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480 EAST 4TH AVE
SAN MATEO, CA

03/04/20	ENTITLEMENT APPLICATION - 7 STORY HOUSING BLOCK
04/06/20	ENTITLEMENT RESUBMITTAL- 7 STORY HOUSING BLOCK
06/01/20	ENTITLEMENT SUBMITTAL - 7 STORY HOUSING BLOCK
06/15/20	ENTITLEMENT RESUBMITTAL - 7 STORY HOUSING BLOCK
03/01/21	ENTITLEMENT RESUBMITTAL - 7 STORY HOUSING BLOCK
03/30/21	ENTITLEMENT RESUBMITTAL - 7 STORY HOUSING BLOCK
04/26/21	ENTITLEMENT RESUBMITTAL - 7 STORY HOUSING BLOCK

4/26/2021 11:09:29 AM BIM 360://Downtown San Mateo/San Mateo Downtown - A.rvt

PROJECT TEAM

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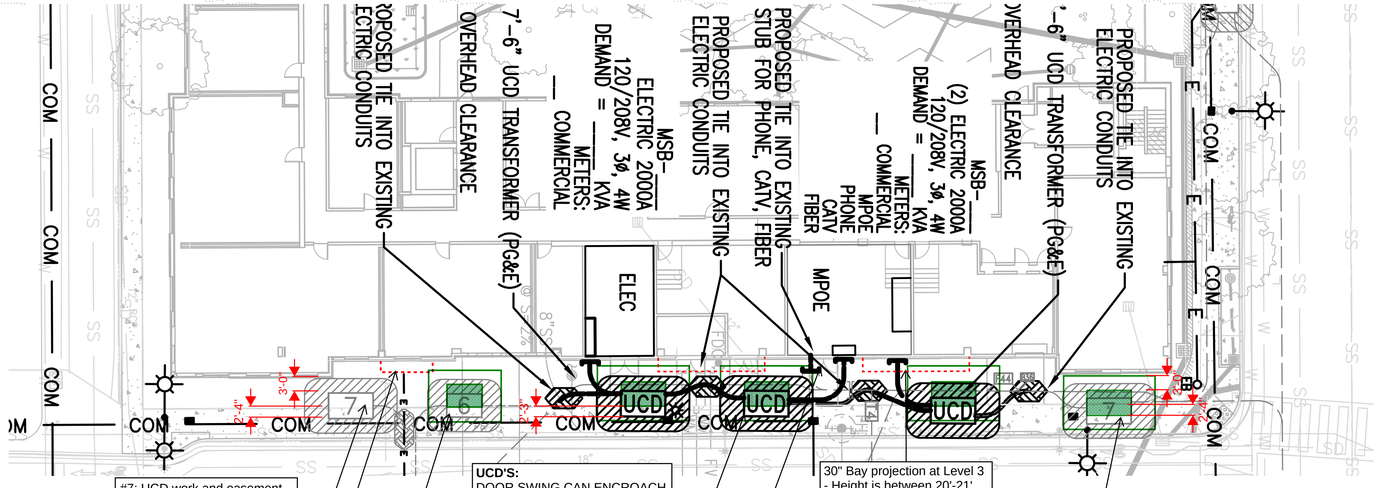
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2 A304 **EXTERIOR ELEVATION - EAST - HOUSING BLOCK - STREET**
1/16" = 1'-0"

AS CURRENTLY PROPOSED



1 A304 **LEVEL 1 PLAN - 5TH AVENUE**
1/16" = 1'-0"

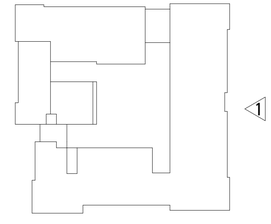
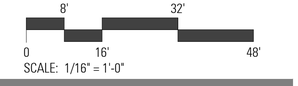


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4.13.21
PROPOSED DRY UTILITY REVISIONS
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EXTERIOR ELEVATIONS - EAST

03/30/21	17009	BAR architects	MidPen HOUSING	1

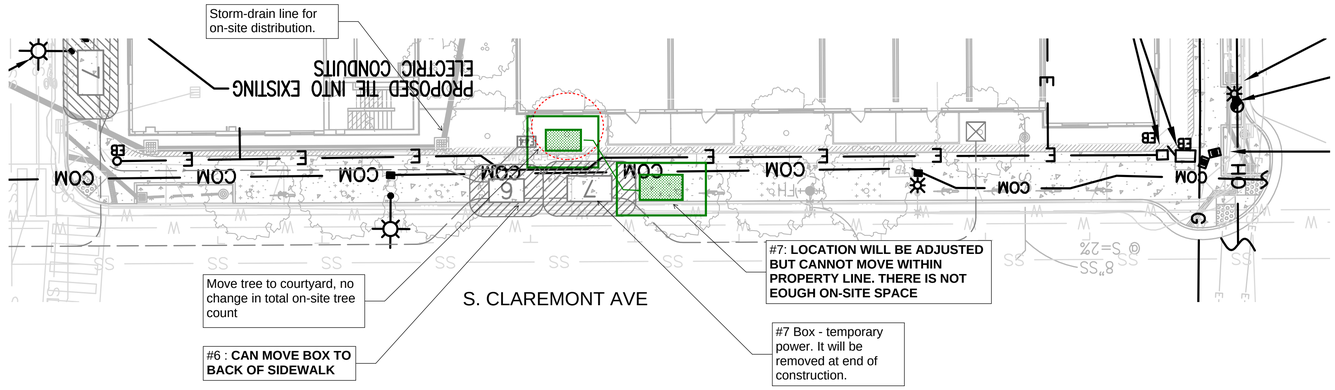
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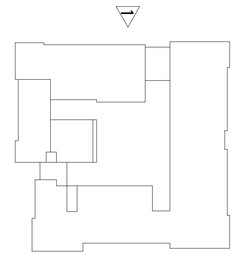


1 A301 **EXTERIOR ELEVATION - NORTH - HOUSING BLOCK - STREET**

1/16" = 1'-0"

AS CURRENTLY PROPOSED





8' 32'
0 16' 48'
SCALE: 1/16" = 1'-0"

EXHIBIT
4.13.21
PROPOSED DRY
UTILITY REVISIONS
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KIKU CROSSING
SAN MATEO, CA

NORTH ELEVATION AND PLAN

03/30/21	17009	BAR architects	MidPen HOUSING	2

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PROJECT SUMMARY

PROJECT ADDRESS:	480 EAST 4TH AVE & 400 EAST 5TH AVE, SAN MATEO, CA
ASSESSOR'S PARCEL NO.:	034-183-060 & 033-281-140
ZONING:	CENTRAL BUSINESS DISTRICT (CBD) - SUPPORT DISTRICT
LOT AREA:	50,587 SQ FT (4TH AVE) & 54,471 SQFT(5TH AVE)
CONSTRUCTION TYPE:	TYPE III/A OVER TYPE IA (4TH AVE) & TYPE IA (5TH AVE)
PROJECT DESCRIPTION:	THE CURRENT CITY-OWNED REDEVELOPMENT SITES CONSISTS OF TWO PARCELS WITH A TOTAL OF 235 SURFACE PARKING STALLS. THE PROJECT IS TO REDEVELOP THE SITES INTO AFFORDABLE HOUSING CONSISTING OF 225 UNITS (234,350 NET SF) AND AN ABOVE-GROUND PARKING GARAGE WITH A MINIMUM OF 164 PRIVATE RESIDENTIAL PARKING STALLS AND A MINIMUM OF 532 PUBLIC PARKING STALLS. THE TOTAL NUMBER OF PARKING SPACES IS 696 STALLS (NOT EXPECTED TO EXCEED 715) THE PROJECT ALSO INCLUDES LONG-TERM BICYCLE STORAGE FOR 288 BIKES.

HOUSING BLOCK (4TH AVE)

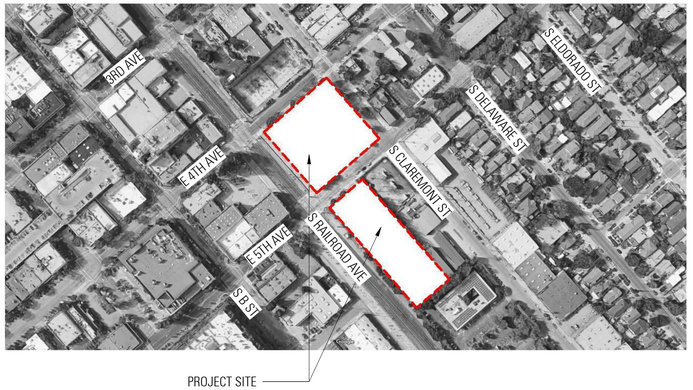
OCCUPANCY:	R-2

PARKING BLOCK (5TH AVE)

OCCUPANCY:	S-2
STORIES / HEIGHT ALLOWED:	55'-0" (4TH AVE) / 55'-0" (5TH AVE)
STORIES / HEIGHT PROPOSED:	74'-5" (4TH AVE) / 46'-0" (5TH AVE)
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:	4.24
4TH AVE FAR:	234,350 SQ FT / 50,587 SQ FT = 4.63
5TH AVE FAR:	210,509 SQ FT / 54,471 SQ FT = 3.86 (*5TH AVE FAR - EXCLUDES UNCOVERED PARKING AND RAILROAD EASEMENT)
TOTAL PLOT	(234,351 SQ FT + 210,509 SQ FT) / (50,587 SQ FT + 54,471 SQ FT) = 444,859 SQ FT / 105,058 SQ FT = 4.24
EXISTING STRUCTURES:	LOCATED ON PARCEL: 033-281-140 EXISTING STRUCTURES: 2,800 SQ FT

LIST OF ALL HERITAGE TREES ON SITE INCLUDING SPECIES AND SIZE: REFERENCE ARBORIST REPORT AND SHEET L402-404

VICINITY MAP



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 ENERGY CODE"
   - PART 9, "2019 CALIFORNIA FIRE CODE" (CFC)
   - PART 11, "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

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TOTAL: 75

BUILDING SETBACKS

BUILDING SETBACKS - HOUSING BLOCK

NORTH (S CLAREMONT ST)	2'-9" (CLOSEST) / 6'-9" (FARTHEST)
EAST (E 5TH AVE)	4'-0" (CLOSEST) / 7'-0" (FARTHEST)
SOUTH (S RAILROAD AVE)	1'-8" (CLOSEST) / 6'-3" (FARTHEST)
WEST (E 4TH AVE)	3'-0" (CLOSEST) / 21'-0" (FARTHEST/PLAZA)

BUILDING SETBACKS - PARKING BLOCK

NORTH (S CLAREMONT ST)	0'-9"
EAST	10'-6"
SOUTH (S RAILROAD AVE)	12'-6"
WEST (E 5TH AVE)	1'-6"

PROJECT MILESTONES

ENTITLEMENT APPLICATION - 5 STORY HOUSING BLOCK	07/10/2019
ENTITLEMENT RESUBMITTAL #1	09/10/2019
ENTITLEMENT RESUBMITTAL #1 - RESPONSE TO DESIGN REVIEW COMMENTS	09/27/2019
ENTITLEMENT RESUBMITTAL #2	11/08/2019
ENTITLEMENT APPLICATION - 7 STORY HOUSING BLOCK	03/04/2020
ENTITLEMENT RESUBMITTAL - 7 STORY HOUSING BLOCK	04/06/2020
ENTITLEMENT RESUBMITTAL - 7 STORY HOUSING BLOCK	06/01/2020
ENTITLEMENT RESUBMITTAL - 7 STORY HOUSING BLOCK	06/15/2020

AS APPROVED

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DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

PROJECT INFORMATION

06.15.20 | 17009 | BAR architects | MidPen HOUSING | G001

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PROJECT SUMMARY

PROJECT ADDRESS:	480 EAST 4TH AVE & 400 EAST 5TH AVE, SAN MATEO, CA
ASSESSOR'S PARCEL NO.:	034-183-060 & 033-281-140
ZONING:	CENTRAL BUSINESS DISTRICT (CBD) - SUPPORT DISTRICT
LOT AREA:	50,587 SQ FT (4TH AVE) & 54,471 SQFT(5TH AVE)
CONSTRUCTION TYPE:	TYPE IIIA OVER TYPE IA (4TH AVE) & TYPE IA (5TH AVE)
PROJECT DESCRIPTION:	THE CURRENT CITY-OWNED REDEVELOPMENT SITES CONSISTS OF TWO PARCELS WITH A TOTAL OF 235 SURFACE PARKING STALLS. THE PROJECT IS TO REDEVELOP THE SITES INTO AFFORDABLE HOUSING CONSISTING OF 225 UNITS (211,970 NET SF) AND AN ABOVE-GROUND PARKING GARAGE WITH A MINIMUM OF 164 PRIVATE RESIDENTIAL PARKING STALLS AND A MINIMUM OF 532 PUBLIC PARKING STALLS. THE TOTAL NUMBER OF PARKING SPACES IS 696 STALLS (NOT EXPECTED TO EXCEED 715) THE PROJECT ALSO INCLUDES LONG-TERM BICYCLE STORAGE FOR 288 BIKES.

GRAYED OUT INFORMATION INCLUDED IN GARAGE SPAR MODIFICATION

HOUSING BLOCK (4TH AVE)
OCCUPANCY: R-2

PARKING BLOCK (5TH AVE)
OCCUPANCY: S-2

STORIES / HEIGHT ALLOWED: 55'-0" (4TH AVE) / 55'-0" (5TH AVE)

STORIES / HEIGHT PROPOSED: 74'-5" (4TH AVE) / 46'-0" (5TH AVE)

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:	3.93
4TH AVE FAR:	211,970 SQ FT / 50,587 SQ FT = 4.20
5TH AVE FAR:	201,431 FT / 54,471 SQ FT = 3.70 (*5TH AVE FAR - EXCLUDES UNCOVERED PARKING AND RAILROAD EASEMENT)
TOTAL PLOT	(211,970 SQ FT + 201,431 SQ FT) / (50,587 SQ FT + 54,471 SQ FT) = 413,401 SQ FT / 105,058 SQ FT = 3.93
EXISTING STRUCTURES:	LOCATED ON PARCEL: 033-281-140 EXISTING STRUCTURES: 2,800 SQ FT

LIST OF ALL HERITAGE TREES ON SITE INCLUDING SPECIES AND SIZE: REFERENCE ARBORIST REPORT AND SHEET L402-404

VICINITY MAP



APPLICABLE CODES & REGULATIONS

1. CALIFORNIA CODE OF REGULATIONS, TITLE 24, PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION:
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2. CITY OF SAN MATEO MUNICIPAL CODE

SHEET INDEX

BUILDING SETBACKS

BUILDING SETBACKS - HOUSING BLOCK

NORTH (S CLAREMONT ST)	2'-11" (CLOSEST) / 8'-0" (FARTHEST)
EAST (E 5TH AVE)	6'-5" (CLOSEST) / 9'-9" (FARTHEST)
SOUTH (S RAILROAD AVE)	5'-8 1/2" (CLOSEST) / 9'-0" (FARTHEST)
WEST (E 4TH AVE)	6'-2" (CLOSEST) / 24'-3" (FARTHEST/PLAZA)

BUILDING SETBACKS - PARKING BLOCK

NORTH (S CLAREMONT ST)	0'-9"
EAST	10'-6"
SOUTH (S RAILROAD AVE)	12'-6"
WEST (E 5TH AVE)	1'-6"

PROJECT MILESTONES

03/04/20	ENTITLEMENT APPLICATION - 7 STORY HOUSING BLOCK
04/06/20	ENTITLEMENT RESUBMITTAL- 7 STORY HOUSING BLOCK
06/01/20	ENTITLEMENT SUBMITTAL - 7 STORY HOUSING BLOCK
06/15/20	ENTITLEMENT RESUBMITTAL - 7 STORY HOUSING BLOCK
03/01/21	ENTITLEMENT RESUBMITTAL - 7 STORY HOUSING BLOCK
03/30/21	ENTITLEMENT RESUBMITTAL - 7 STORY HOUSING BLOCK
04/26/21	ENTITLEMENT RESUBMITTAL - 7 STORY HOUSING BLOCK

AS CURRENTLY PROPOSED

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PROJECT INFORMATION

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PARKING TABULATION

ON-SITE STALL DISTRIBUTION

NON-RESIDENTIALL PARKING STALLS

Level	Standard 8'-6" x 18' MIN.	Compact 8'-6" x 17' MIN.	Accessible 9' x 18' MIN.	EV Ready* (15%) 9" x 18' MIN.	Total
5	0	0	0	0	0
4	4	73	3	24	104
3	30	98	3	24	155
2	31	98	3	23	155
1	16	88	4	10	118
Total	81	357	13	81	**532**

* EV count includes EV Accessible, EV Van Spaces, and EV Amblutory spaces

** Parallel spaces are included in level 01 'Standard' stall tabulation

NON-RESIDENTIAL ACCESSIBLE PARKING CALCULATION*

PARKING STALLS	Stall count	Percent	Accessible Total
Non-Residential Parking at 2% of stalls	451	2%	9
Minimum number of Van Stalls (1 in ever 6)			3
Minimum number of Standard Stalls			6
Total Non-Residential Accessible Parking Required			9
Total Accessible Parking Provided			13

* Accessible stalls included in "required" and "provided" parking calculations

**Count includes Van Accessible Spaces per CBC 11B-208.2.4

NON-RESIDENTIAL ELECTRIC VEHICLE (EV) PARKING CALCULATIONS*

PARKING STALLS	Stall count	Percent	EV Total
Non-Residential Future EVSE**	532	10%	54
Non-Residential equipped with level 2 EVSE***	532	5%	27
Total Non-Residential EV Compliant Parking Required			81
Total Non-Residential EV Compliant Parking Provided			81

NON-RESIDENTIAL ACCESSIBLE (EV) PARKING CALCULATIONS*

PARKING STALLS	Stall count	Percent	EV Total
Non-Residential Van Accessible EVCS**	81	1%	1
Non-Residential Standard Accessible EVCS***	81	3%	3
Non-Residential Amblutory EVCS	81	3%	3
Total Non-Residential EV Compliant Parking Required			7
Total Non-Residential EV Compliant Parking Provided			7

* EV and Clean Air stalls included in "required" and "provided" parking calculations

** Per San Mateo REACH code 15% Residential spaces to be EV capable and 15% Non Residential spaces to be EV capable with 5% EVSE installed.

*** Per CAL Green Non-Residential Mandatory Measures - EV stalls to be provided for non-residential uses per table 5.106.5.3.3 (10-25 stalls : 1 EV stalls)

**** Commercial Clean Air Vehicle requirements per Cal Green Non-Residential Mandatory Measures

ON-SITE STALL DISTRIBUTION

RESIDENTIAL PARKING STALLS

Level	Standard 8'-6" x 18' MIN.	Compact 8'-6" x 17' MIN.	Accessible 9' x 18' MIN.	EV Ready* (15%) 9" x 18' MIN.	Total
5	9	79	4	25	117
4	24	23	0	0	47
3	0	0	0	0	0
2	0	0	0	0	0
1	0	0	0	0	0
Total	33	102	4	25	**164**

* EV Accessible Van Spaces included in count

**See Residential Accessible parking calulation of division of Accessible parking stalls

RESIDENTIAL ACCESSIBLE PARKING CALCULATION*

PARKING STALLS	Stall count	Percent	Accessible Total
Residential Parking at 2% of stalls	164	2%	4
Minimum number of Van Accessible stalls (1 in every *)			1
Minimum number of Standard Accessible Stalls			3
Total Assigned Residential Accessible Parking Required			4
Total Assigned Residential Accessible Parking Provided			4

*Residential secured stalls are secured from others per SMMC Section 23.54.030

RESIDENTIAL ELECTRIC VEHICLE (EV) PARKING CALCULATIONS*

PARKING STALLS	Stall count	Percent	EV Total
Residential Future EVCS	164	15%	25
Minimum Van EVCS	25	4%	1
Minimum Standard EVCS			24
Total Residential EV Compliant Parking Required			25
Total Residential EV Compliant Parking Provided			25

BICYCLE PARKING CALCULATIONS*

BIKE PARKING*					Bike Total
TYPE	STUDIO	1 BR	2 BR	3 BR	
Short term bike parking	*0.05* 3.25	*0.05* 2.40	*0.10* 5.30	*0.15* 8.85	19.80
Long term bike parking	*1.00* 65.00	*1.00* 48.00	*1.25* 66.25	*1.50* 88.50	267.75
Total Bike Parking Required					288
Total Bike Parking Provided					288

* Long term bike parking is secured Class I spaces

* Bike parking calculated per San Mateo municipal code, 27.64.262

(Multiplier)

BUILDING AREA TABULATIONS

06/11/2020

Level	Residential Residential GSF*	Residential Amenity GSF**	Residential Exempt GSF***	Residential Total Gross Area Residential GSF + Amenity GSF + Exempt...	Residential Total Net Area Total Gross minus Exempt
7	28,294.8	4,187.7	1,931.3	**34,413.8**	**32,482.5**
6	34,006.3	476.1	709.4	**35,191.8**	**34,482.4**
5	34,053.3	476.1	709.4	**35,238.8**	**34,529.4**
4	34,053.3	476.1	709.4	**35,238.8**	**34,529.4**
3	34,053.3	476.1	709.4	**35,238.8**	**34,529.4**
2	32,368.4	476.1	1,036.0	**33,880.5**	**32,844.5**
1	24,991.2	5,961.5	2,686.7	**33,639.4**	**30,952.7**
Total	221,820.6	12,529.7	8,491.6	**242,842**	**234,350**

NOTES:

See Sheet G512 for breakdown of areas

* Residential Floor Area GSF includes Exempt GSF -Residential GSF includes units, corridors, utility rooms, mechanical rooms, etc.

** Residential Amenity GSF includes entry lobby, leasing offices, community room, fitness room, laundry room, maintenance offices, etc

*** Residential Exempted Area GSF excludes areas per the City of San Mateo Municipal Code Section 27.94.200

Exemptions include - Bicycle facilities, exterior walkways, and elevator shafts and stairwells on all levels above ground level

GARAGE AREA TABULATIONS

06/11/2020

Level	Garage Garage GSF*		Garage Exempt GSF***	Garage Total Gross Area Garage GSF + Exempt GSF	Garage Total Net Area Total Gross minus Exempt
5	21,550.5		26,142.5	**47,693.0**	**21,550.5**
4	47,088.5		604.5	**47,693.0**	**47,088.5**
3	47,088.5		604.5	**47,693.0**	**47,088.5**
2	47,088.5		604.5	**47,693.0**	**47,088.5**
1	47,693.0		0.0	**47,693.0**	**47,693.0**
Total	210,509.0		27,956.0	**238,465**	**210,509**

NOTES:

See Sheet G513 for breakdown of areas

* Garage Total GSF includes all spaces inside garage footprint, such as mechanical/utility spaces, etc

*** Residential Exempted Area GSF excludes areas per the City of San Mateo Municipal Code Section 27.94.200

Exemptions include - Uncovered parking on Level 05, and elevator shafts and stairwells on all levels above ground level

PRELIMINARY UNIT MIX* - 7 STORY SCHEME

LEVEL	STUDIO 17'x26' 442 GSF	1 BR 24'x26' typ 624 GSF typ.	2 BR 34'x26' typ. 884 GSF typ.	3 BR 44'x26' 1,144 GSF	UNIT TOTAL
7	9	6	7	8	**30**
6	9	8	8	9	**34**
5	9	8	8	9	**34**
4	11	8	8	9	**36**
3	11	8	8	9	**36**
2	10	7	8	9	**34**
1	6	3	6	6	**21**
TOT...	**65**	**48**	**53**	**59**	**225**
%	29%	21%	24%	26%	100%
AVERAGE UNIT SIZE					
Residential GSF**					184,531
Average Unit Size (GSF)					820

* Unit GSF includes exterior, corridor and party walls

** As calculated in the Preliminary Building Area Tabulation

AS APPROVED

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PARKING TABULATION

GRAYED OUT INFORMATION INCLUDED IN GARAGE SPAR MODIFICATION

ON-SITE STALL DISTRIBUTION

NON-RESIDENTIALL PARKING STALLS

Level	Standard 8'-6" x 18' MIN.	Compact 8'-6" x 17' MIN.	Accessible 9' x 18' MIN.	EV Ready* (15%) 9" x 18' MIN.	Total
5	0	0	0	0	0
4	4	73	3	24	104
3	30	98	3	24	155
2	31	98	3	23	155
1	16	88	4	10	118
Total	81	357	13	81	**532**

* EV count includes EV Accessible, EV Van Spaces, and EV Amblutory spaces

** Parallel spaces are included in level 01 'Standard' stall tabulation

NON-RESIDENTIAL ACCESSIBLE PARKING CALCULATION*

PARKING STALLS	Stall count	Percent	Accessible Total
Non-Residential Parking at 2% of stalls	451	2%	9
Minimum number of Van Stalls (1 in ever 6)			3
Minimum number of Standard Stalls			6
Total Non-Residential Accessible Parking Required			9
Total Accessible Parking Provided			13

* Accessible stalls included in "required" and "provided" parking calculations

**Count includes Van Accessible Spaces per CBC 11B-208.2.4

NON-RESIDENTIAL ELECTRIC VEHICLE (EV) PARKING CALCULATIONS*

PARKING STALLS	Stall count	Percent	EV Total
Non-Residential Future EVSE**	532	10%	54
Non-Residential equipped with level 2 EVSE***	532	5%	27
Total Non-Residential EV Compliant Parking Required			81
Total Non-Residential EV Compliant Parking Provided			81

NON-RESIDENTIAL ACCESSIBLE (EV) PARKING CALCULATIONS*

PARKING STALLS	Stall count	Percent	EV Total
Non-Residential Van Accessible EVCS**	81	1%	1
Non-Residential Standard Accessible EVCS***	81	3%	3
Non-Residential Amblutory EVCS	81	3%	3
Total Non-Residential EV Compliant Parking Required			7
Total Non-Residential EV Compliant Parking Provided			7

* EV and Clean Air stalls included in "required" and "provided" parking calculations

** Per San Mateo REACH code 15% Residential spaces to be EV capable and 15% Non Residential spaces to be EV capable with 5% EVSE installed.

