



222 EAST 4TH AVENUE

PRE-APPLICATION SET
03/19/21



ISSUES AND REVISIONS		
No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
SHEET INDEX

SCALE

SHEET NUMBER

A-001

Sheet Index	
Sheet Number	Sheet Name
1-ARCHITECTURE	
A-001	SHEET INDEX
A-002	GENERAL NOTES AND PROJECT INFORMATION
A-003A	EGRESS AND OCCUPANCY
A-003B	EGRESS AND OCCUPANCY
A-004	PARKING DETAILS
A-101	SITE PLAN
A-102	CONTEXT IMAGES
A-201	LEVEL 1 FLOOR PLAN
A-202	LEVEL 2 FLOOR PLAN
A-203	LEVEL 3 FLOOR PLAN
A-204	LEVEL 4 FLOOR PLAN
A-205	LEVEL 5 FLOOR PLAN
A-206	LEVEL B1 FLOOR PLAN
A-207	LEVEL B2 FLOOR PLAN
A-210	RESIDENTIAL UNIT PLANS
A-220	DESIGN CONTEXT PLAN
A-301	RENDERING
A-302	RENDERING
A-303	RENDERING
A-304	RENDERING
A-305	RENDERING
A-306	MATERIALS
A-307	LINE OF SIGHT DIAGRAMS
A-311	BUILDING ELEVATIONS
A-312	BUILDING ELEVATIONS
A-321	BUILDING SECTIONS
A-322	BUILDING SECTIONS
A-401	ENLARGED ELEVATIONS AND SECTIONS
A-402	ENLARGED ELEVATIONS AND SECTIONS
2-CIVIL	
C1.00	EXISTING CONDITIONS PLAN
C1.01	DEMOLITION PLAN
C2.00	PRELIMINARY STREET LAYOUT PLAN
C2.01	TYPICAL SECTIONS
C3.00	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.00	PRELIMINARY UTILITY PLAN
C5.00	PRELIMINARY STORMWATER QUALITY CONTROL PLAN
C5.01	PRELIMINARY STORMWATER QUALITY CONTROL NOTES
C5.02	PRELIMINARY LOW IMPACT DEVELOPMENT REDUCION CALCULATIONS
3-LANDSCAPE	
L-002	TREE PROTECTION PLAN
L-003	TREE INVENTORY
L-100	LEVEL 1 LANDSCAPE PLAN
L-101	LEVEL 3 LANDSCAPE PLAN
L-102	LEVEL 4 LANDSCAPE PLAN
L-103	ROOFTOP LANDSCAPE PLAN
L-200	STREETSCAPE SECTIONS
L-201	LANDSCAPE RENDERINGS
L-202	LANDSCAPE RENDERINGS
L-203	LANDSCAPE RENDERINGS
4-TRASH MANAGEMENT	
T1.0	OFFICE TRASH COLLECTION ROOM LAYOUT
T2.0	RESIDENTIAL TRASH CLOSET LAYOUT
T2.1	RESIDENTIAL AND MARKET STAGING AREA LAYOUT
T3.0	SITE PLAN
5-CONSTRUCTION	
DEV-101	PRELIMINARY SITE LOGISTICS PLAN

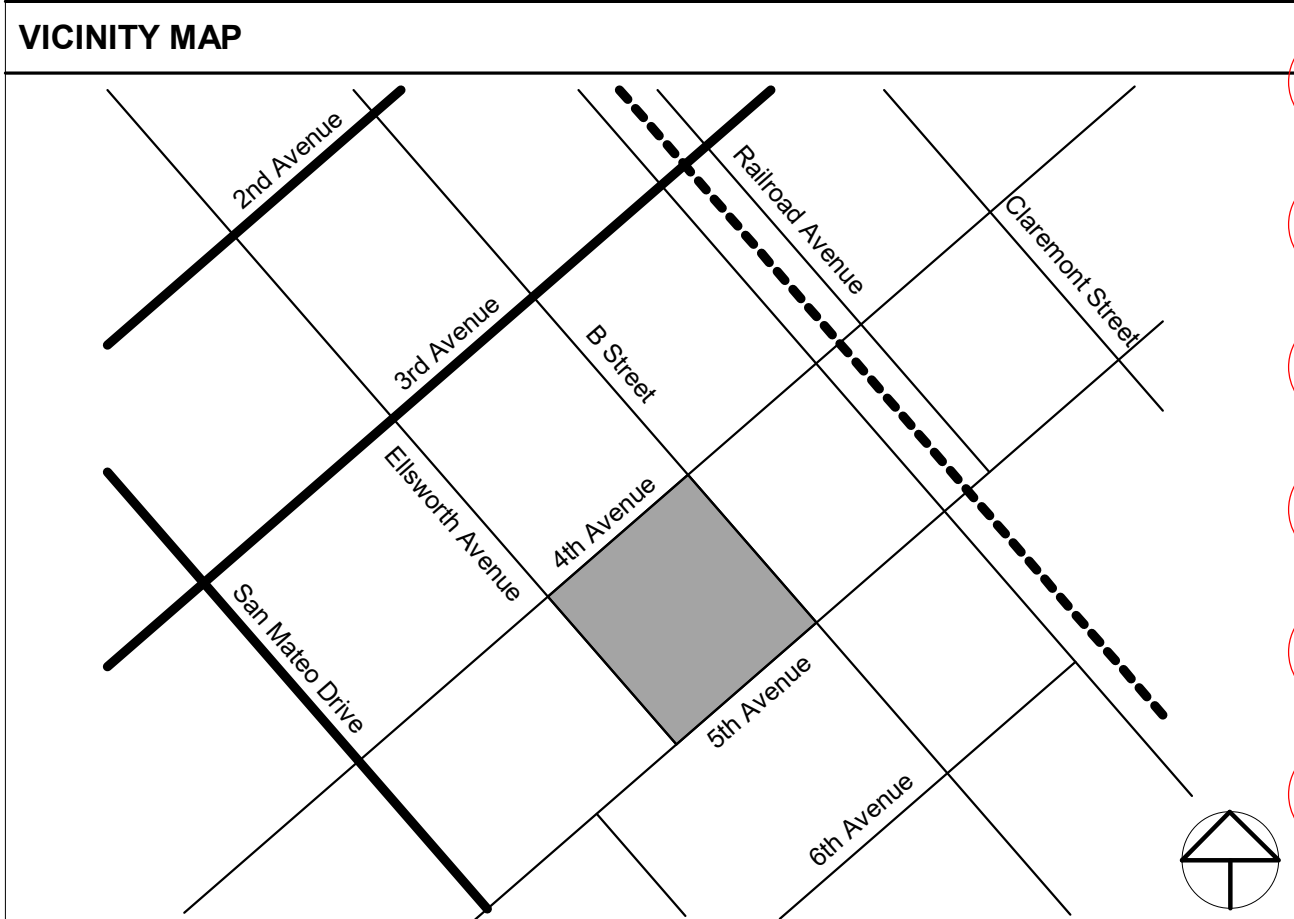
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FIRE DEPARTMENT NOTES
<ul style="list-style-type: none">EMERGENCY RESPONDER RADIO COVERAGE - An Emergency Responder Radio Coverage system may be required for this building. Testing should occur prior to construction due to circuit protection requirements that will affect building design. A third party testing grid report shall be provided to the San Mateo Consolidated Fire Department before the final inspection. (FIRE)BARRICADES ACROSS EMERGENCY ACCESS ROADS - The installation or use of barricades, fences, or gates across emergency vehicle access roads during construction shall have prior approval of the San Mateo Consolidated Fire Chief, or his/her designee. (FIRE)FIRE SPRINKLER SYSTEM - The applicant shall install a fire sprinkler system throughout the single-family dwelling in accordance with NFPA 13D or the California Residential Code. Fire sprinkler plans shall be a deferred submittal. The fire sprinkler plans are subject to review and approval by the Fire Marshal or his/her designee prior to issuance of a fire sprinkler permit. (FIRE)REMOTE POWER DISCONNECT - Provide a key switch to disconnect (shunt) the building electrical power by Fire Department personnel. Contact the Bureau of Fire Protection and Life Safety to coordinate the exact location for such devices. The key switch location shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the final inspection. (FIRE)CODE CONFORMANCE - The applicant shall indicate on all building permit plans that all construction shall meet current code standards at the time of building permit submittal. The building permit plans are subject to review and approval by the Fire Marshal or his/her designee prior to issuance of the building permit. (FIRE)WATER SUPPLY - All city/district owned water systems and on-site water systems shall be looped with two points of connection to the satisfaction of the city engineer. They shall meet the requirements of State Department of Health Services, city Public Works and the Fire Marshal. The water supply information shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the issuance of the building permit. (FIRE)DEMOLITION - Building(s) under construction or demolition shall comply with the California Fire Code Ch. 33 during all phases of construction of the project. (FIRE)EGRESS - Adjacent buildings/properties shall not have their required egress restricted or compromised at any time during the construction of this project. (FIRE)SUBMITTALS - The applicant shall submit all fire plans in conjunction with the superstructure building permit plans. The plans are subject to review and approval by the Fire Marshal or his/her designee prior to issuance of the superstructure building permit plans. (FIRE)STANDPIPES - In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction or demolition. (FIRE)FIRE HYDRANTS - The applicant shall install _____ public/private fire hydrant(s) spaced as per the SMC Fire ordinance. All fire hydrants used for fire flow for the project site shall be upgraded to a Clow model 960 or equivalent consisting of (2) 2½ inch and (1) 4½ inch outlet. Each hydrant shall be capable of providing a minimum fire flow of 1500 gpm at 20 psi residual pressure. Water supply for fire protection is required to be installed in accordance with water purveyor's specifications. The water supply shall be tested, flushed and approved operable PRIOR to any combustible construction materials being placed on the site. Staged construction shall insure that the necessary water supply is maintained from stage to stage in the construction planning. The letter shall be submitted to the Fire Marshal or his/her designee for review and approval before the issuance of a fire sprinkler permit. (FIRE)FIRE FLOW - The applicant shall provide a fire flow of _____ GPM for _____ hours. The fire flow information shall be submitted to the Fire Marshal or his/her designee for review and approval prior to the issuance of the building permit. (FIRE)ADDRESS NUMBERS - The applicant shall post temporary address numbers on each building at the project site that must be easily visible from the street or fire access road during all phases of construction of the project. (FIRE)FIRE CONTROL ROOM - An approved fire control room shall be provided for this building. There shall be direct access to the room directly from the exterior of the building. Refer to local ordinance for details. The fire control room shall be indicated on the building permit set of plans submitted to the Fire Marshal or his/her designee for review and approval prior to the issuance of the building permit. (FIRE)

ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	HDWD.	HARDWOOD
ACCD'G.	ACCORDING	H.M.	HOLLOW METAL
ACOUS.	ACOUSTICAL	HT.	HEIGHT
A.D.	AREA DRAIN	H.W.	HOT WATER
ADD'L	ADDITIONAL	INSUL.	INSULATION
ADJ.	ADJACENT	JOINT	JOINT
A.F.F.	ABOVE FINISH FLOOR	LAM.	LAMINATE
ALUM.	ALUMINUM	L.O.	LINE OF
ANOD.	ANODIZED	MAT.	MATERIAL
BD.	BOARD	MAX.	MAXIMUM
BDLG.	BUILDING	MECH.	MECHANICAL
BLK'G	BLOCKING	MEMB.	MEMBRANE
B.O.	BOTTOM OF	MFR.	MANUFACTURER
B.U.	BUILT UP	MODIFY	MODIFY
CAB.	CABINET	MIN.	MINIMUM
CER.	CERAMIC	MTL.	METAL
CLG.	CEILING	N.I.C.	NOT IN CONTRACT
CLR.	CLEAR	N.T.S.	NOT TO SCALE
C.M.U.	CONCRETE MASONRY UNIT	(N)	NEW
C.O.	CLEANOUT	O.C.	ON CENTER
COL.	COLUMN	O.D.	OVERFLOW DRAIN
CONC.	CONCRETE	OPP.	OPPOSITE
COND.	CONDITION	P.G.	PAINT GRADE
CONTR.	CONTRACTOR	PLAS.	PLASTIC
CPT.	CARPET	P-LAM.	PLASTIC LAMINATE
C.T.	CERAMIC TILE	PLY.	PLYWOOD
C.W.	COLD WATER	POL.	POLISHED
DET.	DETAIL	P.T.	PRESSURE TREATED
D.F.	DOUGLAS FIR	PTD.	PAINTED
DIA.	DIAMETER	PTN.	PARTITION
DIM.	DIMENSION	R.	RADIUS
D.S.	DOWNSPOUT	R.D.	ROOF DRAIN
DWG.	DRAWING	RREINF.	REINFORCED
EA.	EACH	RECD.	REQUIRED
ELEC.	ELECTRICAL OR ELECTRIC	R.O.	ROUGH OPENING
ELEV.	ELEVATOR	RM.	ROOM
ENCL.	ENCLOSURE	S.C.D.	SEE CIVIL DRAWINGS
EQ.	EQUAL	S.E.D.	SEE ELECTRICAL DRAWINGS
(E)	EXISTING	S.L.	SEE LANDSCAPE DRAWINGS
EXH.	EXHAUST	S.M.D.	SEE MECHANICAL DRAWINGS
EXT.	EXTERIOR	S.P.D.	SEE PLUMBING DRAWINGS
F.A.	FIRE ALARM PULL STATION	S.S.D.	SEE STRUCTURAL DRAWINGS
FDN.	FOUNDATION	SCHED.	SCHEDULE
FIN.	FINISH	S.G.	STAIN GRADE
F.D.	FLOOR DRAIN	S.S.	STAINLESS STEEL
FLUOR.	FLUORESCENT	SIM.	SIMILAR
F.O.	FACE OF	SPEC.	SPECIFICATIONS
F.O.W.	FACE OF WALL	STL.	STEEL
F.R.	FIRE RATED	STRUCT.	STRUCTURAL
FRMG.	FRAMING	TEMP.	TEMPERED
FSTNRS.	FASTENERS	THK.	THICK
FTG.	FOOTING	TRANS.	TRANSPARENT
GA.	GAUGE	T.O.	TOP OF
GALV.	GALVANIZED	T.O.P.	TOP OF PLATE
GDN.	GARDEN	T.S.	TOP OF STEEL
GL.	GLASS	T.W.	TOP OF WALL
G.S.M.	GALVANIZED SHEET METAL	TYP.	TYPICAL
GYP. BD.	GYPSUM BOARD	U.O.N.	UNLESS OTHERWISE NOTED
H.C.	HANDICAP	V.I.F.	VERIFY IN FIELD
HDR.	HEADER	WD.	WOOD
HDWR.	HARDWARE		

GENERAL NOTES
<ol style="list-style-type: none">ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE OWNER/CONTRACTOR AGREEMENT, THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN LOCATING MATERIALS AND/OR EQUIPMENT, THE ARCHITECT'S DRAWINGS SHALL GOVERN."ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH SURFACES IN THE SAME PLANE."TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR."SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.WORK AREAS TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH LANDLORD AND TENANT TO ENSURE SECURITY.THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.ALL WORK NOTED "BY OTHERS" OR "N.L.C." SHALL BE PROVIDED BY THE OWNER OR TENANT UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN THE CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.DO NOT SCALE THE DRAWINGS.CONTRACTOR SHALL REPAIR OR REPLACE ALL LANDSCAPE PLANTING AND IRRIGATION DAMAGED THROUGH THE COURSE OF CONSTRUCTION. REPLACE CONTAMINATED OR COMPACTED SOILS. PROTECT ALL TREES TO REMAIN WITH RIGID METAL FENCING, AND REPAIR ALL DAMAGED PAVING SURFACES IN KIND. CONTRACTOR RESPONSIBLE FOR THE HEALTH AND PROTECTION OF ALL PLANTS WITHIN THE PROJECT FENCE LINE.ALL DIMENSIONS SHALL BE TO THE FACE OF FINISH UNLESS OTHERWISE NOTED.DESIGN OF AUTOMATED SPRINKLER SYSTEM, SMOKE DETECTION SYSTEM, AND FIRE ALARM & COMMUNICATION SYSTEM SHALL BE PER CODE. SEE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS AND DOCUMENTS.THE BUILDING FIRE SPRINKLER SYSTEM SHALL BE MAINTAINED AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION ONCE COMPLETED. WHEN RENOVATIONS REQUIRE MODIFICATION OF A PORTION OF A FIRE PROTECTION SYSTEM, THE REMAINDER OF THE SYSTEM SHALL BE KEPT IN SERVICE. WHEN IT IS NECESSARY TO SHUT DOWN THE ENTIRE SYSTEM, A FIRE WATCH SHALL BE KEPT ON SITE UNTIL THE SYSTEM IS RETURNED TO SERVICE IN COMPLIANCE WITH CFC SECTION 3304.5 & NFPA 241 SECTION 10.8.EXIT SIGNS, EMERGENCY LIGHTING, ADDRESS POSTING, FIRE LANE MARKING, FIRE EXTINGUISHERS AND KNOX BOX LOCATION(S) TO BE FIELD VERIFIED BY FIRE INSPECTOR.



FLOOR AREA*		
FAR Floor Area		
Level	Area	
OFFICE		
LEVEL 1		5,291 SF
LEVEL 2		40,002 SF
LEVEL 3		30,063 SF
LEVEL 4		29,400 SF
		104,755 SF
PARKING		
LEVEL 1		12,391 SF
		12,391 SF
RESIDENTIAL		
LEVEL 1		1,257 SF
LEVEL 5		7,681 SF
		8,938 SF
RETAIL		
LEVEL 1		17,658 SF
		17,658 SF
SHARED (ALL USES)		
LEVEL 1		4,331 SF
LEVEL 5		4,974 SF
		9,305 SF
TOTAL FAR AREA		153,047 SF

* PER SAN MATEO MUNICIPAL CODE SECTION 27.04.200:
1. FLOOR AREA IS MEASURED FROM THE EXTERIOR FACADE OF THE BUILDING'S WALL PLANES, FROM THE CENTERLINE OF PARTY WALLS, OR FROM A LINE THREE FEET FROM THE EDGE OF AN AWAY, WHICHEVER PRODUCES THE LARGEST FLOOR AREA. STORES EXCEEDING 15 FEET IN HEIGHT SHALL BE COUNTED AS ADDITIONAL FLOOR AREA, WITH THE EXCEPTION THAT GROUND FLOOR RETAIL MAY BE UP TO 19 FEET IN HEIGHT MEASURED FROM FIRST FINISH FLOOR TO SECOND FINISH FLOOR BEFORE BEING COUNTED AS ADDITIONAL FLOOR AREA. FLOOR AREA ALSO INCLUDES ALL ACCESSORY STRUCTURES ON THE SITE AND BASEMENTS THAT MEET THE DEFINITION IN SUBSECTION (C)(9).
2. EXCLUSIONS: THE FOLLOWING ARE NOT COUNTED AS FLOOR AREA:
a. COVERED OR OPEN COURTS, AND ATRIUMS, ON THE GROUND FLOOR, PROVIDED THAT THE AREA IS NOT USED AS DWELLING, OFFICE, RETAILING, OR REQUIRED ACCESS.
b. IN MULTIPLE-LEVEL BUILDINGS, COVERED COURTS, IF THE RETAILING USES ARE OPEN TO THE PUBLIC, MULTIPLE-LEVEL STAIRWELLS AND ELEVATORS SHALL BE COUNTED ONLY AS GROUND FLOOR AREA.
c. COVERED WALKWAYS AND BALCONIES.
d. FIRST FLOORS, MECHANICAL AREAS, PENTHOUSE, AND TOP FLOORS ARE COUNTED ONLY ONCE AS FLOOR AREA, REGARDLESS OF HEIGHT.
e. BICYCLE PARKING FACILITIES.
f. FLOOR AREA DESIGNATED FOR DAY CARE CENTERS ACCESSORY TO AND INTENDED TO SERVE A MULTI-FAMILY, COMMERCIAL, OFFICE OR MANUFACTURING USE. SUCH FLOOR AREA MAY BE LOCATED WITHIN THE PRIMARY STRUCTURE OR MAY BE IN A FREE-STANDING STRUCTURE ACCESSORY TO THE PRIMARY STRUCTURE.
g. COVERED PARKING FOR OFFICE USE SHALL NOT BE COUNTED AS FLOOR AREA IN AREAS DELINEATED FOR EXCLUSION WITHIN AN ADOPTED PLAN, SUCH AS THE MARINER'S ISLAND SPECIFIC PLAN OR THE BAY MEADOWS SPECIFIC PLAN.
1. OFF-STREET PARKING AND LOADING, FLOOR AREA FOR DETERMINING OFF-STREET PARKING AND LOADING REQUIREMENTS AS CONTAINED IN CHAPTER 27.04, SHALL BE BASED ON PHYSICAL FLOOR SPACE AND SHALL NOT INCLUDE THE FOLLOWING:
a. STORAGE AREAS EXCEPT FOR AREAS LOCATED WITHIN SELLING OR WORKING SPACE SUCH AS COUNTERS, RACKS, AND CLOSETS;
b. UTILITY AREAS INCLUDING, BUT NOT LIMITED TO, ELEVATOR SHAFTS, TELEPHONE SWITCHING ROOMS, STAIRWELLS, REST ROOMS, AND HEATING AND COOLING ROOMS.
c. ACCESSORY FACILITIES TO BE USED ONLY BY EMPLOYEES OF THE PRINCIPAL USES;
d. OFF-STREET PARKING AND LOADING FACILITIES, INCLUDING AISLES, RAMPS, AND MANEUVERING SPACE;
e. BASEMENT, ATTIC, OR MEZZANINE FLOOR AREA OTHER THAN AREA DEVOTED TO RETAILING ACTIVITIES, TO THE PRODUCTION OF PROCESSING OF GOODS, OR TO BUSINESS OR PROFESSIONAL OFFICES.
1. FLOOR AREA DESIGNATED FOR DAY CARE CENTERS ACCESSORY TO AND INTENDED TO SERVE A MULTI-FAMILY, COMMERCIAL, OFFICE OR MANUFACTURING USE. SUCH FLOOR AREA MAY BE LOCATED WITHIN THE PRIMARY STRUCTURE OR MAY BE IN A FREE-STANDING STRUCTURE ACCESSORY TO THE PRIMARY STRUCTURE.
g. FLOOR AREA COMPUTED FOR BUILDING VOLUME. ADDITIONAL PARKING SHALL BE REQUIRED IN THE EVENT OF CHANGE OF EXCLUDED FLOOR AREAS INTO USES GENERATING PARKING.

PARCEL COVERAGE	
Building Footprint	Parcel Coverage
40,928 SF	83%

PARKING SUMMARY	
Parking Schedule	
	Count
LEVEL 1	
ACCESSIBLE STALL - VAN	1
COMPACT STALL	4
STANDARD STALL	14
	19
LEVEL B1	
ACCESSIBLE STALL - STANDARD	3
ACCESSIBLE STALL - VAN	3
COMPACT STALL	32
EVCS - ACCESSIBLE	1
EVCS - AMBULATORY	1
EVCS - STANDARD	33
EVCS - VAN ACCESSIBLE	1
STANDARD STALL	31
	105
LEVEL B2	
COMPACT STALL	33
STANDARD STALL	82
	115
TOTAL	239
*THERE WILL ALSO BE 50-60 ADDITIONAL VALET PARKING SPACES ON THE B2 LEVEL. THE BALANCE OF THE REQUIRED PARKING WILL BE PROVIDED VIA IN-LEU FEES.	

BIKE PARKING SUMMARY	
Bike Parking Schedule	
	Count
COMMERCIAL - LONG TERM	10
COMMERCIAL - SHORT TERM	5
RESIDENTIAL - LONG TERM	10
RESIDENTIAL - SHORT TERM	1
RETAIL - LONG TERM	1
RETAIL - SHORT TERM	9
TOTAL	36

RESIDENTIAL UNIT SUMMARY		
1-BED		
501	UNIT 1	568 SF
502	UNIT 2	568 SF
503	UNIT 3	568 SF
504	UNIT 4	568 SF
505	UNIT 5	597 SF
508	UNIT 8	568 SF
509	UNIT 9	568 SF
510	UNIT 10	568 SF
1-BED: 8		(575 SF AVERAGE)
STUDIO		
506	UNIT 6	439 SF
507	UNIT 7	439 SF
STUDIO: 2		
TOTAL UNITS: 10		

SCOPE OF WORK	
DEMOLISH THE EXISTING BUILDING AT 222 E. 4TH AVENUE BETWEEN ELLSWORTH AVENUE AND B STREET. CONSTRUCT A NEW FIVE-STORY BUILDING WITH TWO LEVELS OF BELOW-GRADE PARKING. THE BUILDING HOUSES 104,755 SF OF OFFICE SPACE, 17,658 SF OF RETAIL SPACE, AND 8,938 SF OF RESIDENTIAL SPACE (INCLUDING 10 RESIDENTIAL UNITS). THE PARKING GARAGE INCLUDES 12,391 SF ABOVE GRADE AND 39,519 SF BELOW GRADE, AND PROVIDES A TOTAL OF 239 PHYSICAL PARKING SPACES AND 50-60 VALET PARKING SPACES. THERE ARE TWO OUTDOOR TERRACES AT LEVEL 3, TWO TERRACES AT LEVEL 4, AND A ROOF DECK TOTALING 14,821 SF. THERE IS ALSO 1,515 SF OF COMMON USABLE OPEN SPACE ON THE ROOF LEVEL FOR THE RESIDENTIAL TENANTS.	
PLANNING INFORMATION	
1. SITE	ASSESSOR'S PARCEL NUMBERS 034-176-050, 034-176-070, 034-176-080, 034-176-090
ZONING	CBU/R
DOWNTOWN AREA PLAN	DOWNTOWN RETAIL CORE
PARKING	LIMITED PARKING ZONE
SITE AREA	49,478 SF
2. BUILDING HEIGHT	ALLOWABLE BUILDING HEIGHT 55'-0" MAX"
PROPOSED BUILDING HEIGHT	72'-0"
3. PARCEL COVERAGE AND OPEN SPACE	ALLOWABLE PARCEL COVERAGE 100%
PROPOSED PARCEL COVERAGE	SEE "PARCEL COVERAGE"
REQUIRED OPEN SPACE (1% OF FAR AREA)	1,477 SF
PROPOSED OPEN SPACE	2,070 SF
REQUIRED COMMON USABLE OPEN SPACE	120 SF PER UNIT = 1,200 SF
PROPOSED COMMON USABLE OPEN SPACE	1,515 SF
4. FLOOR AREA	MAX F.A.R. 3.0
ALLOWABLE FLOOR AREA	148,434 SF
PROPOSED FLOOR AREA	SEE "FLOOR AREA"
5. PARKING	REQUIRED OFFICE PARKING TBD**
REQUIRED OFFICE PARKING	TBD**
REQUIRED RETAIL PARKING	TBD**
TOTAL REQUIRED PARKING	SEE "PARKING SUMMARY"
6. BIKE PARKING	REQ OFFICE SHORT-TERM 5 SPACES
REQ OFFICE LONG-TERM	10 SPACES
REQ RETAIL SHORT-TERM	9 SPACES
REQ RETAIL LONG-TERM	1 SPACES
REQ RESIDENTIAL SHORT-TERM	1 SPACES
REQ RESIDENTIAL LONG-TERM	10 SPACES
TOTAL BIKE PARKING PROVIDED	SEE "BIKE PARKING SUMMARY"
*AN ADDITIONAL 37 OR 3 STORES IS ALLOWED PER GOVERNMENT CODE § 55915(b)(2)(D)	
**TO BE DETERMINED UPON COMPLETION OF A PARKING DEMAND STUDY	
BUILDING INFORMATION	
1. CONSTRUCTION TYPE (CBC CH. 6)	TYPE 1B
2. USE AND OCCUPANCY (CBC CH. 3)	A-3, B, M, R-2, S-2
3. ALLOWABLE HEIGHT (CBC TABLE 504.3-4)	180' / 12 STORIES (A-3)
TABULATED MAX HEIGHT:	180' / 12 STORIES (B)
(NO HEIGHT INCREASE REQUIRED)	180' / 12 STORIES (M)
	180' / 12 STORIES (R-2)
	180' / 12 STORIES (S-2)
4. ALLOWABLE AREA (CBC TABLE 506.2)	UL (A-3)
TABULATED MAX AREA:	UL (B)
(NO AREA INCREASE REQUIRED)	UL (M)
	UL (R-2)
	237,000 SF (S-2) - MOST RESTRICTIVE
5. ALLOWABLE BUILDING AREA (CBC SEC 506)	UNLIMITED
PER CBC 506.1.4, THE AREA OF OCCUPIED ROOFS SHALL NOT BE INCLUDED IN THE BUILDING AREA AS REGULATED BY SECTION 506.	
PER CBC 506.1.3, LEVELS B1 AND B2 ARE CONSIDERED BASEMENTS. THE CUMULATIVE AREA OF THE TWO BASEMENT LEVELS ARE LESS THAN THE ALLOWABLE AREA FOR A SINGLE STORY GROUP S-2 OCCUPANCY AND THEREFORE NEED NOT BE INCLUDED IN THE TOTAL ALLOWABLE FLOOR AREA OF A BUILDING.	
6. PROPOSED HEIGHT AND GROSS FLOOR AREA (CBC CHAPTER 2)	5 STORIES
STORIES ABOVE GRADE:	72'-0"
MAXIMUM HEIGHT ABOVE GRADE:	
GROSS FLOOR AREA:	
Gross Floor Area (Per CBC Ch. 2)	
Level	Area
LEVEL 5	14,815 SF
LEVEL 4	30,749 SF
LEVEL 3	31,156 SF
LEVEL 2	40,899 SF
LEVEL 1	39,986 SF
TOTAL	157,604 SF
7. RATING REQUIREMENTS (CBC TABLE 601)	
PRIMARY STRUCTURAL FRAME:	2 HOURS
EXTERIOR BEARING WALLS:	2 HOURS
INTERIOR BEARING WALLS:	2 HOURS
EXTERIOR NONBEARING WALLS:	0 HOURS
INTERIOR NONBEARING WALLS:	0 HOURS
FLOOR CONSTRUCTION:	2 HOURS
ROOF CONSTRUCTION:	2 HOURS
SHAFT ENCLOSURES	2 HOURS
PER CBC 713.4, SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES CONNECTED BY THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS.	
8. REQUIRED SEPARATIONS (CBC CH. 5)	
OCCUPANCY SEPARATION (LEVELS B2-4)	0 HOURS
PER CBC 508.3.2, THE PROPOSED BUILDING HEIGHT AND AREA FALLS WITHIN THE ALLOWABLE LIMITS OF THE MOST RESTRICTIVE USE. SO ALL OCCUPANCIES CAN BE CONSIDERED NONSEPARATED OCCUPANCIES. PER CBC 508.3.3, NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES.	
SEPARATIONS WALLS (LEVEL 5)	1 HOUR
PER CBC 420.2, WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS PER CBC 708.	
9. FIRE PROTECTION (CBC CH. 9)	
THIS BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CBC 903.	
THIS BUILDING IS PROVIDED WITH AN EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEM IN ACCORDANCE WITH CBC 907.	
APPLICABLE CODES	
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLETING THE CONSTRUCTION REQUIREMENTS OF THIS PROJECT IN ACCORDANCE WITH THE FOLLOWING FEDERAL, STATE AND LOCAL CODES, INCLUDING THEIR MOST RECENT AMENDMENTS AND REVISIONS.	
THE CITY OF SAN MATEO ADOPTS THE FOLLOWING CODES, ORDINANCES, RULES AND REGULATIONS (INCLUDING ERRATA AND SUPPLEMENTS OF THE BELOW CODES):	
2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA GREEN BUILDING CODE (CALGREEN) 2019 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) 2019 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS	

222 EAST 4TH
LANE PARTNERS
LANE PARTNERS
KSH
ARCHITECTS
KORTH SUNSERI HAGEY
ISSUES AND REVISIONS
No. Date Description
A 05/05/20 Pre-Application Set
B 10/21/20 Pre-App Resubmittal
C 03/19/21 Pre-App Resubmittal
PROJECT NUMBER 16010.00
SHEET TITLE GENERAL NOTES AND PROJECT INFORMATION
SCALE As indicated
SHEET NUMBER
A-002

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

EGRESS LEGEND

-----	PATH OF TRAVEL
-----	COMMON PATH OF TRAVEL
✱	POINT OF DECISION (END OF COMMON PATH OF TRAVEL)
FEC	FIRE EXTINGUISHER CABINET WITH MINIMUM 4A-40B:C FIRE EXTINGUISHER
FE	FIRE EXTINGUISHER (MINIMUM 4A-40B:C) FIRE INSPECTOR TO VERIFY LOCATION AT TIME OF ROUGH INSPECTION

EGRESS SUMMARY

CBC TABLE 1006.3.1 NUMBER OF EXITS PER STORY

TWO EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED FROM ANY STORY WITH AN OCCUPANT LOAD GREATER THAN 1 AND LESS THAN 500. THREE EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED FROM ANY SPACE WITH AN OCCUPANT LOAD GREATER THAN 500 AND LESS THAN 1,000.

CBC TABLE 1006.2.1 COMMON PATH OF EGRESS TRAVEL

MAX ALLOWABLE (SPRINKLERED):
75' FOR GROUP "A-3" AND "M" OCCUPANCIES
100' FOR GROUP "B" OCCUPANCY
125' FOR GROUP "R-2" OCCUPANCY
100' FOR GROUP "S-2" OCCUPANCY

CBC TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE

MAX ALLOWABLE (SPRINKLERED):
250' FOR GROUP "A-3" AND "M" OCCUPANCIES
300' FOR GROUP "B" OCCUPANCY
250' FOR GROUP "R-2" OCCUPANCY
400' FOR GROUP "S-2" OCCUPANCY

CBC 1005 MEANS OF EGRESS SIZING

IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEM:
1. THE CAPACITY OF EGRESS STAIRWAYS = 0.2' PER OCCUPANT SERVED*
2. THE CAPACITY OF ALL OTHER EGRESS COMPONENTS = 0.15' PER OCCUPANT SERVED**

* PER CBC 1011.2, THE MINIMUM WIDTH OF ALL EGRESS STAIRWAYS SHALL BE 44".

** PER CBC 1020.2 AND 1024.2, THE MINIMUM WIDTH OF ALL CORRIDORS AND EXIT PASSAGEWAYS SHALL BE 44". PER CBC 1010.1.1, ALL MEANS OF EGRESS DOORS SHALL PROVIDE A MINIMUM CLEAR OPENING OF 32" AND A MAXIMUM DOOR LEAF WIDTH OF 48". ALL MEANS OF EGRESS DOORS SHALL PROVIDE A MINIMUM CLEAR OPENING HEIGHT OF 80".

CBC TABLE 1004.5

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

Egress Schedule Levels B2-1			
Occupancy	Area	Load Factor	Occupant Load
LEVEL 1			
B	4,899 SF	150	36
M	17,599 SF	60	294
S-2	12,492 SF	200	63
S-2	4,997 SF	300	23
	39,986 SF		416
LEVEL B1			
S-2	43,386 SF	200	219
S-2	1,147 SF	300	4
	44,533 SF		223
LEVEL B2			
S-2	44,338 SF	200	223
S-2	266 SF	300	1
	44,603 SF		224

*NOTE: THIS A-3 OCCUPANCY ALLOWANCE IS A PLACEHOLDER FOR CONFERENCE ROOMS, BREAK ROOMS, ETC THAT MAY BE PART OF A FUTURE TI. IT IS INCLUDED HERE TO ENSURE THAT ALL EGRESS COMPONENTS ARE SIZED APPROPRIATELY FOR THIS FUTURE USE. IT HAS NOT BEEN USED TO DETERMINE OCCUPANCY SEPARATIONS.

PLUMBING FIXTURE SUMMARY

Plumbing Schedule Level 1			
Occupancy	Area	P Load Factor	P Occupant Load
LEVEL 1			
B	1,751 SF	200	9
M	17,599 SF	200	88
	19,350 SF		97

CPC TABLE 422.1 MINIMUM PLUMBING FACILITIES

REQUIRED

B OCCUPANCY - 5 M + 5 F OCCUPANTS

MALE 1 WC, 1 U, 1 L, 1 DF

FEMALE 1 WC, 0 U, 1 L, 1 DF

M OCCUPANCY - 44 M + 44 F OCCUPANTS

MALE 1 WC, 0 U, 1 L, 1 DF

FEMALE 1 WC, 0 U, 1 L, 1 DF

PROVIDED

B OCCUPANCY

1 SINGLE OCCUPANCY RESTROOM*

*PER CPC 422.2 EXCEPTION 2, ONE TOILET FACILITY FOR USE BY NO MORE THAN ONE PERSON AT A TIME SHALL BE PERMITTED FOR USE BY BOTH SEXES IN OCCUPANCIES WITH AN OCCUPANT LOAD OF 10 OR LESS.

M OCCUPANCY

NOT PROVIDED IN BASE BUILDING. WILL BE INCLUDED IN SEPERATE TI PERMIT.

① LEVEL B1 EGRESS PLAN
1" = 30'-0"

② LEVEL B2 EGRESS PLAN
1" = 30'-0"

③ LEVEL 1 EGRESS PLAN
1" = 30'-0"

EGRESS LEGEND

-----	PATH OF TRAVEL
-----	COMMON PATH OF TRAVEL
✱	POINT OF DECISION (END OF COMMON PATH OF TRAVEL)
FEC	FIRE EXTINGUISHER CABINET WITH MINIMUM 4A-40B:C FIRE EXTINGUISHER
FE	FIRE EXTINGUISHER (MINIMUM 4A-40B:C) FIRE INSPECTOR TO VERIFY LOCATION AT TIME OF ROUGH INSPECTION

EGRESS SUMMARY

CBC TABLE 1006.3.1 NUMBER OF EXITS PER STORY

TWO EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED FROM ANY STORY WITH AN OCCUPANT LOAD GREATER THAN 1 AND LESS THAN 500. THREE EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED FROM ANY SPACE WITH AN OCCUPANT LOAD GREATER THAN 500 AND LESS THAN 1,000.

