BAY MEADOWS PHASE II SPAR SUBMITTAL
PROJECT DESCRIPTION:

Mixed-Use Blocks 2 and 3

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

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

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

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

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

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

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

FORMAL PLANNING APPLICATION

SHEET NUMBER	SHEET NAME	ISSUED FOR REVIEW 09.25.2020	REVISION A: ISSUED FOR REVIEW 02.26.2021	REVISION B: ISSUED FOR REVIEW 04.16.2021
G00-00	COVER	X	X	X
G00-01	MU2 BUILDING RENDERINGS	X	X	X
G00.10	DEVELOPMENT PROJECT DATA & ZONING ANALYSIS	X	X	X
A1.00	OVERALL SITE PLAN	X	X	X
O-A0.10	MU2 ACCESSIBLE ROUTES	X	X	X
O-A0.11	MU2 OFFICE EXITING PLANS	X	X	X
O-A0.21	MU2 OFFICE PARKING - B3 AREA PLAN	X	X	X
O-A0.22	MU2 OFFICE PARKING - B2 AREA PLAN	X	X	X
O-A0.23	MU2 OFFICE PARKING - B1 AREA PLAN	X	X	X
O-A0.24	MU2 OFFICE - LEVEL 01 AREA PLAN	X	X	X
O-A0.25	MU2 OFFICE - LEVEL 02 AREA PLAN	X	X	X
O-A0.26	MU2 OFFICE - LEVEL 03 AREA PLAN	X	X	X
O-A0.27	MU2 OFFICE - LEVEL 04 AREA PLAN	X	X	X
O-A0.28	MU2 OFFICE - ROOF LEVEL AREA PLAN	X	X	X
O-A1.01	MU2 OFFICE PARKING - B3 PLAN	X	X	X
O-A1.02	MU2 OFFICE PARKING - B2 PLAN	X	X	X
O-A1.03	MU2 OFFICE PARKING - B1 PLAN	X	X	X
O-A1.04	MU2 OFFICE - LEVEL 01 PLAN	X	X	X
O-A1.04A	MU2 OFFICE - LEVEL 01 ALTERNATE PLAN	X		
O-A1.05	MU2 OFFICE - LEVEL 02 PLAN	X	X	X
O-A1.06	MU2 OFFICE - LEVEL 03 PLAN	X	X	X
O-A1.07	MU2 OFFICE - LEVEL 04 PLAN	X	X	X
O-A1.08	MU2 OFFICE - LOWER ROOF PLAN	X	X	X
O-A2.01	MU2 OFFICE – BUILDING ELEVATIONS	X	X	X
O-A2.02	MU2 OFFICE - BUILDING ELEVATIONS	X	X	X
O-A2.10	MU2 OFFICE - BUILDING SECTIONS	X	X	X
O-A2.20	MU2 OFFICE - EXTERIOR MATERIALS	X	X	X
C1.0.1	MU2 OVERALL SITE PLAN, LEGEND	X	X	X
C1.1.1	MU2 GRADING AND DRAINAGE PLAN	X	X	X
C1.1.2	MU2 SITE PRELIMINARY UTILITY PLAN	X	X	X
E1.1.1	SITE PRELIMINARY LIGHTING PLAN	X	X	X
E1.1.2	SITE PRELIMINARY PHOTOMETRIC LIGHTING PLAN	X	X	X
L1.0.1	ILLUSTRATIVE SITE PLAN	X	X	X
L1.1.0	MATERIALS SCHEDULE - SITE LEVEL	X	X	X
L1.1.1	LANDSCAPE MATERIAL AND PLANTING PLAN - SITE LEVEL	X	X	X
L1.1.1A	LANDSCAPE MATERIAL AND PLANTING PLAN - SITE LEVEL ALTERNATE	X		
L1.2.1	LAYOUT PLAN-SITE LEVEL	X	X	X
L1.3.0	PLANTING SCHEDULE - SITE LEVEL	X	X	X
L1.3.1	TREE PLANTING PLAN - SITE LEVEL	X	X	X
L3.1.0	VIEWS	X	X	X
L3.1.1	DETAILS	X	X	X

PROJECT DIRECTORY

OWNER

Bay Meadows Main Track Investors
Four Embarcadero Center, Suite 3300
San Francisco, CA 94111

OWNER'S REPRESENTATIVE

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Contact: Daniel Lam

CIVIL ENGINEER

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Email: www.arup.com
Contact: Jack Mong

LANDSCAPE ARCHITECT

CMG LANDSCAPE ARCHITECTURE
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Email: www.cmgsite.com
Contact: Nico Wright

LIGHTING DESIGNER

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

PARKING CONSULTANT

INTERNATIONAL PARKING DESIGN
560 14th Street, Suite 300, Oakland CA 94612
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Email: www.ipd-global.com
Contact: Raju Nandwana

WILSON MEANY

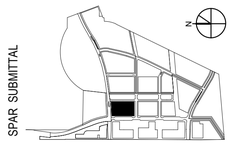
BAY MEADOWS LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 491910.000

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

COVER

MU2

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

G00-00

RENDERINGS REPRESENT BASELINE ARCHITECTURE ONLY. ADDITIONAL IMAGERY SHOWING SIGNAGE, FURNITURE AND OTHER ACTIVATION ELEMENTS TO BE PROVIDED PRIOR TO PLANNING COMMISION HEARING.

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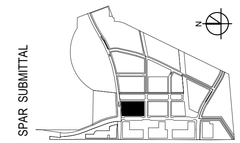
BAY MEADOWS LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 491910.000

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 BUILDING RENDERINGS

MU2

BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

G00-01

MU2 DEVELOPMENT PROJECT DATA

								REFERENCE
PLUMBING FIXTURE TABULATIONS:								
1. TABLE A: OCCUPANT LOAD FACTOR: OCCUPANCY: GROUP B, OFFICE OR PUBLIC BUILDINGS (AREA ACCESSIBLE TO THE PUBLIC), OCCUPANCY LOAD FACTOR: 200 OCCUPANCY: ASSEMBLY, OCCUPANCY LOAD FACTOR: 30								2019 CALIFORNIA PLUMBING CODE
2. PLUMBING FIXTURE CALCULATIONS PER TABLE 422.1, A-3 AND B OCCUPANCY:								
LEVEL	**OCCUPANT LOAD: GSF/200 OR GSF/30**							
	GSF**	**TOTAL**	**PER GENDER**		**WATER CLOSETS**	**URINALS**	**LAVATORIES**	**DRINKING FOUNTAINS**
FUTURE ROOF TERRACE (A-3)	4,751 SF	159 OCC	**MALE**	80	1 REQ.	1 REQ.	1 REQ.	1 REQ.
			FEMALE	80	3 REQ.	NA.	1 REQ.	
LEVEL 4 OFFICE** (B)**	36,995 SF	185 OCC	**MALE**	93	2 REQ.	1 REQ.	2 REQ.	2 REQ
			FEMALE	93	4 REQ.	NA.	2 REQ.	
LEVEL 4 TERRACE (A-3)	3,197 SF	107 OCC	**MALE**	54	1 REQ.	1 REQ.	1 REQ.	1 REQ
			FEMALE	54	3 REQ.	NA.	1 REQ.	
LEVEL 2 AND 3 OFFICE ***	56,385 SF	282 OCC	**MALE**	141	3 REQ.	2 REQ.	2 REQ.	2 REQ
			FEMALE	141	8 REQ.	NA.	3 REQ.	
LEVEL 1 OFFICE	24,547 SF	123 OCC	**MALE**	62	2 REQ.	1 REQ.	1 REQ.	1 REQ
			FEMALE	62	4 REQ.	NA.	2 REQ.	
LEVEL 1 ACTIVE USE (N) (BY FUTURE TENANT)	3,479 SF	116 OCC	**MALE**	58	1 REQ.	1 REQ.	1 REQ.	1 REQ.
			FEMALE	58	3 REQ.	NA.	1 REQ.	
LEVEL 1 ACTIVE USE (S) (BY FUTURE TENANT)	5,039 SF	168 OCC	**MALE**	84	1 REQ.	1 REQ.	1 REQ.	1 REQ.
			FEMALE	84	3 REQ.	NA.	1 REQ.	
3. PLUMBING FIXTURE PROVIDED				**WATER CLOSETS**	**URINALS**	**LAVATORIES**	**DRINKING FOUNTAINS**	
LEVEL 4 OFFICE AND TERRACE ON LEVEL 4 (INCLUDING FUTURE TERRACE)			**MALE**	4	3	6	4	
			FEMALE	8	NA.	6		
LEVEL 2 AND 3 OFFICE *			**MALE**	4	4	6	4	
			FEMALE	8	NA.	6		
LEVEL 1 OFFICE AND FUTURE TERRACE ON ROOF			**MALE**	3	2	2	4	
			FEMALE	8	NA.	6		

** SEE O-A0.11 FOR AREA
*** BASED ON LEVEL 3, FLOOR WITH HIGHEST OCCUPANT LOAD
**** INCLUDING SMALL TERRACE (LESS THAN 49 OCC.)

	ALLOWED	PROVIDED	REFERENCE
SITE ADDRESS:			
APN: 040031210, 040031220			
ZONING CLASSIFICATION:	BAY MEADOWS SPECIFIC PLAN (BMSP)		
LOT SIZE: SITE AREA (ACRES): 1.758 SITE AREA (SF) : 76,578			
USE:	MIXED USE (COMMERCIAL, RESIDENTIAL, RETAIL)	MIXED USE (COMMERCIAL, RETAIL)	SPECIFIC PLAN AMENDMENT IV-8, TABLE IV-1
FLOOR AREA RATIO/ FAR:	2.5	2.5	SPECIFIC PLAN AMENDMENT IV-23, TABLE IV-6
FLOOR AREA (SF)	191,445 SQ FT	191,354 SQ FT	
OFFICE FLOOR AREA (SF)		182,836 SQ FT	
ACTIVE USE/ RETAIL FLOOR AREA (SF)		8,518 SQ FT	
HEIGHT *	55'-0" MAXIMUM (EXTG GRADE TO T/ OF PLATE)	VARIES, 55'-0" MAX (SEE ELEVATIONS)	SPECIFIC PLAN AMENDMENT IV-24, TABLE IV-6
FLOOR AREA CALCULATIONS (SQ FT)			PER CITY OF SAN MATEO CHARTER 27.04.200
		ZONING FLOOR AREA:	
	LEVEL 01	37,483 SF	
	LEVEL 02	57,521 SF	
	LEVEL 03	57,438 SF	
	LEVEL 04	37,781 SF	
	ROOF	734 SF	
		191,354 SF	

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

				REFERENCE
PARKING REQUIREMENTS *:				
	FLOOR AREA (SF)	**PARKING RATIO**	**PARKING SPACES REQUIRED**	SPECIFIC PLAN AMENDMENT IV-56
OFFICE PARKING	182,836	2.5	458	
ACTIVE USE	8,518	4.0	35	
TOTAL	191,354		493	

TOTAL PARKING SPACES PROVIDED: 561

LEVEL	**REGULAR**	**COMPACT**	**ACCESSIBLE**		**ELECTRIC VEHICLE (EV)**					**FUTURE EV**	**CLEAN AIR**
			STANDARD (S)	**VAN (V)**	**ADA (S)**	**ADA (V)**	**AMBULATORY**	**REGULAR**	**COMPACT**		
01	16	4						4		3	
B1	89	41	10	2	3	1	3	1		17	
B2	111	42						10	1	18	
B3	111	45						10	1	18	
	327	132	12		3	1	3	25	2	56	56 **
			12 REQ.				**34 REQ.**		**56 REQ.**		**45 REQ.**

* FINAL ON-SITE PARKING TOTAL MAY VARY BY UP TO 10 ADDITIONAL OR 10 FEWER SPACES. ACTIVE USE PATRON PARKING PROVIDED ON STREET, PURSUANT TO THE APPROVED BAY MEADOWS PHASE II PARKING MANAGEMENT PLAN. PARKING MAXIMUMS ARE PER THE BAY MEADOWS PHASE II PARKING MANAGEMENT PLAN: COMMERCIAL USE: MAXIMUM PARKING RATIO 2.75 - 3.25 PER 1000 SF. RETAIL PARKING RATIO UP TO 4 SPACES PER 1000 SF. RESIDENTIAL USE: MAXIMUM PARKING RATIO 1.75 - 2.25 PER RESIDENT UNIT.	
ACCESSIBLE PARKING : 2% OF TOTAL FOR 501-1000 TOTAL NUMBER OF PARKING SPACES PROVIDED. ACCESSIBLE VAN PARKING : FOR EVERY 6 ADA PARKING SPACES, AT LEAST 1 SHALL BE A VAN PARKING SPACE. 2 REQUIRED. ACCESSIBLE EV CHARGING SPACE PER TABLE 11B-228.3.2.1	CBC 2019, CHAPTER 11B TABLE 11B-208.2 CBC 2019, 11B-208.2.4 VAN PARKING SPACES
EV CHARGING SPACES REQUIREMENT: 1) 201 AND OVER, 6% OF TOTAL PER CGC TABLE 5.106.3.3 2) 5% LEVEL 2 EVSE, 10% FUTURE EVSE PER CITY OF SAN MATEO CHARTER AND MUNICIPAL CODE 23.70.040 CLEAN AIR (LOW-EMITTING/ FUEL EFFICIENT/ CARPOOL/ VAN POOL) PARKING: 201 AND OVER, AT LEAST 8% OF TOTAL PER CGC TABLE 5.106.5.2 ** FUTURE CHARGING SPACES CAN BE DESIGNATED AS CLEAN AIR VECHICLE SPACES PER CGC 2019, 5.106.5.3.5	CGC 2019, TABLE 5.106.3.3, PER CITY OF SAN MATEO CHARTER AND MUNICIPAL CODE 23.70.040 EV CHARGING FOR NEW NON-RESIDENTIAL CONSTRUCTION, TABLE A5.106.5.3.2 CGC 2019, TABLE 5.106.5.2
BICYCLE PARKING:	
27.64.262-F(2): OFFICE SHORT TERM BIKE PARKING SPACES REQUIREMENT: 1 PER 20,000 SF. RETAIL SHORT TERM BIKE PARKING SPACES REQUIREMENT: 1 PER 2,000 SF. 27.64.262-3(I): SHORT TERM PARKING MUST BE ALONG BUILDING FRONTAGE AND WITHIN 50 FT OF THE MAIN ENTRANCE TO THE BUILDING OR COMMERCIAL USE UP TO 100 FT WHERE EXISTING CONIDITIONS DO NOT ALLOW PLACEMENT WITHIN 50 FT. 27.64.262-F(2): OFFICE LONG TERM BIKE PARKING SPACES REQUIREMENT: 1 PER 10,000 SF. RETAIL LONG TERM BIKE PARKING SPACES REQUIREMENT: 1 PER 12,000 SF . 27.64.262-3(H): LONG TERM BIKE PARKING SHALL BE COVERED AND SHALL BE LOCATED ON SITE OR WITHIN 200 FT OF THE MAIN BUILDING ENTRANCE.	PER CITY OF SAN MATEO CHARTER AND MUNICIPAL CODE 27.64.262 BICYCLE PARKING FACILITIES OUTSIDE DOWNTOWN AREA USES (OFFICE)
BICYCLE PARKING SPACES PROVIDED:	
OFFICE FLOOR AREA (GSF) : 182,836 SF SHORT TERM BICYCLE PARKING SPACES REQUIRED : 182,836/ 20,000 = 9 LONG TERM BICYCLE PARKING SPACES REQUIRED : 182,836/ 10,000 = 18 ACTIVE USE/ RETAIL (GSF) : 8,518 SF SHORT TERM BICYCLE PARKING SPACES REQUIRED : 8,518/ 2,000 = 4 LONG TERM BICYCLE PARKING SPACES REQUIRED : 8,518/12,000 = 1 **SHORT TERM BICYCLE PARKING SPACES PROVIDED : 26 (13 BIKE RACKS)** **LONG TERM BICYCLE PARKING SPACES PROVIDED : 24**	

CODES AND REGULATIONS:

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

BUILDING SUMMARY

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

   B) OCCUPANCY SEPARATION: NON-SEPARATED OCCUPANCIES.

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

   D) FULLY SPRINKLERED BUILDING

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

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

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

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

MINIMUM PLUMBING FACILITIES TABLE 422.1

TYPE OF OCCUPANCY[2]	WATER CLOSETS (FIXTURES PER PERSON)[3]		URINALS (FIXTURES PER PERSON)[4]	LAVATORIES (FIXTURES PER PERSON)[5, 6]		BATHTUBS OR SHOWERS (FIXTURES PER PERSON)	DRINKING FOUNTAINS/ FACILITIES (FIXTURES PER PERSON)	OTHER
B Business occupancy (office, professional or service type transactions)- banks, vet clinics, hospitals, car wash; banks, beauty salons, ambulatory health care facilities, laundries and dry cleaning, educational institutions (above high school), or training facilities not located within school, post offices and printing shops	Male 1: 1-50 2: 51-100 3: 101-200 4: 201-400	Female 1: 1-15 2: 16-30 3: 31-50 4: 51-100 8: 101-200 11: 201-400	Male 1: 1-100 2: 101-200 3: 201-400 4: 401-600	Male 1: 1-75 2: 76-150 3: 151-200 4: 201-300 5: 301-400	Female 1: 1-50 2: 51-100 3: 101-150 4: 151-200 5: 201-300 6: 301-400	—	1 per 150	1 service sink or laundry tray
	Over 400, add 1 fixture for each additional 500 males and 1 fixture for each additional 150 females.		Over 600, add 1 fixture for each additional 300 males.	Over 400, add 1 fixture for each additional 250 males and 1 fixture for each additional 200 females.				
A-3 Assembly occupancy (typical without fixed or permanent seating)- arcades, places of worship, museums, libraries, lecture halls, gymnasiums (without spectator seating), indoor pools (without spectator seating)	Male 1: 1-100 2: 101-200 3: 201-400	Female 1: 1-25 2: 26-50 3: 51-100 4: 101-200 6: 201-300 8: 301-400	Male 1: 1-100 2: 101-200 3: 201-400 4: 401-600	Male 1: 1-200 2: 201-400 3: 401-600 4: 601-750	Female 1: 1-100 2: 101-200 4: 201-300 5: 301-500 6: 501-750	—	1: 1-250 2: 251-500 3: 501-750	1 service sink or laundry tray
	Over 400, add 1 fixture for each additional 500 males and 1 fixture for each additional 125 females.		Over 600, add 1 fixture for each additional 300 males.	Over 750, add 1 fixture for each additional 250 males and 1 fixture for each additional 200 females.			Over 750, add 1 fixture for each additional 500 persons.	

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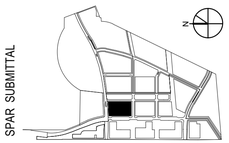
Perkins&Will

Project No: 491910.000

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

DEVELOPMENT PROJECT DATA & ZONING ANALYSIS

1/8" = 1'-0"

MU2

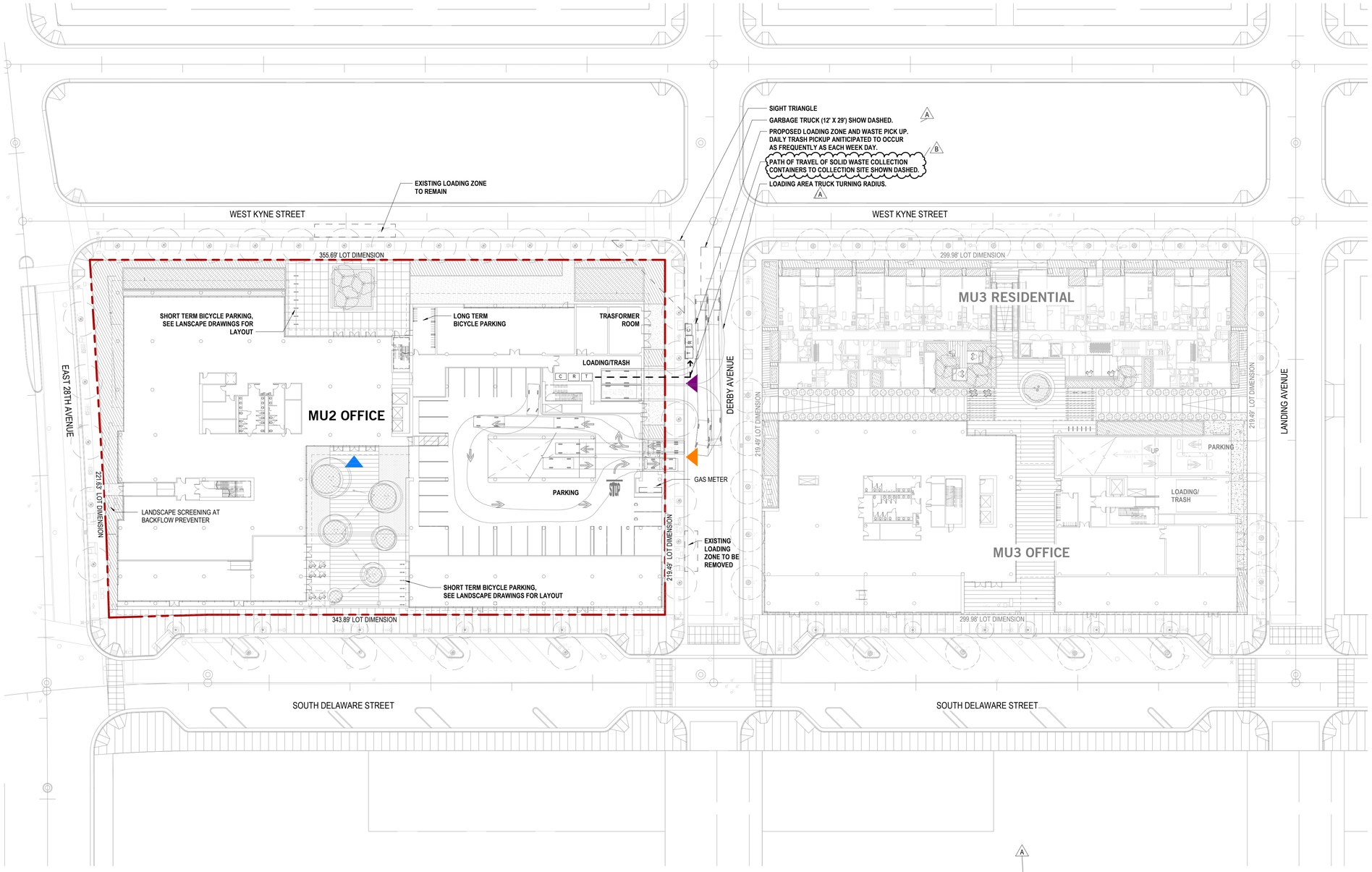
B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

G00.10



LEGEND

- BUILDING PRIMARY ENTRANCE
- GARAGE ENTRY
- SERVICE ENTRY

LOT DIMENSION — PROPERTY LINE

NOTES:
1) SEE O-A1.04 TO O-A1.07 FOR SETBACK, BUILD-TO-ZONE REQUIREMENTS, DRIVE WIDTHS AND DISTANCE BETWEEN CURB CUTS.
2) LANDSCAPE SCREENING WILL BE PROVIDED AT EXPOSED ABOVE GRADE UTILITIES, SEE L1.1.1.
3) SEE L1.3.1 TREE PLANTING PLAN INCLUDING EXISTING STREET TREES AND PROPOSED REMOVALS.
4) SEE DIMENSIONS AND LAYOUT OF SHORT TERM BICYCLE SPACES ON L1.2.1.
5) SEE DIMENSIONS AND LAYOUT OF LONG TERM BICYCLE SPACES ON O-A1.04.