*** Per CAL Green Non-Residential Mandatory Measures - EV stalls to be provided for non-residential uses per table 5.106.5.3.3 (10-25 stalls : 1 EV stalls)

**** Commercial Clean Air Vehicle requirements per Cal Green Non-Residential Mandatory Measures

ON-SITE STALL DISTRIBUTION

RESIDENTIAL PARKING STALLS

Level	Standard 8'-6" x 18' MIN.	Compact 8'-6" x 17' MIN.	Accessible 9' x 18' MIN.	EV Ready* (15%) 9" x 18' MIN.	Total
5	9	79	4	25	117
4	24	23	0	0	47
3	0	0	0	0	0
2	0	0	0	0	0
1	0	0	0	0	0
Total	33	102	4	25	**164**

* EV Accessible Van Spaces included in count

**See Residential Accessible parking calulation of division of Accessible parking stalls

RESIDENTIAL ACCESSIBLE PARKING CALCULATION*

PARKING STALLS	Stall count	Percent	Accessible Total
Residential Parking at 2% of stalls	164	2%	4
Minimum number of Van Accessible stalls (1 in every *)			1
Minimum number of Standard Accessible Stalls			3
Total Assigned Residential Accessible Parking Required			4
Total Assigned Residential Accessible Parking Provided			4

*Residential secured stalls are secured from others per SMMC Section 23.54.030

RESIDENTIAL ELECTRIC VEHICLE (EV) PARKING CALCULATIONS*

PARKING STALLS	Stall count	Percent	EV Total
Residential Future EVCS	164	15%	25
Minimum Van EVCS	25	4%	1
Minimum Standard EVCS			24
Total Residential EV Compliant Parking Required			25
Total Residential EV Compliant Parking Provided			25

BICYCLE PARKING CALCULATIONS* 4/5/2021

BIKE PARKING*					Bike Total
TYPE	STUDIO	1 BR	2 BR	3 BR	
Short term bike parking	*0.05* 3.30	*0.05* 2.05	*0.10* 5.90	*0.15* 8.85	20.10
Long term bike parking	*1.00* 66.00	*1.00* 41.00	*1.25* 73.75	*1.50* 88.50	269.25
Total Bike Parking Required					290
Total Bike Parking Provided					290

* Long term bike parking is secured Class I spaces

* Bike parking calculated per San Mateo municipal code, 27.64.262

BUILDING AREA TABULATIONS

4/5/2021

Level	Residential Residential GSF*	Residential Amenity GSF**	Residential Exempt GSF***	Residential Total Gross Area (Residential GSF + Amenity GSF + Exempt GSF)	Residential Total Net Area (Total Gross minus Exempt)
7	26,991.3	2,417.8	626.0	**30,035.1**	**29,409.1**
6	30,377.3	293.9	715.4	**31,386.6**	**30,671.2**
5	31,086.2	0.0	715.7	**31,801.9**	**31,086.2**
4	30,919.8	293.8	716.6	**31,930.2**	**31,213.6**
3	30,920.3	293.8	716.0	**31,930.1**	**31,214.1**
2	29,304.4	275.3	1,070.0	**30,649.7**	**29,579.7**
1	23,300.6	5,495.1	2,327.4	**31,123.1**	**28,795.7**
Total	202,899.9	9,069.7	6,887.1	**218,857**	**211,970**
TOTAL PERCENTAGE CHANGE FROM 'AS APPROVED'				**-9.8%**	**-9.5%**

NOTES:

* Residential GSF includes units, corridors, utility rooms, mechanical rooms, etc.

** Residential Amenity GSF includes entry lobby, leasing offices, community room, laundry room, maintenance offices, etc

*** Residential Exempted Area GSF excludes areas per the City of San Mateo Municipal Code Section 27.94.200

Exemptions include - Bicycle facilities, exterior walkways, and elevator shafts and stairwells on all levels above ground level

GSF is taken to the exterior side of exterior walls and the centerline of party walls.

UNIT MIX

4/16/2021

LEVEL	STUDIO 15'-6" x 24'-6" 380 GSF typ.	1 BR 21'-7" x 24'-6 529 GSF typ.	2 BR 32'-0 x 24'-6" 784 GSF typ.	3 BR 42'-0 x 24'-6" 1,029 GSF typ.	UNIT TOTAL
7	9	6	8	8	**31**
6	10	6	9	9	**34**
5	10	6	9	9	**34**
4	11	7	9	9	**36**
3	11	7	9	9	**36**
2	9	6	9	9	**33**
1	6	3	6	6	**21**
TOTAL	**66**	**41**	**59**	**59**	**225**
%	29%	18%	26%	26%	100%
AVERAGE UNIT SIZE					
Residential GSF **					153,736
Average Unit Size (GSF)					683

* Unit GSF includes exterior, corridor, and party walls

** As calculated in the Building Area Tabulation

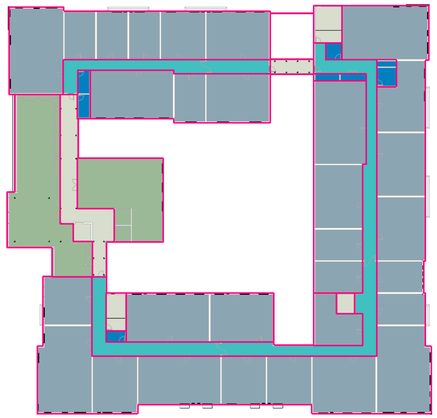
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KIKU CROSSING
SAN MATEO, CA

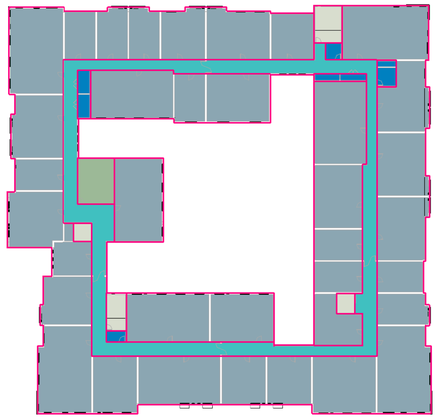
PROJECT DATA

03/30/21 | 17009 | BAR architects | MidPen HOUSING | G002

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LEVEL 07
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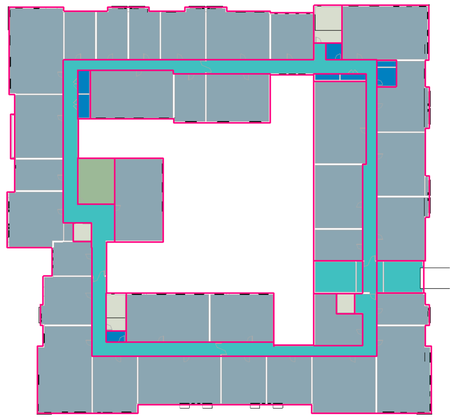
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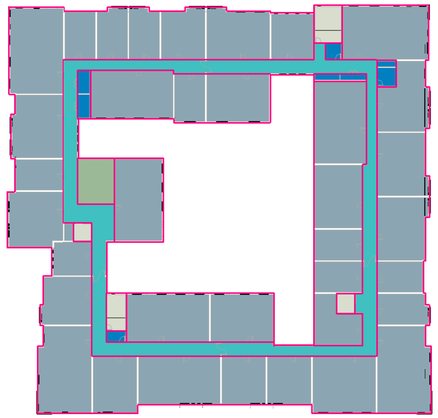
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AREA LEGEND

- AMENITY
- CIRC
- EXEMPT
- RESIDENTIAL
- UTILITY

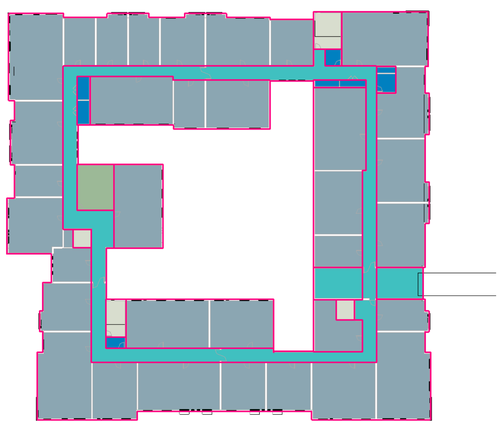


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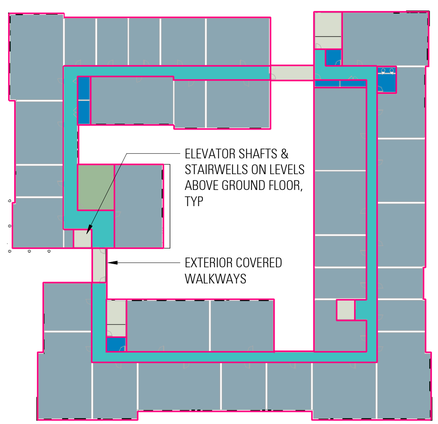


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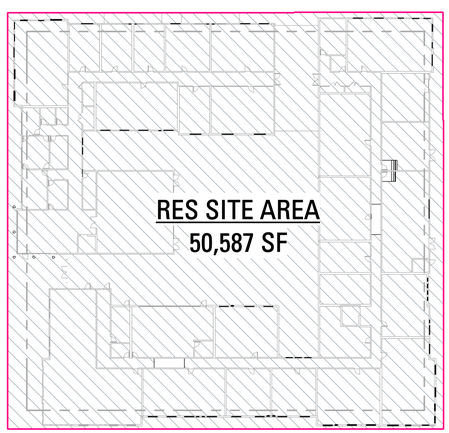
AREA SCHEDULE (RENTABLE)			
LEVEL	AREA	NAME	COMMENTS
LEVEL 07	4,187.7 SF	AMENITY	
LEVEL 07	3,418.6 SF	CIRC	
LEVEL 07	1,931.3 SF	EXEMPT	
LEVEL 07	24,307.8 SF	RESIDENTIAL	
LEVEL 07	568.4 SF	UTILITY	
LEVEL 07	34,413.8 SF		
LEVEL 06	476.1 SF	AMENITY	
LEVEL 06	5,442.1 SF	CIRC	
LEVEL 06	709.4 SF	EXEMPT	
LEVEL 06	27,999.8 SF	RESIDENTIAL	
LEVEL 06	564.4 SF	UTILITY	
LEVEL 06	35,191.8 SF		
LEVEL 05	476.1 SF	AMENITY	
LEVEL 05	5,442.1 SF	CIRC	
LEVEL 05	709.4 SF	EXEMPT	
LEVEL 05	28,046.9 SF	RESIDENTIAL	
LEVEL 05	564.4 SF	UTILITY	
LEVEL 05	35,238.8 SF		
LEVEL 04	476.1 SF	AMENITY	
LEVEL 04	4,578.8 SF	CIRC	
LEVEL 04	709.4 SF	EXEMPT	
LEVEL 04	28,909.6 SF	RESIDENTIAL	
LEVEL 04	564.9 SF	UTILITY	
LEVEL 04	35,238.8 SF		
LEVEL 03	476.1 SF	AMENITY	
LEVEL 03	4,578.8 SF	CIRC	
LEVEL 03	709.4 SF	EXEMPT	
LEVEL 03	28,909.6 SF	RESIDENTIAL	
LEVEL 03	564.9 SF	UTILITY	
LEVEL 03	35,238.8 SF		
LEVEL 02	476.1 SF	AMENITY	
LEVEL 02	3,907.1 SF	CIRC	
LEVEL 02	1,036.0 SF	EXEMPT	
LEVEL 02	27,874.9 SF	RESIDENTIAL	
LEVEL 02	586.4 SF	UTILITY	
LEVEL 02	33,880.5 SF		
LEVEL 01(121.5' DATUM)	5,961.5 SF	AMENITY	
LEVEL 01(121.5' DATUM)	3,788.5 SF	CIRC	
LEVEL 01(121.5' DATUM)	2,686.7 SF	EXEMPT	
LEVEL 01(121.5' DATUM)	17,525.6 SF	RESIDENTIAL	
LEVEL 01(121.5' DATUM)	3,677.1 SF	UTILITY	
LEVEL 01(121.5' DATUM)	33,639.4 SF		
GROSS TOTAL	242,842.0 SF		



LEVEL 05
1" = 40'-0"



LEVEL 02
1" = 40'-0"



RESIDENTIAL SITE AREA
1" = 40'-0"

AS APPROVED

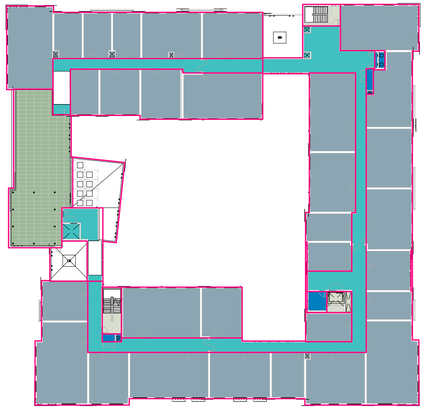
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DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

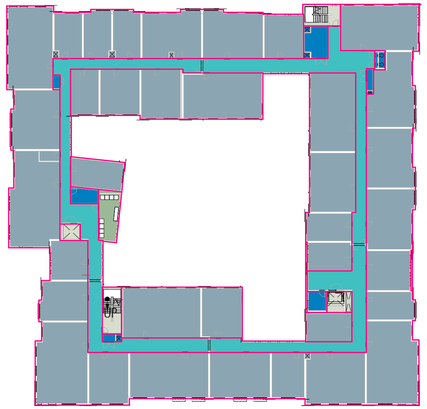
GROSS AREA PLAN - HOUSING

06.15.20 | 17009 | BAR architects | MidPen HOUSING | G512

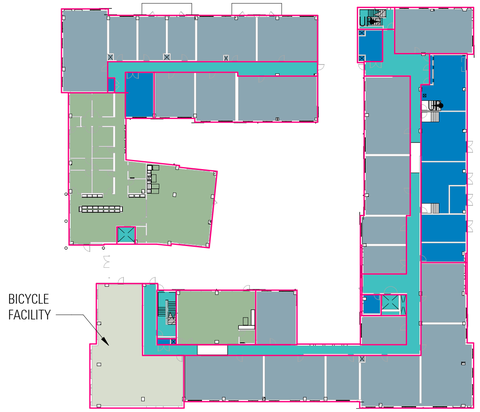
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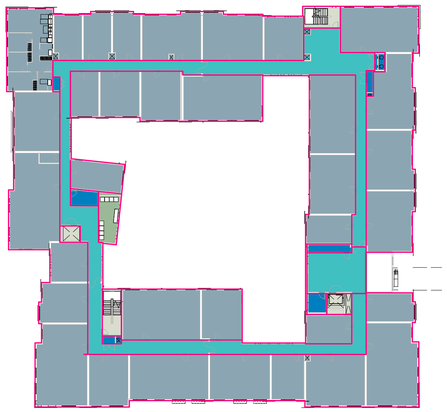
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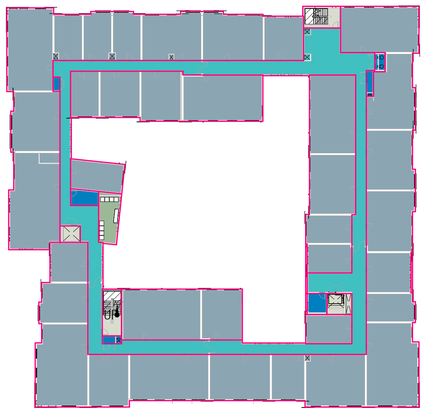
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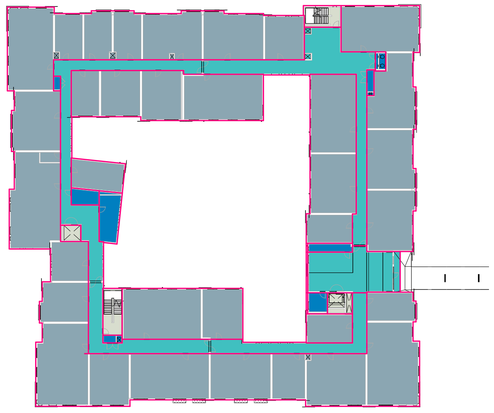
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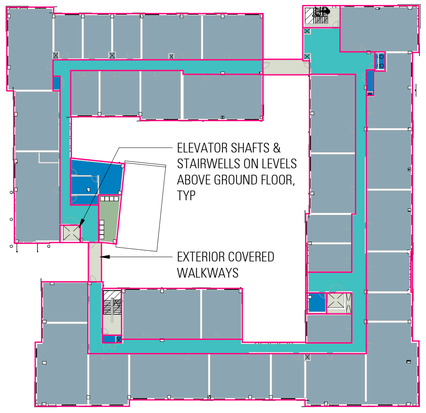
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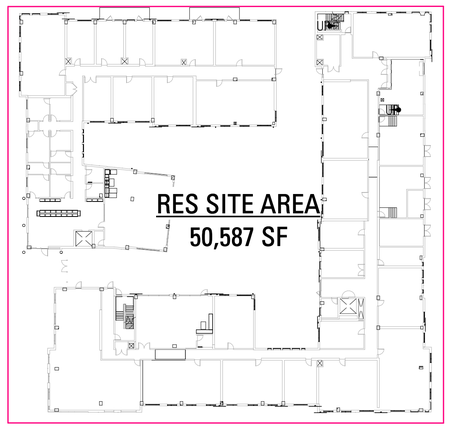
LEVEL 03
1" = 40'-0"



LEVEL 05
1" = 40'-0"



LEVEL 02
1" = 40'-0"



RESIDENTIAL SITE AREA
1" = 40'-0"

AMENITY
CIRC
EXEMPT
RESIDENTIAL
UTILITY

AREA SCHEDULE (RENTABLE)			
LEVEL	AREA	NAME	COMMENTS
LEVEL 07	2,417.8 SF	AMENITY	AMENITY GSF
LEVEL 07	4,769.4 SF	CIRC	RESIDENTIAL GSF
LEVEL 07	626.0 SF	EXEMPT	EXEMPT GSF
LEVEL 07	21,957.6 SF	RESIDENTIAL	RESIDENTIAL GSF
LEVEL 07	264.3 SF	UTILITY	RESIDENTIAL GSF
LEVEL 07	30,035.1 SF		
LEVEL 06	293.9 SF	AMENITY	AMENITY GSF
LEVEL 06	5,108.9 SF	CIRC	RESIDENTIAL GSF
LEVEL 06	715.4 SF	EXEMPT	EXEMPT GSF
LEVEL 06	24,744.7 SF	RESIDENTIAL	RESIDENTIAL GSF
LEVEL 06	523.7 SF	UTILITY	RESIDENTIAL GSF
LEVEL 06	31,386.6 SF		
LEVEL 05	5,491.4 SF	CIRC	RESIDENTIAL GSF
LEVEL 05	715.7 SF	EXEMPT	EXEMPT GSF
LEVEL 05	24,777.3 SF	RESIDENTIAL	RESIDENTIAL GSF
LEVEL 05	817.6 SF	UTILITY	RESIDENTIAL GSF
LEVEL 05	31,801.9 SF		
LEVEL 04	293.8 SF	AMENITY	AMENITY GSF
LEVEL 04	4,643.5 SF	CIRC	RESIDENTIAL GSF
LEVEL 04	716.6 SF	EXEMPT	EXEMPT GSF
LEVEL 04	25,639.6 SF	RESIDENTIAL	RESIDENTIAL GSF
LEVEL 04	636.8 SF	UTILITY	RESIDENTIAL GSF
LEVEL 04	31,930.2 SF		
LEVEL 03	293.8 SF	AMENITY	AMENITY GSF
LEVEL 03	4,865.3 SF	CIRC	RESIDENTIAL GSF
LEVEL 03	716.0 SF	EXEMPT	EXEMPT GSF
LEVEL 03	25,641.3 SF	RESIDENTIAL	RESIDENTIAL GSF
LEVEL 03	413.8 SF	UTILITY	RESIDENTIAL GSF
LEVEL 03	31,930.1 SF		
LEVEL 02	275.3 SF	AMENITY	AMENITY GSF
LEVEL 02	4,524.3 SF	CIRC	RESIDENTIAL GSF
LEVEL 02	1,069.4 SF	EXEMPT	EXEMPT GSF
LEVEL 02	23,912.5 SF	RESIDENTIAL	RESIDENTIAL GSF
LEVEL 02	868.2 SF	UTILITY	RESIDENTIAL GSF
LEVEL 02	30,649.7 SF		
LEVEL 01b (121.5')	5,495.1 SF	AMENITY	AMENITY GSF
LEVEL 01b (121.5')	4,265.6 SF	CIRC	RESIDENTIAL GSF
LEVEL 01b (121.5')	2,327.4 SF	EXEMPT	EXEMPT GSF
LEVEL 01b (121.5')	15,647.2 SF	RESIDENTIAL	RESIDENTIAL GSF
LEVEL 01b (121.5')	3,387.8 SF	UTILITY	RESIDENTIAL GSF
LEVEL 01b (121.5')	31,123.1 SF		
GROSS TOTAL	218,856.8 SF		

AS CURRENTLY PROPOSED

N PROJECT NORTH

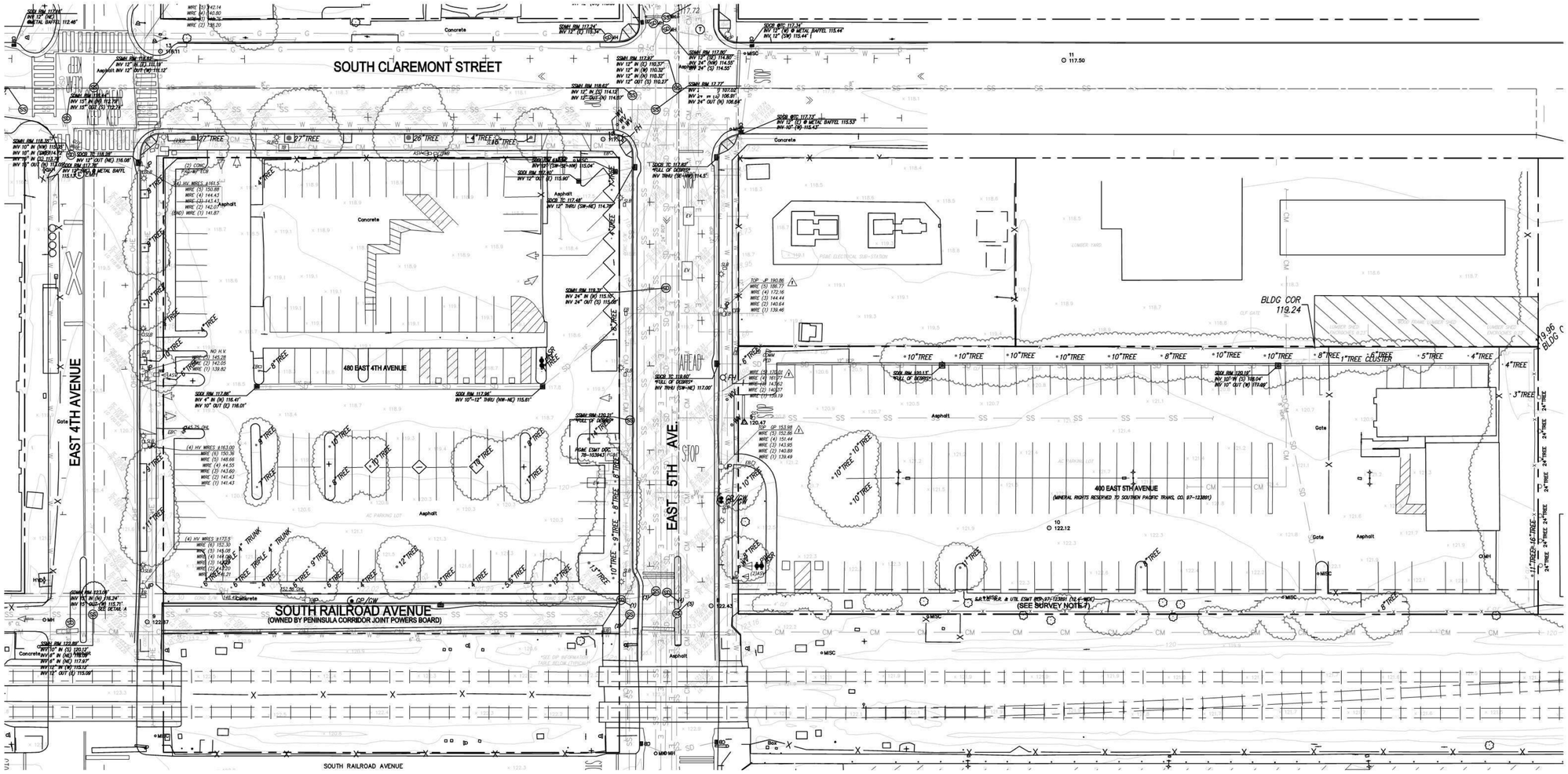
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KIKU CROSSING
SAN MATEO, CA

GROSS AREA PLANS

03/30/21 | 17009 | BAR architects | MidPen HOUSING | G512



LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT
- CENTERLINE
- SD — EXISTING STORM DRAIN
- SS — EXISTING SANITARY SEWER
- W — EXISTING WATER
- CM — EXISTING COMMUNICATIONS
- E — EXISTING ELECTRICAL
- OHE — EXISTING OVERHEAD ELECTRICAL
- G — EXISTING GAS
- X — X — EXISTING FENCE
- 6"TREE — EXISTING TREE
- EXISTING STORM DRAIN MANHOLE
- SDCB — EXISTING STORM DRAIN CATCH BASIN
- SDDI — EXISTING STORM DRAIN INLET
- EXISTING SANITARY SEWER MANHOLE
- EXISTING ELECTROLIER
- EXISTING SIGN

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
ASR	AUTO-SPRINKLER
ASV	ANTI-SIPHON VALVE
BLDG COR	BUILDING CORNER
CLF	CHAIN LINK FENCE
COMM PED	COMMUNICATIONS PEDESTAL
CONC	CONCRETE
D/W	DRIVEWAY
EB	ELECTRIC PULLBOX
ECB	ELECTRIC CABINET
EMH	ELECTRIC MANHOLE
EV	ELECTRIC VAULT
FH	FIRE HYDRANT
FL	FLOWLINE
GP/GW	GUY POLE/GUY WIRE
INV	INVERT
JP	JOINT POLE
LG	LIP OF GUTTER
OHE	OVERHEAD ELECTRIC
PIV	PRESSURE INTAKE VALVE
RMP	SIDEWALK RAMP
S/W	SIDEWALK
SDCB	STORM DRAIN CATCH BASIN
SDDI	STORM DRAIN DRAIN INLET
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
TB	COMMUNICATIONS PULLBOX
TC	TOP OF CURB
TRAN	TRANSFORMER
UB	UTILITY PULLBOX
WB	WATER PULLBOX
WM	WATER METER
WV	WATER VALVE

DIP INFORMATION

NO.	TYPE	RIM (ELV.)	INV NOTES
1	SD MH	122.54'	*INV 12" IN (SW) 119.04'* *INV 12" IN (W) 118.60'* *INV 15" OUT (E) 118.47'*
2	SS MH	122.71'	*INV 15" IN (N) 115.79'* *INV 15" OUT (S) 115.71'*
3	SS MH	122.25'	*INV 12" IN (S) 107.99'* *INV 12" OUT (N) 107.95'*
4	SD MH	122.38'	*INV 15" IN (SW) 116.78'* *INV 24" IN (S) 115.68'* *INV 24" OUT (N) 115.56'*
5	SS MH	122.75'	*INV IN (N) 113.15'* *INV OUT (S) 112.93'*

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: SEPTEMBER 28, 2018
3. BENCHMARK: THE BENCHMARK USED FOR THIS SURVEY IS A CITY OF SAN MATEO BENCHMARK, BM 033-004, A RAM SET NAIL AND WASHER ON THE TOP OF CURB AT THE EASTERLY END OF NORTHEASTERLY RETURN AT THE INTERSECTION OF B STREET AND 5TH AVENUE, CITY OF SAN MATEO.