CBC TABLE 1006.2.1 COMMON PATH OF EGRESS TRAVEL

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75' FOR GROUP "A-3" AND "M" OCCUPANCIES
100' FOR GROUP "B" OCCUPANCY
125' FOR GROUP "R-2" OCCUPANCY
100' FOR GROUP "S-2" OCCUPANCY

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MAX ALLOWABLE (SPRINKLERED):
250' FOR GROUP "A-3" AND "M" OCCUPANCIES
300' FOR GROUP "B" OCCUPANCY
250' FOR GROUP "R-2" OCCUPANCY
400' FOR GROUP "S-2" OCCUPANCY

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CBC TABLE 1004.5

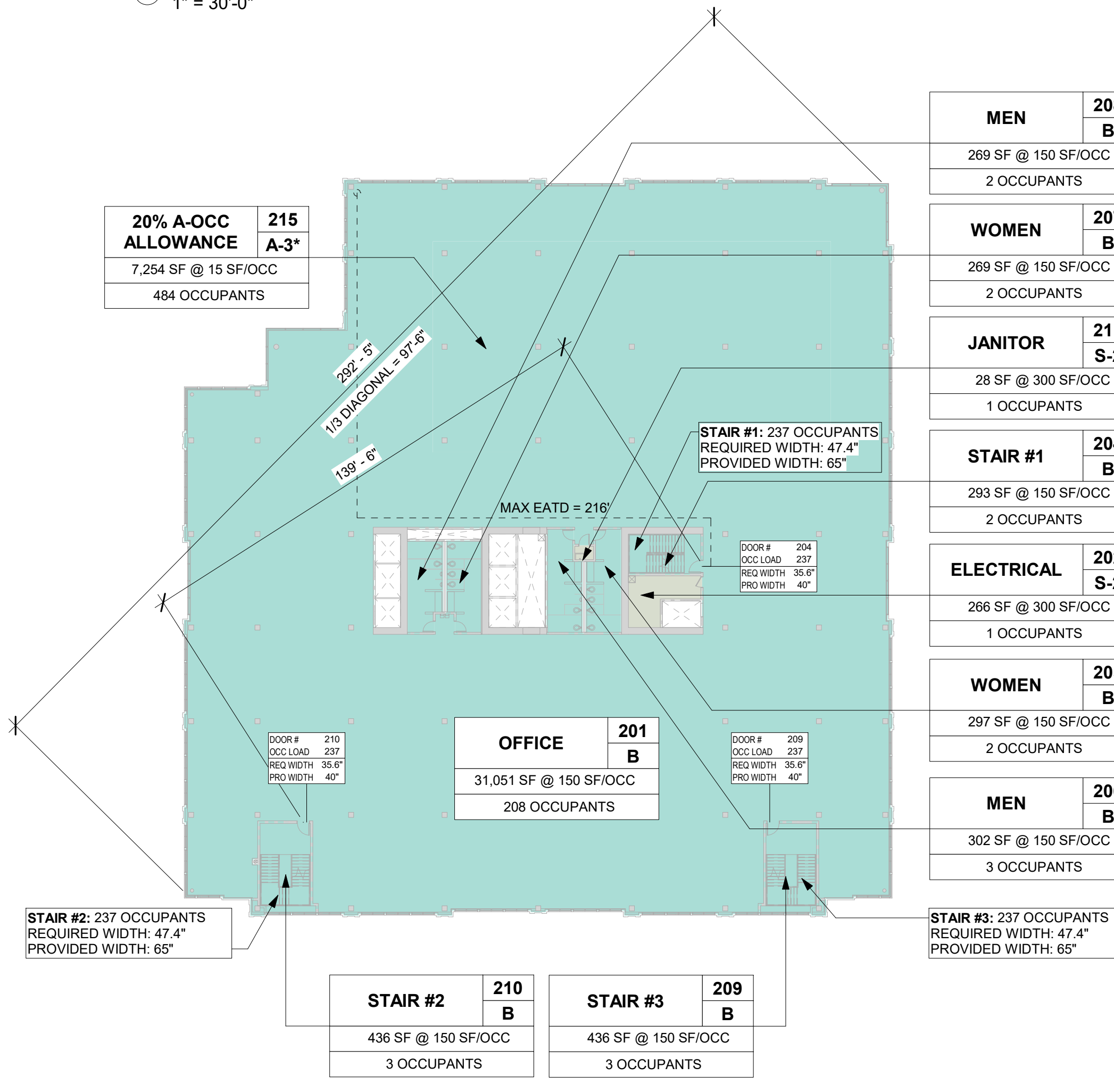
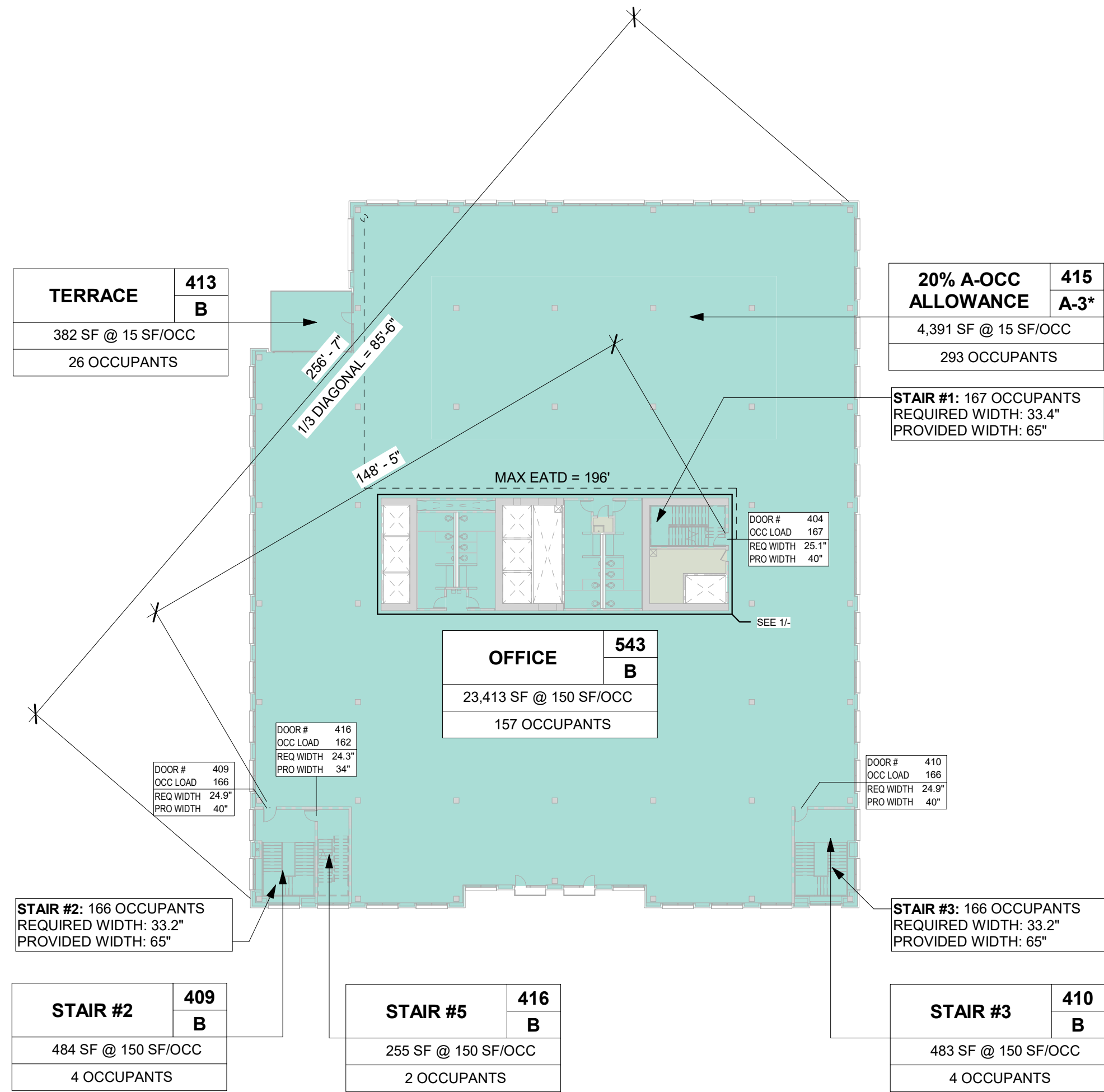
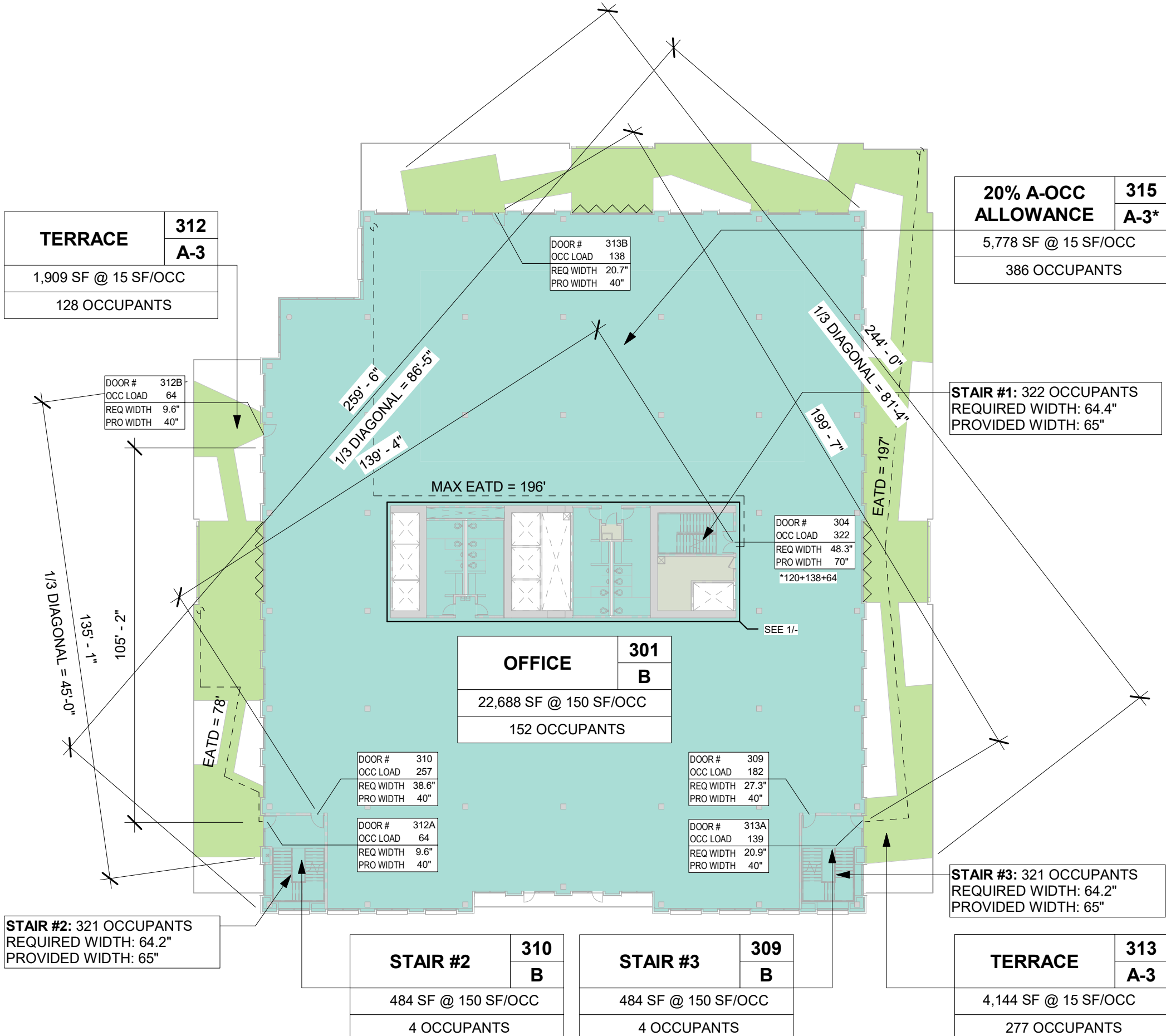
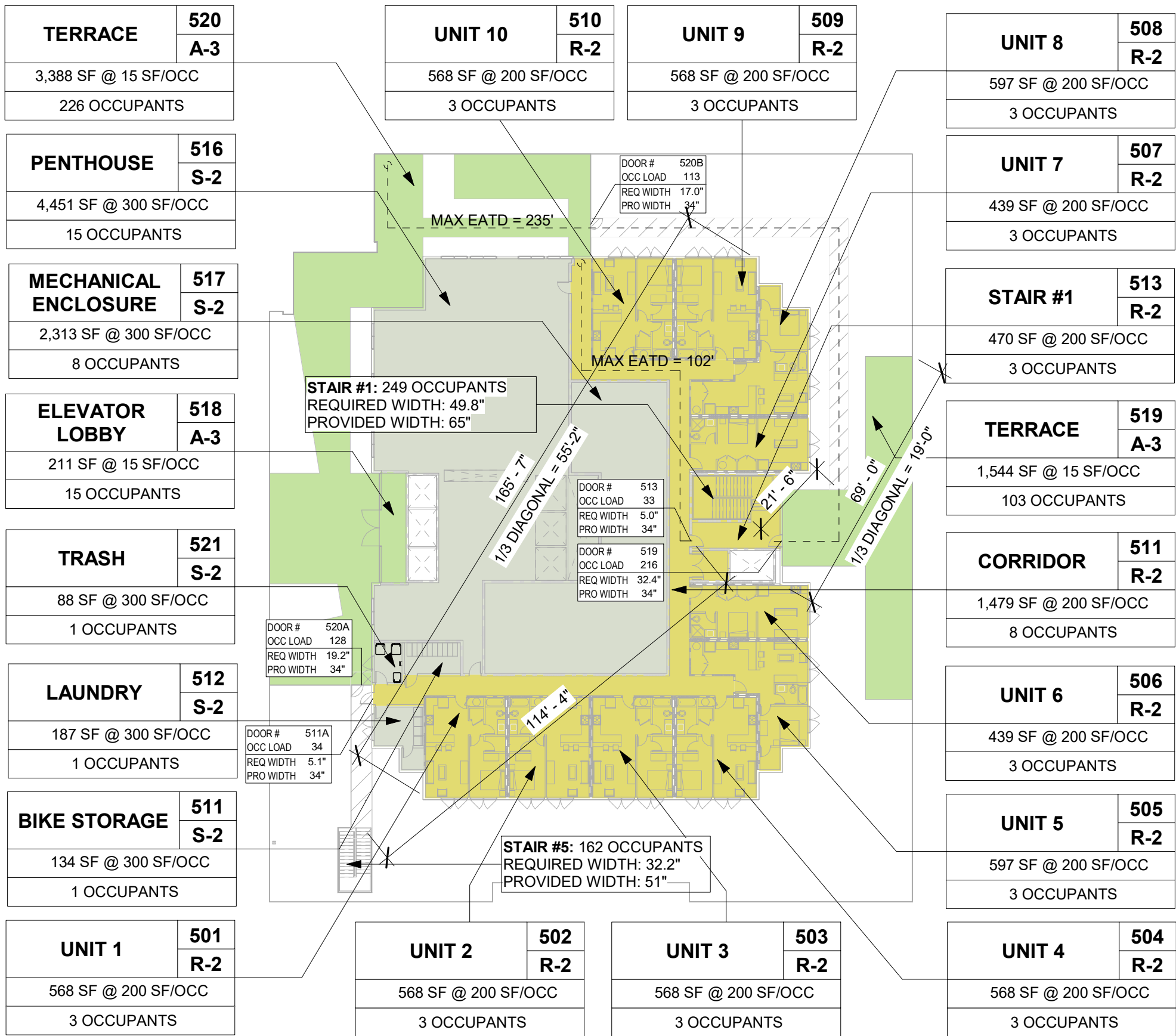
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

Egress Schedule Levels 2-Roof			
Occupancy	Area	Load Factor	Occupant Load
LEVEL 5			
A-3	5,143 SF	15	344
R-2	7,431 SF	200	41
S-2	7,173 SF	300	26
	19,747 SF		411
LEVEL 4			
A-3*	4,391 SF	15	293
B	382 SF	15	26
B	26,065 SF	150	178
S-2	293 SF	300	2
	31,131 SF		499
LEVEL 3			
A-3	6,053 SF	15	405
A-3*	5,778 SF	15	386
B	25,085 SF	150	171
S-2	293 SF	300	2
	37,209 SF		964
LEVEL 2			
A-3*	7,254 SF	15	484
B	33,352 SF	150	225
S-2	293 SF	300	2
	40,899 SF		711

*NOTE: THIS A-3 OCCUPANCY ALLOWANCE IS A PLACEHOLDER FOR CONFERENCE ROOMS, BREAK ROOMS, ETC THAT MAY BE PART OF A FUTURE TL. IT IS INCLUDED HERE TO ENSURE THAT ALL EGRESS COMPONENTS ARE SIZED APPROPRIATELY FOR THIS FUTURE USE. IT HAS NOT BEEN USED TO DETERMINE OCCUPANCY SEPARATIONS.

PLUMBING FIXTURE SUMMARY

Plumbing Schedule Levels 2-4			
Occupancy	Area	P Load Factor	P Occupant Load
LEVEL 4			
A-3*	4,391 SF	30	147
B	23,413 SF	200	118
	27,803 SF		265
LEVEL 3			
A-3*	5,778 SF	30	193
B	22,688 SF	200	114
	28,466 SF		307
LEVEL 2			
A-3*	7,254 SF	30	242
B	31,051 SF	200	156
	38,305 SF		398
CPC TABLE 422.1 MINIMUM PLUMBING FACILITIES			
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LEVEL 4 - 133 M + 133 F OCCUPANTS			
MALE 3 WC, 2 U, 3 L, 1 DF			
FEMALE 8 WC, 0 U, 3 L, 1 DF			
LEVEL 3 - 154 M + 154 F OCCUPANTS			
MALE 3 WC, 2 U, 3 L, 1 DF			
FEMALE 8 WC, 0 U, 3 L, 1 DF			
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FEMALE 8 WC, 0 U, 3 L, 1 DF			
PROVIDED			
LEVELS 2 - 4			
MALE 4 WC, 4 U, 4 L, 1 DF			
FEMALE 8 WC, 0 U, 4 L, 1 DF			



EGRESS LEGEND

----- PATH OF TRAVEL
----- COMMON PATH OF TRAVEL
✱ POINT OF DECISION
(END OF COMMON PATH OF TRAVEL)
FEC FIRE EXTINGUISHER CABINET WITH MINIMUM 4A-40B:C
FIRE EXTINGUISHER
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MALE 3 WC, 2 U, 3 L, 1 DF			
FEMALE 8 WC, 0 U, 3 L, 1 DF			
PROVIDED			
LEVELS 2 - 4			
MALE 4 WC, 4 U, 4 L, 1 DF			
FEMALE 8 WC, 0 U, 4 L, 1 DF			

			<div></div> <div>② STALL CLEARANCES - COMPACT 1/8" = 1'-0"</div>
			<div></div> <div>① STALL CLEARANCES - STANDARD 1/8" = 1'-0"</div>

ISSUES AND REVISIONS

No.	Date	Description
C	03/19/21	Pre-App Resubmittal

PROJECT NUMBER

16010.00

SHEET TITLE

PARKING DETAILS

SCALE

1/8" = 1'-0"

SHEET NUMBER



ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
SITE PLAN

SCALE
1/16" = 1'-0"

SHEET NUMBER

A-101

GENERAL NOTES

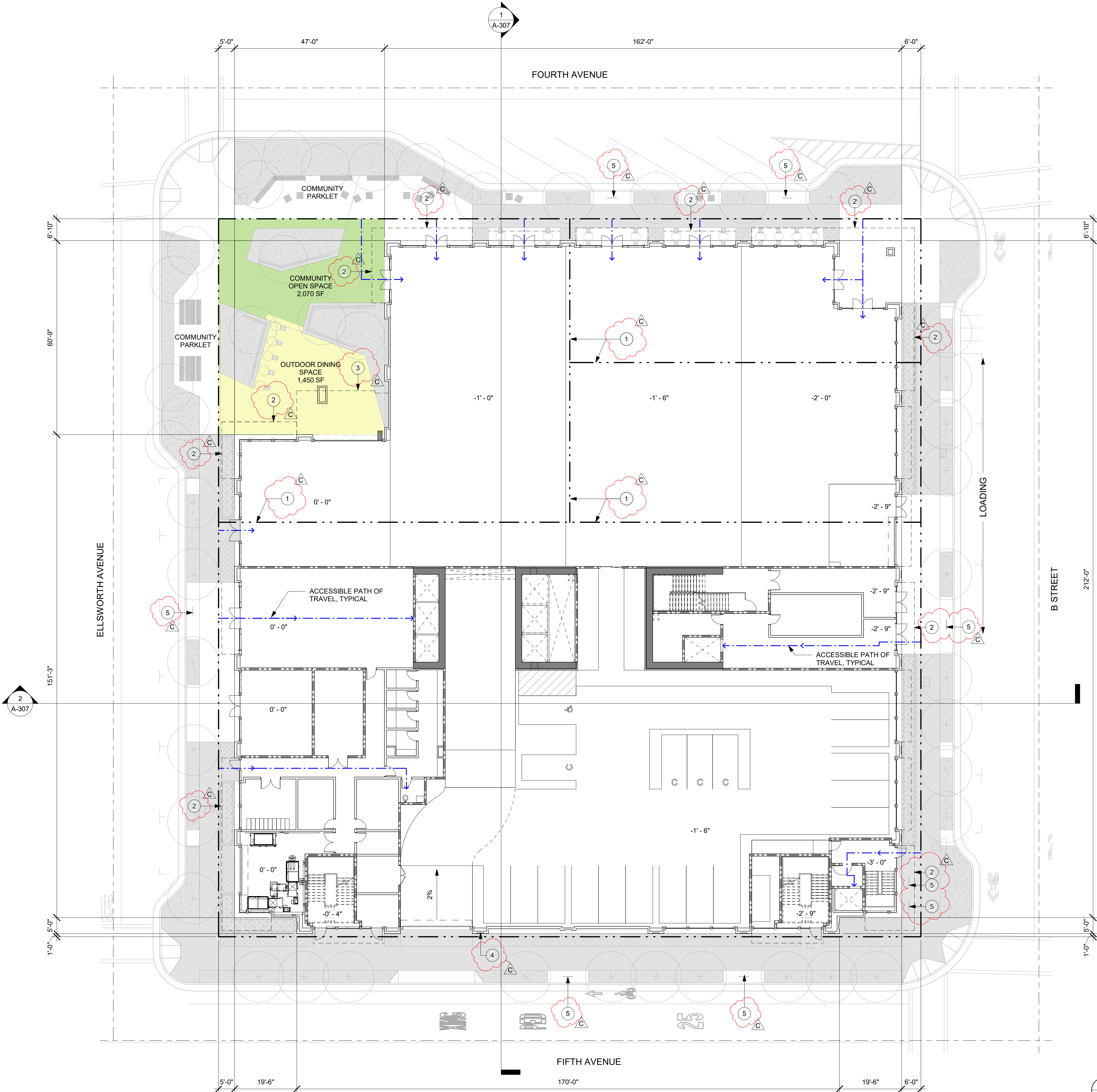
1. ACCESSIBLE PATHS OF TRAVEL:
 - A. ARE CONTINUOUSLY ACCESSIBLE
 - B. HAVE MAX. 1/2" CHANGES IN ELEVATION WITH A 1/2 BEVEL OR A RAMP PER CBC 11B-405
 - C. 48" MIN. WIDE
 - D. HAVE A MAX. RUNNING SLOPE OF 1:20 (5%) AND A MAX. CROSS SLOPE OF 1:50 (2%) PER CBC 403.3
 - E. SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS. WHERE CIRCULATION PATHS ARE INTERIOR, REQUIRED ACCESSIBLE ROUTES SHALL ALSO BE INTERIOR.
2. PER CBC 11B-502.4 MAX. PERMITTED SLOPE OF ACCESSIBLE PARKING SPACE AND ACCESS AISLES IS 2% IN ANY DIRECTION

LEGEND

--- ACCESSIBLE PATH OF TRAVEL

SHEET NOTES

Key Value	Keynote Text
1	THE PROJECT PROPOSES A LOT TIE AGREEMENT BETWEEN THE PROPERTY OWNERS OF THE FOUR LOTS THAT MAKE UP THE PROJECT SITE. THEREFORE, THE INTERIOR LOT LINES SHALL NOT BE USED TO DETERMINE THE FIRE SEPARATION REQUIREMENTS OF THE CALIFORNIA BUILDING CODE.
2	EXTENT OF CANOPY (ABOVE)
3	EXTENT OF FLOOR (ABOVE)
4	AUDIO/VISUAL PEDESTRIAN WARNING SIGN MOUNTED TO FACE OF BUILDING COLUMN
5	BIKE RACK, S.L.D.



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



5



4



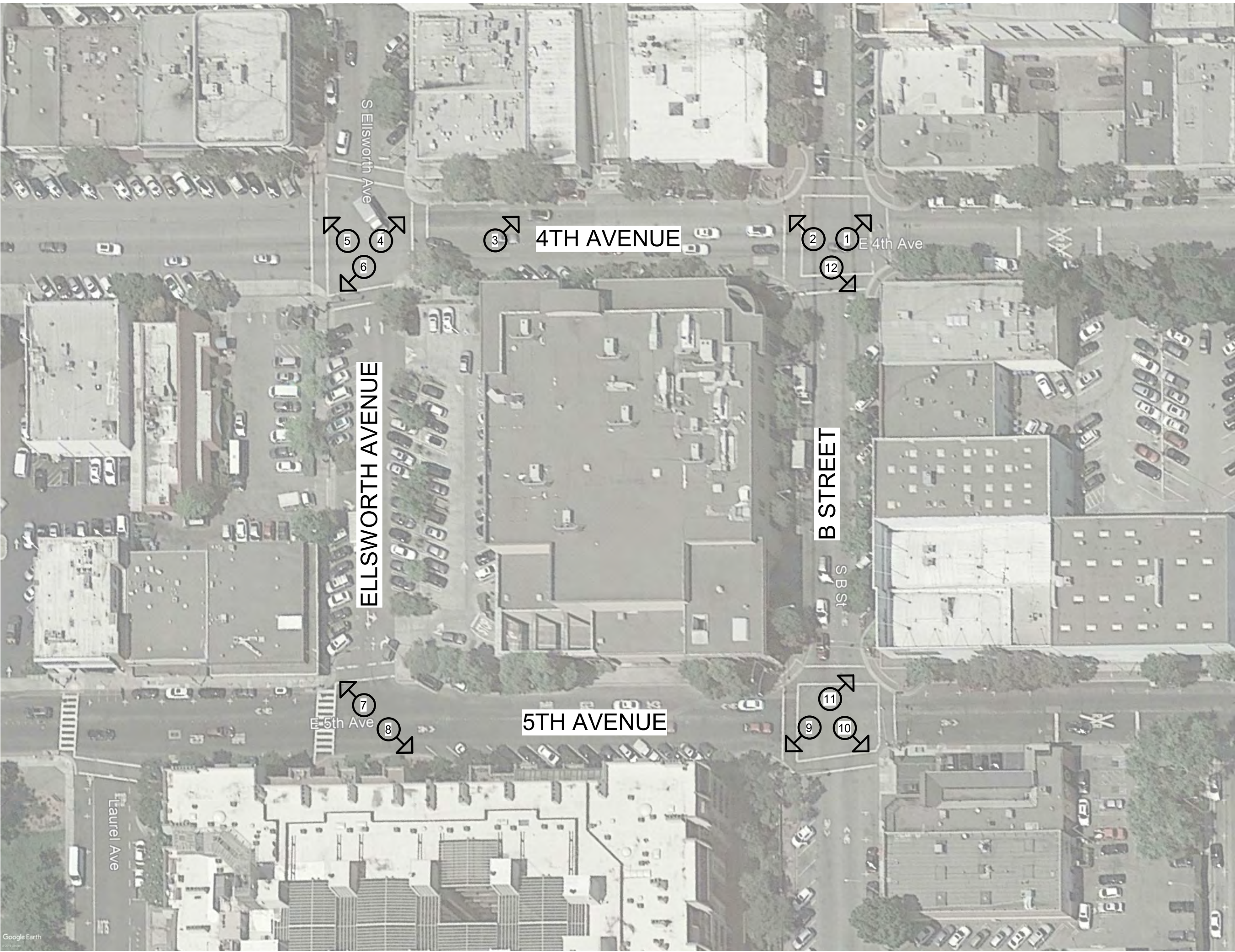
3



2



6



7



1



12



8



9



10



11

222 EAST 4TH LANE PARTNERS

LANE PARTNERS



ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set

PROJECT NUMBER
16010.00

SHEET TITLE
CONTEXT IMAGES

SCALE

SHEET NUMBER

A-102



ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
LEVEL 1 FLOOR PLAN

SCALE
3/32" = 1'-0"

SHEET NUMBER

A-201



ISSUES AND REVISIONS		
No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

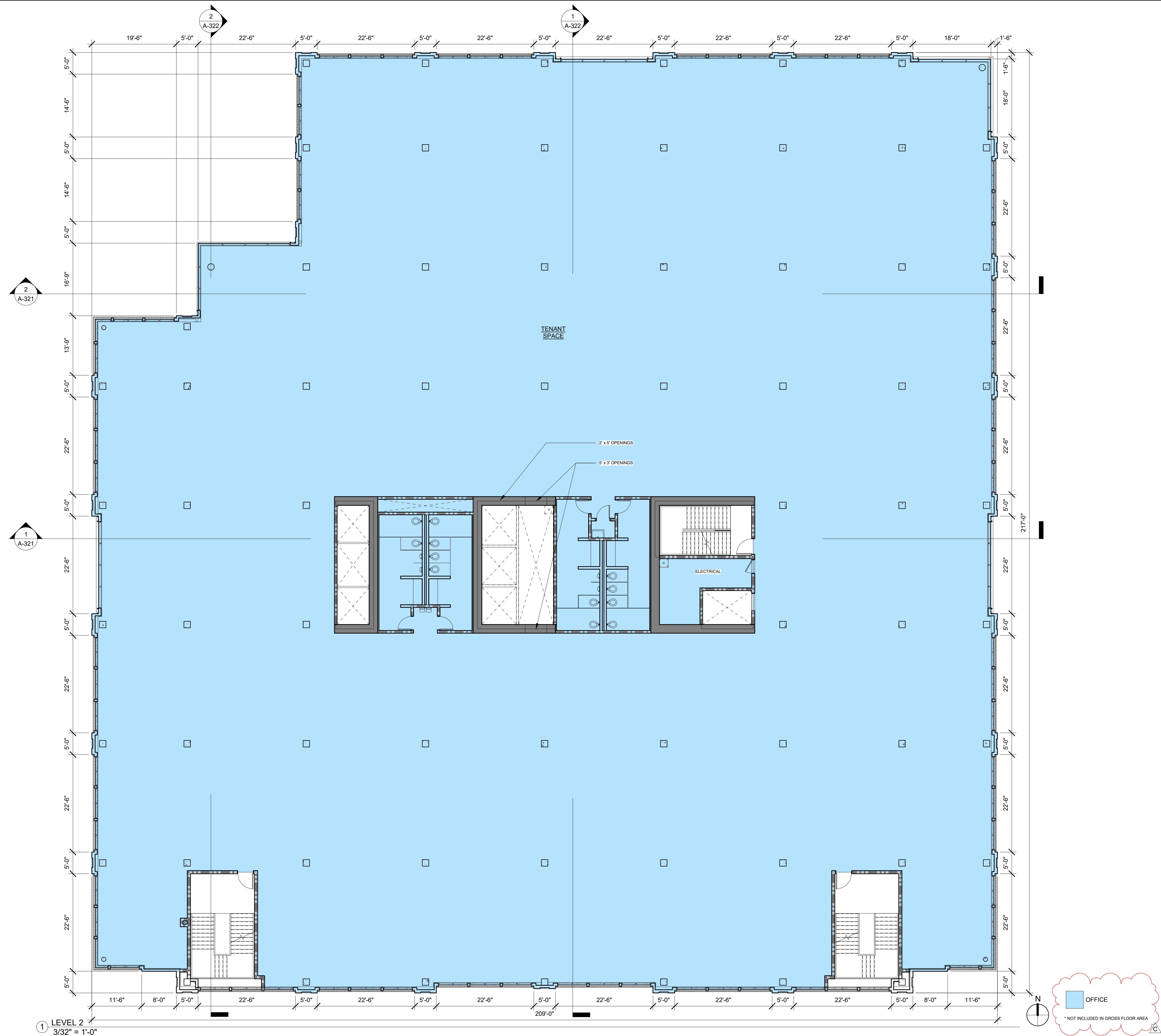
PROJECT NUMBER
16010.00

SHEET TITLE
LEVEL 2 FLOOR PLAN

SCALE
3/32" = 1'-0"

SHEET NUMBER

A-202





ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

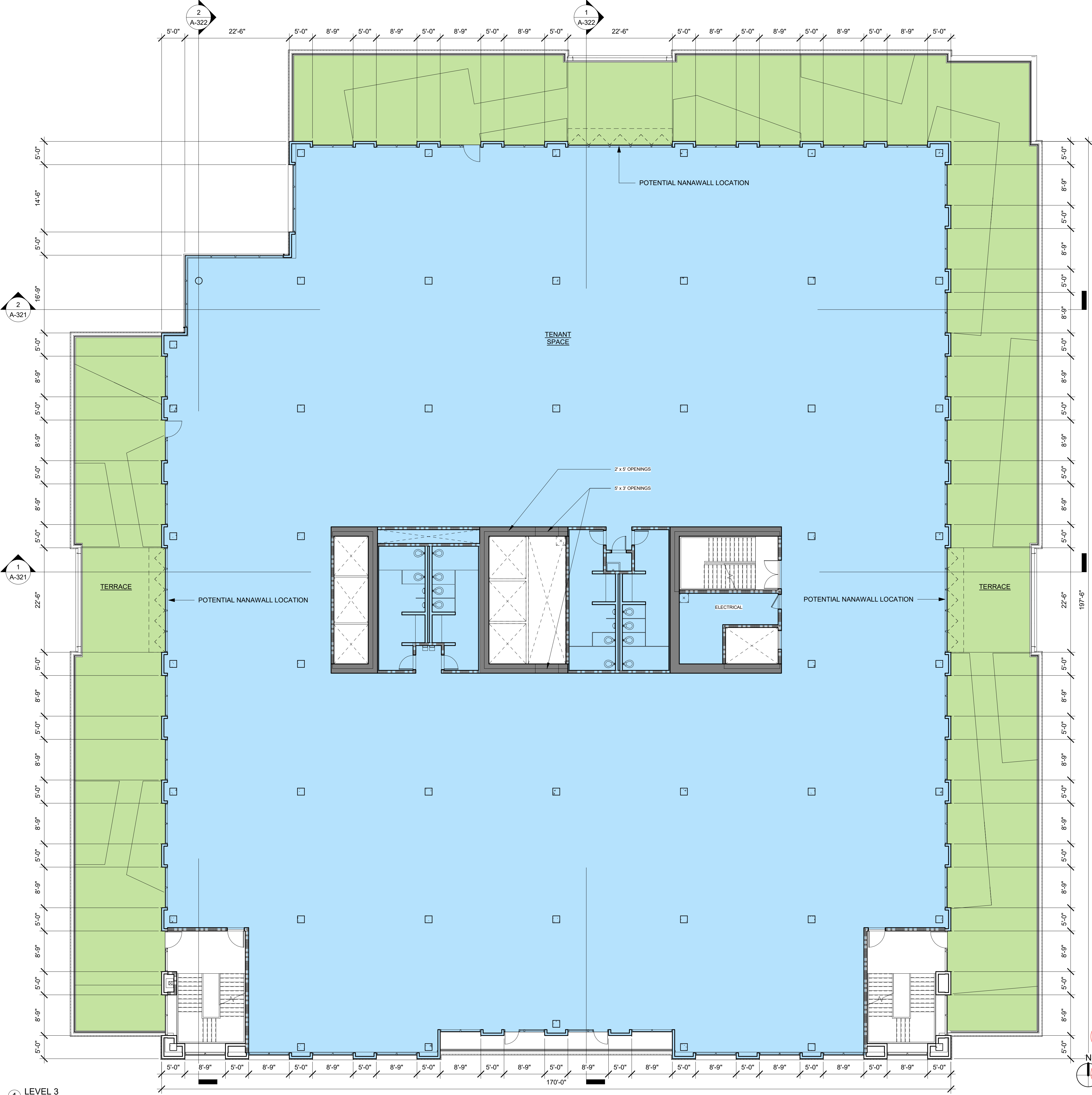
PROJECT NUMBER
16010.00

SHEET TITLE
LEVEL 3 FLOOR PLAN

SCALE
3/32" = 1'-0"

SHEET NUMBER

A-203



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

OFFICE
TERRACE*

* NOT INCLUDED IN GROSS FLOOR AREA



ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
LEVEL 4 FLOOR PLAN

SCALE
3/32" = 1'-0"

SHEET NUMBER

A-204



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



ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
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C	03/19/21	Pre-App Resubmittal

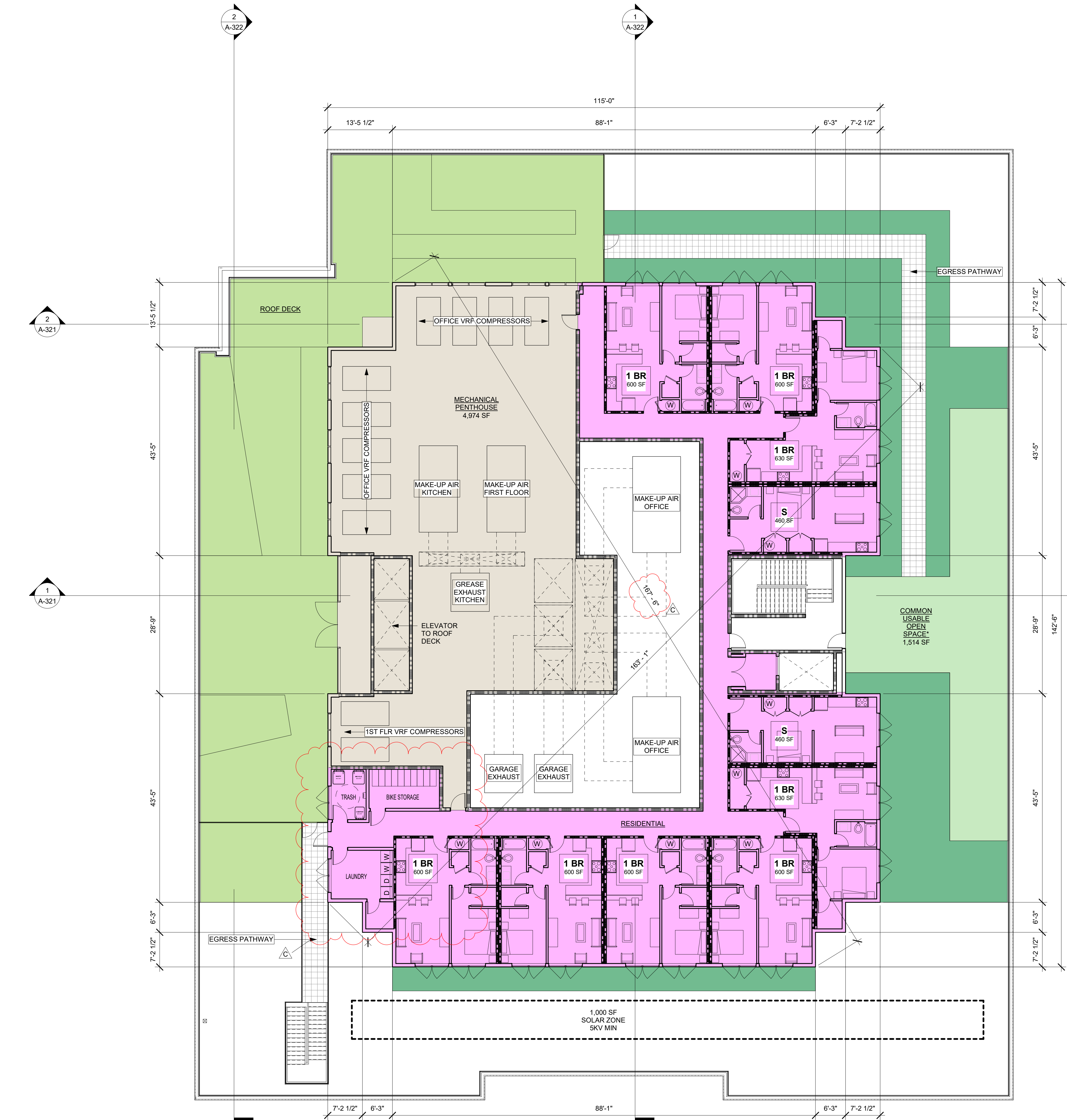
PROJECT NUMBER
16010.00

SHEET TITLE
LEVEL 5 FLOOR PLAN

SCALE
3/32" = 1'-0"