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

N 0 16' 32' 64'

WILSON MEANY

BAY MEADOWS LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 491910.000

SPAR SUBMITTAL

SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

OVERALL SITE PLAN

As indicated

MU2

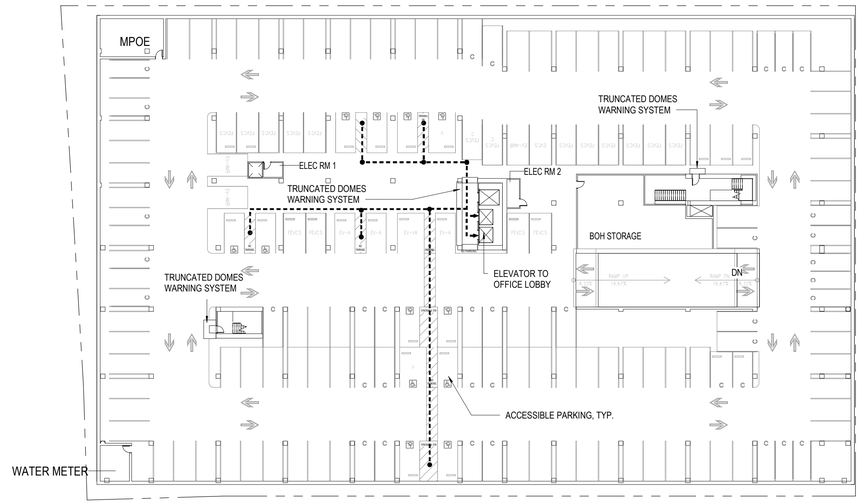
BAY MEADOWS II

SAN MATEO, CALIFORNIA

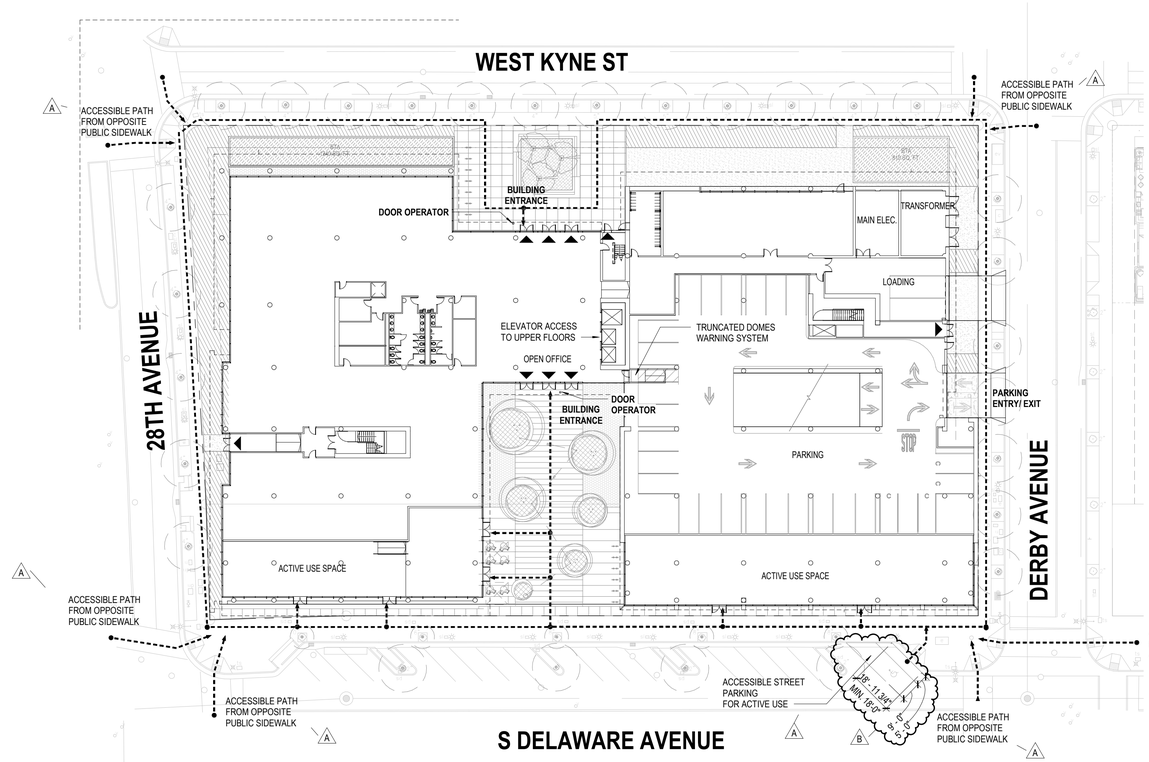
NOT FOR CONSTRUCTION

04/16/2021

A1.00



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



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

FLOOR PLAN LEGEND

ACCESSIBLE ROUTE

BUILDING EXIT

WILSON MEANY

BAY MEADOWS LAND COMPANY

HART HOWERTON
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Project No: 491910.000

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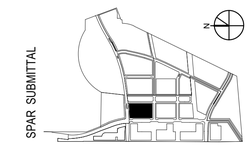


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 ACCESSIBLE ROUTES

As indicated

MU2

B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

0 16' 32' 64'

O-A0.10

CODE COMPLIANCE PLAN
GENERAL NOTES

1. CBC TABLE 1004.5: MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT/ OCCUPANT LOAD FACTOR:
   A) ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM : 300 GSF/ OCC
   B) ASSEMBLY WITHOUT FIXED SEATS: UNCONCENTRATED : 15 NET/ OCC
   C) BUSINESS AREAS : 150 GSF/ OCC
   D) MECANTILE STORAGE, STOCK, SHIPPING AREA : 60 GSF/ OCC
   E) PARKING GARAGE : 300 GSF/ OCC
   : 200 GSF/ OCC

2. EGRESS COMPONENT CAPACITY FACTOR:
   A) STAIR WAY EGRESS CAPACITY FACTOR: 0.3"/ OCC
   B) DOOR EGRESS CAPACITY FACTOR: 0.2"/ OCC

3. CBC TABLE 1006.3.2: MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY:
   1-500 OCC : MIN. 2
   501 - 1000 OCC : MIN. 3

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

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

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

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

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

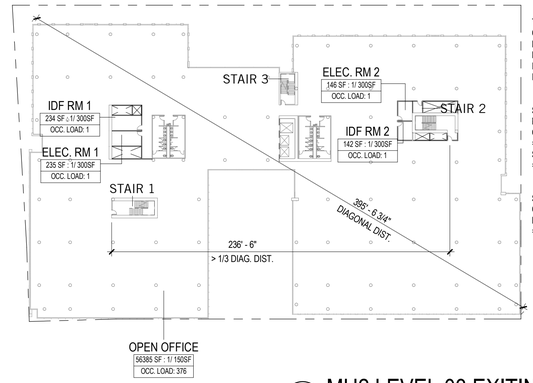
7. TYPICAL DOOR WIDTH PROVIDED: 36"
NUMBER OF OCCUPANTS ALLOWED: 36"/ 0.2" = 180

8. PER CBC 1005.6, THE EGRESS DOORS AND PASSAGE WAYS FOR CONVERGED OCCUPANT LOAD FROM TWO ADJACENT STORIES ARE CALCULATED AS FOLLOWS:

STAIR 1 & 2:
EGRESS CAPACITY AT B1 = 175
EGRESS CAPACITY AT L2 = 127

CONVERGENCE TOTAL AT LEVEL 1 = 302 (BOTH STAIR 1 & 2)
SEE PLAN FOR CORRIDOR AND DOOR WIDTH FOR L1.

A

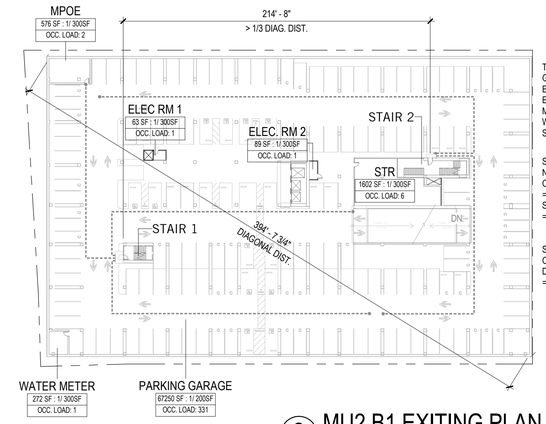


TOTAL OCCUPANT LOAD: 380
OPEN OFFICE: 376 OCC
ELEC. RM 1: 1 OCC
ELEC. RM 2: 1 OCC
IDF RM 1: 1 OCC
IDF RM 2: 1 OCC

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

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

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

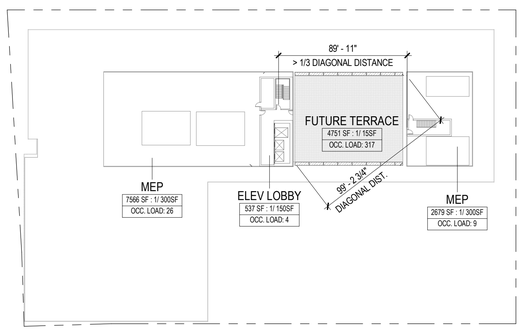


TOTAL OCCUPANT LOAD: 349
GARAGE: 336 OCC
ELEC. RM 1: 1 OCC
ELEC. RM 2: 1 OCC
MPOE RM: 3 OCC
WATER METER: 1 OCC
STORAGE: 7 OCC

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

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

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

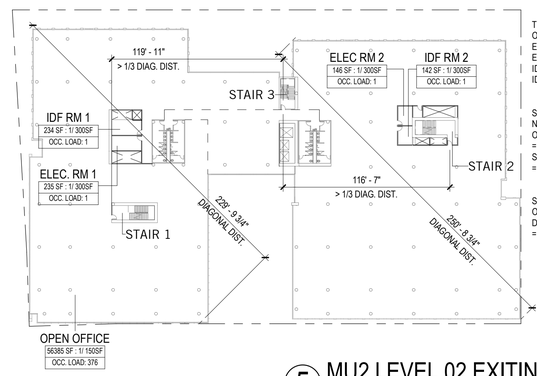


TOTAL OCCUPANT LOAD: 356
FUTURE TERRACE: 317 OCC
ELEV. LOBBY: 4 OCC
MEP N: 26 OCC
MEP S: 9 OCC

STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 2
OCCUPANTS PER STAIR
= 356/ 2 = 178
STAIR WIDTH REQUIRED
= 177 X 0.3" = 53.4"

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 178
DOOR WITH REQUIRED
= 178 X 0.2" = 35.6"

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

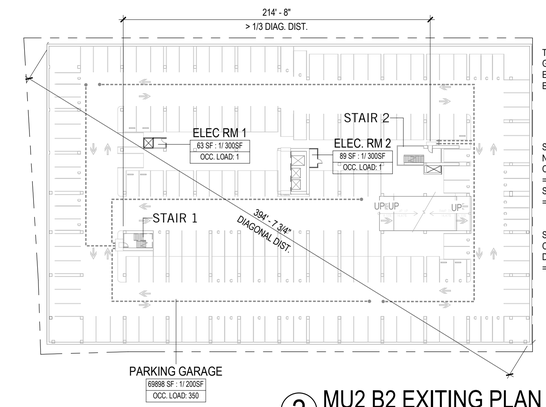


TOTAL OCCUPANT LOAD: 380
OPEN OFFICE: 376 OCC
ELEC. RM 1: 1 OCC
ELEC. RM 2: 1 OCC
IDF RM 1: 1 OCC
IDF RM 2: 1 OCC

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

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

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

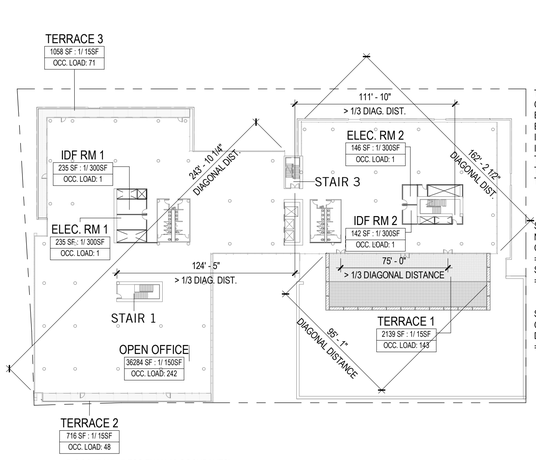


TOTAL OCCUPANT LOAD: 352
GARAGE: 350 OCC
ELEC. RM 1: 1 OCC
ELEC. RM 2: 1 OCC

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

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

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

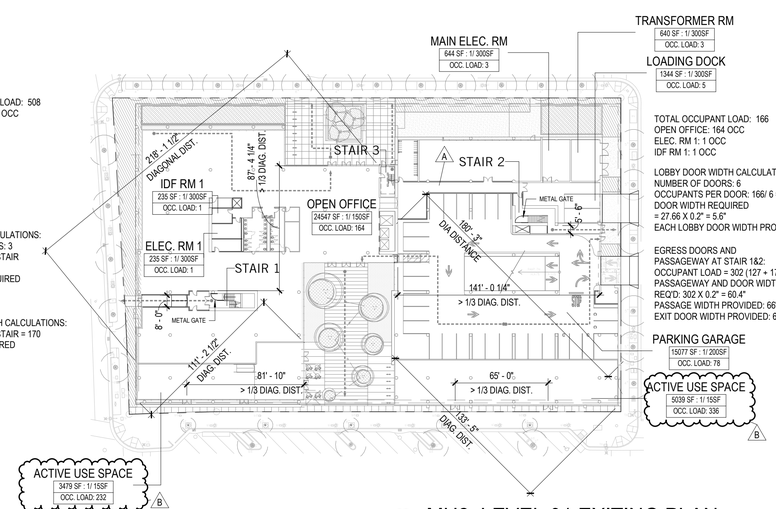


TOTAL OCCUPANT LOAD: 508
OPEN OFFICE: 242 OCC
ELEC. RM 1: 1 OCC
ELEC. RM 2: 1 OCC
IDF RM 1: 1 OCC
IDF RM 2: 1 OCC
TERRACE 1: 143
TERRACE 2: 48
TERRACE 3: 71

STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 3
OCCUPANTS PER STAIR
= 508/ 3 = 170
STAIR WIDTH REQUIRED
= 170 X 0.3" = 50.8"

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 170
DOOR WITH REQUIRED
= 170 X 0.2" = 34"

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

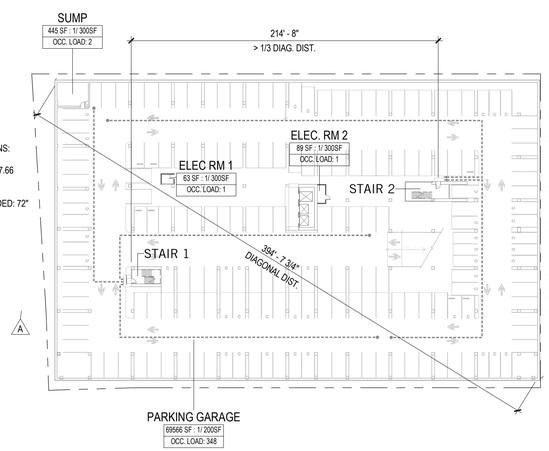


TOTAL OCCUPANT LOAD: 166
OPEN OFFICE: 164 OCC
ELEC. RM 1: 1 OCC
IDF RM 1: 1 OCC

LOBBY DOOR WIDTH CALCULATIONS:
NUMBER OF DOORS: 6
OCCUPANTS PER DOOR: 166/ 6 = 27.66
DOOR WIDTH REQUIRED
= 27.66 X 0.2" = 5.6"
EACH LOBBY DOOR WIDTH PROVIDED: 72"

EGRESS DOORS AND
PASSAGEWAY AT STAIR 1&2:
OCCUPANT LOAD = 302 (127 + 175)
PASSAGEWAY AND DOOR WIDTH
REQ'D: 302 X 0.2" = 60.4"
PASSAGE WIDTH PROVIDED: 66"
EXIT DOOR WIDTH PROVIDED: 62"

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



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

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

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

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

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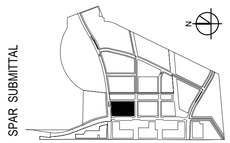


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE EXITING PLANS

As indicated

MU2

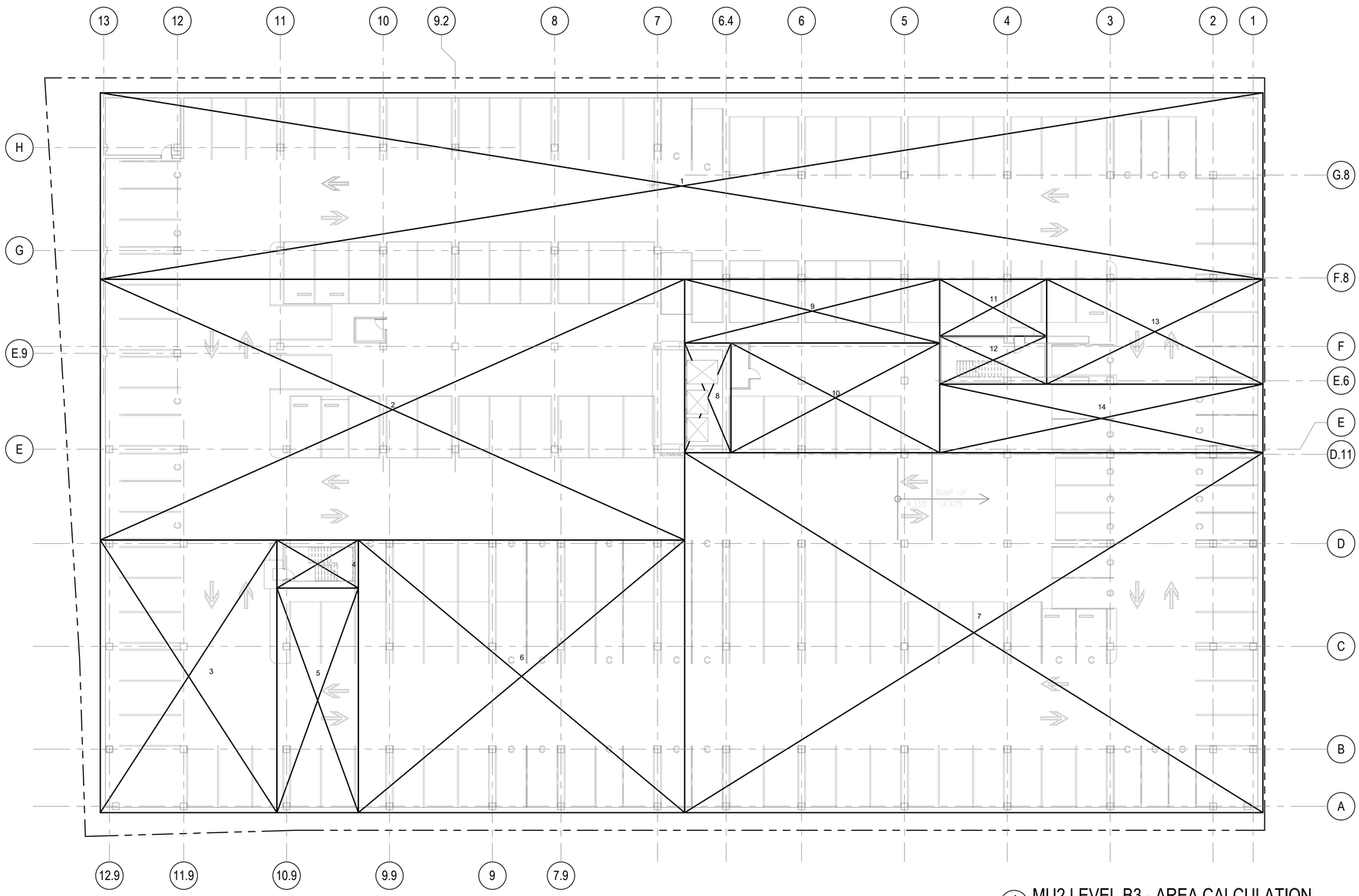
B A Y M E A D O W S II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

O-A0.11

FLOOR AREA SCHEDULE - LEVEL B3				
Section	Width	Length	Area	Comments
1	54' - 5"	339' - 0"	18,444 SF	EXEMPT, PARKING
2	76' - 1 1/4"	170' - 5"	12,968 SF	EXEMPT, PARKING
3	51' - 6"	79' - 6"	4,094 SF	EXEMPT, PARKING
4	14' - 0"	23' - 9"	333 SF	EXEMPT, PARKING
5	23' - 9"	65' - 6"	1,556 SF	EXEMPT, PARKING
6	79' - 6"	95' - 2"	7,566 SF	EXEMPT, PARKING
7	105' - 0"	168' - 7"	17,701 SF	EXEMPT, PARKING
8	13' - 6"	32' - 0"	432 SF	EXEMPT, PARKING
9	18' - 7 1/4"	74' - 4"	1,382 SF	EXEMPT, PARKING
10	32' - 0"	60' - 10"	1,947 SF	EXEMPT, PARKING
11	16' - 7 1/4"	31' - 2 1/4"	518 SF	EXEMPT, PARKING
12	14' - 0"	31' - 2 1/4"	437 SF	EXEMPT, PARKING
13	30' - 7 1/4"	63' - 0 3/4"	1,929 SF	EXEMPT, PARKING
14	20' - 0"	94' - 3"	1,885 SF	EXEMPT, PARKING
			71,190 SF	



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

0 8' 16' 32'

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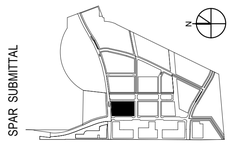

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MU2 OFFICE PARKING - B3 AREA PLAN

1/16" = 1'-0"

MU2

BAY MEADOWS II

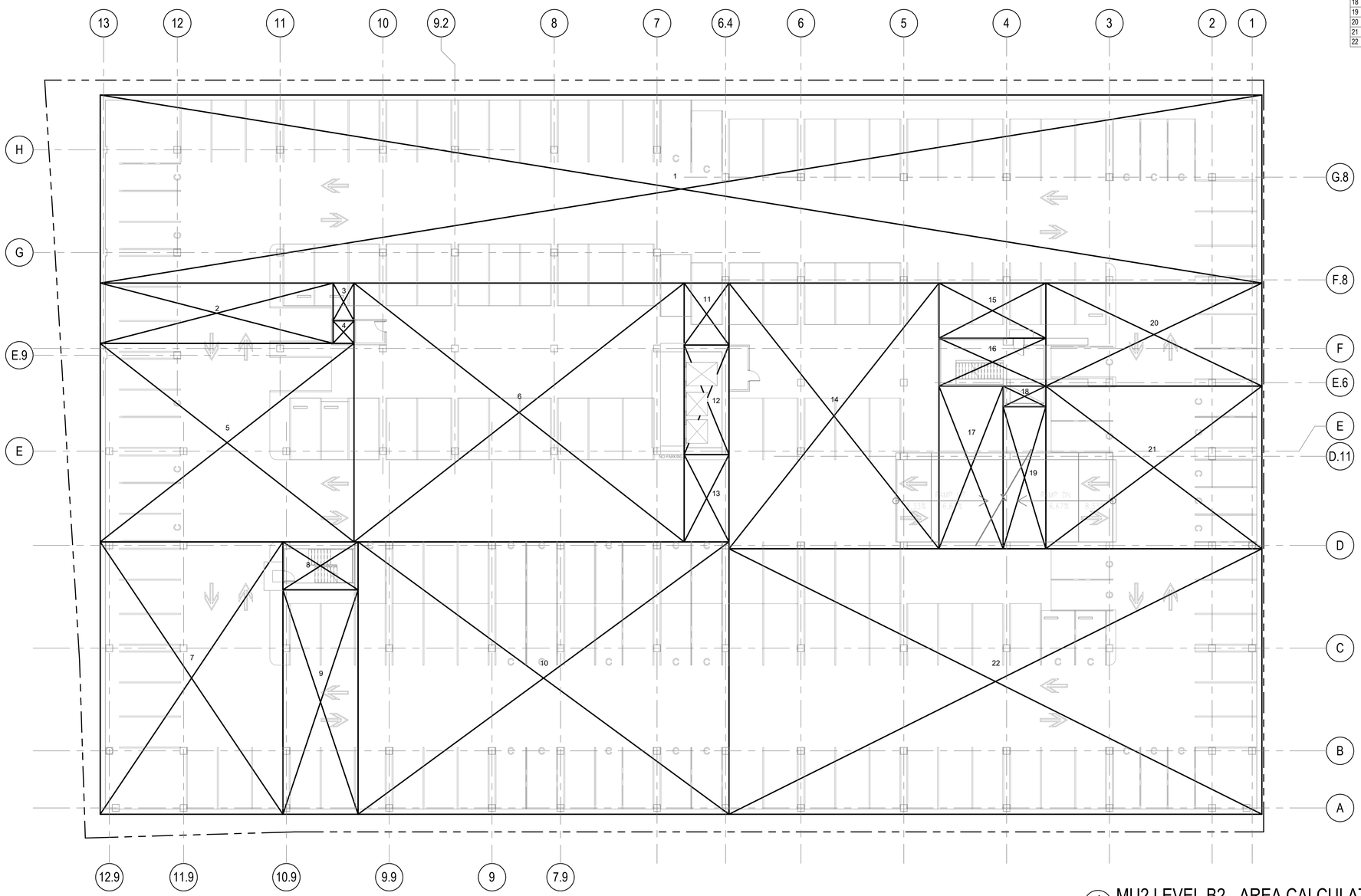
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

O-A0.21

FLOOR AREA SCHEDULE - LEVEL B2				
Section	Width	Length	Area	Comments
1	54' - 11"	339' - 0"	18,617 SF	EXEMPT, PARKING
2	17' - 7 1/2"	67' - 11 3/4"	1,197 SF	EXEMPT, PARKING
3	6' - 1 1/2"	11' - 0"	67 SF	EXEMPT, PARKING
4	6' - 1 1/2"	6' - 6 3/4"	40 SF	EXEMPT, PARKING
5	57' - 11 3/4"	74' - 0 3/4"	4,293 SF	EXEMPT, PARKING
6	75' - 7"	96' - 4 1/4"	7,283 SF	EXEMPT, PARKING
7	53' - 4"	79' - 6"	4,240 SF	EXEMPT, PARKING
8	13' - 11 3/4"	21' - 11 1/4"	307 SF	EXEMPT, PARKING
9	21' - 11"	65' - 6"	1,435 SF	EXEMPT, PARKING
10	79' - 6"	108' - 3"	8,606 SF	EXEMPT, PARKING
11	13' - 1"	18' - 1"	237 SF	EXEMPT, PARKING
12	13' - 1"	32' - 0"	419 SF	EXEMPT, PARKING
13	13' - 1"	25' - 6"	334 SF	EXEMPT, PARKING
14	61' - 3"	77' - 7"	4,752 SF	EXEMPT, PARKING
15	16' - 1"	31' - 2 1/4"	502 SF	EXEMPT, PARKING
16	14' - 0"	31' - 2 1/4"	437 SF	EXEMPT, PARKING
17	18' - 9"	47' - 6"	891 SF	EXEMPT, PARKING
18	6' - 0"	12' - 5 1/4"	75 SF	EXEMPT, PARKING
19	12' - 5 1/4"	41' - 6"	516 SF	EXEMPT, PARKING
20	30' - 1"	63' - 0 3/4"	1,897 SF	EXEMPT, PARKING
21	47' - 6"	63' - 0 3/4"	2,995 SF	EXEMPT, PARKING
22	77' - 6"	155' - 6"	12,051 SF	EXEMPT, PARKING
			71,190 SF	



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

0 8' 16' 32'

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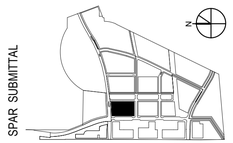

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PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE PARKING - B2 AREA PLAN

1/16" = 1'-0"

MU2

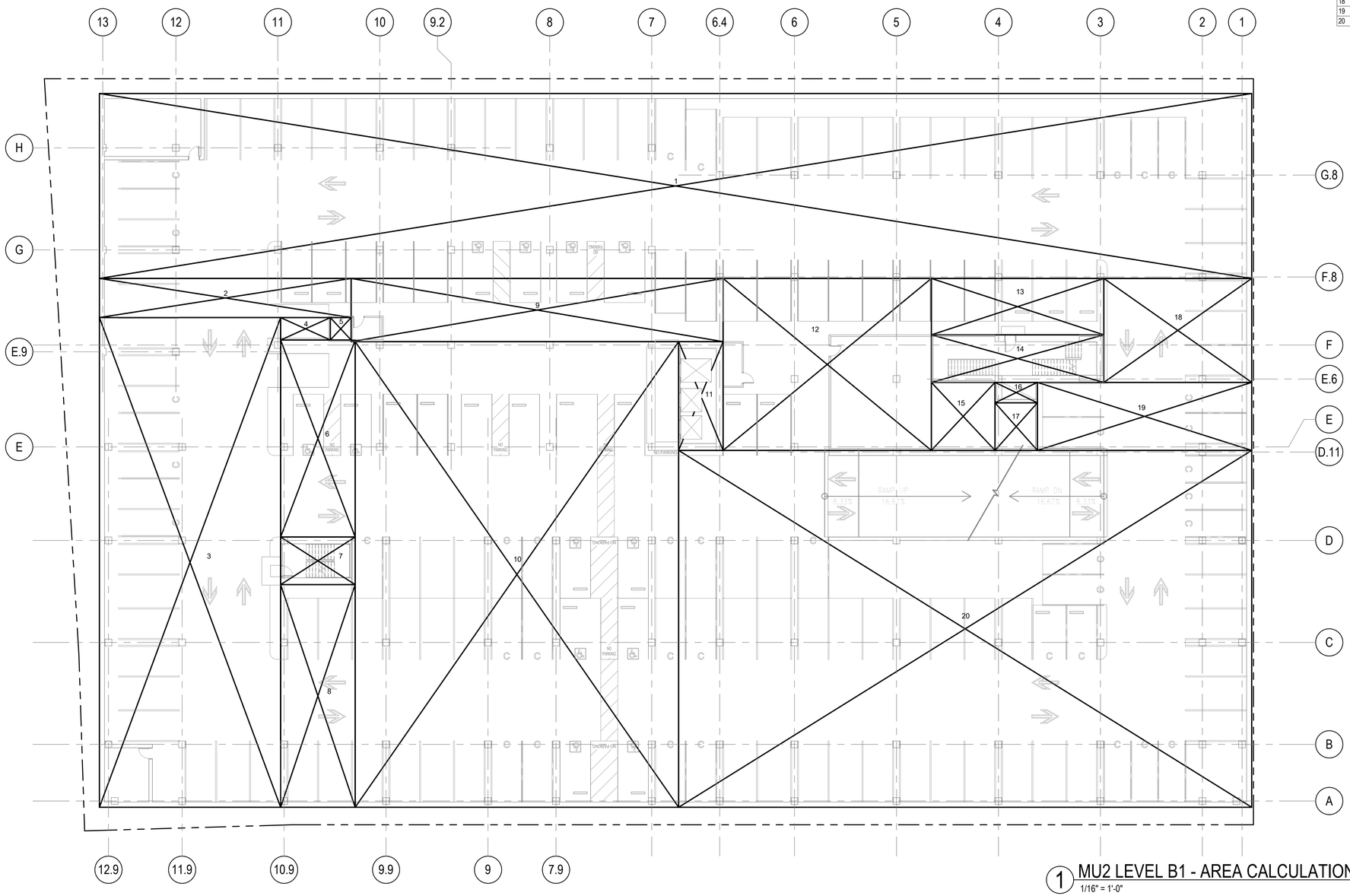
B A Y M E A D O W S II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

