REVISION TO ENTITLEMENT ITEMS

1. STALL STANDARDS
   UNIVERSAL STALL APPROACH

2. SIGHT TRIANGLE AND GARAGE SET BACK
   24' DRIVE AISLE PROVIDED

3. CIVIL SITE AND UTILITY UPDATES

4. ADA STALL DISTRIBUTION
   GROUND & FIFTH LEVEL ONLY

5. STRUCTURAL FRAMING
   MOMENT FRAME SYSTEM DESIGN REQUIREMENTS

6. PEDESTRIAN EGRESS PASSAGEWAY
   SECOND LEVEL FOLLOWING THE SLOPE TO GRADE

7. EXTERIOR BACK FLOW PREVENTION
DEVELOPMENT PROJECT DATA INFORMATION

PROJECT ADDRESS: 400 EAST 5TH AVE, SAN MATEO, CA
ASSESSOR'S PARCEL NO: 033-281-140
ZONING: CENTRAL BUSINESS DISTRICT (CBD) - SUPPORT DISTRICT
LOT AREA: 54,471 SQFT
CONSTRUCTION TYPE: TYPE 1A
PROJECT DESCRIPTION: THE CURRENT CITY OWNED REDEVELOPMENT SITE CONSISTS OF 110 SURFACE PARKING STALLS AND A WORKER RESOURCE CENTER. THE PROJECT IS TO REDEVELOP THE SITE INTO AN ABOVE GROUND PARKING GARAGE WITH A MINIMUM OF 164 PRIVATE RESIDENTIAL PARKING STALLS AND A MAXIMUM OF 532 PUBLIC PARKING STALLS. THE TOTAL NUMBER OF PARKING SPACES IS 693 (NOT EXPECTED TO EXCEED 696).

PARKING BLOCK (5TH AVE):

OCCUPANCY: S-2 (OPEN PARKING GARAGE)
STORIES/HEIGHT ALLOWED: 55'-0''
STORIES/HEIGHT PROPOSED: 45'-4''
BUILDING DENSITY ALLOWED: 50 DU/ACRE AS PERMITTED IN THE CBD-S (NO DENSITY LIMITATIONS AS PROVIDED BY AB 1763)
BUILDING DENSITY PROPOSED: 225/2.41 ACRE = 93.36 DU/ACRE (4TH AVE PARCEL & 5TH AVE PARCEL)
FAR ALLOWED: 3.00
FAR PROPOSED: 4.15

4TH AVE FAR: 234,350 SQ.FT./50,587 SQ.FT. = 4.63
5TH AVE FAR: 201,431 SQ.FT./54,471 SQ.FT. = 3.70
(EXCLUDES UNCOVERED PARKING AND RAILROAD EASEMENT)
234,350 SQ.FT. + 201,431 SQ.FT. / (50,587 + 54,471 SQ.FT.) = 435,781 SQ.FT. / 105,058 SQ.FT. = 4.15

BUILDING SETBACKS
NORTH (S. CLAREMONT ST) 0'-1/2''
EAST 11'-6'' (10'-3'' @ STAIR)
SOUTH (S. RAILROAD AVE) 13'-2 1/2''
WEST (E. 5TH AVE.) 8'-10''

APPLICABLE CODES & REGULATIONS
1. CALIFORNIA CODE OF REGULATIONS, TITLE 24, PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION:
   - PART 2, '2019 CALIFORNIA BUILDING CODE' (CBC)
   - PART 3, '2019 CALIFORNIA ELECTRICAL CODE' (CEC)
   - PART 4 '2019 CALIFORNIA MECHANICAL CODE' (CMC)
   - PART 5 '2019 CALIFORNIA PLUMBING CODE' (CPC)
   - PART 6 '2019 CALIFORNIA FIRE CODE' (CFC)
   - PART 9 '2019 CALIFORNIA GREEN BUILDING STANDARDS CODE' ALONG WITH ANY OTHER APPLICABLE CALIFORNIA STATE LAWS AND REGULATIONS OR WITH ANY OTHER APPLICABLE LOCAL MORE RESTRICTIVE PROVISIONS AND ADOPTED ORDINANCES THAT APPLY TO THE CONSTRUCTION OF BUILDINGS.
2. CITY OF SAN MATEO MUNICIPAL CODE

GARAGE AREA TABULATIONS

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>GARAGE GSF*</th>
<th>EXEMPT GSF***</th>
<th>TOTAL GROSS AREA GARAGE GSF = EXEMPT GSF</th>
<th>TOTAL NET AREA TOTAL GROSS MINUS EXEMPT</th>
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<td>L3</td>
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<td>TOTAL</td>
<td>201,431</td>
<td>26,193</td>
<td>227,624</td>
<td>201,431</td>
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* GARAGE TOTAL GSF INCLUDES ALL SPACES INSIDE GARAGE FOOTPRINT, SUCH AS MECHANICAL/UTILITY SPACES, ETC.
*** EXEMPTED AREA GSF EXCLUDES AREAS PER THE CITY OF SAN MATEO MUNICIPAL CODE SECTION 27.04.200. EXEMPTIONS INCLUDE UNCOVERED PARKING ON LEVEL 05, AND ELEVATOR SHAFTS AND STAIRWELLS ON ALL LEVELS ABOVE GROUND LEVEL.
AS DESIGNED IN ENTITLEMENTS

