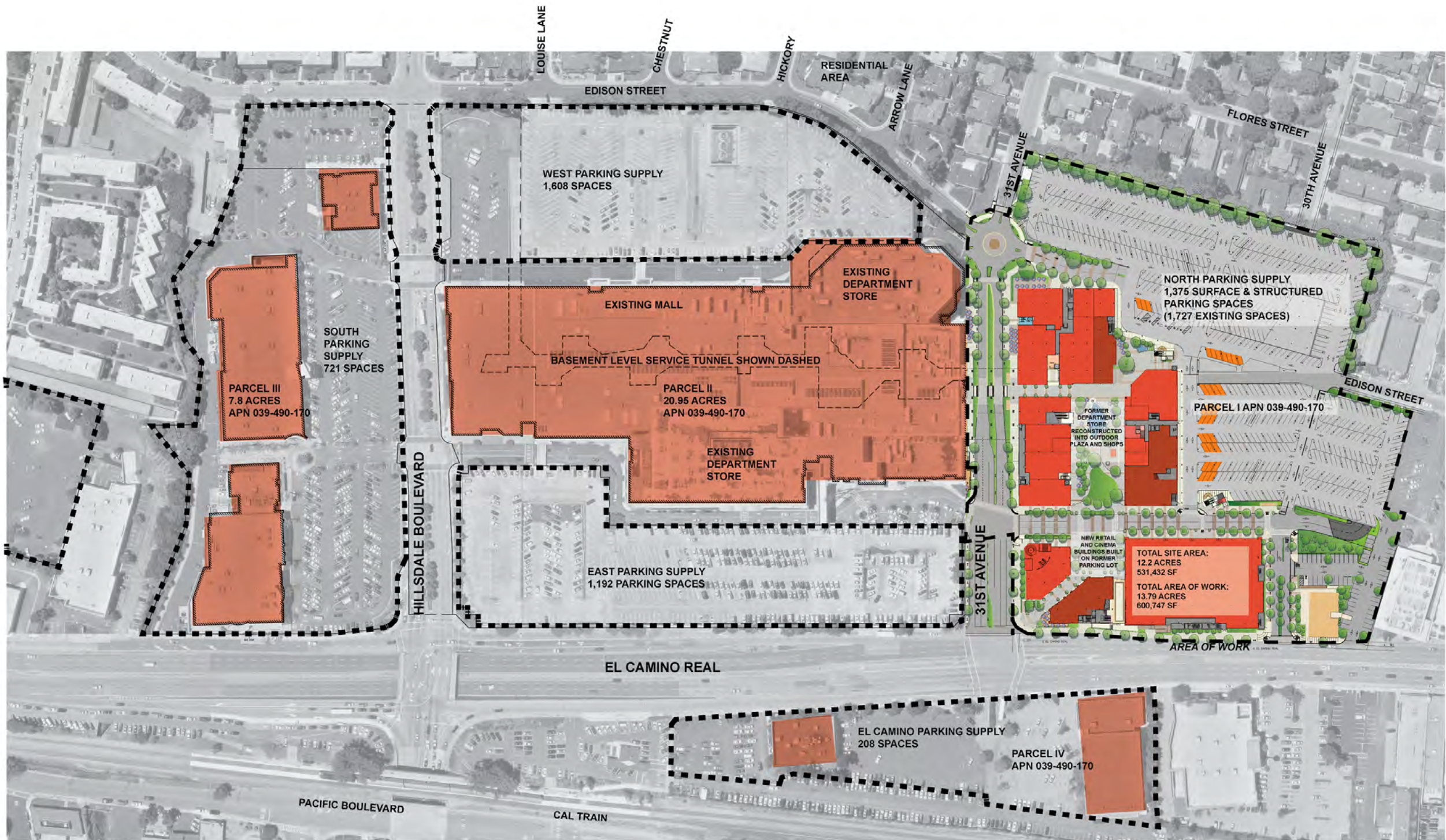


**OVERALL SITE PLAN**



**REFERENCE DRAWING:**

THIS DRAWING IS FOR REFERENCE ONLY. DATA WAS PROVIDED BY THE BOHANNON DEVELOPMENT COMPANY AND IS FROM AN ALTA SURVEY DATED 12.31.2005 BY LUZURIAGA TAYOR, INC. CIVIL ENGINEERS.

