

DESIGN INTENT

An elegant garden parkway with a rich array of gathering spaces set within interesting and beautiful gardens. The smaller rooms within the Linear Park will attract garden lovers and those seeking a more quiet park experience, while the larger central lawn area will allow for open and flexible activities. Arbors covering large tables create refined "Dining Rooms", ornamental trees and espalier trellisses define intimate "Reading Rooms" and "Lounges", a beautifully crafted linear bench wraps around the large "Family Room" lawn area, while smaller lawns and sculpture rooms create destinations to attract a wide range of visitors. Final selection of hardscape surfaces, site furnishings and plantings shall be subject to the approval of the Director of Parks and Recreation.

PLANTING DESIGN INTENT

Ornamental gardens along linear pathways are framed by rows of Sycamore Trees planted along the street edge. The plantings are varied in each garden area for seasonal interest, creating a true garden lovers park. While the maintenance level of plantings is higher than a purely utilitarian planting, species selections shall be carefully considered reasonable maintenance levels as well as access. Final plant species selection subject to change with staff review.

IRRIGATION DESIGN INTENT

All planting areas will be irrigated with a fully automatic irrigation system utilizing an efficient low precipitation rate system with matched precipitation rate heads. The system will be designed to provide full coverage with minimal over spray onto non-irrigated areas. separate valve circuits will be used for trees, shrubs, ground covers, lawn and sunlight to provide for different plant water requirements. Design shall comply to city standards.

OPEN SPACE TAKEOFFS / CALCULATIONS

LAWN	9,310 SF
PLANTING	32,940 SF
HARDSCAPE AREA	20,465 SF
TOTAL AREA	62,715 SF

SHEET INDEX

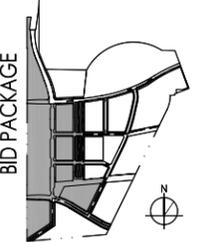
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WILSON
MEANY
SULLIVAN