O-A0.22

FLOOR AREA SCHEDULE - LEVEL B1				
Section	Width	Length	Area	Comments
1	54' - 5"	339' - 0"	18,444 SF	EXEMPT, PARKING
2	11' - 6"	74' - 0 3/4"	852 SF	EXEMPT, PARKING
3	53' - 4"	144' - 1 1/4"	7,685 SF	EXEMPT, PARKING
4	6' - 7 1/4"	14' - 7 1/4"	96 SF	EXEMPT, PARKING
5	6' - 1 1/2"	6' - 7 1/4"	40 SF	EXEMPT, PARKING
6	21' - 11"	57' - 11 3/4"	1,270 SF	EXEMPT, PARKING
7	14' - 0"	21' - 11"	307 SF	EXEMPT, PARKING
8	21' - 11"	65' - 6"	1,435 SF	EXEMPT, PARKING
9	18' - 7 1/4"	109' - 5 1/4"	2,035 SF	EXEMPT, PARKING
10	95' - 2"	137' - 0"	13,038 SF	EXEMPT, PARKING
11	13' - 1"	32' - 0"	419 SF	EXEMPT, PARKING
12	50' - 7 1/4"	61' - 3"	3,099 SF	EXEMPT, PARKING
13	16' - 7 1/4"	50' - 9"	842 SF	EXEMPT, PARKING
14	14' - 0"	50' - 9"	711 SF	EXEMPT, PARKING
15	18' - 9"	20' - 0"	375 SF	EXEMPT, PARKING
16	6' - 0"	12' - 5 1/4"	75 SF	EXEMPT, PARKING
17	12' - 5 1/4"	14' - 0"	174 SF	EXEMPT, PARKING
18	30' - 7 1/4"	43' - 6"	1,331 SF	EXEMPT, PARKING
19	20' - 0"	63' - 0 3/4"	1,261 SF	EXEMPT, PARKING
20	105' - 0"	168' - 7"	17,701 SF	EXEMPT, PARKING
			71,190 SF	



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

0 8' 16' 32'

WILSON MEANY

BAY MEADOWS LAND COMPANY

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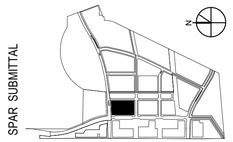

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PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE PARKING - B1 AREA PLAN

1/16" = 1'-0"

MU2

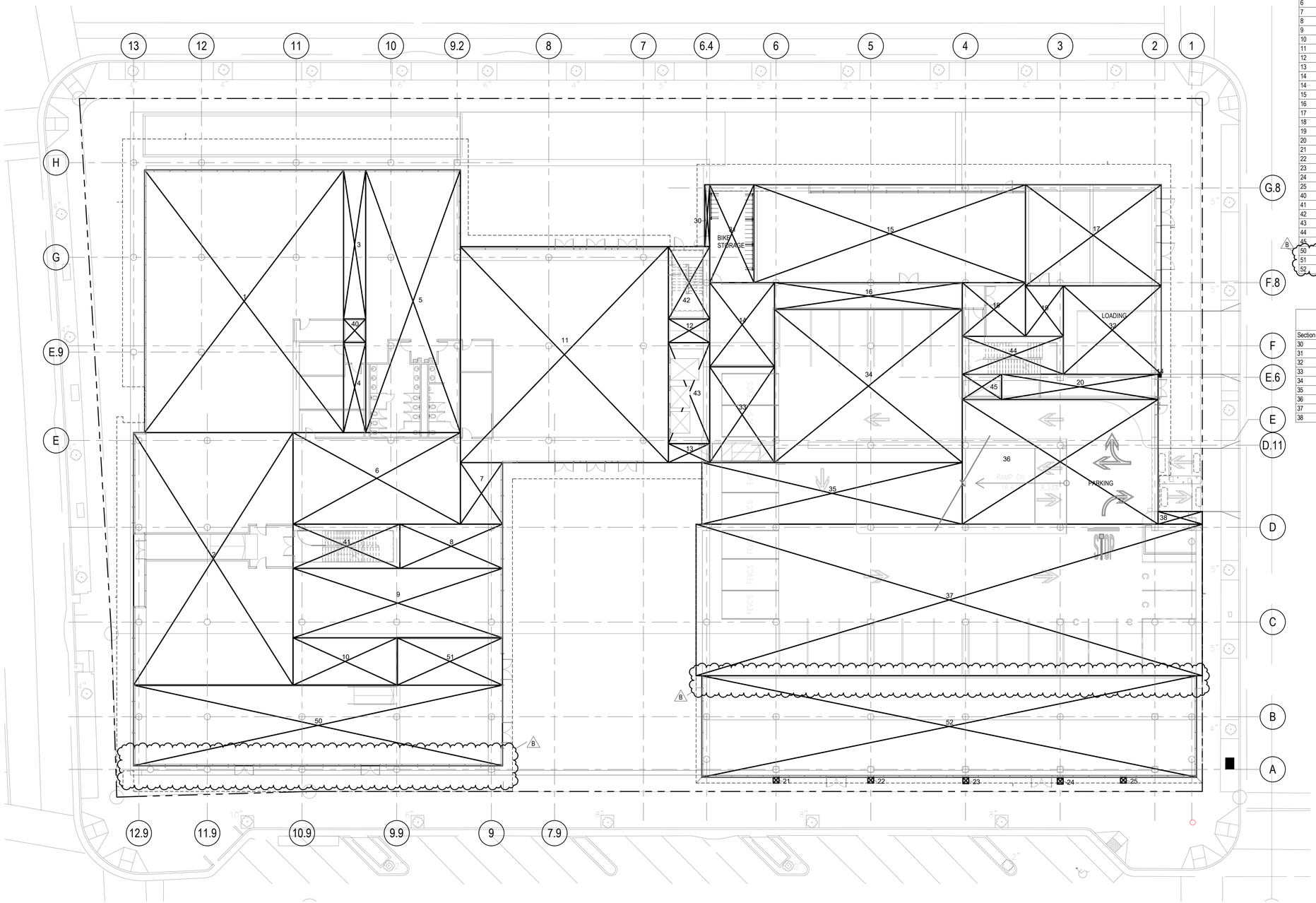
B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

O-A0.23



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

FLOOR AREA SCHEDULE - LEVEL 01				
Section	Width	Length	Area	Comments
1	63' - 0 1/2"	83' - 2"	5,242 SF	
2	50' - 6"	80' - 0"	4,040 SF	
3	6' - 11 1/2"	47' - 2"	329 SF	
4	6' - 11 1/2"	28' - 6 3/4"	199 SF	
5	30' - 0"	83' - 2"	2,495 SF	
6	29' - 0"	53' - 0"	1,537 SF	
7	13' - 4"	19' - 6"	260 SF	
8	14' - 0"	32' - 6"	455 SF	
9	22' - 0"	66' - 4"	1,459 SF	
10	15' - 0"	33' - 0"	495 SF	
11	65' - 11"	68' - 4 3/4"	4,508 SF	
12	7' - 6"	13' - 1"	98 SF	
13	6' - 0"	13' - 1"	79 SF	
14	20' - 6 1/4"	26' - 8"	547 SF	
14	1' - 0"	1' - 0"	1 SF	
15	31' - 0"	85' - 11 3/4"	2,666 SF	
16	8' - 6 1/4"	59' - 6"	506 SF	
17	32' - 0"	43' - 0"	1,376 SF	
18	17' - 0"	20' - 0"	340 SF	
19	12' - 0"	16' - 0"	192 SF	
20	8' - 0"	49' - 6 3/4"	397 SF	
21	1' - 10"	1' - 10"	3 SF	
22	1' - 10"	1' - 10"	3 SF	
23			3 SF	
24			3 SF	
25	1' - 10"	1' - 10"	3 SF	
40	6' - 11 1/2"	7' - 5 1/4"	52 SF	MEP SHAFT
41	14' - 0"	33' - 10"	474 SF	STAIR 1
42	13' - 1"	22' - 10 3/4"	299 SF	STAIR 3
43	13' - 1"	32' - 0"	419 SF	ELEVATOR
44	12' - 0"	32' - 0"	384 SF	STAIR 2
45	8' - 0"	12' - 5 1/4"	100 SF	MEP SHAFT
50	25' - 6"	116' - 10"	2,979 SF	ACTIVE USE
51	15' - 0"	33' - 4"	500 SF	ACTIVE USE
52	32' - 2"	156' - 8"	5,039 SF	ACTIVE USE
			37,483 SF	

FLOOR AREA SCHEDULE - LEVEL 01 EXCLUSIONS				
Section	Width	Length	Area	Comments
30	1' - 7"	19' - 7 1/2"	31 SF	EXEMPT, BIKE FACILITIES
31	14' - 0 1/4"	31' - 0"	434 SF	EXEMPT, BIKE FACILITIES
32	28' - 0"	31' - 0"	868 SF	EXEMPT, LOADING
33	20' - 6 1/4"	30' - 4"	622 SF	EXEMPT, PARKING
34	48' - 6"	59' - 6"	2,885 SF	EXEMPT, PARKING
35	19' - 6"	82' - 6"	1,609 SF	EXEMPT, PARKING
36	39' - 6"	62' - 0"	2,449 SF	EXEMPT, PARKING
37	48' - 0"	160' - 4"	7,696 SF	EXEMPT, PARKING
38	4' - 0"	14' - 0"	56 SF	EXEMPT, PARKING
			16,650 SF	

WILSON MEANY

BAY MEADOWS LAND COMPANY

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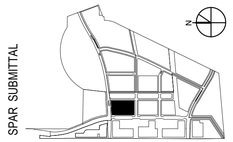


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LEVEL 01 AREA PLAN

1/16" = 1'-0"

MU2

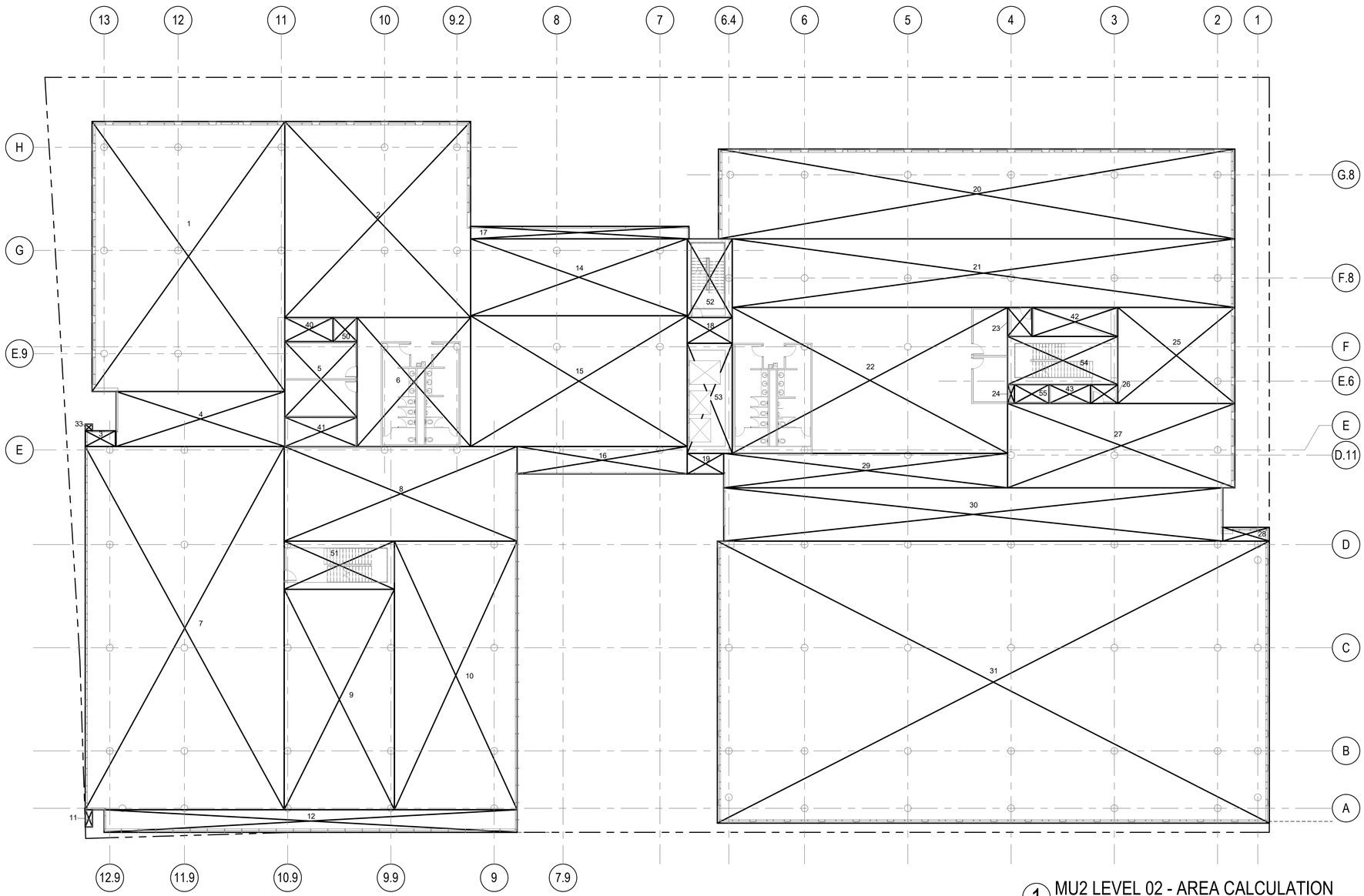
BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

O-A0.24



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

FLOOR AREA SCHEDULE - LEVEL 02

Section	Width	Length	Area	Comments
1	56' - 0"	78' - 6"	4,396 SF	
2	54' - 0"	57' - 0"	3,078 SF	
3	4' - 7"	8' - 9"	40 SF	
4	16' - 0"	49' - 0"	784 SF	
5	21' - 0"	22' - 0"	462 SF	
6	33' - 0"	37' - 6"	1,238 SF	
7	57' - 9 3/4"	105' - 7 1/4"	6,105 SF	
8	27' - 6"	67' - 8"	1,861 SF	
9	32' - 0"	64' - 1 1/4"	2,051 SF	
10	35' - 8"	78' - 1 1/4"	2,785 SF	
11	2' - 1 1/2"	5' - 0 1/4"	11 SF	
12	6' - 6 3/4"	120' - 0"	788 SF	
14	22' - 4 3/4"	62' - 11"	1,408 SF	
15	38' - 0"	62' - 11"	2,391 SF	
16	8' - 0"	49' - 5"	395 SF	
17	3' - 7 1/2"	63' - 5"	229 SF	
18	7' - 6"	13' - 1"	98 SF	
19	6' - 0"	10' - 7"	64 SF	
20	26' - 1 1/2"	150' - 0"	3,917 SF	
21	19' - 11 1/2"	146' - 0"	2,912 SF	
22	42' - 5 1/4"	80' - 0"	3,395 SF	
23	7' - 0 3/4"	8' - 5 1/4"	60 SF	
24	2' - 0"	5' - 6"	11 SF	
25	27' - 11 1/4"	34' - 0"	950 SF	
26	5' - 6"	7' - 11 1/4"	44 SF	
27	24' - 6"	66' - 0"	1,617 SF	
28	4' - 0"	13' - 6"	54 SF	
29	10' - 0"	82' - 6"	825 SF	
30	15' - 6"	145' - 0"	2,248 SF	
31	82' - 0"	160' - 4"	13,147 SF	
33	1' - 10 1/4"	2' - 1 1/2"	4 SF	
40	7' - 0"	14' - 0 1/2"	98 SF	MEP SHAFT
41	8' - 6"	21' - 0"	179 SF	MEP SHAFT
42	8' - 5 1/4"	24' - 11 1/4"	210 SF	MEP SHAFT
43	5' - 6"	12' - 0 3/4"	66 SF	MEP SHAFT
			57,921 SF	

FLOOR AREA SCHEDULE - LEVEL 02 EXCLUSIONS

Section	Width	Length	Area	Comments
50	6' - 11 1/2"	7' - 0"	49 SF	EXEMPT, MEP SHAFT
51	14' - 0"	32' - 0"	448 SF	EXEMPT, STAIR 1
52	13' - 1"	22' - 10 3/4"	299 SF	EXEMPT, STAIR 3
53	13' - 1"	32' - 0"	419 SF	EXEMPT, ELEVATOR SHAFT
54	14' - 0"	32' - 0"	448 SF	EXEMPT, STAIR 2
55	5' - 6"	10' - 0"	55 SF	EXEMPT, MEP SHAFT
			1,718 SF	

WILSON MEANY

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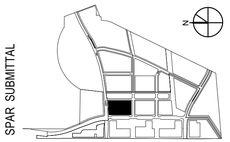


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LEVEL 02 AREA PLAN

1/16" = 1'-0"

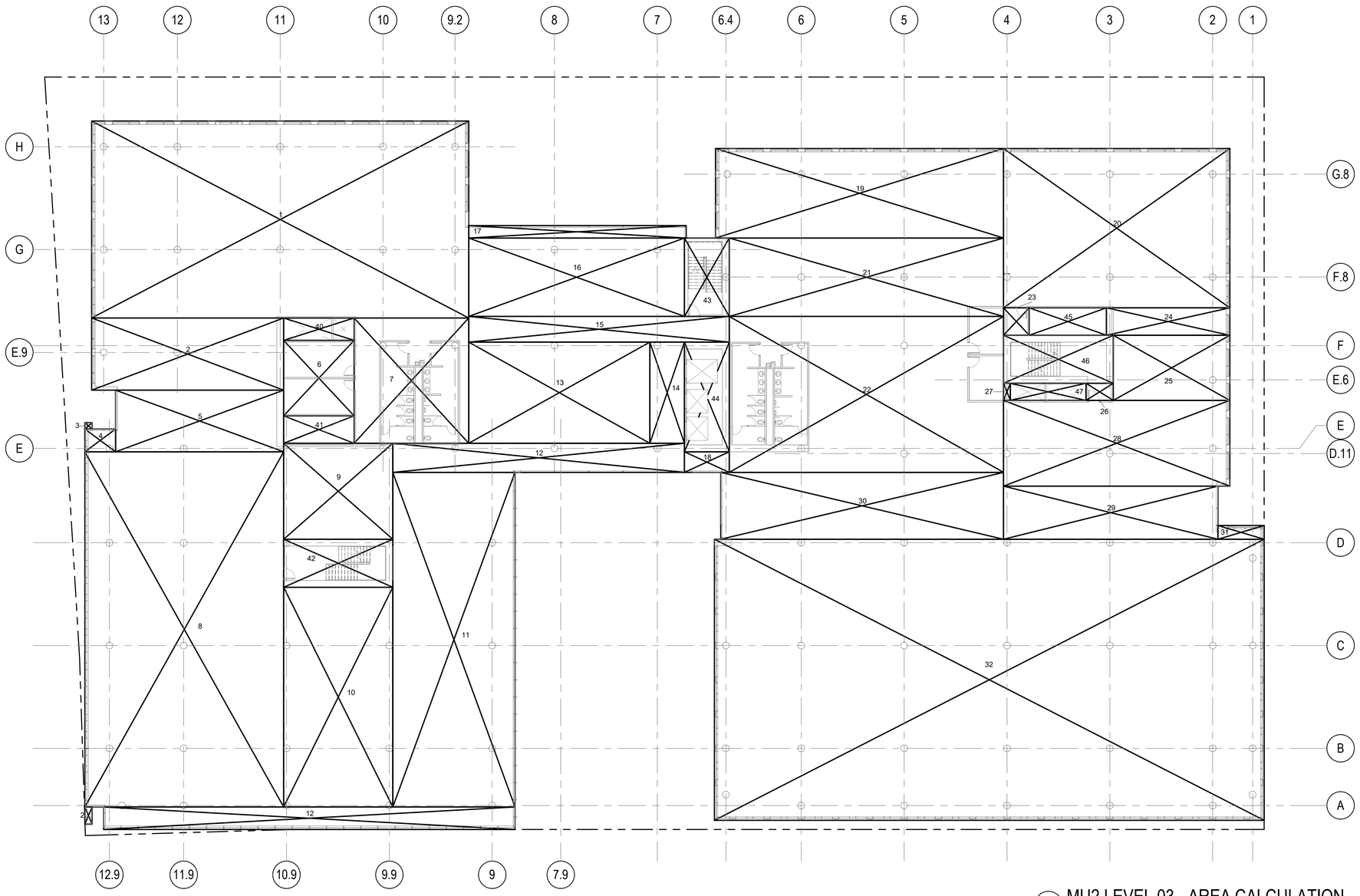
MU2

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

NOT FOR CONSTRUCTION

04/16/2021

O-A0.25



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

FLOOR AREA SCHEDULE - LEVEL 03

Section	Width	Length	Area	Comments
1	57' - 5 1/4"	110' - 0"	6,318 SF	
2	2' - 1 1/2"	5' - 0 1/4"	11 SF	
2	21' - 0 3/4"	56' - 0"	1,180 SF	
3	1' - 10 1/4"	2' - 1 1/2"	4 SF	
4	6' - 8"	8' - 11 3/4"	60 SF	
5	18' - 0"	49' - 0"	882 SF	
6	20' - 6 3/4"	22' - 0"	452 SF	
7	33' - 5 1/4"	36' - 6 3/4"	1,223 SF	
8	57' - 11 3/4"	103' - 7 1/4"	6,007 SF	
9	28' - 0"	31' - 10"	891 SF	
10	31' - 10"	64' - 1 1/4"	2,040 SF	
11	35' - 8"	97' - 7 1/4"	3,481 SF	
12	6' - 6 3/4"	120' - 0"	788 SF	
12	8' - 6"	85' - 1"	723 SF	
13	29' - 6"	52' - 10"	1,559 SF	
14	10' - 1"	29' - 6"	297 SF	
15	7' - 6"	76' - 0"	570 SF	
16	22' - 10 3/4"	62' - 11"	1,440 SF	
17	3' - 7 1/2"	63' - 5"	229 SF	
18	6' - 0"	13' - 1"	79 SF	
19	26' - 1 1/2"	84' - 0"	2,194 SF	
20	46' - 6"	66' - 0"	3,069 SF	
21	22' - 10 3/4"	80' - 0"	1,831 SF	
22	45' - 6"	80' - 0"	3,640 SF	
23	7' - 6"	8' - 0"	60 SF	
24	8' - 0"	36' - 0"	288 SF	
25	18' - 11 3/4"	34' - 0"	646 SF	
26	4' - 11 3/4"	7' - 11 1/4"	40 SF	
27	2' - 0"	4' - 11 3/4"	10 SF	
28	25' - 0 1/4"	66' - 0"	1,651 SF	
29	15' - 6"	62' - 6 1/2"	969 SF	
30	19' - 6"	82' - 6"	1,609 SF	
31	4' - 0"	13' - 5 1/2"	54 SF	
32	82' - 0"	160' - 4"	13,146 SF	
			57,438 SF	

FLOOR AREA SCHEDULE - LEVEL 03 EXCLUSIONS

Section	Width	Length	Area	Comments
40	6' - 6 3/4"	20' - 6 3/4"	135 SF	EXEMPT, MEP SHAFT
41	8' - 0"	20' - 6 3/4"	165 SF	EXEMPT, MEP SHAFT
42	14' - 0"	31' - 10"	446 SF	EXEMPT, STAIR 1
43	13' - 1"	22' - 10 3/4"	299 SF	EXEMPT, STAIR 3
44	13' - 1"	32' - 0"	419 SF	EXEMPT, ELEVATOR SHAFT
45	8' - 0"	22' - 6"	180 SF	EXEMPT, MEP SHAFT
46	14' - 0"	32' - 0"	448 SF	EXEMPT, STAIR 2
47	4' - 11 3/4"	22' - 0 3/4"	110 SF	EXEMPT, MEP SHAFT
			2,201 SF	

WILSON MEANY

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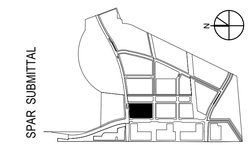


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LEVEL 03 AREA PLAN

1/16" = 1'-0"

