North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response

DATE: November 10, 2022
NFOCC MEETING DATE: November 17, 2022
SPECIAL NOTICE/HEARING: 10-days, within 300-feet
VOTE REQUIRED: Majority

TO: Members, North Fair Oaks Community Council

FROM: Planning Staff

SUBJECT: North Fair Oaks Community Council (NFOCC) recommendation to the Planning Commission for the consideration of a Grading Permit for earthwork involving 22,790 cubic yards (cy), associated with the construction of a new seven-story residential apartment building. The building includes 169-units (135 market rate units and 34 below market rate units) on a 57,798 sq. ft. parcel located at 2949 Edison Way, in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2020-00031

PROPOSAL

The proposed project includes a new seven-story residential apartment building. The building includes 169-units, 218 parking spaces, 3rd floor courtyard, and roof deck on a 57,798 sq. ft parcel.

The associated earthwork, involving 22,798 cy of cut requiring a Grading Permit, is needed to construct a 45,471 sq. ft., sub-grade, parking level and foundation for the building. In addition to the Grading Permit, the project also requires a Site Development Permit (PLN 2021-00090) which is being processed in a separate ministerial permit process by the County.

The property is zoned Commercial Mixed Use-3 (CMU-3) with General Plan Land Use Designations of Medium High Density Residential and Commercial Mixed Use. The subject parcel is currently undeveloped but is being utilized for parking storage. The immediate area consists of a mix of industrial and commercial uses and buildings along the project site of Edison Way and single-family residences located across the street (west).

RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Planning Commission on the proposed Grading Permit (PLN2020-00031).

BACKGROUND

Report Prepared By: Angela Chavez, Senior Planner

Owner: Alyn T. Beals Trust, Et Al.

Applicant: Dwight Ortmann for Beals Martin

Location: 2949 Edison Way, in the North Fair Oaks area of unincorporated San Mateo County

APN: 060-041-110

Parcel Size: 57,798 sq. ft.

Existing Zoning: Commercial Mixed Use (CMU-3)

General Plan Designation: Medium High Density Residential, Commercial Mixed Use

Existing Land Use: Parking Lot/Storage

Water Supply: California Water Service Company-Bear Gulch

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: Zone X (Areas defined as an area of minimal flood hazard risk). FEMA Community Panel Number: 06081C0302E, dated October 16, 2012.

Environmental Evaluation: California Environmental Quality Act (CEQA) analysis of project compliance with the North Fair Oaks Community Plan and associated Environmental Impact Report (EIR).

Public Workshop: As the project includes a hearing level grading permit and proposes to construct more than ten residential units a Public Workshop, as defined by Section 6415.0. (Major Development Pre-Application Procedures) of the Zoning Regulations, was required. In accordance with Section 6415.4, a public workshop was held on September 15, 2022.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan/North Fair Oaks Community Plan

The project complies with Goal 2.2 of Chapter 2- Land Use Designations, which calls for the County to promote revitalization through redevelopment of underutilized and vacant land in North Fair Oaks to create jobs and housing and support community and economic development. The project also complies with Goal 2.A of Chapter 6- Housing, which calls for the County to create distinct gateways at key locations in North Fair Oaks that reflect the area's unique identity. The following summarizes the applicable policies of the Community Plan and how each is addressed by the project:

1. **Policy 2C: Allow residential infill development on vacant and underutilized residential parcels and within areas identified as appropriate for additional mixed use residential, commercial, and other development. Encourage multi-family residential and mixed-use residential development in these areas, and revise subdivision regulations to remove barriers to the development of multi-family attached for-sale housing in all appropriate areas in North Fair Oaks.**

   The parcel was identified as being within an opportunity area by the Community Plan. The CMU-3 zoning district allows residential development in this area as a principally permitted use. The parcel is currently undeveloped and serves as a parking lot and storage area. The proposed 169-unit residential apartment building includes a mix of residential types (i.e. studio, 1-bedroom, 2-bedroom, and 3-bedroom) along with basement level parking, and sidewalk improvements/landscaping.

2. **Policy 5A: Encourage and/or require large housing units in multifamily residential development.**

   As mentioned previously, the proposed multi-family residential apartment building includes a mix of residential unit types. The units will all be for rent and at least 70 of the units will have 2 or 3 bedrooms.

2. Compliance with the Zoning Regulations

The property is located within the Commercial Mixed Use-3 (CMU-3) Zoning District. The proposed apartment building is principally permitted in the CMU-3. The project complies with the applicable development standards as listed below with the exception of maximum height and number of dwelling units. However, these deviations are allowed because the project provides

20% of the total units will be available for lower income households via the Density Bonus Program:

Development Standards	Required in CMU-3	Proposed
Building Site Area	5,000 sq. ft.	57,798 sq. ft.
Minimum Average Parcel Width	100 feet	247.13 feet
Maximum Building Floor Area	None	281,012 sq. ft.
Maximum	159 units	169 units***
Minimum Front Setback	None*	Ranges from 2 feet 10 inches to 24 feet 4 inches
Minimum Front Stepback	5 feet	5 feet
Minimum Rear Setback	10 feet	26 feet
Minimum Right Side Setback	None	20 feet 2 inches (1st floor)
Minimum Left Side Setback	1 inch**	Ranges between 2 feet 4 inches and 7 feet
Maximum Building Height	70 feet	78 feet 8 inches (top of parapet) ***
Minimum Parking Spaces	203 stalls	218

* A minimum setback sufficient in combination with the existing sidewalk to create an 8-foot sidewalk measured from back of curb. Proposed sidewalk along front property line ranges from 10'-3" to 10'-6".
** A minimum setback sufficient in combination with the existing sidewalk to create an 8-foot sidewalk measured from back of curb. Proposed sidewalk along front property line ranges from 9'11" to 10'-2".
*** Non-Conforming but allowed as incentive/concession under the Density Bonus Program.

3. Impact on Housing Opportunities or Displacement

The proposed project will not result in the demolition of any existing structures or existing residential development. The project proposes to construct 169- residential housing units (11-studio, 88-one bedroom, 64-two bedroom, and 6-three bedroom apartments). The project complies with the County's Inclusionary Requirement for Affordable Housing Ordinance which requires that all new multiple-family developments creating five or more residential units provide a minimum of 20% of the total units constructed be designated for rent to extremely low-, very low-, or low-income households, as it dedicates 34 of the units as below market rate units. The project also complies with the Zoning Regulations chapter 22.6.1 regarding Density Bonuses as the applicants have dedicated 20% of the units as affordable. Through the density bonus chapter they are allowed a 20% density bonus resulting in the availability of an additional 32 units. However, the applicant has only requested to utilize 10 of the bonus units. They have also opted to

utilize one of the Concessions or Incentives as defined in Section 6440.2.3 of the zoning regulations which allows for relief from building height.

C. COMPLIANCE WITH COUNTY GRADING REGULATIONS

The proposed project requires approximately 22,798 cy of cut to accommodate the proposed building. Planning and Geotechnical staff have reviewed the proposal and submitted documents and determined that the project conforms to the criteria for review contained in the Regulations for Excavating, Grading, Filling and Clearing on Lands in Unincorporated San Mateo County (referred to in this report as "Grading Regulations"). The findings and supporting evidence are outlined below:

1. **That the granting of the permit will not have a significant adverse effect on the environment.**

   The project grading will have a less-than-significant impact on the environment with the implementation of standard conditions of approval which will require excavated earth to be off-hauled and deposited to an approved disposal location, require application of erosion control measures prior to and during project grading and construction, place limitations on grading during the wet season, and require the Project Engineer to submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Regulations.

2. **That the project conforms to the criteria of the San Mateo County Grading Ordinance.**

   The project, as it will be conditioned, conforms to the criteria for review contained in the Grading Regulations, including an erosion and sediment control plan, dust control measures, and required replacement of removed vegetation.

3. **That the project is consistent with the General Plan.**

   As outlined earlier in Section A of this report, the project conforms to the North Fair Oaks Community Plan of the County's General Plan.

D. ENVIRONMENTAL REVIEW

County Planning and Department of Public Works (DPW) staff will perform California Environmental Quality Act (CEQA) analysis of project compliance with the North Fair Oaks Community Plan and associated Environmental Impact

Report (EIR), including staff review of a Transportation Analysis, dated August 11, 2021 (revised on January 20, 2022, April 13, 2022, and June 9, 2022), prepared by Hexagon Transportation Consultants, Inc., submitted by the applicant. The applicant is in the process of working with their transportation consultant to address DPW's comments.

E. AGENCIES CONSULTED

County staff has consulted with the following agencies regarding this project:

Local Agency Formation Commission (LAFCo)
Building Inspection Drainage Section
Building Inspection Geotechnical Section
County Fair Oaks Sewer District
County Department of Public Works
County Arborist
Redwood City Fire Department
California Water Service Company

ATTACHMENTS

A. Recommended Action
B. Location Map
C. Project Plans

_NFOCC SR Template (4-14-17).dotx

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED ACTION

Project File Number: PLN 2021-00249 Hearing Date: November 17, 2022

Prepared By: Angela Chavez, Senior Planner For Adoption By: Planning Commission

RECOMMENDED ACTION

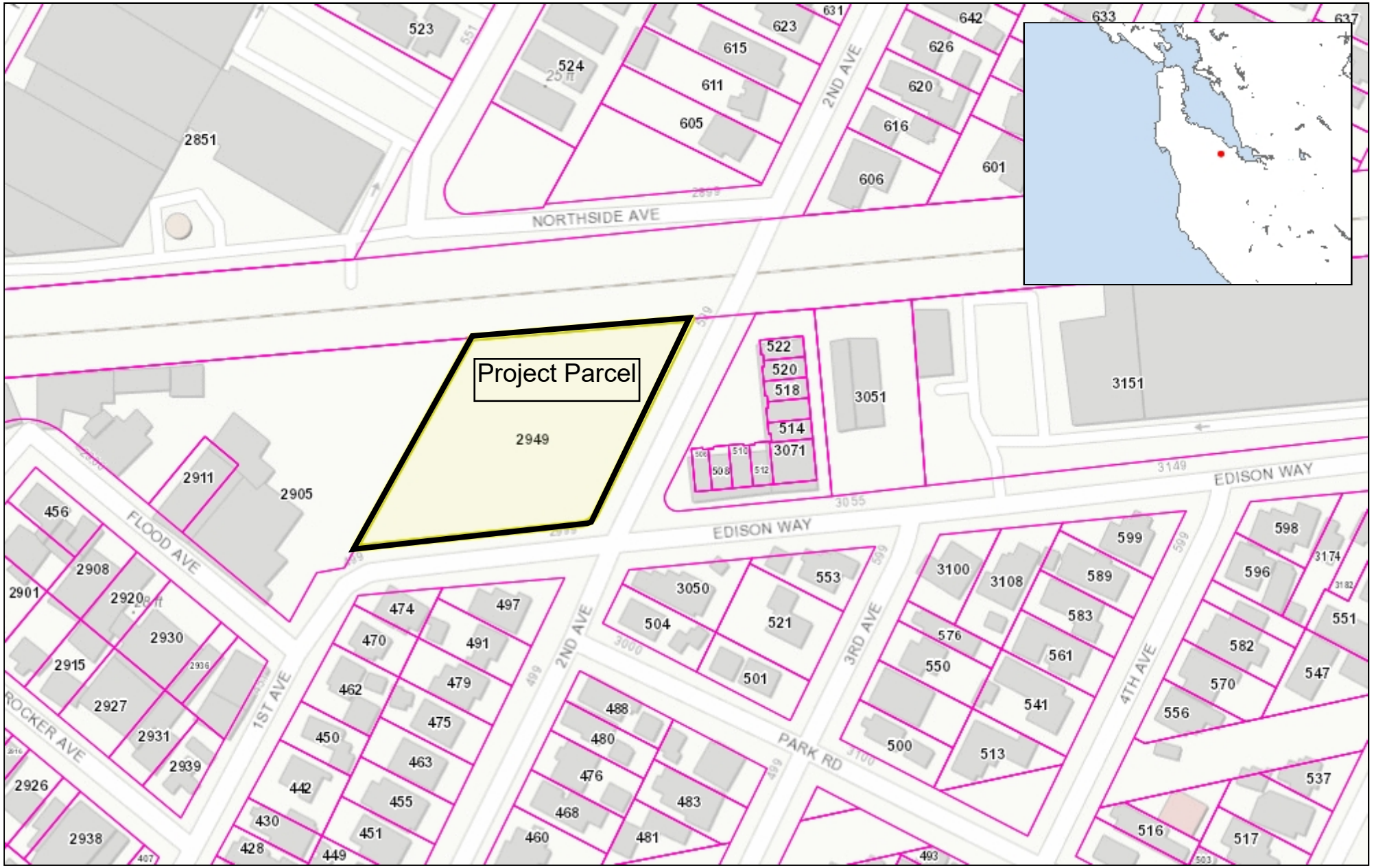
That the North Fair Oaks Community Council provide a recommendation to the Planning Commission on the proposed Grading Permit (PLN 2020-00031).

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

San Mateo County

County San Mateo, CA



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

1: 2,257

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

EDISON WAY

PLANNING APPLICATION - JUNE 09, 2022



BDE ARCHITECTURE

2949 EDISON WAY, LLC

PROJECT DATA

PLANNING & BUILDING CODE SUMMARY

PROJECT DESCRIPTION
A RESIDENTIAL BUILDING WITH PARTIALLY-ENCLOSED 2-3 STORY GARAGE, AND 5 STORIES OF RESIDENTIAL APARTMENTS ABOVE. THE ROOF OF THE PARKING GARAGE WILL BE USED AS A LANDSCAPED AMENITY SPACE. BUILDINGS WILL BE FULLY PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

PROJECT LOCATION: 2949 EDISON WAY, REDWOOD CITY, CA

PERMIT APPLICATION NUMBER:

ASSESSOR'S PARCEL NUMBER: 060-041-110

LAND USE:
EXISTING: C
PROVIDED: R2

ZONING:
CURRENT: CMU-3
PROPOSED: COMMERCIAL MIXED USE (WITHIN A 1/4 MILE OF POTENTIAL MULTI-MODAL TRANSIT HUB)

LOT DENSITY:
LOT AREA: 57,798 sf / 1.327 Acres
ALLOWABLE: 120 DU/AC or 159 Units
PROVIDED (WITH DENSITY BONUS): 128 DU/AC or 169 Units

GROSS FLOOR AREA:
PROVIDED

FLOOR	TYPE	OCCUPANCY	GROSS AREA
FLOOR 7	III-A	R-2	30,527 sf
FLOOR 6	III-A	R-2	30,527 sf
FLOOR 5	III-A	R-2	31,896 sf
FLOOR 4	III-A	R-2	31,896 sf
FLOOR 3	III-A	R-2	31,833 sf
FLOOR 2	I-A	S-2, R-2	37,104 sf
FLOOR 1	I-A	S-2, R-2	41,758 sf
FLOOR B1	I-A	S-2, R-2	45,471 sf
TOTAL			281,012 gsf

FLOOR AREA RATIO:
ALLOWABLE: RESIDENTIAL: UNLIMITED
PROVIDED: 4.86

NOTE: AREA MEASURED TO THE EXTERIOR FACE OF BUILDING WALLS, INCLUDING DECKS THAT ARE NOT OPEN TO THE SKY. EXCLUDES PORTIONS OF DECKS WHICH PROJECT BEYOND THE FACE OF THE BUILDING. NO DEDUCTIONS FOR SHAFTS OR STAIRWAYS HAVE BEEN MADE.

LOT COVERAGE:
ALLOWABLE: N/A
PROVIDED: 72.4%

NUMBER OF UNITS PROPOSED:

STUDIO	(581 sf avg):	11 (7%) DU
1 BEDROOM	(744 sf avg):	88 (52%) DU
2 BEDROOM	(1121 sf avg):	64 (38%) DU
3 BEDROOM	(1314 sf avg):	6 (4%) DU
TOTAL:		169 (100%)DU

MAXIMUM BUILDING HEIGHT:
ALLOWABLE: 70'
PROPOSED TOP OF ROOF: 74' *
PROPOSED TOP OF PARAPET: 78'-82'

NOTE: BUILDING HEIGHT IS MEASURED FROM AVERAGE GRADE PLANE TO TOP OF TALLEST ELEMENT ALONG THAT PLANE WITH THE EXCEPTION OF PENTHOUSES SUCH AS STAIR, ELEVATOR & MECHANICAL EQUIPMENT.

*INCREASED HEIGHT USING DENSITY BONUS

OCCUPANCY GROUPS:
RESIDENTIAL R-2
STORAGE (GARAGE) S-2

CONSTRUCTION TYPE:
R-2 TYPE I-A / III-A, FULLY SPINKLERED
S-2 TYPE I-A, FULLY SPINKLERED

THE BUILDING SHALL COMPLY WITH THE 2019 CFC SECTION 510 FOR ERRC COVERAGE.

PROPOSED AREA BY CONSTRUCTION TYPE:
SEE A0.02 FOR BUILDING AREAS BY CONSTRUCTION TYPE

STORAGE
PROVIDED:

IN LOCKERS (64 LOCKERS X 200 CU. FT.**)	= 12,800 CU. FT.
TOTAL PROVIDED STORAGE	= 12,800 CU. FT.

** LOCKERS ARE 5'X5'X8'=200 CU. FT.

OPEN SPACE

PROVIDED COMMON:	GROUND FLOOR	=	5,511 sf
PROVIDED COMMON:	3RD FLOOR COURTYARD	=	5,403 sf
PROVIDED COMMON:	ROOF DECK	=	1,891 sf
PROVIDED PRIVATE:	UNIT BALCONIES (69 x 55sf)	=	3,795 sf
TOTAL		**=**	**16,600 sf**

APPLICABLE CODES

FIRE-RESISTANCE RATING REQUIREMENTS:

OCCUPANCY SEPARATION - R-2 TO S-2 [TABLE 508.4]: 1-HR

FIRE-RESISTANCE RATING REQUIREMENTS - TYPE I-A [TABLE 601]:

STRUCTURAL FRAME	3-HR	RED. TO 1 1/2-HR FOR ROOF SUPPORT
EXTERIOR BEARING WALLS	3-HR	
INTERIOR BEARING WALLS	3-HR	RED. TO 1 1/2-HR FOR ROOF SUPPORT
INT. NONBEARING WALLS	0-HR	
FLOOR CONSTRUCTION	2-HR	
ROOF CONSTRUCTION	1 1/2-HR	

FIRE-RESISTANCE RATING REQUIREMENTS - TYPE I-A / III-A [TABLE 602]:

FIRE SEP. DIST.	OCCUPANCIES: A / R-2 / S-2
X < 5	1 HR.
5 ≤ X < 10	1 HR.
10 ≤ X < 30	1 HR.
X ≥ 30	0 HR.

ACCESSIBILITY

100% OF UNITS SHALL BE ADAPTABLE, PER CBC 2019 CH 11A.
ALL COMMON USE AREAS SHALL BE ACCESSIBLE PER CBC 2019 CH 11A.
ALL PUBLIC AREAS SHALL BE ACCESSIBLE PER CBC 2019 CH 11B.

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE & AMENDMENTS (CBC)
2019 CALIFORNIA MECHANICAL CODE & AMENDMENTS (CMC)
2019 CALIFORNIA PLUMBING CODE & AMENDMENTS (CPC)
2019 CALIFORNIA ELECTRICAL CODE & AMENDMENTS (CEC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE & AMENDMENTS (CFC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA BUILDING CODE CHAPTER 11A
2019 CALIFORNIA BUILDING CODE CHAPTER 11B
2019 NFPA 13
2019 NFPA 14
2019 NFPA 72
* OR APPLICABLE CODE AT TIME OF BUILDING PERMIT APPLICATION

WINDOW OPERATIONS

PER CBC, ALL WINDOWS WILL MEET LIGHT AND AIR REQUIREMENTS. ALL ROOMS WILL HAVE AT LEAST ONE WINDOW THAT IS OPERABLE.

VEHICLE PARKING (SEE A0.30)
REQUIRED:
RESIDENTIAL/MARKET RATE:

STUDIO	(9 DU @ 1 / DU)	=	9
1BR	(70 DU @ 1 / DU)	=	70
2BR	(52 DU @ 1 / DU)	=	52
3+BR	(4 DU @ 2 / DU)	=	8

RESIDENTIAL/BMR:

STUDIO	(2 DU @ .75 / DU)	=	1.5
1BR	(18 DU @ .75 / DU)	=	13.5
2BR	(12 DU @ 1 / DU)	=	12
3+BR	(2 DU @ 1.5 / DU)	=	3
GUEST	(169 DU @ 0.2 / DU)	=	34
TOTAL		=	**203**
EV CHARGING	(203 @ 10%)	=	21*
ACCESSIBLE	(203 @ 2%)	=	5*

PER STATE DENSITY BONUS LAW (2021 UPDATE), RESIDENTIAL RENTAL PROJECTS THAT PROVIDE MINIMUM 20% OF AFFORDABLE UNITS AND LOCATED WITHIN 1/2 MILE FROM A MAJOR ACCESSIBLE TRANSIT HUB ARE ALLOWED TO PROVIDE A MINIMUM OF 0.5 PARKING SPACE PER UNIT. THIS ALLOWS OUR PROJECT TO REDUCE PARKING REQUIREMENTS TO 95 CARS. HOWEVER, CARE MUST BE TAKEN NOT TO IMPACT THE PROJECT'S MARKETABILITY BY REDUCING PARKING TO MINIMUM REQUIREMENTS WHICH LEAD TO PARKING SHORTAGES.

PROVIDED:
RESIDENTIAL:

RESIDENTIAL (DEDICATED)**		=	184
GUEST		=	34
EV CHARGING	(218 @ 10%)	=	23*
ACCESSIBLE	(218 @ 2%)	=	6*
TOTAL RESIDENTIAL PARKING		=	**218**

*SPACE INCLUDED IN TOTAL COUNT
**SEE A0.02 FOR NUMBER OF STANDARD AND TANDEM SPACES

PROJECT TOTAL PROVIDED PARKING = 218

BICYCLE PARKING (SEE A0.30)
REQUIRED:

PUBLIC SPACES (2/35' STREET FRONTAGE)	=	30
RESIDENTIAL SPACES (0.25/DU)	=	43
PROJECT TOTAL REQUIRED BICYCLE PARKING	**=**	**73**

PROVIDED:

RESIDENTIAL SHORT-TERM (SIDEWALK)	=	32
RESIDENTIAL LONG-TERM (BIKE ROOM)	=	50
PROJECT TOTAL PROVIDED BICYCLE PARKING	**=**	**82**

VICINITY MAP/LOCATION MAP



SHEET INDEX

PROJECT INFORMATION

A0.00	COVER SHEET
A0.01	PROJECT INFO
A0.02	PROJECT STATISTICS
A0.03	EXISTING CONDITIONS
A0.04	MULTI-MODAL TRANSIT HUB
A0.10	EGRESS EXHIBIT
A0.11	EGRESS EXHIBIT
A0.12	EGRESS EXHIBIT
A0.20	ACCESSIBILITY EXHIBIT
A0.30	CAR & BIKE PARKING EXHIBIT
A0.40	FIRE EXHIBIT
A0.50	SETBACK EXHIBIT
A0.51	SETBACK EXHIBIT
A0.60	ELEVATION DIAGRAMS
A0.61	STREET LEVEL WINDOW DIAGRAM
A0.70	STOCKPILE EXHIBIT
A0.80	AFFORDABLE UNIT INDEX PLAN

CIVIL

C-1	TOPOGRAPHIC SURVEY PLAN
C-2	GRADING, DRAINAGE AND UTILITY PLAN
C-3	STORMWATER TREATMENT PLAN
C-4	EROSION AND SEDIMENTATION CONTROL PLAN & GRADING STAGING PLAN
C-5	CIVIL DETAILS

LANDSCAPE

L1.0	COMPOSITE LANDSCAPE PLAN
L2.1	SITE PLAN
L2.2	PODIUM PLAN
L2.3	ROOF TERRACE PLAN
L3.0	PLANTING PLAN
L4.0	HYDROZONE PLAN
L5.0	LANDSCAPE LIGHTING PLAN
L6.1	LANDSCAPE IMAGERY
L6.2	LANDSCAPE IMAGERY

ARCHITECTURAL

A1.00	SITE PLAN
A2.00	BUILDING PLAN - BASEMENT
A2.01	BUILDING PLAN - FLOOR 1
A2.02	BUILDING PLAN - FLOOR 2
A2.03	BUILDING PLAN - FLOOR 3
A2.04	BUILDING PLAN - FLOOR 4
A2.05	BUILDING PLAN - FLOOR 5
A2.06	BUILDING PLAN - FLOOR 6
A2.07	BUILDING PLAN - FLOOR 7
A2.08	BUILDING PLAN - ROOF
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A3.10	RENDERING
A3.11	RENDERING
A3.12	RENDERING
A3.13	RENDERING
A3.14	RENDERING
A3.15	RENDERING
A3.16	RENDERING
A3.20	BUILDING SECTIONS
A3.21	BUILDING SECTIONS
A4.00	UNIT PLANS
A4.01	UNIT PLANS
A4.02	UNIT PLANS
A4.03	UNIT PLANS
A4.04	UNIT PLANS
A4.05	TOWNHOME PLANS
A4.06	TOWNHOME PLANS
A4.07	TOWNHOME PLANS
A5.00	MATERIAL BOARD

PROJECT TEAM

PROJECT TEAM

OWNER:
2949 EDISON WAY, LLC
2596 BAY ROAD
REDWOOD CITY, CA 94063
CONTACT: ALYN BEALS

ARCHITECT:
BDE ARCHITECTURE
934 HOWARD STREET
SAN FRANCISCO, CA 94103
TEL: (415) 677-0966
CONTACT: JON ENNIS

CIVIL ENGINEER:
MACLEOD AND ASSOCIATES
965 CENTER STREET
SAN CARLOS, CA 94070
TEL: (650) 593-8580
CONTACT: DAN MACLEOD

LANDSCAPE ARCHITECT:
THE GUZZARDO PARTNERSHIP INC
181 GREENWICH STREET
SAN FRANCISCO, CA 94111
TEL: (415) 433-4672
CONTACT: PAUL LETTIERI

PROJECT DESCRIPTION

LOCATED AT 2949 EDISON WAY, THE PROJECT IS A HIGH DENSITY MULTIFAMILY RESIDENTIAL COMMUNITY THAT WILL SERVE AS A PROMINENT DESTINATION FOR RESIDENTS TO LIVE, WORK AND PLAY IN THE UNINCORPORATED REDWOOD CITY AREA. THE PROPOSED INFILL DEVELOPMENT IS LOCATED ON A LARGE UNDEVELOPED COMMERCIAL PARKING LOT BETWEEN EDISON WAY, 2ND AVENUE & THE RAIL TRACKS, SURROUNDED MOSTLY BY COMMERCIAL SPACES AND PARKING LOTS.

THE PROJECT WILL FEATURE 169 RESIDENCES RANGING FROM STUDIOS TO 3-BEDROOM HOMES, INCLUDING TOWN HOMES. THE PROJECT ALSO FEATURES AMENITY SPACES SUCH AS A ROOF DECK, LANDSCAPED COURTYARD WITH POOL, COMMUNITY & FITNESS ROOMS, AND A DOG PARK AT GRADE.

THE PROJECT IS LOCATED WITHIN A 1/4 MILE OF THE PLANNED TRANSIT HUB, AND WILL PROVIDE SECURED RESIDENTIAL BIKE PARKING SPACES, AND SUFFICIENT RESIDENTIAL PARKING TO ELIMINATE THE IMPACT ON STREET PARKING.

BDE ARCHITECTURE
950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY
2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

PROJECT INFORMATION

Sheet Title:
Scale:
Project No. 1619 Drawn By CZ
Sheet Size: 30 x 42

A0.01

May 5, 2017

Soroush Kaboli; Jonathan Ennis
BDE Architecture
950 Howard Street
San Francisco, CA 94103

Dear Mr. Kaboli and Mr. Ennis:

SUBJECT: 2949 Edison Way: Initial Planning Staff Review and Comment

On April 20, 2017 your team presented conceptual site plans, project description, basic elevations, and project concepts for a potential development at 2949 Edison Way, in North Fair Oaks, unincorporated San Mateo County.

Your team and County staff reviewed and discussed the initial proposal for your project, which as described comprises an approximately 7-story, 161-unit residential development on roughly 1.3 acres, adjacent to the Dumbarton Rail tracks at Edison Way.

The discussion covered the basic elements of project as proposed; the various governing regulations on the site, current and anticipated; the basic intent and specific standards of the North Fair Oaks Community Plan, which is the underlying land use regulation for the area; and the potential process for reviewing and approving the project.

Topics discussed at the meeting included:

- The fact that, while the North Fair Oaks Community Plan has been adopted, the implementing zoning has not, and the effective zoning for the site remains M-1, industrial zoning.
- The fact that a portion of the site is within the highest-density land use designation in the Community Plan, which could allow densities up to 120 units/acre.
- That the appropriate path for this proposal is a Planned Unit Development (PUD), creating an independent, site-specific zoning proposal for the proposed site, consistent with the North Fair Oaks Community Plan and with the anticipated zoning for the area, but replacing the existing industrial zoning. As a new zoning district, this process requires Board of Supervisors adoption.
- That a PUD addressing only the zoning, without changing the underlying land use designations of the NFO Community Plan, would probably be sufficient to accommodate the project.

In general, the proposed project seems consistent with the intent of the NFO Community Plan, and the type of development anticipated under the Plan and the intended zoning. Your team and staff agreed that as currently proposed, the project slightly exceeds both the

maximum allowed density for the site, and the maximum height, but that these issues could likely be addressed through the State Density Bonus process, which would entail dedication of permanent affordable housing units in exchange for relief from these standards.

Basic concerns expressed at the meeting included:

- The need to ensure that the proposed density is within the maximum density allowed by the Plan, taking into account the additional density allowed by the density bonus.
- The need to ensure that the design of the project, both building and environs (grounds, landscaping, etc), addresses the relevant design guidelines incorporated in Chapter 7 of the Community Plan.
- The need for specificity on any other concessions that might be requested as part of the density bonus process. At the meeting, the primary concession discussed, in addition to density itself, was height. If relief from any other standards may be necessary, those standards would need to be clearly identified.

As the approval of a PUD is entirely discretionary on the part of the Board of Supervisors, the following considerations might also benefit the project's potential approval:

- Maximizing the amount of affordable housing provided in the project.
- Maximizing the bicycle- and pedestrian-friendly aspects of the project, including bicycle parking and storage, bicycle and pedestrian connections or pathways, and other relevant aspects.
- Paying careful attention to the ways in which the project addresses the adjacent residential neighborhoods, and ensuring that it is designed in a manner that complements and integrates with those areas.
- Ensuring that all aspects of the project are designed such that they are consistent both with the adopted Community Plan, and with the anticipated implementing zoning.

With those considerations taken into account, at this point it would be appropriate, if your team wishes to proceed, to formally apply and submit materials necessary for the full pre-application review process. At that point a Planner would be assigned to your project, and the project would proceed toward a community meeting, at which you could present your proposal to the community for feedback.

