



BAY MEADOWS PHASE II SPAR SUBMITTAL
PROJECT DESCRIPTION:

Mixed-Use Blocks 2 and 3

Over the past decade, Bay Meadows has become a thriving new transit-oriented neighborhood in San Mateo with a mix of office, residential and retail uses. Mixed-Use Blocks 2 and 3 ("MU 2" and "MU 3") will provide additional housing, retail, and office space, completing the development of an active Delaware Street corridor.

MU 2 will be a single office building of approximately 191,000 sf, located on the full block bordered by S. Delaware St. to the west, 28th Ave. to the north, Kyne St. to the east, and Derby Ave. to the south. MU 3, located on the full block bordered by S. Delaware St. to the west, Derby Ave. to the north, Kyne St. to the east, and Landing Ave. to the south, will be an office building of approximately 126,000 sf and a residential building with 67 homes, with a shared underground parking garage. The office buildings will have ground-floor active use/ retail space along Delaware Street.

The MU 2 and MU 3 office buildings are designed by Perkins + Will. Complimentary to the HOK designs of Stations 1 through 5, MU 2 and MU 3 will be differentiated in design and materials. The exterior facades of the MU 2 and MU 3 office buildings will primarily be glass curtain wall with glazed metal paneling on the office floors and glass and architectural concrete elements on the ground floor. MU 2 and MU 3 will incorporate wood or wood-like paneling on some of the overhang elements, creating a warm and inviting approach to the buildings and providing an appropriate transition to the residential building to the east.

The MU 2 and MU 3 office buildings will have three floors of office space over ground floor active-use levels with retail and expansive lobby areas. The area surrounding the buildings will feature landscaped plazas and open spaces, which will provide a variety of plant material and areas for social engagement for the community. MU 2 will have three levels of subterranean parking and MU 3 will have two levels of subterranean parking.

The residential component of MU 3 will be a four-story, 67-unit multifamily building located along Kyne St. The building is designed by Hart Howerton in a contemporary style, inspired by the other Bay Meadows multifamily buildings. Its façade has regularly-spaced projecting bays, in between which the building steps back to create space for private balconies. It will feature studio, one-bedroom, two-bedroom, and loft units; common outdoor space at ground level and roof level; and a ground-level lobby, property management office, mail and package rooms, and bicycle storage. Parking for MU 3 residents will be located in a secure section of the shared MU 3 garage, with direct elevator access to the residential building. Both the residential building and the commercial building on MU 3 have public pedestrian passages running through them at ground level, as required by the Bay Meadows Specific Plan.

To facilitate the proposed project, a parcel map will be filed on MU 2 in order to merge existing Lots 1 and 2 of Block 11 into a single ground lot, and a subdivision map will be filed on MU 3 in order to merge existing Lots 1 and 2 of Block 12 into a single ground lot. As previously approved by the existing final subdivision map and as authorized by Subdivision Map Act Section 66427, the current intention is to separately record one or more condominium plans for each of the office and residential buildings, including for the subterranean parking on MU 3. Easements will be recorded for the portion of the parking condominium serving the MU 3 residential building, and to relocate the pedestrian passage easement consistent with the location indicated on the SPAR.

MU 2 and MU 3 are located a short distance from the Caltrain Hillsdale Station, which is being relocated to west side of Station 3. This proximity to transit with express service to San Francisco and San Jose, along with the robust area amenities, makes the buildings at Bay Meadows very attractive to employers and residents.

FORMAL PLANNING APPLICATION		
SHEET NUMBER	SHEET NAME	ISSUED FOR REVIEW 09.25.2020
G00-00	COVER	X
G00-01	BUILDING RENDERINGS - OFFICE	X
G00-02	BUILDING RENDERINGS - RESIDENTIAL	X
G-00.50	DEVELOPMENT PROJECT DATA & ZONING ANALYSIS, OFFICE BUILDING ZONING AND DATA ANALYSIS	X
A10.00	OVERALL SITE PLAN	X
O-A0.50	MU3 OFFICE - ACCESSIBLE ROUTE	X
O-A0.51	MU3 OFFICE - EXITING PLANS	X
O-A0.52	MU3 OFFICE - LEVEL B2 AREA PLAN	X
O-A0.53	MU3 OFFICE - LEVEL B1 AREA PLAN	X
O-A0.54	MU3 OFFICE - LEVEL 01 AREA PLAN	X
O-A0.55	MU3 OFFICE - LEVEL 02 AREA PLAN	X
O-A0.56	MU3 OFFICE - LEVEL 03 AREA PLAN	X
O-A0.57	MU3 OFFICE - LEVEL 04 AREA PLAN	X
O-A0.58	MU3 OFFICE - LEVEL - ROOF AREA PLAN	X
O-A1.51	MU3 OFFICE PARKING - B2 PLAN	X
O-A1.52	MU3 OFFICE PARKING - B1 PLAN	X
O-A1.53	MU3 OFFICE - LEVEL 01 PLAN	X
O-A1.54	MU3 OFFICE - LEVEL 02 PLAN	X
O-A1.55	MU3 OFFICE - LEVEL 03 PLAN	X
O-A1.56	MU3 OFFICE - LEVEL 04 PLAN	X
O-A1.57	MU3 OFFICE - LOWER ROOF PLAN	X
O-A2.51	MU3 OFFICE - BUILDING ELEVATIONS	X
O-A2.52	MU3 OFFICE - BUILDING ELEVATIONS	X
O-A2.61	MU3 OFFICE - BUILDING SECTIONS	X
O-A2.71	MU3 OFFICE - EXTERIOR MATERIALS	X
R-A0.01	MU3 DEVELOPMENT PROJECT DATA, RESIDENTIAL BUILDING DATA AND ZONING ANALYSIS	X
R-A0.02	MU3 RESIDENTIAL - EXITING PLANS	X
R-A0.03	MU3 RESIDENTIAL - EXITING PLANS	X
R-A0.04	MU3 RESIDENTIAL - AREA PLANS	X
R-A0.05	MU3 RESIDENTIAL - AREA PLANS	X
R-A2.00	MU3 RESIDENTIAL - PARKING B1 LEVEL PLAN	X
R-A2.01	MU3 RESIDENTIAL - GROUND FLOOR AREA PLAN	X
R-A2.02	MU3 RESIDENTIAL - SECOND FLOOR PLAN	X
R-A2.03	MU3 RESIDENTIAL - THIRD FLOOR PLAN	X
R-A2.04	MU3 RESIDENTIAL - FOURTH FLOOR PLAN	X
R-A2.05	MU3 RESIDENTIAL - FOURTH FLOOR LOFT PLAN	X
R-A2.06	MU3 RESIDENTIAL - ROOF PLAN	X
R-A2.08	MU3 RESIDENTIAL - ENLARGED LOBBY PLAN	X
R-A2.51	MU3 RESIDENTIAL - UNIT PLANS	X
R-A2.52	MU3 RESIDENTIAL - UNIT PLANS	X
R-A2.53	MU3 RESIDENTIAL - UNIT PLANS	X
R-A2.54	MU3 RESIDENTIAL - UNIT PLANS	X
R-A2.55	MU3 RESIDENTIAL - UNIT PLANS	X
R-A2.56	MU3 RESIDENTIAL - UNIT PLANS	X
R-A3.01	MU3 RESIDENTIAL - BUILDING ELEVATIONS	X
R-A3.02	MU3 RESIDENTIAL - BUILDING ELEVATIONS	X
R-A3.03	MU3 RESIDENTIAL - ENLARGED BUILDING ELEVATIONS	X
R-A3.04	MU3 RESIDENTIAL - ENLARGED BUILDING ELEVATIONS	X
R-A3.05	MU3 RESIDENTIAL - ENLARGED BUILDING ELEVATIONS	X
R-A3.06	MU3 RESIDENTIAL - ENLARGED BUILDING ELEVATIONS	X
R-A3.51	MU3 RESIDENTIAL - BUILDING SECTIONS	X
R-A3.52	MU3 RESIDENTIAL - BUILDING SECTIONS	X
R-A3.53	MU3 RESIDENTIAL - BUILDING SECTIONS	X
R-A5.01	MU3 RESIDENTIAL - BUILDING DETAILS	X
R-A5.02	MU3 RESIDENTIAL - EXTERIOR MATERIALS	X
R-A5.03	MU3 RESIDENTIAL - EXTERIOR PERSPECTIVES	X
C2.0.1	MU3 OVERALL SITE PLAN, LEGEND	X
C2.1.1	MU3 GRADING AND DRAINAGE PLAN	X
C2.1.2	MU3 SITE PRELIMINARY UTILITY PLAN	X
E2.1.1	SITE PRELIMINARY LIGHTING PLAN	X
E2.1.2	SITE PRELIMINARY PHOTOMETRIC LIGHTING PLAN	X
L1.0.1	ILLUSTRATIVE SITE PLAN	X
L1.1.0	MATERIAL SCHEDULE - SITE LEVEL	X
L1.1.01	MATERIAL SCHEDULE - ROOF LEVEL	X
L1.1.1	LANDSCAPE MATERIAL & PLANTING PLAN - SITE LEVEL	X
L1.1.2	LANDSCAPE MATERIAL & PLANTING PLAN - ROOF LEVEL	X
L1.2.1	LAYOUT PLAN - SITE LEVEL	X
L1.2.2	LAYOUT PLAN - ROOF LEVEL	X
L1.3.0	PLANTING SCHEDULE	X
L1.3.1	TREE PLANTING PLAN - SITE LEVEL	X
L3.1.0	VIEWS	X

PROJECT DIRECTORY

OWNER

Bay Meadows Main Track Investors
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San Francisco, CA 94111

OWNER'S REPRESENTATIVE

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Contact: Emily Lesk

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ARCHITECT - RESIDENTIAL

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CIVIL ENGINEER

ARUP

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Contact: Jack Mong

LANDSCAPE ARCHITECT

CMG LANDSCAPE ARCHITECTURE

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Email: www.cmgsite.com
Contact: Nico Wright

LIGHTING DESIGNER

ARUP

560 Mission Street Suite 700
San Francisco CA 94105
Phone:1 415 957 9445
Email: www.arup.com
Contact: Jack Mong

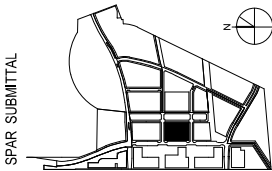
PARKING CONSULTANT

INTERNATIONAL PARKING DESIGN

560 14th Street, Suite 300,
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Phone: 1 510.473.0300
Email: www.ipd-global.com
Contact: Raju Nandwana



Project No: 491910.000



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

COVER

MU3

BAY MEADOWS II

SAN MATEO, CALIFORNIA

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09.25.2020

G00-00



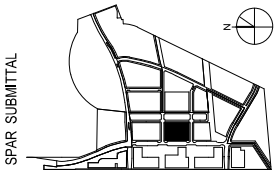
WILSON
MEANY

BAY MEADOWS
LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 491910.000



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

BUILDING RENDERINGS - OFFICE

MU3

BAY MEADOWS II

SAN MATEO, CALIFORNIA

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09.25.2020

G00-01



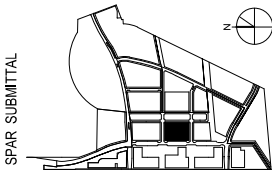
WILSON
MEANY

BAY MEADOWS
LAND COMPANY

HART HOWERTON
NEW YORK • SAN FRANCISCO

Perkins&Will

Project No: 491910.000



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

BUILDING RENDERINGS - RESIDENTIAL

MU3

BAY MEADOWS II

SAN MATEO, CALIFORNIA

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09.25.2020

G00-02

MU3 OFFICE BUILDING PROJECT DATA

		ALLOWED		PROVIDED		REFERENCE		
PERMITTED FLOOR AREA (SF)		197,475		125,999				
OFFICE BUILDING FLOOR AREA (SF):				23,888 SF				
ACTIVE USE/ RETAIL FLOOR AREA (SF):				120,790				
				5,209				
FLOOR AREA CALCULATIONS (SF): OFFICE BUILDING								
				ZONING FLOOR AREA:		SAN MATEO MUNICIPAL CODE 27.04.200 FLOOR AREA.		
LEVEL 01 OFFICE				23,888 SF				
LEVEL 02				33,940 SF				
LEVEL 03				33,941 SF				
LEVEL 04				33,450 SF				
LOWER ROOF				780 SF				
				125,999 SF				
OFFICE PARKING REQUIREMENT:						SPECIFIC PLAN AMENDMENT IV-56		
	FLOOR AREA (SF)	PARKING RATIO REQUIRED	PARKING SPACES REQUIRED					
OFFICE	120,790	2.5	302					
ACTIVE USE	5,209	4.0	21					
TOTAL	125,999		323					
PARKING SPACES PROVIDED: 181								
LEVEL	REGULAR	COMPACT	ACCESSIBLE	ELECTRIC VEHICLE		CLEAN AIR		
			STANDARD (S)	VAN (V)	ADA (S) ADA (V)	AMBULATORY	FUTURE EV	
B1	17	5	5	1	1	1	2	
B2	99	25					5	
SUB TOTAL	116	30	6	1	1	1	7	
			6 REQ.	10 REQ.		18 REQ.	16 REQ.	
ACCESSIBLE PARKING : FOR 151 - 200 PARKING SPACES, 6 MIN. REQUIRED ACCESSIBLE PARKING SPACES, ACCESSIBLE VAN PARKING : FOR EVERY 6 ADA PARKING SPACES, AT LEAST 1 SHALL BE A VAN PARKING SPACE, 1 REQUIRED, ACCESSIBLE EV STALLS PER TABLE 11B-228.3.2.1.						CBC 2019, CHAPTER 11B TABLE 11B-208.2 CBC 2019, 11B-208.2.4 VAN PARKING SPACES		
OFFICE EV CHARGING SPACES REQUIREMENT: TOTAL SPACES 151-200, NUMBER OF EV CHARGING SPACES : 10 REQUIRED PER CGC TABLE 5.106.5.3.3, 5% LEVEL 2 EVSE, 10% FUTURE EVSE PER CITY OF SAN MATEO CHARTER AND MUNICIPAL CODE 23.70.040						CGC 2019, TABLE 5.106.3.3, PER CITY OF SAN MATEO CHARTER AND MUNICIPAL CODE 23.70.040 EV CHARGING FOR NEW NON-RESIDENTIAL CONSTRUCTION, TABLE A5.106.5.3.2		
CLEAN AIR VEHICLE (LOW-EMITTING, FUEL EFFICIENT, CARPOOL/ VAN POOL VEHICLES): TOTAL SPACES 151-200,NUMBER OF CLEAN AIR PARKING: 16 REQUIRED PER CGC TABLE 5.106.5.2 * FUTURE CHARGING SPACES CAN BE DESIGNATED AS CLEAN AIR VEHICLE SPACES PER CGC 2019, 5.106.5.3.5.						CGC 2019, TABLE 5.106.5.2		
OFFICE BICYCLE PARKING:								
OFFICE: 27.64.262-F(2): SHORT TERM BIKE PARKING SPACES REQUIREMENT: 1 PER 20,000 SF, 27.64.262-3(J): SHORT TERM PARKING MUST BE ALONG BUILDING FRONTAGE AND WITHIN 50 FT OF THE MAIN ENTRANCE TO THE BUILDING OR COMMERCIAL USE UP TO 100 FT WHERE EXISTING CONDITIONS DO NOT ALLOW PLACEMENT WITHIN 50 FT.						PER CITY OF SAN MATEO CHARTER AND MUNICIPAL CODE 27.64.262 BICYCLE PARKING FACILITIES OUTSIDE DOWNTOWN AREA USES (OFFICE)		
27.64.262-F(2): LONG TERM BIKE PARKING SPACES REQUIREMENT: 1 PER 10,000 SF, 27.64.262-3(H): LONG TERM BIKE PARKING SHALL BE COVERED AND SHALL BE LOCATED ON SITE OR WITHIN 200 FT OF THE MAIN BUILDING ENTRANCE.								
OFFICE FLOOR AREA (GSF) : 120,790 SF SHORT TERM BICYCLE PARKING SPACES REQUIRED : 120,790/ 20,000 = 6 LONG TERM BICYCLE PARKING SPACES REQUIRED : 120,790/ 10,000 = 12								
ACTIVE USE/ RETAIL (GSF) : 5,209 SF SHORT TERM BICYCLE PARKING SPACES REQUIRED : 5,209/ 20,000 = 1 LONG TERM BICYCLE PARKING SPACES REQUIRED : 5,209/ 10,000 = 1								
SHORT TERM BICYCLE PARKING SPACES PROVIDED: 12 (6 RACKS) LONG TERM BICYCLE PARKING SPACES PROVIDED: 14								
OFFICE PLUMBING FIXTURE TABULATIONS:								
1. TABLE A: OCCUPANT LOAD FACTOR: OCCUPANCY: GROUP B, OFFICE OR PUBLIC BUILDINGS (AREA ACCESSIBLE TO THE PUBLIC) OCCUPANCY LOAD FACTOR: 200						2019 CALIFORNIA PLUMBING CODE		
2. TABLE 422.1 PLUMBING FIXTURE CALCULATIONS								
LEVEL	OCCUPANT LOAD: GSF/200		PER GENDER		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
	GSF*	TOTAL						
FUTURE ROOF TERRACE	3,075 SF	16 OCC	MALE	8	1 REQ.	1 REQ.	1 REQ.	1 REQ.
			FEMALE	8	1 REQ.	NA.	1 REQ.	
OFFICE (TYP)**	32,894 SF	165 OCC	MALE	83	2 REQ.	1 REQ.	2 REQ.	2 REQ.
			FEMALE	83	4 REQ.	NA.	2 REQ.	
LEVEL 1 OFFICE	12,450 SF	63 OCC	MALE	32	1 REQ.	1 REQ.	1 REQ.	1 REQ.
			FEMALE	32	3 REQ.	NA.	1 REQ.	
LEVEL 1 ACTIVE USE (N) (BY TENANT)	3,119 SF	16 OCC	MALE	8	1 REQ.	1 REQ.	1 REQ.	1 REQ.
			FEMALE	8	1 REQ.	NA.	1 REQ.	
LEVEL 1 ACTIVE USE (S) (PART OF OFFICE)	2,090 SF	11 OCC	MALE	6	1 REQ.	1 REQ.	1 REQ.	1 REQ.
			FEMALE	6	1 REQ.		1 REQ.	
3.0 FIXTURES PROVIDED:			PER GENDER	WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS	
LEVEL 4			FEMALE	5	NA.	3	2	
			MALE	3	2	3		
LEVEL 2 AND 3			FEMALE	4	NA.	4	2	
			MALE	2	2	4		
LEVEL 1			FEMALE	4	NA.	4	2	
			MALE	2	2	4		

* SEE O-A0.51 FOR AREA
** BASED ON LEVEL 2 AND 3, FLOOR WITH HIGHEST OCCUPANT LOAD

SEE R-A0.01 FOR MU3 MULTI-FAMILY PROJECT DATA INFORMATION

MU3 OFFICE BUILDING SUMMARY

CODES AND REGULATIONS:

APPLICABLE CODES AND AND REGULATIONS:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING CODE
AMERICAN WITH DISABILITIES ACT ACCESSIBILITY AND GUIDELINES
NFPA AS REFERENCED IN CALIFORNIA BUILDING AND FIRE CODE
CITY OF SAN MATEO MUNICIPAL CODE

OFFICE BUILDING DATA:

1. OFFICE GENERAL BUILDING DESCRIPTION:
A) OCCUPANCY CLASSIFICATIONS:
1. GROUP B: OFFICE
2. GROUP A, M OR B: ACTIVE USE ZONES
3. GROUP S-2: ENCLOSED PARKING STRUCTURE

B) OCCUPANCY SEPARATION: NON-SEPARATED OCCUPANCIES.

C) OFFICE CONSTRUCTION TYPE: 1B
1. ALLOWABLE AREA (TABLE 506.2)
OCCUPANCY GROUP B: UNLIMITED
OCCUPANCY S-2 (SM)- 237,000 SF (BASE ALLOWABLE)

D) FULLY SPRINKLERED BUILDING

2. OFFICE FIRE RESISTIVE CONSTRUCTION REQUIREMENTS:
A) FIRE RESISTIVE REQUIREMENT:
1. TABLE 601:
1.1. PRIMARY STRUCTURAL FRAME : 2 HRS
1.2. BEARING WALLS : 2 HRS
1.3. NONBEARING WALLS AND PARTITION : NR
1.4. FLOORS : 2 HRS
1.5. ROOF : 1 HR
1.6. EXTERIOR WALLS (TABLE 602):
i) 0 FT < 30 FT : 1 HR
ii) > 30 FT : NR
1.7. SHAFT ENCLOSURES : 2HRS (SECTION 713)
1.8. EXIT ENCLOSURES : 2HRS
1.9. EXIT PASSAGE : 2 HRS (SECTION 1024)
1.10. HORIZONTAL EXITS : 2 HRS (SECTION 1026)
1.11. STORAGE ROOMS : SMOKE PARTITIONS (SECTION 710)

B) OPENINGS:
1. TABLE 716.1 (2)
1.1 2 HR SHAFT OR FIRE BARRIER : 90 MINS
1.2 1 HR FIRE BARRIER : 45 MINS

2. TABLE 705.8 MAX. AREA OF EXTERIOR WALL OPENINGS (FULLY SPRINKLERED)
2.1 0 FT < 3 FT NOT PERMITTED
2.1 3 FT < 5 FT 15% UNPROTECTED
2.2 5 FT < 10 FT 25%
2.3 10 FT < 15 FT 45%
2.4 15 FT < 20 FT 75%
2.5 20 FT < 25 FT NO LIMIT
2.6 25 FT < 30 FT NO LIMIT
2.7 30 FT OR GREATER NO LIMIT

3. OFFICE ALLOWABLE BUILDING HEIGHT AND STORIES ABOVE GRADE PLANE:
A) BUILDING HEIGHT - 180 FT PER TABLE 504.3.
B) NUMBER OF STORIES - 12 STORIES PER TABLE 504.4

MINIMUM PLUMBING FACILITIES TABLE 422.1

B Business occupancy office, professional or service type transactions; banks, vet clinics, laundries, tels, car wash, banks, beauty salons, ambulatory health care facilities, hair- dresses and dry cleaning, educational institutions (above high school), or meeting facilities not located within school, post offices and printing shops	Female		Male		C 1 per 150	I service rank-or- timely way
	Male	Female	Male	Female		
	1: 1-50	2: 16-40	1: 1-100	2: 31-100		
	2: 51-100	3: 31-50	2: 101-200	3: 76-150		
	3: 101-200	4: 51-100	3: 201-400	4: 151-300		
	4: 201-400	5: 101-200	4: 401-600	5: 301-600		
	5: 601-800	6: 301-400	6: 801-1000	7: 601-800		
	Over 400, add 1 fixture for each additional 500 males and 1 fixture for each additional 150 females.	Over 600, add 1 fixture for each additional 250 males and 1 fixture for each additional 200 females.	Over 400, add 1 fixture for each additional 250 males and 1 fixture for each additional 200 females.	Over 600, add 1 fixture for each additional 250 males and 1 fixture for each additional 200 females.		
A-3 Assembly occupancy (typical without fixed or permanent seating); auditoria, places of worship, restaurants, libraries, lecture halls, gymnasiums (without spectator seating), auditoria, places of entertainment (without spectator seating)	Female		Male		C 1: 1-250 2: 251-500 3: 501-750	I service rank-or- timely way
	Male	Female	Male	Female		
	1: 1-100	2: 26-50	1: 1-100	2: 101-200		
	2: 101-200	3: 51-100	2: 201-400	3: 201-400		
	3: 201-400	4: 101-200	3: 401-600	4: 401-600		
	4: 401-600	5: 201-300	4: 601-750	5: 501-750		
	5: 601-800	6: 301-400	6: 801-1000	7: 601-800		
	Over 400, add 1 fixture for each additional 500 males and 1 fixture for each additional 125 females.	Over 600, add 1 fixture for each additional 300 males.	Over 750, add 1 fixture for each additional 250 males and 1 fixture for each additional 200 females.	Over 750, add 1 fixture for each additional 250 males and 1 fixture for each additional 200 females.		

MU3 DEVELOPMENT PROJECT DATA

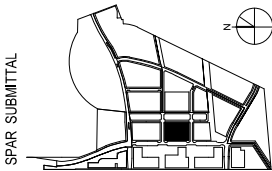
	ALLOWED		PROVIDED	REFERENCE
SITE ADDRESS:				
APN: 040031230, 040031240				
ZONING CLASSIFICATION:	COMMERCIAL, RETAIL & RESIDENTIAL		COMMERCIAL, RETAIL & RESIDENTIAL	
SITE AREA (ACRES): 1.511				
SITE AREA (SF): 65,819				
FLOOR AREA RATIO FAR:	3.0		2.94	SPECIFIC PLAN AMENDMENT IV-23, TABLE IV-6
FLOOR AREA (SQFT):	197,457		193,430	
OFFICE BUILDING FLOOR AREA (SF):			120,790	
ACTIVE USE/ RETAIL FLOOR AREA (SF):			5,209	
RESIDENTIAL BUILDING FLOOR AREA (SF):			67,431	
DENSITY: OFFICE	N/A		N/A	SPECIFIC PLAN AMENDMENT IV-23, TABLE IV-6
RESIDENTIAL DENSITY:	50 DU/ ACRE		44.34 DU/ ACRE	SPECIFIC PLAN AMENDMENT IV-9, TABLE IV-3
HEIGHT *	55'-0" MAXIMUM (EXTG GRADE TO T1 OF PLATE)		MAX 55'-0" (SEE ELEVATIONS)	SPECIFIC PLAN AMENDMENT IV-24, TABLE IV-6
PARKING **				
TOTAL PARKING SPACES PROVIDED			257	SPECIFIC PLAN AMENDMENT IV-56
OFFICE PARKING:	REQUIRED: 302 (RATIO: 2.5)		181	
ACTIVE USE/ RETAIL PARKING:	REQUIRED: 21 (RATIO: 4.0)			
RESIDENTIAL PARKING:	REQUIRED: 69 (1 PER BEDROOM)		76 (67 RESIDENTIAL UNITS)	
TOTAL LONG TERM BICYCLE SPACES PROVIDED:	81 REQUIRED		82	
OFFICE BICYCLE SPACES:	12 REQUIRED		14	
ACTIVE USE/ RETAIL BICYCLE SPACES:	1 REQUIRED		BY FUTURE TENANT	
RESIDENTIAL BICYCLE SPACES:	68 REQUIRED		68	
TOTAL SHORT TERM BICYCLE SPACES PROVIDED:	13 REQUIRED		16	
OFFICE BICYCLE SPACES:	6 REQUIRED		10	
ACTIVE USE/ RETAIL BICYCLE SPACES:	1 REQUIRED		BY FUTURE TENANT	
RESIDENTIAL BICYCLE SPACES:	6 REQUIRED		6	

* BUILDING HEIGHT PER SMMC 27.04.08: HEIGHT MEASURED TO TOP OF PLATE FROM LOWEST EXISTING GRADE AT BUILDING BUILDING PERIMETER. SEE SMMC 27.02.60 FOR SPECIFIC PERMITTED STRUCTURES ABOVE HEIGHT LIMIT.

** COMMERCIAL USE: MAXIMUM PARKING RATIO 2.75 - 3.25 PER 1000 SF
RETAIL PARKING RATIO OF UP TO 4 SPACES PER 1000 SF
RESIDENTIAL USE: MAXIMUM PARKING RATIO 1.75 - 2.25 PER RESIDENTIAL UNIT



Project No: 491910.000



SPAR SUBMITTAL

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

DEVELOPMENT PROJECT DATA &
ZONING ANALYSIS,
OFFICE BUILDING ZONING AND
DATA ANALYSIS

MU3

BAY MEADOWS II

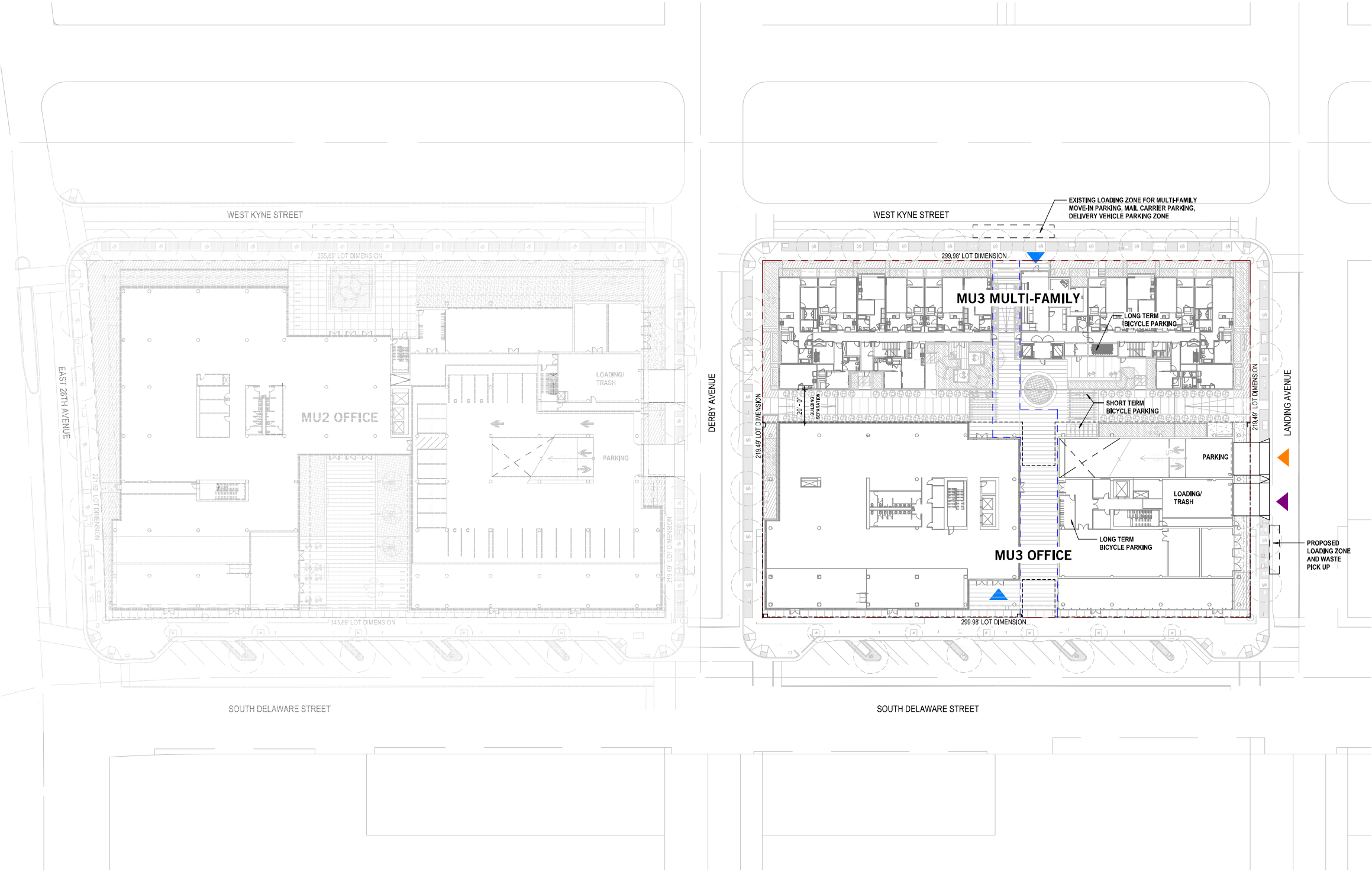
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G-00.50



LOT DIMENSION

PROPERTY LINE

ADJUSTED MID-BLOCK PASSAGE EASEMENT

LEGEND

BUILDING PRIMARY ENTRANCE

GARAGE ENTRY

SERVICE ENTRY

1

OVERALL SITE PLAN.

1/32" = 1'-0"

0

16'

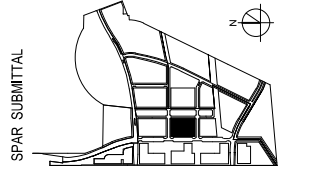
32'

64'



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Project No: 491910.000



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OVERALL SITE PLAN

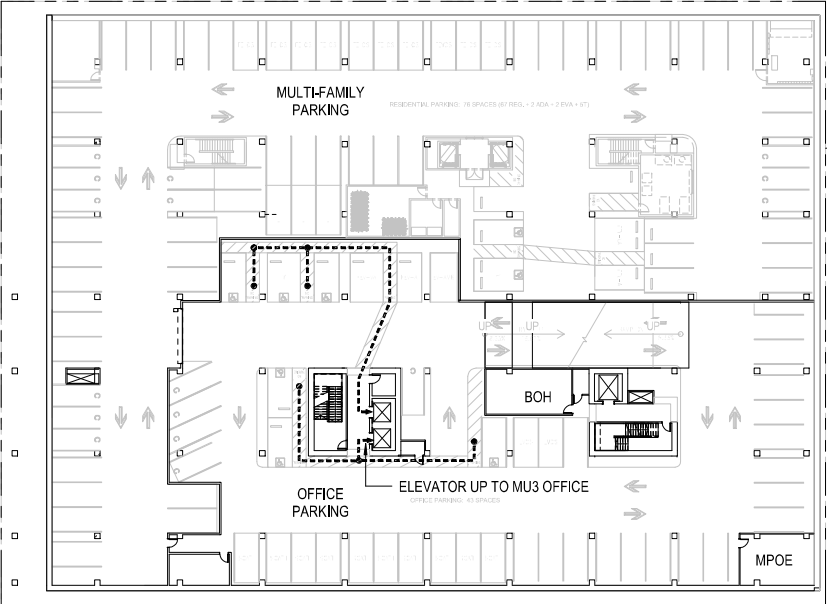
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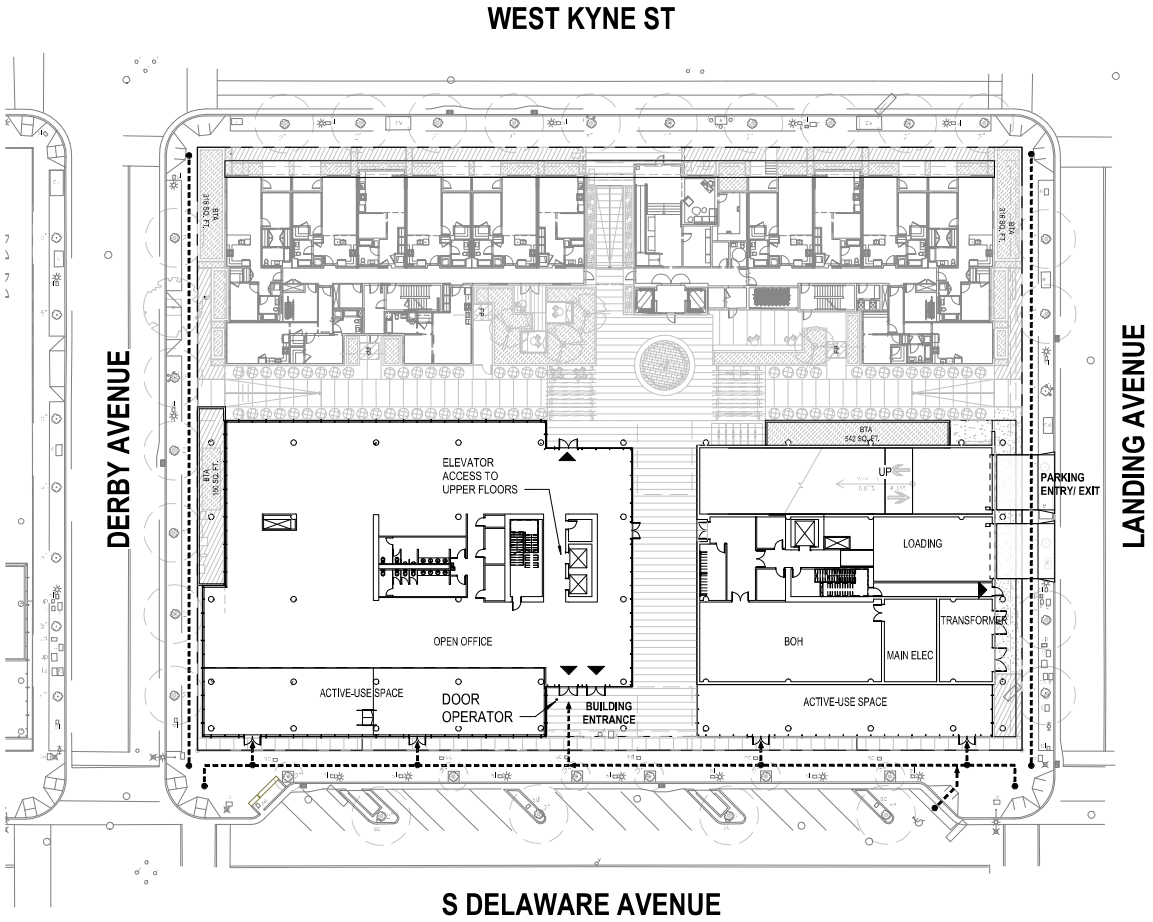
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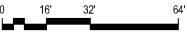
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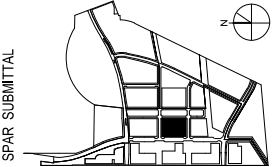
2 MU3 OFFICE PARKING - B1 ACCESSIBLE ROUTE
1/32" = 1'-0"



1 MU3 OFFICE SITE ACCESSIBLE ROUTE
1/32" = 1'-0"



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MU3 OFFICE - ACCESSIBLE ROUTE

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1. CBC TABLE 1004.5: MAXIMUM FLOOR AREA ALLOWANCE
PER OCCUPANT/ OCCUPANT LOAD FACTOR:

- A) ACCESSORY STORAGE AREAS, MECHANICAL
EQUIPMENT ROOM : 300 GSF/ OCC
- B) ASSEMBLY WITHOUT FIXED SEATS:
 - UNCONCENTRATED : 15 NET/ OCC
- C) BUSINESS AREAS : 150 GSF/ OCC
- D) MECA NTILE : 60 GSF/ OCC

STORAGE, STOCK, SHIPPING AREA : 300 GSF/ OCC

- E) PARKING GARAGE : 200 GSF/ OCC

2. EGRESS COMPONENT CAPACITY FACTOR:

- A) STAIR WAY EGRESS CAPACITY FACTOR: 0.31' OCC
- B) DOOR EGRESS CAPACITY FACTOR: 0.21' OCC

3. CBC TABLE 1006.3.2: MINIMUM NUMBER OF EXITS OR
ACCESS TO EXITS PER STORY:

- 1-500 OCC : MIN. 2
- 501 - 1000 OCC : MIN. 3

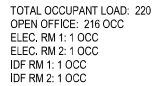
4. CBC TABLE 1006.2.1: SPACE WITH ONE EXIT OR EXIT
ACCESS (WITH SPRINKLERED)/ MAX COMMON PATH
EGRESS DISTANCE:

- A) ASSEMBLY, MECA NTILE OCCUPANCY : 75 FT
- B) OCCUPANCY: 100 FT
- C) S OCCUPANCY: 100 FT

5. CBC TABLE 1017.2: EXIT ACCESS TRAVEL DISTANCE
(WITH SPRINKLER)

- A) ASSEMBLY, MECA NTILE : 250 FT
- B) BUSINESS OCCUPANCY: 300 FT
- C) S-2 OCCUPANCY: 400 FT

6. STAIR WIDTH PROVIDED: 54"
NUMBER OF STAIRS PER FLOOR : 2
NUMBER OF OCCUPANTS ALLOWABLE = (54" / 0.3) X 2 = 360



STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 2
OCCUPANTS PER STAIR
= $220/2 = 110$
STAIR WIDTH REQUIRED
= $110 \times 0.3' = 33'$

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 110
DOOR WITH REQUIRED
= $110 \times 0.2' = 22'$

The floor plan shows the following rooms and their electrical loads:

- OPEN OFFICE:** 32094 SF - 1/1300SF OCC. LOAD: 220
- IDF RM 1st:** 103 SF - 1/300SF OCC. LOAD: 1
- ELEC. RM 1:** 103 SF - 1/300SF OCC. LOAD: 1
- STAIR 2:** Located between IDF RM 1st and IDF RM 2.
- IDF RM 2:** 115 SF - 1/300SF OCC. LOAD: 1
- ELEC. RM 2:** 111 SF - 1/300SF OCC. LOAD: 1
- STAIR 1:** Located between ELEC. RM 2 and IDF RM 2.

