

PRE-APPLICATION PLANNING SUBMISSION FOR:
4TH & RAILROAD
307 E 4TH AVENUE
SAN MATEO, CA 94401



CLIENT



PROJECT NAME & ADDRESS:

401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE:	Project Status
ISSUE DATE:	Issue Date

REVISIONS :		
#	DESCRIPTION	DATE
1	PRE-APPLICATION	2/10/2023

GENERAL INFORMATION

ADDRESS OF PROJECT:
COMMERCIAL:

401-445 S B STREET
SAN MATEO, CA 94401

RESIDENTIAL:

307 E 4TH AVENUE
SAN MATEO, CA 94401

ASSESSOR'S PARCEL NUMBER:

034-179-010, 034-179-020, 034-179-030, 034-179-040, 034-179-050, 034-179-060

EXISTING ZONING DISTRICT:

CENTRAL BUSINESS DISTRICT (CBD/R)

2009 DOWNTOWN PLAN AREA:

DOWNTOWN RETAIL CORE

LOT SIZE (SQ. FT.):

+/- 50,600 SQ. FT.

FLOOR AREA RATIO (FAR):

3.0

ALLOWABLE BUILDING AREA:

151,800 SQ. FT. (3.0 FAR)

FRONT SETBACK:

NONE

SIDE SETBACK:

NONE

REAR SETBACK:

NONE

PARKING CALCULATIONS

PARKING ZONE:

CPD LIMITED PARKING ZONE (LPZ)

REQUIRED (SMAC 27.64.100)
RETAIL (1.91/1,000):
OFFICE (2.61/1,000):
RESIDENTIAL (0.5/UNIT):

23 STALLS
314 STALLS
30 STALLS

PROVIDED
COMMERCIAL:
RESIDENTIAL:
TOTAL:

127
0
127 - IN-LIEU FEE TO BE PAID FOR REMAINDER

BIKE PARKING
SHORT TERM REQ'D - OFFICE (1/20,000 SF):
SHORT TERM REQ'D - RETAIL (1/12,000 SF):
LONG TERM REQ'D - OFFICE (1/10,000 SF):
LONG TERM REQ'D - RETAIL (1/12,000 SF):

8
6
15
1

PROVIDED SHORT TERM:
PROVIDED LONG TERM:

14
28

PROPOSED BUILDING DATA

PROPOSED BUILDING AREA PER SMMC 27.04.200:

COMMERCIAL:
1ST FLOOR: 35,016
2ND FLOOR: 32,392
3RD FLOOR: 32,136
4TH FLOOR: 28,040
5TH FLOOR: 28,040
6TH FLOOR: 8,158
7TH FLOOR: 8,158

RESIDENTIAL:
1ST FLOOR: 11,577
2ND FLOOR: 8,158
3RD FLOOR: 8,158
4TH FLOOR: 8,158
5TH FLOOR: 8,158
6TH FLOOR: 8,158
7TH FLOOR: 8,158

TOTAL:

227,864 SF (4.5 FAR, INCREASED BY CA STATE DENSITY LAWS)

VICINITY MAP

**NOT FOR
CONSTRUCTION**

SHEET NAME:
COVER SHEET

A0.1

4TH & B
401-445 S B STREET
SAN MATEO, CA 94401



RMW

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

CLIENT:



PROJECT NAME & ADDRESS:

401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :
1 PRE-APPLICATION DATE 2/10/2022

PROJECT TEAM

OWNER
DTSM TALBOTS VENTURE, LLC
180 GRAND AVENUE, SUITE 1400
OAKLAND, CA 94612
PH: 510.466.1485

ARCHITECT
RMW ARCHITECTURE & INTERIORS
30 E. SANTA CLARA STREET, SUITE 200
SAN JOSE, CA 95113
PH: 415.781.9800

RUSS NICHOLS - PRINCIPAL

STRUCTURAL
DCI ENGINEERS
135 MAIN STREET, SUITE 1800
SAN FRANCISCO, CA 94105
PH: 415.781.1505

JEFF BRINK - PRINCIPAL

CIVIL
SHERWOOD DESIGN ENGINEERS
2548 MISSION STREET
SAN FRANCISCO, CA 94110
PH: 415.677.7300

ELIZABETH LO - SR. PROJECT MANAGER

LANDSCAPE
PLACE
735 NW 18TH AVENUE
PORTLAND, OR 97209
PH: 503.334.2080

CHARLES BRUCKER - PRINCIPAL

MECHANICAL - ELECTRICAL - PLUMBING
PAE ENGINEERS
48 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
PH: 415.544.7500

MOANA REYNAU - SR. ASSOCIATE

PROJECT DESCRIPTION

THIS SET OF DRAWINGS IS FOR A NEW 5-STORY + BASEMENT MASS TIMBER OFFICE BUILDING OF APPROXIMATELY 155,835 SF AT THE INTERSECTION OF S. B STREET AND 4TH AVENUE IN THE DOWNTOWN CORE OF SAN MATEO, CA. THIS PROJECT INCLUDES ON- AND OFF-SITE IMPROVEMENTS INCLUDING GROUND-LEVEL AND TERRACE LANDSCAPING, A CORNER RETAIL PLAZA, AND PUBLIC RIGHT-OF-WAY IMPROVEMENTS.

NEW BUILDING CONSTRUCTION WILL PURSUE USGBC LEED GOLD STANDARDS, AND WILL BE IN FULL COMPLIANCE WITH CALIFORNIA GREEN BUILDING CODE. THE BUILDING IS ALSO EXPECTED TO RUN ON ALL-ELECTRIC SYSTEMS WITH A POTENTIAL EXCEPTION FOR A FUTURE RESTAURANT TENANT.

PLUMBING FIXTURE CALCULATIONS

LEVEL	OCC GROUP	AREA	LOAD FACTOR	OCC (M/W)	FIXTURES REQUIRED			
					WOMEN	MEN	DF	
FLR 1	M	11,509 SF	200	29/29	2 WC / 1 LAVS	1 WC / 1 UR / 1 LAVS	1	
FLR 1	B	23,636 SF	200	60/60	4 WC / 2 LAVS	2 WC / 1 UR / 1 LAVS	1	
FLR 2	B	32,502 SF	200	82/82	4 WC / 2 LAVS	2 WC / 1 UR / 2 LAVS	2	
FLR 3	B	32,248 SF	200	81/81	4 WC / 2 LAVS	2 WC / 1 UR / 2 LAVS	2	
FLR 4	B	27,970 SF	200	70/70	4 WC / 2 LAVS	2 WC / 1 UR / 1 LAVS	1	
FLR 4	B	27,630 SF	200	70/70	4 WC / 2 LAVS	2 WC / 1 UR / 1 LAVS	1	

FIXTURES REQUIRED TOTAL	392/392	22 WC / 11 LAVS	11 WC / 6 UR / 8 LAVS	8
FIXTURES PROVIDED		22 WC / 11 LAVS	11 WC / 6 UR / 8 LAVS	8

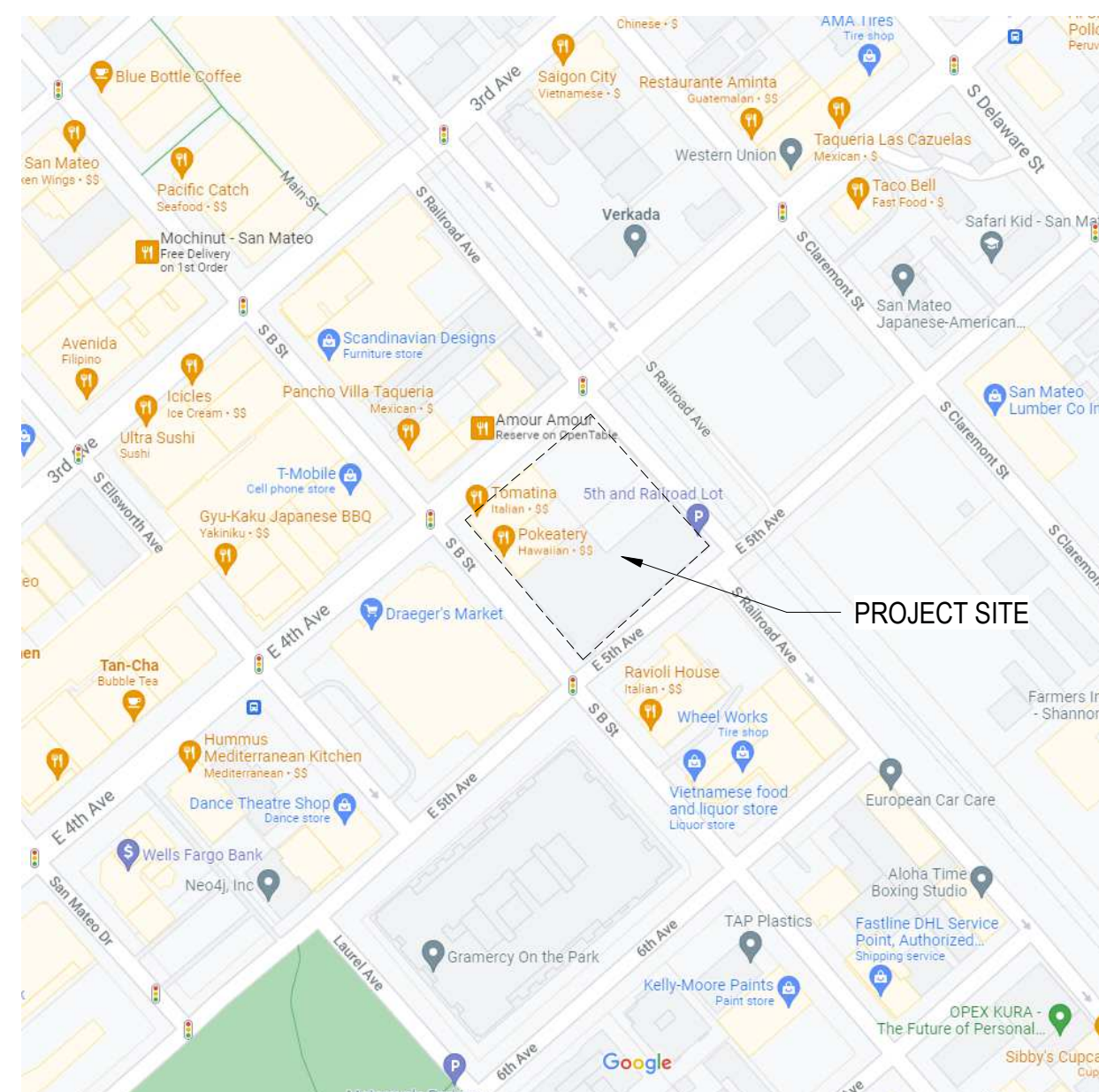
- NOTES:
- REQUIREMENTS PER 2019 CPC TABLE 422.1.
 - SQUARE FEET AREAS SHOWN ARE USABLE SPACES LESS ACCESSORY AREAS (HALLWAYS, RESTROOMS, STAIR ENCLOSURE, UTILITY ROOMS AND STORAGE -) PER CPC TABLE A EXCEPTION
 - OCCUPANT LOAD FACTORS:
A. ASSEMBLY: A2 30/SF
B. OFFICE: B 200/SF
 - CPC 2016 - 422.0 - 3 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. (BSQ) 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.
 - RESTROOMS ARE PROVIDED AS SINGLE-OCCUPANT FACILITIES. 50% ARE PROVIDED AS ACCESSIBLE.

PROPOSED BUILDING DATA

BUILDING HEIGHT (FT.): 75' - 0"
NUMBER OF STORIES: BASEMENT + 5 LEVELS ABOVE GRADE
OCCUPANCY TYPE: B, M
CONSTRUCTION TYPE (ASSUMES MASS TIMBER): III-B (CBC TABLE 503, 506, 601) (MAY CHANGE IF MATERIALS CHANGE)

- NOTE:
PROPOSED BUILDING TO BE FULLY SPRINKLERED. BASE FIRE SPRINKLER SYSTEM TO MEET NFPA13 REQUIREMENTS
- 2019 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24), EFFECTIVE JANUARY 1, 2020:
- 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 AND REGULATIONS LISTED ABOVE, INCLUDING SUPPLEMENTS AND AMENDMENTS IN EFFECT AT THE TIME THE DOCUMENTS WERE ISSUED

VICINITY MAP



SCALE: 1/2" = 1'-0"

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

STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
PROJECT
INFORMATION

SHEET NUMBER:

A0.2

CLIENT:



PROJECT NAME & ADDRESS:

401-445 S B
STREET

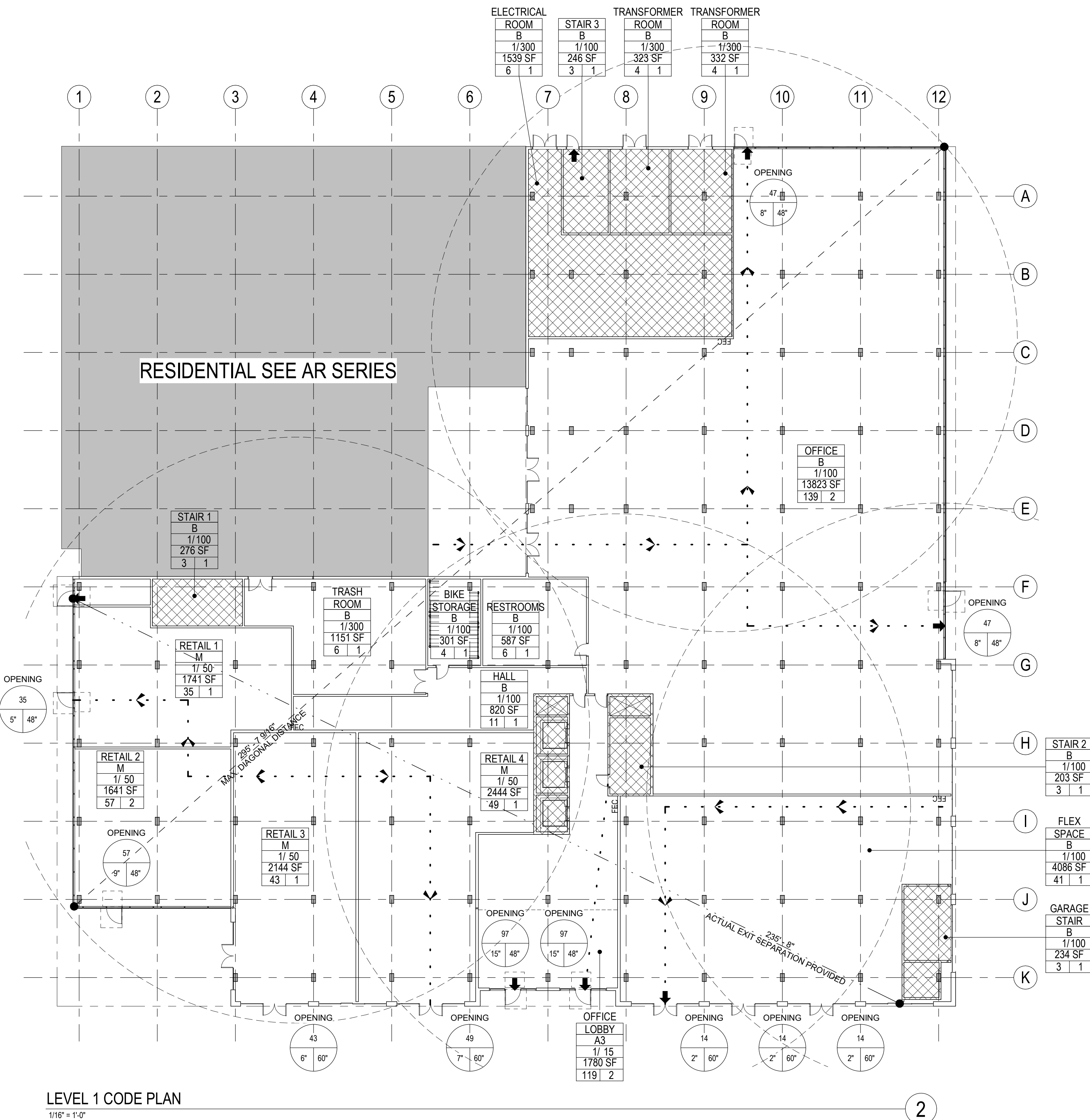
445 S B STREET
SAN MATEO, CA, 94401

ISSUE:
ISSUE DATE:

Project Status
Issue Date

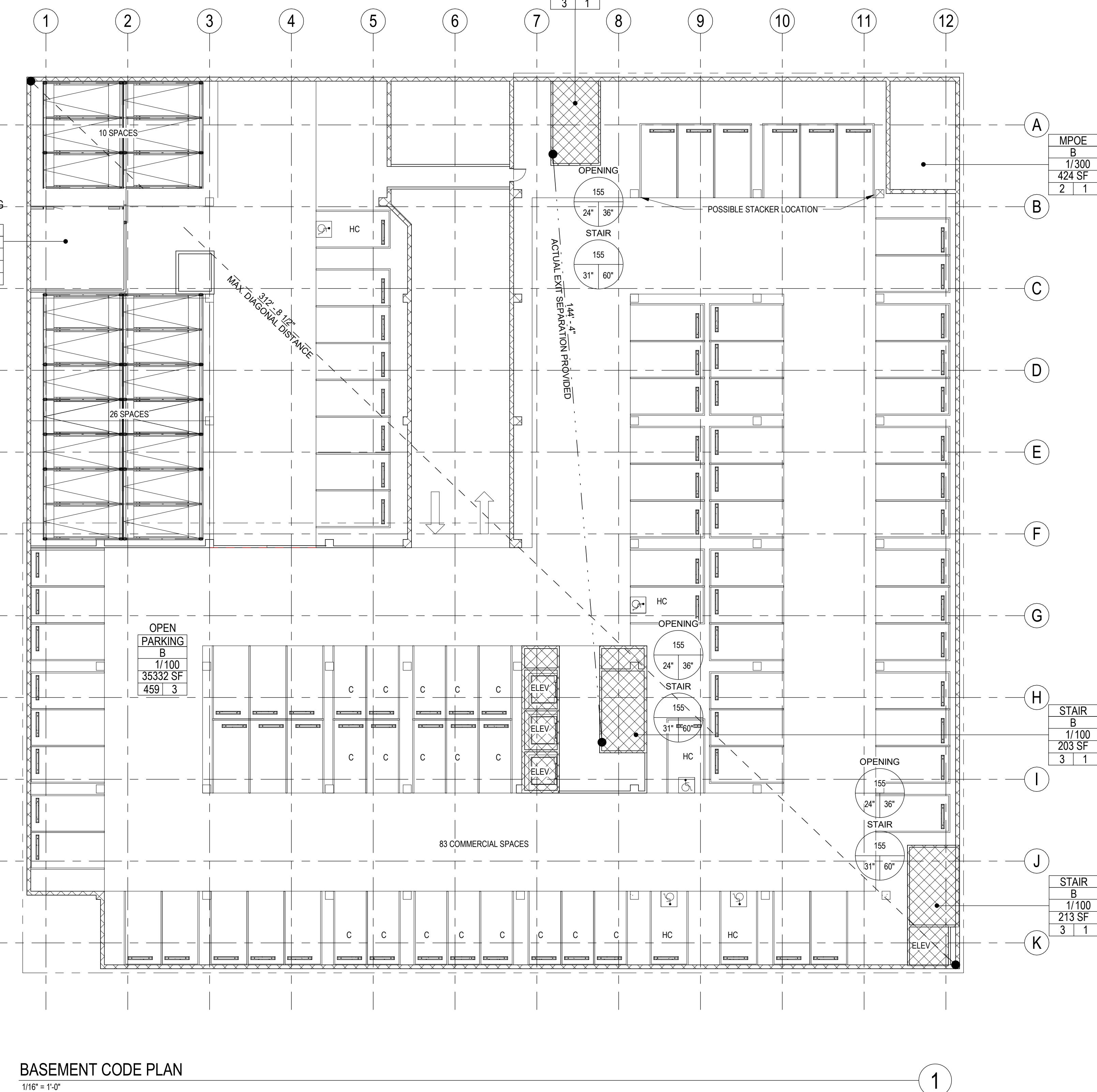
REVISIONS:
1 PRE-APPLICATION

DESCRIPTION
DATE
2/10/2022



LEVEL 1 CODE PLAN

1/16" = 1'-0"



