

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

## KEYNOTES

### KEYNOTE DESCRIPTION

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

RAW

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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:

PLANNING APPLICATION

DATE  
02/01/2023



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

SCALE:

3/32" = 1'-0"

PROJECT NUMBER:

2202017.3

DRAWN BY:

Author

CHECKED BY:

Checker

STAMP:

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CONSTRUCTION

SHEET NAME:

BUILDING SECTIONS

SHEET NUMBER:

A4.0



CLIENT:



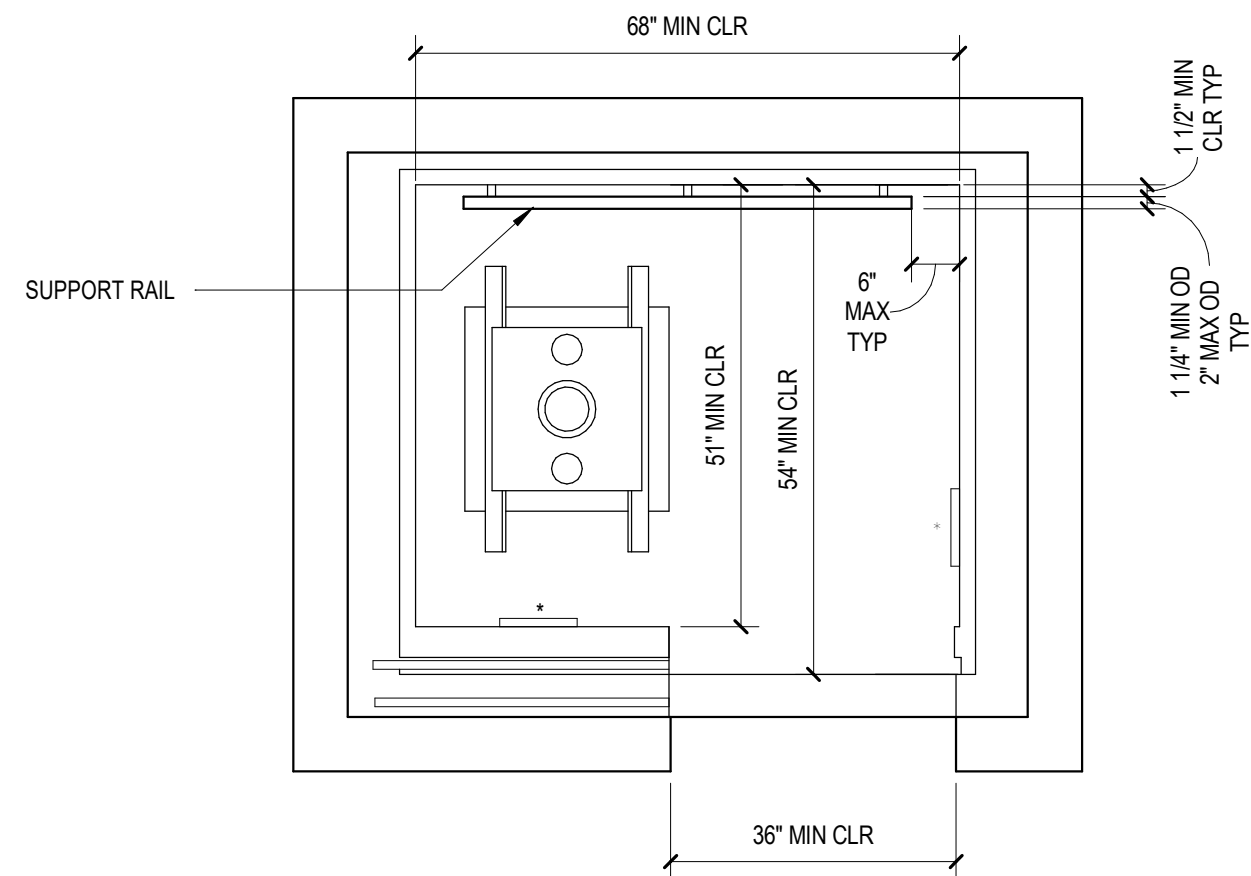
PROJECT NAME & ADDRESS:

BESPOKE

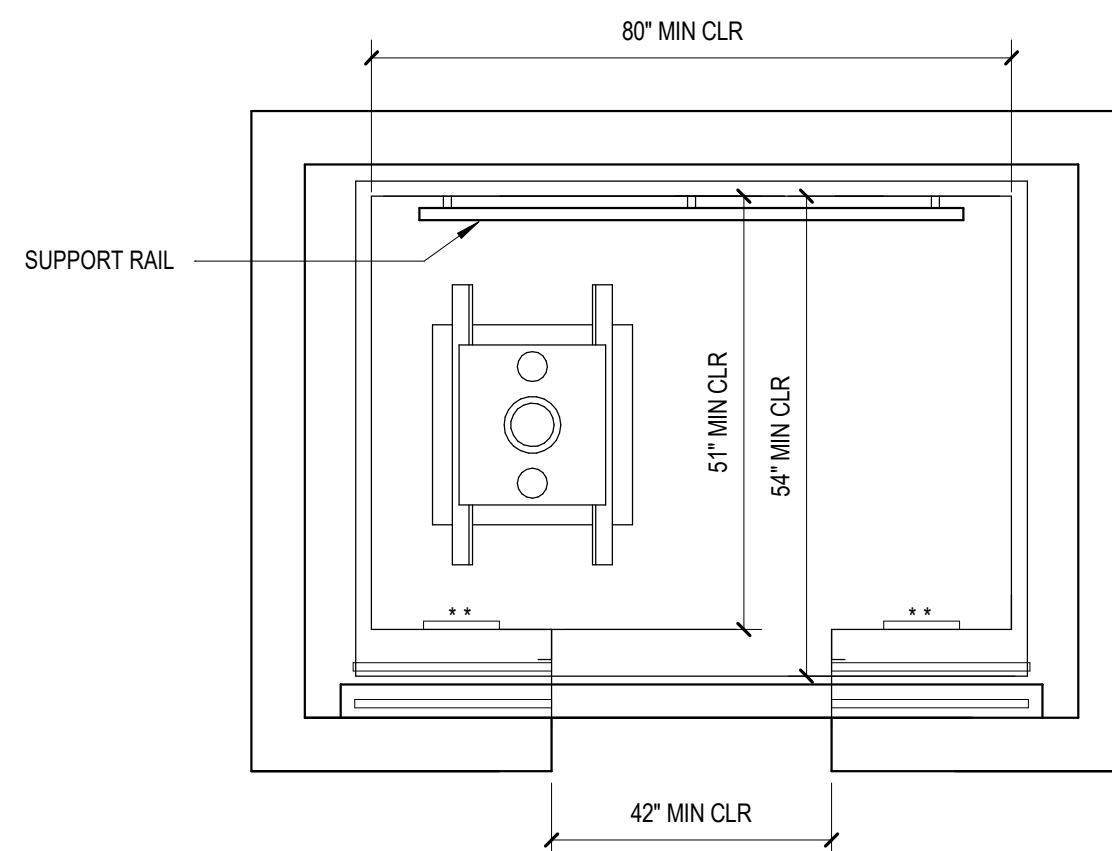
445 S B STREET  
SAN MATEO, CA, 94401

ISSUE: Project Status  
ISSUE DATE: Issue Date

REVISIONS:	DESCRIPTION	DATE
1	PLANNING APPLICATION	02/01/2023

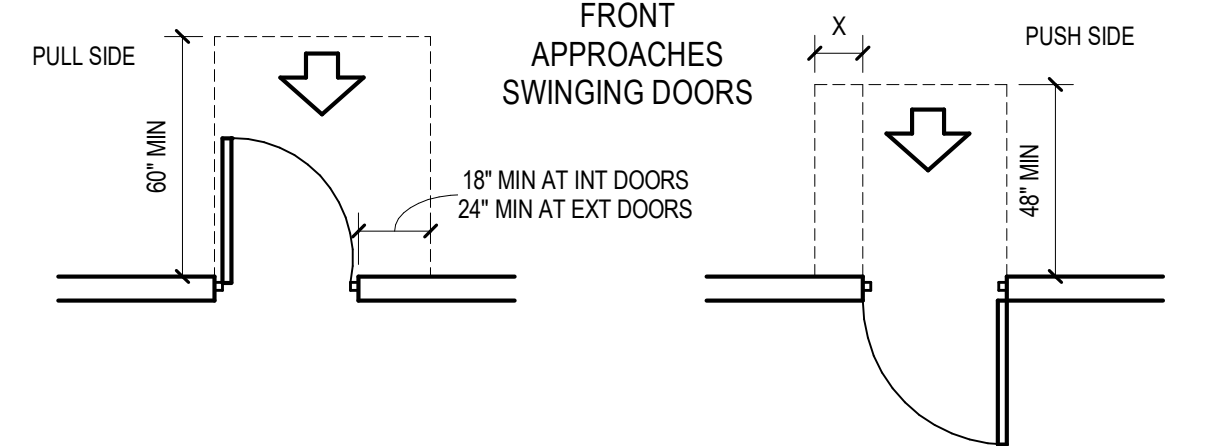


PLAN VIEW WITH SIDE OPENING DOOR  
\* ALTERNATE LOCATION OF CAR CONTROL PANEL WITH SIDE OPENING DOOR

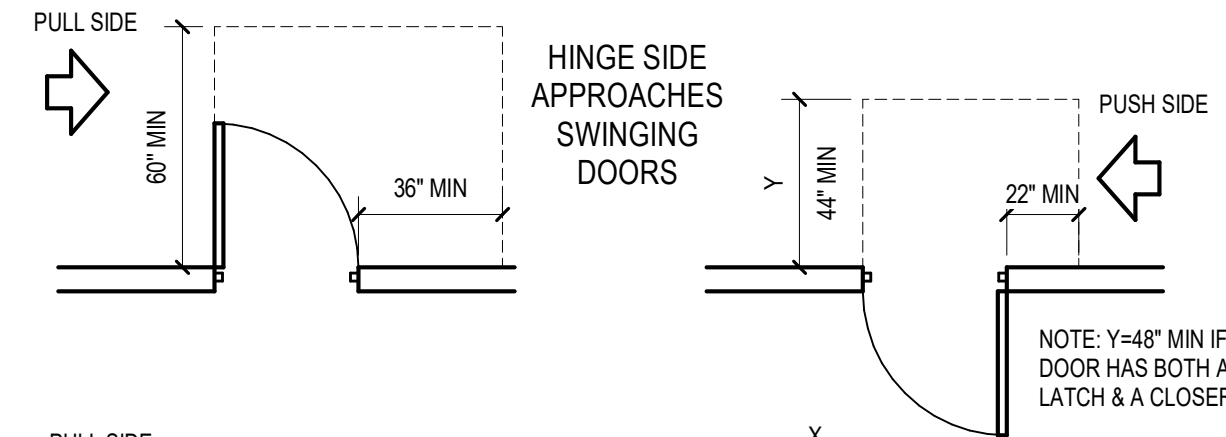


PLAN VIEW WITH CENTER OPENING DOOR  
\*\* ALTERNATE LOCATION OF CAR CONTROL PANEL WITH CENTER OPENING DOOR

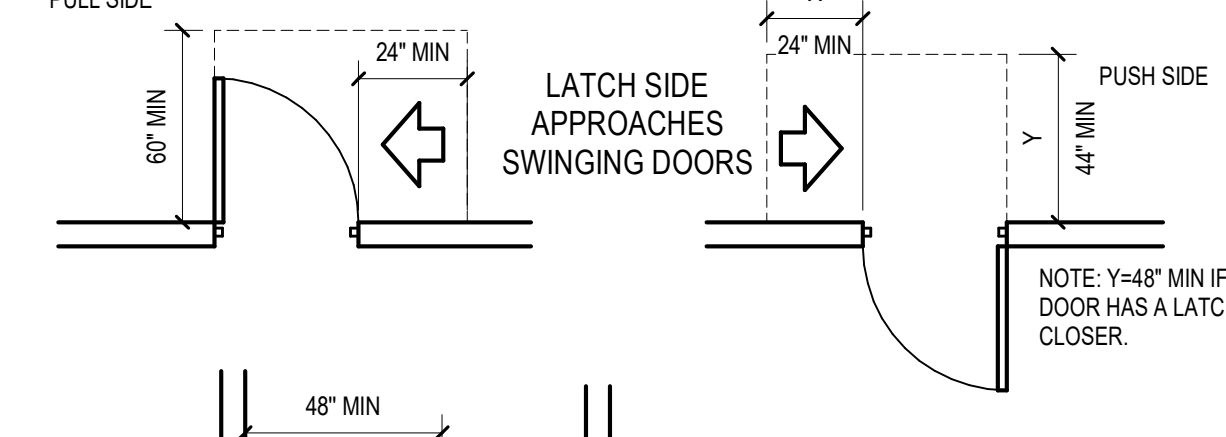
- NOTES:
1. PROVIDE SUPPORT RAILS ON AT LEAST ONE WALL OF ELEVATOR CAR. W/ CLEARANCE BETWEEN SUPPORT RAILS & ADJACENT SURFACES AS INDICATED. ITS SURFACE SHALL BE SMOOTH & ADJACENT SURFACES FREE OF SHARP OR ABRASIVE ELEMENTS.
  2. MOUNT SUPPORT RAILS AT 31\" AFF MIN & 33\" AFF MAX AS MEASURED TO TOP OF SUPPORT RAILS.
  3. ALLOWABLE STRESSES ON SUPPORT RAILS SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 50 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 CARS; OD INDICATED ARE BASED ON CBC REQUIREMENTS FOR HANDRAILS AND GRAB BARS.



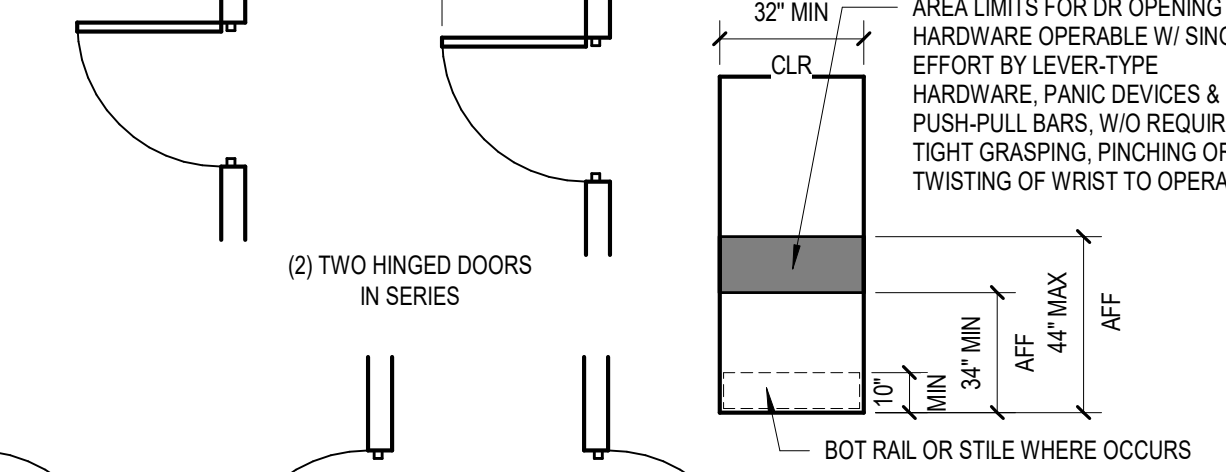
NOTE: x=12\" MIN IF DOOR HAS BOTH A LATCH & A CLOSER



NOTE: y=48\" MIN IF DOOR HAS BOTH A LATCH & A CLOSER



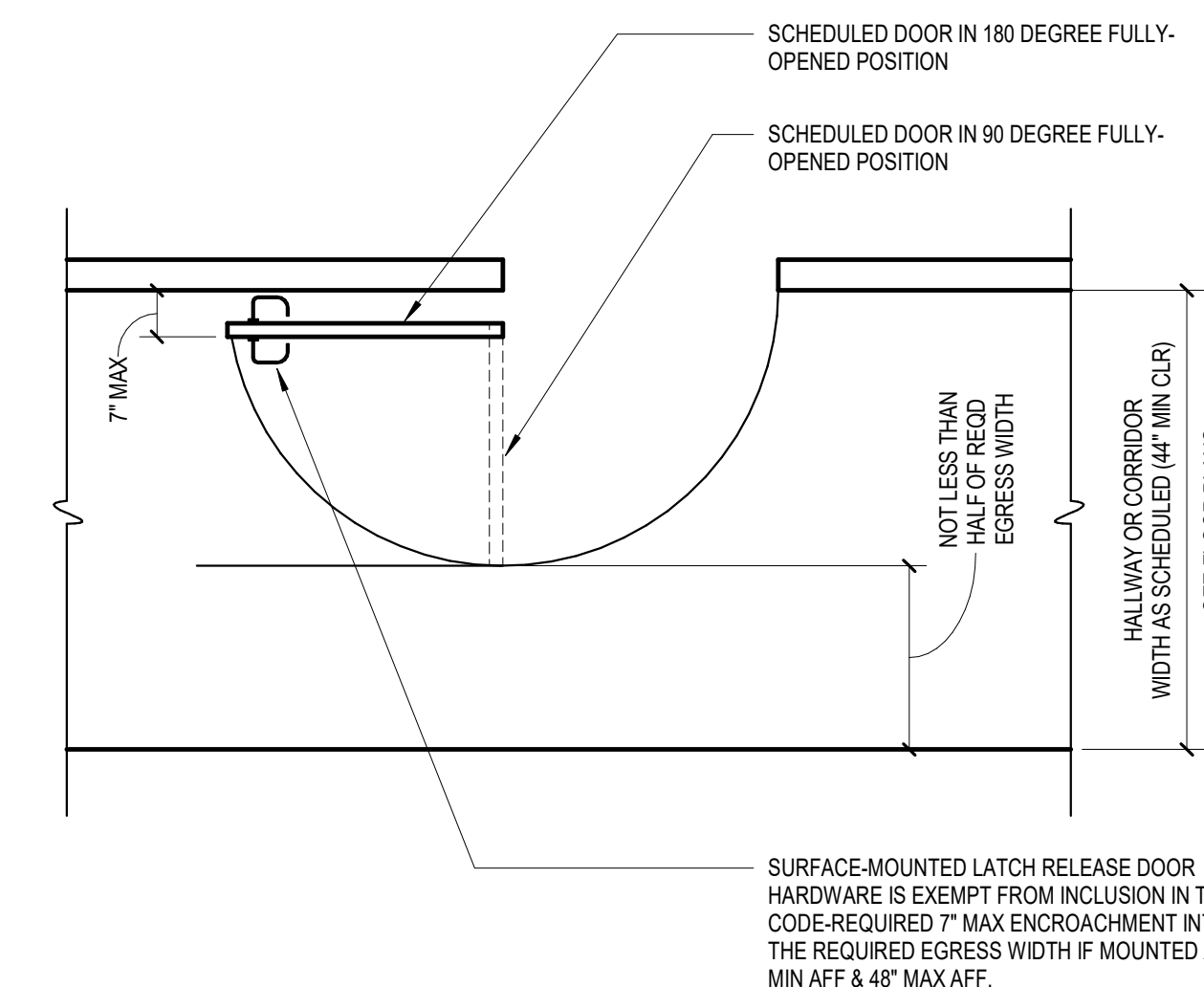
NOTE: y=48\" MIN IF DOOR HAS A LATCH & A CLOSER



AREA LIMITS FOR DR OPENING HARDWARE OPERABLE W/ SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC DEVICES & PUSH-PULL BARS, W/O REQUIRING TIGHT GRASPING, PINCHING OR TWISTING OF WRIST TO OPERATE.