Additional dimensions and notes include:

- 29'4" x 33'9"
- 98' - 6"
- > 1/3 DIAGONAL DISTANCE

TOTAL OCCUPANT LOAD: 224
OPEN OFFICE: 220 OCC
ELEC. RM 1: 1 OCC
ELEC. RM 2: 1 OCC
IDF RM 1: 1 OCC
IDF RM 2: 1 OCC

STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 2
OCCUPANTS PER STAIR
= $224/2 = 112$
STAIR WIDTH REQUIRED
= $112 \times 0.3' = 33.6'$

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 112
DOOR WITH REQUIRED
= $112 \times 0,2 = 22,4"$

MEP N
5199 SF : 1/13095F
OCC. LOAD: 18

MEP
352 SF : 1/3005F
OCC. LOAD: 2

MEP S
3164 SF : 1/3005F
OCC. LOAD: 11

ELEV LOBBY N
382 SF : 1/1505F
OCC. LOAD: 3

FUTURE TERRACE
2710 SF : 1/155F
OCC. LOAD: 181

SERV. ELEV. LOBBY S
83 SF : 1/1505F
OCC. LOAD: 1

80'-8 3/4"
DIAGONAL DISTANCE

TOTAL OCCUPANT LOAD: 216
ELEV LOBBY N: 3 OCC
S. ELEV LOBBY S: 1 OCC
FUTURE TERRACE: 181 OCC
MEP N: 18 OCC
MEP ROOM: 2 OCC
MEP S: 11 OCC

STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 2
OCCUPANTS PER STAIR
= $216/2 = 108$
STAIR WIDTH REQUIRED
= $108 \times 0.3' = 32.4'$

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 108
DOOR WITH REQUIRED
= $108 \times 0.2' = 21.6'$

Floor plan of the second floor showing various rooms and their specifications:

- OPEN OFFICE**: 3284 SF, 1:150SF, OCC. LOAD: 220
- IDF RM 1**: 103 SF, 1:300SF, OCC. LOAD: 1
- ELEC. RM 1**: 103 SF, 1:300SF, OCC. LOAD: 1e
- STAIR 2**
- IDF RM 2**: 111 SF, 1:300SF, OCC. LOAD: 1
- ELEC. RM 2**: 115 SF, 1:300SF, OCC. LOAD: 1
- STAIR 1**
- Dimensions**: 98' - 6", > 1/3 DIAGONAL DISTANCE
- Angle**: 234° - 9.58"

TOTAL OCCUPANT LOAD: 224
OPEN OFFICE: 220 OCC
ELEC. RM 1: 1 OCC
ELEC. RM 2: 1 OCC
IDF RM 1: 1 OCC
IDF RM 2: 1 OCC

STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 2
OCCUPANTS PER STAIR
= $224/2 = 112$
STAIR WIDTH REQUIRED
= $112 \times 0.3" = 33.6"$

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 112
DOOR WITH REQUIRED
= $112 \times 0.2" = 22.4"$

12450 SF : 1/150SF
OCC. LOAD: 83

ACTIVE USE SPACE

3119 SF : 1/15SF
OCC. LOAD: 208

DOG SPA
 175 SF - 1'150SF
 OCC. LOAD: 2

BIKE STOR
 481 SF - 1'150SF
 OCC. LOAD: 4

(R) BOILER
 476 SF - 1'300SF
 OCC. LOAD: 2

(R) STAIR 1
 171' - 3 1/4"
 > 1/3 DIAG. DIST.
 347' 0 1/8"
 DIAGONAL DIST.

(R) STAIR 2
 121 SF - 1'150SF
 OCC. LOAD: 1

TRASH RM
 463 SF - 1'300SF
 OCC. LOAD: 2

(R) MDP ROOM
 481 SF - 1'300SF
 OCC. LOAD: 2

ELEC
 91 SF - 1'300SF
 OCC. LOAD: 1

STOR 1
 223 SF - 1'300SF
 OCC. LOAD: 1

ELEC RM 2
 51 SF - 1'300SF
 OCC. LOAD: 1

STAIR 1
 548 SF - 1'300SF
 OCC. LOAD: 2

STAIR 2
 245' 0 3/4"
 DIAGONAL DIST.

STOR 2
 548 SF - 1'300SF
 OCC. LOAD: 2

ELEC RM 1
 52 SF - 1'300SF
 OCC. LOAD: 1

OFFICE PARKING
 12462 SF - 1'200SF
 OCC. LOAD: 118

WTR METER
 330 SF - 1'300SF
 OCC. LOAD: 2

MULTI-FAMILY PARKING
 26703 SF - 1'200SF
 OCC. LOAD: 147

MPO
 616 SF - 1'300SF
 OCC. LOAD: 2

(R) BOILER
476 SF : 1/ 300SF
OCC. LOAD: 2

**MULTI-FAMILY
PARKING**

29373 SF : 1/ 200SF
OCC. LOAD: 147

TOTAL OCCUPANT LOAD: 286
OFFICE PARKING: 272 OCC
ELEC. RM 1: 1 OCC
ELEC. RM 2: 1 OCC
STORAGE : 9 OCC
SUMP: 3 OCC

OFFICE (N) OCCUPANT LOAD: 294
OPEN OFFICE N: 84 OCC
ELEC. RM 1: 1 OCC
IDF RM 1: 1 OCC
OCCUPANTS FROM B1: 65 OCC
OCCUPANTS FROM B2: 143 OCC

LOBBY (N) DOOR WIDTH CALCULATIONS:
NO. OF DOORS: 2 (@ MAIN LOBBY EXIT)
OCCUPANTS PER DOOR = $294/2 = 147$
DOOR WITH REQUIRED = $147 \times 0.2' = 29.4'$

TRANSFORMER RM

662 SF : 1/ 300SF
OCC. LOAD: 3

—

MULTI-FAMILY PARKING OCCUPANT LOAD: 161
MULTI-FAMILY PARKING: 147 OCC
MULTI-FAMILY PARKING LOBBY: 1 OCC
ELEC. RM 1: 1 OCC
BOILER RM: 2 OCC
MDP RM: 2 OCC
TRASH RM: 2 OCC
BIKE STR: 4 OCC
DOG SPA: 2 OCC

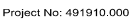
(R) STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 2
OCCUPANTS PER STAIR
= 161/2 = 81
STAIR WIDTH REQUIRED = 81 X 0.3" = 24.3"

(R) STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 81
DOOR WITH REQUIRED = $81 \times 0.2' = 16.2'$

OFFICE PARKING OCCUPANT LOAD: 128
OFFICE PARKING: 118 OCC
ELEC. RM 1: 1 OCC
ELEC. RM 2: 1 OCC
MPOE: 3 OCC
WATER METER: 2 OCC
STOR 1: 1 OCC
STOR 2: 2 OCC

STAIR WIDTH CALCULATIONS
NUMBER OF STAIRS: 2
OCCUPANTS PER STAIR
=128/2 = 64
STAIR WIDTH REQUIRED = 64

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 65
DOOR WITH REQUIRED = $65 \times 0.2' = 12.8'$



MU3 OFFICE - EXITING PLANS

As indicated

MU3

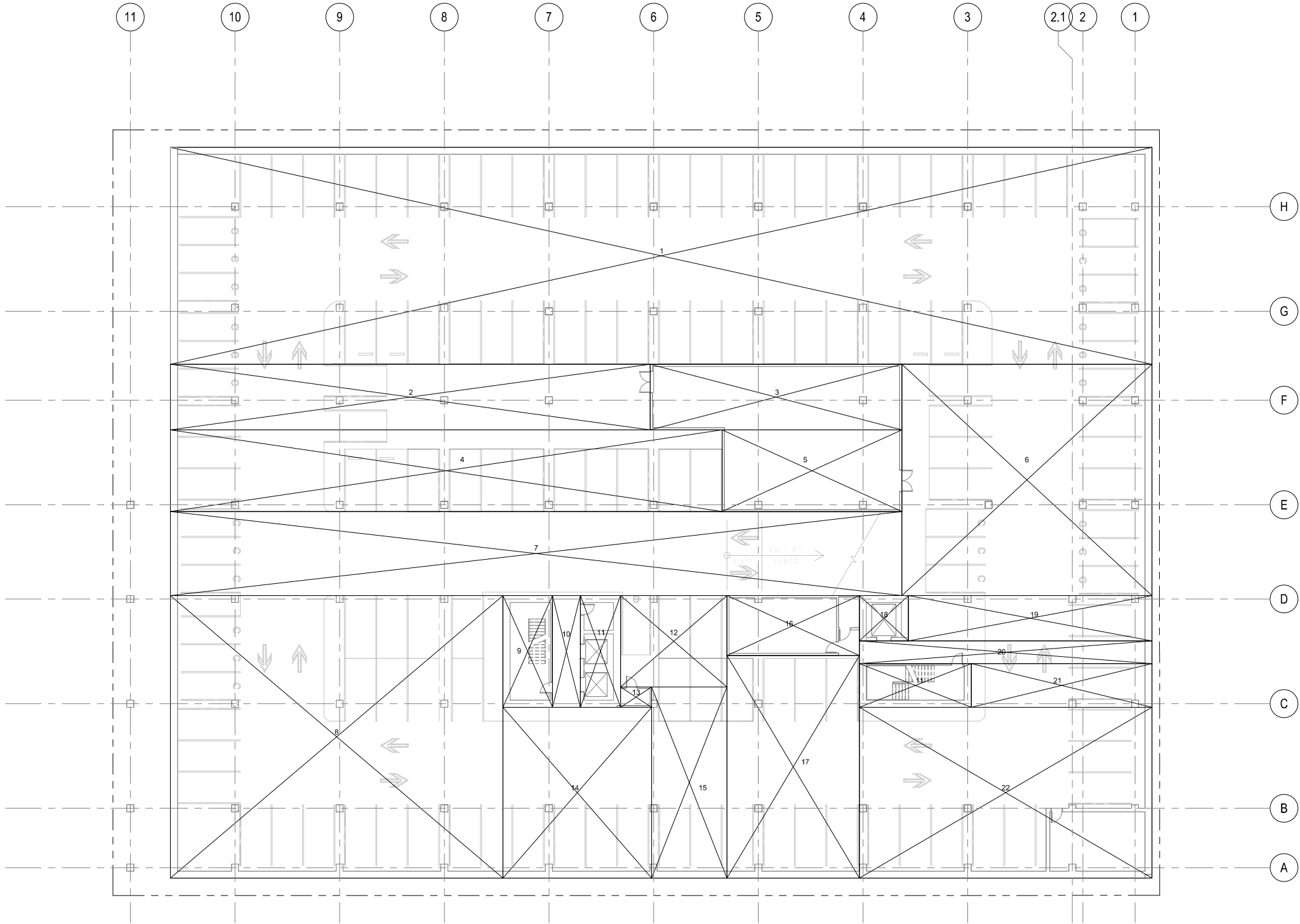
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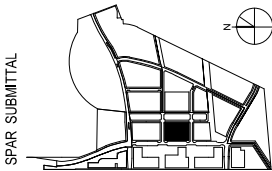
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AREA SCHEDULE - LEVEL B2				
Section	Width	Length	Area	Comments
1	62' - 2 1/2"	281' - 4"	17,502 SF	EXEMPT
2	18' - 9 1/2"	137' - 6"	2,583 SF	EXEMPT
3	18' - 9 1/2"	72' - 1 3/4"	1,355 SF	EXEMPT
4	23' - 5"	158' - 1 3/4"	3,703 SF	EXEMPT
5	23' - 5"	51' - 6"	1,206 SF	EXEMPT
6	66' - 3 1/2"	71' - 8 1/2"	4,753 SF	EXEMPT
7	24' - 1"	208' - 7 3/4"	5,049 SF	EXEMPT
8	81' - 0"	95' - 4"	7,722 SF	EXEMPT
9	14' - 2"	32' - 0"	453 SF	EXEMPT
10	8' - 0"	32' - 0"	256 SF	EXEMPT
11	11' - 6"	32' - 0"	368 SF	EXEMPT
12	12' - 6 1/4"	32' - 0 3/4"	401 SF	EXEMPT
13	28' - 2 1/4"	30' - 5 3/4"	798 SF	EXEMPT
14	9' - 9 3/4"	8' - 11"	52 SF	EXEMPT
15	42' - 7"	49' - 0"	2,086 SF	EXEMPT
16	21' - 7"	54' - 9 3/4"	1,183 SF	EXEMPT
17	17' - 2 1/4"	38' - 0 1/4"	653 SF	EXEMPT
18	38' - 0 1/4"	63' - 9 3/4"	2,426 SF	EXEMPT
19	13' - 0"	14' - 0"	182 SF	EXEMPT
20	13' - 0"	69' - 10"	908 SF	EXEMPT
21	6' - 5 3/4"	83' - 10"	544 SF	EXEMPT
22	12' - 6 1/4"	51' - 9 1/4"	648 SF	EXEMPT
			56,939 SF	



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MU3 OFFICE - LEVEL B2 AREA PLAN

1/16" = 1'-0"

MU3

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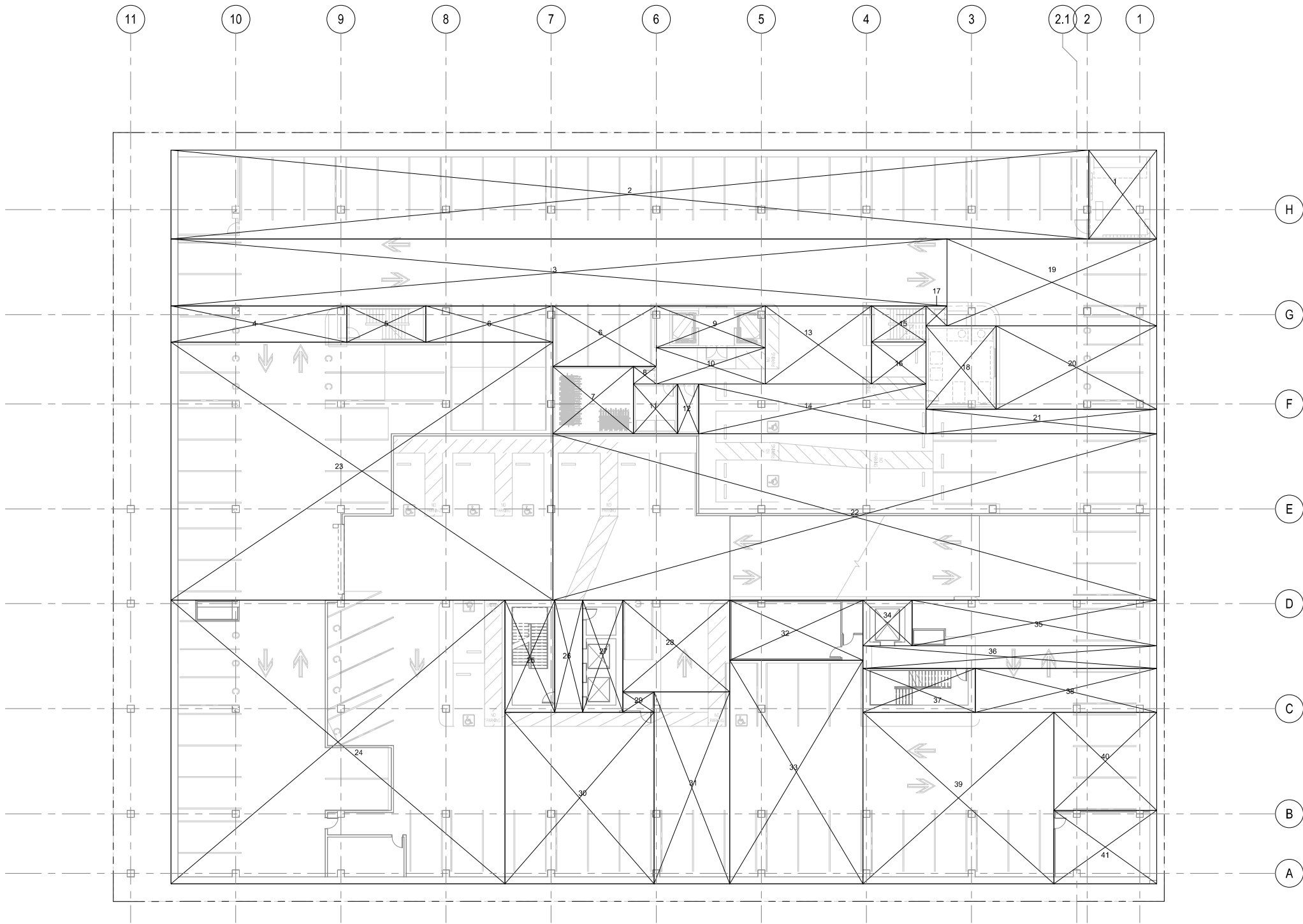
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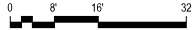
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1 MU3 OFFICE LEVEL B2 - AREA CALCULATION
1/16" = 1'-0"



AREA SCHEDULE - LEVEL B1				
Section	Width	Length	Area	Comments
1	19'-5"	25'-5"	494 SF	EXEMPT
2	25'-5"	261'-11"	6,657 SF	EXEMPT
3	19'-1 1/4"	221'-6"	4,234 SF	EXEMPT
4	10'-4"	50'-2 1/4"	519 SF	EXEMPT
5	10'-4"	22'-6 1/2"	233 SF	EXEMPT
6	10'-4"	36'-3 1/4"	375 SF	EXEMPT
6	17'-3 1/2"	29'-6"	510 SF	EXEMPT
7	19'-2 1/2"	23'-0"	442 SF	EXEMPT
8	5'-0"	6'-6"	33 SF	EXEMPT
9	11'-10 3/4"	31'-1 1/4"	370 SF	EXEMPT
10	10'-4 3/4"	31'-1 1/4"	323 SF	EXEMPT
11	12'-7 1/4"	14'-2 1/2"	179 SF	EXEMPT
12	6'-0"	14'-2 1/2"	86 SF	EXEMPT
13	22'-3 1/2"	30'-4"	676 SF	EXEMPT
14	14'-2 1/2"	64'-10 3/4"	921 SF	EXEMPT
15	10'-3 3/4"	15'-6 3/4"	160 SF	EXEMPT
16	11'-11 3/4"	15'-6 3/4"	186 SF	EXEMPT
17	5'-8"	6'-0"	34 SF	EXEMPT
18	20'-0"	23'-10"	477 SF	EXEMPT
19	24'-9"	59'-10"	1,481 SF	EXEMPT
20	23'-10"	45'-10"	1,092 SF	EXEMPT
21	7'-0"	65'-10"	461 SF	EXEMPT
22	47'-6"	172'-4"	8,186 SF	EXEMPT
23	73'-8"	109'-0"	8,030 SF	EXEMPT
24	81'-0"	96'-4"	7,722 SF	EXEMPT
25	14'-2"	32'-0"	453 SF	EXEMPT
26	8'-0"	32'-0"	256 SF	EXEMPT
27	11'-6"	32'-0"	368 SF	EXEMPT
28	26'-2 1/4"	30'-5 3/4"	798 SF	EXEMPT
29	5'-9 3/4"	8'-11"	52 SF	EXEMPT
30	42'-7"	49'-0"	2,086 SF	EXEMPT
31	21'-7"	54'-9 3/4"	1,183 SF	EXEMPT
32	17'-2 1/4"	38'-0 1/4"	653 SF	EXEMPT
33	36'-0 1/4"	63'-9 3/4"	2,426 SF	EXEMPT
34	13'-0"	14'-0"	182 SF	EXEMPT
35	13'-0"	69'-10"	908 SF	EXEMPT
36	6'-5 3/4"	83'-10"	544 SF	EXEMPT
37	12'-6 1/4"	32'-0 3/4"	401 SF	EXEMPT
38	12'-6 1/4"	51'-9 1/4"	648 SF	EXEMPT
39	49'-0"	54'-5 3/4"	2,670 SF	EXEMPT
40	28'-0"	29'-4 1/4"	822 SF	EXEMPT
41	21'-0"	29'-4 1/4"	616 SF	EXEMPT
			58,945 SF	

1 MU3 OFFICE LEVEL B1 - AREA CALCULATION
1/16" = 1'-0"



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MU3 OFFICE- LEVEL B1 AREA PLAN

1/16" = 1'-0"

MU3

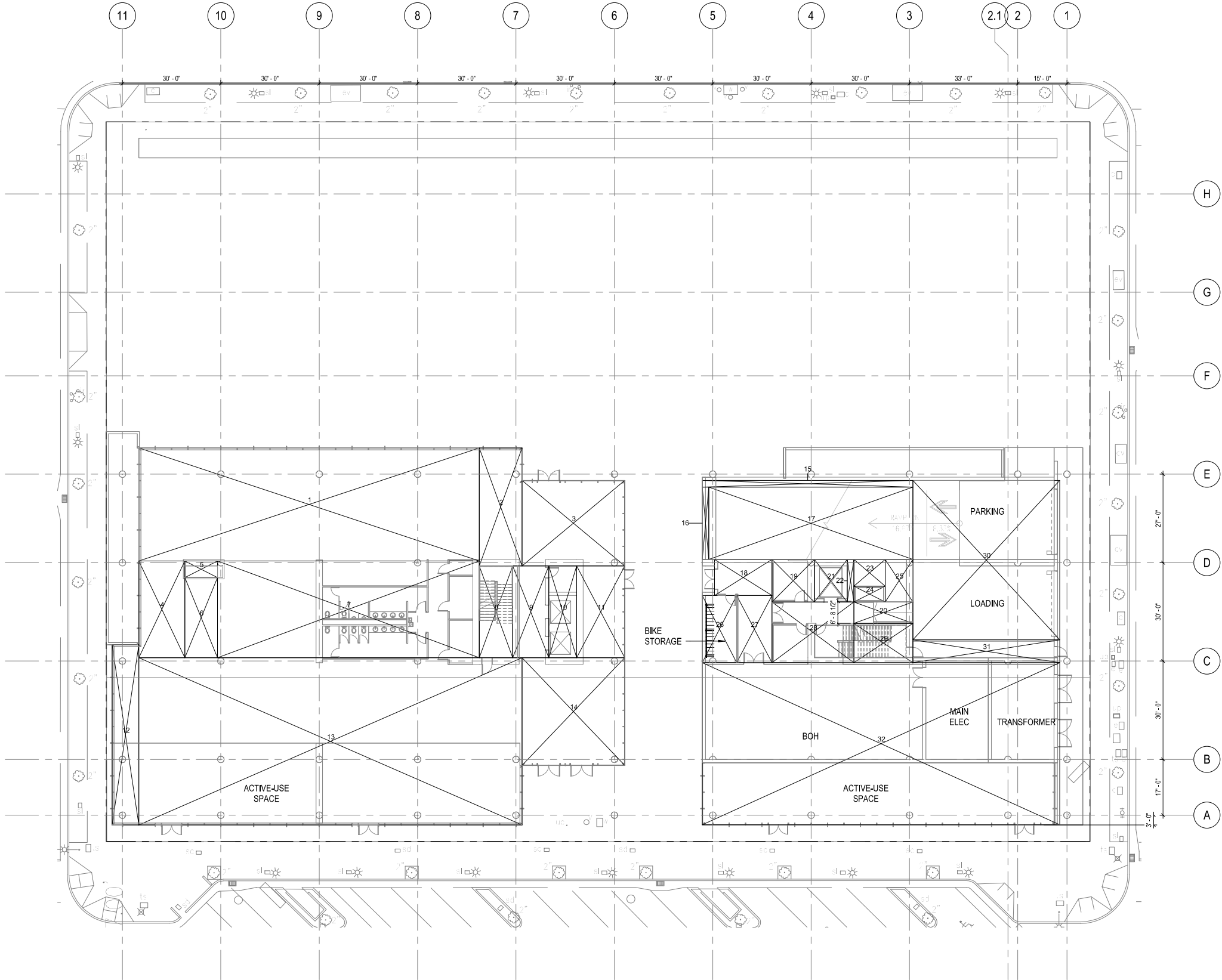
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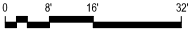
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AREA SCHEDULE - LEVEL 01				
Section	Width	Length	Area	Comments
1	34'-5 1/4"	103'-9 3/4"	3,575 SF	
2	13'-0"	36'-0"	468 SF	
3	26'-1"	31'-4"	817 SF	
4	13'-11 3/4"	29'-6 3/4"	413 SF	
5	5'-0 3/4"	10'-0"	51 SF	
6	10'-0"	24'-6"	245 SF	
7	29'-6 3/4"	79'-10"	2,360 SF	
8	10'-2"	28'-0"	285 SF	
9	11'-0"	28'-0"	308 SF	
10	8'-6"	28'-0"	238 SF	
11	14'-8"	28'-0"	411 SF	
12	8'-2 1/4"	55'-0"	450 SF	
13	51'-0"	116'-9 1/2"	5,957 SF	
14	31'-4 1/4"	32'-10"	1,029 SF	
15	2'-0"	64'-3 1/4"	129 SF	EXEMPT
16	2'-0"	22'-1"	44 SF	EXEMPT
17	22'-1"	62'-3 1/4"	1,375 SF	EXEMPT
18	11'-0"	17'-6 1/2"	193 SF	
19	12'-10 3/4"	13'-0"	168 SF	
20	6'-5 3/4"	18'-0 3/4"	117 SF	
21	10'-0 1/2"	13'-0"	131 SF	
22	2'-0"	13'-0"	26 SF	
23	8'-1 1/2"	9'-6 3/4"	78 SF	EXEMPT
24	4'-10 1/2"	9'-6 3/4"	47 SF	
25	8'-6"	13'-0"	110 SF	EXEMPT
26	10'-5 3/4"	20'-5 3/4"	214 SF	EXEMPT
27	10'-9 3/4"	20'-5 3/4"	222 SF	
28	18'-5 3/4"	24'-11 1/4"	461 SF	
29	12'-0"	18'-0 3/4"	217 SF	
30	44'-8 3/4"	48'-6 3/4"	2,173 SF	EXEMPT
31	7'-0"	44'-8 3/4"	314 SF	
32	49'-5 1/4"	109'-0"	5,388 SF	
			28,011 SF	

1 MU3 OFFICE LEVEL 01 - AREA CALCULATION
1/16" = 1'-0"



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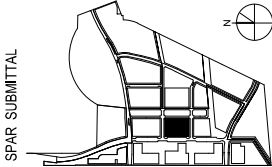
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MU3 OFFICE - LEVEL 01 AREA PLAN

1/16" = 1'-0"

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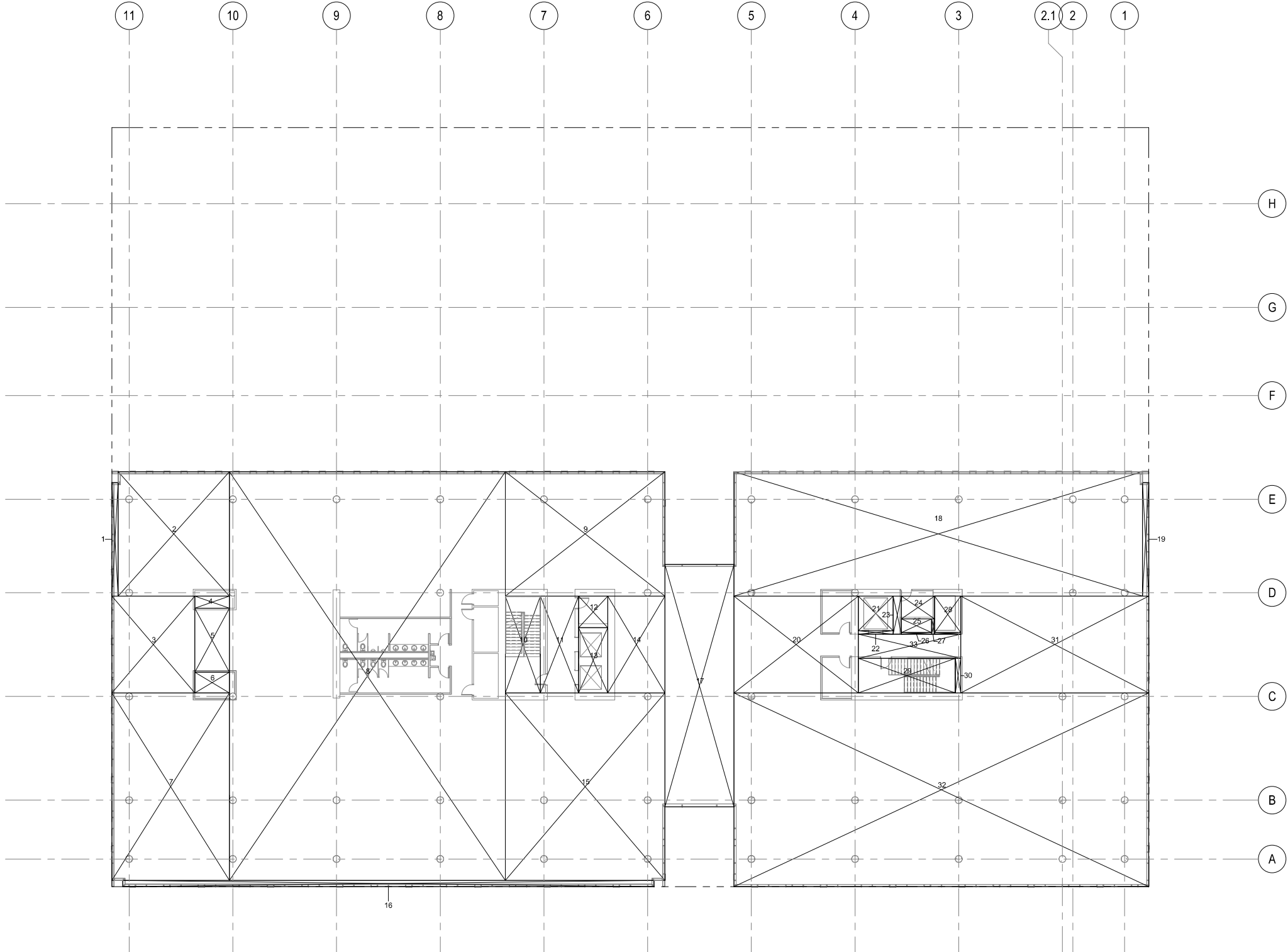
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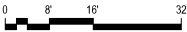
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AREA SCHEDULE - LEVEL 02				
Sectio n	Width	Length	Area	Comments
1	1' - 10"	32' - 10"	60 SF	
2	32' - 2"	36' - 0"	1,168 SF	
3	24' - 0"	28' - 0"	672 SF	
4	3' - 6"	10' - 0"	35 SF	EXEMPT
5	10' - 0"	18' - 6"	185 SF	
6	6' - 0"	10' - 0"	60 SF	EXEMPT
7	34' - 0"	54' - 2"	1,841 SF	
8	79' - 10"	118' - 2"	9,434 SF	
9	36' - 0"	46' - 2"	1,662 SF	
10	10' - 2"	28' - 0"	285 SF	EXEMPT
11	11' - 0"	28' - 0"	308 SF	
12	8' - 6"	9' - 1 1/4"	77 SF	
13	8' - 6"	18' - 10 3/4"	161 SF	EXEMPT
14	16' - 6"	28' - 0"	462 SF	
15	46' - 2"	54' - 2"	2,501 SF	
16	1' - 10"	153' - 6"	282 SF	
17	20' - 0"	70' - 1 1/2"	1,403 SF	
18	36' - 0"	118' - 2"	4,254 SF	
19	1' - 9 3/4"	32' - 10"	59 SF	
20	28' - 0"	35' - 11 1/2"	1,007 SF	
21	10' - 0"	10' - 0 1/2"	100 SF	EXEMPT
22	0' - 5 1/4"	7' - 6 3/4"	3 SF	
22	0' - 11 3/4"	10' - 0 1/2"	10 SF	
23	2' - 5 1/4"	10' - 11 3/4"	27 SF	
24	6' - 6 3/4"	9' - 6 3/4"	63 SF	
25	4' - 0"	8' - 8 1/4"	35 SF	EXEMPT
26	0' - 5"	8' - 8 1/4"	4 SF	
27	0' - 10 1/2"	4' - 5"	4 SF	
28	7' - 6 3/4"	10' - 6 1/2"	80 SF	EXEMPT
29	10' - 0"	28' - 1 1/4"	281 SF	EXEMPT
30	1' - 6"	10' - 0"	15 SF	
31	28' - 0"	54' - 5"	1,524 SF	
32	56' - 0"	119' - 11 3/4"	6,719 SF	
33	7' - 0 1/4"	29' - 7 1/4"	208 SF	
			34,977 SF	

1 MU3 OFFICE LEVEL 02 - AREA CALCULATION
1/16" = 1'-0"



MU3

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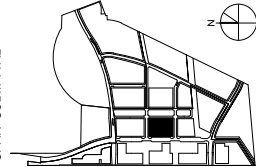
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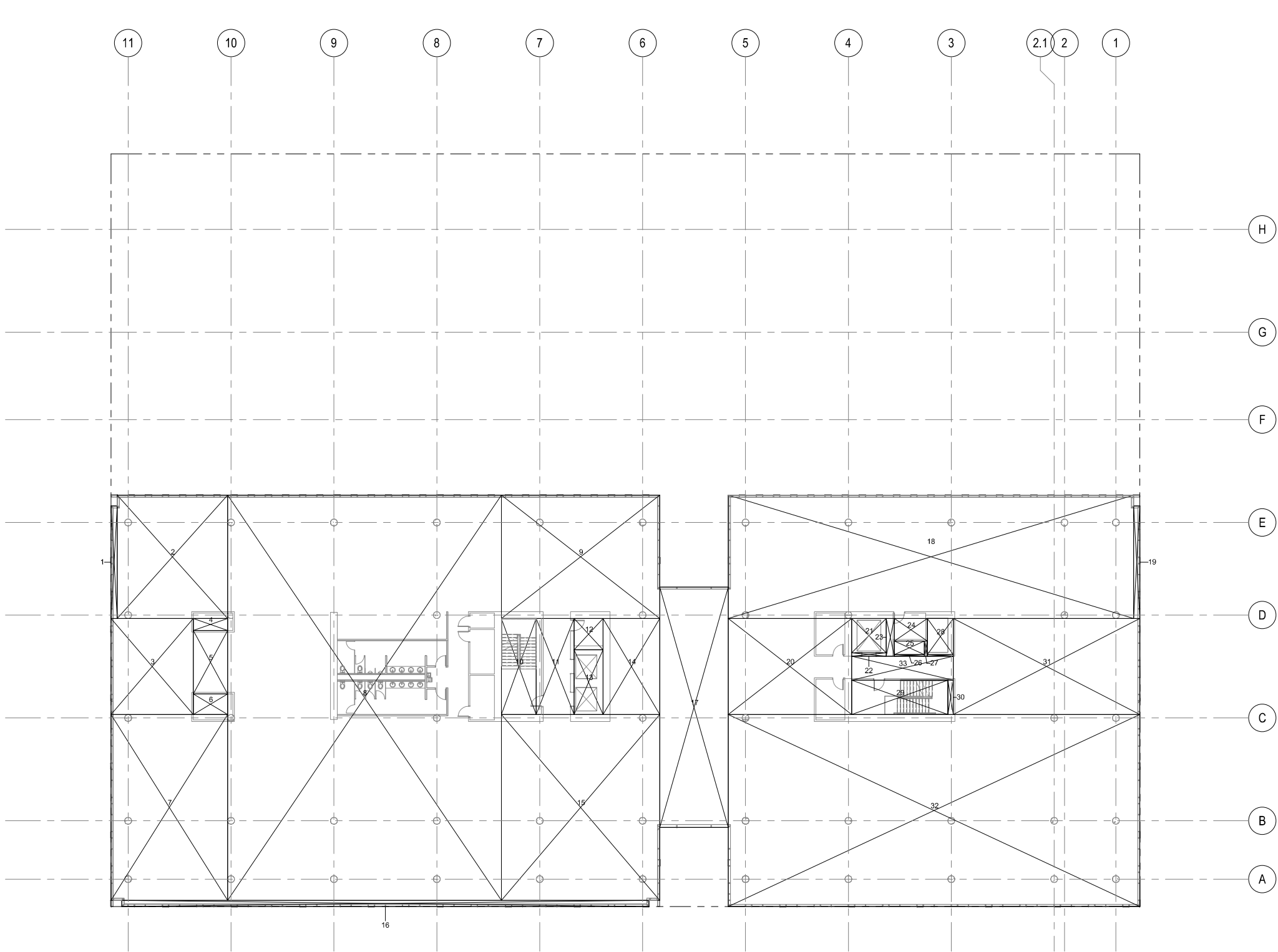
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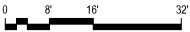
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MEANY

BAY MEADOWS
LAND COMPANY



AREA SCHEDULE - LEVEL 03				
Section	Width	Length	Area	Comments
1	1' - 10"	32' - 10"	60 SF	
2	32' - 2"	36' - 0"	1,158 SF	
3	24' - 0"	28' - 0"	672 SF	
4	3' - 6"	10' - 0"	35 SF	EXEMPT
5	10' - 0"	18' - 6"	185 SF	
6	6' - 0"	10' - 0"	60 SF	EXEMPT
7	34' - 0"	54' - 2"	1,842 SF	
8	79' - 10"	118' - 2"	9,434 SF	
9	36' - 0"	46' - 2"	1,662 SF	
10	10' - 2"	28' - 0"	285 SF	EXEMPT
11	11' - 0"	28' - 0"	308 SF	
12	8' - 6"	9' - 1 1/4"	77 SF	
13	8' - 6"	18' - 10 3/4"	161 SF	EXEMPT
14	16' - 6"	28' - 0"	462 SF	
15	46' - 2"	54' - 2"	2,501 SF	
16	1' - 10"	153' - 8"	282 SF	
17	20' - 0"	70' - 1 1/2"	1,403 SF	
18	36' - 0"	118' - 2"	4,254 SF	
19	1' - 9 3/4"	32' - 10"	59 SF	
20	28' - 0"	35' - 11 1/2"	1,007 SF	
21	10' - 0"	10' - 0 1/2"	100 SF	EXEMPT
22	0' - 5 1/4"	7' - 6 3/4"	3 SF	
23	0' - 11 3/4"	10' - 0 1/2"	10 SF	
24	2' - 5 1/4"	10' - 11 3/4"	27 SF	
25	6' - 6 3/4"	9' - 6 3/4"	63 SF	
26	4' - 0"	8' - 8 1/4"	35 SF	EXEMPT
27	0' - 5"	8' - 8 1/4"	4 SF	
28	0' - 10 1/2"	4' - 5"	4 SF	
29	7' - 6 3/4"	10' - 6 1/2"	80 SF	EXEMPT
30	10' - 0"	28' - 1 1/4"	281 SF	EXEMPT
31	1' - 6"	10' - 0"	15 SF	
32	28' - 0"	54' - 5"	1,524 SF	
33	56' - 0"	119' - 11 3/4"	6,719 SF	
	7' - 0 1/4"	29' - 7 1/4"	208 SF	
			34,977 SF	

1 MU3 OFFICE LEVEL 03 - AREA CALCULATION
1/16" = 1'-0"



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MU3 OFFICE - LEVEL 03 AREA PLAN

1/16" = 1'-0"

MU3

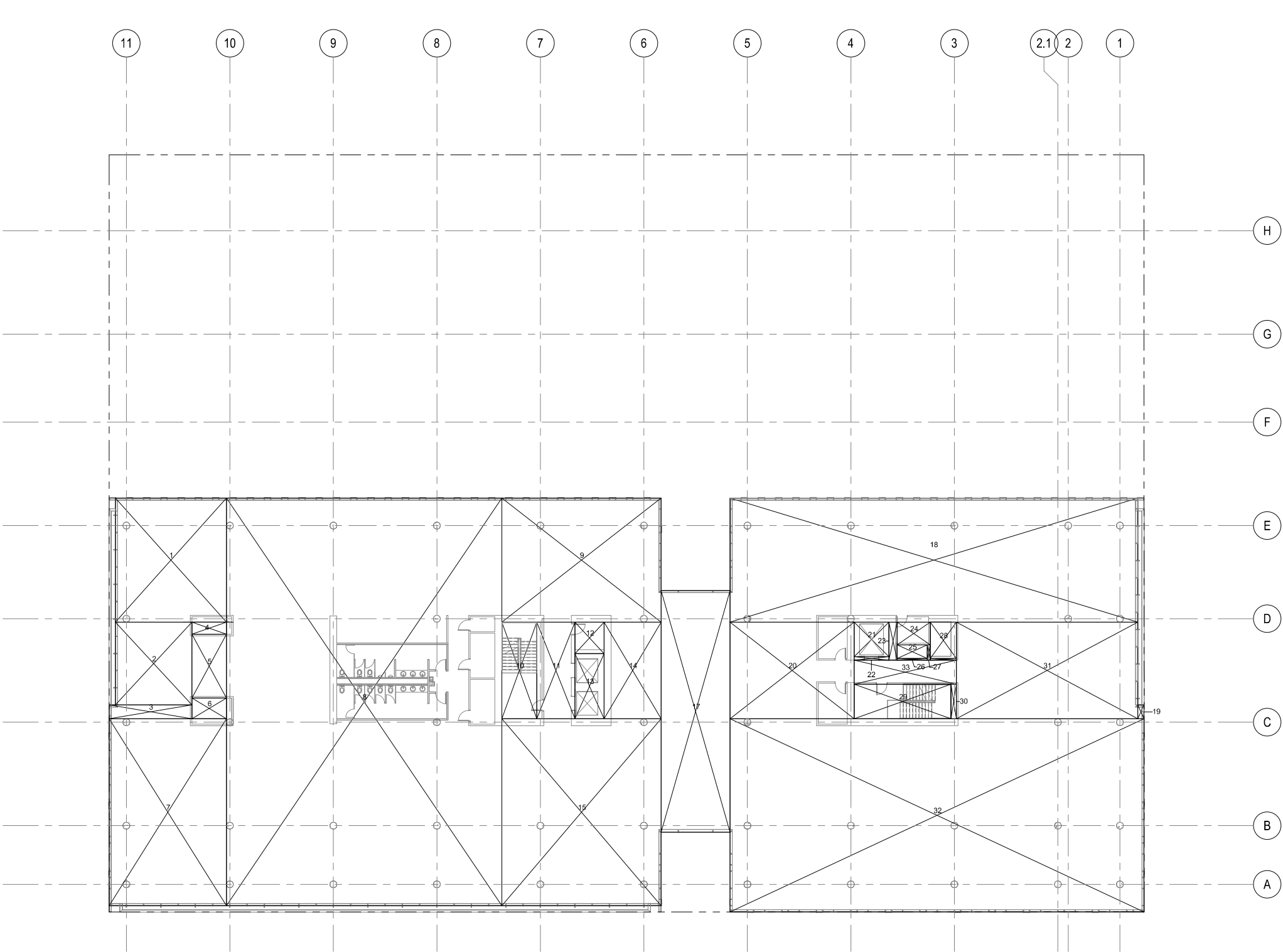
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AREA SCHEDULE - LEVEL 04				
Section	Width	Length	Area	Comments
1	32' - 2"	38' - 0"	1,158 SF	
2	22' - 2"	24' - 0"	532 SF	
3	4' - 0"	24' - 0"	96 SF	
4	3' - 6"	10' - 0"	35 SF	EXEMPT
5	10' - 0"	18' - 6"	185 SF	
6	6' - 0"	10' - 0"	60 SF	EXEMPT
7	34' - 0"	54' - 2"	1,842 SF	
8	79' - 10"	118' - 2"	9,434 SF	
9	36' - 0"	46' - 2"	1,662 SF	
10	10' - 2"	28' - 0"	285 SF	EXEMPT
11	11' - 0"	28' - 0"	308 SF	
12	8' - 6"	9' - 1 1/4"	77 SF	
13	8' - 6"	18' - 10 3/4"	161 SF	EXEMPT
14	16' - 6"	28' - 0"	462 SF	
15	46' - 2"	54' - 2"	2,501 SF	
17	20' - 0"	70' - 0 1/2"	1,401 SF	
18	36' - 0"	118' - 2"	4,254 SF	
19	1' - 9 3/4"	4' - 0"	7 SF	
20	28' - 0"	35' - 11 1/2"	1,007 SF	
21	10' - 0"	10' - 0 1/2"	100 SF	EXEMPT
22	0' - 5 1/4"	7' - 6 3/4"	3 SF	
22	0' - 11 3/4"	10' - 0 1/2"	10 SF	
23	2' - 5 1/4"	10' - 11 3/4"	27 SF	
24	6' - 6 3/4"	9' - 6 3/4"	63 SF	
25	4' - 0"	8' - 8 1/4"	35 SF	EXEMPT
26	0' - 5"	8' - 8 1/4"	4 SF	
27	0' - 10 1/2"	4' - 5"	4 SF	
28	7' - 6 3/4"	10' - 6 1/2"	80 SF	EXEMPT
29	10' - 0"	28' - 1 1/4"	281 SF	EXEMPT
30	1' - 6"	10' - 0"	15 SF	
31	28' - 0"	52' - 7 1/4"	1,473 SF	
32	56' - 0"	119' - 11 3/4"	6,719 SF	
33	7' - 0 1/4"	29' - 7 1/4"	208 SF	
			34,486 SF	