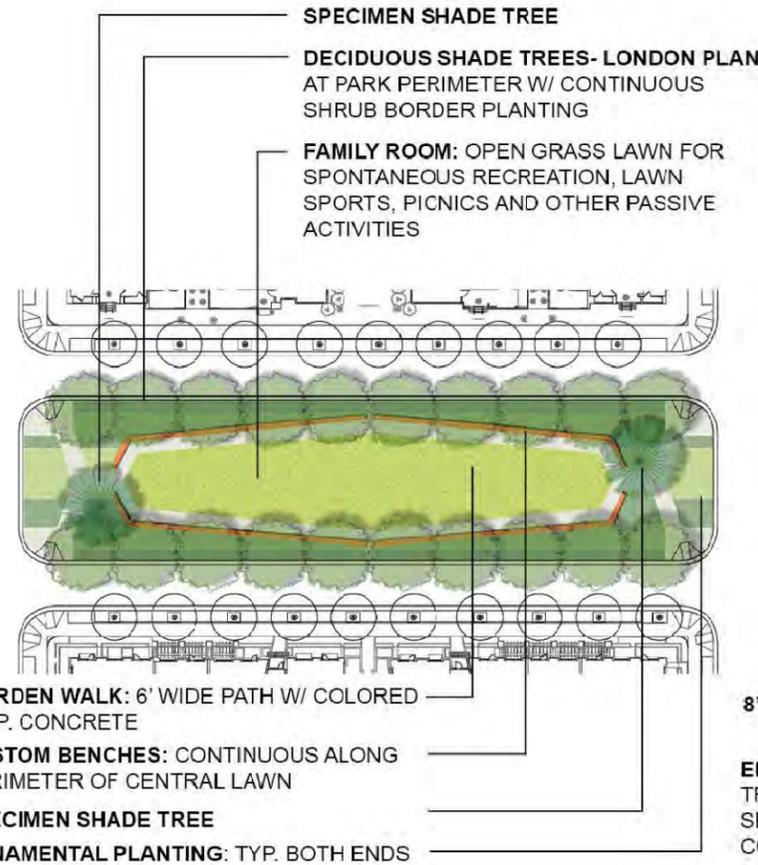
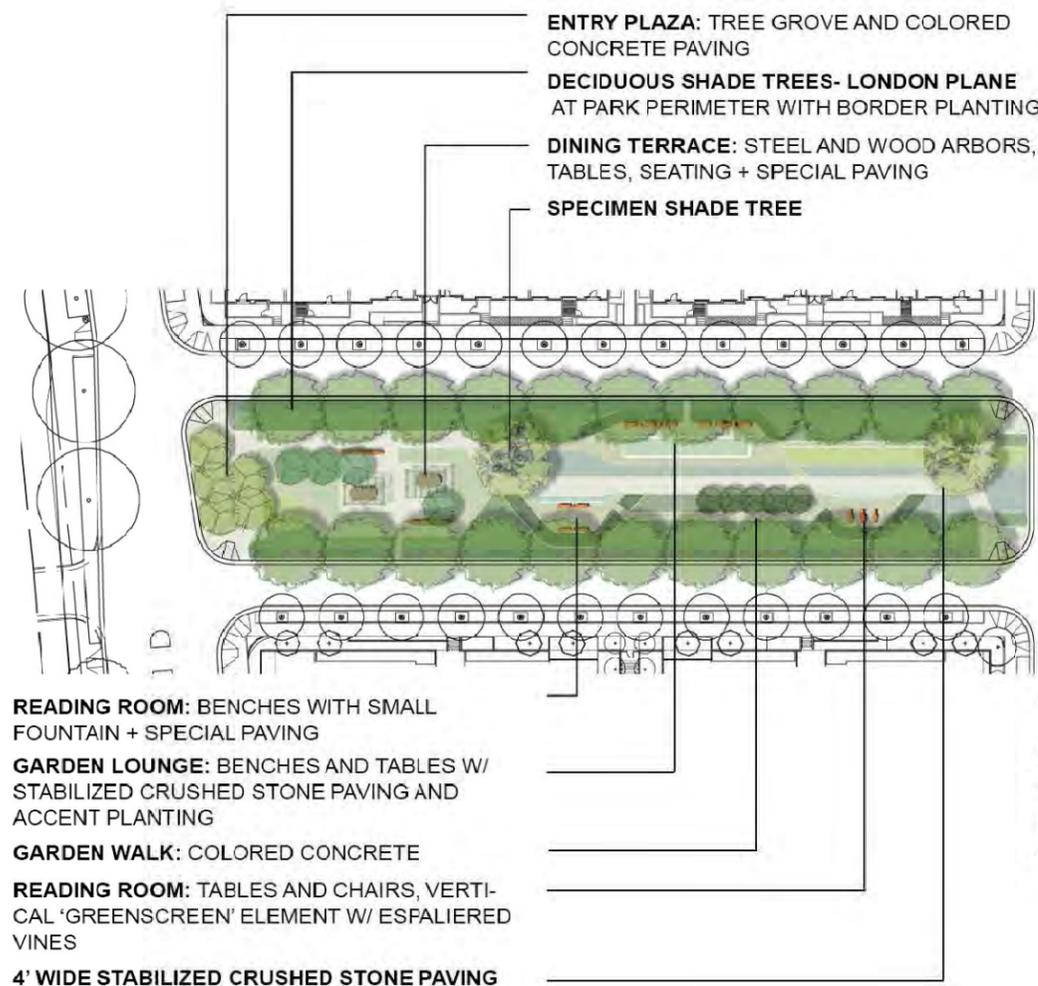
WMS 0701 - BAY MEADOWS PHASE II



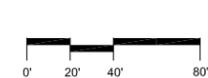
BID PACKAGE

SUBJECT TO THE BAY MEADOWS
PHASE II DEVELOPMENT AGREEMENT

OVERALL SITE PLAN



FINAL SELECTION OF HARDSCAPE SURFACES, SITE FURNISHING AND PLANTINGS SHALL BE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PARKS AND RECREATION.