ROT RAIL OR STILE WHERE OCCURS

- NOTES:
1. COMPLY WITH REQD FRONT APPROACH CLEARANCES AT DOORS IN ALCOVES
  2. EXIT DOOR SIZE REQD: 36\" MIN & 48\" MAX OR LEAF WIDTH: 30\" 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



## DR ENCRoACHMENT @ HALLWAYS & CORRIDORS

1/2\" = 1'-0\"

6

## ACCESSIBLE ELEVATOR PLAN CLEARANCES

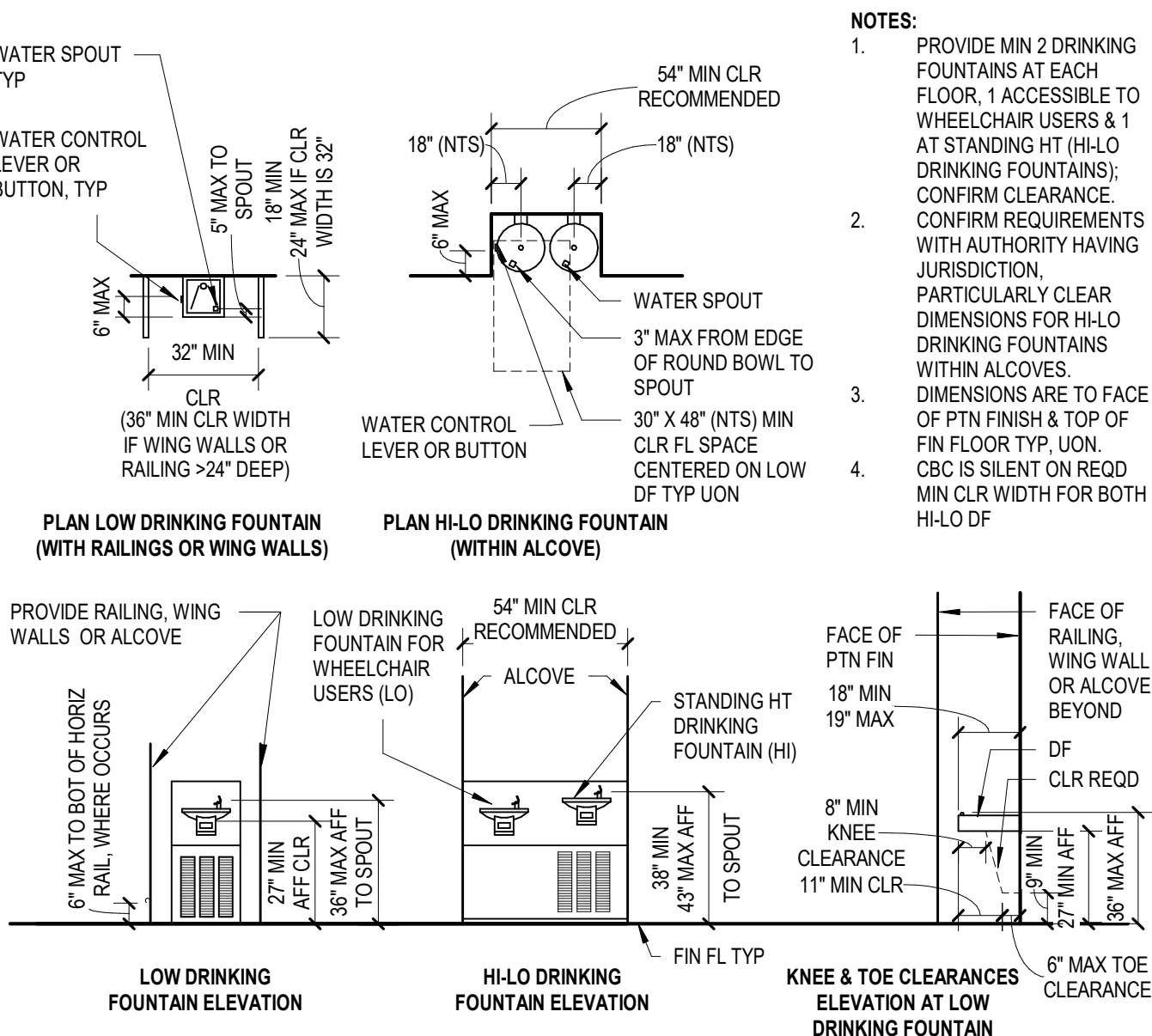
1/2\" = 1'-0\"

4

## MANEUVERING CLEARANCE AT DOORWAYS

1/4\" = 1'-0\"

1



## ACCESSIBLE DRINKING FOUNTAIN CLEARANCES

1/4\" = 1'-0\"

7

## ELEVATOR CAR CONTROLS

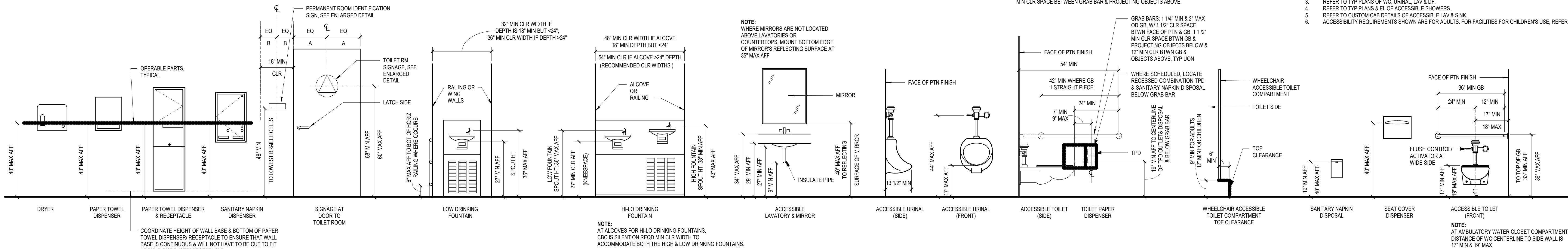
1/2\" = 1'-0\"

5

## ELEVATOR HOISTWAY ENTRANCE

1/2\" = 1'-0\"

2



## RESTROOM FIXTURE AND ACCESSORY MOUNTING HEIGHTS

1/2\" = 1'-0\"

3

NOT FOR  
CONSTRUCTION

SHEET NAME:  
ACCESSIBILITY DETAILS

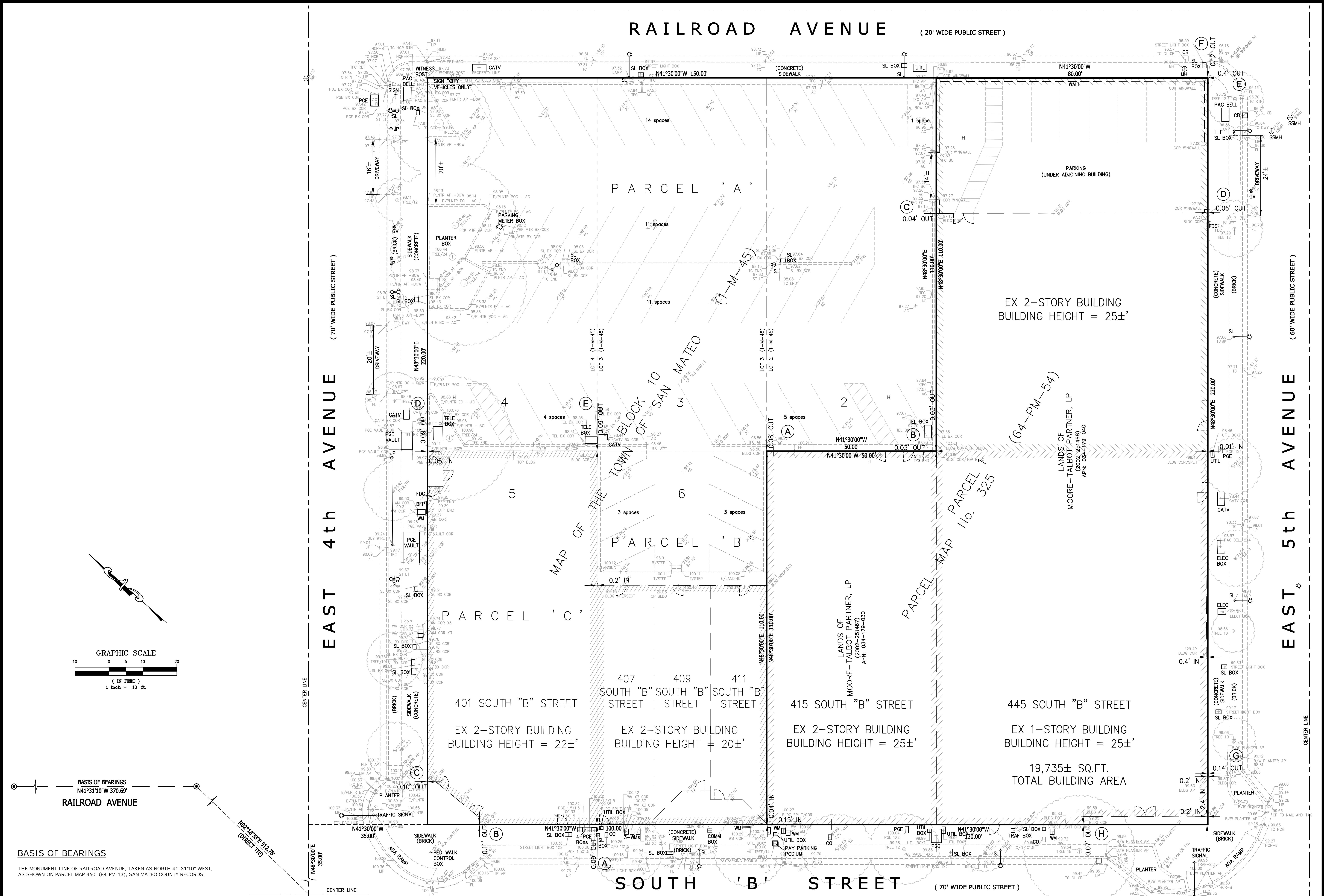
SHEET NUMBER:

A5.0









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

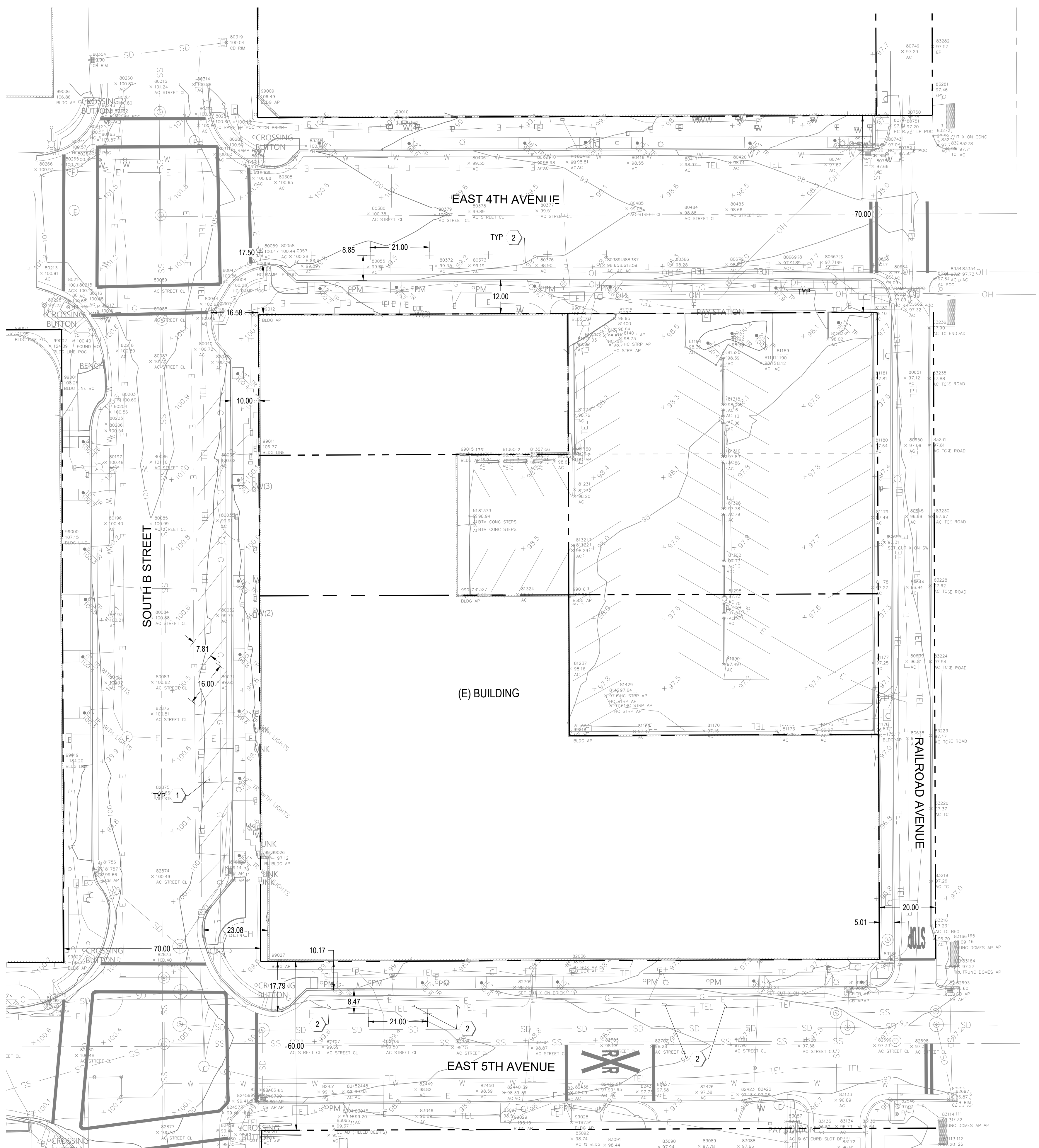
JAMES E. DIGGINS - R.C.E. 27818  
RENEWAL DATE: 03/31/22

#	REVISIONS	DATE

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

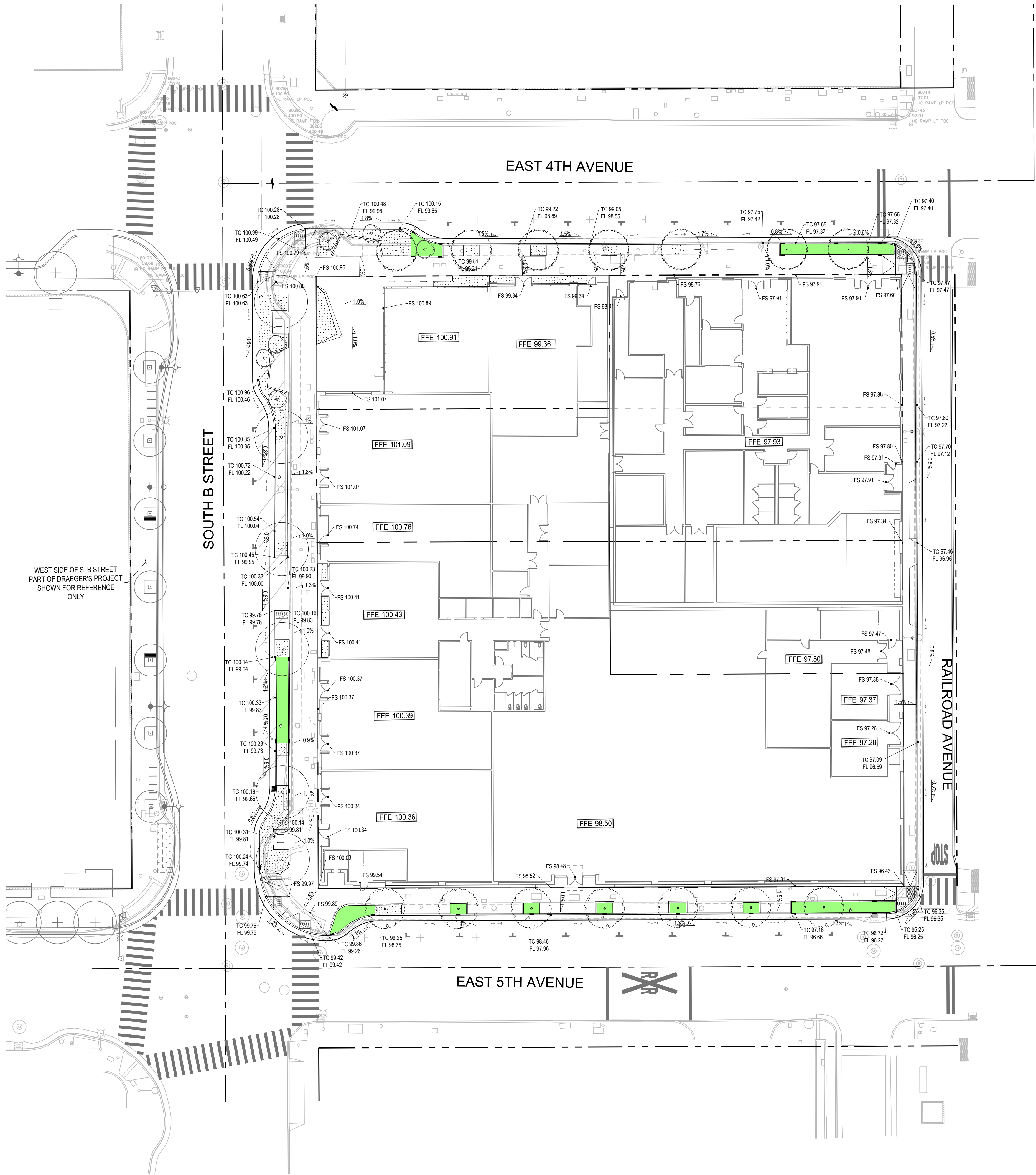
Date: 8/03/2021  
Scale: 1" = 10'  
By: JD / ki  
Job No.: 20201





NORTH





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
	SPOT ELEVATION
	HARDSCAPE SLOPE
	GRADE BREAK

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

RAW

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BESPOKE

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SAN MATEO, CA, 94401

ISSUE:	Project Status
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	DESCRIPTION
PLANNING APPLICATION	DATE
	02/01/2023

SCALE:	1" = 30'
PROJECT NUMBER:	21-034.2
DRAWN BY:	PC
CHECKED BY:	RA
STAMP:	

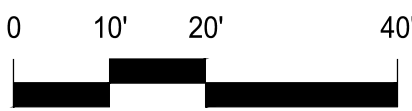
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CONSTRUCTION

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CONCEPT GRADING  
AND DRAINAGE

SHEET NUMBER:

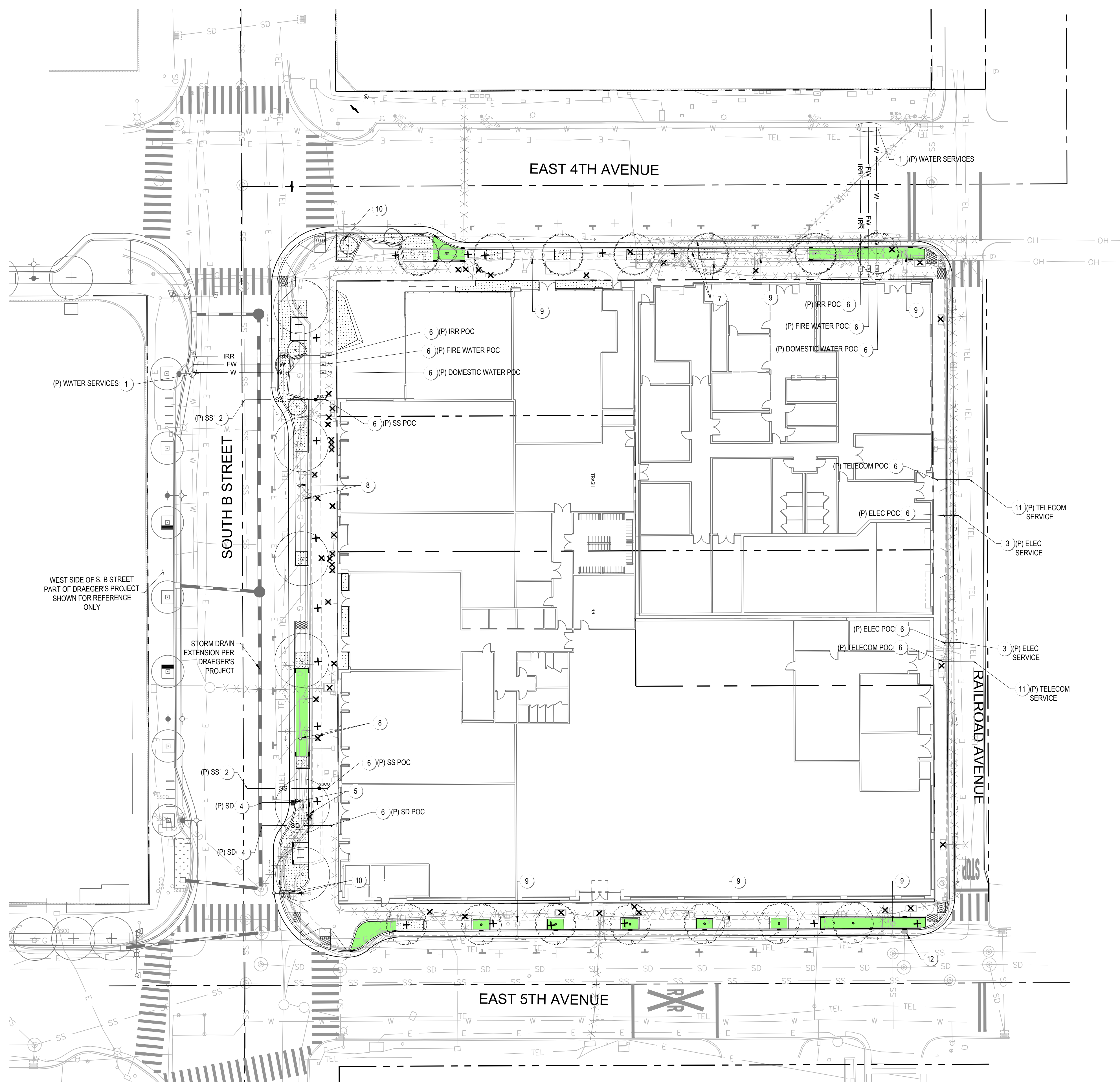
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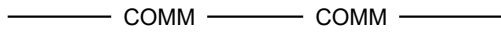
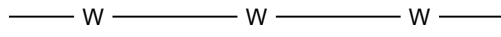
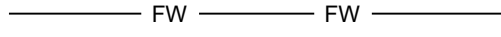
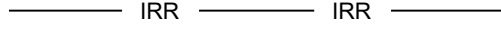
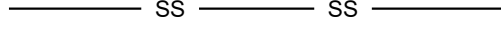










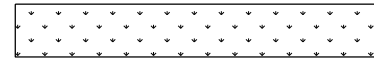



### LEGEND

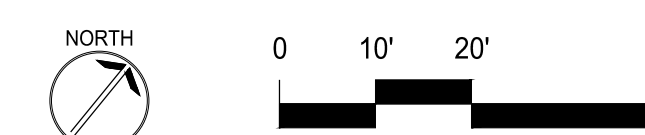
(P) TRENCH  
 (P) TELECOM TRENCH  
 (P) WATER LINE  
 (P) FIRE WATER LINE  
 (P) IRRIGATION WATER LINE  
 (P) SANITARY SEWER LINE  
 (P) POINT OF CONNECTION (POC)  
 (P) WATER METER  
 UTILITY LINE TO BE ABANDONED  
 UTILITY STRUCTURE TO BE REMOVED  
 (P) LANDSCAPE  
 CURB OPENING

## UTILITY KEYNOTES

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

## NOTES

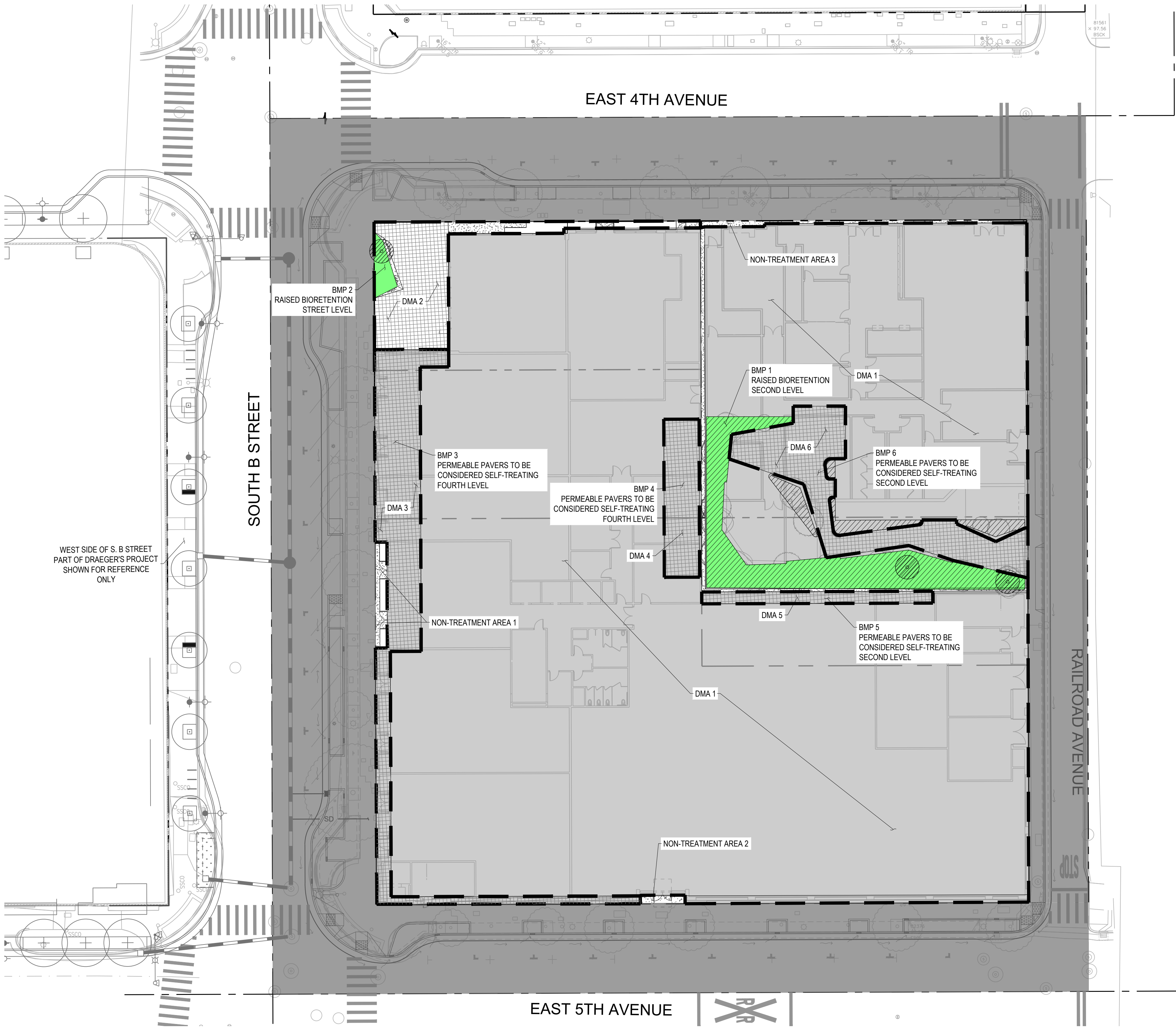
1. PROPOSED UTILITIES SHOWN ARE CONCEPTUAL. FINAL UTILITIES TO BE COORDINATED WITH MEP.
2. UTILITY SERVICE SIZES TO BE DETERMINED BY MEP.
3. WITH THE ABSENCE OF MUNICIPAL SANITARY SEWER ADJACENT TO THE RESIDENTIAL BUILDING, THE SEWER AND STORM CONNECTION FOR THIS BUILDING WILL BE COMBINED WITH THE COMMERCIAL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





BESPOKE C.3 SPECIAL PROJECT CONDITIONS							
CATEGORY	ZONE	IMPERVIOUS AREA (AC)	SURFACE PARKING	PERMANENT STRUCTURE SITE COVERAGE (%)	FAR OR DU/AC	TOTAL ALLOWABLE CREDIT	TOTAL USED CREDIT <sup>1</sup>
CATEGORY B	CBD/R	0.99	NO SURFACE PARKING	90%	4.5	100%	0%

