



MU2 OFFICE VIEW FROM CORNER OF 28TH AVE AND DELAWARE ST



MU2 OFFICE VIEW FROM CORNER OF DELAWARE ST AND DERBY AVE



MU3 MULTI-FAMILY VIEW FROM CORNER OF WEST KYNE STREET AND DERBY AVE

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 57 homes, with a shared underground parking garage.

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 primarily be glass curtain wall with glazed metal paneling on the office floors and glass and architectural concrete elements on the ground floor. MU 2 and MU 3 will incorporate wood 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, 57-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 facade 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.

On MU 2, a covenant will be recorded to tie together the two existing lots into a single building site. On MU 3, the lot line's location will be adjusted to the western edge of the residential building so that the residential building and the commercial building are each on their own parcel. 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, with the underground parking as part of the office lot with an easement for residential parking.

MU 2 and MU 3 are located just 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.

- Summary:
- MU 2: 191,445sf of office/retail/active use
 - MU 3: 126,000sf of office/retail/active use and 57 residential units
 - Office: Three floors of office above lobby and subterranean parking
 - Parking: Total of 823 stalls within and below the buildings
 - EV chargers being installed in each garage
 - Shower facilities and secured bike parking in each parking garage for office tenants
 - Lushly landscaped plaza and lawns on each site

MU2 PROJECT DEVELOPMENT DATA

	ALLOWED/ REQUIRED	PROPOSED
SITE ADDRESS:		
APN: 040031210, 040031220		
ZONING CLASSIFICATIONS:	BAY MEADOWS SPECIFIC PLAN	
USE:	MIXED USE (COMMERCIAL, RESIDENTIAL, RETAIL)	MIXED USE (COMMERCIAL, RETAIL)
HEIGHT:	55'-0" MAXIMUM (EXTG GRADE TO T/ OF PLATE)	VARIES, 55'-0" MAX (SEE ELEVATIONS)
SITE AREA (ACRES) : 1.758		
SITE AREA (SF) 76,578		
PERMITTED FLOOR AREA RATIO/ FAR:	2.5	2.5
PERMITTED FLOOR AREA (SQ FT)	191,445 SQ FT	191,445 SQ FT
PARKING:		563
	COMMERCIAL USE: MAX. PARKING RATIO 2.75 - 3.25 PER 1,000 SF RETAIL USE: PARKING RATIO OF UP TO 4 SPACES PER 1,000 SF. ADA: 2% OF TOTAL FOR 501-1000 TOTAL NUMBER OF PARKING SPACES PROVIDED. ACCESSIBLE VAN PARKING : FOR EVERY 6 ADA PARKING SPACES, AT LEAST 1 SHALL BE A VAN PARKING SPACE. EV (OFFICE) REQUIREMENT: 1) 201 AND OVER, 6% OF TOTAL PER CGC TABLE 5.106.3.3 2) 5% LEVEL 2 EVSE, 10% FUTURE EVSE PER CITY OF SAN MATEO CHARTER AND MUNICIPAL CODE 23.70.040 CLEAN AIR PARKING: 201 AND OVER, AT LEAST 8% OF TOTAL PER CGC TABLE 5.106.5.2	REGULAR STALLS: 298 COMPACT: 168 ADA: 10 ADA VAN: 2 EV: 21 EV-AMULATORY: 3 EV ADA STANDARD: 3 EV ADA VAN: 1 FUTURE EV:57 CLEAN AIR: 45 REQ.

MU3 PROJECT DEVELOPMENT DATA

	ALLOWED/ REQUIRED	PROPOSED
SITE ADDRESS:		
APN: 040031230, 040031240		
ZONING CLASSIFICATIONS:	BAY MEADOWS SPECIFIC PLAN	
USE:	MIXED USE (COMMERCIAL, RESIDENTIAL, RETAIL)	MIXED USE (COMMERCIAL, RESIDENTIAL, RETAIL)
HEIGHT:	55'-0" MAXIMUM (EXTG GRADE TO T/ OF PLATE)	VARIES, 55'-0" MAX (SEE ELEVATIONS)
SITE AREA (ACRES) : 1.511		
COMBINED BLOCK AREA RES + OFFICE (SQ FT) : 65,819		
PERMITTED FLOOR AREA RATIO/ FAR:	3.0	2.85
PERMITTED FLOOR AREA (SQ FT)	197,457 SQ FT	187,740 SQ FT
PARKING:		260
MU3 OFFICE DEVELOPMENT:		
OFFICE SITE AREA (SF) : 42,000		
PERMITTED FLOOR AREA (SQ FT)	126,000 SQ FT	126,000 SQ FT
OFFICE PARKING:	COMMERCIAL USE: MAX. PARKING RATIO 2.75 - 3.25 PER 1,000 SF RETAIL USE: PARKING RATIO OF UP TO 4 SPACES PER 1,000 SF. ACCESSIBLE PARKING : FOR 201 TO 300 PARKING SPACES, 7 MIN. REQUIRED ACCESSIBLE PARKING SPACES. ACCESSIBLE VAN PARKING : FOR EVERY 6 ADA PARKING SPACES, AT LEAST 1 SHALL BE A VAN PARKING SPACE. EV (OFFICE) REQUIREMENT: 1) 201 AND OVER, 6% OF TOTAL PER CGC TABLE 5.106.3.3 2) 5% Level 2 EVSE, 10% FUTURE EVSE PER CITY OF SAN MATEO CHARTER AND MUNICIPAL CODE 23.70.040 CLEAN AIR PARKING: 201 AND OVER, AT LEAST 8% OF TOTAL PER CGC TABLE 5.106.5.2	TOTAL STALLS: 192 REGULAR STALLS: 133 COMPACT: 25 ADA: 4 ADA VAN: 1 EV: 26 EV-AMULATORY: 1 EV ADA STANDARD: 1 EV ADA VAN: 1 FUTURE EV: 26 CLEAN AIR: 15 REQ.
MU3 MULTI-FAMILY DEVELOPMENT:		
RESIDENTIAL SITE AREA (SF) : 23,819 SF		
PERMITTED FLOOR AREA (SQ FT)	71,475 SQ FT	61,740 SQ FT
DENSITY	50 DU / ACRE	37.71 DU / ACRE
RESIDENTIAL PARKING:	SUBJECT TO SPAR REVIEW: 1.0 PER STUDIO AND ONE BEDROOM; 2.0 PER TWO BEDROOM 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 REQ: 1) FOR 51 - 75 STALLS, 4 EV STALLS REQ. PER CGC TABLE 4.106.4.3.1 2) 15% OF TOTAL, MIN. 1, CAPABLE OF SUPPORTING FUTURE EVSE. * BASED ON UNASSIGNED PARKING **TANDEM PARKING COUNT AS 1 PARKING STALL	TOTAL STALLS: 68 TANDEM: 9 ** REGULAR STALLS: 38 COMPACT: 8 ADA STANDARD: 2 ADA VAN: 1 EV REGULAR: 8 EV ADA STANDARD: 1 EV VAN: 1

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

PROJECT DIRECTORY

OWNER

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

OWNER'S REPRESENTATIVE

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Contact: Emily Lesk

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Contact: Daniel Lam

ARCHITECT - RESIDENTIAL

Hart Howerton
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Phone: 415.439.2200
Email: www.harthowerton.com
Contact: Christopher Pizzi

LANDSCAPE ARCHITECT

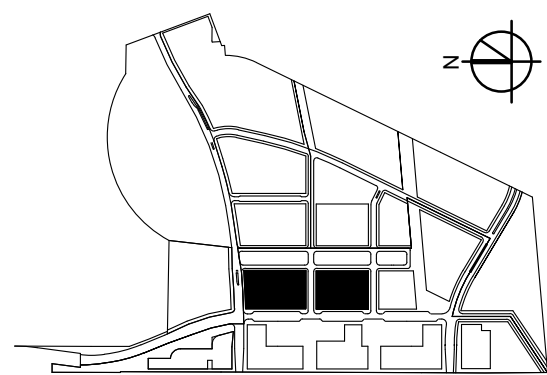
CMG LANDSCAPE ARCHITECTURE
444 Bryant Street,
San Francisco, CA 94107
Phone: 415.495.3070
Email: www.cmgslite.com
Contact: Nico Wright

Sheet Index-PPA SUBMITTAL

SHEET NUMBER	SHEET NAME	PPA 02.18.2020	PPA RESUBMITTAL 04.10.2020
G-00.00	COVER PAGE	X	X
G-00.01	EXISTING SITE PLAN	X	X
A1.01	OVERALL SITE PLAN	X	X
O-A1.01	MU2 OFFICE PARKING - B3 PLAN	X	
O-A1.02	MU2 OFFICE PARKING - B2 PLAN	X	
O-A1.03	MU2 OFFICE PARKING - B1 PLAN	X	
O-A1.04	MU2 OFFICE - LEVEL 01 PLAN	X	
O-A1.05	MU2 OFFICE - LEVEL 02 PLAN	X	
O-A1.06	MU2 OFFICE - LEVEL 03 PLAN	X	
O-A1.07	MU2 OFFICE - LEVEL 04 PLAN	X	
O-A1.08	MU2 OFFICE - LOWER ROOF PLAN	X	
O-A1.51	MU3 OFFICE PARKING- B2 PLAN	X	
O-A1.52	MU3 OFFICE PARKING- B1 PLAN	X	
O-A1.53	MU3 OFFICE- LEVEL 01 PLAN	X	
O-A1.54	MU3 OFFICE- LEVEL 02 PLAN	X	
O-A1.55	MU3 OFFICE- LEVEL 03 PLAN	X	
O-A1.56	MU3 OFFICE- LEVEL 04 PLAN	X	
O-A1.57	MU3 OFFICE - LOWER ROOF PLAN	X	
O-A2.01	MU2 OFFICE - BUILDING ELEVATIONS	X	X
O-A2.02	MU2 OFFICE - BUILDING ELEVATIONS	X	X
O-A2.03	MU3 OFFICE - BUILDING ELEVATIONS	X	
O-A2.04	MU3 OFFICE - BUILDING ELEVATIONS	X	
O-A2.51	MU3 OFFICE - BUILDING ELEVATIONS	X	
O-A2.52	MU3 OFFICE - BUILDING ELEVATIONS	X	
O-A2.61	MU3 - BUILDING SECTIONS	X	
R-A2.00	PARKING LEVEL -B1 PLAN	X	
R-A2.01	GROUND FLOOR PLAN	X	
R-A2.02	SECOND FLOOR PLAN	X	
R-A2.03	THIRD FLOOR PLAN	X	
R-A2.04	FOURTH FLOOR PLAN	X	
R-A2.05	FOURTH FLOOR LOFT PLAN	X	
R-A2.06	ROOF PLAN	X	
R-A3.01	RES - ENLARGED BUILDING ELEVATIONS	X	X
R-A3.02	RES - ENLARGED BUILDING ELEVATIONS	X	
R-A3.03	RES - ENLARGED BUILDING ELEVATIONS	X	
R-A3.04	RES - ENLARGED BUILDING ELEVATIONS	X	



Project No: 491910.000



PRELIMINARY PLANNING APPLICATION SUBMITTAL

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

COVER PAGE

1/8" = 1'-0"

MU2 AND MU3

BAY MEADOWS II

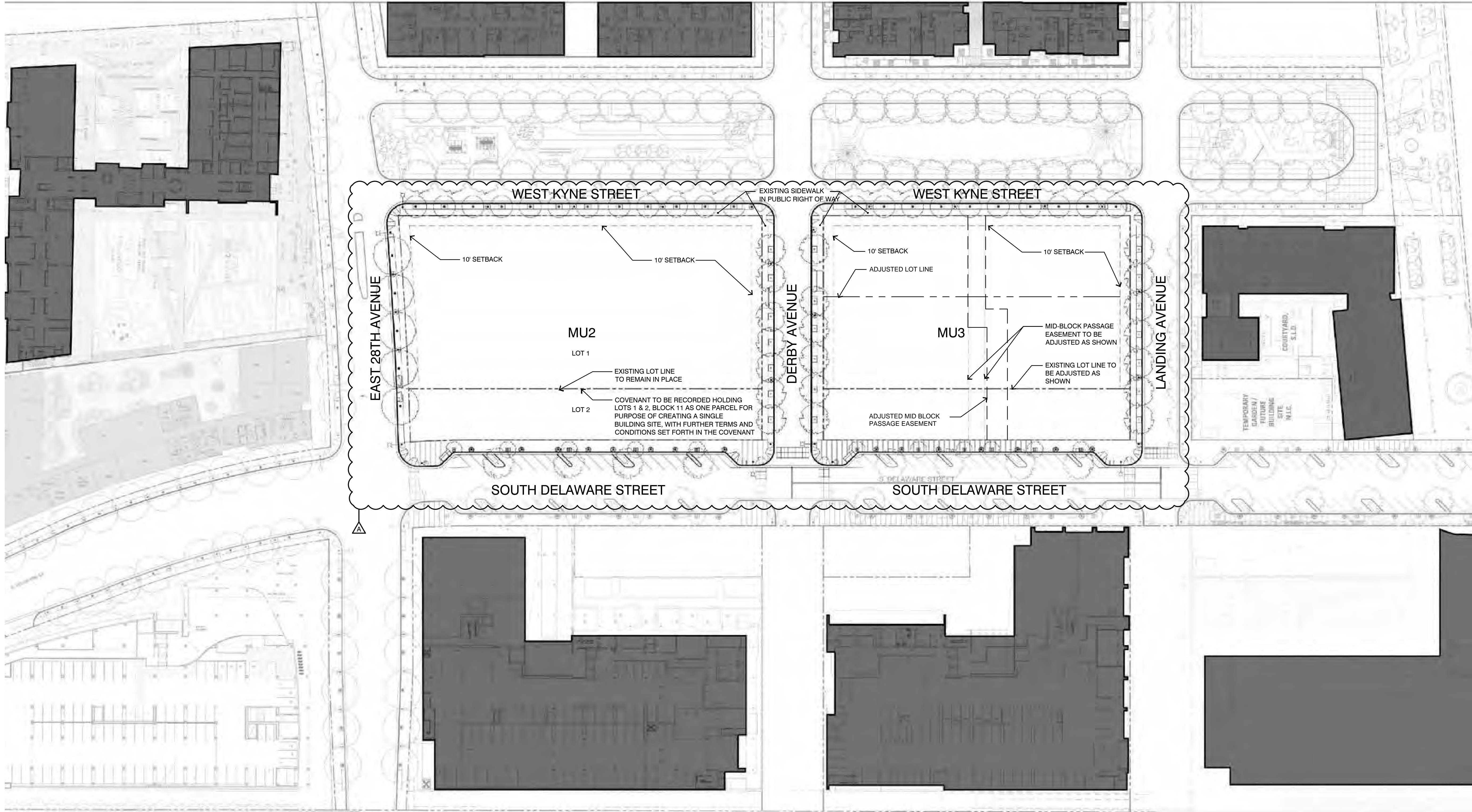
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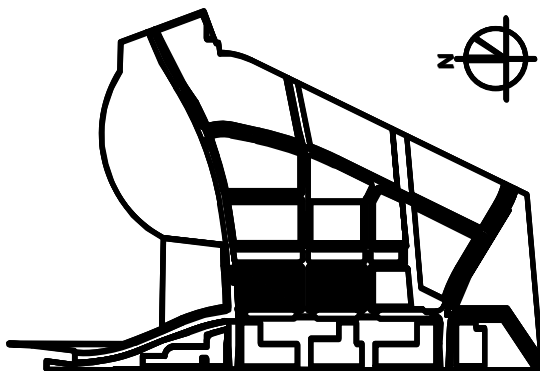
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04/10/2020

G-00.00



Project No: 19-504



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EXISTING SITE PLAN

MU2 AND MU3

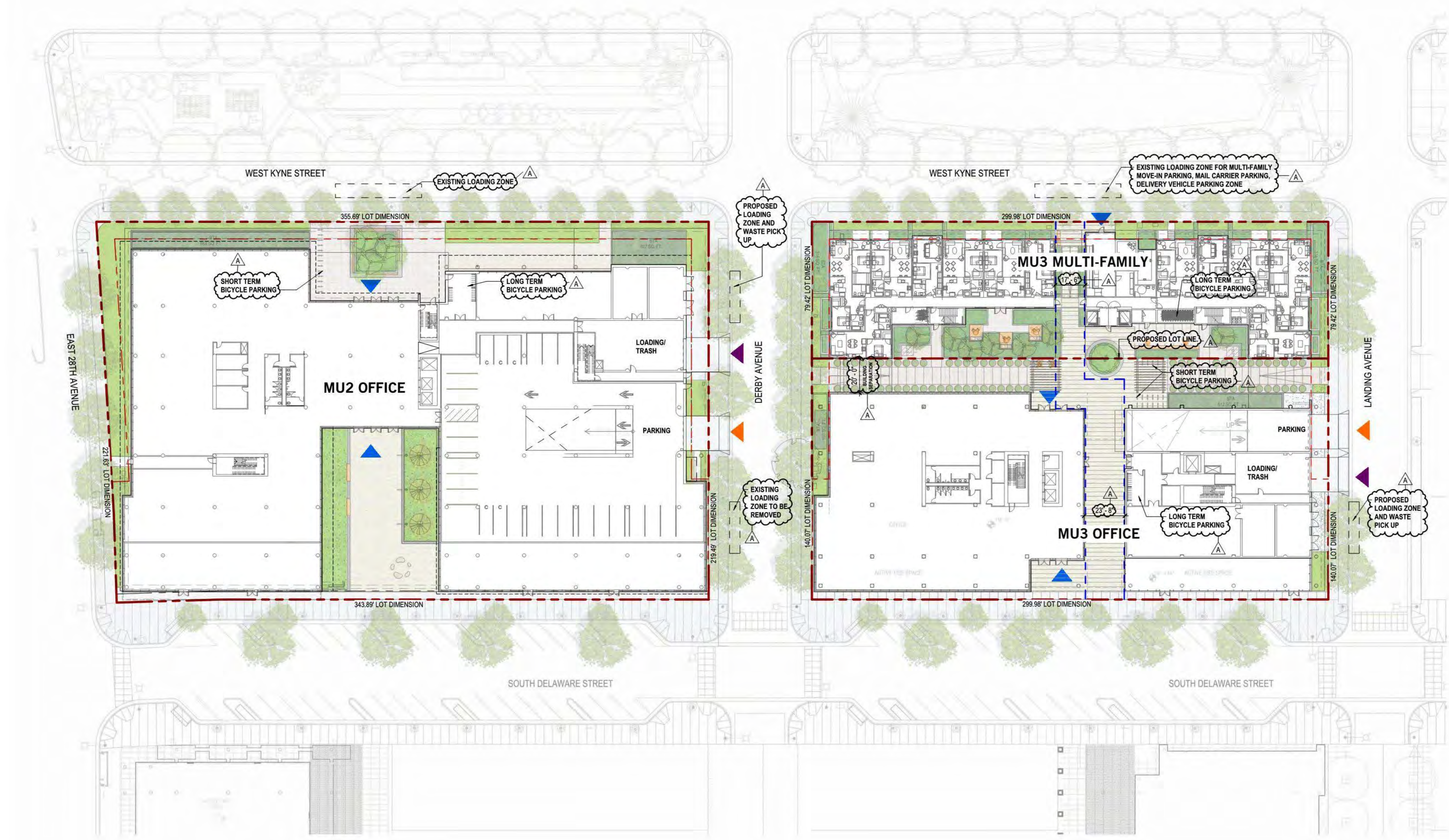
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G-00.01