Please let me know any additional questions or comments you may have. Thanks very much and sincerely,

William Gibson, Planner III
San Mateo County Planning and Building Department

UNIT AND AREA SUMMARY **JOB 1619**
Date 09/24/2021

CONSTRUCTION TYPE: TYPE III OVER TYPE I
FLOORS: 5 WOOD OVER 2 CONCRETE OVER BASEMENT

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	B1	1ST	TYPE IA 2ND	TYPE IIIA 3RD	4TH	5TH	6TH	7TH	Unit Total		Rentable Area by Type
STUDIO	S1	STUDIO	512		-	-	-	-	-	1	1	2	1%	1,024
	S1.1	STUDIO	504		-	2	1	1	1	0	0	5	3%	2,520
	S2.2	STUDIO	623		-	-	1	-	-	-	-	1	1%	623
	S2.3	STUDIO	646		-	-	1	-	-	-	-	1	1%	646
	S2.4	STUDIO	515		-	-	-	-	-	1	1	2	1%	1,030
STUDIO SUB-TOTAL					0	1008	1773	504	504	1027	1027	**11**	**7%**	5,843
1 BEDROOM	A1	1 BDRM	626		-	-	1	1	1	1	1	5	3%	3,130
	A2	1 BDRM	706		-	-	0	1	1	1	1	4	2%	2,824
	A2.1	1 BDRM	636		-	-	-	-	0	3	3	6	4%	3,816
	A2.2	1 BDRM	783		-	-	4	4	4	-	-	12	7%	9,396
	A2.3	1 BDRM	751		-	4	-	-	-	-	-	4	2%	3,004
	A2.4	1 BDRM	768		-	-	-	-	-	4	4	8	5%	6,144
	A2.5	1 BDRM	732		-	-	3	3	3	-	-	9	5%	6,588
	A3	1 BDRM	749		-	-	5	6	6	6	6	29	17%	21,721
	A4	1 BDRM	797		-	-	2	-	-	-	-	2	1%	1,594
	A5	1 BDRM	931		-	-	1	-	-	-	-	1	1%	931
	A6	1 BDRM	782		-	1	-	-	-	-	-	1	1%	782
	A7	1 BDRM	641		-	-	-	1	1	1	1	4	2%	2,564
	A7.1	1 BDRM	664		-	-	-	1	1	-	-	2	1%	1,328
	TH1	1 BDRM TH	1,014		1	-	-	-	-	-	-	1	1%	1,014
1 BDRM SUB-TOTAL					1014	3786	12224	12459	12459	11447	11447	**88**	**52%**	64,836
2 BEDROOM	B1	2 BDRM/ 2 BATH	1,020		-	1	3	3	3	2	2	14	8%	14,280
	B1.1	2 BDRM/ 2 BATH	944		-	-	-	-	-	1	1	2	1%	1,888
	B2	2 BDRM/ 2 BATH	1,090		-	-	2	4	4	4	4	18	11%	19,620
	B3	2 BDRM/ 2 BATH	1,135		-	1	1	1	1	-	-	4	2%	4,540
	B3.1	2 BDRM/ 2 BATH	1,104		-	-	-	-	-	1	1	2	1%	2,208
	B3.2	2 BDRM/ 2 BATH	1,167		-	-	1	1	1	-	-	3	2%	3,501
	B3.3	2 BDRM/ 2 BATH	956		-	-	-	-	-	1	1	2	1%	1,912
	B4	2 BDRM/ 2 BATH	1,167		-	-	1	1	1	-	-	3	2%	3,501
	B4.1	2 BDRM/ 2 BATH	1,094		-	-	-	-	-	1	1	2	1%	2,188
	B5	2 BDRM/ 2 BATH	1,202		-	-	1	1	1	-	-	3	2%	3,606
	B5.1	2 BDRM/ 2 BATH	888		-	-	-	-	-	1	1	2	1%	1,776
	B6	2 BDRM/ 2 BATH	975		-	-	-	1	1	-	-	2	1%	1,950
	B6.1	2 BDRM/ 2 BATH	828		-	-	-	-	-	1	1	2	1%	1,656
	TH2	2 BDRM TH	1,340		1	-	-	-	-	-	-	1	1%	1,340
	TH3	2 BDRM TH	1,519		3	-	-	-	-	-	-	3	2%	4,557
	TH4	2 BDRM TH	1,729		1	-	-	-	-	-	-	1	1%	1,729
2 BDRM SUB-TOTAL					7626	2155	9911	13066	13066	12214	12214	**64**	**38%**	70,252
3 BEDROOM	C1	3 BDRM/ 2 BATH	1,314		-	-	1	1	1	1	1	5	3%	6,570
	TH5	3 BDRM TH	1,995		1	-	-	-	-	-	-	1	1%	1,995
3 BDRM SUB-TOTAL					1995	0	1314	1314	1314	1314	1314	**6**	4%	8,565
TOTAL UNITS		**Avg SqFt**	**885**		10,635	6,949	25,222	27,343	27,343	26,002	26,002	**169**	**100%**	149,496

Net rentable residential area is measured center of demising wall, ext face of stud of ext wall, ext face of stud of corridor wall, excl decks

Net rentable Residential by floor (excl decks)	0	10,635	6,949	25,222	27,343	27,343	26,002	26,002		**149,496**
Gross area by floor (footprint minus net rentable, excl decks)	0	5,016	4,942	5,153	4,553	4,553	4,525	4,525		**33,267**

Residential Amenities						2,692		1,458							4,150
Leasing Office						2,008									2,008
Commercial															0
Retail															0
Garage					45,471	27,064	19,556								92,091
Total Gross					45,471	41,758	37,104	31,833	31,896	31,896	30,527	30,527			**281,012**

BDE ARCHITECTURE
950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

PROJECT STATISTICS

Sheet Title

Scale

Project No. 1619 Drawn By CZ

Sheet Size: 30 x 42

A0.02



4



1



3



2



AERIAL VIEW 1

BDE ARCHITECTURE
950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

EXISTING CONDITIONS

Sheet Title

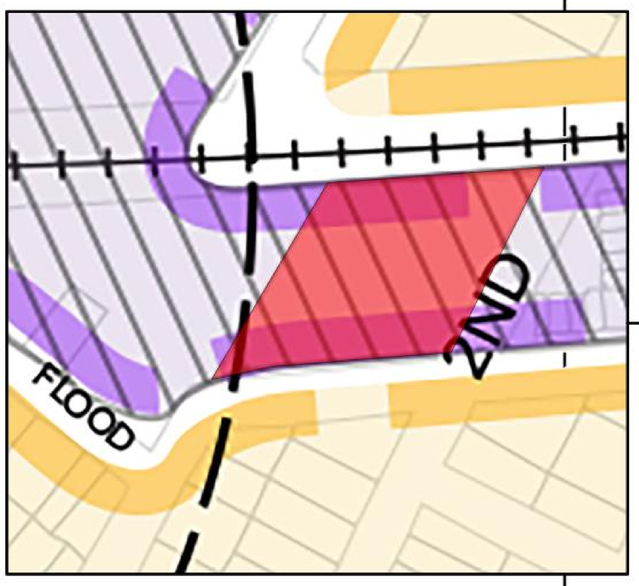
Scale

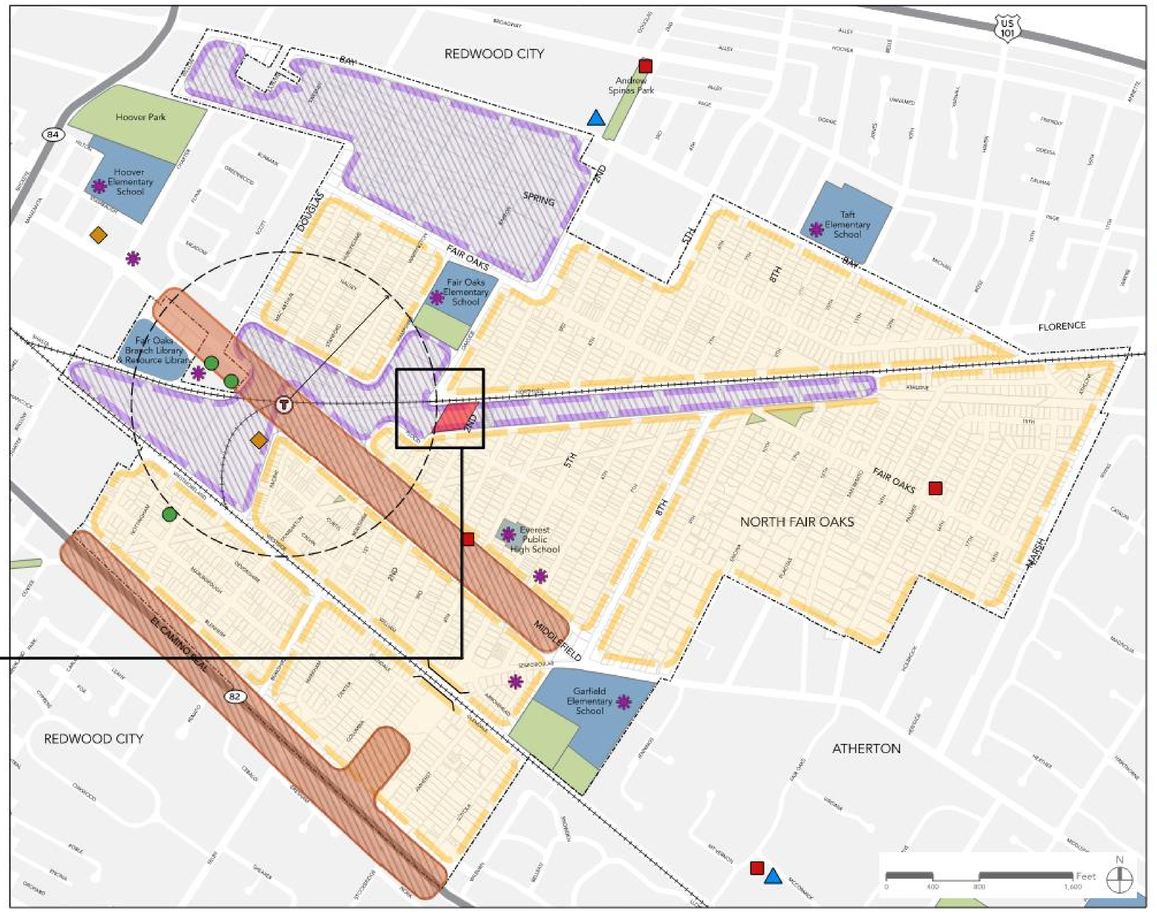
Project No. 1619 Drawn By CZ

Sheet Size: 30 x 42

A0.03

FIGURE 2.1: Land Use and Community Design Framework - Land Use, Corridors, Amenities and Opportunity Areas





SUBJECT SITE PROXIMITY TO TRANSPORTATION

BDE ARCHITECTURE
950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

MULTI-MODAL TRANSIT HUB

Sheet Title

Scale

Project No. 1619 Drawn By TT

Sheet Size: 30 x 42

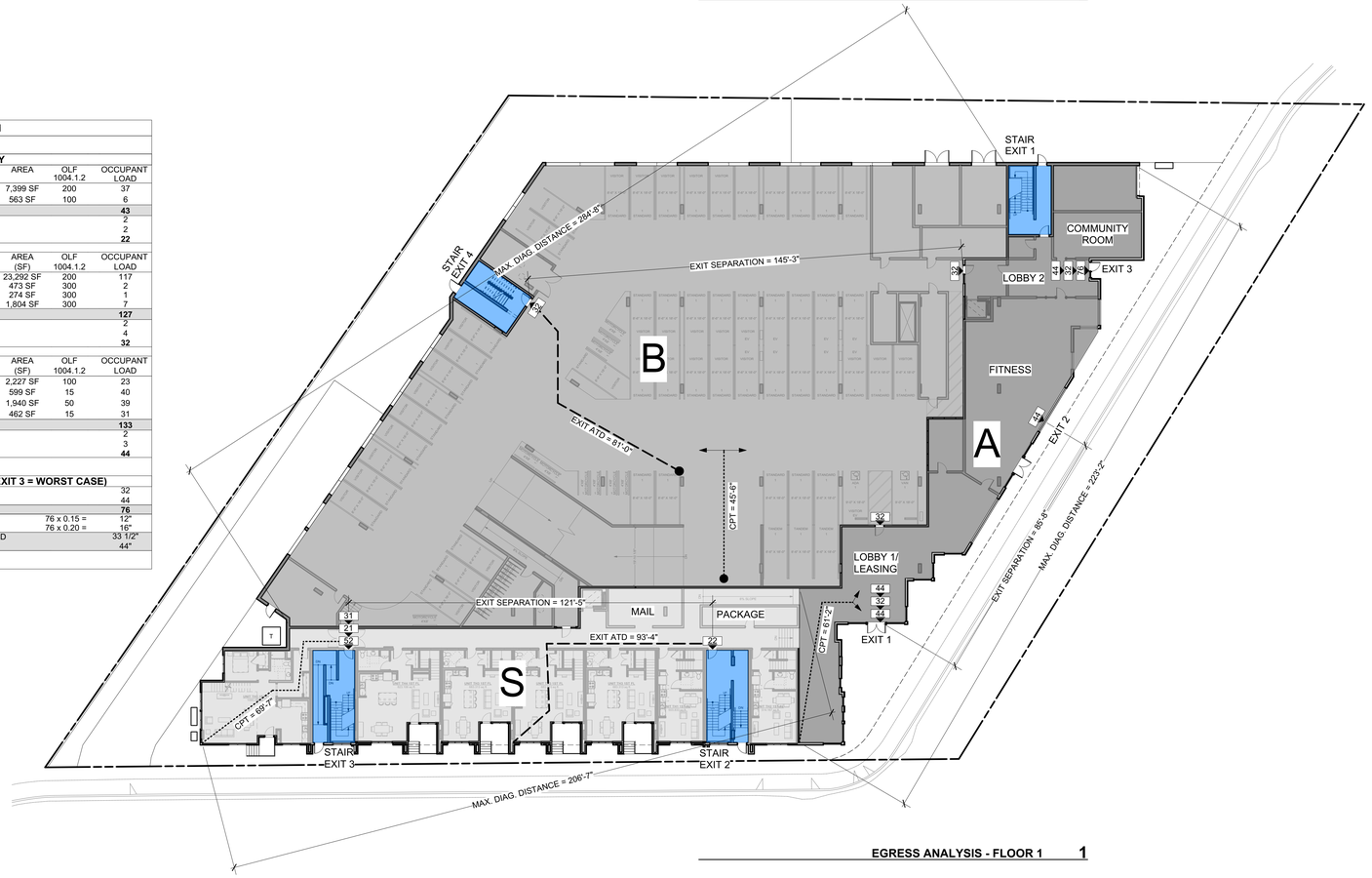
A0.04

EGRESS ANALYSIS - FLOOR B1			
OCCUPANCY LOAD SUMMARY			
AREA B1	AREA (SF)	OLF 1004.1.2	OCCUPANT LOAD
GARAGE	39,999 SF	200	200
STORAGE	3,288 SF	300	11
TRASH	520 SF	300	2
MECH/ELEC	662 SF	300	3
CUMMULATIVE OCCUPANT LOAD			**216**
# OF EXITS REQUIRED			2
# OF EXITS PROVIDED			3
# OF OCC. PER EXIT			**72**
MEANS OF EGRESS SIZING (STAIRS 1, 2, 3)			
AREA B1 OCCUPANT LOAD/3 EXITS			72
CUMMULATIVE OCCUPANT LOAD			**72**
EXIT DOOR CLEAR WIDTH REQUIR		72 x 0.15 =	11"
EXIT STAIR WIDTH REQUIRED		72 x 0.20 =	15"
EXIT DOOR CLEAR WIDTH PROVIDED			33 1/2"
EXIT STAIR WIDTH PROVIDED			44"



EGRESS ANALYSIS - FLOOR B1 **2**

EGRESS ANALYSIS - FLOOR 1			
OCCUPANCY LOAD SUMMARY			
AREA S	AREA (SF)	OLF 1004.1.2	OCCUPANT LOAD
RESIDENTIAL	7,399 SF	200	37
MAIL/PACKAGE ROOMS	563 SF	100	6
CUMMULATIVE OCCUPANT LOAD			**43**
# OF EXITS REQUIRED			2
# OF EXITS PROVIDED			2
# OF OCC. PER EXIT			**22**
AREA B	AREA (SF)	OLF 1004.1.2	OCCUPANT LOAD
GARAGE	23,292 SF	200	117
STORAGE	473 SF	300	2
TRASH	274 SF	300	1
MECH/ELEC	1,804 SF	300	7
CUMMULATIVE OCCUPANT LOAD			**127**
# OF EXITS REQUIRED			2
# OF EXITS PROVIDED			4
# OF OCC. PER EXIT			**32**
AREA A	AREA (SF)	OLF 1004.1.2	OCCUPANT LOAD
LOBBY 1/LEASING	2,227 SF	100	23
LOBBY 2	599 SF	15	40
FITNESS	1,940 SF	50	39
COMMUNITY ROOM	462 SF	15	31
CUMMULATIVE OCCUPANT LOAD			**133**
# OF EXITS REQUIRED			2
# OF EXITS PROVIDED			3
# OF OCC. PER EXIT			**44**
MEANS OF EGRESS SIZING (EXIT 3 = WORST CASE)			
AREA B OCCUPANT LOAD/4 EXITS			32
AREA C OCCUPANT LOAD/3 EXITS			44
CUMMULATIVE OCCUPANT LOAD			**76**
EXIT DOOR CLEAR WIDTH REQUIR		76 x 0.15 =	12"
EXIT STAIR WIDTH REQUIRED		76 x 0.20 =	16"
EXIT DOOR CLEAR WIDTH PROVIDED			33 1/2"
EXIT STAIR WIDTH PROVIDED			44"



EGRESS ANALYSIS - FLOOR 1 **1**

LEGEND

- EXIT / OCCUPANT LOAD
- EXIT / CUMMULATIVE OCCUPANT LOAD
- H.E. HORIZONTAL EXIT / 3 HOUR FIRE RATED
- EXIT ATD=60'0" EXTENT OF TRAVEL DISTANCE / EXIT ACCESS PATH OF TRAVEL
- CPT=60'0" EXTENT OF TRAVEL DISTANCE / COMMON PATH OF EGRESS TRAVEL
- EXIT SEPARATION DISTANCE AREA
- EXIT STAIR

A. SEPARATION DISTANCE BETWEEN AT LEAST TWO EXITS SHALL BE 1/3 DIAGONAL DIMENSION OF BUILDING. SEE DIAGRAMS FOR EXIT SEPARATION DISTANCE DIMENSIONS.

B. COMMON PATH OF EGRESS TRAVEL (CBC TABLE 1006.2.1)
SPRINKLERED S-2 = 100'
SPRINKLERED B = 100'
SPRINKLERED A-3 = 75'
SPRINKLERED R-2 = 125'

C. EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1017.2)
SPRINKLERED S-2 = 400'
SPRINKLERED B = 300'
SPRINKLERED A-3 = 250'
SPRINKLERED R-2 = 250'

BDE ARCHITECTURE
950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

EGRESS EXHIBIT

Sheet Title

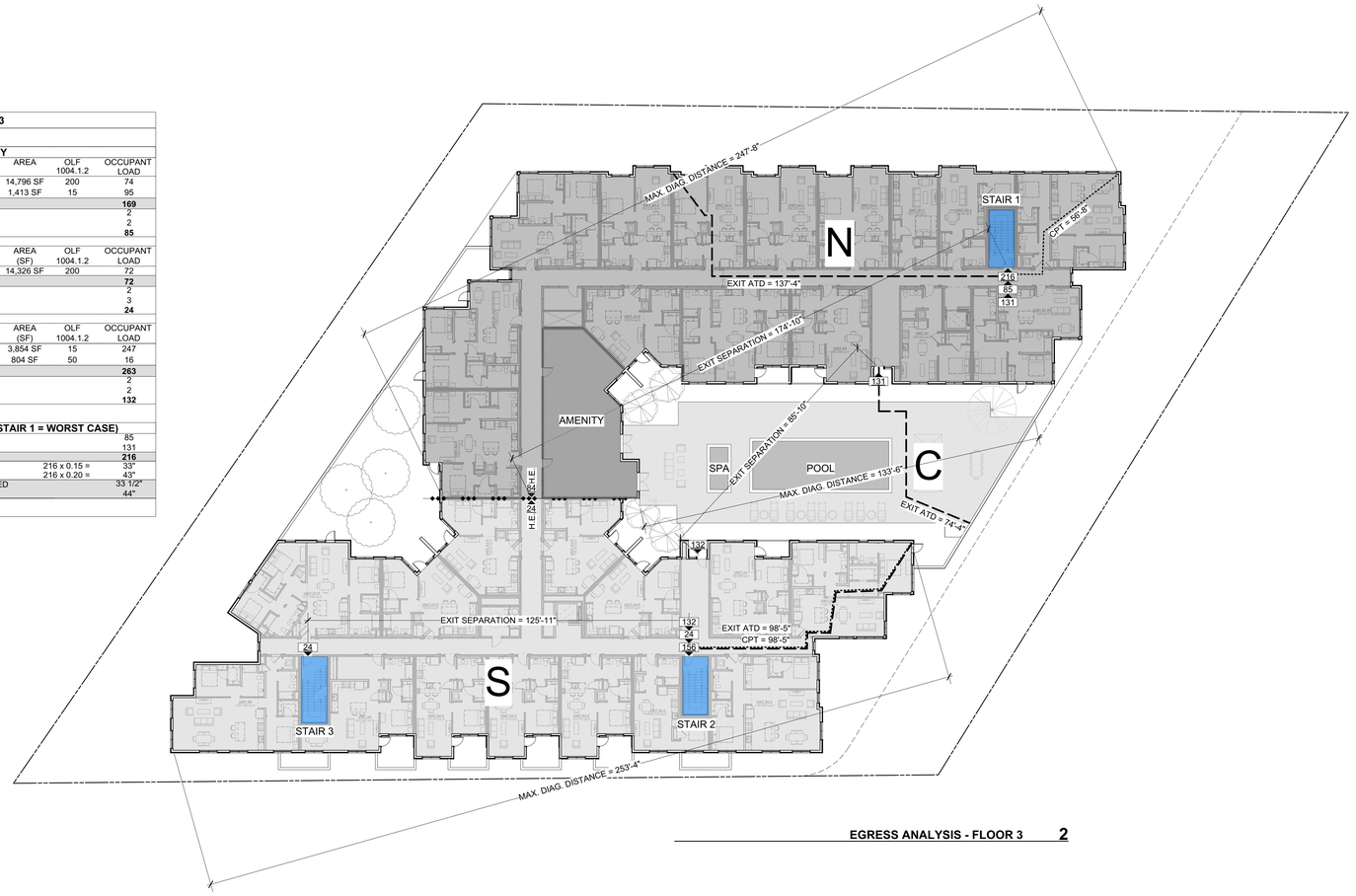
Scale

Project No. 1619 Drawn By CZ

Sheet Size: 30 x 42

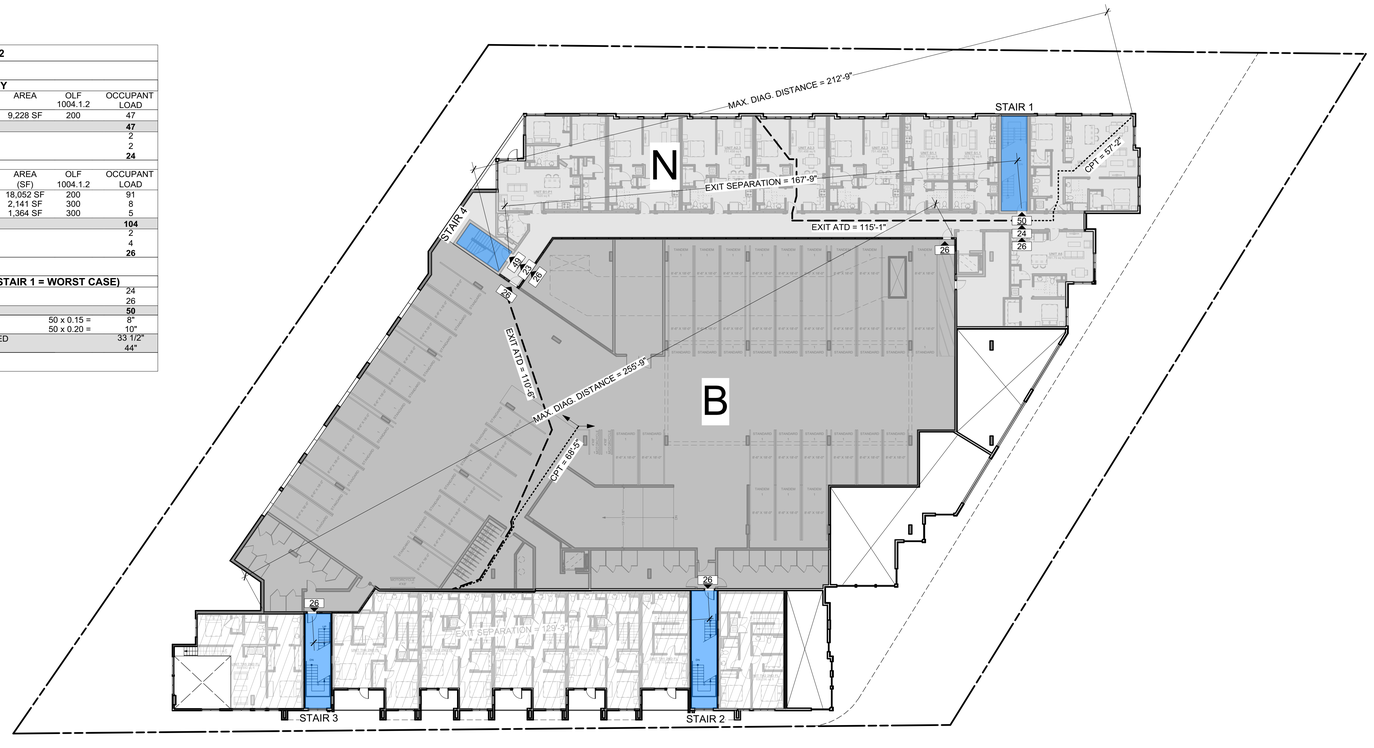
A0.10

EGRESS ANALYSIS - FLOOR 3			
OCCUPANCY LOAD SUMMARY			
	AREA	OLF	OCCUPANT
AREA N		1004.1.2	LOAD
RESIDENTIAL	14,796 SF	200	74
AMENITY	1,413 SF	15	95
CUMMULATIVE OCCUPANT LOAD			**169**
# OF EXITS REQUIRED			2
# OF EXITS PROVIDED			2
# OF OCC. PER EXIT			**85**
	AREA	OLF	OCCUPANT
AREA S	(SF)	1004.1.2	LOAD
RESIDENTIAL	14,326 SF	200	72
CUMMULATIVE OCCUPANT LOAD			**72**
# OF EXITS REQUIRED			2
# OF EXITS PROVIDED			3
# OF OCC. PER EXIT			**24**
	AREA	OLF	OCCUPANT
AREA C	(SF)	1004.1.2	LOAD
COURTYARD	3,854 SF	15	247
POOL	804 SF	50	16
CUMMULATIVE OCCUPANT LOAD			**263**
# OF EXITS REQUIRED			2
# OF EXITS PROVIDED			2
# OF OCC. PER EXIT			**132**
MEANS OF EGRESS SIZING (STAIR 1 = WORST CASE)			
AREA N OCCUPANT LOAD/2 EXITS			85
AREA C OCCUPANT LOAD/2 EXITS			131
CUMMULATIVE OCCUPANT LOAD			**216**
EXIT DOOR CLEAR WIDTH REQUIR	216 x 0.15 =		33"
EXIT STAIR WIDTH REQUIRED	216 x 0.20 =		43"
EXIT DOOR CLEAR WIDTH PROVIDED			33 1/2"
EXIT STAIR WIDTH PROVIDED			44"



EGRESS ANALYSIS - FLOOR 3 **2**

EGRESS ANALYSIS - FLOOR 2			
OCCUPANCY LOAD SUMMARY			
	AREA	OLF	OCCUPANT
AREA N		1004.1.2	LOAD
RESIDENTIAL	9,228 SF	200	47
CUMMULATIVE OCCUPANT LOAD			**47**
# OF EXITS REQUIRED			2
# OF EXITS PROVIDED			2
# OF OCC. PER EXIT			**24**
	AREA	OLF	OCCUPANT
AREA B	(SF)	1004.1.2	LOAD
GARAGE	18,052 SF	200	91
STORAGE	2,141 SF	300	8
MECH/ELEC	1,364 SF	300	5
CUMMULATIVE OCCUPANT LOAD			**104**
# OF EXITS REQUIRED			2
# OF EXITS PROVIDED			4
# OF OCC. PER EXIT			**26**
MEANS OF EGRESS SIZING (STAIR 1 = WORST CASE)			
AREA A OCCUPANT LOAD/2 EXITS			24
AREA B OCCUPANT LOAD/4 EXITS			26
CUMMULATIVE OCCUPANT LOAD			**50**
EXIT DOOR CLEAR WIDTH REQUIR	50 x 0.15 =		8"
EXIT STAIR WIDTH REQUIRED	50 x 0.20 =		10"
EXIT DOOR CLEAR WIDTH PROVIDED			33 1/2"
EXIT STAIR WIDTH PROVIDED			44"



EGRESS ANALYSIS - FLOOR 2 **1**

LEGEND

- 9 — EXIT OCCUPANT LOAD
- 85 — EXIT CUMMULATIVE OCCUPANT LOAD
- H.E. — HORIZONTAL EXIT 3 HOUR FIRE RATED
- EXIT ATD=60'0" — EXTENT OF TRAVEL DISTANCE EXIT ACCESS PATH OF TRAVEL
- CPT=60'0" — EXTENT OF TRAVEL DISTANCE COMMON PATH OF EGRESS TRAVEL
- EXIT SEPARATION DISTANCE AREA
- EXIT STAIR

A. SEPARATION DISTANCE BETWEEN AT LEAST TWO EXITS SHALL BE 1/3 DIAGONAL DIMENSION OF BUILDING. SEE DIAGRAMS FOR EXIT SEPARATION DISTANCE DIMENSIONS.

B. COMMON PATH OF EGRESS TRAVEL (CBC TABLE 1006.2.1)
SPRINKLERED S-2 = 100'
SPRINKLERED B = 100'
SPRINKLERED A-3 = 75'
SPRINKLERED R-2 = 125'

C. EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1017.2)
SPRINKLERED S-2 = 400'
SPRINKLERED B = 300'
SPRINKLERED A-3 = 250'
SPRINKLERED R-2 = 250'

BDE ARCHITECTURE
950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

EGRESS EXHIBIT

Sheet Title

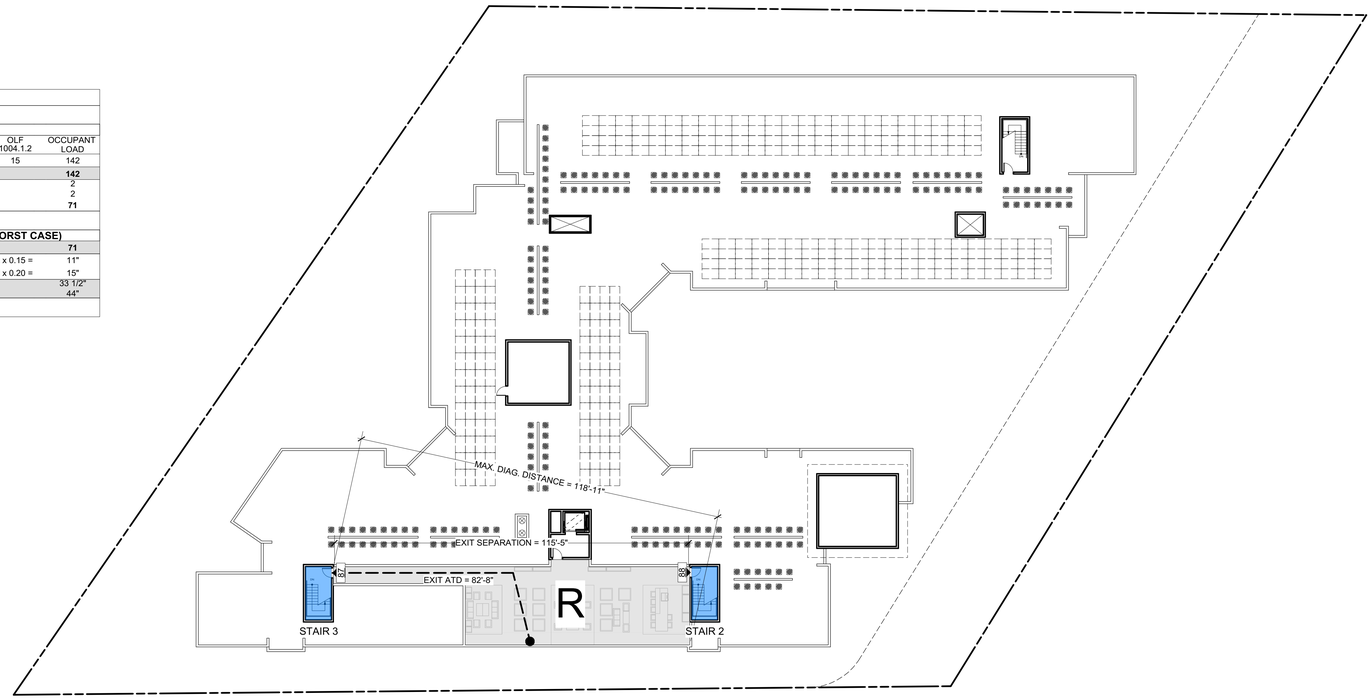
Scale

Project No. 1619 Drawn By CZ

Sheet Size: 30 x 42

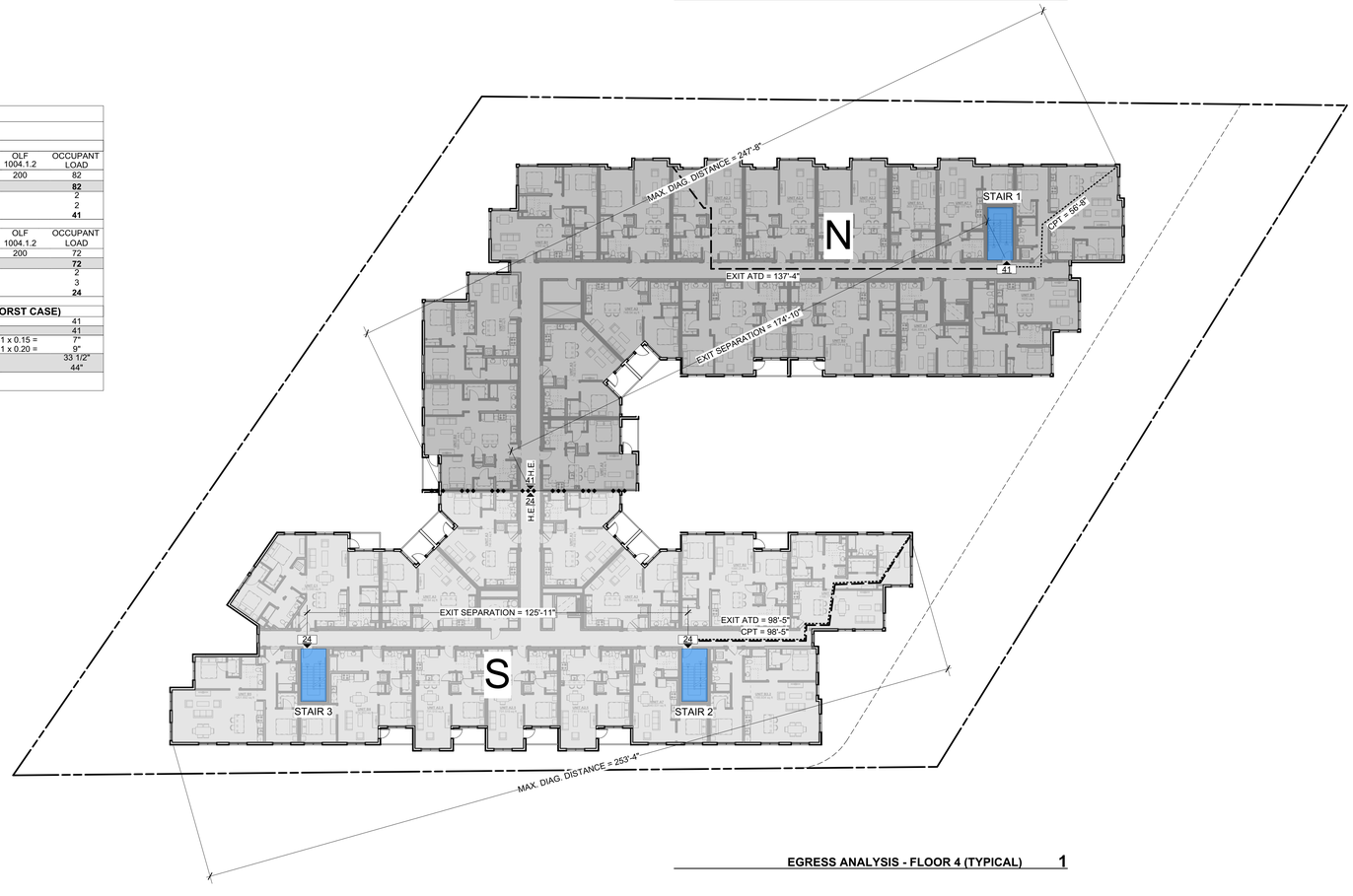
A0.11

EGRESS ANALYSIS - ROOF DECK			
OCCUPANCY LOAD SUMMARY			
	AREA	OLF 1004.1.2	OCCUPANT LOAD
AREA R			
ROOF DECK	2,126 SF	15	142
CUMMULATIVE OCCUPANT LOAD			**142**
# OF EXITS REQUIRED			2
# OF EXITS PROVIDED			2
# OF OCC. PER EXIT			**71**
MEANS OF EGRESS SIZING (STAIR 2 = WORST CASE)			
CUMMULATIVE OCCUPANT LOAD			**71**
EXIT DOOR CLEAR WIDTH REQUIR		71 x 0.15 =	11"
EXIT STAIR WIDTH REQUIRED		71 x 0.20 =	15"
EXIT DOOR CLEAR WIDTH PROVIDED			33 1/2"
EXIT STAIR WIDTH PROVIDED			44"



EGRESS ANALYSIS - ROOF **2**

EGRESS ANALYSIS - FLOOR 4			
OCCUPANCY LOAD SUMMARY			
	AREA	OLF 1004.1.2	OCCUPANT LOAD
AREA N			
RESIDENTIAL	16,245 SF	200	82
CUMMULATIVE OCCUPANT LOAD			**82**
# OF EXITS REQUIRED			2
# OF EXITS PROVIDED			2
# OF OCC. PER EXIT			**41**
	AREA (SF)	OLF 1004.1.2	OCCUPANT LOAD
AREA S			
RESIDENTIAL	14,343 SF	200	72
CUMMULATIVE OCCUPANT LOAD			**72**
# OF EXITS REQUIRED			2
# OF EXITS PROVIDED			3
# OF OCC. PER EXIT			**24**
MEANS OF EGRESS SIZING (STAIR 1 = WORST CASE)			
AREA N OCCUPANT LOAD/2 EXITS			41
CUMMULATIVE OCCUPANT LOAD			41
EXIT DOOR CLEAR WIDTH REQUIRE		41 x 0.15 =	7"
EXIT STAIR WIDTH REQUIRED		41 x 0.20 =	9"
EXIT DOOR CLEAR WIDTH PROVIDED			33 1/2"
EXIT STAIR WIDTH PROVIDED			44"



EGRESS ANALYSIS - FLOOR 4 (TYPICAL) **1**

LEGEND

- EXIT / OCCUPANT LOAD
- EXIT / CUMMULATIVE OCCUPANT LOAD
- H.E. HORIZONTAL EXIT / 3 HOUR FIRE RATED
- EXIT ATD=60'0" EXTENT OF TRAVEL DISTANCE / EXIT ACCESS PATH OF TRAVEL
- CPT=60'0" EXTENT OF TRAVEL DISTANCE / COMMON PATH OF EGRESS TRAVEL
- EXIT SEPARATION DISTANCE AREA
- EXIT STAIR

A. SEPARATION DISTANCE BETWEEN AT LEAST TWO EXITS SHALL BE 1/3 DIAGONAL DIMENSION OF BUILDING. SEE DIAGRAMS FOR EXIT SEPARATION DISTANCE DIMENSIONS.

