	no existing trees to be retained
Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule:			18	(c)	
Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a - b + c = d]**			23.57	(d)	

New Trees:

A minimum number of trees equivalent to (a), above, must be planted (or existing on the site). In order to make up the required LU value from the removal of trees, additional or larger trees may be planted. 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.

Total trees	New Trees Being Planted				
	Quantity	Size	LU Value	Total LU Value	
	0	15 gallon	1	0	
	6	24" box	2	12	
	0	36" box	3	0	
26	20	48" box	4	80	
	Total LU Value of new trees being proposed:			92	(e)

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 = ----- ____ x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)

(d) - (e)		Current LU Value Fee		In-Lieu Fees Owed
-68.43	x	$ 357.07	=	$ (24,433.41)

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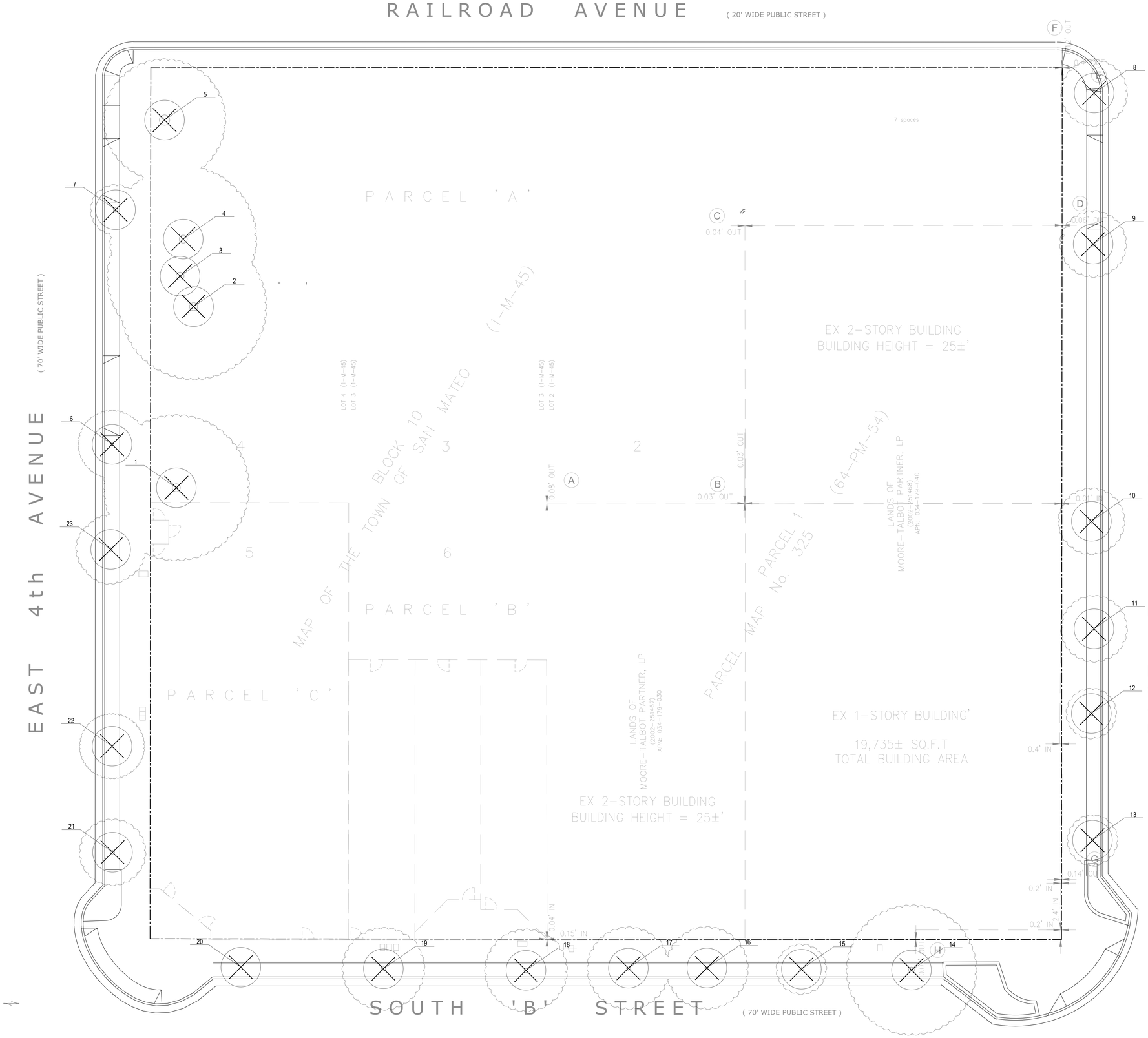
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TREE PLANTING FORM

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L.0.4

plot date:



PROPERTY LINE

XXXX

TREE TO BE REMOVED

XXXX= TREE I.D. NUMBER PER SURVEY

NOTES

1. REFER TO L.0.2 ARBORIST REPORT FOR TREE INVENTORY TABLE.

0 5 10 20 FT

1" = 10' - 0"

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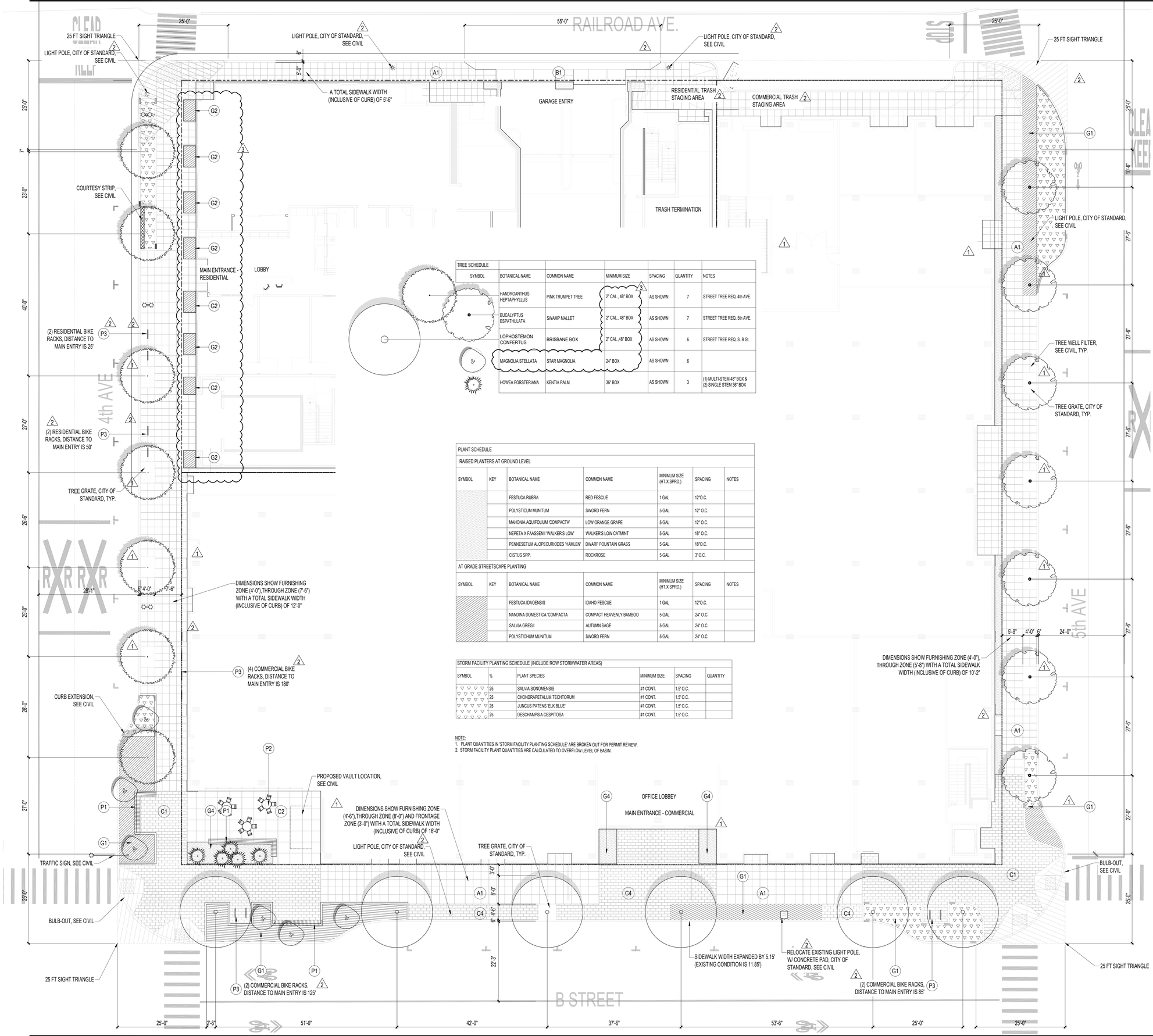
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L.0.5



TREE SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QUANTITY	NOTES
	HANDROANTHUS HEPTAPHYLLUS	PINK TRUMPET TREE	2" CAL., 48" BOX	AS SHOWN	7	STREET TREE REQ. 4th AVE.
	EUCALYPTUS ESPATHULATA	SWAMP MALLET	2" CAL., 48" BOX	AS SHOWN	7	STREET TREE REQ. 5th AVE.
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	2" CAL.,48" BOX	AS SHOWN	6	STREET TREE REQ. S. B St.
	MAGNOLIA STELLATA	STAR MAGNOLIA	24" BOX	AS SHOWN	6	
	HOWEA FORSTERIANA	KENTIA PALM	36" BOX	AS SHOWN	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.	
		PENNESETUM ALOPECURIODES '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 OF STANDARD
- B1 VEHICULAR CONCRETE, SEE CIVIL
- C1 BRICK PAVING, CITY OF STANDARD
- C2 CIP CONCRETE (NATURAL COLOR, BROOM FINISH)
- C4 PERMEABLE PAVERS (FURNISHING ZONE ON B)

PLANTER, CURBS

- G1 AT GRADE PLANTING AREA
- G2 PRE-FABRICATED RAISED BIORETENTION PLANTER - MANUFACTURE TBD
- G4 RAISED PLANTING AREA

SITE FURNISHINGS, PARKING

- P1 BENCH
- P2 MOVEABLE FURNITURE (TBD BY TENANT)
- P3 BIKE RACK(20 SPACES) - 3'X 6' CLEARANCE ZONE - CITY OF STANDARD

PROPOSED SHORT TERM BIKE - RESIDENTIAL	8
PROPOSED SHORT TERM BIKE - COMMERCIAL	16

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.

A1



C4



P1



G4



G1



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HARVEST PROPERTIES

PROMETHEUS

PROJECT NAME & ADDRESS:

401-445 S. B STREET

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

ISSUE:	PLANNING APPLICATION RESUBMITTAL #2
ISSUE DATE:	01/29/2024

REVISIONS :

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2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024
3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

SCALE:

PROJECT NUMBER:	2202017.00
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CHECKED BY:	MMc

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SHEET NAME:
LANDSCAPE PLAN, GROUND LEVEL

SHEET NUMBER:
L.1.0

RAILROAD AVE.

CLEAR KEEP

CLEA KEEP

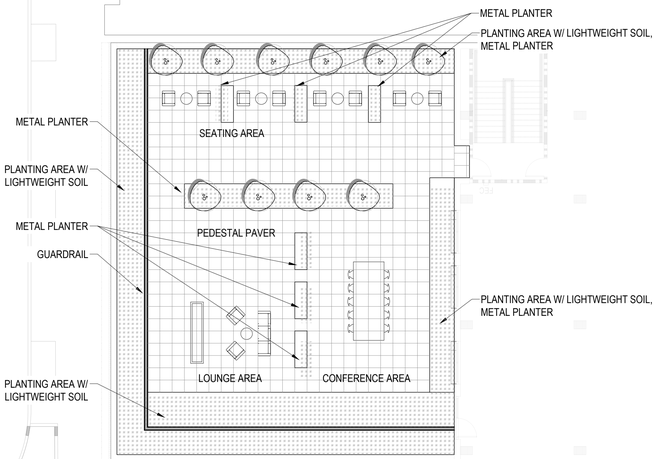
4th AVE

5th AVE

B STREET

TREE SCHEDULE							
LARGE SHRUB (UPPER TERRACES)							
	MAGNOLIA STELLATA	STAR MAGNOLIA	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			



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

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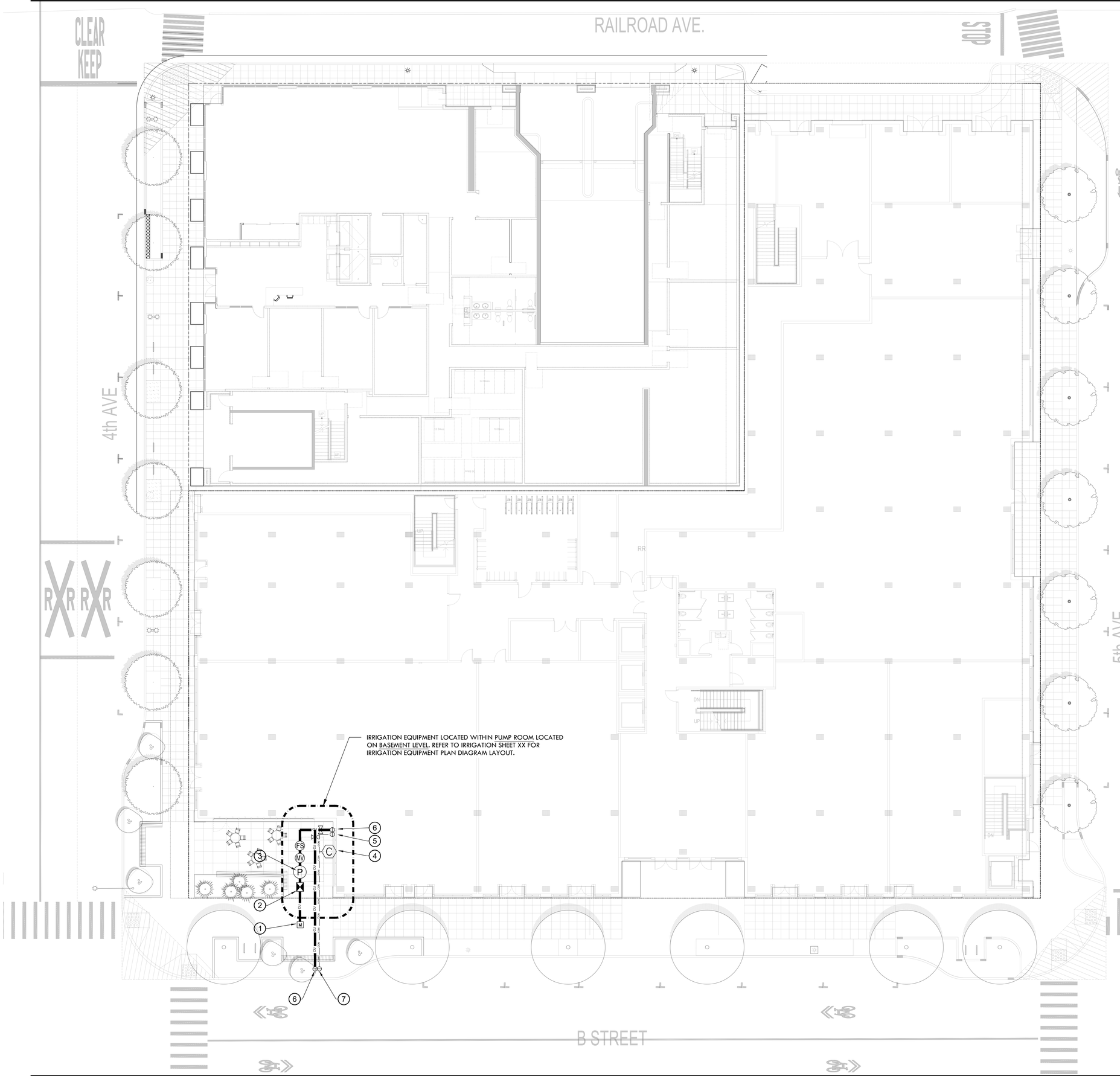
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SHEET NAME:
LANDSCAPE PLAN, 6TH LEVEL

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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Russell D. Mitchell Associates, Inc.
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 ♦ fax 925.932.5671
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0 5 10 20 FT
1" = 10' -0"
N

SCALE:

PROJECT NUMBER: 2202017.00
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1
SHEET NAME:
IRRIGATION PLAN, GROUND LEVEL

SHEET NUMBER:
L.2.0

CLEAR
KEEP

STOP

KEEP

RXXRXR

FEC

FEC

1" ELECTRICAL CONDUIT

1.25" COPPER PIPE

1

2

0 5 10 20 FT

1" = 10' - 0"

N

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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1

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IRRIGATION PLAN,
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

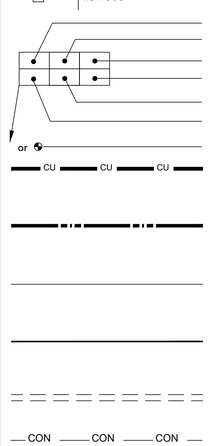
1. LOW AND MODERATE WATER-USE SHRUBS/GROUNDCOVER/FLOWERING PLANTS: TO BE IRRIGATED WITH INLINE DRIP
2. LARGE SHRUBS AND TREES: TO BE IRRIGATED USING POINT SOURCE BUBBLERS.
3. STORMWATER TREATMENT: TO BE IRRIGATED WITH INLINE DRIP SPACED AT 12" O.C.

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)

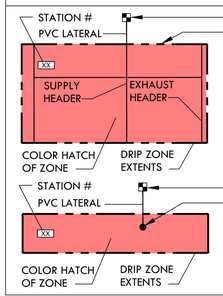
WATER USE CLASSIFICATION OF ZONE

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
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024
3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

SCALE:

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

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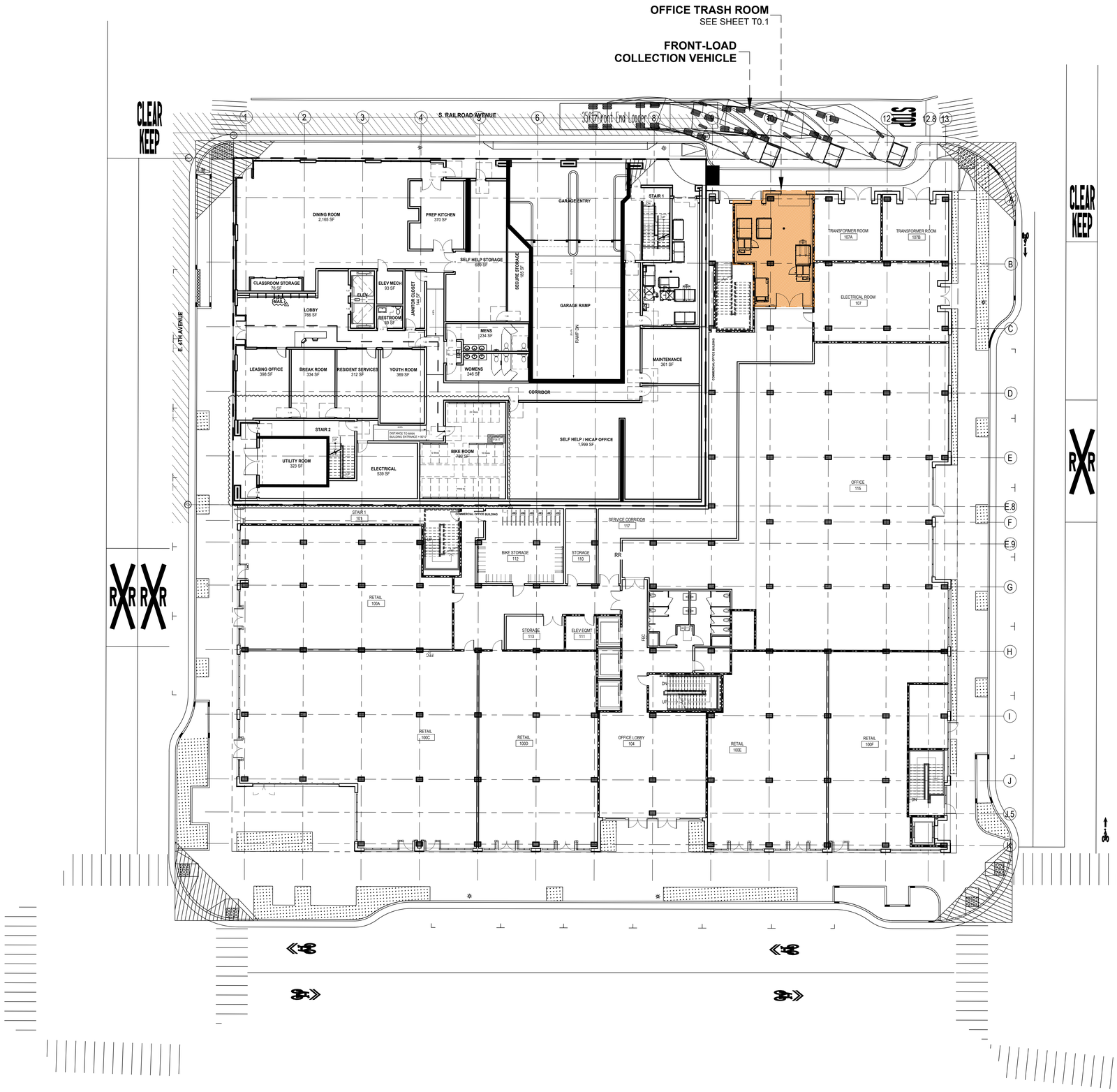
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IRRIGATION NOTES AND LEGEND

SHEET NUMBER:

L.2.2

plot date :



TRASH ROUTE / STAGING PLAN

LEVEL 1

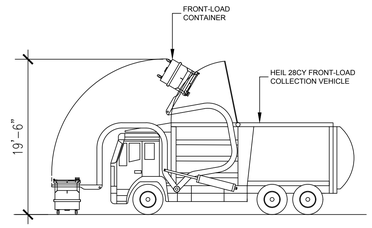
SCALE: NTS

GENERAL NOTES.

