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	BUILDING RENDERINGS - OFFICE	X	X	X
G00-02	BUILDING RENDERINGS - RESIDENTIAL	X		
G-00.50	DEVELOPMENT PROJECT DATA & ZONING ANALYSIS, OFFICE BUILDING ZONING AND DATA ANALYSIS	X	X	X
A10.00	OVERALL SITE PLAN	X	X	X
O-A0.50	MU3 OFFICE - ACCESSIBLE ROUTE	X	X	X
O-A0.51	MU3 OFFICE - EXITING PLANS	X	X	X
O-A0.52	MU3 OFFICE - LEVEL B2 AREA PLAN	X	X	X
O-A0.53	MU3 OFFICE- LEVEL B1 AREA PLAN	X	X	X
O-A0.54	MU3 OFFICE - LEVEL 01 AREA PLAN	X	X	X
O-A0.55	MU3 OFFICE - LEVEL 02 AREA PLAN	X	X	X
O-A0.56	MU3 OFFICE - LEVEL 03 AREA PLAN	X	X	X
O-A0.57	MU3 OFFICE - LEVEL 04 AREA PLAN	X	X	X
O-A0.58	MU3 OFFICE - LEVEL - ROOF AREA PLAN	X	X	X
O-A1.51	MU3 OFFICE PARKING - B2 PLAN	X	X	X
O-A1.52	MU3 OFFICE PARKING - B1 PLAN	X	X	X
O-A1.53	MU3 OFFICE - LEVEL 01 PLAN	X	X	X
O-A1.54	MU3 OFFICE - LEVEL 02 PLAN	X	X	X
O-A1.55	MU3 OFFICE - LEVEL 03 PLAN	X	X	X
O-A1.56	MU3 OFFICE - LEVEL 04 PLAN	X	X	X
O-A1.57	MU3 OFFICE - LOWER ROOF PLAN	X	X	X
O-A2.51	MU3 OFFICE - BUILDING ELEVATIONS	X	X	X
O-A2.52	MU3 OFFICE - BUILDING ELEVATIONS	X	X	X
O-A2.61	MU3 OFFICE - BUILDING SECTIONS	X	X	X
OA2.71	MU3 OFFICE - EXTERIOR MATERIALS	x	X	X
R-A0.00	MU3 DEVELOPMENT PROJECT DATA, RESIDENTIAL BUILDING DATA AND ZONING ANALYSIS	X	X	X
R-A0.01	MU3 RESIDENTIAL - RENDERINGS		X	X
R-A0.02	MU3 RESIDENTIAL - EXITING PLANS	X	X	X
R-A0.03	MU3 RESIDENTIAL - EXITING PLANS	X	X	X
R-A0.04	MU3 RESIDENTIAL - AREA PLANS	X	X	X
R-A0.05	MU3 RESIDENTIAL - AREA PLANS	X	X	X
R-A0.06	MU3 RESIDENTIAL - ACCESSIBLE ROUTES		X	X
R-A2.00	MU3 RESIDENTIAL - PARKING B1 LEVEL PLAN	X	X	X
R-A2.01	MU3 RESIDENTIAL - GROUND FLOOR AREA PLAN	X	X	X
R-A2.02	MU3 RESIDENTIAL - SECOND FLOOR PLAN	X	X	X
R-A2.03	MU3 RESIDENTIAL - THIRD FLOOR PLAN	X	X	X
R-A2.04	MU3 RESIDENTIAL - FOURTH FLOOR PLAN	X	X	X
R-A2.05	MU3 RESIDENTIAL - FOURTH FLOOR LOFT PLAN	X	X	X
R-A2.06	MU3 RESIDENTIAL - ROOF PLAN	X	X	X
R-A2.08	MU3 RESIDENTIAL - ENLARGED LOBBY PLAN	x	X	X
R-A2.51	MU3 RESIDENTIAL - UNIT PLANS	X	X	X
R-A2.52	MU3 RESIDENTIAL - UNIT PLANS	X	X	X
R-A2.53	MU3 RESIDENTIAL - UNIT PLANS	X	X	X
R-A2.54	MU3 RESIDENTIAL - UNIT PLANS	X	X	X
R-A2.55	MU3 RESIDENTIAL - UNIT PLANS	X	X	X
R-A2.56	MU3 RESIDENTIAL - UNIT PLANS	X	X	X
R-A3.01	MU3 RESIDENTIAL - BUILDING ELEVATIONS	X	X	X
R-A3.02	MU3 RESIDENTIAL - BUILDING ELEVATIONS	x	X	X
R-A3.03	MU3 RESIDENTIAL - ENLARGED BUILDING ELEVATIONS	X	X	X
R-A3.04	MU3 RESIDENTIAL - ENLARGED BUILDING ELEVATIONS	X	X	X
R-A3.05	MU3 RESIDENTIAL - ENLARGED BUILDING ELEVATIONS	X	X	X
R-A3.06	MU3 RESIDENTIAL - ENLARGED BUILDING ELEVATIONS	X	X	X
R-A3.51	MU3 RESIDENTIAL - BUILDING SECTIONS	X	X	X
R-A3.52	MU3 RESIDENTIAL - BUILDING SECTIONS	X	X	X
R-A3.53	MU3 RESIDENTIAL - BUILDING SECTIONS	X	X	X
R-A5.01	MU3 RESIDENTIAL - BUILDING DETAILS	X	X	X
R-A5.02	MU3 RESIDENTIAL - EXTERIOR MATERIALS	X	X	X
R-A5.03	MU3 RESIDENTIAL - EXTERIOR PERSPECTIVES	X	X	X
C2.0.1	MU3 OVERALL SITE PLAN, LEGEND	X	X	X
C2.1.1	MU3 GRADING AND DRAINAGE PLAN	X	X	X
C2.1.2	MU3 SITE PRELIMINARY UTILITY PLAN	X	X	X
E2.1.1	SITE PRELIMINARY LIGHTING PLAN	X	X	X
E2.1.2	SITE PRELIMINARY PHOTOMETRIC LIGHTING PLAN	X	X	X
L1.0.1	ILLUSTRATIVE SITE PLAN	X	X	X
L1.1.0	MATERIAL SCHEDULE - SITE LEVEL	X	X	X
L1.1.01	MATERIAL SCHEDULE - ROOF LEVEL	X	X	X
L1.1.1	LANDSCAPE MATERIAL & PLANTING PLAN - SITE LEVEL	X	X	X
L1.1.2	LANDSCAPE MATERIAI & PLANTING PLAN - ROOF LEVEL	X	X	X
L1.2.1	LAYOUT PLAN - SITE LEVEL	X	X	X
L1.2.2	LAYOUT PLAN - ROOF LEVEL	X	X	X
L1.3.0	PLANTING SCHEDULE	X	X	X
L1.3.1	TIREE PLANTING PLAN - SITE LEVEL	X	X	X
L3.1.0	VIEWS	X	X	X

PROJECT DIRECTORY

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WILSON MEANY

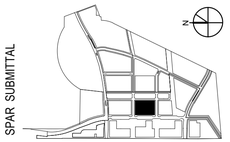
BAY MEADOWS LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 491910.000

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

COVER

MU3

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 COMISSION HEARING.

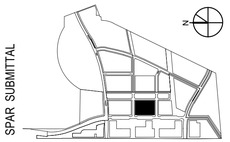
WILSON MEANY

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

BUILDING RENDERINGS - OFFICE

MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

G00-01

MU3 OFFICE BUILDING PROJECT DATA

	ALLOWED	PROVIDED	REFERENCE
PERMITTED FLOOR AREA (SF)	197,475	125,760	
OFFICE BUILDING FLOOR AREA (SF):		120,142	
ACTIVE USE/ RETAIL FLOOR AREA (SF):		5,618	
FLOOR AREA CALCULATIONS (SF): OFFICE BUILDING			
		ZONING FLOOR AREA:	SAN MATEO MUNICIPAL CODE 27.04.200 FLOOR AREA.
LEVEL 01 OFFICE		25,748 SF	
LEVEL 02		33,724 SF	
LEVEL 03		33,606 SF	
LEVEL 04		31,763 SF	
LOWER ROOF		919 SF	
		125,760 SF	

OFFICE PARKING REQUIREMENT: — SPECIFIC PLAN AMENDMENT IV-56

	FLOOR AREA (SF)	PARKING RATIO REQUIRED	PARKING SPACES REQUIRED
OFFICE	120,142	2.5	301
ACTIVE USE	5,618	4.0	23
TOTAL	125,760		324

PARKING SPACES PROVIDED: 181

LEVEL	REGULAR	COMPACT	ACCESSIBLE		ELECTRIC VEHICLE					CLEAN AIR
			STANDARD (S)	VAN (V)	ADA (S)	ADA (V)	AMBULATORY	REGULAR	FUTURE EV	
B1	17	3	5	1	1	1	1	2	10	
B2	105	21						5	9	
SUB TOTAL	122	24	6		1	1	1	7	19	19**
			6 REQ.		10 REQ.				18 REQ.	16 REQ.

MU3 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 PHASE II PARKING MANAGEMENT PLAN:
COMMERCIAL USE: MAXIMUM PARKING RATIO 2.75 - 3.25 PER 1000 SF
RETAIL PARKING RATIO OF UP TO 4 SPACES PER 1000 SF
RESIDENTIAL USE: MAXIMUM PARKING RATIO 1.75 - 2.25 PER RESIDENTIAL UNIT

ACCESSIBLE PARKING : FOR 151 - 200 PARKING SPACES, 6 MIN. REQUIRED ACCESSIBLE PARKING SPACES.
ACCESSIBLE VAN PARKING : FOR EVERY 6 ADA PARKING SPACES, AT LEAST 1 SHALL BE A VAN PARKING SPACE. 1 REQUIRED.
ACCESSIBLE EV STALLS PER TABLE 11B-228.3.2.1. — CBC 2019, CHAPTER 11B TABLE 11B-208.2 CBC 2019, 11B-208.2.4 VAN PARKING SPACES

OFFICE EV CHARGING SPACES REQUIREMENT:
TOTAL SPACES 151-200, NUMBER OF EV CHARGING SPACES : 10 REQUIRED PER CGC TABLE 5.106.5.3.3.
5% LEVEL 2 EVSE, 10% FUTURE EVSE PER CITY OF SAN MATEO CHARTER AND MUNICIPAL CODE 23.70.040 — 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

CLEAN AIR VEHICLE (LOW-EMITTING, FUEL EFFICIENT, CARPOOL/ VAN POOL VEHICLES):
TOTAL SPACES 151-200,NUMBER OF CLEAN AIR PARKING: 16 REQUIRED 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 5.106.5.2

OFFICE 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.

OFFICE FLOOR AREA (GSF) : 120,142 SF
SHORT TERM BICYCLE PARKING SPACES REQUIRED : 120,142/ 20,000 = 6
LONG TERM BICYCLE PARKING SPACES REQUIRED : 120,142/ 10,000 = 12

ACTIVE USE/ RETAIL (GSF) : 5,618 SF
SHORT TERM BICYCLE PARKING SPACES REQUIRED : 5,618/ 2,000 = 3
LONG TERM BICYCLE PARKING SPACES REQUIRED : 5,618/12,000 = 1

SHORT TERM BICYCLE PARKING SPACES PROVIDED: 12 (6 RACKS)
LONG TERM BICYCLE PARKING SPACES PROVIDED: 18

— PER CITY OF SAN MATEO CHARTER AND MUNICIPAL CODE 27.64.262 BICYCLE PARKING FACILITIES OUTSIDE DOWNTOWN AREA USES (OFFICE)

OFFICE 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, OCCUPANY LOAD FACTOR: 30

2. TABLE 422.1
PLUMBING FIXTURE CALCULATIONS

— 2019 CALIFORNIA PLUMBING CODE

LEVEL	OCCUPANT LOAD: GSF/ 200 OR GSF/ 30				WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
	GSF*	TOTAL	PER GENDER					
FUTURE ROOF TERRACE (A-3)	2,688 SF	90 OCC	MALE	45	1 REQ.	1 REQ.	1 REQ.	1 REQ.
			FEMALE	45	2 REQ.	NA.	1 REQ.	
OFFICE (TYP)**	33,111 SF	166 OCC	MALE	83	2 REQ.	1 REQ.	2 REQ.	2 REQ
			FEMALE	83	4 REQ.	NA.	2 REQ.	
LEVEL 1 OFFICE	13,230 SF	67 OCC	MALE	34	1 REQ.	1 REQ.	1 REQ.	1 REQ.
			FEMALE	34	3 REQ.	NA.	1 REQ.	
LEVEL 1 ACTIVE USE (N) (PART OF OFFICE)	3,053 SF	102 OCC	MALE	51	1 REQ.	1 REQ.	1 REQ.	1 REQ.
			FEMALE	51	3 REQ.	NA.	1 REQ.	
LEVEL 1 ACTIVE USE (S) (BY TENANT)	2,565 SF	86 OCC	MALE	43	1 REQ.	1 REQ.	1 REQ.	1 REQ.
			FEMALE	43	2 REQ.		1 REQ.	

3.0 FIXTURES PROVIDED:	PER GENDER	WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
LEVEL 2, 3 AND 4	MALE	2	2	4	4
	FEMALE	4	NA.	4	
LEVEL 1	MALE	3	3	3	6
	FEMALE	8	NA.	6	

* SEE O-A0.51 FOR AREA.
** BASED ON LEVEL 2 AND 3 - FLOOR WITH HIGHEST OCCUPANT LOAD

SEE R-A0.00 F0R MU3 MULTI-FAMILY PROJECT DATA INFORMATION

MU3 OFFICE BUILDING SUMMARY

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

OFFICE BUILDING DATA:

1. OFFICE 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. OFFICE 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
      1.7. SHAFT ENCLOSURES : 2HRS (SECTION 713)
      1.8. EXIT ENCLOSURES : 2HRS
      1.9. EXIT PASSAGE : 2 HRS (SECTION 1024)
      1.10. HORIZONTAL EXITS : 2 HRS (SECTION 1026)
      1.11. 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. OFFICE 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.	

MU3 DEVELOPMENT PROJECT DATA

	ALLOWED		PROVIDED	REFERENCE
SITE ADDRESS:				
APN: 040031230, 040031240				
ZONING CLASSIFICATION:	BAY MEADOWS SPECIFIC PLAN (BMSP)			
USE:	MIXED USE (COMMERCIAL, RETAIL, RESIDENTIAL)		MIXED USE (COMMERCIAL, RETAIL, RESIDENTIAL)	
SITE AREA (ACRES): 1.511				
SITE AREA (SF): 65,819				
FLOOR AREA RATIO/ FAR:	3.0		2.94	SPECIFIC PLAN AMENDMENT IV-23, TABLE IV-6
FLOOR AREA (SQFT):	197,457		193,191	
OFFICE BUILDING FLOOR AREA (SF):			120,142	
ACTIVE USE/ RETAIL FLOOR AREA (SF):			5,618	
RESIDENTIAL BUILDING FLOOR AREA (SF):			67,431	
DENSITY: OFFICE	N.A		N.A	SPECIFIC PLAN AMENDMENT IV-23, TABLE IV-6
RESIDENTIAL DENSITY:	50 DU/ ACRE		44.34 DU/ ACRE	SPECIFIC PLAN AMENDMENT IV-9, TABLE IV-3
HEIGHT *	55'-0" MAXIMUM (EXTG GRADE TO T/ OF PLATE)		MAX 55'-0" (SEE ELEVATIONS)	SPECIFIC PLAN AMENDMENT IV-24, TABLE IV-6
PARKING **				
TOTAL PARKING SPACES PROVIDED			257	SPECIFIC PLAN AMENDMENT IV-56
OFFICE PARKING:	REQUIRED: 301 (RATIO: 2.5)	TOTAL: 324		
ACTIVE USE/ RETAIL PARKING:	REQUIRED: 23 (RATIO: 4.0)		181	
RESIDENTIAL PARKING:	REQUIRED: 69 (1 PER BEDROOM)		76 (67 RESIDENTIAL UNITS)	
TOTAL LONG TERM BICYCLE SPACES PROVIDED:	82 REQUIRED		82	
OFFICE BICYCLE SPACES:	13 REQUIRED		14	
ACTIVE USE/ RETAIL BICYCLE SPACES:	1 REQUIRED		BY FUTURE TENANT	
RESIDENTIAL BICYCLE SPACES:	68 REQUIRED		68	
TOTAL SHORT TERM BICYCLE SPACES PROVIDED:	15 REQUIRED		16	
OFFICE BICYCLE SPACES:	6 REQUIRED		10	
ACTIVE USE/ RETAIL BICYCLE SPACES:	3 REQUIRED		BY FUTURE TENANT	
RESIDENTIAL BICYCLE SPACES:	6 REQUIRED		6	

* 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.

** PARKING MAXIMUM PER BAY MEADOWS PHASE II SPECIFIC PLAN:
COMMERCIAL USE: MAXIMUM PARKING RATIO 2.75 - 3.25 PER 1000 SF
RETAIL PARKING RATIO OF UP TO 4 SPACES PER 1000 SF
RESIDENTIAL USE: MAXIMUM PARKING RATIO 1.75 - 2.25 PER RESIDENTIAL UNIT

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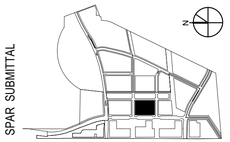

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DEVELOPMENT PROJECT DATA & ZONING ANALYSIS, OFFICE BUILDING AND DATA ANALYSIS

1/8" = 1'-0"

MU3

B A Y M E A D O W S II
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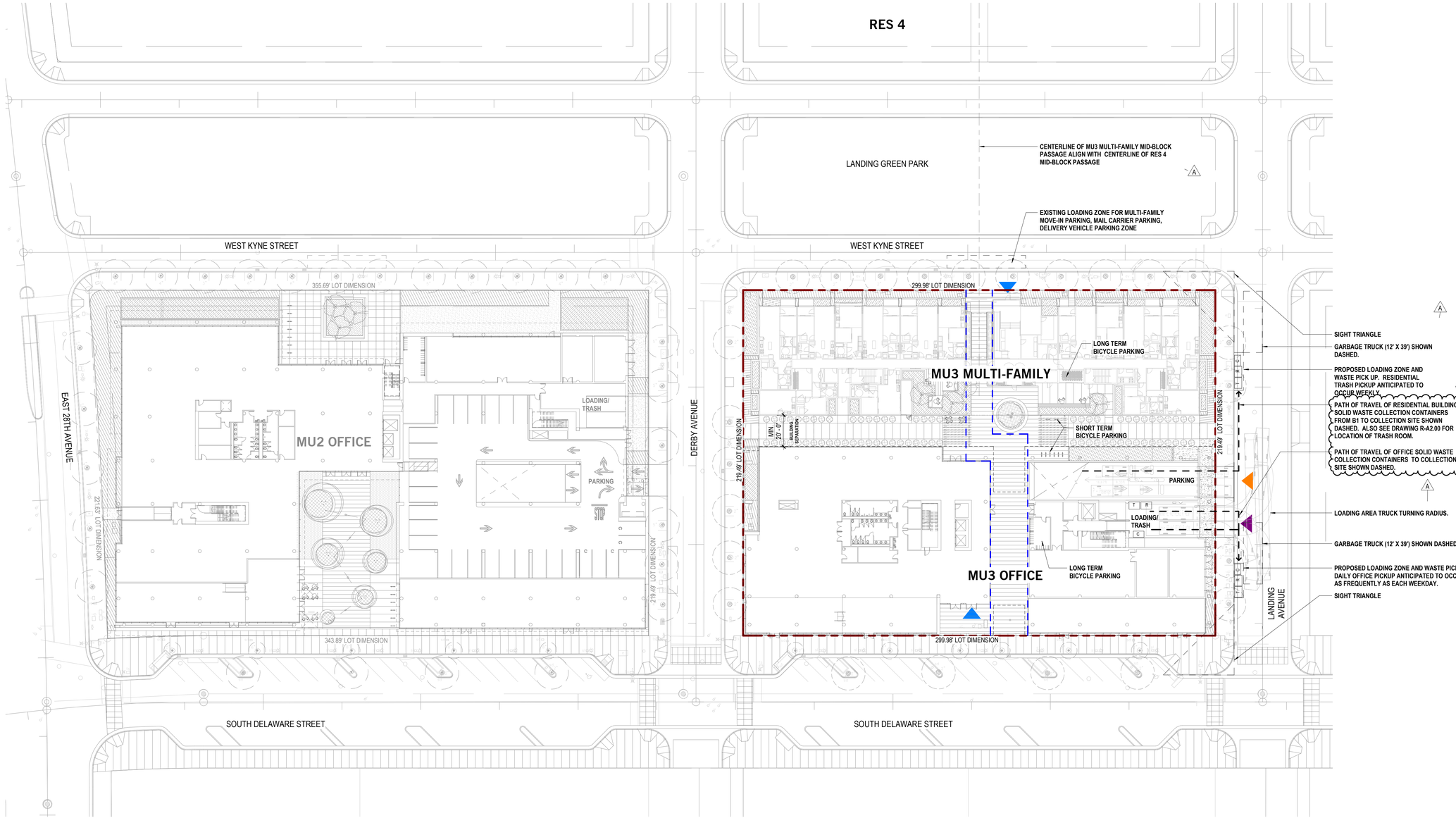

LEGEND

- BUILDING PRIMARY ENTRANCE
- GARAGE ENTRY
- SERVICE ENTRY

LOT DIMENSION — PROPERTY LINE

ADJUSTED MID-BLOCK PASSAGE EASEMENT

NOTES:
1) SEE O-A1.53 TO O-A1.56 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-A1.53 FOR OFFICE BUILDING, AND R-A2.01 FOR RESIDENTIAL BUILDING.

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

0 16' 32' 64'

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OVERALL SITE PLAN

As indicated

MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

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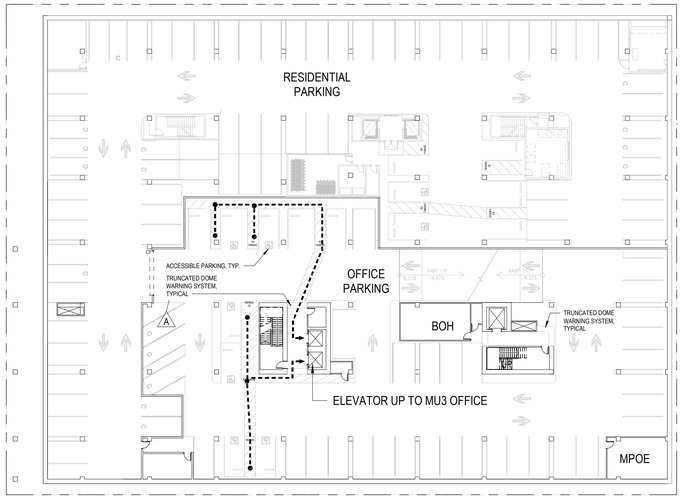
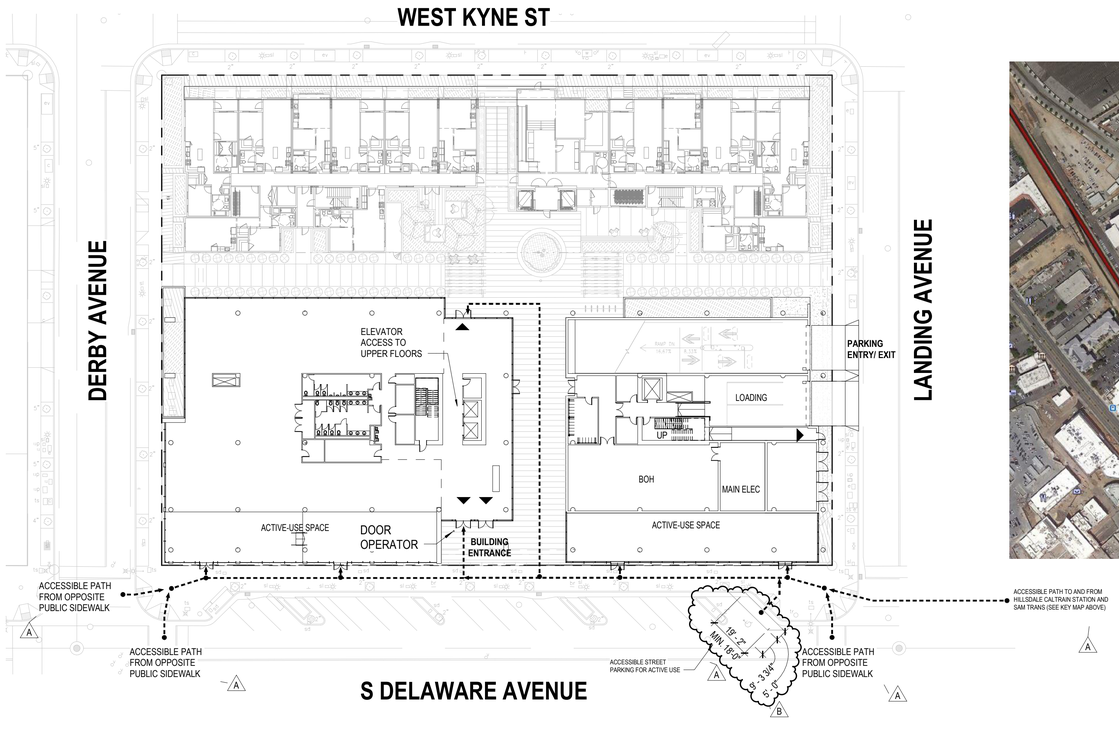


2 MU3 OFFICE PARKING - B1 ACCESSIBLE ROUTE
1/32" = 1'-0"

FLOOR PLAN LEGEND

ACCESSIBLE ROUTE

BUILDING EXIT



1 MU3 OFFICE SITE ACCESSIBLE ROUTE
1/32" = 1'-0"

0 16' 32' 64'

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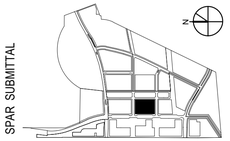

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MU3 OFFICE - ACCESSIBLE ROUTE

As indicated

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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; 300 GSF/ OCC
   - E) PARKING GARAGE : 200 GSF/ OCC

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

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

4. CBC TABLE 1006.2.1: SPACE WITH ONE EXIT OR EXIT ACCESS (WITH SPRINKLERED)/ MAX COMMON PATH EGRESS DISTANCE:
   - A) ASSEMBLY, MECANTILE OCCUPANCY : 75 FT
   - B) OCCUPANCY: 100 FT
   - C) 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"
   NUMBER OF STAIRS PER FLOOR : 2
   NUMBER OF OCCUPANTS ALLOWABLE = (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 = 65
EGRESS CAPACITY AT L2 = 113

CONVERGENCE TOTAL AT LEVEL 1 = 178 (BOTH STAIR 1 & 2)
SEE PLAN FOR CORRIDOR AND DOOR WIDTH ON L1.

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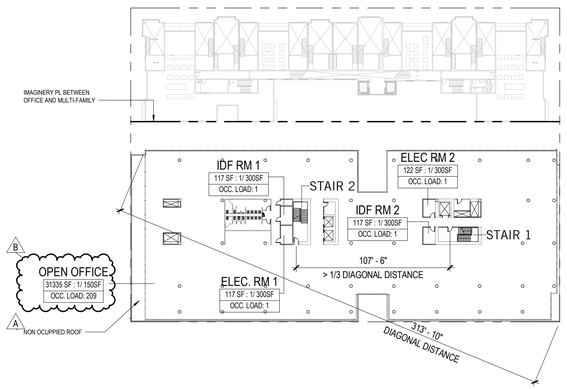
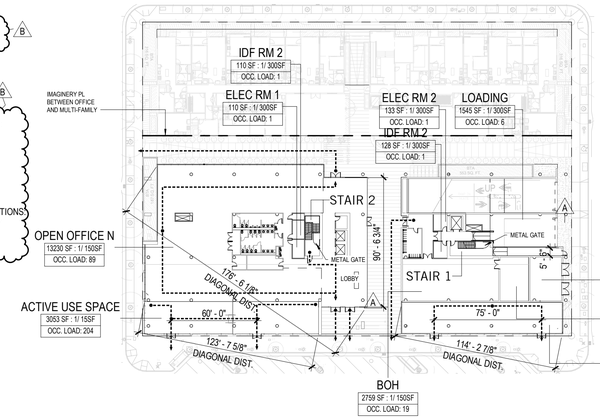


6 MU3 OFFICE - LEVEL 04 EXITING PLAN
1" = 50'-0"

TOTAL OCCUPANT LOAD: 213
OPEN OFFICE: 209 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: 2
OCCUPANTS PER STAIR
= 213/ 2 = 107
STAIR WIDTH REQUIRED
= 107 X 0.3" = 32.1"

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 107
DOOR WITH REQUIRED
= 107 X 0.2" = 21.4"



3 MU3 OFFICE - LEVEL 01 EXITING PLAN
1" = 50'-0"

OFFICE (N) OCCUPANT LOAD: 269
OPEN OFFICE N: 89 OCC
ELEC. RM 1: 1 OCC
IDF RM 1: 1 OCC
OCCUPANTS FROM B1: 65 OCC
OCCUPANTS FROM L2: 113 OCC

LOBBY (N) DOOR WIDTH CALCULATIONS:
NO. OF DOORS: 3 (@ MAIN LOBBY EXIT)
OCCUPANTS PER DOOR = 269/3 = 89.66
DOOR WIDTH REQUIRED= 89.66 X 0.2" = 17.9"

EGRESS DOORS AND PASSAGEWAY AT STAIR 1:
OCCUPANT LOAD = 178 (65 + 113)
PASSAGEWAY AND DOOR WIDTH REQ'D: 178 X 0.2" = 35.6"
PASSAGE WIDTH PROVIDED: 66"
EXIT DOOR WIDTH PROVIDED: 36"

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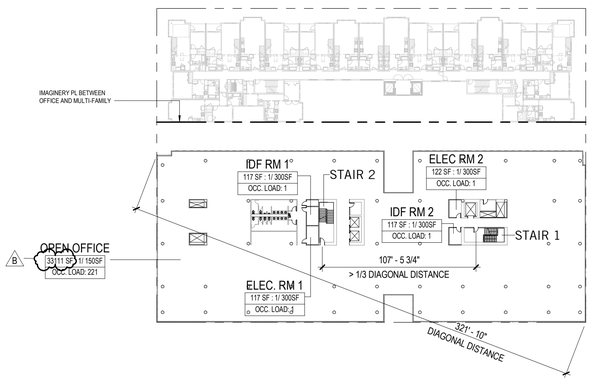
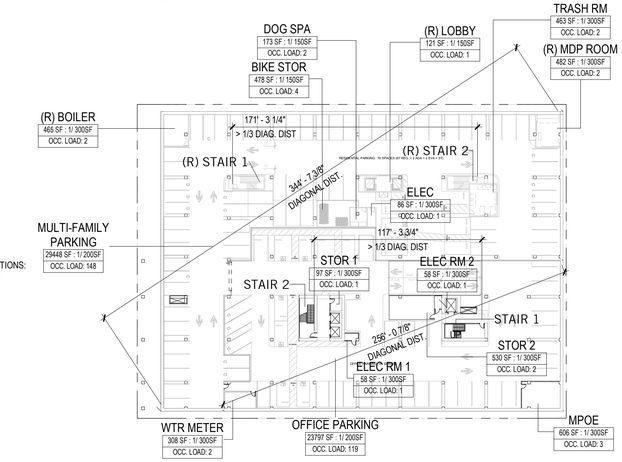


5 MU3 OFFICE - LEVEL 03 EXITING PLAN
1" = 50'-0"

TOTAL OCCUPANT LOAD: 225
OPEN OFFICE: 221 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: 2
OCCUPANTS PER STAIR
= 225/ 2 = 113
STAIR WIDTH REQUIRED
= 113 X 0.3" = 33.9"

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 113
DOOR WITH REQUIRED
= 113 X 0.2" = 22.6"



2 MU3 PARKING - B1 EXITING PLAN
1" = 50'-0"

RESIDENTIAL PARKING OCCUPANT LOAD: 162
RESIDENTIAL PARKING: 148 OCC
RESIDENTIAL PARKING LOBBY: 1 OCC
ELEC. RM 1: 1 OCC
BOILER RM: 2 OCC
MDP RM: 2 OCC
TRASH RM: 2 OCC
BIKE STR: 4 OCC
DOG SPA: 2 OCC

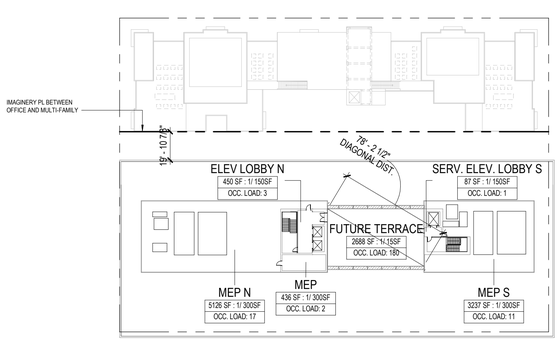
(R) STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 2
OCCUPANTS PER STAIR
=162/ 2 = 81
STAIR WIDTH REQUIRED = 81 X 0.3" = 24.3"

(R) STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 81
DOOR WITH REQUIRED= 81 X 0.2" = 16.2"

OFFICE PARKING OCCUPANT LOAD: 129
OFFICE PARKING: 119 OCC
ELEC. RM 1: 1 OCC
ELEC. RM 2: 1 OCC
MPOE: 3 OCC
WATER METER: 2 OCC
STOR 1: 1 OCC
STOR 2: 2 OCC

STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 2
OCCUPANTS PER STAIR
=129/ 2 = 65
STAIR WIDTH REQUIRED = 65 X 0.3" = 19.5"

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 65
DOOR WITH REQUIRED= 65 X 0.2" = 13.0"

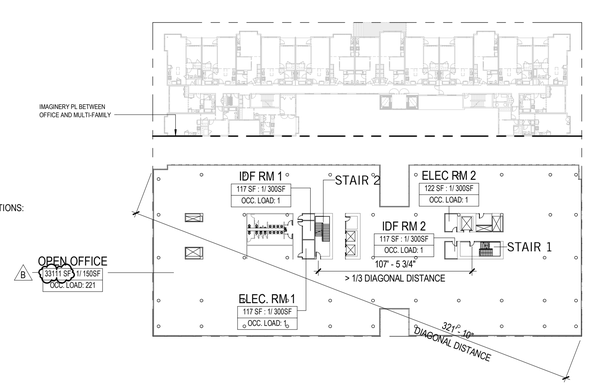


7 MU3 OFFICE - ROOF EXITING PLAN
1" = 50'-0"

TOTAL OCCUPANT LOAD: 214
ELEV LOBBY N: 3 OCC
S. ELEV LOBBY S: 1 OCC
FUTURE TERRACE: 180 OCC
MEP N: 17 OCC
MEP ROOM: 2 OCC
MEP S: 11 OCC

STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 2
OCCUPANTS PER STAIR
= 214/ 2 = 107
STAIR WIDTH REQUIRED
= 107 X 0.3" = 32.1"

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 107
DOOR WITH REQUIRED
= 107 X 0.2" = 21.4"

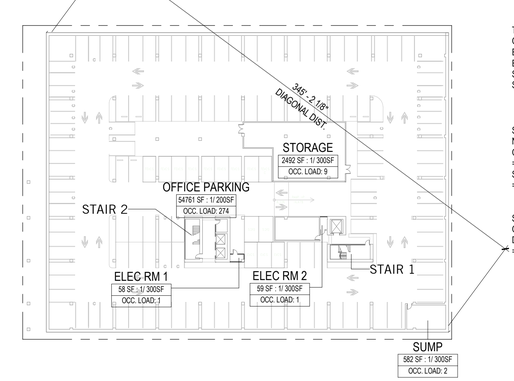


4 MU3 OFFICE - LEVEL 02 EXITING PLAN
1" = 50'-0"

TOTAL OCCUPANT LOAD: 225
OPEN OFFICE: 221 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: 2
OCCUPANTS PER STAIR
= 225/ 2 = 113
STAIR WIDTH REQUIRED
= 113 X 0.3" = 33.9"

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 112
DOOR WITH REQUIRED
= 112 X 0.2" = 22.4"



1 MU3 PARKING - B2 EXITING PLAN
1" = 50'-0"

TOTAL OCCUPANT LOAD: 287
OFFICE PARKING: 274 OCC
ELEC. RM 1: 1 OCC
ELEC. RM 2: 1 OCC
STORAGE : 9 OCC
SUMP: 2 OCC

STAIR WIDTH CALCULATIONS:
NUMBER OF STAIRS: 2
OCCUPANTS PER STAIR
=287/ 2 = 144
STAIR WIDTH REQUIRED
= 144 X 0.3" = 43.2"

STAIR DOOR WIDTH CALCULATIONS:
OCCUPANTS PER STAIR = 144
DOOR WITH REQUIRED
= 144 X 0.2" = 28.8"

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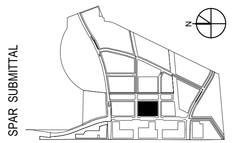

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MU3 OFFICE - EXITING PLANS

As indicated

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BAY MEADOWS II
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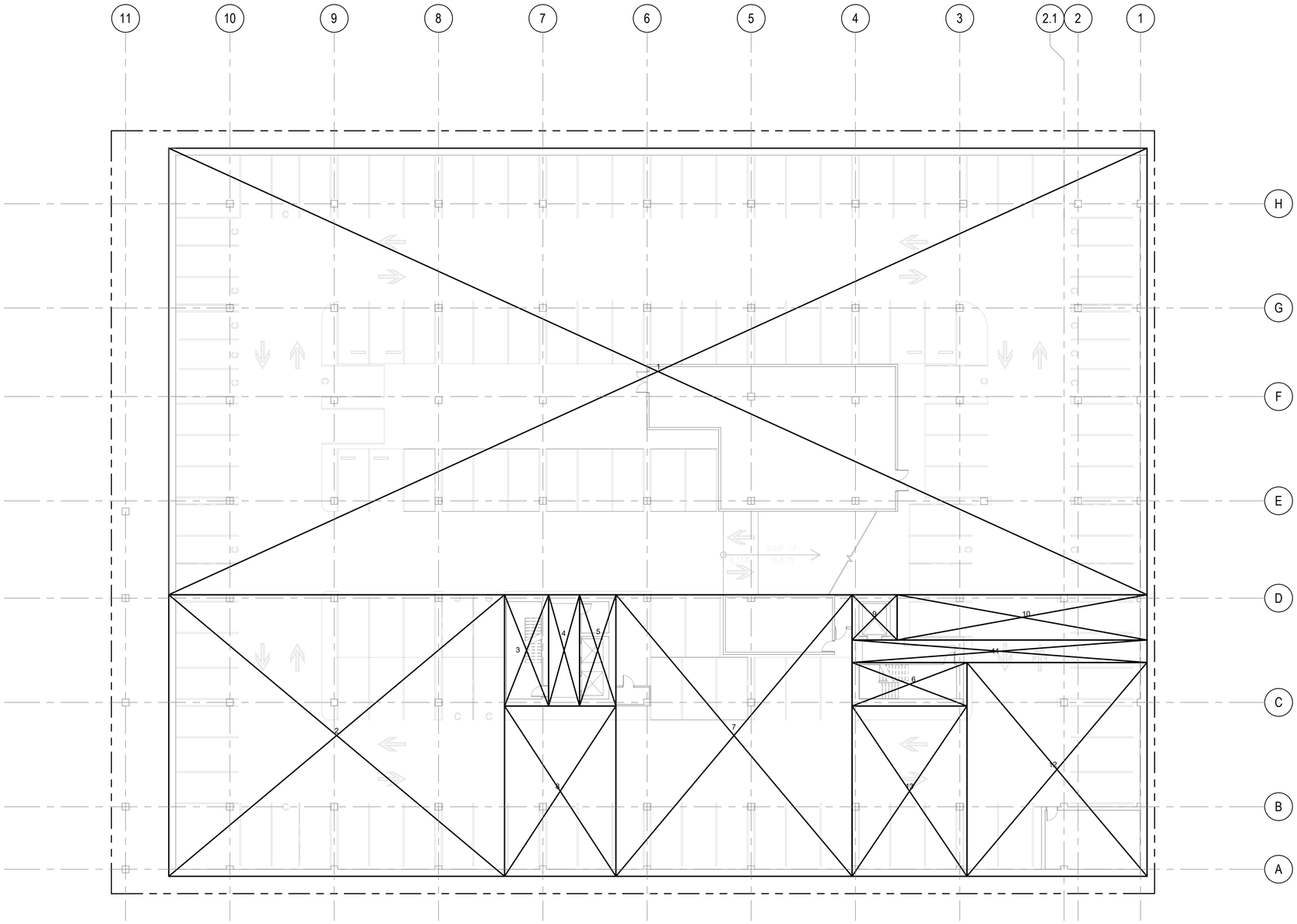

FLOOR AREA SCHEDULE - LEVEL B2				
Section	Width	Length	Area	Comments
1	128' - 6"	281' - 4"	36,151 SF	EXEMPT, PARKING
2	81' - 0"	96' - 7"	7,823 SF	EXEMPT, PARKING
3	12' - 8 1/4"	32' - 0"	406 SF	EXEMPT, PARKING
4	8' - 10 3/4"	32' - 0"	284 SF	EXEMPT, PARKING
5	10' - 5 1/4"	32' - 0"	334 SF	EXEMPT, PARKING
6	12' - 6 1/4"	33' - 0 3/4"	413 SF	EXEMPT, PARKING
7	67' - 11"	81' - 0"	5,501 SF	EXEMPT, PARKING
8	32' - 0"	49' - 0"	1,568 SF	EXEMPT, PARKING
9	12' - 11 3/4"	13' - 0"	169 SF	EXEMPT, PARKING
10	13' - 0"	71' - 10 1/4"	934 SF	EXEMPT, PARKING
11	6' - 5 3/4"	84' - 10"	560 SF	EXEMPT, PARKING
12	51' - 9 1/4"	61' - 6 1/4"	3,185 SF	EXEMPT, PARKING
13	33' - 0 3/4"	49' - 0"	1,620 SF	EXEMPT, PARKING
			58,939 SF	

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1 MU3 OFFICE LEVEL B2 - AREA CALCULATION
1/16" = 1'-0"

0 8' 16' 32'

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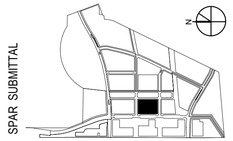

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MU3 OFFICE - LEVEL B2 AREA PLAN

1/16" = 1'-0"

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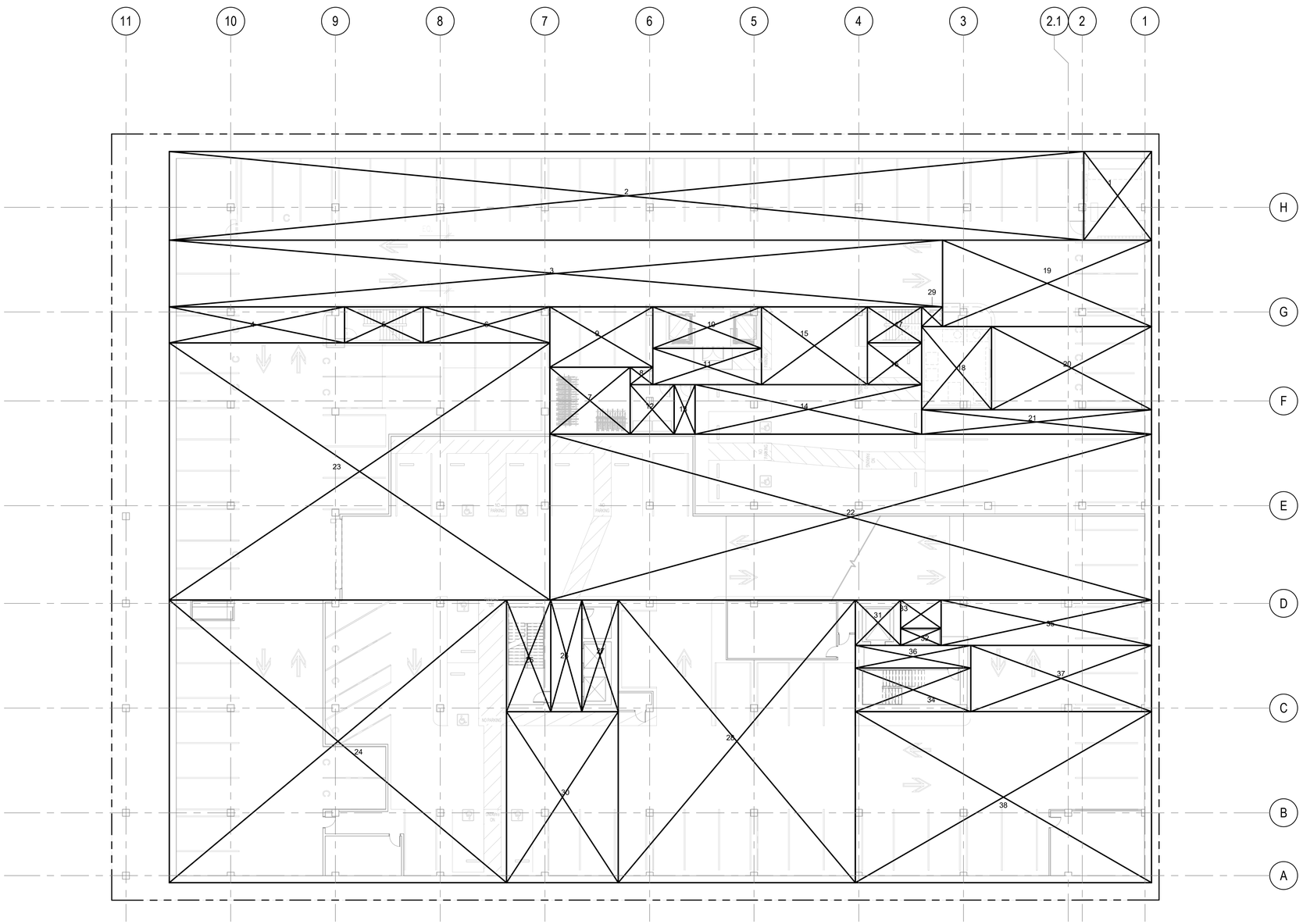