LOT DIMENSION

PROPERTY LINE

10 FT BUILDING SETBACK

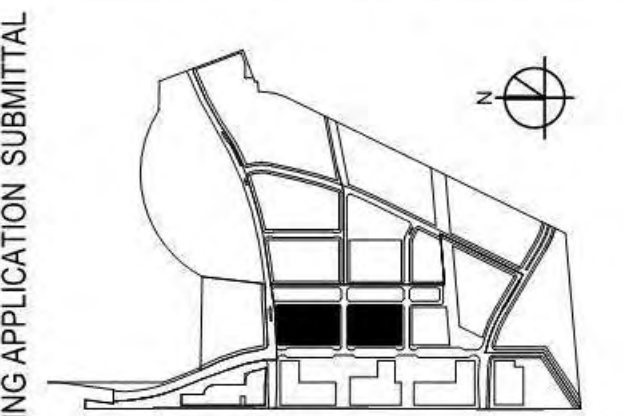
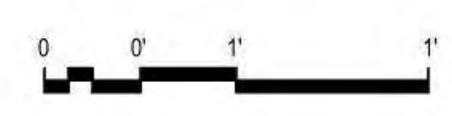
ADJUSTED MID-BLOCK PASSAGE EASEMENT

BUILDING PRIMARY ENTRANCE

GARAGE ENTRY

SERVICE ENTRY

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



SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

OVERALL SITE PLAN

As indicated

MU2 AND MU3

BAY MEADOWS II

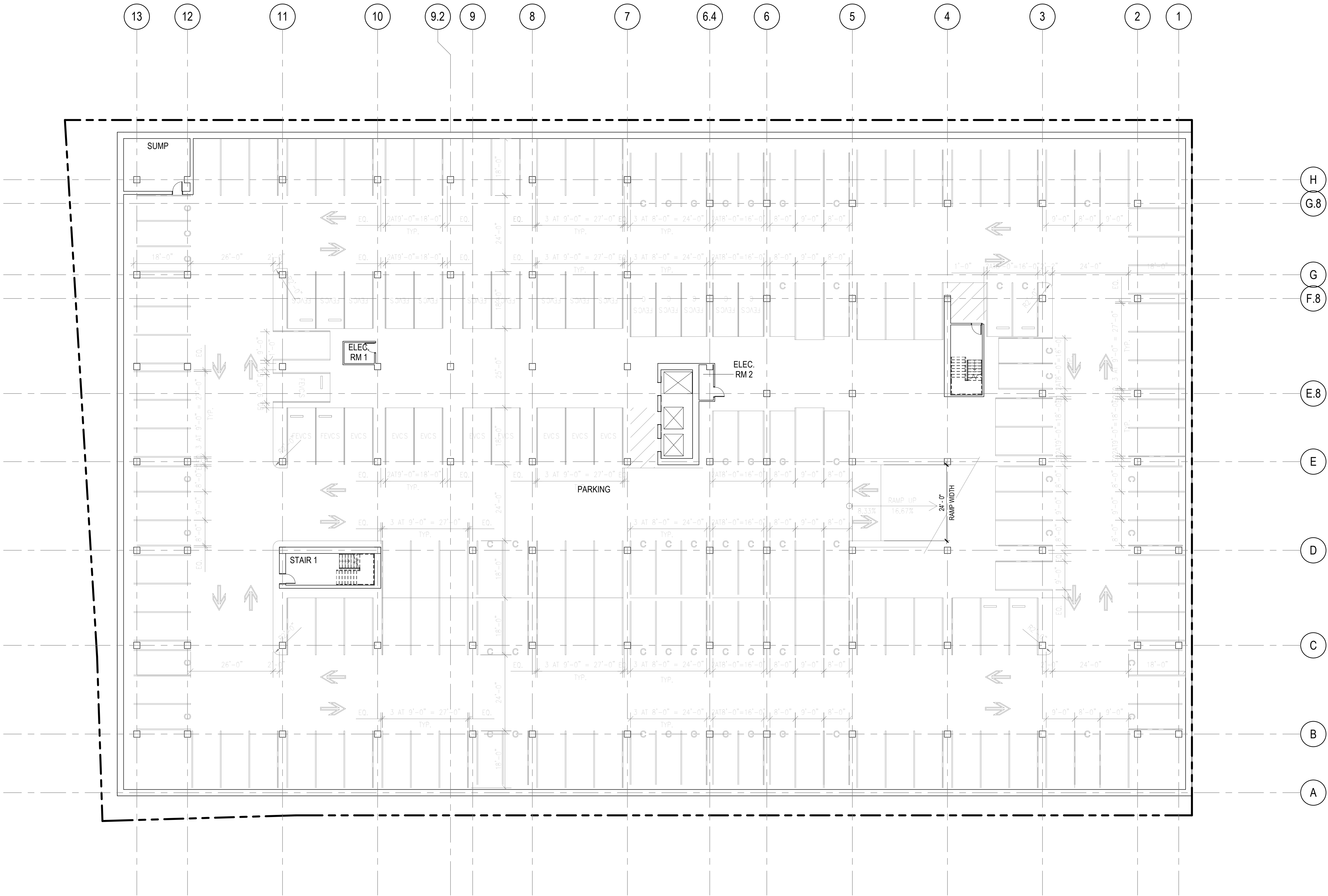
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A1.01



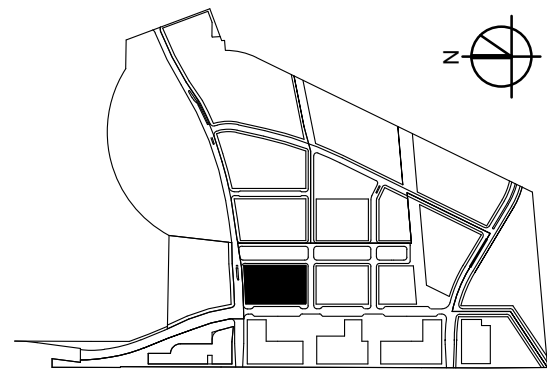
FLOOR PLAN LEGEND

--- PROPERTY LINE



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MU2 OFFICE PARKING - B3 PLAN

As indicated

MU2

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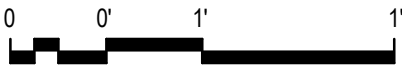
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O-A1.01

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



FLOOR PLAN LEGEND

PROPERTY LINE

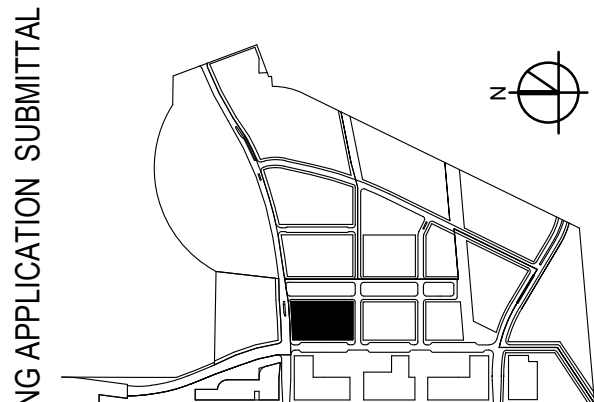
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MEANY

BAY MEADOWS
LAND COMPANY

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MU2 OFFICE PARKING - B2 PLAN

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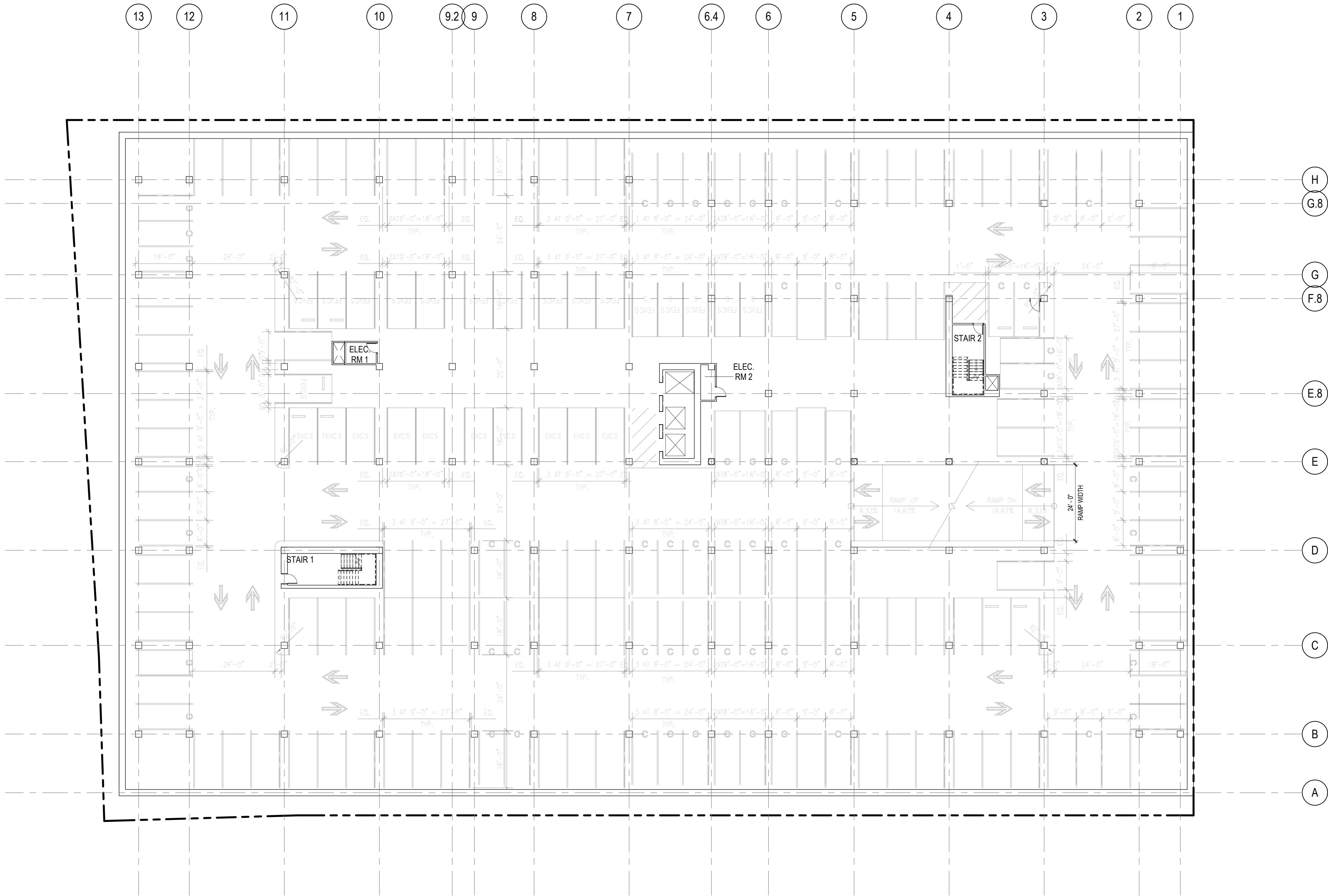
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O-A1.02



1 MU2 OFFICE PARKING - B2 PLAN
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FLOOR PLAN LEGEND

PROPERTY LINE

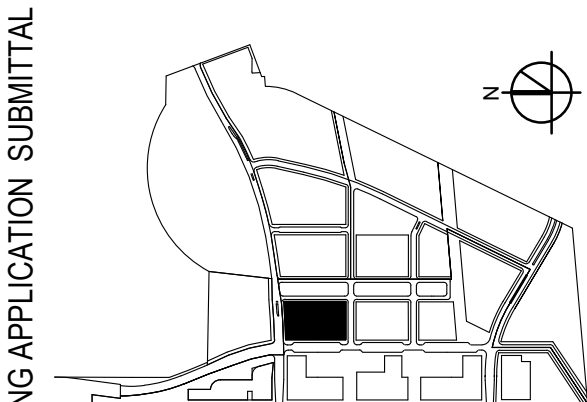
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MU2 OFFICE PARKING - B1 PLAN

As indicated

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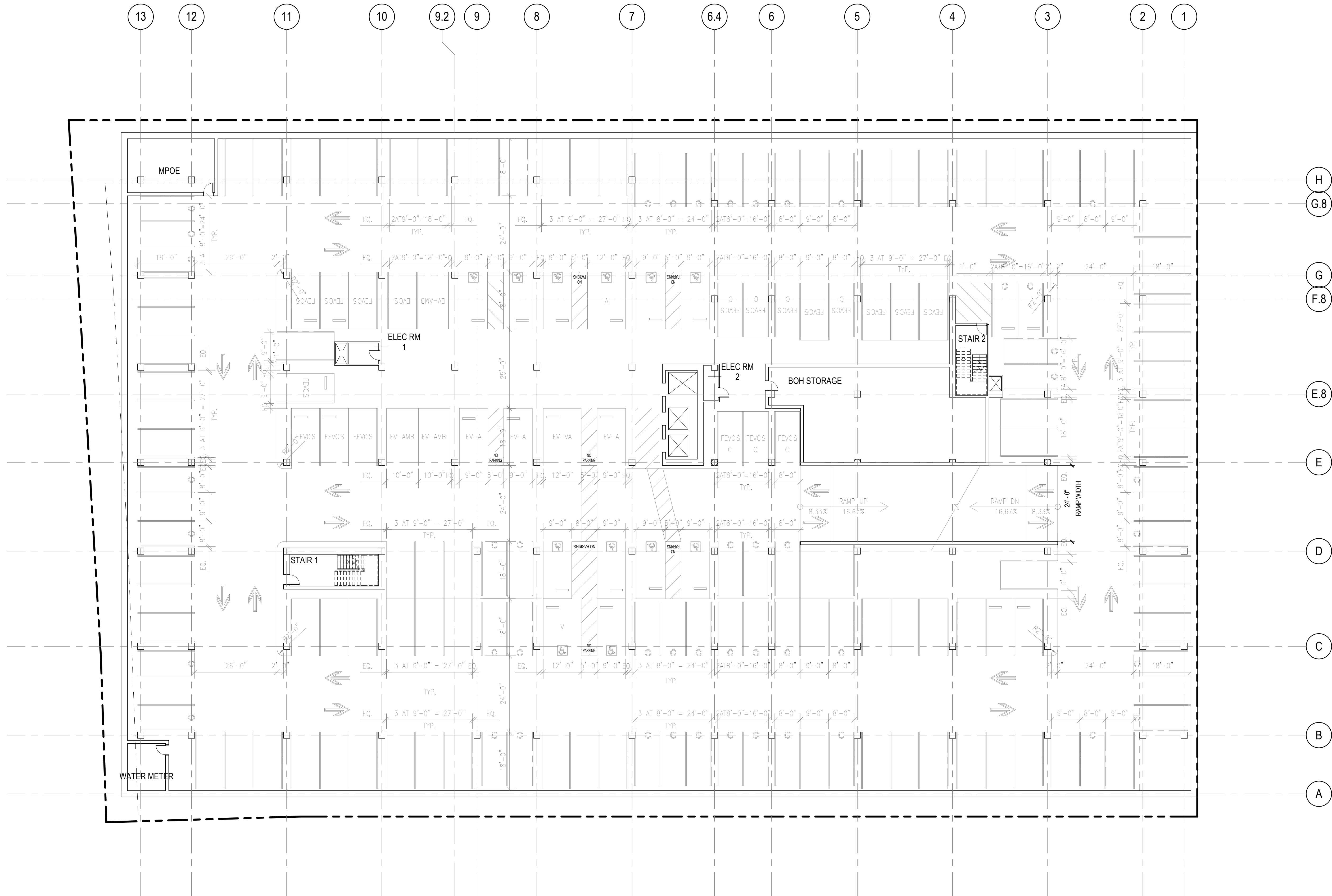
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MU2