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



ON-SITE STORMWATER MANAGEMENT PLAN






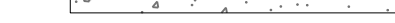

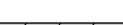


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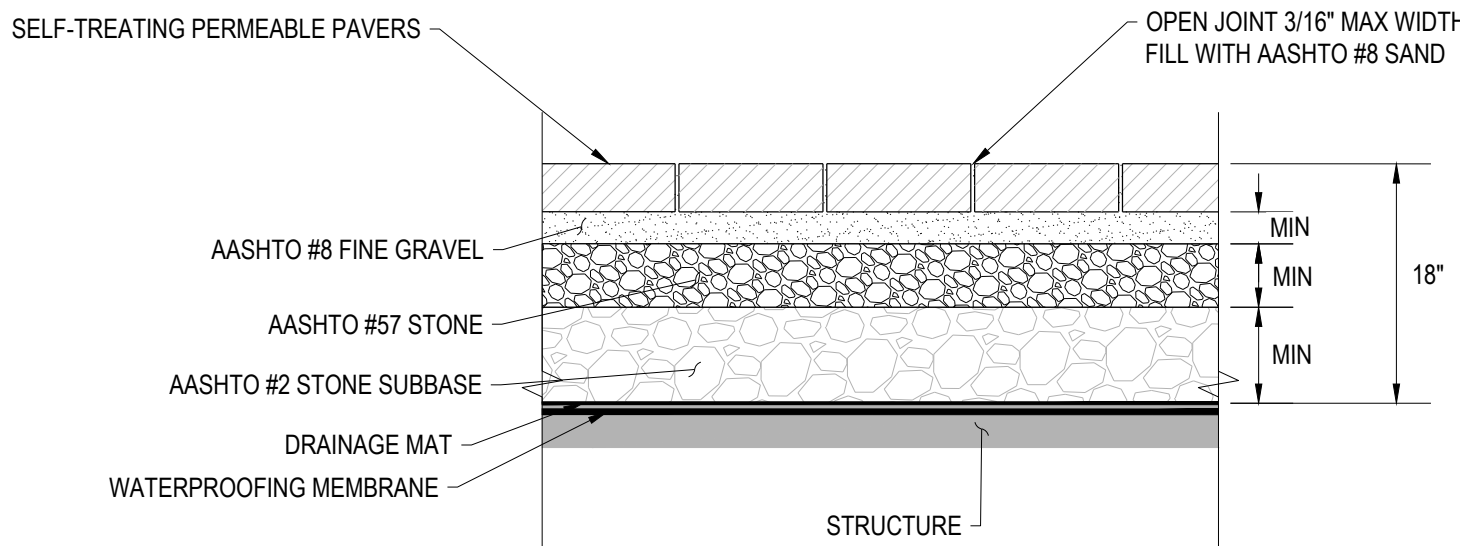
BeSpoke On-Site Existing Conditions			
Area	Impermeable Area (sf)	Permeable Area (sf)	Total Area (sf)
DMA 1 (Commercial)	37400	0	37400
DMA 2 (Residential)	12563	637	13200
<b>Total</b>	<b>49963</b>	<b>637</b>	<b>50600</b>

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

\* 200 SQUARE FEET OF IN-LIEU TREATMENT PER TREE PER SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM C.3 REGULATED PROJECTS GUIDE.

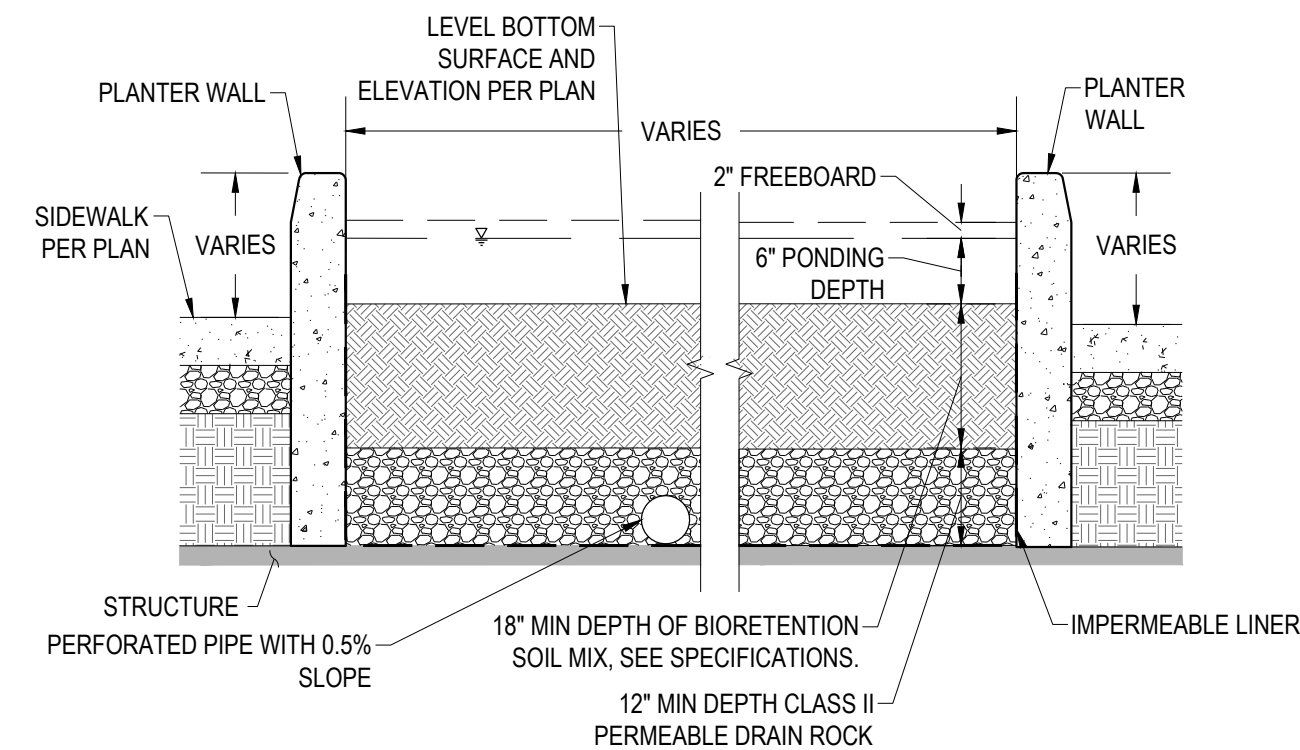
\*\* PERMEABLE PAVERS WILL BE CONSIDERED PERVIOUS AREA AND WILL NOT BE USED AS TREATMENT.

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



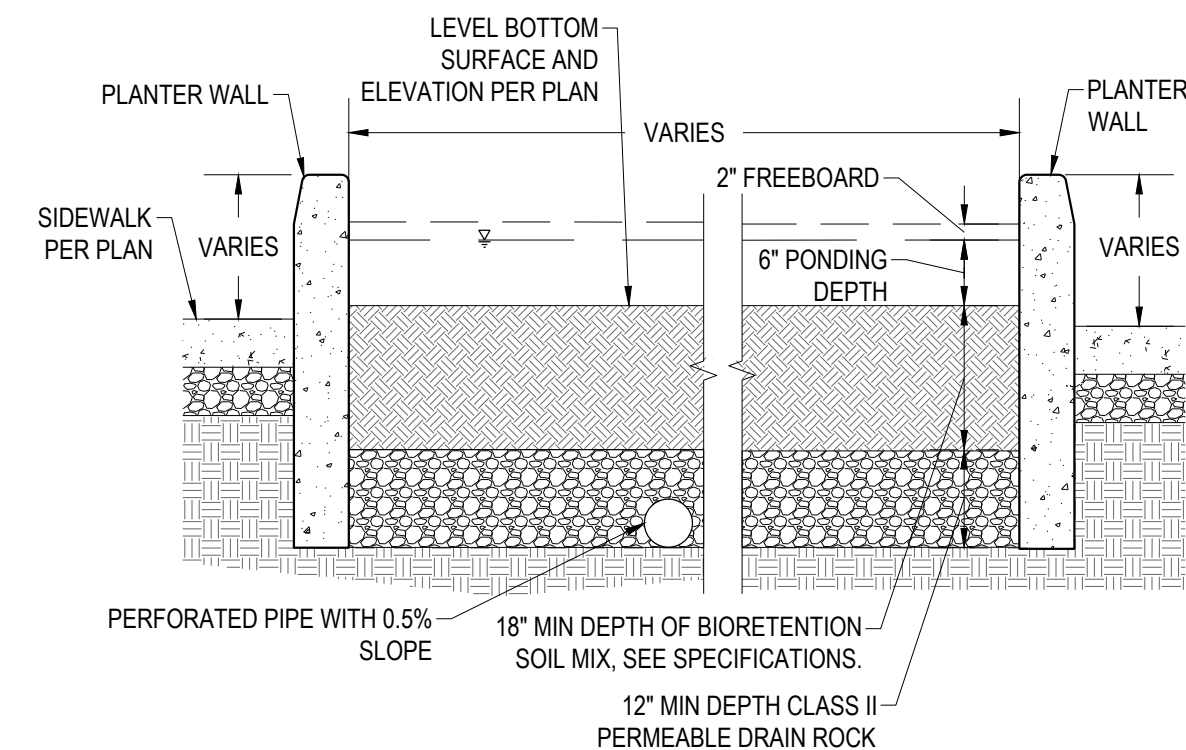
1 PERMEABLE PAVER SECTION

SCALE: NTS



2 RAISED BIORETENTION PLANTER ON STRUCTURE

SCALE: NTS



3 RAISED BIORETENTION PLANTER ON GRADE

SCALE: NTS

RAW

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PLANNING APPLICATION 02/01/2023

SCALE: 1" = 20'

