FORMAL PLANNING APPLICATION

SHEET NUMBER	SHEET NAME	ISSUED FOR REVIEW| 09.25.2020
G00-00	COVER	X
G00-01	MU2 BUILDING RENDERINGS	X
G-00.10	DEVELOPMENT PROJECT DATA & ZONING ANALYSIS	X
A1.00	OVERALL SITE PLAN	X
O-A0.10	MU2 ACCESSIBLE ROUTES	X
O-A0.11	MU2 OFFICE EXITING PLANS	X
O-A0.21	MU2 OFFICE PARKING - B3 AREA PLAN	X
O-A0.22	MU2 OFFICE PARKING - B2 AREA PLAN	X
O-A0.23	MU2 OFFICE PARKING - B1 AREA PLAN	X
O-A0.24	MU2 OFFICE - LEVEL 01 AREA PLAN	X
O-A0.25	MU2 OFFICE - LEVEL 02 AREA PLAN	X
O-A0.26	MU2 OFFICE - LEVEL 03 AREA PLAN	X
O-A0.27	MU2 OFFICE - LEVEL 04 AREA PLAN	X
O-A0.28	MU2 OFFICE - ROOF LEVEL AREA PLAN	X
O-A1.01	MU2 OFFICE PARKING - B3 PLAN	X
O-A1.02	MU2 OFFICE PARKING - B2 PLAN	X
O-A1.03	MU2 OFFICE PARKING - B1 PLAN	X
O-A1.04	MU2 OFFICE - LEVEL 01 PLAN	X
O-A1.04A	MU2 OFFICE - LEVEL 01 ALTERNATE PLAN	
O-A1.05	MU2 OFFICE - LEVEL 02 PLAN	X
O-A1.06	MU2 OFFICE - LEVEL 03 PLAN	X
O-A1.07	MU2 OFFICE - LEVEL 04 PLAN	X
O-A1.08	MU2 OFFICE - LOWER ROOF PLAN	X
O-A2.01	MU2 OFFICE – BUILDING ELEVATIONS	X
O-A2.02	MU2 OFFICE - BUILDING ELEVATIONS	X
O-A2.10	MU2 OFFICE - BUILDING SECTIONS	X
O-A2.20	MU2 OFFICE - EXTERIOR MATERIALS	X
C1.0.1	MU2 OVERALL SITE PLAN, LEGEND	X
C1.1.1	MU2 GRADING AND DRAINAGE PLAN	X
C1.1.2	MU2 SITE PRELIMINARY UTILITY PLAN	X
E1.1.1	SITE PRELIMINARY LIGHTING PLAN	X
E1.1.2	SITE PRELIMINARY PHOTOMETRIC LIGHTING PLAN	X
L1.0.1	ILLUSTRATIVE SITE PLAN	X
L1.1.0	MATERIALS SCHEDULE - SITE LEVEL	X
L1.1.1	LANDSCAPE MATERIAL AND PLANTING PLAN - SITE LEVEL	X
L1.1.1A	LANDSCAPE MATERIAL AND PLANTING PLAN - SITE LEVEL ALTERNATE	X
L1.2.1	LAYOUT PLAN-SITE LEVEL	X
L1.3.0	PLANTING SCHEDULE - SITE LEVEL	X
L1.3.1	TREE PLANTING PLAN - SITE LEVEL	X
L3.1.0	VIEWS	X
L3.1.1	DETAILS	X

PROJECT DIRECTORY

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WILSON MEANY

BAY MEADOWS LAND COMPANY

HART HOWERTON
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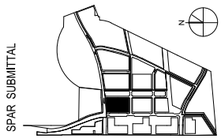
Perkins&Will

Project No: 491910.000

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

COVER

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.

MU2

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

09/25/2020

G00-00

WILSON MEANY

BAY MEADOWS LAND COMPANY

HART HOWERTON
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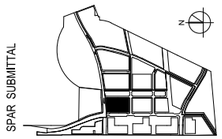
Perkins&Will

Project No: 491910.000



SPAR SUBMITTAL

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 BUILDING RENDERINGS

MU2

B A Y M E A D O W S II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

09/25/2020

G00-01

MU2 DEVELOPMENT PROJECT DATA

	ALLOWED	PROVIDED	REFERENCE
SITE ADDRESS:			
APN: 040031210, 040031220			
ZONING CLASSIFICATION:	BAY MEADOWS SPECIFIC PLAN AMENDMENT		
LOT SIZE: SITE AREA (ACRES): 1,758 SITE AREA (SF) : 76,578			
USE:	MIXED USE (COMMERCIAL, RESIDENTIAL, RETAIL)	MIXED USE (COMMERCIAL, RESIDENTIAL, RETAIL)	SPECIFIC PLAN AMENDMENT IV-8, TABLE IV-1
FLOOR AREA RATIO/ FAR:	2.5	2.5	SPECIFIC PLAN AMENDMENT IV-23, TABLE IV-6
FLOOR AREA (SF)	191,445 SQ FT	191,444 SQ FT	
OFFICE FLOOR AREA (SF)		183,258 SQ FT	
ACTIVE USE/ RETAIL FLOOR AREA (SF)		8,186 SQ FT	
HEIGHT *	55'-0" MAXIMUM (EXTG GRADE TO T/ OF PLATE)	VARIES, 55'-0" MAX (SEE ELEVATIONS)	SPECIFIC PLAN AMENDMENT IV-24, TABLE IV-6
FLOOR AREA CALCULATIONS (SQ FT)			PER CITY OF SAN MATEO CHARTER 27.04.200
		ZONING FLOOR AREA:	
	LEVEL 01	36,562 SF	
	LEVEL 02	57,313 SF	
	LEVEL 03	58,098 SF	
	LEVEL 04	38,738 SF	
	ROOF	733 SF	
		191,444 SF	

* 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.

	REFERENCE
PARKING REQUIREMENTS:	SPECIFIC PLAN AMENDMENT IV-56

	FLOOR AREA (SF)	PARKING RATIO	PARKING SPACES REQUIRED
OFFICE PARKING	183,258	2.5	459
ACTIVE USE	8,186	4.0	33
TOTAL	191,444		492

TOTAL PARKING SPACES PROVIDED: 563

LEVEL	REGULAR	COMPACT	ACCESSIBLE		ELECTRIC VEHICLE (EV)				FUTURE EV		CLEAN AIR
			STANDARD (S)	VAN (V)	ADA (S)	ADA (V)	AMBULATORY	REGULAR	COMPACT	REGULAR	
01	13	5						4		3	
B1	86	47	10	2	3	1	3	1	7	11	
B2	96	57						11	5	13	
B3	97	59						11	5	13	
	292	168	12		3	1	3	27	17	40	57 *
			12 REQ.		34 REQ.				57 REQ.		45 REQ.

ACCESSIBLE PARKING : 2% OF TOTAL FOR 501-1000 TOTAL NUMBER OF PARKING SPACES PROVIDED. ACCESSIBLE VAN PARKING : FOR EVERY 6 ADA PARKING SPACES, AT LEAST 1 SHALL BE A VAN PARKING SPACE. 2 REQUIRED. ACCESSIBLE EV CHARGING SPACE PER TABLE 11B-228.3.2.1	CBC 2019, CHAPTER 11B TABLE 11B-208.2 CBC 2019, 11B-208.2.4 VAN PARKING SPACES
EV CHARGING SPACES REQUIREMENT: 1) 201 AND OVER, 6% OF TOTAL PER CGC TABLE 5.106.3.3 2) 5% LEVEL 2 EVSE, 10% FUTURE EVSE PER CITY OF SAN MATEO CHARTER AND MUNICIPAL CODE 23.70.040 CLEAN AIR (LOW-EMITTING/ FUEL EFFICIENT/ CARPOOL/ VAN POOL) PARKING: 201 AND OVER, AT LEAST 6% OF TOTAL PER CGC TABLE 5.106.5.2 * FUTURE CHARGING SPACES CAN BE DESIGNATED AS CLEAN AIR VECHICLE SPACES PER CGC 2019, 5.106.5.3.5	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 CGC 2019, TABLE 5.106.5.2
BICYCLE PARKING:	
OFFICE: 27.64.262-F(2): SHORT TERM BIKE PARKING SPACES REQUIREMENT: 1 PER 20,000 SF. 27.64.262-3(I): 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 CONIDITIONS DO NOT ALLOW PLACEMENT WITHIN 50 FT. 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.	PER CITY OF SAN MATEO CHARTER AND MUNICIPAL CODE 27.64.262 BICYCLE PARKING FACILITIES OUTSIDE DOWNTOWN AREA USES (OFFICE)
BICYCLE PARKING SPACES PROVIDED:	
OFFICE FLOOR AREA (GSF) : 183,258 SF SHORT TERM BICYCLE PARKING SPACES REQUIRED : 183,258/ 20,000 = 9 LONG TERM BICYCLE PARKING SPACES REQUIRED : 183,258/ 10,000 = 18 ACTIVE USE/ RETAIL (GSF) : 8,186 SF SHORT TERM BICYCLE PARKING SPACES REQUIRED : 8,186/ 20,000 = 1 LONG TERM BICYCLE PARKING SPACES REQUIRED : 8,186/10,000 = 1 **LONG TERM BICYCLE PARKING SPACES PROVIDED : 20** **SHORT TERM BICYCLE PARKING SPACES PROVIDED : 24 (12 BIKE RACKS)**	
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 **2. PLUMBING FIXTURE CALCULATIONS PER TABLE 422.1, A-3 AND B OCCUPANCY:**	2019 CALIFORNIA PLUMBING CODE

LEVEL	OCCUPANT LOAD: GSF/200							
	GSF**	TOTAL	PER GENDER		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
FUTURE ROOF TERRACE	4,689 SF	24 OCC	MALE	12	1 REQ.	1 REQ.	1 REQ.	1 REQ.
			FEMALE	12	1 REQ.	NA.	1 REQ.	
LEVEL 4 OFFICE	36,630 SF	184 OCC	MALE	92	2 REQ.	1 REQ.	2 REQ.	2 REQ
			FEMALE	92	4 REQ.	NA.	2 REQ.	
LEVEL 4 TERRACE	4,046 SF	20 OCC	MALE	10	1 REQ.	1 REQ.	1 REQ.	1 REQ
			FEMALE	10	1 REQ.	NA.	1 REQ.	
LEVEL 2 AND 3 OFFICE ***	57,109 SF	286 OCC	MALE	143	3 REQ.	2 REQ.	3 REQ.	2 REQ
			FEMALE	143	8 REQ.	NA.	3 REQ.	
LEVEL 1 OFFICE	25,222 SF	127 OCC	MALE	64	2 REQ.	1 REQ.	1 REQ.	2 REQ
			FEMALE	64	4 REQ.	NA.	2 REQ.	
LEVEL 1 ACTIVE USE (N) (BY FUTURE TENANT)	3,834 SF	19 OCC	MALE	10	1 REQ.	1 REQ.	1 REQ.	1 REQ.
			FEMALE	10	1 REQ.	NA.	1 REQ.	
LEVEL 1 ACTIVE USE (S) (BY FUTURE TENANT)	4352 SF	22 OCC	MALE	11	1 REQ.	1 REQ.	1 REQ.	1 REQ.
			FEMALE	11	1 REQ.	NA.	1 REQ.	

3. PLUMBING FIXTURE PROVIDED		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
LEVEL 4 OFFICE AND FUTURE TERRACE	MALE	4	3	5	4
	FEMALE	8	NA.	10	
LEVEL 2 AND 3 OFFICE *	MALE	4	4	6	4
	FEMALE	8	NA.	6	
LEVEL 1 OFFICE	MALE	2	2	3	2
	FEMALE	4	NA.	3	

** SEE Q-A0.11 FOR AREA
*** BASED ON LEVEL 3, FLOOR WITH HIGHEST OCCUPANT LOAD

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

BUILDING SUMMARY

1. 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. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS:
   A) FIRE RESISTIVE REQUIREMENT:
   1. TABLE 601:
      1.1. PRIMARY STRUCTUAL 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
   6. SHAFT ENCLOSURES : 2HRS (SECTION 713)
   7. EXIT ENCLOSURES : 2HRS
   8. EXIT PASSAGE : 2 HRS (SECTION 1024)
   9. HORIZONTAL EXITS : 2 HRS (SECTION 1026)
   10. 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. 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, hospitals, car wash, banks, beauty salons, ambulatory health care facilities, laundries and dry cleaning, educational institutions (above high school), or training facilities not located within school, post offices and printing shops	Male 1: 1-50 2: 51-100 3: 101-200 4: 201-400	Female 1: 1-15 2: 16-30 3: 31-50 4: 51-100 5: 101-200 6: 201-400	Male 1: 1-100 2: 101-200 3: 201-400 4: 401-600	Male 1: 1-25 2: 26-150 3: 151-200 4: 201-300 5: 301-400	Female 1: 1-50 2: 51-100 3: 101-150 4: 151-200 5: 201-300 6: 301-400	—	1 per 150	1 service sink or laundry tray
	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 300 males.	Over 400, 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)-arcades, places of worship, museums, libraries, lecture halls, gymnasiums (without spectator seating), indoor pools (without spectator seating)	Male 1: 1-100 2: 101-200 3: 201-400	Female 1: 1-25 2: 26-50 3: 51-100 4: 101-200 5: 201-300 6: 301-400	Male 1: 1-100 2: 101-200 3: 201-400 4: 401-600	Male 1: 1-200 2: 201-400 3: 401-600 4: 601-750	Female 1: 1-100 2: 101-200 4: 201-300 5: 301-500 6: 501-750	—	I: 1-250 2: 251-500 3: 501-750	1 service sink or laundry tray
	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 500 persons.	

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Perkins&Will

Project No: 491910.000

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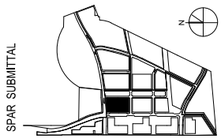


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

DEVELOPMENT PROJECT DATA &
ZONING ANALYSIS
1/8" = 1'-0"

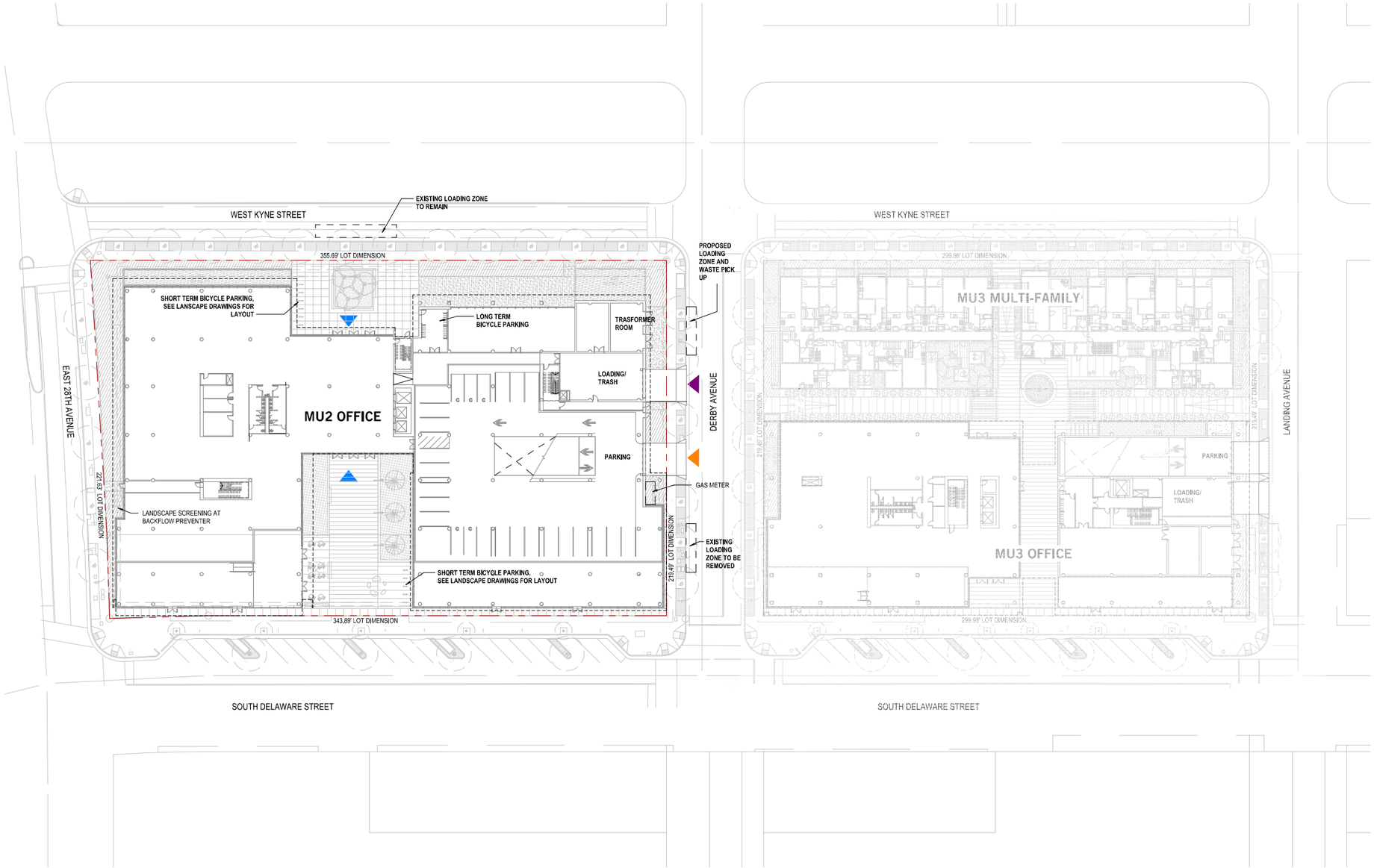
MU2

B A Y M E A D O W S II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

09/25/2020

G-00.10



LEGEND

BUILDING PRIMARY ENTRANCE

GARAGE ENTRY

SERVICE ENTRY

LOT DIMENSION — PROPERTY LINE

1 .OVERALL SITE PLAN
1/32" = 1'-0"

N 0 16' 32' 64'

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Project No: 491910.000

SPAR SUBMITTAL

N

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

OVERALL SITE PLAN

As indicated

MU2

BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

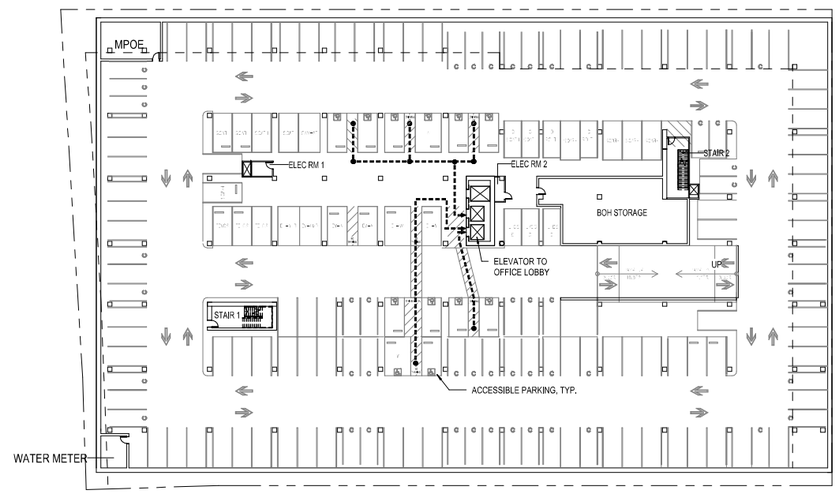
09/25/2020

A1.00

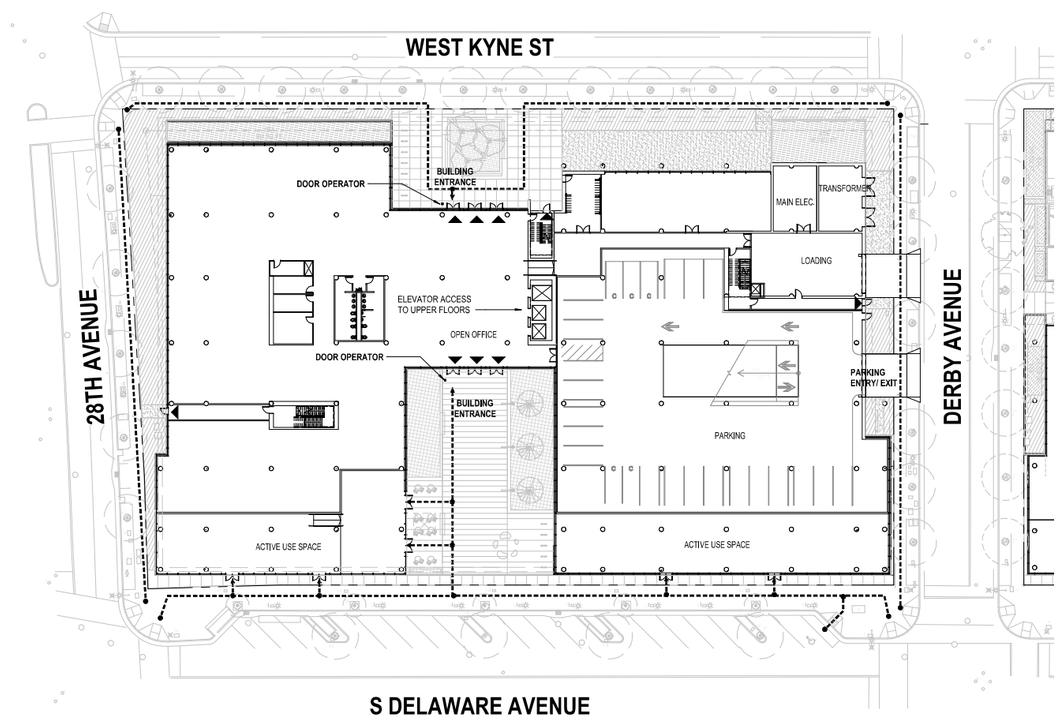
FLOOR PLAN LEGEND

ACCESSIBLE ROUTE

BUILDING EXIT



2 MU2 B1 PARKING ACCESSIBLE ROUTE
1/32" = 1'-0"



1 MU2 SITE ACCESSIBLE ROUTE
1/32" = 1'-0"

0 16' 32' 64'

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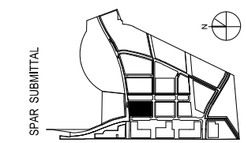
Project No: 491910.000



SPAR SUBMITTAL

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 ACCESSIBLE ROUTES

As indicated

MU2

B A Y M E A D O W S II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

09/25/2020

O-A0.10

CODE COMPLIANCE PLAN
GENERAL NOTES

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) MECANTILE : 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: 0.3"/ OCC
   B) DOOR EGRESS CAPACITY FACTOR: 0.2"/ 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

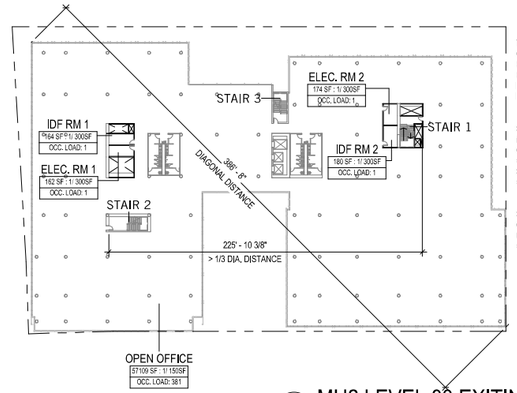
4. CBC TABLE 1006.2.1: SPACE WITH ONE EXIT OR EXIT ACCESS (WITH SPRINKLERED)/ MAX COMMON PATH EGRESS DISTANCE:
   A) ASSEMBLY, MECANTILE OCCUPANCY : 75 FT
   B OCCUPANCY: 100 FT
   B) S OCCUPANCY: 100 FT

5. CBC TABLE 1017.2: EXIT ACCESS TRAVEL DISTANCE (WITH SPRINKLER)
   A) ASSEMBLY, MECANTILE : 250 FT
   B) BUSINESS OOCCUPANCY: 300 FT
   C) S-2 OCCUPANCY: 400 FT

6. STAIR WIDTH PROVIDED: 54"
NO. OF STAIRS:
L1 TO L4 : 3 STAIRS PER FLOOR
NUMBER OF OCCUPANTS ALLOWED: (54" / 0.3") X 3 = 540