SHEET NUMBER

A-205



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

EGRESS PATHWAY*

PLANTING*

RESIDENTIAL

RESIDENTIAL COMMON
OPEN SPACE*

SHARED (ALL USES)

TERRACE*

1,000 SF
SOLAR ZONE
5KV MIN

* NOT INCLUDED IN GROSS FLOOR AREA





ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
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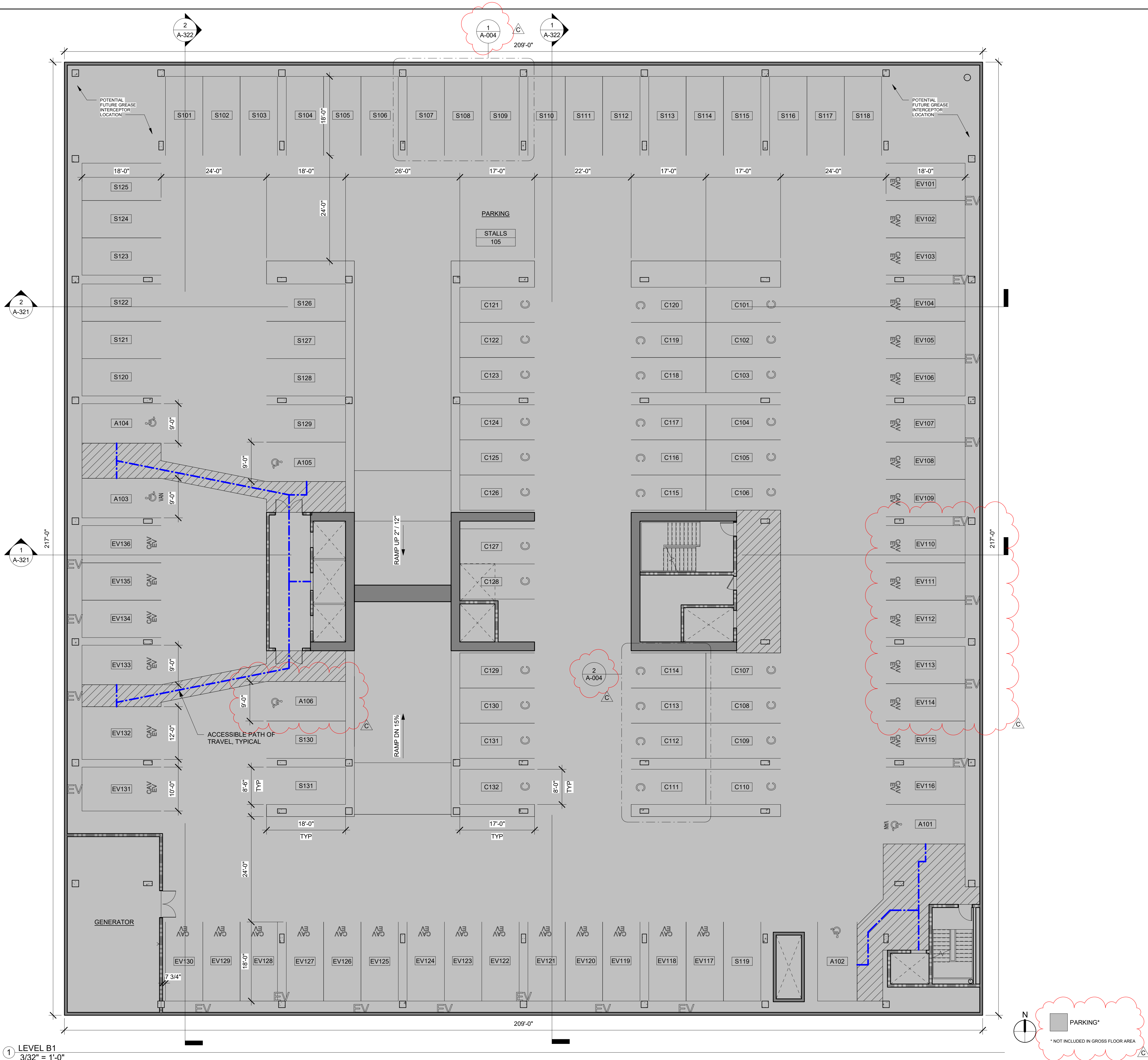
PROJECT NUMBER
16010.00

SHEET TITLE
LEVEL B1 FLOOR PLAN

SCALE
3/32" = 1'-0"

SHEET NUMBER

A-206



1 LEVEL B1
3/32" = 1'-0"



ISSUES AND REVISIONS		
No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
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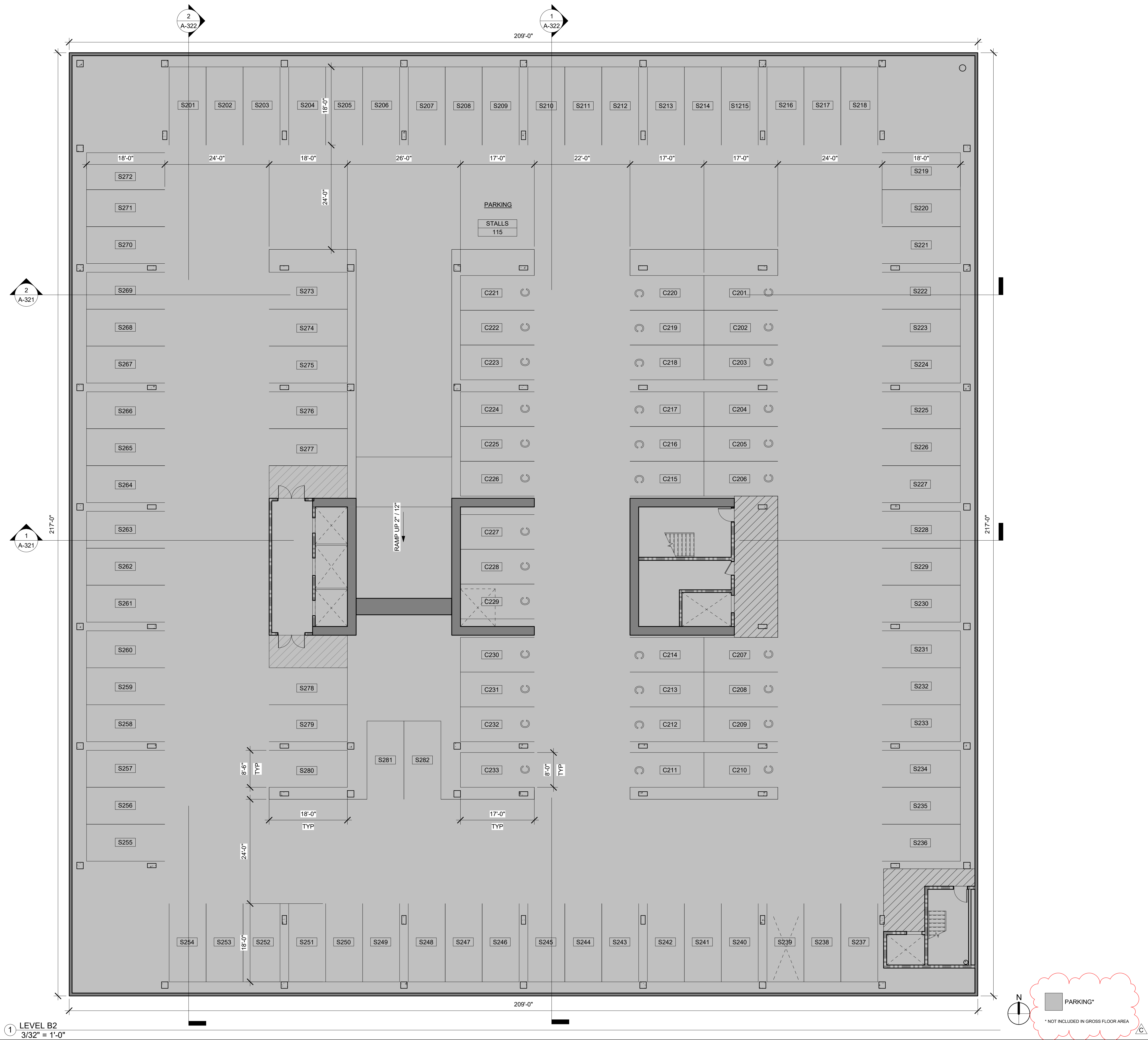
PROJECT NUMBER
16010.00

SHEET TITLE
LEVEL B2 FLOOR PLAN

SCALE
3/32" = 1'-0"

SHEET NUMBER

A-207





ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

No.	Date	Description
B	10/21/20	Pre-App Resubmittal

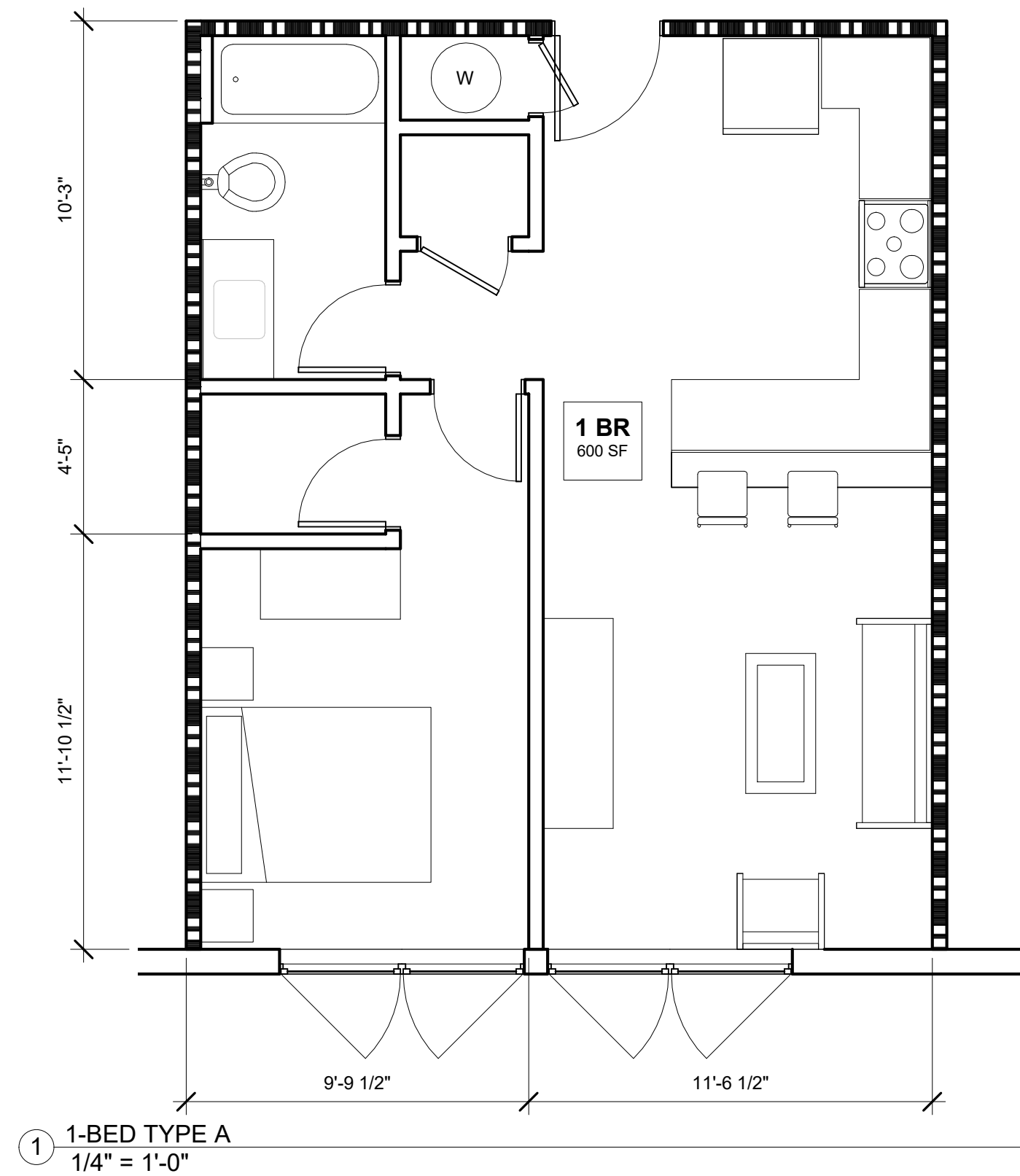
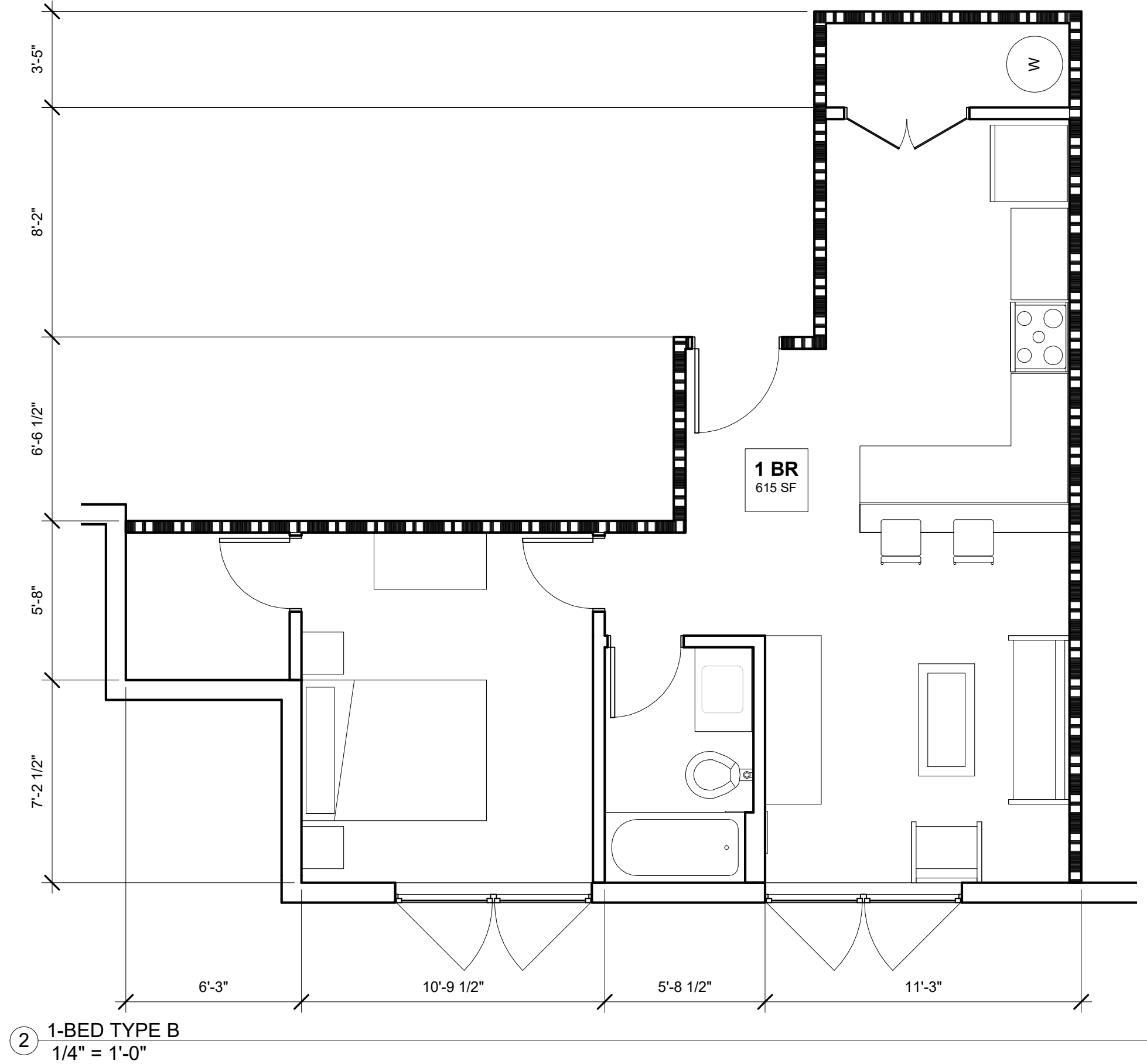
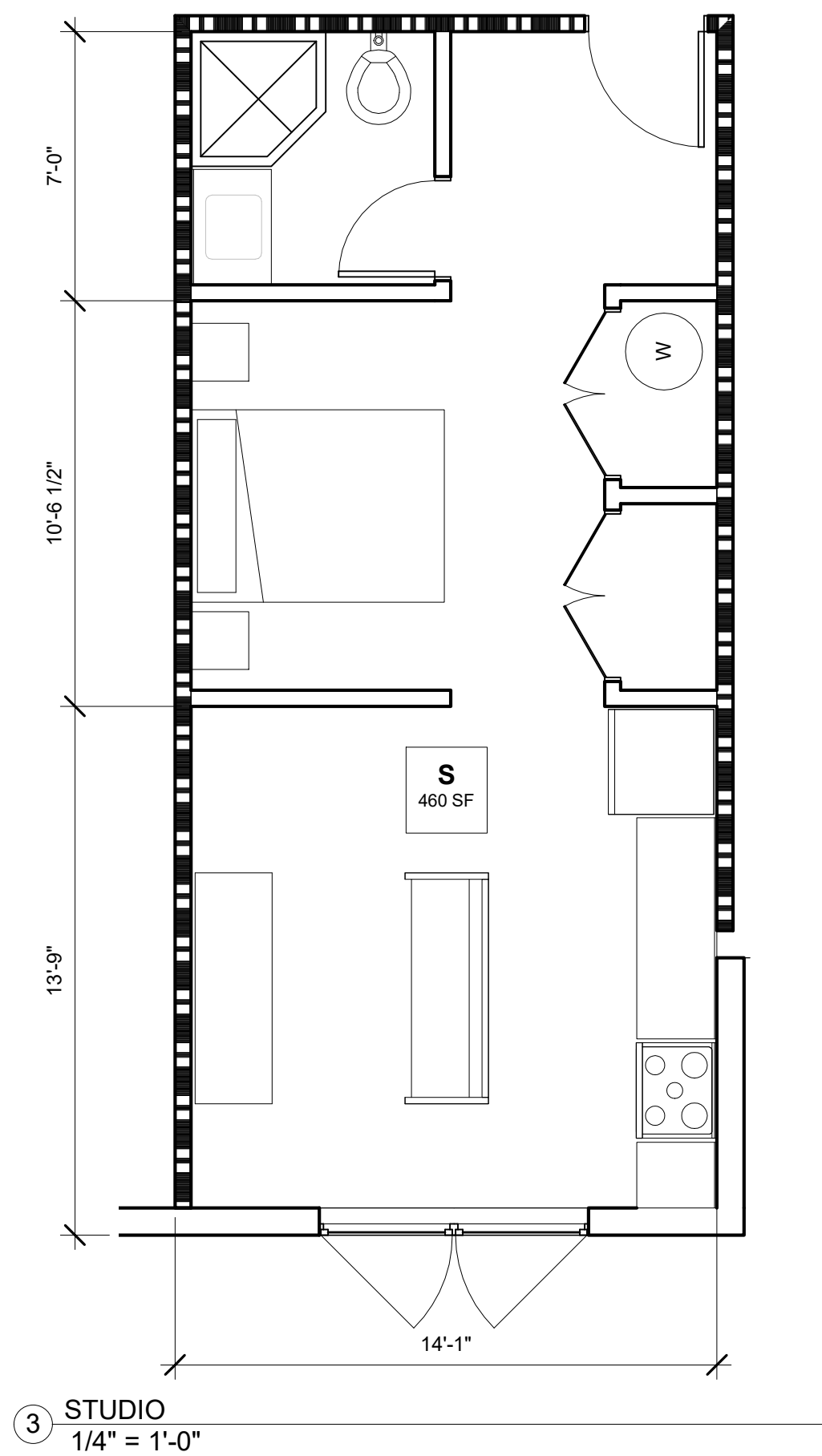
PROJECT NUMBER
16010.00

SHEET TITLE
RESIDENTIAL UNIT PLANS

SCALE
1/4" = 1'-0"

SHEET NUMBER

A-210





ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
DESIGN CONTEXT PLAN

SCALE
1" = 20'-0"

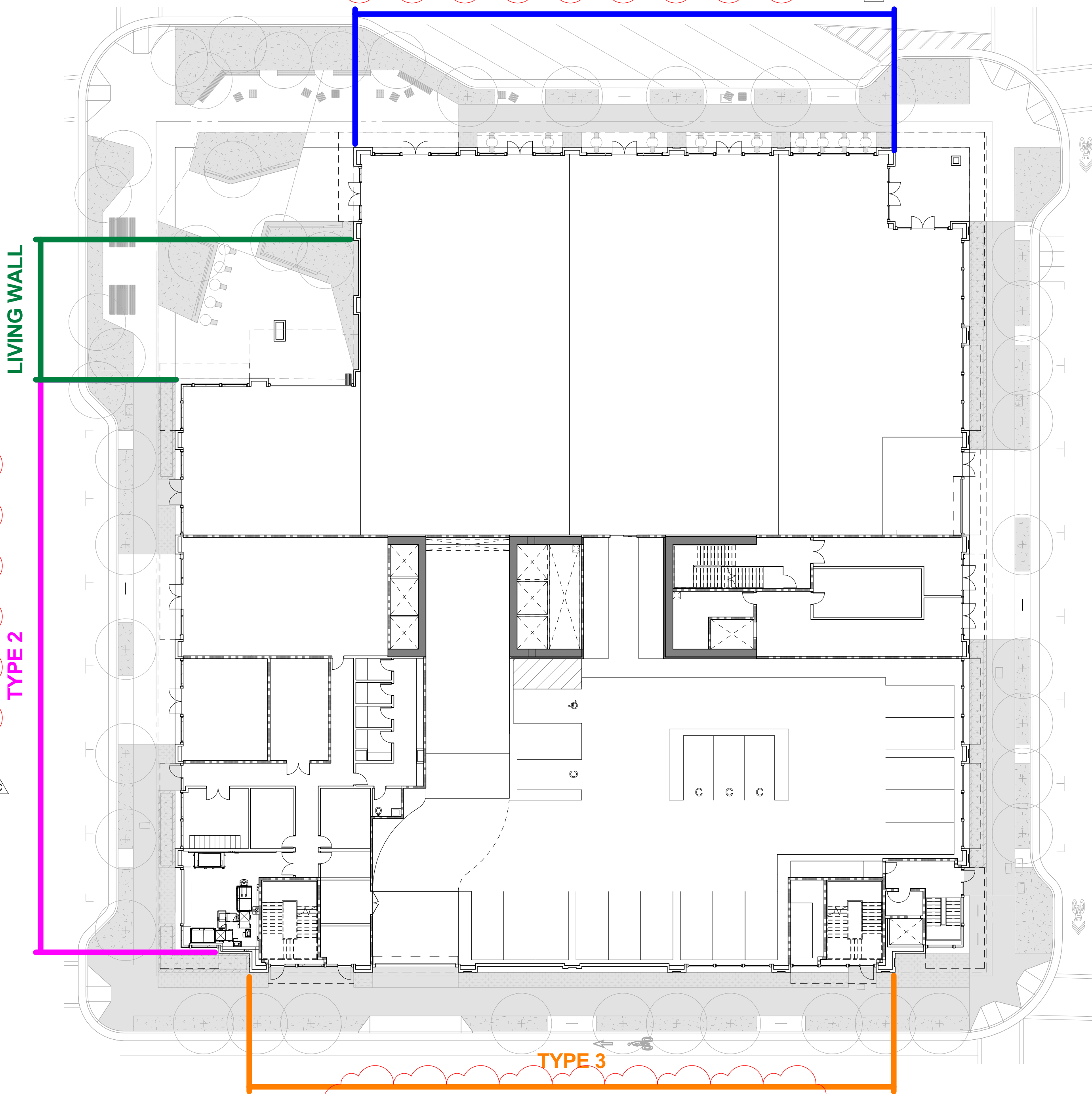
SHEET NUMBER

A-220



VIEW 1: FACADE TYPE 1
SEE SHEET A-301 FOR MORE INFORMATION

TYPE 1



VIEW 2: FACADE TYPE 2
SEE SHEET A-302 FOR ADDITIONAL INFORMATION

TYPE 2



VIEW 4: FACADE TYPE 4
SEE SHEET A-304 FOR MORE INFORMATION



VIEW 3: FACADE TYPE 3
SEE SHEET A-303 FOR MORE INFORMATION

TYPE 3

SEE SHEETS A-401 - A-404 FOR MORE INFORMATION ON FACADE TYPES



ISSUES AND REVISIONS		
No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
RENDERING

SCALE
3/32" = 1'-0"

SHEET NUMBER

A-301



- FACADE TYPE 1**
- 1A. WOOD STOREFRONT WINDOW SYSTEM WITH METAL AND WOOD CANOPY
 - 1B. WOOD STOREFRONT WINDOW SYSTEM WITH DIVIDED TRANSOM LITES AND FABRIC AWNING
 - 1C. METAL STOREFRONT WINDOW SYSTEM WITH PROFILED METAL HEADERS AND JAMBS AND GLASS CANOPY



ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
RENDERING

SCALE
3/32" = 1'-0"

SHEET NUMBER

A-302



- FACADE TYPE 2**
- 2A. WOOD STOREFRONT WINDOW SYSTEM WITH METAL AND WOOD CANOPY
 - 2B. WOOD STOREFRONT WINDOW SYSTEM
 - 2C. METAL STOREFRONT WINDOW SYSTEM WITH PROFILED METAL HEADERS AND JAMBS AND GLASS CANOPY
 - 2D. WOOD "NANAWALL" SYSTEM WITH WOOD SOFFIT AND CLADDING
 - 2E. LIVING WALL



ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
RENDERING

SCALE
3/32" = 1'-0"

SHEET NUMBER

A-303



FACADE TYPE 3
3A. WOOD STOREFRONT WINDOW SYSTEM WITH DIVIDED TRANSOM LITES AND FABRIC AWNING
3B. WOOD STOREFRONT WINDOW SYSTEM
3C. LIVING WALL



FACADE TYPE 4
4A. WOOD STOREFRONT WINDOW SYSTEM WITH DIVIDED TRANSOM LITES AND FABRIC AWNING
4B. WOOD WINDOW SYSTEM WITH METAL AND WOOD CANOPY
1C. METAL STOREFRONT WINDOW SYSTEM WITH PROFILED METAL HEADERS AND JAMBS AND GLASS CANOPY

ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
RENDERING

SCALE
3/32" = 1'-0"

SHEET NUMBER



ISSUES AND REVISIONS		
No.	Date	Description
C	03/19/21	Pre-App Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
RENDERING

SCALE
3/32" = 1'-0"

SHEET NUMBER

A-305



① VIEW OF FOURTH AVENUE RETAIL
3/32" = 1'-0"



GL-4: RESIDENTIAL WINDOWS



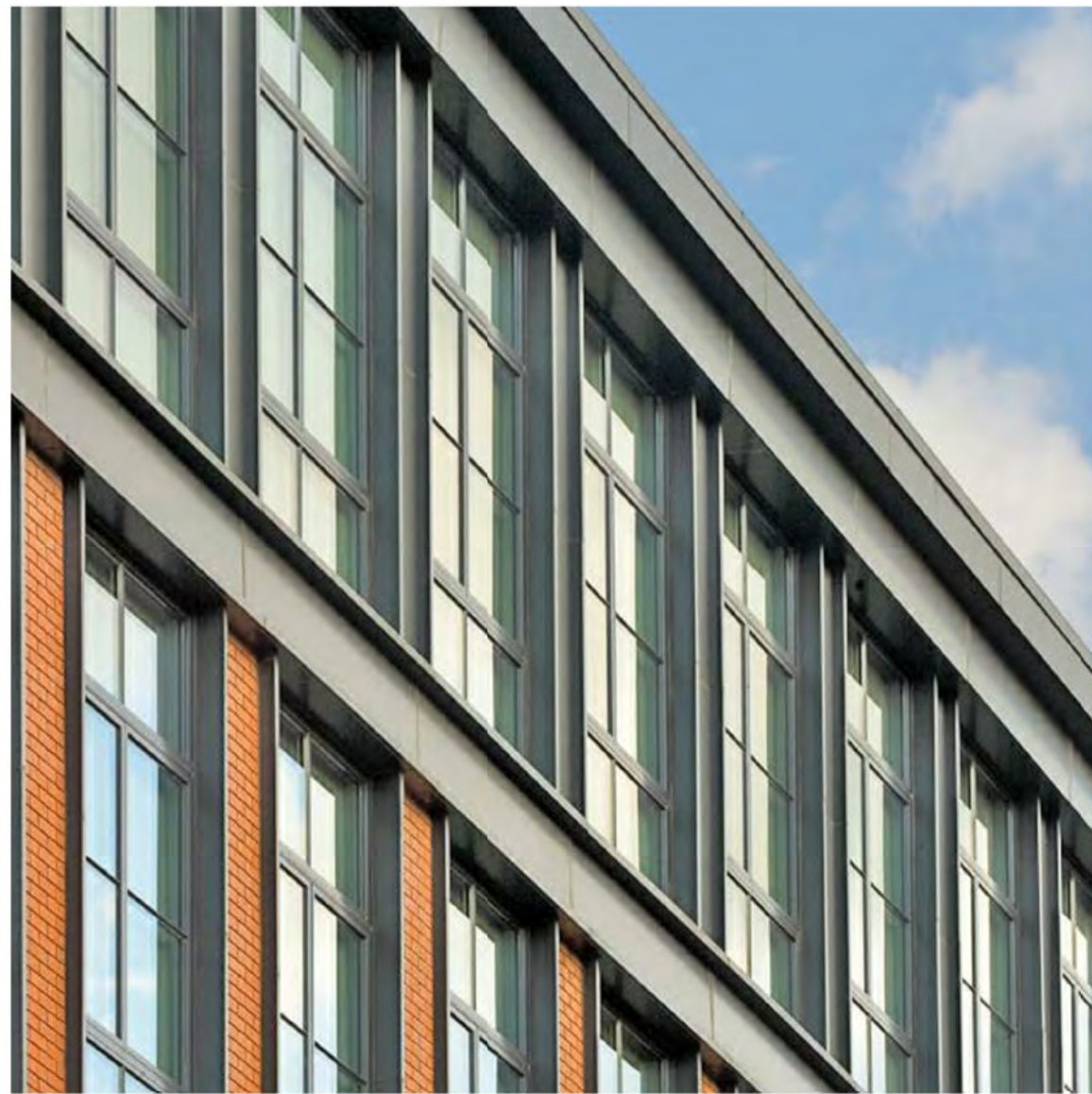
GL-2: SPANDREL GLASS



GL-1: CLEAR GLASS



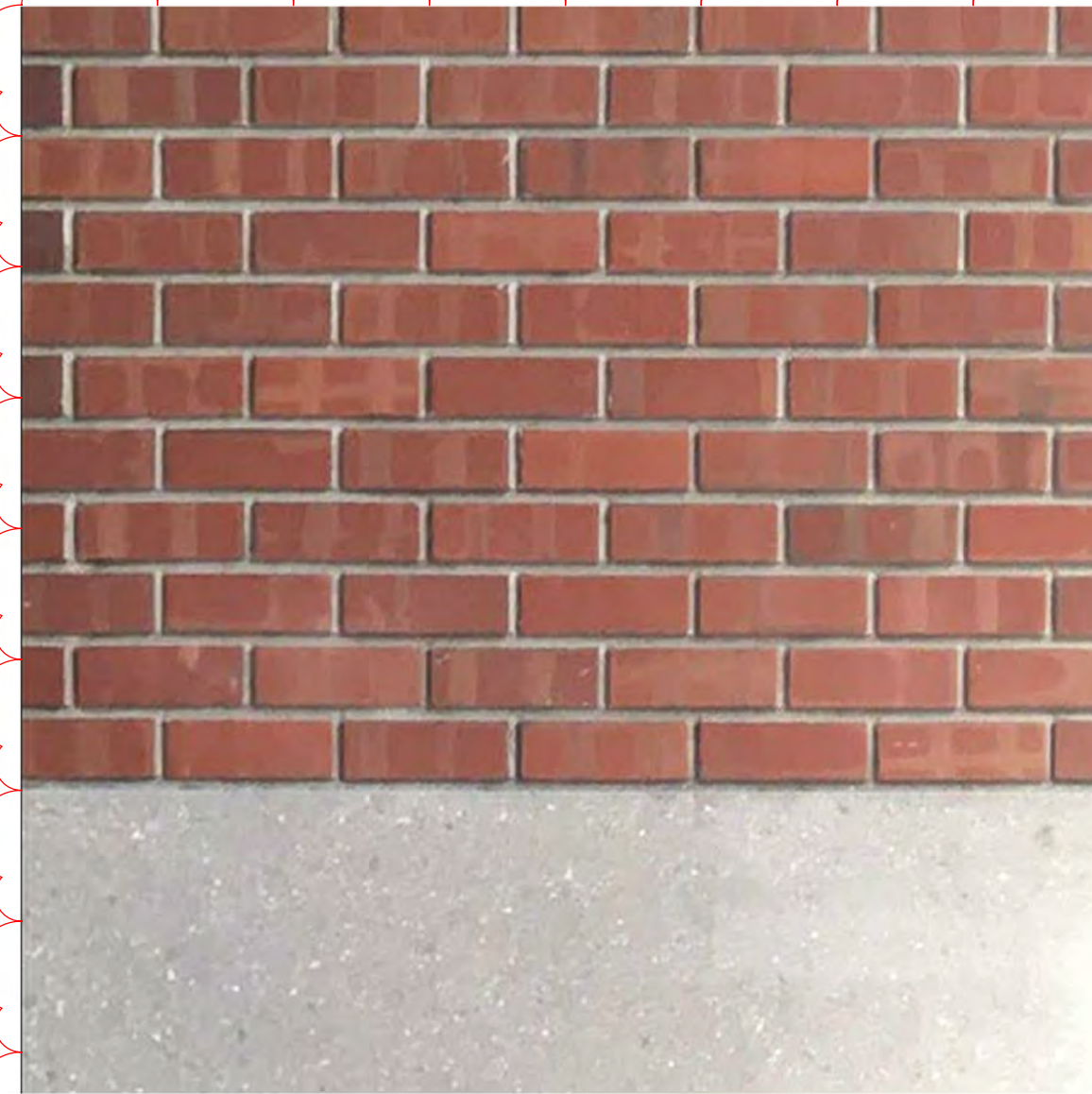
WD-1: WOOD



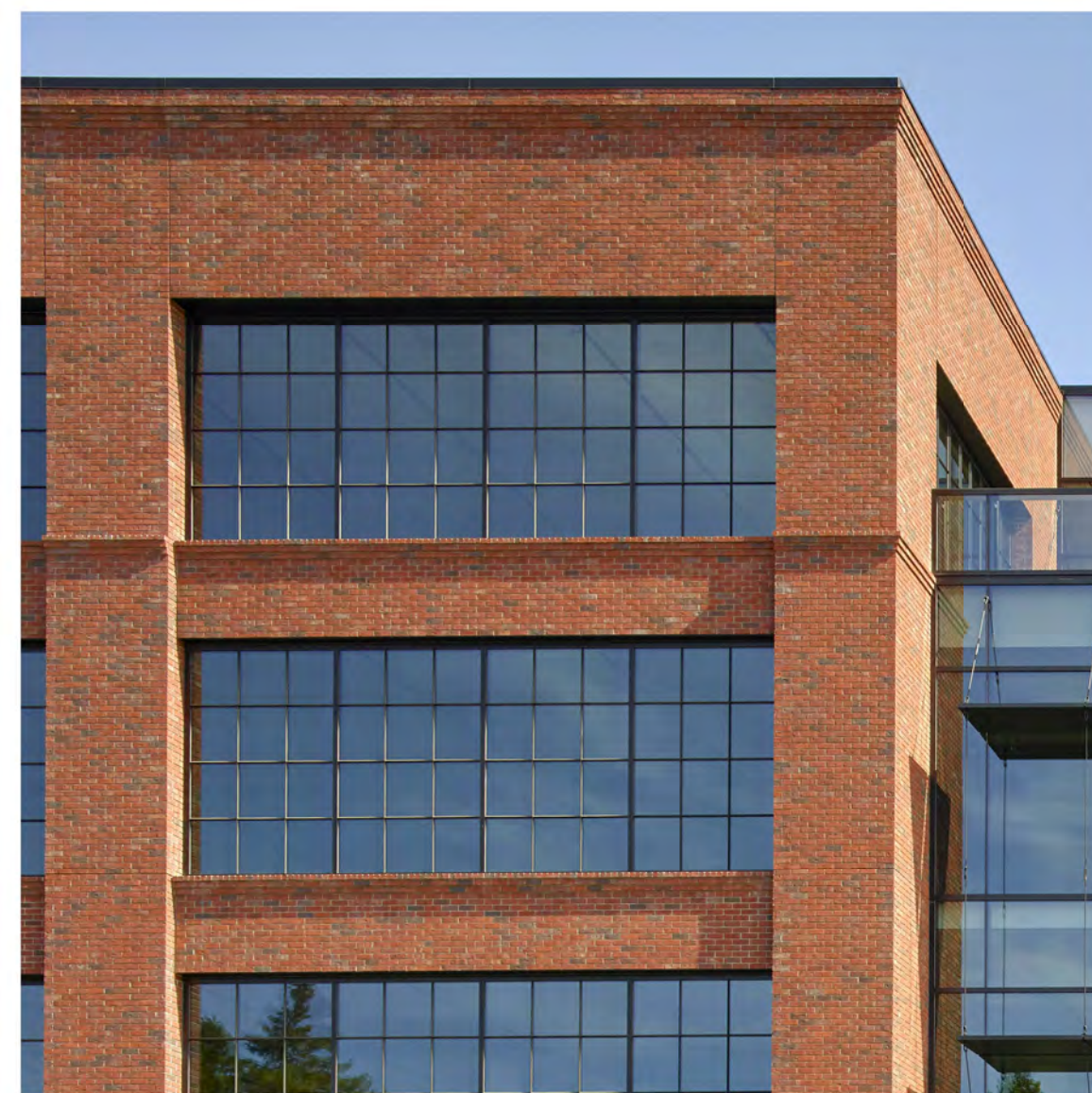
MTL-1: PAINTED ALUMINUM TRIM



MTL-2: PAINTED ALUMINUM PANELS



CON-1: CONCRETE BASE



BR-1: RED BRICK

ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
MATERIALS

SCALE
3/16" = 1'-0"