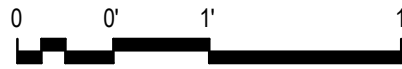
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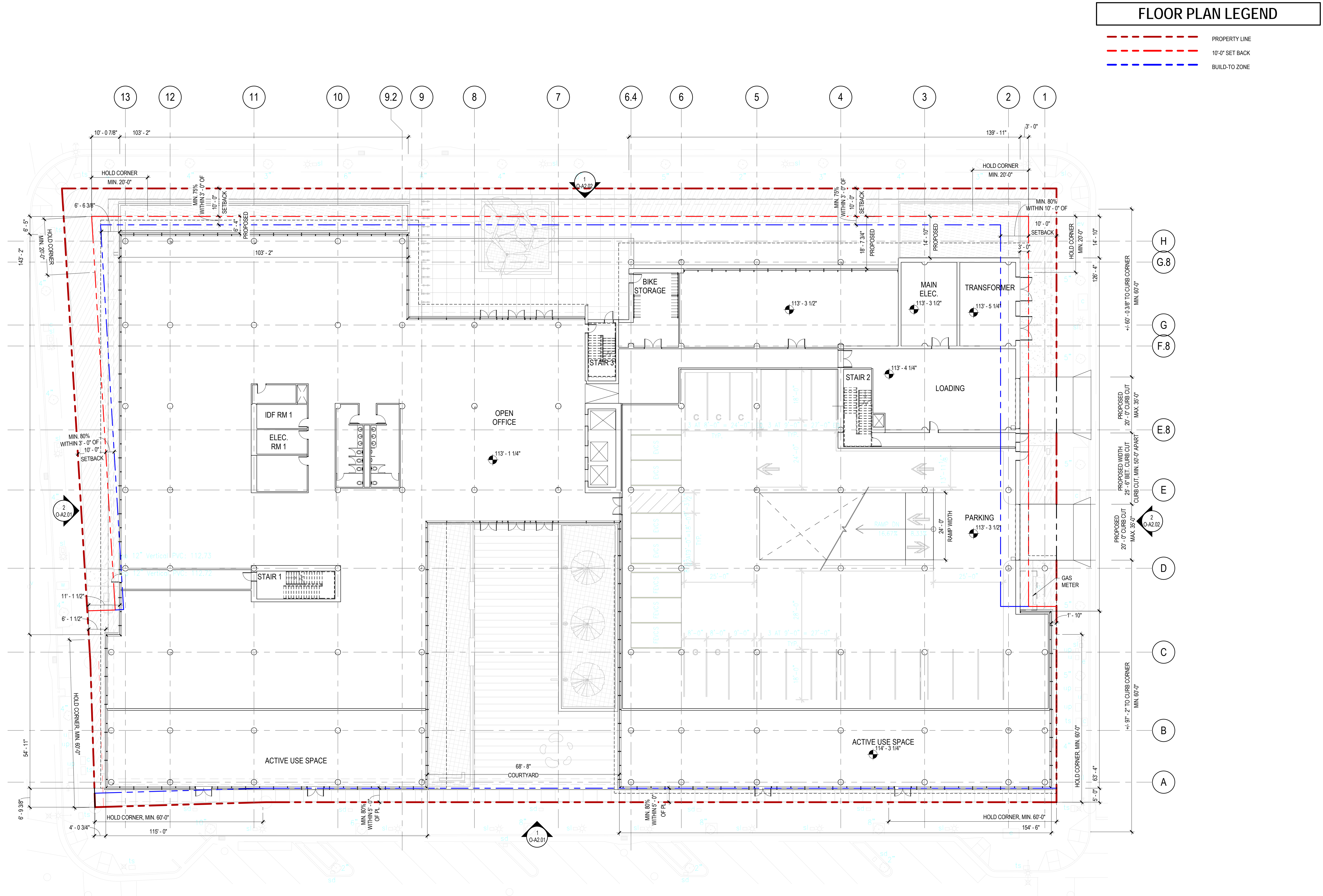
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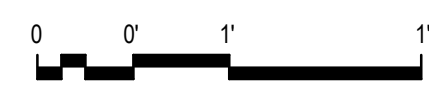


1 MU2 OFFICE PARKING - B1 PLAN
1/16" = 1'-0"





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



MU2

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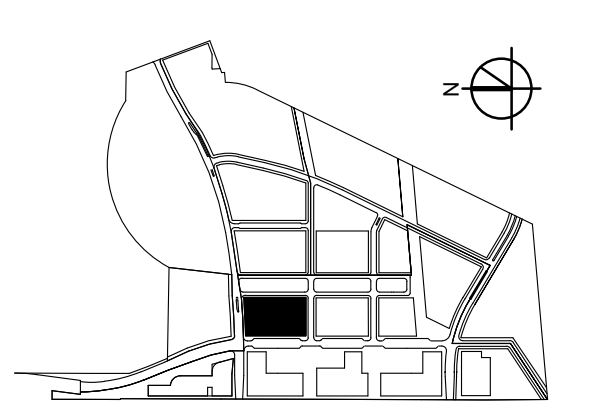
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MU2 OFFICE - LEVEL 01 PLAN

As indicated

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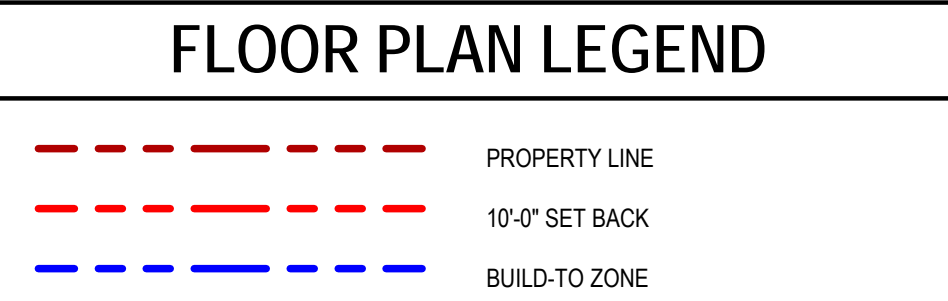


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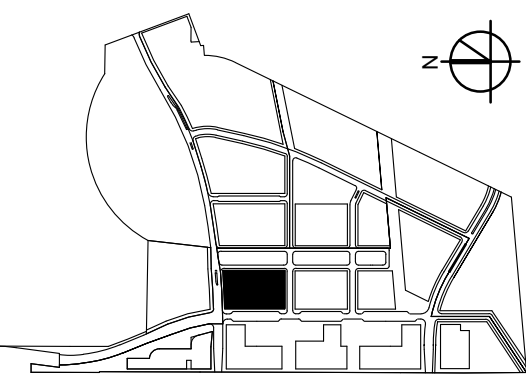
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MU2 OFFICE - LEVEL 02 PLAN

As indicated

MU2

BAY MEADOWS II

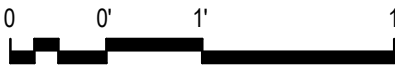
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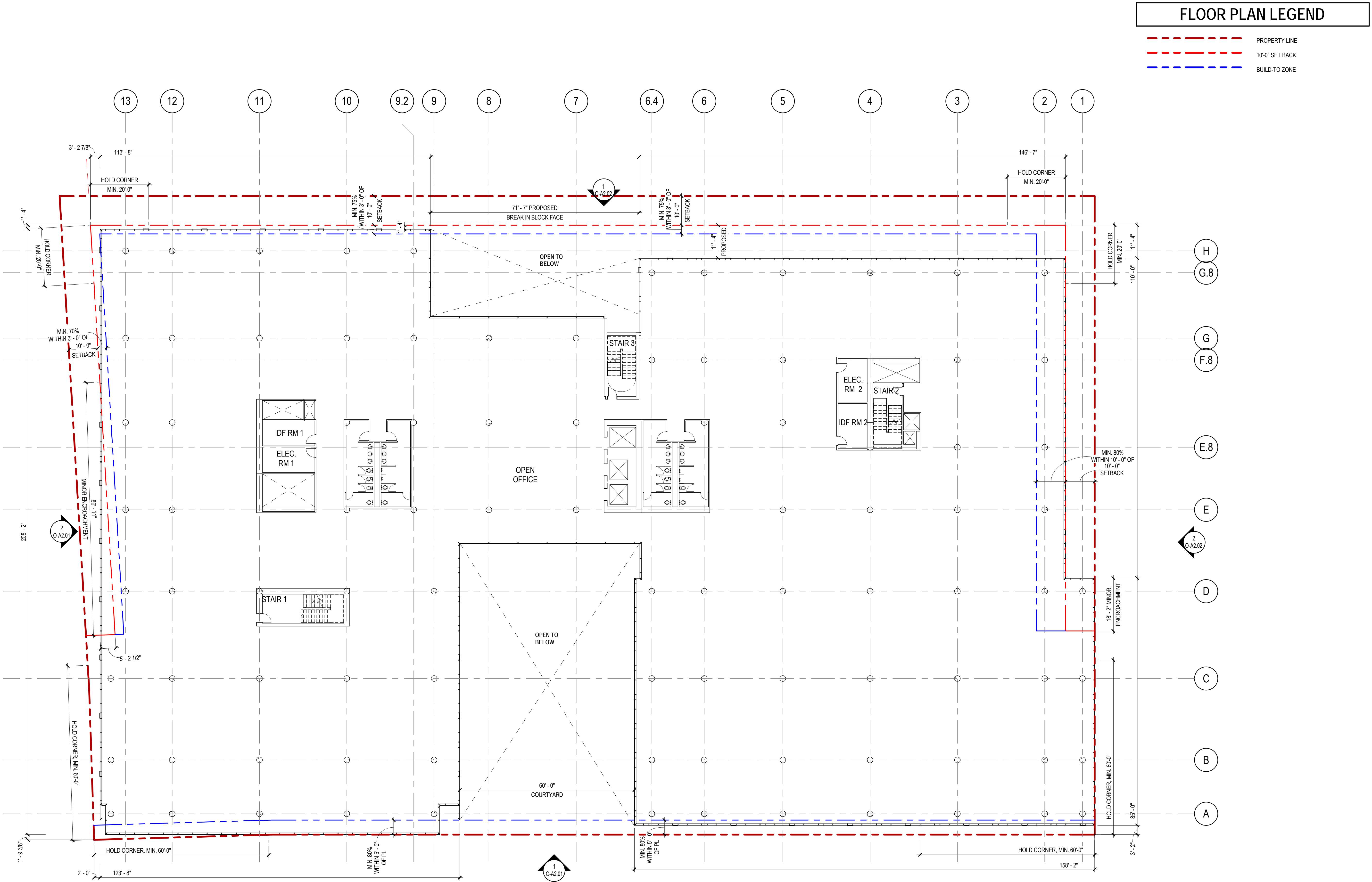
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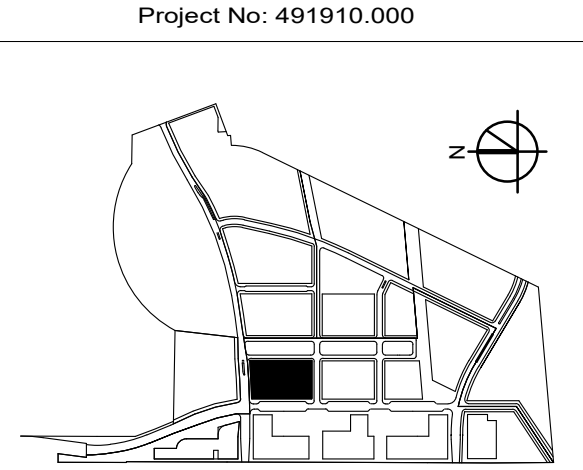
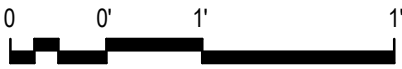
O-A1.05

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





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



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MU2 OFFICE - LEVEL 03 PLAN
As indicated

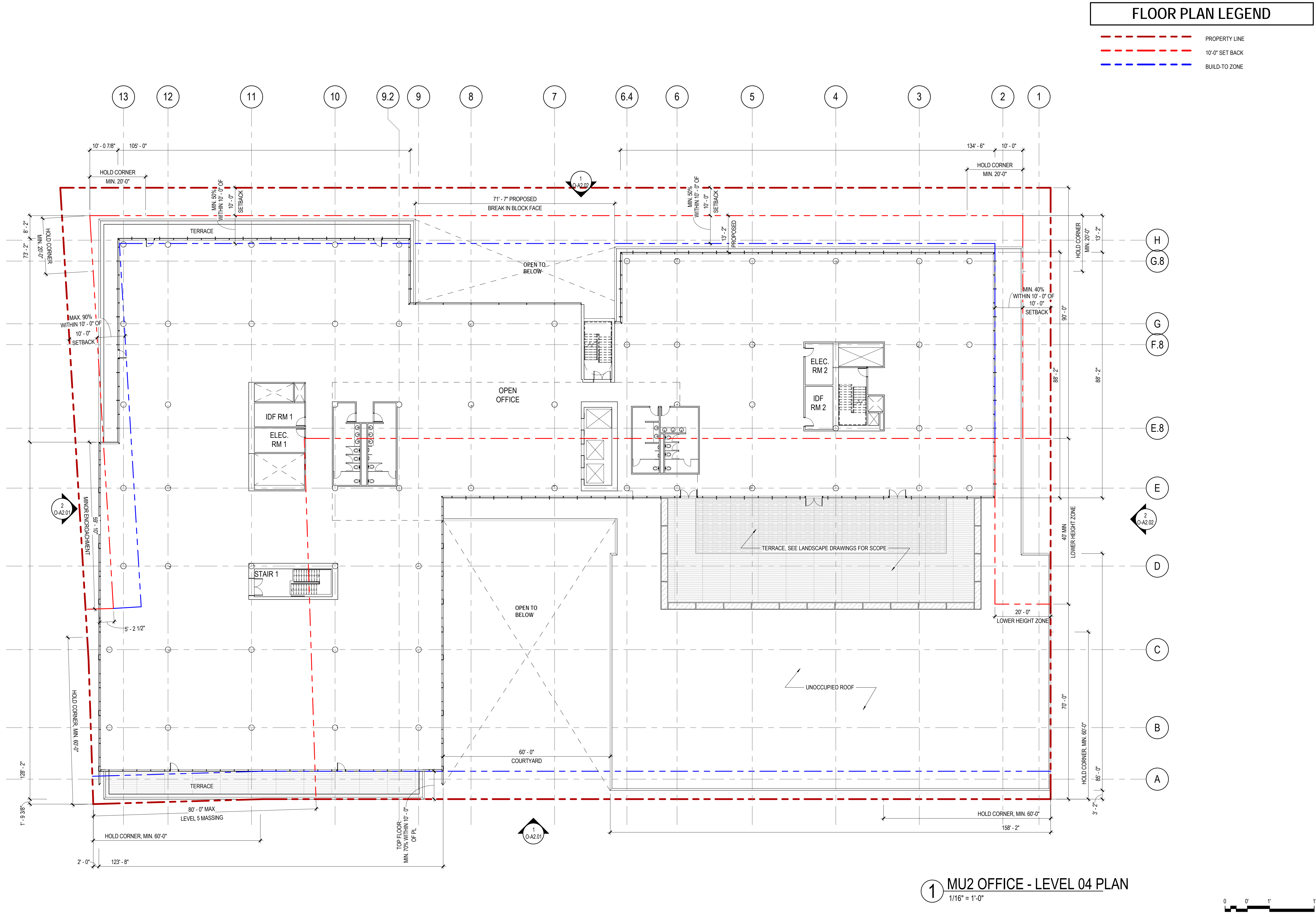
MU2

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MU2 OFFICE - LEVEL 04 PLAN

As indicated

MU2

BAY MEADOWS II

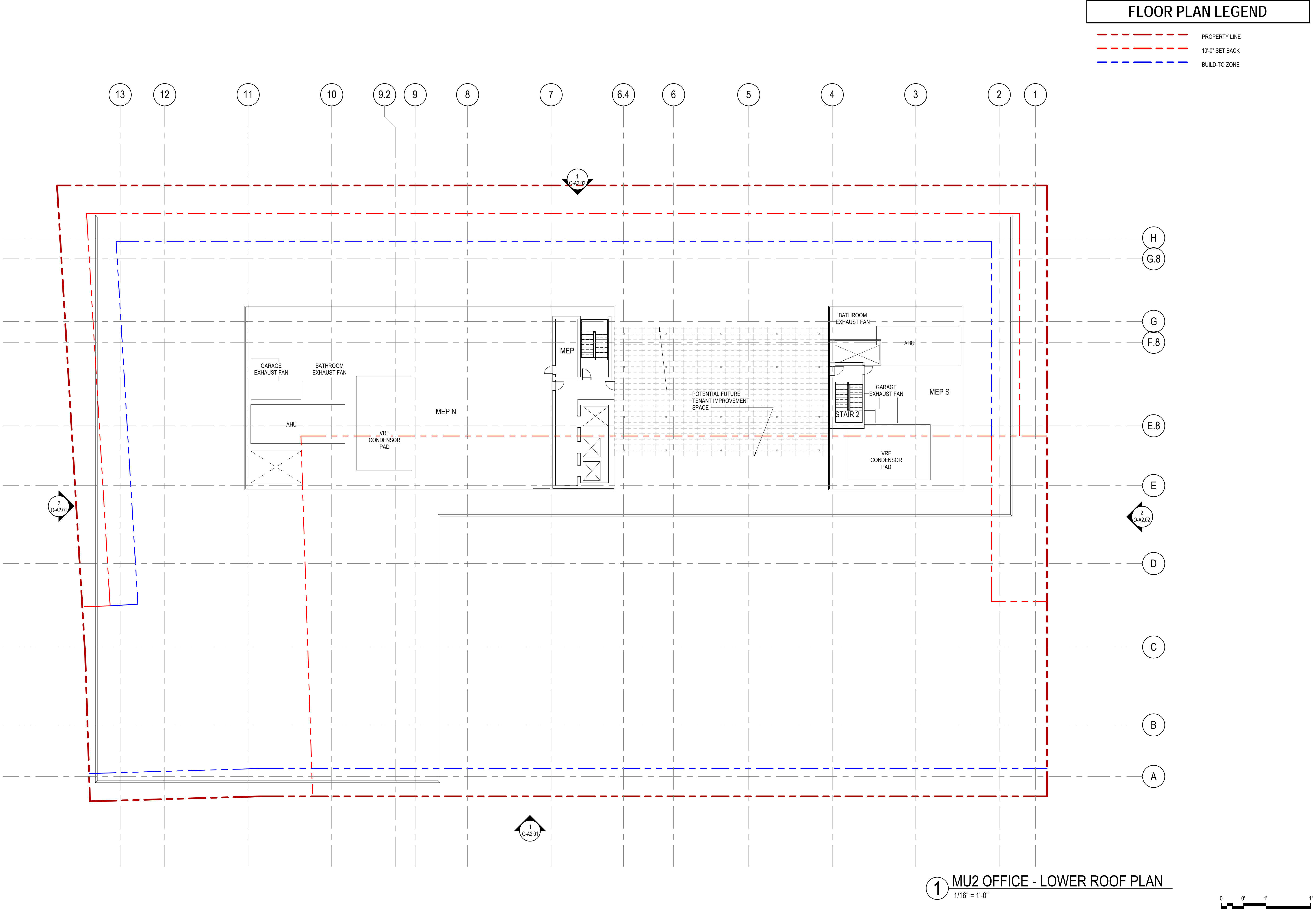
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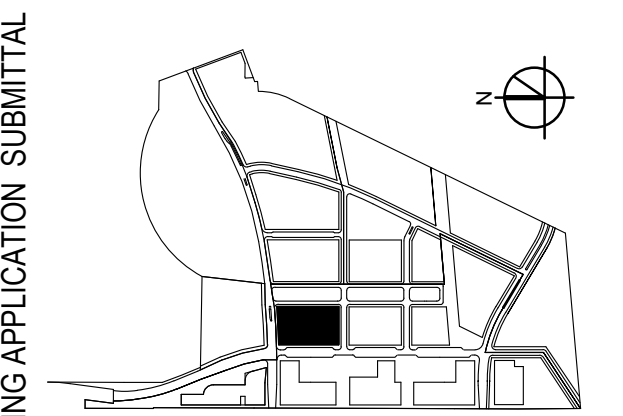
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MU2 OFFICE - LOWER ROOF PLAN