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3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

PROJECTED COLLECTION SCHEDULE: OFFICE TRASH

SERVICE	M	Tu	W	Th	F	Sa	Su
WASTE: 4CY COMP	1		1		1		
RECYCLE: 4CY COMP		2		2		3	
COMPOST: 2CY COMP	1				1		
TOTAL	2	2	1	2	2	3	0



FRONT-LOAD COLLECTION VEHICLE
SHOWN LOADING CONTAINERS

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CLIENT:

PROJECT NAME & ADDRESS:

BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024

SCALE:

PROJECT NUMBER: 2202017.3
DRAWN BY: BM
CHECKED BY: SB

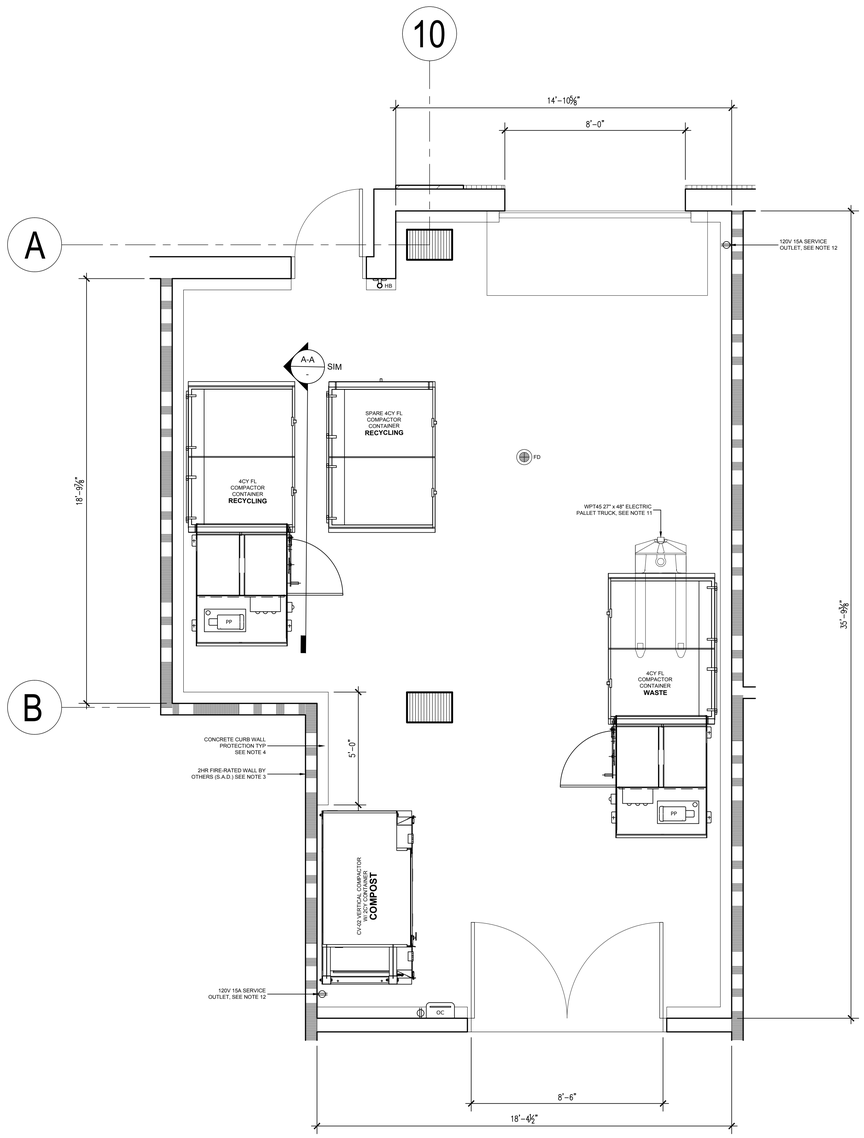
STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
TRASH ROUTE / STAGING PLAN

SHEET NUMBER:
T0.0

plot date:



OFFICE TRASH ROOM PLAN

LEVEL 1

SCALE: 3/8" = 1'-0"

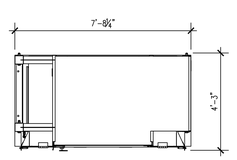
SHEET NOTES:

OFFICE TRASH ROOM. LEVEL 1.

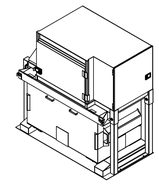
1. TRASH COLLECTION ROOM IS 1HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: 12"Hx6"W CONCRETE CURB AT BASE OF WALLS PER PLAN.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2022 CBC.
6. 8'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOOR FOR FIRE EGRESS.
7. APOLLO MODEL A1000 STATIONARY HAND-FED COMPACTORS WITH 4CY FL COMPACTOR CONTAINERS FOR COMBINED WASTE AND RECYCLING. PP: COMPACTOR POWER PACKS SHALL BE COMPACTOR-MOUNTED. 5HP 3-PHASE, 208/230/460V. 30A DISCONNECTS 60" AFF.
8. PROVIDE CV-02 VERTICAL COMPACTOR WITH 2CY FL COMPACTOR CONTAINER FOR COMPOST DISPOSAL. 230V 1PH 50A SERVICE OUTLET REQUIRED.
9. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED.
10. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
11. PROVIDE WPT45 27" x 48" ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4500LB CAPACITY WITH 57.5" TURNING RADIUS. 120V 15A SERVICE OUTLETS REQUIRED.
12. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

GENERAL NOTES.

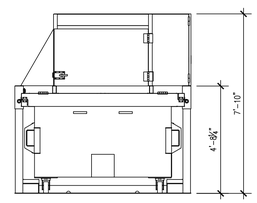
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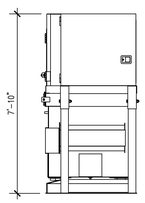
PLAN VIEW



ISOMETRIC VIEW

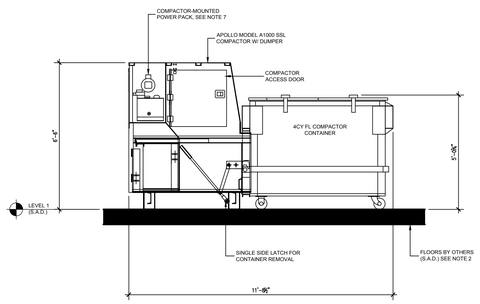


FRONT VIEW



SIDE VIEW

CV-02-FL-FF VERTICAL COMPACTOR W/ 2CY COMPACTOR CONTAINER (NTS)



SECTION A-A

PROJECTED COLLECTION SCHEDULE: OFFICE TRASH							
SERVICE	M	Tu	W	Th	F	Sa	Su
WASTE: 4CY COMP	1		1		1		
RECYCLE: 4CY COMP		2		2		3	
COMPOST: 2CY COMP	1				1		
TOTAL	2	2	1	2	2	3	0

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CLIENT:

PROJECT NAME & ADDRESS:

BESPOKE

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024

SCALE:

PROJECT NUMBER: 2202017.3
DRAWN BY: BM
CHECKED BY: SB

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
OFFICE TRASH ROOM PLAN

SHEET NUMBER:
T0.1

plot date :

BESPOKE

Planning Resubmission #3 - June 10, 2024



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

ALTA HOUSING

BDE ARCHITECTURE

HARVEST PROPERTIES

PROMETHEUS





SITE MAP 6

SHORT TERM BICYCLE PARKING (PER SMMC 27.64.262):

UNIT TYPE	RATIO REQ.	COUNT / AREA	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	5,964 GSF*	0.6	SPACES
		TOTAL REQ.:	**7.45**	**SPACES**
		TOTAL PROVIDED:	**8**	**SPACES**

LONG TERM BICYCLE PARKING (PER SMMC 27.64.262):

UNIT TYPE	RATIO REQ.	COUNT / AREA	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	33	SPACES
SERVICES	1.0 / 20,000 GSF	5,964 GSF*	0.3	SPACES
		TOTAL REQ.:	**87.8**	**SPACES**
		TOTAL PROVIDED:	**88**	**SPACES**

*TOTAL OF AREA ATTRIBUTED TO "COMMUNITY ACTIVITIES" IN TABLE ABOVE

BICYCLE PARKING 5

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:

- 71 RESIDENTIAL DWELLING UNITS (APARTMENTS) (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 4

1" = 1'-0"

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 24,000 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	15,276 S.F.
FLOOR 2	R-2	10,833 S.F.
FLOORS 3-7	R-2	10,875 S.F.
TOTAL		**80,484 S.F.**

*PER CBC 2022, AREA MEASURED TO THE INSIDE PERIMETER 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
EXTERIOR BEARING WALLS	3 HR
INTERIOR BEARING WALLS	3 HR
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	2 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 3

APPLICANT:
ALTA HOUSING
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 STE 104
PALO ALTO, CA 94303
CONTACT: JUSTINE TSAI
(650) 321-4341

PROJECT TEAM 2

AR0.01	PROJECT INFORMATION
AR0.11	FLOOR AREA PLANS
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
AR3.05	UNIT NATURAL LIGHT CONDITIONS
AR3.06	UNIT NATURAL LIGHT CONDITIONS
AR3.10	BUILDING ELEVATIONS
AR3.20	BUILDING SECTIONS
AR3.21	STREET WALL SECTION EXHIBITS
AR10.40	WINDOW & STOREFRONT TYPES
AR10.41	WINDOW DETAILS

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 RESUBMITTAL	10/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024
3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

SCALE:

PROJECT NUMBER:	2126
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CHECKED BY:	

STAMP:

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SHEET NAME:

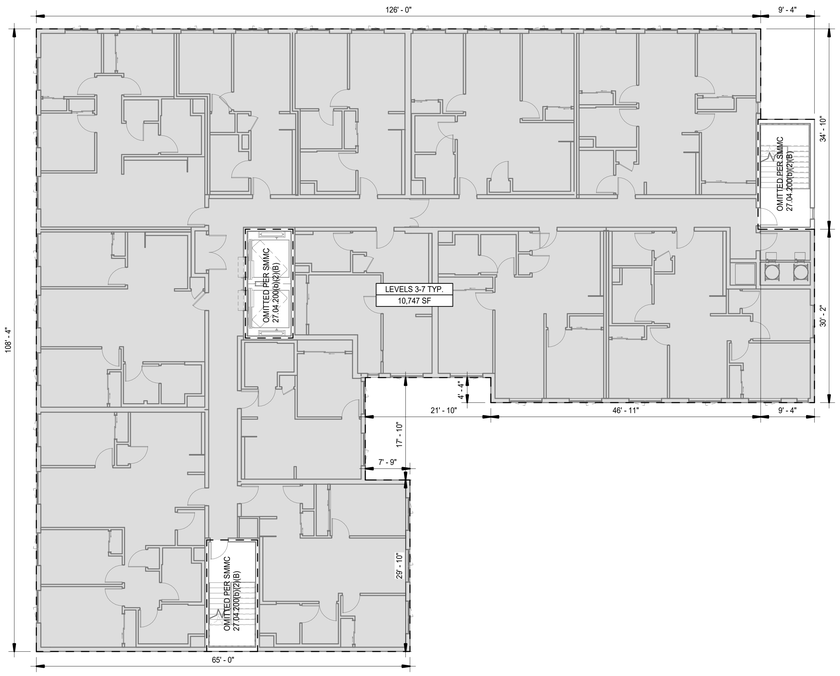
PROJECT INFORMATION

SCALE: As indicated SHEET SIZE: 30 x 42

SHEET NUMBER:

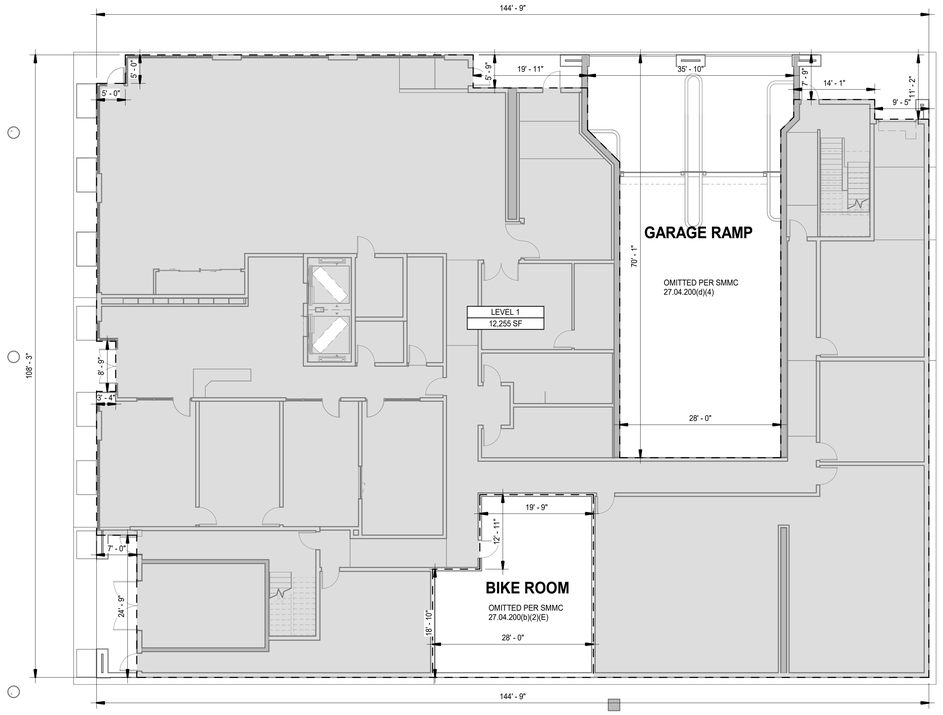
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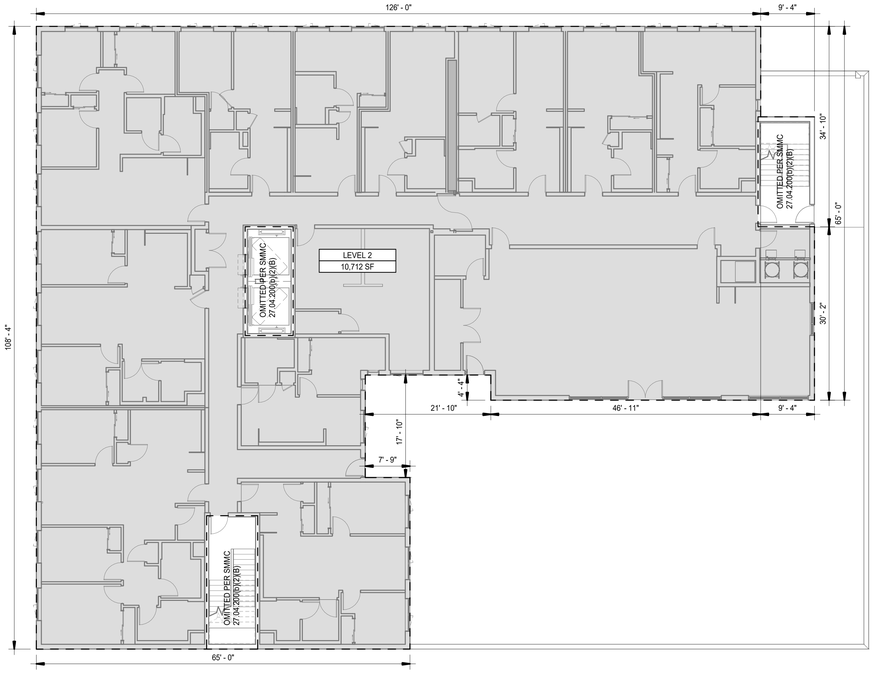
AREA PLAN - FLOORS 3-7 3

3/32" = 1'-0"



AREA PLAN - FLOOR 1 2

3/32" = 1'-0"



AREA PLAN - FLOOR 2 1

3/32" = 1'-0"

UNIT AND AREA SUMMARY — **JOB: 2126_BESPOKE**
Date 06/14/24

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	381		1							1	1%	381
	S2.0	STUDIO	430		1							1	1%	430
	S3.0	STUDIO	404		1							1	1%	404
STUDIO SUB-TOTAL				0	3	0	0	0	0	0	0	**3**	**4.23%**	**1,215**
1 BEDROOM	A1.0	1 BDRM/ 1 BATH	540			1	1	1	1	1		5	7%	2,700
	A1.1	1 BDRM/ 1 BATH	450		1							1	1%	450
	A2.0	1 BDRM/ 1 BATH	565			1	1	1	1	1		5	7%	2,825
	A3.0	1 BDRM/ 1 BATH	569			1	1	1	1	1		5	7%	2,845
	A4.0	1 BDRM/ 1 BATH	506			1	1	1	1	1		5	7%	2,530
	A4.1	1 BDRM/ 1 BATH	494		1	0	0	0	0	0		1	1%	494
	A5.0	1 BDRM/ 1 BATH	550		1							1	1%	550
	A6.0	1 BDRM/ 1 BATH	540		1							1	1%	540
1 BDRM SUB-TOTAL				0	4	4	4	4	4	4	0	**24**	**34%**	**12,934**
2 BEDROOM	B1.0	2 BDRM/ 1 BATH	907			1	1	1	1	1		5	7%	4,535
	B1.1	2 BDRM/ 1 BATH	907		1							1	1%	907
	B2.0	2 BDRM/ 1 BATH	798			1	1	1	1	1		5	7%	3,990
	B2.1	2 BDRM/ 1 BATH	800		1							1	1%	800
	B3.0	2 BDRM/ 1 BATH	854			1	1	1	1	1		5	7%	4,270
	B4.0	2 BDRM/ 1 BATH	855			1	1	1	1	1		5	7%	4,275
2 BDRM SUB-TOTAL				0	2	4	4	4	4	4	0	**22**	**31%**	**18,777**
3 BEDROOM	C1.0	3 BDRM/ 2 BATH	960			1	1	1	1	1		5	7%	4,800
	C1.1	3 BDRM/ 2 BATH	960		1							1	1%	960
	C2.0	3 BDRM/ 2 BATH	1,240			1	1	1	1	1		5	7%	6,200
	C2.1	3 BDRM/ 2 BATH	1,235		1							1	1%	1,235
	C3.0	3 BDRM/ 2 BATH	920			1	1	1	1	1		5	7%	4,600
	C4.0	3 BDRM/ 2 BATH	936			1	1	1	1	1		5	7%	4,680
3 BDRM SUB-TOTAL				0	2	4	4	4	4	4	0	**22**	**31%**	**22,475**
TOTAL UNITS		**Avg SqFt**	**780**	**0**	11	12	12	12	12	12	0	**71**	**100%**	55,401

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	7,151	9,650	9,650	9,650	9,650	9,650	0			**55,401**
Gross Excluded area by floor (footprint minus net rentable, excl decks)	2,327	1,414	1,097	1,097	1,097	1,097	1,097	0			**9,226**
Residential Amenities											
Lobby	766										
Leasing Office	416										
Break Room	315										
Resident Services Office	312										
Youth Room	369										
Restroom	69										
Community Room		1,631									
Laundry		516									
										subtotal	4,394
Residential Utilities											
Utilities Room	323										
Electrical Room	539										
Elevator Mechanical	93										
Janitor Closet	144										
Trash Room	576										
Maintenance	361										
										subtotal	2,036
Community Amenities											
Dining Room (Self Help for the Elderly)	2,522										
Dining Room Storage (Self Help for the Elderly)	75										
Prep Kitchen (Self Help for the Elderly)	387										
Men's Restroom (Self Help for the Elderly)	201										
Women's Restroom (Self Help for the Elderly)	211										
Storage (Self Help for the Elderly)	253										
Secure Storage (Self Help for the Elderly)	108										
Offices (Self Help for the Elderly)	1,888										
										subtotal	5,645
Total Gross*	12,255	10,712	10,747	10,747	10,747	10,747	10,747	0			**76,702**
***excludes bike room, garage ramp, and stair & elevator areas above ground floor**											
Landscape Amenities											
Courtyard Terrace		4,429									**4,429**

BDE ARCHITECTURE
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BESPOKE

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

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SHEET NAME:
FLOOR AREA PLANS

TRUE PROJECT NORTH

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

SHEET NUMBER:
AR0.11

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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	378	2.52							
BREAK ROOM	150	300	2.00							
RESIDENT SERVICES	150	287	1.91							
YOUTH ROOM	150	330	2.20							
LOBBY	150	747	4.98							
SELF HELP OFFICES	150	1853	12.35	2 : 51-100	4 : 51-100	1 : 1-100	2 : 76-150	2 : 51-100	1 per 150	1
PREP KITCHEN	50	409	8.18							
BUSSINESS OCCUPANCY SUBTOTAL			**34.15**							
DINING ROOM	30	1760	58.67							
COMMUNITY ROOM	30	986	32.87							
AMENITY TERRACE	30	1484	49.47							
ASSEMBLY OCCUPANCY SUBTOTAL			**141.00**							
REQUIRED				**2**	**4**	**1**	**2**	**2**	**1**	**1**
PROVIDED**				**3**	**4**	**1**	**3**	**3**	**2**	**1**

* MINIMUM RATIOS FROM WORST-CASE OCCUPANCY CLASSIFICATION

** COMBINED FIXTURES PROVIDED BETWEEN (3) RESTROOMS WITHIN 1 LEVEL OF TRAVEL OF OCCUPANTS

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	118
ELEV MECH ROOM	**1**
CLASSROOM STORAGE	**1**
CUMULATIVE OCCUPANT LOAD	**120**
MINIMUM NUMBER EXITS PER STORY	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**2**
OCCUPANTS PER EXIT	**60/60**
USE	**OCCUPANT LOAD**
SELF HELP / HICAP OFFICES	**13**
MAINTENANCE	**2**
TRASH TERMINATION	**2**
SELF HELP STORAGE	**1**
SECURE STORAGE	**1**
BIKE ROOM	**3**
CORRIDOR	**7**
CUMULATIVE OCCUPANT LOAD	**29**
MINIMUM NUMBER EXITS PER STORY	TABLE 1006.3.3
EXITS REQUIRED	1
EXITS PROVIDED	**2**
OCCUPANTS PER EXIT	**14/15**
USE	**OCCUPANT LOAD**
LOBBY	5
LEASING OFFICE	3
BREAK ROOM	2
RESIDENT SERVICES	2
YOUTH OFFICE	3
JANITOR CLOSET	1
CUMULATIVE OCCUPANT LOAD	**16**
MINIMUM NUMBER EXITS PER STORY	TABLE 1006.3.3
EXITS REQUIRED EXITS REQUIRED	1
EXITS PROVIDED	**1**
OCCUPANTS PER EXIT	**16**
TOTAL OCCUPANT LOAD - LEVEL 1	**x**

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.