B. COMMON PATH OF EGRESS TRAVEL (CBC TABLE 1006.2.1)
SPRINKLERED S-2 = 100'
SPRINKLERED B = 100'
SPRINKLERED A-3 = 75'
SPRINKLERED R-2 = 125'

C. EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1017.2)
SPRINKLERED S-2 = 400'
SPRINKLERED B = 300'
SPRINKLERED A-3 = 250'
SPRINKLERED R-2 = 250'

BDE ARCHITECTURE
950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

EGRESS EXHIBIT

Sheet Title

Scale

Project No. 1619 Drawn By CZ

Sheet Size: 30 x 42

A0.12



ACCESSIBILITY PLAN - BASEMENT 2



ACCESSIBILITY PLAN - FLOOR 1 1

LEGEND

ACCESSIBLE PATH OF TRAVEL

ELEVATOR ACCESS TO UNITS, COURTYARD, AND ROOF DECK

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

ACCESSIBILITY EXHIBIT

Sheet Title

Scale

Project No. 1619 Drawn By CZ

Sheet Size: 30 x 42

A0.20

VISITOR PARKING

ADA PARKING

EV STATION PARKING

FUTURE EV READY PARKING

TANDEM PARKING

RESIDENTIAL BIKE PARKING

PUBLIC BIKE PARKING

PARKING ANALYSIS			
REQUIRED (SMC SECTION 6567.8)	Units	Ratio	Total
Studio/Market Rate	9	1	9
1 Bedroom/Market Rate	70	1	70
2 Bedroom/Market Rate	52	1	52
3 Bedroom/Market Rate	4	2	8
Studio/BMR	2	0.75	1.5
1 Bedroom/BMR	18	0.75	13.5
2 Bedroom/BMR	12	1	12
3 Bedroom/BMR	2	1.5	3
Total	169		169
Required Residential Parking			**169**
Required ADA Parking		2%	4
Required EV Parking		10%	17
Required Visitor Parking		.2 per DU	**34**
Required Visitor ADA Parking		2%	1
Required Visitor EV Parking		10%	4
Required Total Parking			**203**
PROVIDED			
Provided Residential Parking			**184**
Provided ADA Parking			5
Provided EV Parking			19
Provided Visitor Parking			**34**
Provided Visitor ADA Parking			1
Provided Visitor EV Parking			4
Provided Total Parking			**218**

BIKE PARKING ANALYSIS		
REQUIRED (SMC SECTION 6567.8)	Ratio	Total
Required Residential Bike Parking	.25 per DU	43
Required Public Bike Parking	2 per 35 feet of street frontage	30
Total Required		**73**
PROVIDED		
Provided Residential Bike Parking*		50
Provided Public Bike Parking		32
Total Provided		**82**

NOTE: SEE L1.0 FOR PUBLIC BIKE PARKING LOCATIONS AND NUMBERS
*PROVIDED VIA THE USE OF STACKER BIKE STORAGE SUCH AS SPORTWORKS OR SIMILAR



PARKING - BASEMENT 2



PARKING - FLOOR 2 3



PARKING - FLOOR 1 1

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

CAR & BIKE PARKING EXHIBIT

Sheet Title

Scale

Project No. 1619 Drawn By CZ

Sheet Size: 30 x 42

A0.30

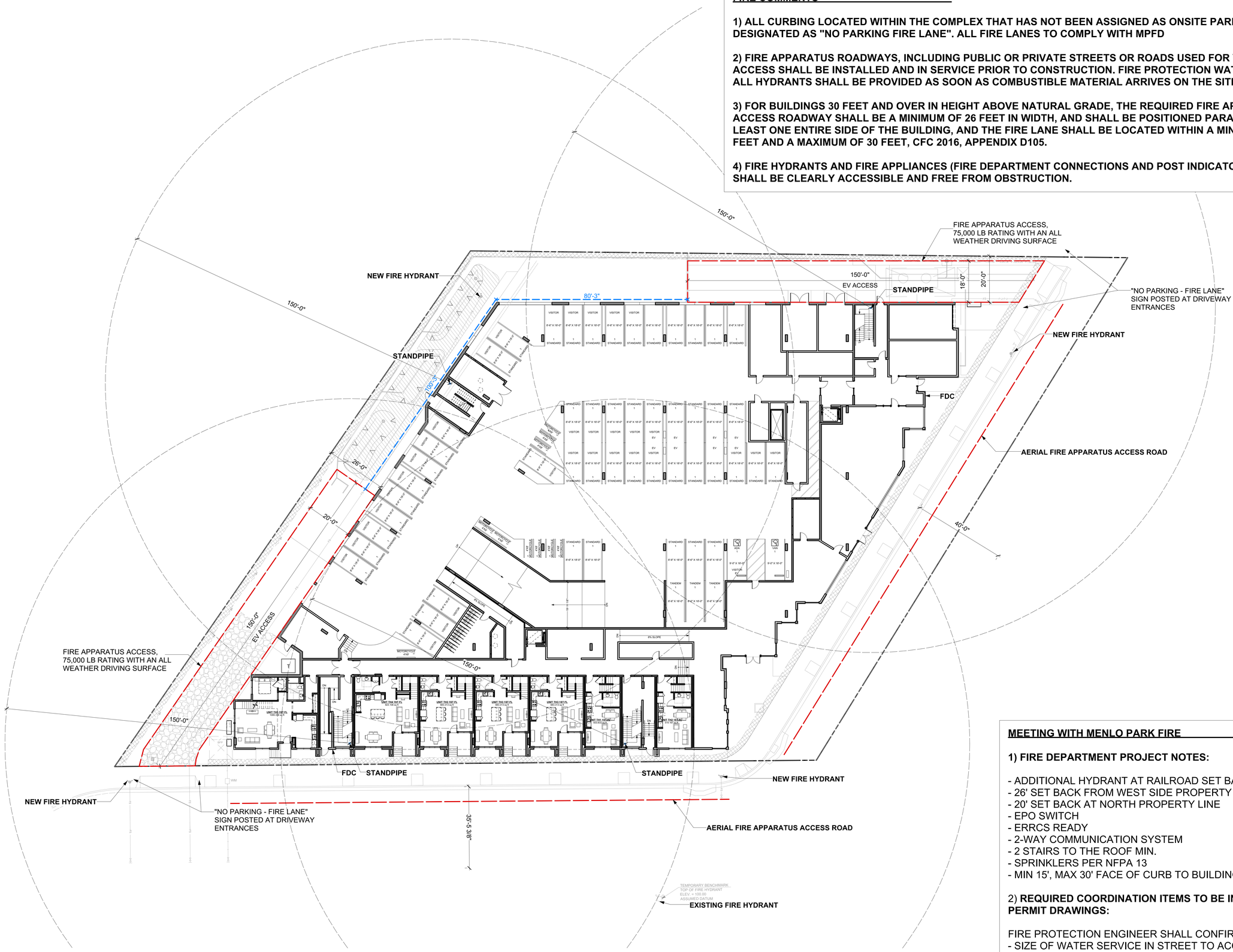
FIRE COMMENTS

1) ALL CURBING LOCATED WITHIN THE COMPLEX THAT HAS NOT BEEN ASSIGNED AS ONSITE PARKING SHALL BE DESIGNATED AS "NO PARKING FIRE LANE". ALL FIRE LANES TO COMPLY WITH MPFD

2) FIRE APPARATUS ROADWAYS, INCLUDING PUBLIC OR PRIVATE STREETS OR ROADS USED FOR VEHICLE ACCESS SHALL BE INSTALLED AND IN SERVICE PRIOR TO CONSTRUCTION. FIRE PROTECTION WATER SERVING ALL HYDRANTS SHALL BE PROVIDED AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

3) FOR BUILDINGS 30 FEET AND OVER IN HEIGHT ABOVE NATURAL GRADE, THE REQUIRED FIRE APPARATUS ACCESS ROADWAY SHALL BE A MINIMUM OF 26 FEET IN WIDTH, AND SHALL BE POSITIONED PARALLEL TO AT LEAST ONE ENTIRE SIDE OF THE BUILDING, AND THE FIRE LANE SHALL BE LOCATED WITHIN A MINIMUM OF 15 FEET AND A MAXIMUM OF 30 FEET, CFC 2016, APPENDIX D105.

4) FIRE HYDRANTS AND FIRE APPLIANCES (FIRE DEPARTMENT CONNECTIONS AND POST INDICATOR VALVES) SHALL BE CLEARLY ACCESSIBLE AND FREE FROM OBSTRUCTION.



FIRE EXHIBIT - GROUND FLOOR 1

1/16"=1'-0"

MEETING WITH MENLO PARK FIRE

1) FIRE DEPARTMENT PROJECT NOTES:

- ADDITIONAL HYDRANT AT RAILROAD SET BACK
- 26' SET BACK FROM WEST SIDE PROPERTY LINE
- 20' SET BACK AT NORTH PROPERTY LINE
- EPO SWITCH
- ERRCS READY
- 2-WAY COMMUNICATION SYSTEM
- 2 STAIRS TO THE ROOF MIN.
- SPRINKLERS PER NFPA 13
- MIN 15', MAX 30' FACE OF CURB TO BUILDING

2) **REQUIRED COORDINATION ITEMS TO BE INCLUDED IN PERMIT DRAWINGS:**

FIRE PROTECTION ENGINEER SHALL CONFIRM:
- SIZE OF WATER SERVICE IN STREET TO ACCOMMODATE THE PROJECT'S SPRINKLER DEMAND
- FIRE FLOW AND PRESSURE SHALL BE TESTED AND CONFIRMED

AT THIS TIME MENLO FIRE DEPARTMENT CONFIRMS PG&E POWER CAN BE CONSIDERED A "RELIABLE POWER SOURCE" MEANING NO BACK-UP GENERATOR IS REQUIRED FOR THE FIRE PUMP.

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

FIRE EXHIBIT

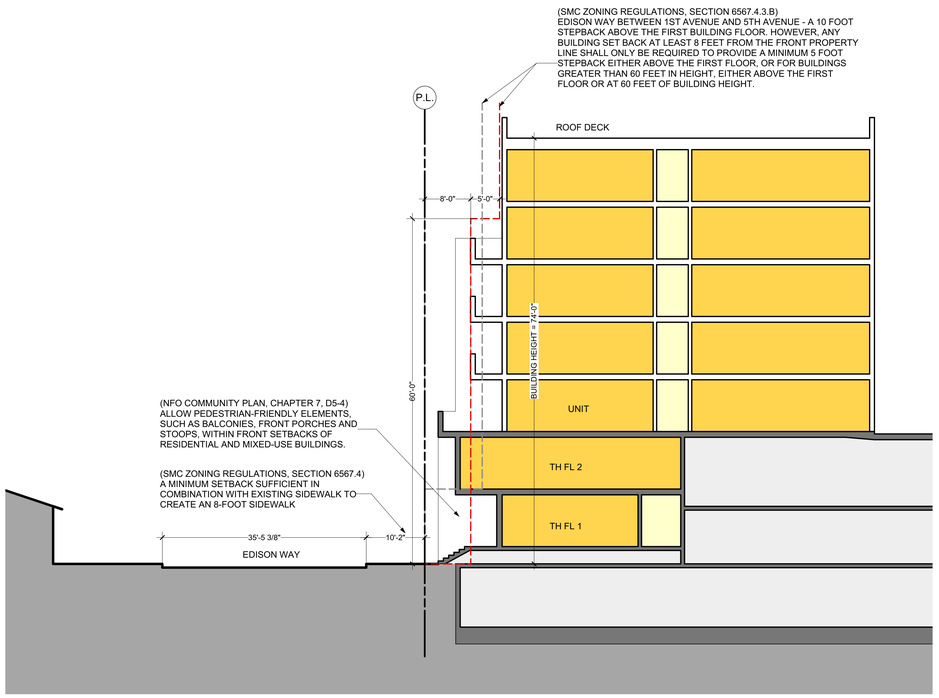
Sheet Title

Scale

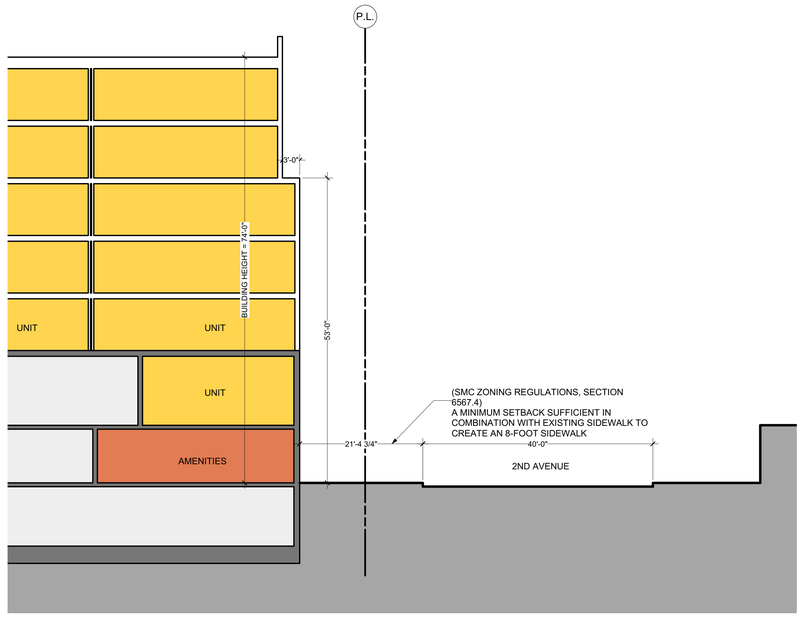
Project No. 1619 Drawn By CZ

Sheet Size: 30 x 42

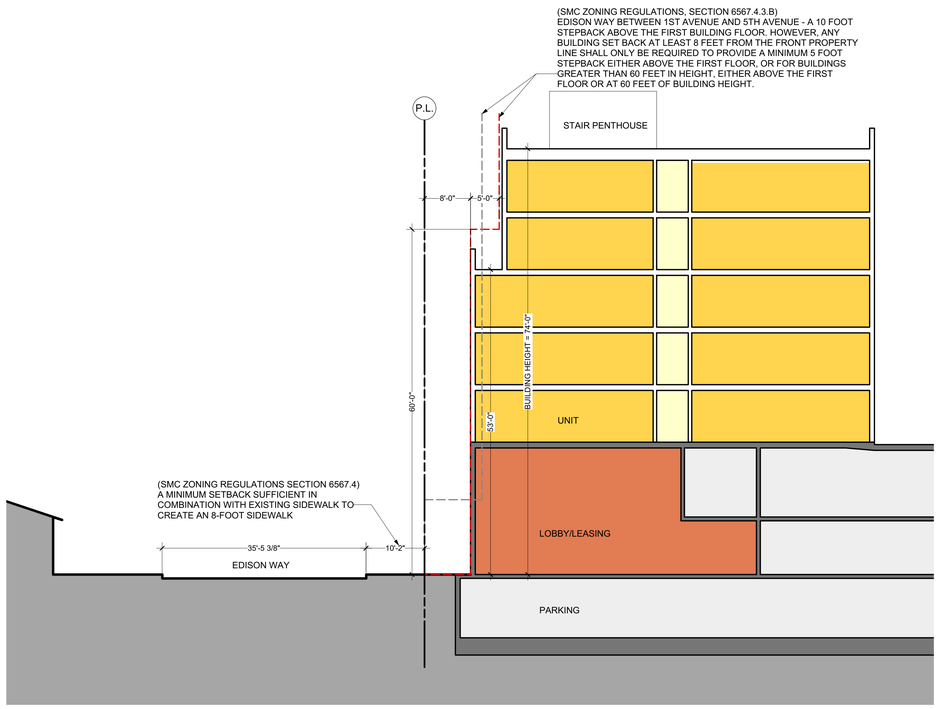
A0.40



SETBACK SECTION 4
3/32" = 1'-0"



SETBACK SECTION 2
3/32" = 1'-0"



SETBACK SECTION 3
3/32" = 1'-0"



SETBACKS 1

BDE ARCHITECTURE
950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

SETBACK EXHIBIT

Sheet Title

Scale

Project No. 1619 Drawn By CZ

Sheet Size: 30 x 42

A0.50



SETBACK EXHIBIT - GROUND FLOOR 1

1/16"=1'-0"

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

SETBACK EXHIBIT

Sheet Title

Scale

Project No. 1619 Drawn By TT

Sheet Size: 30 x 42

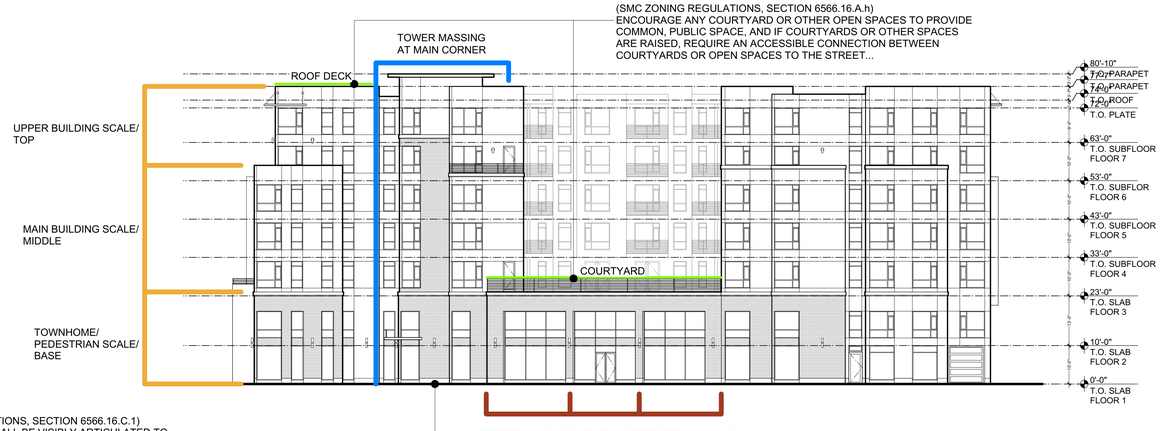
A0.51



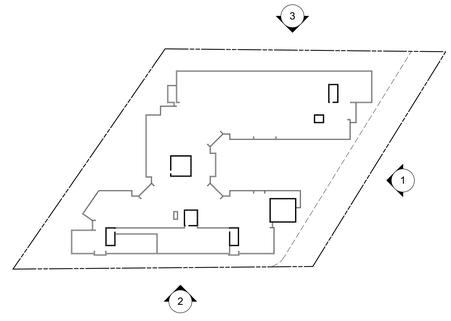
NORTH ELEVATION 3



SOUTH ELEVATION 2



EAST ELEVATION 1



KEY PLAN

BDE ARCHITECTURE
950 Howard Street
San Francisco
CA 94103
P. (415)677-0966
Client
Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

ELEVATIONS DIAGRAMS

Sheet Title
Scale
Project No. 1619 Drawn By CZ
Sheet Size: 30 x 42

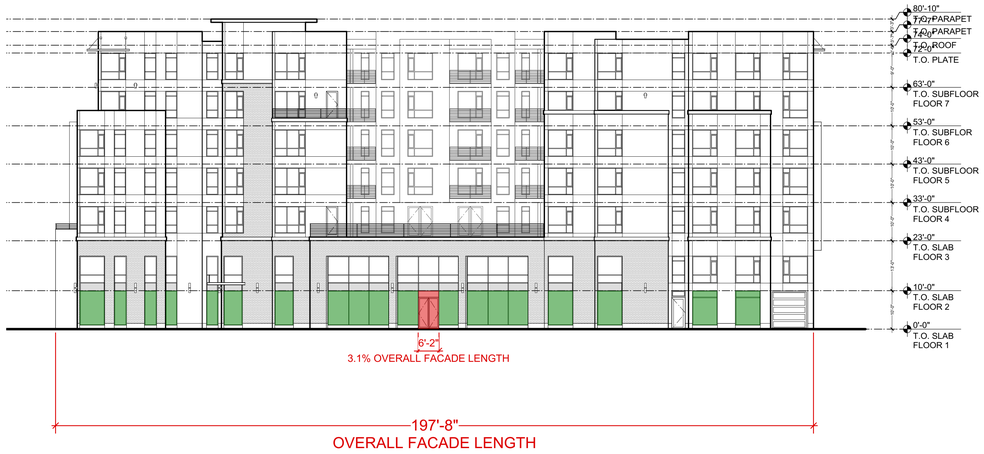
A0.60



WINDOWS & STOREFRONTS AT GRADE

WINDOWS & STOREFRONTS ABOVE GROUND

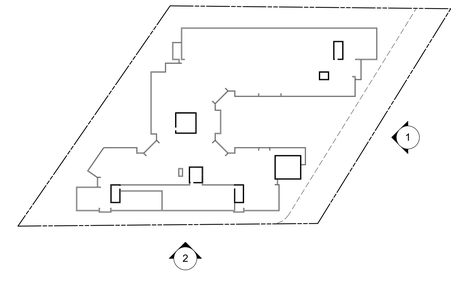
SOUTH (EDISON) ELEVATION 2



WINDOWS & STOREFRONTS AT GRADE

WINDOWS & STOREFRONTS ABOVE GROUND

EAST (2ND AVE) ELEVATION 1



KEY PLAN

ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

STREET LEVEL WINDOW DIAGRAMS

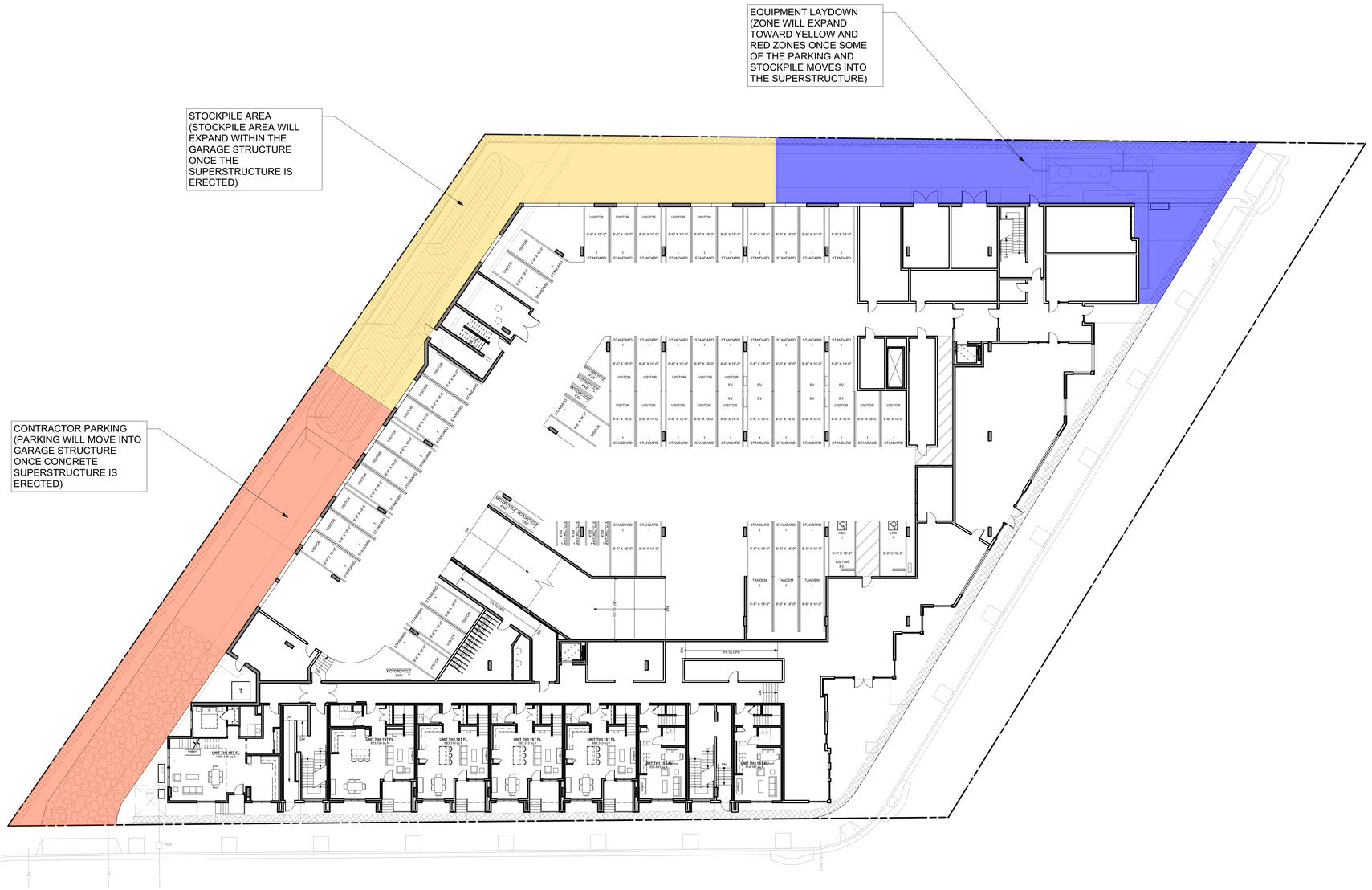
Sheet Title

Scale

Project No. 1619 Drawn By TT

Sheet Size: 30 x 42

A0.61



CONTRACTOR PARKING AREA

STOCKPIPE AREA

EQUIPMENT LAYOUT AREA

ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated or used or disclosed without the written consent of the architect.

STOCKPILE EXHIBIT

Sheet Title

Scale

Project No. 1619 Drawn By TT

Sheet Size: 30 x 42

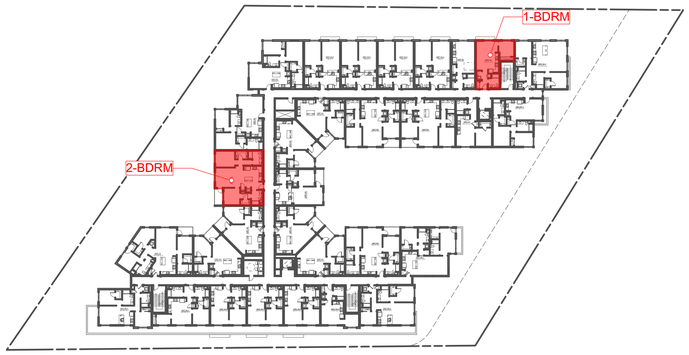
A0.70

AFFORDABLE UNIT MATRIX				
	TOTAL PER TYPE	% PER TYPE	10% VERY LOW	10% LOW
STUDIO	11	7%	1	1
1-BDRM UNIT	88	52%	9	9
2-BDRM UNIT	64	38%	6	6
3-BDRM UNIT	6	4%	1	1
TOTAL	169	100%	17	17

VERY LOW INCOME

LOW INCOME

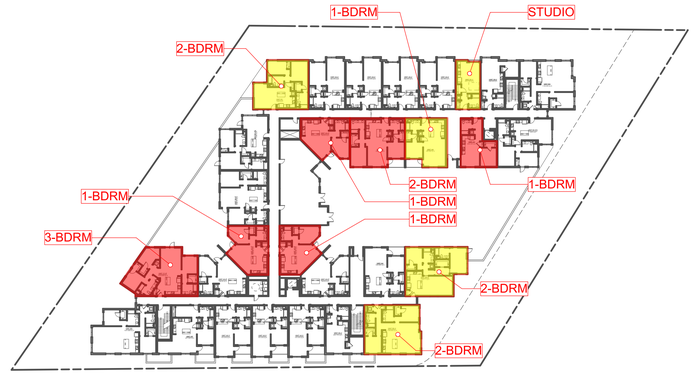
LEGENDS & MATRIX 8



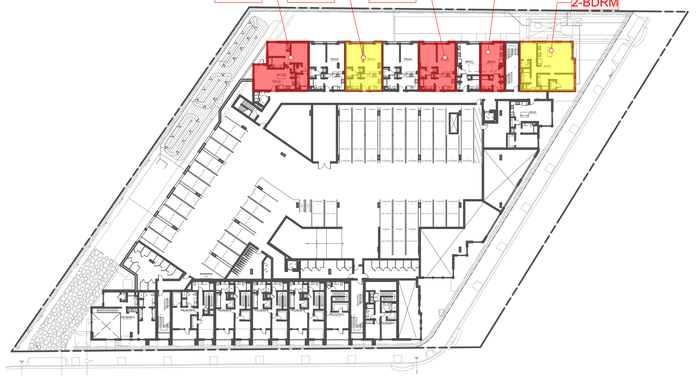
FLOOR 6 6



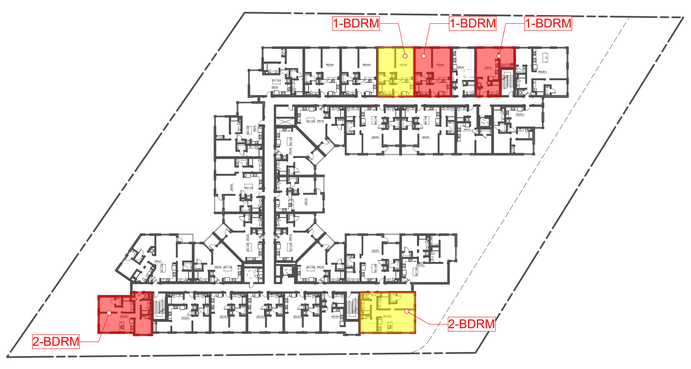
FLOOR 5 5



FLOOR 3 3



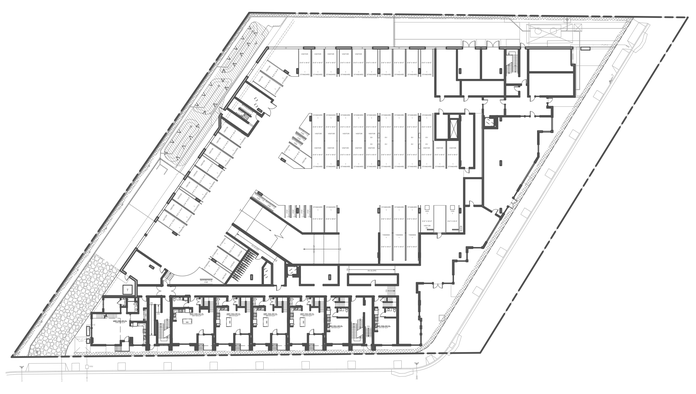
FLOOR 2 2



FLOOR 7 7



FLOOR 4 4



FLOOR 1 1

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

AFFORDABLE UNIT INDEX

Sheet Title

Scale

Project No. 1619 Drawn By TT

Sheet Size: 30 x 42

A0.80

LEGEND

——·——	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
AD	AREA DRAIN
CATV	CABLE TELEVISION
CB	CATCH BASIN
CONC	CONCRETE
ELEC	ELECTRIC
ENC.	ENCROACHMENT
E.P.	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FL	FLOWLINE
INV	INVERT
JP	JOINT UTILITY POLE
LP	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TELE	TELEPHONE
TG	TOP OF GRATE
UP	UTILITY POLE
WV	WATER VALVE
●12" TREE	TREE W/ SIZE
—X———X—	FENCE
———OH———	OVERHEAD LINE
———SS———	SANITARY SEWER LINE
———SD———	STORM DRAIN LINE
———W———	WATER LINE

LOT AREA:

GROSS AREA = 65,548 SQ. FT. ±
= 1.505 ACRES ±

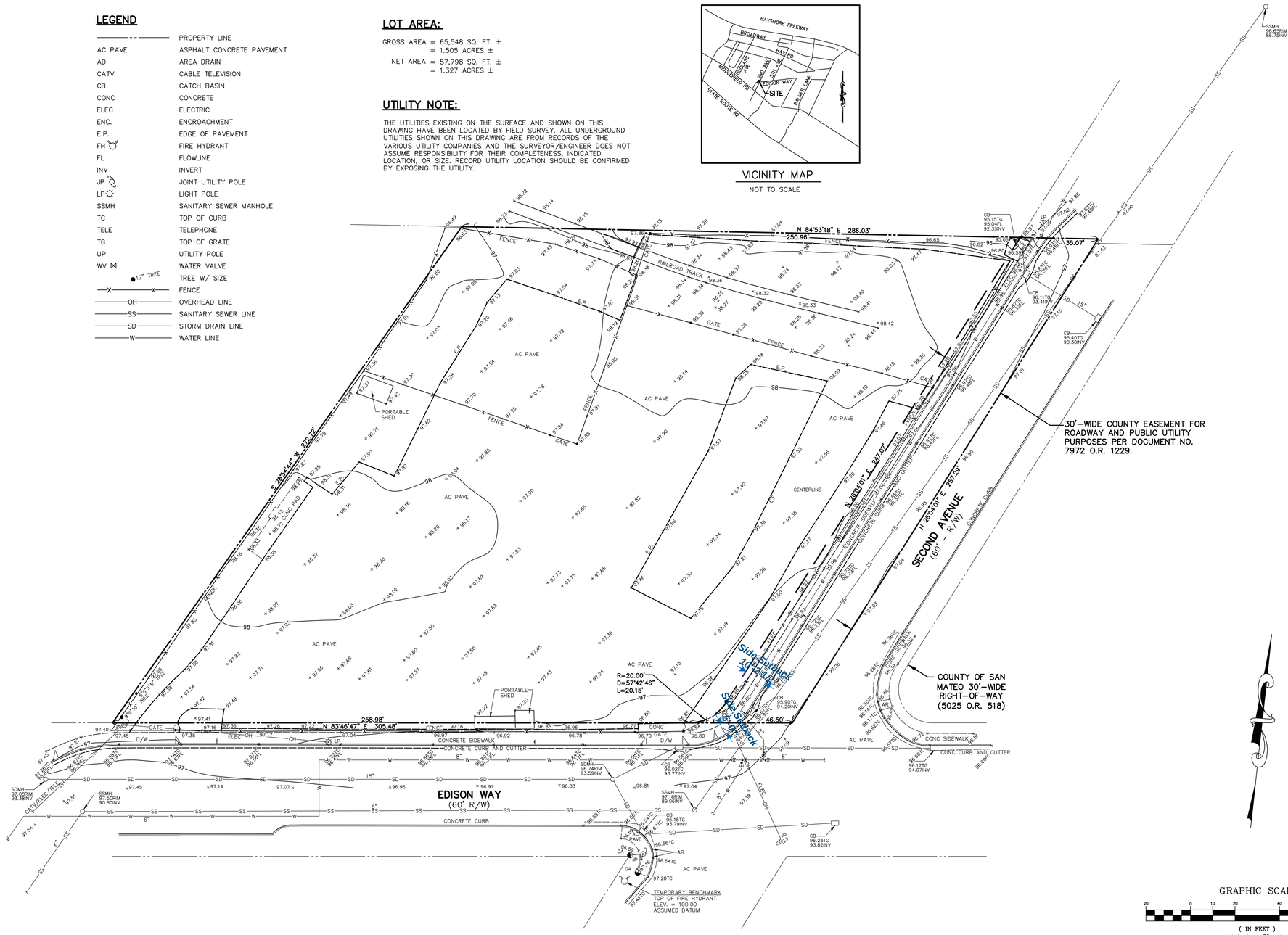
NET AREA = 57,798 SQ. FT. ±
= 1.327 ACRES ±

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

VICINITY MAP

NOT TO SCALE



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REVISION NO	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY	DATE
———	PER COUNTY COMMENTS	DJK	VPG	----	6/09/22
———	PER COUNTY COMMENTS	DJK	VPG	----	4/20/22
———	ADD INTERSECTION TOPO/REVISE EASEMENT NOTE	DJK	VPG	----	9/24/21
———	PLANNING SET	AAP	VPG	----	3/19/21

TOPOGRAPHIC SURVEY PLAN

2949 EDISON WAY
A.P.N. 060-041-110
PARCEL "A", 49 PM 98-99

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

PREPARED FOR: BEALS-MARTIN & ASSOCIATES

LICENSED LAND SURVEYOR
DANIEL G. MacLEOD
No. 5304
STATE OF CALIFORNIA

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

DRAWN BY: MDL	SCALE: 1"=20'	DRAWING NO. 4166-15	SHEET NAME: C-1
DESIGNED BY: VPG	DATE: 04/01/2015		
CHECKED BY: DGM	PLANNING SET: DATE: 03/05/2021		SHEET NUMBER: 1 OF 5

LEGEND:

———	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
AD	AREA DRAIN
AR	ACCESS RAMP
BFP	BACKFLOW PREVENTER
CATV	CABLE TELEVISION
CB	CATCH BASIN
CONC	CONCRETE
DDCV	DOUBLE DETECTOR CHECK VALVE
ELEC	ELECTRIC
ENC.	ENCROACHMENT
E.P.	EDGE OF PAVEMENT
(E)	EXISTING
FP	FINISHED PAVEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
INV	INVERT
JP	JOINT UTILITY POLE
LP	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
PA	PLANTING AREA
TG	TOP OF GRATE
TC	TOP OF CURB
TELE	TELEPHONE
TS	TOP OF STEP
(100.88)	EXISTING GRADE
UP	UTILITY POLE
WV	WATER VALVE
———	NEW STORM DRAIN LINE
——SS——	SEWER LINE
—X——X—	FENCE
——OH——	OVERHEAD LINE
——SD——	STORM DRAIN LINE
——W——	WATER LINE
12" TREE	TREE W/ SIZE
→	SURFACE RUNOFF DIRECTION
~→	VEGETATED SWALE
——FS——	FIRE WATER SERVICE
——FM——►	FORCEMAIN LINE

GRADING QUANTITIES:

	CUT (C.Y.)	FILL (C.Y.)
BASEMENT EXCAVATION	21920	
DRIVEWAY GRADING	200	
BIO SWALE EXCAVATION	110	
FRONTAGE IMPROVEMENT	280	
FIRE ACCESS APPARATUS	60	
DETENTION SYSTEM EXCAVATION	220	
TOTAL	22790	0

EXPORT= 22,790 C.Y.±

DOG PARK

PROPOSED BUILDING
MAIN FF = 97.24
GARAGE BASEMENT = 86.24

LIVING SPACE
FF=100.24

EDISON WAY
(60' R/W)

SECOND AVENUE
(60' - R/W)

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

DRIVEWAY SIGHT DISTANCE NOTE:

SIGHT DISTANCES FOR THE DRIVEWAYS ON EDISON WAY AND SECOND AVENUE ARE SHOWN ON LANDSCAPE SHEET L2.1 AND APPENDIX D OF THE TRAFFIC IMPACT ANALYSIS REPORT,

NOTE:

WORK IN THE COUNTY RIGHT-OF-WAY WILL REQUIRE ENCROACHMENT PERMITS AND INSPECTIONS PRIOR TO FINAL BUILDING APPROVAL.

