KIKU CROSSING
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
04/16/21 ENTITLEMENT SUBMITTAL - 7 STORY HOUSING BLOCK
03/30/21 ENTITLEMENT RESUBMITTAL - 7 STORY HOUSING BLOCK
04/26/21 ENTITLEMENT SUBMITTAL - 7 STORY HOUSING BLOCK

PROJECT TEAM

ARCHITECT: BAR ARCHITECTS
901 BATTERY STREET, SUITE 300
SAN FRANCISCO, CA 94111
415-293-5700
PATRICIA CENTENO
PCENTENO@BARARCH.COM

OWNER: MP DOWNTOWN SAN MATEO ASSOCIATES, LP
303 VINTAGE PARK DR, SUITE 250
FOSTER CITY, CA 94404
650-357-9766
MOLLIE NABER
MOLLIE.NABER@MIDPEN-HOUSING.ORG

CIVIL ENGINEER: EMERALD CITY ENGINEERS, INC
21705 HIGHWAY
LYNWOOD, WA 98036
425-741-1200
JOHN TOMAN
JTOMAN@EMERALDCITYENG.COM

LANDSCAPE ARCHITECT: MILLER COMPANY LANDSCAPE ARCHITECTS
1585 FOLSOM STREET
SAN FRANCISCO, CA 94103
415-252-7288
MAYA NAGASAKA
NAGASAKA@MILLERCOMP.COM

STRUCTURAL ENGINEER: KPFF
45 FREMONT STREET, 28TH FLOOR
SAN FRANCISCO, CA 94105
415-989-1004
DAVID ROSSI
DAVID.ROSSI@KPFF.COM

MECHANICAL ENGINEER: EMERALD CITY ENGINEERS, INC
21705 HIGHWAY
LYNWOOD, WA 98036
425-741-1200
JOHN TOMAN
JTOMAN@EMERALDCITYENG.COM

ELECTRICAL ENGINEER: EMERALD CITY ENGINEERS, INC
21705 HIGHWAY
LYNWOOD, WA 98036
425-741-1200
ADAM FRENCH
AFRENCH@EMERALDCITYENG.COM

ACOUSTICAL ENGINEER: RGD ACOUSTICS, INC
22 PELICAN WAY, SUITE 100
SAN RAFAEL, CA 94901
415-464-0150
HAROLD GOLDBERG
HGOLDBERG@RGDACOUSTICS.COM

OWNER:
MP DOWNTOWN SAN MATEO ASSOCIATES, LP
303 VINTAGE PARK DR, SUITE 250
FOSTER CITY, CA 94404
650-357-9766
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ACOUSTICAL ENGINEER:
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22 PELICAN WAY, SUITE 100
SAN RAFAEL, CA 94901
415-464-0150
HAROLD GOLDBERG
HGOLDBERG@RGDACOUSTICS.COM
#7: UCD work and easement required. CAN MOVE BOX TOWARD BLDG BUT WILL STILL ENCLOSE SIDEWALK.

- Bay projections at levels 1 - 5 height is between 20'-21' above sidewalk elevation. Bays projections cannot encroach over UCD boxes.

- Doors required to swing out 1. Required by code.

- Door swing can encroach UCD Work Space and easement.

- Door swing can encroach UCD Work Space and easement.

- Door swing can encroach UCD Work Space and easement.

- Door swing can encroach UCD Work Space and easement.

- Door swing can encroach UCD Work Space and easement.

- Door swing can encroach UCD Work Space and easement.

- Door swing can encroach UCD Work Space and easement.

- Door swing can encroach UCD Work Space and easement.
DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

APPLICABLE CODES & REGULATIONS

1. CALIFORNIA CODE OF REGULATIONS, TITLE 24, PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION:
   • PART 9, "2019 CALIFORNIA FIRE CODE" (CFC)
   • PART 6, "2019 CALIFORNIA ENERGY CODE"
   • PART 5, "2019 CALIFORNIA PLUMBING CODE" (CPC)
   • PART 3, "2019 CALIFORNIA ELECTRICAL CODE" (CEC)

2. CITY OF SAN MATEO MUNICIPAL CODE

PROJECT MILESTONES

ENTITLEMENT APPLICATION - 5 STORY HOUSING BLOCK
ENTITLEMENT RESUBMITTED #1 09/04/2019
ENTITLEMENT RESUBMITTED #2 10/25/2019
ENTITLEMENT APPLICATION - 7 STORY HOUSING BLOCK
ENTITLEMENT RESUBMITTED #1 - RESPONSE TO DESIGN REVIEW COMMENTS 07/09/2019
ENTITLEMENT RESUBMITTED #2 07/10/2019

AS APPROVED
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 SQ FT (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 BIKE STORAGE FOR 288 BIKES.