1 MU3 OFFICE LEVEL 04 - AREA CALCULATION
1/16" = 1'-0"



MU3

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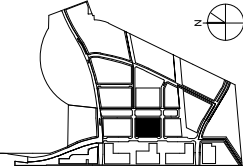
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MU3 OFFICE - LEVEL 04 AREA PLAN

1/16" = 1'-0"

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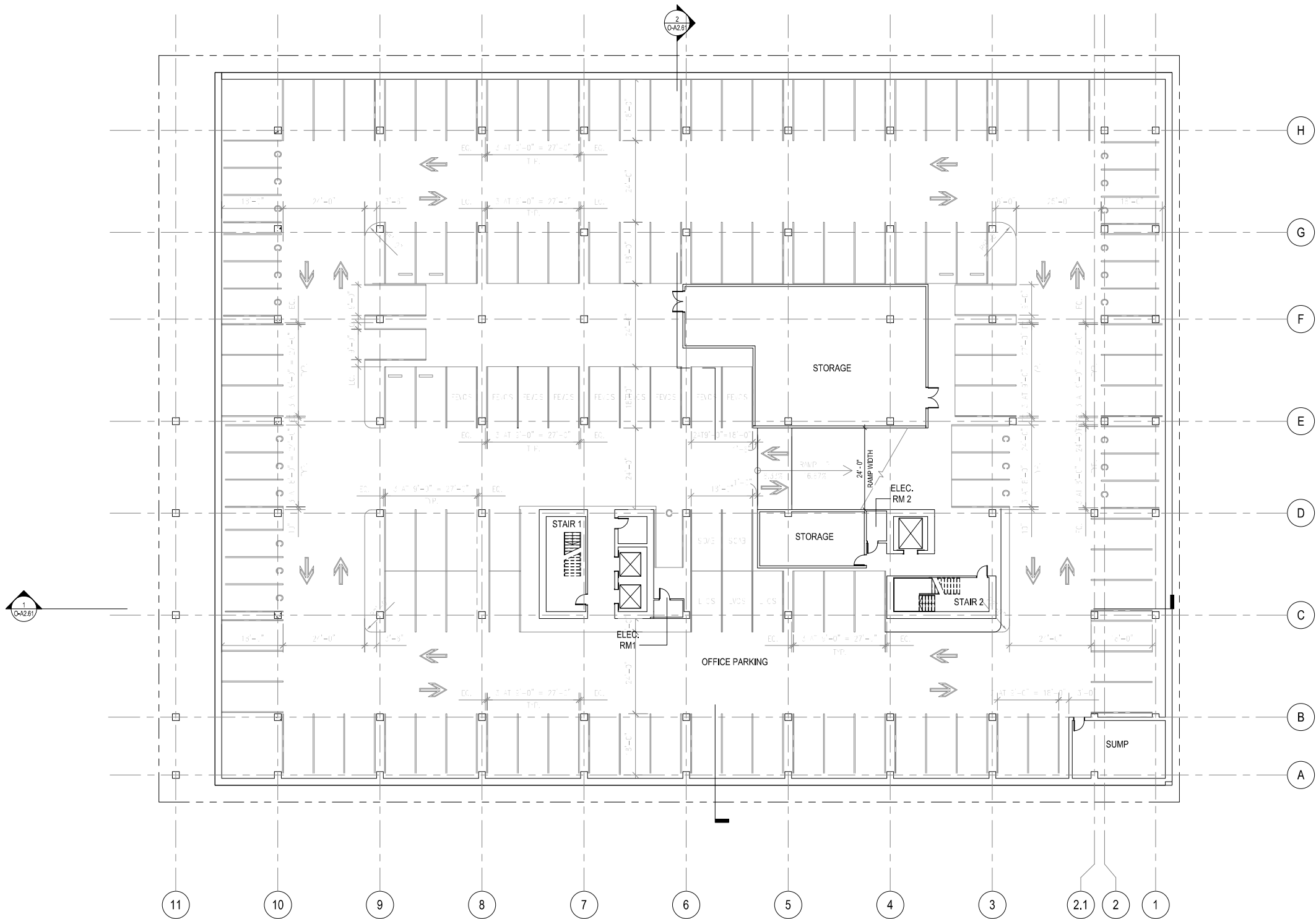
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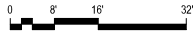
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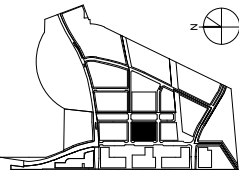


1 MU3 OFFICE PARKING - B2 PLAN
1/16" = 1'-0"



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MU3 OFFICE PARKING - B2 PLAN

1/16" = 1'-0"

MU3

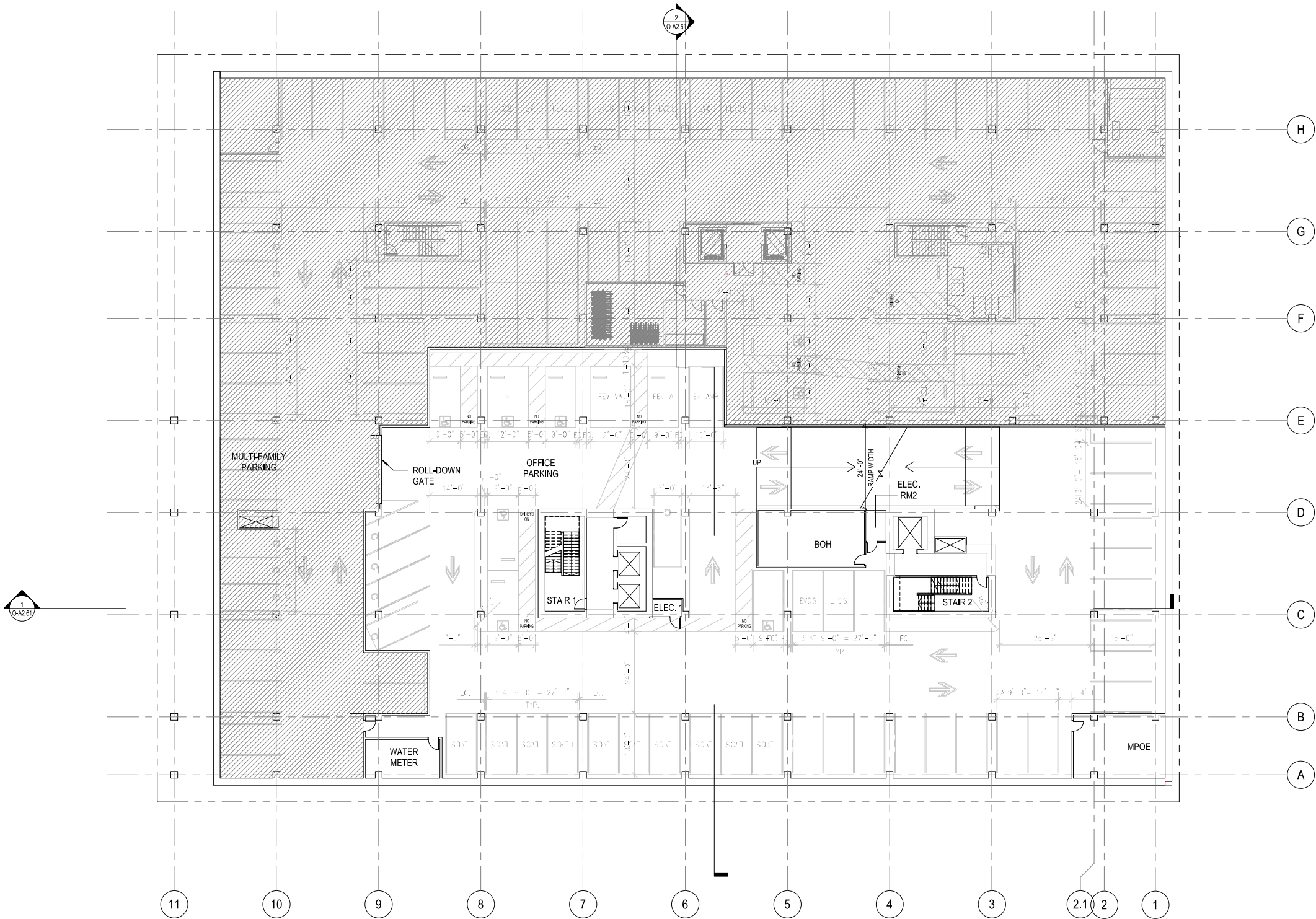
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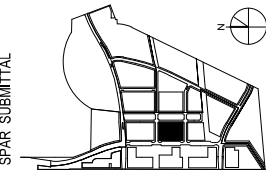


FLOOR PLAN LEGEND



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MU3 OFFICE PARKING - B1 PLAN

As indicated

MU3

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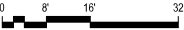
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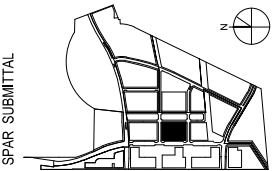
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1 MU3 OFFICE PARKING - B1 PLAN
1/16" = 1'-0"





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MU3 OFFICE - LEVEL 01 PLAN

1/16" = 1'-0"

MU3

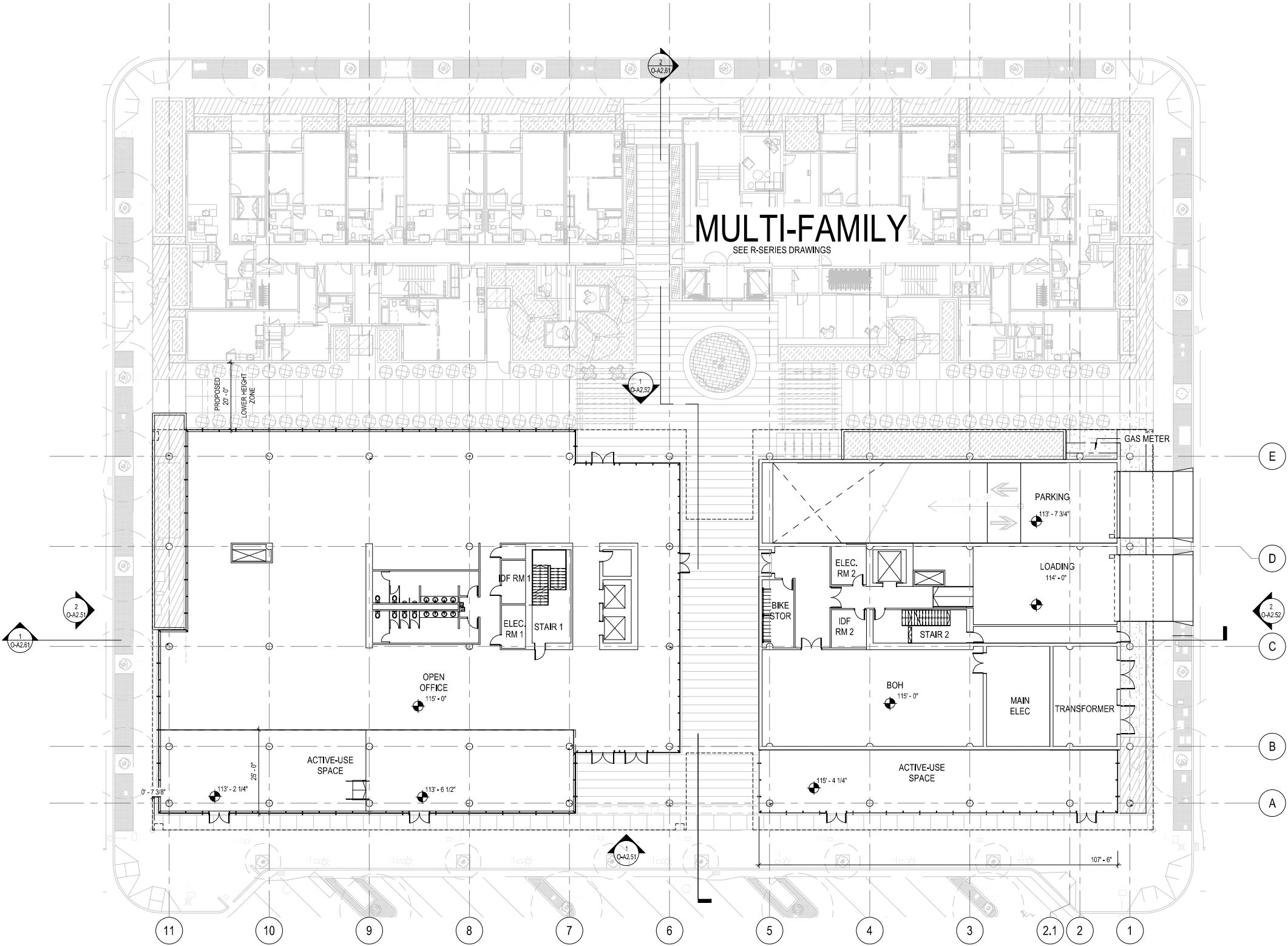
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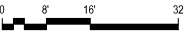
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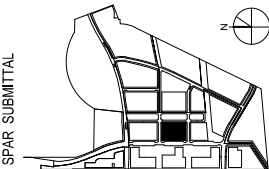
O-A1.53



1 MU3 OFFICE - LEVEL 01 PLAN

1/16" = 1'-0"





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MU3 OFFICE - LEVEL 02 PLAN

1/16" = 1'-0"

MU3

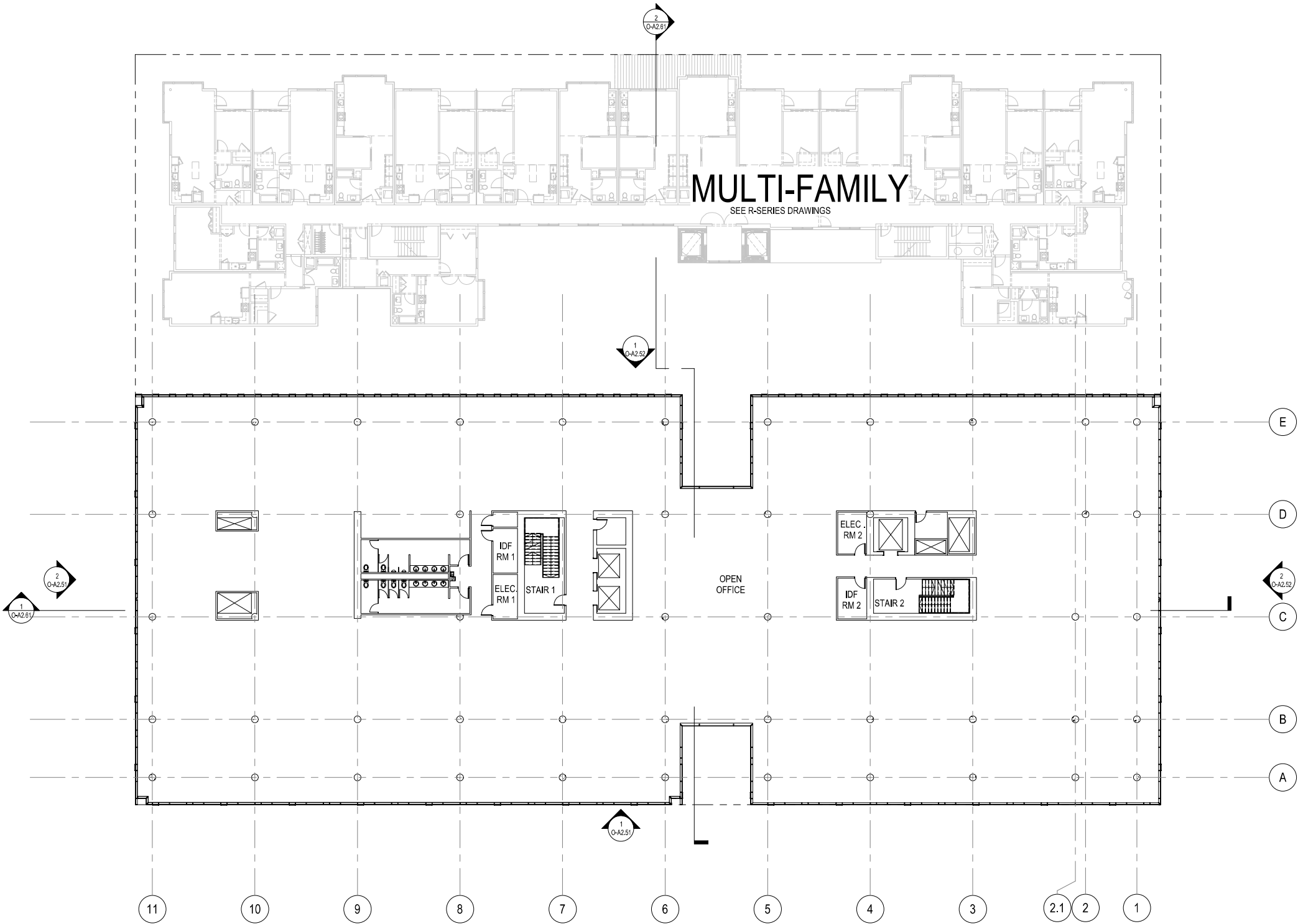
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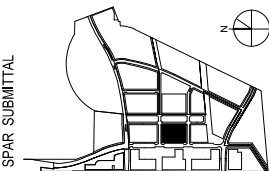
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1 MU3 OFFICE - LEVEL 02 PLAN

1/16" = 1'-0"



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MU3 OFFICE - LEVEL 03 PLAN

1/16" = 1'-0"

MU3

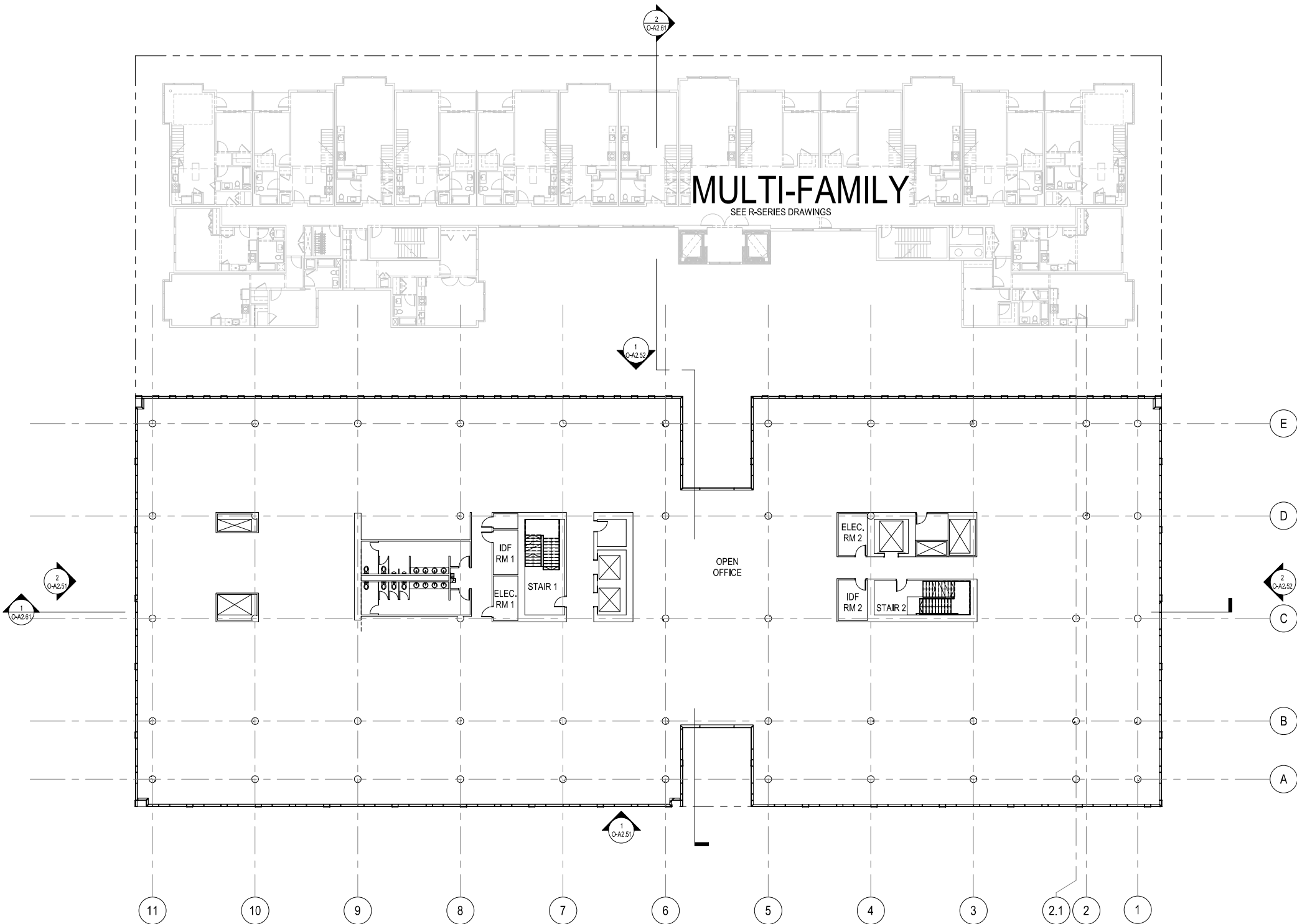
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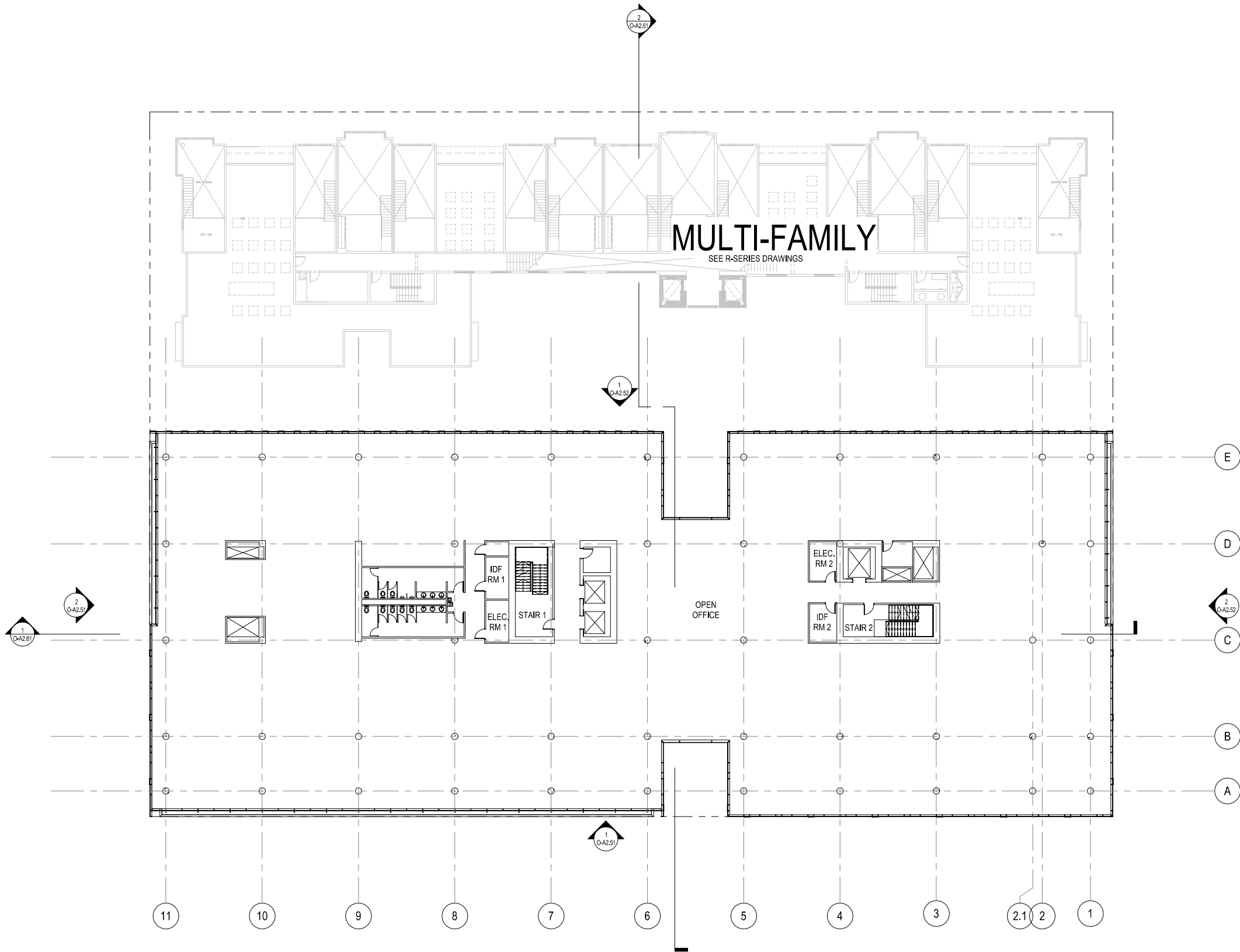
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1 MU3 OFFICE - LEVEL 03 PLAN

1/16" = 1'-0"



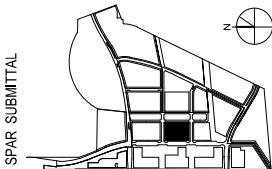


1 MU3 OFFICE - LEVEL 04 PLAN
1/16" = 1'-0"



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MU3 OFFICE - LEVEL 04 PLAN

1/16" = 1'-0"

MU3

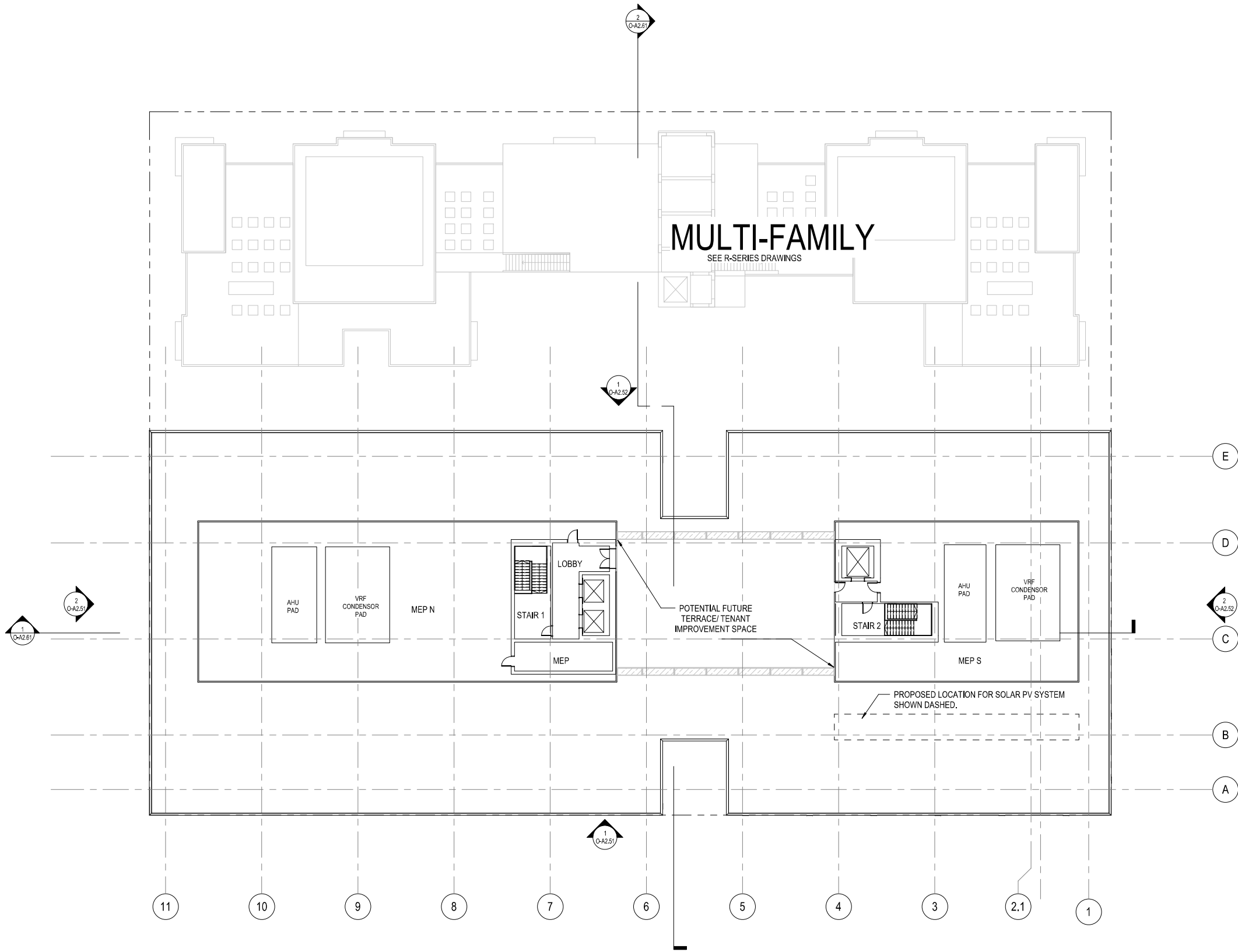
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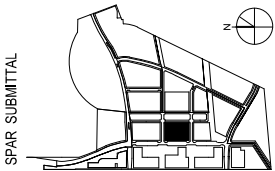


1 MU3 OFFICE - LOWER ROOF PLAN
1/16" = 1'-0"



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MU3 OFFICE - LOWER ROOF PLAN

1/16" = 1'-0"

MU3

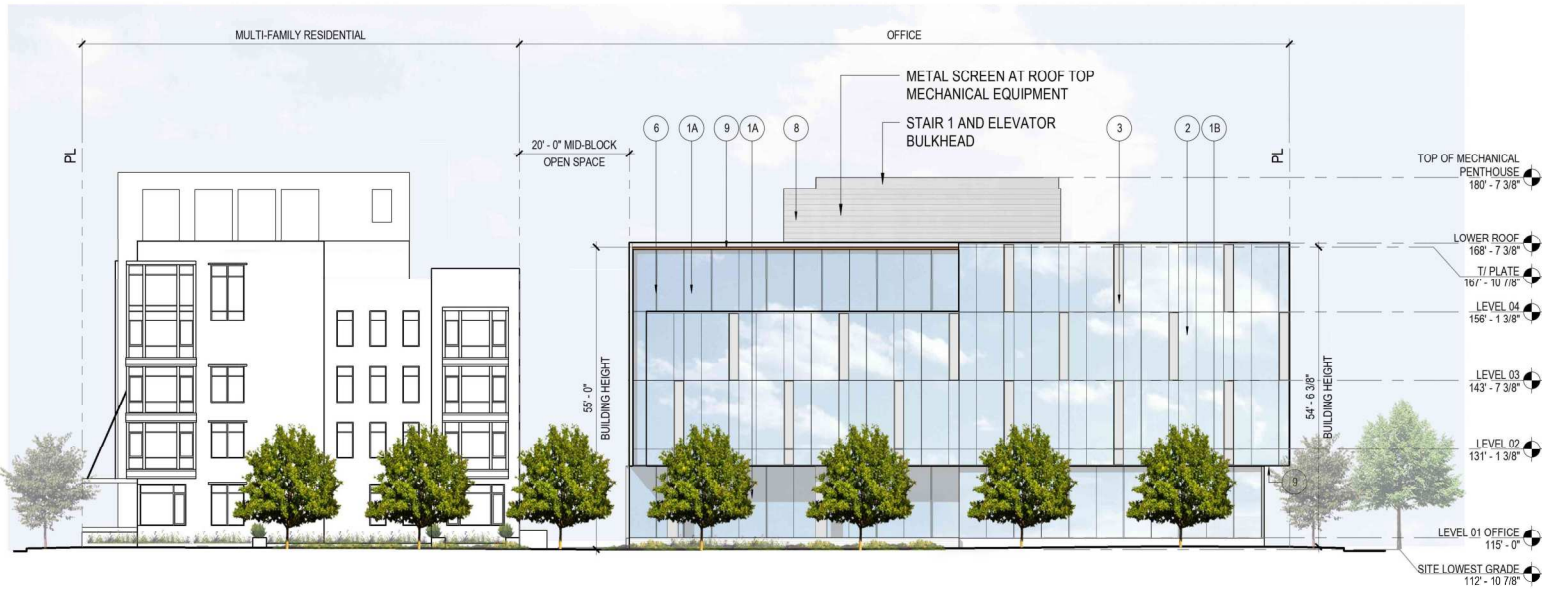
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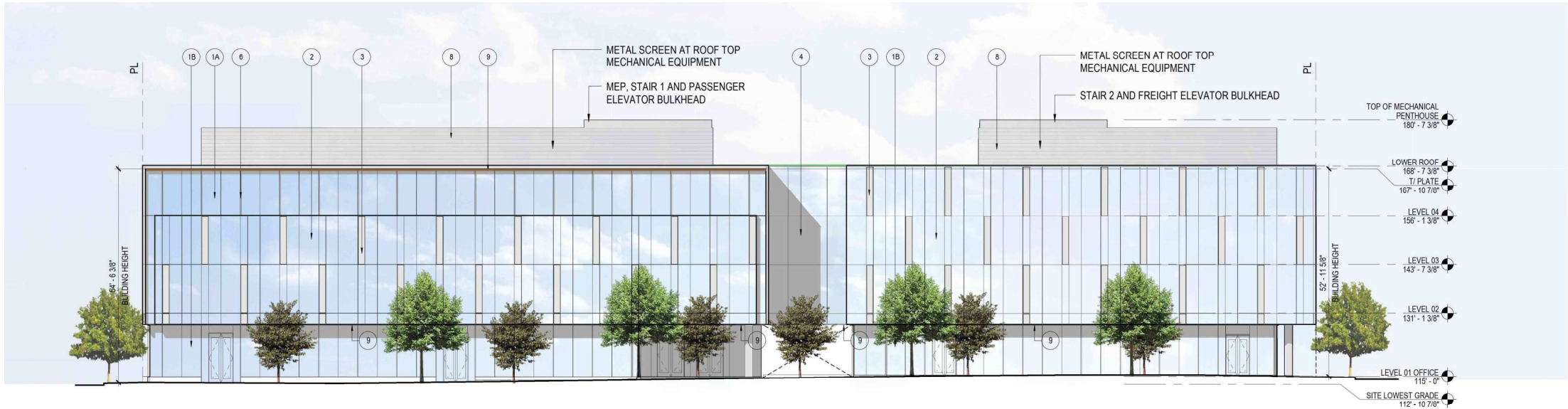
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2 MU3 NORTH ELEVATION - DERBY AVENUE
1/16" = 1'-0"



1 MU3 OFFICE WEST ELEVATION - S DELAWARE STREET
1/16" = 1'-0"

MATERIALS LEGEND AND NOTES

MATERIALS LEGEND: OFFICE FACADE MATERIAL

- 1A OFFICE 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10'.
- 1B RETAIL STOREFRONT 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10'
- 2 4 SIDED SSG
- 3 FACADE PATTERN: 1'-10" WIDE GLAZED-IN METAL PANEL
- 4 OVERSIZED 10'-0" WIDE 4 SIDED SSG
- 5 2 SIDED SSG WITH VANCEVA INTERLAY
- 6 METAL FIN CAPS

OTHER SYSTEMS:

- 7 ARCHITECTURAL CONCRETE WALL: 2STONE BOARD FORM VENEER OR SIMILAR, 72" X 6" X 1/2" STANDARD GREY
- 8 SOLID METAL SCREEN: MORIN MATRIX SERIES OR SIMILAR

SOFFIT SYSTEMS:

- 9 PARKLEX PANEL OR SIMILAR, LAMINATED WOOD/ WOOD-LIKE EXTERIOR PANEL

NOTES:

- 1. PERMITTED ELEVATOR BULKHEAD AND MECHANICAL APPURTENANCES ABOVE 55' HEIGHT LIMIT PER SAN MATEO CITY CHARTER AND MUNICIPAL ITEM 27.02.060 USE AND BULK REGULATIONS.

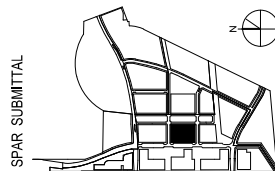
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MU3 OFFICE - BUILDING ELEVATIONS

As indicated

MU3

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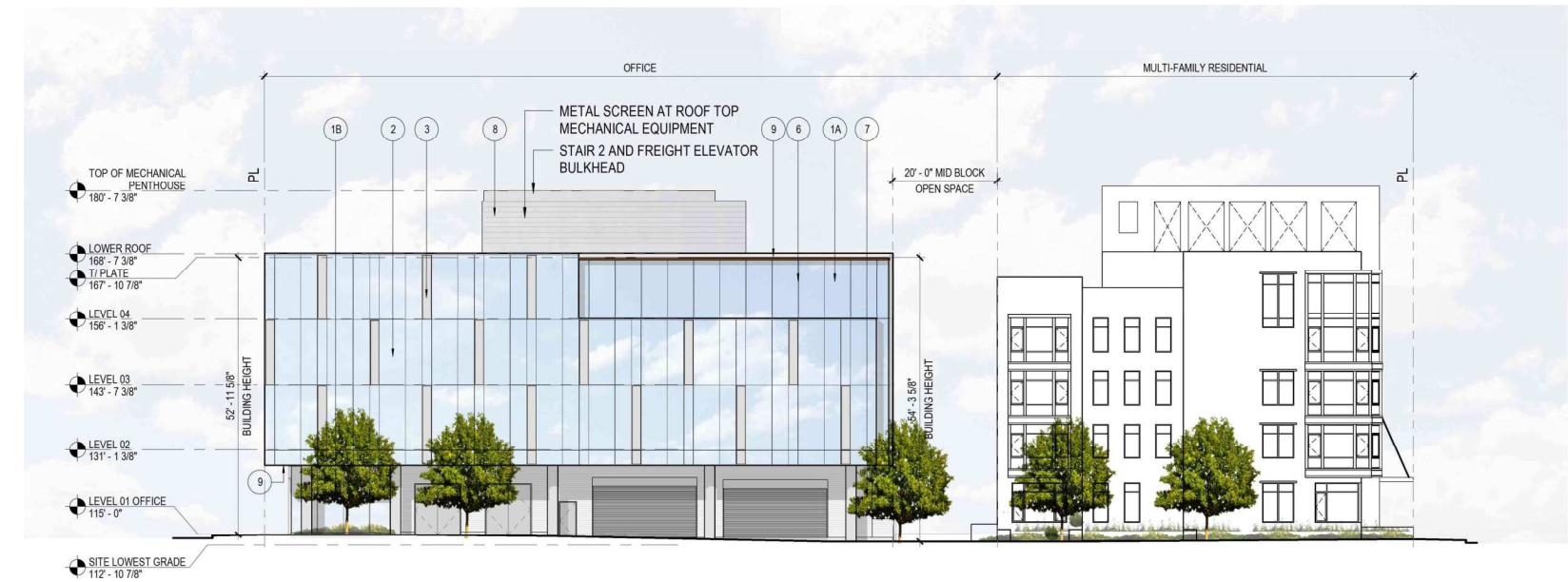
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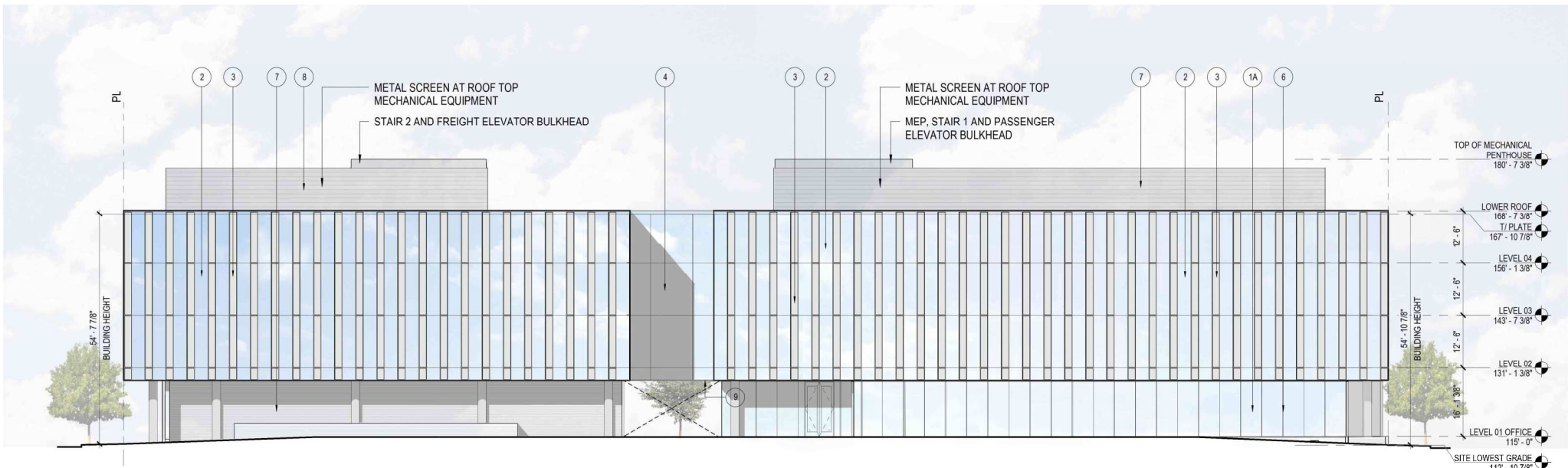
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2 MU3 SOUTH ELEVATION - LANDING AVENUE
1/16" = 1'-0"



1 MU3 OFFICE EAST ELEVATION - MID-BLOCK OPEN SPACE
1/16" = 1'-0"

MATERIALS LEGEND AND NOTES

MATERIALS LEGEND:

OFFICE FACADE MATERIAL

- 1A OFFICE 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10'.
- 1B RETAIL STOREFRONT 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10'
- 2 4 SIDED SSG
- 3 FACADE PATTERN: 1'-10" WIDE GLAZED-IN METAL PANEL
- 4 OVERSIZED 10'-0" WIDE 4 SIDED SSG
- 5 2 SIDED SSG WITH VANCEVA INTERLAY
- 6 METAL FIN CAPS

OTHER SYSTEMS:

- 7 ARCHITECTURAL CONCRETE WALL: 2STONE BOARD FORM VENEER OR SIMILAR, 72" X 6" X 1/2" STANDARD GREY
- 8 SOLID METAL SCREEN: MORIN MATRIX SERIES OR SIMILAR

SOFFIT SYSTEMS:

- 9 PARKLEX PANEL OR SIMILAR, LAMINATED WOOD/ WOOD-LIKE EXTERIOR PANEL

NOTES:

1. PERMITTED ELEVATOR BULKHEAD AND MECHANICAL APPURTENANCES ABOVE 55' HEIGHT LIMIT PER SAN MATEO CITY CHARTER AND MUNICIPAL ITEM 27.02.060 USE AND BULK REGULATIONS.