TEMPORARY BENCHMARK
TOP OF FIRE HYDRANT
ELEV. = 100.00
ASSUMED DATUM

REVISION NO	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY	DATE
———	PER COUNTY COMMENTS	DJK	VPG	----	6/09/22
———	PER COUNTY COMMENTS	DJK	VPG	----	4/20/22
———	PER COUNTY COMMENTS	DJK	DGM	----	1/27/22
———	PER COUNTY COMMENTS	DJK	VPG	----	9/24/21

GRADING, DRAINAGE & UTILITY PLAN

2949 EDISON WAY
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

PREPARED FOR: BEALS–MARTIN & ASSOCIATES

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593–8580

REGISTERED PROFESSIONAL ENGINEER DANIEL G. MacLEOD No. 35048 CIVIL STATE OF CALIFORNIA

DRAWN BY: AAP	SCALE: 1"=10'	DRAWING NO. 4166–15	SHEET NAME: C-2
DESIGNED BY: VPG	DATE: 03/05/2021 PLANNING SET		
CHECKED BY: DGM			SHEET NUMBER: 2 OF 5

STORMWATER TREATMENT "SPECIAL PROJECT" CATEGORY "C" REDUCTION CREDITS

PER PROVISION C.3.e..ii OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (MRP), THE PROJECT MEETS THE CRITERIA OF A SPECIAL PROJECT CATEGORY 'C', AS FOLLOWS:

- LOCATION CREDIT: WITHIN A PLANNED PRIORITY DEVELOPMENT AREA = 25% CREDIT
- DENSITY CREDIT: RESIDENTIAL DENSITY OF MORE THAN 100 DWELLING UNITS PER ACRE = 30%
- PARKING CREDIT: NO SURFACE PARKING = 20%

TOTAL CREDIT = 75%
PROJECT WILL TREAT A MINIMUM OF 25% OF IMPERVIOUS AREA WITH BIO-TREATMENT AREAS. THE REMAINDER WILL BE TREATED WITH MECHANICAL METHODS.

TOTAL PROJECT IMP. AREA = 49,724 S.F.
25% OF PROJECT IMP. AREA = 12,429 S.F.
IMP. AREA TO BE TREATED BY BIOTREATMENT = BASINS 1 THROUGH 4 IMP. AREA = 12,640 S.F. = 25.4% OF PROJECT IMP. AREA.

BIOTREATMENT AREA CALCULATIONS:

- DESIGN CRITERIA:
  -C.3 STORMWATER TECHNICAL GUIDANCE CHAPTER 6.1

REQUIRED BIOTREATMENT AREA (FOOTPRINT) = 4% OF THE IMPERVIOUS SURFACE AREA & 0.4% OF THE PERVIOUS SURFACE AREA

BASINS (1-A, 1-B, 1-C, & 1-D) TOTAL IMP. AREA = 9,984 S.F.
BASIN 1-E PERVIOUS AREA = 4,576 S.F.

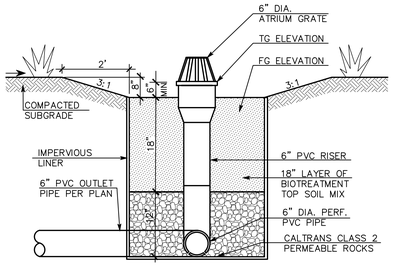
REQUIRED AREA OF BIOTREATMENT = 9,984 (0.04) + 4,576 (.10)(.04) = 417.7 S.F.
PROPOSED TOTAL AREA OF BIOTREATMENT 1, 2 & 3 = 426 S.F. > 417.7 S.F. OK

BASIN 2 IMP. AREA = 2,656 S.F.

REQUIRED AREA OF BIOTREATMENT = 2,656 (0.04) N= 106.2 S.F.
PROPOSED TOTAL AREA OF BIOTREATMENT 4 = 107 S.F. > 106.2 S.F. OK

BASIN 3 IMPERVIOUS AREA = 37,084 S.F.

RUNOFF FROM BASIN 3 WILL BE DIRECTED TO A STORMWATER FILTER VAULT FOR TREATMENT.



A BIOTREATMENT WITH OVERFLOW DETAIL
SCALE: NOT TO SCALE

WALKWAY
AREA=270 S.F.

STORM WATER FILTER VAULT
(FOR BASIN 3)

A/C-3 BIO TREATMENT 1
AREA=96 S.F.

A/C-3 BIO TREATMENT 2
AREA=169 S.F.

DOG PARK OVER
CONC. STRUCTURE

BASIN 1-E
PERVIOUS
AREA
= 4,576 S.F.

ROOF AREA
BASIN 1-D
IMPERVIOUS AREA
= 3,758 S.F.

BASIN 1-C
IMPERVIOUS AREA
= 1,304 S.F.

PATIO
AREA=377 S.F.

BASIN 3
IMPERVIOUS AREA = 37,084 SQ. FT.

BASIN 1-B
IMPERVIOUS AREA
= 647 S.F.

BIO TREATMENT 3 A/C-3
AREA=161 S.F.

PATIO
A=1,770 S.F.

BASIN 1-A
IMPERVIOUS AREA
= 4,275 S.F.

DETENTION PIPE
SYSTEM

DRIVEWAY
IMPERVIOUS AREA
=2,285 S.F.

CONCRETE
PAD
=220 S.F.

TOTAL IMPERVIOUS AREA = 49,724 SF

BASIN 2
IMPERVIOUS AREA
= 2,656 S.F.

ROOF AREA
R=20.00'
D=57°42'46"
L=20.15'

G/C-5 BIO TREATMENT 4
PLANTER
AREA=107 S.F.

EDISON WAY
(60' R/W)

SECOND AVENUE
(60' - R/W)

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

COUNTY OF SAN MATEO 30'-WIDE RIGHT-OF-WAY (5025 O.R. 518)

REVISION NO	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY	DATE
-----	PER COUNTY COMMENTS	DJK	VPG	----	6/09/22
-----	PER COUNTY COMMENTS	DJK	VPG	----	4/20/22
-----	PER COUNTY COMMENTS	DJK	DGM	----	1/27/22
-----	PER COUNTY COMMENTS	DJK	VPG	----	9/24/21

STORMWATER TREATMENT PLAN

2949 EDISON WAY

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

PREPARED FOR: BEALS-MARTIN & ASSOCIATES

MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

DRAWN BY: AAP	SCALE: 1"=10'	DRAWING NO. 4166-15	SHEET NAME: C-3	
DESIGNED BY: VPG	DATE: 03/05/2021 PLANNING SET			
CHECKED BY: DGM			SHEET NUMBER: 3 OF 5	

EROSION CONTROL NOTES:

1. THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEK & TRIBUTARIES.
2. A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS– OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITION DEMAND, AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENTS.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
4. THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. BY OCTOBER 1, GRADING AND INSTALLATION OF STORM DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES WILL BE COMPLETED. NO GRADING WILL OCCUR BETWEEN OCTOBER 1 AND APRIL 15 UNLESS AUTHORIZED BY THE COUNTY REPRESENTATIVE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT–LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
6. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE EROSION AND SEDIMENT CONTROL FIELD MANUAL OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.
7. AT THE CONTRACTOR'S DISCRETION SILT FENCES MAY BE INSTALLED INSTEAD OF FIBER ROLLS.

SAN MATEO COUNTY STANDARD NOTES:

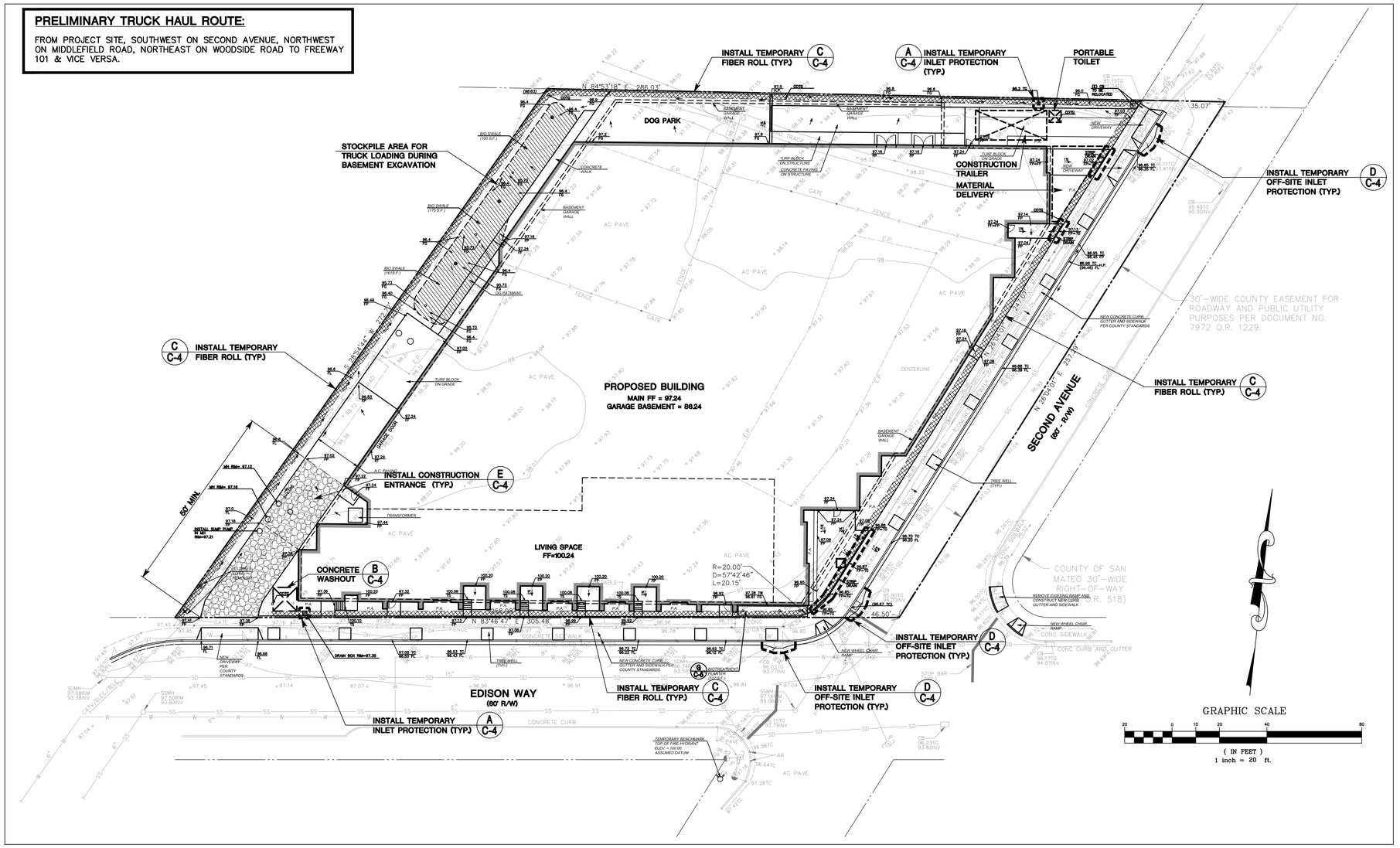
1. EROSION CONTROL POINT OF CONTACT:
   OWNER: DWIGHT ORTMANN
   EMAIL: dwight@bealsmartin.com
   OFFICE: (669) 556–5882
2. PERFORM CLEARING AND EARTH–MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH–MOVING ACTIVITIES AND CONSTRUCTION
3. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
4. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
5. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICAL, WASH WATER OR SEDIMENTS AND NON–STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
6. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON–SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
7. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
8. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
9. AVOID TRACKING DIRT OR OTHER MATERIALS OFF–SITE; CLEAN OFF–SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
10. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
11. THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., SHALL NOT BE ENLARGED OR "RUN OVER".
12. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL METERIALS ON–SITE DURING THE "OFF–SEASON".
13. DUST CONTROL IS REQUIRED YEAR–ROUND.
14. EROSION CONTROL MATERIALS SHALL BE STORED ON–SITE.
15. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st. AND APRIL 30th IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
16. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.

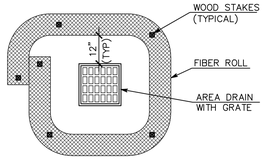
DUST CONTROL NOTES:

1. WATER ALL CONSTRUCTION AND GRADING AREA AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS, OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD.
3. PAVE, APPLY WATER TWO TIMES DAILY, OR APPLY (NON–TOXIC) SOIL ON ALL UNPAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT THE PROJECT SITE.
4. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
5. ENCLOSE, COVER, WATER TWICE DAILY, OR APPLY (NON–TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.).

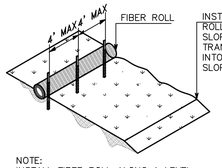
PRELIMINARY TRUCK HAUL ROUTE:

FROM PROJECT SITE, SOUTHWEST ON SECOND AVENUE, NORTHWEST ON MIDDLEFIELD ROAD, NORTHEAST ON WOODSIDE ROAD TO FREEWAY 101 & VICE VERSA.



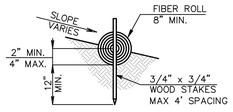


A DRAIN INLET PROTECTION DETAIL
SCALE: (NOT TO SCALE)



NOTE:
INSTALL FIBER ROLL ALONG A LEVEL CONTOUR, WHERE POSSIBLE.

TYPICAL FIBER ROLL INSTALLATION
N.T.S.

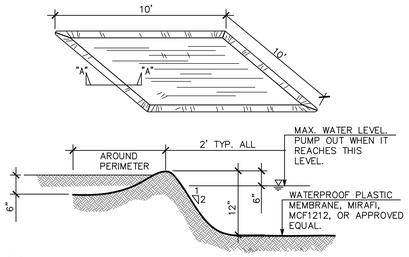


ENTRENCHMENT DETAIL
N.T.S.

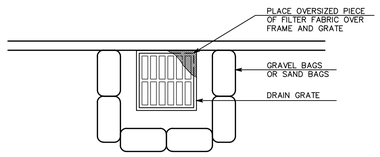
C FIBER ROLL DETAIL
SCALE: (NOT TO SCALE)

DESIGN AND CONSTRUCTION SPECIFICATIONS FOR CONSTRUCTION ENTRANCE:

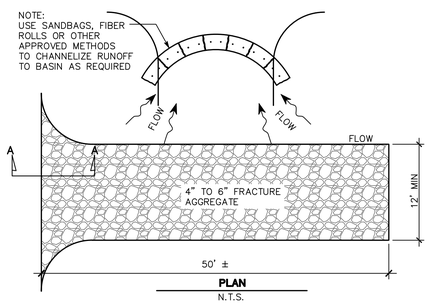
1. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 4 TO 6 INCH STONE.
2. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES.
3. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS.
4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHALL BE REMOVED IMMEDIATELY.
5. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
6. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



B TEMPORARY CONCRETE WASHOUT AREA
SCALE: (NOT TO SCALE)

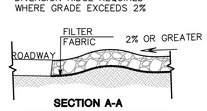


D OFF-SITE DRAIN INLET PROTECTION DETAIL
SCALE: (NOT TO SCALE)



PLAN
N.T.S.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT



SECTION A-A
N.T.S.

E CONSTRUCTION ENTRANCE DETAIL
SCALE: (NOT TO SCALE)

REVISION NO	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY	DATE
-----	PER COUNTY COMMENTS	DJK	VPG	----	6/09/22
-----	PER COUNTY COMMENTS	DJK	VPG	----	4/20/22
-----	PER COUNTY COMMENTS	DJK	DGM	----	1/27/22
-----	PER COUNTY COMMENTS	DJK	VPG	----	9/24/21

EROSION AND SEDIMENTATION CONTROL PLAN & GRADING STAGING PLAN

2949 EDISON WAY

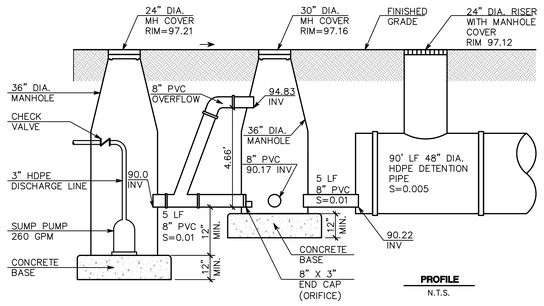
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

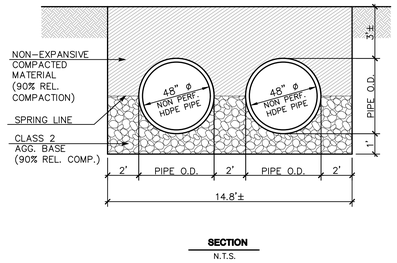
PREPARED FOR: BEALS–MARTIN & ASSOCIATES

MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593–8580

REGISTERED PROFESSIONAL ENGINEER DANIEL G. MacLEOD No. 35048 CIVIL STATE OF CALIFORNIA

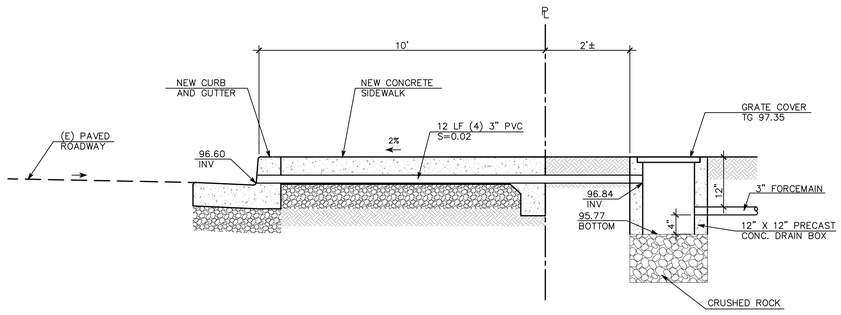
DRAWN BY: AAP	SCALE: 1"=20'	DRAWING NO. 4166–15	SHEET NAME: C-4
DESIGNED BY: VPG	DATE: 03/05/2021 PLANNING SET		
CHECKED BY: DGM			SHEET NUMBER: 4 OF 5





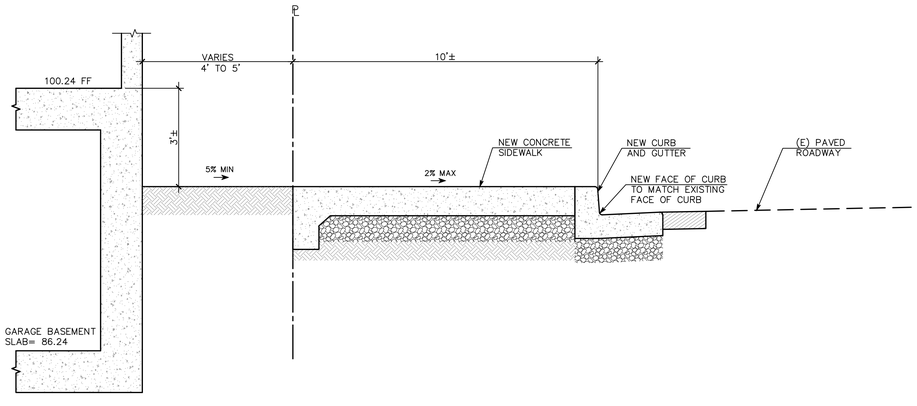
A DETENTION PIPE SYSTEM DETAIL

SCALE: (NOT TO SCALE)



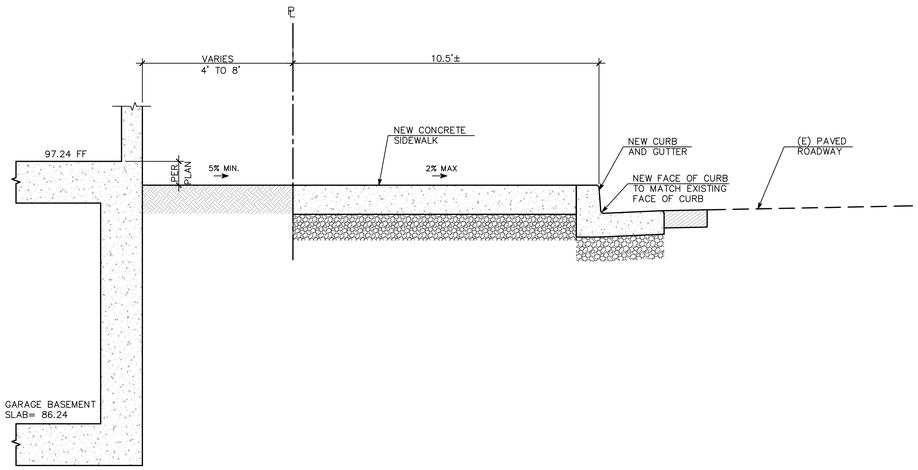
B CURB DRAIN AND DRAIN BOX DETAIL

SCALE: (NOT TO SCALE)



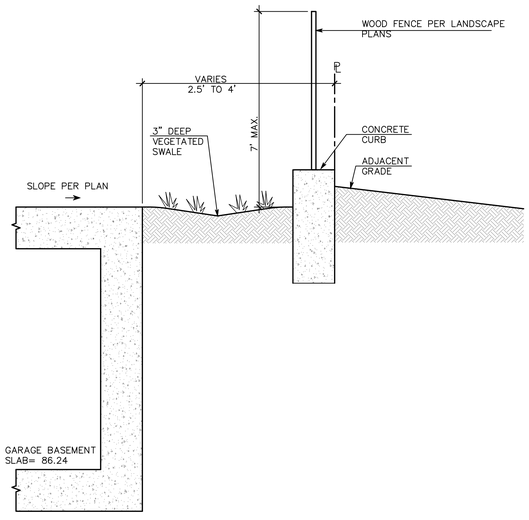
C SECTION AT EDISON WAY

SCALE: (NOT TO SCALE)



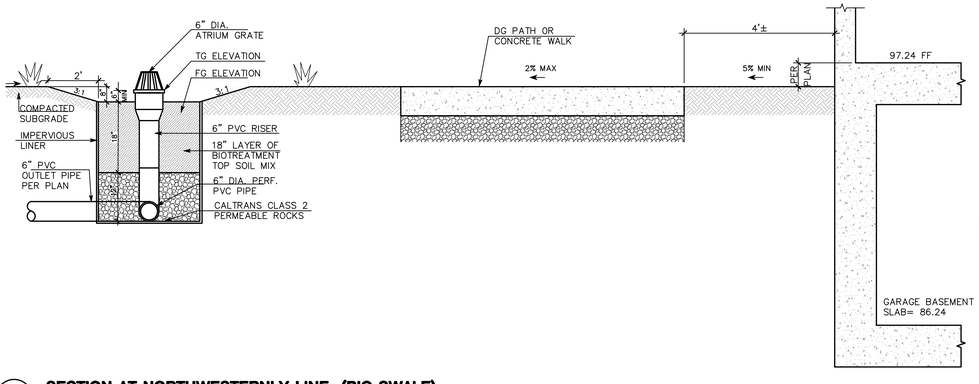
D SECTION AT SECOND AVENUE

SCALE: (NOT TO SCALE)



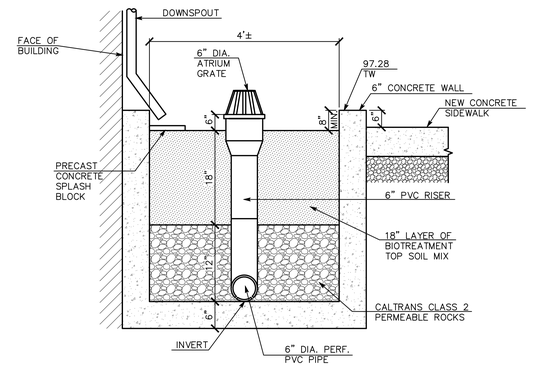
E SECTION AT NORTH PROPERTY LINE

SCALE: (NOT TO SCALE)



F SECTION AT NORTHWESTERNLY LINE (BIO-SWALE)

SCALE: (NOT TO SCALE)



G BIOTREATMENT PLANTER DETAIL

SCALE: (NOT TO SCALE)

REVISION NO	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY	DATE
-----	PER COUNTY COMMENTS	DJK	VPG	----	6/09/22
-----	PER COUNTY COMMENTS	DJK	VPG	----	4/20/22
-----	PER COUNTY COMMENTS	DJK	DGM	----	1/27/22
-----	PER COUNTY COMMENTS	DJK	VPG	----	9/24/21

CIVIL DETAILS

2949 EDISON WAY

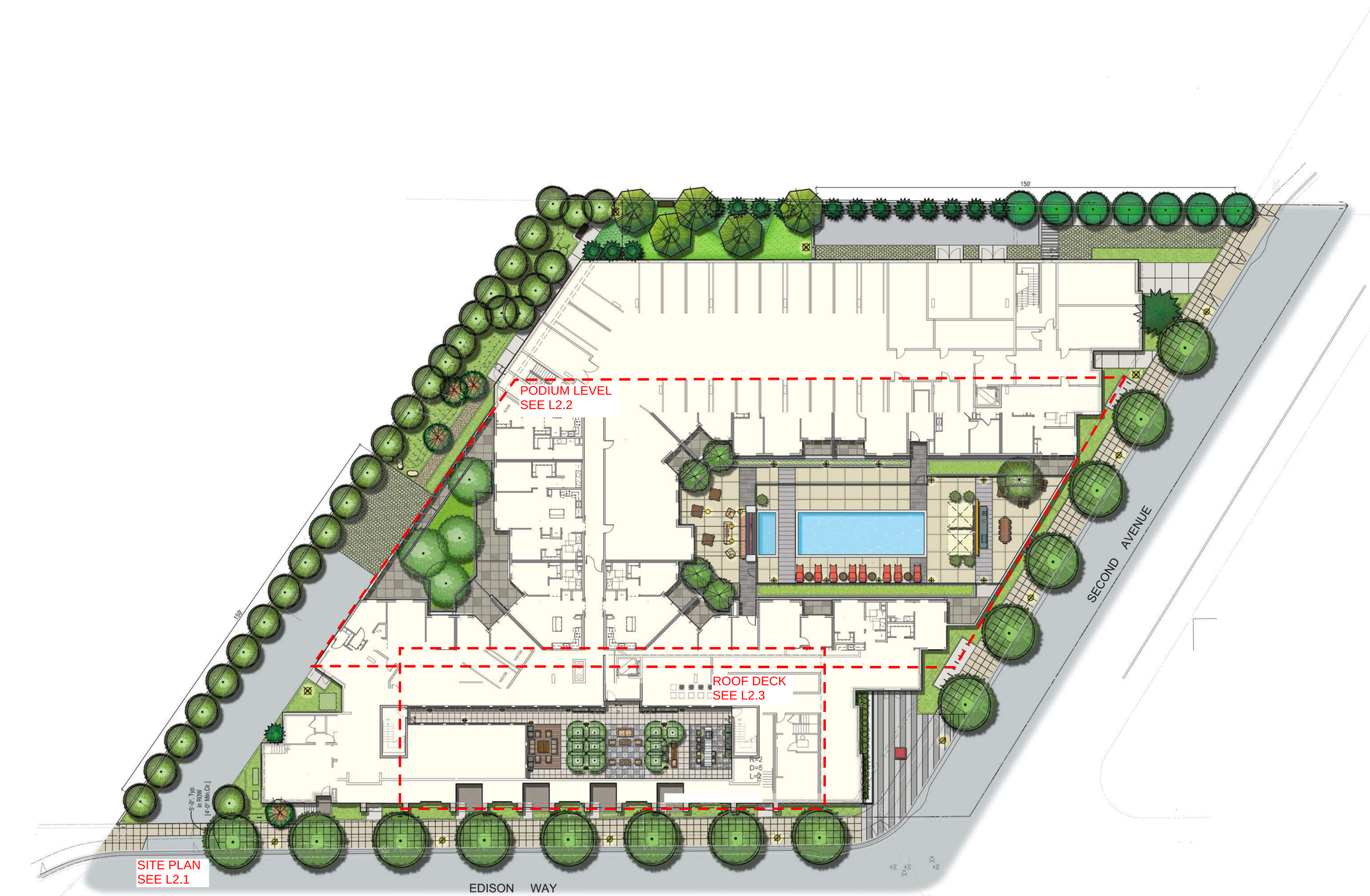
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

PREPARED FOR: BEALS-MARTIN & ASSOCIATES

MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

REGISTERED PROFESSIONAL ENGINEER DANIEL G. MacLEOD No. 35048 CIVIL STATE OF CALIFORNIA

DRAWN BY: AAP	SCALE: NONE	DRAWING NO. 4166-15	SHEET NAME: C-5	
DESIGNED BY: VPG	DATE: 03/05/2021			
CHECKED BY: DGM	PLANNING SET		SHEET NUMBER:	5 OF 5



Model Water Efficient Landscape Ordinance Statement:

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan

North

Scale: 1/16" = 1'-0"

0 8 16 32

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

LICENSED LANDSCAPE ARCHITECT
Peter T. Latiferi No. 3178
Robert Latiferi
Signature Date
09-09-22
Date
09/09/2022
STATE OF CALIFORNIA

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
REVIEW SET 1	04.20.2017
REVIEW SET 2	12.12.2019
REVIEW SET 3	03.05.2021
REVIEW SET 4	09.24.2021
REVIEW SET 5	01.27.2022
REVIEW SET 6	04.20.2022
REVIEW SET 7	06.09.2022
---	---
---	---
---	---

S t a m p

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

COMPOSITE LANDSCAPE PLAN

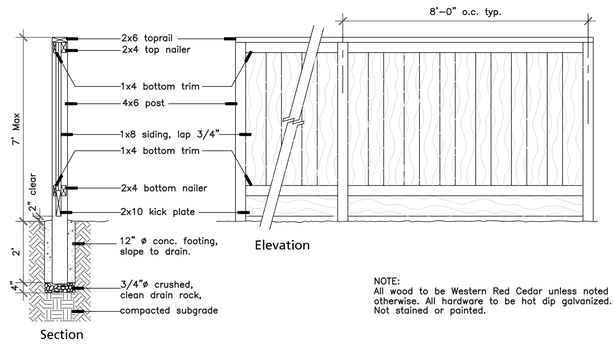
L1.0

Sheet Title

Scale

Project No. Drawn By

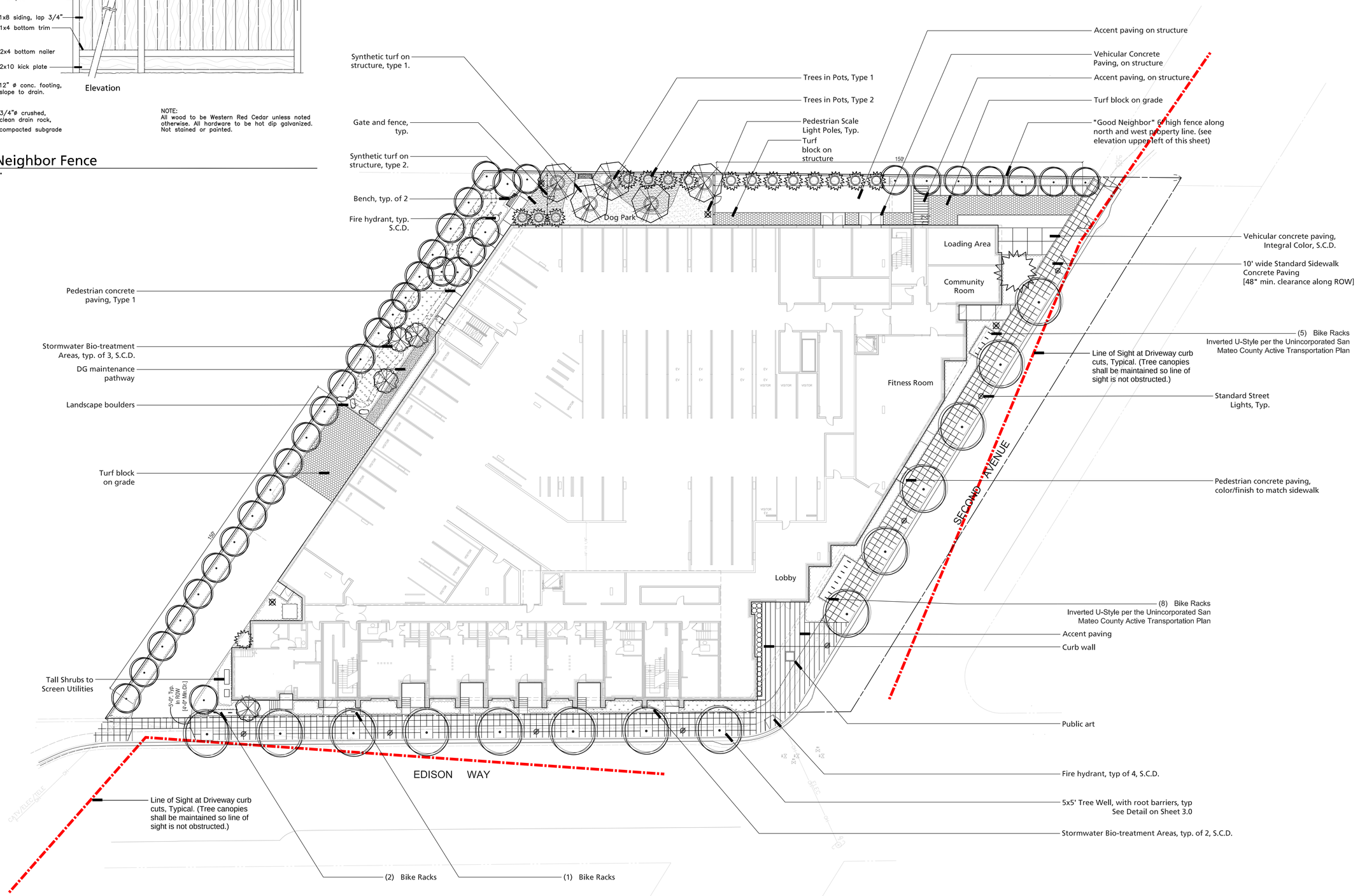
Sheet Size: 30 x 42



NOTE:
All wood to be Western Red Cedar unless noted otherwise. All hardware to be hot dip galvanized. Not stained or painted.