   ELEV = 125.28 FEET (SAN MATEO DATUM +100 FEET)
4. BASIS OF BEARINGS: THE BEARING OF N41°28'00"W ALONG THE CENTERLINE OF SOUTH DELAWARE STREET AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP RECORDED ON JULY 6, 1991 IN BOOK 19 OF LICENSED LAND SURVEYS AT PAGE 82, SAN MATEO COUNTY RECORDS, AND AS SHOWN HEREON, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
5. AERIAL BASED TOPOGRAPHIC MAP SHOWN AS BACKGROUND TO THIS SURVEY PROVIDED BY 360 AERIAL SURVEYS DATED 08/31/18.
6. BEARINGS AND DISTANCES ARE SHOWN AS PER THE RECORD; PM 324 VOLUME 64, PG. 53 AND PM 356 VOLUME 70, PG. 4.
7. UNION PACIFIC, FORMERLY KNOWN AS SOUTHERN PACIFIC TRANSPORTATION COMPANY (S.P.T.C), HAS THE RIGHT TO OWN, CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE, USE AND/OR REMOVE EXISTING AND/OR FUTURE RAILROAD, RAIL AND RAILROAD-RELATED EQUIPMENT, FACILITIES, TRANSPORTATION SYSTEMS, PIPELINES, COMMUNICATION SYSTEMS, LINES AND FACILITIES OF EVERY KIND AND NATURE.

SURVEYOR STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT AT THE REQUEST OF MIDPEN HOUSING, INC. ON 11/08/2018.

SIGNATURE — NOVEMBER 8, 2018 DATE

SURVEYOR — L.S. 7625
TITLE — LICENSE #

PROFESSIONAL LAND SURVEYOR
DAVID S. DARLING
L.S. 7625
STATE OF CALIFORNIA

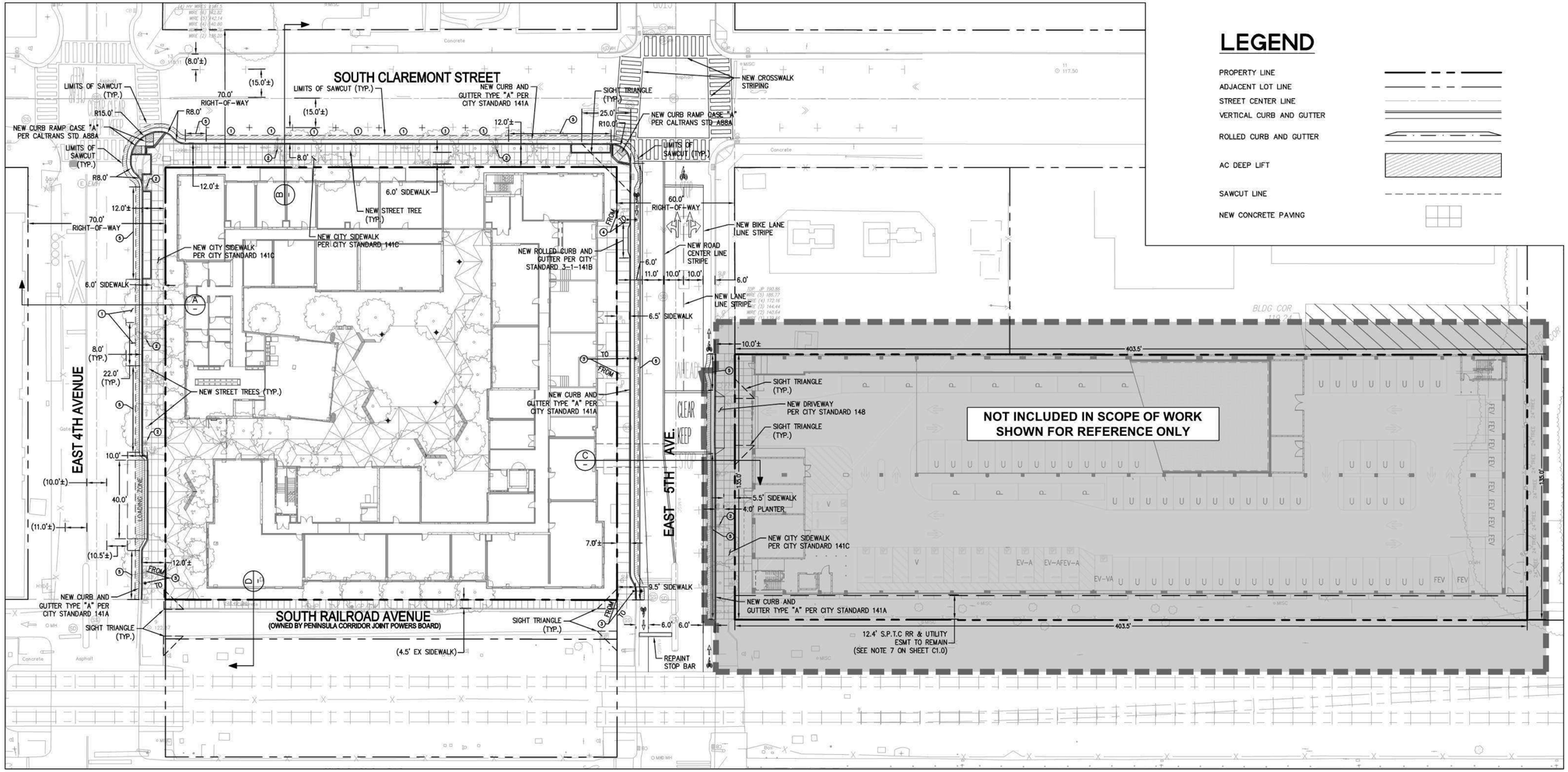
GRAPHIC SCALE
30 0 30 60

KIKU CROSSING

BKF ENGINEERS / SURVEYORS / PLANNERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

EXISTING CONDITIONS

04/13/21 | *17009* | *BAR architects* | MidPen HOUSING | *C1.0*



LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- STREET CENTER LINE
- VERTICAL CURB AND GUTTER
- ROLLED CURB AND GUTTER
- AC DEEP LIFT
- SAWCUT LINE
- NEW CONCRETE PAVING

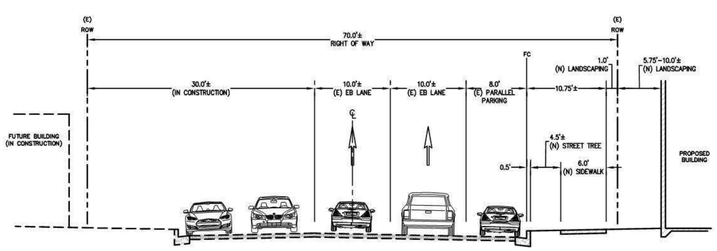
KEYNOTES

1. STANDARD 8' x 22' PARALLEL PARKING STALL
2. EXISTING STREET LIGHT TO REMAIN
3. RELOCATED EXISTING STREET LIGHT
4. EXISTING MEMORIAL STREET LIGHT TO BE PROTECTED, SALVAGED, AND RELOCATED IN SIMILAR LOCATION OUTSIDE PATH OF TRAVEL
5. PAINTED RED CURB – NO PARKING

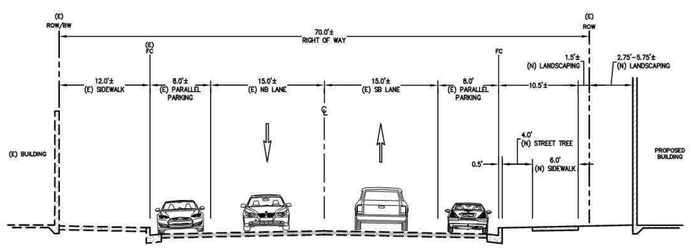
NOTES

1. PEDESTRIAN AND BICYCLIST IMPROVEMENTS SHALL BE CLARIFIED DURING CONDITIONS OF APPROVAL.
2. RESTRIPE EASTBOUND 5TH AVENUE WITH TWO THROUGH LANES. TWO THROUGH LANES ARE REQUIRED EAST OF THE PROPOSED PROJECT DRIVEWAY TO THE DELAWARE STREET INTERSECTION. AT THE CLAREMONT STREET INTERSECTION, EASTBOUND 5TH AVENUE WOULD BE RESTRIPED WITH ONE SHARED LEFT–THROUGH LANE AND ONE SHARED THROUGH–RIGHT LANE. THE INTERSECTION OF DELAWARE STREET AND 5TH AVENUE WOULD REQUIRE SIGNAL RETIMING.
3. INSTALL "KEEP CLEAR" MARKINGS ALONG EASTBOUND 5TH AVENUE IN FRONT OF PROPOSED PROJECT DRIVEWAY.
4. IMPLEMENT CLASS II BIKE LANES PER THE 2020 BIKE MASTER PLAN ALONG BOTH SIDES OF 5TH AVENUE, FROM EAST OF THE RAILROAD TRACKS TO DELAWARE STREET.
5. INSTALL CROSSWALKS AT THE INTERSECTION OF CLAREMONT STREET AND 5TH AVENUE ON ALL APPROACHES.
6. REMOVE ALL ON–STREET PARKING ALONG BOTH SIDES OF 5TH AVENUE FROM EAST OF THE RAILROAD TRACKS TO DELAWARE STREET FOR LANE RESTRIPING, IMPLEMENTATION OF BIKE LANES AND SIGHT VISIBILITY.
7. IMPLEMENT A BICYCLE BOULEVARD ON SOUTH CLAREMONT STREET ALONG THE PROJECT FRONTAGE.
8. SEE FIRE TRUCK TURNING AND LOADING ZONE PARKING MOVEMENTS ON SHEET C2.1.

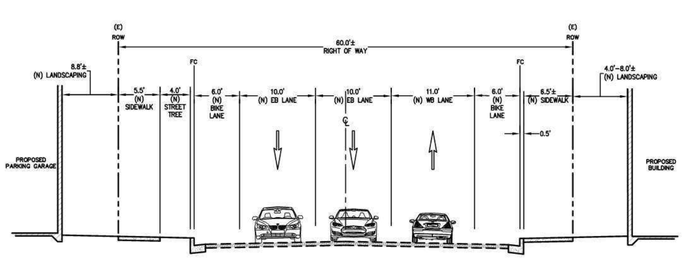
GRAPHIC SCALE
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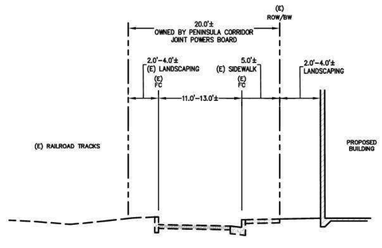
EAST 4TH AVENUE
(LOOKING NORTHEAST)
EXISTING THREE-LANE ROADWAY WITH PARKING (A)



SOUTH CLAREMONT STREET
(LOOKING SOUTHEAST)
EXISTING TWO-LANE ROADWAY WITH PARKING (B)



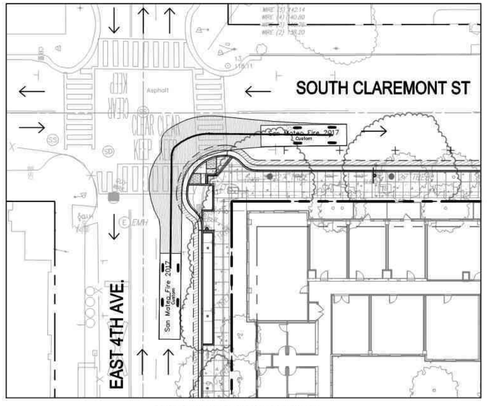
EAST 5TH AVENUE
(LOOKING SOUTHWEST)
EXISTING ROADWAY WITH BIKE LANES (C)



SOUTH RAILROAD AVENUE
(LOOKING NORTHWEST)
EXISTING ONE-LANE ROADWAY (D)

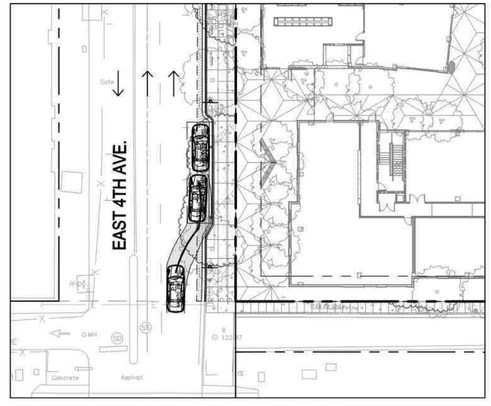
PROPOSED SECTIONS

NOT TO SCALE



FIRETRUCK TURNING MOVEMENT – EAST 4TH AVE. & SOUTH CLAREMONT ST.

SCALE: 1"=30'



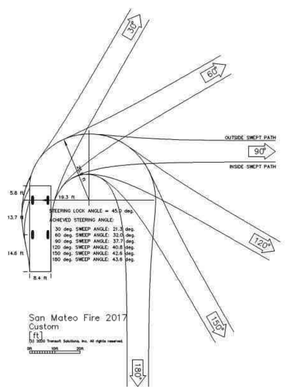
PASSENGER CAR PARKING MOVEMENT – EAST 4TH AVE. LOADING ZONE

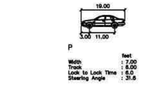
SCALE: 1"=30'



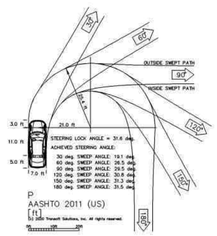
San Mateo Fire 2017

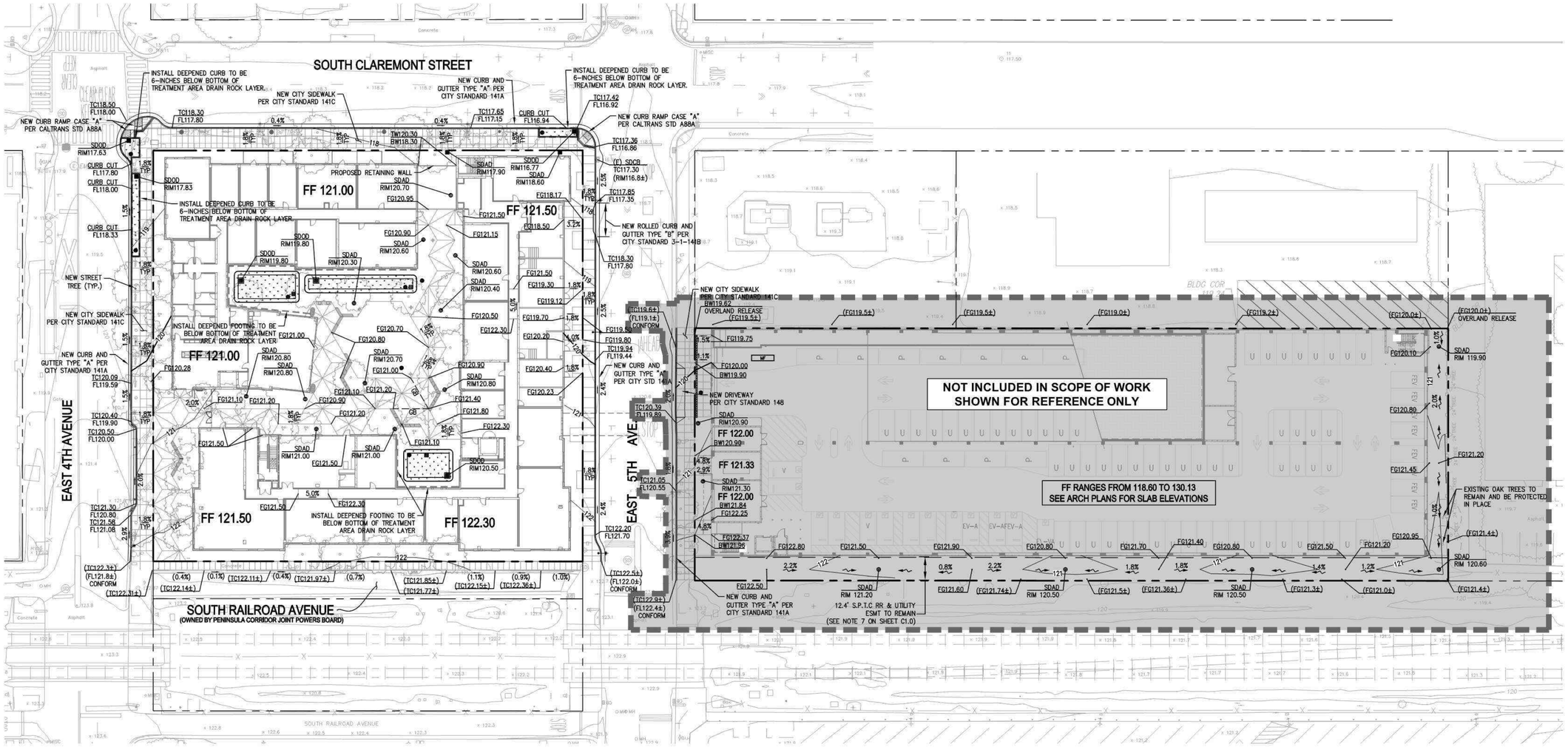
	feet
Width	: 8.41
Track	: 8.01
Lock to Lock Time	: 6.0
Steering Angle	: 45.0





	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6





LEGEND

SOFTSCAPE	HARDSCAPE	
		SLOPE DIRECTION
TC50.50 PV50.00		PROPOSED SPOT GRADE
(TC50.50±) (PV50.00±)		EXISTING SPOT GRADE
	OFR	OVERFLOW DRAIN RISER
	SDAD	STORM DRAIN AREA DRAIN
	SDCB	STORM DRAIN CATCH BASIN

NOTES

1. ALL STORM DRAIN INLETS SURROUNDING AND WITHIN THE PROJECT SITE SHALL HAVE THE MARKING "NO DUMPING! FLOWS TO BAY," OR EQUIVALENT, USING METHODS APPROVED BY THE CITY STANDARDS, CONSISTENT WITH THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM'S C.3 REQUIREMENTS.

GRADING ESTIMATE

CUT: 1,800 CY
FILL: 4,100 CY

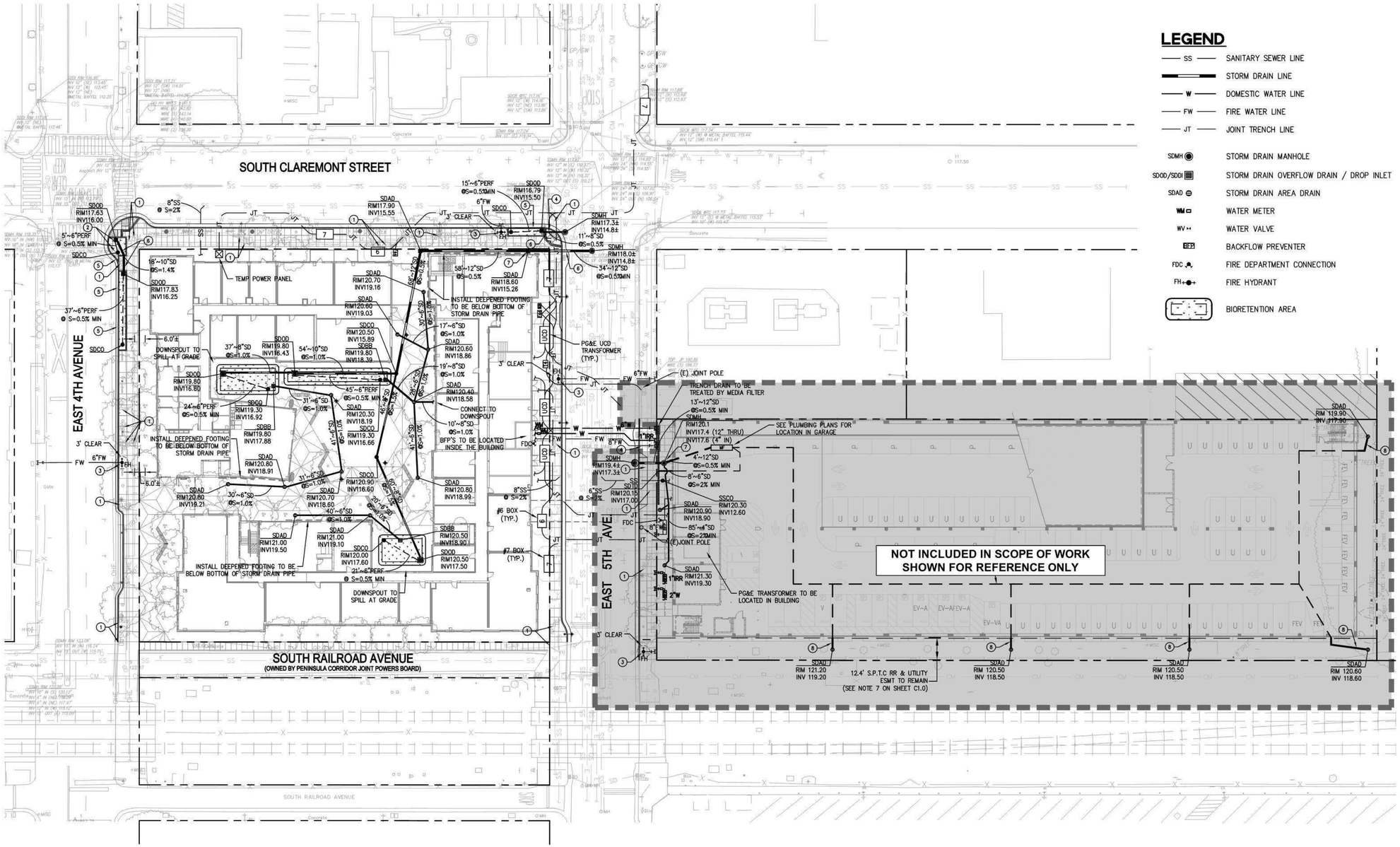
GRAPHIC SCALE
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PRELIMINARY GRADING PLAN

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LEGEND

—— SS ——	SANITARY SEWER LINE
	STORM DRAIN LINE
—— W ——	DOMESTIC WATER LINE
—— FW ——	FIRE WATER LINE
—— JT ——	JOINT TRENCH LINE
SDMH	STORM DRAIN MANHOLE
SDOD/SDDI	STORM DRAIN OVERFLOW DRAIN / DROP INLET
SDAD	STORM DRAIN AREA DRAIN
WM	WATER METER
WV	WATER VALVE
BFP	BACKFLOW PREVENTER
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
	BIORETENTION AREA

KEY NOTE

1. EXISTING UTILITY STRUCTURE TO BE ADJUSTED TO NEW FINISH GRADE
2. REMOVE EXISTING CATCH BASIN STRUCTURE AND CONNECT TO EXISTING OUTLET STORM DRAIN LINE
3. PROPOSED FIRE HYDRANT
4. REMOVE EXISTING FIRE HYDRANT
5. CURB CUT
6. LEAN CONCRETE FILL SHALL BE USED FOR BACKFILL TO PROTECT FROM LOW FINISH GRADE COVER
7. AS A CONDITION OF APPROVAL, A TRASH CAPTURE DEVICE, AT MINIMUM, WILL BE REQUIRED AT THE LAST PRIVATE STORM OUTLET RIGHT BEFORE ENTERING PUBLIC RIGHT-OF-WAY. TRASH CAPTURE SHALL MEET THE STATE WATER RESOURCES CONTROL BOARD DEFINITION OF FULL CAPTURE SYSTEM. REFER TO MUNICIPAL CODE 7.39.10.