FLOOR AREA SCHEDULE - LEVEL B1				
Section	Width	Length	Area	Comments
1	19' - 5"	25' - 5"	494 SF	EXEMPT, PARKING
2	25' - 5"	261' - 11"	6,657 SF	EXEMPT, PARKING
3	19' - 1"	221' - 5 1/2"	4,228 SF	EXEMPT, PARKING
4	10' - 4"	50' - 2 1/4"	518 SF	EXEMPT, PARKING
5	10' - 4"	22' - 6 1/2"	233 SF	EXEMPT, PARKING
6	10' - 4"	36' - 3 1/4"	374 SF	EXEMPT, PARKING
7	19' - 2 1/2"	23' - 0"	442 SF	EXEMPT, PARKING
8	5' - 0"	6' - 6"	33 SF	EXEMPT, PARKING
9	17' - 3 1/2"	29' - 6"	510 SF	EXEMPT, PARKING
10	11' - 10 3/4"	31' - 1 1/4"	370 SF	EXEMPT, PARKING
11	10' - 4 3/4"	31' - 1 1/4"	323 SF	EXEMPT, PARKING
12	12' - 7 1/4"	14' - 2 1/2"	179 SF	EXEMPT, PARKING
13	6' - 0"	14' - 2 1/2"	85 SF	EXEMPT, PARKING
14	14' - 2 1/2"	64' - 10 3/4"	921 SF	EXEMPT, PARKING
15	22' - 3 1/2"	30' - 4"	676 SF	EXEMPT, PARKING
16	11' - 11 3/4"	15' - 6 3/4"	186 SF	EXEMPT, PARKING
17	10' - 3 3/4"	15' - 6 3/4"	160 SF	EXEMPT, PARKING
18	20' - 0"	23' - 10"	477 SF	EXEMPT, PARKING
19	24' - 9"	59' - 10"	1,481 SF	EXEMPT, PARKING
20	23' - 10"	45' - 10"	1,092 SF	EXEMPT, PARKING
21	7' - 0"	65' - 10"	461 SF	EXEMPT, PARKING
22	47' - 6"	172' - 4"	8,186 SF	EXEMPT, PARKING
23	73' - 8"	109' - 0"	8,030 SF	EXEMPT, PARKING
24	81' - 0"	96' - 7"	7,823 SF	EXEMPT, PARKING
25	12' - 8 1/4"	32' - 0"	406 SF	EXEMPT, PARKING
26	8' - 10 3/4"	32' - 0"	284 SF	EXEMPT, PARKING
27	10' - 5 1/4"	32' - 0"	334 SF	EXEMPT, PARKING
28	67' - 11"	81' - 0"	5,501 SF	EXEMPT, PARKING
29	5' - 8"	5' - 11 1/2"	34 SF	EXEMPT, PARKING
30	32' - 0"	49' - 0"	1,568 SF	EXEMPT, PARKING
31	12' - 11 3/4"	13' - 0"	169 SF	EXEMPT, PARKING
32	4' - 10 1/2"	11' - 7"	56 SF	EXEMPT, PARKING
33	8' - 1 1/2"	11' - 7"	94 SF	EXEMPT, PARKING
34	12' - 6 1/4"	33' - 0 3/4"	413 SF	EXEMPT, PARKING
35	13' - 0"	60' - 3 1/4"	784 SF	EXEMPT, PARKING
36	6' - 5 3/4"	33' - 0 3/4"	214 SF	EXEMPT, PARKING
37	18' - 11 3/4"	51' - 9 1/4"	983 SF	EXEMPT, PARKING
38	49' - 0 1/4"	84' - 10"	4,159 SF	EXEMPT, PARKING
			58,939 SF	

1 MU3 OFFICE LEVEL B1 - AREA CALCULATION
1/16" = 1'-0"

0 8' 16' 32'

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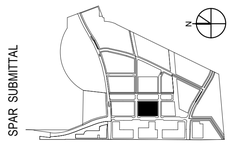

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PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE- LEVEL B1 AREA PLAN

1/16" = 1'-0"

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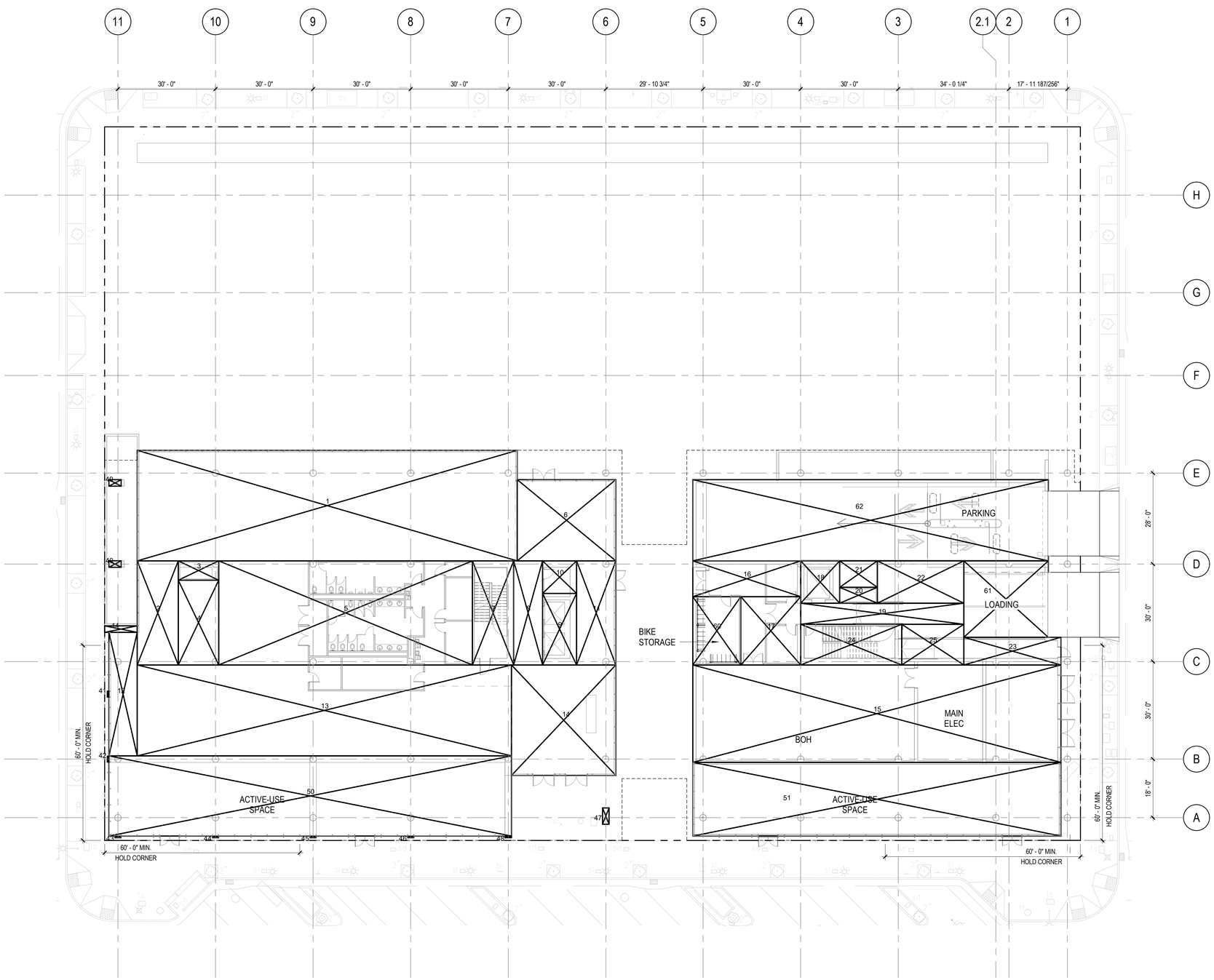

1 MU3 OFFICE LEVEL 01 - AREA CALCULATION
1/16" = 1'-0"

FLOOR AREA SCHEDULE - LEVEL 01				
Section	Width	Length	Area	Comments
1	34' - 0"	116' - 9 3/4"	3,972 SF	
2	12' - 7 1/2"	32' - 0"	404 SF	
3	5' - 11 1/4"	12' - 5 1/4"	74 SF	MEP SHAFT
4	12' - 5 1/4"	26' - 0 3/4"	324 SF	
5	32' - 0"	78' - 0"	2,496 SF	
6	25' - 0"	30' - 4"	758 SF	
7	12' - 8 1/4"	32' - 0"	406 SF	STAIR 1
8	8' - 10 3/4"	32' - 0"	284 SF	
9	10' - 5 1/4"	22' - 0"	230 SF	ELEVATOR SHAFT
10	10' - 0"	10' - 5 1/4"	104 SF	
11	12' - 1"	32' - 0"	386 SF	
12	8' - 8 1/4"	38' - 0"	330 SF	
13	27' - 11 3/4"	115' - 0 3/4"	3,219 SF	
14	32' - 1"	33' - 11 3/4"	1,090 SF	
14	2' - 0"	10' - 0 1/4"	20 SF	
15	29' - 11 3/4"	113' - 2"	3,392 SF	
16	11' - 0"	33' - 2 1/4"	365 SF	
17	18' - 5 1/4"	21' - 0"	387 SF	
18	11' - 11 3/4"	13' - 0"	156 SF	ELEVATOR SHAFT
19	6' - 5 3/4"	50' - 1 1/2"	325 SF	
20	4' - 10 1/2"	11' - 7"	56 SF	MEP SHAFT
21	8' - 1 1/2"	11' - 7"	94 SF	
22	13' - 0"	26' - 6 3/4"	345 SF	
23	8' - 6"	29' - 10 1/2"	254 SF	
24	12' - 6 1/4"	31' - 0 3/4"	388 SF	STAIR 2
25	12' - 6 1/4"	19' - 0 3/4"	239 SF	
40	2' - 0"	3' - 9"	8 SF	
41	0' - 6"	1' - 9 3/4"	1 SF	
42	0' - 6"	1' - 9 3/4"	1 SF	
43	0' - 6"	1' - 9 3/4"	1 SF	
44	0' - 6"	1' - 9 3/4"	1 SF	
45	0' - 6"	1' - 9 3/4"	1 SF	
46	0' - 6"	1' - 10"	1 SF	
47	2' - 0"	5' - 0"	10 SF	
48	0' - 6"	2' - 0"	1 SF	
49	2' - 0"	3' - 9"	8 SF	
50	24' - 8"	123' - 9"	3,053 SF	ACTIVE USE
51	22' - 8"	113' - 2"	2,565 SF	ACTIVE USE
			25,748 SF	

FLOOR AREA SCHEDULE - LEVEL 01 EXCLUSIONS				
Section	Width	Length	Area	Comments
60	14' - 9"	21' - 0"	310 SF	EXEMPT, BIKE FACILITIES
61	23' - 6"	26' - 0"	611 SF	EXEMPT, LOADING
62	25' - 0"	109' - 3 1/2"	2,732 SF	EXEMPT, PARKING
			3,653 SF	

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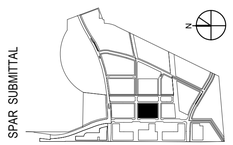

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - LEVEL 01 AREA PLAN

1/16" = 1'-0"

MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

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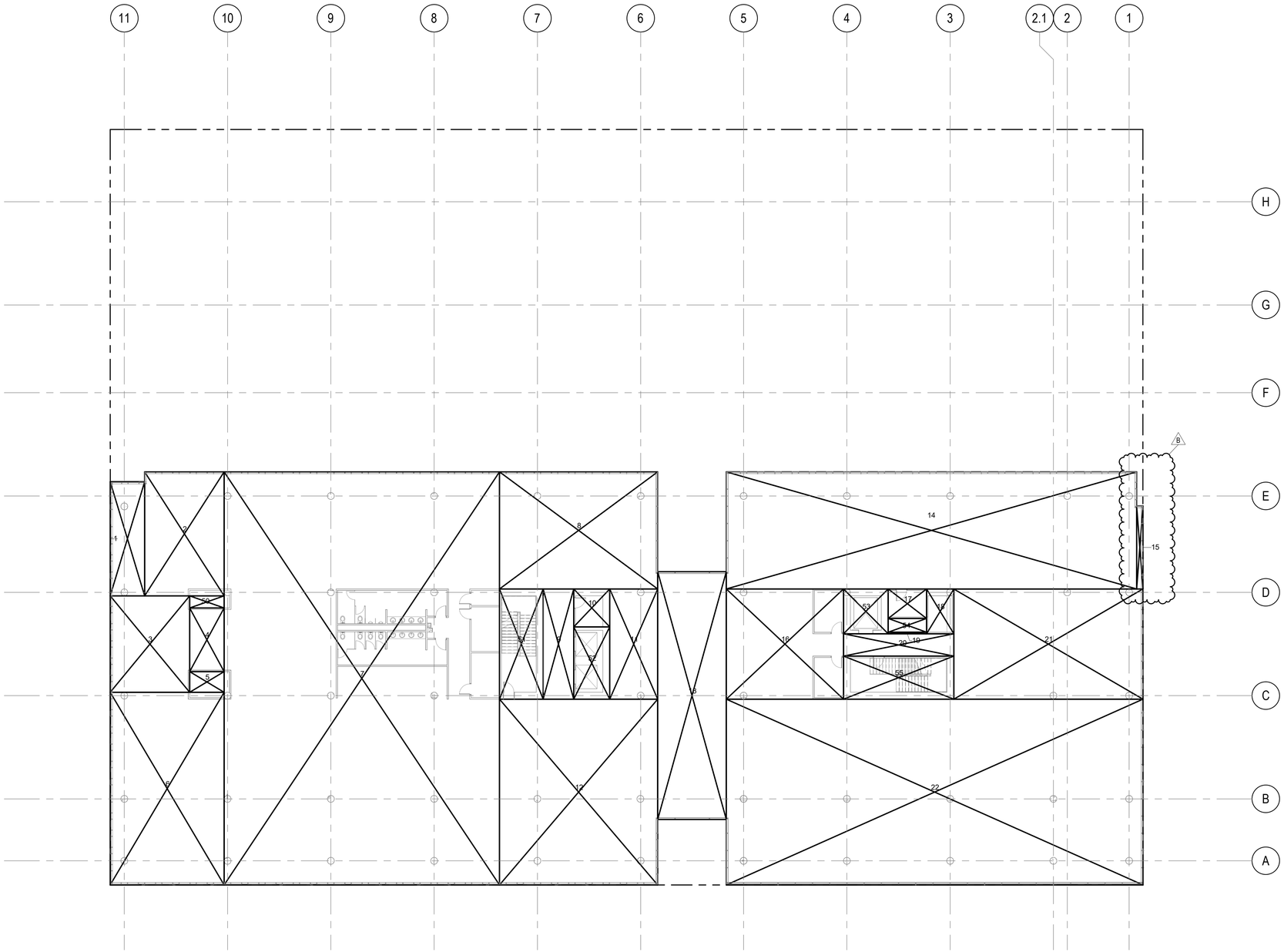
O-A0.54



FLOOR AREA SCHEDULE - LEVEL 02				
Section	Width	Length	Area	Comments
1	10' - 0"	33' - 2"	332 SF	
2	23' - 1"	36' - 0 1/4"	832 SF	
3	23' - 1"	28' - 0"	647 SF	
4	10' - 0"	18' - 6"	185 SF	
5	6' - 0"	10' - 0"	60 SF	MEP SHAFT
6	33' - 1"	55' - 11 3/4"	1,852 SF	
7	80' - 0"	120' - 0 1/4"	9,601 SF	
8	34' - 0 1/4"	45' - 11 1/2"	1,563 SF	
9	8' - 10 3/4"	32' - 0"	284 SF	
10	10' - 5 1/4"	11' - 0"	115 SF	
11	13' - 11 1/2"	32' - 0"	446 SF	
12	45' - 11 1/2"	53' - 11 3/4"	2,481 SF	
13	19' - 11"	72' - 0"	1,434 SF	
14	34' - 0 1/4"	119' - 2 1/4"	4,056 SF	
15	1' - 10"	24' - 1 3/4"	44 SF	
16	32' - 0"	34' - 0 3/4"	1,090 SF	
17	8' - 6 3/4"	11' - 1 3/4"	95 SF	
18	7' - 11 1/4"	13' - 0"	103 SF	MEP SHAFT
19	0' - 5 1/4"	11' - 1 3/4"	5 SF	
20	6' - 5 3/4"	32' - 0 3/4"	208 SF	
21	32' - 0"	54' - 11 1/4"	1,758 SF	
22	53' - 11 3/4"	121' - 0 1/2"	6,534 SF	
			33,724 SF	

FLOOR AREA SCHEDULE - LEVEL 02 EXCLUSIONS				
Section	Width	Length	Area	Comments
50	3' - 6"	10' - 0"	35 SF	EXEMPT, MEP SHAFT
51	12' - 8 1/4"	32' - 0"	406 SF	EXEMPT, STAIR 1
52	10' - 5 1/4"	21' - 0"	219 SF	EXEMPT, ELEVATOR SHAFT
53	12' - 11 3/4"	13' - 0"	169 SF	EXEMPT, ELEVATOR SHAFT
54	4' - 0"	11' - 1 3/4"	45 SF	EXEMPT, MEP SHAFT
55	12' - 6 1/4"	32' - 0 3/4"	401 SF	EXEMPT, STAIR 2
			1,274 SF	

1 MU3 OFFICE LEVEL 02 - AREA CALCULATION
1/16" = 1'-0"

0 8' 16' 32'

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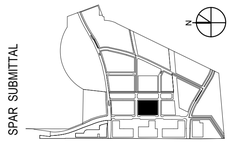

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - LEVEL 02 AREA PLAN

1/16" = 1'-0"

MU3

B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

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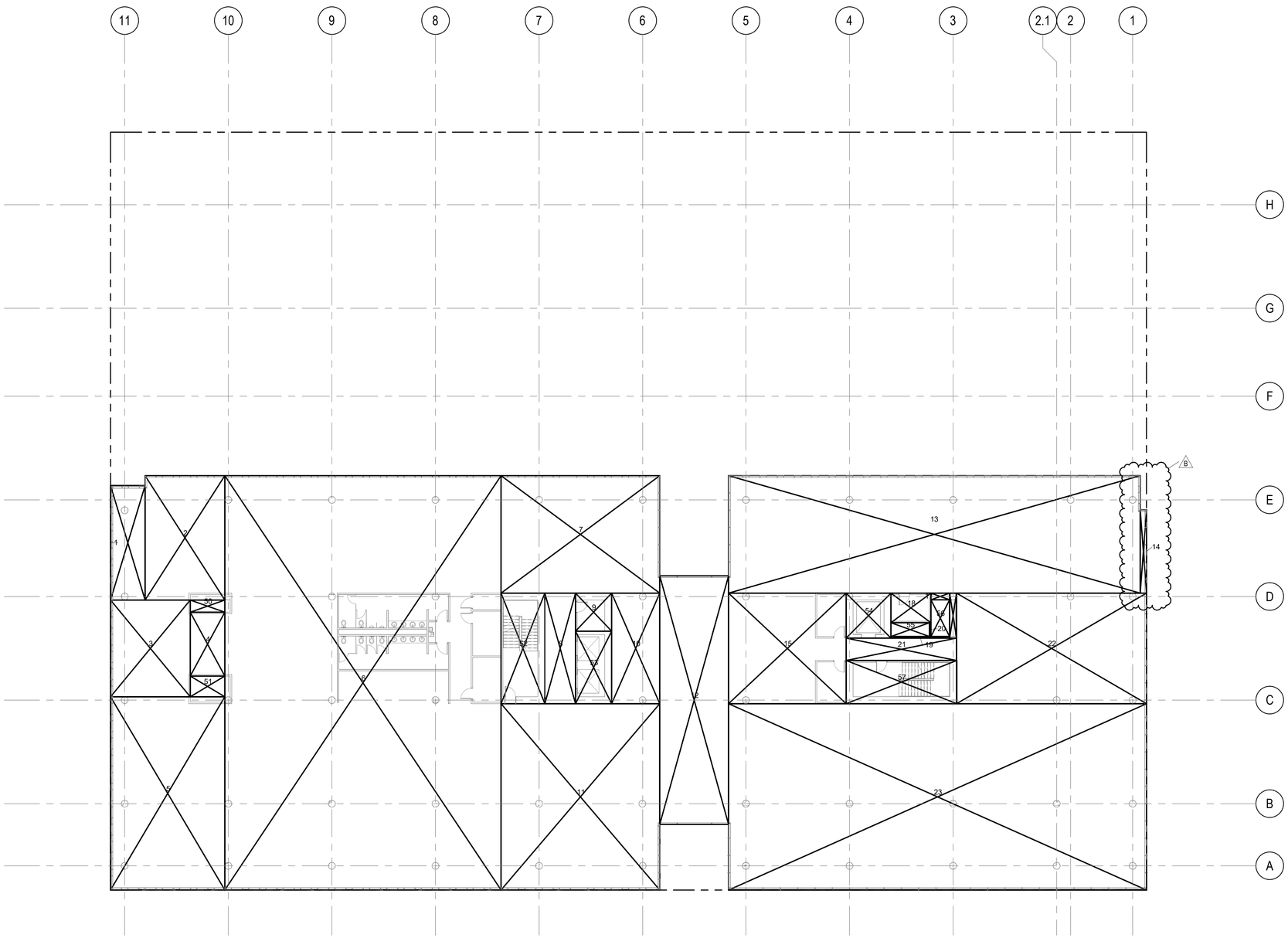
O-A0.55



FLOOR AREA SCHEDULE - LEVEL 03				
Section	Width	Length	Area	Comments
1	10' - 0"	33' - 2"	332 SF	
2	23' - 1"	36' - 0 1/4"	832 SF	
3	23' - 1"	28' - 0"	646 SF	
4	10' - 0"	18' - 6"	185 SF	
5	33' - 1"	55' - 11 3/4"	1,852 SF	
6	80' - 0"	120' - 0"	9,600 SF	
7	34' - 0 1/4"	45' - 11 1/2"	1,563 SF	
8	8' - 10 3/4"	32' - 0"	284 SF	
9	10' - 5 1/4"	11' - 0"	115 SF	
10	13' - 11 1/2"	32' - 0"	446 SF	
11	45' - 11 1/2"	53' - 11 3/4"	2,480 SF	
12	19' - 11"	72' - 0"	1,434 SF	
13	34' - 0 1/4"	119' - 2 1/4"	4,056 SF	
14	1' - 10 1/4"	24' - 1 3/4"	45 SF	
15	32' - 0"	34' - 0 3/4"	1,090 SF	
16	2' - 0"	13' - 0"	26 SF	
17	1' - 11"	5' - 5"	10 SF	
18	8' - 6 3/4"	11' - 7"	99 SF	
19	0' - 5 1/4"	17' - 0"	7 SF	
20	0' - 5 1/4"	4' - 0"	2 SF	
21	6' - 5 3/4"	31' - 11 3/4"	207 SF	
22	32' - 0"	55' - 0 1/4"	1,760 SF	
23	53' - 11 3/4"	121' - 0 1/2"	6,534 SF	
			33,606 SF	

FLOOR AREA SCHEDULE - LEVEL 03 EXCLUSIONS				
Section	Width	Length	Area	Comments
50	3' - 6"	10' - 0"	35 SF	EXEMPT, MEP SHAFT
51	6' - 0"	10' - 0"	60 SF	EXEMPT, MEP SHAFT
52	12' - 8 1/4"	32' - 0"	406 SF	EXEMPT, STAIR 1
53	10' - 5 1/4"	21' - 0"	219 SF	EXEMPT, ELEVATOR SHAFT
54	12' - 11 3/4"	13' - 0"	169 SF	EXEMPT, ELEVATOR SHAFT
55	4' - 0"	11' - 1 3/4"	45 SF	EXEMPT, MEP SHAFT
56	5' - 5"	10' - 7 3/4"	58 SF	EXEMPT, MEP SHAFT
57	12' - 6 1/4"	32' - 0 3/4"	401 SF	EXEMPT, STAIR 2
			1,392 SF	

1 MU3 OFFICE LEVEL 03 - AREA CALCULATION
1/16" = 1'-0"

0 8' 16' 32'

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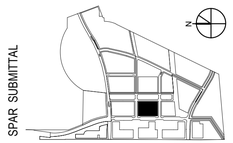

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PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - LEVEL 03 AREA PLAN

1/16" = 1'-0"

MU3

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

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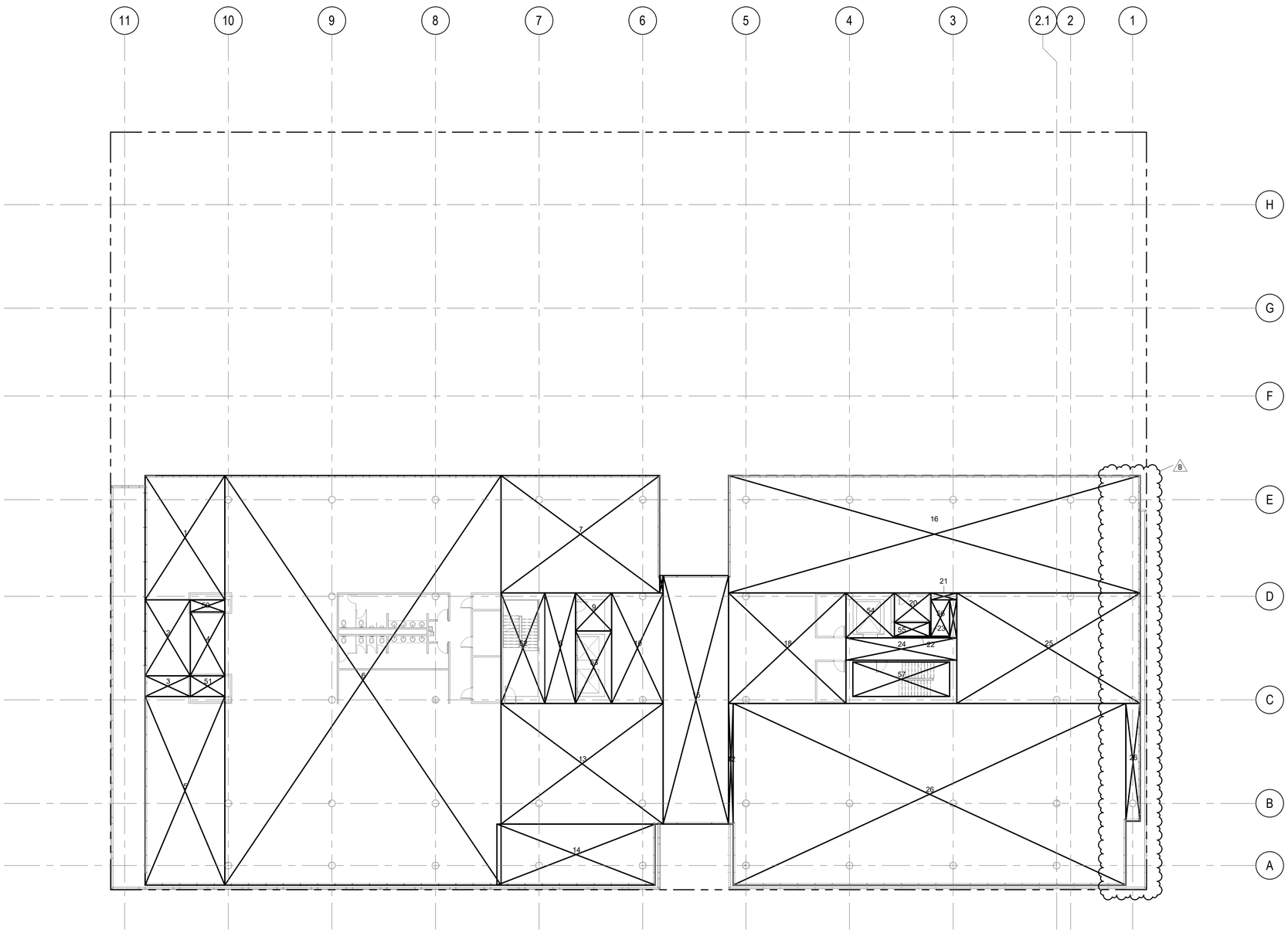

FLOOR AREA SCHEDULE - LEVEL 04				
Section	Width	Length	Area	Comments
1	23' - 1"	36' - 0 1/4"	832 SF	
2	13' - 1"	22' - 0"	288 SF	
3	6' - 0"	13' - 1"	78 SF	
4	10' - 0"	18' - 6"	185 SF	
5	23' - 1"	54' - 7 3/4"	1,262 SF	
6	80' - 0"	118' - 8 1/4"	9,494 SF	
7	34' - 0 1/4"	45' - 11 1/2"	1,563 SF	
8	8' - 10 3/4"	32' - 0"	284 SF	
9	10' - 5 1/4"	11' - 0"	115 SF	
10	14' - 11"	32' - 0"	477 SF	
11	0' - 11 3/4"	5' - 0 1/4"	5 SF	
12	1' - 4"	34' - 11 3/4"	47 SF	
13	34' - 11 3/4"	46' - 11"	1,641 SF	
14	17' - 8 1/4"	45' - 10"	810 SF	
15	18' - 11 1/2"	72' - 0"	1,364 SF	
16	34' - 0 1/4"	119' - 2 1/4"	4,056 SF	
18	32' - 0"	34' - 0 1/4"	1,088 SF	
19	2' - 1"	11' - 0"	23 SF	
20	8' - 6 3/4"	10' - 7"	91 SF	
21	2' - 0"	7' - 6"	15 SF	
22	0' - 5 1/4"	16' - 0"	7 SF	
23	0' - 5 1/4"	4' - 0"	2 SF	
24	6' - 5 3/4"	32' - 1 1/4"	208 SF	
25	32' - 0"	53' - 1"	1,699 SF	
26	52' - 8"	113' - 8 1/2"	5,988 SF	
26	4' - 1 3/4"	34' - 1 3/4"	142 SF	
			31,763 SF	

FLOOR AREA SCHEDULE - LEVEL 04 EXCLUSIONS				
Section	Width	Length	Area	Comments
50	3' - 6"	10' - 0"	35 SF	EXEMPT, MEP SHAFT
51	6' - 0"	10' - 0"	60 SF	EXEMPT, MEP SHAFT
52	12' - 8 1/4"	32' - 0"	406 SF	EXEMPT, STAIR 1
53	10' - 5 1/4"	21' - 0"	219 SF	EXEMPT, ELEVATOR SHAFT
54	13' - 0"	14' - 0 1/4"	182 SF	EXEMPT, ELEVATOR SHAFT
55	4' - 0"	10' - 1 3/4"	41 SF	EXEMPT, MEP SHAFT
56	5' - 5"	10' - 6 1/2"	57 SF	EXEMPT, MEP SHAFT
57	10' - 0"	28' - 0 1/4"	280 SF	EXEMPT, STAIR 2
			1,280 SF	

1 MU3 OFFICE LEVEL 04 - AREA CALCULATION
1/16" = 1'-0"

0 8' 16' 32'

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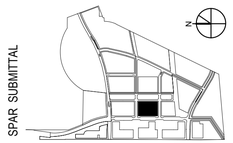

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MU3 OFFICE - LEVEL 04 AREA PLAN

1/16" = 1'-0"

MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

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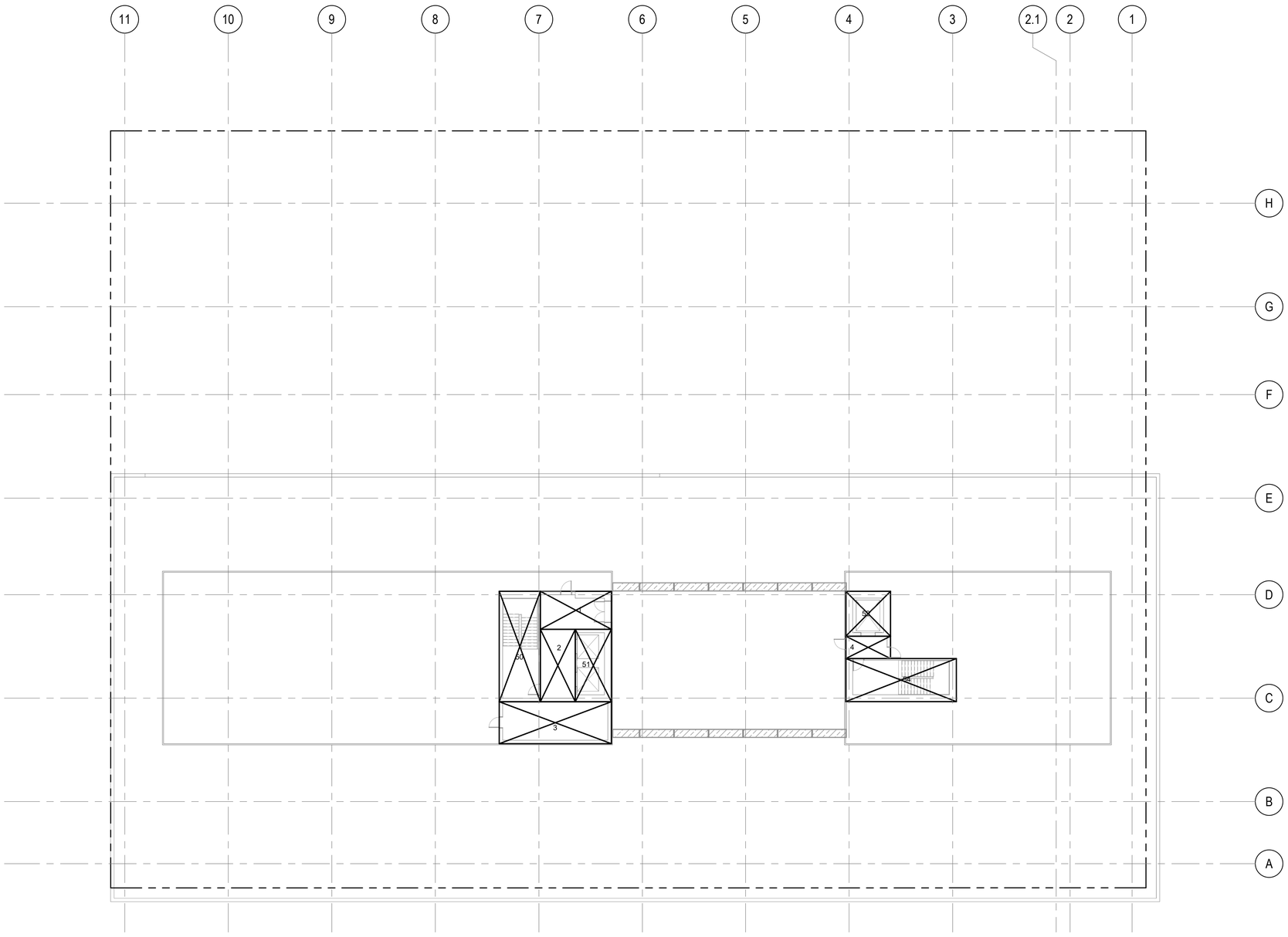
O-A0.57



FLOOR AREA SCHEDULE - ROOF				
Section	Width	Length	Area	Comments
1	11' - 0"	20' - 7"	226 SF	
2	10' - 1 3/4"	21' - 0"	213 SF	
3	12' - 2"	32' - 6"	395 SF	
4	6' - 5 3/4"	12' - 11 3/4"	84 SF	
			919 SF	

FLOOR AREA SCHEDULE - ROOF EXCLUSIONS				
Section	Width	Length	Area	Comments
50	11' - 11"	32' - 0"	381 SF	EXEMPT, STAIR 1
51	10' - 5 1/4"	21' - 0"	219 SF	EXEMPT, ELEVATOR SHAFT
53	12' - 11 3/4"	13' - 0"	169 SF	EXEMPT, ELEVATOR SHAFT
54	12' - 6 1/4"	32' - 0 3/4"	401 SF	EXEMPT, STAIR 2
			1,170 SF	

1 MU3 OFFICE LEVEL 05 - AREA CALCULATION
1/16" = 1'-0"

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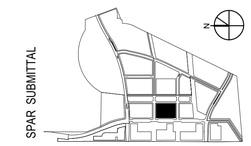

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - LEVEL - ROOF AREA PLAN

1/16" = 1'-0"

MU3

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

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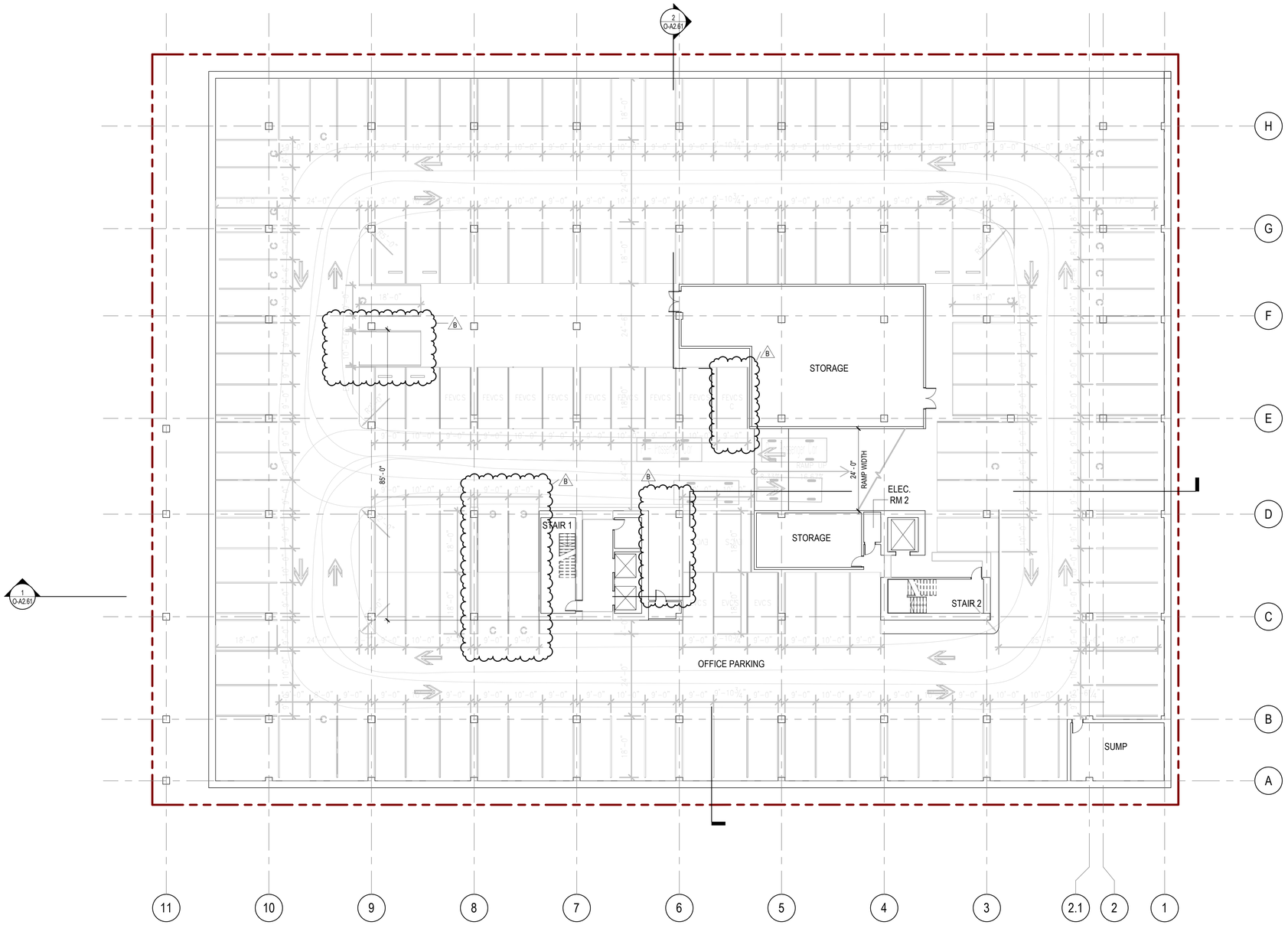
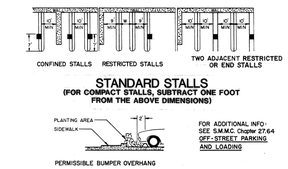
O-A0.58



1 MU3 OFFICE PARKING - B2 PLAN
1/16" = 1'-0"

NOTES:

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



2) SEE PARKING PLAN FOR MANEUVERABILITY WITHIN GARAGE DRIVE AISLES.
3) SEE SECTION 1/O-A2.61 FOR RAMP PROFILE.