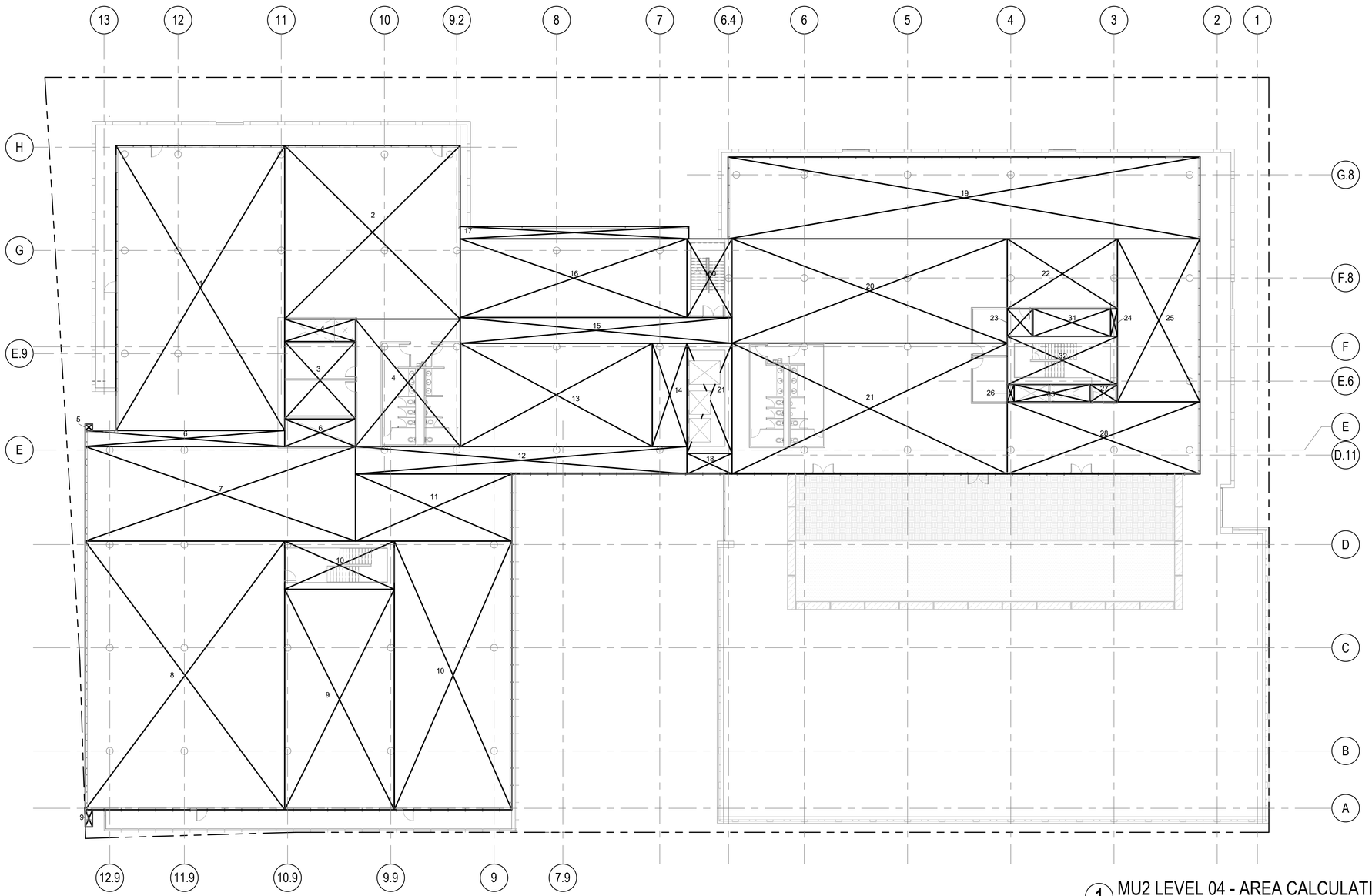
MU2

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

O-A0.26



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

FLOOR AREA SCHEDULE - LEVEL 04

Section	Width	Length	Area	Comments
1	49' - 0"	82' - 10"	4,059 SF	
2	50' - 5 1/4"	51' - 0"	2,572 SF	
3	20' - 6 3/4"	22' - 6"	463 SF	
4	30' - 5 1/4"	37' - 0 3/4"	1,128 SF	
5	1' - 10 1/4"	2' - 1 1/2"	4 SF	
6	4' - 8"	57' - 11 3/4"	271 SF	
7	27' - 6"	78' - 6 1/2"	2,160 SF	
8	57' - 11 3/4"	78' - 1"	4,528 SF	
9	31' - 10"	64' - 1"	2,040 SF	
9	2' - 1 1/2"	5' - 0 1/4"	11 SF	
10	34' - 2"	78' - 1"	2,668 SF	
11	19' - 6"	45' - 5 1/4"	886 SF	
12	8' - 0"	96' - 4 1/4"	771 SF	
13	30' - 0"	55' - 10"	1,675 SF	
14	10' - 1"	30' - 0"	303 SF	
15	7' - 6"	79' - 0"	593 SF	
16	22' - 10 3/4"	65' - 11"	1,509 SF	
17	3' - 7 1/2"	66' - 5"	240 SF	
18	6' - 0"	13' - 1"	79 SF	
19	23' - 9 1/4"	137' - 2"	3,261 SF	
20	30' - 4"	80' - 0"	2,426 SF	
21	38' - 0 3/4"	80' - 0"	3,045 SF	
22	20' - 4 3/4"	32' - 0"	652 SF	
23	7' - 6"	8' - 0"	60 SF	
24	2' - 0"	8' - 0"	16 SF	
25	24' - 0"	47' - 4 1/2"	1,137 SF	
26	2' - 0"	4' - 11 3/4"	10 SF	
27	4' - 11 3/4"	7' - 11 1/4"	40 SF	
28	21' - 0 1/4"	56' - 0"	1,177 SF	
			37,781 SF	

FLOOR AREA SCHEDULE - LEVEL 04 EXCLUSIONS

Section	Width	Length	Area	Comments
4	6' - 6 3/4"	20' - 6 3/4"	135 SF	EXEMPT, MEP SHAFT
6	8' - 0"	20' - 6 3/4"	165 SF	EXEMPT, MEP SHAFT
10	14' - 0"	31' - 10"	446 SF	EXEMPT, STAIR 1
21	13' - 1"	32' - 0"	419 SF	EXEMPT, ELEVATOR SHAFT
31	8' - 0"	22' - 6"	180 SF	EXEMPT, MEP SHAFT
32	14' - 0"	32' - 0"	448 SF	EXEMPT, STAIR 2
35	4' - 11 3/4"	22' - 0 3/4"	110 SF	EXEMPT, MEP SHAFT
160	13' - 1"	22' - 10 3/4"	299 SF	EXEMPT, STAIR 3
			2,201 SF	

WILSON MEANY

BAY MEADOWS LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 491910.000

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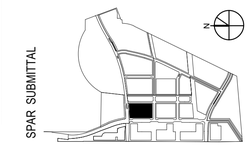


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LEVEL 04 AREA PLAN

1/16" = 1'-0"

MU2

B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

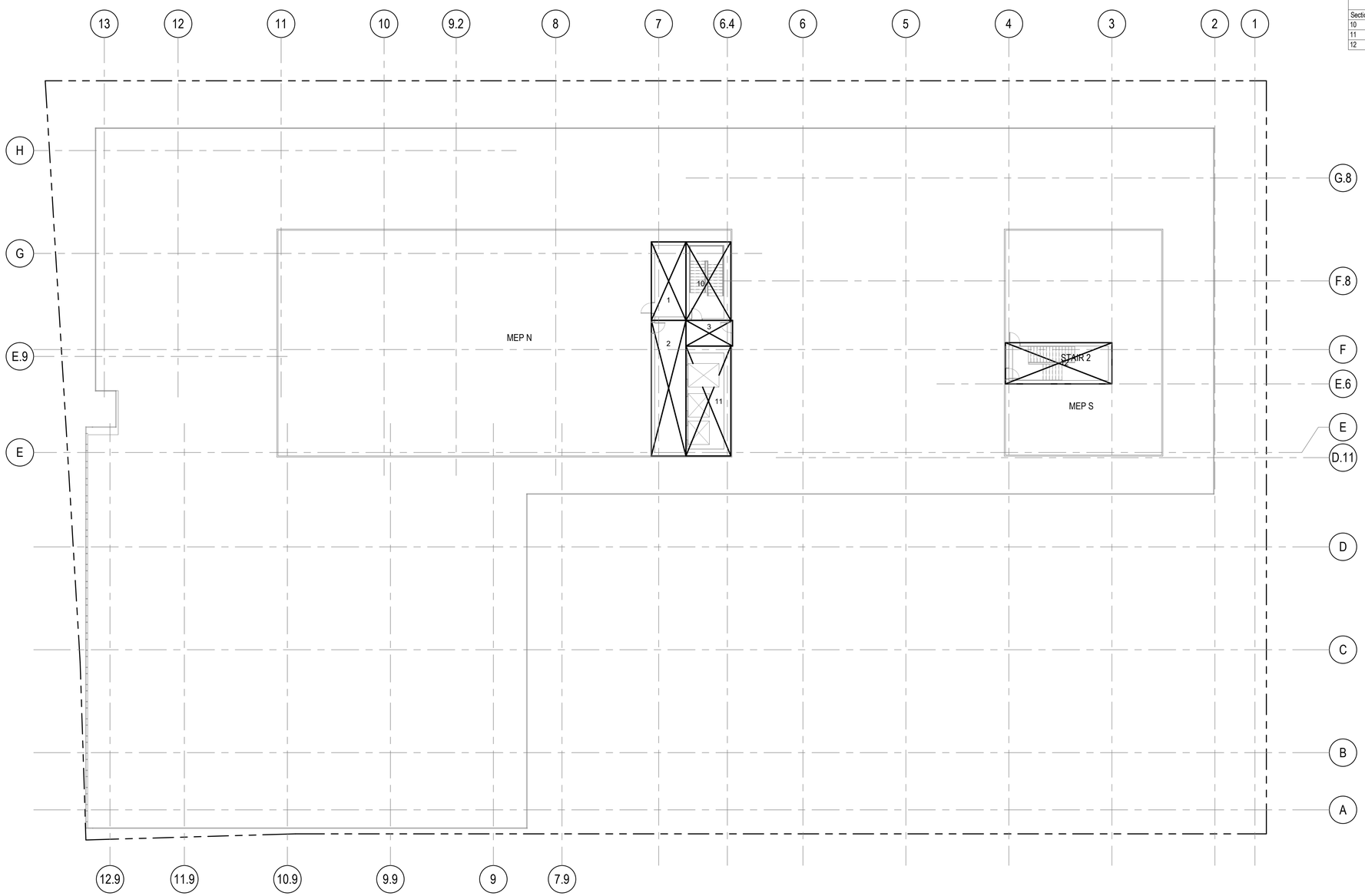
NOT FOR CONSTRUCTION

04/16/2021

O-A0.27

FLOOR AREA SCHEDULE - ROOF				
Section	Width	Length	Area	Comments
1	10' - 1"	22' - 10 3/4"	231 SF	
2	10' - 1"	39' - 6"	398 SF	
3	7' - 6"	13' - 7"	102 SF	
			731 SF	

FLOOR AREA SCHEDULE - ROOF EXCLUSIONS				
Section	Width	Length	Area	Comments
10	13' - 1"	22' - 10 3/4"	299 SF	EXEMPT, STAIR 3
11	13' - 1"	32' - 0"	419 SF	EXEMPT, ELEVATOR SHAFT
12	12' - 0"	31' - 0"	372 SF	EXEMPT, STAIR 2
			1,090 SF	



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

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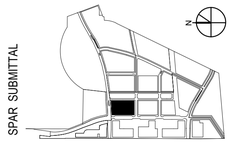


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - ROOF LEVEL AREA PLAN

1/16" = 1'-0"

MU2

BAY MEADOWS II

SAN MATEO, CALIFORNIA

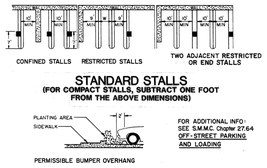
NOT FOR CONSTRUCTION

04/16/2021

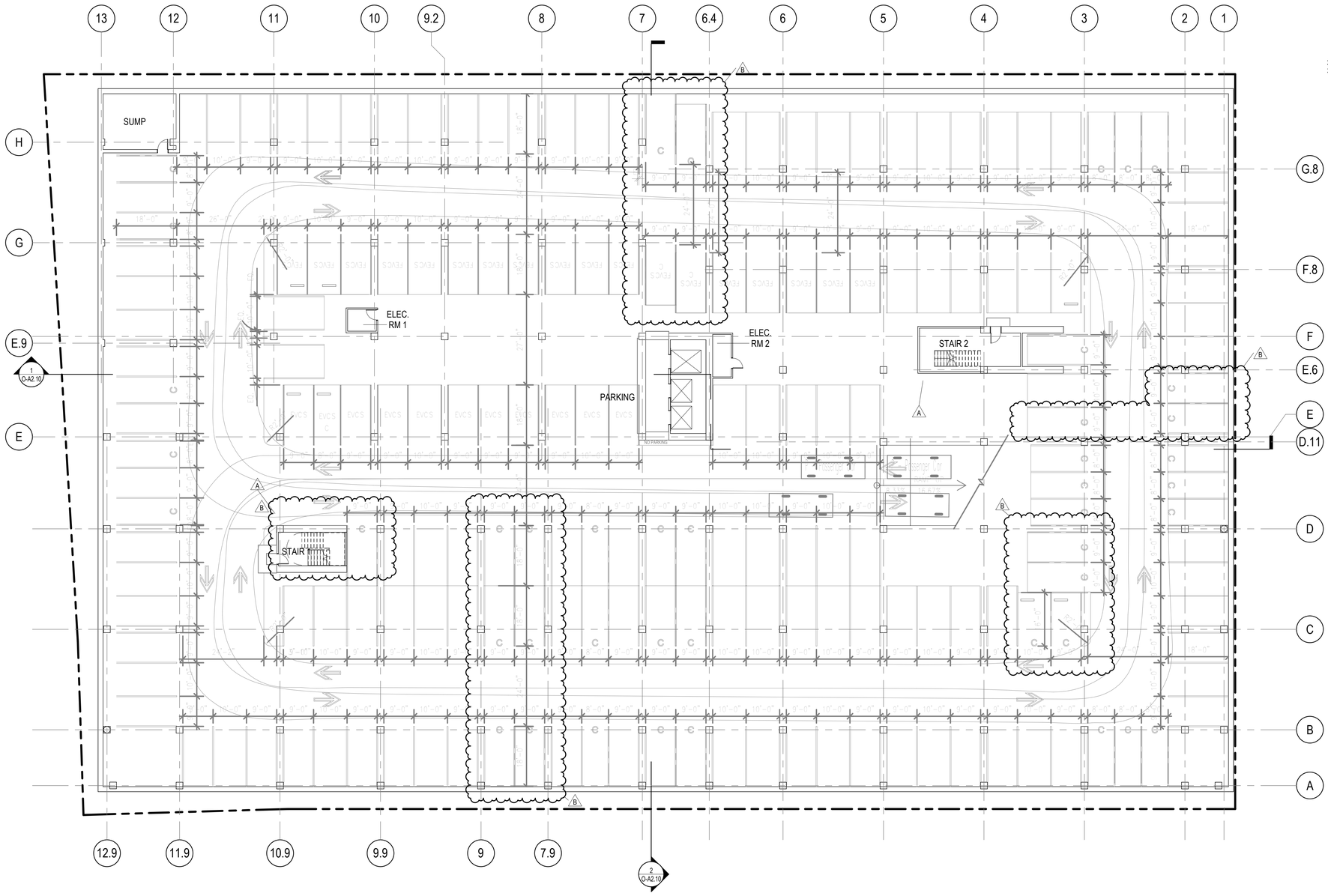
O-A0.28

NOTES:

1) PARKING LAYOUT COMPLY WITH SAN MATEO PARKING STANDARDS PARKING LOT DIMENSIONS AND PARKING LAYOUTS. SEE DIMENSIONS ON PARKING PLAN FOR DIMESIONS AT CONFINED STALLS AND RESTRICTED STALLS.



2) SEE PARKING PLAN FOR MANEUVERABILITY WITHIN GARAGE DRIVE AISLES.
3) SEE SECTION 1/O-A2.10 FOR RAMP PROFILE.



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

0 8' 16' 32'

WILSON MEANY

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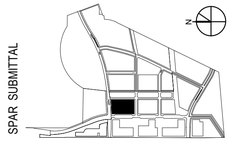


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE PARKING - B3 PLAN

As indicated

MU2

B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

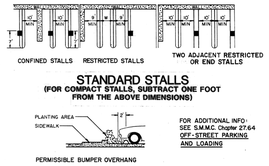
NOT FOR CONSTRUCTION

04/16/2021

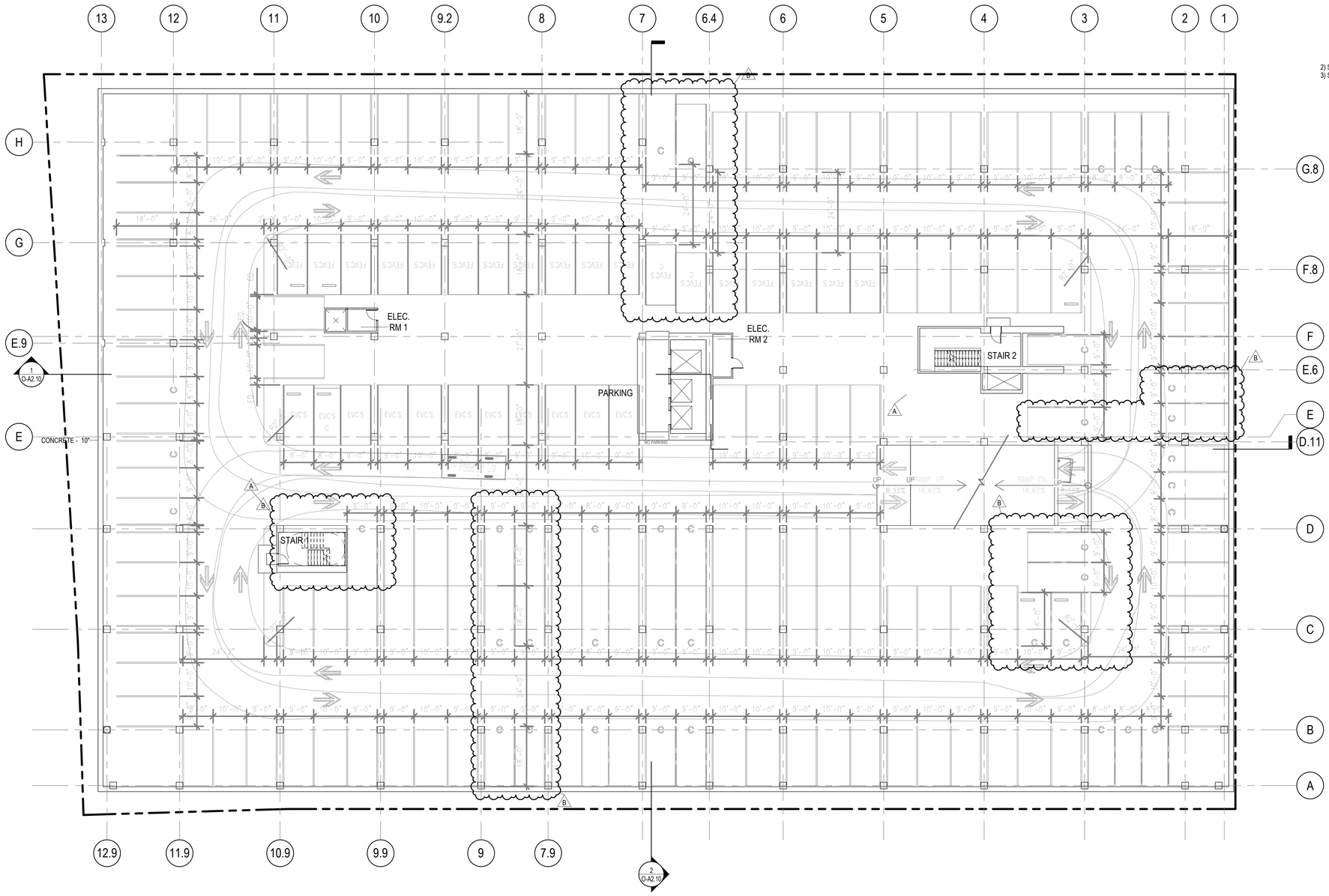
O-A1.01

NOTES:

1) PARKING LAYOUT COMPLY WITH SAN MATEO PARKING STANDARDS PARKING LOT DIMENSIONS AND PARKING LAYOUTS. SEE DIMENSIONS ON PARKING PLAN FOR DIMESIONS AT CONFINED STALLS AND RESTRICTED STALLS.



2) SEE PARKING PLAN FOR MANEUVERABILITY WITHIN GARAGE DRIVE AISLES.
3) SEE SECTION 1/O-A2.10 FOR RAMP PROFILE.



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

0 8' 16' 32'

WILSON MEANY

BAY MEADOWS LAND COMPANY

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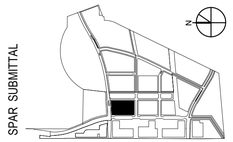


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE PARKING - B2 PLAN

As indicated

MU2

B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

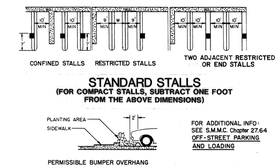
NOT FOR CONSTRUCTION

04/16/2021

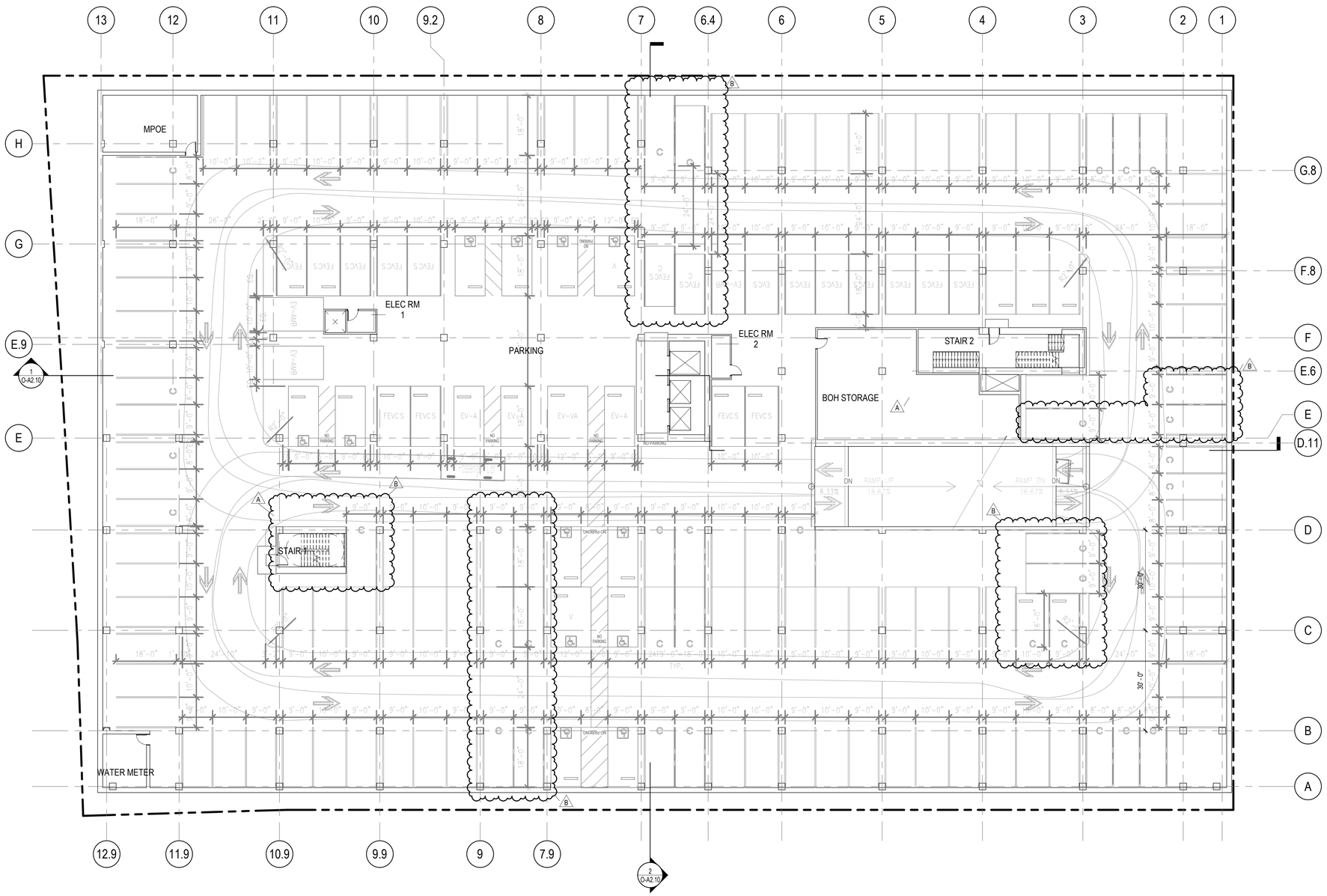
O-A1.02

NOTES:

1) PARKING LAYOUT COMPLY WITH SAN MATEO PARKING STANDARDS PARKING LOT DIMENSIONS AND PARKING LAYOUTS. SEE DIMENSIONS ON PARKING PLAN FOR DIMESIONS AT CONFINED STALLS AND RESTRICTED STALLS.



2) SEE PARKING PLAN FOR MANEUVERABILITY WITHIN GARAGE DRIVE AISLES.
3) SEE SECTION 1/O-A2.10 FOR RAMP PROFILE.