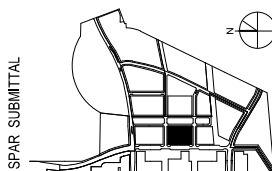
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MU3 OFFICE - BUILDING ELEVATIONS

As indicated

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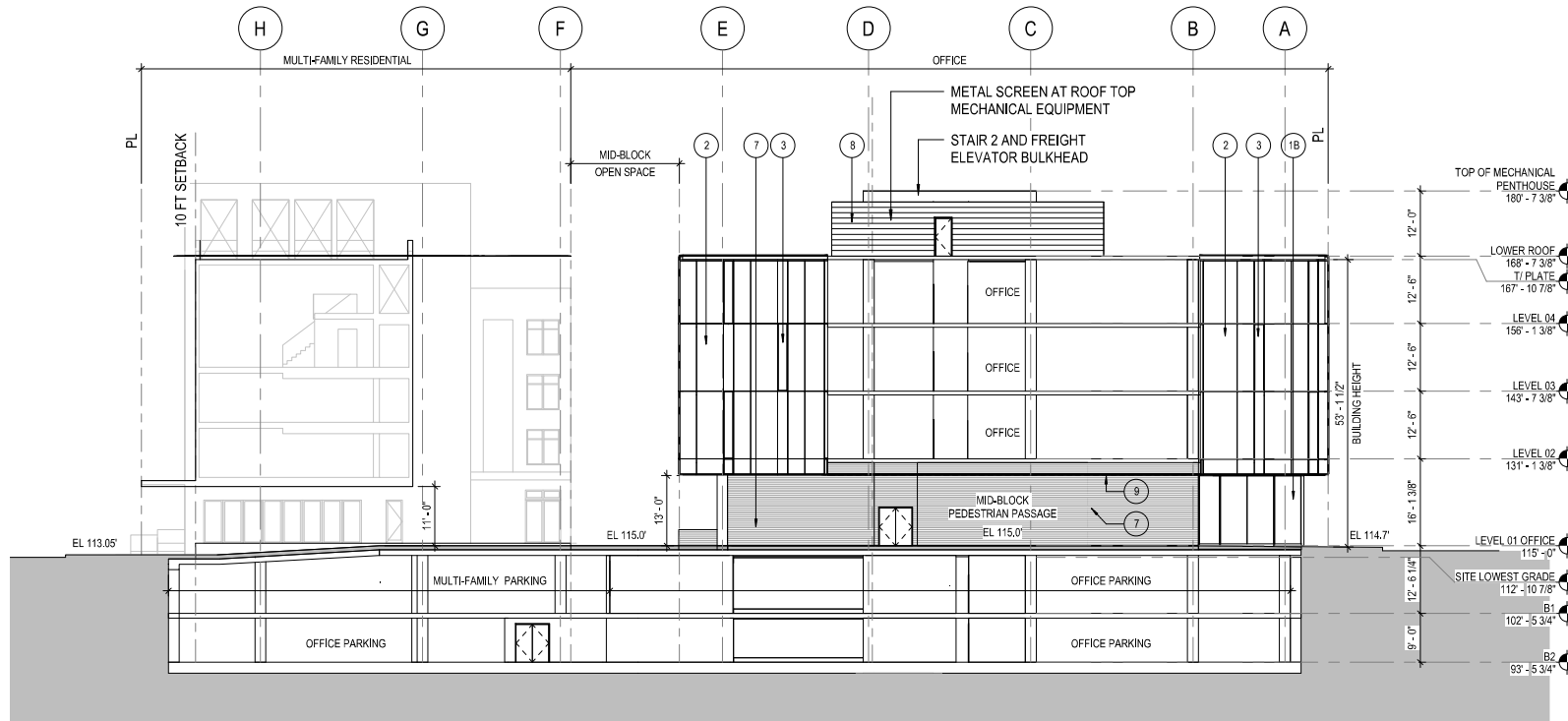
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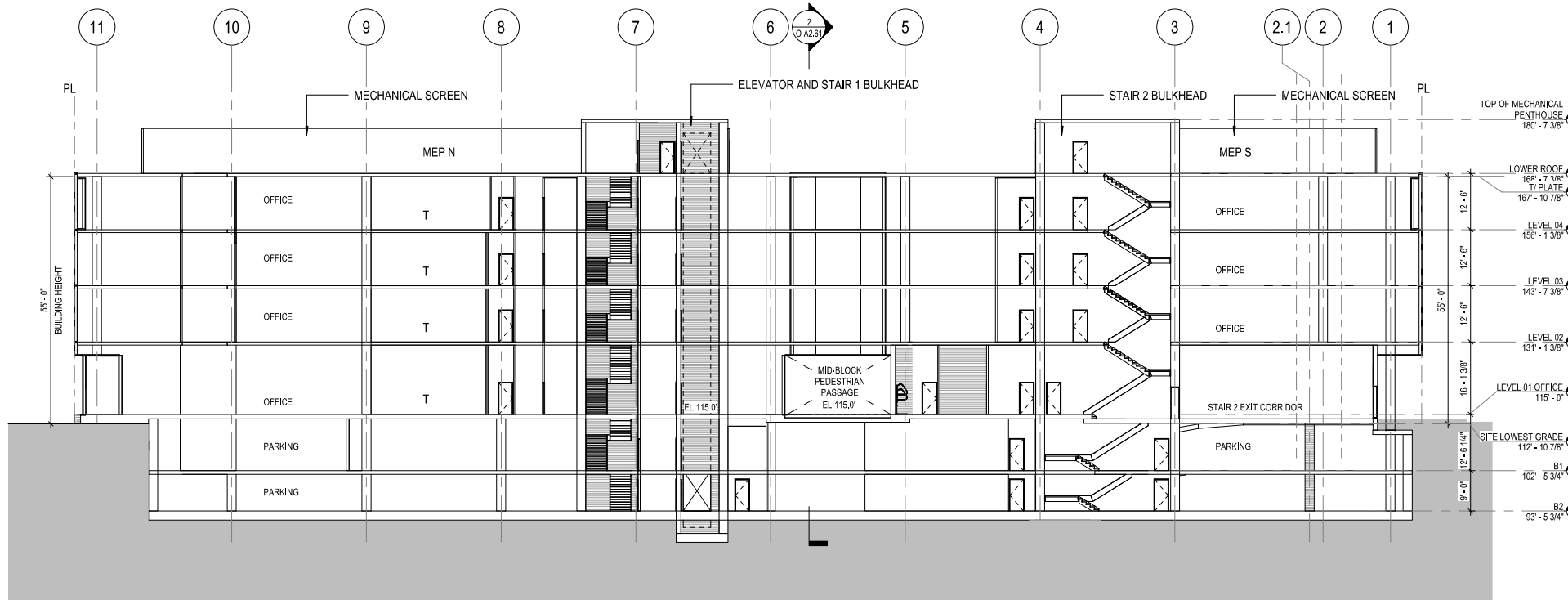
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2 MU3 BUILDING SECTION LOOKING SOUTH AT MID-BLOCK PASSAGE WAY
1/16" = 1'-0"



1 BUILDING SECTION LOOKING EAST
1/16" = 1'-0"

MATERIALS LEGEND AND NOTES

MATERIALS LEGEND:

OFFICE FACADE MATERIAL

- 1A OFFICE 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10'.
- 1B RETAIL STOREFRONT 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10'
- 2 4 SIDED SSG
- 3 FACADE PATTERN: 1'-10" WIDE GLAZED-IN METAL PANEL
- 4 OVERSIZED 10'-0" WIDE 4 SIDED SSG
- 5 2 SIDED SSG WITH VANCEVA INTERLAY
- 6 METAL FIN CAPS

OTHER SYSTEMS:

- 7 ARCHITECTURAL CONCRETE WALL: 2STONE BOARD FORM VENEER OR SIMILAR, 72" X 6" X 1/2" STANDARD GREY
- 8 SOLID METAL SCREEN: MORIN MATRIX SERIES OR SIMILAR

SOFFIT SYSTEMS:

- 9 PARKLEX PANEL OR SIMILAR, LAMINATED WOOD/ WOOD-LIKE EXTERIOR PANEL

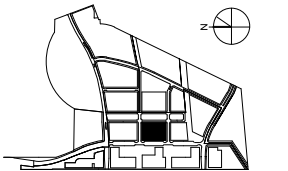
NOTES:

- 1. PERMITTED ELEVATOR BULKHEAD AND MECHANICAL APPURTENANCES ABOVE 55' HEIGHT LIMIT PER SAN MATEO CITY CHARTER AND MUNICIPAL ITEM 27.02.060 USE AND BULK REGULATIONS.



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MU3 OFFICE - BUILDING SECTIONS

As indicated

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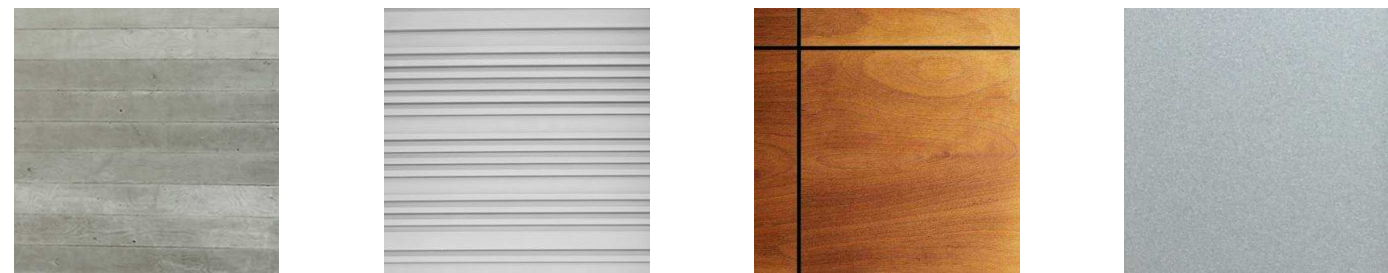
- OFFICE FACADE GLAZING:
SOLARBAN 72 ACUTY OR SIMILAR

1A 2 SIDED SSG,
CAPTURED VERTICALLY AT EVERY
10 FT.

2 4 SIDED SSG, 5 FT WIDE

4 4 SIDED SSG, 10 FT WIDE
- RETAIL STOREFRONT GLAZING:
SOLARBAN 72 STARSPIRE OR SIMILAR

1B 2 SIDED SSG, CAPTURED VERTICALLY
AT EVERY 10 FT
- 3 FACADE GLAZED IN METAL PANEL
SILVER GRAY COLOR
- 5 2 SIDED SSG WITH VANCEVA
INTERLAY
- 6 METAL FIN CAP
SILVER GRAY COLOR



- 7 2STONE BOARD FORM VENEER
OR SIMILAR,
72" X 6" X 1/2" STANDARD GREY
- 8 MORIN MATRIX SERIES
SOLID METAL SCREEN
OR SIMILAR
- 9 PARKLEX PANEL OR SIMILAR,
NATURAL WOOD/ WOOD LIKE
EXTERIOR PANEL
- 10 METAL PANEL SOFFIT
SILVER GRAY COLOR

MATERIALS LEGEND AND NOTES

MATERIALS LEGEND:

OFFICE FACADE MATERIAL

- 1A OFFICE 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10'.
- 1B RETAIL STOREFRONT 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10'
- 2 4 SIDED SSG
- 3 FACADE PATTERN: 1'-10" WIDE GLAZED-IN METAL PANEL
- 4 OVERSIZED 10'-0" WIDE 4 SIDED SSG
- 5 2 SIDED SSG WITH VANCEVA INTERLAY
- 6 METAL FIN CAPS

OTHER SYSTEMS:

- 7 ARCHITECTURAL CONCRETE WALL: 2STONE BOARD FORM VENEER OR SIMILAR, 72" X 6" X 1/2" STANDARD GREY
- 8 SOLID METAL SCREEN: MORIN MATRIX SERIES OR SIMILAR

SOFFIT SYSTEMS:

- 9 PARKLEX PANEL OR SIMILAR,
LAMINATED WOOD/ WOOD-LIKE EXTERIOR PANEL

NOTES:

1. PERMITTED ELEVATOR BULKHEAD AND MECHANICAL APPURTENANCES ABOVE 55' HEIGHT LIMIT PER SAN MATEO CITY CHARTER AND MUNICIPAL ITEM 27.02.060 USE AND BULK REGULATIONS.

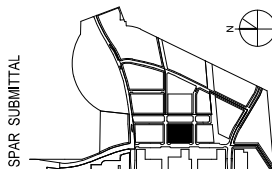
WILSON
MEANY

BAY MEADOWS
LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 491910.000

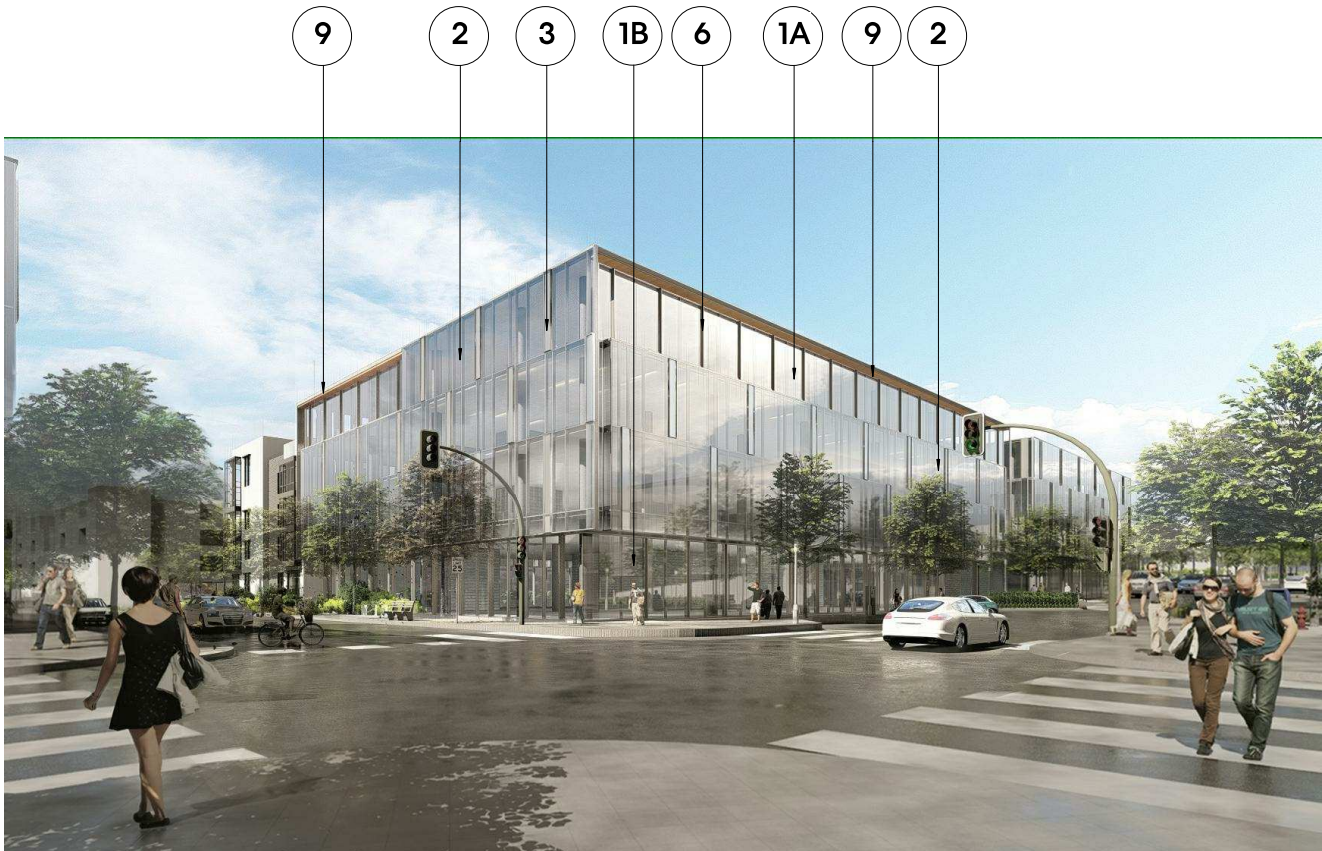


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SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - EXTERIOR MATERIALS

1/8" = 1'-0"



MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

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09.25.2020

OA2.71

PROJECT DATA (CODE ANALYSIS)

CODE ANALYSIS

APPLICABLE CODES

ALL NEW CONSTRUCTION SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE (CBC) AND SAN MATEO MUNICIPAL CODE (SMMC)

ALL NEW MECHANICAL WORK SHALL COMPLY WITH 2019 CALIFORNIA MECHANICAL CODE (CMC) AND SMMC

ALL NEW CONSTRUCTION SHALL COMPLY WITH 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)

ALL NEW ELECTRICAL WORK SHALL COMPLY WITH 2019 CALIFORNIA ELECTRICAL CODE (CEC) AND SMMC

ALL NEW FIRE PROTECTION WORK SHALL COMPLY WITH 2019 CALIFORNIA FIRE CODE (CFC) AND SMMC

ALL NEW PLUMBING WORK SHALL COMPLY WITH 2019 CALIFORNIA PLUMBING CODE (CPC) AND SMMC

ALL NEW CONSTRUCTION SHALL COMPLY WITH 2019 CALIFORNIA ENERGY CODE

ALL NEW CONSTRUCTION SHALL COMPLY WITH 2019 CALIFORNIA ADMINISTRATIVE CODE

ACCESSIBILITY

100% OF UNITS SHALL BE ADAPTABLE PER CBC 2019, CHAPTER 11A

ALL COMMON USE AREAS SHALL BE ACCESSIBLE PER CBC 2019, CHAPTER 11A

ALL PUBLIC AREAS SHALL BE ACCESSIBLE PER CBC 2019, CHAPTER 11A

ALL UNITS TO INCLUDE ONE COMPLYING BATHROOM PER 1134A.2 - OPTION 2

2019 CBC BUILDING CODE ANALYSIS OF NEW RESIDENTIAL BUILDING

RESIDENTIAL BUILDING AND PARKING GARAGE EQUIPPED WITH FULLY AUTOMATED FIRE SPRINKLER SYSTEM

CONSTRUCTION TYPE	CONSTRUCTION TYPE			2019 CBC REFERENCE
USE AND OCCUPANCY CLASSIFICATION	R-2 RESIDENTIAL	A-3 COMMON AMENITIES	S-2 BASEMENT PARKING GARAGE	
OCCUPANCY SEPARATION	R-2 / S-2 = 2 HR	A-3 / S-2 = 2 HR	R-2 / S-2 = 2 HR	
CONSTRUCTION TYPE	VA SPRINKLERED	VA SPRINKLERED	1A SPRINKLERED	

FIRE SEPARATIONS PER USE PER CBC TABLE 508.4

ASSEMBLY FIRE-RESISTANCE RATINGS

BUILDING ELEMENT	CONSTRUCTION TYP VA (HOURS)	CONSTRUCTION TYP 1A (HOURS)	
PRIMARY STRUCTURAL FRAME	3	1	
BEARING WALLS - EXTERIOR	3	1	
BEARING WALLS - INTERIOR	3	1	
NON-BEARING WALLS / INT. PARTITIONS	0	0	
EXT. WALL OPENINGS AT PROPERTY LINES	N/A	N/A	
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	2	1	
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1.5	1	
EXIT ENCLOSURES AND SHAFTS	2	2	

FOR RATINGS BETWEEN DIFFERENT USE AND OCCUPANCY GROUPS, SEE TABLE ABOVE.

FIRE RESISTANCE RATINGS PER CBC CHAPTER 6 - SEE TABLES 601 AND 602 FOR ADDITIONAL PROVISIONS AND REQUIREMENTS

PLUMBING FIXTURE COUNTS

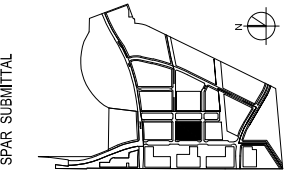
PLUMBING FIXTURE COUNTS			
TYPE	UNIT	QUANTITY	PER UNIT
BATHING OFFICE (Bathroom)	1	1	1
KITCHEN	1	1	1
LIVING	1	1	1
STUDIO	1	1	1
TOTAL			

PROJECT DATA (ZONING ANALYSIS)

RESIDENTIAL BUILDING DATA																		
ZONING																		
BAY MEADOWS SPECIFIC PLAN (BMSP)																		
APPLICABLE DOCUMENTS:																		
BAY MEADOWS SPECIFIC PLAN AMENDMENT (SPA)																		
BAY MEADOWS PHASE II DESIGN GUIDELINES AND DEVELOPMENT STANDARDS (DG)																		
SAN MATEO MUNICIPAL CODE (SMMC)																		
ZONING DESIGNATION: MU3 BLOCK DEVELOPED UNDER MIXED USE STANDARDS - BAY MEADOWS SPECIFIC PLAN AMENDMENT																		
BUILDING AREA																		
<table><tr><th>PARCEL DATA</th><th>ALLOWED / REQUIRED</th><th>PROPOSED</th></tr><tr><td>DENSITY</td><td>50 DU / ACRE</td><td>44.34 DU / ACRE</td></tr><tr><td>F.A.R.</td><td>3.0¹</td><td>2.94</td></tr><tr><td>HEIGHT (TYP.)²</td><td>55'- 0"</td><td>VARIES, 53' - 7 ¾" (SEE ELEVATIONS)</td></tr><tr><td>HEIGHT (ARCH FEAT.)²</td><td>FOR REVIEW</td><td>53' - 7 ¾"</td></tr></table> 1. 3.0 FAR PER SPA TABLE IV-6 FOR MIXED USE STANDARDS (BLOCK WITH RESIDENTIAL USES) 2. BUILDING HEIGHT PER SMMC 27.04.080: HEIGHT MEASURED TO TOP OF PLATE FROM LOWEST EXISTING GRADE AT BUILDING PERIMETER. ARCHITECTURAL FEATURES ALLOWED TO EXCEED HEIGHT LIMIT SUBJECT TO SPAR / AHJ REVIEW PER DG'S AND SPA.				PARCEL DATA	ALLOWED / REQUIRED	PROPOSED	DENSITY	50 DU / ACRE	44.34 DU / ACRE	F.A.R.	3.0 ¹	2.94	HEIGHT (TYP.) ²	55'- 0"	VARIES, 53' - 7 ¾" (SEE ELEVATIONS)	HEIGHT (ARCH FEAT.) ²	FOR REVIEW	53' - 7 ¾"
PARCEL DATA	ALLOWED / REQUIRED	PROPOSED																
DENSITY	50 DU / ACRE	44.34 DU / ACRE																
F.A.R.	3.0 ¹	2.94																
HEIGHT (TYP.) ²	55'- 0"	VARIES, 53' - 7 ¾" (SEE ELEVATIONS)																
HEIGHT (ARCH FEAT.) ²	FOR REVIEW	53' - 7 ¾"																
FLOOR AREA																		
<table><tr><th colspan="2">ZONING FLOOR AREA^{1,2,3}</th></tr><tr><td>GROUND FLOOR</td><td>14,646 SF</td></tr><tr><td>SECOND FLOOR</td><td>14,888 SF</td></tr><tr><td>THIRD FLOOR</td><td>14,888 SF</td></tr><tr><td>FOURTH FLOOR</td><td>14,888 SF</td></tr><tr><td>FOURTH FLOOR LOFTS</td><td>8,121 SF</td></tr><tr><td>TOTAL FLOOR AREA</td><td>67,431 SF</td></tr></table> 1. SEE ZONING CODE SECTION 27.04.200 (b) (1) FOR FULL FLOOR AREA DEFINITION. 2. SEE ZONING CODE SECTION 27.04.200 (b) (2) FOR FULL LIST OF FLOOR AREA EXCLUSIONS. 3. SEE ZONING CODE SECTION 27.04.200 (d) FOR FULL LIST OF PARKING FLOOR AREA EXCLUSIONS (DOES NOT APPLY TO GENERAL OFFICE, RETAIL STORES, FOOD STORES, DRUG STORES, AND SHOPPING CENTER USES)				ZONING FLOOR AREA ^{1,2,3}		GROUND FLOOR	14,646 SF	SECOND FLOOR	14,888 SF	THIRD FLOOR	14,888 SF	FOURTH FLOOR	14,888 SF	FOURTH FLOOR LOFTS	8,121 SF	TOTAL FLOOR AREA	67,431 SF	
ZONING FLOOR AREA ^{1,2,3}																		
GROUND FLOOR	14,646 SF																	
SECOND FLOOR	14,888 SF																	
THIRD FLOOR	14,888 SF																	
FOURTH FLOOR	14,888 SF																	
FOURTH FLOOR LOFTS	8,121 SF																	
TOTAL FLOOR AREA	67,431 SF																	
VEHICLE PARKING																		
SUBJECT TO SPAR REVIEW																		
UNIT TYPE		UNIT NUMBER																
STUDIO		24																
1 BEDROOM		41																
2 BEDROOM		2																
TOTAL		67																
TOTAL PARKING PROVIDED: 76																		
RESIDENTIAL USE: MAXIMUM PARKING RATIO 1.75 - 2.25 PER RESIDENTIAL UNIT			TOTAL SPACES: 76															
ACCESSIBLE PARKING*: 2% OF THE PARKING SPACES, ACCESSIBLE VAN PARKING: ONE IN EVERY 8 ACCESSIBLE SPACES, BUT NOT LESS THAN ONE SHALL BE VAN ACCESSIBLE.			REGULAR: 41 TANDEM** : 10 COMPACT: 11 ADA STANDARD: 1 ADA VAN: 1															
MULTIFAMILY EV CHARGING SPACES REQUIRED:			FUTURE EV REGULAR: 10 FUTURE EV ADA STANDARD: 1 FUTURE EV VAN: 1															
1. 10% OF TOTAL CAPABLE OF SUPPORTING FUTURE EVSE PER CGC 4.106.4.2.																		
2. 15% OF TOTAL MIN. 1, CAPABLE OF SUPPORTING FUTURE EVSE PER SAN MATEO MUNICIPAL CODE 23.70.040.																		
* BASED ON ASSIGNED PARKING																		
** 5 TANDEM SPACES, WITH CAPACITY TWO CARS EACH.																		
BIKE PARKING																		
REQUIREMENTS: BASED ON SAN MATEO ZONING SECTION 27.64.262 BICYCLE PARKING FACILITIES																		
LONG-TERM (SECURED)																		
UNIT TYPE		DU	SPACES / DU															
STUDIO		24	1.00															
1 BEDROOM		41	1.00															
2 BEDROOM		2	1.25															
SUB-TOTAL			68 SPACES															
SHORT-TERM (VISITOR)																		
UNIT TYPE		DU	SPACES / DU															
STUDIO		24	0.05															
1 BEDROOM		41	0.05															
2 BEDROOM		2	0.10															
SUB-TOTAL			6 SPACES															
OPEN SPACE																		
UNIT TYPE		REQUIRED	PROVIDED															
COMMON OPEN SPACE		NONE	2,280 SF															
PRIVATE OPEN SPACE		NONE	1,280 SF															
TOTAL OPEN SPACE		NONE	53 SF / UNIT															
REFERENCE: BMSP AMENDMENT - TABLE IV-6																		



Project No: 19-504



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SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 DEVELOPMENT PROJECT DATA
RESIDENTIAL BUILDING DATA &
ZONING ANALYSIS

MU3
BAY MEADOWS
SAN MATEO, CALIFORNIA

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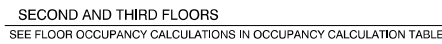
09.25.2020

R-A0.01



EXIT WIDTHS			
	OCC.	WIDTH REQUIRED	WIDTH PROVIDED
EXIT #1 DOOR WIDTH	119	(119 OCC),(15)=17.85", MIN. 32"	36"
EXIT #2 DOOR WIDTH	118	(118 OCC),(15)=17.7", MIN. 32"	36"
EXIT #3 DOOR WIDTH	14	(14 OCC),(15)=2.1", MIN. 32"	36"
EXIT #4 DOOR WIDTH	11	(11 OCC),(15)=1.65", MIN. 32"	36"
EXIT #5 DOOR WIDTH	2	(2 OCC),(15)=.30", MIN. 32"	36"

*NOTE: SEE SHEET R-A0.03 FOR EXITING DIAGRAMMS AND COUNTS FROM RESIDENTIAL PARKING AREA
EXITS #1 AND #2 ARE SIZED FOR THE SUM OF EGRESS COUNTS FROM FP01 AND BP01

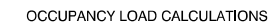


EXIT WIDTHS			
	OCC.	WIDTH REQUIRED	WIDTH PROVIDED
EXIT #1 (STAIR #1) DOOR WIDTH	38	(38 OCC)(.15)=5.7", MIN. 32"	36"
EXIT #1 (STAIR #1) STAIR WIDTH	38	(38 OCC)(.2)=7.6", MIN. 44"	50"
EXIT #2 (STAIR #2) DOOR WIDTH	37	(37 OCC)(.15)=5.55", MIN. 32"	36"
EXIT #2 (STAIR #2) STAIR WIDTH	37	(37 OCC)(.2)=7.4", MIN. 44"	50"



EXIT WIDTHS			
	OCC.	WIDTH REQUIRED	WIDTH PROVIDED
EXIT #1 (STAIR #1) DOOR WIDTH	44	(44 OCC)/(15)=6.6', MIN. 32"	36"
EXIT #1 (STAIR #1) STAIR WIDTH	44	(44 OCC)/(2)=8.8', MIN. 44"	50"
EXIT #2 (STAIR #2) DOOR WIDTH	43	(43 OCC)/(15)=6.45', MIN. 32"	36"
EXIT #2 (STAIR #2) STAIR WIDTH	43	(43 OCC)/(2)=6.6', MIN. 44"	50"

*NOTE: OCCUPANCY INCLUDES LOFTS IN DOUBLE-HEIGHT SPACES



	RESIDENTIAL		OFFICE		ROOF AMENITY ²		RES PARKING	
AREA	(SEE UNIT COUNT TABLE)		180 NSF		1498 NSF		25,000 GSF	
OCCUPANCY GROUP / FUNCTION	R-2		B		B		PARKING GARAGE	
OCCUPANCY LOAD FACTOR ¹	200 GSF		150 GSF		15 NSF		200 GSF	
OCCUPANTS	252		2		98		125	
EXITING CALCULATIONS	REQ'D	PROVIDED	REQ'D	PROVIDED	REQ'D	PROVIDED	REQ'D	PROVIDED
EXIT STAIRS	2	2			2	2	2	2
EXIT DOORWAYS	2	5	1	1	2	2	2	2

1. OCCUPANCY LOAD FACTORS PER CBC 2019 TABLE 1004.5

2. PER CBC 2019 SECTION 1004.7 OUTDOOR AREAS, OCCUPANT LOADS ARE TO BE DETERMINED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USE. OCCUPANT LOAD OF 15 NSF SUGGESTED SIMILAR TO UNCONCENTRATED ASSEMBLY FUNCTIONS

OCCUPANCY TABLES

OCCUPANCY LOAD CALCULATIONS - OVERALL BUILDING

Floor Level	Occupancy / Use			Residential (R-3)			Business (B-3)			Parking Garage (G-2)			Retail Assembly (R-3)			Total Floor Occupancy
	Occupancy Level			1 per 200 SF			1 per 200 SF			1 per 120 Garage			1 per 120 NSF			
	Allowed (SF)	Provided (SF)	Occr and	Allowed (SF)	Provided (SF)	Occr and	Allowed (SF)	Provided (SF)	Occr and	Allowed (SF)	Provided (SF)	Occr and				
Parking Level	0	0	0	n/a	n/a	0	n/a	n/a	0	162	n/a	0	0	0	162	
Ground Floor	36,000	14,573	73.1	34,500	180	1.2	n/a	0	0	n/a	0	0	0	0	75	
Second Floor	36,000	14,886	73.1	n/a	0	0	n/a	0	0	n/a	0	0	0	0	75	
Third Floor	36,000	14,886	74.4	n/a	0	0	n/a	0	0	n/a	0	0	0	0	75	
Fourth Floor	36,000	14,886	74.4	n/a	0	0	n/a	0	0	n/a	0	0	0	0	75	
Fifth Floor Left	Left (n/a)	3,340	11.2	n/a	0	0	n/a	0	0	n/a	0	0	0	0	12	
Roof Terrace	n/a	0	0	n/a	0	0	n/a	0	0	0	0	749 per pod	148,600	69.9	507	
TOTAL		61,627		330	330	1.3		32,343	162		148,600	69.9			1,011	

1. PER CBC 2019 SECTION 1004.7 OUTDOOR AREAS, OCCUPANT LOADS ARE TO BE DETERMINED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USE. OCCUPANT LOAD OF 15 NSF SUGGESTED SIMILAR TO UNCONCENTRATED ASSEMBLY FUNCTIONS

2. Allowable SF as per CBC table 506.2 and construction type listed above. Sprinkler code to be verified.

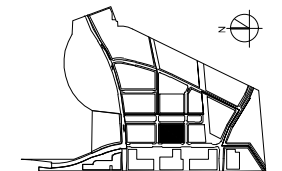
OCCUPANCY LOAD CALCULATIONS - INDIVIDUAL UNITS

Category	NO. OF	MAY 2014		JUNE 2014		JULY 2014		AUGUST 2014		SEPTEMBER 2014		OCTOBER 2014	
		NO.	PERCENT	NO.	PERCENT	NO.	PERCENT	NO.	PERCENT	NO.	PERCENT	NO.	PERCENT
Female	10-14	205	2	2	2	3	1	3	1	3	1	5	1
	15-19	205	2	2	2	3	1	3	1	3	1	5	1
	20-24	644	6	6	6	6	2	6	2	6	2	6	2
	25-29	644	6	6	6	6	2	6	2	6	2	6	2
	30-34	644	6	6	6	6	2	6	2	6	2	6	2
	35-39	644	6	6	6	6	2	6	2	6	2	6	2
Male	10-14	776	8	8	8	8	3	8	3	8	3	8	3
	15-19	776	8	8	8	8	3	8	3	8	3	8	3
	20-24	885	9	9	9	9	4	9	4	9	4	9	4
	25-29	885	9	9	9	9	4	9	4	9	4	9	4
Total Female	10-14	205	2	2	2	3	1	3	1	3	1	5	1
	15-19	205	2	2	2	3	1	3	1	3	1	5	1
	20-24	644	6	6	6	6	2	6	2	6	2	6	2
	25-29	644	6	6	6	6	2	6	2	6	2	6	2
	30-34	644	6	6	6	6	2	6	2	6	2	6	2
	35-39	644	6	6	6	6	2	6	2	6	2	6	2
	40-44	885	9	9	9	9	4	9	4	9	4	9	4
	45-49	885	9	9	9	9	4	9	4	9	4	9	4
Total Male	10-14	776	8	8	8	8	3	8	3	8	3	8	3
	15-19	776	8	8	8	8	3	8	3	8	3	8	3
	20-24	885	9	9	9	9	4	9	4	9	4	9	4
	25-29	885	9	9	9	9	4	9	4	9	4	9	4
	30-34	885	9	9	9	9	4	9	4	9	4	9	4
	35-39	885	9	9	9	9	4	9	4	9	4	9	4
	40-44	885	9	9	9	9	4	9	4	9	4	9	4
	45-49	885	9	9	9	9	4	9	4	9	4	9	4
Over 50 years old		205	2	2	2	3	1	3	1	3	1	5	1
Under 50 years old		1044	10	10	10	10	4	10	4	10	4	10	4
Total		1249	12	12	12	13	5	13	5	13	5	15	5
Total Grouped		1249	12	12	12	13	5	13	5	13	5	15	5



Perkins & Will

Project No: 19-504



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - EXITING PLANS

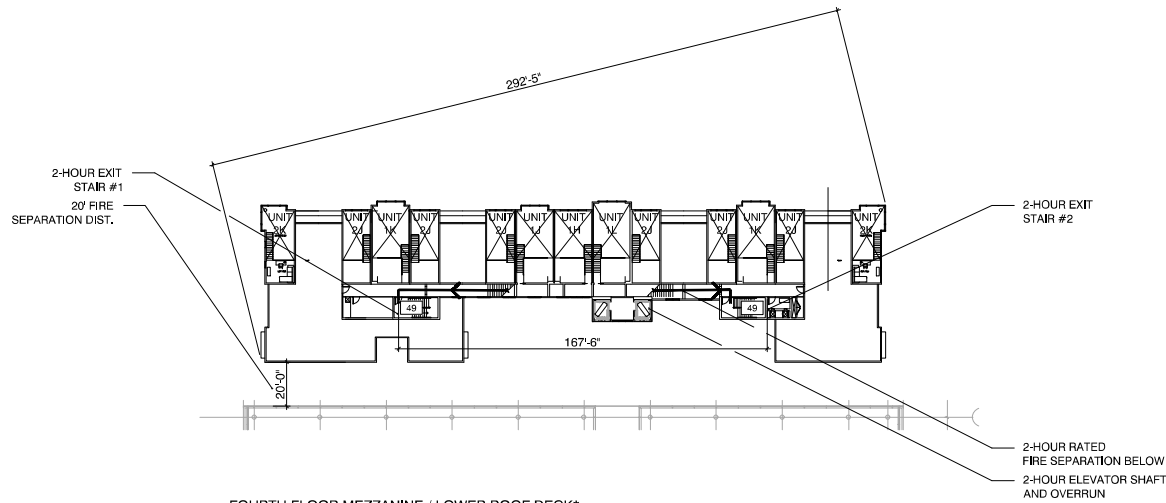
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SAN MATEO, CALIFORNIA

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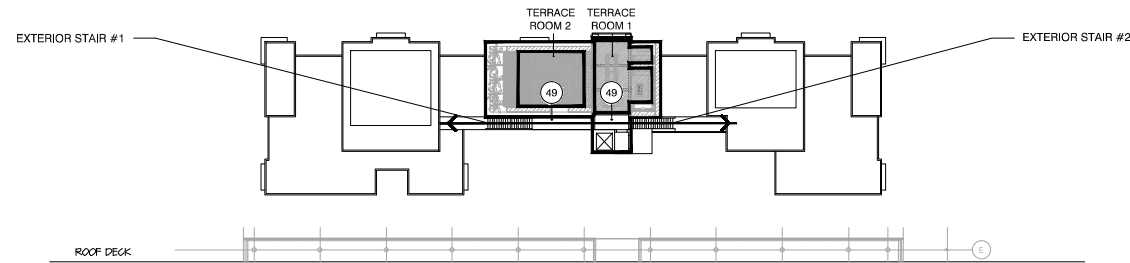


FOURTH FLOOR MEZZANINE / LOWER ROOF DECK*
SEE FLOOR OCCUPANCY CALCULATIONS IN OCCUPANCY CALCULATION TABLE

EXIT WIDTHS			
	OCC.	WIDTH REQUIRED	WIDTH PROVIDED
EXIT #1 (STAIR #1) DOOR WIDTH	49	(49 OCC)(L15)=7.35', MIN. 32"	36"
EXIT #1 (STAIR #1) STAIR WIDTH	49	(49 OCC)(L2)=9.8", MIN. 44"	50"
EXIT #2 (STAIR #2) DOOR WIDTH	49	(49 OCC)(L15)=7.35', MIN. 32"	36"
EXIT #2 (STAIR #2) STAIR WIDTH	49	(49 OCC)(L2)=9.8", MIN. 44"	50"