BUILDING DENSITY ALLOWED: BASED ON CBD-S ALLOWANCES (NO DENSITY LIMITATIONS AS PROVIDED BY AB 1763)
BUILDING DENSITY PROPOSED: 225 / 2.41 ACRE = 93.36 DUs/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

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

BUILDING SETBACKS

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

BUILDING STREETS - PARKING BLOCK
NORTH (S CLAREMONT ST) 2' 11" (CLOSEST) / 10' 0" (FAR TEST)
EAST (E 5TH AVE) 8' 6" (CLOSEST) / 8' 6" (FAR TEST)
SOUTH (S RAILROAD AVE) 6' 6" (CLOSEST) / 9' 0" (FAR TEST)
WEST (E 4TH AVE) 6' 2" (CLOSEST) / 12' 6" (FAR TEST)

PROJECT INFORMATION

03/30/21
17009
BAR architects
MidPen
G001

AS CURRENTLY PROPOSED
## Parking Tabulation

### On-Site Stall Distribution

<table>
<thead>
<tr>
<th>Level</th>
<th>8'-6&quot; x 18&quot; MIN</th>
<th>9' x 18&quot; MIN</th>
<th>5' x 18&quot; MIN</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
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<td>0</td>
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<tr>
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<tr>
<td>2</td>
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<td>0</td>
</tr>
<tr>
<td>3</td>
<td>0</td>
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<tr>
<td>4</td>
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<td>0</td>
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</tr>
<tr>
<td>5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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</tbody>
</table>

### Residential Parking Stalls

<table>
<thead>
<tr>
<th>Level</th>
<th>8'-6&quot; x 18&quot; MIN</th>
<th>9' x 18&quot; MIN</th>
<th>5' x 18&quot; MIN</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
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<tr>
<td>2</td>
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<td>0</td>
</tr>
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<td>4</td>
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</tr>
<tr>
<td>5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Non-Residential Parking Stalls

<table>
<thead>
<tr>
<th>Level</th>
<th>8'-6&quot; x 18&quot; MIN</th>
<th>9' x 18&quot; MIN</th>
<th>5' x 18&quot; MIN</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
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<tr>
<td>1</td>
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<td>0</td>
</tr>
<tr>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>4</td>
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<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>5</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Bicycle Parking Calculations

<table>
<thead>
<tr>
<th>Type</th>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short term parking</td>
<td>0.80</td>
<td>1.20</td>
<td>1.30</td>
<td>2.30</td>
<td>2.50</td>
</tr>
<tr>
<td>Long term parking</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

---

## Building Area Tabulations

### Total Gross Area

<table>
<thead>
<tr>
<th>Level</th>
<th>Residential SF</th>
<th>Amenity SF**</th>
<th>Exempt SF***</th>
<th>Total Gross Area</th>
<th>Residential SF + Amenity SF + Exempt SF***</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>28,204.8</td>
<td>4,187.7</td>
<td>1,931.3</td>
<td>34,133.8</td>
<td>32,482.5</td>
</tr>
<tr>
<td>1</td>
<td>34,006.3</td>
<td>476.1</td>
<td>709.4</td>
<td>35,181.8</td>
<td>34,424.4</td>
</tr>
<tr>
<td>2</td>
<td>34,006.3</td>
<td>476.1</td>
<td>709.4</td>
<td>35,181.8</td>
<td>34,424.4</td>
</tr>
<tr>
<td>3</td>
<td>34,006.3</td>
<td>476.1</td>
<td>709.4</td>
<td>35,181.8</td>
<td>34,424.4</td>
</tr>
<tr>
<td>4</td>
<td>34,006.3</td>
<td>476.1</td>
<td>709.4</td>
<td>35,181.8</td>
<td>34,424.4</td>
</tr>
</tbody>
</table>

---

### Notes

- See Sheet E013 for breakdown of areas.
- Residential Amenity SF includes entry lobby, leasing office, community room, fitness room, maintenance offices, etc.
- Residential Exempted Area GSF excludes areas per the City of San Mateo Municipal Code Section 27.94.020.