BASEMENT CODE PLAN

1/16" = 1'-0"

SHEET NOTES

- SHEET NOTES AND KEY NOTES ARE FOR THE C+S SCOPE OF WORK AND ARE SPECIFIC TO THIS SHEET ONLY. UON THE ITEMS BELOW ARE HIGHLIGHTS ONLY. ALL 2019 CBC REQUIREMENTS SHALL BE ADHERED TO.
- THE OCCUPANCIES FOR THE TENANT SPACES WERE CALCULATED PER CBC TABLE 1004.1.2.
- REQUIRED EXITS ARE PLACED AT LEAST 10 THE CALCULATED DISTANCE FROM THE FARTHEST POINTS OF THE NEW SPACE. (CBC SECTION 1007.1.1 EXCEPTION 2).
- MAXIMUM EXIT TRAVEL DISTANCE IS 200' FOR A OCCUPANCY AND 300' FOR B OCCUPANCY. CBC TABLE 1017.2.
- EGRESS WIDTH CALCULATIONS FOR OPENINGS AND STAIRS IS BASED UPON CBC. SECTION 1005.3.1 AND 1005.3.2.
- EXCEPTION 1
- EXIT OPENING WIDTH FACTOR = 0.15 X OCCUPANT LOAD
- STAIR WIDTH FACTOR = 0.2 X OCCUPANT LOAD
- EGRESS WIDTH AND EXIT COMPONENTS IS BASED UPON CBC SECTION 1005.3.
- THE NUMBER OF REQUIRED EXITS IS BASED UPON CBC TABLE 1006.1.1.
- REFER TO DOOR SCHEDULE FOR DOOR AND FRAME TYPES, RATINGS, SIZE AND HARDWARE TYPES.
- ALL DOORS SHALL HAVE CLEAR WIDTH NOT LESS THAN 32" PER CBC SECTION 1010.1.1. UON.
- PROVIDE TEMPORARY FIRE EXTINGUISHERS FOR C+S SCOPE OF WORK. LOCATE A MAXIMUM OF 75 FEET FROM ANY LOCATION WITHIN THE PROJECT AREA AND 100 FEET BETWEEN INDIVIDUAL FEC UNITS. 3,000 SF PER CABINET. LOCATE UNITS WHERE SHOWN OR AS DIRECTED BY THE FIRE MARSHAL. FIRE EXTINGUISHERS SHALL COMPLY WITH 2019 CBC SECTION 906 AND TABLE 906.3.1.1. FIRE.
- EXTINGUISHERS TO BE MOUNTED ON FREE STANDING PEDESTALS. LARSEN'S MPS WITH RATING 2A 10B-C, 5 LBS CAPACITY.
- SIGNAGE SHALL COMPLY WITH CBC 118-710 FOR SIGNAGE.
- PROVIDE SYMBOL OF ACCESSIBILITY AT FRONT ENTRANCE.
- PROVIDE STAIRWELL TACTILE EXIT SIGNAGE PER CODE REQUIREMENT. REFER TO TACTILE SIGNAGE NOTES (2019 CBC SECTION 1023.9 AND 118-804.8). REFER TO ENLARGED STAIR PLANS.
- ALL INTERIOR TACTILE EGRESS SIGNAGE TO BE PROVIDED DURING FUTURE T1 PHASE.
- 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 909, 2019 CALIFORNIA FIRE CODE. COORDINATE SIGNAGE REQUIREMENTS AND ACCESS WITH LOCAL FIRE MARSHAL JURISDICTION.
- PROVIDE EMERGENCY VOCAL/ALARM COMMUNICATION SYSTEM.
- THE MAXIMUM REQUIRED EXIT SEPARATION IS BASED UPON CBC. SECTION 1007.1.
- RESTROOM FIXTURE CALCULATION BASED UPON 2019 CPC CODE:
- A. REQUIREMENTS PER 100 CPC TABLE 402.1.
- 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 = 100
- BUSINESS: B = 100
- ALL REQUIRED OCCUPANCY SEPARATIONS FOR THE FUTURE MIXED OCCUPANCY ZONES TO BE DETERMINED DURING THE FUTURE T1 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	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
BASEMENT	463 OCC	3	3	70"	108"	93"	180"
FLR 1	474 OCC	3	3	72"	72"	95"	120"

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

OCCUPANT LOAD CALCULATION

Code Plan-Occupancy Schedule - Basement				
NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
MPOE	B	424 SF	300	2
OPEN PARKING	B	35332 SF	100	354
PLUMBING WATER ROOM	B	451 SF	300	2
		36207 SF		358

Code Plan-Occupancy Schedule - Level 1				
NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
BIKE STORAGE	B	301 SF	100	4
ELECTRICAL ROOM	B	1539 SF	300	6
FLEX SPACE	B	4086 SF	100	41
OFFICE	B	13823 SF	100	139
OFFICE LOBBY	A3	1780 SF	15	119
RESTROOMS	B	587 SF	100	6
RETAIL 1	M	1741 SF	50	35
RETAIL 2	M	1641 SF	50	33
RETAIL 3	M	2144 SF	50	43
RETAIL 4	M	2444 SF	50	49
TRANSFORMER ROOM	B	323 SF	300	2
TRANSFORMER ROOM	B	332 SF	300	2
TRASH ROOM	B	1151 SF	300	4
		31893 SF		448

LEGEND

OFFICE ROOM TYPE
1/100 OCCUPANCY TYPE
150 SF LOAD FACTOR
15 1 ROOM AREA
NO. OF REQD EXITS

CODE ROOM TAG

CALCULATED OCCUPANCY LOAD

EGRESS LOADS/WIDTHS FOR EXIT OPENING AND STAIR

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

MAX DIAGONAL DISTANCE

ACTUAL EXIT SEPARATION, CBC SECTION 1007.1.1, EXCEPTION 2

COMMON PATH OF EGRESS TRAVEL, (MAX 100 FEET PER CBC TBL 1006.3.2(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)

ACCESSIBLE ENTRANCE / EXIT WITH ADA COMPLIANT SIGNAGE

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 TYPE

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

T1 AREA NON-RATED

1 - HOUR RATED ROOM

2 - HOUR RATED ROOM

EXIT ROUTE SIGNAGE

A - TACTILE SIGNAGE: "EXIT" (SEE DETAIL 11/A9.6.1)

B - TACTILE SIGNAGE: "EXIT ROUTE" (SEE DETAIL 11/A9.6.1)

C - TACTILE SIGNAGE: "EXIT STAIR DOWN" (SEE DETAIL 11/A9.6.1)

D -

[PH] PANIC HARDWARE REQUIRED FOR NON-RATED DOORS

[PHR] PANIC HARDWARE - RATED REQUIRED FOR RATED DOORS

[CR] ELECTRONIC CARD READER DEVICE

SCALE: As indicated

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

STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
BASEMENT AND FIRST
FLOOR CODE PLANS

SHEET NUMBER:

A0.3

CLIENT:



PROJECT NAME & ADDRESS:

401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE:

ISSUE DATE:

Project Status

Issue Date

REVISIONS:

1 PRE-APPLICATION

DESCRIPTION

DATE

2/10/2022

SCALE: As indicated

PROJECT NUMBER: 000000.00

DRAWN BY: Author

CHECKED BY: Checker

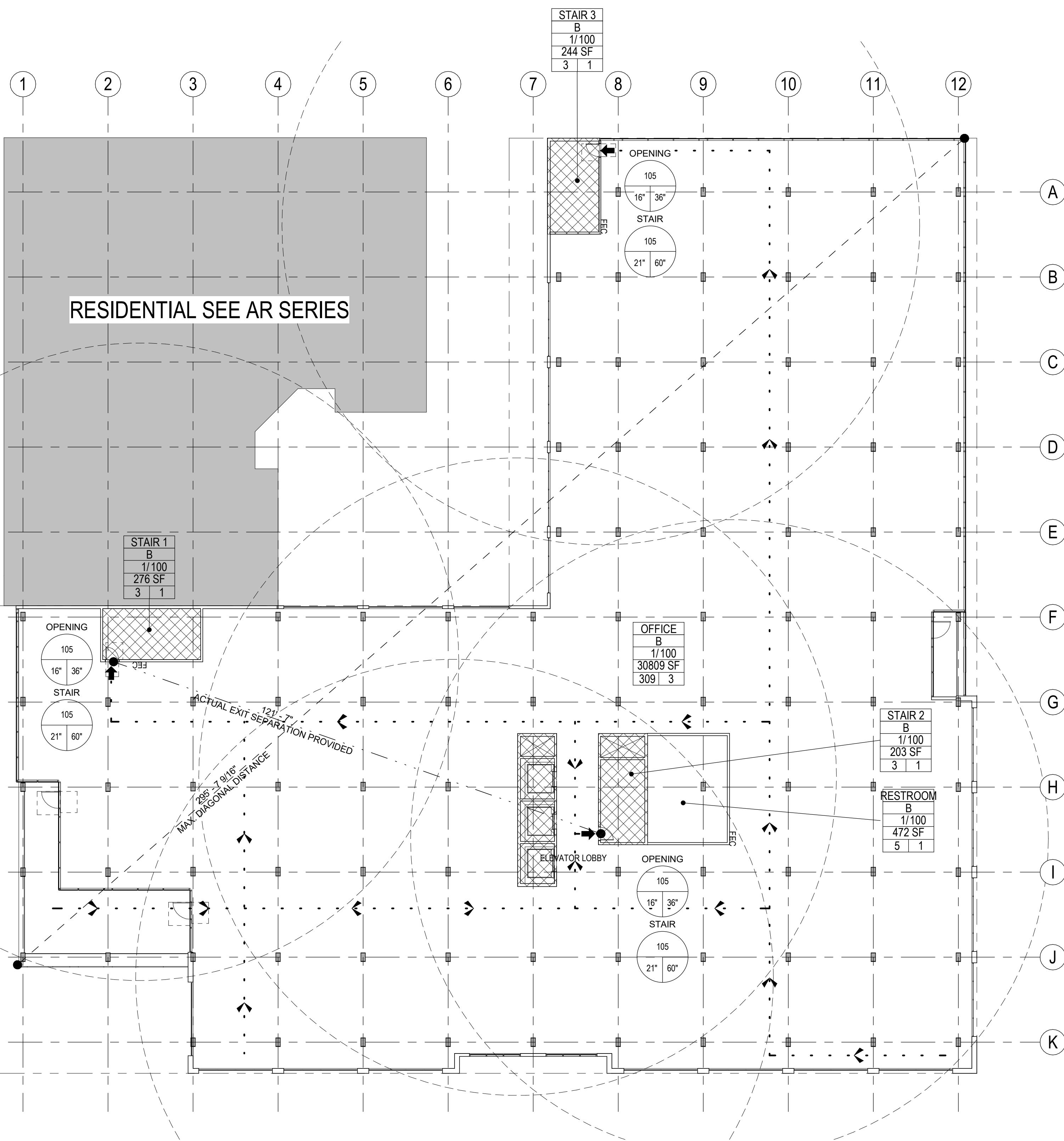
STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
SECOND AND THIRD
FLOOR CODE PLANS

SHEET NUMBER:

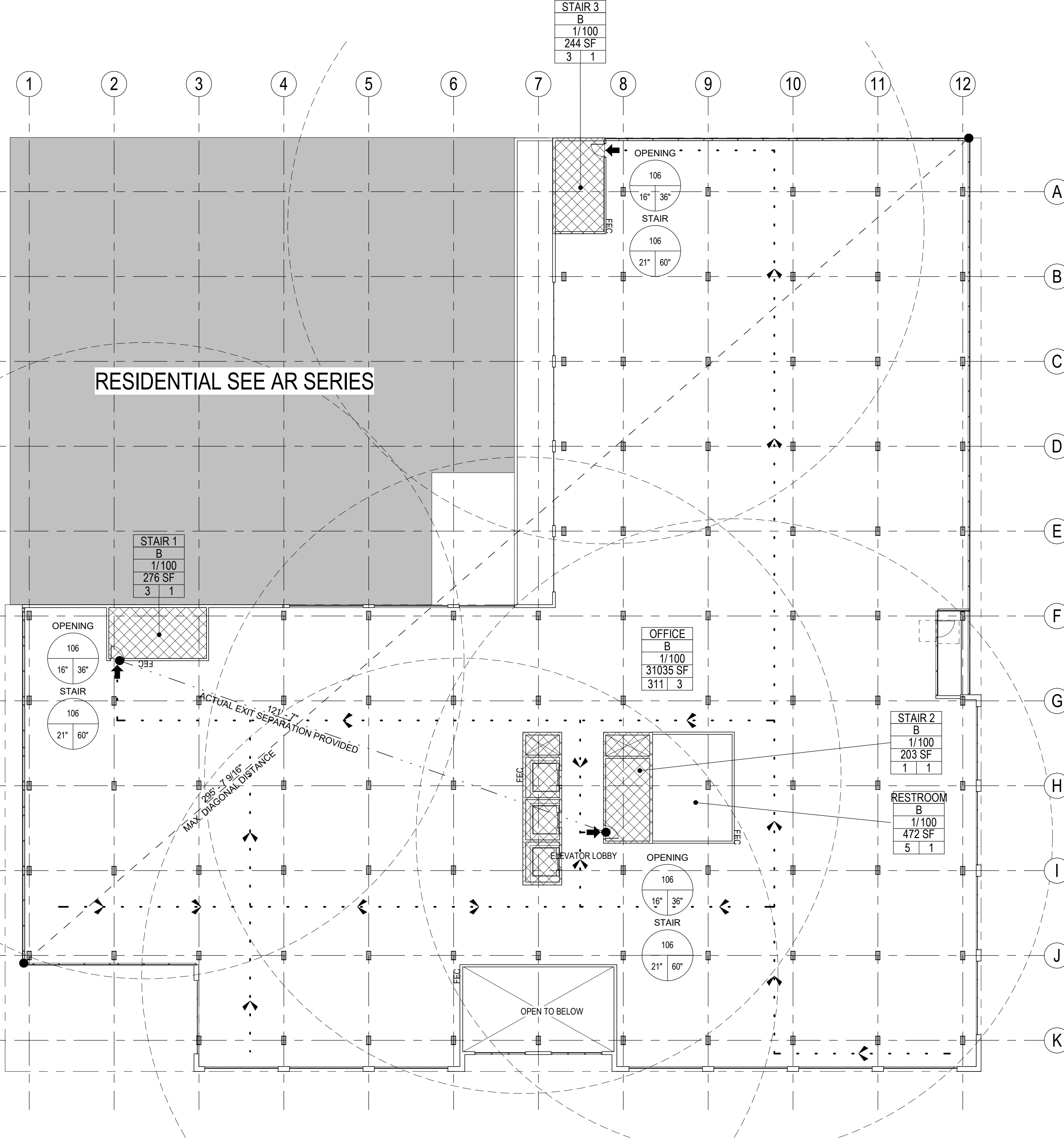
A0.4



LEVEL 3 CODE PLAN

1/16" = 1'-0"

2



LEVEL 2 CODE PLAN

1/16" = 1'-0"

1

SHEET NOTES

- SHEET NOTES AND KEY NOTES ARE FOR THE C+S SCOPE OF WORK AND ARE SPECIFIC TO THIS SHEET ONLY. UON THE ITEMS BELOW ARE HIGHLIGHTS ONLY. ALL 2019 CBC REQUIREMENTS SHALL BE ADHERED TO.
- THE OCCUPANCIES FOR THE TENANT SPACES WERE CALCULATED PER CBC TABLE 1004.1.2.
- REQUIRED EXITS ARE PLACED AT LEAST 10 THE CALCULATED DISTANCE FROM THE FARTHEST POINTS OF THE NEW SPACE. (CBC SECTION 1007.1.1 EXCEPTION 2).
- MAXIMUM EXIT TRAVEL DISTANCE IS 200' FOR A OCCUPANCY AND 300' FOR B OCCUPANCY. CBC TABLE 1017.2.
- EGRESS WIDTH CALCULATIONS FOR OPENINGS AND STAIRS IS BASED UPON CBC SECTION 1005.3.1 AND 1005.3.2.
- EXCEPTION 1
- EXIT OPENING WIDTH FACTOR = 0.15 X OCCUPANT LOAD
- STAIR WIDTH FACTOR = 0.2 X OCCUPANT LOAD
- EGRESS WIDTH AND EXIT COMPONENTS IS BASED UPON CBC SECTION 1005.3.
- THE NUMBER OF REQUIRED EXITS IS BASED UPON CBC TABLE 1006.1.1.
- REFER TO DOOR SCHEDULE FOR DOOR AND FRAME TYPES, RATINGS, SIZE AND HARDWARE TYPES.
- ALL DOORS SHALL HAVE CLEAR WIDTH NOT LESS THAN 32" PER CBC SECTION 1010.1.1. UON.
- PROVIDE TEMPORARY FIRE EXTINGUISHERS FOR C+S SCOPE OF WORK. LOCATE A MAXIMUM OF 75 FEET FROM ANY LOCATION WITHIN THE PROJECT AREA AND 100 FEET BETWEEN INDIVIDUAL FEC UNITS. 3,000 SF PER CABINET. LOCATE UNITS WHERE SHOWN OR AS DIRECTED BY THE FIRE MARSHAL. FIRE EXTINGUISHERS SHALL COMPLY WITH 2019 CBC SECTION 906 AND TABLE 906.3.1. FIRE.
- EXTINGUISHERS TO BE MOUNTED ON FREE STANDING PEDESTALS. LARSEN'S MPS WITH RATING 2A 10B-C, 5 LBS CAPACITY.
- SIGNAGE SHALL COMPLY WITH CBC 118-710 FOR SIGNAGE.
- PROVIDE SYMBOL OF ACCESSIBILITY AT FRONT ENTRANCE.
- PROVIDE STAIRWELL TACTILE EXIT SIGNAGE PER CODE REQUIREMENT. REFER TO TACTILE SIGNAGE NOTES (2019 CBC SECTION 1023.9 AND 118-604.8) REFER TO ENLARGED STAIR PLANS.
- ALL INTERIOR TACTILE EGRESS SIGNAGE TO BE PROVIDED DURING FUTURE TI PHASE.
- ALL FIRE PROTECTION EQUIPMENT AND ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED BY APPROVED SIGNAGE AND ACCESSIBLE BY FIRE DEPARTMENT PER SECTION 909, 2019 CALIFORNIA FIRE CODE. COORDINATE SIGNAGE REQUIREMENTS AND ACCESS WITH LOCAL FIRE MARSHAL JURISDICTION.
- PROVIDE EMERGENCY VOICELARM COMMUNICATION SYSTEM.
- THE MAXIMUM REQUIRED EXIT SEPARATION IS BASED UPON CBC SECTION 1007.1.
- RESTROOM FIXTURE CALCULATION BASED UPON 2019 CPC CODE:
 - REQUIREMENTS PER 109 CPC TABLE 421.1.
 - AREA SQUARE FOOTAGE SHOWN INCLUDES USABLE SPACES, LESS ACCESSORY AREAS, (HALLWAYS, CIRCULATION, RESTROOM, STAIR ENCLOSURE, UTILITY/STORAGE ROOMS, PER TABLE A EXCEPTION).
 - OCCUPANCY LOAD FACTORS USED INCLUDE:
 - ASSEMBLY: A2, A3 = 150
 - BUSINESS: B = 100
- 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	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FLR 2	316 OCC	3	3	48"	108"	63"	180"
FLR 3	314 OCC	3	3	48"	108"	63"	180"

