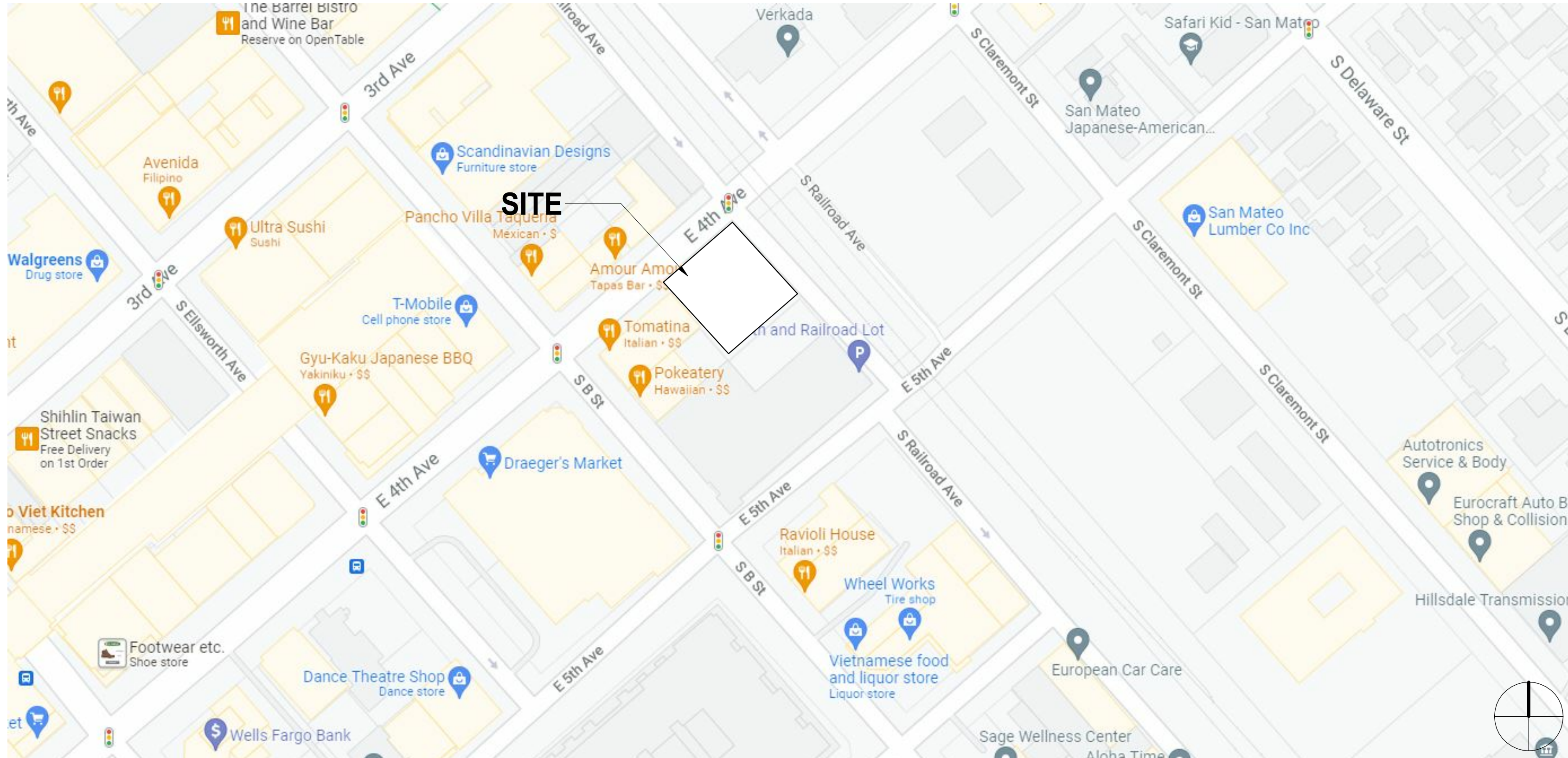


4TH & RAILROAD - AFFORDABLE HOUSING PROJECT

4TH & S RAILROAD AVE
SAN MATEO, CA 94401



UNIT AND AREA SUMMARY														JOB: 4th & Railroad, San Mateo	
Date 02/10/2022															
CONSTRUCTION TYPE: TYPE IIIA OR 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	410									10	17%	4,100	
	S1.1	STUDIO	408		3							3	5%	1,224	
	S1.2	STUDIO	408		2							2	3%	816	
STUDIO SUB-TOTAL				0	5	2	2	2	2	2	0	13	22%	6,140	
1 BEDROOM	A1.0	INSIDE CORNER 1 BDRM	642		1	1	1	1	1	1		6	10%	3,852	
	A1.1	INSIDE CORNER 1 BDRM	512		1							1	2%	512	
	A2.0	INSIDE CORNER 1 BDRM	654		1	1	1	1	1	1		6	10%	3,924	
1 BDRM SUB-TOTAL				0	3	2	2	2	2	2	0	13	22%	8,288	
2 BEDROOM	B1.0	2 BDRM/ 1 BATH	817									5	8%	4,085	
	B2.0	2 BDRM/ 1 BATH	847			1	1	1	1	1		5	8%	4,235	
	B2.1	2 BDRM/ 1 BATH	852		1							1	2%	852	
	B3.0	2 BDRM/ 1 BATH	760			1	1	1	1	1		5	8%	3,800	
	B3.1	2 BDRM/ 1 BATH	834		1							1	2%	834	
2 BDRM SUB-TOTAL				0	2	3	3	3	3	3	0	17	28%	13,806	
3 BEDROOM	C1.0	3 BDRM/ 2 BATH	1,126			1	1	1	1	1		5	8%	5,630	
	C1.1	3 BDRM/ 2 BATH	1,129		1							1	2%	1,129	
	C2.0	3 BDRM/ 2 BATH	1,120			1	1	1	1	1		5	8%	5,600	
	C2.1	3 BDRM/ 2 BATH	1,123		1							1	2%	1,123	
	C3.0	3 BDRM/ 2 BATH	1,229			1	1	1	1	1		5	8%	6,145	
3 BDRM SUB-TOTAL				0	2	3	3	3	3	3	0	17	28%	19,627	