RAMP BAY

- Full Size
- Full Size
- 8'6"
- 21'-0"
- 22'-0"
- 8'6"
- 17'-4"
- 17'-4"
- 17'-4"
- 25'-0"
- 25'-0"

FLAT BAY

- Compact
- Compact
- 8'6"
- 17'-4"
- 17'-4"
- 17'-4"
- 17'-4"
- 8'6"
- 8'6"
- 8'6"
- 8'6"
ENTRY DIAGRAM
GROUND LEVEL PLAN
DOWNTOWN SAN MATEO PARKING STRUCTURE
SAN MATEO, CALIFORNIA

SCALE: 1/32" = 1'-0"
JOB NO. 20-157
10-30-20

10' X 10' SIGHT TRIANGLE
EGRESS PASSAGEWAY, DOOR MUST SWING OUT IN THE DIRECTION OF TRAVEL
24' WIDE DRIVE AISLE
20'-3" CLEAR BETWEEN COLUMNS
12' WIDE CONCRETE APRON
UTILITY INFRASTRUCTURE AND ENCLOSURE WILL NOT ENROCCH INTO SIGHT TRIANGLE
26'-3" CLEAR BETWEEN COLUMNS
EGRESS PASSAGEWAY, DOOR MUST SWING OUT IN THE DIRECTION OF TRAVEL
22'-0"
DOWNTOWN SAN MATEO PARKING STRUCTURE
GROUN LEVEL PLAN

ENTRY DIAGRAM
GROUND LEVEL PLAN
DOWNTOWN SAN MATEO PARKING STRUCTURE
SAN MATEO, CALIFORNIA

SCALE: 1/32" = 1'-0"
JOB NO. 20-157
10-30-20

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UTILITY INFRASTRUCTURE AND ENCLOSURE WILL NOT ENROCCH INTO SIGHT TRIANGLE
26'-3" CLEAR BETWEEN COLUMNS
EGRESS PASSAGEWAY, DOOR MUST SWING OUT IN THE DIRECTION OF TRAVEL
22'-0"
RETURN TO ARCHITETURAL DRAWINGS FOR GARAGE LAYOUT

PROPOSED SECTIONS
NOR TO SCALE

NOTES
1. CHECK ALL FIGURED DIMENSIONS SHALL BE CLARIFIED USING THE CONTRACT.
2. THIS CONSTRUCTION DRAWING SHALL BE ISSUED FOR REFER TO ARCHITECTURAL DRAWINGS FOR GARAGE LAYOUT.
3. REFER TO ARCHITECTURAL DRAWINGS FOR GARAGE LAYOUT.
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118. REFER TO ARCHITECTURAL DRAWINGS FOR GARAGE LAYOUT.
NOT INCLUDED IN SCOPE OF WORK SHOWN FOR REFERENCE ONLY

REFER TO ARCHITECTURAL DRAWINGS FOR GARAGE LAYOUT

NOT FOR CONSTRUCTION
PROPOSED SITE PLAN & VEHICLE CIRCULATION PLAN

GROUND LEVEL PLAN

PROPOSED GROUND LEVEL PLAN

SCALE: 1/32" = 1'-0"

JOB NO. 20-197
10-30-20

DOWNTOWN SAN MATEO PARKING STRUCTURE
SAN MATEO, CALIFORNIA
VEHICLE CIRCULATION PLAN

PROPOSED
SECOND LEVEL PLAN

149/LEVEL

SCALE: 1/32" = 1'-0"
JOB NO. 20-15/ 10-30-20

DOWNTOWN SAN MATEO PARKING STRUCTURE
SAN MATEO, CALIFORNIA
PROPOSED THIRD LEVEL PLAN

VEHICLE CIRCULATION PLAN

161/LEVEL

SCALE: 1/32" = 1'-0"

DOWNTOWN SAN MATEO PARKING STRUCTURE
SAN MATEO, CALIFORNIA
VEHICLE CIRCULATION PLAN

PROPOSED FOURTH LEVEL PLAN
158/LEVEL

SCALE: 1/32" = 1'-0"
JOB NO. 20-157/10-30-20

DOWNTOWN SAN MATEO PARKING STRUCTURE
SAN MATEO, CALIFORNIA

MidPen
# Parking Space & Area Summary

**Location:** Downtown San Mateo

<table>
<thead>
<tr>
<th>Area Description</th>
<th>On-Grade Slab (S.F.)</th>
<th>Elevated Slab (S.F.)</th>
<th>M</th>
<th>B</th>
<th>Designated Parking</th>
<th>Parking Stall Type</th>
<th>Total S.F./ Stall</th>
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<td>Non-Parking Area</td>
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<td>Service Area**</td>
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<td>Circulation Area***</td>
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<td>Non-Residential Parking Area</td>
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<td>Residential Parking Area</td>
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<td><strong>Sub Total:</strong></td>
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<td><strong>Total:</strong></td>
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<td>Total Parking and Non-Parking Area</td>
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<td>176,921</td>
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<thead>
<tr>
<th>Gross Bldg. Area (S.F.)</th>
<th>223,632 S.F.</th>
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</thead>
<tbody>
<tr>
<td>Area of PV Canopy at Roof</td>
<td>21,318 S.F.</td>
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</tbody>
</table>