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

## Garage Area Tabulations

<table>
<thead>
<tr>
<th>Level</th>
<th>Garage</th>
<th>Garbage GSF**</th>
<th>Exempt GSF***</th>
<th>Total GSF + Exempt GSF***</th>
<th>Total Gross Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>47,693.0</td>
<td>24,132.5</td>
<td>29,560.5</td>
<td>51,824.5</td>
<td>51,824.5</td>
</tr>
<tr>
<td>1</td>
<td>47,693.0</td>
<td>24,132.5</td>
<td>29,560.5</td>
<td>51,824.5</td>
<td>51,824.5</td>
</tr>
<tr>
<td>2</td>
<td>47,693.0</td>
<td>24,132.5</td>
<td>29,560.5</td>
<td>51,824.5</td>
<td>51,824.5</td>
</tr>
<tr>
<td>3</td>
<td>47,693.0</td>
<td>24,132.5</td>
<td>29,560.5</td>
<td>51,824.5</td>
<td>51,824.5</td>
</tr>
<tr>
<td>4</td>
<td>47,693.0</td>
<td>24,132.5</td>
<td>29,560.5</td>
<td>51,824.5</td>
<td>51,824.5</td>
</tr>
</tbody>
</table>

### Notes

- See Sheet E013 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 27.94.020.

### Exclusions include - Uncovered parking on Level 9, and elevator shafts and stairwells on all levels above ground level.

## Preliminary Unit Mix - 7 Story Scheme

<table>
<thead>
<tr>
<th>Level</th>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>7</td>
<td>6</td>
<td>33</td>
<td>21</td>
<td>63</td>
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<td>8</td>
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<td>21</td>
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<tr>
<td>2</td>
<td>9</td>
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<td>33</td>
<td>21</td>
<td>63</td>
</tr>
<tr>
<td>3</td>
<td>10</td>
<td>7</td>
<td>8</td>
<td>33</td>
<td>21</td>
</tr>
</tbody>
</table>

### Notes

- * Unit GSF includes exterior, corridor and party walls.
- ** As calculated in the Preliminary Building Area Tabulation.
**Parking Tabulation**

<table>
<thead>
<tr>
<th>Non-Residential Parking Stalls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level</td>
</tr>
<tr>
<td>-------</td>
</tr>
<tr>
<td>5'6&quot; x 18' MIN.</td>
</tr>
<tr>
<td>6' x 17' MIN.</td>
</tr>
<tr>
<td>9' x 18' MIN.</td>
</tr>
<tr>
<td>9' x 18' MIN.</td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
</tbody>
</table>

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

**Non-Residential Accessible Parking Calculations**

<table>
<thead>
<tr>
<th>Parking Stalls</th>
<th>Start count</th>
<th>Percent</th>
<th>Accessible Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Residential Accessible EVCS**</td>
<td>522</td>
<td>5%</td>
<td>26</td>
</tr>
<tr>
<td>Non-Residential equipped with level 2 EVCS***</td>
<td>522</td>
<td>5%</td>
<td>26</td>
</tr>
<tr>
<td><strong>Total Non-Residential Accessible Parking Required</strong></td>
<td>6</td>
<td>1%</td>
<td>52</td>
</tr>
</tbody>
</table>

**Non-Residential Electric Vehicle (EV) Parking Calculations**

<table>
<thead>
<tr>
<th>Parking Stalls</th>
<th>Start count</th>
<th>Percent</th>
<th>EV Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential EVCS</td>
<td>522</td>
<td>5%</td>
<td>26</td>
</tr>
<tr>
<td>Minimum Van EVCS</td>
<td>522</td>
<td>5%</td>
<td>26</td>
</tr>
<tr>
<td><strong>Total Residential EV Compliant Parking Required</strong></td>
<td>6</td>
<td>1%</td>
<td>52</td>
</tr>
</tbody>
</table>

**Residential Accessible Parking Calculation**

<table>
<thead>
<tr>
<th>Parking Stalls</th>
<th>Start count</th>
<th>Percent</th>
<th>Accessible Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Parking at 2% of stalls</td>
<td>104</td>
<td>1%</td>
<td>104</td>
</tr>
<tr>
<td>Minimum number of Standard Stalls</td>
<td>1</td>
<td>1%</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total Assigned Residential Accessible Parking Required</strong></td>
<td>6</td>
<td>1%</td>
<td>105</td>
</tr>
</tbody>
</table>