ROOF: 2 STAIRS PER FLOOR
NUMBER OF OCCUPANTS ALLOWED: (54"/0.3") X 2 = 360

B3 TO B1: 2 STAIRS PER FLOOR
NUMBER OF OCCUPANTS ALLOWED: (54" / 0.3") X 2 = 360

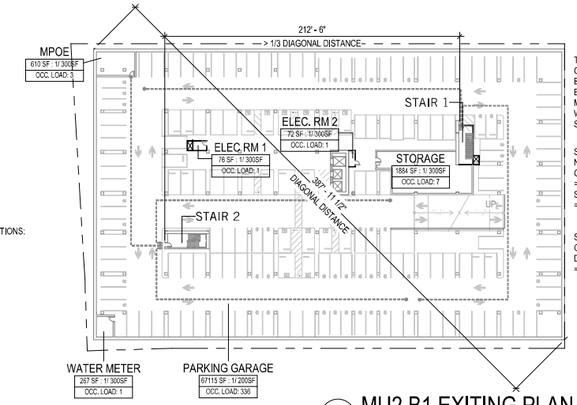


TOTAL OCCUPANT LOAD: 385
OPEN OFFICE: 381 OCC
ELEC. RM 1: 1 OCC
ELEC. RM 2: 1 OCC
IDF RM 1: 1 OCC
IDF RM 2: 1 OCC

STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 3
OCCUPANTS PER STAIR
= 385/3 = 129
STAIR WIDTH REQUIRED
= 129 X 0.3" = 38.7"

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 190
DOOR WITH REQUIRED
= 129 X 0.2" = 25.8"

6 MU2 LEVEL 03 EXITING PLAN
1" = 50'-0"

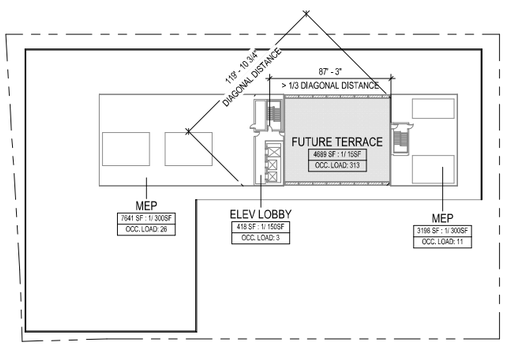


TOTAL OCCUPANT LOAD: 349
GARAGE: 336 OCC
ELEC. RM 1: 1 OCC
ELEC. RM 2: 1 OCC
MPOE RM: 3 OCC
WATER METER: 1 OCC
STORAGE: 7 OCC

STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 2
OCCUPANTS PER STAIR
= 349/2 = 175
STAIR WIDTH REQUIRED
= 175 X 0.3" = 52.5"

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 175
DOOR WITH REQUIRED
= 175 X 0.2" = 35"

3 MU2 B1 EXITING PLAN
1" = 50'-0"

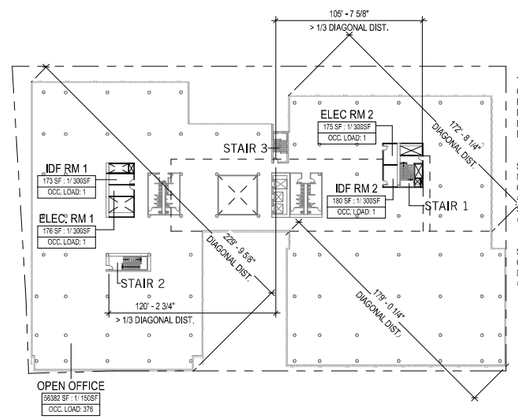


TOTAL OCCUPANT LOAD: 353
FUTURE TERRACE: 313 OCC
ELEV. LOBBY: 3 OCC
MEP N: 26 OCC
MEP S: 11 OCC

STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 2
OCCUPANTS PER STAIR
= 353/2 = 177
STAIR WIDTH REQUIRED
= 177 X 0.3" = 53.1"

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 177
DOOR WITH REQUIRED
= 177 X 0.2" = 35.4"

8 MU2 ROOF EXITING PLAN
1" = 50'-0"

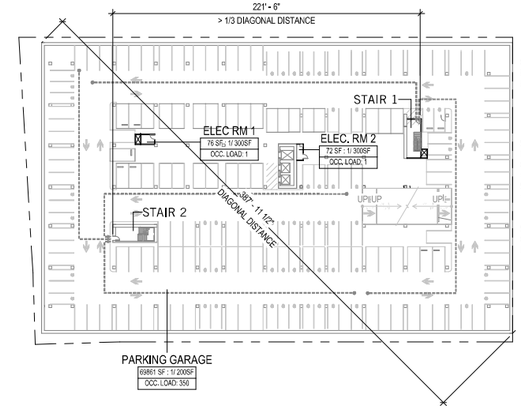


TOTAL OCCUPANT LOAD: 380
OPEN OFFICE: 376 OCC
ELEC. RM 1: 1 OCC
ELEC. RM 2: 1 OCC
IDF RM 1: 1 OCC
IDF RM 2: 1 OCC

STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 3
OCCUPANTS PER STAIR
= 380/3 = 127
STAIR WIDTH REQUIRED
= 127 X 0.3" = 38.1"

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 190
DOOR WITH REQUIRED
= 127 X 0.2" = 25.4"

5 MU2 LEVEL 02 EXITING PLAN
1" = 50'-0"

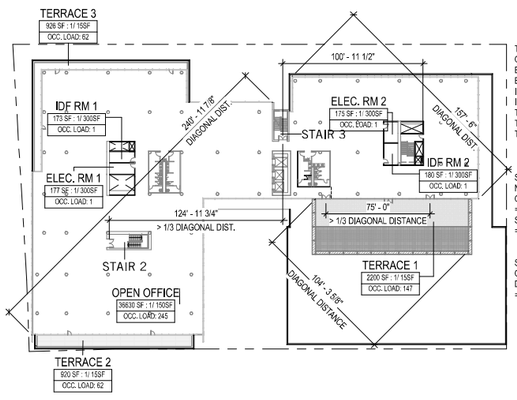


TOTAL OCCUPANT LOAD: 352
GARAGE: 350 OCC
ELEC. RM 1: 1 OCC
ELEC. RM 2: 1 OCC

STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 2
OCCUPANTS PER STAIR
= 352/2 = 176
STAIR WIDTH REQUIRED
= 176 X 0.3" = 52.8"

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 176
DOOR WITH REQUIRED
= 176 X 0.2" = 35.2"

2 MU2 B2 EXITING PLAN
1" = 50'-0"

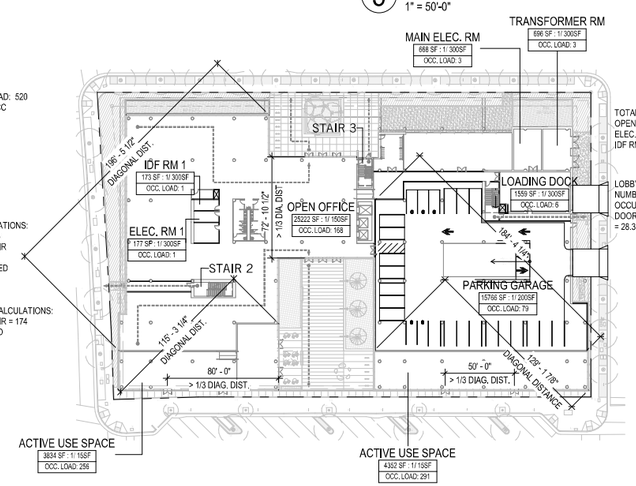


TOTAL OCCUPANT LOAD: 520
OPEN OFFICE: 245 OCC
ELEC. RM 1: 1 OCC
ELEC. RM 2: 1 OCC
IDF RM 1: 1 OCC
IDF RM 2: 1 OCC
TERRACE 1: 147
TERRACE 2: 62
TERRACE 3: 62

STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 3
OCCUPANTS PER STAIR
= 520/3 = 174
STAIR WIDTH REQUIRED
= 174 X 0.3" = 52.2"

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 174
DOOR WITH REQUIRED
= 174 X 0.2" = 34.8"

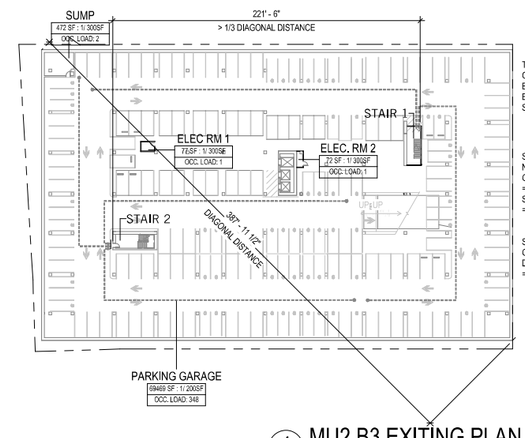
7 MU2 LEVEL 04 EXITING PLAN
1" = 50'-0"



TOTAL OCCUPANT LOAD: 170
OPEN OFFICE: 168 OCC
ELEC. RM 1: 1 OCC
IDF RM 1: 1 OCC

LOBBY DOOR WIDTH CALCULATIONS:
NUMBER OF DOORS: 6
OCCUPANTS PER DOOR: 170/6 = 28.33
DOOR WITH REQUIRED
= 28.33 X 0.2" = 5.7"

4 MU2 LEVEL 01 EXITING PLAN
1" = 50'-0"



TOTAL OCCUPANT LOAD: 352
GARAGE: 348 OCC
ELEC. RM 1: 1 OCC
ELEC. RM 2: 1 OCC
SUMP RM: 2 OCC

STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 2
OCCUPANTS PER STAIR
= 352/2 = 176
STAIR WIDTH REQUIRED
= 176 X 0.3" = 52.8"

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 176
DOOR WITH REQUIRED
= 176 X 0.2" = 35.2"

1 MU2 B3 EXITING PLAN
1" = 50'-0"

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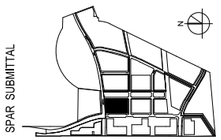


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE EXITING PLANS

As indicated

MU2

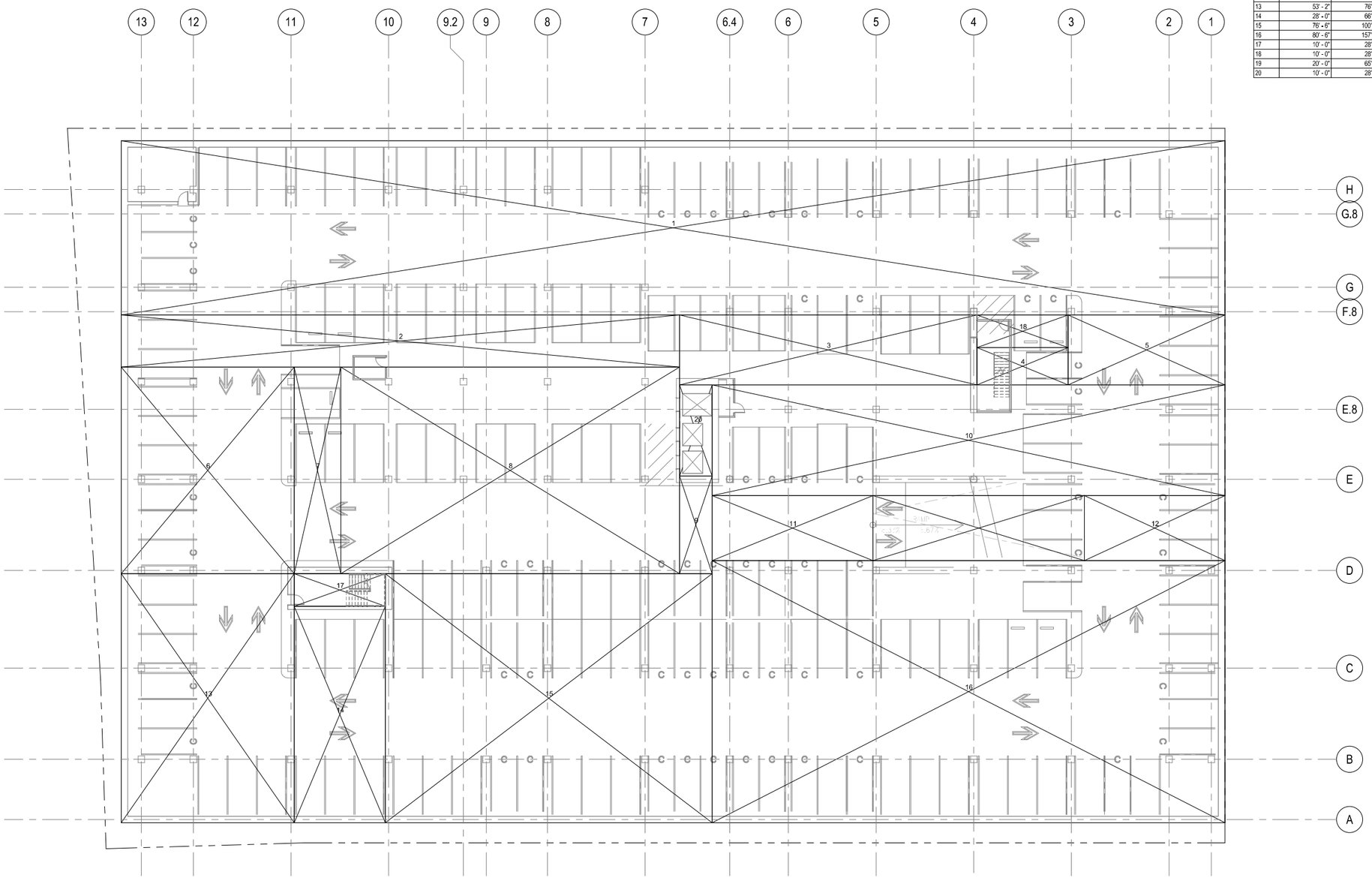
BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

09/25/2020

O-A0.11

AREA SCHEDULE - LEVEL B3				
Section	Width	Length	Area	Comments
1	53' - 6"	339' - 2"	18,145 SF	EXEMPT
2	16' - 0"	171' - 7"	2,745 SF	EXEMPT
3	21' - 6"	91' - 5"	1,965 SF	EXEMPT
4	11' - 6"	28' - 0"	322 SF	EXEMPT
5	21' - 6"	48' - 2"	1,036 SF	EXEMPT
6	53' - 2"	63' - 6"	3,376 SF	EXEMPT
7	14' - 4"	63' - 6"	910 SF	EXEMPT
8	63' - 6"	104' - 1"	6,609 SF	EXEMPT
9	10' - 0"	30' - 0"	300 SF	EXEMPT
10	34' - 0"	157' - 7"	5,358 SF	EXEMPT
11	20' - 0"	49' - 5"	988 SF	EXEMPT
12	20' - 0"	43' - 2"	863 SF	EXEMPT
13	53' - 2"	76' - 6"	4,067 SF	EXEMPT
14	28' - 0"	66' - 6"	1,862 SF	EXEMPT
15	76' - 6"	100' - 5"	7,682 SF	EXEMPT
16	80' - 6"	157' - 7"	12,685 SF	EXEMPT
17	10' - 0"	28' - 0"	280 SF	EXEMPT
18	10' - 0"	28' - 0"	280 SF	EXEMPT
19	20' - 0"	65' - 0"	1,300 SF	EXEMPT
20	10' - 0"	28' - 0"	280 SF	EXEMPT
			71,055 SF	



1 MU2 LEVEL B3 - AREA CALCULATION
1/16" = 1'-0"

0 8' 16' 32'

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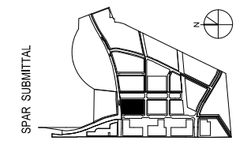


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE PARKING - B3 AREA PLAN

1/16" = 1'-0"

MU2

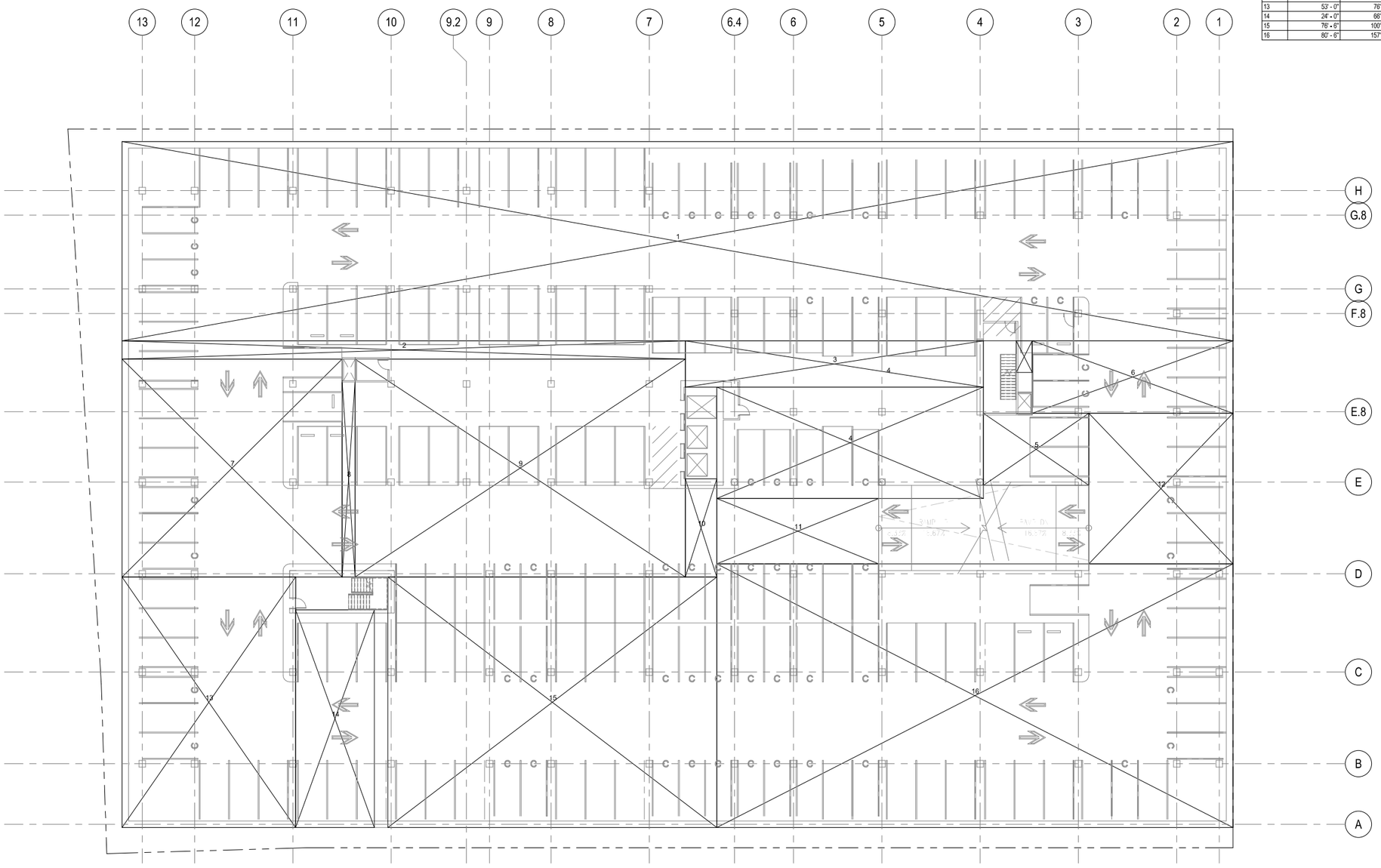
B A Y M E A D O W S II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

09/25/2020

O-A0.21

AREA SCHEDULE - LEVEL B2				
Section	Width	Length	Area	Comments
1	60' - 10"	339' - 2"	20,633 SF	EXEMPT
2	5' - 7"	172' - 0"	959 SF	EXEMPT
3	14' - 2"	91' - 0"	1,289 SF	EXEMPT
4	34' - 0"	81' - 5"	2,768 SF	EXEMPT
5	22' - 0 1/4"	32' - 2"	708 SF	EXEMPT
6	22' - 2"	61' - 3 1/4"	1,358 SF	EXEMPT
7	66' - 7 1/4"	67' - 2 1/2"	4,475 SF	EXEMPT
8	3' - 11 3/4"	60' - 0"	238 SF	EXEMPT
9	66' - 7 1/4"	100' - 10"	6,715 SF	EXEMPT
10	9' - 7"	30' - 0"	288 SF	EXEMPT
11	20' - 0"	49' - 5"	988 SF	EXEMPT
12	44' - 0"	46' - 0 1/4"	2,024 SF	EXEMPT
13	53' - 0"	76' - 6"	4,055 SF	EXEMPT
14	24' - 0"	66' - 6"	1,596 SF	EXEMPT
15	76' - 6"	100' - 5"	7,682 SF	EXEMPT
16	80' - 6"	157' - 7"	12,685 SF	EXEMPT
			68,460 SF	



1 MU2 LEVEL B2 - AREA CALCULATION
1/16" = 1'-0"

0 8' 16' 32'

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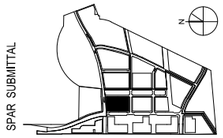


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE PARKING - B2 AREA PLAN

1/16" = 1'-0"

MU2

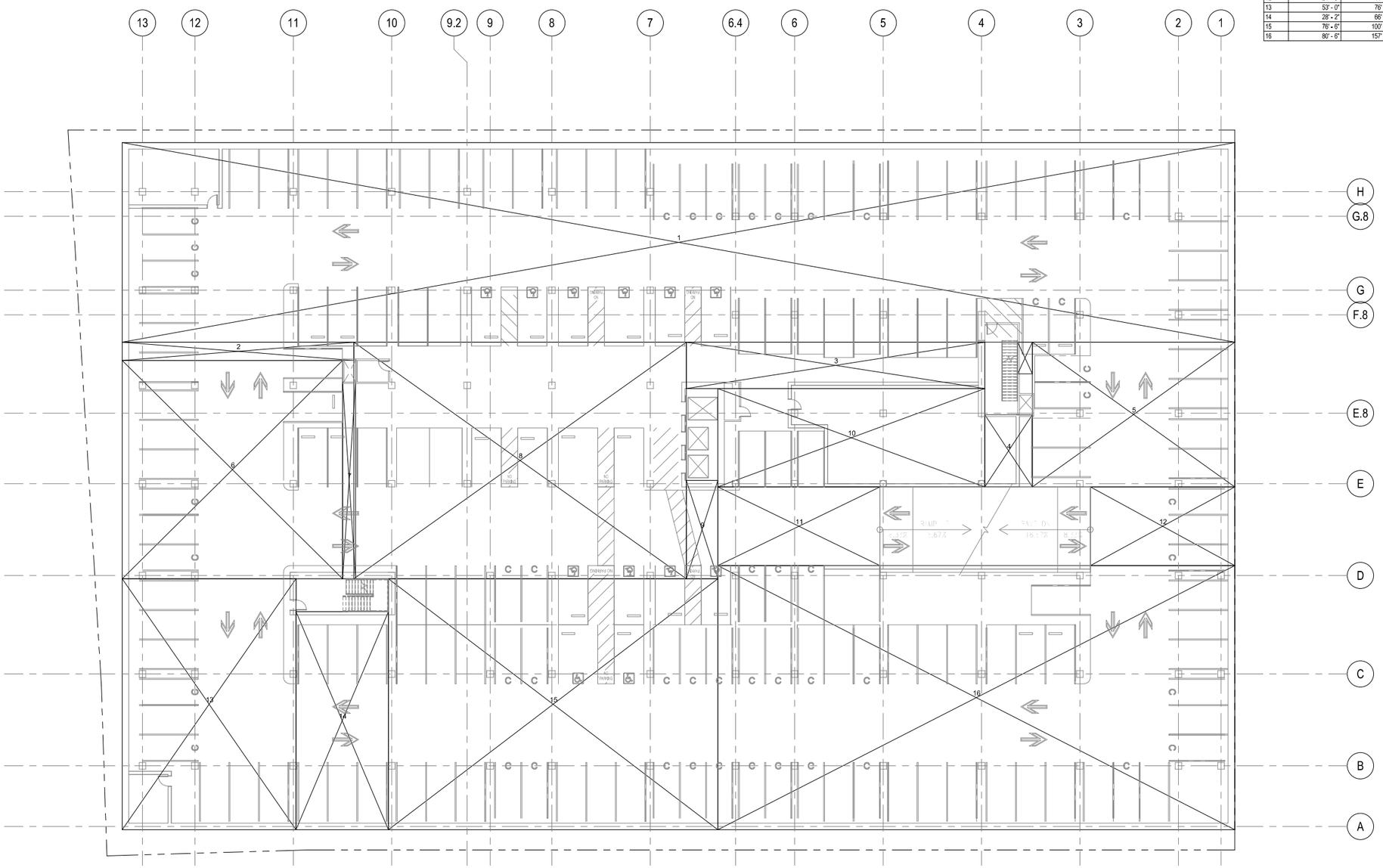
B A Y M E A D O W S II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