*NOTE: OCCUPANCY LOFT OCCUPANCIES EXITING FROM FOURTH FLOOR

2 | EXITING PLAN - FOURTH FLOOR MEZZANINE NTS

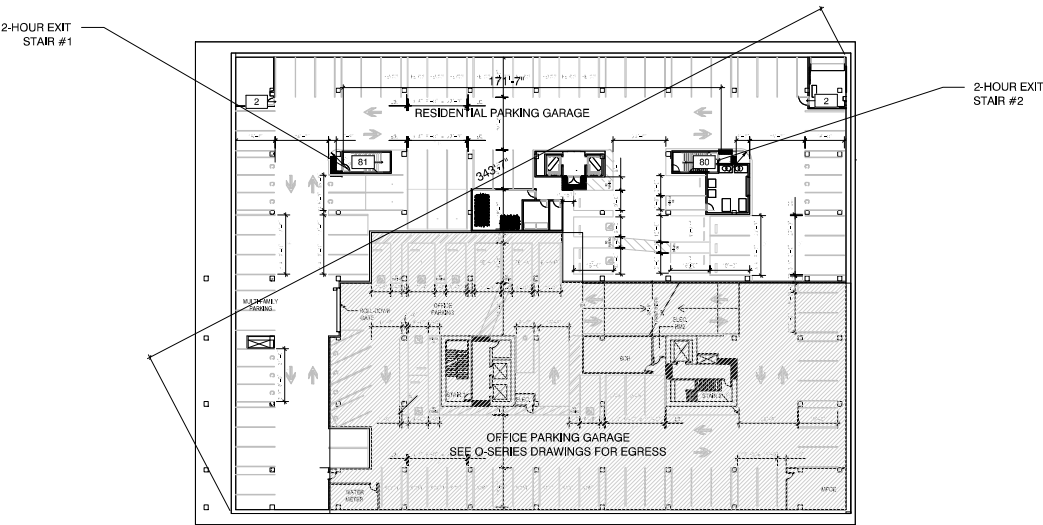


UPPER ROOF DECK
SEE FLOOR OCCUPANCY CALCULATIONS IN OCCUPANCY CALCULATION TABLE

EXIT WIDTHS			
	OCC.	WIDTH REQUIRED	WIDTH PROVIDED
EXIT #1 (EXT. STAIR #1) STAIR WIDTH	49	(49 OCC)(L2)=9.8", MIN. 44"	60"
EXIT #2 (EXT. STAIR #2) STAIR WIDTH	49	(49 OCC)(L2)=9.8", MIN. 44"	60"

	ROOF TERRACE 1	ROOF TERRACE 2
AREA	749 NSF	749 NSF
OCCUPANCY GROUP	B	B
OCCUPANCY LOAD FACTOR	15	15
OCCUPANTS	49	49

1 | EXITING PLAN - ROOF PLAN NTS



RESIDENTIAL PARKING GARAGE
SEE FLOOR OCCUPANCY CALCULATIONS IN OCCUPANCY CALCULATION TABLE

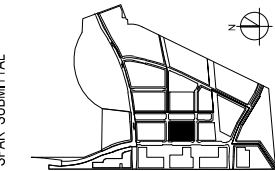
EXIT WIDTHS			
	OCC.	WIDTH REQUIRED	WIDTH PROVIDED
EXIT #1 (STAIR #1) DOOR WIDTH	81	(81 OCC)(L15)=12.15', MIN. 32"	36"
EXIT #1 (STAIR #1) STAIR WIDTH	81	(81 OCC)(L2)=16.2", MIN. 44"	50"
EXIT #2 (STAIR #2) DOOR WIDTH	81	(81 OCC)(L15)=12.15', MIN. 32"	36"
EXIT #2 (STAIR #2) STAIR WIDTH	81	(81 OCC)(L2)=16.2", MIN. 44"	50"

*NOTE: OCCUPANCY CALCULATIONS FOR RESIDENTIAL PARKING GARAGE ONLY

3 | EXITING PLAN - RES. PARKING GARAGE NTS



Project No: 19-504



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - EXITING PLANS

MU3

BAY MEADOWS II

SAN MATEO, CALIFORNIA

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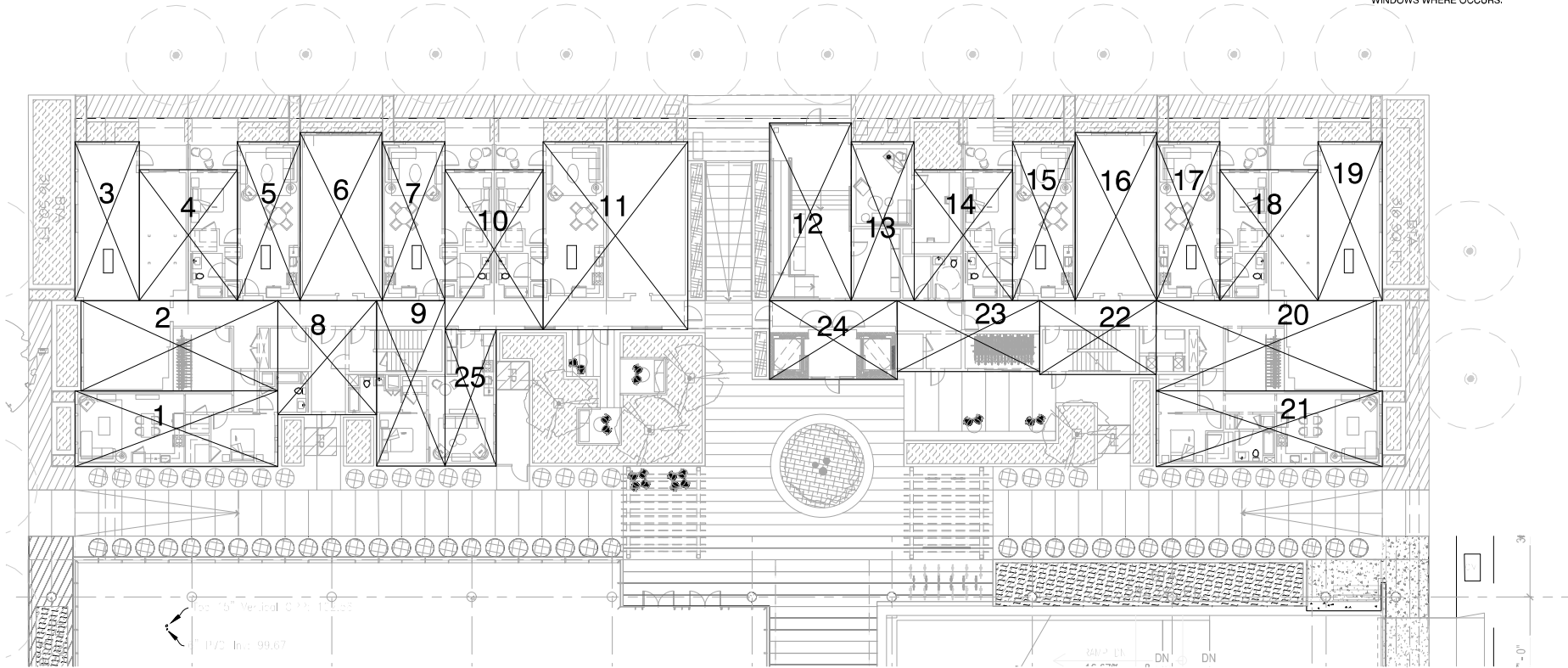
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R-A0.03

FP-01 AREA CALCULATIONS

SECTION	LENGTH	WIDTH	AREA
1	43'-5"	16'-2 1/4"	703 SQ. FT.
2	42'-2"	19'-3 3/4"	814 SQ. FT.
3	13'-9"	34'-0"	468 SQ. FT.
4	21'-0"	28'-0"	588 SQ. FT.
5	13'-6 1/4"	34'-0"	459 SQ. FT.
6	17'-6"	36'-0"	630 SQ. FT.
7	13'-6"	34'-0"	459 SQ. FT.
8	21'-2 3/4"	24'-5 3/4"	519 SQ. FT.
9	14'-7 1/4"	24'-5 3/4"	517 SQ. FT.
10	21'-0"	34'-2 1/4"	718 SQ. FT.
11	31'-0 1/2"	40'-2 1/4"	1246 SQ. FT.
12	17'-6"	38'-0"	665 SQ. FT.
13	13'-6 3/4"	34'-0"	460 SQ. FT.
14	21'-0"	28'-0"	588 SQ. FT.
15	13'-5 1/2"	34'-0"	459 SQ. FT.
16	17'-6"	36'-0"	630 SQ. FT.
17	13'-6 1/2"	34'-0"	459 SQ. FT.
18	21'-0"	28'-0"	588 SQ. FT.
19	13'-9"	34'-0"	468 SQ. FT.
20	47'-2"	19'-3 3/4"	911 SQ. FT.
21	48'-5"	16'-2 1/4"	784 SQ. FT.
22	24'-11 1/2"	15'-1 3/4"	395 SQ. FT.
23	30'-6"	15'-1 1/2"	462 SQ. FT.
24	16'-10 3/4"	27'-4 1/2"	463 SQ. FT.
25	29'-2 3/4"	11'-0"	321 SQ. FT.
SUBTOTAL			14,785 SQ. FT.

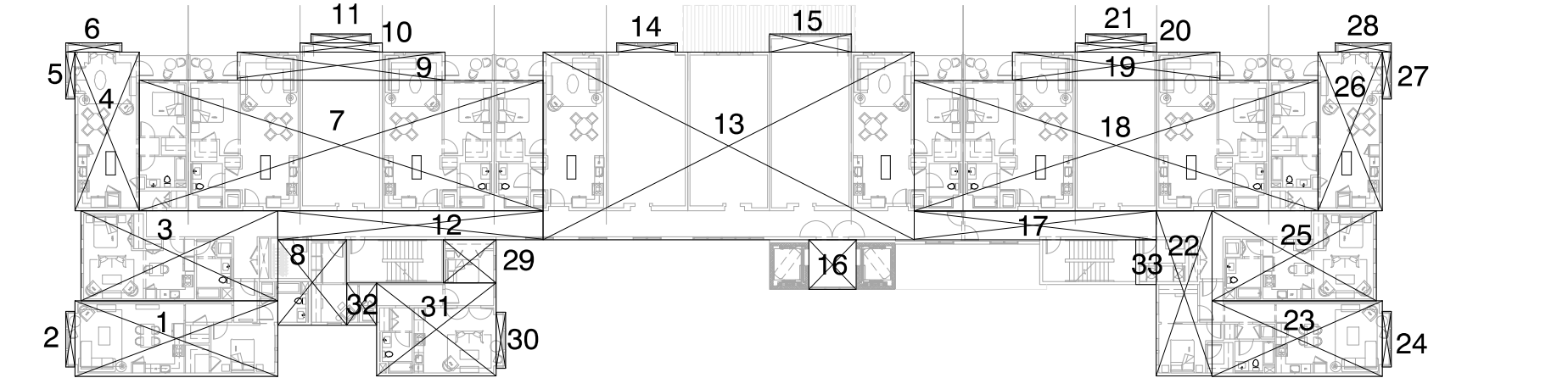


2 AREA CALCULATIONS - GROUND FLOOR PLAN

1/16"=1'-0"

FP-02-FP-04 AREA CALCULATIONS

SECTION	LENGTH	WIDTH	AREA
1	43'-5"	16'-2 1/4"	703 SQ. FT.
2	2'-0"	12'-0"	24 SQ. FT.
3	42'-2"	19'-3 1/2"	814 SQ. FT.
4	13'-9"	34'-0"	468 SQ. FT.
5	2'-0"	10'-0"	20 SQ. FT.
6	12'-0"	2'-0"	24 SQ. FT.
7	86'-6"	28'-0"	2418 SQ. FT.
8	14'-9 1/2"	18'-4"	271 SQ. FT.
9	44'-6"	6'-0"	267 SQ. FT.
10	17'-6"	2'-0"	35 SQ. FT.
11	13'-0"	2'-0"	26 SQ. FT.
12	56'-10"	0'-0"	352 SQ. FT.
13	79'-6"	40'-0 3/4"	3195 SQ. FT.
14	13'-0"	2'-0"	26 SQ. FT.
15	17'-5 3/4"	4'-0"	70 SQ. FT.
16	10'-2 3/4"	10'-8 3/4"	109 SQ. FT.
17	51'-6 1/4"	6'-0 3/4"	321 SQ. FT.
18	86'-2 1/2"	28'-0"	2422 SQ. FT.
19	44'-6"	6'-0"	267 SQ. FT.
20	17'-6"	2'-0"	35 SQ. FT.
21	13'-0"	2'-0"	26 SQ. FT.
22	11'-11 1/4"	35'-5"	424 SQ. FT.
23	36'-5 1/4"	16'-2 1/4"	590 SQ. FT.
24	2'-0"	12'-0"	24 SQ. FT.
25	35'-1 3/4"	19'-3 1/4"	679 SQ. FT.
26	13'-9"	34'-0"	468 SQ. FT.
27	2'-0"	10'-0"	20 SQ. FT.
28	12'-0"	2'-0"	24 SQ. FT.
29	9'-4"	11'-4"	105 SQ. FT.
30	12'-0"	2'-0"	24 SQ. FT.
31	19'-11"	46'-10"	510 SQ. FT.
32	9'-0"	6'-5"	58 SQ. FT.
33	9'-7 3/4"	4'-3 3/4"	42 SQ. FT.
SUBTOTAL			14,888 SQ. FT.



1 AREA CALCULATIONS - SECOND THRU FOURTH FLOOR

1/16"=1'-0"

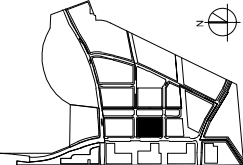
UNIT PLAN NOTES

1. EXAMPLE OF INTERIOR CONFIGURATION;
MIRROR OPTIONS SIMILAR, BAY
WINDOWS WHERE OCCURS.



Project No: 19-504

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - AREA PLANS

MU3

BAY MEADOWS II

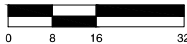
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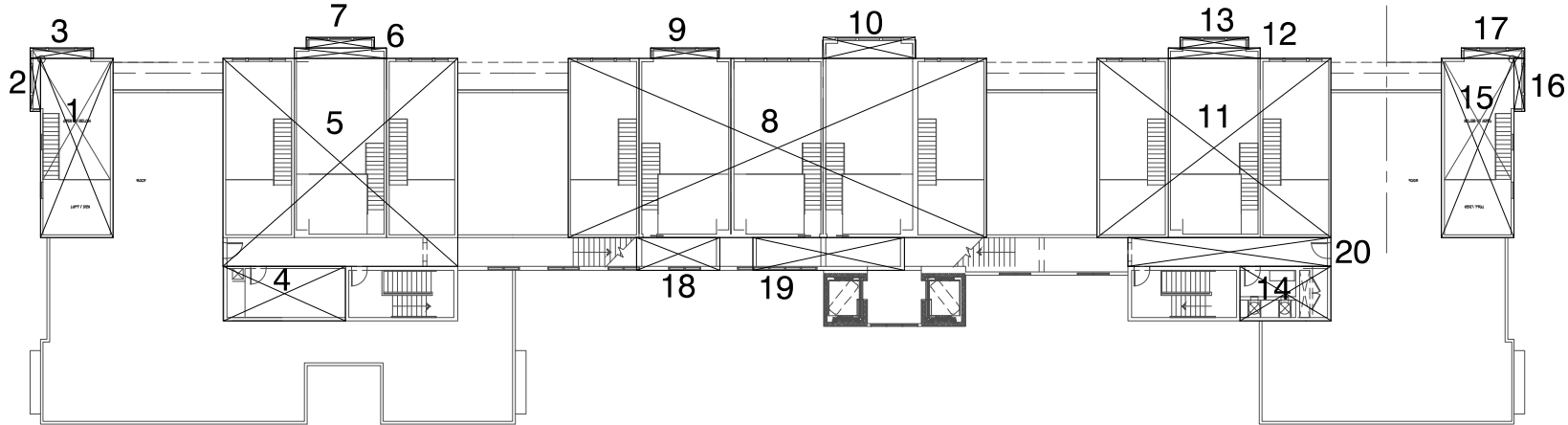
09.25.2020

R-A0.04



FP-02-FP-04 AREA CALCULATIONS

SECTION	LENGTH	WIDTH	AREA
1	13'-9"	34'-0"	468 SQ. FT.
2	2'-0"	10'-0"	20 SQ. FT.
3	12'-0"	2'-0"	24 SQ. FT.
4	23'-2"	10'-4"	239 SQ. FT.
5	44'-6"	39'-6"	1758 SQ. FT.
6	17'-6"	2'-0"	35 SQ. FT.
7	13'-0"	2'-0"	26 SQ. FT.
8	79'-6"	34'-0"	2703 SQ. FT.
9	13'-0"	2'-0"	26 SQ. FT.
10	17'-6"	4'-0"	70 SQ. FT.
11	44'-6"	34'-0"	1513 SQ. FT.
12	17'-6"	2'-0"	35 SQ. FT.
13	13'-0"	2'-0"	26 SQ. FT.
14	17'-2"	10'-4"	179 SQ. FT.
15	13'-9"	34'-0"	468 SQ. FT.
16	2'-0"	10'-0"	20 SQ. FT.
17	12'-0"	2'-0"	24 SQ. FT.
18	6'-2"	15'-10"	98 SQ. FT.
19	6'-2"	28'-9"	178 SQ. FT.
20	5'-6"	38'-7 1/2"	212 SQ. FT.
SUBTOTAL			7,845 SQ. FT.

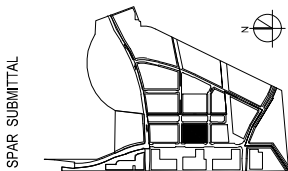


UNIT PLAN NOTES

1. EXAMPLE OF INTERIOR CONFIGURATION;
MIRROR OPTIONS SIMILAR, BAY
WINDOWS WHERE OCCURS.

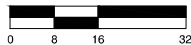


Project No: 19-504



1 | AREA CALCULATIONS - LOFT FLOOR PLAN

1/16" = 1'-0"



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - AREA PLANS

MU3

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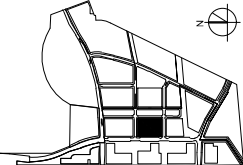
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PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
PARKING B1 LEVEL PLAN
1/16" = 1'-0"

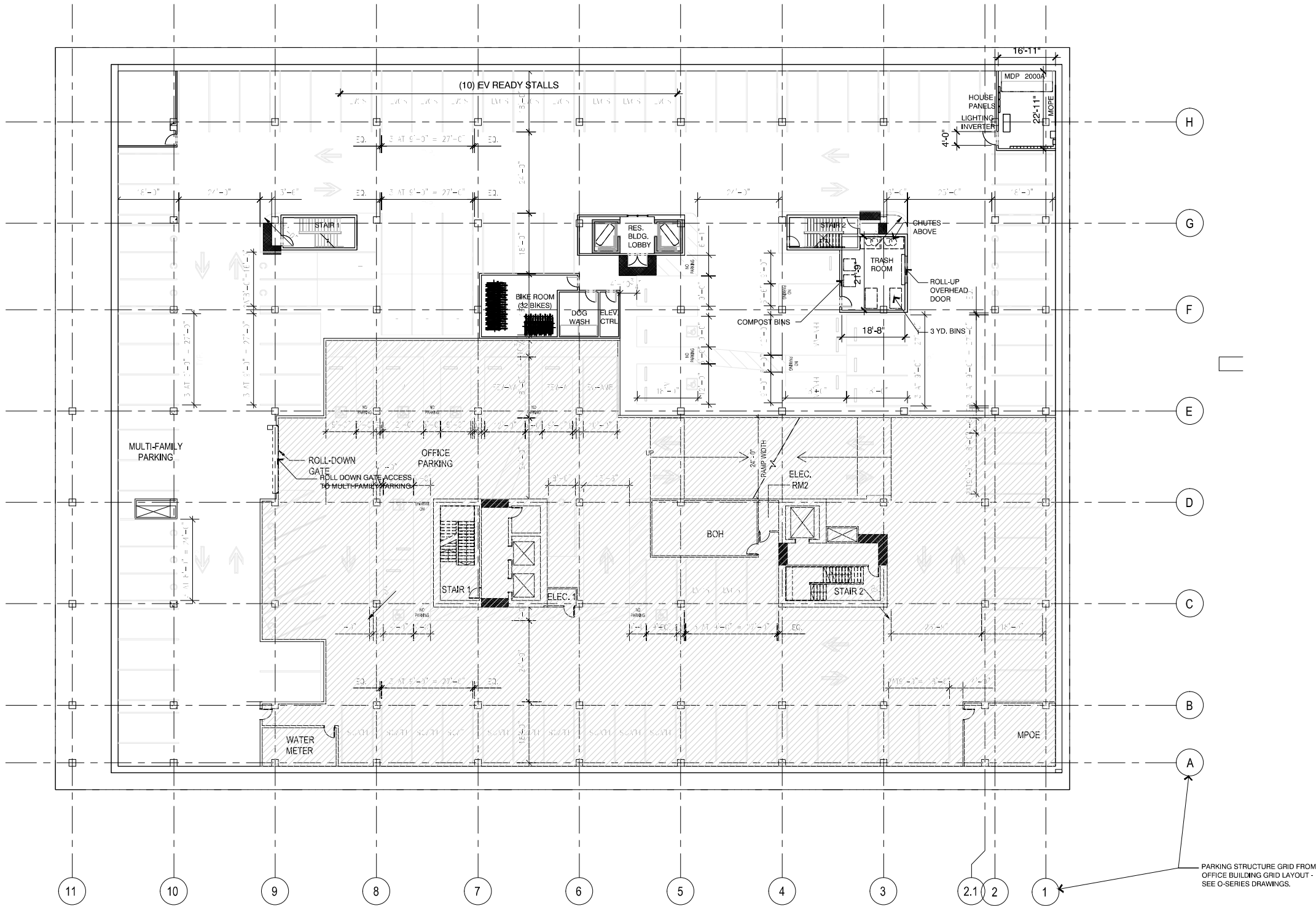
MU3
BAY MEADOWS II
SAN MATEO, CALIFORNIA

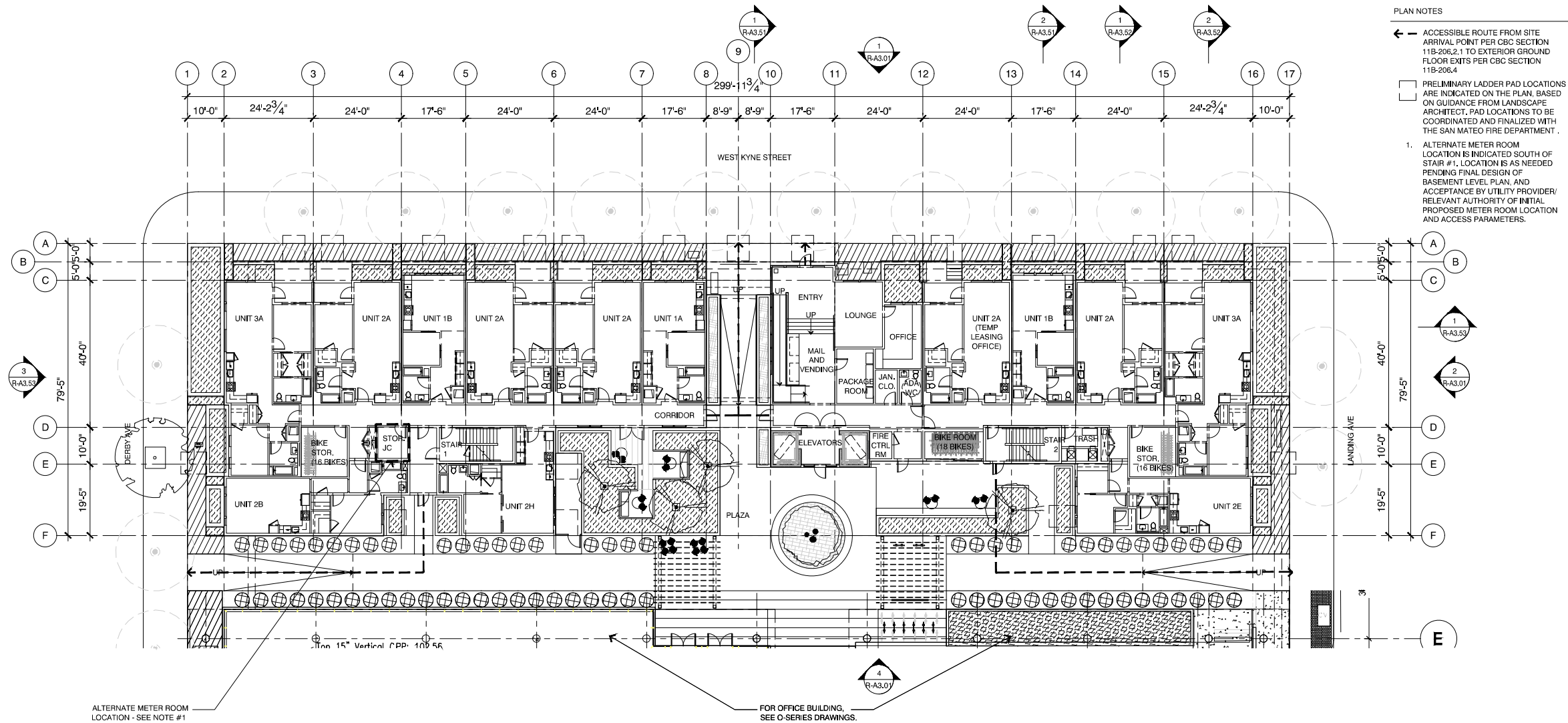
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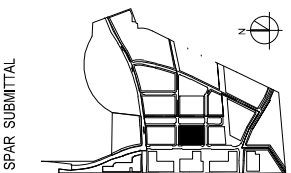




- PLAN NOTES
- ← ACCESSIBLE ROUTE FROM SITE ARRIVAL POINT PER CBC SECTION 11B-206.2.1 TO EXTERIOR GROUND FLOOR EXITS PER CBC SECTION 11B-206.4
 - PRELIMINARY LADDER PAD LOCATIONS ARE INDICATED ON THE PLAN, BASED ON GUIDANCE FROM LANDSCAPE ARCHITECT. PAD LOCATIONS TO BE COORDINATED AND FINALIZED WITH THE SAN MATEO FIRE DEPARTMENT.
 - 1. ALTERNATE METER ROOM LOCATION IS INDICATED SOUTH OF STAIR #1. LOCATION IS AS NEEDED PENDING FINAL DESIGN OF BASEMENT LEVEL PLAN, AND ACCEPTANCE BY UTILITY PROVIDER/RELEVANT AUTHORITY OF INITIAL PROPOSED METER ROOM LOCATION AND ACCESS PARAMETERS.



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PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
GROUND FLOOR PLAN
1/16" = 1'-0"

MU3

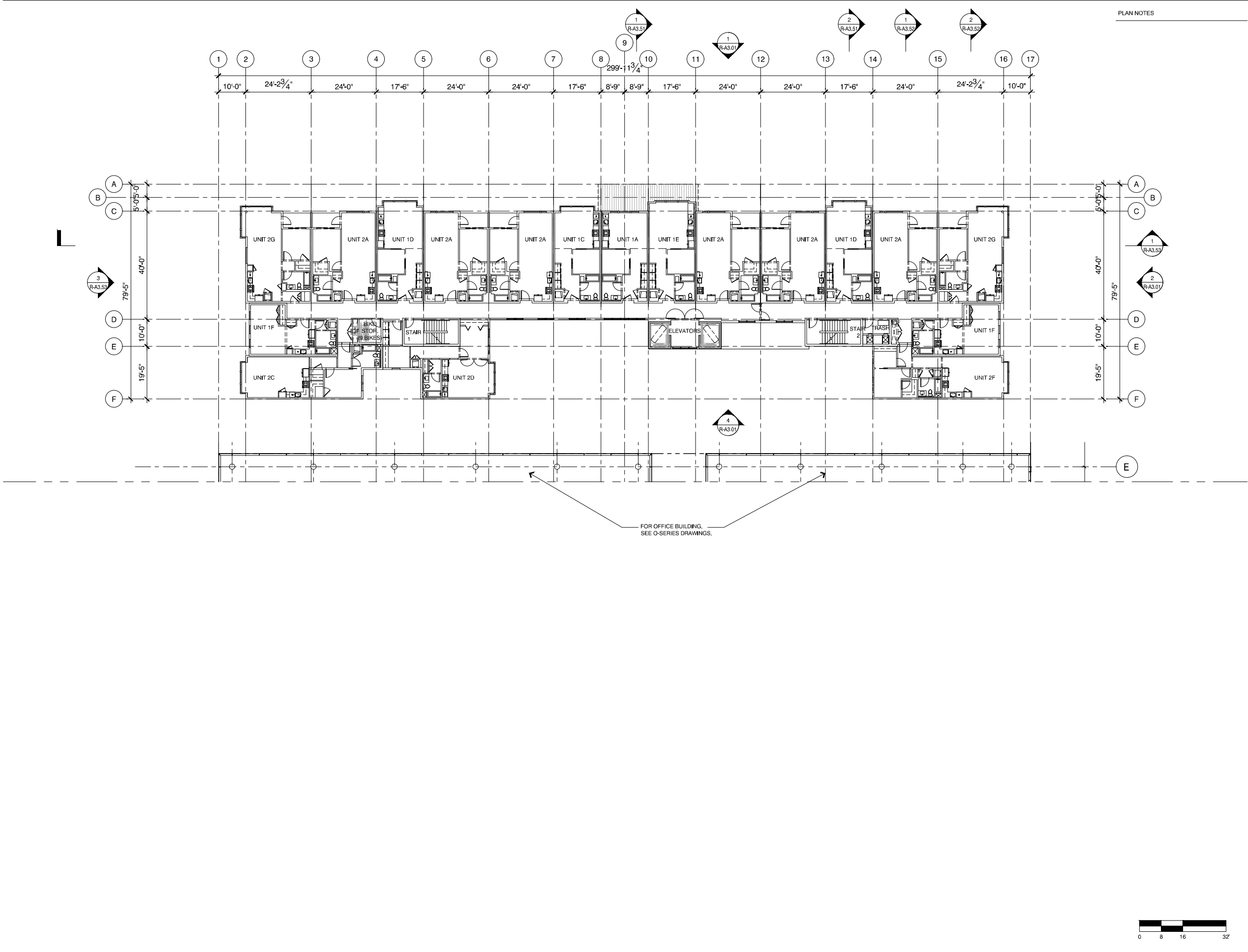
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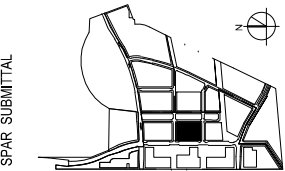
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R-A2.01



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PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
SECOND FLOOR PLAN
1/16" = 1'-0"

MU3

BAY MEADOWS II

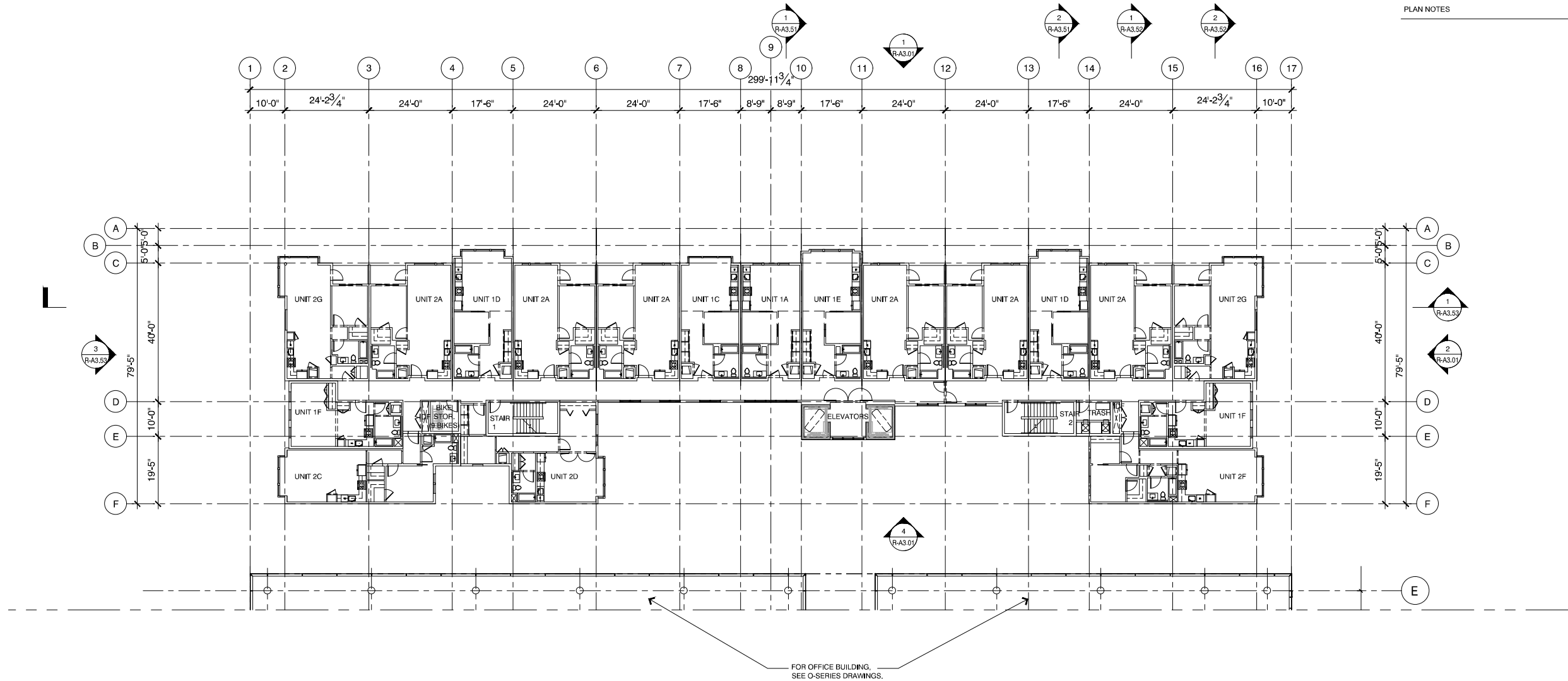
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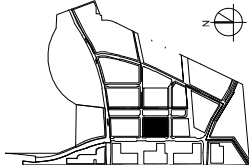
PLAN NOTES



Perkins&Will

Project No: 19-504

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SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
THIRD FLOOR PLAN
1/16" = 1'-0"

MU3

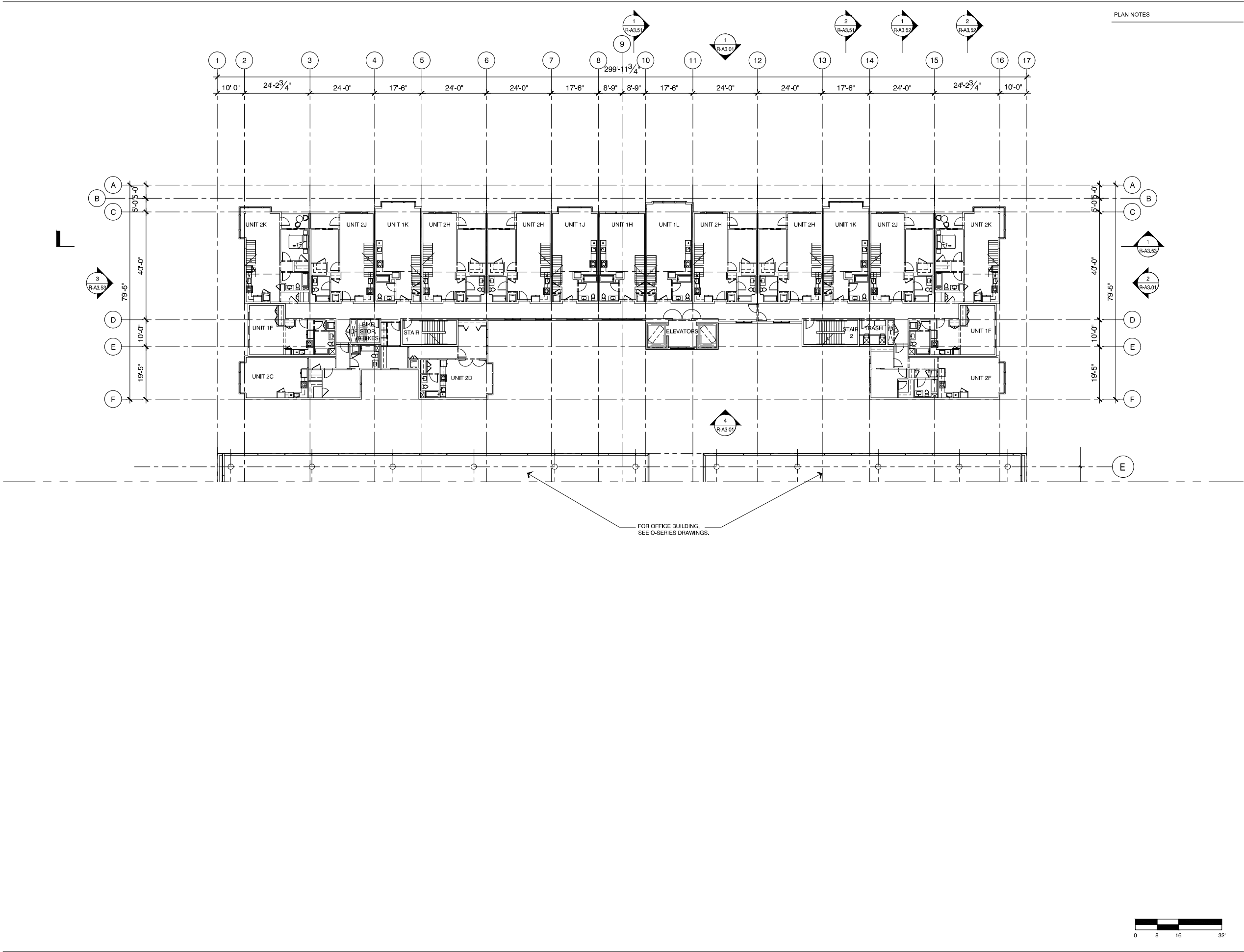
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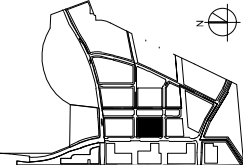
PLAN NOTES



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SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
FOURTH FLOOR PLAN
1/16" = 1'-0"

MU3

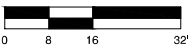
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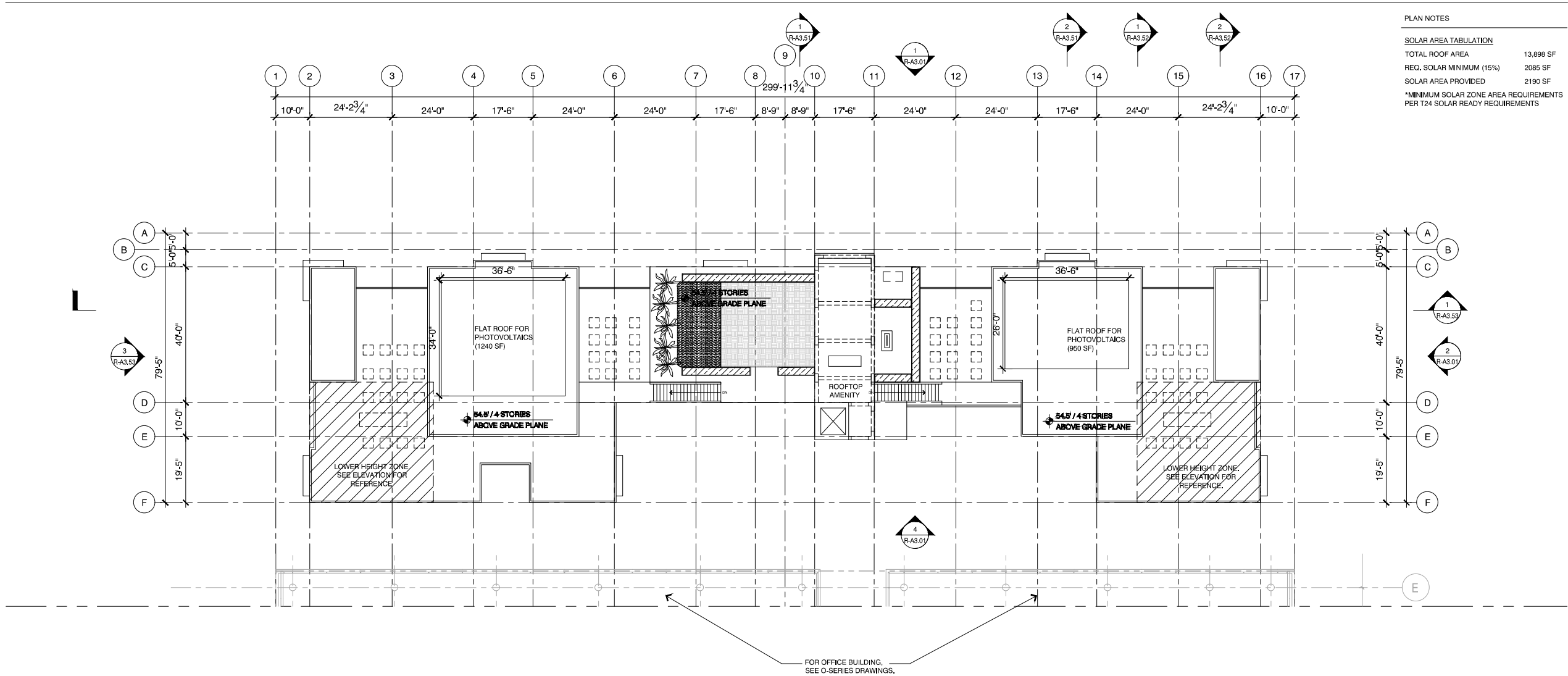
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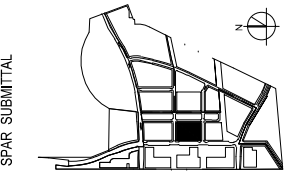


R-A2.05



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PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - ROOF PLAN

1/16" = 1'-0"