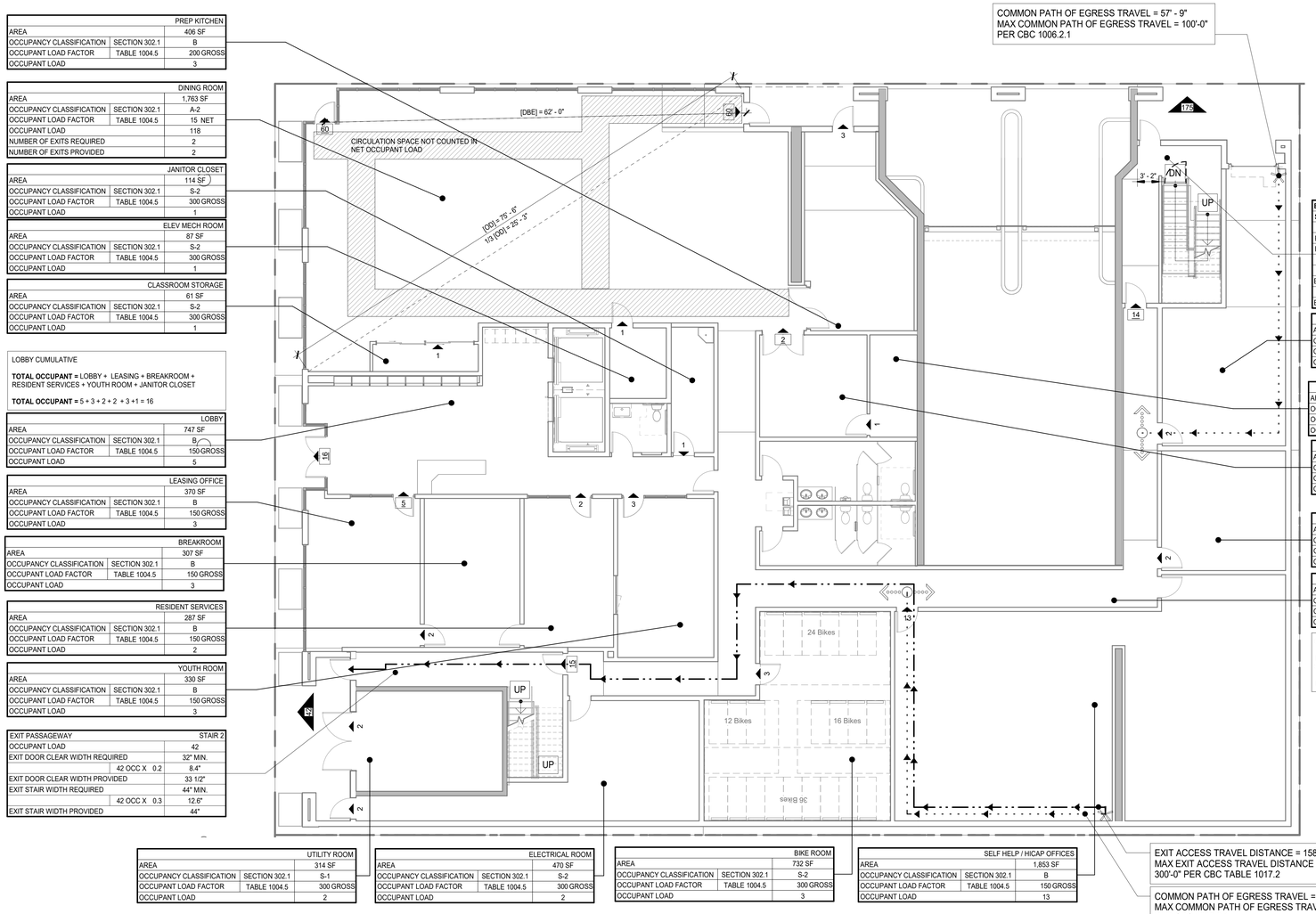
SHEET NOTES

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

SOUTH RAILROAD AVENUE

EAST 4TH AVENUE

COMMON PATH OF EGRESS TRAVEL = 57' - 9"
MAX COMMON PATH OF EGRESS TRAVEL = 100'-0"
PER CBC 1006.2.1



PREP KITCHEN		
AREA		406 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		3

DINING ROOM		
AREA		1,763 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		118
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

JANITOR CLOSET		
AREA		114 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

ELEV MECH ROOM		
AREA		87 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

CLASSROOM STORAGE		
AREA		61 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 + BREAKROOM + RESIDENT SERVICES + YOUTH ROOM + JANITOR CLOSET

TOTAL OCCUPANT = 5 + 3 + 2 + 2 + 3 +1 = 16

LOBBY		
AREA		747 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	150 GROSS
OCCUPANT LOAD		5

LEASING OFFICE		
AREA		370 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	150 GROSS
OCCUPANT LOAD		3

BREAKROOM		
AREA		307 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	150 GROSS
OCCUPANT LOAD		3

RESIDENT SERVICES		
AREA		287 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	150 GROSS
OCCUPANT LOAD		2

YOUTH ROOM		
AREA		330 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	150 GROSS
OCCUPANT LOAD		3

EXIT PASSAGEWAY		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"

UTILITY ROOM		
AREA		314 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-1
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		2

ELECTRICAL ROOM		
AREA		470 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		2

BIKE ROOM		
AREA		732 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		3

SELF HELP / HICAP OFFICES		
AREA		1,853 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B
OCCUPANT LOAD FACTOR	TABLE 1004.5	150 GROSS
OCCUPANT LOAD		13

EXIT ACCESS TRAVEL DISTANCE = 158'-0"
MAX EXIT ACCESS TRAVEL DISTANCE = 300'-0" PER CBC TABLE 1017.2

COMMON PATH OF EGRESS TRAVEL = 61'-6"
MAX COMMON PATH OF EGRESS TRAVEL = 100'-0" PER CBC 1006.2.1

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"

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

SECURE STORAGE		
AREA		97 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

SELF HELP STORAGE		
AREA		235 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

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

CORRIDOR		
AREA		935 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	B ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	150 GROSS
OCCUPANT LOAD		7

CORRIDOR CUMULATIVE

TOTAL OCCUPANT = TRASH + MAINTENANCE + CORRIDOR + SELF HELP OFFICES + BIKE ROOM

TOTAL OCCUPANT = 2 + 2 + 7 + 14 + 3 = 28

LEGEND

EXIT
39 OCCUPANT LOAD

EXIT
39 OCCUPANT LOAD @ HORIZONTAL EXIT

H.E.

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.
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

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
1	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024
3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

RESIDENTIAL AREA REDUCTION REVIEW SET - 05/07/2024

SCALE:

PROJECT NUMBER: 2126
DRAWN BY: KF
CHECKED BY:

STAMP:

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SHEET NAME:
EGRESS DIAGRAM FLOOR 1

TRUE PROJECT NORTH

SCALE: As indicated SHEET SIZE: 30 x 42

SHEET NUMBER:
AR0.31

plot date: - 6/17/2024 2:36:14 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	47
CUMULATIVE OCCUPANT LOAD	**81**
MINIMUM NUMBER EXITS PER STORY	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**2**
OCCUPANTS PER EXIT	**40/41**
USE	OCCUPANT LOAD
RESIDENTIAL EXITING AREA - SOUTH	11
TRASH ROOM	1
COMMUNITY ROOM CUMULATIVE	50
CUMULATIVE OCCUPANT LOAD	**62**
MINIMUM NUMBER EXITS PER STORY	TABLE 1006.3.3
EXITS REQUIRED	2
EXITS PROVIDED	**2**
OCCUPANTS PER EXIT	**31/31**
TOTAL OCCUPANT LOAD - LEVEL 2	**196**

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

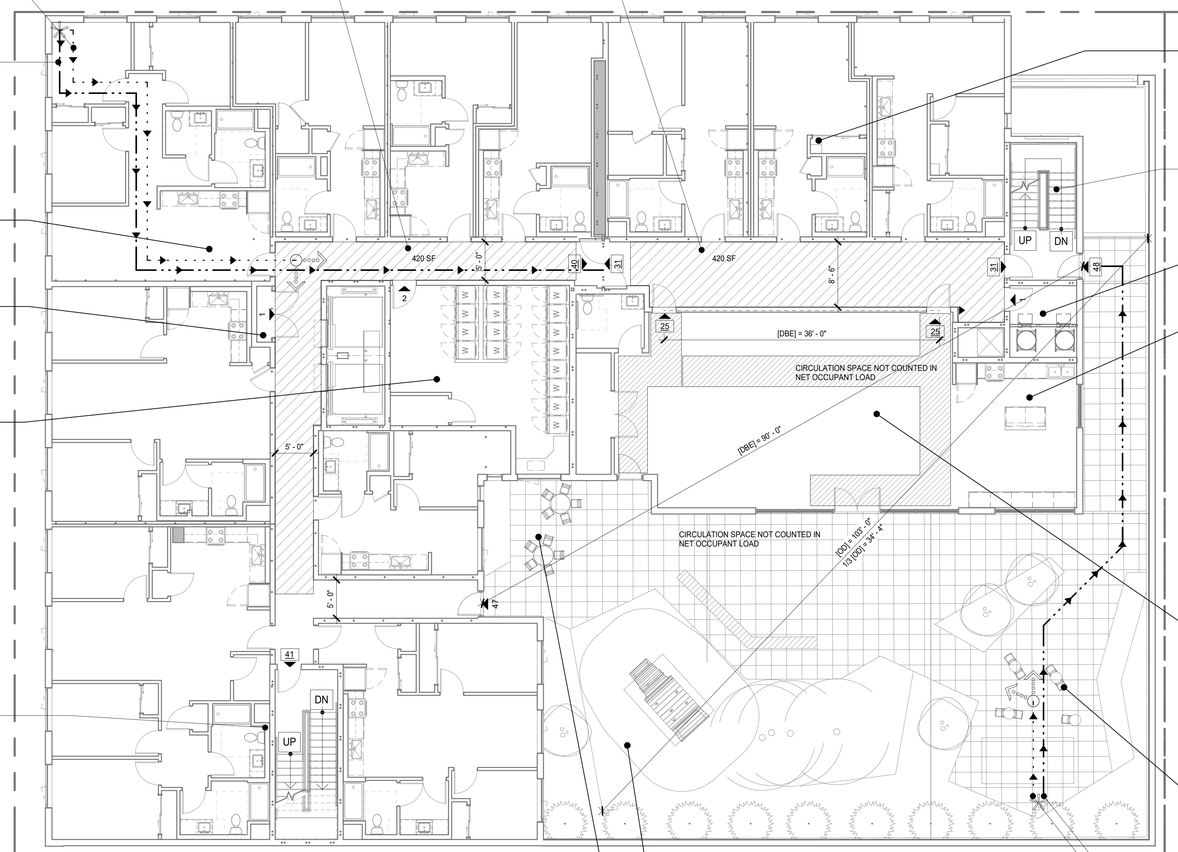
SOUTH RAILROAD AVENUE

H.E. REFUGE AREA	3 SF / OCC
ORIGINAL OCCUPANT LOAD	78
ADJOINING OCCUPANT LOAD	62
FLOOR AREA REQUIRED	420 SF

H.E. REFUGE AREA	3 SF / OCC
ORIGINAL OCCUPANT LOAD	62
ADJOINING OCCUPANT LOAD	78
FLOOR AREA REQUIRED	420 SF

COMMON PATH OF EGRESS TRAVEL = 60'-10"
MAX COMMON PATH OF EGRESS TRAVEL = 125'-0" PER CBC 1006.2.1

EXIT ACCESS TRAVEL DISTANCE = 102'-2"
MAX EXIT ACCESS TRAVEL DISTANCE = 250'-0" PER CBC TABLE 1017.2



RESIDENTIAL EXITING AREA - NORTH		
AREA		6,097 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		31

IDF CLOSET		
AREA		15 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		1

LAUNDRY ROOM		
AREA		472 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	S-1
OCCUPANT LOAD FACTOR	TABLE 1004.5	300 GROSS
OCCUPANT LOAD		2

EAST 4TH AVENUE

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"

RESIDENTIAL EXITING AREA - SOUTH		
AREA		2,058 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		11

EGRESS		STAIR 1
OCCUPANT LOAD		81
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	81 OCC X 0.2	16.2"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	81 OCC X 0.3	24.3"
EXIT STAIR WIDTH PROVIDED		44"

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

COMMUNITY KITCHEN		
AREA		306 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3 ACCESSORY
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		2

COMMUNITY ROOM CUMULATIVE

TOTAL OCCUPANT = COMMUNITY ROOM + COMMUNITY KITCHEN + STORAGE

TOTAL OCCUPANT = 47 + 2 + 1 = 50

OCCUPANTS PER EXIT = 25/25

COMMUNITY ROOM		
AREA		695 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		47
NUMBER OF EXITS REQUIRED		2
NUMBER OF EXITS PROVIDED		2

AMENITY TERRACE AREA 3		
AREA		464 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		31

AMENITY TERRACE AREA 1 CUMULATIVE

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

TOTAL OCCUPANT = 11 + 53 + 31 = 95

OCCUPANTS PER EXIT = 47/48

AMENITY TERRACE AREA 2		
AREA		790 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		53

AMENITY TERRACE AREA 1		
AREA		153 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	A-3
OCCUPANT LOAD FACTOR	TABLE 1004.5	15 NET
OCCUPANT LOAD		11

EXIT ACCESS TRAVEL DISTANCE = 79' - 0"
MAX EXIT ACCESS TRAVEL DISTANCE = 250'-0" PER CBC TABLE 1017.2

COMMON PATH OF EGRESS TRAVEL = 12' - 6"
MAX COMMON PATH OF EGRESS TRAVEL = 75'-0" PER CBC 1006.2.1

LEGEND

- EXIT / OCCUPANT LOAD
- H.E. EXIT / OCCUPANT LOAD @ HORIZONTAL EXIT
- 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

TRUE PROJECT NORTH

FLOOR 2 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
1	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024
3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

SCALE:

PROJECT NUMBER: 2126
DRAWN BY: KF
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SHEET NAME:
EGRESS DIAGRAM FLOOR 2

SCALE: As indicated SHEET SIZE: 30 x 42

SHEET NUMBER:
AR0.32

plot date: - 6/17/2024 2:36:19 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	33
IDF CLOSET	1
CUMULATIVE OCCUPANT LOAD	34
MINIMUM NUMBER EXITS PER STORY	TABLE 1006.3.1
EXITS REQUIRED	1
EXITS PROVIDED	2
OCCUPANTS PER EXIT	17/17
USE	OCCUPANT LOAD
RESIDENTIAL EXITING AREA - SOUTH	20
TRASH ROOM	1
CUMULATIVE OCCUPANT LOAD	21
MINIMUM NUMBER EXITS PER STORY	TABLE 1006.3.1
EXITS REQUIRED	1
EXITS PROVIDED	2
OCCUPANTS PER EXIT	11/10
TOTAL OCCUPANT LOAD - LEVEL 3-7	55

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

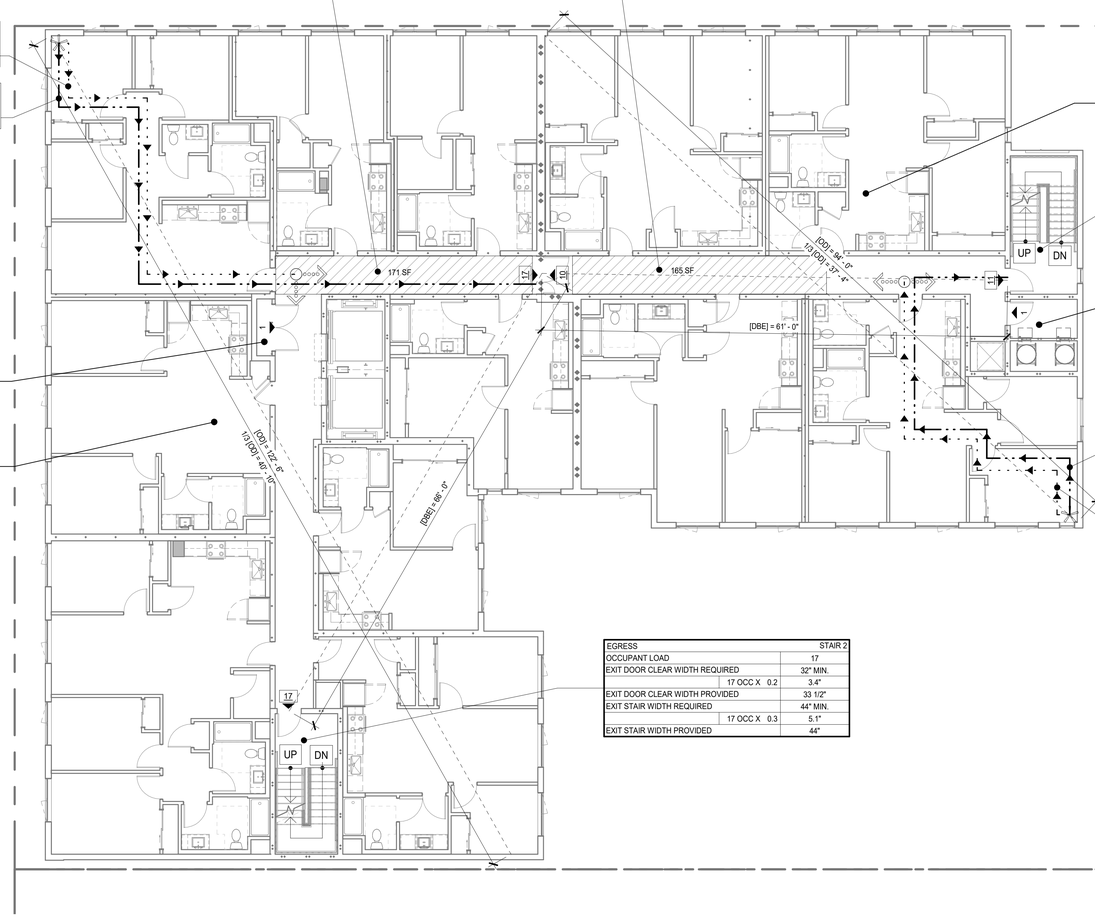
SOUTH RAILROAD AVENUE

H.E. REFUGE AREA	3 SF / OCC
ORIGINAL OCCUPANT LOAD	34
ADJOINING OCCUPANT LOAD	21
FLOOR AREA REQUIRED	165 SF

H.E. REFUGE AREA	3 SF / OCC
ORIGINAL OCCUPANT LOAD	21
ADJOINING OCCUPANT LOAD	34
FLOOR AREA REQUIRED	165 SF

COMMON PATH OF EGRESS TRAVEL = 60'-10"
MAX COMMON PATH OF EGRESS TRAVEL = 125'-0" PER CBC 1006.2.1

EXIT ACCESS TRAVEL DISTANCE = 94'-4"
MAX EXIT ACCESS TRAVEL DISTANCE = 250'-0" PER CBC TABLE 1017.2



ACCESSORY USE		IDF CLOSET
AREA		15 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		6,569 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		33

EAST 4TH AVENUE

PRIMARY USE		RESIDENTIAL EXITING AREA - SOUTH
AREA		3,890 SF
OCCUPANCY CLASSIFICATION	SECTION 302.1	R-2
OCCUPANT LOAD FACTOR	TABLE 1004.5	200 GROSS
OCCUPANT LOAD		20

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 = 63' - 5"
MAX EXIT ACCESS TRAVEL DISTANCE = 250'-0" PER CBC 1017.2

COMMON PATH OF EGRESS TRAVEL = 52' - 0"
MAX COMMON PATH OF EGRESS TRAVEL = 125'-0" PER CBC 1006.2.1

EGRESS		STAIR 2
OCCUPANT LOAD		17
EXIT DOOR CLEAR WIDTH REQUIRED		32" MIN.
	17 OCC X 0.2	3.4"
EXIT DOOR CLEAR WIDTH PROVIDED		33 1/2"
EXIT STAIR WIDTH REQUIRED		44" MIN.
	17 OCC X 0.3	5.1"
EXIT STAIR WIDTH PROVIDED		44"

LEGEND

EXIT
39 OCCUPANT LOAD

39 EXIT
OCCUPANT LOAD @ HORIZONTAL EXIT

H.E.
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

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

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
1	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024
3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