09/25/2020

O-A0.22

AREA SCHEDULE - LEVEL B1				
Section	Width	Length	Area	Comments
1	60' - 10"	339' - 2"	20,633 SF	EXEMPT
2	5' - 7"	70' - 7 1/4"	394 SF	EXEMPT
3	14' - 2"	91' - 0"	1,289 SF	EXEMPT
4	14' - 5 1/2"	22' - 0 1/4"	318 SF	EXEMPT
5	44' - 2"	61' - 8 1/2"	2,726 SF	EXEMPT
6	66' - 7 1/4"	67' - 2 1/2"	4,475 SF	EXEMPT
7	3' - 11 3/4"	60' - 0"	238 SF	EXEMPT
8	72' - 2"	101' - 4 3/4"	7,317 SF	EXEMPT
9	9' - 7"	30' - 0"	288 SF	EXEMPT
10	30' - 0"	81' - 5"	2,443 SF	EXEMPT
11	24' - 0"	49' - 5"	1,186 SF	EXEMPT
12	24' - 0"	44' - 0"	1,056 SF	EXEMPT
13	53' - 0"	76' - 6"	4,055 SF	EXEMPT
14	28' - 2"	66' - 6"	1,873 SF	EXEMPT
15	76' - 6"	100' - 5"	7,692 SF	EXEMPT
16	80' - 6"	157' - 7"	12,685 SF	EXEMPT
			68,656 SF	



1 MU2 LEVEL B1 - AREA CALCULATION
1/16" = 1'-0"

0 8' 16' 32'

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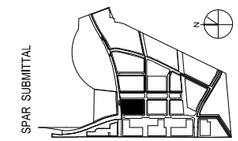

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE PARKING - B1 AREA PLAN

1/16" = 1'-0"

MU2

B A Y M E A D O W S II
SAN MATEO, CALIFORNIA

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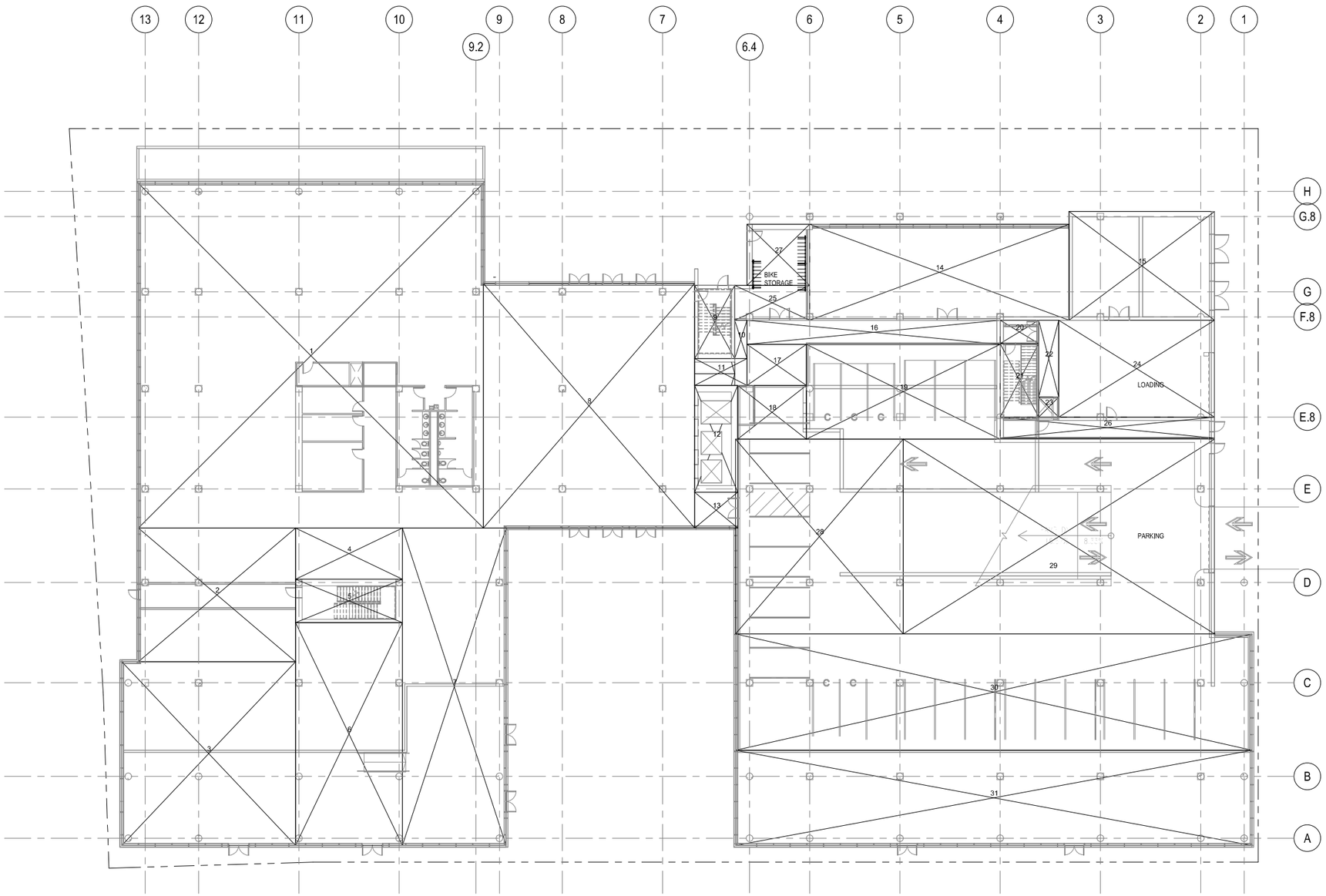
O-A0.23



1 MU2 LEVEL 01 - AREA CALCULATION
1/16" = 1'-0"

AREA SCHEDULE - LEVEL 01				
Section	Width	Length	Area	Comments
1	103' - 2"	103' - 2"	10,643 SF	
2	40' - 0"	47' - 0"	1,880 SF	
3	52' - 0"	55' - 0"	2,860 SF	
4	15' - 4"	32' - 0"	491 SF	
5	13' - 0"	32' - 0"	416 SF	
6	32' - 0"	66' - 8"	2,133 SF	
7	31' - 0"	95' - 0"	2,945 SF	
8	63' - 3"	73' - 2"	4,628 SF	
9	12' - 0"	21' - 10 3/4"	263 SF	
10	3' - 8"	11' - 6"	42 SF	
11	8' - 0"	15' - 8"	125 SF	
12	12' - 10 1/2"	32' - 0"	412 SF	
13	10' - 8"	12' - 10 1/2"	137 SF	
14	28' - 8 1/4"	77' - 7"	2,226 SF	
15	32' - 6"	43' - 7"	1,416 SF	
16	7' - 3"	75' - 9"	549 SF	
17	12' - 3"	17' - 9"	218 SF	
18	16' - 0 3/4"	20' - 6 3/4"	330 SF	EXEMPT
19	28' - 4"	58' - 0"	1,643 SF	EXEMPT
20	7' - 0"	11' - 6 1/4"	80 SF	
21	11' - 6 1/4"	22' - 0 1/4"	253 SF	
22	6' - 0"	23' - 0 1/2"	138 SF	EXEMPT
23	5' - 11 3/4"	6' - 0"	36 SF	
24	29' - 0"	46' - 7 3/4"	1,353 SF	EXEMPT
25	10' - 4 3/4"	22' - 6"	233 SF	EXEMPT
26	6' - 3 3/4"	64' - 2"	405 SF	
27	18' - 3 3/4"	18' - 9"	343 SF	EXEMPT
28	50' - 2"	58' - 3 1/4"	2,923 SF	EXEMPT
29	58' - 3 1/4"	93' - 2"	5,428 SF	EXEMPT
30	34' - 10"	154' - 6"	5,382 SF	EXEMPT
31	28' - 6"	154' - 6"	4,403 SF	
			54,335 SF	

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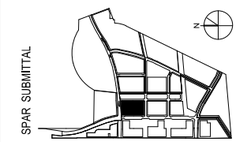


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LEVEL 01 AREA PLAN

1/16" = 1'-0"

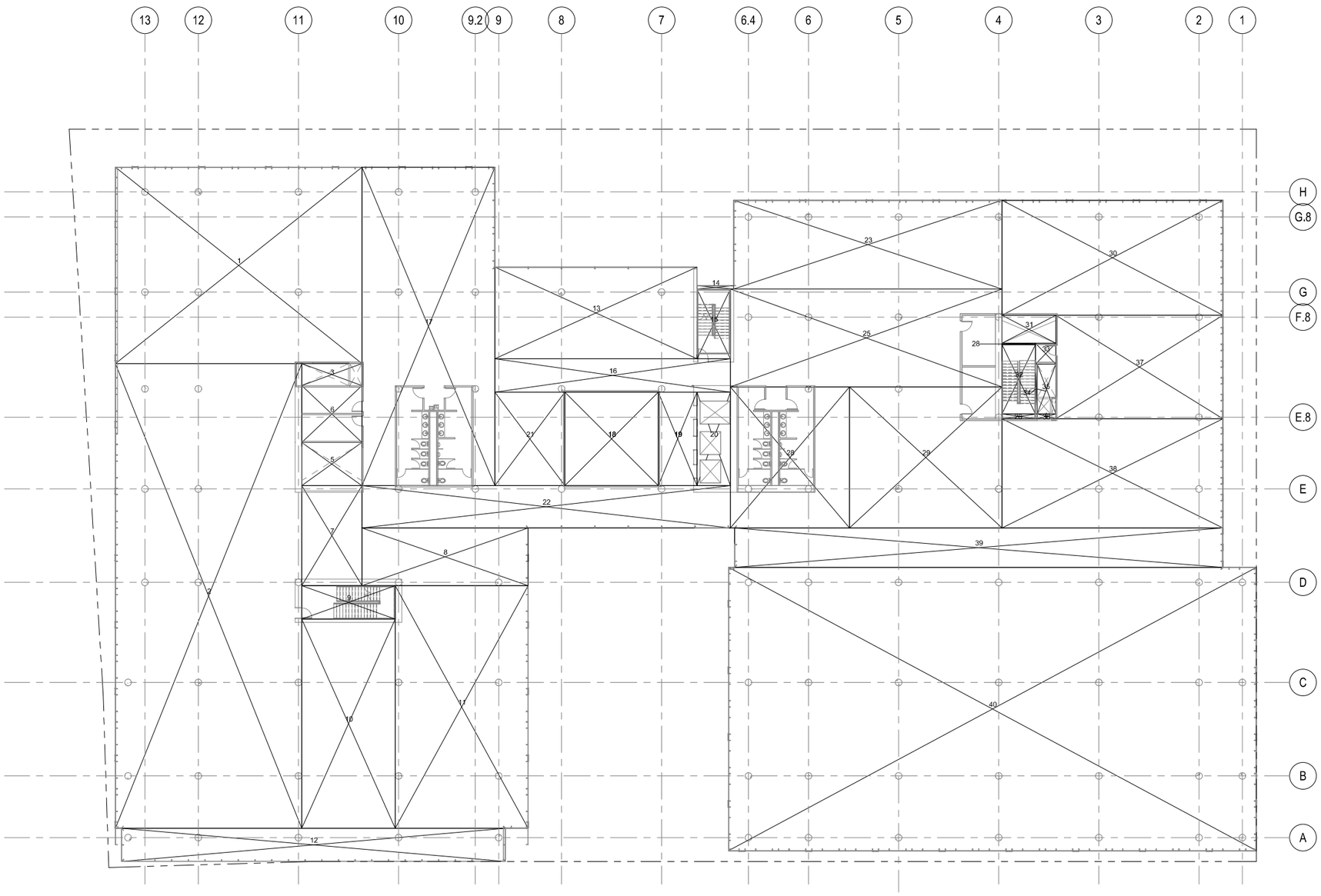
MU2

B A Y M E A D O W S II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

09/25/2020

O-A0.24



AREA SCHEDULE - LEVEL 02				
Section	Width	Length	Area	Comments
1	58' - 10 1/4"	73' - 10 1/2"	4,347 SF	
2	55' - 10"	139' - 2 3/4"	7,774 SF	
3	6' - 6 3/4"	18' - 0"	118 SF	EXEMPT
5	12' - 11"	18' - 0"	232 SF	EXEMPT
6	17' - 1"	18' - 0 1/2"	308 SF	
7	18' - 0 1/2"	30' - 0"	541 SF	
8	17' - 4"	49' - 9 1/2"	863 SF	
9	10' - 0"	28' - 0"	280 SF	EXEMPT
10	28' - 0"	62' - 8"	1,755 SF	
11	39' - 10"	72' - 8"	2,895 SF	
12	10' - 0"	115' - 0"	1,150 SF	
13	27' - 6"	60' - 7"	1,666 SF	
14	1' - 0"	11' - 0"	11 SF	
15	10' - 0"	20' - 10 3/4"	209 SF	EXEMPT
16	10' - 0"	70' - 7"	706 SF	
17	39' - 9 1/2"	95' - 5"	3,798 SF	
18	28' - 0"	28' - 0"	784 SF	EXEMPT
19	11' - 7"	28' - 0"	324 SF	
20	10' - 0"	28' - 0"	280 SF	EXEMPT
21	21' - 0"	28' - 0"	588 SF	
22	12' - 8"	110' - 4 1/2"	1,398 SF	
23	26' - 7 1/2"	80' - 5"	2,140 SF	
25	29' - 3 1/2"	81' - 5"	2,385 SF	
26	1' - 5 3/4"	10' - 6 1/4"	15 SF	
28	0' - 5 1/4"	10' - 0"	4 SF	
28	35' - 8 1/2"	42' - 3 1/4"	1,509 SF	
29	42' - 2 3/4"	45' - 8 1/2"	1,930 SF	
30	34' - 5 1/4"	66' - 2"	2,279 SF	
31	8' - 4 3/4"	16' - 1"	135 SF	EXEMPT
32	10' - 0"	20' - 9"	207 SF	EXEMPT
33	6' - 1"	6' - 3 1/4"	38 SF	
34	0' - 6 1/4"	14' - 11"	8 SF	
35	5' - 6 3/4"	14' - 11"	83 SF	EXEMPT
36	1' - 5 3/4"	5' - 6 3/4"	8 SF	
37	31' - 0 1/2"	50' - 1"	1,554 SF	
38	32' - 8 1/2"	66' - 2"	2,164 SF	
39	11' - 10"	146' - 3"	1,731 SF	
40	84' - 11"	158' - 1"	13,424 SF	
			59,641 SF	

1 MU2 LEVEL 02 - AREA CALCULATION
1/16" = 1'-0"

0 8' 16' 32'

WILSON MEANY

BAY MEADOWS LAND COMPANY

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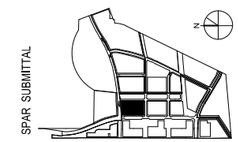

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LEVEL 02 AREA PLAN

1/16" = 1'-0"

MU2

B A Y M E A D O W S II
SAN MATEO, CALIFORNIA

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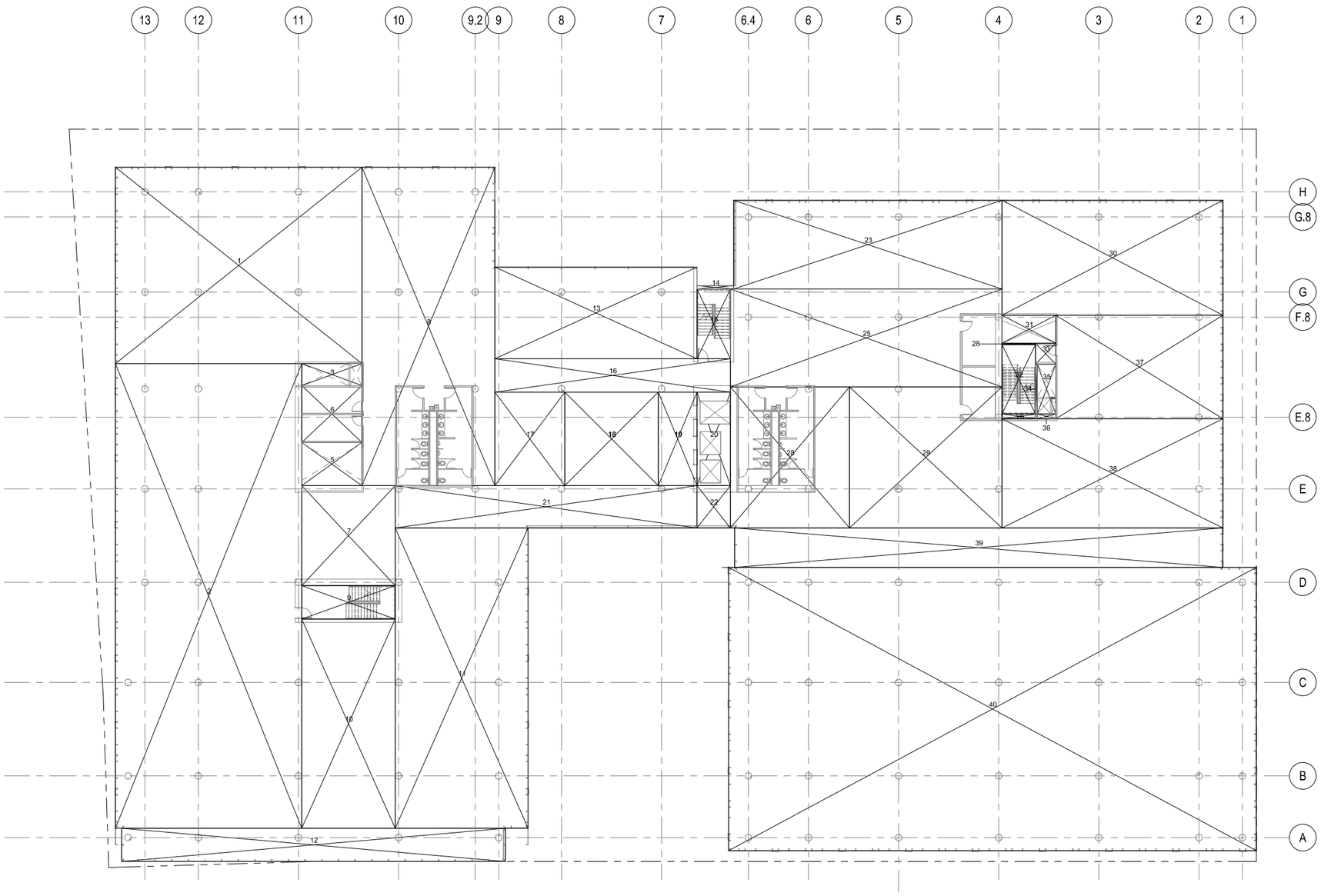
O-A0.25



AREA SCHEDULE - LEVEL 03				
Section	Width	Length	Area	Comments
1	58' - 10 1/4"	73' - 10 1/2"	4,347 SF	
2	55' - 10"	139' - 2 3/4"	7,774 SF	
3	6' - 6 3/4"	18' - 0 1/2"	118 SF	EXEMPT
5	12' - 11"	18' - 0"	232 SF	EXEMPT
6	17' - 1"	18' - 0 1/2"	308 SF	
7	28' - 0"	30' - 0"	840 SF	
8	39' - 9 1/2"	95' - 5"	3,798 SF	
9	10' - 0"	28' - 0"	280 SF	EXEMPT
10	28' - 0"	62' - 8"	1,755 SF	
11	39' - 10"	90' - 0"	3,585 SF	
12	10' - 0"	115' - 0"	1,150 SF	
13	27' - 6"	60' - 7"	1,666 SF	
14	1' - 0"	11' - 0"	11 SF	
15	10' - 0"	20' - 10 3/4"	209 SF	EXEMPT
16	10' - 0"	70' - 7"	706 SF	
17	21' - 0"	28' - 0"	588 SF	
18	28' - 0"	28' - 0"	784 SF	
19	11' - 7"	28' - 0"	324 SF	
20	10' - 0"	28' - 0"	280 SF	EXEMPT
21	12' - 8"	90' - 5"	1,145 SF	
22	10' - 0"	12' - 8"	127 SF	
23	26' - 7 1/2"	80' - 5"	2,140 SF	
25	29' - 4"	81' - 5"	2,387 SF	
26	1' - 5 3/4"	10' - 6 1/4"	15 SF	
28	0' - 5 1/4"	10' - 0"	4 SF	
28	35' - 8 1/2"	42' - 2 3/4"	1,508 SF	
29	42' - 2 3/4"	45' - 8 1/2"	1,930 SF	
30	34' - 5 1/4"	66' - 2"	2,279 SF	
31	8' - 4 3/4"	16' - 1"	135 SF	EXEMPT
32	10' - 0"	20' - 9"	207 SF	EXEMPT
33	6' - 1"	6' - 3 1/4"	38 SF	
34	0' - 6 1/4"	14' - 11"	8 SF	
35	5' - 6 3/4"	14' - 11"	83 SF	EXEMPT
36	1' - 5 3/4"	5' - 6 3/4"	8 SF	
37	31' - 0 1/2"	50' - 1"	1,554 SF	
38	32' - 8 1/2"	66' - 2"	2,164 SF	
39	11' - 10"	146' - 3"	1,731 SF	
40	84' - 11"	158' - 1"	13,424 SF	
			59,643 SF	

1 MU2 LEVEL 03 - AREA CALCULATION
1/16" = 1'-0"

0 8' 16' 32'

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BAY MEADOWS LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

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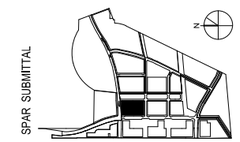
Project No: 491910.000

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LEVEL 03 AREA PLAN

1/16" = 1'-0"