MU3

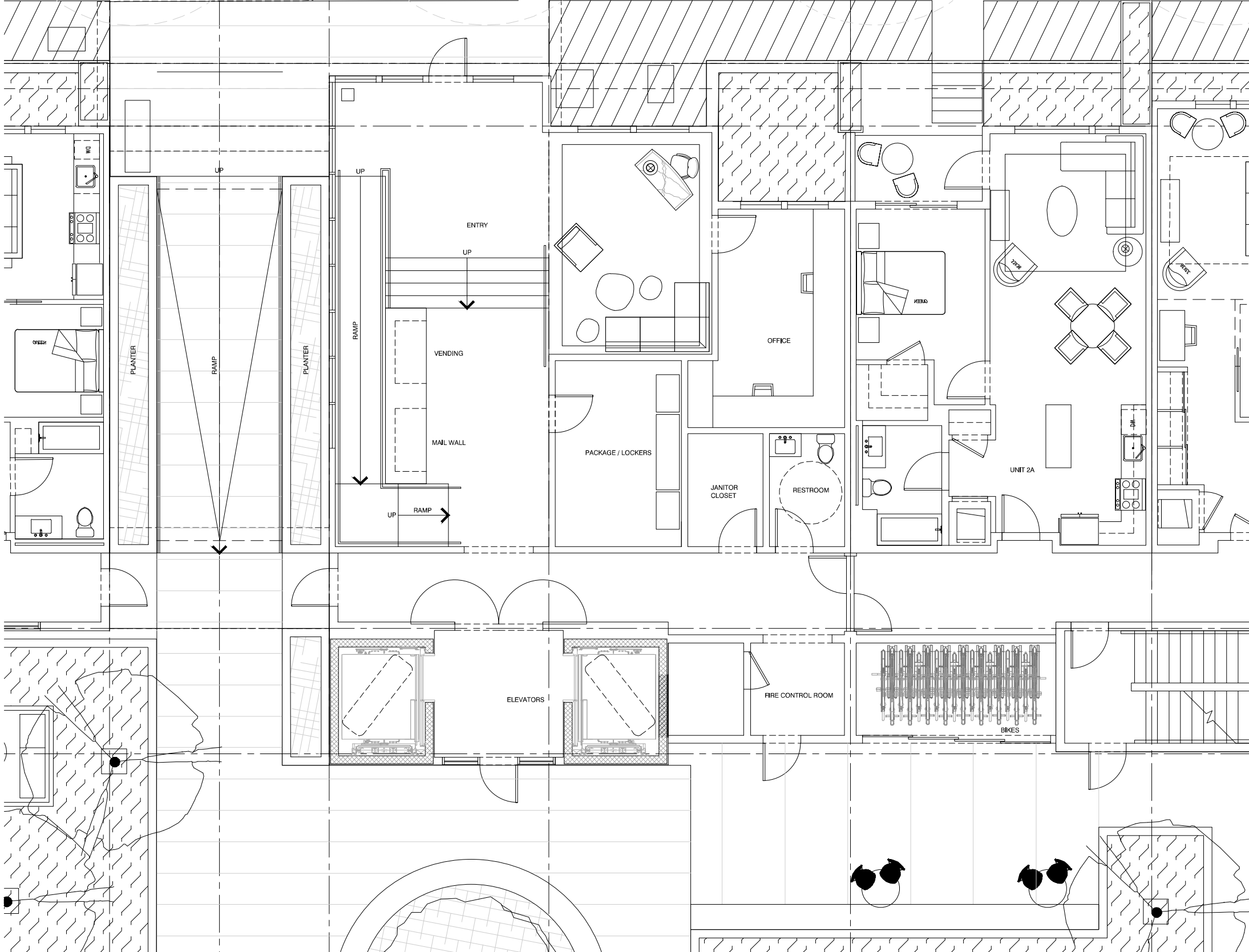
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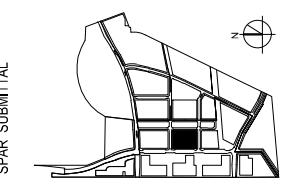
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R-A2.06



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PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
ENLARGED LOBBY PLAN
1/4" = 1'-0"

MU3

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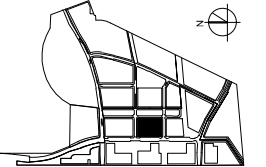
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R-A2.08



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SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - UNIT PLANS

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

BEA YMEADOWS

SAN MATEO, CALIFORNIA

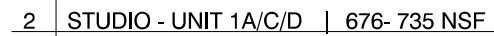
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MU3

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R-A2.51



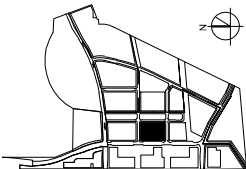
UNIT PLAN NOTES

1. EXAMPLE OF INTERIOR CONFIGURATION;
MIRROR OPTIONS SIMILAR, BAY
WINDOWS WHERE OCCURS.



Project No: 19-504

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - UNIT PLANS

1 / 4 " = 1 ' - 0 "

B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

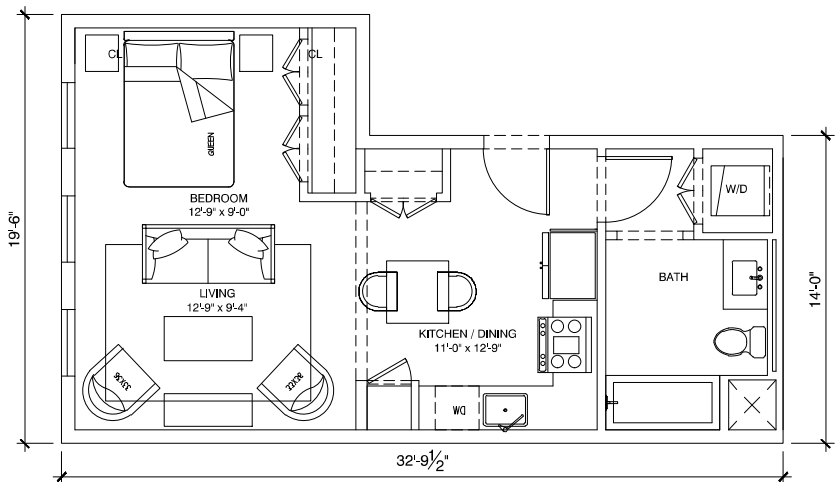
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MU3

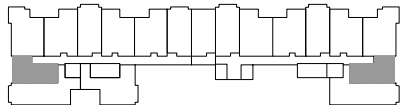
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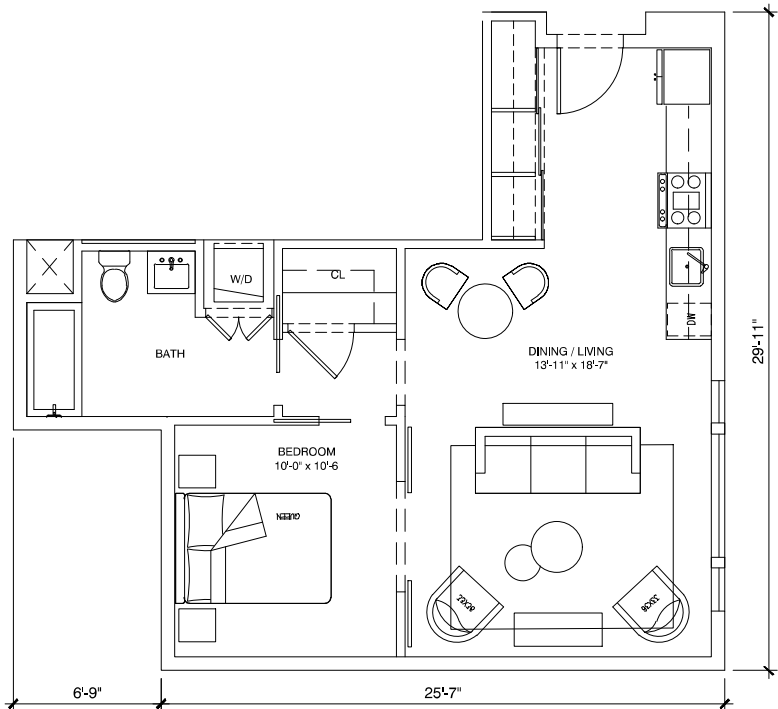
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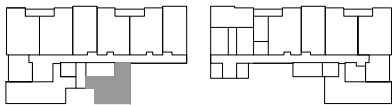
2 | STUDIO - UNIT 1F | 457 NSF



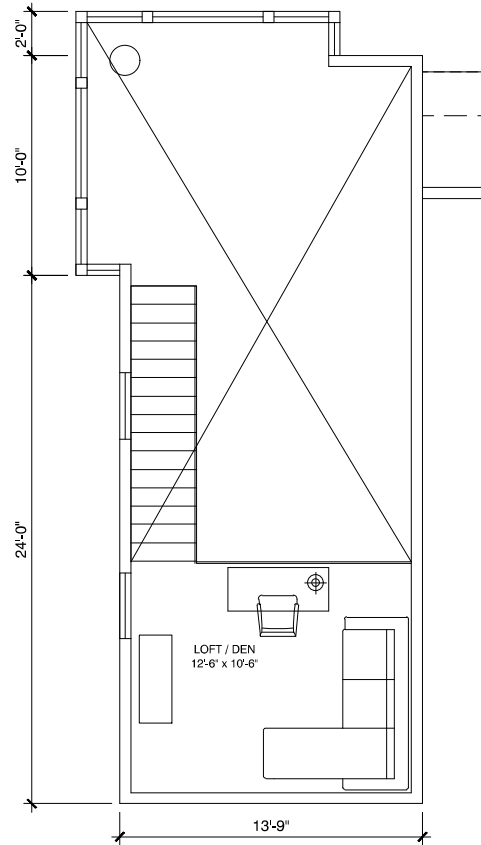
SECOND, THIRD & FOURTH FLOOR PLAN
QTY: 6



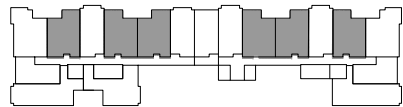
1 | JUNIOR 1 BED - UNIT 1H | 582 NSF



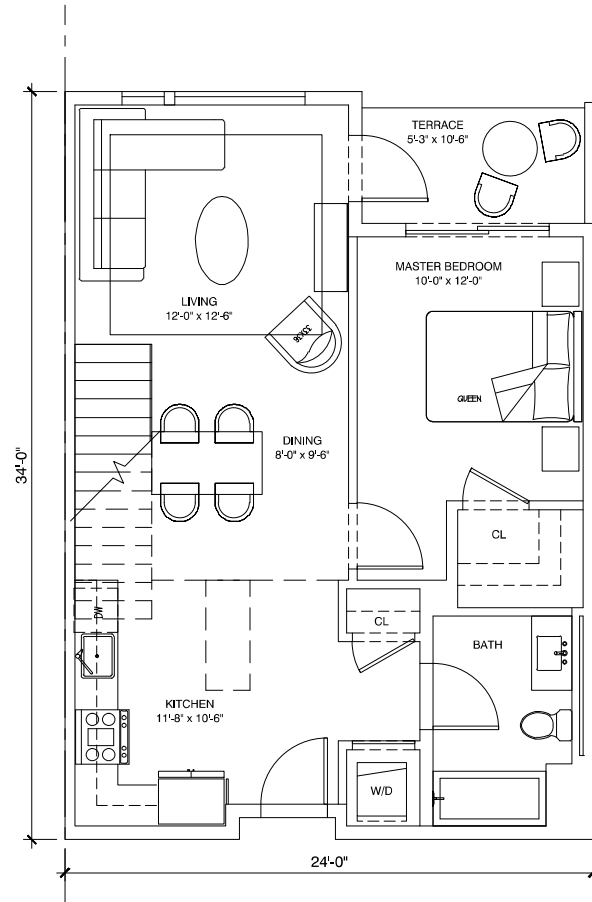
GROUND FLOOR PLAN
QTY: 1



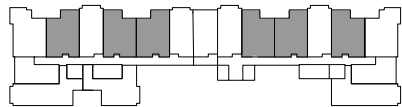
3 | 1 BED - UNIT 2J LOFT | 135 NSF



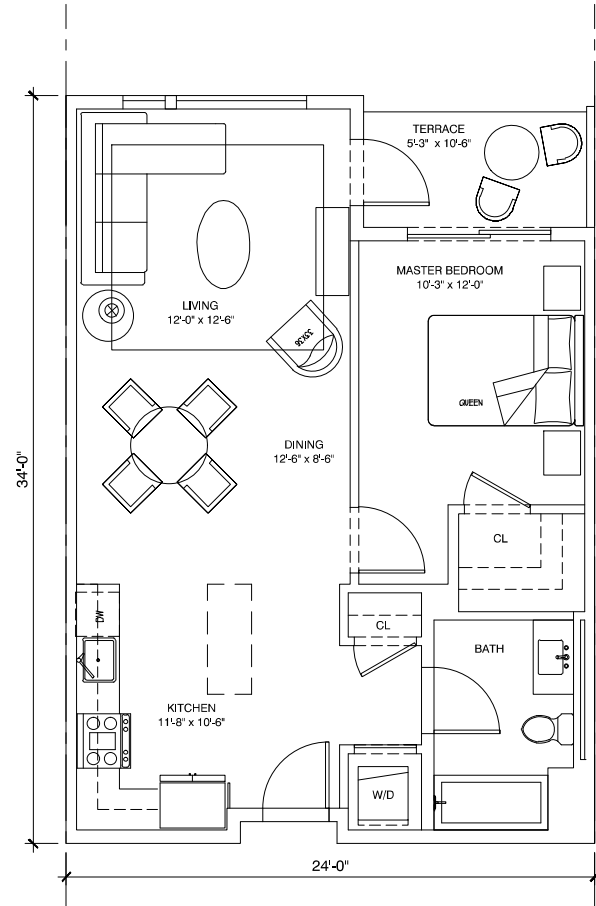
LOFT PLAN
QTY: 6



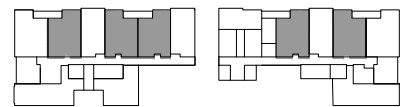
2 | 1 BED - UNIT 2J | 658 NSF



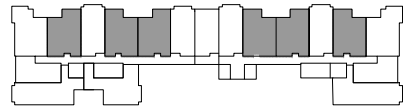
FOURTH FLOOR PLAN
QTY: 6



1 | 1 BED - UNIT 2A | 658 NSF



GROUND FLOOR PLAN



SECOND & THIRD FLOOR PLAN
QTY: 17

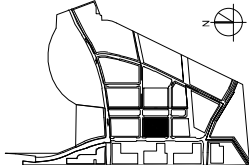
UNIT PLAN NOTES

1. EXAMPLE OF INTERIOR CONFIGURATION;
MIRROR OPTIONS SIMILAR, BAY
WINDOWS WHERE OCCURS.



Project No: 19-504

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SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - UNIT PLANS

1/4" = 1'-0"

MU3

BAY MEADOWS II

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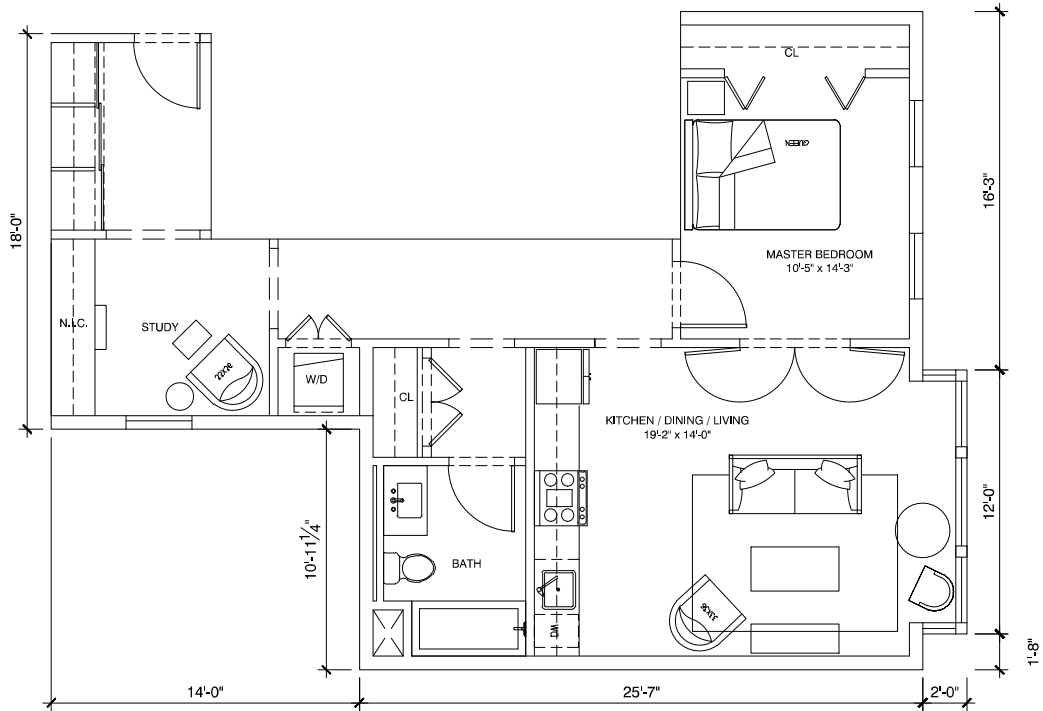
NOT FOR CONSTRUCTION

09.25.2020

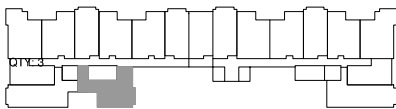
R-A2.53

UNIT PLAN NOTES

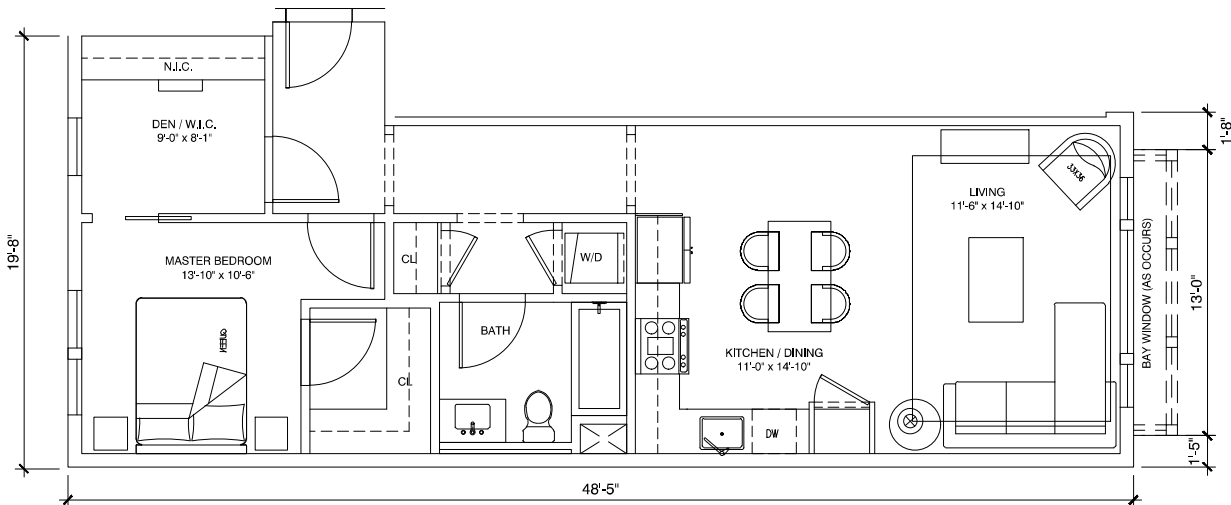
1. EXAMPLE OF INTERIOR CONFIGURATION;
MIRROR OPTIONS SIMILAR, BAY
WINDOWS WHERE OCCURS.



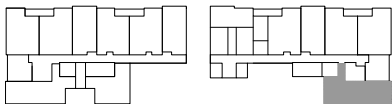
2 | 1 BED - UNIT 2D | 741 NSF



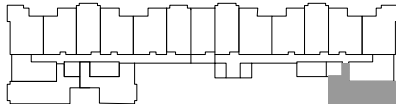
SECOND, THIRD AND FOURTH FLOOR PLAN



3 | 1 BED - UNIT 2E/F | 732 NSF; 755 NSF w/ BAY WINDOW

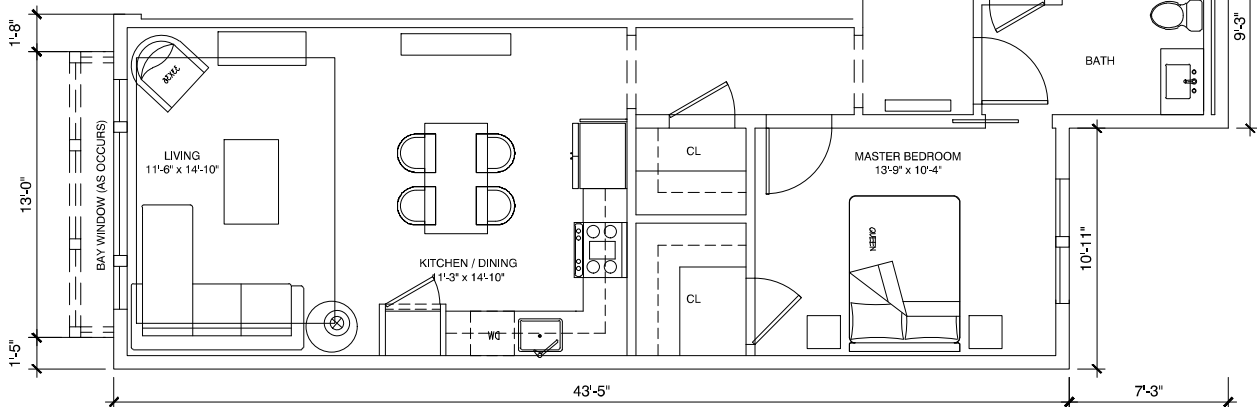


GROUND FLOOR PLAN

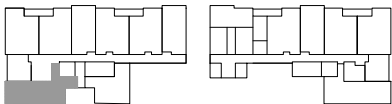


SECOND, THIRD AND FOURTH FLOOR PLAN

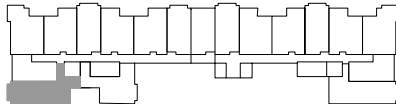
QTY: 4



1 | 1 BED - UNIT 2B/C | 710 NSF; 733 NSF w/ BAY WINDOW



GROUND FLOOR PLAN



SECOND, THIRD AND FOURTH FLOOR PLAN

QTY: 4

WILSON
MEANY

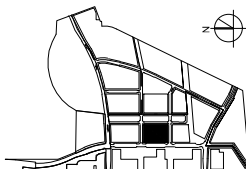
BAY MEADOWS
LAND COMPANY

HART HOWERTON
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Perkins&Will

Project No: 19-504

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SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - UNIT PLANS

1/4" = 1'-0"

MU3

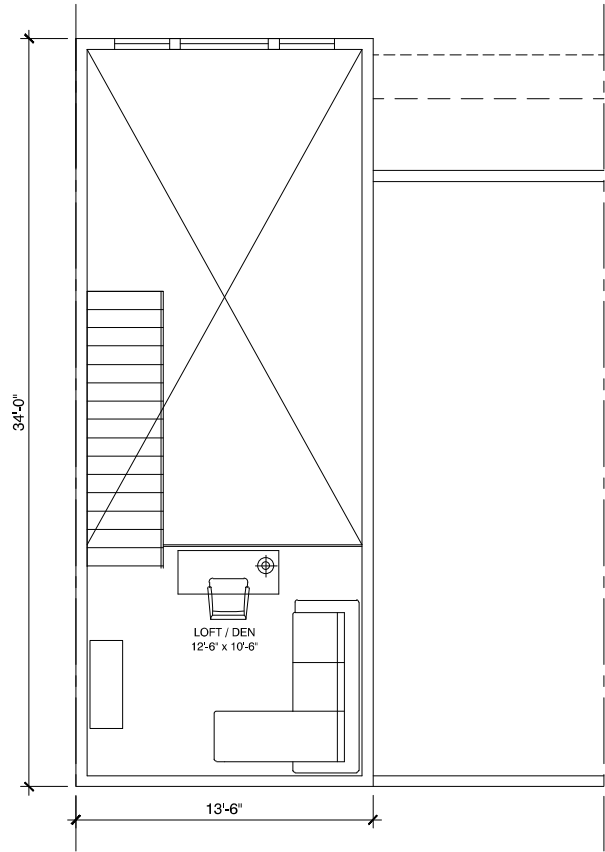
BAY MEADOWS II
SAN MATEO, CALIFORNIA

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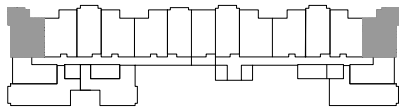
NOT FOR CONSTRUCTION

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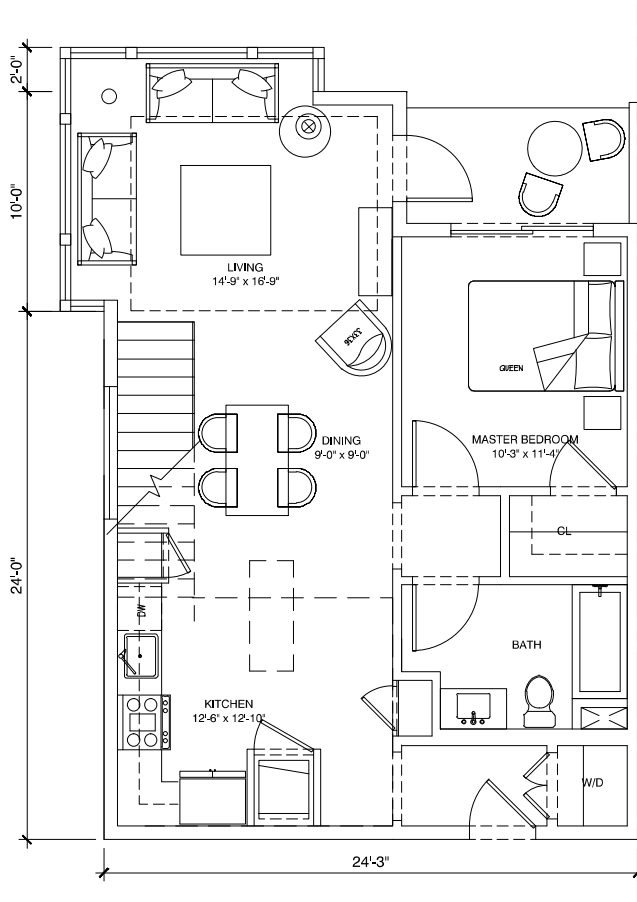
R-A2.54



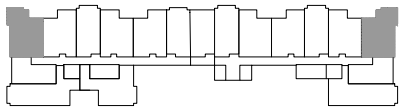
3 | UNIT 2K LOFT | 135 NSF



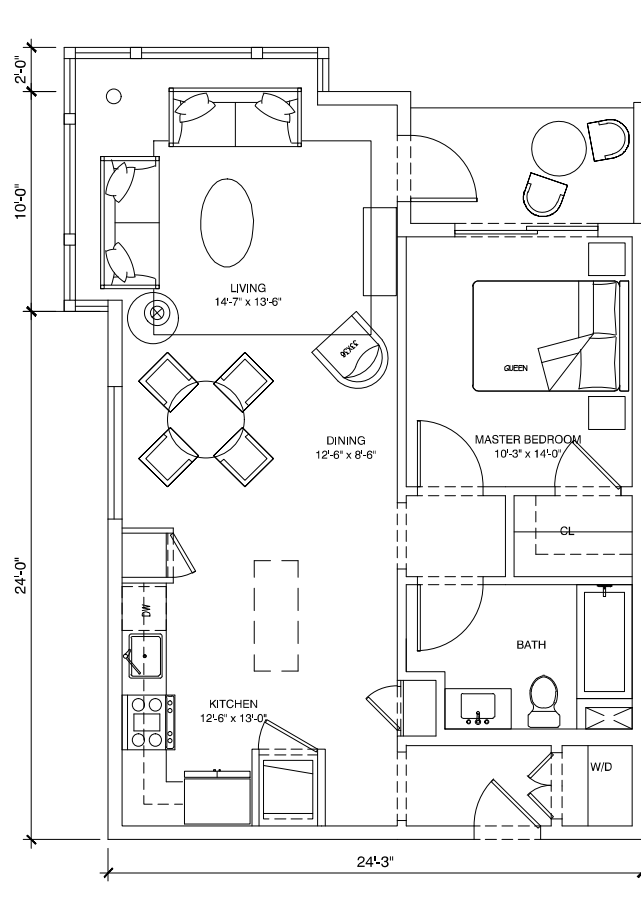
FP04 - LOFT



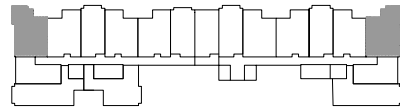
2 | 1 BED - UNIT 2K | 712 NSF



FP04
QTY: 2



1 | 1 BED - UNIT 2G | 712 NSF



FP02 - 03
QTY: 4

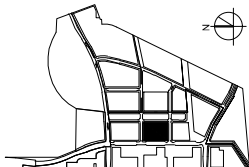
UNIT PLAN NOTES

1. EXAMPLE OF INTERIOR CONFIGURATION;
MIRROR OPTIONS SIMILAR, BAY
WINDOWS WHERE OCCURS.



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SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - UNIT PLANS

1/4" = 1'-0"

MU3

BAY MEADOWS II

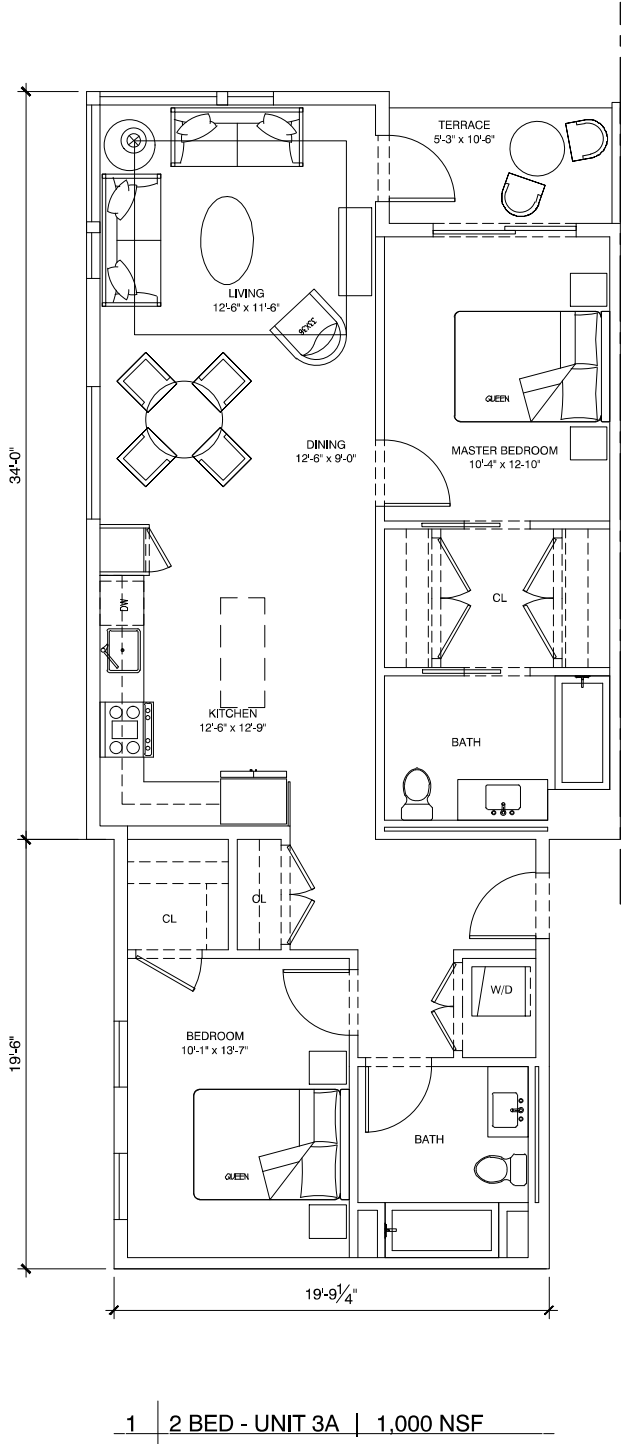
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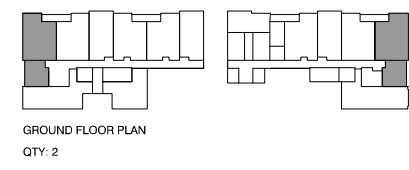
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R-A2.55

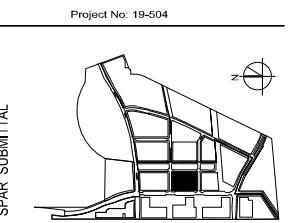


1 | 2 BED - UNIT 3A | 1,000 NSF



UNIT PLAN NOTES

1. EXAMPLE OF INTERIOR CONFIGURATION;
MIRROR OPTIONS SIMILAR, BAY
WINDOWS WHERE OCCURS.



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PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - UNIT PLANS

1 / 4 " = 1 ' - 0 "

MU3

B A Y M E A D O W S II

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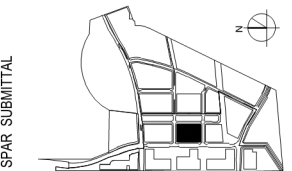
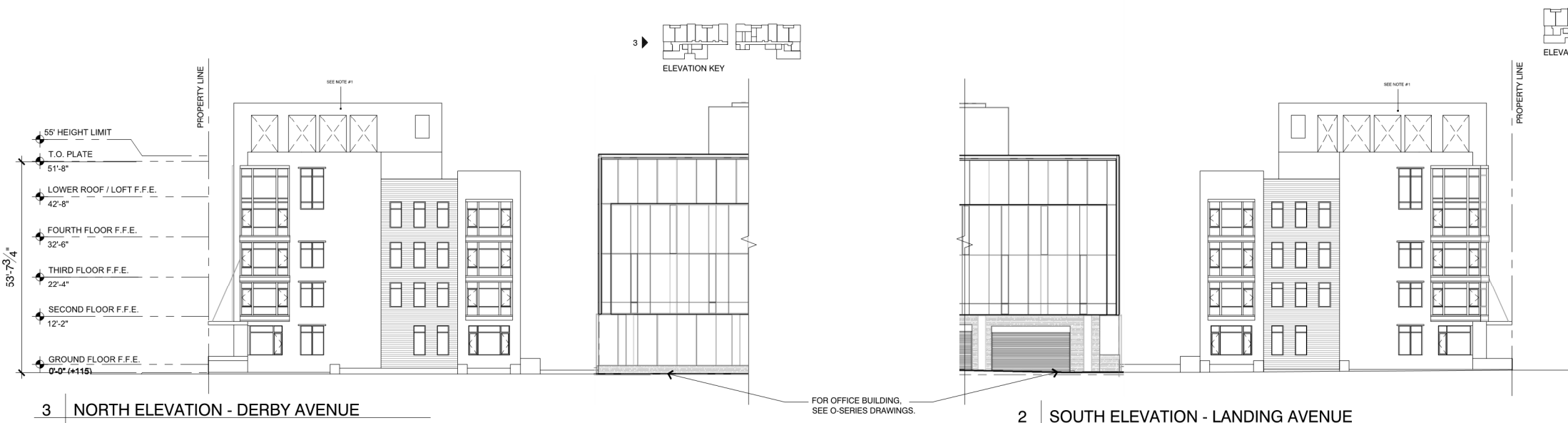
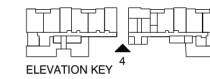
09.25.2020

R-A2.56

**NOTE#1:
ARCHITECTURAL FEATURE & ELEVATOR
BULKHEAD**

ARCHITECTURAL FEATURE (PER BAY MEADOWS PHASE I DESIGN GUIDELINES AND DEPARTMENT STANDARDS, ITEM 1.7): THE PROPOSED ARCHITECTURAL FEATURE MARKS THE MID-BLOCK PASSAGE, EMPHASIZES THE BUILDING ENTRY, AND PROVIDES A MASSING BREAK FROM GROUND TO SKY ALONG THE WEST KYNE STREET FRONTAGE. THE VERTICAL ARCHITECTURAL FEATURE INTEGRATES AN OPEN PERGOLA SHADE STRUCTURE AT THE ROOF DECK. ARCHITECTURAL FEATURES ARE AN EXCEPTION TO THE BUILDING HEIGHT LIMIT.

ELEVATOR BULKHEADS ARE EXCEPTIONS TO
MAXIMUM BULK RESTRICTIONS PER SAN
MATEO CITY CHARTER AND MUNICIPAL CODE
ITEM 27.02.060 USE AND BULK RESTRICTIONS.





4 | WEST ELEVATION - MID-BLOCK OPEN SPACE



3 | NORTH ELEVATION - DERBY AVENUE



2 | SOUTH ELEVATION - LANDING AVENUE



1 | EAST ELEVATION - WEST KYNE STREET

LEGEND & NOTES

- SMOOTH FINISH STUCCO
- CEMENTITIOUS SIDING
- VINYL SLIDING DOORS & WINDOWS
- 9" THICK ANODIZED METAL BALCONY PARTITION
- 12" METAL "BROW"
- GLASS GUARDRAIL AT ROOF DECK
- ANODIZED ALUMINUM PANELS
- METAL GUARDRAIL AT BALCONY

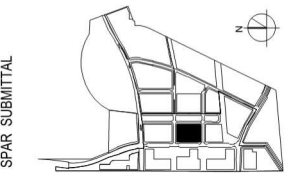
NOTE#1:
ARCHITECTURAL FEATURE & ELEVATOR BULKHEAD

ARCHITECTURAL FEATURE (PER BAY MEADOWS PHASE II DESIGN GUIDELINES AND DEVELOPMENT STANDARDS, ITEM II.7): THE PROPOSED ARCHITECTURAL FEATURE MARKS THE MID-BLOCK PASSAGE, EMPHASIZES THE BUILDING ENTRY, AND PROVIDES A MASSING BREAK FROM GROUND TO SKY ALONG THE WEST KYNE STREET FRONTAGE. THE VERTICAL ARCHITECTURAL FEATURE INTEGRATES AN OPEN PERGOLA SHADE STRUCTURE AT THE ROOF DECK. ARCHITECTURAL FEATURES ARE AN EXCEPTION TO THE BUILDING HEIGHT LIMIT.

ELEVATOR BULKHEADS ARE EXCEPTIONS TO MAXIMUM BULK RESTRICTIONS PER SAN MATEO CITY CHARTER AND MUNICIPAL CODE ITEM 27.02.060 USE AND BULK RESTRICTIONS.



Project No: 19-504



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SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

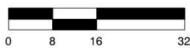
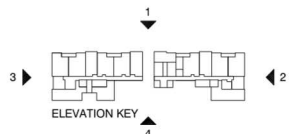
MU3 RESIDENTIAL -
BUILDING ELEVATIONS
1/16" = 1'-0"

MU3
BAY MEADOWS II
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R-A3.02





1 | EAST ELEVATION ALONG KYNE ST

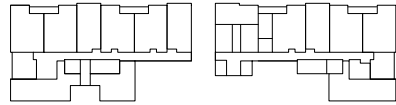
LEGEND & NOTES

- 1 SMOOTH FINISH STUCCO
- 2 CEMENTITIOUS SIDING
- 3 VINYL SLIDING DOORS & WINDOWS
- 4 9" THICK ANODIZED METAL BALCONY PARTITION
- 5 12" METAL "BROW"
- 6 GLASS GUARDRAIL AT ROOF DECK
- 7 ANODIZED ALUMINUM PANELS
- 8 METAL GUARDRAIL AT BALCONY

NOTE #1:
ARCHITECTURAL FEATURE & ELEVATOR BULKHEAD

ARCHITECTURAL FEATURE (PER BAY MEADOWS PHASE II DESIGN GUIDELINES AND DEVELOPMENT STANDARDS, ITEM II.7): THE PROPOSED ARCHITECTURAL FEATURE MARKS THE MID-BLOCK PASSAGE, EMPHASIZES THE BUILDING ENTRY, AND PROVIDES A MASSING BREAK FROM GROUND TO SKY ALONG THE WEST KYNE STREET FRONTAGE. THE VERTICAL ARCHITECTURAL FEATURE INTEGRATES AN OPEN PERGOLA SHADE STRUCTURE AT THE ROOF DECK. ARCHITECTURAL FEATURES ARE AN EXCEPTION TO THE BUILDING HEIGHT LIMIT.

ELEVATOR BULKHEADS ARE EXCEPTIONS TO MAXIMUM BULK RESTRICTIONS PER SAN MATEO CITY CHARTER AND MUNICIPAL CODE ITEM 27.02.060 USE AND BULK RESTRICTIONS.