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MU2

BAY MEADOWS II

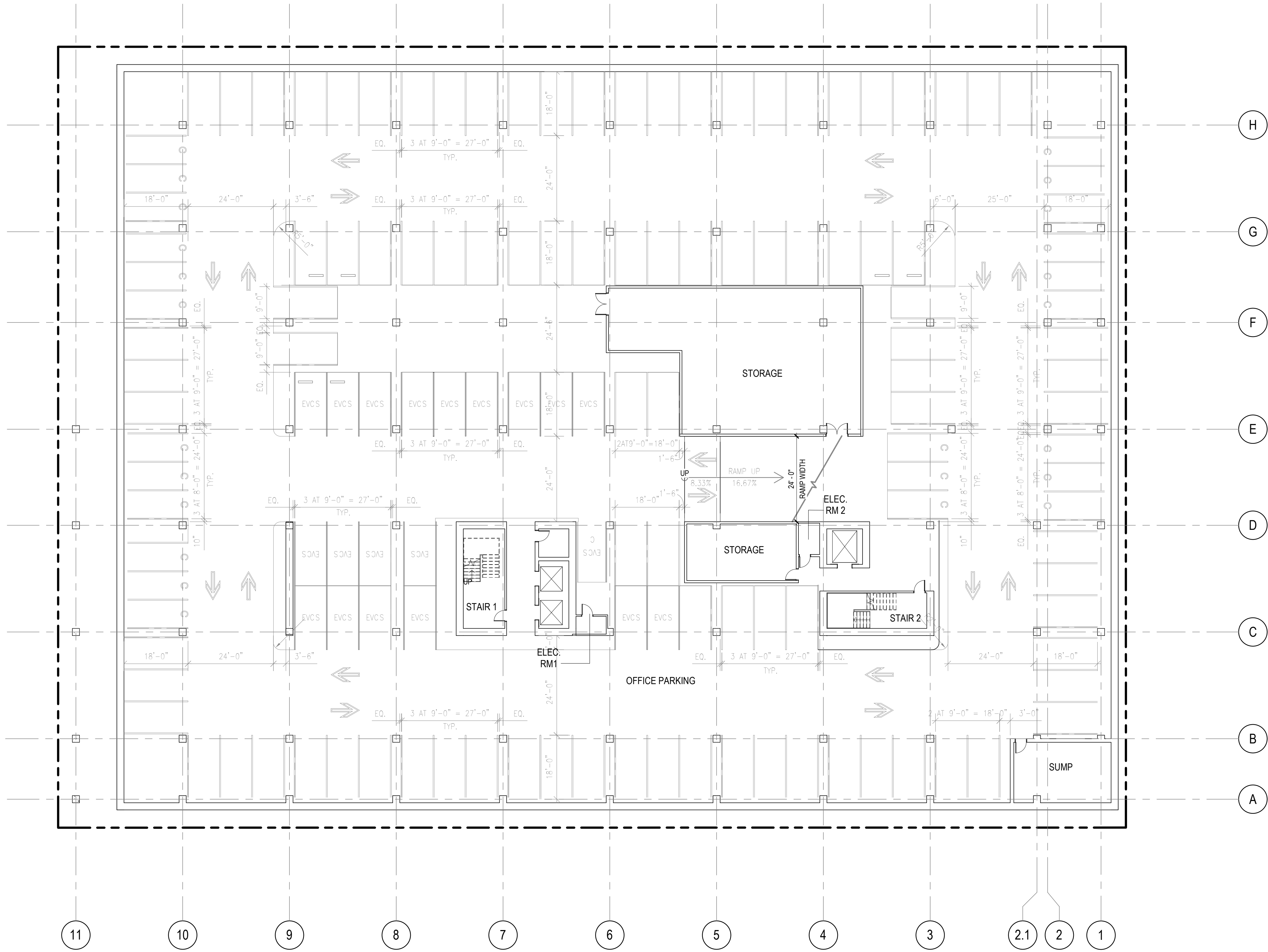
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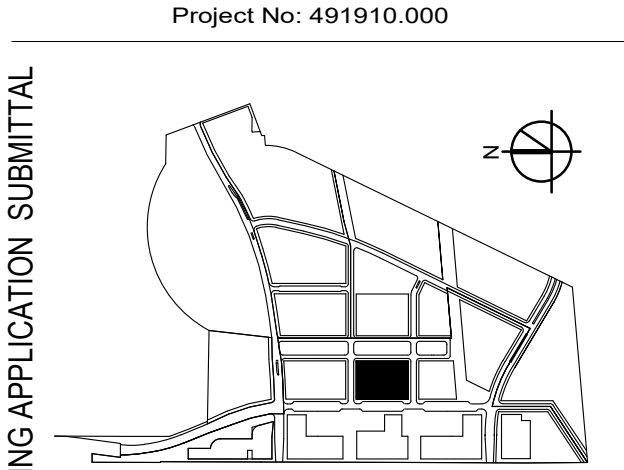
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O-A1.08



FLOOR PLAN LEGEND

PROPERTY LINE



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MU3 OFFICE PARKING - B2 PLAN

As indicated

MU3

BAY MEADOWS II

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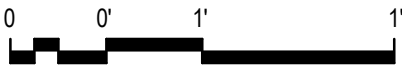
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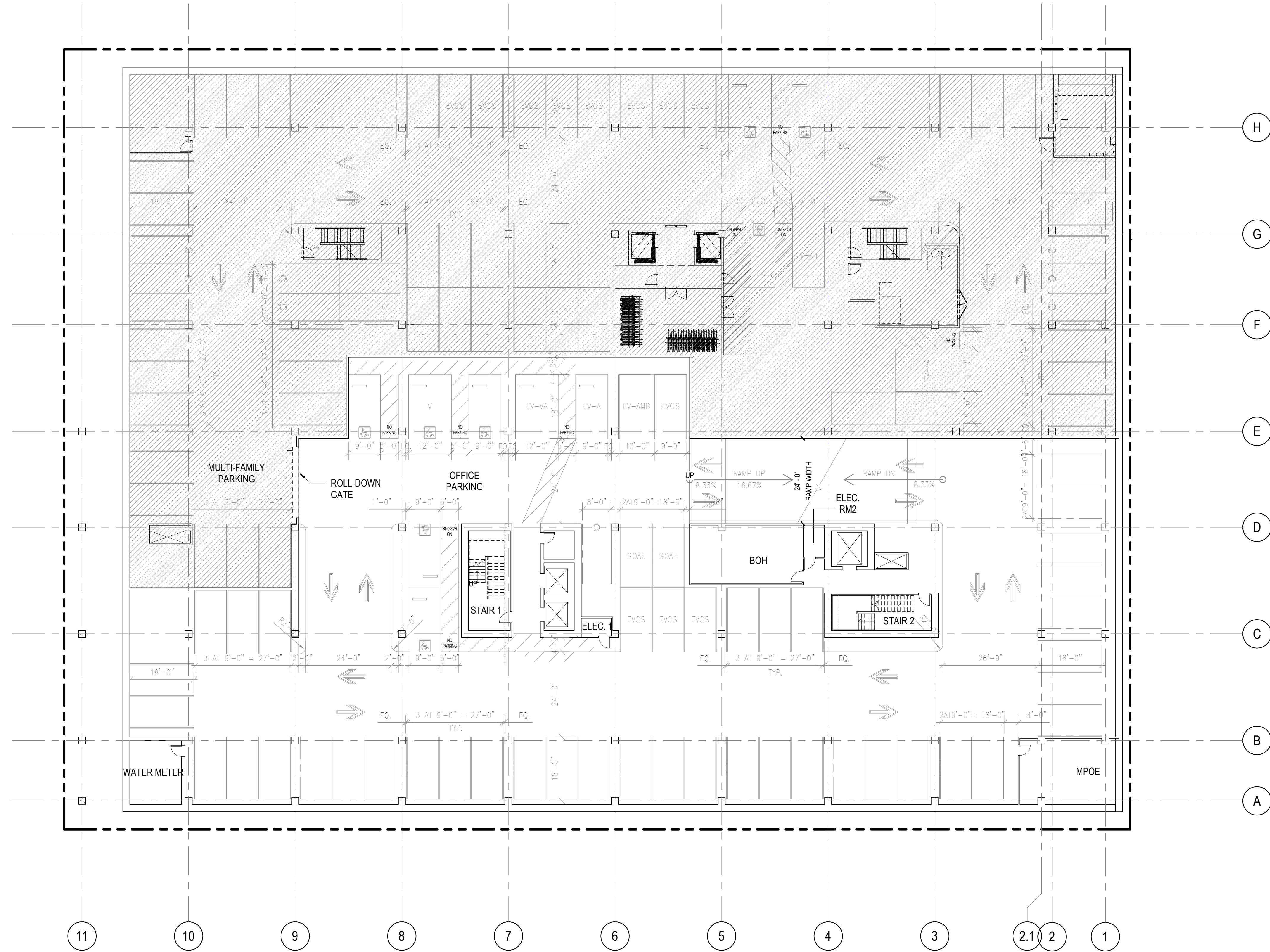
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O-A1.51

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





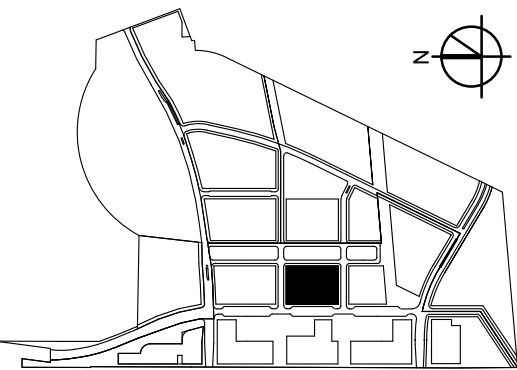
FLOOR PLAN LEGEND

- PROPERTY LINE
- MULTI-FAMILY PARKING



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Project No: 491910.000



PRELIMINARY PLANNING APPLICATION SUBMITTAL

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE PARKING - B1 PLAN

As indicated

MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

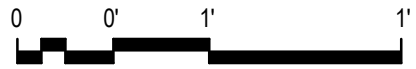
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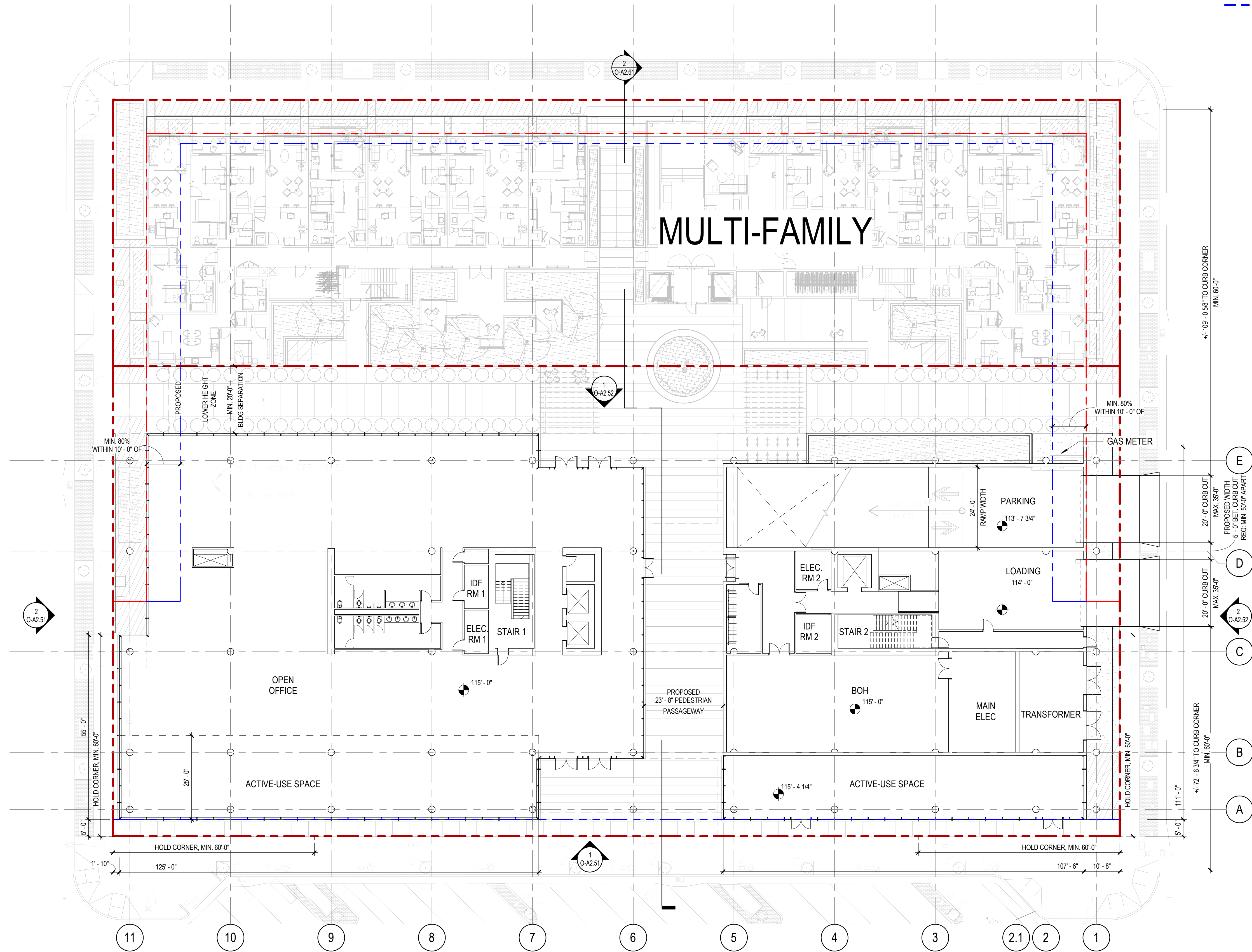
NOT FOR CONSTRUCTION

04/10/2020

O-A1.52

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





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

FLOOR PLAN LEGEND

PROPERTY LINE

10'-0" SET BACK

WILSON
MEANY

BAY MEADOWS
LAND COMPANY

HART HOWERTON

NEW YORK • SAN FRANCISCO

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PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - LEVEL 01 PLAN

As indicated

MU3

BAY MEADOWS II

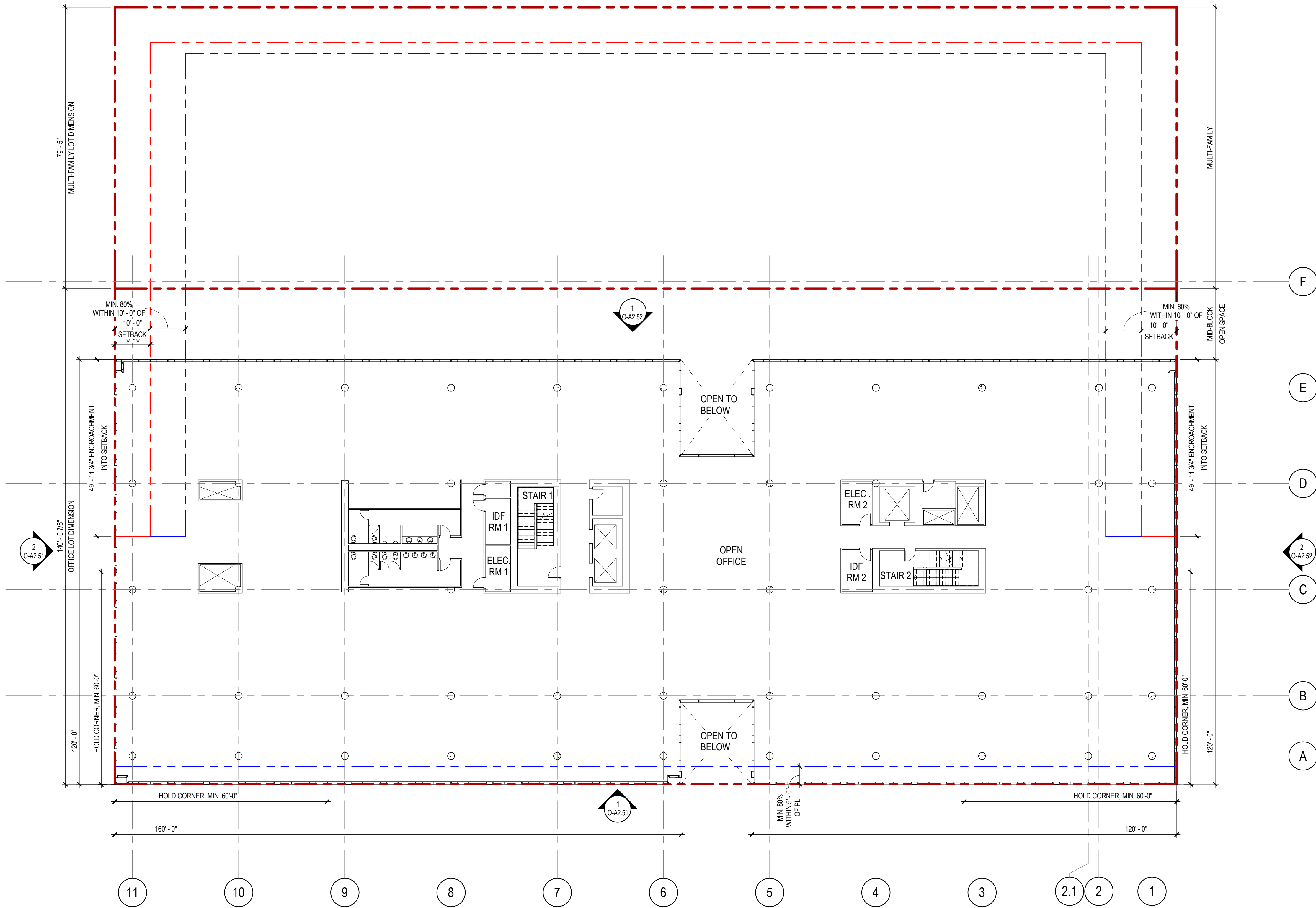
SAN MATEO, CALIFORNIA

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O-A1.53

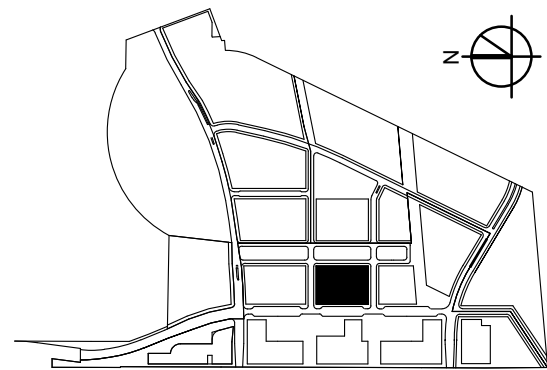


FLOOR PLAN LEGEND	
---	PROPERTY LINE
---	10'-0" SET BACK
---	BUILD-TO ZONE



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MU3 OFFICE - LEVEL 02 PLAN

As indicated

MU3

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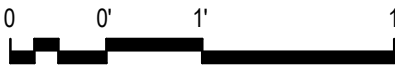
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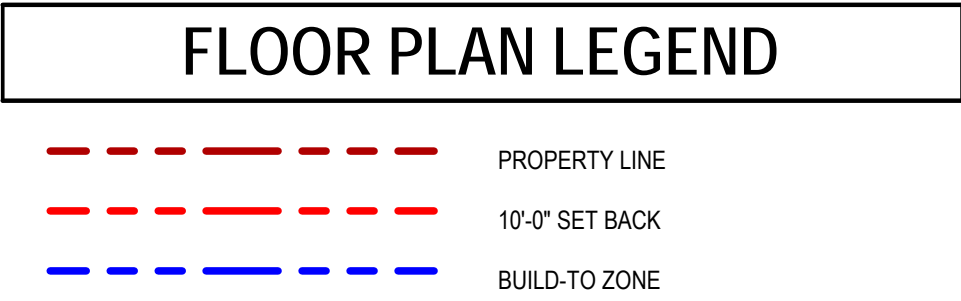
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04/10/2020