NOTES

1. ALL NEW HYDRANTS SHALL BE CLOW MODEL 960 OR EQUIVALENT CONSISTING OF (2) 2½ INCH AND (1) 4½ INCH OUTLET. EACH HYDRANT SHALL BE CAPABLE OF PROVIDING A MINIMUM FIRE FLOW OF 1500 GPM AT 20 PSI RESIDUAL PRESSURE.
2. WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH CALIFORNIA WATER SERVICE SPECIFICATIONS. THE WATER SUPPLY SHALL BE TESTED, FLUSHED AND APPROVED OPERABLE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION MATERIALS BEING PLACED ON THE SITE. STAGED CONSTRUCTION SHALL INSURE THAT THE NECESSARY WATER SUPPLY IS MAINTAINED FROM STAGE TO STAGE IN THE CONSTRUCTION PLANNING.
3. MAINTAIN A 3-FOOT CLEAR SPACE AROUND ALL FIRE HYDRANTS. HYDRANTS SHALL BE INSTALLED, TESTED, FLUSHED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO ANY COMBUSTIBLE MATERIALS BROUGHT ONTO THE WORK SITE.
4. ALL STORM DRAIN INLETS SURROUNDING AND WITHIN THE PROJECT SITE SHALL HAVE THE MARKING "NO DUMPING! FLOWS TO BAY," OR EQUIVALENT, USING METHODS APPROVED BY THE CITY STANDARDS, CONSISTENT WITH THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM'S C.3 REQUIREMENTS.

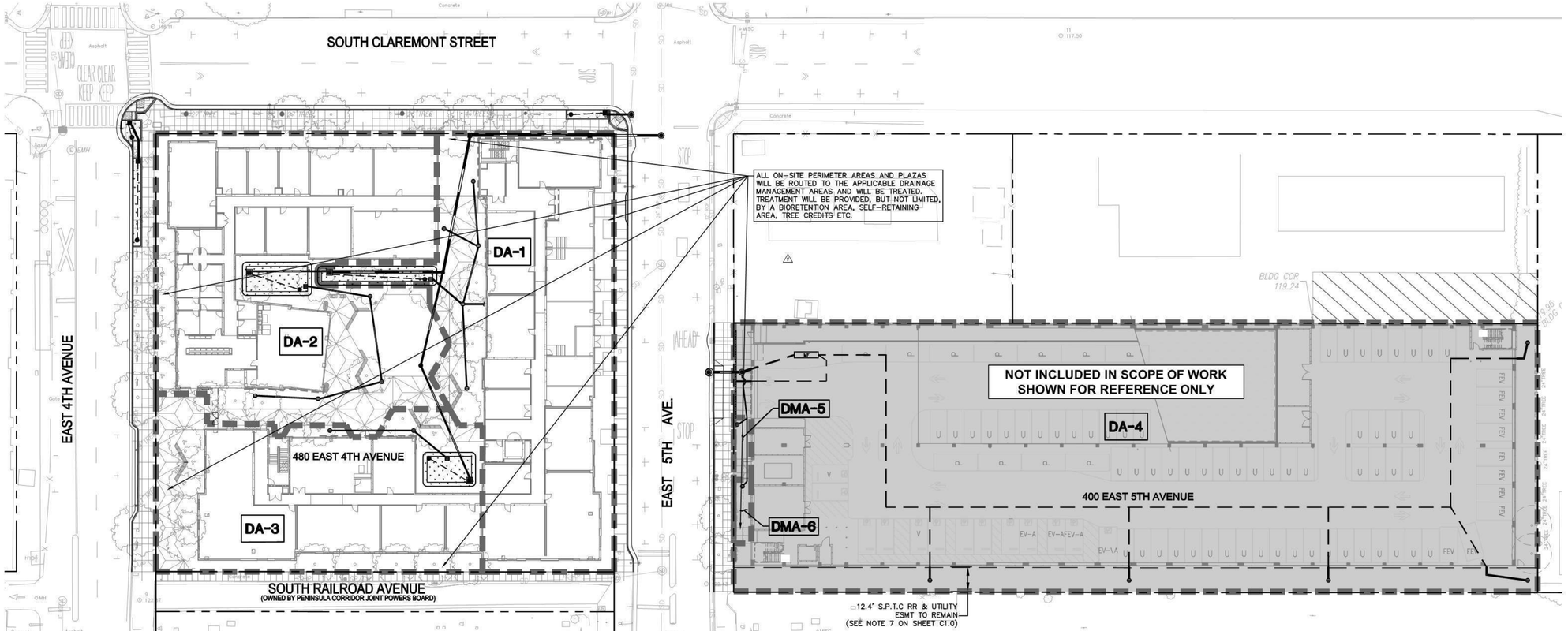
GRAPHIC SCALE
30 0 30 60

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PRELIMINARY UTILITY PLAN

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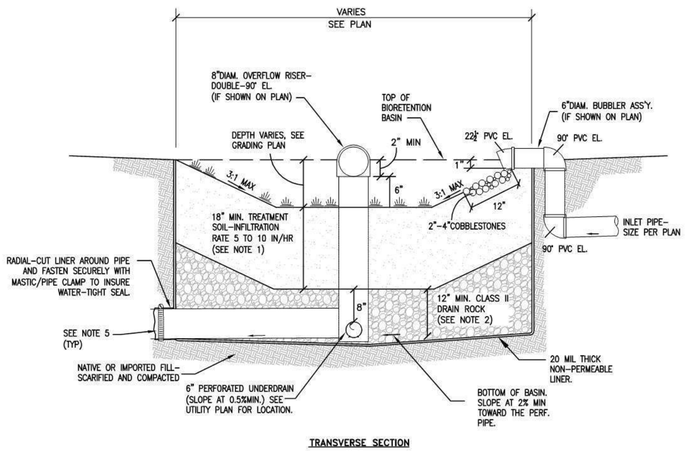


LEGEND

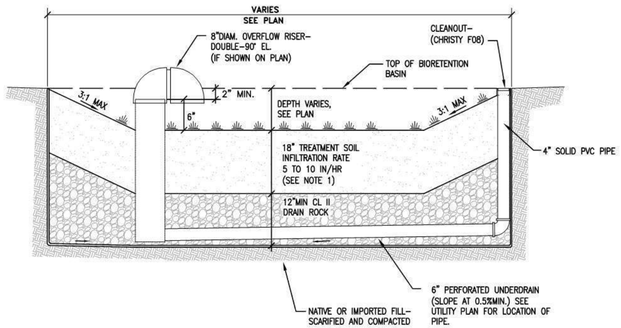
- DA-1 — DRAINAGE AREA BOUNDARY
- MF — MEDIA FILTER
- BIORETENTION TREATMENT AREA

NOTES

1. TREATMENT SOIL MIX SHALL MEET REQUIREMENTS AS SPECIFIED IN THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM C.3 STORMWATER HANDBOOK DATED 2014 IN APPENDIX K.
2. THE BIOTREATMENT SOIL MIX USED IN ALL BIORETENTION AREAS SHALL COMPLY WITH THE SPECIFICATIONS IN ATTACHMENT L OF THE RWQCB MUNICIPAL REGIONAL PERMIT. IF THE BIOTREATMENT SOIL MIX SUPPLIER IS INCLUDED ON SCVURPPP'S "BIOTREATMENT SOIL MIX SUPPLIER LIST" (SUPPLIER LIST), A BIOTREATMENT SOIL MIX SUPPLIER CERTIFICATION STATEMENT (CERTIFICATION STATEMENT) SHALL BE COMPLETED BY THE SUPPLIER AND SUBMITTED TO THE CITY/PROJECT ENGINEER A MINIMUM OF 14 DAYS PRIOR TO DELIVERY OF THE MATERIAL TO THE JOB SITE. IF THE BIOTREATMENT SOIL MIX SUPPLIER IS NOT INCLUDED ON THE SUPPLIER LIST, A BIOTREATMENT SOILS MIX VERIFICATION CHECKLIST (VERIFICATION CHECKLIST) SHALL BE COMPLETED BY THE SUPPLIER AND SUBMITTED TO THE CITY/PROJECT ENGINEER A MINIMUM OF 14 DAYS PRIOR TO DELIVERY OF THE MATERIAL TO THE JOB SITE. COPIES OF THE SUPPLIER LIST, CERTIFICATION STATEMENT AND VERIFICATION CHECKLIST CAN BE DOWNLOADED FROM THE COUNTYWIDE PROGRAM'S WEBSITE AT HTTP://WWW.FLOWSTOBAY.ORG/NEWDEVELOPMENT
3. PERMEABLE DRAIN ROCK SHALL BE CLASS II, PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL.
4. PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
5. FOR ANY LINER PENETRATIONS, RADIAL-CUT THE LINER FOR PIPE. MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.
6. ALL STORM DRAIN INLETS SURROUNDING AND WITHIN THE PROJECT SITE SHALL HAVE THE MARKING "NO DUMPING! FLOWS TO BAY," OR EQUIVALENT, USING METHODS APPROVED BY THE CITY STANDARDS, CONSISTENT WITH THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM'S C.3 REQUIREMENTS.



TRANSVERSE SECTION
N.T.S.



LONGITUDINAL SECTION
N.T.S.

TYPICAL BIORETENTION AREA
N.T.S.

TREATMENT CONTROL MEASURE SUMMARY

DRAINAGE AREA	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	PERVIOUS SURFACE x 0.1 (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS AREA (SQ. FT.)	EFFECTIVE IMPERVIOUS AREA (SQ FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS
								REQUIRED (SQ. FT.)	PROVIDED (SQ. FT.)	
DA-1	18,660	5,185	519	LANDSCAPE	13,475	13,994	ROOF CONCRETE	560	565	BIORETENTION AREA
DA-2	19,376	4,776	478	LANDSCAPE	14,600	15,078	ROOF CONCRETE	603	609	BIORETENTION AREA
DA-3	12,551	2,861	286	LANDSCAPE	9,690	9,976	ROOF CONCRETE	399	443	BIORETENTION AREA
DA-4	53,917	6,830	683	LANDSCAPE	47,087	N/A	CONCRETE	0.19 CFS	0.20 CFS	MECHANICAL TREATMENT (MEDIA FILTER) DEVICE FLOW RATE=0.20 CFS
DA-5	275	184	18	LANDSCAPE	91	N/A	CONCRETE	46	184	SELF-RETAINING AREA
DA-6	281	201	20	LANDSCAPE	80	N/A	CONCRETE	40	201	SELF-RETAINING AREA

NOT INCLUDED IN SCOPE OF WORK SHOWN FOR REFERENCE ONLY

LID TREATMENT AREA SUMMARY			
NON-LID TREATMENT AREA	47,827 SF	PERCENTAGE (65% ALLOWED)	55%
LID TREATMENT AREA	38,913 SF	PERCENTAGE	45%

GRAPHIC SCALE
30 0 30 60

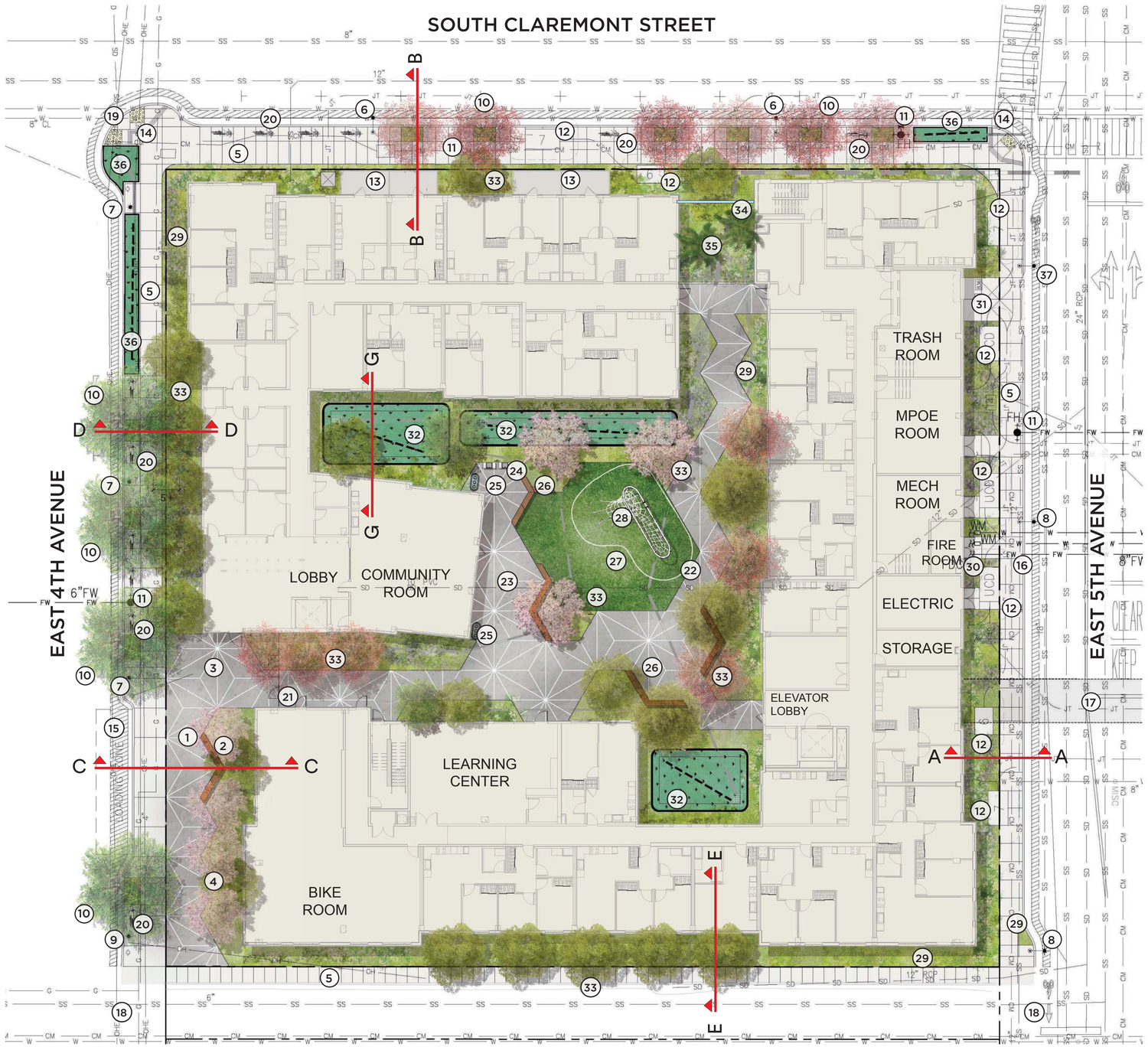
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PRELIMINARY STORMWATER MANAGEMENT PLAN

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COPYRIGH



LEGEND

1. PUBLIC PLAZA
2. PUBLIC SEATING AREA AT PLAZA
3. CONCRETE PAVING PATTERN INSPIRED BY JAPANESE ASANOHA FLORAL PATTERN
4. NATIVE PLANTING GARDEN W/ FLOWERING TREES (QTY OF TREES: 7)
5. CONCRETE SIDEWALK PAVING
6. EXISTING STREET LIGHT POLE
7. EXISTING PEDESTRIAN LIGHT POLE
8. RELOCATED EXISTING STREET LIGHT POLE
9. RELOCATED EXISTING PEDESTRIAN LIGHT POLE
10. STREET TREES:
    EAST 4TH AVENUE - QUERCUS SHUMARDII (QTY: 4)
    SOUTH CLAREMONT STREET - PRUNUS SERRULATA ‘KWANZAN’ (QTY: 6)
11. FIRE HYDRANT
12. TRANSFORMER / PG&E VAULT
13. PATIO
14. CURB RAMP
15. 10’ x 40’ LOADING ZONE
16. WATER METERS (BACKFLOW PREVENTORS LOCATED INSIDE BUILDING)
17. PEDESTRIAN BRIDGE ABOVE
18. EMERGENCY VEHICLE ACCESS
19. SIDEWALK BULBOUT
20. CLASS II SHORT TERM BIKE PARKING (TOTAL 11 BIKE RACKS)
21. ENTRY GATE
22. CONCRETE WALKWAY IN COURTYARD
23. COMMUNITY COURTYARD WITH BENCHES
24. ELECTRIC BBQ GRILL
25. TRASH RECEPTACLE FOR TRASH AND RECYCLING
26. SMALL COURTYARD SEATING WITH WOOD BENCHES
27. LAWN AREA WITH SYNTHETIC GRASS
28. PLAY AREA
29. PLANTING AREA W/ NATIVE AND DROUGHT TOLERANT PLANTS
30. ACCESS TO FIRE CONTROL ROOM
31. TRASH STAGING AREA
32. BIOSWALE
33. TREES IN COURTYARD AND ON-SITE PERIMETER (QTY OF TREES: 28)
34. GLASS WALL
35. COVERED PLANTING AREA
36. BIORETENTION PLANTER
37. RELOCATED EXISTING STREET LIGHT POLE WITH MEMORIAL PLAQUE TO REMAIN

0 8′ 16′ 32′
SCALE: 1/16” = 1’-0”

N

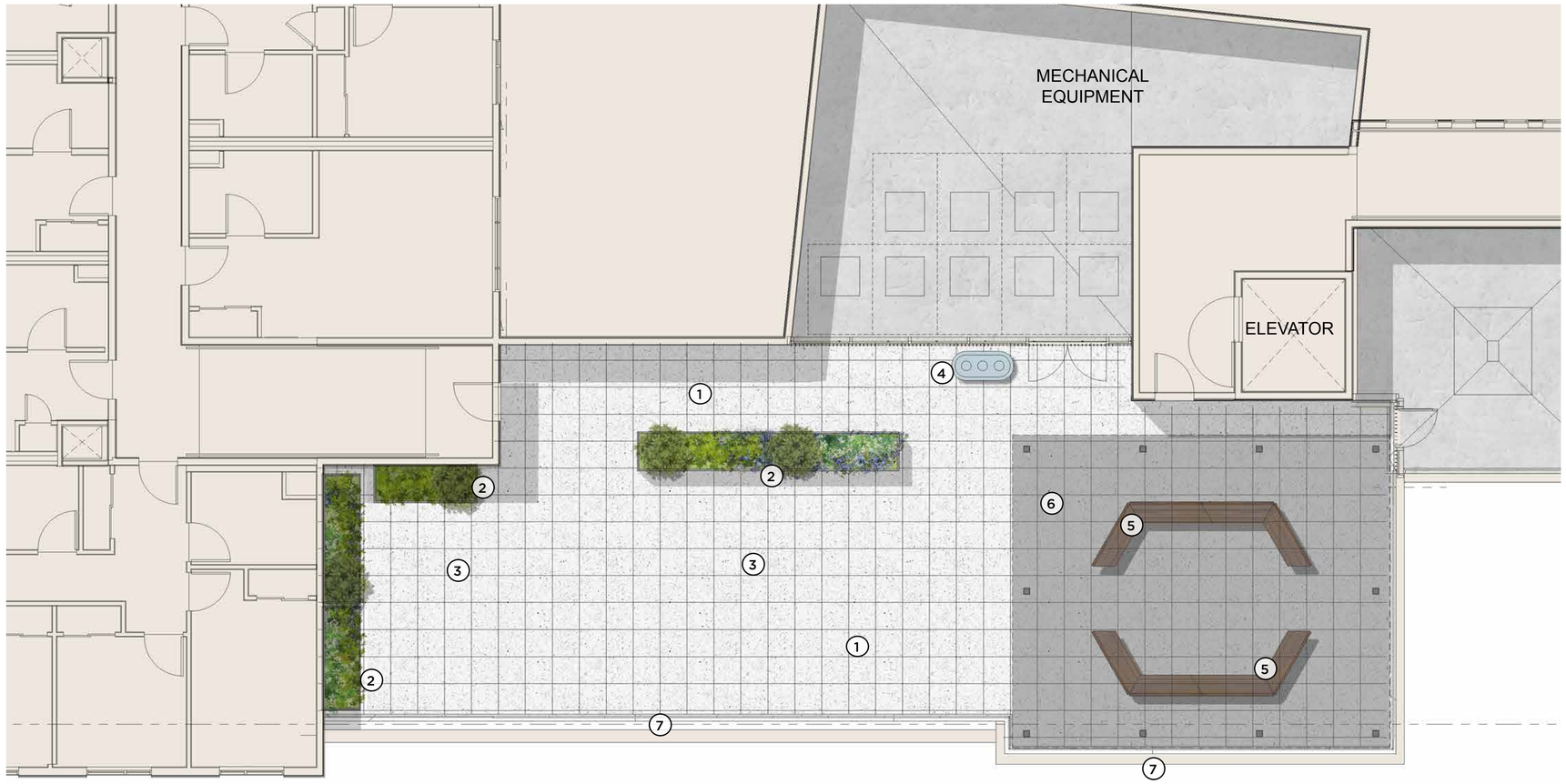
KIKU CROSSING

MILLER COMPANY
landscape architects

LANDSCAPE PLAN - HOUSING BLOCK

04/26/21	17009	BAR architects	MidPen HOUSING	L101

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LEGEND

1. PEDESTAL PAVERS
2. RAISED PLANTERS
3 OPEN SPACE FOR FUTURE MOVABLE FURNITURE
4. TRASH RECEPTACLE FOR TRASH AND RECYCLING
5. SEATING BENCHES
6. OVERHEAD TRELLIS AT GATHERING SPACE
7. PARAPET WALL

0 4' 12' 24'
SCALE: 3/16" = 1'-0"

N

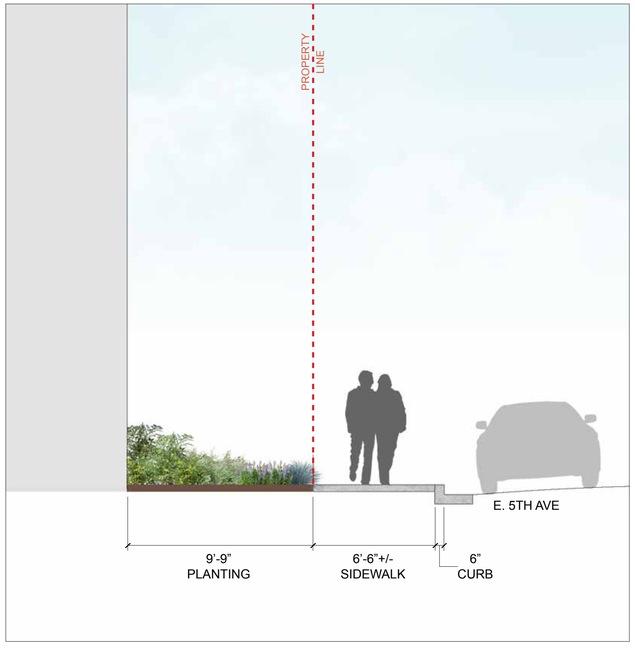
KIKU CROSSING

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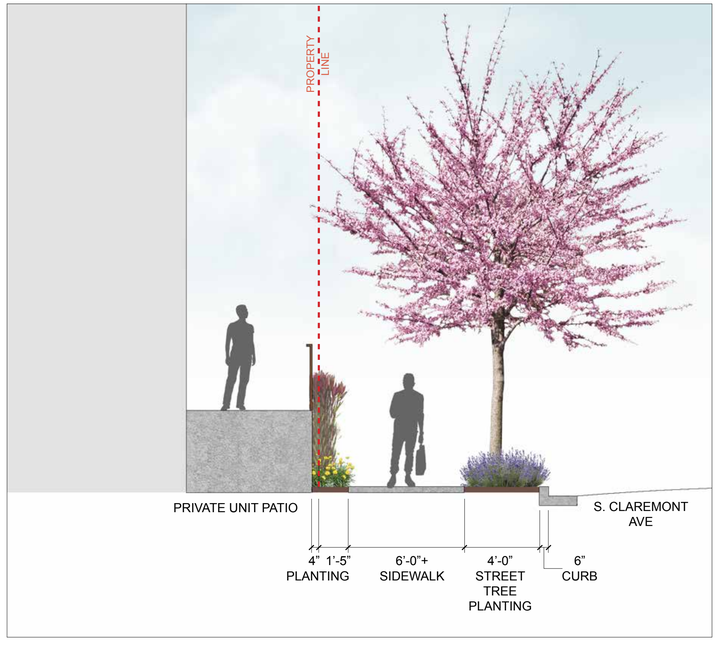
LANDSCAPE PLAN - 7TH FLOOR