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

OCCUPANT LOAD CALCULATION

Code Plan-Occupancy Schedule - Level 2				
NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
OFFICE	B	31035 SF	100	311
RESTROOM	B	472 SF	100	5
		31507 SF		316

Code Plan-Occupancy Schedule - Level 3				
NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
OFFICE	B	30909 SF	100	309
RESTROOM	B	472 SF	100	5
		31281 SF		314

LEGEND

OFFICE
Occupancy
1/100
150 SF
15 1

ROOM TYPE
OCCUPANCY TYPE
LOAD FACTOR
ROOM AREA
NO. OF REQD EXITS

CALCULATED OCCUPANCY LOAD

EGRESS LOADS/WIDTHS FOR EXIT OPENING AND STAIR

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

MAX DIAGONAL DISTANCE

ACTUAL EXIT SEPARATION, CBC SECTION 1007.1.1, EXCEPTION 2

COMMON PATH OF EGRESS TRAVEL, (MAX 100 FEET PER CBC TBL 1006.3.2(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)

ACCESSIBLE ENTRANCE / EXIT WITH ADA COMPLIANT SIGNAGE

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 TYPE

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

T1 AREA NON-RATED

1 - HOUR RATED ROOM

2 - HOUR RATED ROOM

EXIT ROUTE SIGNAGE

A - TACTILE SIGNAGE: "EXIT" (SEE DETAIL 11/A9.6.1)

ER - TACTILE SIGNAGE: "EXIT ROUTE" (SEE DETAIL 11/A9.6.1)

ESD - TACTILE SIGNAGE: "EXIT STAIR DOWN" (SEE DETAIL 11/A9.6.1)

OCCUPANT LOAD SIGN TO BE MINIMUM 8-1/2" X 11" WITH CONTRASTING BLOCK CAPITAL LETTERS NOT LESS THAN 3/4" HIGH AND 1/16" STROKE. SIGN SHALL INDICATE USE OF ROOM AND ADDRESS OF OCCUPANCY

PANIC HARDWARE REQUIRED FOR NON-RATED DOORS

PANIC HARDWARE - RATED REQUIRED FOR RATED DOORS

ELECTRONIC CARD READER DEVICE

CLIENT:



PROJECT NAME & ADDRESS:

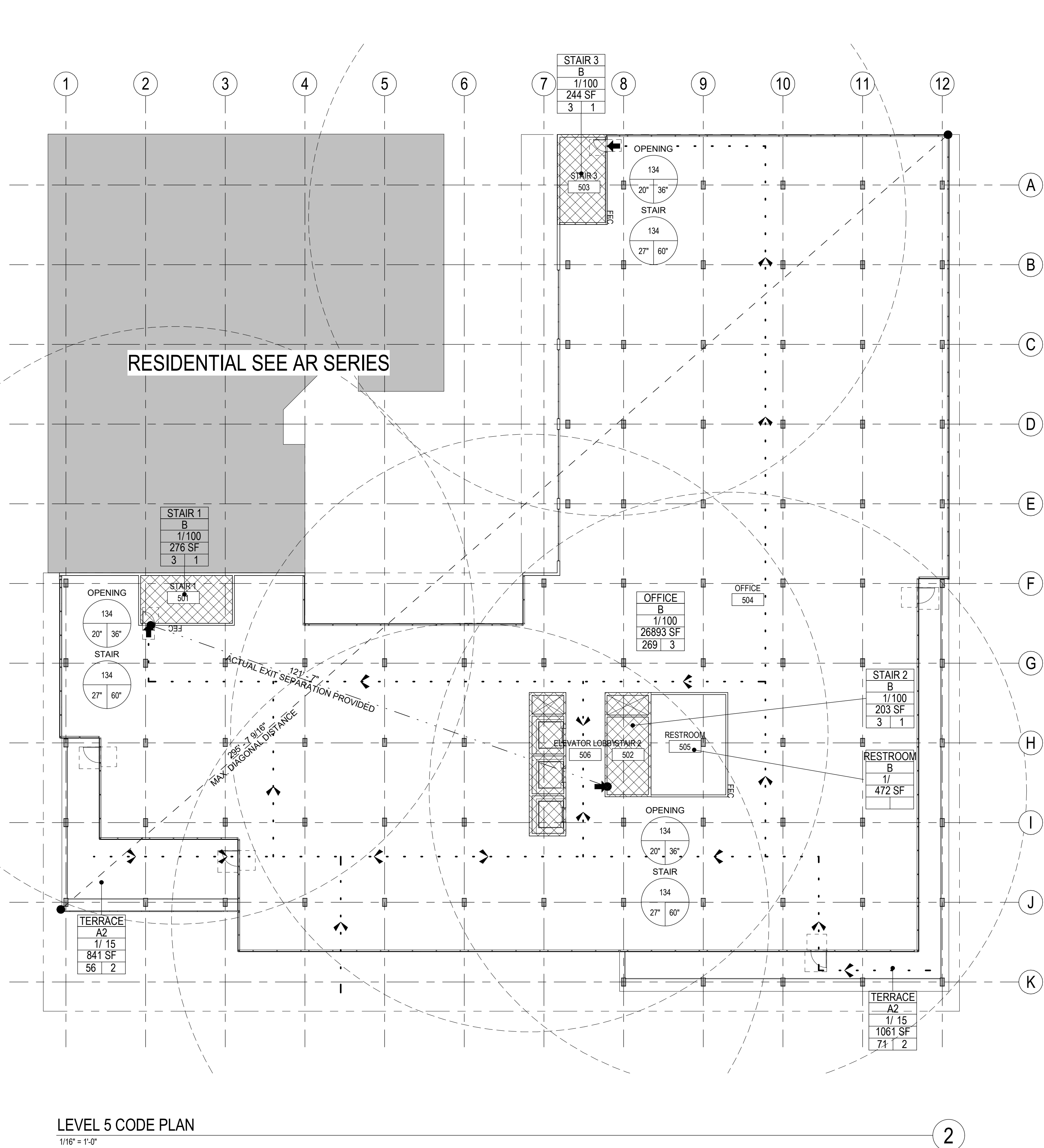
401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

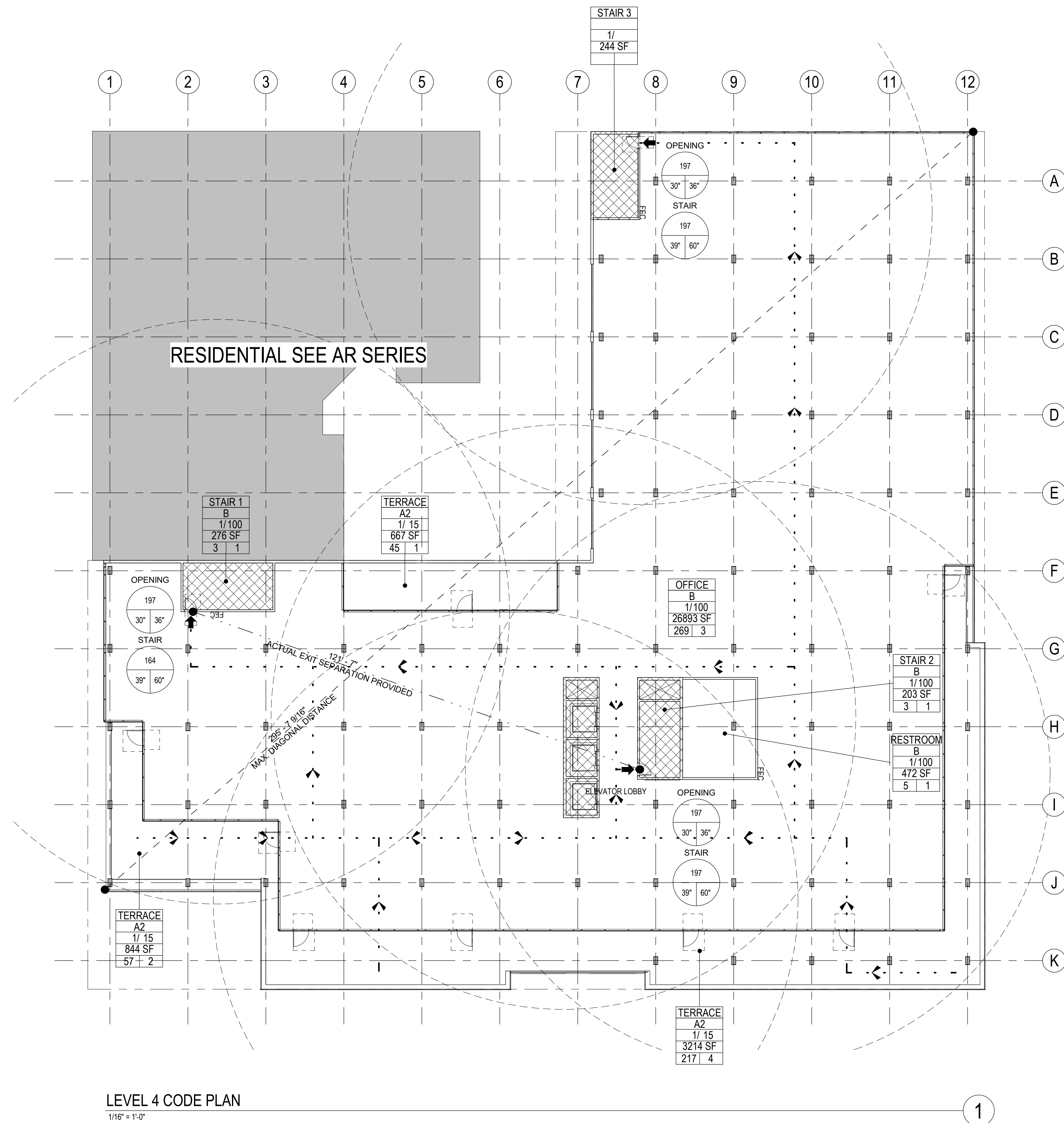
REVISIONS: DESCRIPTION DATE

1 PRE-APPLICATION 2/10/2022



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

2



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

1

SHEET NOTES

- SHEET NOTES AND KEY NOTES ARE FOR THE C+S SCOPE OF WORK AND ARE SPECIFIC TO THIS SHEET ONLY. UON THE ITEMS BELOW ARE HIGHLIGHTS ONLY. ALL 2019 CBC REQUIREMENTS SHALL BE ADHERED TO.
- THE OCCUPANCIES FOR THE TENANT SPACES WERE CALCULATED PER CBC TABLE 1004.1.2.
- REQUIRED EXITS ARE PLACED AT LEAST 10 THE CALCULATED DISTANCE FROM THE FARTHEST POINTS OF THE NEW SPACE. (CBC SECTION 1007.1.1 EXCEPTION 2).
- MAXIMUM EXIT TRAVEL DISTANCE IS 200' FOR A OCCUPANCY AND 300' FOR B OCCUPANCY. CBC TABLE 1017.2.
- EGRESS WIDTH CALCULATIONS FOR OPENINGS AND STAIRS IS BASED UPON CBC. SECTION 1005.3.1 AND 1005.3.2.
- EXCEPTION 1
- EXIT OPENING WIDTH FACTOR = 0.15 X OCCUPANT LOAD
- STAIR WIDTH FACTOR = 0.2 X OCCUPANT LOAD
- EGRESS WIDTH AND EXIT COMPONENTS IS BASED UPON CBC SECTION 1005.3.
- THE NUMBER OF REQUIRED EXITS IS BASED UPON CBC TABLE 1006.1.1.
- REFER TO DOOR SCHEDULE FOR DOOR AND FRAME TYPES, RATINGS, SIZE AND HARDWARE TYPES.
- ALL DOORS SHALL HAVE CLEAR WIDTH NOT LESS THAN 32" PER CBC SECTION 1010.1.1, UON.
- PROVIDE TEMPORARY FIRE EXTINGUISHERS FOR C+S SCOPE OF WORK. LOCATE A MAXIMUM OF 75 FEET FROM ANY LOCATION WITHIN THE PROJECT AREA AND 100 FEET BETWEEN INDIVIDUAL FEC UNITS. 3,000 SF PER CABINET. LOCATE UNITS WHERE SHOWN OR AS DIRECTED BY THE FIRE MARSHAL. FIRE EXTINGUISHERS SHALL COMPLY WITH 2019 CBC SECTION 906 AND TABLE 906.3.1.1. FIRE EXTINGUISHERS TO BE MOUNTED ON FREE STANDING PEDESTALS. LARSEN'S MPS WITH RATING 2A 10B-C, 5 LBS CAPACITY.
- SIGNAGE SHALL COMPLY WITH CBC 119-710 FOR SIGNAGE.
- PROVIDE SYMBOL OF ACCESSIBILITY AT FRONT ENTRANCE.
- PROVIDE STAIRWELL TACTILE EXIT SIGNAGE PER CODE REQUIREMENT. REFER TO TACTILE SIGNAGE NOTES (2019 CBC SECTION 1023.9 AND 119-84.8). REFER TO ENLARGED STAIR PLANS.
- ALL INTERIOR TACTILE EGRESS SIGNAGE TO BE PROVIDED DURING FUTURE TI PHASE.
- ALL FIRE PROTECTION EQUIPMENT AND ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED BY APPROVED SIGNAGE AND ACCESSIBLE BY FIRE DEPARTMENT PER SECTION 909, 2019 CALIFORNIA FIRE CODE. COORDINATE SIGNAGE REQUIREMENTS AND ACCESS WITH LOCAL FIRE MARSHAL JURISDICTION.
- PROVIDE EMERGENCY VOICELARM COMMUNICATION SYSTEM.
- THE MAXIMUM REQUIRED EXIT SEPARATION IS BASED UPON CBC. SECTION 1007.1.
- RESTROOM FIXTURE CALCULATION BASED UPON 2019 CPC CODE:
 - A. REQUIREMENTS PER 1009 CPC TABLE 402.1.
 - 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:
 - BUSINESS: A2, A3 = 150
 - BUSINESS: B = 100
- 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	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FLR 4	491 OCC	2	13	35.4"	900"	NA	NA
FLR 5	147 OCC	2	2	22.05"	72"	29.4"	120"

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

OCCUPANT LOAD CALCULATION

Code Plan-Occupancy Schedule - Level 4				
NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
OFFICE	B	26893 SF	100	269
RESTROOM	B	472 SF	100	5
TERRACE	A2	3214 SF	15	215
TERRACE	A2	844 SF	15	57
TERRACE	A2	667 SF	15	45
		32090 SF		591

Code Plan-Occupancy Schedule - Level 5				
NAME	OCCUPANCY	AREA (SF)	LOAD FACTOR	OCCUPANT LOAD
OFFICE	B	26893 SF	100	269
RESTROOM	B	472 SF	100	5
TERRACE	A2	1061 SF	15	71
TERRACE	A2	841 SF	15	57
		29266 SF		402

LEGEND

OFFICE: ROOM TYPE
Occupancy: OCCUPANCY TYPE
1/100: LOAD FACTOR
150 SF: ROOM AREA
15 1: NO. OF REQD EXITS

CALCULATED OCCUPANCY LOAD

171: OCC LOAD SERVED
25" 72": REQD WIDTH
OP-XX: PROVIDED WIDTH
OPENING OR STAIR (WHERE INDICATED)

EGRESS LOADS/WIDTHS FOR EXIT OPENING AND STAIR

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

MAX DIAGONAL DISTANCE

ACTUAL EXIT SEPARATION, CBC SECTION 1007.1.1, EXCEPTION 2

COMMON PATH OF EGRESS TRAVEL, (MAX 100 FEET PER CBC TBL 1006.3.2(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)

ACCESSIBLE ENTRANCE / EXIT WITH ADA COMPLIANT SIGNAGE

FIRE EXTINGUISHER CABINET - RECESSED MOUNTED, UON

FIRE EXTINGUISHER SEPARATION - ACCESS RADIUS RANGE OF 75" MAXIMUM

CODE ROOM TAG

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

T1 AREA NON-RATED

1 - HOUR RATED ROOM

2 - HOUR RATED ROOM

EXIT ROUTE SIGNAGE

A: TACTILE SIGNAGE: "EXIT" (SEE DETAIL 11/A9.6.1)

B: TACTILE SIGNAGE: "EXIT ROUTE" (SEE DETAIL 11/A9.6.1)

C: TACTILE SIGNAGE: "EXIT STAIR DOWN" (SEE DETAIL 11/A9.6.1)

D: TACTILE SIGNAGE: "EXIT STAIR DOWN" (SEE DETAIL 11/A9.6.1)

[PH]: PANIC HARDWARE REQUIRED FOR NON-RATED DOORS

[PHR]: PANIC HARDWARE - RATED REQUIRED FOR RATED DOORS

[CR]: ELECTRONIC CARD READER DEVICE

Occupant Load Sign to be minimum 8-1/2" x 11" with contrasting block capital letters not less than 3/4" high and 1/16" stroke. Sign shall indicate use of room and address of occupancy

SCALE: As indicated

PROJECT NUMBER: 0000000.00

DRAWN BY: Author

CHECKED BY: Checker

STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
FOURTH AND FIFTH
FLOOR CODE PLANS

SHEET NUMBER:

A0.5



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

RMW

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

CLIENT:



PROJECT NAME & ADDRESS:

401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :
1 PRE-APPLICATION DATE 2/10/2022

1

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

NOT FOR
CONSTRUCTION


SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.6



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

CLIENT:


HARVEST
PROPERTIES

PROJECT NAME & ADDRESS:
401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE:
ISSUE DATE:

Project Status
Issue Date

REVISIONS :