**PARKING REQUIREMENTS**

GROSS FLOOR AREA (GFA)* DATA FOR PARCELS I, II, III, IV:	
EXISTING GFA: 1,258,714 SF	PROPOSED GFA: 1,269,505 SF
EXISTING PARKING SUPPLY: 5,371 SELF-PARKED SPACES, 85 VALET SPACES	PROPOSED PARKING SUPPLY: 5,019 SELF-PARKED SPACES, 85 VALET SPACES
GFA PARKING RATIO INCLUDES VALET SPACES: 4.33 PARKING SPACES PER 1,000 SF	GFA PARKING RATIO INCLUDES VALET SPACES: 4.02 PARKING SPACES PER 1,000 SF

CITY OF SAN MATEO REGIONAL SHOPPING CENTER PARKING REQUIREMENT: 3.5 PARKING STALLS PER 1,000 SF

\*GROSS FLOOR AREA DOES NOT INCLUDE MALL COMMON AREA FLOOR OPENINGS OR MALL BASEMENT EXCEPT FOR FITNESS CENTER, MACY'S SALES FLOORS AND MALL OFFICES.





**NOTES:**  
OUTSIDE LANE DIMENSIONS INCLUDE GUTTERS.  
PLEASE REFER TO THE PROPERTY EXHIBIT ON SHEET EK-1 FOR ALL EASEMENTS, PROPERTY LINES AND LOT DIMENSIONS.  
WITH THE EXCEPTION OF THE WELLS FARGO PAD, LOADING ZONES ARE LOCATED IN THE BASEMENT AND ACCESSED FROM THE TRUCK TUNNEL.  
LOCATION AND IDENTIFICATION OF ITEMS OF OBSTRUCTION ON SIDEWALKS AND CURBS SUCH AS HYDRANTS, UTILITY METERS AND UTILITY POLES CAN BE FOUND ON CIVIL SHEETS.  
LOCATION AND DIAMETERS OF EXISTING TREES AND WHETHER THEY ARE TO REMAIN OR STAY ARE INDICATED IN THE ARBORIST REPORT AND LANDSCAPE SHEETS.

**NORTH BLOCK GFA CALCULATIONS:**

PROPOSED PROGRAM GFA RESULTING IN PARKING DEMAND:

MALL RETAIL & FOOD TENANTS	177,675 sf
FITNESS CENTER	40,090 sf
OFFICE	16,656 sf
DINE-IN - 804 SEATS	43,945 sf
COMMON AREA CIRCULATION	13,656 sf
TOTAL AREA	292,021 sf
TOTAL AREA - PARCELS I, II, III, IV	1,269,505 sf

PROPOSED PROGRAM GFA NOT RESULTING IN PARKING DEMAND:

EXIT CORRIDORS, STORAGE, MECHANICAL AND UTILITY SPACES	83,998 sf
TRUCK TUNNEL AND LOADING DOCKS	21,101 sf
PARKING STRUCTURE	244,227 sf
TOTAL AREA	349,326 sf

**NORTH BLOCK PARKING CALCULATIONS:**

PROPOSED PARKING =

PARCEL I - NORTH BLOCK	1,375 spaces
PARCEL II - CENTRAL BLOCK	2,800 spaces
PARCEL III - SOUTH BLOCK	721 spaces
PARCEL IV - EAST BLOCK	208 spaces
PROPOSED SUPPLY	5,104 spaces
PROPOSED RATIO	4.02 SPACES/1000 sf
	OK

**NORTH BLOCK BIKE PARKING**

REQUIRED BIKE PARKING PER CITY OF SAN MATEO BICYCLE MASTER PLAN (2007) FROM 1/16/2007:

SHORT TERM ADD. GFA (1/20,000)	30 spaces
LONG TERM ADD. GFA (1/20,000)	15 spaces

PLEASE SEE SHEET A111 FOR ENLARGED BIKE PARKING PLANS ILLUSTRATING DIMENSIONAL REQUIREMENTS AT A LEGIBLE DRAWING SCALE.