PROJECT NUMBER: 21-034.2

DRAWN BY: PC

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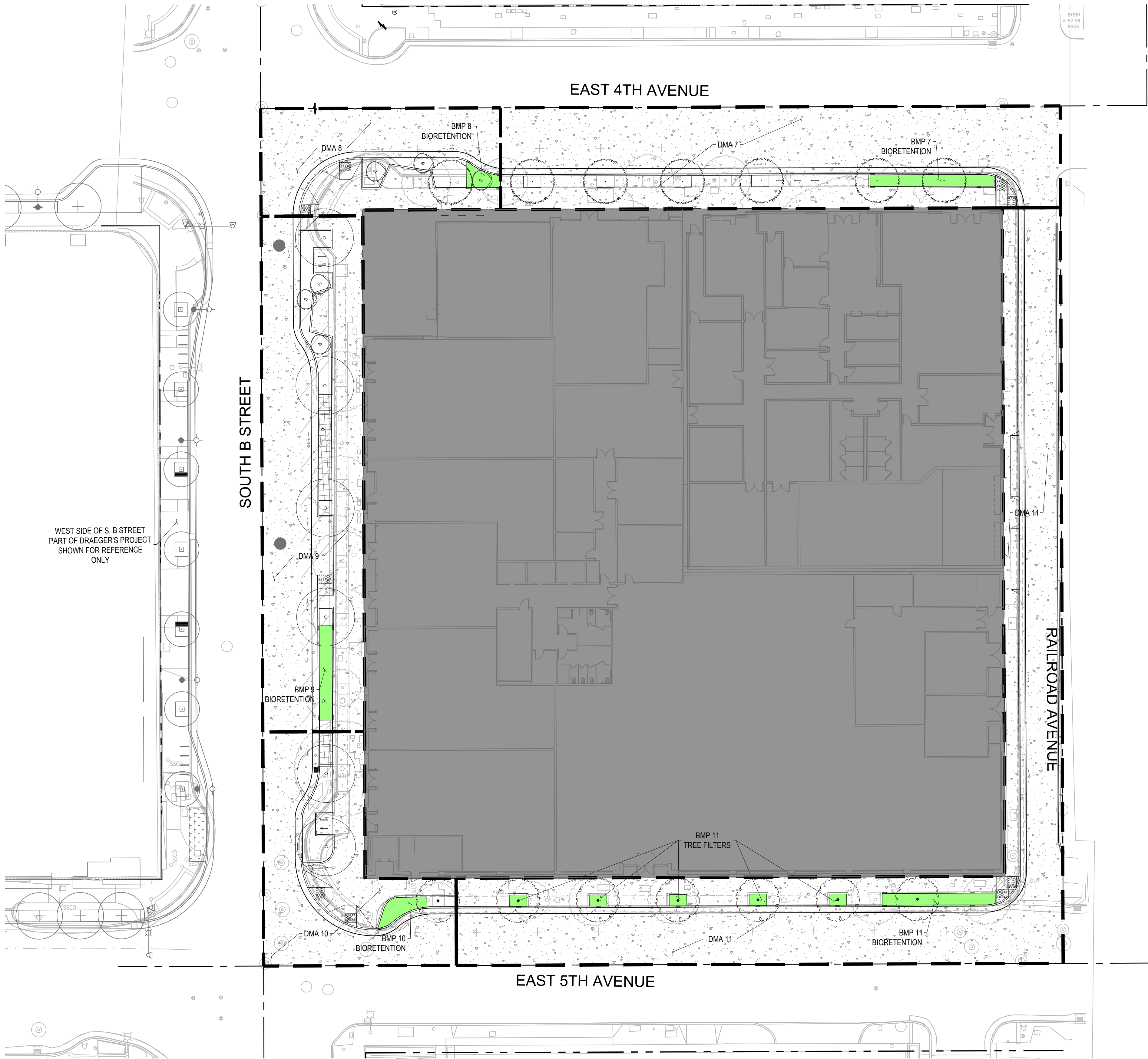
ON-SITE CONCEPT  
STORMWATER  
MANAGEMENT PLAN

SHEET NUMBER:

C3.00










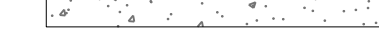







OFF-SITE STORMWATER MANAGEMENT PLAN

SCALE: 1"=20'

BeSpoke Off-Site Existing Conditions			
Area	Impermeable Area (sf)	Permeable Area (sf)	Total Area (sf)
Off-Site	30238	288	30526
<b>Total</b>	<b>30238</b>	<b>288</b>	<b>30526</b>

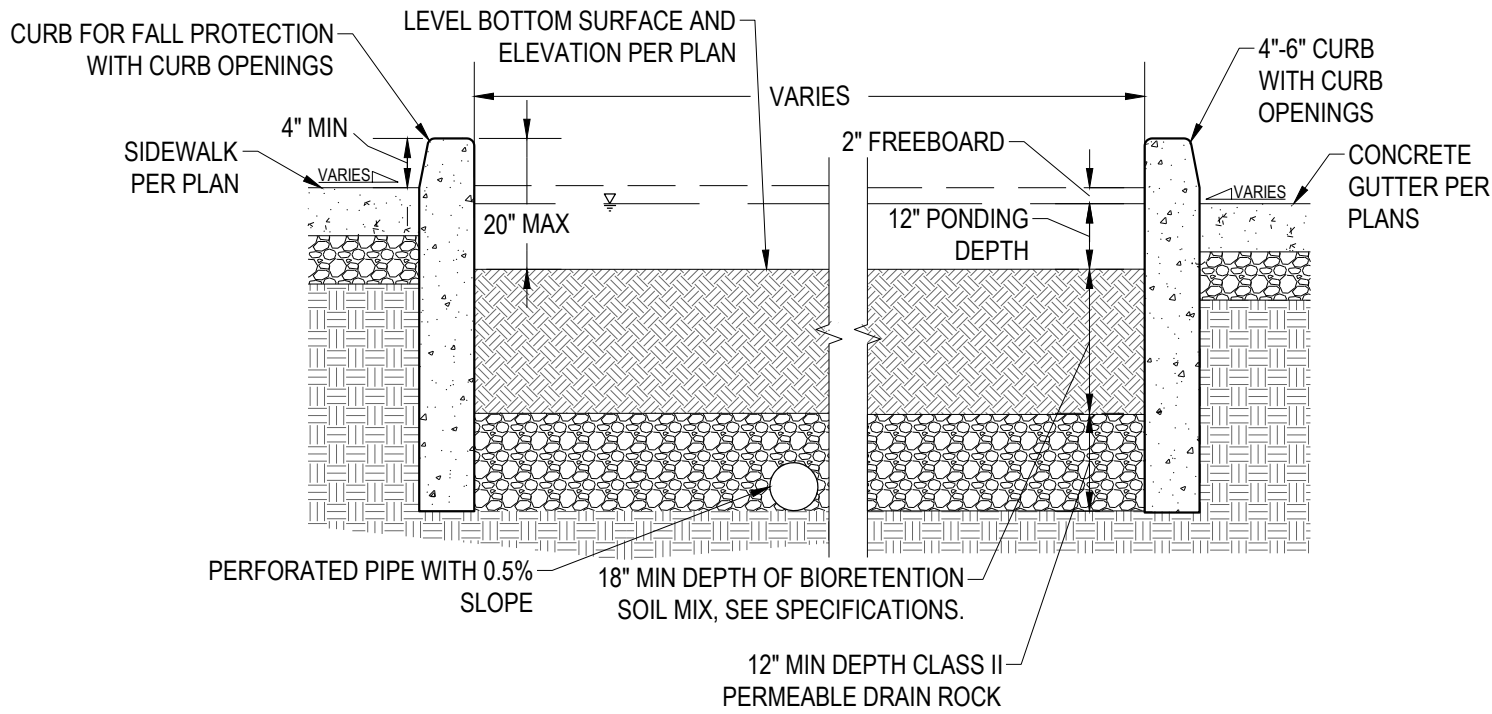
BeSpoke Off-Site Proposed Conditions						
Area	Impermeable Area (sf)	Permeable Area (sf)	Total Area (sf)	Treatment Area Required with 12" Ponding Depth	Treatment Area Provided with 12" Ponding Depth *	Method of Treatment
DMA 7	6474	266	6740	166	170	Bioretention
DMA 8	2654	301	2955	69	70	Bioretention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

\* SEE NOTES 1 AND 2.