SCALE:
PROJECT NUMBER: 2126
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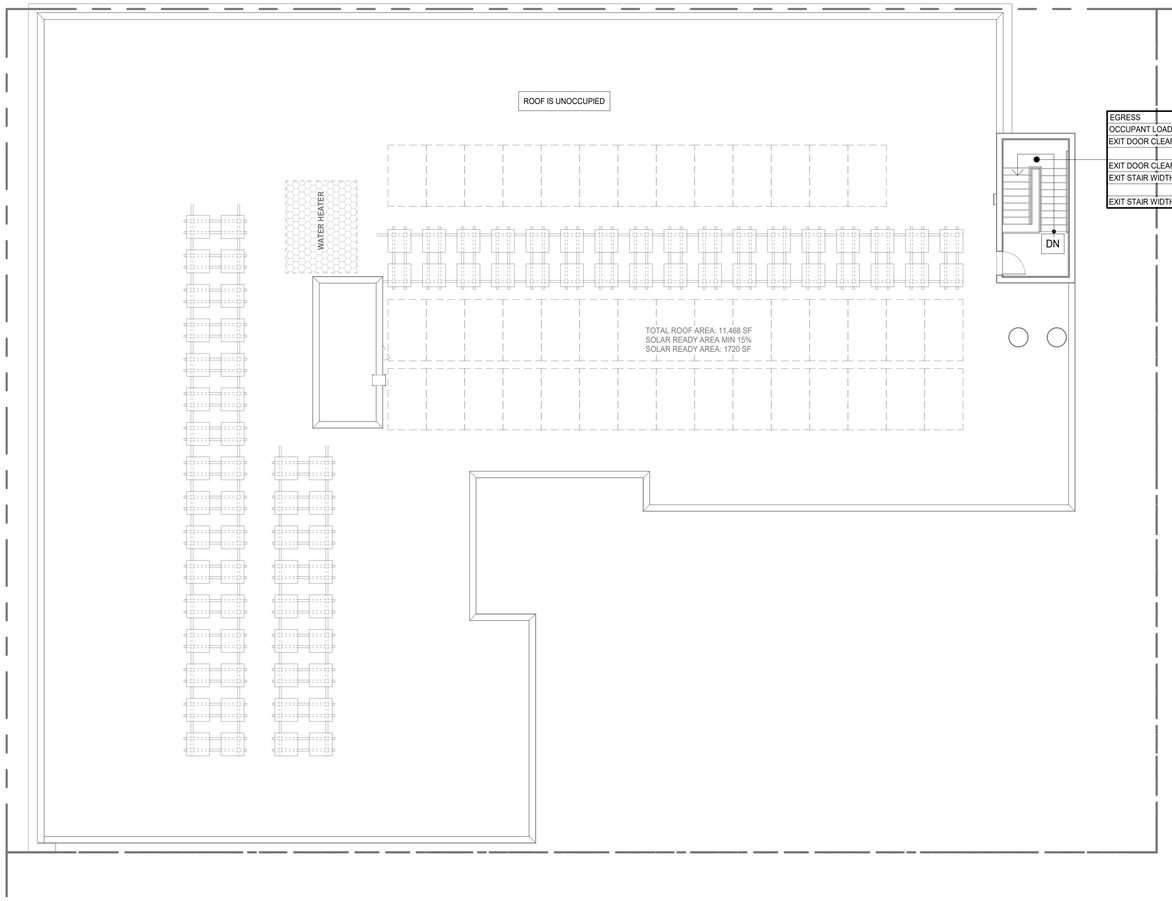
SHEET NAME:
EGRESS DIAGRAM FLOOR 3-7

SCALE: As indicated SHEET SIZE: 30 x 42

SHEET NUMBER:
AR0.33

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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"

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

LEGEND

- EXIT / OCCUPANT LOAD
- H.E. EXIT / OCCUPANT LOAD @ HORIZONTAL EXIT
- 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
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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
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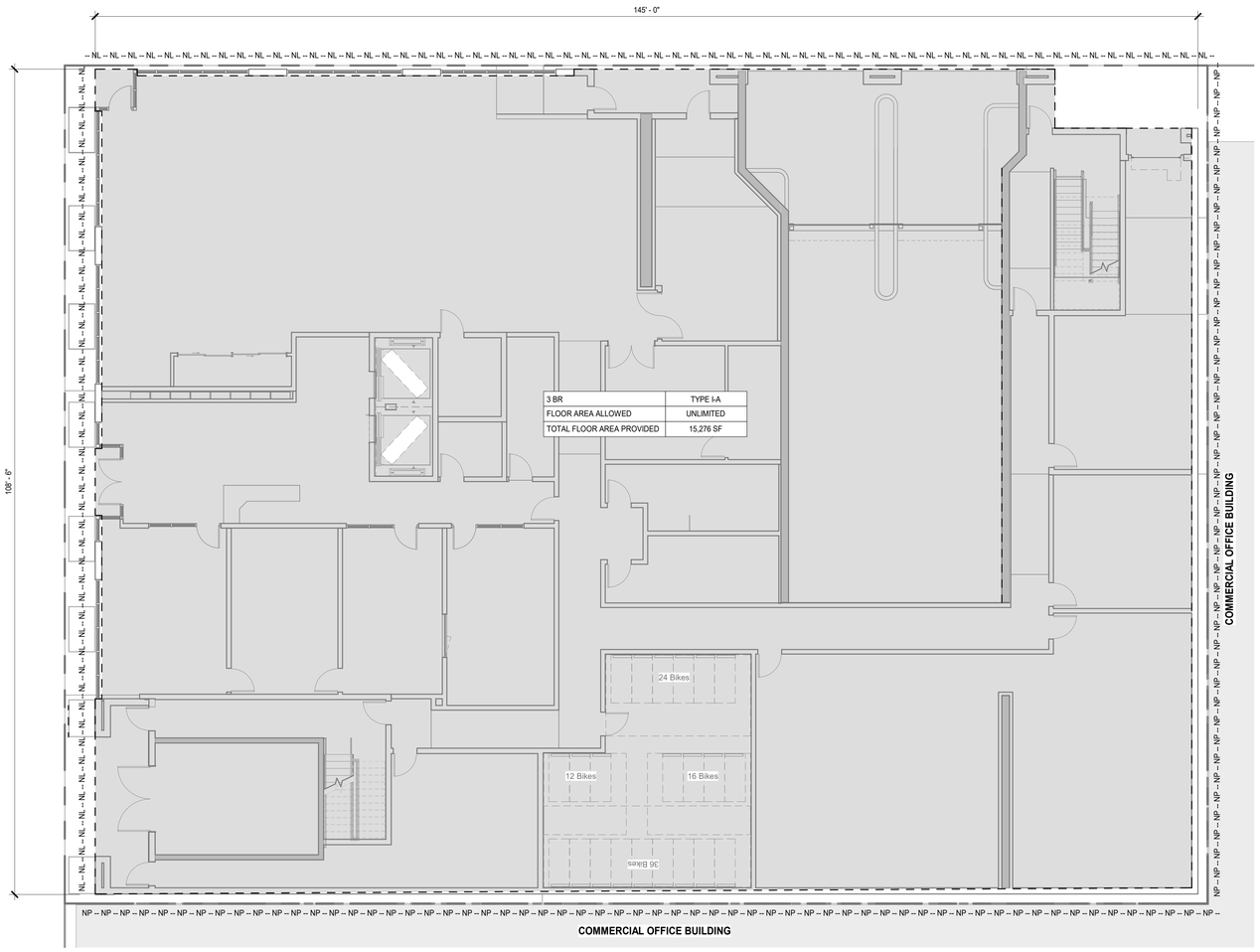
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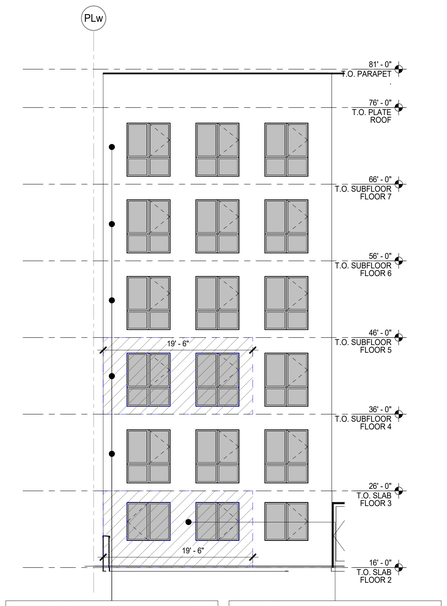
SHEET NAME:
EGRESS DIAGRAM ROOF

SCALE: As indicated SHEET SIZE: 30 x 42

SHEET NUMBER:
AR0.34

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SOUTH RAILROAD AVENUE
145' - 0"
NL -- NL -- NL --



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

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

ALLOWABLE = 195 SF x .45 = 88 SF
PROPOSED = 79 SF
79 SF < 88 SF = **COMPLIES**

LEVEL 2: AREA OF EXTERIOR WALL
195 SF PER FLOOR

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

ALLOWABLE = 195 SF x .45 = 88 SF
PROPOSED = 56 SF
56 SF < 88 SF = **COMPLIES**

PARTIAL ELEVATION - ALLOWABLE OPENINGS FACING COURTYARD 3

1/8" = 1'-0"



LEVEL 2: AREA OF EXTERIOR WALL
253 SF PER FLOOR

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

ALLOWABLE = 253 SF x .45 = 114 SF
PROPOSED = 74 SF
74 SF < 114 SF = **COMPLIES**

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

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

ALLOWABLE = 253 SF x .45 = 114 SF
PROPOSED = 53 SF
53 SF < 114 SF = **COMPLIES**

LEVELS 2-7: AREA OF EXTERIOR WALL
157 SF PER FLOOR

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

ALLOWABLE = 157 SF x .45 = 70.5 SF
PROPOSED = 14 SF
14 SF < 70.5 SF = **COMPLIES**

PARTIAL ELEVATION - ALLOWABLE OPENINGS FACING COMMERCIAL PROPERTY 2

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:

$A_a = [A_t + (NS \times I_f)] \times S_a$ **(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_f = 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.*

$A_a = [A_t + (NS \times I_f)]$ **(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_f = 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_X = 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:

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

WHERE:
I_f = 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-RESEANCE 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.

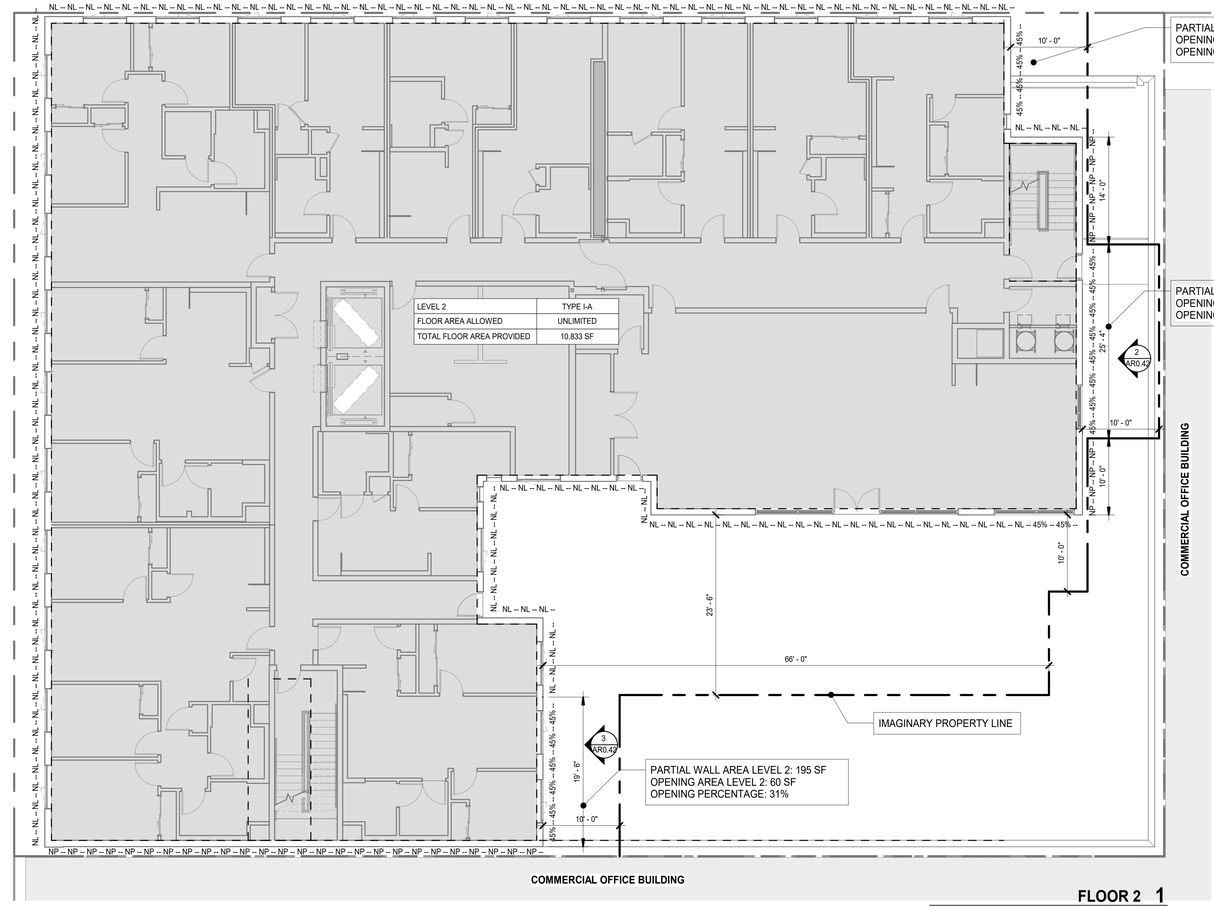
706.8 OPENINGS. EACH OPENING THROUGH A FIRE WALL SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716.5 AND SHALL NOT EXCEED 156 SQUARE FEET (15 m²). THE AGGREGATE WIDTH OF OPENINGS AT ANY FLOOR LEVEL SHALL NOT EXCEED 25 PERCENT OF THE LENGTH OF THE WALL.
EXCEPTIONS:
1. OPENINGS ARE NOT PERMITTED IN PARTY WALLS CONSTRUCTED IN ACCORDANCE WITH SECTION 706.1.1.
2. OPENINGS SHALL NOT BE LIMITED TO 156 SQUARE FEET (15 m²) 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.

SOUTH RAILROAD AVENUE



FLOOR 2 1

1/8" = 1'-0"

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

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ALTA HOUSING · HARVEST PROPERTIES · PROMETHEUS

PROJECT NAME & ADDRESS:

BESPOKE

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

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SHEET NAME:

ALLOWABLE AREA / OPENINGS CALCULATIONS

TRUE
PROJECT NORTH

SCALE: As indicated SHEET SIZE: 30 x 42

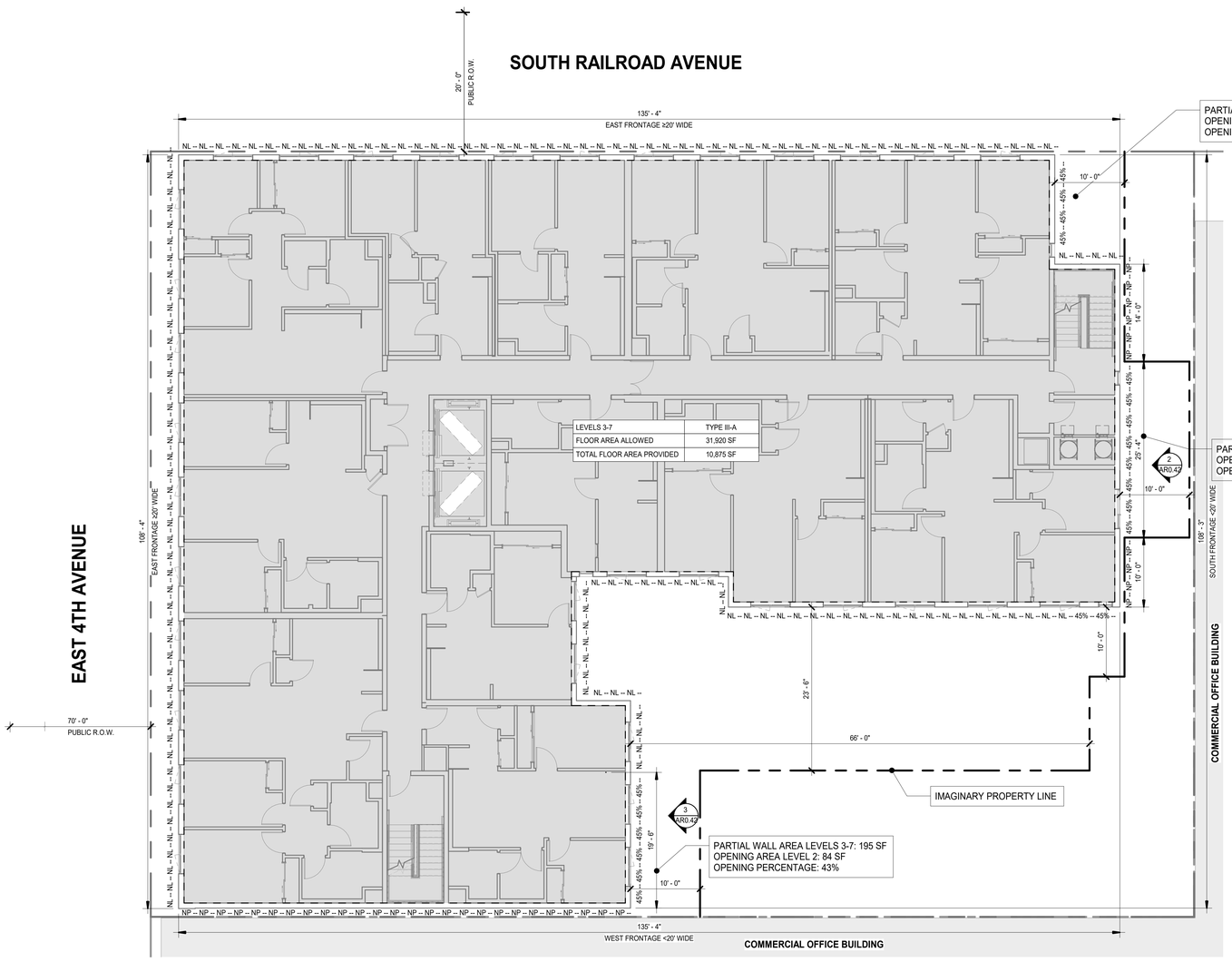
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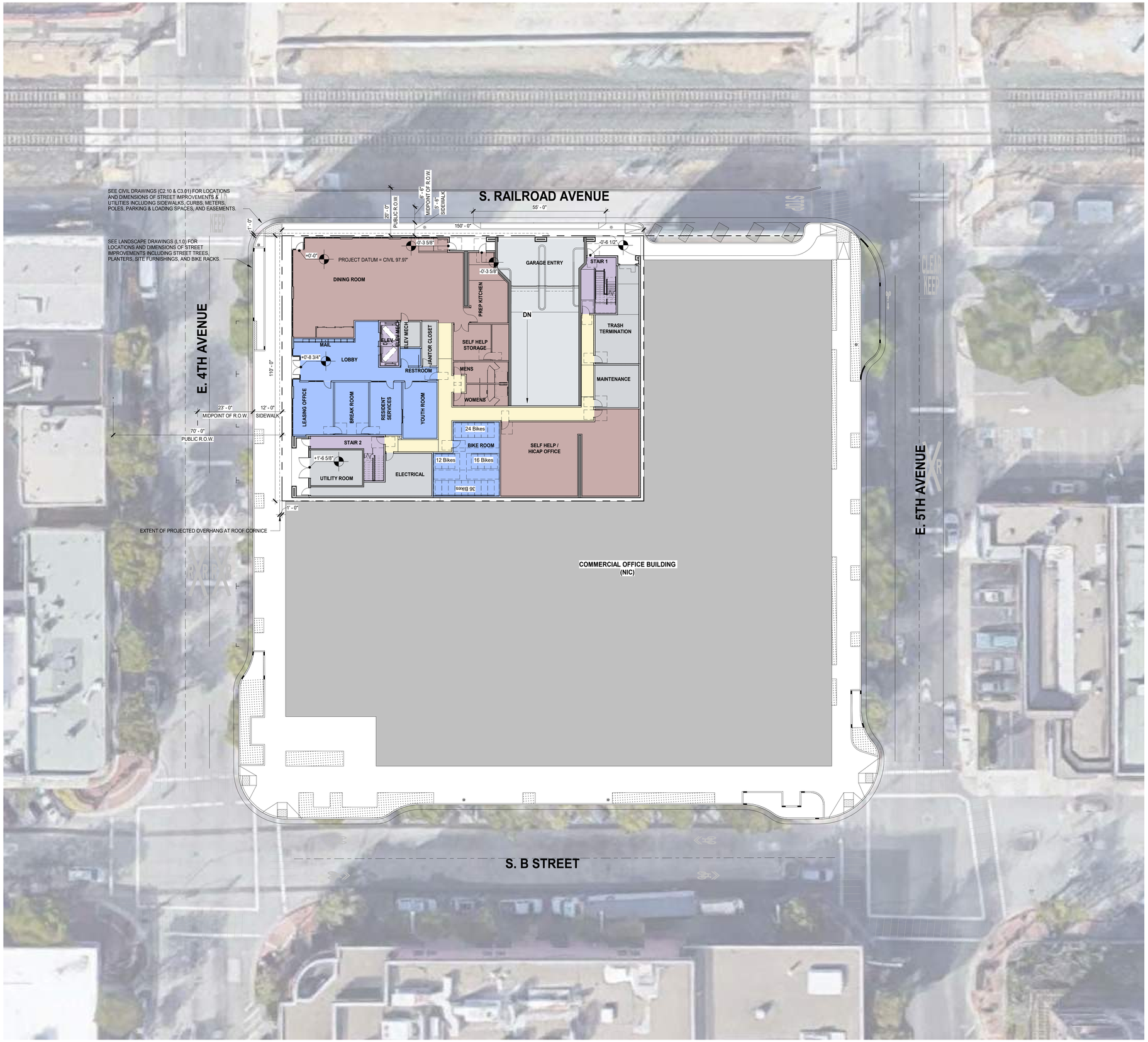
AR0.42