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

0 8' 16' 32'

WILSON MEANY

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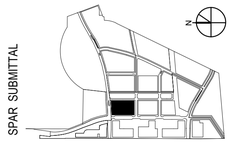


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE PARKING - B1 PLAN

As indicated

MU2

BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

O-A1.03

FLOOR PLAN LEGEND

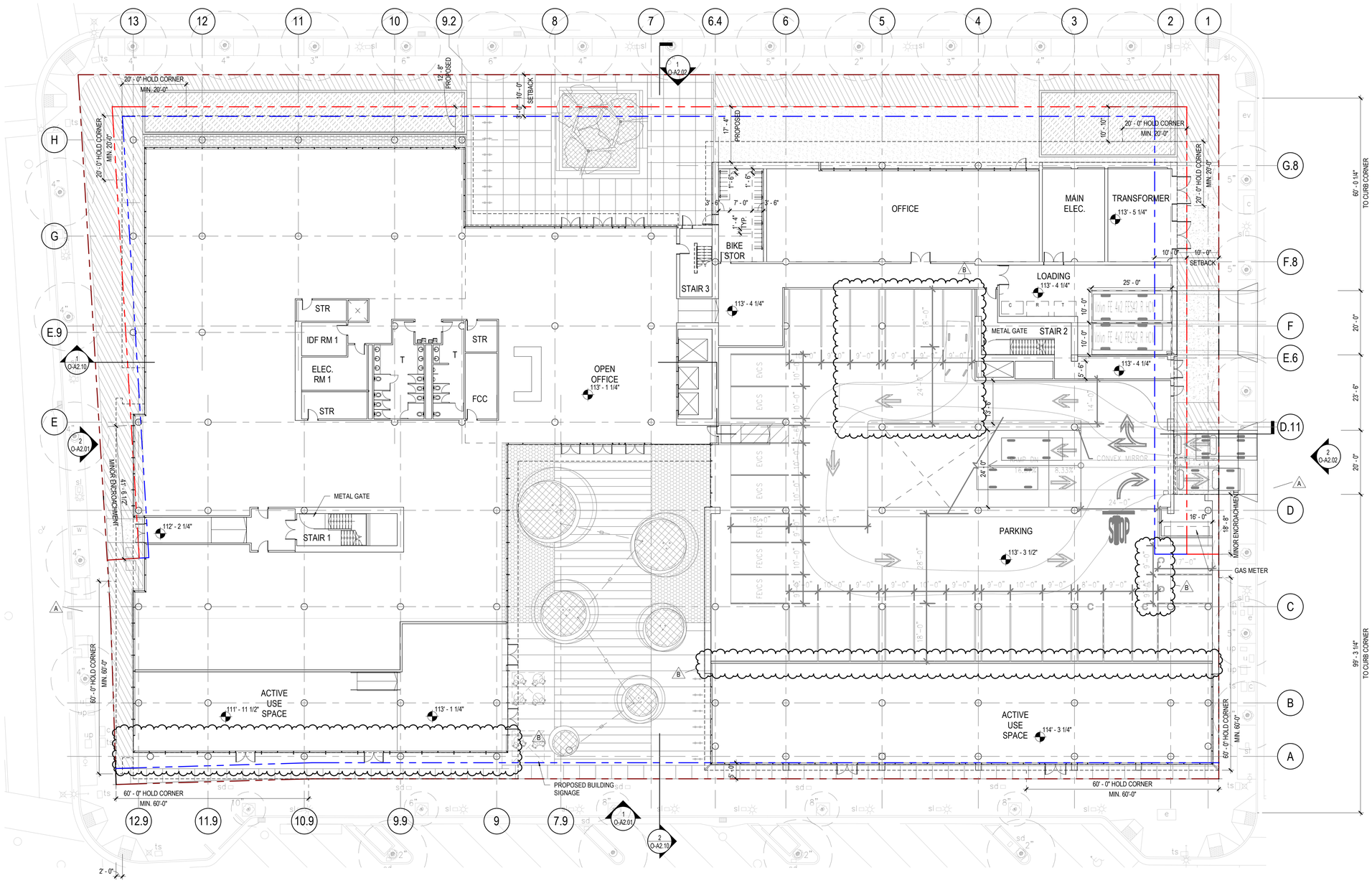
PROPERTY LINE

10'-0" SET BACK

BUILD-TO ZONE

NOTES:
1) BUILD-TO ZONE REQUIREMENT:
28TH AVENUE: FLOOR 1: MIN. 80 % WITHIN 3' OF SETBACK LINE REQUIRED, 31.87% PROVIDED, SEEKING DESIGN GUIDELINE EXCEPTION.
KYNE STREET: FLOOR 1-3: MIN 75% WITHIN 3' OF SETBACK LINE REQUIRED, 25.72% PROVIDED, SEEKING DESIGN GUIDELINE EXCEPTION.
DERBY AVENUE: FLOOR 1-3: MIN. 80% WITHIN 10' OF SETBACK LINE REQUIRED, 88.29% PROVIDED.
DELAWARE STREET: FLOOR 1-3: MIN. 80% WITHIN 5' OF PROPERTY LINE REQUIRED, 81.83% PROVIDED.

2) HOLD CORNER:
28TH AVENUE WEST: 60' MIN, SEEKING DESIGN GUIDELINE EXCEPTION:
BUILDING CORNER DOES NOT CURVE TO FOLLOW 28TH AVE PROPERTY LINE.
28TH AVENUE EAST: 20' MIN, 20'-0" PROVIDED.
DELAWARE STREET: 60'-0" MIN, 60'-0" PROVIDED.
DERBY AVENUE WEST: 60' MIN, 60'-0" PROVIDED.
DERBY AVENUE EAST: 20'MIN, SEEKING DESIGN GUIDELINE EXCEPTION:
BUILDING CORNER 10'-10" FROM SETBACK LINE.
KYNE STREET: 20'-0" MIN, 20'-0" PROVIDED.



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

WILSON MEANY

BAY MEADOWS LAND COMPANY

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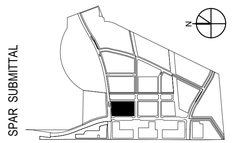
Project No: 491910.000

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LEVEL 01 PLAN

As indicated

MU2

BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

O-A1.04

FLOOR PLAN LEGEND

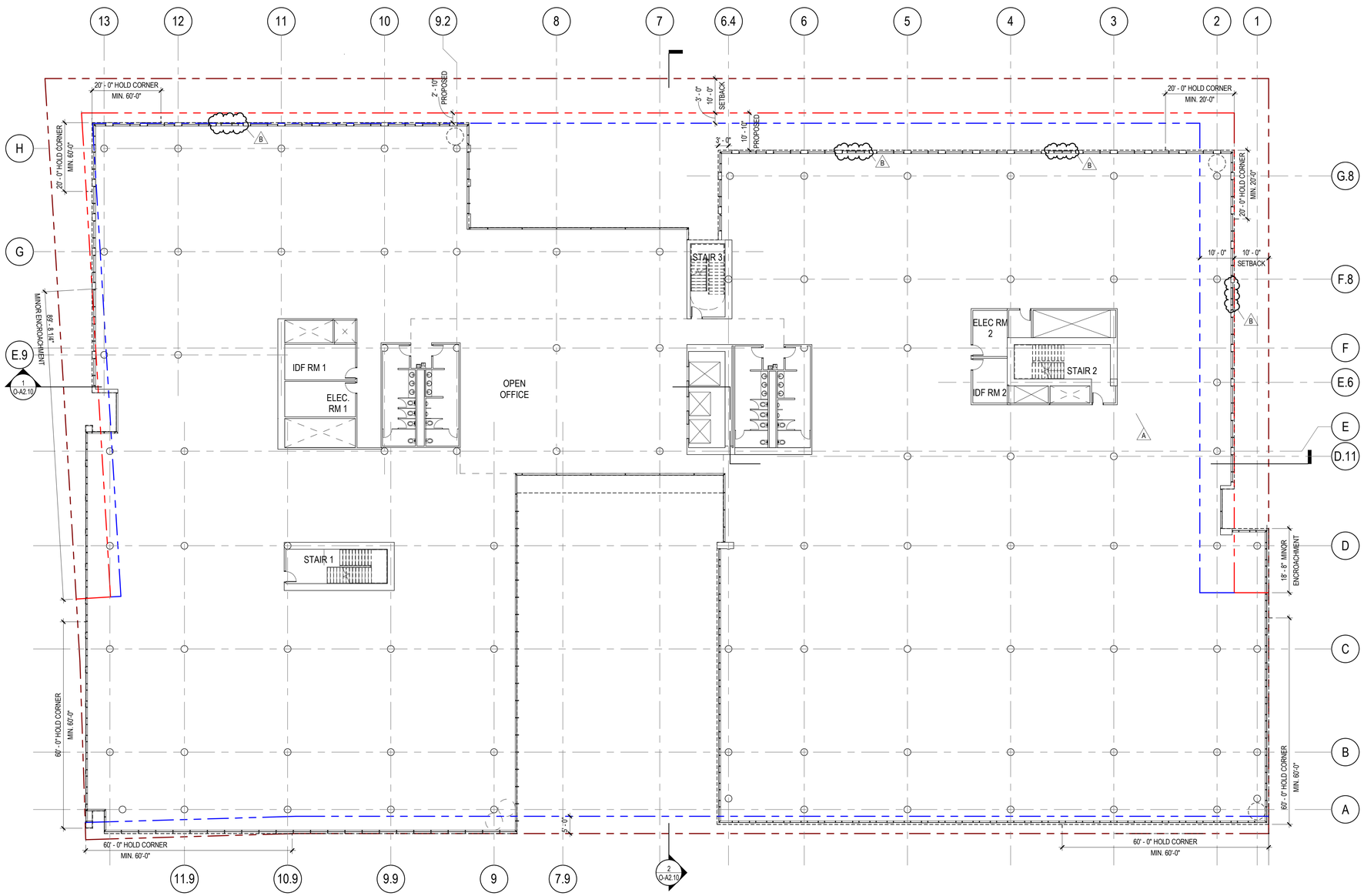
PROPERTY LINE

10'-0" SET BACK

BUILD-TO ZONE

NOTES:
1) BUILD-TO ZONE REQUIREMENT:
28TH AVENUE: FLOOR 2 - 3: MIN. 70 % WITHIN 3' OF SETBACK LINE REQUIRED, 97.85% PROVIDED.
KYNE STREET: FLOOR 1-3: MIN 75% WITHIN 3' OF SETBACK LINE REQUIRED, 25.72% PROVIDED, SEEKING DESIGN GUIDELINE EXCEPTION.
DERBY AVENUE: FLOOR 1-3: MIN. 80% WITHIN 10' OF SETBACK LINE REQUIRED, 88.29% PROVIDED.
DELAWARE STREET: FLOOR 1-3: MIN. 80% WITHIN 5' OF PROPERTY LINE REQUIRED, 81.83% PROVIDED.

2) HOLD CORNER:
28TH AVENUE WEST: 60' MIN, SEEKING DESIGN GUIDELINE EXCEPTION:
BUILDING CORNER DOES NOT CURVE TO FOLLOW 28TH AVE PROPERTY LINE.
28TH AVENUE EAST: 20' MIN, 20'-0" PROVIDED.
DELAWARE STREET: 60'-0" MIN, 60'-0" PROVIDED.
DERBY AVENUE WEST: 60' MIN, 60'-0" PROVIDED.
DERBY AVENUE EAST: 20'MIN, SEEKING DESIGN GUIDELINE EXCEPTION:
BUILDING CORNER 10'-10" FROM SETBACK LINE.
KYNE STREET: 20'-0" MIN, 20'-0" PROVIDED.



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

0 8' 16' 32'

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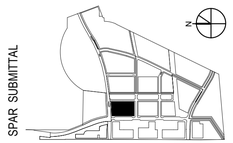
SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LEVEL 02 PLAN

As indicated

MU2

B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

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04/16/2021

O-A1.05

FLOOR PLAN LEGEND

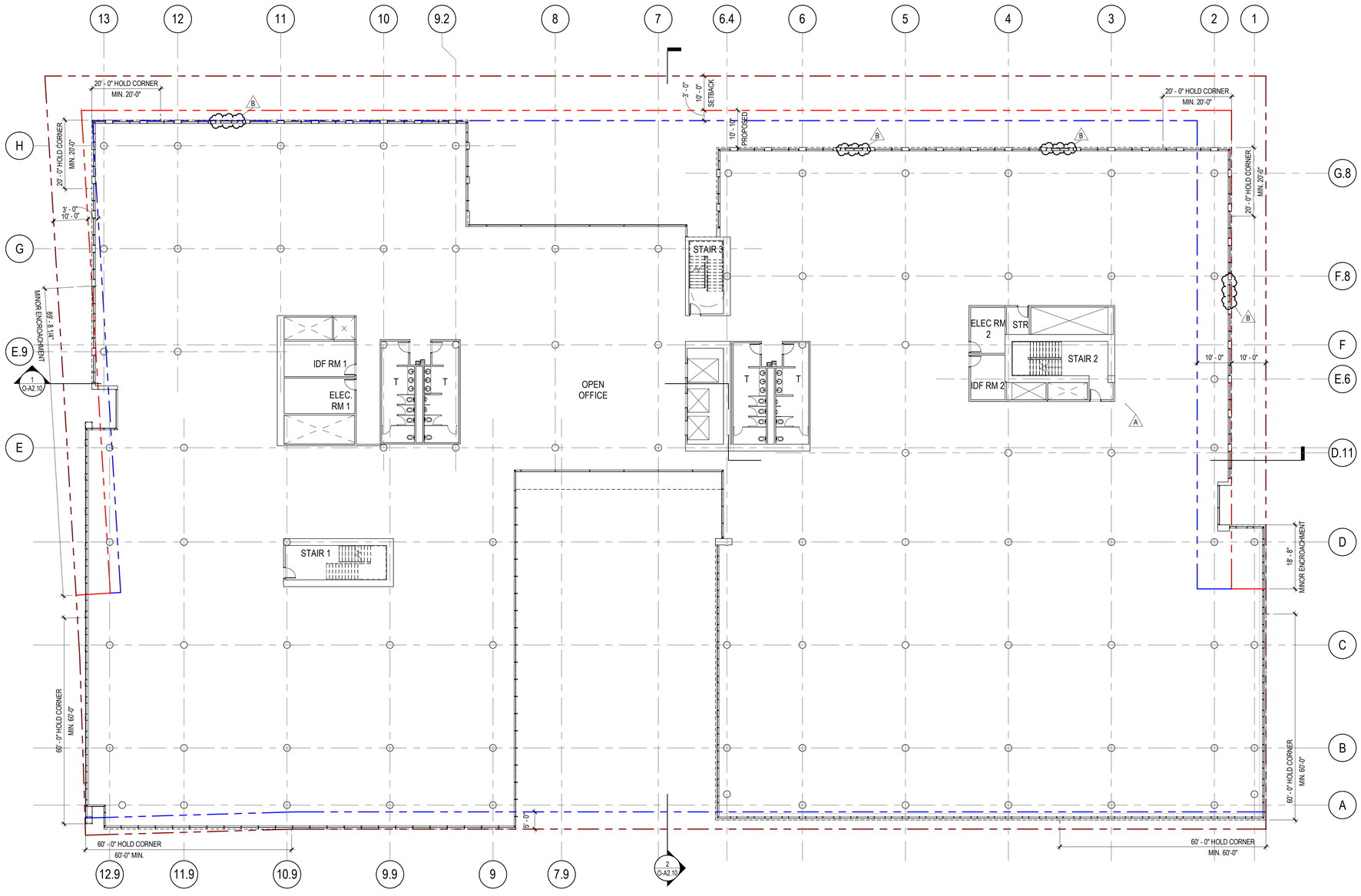
PROPERTY LINE

10'-0" SET BACK

BUILD-TO ZONE

NOTES:
1) BUILD-TO ZONE REQUIREMENT:
28TH AVENUE: FLOOR 2 - 3: MIN. 70 % WITHIN 3' OF SETBACK LINE REQUIRED, 97.85% PROVIDED.
KYNE STREET: FLOOR 1-3: MIN 75% WITHIN 3' OF SETBACK LINE REQUIRED, 25.72% PROVIDED, SEEKING DESIGN GUIDELINE EXCEPTION.
DERBY AVENUE: FLOOR 1-3: MIN. 80% WITHIN 10' OF SETBACK LINE REQUIRED, 88.29% PROVIDED.
DELAWARE STREET: FLOOR 1-3: MIN. 80% WITHIN 5' OF PROPERTY LINE REQUIRED, 81.83% PROVIDED.

2) HOLD CORNER:
28TH AVENUE WEST: 60' MIN, SEEKING DESIGN GUIDELINE EXCEPTION:
BUILDING CORNER DOES NOT CURVE TO FOLLOW 28TH AVE PROPERTY LINE.
28TH AVENUE EAST: 20' MIN, 20'-0" PROVIDED.
DELAWARE STREET: 60'-0" MIN, 60'-0" PROVIDED.
DERBY AVENUE WEST: 60' MIN, 60'-0" PROVIDED.
DERBY AVENUE EAST: 20'MIN, SEEKING DESIGN GUIDELINE EXCEPTION:
BUILDING CORNER 10'-10" FROM SETBACK LINE.
KYNE STREET: 20'-0" MIN, 20'-0" PROVIDED.



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

0 8' 16' 32'

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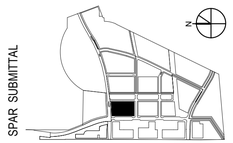

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LEVEL 03 PLAN

As indicated

MU2

B A Y M E A D O W S II

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O-A1.06

FLOOR PLAN LEGEND

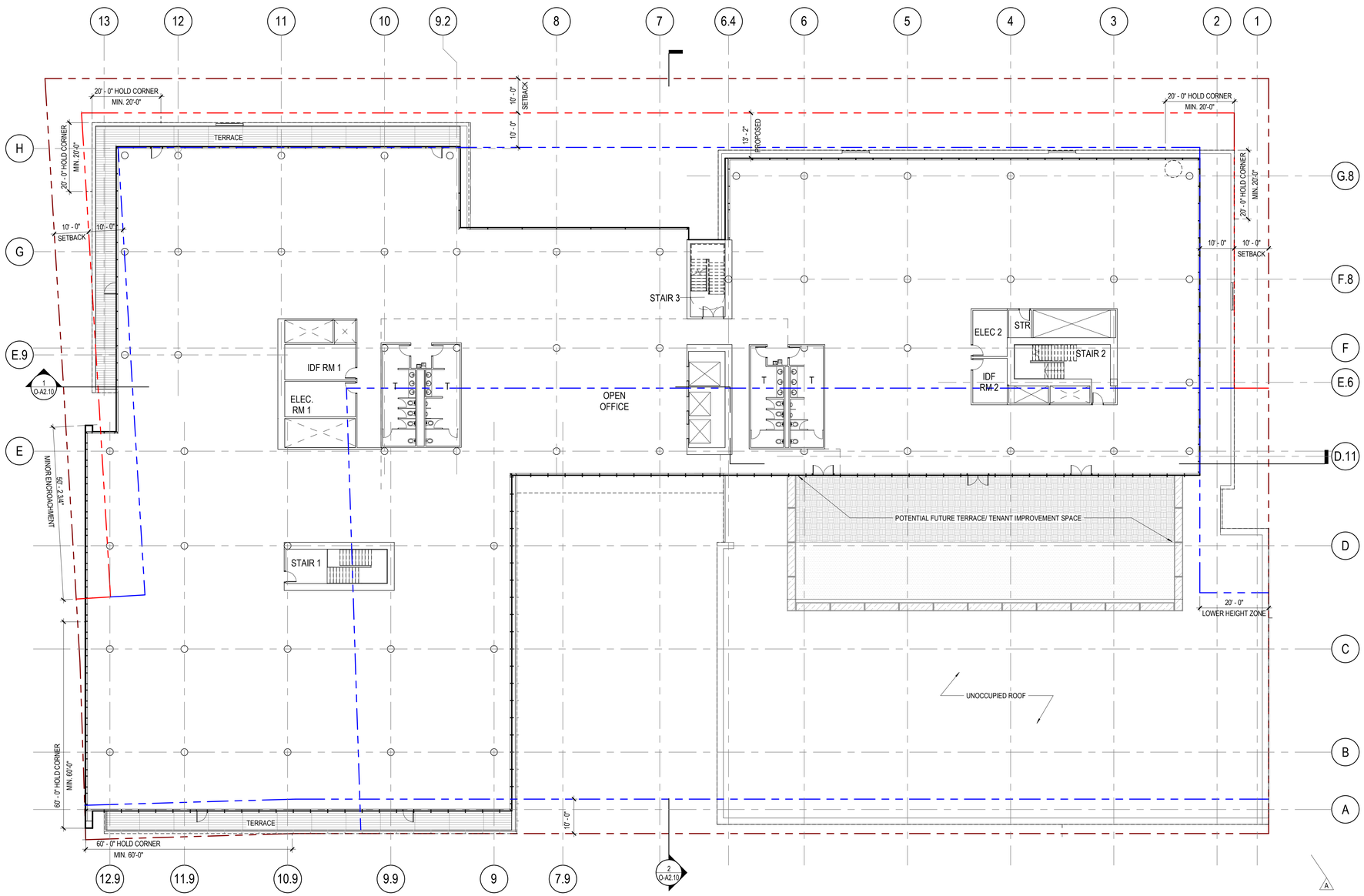
PROPERTY LINE

10'-0" SET BACK

BUILD-TO ZONE

NOTES:
1) BUILD-TO ZONE REQUIREMENT:
28TH AVENUE: FLOOR 4-5: MAX. 90 % WITHIN 10' OF SETBACK LINE REQUIRED, 92.60% PROVIDED, SEEKING DESIGN GUIDELINE EXCEPTION.
KYNE STREET: FLOOR 4-5: MIN 50% WITHIN 10' OF SETBACK LINE REQUIRED, 35.08% PROVIDED, SEEKING DESIGN GUIDELINE EXCEPTION.
DERBY AVENUE: FLOOR 4-5: MIN. 40% WITHIN 10' OF SETBACK LINE REQUIRED, 66.07% PROVIDED.
DELAWARE AVENUE: TOP FLOOR: MIN. 70% WITHIN 10' OF PROPERTY LINE REQUIRED, 100% PROVIDED.

2) HOLD CORNER:
28TH AVENUE WEST: 60' MIN, SEEKING DESIGN GUIDELINE EXCEPTION:
BUILDING CORNER DOES NOT CURVE TO FOLLOW 28TH AVE PROPERTY LINE.
28TH AVENUE EAST: 20' MIN, 20'-0" PROVIDED.
DELAWARE STREET: 60'-0" MIN, 60'-0" PROVIDED.
DERBY AVENUE WEST: 60' MIN, 60'-0" PROVIDED.
DERBY AVENUE EAST: 20'MIN, SEEKING DESIGN GUIDELINE EXCEPTION:
BUILDING CORNER 10'-10" FROM SETBACK LINE.
KYNE STREET: 20'-0" MIN, 20'-0" PROVIDED.



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

0 8' 16' 32'

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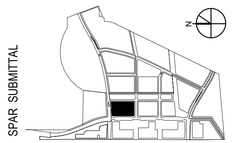


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LEVEL 04 PLAN

As indicated

MU2

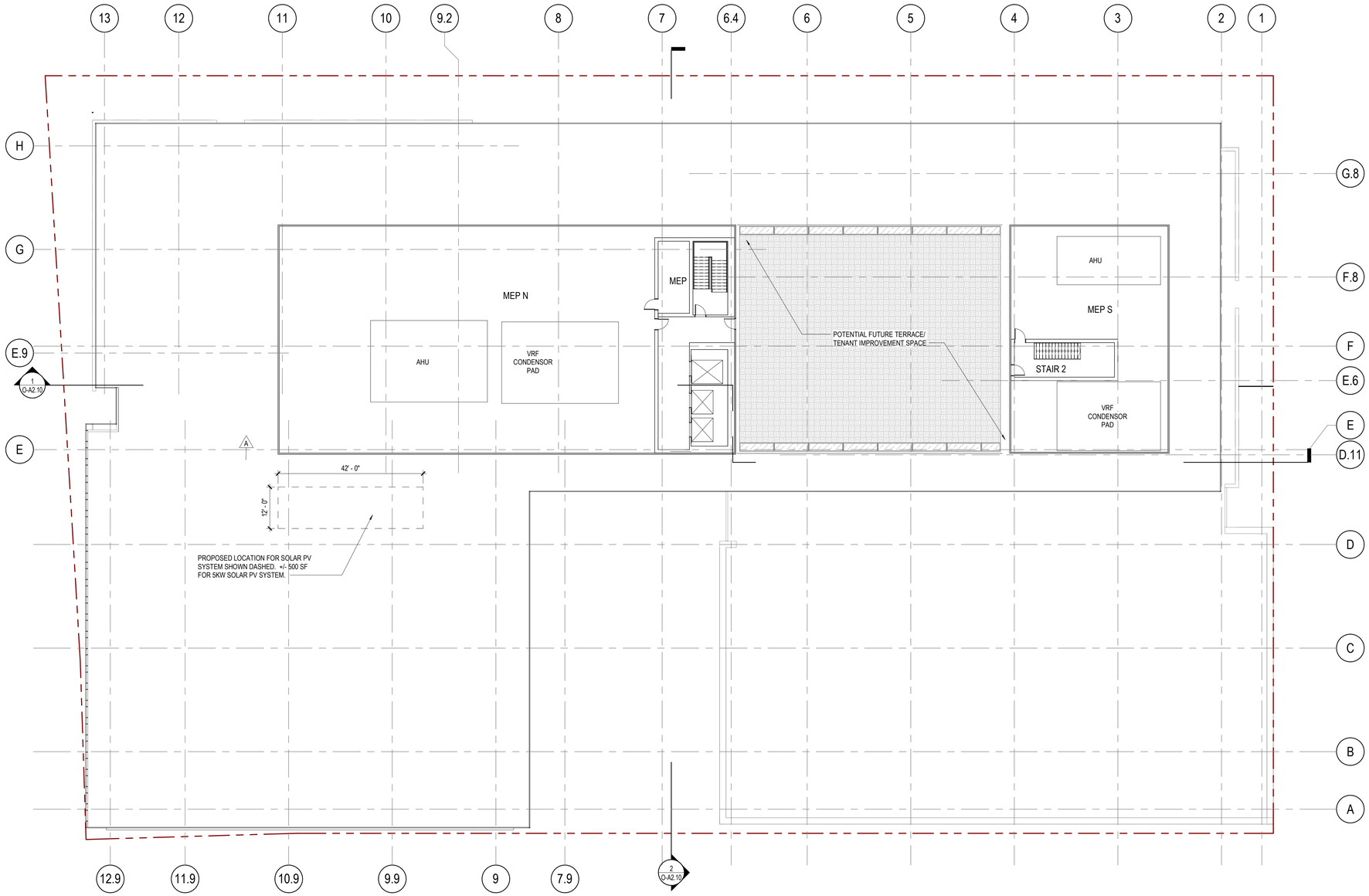
B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

O-A1.07



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

0 8' 16' 32'

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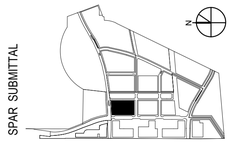
Project No: 491910.000

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - LOWER ROOF PLAN

1/16" = 1'-0"

MU2

BAY MEADOWS II

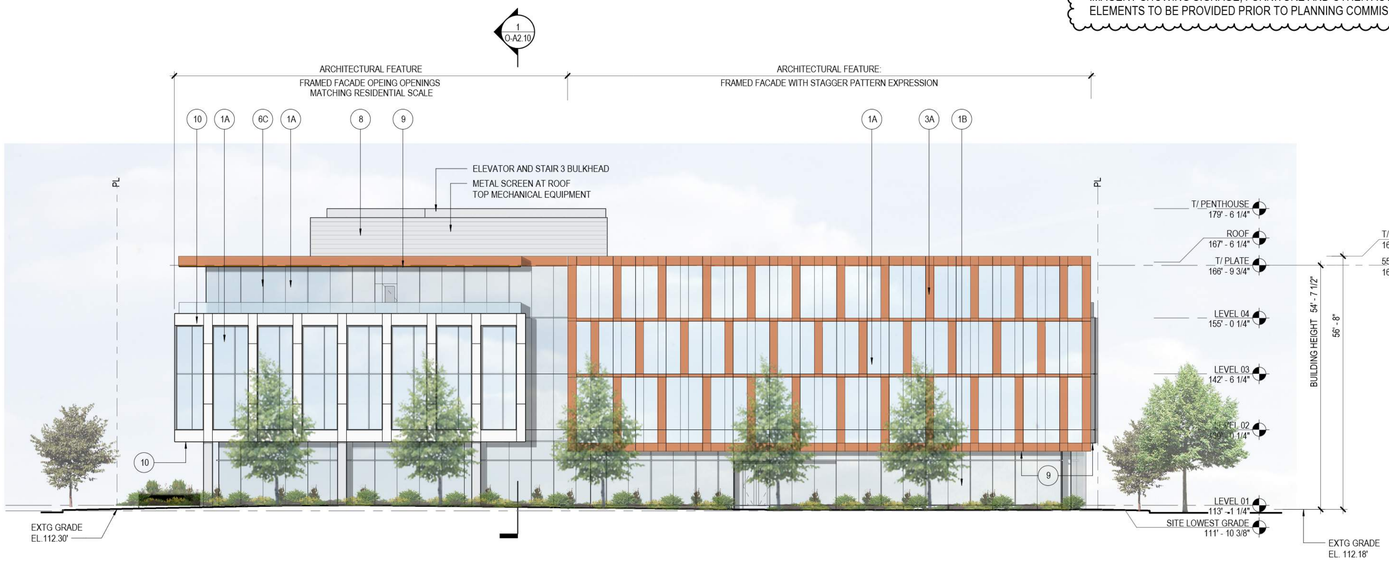
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

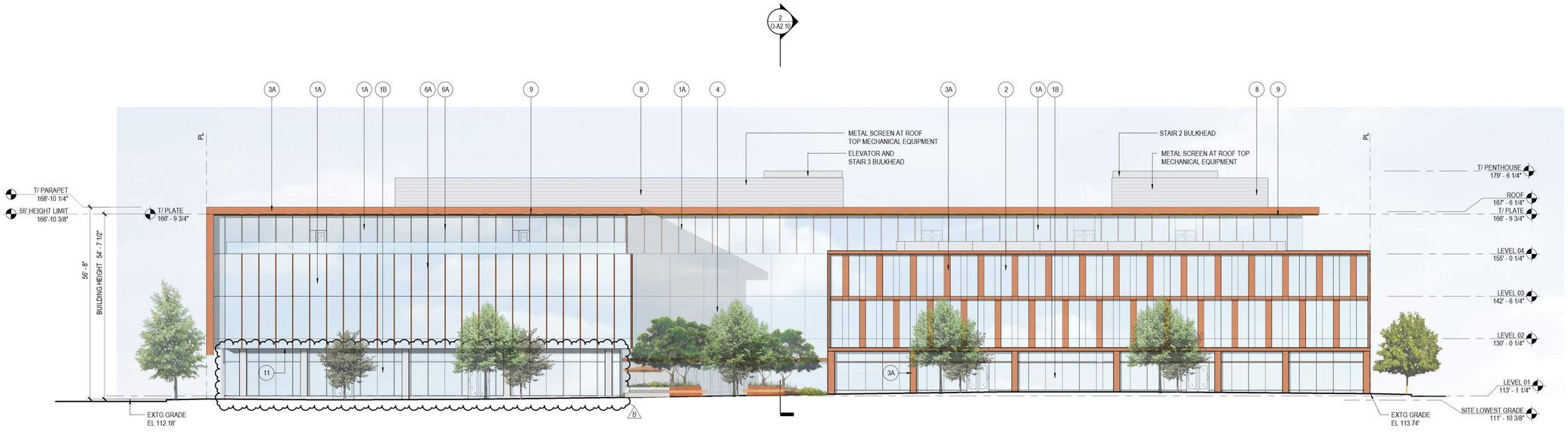
04/16/2021

O-A1.08

ELEVATIONS REPRESENT BASELINE ARCHITECTURE ONLY. ADDITIONAL IMAGERY SHOWING SIGNAGE, FURNITURE AND OTHER ACTIVATION ELEMENTS TO BE PROVIDED PRIOR TO PLANNING COMMISION HEARING.