03/30/21	17009	BAR architects	MidPen HOUSING	L103

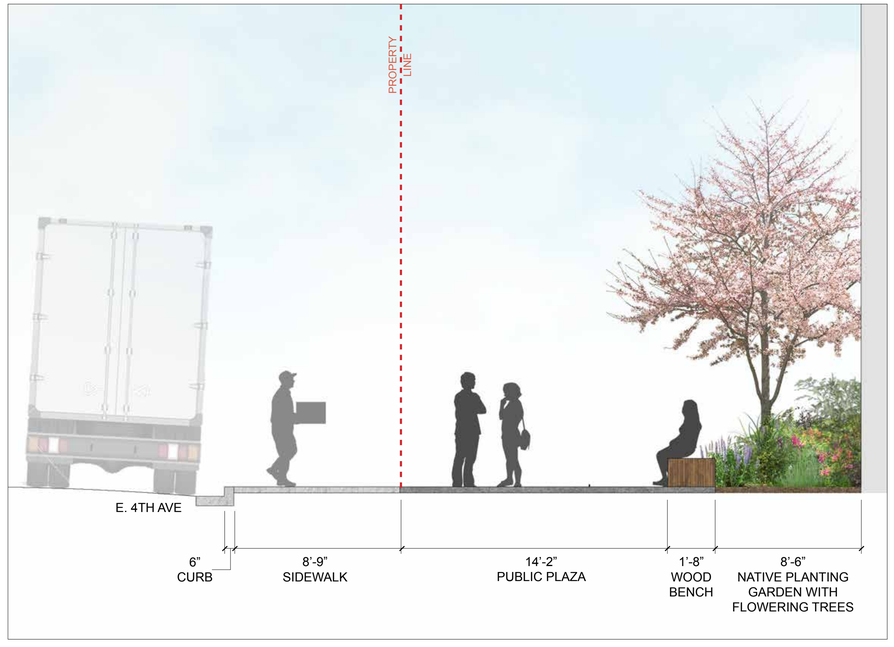
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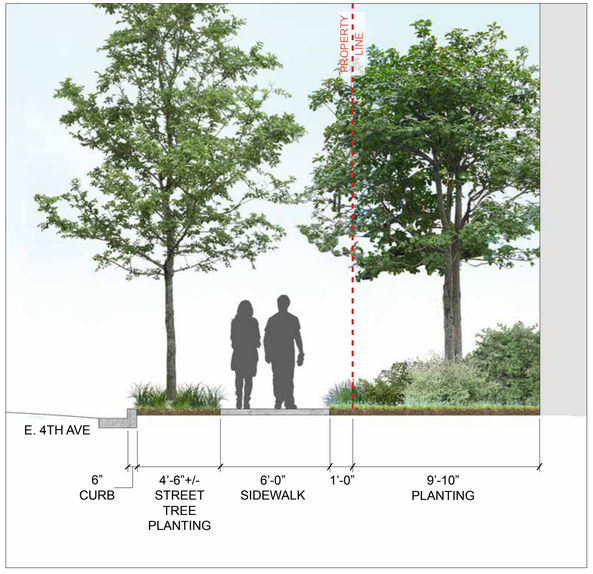
SECTION A-A: EAST 5TH AVENUE AT HOUSING LOT



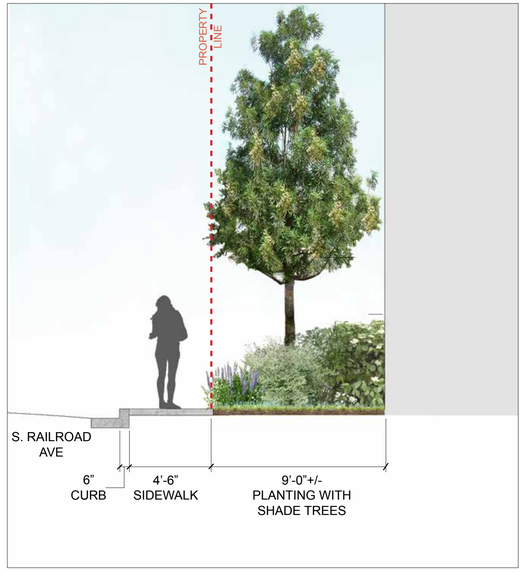
SECTION B-B: SOUTH CLAREMONT STREET



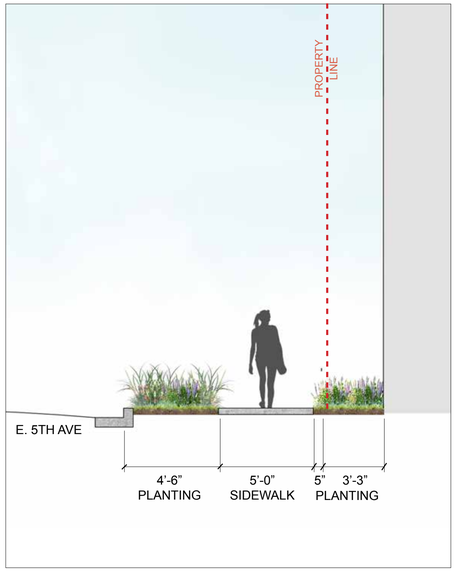
SECTION C-C: EAST 4TH AVENUE AT PLAZA



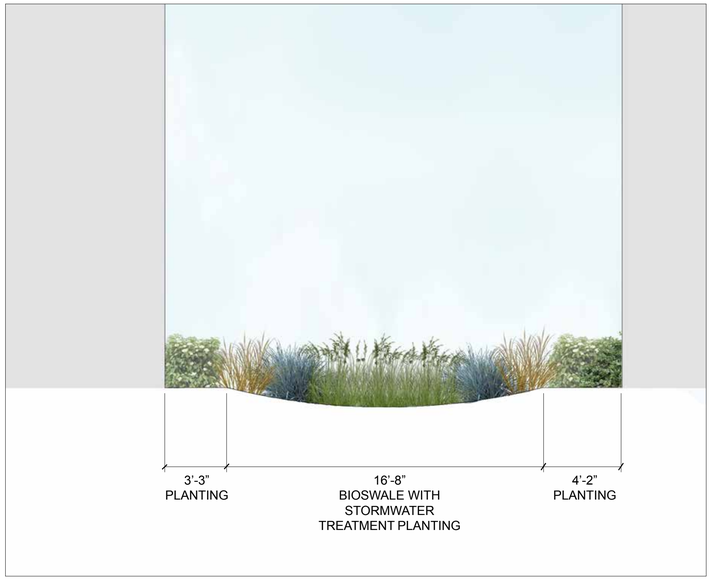
SECTION D-D: EAST 4TH AVENUE



SECTION E-E: SOUTH RAILROAD AVENUE



SECTION F-F: EAST 5TH AVENUE AT PARKING GARAGE



SECTION G-G: BIOSWALE AT HOUSING LOT

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LANDSCAPE STREETSCAPE SECTIONS

03/30/21 | 17009 | BAR architects | MidPen HOUSING | L104

CO

LU Values

Total Trees: 69

67 removed LU VALUE IS: 533.28

2 preserved LU VALUE IS: 32.14

69 trees total LU VALUE IS: 565.42

FORMULA FOR LU VALUE: Spec. X Cond. X Loc. plus .35 x Cal. 1 X 1.0 = LU VALUE

LU Values for Trees Removed (onsite and offsite)

Tag #	Species	Fate: Preserved/ Removed	Species Value %	Condition Value %	Location Value %	Plus 0.35	DBH's	Caliper@ 48"	Bldg. / Setback	Heritgage 1.25	LU Value	
1	*Pistacia chinensis*	Remove	0.7	0.8	0.8	0.35	7	7.5	0.7	1	6.72	
2	*Pistacia chinensis*	Remove	0.7	0.8	0.8	0.35	3	3	0.7	1	2.69	
3	*Pistacia chinensis*	Remove	0.7	0.8	0.8	0.35	8	8.5	0.7	1	7.62	
4	*Eucalyptus nicholii*	Remove	0.7	0.7	0.8	0.35	19.5	20	1	1.25	28.00	City Street trees
5	*Eucalyptus nicholii*	Remove	0.7	0.4	0.8	0.35	4	4	1	1	2.56	City Street trees
6	*Eucalyptus nicholii*	Remove	0.7	0.8	0.8	0.35	28	28.5	1	1.25	45.60	City Street trees
7	*Eucalyptus nicholii*	Remove	0.7	0.8	0.8	0.35	28	28.5	1	1.25	45.60	City Street trees
8	*Eucalyptus nicholii*	Remove	0.7	0.8	0.8	0.35	32	32.5	1	1.25	52.00	City Street trees
9	*Celtis sinensis*	Remove	0.5	0.7	0.8	0.35	9	9.5	1	1	7.60	City Street trees
10	*Celtis sinensis*	Remove	0.5	0.7	0.8	0.35	10.5	11	1	1	8.80	City Street trees
11	*Celtis sinensis*	Remove	0.5	0.6	0.8	0.35	10	10.5	1	1	7.20	City Street trees
12	*Celtis sinensis*	Remove	0.5	0.6	0.8	0.35	12	12.5	1	1	8.57	City Street trees
13	*Celtis sinensis*	Remove	0.5	0.7	0.8	0.35	10	10.5	1	1	8.40	City Street trees
14	*Celtis sinensis*	Remove	0.5	0.7	0.8	0.35	12.5	13	1	1	10.40	City Street trees
15	*Prunus caroliniana*	Remove	0.7	0.4	0.6	0.35	5, 3, 2, 2	6.5	0.7	1	2.18	
16	*Prunus caroliniana*	Remove	0.7	0.5	0.6	0.35	2, 2, 2.5, 2	3.5	0.7	1	1.47	
17	*Prunus caroliniana*	Remove	0.7	0.4	0.6	0.35	2	2	0.7	1	0.67	
18	*Prunus caroliniana*	Remove	0.7	0.2	0.6	0.35	4.5	4.5	0.7	1	0.76	
19	*Rhus lancea*	Remove	0.7	0.8	0.6	0.35	11	11.5	0.7	1	7.73	
20	*Prunus caroliniana*	Remove	0.7	0.5	0.6	0.35	6	6	0.7	1	2.52	
21	*Prunus caroliniana*	Remove	0.7	0.4	0.6	0.35	4	4	0.7	1	1.34	
22	*Rhus lancea*	Remove	0.7	0.7	0.6	0.35	13	13.5	0.7	1	7.94	
23	*Prunus caroliniana*	Remove	0.7	0.5	0.6	0.35	7	7.5	0.7	1	3.15	
24	*Prunus caroliniana*	Remove	0.7	0.2	0.6	0.35	3, 2.5	4	0.7	1	0.67	
25	*Prunus caroliniana*	Remove	0.7	0.6	0.6	0.35	5.5	5.5	0.7	1	2.77	
26	*Rhus lancea*	Remove	0.7	0.7	0.6	0.35	12.5	13	0.7	1	7.64	
27	*Rhus lancea*	Remove	0.7	0.7	0.6	0.35	12	12.5	0.7	1	7.35	
28	*Pistacia chinensis*	Remove	0.7	0.8	0.6	0.35	8	8.5	0.7	1	5.71	

LU Values for Trees Removed (onsite and offsite)

Tag #	Species	Fate: Preserved/ Removed	Species Value %	Condition Value %	Location Value %	Plus 0.35	DBH's	Caliper@ 48"	Bldg. / Setback	Heritgage 1.25	LU Value
29	*Pistacia chinensis*	Remove	0.7	0.7	0.6	0.35	8	8	0.7	1	4.70
30	*Pistacia chinensis*	Remove	0.7	0.8	0.6	0.35	8.5	9	0.7	1	6.05
31	*Pistacia chinensis*	Remove	0.7	0.8	0.6	0.35	8	8.5	0.7	1	5.71
32	*Rhus lancea*	Remove	0.7	0.7	0.6	0.35	13	13.5	0.7	1	7.94
33	*Rhus lancea*	Remove	0.7	0.2	0.6	0.35	8	8.5	0.7	1	1.43
34	*Rhus lancea*	Remove	0.7	0.7	0.6	0.35	12	12.5	0.7	1	7.35
35	*Albizia julibrissin*	Remove	0.5	0.8	0.6	0.35	10.5	11	0.7	1	5.28
36	*Albizia julibrissin*	Remove	0.5	0.7	0.6	0.35	10	10.5	0.7	1	4.41
37	*Rhus lancea*	Remove	0.7	0.8	0.6	0.35	10.5	11	0.7	1	7.39
38	*Rhus lancea*	Remove	0.7	0.8	0.6	0.35	11.5	12	0.7	1	8.06
39	*Rhus lancea*	Remove	0.7	0.7	0.6	0.35	10	10.5	0.7	1	6.17
40	*Rhus lancea*	Remove	0.7	0.8	0.6	0.35	9	9.5	0.7	1	6.38
41	*Nerium oleander*	Remove	0.5	0.5	0.6	0.35	5.5	5.5	0.7	1	1.65
42	*Nerium oleander*	Remove	0.5	0.5	0.6	0.35	5	5	0.7	1	1.50
43	*Rhus lancea*	Remove	0.7	0.7	0.6	0.35	9	9.5	0.7	1	5.59
44	*Tristaniopsis laurina*	Remove	0.9	0.5	0.6	0.35	4	4	0.7	1	2.16
45	*Rhus lancea*	Remove	0.7	0.7	0.6	0.35	13	13.5	0.7	1	7.94
46	*Pistacia chinensis*	Remove	0.7	0.8	0.7	0.35	5.5	6	1	1	6.72
47	*Platanus x hispanica*	Remove	0.7	0.8	0.7	0.35	10.5	11	1	1	12.32
48	*Platanus x hispanica*	Remove	0.7	0.8	0.6	0.35	9.5	10	1	1	9.60
49	*Platanus x hispanica*	Remove	0.7	0.8	0.6	0.35	9.5	10	1	1	9.60
50	*Platanus x hispanica*	Remove	0.7	0.8	0.6	0.35	9	9.5	1	1	9.12
51	*Platanus x hispanica*	Remove	0.7	0.8	0.6	0.35	9	9.5	1	1	9.12
52	*Platanus x hispanica*	Remove	0.7	0.8	0.6	0.35	9	9.5	1	1	9.12
53	*Platanus x hispanica*	Remove	0.7	0.8	0.6	0.35	11	11.5	1	1	11.04
54	*Platanus x hispanica*	Remove	0.7	0.8	0.6	0.35	10	10.5	1	1	10.08
55	*Platanus x hispanica*	Remove	0.7	0.8	0.6	0.35	8	8.5	1	1	8.16
56	*Pinus pinea*	Remove	0.7	0.5	0.5	0.35	5, 6	8	1	1	4.00
57	*Platanus x hispanica*	Remove	0.7	0.6	0.5	0.35	6	6.5	1	1	3.90
58	*Platanus x hispanica*	Remove	0.7	0.3	0.5	0.35	4.5	4.5	1	1	1.35

LU Values for Trees Removed (onsite and offsite)

Tag #	Species	Fate: Preserved/ Removed	Species Value %	Condition Value %	Location Value %	Plus 0.35	DBH's	Caliper@ 48"	Bldg. / Setback	Heritgage 1.25	LU Value
59	*Platanus x hispanica*	Remove	0.7	0.4	0.5	0.35	4	4	1	1	1.60
62	*Ulmus parvifolia*	Remove	0.7	0.7	0.6	0.35	5, 3, 3	6.5	1	1	5.46
63	*Fraxinus oxycarpa 'Raywood'*	Remove	0.3	0.7	0.6	0.35	7.5	8	1	1	2.88
64	*Fraxinus oxycarpa 'Raywood'*	Remove	0.3	0.7	0.6	0.35	11	11.5	1	1	4.14
65	*Fraxinus oxycarpa 'Raywood'*	Remove	0.3	0.7	0.6	0.35	10	10.5	1	1	3.78
66	*Fraxinus oxycarpa 'Raywood'*	Remove	0.3	0.7	0.6	0.35	10.5	11	1	1	3.96
67	*Fraxinus oxycarpa 'Raywood'*	Remove	0.3	0.7	0.6	0.35	10	10.5	1	1	3.78
68	*Pistacia chinensis*	Remove	0.7	0.8	0.7	0.35	7.5	8	1	1	8.96
69	*Pistacia chinensis*	Remove	0.7	0.8	0.7	0.35	9.5	10	1	1	11.20

533.28

LU Values for Trees Preserved (onsite)

Tag #	Species	Fate: Preserved/ Removed	Species Value %	Condition Value %	Location Value %	Plus 0.35	DBH's	Caliper@ 48"	Bldg. / Setback	Heritgage 1.25	LU Value
60	*Quercus agrifolia*	Save	0.9	0.6	0.5	0.35	17.5	18	1	1.25	17.36
61	*Quercus agrifolia*	Save	0.9	0.8	0.5	0.35	11	11.5	1	1.25	14.79

32.14

Required Tree Planting Form (onsite only)

Required Tree Planting

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

Landscape Area: 12,208 sq. ft. ÷ 400 = 30.52 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter **to be preserved:** 2 (b)

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 308.55 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 337.07 (d)

New Trees:

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

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
	15 gallon	1	
35	24 inch box	2	70
	36 inch box	3	
	48 inch box	4	

Total LU Value of new trees being proposed: 70 (e)

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

Fees Owed to the City Street Tree Planting Fund:

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

[d – e = 267.07 **x (the annually defined $ per LU value as per Current Comprehensive Fee Schedule)** = $321.00 = $ 85,729.47

KIKU CROSSING

MILLER COMPANY landscape architects

TREE EVALUATION SCHEDULE & REQUIRED TREE PLANTING FORM

04/26/21 | 17009 | BAR architects | MidPen HOUSING | L404

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SUMMER SOLSTICE @ NOON
1" = 100'-0"



SPRING/FALL EQUINOX @ NOON
1" = 100'-0"



WINTER SOLSTICE @ NOON
1" = 100'-0"



SUMMER SOLSTICE @ 1PM
1" = 100'-0"



SUMMER SOLSTICE @ 2PM
1" = 100'-0"



SPRING/FALL EQUINOX @ 1PM
1" = 100'-0"



SPRING/FALL EQUINOX @ 2PM
1" = 100'-0"



WINTER SOLSTICE @ 1PM
1" = 100'-0"



WINTER SOLSTICE @ 2PM
1" = 100'-0"

AS APPROVED

15 60
0 30 90
SCALE: 1" = 30'-0"

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N TRUE NORTH

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DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

SHADOW STUDY

06.15.20 | 17009 | BAR architects | MidPen HOUSING | A104

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SUMMER SOLSTICE @ NOON
1" = 100'-0"



SPRING/FALL EQUINOX @ 1PM
1" = 100'-0"



WINTER SOLSTICE @ NOON
1" = 100'-0"



SUMMER SOLSTICE @ 1PM
1" = 100'-0"



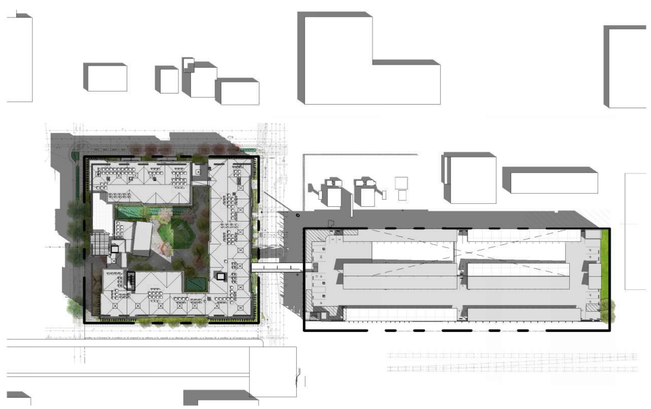
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WINTER SOLSTICE @ 1PM
1" = 100'-0"



SUMMER SOLSTICE @ 2PM
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SPRING/FALL EQUINOX @ NOON
1" = 100'-0"



WINTER SOLSTICE @ 2PM
1" = 100'-0"

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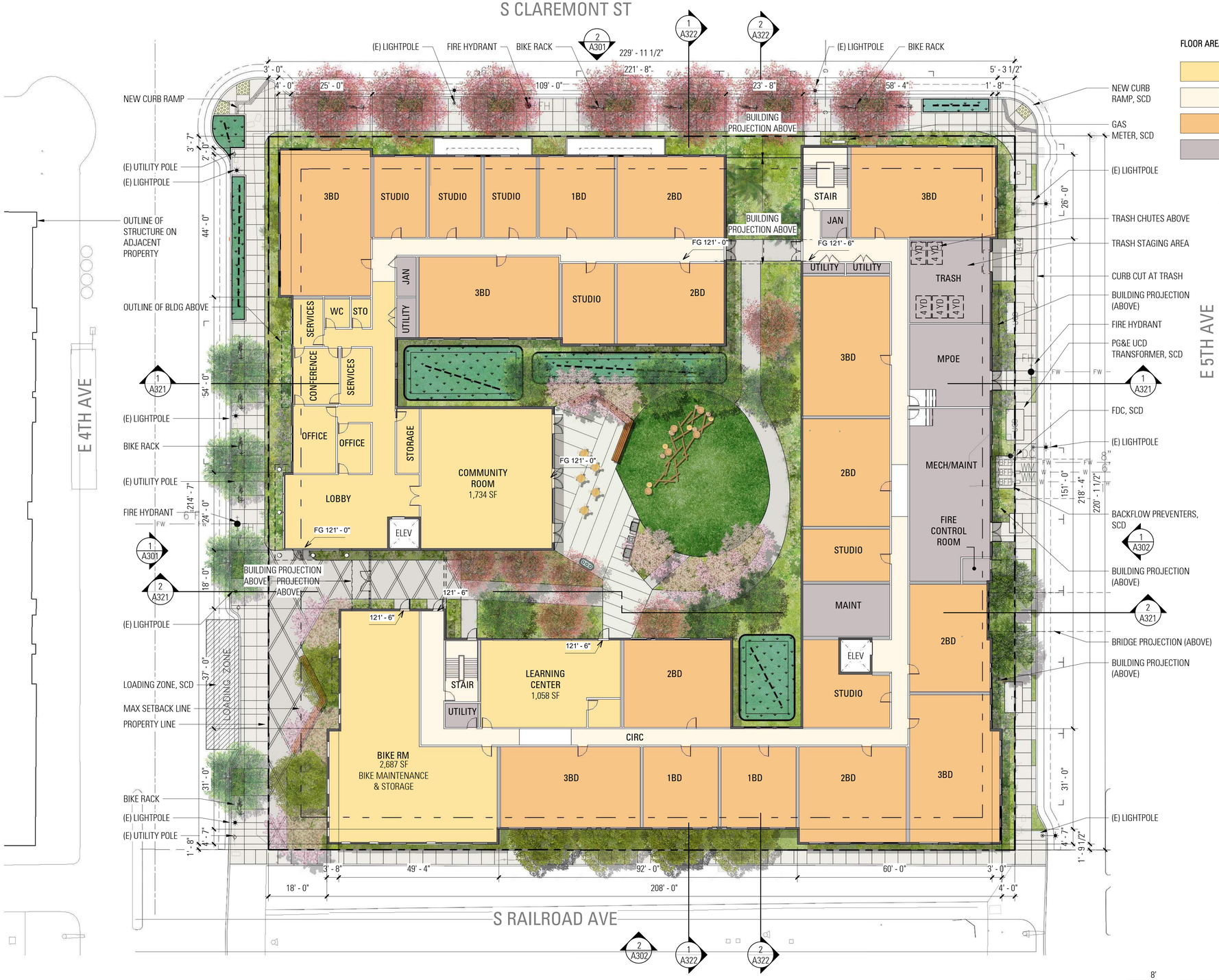
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KIKU CROSSING
SAN MATEO, CA

SHADOW STUDY

03/30/21	17009	BAR architects	MidPen HOUSING	A104

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FLOOR AREA LEGEND

AMENITY	5,961.5 SF*	
CIRC	3,788.5 SF	
UNIT	17,525.6 SF	
UTILITY	3,677.1 SF	

TOTAL NET FLOOR AREA 30,952.7 SF

*BIKE ROOM EXEMPT FROM AREA SEE SHEET G512

1 A201 **FLOOR PLAN - LEVEL 01 - HOUSING BLOCK**
1/16" = 1'-0"

AS APPROVED

SCALE: 1/16" = 1'-0"

PROJECT NORTH | TRUE NORTH

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DOWNTOWN SAN MATEO OPPORTUNITY SITES

SAN MATEO, CA

SITE & FLOOR PLAN - LEVEL 01 - HOUSING BLOCK

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FLOOR AREA LEGEND	
AMENITY	5,495.1 SF*
CIRC	4,265.6 SF
UNIT	15,647.2 SF
UTILITY	3,387.8 SF

TOTAL NET FLOOR AREA 28,795.7 SF

*BIKE ROOM EXEMPT FROM AREA SEE SHEET G512

1 A201 **FLOOR PLAN - LEVEL 01 - HOUSING BLOCK ENTL**
1/16" = 1'-0"

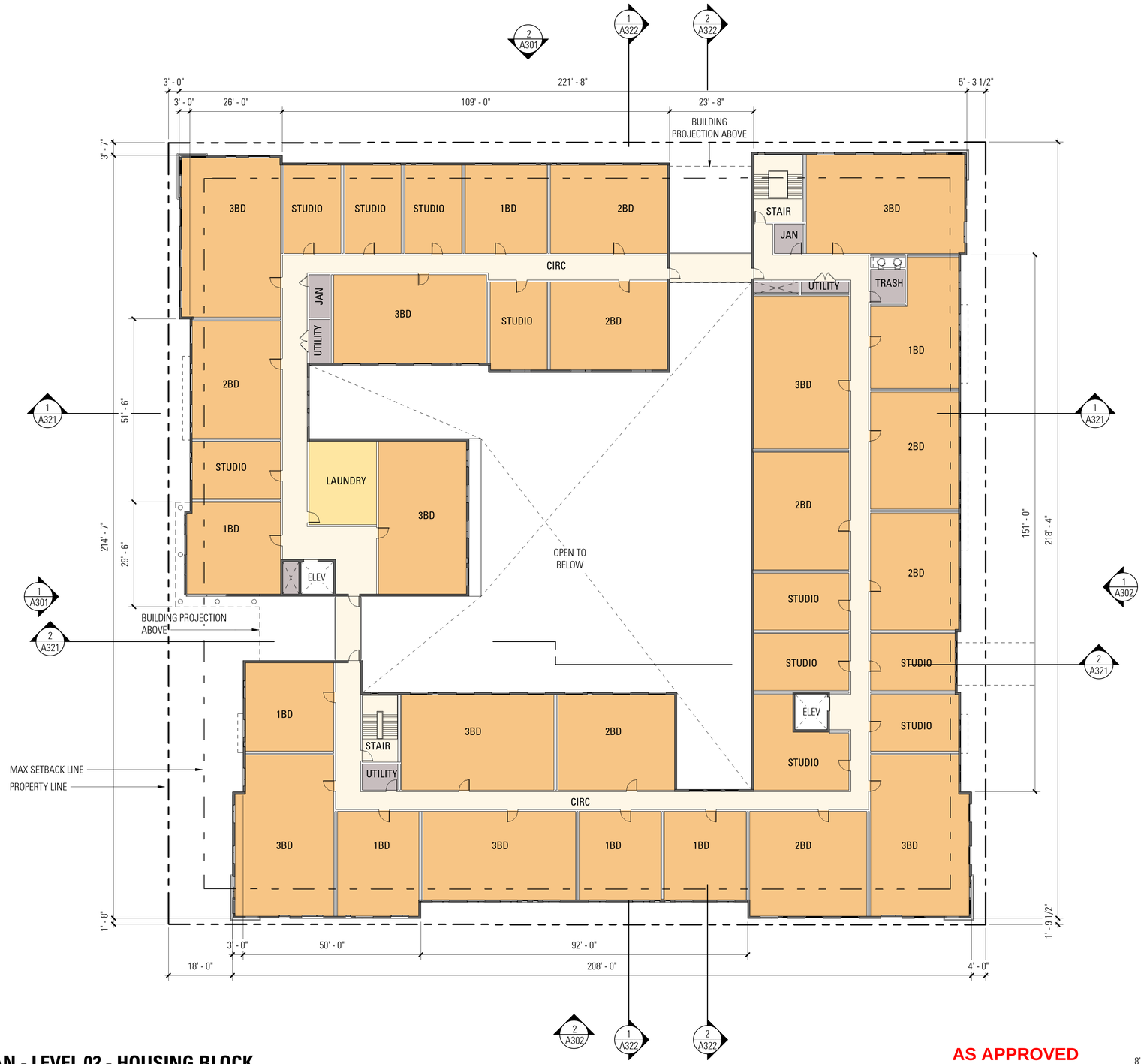
AS CURRENTLY PROPOSED

PROJECT NORTH TRUE NORTH

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KIKU CROSSING SAN MATEO, CA	SITE & FLOOR PLAN - LEVEL 01 - HOUSING BLOCK			
	03/30/21	17009	BAR architects	MidPen HOUSING	A201