**Residential Electric Vehicle (EV) Parking Calculations**

<table>
<thead>
<tr>
<th>Parking Stalls</th>
<th>Start count</th>
<th>Percent</th>
<th>EV Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential EVCS</td>
<td>522</td>
<td>5%</td>
<td>26</td>
</tr>
<tr>
<td>Minimum Van EVCS</td>
<td>522</td>
<td>5%</td>
<td>26</td>
</tr>
<tr>
<td><strong>Total Residential EV Compliant Parking Required</strong></td>
<td>6</td>
<td>1%</td>
<td>52</td>
</tr>
</tbody>
</table>

**Bicycle Parking Calculations**

<table>
<thead>
<tr>
<th>Bike Parking*</th>
<th>Start Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Short term/12&quot;</td>
<td>3.18</td>
</tr>
<tr>
<td>Long term/24&quot;</td>
<td>68.80</td>
</tr>
<tr>
<td><strong>Total Bike Parking</strong></td>
<td>72.98</td>
</tr>
</tbody>
</table>

* Bike parking calculated per San Mateo Municipal code, 27.04.208

**Building Area Tabulations**

<table>
<thead>
<tr>
<th>Level</th>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level</td>
<td>19'-6&quot; x 24'-6&quot;</td>
<td>380 GSF typ.</td>
<td>2 BR</td>
<td>784 GSF typ.</td>
<td>1,029 GSF typ.</td>
</tr>
<tr>
<td>1</td>
<td>352</td>
<td>529</td>
<td>784</td>
<td>1,029</td>
<td>288</td>
</tr>
<tr>
<td>2</td>
<td>330</td>
<td>529</td>
<td>784</td>
<td>1,029</td>
<td>288</td>
</tr>
<tr>
<td>3</td>
<td>330</td>
<td>529</td>
<td>784</td>
<td>1,029</td>
<td>288</td>
</tr>
<tr>
<td>4</td>
<td>330</td>
<td>529</td>
<td>784</td>
<td>1,029</td>
<td>288</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AVERAGE UNIT SIZE</th>
<th>Residential GSF</th>
<th>Residential Exempt GSF</th>
<th>Residential Amenity GSF</th>
<th>Residential Gross Area</th>
<th>Residential Net Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Level 1</strong></td>
<td>352</td>
<td>529</td>
<td>784</td>
<td>1,029</td>
<td>288</td>
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<tr>
<td><strong>Level 2</strong></td>
<td>330</td>
<td>529</td>
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<tr>
<td><strong>Level 3</strong></td>
<td>330</td>
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<tr>
<td><strong>Level 4</strong></td>
<td>330</td>
<td>529</td>
<td>784</td>
<td>1,029</td>
<td>288</td>
</tr>
</tbody>
</table>

* This includes interior, exterior and party walls

**Total Gross Area**

| Total Non-Residential GSF | 1,029 |
| Total Residential GSF | 288 |

**Total Net Area**

| Total Non-Residential Net Area | 288 |
| Total Residential Net Area | 288 |

**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**

<table>
<thead>
<tr>
<th>Level</th>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>Total</th>
</tr>
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<tbody>
<tr>
<td><strong>Level 1</strong></td>
<td>352</td>
<td>529</td>
<td>784</td>
<td>1,029</td>
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</tr>
<tr>
<td><strong>Level 2</strong></td>
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<tr>
<td><strong>Level 3</strong></td>
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<td><strong>Level 4</strong></td>
<td>330</td>
<td>529</td>
<td>784</td>
<td>1,029</td>
<td>288</td>
</tr>
</tbody>
</table>

**AS CURRENTLY PROPOSED**
NOT INCLUDED IN SCOPE OF WORK SHOWN FOR REFERENCE ONLY

NOTES
1. All new hydrants shall be rim mounted, be of equivalent covering in 2½ inch and 3½ inch street. Each hydrant shall be capable of providing a minimum 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 before hydrant installation. A flow test shall be performed on the site. The construction shall ensure that the necessary water supply is maintained from stage to stage in the construction plan.

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 construction materials being placed around them.

4. All storm drain outlets surrounding and within the project site shall have the necessary number and size to divert the equivalent storm water runoff of the site. Construction is consistent with the water conservation and storm water pollution prevention program's C.5 requirements.

KEY NOTE
1. Existing utility structure to be adjusted to new trench grade.
2. Remove existing catch basin structure and connect to existing street storm drain line.
3. Proposed fire hydrant.
4. Remove existing fire hydrant.
5. Clean out.
6. Lean concrete fill shall be used for shortfill to protect from low finish grade damage.