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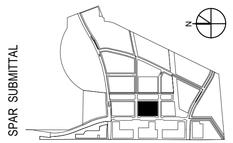

SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE PARKING - B2 PLAN

As indicated

MU3

B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

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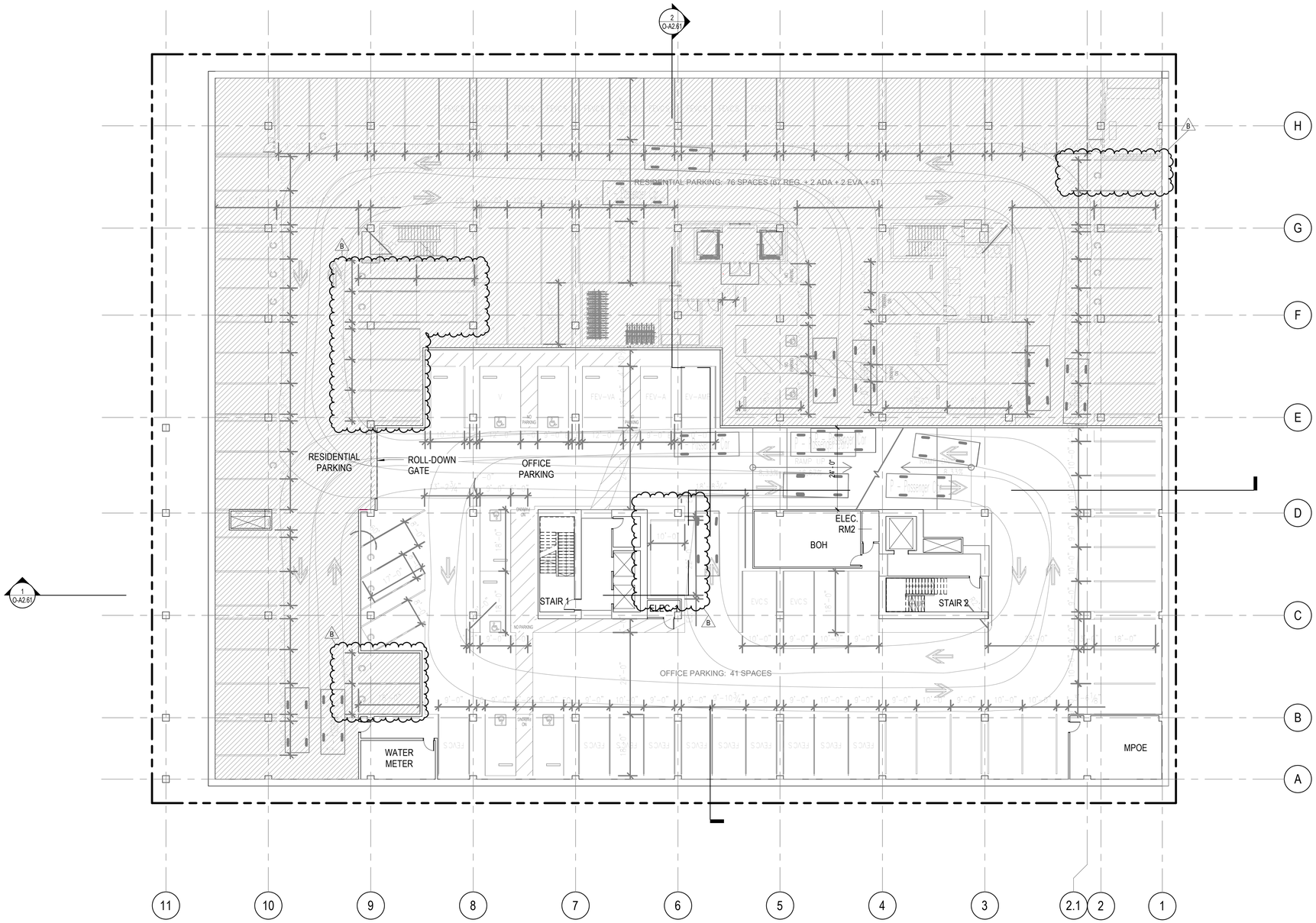
O-A1.51



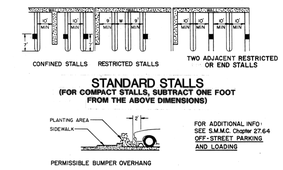
1 MU3 OFFICE PARKING - B1 PLAN
1/16" = 1'-0"

FLOOR PLAN LEGEND

RESIDENTIAL PARKING

NOTES:

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



2) SEE PARKING PLAN FOR MANEUVERABILITY WITHIN GARAGE DRIVE AISLES.
3) SEE SECTION 1/O-A2.61 FOR RAMP PROFILE.

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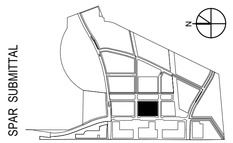

SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE PARKING - B1 PLAN

As indicated

MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

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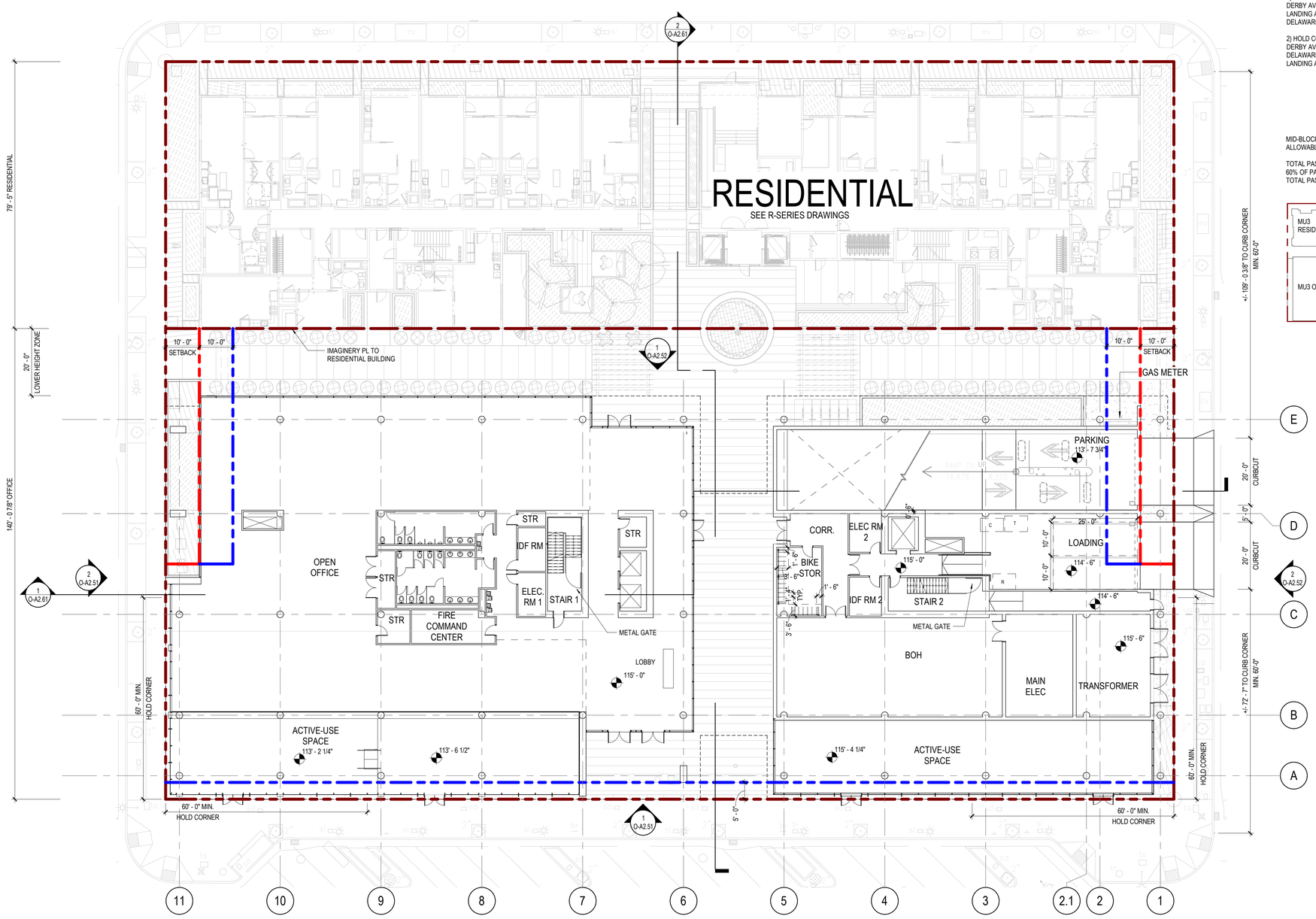
O-A1.52



1 MU3 OFFICE - LEVEL 01 PLAN
1/16" = 1'-0"

FLOOR PLAN LEGEND

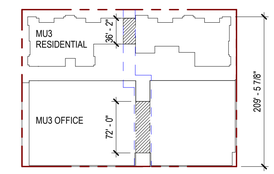
PROPERTY LINE
10'-0" SET BACK
BUILD-TO ZONE

NOTES:
1) BUILD-TO ZONE REQUIREMENT:
DERBY AVENUE: FLOOR 1 - 3: MIN. 80% WITHIN 10' OF SETBACK LINE, 100% PROVIDED.
LANDING AVENUE: FLOOR 1-3: MIN. 80% WITHIN 10' OF SETBACK LINE, 94.00% PROVIDED.
DELAWARE STREET: MIN. 80% WITHIN 5' OF PROPERTY LINE, 88.64% PROVIDED.

2) HOLD CORNER REQUIREMENT:
DERBY AVENUE: 60' MIN, 60' PROVIDED.
DELAWARE STREET: 60' MIN, 60' PROVIDED.
LANDING AVENUE: 60' MIN, 60' PROVIDED.

MID-BLOCK PASSAGE :
ALLOWABLE BUILDING DEPTH TO BE COVERED BY STORY ABOVE NOT TO EXCEED 60%

TOTAL PASSAGE LENGTH: 209'-5 7/8"
60% OF PASSAGE LENGTH : 209'-5 7/8" X 0.6 = 125'-8 1/4"
TOTAL PASSAGE COVERAGE: 72' + 36'-2" = 108'-2" (51.63%)



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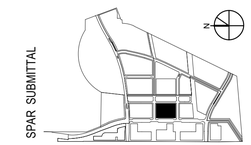


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - LEVEL 01 PLAN

As indicated

MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

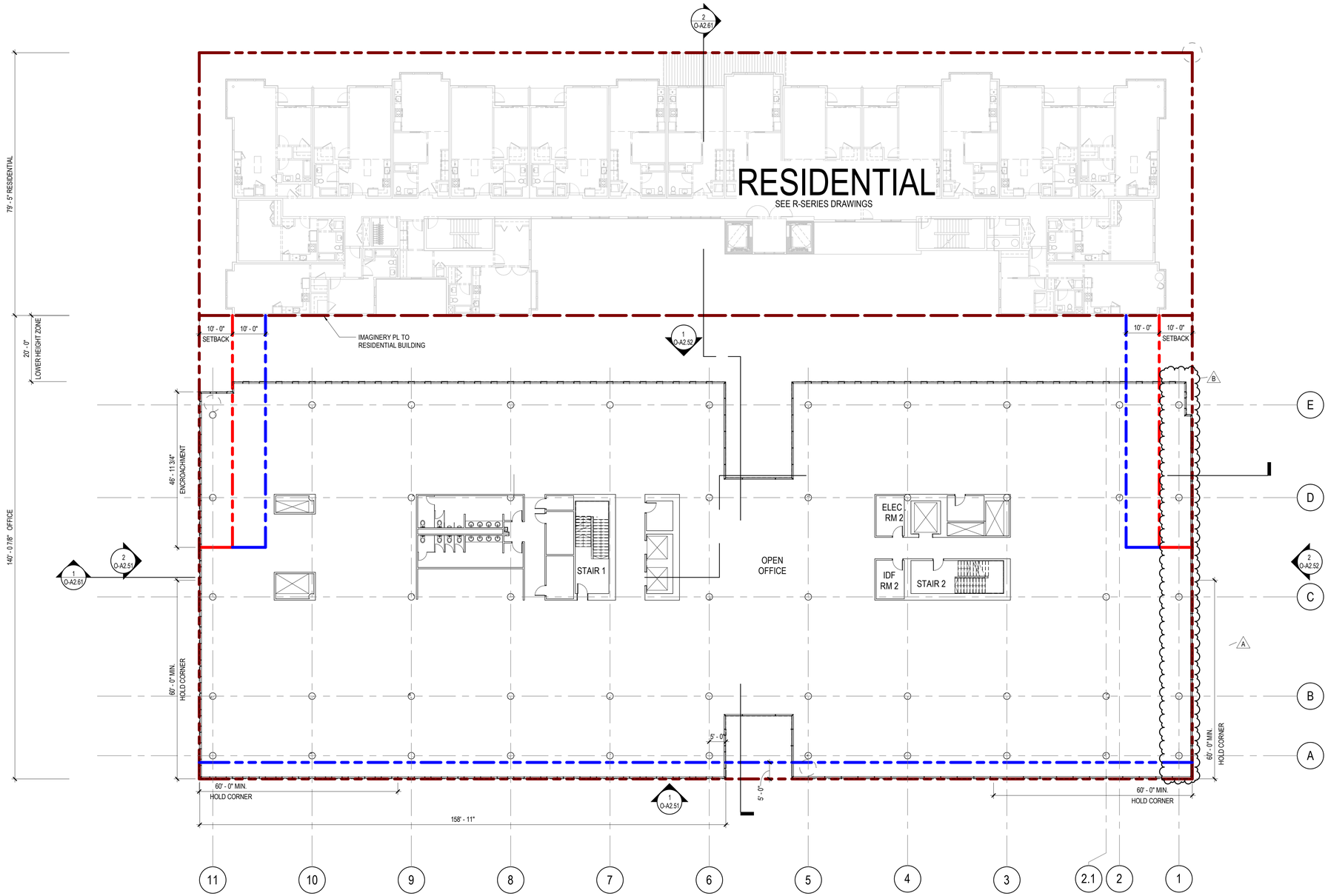
O-A1.53

FLOOR PLAN LEGEND

- PROPERTY LINE
- 10'-0" SET BACK
- BUILD-TO ZONE

NOTES:
1) BUILD-TO ZONE REQUIREMENT:
DERBY AVENUE: FLOOR 1 - 3: MIN. 80% WITHIN 10' OF SETBACK LINE, 100% PROVIDED.
LANDING AVENUE: FLOOR 1-3: MIN. 80% WITHIN 10' OF SETBACK LINE, 94.00% PROVIDED.
DELAWARE STREET: MIN. 80% WITHIN 5' OF PROPERTY LINE, 88.64% PROVIDED.

2) HOLD CORNER REQUIREMENT:
DERBY AVENUE: 60' MIN, 60' PROVIDED.
DELAWARE STREET: 60' MIN, 60' PROVIDED.
LANDING AVENUE: 60' MIN, 60' PROVIDED.



1 MU3 OFFICE - LEVEL 02 PLAN
1/16" = 1'-0"

0 8' 16' 32'

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BAY MEADOWS LAND COMPANY

HART HOWERTON
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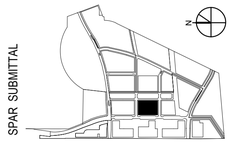
Project No: 491910.000

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - LEVEL 02 PLAN

As indicated

MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

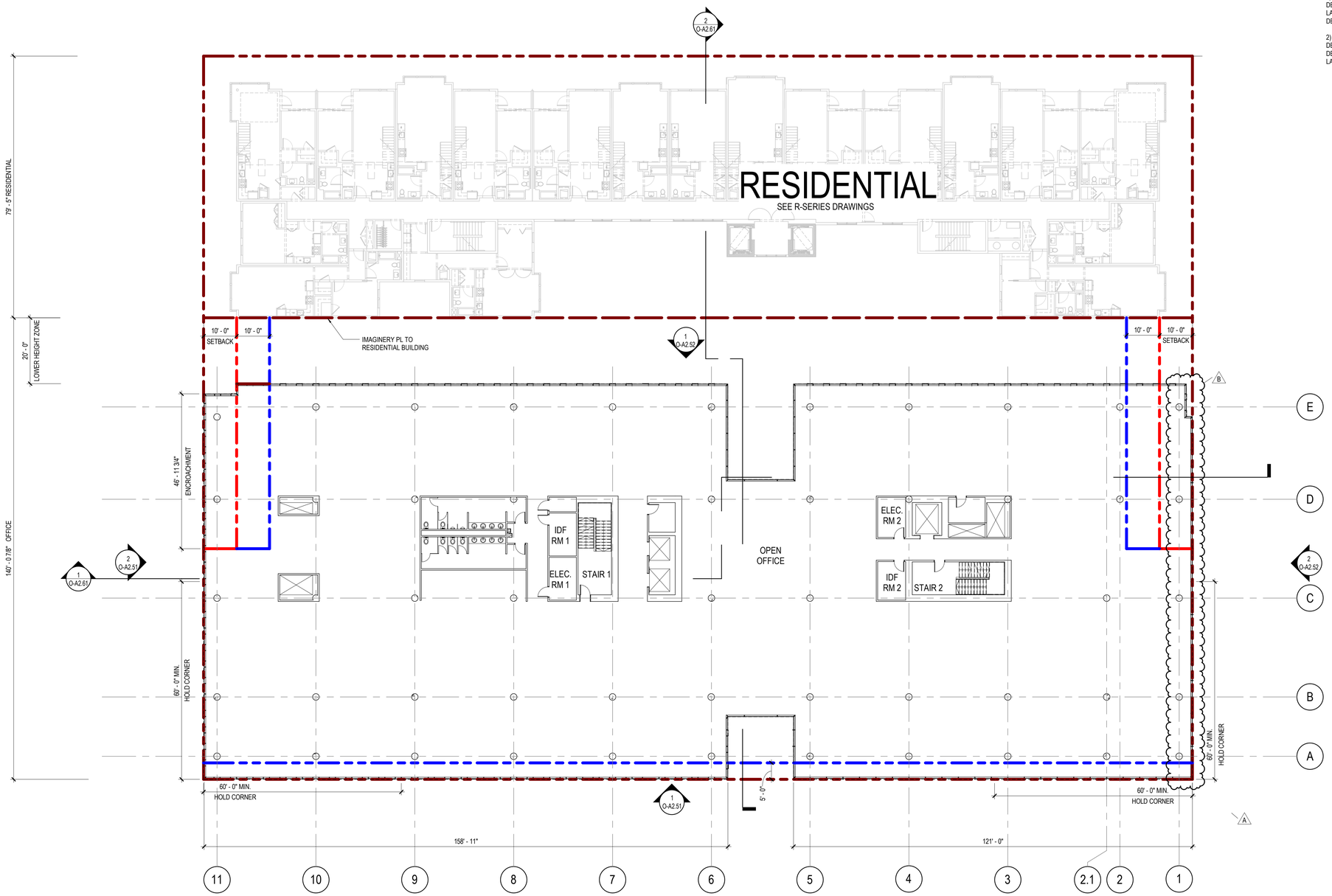
O-A1.54

FLOOR PLAN LEGEND

- PROPERTY LINE
- 10'-0" SET BACK
- BUILD-TO ZONE

NOTES:
1) BUILD-TO ZONE REQUIREMENT:
DERBY AVENUE: FLOOR 1 - 3: MIN. 80% WITHIN 10' OF SETBACK LINE, 100% PROVIDED.
LANDING AVENUE: FLOOR 1-3: MIN. 80% WITHIN 10' OF SETBACK LINE, 94.00% PROVIDED.
DELAWARE STREET: MIN. 80% WITHIN 5' OF PROPERTY LINE, 88.64% PROVIDED.

2) HOLD CORNER REQUIREMENT:
DERBY AVENUE: 60' MIN, 60' PROVIDED.
DELAWARE STREET: 60' MIN, 60' PROVIDED.
LANDING AVENUE: 60' MIN, 60' PROVIDED.



1 MU3 OFFICE - LEVEL 03 PLAN
1/16" = 1'-0"

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BAY MEADOWS LAND COMPANY

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NEW YORK · SAN FRANCISCO

Perkins&Will

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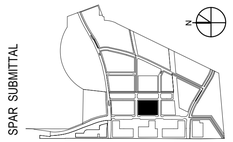
SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - LEVEL 03 PLAN

As indicated

MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

O-A1.55

FLOOR PLAN LEGEND

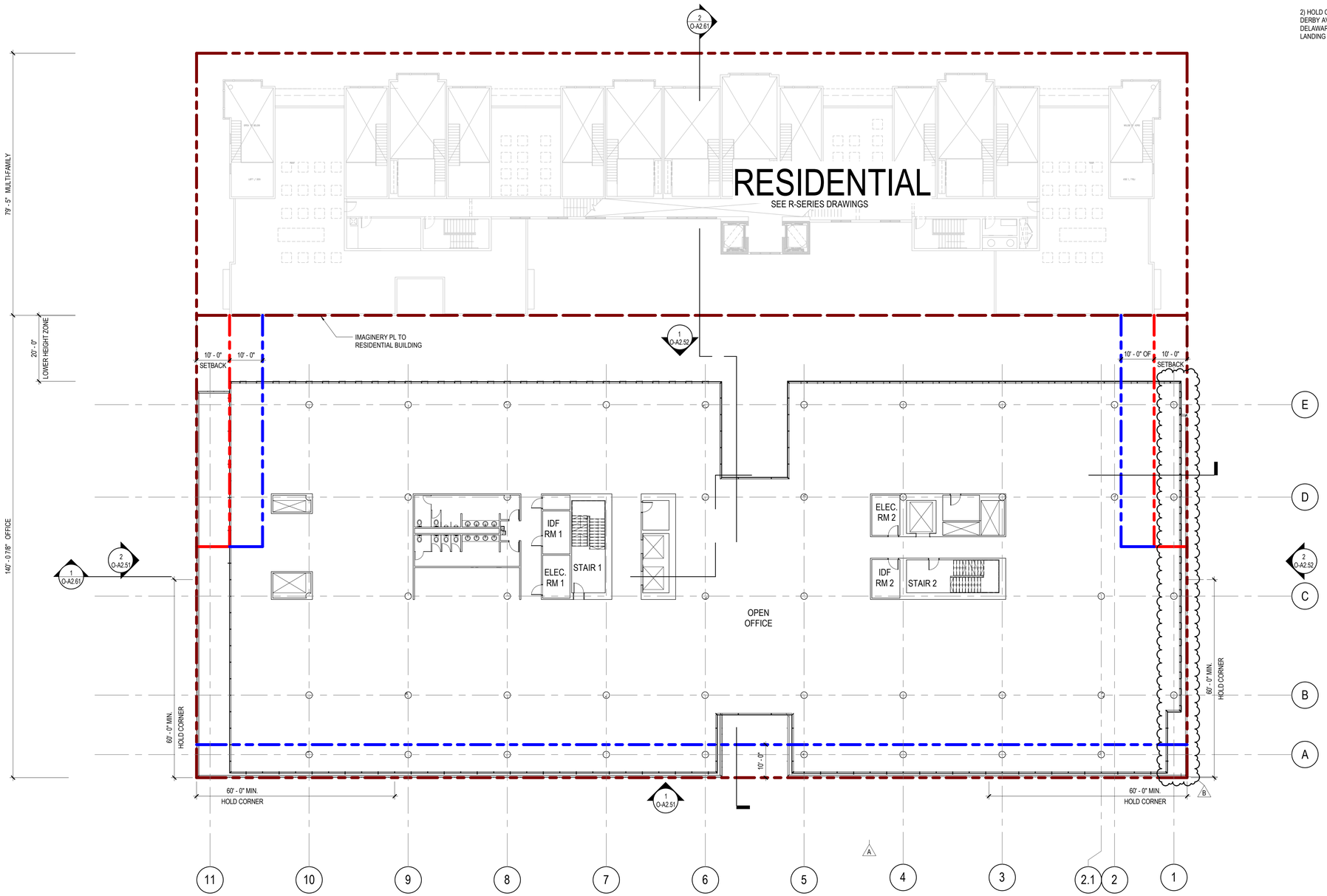
PROPERTY LINE

10'-0" SET BACK

BUILD-TO ZONE

BUILD-TO ZONE REQUIREMENT:
DERBY AVENUE: FLOOR 4-5: MIN. 40% WITHIN 10' OF SETBACK LINE, 100% PROVIDED.
LANDING AVENUE: FLOOR 4-5: MIN. 40% WITHIN 10' OF SETBACK LINE, 100% PROVIDED.
DELAWARE STREET: TOP FLOOR: MIN. 70% WITHIN 10' OF PROPERTY LINE, 89.12% PROVIDED.

2) HOLD CORNER REQUIREMENT:
DERBY AVE: 60' MIN, 60' PROVIDED.
DELAWARE STREET: 60' MIN, 60' PROVIDED.
LANDING AVENUE: 60' MIN, 60' PROVIDED.



1 MU3 OFFICE - LEVEL 04 PLAN
1/16" = 1'-0"

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SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - LEVEL 04 PLAN

As indicated

MU3

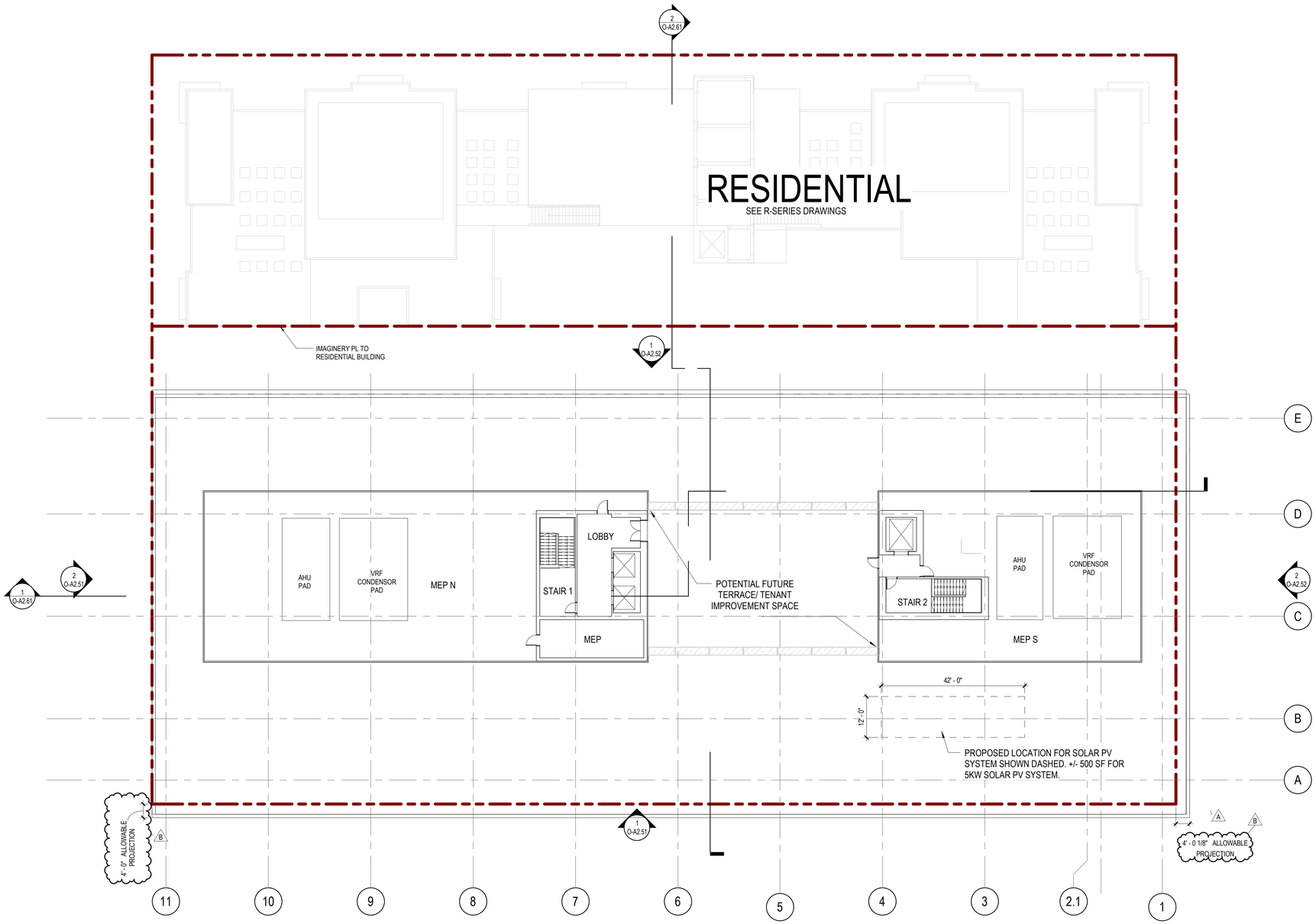
B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

O-A1.56



1 MU3 OFFICE - LOWER ROOF PLAN
1/16" = 1'-0"

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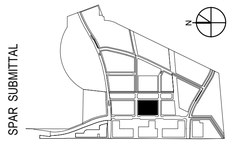
SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - LOWER ROOF PLAN

1/16" = 1'-0"

MU3

B A Y M E A D O W S II

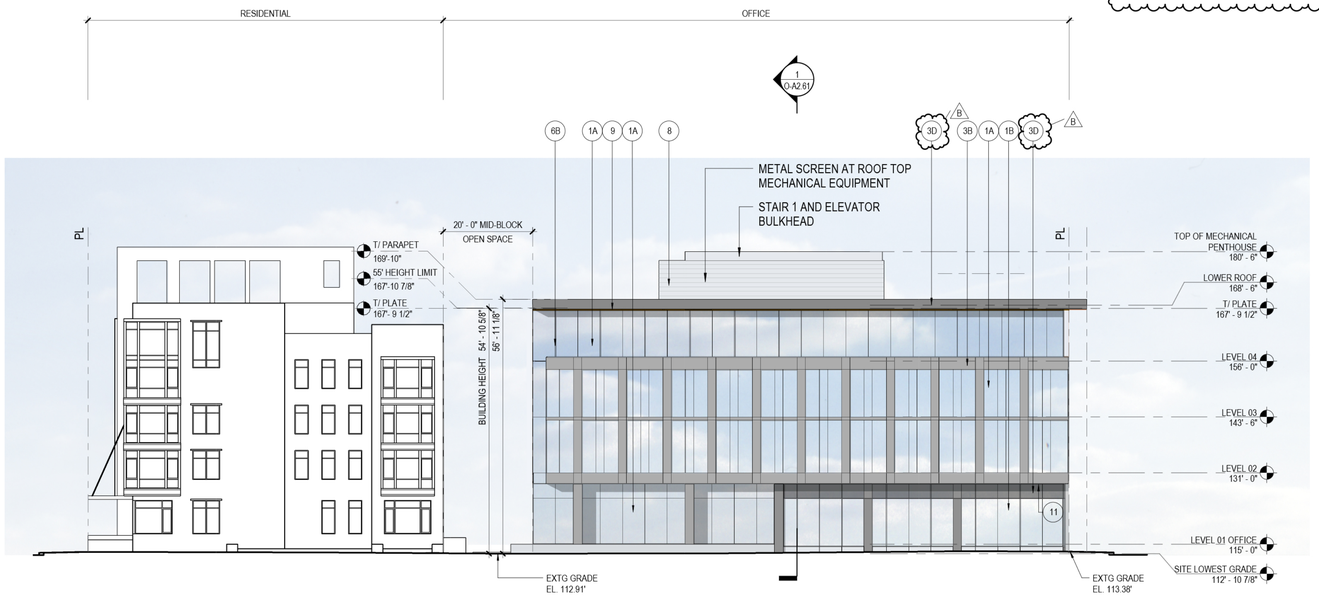
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

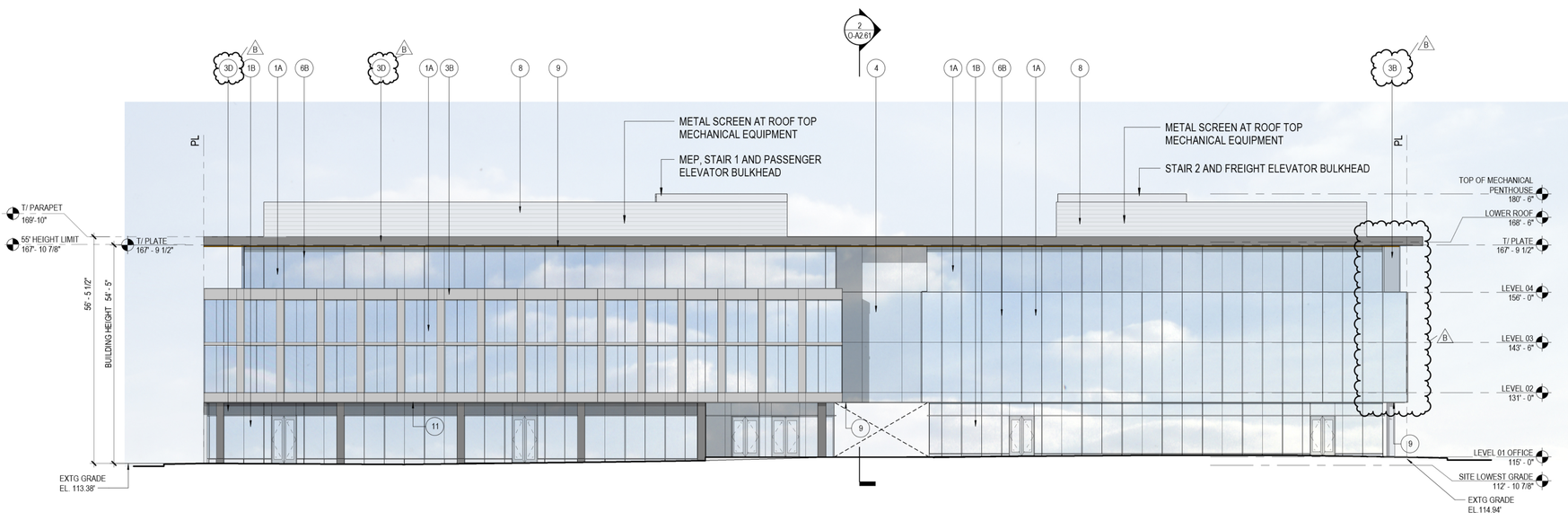
04/16/2021

O-A1.57

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



2 MU3 NORTH ELEVATION - DERBY AVENUE
1/16" = 1'-0"



1 MU3 OFFICE 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 5FT OR 10FT.
- 1B RETAIL STOREFRONT 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10FT.
- 3B FACADE GLAZED-IN METAL PANEL
- 3D FACADE GLAZED-IN METAL PANEL
- 4 OVERSIZED 10'-0" WIDE 4 SIDED SSG
- 6B METAL FIN CAPS

OTHER SYSTEMS:

- 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

SOFFIT SYSTEMS:

- 9 PARKLEX PANEL OR SIMILAR, LAMINATED WOOD/ WOOD-LIKE EXTERIOR PANEL
- 11 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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HART HOWERTON NEW YORK · SAN FRANCISCO

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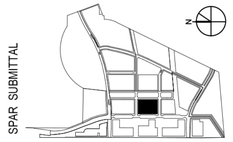


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - BUILDING ELEVATIONS

As indicated

MU3

BAY MEADOWS II

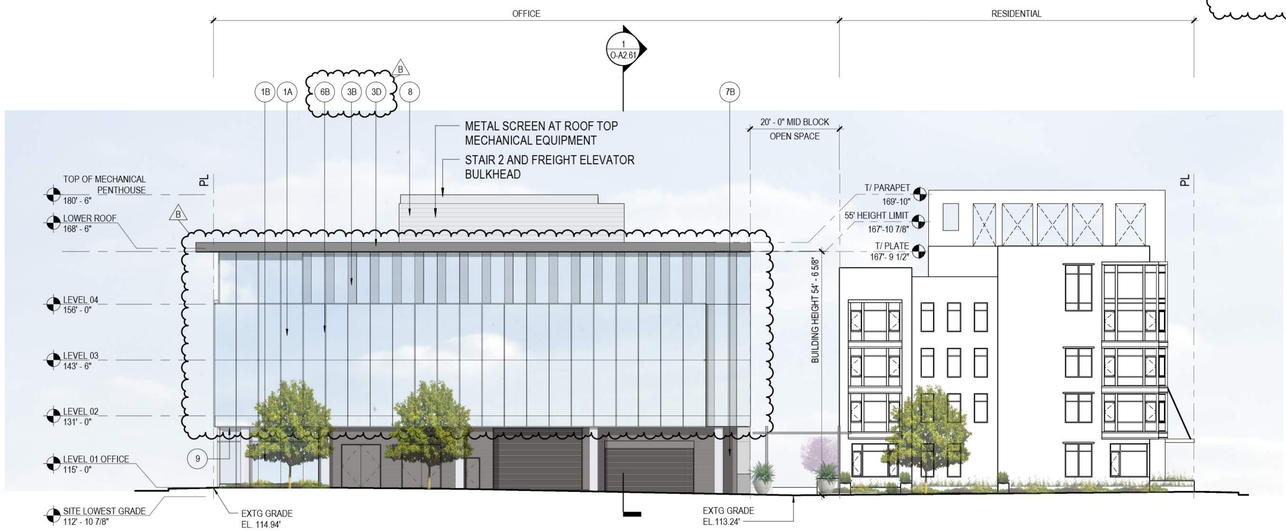
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

O-A2.51

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



2 MU3 SOUTH ELEVATION - LANDING AVENUE
1/16" = 1'-0"

MATERIALS LEGEND AND NOTES

MATERIALS LEGEND:

OFFICE FACADE MATERIAL

1A OFFICE 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 5FT OR 10FT.

1B RETAIL STOREFRONT 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10FT.

3B FACADE GLAZED-IN METAL PANEL

3D FACADE GLAZED-IN METAL PANEL

4 OVERSIZED 10'-0" WIDE 4 SIDED SSG

6B METAL FIN CAPS

OTHER SYSTEMS:

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

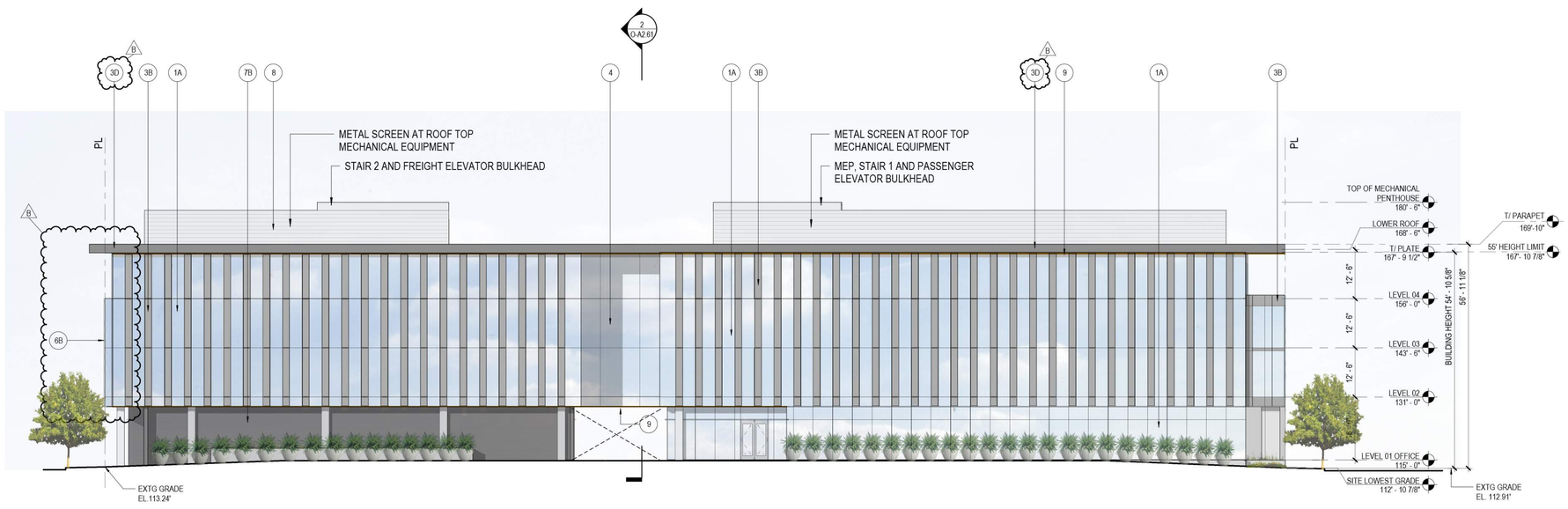
SOFFIT SYSTEMS:

9 PARKLEX PANEL OR SIMILAR, LAMINATED WOOD/ WOOD-LIKE EXTERIOR PANEL

11 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 MU3 OFFICE EAST ELEVATION - MID-BLOCK OPEN SPACE
1/16" = 1'-0"

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Perkins&Will

Project No: 491910.000

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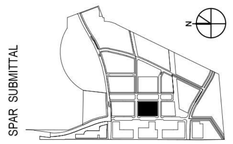


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - BUILDING ELEVATIONS

As indicated

MU3

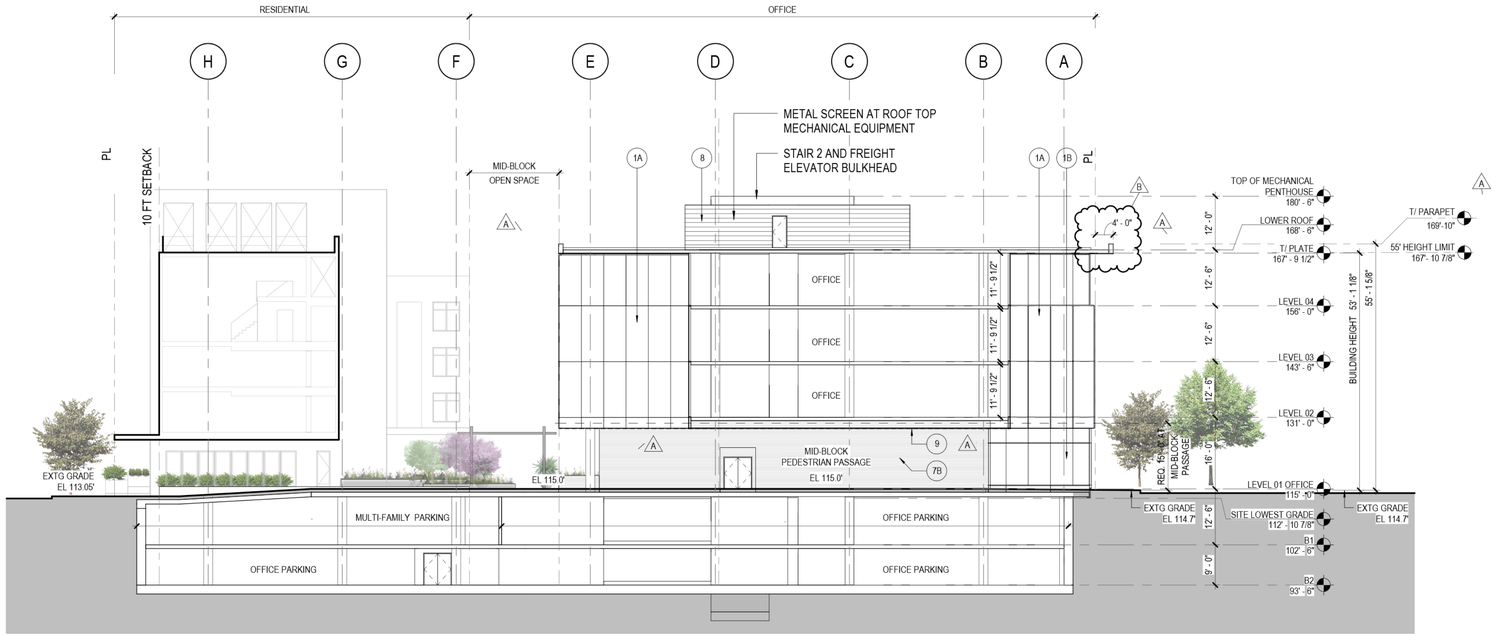
BAY MEADOWS II

SAN MATEO, CALIFORNIA

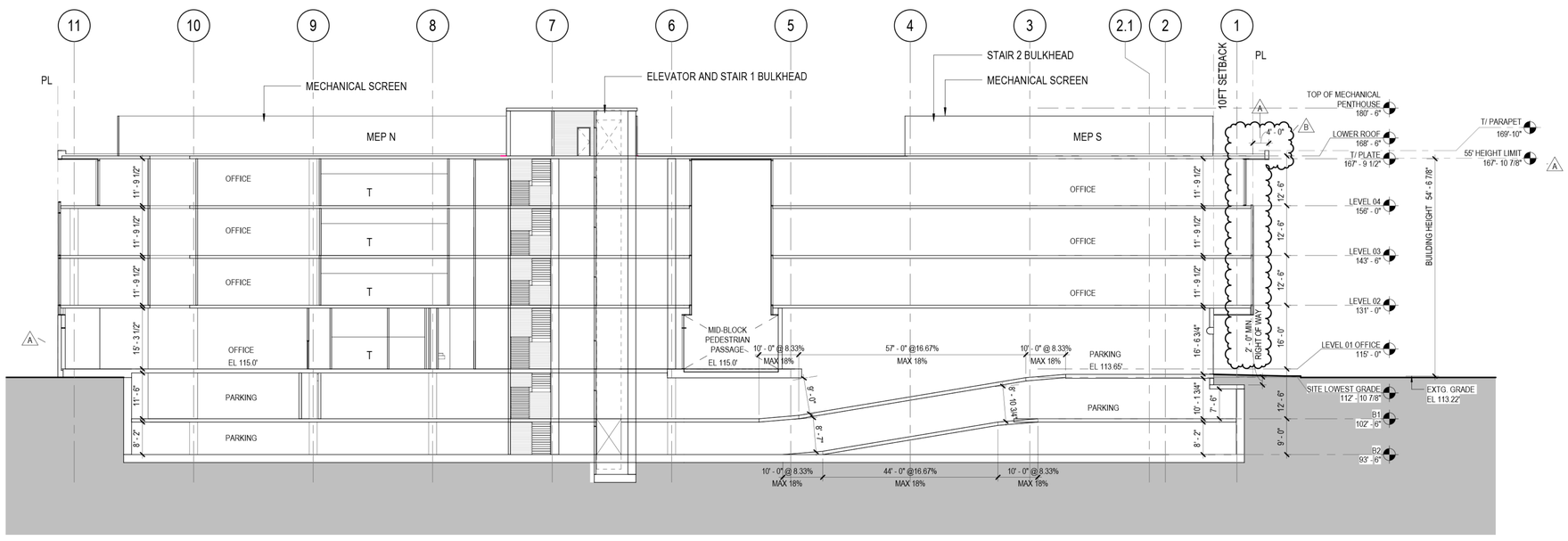
NOT FOR CONSTRUCTION

04/16/2021

O-A2.52



2 MU3 BUILDING SECTION LOOKING SOUTH AT MID-BLOCK PASSAGE WAY
1/16" = 1'-0"



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

OTHER SYSTEMS:

- 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

SOFFIT SYSTEMS:

- 9 PARKLEX PANEL OR SIMILAR, LAMINATED WOOD/ WOOD-LIKE EXTERIOR PANEL
- 11 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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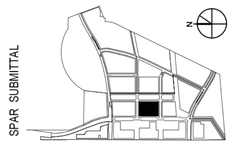
BAY MEADOWS LAND COMPANY

HART HOWERTON NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 491910.000

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - BUILDING SECTIONS

As indicated

MU3

BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

O-A2.61

OFFICE FACADE GLAZING:
SOLARBAN 72 ACUITY OR SIMILAR

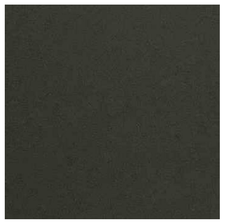
1A 2 SIDED SSG,
CAPTURED VERTICALLY AT EVERY 5 FT OR 10 FT

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

3B FACADE GLAZED IN METAL PANEL
SILVER GRAY COLOR OR SIM.