SHEET NUMBER

A-306



ISSUES AND REVISIONS

No.	Date	Description
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

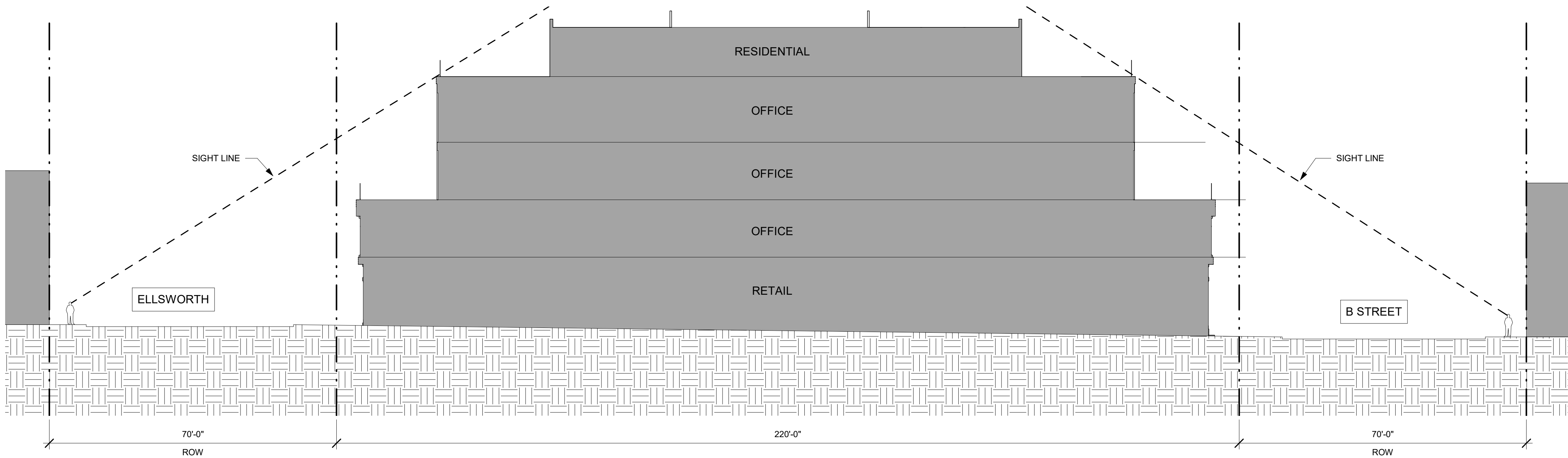
PROJECT NUMBER
16010.00

SHEET TITLE
LINE OF SIGHT DIAGRAM

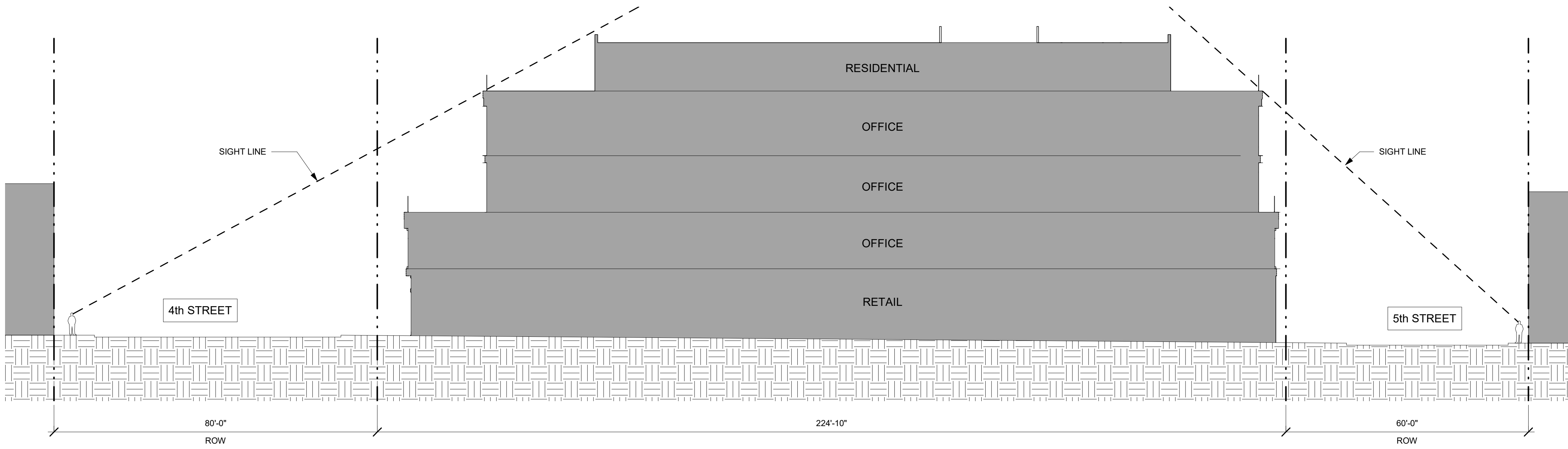
SCALE
1/16" = 1'-0"

SHEET NUMBER

A-307



② Site Section 2
1/16" = 1'-0"



① Site Section 1
1/16" = 1'-0"

ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
BUILDING ELEVATIONS

SCALE
3/32" = 1'-0"

SHEET NUMBER

A-311



② South - 5th Street
3/32" = 1'-0"



① North - 4th Street
3/32" = 1'-0"

ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
BUILDING ELEVATIONS

SCALE
3/32" = 1'-0"

SHEET NUMBER

A-312



② West - Ellsworth
3/32" = 1'-0"



① East - B Street
3/32" = 1'-0"



ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

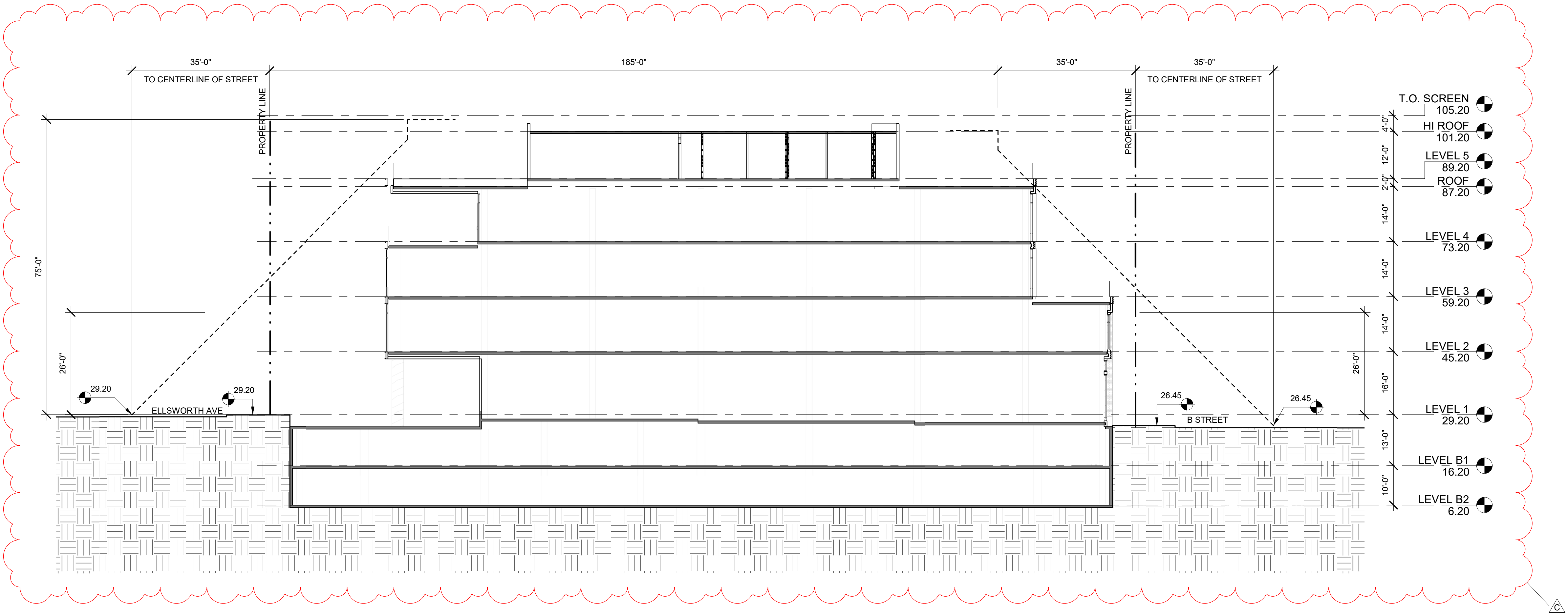
PROJECT NUMBER
16010.00

SHEET TITLE
BUILDING SECTIONS

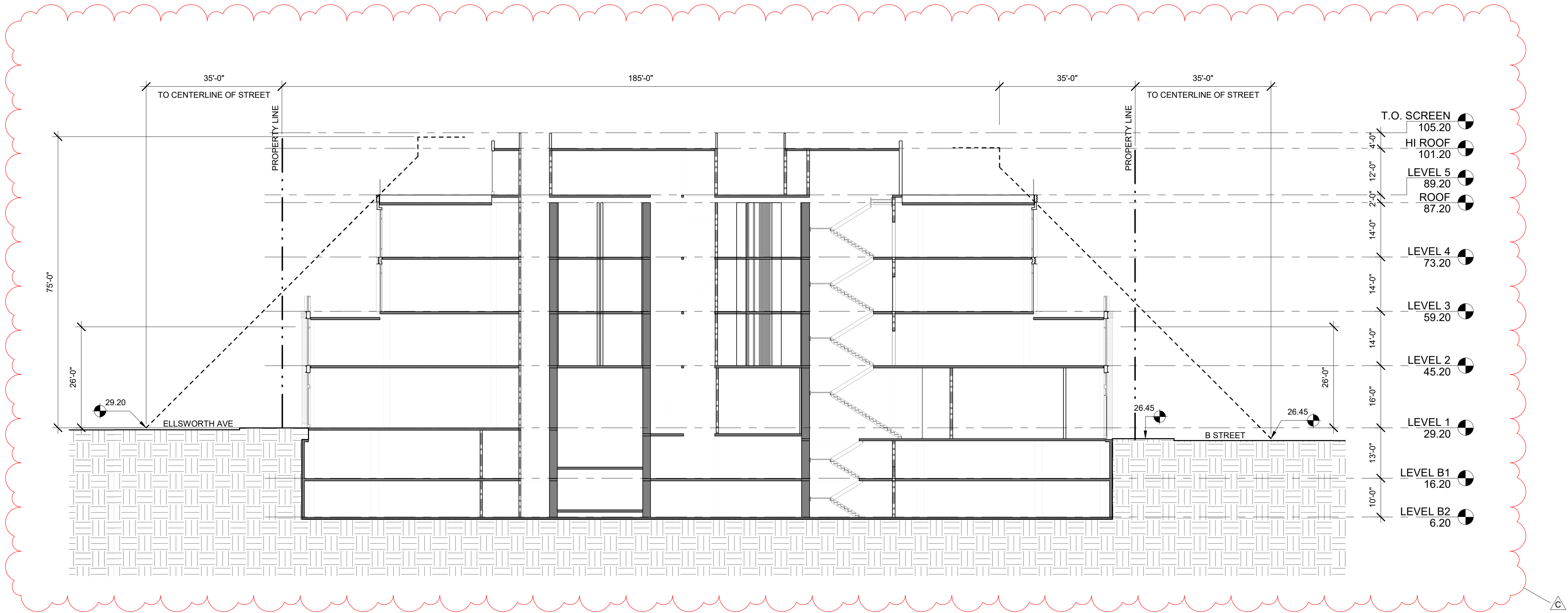
SCALE
1/16" = 1'-0"

SHEET NUMBER

A-321



Section 2
1/16" = 1'-0"



Section 1
1/16" = 1'-0"

ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-App Resubmittal
C	03/19/21	Pre-App Resubmittal

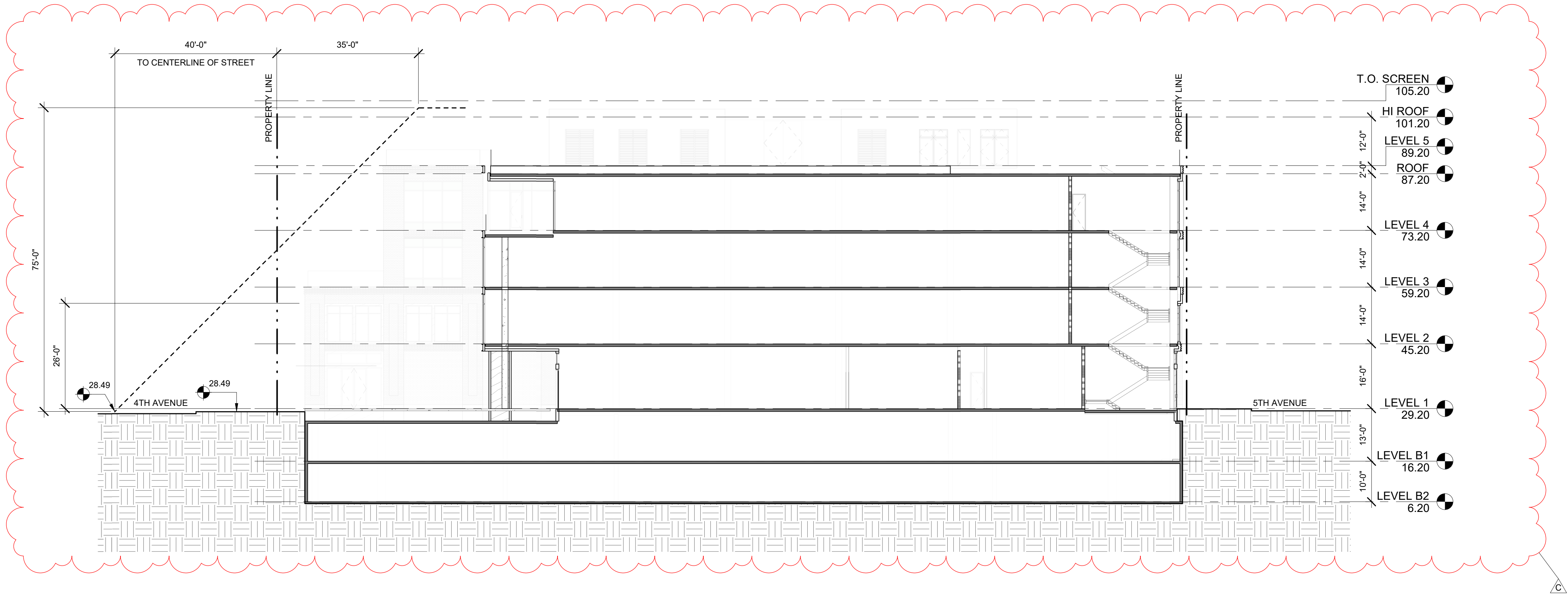
PROJECT NUMBER
16010.00

SHEET TITLE
BUILDING SECTIONS

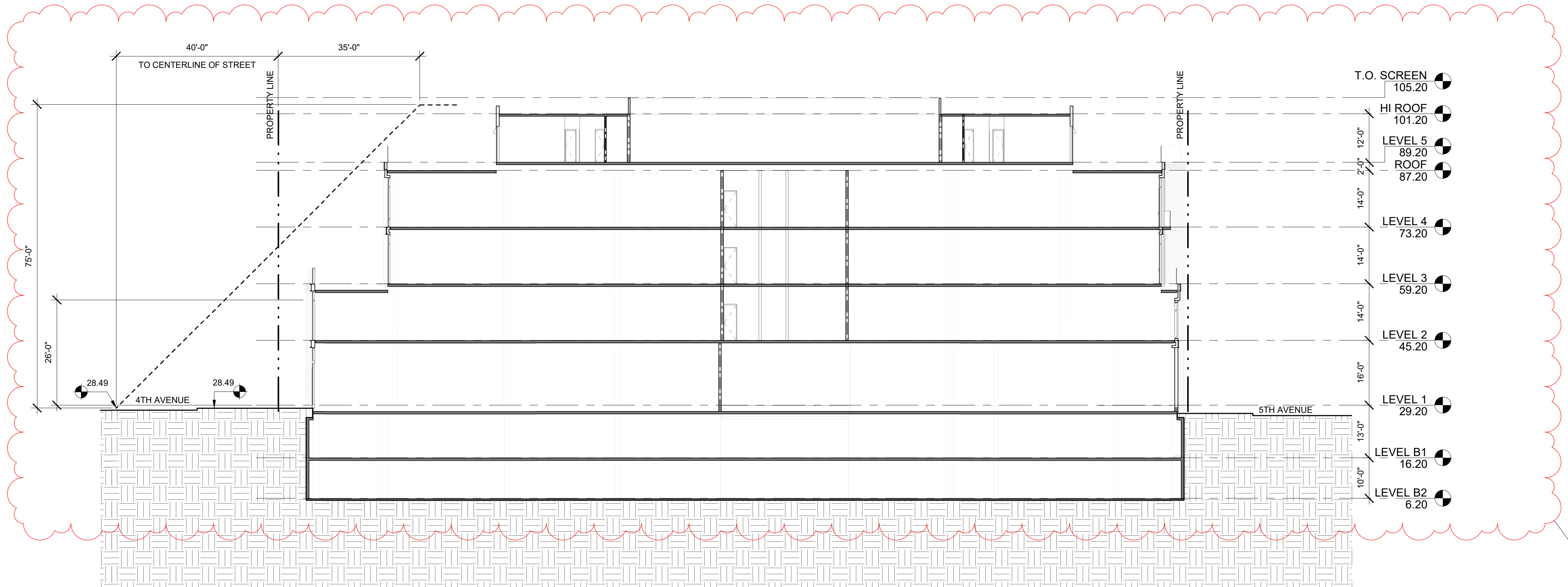
SCALE
1/16" = 1'-0"

SHEET NUMBER

A-322



② Section 4
1/16" = 1'-0"



① Section 3
1/16" = 1'-0"

ISSUES AND REVISIONS

No.	Date	Description
C	03/19/21	Pre-App Resubmittal

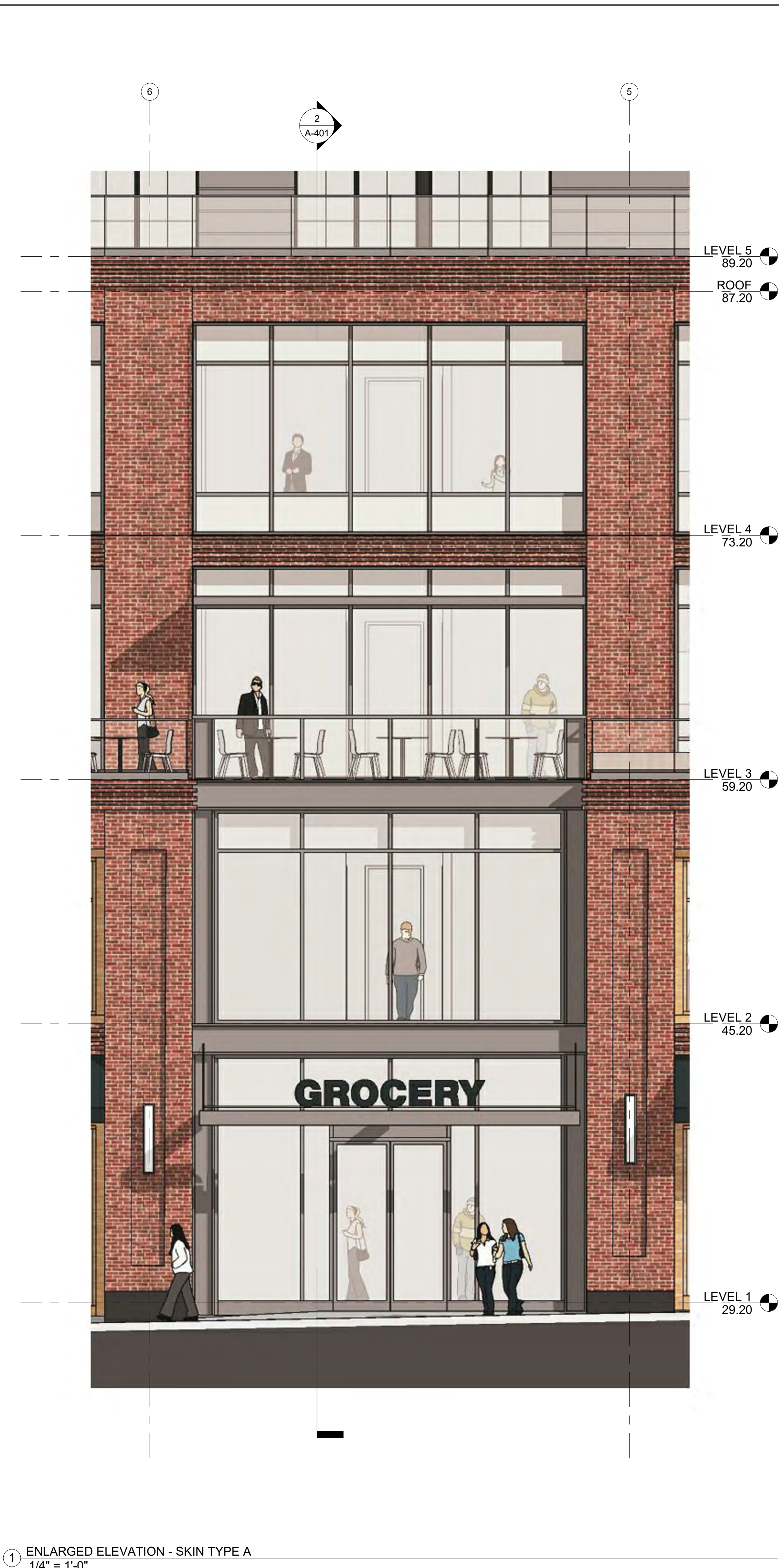
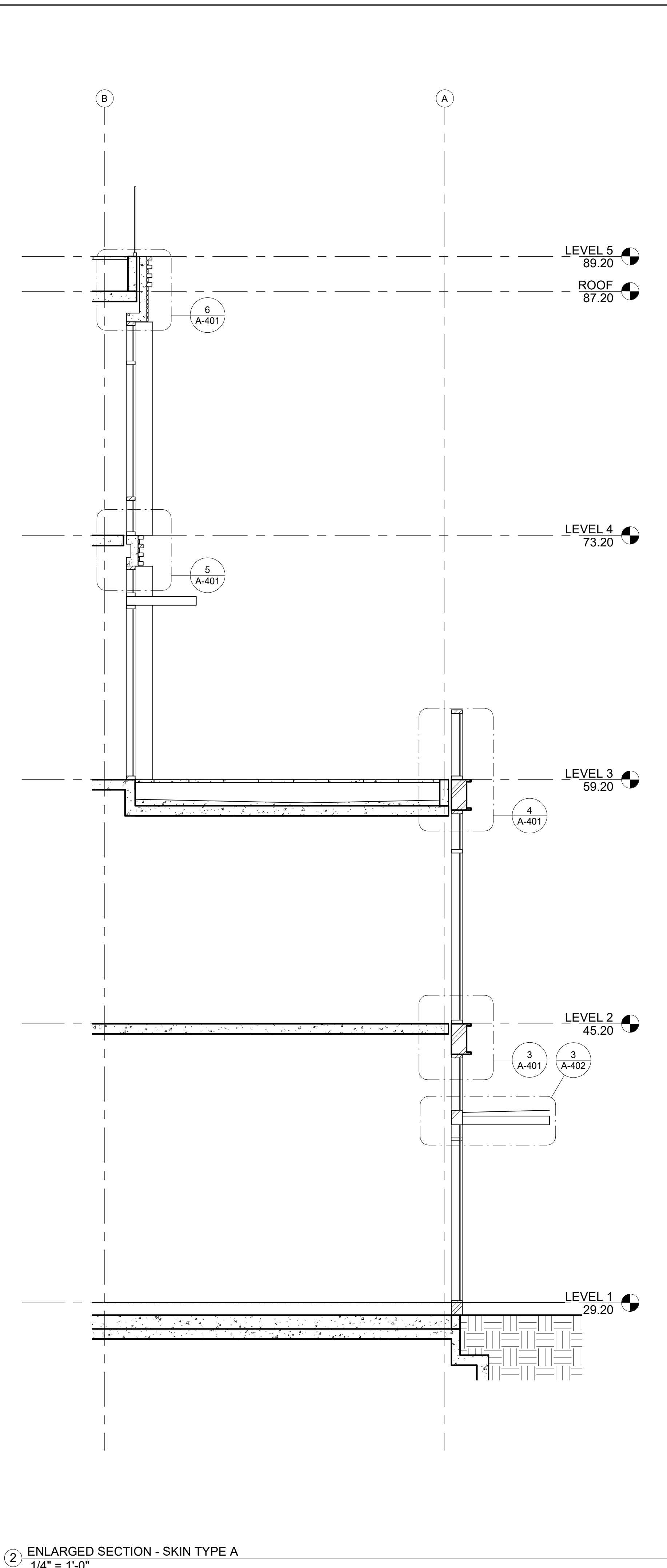
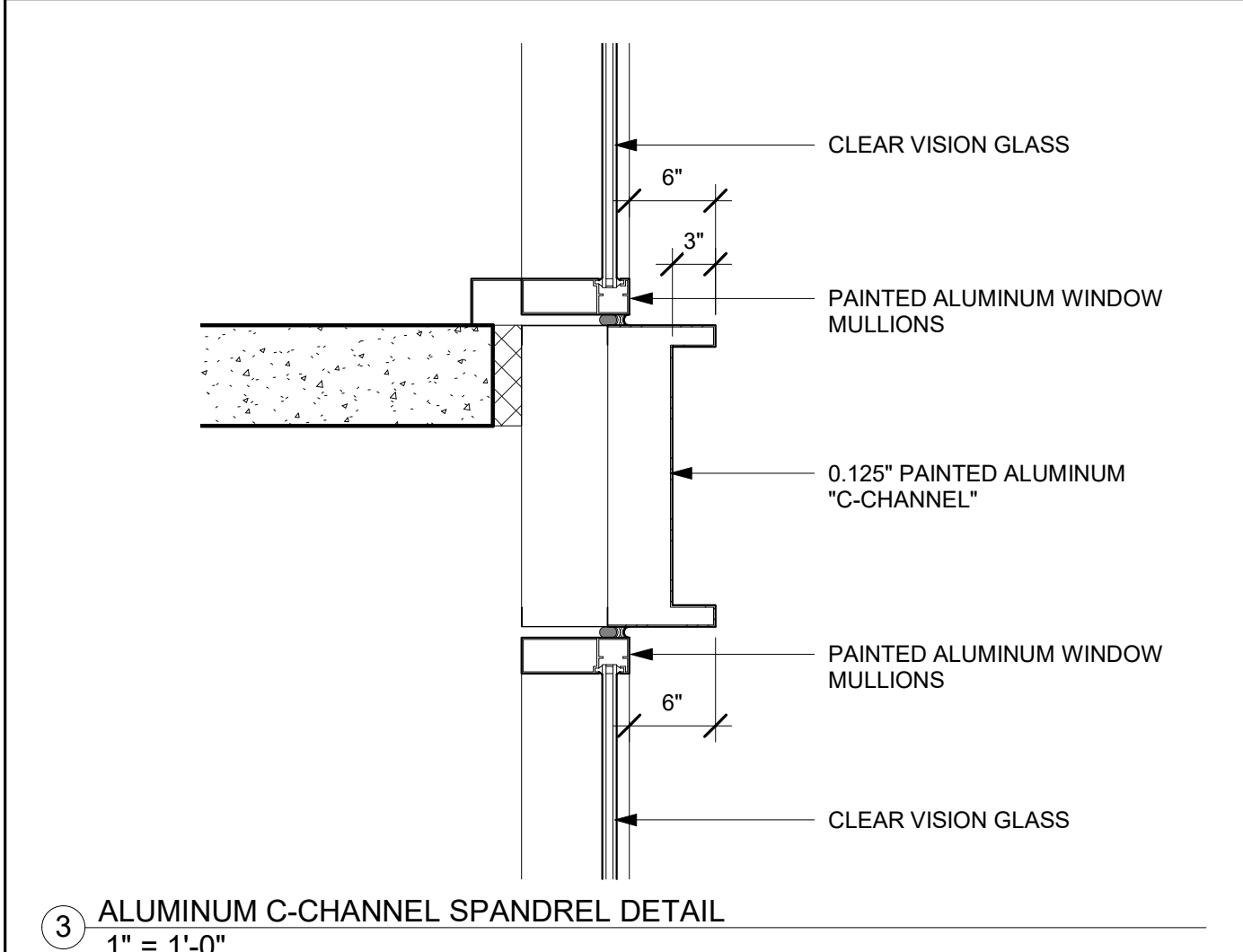
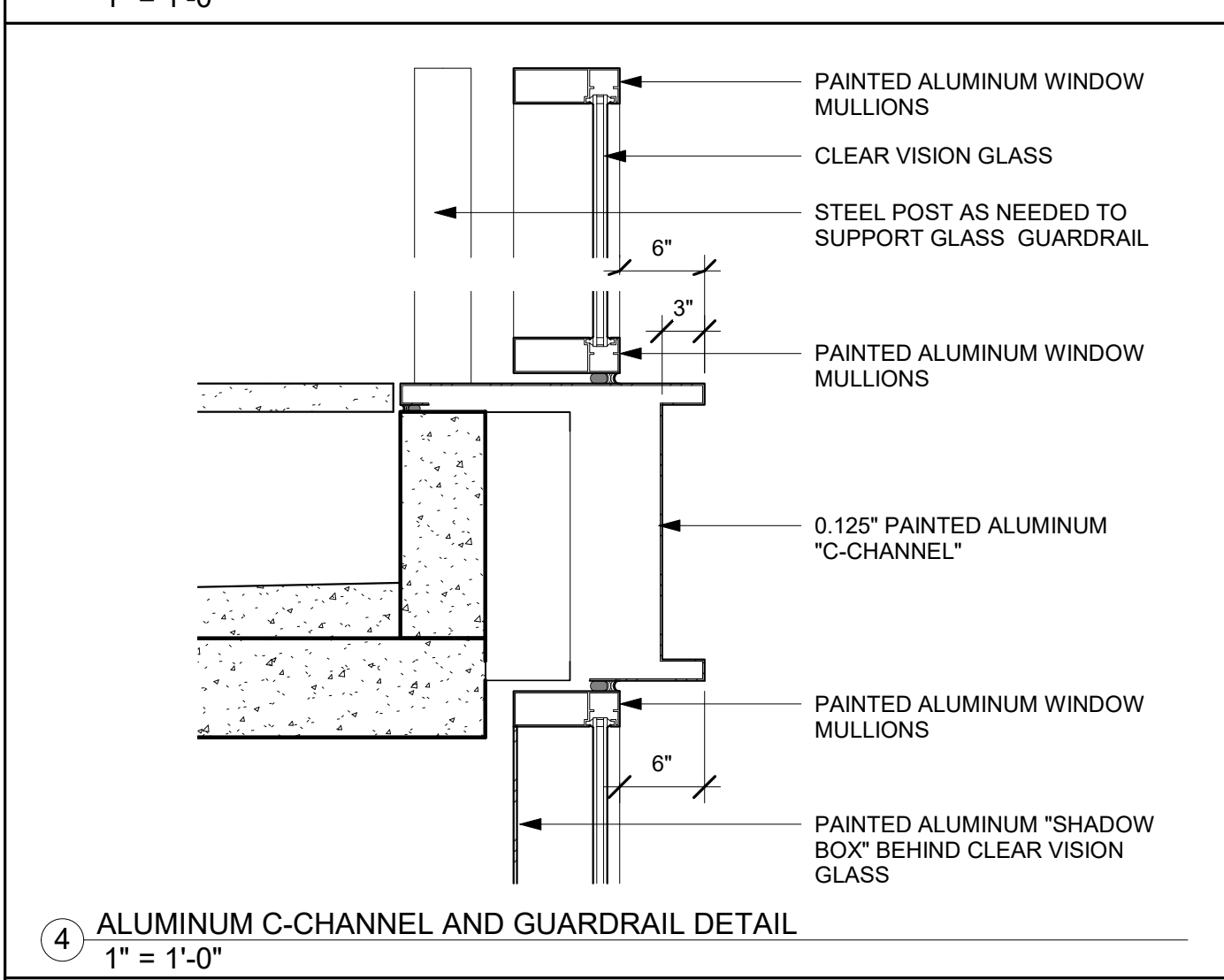
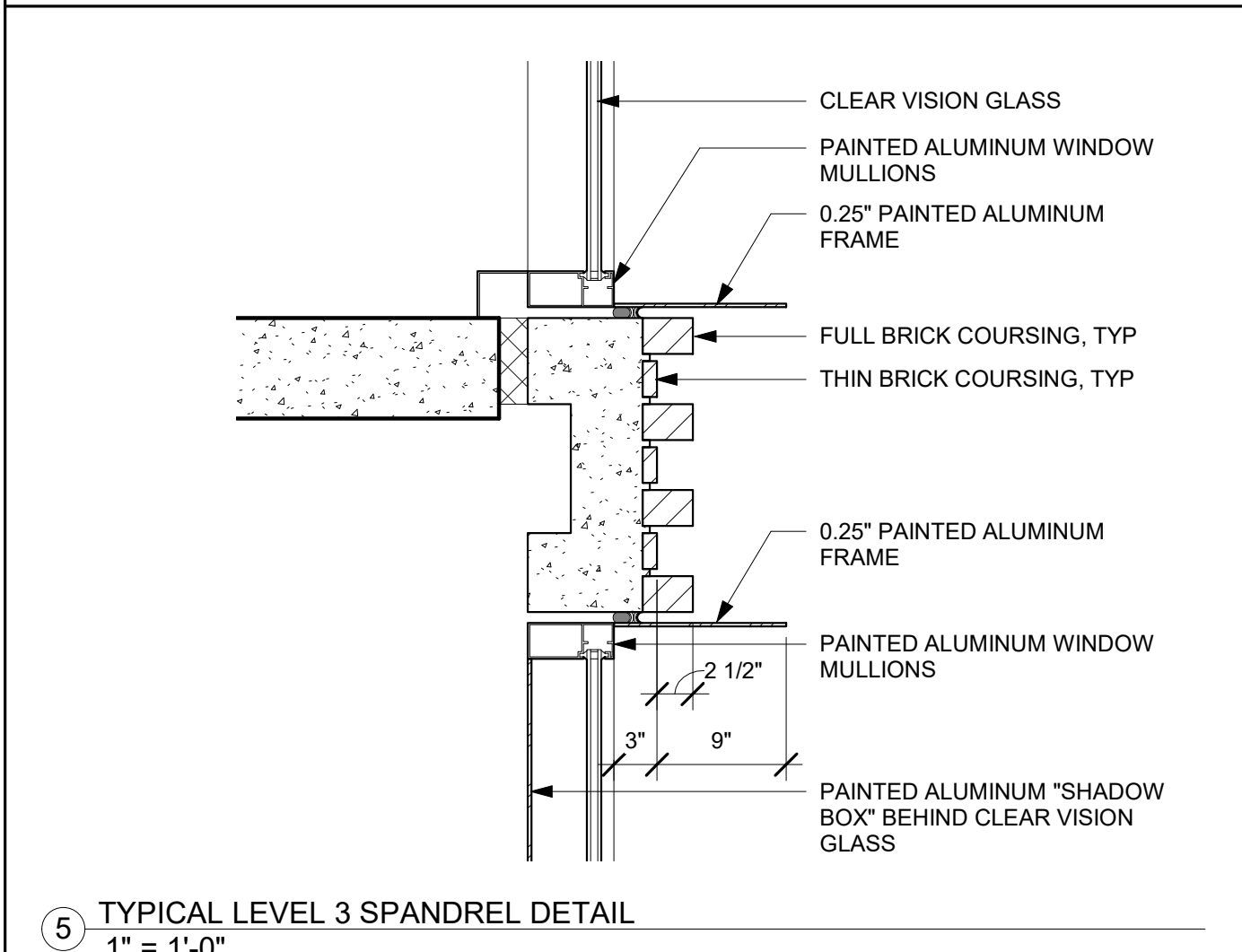
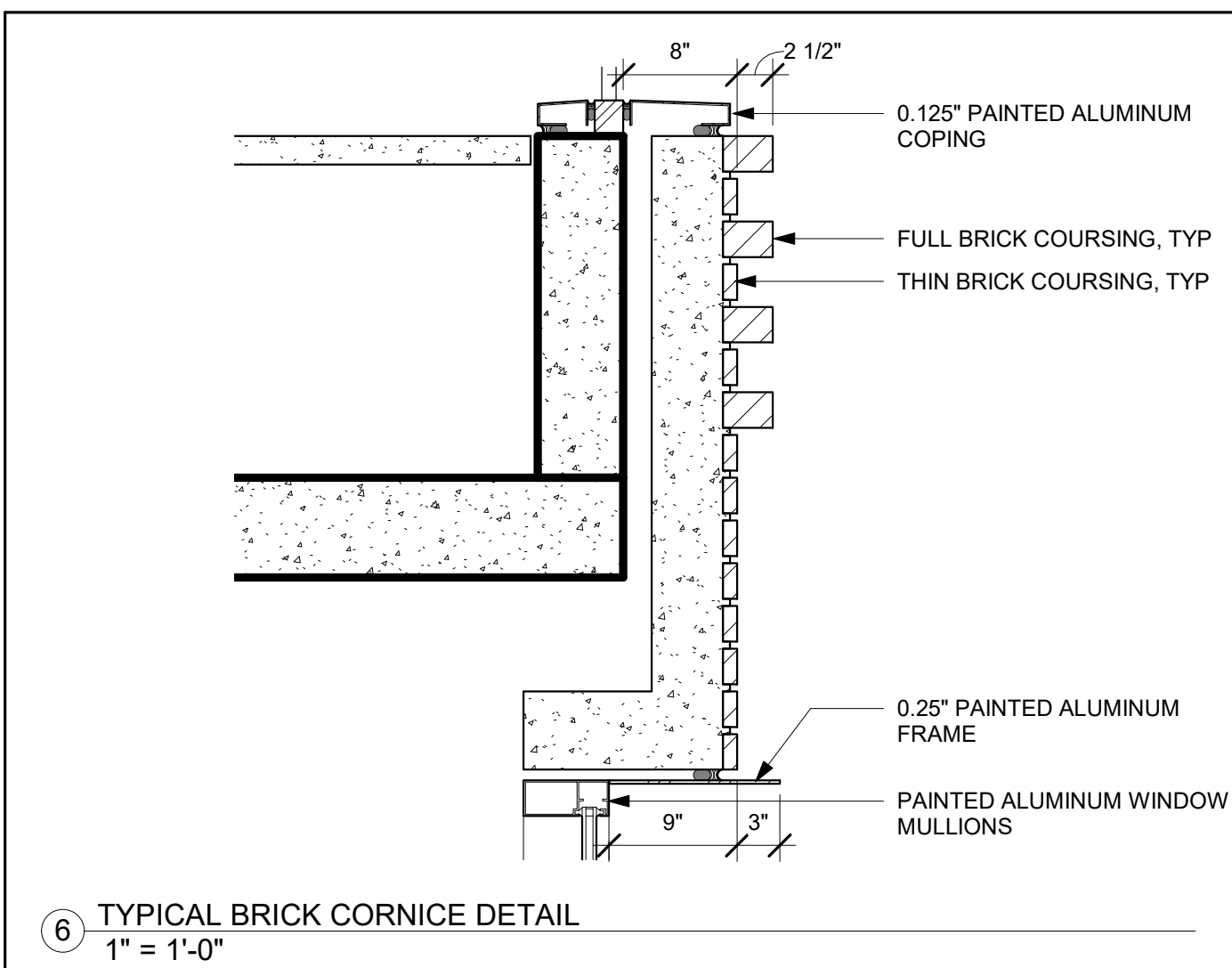
PROJECT NUMBER
16010.00