	DESCRIPTION	DATE
1	PRE-APPLICATION	2/10/2022

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

NOT FOR
CONSTRUCTION

SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.7

CLIENT:



PROJECT NAME & ADDRESS:

401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE:

ISSUE DATE:

REVISIONS :

1 PRE-APPLICATION

Project Status

Issue Date

DESCRIPTION

DATE

2/10/2022



B STREET ELEVATION
1/2" = 1'-0"

1

SCALE:

1/2" = 1'-0"

PROJECT NUMBER:

0000000.00

DRAWN BY:

Author

CHECKED BY:

Checker

STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:

RENDERINGS

SHEET NUMBER:

A0.8



5TH STREET ELEVATION
1/2" = 1'-0"

RMW

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

CLIENT:



PROJECT NAME & ADDRESS:

401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

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

1

SCALE: 1/2" = 1'-0"
PROJECT NUMBER: 0000000.00
DRAWN BY: Author
CHECKED BY: Checker
STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.9



4TH STREET ELEVATION
1/2" = 1'-0"

1

SCALE:

1/2" = 1'-0"

PROJECT NUMBER:

0000000.00

DRAWN BY:

Author

CHECKED BY:

Checker

STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
RENDERINGS

SHEET NUMBER:
A0.10



1. RESTAURANT



2. COMMERCIAL



3. PLANNED MIXED USE



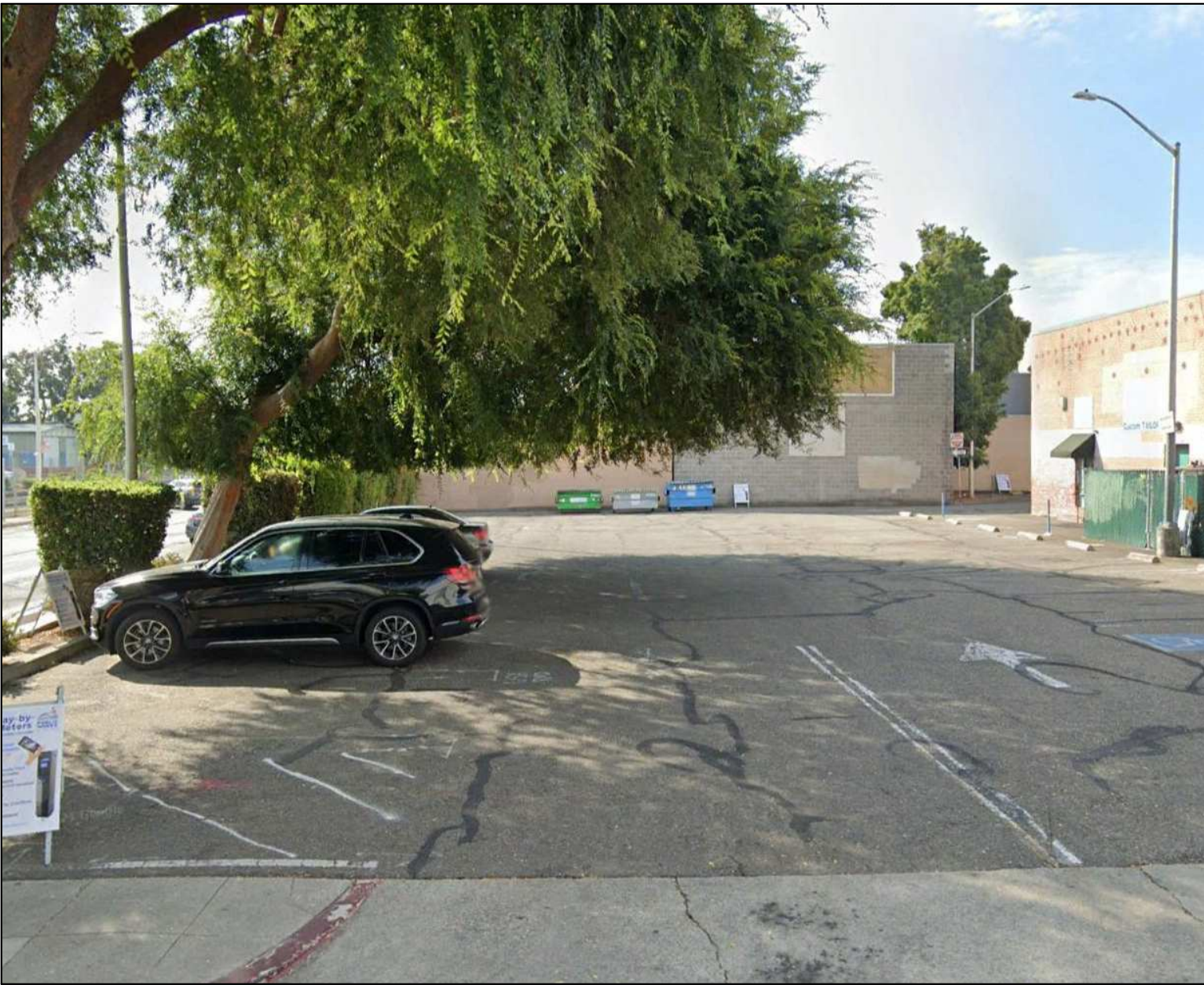
4. PLANNED MIXED USE



5. RESIDENTIAL



6. COMMERCIAL



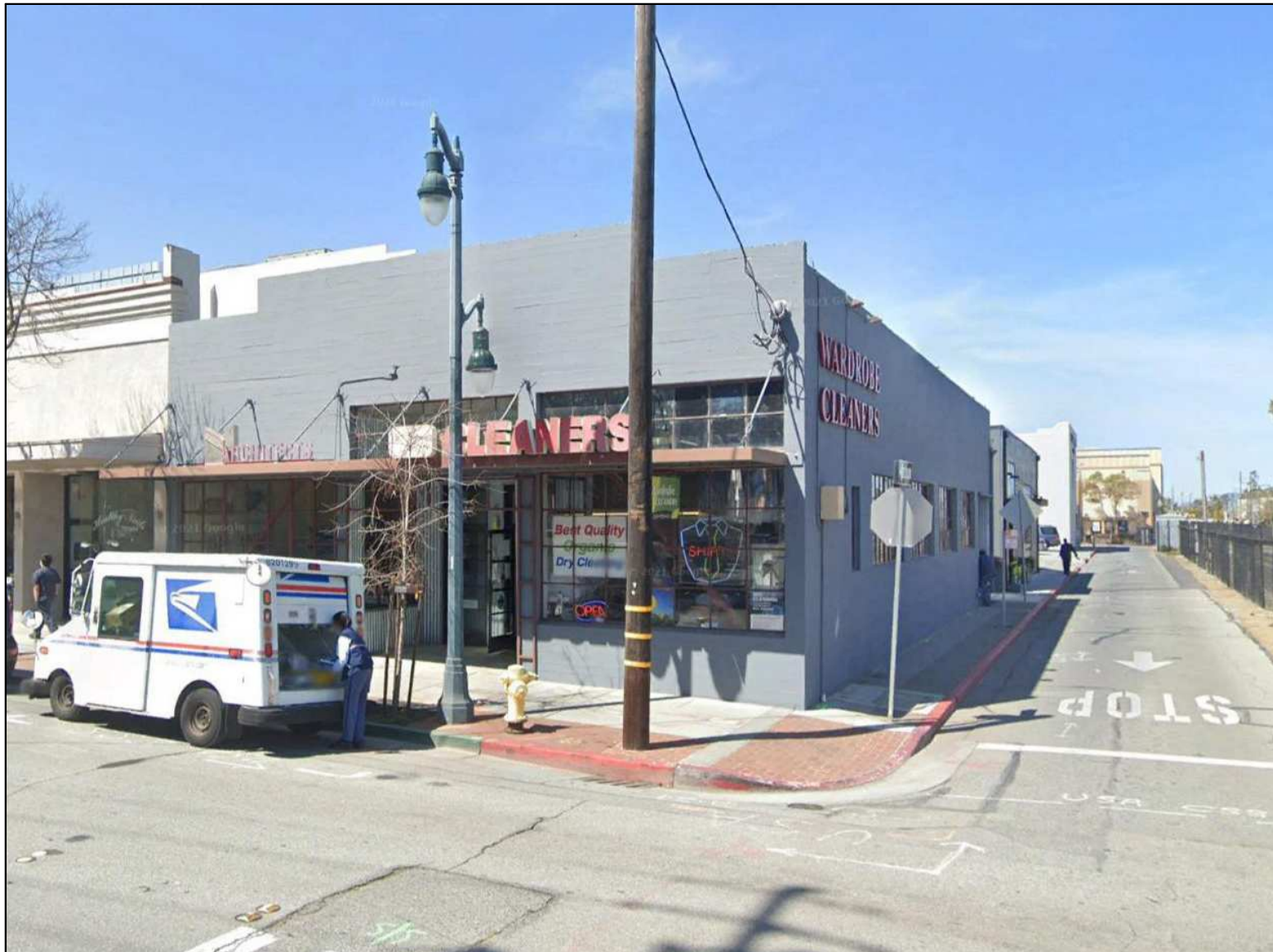
7. PARKING LOT



8. PARKING LOT/PLANNED RESIDENTIAL



9. PARKING LOT/PLANNED GARAGE



10. COMMERCIAL



11. COMMERCIAL



12. RESTAURANT

RAW

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

CLIENT:



PROJECT NAME & ADDRESS:
401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

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

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

NOT FOR
CONSTRUCTION

SHEET NAME:
NEIGHBORHOOD
CONTEXT

SHEET NUMBER:

A0.11

E 4TH AVENUE

S RAILROAD AVE

E 5TH AVENUE

SOUTH B STREET

RMW

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

CLIENT:



PROJECT NAME & ADDRESS:

401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

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

KEYNOTES

KEYNOTE DESCRIPTION

- EXISTING BUILDING TO BE REMOVED
- EXISTIN PAVEMENT AND PARKING AREA TO BE REMOVED
- EXISTING CURB TO BE MODIFIED PER CIVIL DRAWINGS

SCALE: 1" = 10'-0"

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

STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
EXISTING SITE PLAN

SHEET NUMBER:

A1.0

CLIENT:



PROJECT NAME & ADDRESS:

401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

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

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

SCALE: 1" = 10'-0"

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

STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
PROPOSED SITE PLAN

SHEET NUMBER:

A1.1

4TH AVENUE

5TH AVENUE

S B STREET

PROPOSED RESIDENTAIL BUILDING
SEE AR SERIES

PROPOSED BUILDING FOOTPRINT
35,394 SF

CLIENT:



PROJECT NAME & ADDRESS:

401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE:

ISSUE DATE:

Project Status

Issue Date

REVISIONS:

1

DESCRIPTION

DATE

1

PRE-APPLICATION

2/10/2022

KEYNOTES

KEYNOTE DESCRIPTION

- MECHANICAL VEHICLE STACKING SYSTEM
- PUBLIC ACCESS STAIR & ELEVATOR TO STREET LEVEL
- COMPACT PARKING STALL, TYP.
- ACCESSIBLE PARKING STALL, TYP.

LEGEND

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

SCALE:

As indicated

PROJECT NUMBER:

0000000.00

DRAWN BY:

Author

CHECKED BY:

Checker

STAMP:

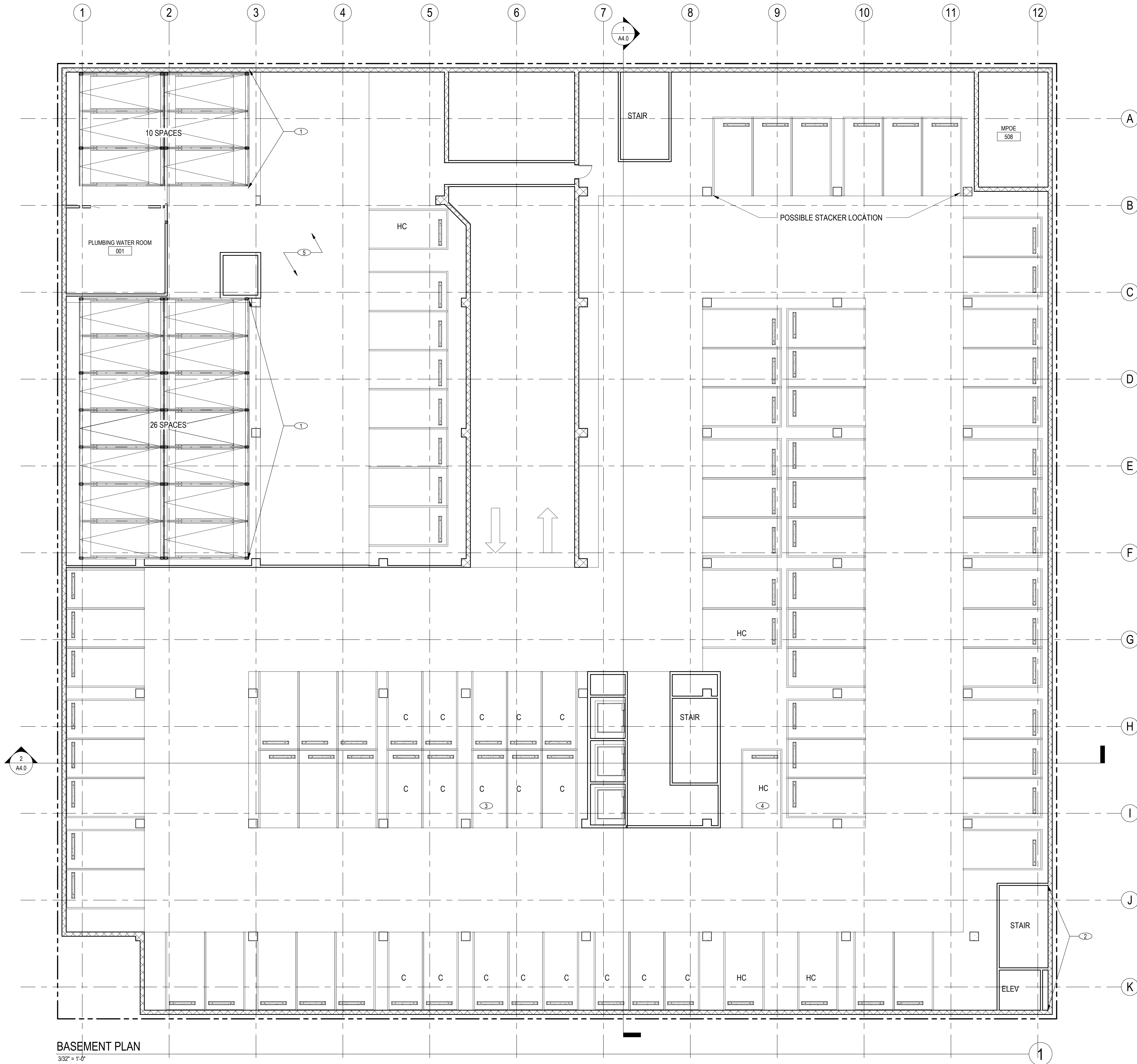
NOT FOR
CONSTRUCTION

SHEET NAME:

BASEMENT PLAN

SHEET NUMBER:

A2.0



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

CLIENT:



PROJECT NAME & ADDRESS:

401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :
1 PRE-APPLICATION DATE 2/10/2022

KEYNOTES

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

LEGEND

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

SCALE: As indicated

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

STAMP:

NOT FOR
CONSTRUCTION

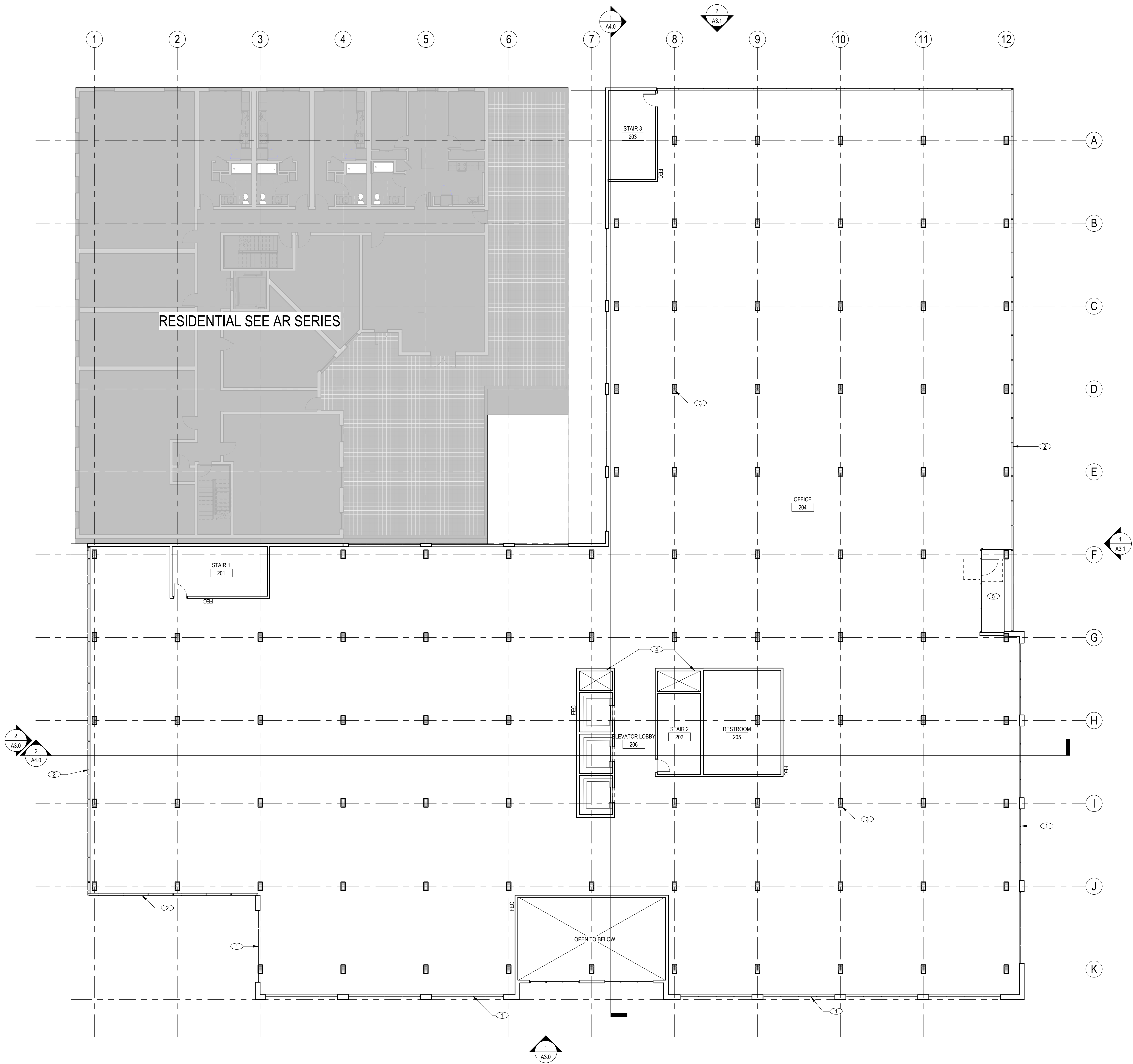
SHEET NAME:
FIRST FLOOR PLAN

SHEET NUMBER:

A2.1

LEVEL 1 FLOOR PLAN

3/32" = 1'-0"



LEVEL 2 FLOOR PLAN
3/32" = 1'-0"

KEYNOTES

KEYNOTE DESCRIPTION

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

LEGEND

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

RAW

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

CLIENT:



PROJECT NAME & ADDRESS:

401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :
1 PRE-APPLICATION DATE 2/10/2022

SCALE: As indicated

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

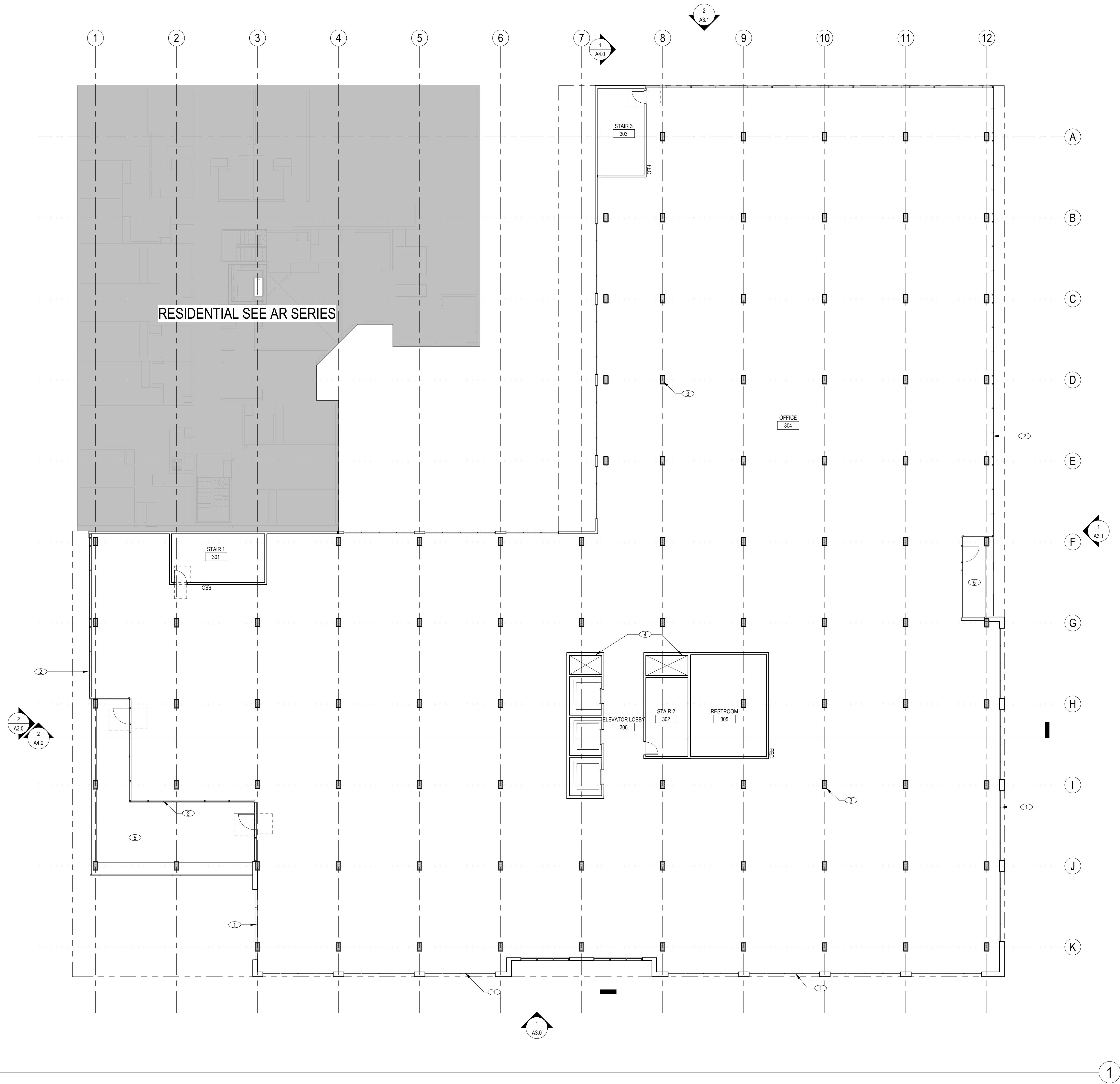
STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
SECOND FLOOR PLAN

SHEET NUMBER:

A2.2



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

KEYNOTES

KEYNOTE DESCRIPTION

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

LEGEND

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

RMW

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

CLIENT:



PROJECT NAME & ADDRESS:

401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :
1 PRE-APPLICATION 2/10/2022

SCALE: As indicated

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

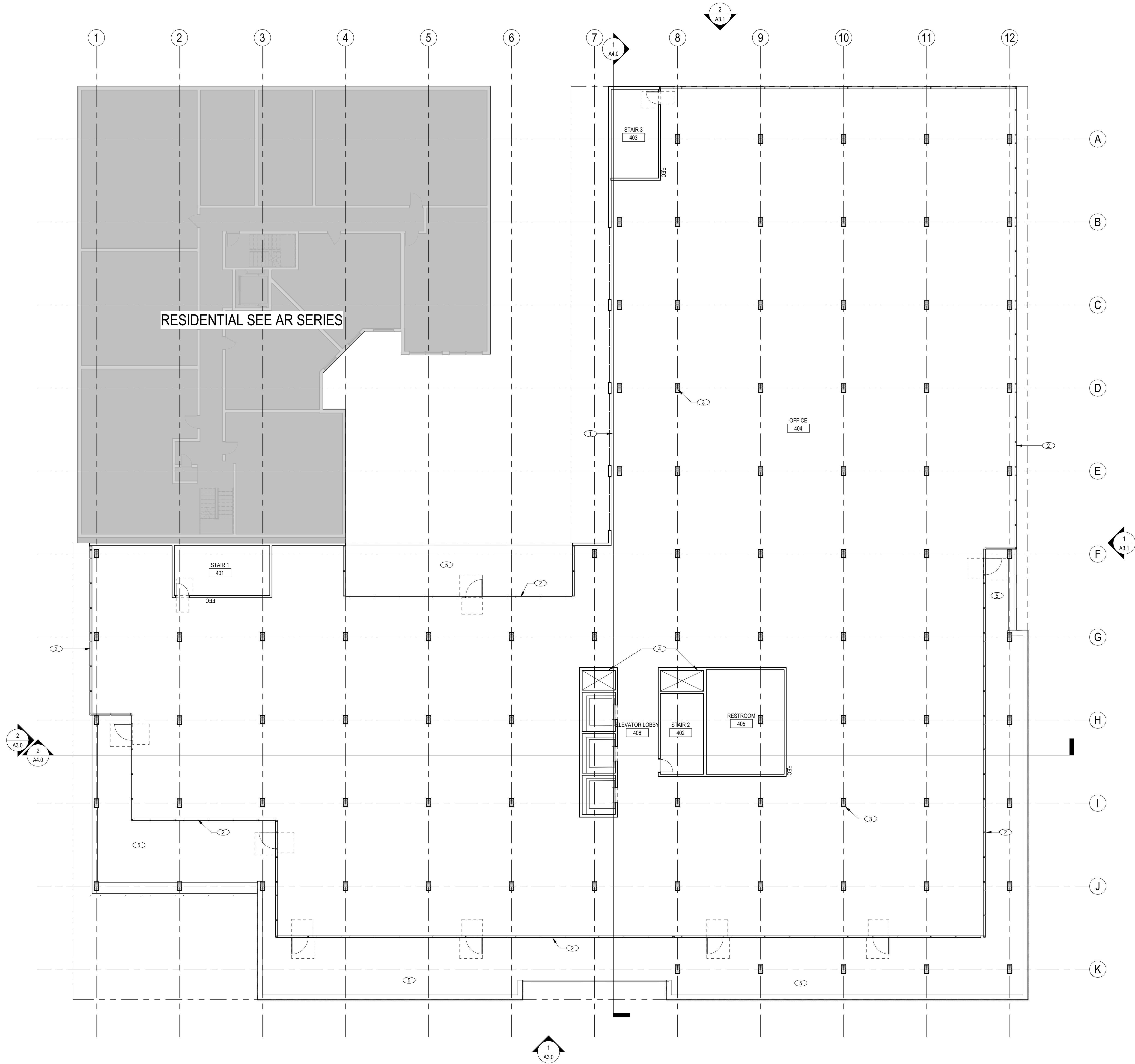
STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
THIRD FLOOR PLAN

SHEET NUMBER:

A2.3



LEVEL 4 FLOOR PLAN
3/32" = 1'-0"

KEYNOTES

KEYNOTE DESCRIPTION

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

LEGEND

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

RAW

RMW
Architecture
Interiors

30 E. Santa Clara St.
Suite 200
San Jose
California 95113

Office
408 294-8000

Fax
408 294-1747

rmw.com

CLIENT:



PROJECT NAME & ADDRESS:

401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS:

REVISIONS	DESCRIPTION	DATE
1	PRE-APPLICATION	2/10/2022

SCALE: As indicated

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

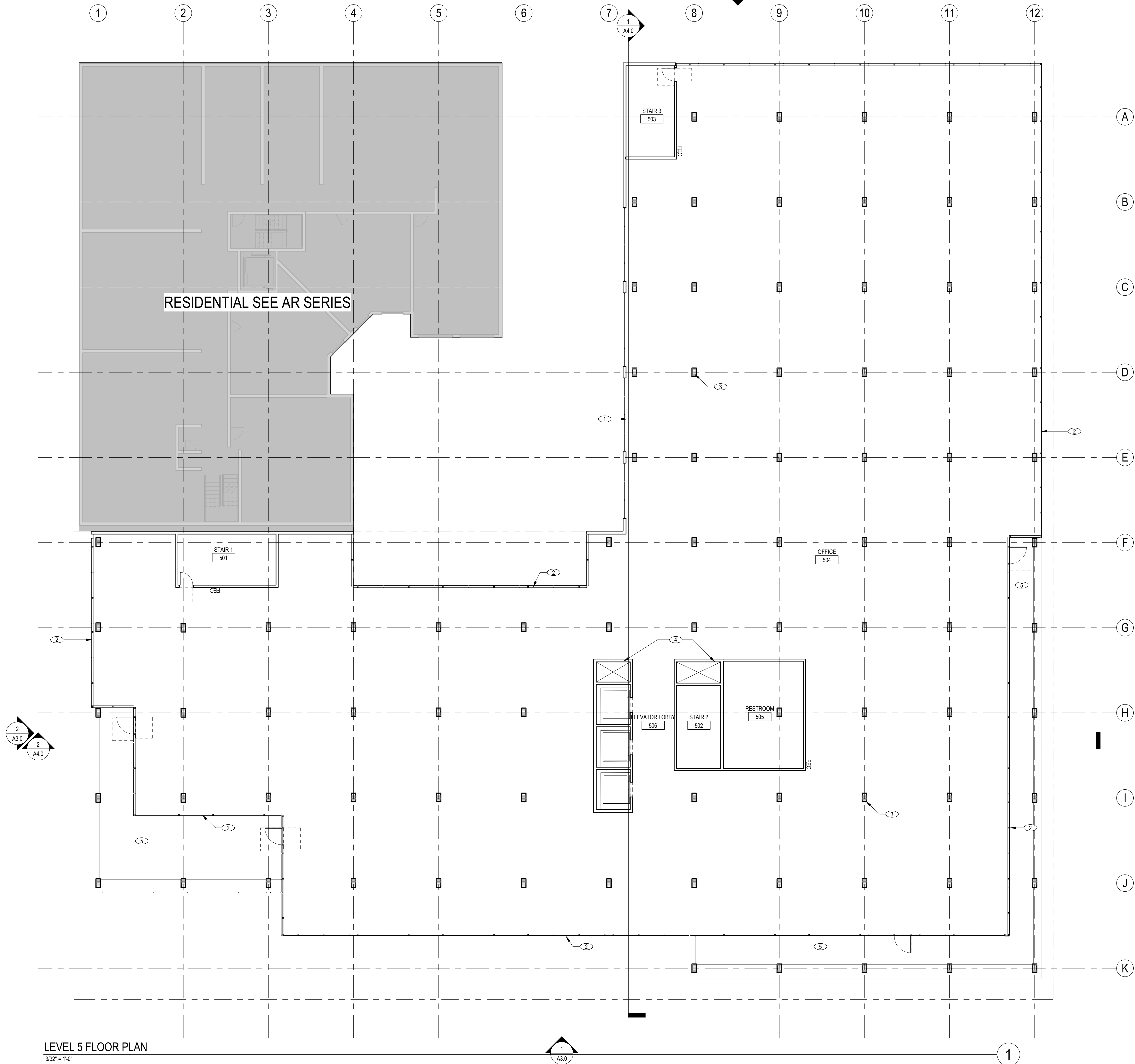
STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
FOURTH FLOOR PLAN

SHEET NUMBER:

A2.4



LEVEL 5 FLOOR PLAN
3/32" = 1'-0"

KEYNOTES

KEYNOTE DESCRIPTION

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

LEGEND

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

RMW

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

CLIENT:



PROJECT NAME & ADDRESS:

401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :
1 PRE-APPLICATION DATE 2/10/2022

SCALE: As indicated

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

STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
FIFTH FLOOR PLAN

SHEET NUMBER:

A2.5

CLIENT:



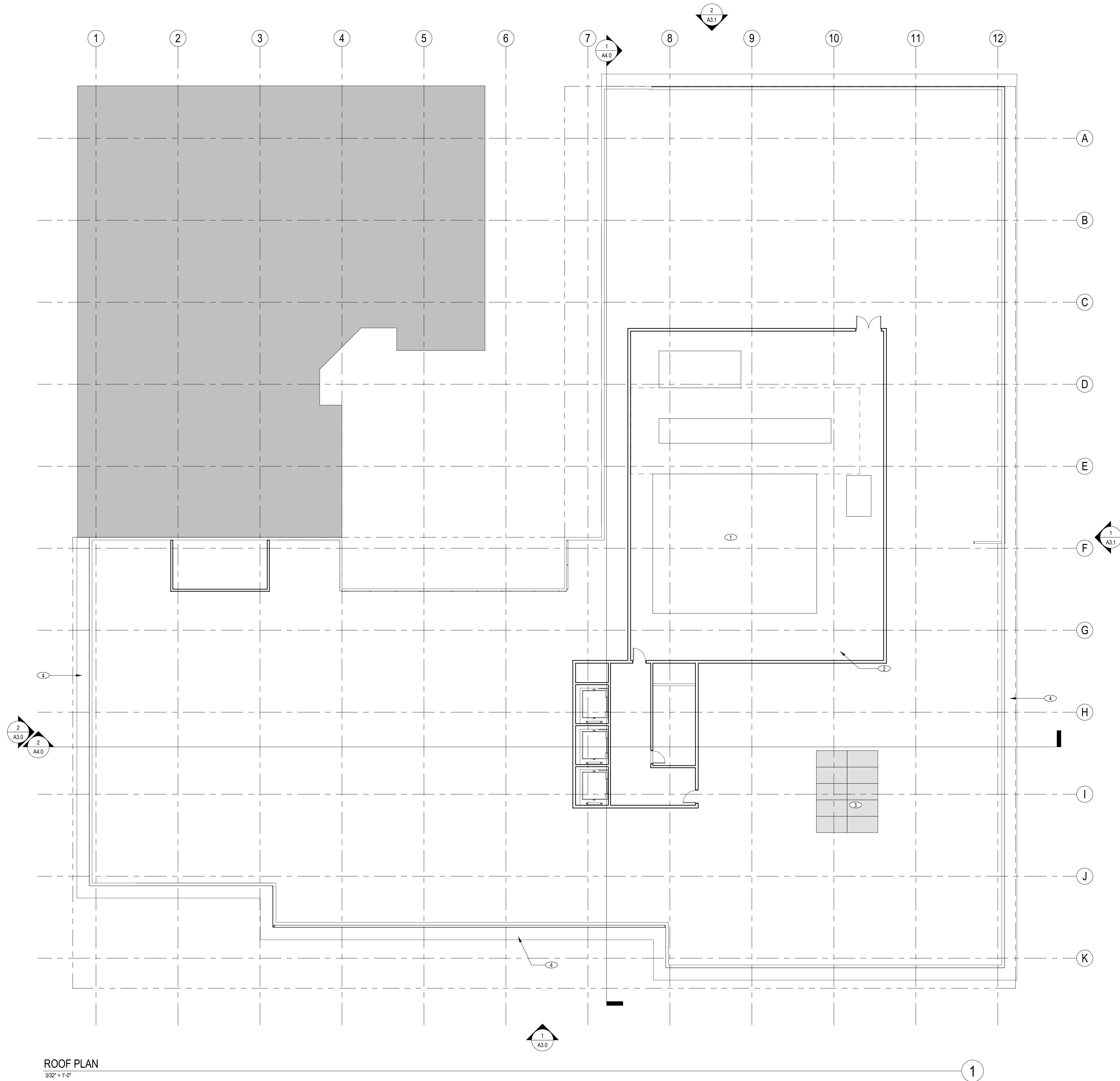
PROJECT NAME & ADDRESS:

401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS :
1 PRE-APPLICATION DATE 2/10/2022



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

KEYNOTES

- KEYNOTE DESCRIPTION
- 1 ROOFTOP MECHANICAL EQUIPMENT
 - 2 MECHANICAL PENTHOUSE
 - 3 MIN. 5KW SOLAR ARRAY (FINAL AREA AND LAYOUT TO BE DETERMINED)
 - 4 ROOF PARAPET AND SOFFIT BELOW