O-A1.54

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

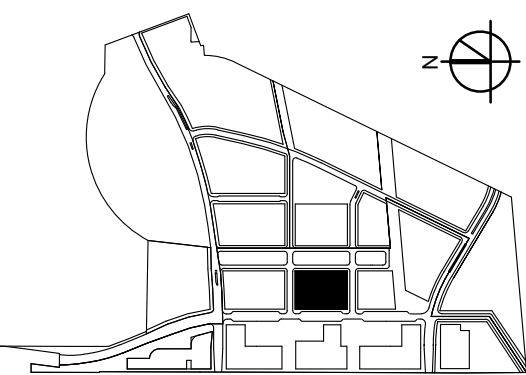




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PHASE II DEVELOPMENT AGREEMENT**

MU3 OFFICE - LEVEL 03 PLAN

As indicated

MU3

BAY MEADOWS II
SAN MATEO, CALIFORNIA

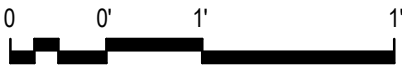
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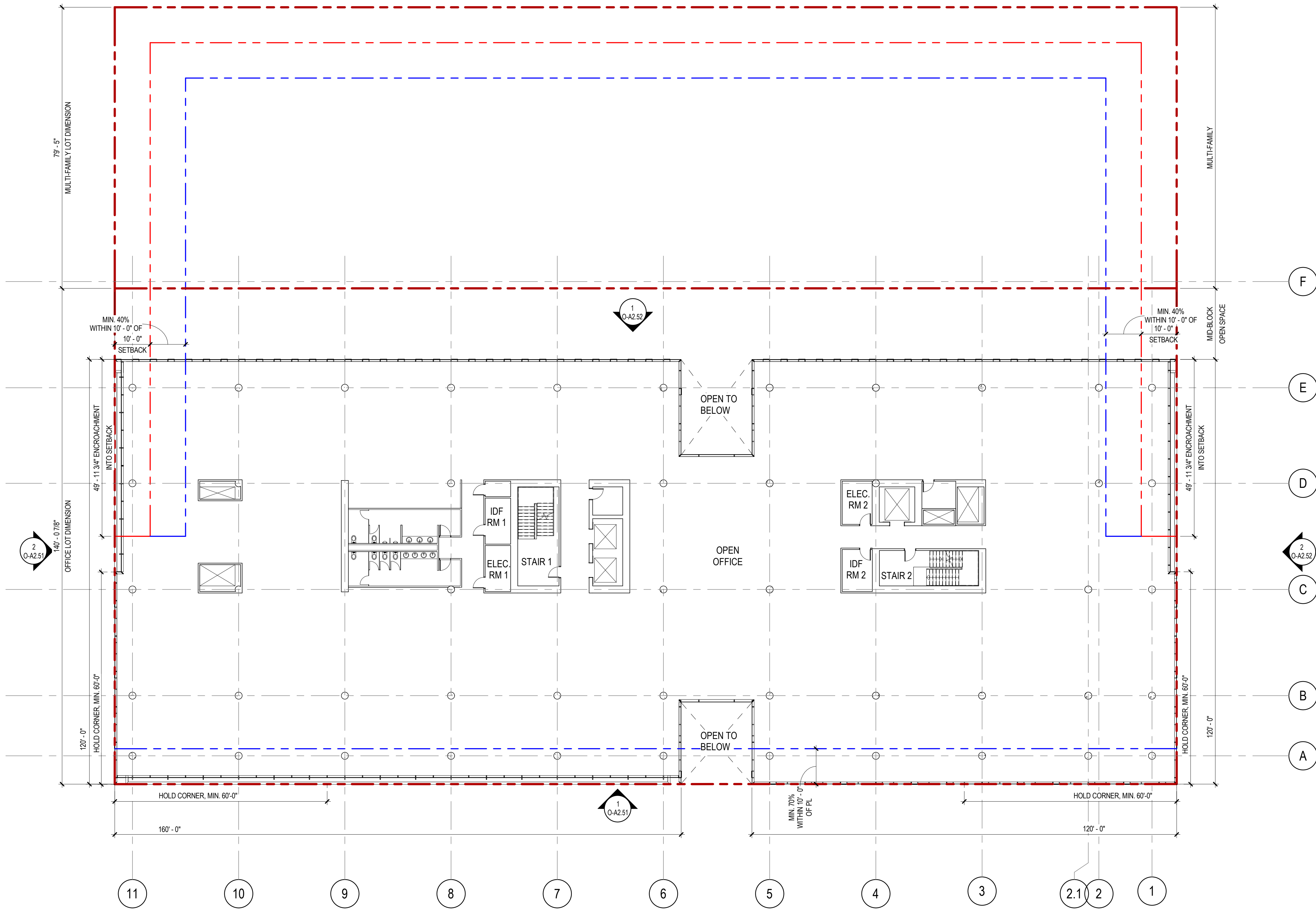
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04/10/2020

O-A1.55

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



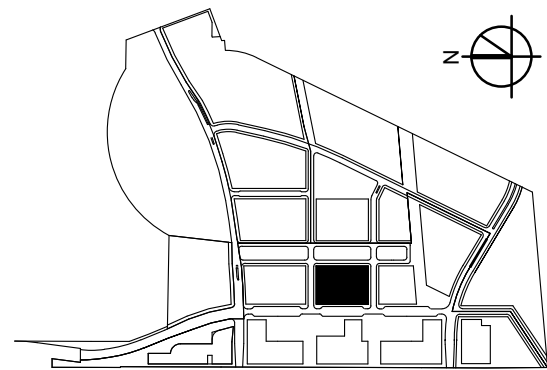


FLOOR PLAN LEGEND	
---	PROPERTY LINE
---	10'-0" SET BACK
---	BUILD-TO ZONE



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PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - LEVEL 04 PLAN

As indicated

MU3

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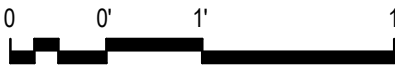
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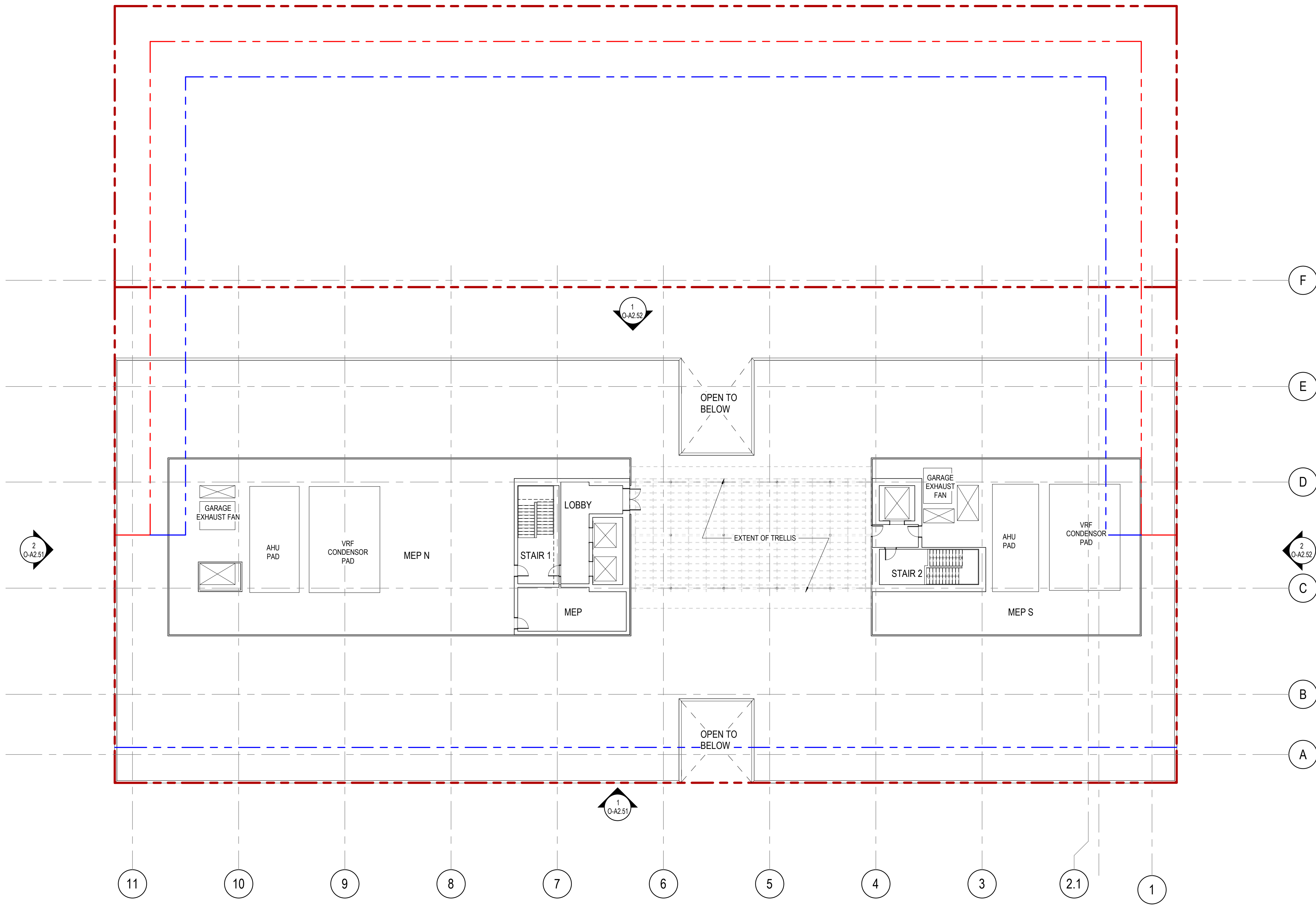
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O-A1.56

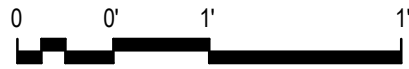
1 MU3 OFFICE - LEVEL 04 PLAN
1/16" = 1'-0"



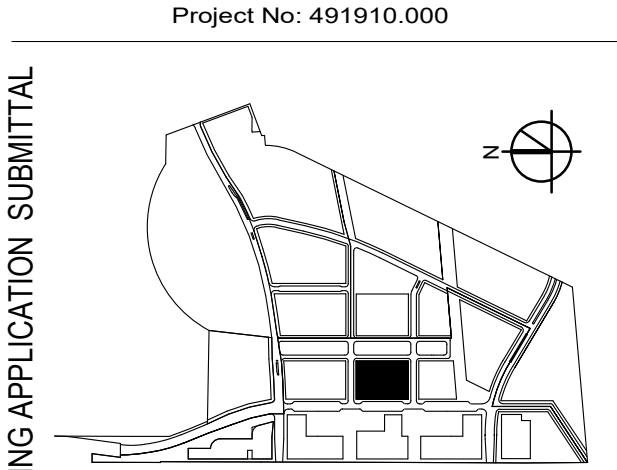


FLOOR PLAN LEGEND	
---	PROPERTY LINE
---	10'-0" SET BACK
---	BUILD-TO ZONE

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



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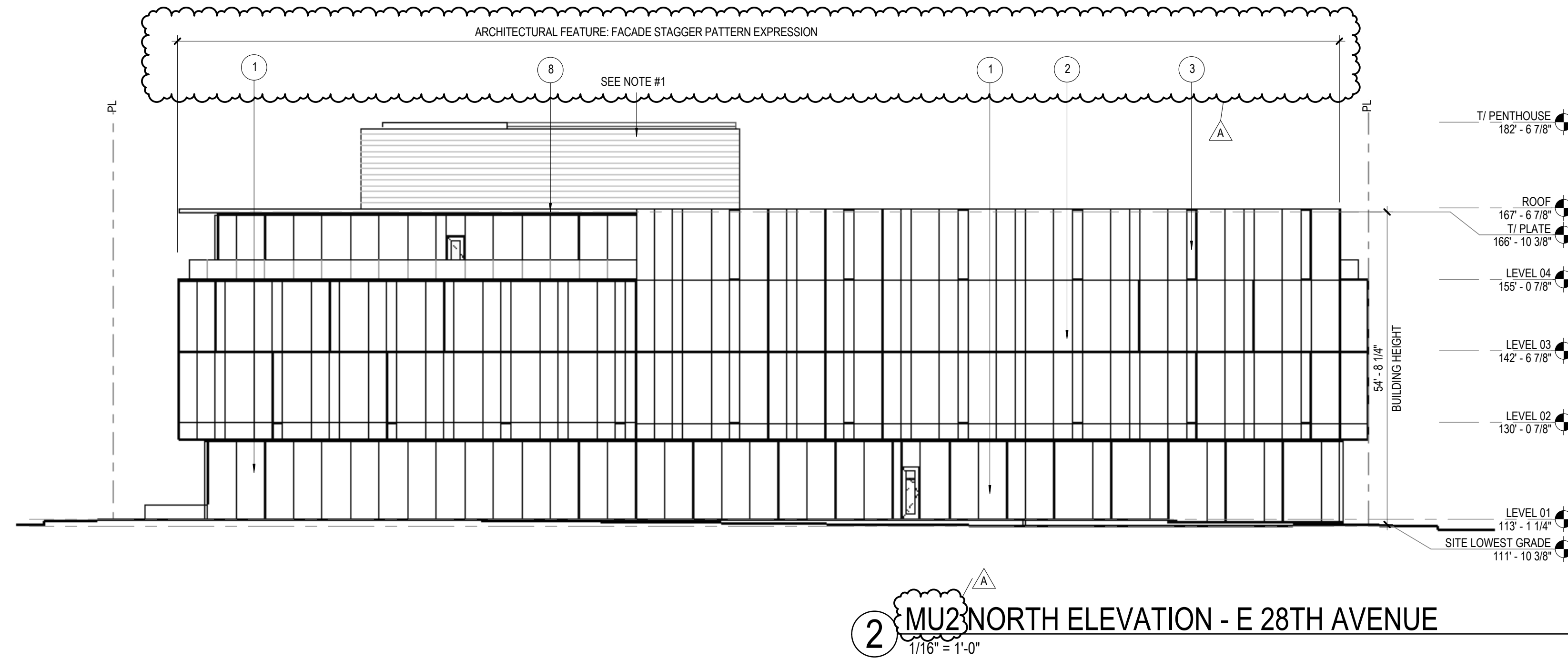
PRELIMINARY PLANNING APPLICATION SUBMITTAL
SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT
MU3 OFFICE - LOWER ROOF PLAN
As indicated

MU3
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O-A1.57



MATERIALS LEGEND AND NOTES

MATERIALS LEGEND:

OFFICE FACADE MATERIAL

- 1 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10'.
- 2 4 SIDED SSG
- 3 FACADE PATTERN: 1'-10" WIDE GLAZED-IN METAL PANEL
- 4 OVERSIZED 10'-0" WIDE 4 SIDED SSG
- 5 2 SIDED SSG WITH VANCEVA INTERLAY

OTHER SYSTEMS:

- 6 ARCHITECTURAL CONCRETE WALL: 2STONE BOARD FORM VENEER, 72" X 6" X 1/2" STANDARD GREY

- 7 SOLID METAL SCREEN: MORIN MATRIX SERIES

SOFFIT SYSTEMS:

- 8 PARKLEX PANEL, LAMINATED WOOD BOARD FOR EXT.
- 9 METAL PANEL

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.
2. FACADE EXTENT UPDATED TO COMPLY WITH BUILD-TO ZONE ON DERBY AVE.