3D FACADE GLAZED IN METAL PANEL
DARK GRAY COLOR OR SIM.

6C METAL FIN CAP
SILVER GRAY COLOR

7B 2STONE BOARD FORM VENEER
OR SIMILAR WITH CONCRETE
ADDITIVE (SILVERSMOKE) COLOR

8 MORIN MATRIX SERIES
SOLID METAL SCREEN
OR SIMILAR

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

11 METAL PANEL SOFFIT
SILVER GRAY COLOR

MATERIALS LEGEND AND NOTES

MATERIALS LEGEND:

OFFICE FACADE MATERIAL

1A OFFICE 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 5FT OR 10FT.

1B RETAIL STOREFRONT 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10FT.

3B FACADE GLAZED-IN METAL PANEL

3D FACADE GLAZED-IN METAL PANEL

4 OVERSIZED 10'-0" WIDE 4 SIDED SSG

6B METAL FIN CAPS

OTHER SYSTEMS:

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

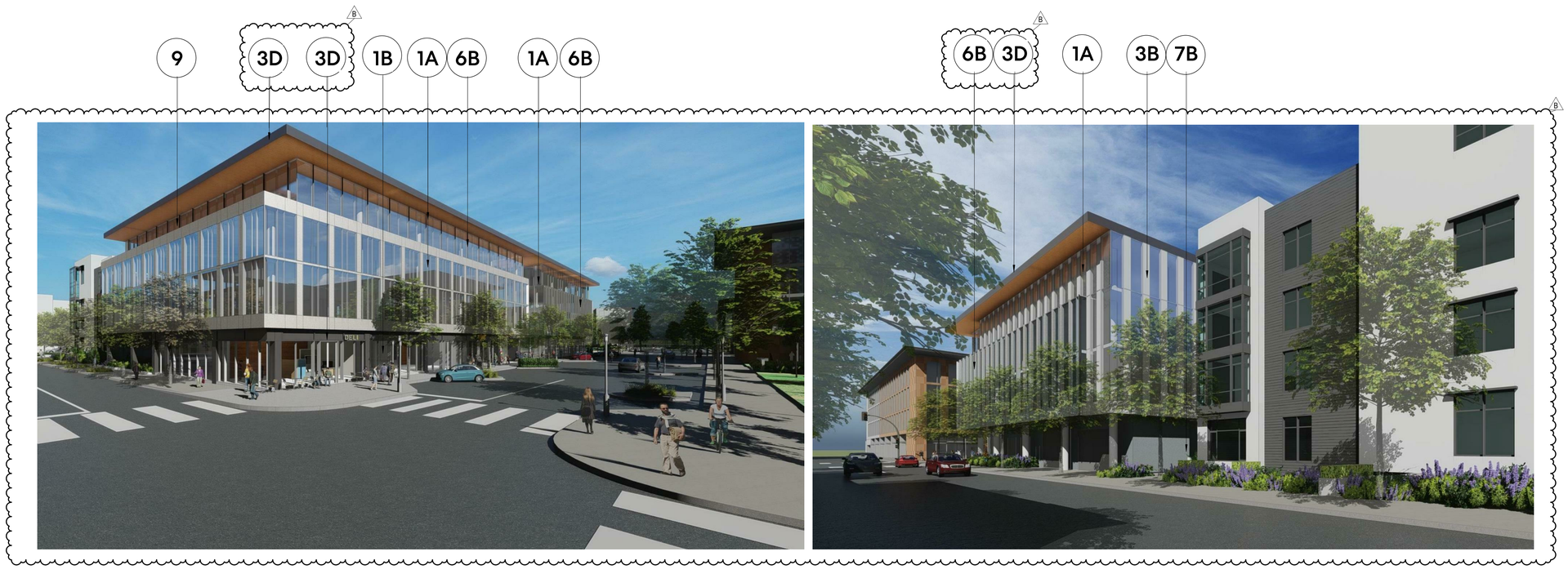
SOFFIT SYSTEMS:

9 PARKLEX PANEL OR SIMILAR,
LAMINATED WOOD/ WOOD-LIKE EXTERIOR PANEL

11 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.



WILSON MEANY

BAY MEADOWS LAND COMPANY

HART HOWERTON
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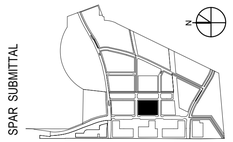
Project No: 491910.000

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - EXTERIOR MATERIALS

1/8" = 1'-0"

MU3

B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

OA2.71

MU3 RESIDENTIAL BUILDING DATA

PROJECT DATA (ZONING ANALYSIS)

RESIDENTIAL BUILDING DATA

ZONING

BAY MEADOWS SPECIFIC PLAN (BMSP)

APPLICABLE DOCUMENTS:

BAY MEADOWS SPECIFIC PLAN AMENDMENT (SPA)

BAY MEADOWS PHASE II DESIGN GUIDELINES AND DEVELOPMENT STANDARDS (DG)

SAN MATEO MUNICIPAL CODE (SMMC)

ZONING DESIGNATION: MU3 BLOCK DEVELOPED UNDER MIXED USE STANDARDS - BAY MEADOWS SPECIFIC PLAN AMENDMENT

BUILDING AREA

PARCEL DATA	ALLOWED / REQUIRED	PROPOSED
DENSITY	50 DU / ACRE	44.34 DU / ACRE
F.A.R.	3.0 [1]	2.94
HEIGHT (TYP.)[2]	55' - 0"	VARIES, 53' - 7 ¾" *(SEE ELEVATIONS)*

1. 3.0 FAR PER SPA TABLE IV-6 FOR MIXED USE STANDARDS (BLOCK WITH RESIDENTIAL USES)
2. BUILDING HEIGHT PER SMMC 27.04.080: HEIGHT MEASURED TO TOP OF PLATE FROM LOWEST EXISTING GRADE AT BUILDING PERIMETER. ARCHITECTURAL FEATURES MAY HAVE ADDITIONAL HEIGHTS SUBJECT TO SPAR/AHJ REVIEW PER DG'S AND SPA.

FLOOR AREA

	ZONING FLOOR AREA[1, 2, 3]
GROUND FLOOR	14,646 SF
SECOND FLOOR	14,888 SF
THIRD FLOOR	14,888 SF
FOURTH FLOOR	14,888 SF
FOURTH FLOOR LOFTS	8,121 SF
TOTAL FLOOR AREA	67,431 SF

1. SEE ZONING CODE SECTION 27.04.200 (b) (1) FOR FULL FLOOR AREA DEFINITION.
2. SEE ZONING CODE SECTION 27.04.200 (b) (2) FOR FULL LIST OF FLOOR AREA EXCLUSIONS.
3. SEE ZONING CODE SECTION 27.04.200 (d) FOR FULL LIST OF PARKING FLOOR AREA EXCLUSIONS (DOES NOT APPLY TO GENERAL OFFICE, RETAIL STORES, FOOD STORES, DRUG STORES, AND SHOPPING CENTER USES)

VEHICLE PARKING

SUBJECT TO SPAR REVIEW

UNIT TYPE	UNIT NUMBER	PARKING RATIO	COUNT (STALLS)
STUDIO	24	1.0	24.0
1 BEDROOM	41	1.0	41.0
2 BEDROOM	2	2.0	4.0
TOTAL REQUIRED (PER ZONING REGULATION)			69.0 STALLS
TOTAL PROVIDED			71.0 STALLS (+5 TANDEM) 76.0 STALLS TOTAL

RESIDENTIAL USE: MAXIMUM PARKING RATIO 1.75 - 2.25 PER RESIDENTIAL UNIT
NO PARKING MINIMUM PER BAY MEADOWS SPECIFIC PLAN AMENDMENT P.IV-56.

ACCESSIBLE PARKING*: 5% OF THE PARKING SPACES. ACCESSIBLE VAN PARKING: ONE IN EVERY 8 ACCESSIBLE SPACES, BUT NOT LESS THAN ONE SHALL BE VAN ACCESSIBLE.

MULTIFAMILY EV CHARGING SPACES REQUIRED:
1. FOR 51 - 75 STALLS, 4 EV STALLS REQUIRED PER CGC TABLE 4.106.4.3.1
2. 15% OF TOTAL MIN. 1, CAPABLE OF SUPPORTING FUTURE EVSE.

*BASED ON UNASSIGNED PARKING

ALL PARKING STALLS ARE "ASSIGNED" ONLY AND RESIDENTIAL GUESTS PARKING IS PROVIDED ON STREET, PURSUANT TO THE BAY MEADOWS PHASE II SPECIFIC PLAN AND PARKING MANAGEMENT PLAN

MU3 FINAL ON-SITE PARKING TOTAL MAY VARY BY UP TO 10 ADDITIONAL OR 10 FEWER SPACES.

TOTAL STALLS: 76
TANDEM: 5
REGULAR STALLS: 44
COMPACT: 13 (B)
ADA STANDARD: 1
ADA VAN: 1

EV REGULAR: 10
EV ADA STANDARD: 1
EV VAN: 1

BIKE PARKING

REQUIREMENTS: BASED ON SAN MATEO ZONING SECTION 27.64.262 BICYCLE PARKING FACILITIES

LONG-TERM (SECURED)

RESIDENTIAL

UNIT TYPE	DU	SPACES / DU	SPACES
STUDIO	24	1.00	24
1 BEDROOM	41	1.00	41
2 BEDROOM	2	1.25	3
RESIDENTIAL SUB-TOTAL			68 SPACES

RETAIL

TYPE	TOTAL SF	SPACES / SF	SPACES
LEASING	748	1.00 / 12,000 SF	1
RETAIL SUB-TOTAL			1 SPACE
TOTAL LONG-TERM SPACES			69 SPACE

SHORT-TERM (VISITOR)

UNIT TYPE	DU	SPACES / DU	SPACES
STUDIO	24	0.05	2
1 BEDROOM	41	0.05	3
2 BEDROOM	2	0.10	1
RESIDENTIAL SUB-TOTAL			6 SPACES

RETAIL

TYPE	TOTAL SF	SPACES / SF	SPACES
LEASING	748	1.00 / 2,000 SF	1
RETAIL SUB-TOTAL			1 SPACE
TOTAL SHORT-TERM SPACES			7 SPACES

OPEN SPACE

UNIT TYPE	REQUIRED	PROVIDED
COMMON OPEN SPACE	NONE	2,280 SF
PRIVATE OPEN SPACE	NONE	1,280 SF
TOTAL OPEN SPACE	NONE	53 SF / UNIT (A)

REFERENCE: BMSP AMENDMENT - TABLE IV-6

PROJECT DATA (CODE ANALYSIS)

CODE ANALYSIS

APPLICABLE CODES

ALL NEW CONSTRUCTION SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE (CBC) AND SAN MATEO MUNICIPAL CODE (SMMC)
ALL NEW MECHANICAL WORK SHALL COMPLY WITH 2019 CALIFORNIA MECHANICAL CODE (CMC) AND SMMC
ALL NEW CONSTRUCTION SHALL COMPLY WITH 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)
ALL NEW ELECTRICAL WORK SHALL COMPLY WITH 2019 CALIFORNIA ELECTRICAL CODE (CEC) AND SMMC
ALL NEW FIRE PROTECTION WORK SHALL COMPLY WITH 2019 CALIFORNIA FIRE CODE (CFC) AND SMMC
ALL NEW PLUMBING WORK SHALL COMPLY WITH 2019 CALIFORNIA PLUMBING CODE (CPC) AND SMMC
ALL NEW CONSTRUCTION SHALL COMPLY WITH 2019 CALIFORNIA ENERGY CODE
ALL NEW CONSTRUCTION SHALL COMPLY WITH 2019 CALIFORNIA ADMINISTRATIVE CODE

ACCESSIBILITY

100% OF UNITS SHALL BE ADAPTABLE PER CBC 2019, CHAPTER 11A
ALL COMMON USE AREAS SHALL BE ACCESSIBLE PER CBC 2019, CHAPTER 11A
ALL PUBLIC AREAS SHALL BE ACCESSIBLE PER CBC 2019, CHAPTER 11A
ALL UNITS TO INCLUDE ONE COMPLYING BATHROOM PER 1134A.2 - OPTION 2

2019 CBC BUILDING CODE ANALYSIS OF NEW RESIDENTIAL BUILDING

RESIDENTIAL BUILDING AND PARKING GARAGE EQUIPPED WITH FULLY AUTOMATED FIRE SPRINKLER SYSTEM

USE AND OCCUPANCY CLASSIFICATION	R-2 RESIDENTIAL	A-3 COMMON AMENITIES	S-2 BASEMENT PARKING GARAGE
OCCUPANCY SEPARATION	R-2 / S-2 = 2 HR	A-3 / S-2 = 2 HR	R-2 / S-2 = 2 HR
CONSTRUCTION TYPE	VA SPRINKLERED	VA SPRINKLERED	1A SPRINKLERED

FIRE SEPARATIONS PER USE PER CBC TABLE 508.4

ASSEMBLY FIRE-RESISTANCE RATINGS

BUILDING ELEMENT	CONSTRUCTION TYP VA (HOURS)	CONSTRUCTION TYP 1A (HOURS)
PRIMARY STRUCTURAL FRAME	3	1
BEARING WALLS - EXTERIOR	3	1
BEARING WALLS - INTERIOR	3	1
NON-BEARING WALLS / INT. PARTITIONS	0	0
EXT. WALL OPENINGS AT PROPERTY LINES	N/A	N/A
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	2	1
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1.5	1
EXIT ENCLOSURES AND SHAFTS	2	2

FOR RATINGS BETWEEN DIFFERENT USE AND OCCUPANCY GROUPS, SEE TABLE ABOVE.
FIRE RESISTANCE RATINGS PER CBC CHAPTER 6 - SEE TABLES 601 AND 602 FOR ADDITIONAL PROVISIONS AND REQUIREMENTS

PLUMBING FIXTURE COUNTS

PLUMBING FIXTURE CALCULATIONS

SPACE	GSF	OCCUPANTS	PER GENDER		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS
LEASING OFFICE (Business)	180	2	MALE	1 per 50	0.04	1 per 100	1 per 75	1 REQ.
			FEMALE	1 per 15	0.13	N/A	1 per 50	
Total					**1**	**0**	**1**	**1**

MU3 DEVELOPMENT PROJECT DATA

	ALLOWED	PROVIDED	REFERENCE
SITE ADDRESS:			
APN: 040031230, 040031240			
ZONING CLASSIFICATION:	BAY MEADOWS SPECIFIC PLAN (BMSP)		
USE:	MIXED USE (COMMERCIAL, RETAIL, RESIDENTIAL)	MIXED USE (COMMERCIAL, RETAIL, RESIDENTIAL) (A)	
SITE AREA (ACRES): 1.511			
SITE AREA (SF): 65,819			
FLOOR AREA RATIO/ FAR:	3.0	2.94 (A)	SPECIFIC PLAN AMENDMENT IV-23, TABLE IV-6
FLOOR AREA (SQFT):	197,457	193,191 (B)	
OFFICE BUILDING FLOOR AREA (SF):		120,142 (A)	
ACTIVE USE/ RETAIL FLOOR AREA (SF):		5,618	
RESIDENTIAL BUILDING FLOOR AREA (SF):		67,431	
DENSITY: OFFICE	N.A	N.A	SPECIFIC PLAN AMENDMENT IV-23, TABLE IV-6
RESIDENTIAL DENSITY:	50 DU/ ACRE	44.34 DU/ ACRE	SPECIFIC PLAN AMENDMENT IV-9, TABLE IV-3
HEIGHT *	55'-0" MAXIMUM (EXTG GRADE TO T/ OF PLATE)	MAX 55'-0" (SEE ELEVATIONS)	SPECIFIC PLAN AMENDMENT IV-24, TABLE IV-6
PARKING **	(A)		
TOTAL PARKING SPACES PROVIDED		257	SPECIFIC PLAN AMENDMENT IV-56
OFFICE PARKING:	REQUIRED: 301 (RATIO: 2.5) TOTAL: 324	181 (B)	(A)
ACTIVE USE/ RETAIL PARKING:	REQUIRED: 23 (RATIO: 4.0)		
RESIDENTIAL PARKING:	REQUIRED: 69 (1 PER BEDROOM)	76 (67 RESIDENTIAL UNITS)	
TOTAL LONG TERM BICYCLE SPACES PROVIDED:	82 REQUIRED	82	
OFFICE BICYCLE SPACES:	13 REQUIRED	14 (A)	
ACTIVE USE/ RETAIL BICYCLE SPACES:	1 REQUIRED	BY FUTURE TENANT	
RESIDENTIAL BICYCLE SPACES:	68 REQUIRED	68	
TOTAL SHORT TERM BICYCLE SPACES PROVIDED:	15 REQUIRED	16	
OFFICE BICYCLE SPACES:	6 REQUIRED	10 (A)	
ACTIVE USE/ RETAIL BICYCLE SPACES:	3 REQUIRED	BY FUTURE TENANT	
RESIDENTIAL BICYCLE SPACES:	6 REQUIRED	6	

* 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.

** PARKING MAXIMUM PER BAY MEADOWS PHASE II SPECIFIC PLAN:
COMMERCIAL USE: MAXIMUM PARKING RATIO 2.75 - 3.25 PER 1000 SF
RETAIL PARKING RATIO OF UP TO 4 SPACES PER 1000 SF
RESIDENTIAL USE: MAXIMUM PARKING RATIO 1.75 - 2.25 PER RESIDENTIAL UNIT

WILSON MEANY

BAY MEADOWS LAND COMPANY

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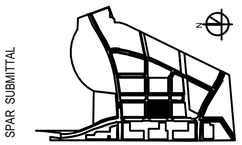

SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 DEVELOPMENT PROJECT DATA
RESIDENTIAL BUILDING DATA &
ZONING ANALYSIS

MU3

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

NOT FOR CONSTRUCTION

4/16/2021

R-A0.00

WILSON MEANY

BAY MEADOWS LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

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Project No: 19-504

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SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
RENDERINGS

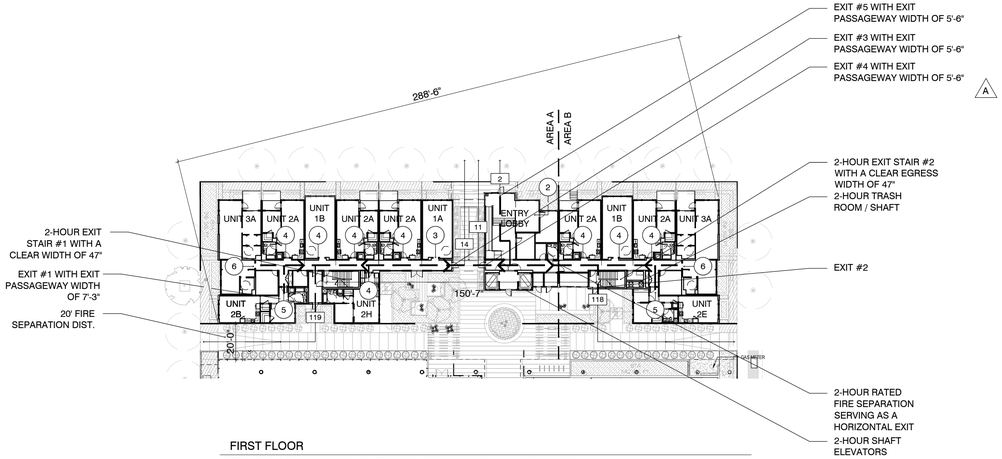
MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

R-A0.01



FIRST FLOOR

SEE FLOOR OCCUPANCY CALCULATIONS IN OCCUPANCY CALCULATION TABLE

EXIT WIDTHS

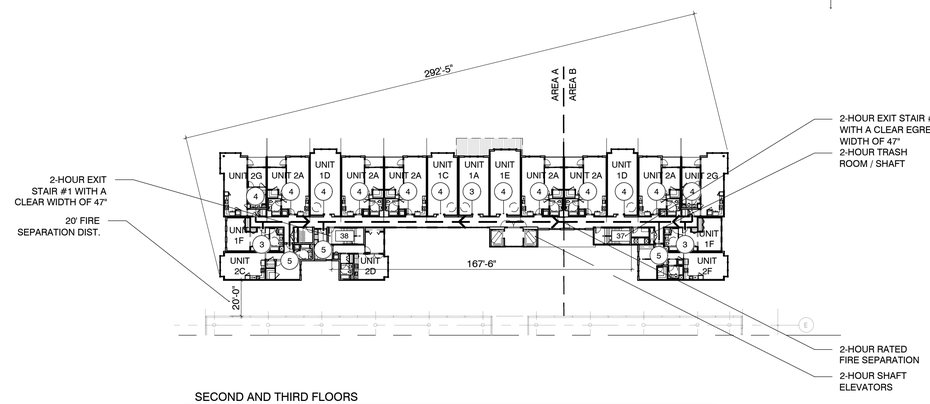
	OCC.	WIDTH REQUIRED	WIDTH PROVIDED
EXIT #1 DOOR WIDTH	119	(119 OCC)(.15)=17.85", MIN. 32"	36"
EXIT #2 DOOR WIDTH	118	(118 OCC)(.15)=17.7", MIN. 32"	36"
EXIT #3 DOOR WIDTH	14	(14 OCC)(.15)=2.1", MIN. 32"	36"
EXIT #4 DOOR WIDTH	11	(11 OCC)(.15)=1.65", MIN. 32"	36"
EXIT #5 DOOR WIDTH	2	(2 OCC)(.15)=.30", MIN. 32"	36"

**NOTE: SEE SHEET R-A0.03 FOR EXITING DIAGRAMS AND COUNTS FROM RESIDENTIAL PARKING AREA*
EXITS #1 AND #2 ARE SIZED FOR THE SUM OF EGRESS COUNTS FROM FP01 AND BP01

3 EXITING PLAN - GROUND FLOOR NTS

LEGEND

4 # OF OCCUPANTS



SECOND AND THIRD FLOORS

SEE FLOOR OCCUPANCY CALCULATIONS IN OCCUPANCY CALCULATION TABLE

EXIT WIDTHS

	OCC.	WIDTH REQUIRED	WIDTH PROVIDED
EXIT #1 (STAIR #1) DOOR WIDTH	38	(38 OCC)(.15)=5.7", MIN. 32"	36"
EXIT #1 (STAIR #1) STAIR WIDTH	38	(38 OCC)(.2)=7.6", MIN. 44"	50"
EXIT #2 (STAIR #2) DOOR WIDTH	37	(37 OCC)(.15)=5.55", MIN. 32"	36"
EXIT #2 (STAIR #2) STAIR WIDTH	37	(37 OCC)(.2)=7.4", MIN. 44"	50"

4 EXITING PLAN - SECOND AND THIRD FLOORS NTS

ALLOWABLE BUILDING AREA

	ALLOWABLE AREA	AREA A	AREA B	COMPLIES
LEVEL 01	12,000 SF	9,500 SF	5,240 SF	OK
LEVEL 02	12,000 SF	9,900 SF	5,330 SF	OK
LEVEL 03	12,000 SF	9,900 SF	5,330 SF	OK
LEVEL 04	12,000 SF	9,900 SF	5,330 SF	OK

RESIDENTIAL BUILDING EXITING CHART

OCCUPANCY LOAD CALCULATIONS

	RESIDENTIAL		OFFICE		ROOF AMENITY[2]		RES PARKING	
AREA	*(SEE UNIT COUNT TABLE)*		180 NSF		1498 NSF		25,000 GSF	
OCCUPANCY GROUP / FUNCTION	R-2		B		B		PARKING GARAGE	
OCCUPANCY LOAD FACTOR[1]	200 GSF		150 GSF		15 NSF		200 GSF	
OCCUPANTS	252		2		98		125	
EXITING CALCULATIONS	REQ'D	PROVIDED	REQ'D	PROVIDED	REQ'D	PROVIDED	REQ'D	PROVIDED
EXIT STAIRS	2	2			2	2	2	2
EXIT DOORWAYS	2	5	1	1	2	2	2	2

1. OCCUPANCY LOAD FACTORS PER CBC 2019 TABLE 1004.5

2. PER CBC 2019 SECTION 1004.7 OUTDOOR AREAS, OCCUPANT LOADS ARE TO BE DETERMINED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USE. OCCUPANT LOAD OF 15 NSF SUGGESTED SIMILAR TO UNCONCENTRATED ASSEMBLY FUNCTIONS

OCCUPANCY TABLES

OCCUPANCY LOAD CALCULATIONS - OVERALL BUILDING

Occupancy / Use	Residential (R-2)			Business (A-3)			Parking Garage (S-2)			Roof Amenity (A-3)			Total Floor Occupancy
Occupancy Load	1 per 200 Gross			1 per 50 Net			1 per 200 Gross			1 per 15 NSF[2]			
Floor Level	Allowed (SF)	Provided (SF)	Occ Load	Allowed (SF)	Provided (SF)	Occ Load	Allowed (SF)	Provided (SF)	Occ Load	Allowed (SF)	Provided (SF)	Occ Load	
Parking Level	0	0	0	n/a	0	0	237,000	32,347	162	n/a	0	0	162
Ground Floor	36,000	14,623	73.1	34,500	180	1.2	n/a	0	0	n/a	0	0	75
Second Floor	36,000	14,888	74.4	n/a	0	0	n/a	0	0	n/a	0	0	75
Third Floor	36,000	14,888	74.4	n/a	0	0	n/a	0	0	n/a	0	0	75
Fourth Floor	36,000	14,888	74.4	n/a	0	0	n/a	0	0	n/a	0	0	75
Fourth Floor Loft	Loft (n/a)	2,340	11.7	n/a	0	0	n/a	0	0	n/a	0	0	12
Roof Terrace	n/a	0	0	n/a	0	0	n/a	0	0	749 per pod	1498.0	99.9	100
TOTAL		61,627	308.1		180	1.2		32,347	162		1498.0	99.9	571

1. PER CBC 2019 SECTION 1004.7 OUTDOOR AREAS, OCCUPANT LOADS ARE TO BE DETERMINED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USE. OCCUPANT LOAD OF 15 NSF SUGGESTED SIMILAR TO UNCONCENTRATED ASSEMBLY FUNCTIONS

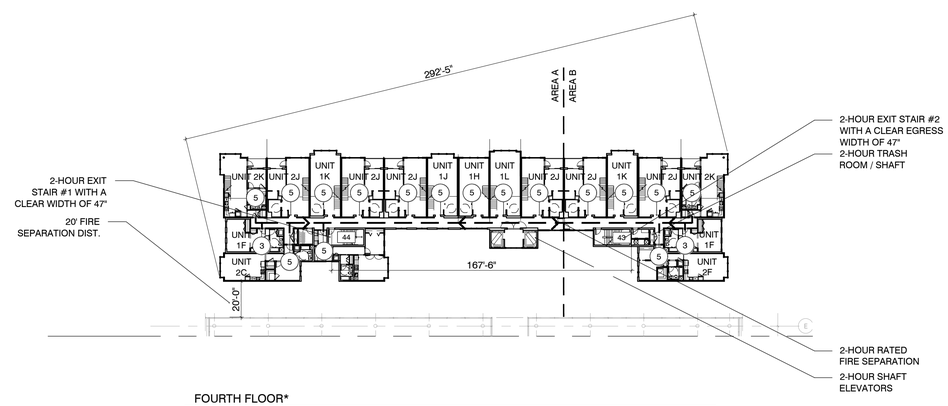
2. Allowable SF as per CBC table 506.2 and construction type listed above. Sprinkler code to be verified.

OCCUPANCY LOAD CALCULATIONS - INDIVIDUAL UNITS

Residential Unit Summary

Unit Type	Area (ASF)	Occupants	First Floor		Second Floor		Third Floor		Fourth Floor	
			# Units	# Occupants	# Units	# Occupants	# Units	# Occupants	# Units	# Occupants
Studios										
Unit 1A:	590	3	1	3	1	3	1	3	0	0
Unit 1B:	630	4	2	8	0	0	0	0	0	0
Unit 3C:	630	4	0	0	1	4	1	4	0	0
Unit 1G:	695	4	0	0	2	8	2	8	0	0
Unit 1J:	670	4	0	0	0	0	0	0	1	4
Unit 1F:	595	3	0	0	1	3	2	6	1	3
Studio Loft:										
Unit 1H:	770	4	0	0	0	0	0	0	1	4
Unit 1I:	890	4	0	0	0	0	0	0	1	4
Unit 1K:	835	5	0	0	0	0	0	0	2	10
Unit 1L:	855	5	0	0	0	0	0	0	1	5
One Bedroom:										
Unit 2A:	790	4	5	20	6	24	6	24	0	0
Unit 2B:	815	5	1	5	0	0	0	0	0	0
Unit 2C:	890	5	0	0	1	5	1	5	1	5
Unit 2D:	835	5	0	0	1	5	1	5	1	5
Unit 2E:	890	5	0	0	1	5	1	5	1	5
Unit 2F:	835	5	0	0	1	5	1	5	1	5
Unit 2G:	800	5	0	0	2	10	2	10	0	0
Unit 2H:	670	4	1	4	0	0	0	0	3	12
One Bedroom Loft:										
Unit 2I:	900	5	0	0	0	0	0	0	2	10
Unit 2J:	940	5	0	0	0	0	0	0	2	10
Two Bedroom:										
Unit 3A:	1145	6	2	12	0	0	0	0	0	0
Total Occupants:				57		74		74		80

2 EXITING DRAWINGS & ALLOWABLE AREA CALCULATIONS NTS



FOURTH FLOOR*

SEE FLOOR OCCUPANCY CALCULATIONS IN OCCUPANCY CALCULATION TABLE

EXIT WIDTHS

	OCC.	WIDTH REQUIRED	WIDTH PROVIDED
EXIT #1 (STAIR #1) DOOR WIDTH	44	(44 OCC)(.15)=6.6", MIN. 32"	36"
EXIT #1 (STAIR #1) STAIR WIDTH	44	(44 OCC)(.2)=8.8", MIN. 44"	50"
EXIT #2 (STAIR #2) DOOR WIDTH	43	(43 OCC)(.15)=6.45", MIN. 32"	36"
EXIT #2 (STAIR #2) STAIR WIDTH	43	(43 OCC)(.2)=8.6", MIN. 44"	50"

**NOTE: OCCUPANCY INCLUDES LOFTS IN DOUBLE-HEIGHT SPACES*

1 EXITING PLAN - FOURTH FLOOR NTS

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BAY MEADOWS LAND COMPANY

HART HOWERTON
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Project No: 19-504

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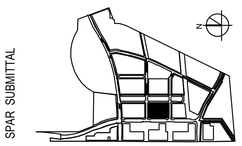


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - EXITING PLANS

MU3

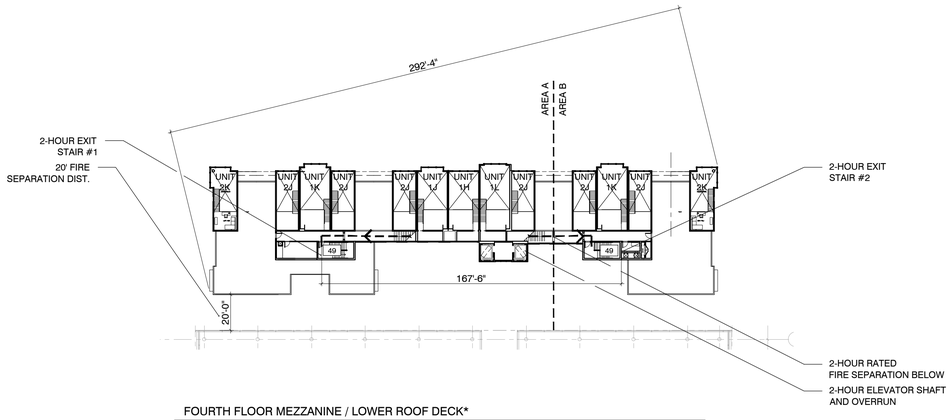
B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

R-A0.02



FOURTH FLOOR MEZZANINE / LOWER ROOF DECK*

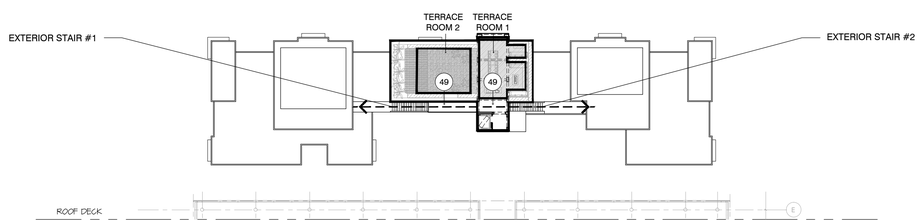
SEE FLOOR OCCUPANCY CALCULATIONS IN OCCUPANCY CALCULATION TABLE

EXIT WIDTHS

	OCC.	WIDTH REQUIRED	WIDTH PROVIDED
EXIT #1 (STAIR #1) DOOR WIDTH	49	(49 OCC)(.15)=7.35", MIN. 32"	36"
EXIT #1 (STAIR #1) STAIR WIDTH	49	(49 OCC)(.2)=9.8", MIN. 44"	50"
EXIT #2 (STAIR #2) DOOR WIDTH	49	(49 OCC)(.15)=7.35", MIN. 32"	36"
EXIT #2 (STAIR #2) STAIR WIDTH	49	(49 OCC)(.2)=9.8", MIN. 44"	50"

*NOTE: *OCCUPANCY LOFT OCCUPANCIES EXITING FROM FOURTH FLOOR*

2 EXITING PLAN - FOURTH FLOOR MEZZANINE NTS



UPPER ROOF DECK

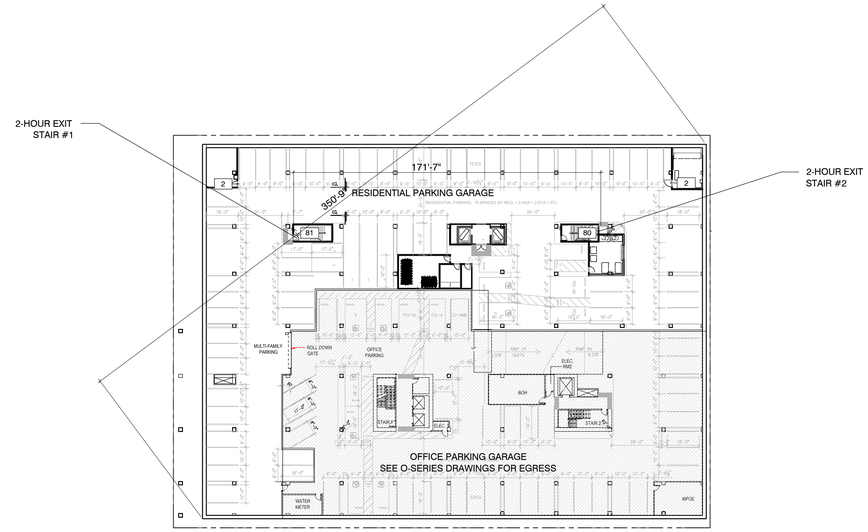
SEE FLOOR OCCUPANCY CALCULATIONS IN OCCUPANCY CALCULATION TABLE

EXIT WIDTHS

	OCC.	WIDTH REQUIRED	WIDTH PROVIDED
EXIT #1 (EXT. STAIR #1) STAIR WIDTH	49	(49 OCC)(.2)=9.8", MIN. 44"	60"
EXIT #2 (EXT. STAIR #2) STAIR WIDTH	49	(49 OCC)(.2)=9.8", MIN. 44"	60"

	ROOF TERRACE 1	ROOF TERRACE 2
AREA	749 NSF	749 NSF
OCCUPANCY GROUP	B	B
OCCUPANCY LOAD FACTOR	15	15
OCCUPANTS	49	49

1 EXITING PLAN - ROOF PLAN NTS



RESIDENTIAL PARKING GARAGE

SEE FLOOR OCCUPANCY CALCULATIONS IN OCCUPANCY CALCULATION TABLE

EXIT WIDTHS

	OCC.	WIDTH REQUIRED	WIDTH PROVIDED
EXIT #1 (STAIR #1) DOOR WIDTH	81	(81 OCC)(.15)=12.15", MIN. 32"	36"
EXIT #1 (STAIR #1) STAIR WIDTH	81	(81 OCC)(.2)=16.2", MIN. 44"	50"
EXIT #2 (STAIR #2) DOOR WIDTH	81	(81 OCC)(.15)=12.15", MIN. 32"	36"
EXIT #2 (STAIR #2) STAIR WIDTH	81	(81 OCC)(.2)=16.2", MIN. 44"	50"

*NOTE: *OCCUPANCY CALCULATIONS FOR RESIDENTIAL PARKING GARAGE ONLY*

3 EXITING PLAN - RES. PARKING GARAGE NTS

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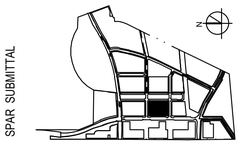


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - EXITING PLANS

MU3

BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

R-A0.03

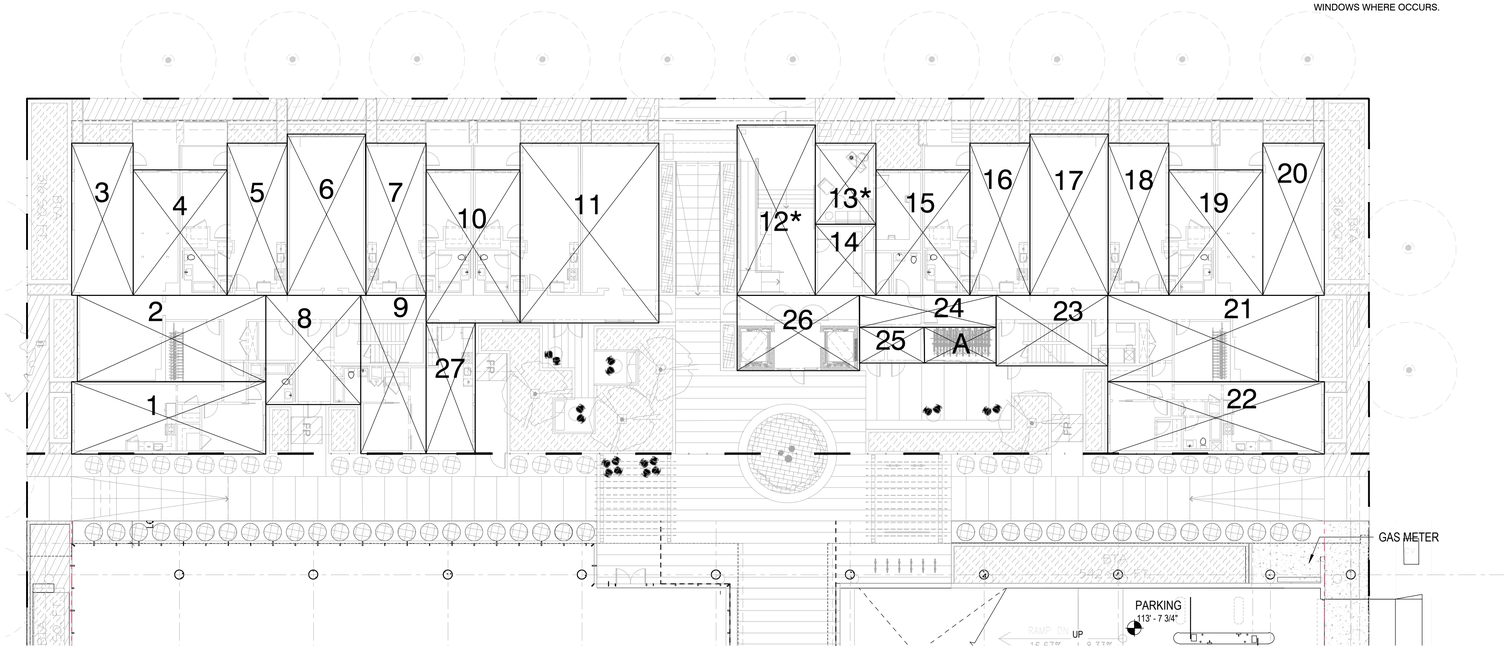
FP-01 AREA CALCULATIONS

SECTION	LENGTH	WIDTH	AREA
1	43'-5"	16'-2 1/4"	703 SQ. FT.
2	42'-2"	19'-3 3/4"	814 SQ. FT.
3	13'-9"	34'-0"	468 SQ. FT.
4	21'-0"	28'-0"	588 SQ. FT.
5	13'-6 1/4"	34'-0"	459 SQ. FT.
6	17'-6"	36'-0"	630 SQ. FT.
7	13'-6"	34'-0"	459 SQ. FT.
8	21'-2 3/4"	24'-5 3/4"	519 SQ. FT.
9	14'-7 1/4"	24'-5 3/4"	517 SQ. FT.
10	21'-0"	34'-2 1/4"	718 SQ. FT.
11	31'-0 1/2"	40'-2 1/4"	1246 SQ. FT.
12*	17'-6"	38'-0"	665 SQ. FT.
13*	13'-6 3/4"	18'-2"	246 SQ. FT.
14	21'-0"	28'-0"	588 SQ. FT.
15	15'-10"	13'-7"	214 SQ. FT.
16	13'-5 1/2"	34'-0"	459 SQ. FT.
17	17'-6"	36'-0"	630 SQ. FT.
18	13'-6 1/2"	34'-0"	459 SQ. FT.
19	21'-0"	28'-0"	588 SQ. FT.
20	13'-9"	34'-0"	468 SQ. FT.
21	47'-2"	19'-3 3/4"	911 SQ. FT.
22	48'-5"	16'-2 1/4"	784 SQ. FT.
23	24'-11 1/2"	7'-2 1/4"	395 SQ. FT.
24	30'-6"	7'-2"	219 SQ. FT.
25	7'-11 1/2"	14'-5 1/2"	115 SQ. FT.
26	16'-10 3/4"	27'-4 1/2"	463 SQ. FT.
	29'-2 3/4"	11'-0"	321 SQ. FT.
ZONING SUBTOTAL			14,646 SQ. FT.
A	7'-11"	16'-0"	127 SQ. FT.
TOTAL			14,773 SQ. FT.

