



## Project Location:



## Project Team:

OWNER: SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

ARCHITECT: DNA DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DR. #140  
IRVINE, CA 92612

LANDSCAPE ARCHITECT: EDGE DESIGN  
9415 CULVER BOULEVARD, STE 194  
CULVER CITY, CA 90232

CIVIL ENGINEER: BKF ENGINEERING  
1650 TECHNOLOGY DRIVE, STE 650  
SAN JOSE, CA 95110

## Applicable Codes:

THE "LIMIT OF WORK" FOR THIS PROJECT SHALL COMPLY WITH 2019 CALIFORNIA TITLE 24

2019 CALIFORNIA BUILDING CODE (C.B.C.)  
2019 CALIFORNIA PLUMBING CODE (C.P.C.)  
2019 CALIFORNIA MECHANICAL CODE (C.M.C.)  
2019 CALIFORNIA ELECTRICAL CODE (C.E.C.)  
2019 CALIFORNIA FIRE CODE (C.F.C.)  
2019 CALIFORNIA ENERGY CODE  
2019 GREEN BUILDING STANDARDS CODE (CALGREEN)  
2019 CALIFORNIA ADMINISTRATIVE CODE

CITY OF SAN MATEO MUNICIPAL CODE

ALL OTHER APPLICABLE REQUIREMENTS, ORDINANCES & REGULATIONS, ADOPTED BY THE AUTHORITY HAVING JURISDICTION

## Project Description:

PRIVATELY-FUNDED 49-UNIT NEW APARTMENT PROJECT WITH 4 STORIES OF RESIDENTIAL ABOVE GRADE OVER 1 STORY OF PARKING BELOW GRADE.

ASSESSOR'S PARCEL NUMBER: 039-030-340

## Zoning Analysis:

ZONING: E1-1/R4  
TOTAL LOT AREA: 30,994 SF  
FLOOR AREA RATIO ALLOWED: 2.0  
FLOOR AREA RATIO PROPOSED: 1.79  
FLOOR AREA ALLOWED: 61,988 SF  
FLOOR AREA PROPOSED: 55,464 SF  
ZONING HEIGHT ALLOWED: 45 FEET  
ZONING HEIGHT PROPOSED: 45 FEET

SETBACKS SEE DENSITY BONUS

DENSITY BONUS: MECHANICAL PARKING SYSTEM  
DENSITY BONUS INCENTIVE 1: WAIVE MINIMUM SETBACKS

DENSITY BONUS WAIVER 1: WAIVE SIDEWALK STANDARD

DENSITY BONUS WAIVER 2: WAIVE PARKING SPACE REQUIRED CLEARANCES FROM STRUCTURAL ELEMENTS  
DENSITY BONUS WAIVER 3: 0.5 SPACES PER UNIT (<0.5 MILES FROM MAJOR TRANSIT)

DENSITY BONUS PARKING: 0.5 SPACES PER UNIT (<0.5 MILES FROM MAJOR TRANSIT)

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LT-1 SITE LIGHTING PHOTOMETRIC PLAN  
LT-2 SITE LIGHTING FIXTURE SCHEDULE

## Code Analysis Data:

1. USE AND OCCUPANCY CLASSIFICATION (CBC CHAPTER 3)			
OCCUPANCY CLASSIFICATION (CBC 302)	R-2	S2	A-3
FUNCTION OF SPACE	APARTMENT	PARKING GARAGE	COMMUNITY ROOM
EXITING REQUIREMENTS (CBC CH 10)	SEE SHEETS .....		
AUTOMATIC SPRINKLER SYSTEM	NFPA-13		
2. BUILDING HEIGHT AND AREAS (CBC CHAPTER 5)			
TYPE OF CONSTRUCTION	V-A	I-A	V-A
ALLOWABLE BUILDING AREA (CBC TABLE 506.2)	SEE ALLOWABLE BUILDING AREA TABULATION BELOW.....		
ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE (CBC 504.3)	60 FEET	UL	70 FEET
PROPOSED BUILDING HEIGHT ABOVE GRADE PLANE	SEE BUILDING HEIGHT ANALYSIS ON SHEET.....		
ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE (CBC 504.4)	4	UL	3
PROPOSED NUMBER OF STORIES ABOVE GRADE PLANE	4	1	1
SEPARATION OF OCCUPANCIES (CBC TABLE 508.4)	1 HR	NO SEPARATION	1 HR

3. TYPE OF CONSTRUCTION AND FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (CBC CHAPTER 6)		
BUILDING ELEMENT	TYPE IA	TYPE VA
PRIMARY STRUCTURAL FRAME (CBC SEC 202 and SEC 704)	3	1
BEARING WALLS - EXTERIOR	3	1
BEARING WALLS - INTERIOR	3	1
NONBEARING WALLS AND PARTITIONS - EXTERIOR	PER TABLE 602	
NONBEARING WALLS AND PARTITIONS - INTERIOR	0	0
FLOOR AND ASSOCIATE SECONDARY MEMBERS	2	1
ROOF AND ASSOCIATE SECONDARY MEMBERS	1.5	1

4. FIRE AND SMOKE PROTECTION FEATURES (CBC CHAPTER 7)	
FIRE BARRIERS (CBC SEC 707)	2 HR
SHAFTS (CBC SEC 713)	2 HR
STAIR ENCLOSURES (CBC SEC 1023.2)	2 HR
EXIT PASSAGEWAY (CBC SEC 1024.3)	2 HR
FIRE PARTITIONS (CBC SEC 708)	1 HR
ALLOWABLE OPENINGS IN EXTERIOR WALLS (Table 705.8)	SEE SHEET .....

## Project Data:

	Unit Type	Unit Area	Balcony Area	Unit Area w/Balcony	L1	L2	L3	L4	Units	Density Bonus Parking Req'd	Zoning Base Parking Req'd	Short-Term Bike Pkg Req	Long-Term Bike Pkg Req	Total Unit Area	Total Balcony Area	Unit Mix
Residential Units	A1.0 (1BR/1BA Unit)	746	92	838	4	4	4	4	16	8.0	28.8	0.8	16.0	11,936	1,472	69%
	A1.1 (1BR/1BA Unit)	752	90	842	1	3	3	3	10	5.0	18.0	0.5	10.0	7,520	900	
	A1.2 (1BR/1BA Unit)	759	80	839	1	1	1	1	4	2.0	7.2	0.2	4.0	3,036	320	
	A2 (1BR+Dev/BA Unit)	965	98	1,063	1	1	1	1	4	2.0	7.2	0.2	4.0	3,860	392	
	B1.0 (2BR/2BA Unit)	1,172	92	1,264	1	1	1	1	4	2.0	8.0	0.4	5.0	4,688	368	22%
	B1.1 (2BR/2BA Unit)	1,178	92	1,270	1	1	1	1	4	2.0	8.0	0.4	5.0	4,712	368	
	B1.2 (2BR/2BA Unit)	1,188	95	1,283	0	1	1	1	3	2.0	6.0	0.3	3.8	3,964	285	
	C1 (3BR/2BA Unit)	1,556	176	1,732	1	1	1	1	4	2.0	8.8	0.6	6.0	6,224	704	
	Total Residential				10	13	13	13	49	25.0	92.0	3.4	53.8	45,540	4,809	100%
Total Parking Required										25.0		4.0	54.0			

Floor Area	Use	L1	L2	L3	L4	Total Area	Project FAR
Residential Area Per Floor		9,415.12	12,258.64	12,258.64	12,258.64	46,191.04	
Recreation Area		2,119.40				2,119.40	
Common Area Per Floor		2,650.03	1,501.07	1,501.07	1,501.07	7,153.24	
Total Floor Area		14,184.55	13,759.71	13,759.71	13,759.71	55,463.68	1.79

Parking Provided	Bike S-Term	Bike L-Term	Bike Total	Standard	Puzzle	Compact	ADA	ADA Van	Pkg Prov	EV Prewired
L4 Level		14	14							
L3 Level		14	14							
L2 Level		14	14							
L1 Level	4	14	18						-	
B1 Level		0	14	39	9		1	1	64	10
Total Parking Provided	4	56	60	14	39	9	1	1	64	10

Parcel Coverage	Location	% Coverage	Area
Ground Level Open Parcel		44.22%	13,705
Subtotal			13,705
Open Parcel Required		35.00%	10,847
Open Space Provided			4,809
Common Open Space at Area A Provided			5,539
Common Open Space at Area B Provided			1,104
Open Space Total			11,452
Open Space Required			4,900

## Allowable Building Areas:

ALLOWABLE BUILDING AREAS (MIXED OCCUPANCY BUILDING W/ SEPARATED OCCUPANCIES, MULTISTORY)

STORY	OCCUPANCY	BASIC ALLOWABLE AREA (S.F) - At PER TABLE 506.2	AREA INCREASE FACTOR DUE TO FRONTAGE - If CBC SECTION 506.3 (Ns x If)	ALLOWABLE AREA PER STORY (S.F) - At CBC SECTION 506.2.1 At+ (Ns x If)	ACTUAL FLOOR AREA OF STORY	ACTUAL AREA RATIO OF STORY	SUM OF RATIOS PER STORY (<=1)
1	A-3	34,500	0	34,500	1,505	0.04	0.43
	R-2	36,000	0	36,000	13,814	0.38	
2	R-2	36,000	0	36,000	15,919	0.44	0.44
3	R-2	36,000	0	36,000	15,919	0.44	0.44
4	R-2	36,000	0	36,000	15,835	0.44	0.44
SUM OF RATIOS PER BUILDING (<=2)							1.75

## Building Code Analysis Summary:

PROPOSED IS A RESIDENTIAL APARTMENT BUILDING CONSISTING OF TYPE I-A AT GRADE LEVEL PARKING GARAGE WITH FOUR LEVELS OF RESIDENTIAL TYPE V-A BUILDING A TOP OF A PODIUM. BUILDING COMPLIES WITH CBC SECTION 510.

ALLOWABLE BUILDING HEIGHT (CBC 504.3)	60 feet
ALLOWABLE NUMBER OF STORIES (CBC 504.4)	4
ALLOWABLE BUILDING AREA (CBC 506.2)	72,000 Sq.Ft.
FIRE SPRINKLER / FIRE ALARM	NFPA 13
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE	0 feet - 3 feet (NOT PERMITTED) 3 feet - 5 feet (15%) 5 feet - 10 feet (25%) 10 feet - 15 feet (45%)
ACCESSIBILITY	2019 CBC 11A, 2010 ADA, FHA
EXITING	PER CBC Chapter 10
EMERGENCY ESCAPE AND RECSUE WINDOWS	NOT REQUIRED PER CBC 1030. (EACH BUILDING STORY PROVIDES ACCESS TO TWO EXITS)

## Construction:

TYPE: TYPE I-A  
OCCUPANCY GROUP: S-2  
FIRE SPRINKLER SYSTEM: NFPA 13

V-A ON I-A PODIUM  
R-2, S-2 PARKING  
NFPA 13

## Soil Disturbance:

CUT 7,225 CU. YD.  
FILL 149 CU. YD.  
NET 7,076 CU. YD. (CUT)

## Heritage Tree Count:

Heritage Trees			
Ref.	Species Name	Botanical Name	Caliper Inches
3	Redwood	Sequoia sempervirens	25.5
4	Redwood	Sequoia sempervirens	23.5
5	Redwood	Sequoia sempervirens	23.2
6	Redwood	Sequoia sempervirens	17.2
7	Redwood	Sequoia sempervirens	13.5
8	Redwood	Sequoia sempervirens	12.4
9	Redwood	Sequoia sempervirens	14.8
10	Redwood	Sequoia sempervirens	16
17	Coast live oak	Quercus agrifolia	18
18	Coast live oak	Quercus agrifolia	12
19	Coast live oak	Quercus agrifolia	10
20	Coast live oak	Quercus agrifolia	11.1

NOTE:

OWNER WILL LIMIT TENANT CLUTTER ON BALCONIES VIA RENTAL AGREEMENT

AS REQUIRED BY SECTION 4469.5 OF THE CALIFORNIA GOVERNMENT CODE, A BUILDING PERMIT APPLICANT IS TO BE ADVISED TO CONSULT WITH A CASP CONSULTANT TO VERIFY THE PROPOSED ACCESSIBLE FACILITIES AND ELEMENTS TO ENSURE COMPLIANCE WITH THE CONSTRUCTED-RELATED ACCESSIBILITY COMPLIANCE ACT (CRASCA) AS REQUIRED BY SECTION 55.51 TO SECTION 55.545 OF THE CALIFORNIA CIVIL CODE

AS REQUIRED BY SECTION 4469.5 OF THE CALIFORNIA GOVERNMENT CODE, A BUILDING APPLICANT IS TO BE ADVISED TO CONSULT WITH A CASP CONSULTANT TO VERIFY THE PROPOSED ACCESSIBLE FACILITIES AND ELEMENTS TO ENSURE COMPLIANCE WITH THE CONSTRUCTED RELATED ACCESSIBILITY COMPLIANCE ACT (CRASCA) AS REQUIRED BY SECTION 55.51 TO SECTION 55.545 OF THE CALIFORNIA CIVIL CODE.

## Cover Sheet

## Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
	05-29-2021	PLANNING SUBMITTAL
	12-08-2020	PLANNING SUBMITTAL
	05-03-2020	PLANNING SUBMITTAL
	06-28-2020	PLANNING SUBMITTAL

DATE: June 28, 2021  
PROJECT NO: 19-101

SCALE:

SHEET #:

A0.0

ARCHITECT:



DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

## 1919 O'Farrell Street

OWNER:

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401





1 CITY HALL



2 CITY HALL PARKING LOT



3 PARKING STRUCTURE



4 PARKING STRUCTURE SPEED RAMP



5 MID-RISE OFFICE



6 MID-RISE OFFICE DRIVEWAY



7 EXISTING SITE: BUILDING & WALKWAY



8 EXISTING SITE: PARKING LOT



9 SOUTH PROPERTY LINE AT LOW-RISE OFFICE



10 LOW-RISE OFFICE



11 MULTIFAMILY COMMUNITY



12 MULTIFAMILY COMMUNITY



13 EXISTING SITE: BUILDING & LAWN



14 EXISTING SITE: BUILDING & LAWN



15 WEST PROPERTY LINE AT MID-RISE OFFICE



16 EXISTING SITE FROM FREEWAY OFF-RAMP



17 O'FARRELL EAST



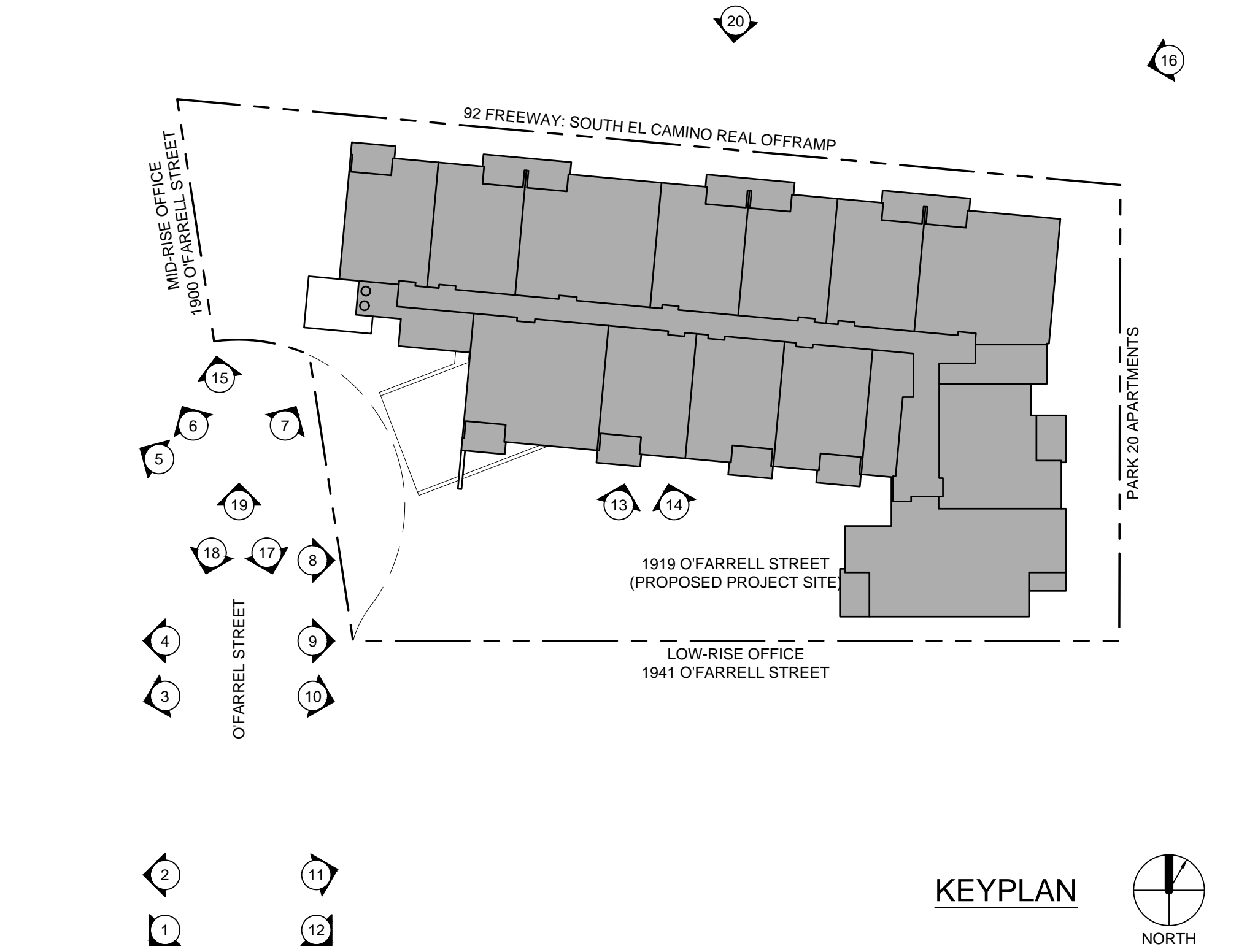
18 O'FARRELL WEST



19 O'FARRELL NORTH



20 EXISTING SITE FROM FREEWAY



## EXISTING SITE & CONTEXT

### Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
	05-29-20ST	PLANNING SUBMITTAL
	12-08-20ND	PLANNING SUBMITTAL
	05-03-25RD	PLANNING SUBMITTAL
	06-28-24TH	PLANNING SUBMITTAL

DATE:	June 28, 2021
PROJECT NO:	19-101

SCALE:	
SHEET #:	A0.1

ARCHITECT:

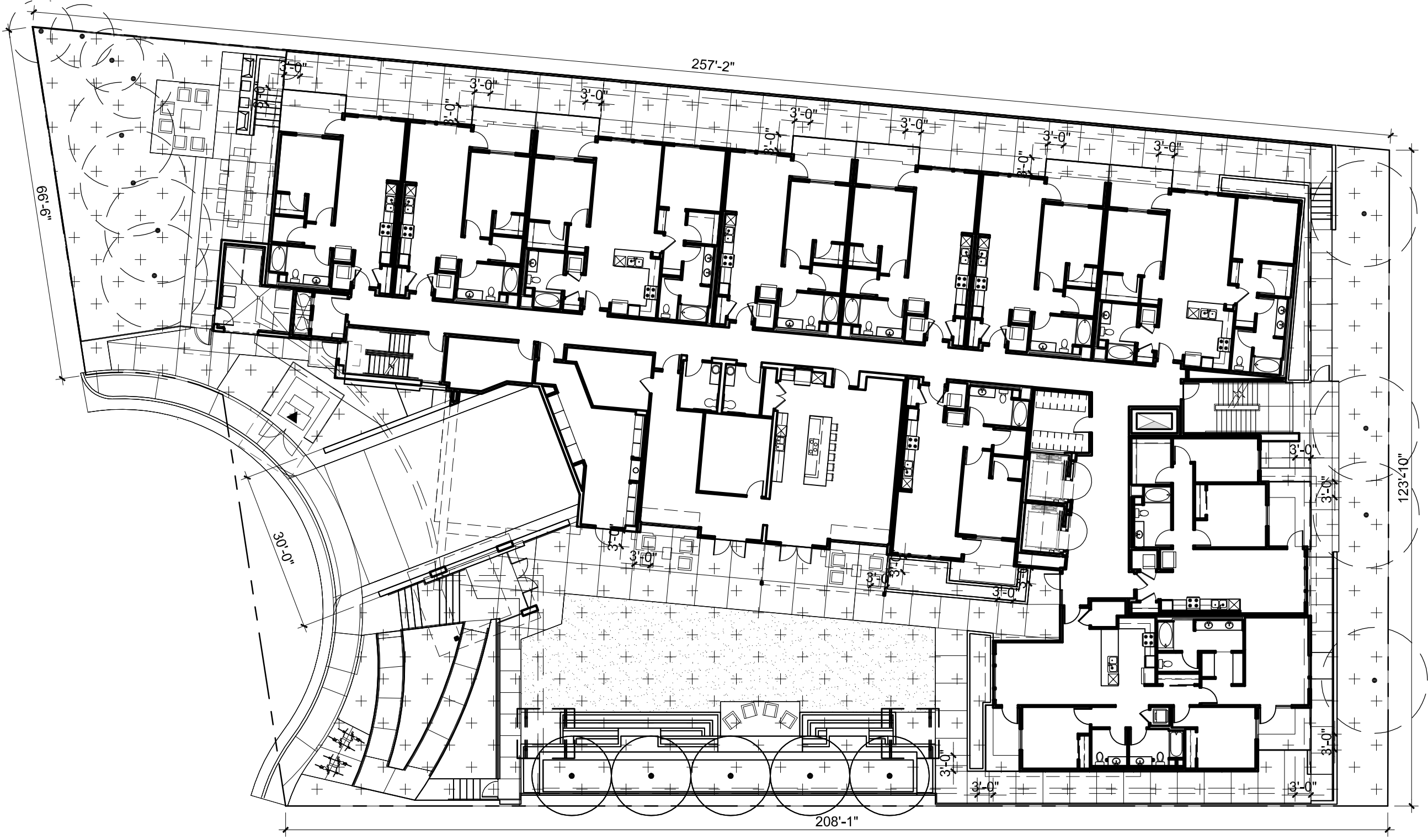
**DNA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

## 1919 O'Farrell Street

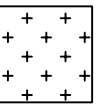
OWNER:

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401





LEGEND:

 OPEN PARCEL AREA

GROUND LEVEL  
OPEN AREA - 13,705 SF  
(MINIMUM 35%)

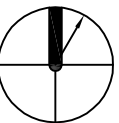

OPEN SPACE CALCULATIONS:  
LOT SIZE: 30,992.29 SF  
OPEN AREA: 13,705 SF (44%)

PARCEL COVERAGE DIAGRAM

Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
	05-29-20	1ST PLANNING SUBMITTAL
	12-08-20	2ND PLANNING SUBMITTAL
	05-03-21	3RD PLANNING SUBMITTAL
	06-28-21	4TH PLANNING SUBMITTAL

DATE: June 28, 2021  
PROJECT NO: 19-101

NORTH:   
SCALE:   
SHEET #: A0.2

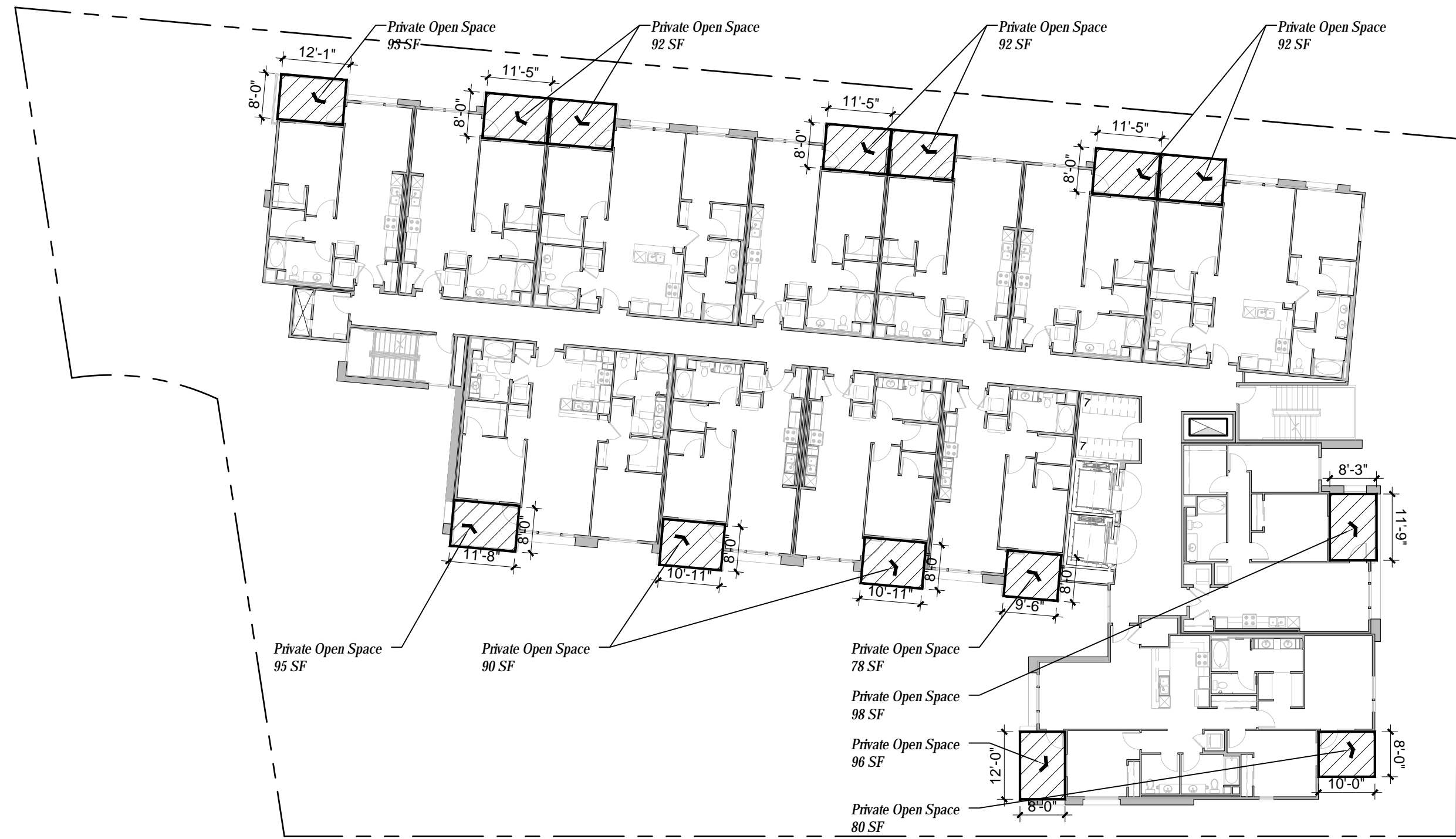
1919 O'Farrell Street

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

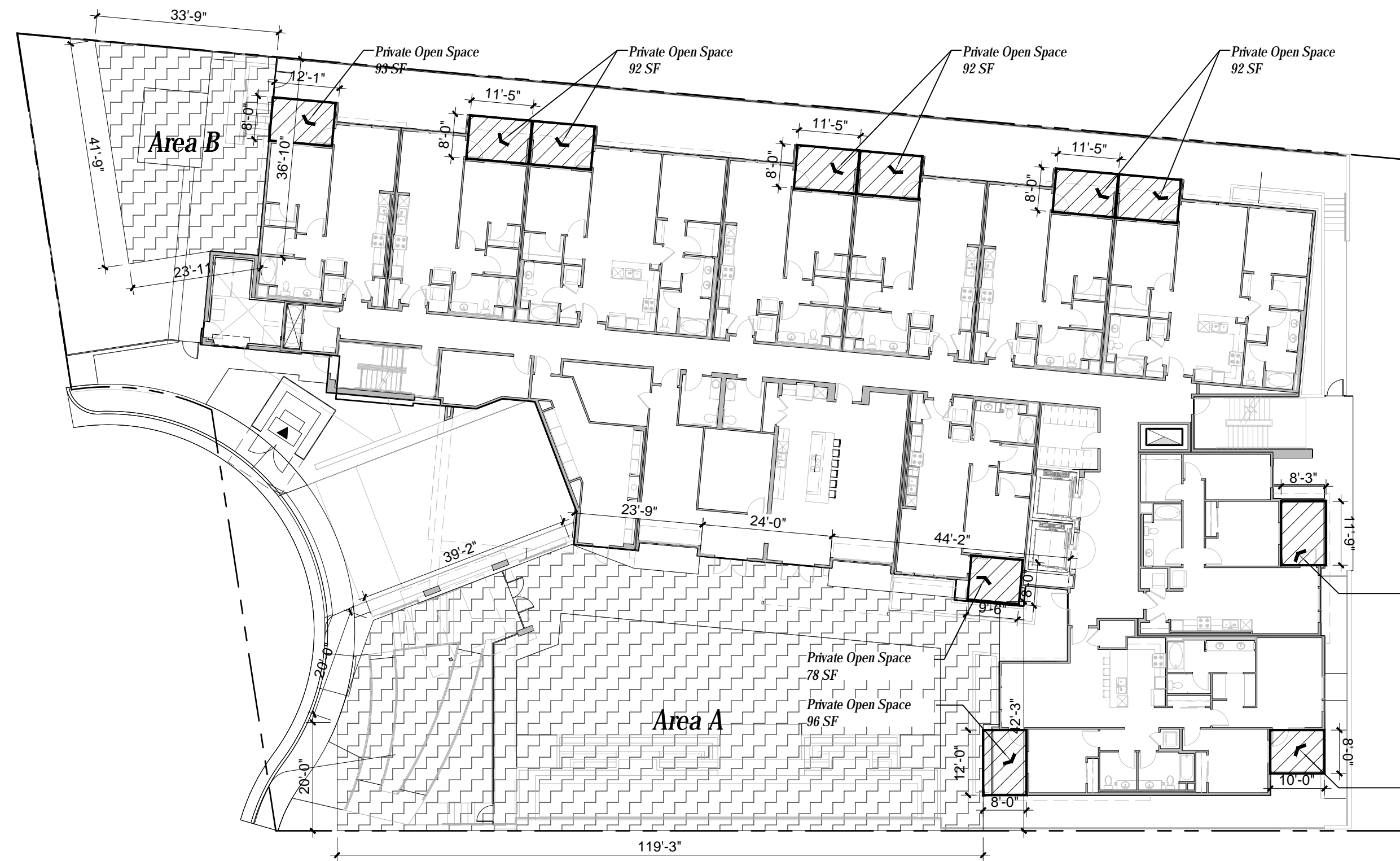
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

ARCHITECT:  
  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
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3 LEVEL 3 OPEN SPACE



1 LEVEL 1 OPEN SPACE

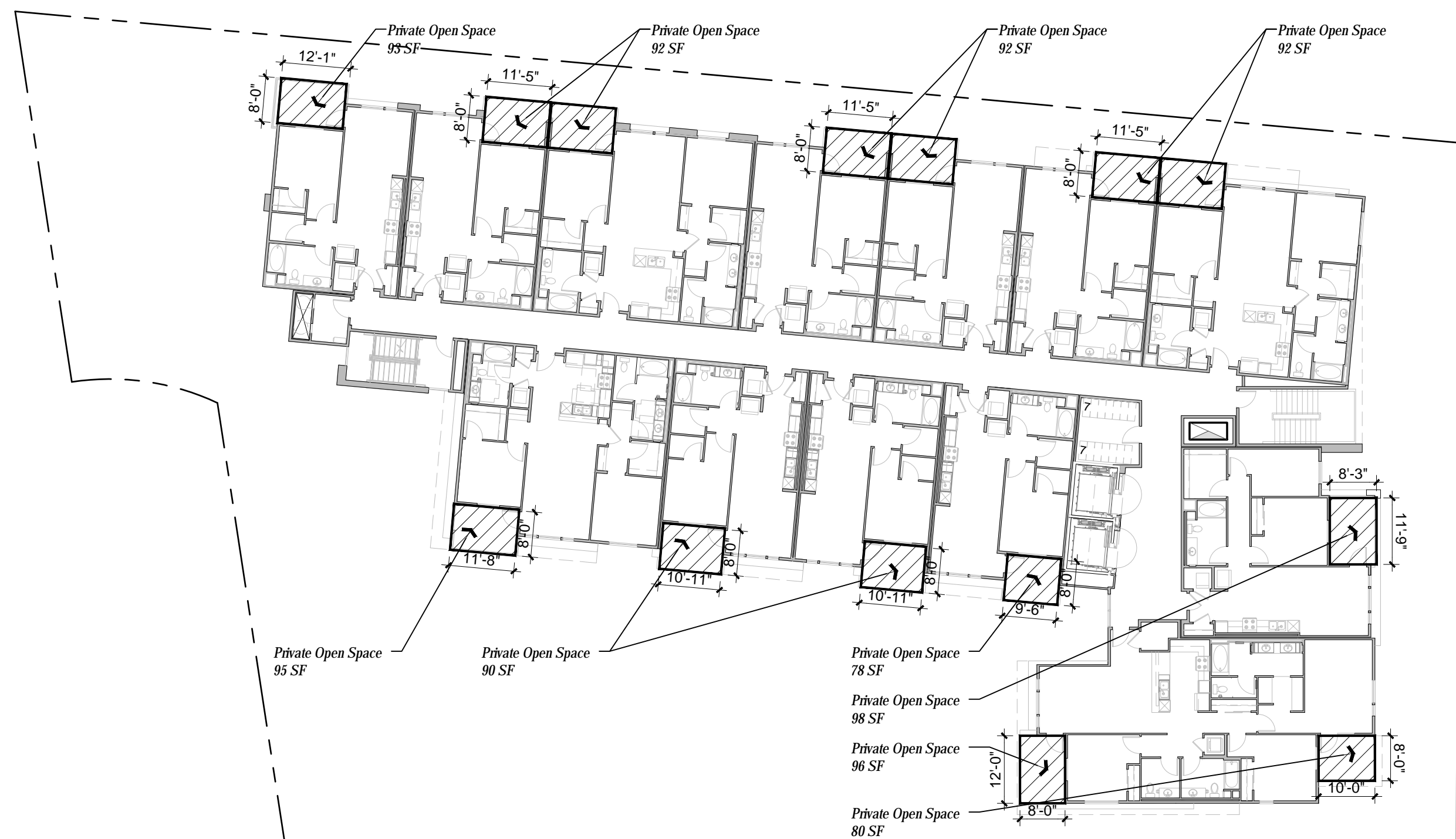
LEGEND:

COMMON OPEN SPACE

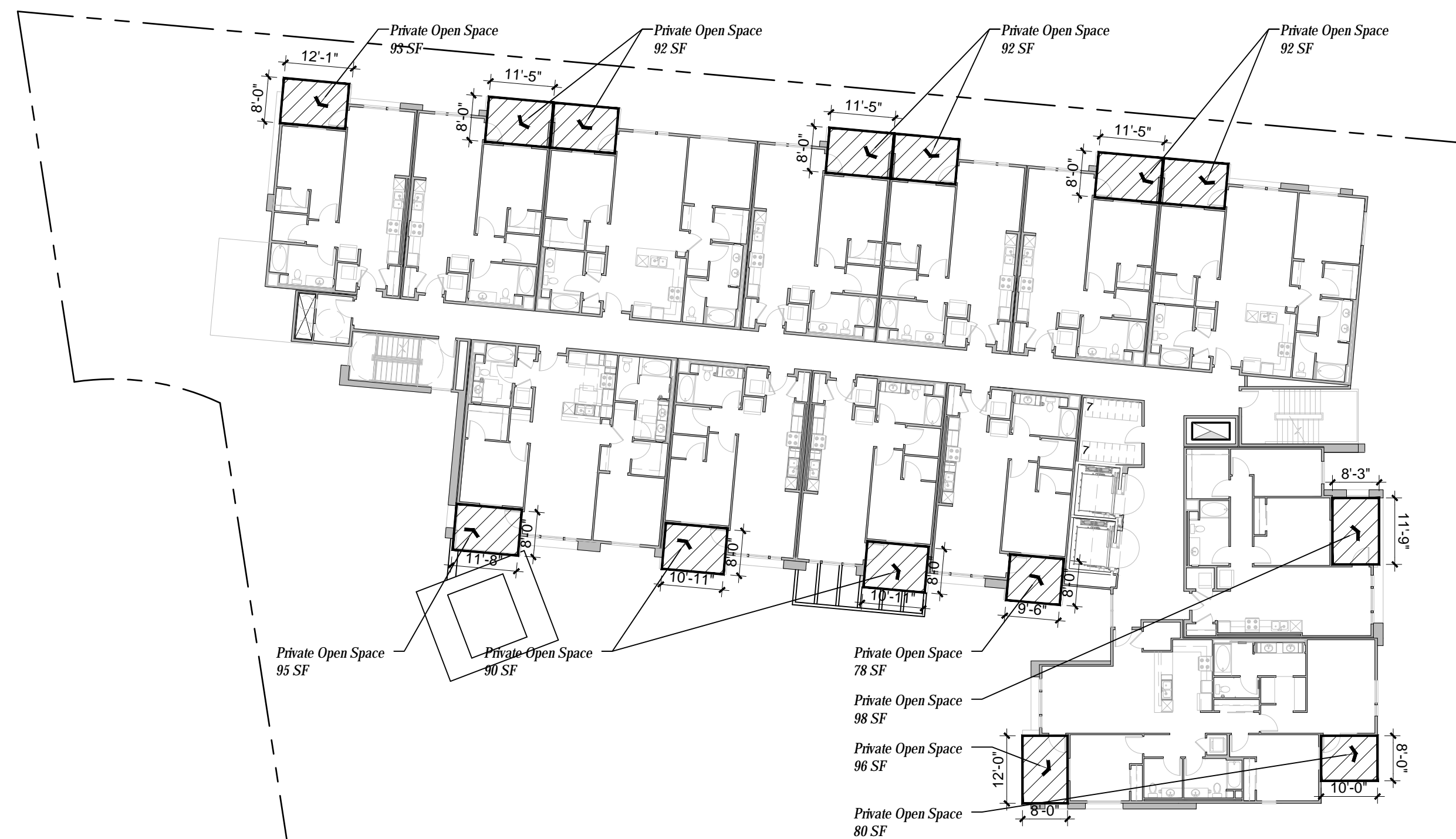
PRIVATE OPEN SPACE

NOTE:

OWNER WILL LIMIT TENANT CLUTTER ON BALCONIES VIA RENTAL AGREEMENT



4 LEVEL 4 OPEN SPACE



2 LEVEL 2 OPEN SPACE

## USABLE OPEN SPACE DIAGRAMS

### Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
	05-29-20ST	PLANNING SUBMITTAL
	12-08-2QND	PLANNING SUBMITTAL
	05-03-25RD	PLANNING SUBMITTAL
	06-28-24TH	PLANNING SUBMITTAL

DATE: June 28, 2021

PROJECT NO: 19-101

NORTH:

SCALE:

SHEET #: A0.3

## 1919 O'Farrell Street

OWNER:

SIERRA INVESTMENTS, INC.