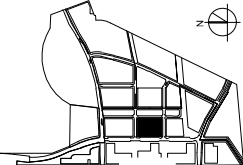


ELEVATION KEY



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SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
ENLARGED BUILDING ELEVATIONS
1/8" = 1'-0"

MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

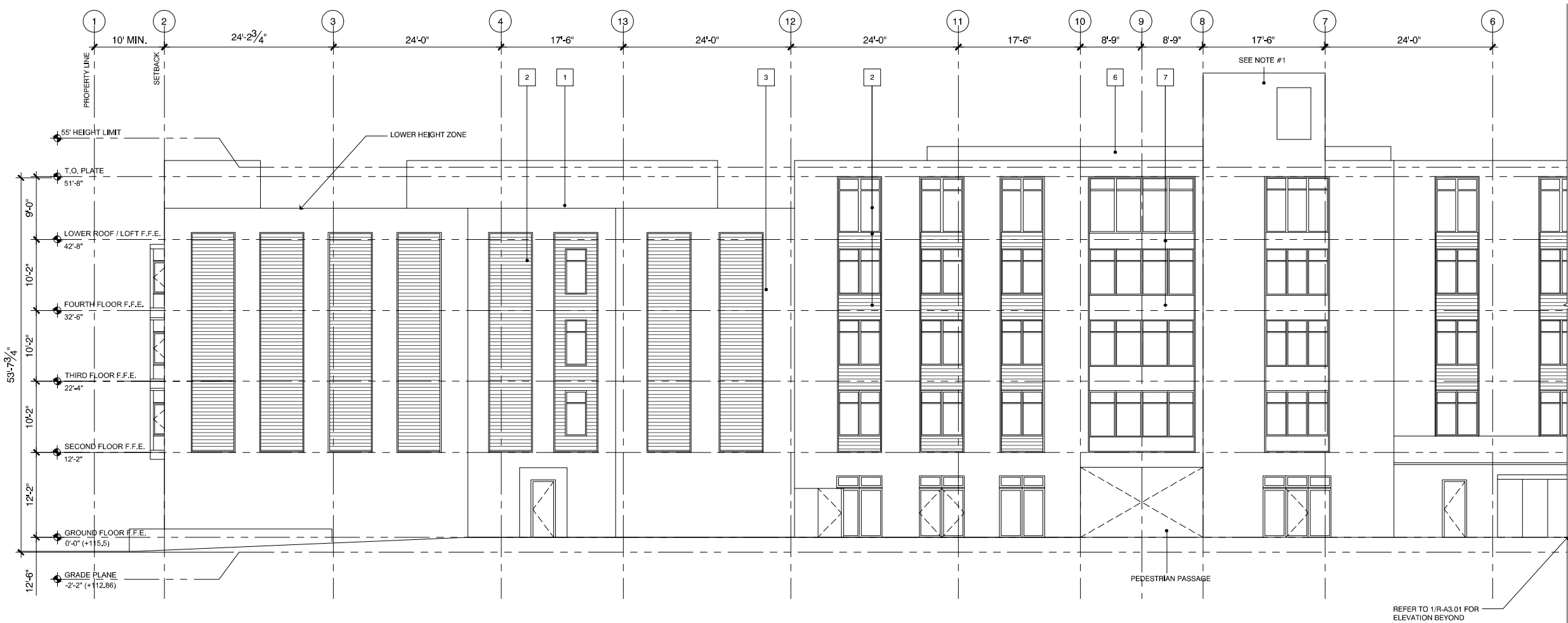
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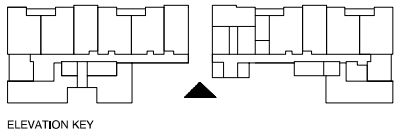
09.25.2020

R-A3.03





1 | WEST ELEVATION ALONG COURTYARD



LEGEND & NOTES

- 1 SMOOTH FINISH STUCCO
- 2 CEMENTITIOUS SIDING
- 3 VINYL SLIDING DOORS & WINDOWS
- 4 9" THICK ANODIZED METAL BALCONY PARTITION
- 5 12" METAL "BROW"
- 6 GLASS GUARDRAIL AT ROOF DECK
- 7 ANODIZED ALUMINUM PANELS
- 8 METAL GUARDRAIL AT BALCONY

NOTE #1:
ARCHITECTURAL FEATURE & ELEVATOR BULKHEAD

ARCHITECTURAL FEATURE (PER BAY MEADOWS PHASE II DESIGN GUIDELINES AND DEVELOPMENT STANDARDS, ITEM II.7): THE PROPOSED ARCHITECTURAL FEATURE MARKS THE MID-BLOCK PASSAGE, EMPHASIZES THE BUILDING ENTRY, AND PROVIDES A MASSING BREAK FROM GROUND TO SKY ALONG THE WEST KYNE STREET FRONTAGE. THE VERTICAL ARCHITECTURAL FEATURE INTEGRATES AN OPEN PERGOLA SHADE STRUCTURE AT THE ROOF DECK. ARCHITECTURAL FEATURES ARE AN EXCEPTION TO THE BUILDING HEIGHT LIMIT.

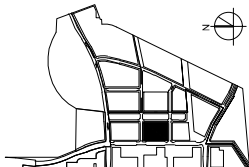
ELEVATOR BULKHEADS ARE EXCEPTIONS TO MAXIMUM BULK RESTRICTIONS PER SAN MATEO CITY CHARTER AND MUNICIPAL CODE ITEM 27.02.060 USE AND BULK RESTRICTIONS.



Perkins&Will

Project No: 19-504

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SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
ENLARGED BUILDING ELEVATIONS
1/8" = 1'-0"

MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

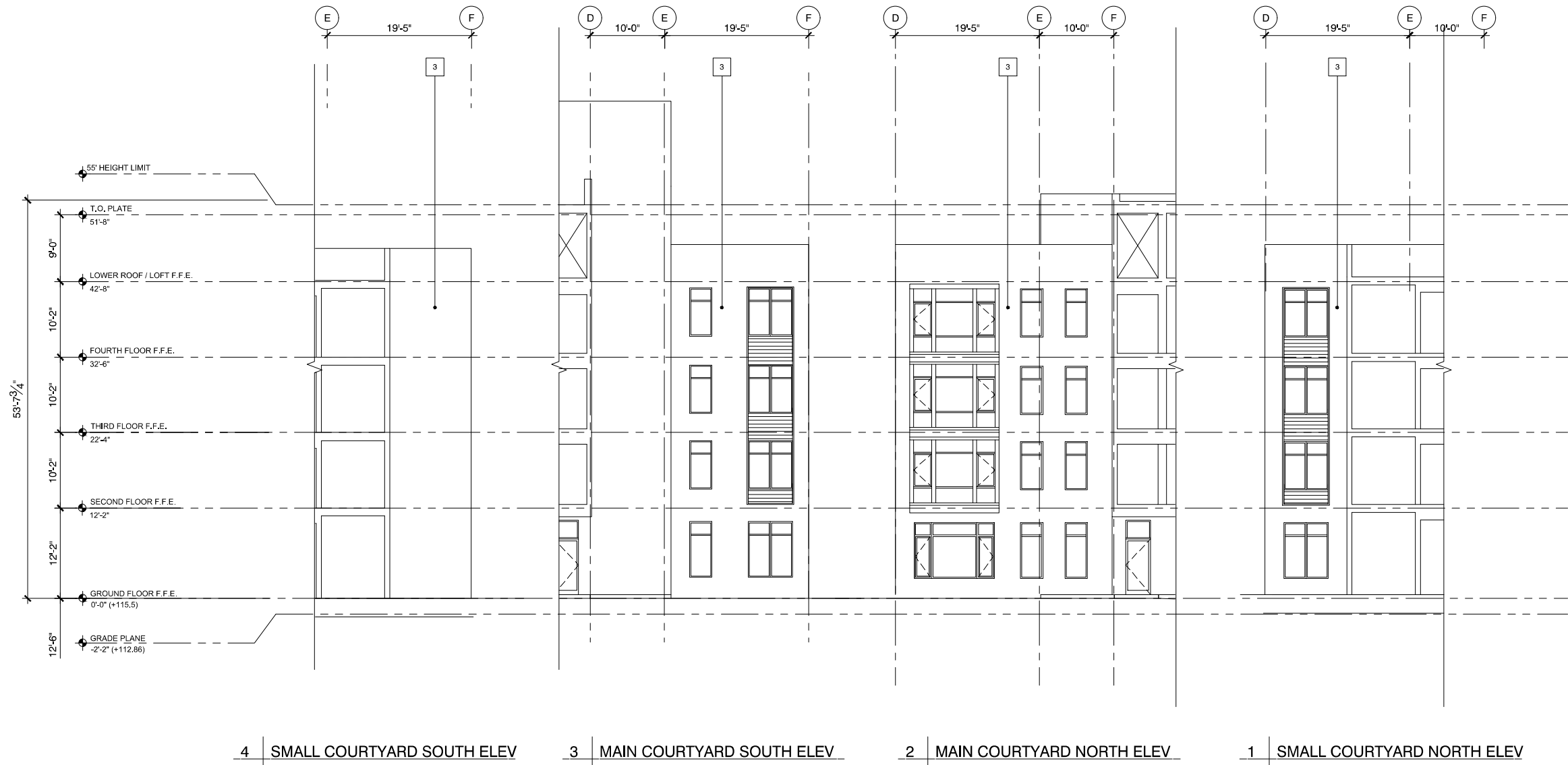
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LEGEND & NOTES

- | | |
|---|---|
| 1 | SMOOTH FINISH STUCCO |
| 2 | CEMENTITIOUS SIDING |
| 3 | VINYL SLIDING DOORS & WINDOWS |
| 4 | 9" THICK ANODIZED METAL BALCONY PARTITION |
| 5 | 12" METAL "BROW" |
| 6 | GLASS GUARDRAIL AT ROOF DECK |
| 7 | ANODIZED ALUMINUM PANELS |
| 8 | METAL GUARDRAIL AT BALCONY |

NOTE #1:
ARCHITECTURAL FEATURE & ELEVATOR BULKHEAD

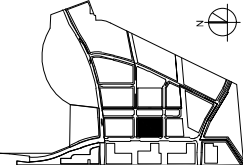
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ELEVATOR BULKHEADS ARE EXCEPTIONS TO MAXIMUM BULK RESTRICTIONS PER SAN MATEO CITY CHARTER AND MUNICIPAL CODE ITEM 27.02.060 USE AND BULK RESTRICTIONS.



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PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
ENLARGED BUILDING ELEVATIONS
1/16" = 1'-0"

MU3

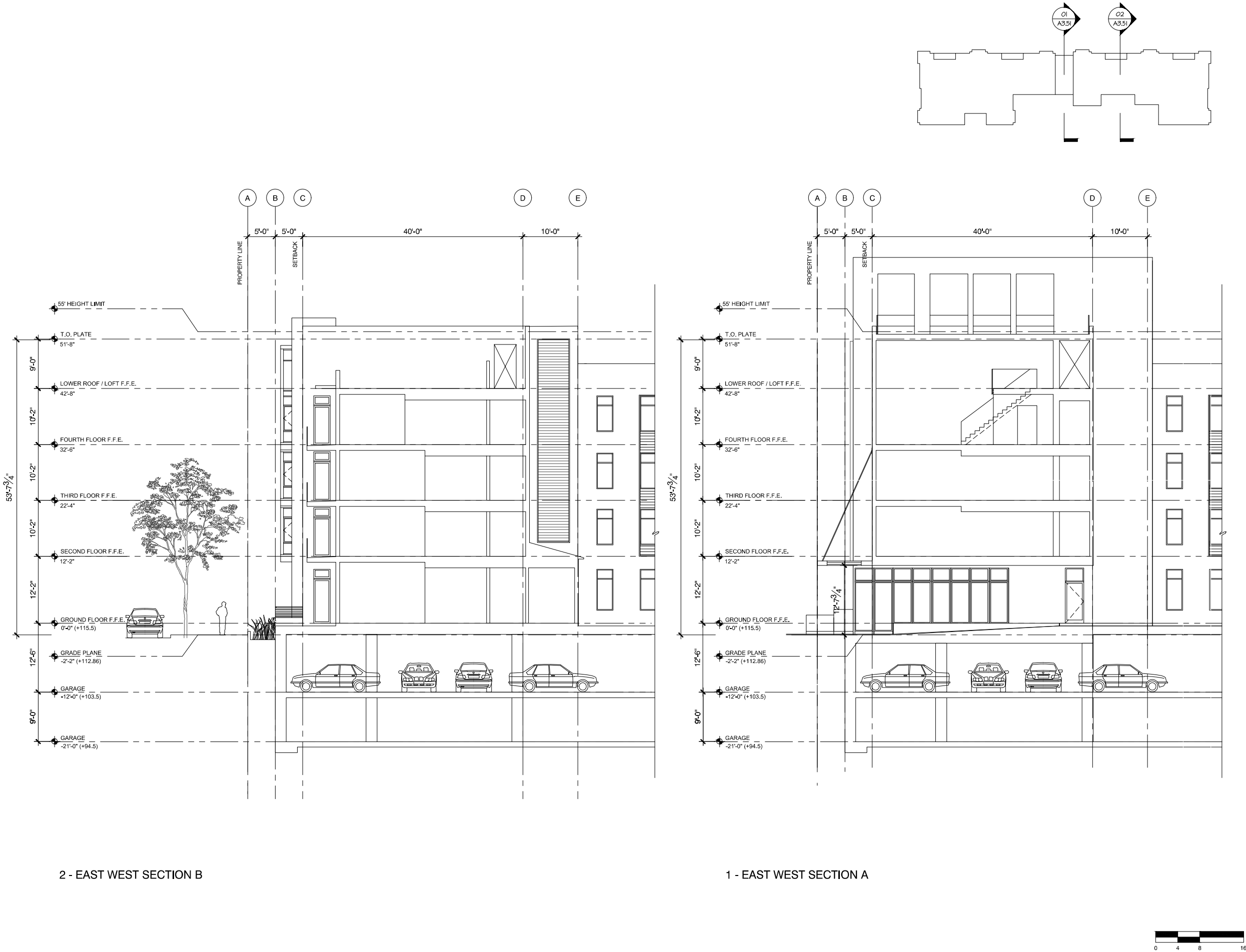
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SAN MATEO, CALIFORNIA

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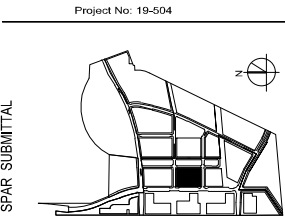
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R-A3.06



2 - EAST WEST SECTION B

1 - EAST WEST SECTION A



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
BUILDING SECTIONS
1/8" = 1'-0"

MU3
BAY MEADOWS II
SAN MATEO, CALIFORNIA

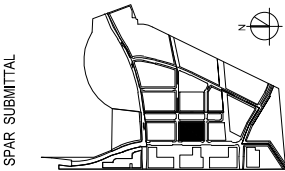
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R-A3.51



Project No: 19-504



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
BUILDING SECTIONS
1/8" = 1'-0"

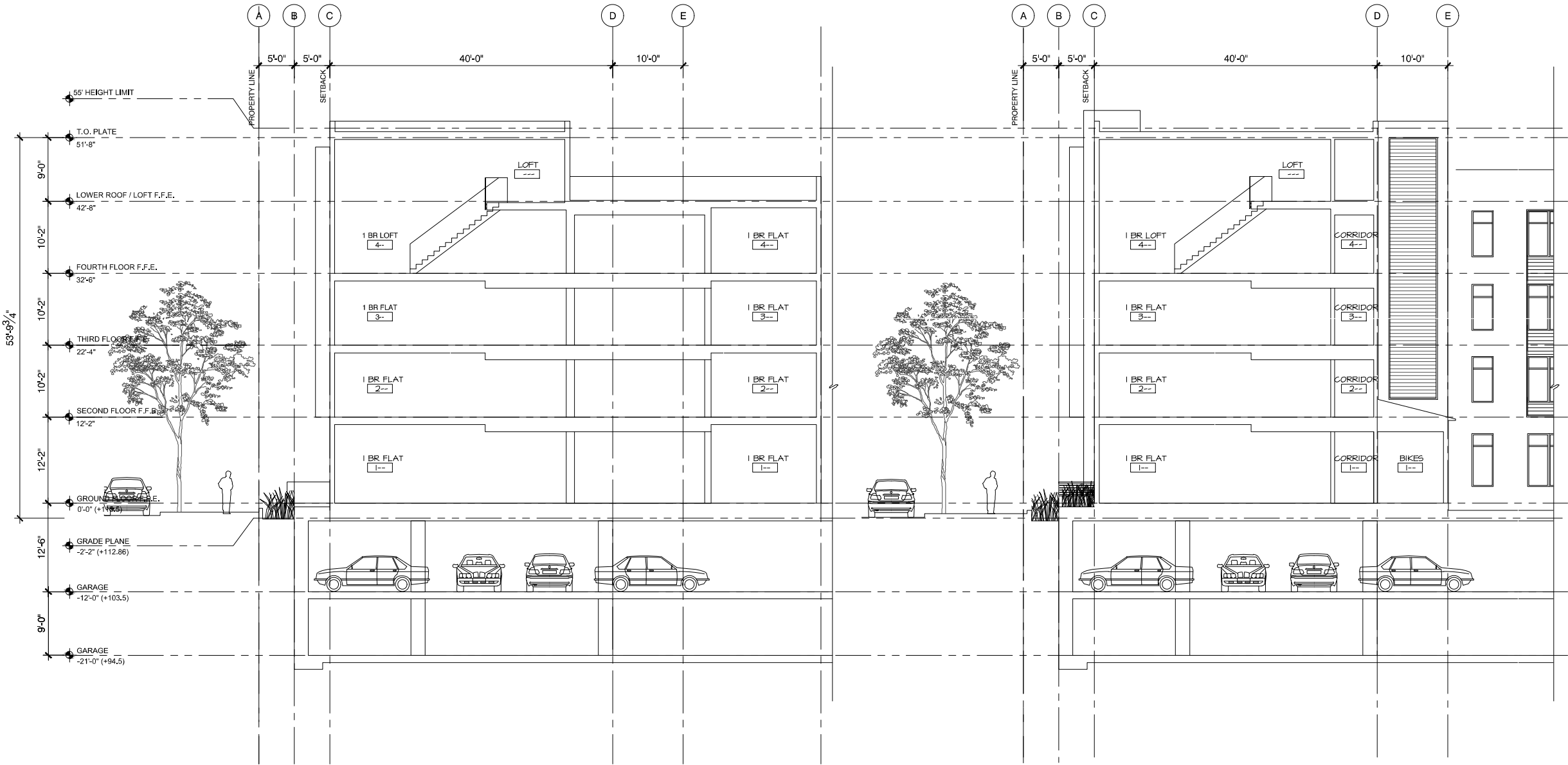
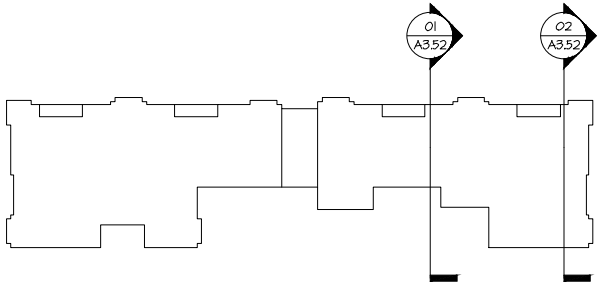
MU3
BAY MEADOWS II
SAN MATEO, CALIFORNIA

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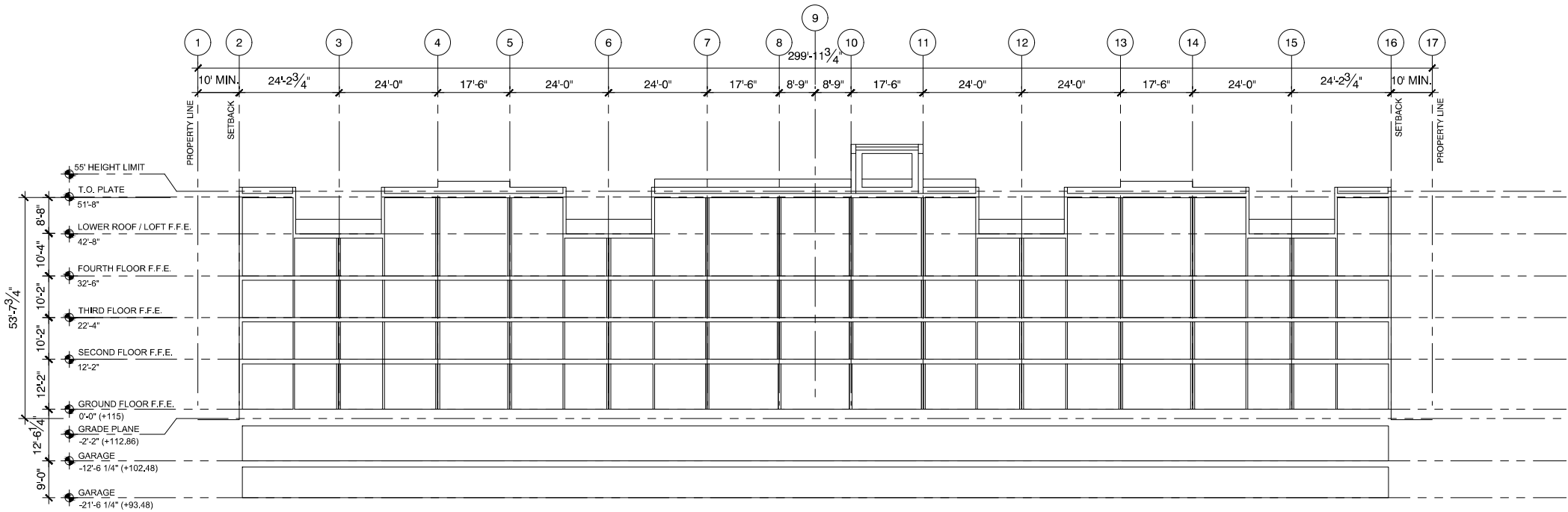
R-A3.52



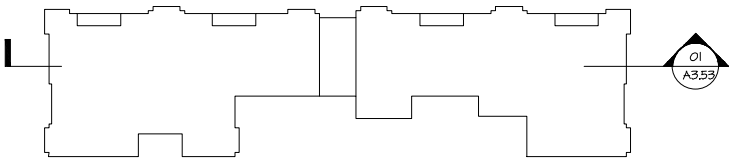
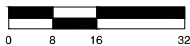
2 - EAST WEST SECTION D

1 - EAST WEST SECTION C



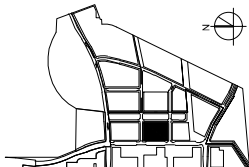


1 NORTH SOUTH SECTION



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SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
BUILDING SECTIONS
1/16" = 1'-0"

MU3

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6 | ENTRY CANOPY PRECEDENT 2



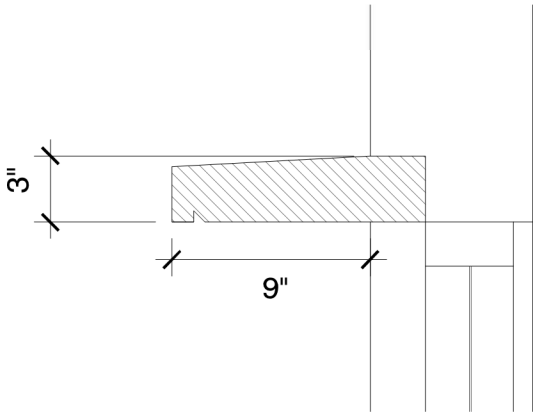
5 | ENTRY CANOPY PRECEDENT 1



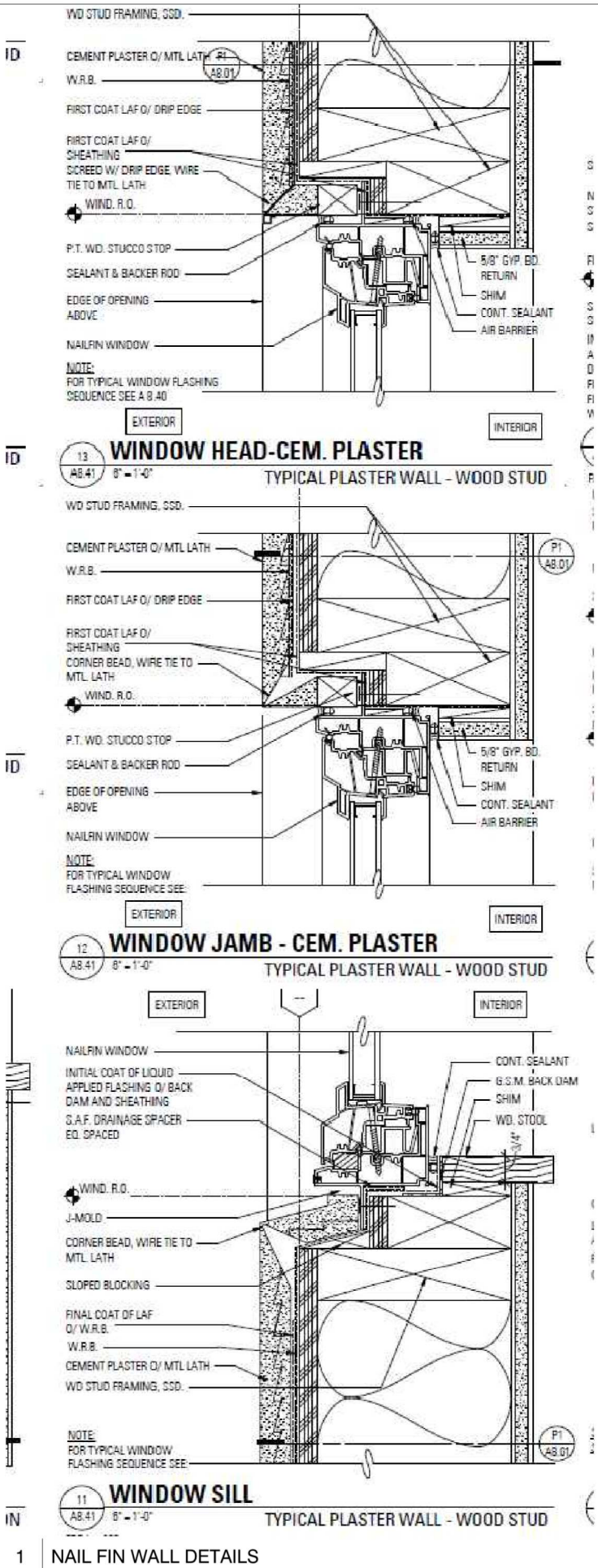
3 | RAILING DETAILS - TYP. BALCONY



4 | RAILING DETAILS - GLASS RAIL AT ROOF

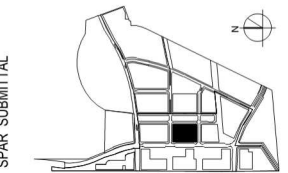


2 | SECTION THROUGH WINDOW OVERHANG



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PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
BUILDING DETAILS
6" = 1' - 0"

MU3

BAY MEADOWS II
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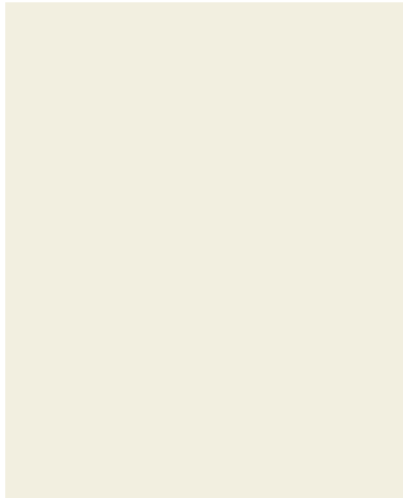
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R-A5.01

S-1



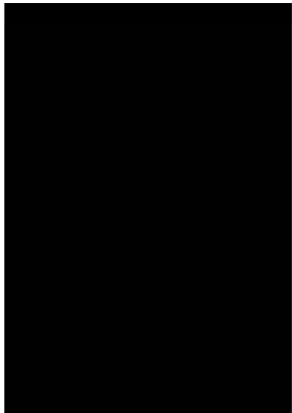
MAJOR WALL AREAS

C-1



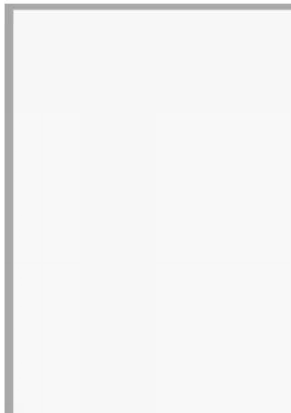
ACCENT AREAS

V-1



FRAMES

G-1



GLASS

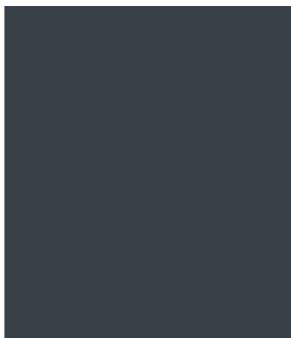
LEGEND

- S-1 OFF-WHITE SMOOTH FINISH STUCCO: SIMILAR TO VAPOR BM - AF-35
- C-1 SIDING: SIMILAR TO HARDIE CEMENTITIOUS CHANNEL LAP SIDING, 6-9" EXPOSURE
- V-1 VINYL: SIMILAR TO ENVISION SERIES, VPI QUALITY WINDOWS
- M-1 METAL: PAINTED WITH COLOR SIMILAR TO RAL 810-6
- M-2 METAL: PAINTED WITH COLOR SIMILAR TO RAL 820-6
- M-3 METAL: PAINTED WITH COLOR SIMILAR TO RAL 810-6
- G-1 GLASS: SIMILAR TO ENVISION SERIES, VPI QUALITY WINDOWS
- G-2 GLASS GUARDRAIL: MANUFACTURER TBD

WALL COLOR

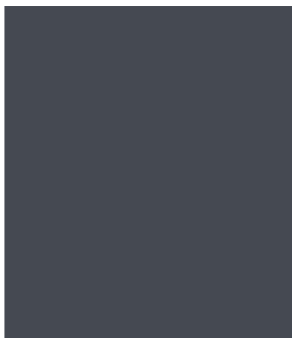
WINDOWS & DOORS

M-1



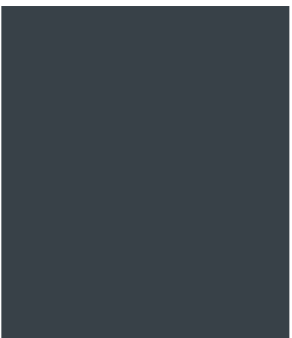
BALCONY ELEMENTS

M-2



RAILINGS

M-3



COLUMNS & PANELS

G-2



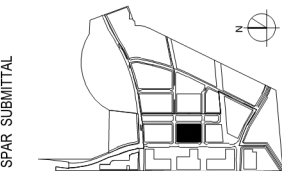
GLASS GUARDRAIL
AT ROOF DECK

MISCELLANEOUS METAL



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Project No: 19-504



SPAR SUBMITTAL

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
EXTERIOR MATERIALS

II

MU3

BAY MEADOWS

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R-A5.02



4 | UNIT TERRACE PERSPECTIVE

1/4" = 1'-0"



3 | MID-BLOCK PASSAGE PERSPECTIVE - NIGHT

1/4" = 1'-0"



2 | ROOF SHADE STRUCTURE PERSPECTIVE

1/4" = 1'-0"



1 | MID-BLOCK PASSAGE PERSPECTIVE - DAY

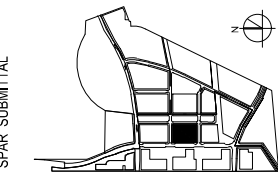
1/4" = 1'-0"



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PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
EXTERIOR PERSPECTIVES

MU3

BAY MEADOWS II

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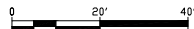
GENERAL NOTES

EXISTING SURFACE CONDITIONS PRESENTED ON THESE DRAWINGS ARE REPRESENTATIVE OF THE FIELD SURVEY. THE SURVEY WAS CONDUCTED DURING A TOPOGRAPHICAL GROUND SURVEY CONDUCTED ON AUGUST 13, 2019 PREPARED BY AJM WEISS, INC. UNLESS OTHERWISE NOTED, THE DATA SHOWN ARE BASED UPON SURVEY DATA MARKED BY OTHERS.

2. PROPERTY LINE AND EASEMENT INFORMATION SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO FINAL MAP ENTITLED "BAY MEADOWS TRACT" FOR PRECISE PROPERTY LINE INFORMATION.

3. THE EXISTING CONDITIONS DEPICTED ON THESE PLANS DO NOT REFLECT CHANGES THAT WILL RESULT FROM THE CALTRANS GRADE SEPARATION PROJECT. ANY CHANGES TO THE EXISTING CONDITIONS DEPICTED ON THESE PLANS HAVE BEEN COORDINATED WITH CALTRANS / JPB AND ARE SUBJECT TO ANY CHANGES TO THE PROJECT OR ON-GOING COORDINATIONS. THE DEVELOPER WILL WORK WITH THE CITY TO MAKE ANY RESULTING CHANGES TO THESE PLANS.

4. YELLOW AND RED CURB ZONES SHALL BE PAINTED IN ACCORDANCE WITH THE CITY OF SAN MATEO MUNICIPAL CODES.



SPAR SUBMITTAL

1" = 20'

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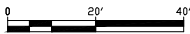
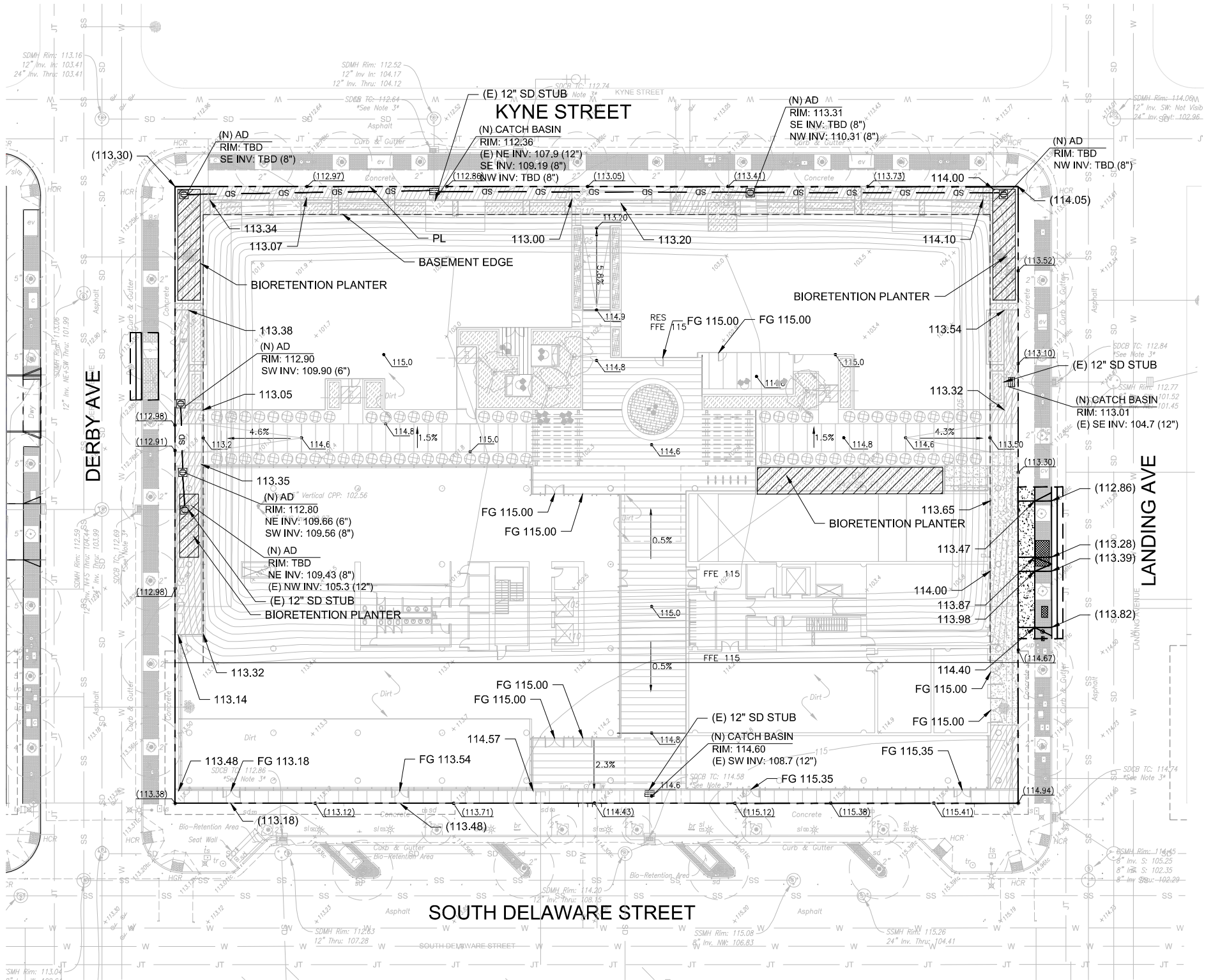
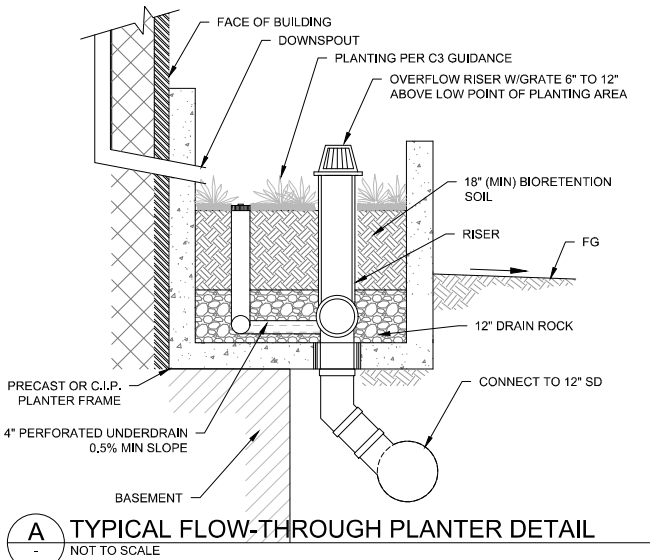
C2.0.1

NOTES

1. REFER TO SHEET C1.0.1 FOR NOTES, LEGEND, AND ABBREVIATIONS.
2. THE GRADING AND STORM DRAIN SYSTEM SHOWN ON THIS PLAN IS ILLUSTRATIVE AND IS TO BE CONFIRMED DURING DETAILED DESIGN.
3. PERMEABLE/IMPERMEABLE AREA CALCULATIONS PROVIDED FOR SPAR PARCEL BLOCK AREA ONLY. THE WET POND LOCATED IN THE COMMUNITY PARK IS THE PRIMARY TREATMENT AND DETENTION FACILITY FOR THE ENTIRE PROJECT, WHICH IS SIZED TO TREAT AND DETAIN RUNOFF FROM ALL PARCEL BLOCK (REFER TO SITE DEVELOPMENT PLANNING APPLICATION SUBMISSION). THE POST-CONSTRUCTION PEAK STORMWATER DISCHARGE RATE ENTERING BOREL CREEK FROM THE UPSTREAM WATERSHED WILL BE LESS THAN THE PRE-CONSTRUCTION PEAK STORMWATER DISCHARGE RATE. STORMWATER QUALITY TREATMENT DEVICES IN THIS BLOCK ARE IN ADDITION TO THE WET POND.
4. APPROXIMATELY 66,000 SF OF SOIL DISTURBANCE.

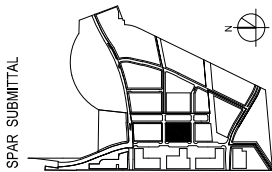
PERMEABLE/IMPERMEABLE SURFACE CALCULATIONS		
SURFACE TYPE	AREA (SQ FT)	AREA (% OF TOTAL)
PERMEABLE	9,571	15
IMPERMEABLE	56,271	85
TOTAL	65,842	100

STORMWATER TREATMENT SUMMARY			
BMP	QUANTITY	AREA (SQ FT)	TREATMENT AREA (SQ FT)
FLOW-THROUGH PLANTER	4	1,410	28900
BIORETENTION AREA	0	0	0
TOTAL	4	1,410	28900



Perkins&Will

Project No: 491910.000



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 GRADING AND
DRAINAGE PLAN

1" = 20"

MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

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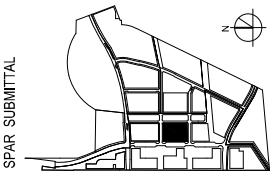
NOTES

1. REFER TO SHEET C1.0.1 FOR NOTES, LEGEND, AND ABBREVIATIONS.
2. UTILITY CONNECTIONS, FDCS, AND TRANSFORMER LOCATIONS/TYPES SHOWN ARE ILLUSTRATIVE, TO BE CONFIRMED DURING DETAIL DESIGN.
3. BACKFLOW PREVENTERS ARE SHOWN ILLUSTRATIVELY. THE LOCATION OF BACKFLOW PREVENTERS WILL BE CONFIRMED DURING DETAIL DESIGN.