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BESPOKE, SAN MATEO						**ALLOWABLE BUILDIN...**									
HARVEST / ALTA															
LAST UPDATE: FEBRUARY 16, 2024															
CALIFORNIA BUILDING CODE:		2022													
NOTE: ALL BUILDINGS ARE FULLY SPRINKLERED PER NFPA 13															
NOTE: SPRINKLERS ARE USED FOR 20' INCREASE IN HEIGHT AND INCREASE OF ONE STORY. SPRINKLERS ARE NOT USED FOR AREA INCREASE.															
	OCCUPANCY	**USE**	**CONSTRUCTION**	**TABULAR**	**TABULAR**	**FRONTAGE**	**FRONTAGE**	**ALLOWABLE**	**MULTI-STORY**	**ALLOWABLE**	**ALLOWABLE**	**SPR. INCREASE**	**FLOOR**	**AREA PER**	**TOTAL**
	CHAPTER 3	**TABLE 1004.5**	**TYPE**	**AREA FACTOR**	**AREA FACTOR**	**ALLOWED %**	**ALLOWED SF**	**FLOOR AREA**	**ALLOWABLE**	**AREA**	**NO. STORIES**	**STORIES / HT.**	**NUMBER**	**FLOOR (SQ FT)**	**SF**
				TABLE 506.2	**TABLE 506.2**	**SEC. 506.3**	**SEC. 506.3**	**SEC. 506.2.3**	**SEC. 506.2.3**	**SEC. 506.2**	**TABLE 504.4**	**TABLE 506.2**		**PROPOSED**	**PROPOSED**
				At for SM	***NS***	***If***	***(NS x If)***	***At + (NS x If)***	***Sa***	**Equation 5-2**					
				with HT increase	**SEE PERIMETER/FRONTAGE TABLE THIS SHEET**										
BUILDING B - TYPE III-A															
	R-2	**RESIDENTIAL**	**TYPE III-A**	**24,000**	**24,000**	**33%**	**7,920**	**31,920**	**2**	**63,840**	**5**	**+ 20 FT + 1 ST**	**FLOOR 3**	**10,875**	
	R-2 ACCESSORY											**5 STORIES**	**FLOOR 4**	**10,875**	
												85 FEET	**FLOOR 5**	**10,875**	**54,375**
													FLOOR 6	**10,875**	
													FLOOR 7	**10,875**	
BUILDING A - TYPE I-A															
	A-2 & A-3	**DINING & LOBBY**	**TYPE I-A**	**UNLIMITED**	**UNLIMITED**			**UNLIMITED**		**UNLIMITED**	**UNLIMITED**	**UNLIMITED**	**FLOOR 1**	**15,276**	**26,109**
	S-1 & S-2	**STORAGE & MAINTENANCE**											**FLOOR 2**	**10,833**	
	R-2	**RESIDENTIAL**													
	B	**OFFICE**													

BESPOKE, SAN MATEO	**PERIMETER / FRONTAGE CALCULATION TABLE**						
LAST UPDATE: MARCH 8, 2024							
							FRONTAGE INCREASE FACTOR
	NORTH	***EAST***	***SOUTH***	***WEST***	***SUM***	**RATIO**	**TABLE 506.3.3**
BUILDING B - TYPE III-A							
>20' FRONTAGE	**108.33**	**135.33**	**0.00**	**0.00**	***243.66***		
LENGTH	**108.33**	**135.33**	**108.33**	**135.33**	***487.32***		
						50%	**0.33**


SOUTH RAILROAD AVENUE
20' - 0" PUBLIC R.O.W.
135' - 4" EAST FRONTAGE ≥20' WIDE
NL -- NL -- NL --



SITE PLAN - FLOOR 1 PLAN 1

1/16" = 1'-0"

TRUE
PROJECT NORTH

0' 16' 32'

BDE ARCHITECTURE
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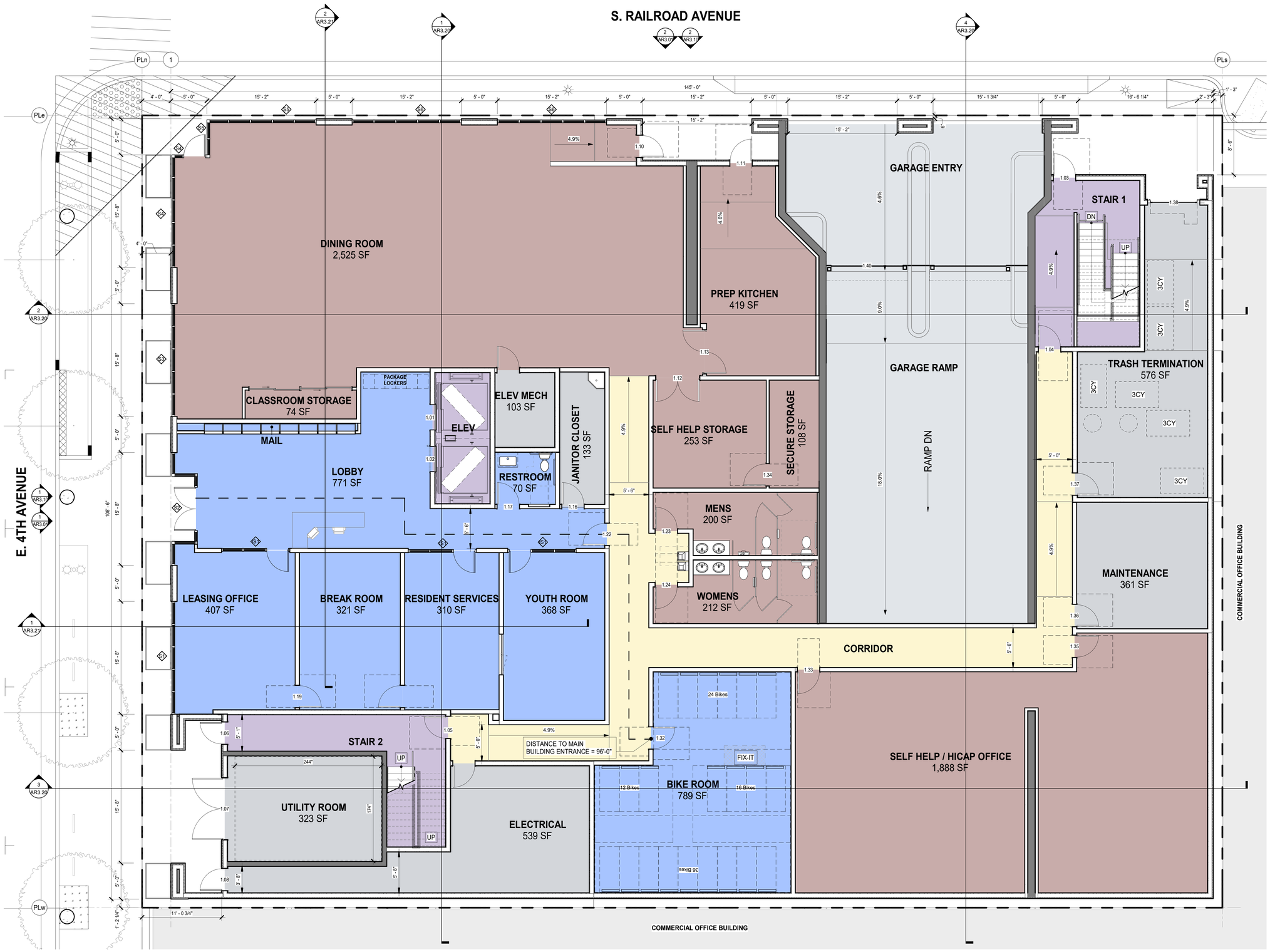
SITE PLAN

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

SHEET NUMBER:

AR1.00

plot date - 6/17/2024 2:36:55 PM



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

3/16" = 1'-0"

TRUE PROJECT NORTH

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SHEET NAME:

FLOOR 1

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

SHEET NUMBER:

AR2.01

plot date: 6/17/2024 2:36:56 PM



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

TRUE PROJECT NORTH

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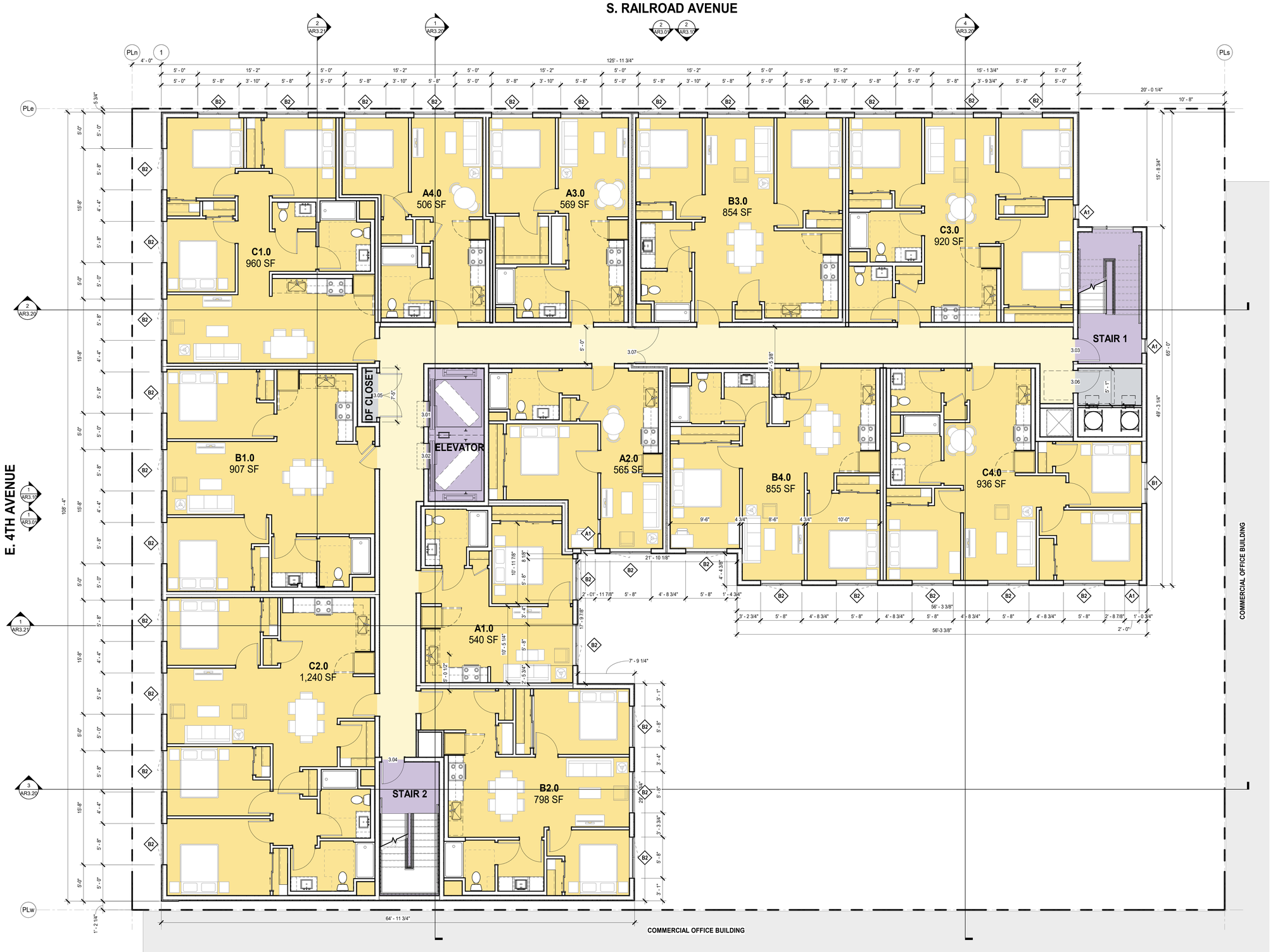
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SHEET NAME:
FLOOR 2

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

SHEET NUMBER:
AR2.02

plot date: 6/17/2024 2:37:00 PM



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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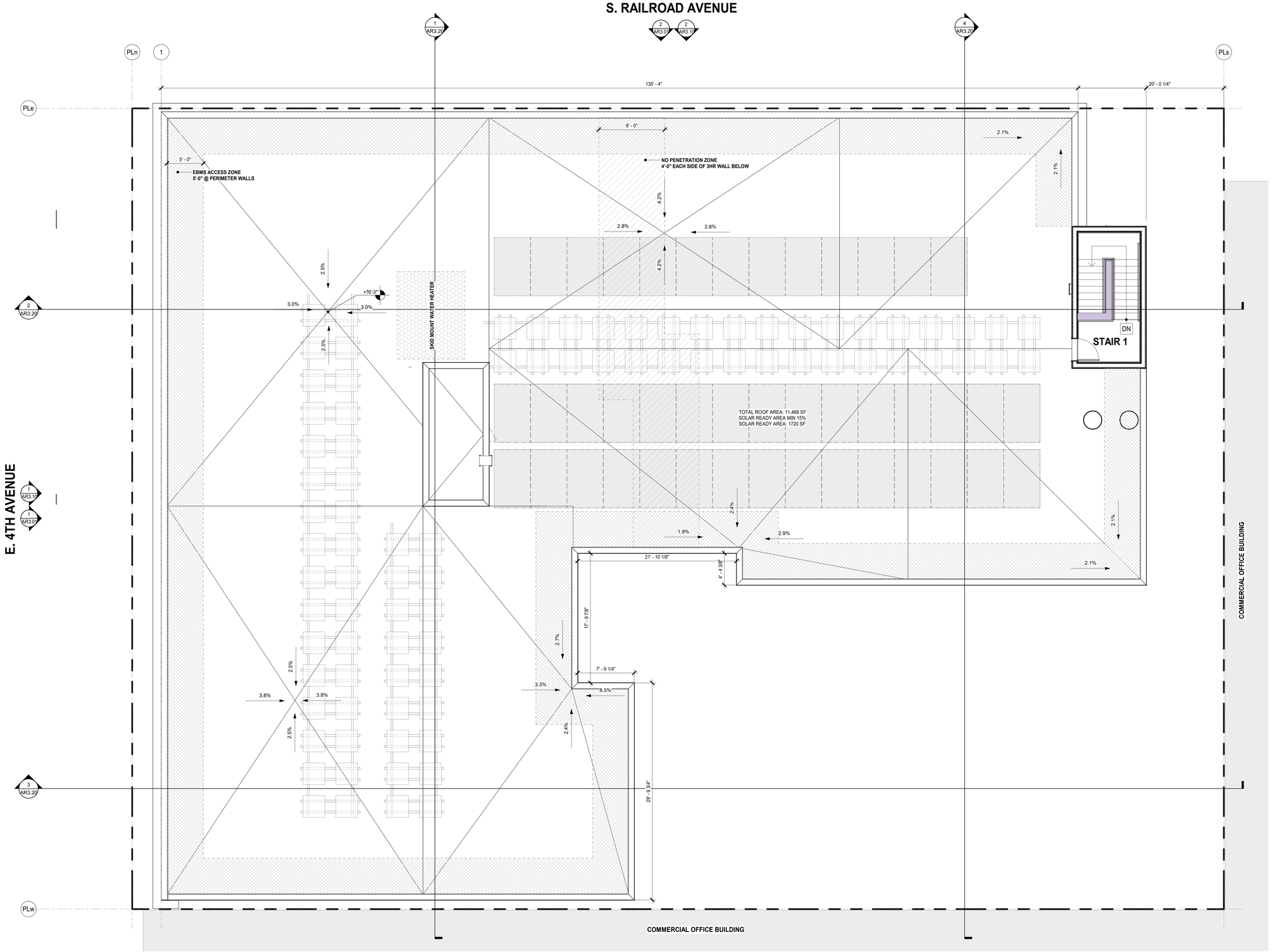
SHEET NAME:

FLOORS 3-7

SHEET NUMBER:

AR2.03

plot date: 6/17/2024 2:37:02 PM



PLANNING - ROOF 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:

ROOF PLAN

SHEET NUMBER:

AR2.04

plot date: 6/17/2024 2:37:02 PM



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



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)



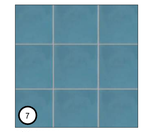
4 RECESSED VINYL NAIL FIN WINDOWS COLOR: BLACK OR SIM.



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 METAL RAILING & PLANTED AREA
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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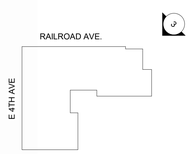
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BLOCK ELEVATION - E 4TH AVENUE 1

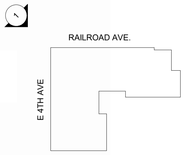


S RAILROAD & E 5TH AVENUE 3





S RAILROAD & E 4TH AVENUE 1



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PERSPECTIVE VIEW RENDERINGS

FOR ILLUSTRATIVE PURPOSES ONLY. ALL RELEVANT PROJECT DETAILS ARE INCLUDED IN THE DRAWING SHEETS

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

SHEET NUMBER:

AR3.02

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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



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



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



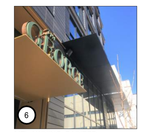
3 CEMENT PLASTER, SMOOTH SAND (SAMPLE FOR TEXTURE ONLY)



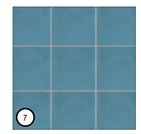
4 RECESSED VINYL NAIL FIN WINDOWS COLOR: BLACK OR SIM.



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	METAL RAILING & PLANTED AREA
15	BRICK SOLDIER COURSE
16	NOT USED
17	BLOCK GLASS
18	METAL BRACKETS
19	REVEAL JOINT

BDE ARCHITECTURE
950 Howard Street
San Francisco, CA
94103
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BESPOKE

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

ISSUE:	Project Status
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3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

SCALE:	
PROJECT NUMBER:	2126
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SHEET NAME:

MATERIAL BOARD

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

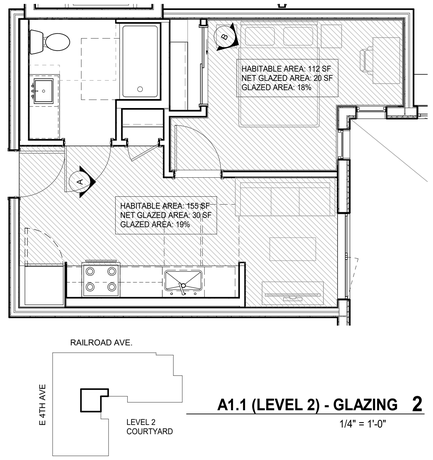
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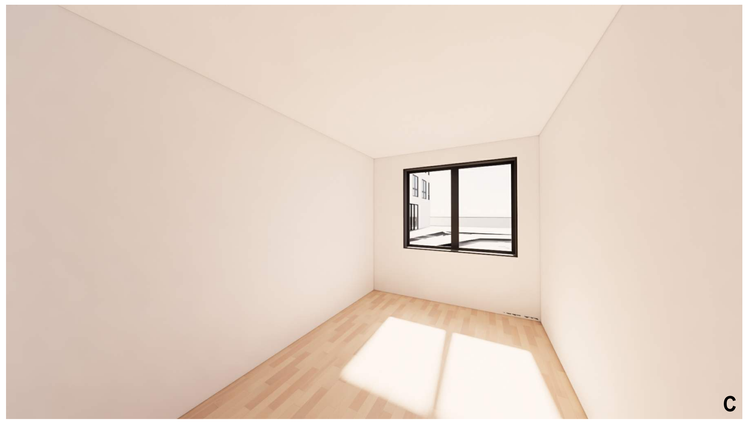


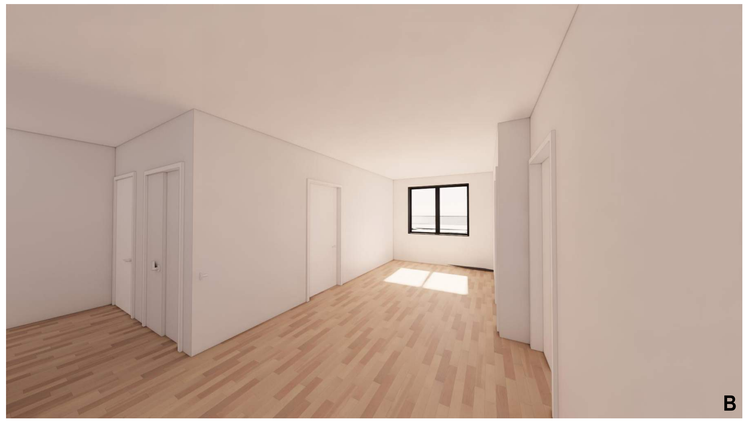


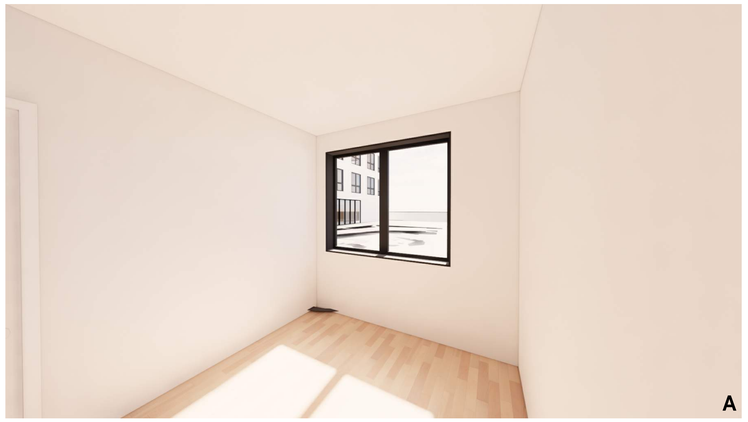


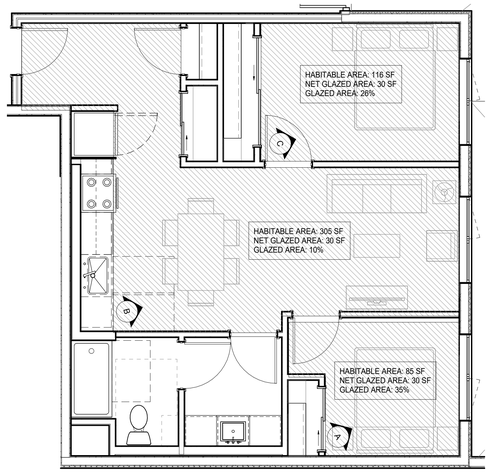
A1.1 (LEVEL 2) - GLAZING 2

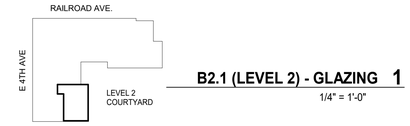
1/4" = 1'-0"











B2.1 (LEVEL 2) - GLAZING 1

1/4" = 1'-0"

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SHEET NAME:

UNIT NATURAL LIGHT CONDITIONS

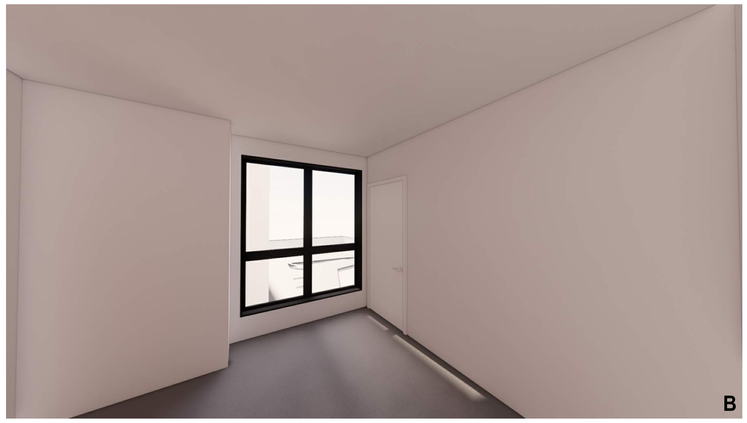
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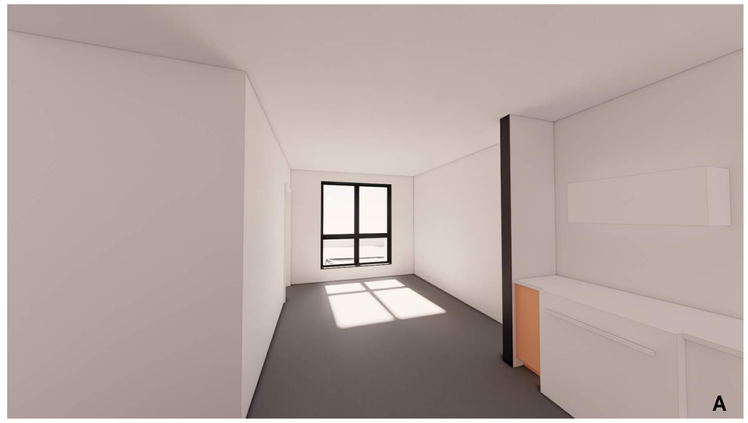
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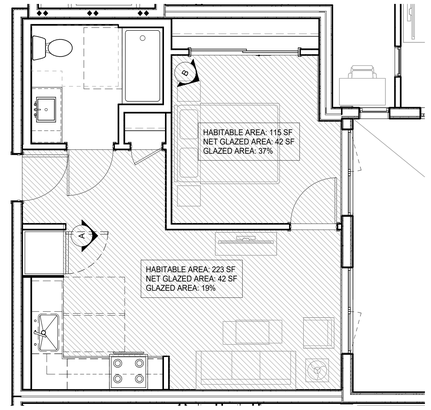
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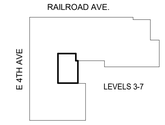
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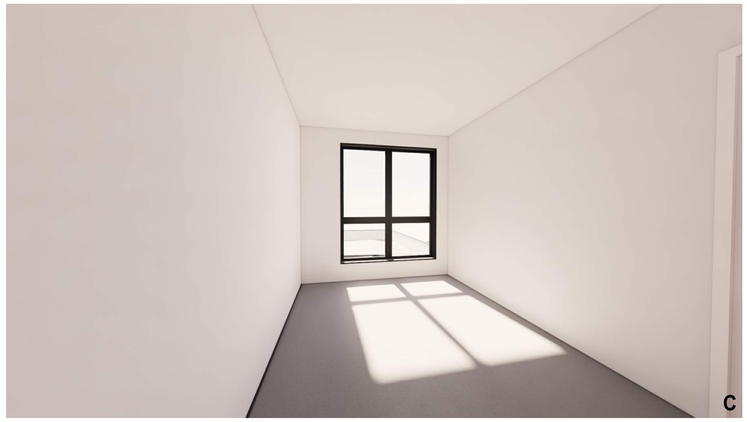


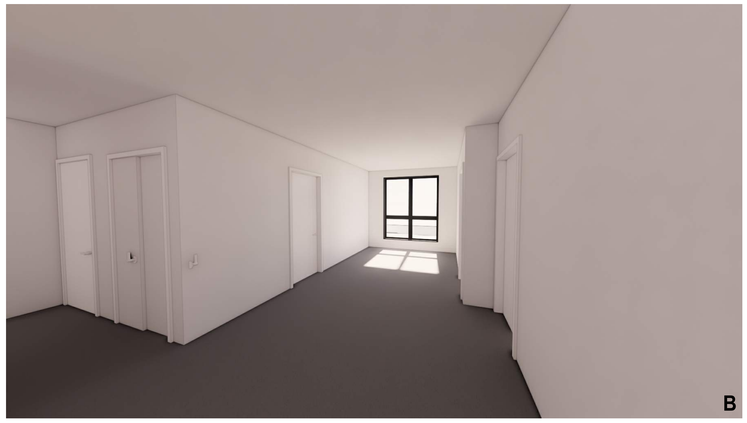


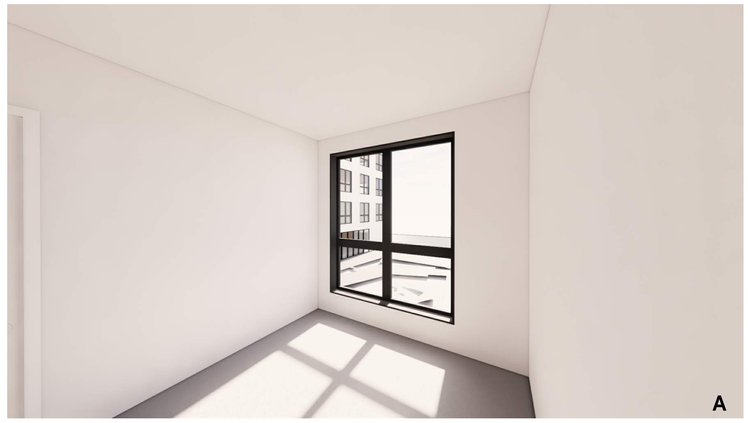


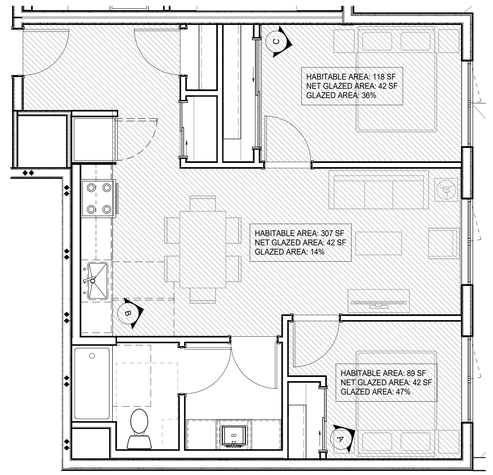
A1.0 (LEVELS 3-7) - GLAZING **2**

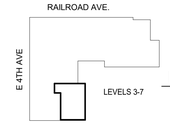
1/4" = 1'-0"











B2.0 (LEVELS 3-7) - GLAZING **1**

1/4" = 1'-0"

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SHEET NUMBER:

AR3.06

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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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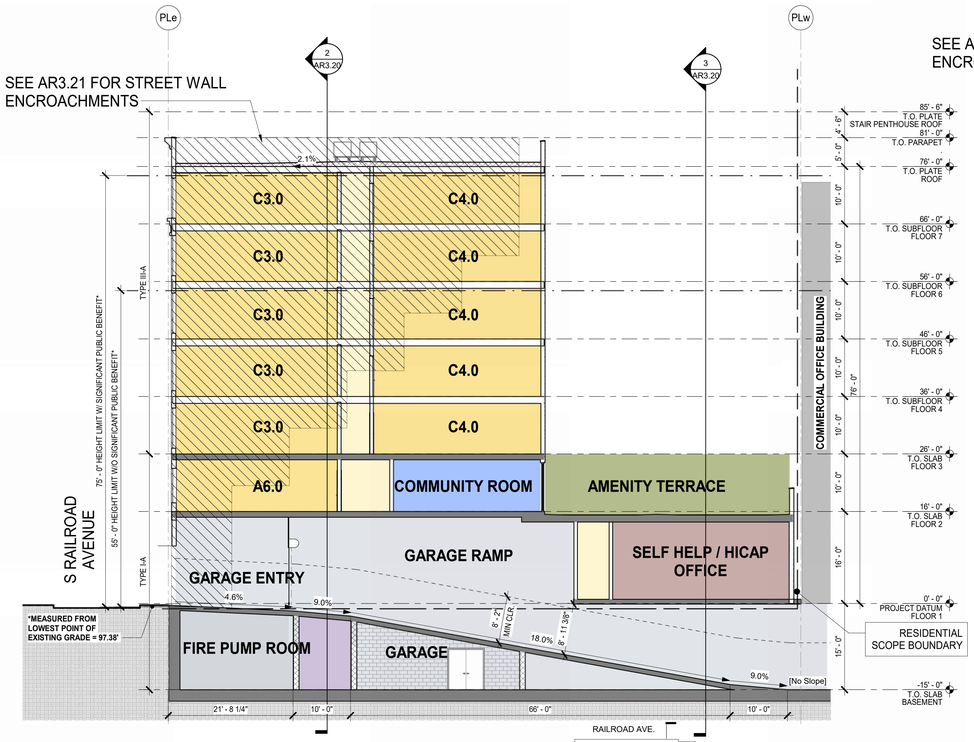
BUILDING ELEVATIONS

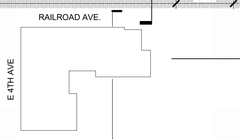
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AR3.10

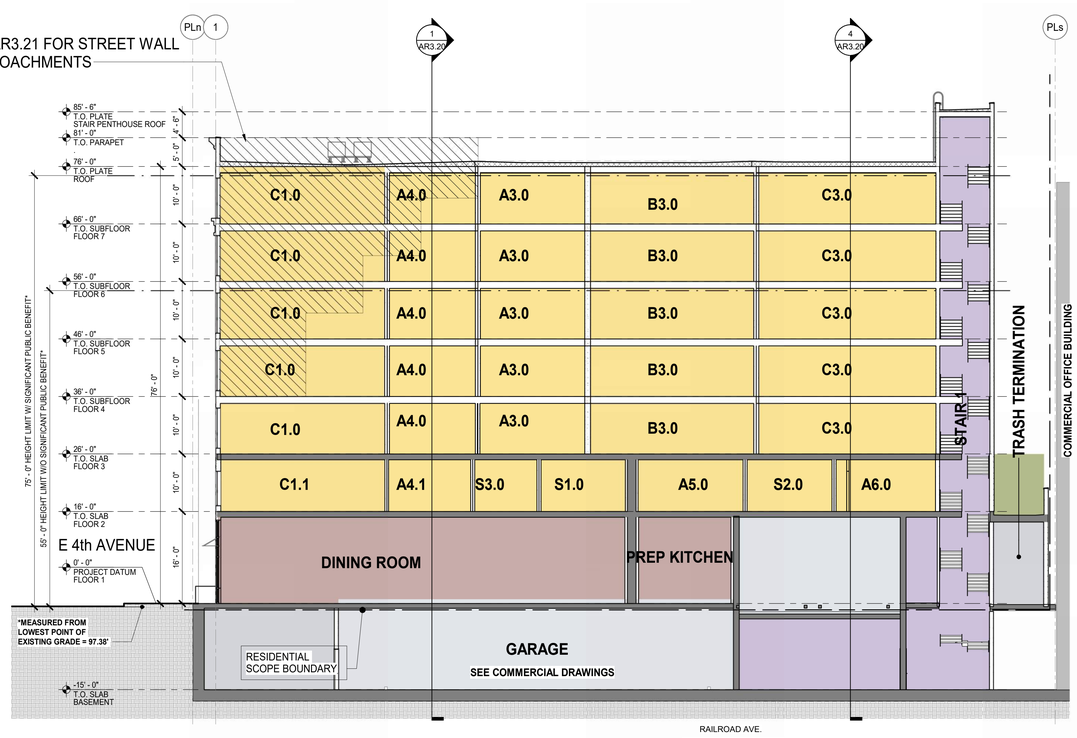
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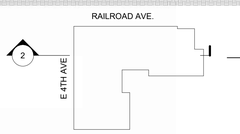




BUILDING SECTION 4

3/32" = 1'-0"

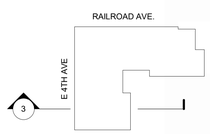




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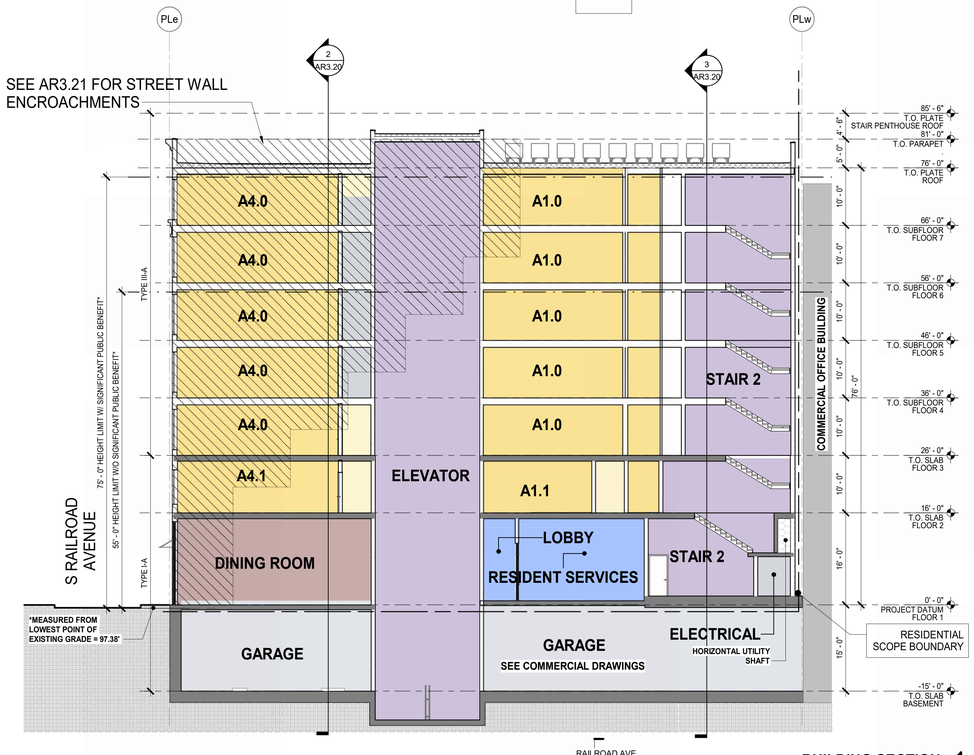
3/32" = 1'-0"





BUILDING SECTION 3

3/32" = 1'-0"





BUILDING SECTION 1

3/32" = 1'-0"

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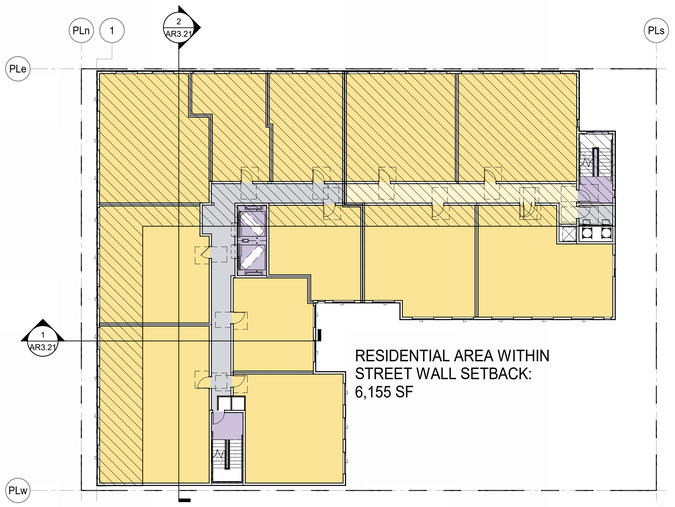
BUILDING SECTIONS

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

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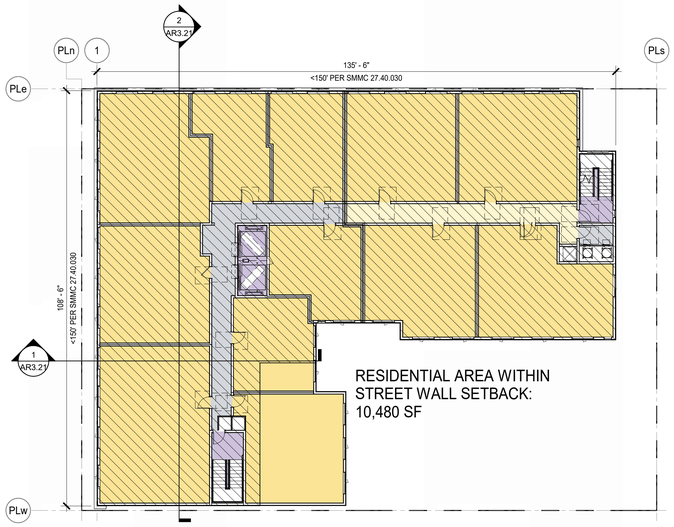
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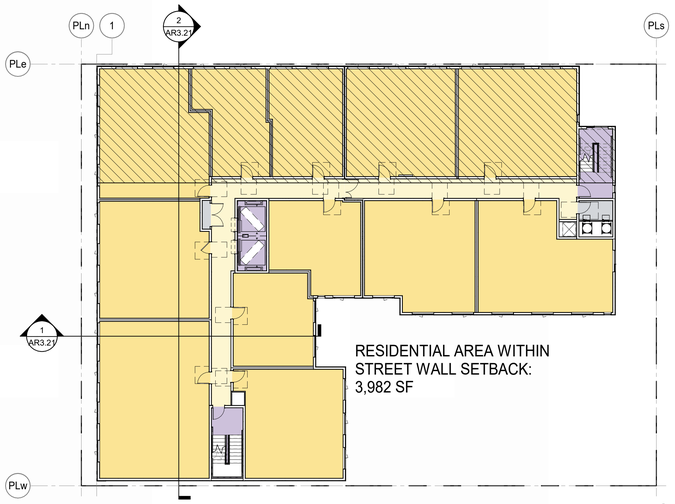
STREET WALL EXHIBIT - FLOOR 4 **5**

1/16" = 1'-0"



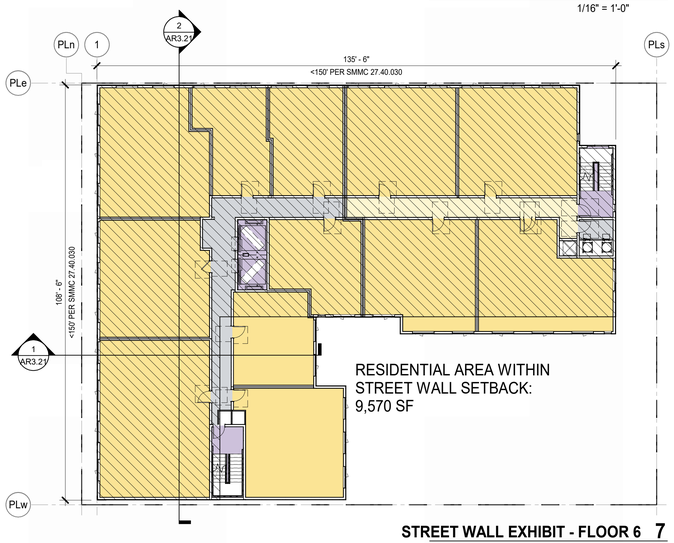
STREET WALL EXHIBIT - FLOOR 7 **9**

1/16" = 1'-0"



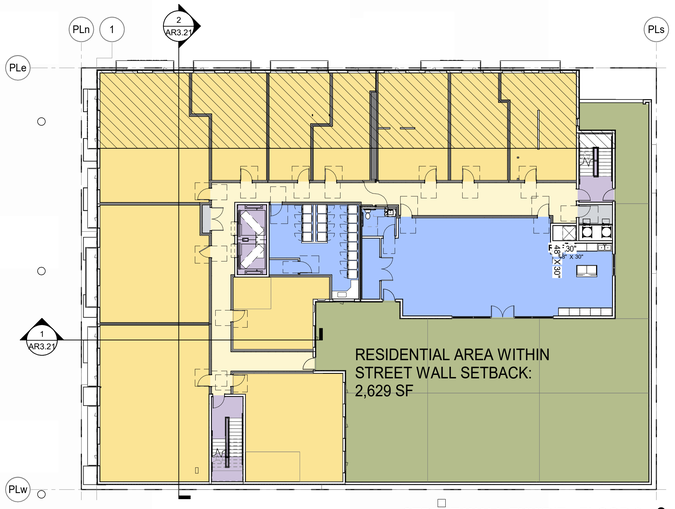
STREET WALL EXHIBIT - FLOOR 3 **4**

1/16" = 1'-0"



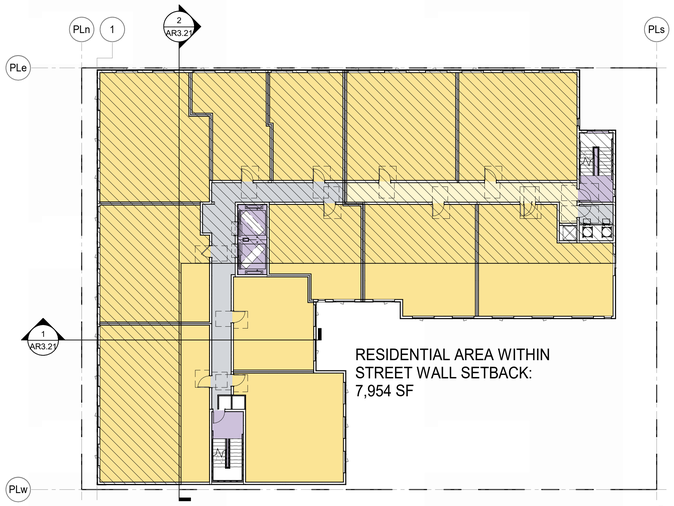
STREET WALL EXHIBIT - FLOOR 6 **7**

1/16" = 1'-0"