Good Neighbor Fence

Scale: 1/2" = 1'-0"



Model Water Efficient Landscape Ordinance Statement:

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan

North

Scale: 1/16" = 1'-0"
0 8 16 32

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri, No. 3119
Renewal Date
08/31/2023
Date
06/09/2022
STATE OF CALIFORNIA

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
REVIEW SET 1	04.20.2017
REVIEW SET 2	12.12.2019
REVIEW SET 3	03.05.2021
REVIEW SET 4	09.24.2021
REVIEW SET 5	01.27.2022
REVIEW SET 6	04.20.2022
REVIEW SET 7	06.09.2022
---	---
---	---
---	---

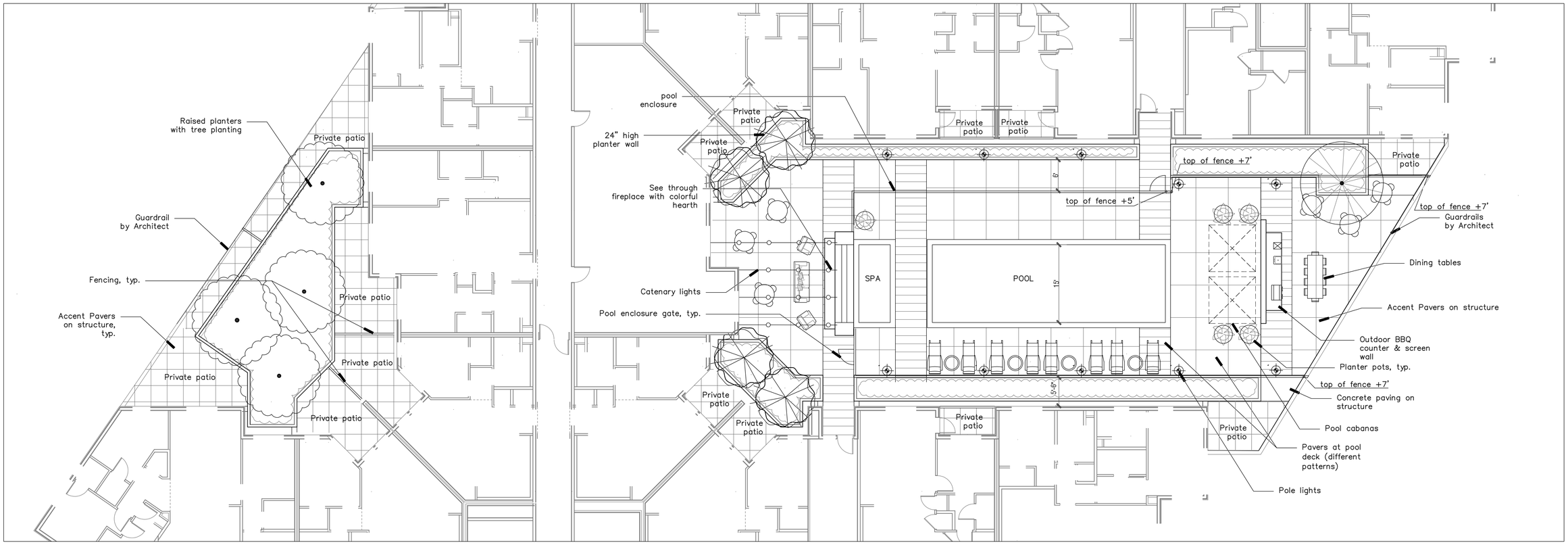
S i t e m a p

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

SITE PLAN

L2.1

Sheet Title
Scale
Project No. Drawn By
Sheet Size 30 x 42



Model Water Efficient Landscape Ordinance Statement:

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan

North

Scale: 1/8" = 1'-0"

0 4 8 16

WDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103

P. (415)677-0966

Client

Consultant

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 3119
STATE OF CALIFORNIA
Professional Engineer
Renewal Date
08/31/2023
Date
06/09/2022

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
REVIEW SET 1	04.20.2017
REVIEW SET 2	12.12.2019
REVIEW SET 3	03.05.2021
REVIEW SET 4	09.24.2021
REVIEW SET 5	01.27.2022
REVIEW SET 6	04.20.2022
REVIEW SET 7	06.09.2022
---	---
---	---
---	---

S t a m p

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

PODIUM PLAN

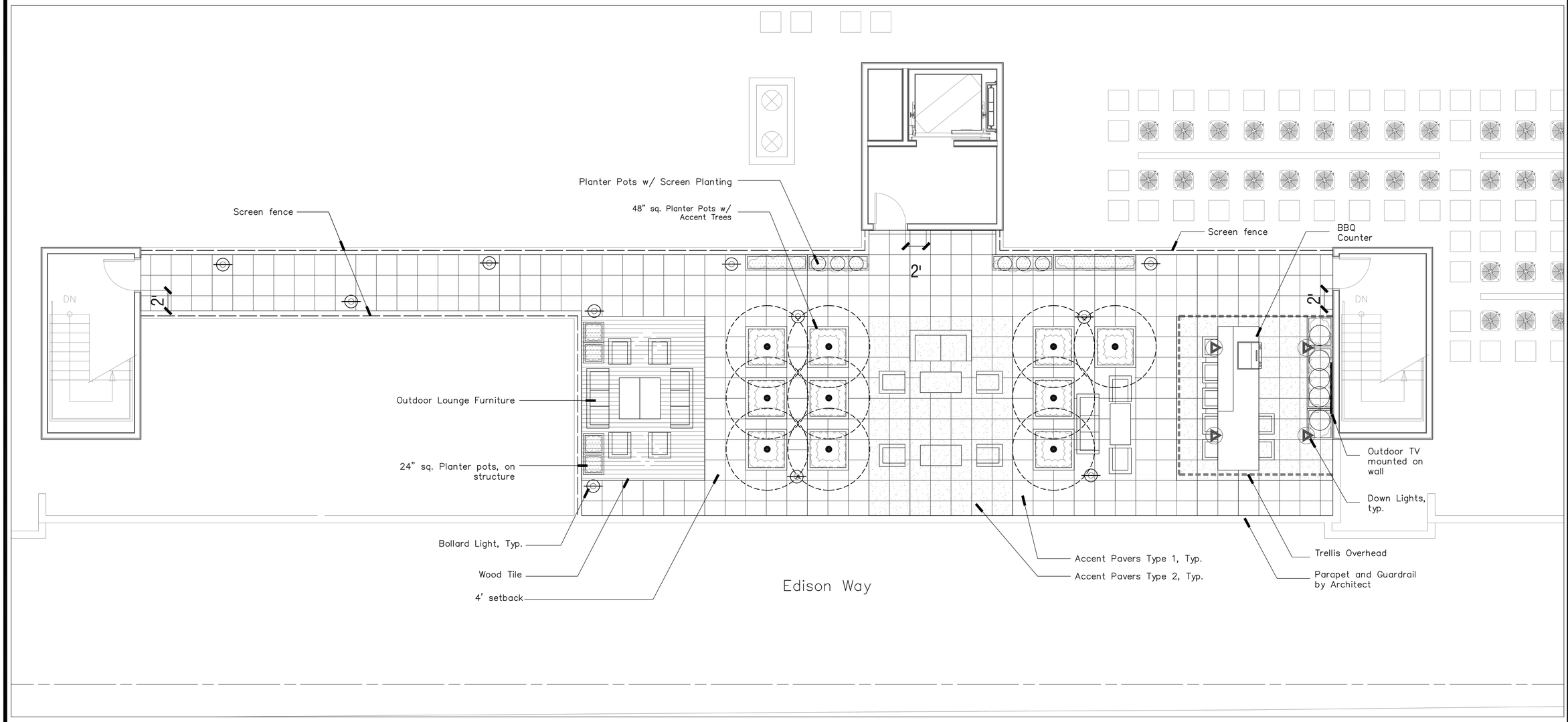
L2.2

Sheet Title

Scale

Project No. Drawn By BN

Sheet Size: 30 x 42



Model Water Efficient Landscape Ordinance Statement:

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan

North

Scale: 1/4" = 1'-0"

0 2 4 8

WDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103

P. (415)677-0966

Client

Consultant

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 3919
STATE OF CALIFORNIA
Professional Date
06-09-2022

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
REVIEW SET 1	04.20.2017
REVIEW SET 2	12.12.2019
REVIEW SET 3	03.05.2021
REVIEW SET 4	09.24.2021
REVIEW SET 5	01.27.2022
REVIEW SET 6	04.20.2022
REVIEW SET 7	06.09.2022
---	---
---	---
---	---

S t a m p

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

ROOF TERRACE PLAN

L2.3

Sheet Title

Scale

Project No. Drawn By BN

Sheet Size: 30 x 42

Plant Palette

TREES				
KEY	SIZE*	BOTANICAL NAME	COMMON NAME	COMMENTS
LOP CON	36"Box	Lophostemon confertus	Brisbane Box	Low Water Use
CAR BET	24"Box	Carpinus betulus 'Fastigiata'	Upright Hornbeam	Medium Water Use
ARB MAR	36"Box	Arbutus 'Marina'	Marina Strawberry Tree	Low Water Use
OLE EUR	48"Box	Olea europaea 'Swan Hill'	Fruitless Olive	Low Water Use, Specimen**
GIN BIL	24"Box	Gingko biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	Low Water Use
LYO FLO	24"Box	Lyonothamnus f. 'Aspleniifolius'	Catalina Ironwood	Native/Low Water Use
PLA ACE	24"Box	Platanus acerifolia 'Columbia'	London Plane Tree	Low Water Use
POD MON	24"Box	Podocarpus elongatus 'Monmal'	Icee Blue Yellow-Wood	Low Water Use, Columnar
* 24" Box minimum unless otherwise noted on plans				**Field grown Valley Crest tree

SHRUBS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
AU	5 Gal	Arbutus unedo 'Compacta'	Strawberry Tree	36" O.C. Low Water Use
AM	5 Gal	Arctostaphylos 'Howard McMinn'	Manzanita	60" O.C. Native/Low Water Use
AC	5 Gal	Artemesia c. 'Montara'	Montara Sagebush	36" O.C. Native/Low Water Use
CO	5 Gal	Calycanthus occidentalis	Spice Bush	60" O.C. Native/Low Water Use
CC	5 Gal	Ceanothus 'Concha'	Wild Lilac	72" O.C. Native/Low Water Use
BA	5 Gal	Carpenteria californica	Bush Anemone	48" O.C. Native/Low Water Use
CK	5 Gal	Ceanothus 'Skylark'	Skylark California Lilac	42" O.C. Native/Low Water Use
DL	5 Gal	Dietes 'Lemon Drops'	Fortnight Lily	30" O.C. Low Water Use
LX	5 Gal	Lavandula x intermedia 'Grosso'	Lavender	30" O.C. Low Water Use
LA	5 Gal	Lavatera assurgentiflora	Tree Mallow	60" O.C. Low Water Use
LC	1 Gal	Limonium californicum	Sea Lavender	24" O.C. Native/Low Water Use
LH	5 Gal	Loropetalum chinense	Fringe Flower	36" O.C. Low Water Use
PS	5 Gal	Phormium 'Sea Jade'	New Zealand Flax	30" O.C. Low Water Use
PM	5 Gal	Phormium 'Monrovia Red'	New Zealand Flax	36" O.C. Low Water Use
RC	5 Gal	Rhamnus c. 'Mound San Bruno'	Mound San Bruno Coffeeberry	48" O.C. Native/Low Water Use
RO	5 Gal	Rosa californica	California Rose	48" O.C. Native/Low Water Use
SL	5 Gal	Salvia clevelandii	Cleveland Sage	30" O.C. Native/Low Water Use
**If used as or noted on plans as groundcover				

PERENNIALS and GRASSES				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
CA	1 Gal	Calamagrostis acutifolia 'Stricta'	Feather Reed Grass	36" O.C. Low Water Use
DC	1 Gal	Deschampsia c. holciformis	Pacific Hair Grass	24" O.C. Low Water Use
FC	1 Gal	Festuca californica	California Fescue	24" O.C. Native/Low Water Use
HS	1 Gal	Helicotrichon sempervirens	Blue Oat Grass	36" O.C. Low Water Use
JE	5 Gal	Juncus patens 'Elk Blue'	California Gray Rush	24" O.C. Native
MU	1 Gal	Muhlenbergia 'Regal Mist'	Purple Deer Grass	36" O.C. Native/Low Water Use
NP	5 Gal	Nassella pulchra	Purple Needlegrass	30" O.C. Native/Low Water Use
PO	5 Gal	Pennisetum spathiolatum	Slender Veldt Grass	30" O.C.
PM	5 Gal	Polystichum munitum	Sword Fern	24" O.C. Native
SB	1 Gal	Sisyrinchium bellum	Blue-eyed Grass	18" O.C. Native/Low Water Use
SC	1 Gal	Sisyrinchium californicum	Yellow-eyed Grass	24" O.C. Native

GROUNDCOVERS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
ARC	1 Gal	Arctostaphylos 'Pacific Mist'	Bearberry	30" O.C. Native/Low Water Use
BP	1 Gal	Baccharis pilularis	Coyote Brush	36" O.C. Native/Low Water Use
CEA	1 Gal	Ceanothus centennial	Ceonothus	48" O.C. Native/Low Water Use
ESC	1 Gal	Eschscholzia californica	California Poppy	18" O.C. Native/Low Water Use
IRI	1 Gal	Iris douglasiana 'P. Coast Hybrids'	Pacific Coast Hybrid Iris	18" O.C. Native/Low Water Use
SS	1 Gal	Senecio serpens	Dwarf Blue Chalksticks	18" O.C. Low Water Use
	SEED	Pacific Coast Seed 'Landmark Mix'	Native Grass Hydroseed Mix	36 lbs/Acre

VINES				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
CL	5 Gal	Clematis lasiantha	Chaparral Clematis	Native/Low Water Use
CM	5 Gal	Calystegia macrostegia	California Morning Glory	Native

STORMWATER TREATMENT				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
AM	5 Gal	Arctostaphylos 'Howard McMinn'	Manzanita	60" O.C. Native/Low Water Use
BP	1 Gal	Baccharis pilularis	Coyote Brush	36" O.C. Native/Low Water Use
PM	5 Gal	Polystichum munitum	Sword Fern	24" O.C. Native

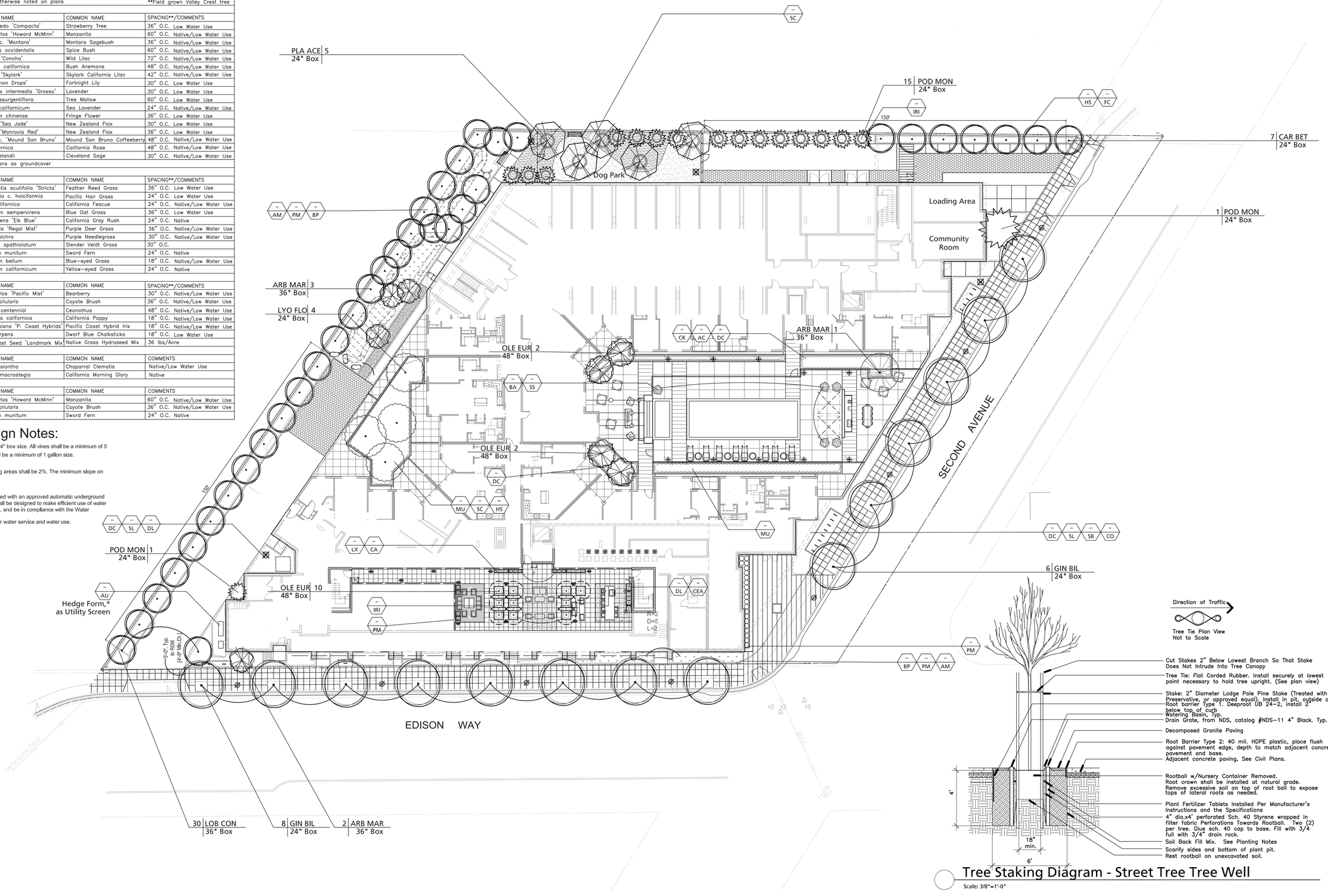
Planting Design Notes:

All trees shall be a minimum of 24" box size. All vines shall be a minimum of 5 gallon size. All groundcover shall be a minimum of 1 gallon size.

The minimum slope in all planting areas shall be 2%. The minimum slope on paving shall be 3/4% typically.

All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the Water

District's rules and regulations for water service and water use.



Tree Staking Diagram - Street Tree Tree Well

Scale: 3/8"=1'-0"

Model Water Efficient Landscape Ordinance Statement:

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan

North

Scale: 1/16" = 1'-0"
0 8 16 32

WDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103

P. (415) 677-0966

Client

Consultant

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri, No. 3178
Renewal Date
08/31/2023
05/08/2022
STATE OF CALIFORNIA

2949 EDISON WAY
2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
REVIEW SET 1	04.20.2017
REVIEW SET 2	12.12.2019
REVIEW SET 3	03.05.2021
REVIEW SET 4	09.24.2021
REVIEW SET 5	01.27.2022
REVIEW SET 6	04.20.2022
REVIEW SET 7	06.09.2022
---	---
---	---
---	---

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

PLANTING PLAN

L3.0

Sheet Title

Scale

Project No. Drawn By

Sheet Size 30 x 42

MWELO SUEMITTAL CHECKLIST

Submittal Date: 09.24.2021

Project Address: 2949 Edison Way

Applicant Name: Dwight Ortmann, Beals Maclin Phone: 650-364-8141

The following checklist provides a list of information that must be included on the plans before your permit application can be processed. This checklist covers both the performance compliance method and the prescriptive compliance method. Please indicate which compliance method is used and provide the appropriate information on the plans.

☒ Performance Approach ☐ Prescriptive Approach (Skip to Page Four)

PERFORMANCE APPROACH (>2,500 sq ft of landscape area)

Landscape Documentation Package (Title 23, Chapter 2.7 §492.3)

☒ The project's address, total landscape area, water supply type, and contacts shall be stated on the plans.
☒ Add, sign and date the following statement on the plans: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
☒ Water Efficient Landscape Worksheet that includes a hydrozone information table and water budget calculations shall be submitted for plan check.
☒ A landscape design plan and irrigation design plan shall be submitted for plan check.
☒ A soil management report shall be submitted with the initial submittal unless the project scope includes mass grading. If a grading permit is required, the report shall be submitted with the Certificate of Completion.

Model Water Efficient Landscape Worksheet (Title 23, Chapter 2.7 §492.4 and §492.13)

☒ Incorporate the Water Efficient Landscape Worksheet into plans. Show that the Maximum Applied Water Allowance (MAWA) meets or exceeds the calculated Estimated Total Water Use (ETWU).
☒ The evapotranspiration adjustment factor (ETAF) for the landscape project shall not exceed a factor of (0.55 for residential areas) (0.45 for non-residential areas).
☒ The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions. WUCOLS plants database can be found on-line at: http://ucanr.edu/sites/WUCOLS/
NA ☒ All water features shall be included in the high water use hydrozone. All temporary irrigated areas shall be included in the ow water use hydrozone.
NA ☒ All Special Landscape areas shall be identified on the plans. The ETAF for new and existing (non-rehobilitated) Special Landscape Areas shall not exceed 1.0.
☒ For the purpose of calculating ETWU, the irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.

Landscape Design Plan (Title 23, Chapter 2.7 §492.6)

☒ The landscape design plans, at a minimum, shall
☒ Delineate and label each hydrozone by number, letter, or other methods.
☒ Identify each hydrozone as low, moderate, high water, or mixed water use.

NA ☒ Identify recreational areas, areas solely dedicated to edible plants, areas irrigated with recycled water, type and surface area of water features, impermeable and permeable hardscape, and any infiltration systems.
☒ For hydrozone with a mix of both low and moderate water use plants or both moderate and high water use plants, the higher plant factor or the plant factor based on the proportions of the respective plant water uses shall be used. Hydrozones containing a mix of low and high water use plants is not permitted.
☒ Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape.
NA ☒ Add note to plans: "Recirculating water systems shall be used for water features"
☒ Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
☒ Add note to plans: "For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil."

**** Irrigation Design Plan (Title 23, Chapter 2.7 §492.7)**

☒ The irrigation plans, at a minimum, shall contain the following:
☒ Location and size of sparate water meters for landscape
☒ Location, type, and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices.
☒ Static water pressure at the point of connection the public water supply
☒ Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pounds per square inch) for each station
☒ A separate water service meter or submeter or dedicated irrigation meter shall be installed for all (non-residential irrigated landscapes of at least 1,000sqft) (residential irrigated landscape areas of at least 5,000sqft).
☒ Add note to plans: "Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the spoodfied irrigation devices."
☒ Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair.
☒ Add note to plans: "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."
☒ Areas less than 10-feet in width in any direction shall be irrigated with subsurface or drip irrigation.
☒ Overhead irrigation shall not be permitted within 24-inches of any non-permeable surface.

**** Soil Management Report (Title 23, Chapter 2.7 §492.5)**

☒ The soil management report, at a minimum, shall contain the following:
☒ soil texture; N-P-K and minor trace elements
☒ infiltration rate determined by laboratory test or soil texture infiltration rate table.
☒ pH
☒ total soluble salts
☒ sodium
☒ percent organic matter
☒ recommendations

☒ The soil management report shall be both integrated into the plans and submitted as a separate document.

Required Statements and Certification (Title 23, Chapter 2.7 §492.4, §492.7 and §492.9)

☒ Add the following statement on the landscape and irrigation plans: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans".
☒ The final set of andscape and irrigation plans shall bear the signature of a licensed landscape architect, licensed landscape contractor, certified irrigation designer, licensed architect, licensed engineer, licensed land surveyor, or personal property owner.
☒ Add note to plans: "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."
☒ Add note to plans: "A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed andscape contractor for the project".
☒ Add note to plans: "An irrigation audit report shall be completed at the time of final inspection."

** DEFERRED UNTIL BUILDING PERMIT

NOTES

A) I, on behalf of the Guzzardo Partnership, Inc., agree to comply with the requirements of the Water Efficient Landscape Ordinance and submit a complete Landscape documentation Package prior to permit issuance.

Signature — 06.08.2022 Date

B) A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller of subsequent management purposes.
C) A certificate of competition shall be filled out and certified by either the LA designer of the planting/irrigation plans, or the licensed landscape contractor for the project.
D) At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance.
E) An irrigation audit report shall be completed by a certified irrigation auditor at the time of final inspection.
F) A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
G) For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.
H) Reticulating water systems shall be used for water features.

HYRDOZONE LEGEND

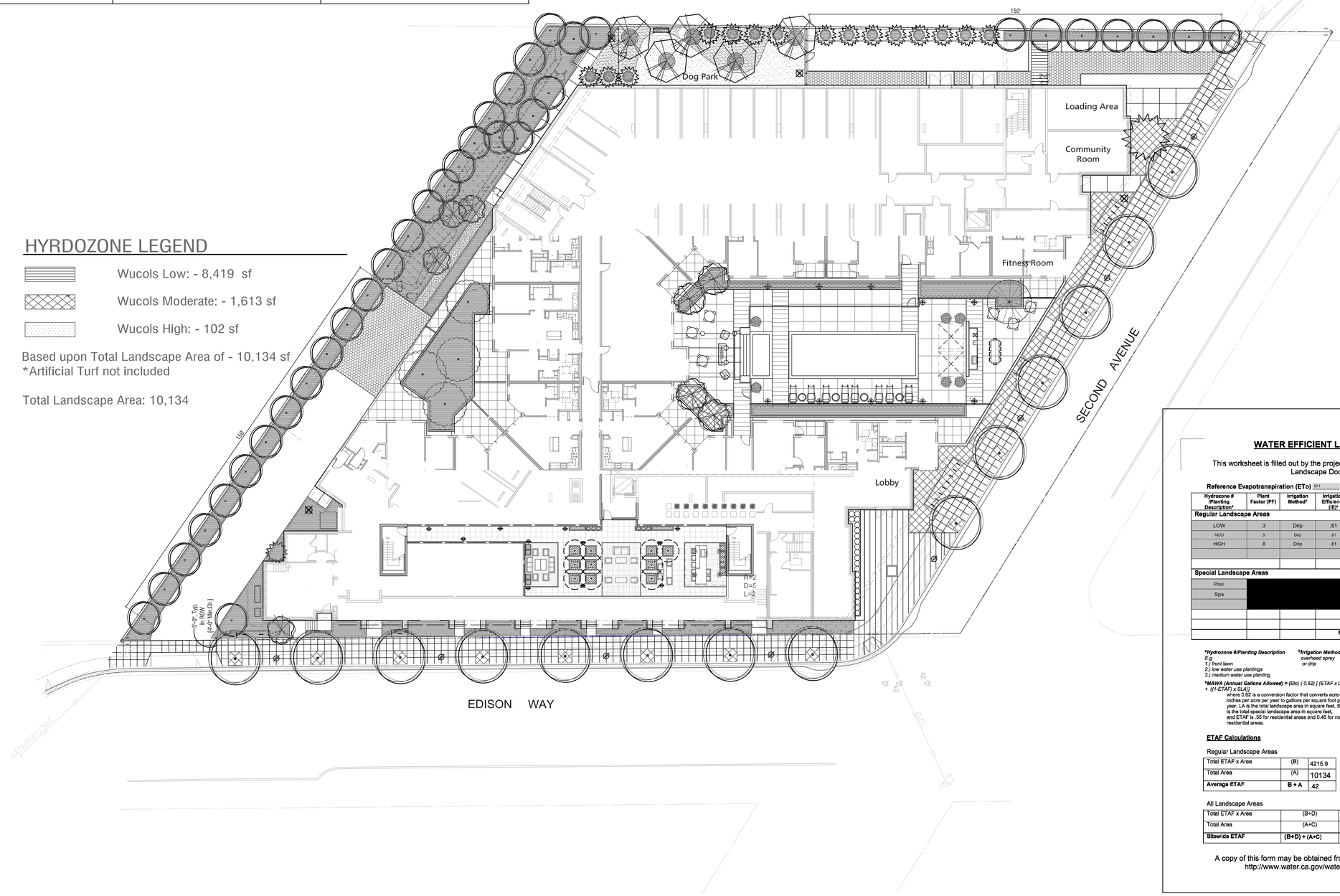
Wucols Low: - 8,419 sf

Wucols Moderate: - 1,613 sf

Wucols High: - 102 sf

Based upon Total Landscape Area of - 10,134 sf
*Artificial Turf not included

Total Landscape Area: 10,134



WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 49.1

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
LOW	.3	Drip	.81	.37	8419	3115.0	93518.1
MOD	.5	Drip	.81	.62	1613.2	1000.2	31097.7
HIGH	.8	Drip	.81	.99	101.8	100.7	3127.9
				Totals	10134	4215.9	
Special Landscape Areas							
Pool				1	650	650	20190.3
Spa				1	91	91	2826.6
				1			
				Totals	741	741	
						ETWU Total	150,730.6
						Maximum Allowed Water Allowance (MAWA)*	183487.9

*Hydrozone #/Planting Description E.g 1.) front lawn 2.) low water use plantings 3.) medium water use planting

*Irrigation Method overhead spray or drip

*Irrigation Efficiency 0.75 for spray head 0.81 for drip

*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

*MAWA (Annual Gallons Allowed) = (Eto) (.0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	4215.9
Total Area	(A)	10134
Average ETAF	**B ÷ A**	.42

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	4,956.9
Total Area	(A+C)	10,875
Sitewide ETAF	**(B+D) ÷ (A+C)**	.46

A copy of this form may be obtained from Department of Water Resources website: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

Model Water Efficient Landscape Ordinance Statement:

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan

North

Scale: 1/16" = 1'-0"
0 8 16 32

WDE ARCHITECTURE
950 Howard Street
San Francisco
CA 94103
P. (415)677-0966
Client
Consultant
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003
LICENSED LANDSCAPE ARCHITECT Paul E. Lettieri No. 3993 Renewal Date 08/31/23 Date 06.08.2022 STATE OF CALIFORNIA

2949 EDISON WAY
2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
REVIEW SET 1	04.20.2017
REVIEW SET 2	12.12.2019
REVIEW SET 3	03.05.2021
REVIEW SET 4	09.24.2021
REVIEW SET 5	01.27.2022
REVIEW SET 6	04.20.2022
REVIEW SET 7	06.09.2022
---	---
---	---
---	---

Seal

All drawings and written material appearing herein constitute original and unpublished work of the architect and the same may not be duplicated, used or disclosed without the written consent of the architect.