SHEET TITLE
ENLARGED ELEVATIONS AND SECTIONS

SCALE
As indicated

SHEET NUMBER

A-401



ISSUES AND REVISIONS

No.	Date	Description
C	03/19/21	Pre-App Resubmittal

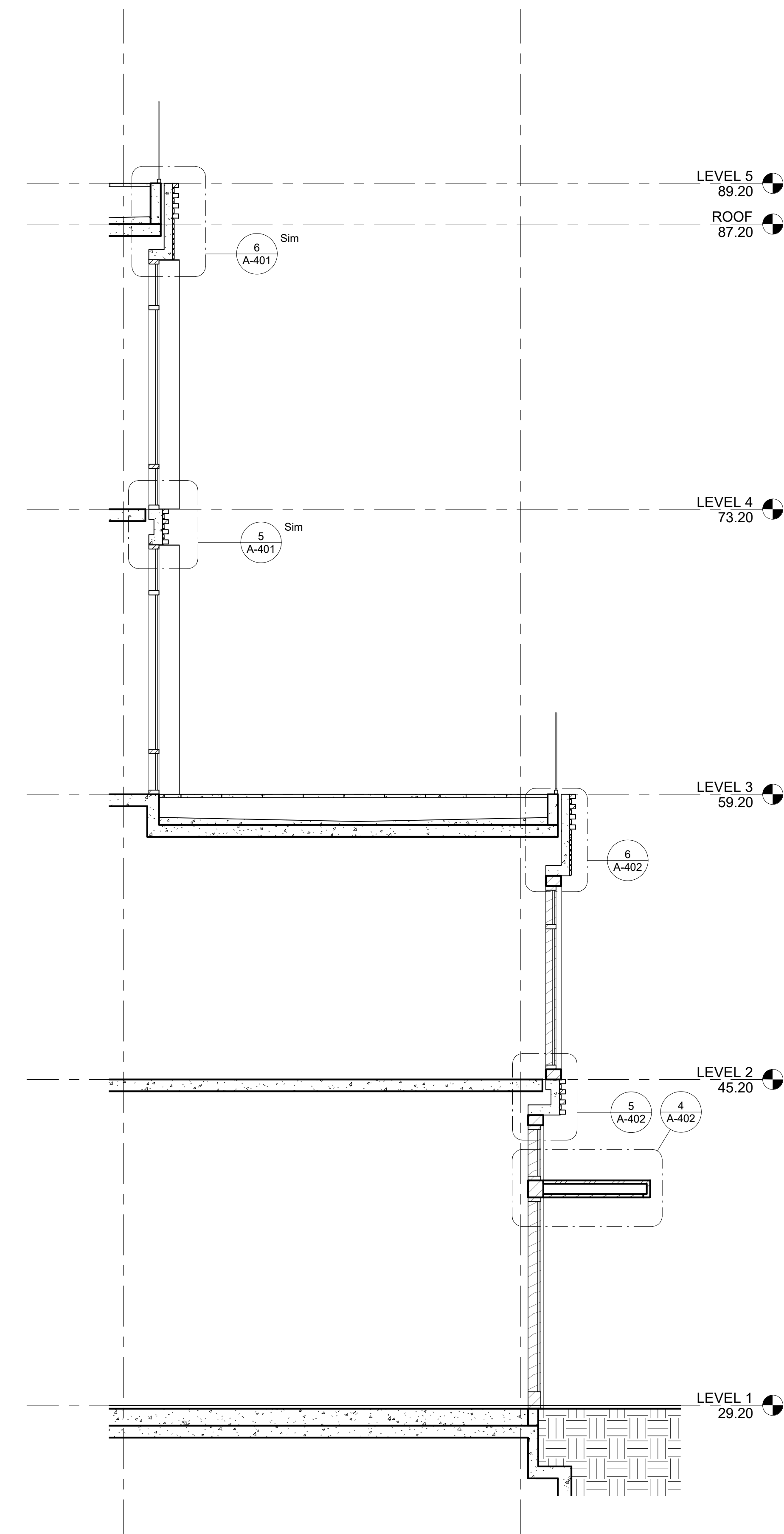
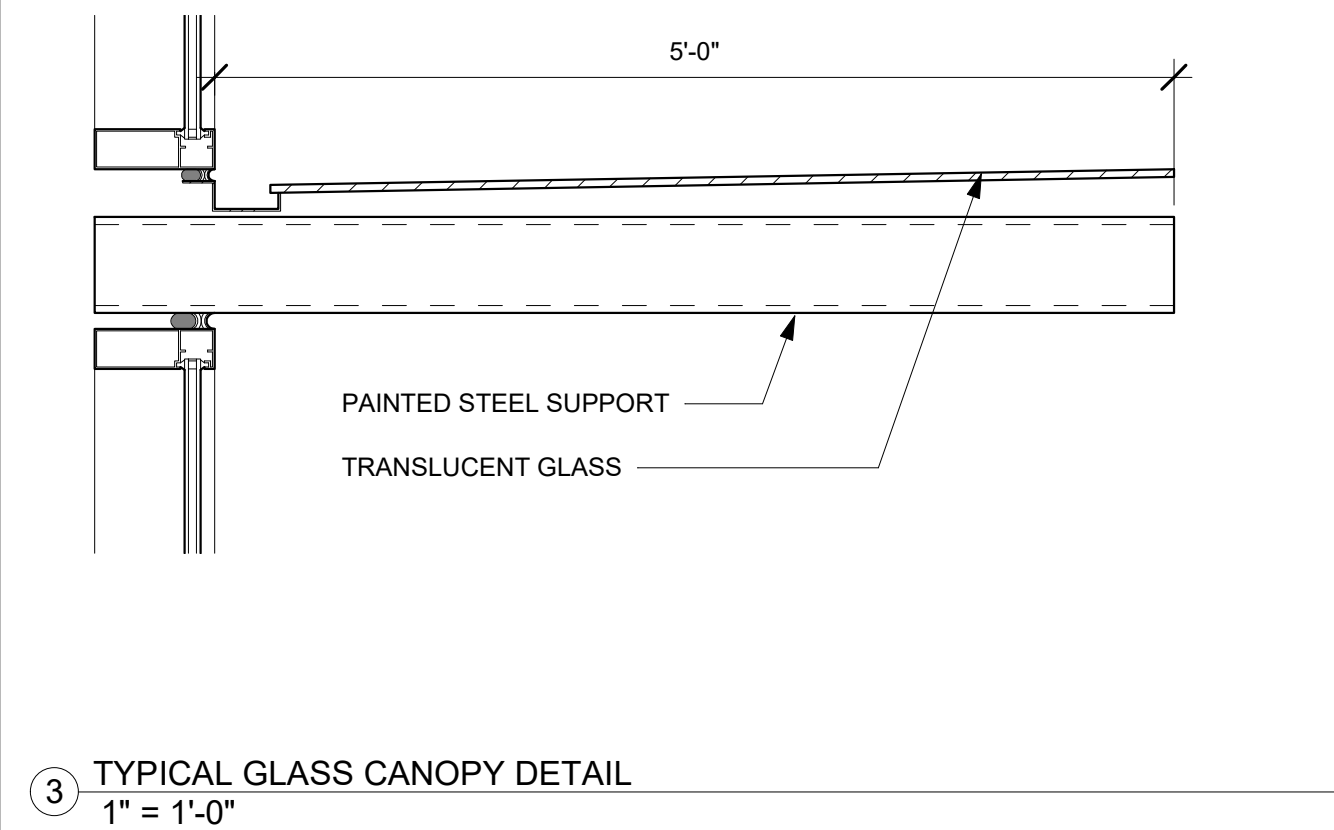
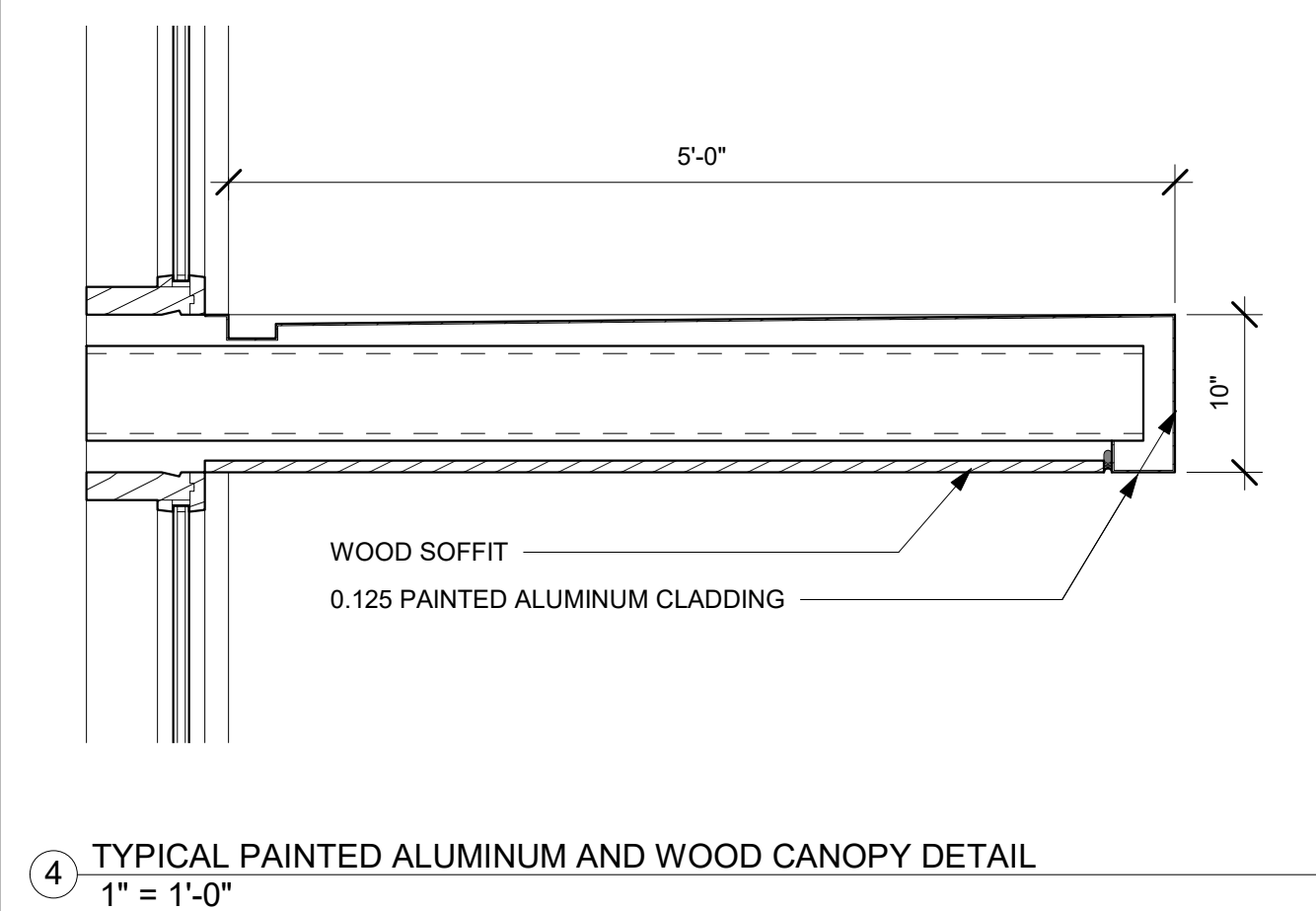
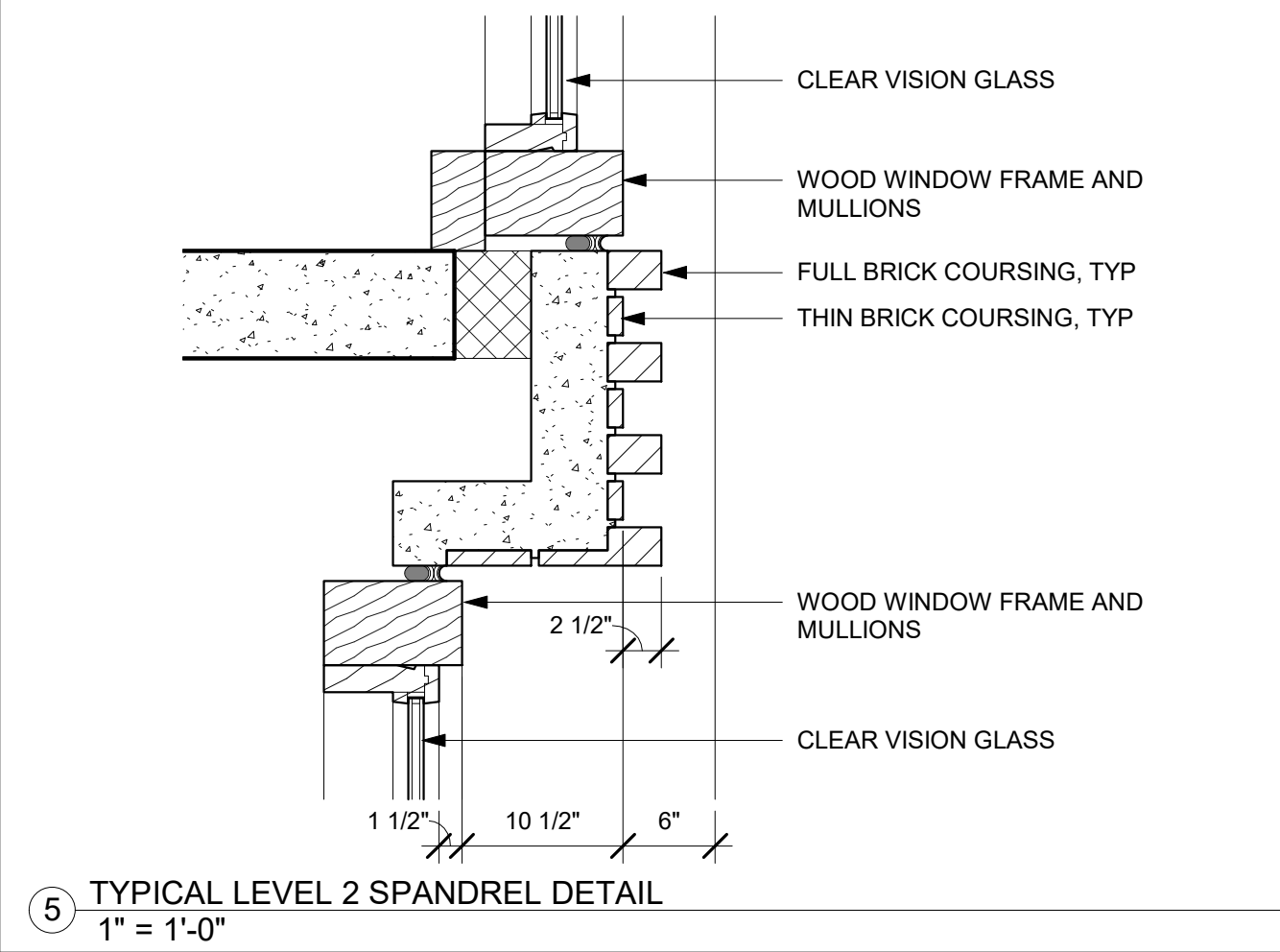
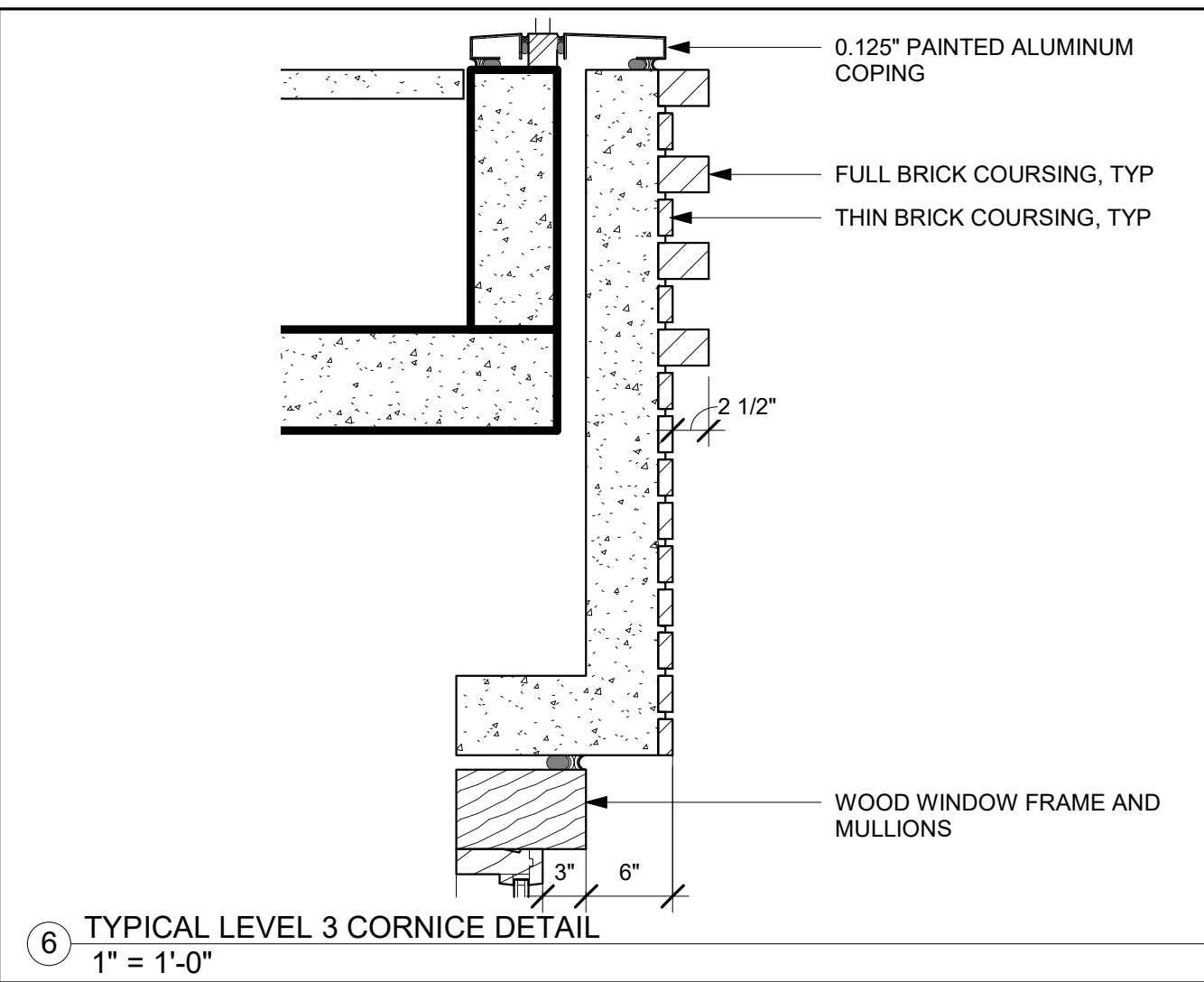
PROJECT NUMBER
16010.00

SHEET TITLE
ENLARGED ELEVATIONS AND SECTIONS

SCALE
As indicated

SHEET NUMBER

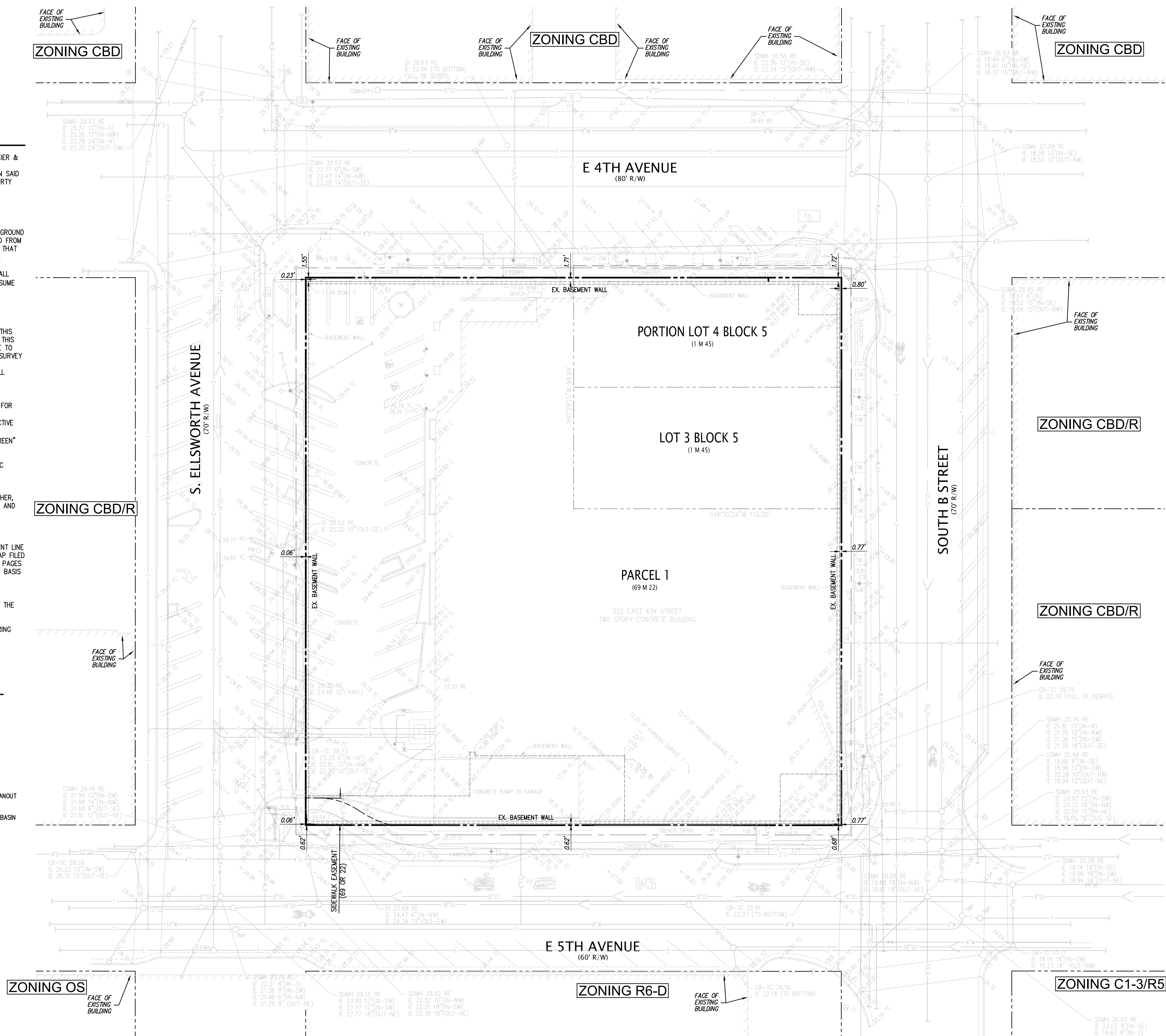
A-402





1. THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED, BY KIER & WRIGHT, FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY, OR TITLE DEFECTS NOT MENTIONED IN SAID DOCUMENTS AND THEREFORE NOT SHOWN ON THIS DRAWING. PROPERTY LINE PLOT ONLY (NO EASEMENTS SHOWN)
 2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
 4. A REQUEST WAS MADE TO PACIFIC GAS & ELECTRIC COMPANY FOR INFORMATION REGARDING THE LOCATION OF THEIR FACILITIES NEAR THIS SITE. AS OF DECEMBER 13, 2019, THEY HAD NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND ARE ABLE TO DELINEATE THESE FACILITIES, ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF THE UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
 5. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C0154G FOR COMMUNITY NUMBER 060328 (CITY OF SAN MATEO), WITH AN EFFECTIVE DATE OF APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONE "X NO SCREEN". ACCORDING TO FEMA THE DEFINITION OF ZONE "X NO SCREEN" IS: AREAS OF MINIMAL FLOOD HAZARD
- INFORMATION WAS OBTAINED FROM THE CITY OF SAN MATEO, PUBLIC WORKS DEPARTMENT ON DECEMBER 17, 2019.
6. BENCHMARK:
CITY OF SAN MATEO BENCHMARK 082-001; RAMSET NAIL AND WASHER, TOP OF CURB WESTERLY END AND WESTERLY RETURN AT B STREET AND 4TH AVENUE.
ELEVATION: 26.693 DATUM: SAN MATEO DATUM +100
 7. BEAS OF BEARINGS:
THE BEARING OF SOUTH 48° 30' 00" WEST TAKEN ON THE MONUMENT LINE OF EAST FOURTH AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JUNE 10, 1996, IN BOOK 69 OF PARCEL MAPS AT PAGES 22, NO. 350 OF SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
 8. CORNER RECORD NOTE:
THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE IDENTIFICATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

	BUILDING LINE
	MONUMENT LINE
	CONCRETE/BLOCK/RETAINING WALL
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	DRIVEWAY
	EASEMENT LINE
	ELECTRIC LINE
	FENCE LINE
	LINE-VALVE & METER
	LOT LINE
	MONUMENT/MONUMENT LINE
	PROPERTY LINE
	SANITARY SEWER LINE-MANHOLE & CLEANOUT
	SIDEWALK
	SPOT ELEVATION
	STORM DRAIN LINE-MANHOLE & CATCH BASIN
	TELEPHONE LINE
	WATER LINE & VALVE
	ACCESSIBLE PARKING SYMBOL
	ANODE
	BACKFLOW PREVENTION DEVICE
	ELECTROLUER
	FIRE HYDRANT
	GAS METER
	TRANSFORMER
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGN
	TREE
	UTILITY BOX
	WATER VALVE



C1.00



ISSUES AND REVISIONS

No.	Date	Description
A	05/05/2020	Pre-Application Set
-	10/21/2020	Pre-App Resubmittal
-	03/19/2021	Pre-App Resubmittal

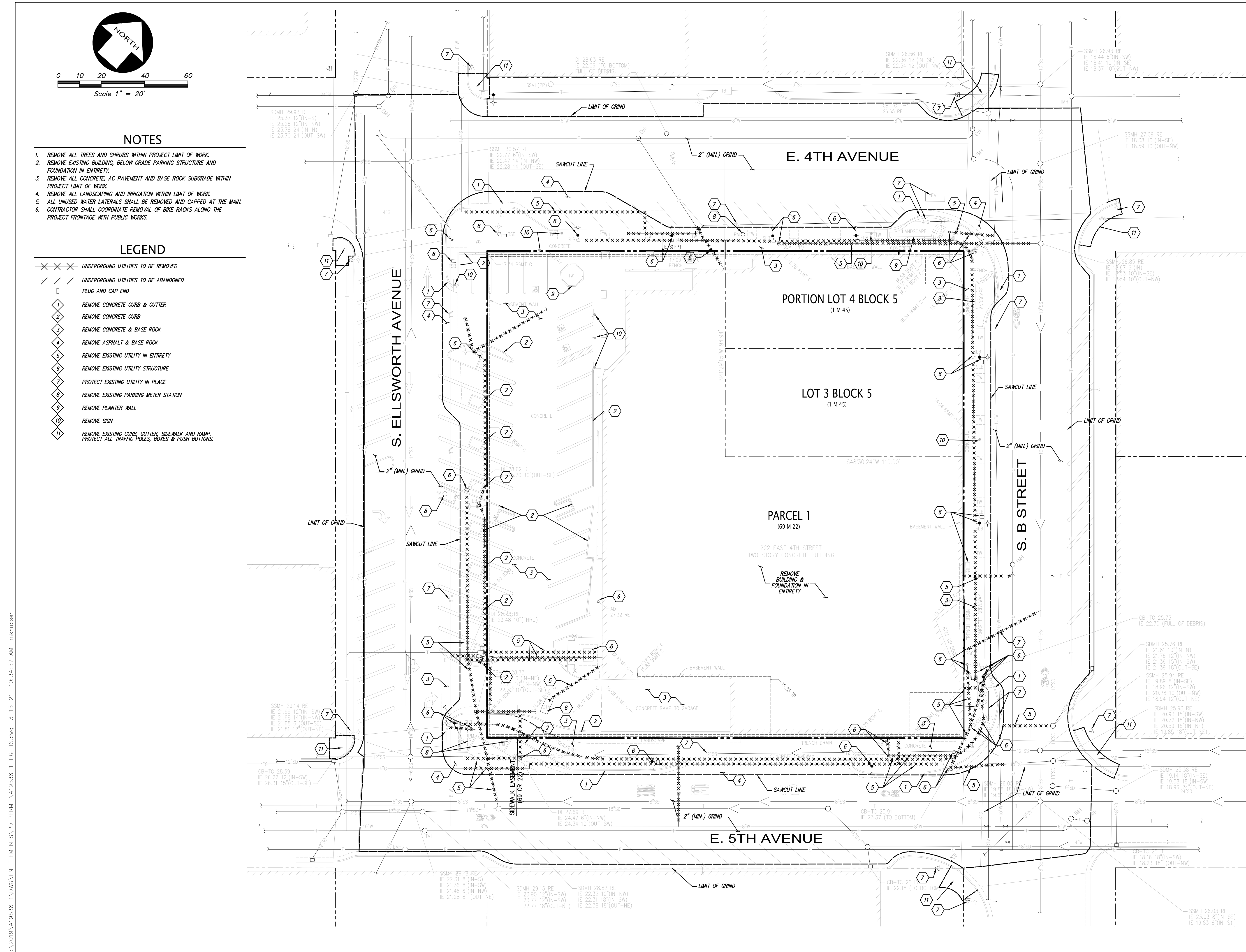
PROJECT NUMBER
A19538-1

SHEET TITLE
**DEMOLITION
PLAN**

SCALE
AS SHOWN

SHEET NUMBER

C1.01



ISSUES AND REVISIONS

No.	Date	Description
A	05/05/2020	Pre-Application Set
-	10/21/2020	Pre-App Resubmittal
-	03/19/2021	Pre-App Resubmittal

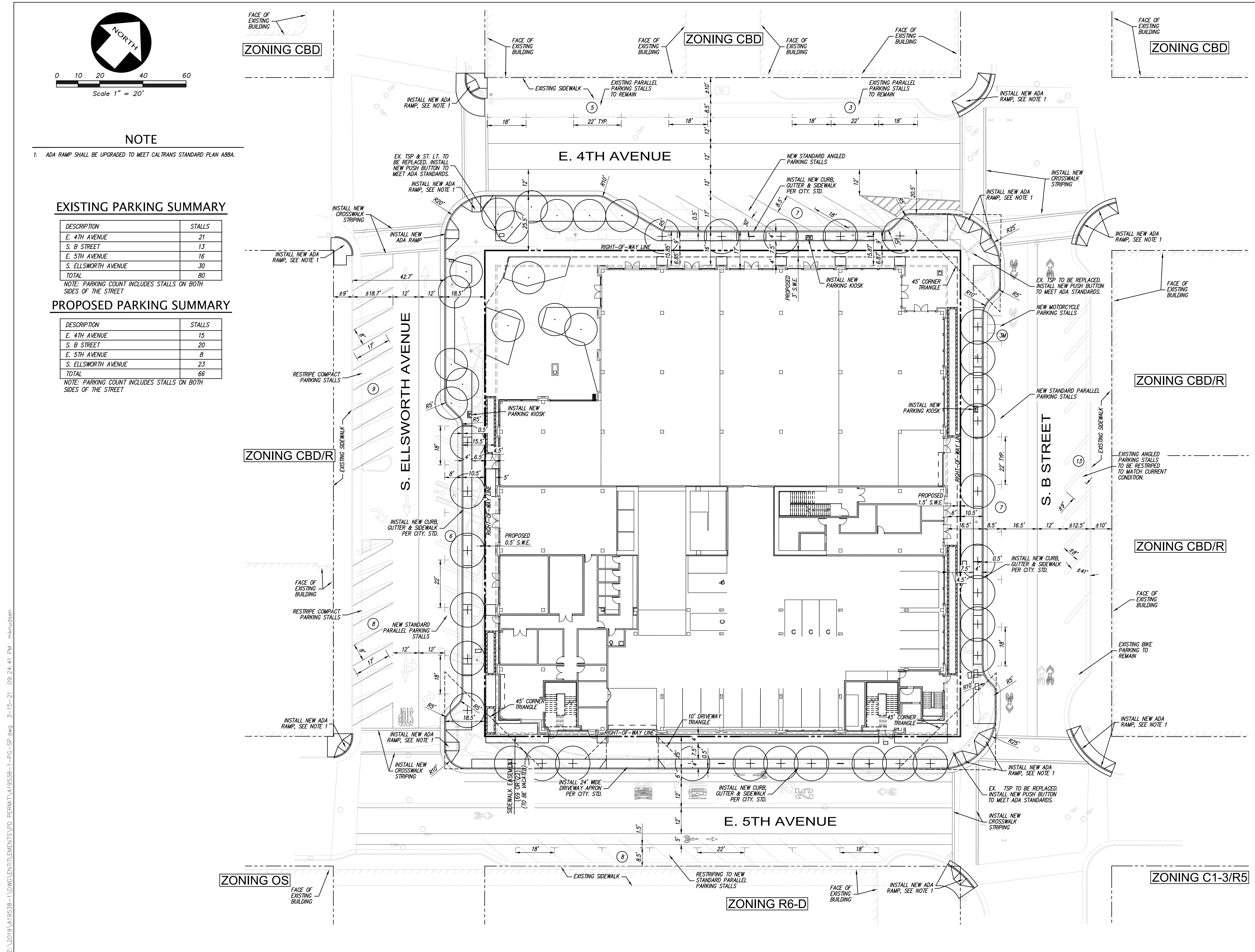
PROJECT NUMBER
A19538-1

SHEET TITLE
PRELIMINARY
STREET
LAYOUT PLAN

SCALE
AS SHOWN

SHEET NUMBER

C2.00



ISSUES AND REVISIONS

No.	Date	Description
A	5/5/2020	Pre-Application Set
-	10/21/2020	Pre-App Resubmittal