MU2

B A Y M E A D O W S II
SAN MATEO, CALIFORNIA

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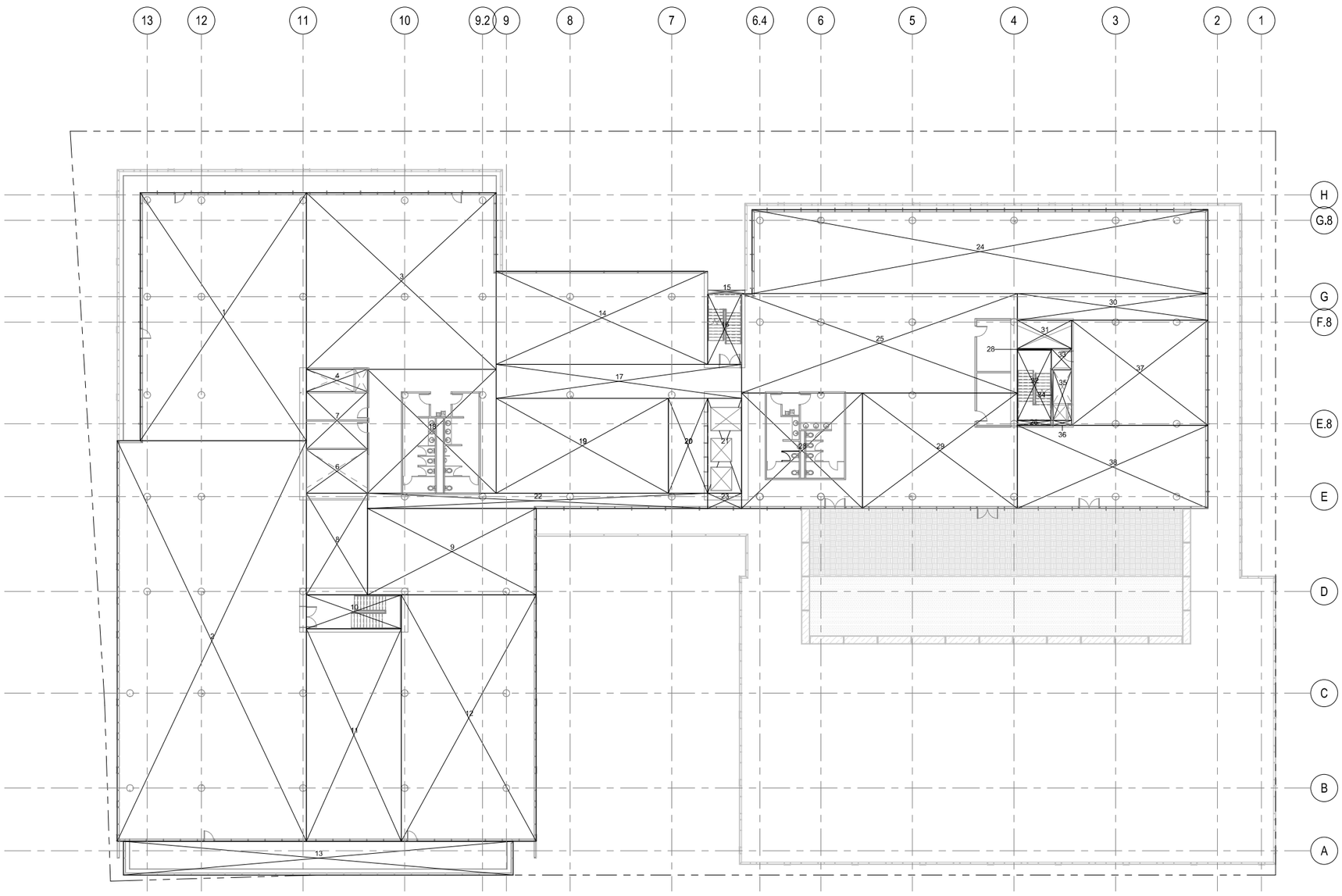
O-A0.26



AREA SCHEDULE - LEVEL 04				
Section	Width	Length	Area	Comments
1	49' - 0"	73' - 2"	3,585 SF	
2	55' - 10"	118' - 2"	6,598 SF	
3	52' - 1 1/4"	56' - 0"	2,918 SF	
4	6' - 6 3/4"	18' - 0"	118 SF	EXEMPT
6	12' - 11"	18' - 0"	232 SF	EXEMPT
7	17' - 1"	18' - 0 1/2"	308 SF	
8	18' - 0 1/2"	30' - 0"	541 SF	
9	25' - 6"	49' - 9 1/2"	1,270 SF	
10	10' - 0"	28' - 0"	280 SF	EXEMPT
11	28' - 0"	62' - 8"	1,755 SF	
12	39' - 10"	72' - 8"	2,895 SF	
13	10' - 0"	115' - 0"	1,150 SF	
14	27' - 6"	62' - 5"	1,716 SF	
15	1' - 0"	11' - 0"	11 SF	
16	10' - 0"	20' - 10 3/4"	209 SF	EXEMPT
17	10' - 0"	72' - 5"	724 SF	
18	36' - 6 3/4"	37' - 11 1/2"	1,388 SF	
19	28' - 0"	50' - 10"	1,423 SF	
20	11' - 7"	28' - 0"	324 SF	
21	10' - 0"	28' - 0"	280 SF	EXEMPT
22	4' - 6"	100' - 4 1/2"	452 SF	
23	4' - 6"	10' - 0"	45 SF	
24	24' - 9 1/2"	134' - 6 3/4"	3,334 SF	
25	29' - 4"	81' - 5"	2,387 SF	
26	1' - 5 3/4"	10' - 6 1/4"	15 SF	
28	0' - 5 1/4"	10' - 0"	4 SF	
28	34' - 0 3/4"	35' - 8 1/2"	1,216 SF	
29	34' - 0 3/4"	45' - 8 1/2"	1,557 SF	
30	7' - 10"	56' - 2 1/2"	440 SF	
31	8' - 4 3/4"	16' - 0 1/4"	134 SF	EXEMPT
32	10' - 0"	20' - 9"	207 SF	EXEMPT
33	6' - 0 1/4"	6' - 3 1/4"	38 SF	
34	0' - 6 1/4"	14' - 11"	8 SF	
35	5' - 6"	14' - 11"	82 SF	EXEMPT
36	1' - 5 3/4"	5' - 6"	8 SF	
37	31' - 0 1/2"	40' - 2 1/2"	1,248 SF	
38	24' - 6 1/2"	56' - 2 1/2"	1,379 SF	
			40,281 SF	

1 MU2 LEVEL 04 - AREA CALCULATION
1/16" = 1'-0"

0 8' 16' 32'

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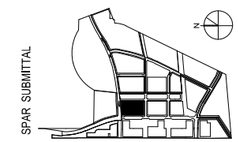
SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LEVEL 04 AREA PLAN

1/16" = 1'-0"

MU2

B A Y M E A D O W S II
SAN MATEO, CALIFORNIA

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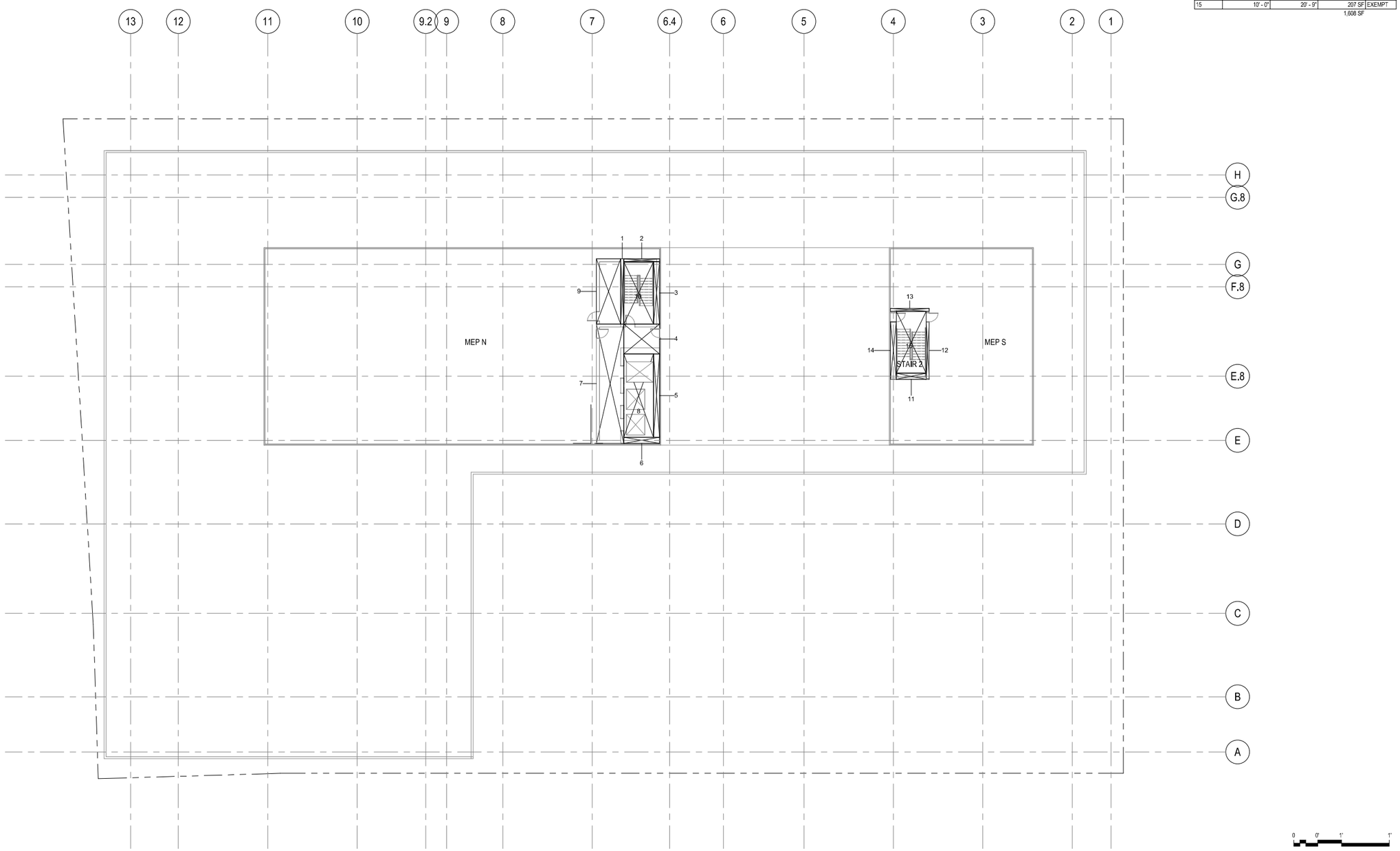
O-A0.27

AREASCHEDULE - ROOF				
Section	Width	Length	Area	Comments
1	1' - 0"	21' - 10 3/4"	22 SF	
2	1' - 0"	12' - 0"	12 SF	
3	2' - 0"	20' - 10 3/4"	42 SF	
4	10' - 0"	12' - 0"	120 SF	
5	2' - 0"	28' - 0"	56 SF	
6	2' - 0"	12' - 0"	24 SF	
7	9' - 2"	40' - 0"	367 SF	
8	10' - 0"	28' - 0"	280 SF	EXEMPT
9	8' - 2"	21' - 10 3/4"	179 SF	EXEMPT
10	10' - 0"	20' - 10 3/4"	209 SF	EXEMPT
11	2' - 0"	10' - 0"	20 SF	
12	1' - 0"	19' - 3"	19 SF	
13	1' - 0"	13' - 0"	13 SF	
14	2' - 0"	19' - 3"	38 SF	
15	10' - 0"	20' - 9"	207 SF	EXEMPT
			1,608 SF	



1 LOWER ROOF PLAN AREA PLAN
1/16" = 1'-0"

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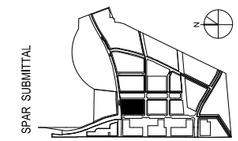

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PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - ROOF LEVEL AREA PLAN

1/16" = 1'-0"

MU2

B A Y M E A D O W S II

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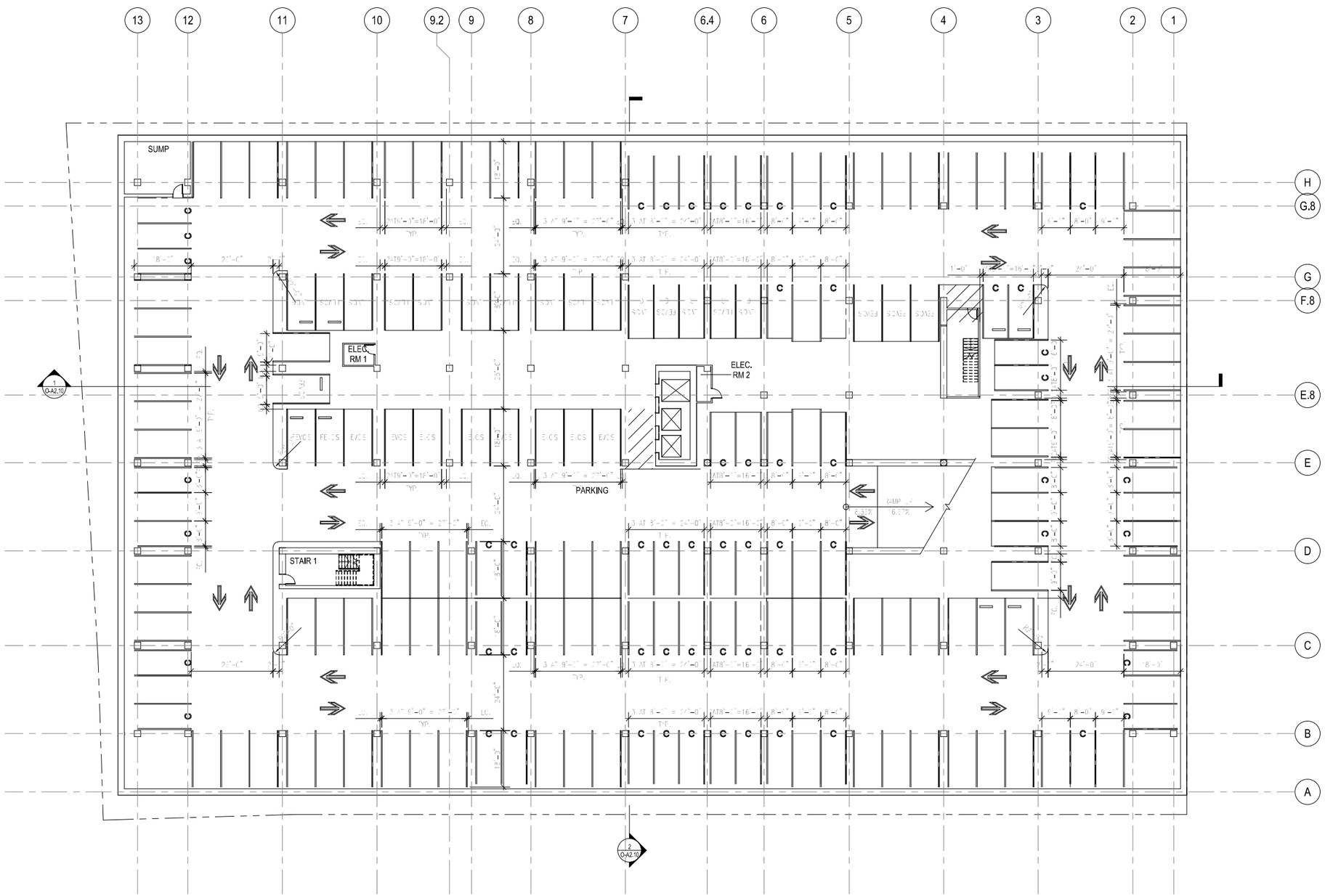
O-A0.28



1 MU2 OFFICE PARKING - B3 PLAN
1/16" = 1'-0"

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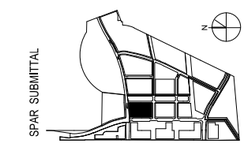

SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE PARKING - B3 PLAN

1/16" = 1'-0"

MU2

B A Y M E A D O W S II

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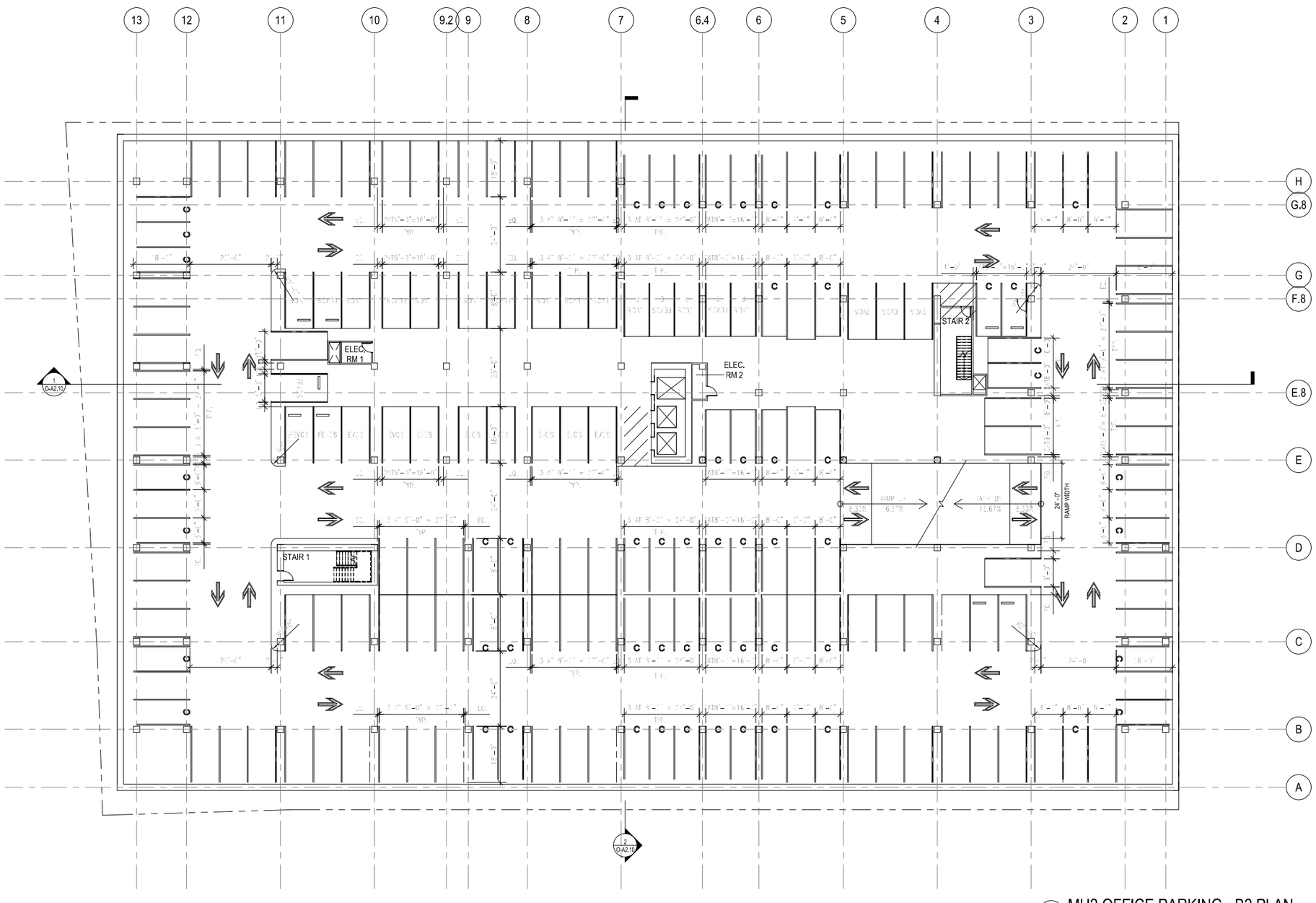
O-A1.01



1 MU2 OFFICE PARKING - B2 PLAN
1/16" = 1'-0"

0 8' 16' 32'

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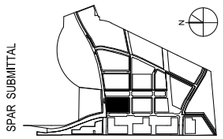
SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE PARKING - B2 PLAN

1/16" = 1'-0"

MU2

BAY MEADOWS II
SAN MATEO, CALIFORNIA

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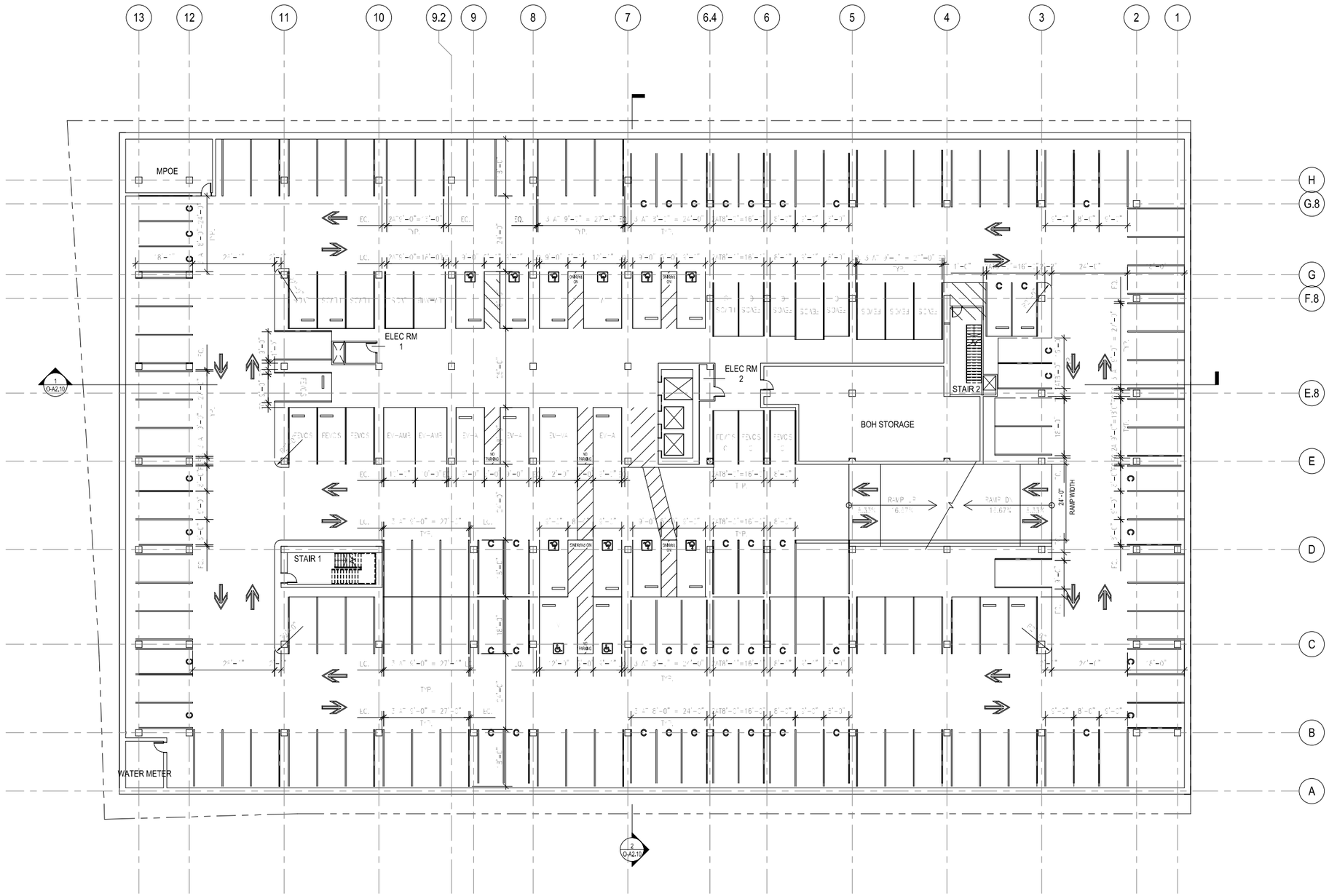
O-A1.02



1 MU2 OFFICE PARKING - B1 PLAN
1/16" = 1'-0"

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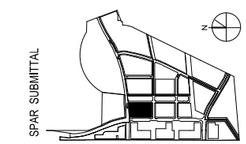
SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE PARKING - B1 PLAN

1/16" = 1'-0"