311 9TH AVENUE

SAN MATEO, CA 94401

ARCHITECT:

DESIGN AND ARCHITECTURE

2062 BUSINESS CENTER DRIVE

SUITE 140

IRVINE, CA 92612

714.389.1890

SIERRA INVESTMENTS, INC. AND DESIGN AND ARCHITECTURE

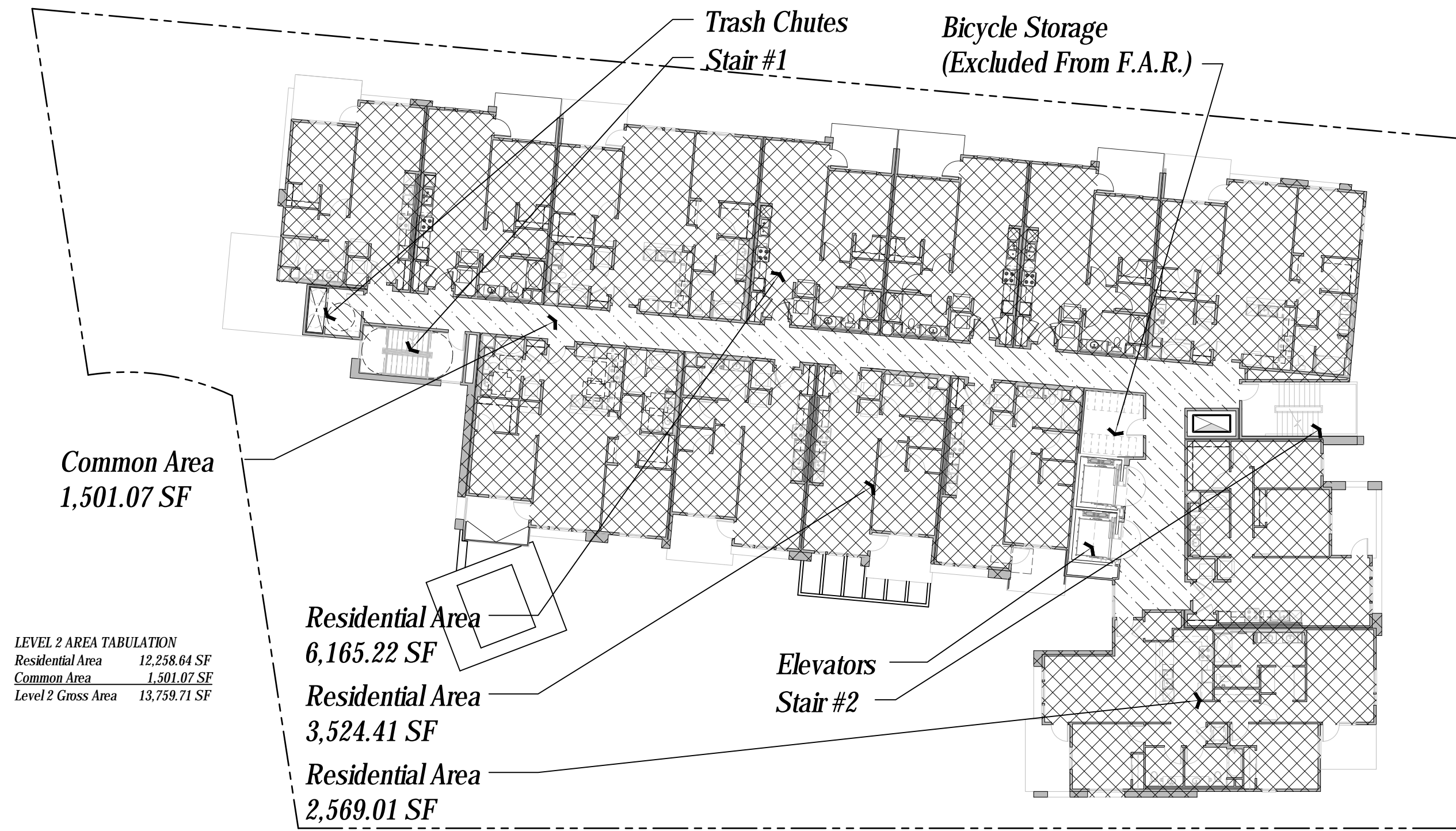
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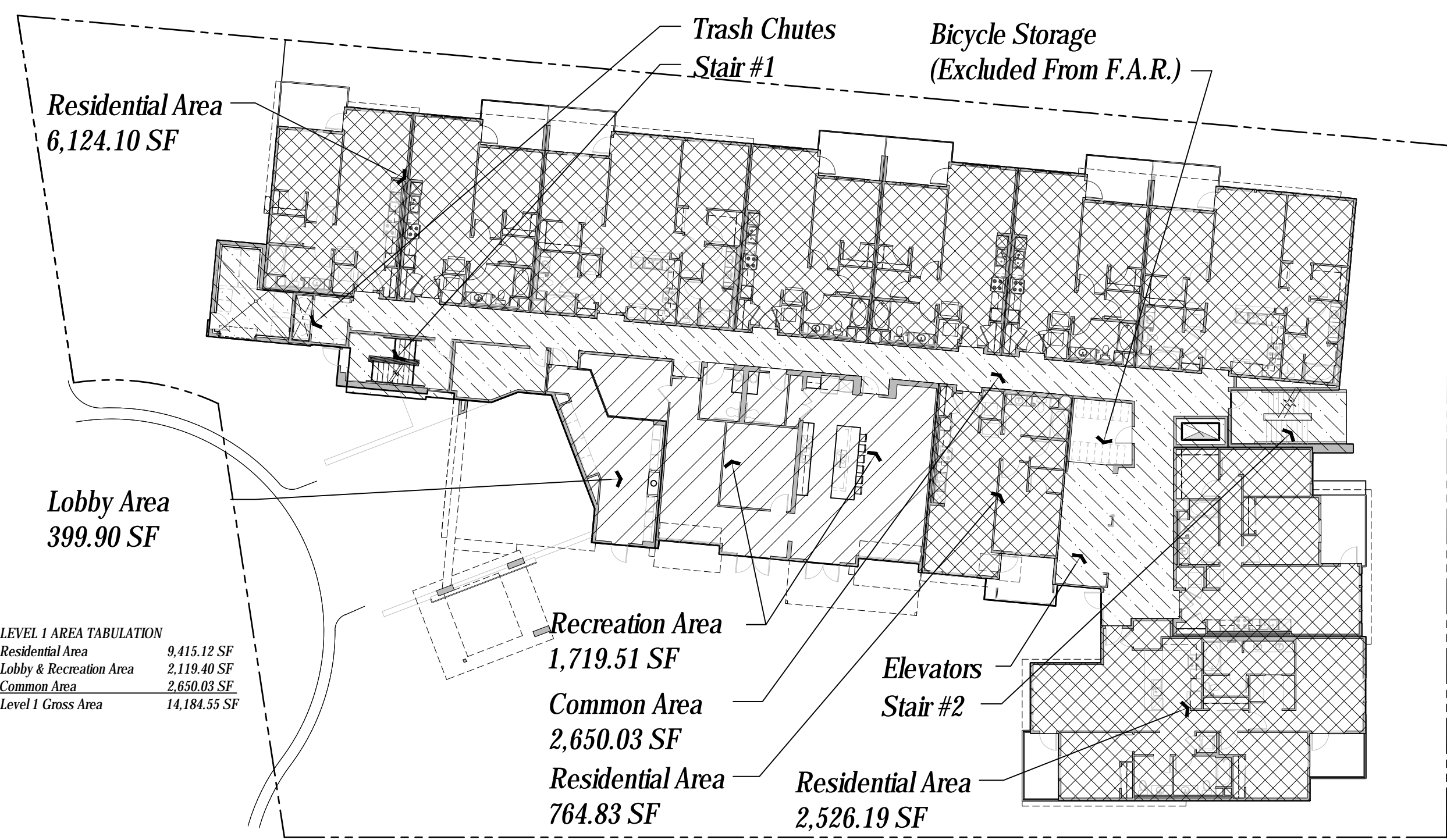
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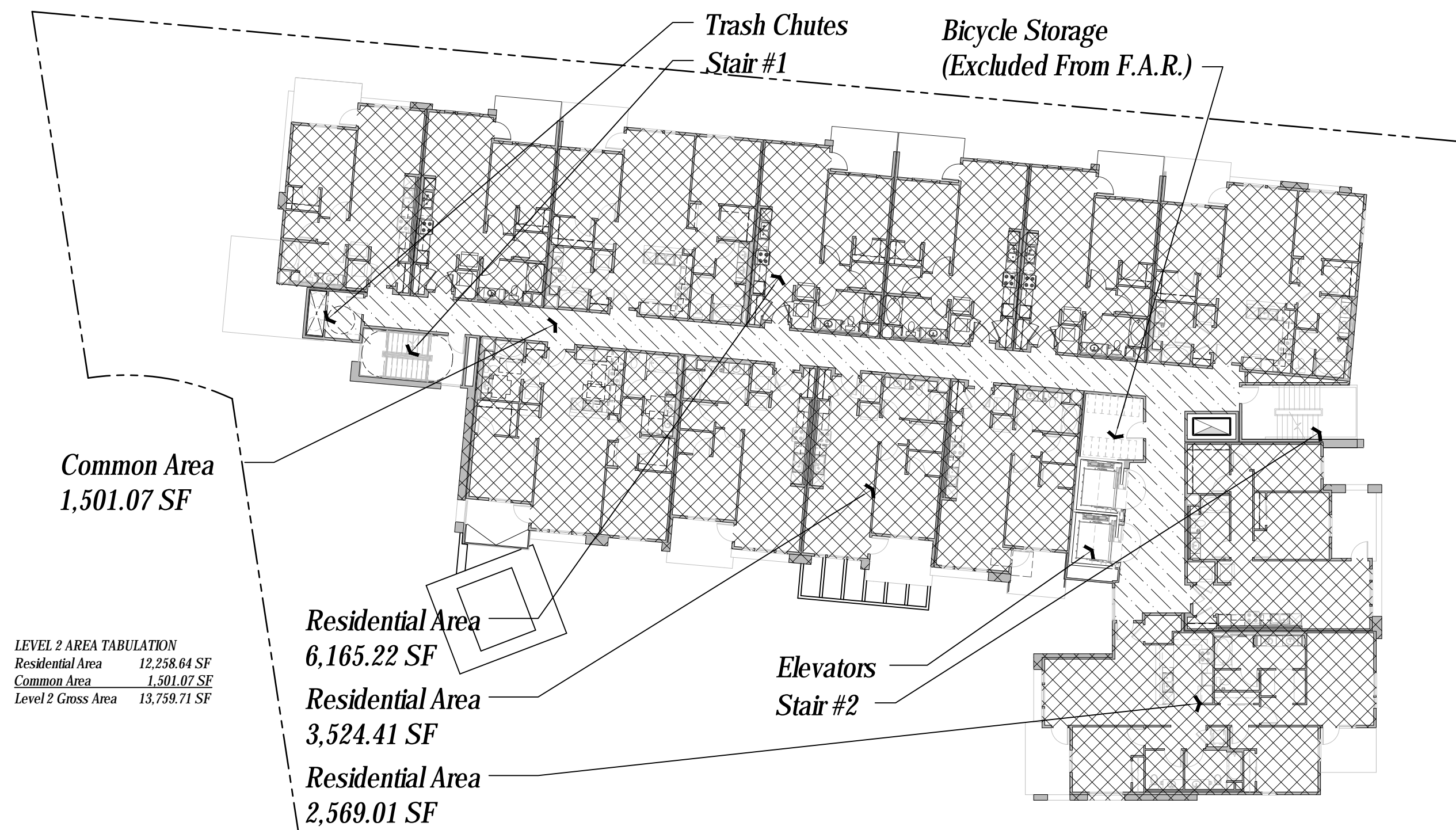




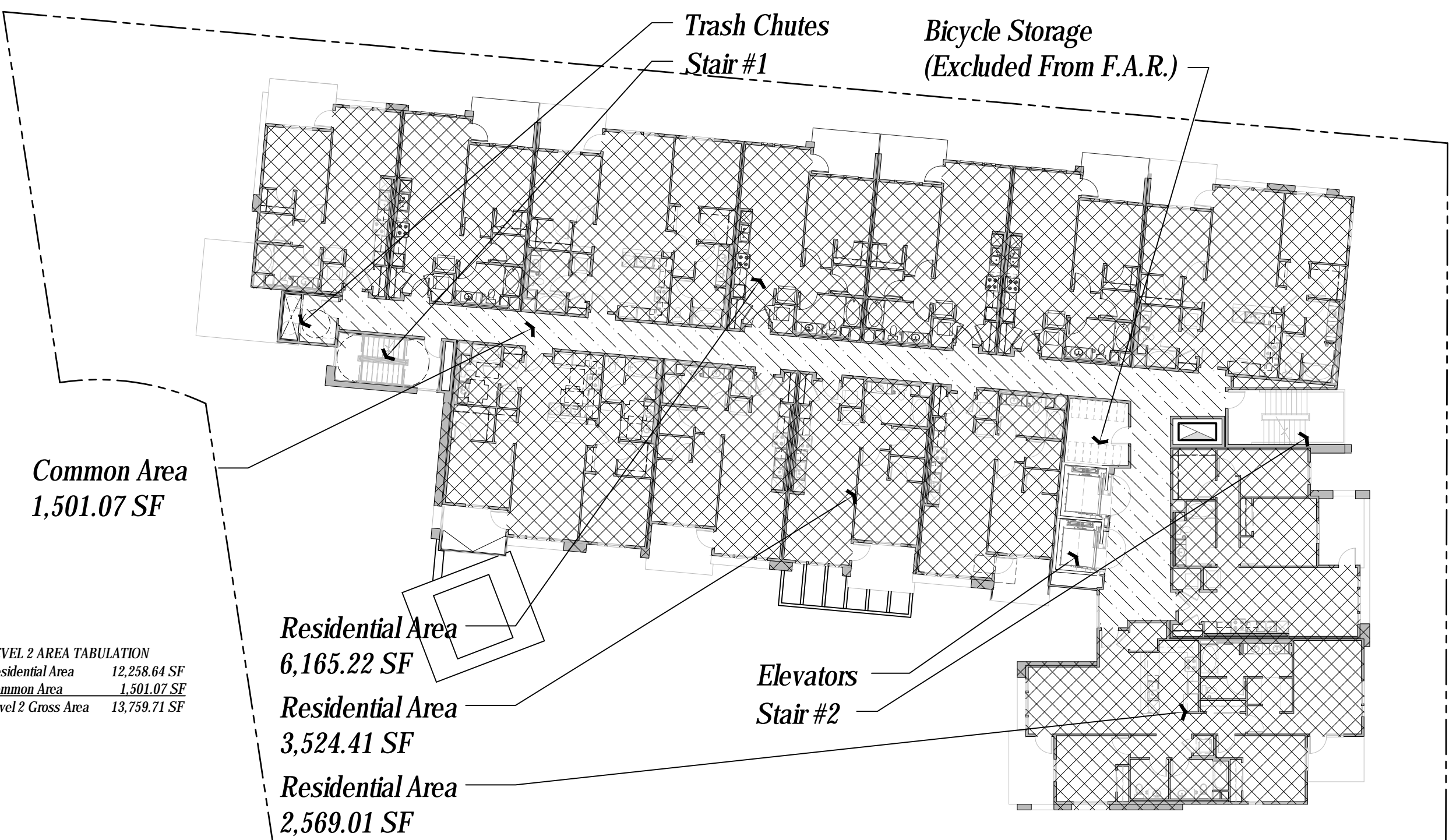
3 LEVEL 3 AREA PLAN



1 LEVEL 1 AREA PLAN



4 LEVEL 4 AREA PLAN



2 LEVEL 2 AREA PLAN

- AREA LEGEND:
- LOBBY & RECREATION ROOM
  - RESIDENTIAL UNITS
  - COMMON AREA CIRCULATION
  - RESIDENTIAL PRIVATE DECK

AREA TABULATION  
Sheet A0.4 Area Tabulation

LEVEL 1 GROSS AREA	14,184.55
LEVEL 2 GROSS AREA	13,759.71
LEVEL 3 GROSS AREA	13,759.71
LEVEL 4 GROSS AREA	13,759.71
TOTAL GROSS AREA	55,463.68
FLOOR AREA RATIO	1.79

## AREA CALCULATIONS

### Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
	05-29-20ST	PLANNING SUBMITTAL
	12-08-2QND	PLANNING SUBMITTAL
	05-03-25RD	PLANNING SUBMITTAL
	06-28-24TH	PLANNING SUBMITTAL

DATE: June 28, 2021  
PROJECT NO: 19-101

NORTH:

SCALE:

SHEET #: A0.4

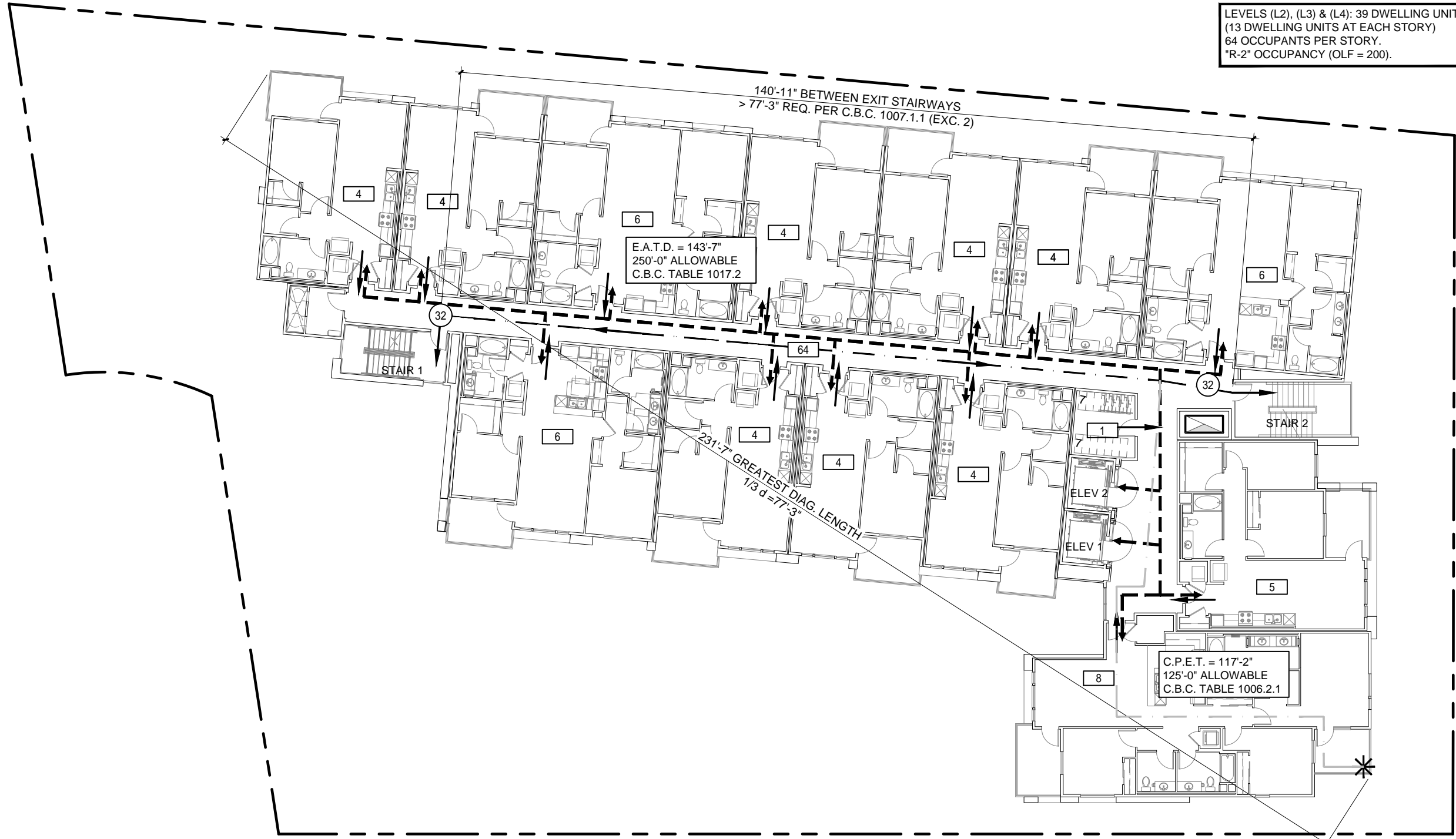
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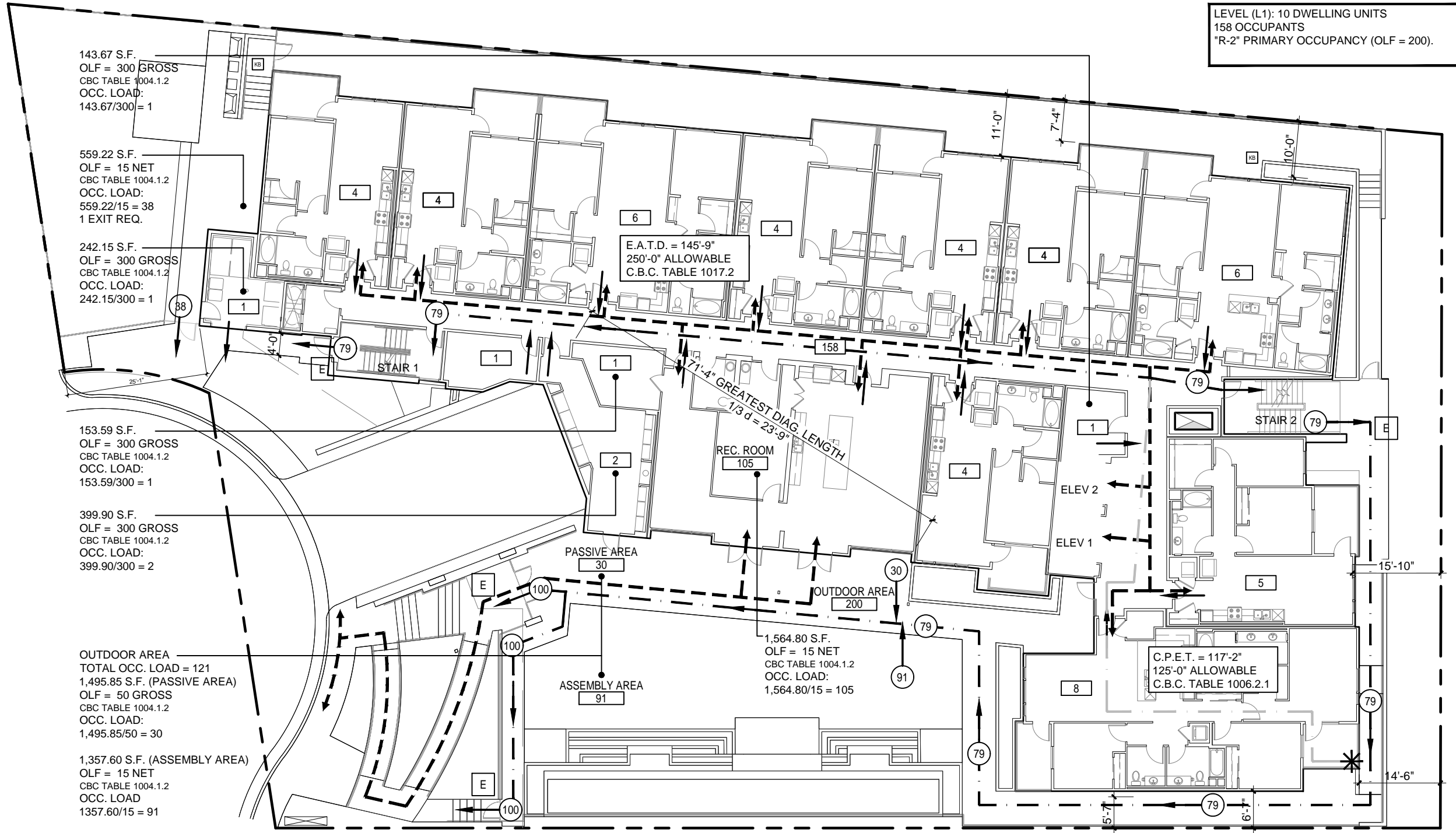
ARCHITECT:  
  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

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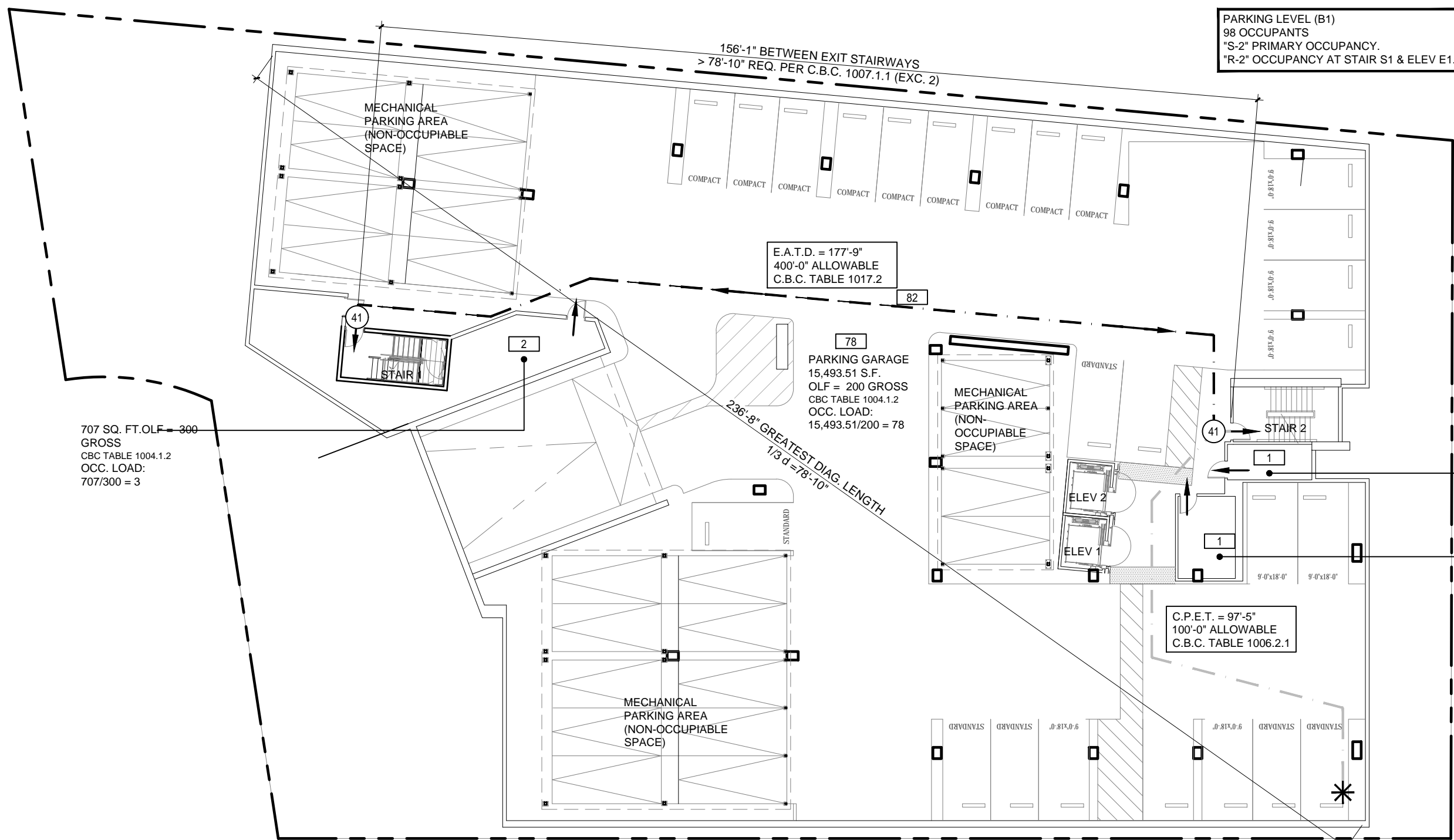




3 LEVELS 2-4 OCCUPANT LOAD & EGRESS



2 LEVEL 1 OCCUPANT LOAD & EGRESS



1 LEVEL B1 OCCUPANT LOAD & EGRESS

- SYMBOLS LEGEND
- 53 TOTAL EXITING LOAD AT EGRESS COMPONENT.
- 100 OCCUPANT LOAD ORIGINATING FROM A SPACE
- E INDICATES AN EXIT (C.B.C. SECTIONS) FROM A FIRE COMPARTMENT: EXTERIOR DOOR (1020.2), EXIT ENCLOSURE (1022), EXIT PASSAGEWAY (1023), HORIZONTAL EXIT (1025), OR EXTERIOR EXIT RAMP / STAIRWAYS (1026).
- \* INDICATES THE POINT AT WHICH COMMON PATH OF EGRESS TRAVEL WITHIN AN OCCUPIABLE SPACE, AND EXIT ACCESS TRAVEL DISTANCE WITHIN A STORY TO THE ENTRANCE OF AN EXIT, IS THE GREATEST.
- E.A.T.D. C.P.E.T.D. INDICATES PATH OF TRAVEL TO EXITS: THIS PATH COMPLIES AS AN ACCESSIBLE MEANS OF EGRESS (C.B.C. 1009), COMMON PATH OF EGRESS TRAVEL DISTANCE (C.P.E.T.D.) AS A PORTION OF THE TOTAL EXIT ACCESS TRAVEL DISTANCE (E.A.T.D.) IS SHOWN AS A HALF-TONE GRAY LINE.
- ACCESSIBLE PATH OF TRAVEL (P.O.T.): ROUTES FROM LIVING UNITS TO THE FOLLOWING LOCATION SHALL BE BARRIER FREE: COMMON OUTDOOR AREAS, RECREATION AREAS, PUBLIC RIGHT-OF-WAYS, EXISTING TRANSPORTATION STOPS.
- KB LOCATION OF RAPID ENTRY KEY BOX (10 41 01): CONTACT THE FIRE INSPECTOR TO OBTAIN AN APPLICATION AND TO DETERMINE LOCATIONS OF RAPID ENTRY (KNOX) KEY-LOCK BOXES.

## GENERAL NOTES

- OCCUPANT LOADS INDICATED ARE FOR EACH SEPARATE FLOOR LEVEL SHOWN ON THIS SHEET ONLY. NO CUMULATIVE OCCUPANT LOADS FROM OTHER LEVELS NEED TO BE CONSIDERED IN DETERMINING THE REQ. WIDTH FOR MEANS OF EGRESS COMPONENTS, EXCEPT WHERE SPECIFICALLY NOTED ON LEVEL L1 (STREET) AS POINTS OF EGRESS CONVERGENCE (C.B.C. 1005.6).
- THE OCCUPANT LOADS OF PRIVATE RESIDENTIAL PATIO & BALCONY AREAS ARE INCLUDED IN THE TOTAL OCCUPANT LOADS INDICATED AT INDIVIDUAL DWELLING UNITS.
- THE MIN. WIDTH OF ANY COMPONENT IN THE MEANS OF EGRESS SYSTEM SHALL NOT BE LESS THAN THE PRODUCT DETERMINED BY MULTIPLYING THE TOTAL OCCUPANT LOAD BY THE APPLICABLE FACTOR SET FORTH BY C.B.C. 1005.1 (REFER ALSO TO G.N. 07D). THE TOTAL OCC. LOAD OF INDIVIDUAL SPACES ARE DETERMINED BY DIVIDING FLOOR AREA BY THE OCCUPANT LOAD FACTORS LISTED IN C.B.C. TABLE 1004.5, STAIRWAYS (C.B.C. 1009.3.2, EX. 1; C.B.C. 1011.2, EX. 1), CORRIDORS (C.B.C. 1020.2; TABLE 1020.2), EGRESS BALCONIES (C.B.C. 1021) & EGRESS COURTS (C.B.C. 1028.4) SHALL BE A MIN. OF 44-IN. WIDE. SEE EXCEPTIONS FOR ALLOWANCE OF A 36-IN. WIDTH, WHERE THE MEANS OF EGRESS COMPONENT IS SERVING AN OCCUPANT LOAD OF LESS THAN 50.
- MEANS OF EGRESS DOORS & GATES SHALL PROVIDE A CLEAR WIDTH OF 32-IN. THE MAX. WIDTH OF A SWINGING DOOR LEAF SHALL BE 48-IN. (C.B.C. 1010.1.1) & SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS (C.B.C. 1010.1.2.1).
- (2) EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD AND THE COMMON PATH OF EGRESS TRAVEL DISTANCE (C.P.E.T.D.) EXCEEDS THE VALUES LISTED IN C.B.C. TABLE 1006.2.1 FOR BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH C.B.C. 903.3.1.1: "A" OCCUPANCY: (49) MAX. OCCUPANT LOAD; 75-FEET MAX. "B" OCCUPANCY: (49) MAX. OCCUPANT LOAD; 100-FEET MAX. "R-2" OCCUPANCY: (20) MAX. OCCUPANT LOAD; 125-FEET MAX. "S" OCCUPANCY: (29) MAX. OCCUPANT LOAD, 100-FEET MAX.
- THE MINIMUM REQUIRED NUMBER OF EXITS FROM ANY STORY SHALL BE (C.B.C. TABLE 1006.3.2): (2) FOR OCCUPANT LOADS BETWEEN 1 - 500 PER STORY. (3) FOR OCCUPANT LOADS BETWEEN 501 - 1000 PER STORY. (4) FOR OCCUPANT LOADS MORE THAN 1000 PER STORY.
- SEE C.B.C. 1006.3.3 FOR EXCEPTIONS, WHERE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF; REFER TO G.N. 05.1).
- IN BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC FIRE SPRINKLER IN COMPLIANCE WITH 903.3.1.1: (A) THE SEPARATION DISTANCE BETWEEN EXIT OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD THE LENGTH OF THE MAX. OVERALL DIAGONAL DIMENSION OF THE AREA SERVED (C.B.C. 1007.1.1, EX. 2). WHERE MORE THAN (2) ARE PROVIDED, AT LEAST (2) SHALL CONFORM TO THE ONE-THIRD DISTANCE PROVISION (C.B.C. 1007.1.2). (B) COMMON PATH OF EGRESS TRAVEL DISTANCE (C.P.E.T.D.): REFER TO G.N. 05 & 05.1. FOR "A" OCCUPANCIES, THE C.P.E.T.D. SHALL NOT EXCEED THE FOLLOWING VALUES (C.B.C. 1028.8, EX. 1 & 2): "A" OCCUPANCY (FROM ANY SEAT, TO A POINT HAVING A CHOICE OF 2-PATHS): 30-FEET MAX. "A" OCCUPANCY (SMOKE-PROTECTED ASSEMBLY): 50-FEET MAX. "A" OCCUPANCY (SERVING LESS THAN 50 OCCUPANTS): 75- FEET MAX. (C) THE TOTAL EXIT ACCESS TRAVEL DISTANCE (E.A.T.D.) SHALL NOT EXCEED THE VALUES LISTED IN C.B.C. TABLE 1017.2: "A" OCCUPANCY: 250- FEET MAX. "B" OCCUPANCY: 300- FEET MAX. "R" OCCUPANCY: 250- FEET MAX. "S-2" OCCUPANCY: 400- FEET MAX. (D) THE REQUIRED CAPACITY, IN INCHES, OF A MEANS OF EGRESS COMPONENT SHALL NOT BE LESS THAN CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED, BY THE EGRESS CAPACITY FACTORS LISTED BELOW (C.B.C. 1005.3): FOR STAIRWAYS: 0.3 INCHES PER OCCUPANT FOR OTHER EGRESS COMPONENTS: 0.2 INCHES PER OCCUPANT. (E) ELEVATORS SHALL NOT BE REQUIRED TO ACT AS ACCESSIBLE MEANS OF EGRESS WHERE AN ACCESSIBLE FLOOR IS LESS THAN (4) STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE (C.B.C. 1009.2.1). LEVEL L1 (STREET LEVEL) IS THE LEVEL OF EXIT DISCHARGE. LEVEL L4 IS ONLY (3) STORIES ABOVE LEVEL L1. LEVEL LB (SUB-T GARAGE) IS ONLY (1) STORY BELOW LEVEL L1. (F) CLEAR WIDTH OF 48-IN. MIN. BETWEEN HANDRAILS IS NOT REQ. IN EXIT STAIRWAYS PER C.B.C. 1009.3.2, EX. 1. (G) AREAS OF REFUGE ARE NOT REQ. IN EXIT STAIRWAYS PER C.B.C. 1009.3.3, EX. 1, 2 & 5.
- NUMBER, LOCATION & DIRECTION OF EXIT SIGNS ARE SHOWN ON THIS SHEET; SEE BUILDING PLANS AND/OR ELECTRICAL PLANS FOR THEIR DEPICTION ON LARGER SCALE DRAWINGS.
- EGRESS THROUGH INTERVENING SPACES (C.B.C. 1016.2): (A) EXIT ACCESS THROUGH AN ENCLOSED LOBBY IS PERMITTED IN GROUPS "R" & "S" OCCUPANCIES. ACCESS TO NOT LESS THAN ONE OF THE REQ. EXITS SHALL BE PROVIDED WITHOUT TRAVEL THROUGH THE ENCLOSED ELEVATOR LOBBY, WHERE THE PATH OF EXIT ACCESS TRAVEL PASSES THROUGH AN ENCLOSED ELEVATOR LOBBY, THE LEVEL OF PROTECTION REQ. FOR THE ENCLOSED ELEVATOR LOBBY IS NOT REQ. TO BE EXTENDED TO THE EXIT UNLESS DIRECT ACCESS TO AN EXIT IS REQ. BY OTHER SECTIONS OF THIS CODE. (B) EGRESS FROM A ROOM / SPACE SHALL NOT PASS THROUGH ADJOINING OR INTERVENING ROOMS / AREAS, EXCEPT WHERE BOTH ARE ADJOINING & ACCESSORY TO EACH OTHER AND PROVIDE A DISCERNABLE PATH OF EGRESS TRAVEL TO AN EXIT; SEE EXCEPTION. (C) AN EXIT ACCESS SHALL NOT PASS THROUGH A ROOM THAT CAN BE LOCKED TO PREVENT EGRESS. (D) MEANS OF EGRESS FROM DWELLING UNITS OR SLEEPING AREAS SHALL NOT LEAD THROUGH OTHER SLEEPING AREAS, TOILET ROOMS OR BATHROOMS. (E) EGRESS SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, CLOSETS OR SPACES USED FOR SIMILAR PURPOSES, EXCEPTION: MEANS OF EGRESS ARE NOT PROHIBITED THROUGH A KITCHEN AREA SERVING ADJOINING ROOMS CONSTITUTING PART OF THE SAME DWELLING OR SLEEPING UNIT.

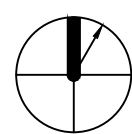
## EGRESS DIAGRAMS

### Planning Application Set

#### ISSUES & REVISIONS

NO.	DATE	REVISIONS
	05-29-20ST	PLANNING SUBMITTAL
	12-08-20ND	PLANNING SUBMITTAL
	05-03-25RD	PLANNING SUBMITTAL
	06-28-24TH	PLANNING SUBMITTAL

DATE: June 28, 2021  
PROJECT NO: 19-101



SCALE: 0 5 10 20

SHEET #: A0.5

ARCHITECT:



DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

## 1919 O'Farrell Street

OWNER:

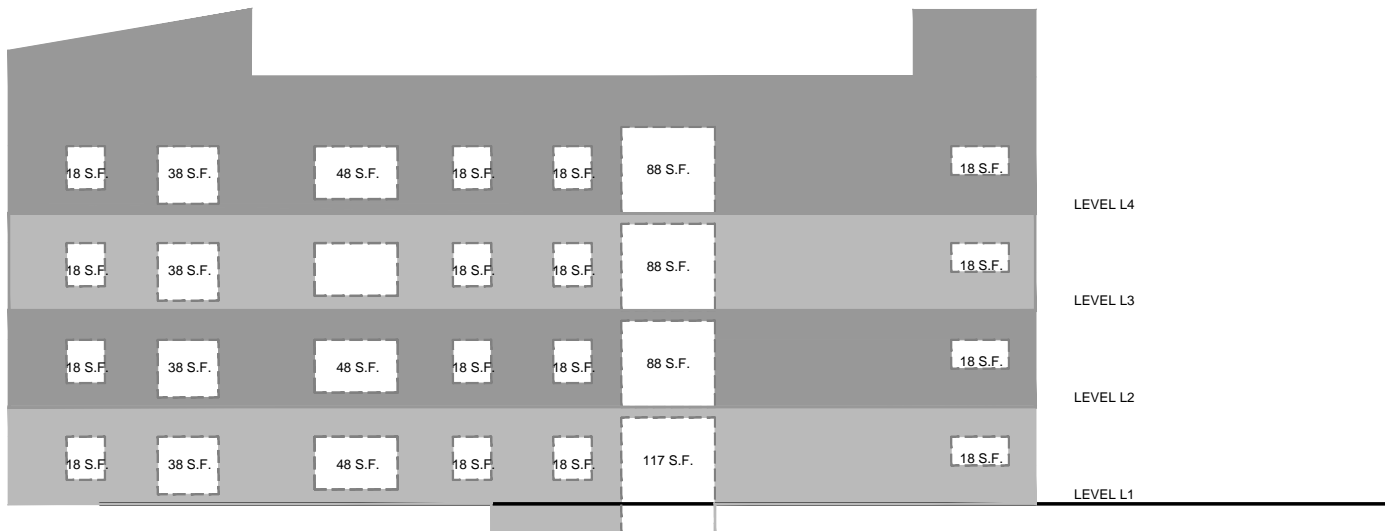
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401



LEGEND:

- EXTERIOR WALL > 30' FROM P.L.
- LEVEL 4 EXTERIOR WALL
- LEVEL 3 EXTERIOR WALL
- LEVEL 2 EXTERIOR WALL
- LEVEL 1 EXTERIOR WALL

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE & DEGREE OF OPENING PROTECTION (C.B.C. TABLE 705.8)



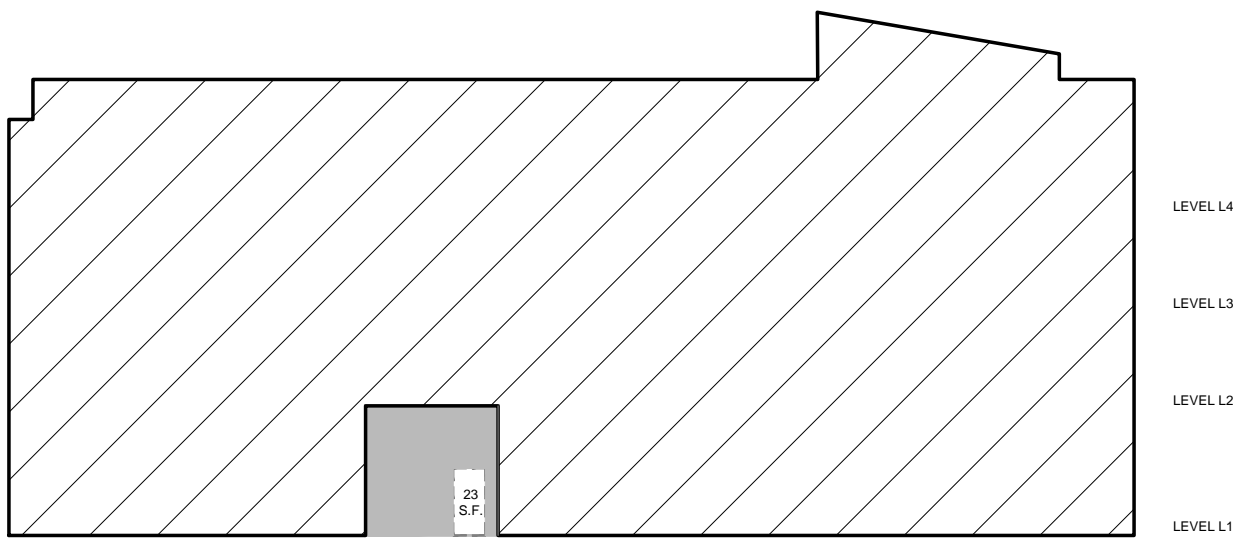
EAST ELEVATION  
UNPROTECTED, SPRINKLERED (U.P. S): 10- FEET TO LESS THAN 15- FEET.  
TOTAL ELEVATIONAL AREA AT L4: 1732 SQ. FT. TOTAL OPENING AREA AT L4: 245 SF L4 O.A. / E.A. x100 = 14.15% < 45% COMPLIES.  
TOTAL ELEVATIONAL AREA AT L3: 1079 SQ. FT. TOTAL OPENING AREA AT L3: 245 SF L3 O.A. / E.A. x100 = 22.65% < 45% COMPLIES.  
TOTAL ELEVATIONAL AREA AT L2: 1079 SQ. FT. TOTAL OPENING AREA AT L2: 245 SF L2 O.A. / E.A. x100 = 22.65% < 45% COMPLIES.  
TOTAL ELEVATIONAL AREA AT L1: 1148 SQ. FT. TOTAL OPENING AREA AT L1: 275 SF L1 O.A. / E.A. x100 = 23.95% < 45% COMPLIES.