ALWAYS KEEP A CONDITION OF APPROVAL, A TRENCH CAPTURE SYSTEM, AT WORKER, WILL BE REQUIRED AT THE COMPLETION OF THE UTILITIES INSTALLATION. THE SYSTEM SHALL MEET THE STATE WATER BOARD'S CONTROL SPREAD EROSION OF ALL UTILITY/STORM WATER CHANNELS/TOURNEG/EDGE IN THIS AREA.
LANDSCAPE PLAN - HOUSING BLOCK

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 BULLBUT
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. BIORETENTION PLANTER
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

SCALE: 1/16" = 1'-0"
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
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
LU Values for Trees Removed (onsite and offsite)

<table>
<thead>
<tr>
<th>#</th>
<th>Species</th>
<th>Palmate/Fronded</th>
<th>Bark</th>
<th>Caliper @</th>
<th>Condition</th>
<th>Location Value %</th>
<th>Location Value</th>
<th>PLI</th>
<th>DU %</th>
<th>LU Value</th>
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<tbody>
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<td>6</td>
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</table>

LU Values for Trees Preserved (onsite)

<table>
<thead>
<tr>
<th>#</th>
<th>Species</th>
<th>Palmate/Fronded</th>
<th>Bark</th>
<th>Caliper @</th>
<th>Condition</th>
<th>Location Value %</th>
<th>Location Value</th>
<th>PLI</th>
<th>DU %</th>
<th>LU Value</th>
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LU Values for Trees Removed (onsite and offsite)

<table>
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<th>#</th>
<th>Species</th>
<th>Palmate/Fronded</th>
<th>Bark</th>
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<tbody>
<tr>
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<tr>
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<td>4.70</td>
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</tbody>
</table>

Required Tree Planting Form (onsite only)

Required Tree Planting

Zoning Code, Section 27.75 - 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: 4,200 sq. ft. = 105 trees

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

Landscape unit (LU) value of trees to be removed from the Tree Evaluation Schedule: 50

Minimum LU value to be replaced and/or met through payment of an "in-lieu" fee paid to the city’s street tree planting fund: 308.55

Required new trees to be planted in lieu of new trees being proposed: 61

New Trees Being Planted

<table>
<thead>
<tr>
<th>Quantity</th>
<th>LU Value</th>
<th>Total LU Value</th>
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</thead>
<tbody>
<tr>
<td>61</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: 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 in (e) is not equal to 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 defined LU Value.

Required Tree Planting Fund

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

LU Value Deficit = (f) - (e)

LU Value Deficit Rate = 0.35

In-Lieu Fee = LU Value Deficit x Rate

The Planning Application Guide
SHADOW STUDY

KIKU CROSSING
SAN MATEO, CA

SUMMER 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"

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

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

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

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

AS CURRENTLY PROPOSED

03/30/21 17009 BAR architects A104

KIKU CROSSING
SAN MATEO, CA
17009

SUMMER 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"

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

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

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

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

OPEN TO
BELOW

FLOOR PLAN - LEVEL 06 - HOUSING BLOCK ENTL

AS CURRENTLY PROPOSED
TOTAL SOLAR READY AREA = 28,530 SF OF ROOF X 15% = 4,280 SF MIN PROVIDED = 4,805 SF
MATERIAL BOARD

EXTERIOR ELEVATION - WEST - EXTERIOR MATERIALS

- Cement Plaster
- Fiber Cement Siding
- Brick
- Fiber Cement Panel
- Wood Railing

EXTERIOR ELEVATION - WEST - EXTERIOR MATERIALS

DOWNTOWN SAN MATEO OPPORTUNITY SITES
SAN MATEO, CA

AS APPROVED

06.15.20  17009

MATERIAL BOARD

© 2020 BAR architects
CORNICE - PLAN VIEW (NW Corner)

CORNICE - AXON VIEW (NW Corner)

CORNICE - ENLARGED ELEVATION (NW Corner)

CORNICE - AXON VIEW (NW Corner)

TYP CORNICE - ENLARGED SECTION

AS CURRENTLY PROPOSED
KIKU CROSSING
SAN MATEO, CA

EXTERIOR ELEMENTS - CORNICE

CORNICE - AXON VIEW (NW Corner) - ABOVE
CORNICE - AXON VIEW (NW Corner) - STREET
CORNICE - AXON VIEW (NW Corner) - ABOVE
CORNICE - AXON VIEW (NW Corner) - STREET

AS CURRENTLY PROPOSED

BAR architects
MidPen Housing

03/30/21  17009