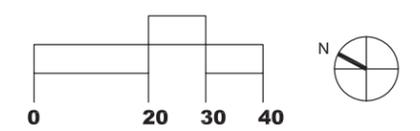
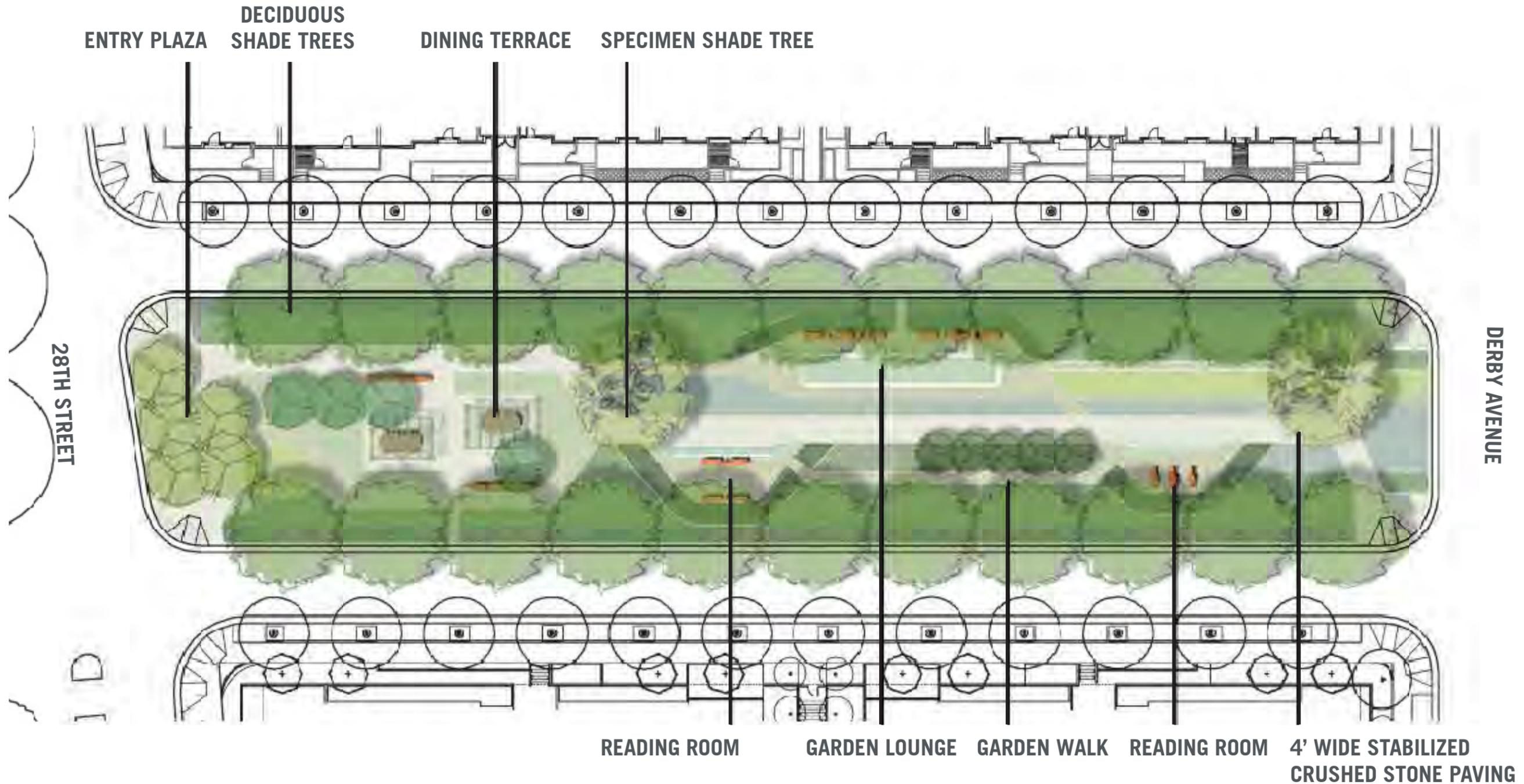


NOT FOR CONSTRUCTION

29 MAY 2008

L1.1.1

LINEAR PARK
BAY MEADOWS II
 SAN MATEO, CALIFORNIA
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BAY MEADOWS

LINEAR PARK - NORTH BLOCK SPAR PLAN

2014.05.22