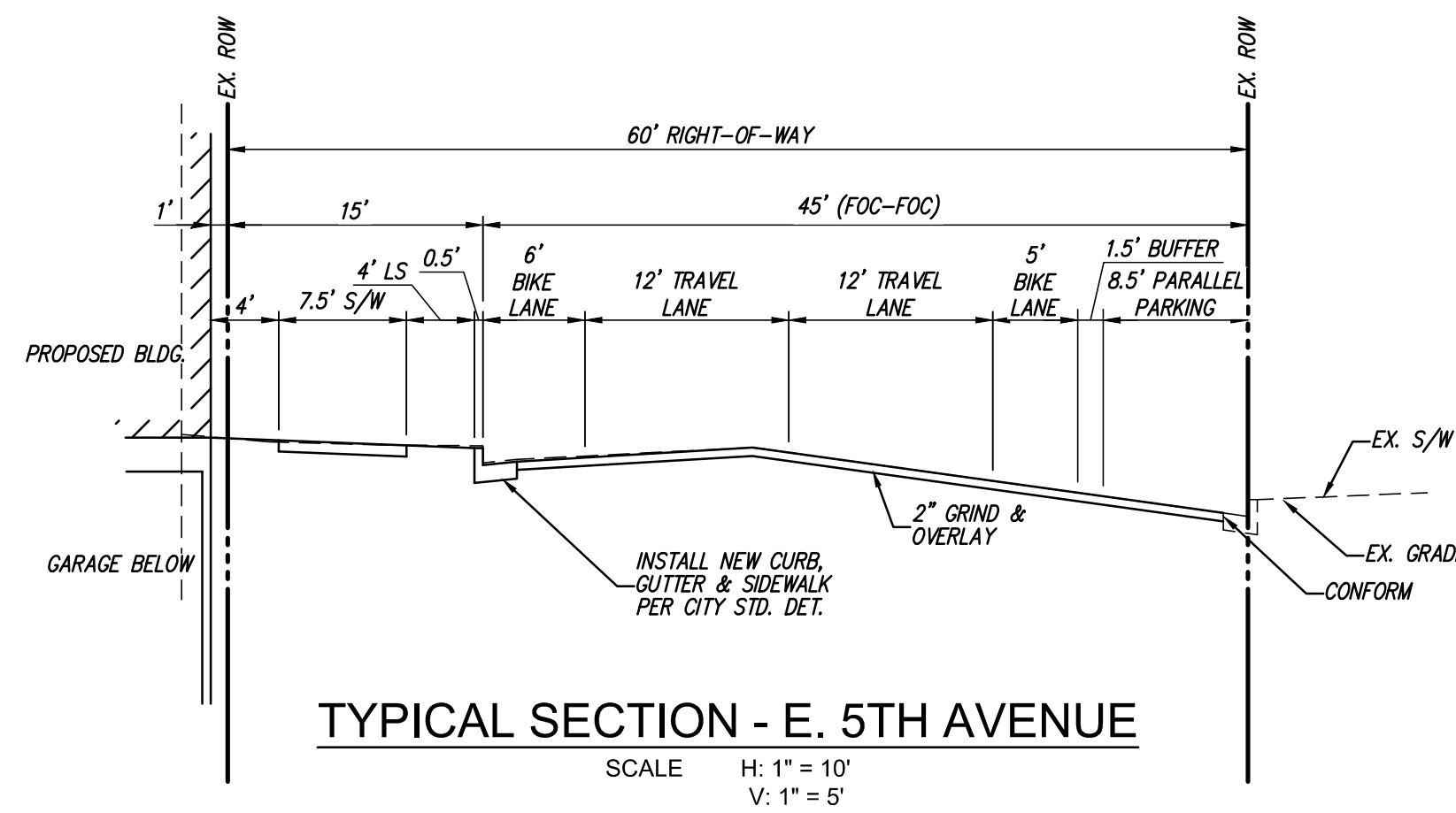
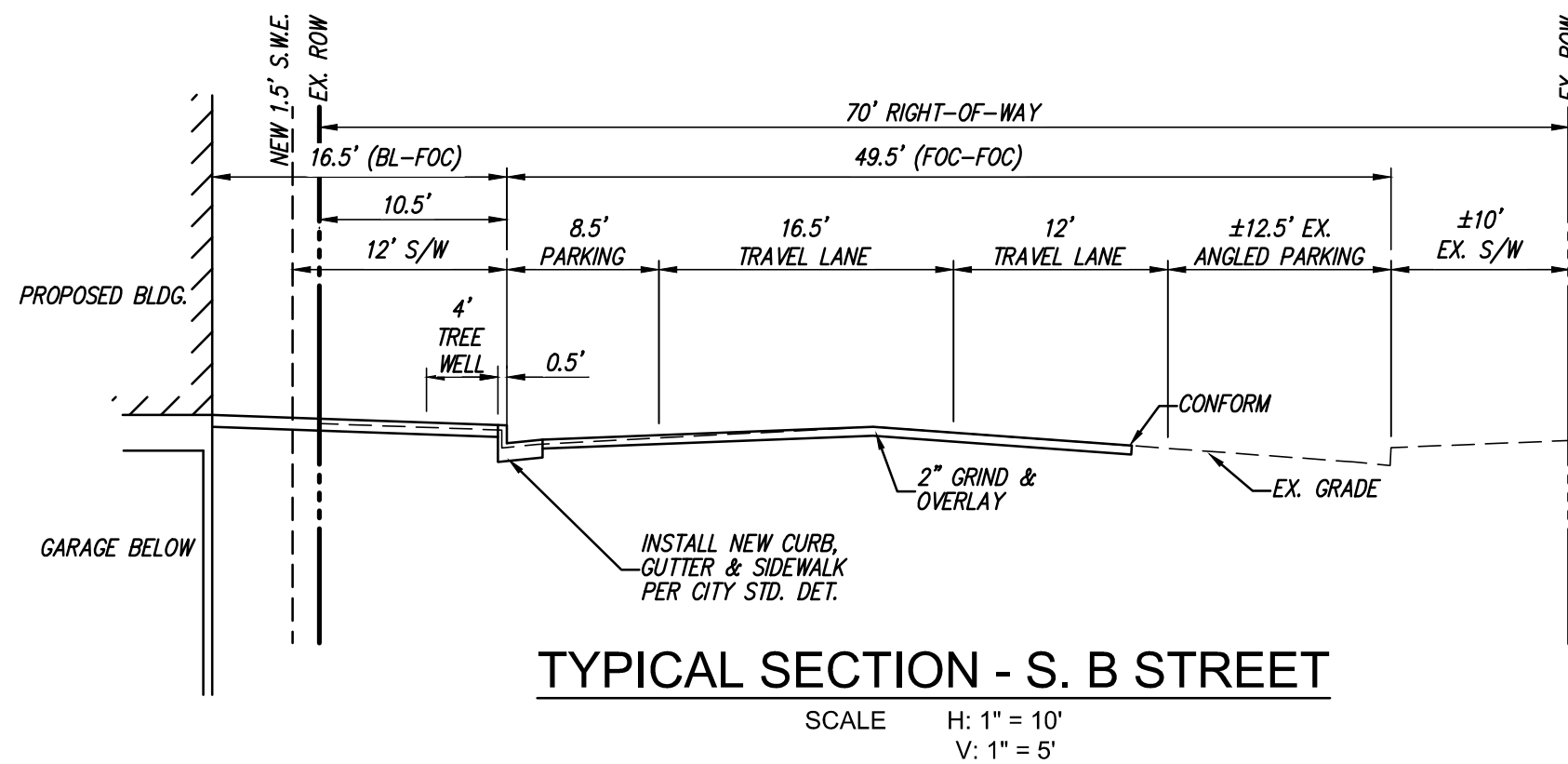
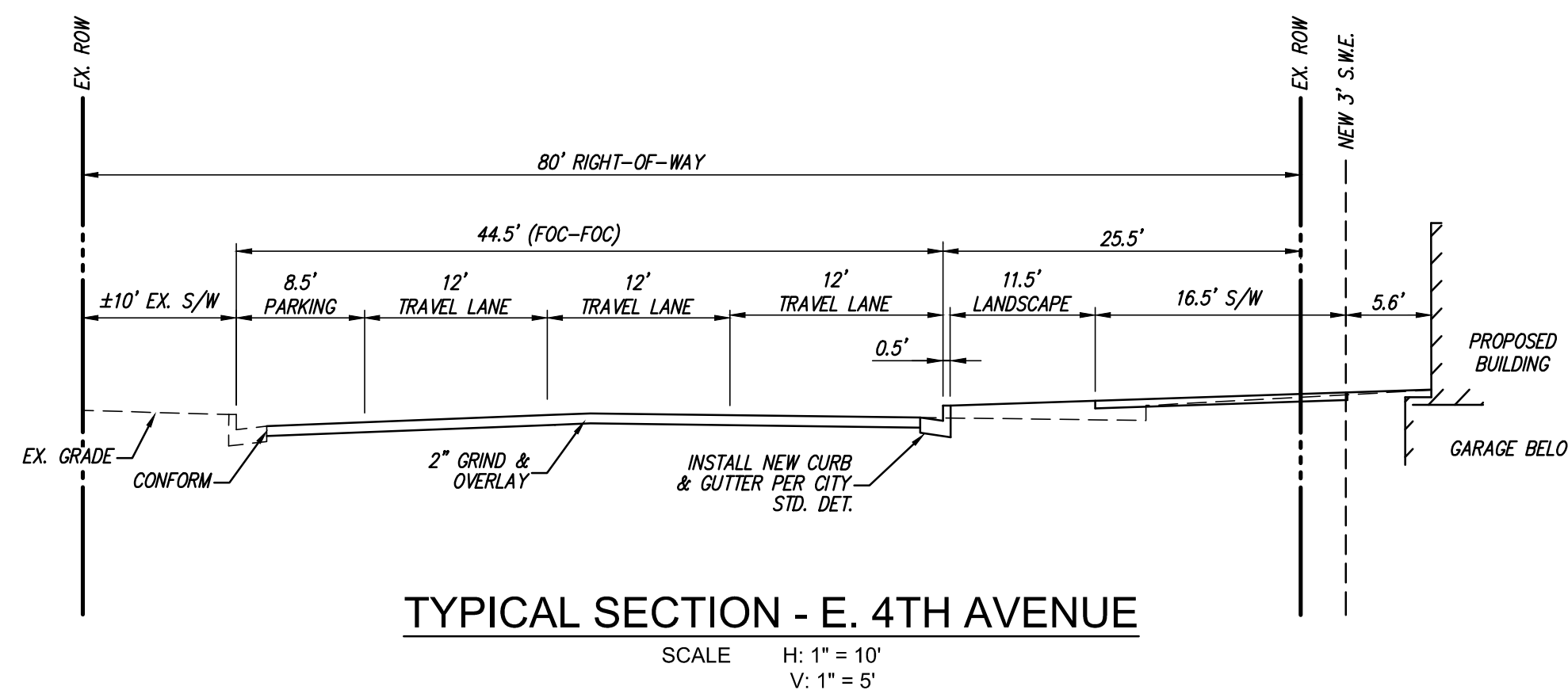
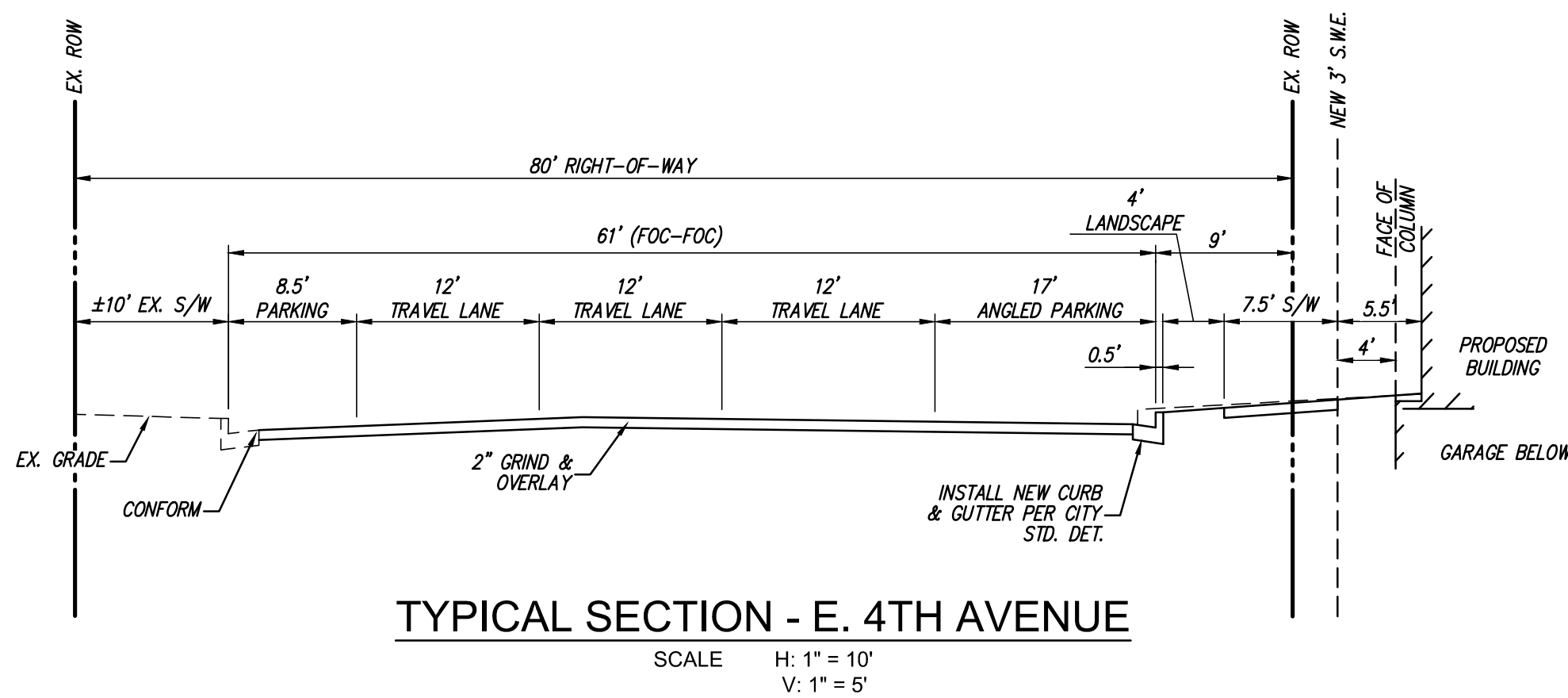
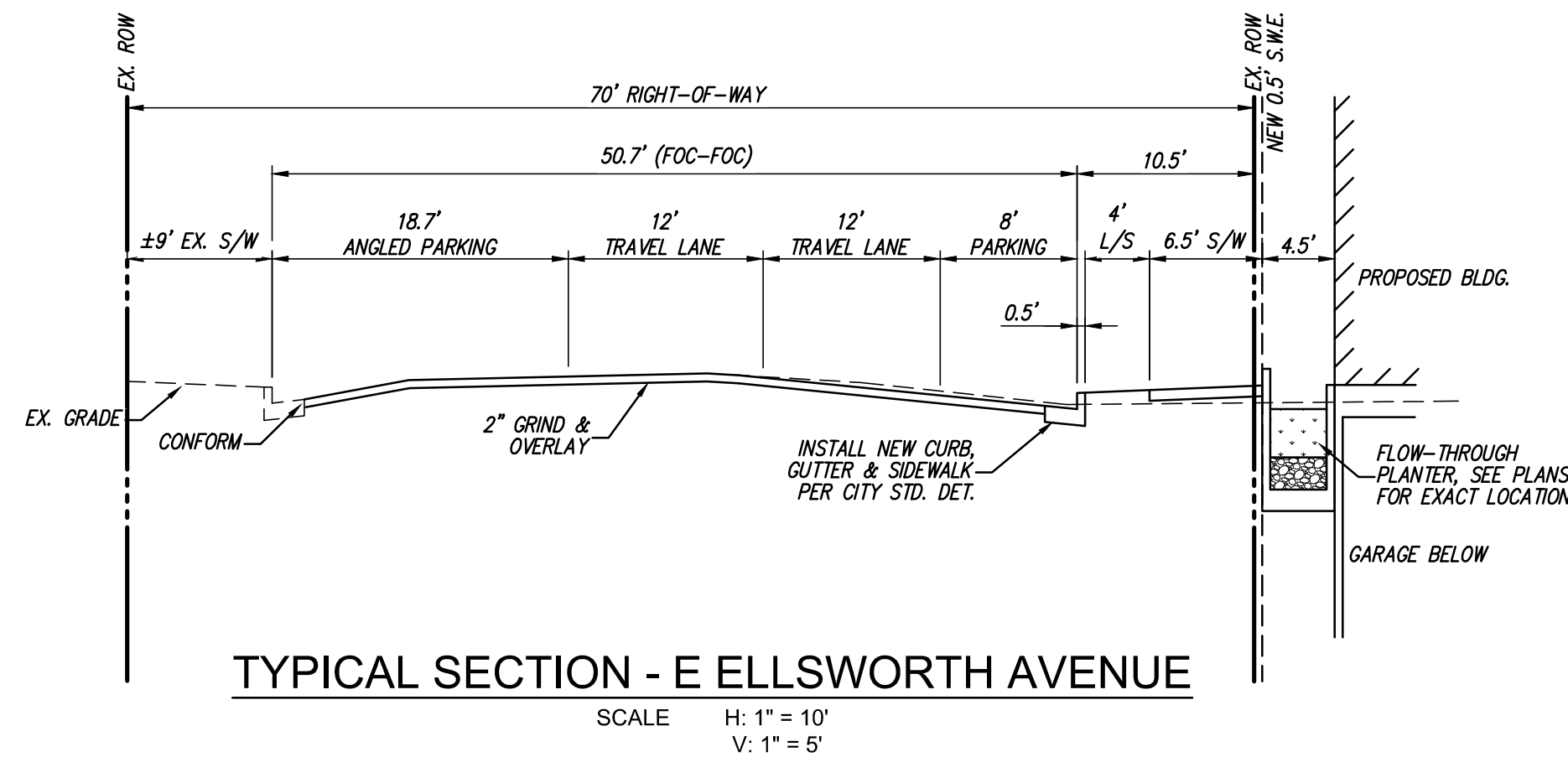
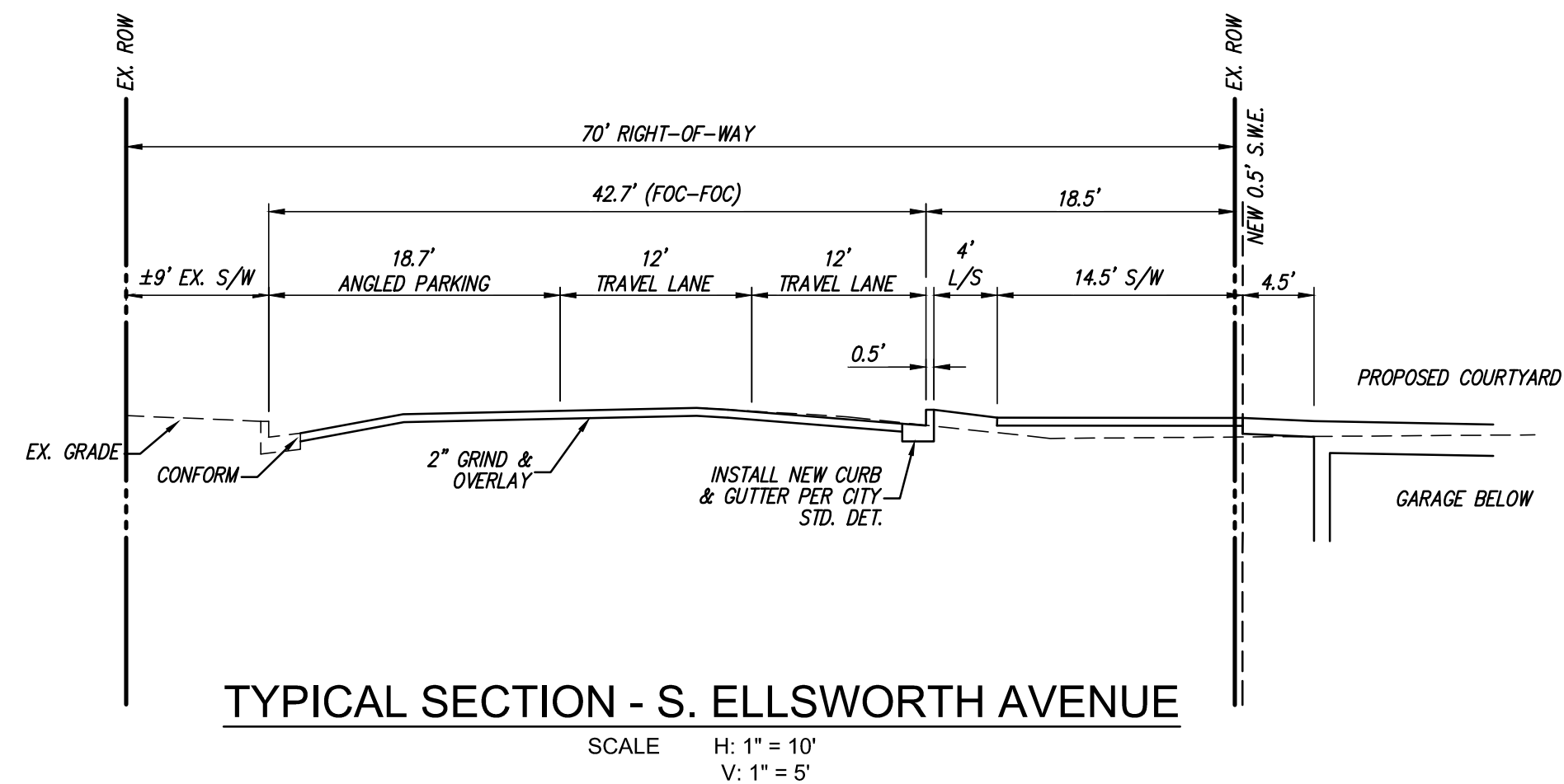
PROJECT NUMBER
A19538-1

SHEET TITLE
**TYPICAL
SECTIONS**

SCALE
AS SHOWN

SHEET NUMBER

C2.01





ISSUES AND REVISIONS

No.	Date	Description
A	05/05/2020	Pre-Application Set
-	10/21/2020	Pre-App Resubmittal
-	03/19/2021	Pre-App Resubmittal

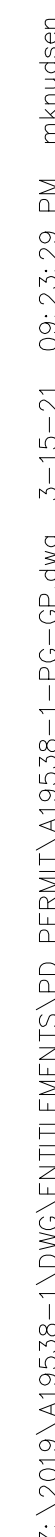
PROJECT NUMBER
A19538-1

SHEET TITLE
**PRELIMINARY
GRADING,
DRAINAGE
PLAN**

SCALE
AS SHOWN

SHEET NUMBER

C3.00



EXISTING PROJECT SEWER FLOWS

COMMERCIAL: $0.00685\text{CFS}/\text{ACRE} \times 1.377\text{AC} = 0.0094\text{ CFS}$
 $0.0094\text{ CFS} = 6,075\text{ GAL/DAY}$
TOTAL: 6,075 GAL/DAY (DRY CONDITIONS)
PEAK TOTAL: $6,075 \times 2.5 = 15,188\text{ GAL/DAY}$

* PER CITY OF SAN MATEO SSMP ELEMENT 5 - DESIGN & PERFORMANCE STANDARDS.

PROPOSED PROJECT SEWER FLOWS

COMMERCIAL: $0.00685\text{CFS}/\text{ACRE} \times 3.389\text{AC} = 0.0232\text{ CFS}$
 $0.0232\text{ CFS} = 14,995\text{ GAL/DAY}$
TOTAL: 14,995 GAL/DAY (DRY CONDITIONS)
PEAK TOTAL: $14,995 \times 2.5 = 37,488\text{ GAL/DAY}$

* PER CITY OF SAN MATEO SSMP ELEMENT 5 - DESIGN & PERFORMANCE STANDARDS.

NET PROJECT SEWER FLOWS

NET TOTAL: $14,995 - 6,075 = 8,920\text{ GAL/DAY}$
 $8,920\text{ GAL/DAY}$ (DRY CONDITIONS)
NET PEAK TOTAL: $37,488 - 15,188 = 22,300\text{ GAL/DAY}$
 $22,300\text{ GAL/DAY}$ (PEAK CONDITIONS)

PROPOSED PROJECT WATER FLOWS

OFFICE: $(14,995\text{ GAL/DAY}) / 0.95 = 15,784\text{ GAL/DAY}$
TOTAL: 15,784 GAL/DAY (DRY CONDITIONS)
PEAK TOTAL: $15,784 \times 2.5 = 39,460\text{ GAL/DAY}$

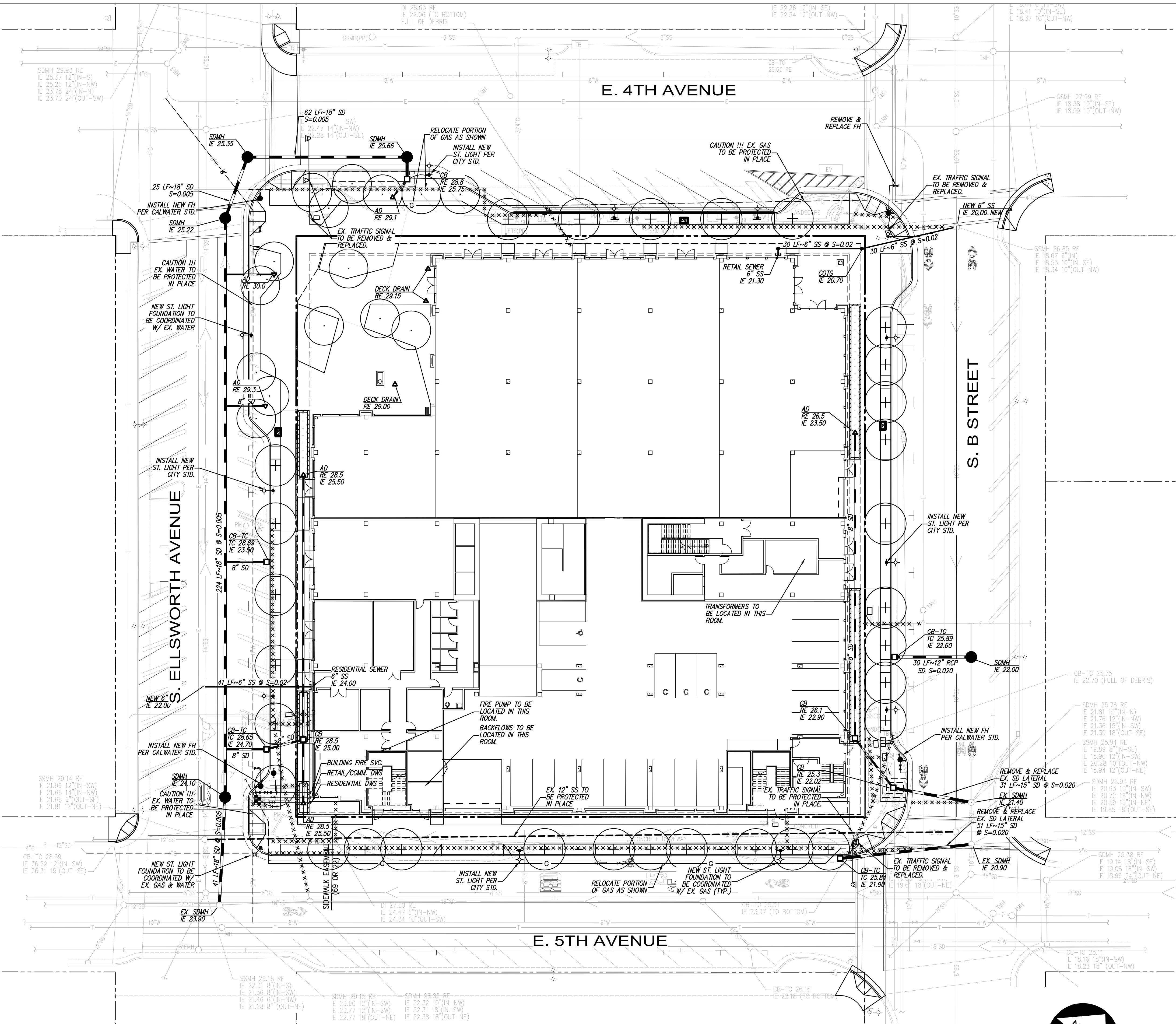
* VALUES ARE BASED ON THE ASSUMPTION THAT 90% OF POTABLE WATER USAGE ENTERS THE PUBLIC SANITARY SEWER

NOTE:

1. GAS METERS SHALL BE LOCATED WITHIN THE BUILDING.
2. ALL HYDRANTS ALONG THE PROJECT FRONTAGE SHALL BE CLOW MODEL 960. EXISTING HYDRANTS TO BE PROTECTED SHALL BE UPGRADED.
3. TRASH CAPTURE DEVICE SHALL BE INSTALLED ON DOWNSTREAM PRIVATE CATCH BASIN PRIOR TO DISCHARGING TO PUBLIC SYSTEM.

LEGEND

AD	AREA DRAIN
BSM	BIO SOIL MIX
FL	FLOW LINE
GFF	GARAGE FINISHED FLOOR
HP	HIGH POINT
IE	INVERT
RE	RIM ELEVATION
TC	TOP OF CURB
TW	TOP OF WALL
SD	STORM DRAIN LINE
AD	AREA DRAIN
SD	STORM DRAIN CATCH BASIN
SD	STORM DRAIN JUNCTION BOX
SD	STORM DRAIN MANHOLE
SD	BACK FLOW PREVENTION DEVICE
SD	FIRE DEPARTMENT CONNECTION
SD	FIRE HYDRANT & VALVE
SD	POST INDICATOR VALVE
SD	SANITARY SEWER MANHOLE
SD	SINGLE CHECK VALVE
SD	STORM DRAIN MANHOLE
SD	WATER METER



222 EAST 4TH

LANE PARTNERS

LANE PARTNERS



ARCHITECTS
KORTH SUNSERI HAGEY



3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

ISSUES AND REVISIONS

No.	Date	Description
A	05/05/2020	Pre-Application Set
-	10/21/2020	Pre-App Resubmittal
-	03/19/2021	Pre-App Resubmittal

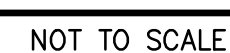
PROJECT NUMBER
A19538-1

SHEET TITLE
PRELIMINARY
UTILITY PLAN

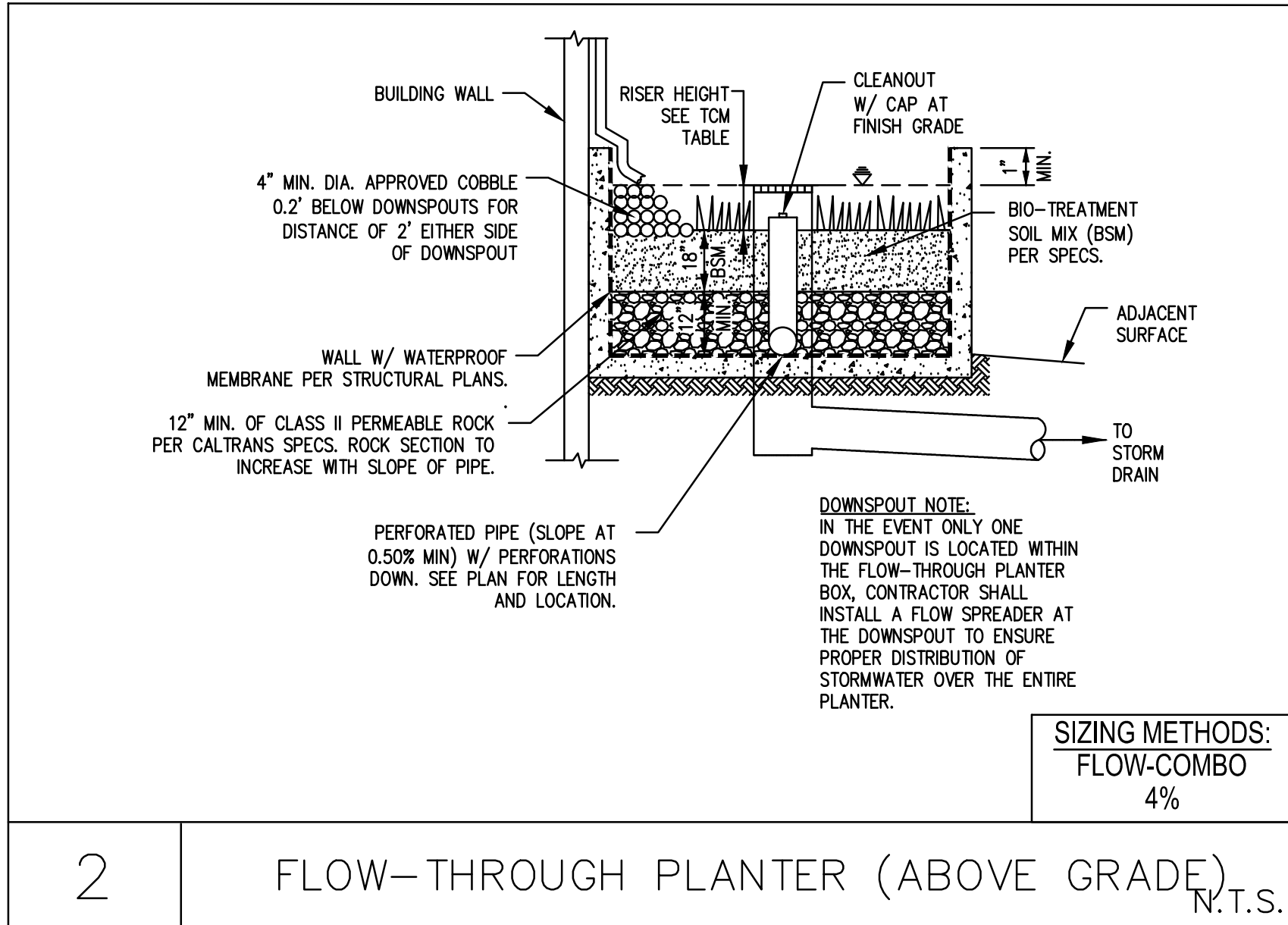
SCALE
AS SHOWN

SHEET NUMBER

C4.00

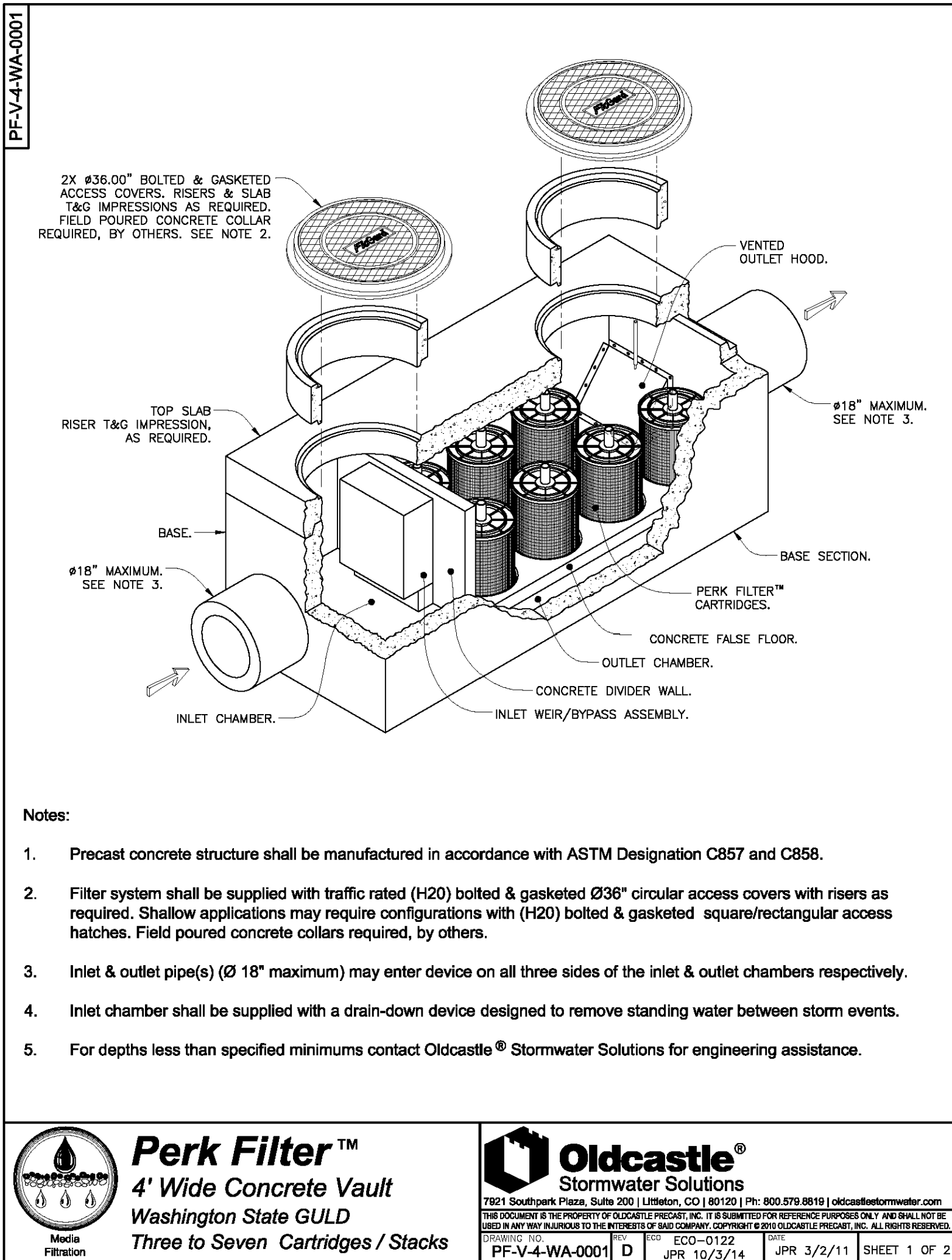
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Manufactured Stormwater Treatment Measure Inspection and Maintenance Checklist				
Defect	Conditions When Maintenance is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Results Expected When Maintenance is Performed
1. Sediment, trash and debris accumulation on Filter	Sediment, trash and debris accumulated in the sedimentation basin, riser pipe, retention pipes and filter bed. Filter does not drain as specified.			Sediment, trash and debris removed from sedimentation basin, riser pipe and filter bed and disposed of properly. Filter drains per design specifications. Empty cartridge should be reassembled and reinstalled.
2. Standing water	Manufactured treatment measure does not drain within five days after rainfall.			Clogs removed from filters, sedimentation basin, riser pipe and filter bed. Filter drains per design specifications.
3. Mosquitoes	Evidence of mosquito larvae in manufactured treatment measure.			Clogs removed from sedimentation basin, riser pipe and filter bed. Filter drains per design specifications.
4. Miscellaneous	Any condition not covered above that needs attention in order for the manufactured treatment measure to function as designed.			Meet the design specifications.

MEDIA FILTER SIZING					
DMA #	1				
A=	32639 s.f.	A=	0.74929 acre		
C Value	Area* (s.f.)	Weighted C Value	Rainfall Intensity (i)		
0.9	30,009	0.890	i = 0.2		
0.8	3,263				
0.7	0				
0.1	0				
* Input Values by hand or use Table at the bottom of the spreadsheet.					
Q= C x i x A					
Q= 0.1334022 cfs					
Manufacturer: Kristar/Oldcastle					
Cartridge Height: 18 in.					
Cartridge Media (if applicable): Perk Filter					
G.U.L.D. Cartridge Treatment Flowrate (CTF): 10.2 gpm/cartridge					
# Cartridges= [Q x (449 gpm/cfs)] / CTF					
# Cartridges = 5.872314 (round up)					
# Cartridges Required= 6					
Treatment Flow Rate Capacity= 0.136303 cfs					



Manufactured Stormwater Treatment Measure Maintenance Plan for 222 E. 4TH STREET February 2020

Manufactured Stormwater Treatment Measures are **PROPRIETARY** treatment devices that tend to be installed below ground and operate using some type of proprietary filter media, hydrodynamic separation, or sedimentation and screening. Common examples of manufactured treatment measures include manufactured media filters, inlet filters or drain inserts, oil/water separators and hydrodynamic separators. In August 2004, the Regional Water Board's Executive Office wrote a letter stating that a project relying on inlet filters or oil/water separators as the sole treatment measure would be unlikely to meet the maximum extent practicable standard of the National Pollutant Discharge Elimination System Permit. See the Countywide C.3 Technical Guidance (www.flowstobay.org) for more information.

Project Address: 222 E. 4th Street

Assessor's parcel #: APN 034-017-176

Property Owner: Lane Partners Phone No.: (650)-838-0100

Designated Contact: Marcus Gilmour Phone No.: (650)-838-0100

Mailing Address: 644 Menlo Avenue 2nd Floor, Menlo Park, CA 94025

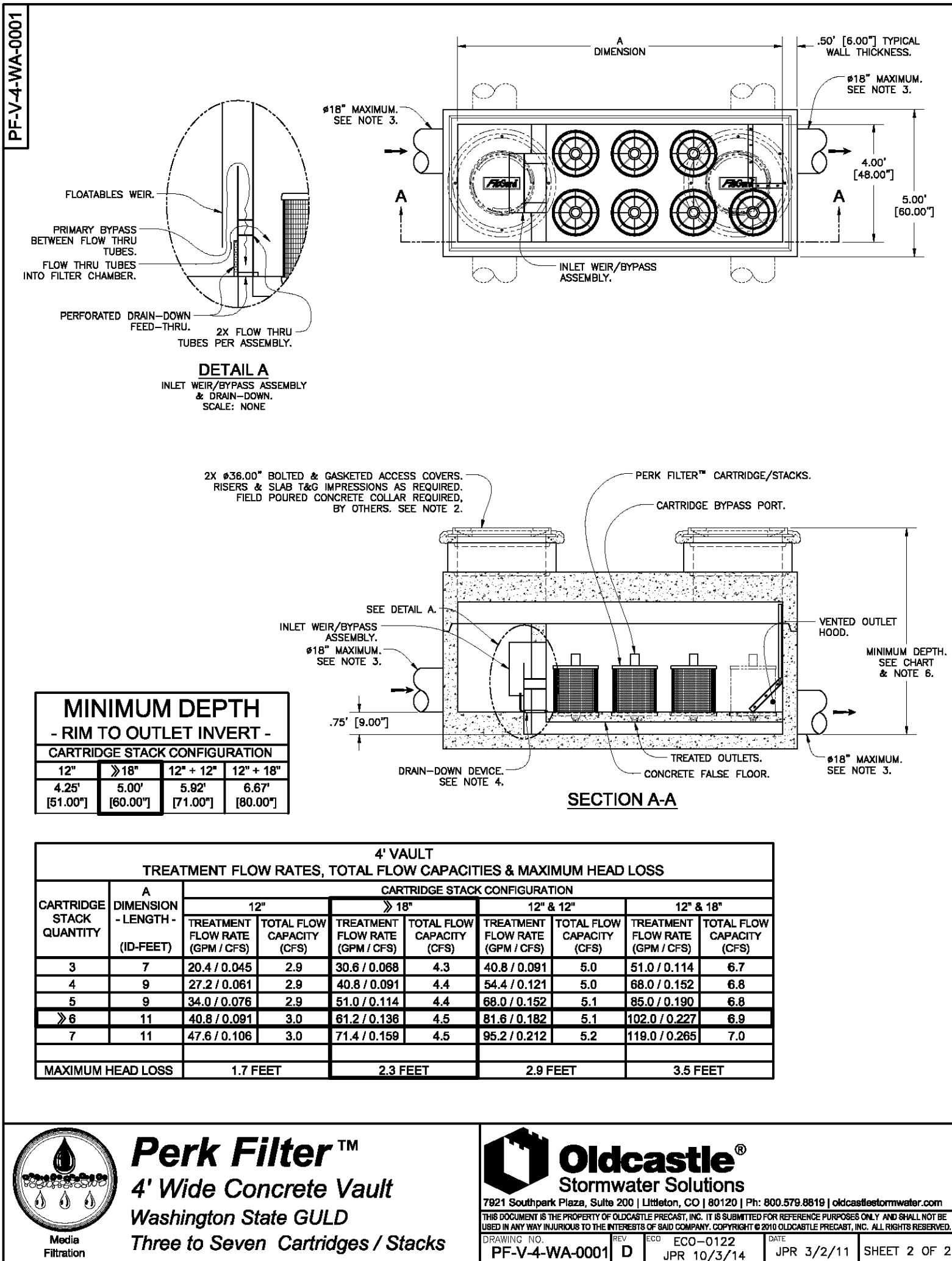
The property contains one Oldcastle Perk Filter located as described below and as shown in the attached site plan.