3 EAST ELEVATION



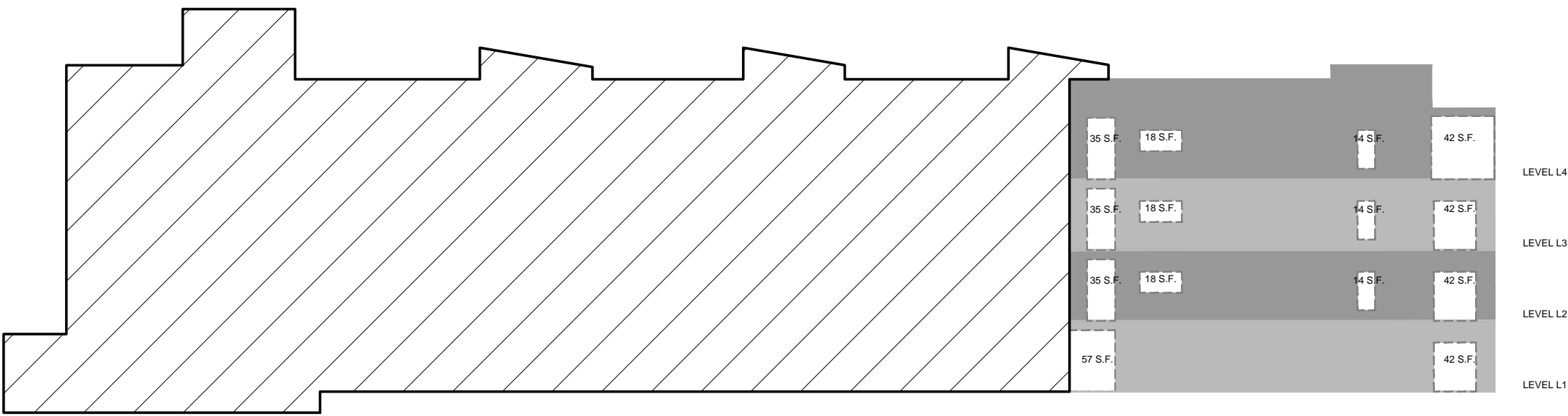
NORTH ELEVATION  
UNPROTECTED, SPRINKLERED (U.P. S): 10- FEET TO LESS THAN 15- FEET.  
TOTAL ELEVATIONAL AREA AT L4: 3202 SQ. FT. TOTAL OPENING AREA AT L4: 458 SF L4 O.A. / E.A. x100 = 14.30% < 45% COMPLIES.  
TOTAL ELEVATIONAL AREA AT L3: 1949 SQ. FT. TOTAL OPENING AREA AT L3: 458 SF L3 O.A. / E.A. x100 = 23.50% < 45% COMPLIES.  
TOTAL ELEVATIONAL AREA AT L2: 1949 SQ. FT. TOTAL OPENING AREA AT L2: 458 SF L2 O.A. / E.A. x100 = 23.50% < 45% COMPLIES.  
TOTAL ELEVATIONAL AREA AT L1: 1948 SQ. FT. TOTAL OPENING AREA AT L1: 464 SF L1 O.A. / E.A. x100 = 23.81% < 45% COMPLIES.

1 NORTH ELEVATION



WEST ELEVATION  
UNPROTECTED, SPRINKLERED (U.P. S): 25- FEET TO LESS THAN 30- FEET.  
TOTAL ELEVATIONAL AREA AT L1: 186 SQ. FT. TOTAL OPENING AREA AT L1: 22 S.F. L1 O.A. / E.A. x100 = 12.37% < 70% COMPLIES.

4 WEST ELEVATION



SOUTH ELEVATION  
UNPROTECTED, SPRINKLERED (U.P. S): 5- FEET TO LESS THAN 10- FEET.  
TOTAL ELEVATIONAL AREA AT L4: 853 SQ. FT. TOTAL OPENING AREA AT L4: 109 SF L4 O.A. / E.A. x100 = 12.78% < 25% COMPLIES.  
TOTAL ELEVATIONAL AREA AT L3: 610 SQ. FT. TOTAL OPENING AREA AT L3: 109 SF L3 O.A. / E.A. x100 = 17.87% < 25% COMPLIES.  
TOTAL ELEVATIONAL AREA AT L2: 610 SQ. FT. TOTAL OPENING AREA AT L2: 109 SF L2 O.A. / E.A. x100 = 17.87% < 25% COMPLIES.  
TOTAL ELEVATIONAL AREA AT L1: 610 SQ. FT. TOTAL OPENING AREA AT L1: 99 SF L1 O.A. / E.A. x100 = 16.23% < 25% COMPLIES.

2 SOUTH ELEVATION

EXTERIOR OPENINGS ANALYSIS DIAGRAMS

Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
	05-29-20	ST PLANNING SUBMITTAL
	12-08-20	ND PLANNING SUBMITTAL
	05-03-25	RD PLANNING SUBMITTAL
	06-28-24	TH PLANNING SUBMITTAL

DATE : June 28, 2021  
PROJECT NO : 19-101

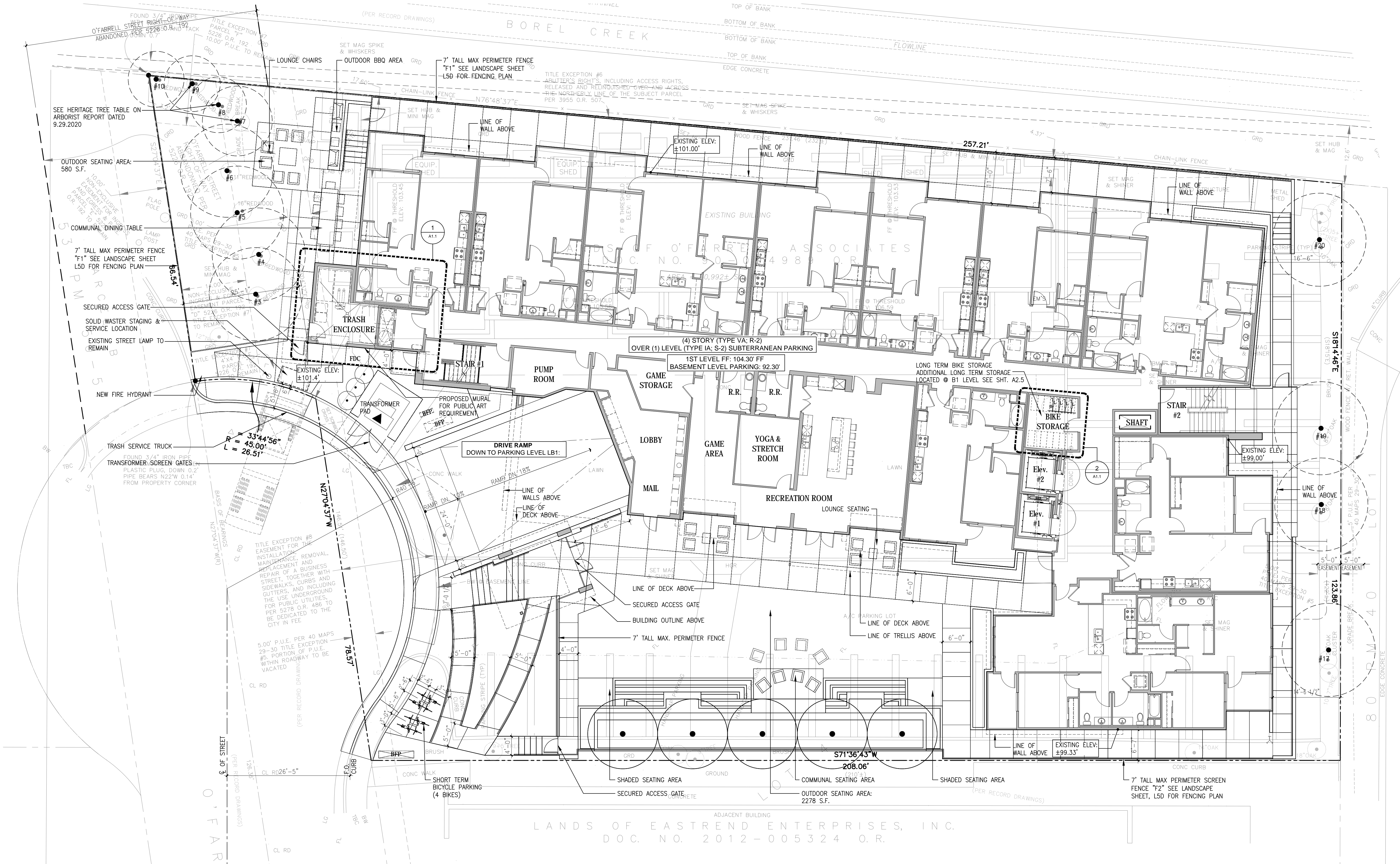
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SHEET # : A0.6

ARCHITECT :  
D&A  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

1919 O'Farrell Street

OWNER :  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401





## SITE PLAN

### Planning Application Set

#### ISSUES & REVISIONS

NO.	DATE	REVISIONS
	05-29-20ST	PLANNING SUBMITTAL
	12-08-2QND	PLANNING SUBMITTAL
	05-03-25RD	PLANNING SUBMITTAL
	06-28-24TH	PLANNING SUBMITTAL

DATE: June 28, 2021  
PROJECT NO: 19-101

SCALE: 0 2 5 10

SHEET #: A1.0

ARCHITECT:

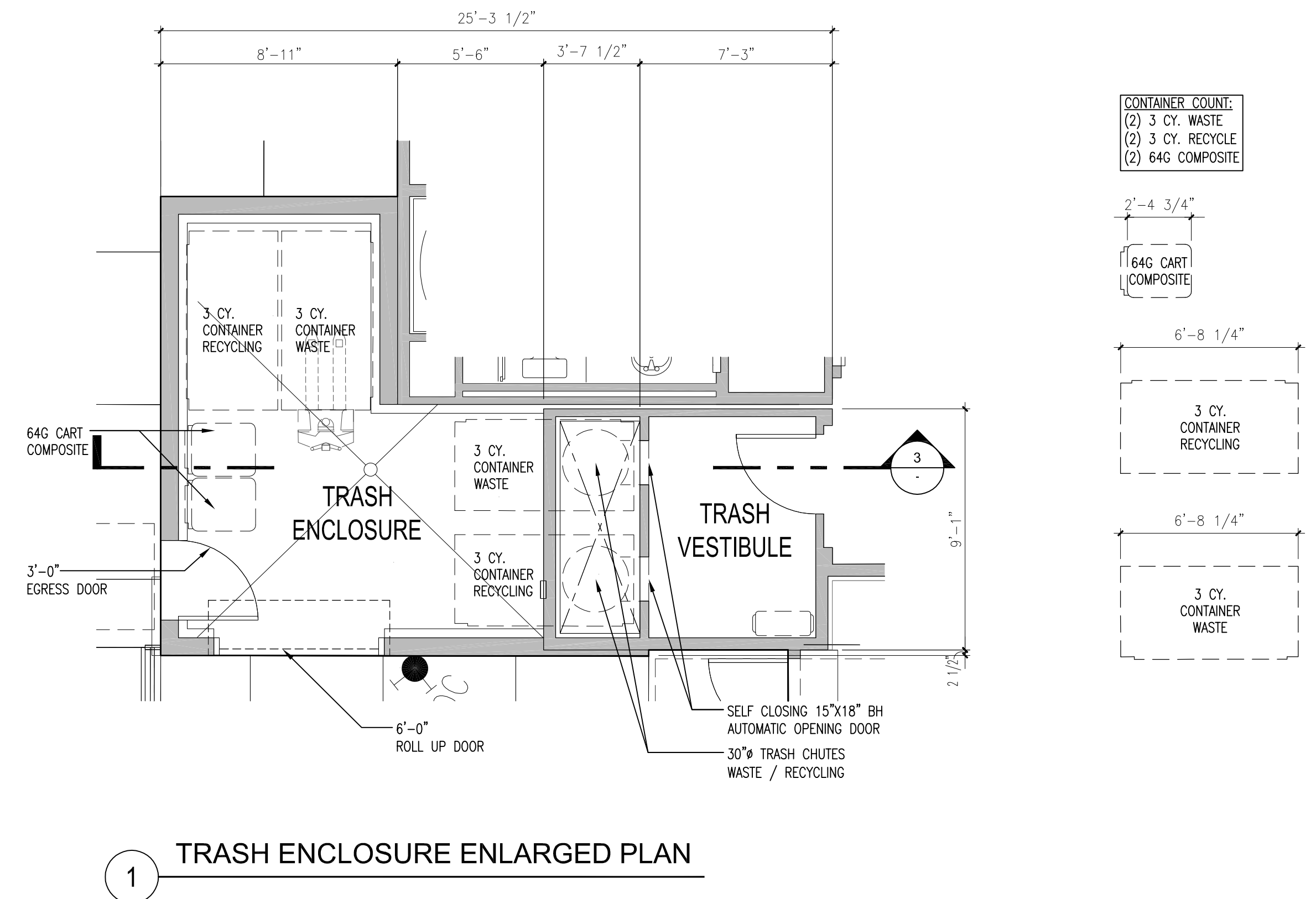
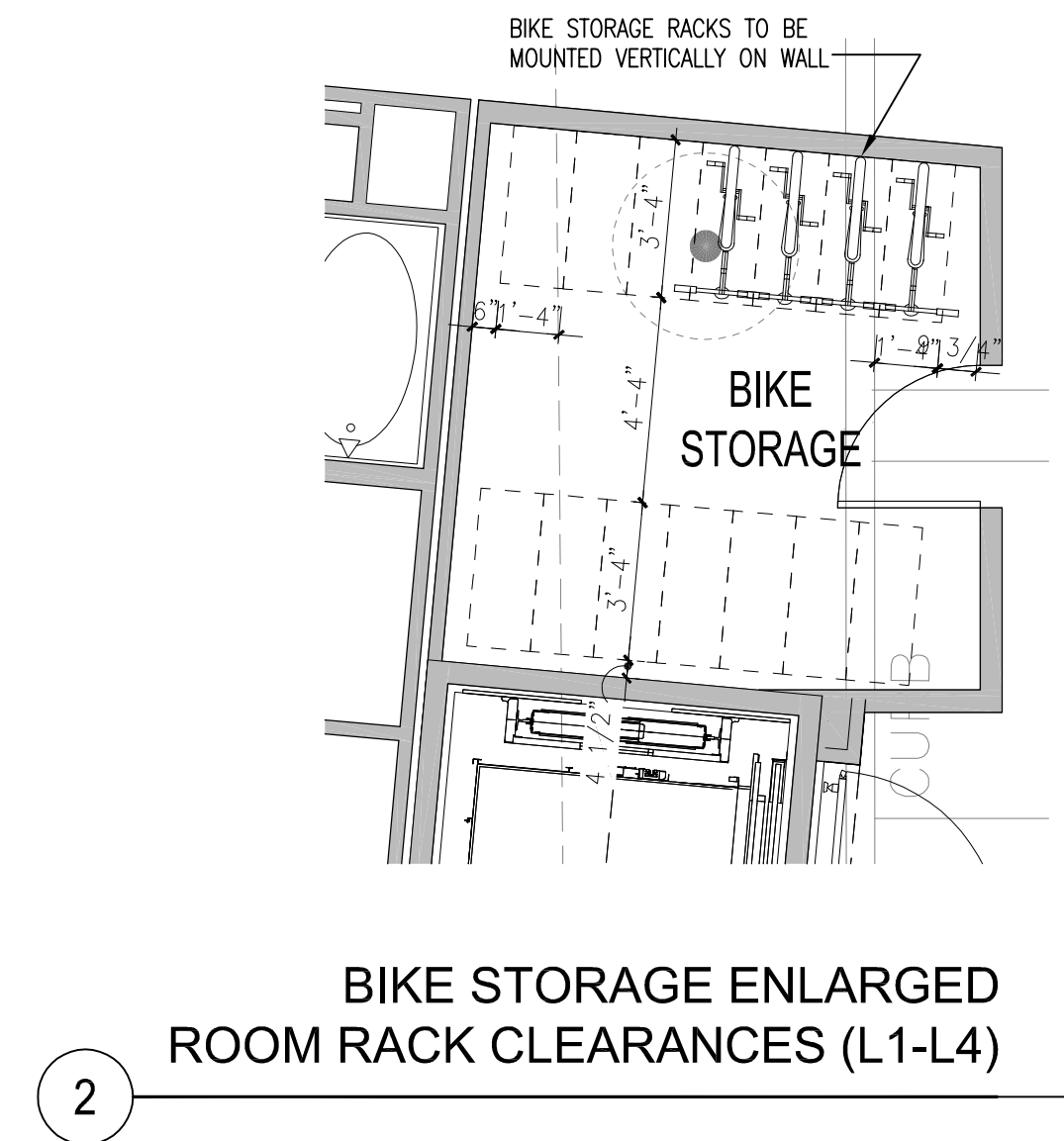
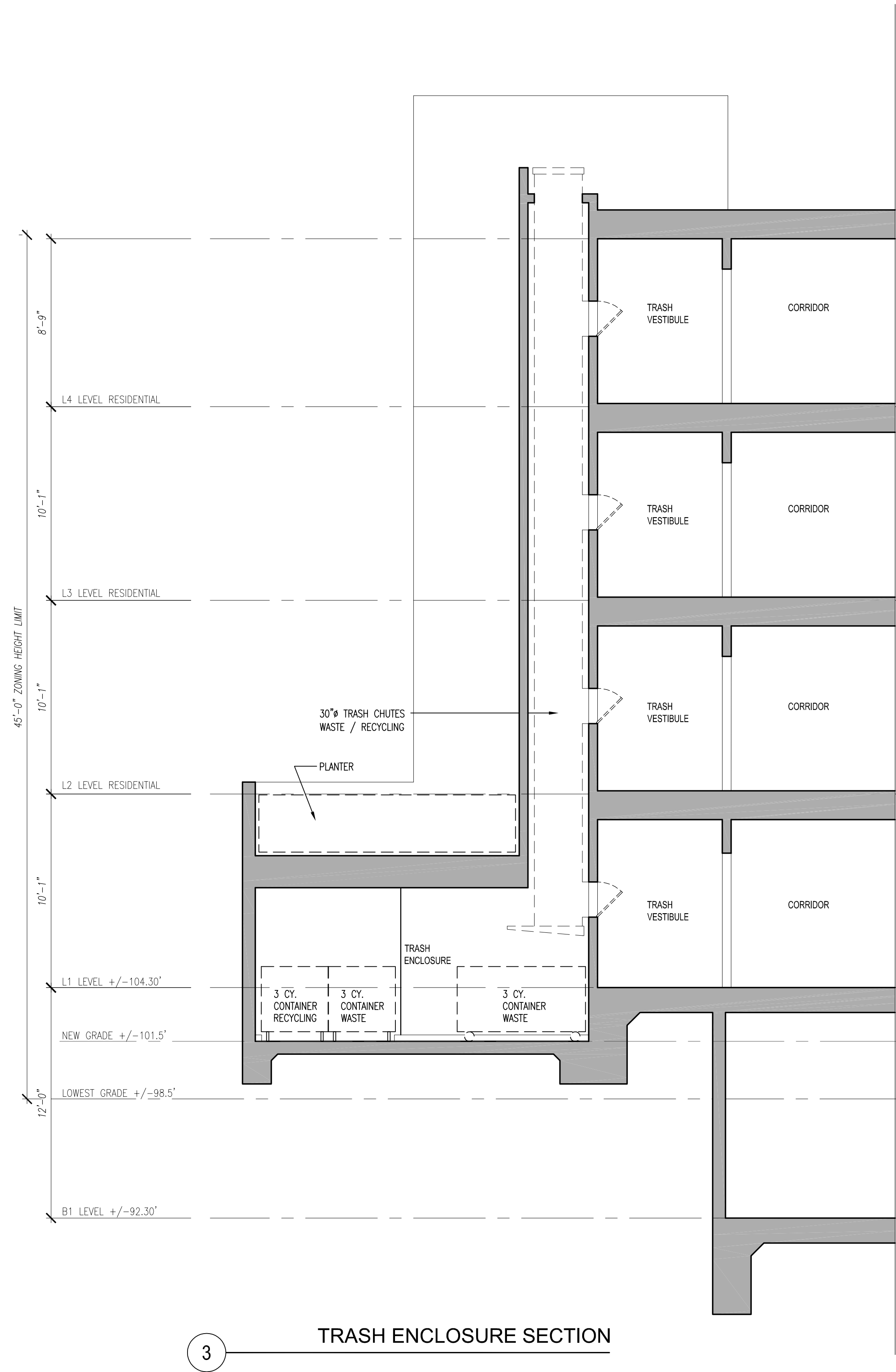
**DNA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

## 1919 O'Farrell Street

OWNER:

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401





## TRASH ENCLOSURE & BIKE STORAGE PLANS & SECTION

### Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
05-29-20	1ST	PLANNING SUBMITTAL
12-08-20	2ND	PLANNING SUBMITTAL
05-03-21	3RD	PLANNING SUBMITTAL
06-28-21	4TH	PLANNING SUBMITTAL

DATE: June 28, 2021  
PROJECT NO: 19-101

SCALE: 0 1 2 4  
SHEET #: A1.1

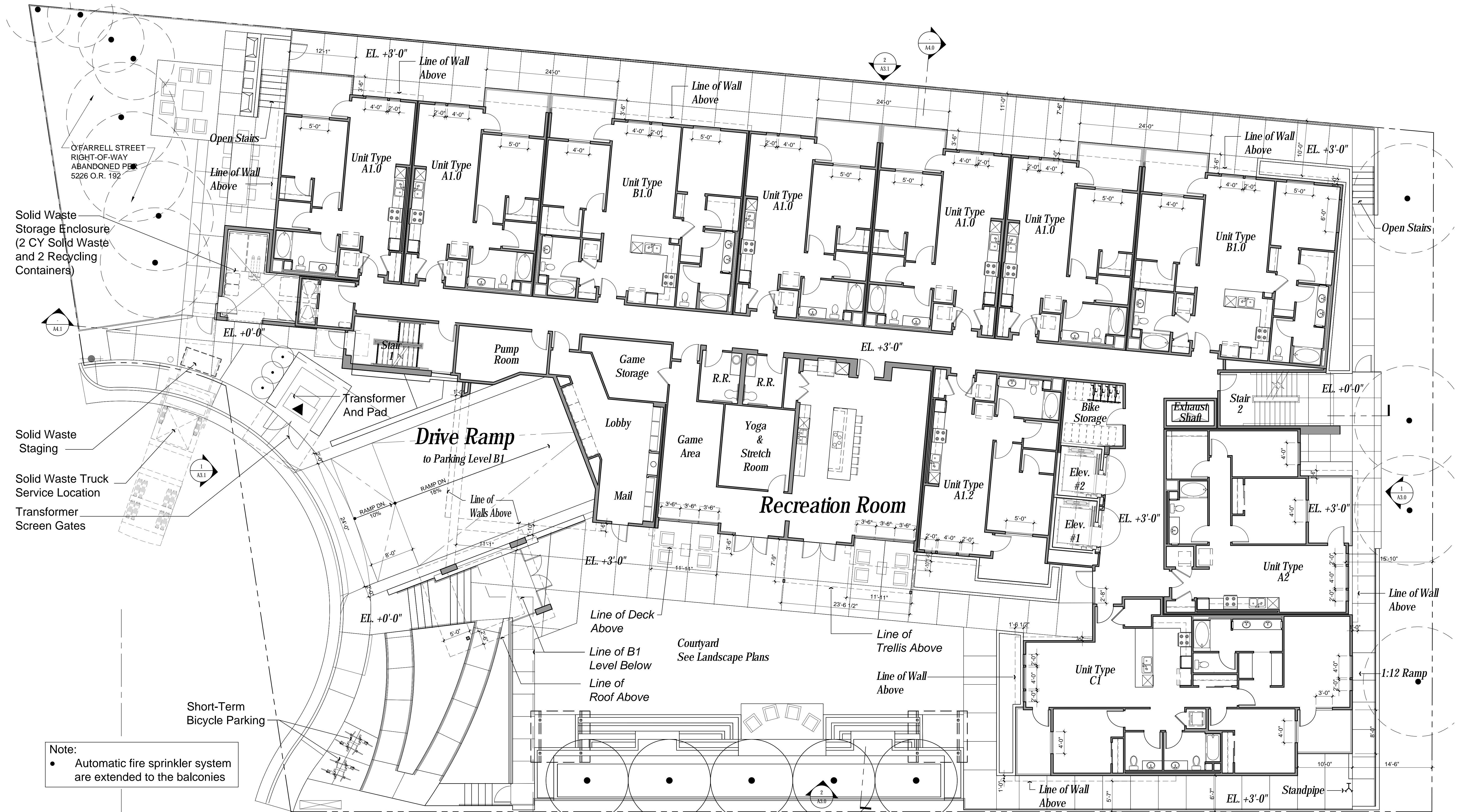
1919 O'Farrell Street

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

ARCHITECT:  
DNA  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

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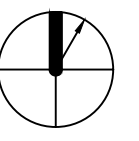
## LEVEL 1 PLAN

### Planning Application Set

#### ISSUES & REVISIONS

NO.	DATE	REVISIONS
	05-29-20ST	PLANNING SUBMITTAL
	12-08-2QND	PLANNING SUBMITTAL
	05-03-25RD	PLANNING SUBMITTAL
	06-28-24TH	PLANNING SUBMITTAL

DATE: June 28, 2021  
PROJECT NO: 19-101

NORTH:   
SCALE: 0 2 4 8  
SHEET #: **A2.0**

## 1919 O'Farrell Street

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

ARCHITECT:  
**DNA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890





Note:

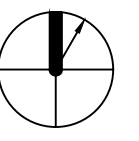
- Automatic fire sprinkler system are extended to the balconies

### LEVEL 2 PLAN

### Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
05-29-20ST		PLANNING SUBMITTAL
12-08-2QND		PLANNING SUBMITTAL
05-03-25RD		PLANNING SUBMITTAL
06-28-24TH		PLANNING SUBMITTAL

DATE: June 28, 2021  
PROJECT NO: 19-101

NORTH:   
SCALE: 0 2 4 8  
SHEET #: **A2.1**

## 1919 O'Farrell Street

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

ARCHITECT:  
**DNA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890



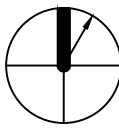


LEVEL 3 PLAN

Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
05-29-20ST PLANNING SUBMITTAL		
12-08-20ND PLANNING SUBMITTAL		
05-03-25RD PLANNING SUBMITTAL		
06-28-24TH PLANNING SUBMITTAL		

DATE: June 28, 2021  
PROJECT NO: 19-101

NORTH:   
SCALE: 0 2 4 8  
SHEET #: A2.2

ARCHITECT:  
**DNA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

1919 O'Farrell Street

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401





Note:  
• Automatic fire sprinkler system are extended to the balconies

# 1919 O'Farrell Street

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

## LEVEL 4 PLAN

### Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
05-29-20ST		PLANNING SUBMITTAL
12-08-2QND		PLANNING SUBMITTAL
05-03-25RD		PLANNING SUBMITTAL
06-28-24TH		PLANNING SUBMITTAL

DATE: June 28, 2021  
PROJECT NO: 19-101

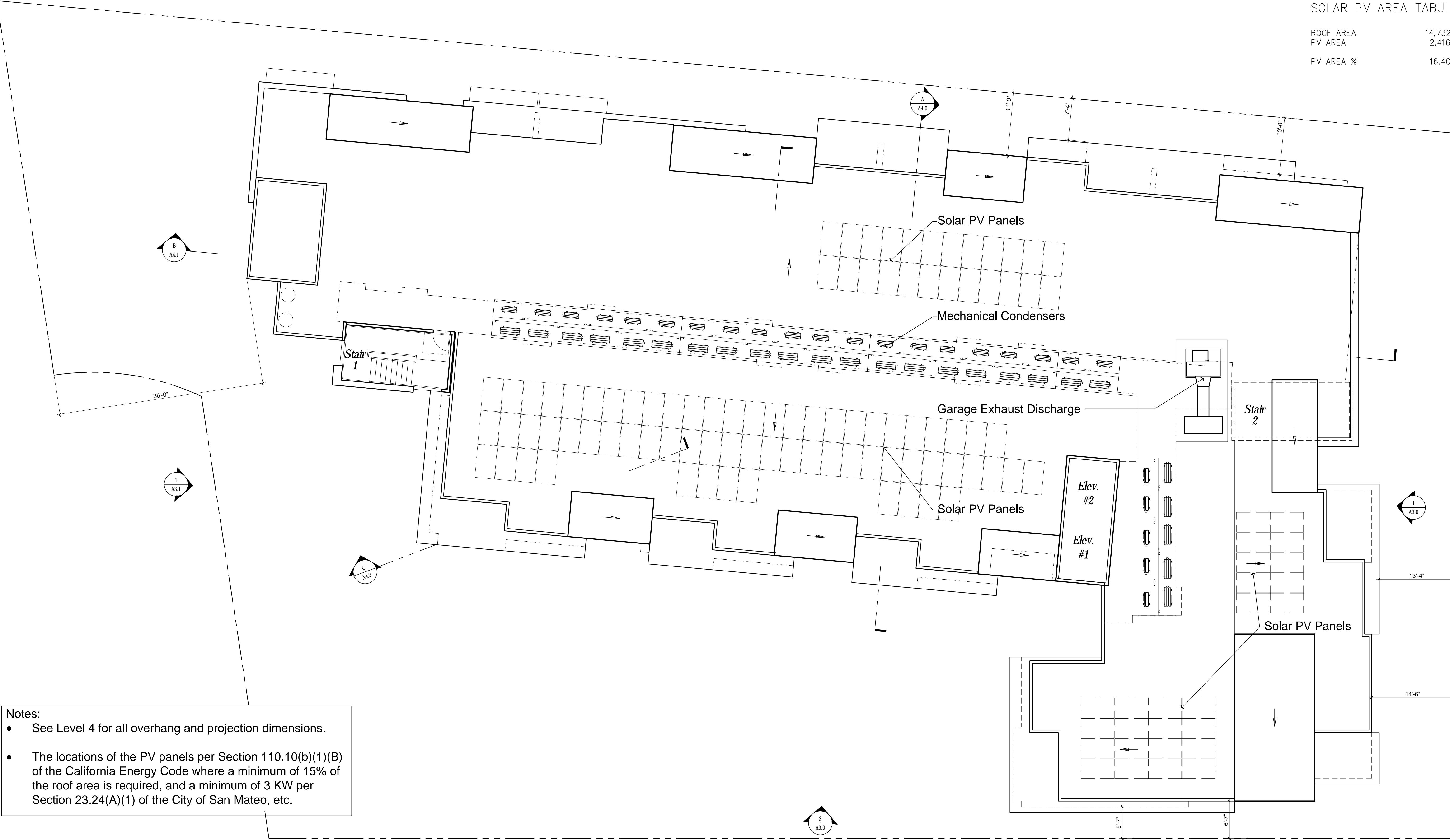
NORTH:   
SCALE: 0 2 4 8  
SHEET #: A2.3

ARCHITECT:  
**DNA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890



SOLAR PV AREA TABULATION:

ROOF AREA	14,732.09 SF
PV AREA	2,416.57 SF
PV AREA %	16.40%



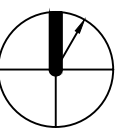
- Notes:
- See Level 4 for all overhang and projection dimensions.
  - The locations of the PV panels per Section 110.10(b)(1)(B) of the California Energy Code where a minimum of 15% of the roof area is required, and a minimum of 3 KW per Section 23.24(A)(1) of the City of San Mateo, etc.

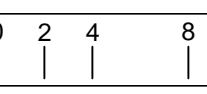
LEVEL ROOF PLAN

Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
	05-29-20ST	PLANNING SUBMITTAL
	12-08-20ND	PLANNING SUBMITTAL
	05-03-25RD	PLANNING SUBMITTAL
	06-28-24TH	PLANNING SUBMITTAL

DATE:	June 28, 2021
PROJECT NO:	19-101

NORTH: 

SCALE: 

SHEET #: **A2.4**

ARCHITECT:

**DNA**

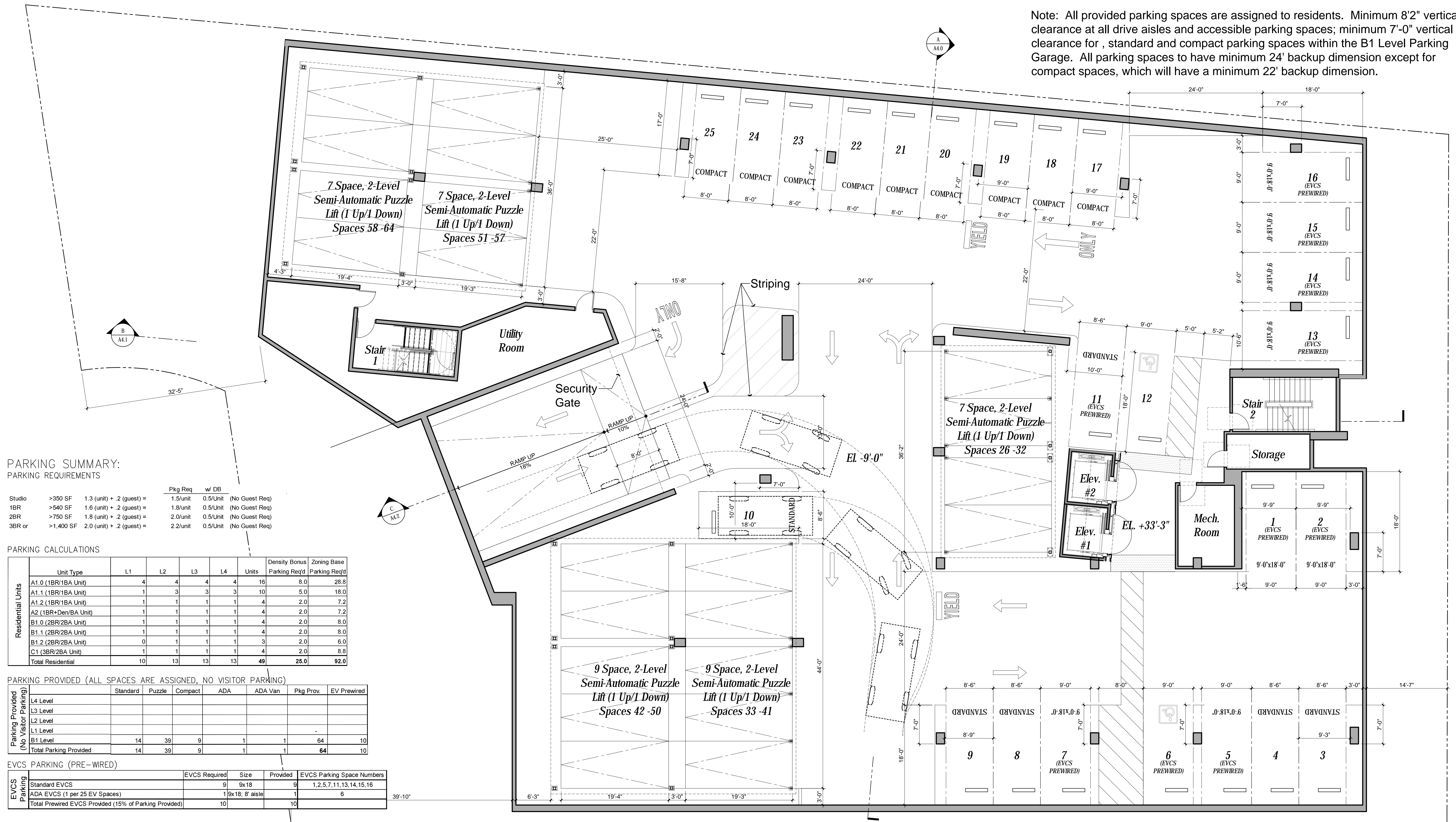
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

1919 O'Farrell Street

OWNER:

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401





Note: All provided parking spaces are assigned to residents. Minimum 8'2" vertical clearance at all drive aisles and accessible parking spaces; minimum 7'-0" vertical clearance for , standard and compact parking spaces within the B1 Level Parking Garage. All parking spaces to have minimum 24' backup dimension except for compact spaces, which will have a minimum 22' backup dimension.