TOTAL UNITS			Avg SqFt	798	0	12	10	10	10	10	0	60	100%	47,861	
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	7,786	8,015	8,015	8,015	8,015	8,015	0			47,861	
Gross area by floor (footprint minus net rentable, excl decks)				0	4,093	211	1,143	1,143	1,143	1,143	0			10,019	
Residential Amenities															
Lobby					776									776	
Leasing Office					238									238	
Resident Services Office					398									398	
Youth Room					350									350	
Maintenance					275									275	
Trash Room					566									566	
Storage					776									776	
Amenity Room						777								777	
Laundry						384								384	
Self Help for the Elderly														0	
Dining Room					2,087									2,087	
Prep Kitchen					459									459	
Men's Restroom					303									303	
Women's Restroom					303									303	
Storage					88									88	
Self Help Offices					435									435	
HiCap Offices					428									428	
Total Gross				0	11,577	9,158	9,158	9,158	9,158	9,158	0			66,525	
Landscape Amenities															
Terrace						2,929								2,929	

THE PROPOSED PROJECT IS AN 100% AFFORDABLE, FAMILY-FRIENDLY RESIDENTIAL BUILDING WITH SUBTERRANEAN PARKING, GROUND FLOOR CIVIC SPACE FOR THE LOCAL NON-PROFIT, "SELF-HELP FOR THE ELDERLY." THE PROJECT CONSISTS OF THE ELEMENTS DESCRIBED BELOW:

- 60 RESIDENTIAL DWELLING UNITS (SEE STATISTICS FOR MORE INFORMATION)
- ALL RESIDENTIAL UNITS ARE ADAPTABLE (ACCESSIBLE PER CHAPTER 11A). UNITS ABOVE AND BELOW THE GROUND FLOOR ARE ACCESSIBLE VIA ELEVATOR.
- SELF-HELP FOR THE ELDERLY PROGRAM ON GROUND FLOOR WITH A FLEXIBLE OPEN AREA, ADMINISTRATIVE OFFICES, AND OTHER SUPPORT SPACES
- PROPOSED RESIDENTIAL BUILDING IS 5-STORIES OF TYPE IIIA WOOD FRAMED CONSTRUCTION OVER 2-STORIES OF TYPE IA CONCRETE PODIUM.
- ALL PUBLIC AREAS AND CORRIDORS ARE ACCESSIBLE PER CHAPTER 11A.
- ALL PORTIONS OF THE PROJECT ARE FULLY SPRINKLERED PER 903.3.1.1 / NFPA 13. ALL REFERENCES TO "AUTOMATIC SPRINKLERS SYSTEM" MEAN "PER 903.3.1.1 / NFPA 13."
- SUBTERRANEAN PARKING LEVEL IS ENCLOSED AND MECHANICALLY VENTILATED (PARKING LEVEL IS PART OF OFFICE BUILDING PORTION OF THIS SUBMITTAL)
- AMENITY SPACES FOR RESIDENTS ARE LOCATED ON LEVELS 1 AND 2, INCLUDING A YOUTH ROOM, LAUNDRY ROOM, AND LARGE LANDSCAPED TERRACE WITH SEATING AREAS, PLANTINGS AND PLAY STRUCTURES
- PROJECT INCLUDES RELEVANT SITE WORK, INCLUDING EXCAVATION, GRADING, PAVING, LANDSCAPING, AND UTILITY CONNECTIONS AS REQUIRED FOR A COMPLETE PROJECT.

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AR0.01 PROJECT INFORMATION
AR1.00 SITE PLAN
AR2.01 FLOOR 1
AR2.02 FLOOR 2
AR2.03 FLOORS 3-7
AR3.00 BLOCK ELEVATIONS
AR3.01 BUILDING ELEVATIONS
AR3.02 PERSPECTIVE VIEWS
AR3.10 MATERIAL BOARD
AR3.20 BUILDING SECTIONS

BDE
ARCHITECTURE

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

CLIENT:



PROJECT NAME & ADDRESS:

4TH & RAILROAD

4TH & RAILROAD
San Mateo, CA

ISSUE:

ISSUE DATE:

REVISIONS:

1 PRE-APPLICATION

Project Status

Issue Date

DESCRIPTION

DATE

02/10/2022

SCALE:

PROJECT NUMBER:

DRAWN BY:

CHECKED BY:

STAMP:

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SHEET NAME:

**PROJECT
INFORMATION**

SCALE:

1" = 1'-0"

SHEET SIZE: 30 x 42

SHEET NUMBER:

AR0.01

SITE MAP 4

PROJECT DESCRIPTION 3

1" = 1'-0"

PROJECT TEAM 2

SHEET INDEX 1

CLIENT:



PROJECT NAME & ADDRESS:

4TH & RAILROAD

4TH & RAILROAD
San Mateo, CA

ISSUE: Project Status
ISSUE DATE: Issue Date

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

SCALE:

PROJECT NUMBER: 2126
DRAWN BY: NS
CHECKED BY:

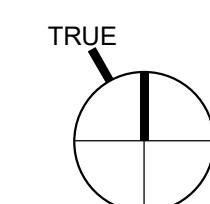
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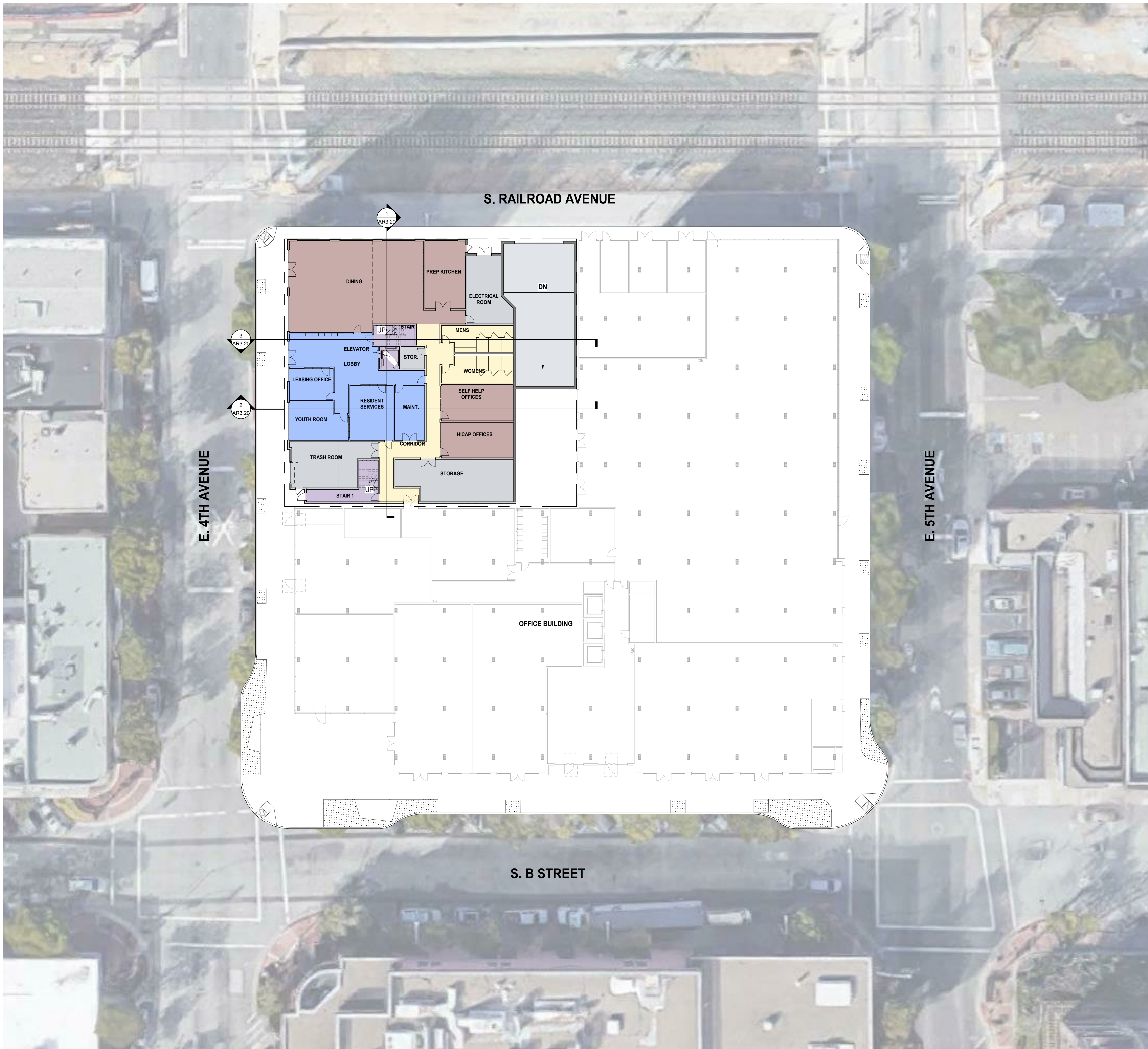
SITE PLAN



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

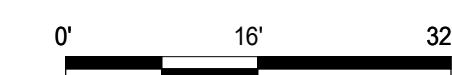
SHEET NUMBER:

AR1.00



SITE PLAN - FLOOR 1 PLAN 1

1/16" = 1'-0"



CLIENT:



PROJECT NAME & ADDRESS:

4TH & RAILROAD

4TH & RAILROAD
San Mateo, CA

ISSUE:	Project Status
ISSUE DATE:	Issue Date
REVISIONS:	
1 PRE-APPLICATION	DATE 02/10/2022

SCALE:

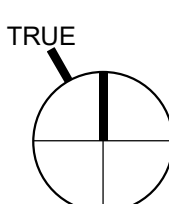
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SHEET NAME:

FLOOR 1

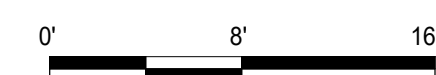


SCALE: 3/16" = 1'-0" SHEET SIZE: 30" x 42"
SHEET NUMBER:

AR2.01



FLOOR 1 - PLAN 1
3/16" = 1'-0"





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