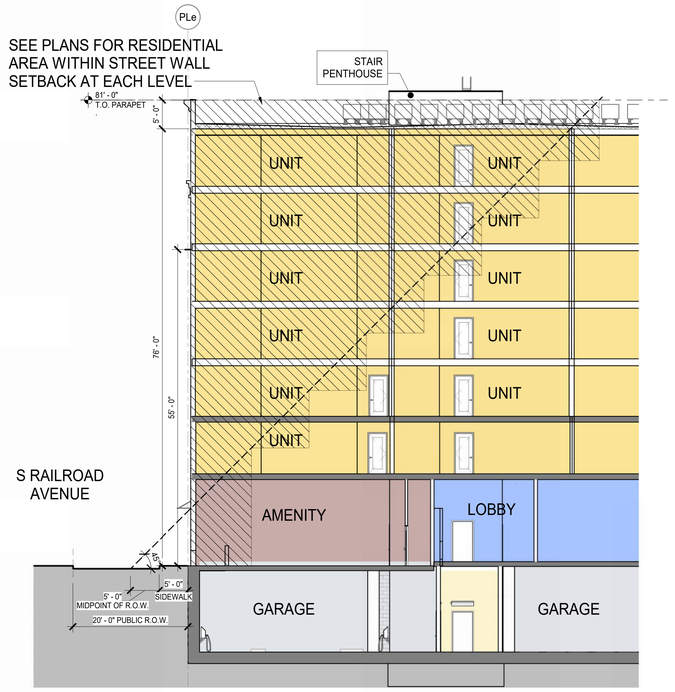
STREET WALL EXHIBIT - FLOOR 2 **3**

1/16" = 1'-0"



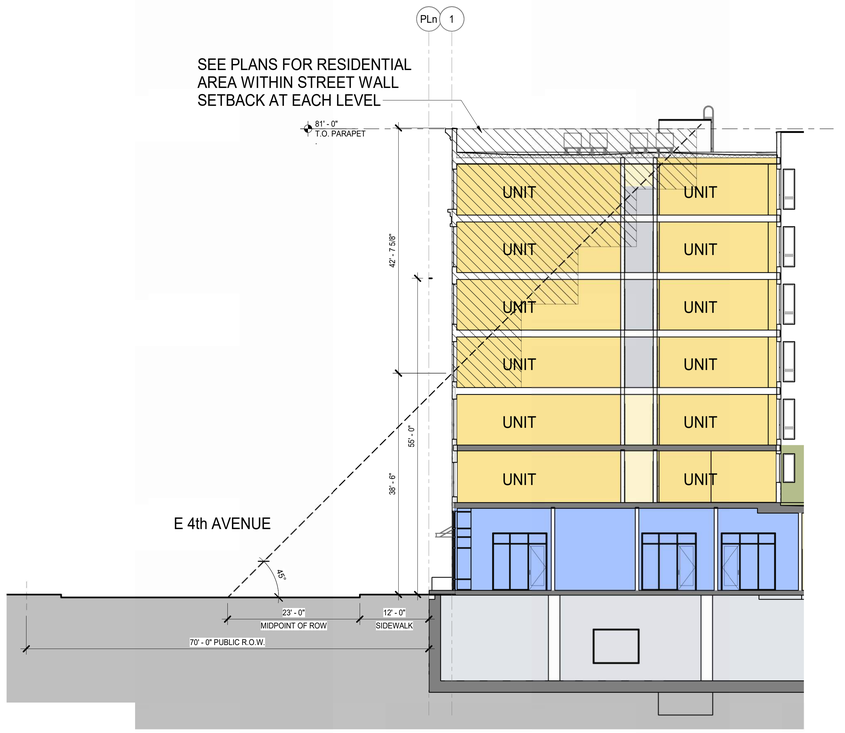
STREET WALL EXHIBIT - FLOOR 5 **6**

1/16" = 1'-0"



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

3/32" = 1'-0"



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

3/32" = 1'-0"

BDE ARCHITECTURE
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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
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3	PLANNING APPLICATION RESUBMITTAL #3	06/10/2024

SCALE:

PROJECT NUMBER:	2126
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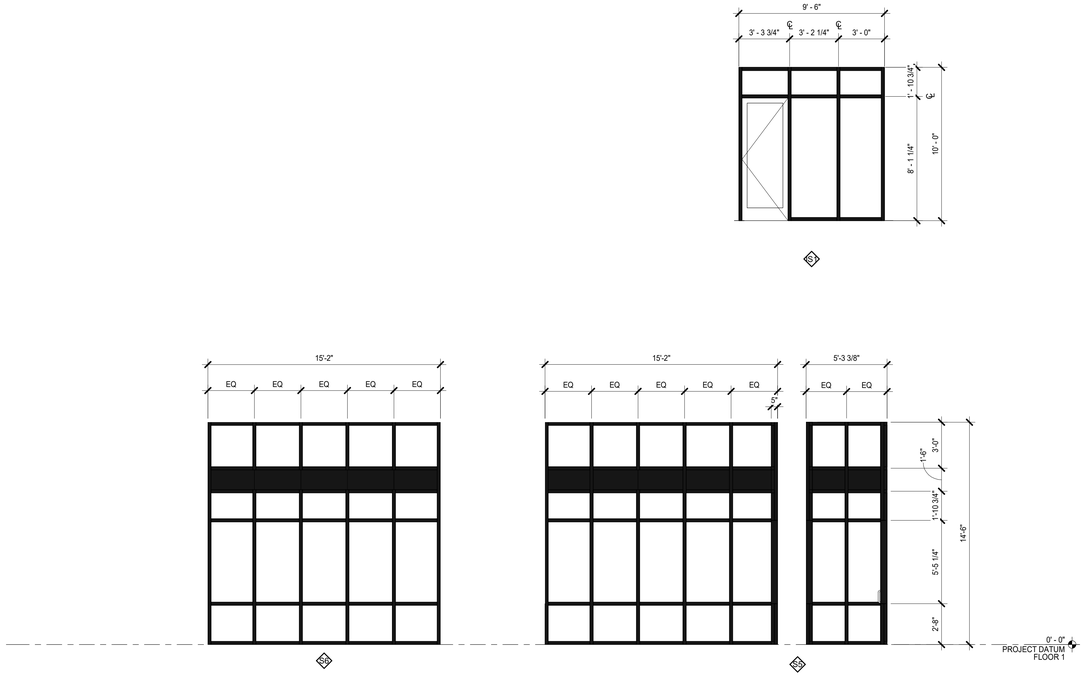
STREET WALL SECTION EXHIBITS

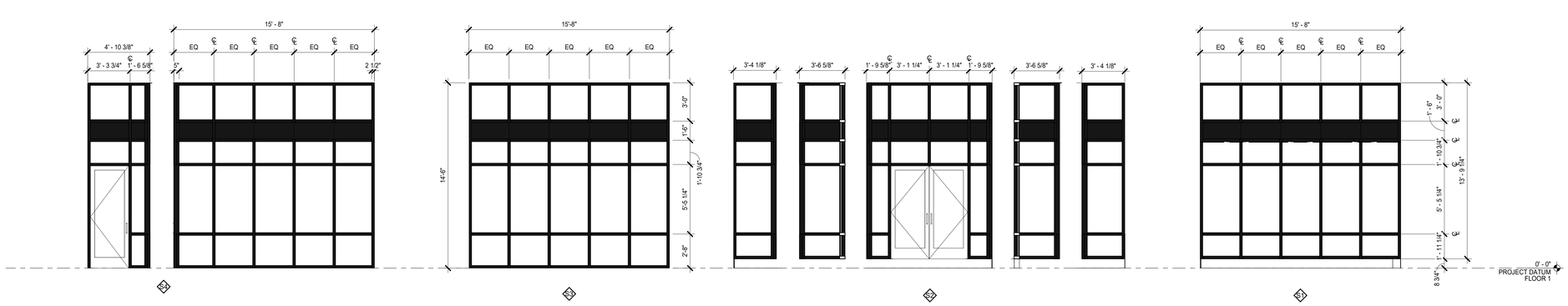
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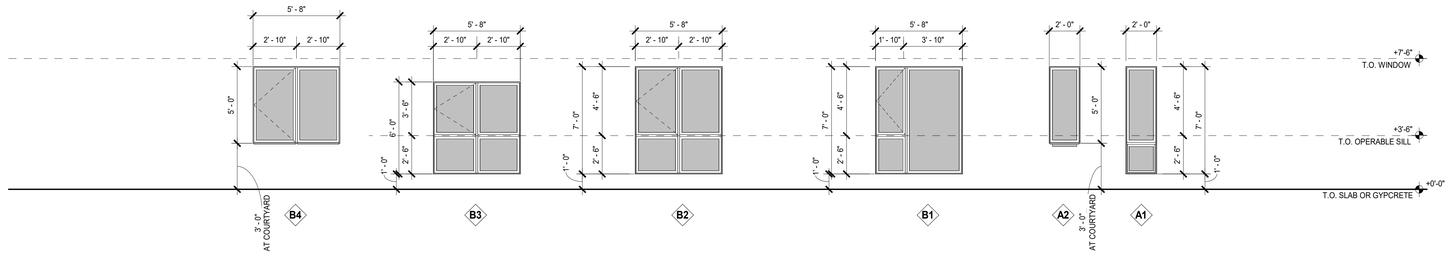
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STOREFRONT SCHEDULE 2

1/4" = 1'-0"



WINDOW SCHEDULE

1/4" = 1'-0"

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

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SHEET NAME:
WINDOW SCHEDULE

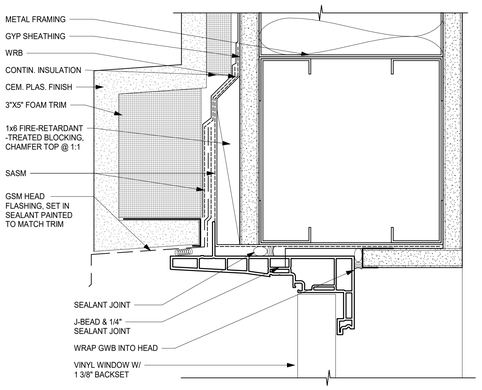
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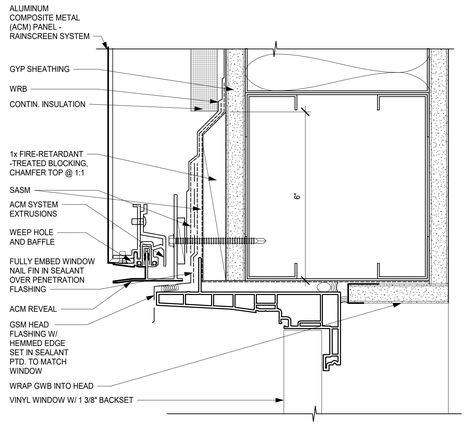
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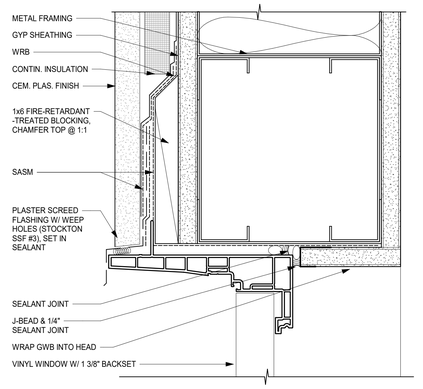
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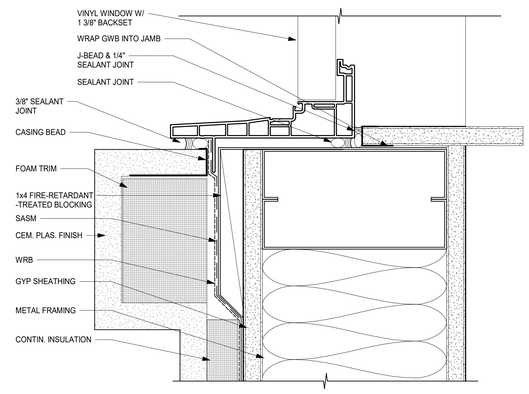
RECESSED VINYL WINDOW HEAD @ CEMENT PLASTER TRIM 18
6" = 1'-0"



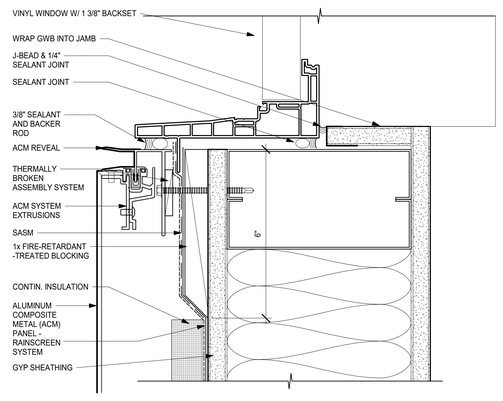
RECESSED VINYL WINDOW HEA @ MTL PANEL 6
6" = 1'-0"



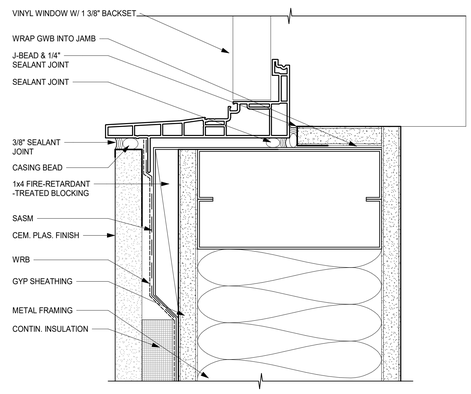
RECESSED VINYL WINDOW HEAD @ CEMENT PLASTER 3
6" = 1'-0"



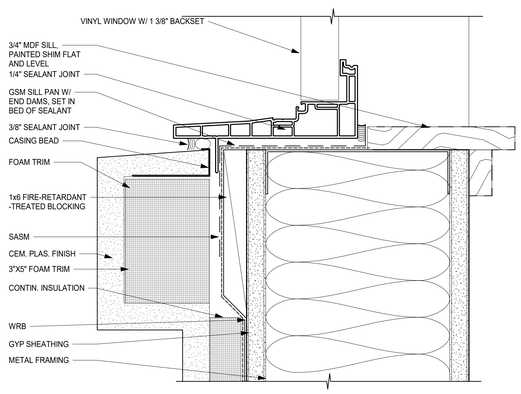
RECESSED VINYL WINDOW JAMB @ CEMENT PLASTER TRIM 17
6" = 1'-0"



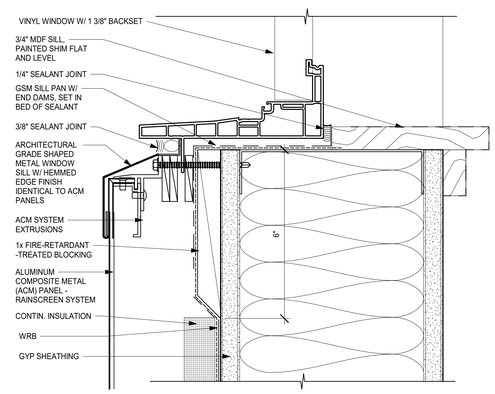
RECESSED VINYL WINDOW JAMB @ MTL PANEL 5
6" = 1'-0"



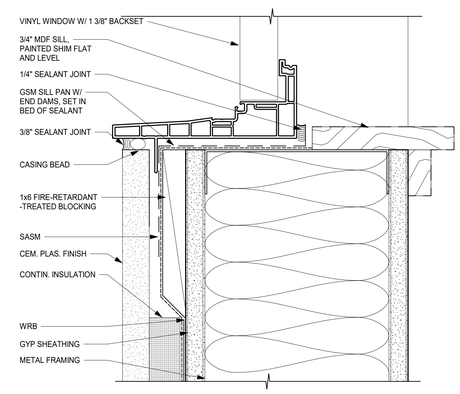
RECESSED VINYL WINDOW JAMB @ CEMENT PLASTER 2
6" = 1'-0"



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"

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SHEET NAME:
WINDOW DETAILS

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

SHEET NUMBER:
AR10.41

plot date: 6/17/2024 2:37:42 PM

RAILROAD AVE.

4th AVE

TREE SCHEDULE					
LARGE SHRUB (UPPER TERRACES)					
MAGNOLIA STELLATA	STAR MAGNOLIA	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

FIXED FURNITURE

MOVABLE FURNITURE

HOUSING REQUIRED PLAY AREA = 600 SF

POTENTIAL PARK CREDIT PROGRAM ELEMENTS

PLAY AREA REQUIRED = 600 SF
PLAY AREA PROVIDED = 790 SF [REQ. MET]

OUTDOOR SEATING AREA REQUIRED = 497 SF
OUTDOOR SEATING AREA PROVIDED = 143 + 453 = 596 SF [REQ. MET]



BENCH

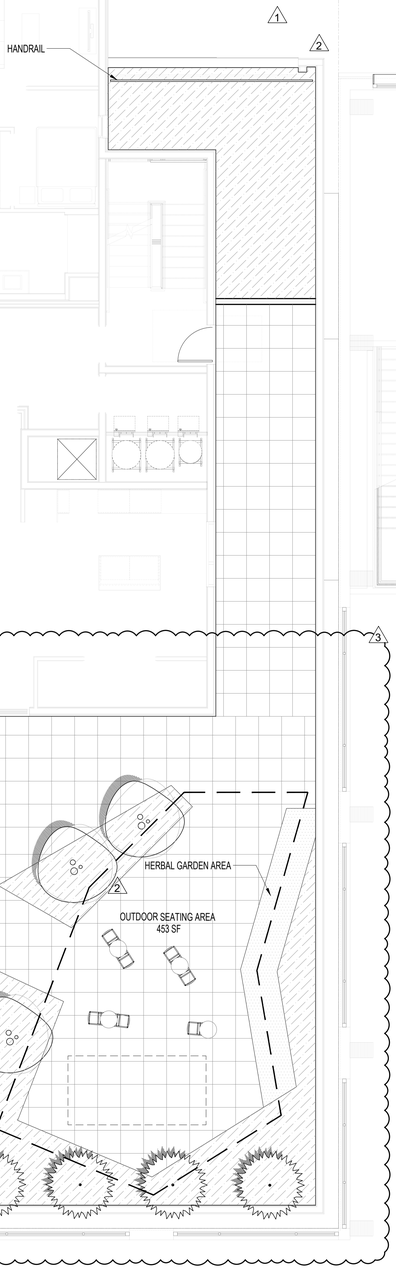


RAISED PLANTER





TABLE SET



TRUE

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

0 1 2 4 8

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San Francisco, CA
94103

P. (415) 677-0966

PLACE

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

HARVEST PROPERTIES

PROMETHEUS

PROJECT NAME & ADDRESS:

4TH & RAILROAD

4TH & RAILROAD
San Mateo, CA

ISSUE: PLANNING APPLICATION RESUBMITTAL #2
ISSUE DATE: 01/29/2024

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SCALE:

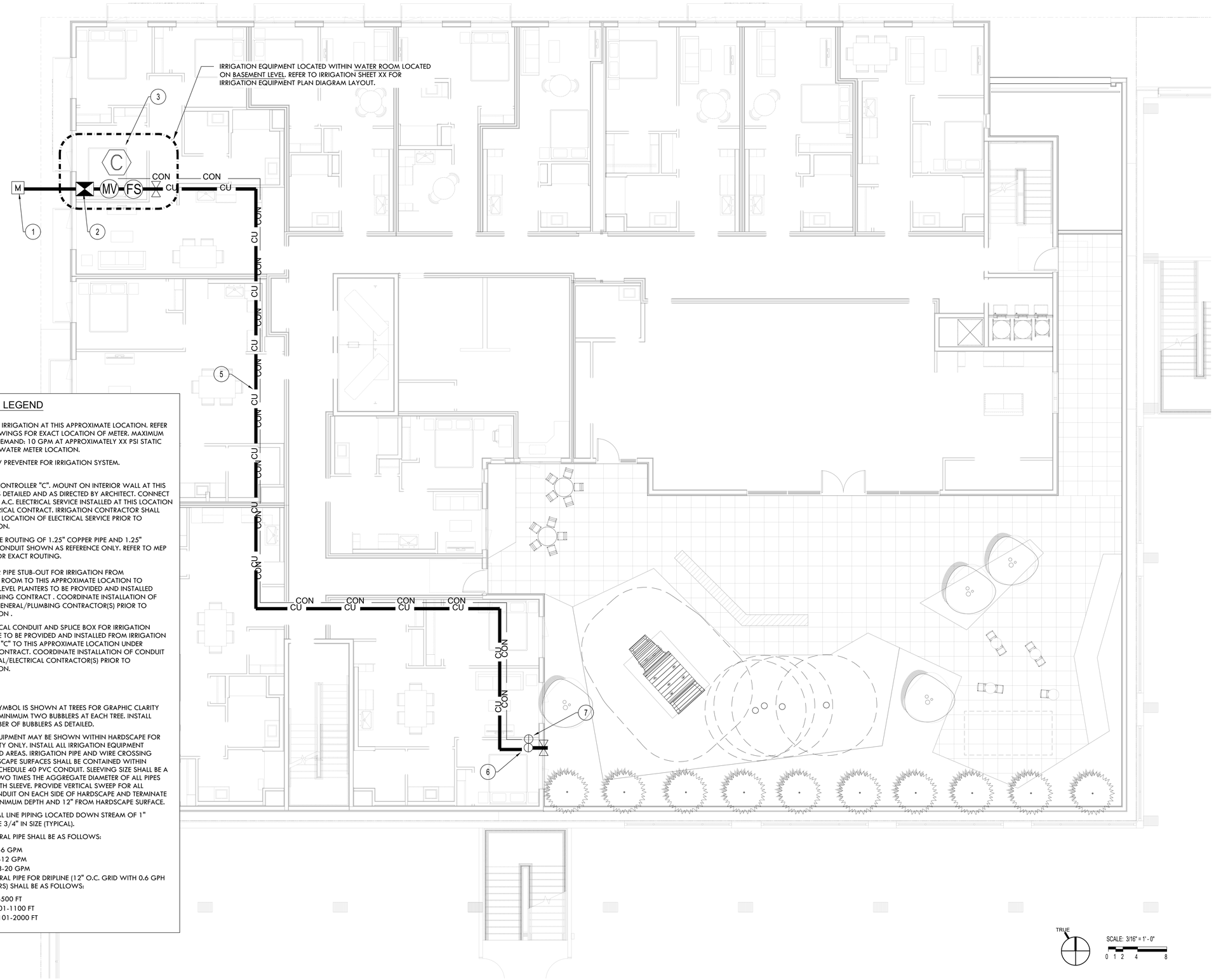
PROJECT NUMBER: 2202017.00
DRAWN BY: YW
CHECKED BY: MMc

STAMP:

NOT FOR CONSTRUCTION

SHEET NAME:
LANDSCAPE PLAN
LEVEL 2
AMENITY TERRACE

SHEET NUMBER:
LR.1.0



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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SCALE:

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

STAMP:

NOT FOR CONSTRUCTION

1

SHEET NAME:
IRRIGATION PLAN
LEVEL 2
AMENITY TERRACE

SHEET NUMBER:
LR.2.0

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

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

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

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

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)

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

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

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

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.