PARKING SUMMARY:  
PARKING REQUIREMENTS

Studio	>350 SF	1.3 (unit) + .2 (guest) =	1.5/unit	0.5/Unit (No Guest Req)
1BR	>540 SF	1.6 (unit) + .2 (guest) =	1.8/unit	0.5/Unit (No Guest Req)
2BR	>750 SF	1.8 (unit) + .2 (guest) =	2.0/unit	0.5/Unit (No Guest Req)
3BR or	>1,400 SF	2.0 (unit) + .2 (guest) =	2.2/unit	0.5/Unit (No Guest Req)

PARKING CALCULATIONS

Unit Type	L1	L2	L3	L4	Units	Density Bonus Parking Req'd	Zoning Base Parking Req'd
A1.0 (1BR/1BA Unit)	4	4	4	4	16	8.0	28.8
A1.1 (1BR/1BA Unit)	1	3	3	3	10	5.0	18.0
A1.2 (1BR/1BA Unit)	1	1	1	1	4	2.0	7.2
A2 (1BR+Den/BA Unit)	1	1	1	1	4	2.0	7.2
B1.0 (2BR/2BA Unit)	1	1	1	1	4	2.0	8.0
B1.1 (2BR/2BA Unit)	1	1	1	1	4	2.0	8.0
B1.2 (2BR/2BA Unit)	0	1	1	1	3	2.0	6.0
C1 (3BR/2BA Unit)	1	1	1	1	4	2.0	8.8
Total Residential	10	13	13	13	49	25.0	92.0

PARKING PROVIDED (ALL SPACES ARE ASSIGNED, NO VISITOR PARKING)

	Standard	Puzzle	Compact	ADA	ADA Van	Pkg Prov.	EV Prewired
L4 Level							
L3 Level							
L2 Level							
L1 Level							
B1 Level	14	39	9	1	1	64	10
Total Parking Provided	14	39	9	1	1	64	10

EVCS PARKING (PRE-WIRED)

	EVCS Required	Size	Provided	EVCS Parking Space Numbers
Standard EVCS	9	9x18	9	1,2,5,7,11,13,14,15,16
ADA EVCS (1 per 25 EV Spaces)	1	9x18, 8' aisle	1	6
Total Prewired EVCS Provided (15% of Parking Provided)	10		10	

LEVEL B1 PLAN

Planning Application Set

ISSUES & REVISIONS

NO.	DATE	REVISIONS
	05-29-20ST	PLANNING SUBMITTAL
	12-08-2QND	PLANNING SUBMITTAL
	05-03-25RD	PLANNING SUBMITTAL
	06-28-24TH	PLANNING SUBMITTAL

DATE: June 28, 2021  
PROJECT NO: 19-101

NORTH:   
SCALE: 0 2 4 8  
SHEET #: A2.5

1919 O'Farrell Street

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401





SOUTH ELEVATION

2

MATERIALS LEGEND:

- |    |                                |
|----|--------------------------------|
| 1  | PLASTER                        |
| 2  | BRICK VENEER                   |
| 3  | HORIZONTAL CEMENT BOARD SIDING |
| 4  | VERTICAL STANDING SEAM METAL   |
| 5  | PAINTED CONCRETE               |
| 6  | METAL RAILING                  |
| 7  | METAL & WOOD CANOPY            |
| 8  | METAL FENCE/GATE               |
| 9  | WOOD SLAT RAILING              |
| 10 | VINYL WINDOW                   |
| 11 | ALUMINUM STOREFRONT            |
| 12 | METAL ROLL UP DOOR             |
| 13 | CONCRETE MASONRY BLOCK         |
| 14 | PAINTED DOOR                   |
| 15 | ART MURAL (ARTWORK TDB)        |

COLOR & FINISH LEGEND:

- |   |  |
|---|--|
| A | COLOR TO MATCH RAL 7045 TELEGREY               |
| B | PAINT TO MATCH DET618 INDUSTRIAL AGE (PLASTER) |
| C | COLOR TO MATCH RAL 9006 WHITE ALUMINUM         |
| D | PAINT TO MATCH DEW380 WHITE                    |
| E | PAINT TO MATCH DE5803 TURBULENT SEA            |
| F | PAINT TO MATCH DE5773 STONE SILVER             |
| G | PAINT TO MATCH DE5770 SMOKE AND MIRRORS        |
| H | PAINT TO MATCH DE6118 SANDPIT                  |
| J | PAINT TO MATCH DE6231 SHAKER GRAY              |
| K | PAINT TO MATCH DET729 MEDALLION                |
| L | PAINT TO MATCH DE5359 CROSSROADS               |
| M | BELDEN BRICK BLACK DIAMOND VELOUR              |



EAST ELEVATION

1

Elevations

Planning Application Set

ISSUES & REVISIONS

NO.	DATE	REVISIONS
05-29-20	1ST PLANNING SUBMITTAL	
12-08-20	2ND PLANNING SUBMITTAL	
05-03-21	3RD PLANNING SUBMITTAL	
06-28-21	4TH PLANNING SUBMITTAL	

DATE: June 28, 2021  
PROJECT NO: 19-101

SCALE: 0 2 4 8

SHEET #: A3.0

ARCHITECT:

**DA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

1919 O'Farrell Street

OWNER:

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401





#### MATERIALS LEGEND:

- 1 PLASTER
- 2 BRICK VENEER
- 3 HORIZONTAL CEMENT BOARD SIDING
- 4 VERTICAL STANDING SEAM METAL
- 5 PAINTED CONCRETE
- 6 METAL RAILING
- 7 METAL & WOOD CANOPY
- 8 METAL FENCE/GATE
- 9 WOOD SLAT RAILING
- 10 VINYL WINDOW
- 11 ALUMINUM STOREFRONT
- 12 METAL ROLL UP DOOR
- 13 CONCRETE MASONRY BLOCK
- 14 PAINTED DOOR
- 15 ART MURAL (ARTWORK TDB)

#### COLOR & FINISH LEGEND:

- A COLOR TO MATCH RAL 7045 TELEGREY
- B PAINT TO MATCH DET618 INDUSTRIAL AGE (PLASTER)
- C COLOR TO MATCH RAL 9006 WHITE ALUMINUM
- D PAINT TO MATCH DEW380 WHITE
- E PAINT TO MATCH DE5803 TURBULENT SEA
- F PAINT TO MATCH DE5773 STONE SILVER
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- J PAINT TO MATCH DE6231 SHAKER GRAY
- K PAINT TO MATCH DET729 MEDALLION
- L PAINT TO MATCH DE5359 CROSSROADS
- M BELDEN BRICK BLACK DIAMOND VELOUR



## Elevations

### Planning Application Set

#### ISSUES & REVISIONS

NO.	DATE	REVISIONS
05-29-20	1ST PLANNING SUBMITTAL	
12-08-20	2ND PLANNING SUBMITTAL	
05-03-21	3RD PLANNING SUBMITTAL	
06-28-21	4TH PLANNING SUBMITTAL	

DATE: June 28, 2021  
PROJECT NO: 19-101

SCALE: 0 2 4 8  
SHEET #: A3.1

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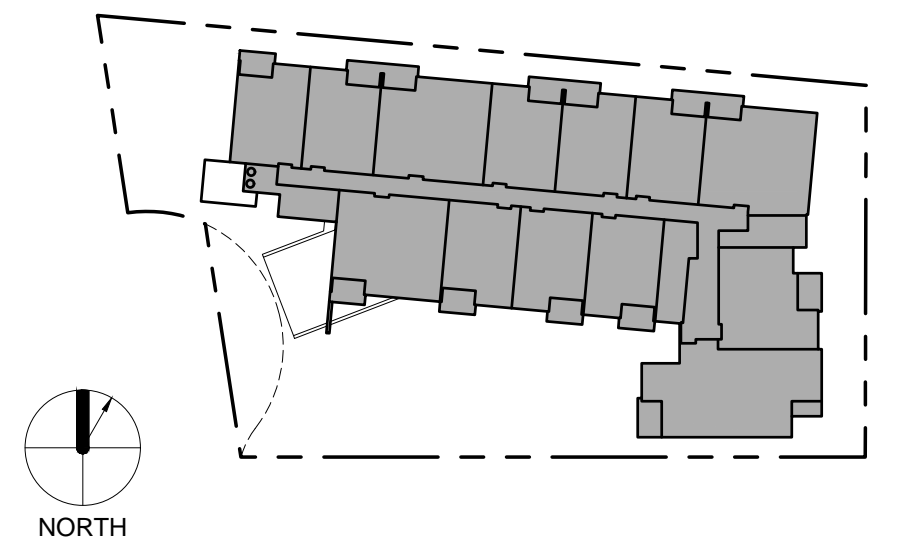
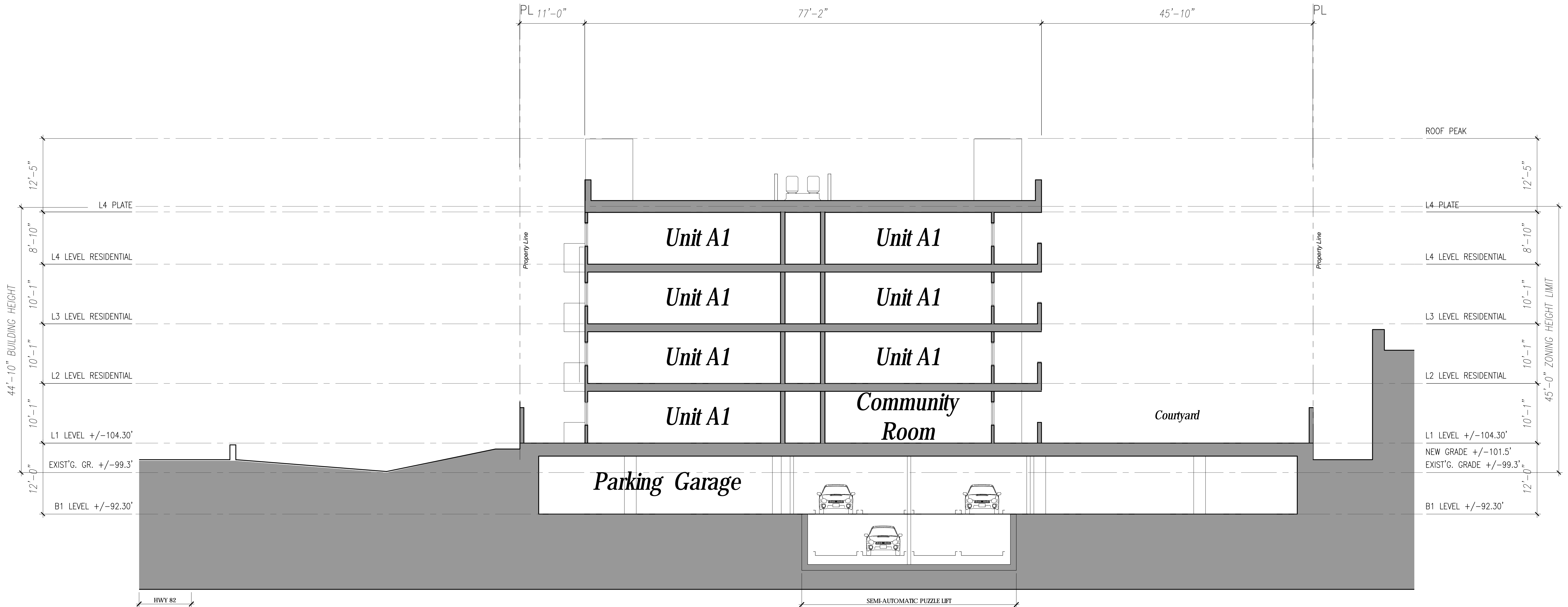
**DA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

## 1919 O'Farrell Street

#### OWNER:

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401





KEYPLAN

SECTION A

Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
	05-29-20	ST PLANNING SUBMITTAL
	12-08-20	QND PLANNING SUBMITTAL
	05-03-25	RD PLANNING SUBMITTAL
	06-28-24	TH PLANNING SUBMITTAL

DATE: June 28, 2021  
PROJECT NO: 19-101

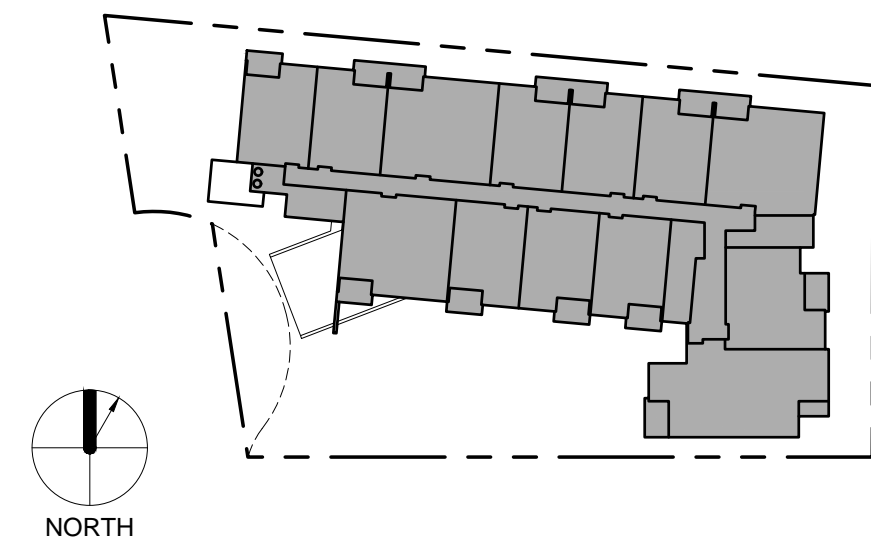
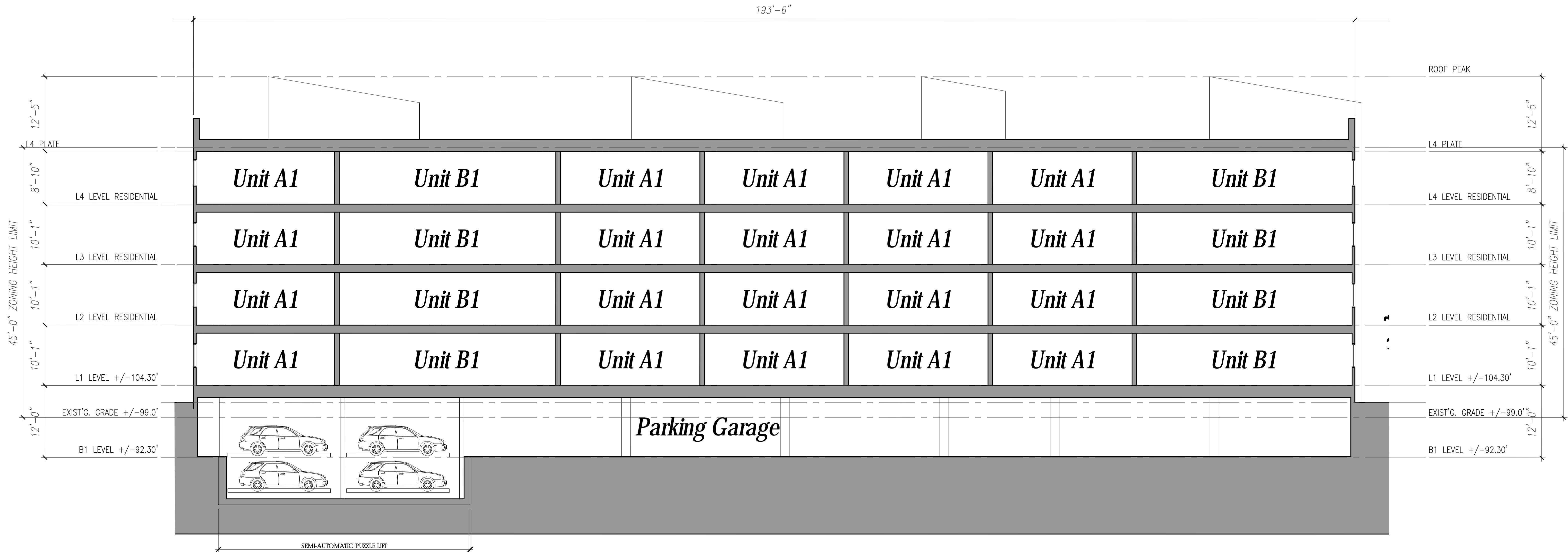
SCALE: 0 2 4 8  
SHEET #: A4.0

ARCHITECT:  
**DNA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

1919 O'Farrell Street

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401





KEYPLAN

SECTION B

Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
	05-29-20	ST PLANNING SUBMITTAL
	12-08-20	ND PLANNING SUBMITTAL
	05-03-25	RD PLANNING SUBMITTAL
	06-28-24	TH PLANNING SUBMITTAL

DATE: June 28, 2021  
PROJECT NO: 19-101

SCALE: 0 2 4 8  
SHEET #: A4.1

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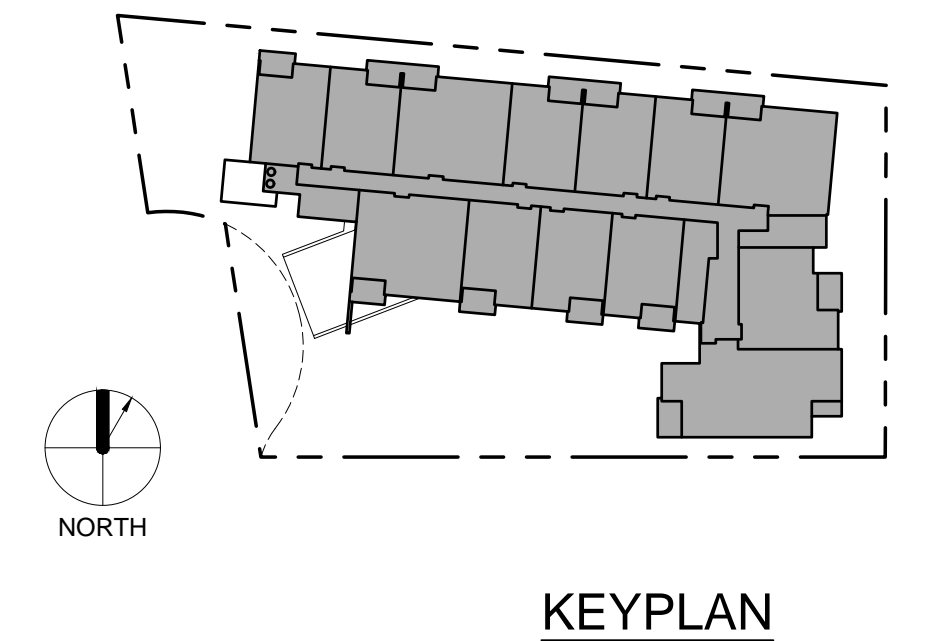
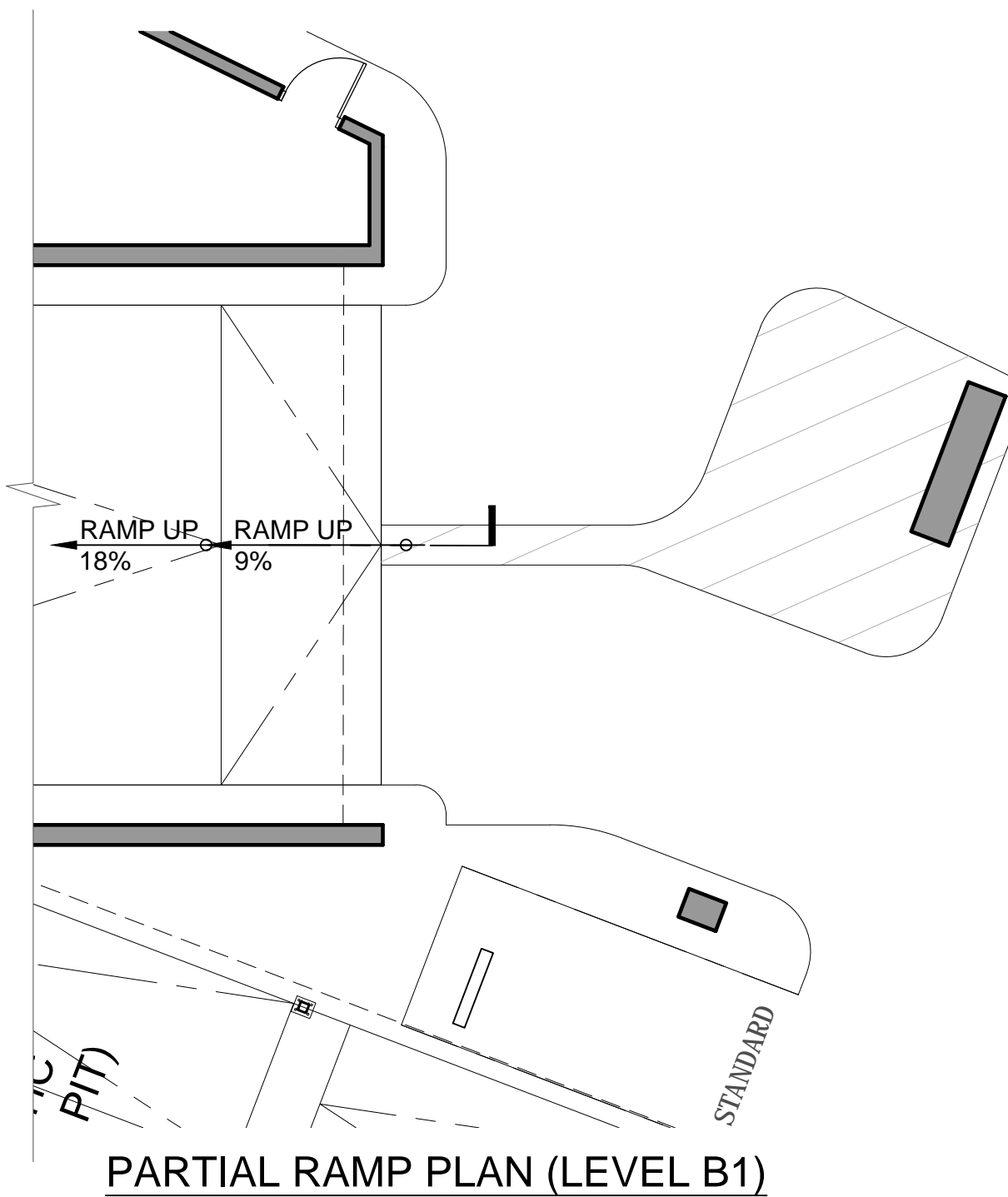
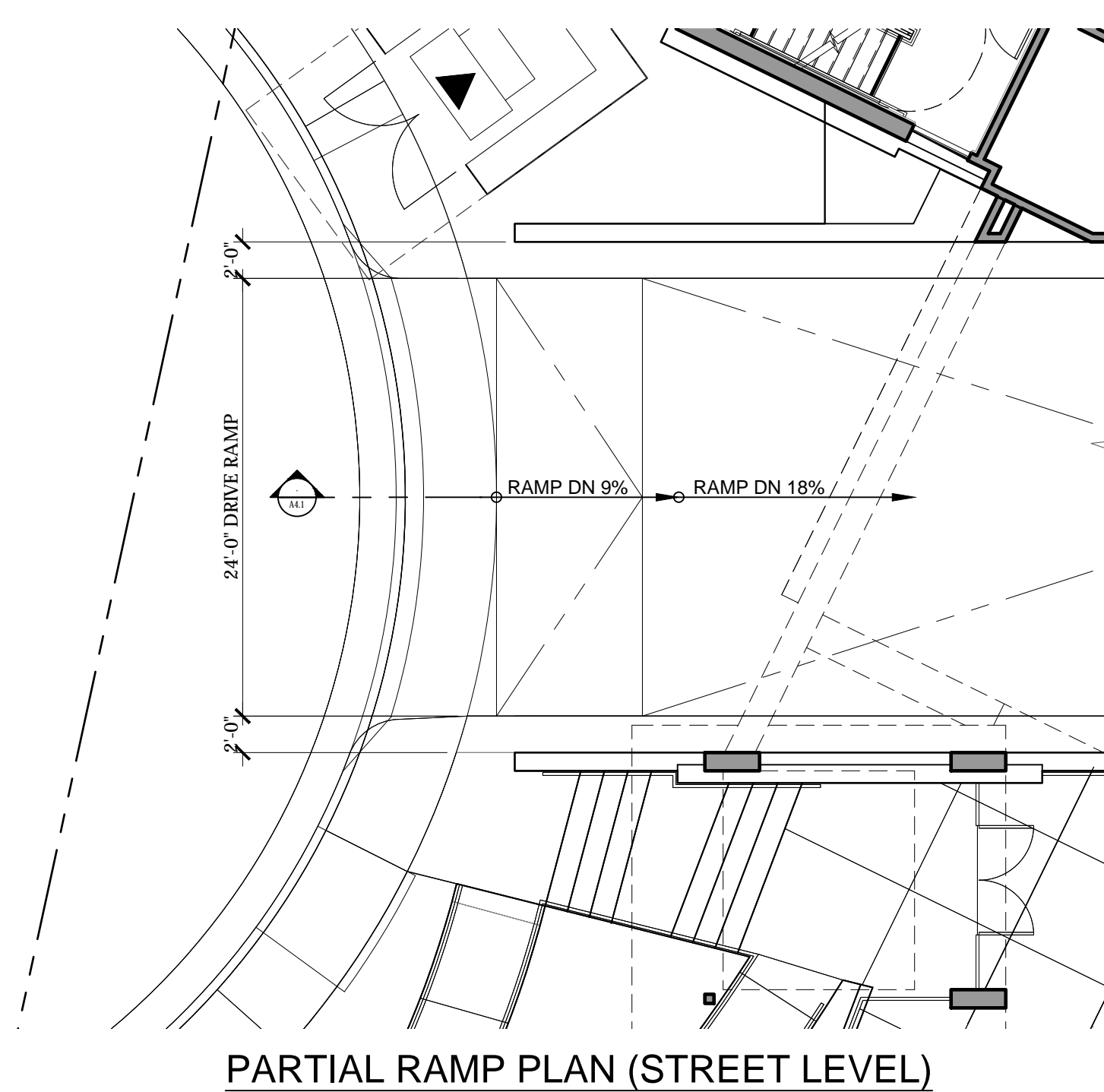
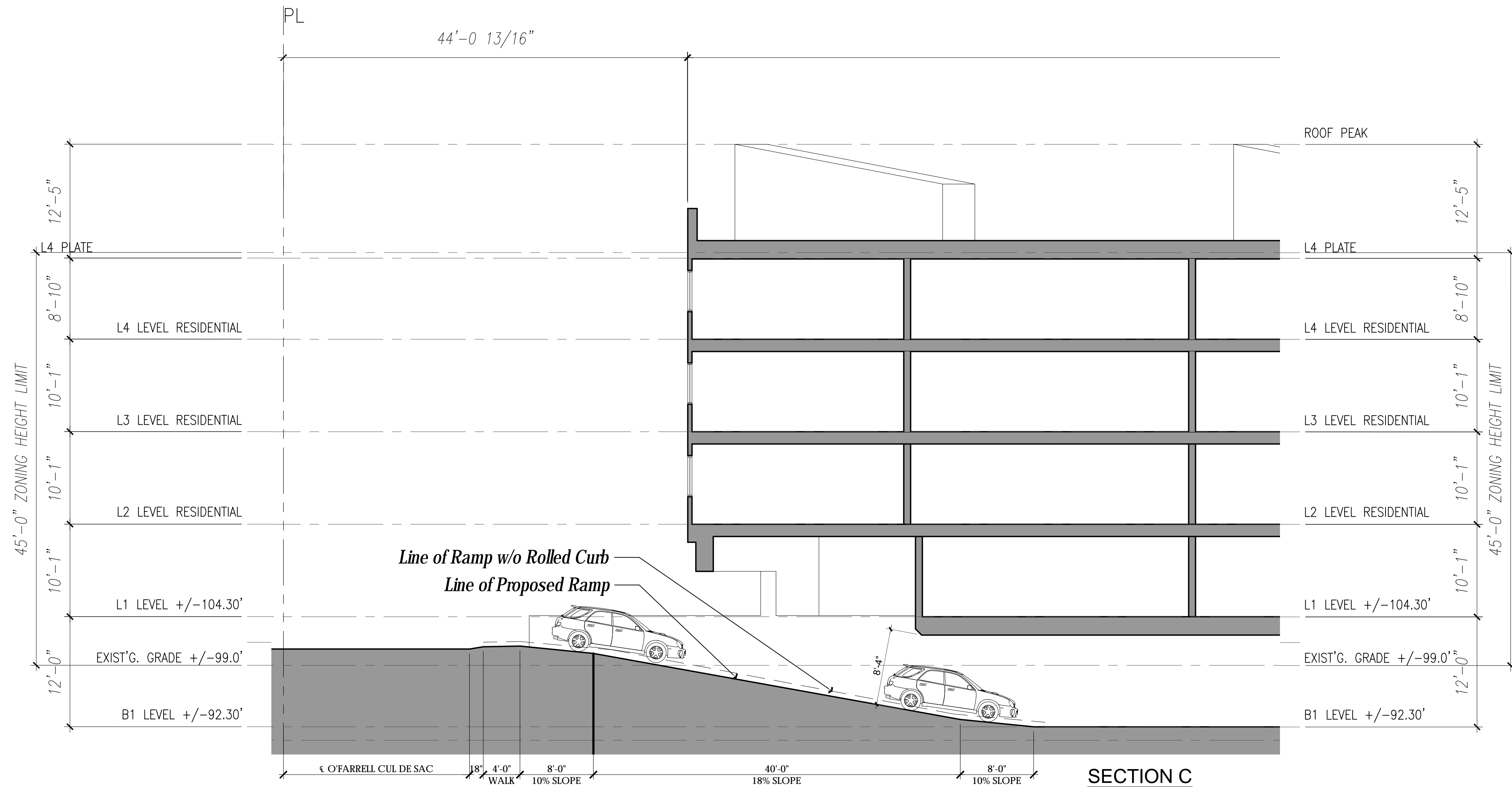
DN  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

1919 O'Farrell Street

OWNER:

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401





## SECTION C

### Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
05-29-20ST		PLANNING SUBMITTAL
12-08-20ND		PLANNING SUBMITTAL
05-03-25RD		PLANNING SUBMITTAL
06-28-24TH		PLANNING SUBMITTAL

DATE: June 28, 2021  
PROJECT NO: 19-101

SCALE: 0 2 4 8  
SHEET #: A4.2

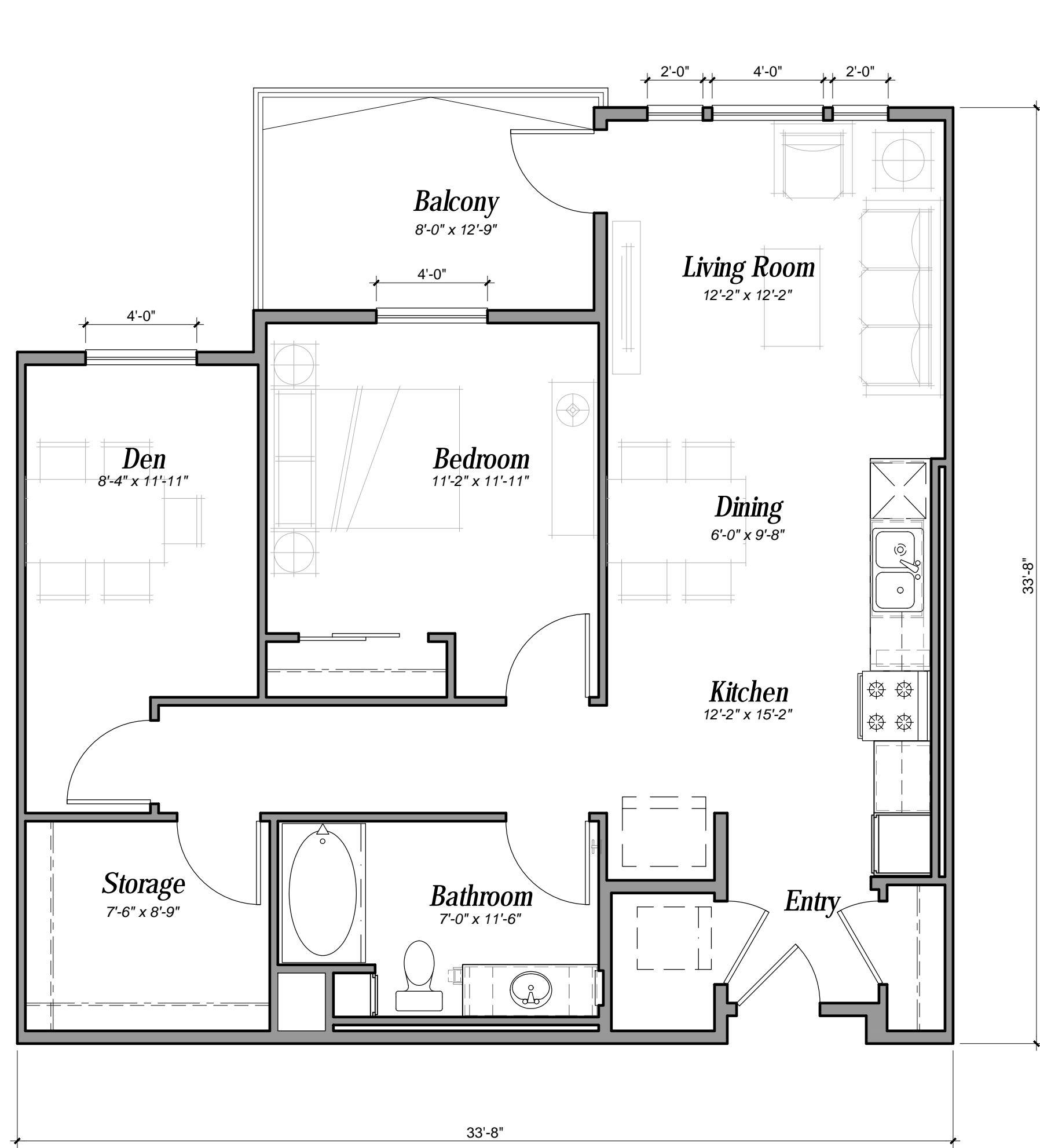
## 1919 O'Farrell Street

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

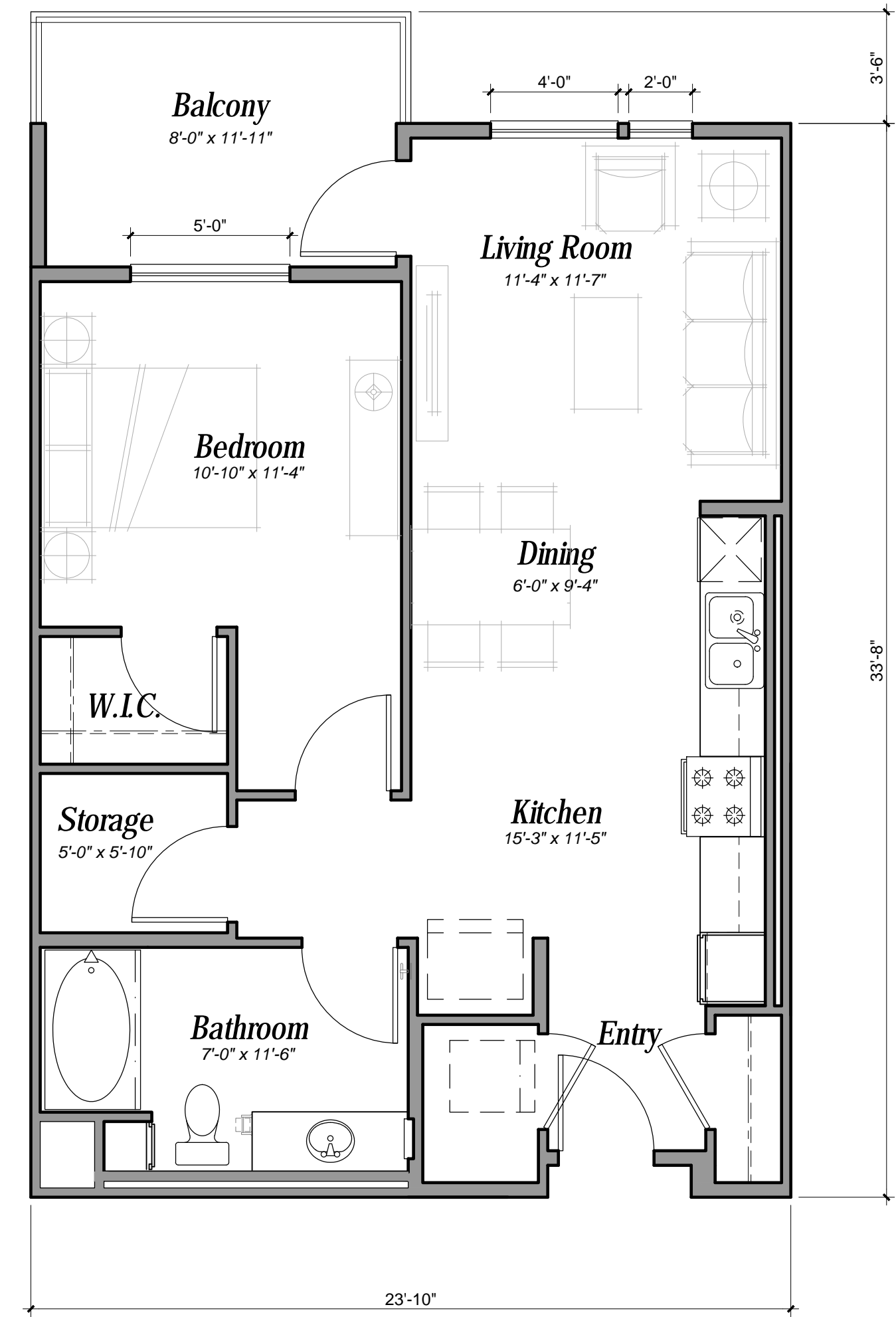
ARCHITECT:  
**DA**  
DESIGN AND ARCHITECTURE  
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SUITE 140  
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2 UNIT A2  
1 Bedroom / 1 Bath + Den (965 s.f.)



1 UNIT A1  
1 Bedroom / 1 Bath (746 s.f.)

TYPICAL UNIT PLANS

Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
	05-29-20	ST PLANNING SUBMITTAL
	12-08-20	ND PLANNING SUBMITTAL
	05-03-25	RD PLANNING SUBMITTAL
	06-28-24	TH PLANNING SUBMITTAL

DATE :	June 28, 2021
PROJECT NO :	19-101

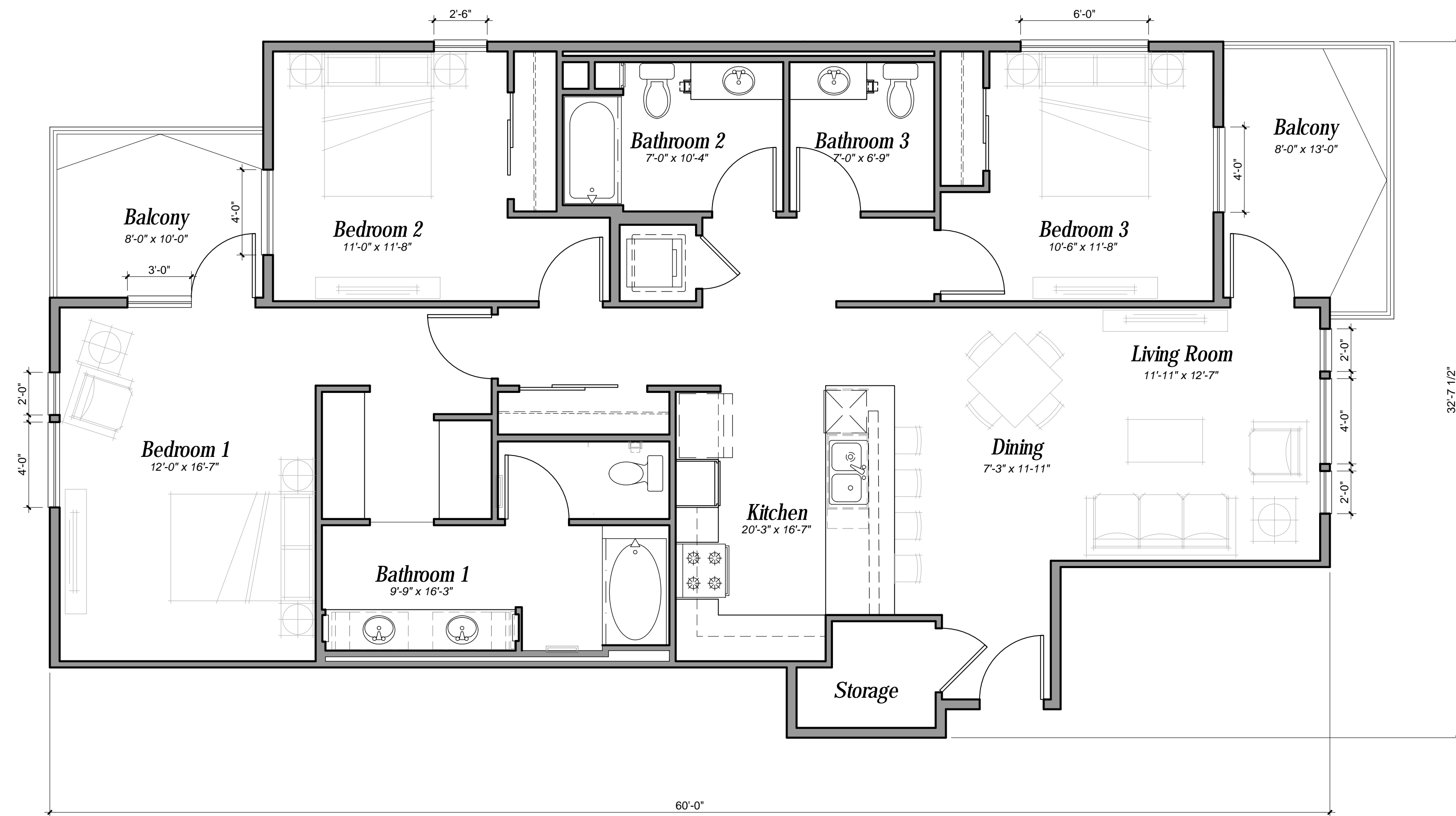
SCALE :	0 1 2 4
SHEET # :	A5.0

ARCHITECT :  
**DNA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

1919 O'Farrell Street

OWNER :  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401





1 UNIT C1  
3 Bedroom / 2.5 Bath (1,556 s.f.)



2 UNIT B1  
1 Bedroom / 1 Bath (1,172 s.f.)

## TYPICAL UNIT PLANS

### Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
05-29	20ST	PLANNING SUBMITTAL
12-08	20ND	PLANNING SUBMITTAL
05-03	25RD	PLANNING SUBMITTAL
06-28	24TH	PLANNING SUBMITTAL

DATE: June 28, 2021  
PROJECT NO: 19-101

SCALE: 0 1 2 4  
SHEET #: A5.1

## 1919 O'Farrell Street

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

ARCHITECT:  
**DNA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
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C 92 HIGHWAY VIEW LOOKING S.E.



B AERIAL VIEW LOOKING N.W.