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FLOOR AREA LEGEND

	AMENITY	476.1 SF
	CIRC	3,907.1 SF*
	UNIT	27,874.9 SF
	UTILITY	586.4 SF

TOTAL NET FLOOR AREA
32,844.5 SF

*ELEVATOR AND STAIR SHAFTS ABOVE GRADE EXEMPT FROM AREA, SEE SHEETS G002 & G512

1 A202 **FLOOR PLAN - LEVEL 02 - HOUSING BLOCK**
1/16" = 1'-0"

AS APPROVED

8' 32'
0 16' 48'
SCALE: 1/16" = 1'-0"

N PROJECT NORTH
N TRUE NORTH

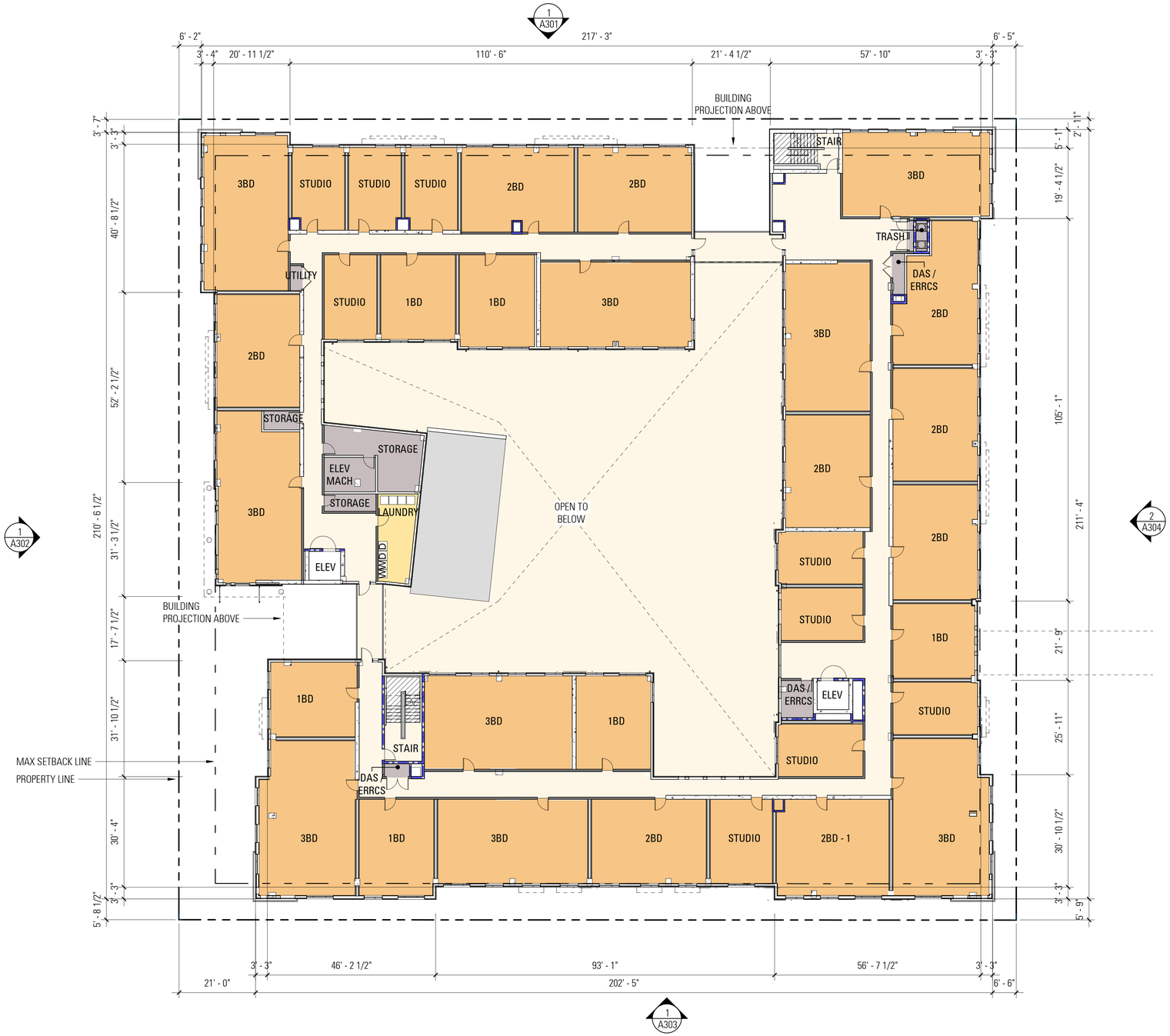
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DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

FLOOR PLAN - LEVEL 02 - HOUSING BLOCK

06.15.20	17009	BAR architects	MidPen HOUSING	A202

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FLOOR AREA LEGEND

AMENITY	275.3 SF
CIRC	4,522.9 SF*
UNIT	23,913.3 SF
UTILITY	868.2 SF

TOTAL NET FLOOR AREA
29,579.7 SF

*ELEVATOR AND STAIR SHAFTS ABOVE GRADE EXEMPT FROM AREA, SEE SHEETS G002 & G512

1 A202 **FLOOR PLAN - LEVEL 02 - HOUSING BLOCK ENTL**
1/16" = 1'-0"

AS CURRENTLY PROPOSED

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

PROJECT NORTH TRUE NORTH

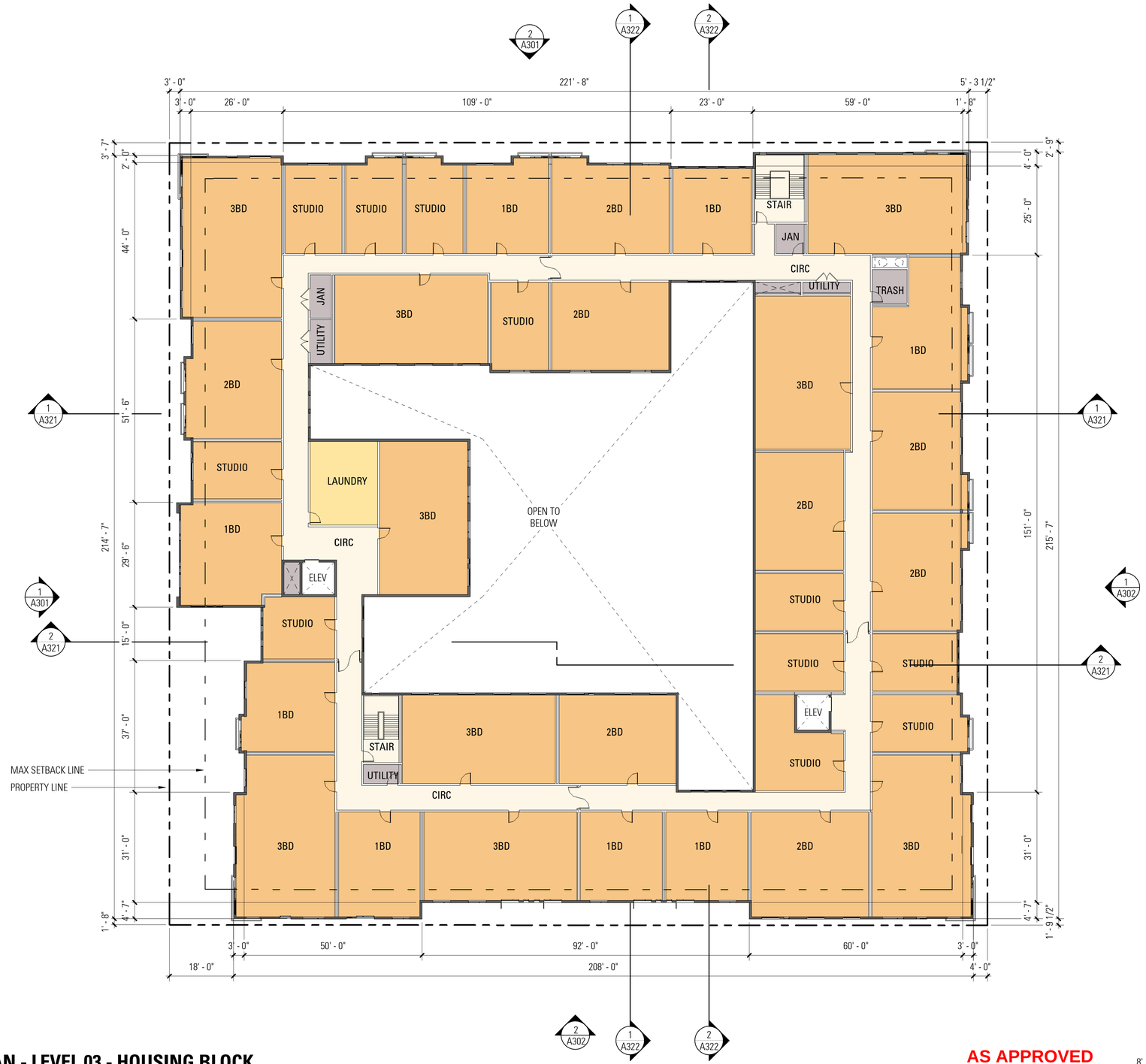
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KIKU CROSSING
SAN MATEO, CA

FLOOR PLAN - LEVEL 02 - HOUSING BLOCK

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FLOOR AREA LEGEND

AMENITY	476.1 SF
CIRC	4,578.8 SF*
UNIT	28,909.6 SF
UTILITY	564.9 SF

TOTAL NET FLOOR AREA
34,529.4 SF

*ELEVATOR AND STAIR SHAFTS ABOVE GRADE EXEMPT FROM AREA, SEE SHEETS G002 & G512

1 A203 **FLOOR PLAN - LEVEL 03 - HOUSING BLOCK**
1/16" = 1'-0"

AS APPROVED

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

PROJECT NORTH TRUE NORTH

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DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

FLOOR PLAN - LEVEL 03 - HOUSING BLOCK

06.15.20	17009	BAR architects	MidPen HOUSING	A203

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FLOOR AREA LEGEND

	AMENITY	293.8 SF
	CIRC	4,865.3 SF*
	UNIT	25,641.3 SF
	UTILITY	413.8 SF

TOTAL NET FLOOR AREA
31,214.1 SF

*ELEVATOR AND STAIR SHAFTS ABOVE GRADE EXEMPT FROM AREA, SEE SHEETS G002 & G512

1 A203 **FLOOR PLAN - LEVEL 03 - HOUSING BLOCK ENTL**
1/16" = 1'-0"

AS CURRENTLY PROPOSED

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

PROJECT NORTH TRUE NORTH

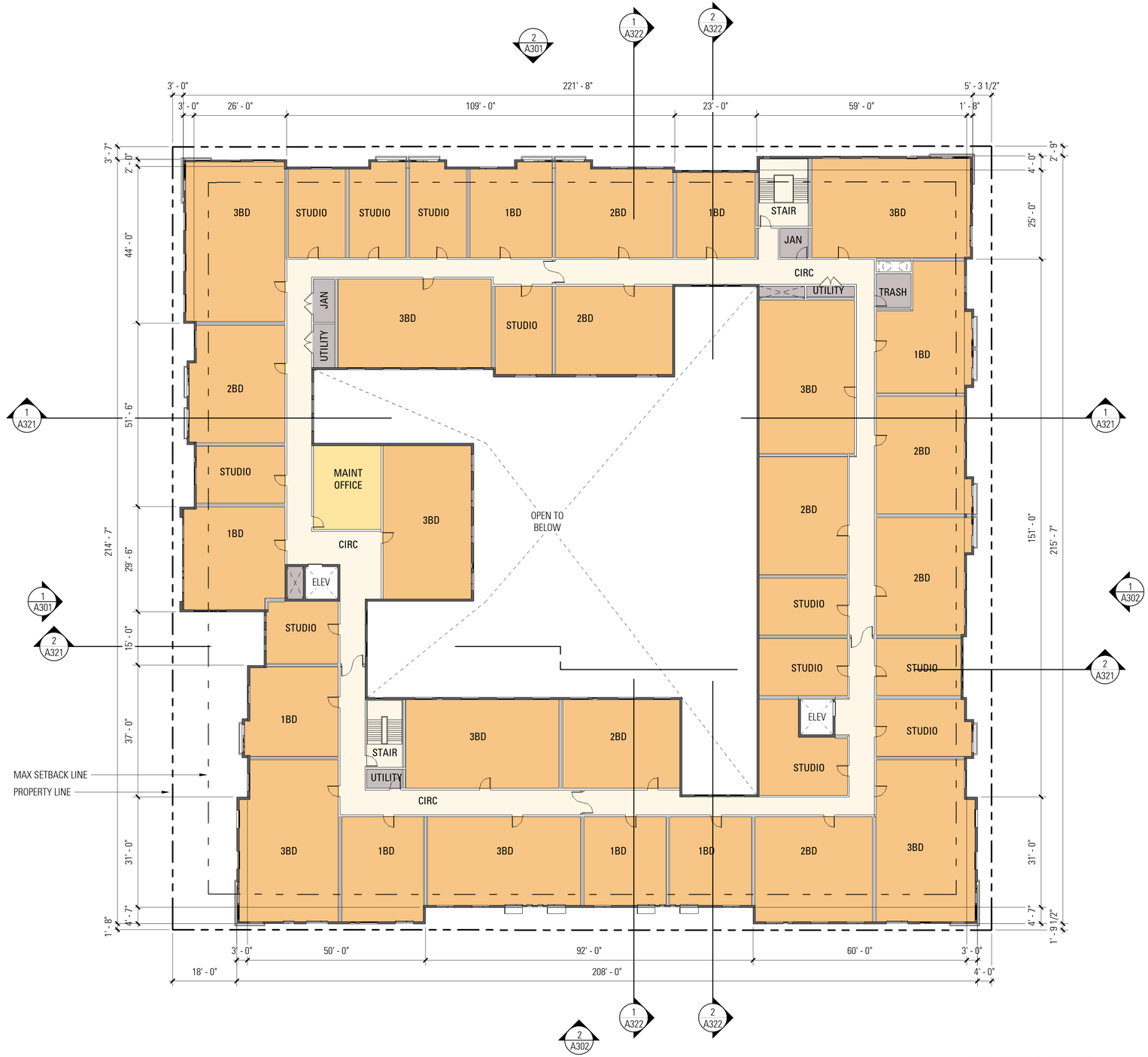
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KIKU CROSSING
SAN MATEO, CA

FLOOR PLAN - LEVEL 03 - HOUSING BLOCK

03/30/21	17009	BAR architects	MidPen HOUSING	A203

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FLOOR AREA LEGEND

	AMENITY	476.1 SF
	CIRC	4,578.8 SF*
	UNIT	28,909.6 SF
	UTILITY	564.9 SF

TOTAL NET FLOOR AREA
34,529.4 SF

*ELEVATOR AND STAIR SHAFTS ABOVE GRADE EXEMPT FROM AREA, SEE SHEETS G002 & G512

1/A204 **FLOOR PLAN - LEVEL 04 - HOUSING BLOCK**
1/16" = 1'-0"

AS APPROVED

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

PROJECT NORTH

TRUE NORTH

6/15/2020 9:16:49 AM c:\0 REVIT\San Mateo Downtown - A_AJalilianBE386.rvt

DOWNTOWN SAN MATEO OPPORTUNITY SITES

SAN MATEO, CA

FLOOR PLAN - LEVEL 04 - HOUSING BLOCK

06.15.20	17009	BAR architects	MidPen HOUSING	A204

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FLOOR AREA LEGEND

AMENITY	293.8 SF
CIRC	4,643.5 SF*
UNIT	25,639.6 SF
UTILITY	636.8 SF

TOTAL NET FLOOR AREA
31,213.6 SF

*ELEVATOR AND STAIR SHAFTS ABOVE GRADE EXEMPT FROM AREA, SEE SHEETS G002 & G512

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3/24/2021 2:50:45 PM

1 A204 **FLOOR PLAN - LEVEL 04 - HOUSING BLOCK ENTL**
1/16" = 1'-0"

AS CURRENTLY PROPOSED

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

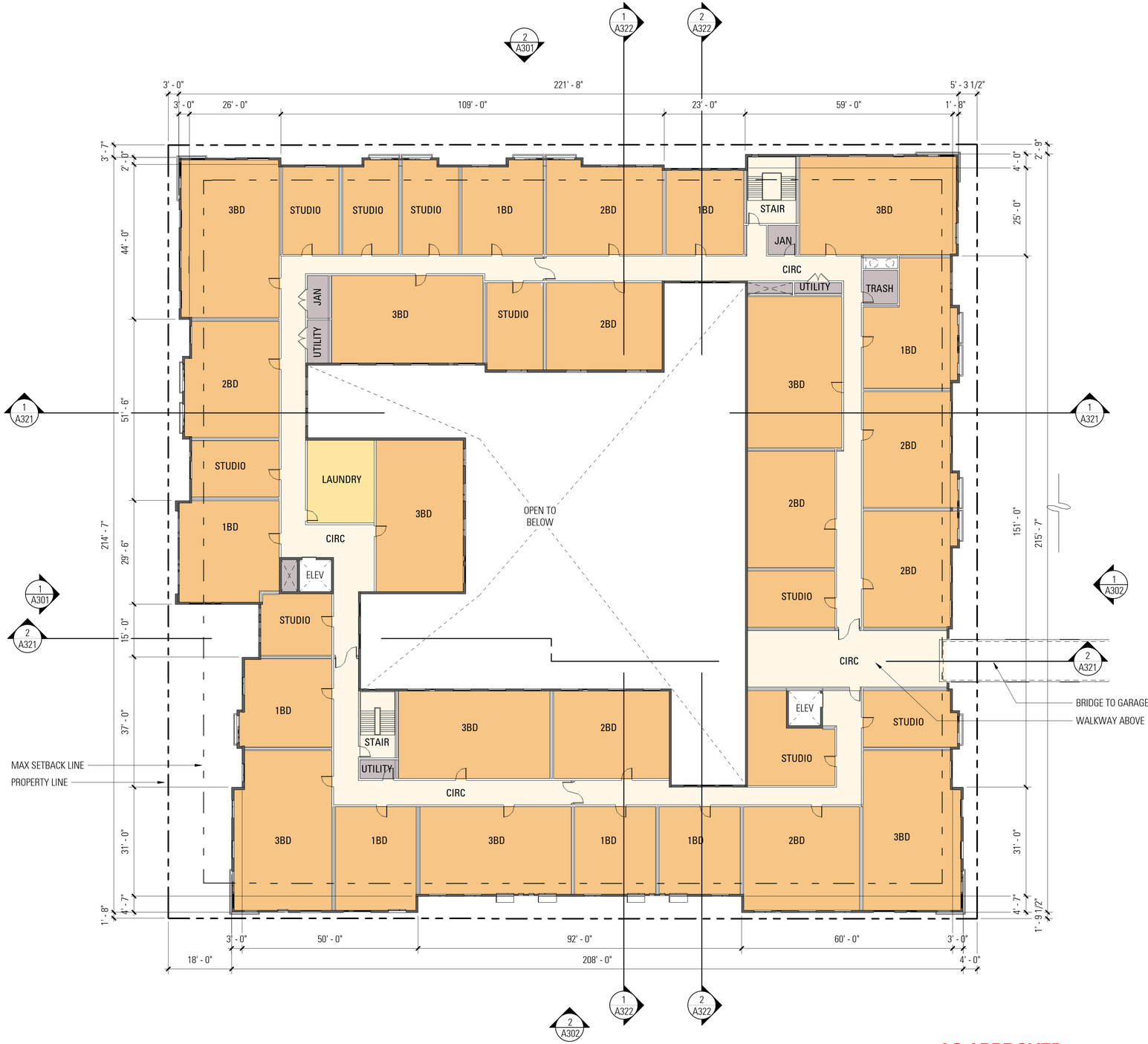
PROJECT NORTH TRUE NORTH

KIKU CROSSING
SAN MATEO, CA

FLOOR PLAN - LEVEL 04 - HOUSING BLOCK

03/30/21	17009	BAR architects	MidPen HOUSING	A204

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FLOOR AREA LEGEND

	AMENITY	476.1 SF
	CIRC	5,442.1 SF*
	UNIT	28,046.9 SF
	UTILITY	564.4 SF

TOTAL NET FLOOR AREA
34,529.4 SF

*ELEVATOR AND STAIR SHAFTS ABOVE GRADE EXEMPT FROM AREA, SEE SHEETS G002 & G512

1 A205 **FLOOR PLAN - LEVEL 05 - HOUSING BLOCK**
1/16" = 1'-0"

AS APPROVED

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

PROJECT NORTH TRUE NORTH

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DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

FLOOR PLAN - LEVEL 05 - HOUSING BLOCK

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FLOOR AREA LEGEND

	CIRC	5,491.4 SF*
	UNIT	24,777.3 SF
	UTILITY	817.6 SF

TOTAL NET FLOOR AREA
31,086.2 SF

*ELEVATOR AND STAIR SHAFTS ABOVE GRADE EXEMPT FROM AREA, SEE SHEETS G002 & G512

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1 A205 FLOOR PLAN - LEVEL 05 - HOUSING BLOCK ENTL

1/16" = 1'-0"

AS CURRENTLY PROPOSED

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

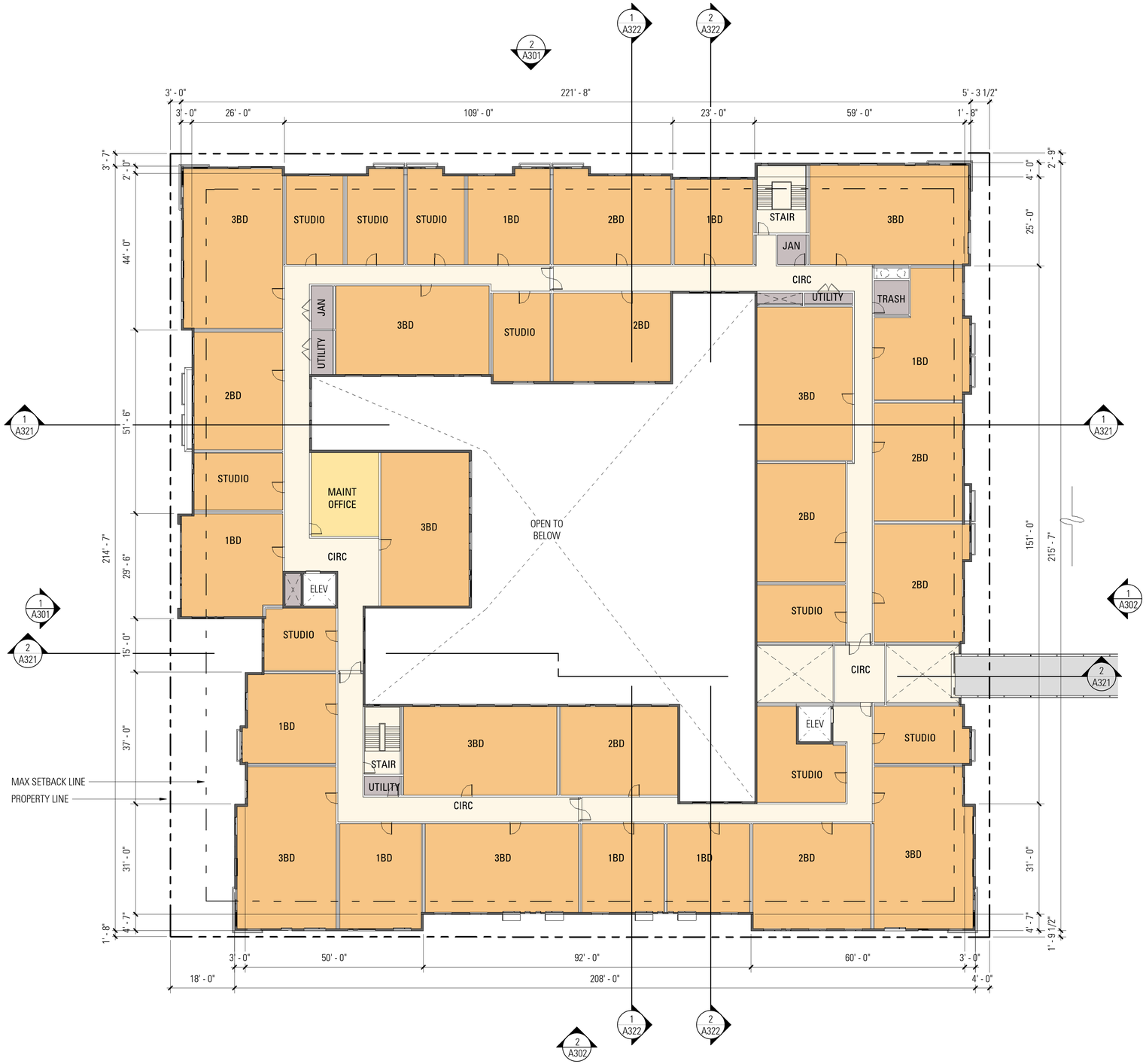
PROJECT NORTH TRUE NORTH

KIKU CROSSING
SAN MATEO, CA

FLOOR PLAN - LEVEL 05 - HOUSING BLOCK

03/30/21	17009	BAR architects	MidPen HOUSING	A205

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FLOOR AREA LEGEND

	AMENITY	476.1 SF
	CIRC	5,442.1 SF*
	UNIT	27,999.8 SF
	UTILITY	564.4 SF

TOTAL NET FLOOR AREA
34,482.4 SF

*ELEVATOR AND STAIR SHAFTS ABOVE GRADE EXEMPT FROM AREA, SEE SHEETS G002 & G512

1 A206 **FLOOR PLAN - LEVEL 06 - HOUSING BLOCK**
1/16" = 1'-0"

AS APPROVED

SCALE: 1/16" = 1'-0"