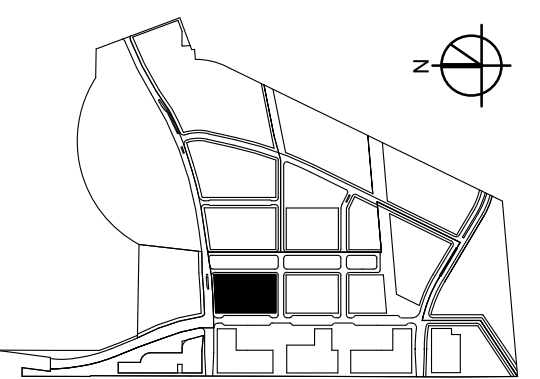
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PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE -- BUILDING ELEVATIONS

As indicated

MU2

BAY MEADOWS II

SAN MATEO, CALIFORNIA

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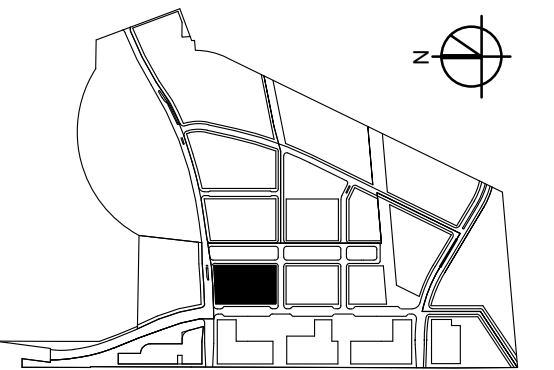
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O-A2.01





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PHASE II DEVELOPMENT AGREEMENT

MU2 OFFICE - BUILDING ELEVATIONS

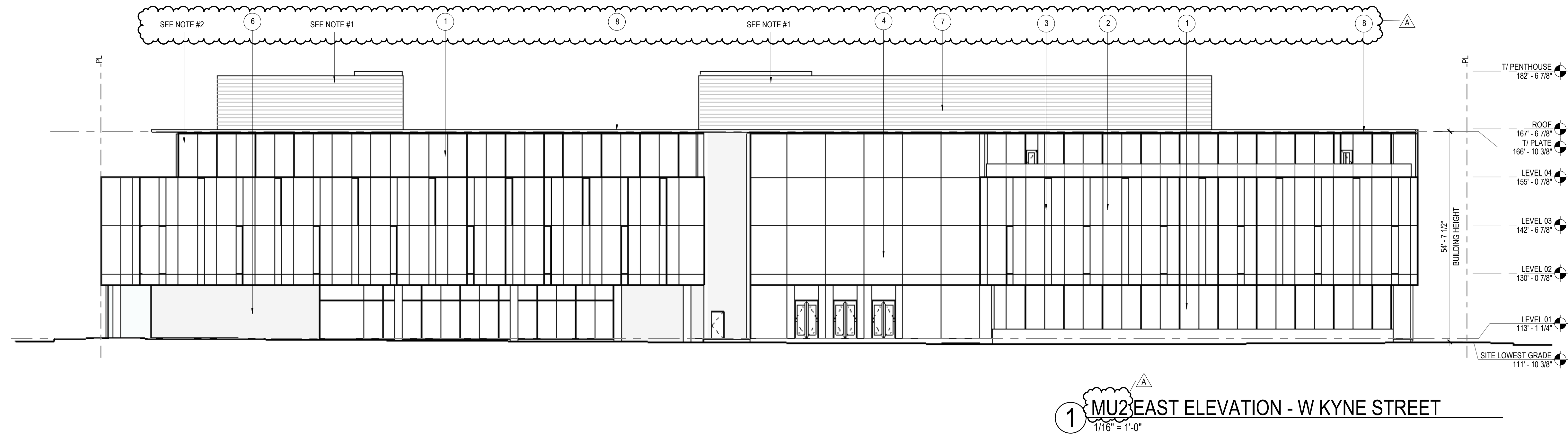
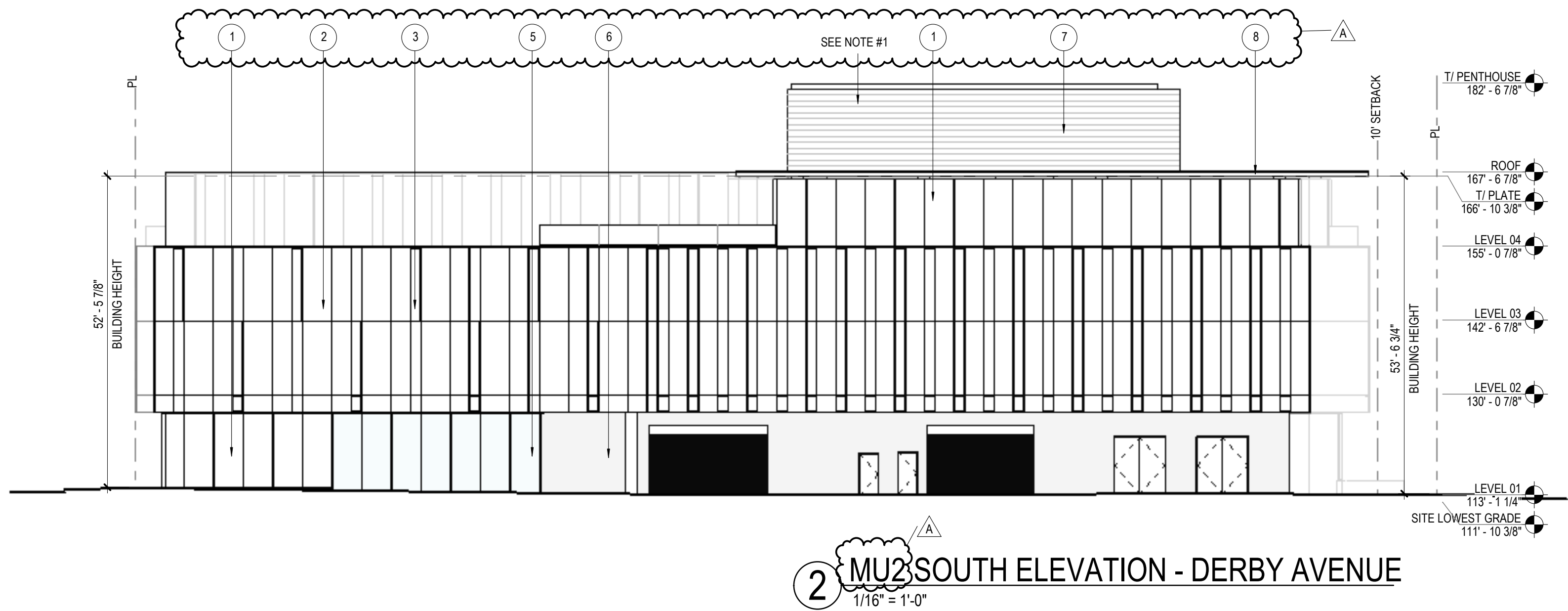
As indicated

MU2
BAY MEADOWS II
SAN MATEO, CALIFORNIA

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04/10/2020

O-A2.02



MATERIALS LEGEND:

OFFICE FACADE MATERIAL

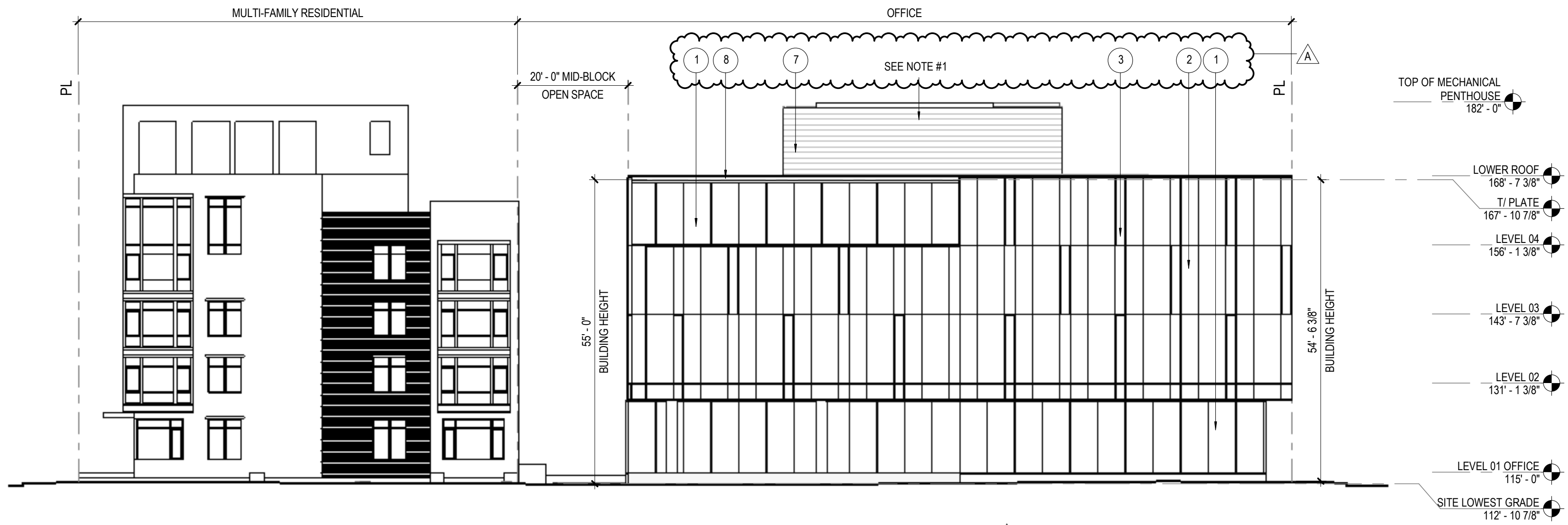
- 1 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10'
- 2 4 SIDED SSG
- 3 FACADE PATTERN: 1'-10" WIDE GLAZED-IN METAL PANEL
- 4 OVERSIZED 10'-0" WIDE 4 SIDED SSG
- 5 2 SIDED SSG WITH VANCEVA INTERLAY

OTHER SYSTEMS:

- 6 ARCHITECTURAL CONCRETE WALL: 2STONE BOARD FORM VENEER, 72" X 6" X 1/2" STANDARD GREY
 - 7 SOLID METAL SCREEN: MORIN MATRIX SERIES
- SOFFIT SYSTEMS:
- 8 PARKLEX PANEL, LAMINATED WOOD BOARD FOR EXT.
 - 9 METAL PANEL

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.
2. FACADE EXTENT UPDATED TO COMPLY WITH BUILD-TO ZONE ON DERBY AVE.



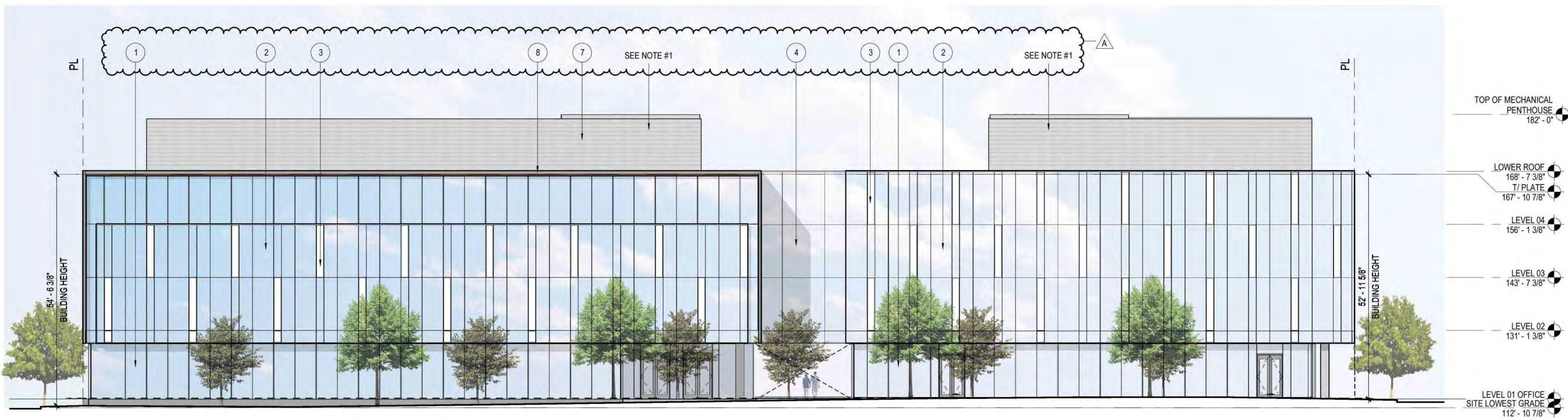
2 MU3 NORTH ELEVATION - DERBY AVENUE
1/16" = 1'-0"

MATERIALS LEGEND AND NOTES

- MATERIALS LEGEND:
- OFFICE FACADE MATERIAL
- 1 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10'.
 - 2 4 SIDED SSG
 - 3 FACADE PATTERN: 1'-10" WIDE GLAZED-IN METAL PANEL
 - 4 OVERSIZED 10'-0" WIDE 4 SIDED SSG
 - 5 2 SIDED SSG WITH VANCEVA INTERLAY
- OTHER SYSTEMS:
- 6 ARCHITECTURAL CONCRETE WALL: 2STONE BOARD FORM VENEER, 72" X 6" X 1 1/2" STANDARD GREY
 - 7 SOLID METAL SCREEN AT MEP EQUIPMENT: MORIN MATRIX SERIES
- SOFFIT SYSTEMS:
- 8 PARKLEX PANEL, LAMINATED WOOD BOARD FOR EXT.
 - 9 METAL PANEL
- MULTI-FAMILY FACADE MATERIAL
SEE R-A3.01

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.

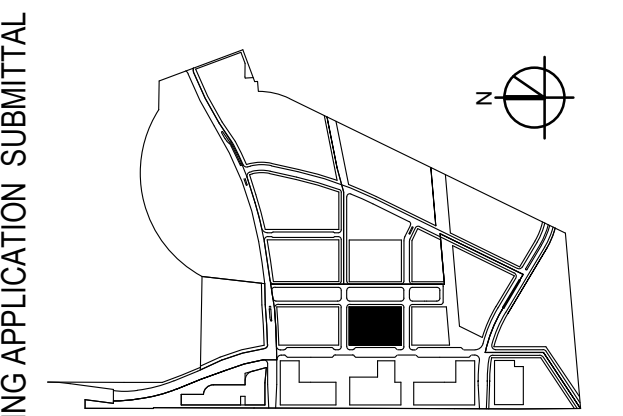


1 MU3 OFFICE WEST ELEVATION - S DELAWARE STREET
1/16" = 1'-0"



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SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - BUILDING ELEVATIONS

As indicated

II

BAY MEADOWS

SAN MATEO, CALIFORNIA

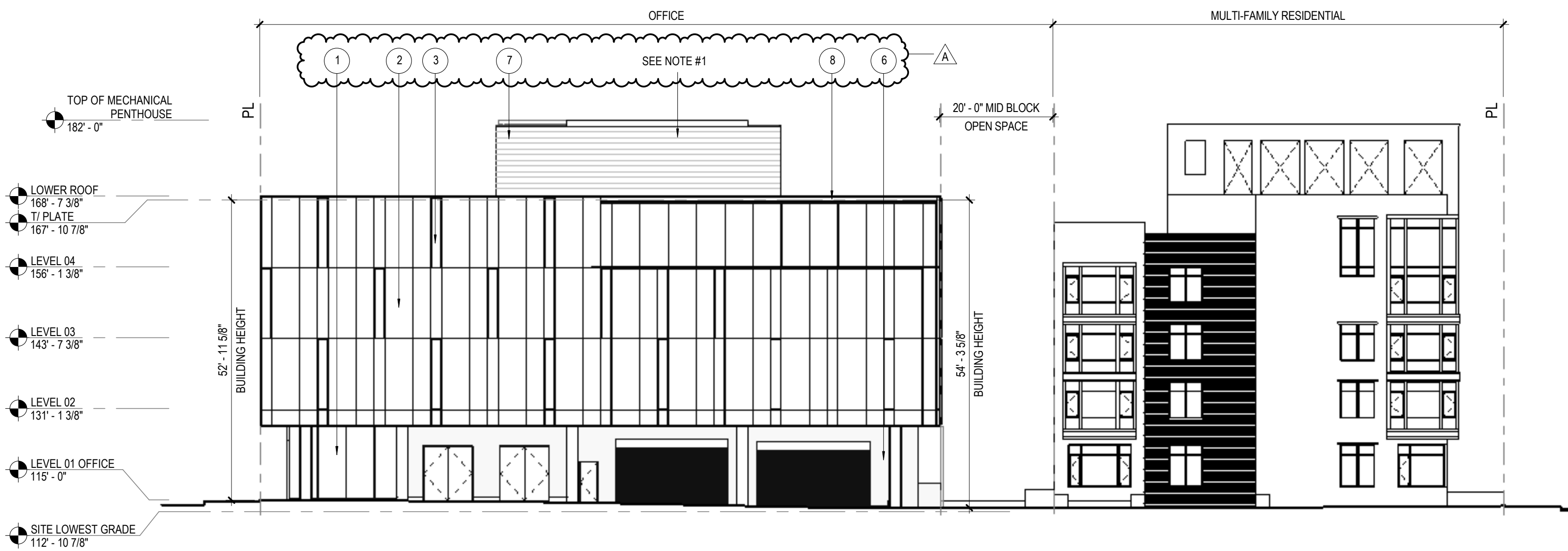
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MU3

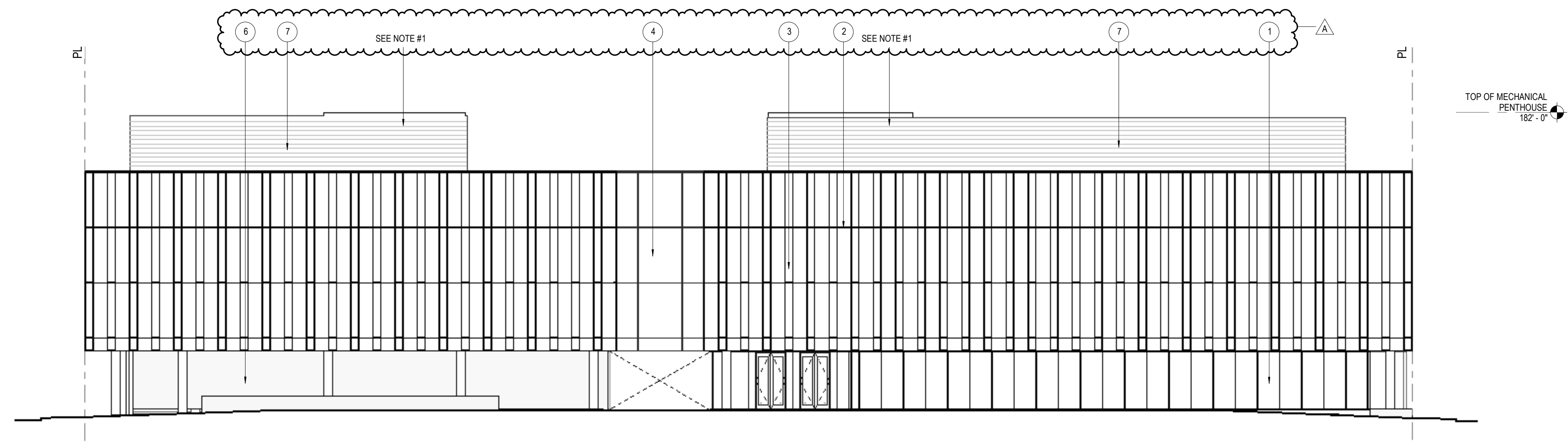
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O-A2.51