A AERIAL VIEW LOOKING NE



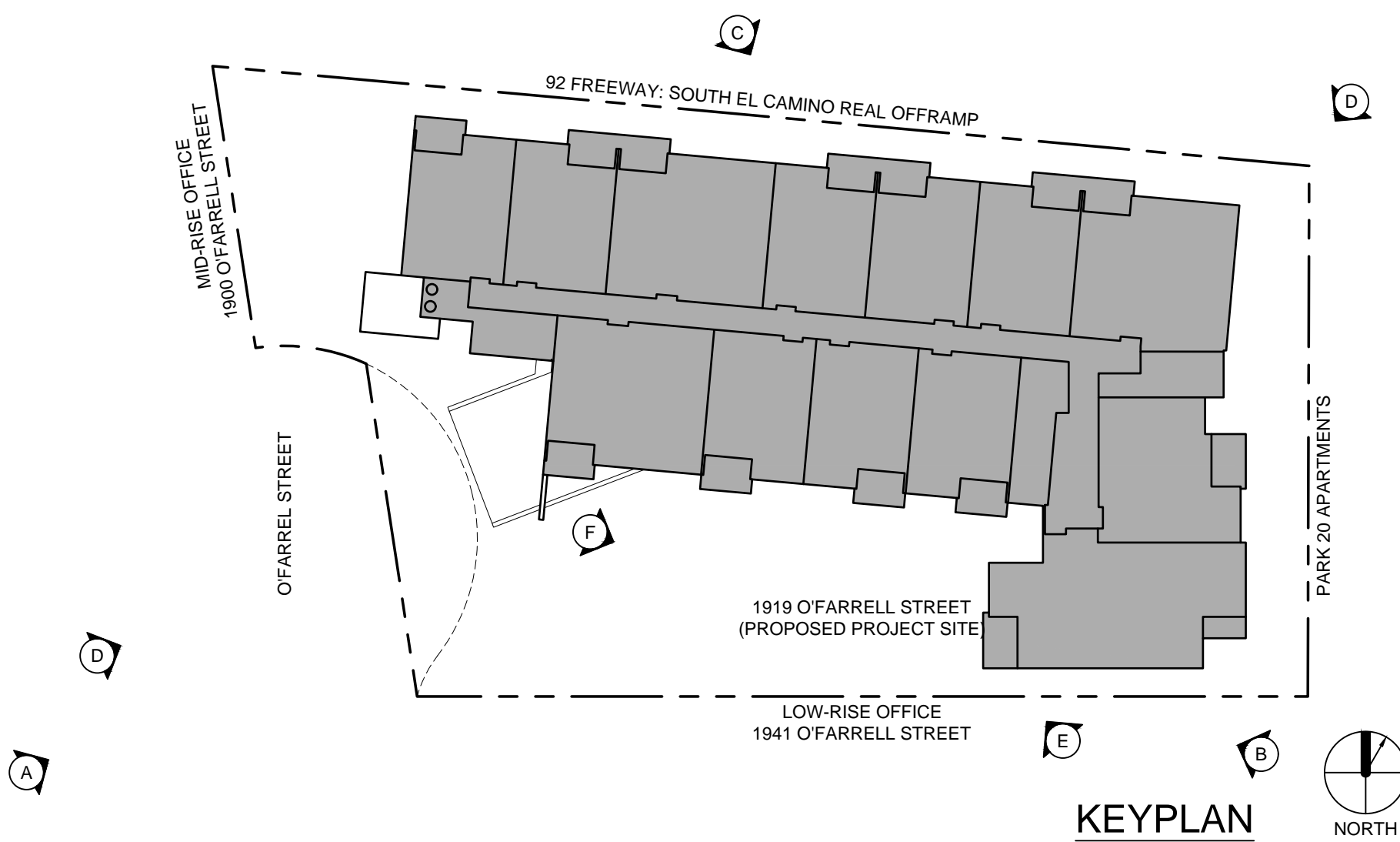
F COURTYARD VIEW LOOKING S.E.



E COURTYARD VIEW LOOKING N.W.



D O'FARRELL VIEW LOOKING N.E.



## PERSPECTIVE VIEWS

### Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
	05-29-20ST	PLANNING SUBMITTAL
	12-08-20ND	PLANNING SUBMITTAL
	05-03-25RD	PLANNING SUBMITTAL
	06-28-24TH	PLANNING SUBMITTAL

DATE: June 28, 2021  
PROJECT NO: 19-101

SCALE:

SHEET #: A6.0

## 1919 O'Farrell Street

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

ARCHITECT:  
**DNA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
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COLORS & FINISHES



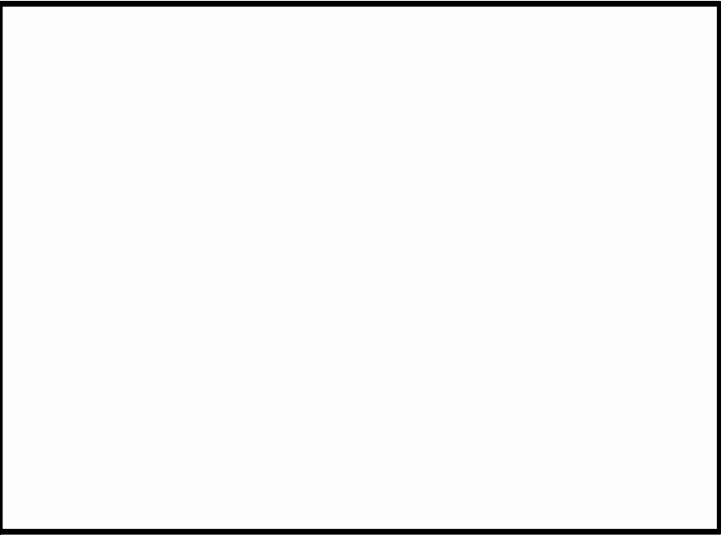
A TELEGRAY



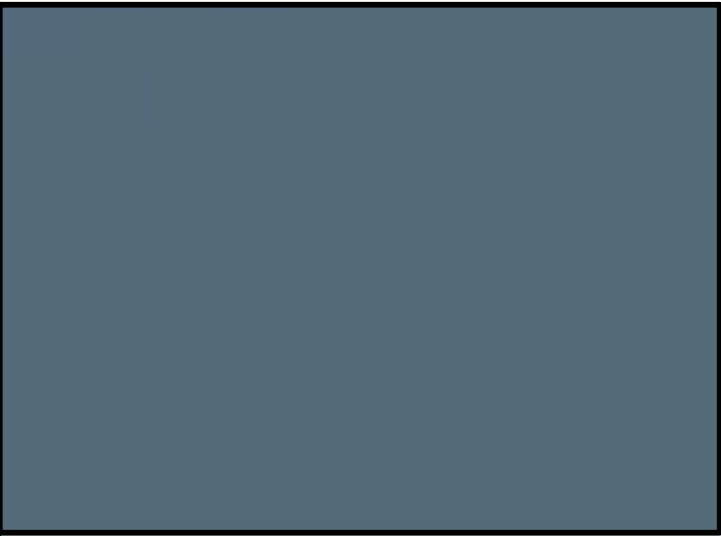
B INDUSTRIAL AGE



C WHITE ALUMINUM



D WHITE



E TURBULENT SEA



F STONE SILVER



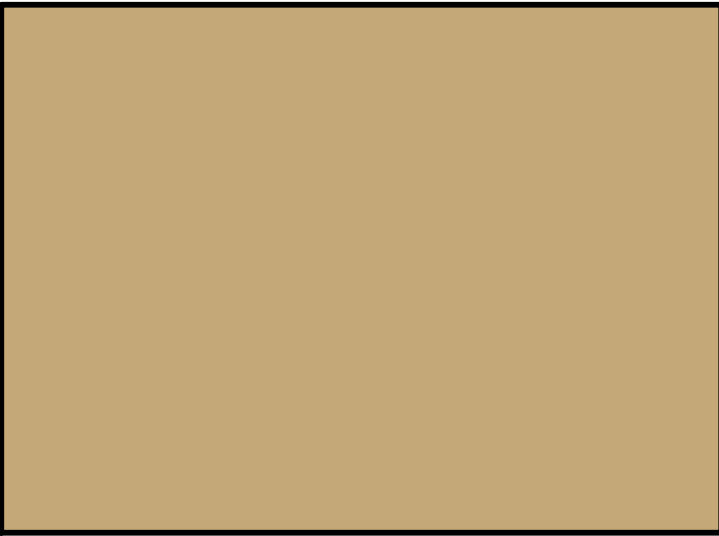
G SMOKE AND MIRRORS



H SANDPIT



J SHAKER GRAY



K MEDALLION

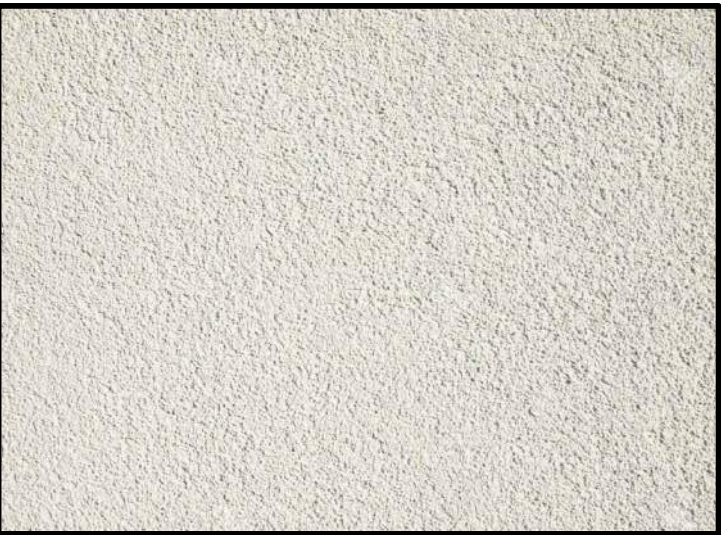


L CROSSROADS



M BLACK DIAMOND

MATERIALS



1 PLASTER



2 BRICK VENEER



3 HORIZONTAL CEMENT BOARD SIDING



4 VERTICAL STANDING SEAM METAL



5 PAINTED CONCRETE



6 METAL RAILING



7 METAL & WOOD CANOPY



8 METAL FENCE / GATE



9 WOOD SLAT RAILING



10 VINYL WINDOW



11 ALUMINUM STOREFRONT



12 METAL ROLL UP DOOR



13 CONCRETE MASONRY BLOCK



14 PAINTED DOOR

MATERIALS LEGEND:

- 1 PLASTER
- 2 BRICK VENEER
- 3 HORIZONTAL CEMENT BOARD SIDING
- 4 VERTICAL STANDING SEAM METAL
- 5 PAINTED CONCRETE
- 6 METAL RAILING
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- 8 METAL FENCE/GATE
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- 11 ALUMINUM STOREFRONT
- 12 METAL ROLL UP DOOR
- 13 CONCRETE MASONRY BLOCK
- 14 PAINTED DOOR
- 15 ART MURAL (ARTWORK TBD)

COLOR & FINISH LEGEND:

- A COLOR TO MATCH RAL 7045 TELEGREY
- B PAINT TO MATCH DET618 INDUSTRIAL AGE (PLASTER)
- C COLOR TO MATCH RAL 9006 WHITE ALUMINUM
- D PAINT TO MATCH DEW380 WHITE
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- M BELDEN BRICK BLACK DIAMOND VELOUR

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ARCHITECT:  
**SIERRA DESIGN AND ARCHITECTURE**  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

1919 O'Farrell Street

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

Materials & Color Palette

Planning Application Set

ISSUES & REVISIONS		
NO.	DATE	REVISIONS
	05-29-20ST	PLANNING SUBMITTAL
	12-08-20ND	PLANNING SUBMITTAL
	05-03-25RD	PLANNING SUBMITTAL
	06-28-24TH	PLANNING SUBMITTAL

DATE: June 28, 2021  
PROJECT NO: 19-101

SCALE: -

SHEET #: A7.0



GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH AND TO LOCATE ALL EXISTING SITE CONDITIONS AND UNDERGROUND UTILITIES, PIPES, AND OTHER SUBSTRUCTURES, AND PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR, BODILY INJURY OR REPLACEMENT OF SAID SUBSTRUCTURES INCLUDING DAMAGE OF THE OWNER'S PROPERTY SHALL BE BORN BY THE CONTRACTOR. THE CONTRACTOR SHALL HAND DIG FOOTINGS, TREE WELLS, PLANTING BEDS, ETC. AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL RELEVANT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.
2. LOCATION AND ELEVATION OF ALL EXISTING IMPROVEMENTS WITHIN AND ADJACENT TO THE AREA OF WORK SHALL BE CONFIRMED BY FIELD MEASUREMENT PRIOR TO EXCAVATION AND CONSTRUCTION OF NEW WORK. EXTREME CARE SHALL BE EXERCISED IN EXCAVATION AND WORKING NEAR EXISTING UTILITIES. REFER TO CIVIL DRAWINGS FOR GENERAL REFERENCE. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES, PIPES AND OTHER SUBSTRUCTURES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS, DETAILS AND SPECIFICATIONS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION IN THE FIELD. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY, ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE RESIDENT ENGINEER.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, LANDSCAPING, AND FEATURES TO REMAIN ON AND/OR ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ENFORCE SAFETY MEASURES AND REGULATIONS.
5. IN AN EMERGENCY THREATENING THE SAFETY OF LIFE, WORK OR ADJOINING PROPERTY, THE CONTRACTOR SHALL USE HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY.
6. THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION OF DESIGN WHEN UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE SUBCONTRACTOR'S ACCOMPLISHMENT OF SCOPE OF WORK. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH OTHER TRADES WORKING ON THE SITE SIMULTANEOUSLY.
8. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK. WORK TO BE COMPLETE IN PLACE AS SPECIFIED.
9. CONTRACTOR IS RESPONSIBLE FOR SETTING GRADES ON ALL HARD AND SOFT SURFACES. CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE FROM HARD SURFACES FOR THIS PROJECT.

PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF SHRUB INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN SHRUBS ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
2. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE CONTRACTOR SPECIALIZING IN LANDSCAPE PLANTING.
3. ALL TREES PLANTED WITHIN FIVE (5) FEET OF ANY PAVED SURFACE OR STRUCTURE SHALL HAVE ROOT CONTROL BARRIERS INSTALLED AT THE TIME OF PLANTING. REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR TYPE AND INSTALLATION REQUIREMENTS.
4. FORM 30 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWN OR PAVED AREAS. FILL BASIN WITH 2 INCH LAYER OF MULCH. DO NOT PLANT SHRUBS OR GROUNDCOVER IN WATERING BASIN.
5. LOCATION OF ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
6. NURSERY STAKES ARE TO BE REMOVED AFTER PLANTING TREES, ADD STAKING OR GUYING AS SHOWN ON THE PLANS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PRUNING TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT. NO PRUNING IS TO BE DONE UNLESS DIRECTED.
8. ALL PLANTING AREAS (EXCEPT TURF AND SLOPES GREATER THAN 2:1) SHALL HAVE A 3" LAYER OF SPECIFIED MULCH.

TREE PROTECTION NOTES

1. FOR TREE PROTECTION, REFER TO ARBORIST REPORT. SEE SHEETS L4A THRU L4C ARBORIST REPORT.

SOIL TESTING AND SOIL AMMENDMENT NOTES

1. AFTER FINISH GRADES HAVE BEEN ESTABLISHED FOR PLANTING AREAS, THE LANDSCAPE CONTRACTOR SHALL CONTACT A CERTIFIED SOIL TESTING LABORATORY TO TAKE SOIL TEST SAMPLES FROM LOCATIONS AROUND THE SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT.
2. THE CONTRACTOR SHALL PERFORM SOIL PERCOLATION TESTS IN SELECTED REPRESENTATIVE AREAS OF THE PROJECT SITE TO VERIFY ACCEPTABLE NATURAL DRAINAGE, SOIL STRUCTURE, AND SOIL COMPOSITION. EACH PERCOLATION TEST SHALL CONSIST OF A 1 FOOT WIDE BY 1 FOOT LONG BY 3 FOOT DEEP HOLE. EACH HOLE SHALL BE FILLED WITH WATER TO THE TOP AND COVER WITH PLYWOOD AND BARRICADE. ALLOW HOLE TO DRAIN AND FILL AGAIN TO TOP. CONTRACTOR TO MAKE DAILY OBSERVATIONS NOTING THE DEPTH OF WATER EACH DAY AND REPORT FINDINGS IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. BASED ON THE COMBINED RESULTS OF THE AGRICULTURAL SOIL TEST AND THE SOIL PERCOLATION TESTS, THE CONTRACTOR MAY BE REQUIRED TO INSTALL ADDITIONAL DRAINAGE.

SHEET INDEX

- L1 GENERAL NOTES
- L2 PROPOSED MATERIALS LEGEND
- L3 PROPOSED PLANTING LEGEND
- L4 EXISTING SITE PLAN
- L4A ARBORIST REPORT
- L4B ARBORIST REPORT
- L4C ARBORIST REPORT
- L5 OVERALL LANDSCAPE PLAN
- L5A HARDSCAPE PLAN
- L5B SOFTSCAPE PLAN
- L5C FURNISHING PLAN
- L5D FENCING PLAN
- L6 LANDSCAPE ZONES
- L7 NORTH COURTYARD SECTION
- L8 SOUTH COURTYARD SECTION
- L9 FENCE DETAILS
- L10 GARDEN SHADE TRELLIS DETAILS

PLANS PREPARED FOR:

SIERRA INVESTMENTS INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

LANDSCAPE PLANS PREPARED BY:

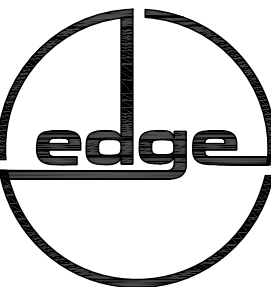
EDGE DESIGN GROUP  
201 SPEAR STREET  
SUITE 1100, #3168  
SAN FRANCISCO, CA 94105

CONTACT: KEVIN SLAWSON, PRINCIPAL  
KSLAWSON@EDGE LANDSTUDIO.COM  
(415) 869-8823

GENERAL LANDSCAPE NOTES

Planning Application Set

LANDSCAPE ARCHITECT :



EDGE Design Group  
201 Spear Street  
Suite 1100 #3168  
San Francisco, CA 94105  
415.869.8823

DATE : JUNE 28, 2021

PROJECT NO : MSC902

SCALE : AS NOTED

SHEET # : L1

DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

ARCHITECT :



DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

1919 O'Farrell Street

OWNER :

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401



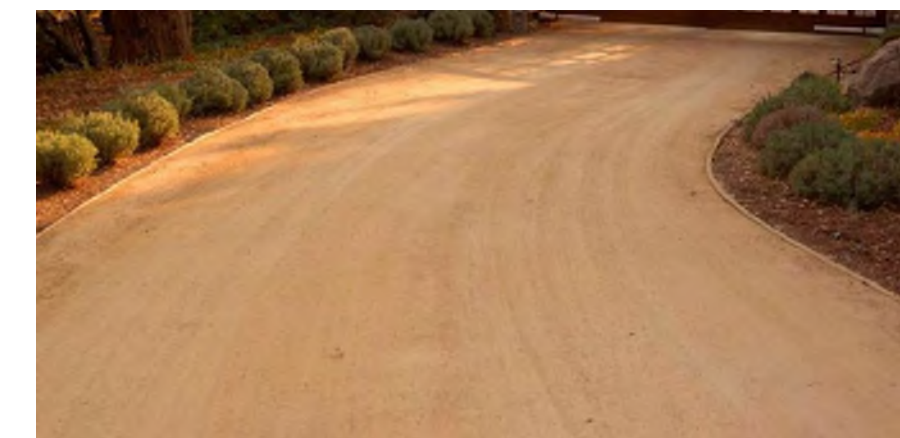
PAVING TYPE



CONCRETE SIDEWALK



PROMENADE PAVING (COLOR TBD)



GARDEN SEATING AREAS

FENCE & TRELLIS

PERIMETER FENCE "F1" – SEE SHEET L9  
PERIMETER SCREEN FENCE "F2" – SEE SHEET L9  
PERIMETER SCREEN FENCE "F3" – SEE SHEET L9  
GARDEN SHADE TRELLIS – SEE SHEET L10

WALL & STAIR TYPE



LOW TERRACED WALLS – 6" HIGH



MEDIUM PLANTER WALL – 30" HIGH  
TREE PLANTER WALL – 48" HIGH  
(COLOR TBD)



LOW FIREPLACE WALL – 48" HIGH  
(COLOR TBD)



STAIRS (COLOR TBD)

FURNITURE TYPE



PROMENADE SEATING



SHORT TERM BICYCLE PARKING



GARDEN SEATING



DINING CHAIRS



COMMUNAL DINING TABLE

MATERIALS LEGEND

PAVING

ITEM	MATERIAL	COLOR	FINISH	LOCATION & REMARKS
CONCRETE SIDEWALK	CAST IN PLACE CONCRETE PER CITY STANDARDS	NATURAL GRAY	LIGHT BROOM	SAWCUT JOINTS PER PLAN
PROMENADE PAVING	CAST IN PLACE INTEGRAL COLOR REINFORCED CONCRETE	TBD	TOP CAST FINISH	SAWCUT JOINTS PER PLAN
GARDEN SEATING AREAS	DECOMPOSED GRANITE	NATURAL	–	–

WALL AND STAIRS

ITEM	MATERIAL	COLOR	FINISH	
LOW TERRACE WALLS– 6" HIGH	CAST IN PLACE INTEGRAL COLOR REINFORCED CONCRETE	TBD	TOP CAST FINISH	SOUTH COURTYARD, REF. LANDSCAPE SECTIONS
MEDIUM PLANTER WALL– 30" HIGH	CAST IN PLACE INTEGRAL COLOR REINFORCED CONCRETE	TBD	TOP CAST FINISH	SOUTH COURTYARD PLANTERS AND BBQ WALL IN NORTH COURTYARD, REF. LANDSCAPE SECTIONS
TREE PLANTER WALL– 48" HIGH	CAST IN PLACE INTEGRAL COLOR REINFORCED CONCRETE	TBD	TOP CAST FINISH	SOUTH COURTYARD, REF. LANDSCAPE SECTIONS
LOW FIREPLACE WALL– 48" HIGH	CAST IN PLACE INTEGRAL COLOR REINFORCED CONCRETE	TBD	TOP CAST FINISH	SOUTH COURTYARD, REF. LANDSCAPE SECTIONS
STAIRS	CAST IN PLACE INTEGRAL COLOR REINFORCED CONCRETE	TBD	TOP CAST FINISH	ENTRY GARDEN, NORTH & SOUTH COURTYARD, AND PERIMETER GARDEN, REF. LANDSCAPE SECTIONS

FENCES & TRELLIS

ITEM	MATERIAL	COLOR	FINISH	
PERIMETER FENCE "F1"	GALVANIZED TUBE STEEL–FIELD PAINTED	BLACK	FIELD PAINTED	ENTRY GARDEN AND NORTH COURTYARD. REF. FENCE DETAILS
PERIMETER SCREEN FENCE "F2"	PRESURE TREATED DOUGLAS FIR POSTS WITH CEDAR PLANKS	NATURAL STAIN	–	SOUTH COURTYARD PLANTERS AND BBQ WALL IN NORTH COURTYARD, REF. FENCE DETAILS
PERIMETER SCREEN FENCE "F3"	PRESURE TREATED DOUGLAS FIR POSTS WITH CEDAR PLANKS AT LEVEL 1 PODIUM WALL	NATURAL STAIN	–	NORTH PERIMETER SCREENING AREA. FENCE DETAILS
GARDEN SHADE TRELLIS	STEEL POSTS & FRAME WITH WOOD PLANKS	BLACK	–	SOUTH COURTYARD, REF. TRELLIS DETAILS

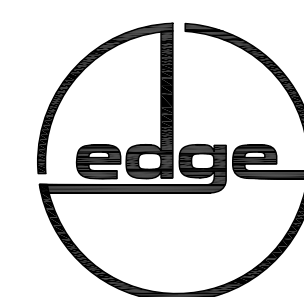
FURNITURE

ITEM	MATERIAL	COLOR	FINISH	
PROMENADE SEATING	ARCA VINTAGE LOUNGE CHAIR OR SIMILAR BY ARTICLE	TBD	TBD	NORTH & SOUTH COURTYARD.
GARDEN SEATING	ADIRONDACK CHAIR OR SIMILAR BY POLYWOOD(OR SIMILAR)	NATURAL STAIN	–	NORTH & SOUTH COURTYARD.
SHORT TERM BICYCLE PARKING	WELLE CIRCULAR RACK – INGROUND BY BIKE PARKING	STAINLESS STEEL FINISH	–	ENTRY GARDEN
COMMUNAL DINING TABLE	MARTINIQUE TABLE BY KANNOA	TBD	–	SOUTH COURTYARD
DINING CHAIRS	MARTINIQUE TABLE BY KANNOA	TBD	–	SOUTH COURTYARD

MATERIALS LEGEND

Planning Application Set

LANDSCAPE ARCHITECT :



EDGE Design Group  
201 Spear Street  
Suite 1100 #3168  
San Francisco, CA 94105  
415.869.8823

DATE : JUNE 28, 2021  
PROJECT NO : MSC902

SCALE :

SHEET # : L2

ARCHITECT :



DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

1919 O'Farrell Street

OWNER :

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401





MAGNOLIA GRANDIFLORA  
'EDITH BOGUE'



QUERCUS AGRIFOLIA



AGAVE ATTENUATA



CALLISTEMON VIMINALIS 'LITTLE JOHN'



CYRTOMIUM FALCATUM



DIANELLA TASMANICA 'YELLOW STRIPE'



ECHIUM CANDICANS



LAVANDULA ANGUSTIFOLIA 'HIDCOTE'



RHAPHIOLEPIS UMBELLATA  
'MINOR'



RHUS INTEGRIFOLIA



SALVIA 'ALLEN CHICKERING'



CAREX PANSA



CEANOTHUS GLORIOSUS  
'ANCHOR BAY'



LOMANDRA LONGIFOLIA 'BREEZE'



RIBES VIBURNIFOIUM



LIGUSTRUM JAPONICUM 'TEXANUM'

## PLANTING LEGEND: NORTH COURTYARD

TOTAL PLANTING AREA: 1,353 S.F.

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
CYRTOMIUM FALCATUM	JAPANESE HOLLY FERN	1 GAL.	M
FATSIA JAPONICA	JAPANESE ARALIA	5 GAL.	M
RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL.	L
GROUNDCOVER & GRASSES			
ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	M
VINCA MAJOR	PERIWINKLE	1 GAL.	M

## PLANTING LEGEND: SOUTH COURTYARD

TOTAL PLANTING AREA: 883 S.F.

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
MAGNOLIA GRANDIFLORA 'EDITH BOGUE'	EDITH BOGUE MAGNOLIA	36" BOX	M
SHRUBS			
CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	5 GAL.	L
DIANELLA TASMANICA 'YELLOW STRIPE'	YELLOW STRIPE FLAX LILLY	1 GAL.	M
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE BLUE ENGLISH LAVENDER	5 GAL.	L
RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	5 GAL.	L
SALVIA 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	5 GAL.	L
GROUNDCOVER & GRASSES			
CAREX PANSA	SAND DUNE SEDGE	1 GAL.	M
SYTHETIC TURF	SUMMER RYE	—	—

## PLANTING LEGEND: ENTRY GARDEN

TOTAL PLANTING AREA: 1,040 S.F.

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	L
DIANELLA TASMANICA 'YELLOW STRIPE'	YELLOW STRIPE FLAX LILLY	5 GAL.	L
ECHIUM CANDICANS	PRIDE OF MADEIRA	15 GAL.	L
LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	15 GAL.	L
RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	5 GAL.	L
SALVIA 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	5 GAL.	L
GROUNDCOVER & GRASSES			
CEANOTHUS GLORIOSUS 'ANCHOR BAY'	POINT REYES CEANOTHUS	1 GAL.	L
LOMANDRA LONGIFOLIA 'BREEZE'	SPINEY HEADED MAT RUSH	1 GAL.	L
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL.	L

## PLANTING LEGEND: PERIMETER GARDEN

TOTAL PLANTING AREA: 1,230 S.F.

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	L
SHRUBS			
RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL.	L
GROUNDCOVER & GRASSES			
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL.	L
RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	1 GAL.	L

## PLANTING LEGEND

### Planning Application Set

LANDSCAPE ARCHITECT:



EDGE Design Group  
201 Spear Street  
Suite 1100 #3168  
San Francisco, CA 94105  
415.869.8823

DATE: JUNE 28, 2021

PROJECT NO: MSC902

SCALE:

SHEET #: L3

ARCHITECT:

**DNA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

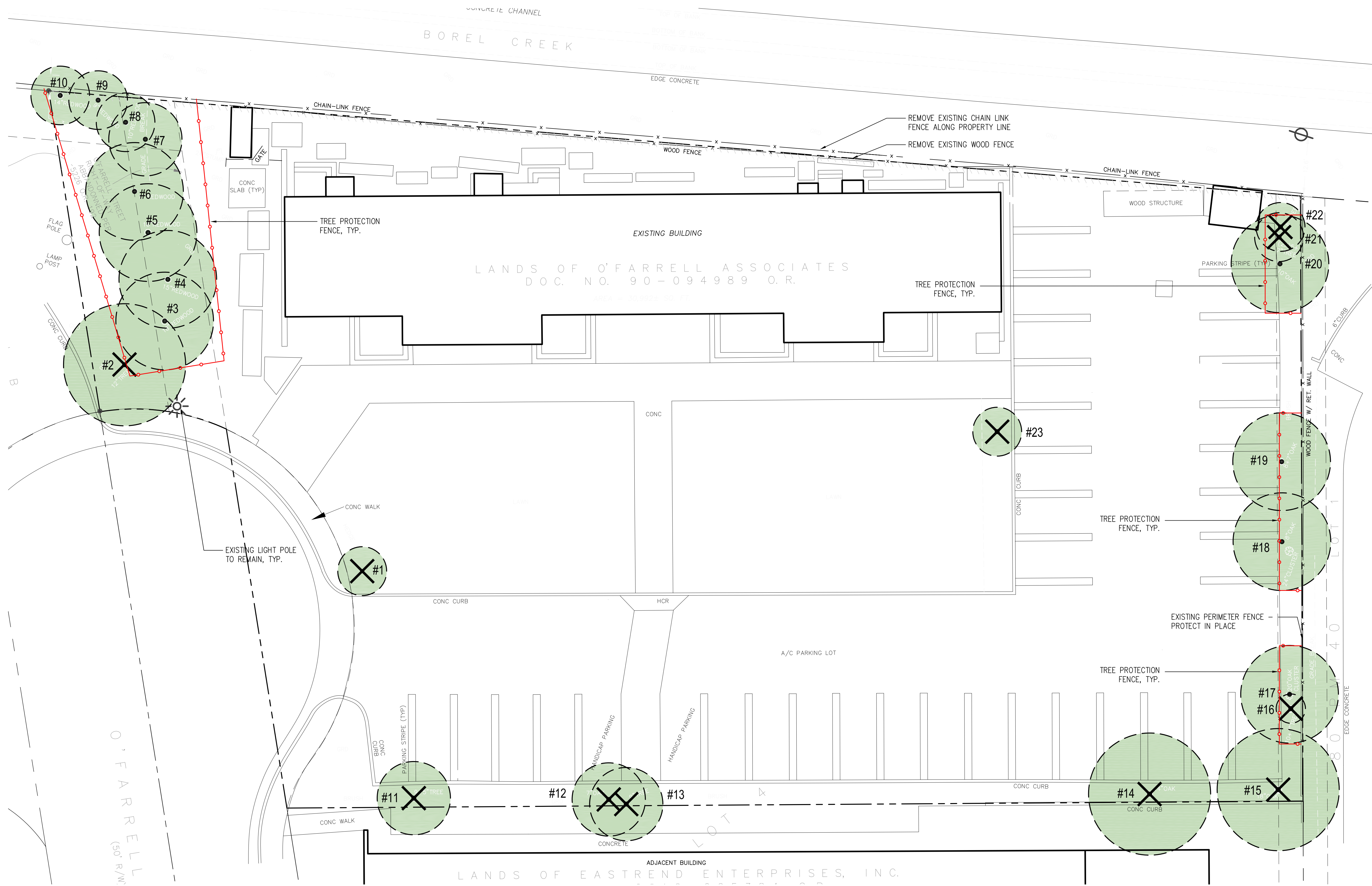
OWNER:

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

1919 O'Farrell Street

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TREES TO BE REMOVED FOR PROPOSED CONSTRUCTION:			
TREE NUMBER	SPECIES	D.B.H.	CONDITION
#1	Cherry Tree	4"	Fair
#2	Ornamental Pear	15.4"	Fair
#11	Privet	10"	Fair
#12	Coast Live Oak	8"	Poor
#13	Black Acacia	10"	Poor
#14	Coast Live Oak*	15"	Good
#15	Coast Live Oak*	16.5"	Fair
#16	Poplar Tree	10"	Dead
#21	Poplar Tree	8"	Poor
#22	Poplar Tree	7"	Poor
#23	Cherry Tree	5"	Poor

\* Indicates Protected Indigenous and Large Protected Indigenous Trees

NOTE:  
REFERENCE ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES, LLC, DATED SEPTEMBER 29, 2020 (SHEETS L4A-L4B) FOR TREE SPECIFICS INCLUDING SIZE, FORM, OVERALL HEALTH, AND TREE PROTECTION GUIDELINES. ALL WORK DONE WITHIN THE DRIP LINE OF EXISTING TREES SHALL BE SUPERVISED BY THE PROJECT ARBORIST.

TREES TO BE REMAIN AND PROTECTED IN PLACE:			
TREE NUMBER	SPECIES	D.B.H.	CONDITION
#3	Redwood*	25.5"	Fair
#4	Redwood*	23.5"	Fair
#5	Redwood*	23.2"	Fair
#6	Redwood*	17.2"	Fair
#7	Redwood*	13.5"	Fair
#8	Redwood*	12.4"	Fair
#9	Redwood*	14.8"	Fair
#10	Redwood*	16.0"	Fair
#17	Coast Live Oak*	18.0"	Fair
#18	Coast Live Oak*	12.0"	Fair
#19	Coast Live Oak*	10.0"	Fair
#20	Coast Live Oak*	11.1"	Fair

\* Indicates Protected Indigenous and Large Protected Indigenous Trees

TREE PROTECTION ZONES

NOTE: SEE ARBORIST REPORT ON SHEET L4A & 4B

## EXISTING SITE PLAN

## Planning Application Set

ARCHITECT:  
**DNA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

## 1919 O'Farrell Street

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

LANDSCAPE ARCHITECT:  
**edge**  
EDGE Design Group  
201 Spear Street  
Suite 1100 #3168  
San Francisco, CA 94105  
415.869.8823

DATE: JUNE 28, 2021  
PROJECT NO: MSC902  
SCALE: 1"=10'  
SHEET #: **L4**



Kielty Arborist Services LLC  
Certified Arborist WE#0476A  
P.O. Box 6187  
San Mateo, CA 94403  
650-515-9783

May 3<sup>rd</sup>, 2021

Sierra Investments  
Attn: Victor Lo  
311 9<sup>th</sup> Avenue  
San Mateo, CA 94401

Site: 1919 O'Farrell Street, San Mateo CA

Dear Mr. Lo,

As requested on Friday, May 3, 2019, I visited the above site to inspect and comment on the trees. New development is proposed on this site, and your concern for the future health and safety of the trees on site has prompted this visit. An LU evaluation sheet shall be attached to the back of this report for the planned submittal. A tree protection plan has also been provided at the end of this report. The entire planning application set (35 pages) was reviewed for writing this report. Impacts and recommendations will be discussed.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1 - 29 Very Poor  
30 - 49 Poor  
50 - 69 Fair  
70 - 89 Good  
90 - 100 Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

**Survey Key:**

**DBH**-Diameter at breast height (48" above grade)

**CON**- Condition rating (1-100)

**HT/SP**- Tree height/ canopy spread

\*Indicates neighbor's trees

**P**-Indicates protected tree by city ordinance

**R**-Indicates proposed tree removal

1919 O'Farrell

2

**Survey:**

Tree#	Species	DBH	CON	HT/SP	Comments
1 <b>R</b>	Cherry ( <i>Prunus serrulata</i> )	4.0	60	10/10	Fair vigor, fair form, planted within hedge.
2 <b>R</b>	Ornamental pear ( <i>Pyrus calleryana</i> )	15.4	60	40/25	Fair to poor vigor, fair form, dead wood in canopy, mature.
3 <b>P</b>	Redwood ( <i>Sequoia sempervirens</i> )	25.5	65	80/20	Fair vigor, fair form, minor drought stress.
4 <b>P</b>	Redwood ( <i>Sequoia sempervirens</i> )	23.5	65	80/20	Fair vigor, fair form, drought stress at top of canopy.
5 <b>P</b>	Redwood ( <i>Sequoia sempervirens</i> )	23.2	65	80/20	Fair vigor, fair form, drought stress at top of canopy.
6 <b>P</b>	Redwood ( <i>Sequoia sempervirens</i> )	17.2	65	70/20	Fair vigor, fair form, drought stress at top of canopy.
7 <b>P</b>	Redwood ( <i>Sequoia sempervirens</i> )	13.5	65	60/15	Fair vigor, fair form, drought stress at top of canopy.
8 <b>P</b>	Redwood ( <i>Sequoia sempervirens</i> )	12.4	45	30/12	Fair vigor, poor form, topped for line clearance.
9 <b>P</b>	Redwood ( <i>Sequoia sempervirens</i> )	14.8	45	30/12	Fair vigor, poor form, topped for line clearance.
10 <b>P</b>	Redwood ( <i>Sequoia sempervirens</i> )	16.0	45	30/12	Fair vigor, poor form, topped for line clearance.
11 <b>R</b>	Privet ( <i>Ligustrum japonicum</i> )	10.0	60	18/15	Fair vigor, fair form, fair screen.
12 <b>R</b>	Coast live oak ( <i>Quercus agrifolia</i> )	8.0	45	15/15	Fair vigor, poor form, suppressed, leans at a 45-degree angle.
13 <b>R</b>	Black acacia ( <i>Acacia melanoxylon</i> )	10.0	45	25/15	Fair vigor, fair form, poor species, invasive.
14 <b>P/R</b>	Coast live oak ( <i>Quercus agrifolia</i> )	15.0	70	30/25	Good vigor, fair form, supported by retaining wall on neighboring property side.

1919 O'Farrell

3

**Survey:**

Tree#	Species	DBH	CON	HT/SP	Comments
15 <b>P/R</b>	Coast live oak ( <i>Quercus agrifolia</i> )	16.5	65	40/25	Good vigor, fair form, supported by retaining wall on neighboring property side, pruned for line clearance in past, heavy into property.
16 <b>R</b>	Poplar ( <i>Populus nigra</i> )	10-7	0	12/6	DEAD.
17 <b>P</b>	Coast live oak 18@grade ( <i>Quercus agrifolia</i> ) (10-8-6-4 @breast height)	45	25/20		Fair vigor, poor form, under utilities, topped, multi leader at grade with poor unions.
18 <b>P</b>	Coast live oak ( <i>Quercus agrifolia</i> )	12.0	45	25/20	Fair vigor, poor form, under utilities, topped.
19 <b>P</b>	Coast live oak ( <i>Quercus agrifolia</i> )	10-10	45	20/20	Fair vigor, poor form, codominant at 2 feet with included bark, under utilities.
20 <b>P</b>	Coast live oak ( <i>Quercus agrifolia</i> )	11.1	50	20/20	Fair vigor, fair form, under utilities, poor location.
21 <b>R</b>	Poplar ( <i>Populus nigra</i> )	8.0	30	20/10	Poor vigor, poor form, topped in past.
22 <b>R</b>	Poplar ( <i>Populus nigra</i> )	7.0	30	20/10	Poor vigor, poor form, topped in past.
23 <b>R</b>	Cherry ( <i>Prunus serrulata</i> )	5.0	45	10/10	Poor vigor, fair form, in decline.