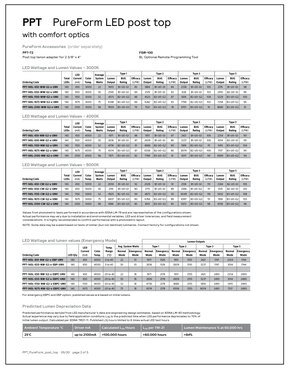
HYDROZONE PLAN

L4.0

Sheet Title
Scale
Project No. Drawn By
Sheet Size 30 x 42

PEDESTRIAN SCALE POLE LIGHT ON 12' POLE





PPT PureForm LED post top
with comfort optics

PureForm Accessories (order separately)
PSM-ISO
Pistol Grip tenon adapter for 2 3/8" x 4"

PSIR-ISO
RL Optional Remote Programming Tool

LED Wattage and Lumen Values – 3000K

Ordering Code	Total Watts	LED Current (mA)	Color Rendering Index	Nominal System Lumens	Type I Lumens	Type I BUG Rating	Type I Efficacy (lm/w)	Type II Lumens	Type II BUG Rating	Type II Efficacy (lm/w)	Type III Lumens	Type III BUG Rating	Type III Efficacy (lm/w)
PPT-18L-350-3K8-SV-x-UNV	18	350	80CRI	1800	1746	B1-U0-G1	97	1818	B2-U0-G1	101	1728	B2-U0-G1	96
PPT-18L-700-3K8-SV-x-UNV	18	700	80CRI	2700	2619	B1-U0-G1	97	2728	B2-U0-G1	101	2592	B2-U0-G1	96
PPT-18L-1050-3K8-SV-x-UNV	18	1050	80CRI	3600	3492	B1-U0-G1	97	3637	B2-U0-G1	101	3456	B2-U0-G1	96
PPT-18L-1400-3K8-SV-x-UNV	18	1400	80CRI	4500	4365	B1-U0-G1	97	4547	B2-U0-G1	101	4320	B2-U0-G1	96

LED Wattage and Lumen Values – 4000K

Ordering Code	Total Watts	LED Current (mA)	Color Rendering Index	Nominal System Lumens	Type I Lumens	Type I BUG Rating	Type I Efficacy (lm/w)	Type II Lumens	Type II BUG Rating	Type II Efficacy (lm/w)	Type III Lumens	Type III BUG Rating	Type III Efficacy (lm/w)
PPT-18L-350-4K8-SV-x-UNV	18	350	80CRI	1800	1746	B1-U0-G1	97	1818	B2-U0-G1	101	1728	B2-U0-G1	96
PPT-18L-700-4K8-SV-x-UNV	18	700	80CRI	2700	2619	B1-U0-G1	97	2728	B2-U0-G1	101	2592	B2-U0-G1	96
PPT-18L-1050-4K8-SV-x-UNV	18	1050	80CRI	3600	3492	B1-U0-G1	97	3637	B2-U0-G1	101	3456	B2-U0-G1	96
PPT-18L-1400-4K8-SV-x-UNV	18	1400	80CRI	4500	4365	B1-U0-G1	97	4547	B2-U0-G1	101	4320	B2-U0-G1	96

LED Wattage and Lumen Values – 5000K

Ordering Code	Total Watts	LED Current (mA)	Color Rendering Index	Nominal System Lumens	Type I Lumens	Type I BUG Rating	Type I Efficacy (lm/w)	Type II Lumens	Type II BUG Rating	Type II Efficacy (lm/w)	Type III Lumens	Type III BUG Rating	Type III Efficacy (lm/w)
PPT-18L-350-5K8-SV-x-UNV	18	350	80CRI	1800	1746	B1-U0-G1	97	1818	B2-U0-G1	101	1728	B2-U0-G1	96
PPT-18L-700-5K8-SV-x-UNV	18	700	80CRI	2700	2619	B1-U0-G1	97	2728	B2-U0-G1	101	2592	B2-U0-G1	96
PPT-18L-1050-5K8-SV-x-UNV	18	1050	80CRI	3600	3492	B1-U0-G1	97	3637	B2-U0-G1	101	3456	B2-U0-G1	96
PPT-18L-1400-5K8-SV-x-UNV	18	1400	80CRI	4500	4365	B1-U0-G1	97	4547	B2-U0-G1	101	4320	B2-U0-G1	96

Values from photometric tests per IES LM-79-08 in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables. LED and driver lumen, and field measurement considerations. All testing and measurements current at time of publication and subject to change.

NOTE: Some data may be customized on menu of below (but not restricted) luminaires. Standard factory fun configurations not shown.

LED Wattage and Lumen values (Emergency Mode)

Ordering Code	Total Watts	LED Current (mA)	Color Rendering Index	Avg System Watts (Emergency Mode)	Lumen Output Type I Nominal Lumens	Type I BUG Rating	Type I Efficacy (lm/w)	Type II Nominal Lumens	Type II BUG Rating	Type II Efficacy (lm/w)	Type III Nominal Lumens	Type III BUG Rating	Type III Efficacy (lm/w)
PPT-18L-350-3K8-SV-x-UNV-EMT	18	350	80CRI	20	1746	B1-U0-G1	97	1818	B2-U0-G1	101	1728	B2-U0-G1	96
PPT-18L-700-3K8-SV-x-UNV-EMT	18	700	80CRI	20	2619	B1-U0-G1	97	2728	B2-U0-G1	101	2592	B2-U0-G1	96
PPT-18L-1050-3K8-SV-x-UNV-EMT	18	1050	80CRI	20	3492	B1-U0-G1	97	3637	B2-U0-G1	101	3456	B2-U0-G1	96
PPT-18L-1400-3K8-SV-x-UNV-EMT	18	1400	80CRI	20	4365	B1-U0-G1	97	4547	B2-U0-G1	101	4320	B2-U0-G1	96

For emergency EMT option, available values are based on initial lumens.

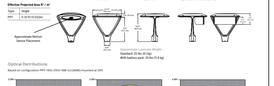
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual performance may vary due to installation and environmental variables. Consult factory for specific application considerations. Data does not include driver component, if provided per ENERGY STAR® requirements, those limited to 5 times actual LED test hours.

Ambient Temperature °C	Initial DLR	Calculated Lumens	Lumen TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1%/khrs4	>105,000 hours	>60,000 hours	>95%

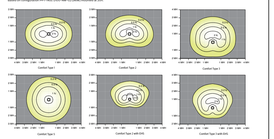
PPT PureForm LED post top
with comfort optics

Dimensions – Pilot Type Luminaire



Optical Distributions

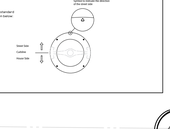
Based on configurations PPT-14SL-2SV3-18W-SV-2.5MAM mounted at 20ft



Asymmetric Optical Orientation Information

Standard Optic Positioning

Aimed Mortimer The Tube Support fin
Luminaire comes standard with asymmetric optical systems in the orientation shown. Optical systems will have the optical symmetrical as shown below:



BOLLARD LIGHT



PBL PureForm LED bollard

Site & Area

LED Wattage and Lumen Values

Ordering Code	Total Watts	LED Current (mA)	Color Rendering Index	Nominal System Lumens	Type I Lumens	Type I BUG Rating	Type I Efficacy (lm/w)	Type II Lumens	Type II BUG Rating	Type II Efficacy (lm/w)	Type III Lumens	Type III BUG Rating	Type III Efficacy (lm/w)
PBL-7L-350-3K8-SV-x-UNV	7	350	80CRI	700	679	B1-U0-G1	97	707	B2-U0-G1	101	672	B2-U0-G1	96
PBL-7L-700-3K8-SV-x-UNV	7	700	80CRI	1050	1018	B1-U0-G1	97	1061	B2-U0-G1	101	1008	B2-U0-G1	96
PBL-7L-1050-3K8-SV-x-UNV	7	1050	80CRI	1400	1358	B1-U0-G1	97	1414	B2-U0-G1	101	1344	B2-U0-G1	96
PBL-7L-1400-3K8-SV-x-UNV	7	1400	80CRI	1750	1697	B1-U0-G1	97	1768	B2-U0-G1	101	1680	B2-U0-G1	96

Values from photometric tests per IES LM-79-08 in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables. LED and driver luminous, and field measurement considerations. All testing and measurements current at time of publication and subject to change.

NOTE: Some data may be customized on menu of below (but not restricted) luminaires. Contact factory for configurations not shown.

LED Wattage and Lumen Values (Emergency Mode)

Ordering Code	Total Watts	LED Current (mA)	Color Rendering Index	Avg System Watts (Emergency Mode)	Lumen Output Type I Nominal Lumens	Type I BUG Rating	Type I Efficacy (lm/w)	Type II Nominal Lumens	Type II BUG Rating	Type II Efficacy (lm/w)
PBL-7L-350-3K8-SV-x-UNV-EMT	7	350	80CRI	20	679	B1-U0-G1	97	707	B2-U0-G1	101
PBL-7L-700-3K8-SV-x-UNV-EMT	7	700	80CRI	20	1018	B1-U0-G1	97	1061	B2-U0-G1	101
PBL-7L-1050-3K8-SV-x-UNV-EMT	7	1050	80CRI	20	1358	B1-U0-G1	97	1414	B2-U0-G1	101
PBL-7L-1400-3K8-SV-x-UNV-EMT	7	1400	80CRI	20	1697	B1-U0-G1	97	1768	B2-U0-G1	101

For emergency EMT option, available values are based on initial lumens.

Predicted Lumen Depreciation Data

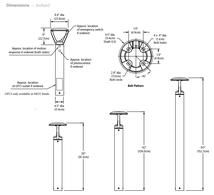
Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual performance may vary due to installation and environmental variables. Consult factory for specific application considerations. Data does not include driver component, if provided per ENERGY STAR® requirements, those limited to 5 times actual LED test hours.

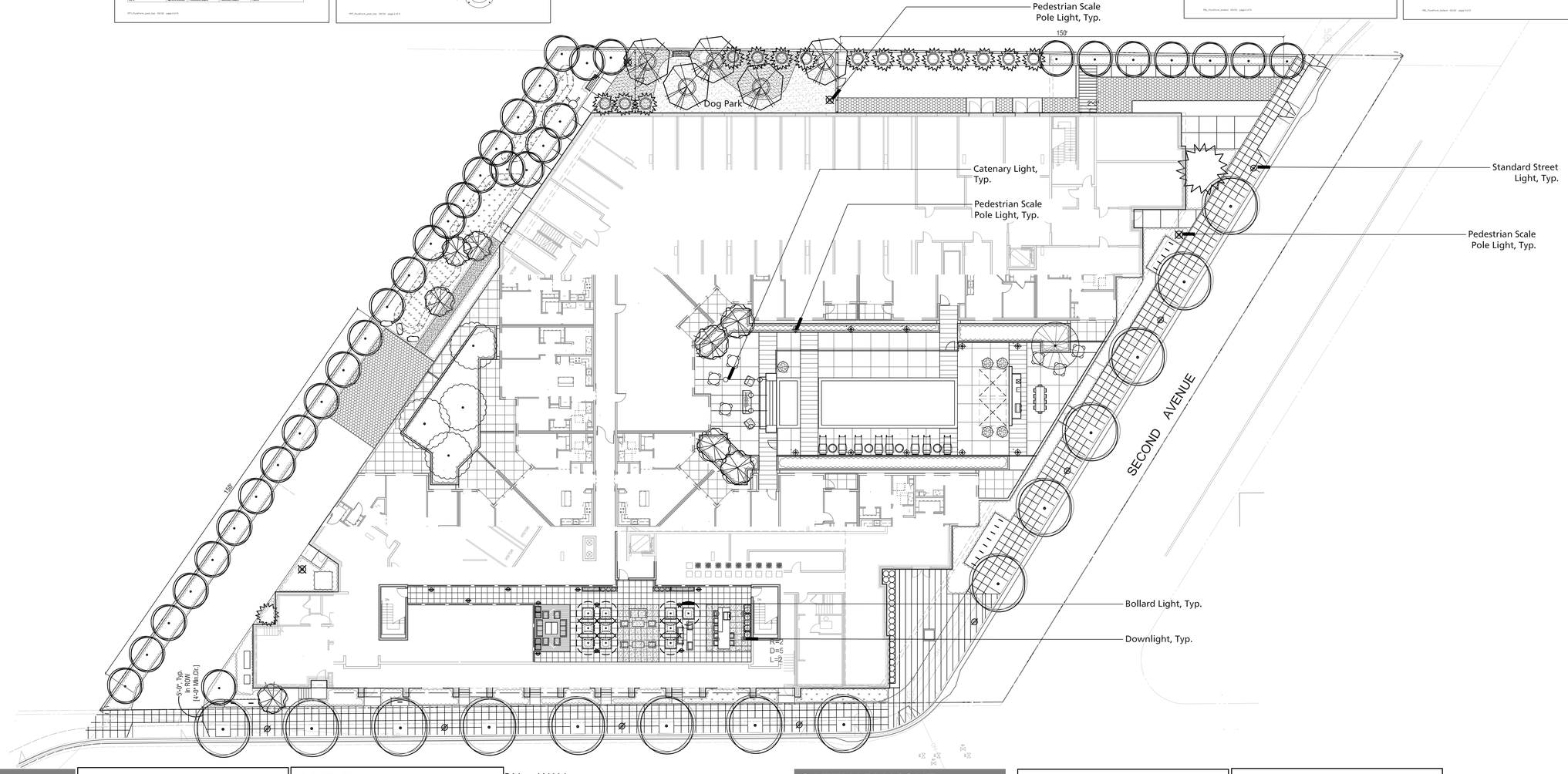
Ambient Temperature °C	Initial DLR	Calculated Lumens	Lumen TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1%/khrs4	>105,000 hours	>60,000 hours	>95%

PBL PureForm LED bollard

Site & Area

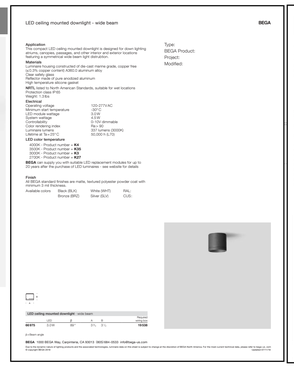
Dimensions – bollard





DOWNLIGHT





LED ceiling mounted downlight – wide beam

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
Recessed mounted LED ceiling mounted downlight is designed for down lighting offices, verticals, passages, and other interior and exterior locations featuring a symmetrical wide beam light distribution.

Construction
Luminaire housing constructed of die-cast marine grade, copper free (≤1.0% copper content) A360.0 aluminum alloy.
Finish: Natural Anodized
Reflector made of pure anodized aluminum
High temperature silicone gasket
Ingress protection rating: Conforms to Denver Standards, suitable for wet locations
Protection class: IP 66
Weight: 7.72lbs

Electrical
Operating voltage: 120-277V AC
Ambient temperature: -20°C / 40°C
LED module wattage: 9.5W
LED module: 1 x 9W
Dimmability: 0-10V dimmable
Color rendering index: Ra > 90
Color temperature: 3000K (3000K)
Lifetime at Ta=25°C: 50,000 h (L70)

LED color temperature
3000K - Product number = **K3**
4000K - Product number = **K4**
5000K - Product number = **K5**
Custom color - Product number = **KS**
BEGA can supply you with complete LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish
All BEGA standard finishes are matte, textured polyester powder coat with a minimum 2 mil thickness.
Available colors: Black (BLK) White (WHT) RAL:
Bronze (BRZ) Silver (SLV) CUS:

LED ceiling mounted downlight – wide beam

Item No.	Lumens	Watts	K	Ra	Housing Finish
86975	1239	9W	3000 K	90	19109

In Stock: Yes

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (800)984-0123 Fax (800)568-9474 www.bega-us.com
© Copyright BEGA US 2017

BEGA

Photometric Filename: 86975 IES

TEST: BE_86975
TEST LAB: BEGA
DATE: 8/10/2017
LUMINAIRE: 86 975
LAMP: 3W LED



Characteristics

Luminaire Lumens	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	327
Luminaire Efficacy Rating	34
Luminaire Efficacy Rating (LER)	75
Total Luminaire Watts	4.5
Beam Angle - Vertical	120°
CIE Type	Direct
Spacing Criterion (S-180)	1.28
Spacing Criterion (S-90)	1.28
Spacing Criterion (Diagonal)	1.32
Basic Luminous Shape	Circular
Luminous Width (LW=180)	0.00 ft
Luminous Width (LW=270)	0.23 ft (Diameter)
Luminous Height	0.00 ft

Zonal Lumen Summary

Zone	Lumens
0-10	18.98
10-20	54.17
20-30	84.24
30-40	99.95
40-50	97.16
50-60	81.18
60-70	1.36
70-80	0.00
80-90	0.00
90-100	0.00
100-110	0.00
110-120	0.00
120-130	0.00
130-140	0.00
140-150	0.00
150-160	0.00
160-170	0.00
170-180	0.00





Mounting Height = 10 ft. Grid Spacing = 5 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

BEGA 1000 Bega Way, Carpinteria, CA 93013 (800)984-0123 Fax (800)568-9474 www.bega-us.com
© Copyright BEGA US 2017

8/10/2017

CATENARY LIGHT



ARTISTAR - CATENARY (INTEGRAL DRIVER) IP66 RATED

Type	Finish	Qty
MANUFACTURER LOGO:		

*Recommendation up to 2 lens/shielding needs.

CATALOG NUMBER LOGIC
Example: CT - 4A - LED - TR - xS3 - SF - BZW - 9 - 9 - C - 000 - MT - WC

MATERIAL
ALU – Aluminum BS – Brass S – Stainless Steel

SERIES
CT – Catenary

FIXTURE
AR - Artillior

SOURCE
LED – Chip on Board Technology

HOUSING
TR - Integral Driver

LED TYPE
xS2 - 10W LED/700K xS3 - 10W LED/3000K xS4 - 10W LED/4000K

OPTION
SF - Spot (9°) FL - Flood (30°) WFL - Wide Flood (50°)

Finishes (See page 2 for more finishes)
Premium Finish (BZW, BZG, BZB, BZR, BZP, BLK, WHT, SLV, MTL)
Premium Finish (ABP, AMG, AGN, BCW, BGE, BPP, CAP, CMG, CRI, CRW, HUG, MDG, NBP, OCP, PMG, SCG, SMG, TVT, WCP, WRG)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MTT)
Stainless Steel Finishes (MAC, POL)

LENS TYPE*
9 – Clear (Standard)
5I - Soft Focus T2 – Rectilinear

SHIELDING*
C – Concentric Baffle

CAP STYLE
C – Flush Lens
D - 45° Lens Wasphole (Internal use only)
E - 90° Lens Wasphole (Internal use only)
F - 90° Flush Lens

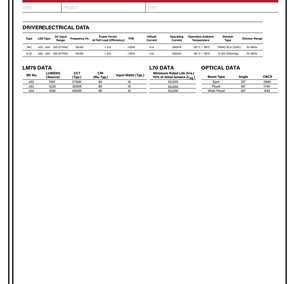
CONTROL TYPE
DS – 0-10 Dimming
INC - Dimming Driver (For Use with Incandescent Dimmer - 120V only)

INPUT VOLTAGE
MT - 120-277 VAC Input

OPTION
WC – Supplemental Wire Clamp

B-K LIGHTING MADE IN THE USA 559.435.9600 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

THE INFORMATION CONTAINED HEREIN MAY BE MODIFIED AT ANY TIME BY B-K LIGHTING, INC. AND IS NOT TO BE CONSIDERED AS A GUARANTEE OR WARRANTY. B-K LIGHTING, INC. ASSUMES NO LIABILITY FOR ANY INACCURACIES IN THIS LITERATURE OR FOR ITS USE. B-K LIGHTING, INC. RESERVES THE RIGHT TO MODIFY OR DISCONTINUE ANY PRODUCT OR SERVICE WITHOUT NOTICE.



LAMP & DRIVER DATA (xS2, xS3, xS4)

Type	Finish	Qty

DRIVER/ELECTRICAL DATA

Type	LED Type	DC Input Voltage	Tolerance +/-	Power Factor (Full Load/Nominal)	THD	Inrush Current	Operating Temp	Operation Ambient Temperature	Chamber Type	Dimmer Range
INC	4SC-xxx-10V-277VAC	96/60	+-5	>90%	<3	200mA	40°C / 40°C	TRIAC/ELV/0-10V	10-100%	
ELV	4SC-xxx-10V-277VAC	96/60	+-10	>90%	<3	200mA	40°C / 40°C	0-10V Dimmer	10-100%	

LM79 DATA

Cat. No.	LUMENS (Nominal)	CCT (Typ.)	CRI (Min. Typ.)	Input Watts (Typ.)
xS2	1200	2700K	90	10
xS3	1200	3000K	90	10
xS4	1200	4000K	90	10

L70 DATA (Minimum Rated Life (hrs.) 25% of Initial Lumens Typ.)

Ambient	Hours
25°C	50,000
40°C	50,000

OPTICAL DATA

Beam Type	Angle	CBCP
Spot	9°	1900
Flood	30°	2100
Wide Flood	50°	650

B-K LIGHTING MADE IN THE USA 559.435.9600 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

THE INFORMATION CONTAINED HEREIN MAY BE MODIFIED AT ANY TIME BY B-K LIGHTING, INC. AND IS NOT TO BE CONSIDERED AS A GUARANTEE OR WARRANTY. B-K LIGHTING, INC. ASSUMES NO LIABILITY FOR ANY INACCURACIES IN THIS LITERATURE OR FOR ITS USE. B-K LIGHTING, INC. RESERVES THE RIGHT TO MODIFY OR DISCONTINUE ANY PRODUCT OR SERVICE WITHOUT NOTICE.

North

Scale: 1/16" = 1'-0"
0 8 16 32

WDE ARCHITECTURE
950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

LICENSED LANDSCAPE ARCHITECT Paul F Lettieri No. 3419 Renewal Date 08/31/2023 STATE OF CALIFORNIA

2949 EDISON WAY
2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
REVIEW SET 1	04.20.2017
REVIEW SET 2	12.12.2019
REVIEW SET 3	03.05.2021
REVIEW SET 4	09.24.2021
REVIEW SET 5	01.27.2022
REVIEW SET 6	04.20.2022
REVIEW SET 7	06.09.2022
---	---
---	---
---	---

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

LANDSCAPE LIGHTING PLAN

L5.0

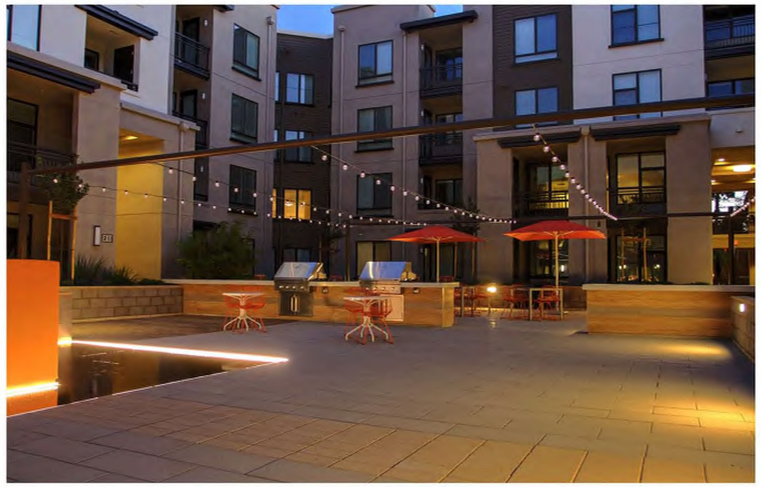
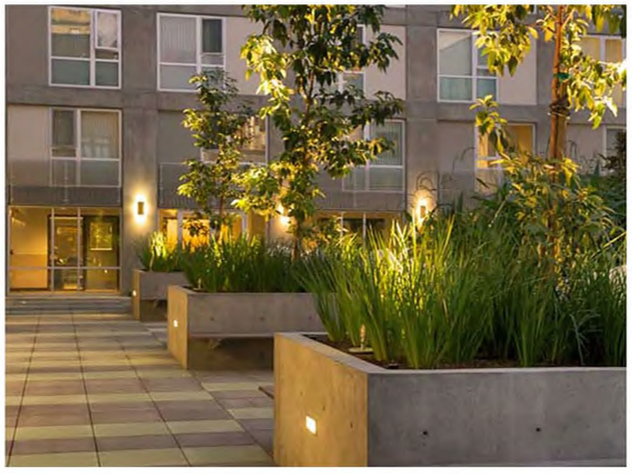
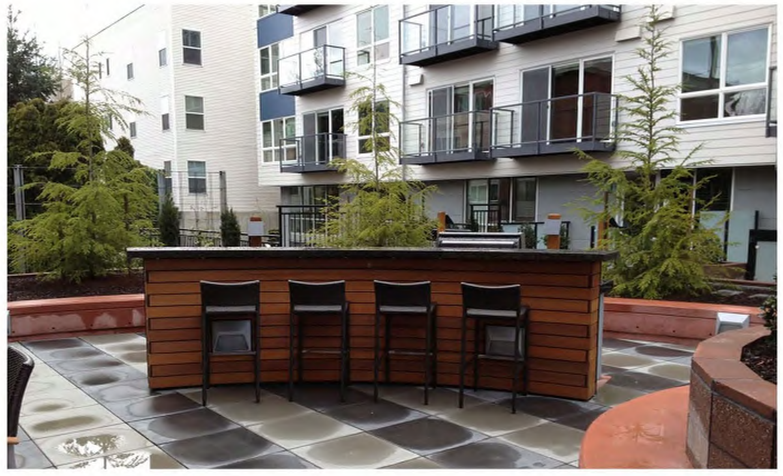
Sheet Title

Scale

Project No. Drawn By

Sheet Size 30 x 42











950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 3419
STATE OF CALIFORNIA
Date 06-09-2022

2949 EDISON WAY
2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
REVIEW SET 1	04.20.2017
REVIEW SET 2	12.12.2019
REVIEW SET 3	03.05.2021
REVIEW SET 4	09.24.2021
REVIEW SET 5	01.27.2022
REVIEW SET 6	04.20.2022
REVIEW SET 7	06.09.2022
---	---
---	---
---	---

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

LANDSCAPE IMAGERY

L6.1

Sheet Title

Scale

Project No. Drawn By BN

Sheet Size: 30 x 42

























ARCHITECTURE

950 Howard Street
San Francisco
CA 94103

P. (415)677-0966

Client

Consultant

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 3419
Registered Date
Expiration Date
08/09/2022
STATE OF CALIFORNIA

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
REVIEW SET 1	04.20.2017
REVIEW SET 2	12.12.2019
REVIEW SET 3	03.05.2021
REVIEW SET 4	09.24.2021
REVIEW SET 5	01.27.2022
REVIEW SET 6	04.20.2022
REVIEW SET 7	06.09.2022
---	---
---	---
---	---

S t a m p

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be used, duplicated or disclosed without the written consent of the architect.

LANDSCAPE IMAGERY

L6.2

Sheet Title

Scale

Project No. Drawn By BN

Sheet Size 30 x 42



PROJECT NORTH | TRUE NORTH

0 8 16 32

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated or used or disclosed without the written consent of the architect.

SITE PLAN

Sheet Title

Scale 1/16"=1'-0"

Project No. 1619 Drawn By AK

Sheet Size: 30 x 42

A1.00

SHEET NOTES NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. SIDEWALK
3. WHARF HYDRANT/STANDPIPE
4. FDC
5. STAIR EXIT
6. PARKING GARAGE GATE
7. LOBBY ENTRY
8. STOOP
9. BACKFLOW - FIRE
10. BACKFLOW - IRRIGATION
11. BACKFLOW - DOMESTIC WATER
12. TRANSFORMER - ON GRADE
13. PARKING SPACE - STANDARD 8.5'x18'
14. PARKING SPACE - ADA 9'x18'
15. PARKING SPACE - TANDEM SPACE
16. PARKING SPACE - EV
17. PARKING SPACE - MOTORBIKE 4'x8'
18. GARAGE VENTILATION SHAFT
19. BICYCLE PARKING
20. RESIDENTIAL STORAGE UNIT
21. GARAGE RAMP
22. ELEVATOR
23. TRASH CHUTE
24. STAIR
25. DOUBLE HEIGHT SPACE
26. PARAPET WALL
27. UNIT CONDENSOR
28. SOLAR READY AREA, 15% MIN
29. DECK
30. PATIO
31. INTERCOM FOR VISITORS



PROJECT NORTH / TRUE NORTH

0 5 10 20

ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

BUILDING SITE PLAN BASEMENT

Sheet Title

Scale 1"=10'-0"

Project No. 1619 Drawn By XX

Sheet Size: 30 x 42

A2.00

SHEET NOTES NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. SIDEWALK
3. WHARF HYDRANT/STANDPIPE
4. FDC
5. STAIR EXIT
6. PARKING GARAGE GATE
7. LOBBY ENTRY
8. STOOP
9. BACKFLOW - FIRE
10. BACKFLOW - IRRIGATION
11. BACKFLOW - DOMESTIC WATER
12. TRANSFORMER - ON GRADE
13. PARKING SPACE - STANDARD 8.5'x18'
14. PARKING SPACE - ADA 9'x18'
15. PARKING SPACE - TANDEM SPACE
16. PARKING SPACE - EV
17. PARKING SPACE - MOTORBIKE 4'x8'
18. GARAGE VENTILATION SHAFT
19. BICYCLE PARKING
20. RESIDENTIAL STORAGE UNIT
21. GARAGE RAMP
22. ELEVATOR
23. TRASH CHUTE
24. STAIR
25. DOUBLE HEIGHT SPACE
26. PARAPET WALL
27. UNIT CONDENSOR
28. SOLAR READY AREA, 15% MIN
29. DECK
30. PATIO
31. INTERCOM FOR VISITORS



ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

BUILDING SITE PLAN FLOOR 01

Sheet Title

Scale 1"=10'-0"

Project No. 1619 Drawn By XX

Sheet Size: 30 x 42

A2.01

SHEET NOTES NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. SIDEWALK
3. WHARF HYDRANT/STANDPIPE
4. FDC
5. STAIR EXIT
6. PARKING GARAGE GATE
7. LOBBY ENTRY
8. STOOP
9. BACKFLOW - FIRE
10. BACKFLOW - IRRIGATION
11. BACKFLOW - DOMESTIC WATER
12. TRANSFORMER - ON GRADE
13. PARKING SPACE - STANDARD 8.5'x18'
14. PARKING SPACE - ADA 9'x18'
15. PARKING SPACE - TANDEM SPACE
16. PARKING SPACE - EV
17. PARKING SPACE - MOTORBIKE 4'x8'
18. GARAGE VENTILATION SHAFT
19. BICYCLE PARKING
20. RESIDENTIAL STORAGE UNIT
21. GARAGE RAMP
22. ELEVATOR
23. TRASH CHUTE
24. STAIR
25. DOUBLE HEIGHT SPACE
26. PARAPET WALL
27. UNIT CONDENSOR
28. SOLAR READY AREA, 15% MIN
29. DECK
30. PATIO
31. INTERCOM FOR VISITORS



ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

BUILDING SITE PLAN FLOOR 02

Sheet Title

Scale 1"=10'-0"

Project No. 1619 Drawn By XX

Sheet Size: 30 x 42

A2.02

SHEET NOTES NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. SIDEWALK
3. WHARF HYDRANT/STANDPIPE
4. FDC
5. STAIR EXIT
6. PARKING GARAGE GATE
7. LOBBY ENTRY
8. STOOP
9. BACKFLOW - FIRE
10. BACKFLOW - IRRIGATION
11. BACKFLOW - DOMESTIC WATER
12. TRANSFORMER - ON GRADE
13. PARKING SPACE - STANDARD 8.5'x18'
14. PARKING SPACE - ADA 9'x18'
15. PARKING SPACE - TANDEM SPACE
16. PARKING SPACE - EV
17. PARKING SPACE - MOTORBIKE 4'x8'
18. GARAGE VENTILATION SHAFT
19. BICYCLE PARKING
20. RESIDENTIAL STORAGE UNIT
21. GARAGE RAMP
22. ELEVATOR
23. TRASH CHUTE
24. STAIR
25. DOUBLE HEIGHT SPACE
26. PARAPET WALL
27. UNIT CONDENSOR
28. SOLAR READY AREA, 15% MIN
29. DECK
30. PATIO
31. INTERCOM FOR VISITORS



PROJECT NORTH / TRUE NORTH

0 5 10 20

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

BUILDING SITE PLAN FLOOR 03

Sheet Title

Scale 1"=10'-0"

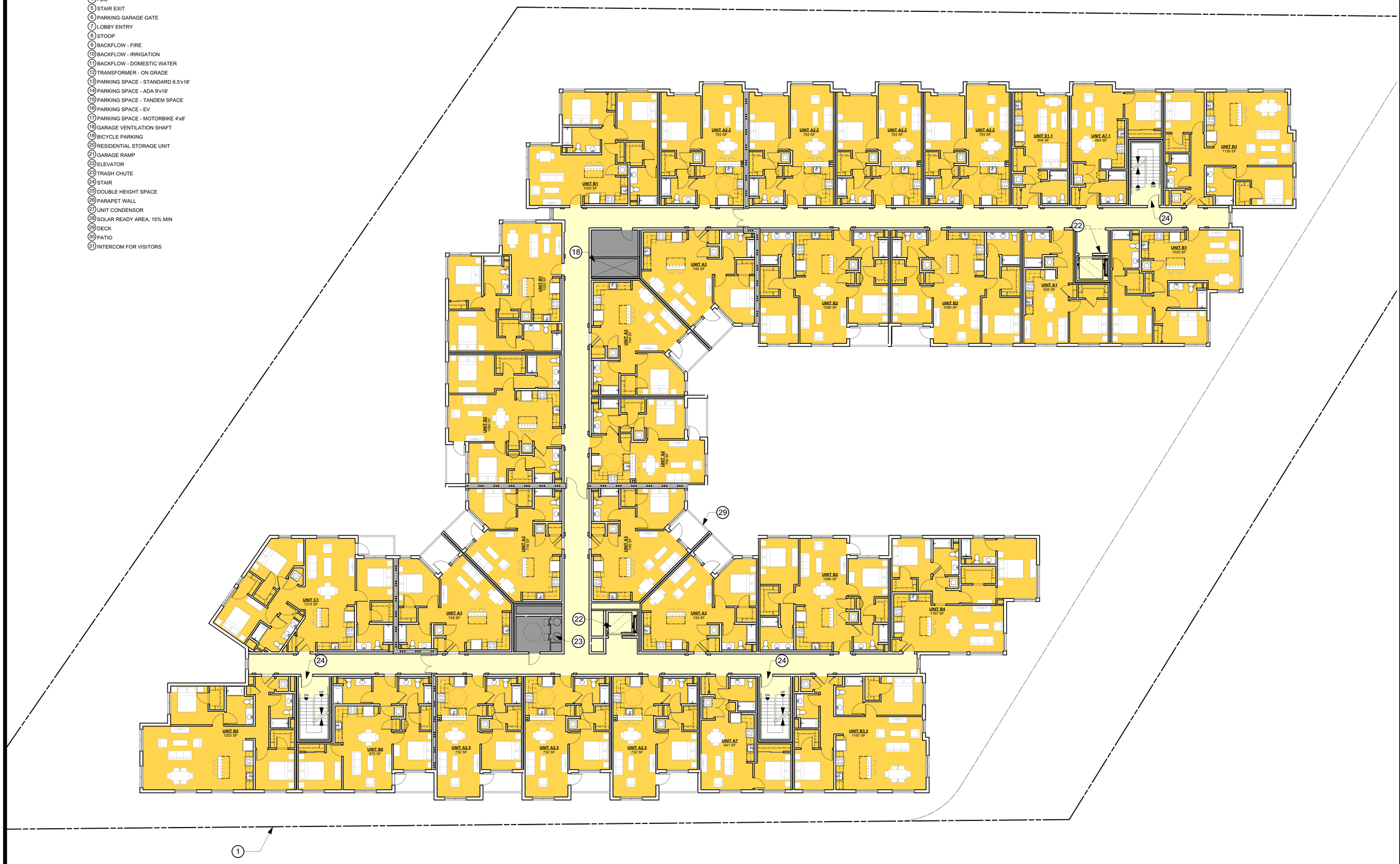
Project No. 1619 Drawn By XX

Sheet Size: 30 x 42

A2.03

SHEET NOTES NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. SIDEWALK
3. WHARF HYDRANT/STANDPIPE
4. FDC
5. STAIR EXIT
6. PARKING GARAGE GATE
7. LOBBY ENTRY
8. STOOP
9. BACKFLOW - FIRE
10. BACKFLOW - IRRIGATION
11. BACKFLOW - DOMESTIC WATER
12. TRANSFORMER - ON GRADE
13. PARKING SPACE - STANDARD 8.5'x18'
14. PARKING SPACE - ADA 9'x18'
15. PARKING SPACE - TANDEM SPACE
16. PARKING SPACE - EV
17. PARKING SPACE - MOTORBIKE 4'x8'
18. GARAGE VENTILATION SHAFT
19. BICYCLE PARKING
20. RESIDENTIAL STORAGE UNIT
21. GARAGE RAMP
22. ELEVATOR
23. TRASH CHUTE
24. STAIR
25. DOUBLE HEIGHT SPACE
26. PARAPET WALL
27. UNIT CONDENSOR
28. SOLAR READY AREA, 15% MIN
29. DECK
30. PATIO
31. INTERCOM FOR VISITORS