*AREAS DEVOTED TO ACTIVE USE

UNIT PLAN NOTES

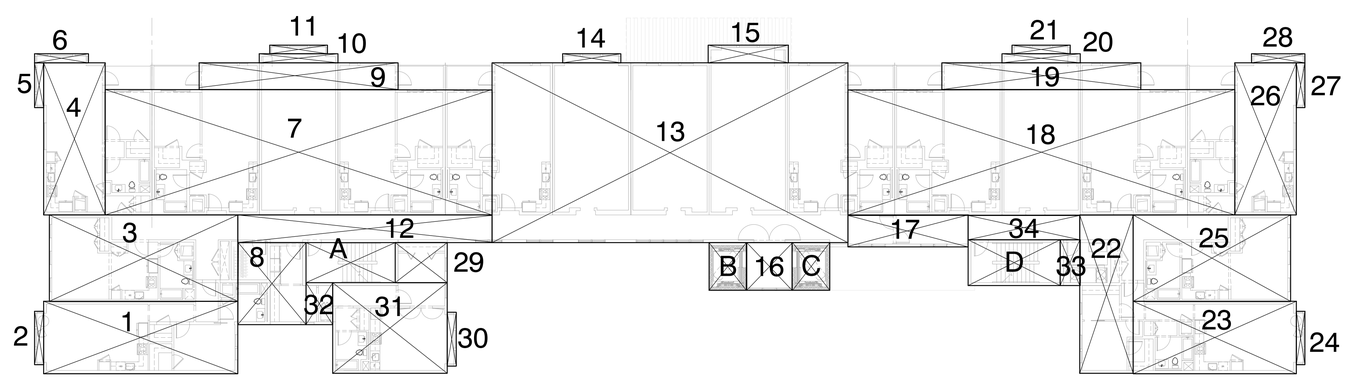
1. EXAMPLE OF INTERIOR CONFIGURATION; MIRROR OPTIONS SIMILAR. BAY WINDOWS WHERE OCCURS.



2 AREA CALCULATIONS - GROUND FLOOR PLAN 1/16"=1'-0"

FP-02-FP-04 AREA CALCULATIONS

SECTION	LENGTH	WIDTH	AREA
1	43'-5"	16'-2 1/4"	703 SQ. FT.
2	2'-0"	12'-0"	24 SQ. FT.
3	42'-2"	19'-3 1/2"	814 SQ. FT.
4	13'-9"	34'-0"	468 SQ. FT.
5	2'-0"	10'-0"	20 SQ. FT.
6	12'-0"	2'-0"	24 SQ. FT.
7	86'-6"	28'-0"	2418 SQ. FT.
8	15'-1 3/4"	18'-4"	278 SQ. FT.
9	44'-6"	6'-0"	267 SQ. FT.
10	17'-6"	2'-0"	35 SQ. FT.
11	13'-0"	2'-0"	26 SQ. FT.
12	56'-10"	0'-0"	352 SQ. FT.
13	79'-6"	40'-0 3/4"	3195 SQ. FT.
14	13'-0"	2'-0"	26 SQ. FT.
15	17'-10"	4'-0"	71 SQ. FT.
16	10'-2 3/4"	10'-8 3/4"	109 SQ. FT.
17	26'-6 3/4"	7'-0 1/2"	193 SQ. FT.
18	86'-2 1/2"	28'-0"	2422 SQ. FT.
19	44'-6"	6'-0"	267 SQ. FT.
20	17'-6"	2'-0"	35 SQ. FT.
21	13'-0"	2'-0"	26 SQ. FT.
22	11'-11 1/4"	35'-5"	424 SQ. FT.
23	36'-5 1/4"	16'-2 1/4"	590 SQ. FT.
24	2'-0"	12'-0"	24 SQ. FT.
25	35'-1 3/4"	19'-3 1/4"	679 SQ. FT.
26	13'-9"	34'-0"	468 SQ. FT.
27	2'-0"	10'-0"	20 SQ. FT.
28	12'-0"	2'-0"	24 SQ. FT.
29	8'-11"	11'-8"	105 SQ. FT.
30	12'-0"	2'-0"	24 SQ. FT.
31	20'-3"	46'-10"	519 SQ. FT.
32	9'-4"	6'-0"	57 SQ. FT.
33	10'-4"	4'-3 1/2"	46 SQ. FT.
34	5'-5"	24'-11"	136 SQ. FT.
A	---	---	EXEMPT - STAIRS
B	---	---	EXEMPT - ELEV.
C	---	---	EXEMPT - ELEV.
D	---	---	EXEMPT - STAIRS
SUBTOTAL			14,888 SQ. FT.



1 AREA CALCULATIONS - SECOND THRU FOURTH FLOOR 1/16"=1'-0"

0 8 16 32'

A

WILSON MEANY

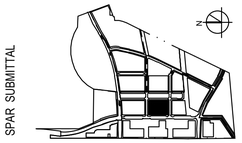
BAY MEADOWS LAND COMPANY

HART HOWERTON NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 19-504

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - AREA PLANS

MU3

BAY MEADOWS II

SAN MATEO, CALIFORNIA

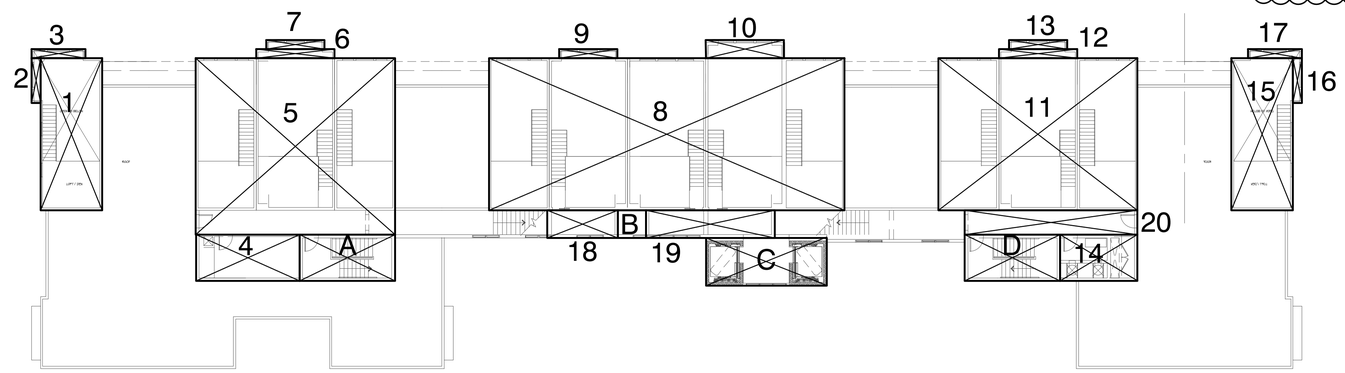
NOT FOR CONSTRUCTION

4/16/2021

R-A0.04

FP-04-LOFT AREA CALCULATIONS

SECTION	LENGTH	WIDTH	AREA
1	13'-9"	34'-0"	468 SQ. FT.
2	2'-0"	10'-0"	20 SQ. FT.
3	12'-0"	2'-0"	24 SQ. FT.
4	23'-2"	10'-4"	239 SQ. FT.
5	44'-6"	39'-6"	1758 SQ. FT.
6	17'-6"	2'-0"	35 SQ. FT.
7	13'-0"	2'-0"	26 SQ. FT.
8	79'-6"	34'-0"	2703 SQ. FT.
9	13'-0"	2'-0"	26 SQ. FT.
10	17'-6"	4'-0"	70 SQ. FT.
11	44'-6"	34'-0"	1513 SQ. FT.
12	17'-6"	2'-0"	35 SQ. FT.
13	13'-0"	2'-0"	26 SQ. FT.
14	17'-2"	10'-4"	179 SQ. FT.
15	13'-9"	34'-0"	468 SQ. FT.
16	2'-0"	10'-0"	20 SQ. FT.
17	12'-0"	2'-0"	24 SQ. FT.
18	6'-2"	15'-10"	98 SQ. FT.
19	6'-2"	28'-9"	178 SQ. FT.
20	5'-6"	38'-7 1/2"	212 SQ. FT.
A	---	---	EXEMPT - STAIRS
B	---	---	EXEMPT - VENT
C	---	---	EXEMPT - ELEV.
D	---	---	EXEMPT - STAIRS
SUBTOTAL			8,121 SQ. FT.



UNIT PLAN NOTES

1. EXAMPLE OF INTERIOR CONFIGURATION; MIRROR OPTIONS SIMILAR. BAY WINDOWS WHERE OCCURS.
2. ALL LOFT UNITS ARE FOR RESIDENTIAL USE.
3. LOFT AREAS ARE INCLUDED IN THE FLOOR AREA RATIO CALCULATIONS. B

A

0 8 16 32'

1 AREA CALCULATIONS - LOFT FLOOR PLAN 1/16"=1'-0"

WILSON MEANY

BAY MEADOWS LAND COMPANY

HART HOWERTON NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 19-504

SPAR SUBMITTAL

SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - AREA PLANS

MU3

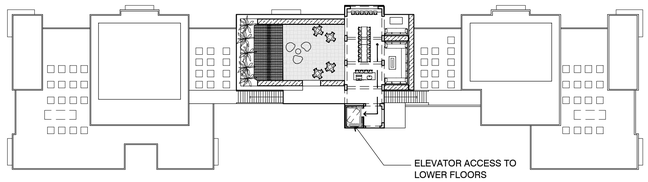
B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

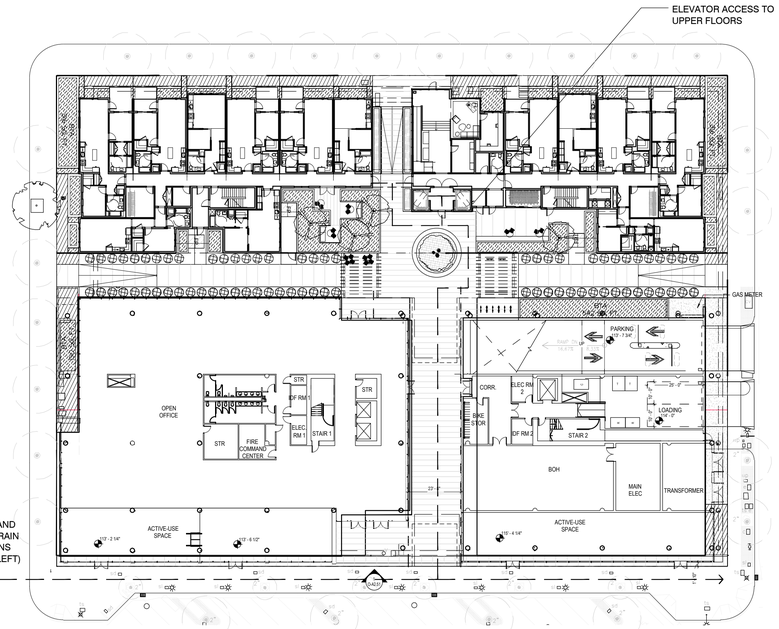
4/16/2021

R-A0.05

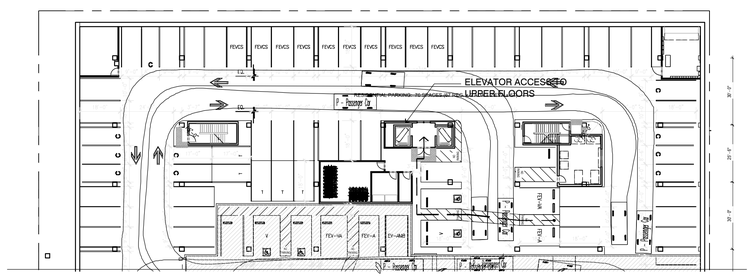


3 | ACCESSIBLE ROUTES - ROOF PLAN 1/32"=1'-0"

ACCESSIBLE PATH TO AND FROM HILLSDALE CALTRAIN STATION AND SAM TRANS (SEE KEY MAP TO THE LEFT)



2 | ACCESSIBLE ROUTES - RES. GROUND FLOOR PLAN 1/32"=1'-0"



1 | ACCESSIBLE ROUTES - RES. PARKING GARAGE B1 1/32"=1'-0"

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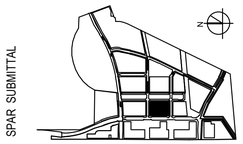
Project No: 19-504

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

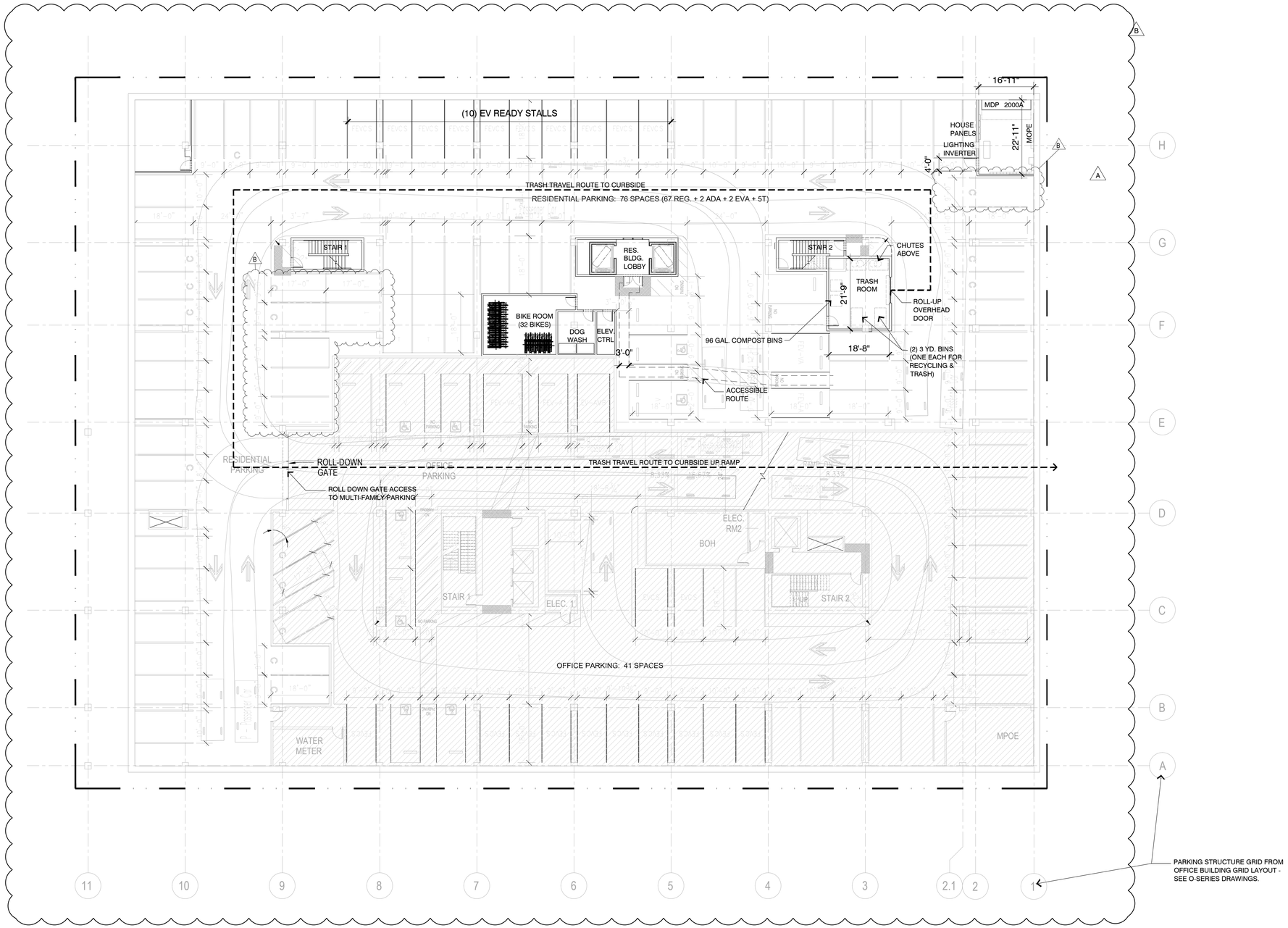
NOT FOR CONSTRUCTION

4/16/2021

R-A0.06

PLAN NOTES

1. ALL PARKING STALLS ARE "ASSIGNED" ONLY AND GUEST PARKING IS PROVIDED ON-STREET PER THE BAY MEADOWS PHASE II SPECIFIC PLAN AND PARKING MANAGEMENT PLAN.
2. REFER TO SHEET A10.00 FOR SOLID WASTE PICK UP LOCATION AND HANDLING INFORMATION.
3. REFER TO SHEET O-A1.53 FOR VEHICLE TRACKING INFORMATION.



0 8 16 32'

WILSON MEANY

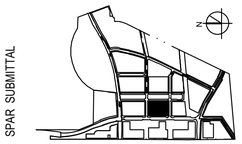
BAY MEADOWS LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 19-504

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - PARKING B1 LEVEL PLAN

1/16" = 1'-0"

MU3

BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

R-A2.00

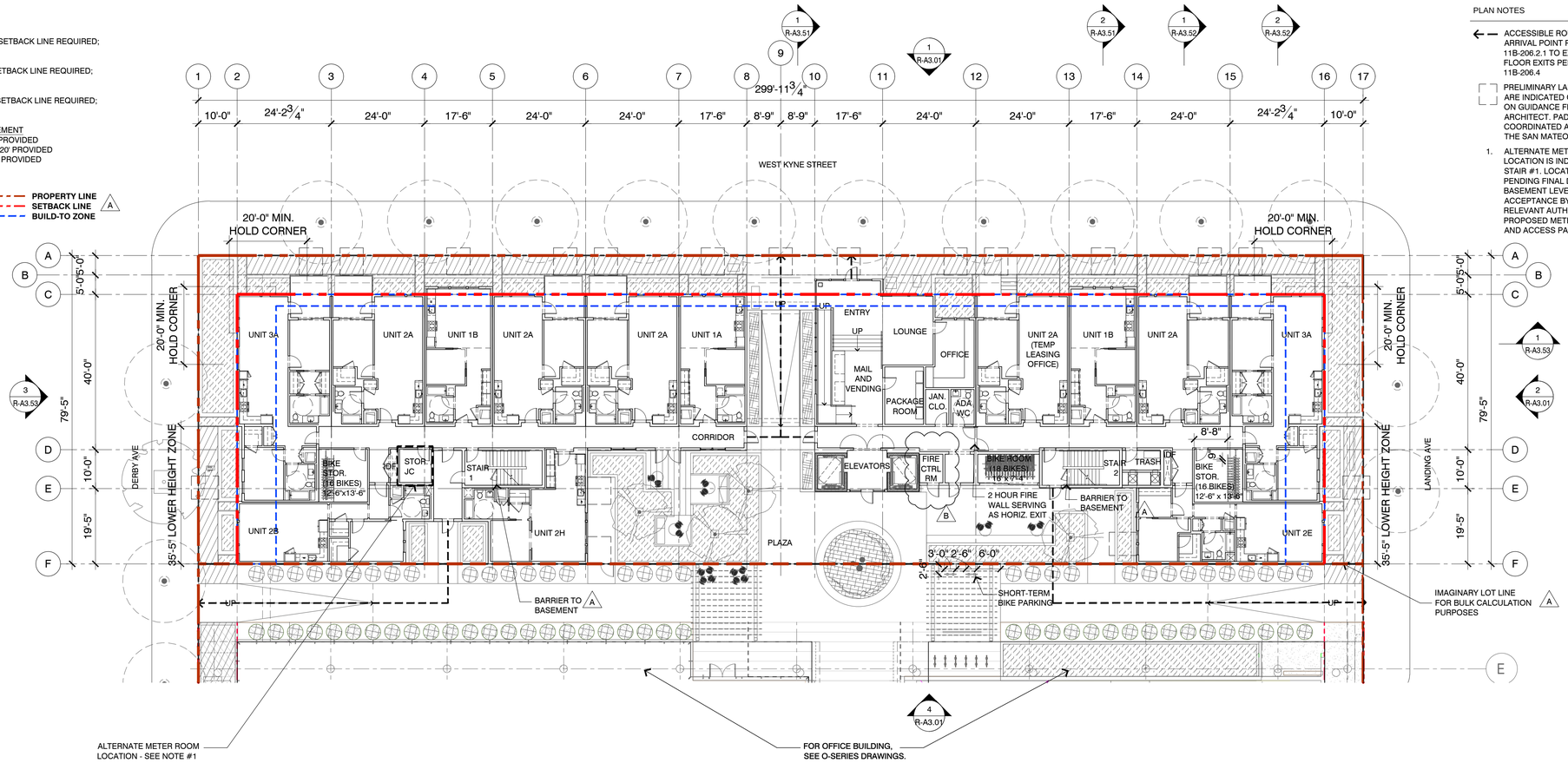
BUILD-TO ZONE

DERBY AVENUE:
MIN. 80% WITHIN 10' OF SETBACK LINE REQUIRED;
96.3% PROVIDED
WEST KYNE ST:
MIN 75% WITHIN 3' OF SETBACK LINE REQUIRED;
92.6% PROVIDED
LANDING AVENUE:
MIN 80% WITHIN 10' OF SETBACK LINE REQUIRED;
96.3% PROVIDED

HOLD CORNER REQUIREMENT
DERBY AVE: 20' MIN, 20' PROVIDED
WEST KYNE ST: 20' MIN, 20' PROVIDED
LANDING ST: 20' MIN, 20' PROVIDED

LEGEND

PROPERTY LINE
SETBACK LINE
BUILD-TO ZONE



PLAN NOTES

ACCESSIBLE ROUTE FROM SITE ARRIVAL POINT PER CBC SECTION 11B-206.2.1 TO EXTERIOR GROUND FLOOR EXITS PER CBC SECTION 11B-206.4

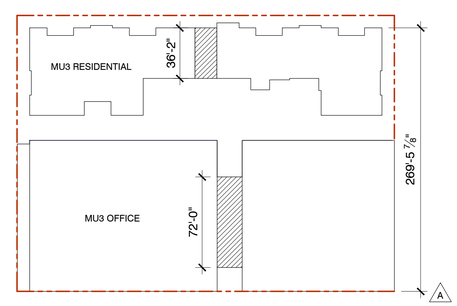
PRELIMINARY LADDER PAD LOCATIONS ARE INDICATED ON THE PLAN, BASED ON GUIDANCE FROM LANDSCAPE ARCHITECT. PAD LOCATIONS TO BE COORDINATED AND FINALIZED WITH THE SAN MATEO FIRE DEPARTMENT .

1. ALTERNATE METER ROOM LOCATION IS INDICATED SOUTH OF STAIR #1 . LOCATION IS AS NEEDED PENDING FINAL DESIGN OF BASEMENT LEVEL PLAN, AND ACCEPTANCE BY UTILITY PROVIDER/ RELEVANT AUTHORITY OF INITIAL PROPOSED METER ROOM LOCATION AND ACCESS PARAMETERS.

MID-BLOCK PASSAGE - PASSAGE DEPTH

ALLOWABLE PASSAGE DEPTH TO BE COVERED BY STORY ABOVE NOT TO EXCEED 60% OF BUILDING DEPTH.

TOTAL PASSAGE LENGTH: 209'-5 7/8"
60% OF PASSAGE LENGTH : 209'-5 7/8" X 0.6 = 125'-8 1/4"
TOTAL PASSAGE COVERAGE: 72' + 36'-2" = 108'-2" (51.63%)



0 8 16 32'

WILSON MEANY
BAY MEADOWS LAND COMPANY
HART HOWERTON NEW YORK · SAN FRANCISCO
Perkins&Will

Project No: 19-504

SPAR SUBMITTAL

SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - GROUND FLOOR PLAN
1/16"=1'-0"

MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

R-A2.01

BUILD-TO ZONE

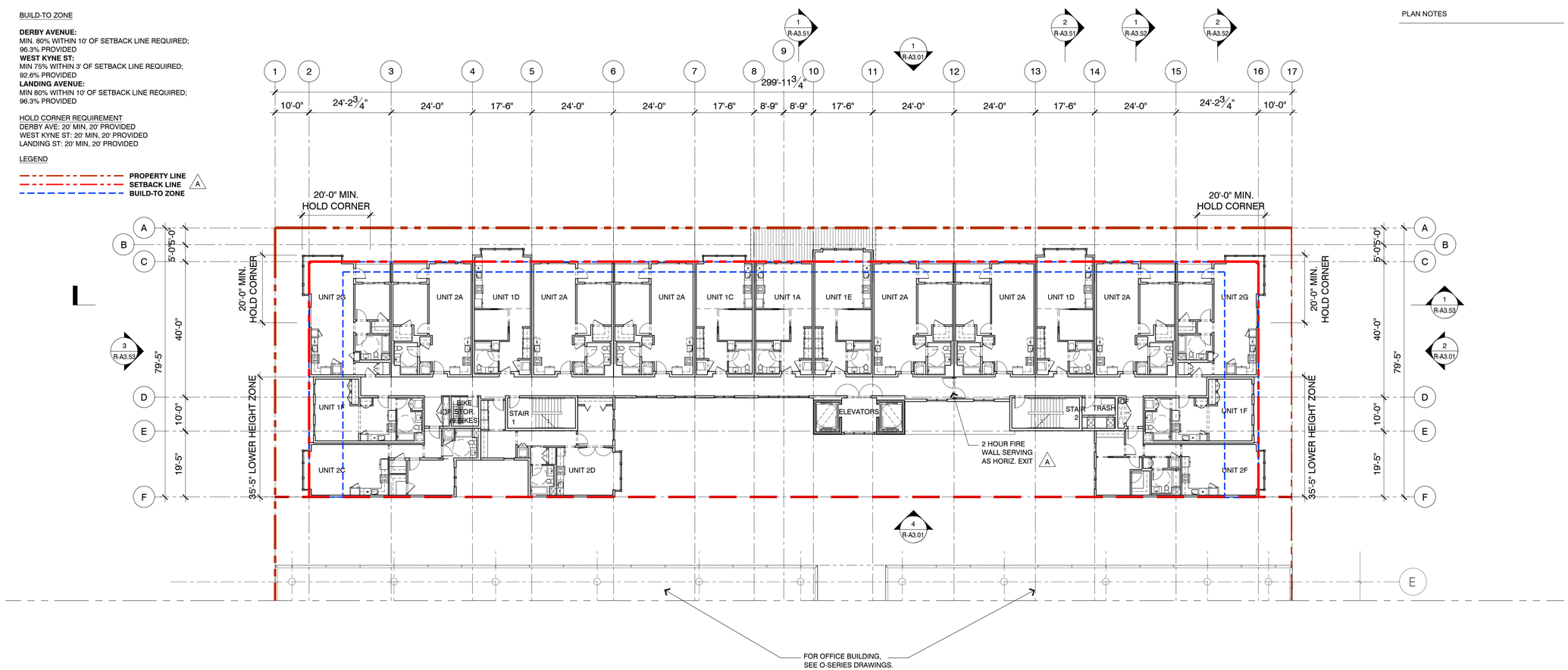
DERBY AVENUE:
MIN. 80% WITHIN 10' OF SETBACK LINE REQUIRED;
96.3% PROVIDED
WEST KYNE ST:
MIN 75% WITHIN 3' OF SETBACK LINE REQUIRED;
92.6% PROVIDED
LANDING AVENUE:
MIN 80% WITHIN 10' OF SETBACK LINE REQUIRED;
96.3% PROVIDED

HOLD CORNER REQUIREMENT
DERBY AVE: 20' MIN, 20' PROVIDED
WEST KYNE ST: 20' MIN, 20' PROVIDED
LANDING ST: 20' MIN, 20' PROVIDED

LEGEND

PROPERTY LINE
SETBACK LINE (A)
BUILD-TO ZONE

PLAN NOTES



WILSON MEANY

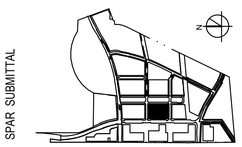
BAY MEADOWS LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 19-504

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
SECOND FLOOR PLAN

1 / 1 6 " = 1 ' - 0 "

MU3

B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

R-A2.02

0 8 16 32'

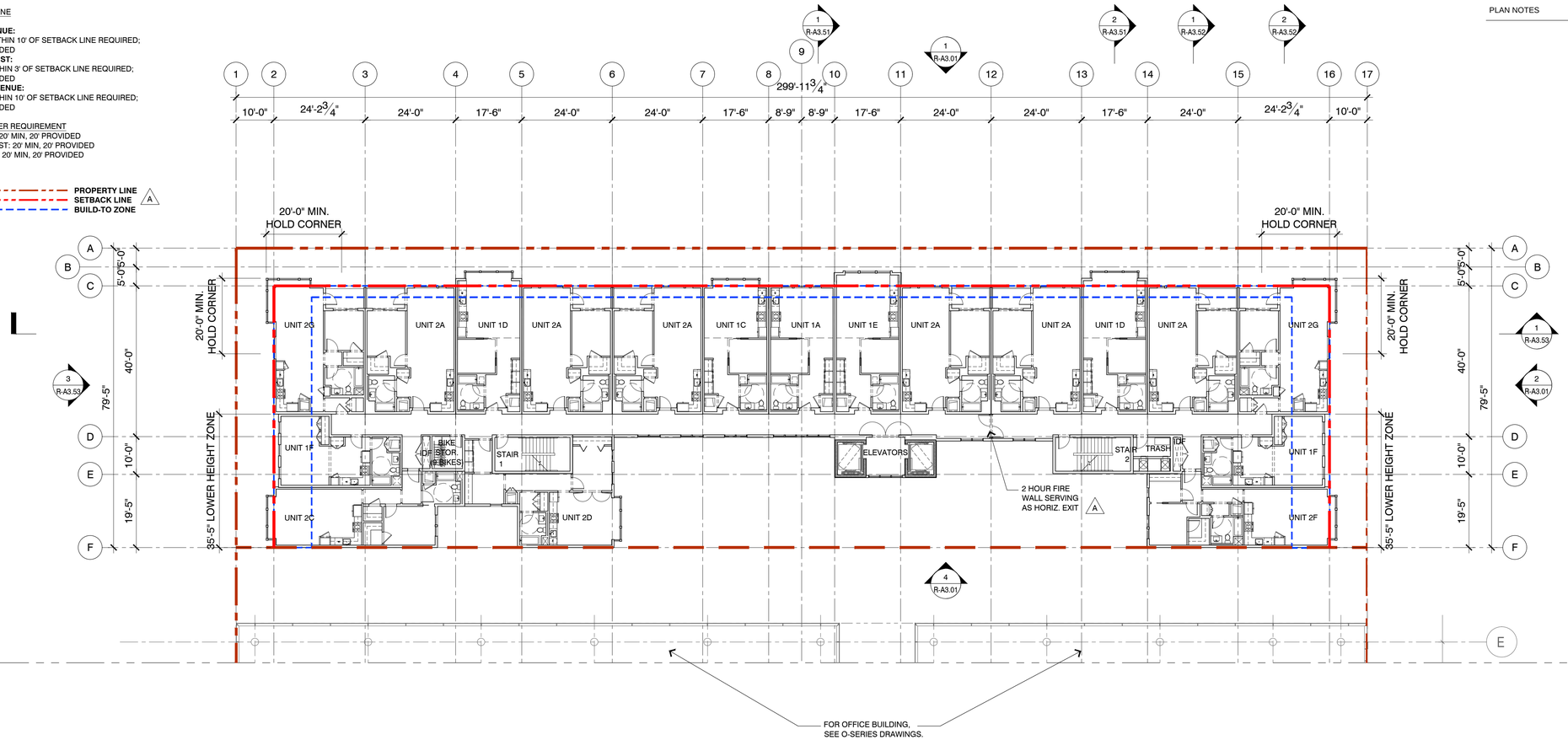
BUILD-TO ZONE

DERBY AVENUE:
MIN. 80% WITHIN 10' OF SETBACK LINE REQUIRED;
96.3% PROVIDED
WEST KYNE ST:
MIN 75% WITHIN 3' OF SETBACK LINE REQUIRED;
92.6% PROVIDED
LANDING AVENUE:
MIN 80% WITHIN 10' OF SETBACK LINE REQUIRED;
96.3% PROVIDED

HOLD CORNER REQUIREMENT
DERBY AVE: 20' MIN, 20' PROVIDED
WEST KYNE ST: 20' MIN, 20' PROVIDED
LANDING ST: 20' MIN, 20' PROVIDED

LEGEND

PROPERTY LINE
SETBACK LINE (A)
BUILD-TO ZONE



PLAN NOTES

WILSON MEANY

BAY MEADOWS LAND COMPANY

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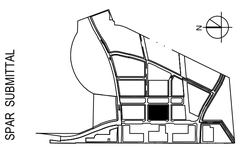
Project No: 19-504

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
THIRD FLOOR PLAN
1/16" = 1'-0"

MU3

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

NOT FOR CONSTRUCTION

4/16/2021

R-A2.03

0 8 16 32'

BUILD-TO ZONE

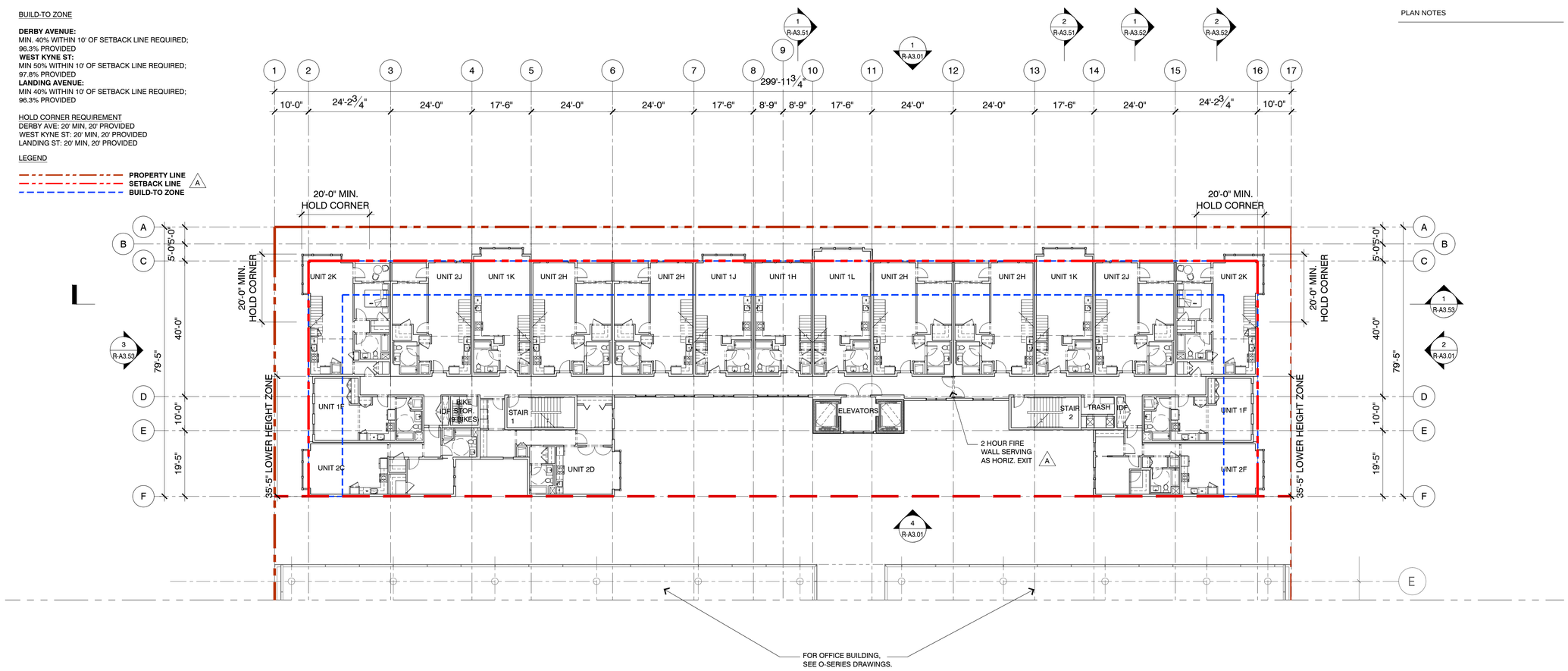
DERBY AVENUE:
MIN. 40% WITHIN 10' OF SETBACK LINE REQUIRED;
96.3% PROVIDED
WEST KYNE ST:
MIN 50% WITHIN 10' OF SETBACK LINE REQUIRED;
97.8% PROVIDED
LANDING AVENUE:
MIN 40% WITHIN 10' OF SETBACK LINE REQUIRED;
96.3% PROVIDED

HOLD CORNER REQUIREMENT
DERBY AVE: 20' MIN, 20' PROVIDED
WEST KYNE ST: 20' MIN, 20' PROVIDED
LANDING ST: 20' MIN, 20' PROVIDED

LEGEND

PROPERTY LINE
SETBACK LINE A
BUILD-TO ZONE

PLAN NOTES



0 8 16 32'

WILSON MEANY

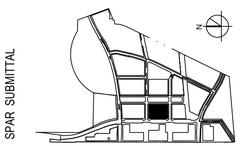
BAY MEADOWS LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 19-504

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
FOURTH FLOOR PLAN
1/16"=1'-0"

MU3

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

NOT FOR CONSTRUCTION

4/16/2021

R-A2.04

BUILD-TO ZONE

DERBY AVENUE:
MIN. 40% WITHIN 10' OF SETBACK LINE REQUIRED;
96.3% PROVIDED
WEST KYNE ST:
MIN 50% WITHIN 10' OF SETBACK LINE REQUIRED;
97.8% PROVIDED
LANDING AVENUE:
MIN 40% WITHIN 10' OF SETBACK LINE REQUIRED;
96.3% PROVIDED

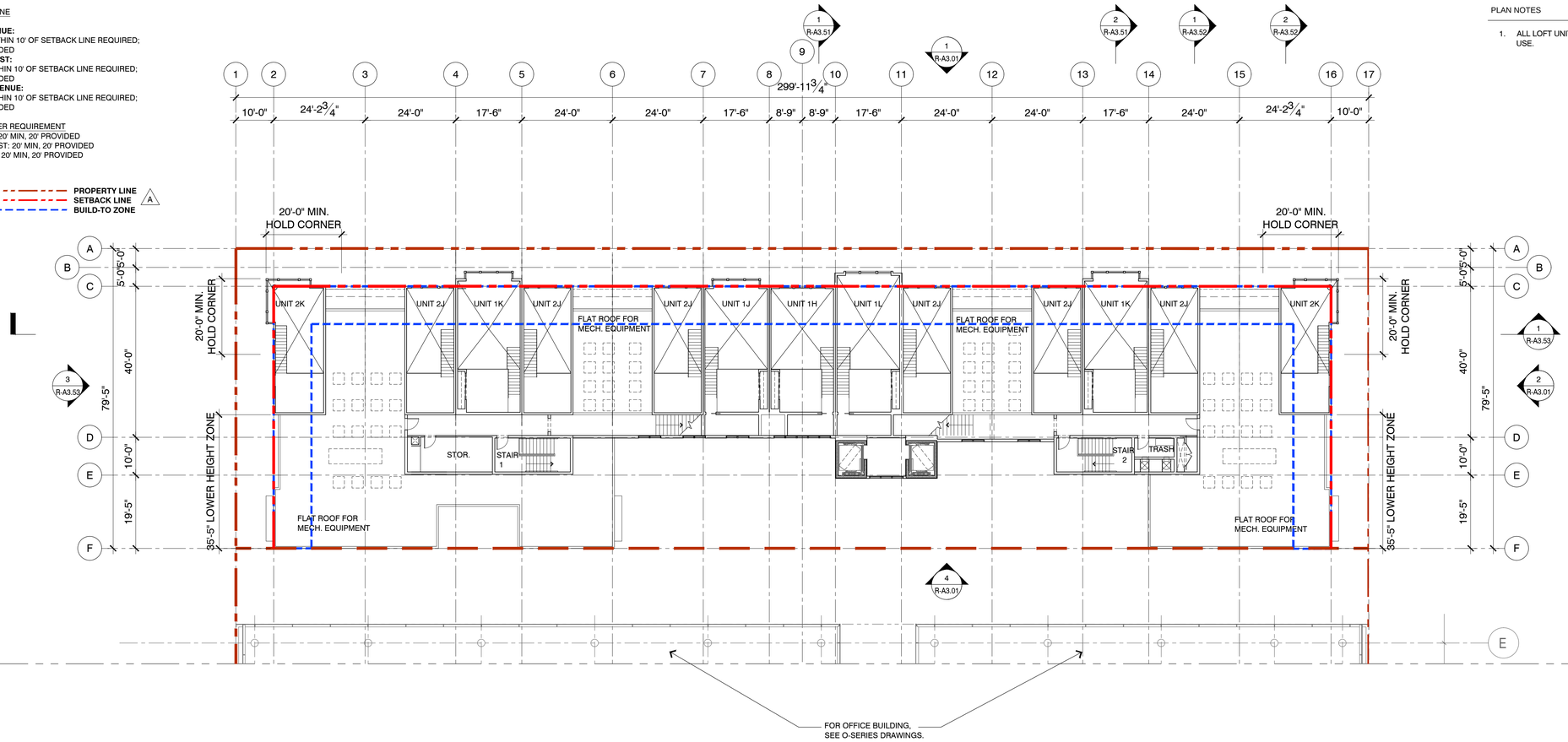
HOLD CORNER REQUIREMENT
DERBY AVE: 20' MIN, 20' PROVIDED
WEST KYNE ST: 20' MIN, 20' PROVIDED
LANDING ST: 20' MIN, 20' PROVIDED

LEGEND

PROPERTY LINE
SETBACK LINE
BUILD-TO ZONE

PLAN NOTES

1. ALL LOFT UNITS ARE FOR RESIDENTIAL USE.



WILSON MEANY

BAY MEADOWS LAND COMPANY

HART HOWERTON
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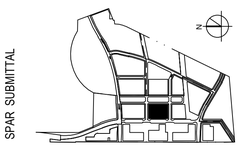
Project No: 19-504

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
FOURTH FLOOR LOFT PLAN
1 / 1 6 " = 1 ' - 0 "

MU3

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

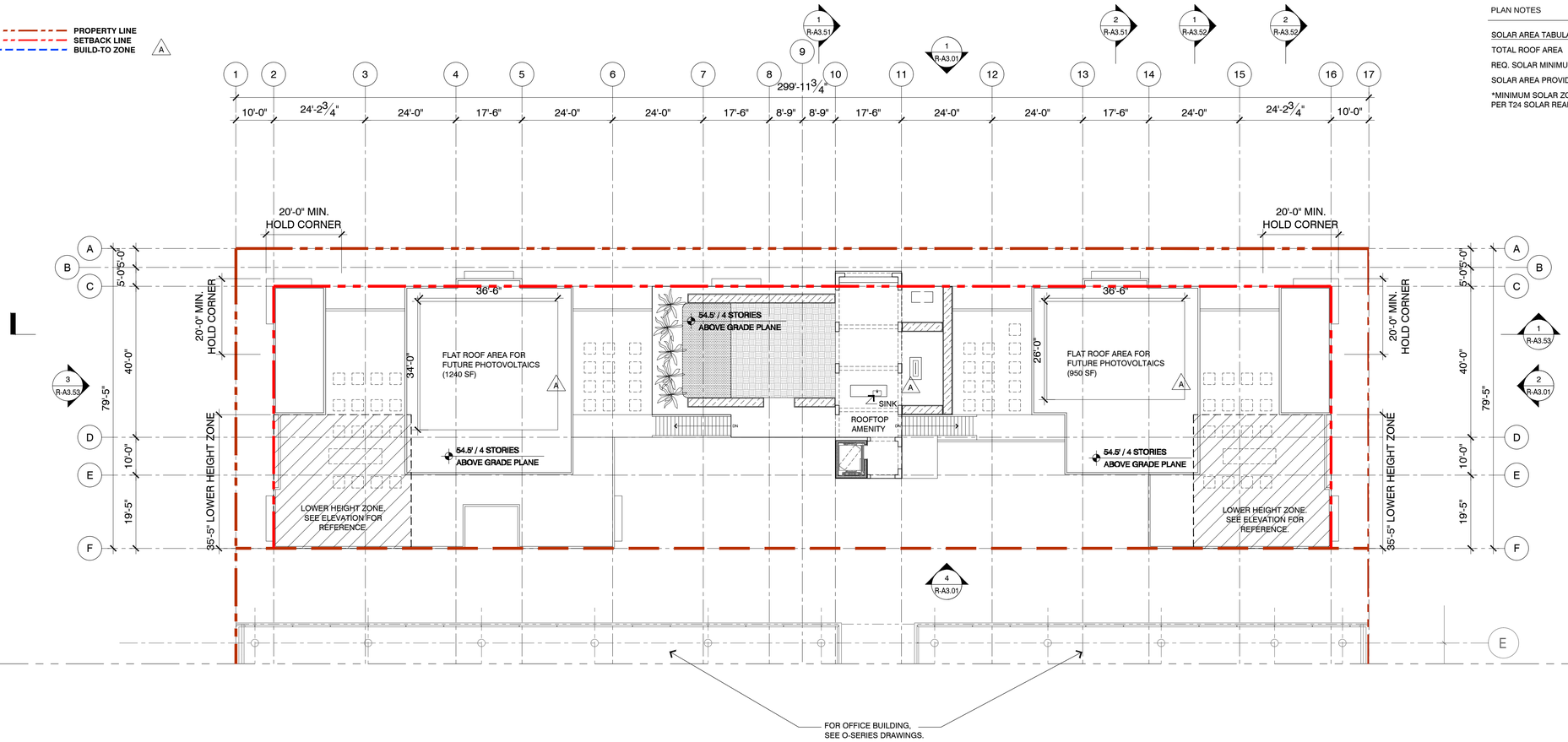
NOT FOR CONSTRUCTION

4/16/2021

R-A2.05

LEGEND

PROPERTY LINE
SETBACK LINE
BUILD-TO ZONE



PLAN NOTES

SOLAR AREA TABULATION

TOTAL ROOF AREA	13,898 SF
REQ. SOLAR MINIMUM (15%)	2085 SF
SOLAR AREA PROVIDED	2190 SF

*MINIMUM SOLAR ZONE AREA REQUIREMENTS PER T24 SOLAR READY REQUIREMENTS

WILSON MEANY

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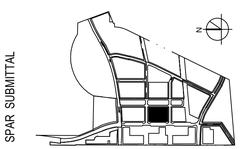
SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - ROOF PLAN