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



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

MATERIALS LEGEND AND NOTES

MATERIALS LEGEND:

OFFICE FACADE MATERIAL

- 1A — OFFICE 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 5 FT OR 10 FT.
- 1B — RETAIL STOREFRONT 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10 FT.
- 2 — 4 SIDED SSG
- 3A — FACADE GLAZED-IN METAL PANEL
- 3C — FACADE GLAZED IN METAL PANEL
- 4 — OVERSIZED 10'-0" WIDE 4 SIDED SSG
- 6A — METAL FIN CAPS
- 6B — METAL FIN CAPS

OTHER SYSTEMS:

- 7A — ARCHITECTURAL CONCRETE WALL: 2STONE BOARD FORM VENEER OR SIMILAR WITH CONCRETE ADDITIVE (HARVEST GOLD) COLOR, 72" X 6" X 1/2".
- 7B — ARCHITECTURAL CONCRETE WALL: 2STONE BOARD FORM VENEER OR SIMILAR WITH CONCRETE ADDITIVE (SILVERSMOKE) COLOR, 72" X 6" X 1/2".
- 8 — SOLID METAL SCREEN: MORIN MATRIX SERIES OR SIMILAR
- 9 — **SOFFIT SYSTEMS:**
- 10 — PARKLEX PANEL OR SIMILAR, LAMINATED WOOD/ WOOD-LIKE EXT.PANEL
- 11 — SWISS PEARL CEMENT PANEL OR SIMILAR

METAL PANEL SOFFIT

NOTES:

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

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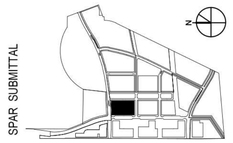


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE -- BUILDING ELEVATIONS

As indicated

MU2

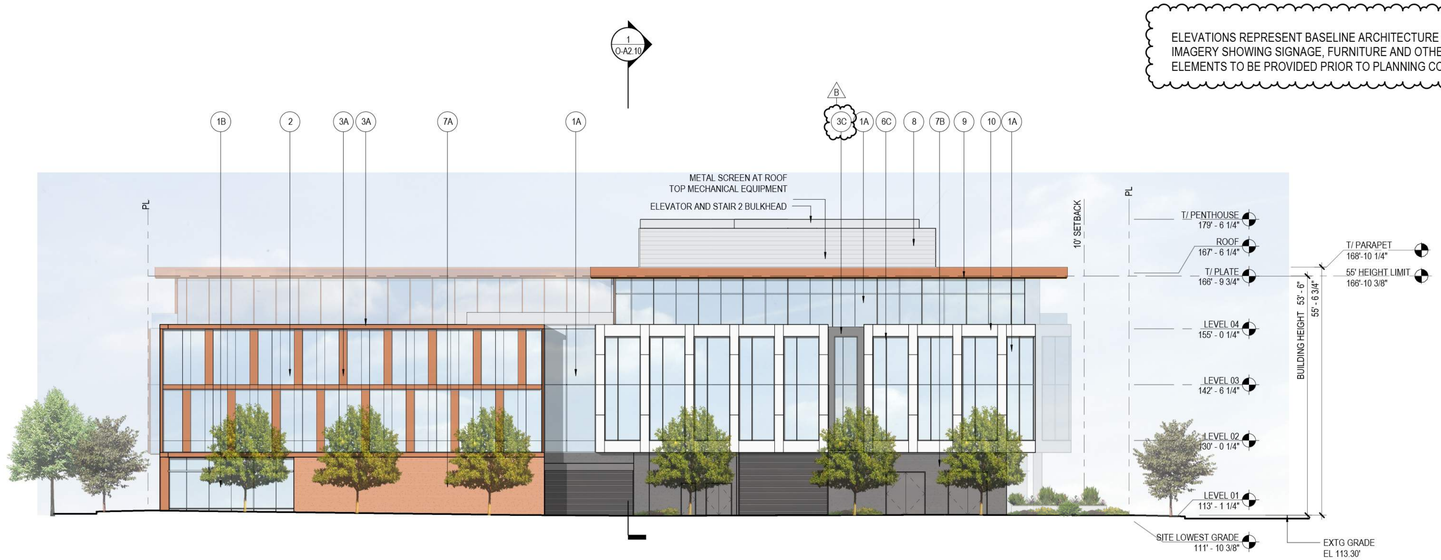
B A Y M E A D O W S II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

O-A2.01

ELEVATIONS REPRESENT BASELINE ARCHITECTURE ONLY. ADDITIONAL IMAGERY SHOWING SIGNAGE, FURNITURE AND OTHER ACTIVATION ELEMENTS TO BE PROVIDED PRIOR TO PLANNING COMMISION HEARING.



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

MATERIALS LEGEND AND NOTES

MATERIALS LEGEND:

OFFICE FACADE MATERIAL

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

OTHER SYSTEMS:

- 7A ARCHITECTURAL CONCRETE WALL: 2STONE BOARD FORM VENEER OR SIMILAR WITH CONCRETE ADDITIVE (HARVEST GOLD) COLOR, 72" X 6" X 1/2".
- 7B ARCHITECTURAL CONCRETE WALL: 2STONE BOARD FORM VENEER OR SIMILAR WITH CONCRETE ADDITIVE (SILVERSMOKE) COLOR, 72" X 6" X 1/2".
- 8 SOLID METAL SCREEN: MORIN MATRIX SERIES OR SIMILAR
- 9 **SOFFIT SYSTEMS:**
- 10 PARKLEX PANEL OR SIMILAR, LAMINATED WOOD/ WOOD-LIKE EXT.PANEL
- 11 SWISS PEARL CEMENT PANEL OR SIMILAR

METAL PANEL SOFFIT

NOTES:

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

1 MU2 EAST ELEVATION - W KYNE STREET
1/16" = 1'-0"

0 8' 16' 32'

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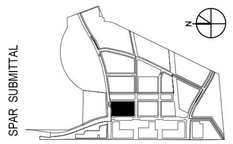


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - BUILDING ELEVATIONS

As indicated

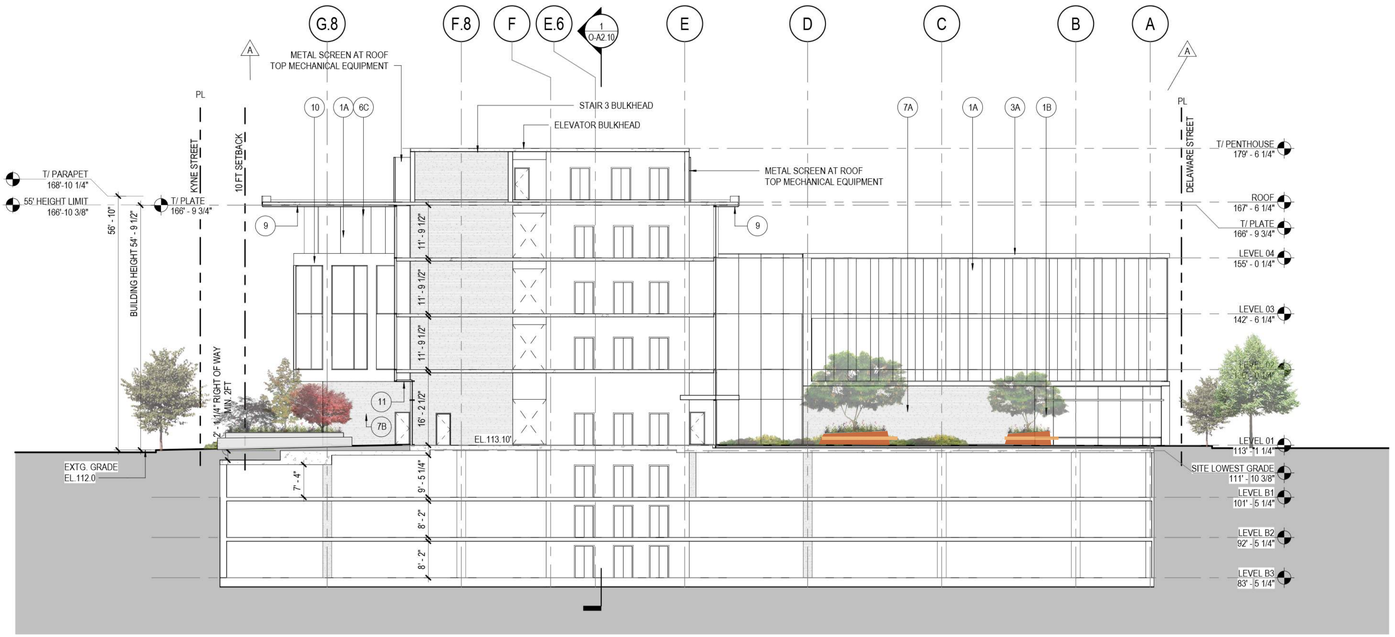
MU2

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

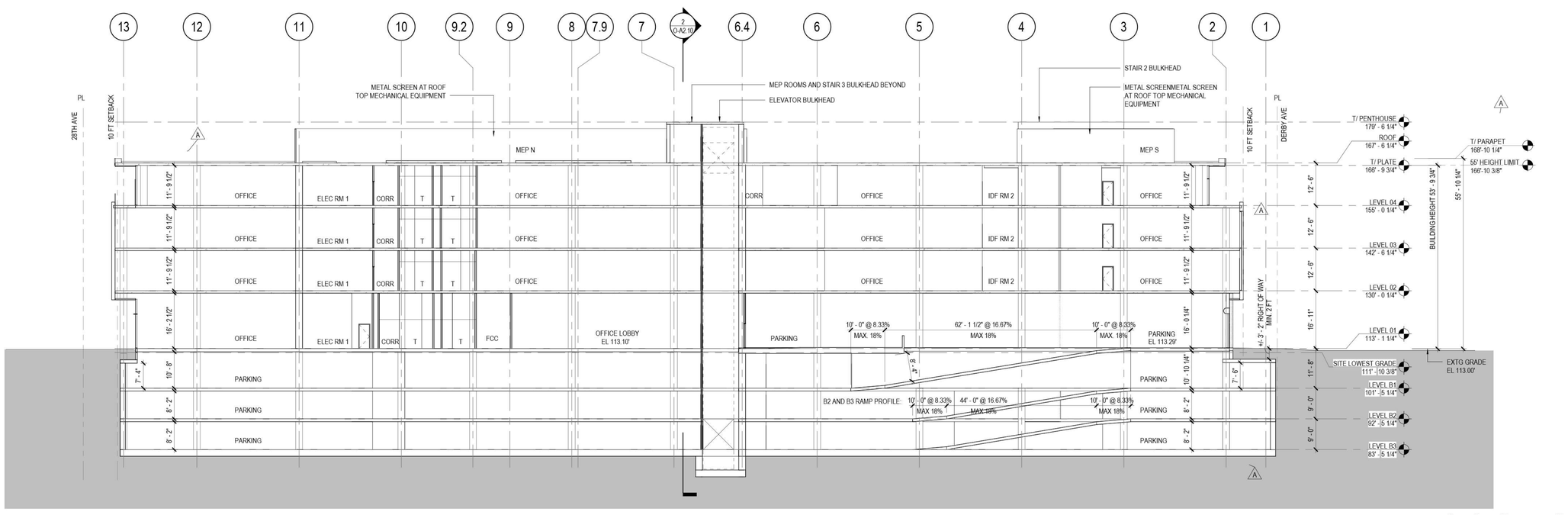
04/16/2021

O-A2.02



2 MU2 OFFICE - BUILDING SECTION LOOKING NORTH

1/16" = 1'-0"



1 MU2 OFFICE - BUILDING SECTION LOOKING EAST

1/16" = 1'-0"

MATERIALS LEGEND AND NOTES

MATERIALS LEGEND:

OFFICE FACADE MATERIAL

- 1A — OFFICE 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 5 FT OR 10 FT.
- 1B — RETAIL STOREFRONT 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10 FT.
- 2 — 4 SIDED SSG
- 3A — FACADE GLAZED-IN METAL PANEL
- 3C — FACADE GLAZED IN METAL PANEL
- 4 — OVERSIZED 10'-0" WIDE 4 SIDED SSG
- 6A — METAL FIN CAPS
- 6B — METAL FIN CAPS

OTHER SYSTEMS:

- 7A — ARCHITECTURAL CONCRETE WALL: 2STONE BOARD FORM VENEER OR SIMILAR WITH CONCRETE ADDITIVE (HARVEST GOLD) COLOR, 72" X 6" X 1/2".
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- 8 — SOLID METAL SCREEN: MORIN MATRIX SERIES OR SIMILAR
- 9 — **SOFFIT SYSTEMS:**
- 10 — PARKLEX PANEL OR SIMILAR, LAMINATED WOOD/ WOOD-LIKE EXT.PANEL
- 11 — SWISS PEARL CEMENT PANEL OR SIMILAR

METAL PANEL SOFFIT

NOTES:

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

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SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - BUILDING SECTIONS

As indicated

MU2

BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

O-A2.10

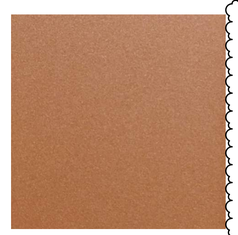
OFFICE FACADE GLAZING:
SOLARBAN 72 ACUITY OR SIMILAR

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

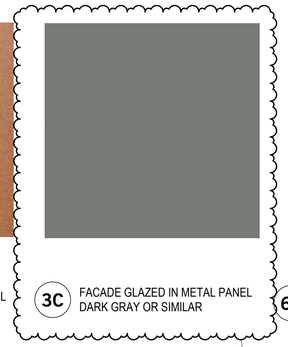
4 4 SIDED SSG, 10 FT WIDE

RETAIL STOREFRONT GLAZING:
SOLARBAN 72 STARSPHIRE OR SIMILAR

1B 2 SIDED SSG, CAPTURED VERTICALLY AT EVERY 10 FT



3A FACADE GLAZED IN METAL PANEL
BRIGHT COPPER COLOR OR SIMILAR



3C FACADE GLAZED IN METAL PANEL
DARK GRAY OR SIMILAR

6A METAL FIN CAP
BRIGHT COPPER
COLOR OR SIMILAR

6C METAL FIN CAP
DARK GRAY COLOR
OR SIMILAR

7A 2STONE BOARD FORM VENEER,
OR SIMILAR WITH CONC. COLOR
ADDITIVE (PALOMINO) COLOR,
72" X 6" X 1/2"

7B 2STONE BOARD FORM VENEER,
OR SIMILAR WITH CONC. COLOR
ADDITIVE (SILVERSMOKE) COLOR,
72" X 6" X 1/2"

8 MORIN MATRIX SERIES
SOLID METAL SCREEN OR SIMILAR

9 PARKLEX PANEL OR SIMILAR,
NATURAL WOOD/ WOOD LIKE
EXTERIOR PANEL

10 SWISS PEARL CEMENT PANEL
OR SIMILAR.

11 METAL PANEL SOFFIT
SILVER GRAY COLOR OR
SIMILAR

MATERIALS LEGEND AND NOTES

MATERIALS LEGEND:

OFFICE FACADE MATERIAL

- 1A OFFICE 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 5 FT OR 10 FT.
- 1B RETAIL STOREFRONT 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10 FT.
- 2 4 SIDED SSG
- 3A FACADE GLAZED-IN METAL PANEL
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METAL PANEL SOFFIT

NOTES:

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

1B 1A 6A 6A 1A 3A 9 1A 4 8 7A

6C 10 9 3A 3C 6C 1A 7B

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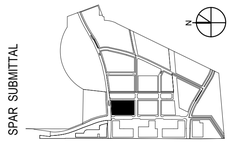


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - EXTERIOR MATERIALS

1/8" = 1'-0"

MU2

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

O-A2.20

ABBREVIATIONS

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

LEGEND

PROPOSED

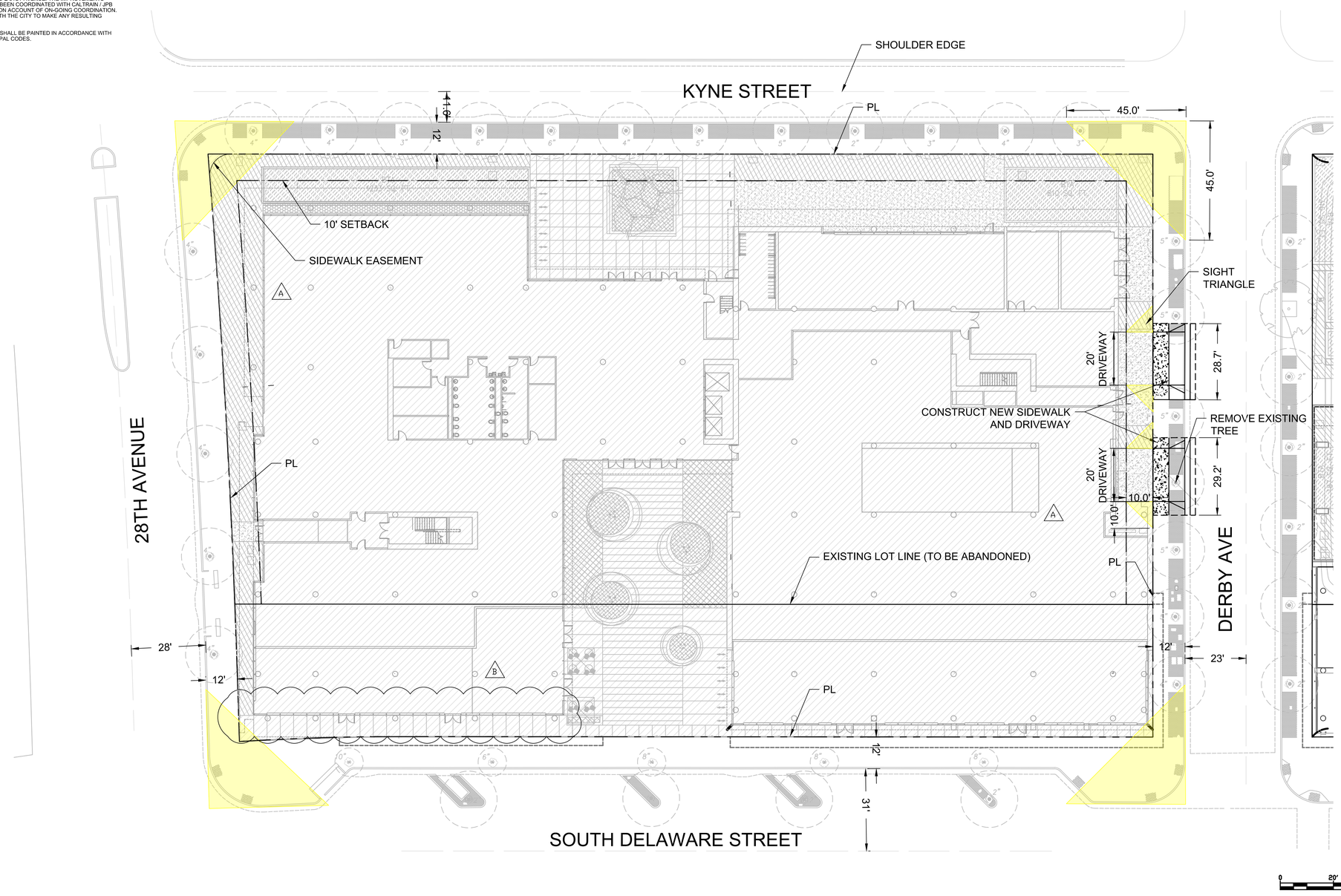
- SD — STORM DRAIN
- G — GAS
- SS — SANITARY SEWER
- E — ELECTRICAL
- W — DOMESTIC WATER
- JT — JOINT TRENCH
- FW — WATER (FIRE)
- FACE OF CURB, BACK OF CURB
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- LIMIT OF BASEMENT GARAGE
- STORM WATER TREATMENT AREA
- PROJECT AREA
- EVA PATH
- SIGHT TRIANGLE
-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

EXISTING

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

GENERAL NOTES

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



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BAY MEADOWS LAND COMPANY

HART HOWERTON NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 491910.000

SPAR SUBMITTAL

SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 OVERALL SITE PLAN; LEGEND

1" = 20"

MU2

BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

C1.0.1

NOTES

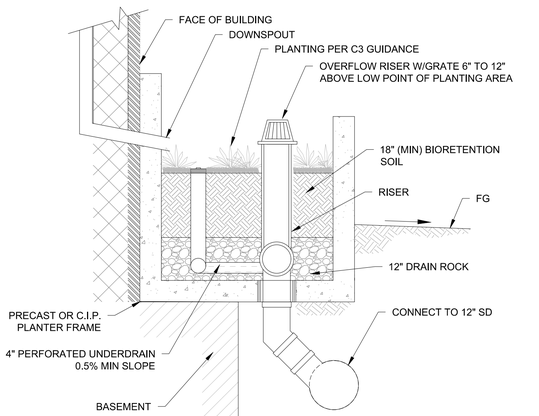
1. REFER TO SHEET C2.0.1 FOR NOTES, LEGEND, AND ABBREVIATIONS.
2. THE GRADING AND STORM DRAIN SYSTEM SHOWN ON THIS PLAN IS ILLUSTRATIVE AND IS TO BE CONFIRMED DURING DETAILED DESIGN.
3. PERMEABLE/IMPERMEABLE AREA CALCULATIONS PROVIDED FOR SPAR PARCEL BLOCK AREA ONLY. THE WET POND LOCATED IN THE COMMUNITY PARK IS THE PRIMARY TREATMENT AND DETENTION FACILITY FOR THE ENTIRE PROJECT, WHICH IS SIZED TO TREAT AND DETAIN RUNOFF FROM ALL PARCEL BLOCK (REFER TO SITE DEVELOPMENT PLANNING APPLICATION SUBMISSION). THE POST-CONSTRUCTION PEAK STORMWATER DISCHARGE RATE ENTERING BOREL CREEK FROM THE UPSTREAM WATERSHED WILL BE LESS THAN THE PRE-CONSTRUCTION PEAK STORMWATER DISCHARGE RATE. STORMWATER QUALITY TREATMENT DEVICES IN THIS BLOCK ARE IN ADDITION TO THE WET POND.
4. APPROXIMATELY 77,000 SF OF SOIL DISTURBANCE.