MU2

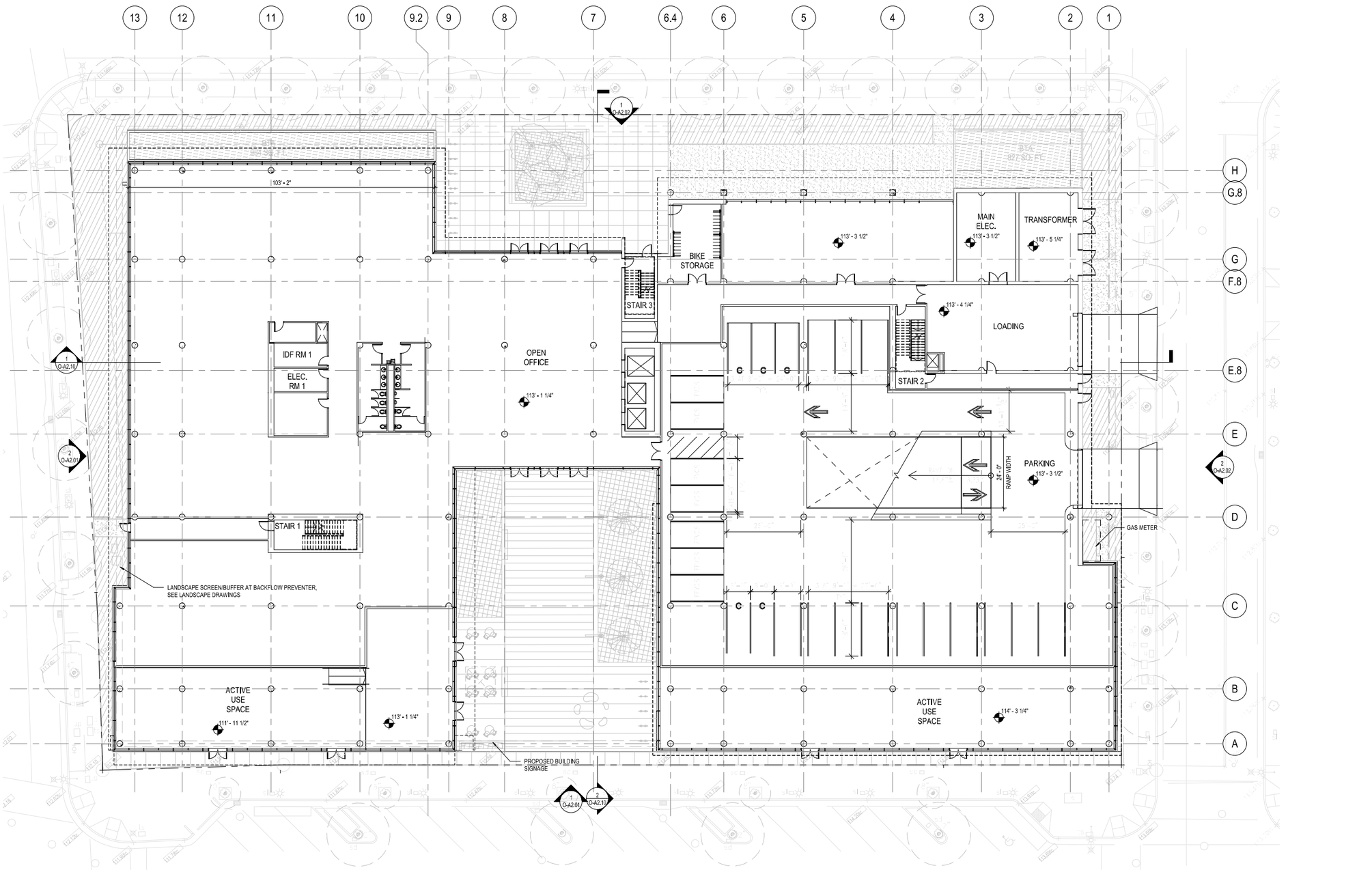
B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

09/25/2020

O-A1.03



1 MU2 OFFICE - LEVEL 01 PLAN
1/16" = 1'-0"

0 8' 16' 32'

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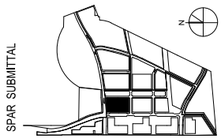
SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LEVEL 01 PLAN

1/16" = 1'-0"

MU2

BAY MEADOWS II
SAN MATEO, CALIFORNIA

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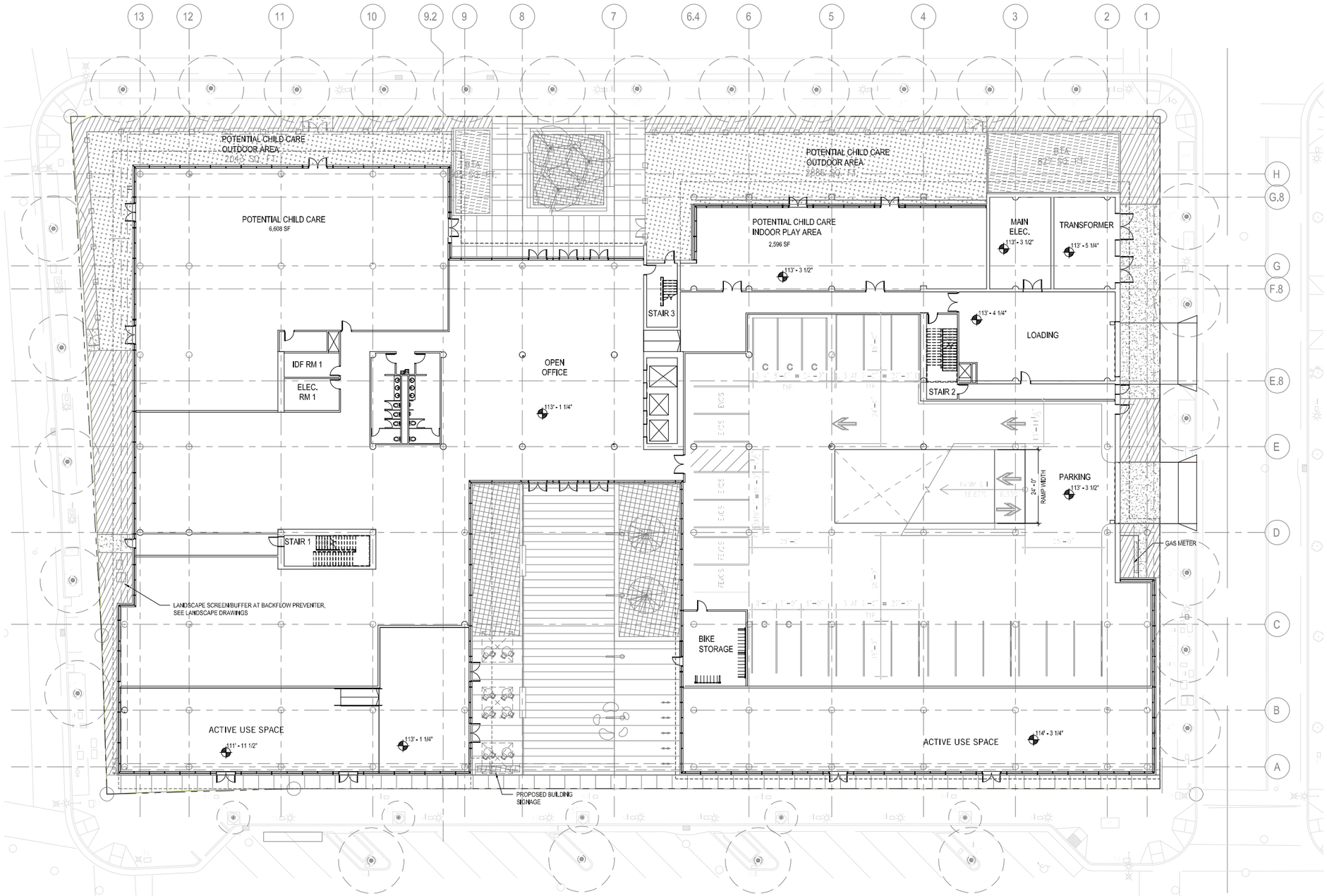
09/25/2020

O-A1.04



1 MU2 OFFICE - LEVEL 01 ALTERNATE PLAN
1/16" = 1'-0"

0 8' 16' 32'

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SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LEVEL 01 ALTERNATE PLAN

As indicated

MU2

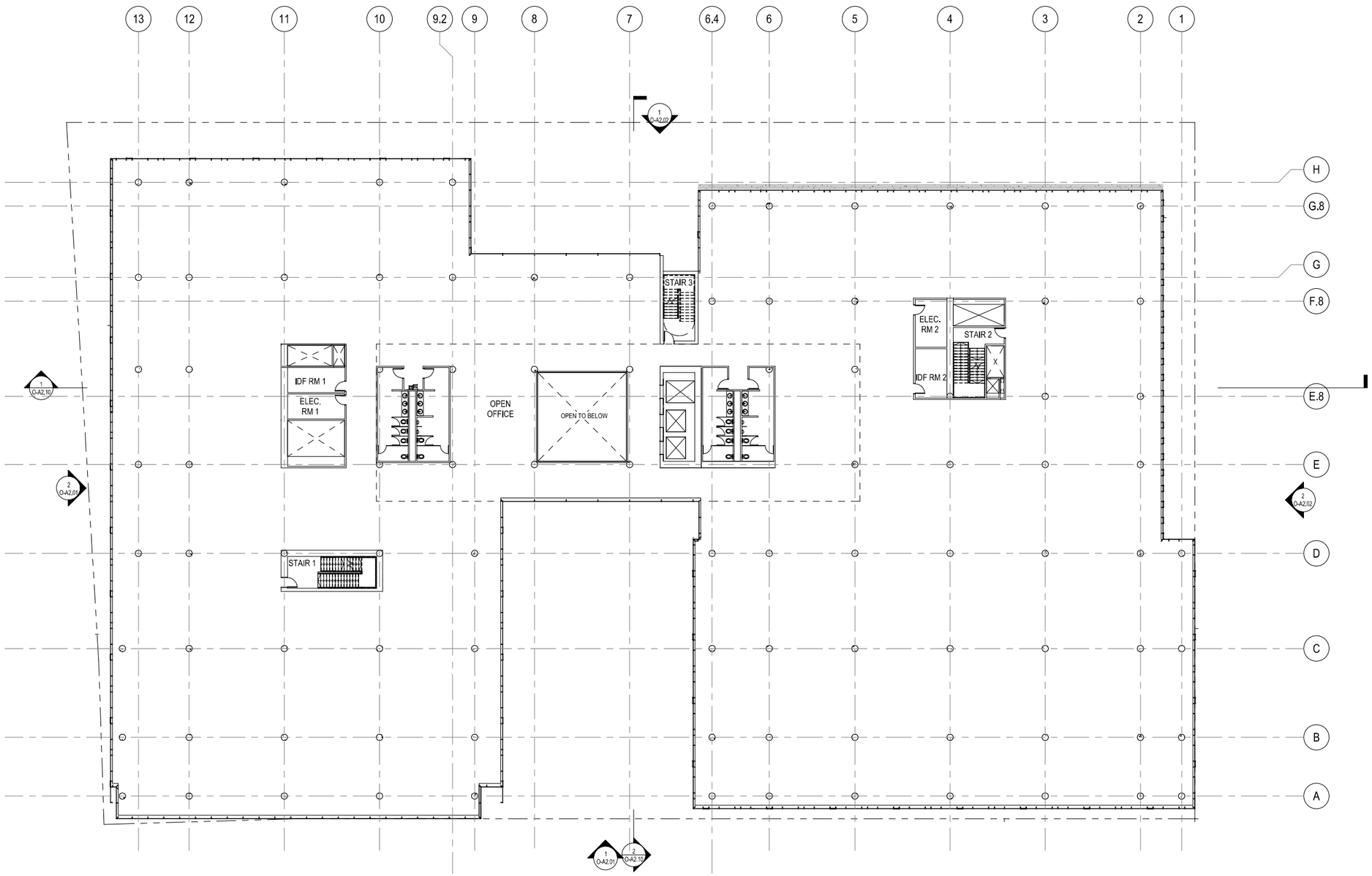
BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

09/25/2020

O-A1.04A



1 MU2 OFFICE - LEVEL 02 PLAN
1/16" = 1'-0"

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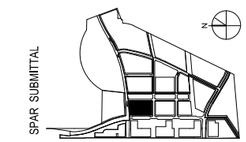
SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LEVEL 02 PLAN

1/16" = 1'-0"

MU2

BAY MEADOWS II

SAN MATEO, CALIFORNIA

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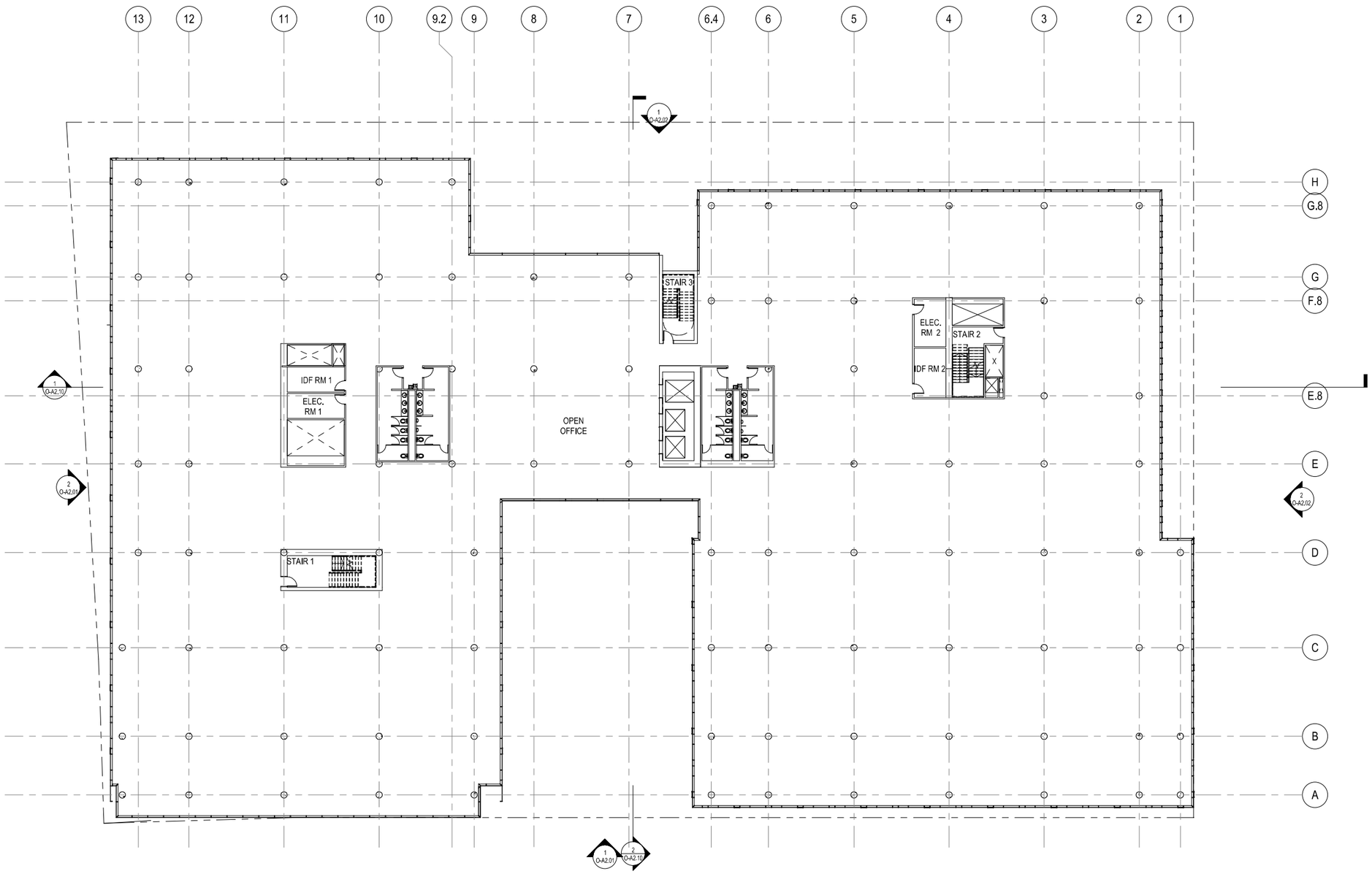
O-A1.05



1 MU2 OFFICE - LEVEL 03 PLAN
1/16" = 1'-0"

0 8' 16' 32'

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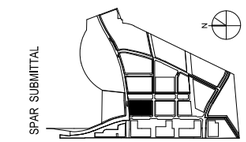
SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LEVEL 03 PLAN

1/16" = 1'-0"

MU2

BAY MEADOWS II

SAN MATEO, CALIFORNIA

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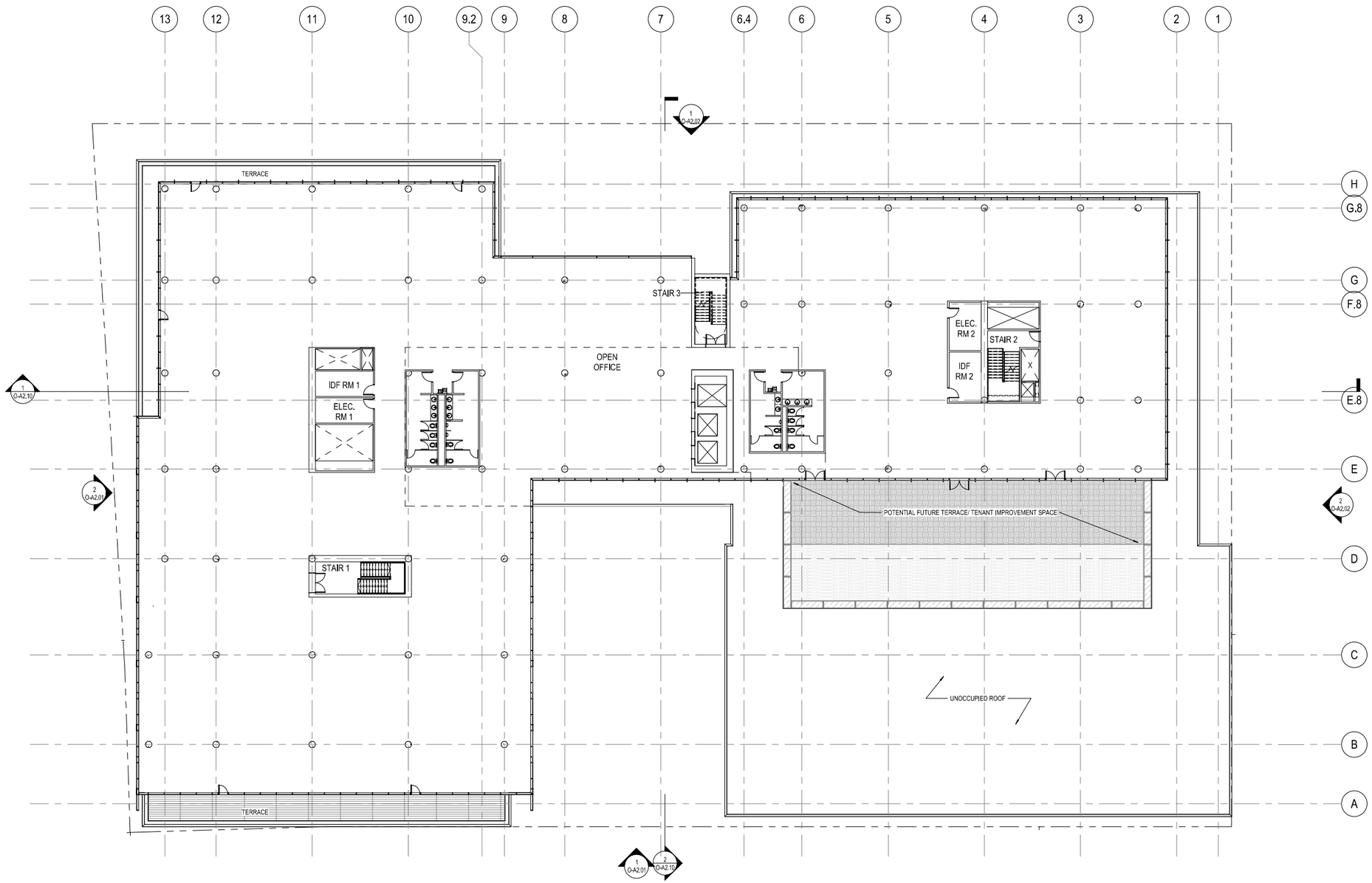
09/25/2020

O-A1.06



1 MU2 OFFICE - LEVEL 04 PLAN
1/16" = 1'-0"

0 8' 16' 32'

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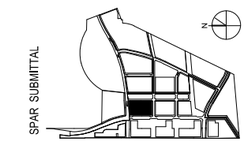
SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LEVEL 04 PLAN

1/16" = 1'-0"

MU2

BAY MEADOWS II
SAN MATEO, CALIFORNIA

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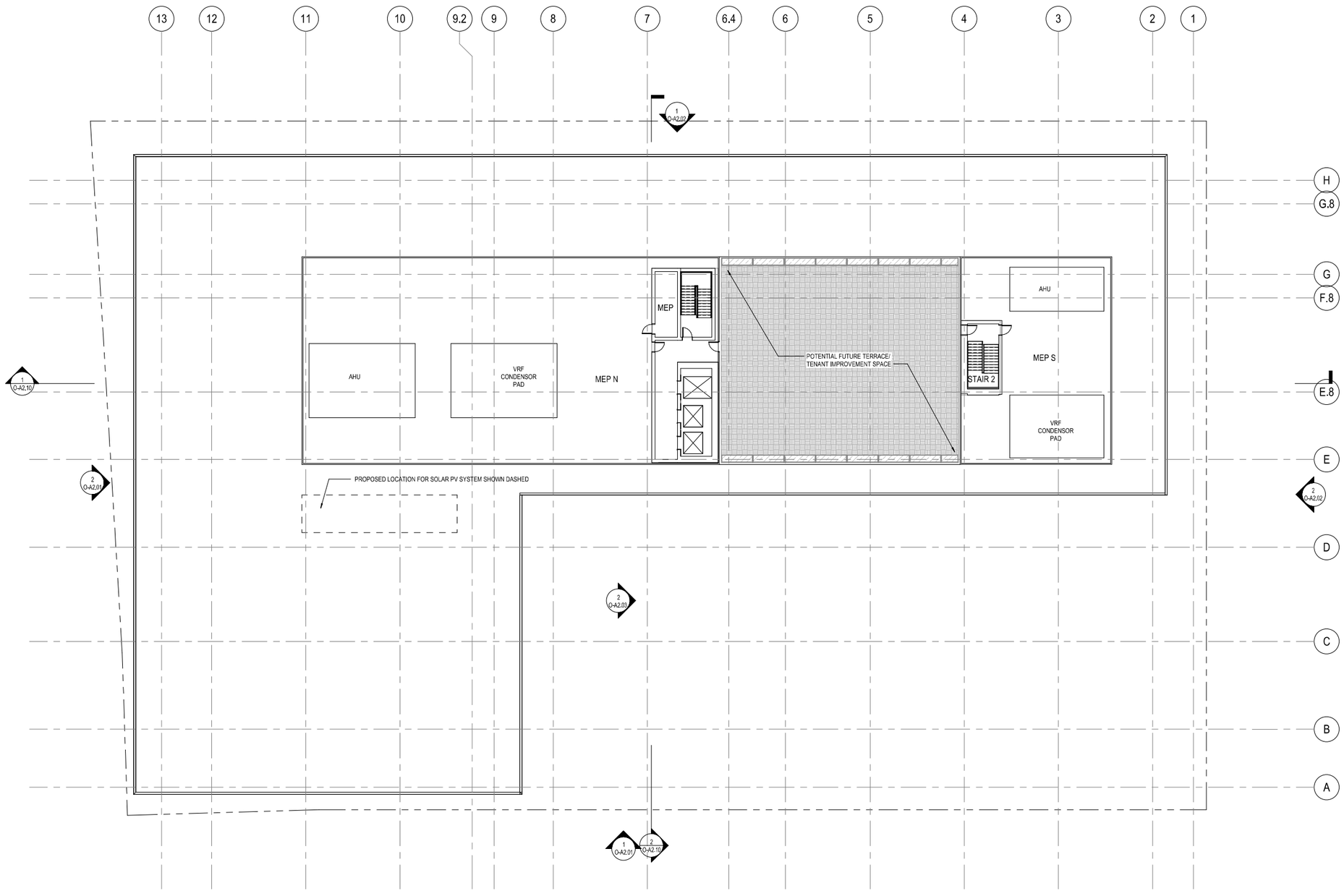
09/25/2020

O-A1.07



1 MU2 OFFICE - LOWER ROOF PLAN
1/16" = 1'-0"

0 8' 16' 32'

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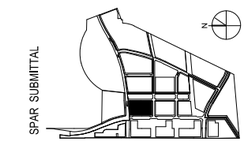
SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LOWER ROOF PLAN

1/16" = 1'-0"