1/16"=1'-0"

MU3

BAY MEADOWS II

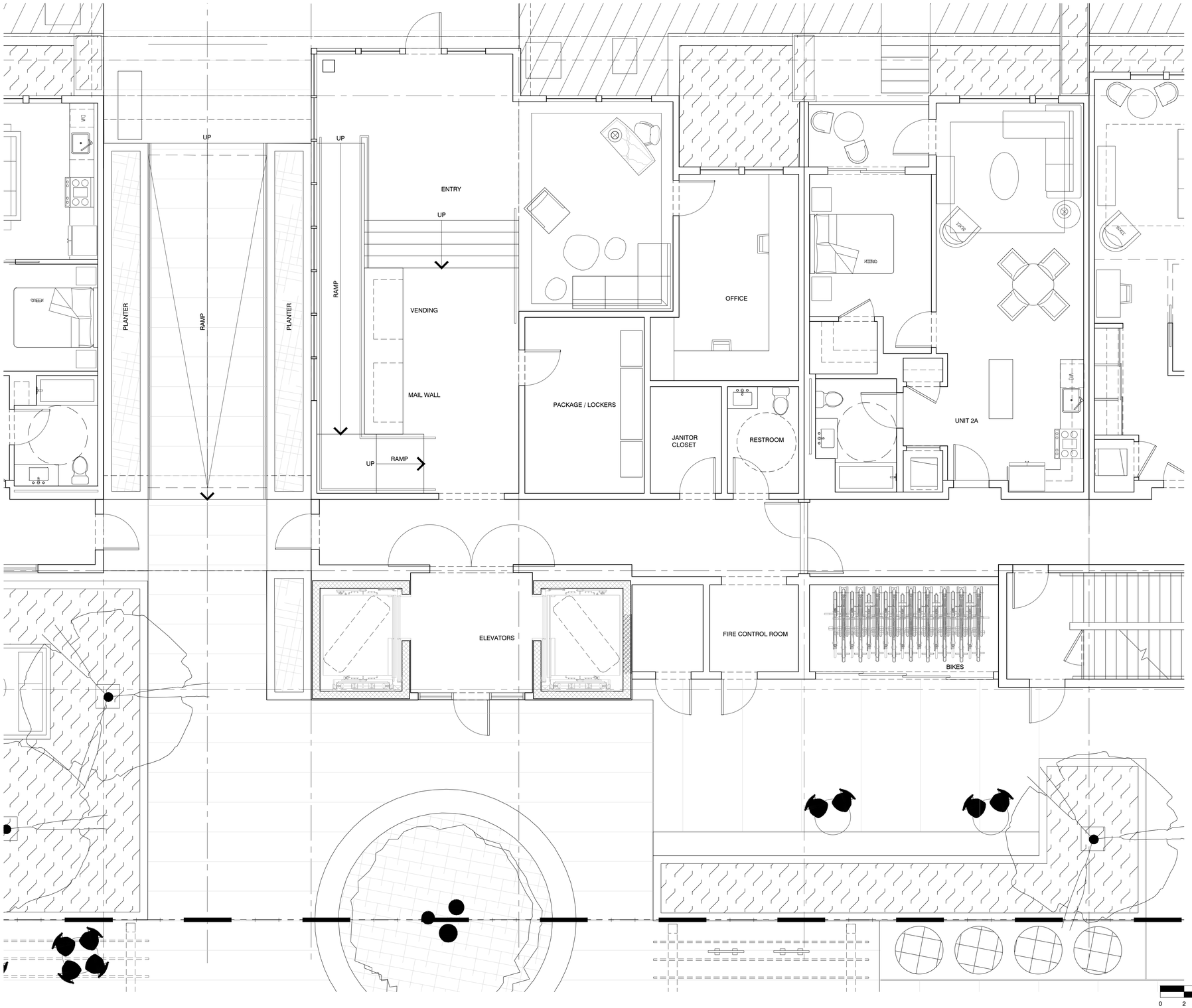
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

R-A2.06

0 8 16 32'



WILSON MEANY

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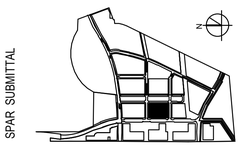
Project No: 19-504

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
ENLARGED LOBBY PLAN
1/4" = 1'-0"

MU3

BAY MEADOWS II

SAN MATEO, CALIFORNIA

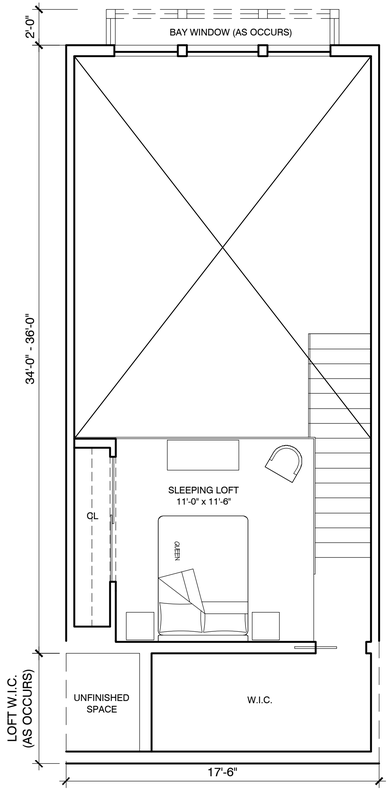
NOT FOR CONSTRUCTION

4/16/2021

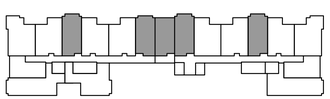
R-A2.08

UNIT PLAN NOTES

1. EXAMPLE OF INTERIOR CONFIGURATION; MIRROR OPTIONS SIMILAR. BAY WINDOWS WHERE OCCURS.

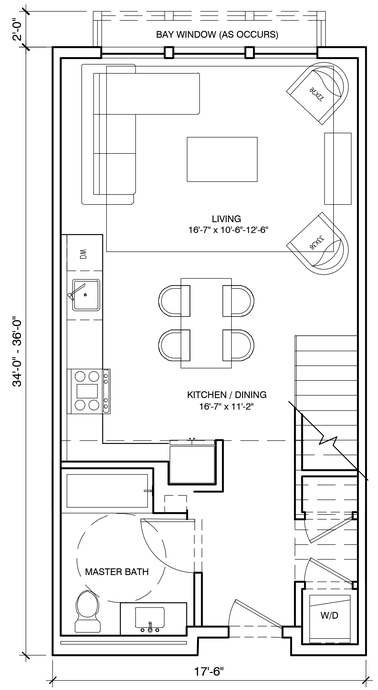


3 | STUDIO LOFT - UNIT 1A/C/D | 148 NSF ; 228 NSF W/ CLOSET

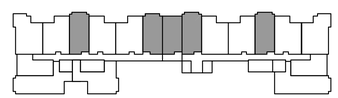


LOFT PLAN

QTY: 5

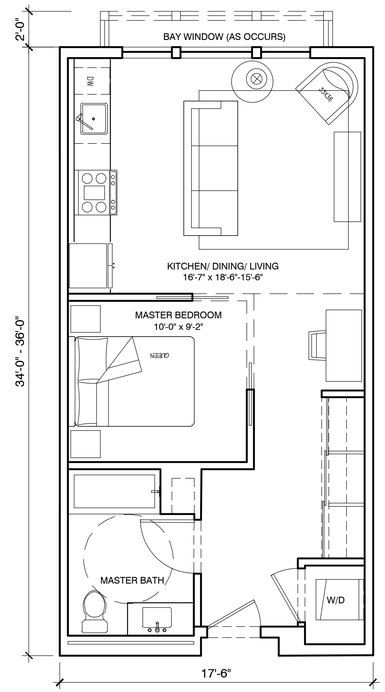


2 | STUDIO - UNIT 1A/C/D | 676- 735 NSF

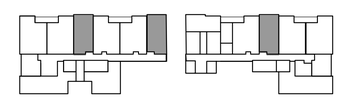


FOURTH FLOOR PLAN

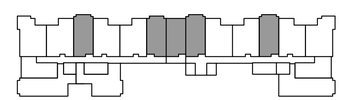
QTY: 5



1 | STUDIO - UNIT 1A/B/C/D/E | 506 - 555 NSF



GROUND FLOOR PLAN



SECOND & THIRD FLOOR PLAN

QTY: 13

WILSON MEANY

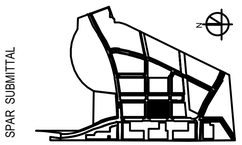
BAY MEADOWS LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 19-504

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - UNIT PLANS

1 / 4 " = 1 ' - 0 "

MU3

B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

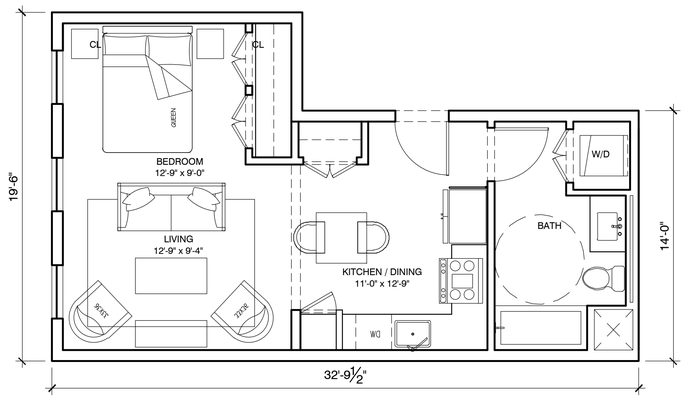
NOT FOR CONSTRUCTION

4/16/2021

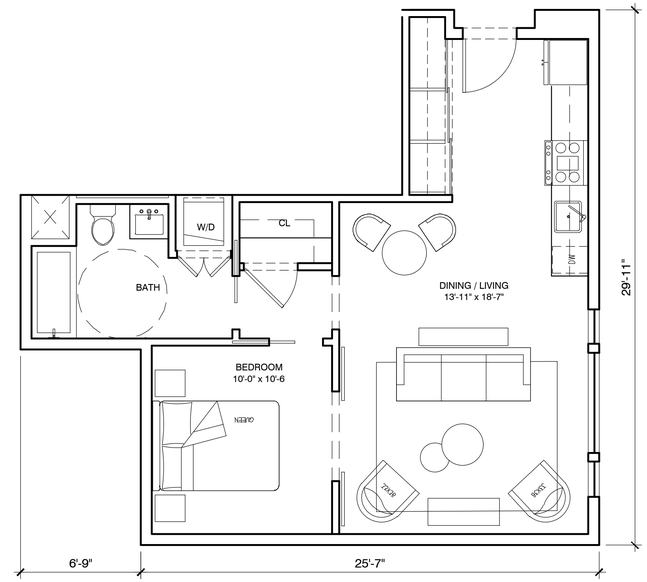
R-A2.51

UNIT PLAN NOTES

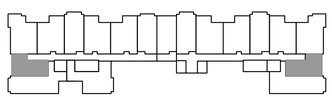
1. EXAMPLE OF INTERIOR CONFIGURATION; MIRROR OPTIONS SIMILAR. BAY WINDOWS WHERE OCCURS.



2 | STUDIO - UNIT 1F | 457 NSF

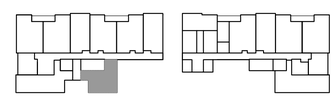


1 | JUNIOR 1 BED - UNIT 1H | 582 NSF



SECOND, THIRD & FOURTH FLOOR PLAN

QTY: 6



GROUND FLOOR PLAN

QTY: 1

WILSON MEANY

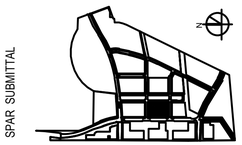
BAY MEADOWS LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 19-504

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - UNIT PLANS

1 / 4 " = 1 ' - 0 "

MU3

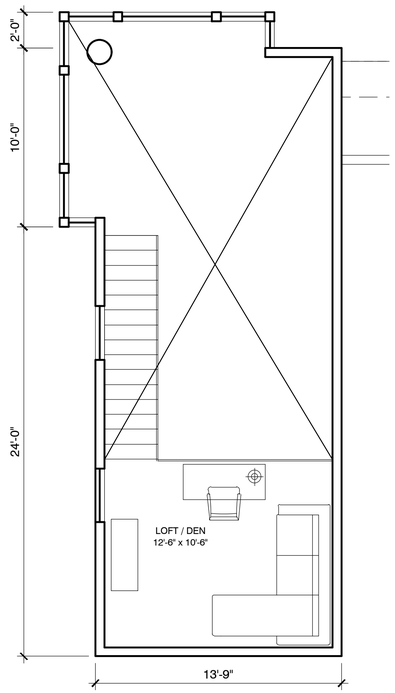
B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

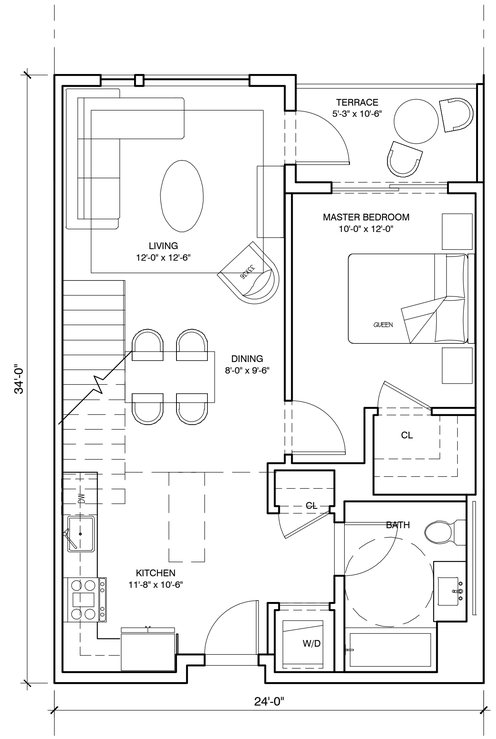
NOT FOR CONSTRUCTION

4/16/2021

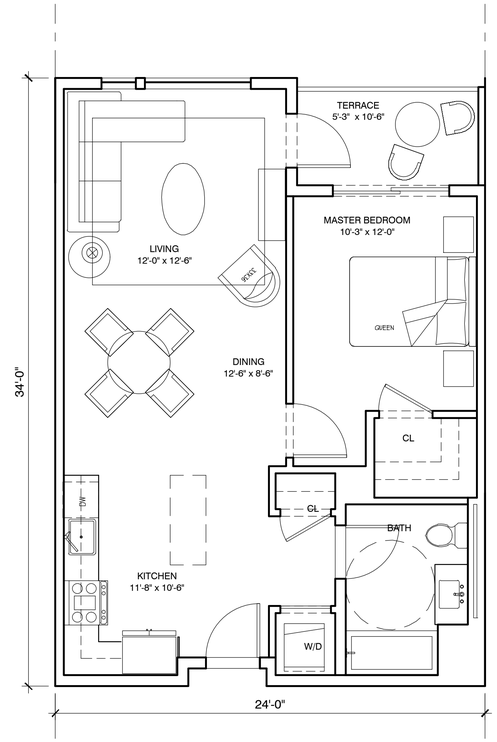
R-A2.52



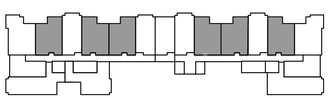
3 | 1 BED - UNIT 2J LOFT | 135 NSF



2 | 1 BED - UNIT 2J | 658 NSF

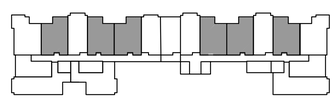


1 | 1 BED - UNIT 2A | 658 NSF



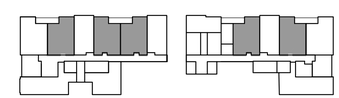
LOFT PLAN

QTY: 6

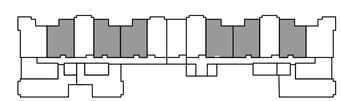


FOURTH FLOOR PLAN

QTY: 6



GROUND FLOOR PLAN



SECOND & THIRD FLOOR PLAN

QTY: 17

UNIT PLAN NOTES

1. EXAMPLE OF INTERIOR CONFIGURATION; MIRROR OPTIONS SIMILAR. BAY WINDOWS WHERE OCCURS.

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BAY MEADOWS LAND COMPANY

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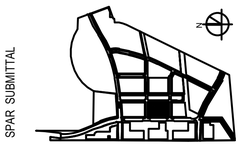
Perkins&Will

Project No: 19-504

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - UNIT PLANS

1/4" = 1'-0"

MU3

B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

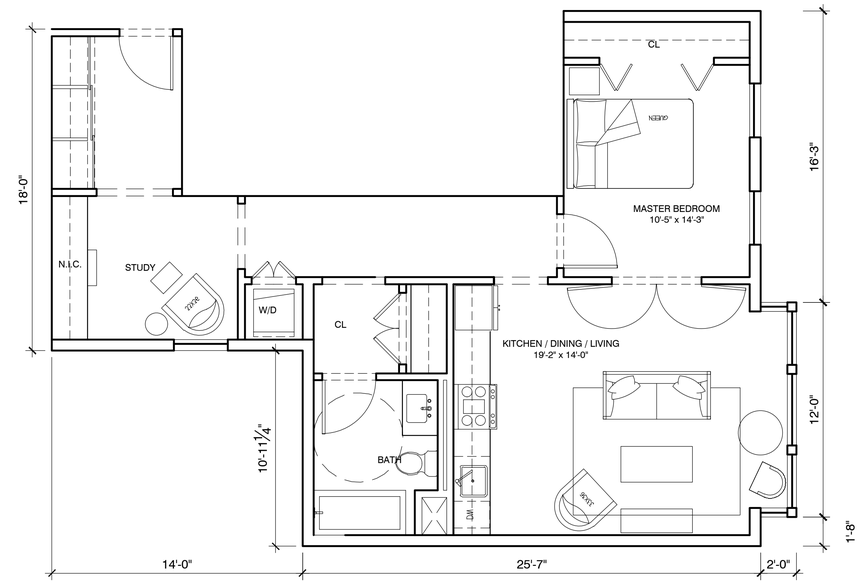
NOT FOR CONSTRUCTION

4/16/2021

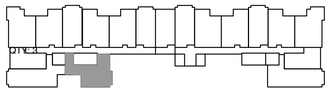
R-A2.53

UNIT PLAN NOTES

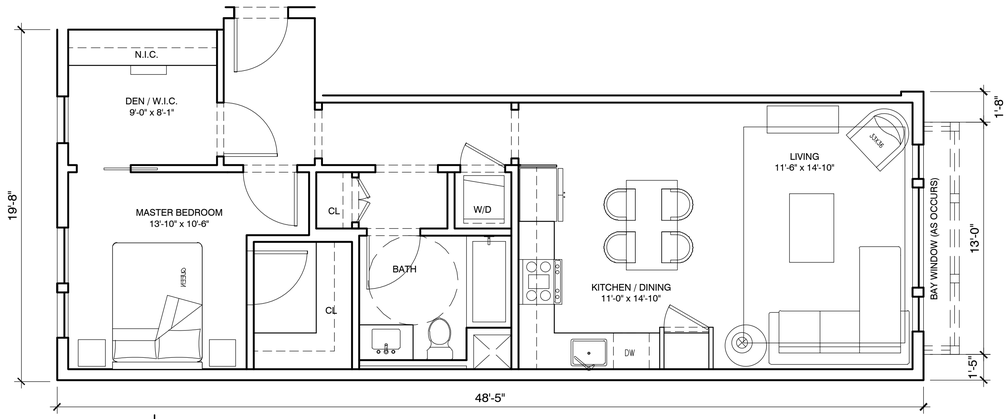
1. EXAMPLE OF INTERIOR CONFIGURATION; MIRROR OPTIONS SIMILAR. BAY WINDOWS WHERE OCCURS.



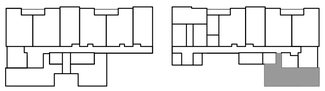
2 | 1 BED - UNIT 2D | 741 NSF



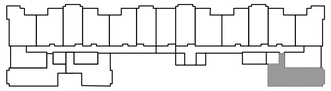
SECOND, THIRD AND FOURTH FLOOR PLAN



3 | 1 BED - UNIT 2E/F | 732 NSF; 755 NSF w/ BAY WINDOW

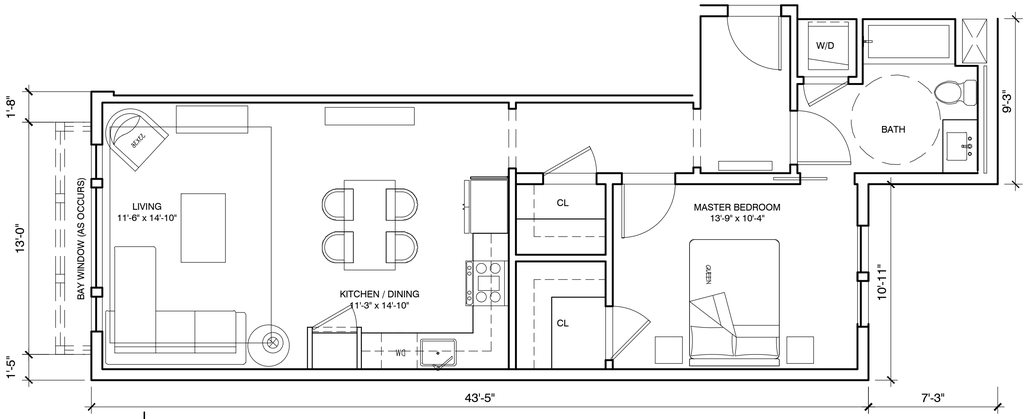


GROUND FLOOR PLAN

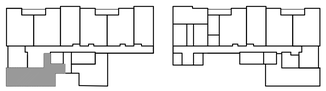


SECOND, THIRD AND FOURTH FLOOR PLAN

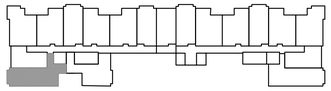
QTY: 4



1 | 1 BED - UNIT 2B/C | 710 NSF; 733 NSF w/ BAY WINDOW



GROUND FLOOR PLAN



SECOND, THIRD AND FOURTH FLOOR PLAN

QTY: 4

WILSON MEANY

BAY MEADOWS LAND COMPANY

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NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 19-504

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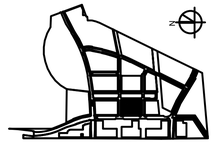


SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - UNIT PLANS

1 / 4 " = 1 ' - 0 "

MU3

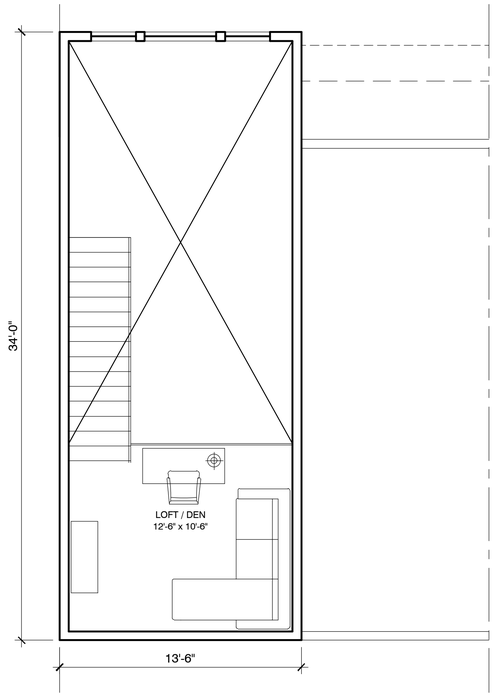
BAY MEADOWS II

SAN MATEO, CALIFORNIA

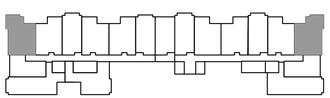
NOT FOR CONSTRUCTION

4/16/2021

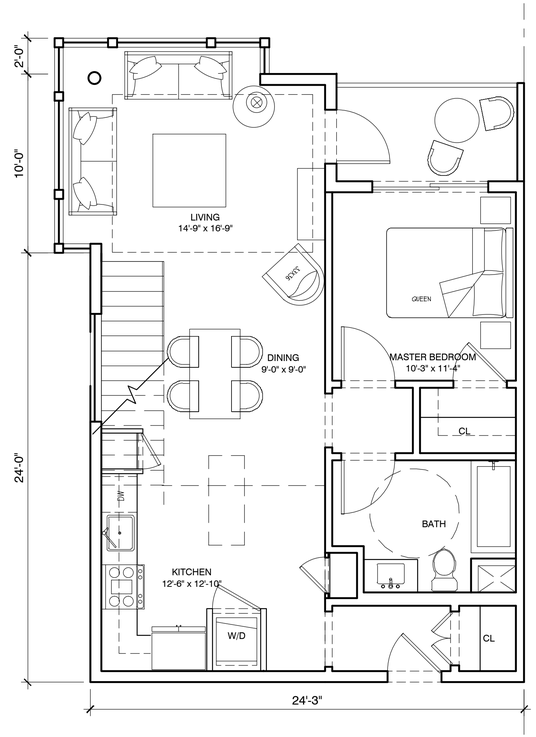
R-A2.54



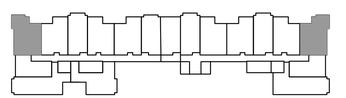
3 | UNIT 2K LOFT | 135 NSF



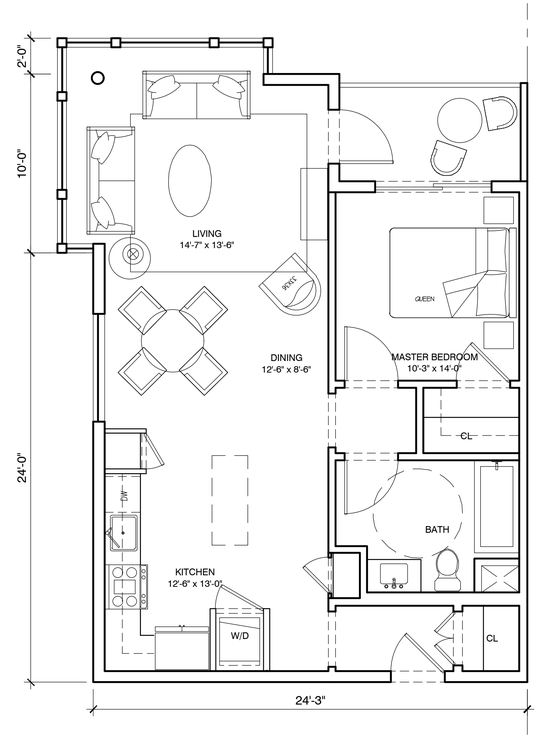
FP04 - LOFT



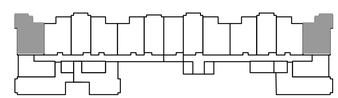
2 | 1 BED - UNIT 2K | 712 NSF



FP04
QTY: 2



1 | 1 BED - UNIT 2G | 712 NSF



FP02 - 03
QTY: 4

UNIT PLAN NOTES

1. EXAMPLE OF INTERIOR CONFIGURATION; MIRROR OPTIONS SIMILAR. BAY WINDOWS WHERE OCCURS.

WILSON MEANY

BAY MEADOWS LAND COMPANY

HART HOWERTON
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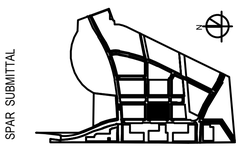


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - UNIT PLANS

1 / 4 " = 1 ' - 0 "

MU3

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

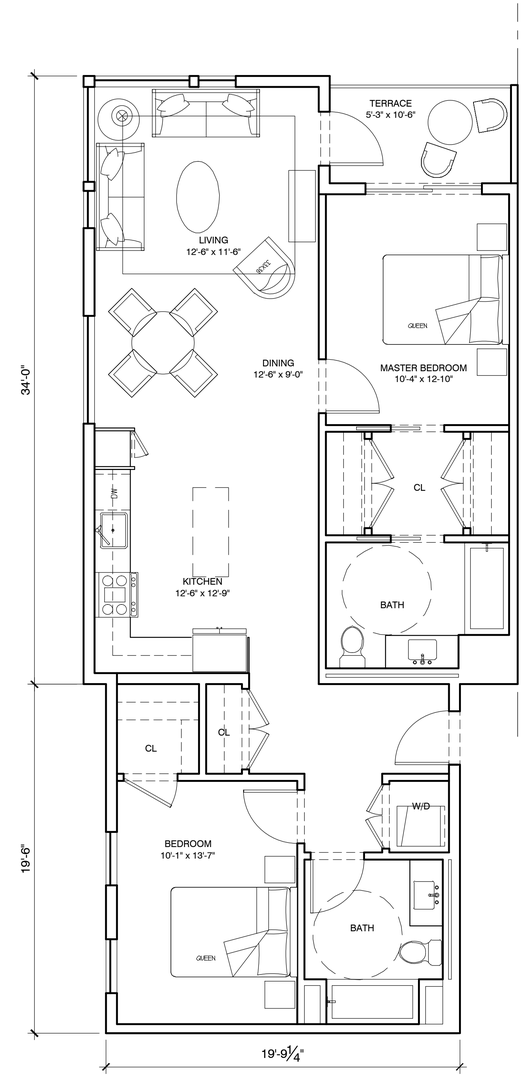
NOT FOR CONSTRUCTION

4/16/2021

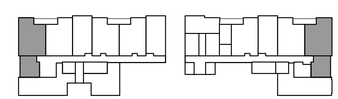
R-A2.55

UNIT PLAN NOTES

1. EXAMPLE OF INTERIOR CONFIGURATION; MIRROR OPTIONS SIMILAR. BAY WINDOWS WHERE OCCURS.



1 | 2 BED - UNIT 3A | 1,000 NSF



GROUND FLOOR PLAN

QTY: 2

WILSON MEANY

BAY MEADOWS LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 19-504

SPAR SUBMITTAL

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - UNIT PLANS

1/4" = 1'-0"

MU3

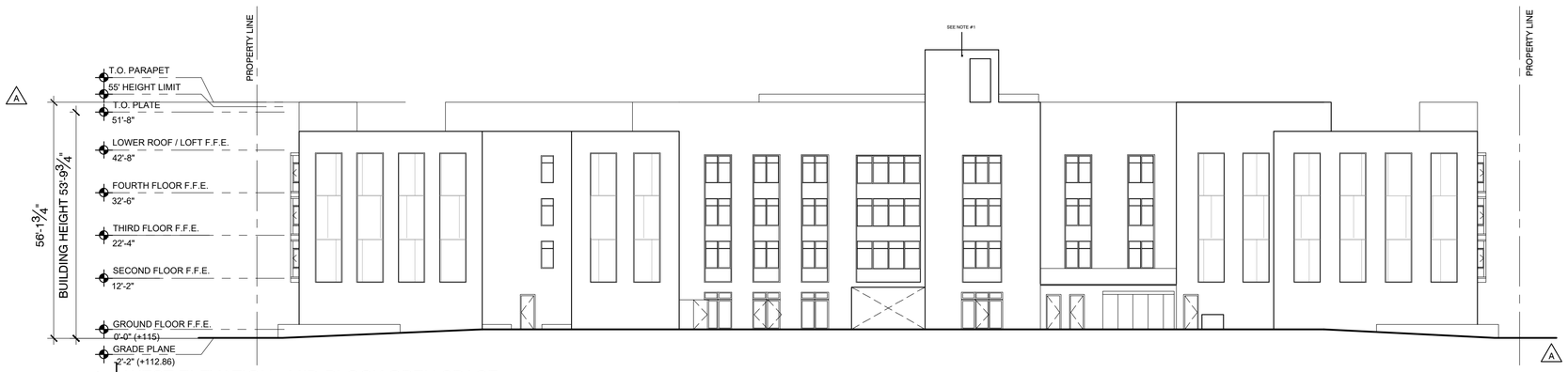
BAY MEADOWS II

SAN MATEO, CALIFORNIA

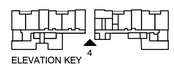
NOT FOR CONSTRUCTION

4/16/2021

R-A2.56



4 WEST ELEVATION - MID-BLOCK OPEN SPACE



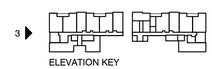
LEGEND & NOTES

NOTE#1:
ARCHITECTURAL FEATURE & ELEVATOR BULKHEAD

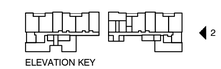
ARCHITECTURAL FEATURE (PER BAY MEADOWS PHASE ii DESIGN GUIDELINES AND DEVELOPMENT STANDARDS, ITEM II.7):

ELEVATOR BULKHEADS AND STAIRWAY OVERRUNS ARE EXCEPTIONS TO MAXIMUM BULK RESTRICTIONS PER SAN MATEO CITY CHARTER AND MUNICIPAL CODE ITEM 27.02.060 USE AND BULK RESTRICTIONS.

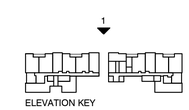
3 NORTH ELEVATION - DERBY AVENUE



2 SOUTH ELEVATION - LANDING AVENUE



1 EAST ELEVATION - WEST KYNE STREET



0 8 16 32'

WILSON MEANY

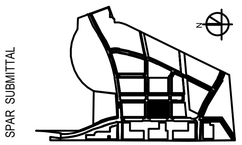
BAY MEADOWS LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 19-504

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - BUILDING ELEVATIONS

1/16" = 1'-0"

MU3

BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

R-A3.01

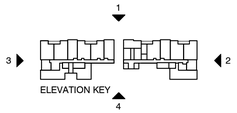
4 | WEST ELEVATION - MID-BLOCK OPEN SPACE

3 | NORTH ELEVATION - DERBY AVENUE

FOR OFFICE BUILDING,
SEE O-SERIES DRAWINGS.

2 | SOUTH ELEVATION - LANDING AVENUE

1 | EAST ELEVATION - WEST KYNE STREET



0 8 16 32'

LEGEND & NOTES

- SMOOTH FINISH STUCCO
- CEMENTITOUS SIDING
- VINYL SLIDING DOORS & WINDOWS
- 9" THICK ANODIZED METAL BALCONY PARTITION
- 12" METAL "BROW"
- GLASS GUARDRAIL AT ROOF DECK
- ANODIZED ALUMINUM PANELS
- METAL GUARDRAIL AT BALCONY

A

NOTE#1:
ARCHITECTURAL FEATURE & ELEVATOR BULKHEAD

ARCHITECTURAL FEATURE (PER BAY MEADOWS PHASE II DESIGN GUIDELINES AND DEVELOPMENT STANDARDS, ITEM II.7): THE PROPOSED ARCHITECTURAL FEATURE MARKS THE MID-BLOCK PASSAGE, EMPHASIZES THE BUILDING ENTRY, AND PROVIDES A MASSING BREAK FROM GROUND TO SKY ALONG THE WEST KYNE STREET FRONTAGE. THE VERTICAL ARCHITECTURAL FEATURE INTEGRATES AN OPEN PERGOLA SHADE STRUCTURE AT THE ROOF DECK. ARCHITECTURAL FEATURES ARE AN EXCEPTION TO THE BUILDING HEIGHT LIMIT.

ELEVATOR BULKHEADS ARE EXCEPTIONS TO MAXIMUM BULK RESTRICTIONS PER SAN MATEO CITY CHARTER AND MUNICIPAL CODE ITEM 27.02.060 USE AND BULK RESTRICTIONS.

WILSON MEANY

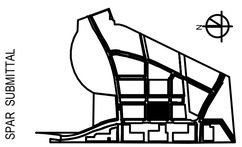
BAY MEADOWS LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 19-504

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
BUILDING ELEVATIONS

1/16" = 1'-0"

MU3

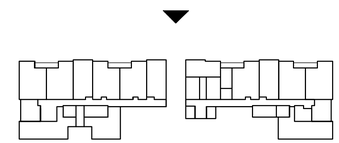
BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

R-A3.02



ELEVATION KEY

LEGEND & NOTES

1	SMOOTH FINISH STUCCO
2	CEMENTITIOUS SIDING
3	VINYL SLIDING DOORS & WINDOWS
4	9" THICK ANODIZED METAL BALCONY PARTITION
5	12" METAL "BROW"
6	GLASS GUARDRAIL AT ROOF DECK
7	ANODIZED ALUMINUM PANELS
8	METAL GUARDRAIL AT BALCONY

NOTE #1:
ARCHITECTURAL FEATURE & ELEVATOR BULKHEAD

ARCHITECTURAL FEATURE (PER BAY MEADOWS PHASE II DESIGN GUIDELINES AND DEVELOPMENT STANDARDS, ITEM II.7):

ELEVATOR BULKHEADS AND STAIRWAY OVERRUNS ARE NOT COUNTED AS PART OF THE HEIGHT / PLATELINE OF THE BUILDING PER SMMC 27.04.080 AND 27.04.386. ELEVATOR BULKHEADS ARE FURTHER LISTED AS EXCEPTIONS TO MAXIMUM BULK RESTRICTIONS PER SAN MATEO CITY CHARTER AND MUNICIPAL CODE ITEM 27.02.060 USE AND BULK RESTRICTIONS.