PERMEABLE/IMPERMEABLE SURFACE CALCULATIONS

SURFACE TYPE	AREA (SQ FT)	AREA (% OF TOTAL)
PERMEABLE	8,310	11
IMPERMEABLE	68,290	89
TOTAL	76,600	100

STORMWATER TREATMENT SUMMARY

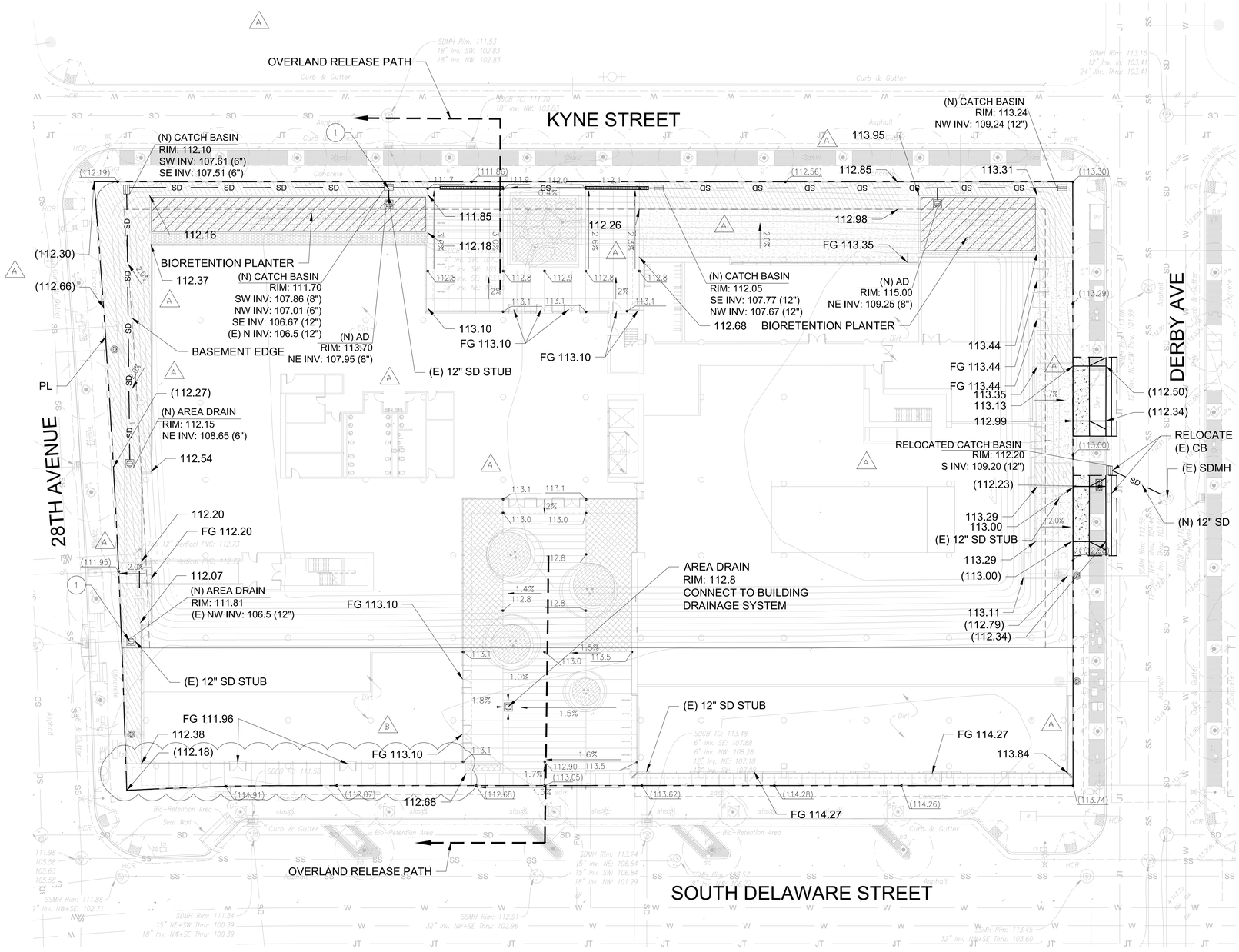
BMP	QUANTITY	AREA (SQ FT)	TREATMENT AREA (SQ FT)
FLOW-THROUGH PLANTER	2	2,050	29200
BIORETENTION AREA	0	0	0
TOTAL	2	2,050	29200



A TYPICAL FLOW-THROUGH PLANTER DETAIL
NOT TO SCALE

SHEET NOTES

1. INSTALL BIO CLEAN INLET FILTER OR EQUALAPPROVED DEVICE FROM SWRCB FULL TRASH CAPTURE SYSTEM LIST.



0 20' 40'

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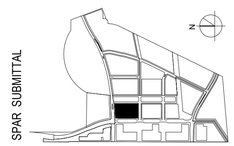


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 GRADING AND DRAINAGE PLAN
1" = 20"

MU2

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

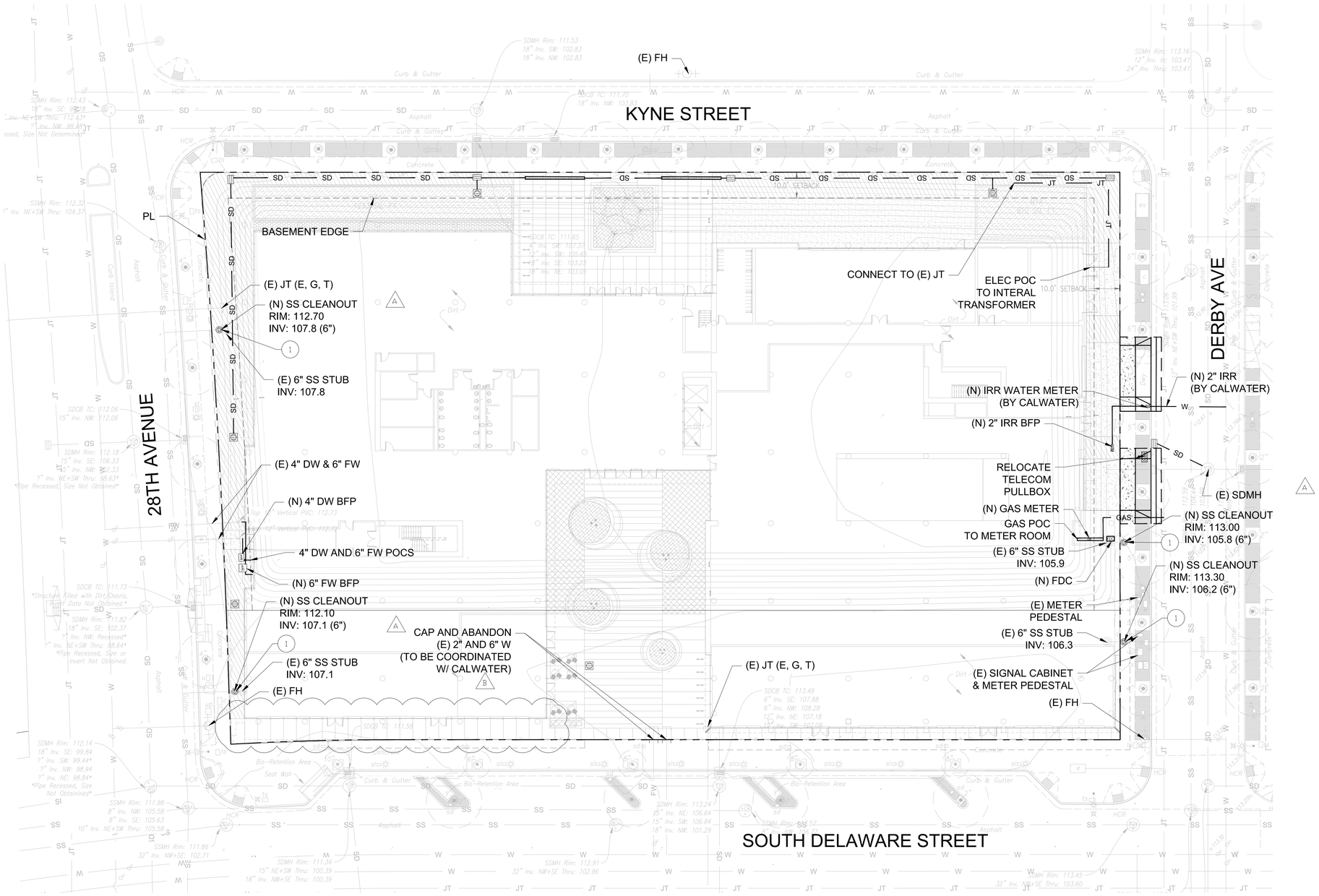
C1.1.1

NOTES

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

SHEET NOTES

1. INSTALL BACKWATER VALVE



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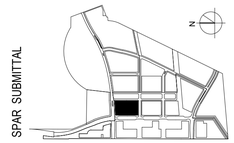


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 SITE PRELIMINARY UTILITY PLAN

1" = 20"

MU2

B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

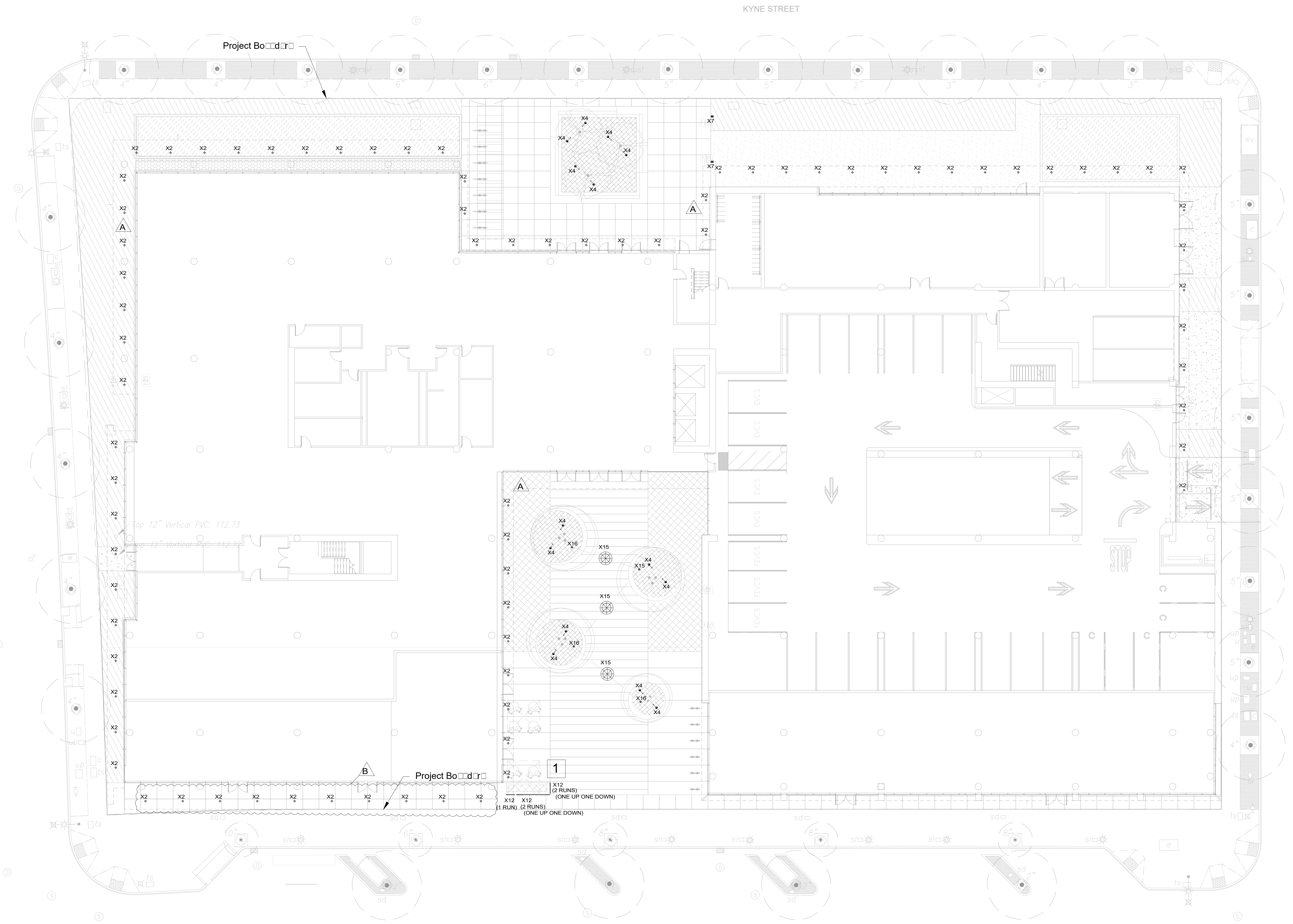
C1.1.2

GENERAL SHEET NOTES

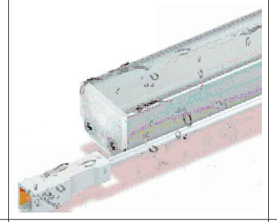
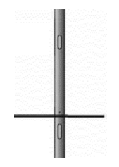
1. FIXTURE TYPES X2 AND X3 ARE MOUNTED TO THE BUILDING, AND WILL BE INCORPORATED INTO BUILDING LIGHTING DESIGN / ENGINEERING DOCUMENTS.

KEYED NOTES

1 FIXTURE TYPE 'X12', LOCATED IN MONUMENT SIGNAGE LEDGE, PROVIDE REMOTE DRIVER ENCLOSURE RATED NEMA-4 (IP68) IN HARDSCAPE DIRECTLY ADJACENT TO LIGHTING FIXTURE LOCATION.



LUMINAIRE SCHEDULE

SYMBOL	TYPE	IMAGE	MANUFACTURER	DESCRIPTION	SIZE	WATTAGE	LAMP	FIXTURE RATING	FINISH	NOTES
⌖	X2		USAI	Ceiling recessed round downlight	4" dia x 5.5" depth	9W	LED 4000K	UL Wet	Fixture finish to match owner [illegible]	
◒	X4		B-K Lighting	Exterior spotlight for plant accent lighting ([illegible])	3" dia x 8"	12W	LED 4000K	IP65 / IK08 / UL Listed	Antique bronze powder	
▨	X7		Hess	Linear bollard with 180° distribution	6" x 9.5" x 36" h	11W	LED 4000K	CSA Wet	Anthracite grey	
▬	X12		Led Linear	Wall mounted and integral to flexible linear [illegible], and surface mounted step light. Function / application dependent on location.	0.77" x 1.06" x length per drawing	3.2W/ft	LED 2900K	IP67	Stainless Steel	Fixture with remote driver (to be protected in Nema 4X enclosure or inside the building)
⊛	X15		AEC	Catenary light fixture	24.6" dia x 14.2" height	44W	LED 4000K	IP66 / IK08 / UL listed	Graphite	Fixture to be mounted on X16 catenary pole
◎	X16		AEC	5" pole for catenary system	16'-5" height x 4" dia	N/A	N/A	N/A	Graphite	Pole needs to be inside the planter with concrete footing

A

Fixture Schedule

All luminaires to be for use in outdoor condition, wet location, with [illegible] permitted.

0 20 40 Feet

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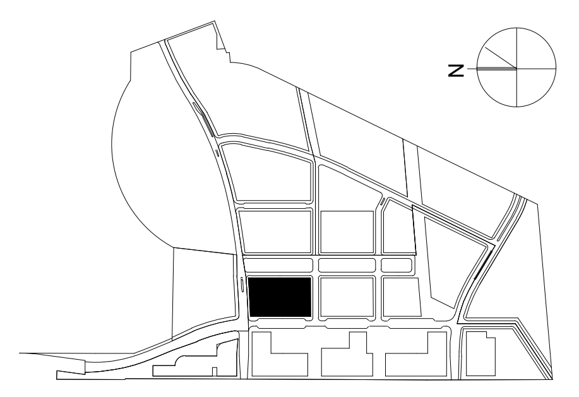


SPAR SUBMITTAL

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU2 SITE PRELIMINARY LIGHTING PLAN
SCALE:1"=20'

MU2

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

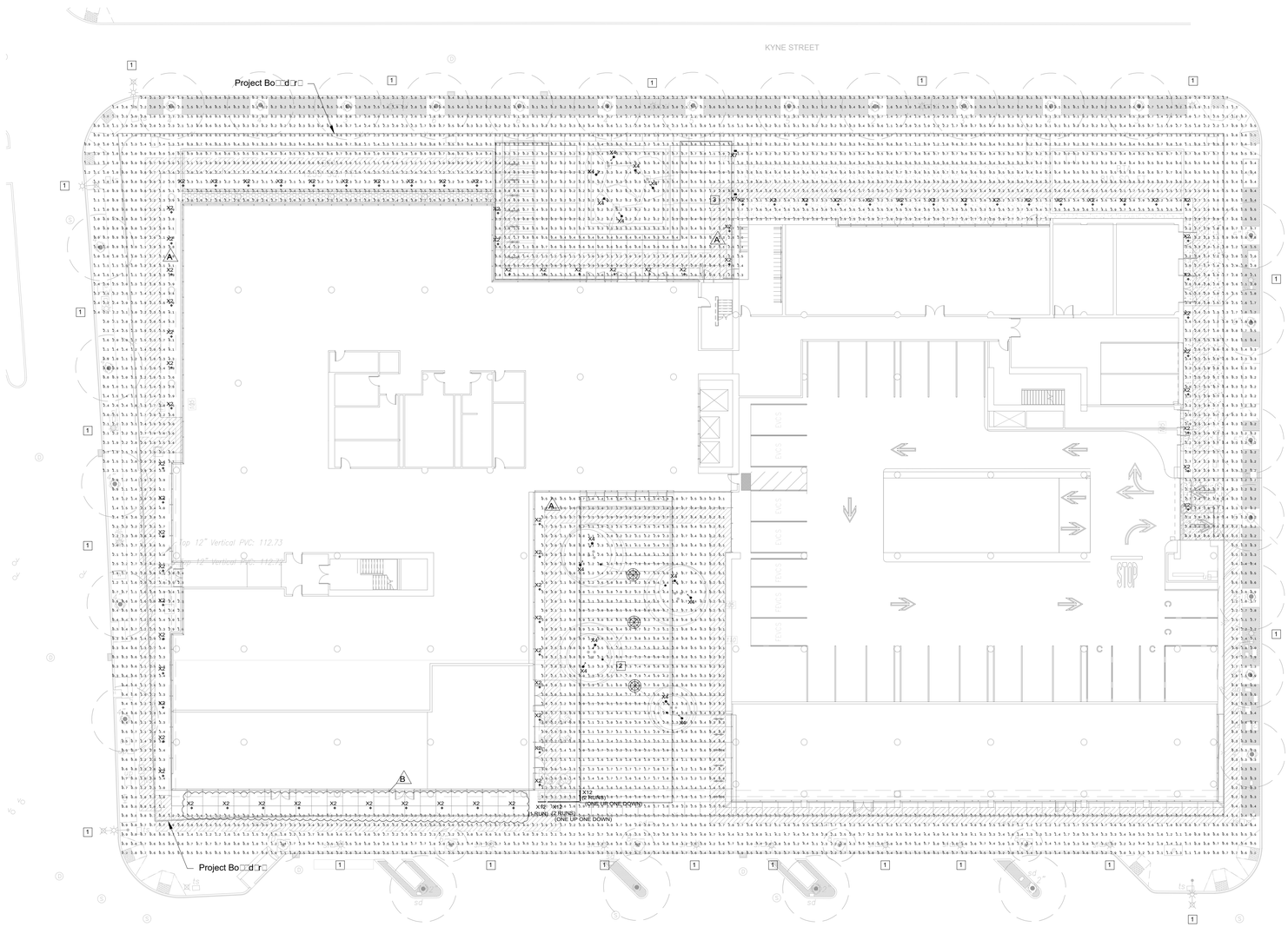
E1.1.1

DESIGN CRITERA

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

MU2 CALCULATION SUMMARY TABLE

	AREA	AVG. (FC)	MIN. (FC)	AVG : MIN. RATIO
2	MU2 S. DELAWARE ST ENTRANCE	3.8	1.0	4:1
3	MU2 W. KYNE ST ENTRANCE	1.5	0.4	4:1



GENERAL SHEET NOTES

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

KEYED NOTES

1. STREET LIGHT POLES ARE EXISTING, N.I.S. THEY HAVE BEEN INCLUDED IN THE PROJECT CALCULATION FOR INFORMATIONAL PURPOSES ONLY.
2. MU2 SOUTH DELAWARE ENTRANCE. CALCULATION SUMMARY RESULT ARE CONTAINED WITHIN THE DASHED LINE.
3. MU2 W. KYNE STREET ENTRANCE. CALCULATION SUMMARY RESULT ARE CONTAINED WITHIN THE DASHED LINE.

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

0 20 40 Feet

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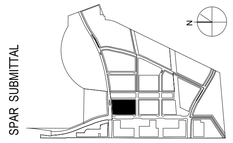


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU2 SITE PRELIMINARY LIGHTING PLAN

SCALE:1"=20'

MU2

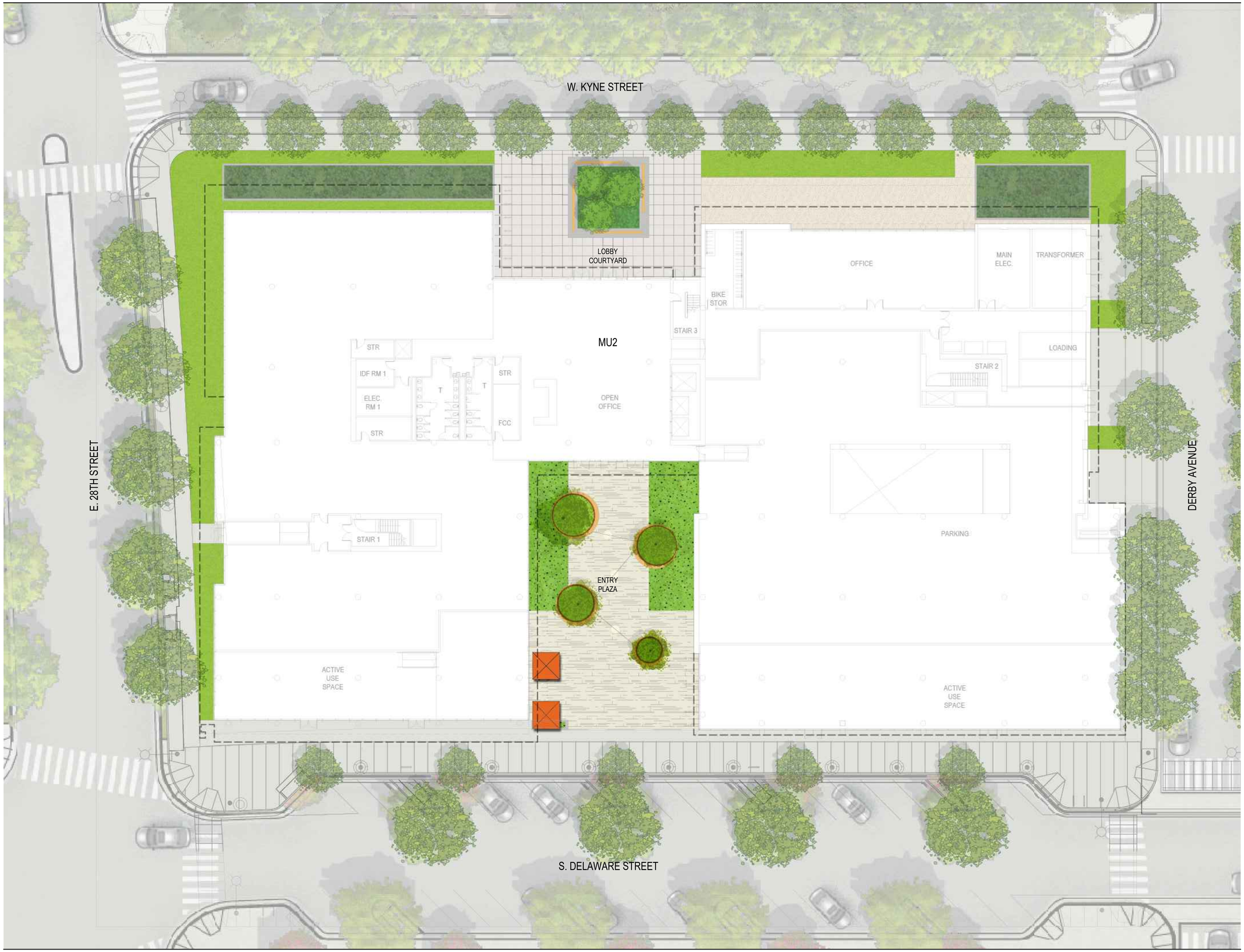
B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

E1.1.2



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Project No: PER1902

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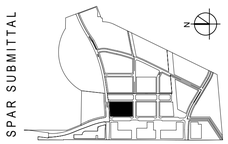


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

SPAR SUBMITTAL
REVISION B, ISSUED FOR REVIEW 04/16/2021

ILLUSTRATIVE SITE PLAN

1/16" = 1'-0"

MU2

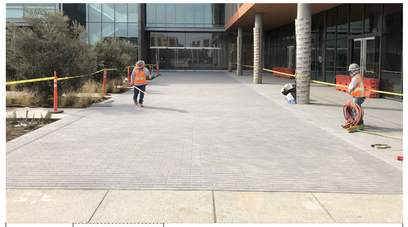
BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

L1.0.1



P1 Concrete Unit Paver - Vehicular

P2 CIP Concrete
- Courtyard Paving

P3 CIP Concrete
- Sidewalk & General

P5 Stabilized Crushed Stone Paving

A

E1 Entry Plaza Planters

E2 Pedestrian Lighting

E3 Planter Wall B
- Concrete at
Residential Perimeter

Example image - see rendered views for design intent

E4 Precast concrete planter and bench

E6 Entry Wall Sign

E7 Bike Rack

E8&9 Shade Canopy Umbrella & Loose Cafe Seating Furniture

LEVEL 1 - MATERIALS SCHEDULE

SITE PAVING

TAG	SYMBOL	DESCRIPTION	TYPE / PRODUCT
P1		Concrete Unit Paver - Vehicular	Mix of 6"x 12"x4" Precast concrete pavers, Stepstone/Hanover, or sim. Vehicular rated to 60,000# loading requirements for exterior building maintenance boom lift. Epoxy set on CIP concrete subbase. Grey and tan colors.
P2		CIP Concrete - Courtyard Paving	CIP concrete paving, 4 ½" min thickness over lightweight foam fill, medium sandblast retardant finish, custom aggregate blend, integral color, sawcut joints.
P3		CIP Concrete - Sidewalk & General	CIP concrete paving, 4 ½" min thickness over 6" aggregate base. Finish to match typ. project sidewalks: medium broom finish with tooled joints, natural grey w/ lamp black admixture.
P4		CIP Concrete - Vehicular	CIP concrete paving, 6" min thickness over 12" aggregate base. Finish to match typ. project sidewalks: medium broom finish with tooled joints, natural grey w/ lamp black admixture.
P5		Stabilized Crushed Stone Paving	Gold Path Fines Aggregate with Stabilizing Binder, 3" min thickness over 6" aggregate base.
P6		Gravel Mulch	Decorative gravel, 3/4" clean graded, type to be determined.