MU2

BAY MEADOWS II
SAN MATEO, CALIFORNIA

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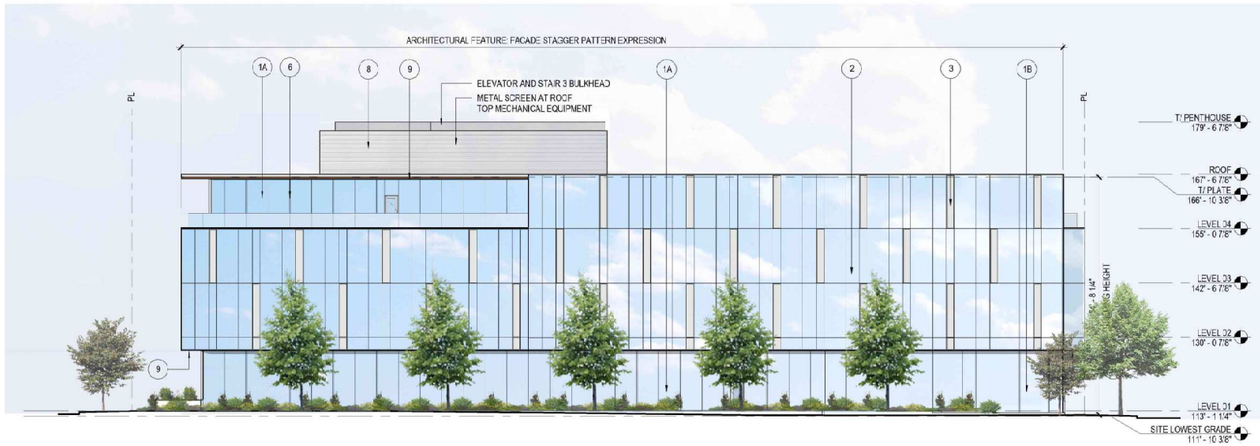
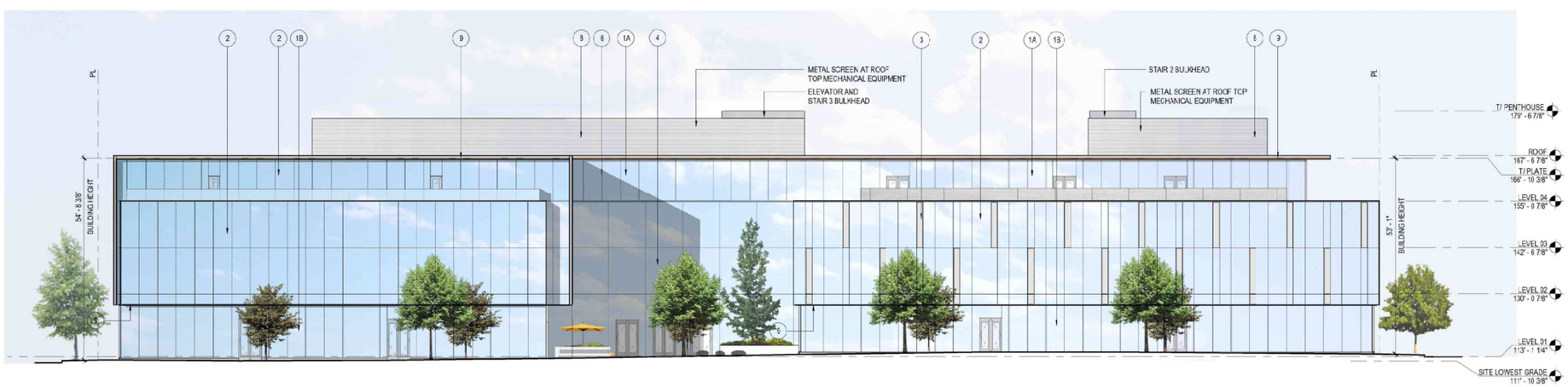
O-A1.08



2 MU2 NORTH ELEVATION - E 28TH AVENUE
1/16" = 1'-0"



1 MU2 WEST ELEVATION - S DELAWARE STREET
1/16" = 1'-0"

0 8' 16' 32'

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 EXT.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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Project No: 491910.000

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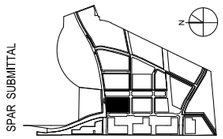


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE -- BUILDING ELEVATIONS

As indicated

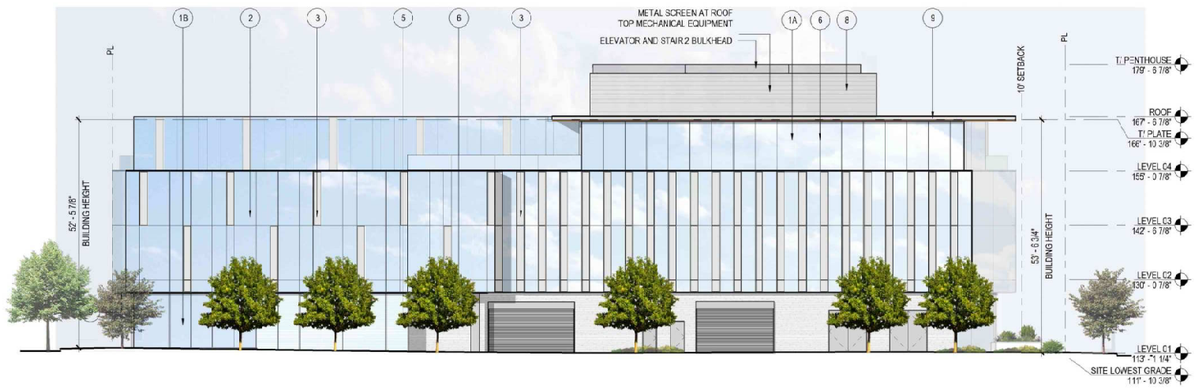
MU2

B A Y M E A D O W S II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

09/25/2020

O-A2.01



2 MU2 SOUTH ELEVATION - DERBY AVENUE
1/16" = 1'-0"

1 MU2 EAST ELEVATION - W KYNE 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 EXT.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

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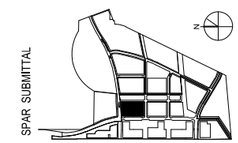

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - BUILDING ELEVATIONS

As indicated

MU2

B A Y M E A D O W S II
SAN MATEO, CALIFORNIA

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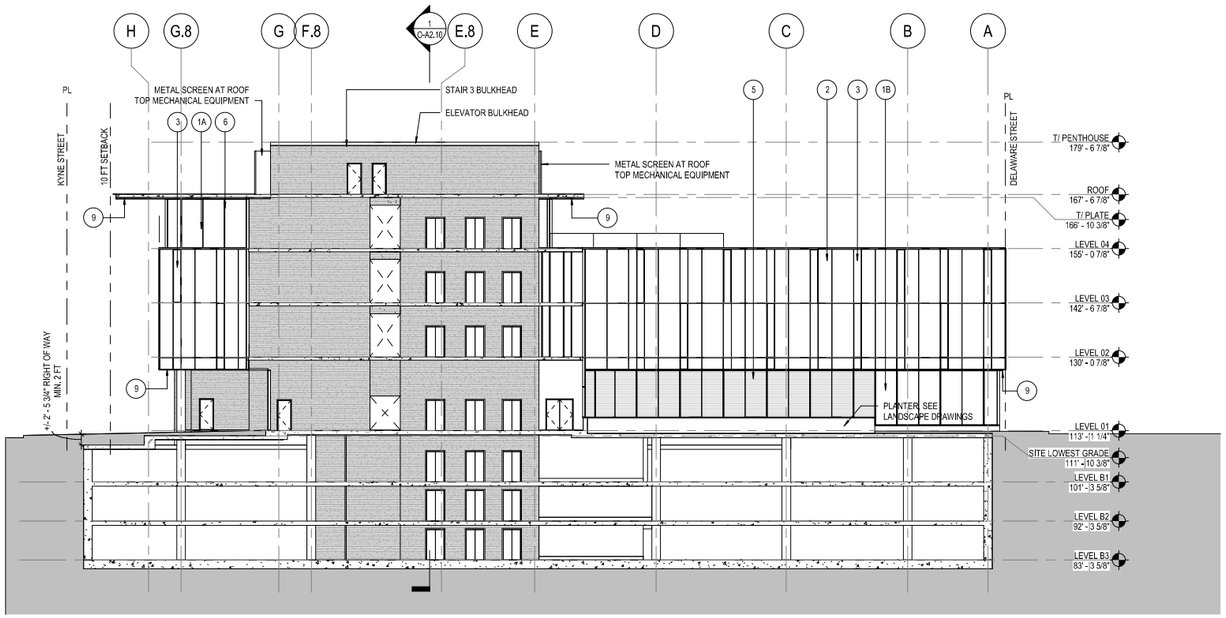
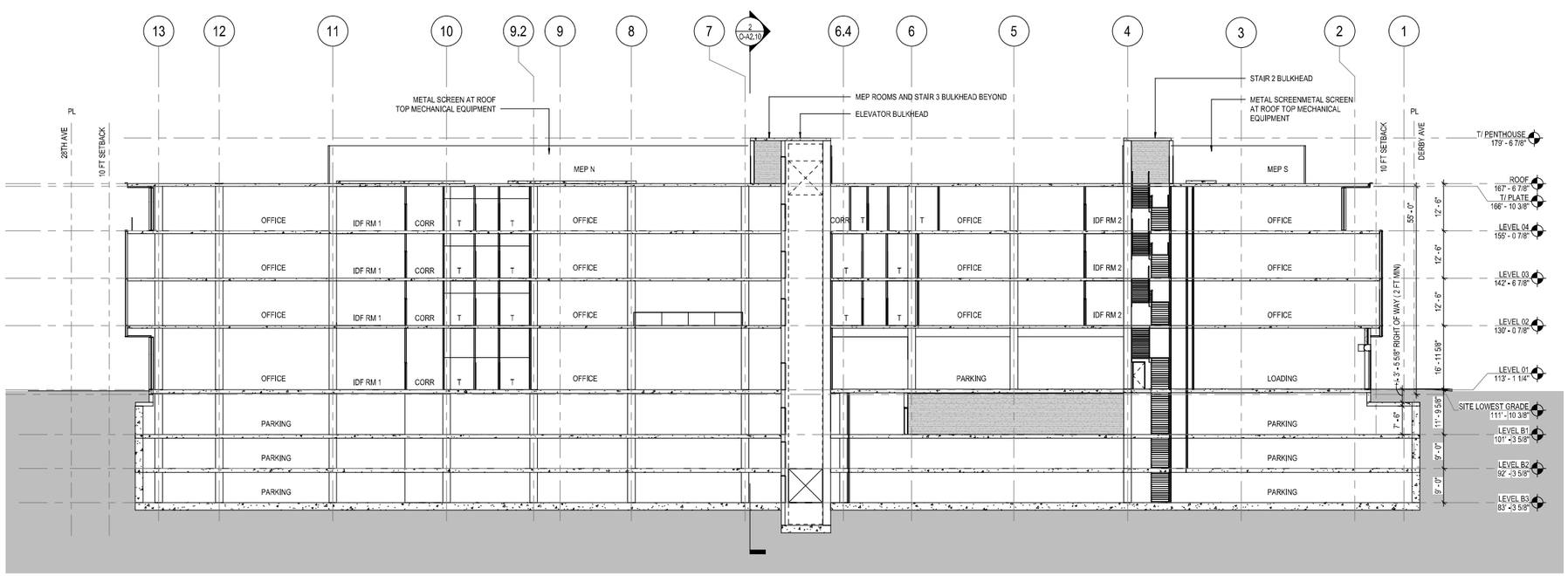
09/25/2020

0 8' 16' 32'

O-A2.02



2 MU2 OFFICE - BUILDING SECTION LOOKING NORTH
1/16" = 1'-0"



1 MU2 OFFICE - BUILDING SECTION LOOKING EAST
1/16" = 1'-0"

0 8' 16' 32'

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 EXT.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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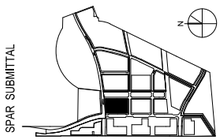


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - BUILDING SECTIONS

As indicated

MU2

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

09/25/2020

O-A2.10

OFFICE FACADE GLAZING:
SOLARBAN 72 ACUITY OR SIMILAR

RETAIL STOREFRONT GLAZING:
SOLARBAN 72 STARSPHIRE OR SIMILAR

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

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

2 4 SIDED SSG

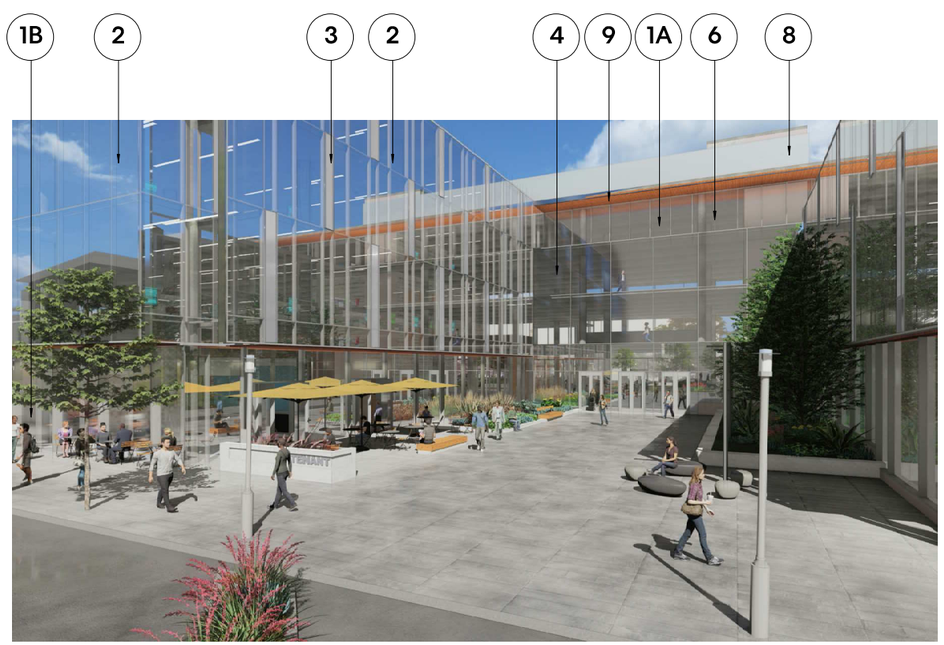
4 4 SIDED SSG, 10 FT WIDE

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'

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OTHER SYSTEMS:

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NOTES:

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NEW YORK · SAN FRANCISCO

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Project No: 491910.000

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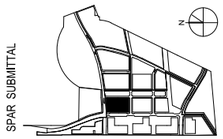


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - EXTERIOR MATERIALS

1/8" = 1'-0"

MU2

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

09/25/2020

O-A2.20

ABBREVIATIONS

AD	AREA DRAIN	LF	LINEAR FEET
BOW	BACK OF WALK,	LIP	LIP OF GUTTER
CB	CATCH BASIN	LP	LOW POINT
C&G	CURB & GUTTER	MAX	MAXIMUM
DI	DRAINAGE INLET	MH	MANHOLE
DWY	DRIVEWAY	MIN	MINIMUM
DWG	DRAWING	NTS	NOT TO SCALE
E	ELECTRIC	PKG	PARKING
(E)	EXISTING	PL	PROPERTY LINE/PARCEL LINE
EASE	EASEMENT	PROP. (P)	PROPOSED
EG	EXISTING GROUND	PUE	PUBLIC UTILITIES EASEMENT
ELEV, EL	ELEVATION	R/W	RIGHT OF WAY (STREET)
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EVAE	EMERGENCY VEHICLE ACCESS EASE	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SS	SANITARY SEWER
FL	FLOW LINE	SSCO	SANITARY SEWER CLEANOUT
FFL	FINISH FLOOR LEVEL	SSMH	SANITARY SEWER MANHOLE
FS	FIRE SERVICE	ST	STREET
FT	FEET	SW	SIDEWALK
G	GAS	TC	TOP OF CURB
GFFL	GARAGE FINISH FLOOR LEVEL	TEL	TELEPHONE
HP	HIGH POINT	TYP	TYPICAL
INV	INVERT	UG	UNDERGROUND
JT	JOINT TRENCH	UTIL	UTILITY
L	LENGTH	W	WATER, WATERLINE
L.E.	LANDSCAPE EASEMENT	W/	WITH
LT	LEFT		

GENERAL NOTES

1. EXISTING SURFACE CONDITIONS PRESENTED ON THESE DRAWINGS ARE REPRESENT SURFACE CONDITIONS AS COMPILED DURING A TOPOGRAPHICAL GROUND SURVEY CONDUCTED IN AUGUST 13, 2019 PREPARED BY JMH WEISS, INC. UNDERGROUND UTILITIES, WHERE SHOWN, ARE BASED UPON USA SURFACE MARKINGS BY OTHERS.
2. PROPERTY LINE AND EASEMENT INFORMATION SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO FINAL MAP ENTITLED "BAY MEADOWS PHASE II NO. 4" PREPARED BY JMH WEISS, INC.
3. THE EXISTING CONDITIONS DEPICTED ON THESE PLANS DO NOT REFLECT CHANGES THAT WILL RESULT FROM THE CALTRAIN GRADE SEPARATION PROJECT AT E 28TH AVENUE AND E 31ST AVENUE. THE IMPROVEMENTS SHOWN ON THESE PLANS HAVE BEEN COORDINATED WITH CALTRAIN / JPB AND ARE SUBJECT TO CHANGE ON ACCOUNT OF ON-GOING COORDINATION. THE DEVELOPER WILL WORK WITH THE CITY TO MAKE ANY RESULTING CHANGES, AS NECESSARY.
4. YELLOW AND RED CURB ZONES SHALL BE PAINTED IN ACCORDANCE WITH THE CITY OF SAN MATEO MUNICPAL CODES.

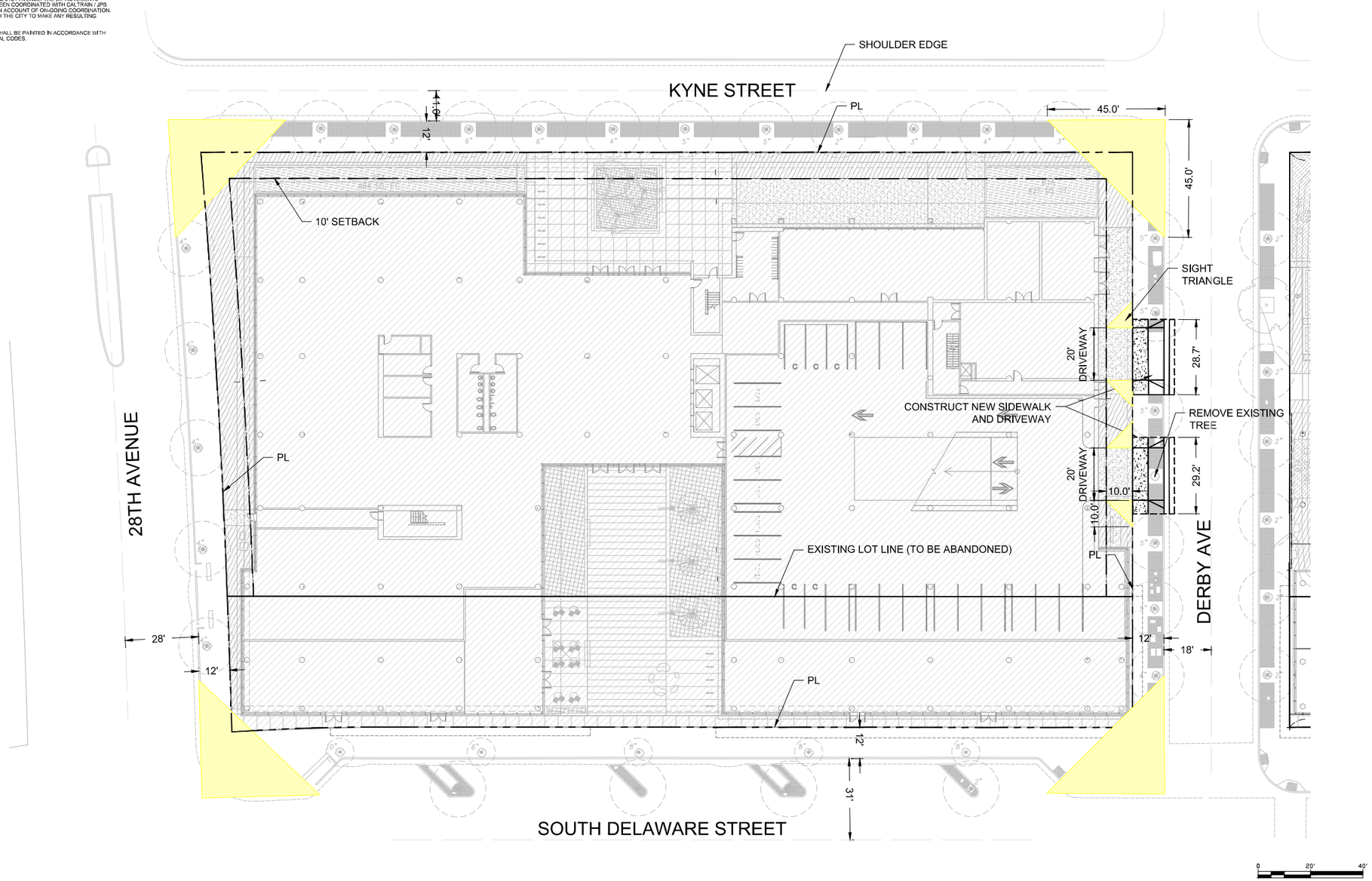
LEGEND

PROPOSED

SD	STORM DRAIN		EVA PATH
G	GAS		SIGHT TRIANGLE
SS	SANITARY SEWER		AREA DRAIN
E	ELECTRICAL	BFP	BACKFLOW PREVENTER
W	DOMESTIC WATER		CLEANOUT
JT	JOINT TRENCH	DS	DOWNSPOUT
FW	WATER (FIRE)		DRAINAGE INLET, CATCH BASIN
	FACE OF CURB, BACK OF CURB	FDC	FIRE DEPARTMENT CONNECTION
	PROPERTY LINE		FIRE HYDRANT
	LOT LINE		MANHOLE (SD OR SS)
	EASEMENT LINE		WATER METER
	LIMIT OF BASEMENT GARAGE	T	TRANSFORMER BOX
	STORM WATER TREATMENT AREA		
	PROJECT AREA		

EXISTING

	CONCRETE	cv	COMMUNICATIONS VAULT
	CURB AND GUTTER		CATCH BASIN
	FENCELINE	e	ELECTRIC UTILITY BOX
TV	UG COMM VAULT	ev	ELECTRIC VAULT
E	UG ELEC LINE		FIRE HYDRANT
G	UG GAS LINE	g	GAS VALVE
SS	UG SS LINE	ir	IRRIGATION BOX
W	UG WATER LINE		STREET LIGHT
	WALL	ss	SANITARY SEWER CLEANOUT
	DECORATIVE PAVERS		SIGN
c	COMM BOX	× 109.65	SPOT ELEVATION
©	COMM MH	sd	STORM DRAIN CLEANOUT
		sl	STREET LIGHT BOX
		ts	TRAFFIC SIGNAL BOX
		12"t	TREE TRUNK / SIZE
		up	UTILITY PEDESTAL
			UTILITY POLE
			UTILITY POLE W/LIGHT
		uv	UNKNOWN VAULT
		w	WATER METER
		v	WATER VALVE



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HART HOWERTON NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 491910.000

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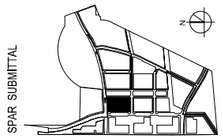


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 OVERALL SITE PLAN; LEGEND

1" = 20"

MU2

BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

09/25/2020

C1.0.1

NOTES

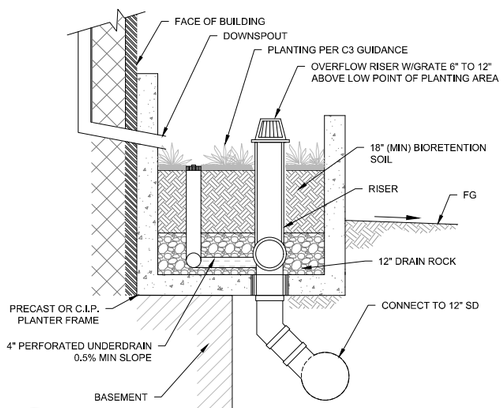
1. REFER TO SHEET C2.0.1 FOR NOTES, LEGEND, AND ABBREVIATIONS.
2. THE GRADING AND STORM DRAIN SYSTEM SHOWN ON THIS PLAN IS ILLUSTRATIVE AND IS TO BE CONFIRMED DURING DETAILED DESIGN.
3. PERMEABLE/IMPERMEABLE AREA CALCULATIONS PROVIDED FOR SPAR PARCEL BLOCK AREA ONLY. THE WET POND LOCATED IN THE COMMUNITY 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 77,000 SF OF SOIL DISTURBANCE.