1 | EAST ELEVATION ALONG KYNE ST

0 4 8 16'

WILSON MEANY

BAY MEADOWS LAND COMPANY

HART HOWERTON
NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 19-504

SPAR SUBMITTAL

SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - ENLARGED BUILDING ELEVATIONS

1 / 8 " = 1 ' - 0 "

MU3

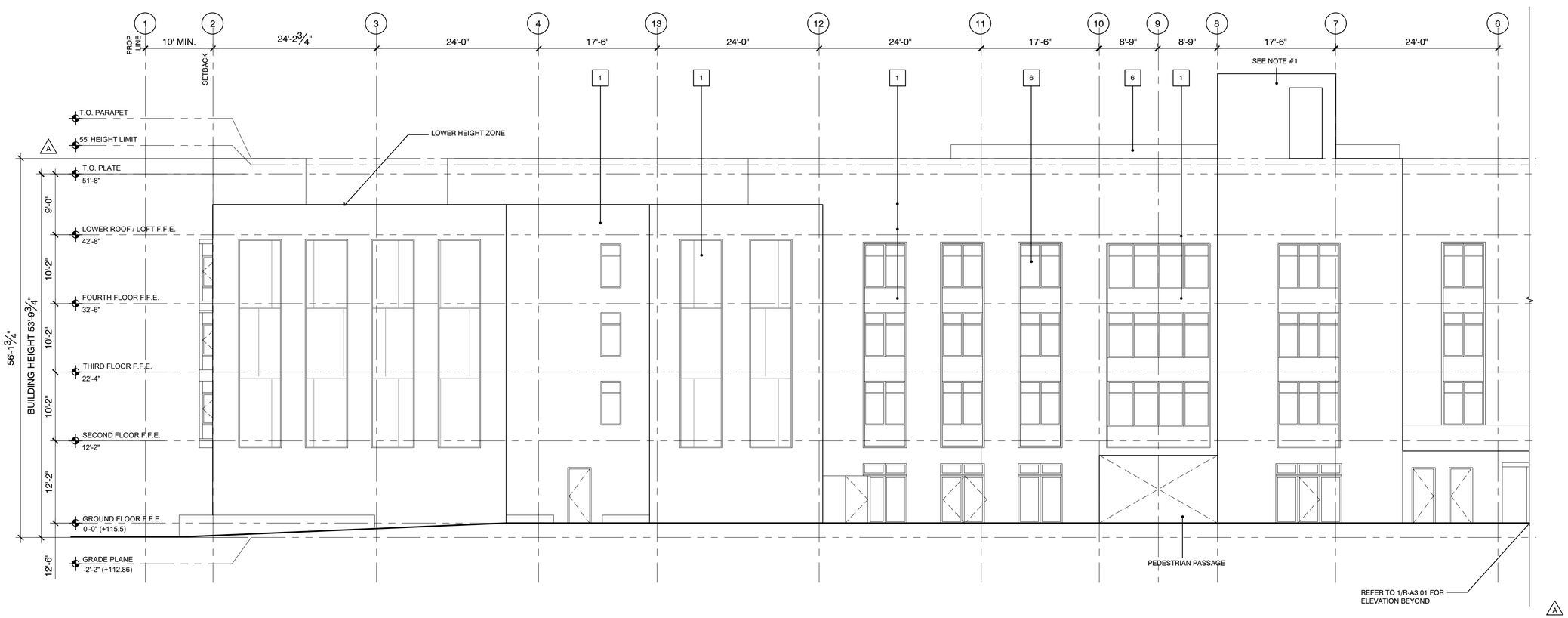
BAY MEADOWS II

SAN MATEO, CALIFORNIA

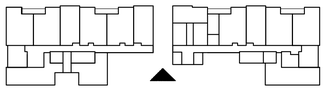
NOT FOR CONSTRUCTION

4/16/2021

R-A3.03



1 | WEST ELEVATION ALONG COURTYARD



ELEVATION KEY

LEGEND & NOTES

1	SMOOTH FINISH STUCCO
2	CEMENTITIOUS SIDING
3	VINYL SLIDING DOORS & WINDOWS
4	9" THICK ANODIZED METAL BALCONY PARTITION
5	12" METAL "BROW"
6	GLASS GUARDRAIL AT ROOF DECK
7	ANODIZED ALUMINUM PANELS
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MU3

B A Y M E A D O W S II

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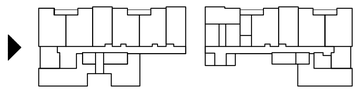
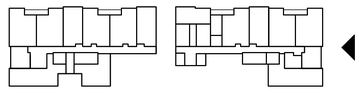
R-A3.04



ELEVATION KEY



ELEVATION KEY

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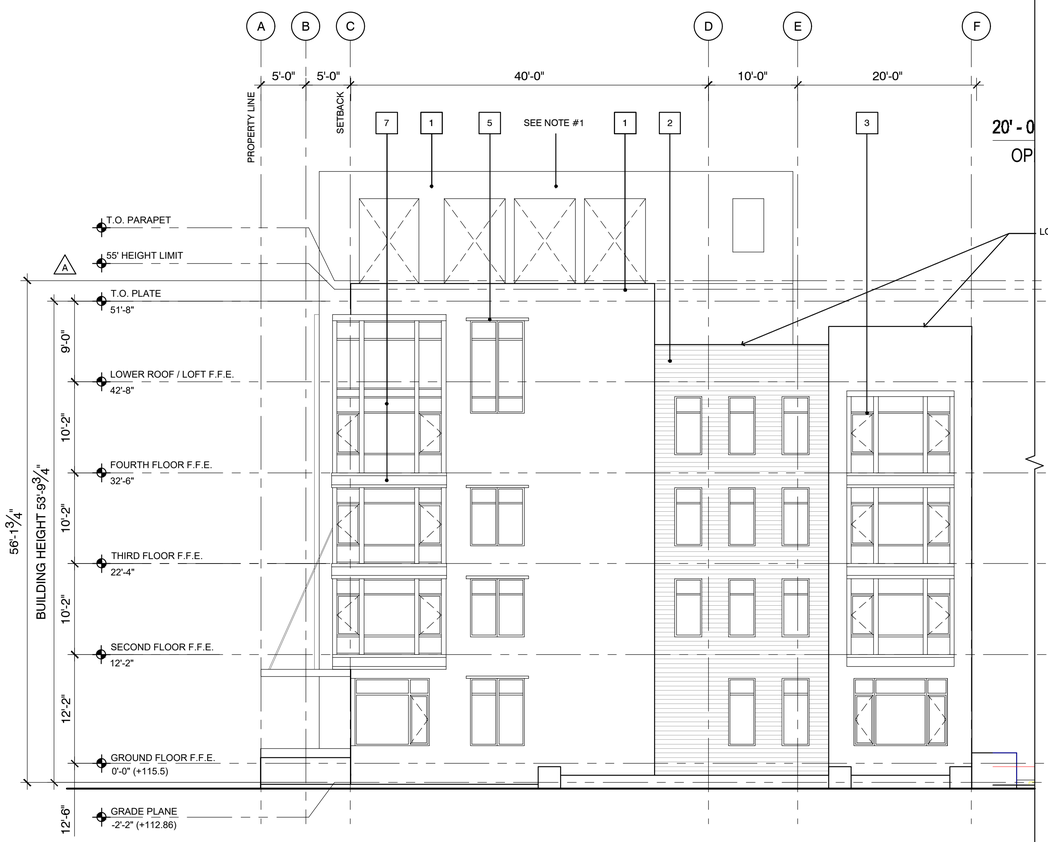

2 NORTH ELEVATION ALONG DERBY ST

2 SOUTH ELEVATION ALONG LANDING ST

0 4 8 16'

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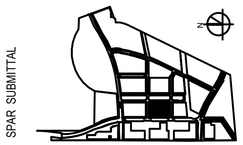

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
ENLARGED BUILDING ELEVATIONS
1 / 8 " = 1 ' - 0 "

MU3

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

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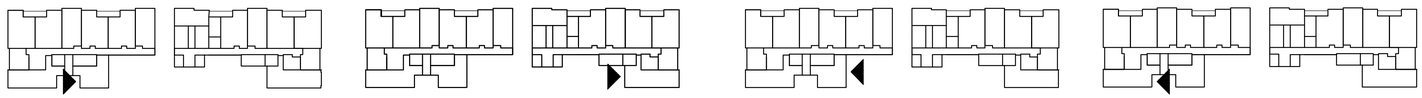

LEGEND & NOTES

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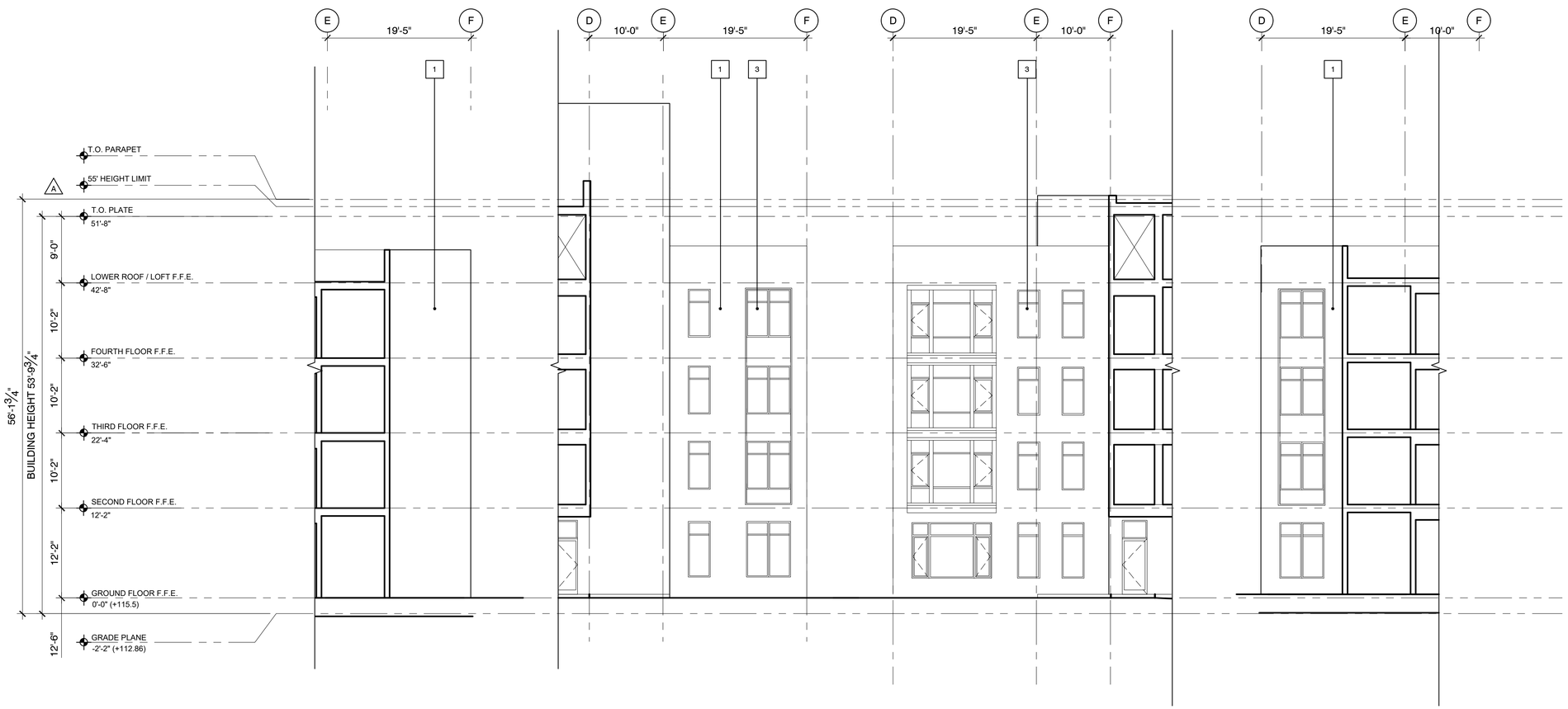

4 | SMALL COURTYARD SOUTH ELEV

3 | MAIN COURTYARD SOUTH ELEV

2 | MAIN COURTYARD NORTH ELEV

1 | SMALL COURTYARD NORTH ELEV

0 4 8 16'

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SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - ENLARGED BUILDING ELEVATIONS

1 / 1 6 " = 1 ' - 0 "

MU3

B A Y M E A D O W S II

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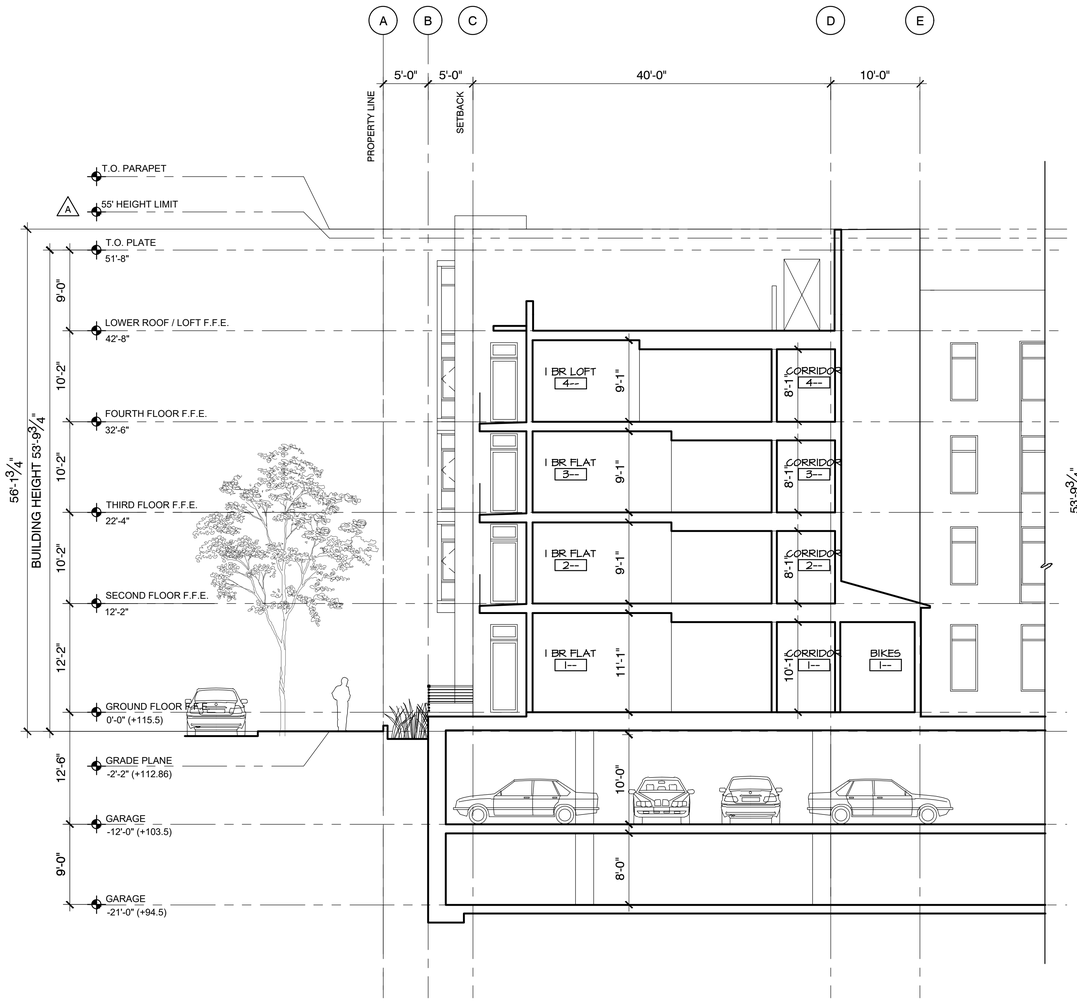
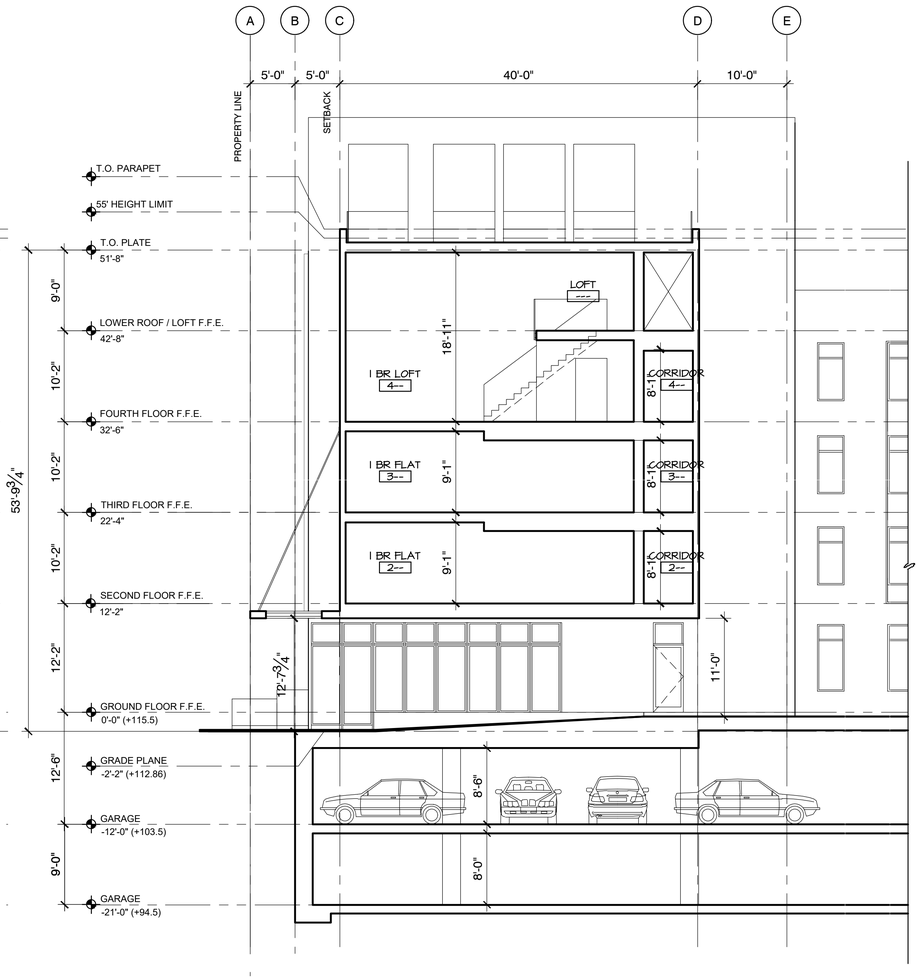
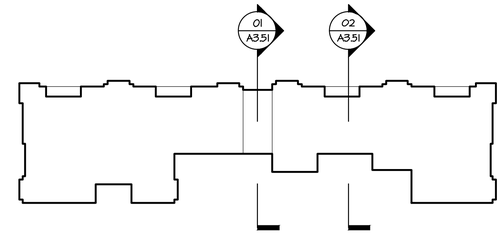
R-A3.06



2 - EAST WEST SECTION B



1 - EAST WEST SECTION A



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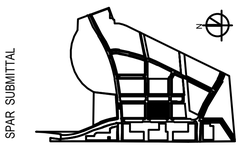

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
BUILDING SECTIONS

1 / 8 " = 1 ' - 0 "

MU3

B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

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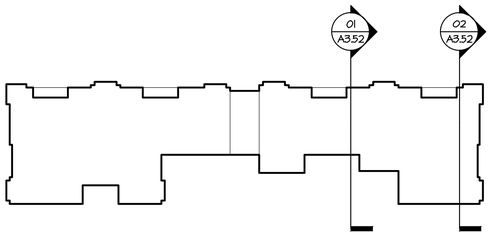
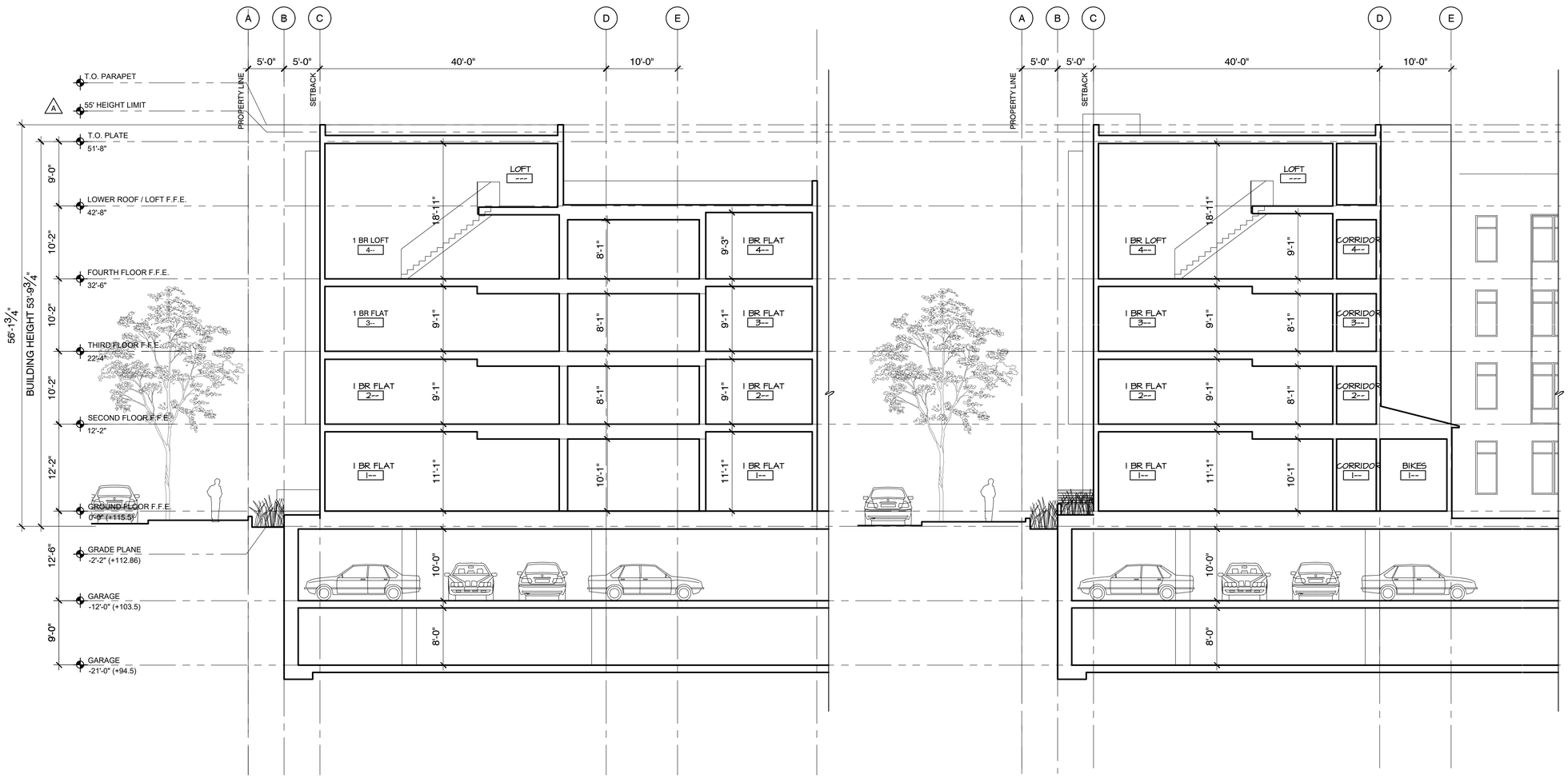
4/16/2021

R-A3.51

0 4 8 16'





2 - EAST WEST SECTION D

1 - EAST WEST SECTION C

0 4 8 16'

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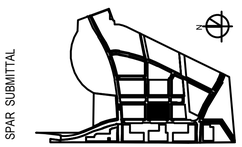
SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
BUILDING SECTIONS

1 / 8 " = 1 ' - 0 "

MU3

B A Y M E A D O W S II

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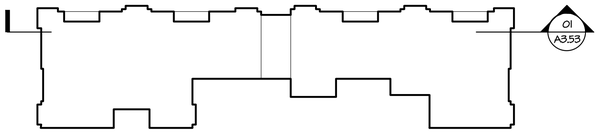
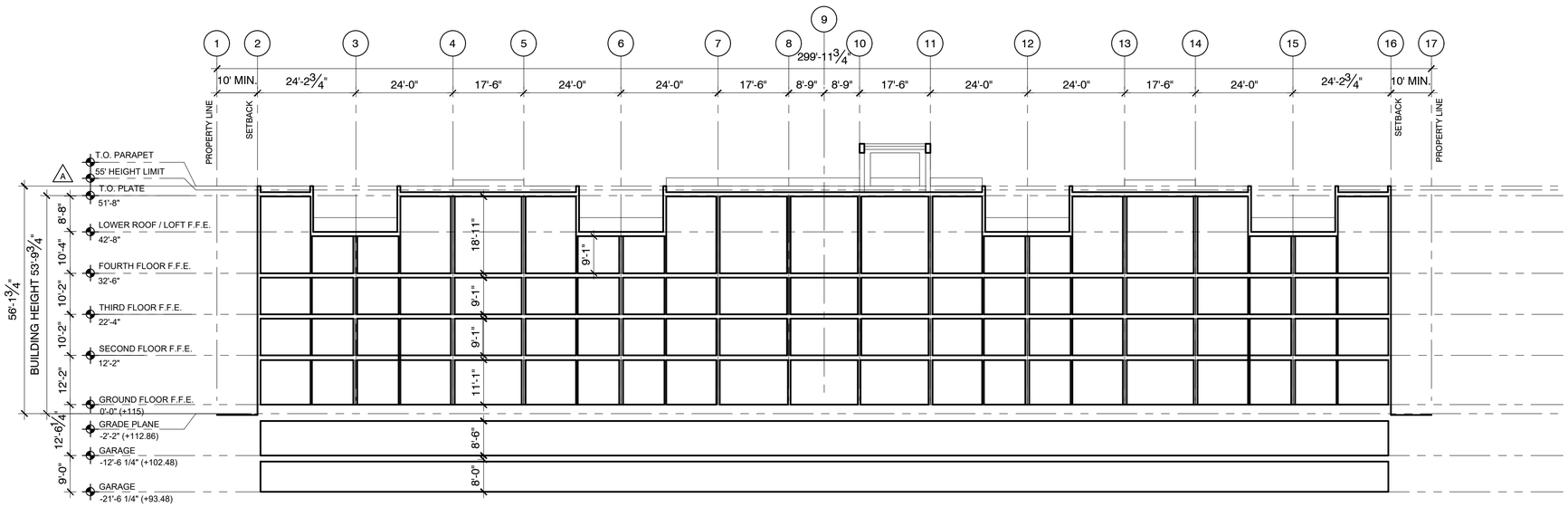
4/16/2021

R-A3.52





1 NORTH SOUTH SECTION

0 8 16 32'

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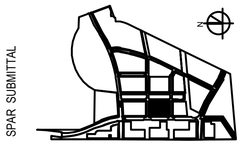

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
BUILDING SECTIONS

1 / 1 6 " = 1 ' - 0 "

MU3

B A Y M E A D O W S II

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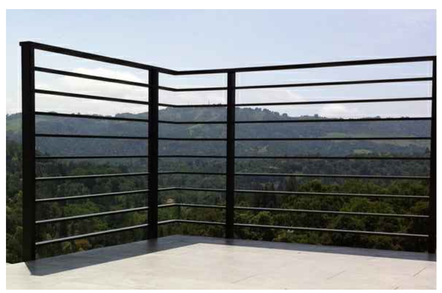
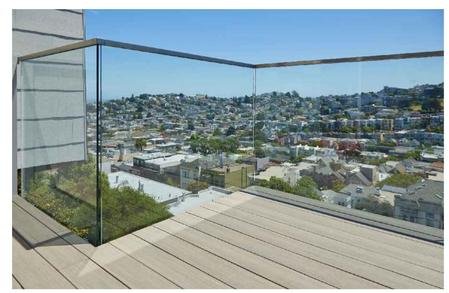
R-A3.53

6 | ENTRY CANOPY REFERENCE 2

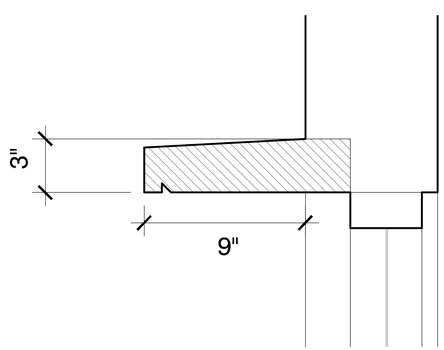
5 | ENTRY CANOPY REFERENCE 1



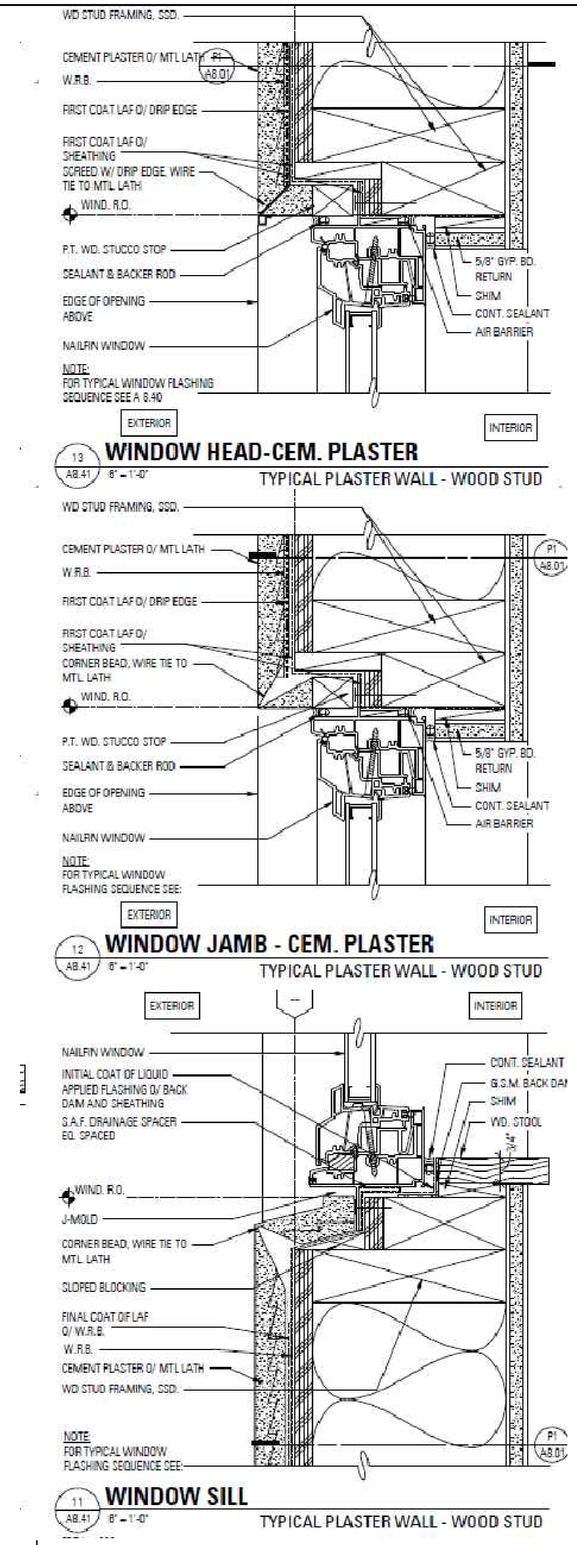
3 | RAILING DETAILS - TYP. BALCONY



4 | RAILING DETAILS - GLASS RAIL AT ROOF



2 | SECTION THROUGH WINDOW OVERHANG



NAIL FIN WALL DETAILS

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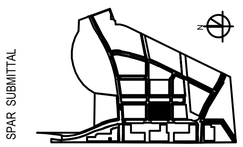
Project No: 19-504

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL - BUILDING DETAILS

6" = 1' - 0"

MU3

BAY MEADOWS II

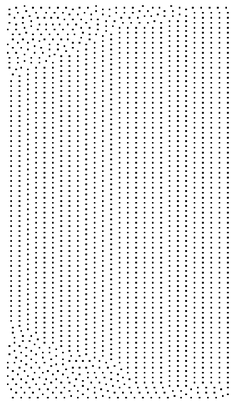
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

R-A5.01

S-1

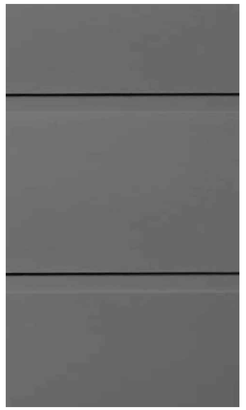


MAJOR WALL AREAS

S-1

PASEO PANELS

C-1



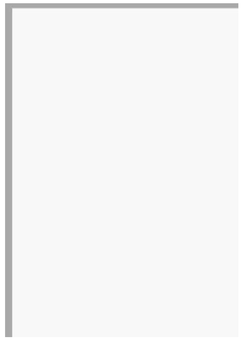
ACCENT AREAS

WALL COLOR

V-1

FRAMES

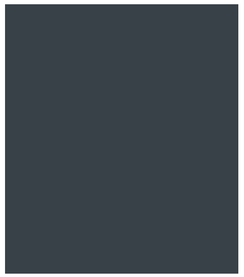
G-1



GLASS

WINDOWS & DOORS

M-1

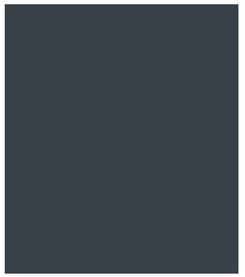


BALCONY ELEMENTS

M-2

RAILINGS

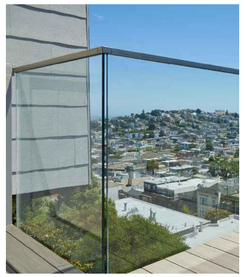
M-3



COLUMNS & PANELS

MISCELLANEOUS METAL

G-2



GLASS GUARDRAIL
AT ROOF DECK

1 EXTERIOR MATERIALS

LEGEND & NOTES

S-1	OFF-WHITE SMOOTH FINISH STUCOO: SIMILAR TO VAPOR BM - AF-35
S-2	LIGHT GREY SMOOTH FINISH STUCCO: SIMILAR TO MARINA GREY BM 1599
C-1	SIDING: SIMILAR TO HARDIE CEMENTITIOUS CHANNEL LAP SIDING, 6-9" EXPOSURE
V-1	VINYL: SIMILAR TO ENVISION SERIES, VPI QUALITY WINDOWS
M-1	METAL: PAINTED WITH COLOR SIMILAR TO RAL 810-6
M-2	METAL: PAINTED WITH COLOR SIMILAR TO RAL 820-6
M-3	METAL: PAINTED WITH COLOR SIMILAR TO RAL 810-6
G-1	GLASS: SIMILAR TO ENVISION SERIES, VPI QUALITY WINDOWS
G-2	GLASS GUARDRAIL: MANUFACTURER TBD

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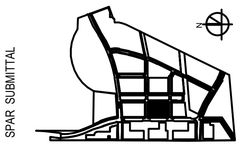

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
EXTERIOR MATERIALS

MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

R-A5.02

4 | UNIT TERRACE PERSPECTIVE

3 | MID-BLOCK PASSAGE PERSPECTIVE - NIGHT

2 | ARCHITECTURAL FEATURE PERSPECTIVE

1 | MID-BLOCK PASSAGE PERSPECTIVE - DAY

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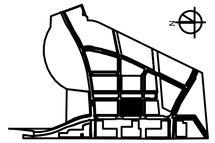


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 RESIDENTIAL -
EXTERIOR PERSPECTIVES

MU3

BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

R-A5.03

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

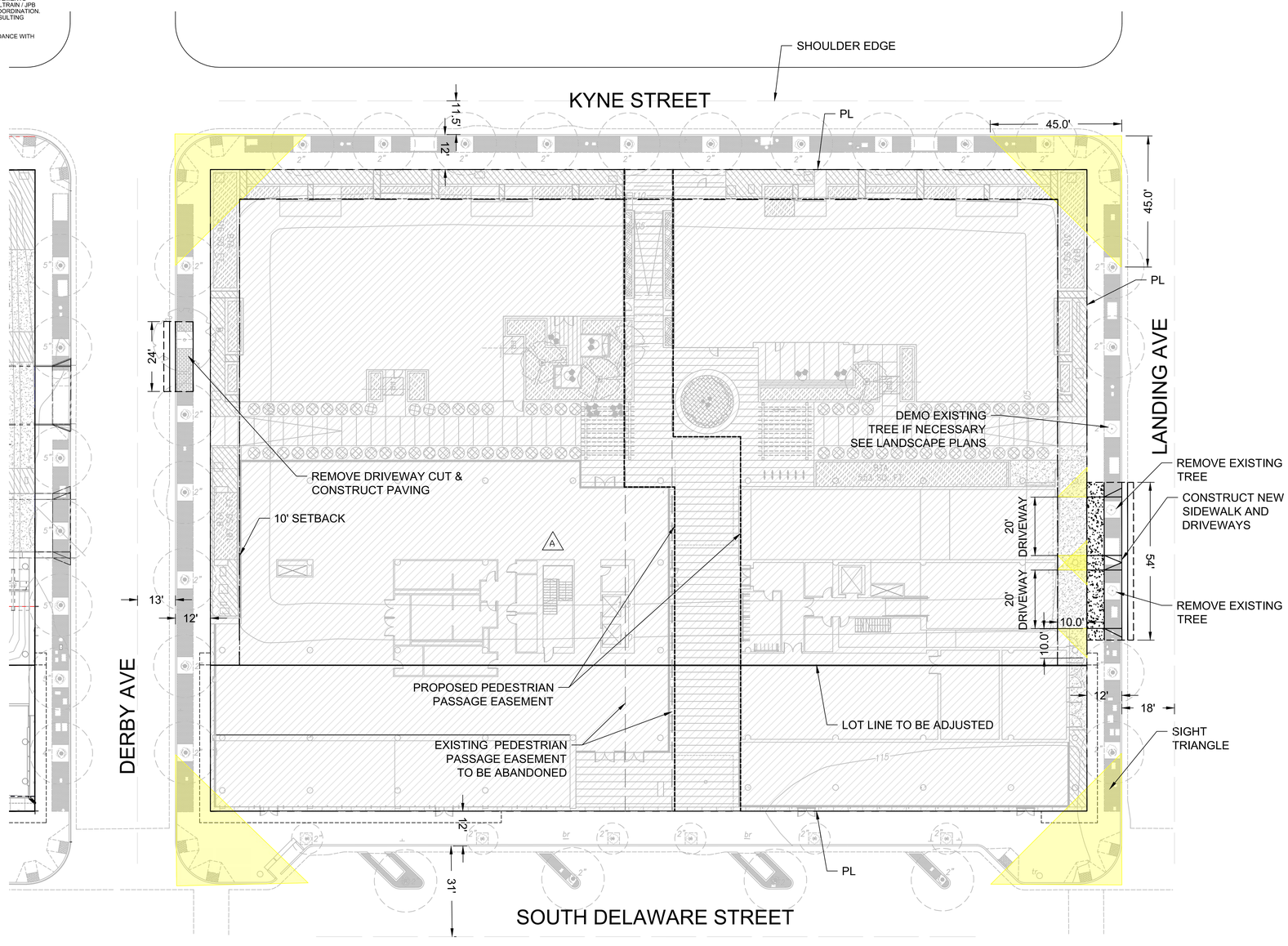
- SD — STORM DRAIN
- G — GAS
- SS — SANITARY SEWER
- E — ELECTRICAL
- W — DOMESTIC WATER
- JT — JOINT TRENCH
- FW — WATER (FIRE)
- FACE OF CURB, BACK OF CURB
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- LIMIT OF BASEMENT GARAGE
- STORM WATER TREATMENT AREA
- PROJECT AREA
- EVA PATH
- SIGHT TRIANGLE
-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

EXISTING

- CONCRETE
- CURB AND GUTTER
- FENCELINE
- TV — UG COMM VAULT
- C — 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

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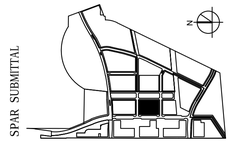


SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 □□ERALL SITE PLAN □
LE□END
1" = 20'

MU3

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

NOT FOR CONSTRUCTION

04/16/2021

C2.0.1

NOTES

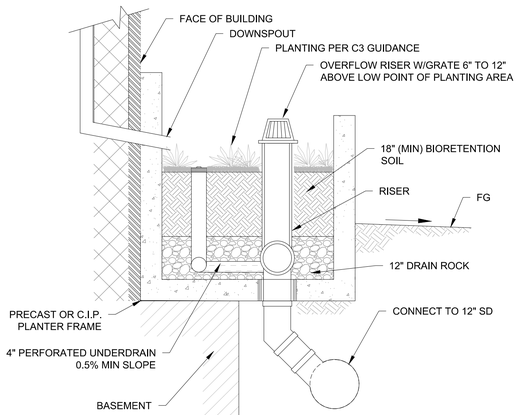
1. REFER TO SHEET C1.0.1 FOR NOTES, LEGEND, AND ABBREVIATIONS.
2. THE GRADING AND STORM DRAIN SYSTEM SHOWN ON THIS PLAN IS ILLUSTRATIVE AND IS TO BE CONFIRMED DURING DETAILED DESIGN.
3. PERMEABLE/IMPERMEABLE AREA CALCULATIONS PROVIDED FOR SPAR PARCEL BLOCK AREA ONLY. THE WET POND LOCATED IN THE COMMUNITY PARK IS THE PRIMARY TREATMENT AND DETENTION FACILITY FOR THE ENTIRE PROJECT, WHICH IS SI□ED 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 □UALITY TREATMENT DEVICES IN THIS BLOCK ARE IN ADDITION TO THE WET POND.
4. APPROXIMATELY 66,000 SF OF SOIL DISTURBANCE.

PERMEABLE/IMPERMEABLE SURFACE CALCULATIONS

SURFACE TYPE	AREA (S□ FT)	AREA (□ OF TOTAL)
PERMEABLE	7,670	12
IMPERMEABLE	5□,170	□□
TOTAL	65,□40	100

STORMWATER TREATMENT SUMMARY

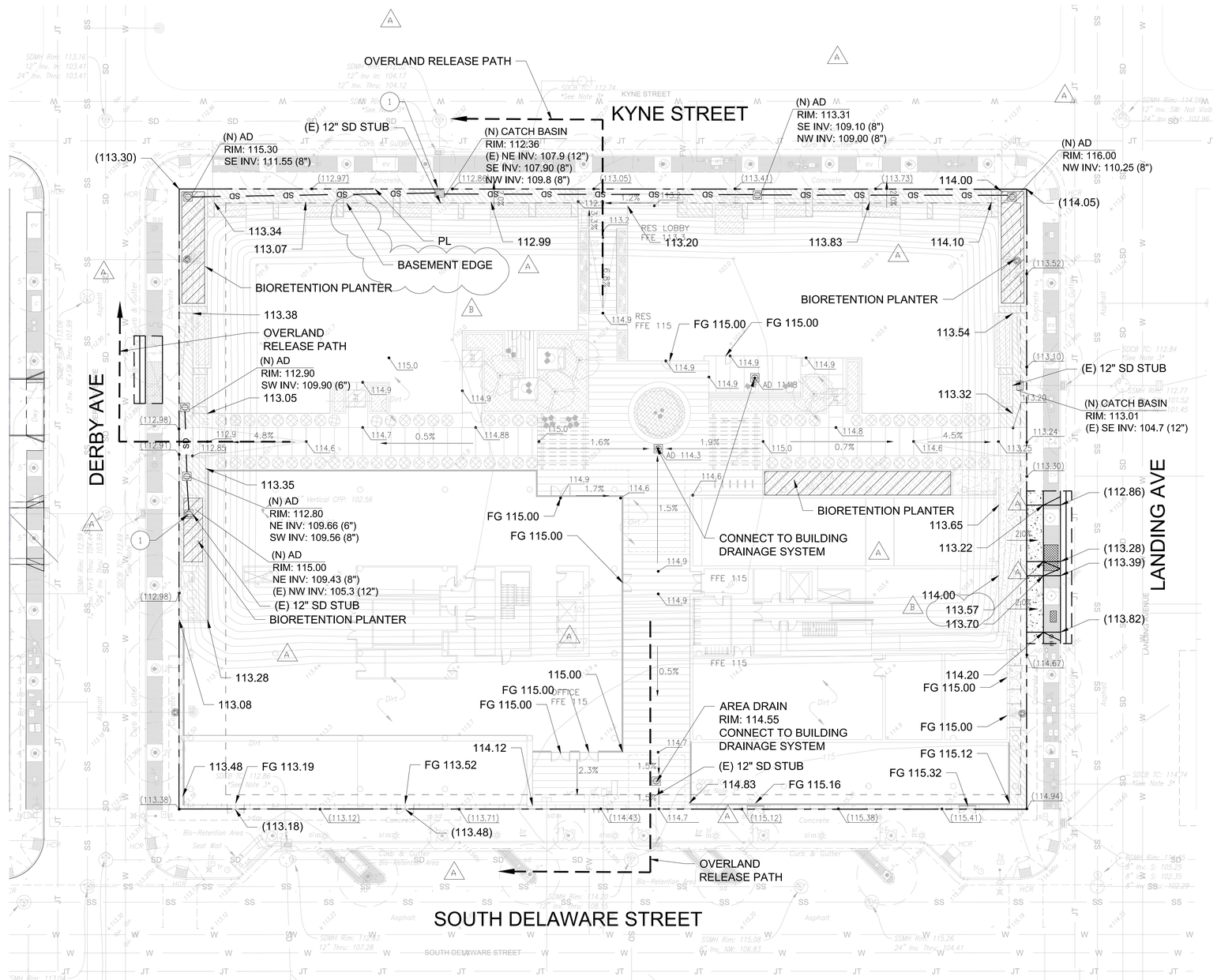
BMP	□UANTITY	AREA (S□ FT)	TREATMENT AREA (S□ FT)
FLOW□THROUGH PLANTER	4	1,330	2□900
BIORETENTION AREA	0	0	0
TOTAL	4	1,330	2□900



A TYPICAL FLOW□THROUGH PLANTER DETAIL
NOT TO SCALE

SHEET NOTES

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



0 20' 40'

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SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 □RADIN□ AND DRAINA□E PLAN

1" = 20"

MU3

BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

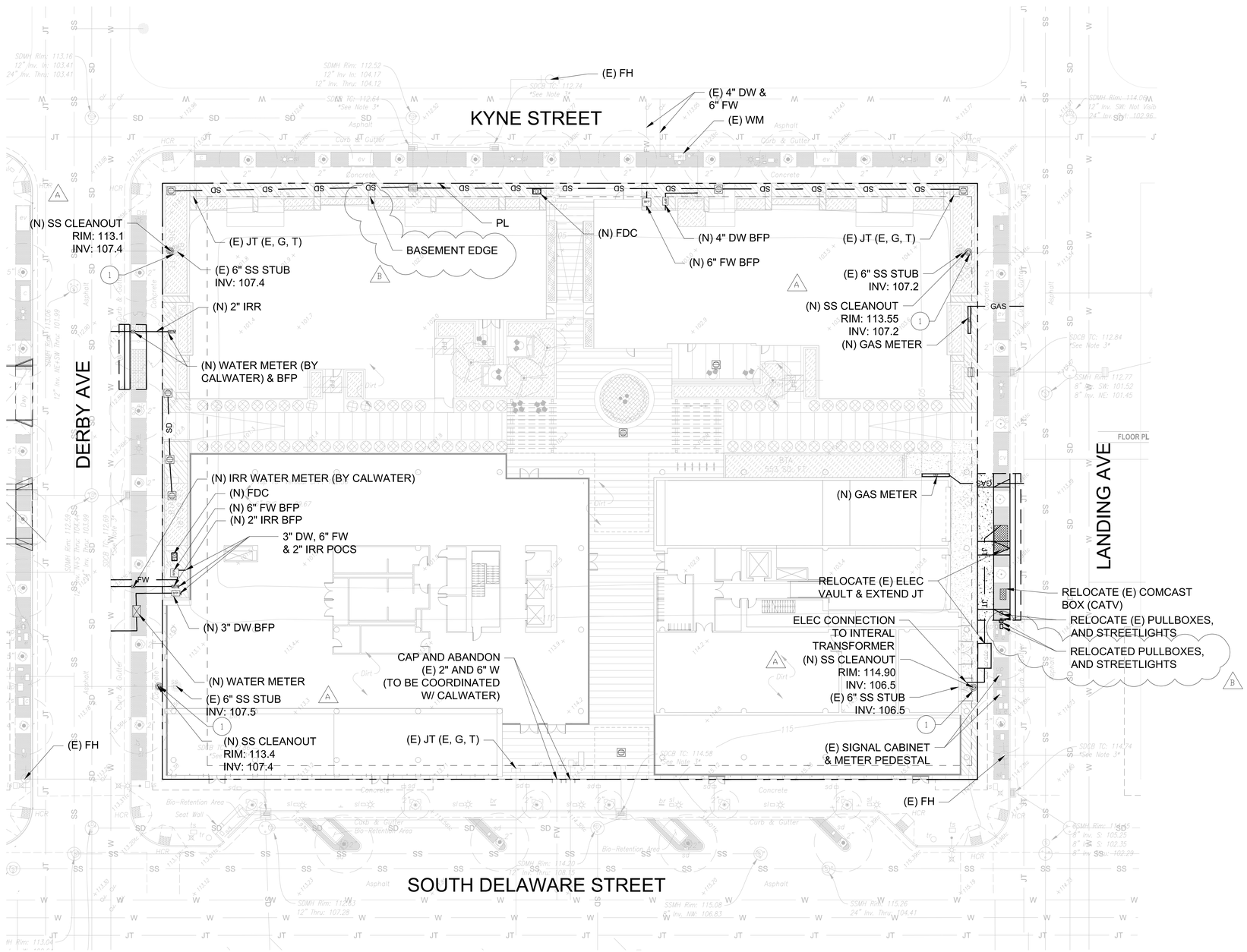
C2.1.1

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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MU3SITE PRELIMINARY UTILITY PLAN

1" = 20"

MU3

BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

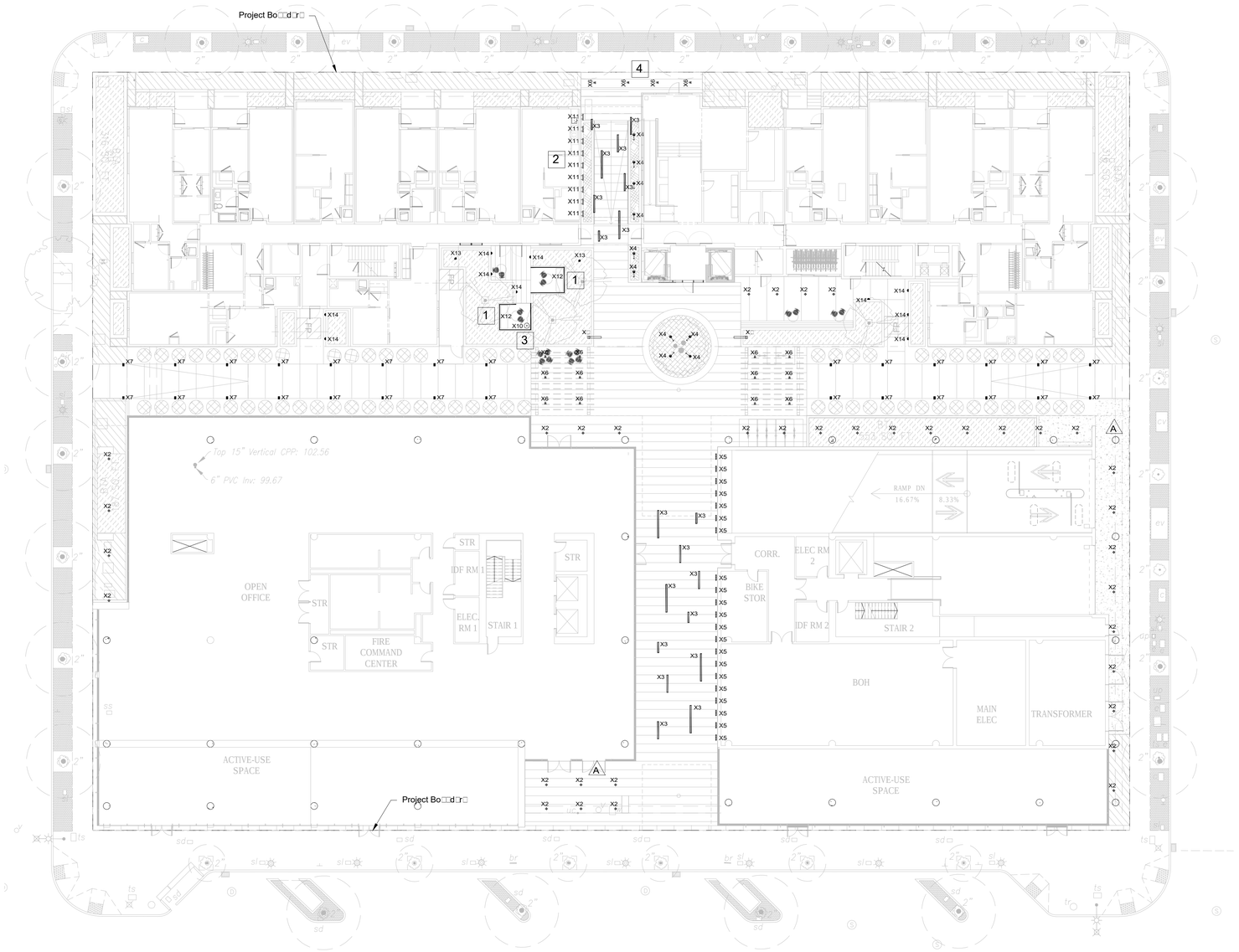
C2.1.2

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 WILL BE MOUNTED WITH WALL ADJUSTABLE CLIPS APPROXIMATELY AT 4" (CENTER OF THE FIXTURE) FROM THE FINISHED GROUND LEVEL.
2. FIXTURE TYPE X11 TO BE MOUNTED WITH WALL BRACKET AT 5" (CENTER OF THE FIXTURE) FROM THE END OF FURNITURE
3. FIXTURE TYPE X10 TO BE POWERED ON VIA WALL PLUG OR HARD WIRED (TBD).
4. FOR LIGHTING FIXTURE TYPE "X6" □FIXTURE SHALL BE MOUNTED TO THE CANOPY STRUCTURAL STEEL SECTION.