**Design Efficiency:** 322.70 S.F./Stall

**Percent of Non-Residential Installed EVCS to Non-Residential Total:** 6%

**Percent of Non-Residential Future EVCS to Non-Residential Total:** 10%

**Percent of Residential Future EVCS to Residential Total:** 16%

---

**Legend:**

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<thead>
<tr>
<th>Symbol</th>
<th>Description</th>
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<tbody>
<tr>
<td>M</td>
<td>Motorcycle</td>
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<tr>
<td>B</td>
<td>Bikes</td>
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<tr>
<td>CS</td>
<td>Car Share</td>
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<tr>
<td>CAV</td>
<td>Combination of Low-Emitting, Fuel Efficient and Carpool/Van Pool Vehicles</td>
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<tr>
<td>EV-AMB</td>
<td>Ambulatory Electric Vehicle Charging Station</td>
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<tr>
<td>FEV-AMB</td>
<td>Future Ambulatory Electric Vehicle Charging Station</td>
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<tr>
<td>FEV-3</td>
<td>Van Accessible Electric Vehicle Charging Station</td>
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<tr>
<td>FEV-A</td>
<td>Regular Accessible Electric Vehicle Charging Station</td>
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<td>FEV-X</td>
<td>Future Regular Accessible Electric Vehicle Charging Station</td>
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<td>EVCS</td>
<td>Electric Vehicle Charging Station</td>
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<td>Regular Accessible Stall</td>
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<td>VS</td>
<td>Van Accessible Stall</td>
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<td>FS</td>
<td>Full 925 Stall</td>
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<td>U</td>
<td>Universal Stall</td>
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<tr>
<td>P</td>
<td>Parallel Stall</td>
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**Vehicle Geometries Provided:**

- **Universal Stall**: 8'-6" x 17'-0"
- **Public EVCS**: 8'-6" x 18'-0"
- **Residential EVCS**: 9'-0" x 18'-0"
- **Parallel Stall**: 9'-0" x 22'-0"
- **ADA**: 9'-0" x 18'-0" w/ 5' unloading
- **ADA Van**: 9'-0" x 18'-0" w/ 8' unloading

---

**Proposed Parking Summary**

**Scale:** 1/32" = 1'-0"

**Job No:** 20-157

**Date:** 10-30-20

**Downtown San Mateo Parking Structure**

**San Mateo, California**

---

**MidPen Housing**
THIRD LEVEL PLAN

PROPOSED DOWNTOWN SAN MATEO PARKING STRUCTURE
PROPOSED
FIFTH (ROOF) LEVEL PLAN
132/LEVEL

DOWNTOWN SAN MATEO PARKING STRUCTURE
SAN MATEO, CALIFORNIA

SCALE: 1/32" = 1'-0"
JOB NO. 20-157/10-30-20

MidPen

Housing
LONGITUDINAL SECTION

SECTION WILL BE PROVIDED TO ENSURE THAT PARKING ARE GUIDED TO THE EXIT الإرهاب. IT IS ASSUMED THAT THE 5TH STREET PAGODA WOULD BE UTILIZED ONLY DURING TIMES OF EMERGENCY CRISIS.

CROSS SECTION

BY ELIMINATING THE INTERIOR SHEAR WALLS, STRUCTURALLY, WE NEED ALL STEELS TO ENGAGE THE PERIMETER LATERAL MOMENT FRAMES.

PROPOSED BUILDING SECTIONS

SCALE: 1/32" = 1'-0"

DOWNTOWN SAN MATEO PARKING STRUCTURE
SAN MATEO, CALIFORNIA

MidPen
LOOKING NORTH EAST
BUILDING PERSPECTIVE

AS ENTITLED

AS PROPOSED

BY ELIMINATING THE INTERIOR SHEAR WALLS, STRUCTURALLY, WE NEED
ADD AN ADDITIONAL COLUMN AT THE CORNER TO COMPLETE THE
STRUCTURAL FRAME OTHER DESIGN.
WEST BUILDING ELEVATION

AS PROPOSED

DOWNTOWN SAN MATEO
PARKING STRUCTURE
SAN MATEO, CALIFORNIA
AS ENTITLED

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ADDITIONAL FRAMING AROUND STAIR.

VERTICAL FINS HAVE BEEN SHIFTED OFF GRID, TOTAL QUANTITY OF FINS IS UNCHANGED.

REPROPORTIONED ART WALL TO WORK WITH REVISED CORNER FRAMING AND ELEVATOR CONFIGURATION.

REPROPORTIONED PV CANOPY TO AVOID CONFLICT WITH ART WALL. RECONFIGURATION DOES NOT RESULT IN A REDUCTION IN PV CANOPY AREA.