PERMEABLE/IMPERMEABLE SURFACE CALCULATIONS

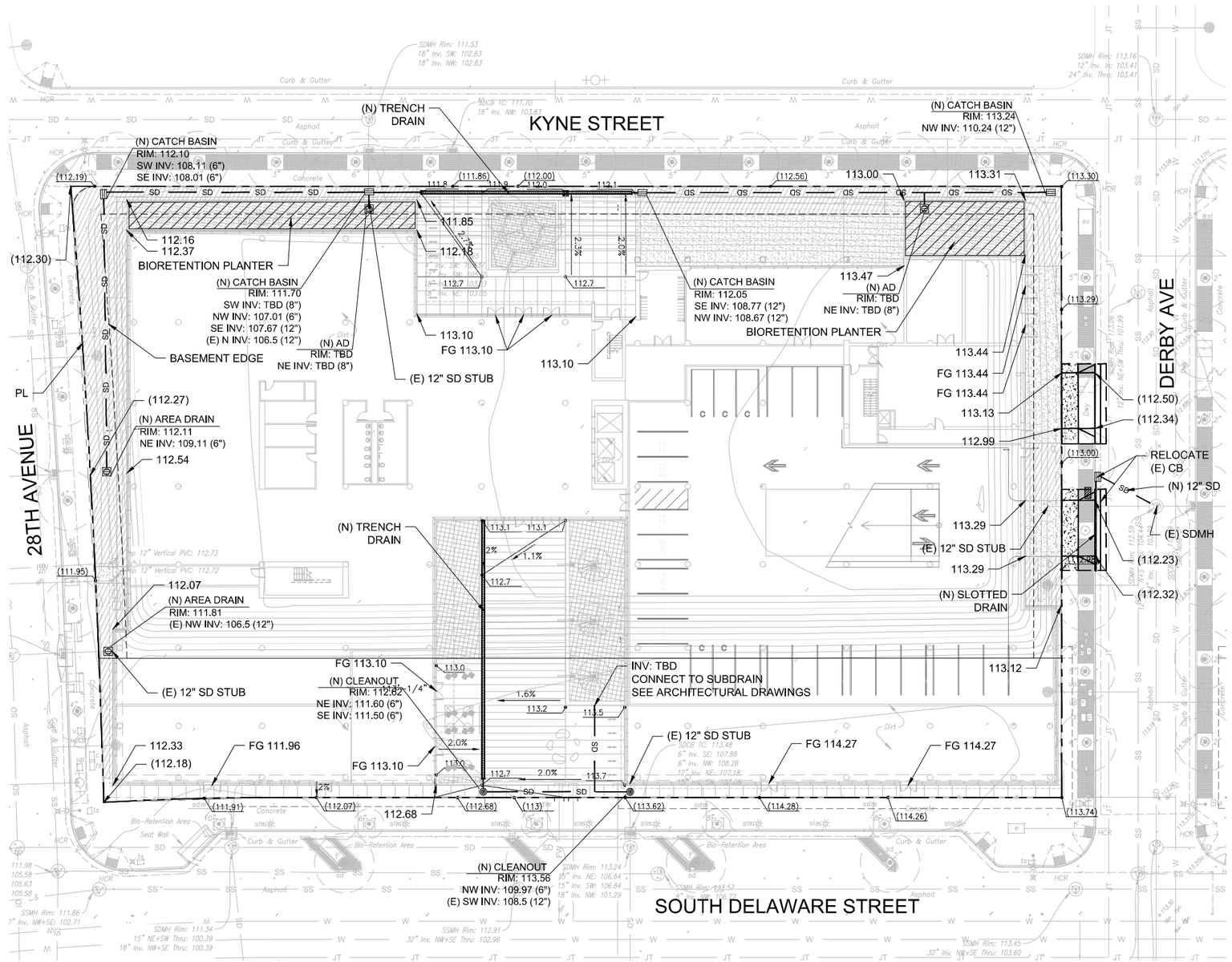
SURFACE TYPE	AREA (SQ FT)	AREA (% OF TOTAL)
PERMEABLE	9,680	13
IMPERMEABLE	80,900	87
TOTAL	76,666	100

STORMWATER TREATMENT SUMMARY

BMP	QUANTITY	AREA (SQ FT)	TREATMENT AREA (SQ FT)
FLOW-THROUGH PLANTER	2	1,813	29200
BIORETENTION AREA	0	0	0
TOTAL	2	1,813	29200



A - TYPICAL FLOW-THROUGH PLANTER DETAIL
NOT TO SCALE



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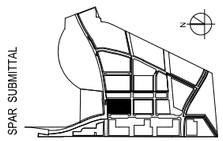


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 GRADING AND DRAINAGE PLAN

1" = 20"

MU2

BAY MEADOWS II

SAN MATEO, CALIFORNIA

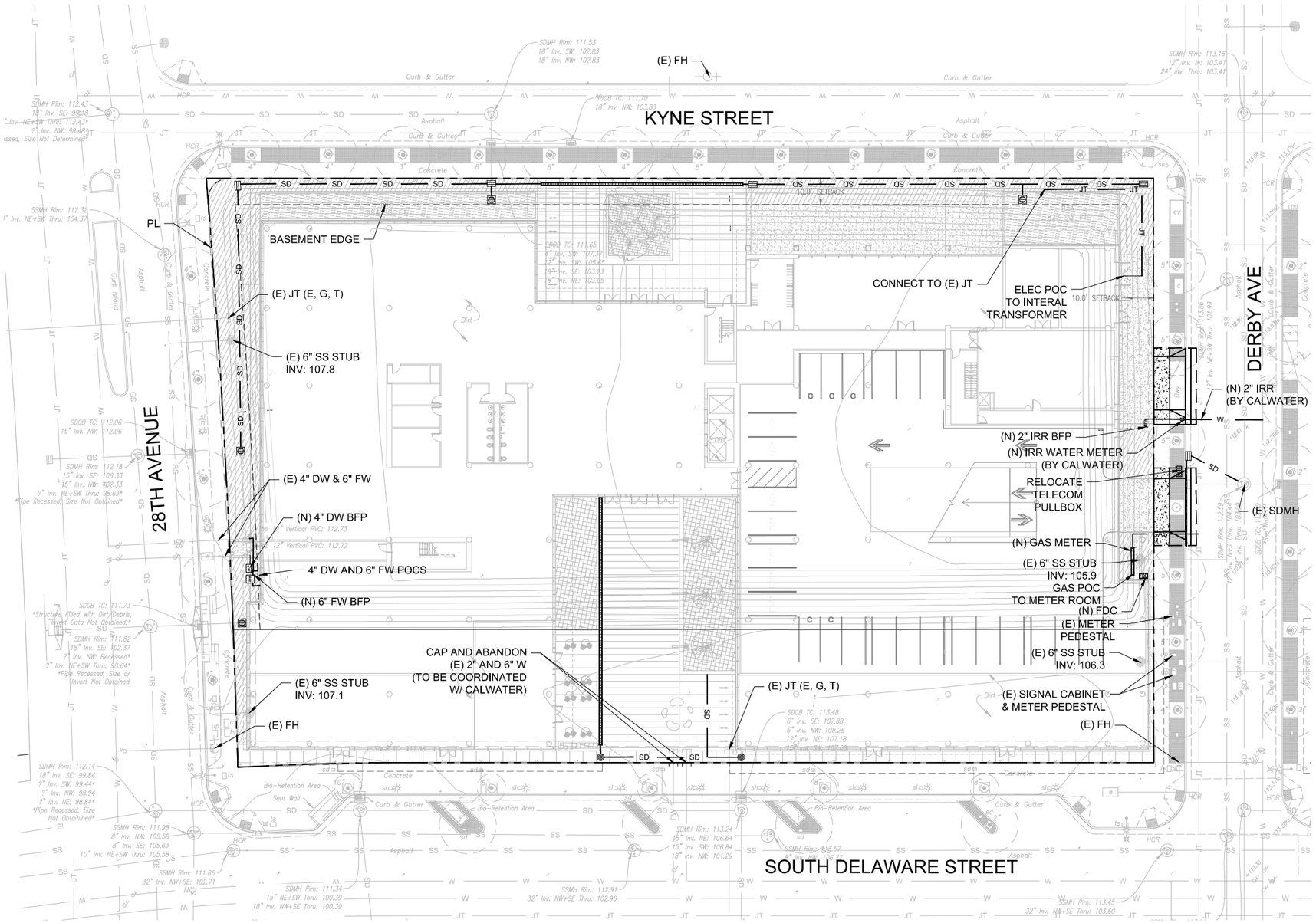
NOT FOR CONSTRUCTION

09/25/2020

C1.1.1

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.



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SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 SITE PRELIMINARY
UTILITY PLAN
1" = 20'

MU2

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

09/25/2020

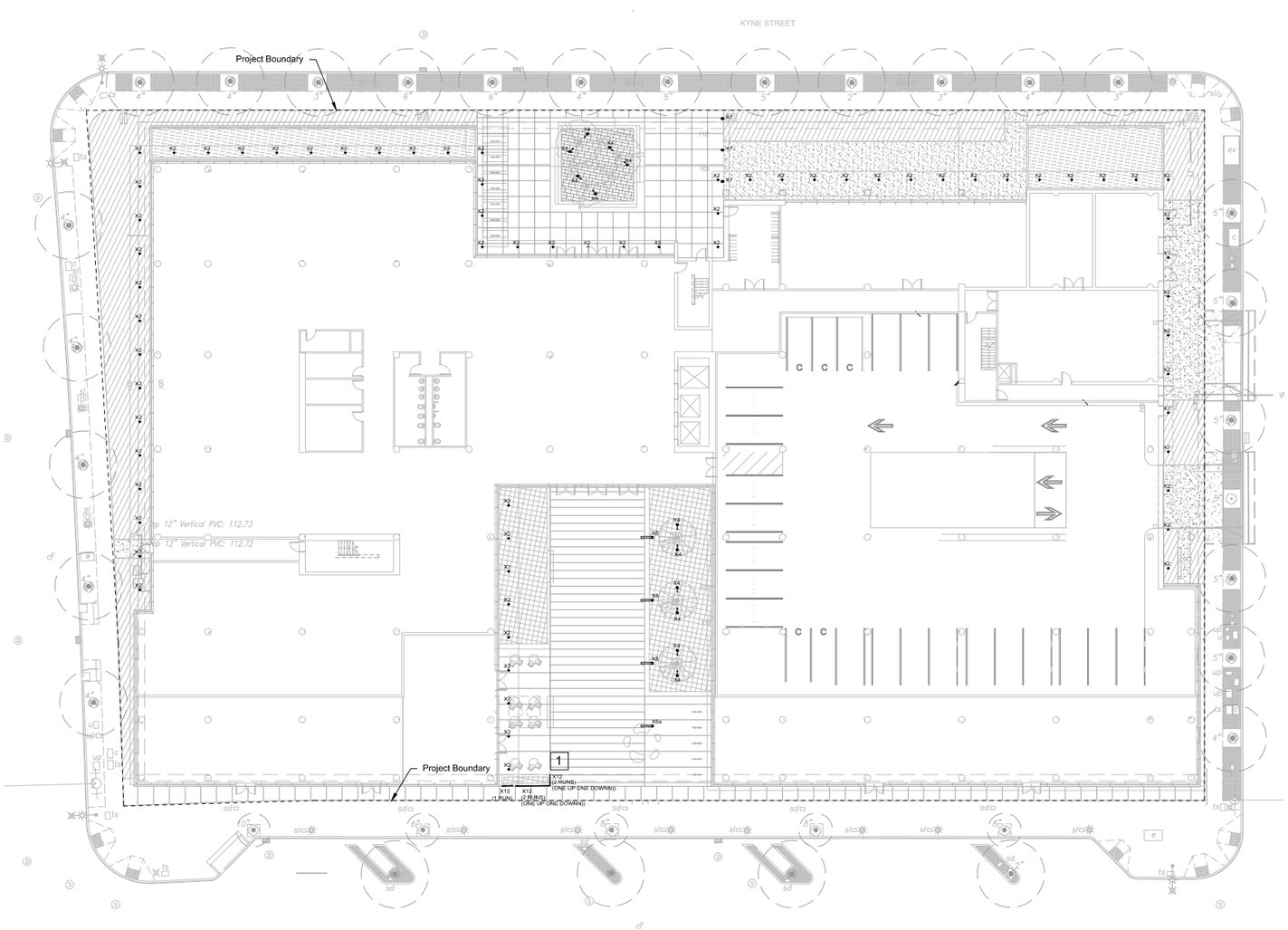
C1.1.2

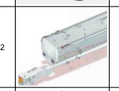
GENERAL SHEET NOTES

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', LOCATED IN MONUMENT SIGNAGE LEDGE, PROVIDE REMOTE DRIVER ENCLOSURE RATED NEMA-4 (IP68) IN HARDSCAPE DIRECTLY ADJACENT TO LIGHTING FIXTURE LOCATION.



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"	15.6W	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"	16.6W	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 lengthperdwg	3.2W/ft	LED 2900K	IP67	Stainless Steel	Fixture with remote driver (to be protected in Nemas4X inclosure 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 Nemas4X inclosure 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

0 20 40 Feet

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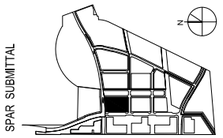


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 SITE PRELIMINARY LIGHTING PLAN

SCALE:1"=20'

MU2

BAY MEADOWS II

SAN MATEO, CALIFORNIA

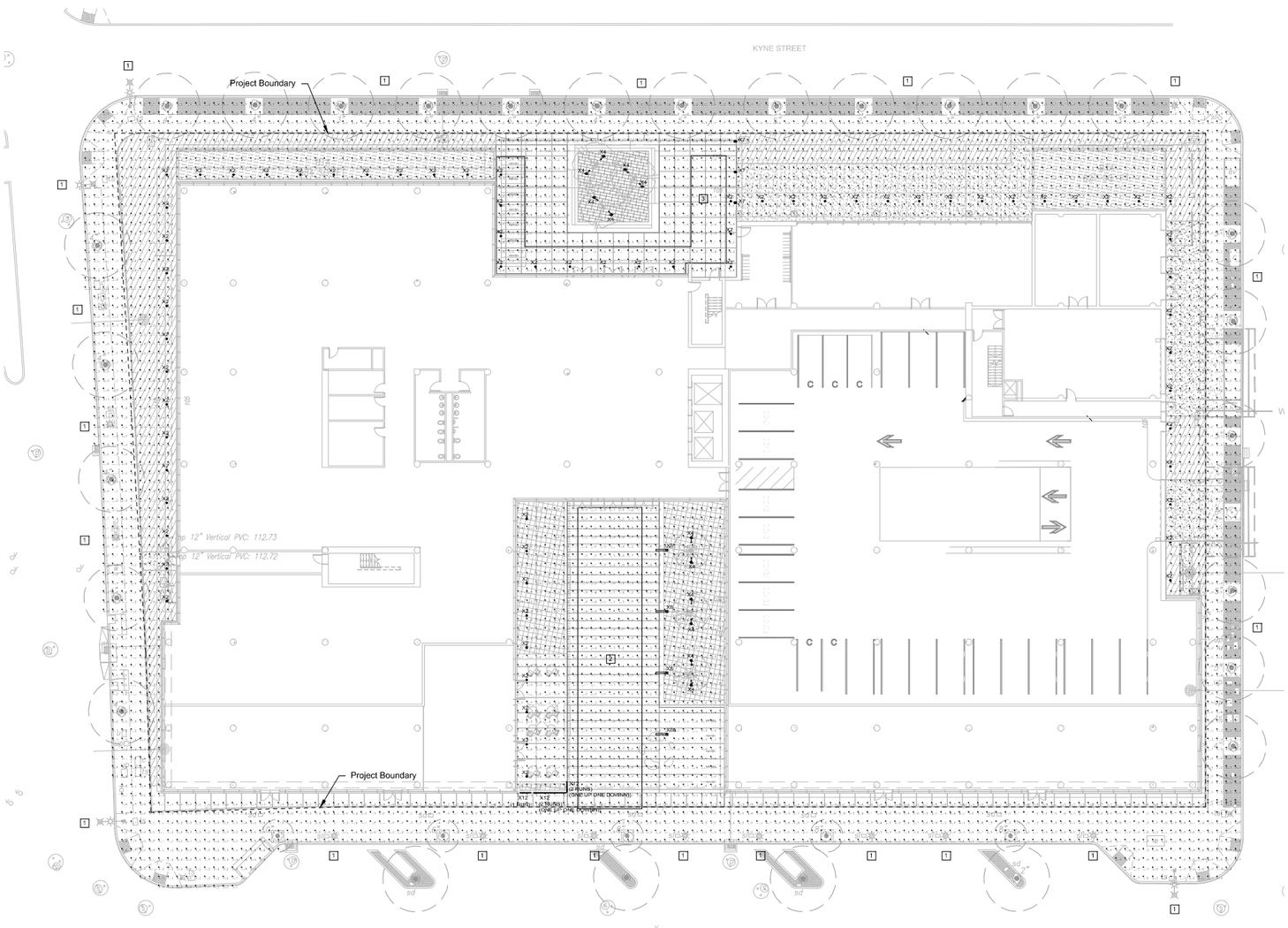
NOT FOR CONSTRUCTION

09/25/2020

E1.1.1

DESIGN CRITERA			
	AVG. (FC)	MIN. (FC)	AVG : MIN. RATIO
CITY OF SAN MATEO CRITERIA	1.0	0.3	4 : 1

	MU2 CALCULATION SUMMARY TABLE			
	AREA	AVG. (FC)	MIN. (FC)	AVG : MIN. RATIO
2	MU2 S. DELAWARE ST ENTRANCE	3.6	0.9	4:1
3	MU2 W. KYNE ST ENTRANCE	2.5	0.7	4:1



GENERAL SHEET NOTES

1. ALL ILLUMINANCE VALUES ARE IN FOOTCANDLES.
2. LIGHTING CONTRIBUTION FROM THE STREET LIGHTS HAS BEEN INCLUDED IN THIS CALCULATION. EXISTING STREETLIGHT LOCATIONS ARE APPROXIMATE. PRODUCT ASSUMED IN THE CALCULATION IS LOUIS POULSEN KASTRUP 150W METAL HALIDE.
3. PHOTOMETRIC CALCULATIONS INCLUDE LIGHT CONTRIBUTION FROM FIXTURE TYPES X1, X2, X7 AND X8 ONLY WITH EXISTING STREET LIGHT CONTRIBUTION.
4. SIDEWALK LIGHT LEVELS ARE ASSUMED TO BE MEETING THE LIGHTING CRITERIA AS PART OF THE PREVIOUS DESIGN WORK.
5. CALCULATION POINTS 10FT BEYOND PROPERTY LINE ARE FOR INFORMATIONAL PURPOSES.

KEYED NOTES

1 STREET LIGHT POLES ARE EXISTING, N.I.S. THEY HAVE BEEN INCLUDED IN THE PROJECT CALCULATION FOR INFORMATIONAL PURPOSES ONLY.

2 MU2 SOUTH DELAWARE ENTRANCE. CALCULATION SUMMARY RESULT ARE CONTAINED WITHIN THE DASHED LINE.

3 MU2 W. KYNE STREET ENTRANCE. CALCULATION SUMMARY RESULT ARE CONTAINED WITHIN THE DASHED LINE.

NOTE: REFER TO E1.2.1.B1 FOR FIXTURE SCHEDULE.

0 20 40 Feet

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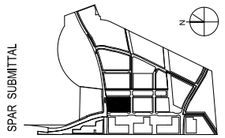
SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 SITE PRELIMINARY LIGHTING PLAN

SCALE:1"=20'

MU2

B A Y M E A D O W S II

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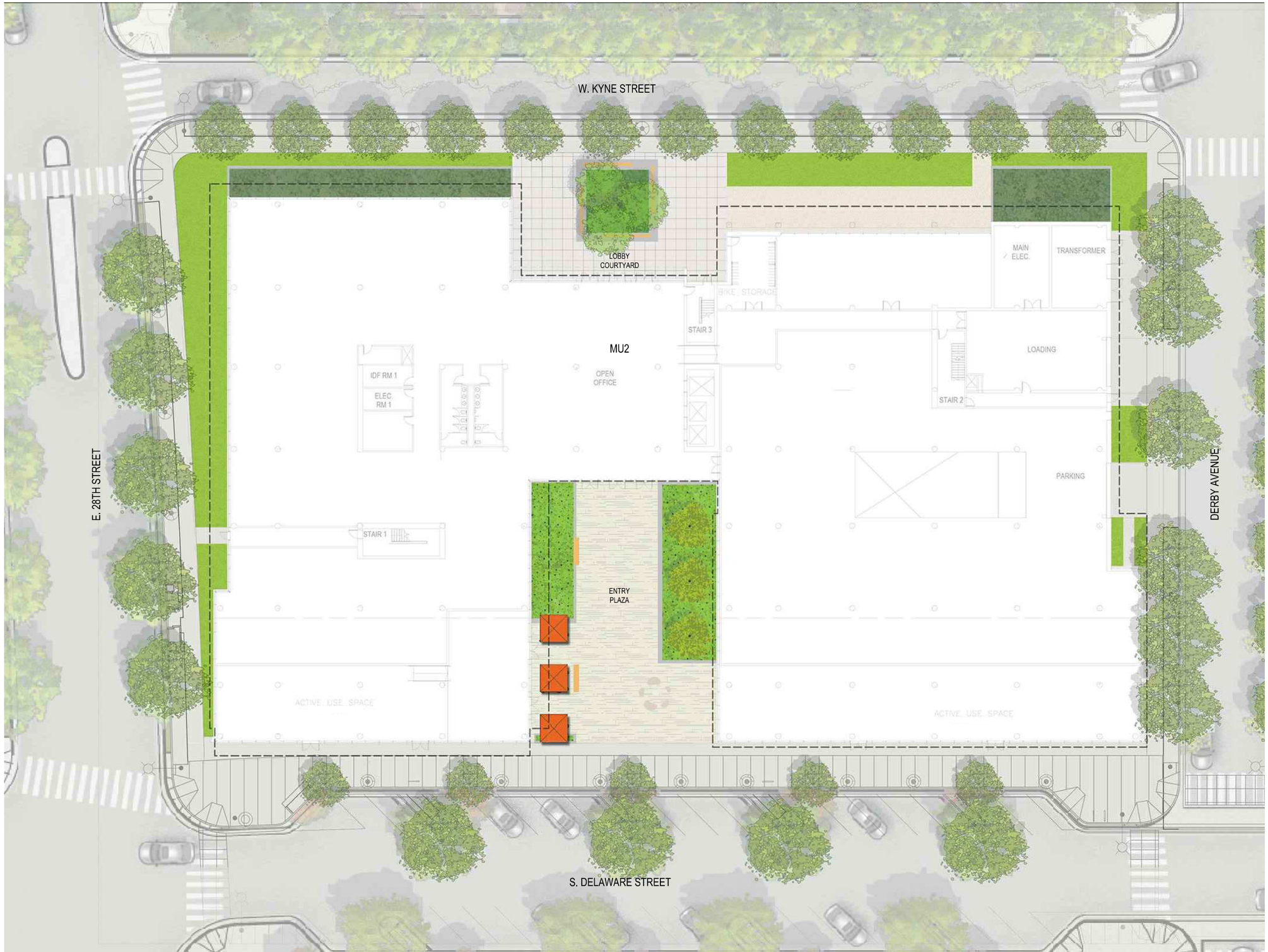
E1.1.2



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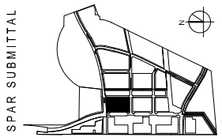
Project No: PER1902

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

SPAR SUBMITTAL

ILLUSTRATIVE SITE PLAN

1/16" = 1'-0"

MU2

BAY MEADOWS II

SAN MATEO, CALIFORNIA

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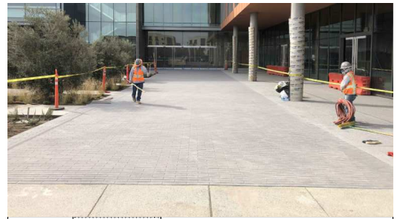
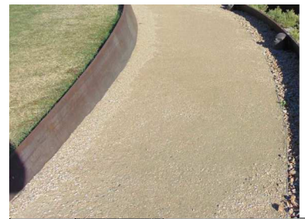
L1.0.1



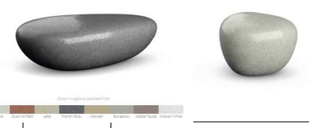
P1 Concrete Unit Paver - Vehicular

P2 CIP Concrete - Courtyard Paving

P3 CIP Concrete - Sidewalk & General



P5 Stabilized Crushed Stone Paving



E1 Seating Stones

Example image - see rendered views for design intent

E4 Precast concrete planter and bench

E2 Planter Wall A - Entry Plaza

E5 Built-in Bench

E6 Entry Wall Sign

E7 Bike Rack

E8 Shade Canopy Umbrella

E11 Fence and Gate - Childcare

LEVEL 1 - MATERIALS SCHEDULE

SITE PAVING

TAG	SYMBOL	DESCRIPTION	TYPE / PRODUCT
P1		Concrete Unit Paver - Vehicular	Mix of 6"x 12"x4" 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. Grey and tan colors.
P2		CIP Concrete - Courtyard Paving	CIP concrete paving, 4 ½" min thickness over lightweight foam fill, medium sandblast retardant finish, custom aggregate blend, integral color, sawcut joints.
P3		CIP Concrete - Sidewalk & General	CIP concrete paving, 4 ½" min thickness over 6" aggregate base. Finish to match typ. project sidewalks: medium broom finish with tooled joints, natural grey w/ lamp black admixture.
P4		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.
P5		Stabilized Crushed Stone Paving	Gold Path Fines Aggregate with Stabilizing Binder, 3" min thickness over 6" aggregate base.
P6		Safety Surfacing - Childcare area	Poured in place rubber playground surfacing. Tot Turf Supreme by Tot Turf, or sim. Set over aggregate base per manufacture and lightweight foam fill over garage substructure.