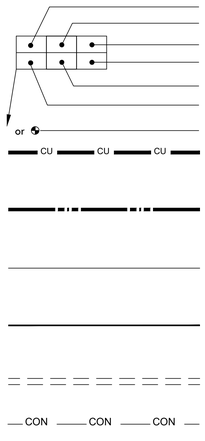
IRRIGATION ZONES
1. LOW AND MODERATE WATER-USE SHRUBS/GROUNDCOVER/FLOWERING PLANTS: TO BE IRRIGATED WITH INLINE DRIP
2. LARGE SHRUBS AND TREES: TO BE IRRIGATED USING POINT SOURCE BUBBLERS.
3. STORMWATER TREATMENT: TO BE IRRIGATED WITH INLINE DRIP SPACED AT 12" O.C.

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

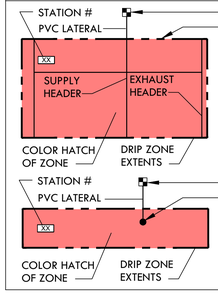
IRRIGATION LEGEND

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.

934 Howard Street
San Francisco, CA
94103

P. (415) 677-0966

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

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING SUBMISSION	2/01/2023
1	PLANNING SUBMISSION RESUBMITTAL	10/10/2023
2	PLANNING SUBMISSION RESUBMITTAL #2	01/29/2024
3	PLANNING SUBMISSION RESUBMITTAL #3	06/10/2024

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



BDE ARCHITECTURE
934 Howard Street
San Francisco, CA
94103

P. (415) 677-0966

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

HARVEST PROPERTIES

PROMETHEUS

PROJECT NAME & ADDRESS:

4TH & RAILROAD

4TH & RAILROAD
San Mateo, CA

ISSUE: PLANNING APPLICATION RESUBMITTAL #2
ISSUE DATE: 01/29/2024

REVISIONS :

	DESCRIPTION	DATE
	PLANNING SUBMISSION	2/01/2023
1	PLANNING SUBMISSION RESUBMITTAL	10/10/2023
2	PLANNING SUBMISSION RESUBMITTAL #2	01/29/2024
3	PLANNING SUBMISSION RESUBMITTAL #3	06/10/2024

SCALE:

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

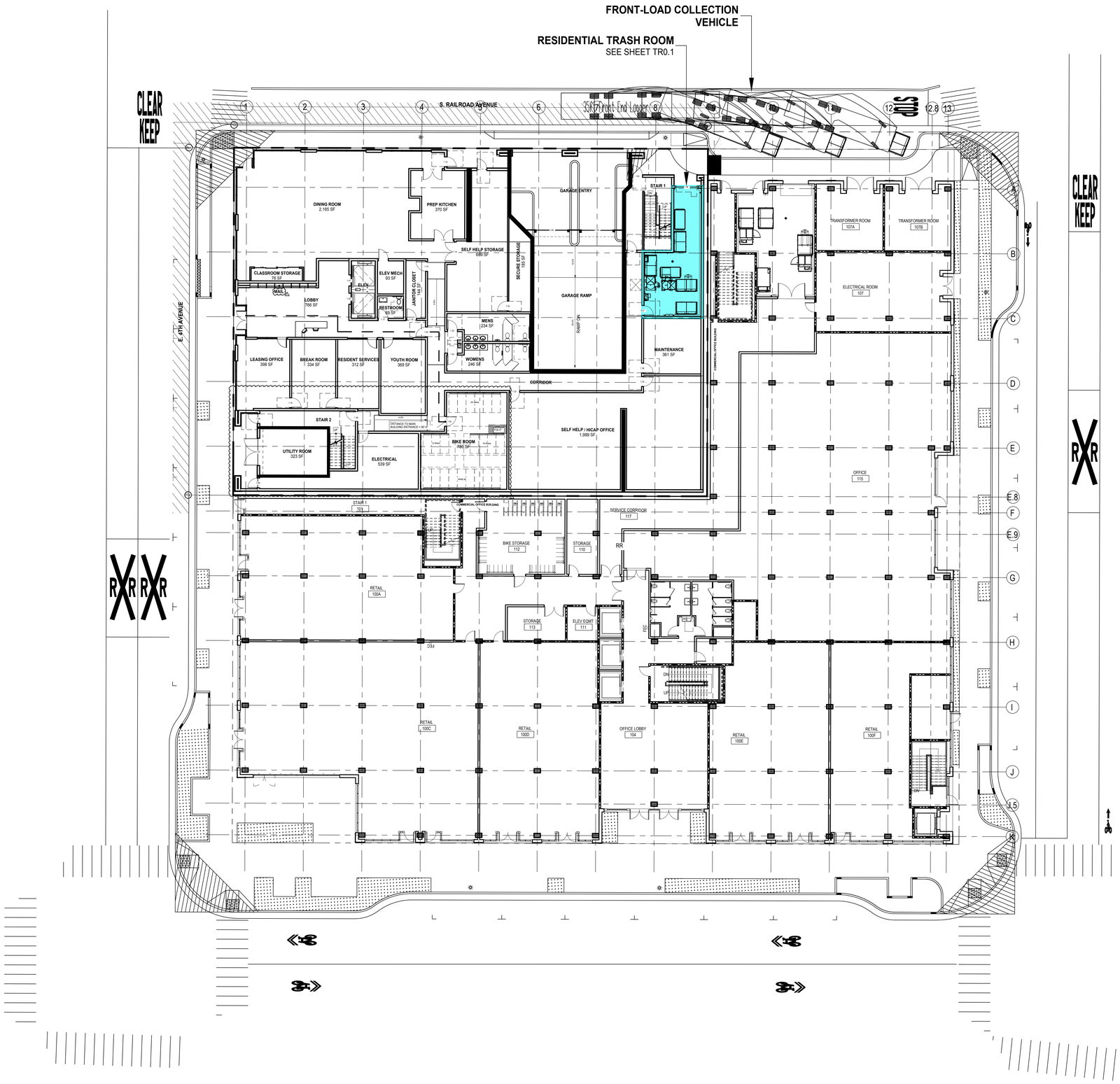
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SHEET NAME:
LANDSCAPE
RENDERINGS
AMENITY TERRACE

SHEET NUMBER:
LR.3.0

plot date :

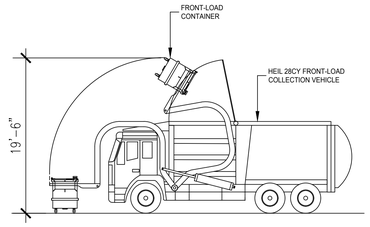


GENERAL NOTES.

1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH AREA

SERVICE:	M	Tu	W	Th	F	Sa	Su
WASTE - 3CY COMPACTED			1				
RECYCLING - 3CY COMPACTED		1		1			
COMPOST - 2CY LOOSE	1		1		1		
TOTAL	1	1	2	1	1	0	0



FRONT-LOAD COLLECTION VEHICLE
SHOWN LOADING CONTAINERS

TRUE

0' 8' 16'

TRASH ROUTE / STAGING PLAN

LEVEL 1

SCALE: NTS

BDE ARCHITECTURE
934 Howard Street
San Francisco, CA
94103

P. (415) 677-0966

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
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consultingprojects@trashmanage.com

CLIENT:

ALTA HOUSING · HARVEST PROPERTIES · PROMETHEUS

PROJECT NAME & ADDRESS:

4TH & RAILROAD

4TH & RAILROAD
San Mateo, CA

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024

SCALE:

PROJECT NUMBER: 2126
DRAWN BY: BM
CHECKED BY: SB

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:

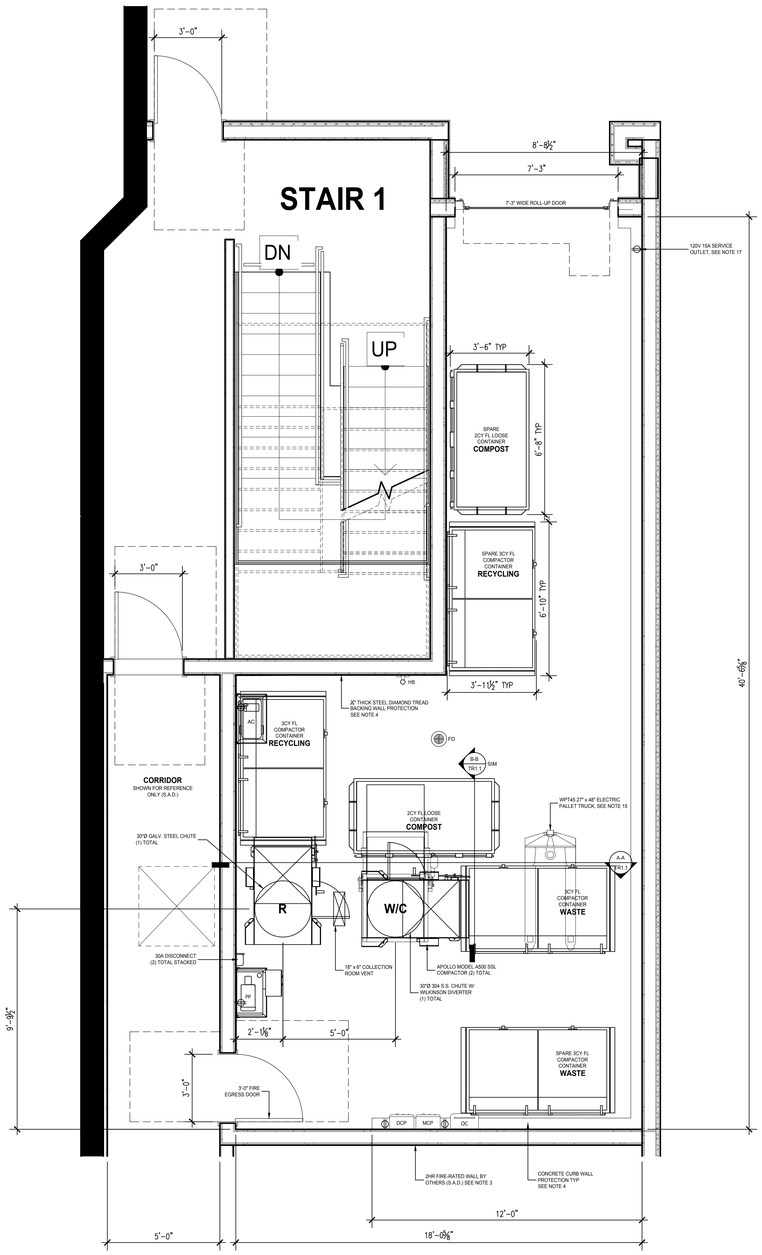
TRASH ROUTE / STAGING PLAN

SCALE: As Indicated SHEET SIZE: 30 x 42

SHEET NUMBER:

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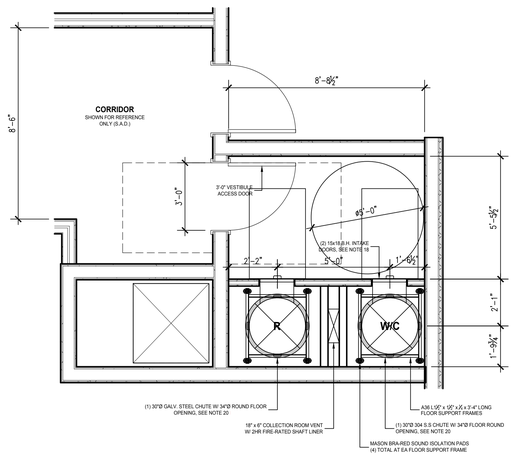
plot date :



RESIDENTIAL TRASH ROOM PLAN

LEVEL 1

SCALE: ⅜" = 1'-0"



CHUTE INTAKE VESTIBULE

SIMILAR AT LEVELS 2-7

SCALE: ⅜" = 1'-0"

SHEET NOTES:

RESIDENTIAL TRASH ROOM. LEVEL 1.

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: 12"Hx6"W CONCRETE CURB AT BASE OF WALLS PER PLAN. INSTALL ⅛" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG WALL ALONG WEST SIDE OF TRASH ROOM PER PLAN.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2022 CBC.
6. 7'-3" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOOR FOR FIRE EGRESS.
7. (1) 30"Ø GALVANIZED STEEL CHUTE WITH APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTORS AND 3CY FL COMPACTOR CONTAINER FOR RECYCLING DISPOSAL. CHUTE TERMINATES 5'-9" AFF.
8. (1) 30"Ø 304 STAINLESS STEEL CHUTE WITH WILKINSON DIVERTER FOR WASTE AND COMPOST. PROVIDE APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTOR AND 3CY FL COMPACTOR CONTAINER FOR WASTE DISPOSAL AND 2CY FL LOOSE CONTAINER FOR COMPOST DISPOSAL. CHUTE TERMINATES 9'-10" AFF.
9. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED AND STACKED VERTICALLY. (2) 5HP 3-PHASE, 208/230/460V. (2) 30A DISCONNECTS 60" AFF.
10. MCP: (1) TOTAL CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. 120V 15A SERVICE OUTLET REQUIRED.
11. DCP: (1) TOTAL DIVERTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED.
12. AC: AIR COMPRESSORS (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS. (1) TOTAL.
13. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED.
14. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
15. PROVIDE WPT45 27" x 48" ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4500LB CAPACITY WITH 57.5" TURNING RADIUS. 120V 15A SERVICE OUTLETS REQUIRED.
16. CHUTE DISCHARGE DOORS: WILKINSON TYPE-A, B-LABEL CONSTRUCTION 90 MINUTE FIRE-RATED, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.
17. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

CHUTE INTAKE VESTIBULE. SIMILAR AT LEVELS 2-7.

18. CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 2HR FIRE-RATED ACCESS DOORS. 5'-0" MIN CLEAR REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (1) 15x18 BOTTOM HINGED, ICD-2000, PNEUMATIC ASSIST CHUTE INTAKE DOOR FOR WASTE AND COMPOST AT EACH FLOOR. SEE DETAIL 2/TR2.0. PROVIDE (1) 15x18 BOTTOM HINGED, NORMALLY CLOSED LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOOR FOR RECYCLING AT EACH FLOOR. SEE DETAIL 3/TR2.0.
19. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
20. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB - PROVIDED BY MANUFACTURER.

GENERAL NOTES.

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3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH AREA

SERVICE:	M	Tu	W	Th	F	Sa	Su
WASTE - 3CY COMPACTED			1				
RECYCLING - 3CY COMPACTED		1		1			
COMPOST - 2CY LOOSE	1		1		1		
TOTAL	1	1	2	1	1	0	0

TRUE

0' 8' 16'

934 Howard Street
San Francisco, CA
94103

P. (415) 677-0966

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
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CLIENT:

ALTA HOUSING · HARVEST PROPERTIES · PROMETHEUS

PROJECT NAME & ADDRESS:

4TH & RAILROAD

4TH & RAILROAD
San Mateo, CA

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :

#	DESCRIPTION	DATE
	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024

SCALE:

PROJECT NUMBER: 2126
DRAWN BY: BM
CHECKED BY: SB

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:

RESIDENTIAL TRASH ROOM PLAN

SCALE: As Indicated SHEET SIZE: 30 x 42

SHEET NUMBER:

TR0.1

plot date :

SHEET NOTES:

SECTIONS AT RESIDENTIAL TRASH ROOM. LEVEL 1.

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: 12"Hx6"W CONCRETE CURB AT BASE OF WALLS PER PLAN. INSTALL ⅛" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG WALL ALONG WEST SIDE OF TRASH ROOM PER PLAN.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER 2022 CBC.
6. (1) 30"Ø GALVANIZED STEEL CHUTE WITH APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTORS AND 3CY FL COMPACTOR CONTAINER FOR RECYCLING DISPOSAL. CHUTE TERMINATES 5'-9" AFF.
7. (1) 30"Ø 304 STAINLESS STEEL CHUTE WITH WILKINSON DIVERTER FOR WASTE AND COMPOST. PROVIDE APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTOR AND 3CY FL COMPACTOR CONTAINER FOR WASTE DISPOSAL AND 2CY FL LOOSE CONTAINER FOR COMPOST DISPOSAL. CHUTE TERMINATES 9'-10" AFF.
8. CHUTE DISCHARGE DOORS: WILKINSON TYPE-A, B-LABEL CONSTRUCTION 90 MINUTE FIRE-RATED, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.

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PROJECT NAME & ADDRESS:

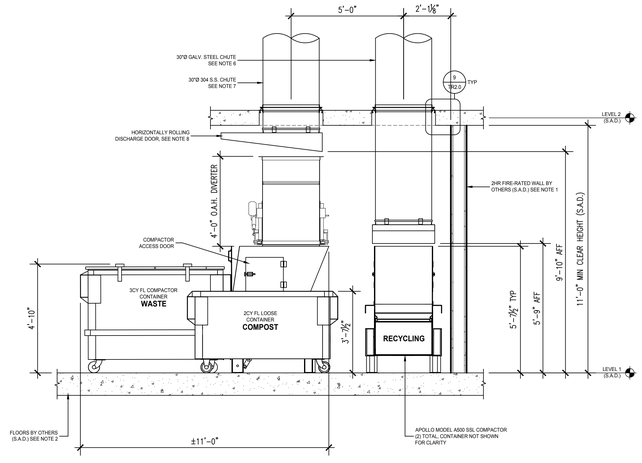
4TH & RAILROAD

4TH & RAILROAD
San Mateo, CA

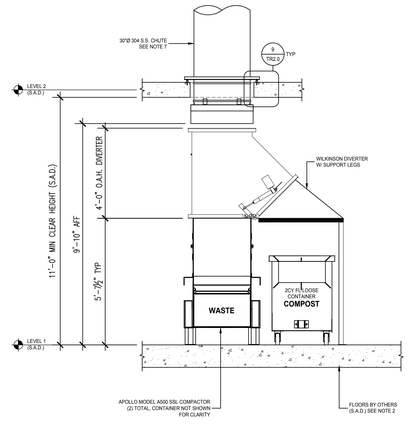
ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :

#	DESCRIPTION	DATE
0	PLANNING APPLICATION	02/01/2023
1	PLANNING APPLICATION RESUBMITTAL	10/10/2023
2	PLANNING APPLICATION RESUBMITTAL #2	01/29/2024



SECTION A-A



SECTION B-B

PROJECTED COLLECTION SCHEDULE: RESIDENTIAL TRASH AREA

SERVICE:	M	Tu	W	Th	F	Sa	Su
WASTE - 3CY COMPACTED			1				
RECYCLING - 3CY COMPACTED		1		1			
COMPOST - 2CY LOOSE	1		1		1		
TOTAL	1	1	2	1	1	0	0

TRUE

0' 8' 16'

SCALE: ⅜" = 1'-0"

SCALE:

PROJECT NUMBER: 2126
DRAWN BY: BM
CHECKED BY: SB

STAMP:

STAMP
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SHEET NAME:

SECTIONS AT RESIDENTIAL TRASH ROOM

SCALE: As Indicated SHEET SIZE: 30 x 42

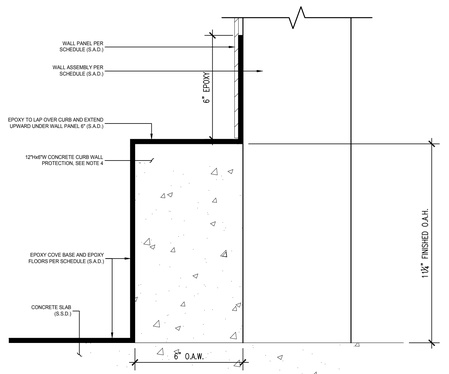
SHEET NUMBER:

TR1.1

SECTIONS

AT RESIDENTIAL TRASH ROOM

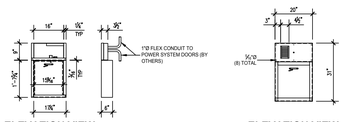
plot date :



1 WALL PROTECTION CONCRETE CURB

SCALE: NTS

NOTES:
1. INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. BOTTOM HINGED DOORS ARE SELF-CLOSING, NONSLEEK, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR AND FRAME ASSEMBLY AND A TEMPERATURE RISE OF 250° F MAX IN 30 MINUTES.
3. MAX OPENING FOR INTAKE DOOR IS 14" FROM FACE OF FINISHED WALL.
4. 2022 CBC - 119-404.3.5 HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP.
5. 2022 CBC - 119-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. 18x18 AIR ASSIST ACCESS DOOR IS LARGEST DOOR THAT ATM WILL DESIGN FOR CHUTE INTAKE.
7. ATM WILL NEVER DESIGN A 24x24 INTAKE DOOR AS THESE DOOR SIZES HAVE LED TO FATALITIES.


18"
13"
7/8"
1"
17⅝"
1"
3⅝"
1"
1"
1