LEGEND

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

SCALE: As indicated

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

STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
ROOF PLAN

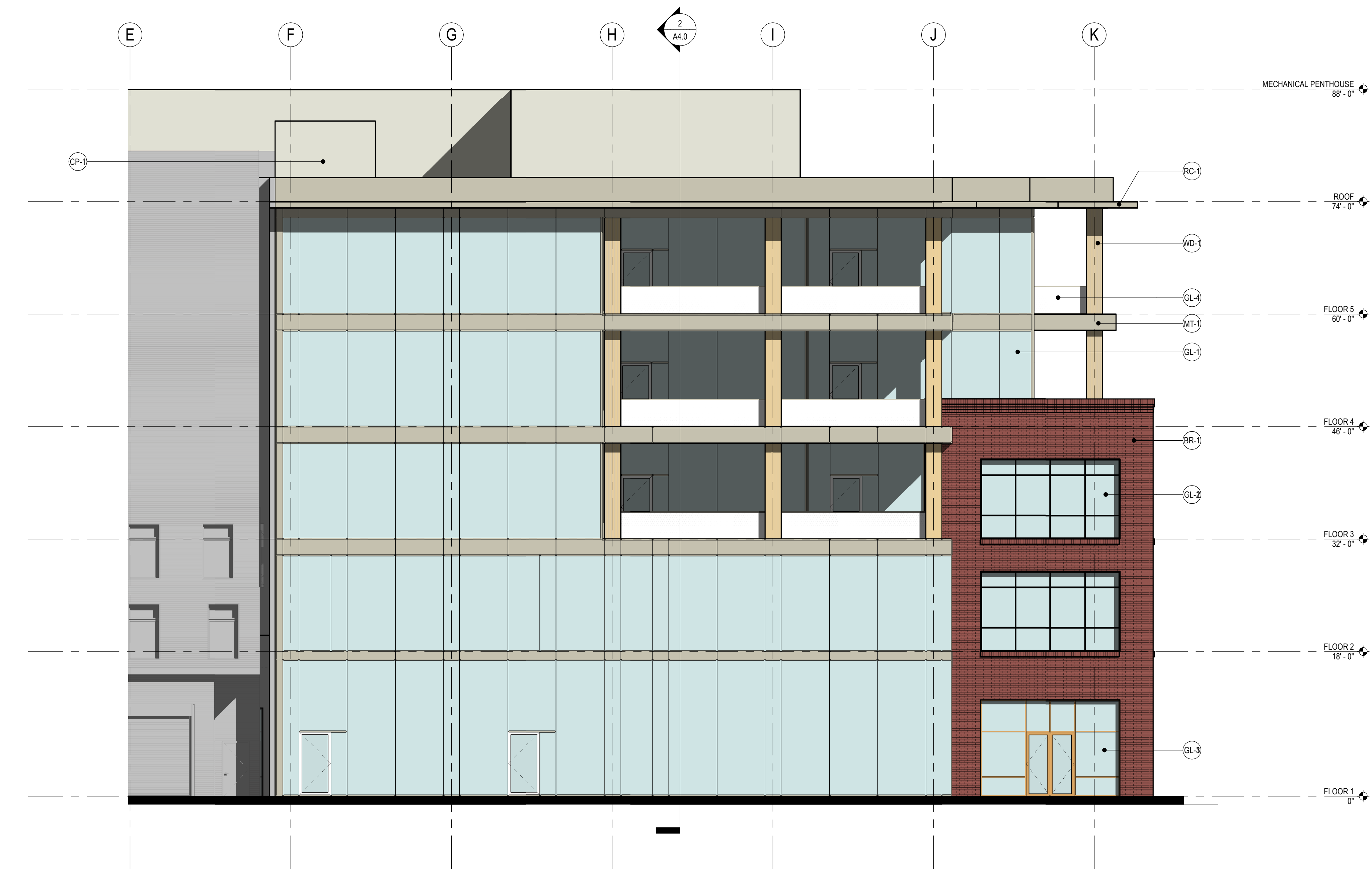
SHEET NUMBER:

A2.6



S. B STREET - WEST ELEVATION
1/8" = 1'-0"

1



E 4TH AVENUE - NORTH ELEVATION
1/8" = 1'-0"

2

RAW

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

CLIENT:



PROJECT NAME & ADDRESS:

401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE:

ISSUE DATE:

Project Status

Issue Date

REVISIONS :

1 PRE-APPLICATION

DESCRIPTION

DATE

2/10/2022

MATERIAL PALETTE

BUTT-JOINT CURTAINWALL GLAZING:

(GL-1)



DARK-FRAMED STOREFRONT:

(GL-2)



WOOD-CLAD STOREFRONT:

(GL-3)



GLASS GUARDRAIL:

(GL-4)



EXPOSED WOOD:

(WD-1)



EXTERIOR BRICK:

(BR-1)



CEMENT PLASTER:

(CP-1)



METAL PANEL:

(MT-1)



ROOF CANOPY:

(RC-1)



METAL PANEL:

(MT-2)



SCALE:

1/8" = 1'-0"

PROJECT NUMBER:

0000000.00

DRAWN BY:

Author

CHECKED BY:

Checker

STAMP:

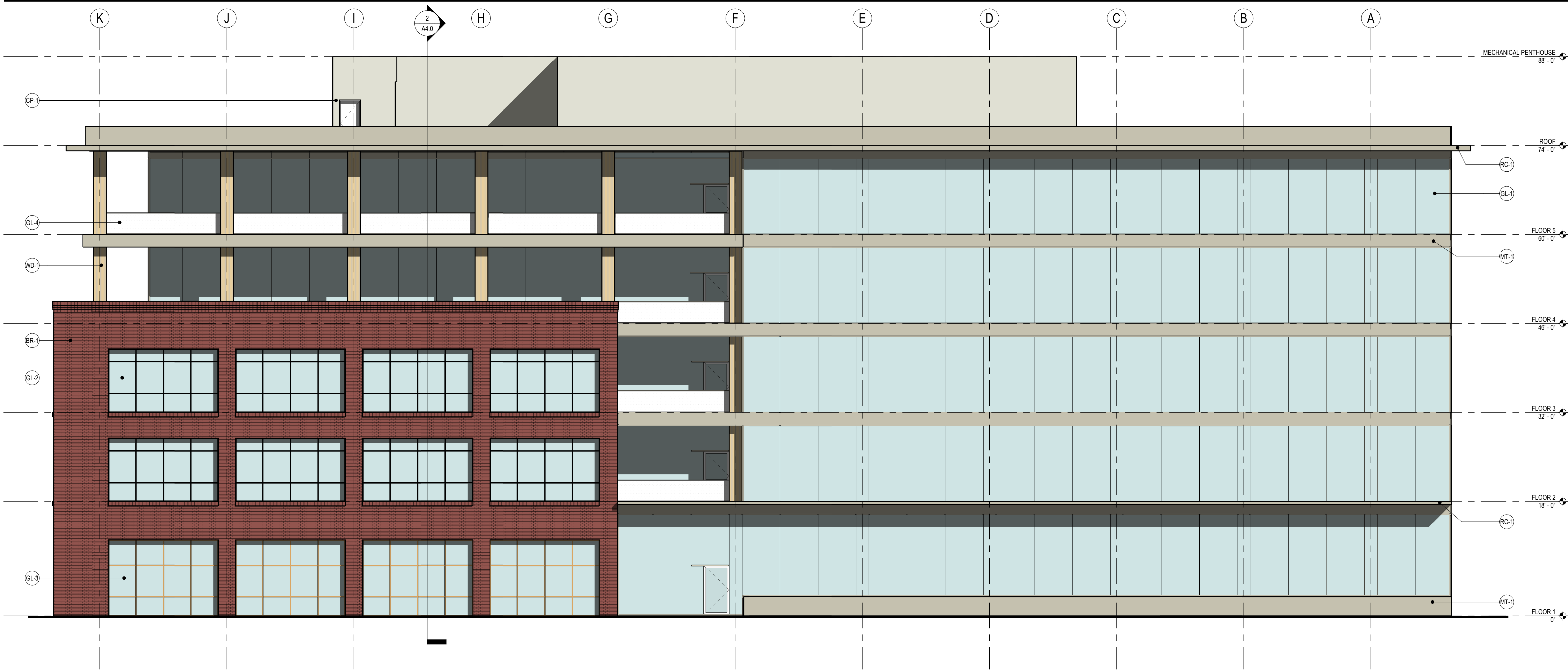
NOT FOR
CONSTRUCTION

SHEET NAME:

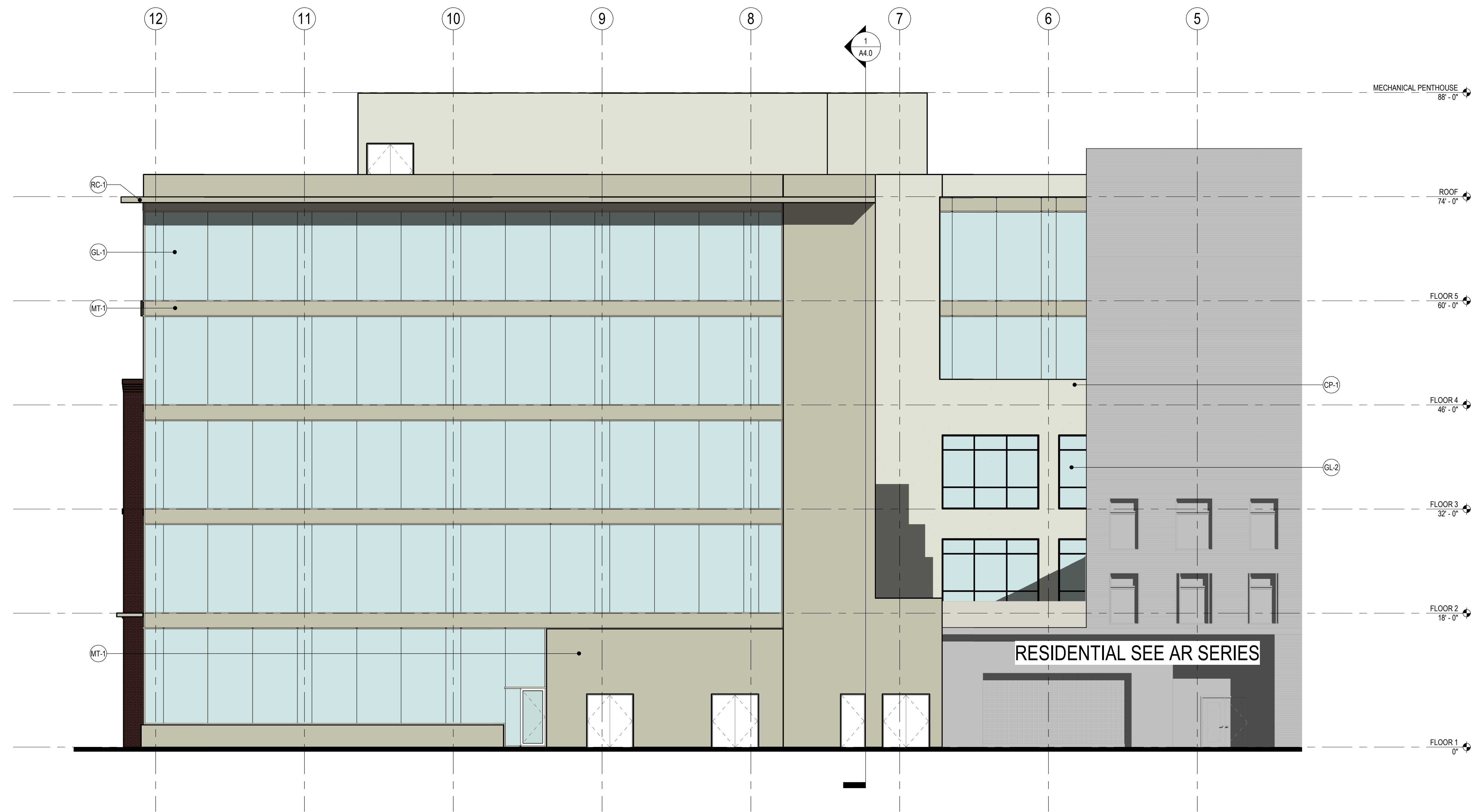
EXTERIOR ELEVATIONS

SHEET NUMBER:

A3.0



E 5TH AVENUE - SOUTH ELEVATION
1/8" = 1'-0"



S RAILROAD AVENUE - NORTH ELEVATION
1/8" = 1'-0"

MATERIAL PALETTE

BUTT-JOINT CURTAINWALL GLAZING:



DARK-FRAMED STOREFRONT:



WOOD-CLAD STOREFRONT:



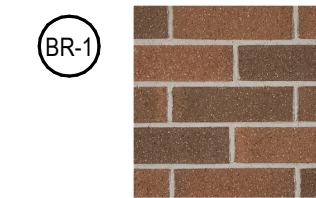
GLASS GUARDRAIL:



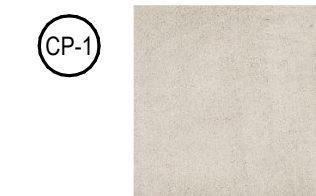
EXPOSED WOOD:



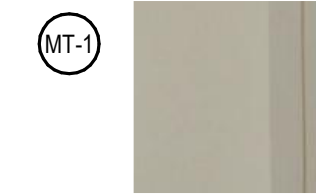
EXTERIOR BRICK:



CEMENT PLASTER:



METAL PANEL:



ROOF CANOPY:



METAL PANEL:



RAW

RMW
Architecture
Interiors

Office
408 294-8000

30 E. Santa Clara St.
Suite 200
San Jose
California 95113

Fax
408 294-1747

rmw.com

CLIENT:



PROJECT NAME & ADDRESS:

401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status

ISSUE DATE: Issue Date

REVISIONS: DATE

1 PRE-APPLICATION 2/10/2022

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

PROJECT NUMBER: 0000000.00

DRAWN BY: Author

CHECKED BY: Checker

STAMP:

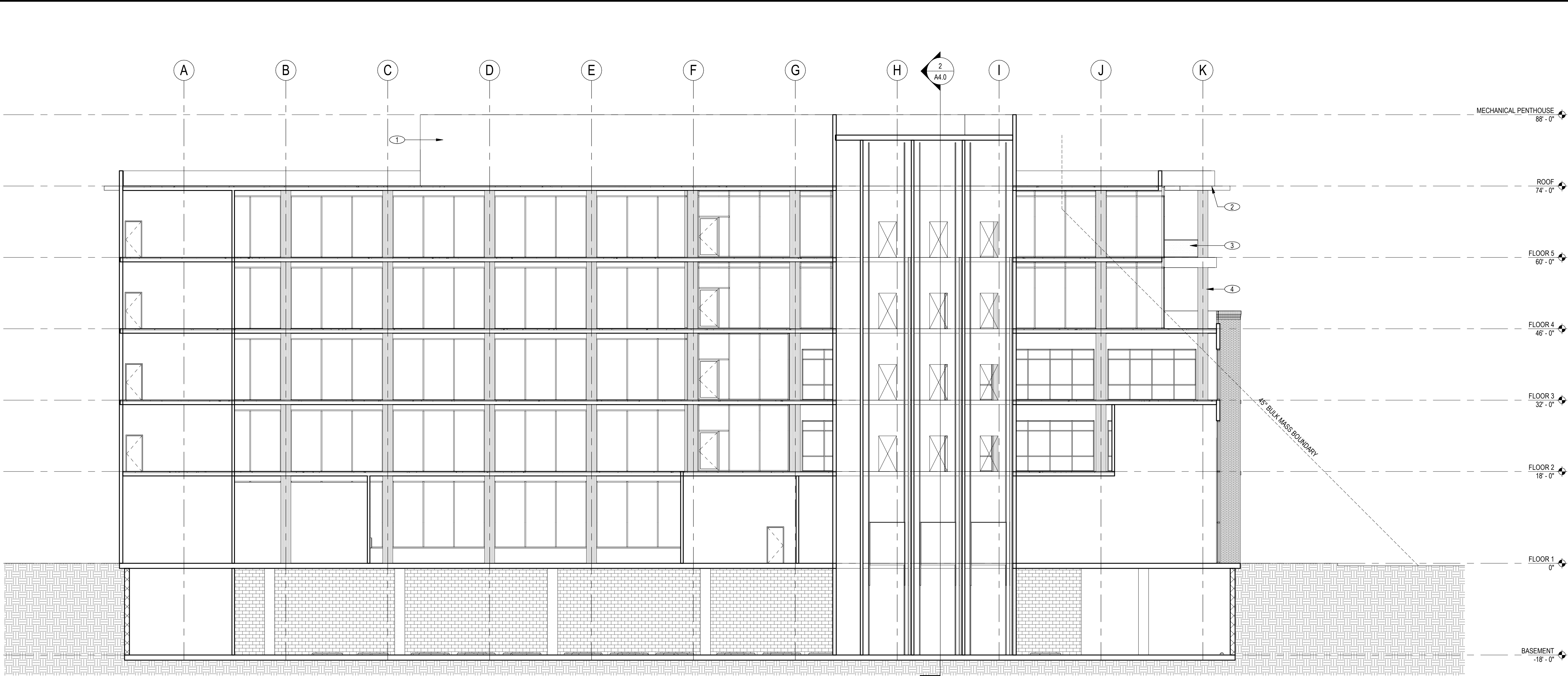
NOT FOR
CONSTRUCTION

SHEET NAME:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A3.1



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

RMW
Architecture
Interiors

30 E Santa Clara St.
Suite 200
San Jose
California 95113

Office
408 294-8000

Fax
408 294-1747

rmw.com

CLIENT:



PROJECT NAME & ADDRESS:

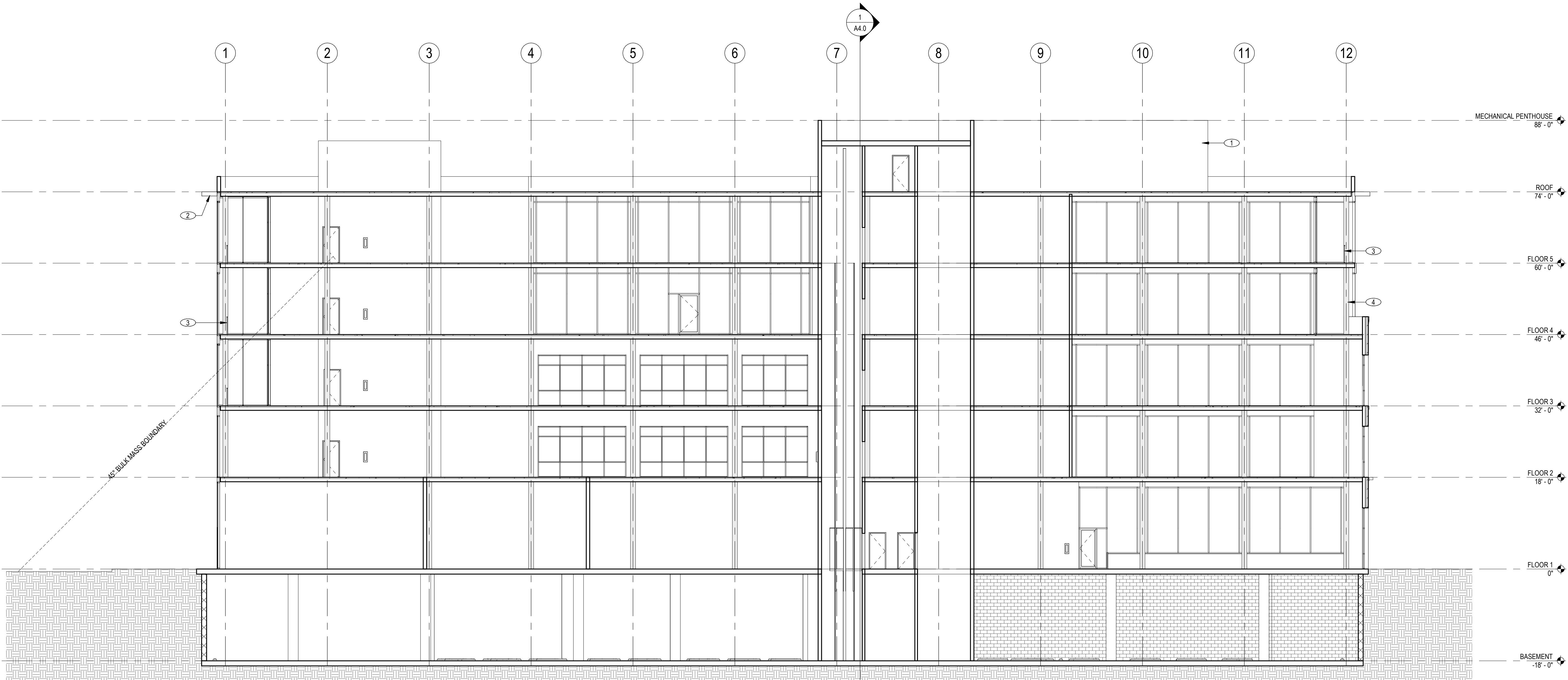
401-445 S B
STREET

445 S B STREET
SAN MATEO, CA, 94401

ISSUE: Project Status
ISSUE DATE: Issue Date

REVISIONS:

1	DESCRIPTION	DATE
1	PRE-APPLICATION	2/10/2022



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

SCALE: 3/32" = 1'-0"

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

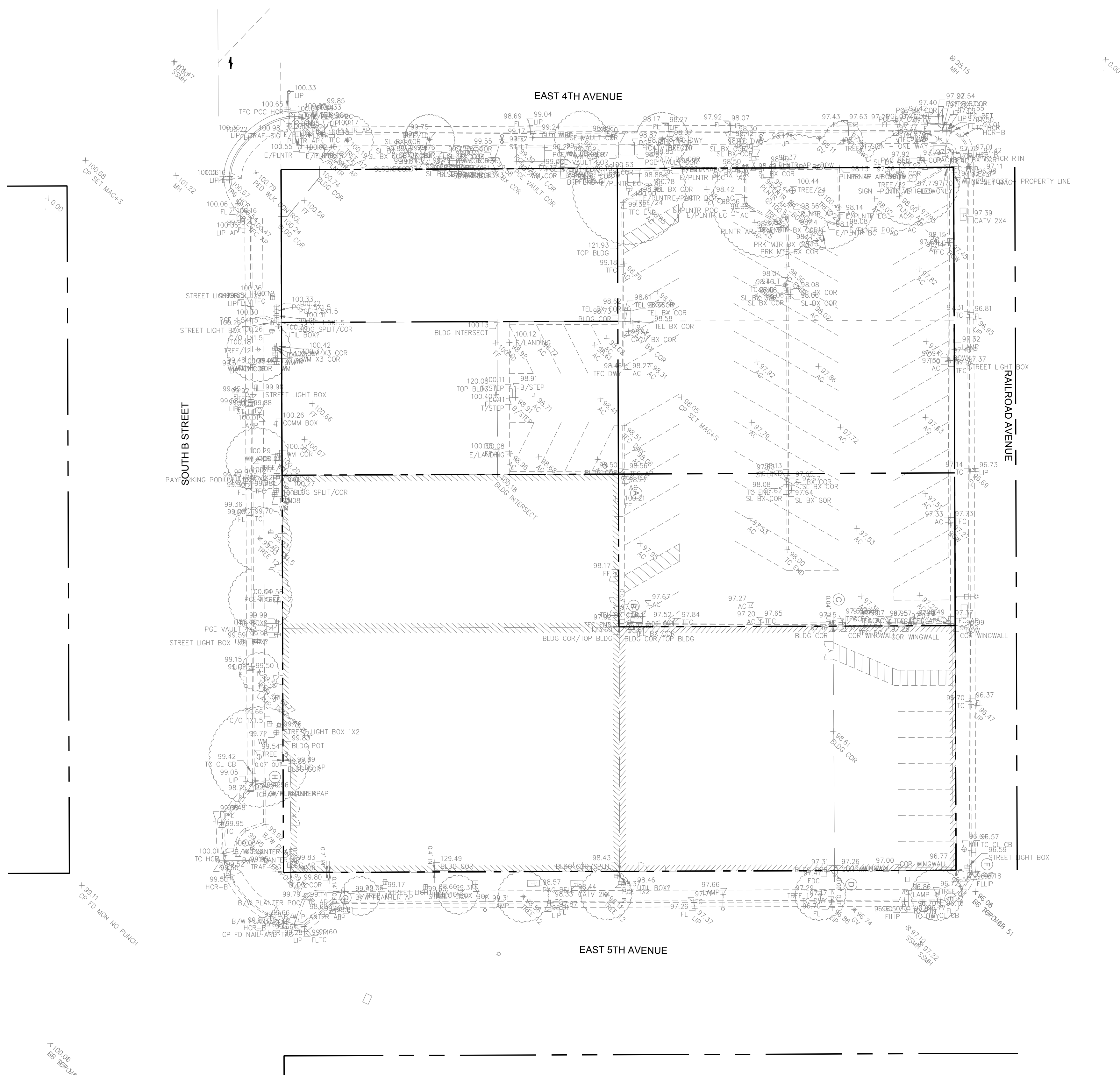
STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
BUILDING SECTIONS

SHEET NUMBER:

A4.0



CLIENT

PROJECT NAME & ADDRESS

445 S B STREET
SAN MATEO, CA, 94401
APN: (ADD APN HERE IF
APPLICABLE)

ISSUE:	Project Status
ISSUE DATE:	Issue Date

REVISIONS :		
#	DESCRIPTION	DATE
1	PRE-APPLICATION	02/10/2022

SCALE: 1" = 20'

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

STAMP.

**NOT FOR
CONSTRUCTION**

SHEET NAME:

CONCEPT GRADING AND DRAINAGE

SHEET NUMBER:

C2.00

LEGEND

(E) PROPERTY LINE

(E) ADJACENT PROPERTY LINE

(P) BACK OF CURE

(P) FACE OF CURE

(P) DETECTABLE WARNING
SURFACE

(P) EDGE OF SIDEWALK

(P) CURB RAMP

(P) TREE

(P) LANDSCAPE

(P) TREATMENT AREA

(P) PERMEABLE PAVEMENT

(E) DRAINAGE INLET

(P) HYDRODYNAMIC SEPARATOR

(P) SD MANHOLE

(P) F

(P) STORM DRAIN PIPE

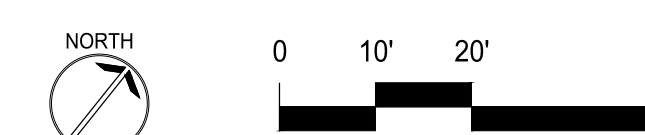
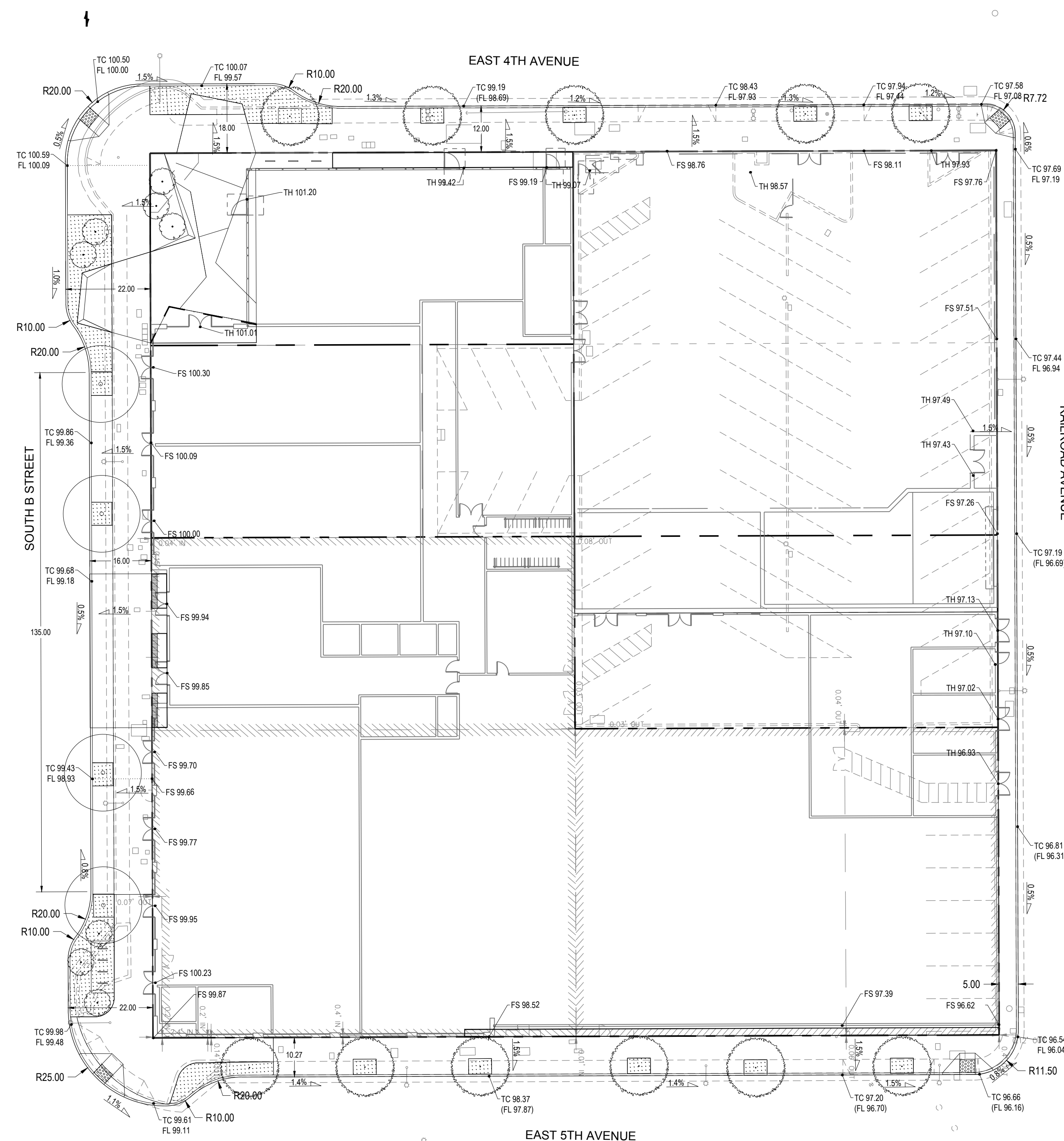
SPOT ELEVATION

HARDSCAPE SLOPE

GRADE BREAK

NOTES

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



LEGEND

DRAINAGE AREA BOUNDARY

PROPERTY LINE

ROOF

TREATMENT PLANTER

LANDSCAPE

HARDSCAPE

RMW

RMW
Architecture
Interiors

30 E. Santa Clara St.
Suite 200
San Jose
California 95113

Office
408 294-8000

Fax
408 294-1747

rmw.com

SHERWOOD

DESIGN ENGINEERS

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

CLIENT:

PROJECT NAME & ADDRESS:

445 S B STREET
SAN MATEO, CA, 94401
APN: (ADD APN HERE IF
APPLICABLE)

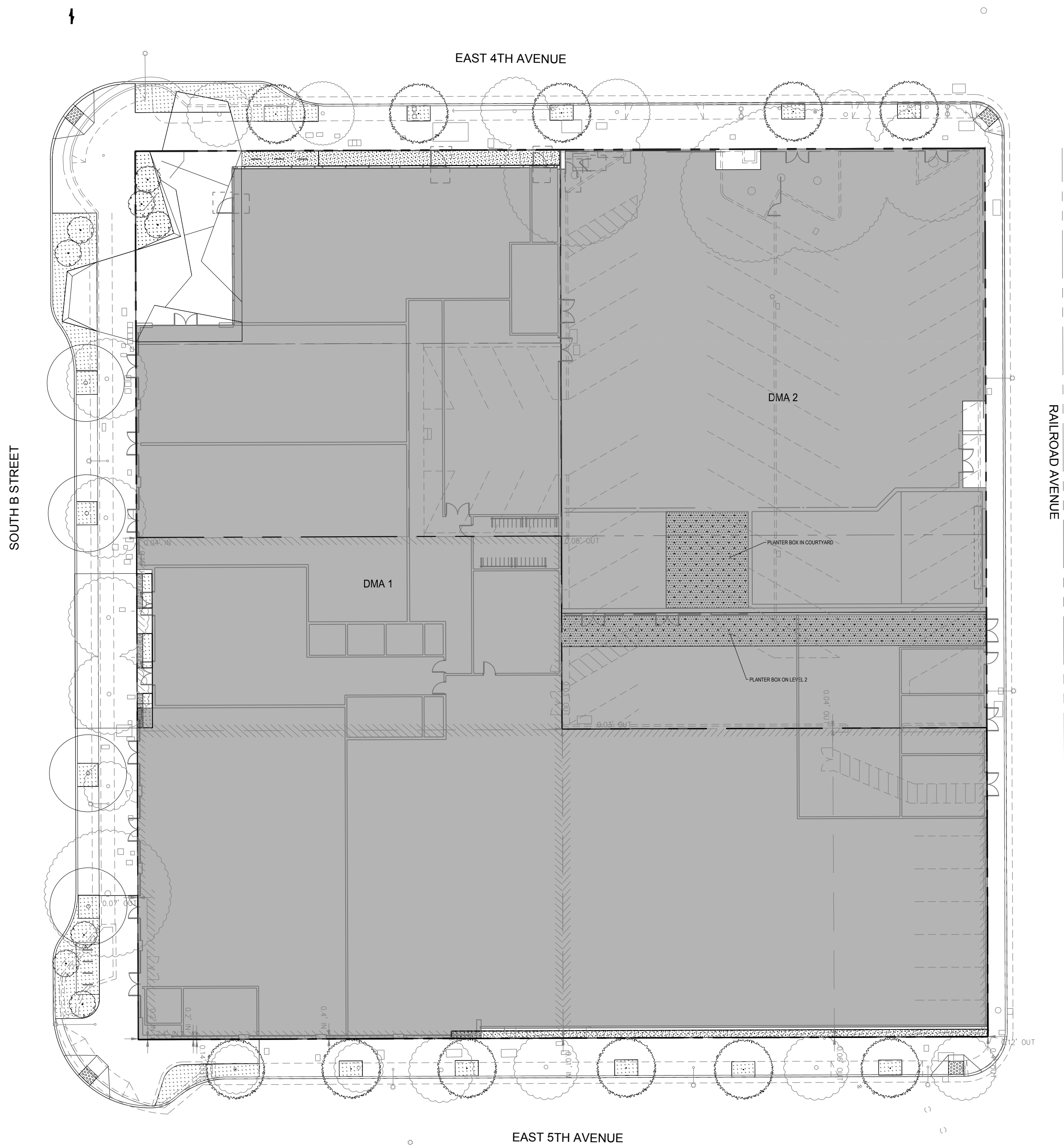
ISSUE:	Project Status
ISSUE DATE:	Issue Date
<hr/>	
REVISIONS :	
<div><div>#</div></div>	DESCRIPTION
1	PRE-APPLICATION
	DATE
	02/10/2022

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

NOT FOR
CONSTRUCTION

SHEET NAME:
CONCEPT
STORMWATER
MANAGEMENT
PLAN

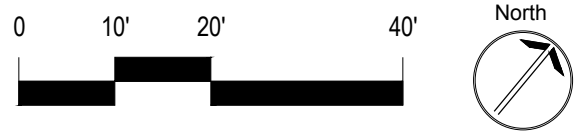
SHEET NUMBER:
C3.00



EXISTING CONDITIONS TALBOT SITE: RESIDENTIAL + COMMERCIAL			
IMPERMEABLE AREA	PERMEABLE AREA	TOTAL AREA	TREATMENT AREA REQUIRED
SF	SF	SF	SF
50600	0	50600	2024

PROPOSED TALBOTS SITE: RESIDENTIAL + COMMERCIAL								
DMA	ROOF	HARDSCAPE	TOTAL IMPERVIOUS AREA	SOFTSCAPE (LANDSCAPE)	FLOW THROUGH PLANTER AREA	TOTAL PERVIOUS AREA	REQUIRED TREATMENT AREA	PROVIDED TREATMENT AREA
	SF	SF	SF	SF	SF	SF	SF	SF
1	35,392	1,158	36,550	67	1,609	1,676	1450	1,609
2	12,972	219	13191	0	532	532	530	532

NOTE:
REQUIRED TREATMENT AREAS CALCULATED PER SAN MATEO WATER POLLUTION PROGRAM AND ASSUMED 7-IN PONDING DEPTH.





RMW

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

PLACE

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

CLIENT:



PROMETHEUS

PROJECT NAME & ADDRESS:

401-445 S. B STREET

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

ISSUE:

ISSUE DATE:

REVISIONS:

DESCRIPTION	DATE
PRE-APPLICATION	1/31/2022

MATERIALS SCHEDULE

PAVEMENTS

- (A1) CONCRETE PAVER, CITY STANDARD
- (B1) VEHICULAR CONCRETE
- (C1) PRECAST CONCRETE UNIT PAVER 1
- (C2) PRECAST CONCRETE UNIT PAVER 2
- (C3) PRECAST CONCRETE UNIT PAVER 3
- (C4) PERMEABLE PAVERS (FURNISHING ZONE ON B)

PLANTER, CURBS

- (G1) AT GRADE PLANTING AREA
- (G2) RAISED PLANTING AREA
- (G3) GREEN WALL
- (G4) RAISED STORMWATER PLANTING AREA
- (H1) PERMEABLE PAVING
- (K2) CURB CUT
- (K3) CURB EXTENSION
- (K4) BULB-OUT
- (K5) BALLAST BORDER

SITE FURNISHINGS, PARKING

- (P1) BUILT-IN BENCH
- (P2) MOVEABLE FURNITURE (TBD BY TENANT)
- (P3) BIKE RACK(14 SPACES)
- (P4) GARAGE ENTRY
- (Q1) UTILITIES
- (Q2) LOADING & DROP OFF ZONE
- (R1) EXISTING CURSLINE
- (R2) PROPERTY LINE

SITE FURNISHINGS, PARKING

- (S1) EXISTING TREE
- (S2) PROPOSED TREE

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

SCALE:

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

STAMP:

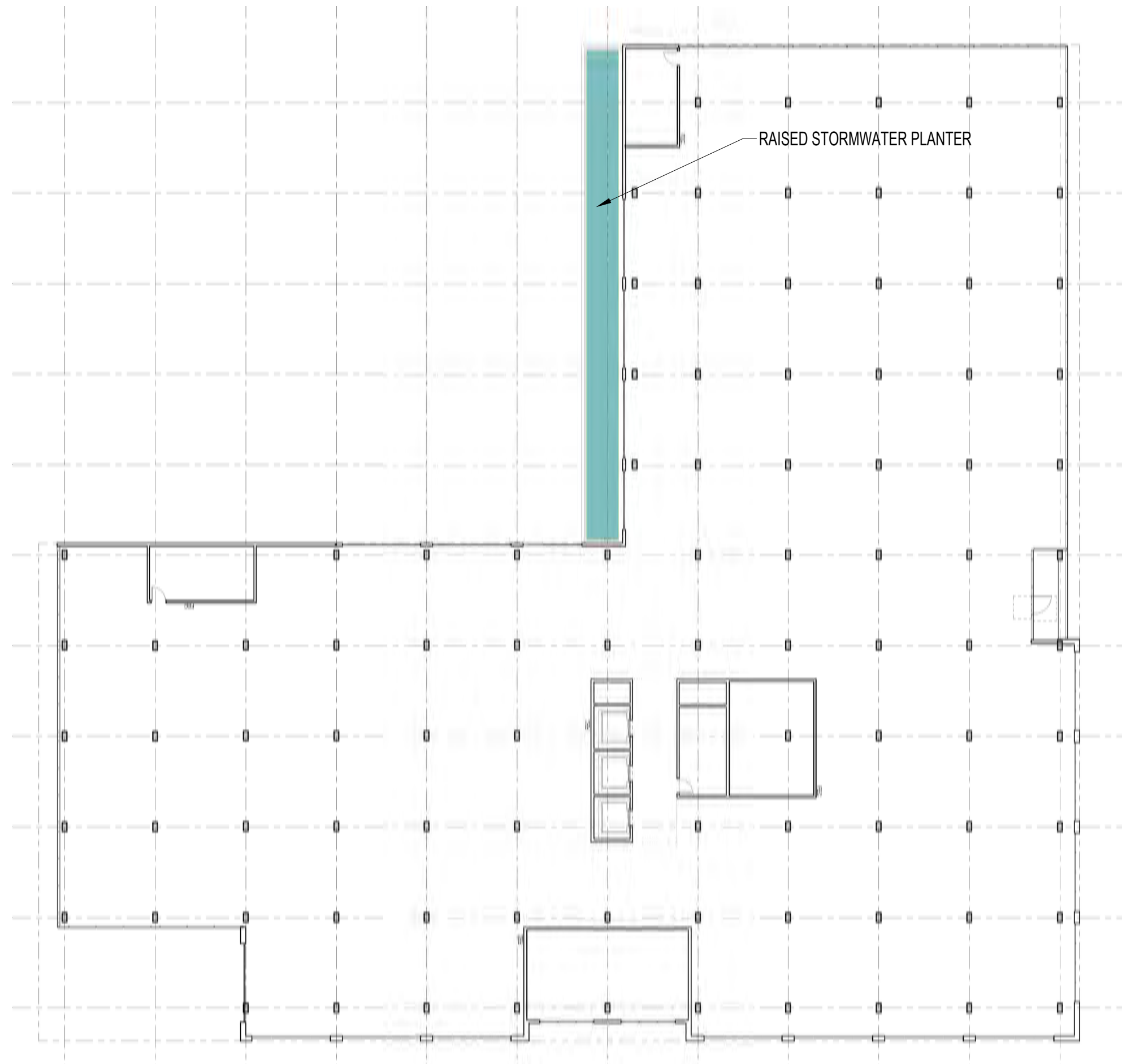
NOT FOR
CONSTRUCTION

SHEET NAME:

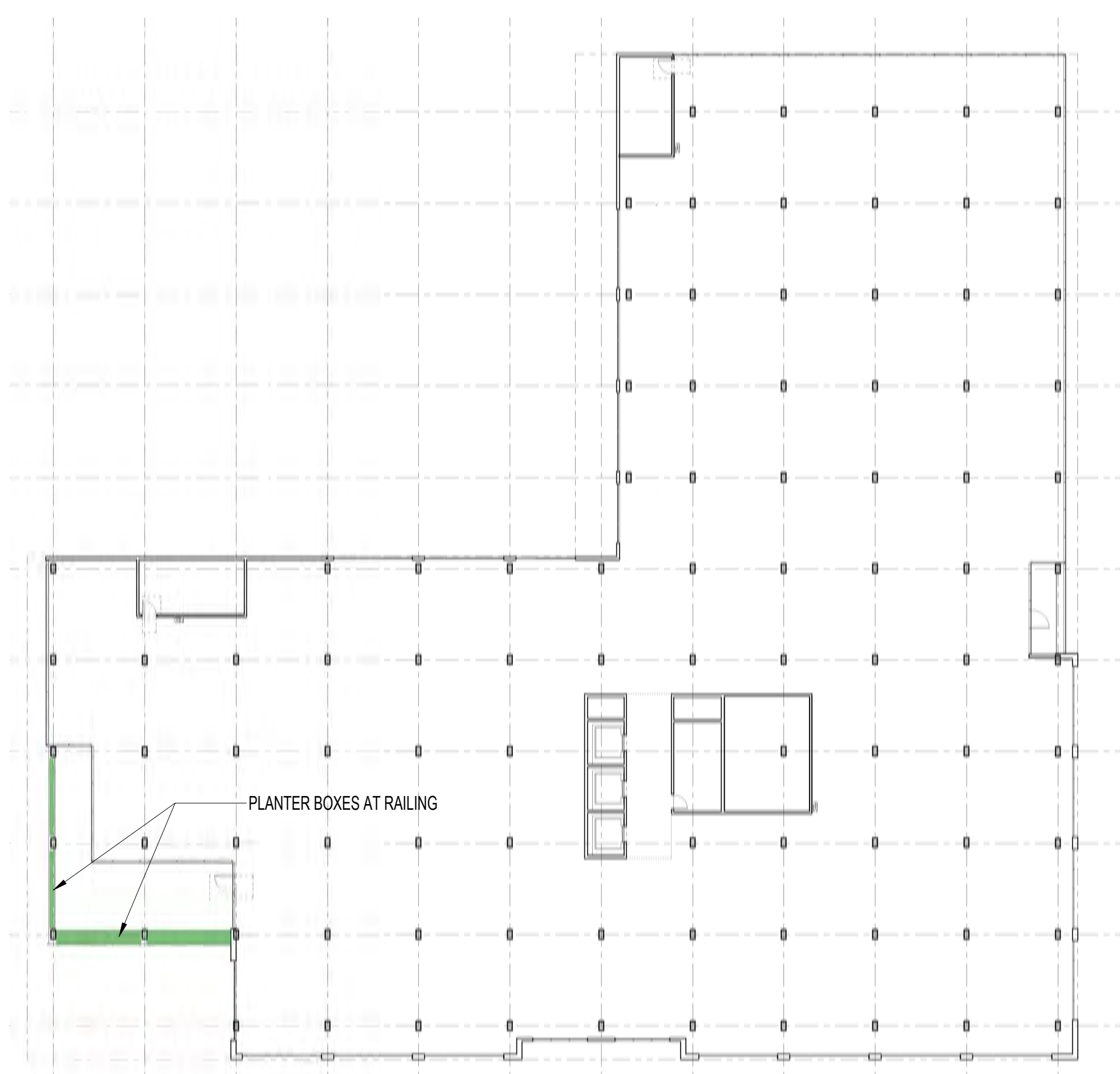
LANDSCAPE PLAN,
GROUND LEVEL

SHEET NUMBER:

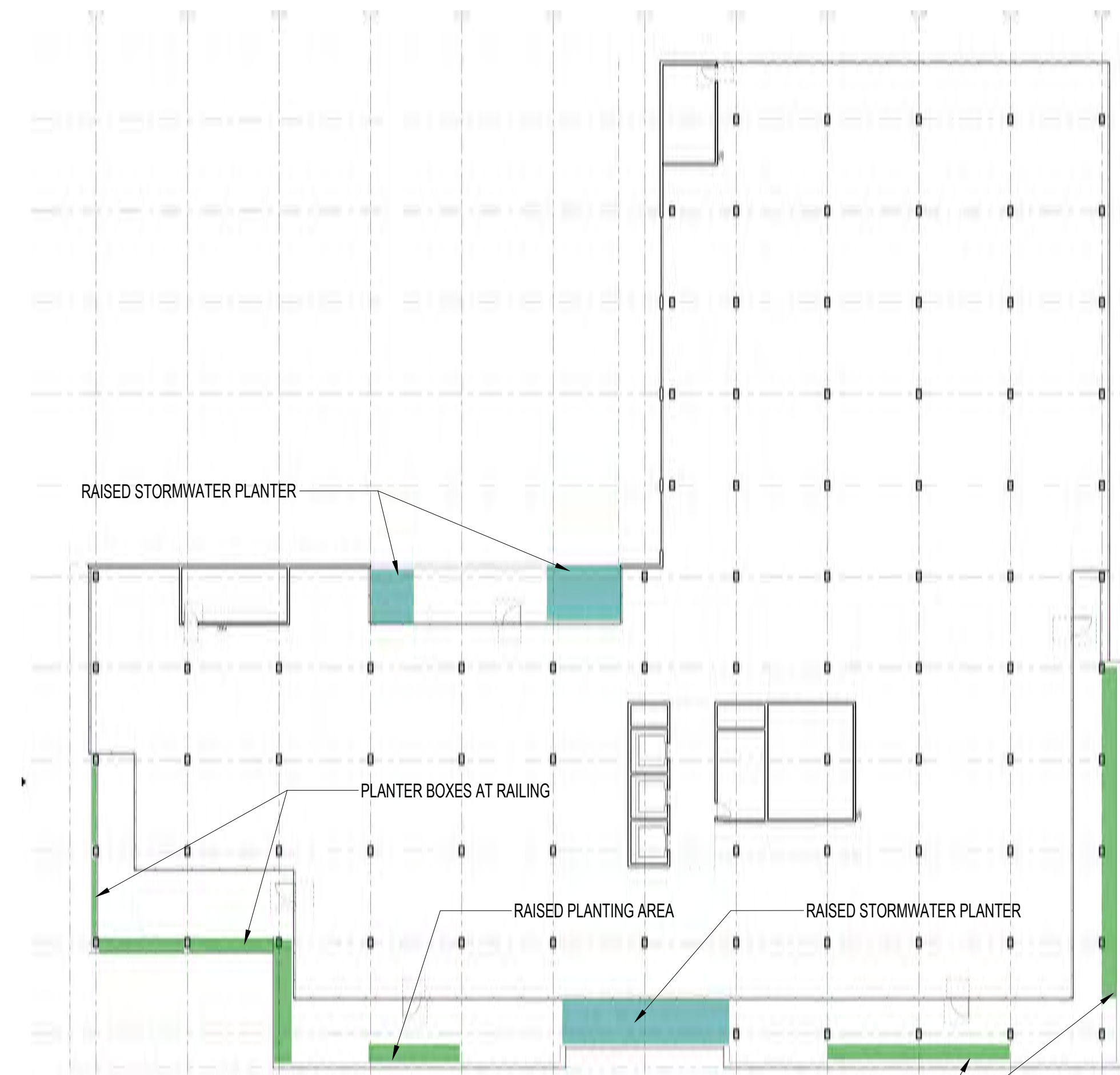
L.1.0



2ND FLOOR



3RD FLOOR



4TH FLOOR



5TH FLOOR



RAW

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

PLACE

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

CLIENT:



PROJECT NAME & ADDRESS:

401-445 S. B STREET

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

ISSUE:

ISSUE DATE:

REVISIONS:

DESCRIPTION	DATE
PRE-APPLICATION	1/31/2022

DATE

SCALE:

PROJECT NUMBER:

2202017.00

DRAWN BY:

TH

CHECKED BY:

CB

STAMP:

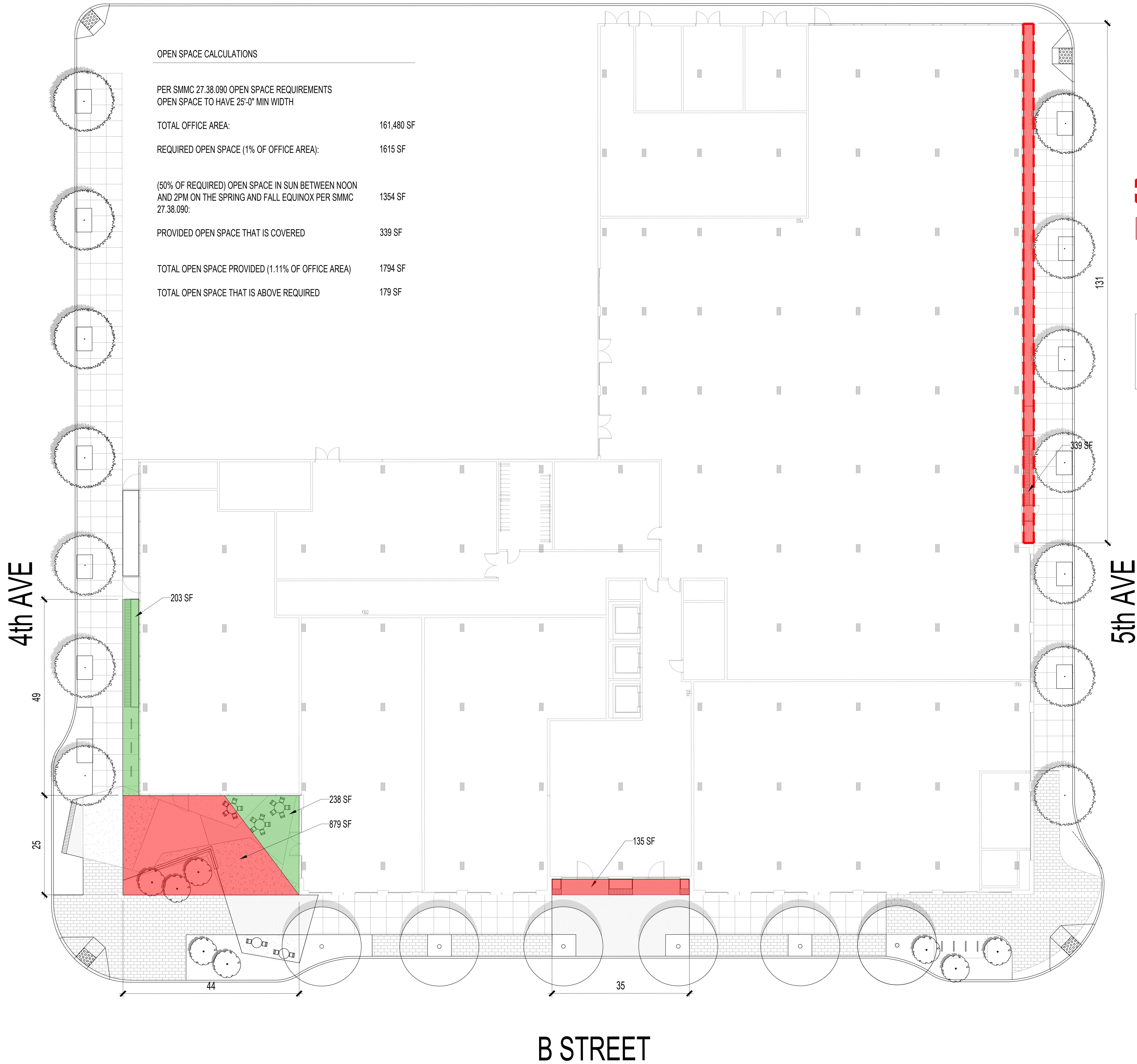
**NOT FOR
CONSTRUCTION**

SHEET NAME:

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

SHEET NUMBER:

L.1.1



OPEN SPACE CALCULATIONS	
PER SMMC 27.38.090 OPEN SPACE REQUIREMENTS OPEN SPACE TO HAVE 25'-0" MIN WIDTH	
TOTAL OFFICE AREA:	161,480 SF
REQUIRED OPEN SPACE (1% OF OFFICE AREA):	1615 SF
(50% OF REQUIRED) OPEN SPACE IN SUN BETWEEN NOON AND 2PM ON THE SPRING AND FALL EQUINOX PER SMMC 27.38.090:	1354 SF
PROVIDED OPEN SPACE THAT IS COVERED	339 SF
TOTAL OPEN SPACE PROVIDED (1.11% OF OFFICE AREA)	1794 SF
TOTAL OPEN SPACE THAT IS ABOVE REQUIRED	179 SF

- COVERED OPEN SPACE
- OPEN SPACE IN SUN BETWEEN NOON AND 2PM THE SPRING
AND FALL EQUINOX PER SMMC 27.38.090
- OPEN SPACE AT CORNER PLAZA & RETAIL STOREFRONTS

TOTAL OPEN SPACE	1794 SF
OPEN SPACE IN SUN BETWEEN NOON AND 2PM ON THE SPRING AND FALL EQUINOX PER SMMC 27.38.090	1354 SF

RMW

RMW
Architecture
Interiors

160 Pine Street
4th Floor
San Francisco
California 94111

Office
415 781-9800

Fax
415 788-5216

rmw.com

PLACE

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

CLIENT:

HARVEST

PROMETHEUS

PROJECT NAME & ADDRESS:

401-445 S. B STREET

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

ISSUE:

ISSUE DATE:

REVISIONS :

PRE-APPLICATION

DESCRIPTION

DATE

1/31/2022

SCALE:

PROJECT NUMBER:

DRAWN BY:

CHECKED BY:

STAMP:

2202017.00

TH

CB

NOT FOR
CONSTRUCTION

SHEET NAME:
OPEN SPACE DIAGRAM

SHEET NUMBER:
L1.2

FOR ILLUSTRATIVE PURPOSES ONLY



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



CORNER PLAZA AT 4TH AVE & S. B STREET. LARGE CORNER PLANTER RECHARGES GROUNDWATER. BULBOUT AND CURB EXTENSIONS ALLOW FOR ENHANCED PLANTING AND ALCOVES FOR SEATING. (BIRDSEYE)



LOOKING WEST FROM CORNER PLAZA. SCULPTURAL STONE WALL ECHOES THE MOUNTAINS IN THE DISTANCE. SPECIALTY PAVING DEMARKATES THE ENTRY TIES IN WITH THE PUBLIC SEATING ALCOVES IN CURB EXTENSIONS.



CORNER PLAZA AT 4TH AVE & S. B STREET. LARGE CORNER PLANTER RECHARGES GROUNDWATER. BULBOUT AND CURB EXTENSIONS ALLOW FOR ENHANCED PLANTING AND ALCOVES FOR SEATING.

RMW

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

PLACE

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

CLIENT:

HARVEST
PROPERTIES

PROMETHEUS

PROJECT NAME & ADDRESS:

401-445 S. B STREET

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

ISSUE:

ISSUE DATE:

REVISIONS:

REVISIONS	DESCRIPTION	DATE
1	PRE-APPLICATION	1/31/2022

SCALE:

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

STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:
ILLUSTRATIVE
RENDERINGS

SHEET NUMBER:

L2.0

FOR ILLUSTRATIVE PURPOSES ONLY



CORNER PLAZA AT 4TH AVE & S. B STREET. SCULPTURAL FEATURE WALL AND PLANTING AREA RECHARGES GROUNDWATER AND SUPPORTS LARGE PALMS.



LOOKING NORTH ON B STREET



ENLARGED TREE WELLS AND WIDENED ROW ALONG SOUTH B STREET.



MIDBLOCK COMMERCIAL ENTRY ON SOUTH B STREET WITH SPECIALTY PAVING.

RMW

RMW
Architecture
Interiors

160 Pine Street
4th Floor
San Francisco
California 94111

Office

415 781-9800

Fax

415 788-5216

rmw.com

PLACE

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

CLIENT:

HARVEST

PROMETHEUS

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

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

ISSUE:
ISSUE DATE:

REVISIONS	DESCRIPTION	DATE
△	PRE-APPLICATION	1/31/2022

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

NOT FOR
CONSTRUCTION

SHEET NAME:
ILLUSTRATIVE
RENDERINGS

SHEET NUMBER:
L2.1