**NORTH BLOCK PARKING STALL DESIGN**

1. THE EXISTING PARKING STALL DIMENSIONS WILL BE MAINTAINED TO THE LOWER LEVEL OF THE PARKING STRUCTURE.
2. THE EAST SURFACE PARKING LOT STALL DIMENSIONS WILL COMPLY WITH THE CURRENT PARKING STANDARDS.
3. PREFERRED PARKING PROVIDED FOR LOW-EMITTING & FUEL EFFICIENT VEHICLES - 5% OF NORTH BLOCK CAPACITY
4. THERE ARE 26 ACCESSIBLE PARKING SPACES. THE ACCESSIBLE PARKING ON THE NORTH BLOCK (SHEET A111) IS BASED ON THE USES ON THE NORTH BLOCK.

**DESIGN GUIDELINE COMPLIANCE :**

**HILLSDALE STATION AREA PLAN:**  
CHAPTER 5 - SECTION A: EL CAMINO REAL STREETScape & SETBACKS  
EL CAMINO REAL: 10' SIDEWALKS WITH ADDITIONAL 6' SETBACK TO FUTURE COMMERCIAL BUILDING MEETS THE 2' THROUGHWAY, 3' FURNISHING ZONE, AND 2' FRONTAGE ZONE REQUIREMENTS. STREET TREES AREA SPACED @ 30' O.C. EXISTING CITY TEARDROP FIXTURES WILL BE RELOCATED

CHAPTER 5 - SECTION B: EL CAMINO REAL PARKING LOTS  
PARKING LOT EDGE LANDSCAPING AND SCREENING VARIES FROM 10' TO 14' AND IS IN COMPLIANCE WITH THE 6' REQUIREMENT SET FORTH IN THE EL CAMINO REAL MASTER PLAN.

CHAPTER 5 - SECTION C: 31ST AVENUE STREETScape & SETBACKS  
ALL PROPOSED 31ST AVENUE SIDEWALKS MEET OR EXCEED THE REQUIRED 5' THROUGHWAY, 3' FURNISHING ZONE, AND 2' FRONTAGE ZONE REQUIREMENTS. 31ST AVENUE BETWEEN SAILER DRIVE AND EL CAMINO: 14'-6" SIDEWALKS WITH ADDITIONAL 2' SETBACK TO COMMERCIAL BUILDING. 31ST AVENUE BETWEEN SAILER DRIVE AND EDISON ST.: SIDEWALK VARIES FROM 10'-6" MIN. TO 30'-0" MAX. WITH ADA SLOPE STANDARDS.

**NORTH BLOCK AREA OF WORK:**

AREA OF WORK IN ACRES	13.79 ACRES
AREA OF WORK IN SQUARE FEET (INCLUDES ONSITE AND OFFSITE IMPROVEMENTS)	600,747 sf
PARCEL ACREAGE	12.2 ACRES

**Q5 DISTRICT OVERLAY CALCULATION:**

EXISTING TOTAL GFA TO REMAIN	304,702
PROPOSED GFA	641,247 sf
EQUATION:	304,702 / 641,247 = 47.51% EXISTING STRUCTURE TO REMAIN