PROJECT NORTH / TRUE NORTH

0 5 10 20

ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

BUILDING SITE PLAN FLOOR 04

Sheet Title

Scale 1"=10'-0"

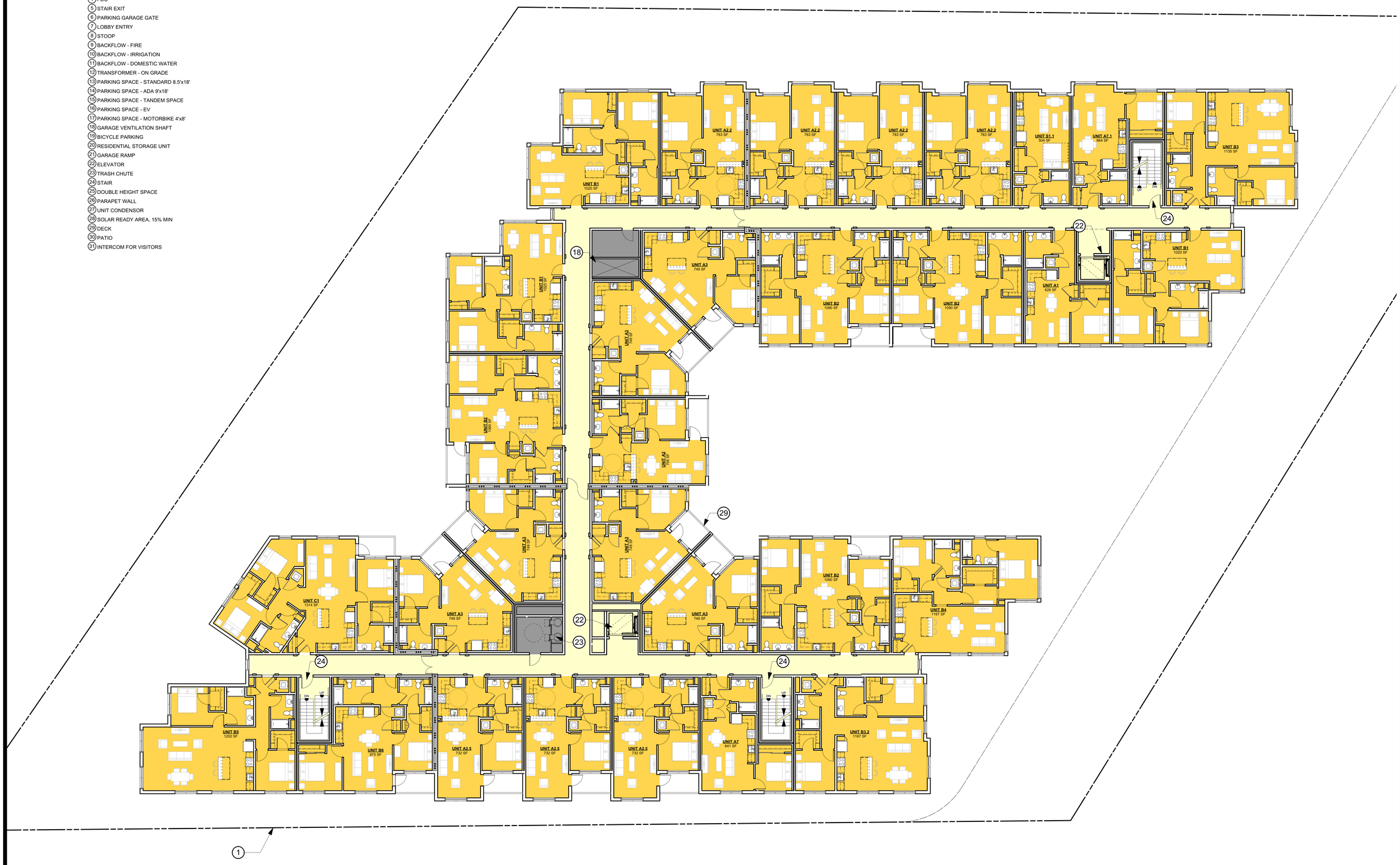
Project No. 1619 Drawn By XX

Sheet Size: 30 x 42

A2.04

SHEET NOTES NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. SIDEWALK
3. WHARF HYDRANT/STANDPIPE
4. FDC
5. STAIR EXIT
6. PARKING GARAGE GATE
7. LOBBY ENTRY
8. STOOP
9. BACKFLOW - FIRE
10. BACKFLOW - IRRIGATION
11. BACKFLOW - DOMESTIC WATER
12. TRANSFORMER - ON GRADE
13. PARKING SPACE - STANDARD 8.5'x18'
14. PARKING SPACE - ADA 9'x18'
15. PARKING SPACE - TANDEM SPACE
16. PARKING SPACE - EV
17. PARKING SPACE - MOTORBIKE 4'x8'
18. GARAGE VENTILATION SHAFT
19. BICYCLE PARKING
20. RESIDENTIAL STORAGE UNIT
21. GARAGE RAMP
22. ELEVATOR
23. TRASH CHUTE
24. STAIR
25. DOUBLE HEIGHT SPACE
26. PARAPET WALL
27. UNIT CONDENSOR
28. SOLAR READY AREA, 15% MIN
29. DECK
30. PATIO
31. INTERCOM FOR VISITORS



PROJECT NORTH / TRUE NORTH

0 5 10 20

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

BUILDING SITE PLAN FLOOR 05

Sheet Title

Scale 1"=10'-0"

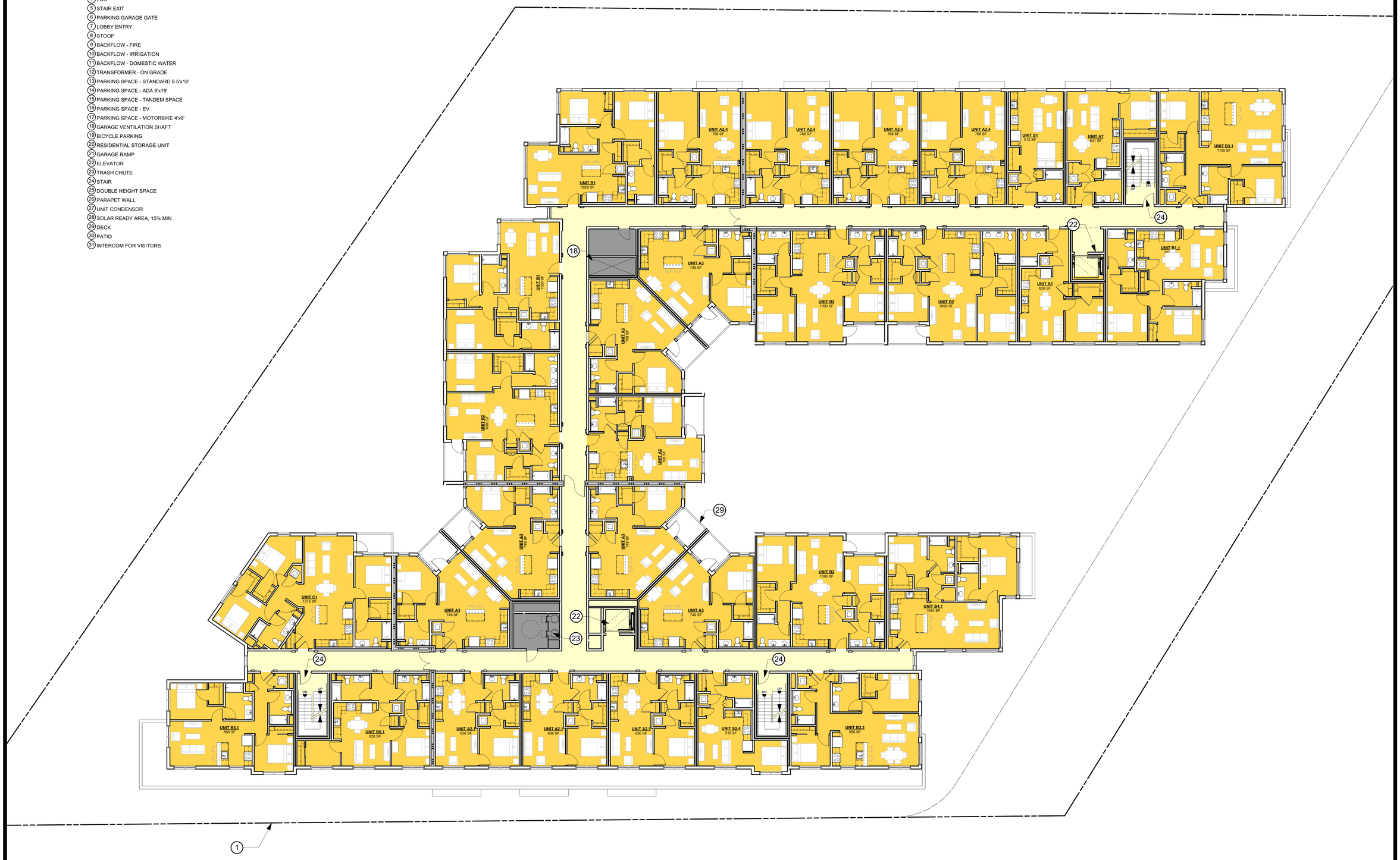
Project No. 1619 Drawn By XX

Sheet Size: 30 x 42

A2.05

SHEET NOTES NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. SIDEWALK
3. WHARF HYDRANT/STANDPIPE
4. FDC
5. STAIR EXIT
6. PARKING GARAGE GATE
7. LOBBY ENTRY
8. STOOP
9. BACKFLOW - FIRE
10. BACKFLOW - IRRIGATION
11. BACKFLOW - DOMESTIC WATER
12. TRANSFORMER - ON GRADE
13. PARKING SPACE - STANDARD 8.5'x18'
14. PARKING SPACE - ADA 9'x18'
15. PARKING SPACE - TANDEM SPACE
16. PARKING SPACE - EV
17. PARKING SPACE - MOTORBIKE 4'x8'
18. GARAGE VENTILATION SHAFT
19. BICYCLE PARKING
20. RESIDENTIAL STORAGE UNIT
21. GARAGE RAMP
22. ELEVATOR
23. TRASH CHUTE
24. STAIR
25. DOUBLE HEIGHT SPACE
26. PARAPET WALL
27. UNIT CONDENSOR
28. SOLAR READY AREA, 15% MIN
29. DECK
30. PATIO
31. INTERCOM FOR VISITORS



ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

BUILDING SITE PLAN FLOOR 06

Sheet Title

Scale 1"=10'-0"

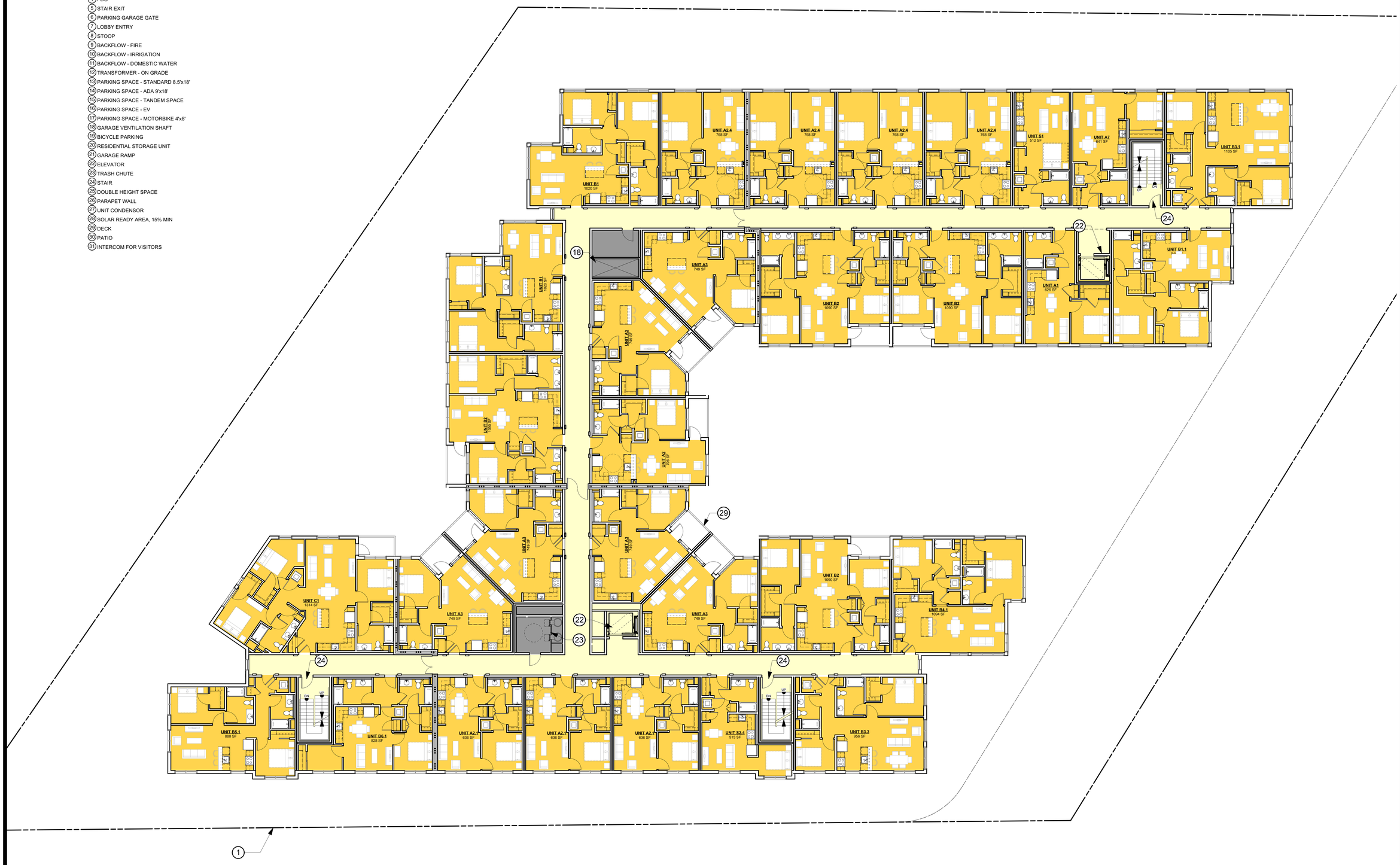
Project No. 1619 Drawn By XX

Sheet Size: 30 x 42

A2.06

SHEET NOTES NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. SIDEWALK
3. WHARF HYDRANT/STANDPIPE
4. FDC
5. STAIR EXIT
6. PARKING GARAGE GATE
7. LOBBY ENTRY
8. STOOP
9. BACKFLOW - FIRE
10. BACKFLOW - IRRIGATION
11. BACKFLOW - DOMESTIC WATER
12. TRANSFORMER - ON GRADE
13. PARKING SPACE - STANDARD 8.5'x18'
14. PARKING SPACE - ADA 9'x18'
15. PARKING SPACE - TANDEM SPACE
16. PARKING SPACE - EV
17. PARKING SPACE - MOTORBIKE 4'x8'
18. GARAGE VENTILATION SHAFT
19. BICYCLE PARKING
20. RESIDENTIAL STORAGE UNIT
21. GARAGE RAMP
22. ELEVATOR
23. TRASH CHUTE
24. STAIR
25. DOUBLE HEIGHT SPACE
26. PARAPET WALL
27. UNIT CONDENSOR
28. SOLAR READY AREA, 15% MIN
29. DECK
30. PATIO
31. INTERCOM FOR VISITORS



PROJECT NORTH / TRUE NORTH

0 5 10 20

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

BUILDING SITE PLAN FLOOR 07

Sheet Title

Scale 1"=10'-0"

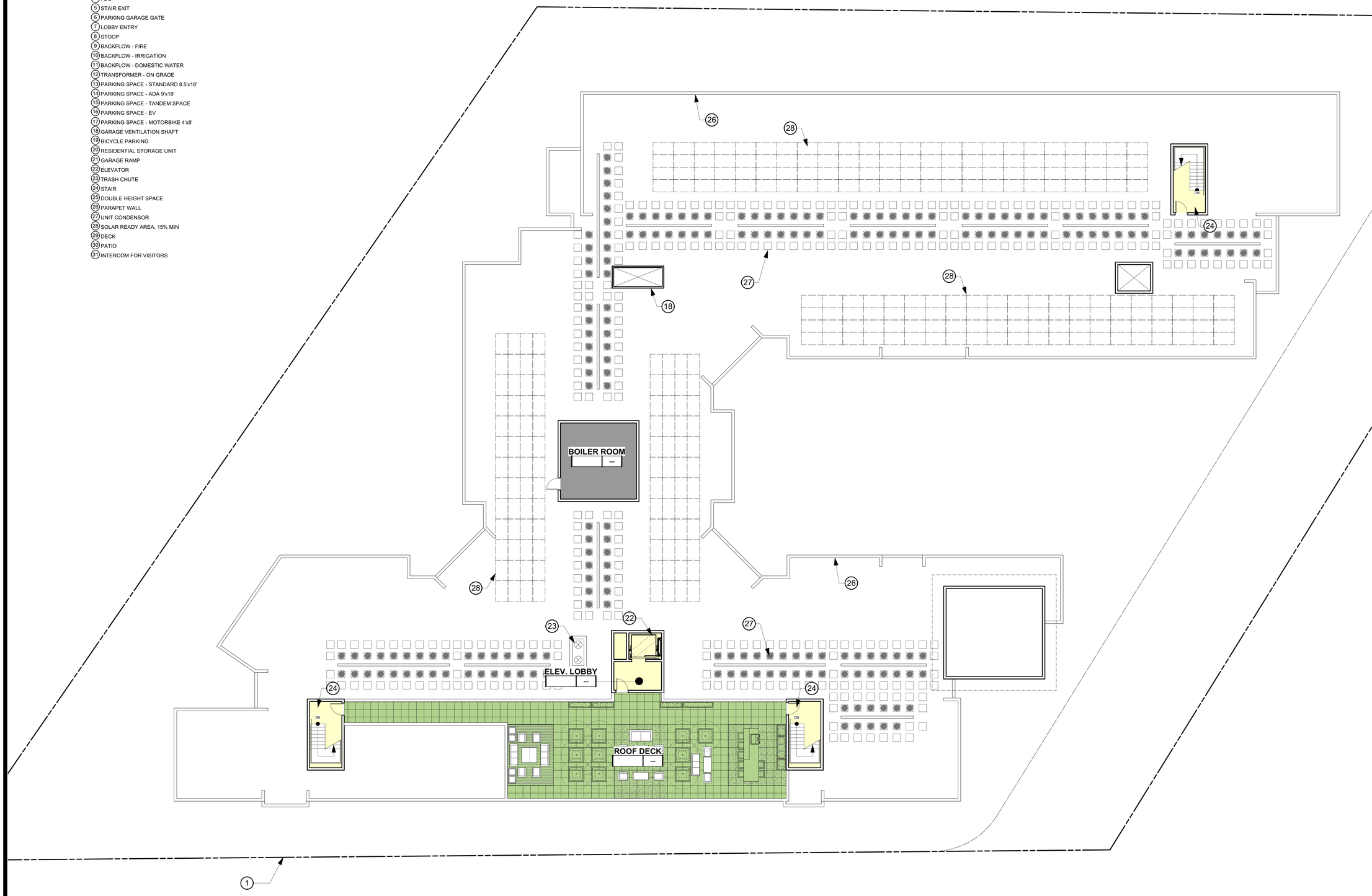
Project No. 1619 Drawn By XX

Sheet Size: 30 x 42

A2.07

SHEET NOTES NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. PROPERTY LINE
2. SIDEWALK
3. WHARF HYDRANT/STANDPIPE
4. FDC
5. STAIR EXIT
6. PARKING GARAGE GATE
7. LOBBY ENTRY
8. STOOP
9. BACKFLOW - FIRE
10. BACKFLOW - IRRIGATION
11. BACKFLOW - DOMESTIC WATER
12. TRANSFORMER - ON GRADE
13. PARKING SPACE - STANDARD 8.5'x18'
14. PARKING SPACE - ADA 9'x18'
15. PARKING SPACE - TANDEM SPACE
16. PARKING SPACE - EV
17. PARKING SPACE - MOTORBIKE 4'x8'
18. GARAGE VENTILATION SHAFT
19. BICYCLE PARKING
20. RESIDENTIAL STORAGE UNIT
21. GARAGE RAMP
22. ELEVATOR
23. TRASH CHUTE
24. STAIR
25. DOUBLE HEIGHT SPACE
26. PARAPET WALL
27. UNIT CONDENSOR
28. SOLAR READY AREA, 15% MIN
29. DECK
30. PATIO
31. INTERCOM FOR VISITORS



PROJECT NORTH / TRUE NORTH

0 5 10 20

ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

BUILDING SITE PLAN ROOF

Sheet Title

Scale 1"=10'-0"

Project No. 1619 Drawn By CZ

Sheet Size: 30 x 42

A2.08



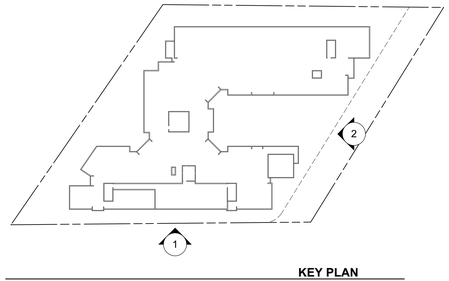
EAST ELEVATION **2**

1/16"=1'-0"



SOUTH ELEVATION **1**

1/16"=1'-0"



KEY PLAN

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. SAND FINISHED PLASTER - WHITE
2. SAND FINISHED PLASTER - LIGHT GREY
3. SAND FINISHED PLASTER - DARK GREY
4. SAND FINISHED PLASTER - ACCENT COLOR
5. ACCENT BAND
6. MEDIUM BRONZE METAL PANEL
7. DARK GREY THIN BRICK
8. GREY CONCRETE CMU
9. FIBER CEMENT RAINSCREEN PANEL
10. METAL AWNING - PAINTED
11. HORIZONTAL METAL RAIL - PAINTED
12. ALUMINUM STOREFRONT - DARK BRONZE
13. VPI QUALITY VINYL WINDOW - DARK BRONZE
14. COILING OVERHEAD DOOR
15. METAL GRATE
16. STAIR EXIT
17. LOBBY/AMENITY ENTRY/EXIT
18. TOWNHOME STOOP & ENTRANCE
19. GARAGE ENTRY
20. ROOF CANOPY
21. BAY
22. WALL RECESS
23. DECK RECESS
24. ADDRESS SIGN
25. EXTERIOR LIGHT FIXTURE, SEE A5.00
26. STONE BASE

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103

P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

EXTERIOR ELEVATIONS

Sheet Title

Scale

Project No. 1619 Drawn By CZ

Sheet Size: 30 x 42

A3.00



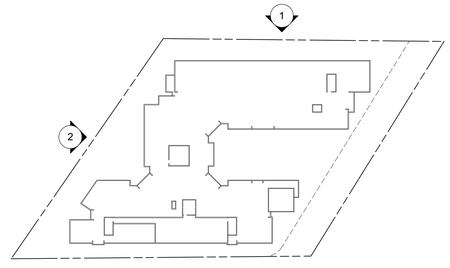
WEST ELEVATION 2

1/16"=1'-0"



NORTH ELEVATION 1

1/16"=1'-0"



KEY PLAN

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. SAND FINISHED PLASTER - WHITE
2. SAND FINISHED PLASTER - LIGHT GREY
3. SAND FINISHED PLASTER - DARK GREY
4. SAND FINISHED PLASTER - ACCENT COLOR
5. ACCENT BAND
6. MEDIUM BRONZE METAL PANEL
7. DARK GREY THIN BRICK
8. GREY CONCRETE CMU
9. FIBER CEMENT RAINSCREEN PANEL
10. METAL AWNING - PAINTED
11. HORIZONTAL METAL RAIL - PAINTED
12. ALUMINUM STOREFRONT - DARK BRONZE
13. VPI QUALITY VINYL WINDOW - DARK BRONZE
14. COILING OVERHEAD DOOR
15. METAL GRATE
16. STAIR EXIT
17. LOBBY/AMENITY ENTRY/EXIT
18. TOWNHOME STOOP & ENTRANCE
19. GARAGE ENTRY
20. ROOF CANOPY
21. BAY
22. WALL RECESS
23. DECK RECESS
24. ADDRESS SIGN
25. EXTERIOR LIGHT FIXTURE, SEE A5.00
26. STONE BASE

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103

P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

EXTERIOR ELEVATIONS

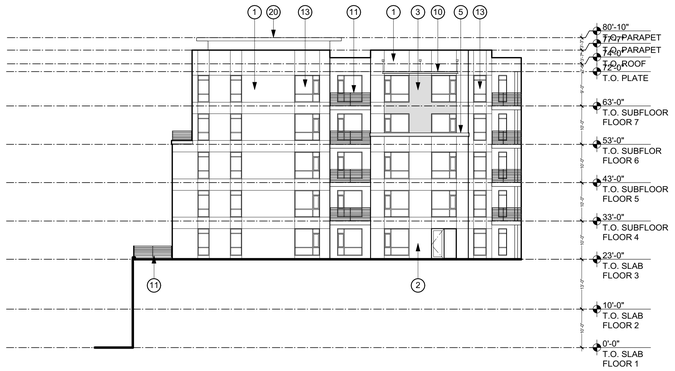
Sheet Title

Scale

Project No. 1619 Drawn By CZ

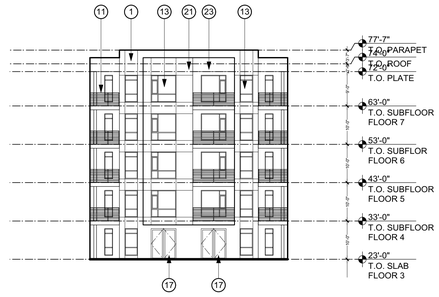
Sheet Size: 30 x 42

A3.01



COURTYARD ELEVATION 3

1/16"=1'-0"



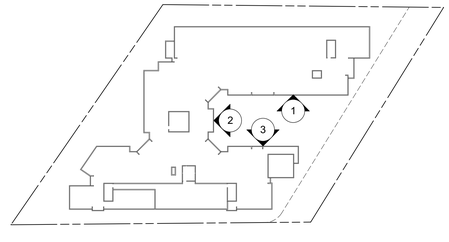
COURTYARD ELEVATION 2

1/16"=1'-0"



COURTYARD ELEVATION 1

1/16"=1'-0"



KEY PLAN

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. SAND FINISHED PLASTER - WHITE
2. SAND FINISHED PLASTER - LIGHT GREY
3. SAND FINISHED PLASTER - DARK GREY
4. SAND FINISHED PLASTER - ACCENT COLOR
5. ACCENT BAND
6. MEDIUM BRONZE METAL PANEL
7. DARK GREY THIN BRICK
8. GREY CONCRETE CMU
9. FIBER CEMENT RAINSCREEN PANEL
10. METAL AWNING - PAINTED
11. HORIZONTAL METAL RAIL - PAINTED
12. ALUMINUM STOREFRONT - DARK BRONZE
13. VPI QUALITY VINYL WINDOW - DARK BRONZE
14. COILING OVERHEAD DOOR
15. METAL GRATE
16. STAIR EXIT
17. LOBBY/AMENITY ENTRY/EXIT
18. TOWNHOME STOOP & ENTRANCE
19. GARAGE ENTRY
20. ROOF CANOPY
21. BAY
22. WALL RECESS
23. DECK RECESS
24. ADDRESS SIGN
25. EXTERIOR LIGHT FIXTURE, SEE A5.00
26. STONE BASE

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103

P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

EXTERIOR ELEVATIONS

Sheet Title

Scale

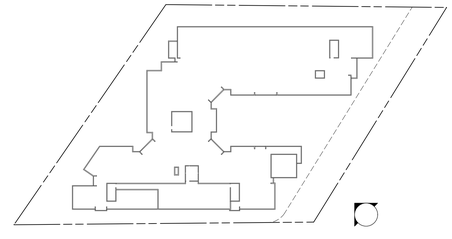
Project No. 1619 Drawn By CZ

Sheet Size: 30 x 42

A3.02



CORNER OF EDISON AND 2ND



KEY PLAN

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

S t a m p

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

RENDERING

Sheet Title

Scale NTS

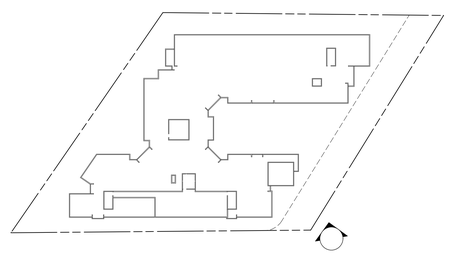
Project No. 1619 Drawn By

Sheet Size: 30 x 42

A3.10



CORNER OF EDISON AND 2ND



KEY PLAN

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

RENDERING

Sheet Title

Scale NTS

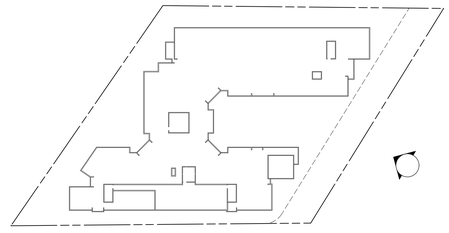
Project No. 1619 Drawn By

Sheet Size: 30 x 42

A3.11



CORNER OF EDISON AND 2ND



KEY PLAN

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

RENDERING

Sheet Title

Scale NTS

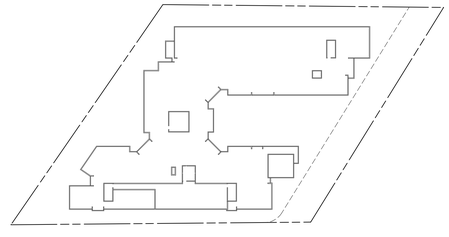
Project No. 1619 Drawn By

Sheet Size: 30 x 42

A3.12



CORNER OF EDISON AND 2ND



KEY PLAN

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

RENDERING

Sheet Title

Scale NTS

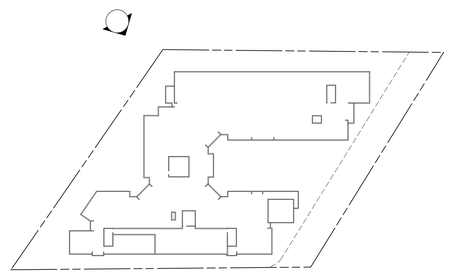
Project No. 1619 Drawn By

Sheet Size: 30 x 42

A3.13



CORNER OF EDISON AND 2ND



KEY PLAN

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

RENDERING

Sheet Title

Scale NTS

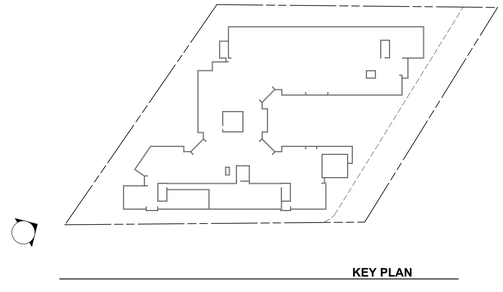
Project No. 1619 Drawn By

Sheet Size: 30 x 42

A3.14



CORNER OF EDISON AND 2ND



KEY PLAN

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

RENDERING

Sheet Title

Scale NTS

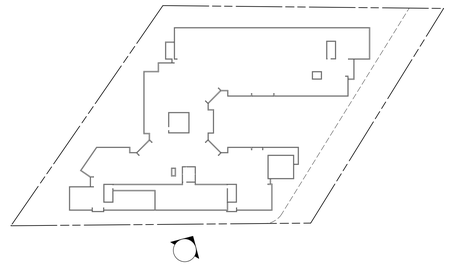
Project No. 1619 Drawn By

Sheet Size: 30 x 42

A3.15



CORNER OF EDISON AND 2ND



KEY PLAN

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

S t a m p

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

RENDERING

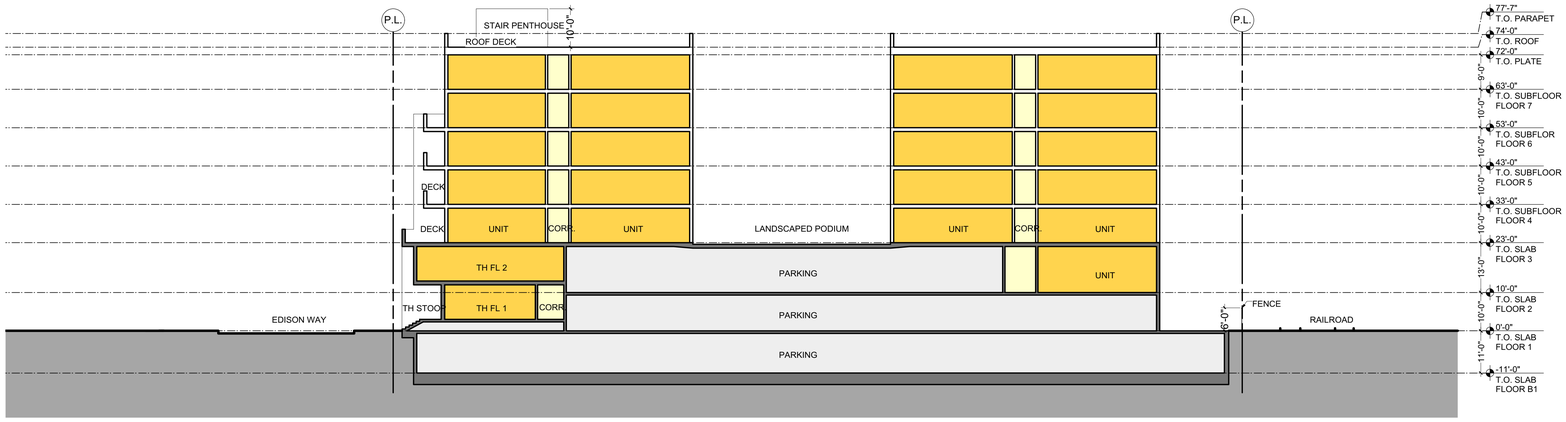
Sheet Title

Scale NTS

Project No. 1619 Drawn By

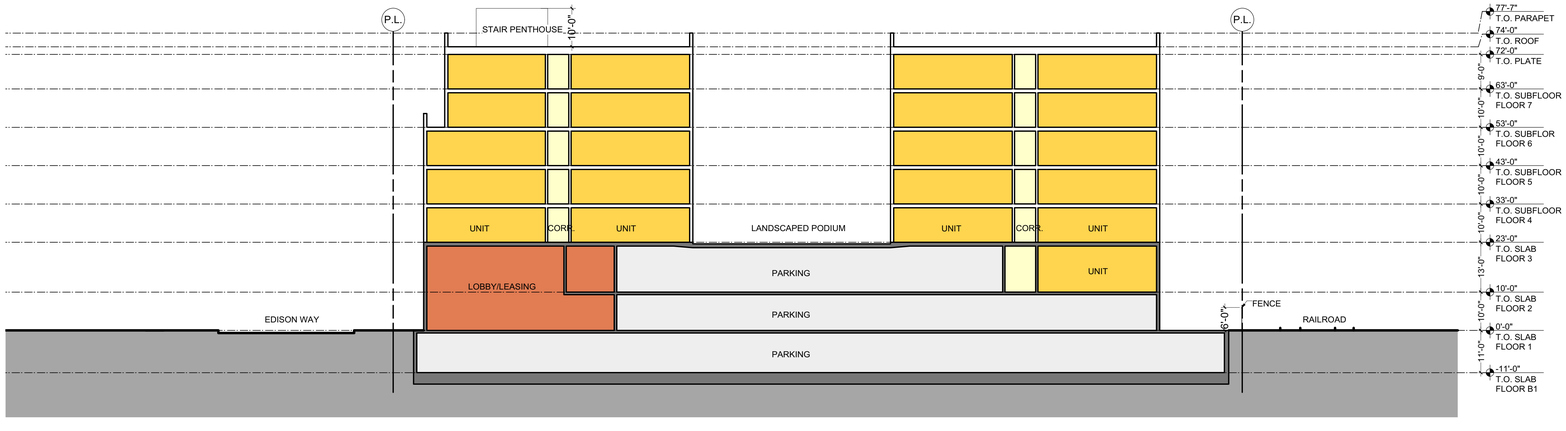
Sheet Size: 30 x 42

A3.16



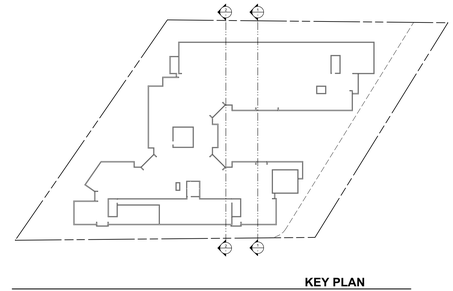
BUILDING SECTION 2

1/16" = 1'-0"