PROJECT NORTH

TRUE NORTH

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DOWNTOWN SAN MATEO OPPORTUNITY SITES
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FLOOR PLAN - LEVEL 06 - HOUSING BLOCK

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FLOOR AREA LEGEND

AMENITY	293.9 SF
CIRC	5,108.9 SF*
UNIT	24,744.7 SF
UTILITY	523.7 SF

TOTAL NET FLOOR AREA
30,671.2 SF

*ELEVATOR AND STAIR SHAFTS ABOVE GRADE EXEMPT FROM AREA, SEE SHEETS G002 & G512

1 A206 **FLOOR PLAN - LEVEL 06 - HOUSING BLOCK ENTL**
1/16" = 1'-0"

AS CURRENTLY PROPOSED

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

PROJECT NORTH TRUE NORTH

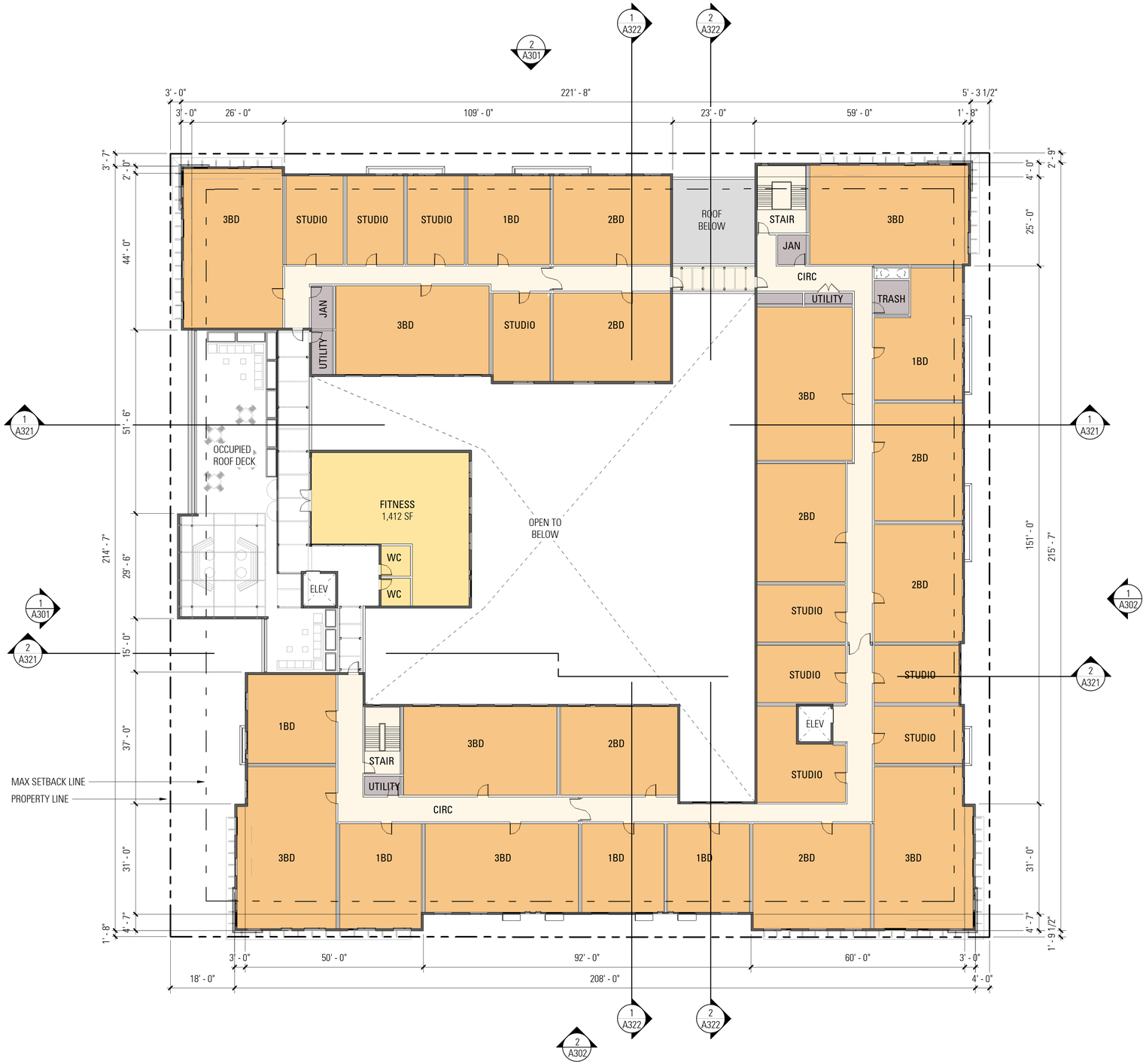
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3/24/2021 2:50:50 PM

KIKU CROSSING
SAN MATEO, CA

FLOOR PLAN - LEVEL 06 - HOUSING BLOCK

03/30/21	17009	BAR architects	MidPen HOUSING	A206

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FLOOR AREA LEGEND

	AMENITY	4,187.7 SF
	CIRC	3,418.6 SF*
	UNIT	24,307.8 SF
	UTILITY	568.4 SF

TOTAL NET FLOOR AREA
32,482.5 SF

*ELEVATOR AND STAIR SHAFTS ABOVE GRADE EXEMPT FROM AREA, SEE SHEETS G002 & G512

1 A207 **FLOOR PLAN - LEVEL 07 - HOUSING BLOCK**
1/16" = 1'-0"

AS APPROVED

SCALE: 1/16" = 1'-0"

PROJECT NORTH

TRUE NORTH

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DOWNTOWN SAN MATEO OPPORTUNITY SITES

SAN MATEO, CA

FLOOR PLAN - LEVEL 07 - HOUSING BLOCK

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FLOOR AREA LEGEND

AMENITY	2,417.8 SF
CIRC	4,769.4 SF*
UNIT	21,957.6 SF
UTILITY	264.3 SF

TOTAL NET FLOOR AREA
29,409.1 SF

*ELEVATOR AND STAIR SHAFTS ABOVE GRADE EXEMPT FROM AREA, SEE SHEETS G002 & G512

1 A207 **FLOOR PLAN - LEVEL 07 - HOUSING BLOCK ENTL**
1/16" = 1'-0"

AS CURRENTLY PROPOSED

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

PROJECT NORTH

TRUE NORTH

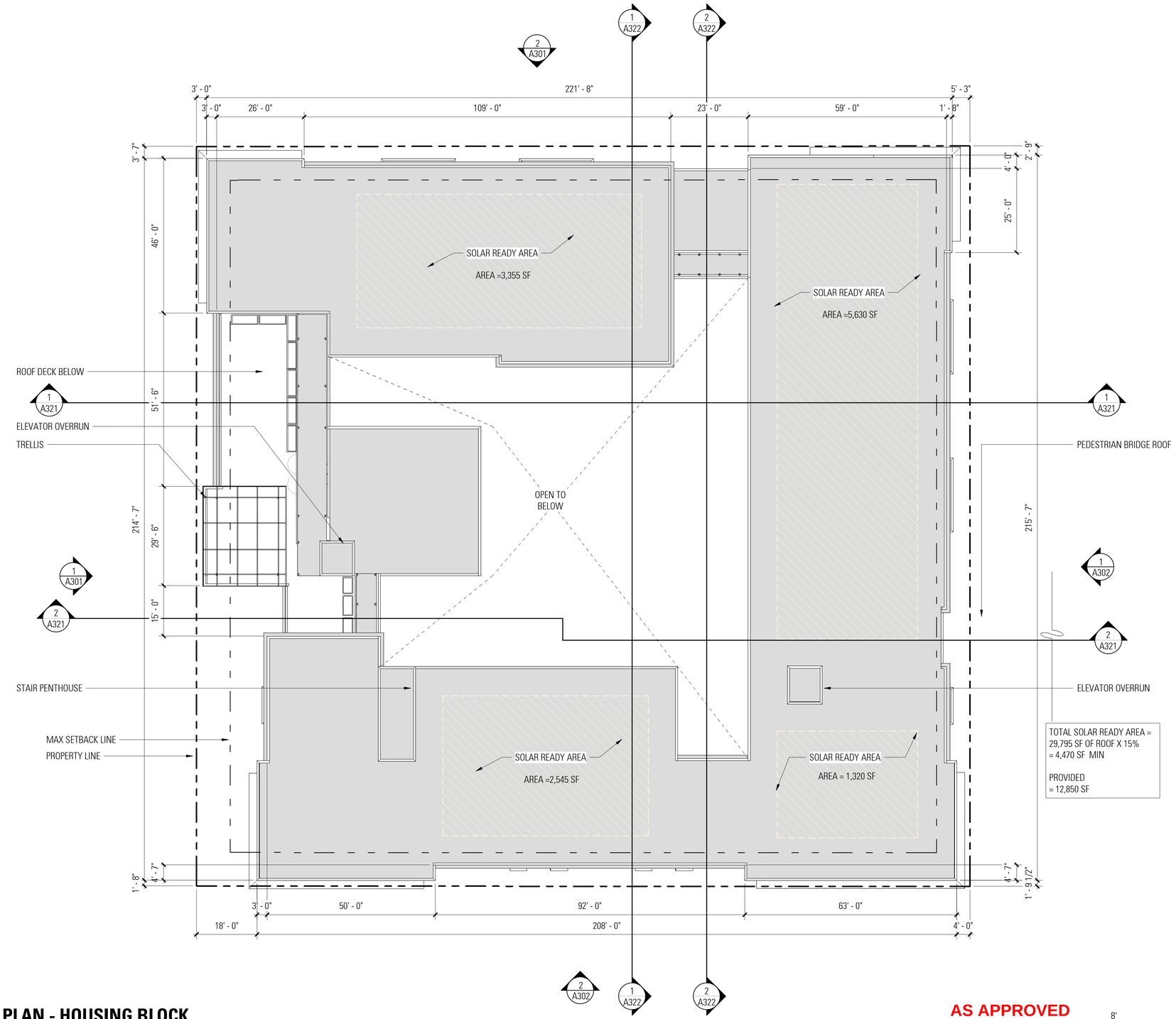
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KIKU CROSSING
SAN MATEO, CA

FLOOR PLAN - LEVEL 07 - HOUSING BLOCK

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1 A208 **ROOF PLAN - HOUSING BLOCK**
1/16" = 1'-0"

AS APPROVED

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

N PROJECT NORTH

N TRUE NORTH

6/15/2020 9:16:55 AM c:\0 REVIT\San Mateo Downtown - A_AJablonBEGBG.rvt

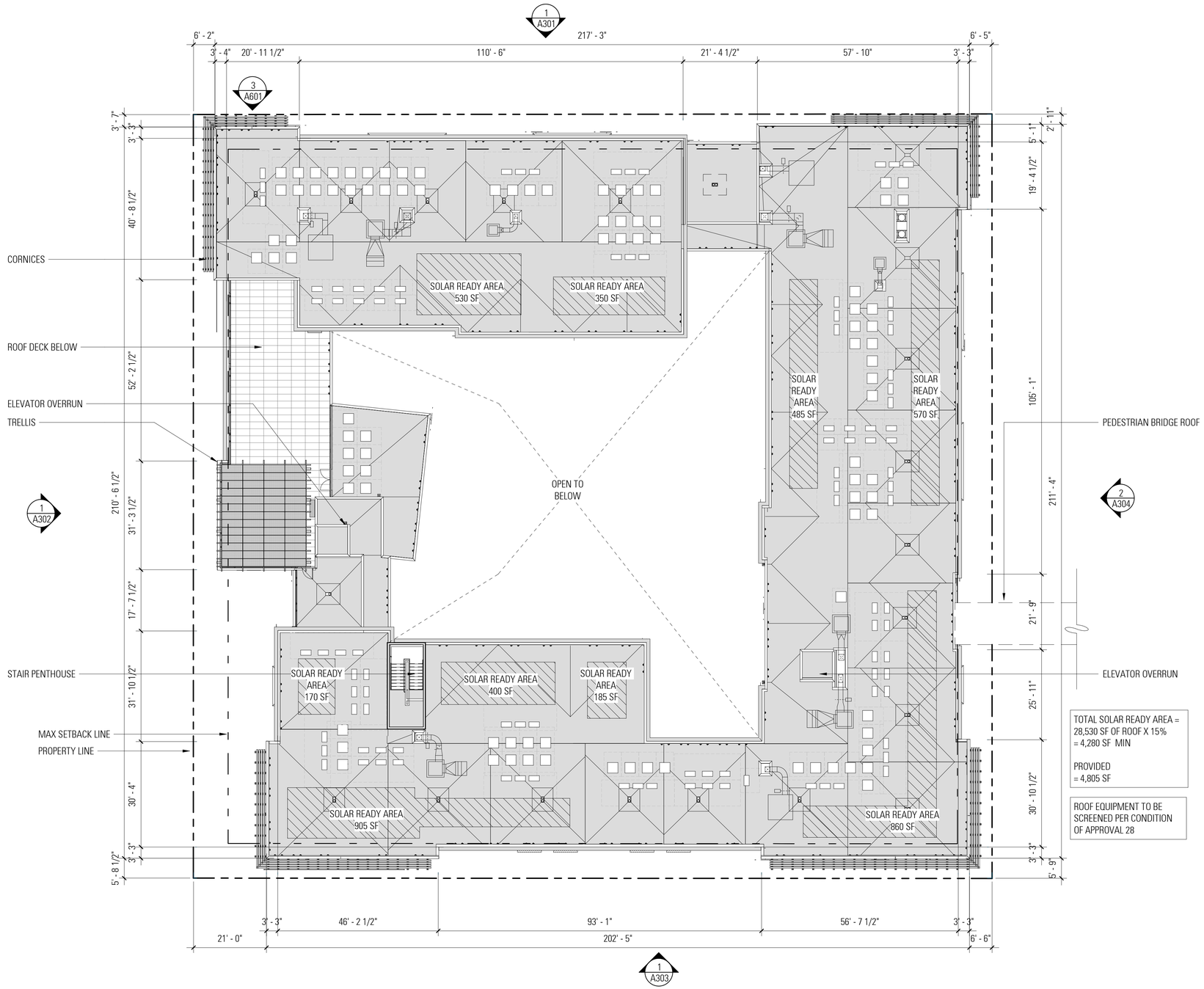
DOWNTOWN SAN MATEO OPPORTUNITY SITES

SAN MATEO, CA

ROOF PLAN - HOUSING BLOCK

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TOTAL SOLAR READY AREA =
28,530 SF OF ROOF X 15%
= 4,280 SF MIN

PROVIDED
= 4,805 SF

ROOF EQUIPMENT TO BE SCREENED PER CONDITION OF APPROVAL 28

1 A208 ROOF PLAN - HOUSING BLOCK ENTL

1/16" = 1'-0"

AS CURRENTLY PROPOSED

8' 32'
0 16' 48'
SCALE: 1/16" = 1'-0"

N PROJECT NORTH

N TRUE NORTH

BIM 360://Downtown San Mateo/San Mateo Downtown - A.rvt

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KIKU CROSSING

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ROOF PLAN - HOUSING BLOCK

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1 / A301 **EXTERIOR ELEVATION - NORTH - HOUSING BLOCK - STREET**

1/16" = 1'-0"

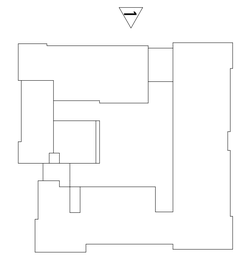
AS CURRENTLY PROPOSED



1 / A301 **EXTERIOR ELEVATION - NORTH - HOUSING BLOCK - STREET**

1/16" = 1'-0"

AS APPROVED





SCALE: 1/16" = 1'-0"

3/30/2021 12:05:52 PM BIM 360://Downtown San Mateo/San Mateo Downtown - A.rvt

KIKU CROSSING

SAN MATEO, CA

EXTERIOR ELEVATIONS - NORTH

03/30/21	17009	BAR architects	MidPen HOUSING	A301

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1 A303 **EXTERIOR ELEVATION - SOUTH - HOUSING BLOCK - STREET**

1/16" = 1'-0"

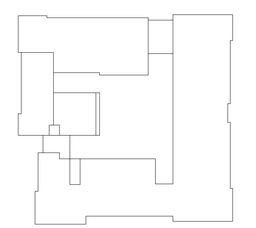
AS CURRENTLY PROPOSED



1 A303 **EXTERIOR ELEVATION - SOUTH - HOUSING BLOCK - STREET**

1/16" = 1'-0"

AS APPROVED



SCALE: 1/16" = 1'-0"

BIM 360://Downtown San Mateo/San Mateo Downtown - A.rvt

3/30/2021 12:48:21 PM

KIKU CROSSING

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EXTERIOR ELEVATIONS - SOUTH

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1 / A304 **EXTERIOR ELEVATION - EAST - HOUSING BLOCK - STREET**

1/16" = 1'-0"

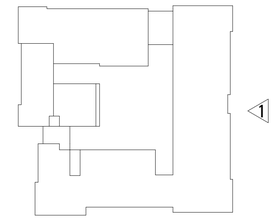
AS CURRENTLY PROPOSED



1 / A304 **EXTERIOR ELEVATION - EAST - HOUSING BLOCK - STREET**

1/16" = 1'-0"

AS APPROVED



0 8' 16' 32' 48'

SCALE: 1/16" = 1'-0"

BIM 360://Downtown San Mateo/San Mateo Downtown - A.rvt
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KIKU CROSSING

SAN MATEO, CA

EXTERIOR ELEVATIONS - EAST

03/30/21	17009	BAR architects	MidPen HOUSING	A304

MATERIAL LEGEND

MATERIAL KEY	DESCRIPTION
C-1	EXPOSED CONCRETE
C-2	SPLIT-FACE INTEGRAL COLOR CMU, THREE COLORS, COLOR BE SELECT BY ARCHITECT
C-3	PAINTED CEMENT PLASTER, COLOR TO BE SELECT BY ARCHITECT
MTL-1	MESH SCREEN
MTL-2	VENTILATED SCREEN PANEL
MTL-3	METAL SCREEN

KEYNOTE LEGEND

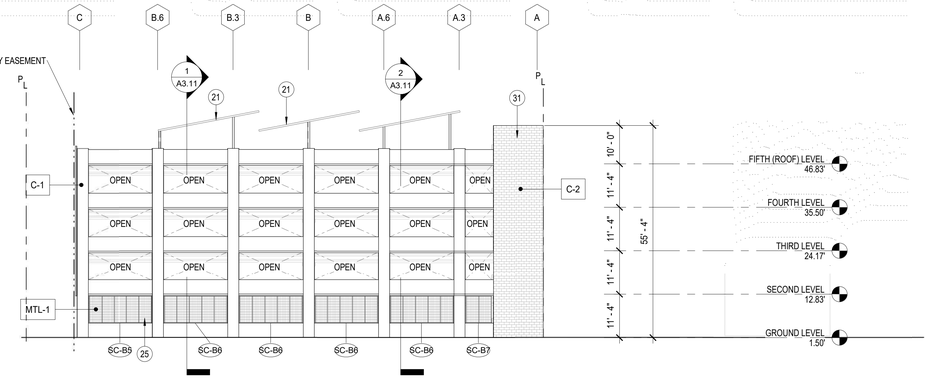
01	CONCRETE CRASH BARRIER WALL,
02	CONCRETE BEAM, SEE STRUCTURAL DRAWINGS
03	CONCRETE COLUMN, SEE STRUCTURAL
04	CONCRETE CORBEL
05	CONCRETE UPTURN BEAM, SEE STRUCTURAL DRAWINGS
06	FOUNDATION, SEE STRUCTURAL DRAWINGS
07	ELEVATOR PIT SLAB, SSD
08	ELEVATOR PIT WALL, SSD
09	ELEVATOR SUMP PIT, SEE DETAIL 10 / A4.30
10	RETANING WALL UNDER RAMP, SSD
11	FLOOR DRAIN, COORDINATE WITH PLUMBING DRAWING AND SEE DETAIL 9 / A7.01
12	TRENCH DRAIN, SEE DETAILS 1 / A7.01
13	SCUPPER DRAIN AND OVERFLOW DRAIN SEE DETAIL 12 / A7.01
14	FIRE EXTINGUISHER CABINET, TYPICAL SEE DETAIL13 / A7.01FOR TYPICAL LEVEL AND DETAIL FOR ROOF LEVEL 14 / A7.01
15	BARRIER BEAM, SEE DETAIL 3 / A7.01
16	VEHICULAR CABLE BARRIER RAIL, TYPICAL. SEE DETAIL 6 / A7.01
17	PAINTED METAL STAIR AND RAILING SYSTEM, SEE SHEET A4.20 AND A4.21
18	PAINTED METAL GUARDRAIL, SEE DETAILS ON SHEET A4.21
19	METAL CANOPY & ADDRESS SIGNAGE
20	PEDESTRIAN BRIDGE
21	PV PANEL AT ROOF
22	POTENTIAL PUBLIC ART LOCATION
23	SEISMIC JOINT COVER AT ELEVATOR
24	VERTICAL FACADE SCREENING ELEMENT
25	MESH SECURITY FENCE
26	VENTILATED FACADE SCREEN PANEL(S)
27	ENTRANCE SIGNAGE - TBD AT A LATER DATE
28	6" BOLLARD, TYPICAL, SEE DETAIL 1 / A7.01
29	TRUNCATED DOME TILE, SEE DETAIL 13 / A10.20
30	WATERPROOFING
31	CONTINUOUS CMU GARAGE WALL, SSD FOR ADDTIONAL INFO
32	SEURITY FENCE
33	ELEVATOR PIT LADDER, SEE DETAIL 11 / A4.30
34	PAINTED METAL GATE, SEE DETAIL 1 / A5.01
35	PARKING SECURITY GATE FOR PRIVATE RESIDENTIAL ACCESS
36	PARKING PAYMENT MACHINE
37	BOLT THROUGH BOLLARD, SEE DETAIL 5 / A7.01

KEYNOTE LEGEND

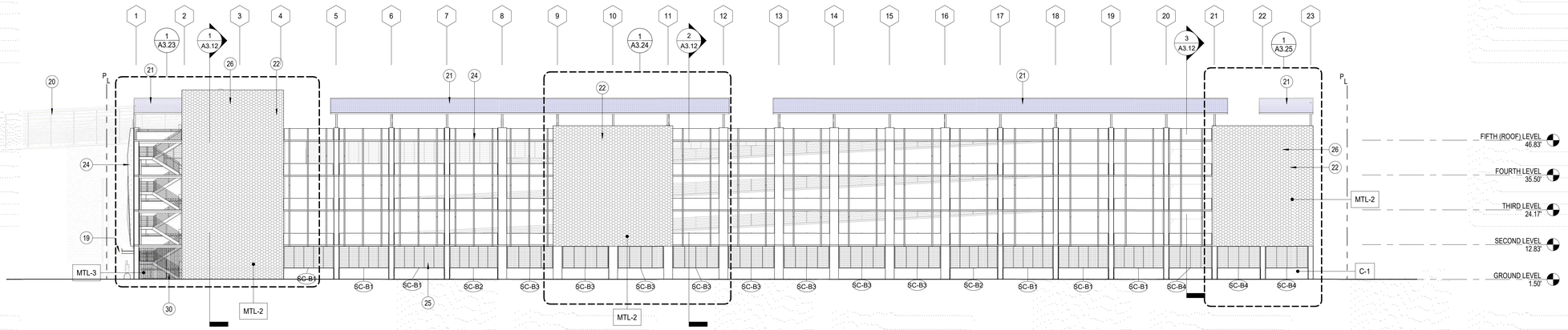
38	BLUE PHONE
39	ELEVATOR TWO WAY COMMUNICATON SYSTEM, SEE DETAIL 2 / A4.30
40	PAINTED GUARDRAIL ON CRASHWALL, SEE DETAIL
41	ELEVATOR LOBBY ROOF
42	ELASTOMERIC COATING OVER ROOM BELOW - EXTEND 12" PASS WALLS OF ROOMS BELOW AND RETURN UP 6" AT WALLS AND COLUMNS.
43	ROOF AND OVERFLOW DRAIN, SEE DETAIL 1 / A7.02 AND 2 / A7.02
44	ROOF SEISMIC JOINT
45	4" CONCRETE PAD, COORDINATION SIZE WITH EQUIPMENT REQUIREMENTS

SHEET NOTE

1. FLOOR ELEVATIONS SHOWN ARE TO THE TOP OF STRUCTURAL SLAB UNLESS OTHERWISE NOTED.
2. COORDINATE STRUCTURAL WITH SPRINKLER DESIGN AND LAYOUT. PROVIDE SLEEVE LOCATION(S) AS NECESSARY.