\*-Indicates tree on neighboring property  
**P**-Indicates protected tree by city ordinance

1919 O'Farrell

4

Tree Evaluation Schedule												
Landscape Units												
			Fate: Preserve/ Remove	Species Value %	Condition Value %	Location Value %	0.35	Caliper Inches	70 ft in allowable bldg. area	1.25 ft Heritage Tree	LU Value	
Ref.	Species Name	Botanical Name										
2	Pear	<i>Pyrus calleryana</i>	R	30%	60%	70%	0.35	15.4	1.00	1.00	5.54	
3	Redwood	<i>Sequoia sempervirens</i>	P	90%	65%	80%	0.35	25.5	0.70	1.25	29.84	
4	Redwood	<i>Sequoia sempervirens</i>	P	90%	65%	80%	0.35	23.5	0.70	1.25	27.50	
5	Redwood	<i>Sequoia sempervirens</i>	P	90%	65%	80%	0.35	23.2	0.70	1.25	27.14	
6	Redwood	<i>Sequoia sempervirens</i>	P	90%	65%	80%	0.35	17.2	0.70	1.25	20.12	
7	Redwood	<i>Sequoia sempervirens</i>	P	90%	65%	80%	0.35	13.5	0.70	1.25	15.80	
8	Redwood	<i>Sequoia sempervirens</i>	P	90%	45%	80%	0.35	12.4	1.00	1.25	14.35	
9	Redwood	<i>Sequoia sempervirens</i>	P	90%	45%	80%	0.35	14.8	1.00	1.25	17.13	
10	Redwood	<i>Sequoia sempervirens</i>	P	90%	45%	80%	0.35	18	1.00	1.25	18.51	
11	Privet	<i>Ligustrum japonicum</i>	R	30%	60%	70%	0.35	10	1.00	1.00	3.60	
12	Coast live oak	<i>Quercus agrifolia</i>	R	90%	45%	70%	0.35	8	1.00	1.00	6.48	
13	Black acacia	<i>Acacia melanoxylon</i>	R	30%	45%	70%	0.35	10	1.00	1.00	2.70	
14	Coast live oak	<i>Quercus agrifolia</i>	R	90%	70%	70%	0.35	15	1.00	1.25	23.63	
15	Coast live oak	<i>Quercus agrifolia</i>	R	90%	65%	70%	0.35	16.5	1.00	1.25	24.13	
16	Poplar	<i>Populus nigra</i>	R	30%	0%	70%	0.35	10	1.00	1.00	0.00	
17	Coast live oak	<i>Quercus agrifolia</i>	P	90%	45%	70%	0.35	18	1.00	1.25	18.23	
18	Coast live oak	<i>Quercus agrifolia</i>	P	90%	45%	70%	0.35	12	1.00	1.25	12.15	
19	Coast live oak	<i>Quercus agrifolia</i>	P	90%	45%	70%	0.35	10	1.00	1.25	10.13	
20	Coast live oak	<i>Quercus agrifolia</i>	P	90%	50%	70%	0.35	11.1	1.00	1.25	12.49	
21	Poplar	<i>Populus nigra</i>	R	30%	30%	70%	0.35	7	1.00	1.00	1.26	
22	Poplar	<i>Populus nigra</i>	R	30%	30%	70%	0.35	6	1.00	1.00	1.08	

Showing LU Values for trees on site. Trees #1 and #23 are under 6" and are not counted towards LU

D N A  
DESIGN AND ARCHITECTURE

2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

## 1919 O'Farrell Street

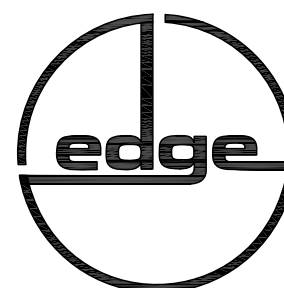
OWNER :

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

## ARBORIST REPORT

### Planning Application Set

LANDSCAPE ARCHITECT :



EDGE Design Group  
201 Spear Street  
Suite 1100 #3168  
San Francisco, CA 94105  
415.869.8823

DATE : JUNE 28, 2021

PROJECT NO : MSC902

SCALE :

SHEET # : L4A





**Summary:**  
The trees on site are a mix of imported and native trees. In San Mateo, any Oak, Bay, Redwood, Buckeye, or Cedar, having a trunk diameter of 10 inches or more, measured at 4 feet (48 inches) above ground level, OR Any tree with a trunk diameter of 16 inches or more, measured at 4 feet (48 inches) above ground level are considered protected trees. Trees with a condition rating under 50 are considered poor trees. The surveyed redwood trees on the west side of the property are in fair condition. Minor drought stress symptoms were observed at the tops of the redwood tree canopies. The redwood trees will require significant dry season irrigation to maintain healthy canopies.

**Showing redwood trees**



Seven coast live oak trees were surveyed near the southern and eastern property lines. Many of the oak trees are located underneath high voltage utility lines, and have been pruned for line clearance in the past creating off balanced canopies. The neighboring properties are all at a lower grade than the grade at this property. The oak trees are all near retaining walls. The oaks are at high risk of damaging the existing retaining walls.

**Showing oak trees under high voltage lines**

Trees #1-2, #11-16, and #21-23 are proposed for removal to facilitate the proposed construction. Oak trees #14 and #15 are the only protected sized trees to be removed, the remaining trees proposed for removal are not of a protected size in the city of San Mateo. The protected oak trees #14 and #15 need to be removed due to their proximity to the existing retaining wall and proposed structures. The existing retaining wall near these trees on the south side of the property looks to be compromised by the oak trees. The Director shall review the tree removal application and should consider the following for the decision on whether or not to grant the permit. (a) The condition of the trees with respect to disease, **danger of falling** (due to failing retaining wall), **proximity to existing or proposed structures** and interference with utility services. (b) The necessity to remove the trees in order to construct any **proposed improvements** to allow reasonable economic enjoyment of the property.

The removed trees will need to be replaced on site per their LU values. The required tree planting form was filled out for this project (see below). The fees owed to the City Street Tree Planting Fund is \$17,918.22. Five 36" box trees will be planted on site.

**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: 5,758 sq. ft. ÷ 400 = 14.4 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 12 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 68.42 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: [a – b + c = d] 70.82 (d)

**New Trees:** five 36" box 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
5	15 gallon	1	15
	24 inch box	2	
	36 inch box	3	
	48 inch box	4	
Total LU Value of new trees being proposed:			15 (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:**

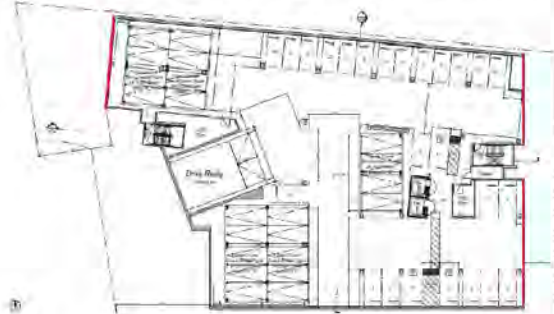
If (d) is greater than (e), there will be an LU value deficit calculated as follows:

[d – e = 55.62 x (the annually defined \$ per LU value as per Current Comprehensive Fee Schedule) = \$ 17,918.22

**Impacts/recommendations:**

**Basement-**

The proposed basement cut is a good distance away from the retained trees on site. The basement walls near the retained redwood trees and oak trees will need to be supported by vertical shoring as using the standard OSHA overcut for basement excavation would further encroach into the tree root zones more than necessary and would increase impacts to the health of the retained trees. The existing building and hardscapes on the lot have helped to discourage root growth in the area of proposed work through compaction. Impacts from the basement excavation are expected to be minor. Exposed roots at the basement cut shall be cleanly cut using a handsaw or loppers. The exposed cut root ends shall be covered by 3 layers of wetted down burlap to help avoid root desiccation while roots are still exposed. The redwood trees are recommended to be deeply irrigated once a week during the dry season. A series of soaker hoses connected to an automatic timer is recommended to be installed within the tree protection fencing zones for the redwood trees. Irrigation for the retained oak trees #17-20 is recommended to only be applied as close to the basement cut as possible at a rate of every other week during the dry season. During the months of May and September the oak trees are recommended to be deeply irrigated weekly to combat drought like stress. The top foot of soil is recommended to be saturated when irrigating. The recommended irrigation shall act as mitigation for the minor impacts. The following diagram shows the basement walls that are recommended to be supported by shoring due to the tree root zones.



**Red lines indicate the recommended shoring to help reduce impacts to the retained trees**

**Review of shoring plan:**

Shoring plans SH1.1 through SH3.1 dated 4/27/21 were reviewed for this section of the report. The following distances are from tree to soldier pile. The following pier numbers can be seen on SH3.1.

Pier #	Tree #	Distance from tree	Diameter multiplication factor
#5	#3	17 feet	8x Diameter
#6	#4	17 feet	8.7x Diameter
#7	#5	23 feet	12x Diameter
#8	#6	27 feet	Over 12x Diameter
#10	#7	28 feet	Over 12x Diameter
#15	#20	8 feet	8.6x Diameter
#22	#19	8 feet	6.4x Diameter (used largest trunk diameter plus half of other trunk)
#25	#18	8 feet	8x Diameter
#30	#17	9 feet	6x Diameter (used measurement at grade)

The shoring plan has helped to keep impacts lower on the protected trees as excavation is reduced within the tree root zones when compared to using an OSHA overcut. The drilled shafts start well below grade and will miss the tree root zones which are on average only 3 feet under grade at the deepest depths. Excavation for the basement will be at minimum of 6x diameter for the protected trees on site and is expected to have minor impacts on the trees. The recommended irrigation will act as mitigation for the minor impacts.

**Landscaping**

Many hardscapes consisting of a lounge area, barbeque area and associated pathways are proposed near redwood trees #3-10. The proposed plan has been revised to be less impactful to the redwood trees. All proposed hardscape work is a minimum distance of 3x the redwood tree diameters away from the proposed work. Excavation for all of the hardscapes near the redwood trees is not to exceed more than 6 inches of excavation. All excavation within the dripline of the redwood trees will need to be done under the Project Arborist supervision. Roots encountered within the 6 inches of excavation will need to be cleanly cut. Larger roots will need to be shaved down where possible to save as many roots as possible. All excavation must be done by hand for the hardscapes when working within the dripline of the redwood trees. Once the excavation is completed a layer of Tensar Bx1100 Biaxial Geogrid is to be laid over the soil surface. A hand tamper is recommended to be used for compacting the soil. Compaction shall not exceed more than 75-80%. Once the Biaxial Geogrid is laid down, construction of the hardscapes can than proceed as normal. Edging restraints must be built up on top of grade or be supported by small individual stakes. By using the geogrid with compaction roots underneath the hardscapes will continue to be able to grow. Impacts are expected to be minor for the redwood trees. It is recommended to deep water fertilize the redwood tree grove in May of 2021 using 1000 gallons of water mixed with a well-balanced fertilizer. During the dry season supplemental irrigation measures must be installed within the tree protection zones for the redwood trees. 50 gallons of clean water every 2 weeks during the dry season for each redwood tree is recommended. These recommendations will act as mitigations for the redwood trees.

All existing grades underneath the protected tree driplines are recommended to be retained as is. The parking lot near oak trees #17-20 is to be removed. The existing landscaped area where the oak trees are located is to be expanded for the trees. Minor grading once the parking lot has been removed will likely be needed. The removal of the parking lot surface must take place by hand when working within the dripline of a protected tree. A jack hammer can be used to break the material into small hand manageable sized pieces. Once soil has been reached and the concrete has been removed, compaction is recommended to be alleviated by vertical mulching the area. Impacts to the oak trees are expected to be minor. The existing hardscapes have helped to discourage root growth in the direction of the proposed work. The following tree protection plan will help to reduce impacts to a retained tree.

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ARCHITECT:

**DNA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

# 1919 O'Farrell Street

OWNER:

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

## ARBORIST REPORT

### Planning Application Set

LANDSCAPE ARCHITECT:

**edge** Design Group  
201 Spear Street  
Suite 1100 #3168  
San Francisco, CA 94105  
415.869.8823

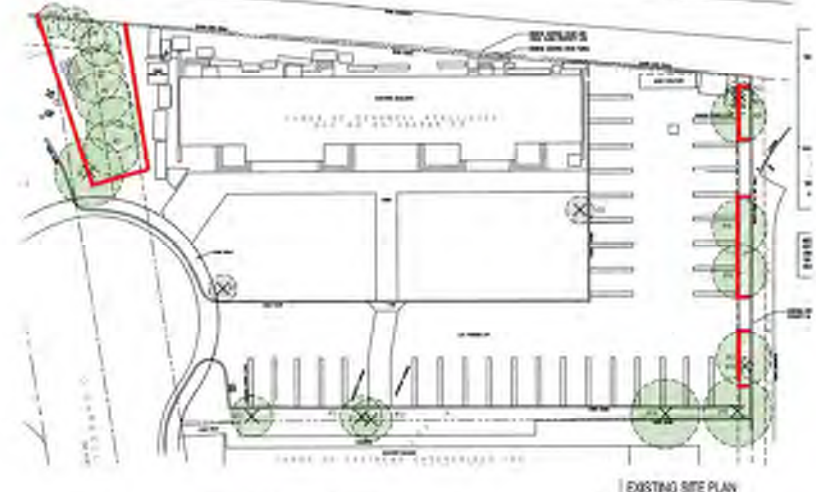
DATE: JUNE 28, 2021

PROJECT NO: MSC902

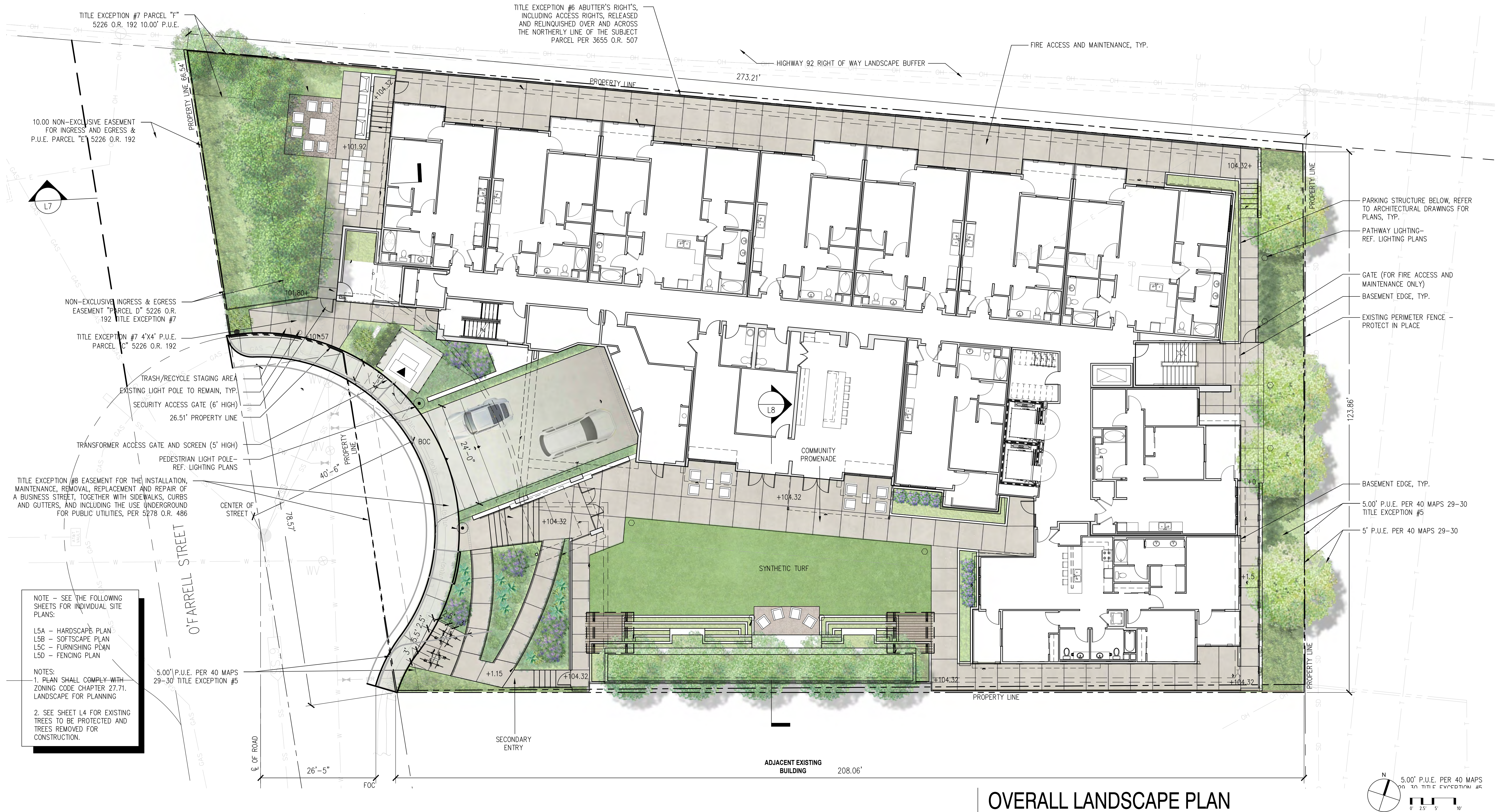
SCALE:

SHEET #: **L4B**



<div>1919 O'Farrell9</div> <div><b>Tree Protection Plan:</b> <i>Tree Protection Zones</i> Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location of the tree protection fencing is recommended to be placed at the dripline of the trees where possible. The drip line shall not be altered in any way so as to increase the encroachment of the construction. Where not possible due to approved work, the tree protection should be placed at the edge of the approved work. No equipment or materials shall be stored or cleaned inside the protection zones. No excavation, grading, soil deposit, drainage and leveling within the dripline unless approved. It is prohibited to dispose oil, gasoline, chemicals, paints, solvents or other materials within the dripline or other areas that may lead to the tree. Areas where tree protection fencing needs to be reduced for access (not expected on this site), should be mulched with 6" of coarse wood chips with ½ inch plywood laid on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any construction activity at the site. No signs, wires, or any other object shall be attached to the trees. The following diagram shows the location of tree protection fencing for the retained protected trees on site.</div> <div></div> <div><b>Landscpe Buffer</b> Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.</div> <div><b>Root Cutting</b> Any roots to be cut shall be monitored and documented. Large roots (over 1.5" diameter) or large masses of roots to be cut must first be inspected by the Project Arborist before being cut. The Project Arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with 3 layers of burlap and kept moist, by spraying down the burlap multiplentimes a day. The Project Arborist must be on site during any approved excavation below a protectedtree's dripline.</div>	<div>1919 O'Farrell10</div> <div><b>Grading</b> The existing grade level around the trees shall be maintained out to the dripline of the trees when possible. Anytime existing grades are to be changed underneath the dripline of a protected tree by more than 3", special mitigation measures will need to be put into action to reduce impacts to the trees. Aeration will need to be provided to root zones of trees that are to experience fill soil being placed within the tree root zones. Grades shall not be lowered when within 3 times the diameter of aprotected tree on site. Lowering grades will result in roots needing to be cut and is highlydiscouraged.</div> <div><b>Working under the dripline of a protected tree</b> Whenever work must take place within the dripline of protected trees protect the trunk as specified: Wrap the bottom 6 feet of the trunk with 2 inches of orange plastic fencing for buffering overlaid with 2-inch thick wooden slats bound securely by two layers of additional orange fencing (slats shall not be allowed to dig in to the bark). During installation, caution shall be used to avoid damaging any branches. Major limbs may also require wrapping as directed by the City Managing Arborist. Straw wattles may be used as an alternative trunk wrap material. Whenever work must take place within the dripline of protected trees, protect the soil with a temporary layer of material to protect the soil texture and roots, or root buffer. The buffer shall consist of secured geotextile material covering the area to be protected. Cover the geotextile material with 4 to 6 inches of clean wood chips (2-inch unpainted, untreated wood chips or approved equal). Securely install 3/4-inch plywood over the wood chips. The root buffer shall be installed and removed without wheeled equipment touching exposed soil. This may mean some or all the work is done by hand. The Project Arborist shall be present during the installation and removal of root buffers. Existing pavement also works as a root buffer</div> <div><b>Trenching and Excavation</b> Utility service and irrigation lines are recommended to be placed outside of the tree protection zones. When not possible and trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducingtrauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.</div>	<div>1919 O'Farrell11</div> <div><b>Irrigation</b> Imported trees- On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, once a week for the redwood trees. A series of soaker hoses connected to an automatic timer is recommended to be installed within the tree protection fencing zones for the redwood trees. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. Irrigation for the retained oak trees #17-20 is recommended to only be applied as close to the basement cut as possible at a rate of every other week during the dry season. During the months of May and September the oak trees are recommended to be deeply irrigated weekly to combat droughtlike stress. The top foot of soil is recommended to be saturated when irrigating. After construction is completed irrigation shall be suspended near the oak trees. Irrigation for the oak trees shall only take place in May and September. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation.</div> <div><b>Inspections</b> The site arborist will need to verify that tree protection fencing has been installed before the start of construction. The city of San Mateo usually requires a letter stating the fencing is in place before any permits are to be granted. The site arborist must inspect the site anytime work is to take place within 10 times the diameter of a protected tree on site. It is the contractor's responsibility to contact the site arborist if work is to take place within 10 times the diameter of the protected trees onsite. Kieilty Arborist Services can be reached at kkarbor0476@yahoo.com or by phone at (650) 515-9783 or (650) 532-4418. The city arborist must be notified if when or/if damage occurs to any Heritage tree on site.</div> <div><b>Damages to trees</b> The City Arborist and Project Arborist will need to be notified when or/if damage occurs to any of the "Heritage" trees on site, so that proper mitigation measures can be implemented.</div> <div><b>Pruning</b> Any pruning will need to be documented by the Project Arborist. All pruning must be done by a licensed tree care provider. Pruning will need to stay under 25% of the total canopy. At this time no pruning is proposed or needed.</div> <div>The information included in this report is believed to be true and based on sound arboricultural principles and practices.</div> <div>Sincerely, Kevin Kieilty Certified Arborist WE#0476A <i>Kevin Kieilty</i></div>	<div>1919 O'Farrell12</div> <div><div>Kieilty Arborist Services P.O. Box 6187 San Mateo, CA 94403 650-515-9783</div><div>ARBORIST DISCLOSURE STATEMENT</div><div>Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.</div><div>Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.</div><div>Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.</div><div><i>Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.</i></div><div>Arborist: <u><i>Kevin Kieilty</i></u> Kevin R. Kieilty</div><div>Date: May 3<sup>rd</sup>, 2021</div></div>
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# 1919 O'Farrell Street

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

## OVERALL LANDSCAPE PLAN

### Planning Application Set

LANDSCAPE ARCHITECT:

EDGE Design Group  
201 Spear Street  
Suite 1100 #3168  
San Francisco, CA 94105  
415.869.8823

DATE: JUNE 28, 2021  
PROJECT NO: MSC902

SCALE: 1"=10'

SHEET #: L5

ARCHITECT:  
DNA  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

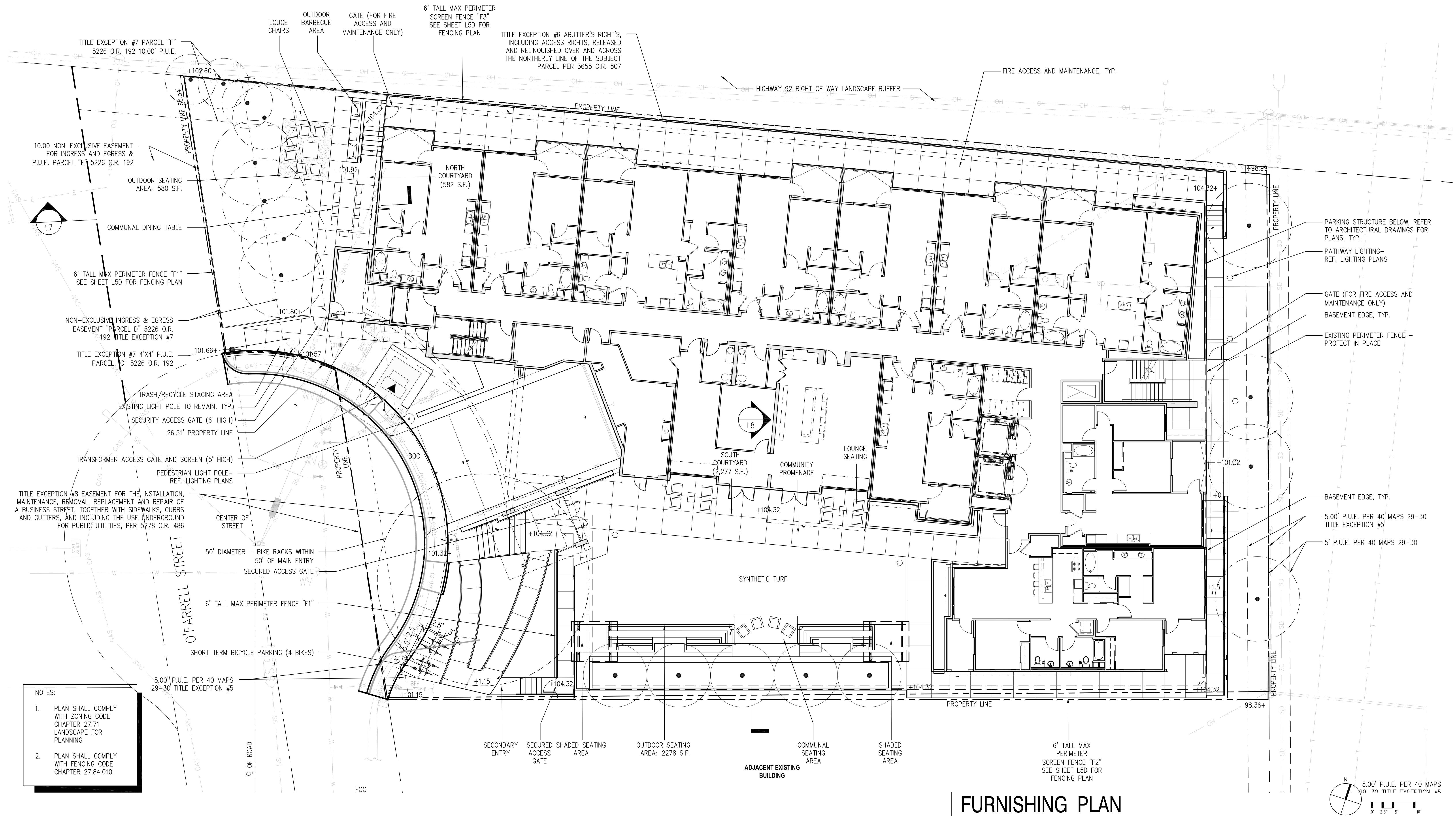












- NOTES:
1. PLAN SHALL COMPLY WITH ZONING CODE CHAPTER 27.71 LANDSCAPE FOR PLANNING
  2. PLAN SHALL COMPLY WITH FENCING CODE CHAPTER 27.84.010.

## FURNISHING PLAN

### Planning Application Set

ARCHITECT:

**DNA**

DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

## 1919 O'Farrell Street

OWNER:

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

LANDSCAPE ARCHITECT:

**edge**

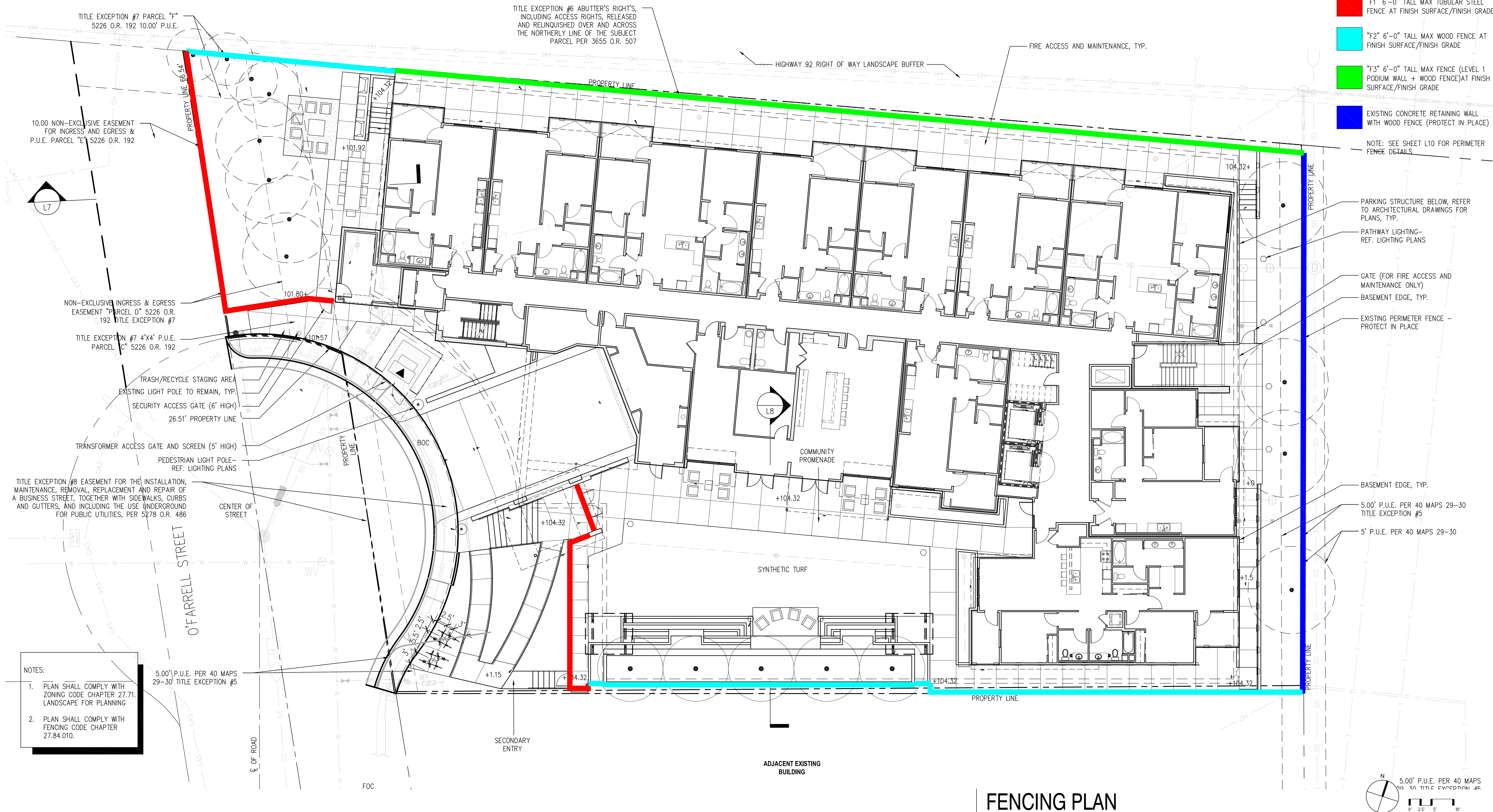
EDGE Design Group  
201 Spear Street  
Suite 1100 #3168  
San Francisco, CA 94105  
415.869.8823

DATE: JUNE 28, 2021  
PROJECT NO: MSC902

SCALE: 1"=10'

SHEET #: L5C





- FENCING TYPOLOGY
- "F1" 6'-0" TALL MAX TUBULAR STEEL FENCE AT FINISH SURFACE/FINISH GRADE
  - "F2" 6'-0" TALL MAX WOOD FENCE AT FINISH SURFACE/FINISH GRADE
  - "F3" 6'-0" TALL MAX FENCE (LEVEL 1 PODIUM WALL + WOOD FENCE) AT FINISH SURFACE/FINISH GRADE
  - EXISTING CONCRETE RETAINING WALL WITH WOOD FENCE (PROTECT IN PLACE)

NOTE: SEE SHEET L10 FOR PERIMETER FENCE DETAILS

- PARKING STRUCTURE BELOW, REFER TO ARCHITECTURAL DRAWINGS FOR PLANS, TYP.
- PATHWAY LIGHTING- REF. LIGHTING PLANS
- GATE (FOR FIRE ACCESS AND MAINTENANCE ONLY)
- BASEMENT EDGE, TYP.
- EXISTING PERIMETER FENCE - PROTECT IN PLACE

- BASEMENT EDGE, TYP.
- 5.00' P.U.E. PER 40 MAPS 29-30 TITLE EXCEPTION #5
- 5' P.U.E. PER 40 MAPS 29-30

- NOTES:
- PLAN SHALL COMPLY WITH ZONING CODE CHAPTER 27.71. LANDSCAPE FOR PLANNING
  - PLAN SHALL COMPLY WITH FENCING CODE CHAPTER 27.84.010.

TITLE EXCEPTION #6 ABUTTER'S RIGHT'S, INCLUDING ACCESS RIGHTS, RELEASED AND RELINQUISHED OVER AND ACROSS THE NORTHERLY LINE OF THE SUBJECT PARCEL PER 3655 O.R. 507

TITLE EXCEPTION #7 PARCEL "F" 5226 O.R. 192 10.00' P.U.E.

10.00 NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS & P.U.E. PARCEL "E" 5226 O.R. 192

NON-EXCLUSIVE INGRESS & EGRESS EASEMENT "PARCEL D" 5226 O.R. 192 TITLE EXCEPTION #7

TITLE EXCEPTION #7 4'X4' P.U.E. PARCEL "C" 5226 O.R. 192

TRASH/RECYCLE STAGING AREA EXISTING LIGHT POLE TO REMAIN, TYP. SECURITY ACCESS GATE (6' HIGH) 26.51' PROPERTY LINE

TRANSFORMER ACCESS GATE AND SCREEN (5' HIGH) PEDESTRIAN LIGHT POLE- REF. LIGHTING PLANS

TITLE EXCEPTION #8 EASEMENT FOR THE INSTALLATION, MAINTENANCE, REMOVAL, REPLACEMENT AND REPAIR OF A BUSINESS STREET, TOGETHER WITH SIDEWALKS, CURBS AND GUTTERS, AND INCLUDING THE USE UNDERGROUND FOR PUBLIC UTILITIES, PER 5278 O.R. 486

CENTER OF STREET

5.00' P.U.E. PER 40 MAPS 29-30 TITLE EXCEPTION #5

SECONDARY ENTRY

ADJACENT EXISTING BUILDING

## FENCING PLAN

### Planning Application Set

DATE: JUNE 28, 2021  
PROJECT NO: MSC902

ARCHITECT:

**DNA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

1919 O'Farrell Street

OWNER:

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

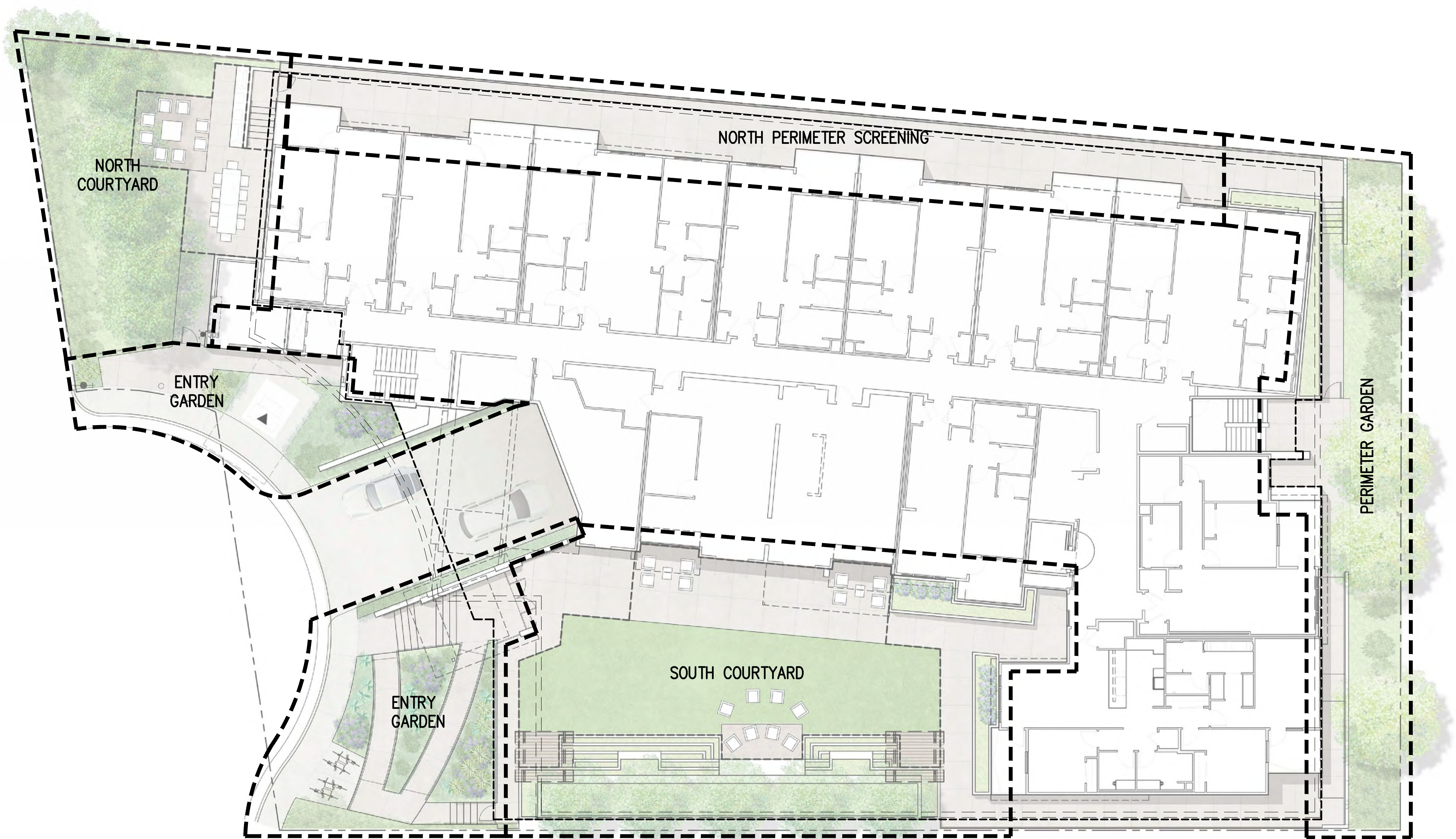
LANDSCAPE ARCHITECT:

**edge**  
EDGE Design Group  
201 Spear Street  
Suite 1100 #3168  
San Francisco, CA 94105  
415.869.8823

SCALE: 1"=10'

SHEET #: **L5D**





NOTE:  
REFER TO SHEET L3-PLANTING LEGEND FOR PLANT  
MATERIALS, SIZES, AND SQUARE FOOTAGE CALCULATIONS

## LANDSCAPE ZONES

### Planning Application Set

DATE: JUNE 28, 2021  
PROJECT NO: MSC902

## 1919 O'Farrell Street

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

LANDSCAPE ARCHITECT:

**EDGE** Design Group  
201 Spear Street  
Suite 1100 #3168  
San Francisco, CA 94105  
415.869.8823

SCALE: 1"=10'

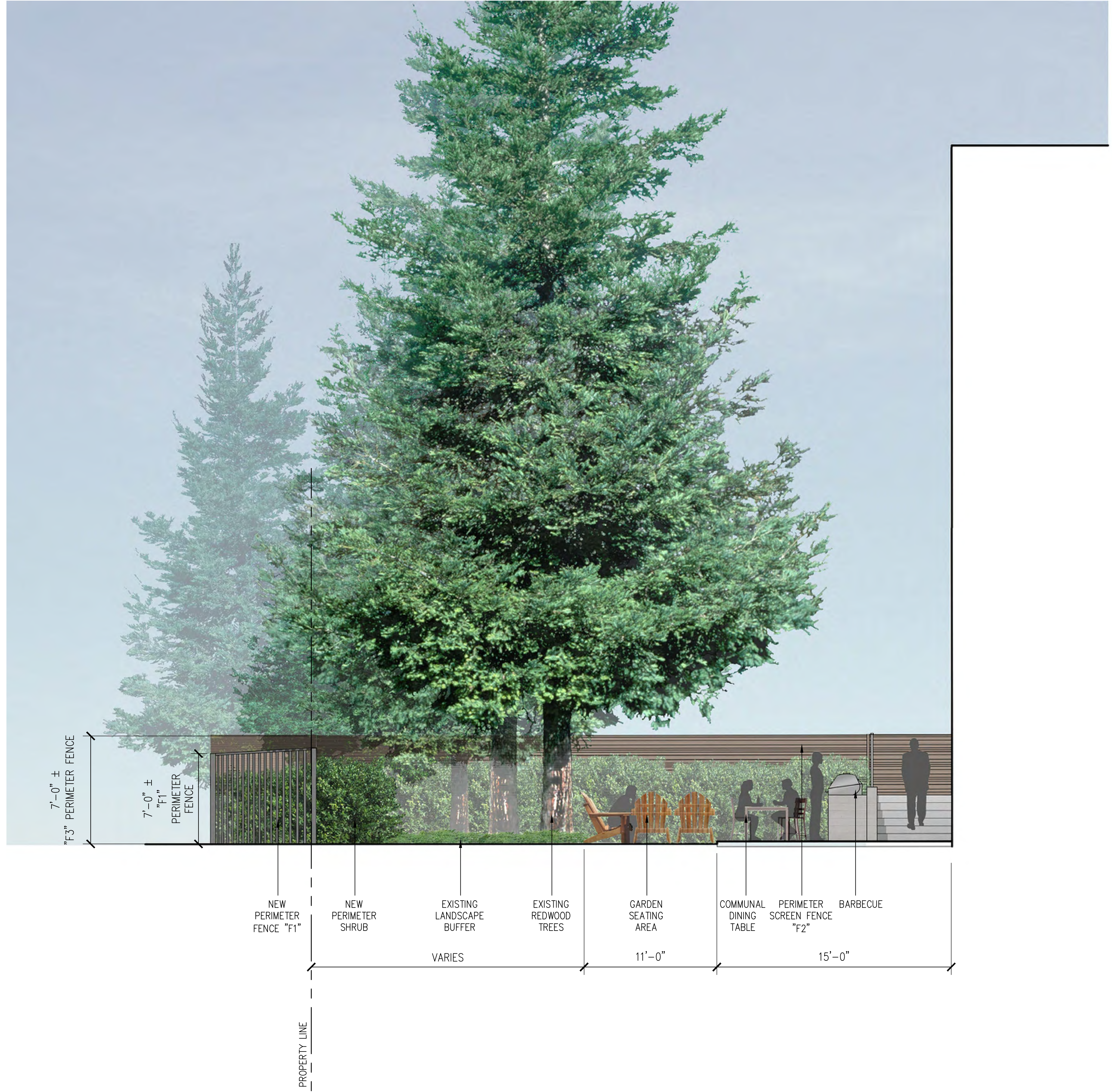
SHEET #: L6

ARCHITECT:

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NORTH COURTYARD SECTION

1919 O'Farrell Street

Planning Application Set

DATE: JUNE 28, 2021  
PROJECT NO: MSC902

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

LANDSCAPE ARCHITECT:  
EDGE Design Group  
201 Spear Street  
Suite 1100 #3168  
San Francisco, CA 94105  
415.869.8823

SCALE: 1/4"=1'-0"  
SHEET #: L7

ARCHITECT:  
DNA  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890





## SOUTH COURTYARD SECTION

### Planning Application Set

DATE: JUNE 28, 2021  
PROJECT NO: MSC902

## 1919 O'Farrell Street

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

LANDSCAPE ARCHITECT:

**EDGE** Design Group  
201 Spear Street  
Suite 1100 #3168  
San Francisco, CA 94105  
415.869.8823

SCALE: 1/4"=1'-0"

SHEET #: L8

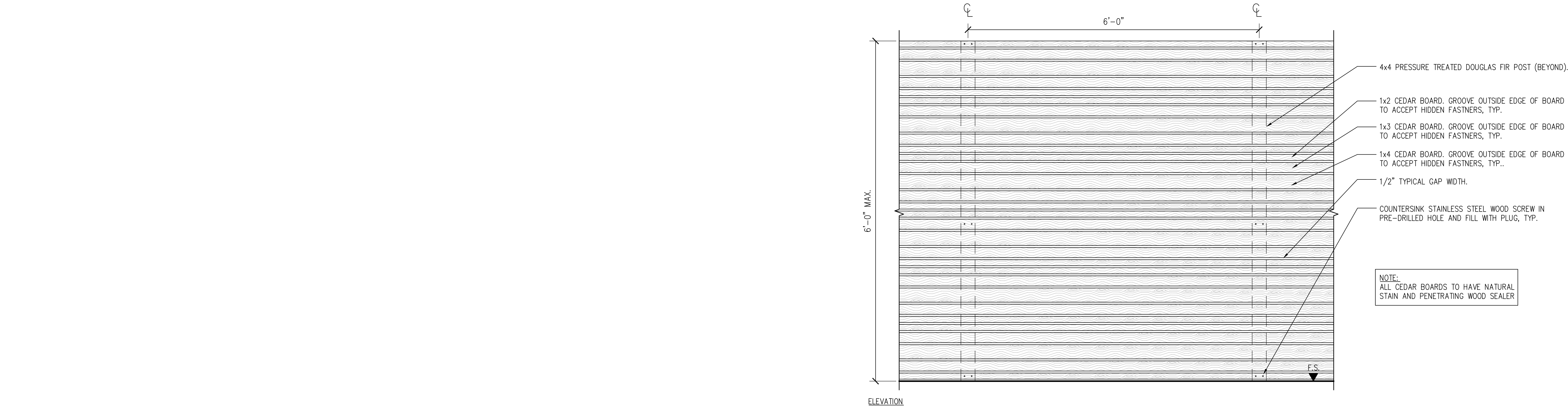
ARCHITECT:



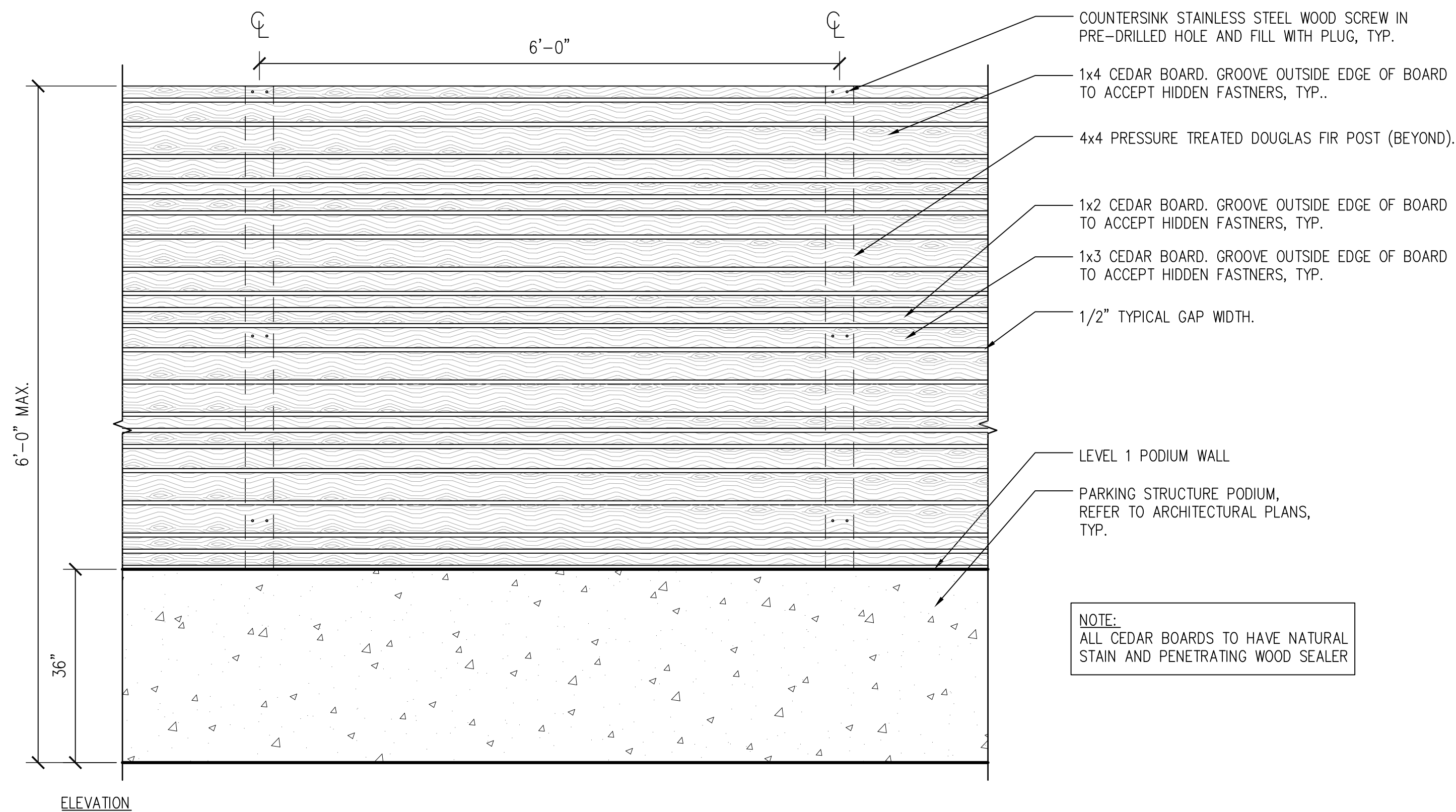
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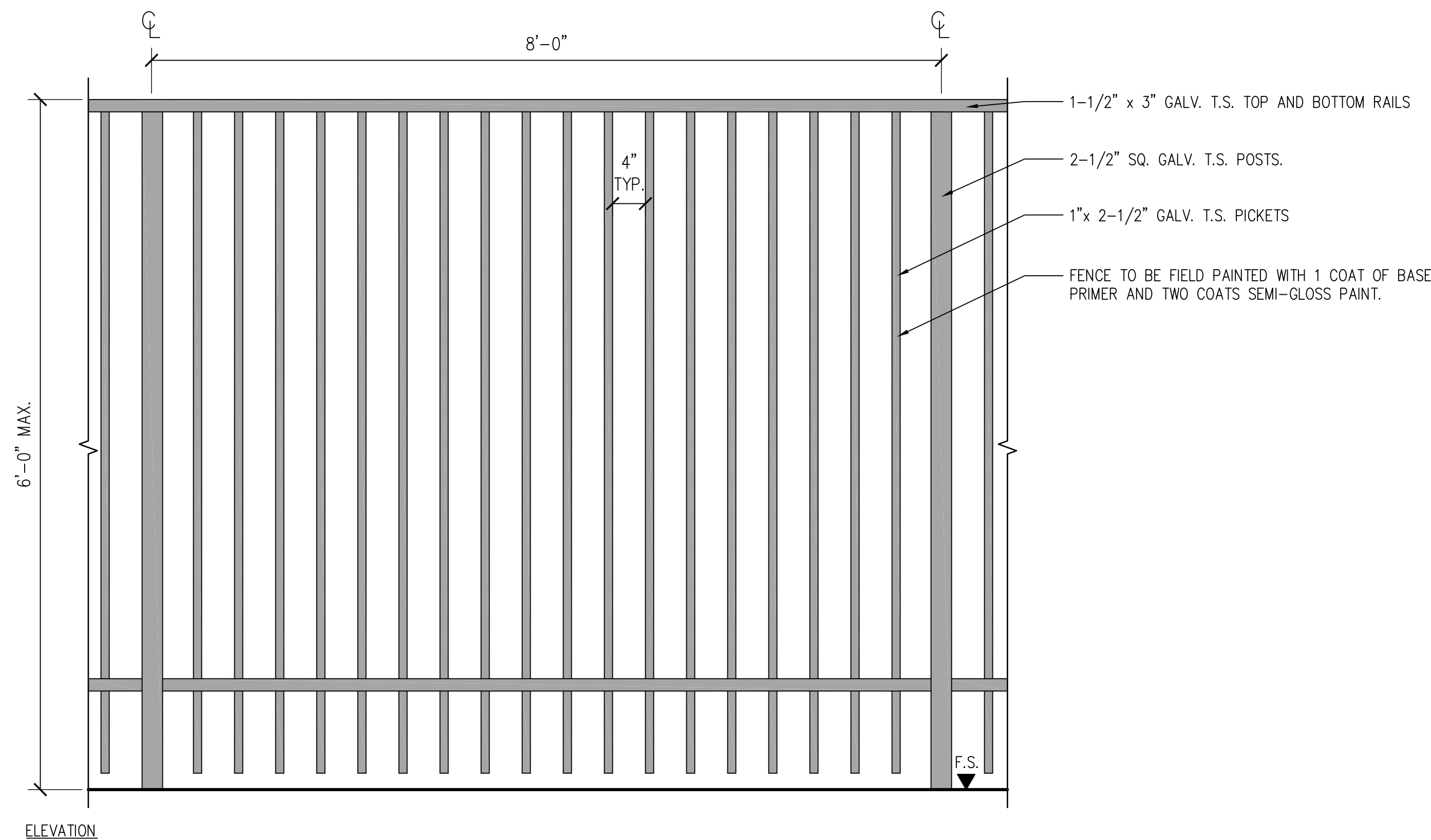




2 PERIMETER SCREEN FENCE "F2"  
SCALE: 1"=1'-0"



3 PERIMETER SCREEN FENCE "F3"  
SCALE: 1"=1'-0"



1 PERIMETER FENCE "F1"  
SCALE: 1"=1'-0"

## PERIMETER FENCE DETAILS

### Planning Application Set

DATE: JUNE 28, 2021  
PROJECT NO: MSC902

SCALE: AS NOTED

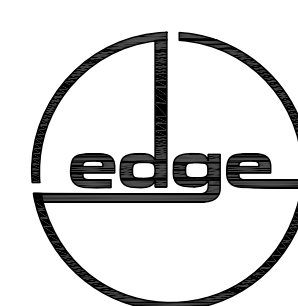
SHEET #: L9

ARCHITECT:

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2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

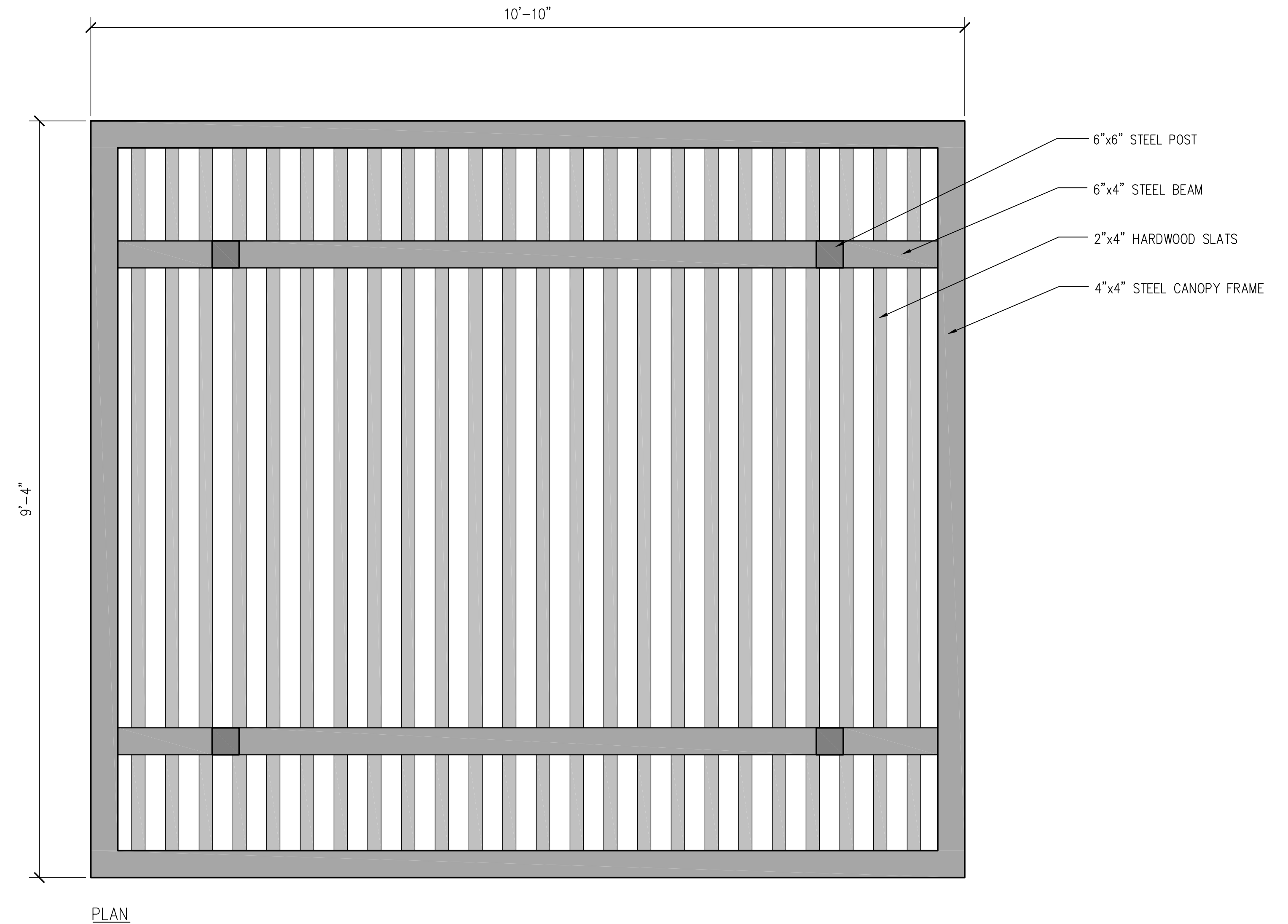
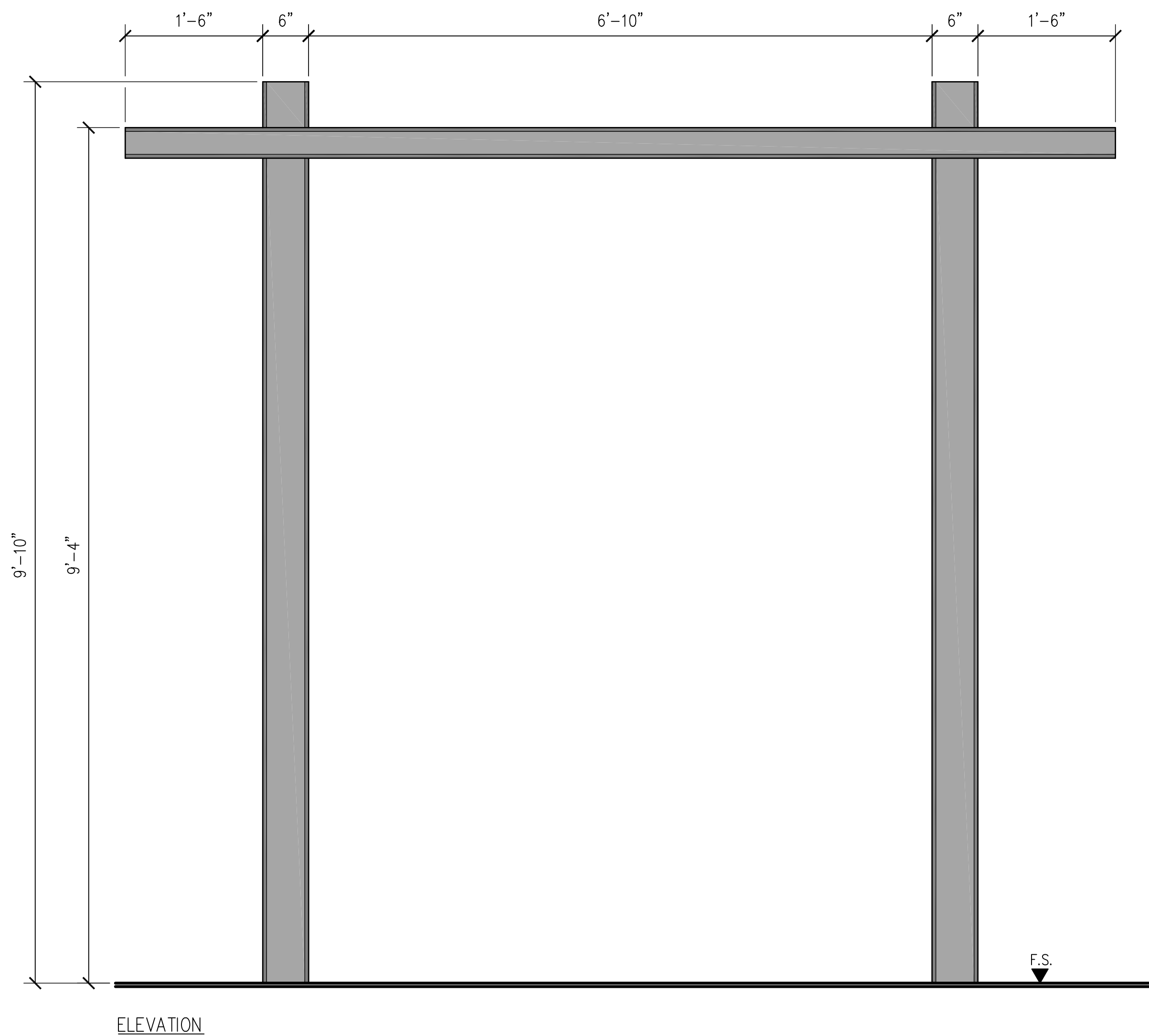
OWNER:

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401



EDGE Design Group  
201 Spear Street  
Suite 1100 #3168  
San Francisco, CA 94105  
415.869.8823





1 GARDEN SHADE TRELLIS  
SCALE: 1"=1'-0"

ARCHITECT:

**DNA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

1919 O'Farrell Street

OWNER:

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

## SHADE TRELLIS DETAILS

### Planning Application Set

LANDSCAPE ARCHITECT:

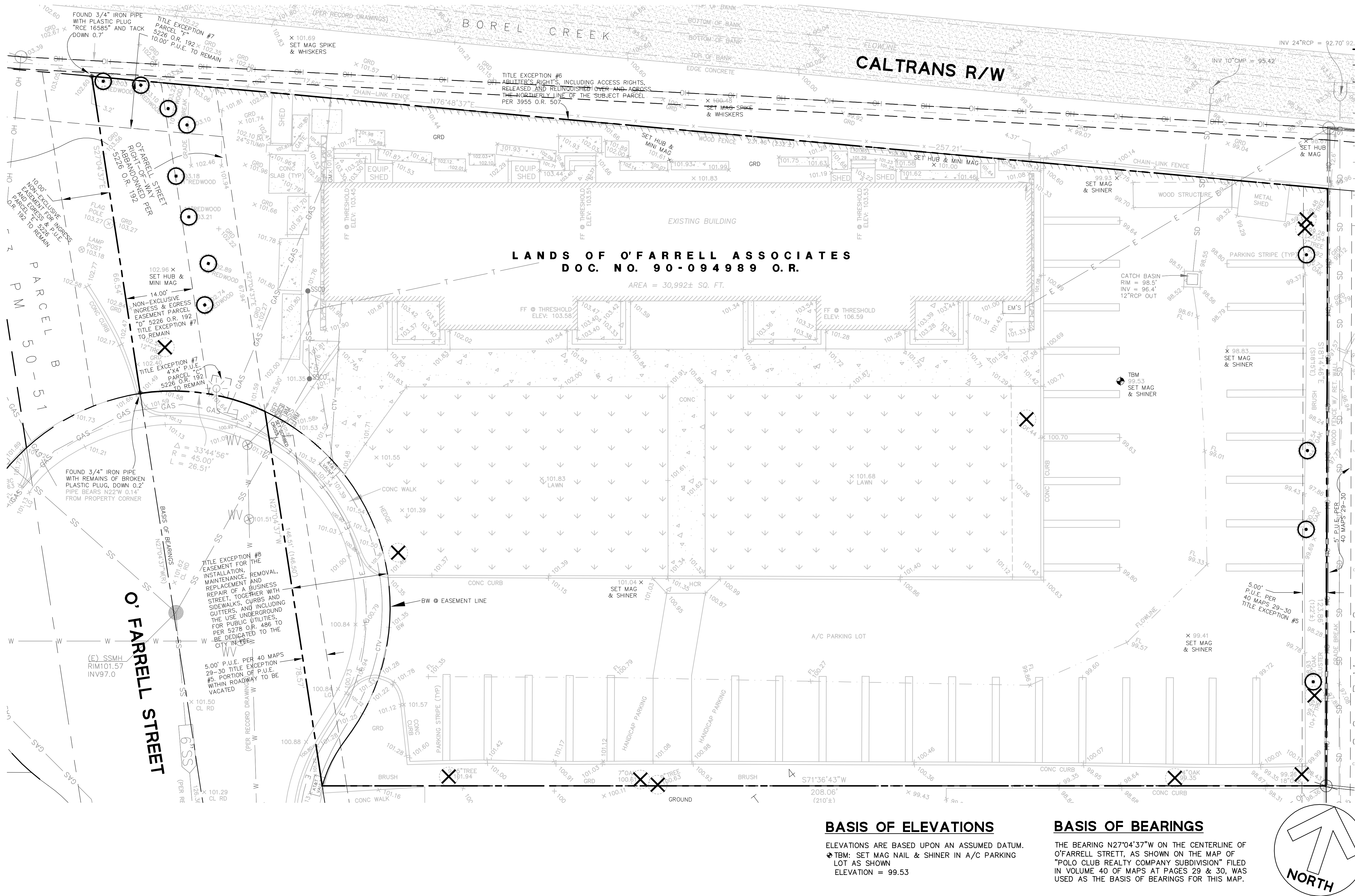
**edge**  
EDGE Design Group  
201 Spear Street  
Suite 1100 #3168  
San Francisco, CA 94105  
415.869.8823

DATE: JUNE 28, 2021  
PROJECT NO: MSC902

SCALE: AS NOTED

SHEET #: **L10**





LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- VERTICAL CURB AND GUTTER
- WATER LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD WIRE
- ELECTRIC WIRE
- CONTOUR
- FENCE
- GAS METER
- ELECTRIC METER
- ELECTRIC VAULT
- JOINT POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN CATCH BASIN
- EXISTING TREE
- REMOVE EXISTING TREE
- PROTECT IN PLACE TREE
- STREET LIGHT ATTACHED TO JOINT POLE

ABBREVIATIONS

- A/C ASPHALTIC CONCRETE
- BW BACK OF WALK
- CB CATCH BASIN
- CLF CHAIN-LINK FENCE
- CONC CONCRETE
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- FL FLOW LINE
- FND FOUND
- GM GAS METER
- GRD GROUND
- HCR HANDICAP RAMP
- IP IRON PIPE
- INV. INVERT
- JP JOINT POLE
- LG LIP OF GUTTER
- OH OVERHEAD
- P.U.E. PUBLIC UTILITIES EASEMENT
- RET. WALL RETAINING WALL
- R/W RIGHT OF WAY
- SL STREET LIGHT
- SSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MANHOLE
- TBC TOP BACK OF CURB
- VCP VITRIFIED CLAY PIPE
- WV WATER VALVE
- WM WATER METER BOX

NOTES

- THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.
- EXISTING TOPOGRAPHIC SURVEY PERFORMED BY B&H SURVEYING, INC. DATED FEBRUARY 2019 AND MAY 2019. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE AND HAVE INCLUDED COSTS TO CONDUCT SUCH INVESTIGATIONS ACCORDINGLY.
- BOUNDARY FILE WAS PREPARED BY B&H SURVEYING, INC. DATED FEBRUARY 2019.
- SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON TREE PRESERVATION.

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED UPON AN ASSUMED DATUM.  
TBM: SET MAG NAIL & SHINER IN A/C PARKING LOT AS SHOWN  
ELEVATION = 99.53

BASIS OF BEARINGS

THE BEARING N27°04'37"W ON THE CENTERLINE OF O'FARRELL STREET, AS SHOWN ON THE MAP OF "POLO CLUB REALTY COMPANY SUBDIVISION" FILED IN VOLUME 40 OF MAPS AT PAGES 29 & 30, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

EXISTING CONDITIONS



ARCHITECT:

DN  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

1919 O'Farrell Street

OWNER:

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

CONSULTANT:

BKF  
BKF ENGINEERS  
1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
(408) 467-9100  
www.bkf.com

DATE: 06.28.2021  
PROJECT NO: 20190585

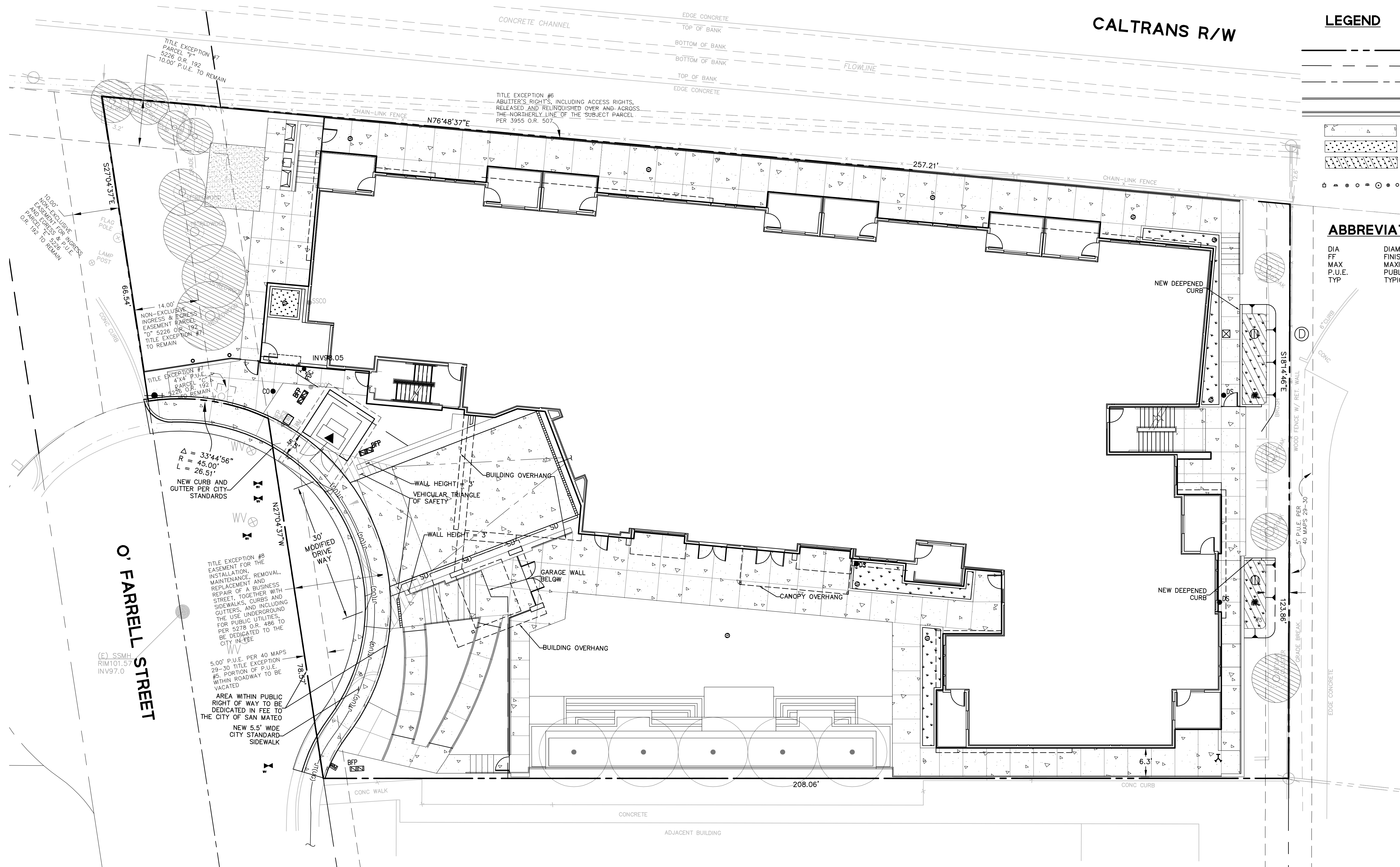
GRAPHIC SCALE: 1" = 10'  
10 0 10 20

SCALE: 1" = 10'

SHEET #:

C1.0





## LEGEND

	PROJECT BOUNDARY LINE
	ADJACENT PROPERTY LINE
	STREET CENTER LINE
	VERTICAL CURB
	VERTICAL CURB AND GUTTER
	NEW CONCRETE
	FLOW THROUGH PLANTER
	BIORETENTION
	SITE LIGHTING

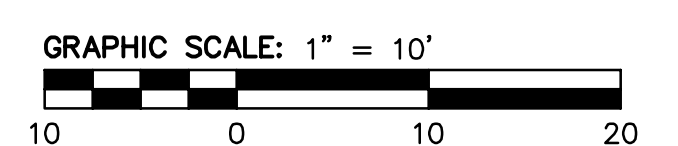
## ABBREVIATIONS

DIA	DIAMETER
FF	FINISHED FLOOR
MAX	MAXIMUM
P.U.E.	PUBLIC UTILITY EASEMENT
TYP	TYPICAL

## PRELIMINARY SITE PLAN

### Planning Application Set

DATE: 06.28.2021  
PROJECT NO: 20190585



SCALE: 1" = 10'

SHEET #: C1.1

ARCHITECT:

**DA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

## 1919 O'Farrell Street

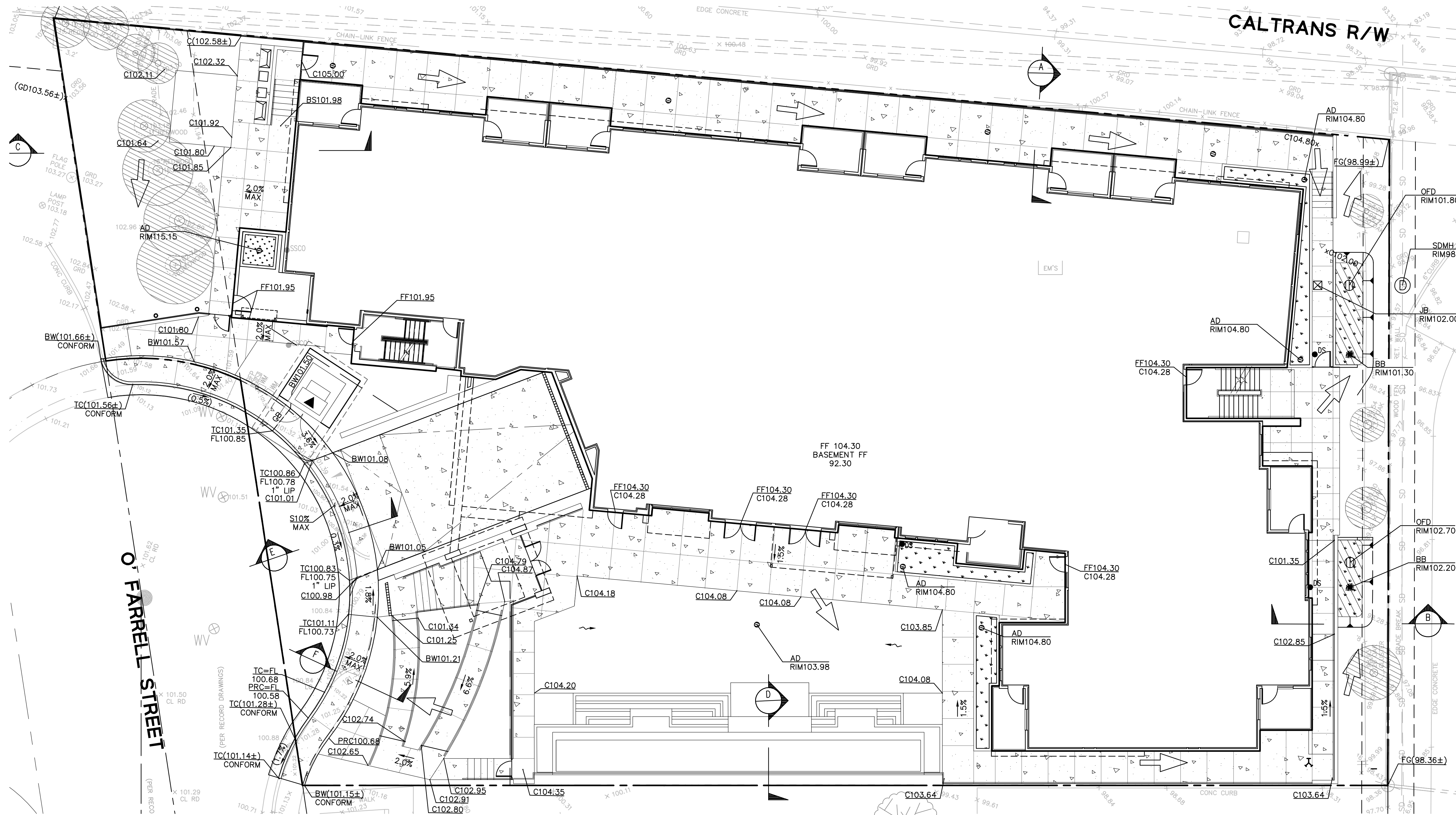
OWNER:

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

CONSULTANT:

**BKF**  
BKF ENGINEERS  
1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
(408) 467-9100  
www.bkf.com





LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- VERTICAL CURB
- VERTICAL CURB AND GUTTER
- NEW CONCRETE
- FLOW THROUGH PLANTER
- BIORETENTION
- SITE LIGHTING
- DIRECTION OF DOWNWARD SLOPE AND GRADIENT (HARDSCAPE)
- DIRECTION OF DOWNWARD SLOPE AND GRADIENT (LANDSCAPE)
- EXISTING SLOPE AND GRADIENT
- SPOT ELEVATION
- OVERLAND RELEASE PATH (OLR)

ABBREVIATIONS

- BS BOTTOM OF STEP
- BW BACK OF WALK
- C, CONC CONCRETE
- EA EASEMENT
- FG FINISHED GRADE
- FF FINISHED FLOOR
- FL FLOW LINE
- FS FINISHED SURFACE
- GD GROUND
- L/S LANDSCAPE
- P.U.E. PUBLIC UTILITY EASEMENT
- P/L PROPERTY LINE
- PRC POINT OF REVERSE CURVE
- R.O.W. RIGHT OF WAY
- R/W RETAINING WALL
- S SLOPE
- S/W SIDEWALK
- TC TOP OF CURB

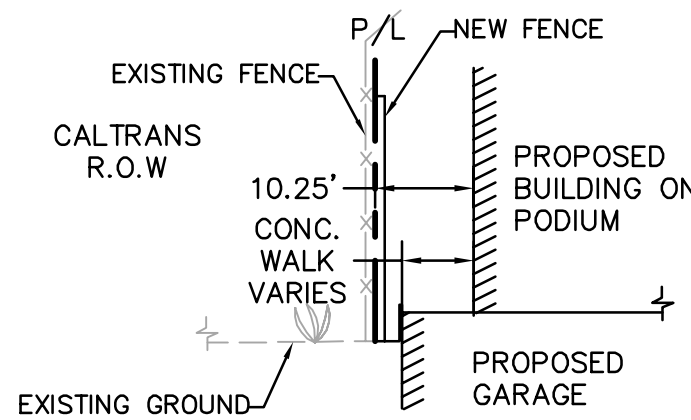
EARTHWORK QUANTITIES (ESTIMATED)

CUT: 7,225 CU.YD  
FILL: 149 CU.YD  
NET: 7,076 CU.YD (CUT)

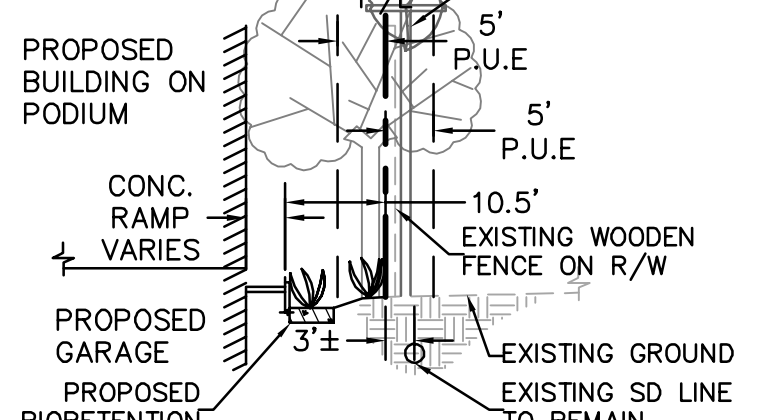
1. EARTHWORK NUMBERS ARE BASED ON NEAT LINE QUANTITIES AND DOES NOT FACTOR IN ANY SHRINKAGE ADJUSTMENTS. CONTRACTOR'S BID SHALL INCORPORATE SHRINKAGE BASED ON ACTUAL FIELD CONDITIONS AND GEOTECHNICAL RECOMMENDATIONS.
2. EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION.
3. CUT AND FILL QUANTITIES DOES NOT ACCOUNT FOR FOOTING EXCAVATION, UTILITY EXCAVATION, ELEVATOR PITS, SUMP PITS AND OVER EXCAVATION.
4. EARTHWORK QUANTITIES ARE BASED ON A CONCRETE SLAB SECTION AND BASE ROCK SECTION OF 12 INCHES.

NOTES

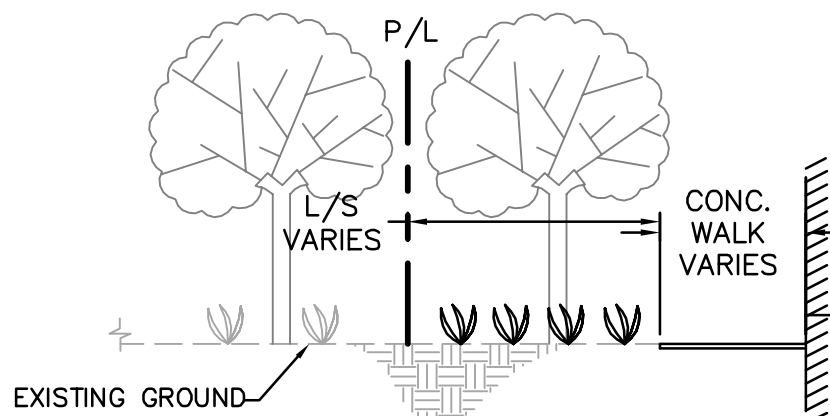
1. NO GRADING WITHIN THE DRIP LINE OF PROTECTED TREES AND SEE SHEETS L4A and L4B FOR ARBORIST REPORT.