SITE ELEMENTS

TAG	SYMBOL	DESCRIPTION	TYPE / PRODUCT
E1		Entry Plaza Planters	Weathering Steel or precast concrete planters, attached bench: wood seat with metal structure.
E2		Pedestrian Lighting	Overhead pedestrian lighting, mounted on poles or hung from catenary cables. See lighting drawings.
E3		Planter Wall B - Stormwater Planters	CIP Concrete Planter Wall and drainage base, 42" high from top of substructure, 8" thick, provide waterproofing and drain mat, drain structure per civil.
E4		Precast concrete planter and bench	Precast concrete segmented planter wall with integrated wood bench seats, 30" - 36" high from finish surface, 30" - 42" thick, provide CIP concrete drainage base, waterproofing, drain mat, and planter drain.
E5		Trench Drain	Stainless Steel Trench Drain ACO Drain MiniKlassic or sim.
E6		Entry Sign Wall	CIP Concrete wall with formed recesses and lighting for signage elements
E7		Bike Rack	In-ground mount, circular, stainless steel rack. Welle Circular Rack, Round Pipe Model: WCR02-IG-SS
E8		Shade Canopy Umbrella	Tucci Ocean Master MAX Classic, 10' Square, or similar
E9		Loose Cafe Seating Furniture	Make and model to be determined

A

A

MU2 Open Space Table	
Type	**Area (SQ. FT)**
Paved Area	11,675
Planting Area	9,368
Total Open Space Area	21,043

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Project No: PER1902

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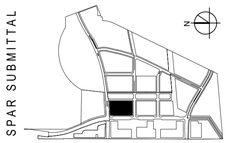

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

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REVISION B. ISSUED FOR REVIEW 04/16/2021
MATERIAL SCHEDULE - SITE LEVEL

NTS

MU2

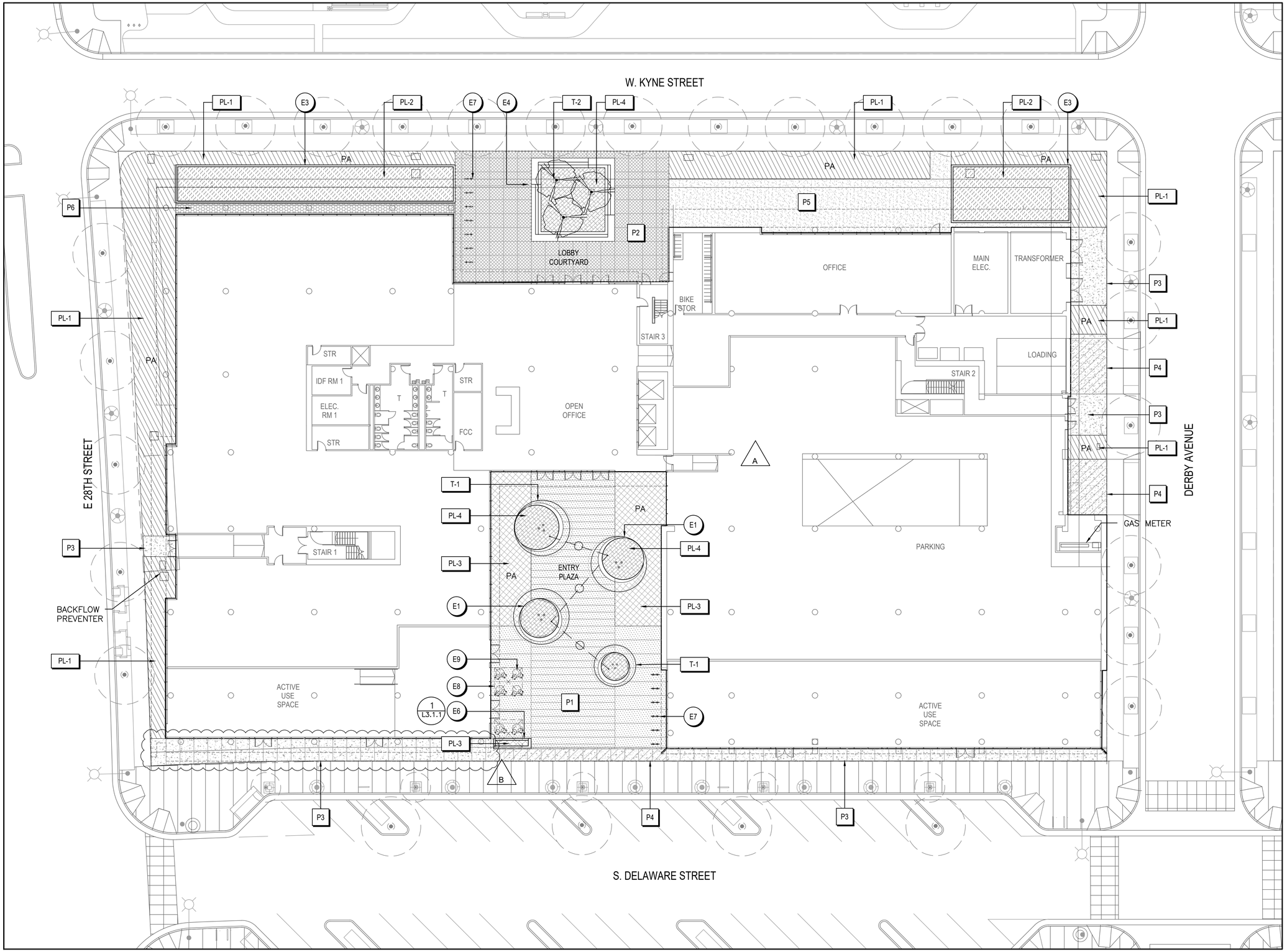
BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

L1.1.0



PLOTTED: 2021-4-16

0' 8' 16' 32'

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Perkins&Will

CMG Landscape Architecture

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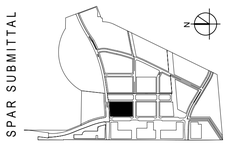


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

SPAR SUBMITTAL
REVISION B, ISSUED FOR REVIEW 04/16/2021

LANDSCAPE MATERIAL AND PLANTING PLAN - SITE LEVEL
1/16" = 1'-0"

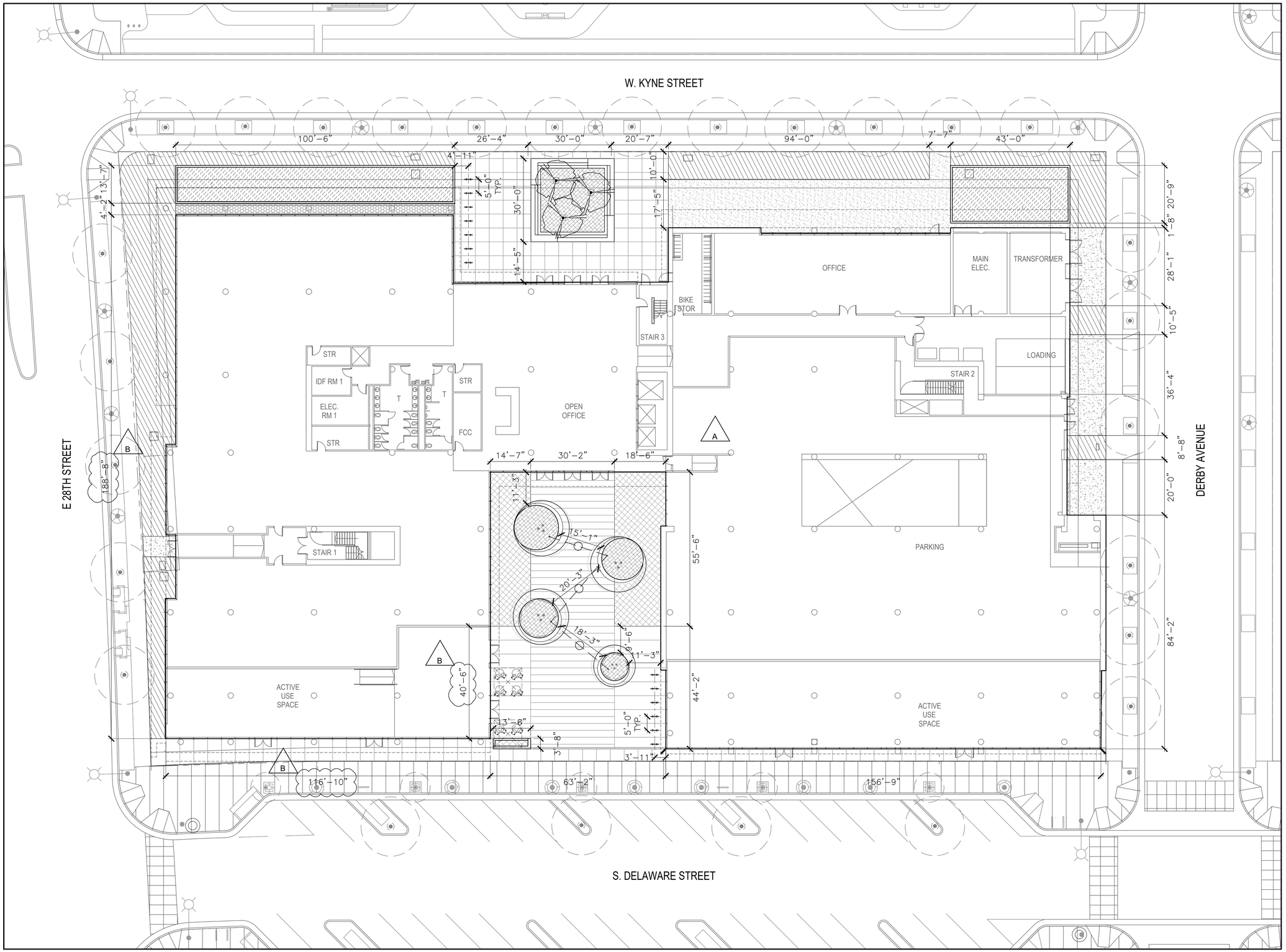
MU2 BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

L1.1.1



PLOTTED: 2021-4-16

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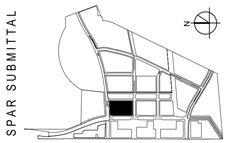


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

SPAR SUBMITTAL
REVISION B, ISSUED FOR REVIEW 04/16/2021

LAYOUT PLAN - SITE LEVEL

1/16" = 1'-0"

MU2

BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

L1.2.1

Perimeter Planting


Huckleberry - Vaccinium ovatum


Kohuhu - Pittosporum tenuifolium


Tree Mallow - Lavatera maritima


Star Jasmine - Trachelospermum jas.


Indian Hawthorn - Rhaphiolepsis ind.


Hebe - Hebe x glaucophylla


Mexican Bush Sage - Salvia leucantha


Monkey Flower - Mimulus aurantiacus


Lion's Tail - Leonotis leonurus


Santa Barbara Daisy - Erigeron


Yankee Point Ceonothus - Ceonothus griseus horizontalis


True Sedge - Carex nudata

Stormwater Planters
Part shade, perenialls & grasses.


Chinese Holly- Mahonia lomarrifolia


Catalina currant - Ribes viburnifolium


Snowberry - Symphocarpos albus


Island Alum root - Heuchera maxima


Foothill Sedge - Carex tumulicola


Euphobia myrsinites


Euphobia x martinii


Aeonium arboreum


Euphorbia rigida

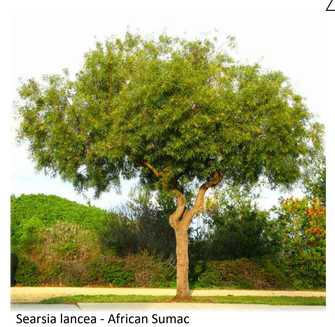

Sedum rupestre


Cotyledon - Chalk fingers


Sececio mandraliscae


Aloe striata - Coral Aloe

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

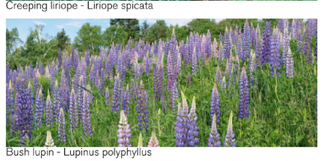

Searsia lancea - African Sumac

Trees
Evergreen, 20'-30' tall, 25'-35' wide, spreading canopy, part shade


Douglas Iris - Iris douglasiana


Creeping liriope - Liriope spicata


Island Alum Root - Heuchera maxima


Bush lupin - Lupinus polyphyllus

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


Japanese Maple - Acer palmatum

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

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

SITE LEVEL PLANTING SCHEDULE

SYMBOL	TAG	LATIN NAME	COMMON NAME	SIZE	SPACING	AREA
	PL-1	**STREETSCAPE**				**4,818 SF**
	SHRUB PLANTING					
		PITTOSPORUM TENUIFOLIUM	KOHUHU	15 GAL	5'	
		LAVATERA MARITIMA	TREE MALLOW	15 GAL	6'	
		TRACHELOSPERMUM JASMANOIDES	STAR JASMINE	15 GAL	4'	
		RHAPHIOLEPSIS INDICA	INDIAN HAWTHORN	15 GAL	4'	
		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	15 GAL	4'	
		HEBE X GLAUCOPHYLLA	HEBE	5 GAL	3'	
		SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	3'	
		CEONOTHUS GRISEUS HORIZONTALIS	YANKEE POINT CEONOTHUS	5 GAL	3'	
	PERENNIALS & GRASSES PLANTING					
		MIMULUS AURANTIACUS	MONKEY FLOWER	5 GAL	3'	
		LEONOTIS LEONURUS	LION'S TAIL	5 GAL	3'	
		ERIGERON	SANTA BARBARA DAISY	5 GAL	12"	
		CAREX NUDATA	TRUE SEDGE	5 GAL	18"	
	PL-2	**STORMWATER GARDEN**				**2043 SF**
	SHRUB PLANTING					
		CALYCANTHUS OCCIDENTALIS	SPICE BUSH	15 GAL	8'	
		CARPENTERIA CALIFORNICA	BUSH ANENOME	15 GAL	5'	
		MAHONIA LOMARIIFOLIA	CHINESE HOLLY	15 GAL	6'	
		SYMPHOCARPOS ALBUS	SNOWBERRY	15 GAL	6'	
	GROUND COVER PLANTING					
		RIBES VIBURNIFOLIUM	EVERGREEN CURRENT	5 GAL	36"	
	PERENNIAL AND GRASSES PLANTING					
		IRIS DOUGLASIANA	PACIFIC COAST IRIS	5 GAL	18"	
		HEUCERA MAXIMA	ISLAND ALUM ROOT	5 GAL	36"	
		CAREX TUMULICOLA (TRUE FORM)	FOOTHILL SEDGE	5 GAL	2'	
	PL-3	**SUCCULENTS**				**1527 SF**
		EUPHORBIA MYRSINITES	MYRTLE SPURGE	5 GAL	3'	
		EUPHORBIA X MARTINII	MARTIN'S SPURGE	5 GAL	3'	
		EUPHORBIA RIGIDA	SILVER SPURGE	5 GAL	3'	
		AEONIUM ARBOREUM	TREE AEONIUM	5 GAL	18"	
		SEDUM RUPESTRE	STONECROP	5 GAL	12"	
		SENECIO MANDRALISCAE	CHALK STICK	5 GAL	12"	
		COTYLEDON ORBICULATA	CHALK FINGERS	5 GAL	12"	
		ALOE STRIATA	CORAL ALOE	5 GAL	12"	
	PL-4	**MAPLE UNDERSTORY**				**1139 SF**
		IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	18"	
		LIRIOPE SPICATA	CREEPING LIRIOPE	5 GAL	18"	
		HEUCHERA MAXIMA	ISLAND ALUM ROOT	5 GAL	2'	
		LUPINUS POLYPHYLLUS	BUSH LUPIN	5 GAL	2'	

TREE PLANTING SCHEDULE

SYMBOL	TAG	LATIN NAME	COMMON NAME	SIZE	SPACING	COUNT
	T-1	SEARSIA LANCEA	AFRICAN SUMAC	36" BOX	AS SHOWN	4
	T-2	ACER PALMATUM	JAPANESE MAPLE	36" BOX	AS SHOWN	3

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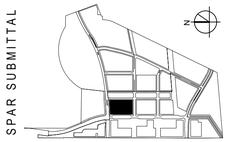

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PLANTING SCHEDULE - SITE LEVEL

NTS

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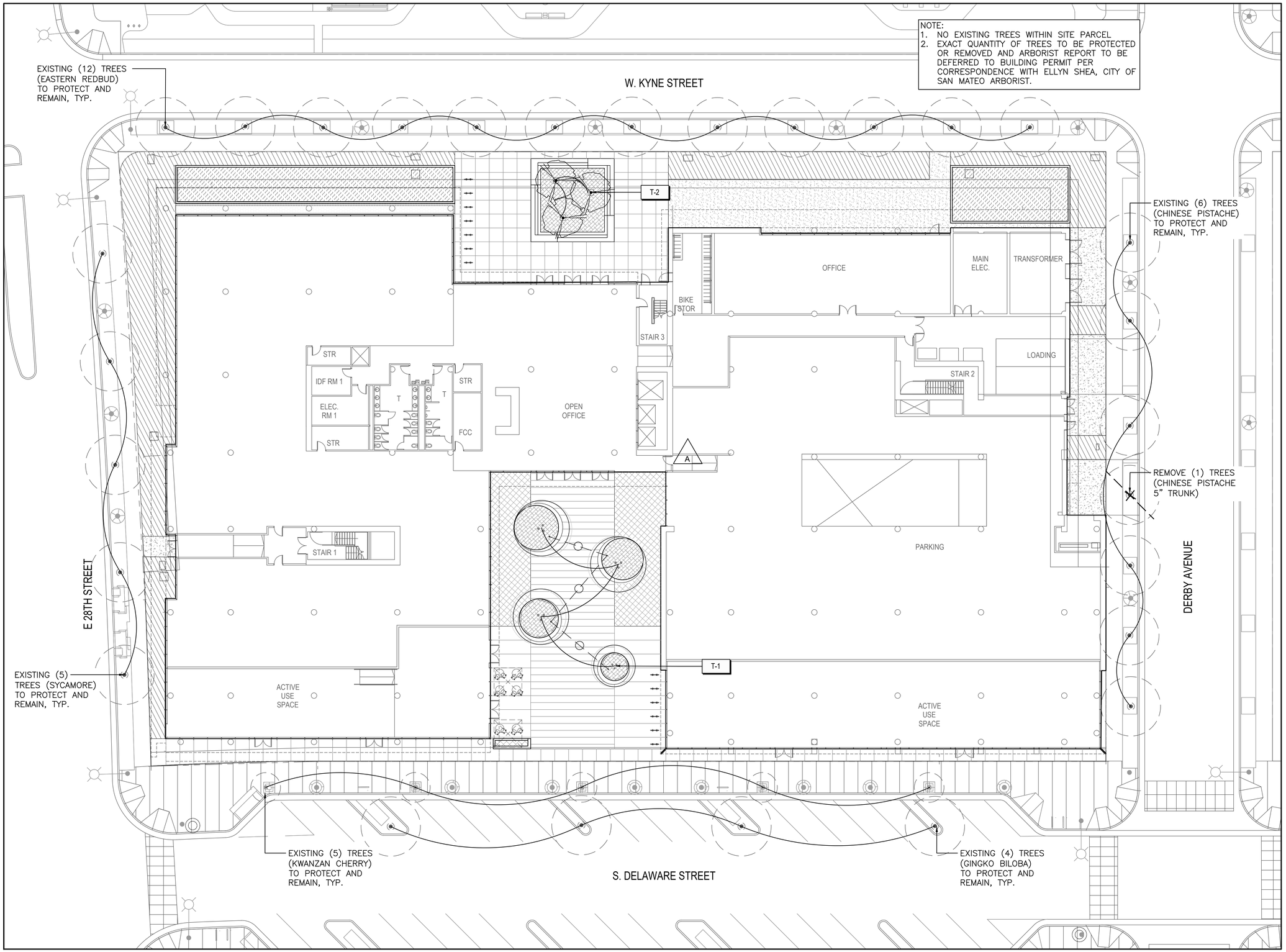
L1.3.0

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



PLOTTED: 2021-4-16

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TREE PLANTING PLAN - SITE LEVEL

1/16" = 1'-0"

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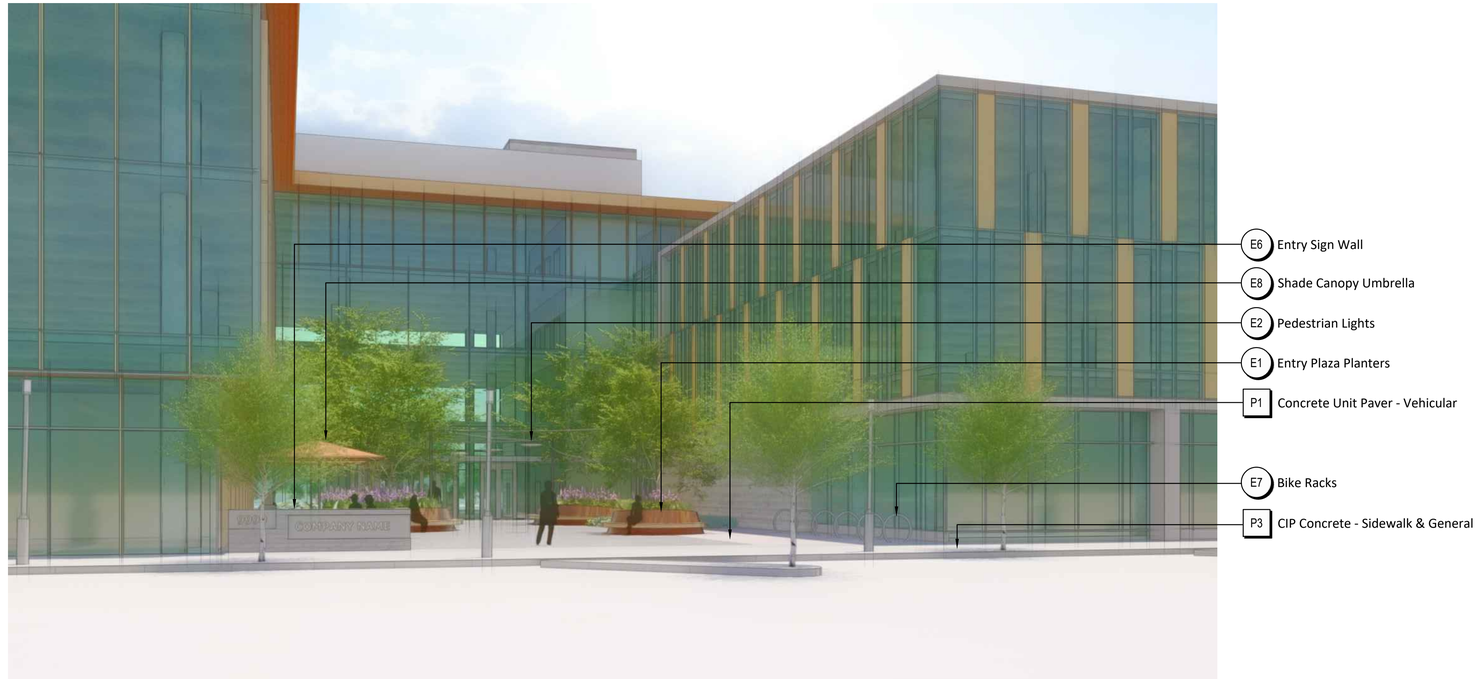
L1.3.1

A



1	ENTRY PLAZA AT DELAWARE STREET	SCALE: NTS

2	LOBBY COURTYARD AT KYNE STREET	SCALE: NTS

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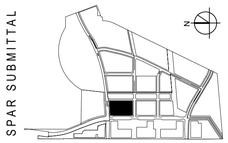

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VIEWS

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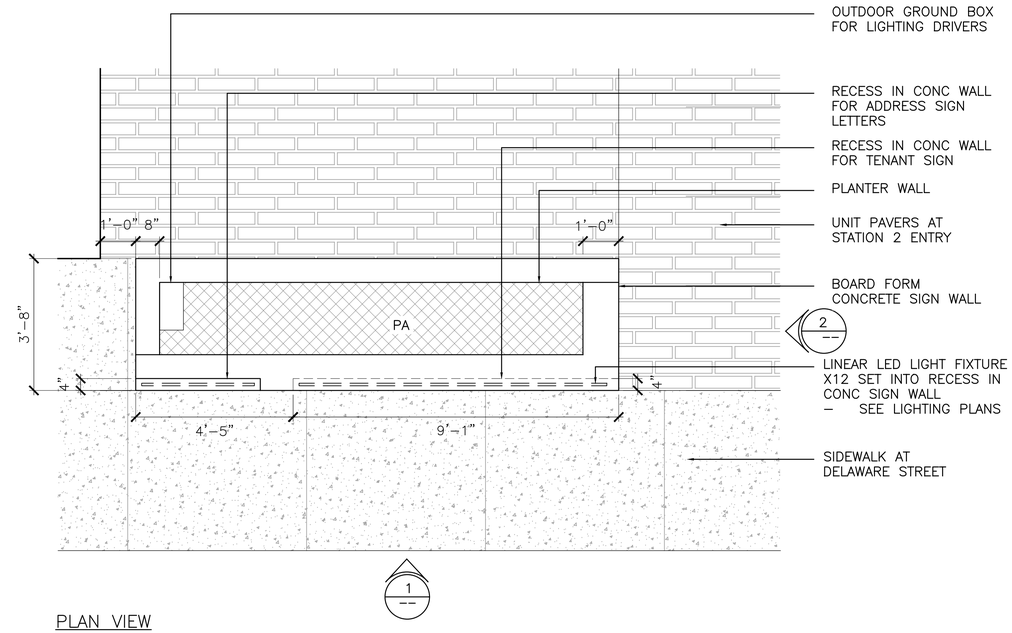
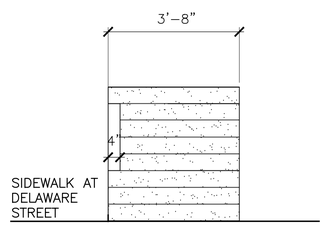
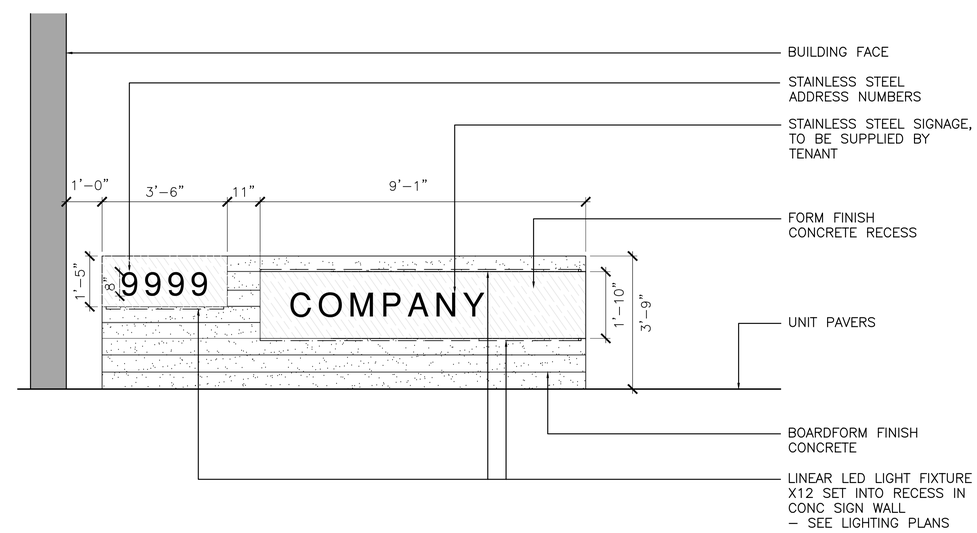


PLAN VIEW



ELEVATION: 2



ELEVATION: 1

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

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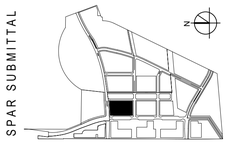

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DETAILS

SCALE: SEE DETAILS

MU2

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L3.1.1