Perk Filter is located at Southeasterly corner of property.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to failure of the manufactured treatment measure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1 Routine Maintenance Activities for Manufactured Treatment Measures		
No.	Maintenance Task	Frequency of Task
1	Inspect for standing water, sediment, trash and debris.	Monthly during rainy season
2	Remove sediment, trash and debris from sedimentation basin, riser pipe and filter bed, using vector truck method. Dispose of sediment, trash, filters and debris properly.	As needed
3	Ensure that manufactured treatment measure drains completely within five days.	After major storm events and as needed.
4	Inspect outlets to ensure proper drainage.	Monthly during rainy season, or as needed after storm events



222 EAST 4TH
LANE PARTNERS

LANE PARTNERS

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ISSUES AND REVISIONS

No.	Date	Description
-	05/05/2020	Pre-Application Set
-	10/21/2020	Pre-App Resubmittal
-	03/19/2021	Pre-App Resubmittal

PROJECT NUMBER
A19538-1

SHEET TITLE
**PRELIMINARY
STORMWATER QUALITY
CONTROL NOTES, DETAILS
& CALCULATIONS**

SCALE
AS SHOWN

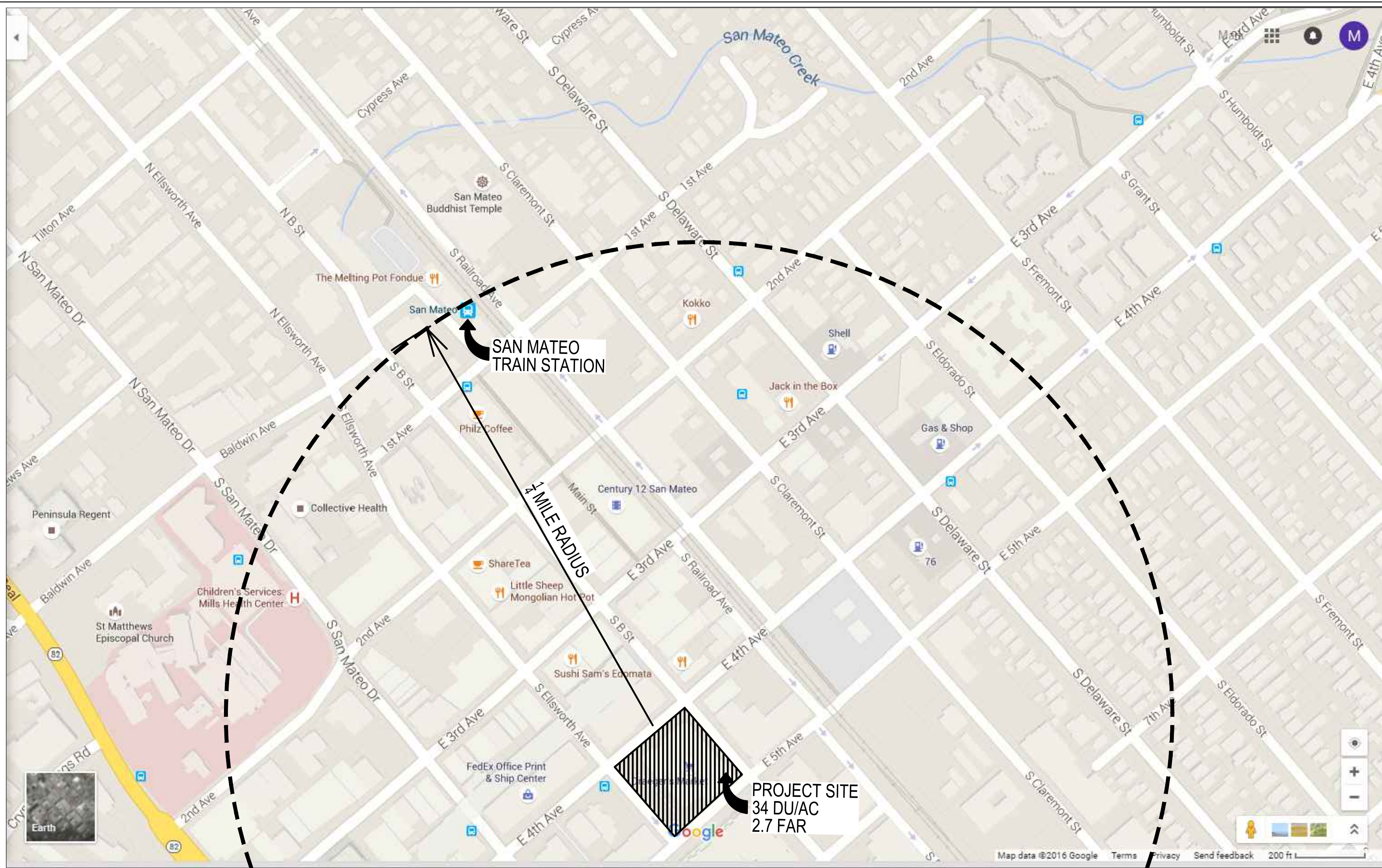
SHEET NUMBER

C5.01

MEDIA FILTRATION SYSTEM DETAIL

1

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J.4 Category C: Transit-Oriented Development

The defining criteria and LID treatment reduction credits for Category C projects are described below.

CRITERIA FOR CATEGORY C (TRANSIT ORIENTED DEVELOPMENT) SPECIAL PROJECTS
To be considered a Category C Special Project, a Provision C.3 Regulated Project must meet all of the following criteria:

1. Be characterized as a non-auto-related land use project. That is, Category C specifically excludes any Regulated Project that is a stand-alone surface parking lot; car dealership; auto and truck rental facility with onsite surface storage; fast-food restaurant, bank or pharmacy with drive-through lanes; gas station, car wash, auto repair and service facility; or other auto-related project unrelated to the concept of Transit-Oriented Development.
2. If a commercial project, achieve at least an FAR of 2:1.
3. If a residential development project, achieve at least a gross density of 25 DU/AC.
4. If a mixed-use development project, achieve an FAR of at least 2:1, or a gross density of 25 DU/AC.

Worksheet F Special Projects

C.3 and C.6 Development Review Checklist

Complete this worksheet for projects that appear to meet the definition of "Special Project", per Provision C.3.a.ii of the Municipal Regional Stormwater Permit (MRP). The form assists in determining whether a project meets Special Project criteria, and the percentage of low impact development (LID) treatment reduction credit. Special Projects that implement less than 100% LID treatment must provide a narrative discussion of the feasibility or infeasibility of 100% LID treatment. See Appendix J of the C.3 Technical Guidance Handbook (download at www.flowslabay.org) for more information.

F.1 "Special Project" Determination (Check the boxes to determine if the project meets any of the following categories.)

Special Project Category "A"

Does the project have ALL of the following characteristics?

- ☐ Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district¹⁵;
 - ☐ Creates and/or replaces 0.5 acres or less of impervious surface;
 - ☐ Includes no surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones;
 - ☐ Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment.
- ☐ No (continue) ☐ Yes - Complete Section F.2 below

Special Project Category "B"

Does the project have ALL of the following characteristics?

- ☐ Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district¹⁵;
 - ☐ Creates and/or replaces more than 0.5 acres of impervious area and less than 2.0 acres;
 - ☐ Includes no surface parking, except for incidental parking for emergency access, ADA access, and passenger or freight loading zones;
 - ☐ Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment;
 - ☐ Minimum density of either 50 dwelling units per acre (for residential projects) or a Floor Area Ratio (FAR) of 2:1 (for commercial projects) - mixed use projects may use either criterion. **Note Change on 7/1/16¹⁶**
- ☐ No (continue) ☐ Yes - Complete Section F.2 below

Special Project Category "C"

Does the project have ALL of the following characteristics?

- ☒ At least 50% of the project area is within 1/2 mile of an existing or planned transit hub¹⁷ or 100% within a planned Priority Development Area¹⁸;
 - ☒ The project is characterized as a non-auto-related use¹⁹; and
 - ☒ Minimum density of either 25 dwelling units per acre (for residential projects) or a Floor Area Ratio (FAR) of 2:1 (for commercial projects) - mixed use projects may use either criterion. **Note Change on 7/1/16¹⁶**
- ☐ No (continue) ☒ Yes - Complete Section F.2 below

¹⁵ And built as part of a municipality's stated objective to preserve/enhance a pedestrian-oriented type of urban design.

¹⁶ Effective 7/1/16, the MRP establishes definitions for "Gross Density" (GD) & FAR. GD is defined as, "the total number of residential units divided by the acreage of the entire site area, including land occupied by public right-of-ways, recreational, civic, commercial and other non-residential uses." FAR is defined as, "the Ratio of the total floor area on all floors of all buildings at a project site (except structures, floors, or floor areas dedicated to parking) to the total project site area."

¹⁷ "Transit hub" is defined as a rail, light rail, or commuter rail station, ferry terminal, or bus transfer station served by three or more bus routes. (A bus stop with no supporting services does not qualify.)

¹⁸ A "planned Priority Development Area" is an infill development area formally designated by the Association of Bay Area Government's / Metropolitan Transportation Commission's FOCUS regional planning program.

¹⁹ Category C specifically excludes stand-alone surface parking lots; car dealerships; auto and truck rental facilities with onsite surface storage; fast-food restaurants, banks or pharmacies with drive-through lanes; gas stations; car washes; auto repair and service facilities; or other auto-related project unrelated to the concept of transit oriented development.

C.3 and C.6 Development Review Checklist

F.2 LID Treatment Reduction Credit Calculation

(If more than one category applies, choose only one of the applicable categories and fill out the table for that category.)

Category	Impervious Area Created/Replaced (sq. ft.)	Site Coverage (%)	Project Density ¹⁵ or FAR ¹⁶	Density/Criteria	Allowable Credit (%)	Applied Credit (%)
A			N.A.	N.A.	100%	
B				Res ≥ 50 DU/ac or FAR ≥ 2:1	50%	
				Res ≥ 75 DU/ac or FAR ≥ 3:1	75%	
				Res ≥ 100 DU/ac or FAR ≥ 4:1	100%	
C	47,572	100%	2.98 FAR	Location credit (select one)²⁰:		
				Within 1/4 mile of transit hub	50%	50
				Within 1/2 mile of transit hub	25%	
				Within a planned PDA	25%	
				Density credit (select one):		
				Res ≥ 30 DU/ac or FAR ≥ 2:1	10%	10
				Res ≥ 60 DU/ac or FAR ≥ 4:1	20%	
				Res ≥ 100 DU/ac or FAR ≥ 6:1	30%	
				Parking credit (select one):		
				≤ 10% at-grade surface parking ²¹	10%	
				No surface parking	20%	20
				TOTAL TOD CREDIT =		80

F.3 Narrative Discussion of the Feasibility/Infeasibility of 100% LID Treatment:

If project will implement less than 100% LID, prepare a discussion of the feasibility or infeasibility of 100% LID treatment, as described in Appendix K of the C.3 Technical Guidance.

F.4 Select Certified Non-LID Treatment Measures:

If the project will include non-LID treatment measures, select a treatment measure certified for "Basic" General Use Level Designation (GULD) by the Washington State Department of Ecology's Technical Assessment Protocol - Ecology (TAPE). Guidance is provided in Appendix K of the C.3 Technical Guidance (download at www.flowslabay.org).²²

²⁰ To qualify for the location credit, at least 50% of the project's site must be located within the 1/4 mile or 1/2 mile radius of an existing or planned transit hub, as defined on page 1, footnote 2. A planned transit hub is a station on the MTC's Regional Transit Expansion Program list, per MTC's Resolution 3434 (revised April 2006), which is a regional priority funding plan for future transit stations in the San Francisco Bay Area. To qualify for the PDA location credit, 100% of the project site must be located within a PDA, as defined on page 1, footnote 3.

²¹ The at-grade surface parking must be treated with LID treatment measures.

²² TAPE certification is used in order to satisfy Special Project's reporting requirements in the MRP.

222 EAST 4TH

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ISSUES AND REVISIONS

No.	Date	Description
A	05/05/2020	Pre-Application Set
-	10/21/2020	Pre-App Resubmittal
-	03/19/2021	Pre-App Resubmittal

PROJECT NUMBER
A19538-1

SHEET TITLE
**PRELIMINARY LOW IMPACT
DEVELOPMENT REDUCTION
CALCULATIONS**

SCALE
AS SHOWN

SHEET NUMBER

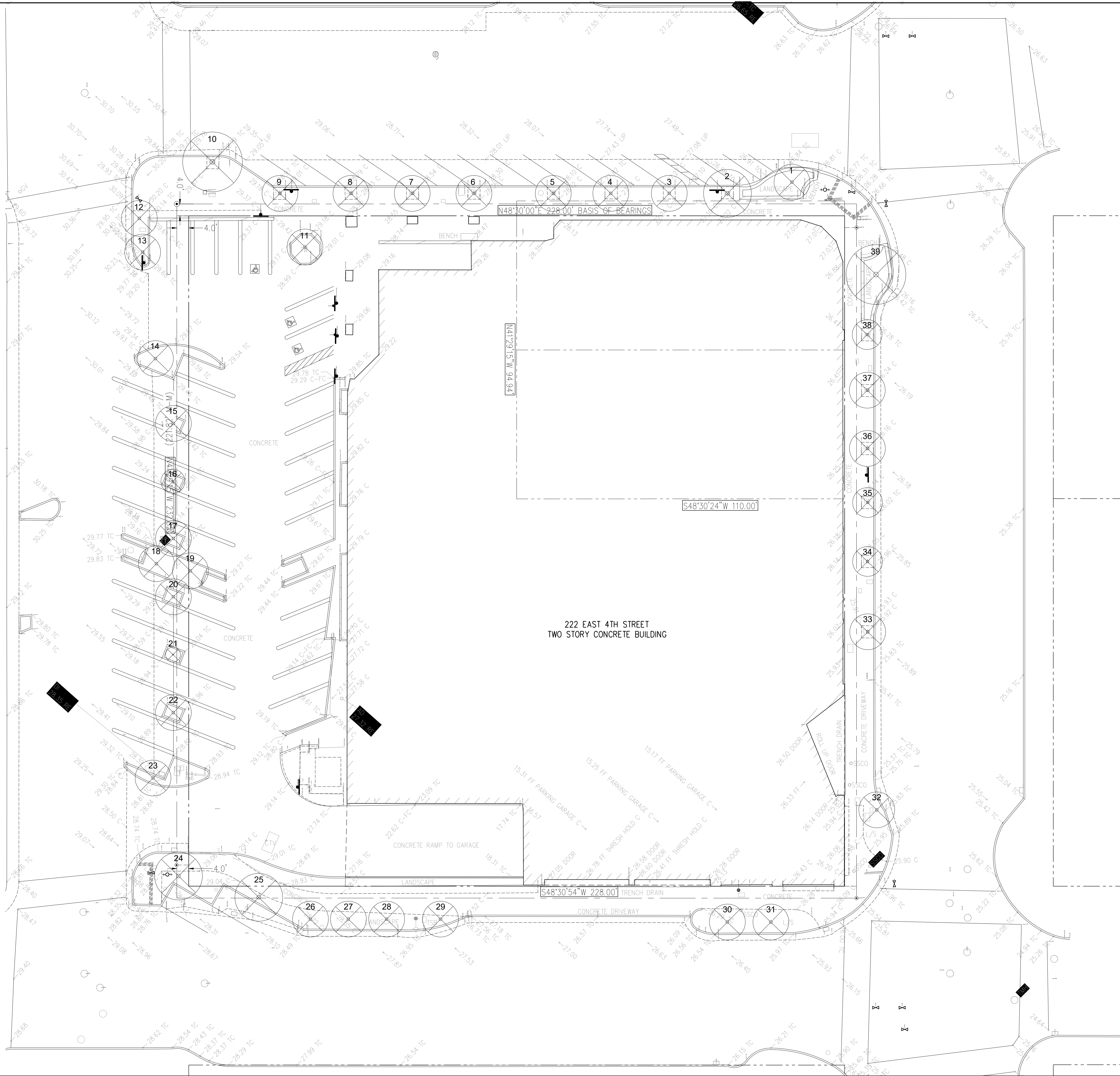
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TREE PROTECTION NOTES:
THE FOLLOWING WORK MUST BE COMPLETED BEFORE ANY DEMOLITION OR SITE CLEARING ACTIVITY OCCURS WITHIN 50 FT OF TREES:

1. THE DEMOLITION CONTRACTOR IS REQUIRED TO MEET WITH THE ARBORIST OR TREE SPECIALIST AT THE SITE PRIOR TO BEGINNING WORK TO REVIEW ALL WORK PROCEDURES, ACCESS AND HAUL ROUTES, AND TREE PROTECTION MEASURES.
2. THE LIMITS OF ALL TREE PROTECTION ZONES SHALL BE INSTALLED AND INSPECTED BY ARBORIST OR TREE SPECIALIST.
3. TREE(S) TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREE(S) TO REMAIN MUST BE REMOVED BY A CERTIFIED ARBORIST AND NOT BE DEMOLITION OR CONSTRUCTION CONTRACTORS. THE CERTIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREE(S) AND UNDERSTORY TO REMAIN.
4. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
5. TREES TO BE REMOVED SHALL BE FELLED SO AS TO FALL AWAY FROM TREE PROTECTION ZONES AND TO AVOID PULLING AND BREAKING OF ROOTS OF TREES TO REMAIN. IF ROOTS ARE ENTWINED, THE CONSULTANT MAY REQUIRE FIRST SERVING THE MAJOR WOODY ROOT MASS BEFORE HAND, WITH A VIBRATING KNIFE, ROCK SAW, NARROW TRENCHER WITH SHARP BLADES, OR OTHER APPROVED ROOT PRUNING EQUIPMENT.
6. TREES TO BE REMOVED FROM WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL WITH A NEW OUT-OF-BOX CHAIN SAW AND THE STUMP GROUND OUT WITH A STERILIZED BLADE STUMP GRINDER.
7. ALL DOWNED BRUSH AND TREES SHALL BE REMOVED FROM THE TREE PROTECTION ZONE EITHER BY HAND OR WITH EQUIPMENT SITTING OUTSIDE THE TREE PROTECTION ZONE. EXTRACTION SHALL OCCUR BY LIFTING THE MATERIAL OUT, NOT BY SKIDDING IT ACROSS THE GROUND.
8. ALL BRUSH EXCEPT PALM PRUNINGS SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF 6 INCHES.
9. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL USE THE SMALLEST EQUIPMENT POSSIBLE, AND OPERATE FROM THE OUTSIDE THE TREE PROTECTION ZONE. THE CONSULTANT SHALL BE ON SITE DURING ALL OPERATIONS WITHIN THE TREE PROTECTION ZONE TO MONITOR DEMOLITION ACTIVITY.
10. ALL TREES SHALL BE PRUNED IN ACCORDANCE WITH THE MICHAEL SANTOS PROVIDED PRUNING SPECIFICATIONS.
11. A 6-FT CHAINLINK FENCE WITH POSTS SUNK INTO THE GROUND AT 2' SHALL BE ERECTED TO ENCLOSE THE TREE PROTECTION ZONE.
12. ANY DAMAGE TO TREES DUE TO DEMOLITION ACTIVITIES SHALL BE REPORTED TO THE CONSULTING ARBORIST WITHIN 6 HOURS SO THAT REMEDIAL ACTION CAN BE TAKEN. TIMELINESS IS CRITICAL TO TREE HEALTH.
13. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROAD BED OF AT 12 INCHES OF MULCH OR GRAVEL OVER GEOGRID SHALL BE CREATED TO PROTECT THE ROOTS. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A 12-INCH DEPTH.

LEGEND OF SYMBOLS

- EXISTING TREE TO BE PROTECTED
- EXISTING TREE TO BE RELOCATED
- EXISTING TREE TO BE REMOVED



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ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-Application Resubmittal
C	03/19/21	Pre-Application Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
TREE PROTECTION PLAN

SCALE
1/16"=1'-0"

SHEET NUMBER

L-002

Appendix B: Tree Inventory Table

Table 2: Inventory Summary

Tree Species	#	Trunk Diameter (in.)	Condition	Expected Impact	Disposition	Tree Protection Scheme	L/U Value
olive (<i>Olea europaea</i>)	1	4, 2, 2	Good	TBT	Container	Type II	2.4696
hackberry (<i>Celtis occidentalis</i>)	2	7	Fair	TBT	Street Tree	Type I	4.3218
hackberry (<i>Celtis occidentalis</i>)	3	9	Fair	TBT	Street Tree	Type I	5.5566
hackberry (<i>Celtis occidentalis</i>)	4	7	Fair	TBT	Street Tree	Type I	4.3218
hackberry (<i>Celtis occidentalis</i>)	5	6	Fair	TBT	Street Tree	Type I	3.7044
hackberry (<i>Celtis occidentalis</i>)	6	7	Fair	TBT	Street Tree	Type I	4.3218
hackberry (<i>Celtis occidentalis</i>)	7	5	Fair	TBT	Street Tree	Type I	3.087
hackberry (<i>Celtis occidentalis</i>)	8	8	Fair	TBT	Street Tree	Type I	4.9392
hackberry (<i>Celtis occidentalis</i>)	9	9	Fair	TBT	Street Tree	Type I	5.5566
hackberry (<i>Celtis occidentalis</i>)	10	11	Good	TBT	Street Tree	Type I	6.7914
olive (<i>Olea europaea</i>)	11	5, 4, 2, 2, 2, 2	Good	TBT	Container	Type II	3.087
olive (<i>Olea europaea</i>)	12	8, 7, 5, 4	Good	TBT	Street Tree?	Type II	4.9392
olive (<i>Olea europaea</i>)	13	5, 5, 4, 4	Good	TBT	Street Tree?	Type II	3.087
olive (<i>Olea europaea</i>)	14	5, 4, 3	Fair	TBT	Street Tree?	Type II	3.087
tulip poplar (<i>Liriodendron tulipifera</i>)	15	7	Good	TBT	Street Tree?	Type II	1.8522
hackberry (<i>Celtis occidentalis</i>)	16	1	Very Poor	TBT	Street Tree?	Type II	0.6174



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Page 13 of 26



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Page 14 of 26



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Page 15 of 26

Tree Species	#	Trunk Diameter (in.)	Condition	Expected Impact	Disposition	Tree Protection Scheme	L/U Value
tulip poplar (<i>Liriodendron tulipifera</i>)	17	7	Very Poor	TBT	Street Tree?	Type II	1.8522
olive (<i>Olea europaea</i>)	18	3, 2, 2, 2, 2, 2	Fair	TBT	Street Tree?	Type II	1.8522
olive (<i>Olea europaea</i>)	19	5, 2, 2, 2, 1	Fair	TBT	Street Tree?	Type II	3.087
tulip poplar (<i>Liriodendron tulipifera</i>)	20	5, 4	Fair	TBT	Street Tree?	Type II	1.323
tulip poplar (<i>Liriodendron tulipifera</i>)	21	1	Poor	TBT	Street Tree?	Type II	0.1134
tulip poplar (<i>Liriodendron tulipifera</i>)	22	7	Good	TBT	Street Tree?	Type II	1.8522
olive (<i>Olea europaea</i>)	23	7, 6, 5, 4	Good	TBT	Street Tree?	Type II	4.3218
olive (<i>Olea europaea</i>)	24	8, 7, 5, 3, 3	Good	TBT	Street Tree?	Type II	4.9392
Brisbane box (<i>Lophostemon confertus</i>)	25	12	Fair	TBT	Street Tree	Type II	6.804
Brisbane box (<i>Lophostemon confertus</i>)	26	12	Good	TBT	Street Tree	Type II	9.5256
olive (<i>Olea europaea</i>)	27	5, 3, 3, 3, 3, 3	Good	TBT	Street Tree	Type II	3.087
Brisbane box (<i>Lophostemon confertus</i>)	28	13	Good	TBT	Street Tree	Type II	10.3194
Brisbane box (<i>Lophostemon confertus</i>)	29	14	Fair	TBT	Street Tree	Type II	7.938
Brisbane box (<i>Lophostemon confertus</i>)	30	14	Fair	TBT	Street Tree	Type II	7.938

Tree Species	#	Trunk Diameter (in.)	Condition	Expected Impact	Disposition	Tree Protection Scheme	L/U Value
Brisbane box (<i>Lophostemon confertus</i>)	31	13	Fair	TBT	Street Tree	Type II	7.371
hackberry (<i>Celtis occidentalis</i>)	32	8	Fair	TBT	Street Tree	Type II	3.528
hackberry (<i>Celtis occidentalis</i>)	33	7	Fair	TBT	Street Tree	Type I	3.087
hackberry (<i>Celtis occidentalis</i>)	34	6	Fair	TBT	Street Tree	Type I	2.646
hackberry (<i>Celtis occidentalis</i>)	35	6	Fair	TBT	Street Tree	Type I	2.646
hackberry (<i>Celtis occidentalis</i>)	36	6	Fair	TBT	Street Tree	Type I	2.646
hackberry (<i>Celtis occidentalis</i>)	37	8	Fair	TBT	Street Tree	Type I	3.528
hackberry (<i>Celtis occidentalis</i>)	38	6	Fair	TBT	Street Tree	Type I	2.646
olive (<i>Olea europaea</i>)	39	7, 7, 6, 4, 2, 2	Good	TBT	Container	Type II	4.3218

L/U VALUE TOTAL: 187.23



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ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-Application Resubmittal
C	03/19/21	Pre-Application Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
TREE INVENTORY

SCALE
1/16"=1'-0"

SHEET NUMBER

L-003

Required Tree Planting

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

Landscape Area: 6706.56 sq. ft. ÷ 400 = 16.77 (a)

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

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 187.23 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 204.00 (d)

New Trees:

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

New Trees Being Planted*			
Quantity	Size	LU Value	Total LU Value
	15 gallon	1	
	24 inch box	2	
	36 inch box	3	
45	48 inch box	4	180
Total LU Value of new trees being proposed:			180 (e)

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

Fees Owed to the City Street Tree Planting Fund:

If (d) is greater than (e), there will be an LU value deficit calculated as follows:

$$[d - e = \frac{24}{\text{Current Comprehensive Fee Schedule}} \times (\text{the annually defined \$ per LU value as per}) = \$ 7704]$$



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ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-Application Resubmittal
C	03/19/21	Pre-Application Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
LEVEL 1 LANDSCAPE PLAN

SCALE
1/16"=1'-0"

SHEET NUMBER

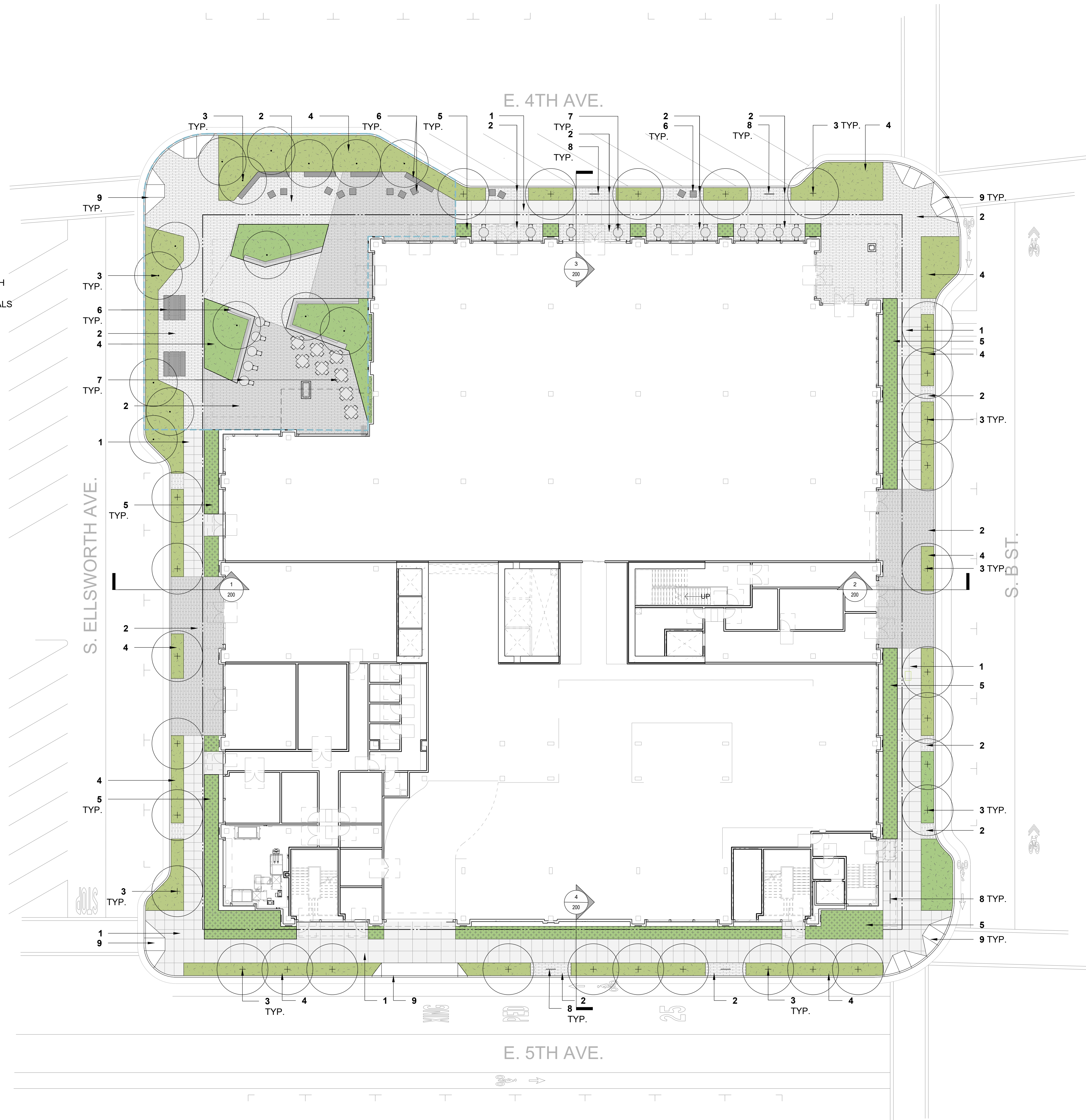
L-100

LEGEND

1. CONCRETE PAVING
2. PRECAST CONCRETE UNIT PAVER
3. STREET TREE
4. PLANTING TYPE I
5. PLANTING TYPE II
6. WOOD SEATING
7. MOVABLE SITE FURNISHING
8. BIKE RACK
9. CURB CUT, S.C.D.

PARKLET AREA AT 4TH & ELLSWORTH

NOTE: CONCEPTUAL LANDSCAPE MATERIALS
SHOWN, FINAL MATERIALS T.B.D.





ARCHITECTS
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ISSUES AND REVISIONS

No.	Date	Description
A	05/05/20	Pre-Application Set
B	10/21/20	Pre-Application Resubmittal
C	03/19/21	Pre-Application Resubmittal

PROJECT NUMBER
16010.00

SHEET TITLE
LEVEL 3 CONCEPTUAL
LANDSCAPE PLAN

SCALE
1/16"=1'-0"

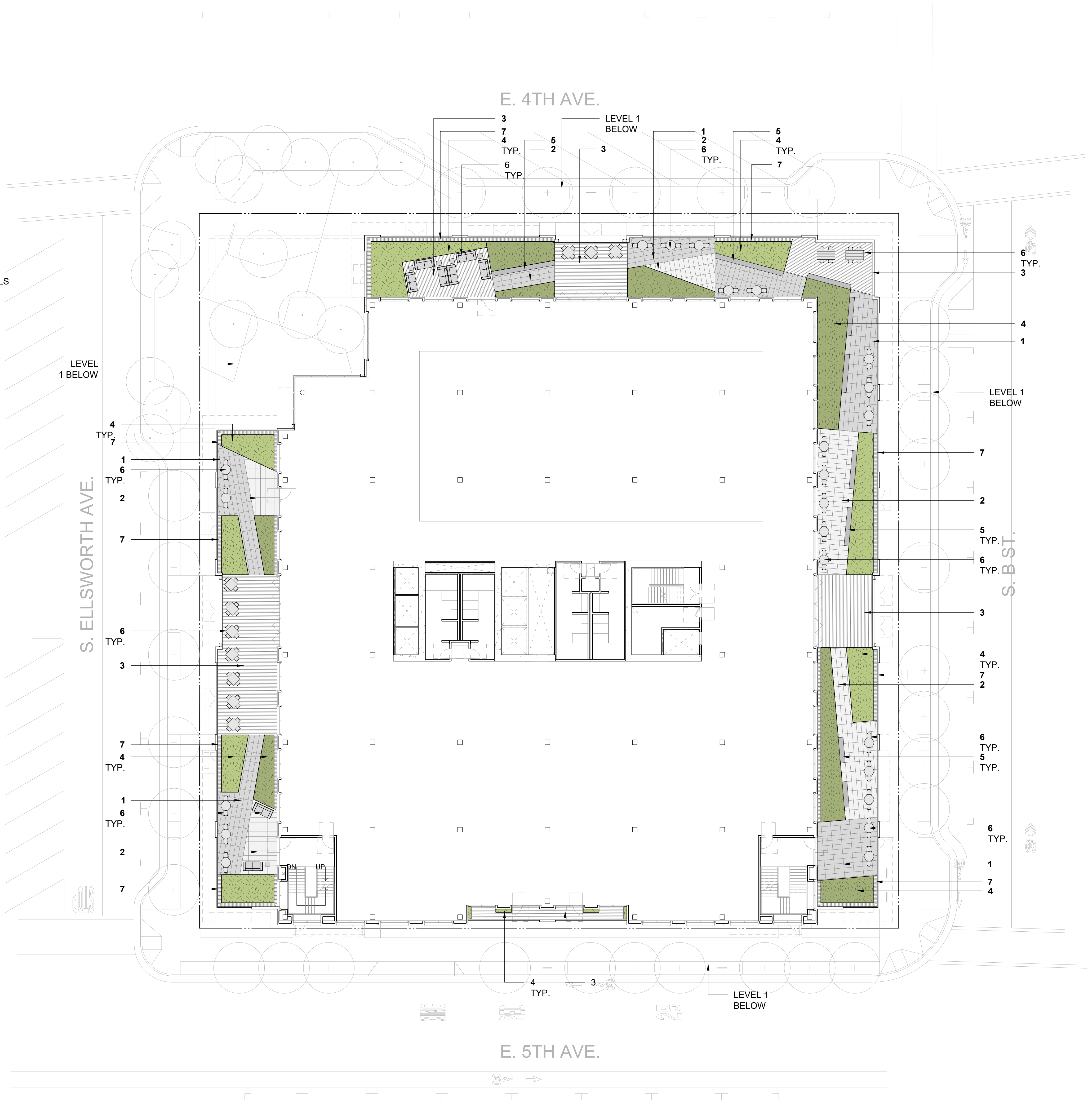
SHEET NUMBER

L-101

LEGEND

1. PRECAST CONCRETE ROOFTOP PAVER TYPE I
2. PRECAST CONCRETE ROOFTOP PAVER TYPE II
3. WOOD DECKING
4. RAISED PLANTING
5. WOOD SEATING
6. MOVABLE SITE FURNISHING
7. ACCESS GRATING

NOTE: CONCEPTUAL LANDSCAPE MATERIALS SHOWN, FINAL MATERIALS T.B.D.





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SHEET TITLE
LEVEL 4 CONCEPTUAL
LANDSCAPE PLAN

SCALE
1/16"=1'-0"

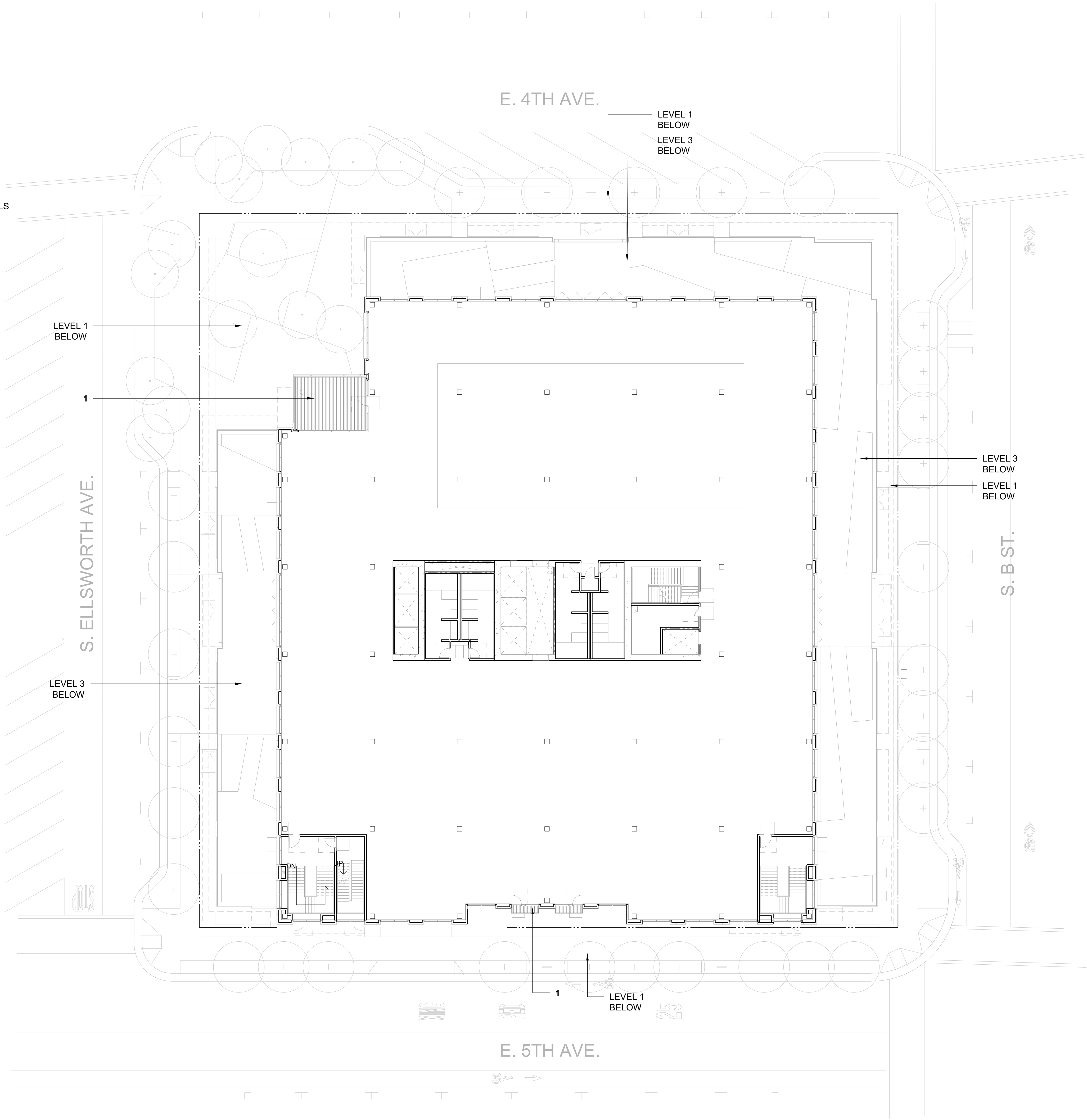
SHEET NUMBER

L-102

LEGEND

1. WOOD DECKING

NOTE: CONCEPTUAL LANDSCAPE MATERIALS
SHOWN, FINAL MATERIALS T.B.D.