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



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

MATERIALS LEGEND AND NOTES

- MATERIALS LEGEND:**
- OFFICE FACADE MATERIAL**
- 1 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10'.
 - 2 4 SIDED SSG
 - 3 FACADE PATTERN: 1'-10" WIDE GLAZED-IN METAL PANEL
 - 4 OVERSIZED 10'-0" WIDE 4 SIDED SSG
 - 5 2 SIDED SSG WITH VANCEVA INTERLAY
- OTHER SYSTEMS:**
- 6 ARCHITECTURAL CONCRETE WALL: 2STONE BOARD FORM VENEER, 72" X 6" X 1/2" STANDARD GREY
 - 7 SOLID METAL SCREEN AT MEP EQUIPMENT: MORIN MATRIX SERIES
- SOFFIT SYSTEMS:**
- 8 PARKLEX PANEL, LAMINATED WOOD BOARD FOR EXT.
 - 9 METAL PANEL
- MULTI-FAMILY FACADE MATERIAL**
SEE R-A3.01

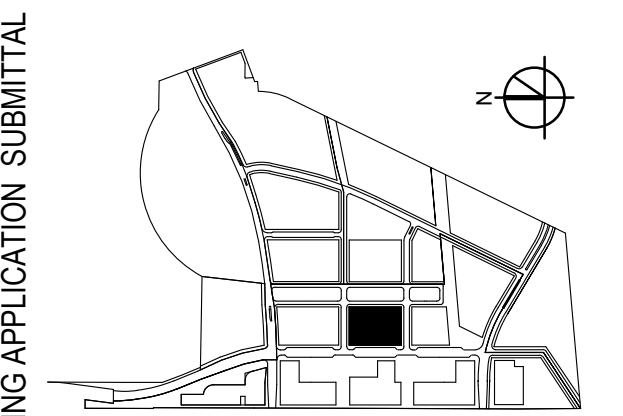
NOTES:

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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PHASE II DEVELOPMENT AGREEMENT

MU3 OFFICE - BUILDING ELEVATIONS

As indicated

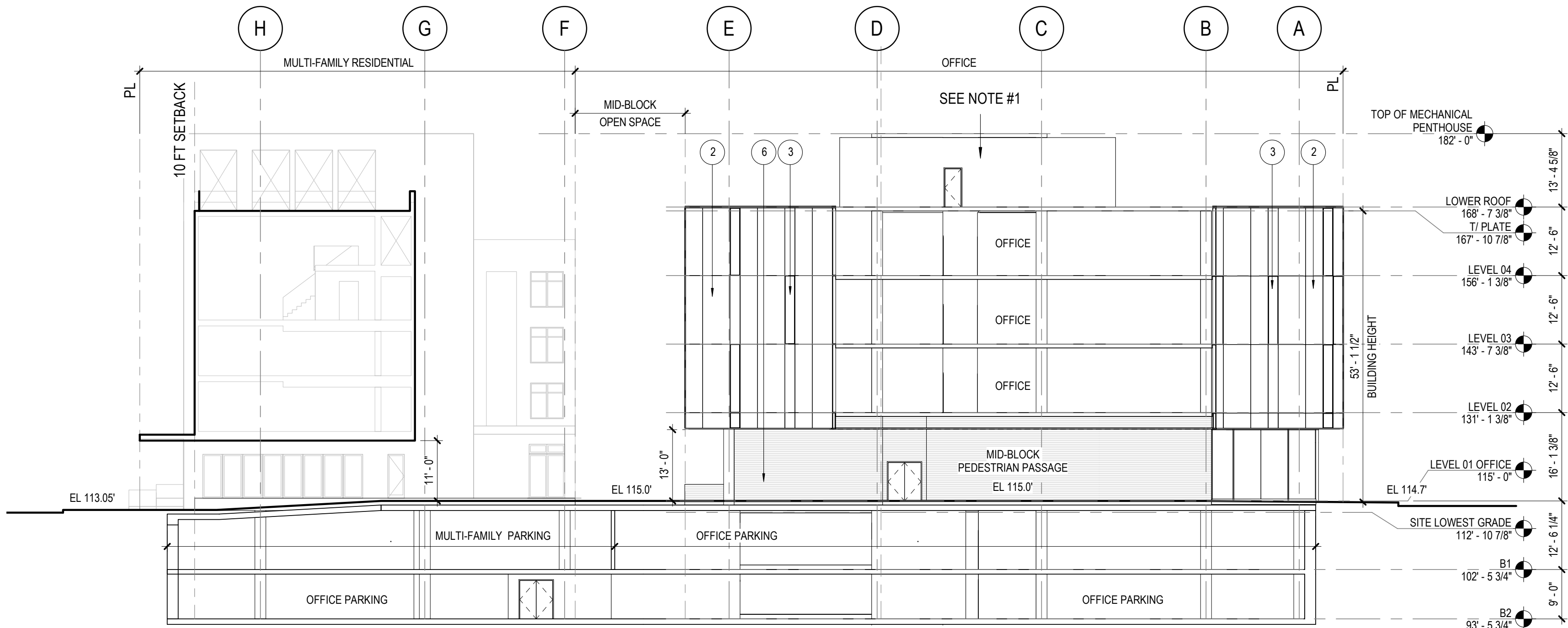
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BAY MEADOWS II
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O-A2.52





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

MATERIALS LEGEND AND NOTES

MATERIALS LEGEND:
OFFICE FACADE MATERIAL

- 1 2 SIDED SSG TYP, CAPTURED VERTICALLY AT EVERY 10'.
- 2 4 SIDED SSG
- 3 FACADE PATTERN: 1'-10" WIDE GLAZED-IN METAL PANEL
- 4 OVERSIZED 10'-0" WIDE 4 SIDED SSG
- 5 2 SIDED SSG WITH VANCEVA INTERLAY

OTHER SYSTEMS:

- 6 ARCHITECTURAL CONCRETE WALL: 2STONE BOARD FORM VENEER, 72" X 6" X 1/2" STANDARD GREY
- 7 SOLID METAL SCREEN AT MEP EQUIPMENT: MORIN MATRIX SERIES

SOFFIT SYSTEMS:

- 8 PARKLEX PANEL, LAMINATED WOOD BOARD FOR EXT.
- 9 METAL PANEL

MULTI-FAMILY FACADE MATERIAL
SEE R-A3.01

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.

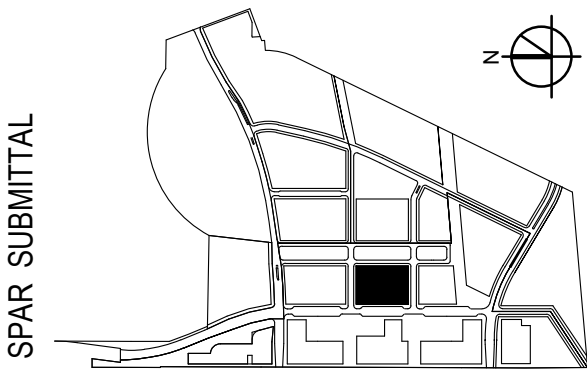
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MU3 - BUILDING SECTIONS

As indicated

MU3

BAY MEADOWS II
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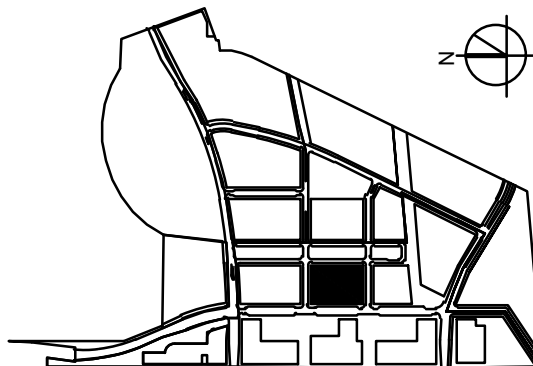
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PARKING B1 LEVEL PLAN

1/16" = 1'-0"

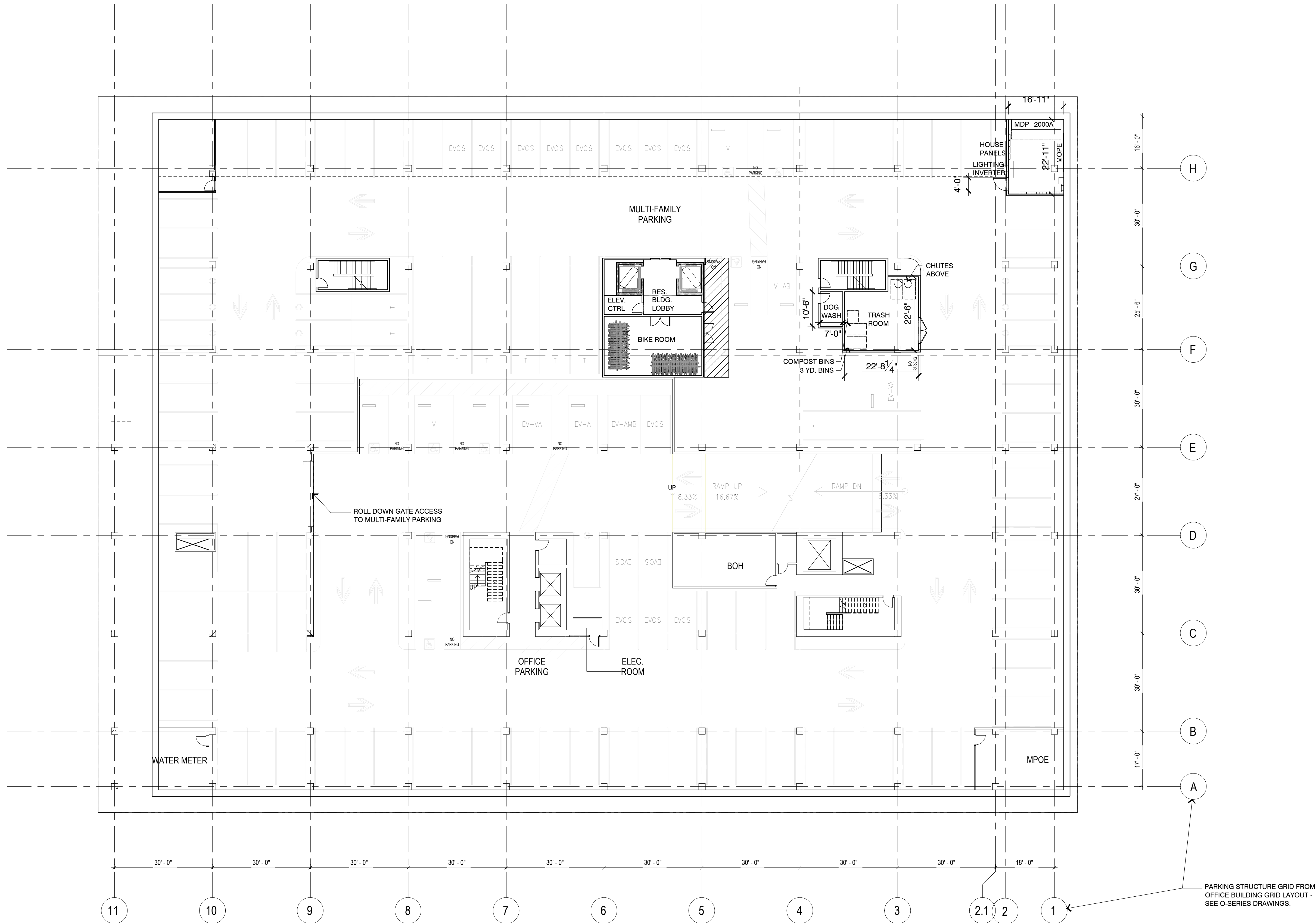
MU3
BAY MEADOWS II
SAN MATEO, CALIFORNIA

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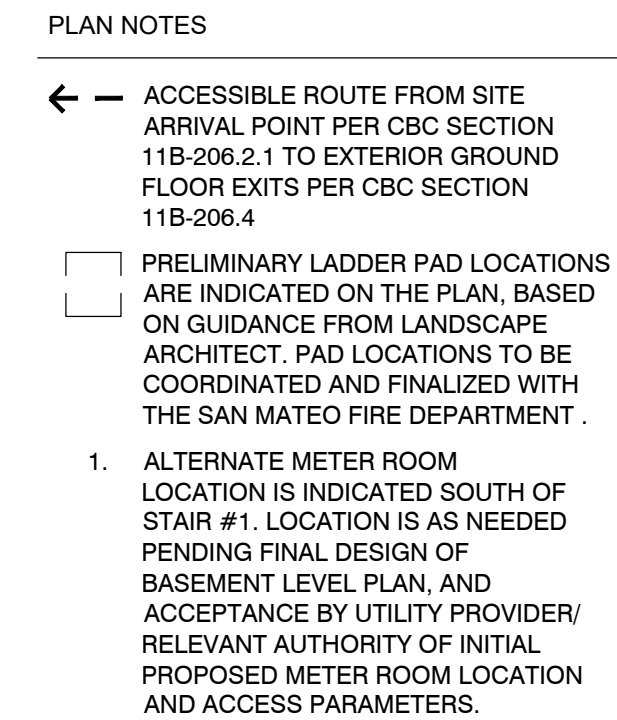
R-A2.00



DERBY AVENUE:
MIN. 80% WITHIN 10' OF SETBACK LINE REQUIRED;
96.3% PROVIDED

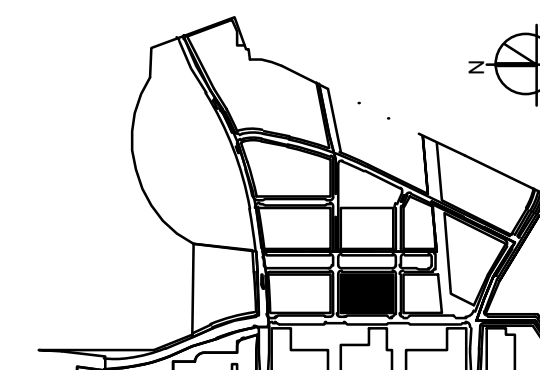
WEST KYNE ST:
MIN 75% WITHIN 3' OF SETBACK LINE REQUIRED;
92.6% PROVIDED

LANDING AVENUE:
MIN 80% WITHIN 10' OF SETBACK LINE REQUIRED;
96.3% PROVIDED



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GROUND FLOOR PLAN

 $1/16"=1'-0"$

MU3

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R-A2.01



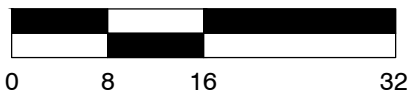
BUILD-TO ZONE [Z] [Z] [Z] [Z]

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

PLAN NOTES



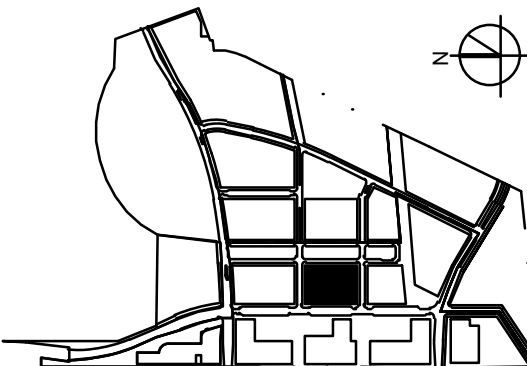
FOR OFFICE BUILDING.
SEE O-SERIES DRAWINGS.



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SECOND FLOOR PLAN

1/16" = 1'-0"

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R-A2.02

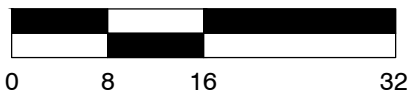
BUILD-TO ZONE [Z222]

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

PLAN NOTES

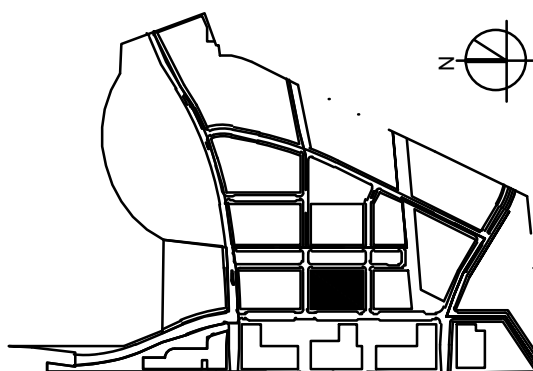


FOR OFFICE BUILDING.
SEE O-SERIES DRAWINGS.