LUMINAIRE SCHEDULE

SYMBOL	TYPE	IMAGE	MANUFACTURER	DESCRIPTION	SI□E	WATTAGE	LAMP	FIXTURE RATING	FINISH	NOTES
	X2		USAI	Ce□□□ rece□ed ro□□d do□□□□t□	4" d□□□5.5" de□t□	9W	LED 4000K	UL Wet	F□□re □□□□ to □□tc□□o□er□□□ □□□□	
	X3		A□□	Ce□□□ rece□ed □□e□r □□□re	4" □dt□□ Co□t□□o□□ a□□t□□□er dr□□□□	5.5W/□	LED 4000K	UL Wet	F□□re □□□□ to □□tc□□ce□□□ □□□□	
	X4		B□K L□□t□□□	E□ter□or □□ot□□□t□or □□□□ □□ce□t □□□□□ (□□□ □o□e□co□□ □ □□□□e)	3" d□□ □□"	12W	LED 4000K	IP65 / IK0□/ UL L□□ted	A□t□□□e □r□□□ □o□□der	
	X5		Be□□	L□e□r □□□r□de W□□□ □r□□e	21" □3.25" □5"	15□W	LED 4000K	IP67 / NRTL Wet	St□□□e□□Stee□	
	X6		B□K □□□t□□□	Do□□□□□t □o□□□ted to tre□□□ □r□ct□re	C□□o□□□ 6.5" d□□ □2:35", □e□d: □" □3"	12W	LED 4000K	IP65 / UL □□ted	F□□re □□□□ to □□tc□□tre□□□ □□□□	
	X7		He□□	Linear bollard with 180° d□r□□□t□□	6" □9.5" □36" □	11W	LED 4000K	CSA Wet	A□t□r□c□te □re□	
	X□		He□□	Pede□tr□□□ □c□□e □o□e □□□□□	6.3" □43.7" □15□ □	72W	LED 4000K	IP65	A□t□r□c□te □re□	
	X10		V□□□	O□tdoor □bor □□□ □	23.5" d□□ □75" □	25W	LED 2700K	IP 64 / UL □□ted	Stee□ □od□□co□□rete □□□ □□□ □ro□□ d□□□er	P□□□□ □□t□re
	X11		Be□□	W□□□ o□□ted □□e□r □ □□r□□er	20.5" □4.5" □ 2.25"	16□W	LED 4000K	IP65	F□□re □□□□ to □□tc□ □dj□ce□t □ □□□□□	
	X12		Led L□□r	W□□□ o□□ted □□d □te□r□□to □□□□□e □□e□7 □□□□□□ □ □□□□□□□, □□d □□□□ o□□ted □te□□□□t. F□□ct□□□/ □□□□c□to□ de□e□d□□t□ □□oc□to□□	0.77" □1.06" □ e□□□□erd□□	3.2W/□	LED 2900K	IP67	St□□□e□□Stee□	F□□re □□□ re□□ote dr□er (to □e □rotected □ Ne□□AX □□c□□re or □□□de t□e □□□d□□)
	X13		Te□□l□□□ □□□to□	Gro□□d □□r□□ce □□□ □□□t	6.5" d□□2□□	7W	LED 4000K	IP65 / UL □□ted	Bro□□e □r□□□e	F□□re □□□ re□□ote dr□er (to □e □rotected □ Ne□□AX □□c□□re or □□□de t□e □□□d□□)
	X14		Be□□	W□□□□r□□e □o□□ted □□□ □□□t□□	□" □4.75" □3"	2W	LED 4000K	IP65	F□□re □□□□ to □□tc□CMU □□□ter □□□	

F□□t□re Sc□ed□□e

A□□□□□ □□□re□to □e □or □□e □□o□tdoor co□d□t□o□, □et □oc□t□o□, □t□ □□□ □ted □□□re□□ □er□ □tted.

0 20 40 Feet

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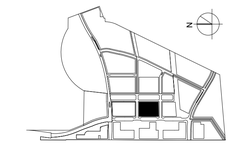
HART HOWERTON NEW YORK · SAN FRANCISCO

Perkins&Will

Project No: 491910.000



SPAR SUBMITTAL

SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 SITE PRELIMINARY LIGHTING PLAN
SCALE:1"□20□

MU3

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

NOT FOR CONSTRUCTION

04/16/2021

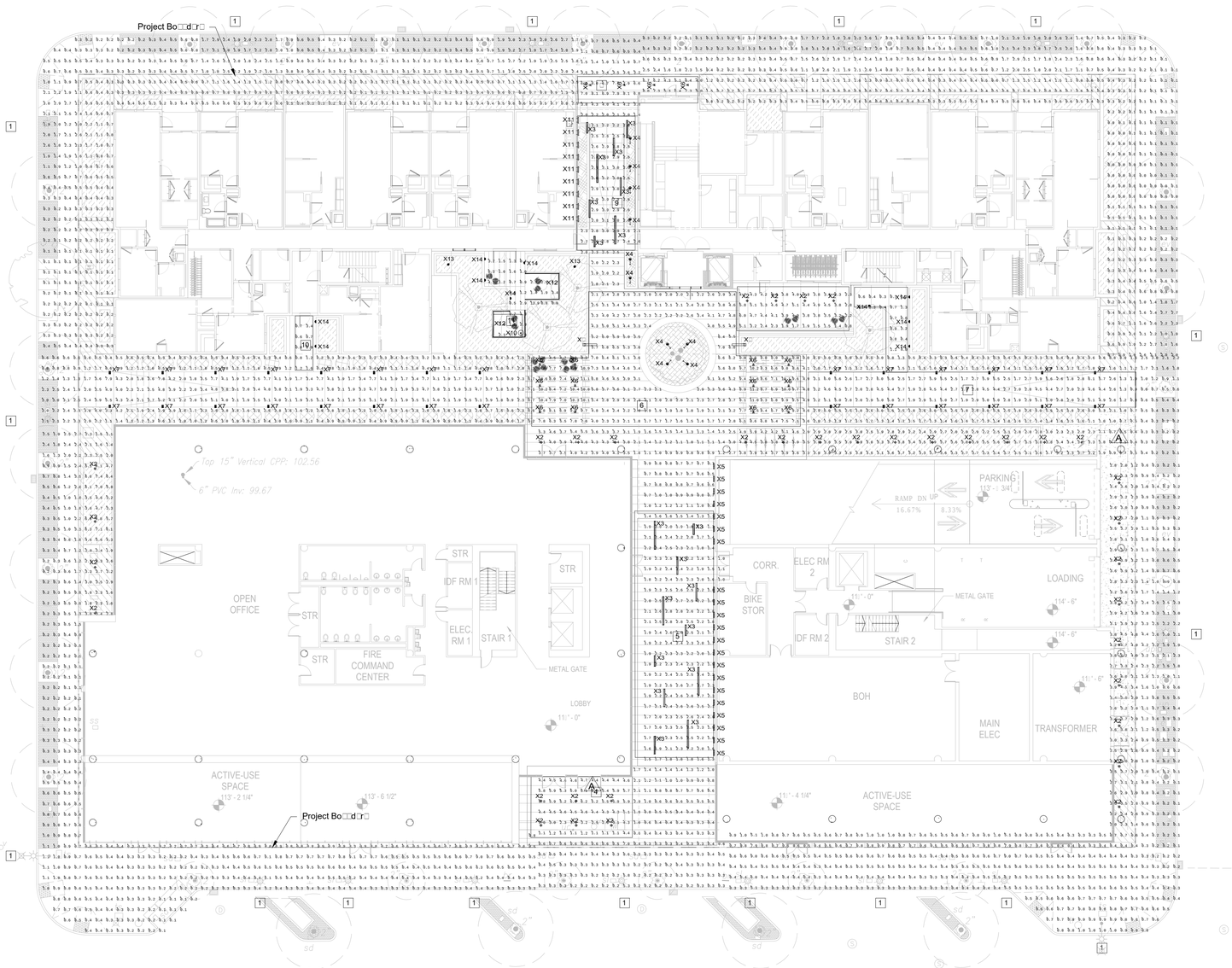
E2.1.1

DESIGN CRITERA

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

MU3 CALCULATION SUMMARY TABLE

	AREA	AVG. (FC)	MIN. (FC)	AVG : MIN. RATIO
4	MU3 S. DELAWARE ST ENTRANCE	4.0	1.0	4.1:1
5	MU3 COMMERCIAL PORTAL	2.1	1.3	1.6:1
6	MU3 CENTRAL PLA□A	5.0	1.5	3.4:1
7	MU3 SOUTH□NORTH AXIS PASEO	3.5	1.5	2.3:1
□	MU3 RESIDENTIAL W KYNE ENTRANCE	6.1	1.□	1.6:1
9	MU3 RESIDENTIAL PORTAL	2.7	2.0	1.4:1
10	MU3 RESIDENTIAL PATHWAY	1.4	0.6	2.4:1
11	MU3 RESIDENTIAL GARDEN ROOM	2.3	1.5	1.6:1



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.
3. PHOTOMETRIC CALCULATIONS INCLUDE LIGHT CONTRIBUTION FROM FIXTURE TYPES X2, X3, X6, X7, X12 AND X14 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 PROVIDED FOR INFORMATIONAL PURPOSES.
6. FIXTURE TYPE X3 DIMMED TO 60□ OUTPUT IN THE CALCULATION.

KEYED NOTES

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

4 MU3 SOUTH DELAWARE STREET ENTRANCE. CALCULATION SUMMARY RESULT ARE CONTAINED WITHIN THE DASHED LINE.

5 MU3 COMMERCIAL BUILDING PORTAL. CALCULATION SUMMARY RESULT ARE CONTAINED WITHIN THE DASHED LINE.

6 MU3 CENTRAL PLA□A.CALCULATION SUMMARY RESULT ARE CONTAINED WITHIN THE DASHED LINE.

7 MU3 SOUTH □NORTH AXIS PASEO. CALCULATION SUMMARY RESULT ARE CONTAINED WITHIN THE DASHED LINE.

□ MU3 RESIDENTIAL WEST KYNE STREET ENTRANCE. CALCULATION SUMMARY RESULT ARE CONTAINED WITHIN THE DASHED LINE.

9 MU3 RESIDENTIAL PORTAL. CALCULATION SUMMARY RESULT ARE CONTAINED WITHIN THE DASHED LINE.

10 MU3 RESIDENTIAL PATHWAY. CALCULATION SUMMARY RESULT ARE CONTAINED WITHIN THE DASHED LINE.

11 MU3 RESIDENTIAL GARDEN. CALCULATION SUMMARY RESULT ARE CONTAINED WITHIN THE DASHED LINE.

NOTE: REFER TO E2.1.1 FOR FIXTURE SCHEDULE.

0 20 40 Feet

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HART HOWERTON
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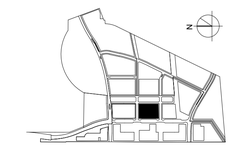
Perkins&Will

Project No: 491910.000



SPAR SUBMITTAL

SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

MU3 SITE PRELIMINARY PHOTOMETRIC LIGHTING PLAN
SCALE: 1"□20□

MU3

B A Y M E A D O W S II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

04/16/2021

E2.1.2

WILSON MEANY

BAY MEADOWS LAND COMPANY

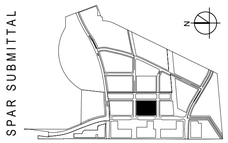
HART HOWERTON
NEW YORK · SAN FRANCISCO

Perkins&Will

CMG Landscape Architecture

Project No: PER1902

SPAR SUBMITTAL



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"

MU3

BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

L1.0.1

P1 — Concrete Unit Paver - Type A

P2 — CIP Concrete - Courtyard Paving

P3 — Tile Pavers

P4 — Decorative Gravel

P3 — CIP Concrete - Sidewalk & General

E1 — Planter Wall A - CMU

E2 — Planter Wall B - Concrete at Residential Perimeter

E3 — Planter Pot

E4 — Precast concrete planter and bench

E5 — Bench

E6 — Bike Racks

LEVEL 1 - MATERIALS SCHEDULE

SITE PAVING

TAG	SYMBOL	DESCRIPTION	TYPE / PRODUCT
P1		Concrete Unit Paver - Type A	3"x 9" x 4" 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 over lightweight foam fill.
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		Tile Pavers	12" x 12" x 1" Porcelian tile paver. Specstone Inc. or sim. Epoxy set on CIP concrete subbase over lightweight foam fill.
P4		Decorative Gravel	½" decorative gravel. Natural stone TBD. 3" deep layer over filter fabric and lightweight foam fill.
P5		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.
P6		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.

SITE ELEMENTS

TAG	SYMBOL	DESCRIPTION	TYPE / PRODUCT
E1		Planter Wall A - CMU	Ground Face Concrete Masonry Unit Planter Wall and drainage base, 36" tall from top of substurcture, varies 12" - 24" thick, provide waterproofing, drain mat, planter drain (1 per 1000 SF planter area)
E2		Planter Wall B - Concrete at Residential Perimeter	CIP Concrete Planter Wall and drainage base, height variable, 8" thick, provide waterproofing and drain mat, drain structure per civil.
E3		Planter Pot	Precast concrete planter product. QCP Cascade Round, various sizes: QR-CE6048P and QR-CE4842P.
E4		Precast concrete planter and bench	Precast concrete segmented planter wall with integrated hardwood bench seats, 20" high from finish surface, 42" thick, provide CIP concrete drainage base, waterproofing, drain mat, and planter drain.
E5		Bench	Manufactured bench: Landscape Forms Neoliviano, 69" long, backed wood and steel bench with armrests; or similar to be determined
E6		Bike Racks	In-ground mount, circular, stainless steel rack. Welle Circular Rack, Round Pipe Model: WCR02-IG-SS
E7		Trellis Structure	Manufactured shade trellis structure. 20' x 16' x 12'.
E8		Cafe Seating	TBD
E9		Wood Screen	3' tall wood plank screen set on concrete planter wall
E10		Wood Fence and Gate	3' tall wood plank fence and gate
E11		Wood Bench	Wood bench mounted to concrete planter wall

A

MU3 Open Space Table	
Type	**Area (SQ. FT)**
Paved Area	10,529
Planting Area	7,519
Total Open Space Area	18,048

WILSON MEANY

BAY MEADOWS LAND COMPANY

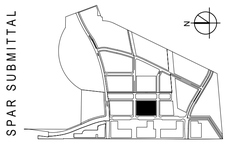
HART HOWERTON NEW YORK · SAN FRANCISCO

Perkins&Will

CMG Landscape Architecture

Project No: PER1902

SPAR SUBMITTAL



SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT

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

MATERIAL SCHEDULE - SITE LEVEL

NTS

MU3

BAY MEADOWS II

SAN MATEO, CALIFORNIA

NOT FOR CONSTRUCTION

4/16/2021

L1.1.0

MATERIALS SCHEDULE - ROOF LEVEL

SITE PAVING

TAG	SYMBOL	DESCRIPTION	TYPE / PRODUCT
P1		Pre-Cast Concrete Pavers	Precast concrete pavers: 24"x24"x2.5". Pedestal support system (Bison IP or sim.)
P2		Wood Deck Pavers	Hardwood Deck Tiles on Pedestal system - Bison IP 24" x 24" FSC 100% Massaranduba Wood Tile - Ribbed, Bison IP pedestal system; or similar

SITE ELEMENTS

TAG	SYMBOL	DESCRIPTION	TYPE / PRODUCT
E1		Planter	Manufactured GFRC Planter, 120"x30"x42": Tournesol Siteworks WCR-1203042-GFRC with CWM-R2020-4k Irrigation system. Set on shims with support curb or pedestals to match flush with paver height.
E2		Bar with Sink and Grill	Pre-cast concrete bar top and casework with light steel framing. Manufactured gas grill and sink.
E3		Built-in Bar	Pre-cast concrete bar top with steel supports.
E4		Fire Pit	Manufactured pre-cast concrete fire feature. Manufacture & model TBD.

SITE FURNISHING

TAG	SYMBOL	DESCRIPTION	TYPE / PRODUCT
F1		Tall Bar Stools with Back	TBD
F4		Tall Dining Table	TBD
F5		Modular Lounge Seating	TBD
F7		Large Bistro Seating	TBD
F9		Outdoor Bean Bag / Poof	TBD
F10		Outdoor Coffee Table	TBD

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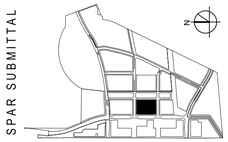

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MATERIAL SCHEDULE - ROOF LEVEL

NTS

MU3

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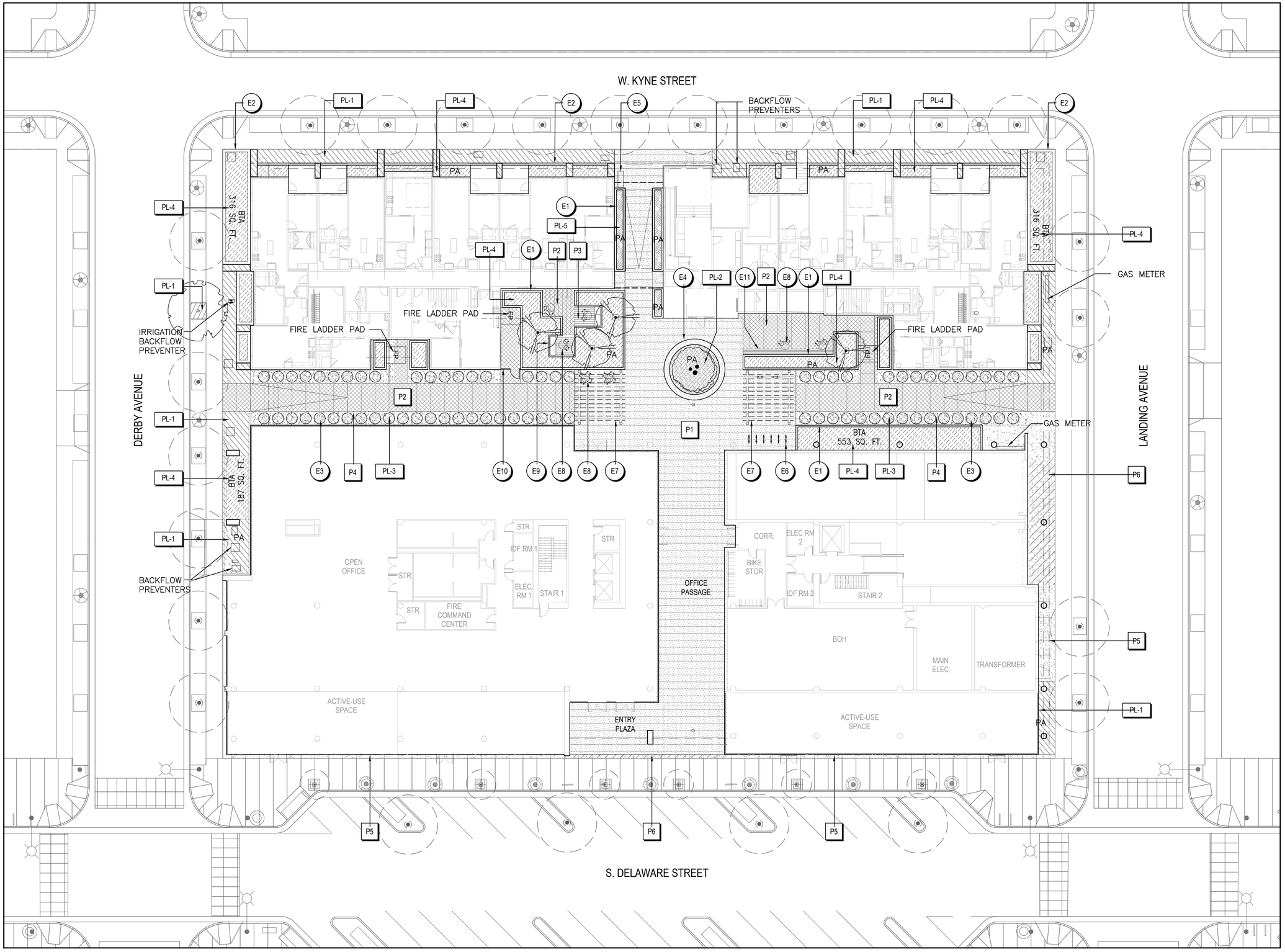
L1.1.01



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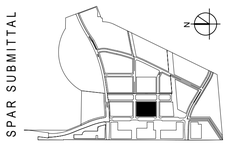

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LANDSCAPE MATERIAL AND PLANTING PLAN - SITE LEVEL

1/16" = 1'-0"

MU3

BAY MEADOWS II

SAN MATEO, CALIFORNIA

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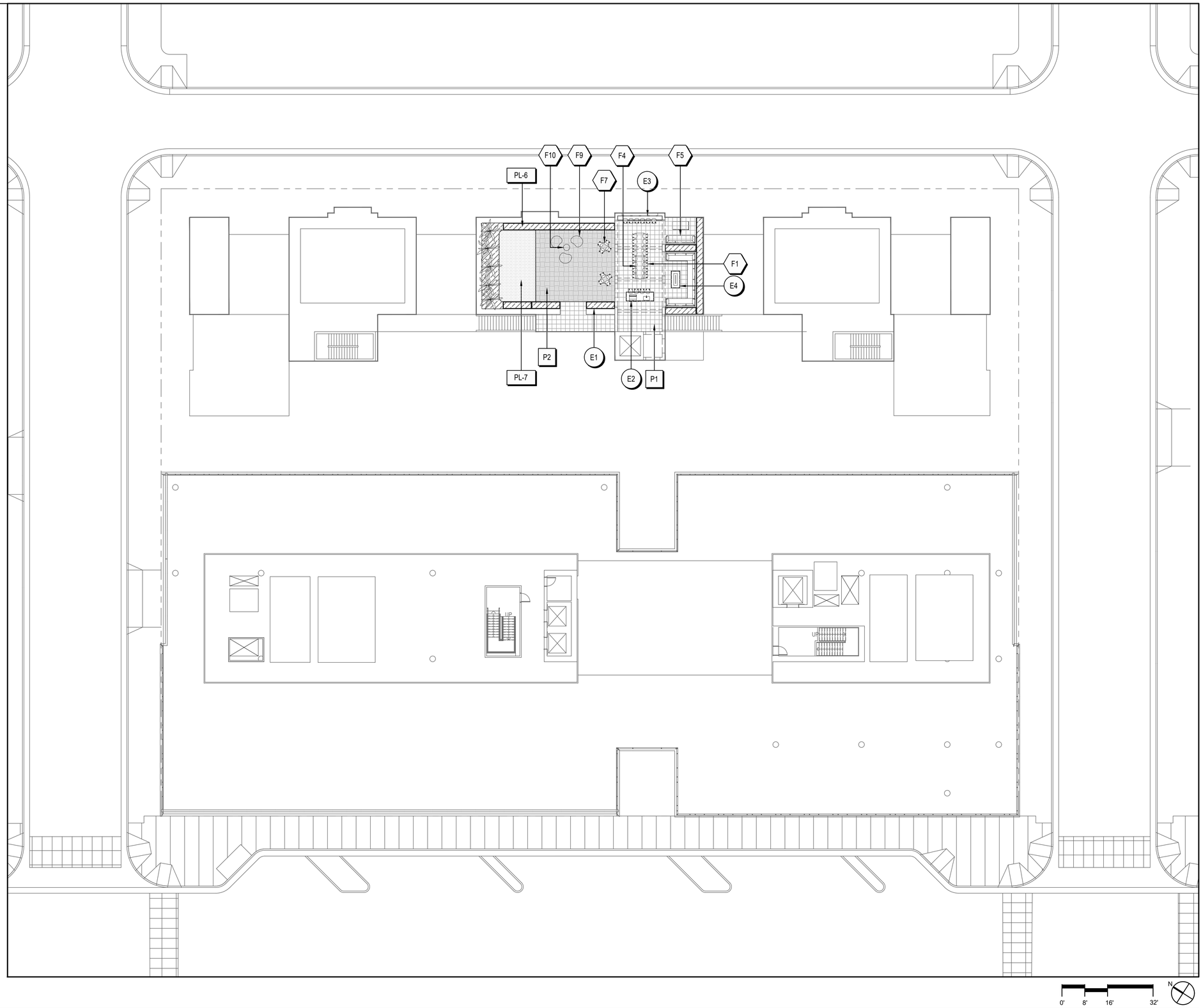
4/16/2021

L1.1.1



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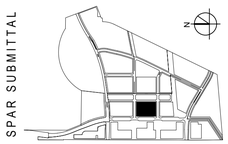

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LANDSCAPE MATERIALS AND
PLANTING PLAN - ROOF LEVEL

1/16" = 1' - 0"

MU3

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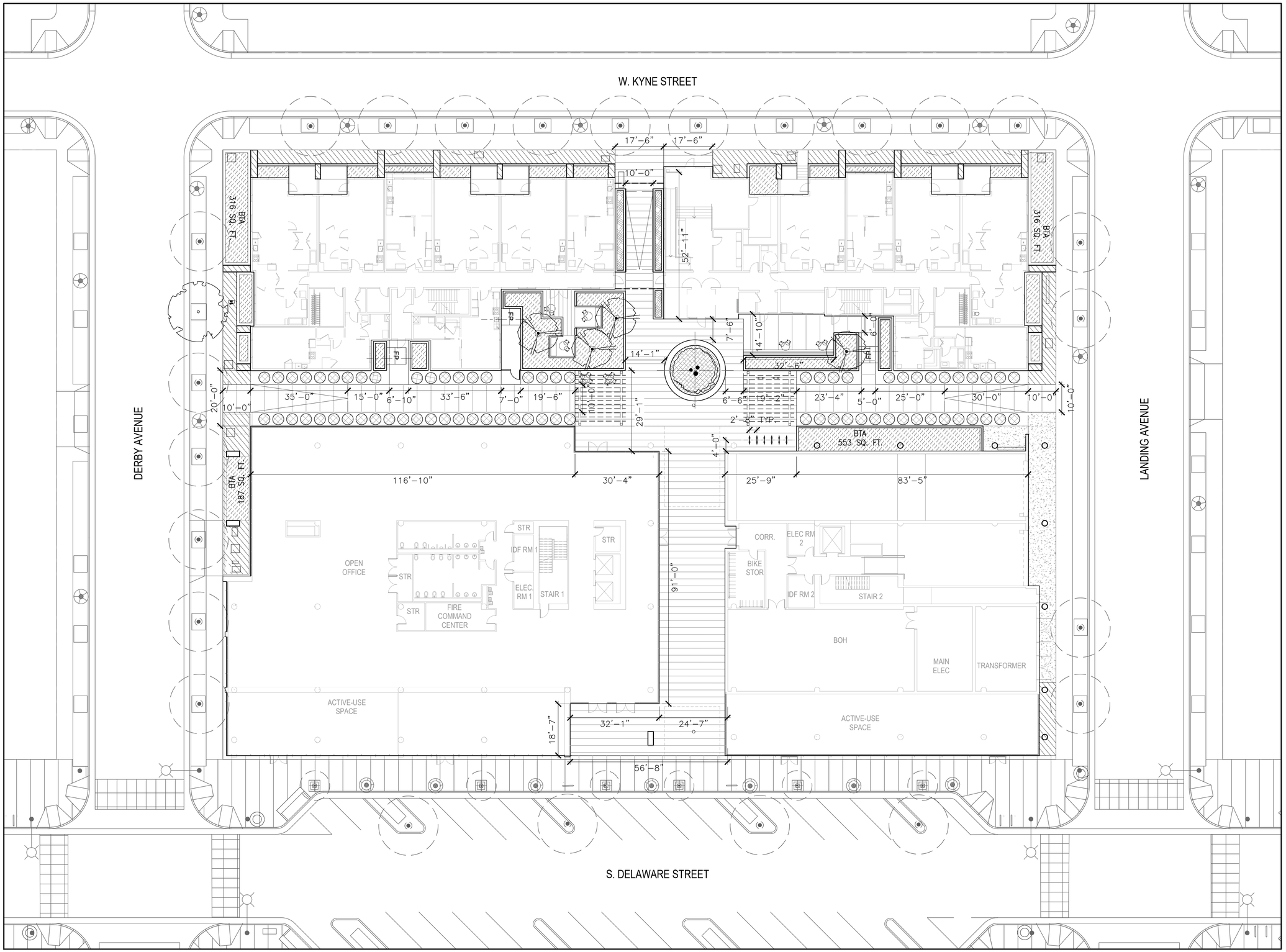
L1.1.2



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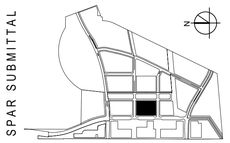

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LAYOUT PLAN - SITE LEVEL

1/16" = 1'-0"

MU3

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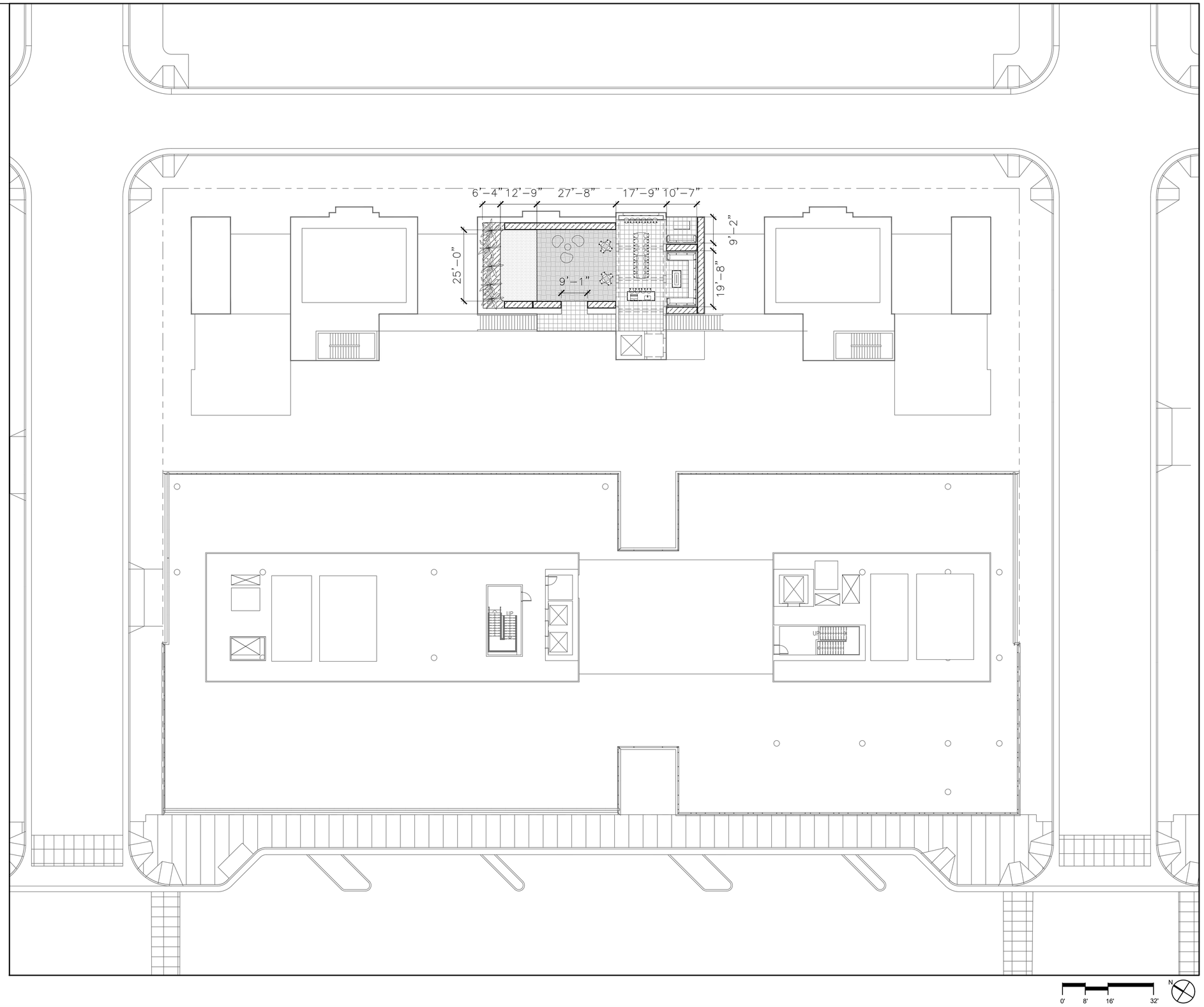
L1.2.1



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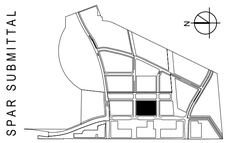

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L1.2.2

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 lomarriifolia


Catalina currant - Ribes viburnifolium


Snowberry - Symphocarpos albus


Island Alum root - Heuchera maxima


Foothill Sedge - Carex tumulicola


Pink Japanese Dogwood - Cornus kousa 'Satomi'

Specimen Tree
Deciduous, 20' high & tall, part shade, summer blooming white flowers.


Red Fescue - Fescue rubra

Specimen Understory
No-mow fescue lawn & variegated grass background


Varigated Carex - Carex morrowii var.


Japanese Auralia - Fatsia japonica

Covered Passagway
Full shade evergreen, open texture, 4'-6' tall

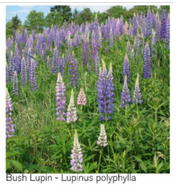

Australian Tree Fern - Cyathia cooperi


Giant Chain Fern - Woodwardia fimbriata

Planter pots
Tree ferns: part shade, upright, overhead shade, immersive


Island Alum root - Heuchera maxima


Bears Breech - Acanthus mollis


Bush Lupin - Lupinus polyphylla

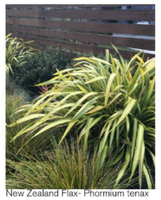

Snowberry - Symphocarpos albus


Sword Fern - Polystichum munitum


Foothill Sedge - Carex tumulicola

Residential and Stormwater Planting


Kohuhu - Pittosporum tenuifolium


New Zealand Flax- Phormium tenax

Planter Shrubs
Evergreen, wind resistant and screening

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				2,083 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	DOGWOOD UNDERSTORY				254 SF
		CAREX MORROWII VAR.	VARIGATED CAREX	5 GAL	8'	
		FESTUCA RUBRA	RED FESCUE	5 GAL	5'	
	PL-3	PASSAGEWAY FERNS				905 SF
		CYATHIA COOPERI	AUSTRALIAN TREE FERN	24" BOX	5'	
		WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	15 GAL	4'	
	PL-4	RESIDENTIAL AND STORMWATER PLANTING				3,499 SF
		ACANTHUS MOLLIS	BEARS BREECH	5 GAL	3'	
		SYMPHOCARPOS ALBUS	SNOWBERRY	5 GAL	6'	
		HEUCHERA MAXIMA	ISLAND ALUM ROOT	5 GAL	3'	
		LUPINUS POLYPHYLLUS	BUSH LUPIN	5 GAL	2'	
		POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	3'	
		CAREX TUMULICOLA	FOOTHILL SEDGE	5 GAL	2'	
	PL-5	FULL SHADE				155 SF
		FATSIA JAPONICA	JAPANESE AURALIA	5 GAL	4'	

ROOF LEVEL PLANTING SCHEDULE

	PL-6	ROOF PLANTERS				266 SF
		PITTOSPORUM TENUIFOLIUM	KOHUHU	15 GAL	5'	
		PHORMIUM TENAX	NEW ZEALAND FLAX	15 GAL	4'	
	PL-7	LAWN				319 SF
		FESCUE MIX	FESCUE LAWN	SOD		

TREE PLANTING SCHEDULE

SYMBOL	TAG	LATIN NAME	COMMON NAME	SIZE	SPACING	QTY
	T-1	CORNUS KOUSA 'SATOMI'	PINK JAPANESE DOGWOOD	36" BOX	AS SHOWN	1
	T-2	CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX	AS SHOWN	4
	T-3	PISTACIA CHINENSIS	CHINESE PISTACHE	60" BOX	AS SHOWN	1

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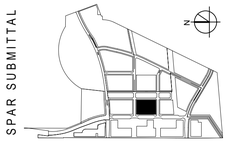

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PLANTING SCHEDULE

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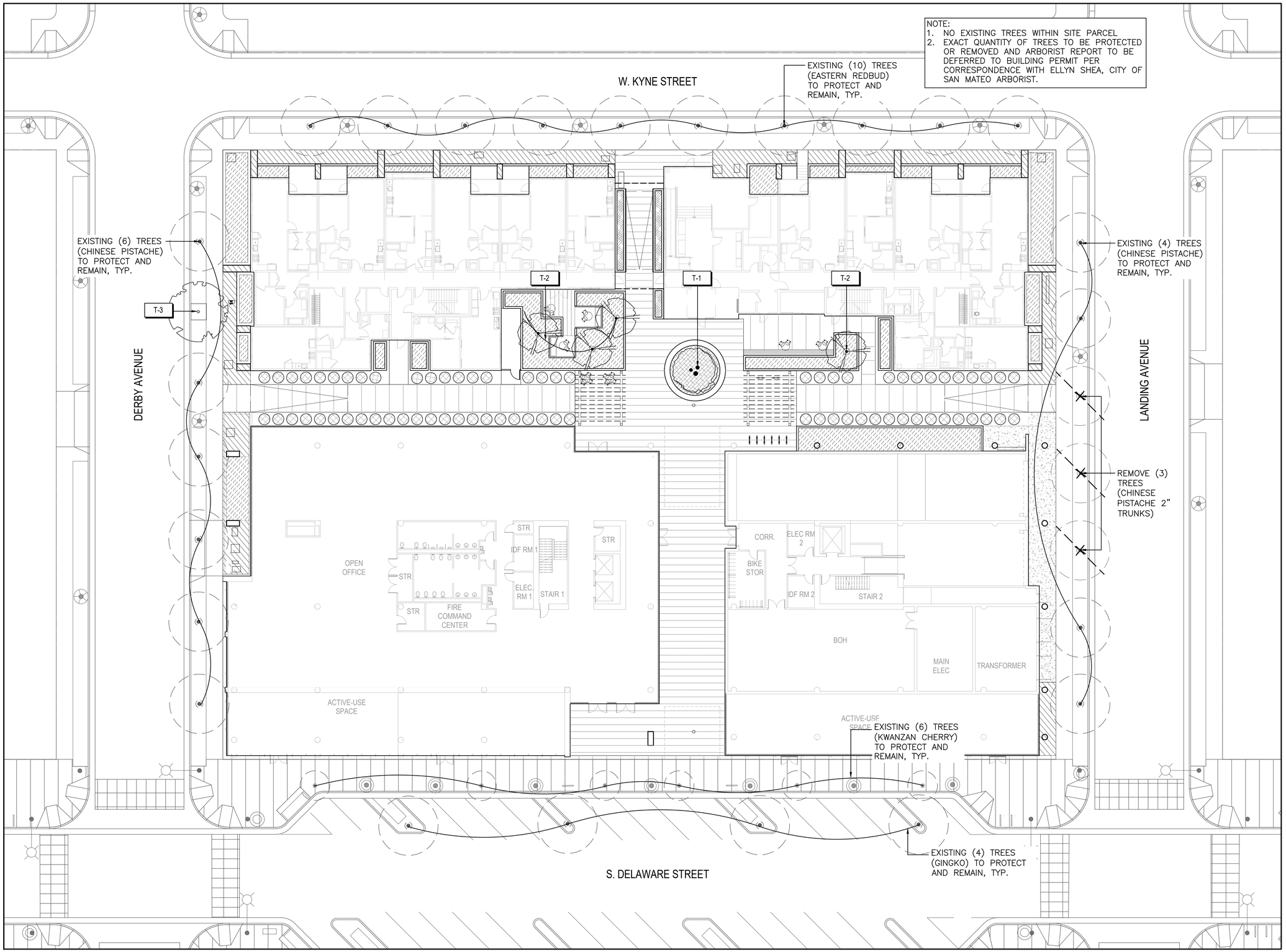
L1.3.0

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.



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TREE PLANTING PLAN - SITE LEVEL

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L1.3.1

1	PUBLIC PASSAGEWAY FROM KYNE STREET	SCALE: NTS

2	CENTRAL PLAZA FROM OFFICE PASSAGEWAY	SCALE: NTS

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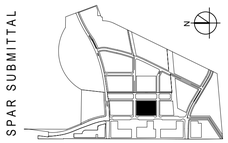

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VIEWS

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L3.1.0