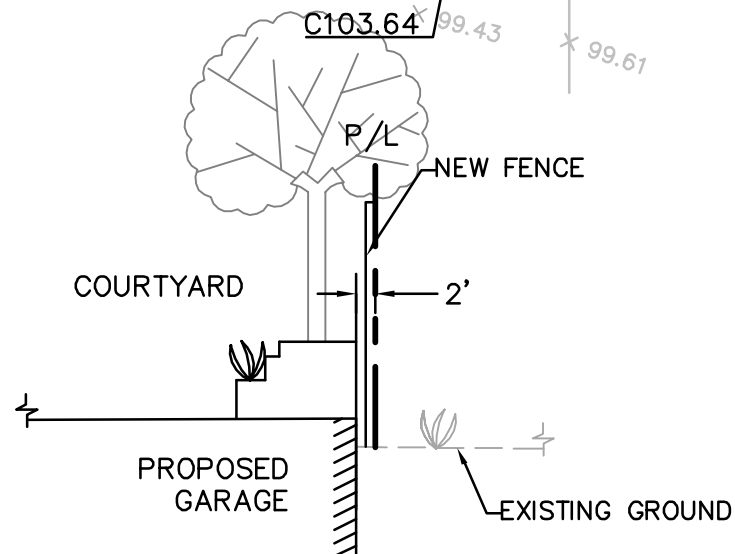
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NOT TO SCALE



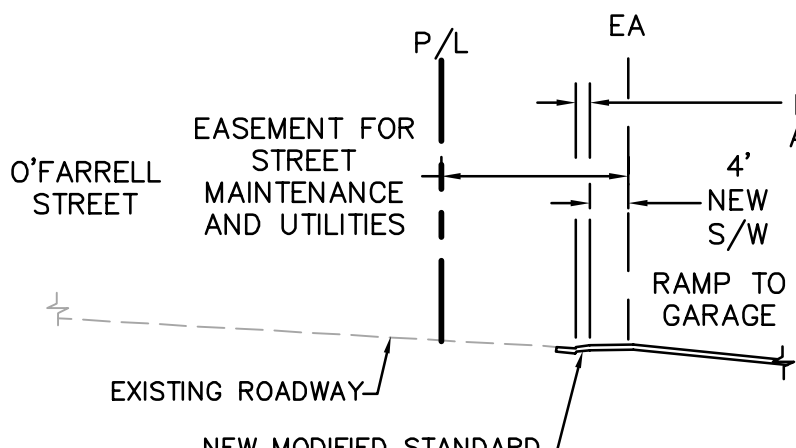
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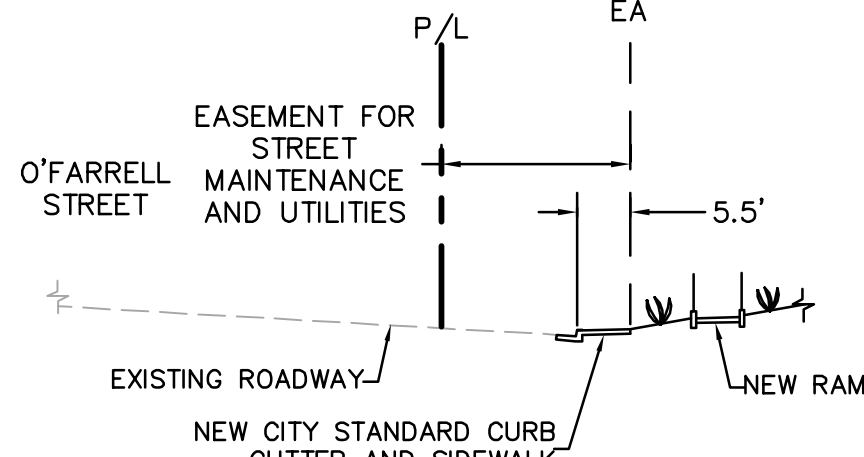
SECTION C  
NOT TO SCALE



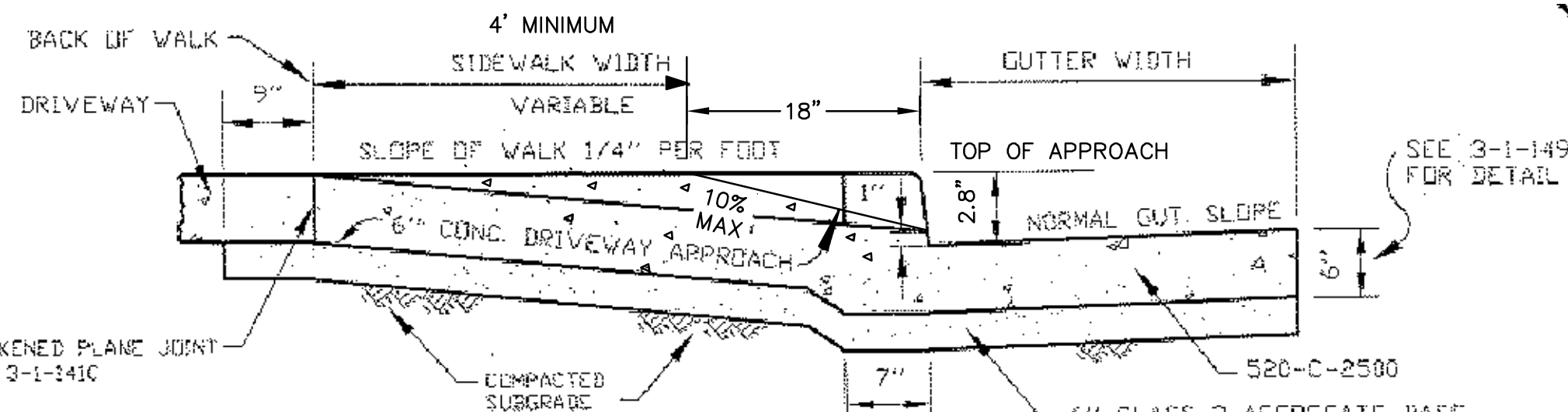
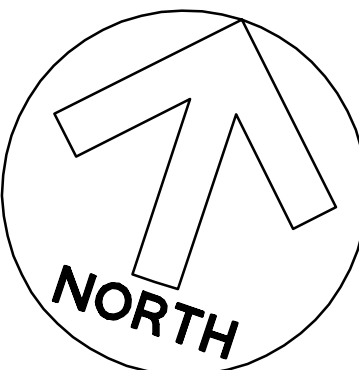
SECTION D  
NOT TO SCALE



SECTION E  
NOT TO SCALE



SECTION F  
NOT TO SCALE



MODIFIED STANDARD COMMERCIAL  
DRIVEWAY APPROACH

PRELIMINARY GRADING PLAN

Planning Application Set

CONSULTANT:

**BKF** **BKF ENGINEERS**  
1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
(408) 467-9100  
www.bkf.com

DATE: 06.28.2021  
PROJECT NO: 20190585

GRAPHIC SCALE: 1" = 10'  
10 0 10 20

SCALE: 1" = 10'

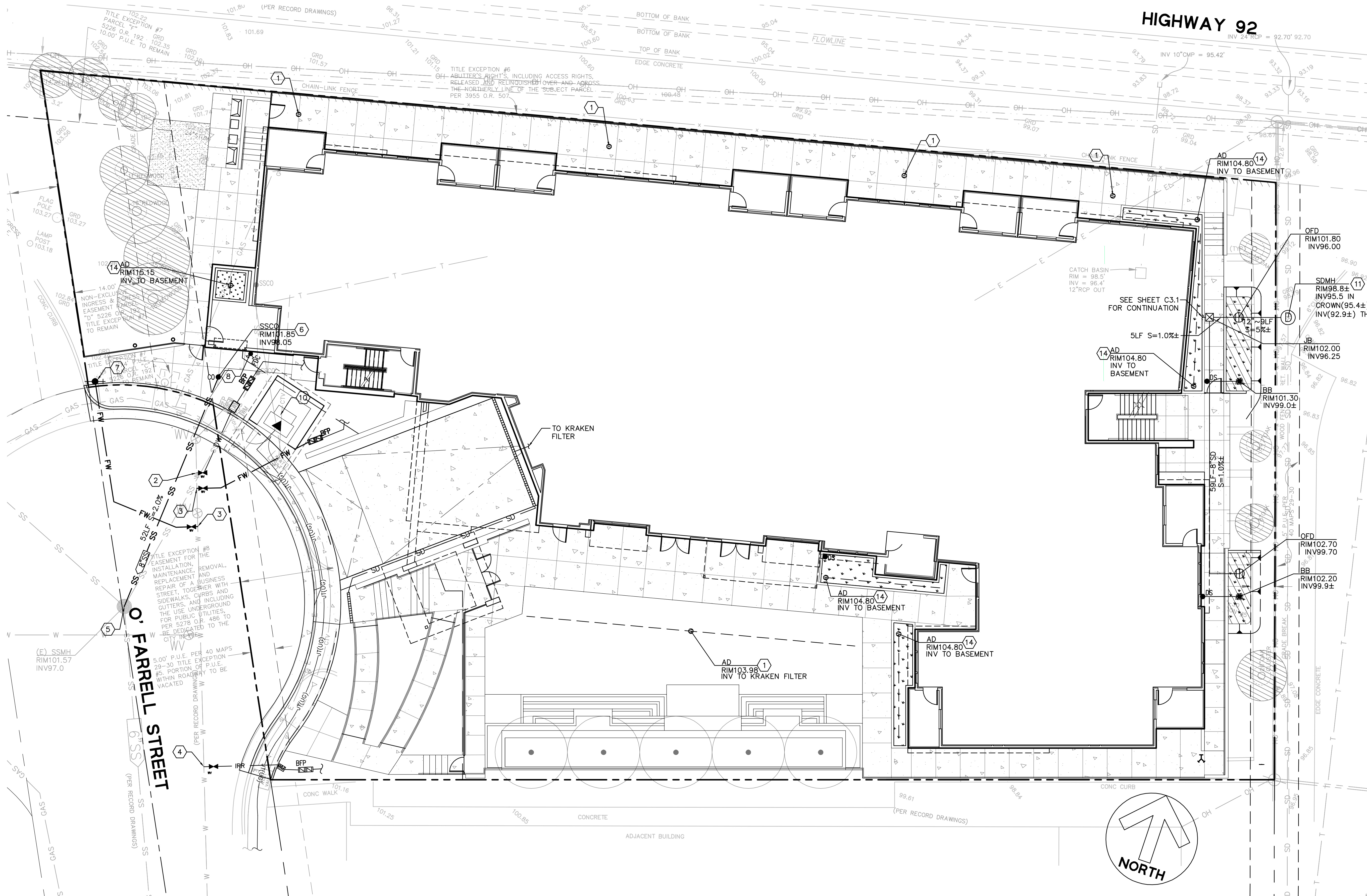
SHEET #:

C2.0

ARCHITECT:

**DNA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890





- LEGEND**
- SD NEW STORM DRAIN LINE
  - NEW PERFORATED PIPE
  - SS NEW SANITARY SEWER
  - FW NEW FIRE LINE
  - DW NEW DOMESTIC WATER LINE
  - IRR NEW IRRIGATION LINE
  - JT(UG) NEW UNDERGROUND JOINT TRENCH LINE
  - (D) NEW STORM DRAIN MANHOLE
  - (X) NEW JUNCTION BOX
  - (1) NEW OVERFLOW DRAIN
  - (14) NEW AREA DRAIN
  - (DS) NEW BUBBLER BOX
  - (DS) NEW DOWNSPOUT
  - (CO) NEW SANITARY SEWER CLEAN OUT
  - (WM) NEW WATER METER
  - (WV) NEW WATER VALVE
  - (+ +) NEW FIRE HYDRANT
  - (O) MEDIA FILTER
  - (BFP) BACKFLOW PREVENTER
  - (FDC) FIRE DEPARTMENT CONNECTION

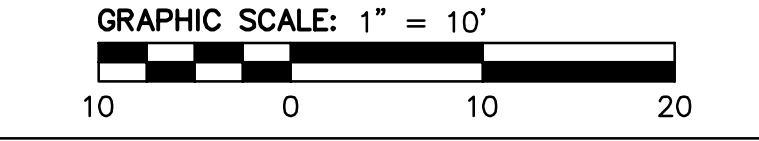
- ABBREVIATIONS**
- |         |                             |
|---------|-----------------------------|
| AD      | AREA DRAIN                  |
| BB      | BUBBLER BOX                 |
| BFP     | BACK FLOW PREVENTER         |
| DW      | DOMESTIC WATER              |
| FDC     | FIRE DEPARTMENT CONNECTION  |
| FW      | FIRE WATER                  |
| IRR     | IRRIGATION                  |
| CO      | CLEANOUT                    |
| COMM    | COMMUNICATION BOX           |
| EB      | ELECTRIC BOX                |
| EC      | ELECTRIC CABINET            |
| EMH     | ELECTRIC MANHOLE            |
| EX, EX. | EXISTING                    |
| FDC     | FIRE DEPARTMENT CONNECTION  |
| FM      | FORCE MAIN                  |
| FMCO    | FORCE MAIN CLEAN OUT        |
| GV      | GAS VALVE                   |
| GW      | GUY WIRE                    |
| INV     | INVERT ELEVATION            |
| JB      | JUNCTION BOX                |
| JP      | JOINT POLE                  |
| JT      | JOINT TRENCH                |
| LF      | LINEAR FEET                 |
| OFD     | OVERFLOW DRAIN              |
| RIM     | RIM ELEVATION OF STRUCTURE  |
| SD      | STORM DRAIN                 |
| SDCD    | STORM DRAIN, CURB DRAIN     |
| SDDI    | STORM DRAIN, DRAINAGE INLET |
| SDMH    | STORM DRAIN, MANHOLE        |
| SLD     | SEE LANDSCAPE DRAWINGS      |
| SS      | SANITARY SEWER              |
| SSMH    | SANITARY SEWER, MANHOLE     |
| TS      | TRAFFIC SIGNAL              |
| (U)     | UNDERGROUND                 |
| UB      | UTILITY BOX                 |
| W       | WATER                       |
| WM      | WATER METER                 |
| WV      | WATER VALVE                 |

- KEY NOTES**
- 1 AREA DRAIN TO BE PIPED TO MEDIA FILTER IN GARAGE
  - 2 NEW COMMERCIAL DW CONNECTION
  - 3 NEW FIRE WATER CONNECTION
  - 4 NEW IRRIGATION WATER CONNECTION
  - 5 CONNECT TO EXISTING MANHOLE
  - 6 SANITARY SEWER DISCHARGE FROM PUMP
  - 7 NEW FIRE HYDRANT
  - 8 NEW FDC
  - 9 NEW MEDIA FILTER IN GARAGE
  - 10 NEW PAD MOUNTED TRANSFORMER
  - 11 CONNECT TO EXISTING STORM DRAIN LINE
  - 12 NEW PUMP STATION
  - 13 NEW DISSIPATER BOX IN GARAGE
  - 14 NEW AREA DRAIN TO BE PIPED TO PUMP STATION IN GARAGE

PRELIMINARY UTILITY PLAN

Planning Application Set

DATE: 06.28.2021  
PROJECT NO: 20190585



SCALE: 1" = 10'

SHEET #: C3.0

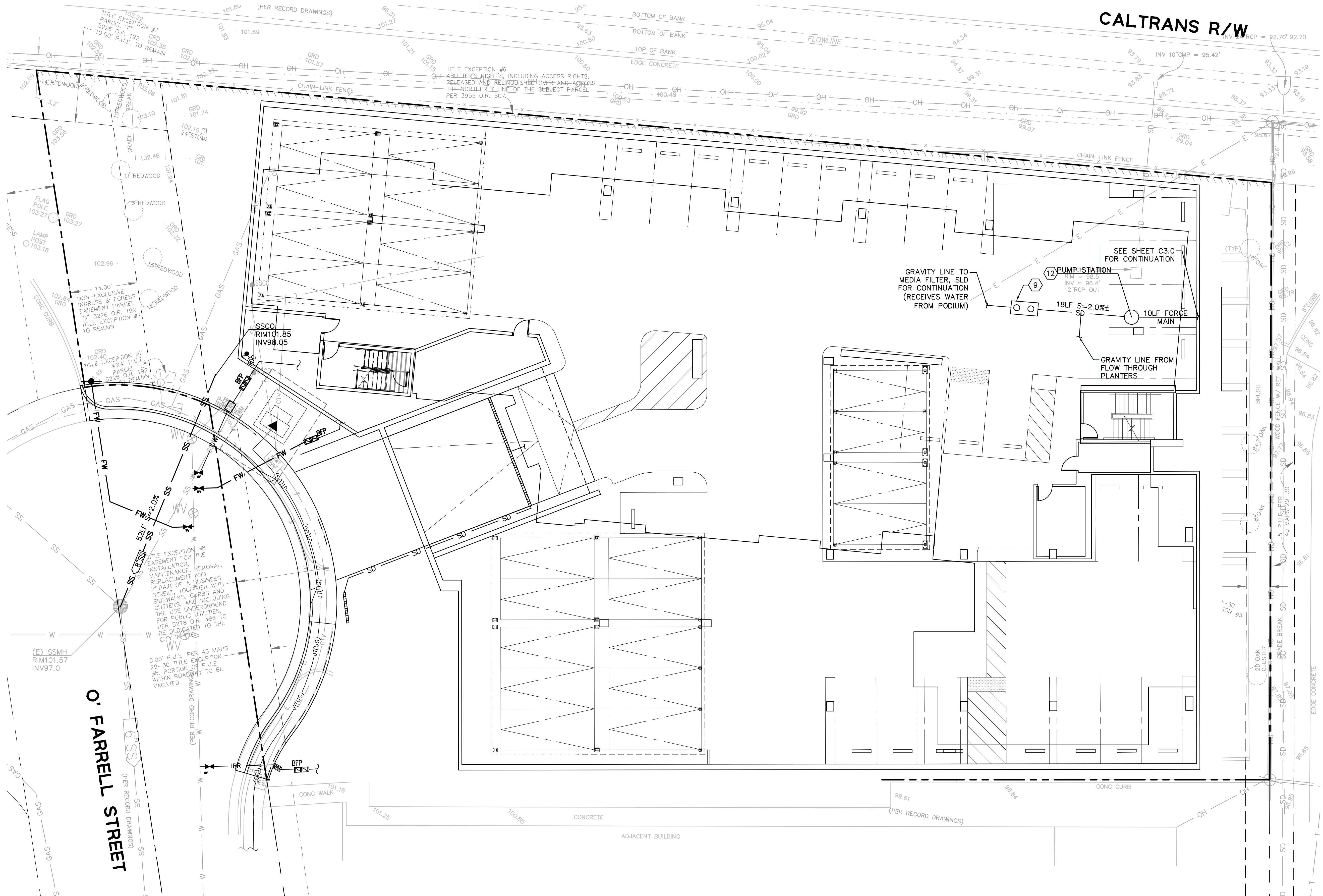
ARCHITECT:  
**DNA**  
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

1919 O'Farrell Street

OWNER:  
SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

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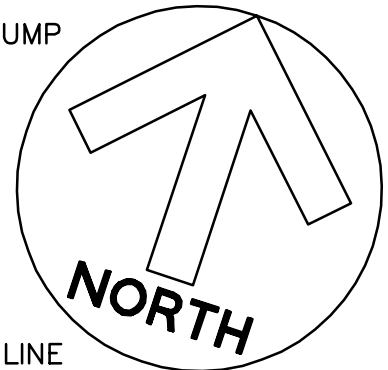




- LEGEND**
- SD NEW STORM DRAIN LINE
  - NEW PERFORATED PIPE
  - SS NEW SANITARY SEWER
  - FW NEW FIRE LINE
  - DW NEW DOMESTIC WATER LINE
  - IRR NEW IRRIGATION LINE
  - NEW UNDERGROUND JOINT TRENCH LINE
  - NEW STORM DRAIN MANHOLE
  - NEW JUNCTION BOX
  - NEW OVERFLOW DRAIN
  - NEW AREA DRAIN
  - NEW BUBBLER BOX
  - NEW DOWNSPOUT
  - NEW SANITARY SEWER CLEAN OUT
  - NEW WATER METER
  - NEW WATER VALVE
  - NEW FIRE HYDRANT
  - MEDIA FILTER
  - BACKFLOW PREVENTER
  - FIRE DEPARTMENT CONNECTION
  - TRENCH DRAIN

- ABBREVIATIONS**
- AD AREA DRAIN
  - BB BUBBLER BOX
  - BBP BACK FLOW PREVENTER
  - DW DOMESTIC WATER
  - FDC FIRE DEPARTMENT CONNECTION
  - FW FIRE WATER
  - IRR IRRIGATION
  - CO CLEANOUT
  - COMM COMMUNICATION BOX
  - EB ELECTRIC BOX
  - EC ELECTRIC CABINET
  - EMH ELECTRIC MANHOLE
  - EX, EX. EXISTING
  - FDC FIRE DEPARTMENT CONNECTION
  - FM FORCE MAIN
  - FMCO FORCE MAIN CLEAN OUT
  - GV GAS VALVE
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  - INV INVERT ELEVATION
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  - JP JOINT POLE
  - JT JOINT TRENCH
  - LF LINEAR FEET
  - OFD OVERFLOW DRAIN
  - RIM RIM ELEVATION OF STRUCTURE
  - SD STORM DRAIN
  - SDCD STORM DRAIN, CURB DRAIN
  - SDDI STORM DRAIN, DRAINAGE INLET
  - SDMH STORM DRAIN, MANHOLE
  - SLD SEE LANDSCAPE DRAWINGS
  - SS SANITARY SEWER
  - SSMH SANITARY SEWER, MANHOLE
  - TS TRAFFIC SIGNAL
  - (U) UNDERGROUND
  - UB UTILITY BOX
  - W WATER
  - WM WATER METER
  - WV WATER VALVE

- KEY NOTES**
- AREA DRAIN TO BE PIPED TO MEDIA FILTER IN GARAGE
  - NEW COMMERCIAL DW CONNECTION
  - NEW FIRE WATER CONNECTION
  - NEW IRRIGATION WATER CONNECTION
  - CONNECT TO EXISTING MANHOLE
  - SANITARY SEWER DISCHARGE FROM PUMP
  - NEW FIRE HYDRANT
  - NEW FDC
  - NEW MEDIA FILTER IN GARAGE
  - NEW PAD MOUNTED TRANSFORMER
  - CONNECT TO EXISTING STORM DRAIN LINE
  - NEW PUMP STATION
  - NEW DISSIPATER BOX IN GARAGE
  - NEW AREA DRAIN TO BE PIPED TO PUMP STATION IN GARAGE



ARCHITECT :

**DNA**

DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

OWNER :

SIERRA INVESTMENTS, INC.  
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CONSULTANT :

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1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
(408) 467-9100  
www.bkf.com

DATE : 06.28.2021

PROJECT NO : 20190585

GRAPHIC SCALE: 1" = 10'

SCALE : 1" = 10'

SHEET # : C3.1

1919 O'Farrell Street

PRELIMINARY UTILITY PLAN

Planning Application Set





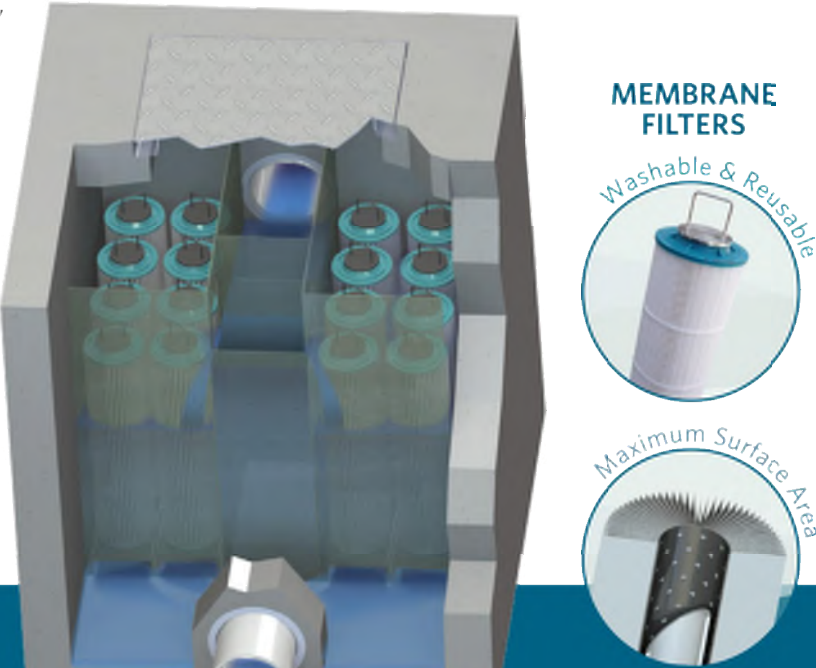


OVERVIEW

The Bio Clean Kraken™ Filter is a state-of-the-art system utilizing advanced membrane filtration, ensuring a high level of removal for not only TSS, but also metals, trash, nutrients, and hydrocarbons. The Kraken™ membrane filters provide high flow rates and over 170 sq. ft. of surface area. This much surface area allows it to operate at a loading rate of only 0.05 gpm/sq. ft. to ensure maximum performance and minimum maintenance. The Kraken™ Filter's low loading rate successfully overcomes high maintenance requirements and frequent clogging issues often found in other filter systems advertising high loading rates.

Each membrane filter is lightweight, washable, reusable, and more sustainable than typical granular-filled media cartridges. By eliminating the need to purchase new granular media and dispose of spent media, the Kraken™ Filter provides lower life cycle and maintenance costs.

Each membrane filter is equipped with easy-to-grab handles and is pressure fitted, allowing it to be quickly removed, cleaned, and reattached without the use of tools.



PERFORMANCE

85-89% REMOVAL OF TOTAL SUSPENDED SOLIDS (TSS)

72% REMOVAL OF PHOSPHORUS

ADVANTAGES

- NO GRANULAR MEDIA TO REPLACE
- HIGH FLOW RATES AND MAXIMUM SURFACE AREA
- LOADING RATE OF 0.05 GPM / SQ. FT. FOR MINIMAL MAINTENANCE
- FILTERS ARE EASILY REMOVED AND CLEANED BY HAND
- BUILT-IN PRETREATMENT CHAMBER CAPTURES TRASH, SEDIMENTS, DEBRIS, AND HYDROCARBONS
- FILTERS DRY OUT BETWEEN STORM EVENTS TO PREVENT BIOFILM GROWTH WHICH CAN CAUSE CLOGGING AND OTHER PERFORMANCE ISSUES
- NJDEP ONLINE INSTALLATION APPROVED

APPROVALS

The Kraken™ Filter has received NJCAT Verification for 89% TSS removal and NJDEP Certification at an 80% TSS removal rate. In addition, the Kraken™ Filter NJCAT Verification is also for online installations.



TAPE PERFORMANCE

The Kraken Membrane Filter received distinguished performance recognition and certification from the Washington State Department of Ecology. Washington Ecology's Technology Acceptance Protocol – Ecology (TAPE) has granted General Use Level Designation (GULD) treatment approvals for Basic (Total Suspended Solids - TSS), and Total Phosphorous (TP).

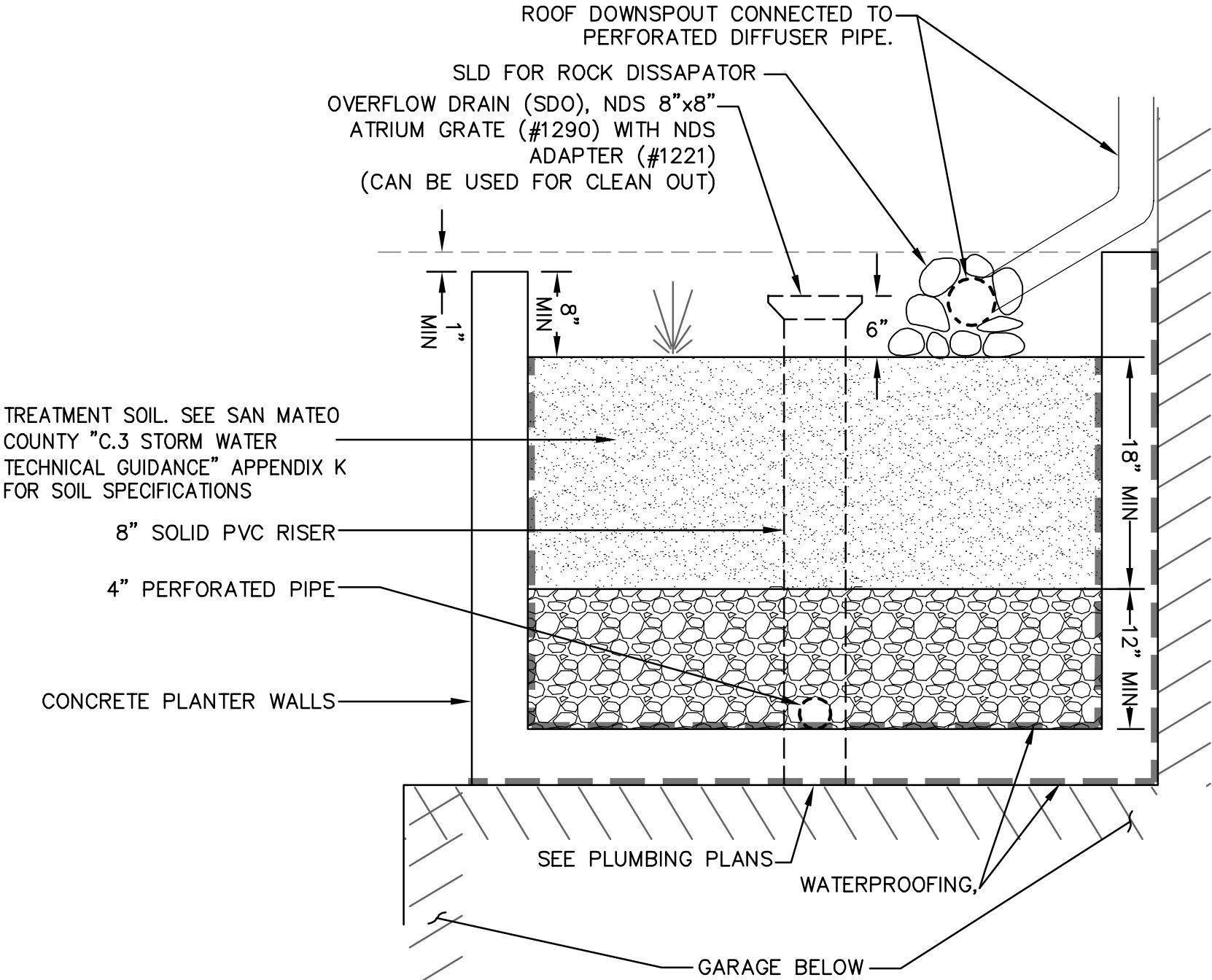


POLLUTANT	AVERAGE INFLUENT CONCENTRATION (mg/L)	AVERAGE EFFLUENT CONCENTRATION (mg/L)	REMOVAL EFFICIENCY
Total Suspended Solids	73.1	7.0	89%
Total Phosphorus	0.151	0.034	72%
Suspended Solids Conc.	151.3	6.9	89%
Nitrogen (TKN)	1.5	1.0	31%
Fecal Coliform	692	355	60%
Motor Oil	4.6	0.7	81%
Total Zinc	0.158	0.054	54.3%
Total Copper	0.042	0.017	52%
Diesel Range Organics	1.2	0.4	65%

SPECIFICATIONS

MODEL #	STRUCTURE SIZE (ft. x ft.)	CARTRIDGE CAPACITY	MAX MEDIA SURFACE AREA (sq. ft.)	TREATMENT FLOW CAPACITY (cfs)
KF-4-4	4' x 4'	9 to 16	2720	0.30
KF-4-6	4' x 6'	17 to 24	4080	0.46
KF-4-8	4' x 8'	25 to 32	5440	0.61
KF-8-8	8' x 8'	33 to 48	8160	0.91
KF-8-10	8' x 10'	49 to 65	11220	1.25
KF-8-12	8' x 12'	66 to 78	13260	1.48
KF-8-14	8' x 14'	79 to 96	16320	1.82
KF-8-16	8' x 16'	97 to 114	19380	2.16
KF-10-16	10' x 16'	115 to 152	25840	2.88

See design manual for list of all models. Many other models and structure sizes are available for higher flows. Please contact us for more details.



2 FLOW THROUGH PLANTER ON STRUCTURE N.T.S.

1 MEDIA FILTER N.T.S.

TREATMENT CONTROL MEASURE SUMMARY												
DRAINAGE AREA	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	PERVIOUS AREA X 0.1 (SF)	EFFECTIVE IMPERVIOUS AREA (EIA (SF))	EIA* 0.04 (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	TREATMENT AREA*		TREATMENT CONTROL	CONFORMS TO SIZE STANDARDS?
									REQUIRED (SF)	PROVIDED (SF)		
A-1	2,800	1730	N/A	N/A	N/A	LANDSCAPE	1,070 270*** (TREE CREDIT)	CONCRETE	135	135	SELF-RETAINING	YES
A-2	15,535	1,055	N/A	N/A	N/A	LANDSCAPE	14480	ROOF RAMP CONCRETE	0.040 CFS**	0.045 CFS	MEDIA FILTER	YES
A-3	895	35	4	864	35	FLOW THROUGH PLANTER	860	ROOF	34	35	FLOW THROUGH PLANTER TM 3	YES
A-4	2,625	110	11	2526	101	FLOW THROUGH PLANTER	2,515	ROOF	101	110	FLOW THROUGH PLANTER TM 4	YES
A-5	5,580	870	87	4797	192	BIORETENTION FLOW THROUGH PLANTER LANDSCAPE	4,710	ROOF CONCRETE	188	280	BIORETENTION TM 5A FLOW THROUGH PLANTER TM 5B	YES
A-6	1,750	85	9	1674	67	FLOW THROUGH PLANTER	1,665	ROOF	67	85	FLOW THROUGH PLANTER TM 6	YES
A-7	715	465	47	297	12	BIORETENTION LANDSCAPE	250	CONCRETE	10	110	BIORETENTION TM 7	YES
A-8	1,090	0	N/A	N/A	N/A	N/A	1,090	CONCRETE	N/A	N/A	NO TREATMENT-DEDICATION TO CITY	YES

\*TREATMENT AREAS REQUIRED: FLOW THROUGH PLANTER (4% OF IMPERVIOUS AREA), SELF-RETAINING (1/2 OF IMPERVIOUS AREA)

\*\*CALCULATION BASED ON 0.2 INCH/HOUR TREATMENT REQUIREMENT AND RATIONAL METHOD. SEE THIS SHEET FOR OLDCASTLE MEDIA FILTRATION DETAIL.

Q=CiA, Q=FLOW IN CUBIC FEET PER SECOND (CFS)  
C=0.85  
I=0.2 IN/HR  
A=IMPERVIOUS AREA IN ACRES =16810 SF =0.39 AC

Q=0.066 CFS

\*\*\* IMPERVIOUS AREA AFTER TREE CREDIT

TABLE 1 - A-1

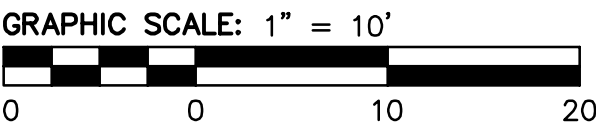
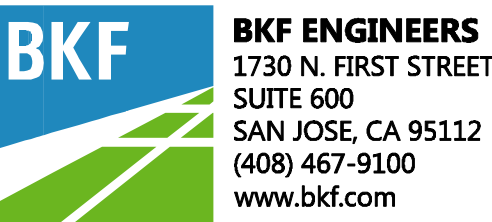
INTERCEPTOR TREE CREDIT (EXISTING)					
(DRAINAGE AREA A-B)	TREE TYPE	IMPERVIOUS SURFACE (SQ. FT.)	(SQ. FT.) CANOPY SIZE	(SQ. FT.) CREDIT ALLOWED	TOTAL CREDIT
(D)	(D)				
	(E)		800	800	800
		1,070			800
REMAINDER OF IMPERVIOUS SURFACE REQUIRING TREATMENT					270

PRELIMINARY STORM WATER MANAGEMENT PLAN

Planning Application Set

DATE: 06.28.2021  
PROJECT NO: 20190585

CONSULTANT:



SCALE: N/A

SHEET #:

C4.1



ARCHITECT:

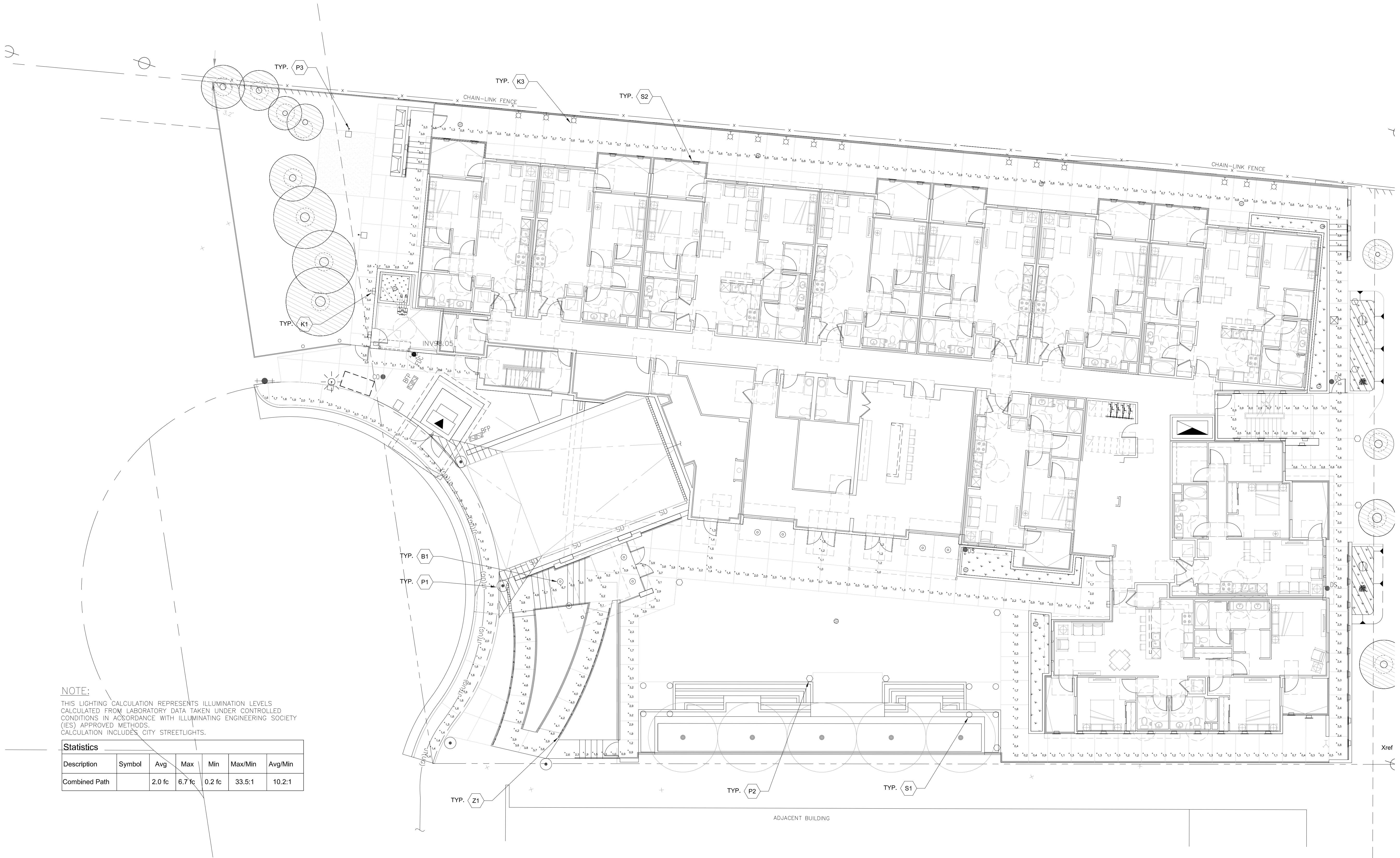
DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

1919 O'Farrell Street

OWNER:

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401





NOTE:

THIS LIGHTING CALCULATION REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. CALCULATION INCLUDES CITY STREETLIGHTS.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Combined Path		2.0 fc	6.7 fc	0.2 fc	33.5:1	10.2:1

DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

ARCHITECT:



DESIGN AND ARCHITECTURE  
2062 BUSINESS CENTER DRIVE  
SUITE 140  
IRVINE, CA 92612  
714.389.1890

## 1919 O'Farrell Street

OWNER:

SIERRA INVESTMENTS, INC.  
311 9TH AVENUE  
SAN MATEO, CA 94401

## SITE LIGHTING PHOTOMETRIC PLAN

### Planning Application Set

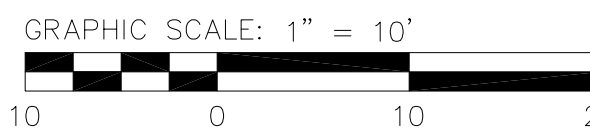
CONSULTANT:

**Studiok1**  
DESIGNING LIGHT

515 South Figueroa Street, Suite 1105  
Los Angeles, California 90071  
213.607.8400 www.studiok1.com

Project Leader - Eileen Thomas  
Studio K1  
SK1 Job #: 2020-0590

DATE: 06.28.2021  
PROJECT NO: 20190585



SCALE: 1" = 10'

SHEET #:

LT-1





SEE GENERAL LIGHTING FIXTURE SCHEDULE NOTES FOR CRITICAL FIXTURE SPECIFICATION AND ORDERING INFORMATION



LT-2