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THIRD FLOOR PLAN

1/16" = 1'-0"

MU3

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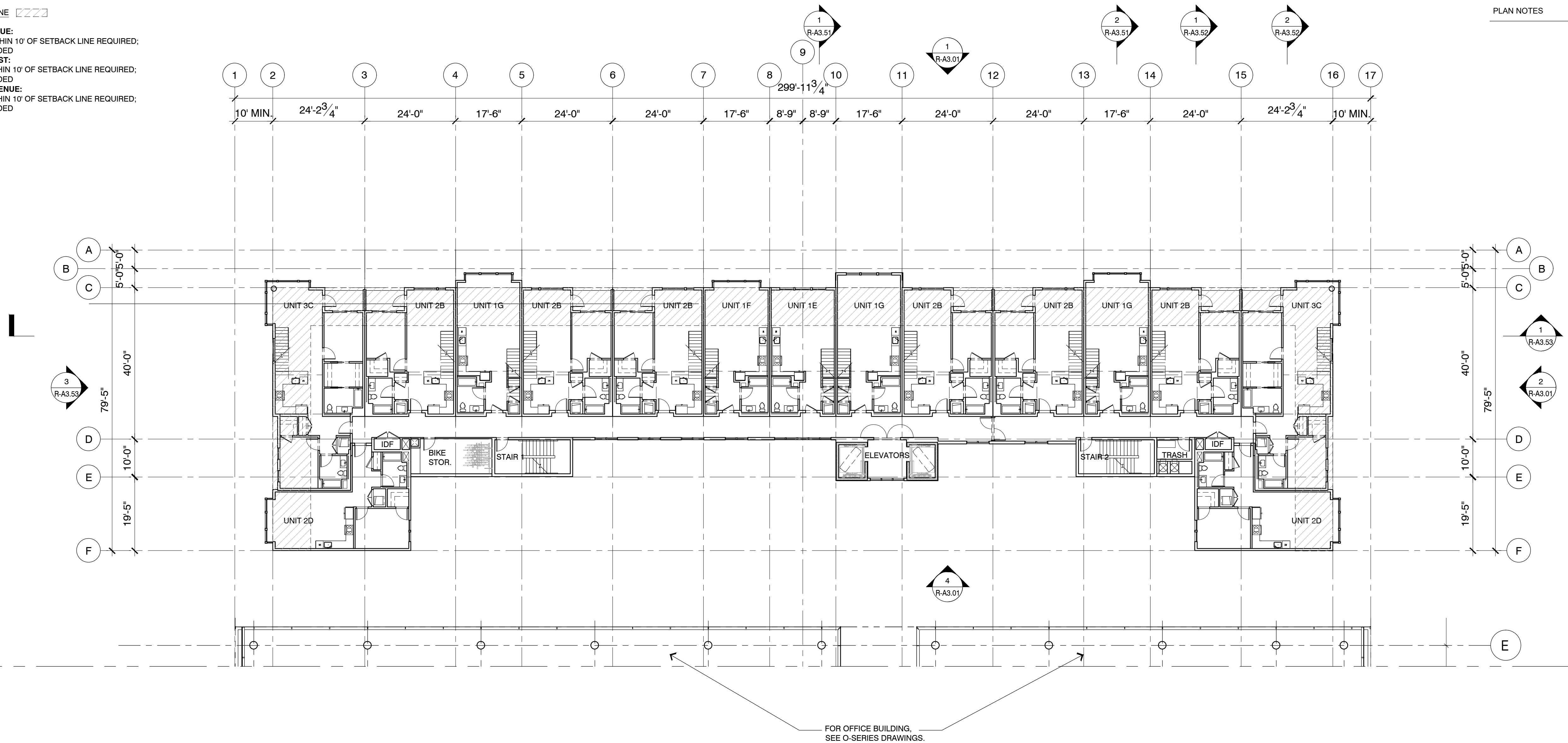
04/10/2020

R-A2.03

BUILD-TO ZONE [ZZZ]

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

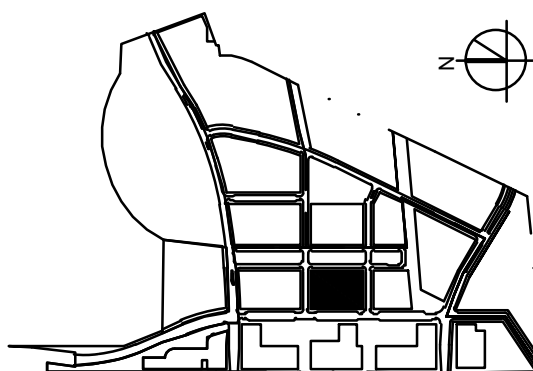
PLAN NOTES



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FOURTH FLOOR PLAN

1/16" = 1'-0"

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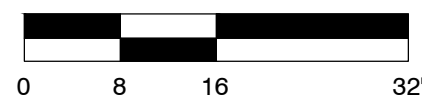
04/10/2020

R-A2.04

BUILD-TO ZONE [Z222]

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

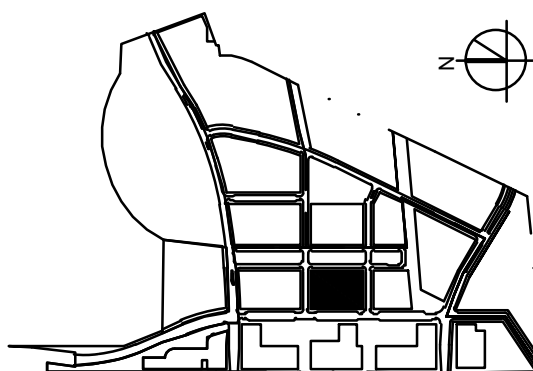
PLAN NOTES



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Project No: 19-504



PRELIMINARY PLANNING APPLICATION SUBMITTAL

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

FOURTH FLOOR LOFT PLAN

1/16" = 1'-0"

MU3

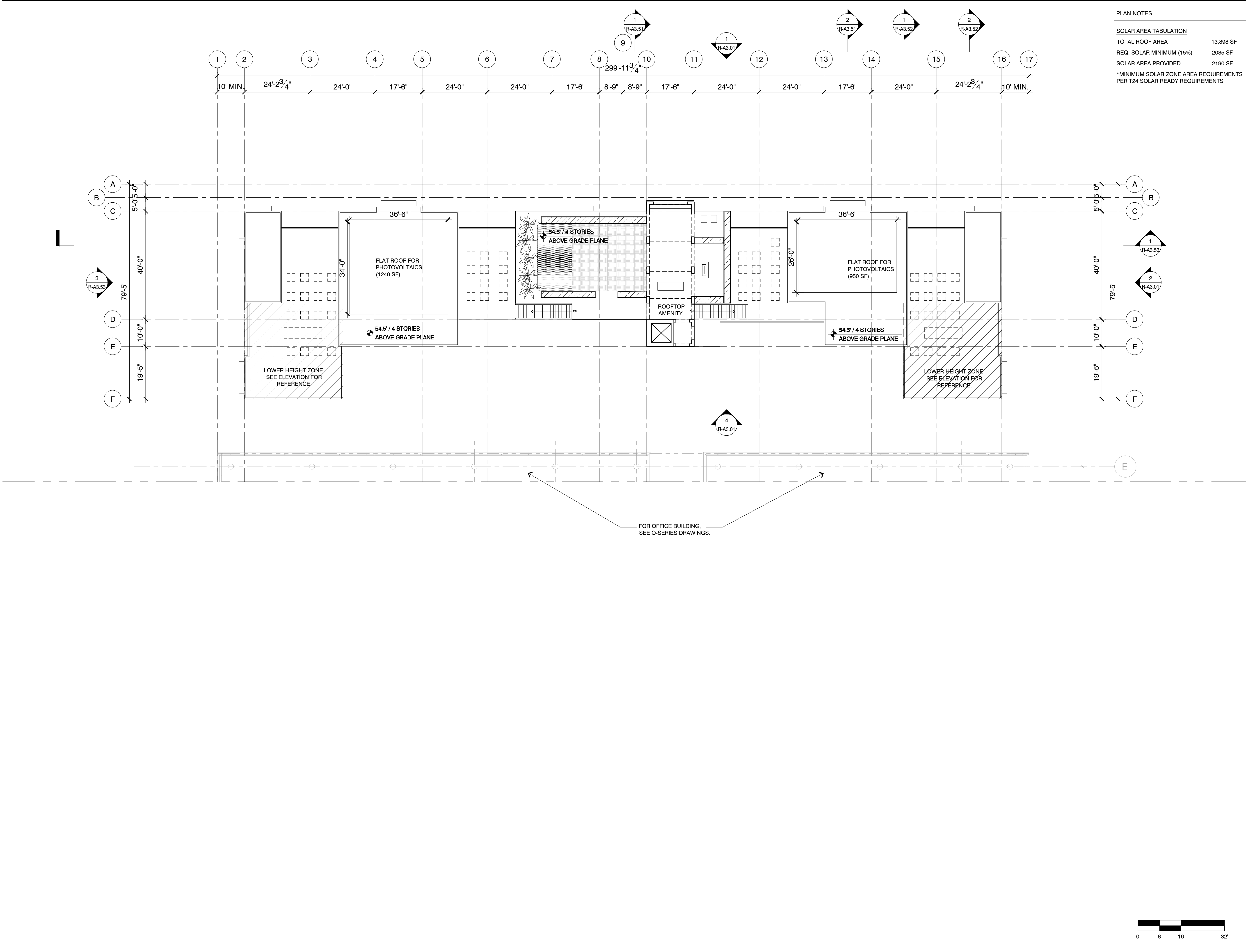
BAY MEADOWS II
SAN MATEO, CALIFORNIA

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R-A2.05



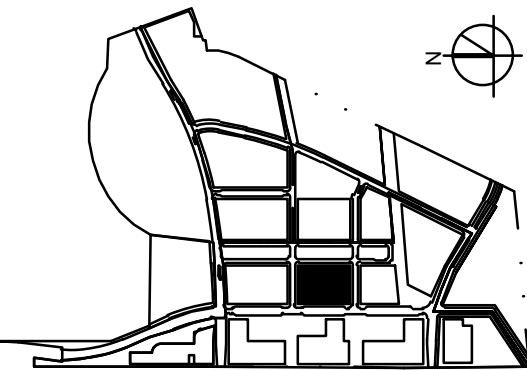
PLAN NOTES	
SOLAR AREA TABULATION	
TOTAL ROOF AREA	13,898 SF
REQ. SOLAR MINIMUM (15%)	2085 SF
SOLAR AREA PROVIDED	2190 SF
*MINIMUM SOLAR ZONE AREA REQUIREMENTS PER T24 SOLAR READY REQUIREMENTS	



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

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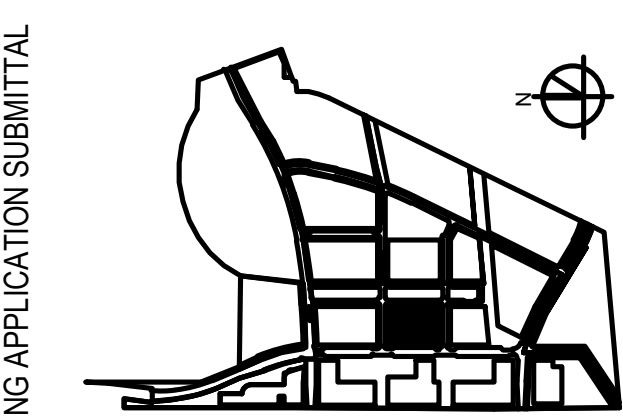
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BUILDING ELEVATIONS

1/16" = 1'-0"

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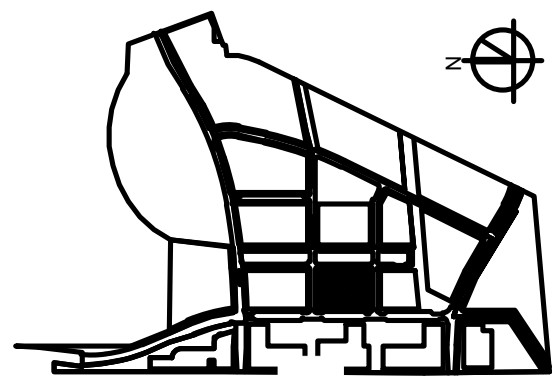
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ENLARGED BUILDING ELEVATIONS

1/8" = 1'-0"

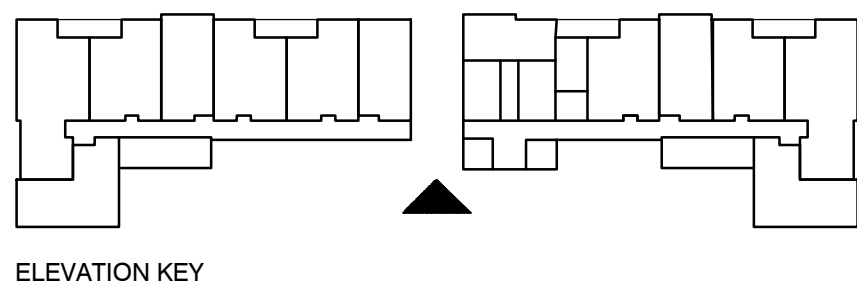
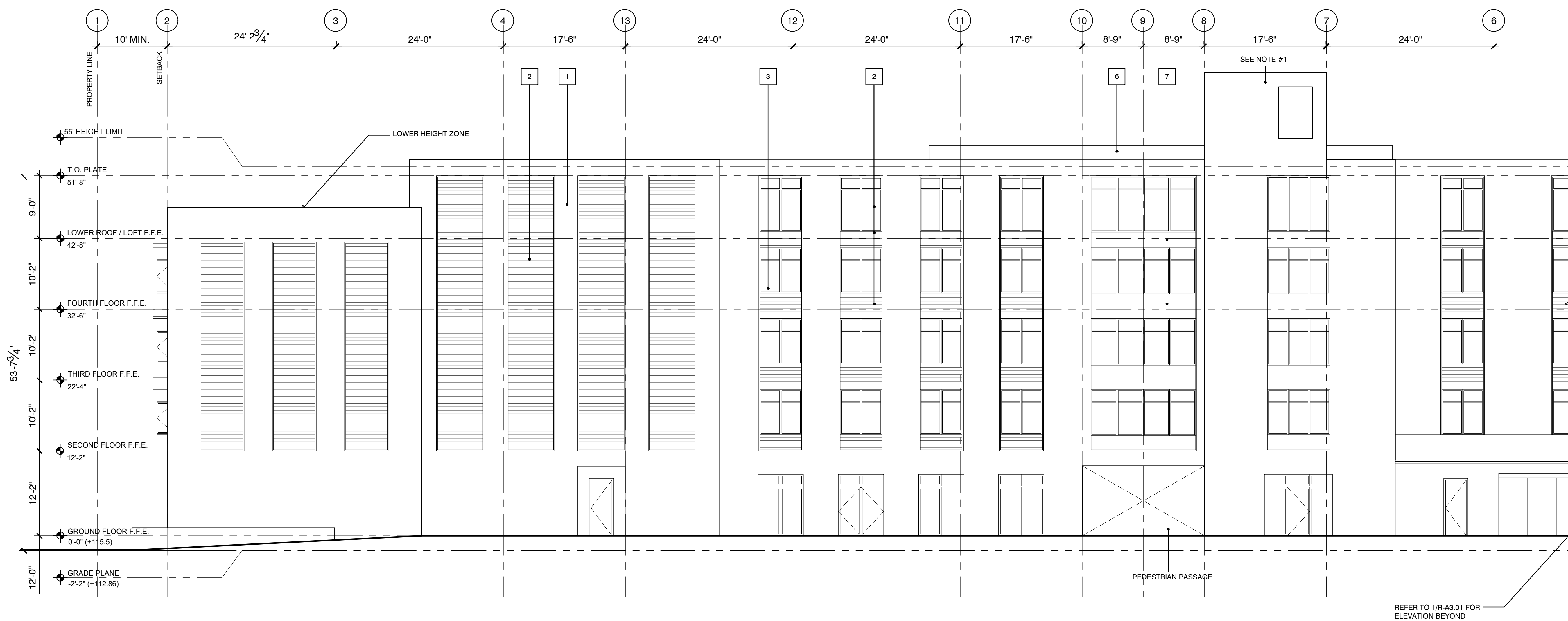
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LEGEND & NOTES

- 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): 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.

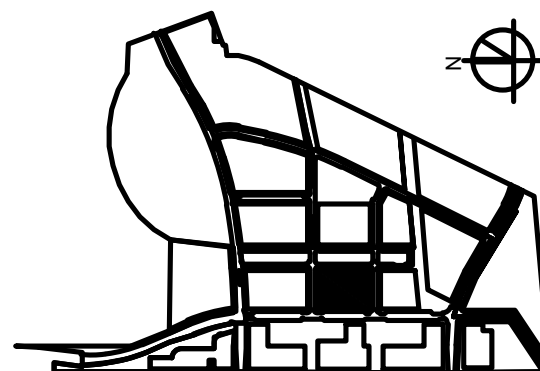
ELEVATOR BULKHEADS ARE EXCEPTIONS TO MAXIMUM BULK RESTRICTIONS PER SAN MATEO CITY CHARTER AND MUNICIPAL CODE ITEM 27.02.060 USE AND BULK RESTRICTIONS.

REFER TO 1/R-A3.01 FOR ELEVATION BEYOND



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PHASE II DEVELOPMENT AGREEMENT

ENLARGED BUILDING ELEVATIONS

1/8" = 1'-0"

MU3

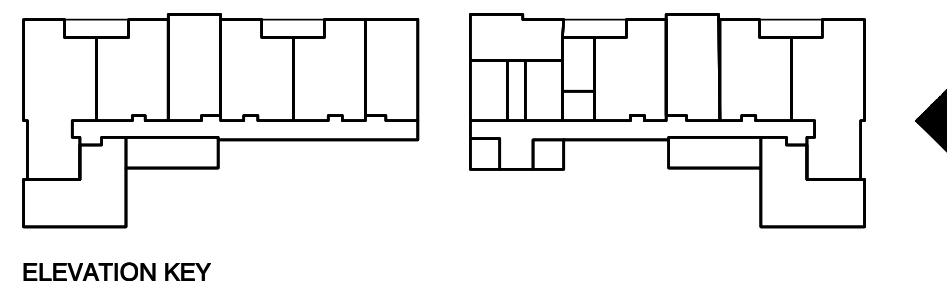
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R-A3.03



**NOTE #1:
ARCHITECTURAL FEATURE & ELEVATOR
BULKHEAD**

ARCHITECTURAL FEATURE (PER BAY MEADOWS PHASE II DESIGN GUIDELINES & DEVELOPMENT STANDARDS, ITEM II.7): THE PROPOSED ARCHITECTURAL FEATURE MAINTAINS THE MID-BLOCK PASSAGE, EMPHASIZES THE BUILDING ENTRY, AND PROVIDES A MASSIVE 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.

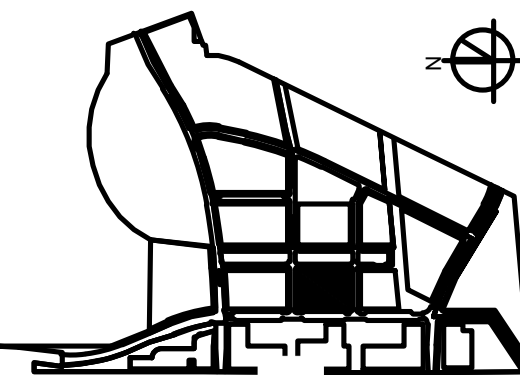
ELEVATOR BULKHEADS ARE EXCEPTIONS
MAXIMUM BULK RESTRICTIONS PER SAN
MATEO CITY CHARTER AND MUNICIPAL CO
ITEM 27.02.060 USE AND BULK RESTRICTIO



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