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

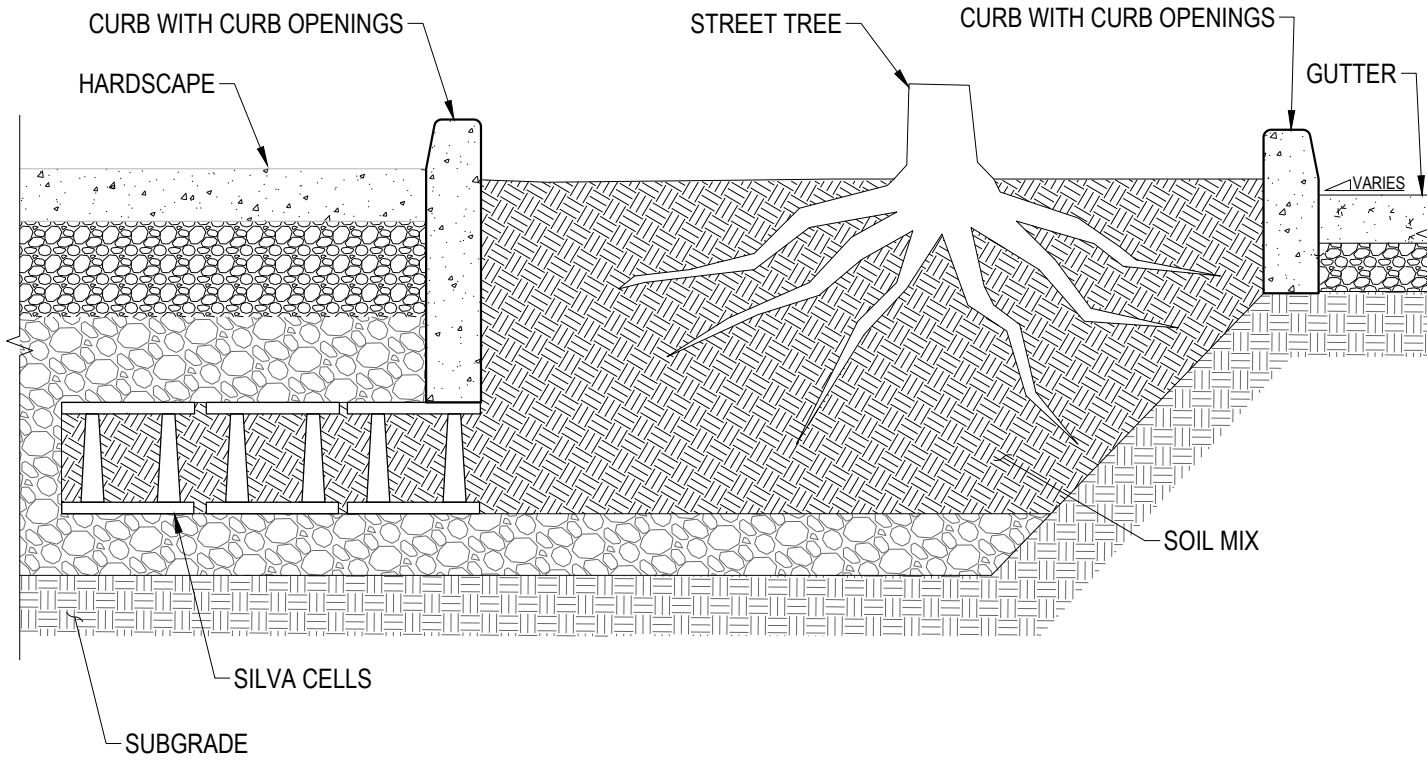
NOTES TEMPLATE

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



1 AT-GRADE BIORETENTION PLANTER WITH CURBS

SCALE: NTS



2 TREE WELL FILTERS

SCALE: NTS

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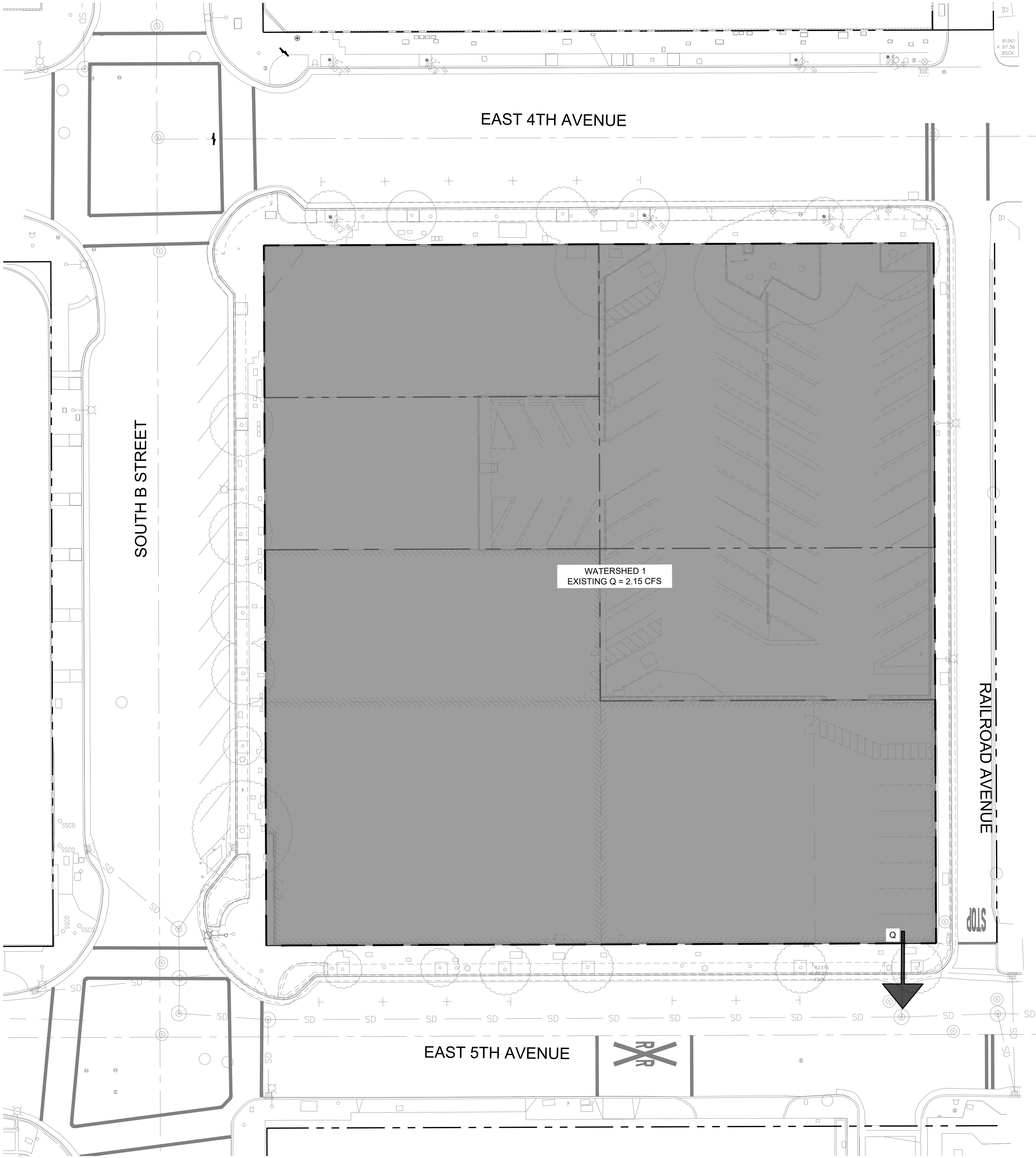
OFF-SITE CONCEPT  
STORMWATER  
MANAGEMENT PLAN

SHEET NUMBER:

**C3.01**

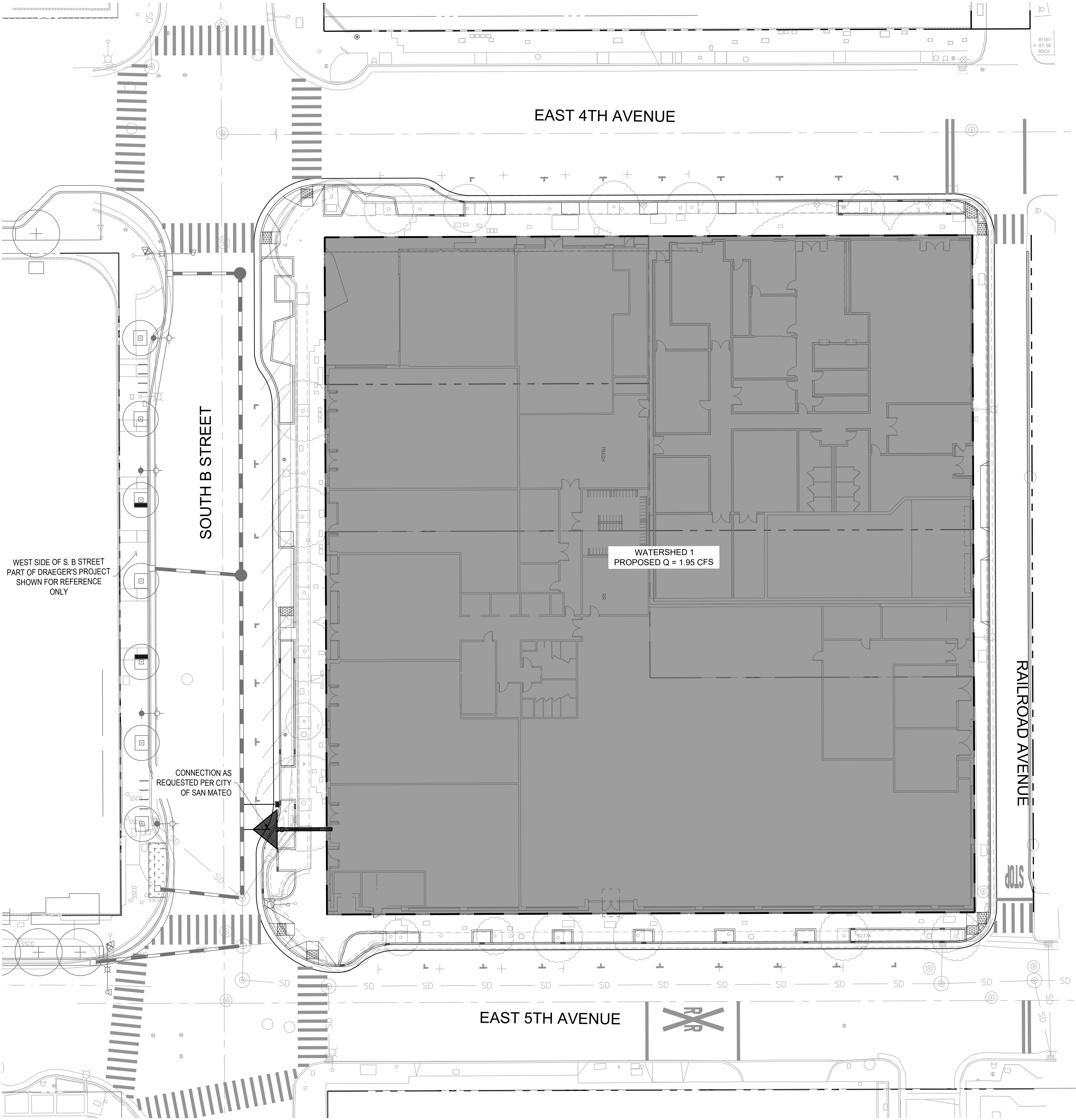






EXISTING CONDITIONS  
SCALE: 1"=20'

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	10	1.87	2.15	SHEET & PIPE FLOW TO STORM DRAIN SYSTEM ON E 5TH AVE
	PERVIOUS	637				
TOTAL	50600	-	-	-	2.15	



PROPOSED CONDITIONS  
SCALE: 1"=20'

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

RMW

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SHERWOOD

DESIGN ENGINEERS

2548 Mission Street San Francisco, CA 94110

www.sherwoodengineers.com

CLIENT:

PROJECT NAME & ADDRESS  
BESPOKE

445 S B STREET  
SAN MATEO, CA, 94401

ISSUE:	Project Status
ISSUE DATE:	Issue Date
REVISIONS:	
PLANNING APPLICATION	DATE 02/01/2023

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

NOT FOR  
CONSTRUCTION

SHEET NAME:  
CONCEPT STORM  
DRAIN CAPACITY  
STUDY

SHEET NUMBER:  
C4.00