SITE ELEMENTS

TAG	SYMBOL	DESCRIPTION	TYPE / PRODUCT
E1		Seating Stones	Precast concrete bench QPC "Kernel", "Bog" or sim product
E2		Planter Wall A - Entry Plaza	CIP Concrete Planter Wall and drainage base, 30" tall from top of substructure, varies 12" - 24" thick, provide waterproofing, drain mat, planter drain (1 per 500 SF planter area)
E3		Planter Wall B - Stormwater Planters	CIP Concrete Planter Wall and drainage base, 42" high from top of substructure, 8" thick, provide waterproofing and drain mat, drain structure per civil.
E4		Precast concrete planter and bench	Precast concrete segmented planter wall with integrated hardwood bench seats, 36" high from finish surface, 42" thick, provide CIP concrete drainage base, waterproofing, drain mat, and planter drain.
E5		Built-in Bench	Custom built-in bench, hard wood slat top, stainless steel supports
E6		Entry Sign Wall	CIP Concrete wall with formed recesses and lighting for signage elements
E7		Bike Rack	In-ground mount, circular, stainless steel rack. Welle Circular Rack, Round Pipe Model: WCR02-IG-SS
E8		Shade Canopy Umbrella	Tucci Ocean Master MAX Classic, 10' Square, or similar
E9		Small Bistro Seating	TBD
E10		Trench Drain	Stainless Steel Trench Drain ACO Drain MiniKlassic or sim.
E11		Fence and Gate - Childcare	60" tall perforated metal panel fence system with integrated metal posts, 4' OC spacing. Perforated pattern shall not be climbable. Locking gates with egress hardware.

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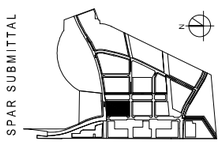

SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

SPAR SUBMITTAL

MATERIAL SCHEDULE - SITE LEVEL

NTS

MU2

BAY MEADOWS II

SAN MATEO, CALIFORNIA

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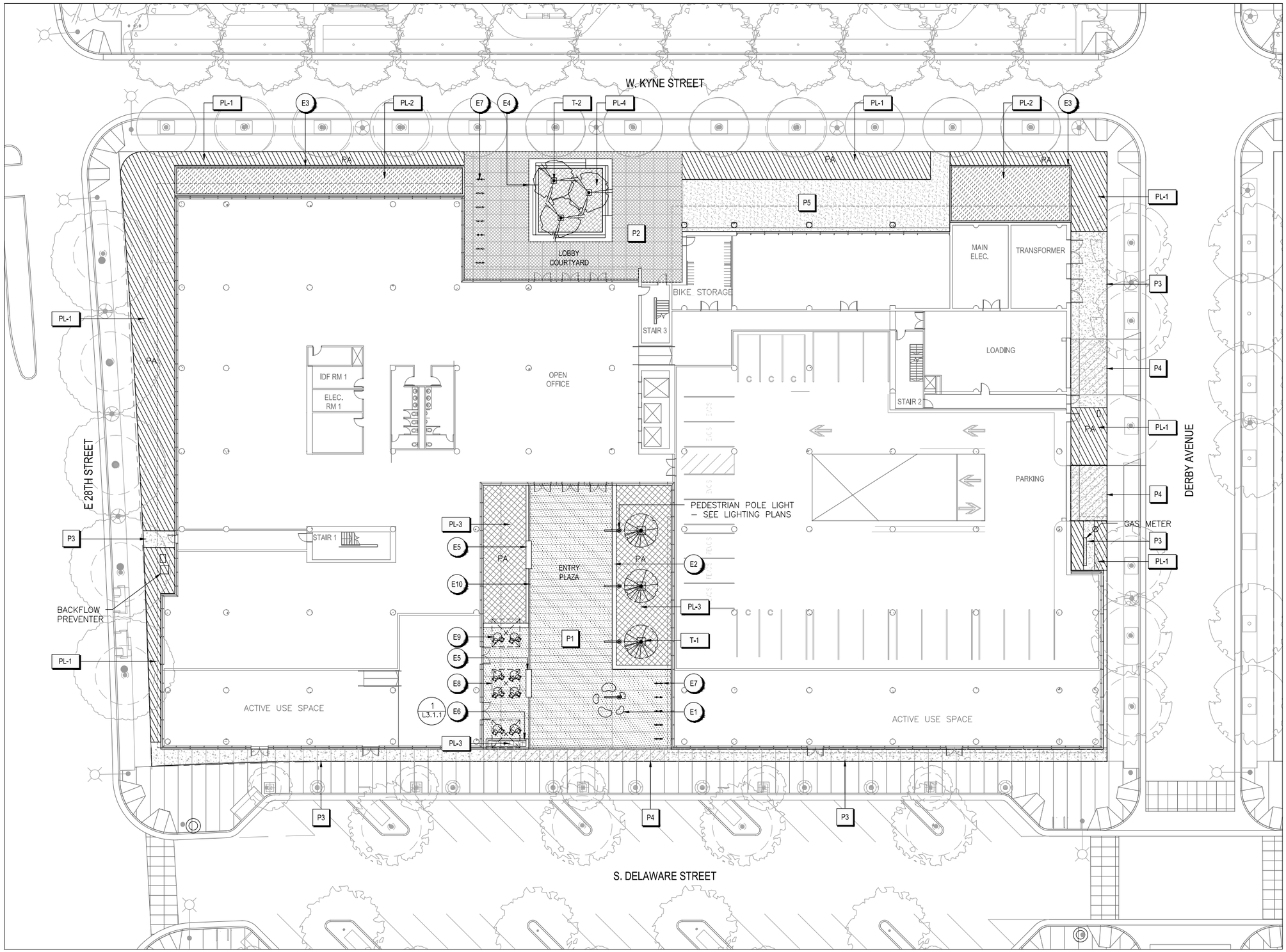
09/25/2020

L1.1.0



PLOTTED: 2020-8-26

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SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

SPAR SUBMITTAL

LANDSCAPE MATERIAL AND PLANTING PLAN - SITE LEVEL

1/16" = 1'-0"

MU2

BAY MEADOWS II

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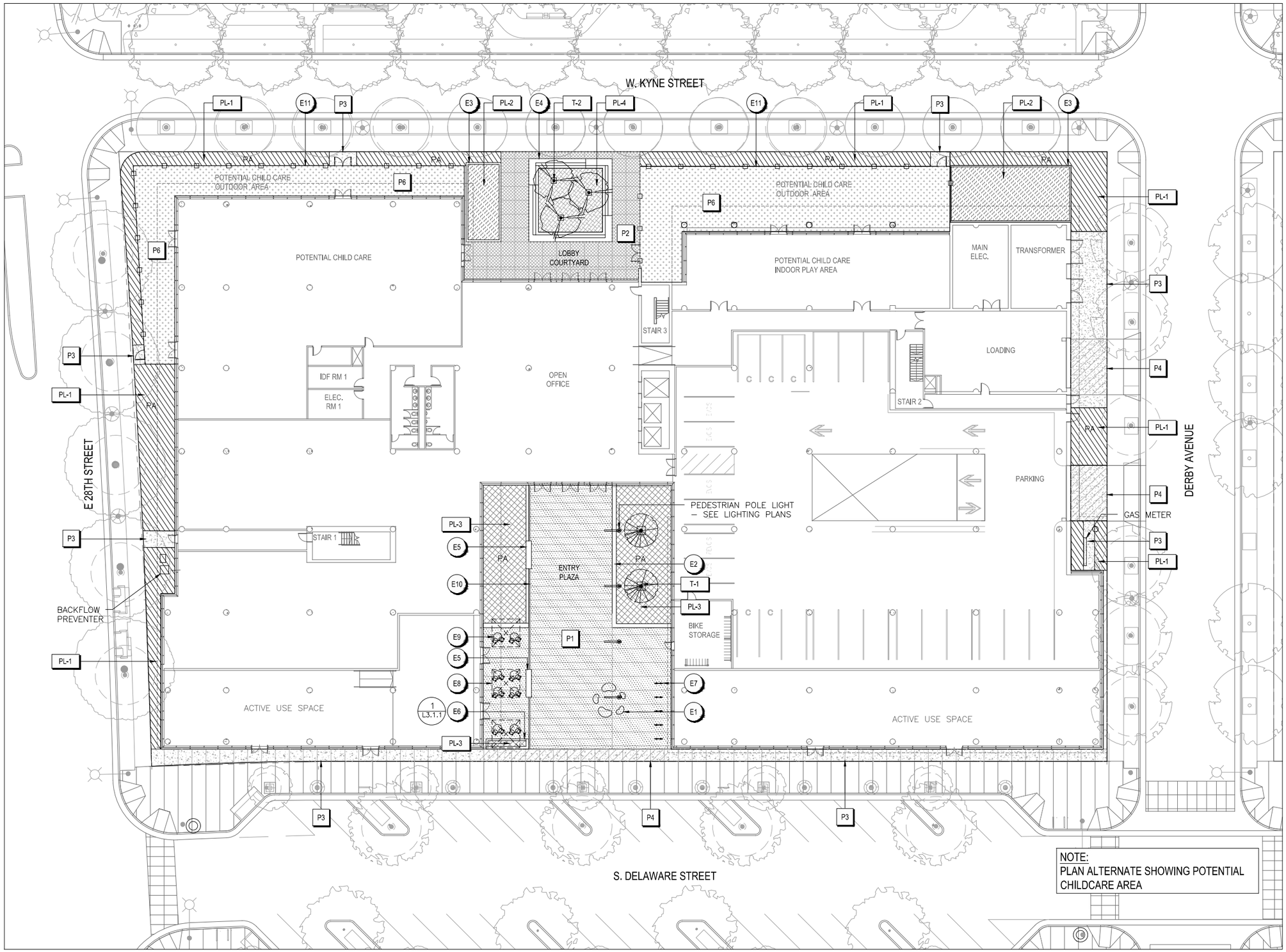
NOT FOR CONSTRUCTION

09/25/2020

L1.1.1



PLOTTED: 2020-8-26

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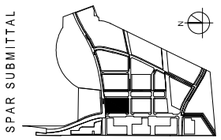

SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

SPAR SUBMITTAL

LANDSCAPE MATERIAL AND PLANTING PLAN - SITE LEVEL ALT.

1/16" = 1'-0"

MU2

BAY MEADOWS II

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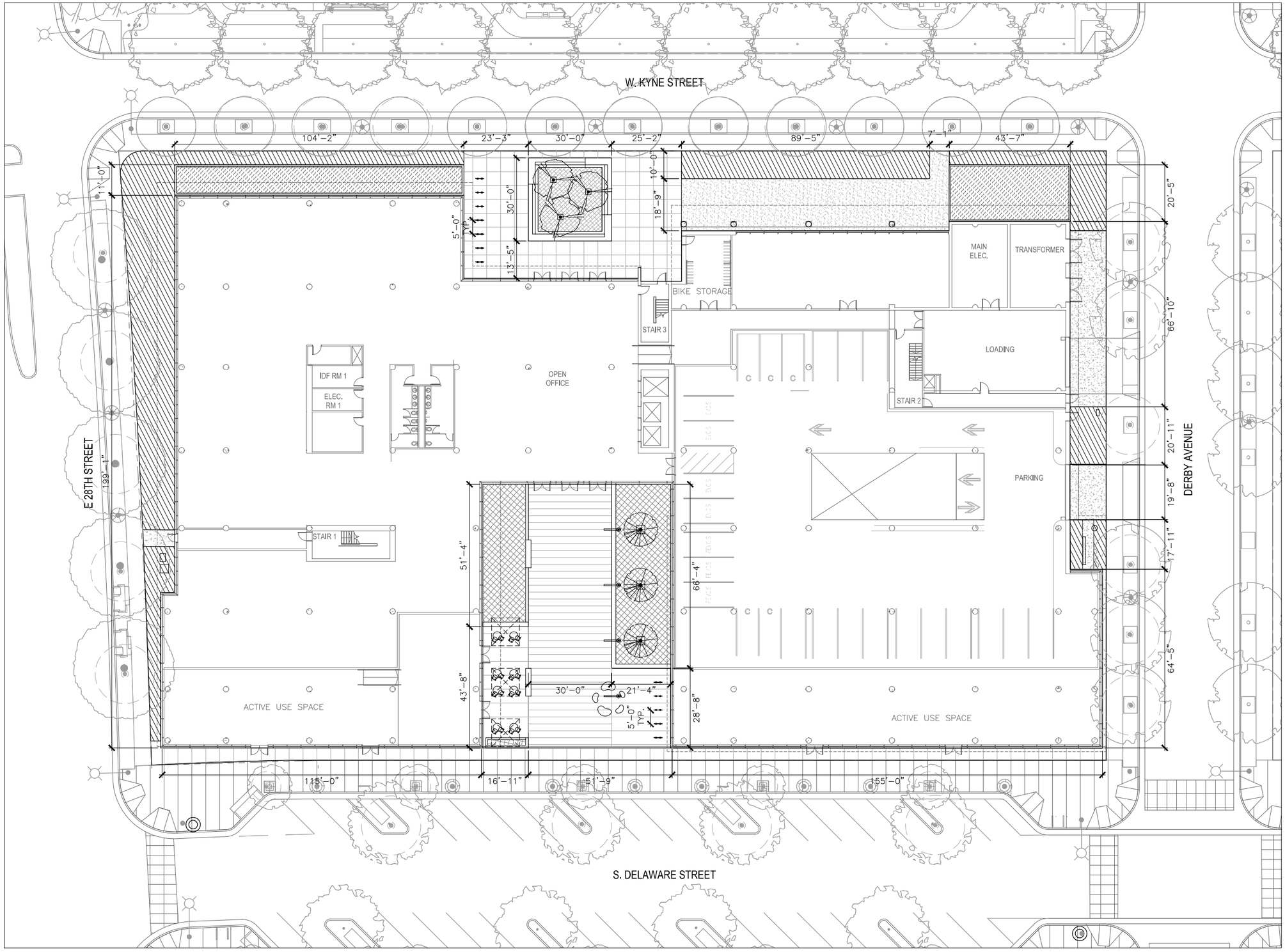
L1.1.1A



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SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

SPAR SUBMITTAL

LAYOUT PLAN - SITE LEVEL

1/16" = 1'-0"

MU2

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L1.2.1

Perimeter Planting


Huckleberry - Vaccinium ovatum


Kohuhu - Pittosporum tenuifolium


Tree Mallow - Lavatera maritima


Star Jasmine - Trachelospermum jas.


Indian Hawthorn - Rhaphiolepsis 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, perenialls & grasses.

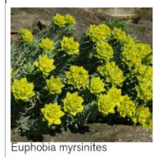

Chinese Holly- Mahonia lomariifolia


Catalina currant - Ribes viburnifolium


Snowberry - Symphocarpos albus


Island Alum root - Heuchera maxima


Foothill Sedge - Carex tumulicola


Euphobia myrsinites


Euphobia x martinii


Aeonium arboreum


Euphorbia rigida


Sedum rupestre


Cotyedon - Chalk fingers


Sececio mandraliscae


Aloe striata - Coral Aloe

Succulents
Various low water use, drought tolerant, highly textured, and flowering succulent species


Sweetgum - Liquidambar styraciflua

Trees
Deciduous, 30'-40' Open foliage


Douglas Iris - Iris douglasiana


Creeping liriope - Liriope spicata


Island Alum Root - Heuchera maxima


Bush lupin - Lupinus polyphyllus

Understory
Perennial, mix of grassy and leafing flowering, shade tolerant


Japanese Maple - Acer palmatum

Trees
Deciduous, 10'-20' tall, grouped in grove planting, multi-trunk, part shade

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.

SITE LEVEL PLANTING SCHEDULE

SYMBOL	TAG	LATIN NAME	COMMON NAME	SIZE	SPACING	AREA
	PL-1	STREETSCAPE				4,953 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	STORMWATER GARDEN				1811 SF
	SHRUB PLANTING					
		CALYCANTHUS OCCIDENTALIS	SPICE BUSH	15 GAL	8'	
		CARPENTERIA CALIFORNICA	BUSH ANEMONE	15 GAL	5'	
		MAHONIA LOMARIIFOLIA	CHINESE HOLLY	15 GAL	6'	
		SYMPHOCARPOS ALBUS	SNOWBERRY	15 GAL	6'	
	GROUND COVER PLANTING					
		RIBES VIBURNIFOLIUM	EVERGREEN CURRENT	5 GAL	36"	
	PERENNIAL AND GRASSES PLANTING					
		IRIS DOUGLASIANA	PACIFIC COAST IRIS	5 GAL	18"	
		HEUCERA MAXIMA	ISLAND ALUM ROOT	5 GAL	36"	
		CAREX TUMULICOLA (TRUE FORM)	FOOTHILL SEDGE	5 GAL	2'	
	PL-3	SUCCULENTS				2044 SF
		EUPHORBIA MYRSINITES	MYRTLE SPURGE	5 GAL	3'	
		EUPHORBIA X MARTINII	MARTIN'S SPURGE	5 GAL	3'	
		EUPHORBIA RIGIDA	SILVER SPURGE	5 GAL	3'	
		AEONIUM ARBOREUM	TREE AEONIUM	5 GAL	18"	
		SEDUM RUPESTRE	STONECROP	5 GAL	12"	
		SENECIO MANDRALISCAE	CHALK STICK	5 GAL	12"	
		COTYLEDON ORBICULATA	CHALK FINGERS	5 GAL	12"	
		ALOE STRIATA	CORAL ALOE	5 GAL	12"	
	PL-4	MAPLE UNDERSTORY				529 SF
		IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	18"	
		LIRIOPE SPICATA	CREEPING LIRIOPE	5 GAL	18"	
		HEUCHERA MAXIMA	ISLAND ALUM ROOT	5 GAL	2'	
		LUPINUS POLYPHYLLUS	BUSH LUPIN	5 GAL	2'	

TREE PLANTING SCHEDULE

SYMBOL	TAG	LATIN NAME	COMMON NAME	SIZE	SPACING	
	T-1	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	36" BOX	AS SHOWN	
	T-2	ACER PALMATUM	JAPANESE MAPLE	36" BOX	AS SHOWN	

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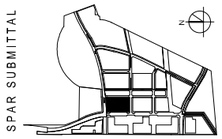

SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

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PLANTING SCHEDULE - SITE LEVEL

NTS

MU2
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L1.3.0

1	ENTRY PLAZA AT DELAWARE STREET	SCALE: NTS

2	LOBBY COURTYARD AT KYNE STREET	SCALE: NTS

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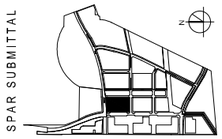

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

SPAR SUBMITTAL

VIEWS

NTS

MU2

BAY MEADOWS II

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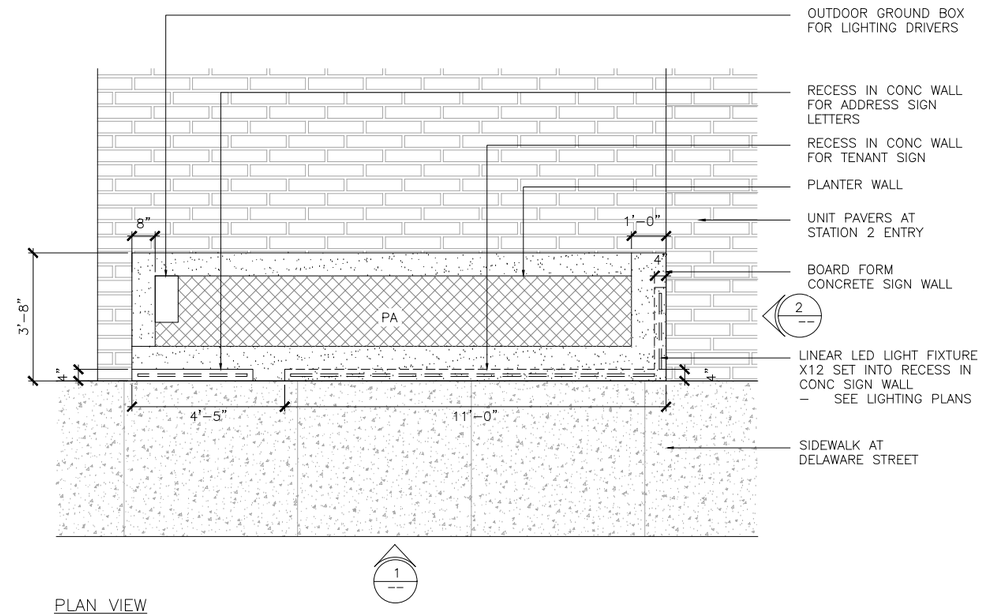
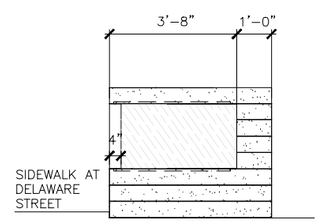
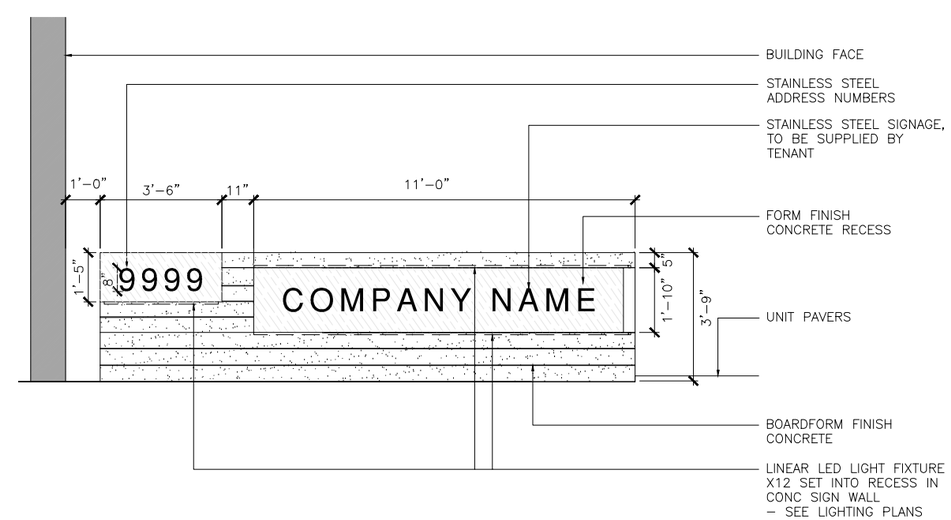
L3.1.0



PLAN VIEW



ELEVATION: 2



ELEVATION: 1

1	**MONUMENT WALL**	SCALE: 1/2"=1'-0"

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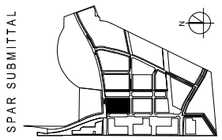

SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

SPAR SUBMITTAL

DETAILS

SCALE: SEE DETAILS

MU2

BAY MEADOWS II

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L3.1.1