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

AS APPROVED

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Revision	Date

Date	11/20/20
Project No.	20357
Drawn By	LD
Checked By	RNN/DT
Scale	As indicated

100% SD

NOT FOR CONSTRUCTION

Drawing Title:

BUILDING ELEVATIONS

Drawing No.

A3.02

Plot Date: 11/20/2020 10:01:48 AM
A3.02 @ R:\M SKC\Downtown San Mateo Parking Structure Revit\

MATERIAL LEGEND

MATERIAL KEY	DESCRIPTION
C-1	EXPOSED CONCRETE
C-2	SPLIT-FACE INTEGRAL COLOR CMU; TWO COLORS, COLOR BE SELECT BY ARCHITECT
C-3	PAINTED CEMENT PLASTER, COLOR TO BE SELECT BY ARCHITECT
MTL-1	MESH SCREEN
MTL-2	VENTILATED SCREEN PANEL
MTL-3	METAL SCREEN

KEYNOTE LEGEND

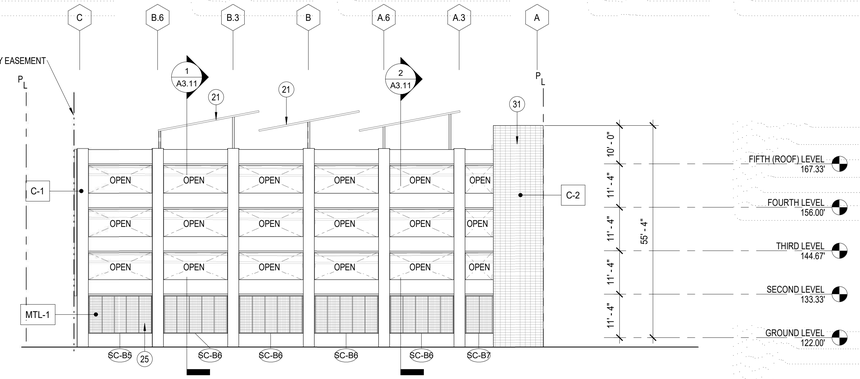
01	CONCRETE CRASH BARRIER WALL,
02	CONCRETE BEAM, SEE STRUCTURAL DRAWINGS
03	CONCRETE COLUMN, SEE STRUCTURAL
04	CONCRETE CORBEL
05	CONCRETE UPTURN BEAM, SEE STRUCTURAL DRAWINGS
06	FOUNDATION, SEE STRUCTURAL DRAWINGS
07	ELEVATOR PIT SLAB, SSD
08	ELEVATOR PIT WALL, SSD
09	ELEVATOR LOBBY CANOPY ROOF,
10	RETANING WALL UNDER RAMP, SSD
11	FLOOR DRAIN, COORDINATE WITH PLUMBING DRAWING AND SEE DETAIL 9 / A7.01
12	TRENCH DRAIN, SEE DETAILS / A7.01
13	SCUPPER DRAIN AND OVERFLOW DRAIN SEE DETAIL 12 / A7.01
14	FIRE EXTINGUISHER CABINET, TYPICAL SEE DETAIL13 / A7.01FOR TYPICAL LEVEL AND DETAIL FOR ROOF LEVEL 14 / A7.01
15	BARRIER BEAM, SEE DETAIL 3 / A7.01
16	VEHICULAR CABLE BARRIER RAIL, TYPICAL. SEE DETAIL 6 / A7.01
17	PAINTED METAL STAIR AND RAILING SYSTEM, SEE SHEET A4.20 AND A4.21
18	PAINTED METAL GUARDRAIL, SEE DETAILS ON SHEET A4.21
19	METAL CANOPY & ADDRESS SIGNAGE
20	PEDESTRIAN BRIDGE
21	ROOF CANOPY AT ROOF
22	ELECTRICAL CHARGING STATION
23	SEISMIC JOINT COVER AT ELEVATOR
24	VERTICAL FACADE SCREENING ELEMENT
25	MESH SECURITY FENCE
26	VENTILATED FACADE SCREEN PANEL(S) WITH POTENTIAL PUBLIC ART
27	ENTRANCE SIGNAGE - TBD AT A LATER DATE
28	6" BOLLARD, TYPICAL, SEE DETAIL 1 / A7.01
29	TRUNCATED DOME TILE, SEE DETAIL 13 / A10.20
30	WATERPROOFING
31	CONTINUOUS CMU GARAGE WALL, SSD FOR ADDTIONAL INFO
32	SEURITY FENCE
33	ELEVATOR PIT LADDER, SEE DETAIL 11 / A4.30
34	PAINTED METAL GATE, SEE DETAIL 1 / A5.01
35	PARKING SECURITY GATE FOR PRIVATE RESIDENTIAL ACCESS
36	PARKING PAYMENT MACHINE
37	BOLT THROUGH BOLLARD, SEE DETAIL 5 / A7.01

KEYNOTE LEGEND

38	KNOX BOX
39	ELEVATOR TWO WAY COMMUNICATON SYSTEM, SEE DETAIL 2 / A4.30
40	PAINTED GUARDRAIL ON CRASHWALL, SEE DETAIL
41	CAR COUNTING SYSMTE DYNAMIC SIGNAGE
42	ELASTOMERIC COATING OVER ROOM BELOW - EXTEND 12" PASS WALLS OF ROOMS BELOW AND RETURN UP 6" AT WALLS AND COLUMNS.
43	ROOF AND OVERFLOW DRAIN, SEE DETAIL 1 / A7.02 AND 2 / A7.02
44	ROOF SEISMIC JOINT
45	4" CONCRETE PAD, COORDINATION SIZE WITH EQUIPMENT REQUIREMENTS
46	ELEVATOR HOISTWAY BEAM

SHEET NOTE

1. FLOOR ELEVATIONS SHOWN ARE TO THE TOP OF STRUCTURAL SLAB UNLESS OTHERWISE NOTED.
2. COORDINATE STRUCTURAL WITH SPRINKLER DESIGN AND LAYOUT. PROVIDE SLEEVE LOCATION(S) AS NECESSARY.



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

AS CURRENTLY PROPOSED

FIFTH AVE. PARKING GARAGE

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Telephone 510 473 0300
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Fax 510 473 0310

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Revision	Date

Date	03/01/21
Project No.	20357
Drawn By	LD
Checked By	RNN/DT
Scale	As indicated

DD PROGRESS SET

NOT FOR CONSTRUCTION

Drawing Title:

BUILDING ELEVATIONS

Drawing No.

A3.02

Pr_ns, 4/6/2021 2:54:17 PM A3.02 R:\M_365_Projects_Sold Motion Parking Structure_Mark.rvt

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1 A334 **EXTERIOR ELEVATION - WEST - EXTERIOR MATERIALS**
1/16" = 1'-0"

6/15/2020 9:17:26 AM c:\0 REVIT\San Mateo Downtown - A_AJalaliane@EG95.rvt

AS APPROVED

DOWNTOWN SAN MATEO OPPORTUNITY SITES

SAN MATEO, CA

MATERIAL BOARD

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1 / A334 **EXTERIOR ELEVATION - WEST - EXTERIOR MATERIALS**

1/16" = 1'-0"

AS CURRENTLY PROPOSED

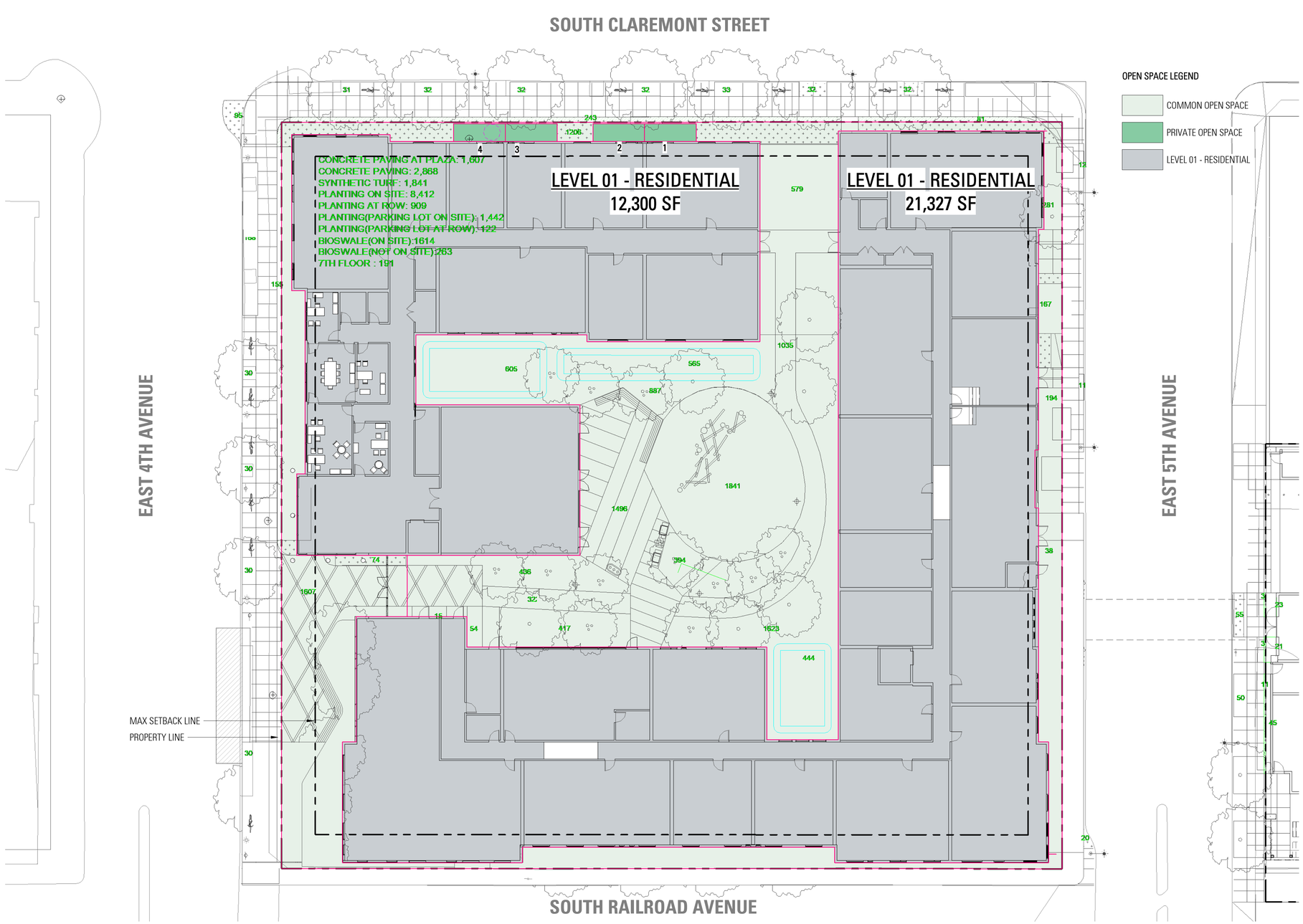
DOWNTOWN SAN MATEO OPPORTUNITY SITES

SAN MATEO, CA

MATERIAL BOARD

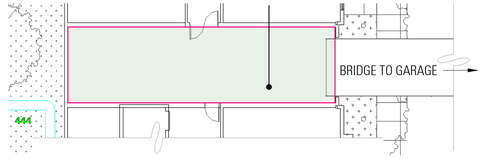
04/26/21	17009	BAR architects	MidPen HOUSING	A334

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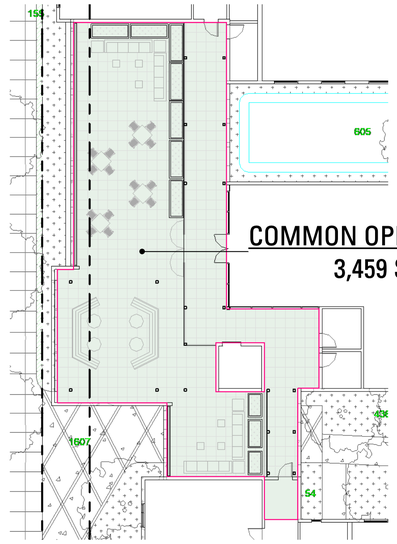


1 A511 **LEVEL 01 - OPEN SPACE DIAGRAM**
1/16" = 1'-0"

COMMON OPEN SPACE
904 SF



2 A511 **LEVEL 05 - OPEN SPACE DIAGRAM**
1/16" = 1'-0"



3 A511 **LEVEL 07 - OPEN SPACE DIAGRAM**
1/16" = 1'-0"

OPEN SPACE AREAS		
LEVEL	NAME	AREA
LEVEL 05	COMMON OPEN SPACE	904 SF
LEVEL 07	COMMON OPEN SPACE	3,459 SF
LEVEL 01(121.5' DATUM)	COMMON OPEN SPACE	16,641 SF
3		21,004 SF
LEVEL 01(121.5' DATUM)	PRIVATE OPEN SPACE	80 SF
LEVEL 01(121.5' DATUM)	PRIVATE OPEN SPACE	80 SF
LEVEL 01(121.5' DATUM)	PRIVATE OPEN SPACE	80 SF
LEVEL 01(121.5' DATUM)	PRIVATE OPEN SPACE	80 SF
4		320 SF
Grand total: 7		21,323 SF

OPEN SPACE TABULATION

TOTAL NUMBER OF UNITS: **225**
UNITS W/ PRIVATE OPEN SPACE (80sf MIN) = **4**
UNITS W/O QUALIFIED OPEN SPACE = 225 - 4 = **221**
REQUIRED COMMON OPEN SPACE: 221 UNITS x (80sf x 1.5) = 26,520 sf

TOTAL COMMON OPEN SPACE PROVIDED = **21,323 SF** < 26,520 sf

AS APPROVED

PROJECT NORTH TRUE NORTH

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DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

OPEN SPACE DIAGRAM

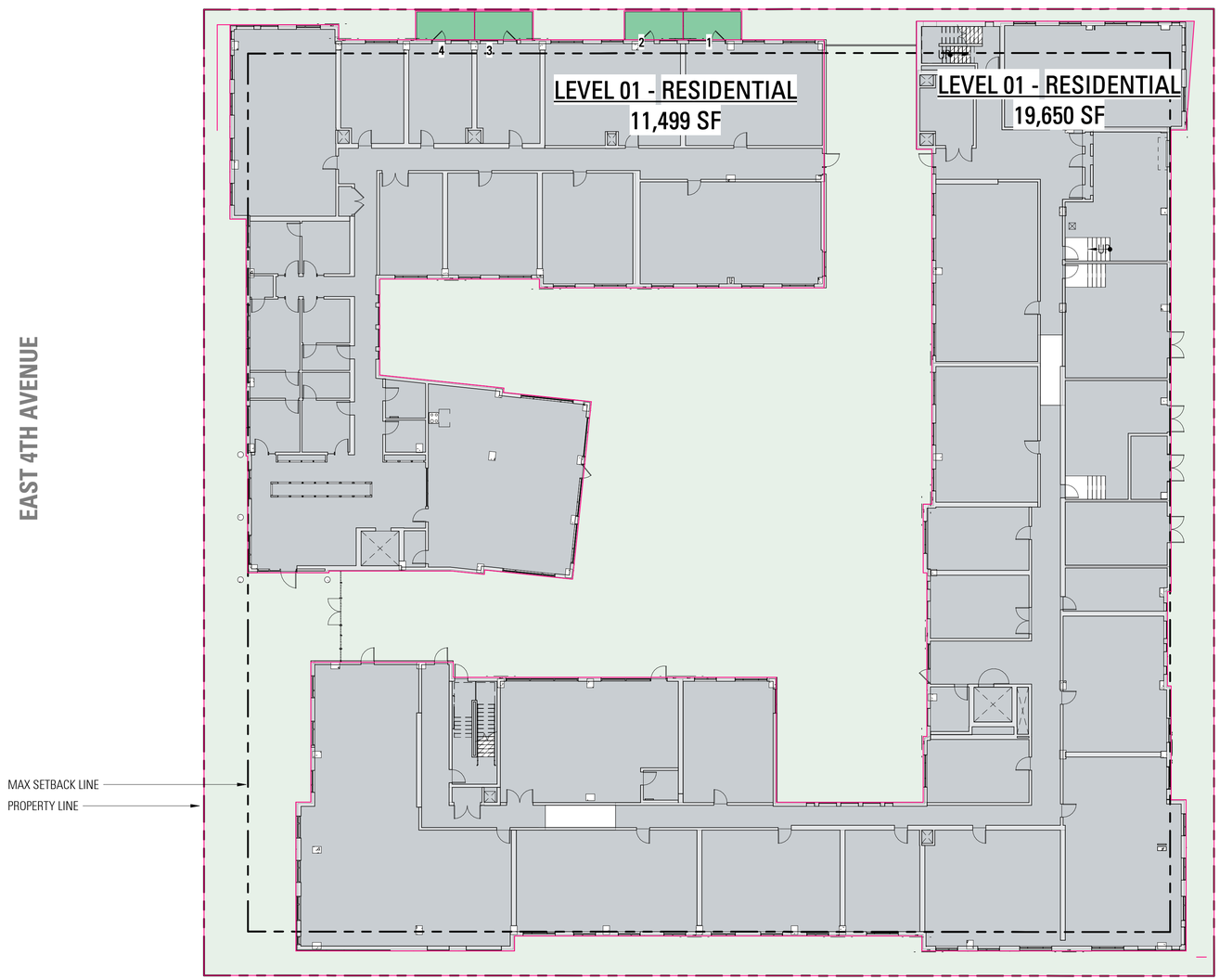
06.15.20 | 17009 | BAR architects | MidPen HOUSING | A511

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SOUTH CLAREMONT STREET

EAST 4TH AVENUE

EAST 5TH AVENUE



SOUTH RAILROAD AVENUE

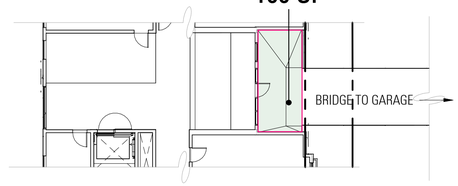
COMMON OPEN SPACE

PRIVATE OPEN SPACE

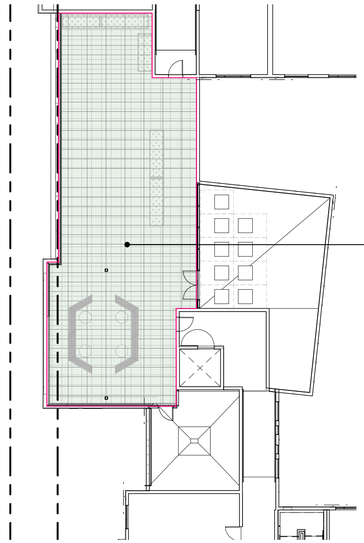
LEVEL 01 - RESIDENTIAL

3 / A511 LEVEL 01 - OPEN SPACE DIAGRAM
1/16" = 1'-0"

COMMON OPEN SPACE
199 SF



2 / A511 LEVEL 05 - OPEN SPACE DIAGRAM
1/16" = 1'-0"



1 / A511 LEVEL 07 - OPEN SPACE DIAGRAM
1/16" = 1'-0"

OPEN SPACE AREAS		
LEVEL	NAME	AREA
LEVEL 05	COMMON OPEN SPACE	199 SF
LEVEL 07	COMMON OPEN SPACE	2,276 SF
LEVEL 01b (121.5')	COMMON OPEN SPACE	19,086 SF
3		21,561 SF
LEVEL 01b (121.5')	PRIVATE OPEN SPACE	88 SF
LEVEL 01b (121.5')	PRIVATE OPEN SPACE	88 SF
LEVEL 01b (121.5')	PRIVATE OPEN SPACE	88 SF
LEVEL 01b (121.5')	PRIVATE OPEN SPACE	88 SF
4		353 SF
TOTAL: 7		21,914 SF

OPEN SPACE TABULATION

TOTAL NUMBER OF UNITS: **225**
UNITS W/ PRIVATE OPEN SPACE (80sf MIN) = **4**
UNITS W/O QUALIFIED OPEN SPACE = 225 - 4 = **221**
REQUIRED COMMON OPEN SPACE: 221 UNITS x (80sf x 1.5) = 26,520 sf

TOTAL COMMON OPEN SPACE PROVIDED = **21,914 SF** < 26,520 sf

AS CURRENTLY PROPOSED

N PROJECT NORTH

N TRUE NORTH

BIM 360://Downtown San Mateo/San Mateo Downtown - A.rvt

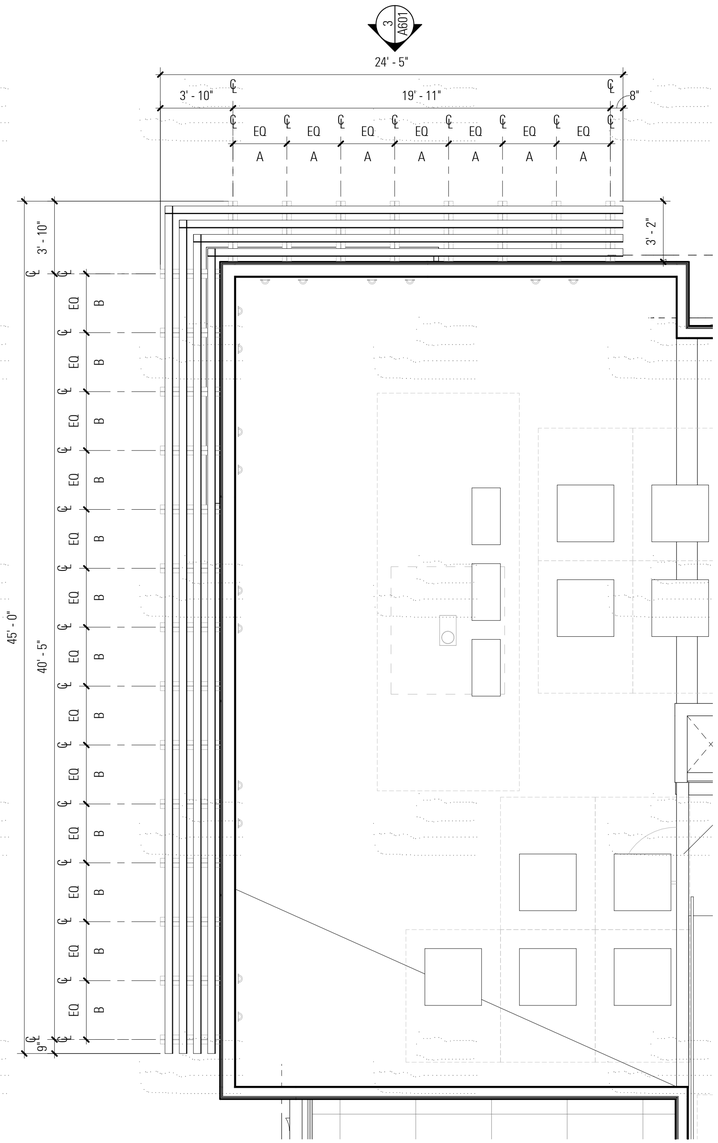
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KIKU CROSSING
SAN MATEO, CA

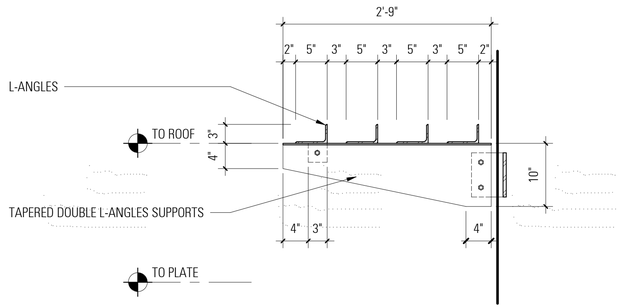
OPEN SPACE DIAGRAM

03/30/21 | 17009 | BAR architects | MidPen HOUSING | A511

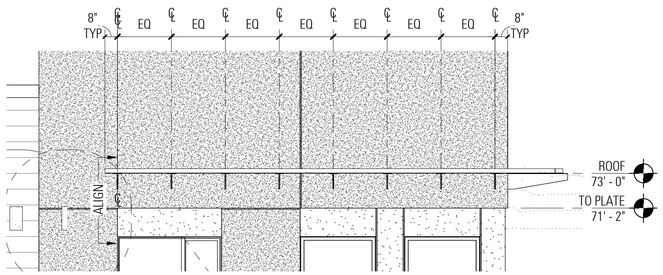
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5 A601 CORNICE - PLAN VIEW (NW Corner)
1/4" = 1'-0"



4 A601 TYP CORNICE - ENLARGED SECTION
1" = 1'-0"



3 A601 CORNICE - ENLARGED ELEVATION (NW Corner)
1/4" = 1'-0"



2 A601 CORNICE - AXON VIEW (NW Corner)



1 A601 CORNICE - AXON VIEW (NW Corner)

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EXTERIOR ELEVATIONS - CORNICE

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4 A602 **CORNICE - AXON VIEW (NW Corner) - ABOVE**



2 A602 **CORNICE - AXON VIEW (NW Corner) - STREET**



3 A602 **CORNICE - AXON VIEW (NW Corner) - ABOVE**



1 A602 **CORNICE - AXON VIEW (NW Corner) - STREET**

AS CURRENTLY PROPOSED

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KIKU CROSSING
SAN MATEO, CA

EXTERIOR ELEVATIONS - CORNICE

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