**PLAN LEGEND:**

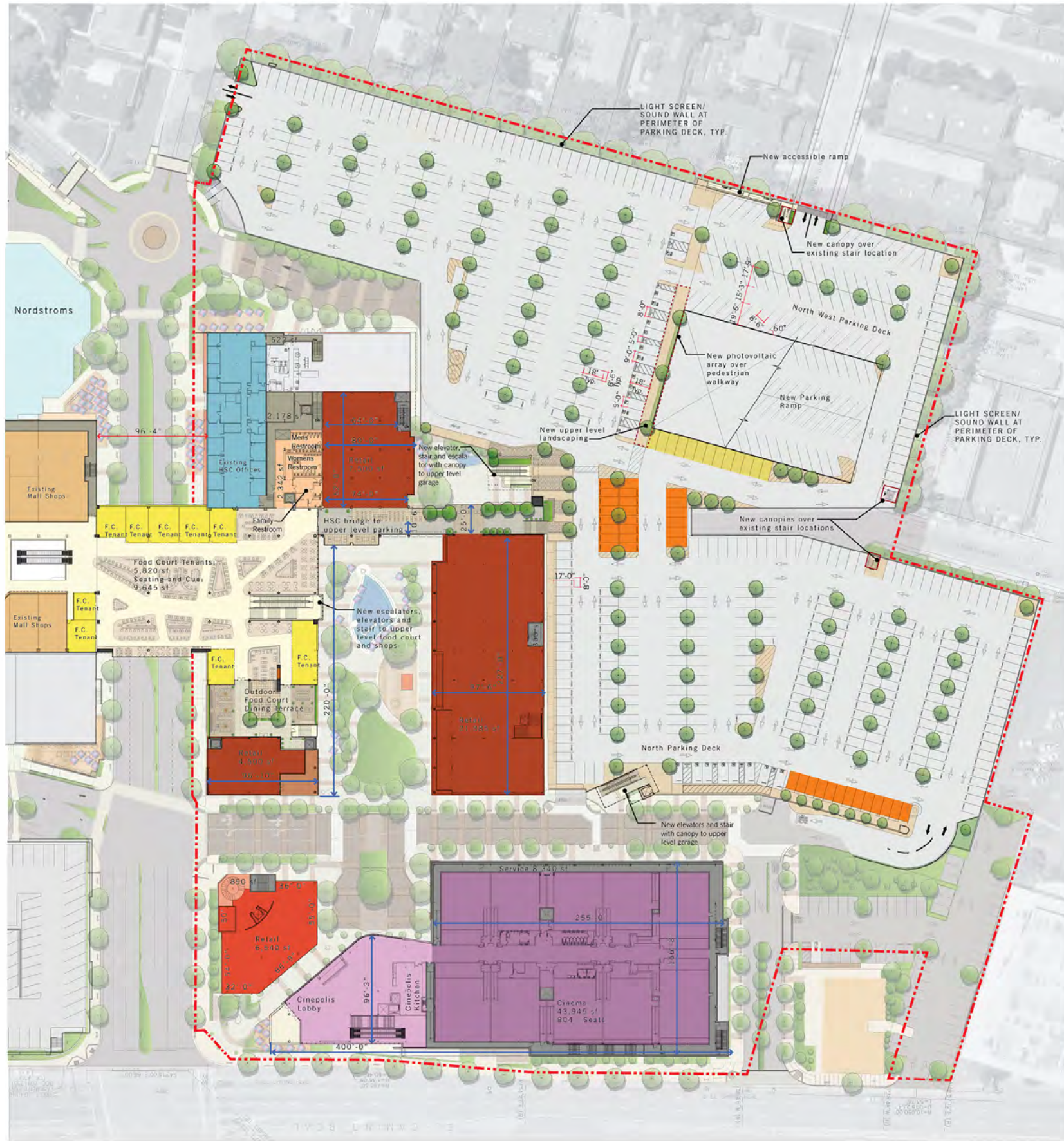
- PREFERRED PARKING PROVIDED FOR LOW-EMITTING & FUEL EFFICIENT VEHICLES - 5% OF NORTH BLOCK PARKING CAPACITY
- ELECTRIC VEHICLE CHARGING STATIONS

**PUBLIC ART REQUIREMENT:**

EXACT LOCATION TO BE DETERMINED AFTER PA APPROVAL PER PUBLIC ART ORDINANCE







### NORTH BLOCK PARKING STALL DESIGN

1. THE EXISTING PARKING STALL DIMENSIONS WILL BE MAINTAINED IN THE LOWER LEVELS OF THE PARKING STRUCTURE.
2. THE EAST SURFACE PARKING LOT STALL DIMENSIONS WILL COMPLY WITH THE CURRENT PARKING STANDARDS.
3. PREFERRED PARKING PROVIDED FOR LOW-EMITTING & FUEL EFFICIENT VEHICLES - 5% OF NORTH BLOCK CAPACITY
4. THERE ARE 26 ACCESSIBLE PARKING SPACES. THE ACCESSIBLE PARKING ON THE NORTH BLOCK SUPPLIED IS BASED ON THE USES ON THE NORTH BLOCK.

### PLAN LEGEND:

- PREFERRED PARKING PROVIDED FOR LOW-EMITTING & FUEL EFFICIENT VEHICLES - 5% OF NORTH BLOCK CAPACITY
- ELECTRIC VEHICLE CHARGING STATIONS



## UPPER LEVEL SITE PLAN