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16010.00

SHEET TITLE
ROOFTOP CONCEPTUAL
LANDSCAPE PLAN

SCALE
1/16"=1'-0"

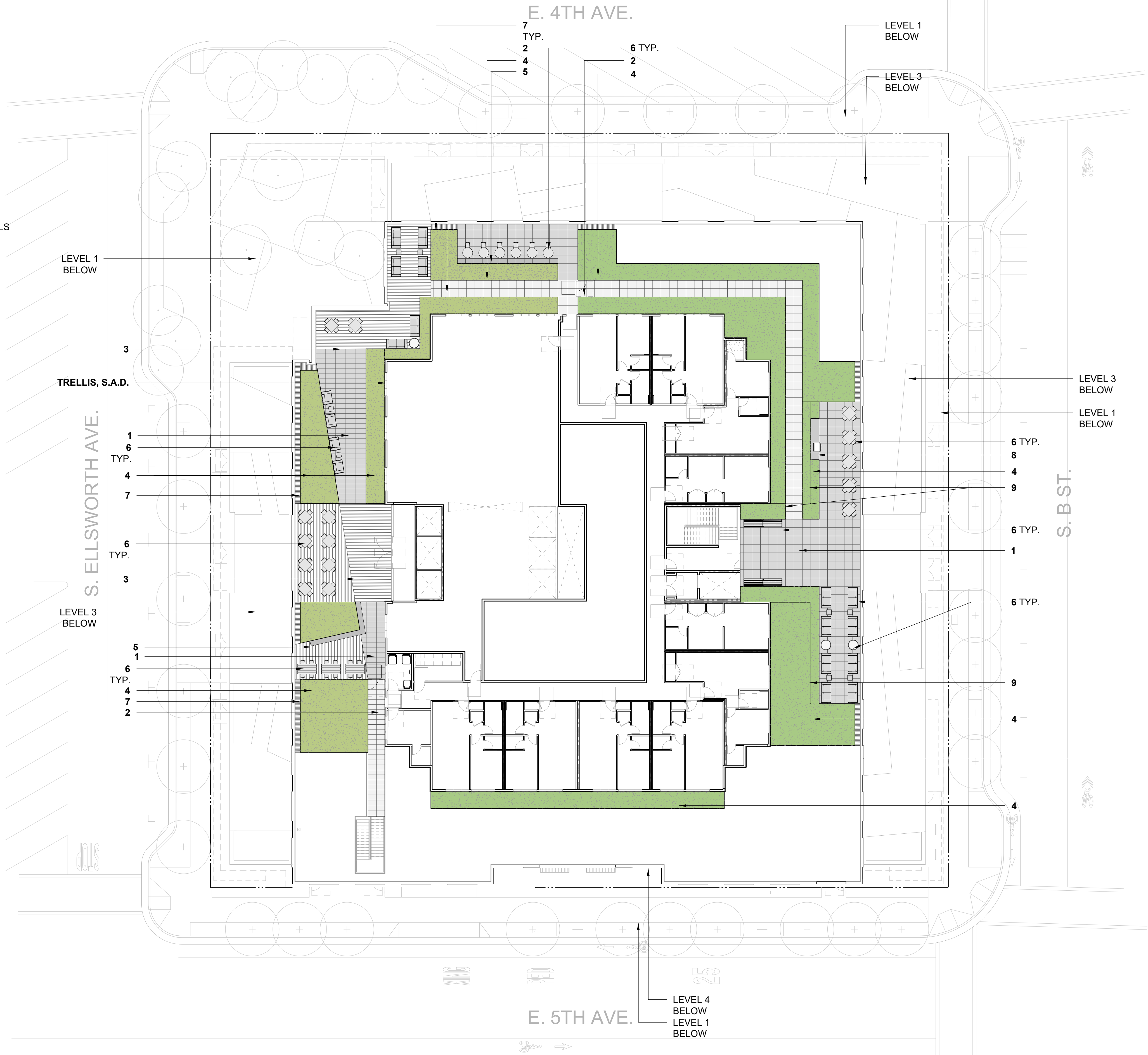
SHEET NUMBER

L-103

LEGEND

1. PRECAST CONCRETE PEDESTAL PAVER TYPE I
2. PRECAST CONCRETE PEDESTAL PAVER TYPE II
3. WOOD DECKING
4. RAISED PLANTING
5. WOOD SEATING
6. MOVABLE SITE FURNISHING
7. ACCESS GRATING
8. BBQ
9. SCREEN

NOTE: CONCEPTUAL LANDSCAPE MATERIALS SHOWN. FINAL MATERIALS T.B.D.





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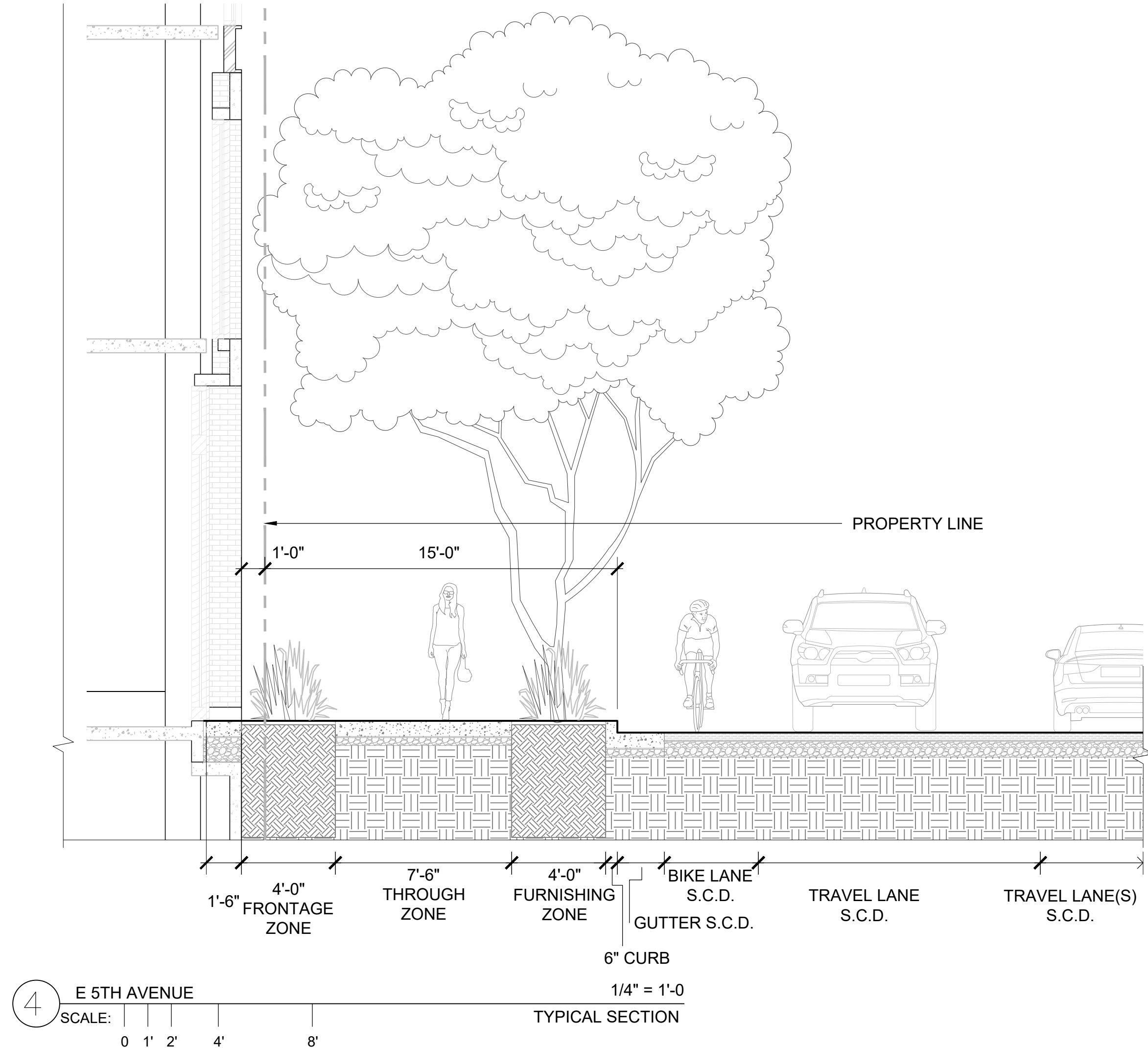
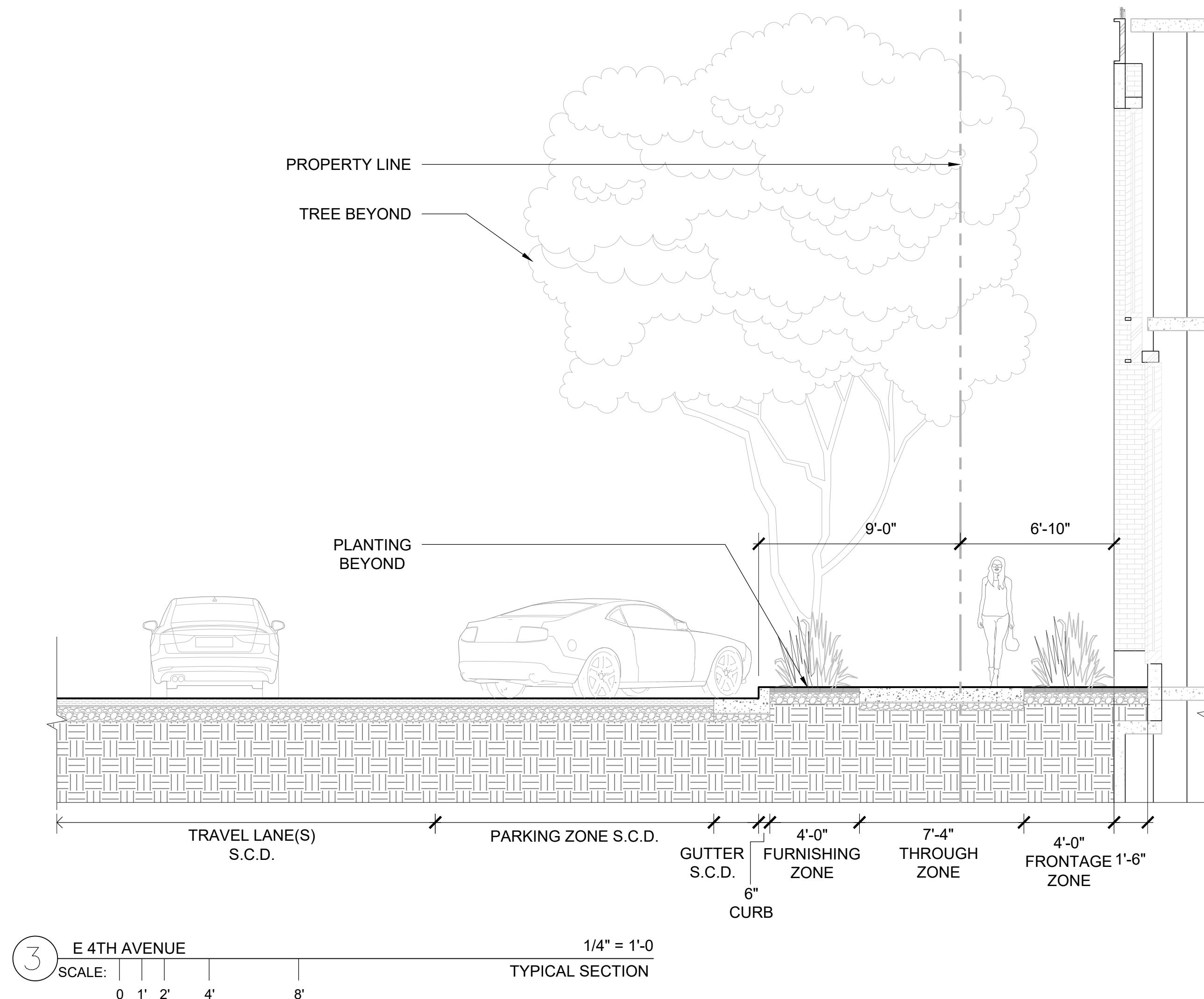
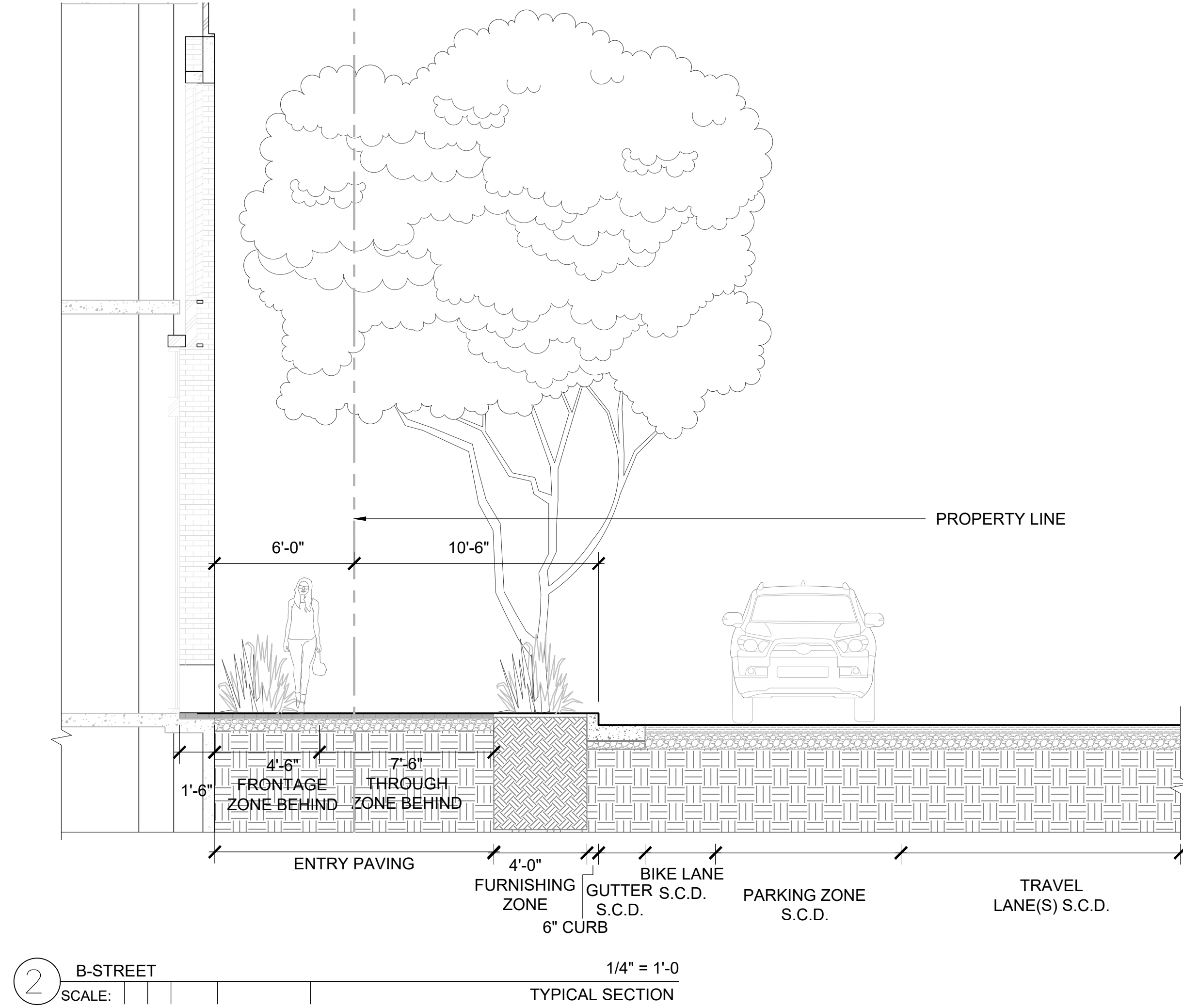
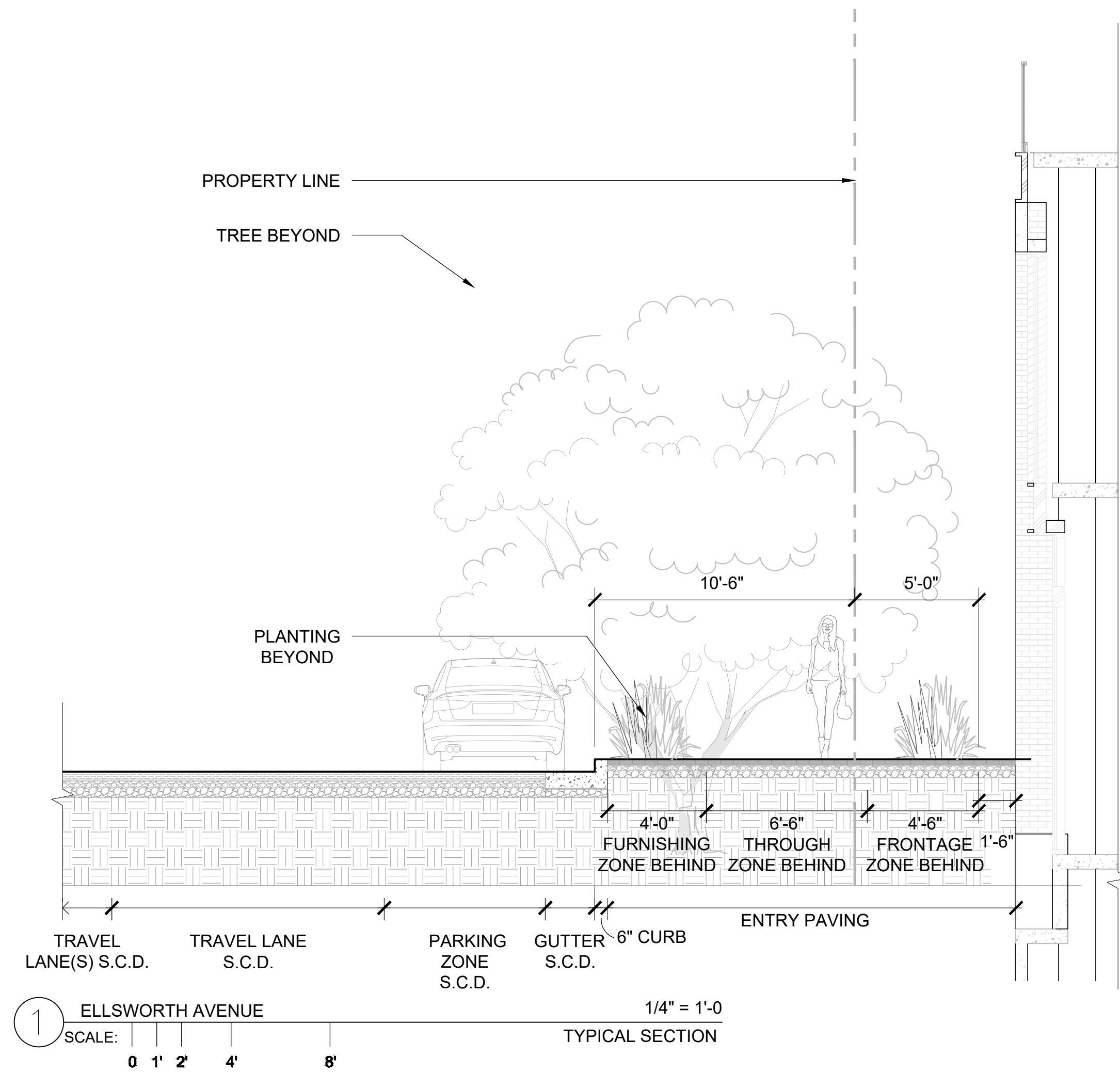
PROJECT NUMBER
16010.00

SHEET TITLE
STREETSCAPE SECTIONS

SCALE
AS NOTED

SHEET NUMBER

L-200





4TH & ELLSWORTH AERIAL

CONCEPTUAL LANDSCAPE SHOWN AT ROOFTOP TERRACES



PARKLET FROM 4TH & ELLSWORTH



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SHEET TITLE
LANDSCAPE RENDERINGS

SCALE
N.A.

SHEET NUMBER



AERIAL OF PARKLET AT 4TH & ELLSWORTH

CONCEPTUAL LANDSCAPE SHOWN AT ROOFTOP TERRACES



PARKLET AT 4TH AND ELLSWORTH FROM ELLSWORTH



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PROJECT NUMBER
16010.00

SHEET TITLE
LANDSCAPE RENDERINGS

SCALE
N.A.

SHEET NUMBER



ELLSWORTH STREETScape AND BUILDING ENTRY



STREETSCAPE AND ENTRY AT 4TH & B STREET



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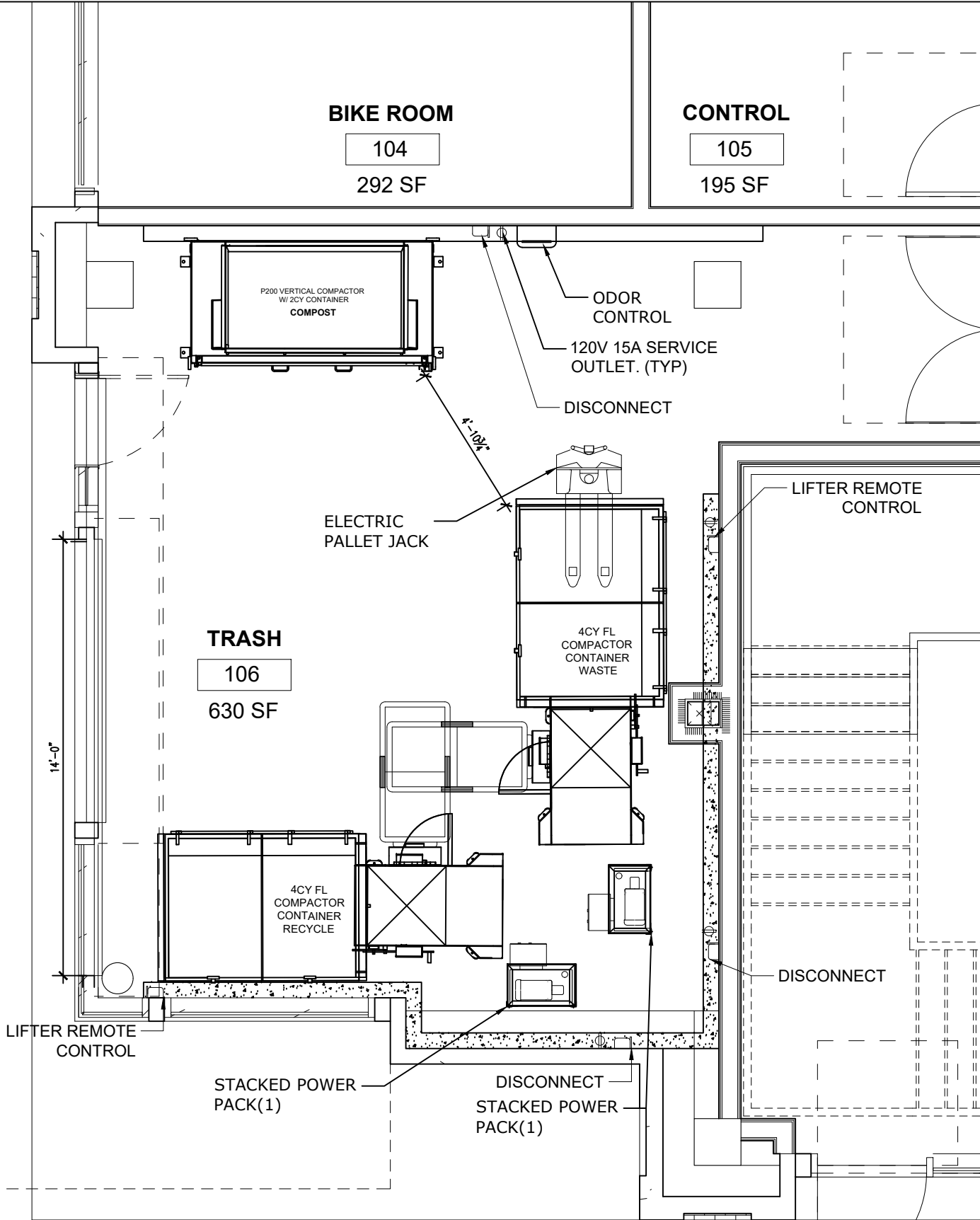
SHEET TITLE
LANDSCAPE RENDERINGS


SCALE
N.A.

SHEET NUMBER

L-203

PROJECTED OFFICE/CAFETERIA TRASH COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
WASTE (4CY)		1		1			
RECYCLE (4CY)	1		1		1		
COMPOST (2CY)	1			1			
TOTAL	2	1	1	2	1	0	0





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 F: 415.292.5410
 SBROWN@TRASHMANAGE.COM

CONSULTANT

KSH

ARCHITECT

Lane Partners

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

KSH-222 E 4th-San Mateo

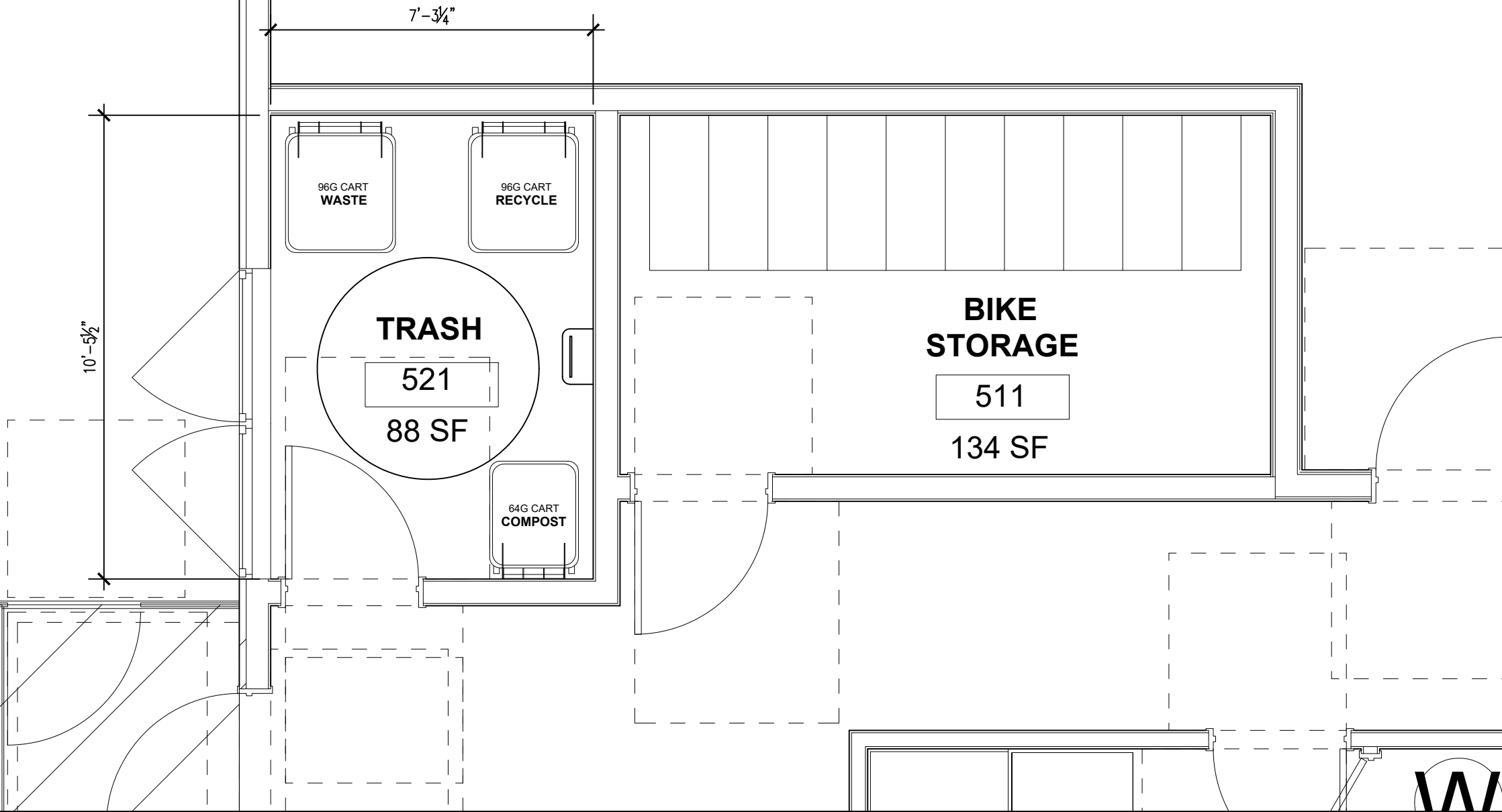
PROJECT

Office/Cafeteria Trash Collection Room Layout

DRAWING TITLE

PROJECT NO.	DRAWING NO.
DRAWN WM	T1.0
APPROVED SB	
DATE 03/22/21	
SCALE 1/4" = 1'-0"	

PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
WASTE (96GAL)	1			1	1		
RECYCLE (96GAL)	1			1	1		
COMPOST (64GAL)	1						
TOTAL	3	0	0	2	2	0	0



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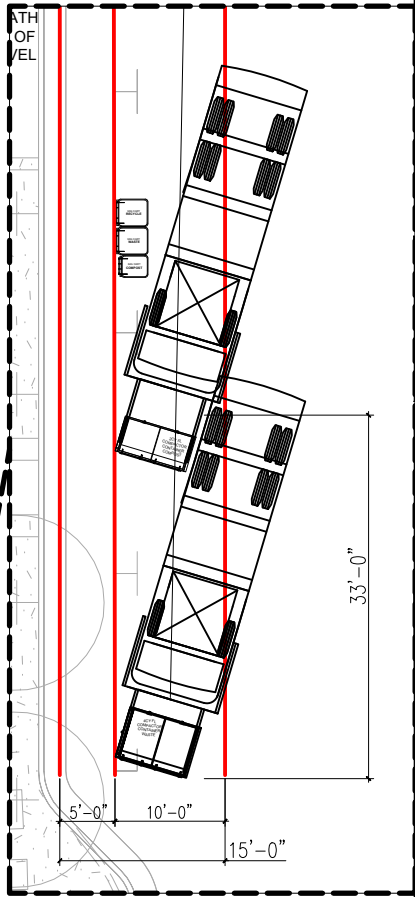
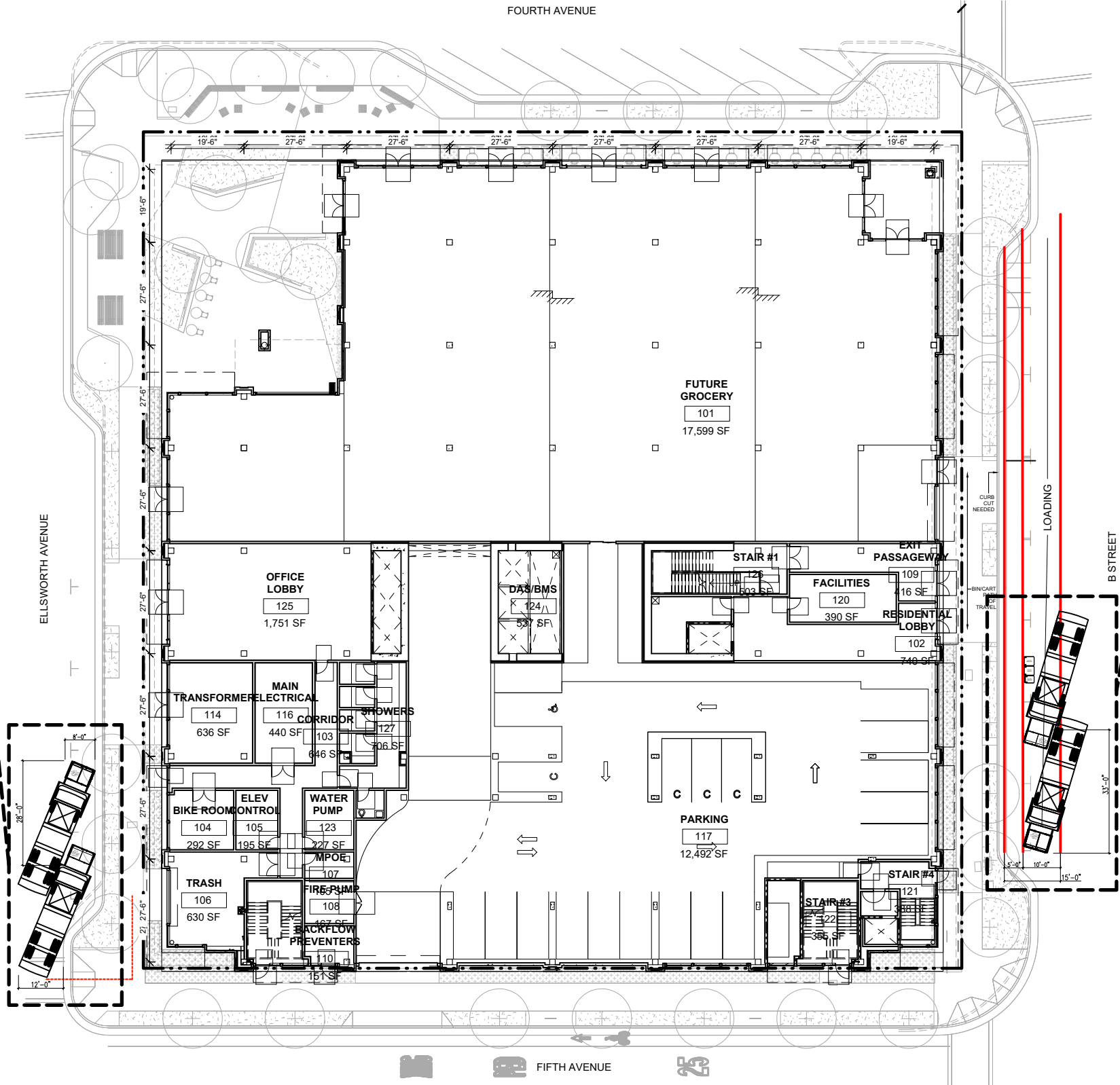
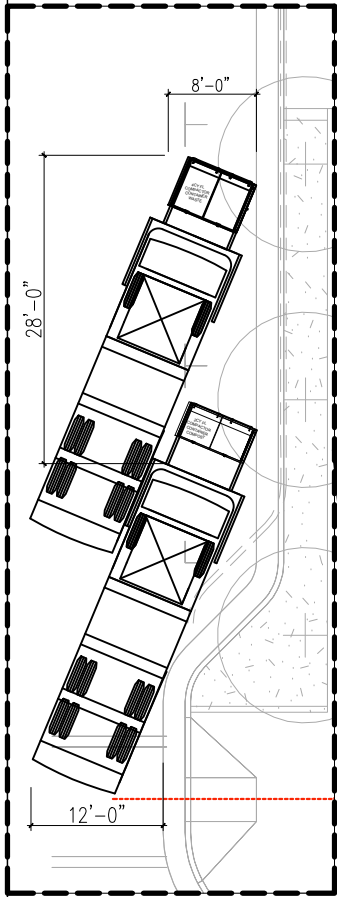
KSH-222 E 4th-San Mateo

PROJECT

Residential Trash Closet Layout

DRAWING TITLE

PROJECT NO.	DRAWING NO.
DRAWN WM	T2.0
APPROVED SB	
DATE 03/22/21	
SCALE 3/8" = 1'-0"	



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OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY

KSH-222 E 4th-San Mateo

PROJECT

Site Plan

DRAWING TITLE

PROJECT NO.

DRAWN

APPROVED

DATE

SCALE

DRAWING NO.

WM

SB

03/22/21

1/32" = 1'-0"

T3.0

PROJECTED OFFICE/CAFETERIA TRASH COLLECTION SCHEDULE / WK								
SERVICE	M	T	W	T	F	S	SU	
WASTE (4CY)		1			1			
RECYCLE (4CY)	1		1		1			
COMPOST (2CY)	1			1				
TOTAL	2	1	1	2	1	0	0	

PROJECTED GROCERY TRASH COLLECTION SCHEDULE / WK								
SERVICE	M	T	W	T	F	S	SU	
WASTE (4CY)		1			1		1	
RECYCLE (4CY)	1		1		1			
COMPOST (2CY)		1			1			
TOTAL	1	2	1	1	2	1	0	

PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK								
SERVICE	M	T	W	T	F	S	SU	
WASTE (8GAL)	1				1	1		
RECYCLE (8GAL)	1				1	1		
COMPOST (8GAL)	1							
TOTAL	3	0	0	2	2	0	0	

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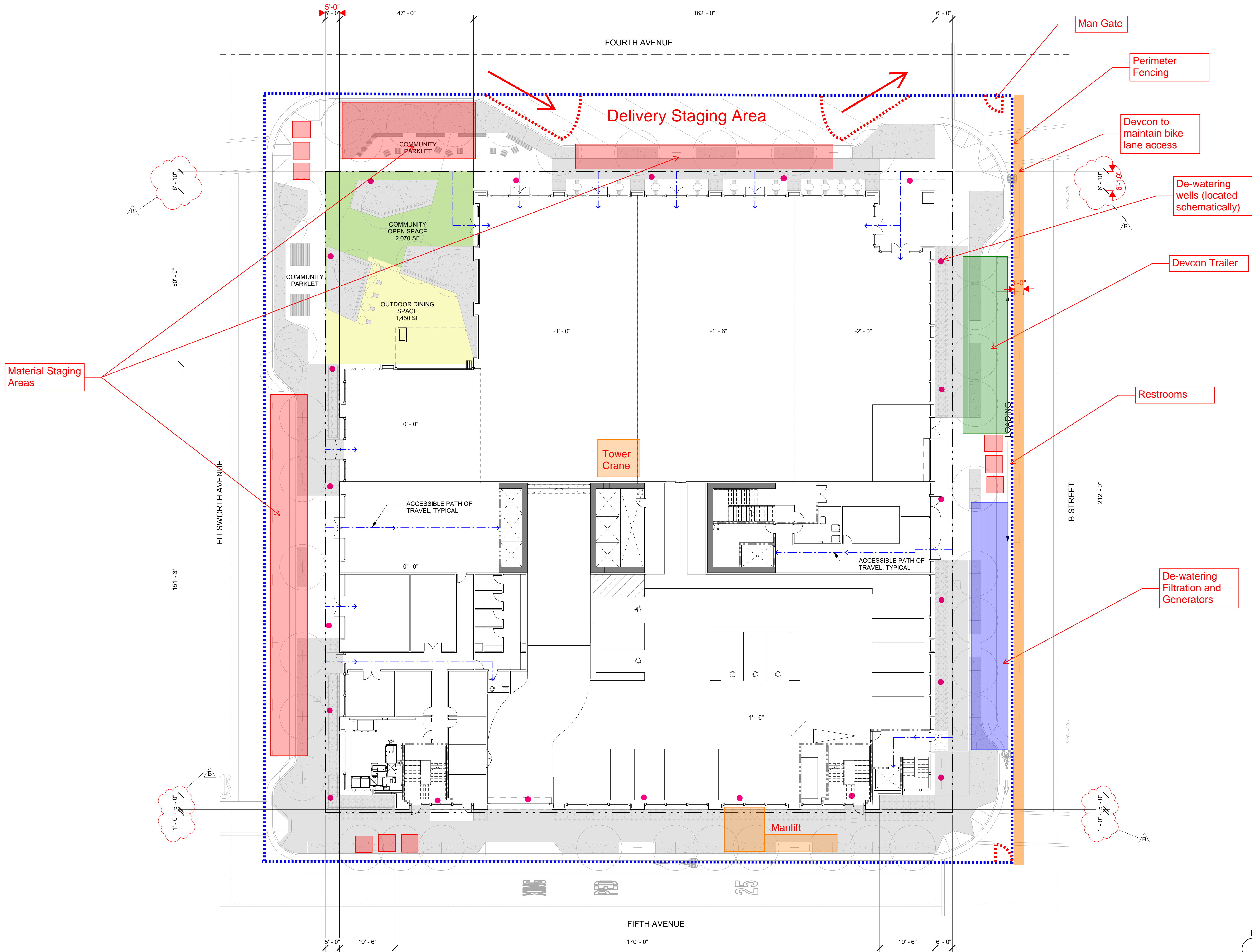
PROJECT NUMBER
16010.00

SHEET TITLE
SITE PLAN

SCALE
1/16" = 1'-0"

SHEET NUMBER

DEV-101



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