Perkins&Will

Project No: 491910.000



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3SITE PRELIMINARY
UTILITY PLAN
1" = 20"

II

B A Y M E A D O W S

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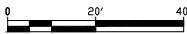
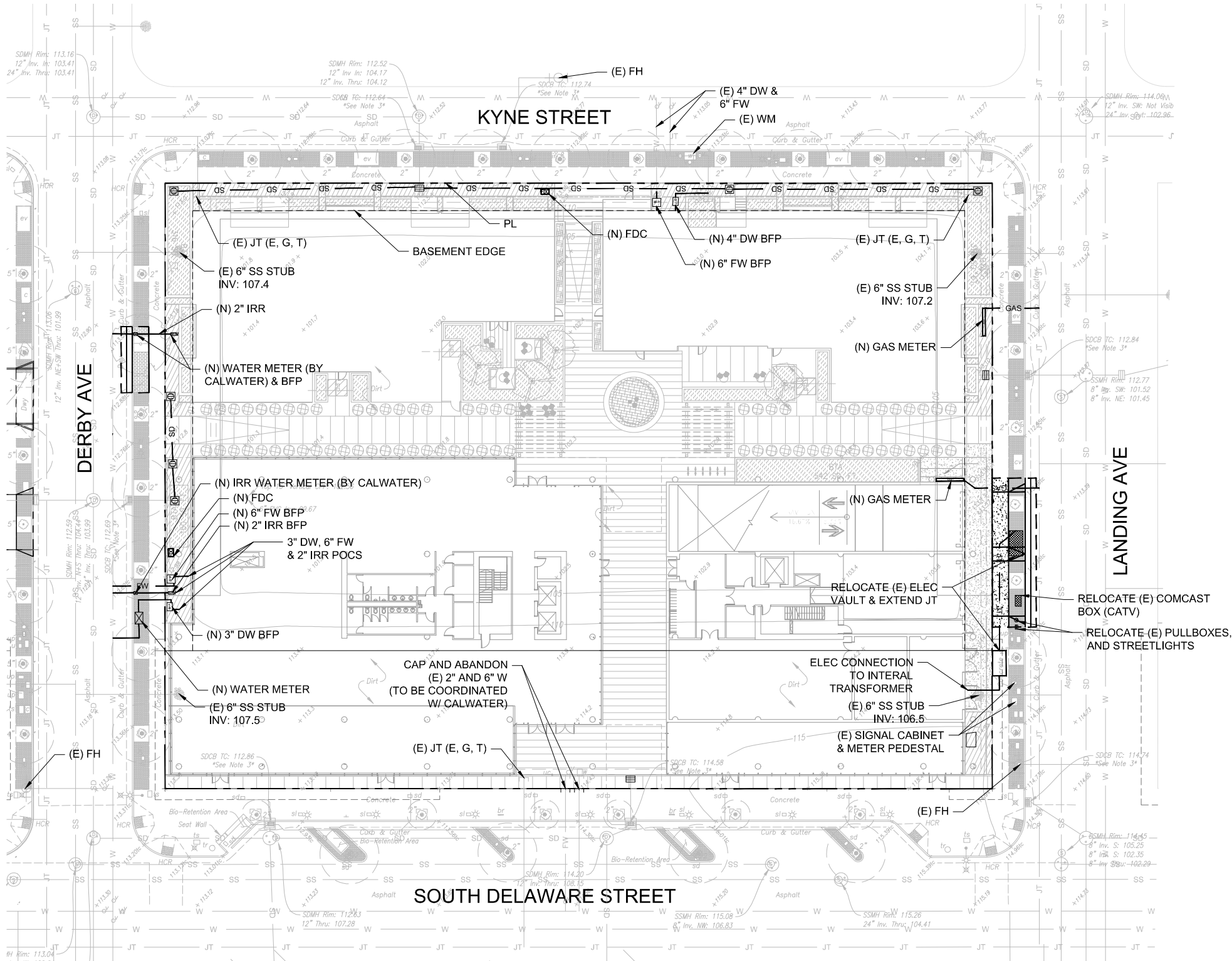
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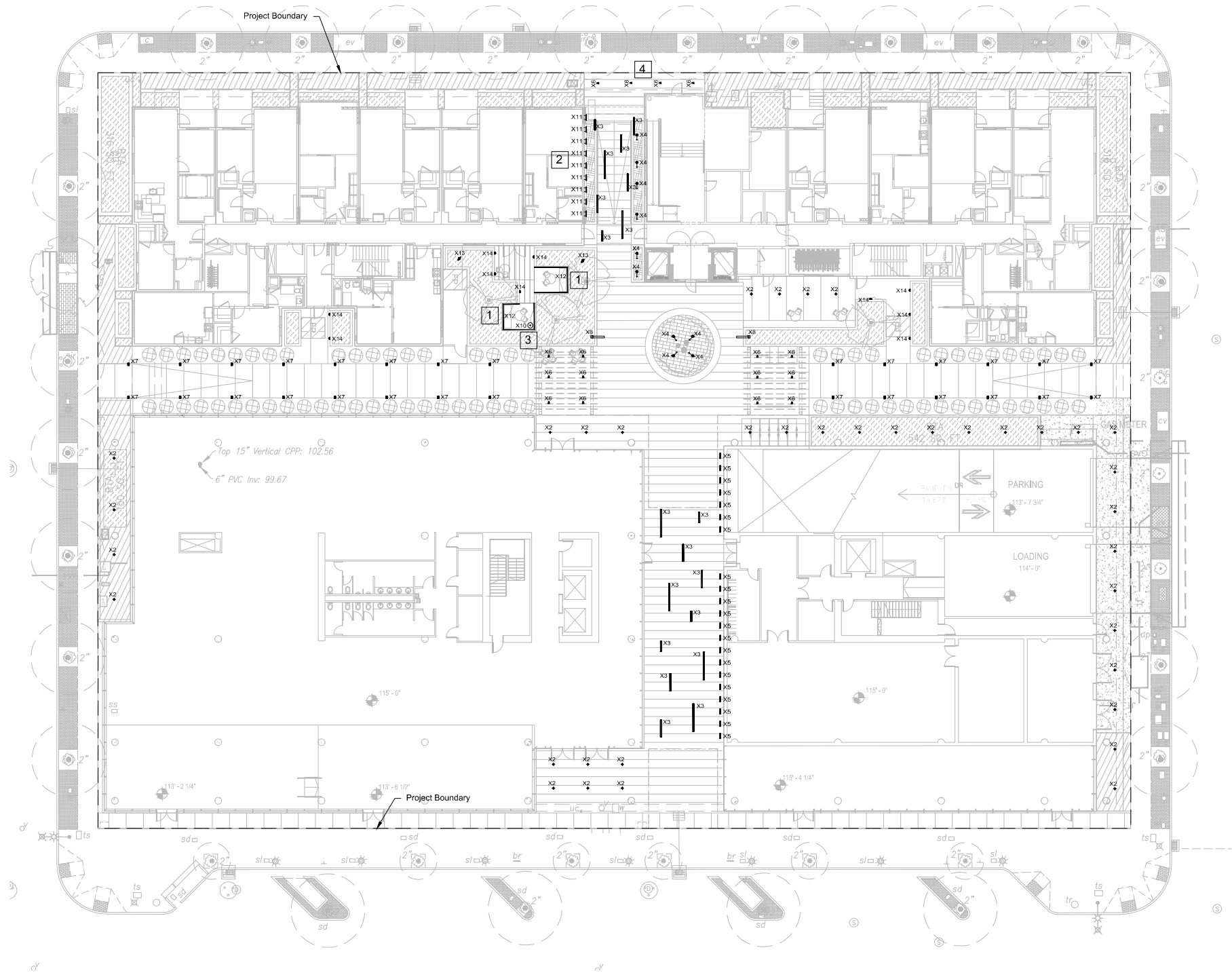


GENERAL SHEET NOTES

1. FIXTURE TYPES X2 AND X3 ARE MOUNTED TO THE BUILDING, AND WILL BE INCORPORATED INTO BUILDING LIGHTING DESIGN / ENGINEERING DOCUMENTS.

KEYED NOTES

1. FIXTURE TYPE X12 WILL BE MOUNTED WITH WALL ADJUSTABLE CLIPS APPROXIMATELY AT 4" (CENTER OF THE FIXTURE) FROM THE FINISHED GROUND LEVEL.
2. FIXTURE TYPE X11 TO BE MOUNTED WITH WALL BRACKET AT 5" (CENTER OF THE FIXTURE) FROM THE END OF FURNITURE
3. FIXTURE TYPE X10 TO BE POWERED ON VIA WALL PLUG OR HARD WIRED (TBD).
4. FOR LIGHTING FIXTURE TYPE "X6" - FIXTURE SHALL BE MOUNTED TO THE CANOPY STRUCTURAL STEEL SECTION.

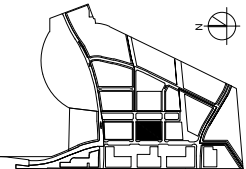


LUMINAIRE SCHEDULE										
SYMBOL	TYPE	IMAGE	MANUFACTURER	DESCRIPTION	SIZE	WATTAGE	LAMP	FIXTURE RATING	FINISH	NOTES
	X2		USAI	Ceiling recessed round downlights	4" dia x 5.5" depth	9W	LED 4000K	UL Wet	Fixture finish to match overhang finish	
	X3		Axis	Ceiling recessed linear fixture	4" width x Continuous lengths per drawing	5.5W/ft	LED 4000K	UL Wet	Fixture finish to match ceiling finish	
	X4		B-K Lighting	Exterior spotlight for plant accent lighting (with honeycomb baffle)	3" dia x 8"	12W	LED 4000K	IP65 / IK08	Antique brass powder	
	X5		Bega	Linear in-grade Wall graze	21" x 3.25" x 5"	15.8W	LED 4000K	IP67	Stainless Steel	
	X6		B-K lighting	Downlight mounted to trellis structure	Canopy: 6.5" dia x 2.35" head: 8" x 3"	12W	LED 4000K	IP65	Fixture finish to match trellis finish	
	X7		Hess	Linear bollard with 180° distribution	6" x 9.5" x 36" h	11W	LED 4000K	CSA Wet	Anthracite grey	
	X8, X8a		Hess	Pedestrian scale pole lighting	6.3" x 43.7" x 15" h	72W	LED 4000K	IP65	Anthracite grey	X8 for planter mounting and X8a for hardscape mounting
	X10		Vibia	Outdoor floor lamp	23.5" dia x 75" h	25W	LED 2700K	UL WET	Steel body, concrete base and brown diffuser	Plug-in fixture
	X11		Bega	Wall mounted linear wallgrazer	20.5" x 4.5" x 2.25"	16.8W	LED 4000K	IP65	Fixture finish to match adjacent wall finish	
	X12		Led Linear	Wall mounted and integral to signage linear uplight wallwash, and wall mounted step light. Function / application dependant on location.	0.77" x 1.06" x length per dwg	3.2W/ft	LED 2900K	IP67	Stainless Steel	Fixture with remote driver (to be protected in Nema4X enclosure or inside the building)
	X13		Teka Illumination	Ground surface path light	6.5" dia x 2" h	7W	LED 4000K	IP65	Bronze wrinkle	Fixture with remote driver (to be protected in Nema4X enclosure or inside the building)
	X14		Bega	Wall surface mounted path lighting	8" x 4.75" x 3"	2W	LED 4000K	IP65	Fixture finish to match CMU planter wall	

Fixture Schedule



Project No: 491910.000



SPAR SUBMITTAL

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 SITE PRELIMINARY LIGHTING PLAN
SCALE: 1"=20'

MU3

BAY MEADOWS II
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E2.1.1



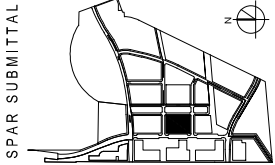
WILSON
MEANY

BAY MEADOWS
LAND COMPANY

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Perkins&Will

CMG
Landscape Architecture
Project No: PER1902



SUBJECT TO THE BAY MEADOWS
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SPAR SUBMITTAL
ILLUSTRATIVE SITE PLAN

1/16" = 1'-0"

MU3

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P1 Concrete Unit Paver - Type A



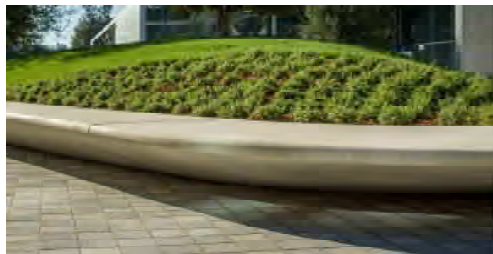
P3 Tile Pavers



P3 CIP Concrete - Sidewalk & General



E2 Planter Wall B - Concrete at Residential Perimeter



E4 Precast concrete planter and bench



P2 CIP Concrete - Courtyard Paving



P4 Decorative Gravel



E1 Planter Wall A - CMU



E3 Planter Pot

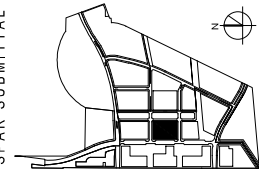


E5 Bench

LEVEL 1 - MATERIALS SCHEDULE			
SITE PAVING			
TAG	SYMBOL	DESCRIPTION	TYPE / PRODUCT
P1		Concrete Unit Paver - Type A	3"x 9" x 4" Precast concrete pavers, Stepstone/Hanover, or sim. Vehicular rated to 60,000# loading requirements for exterior building maintenance boom lift. Epoxy set on CIP concrete subbase over lightweight foam fill.
P2		CIP Concrete - Courtyard Paving	CIP concrete paving, 4 1/2" min thickness over lightweight foam fill, medium sandblast retardant finish, custom aggregate blend, integral color, sawcut joints.
P3		Tile Pavers	12" x 12" x 1" Porcelian tile paver. Specstone Inc. or sim. Epoxy set on CIP concrete subbase over lightweight foam fill.
P4		Decorative Gravel	1/2" decorative gravel. Natural stone TBD. 3" deep layer over filter fabric and lightweight foam fill.
P5		CIP Concrete - Sidewalk & General	CIP concrete paving, 4 1/2" min thickness over 6" aggregate base. Finish to match typ. project sidewalks: medium broom finish with tooled joints, natural grey w/ lamp black admixture.
P6		CIP Concrete - Vehicular	CIP concrete paving, 6" min thickness over 12" aggregate base. Finish to match typ. project sidewalks: medium broom finish with tooled joints, natural grey w/ lamp black admixture.
SITE ELEMENTS			
TAG	SYMBOL	DESCRIPTION	TYPE / PRODUCT
E1		Planter Wall A - CMU	Ground Face Concrete Masonry Unit Planter Wall and drainage base, 36" tall from top of substructure, varies 12" - 24" thick, provide waterproofing, drain mat, planter drain (1 per 1000 SF planter area)
E2		Planter Wall B - Concrete at Residential Perimeter	CIP Concrete Planter Wall and drainage base, height variable, 8" thick, provide waterproofing and drain mat, drain structure per civil.
E3		Planter Pot	Precast concrete planter product. QCP Cascade Round, various sizes: QR-CE6048P and QR-CE4842P.
E4		Precast concrete planter and bench	Precast concrete segmented planter wall with integrated hardwood bench seats, 20" high from finish surface, 42" thick, provide CIP concrete drainage base, waterproofing, drain mat, and planter drain.
E5		Bench	Manufactured bench: Landscape Forms Neoliviano, 69" long, backed wood and steel bench with armrests; or similar to be determined
E6		Bike Racks	In-ground mount, circular, stainless steel rack. Welle Circular Rack, Round Pipe Model: WCR02-IG-SS
E7		Trellis Structure	Manufactured shade trellis structure. 20' x 16' x 12'.
E8		Cafe Seating	TBD
E9		Wood Screen	3' tall wood plank screen set on concrete planter wall
E10		Wood Fence and Gate	3' tall wood plank fence and gate
E11		Wood Bench	Wood bench mounted to concrete planter wall



E6 Bike Racks



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PHASE II DEVELOPMENT AGREEMENT
SPAR SUBMITTAL
MATERIAL SCHEDULE - SITE LEVEL
NTS

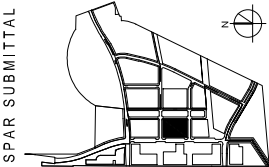
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MATERIALS SCHEDULE - ROOF LEVEL

SITE PAVING			
TAG	SYMBOL	DESCRIPTION	TYPE / PRODUCT
P1		Pre-Cast Concrete Pavers	Precast concrete pavers: 24"x24"x2.5". Pedestal support system (Bison IP or sim.)
P2		Wood Deck Pavers	Hardwood Deck Tiles on Pedestal system - Bison IP 24" x 24" FSC 100% Massaranduba Wood Tile - Ribbed, Bison IP pedestal system; or similar
SITE ELEMENTS			
TAG	SYMBOL	DESCRIPTION	TYPE / PRODUCT
E1		--	Manufactured GFRC Planter, 120"x30"x42": Tournesol Siteworks WCR-1203042-GFRC with CWM-R2020-4k Irrigation system. Set on shims with support curb or pedestals to match flush with paver height.
E2		Bar with Sink and Grill	Pre-cast concrete bar top and casework with light steel framing. Manufactured gas grill and sink.
E3		Built-in Bar	Pre-cast concrete bar top with steel supports.
E4		Fire Pit	Manufactured pre-cast concrete fire feature. Manufacture & model TBD.
SITE FURNISHING			
TAG	SYMBOL	DESCRIPTION	TYPE / PRODUCT
F1		Tall Bar Stools with Back	TBD
F4		Tall Dining Table	TBD
F5		Modular Lounge Seating	TBD
F7		Large Bistro Seating	TBD
F9		Outdoor Bean Bag / Poof	TBD
F10		Outdoor Coffee Table	TBD



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

SPAR SUBMITTAL

MATERIAL SCHEDULE - ROOF
LEVEL

NTS

MU3

BAY MEADOWS II

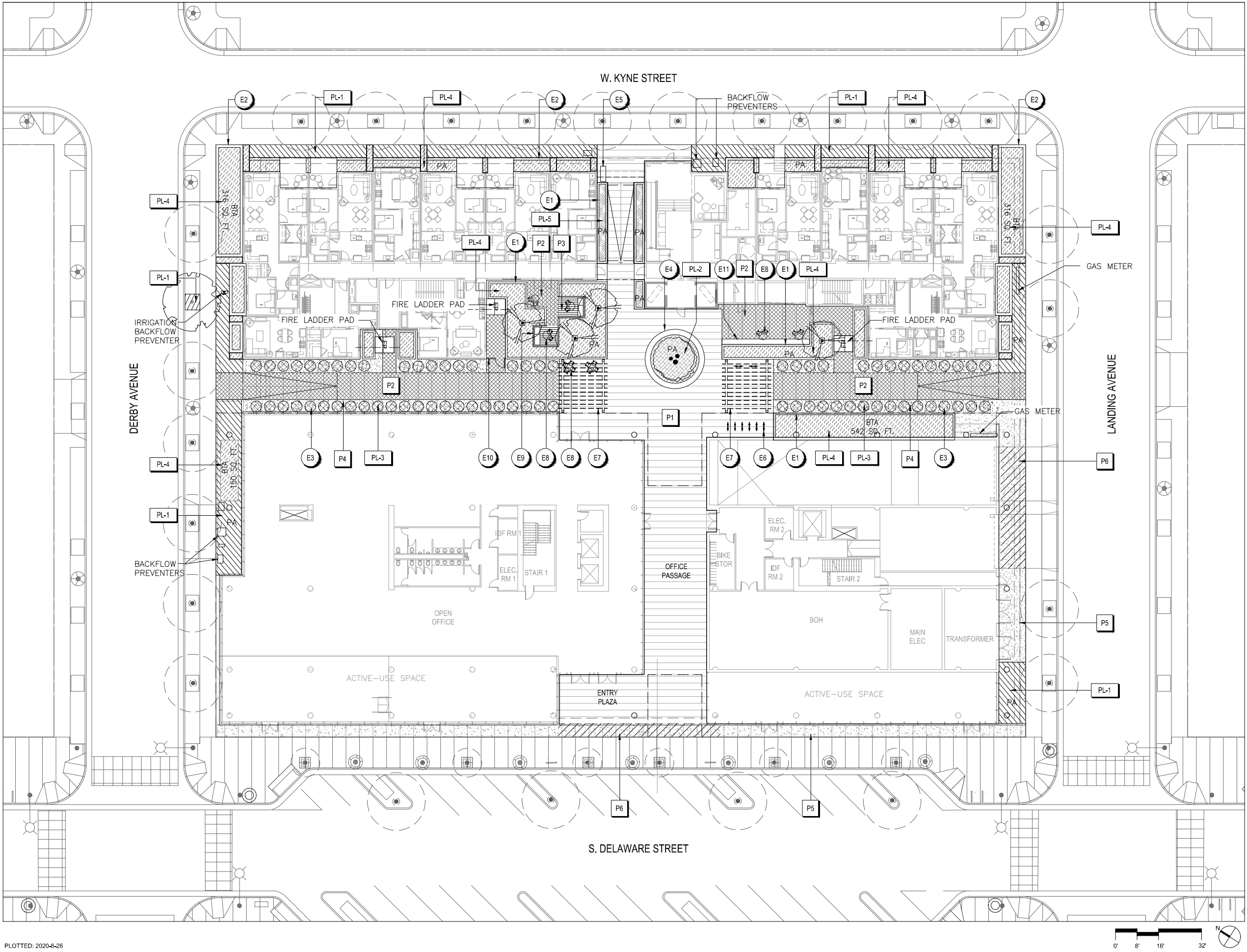
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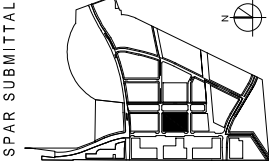
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Project No: PER1902



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PHASE II DEVELOPMENT AGREEMENT

SPAR SUBMITTAL

LANDSCAPE MATERIAL AND
PLANTING PLAN - SITE LEVEL

1/16" = 1'-0"

MU3

II

BAY MEADOWS

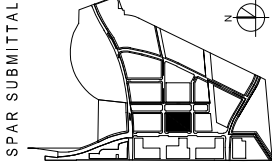
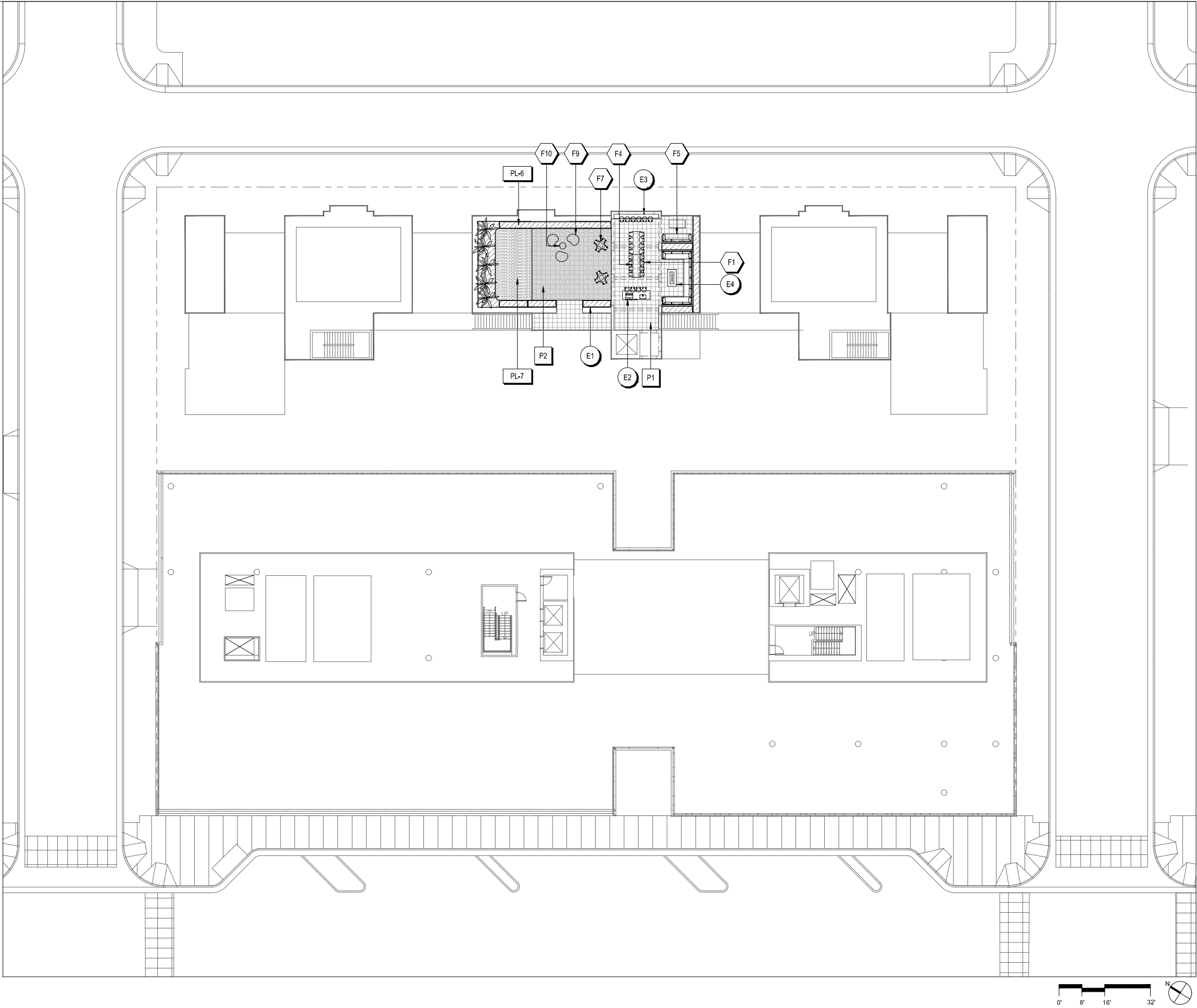
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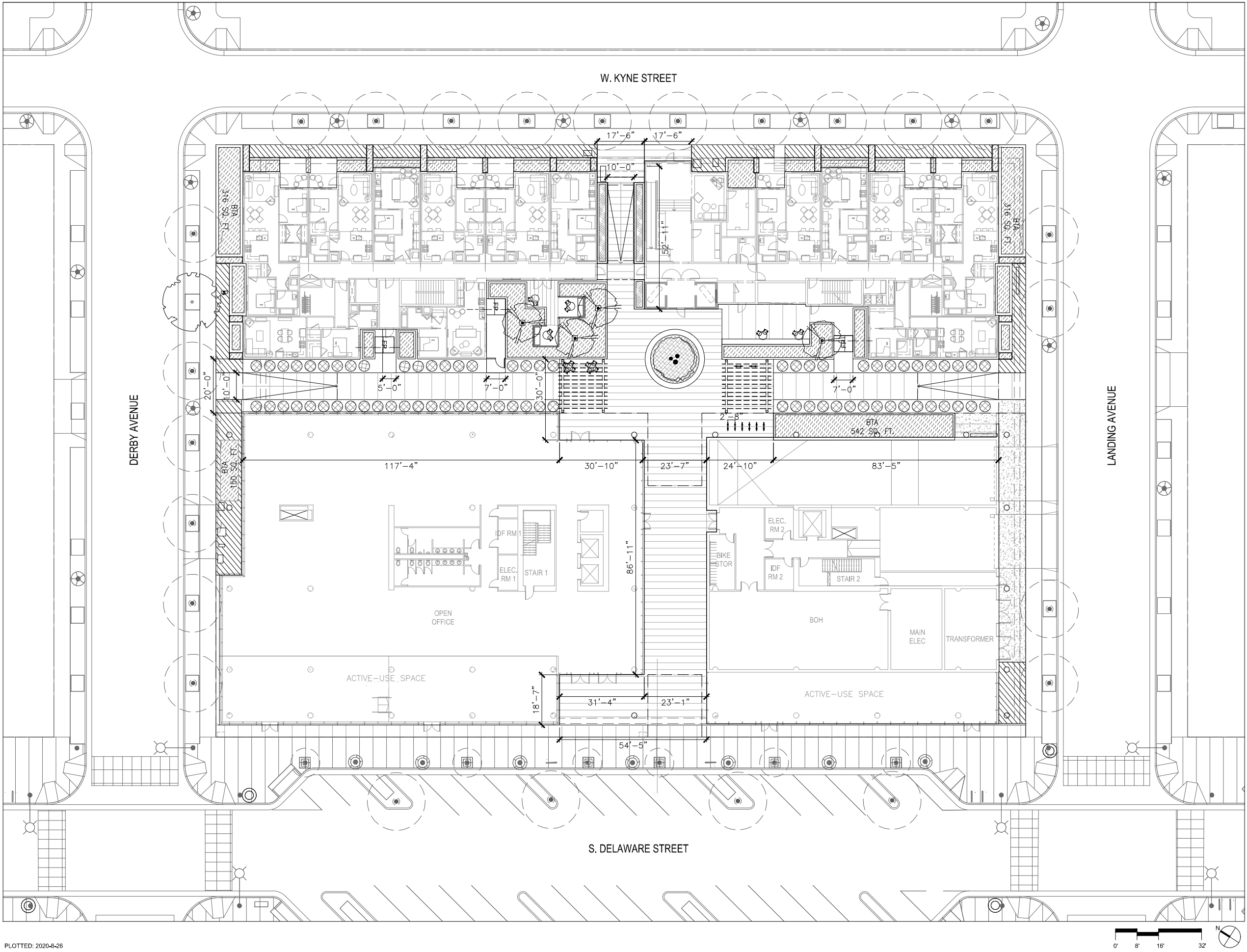
SPAR SUBMITTAL

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PHASE II DEVELOPMENT AGREEMENT
SPAR SUBMITTAL
LANDSCAPE MATERIALS AND
PLANTING PLAN - ROOF LEVEL
1/16" = 1' - 0"

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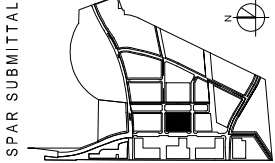


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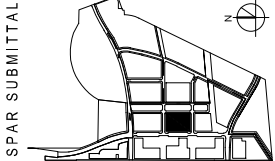
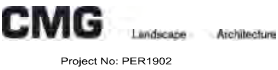
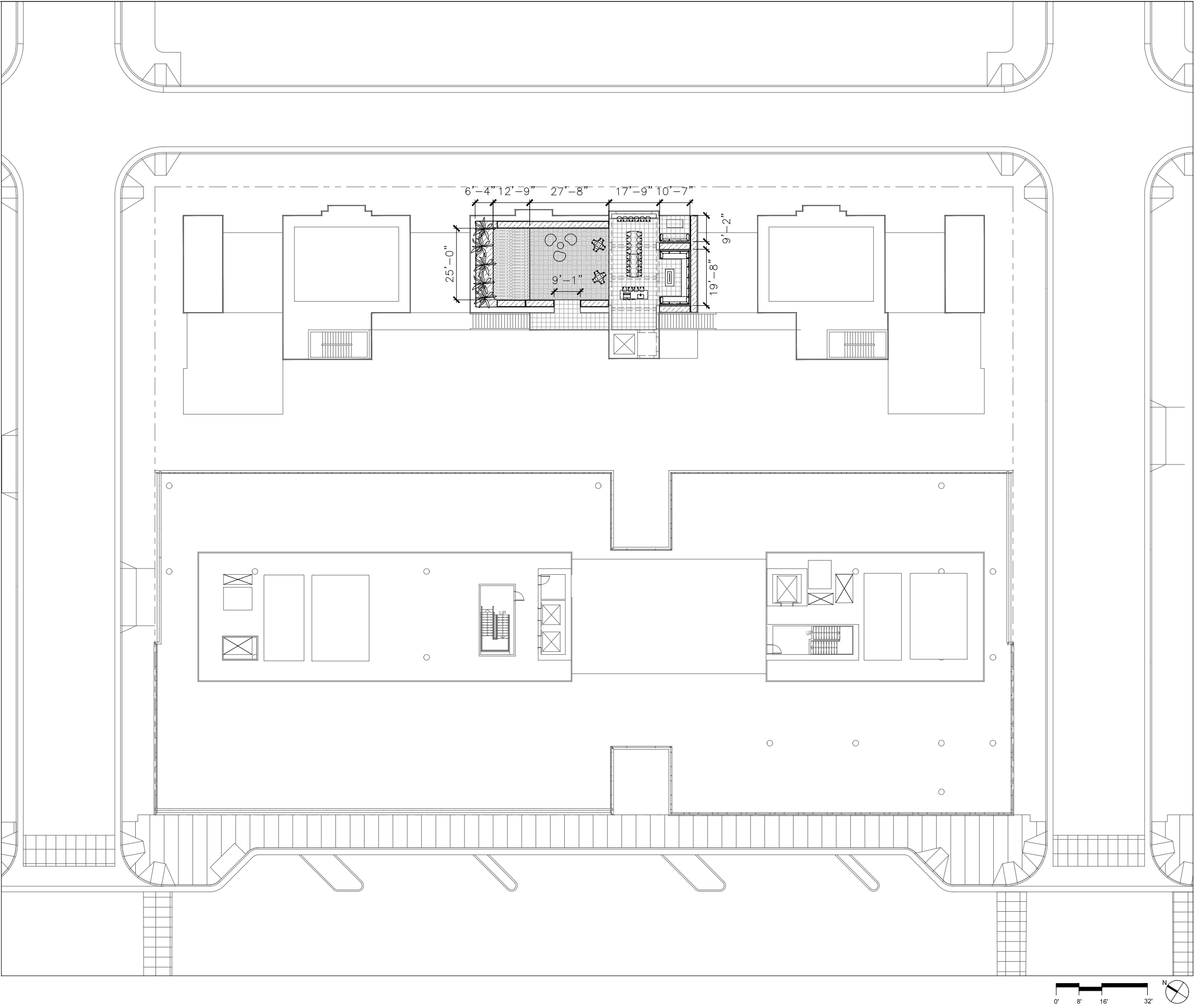


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT
SPAR SUBMITTAL
LAYOUT PLAN - SITE LEVEL
1/16" = 1'-0"

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L1.2.1



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT
SPAR SUBMITTAL
LAYOUT PLAN - ROOF LEVEL
1/16" = 1' - 0"

MU3

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Perimeter Planting



Huckleberry - *Vaccinium ovatum*

Kohuhu - *Pittosporum tenuifolium*

Tree Mallow - *Lavatera maritima*

Star Jasmine - *Trachelospermum jas.*

Indian Hawthorn - *Rhaphiolepis ind.*

Hebe - *Hebe x glaucophylla*



Mexican Bush Sage - *Salvia leucantha*

Monkey Flower - *Mimulus aurantiacus*

Lion's Tail - *Leonotis leonurus*

Santa Barbara Daisy - *Erigeron*

Yankee Point Ceonothus - *Ceonothus griseus horizontalis*

True Sedge - *Carex nudata*

Stormwater Planters

Part shade, perennials & grasses.



Chinese Holly- *Mahonia lomarifolia*

Catalina currant - *Ribes viburnifolium*

Snowberry - *Symphocarpus albus*

Island Alum root - *Heuchera maxima*

Foothill Sedge - *Carex tumulicola*



Pink Japanese Dogwood - *Cornus kousa 'Satomi'*

Red Fescue - *Fescue rubra*

Variegated Carex - *Carex morrowii* var.

Japanese Auralia - *Fatsia japonica*

Specimen Tree

Deciduous, 20' high & tall, part shade, summer blooming white flowers.

Specimen Understory

No-mow fescue lawn & variegated grass background

Covered Passagway

Full shade evergreen, open texture, 4'-6' tall



Australian Tree Fern - *Cyathia cooperi*

Giant Chain Fern - *Woodwardia fimbriata*

Planter pots
Tree ferns: part shade, upright, overhead shade, immersive



Island Alum root - *Heuchera maxima*

Bears Breech - *Acanthus mollis*

Bush Lupin - *Lupinus polyphylla*

Kohuhu - *Pittosporum tenuifolium*

New Zealand Flax- *Phormium tenax*

Planter Shrubs

Evergreen, wind resistant and screening

IRRIGATION SYSTEM

1. Provide complete irrigation system for all planting areas.
2. 1.5" copper mainline at site level to routed from irrigation water meter and backflow preventer to all planting areas.
3. Provide booster pump (size TBD) in mechanical room in garage area and route 1.25" copper main line through building structure to supply irrigation system on roof decks.
4. Provide drip line system to cover all planting areas, and bubblers for all trees.
5. Provide remote control valves and quick coupler valves.



Snowberry - *Symphocarpus albus*

Sword Fern - *Polystichum munitum*

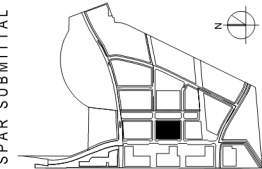
Foothill Sedge - *Carex tumulicola*

Residential and Stormwater Planting

SITE LEVEL PLANTING SCHEDULE						
SYMBOL	TAG	LATIN NAME	COMMON NAME	SIZE	SPACING	AREA
	PL-1	STREETSCAPE				2,258 SF
	SHRUB PLANTING					
		PITTOSPORUM TENUIFOLIUM	KOHUHU	15 GAL	5'	
		LAVATERA MARITIMA	TREE MALLOW	15 GAL	6'	
		TRACHELOSPERMUM JASMANOIDES	STAR JASMINE	15 GAL	4'	
		RHAPHIOLEPSIS INDICA	INDIAN HAWTHORN	15 GAL	4'	
		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	15 GAL	4'	
		HEBE X GLAUCOPHYLLA	HEBE	5 GAL	3'	
		SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	3'	
		CEONOTHUS GRISEUS HORIZONTALIS	YANKEE POINT CEONOTHUS	5 GAL	3'	
	PERENNIALS & GRASSES PLANTING					
		MIMULUS AURANTIACUS	MONKEY FLOWER	5 GAL	3'	
		LEONOTIS LEONURUS	LION'S TAIL	5 GAL	3'	
		ERIGERON	SANTA BARBARA DAISY	5 GAL	12"	
	CAREX NUDATA	TRUE SEDGE	5 GAL	18"		
	PL-2	DOGWOOD UNDERSTORY				254 SF
		CAREX MORROWII VAR.	VARIGATED CAREX	5 GAL	8'	
		FESTUCA RUBRA	RED FESCUE	5 GAL	5'	
	PL-3	PASSAGEWAY FERNS				892 SF
		CYATHIA COOPERI	AUSTRALIAN TREE FERN	24" BOX	5'	
		WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	15 GAL	4'	
	PL-4	RESIDENTIAL AND STORMWATER PLANTING				3,471 SF
		ACANTHUS MOLLIS	BEARS BREECH	5 GAL	3'	
		SYMPHOCARPOS ALBUS	SNOWBERRY	5 GAL	6'	
		HEUCHERA MAXIMA	ISLAND ALUM ROOT	5 GAL	3'	
		LUPINUS POLYPHYLLUS	BUSH LUPIN	5 GAL	2'	
		POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	3'	
		CAREX TUMULICOLA	FOOTHILL SEDGE	5 GAL	2'	
	PL-5	FULL SHADE				155 SF
		FATSIA JAPONICA	JAPANESE AURALIA	5 GAL	4'	
ROOF LEVEL PLANTING SCHEDULE						
	PL-6	ROOF PLANTERS				266 SF
		PITTOSPORUM TENUIFOLIUM	KOHUHU	15 GAL	5'	
		PHORMIUM TENAX	NEW ZEALAND FLAX	15 GAL	4'	
	PL-7	LAWN				319 SF
		FESCUE MIX	FESCUE LAWN	SOD		
TREE PLANTING SCHEDULE						
SYMBOL	TAG	LATIN NAME	COMMON NAME	SIZE	SPACING	QTY
	T-1	CORNUS KOUSA 'SATOMI'	PINK JAPANESE DOGWOOD	36" BOX	AS SHOWN	1
	T-2	CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX	AS SHOWN	4
	T-3	PISTACIA CHINENSIS	CHINESE PISTACHE	60" BOX	AS SHOWN	1



Perkins&Will



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

SPAR SUBMITTAL

PLANTING SCHEDULE

NTS

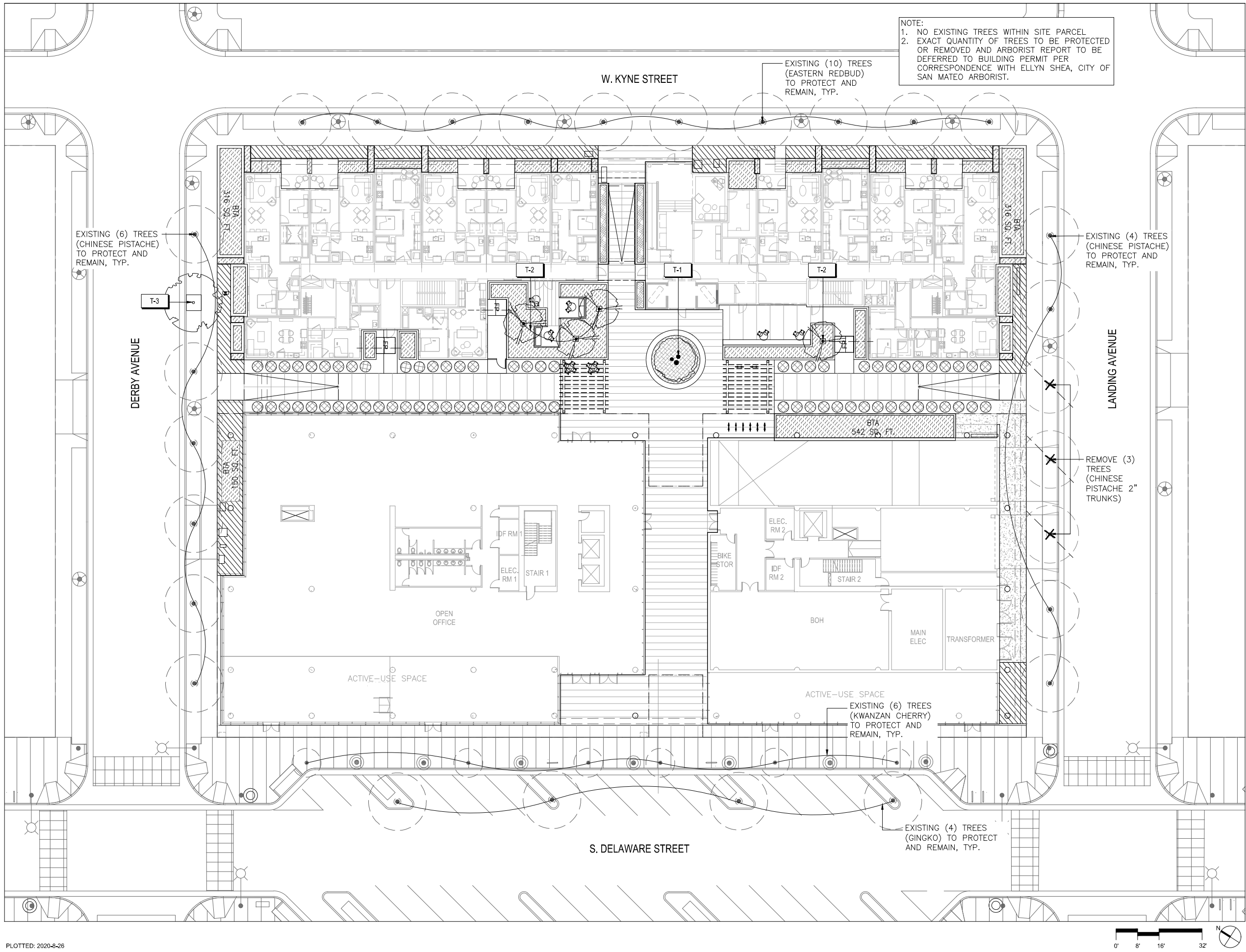
MUJ3
BAY MEADOWS
SAN MATEO, CALIFORNIA

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L1.3.0



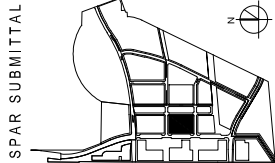
PLOTTED: 2020-8-26

NOTE:
1. NO EXISTING TREES WITHIN SITE PARCEL
2. EXACT QUANTITY OF TREES TO BE PROTECTED OR REMOVED AND ARBORIST REPORT TO BE DEFERRED TO BUILDING PERMIT PER CORRESPONDENCE WITH ELLYN SHEA, CITY OF SAN MATEO ARBORIST.



Perkins&Will

CMG Landscape Architecture
Project No: PER1902



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

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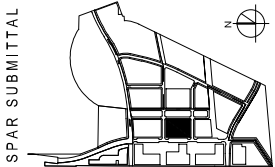
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1	PUBLIC PASSAGEWAY FROM KYNE STREET	SCALE: NTS
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2	CENTRAL PLAZA FROM OFFICE PASSAGEWAY	SCALE: NTS
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VIEWS

NTS

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