BUILDING SECTION 1

1/16" = 1'-0"



KEY PLAN

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103

P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

BUILDING SECTIONS

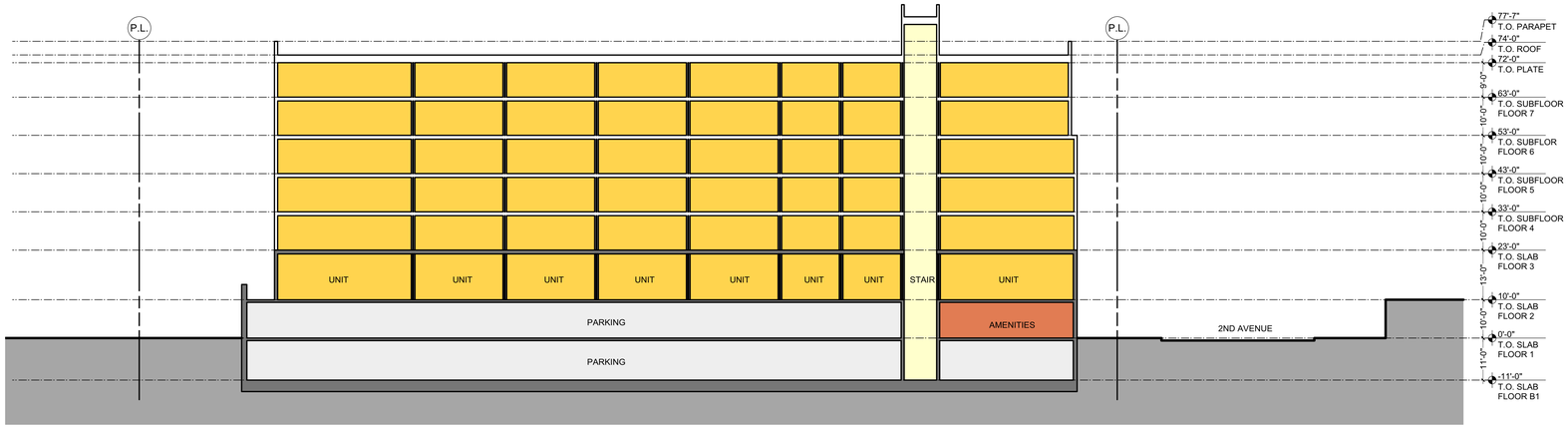
Sheet Title

Scale 1/16"=1'-0"

Project No. 1619 Drawn By CZ

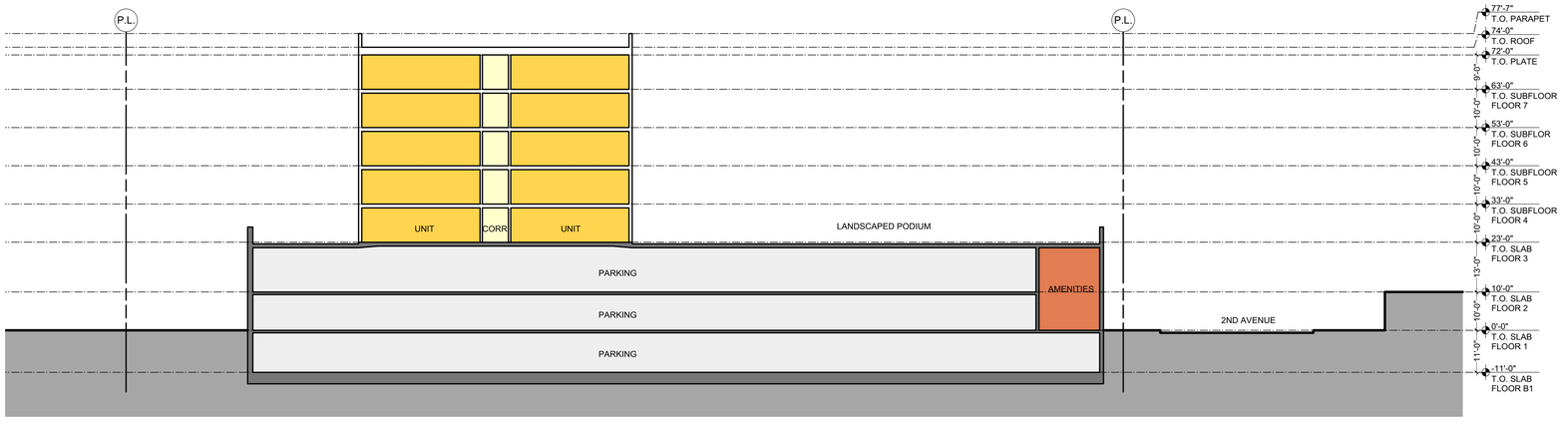
Sheet Size: 30 x 42

A3.20



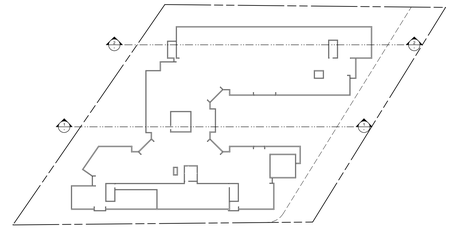
BUILDING SECTION **2**

1/16" = 1'-0"



BUILDING SECTION **1**

1/16" = 1'-0"



KEY PLAN

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103

P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

BUILDING SECTIONS

Sheet Title

Scale 1/16"=1'-0"

Project No. 1619 Drawn By CZ

Sheet Size: 30 x 42

A3.21

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

UNIT PLANS

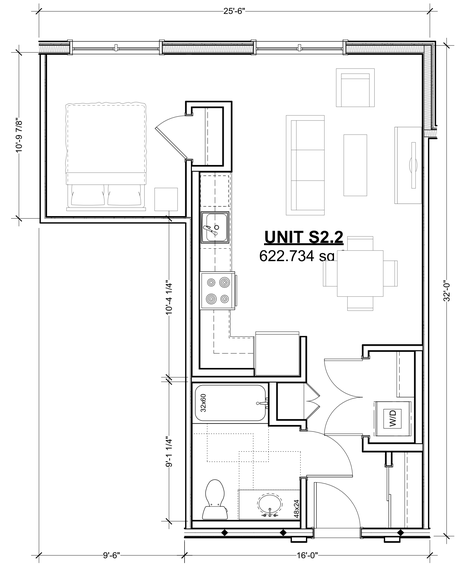
Sheet Title

Scale 1/4"=1'-0"

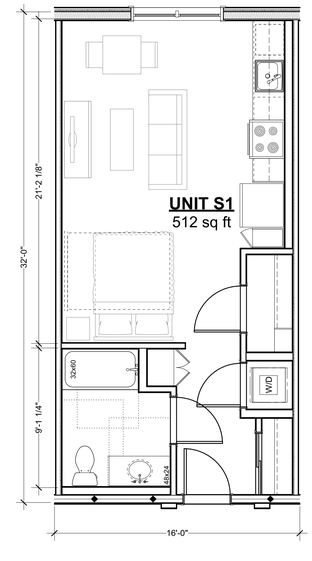
Project No. 1619 Drawn By XXX

Sheet Size: 30 x 42

A4.00

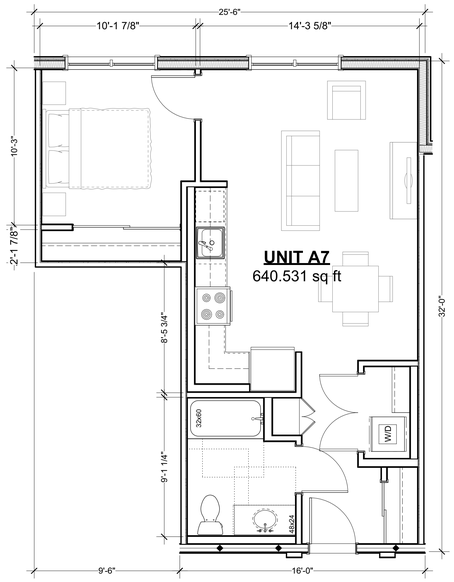


UNIT AREA: 623 SQ FT — **UNIT S2.2** **2**
1/4" = 1'-0"

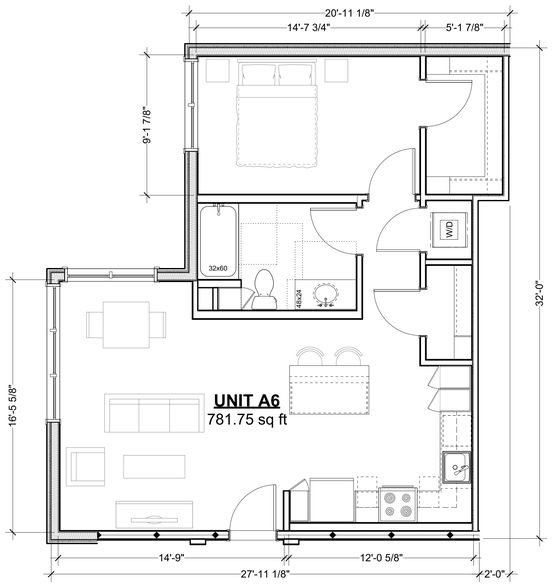


UNIT AREA: 512 SQ FT — **UNIT S1** **1**
1/4" = 1'-0"

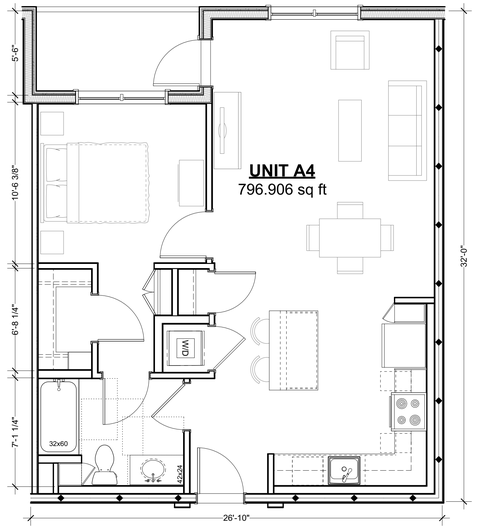
0 2 4 8



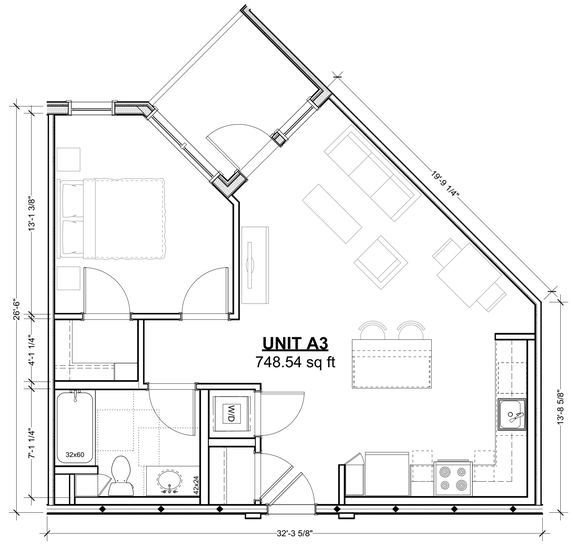
UNIT AREA: 641 SQ FT **UNIT A7** **7**
1/4" = 1'-0"



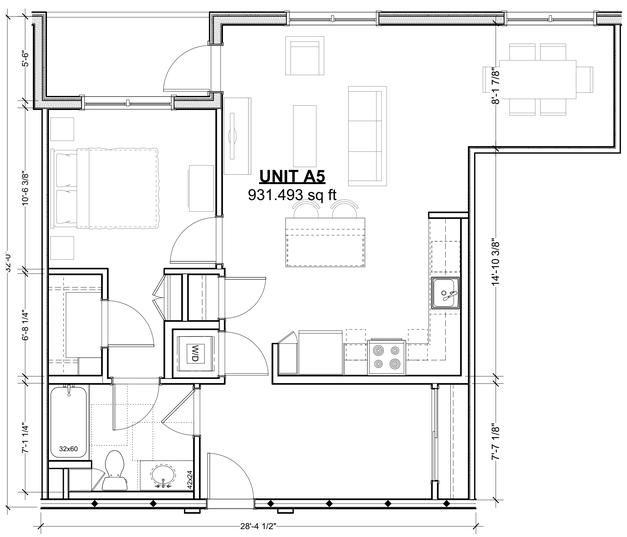
UNIT AREA: 931 SQ FT **UNIT A6** **6**
1/4" = 1'-0"



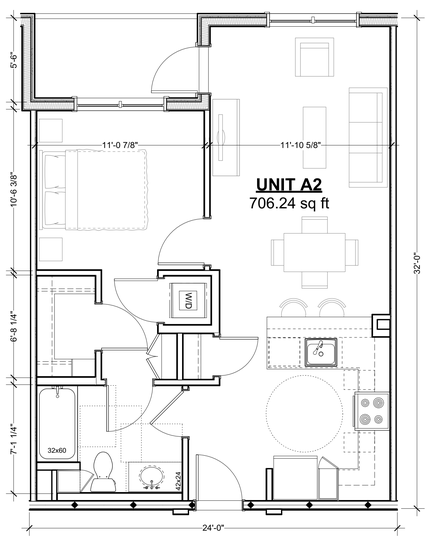
UNIT AREA: 797 SQ FT **UNIT A4** **4**
1/4" = 1'-0"



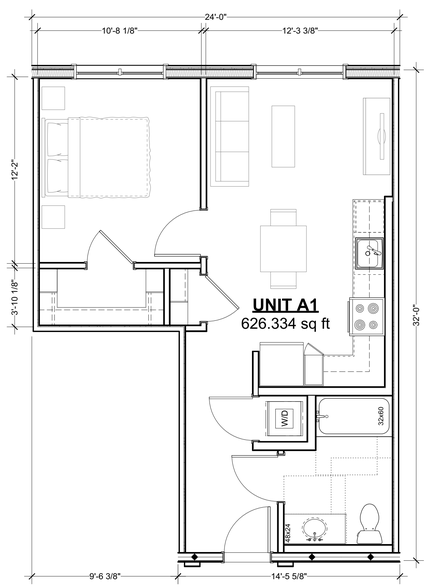
UNIT AREA: 749 SQ FT **UNIT A3** **3**
1/4" = 1'-0"



UNIT AREA: 931 SQ FT **UNIT A5** **5**
1/4" = 1'-0"



UNIT AREA: 706 SQ FT **UNIT A2** **2**
1/4" = 1'-0"



UNIT AREA: 626 SQ FT **UNIT A1** **1**
1/4" = 1'-0"

0 2 4 8

ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

UNIT PLANS

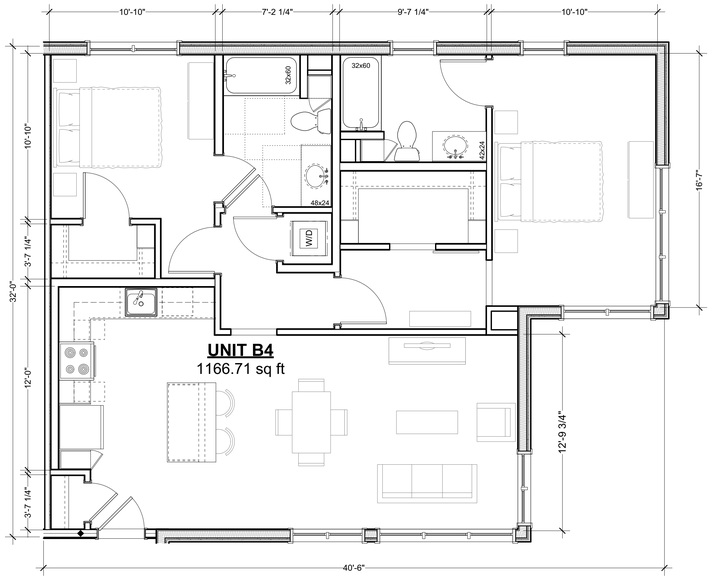
Sheet Title

Scale 1/4"=1'-0"

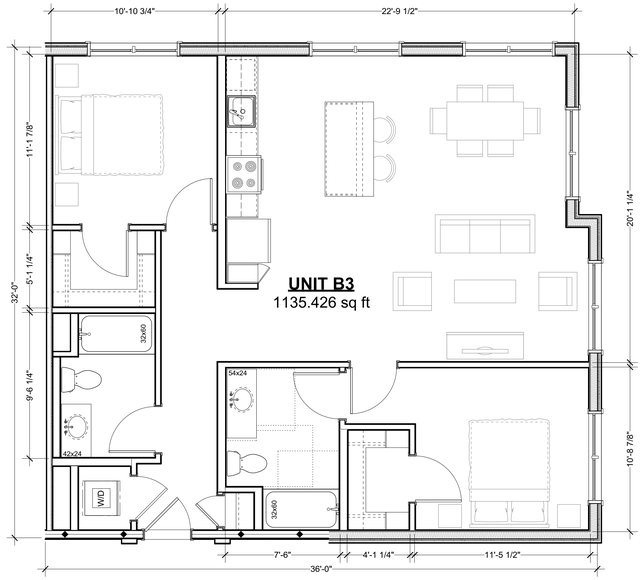
Project No. 1619 Drawn By XXX

Sheet Size: 30 x 42

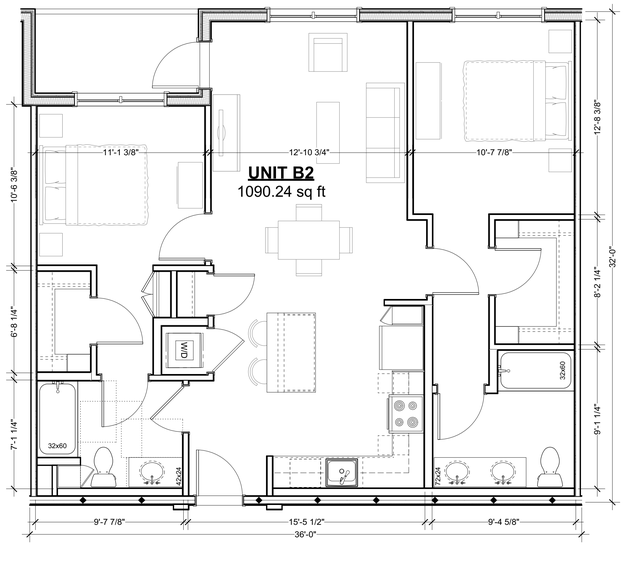
A4.01



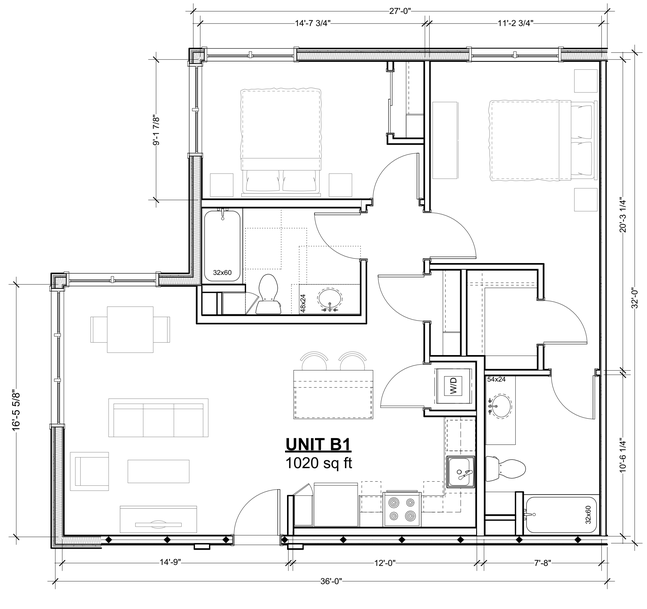
UNIT AREA: 1167 SQ FT **UNIT B4** **4**
1/4" = 1'-0"



UNIT AREA: 1135 SQ FT **UNIT B3** **3**
1/4" = 1'-0"



UNIT AREA: 1090 SQ FT **UNIT B2** **2**
1/4" = 1'-0"



UNIT AREA: 1020 SQ FT **UNIT B1** **1**
1/4" = 1'-0"

0 2 4 8

ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

UNIT PLANS

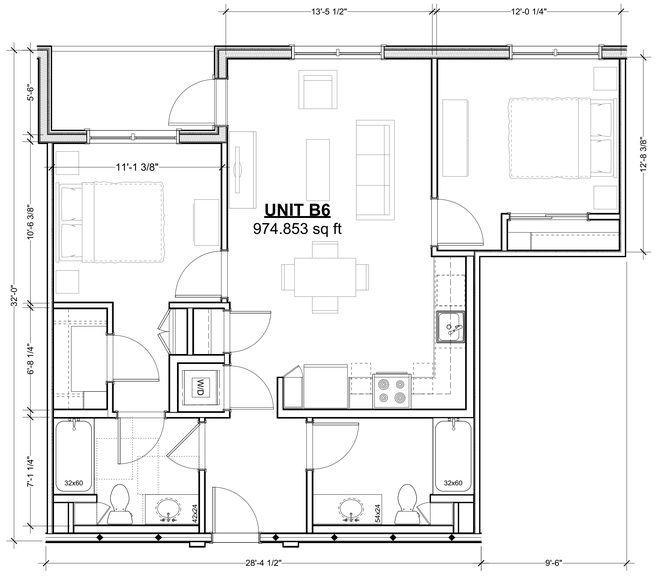
Sheet Title

Scale 1/4"=1'-0"

Project No. 1619 Drawn By XXX

Sheet Size: 30 x 42

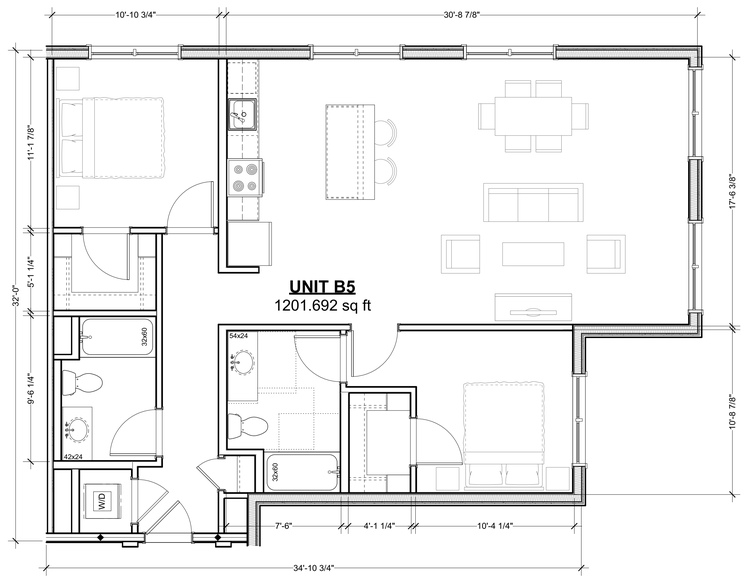
A4.02



UNIT AREA: 975 SQ FT

UNIT B6 **2**

1/4" = 1'-0"



UNIT AREA: 1202 SQ FT

UNIT B5 **1**

1/4" = 1'-0"

0 2 4 8

ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

UNIT PLANS

Sheet Title

Scale 1/4"=1'-0"

Project No. 1619 Drawn By XXX

Sheet Size: 30 x 42

A4.03

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

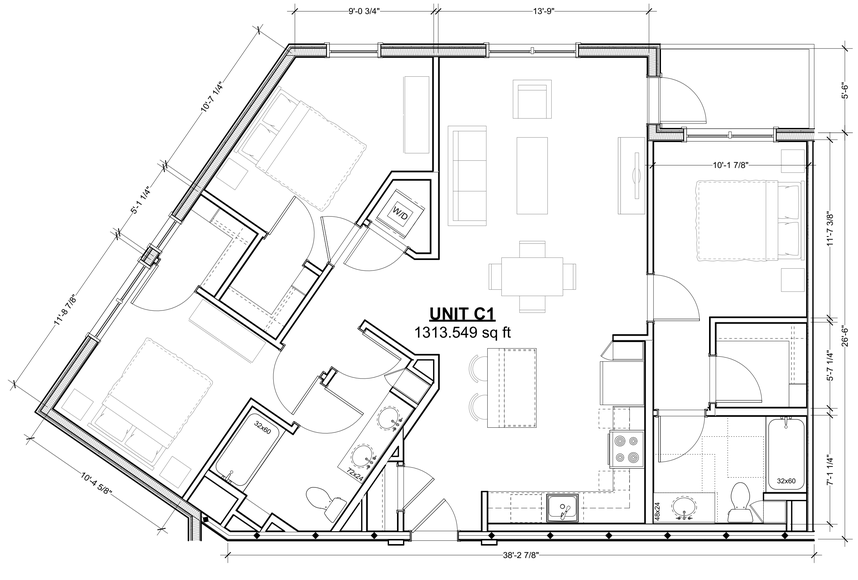
Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022



UNIT AREA: 1314 SQ FT

UNIT C1 1
1/4" = 1'-0"

0 2 4 8

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

UNIT PLANS

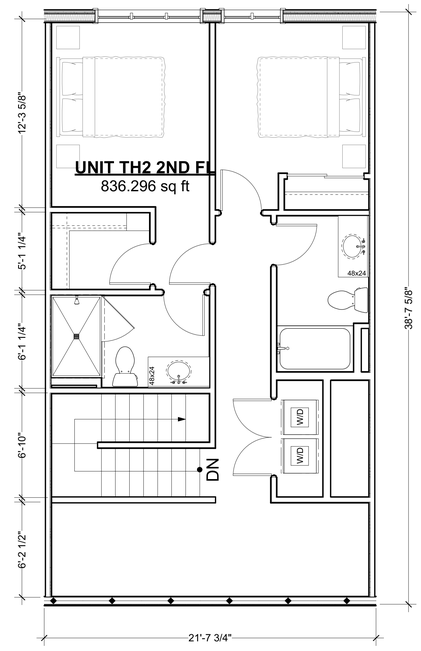
Sheet Title

Scale 1/4"=1'-0"

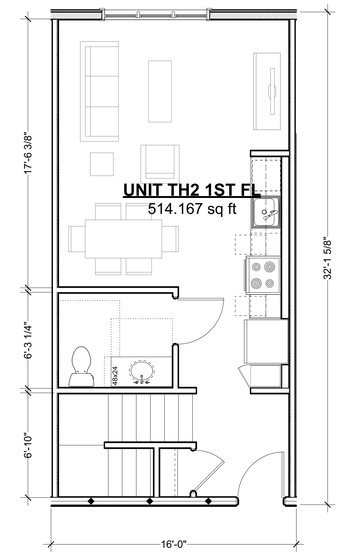
Project No. 1619 Drawn By XXX

Sheet Size: 30 x 42

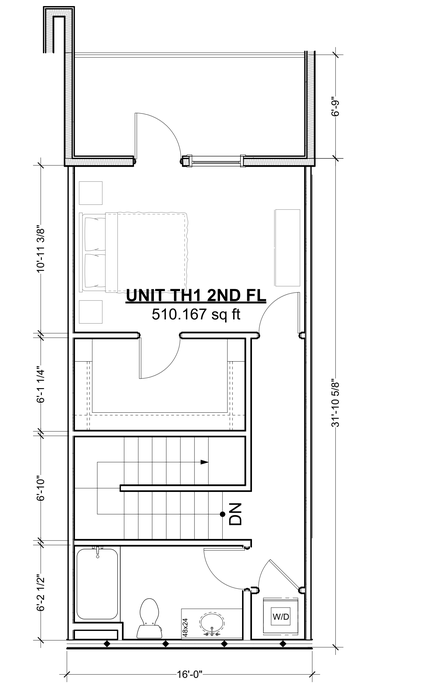
A4.04



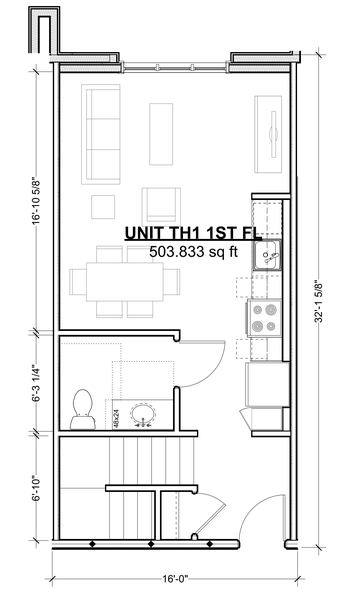
UNIT AREA: 1340 SQ FT (FL 1 = 504 SF, FL 2 = 836 SF) **UNIT TH2 - FL 2** **4**
1/4" = 1'-0"



UNIT AREA: 1340 SQ FT (FL 1 = 504 SF, FL 2 = 836 SF) **UNIT TH2 - FL 1** **3**
1/4" = 1'-0"



UNIT AREA: 1014 SQ FT (FL 1 = 504 SF, FL 2 = 510 SF) **UNIT TH1 - FL 2** **2**
1/4" = 1'-0"



UNIT AREA: 1014 SQ FT (FL 1 = 504 SF, FL 2 = 510 SF) **UNIT TH1 - FL 1** **1**
1/4" = 1'-0"

0 2 4 8

BDE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

UNIT PLANS

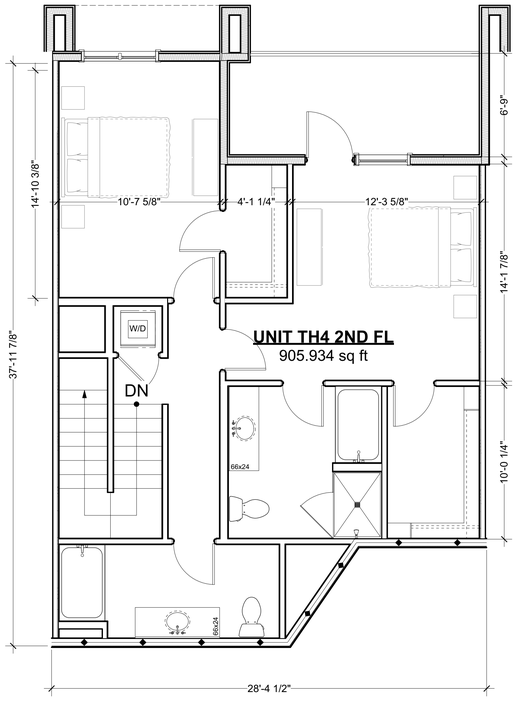
Sheet Title

Scale 1/4"=1'-0"

Project No. 1619 Drawn By XXX

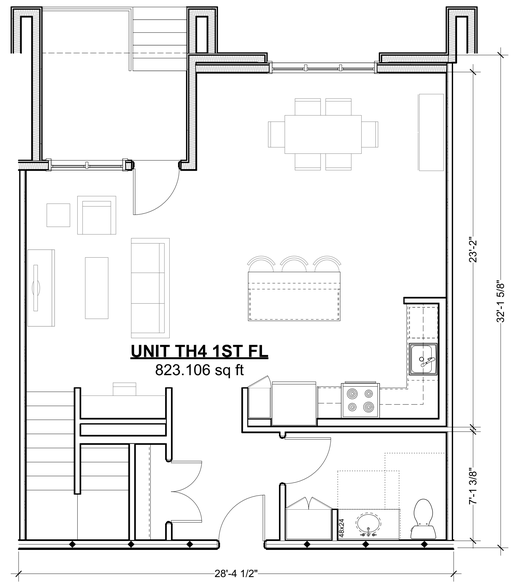
Sheet Size: 30 x 42

A4.05



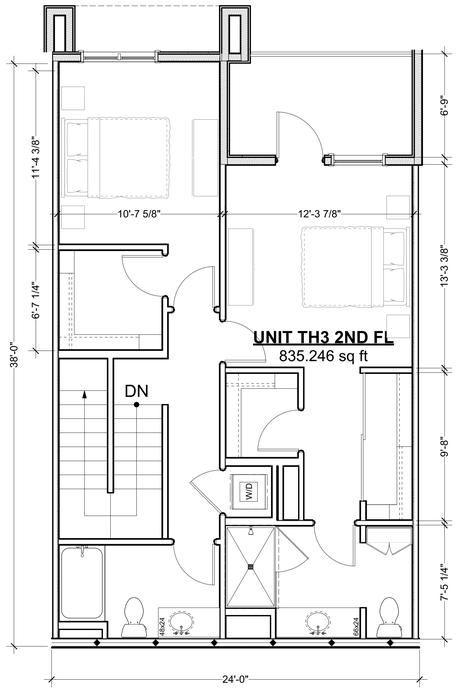
UNIT AREA: 1729 SQ FT (FL 1 = 823 SF, FL 2 = 906 SF) **UNIT TH4 - FL 2** **4**

1/4" = 1'-0"



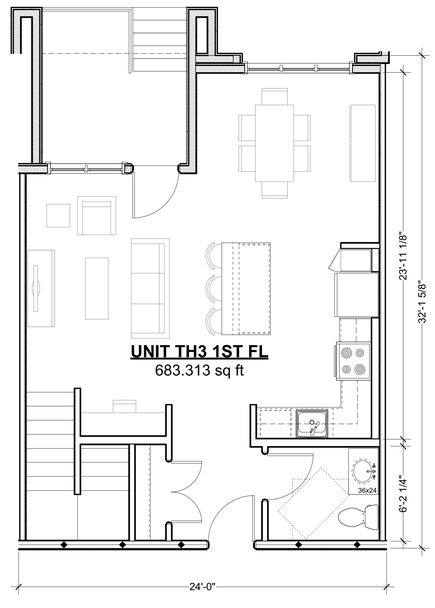
UNIT AREA: 1729 SQ FT (FL 1 = 823 SF, FL 2 = 906 SF) **UNIT TH4 - FL 1** **3**

1/4" = 1'-0"



UNIT AREA: 1519 SQ FT (FL 1 = 684 SF, FL 2 = 835 SF) **UNIT TH3 - FL 2** **2**

1/4" = 1'-0"



UNIT AREA: 1519 SQ FT (FL 1 = 684 SF, FL 2 = 835 SF) **UNIT TH3 - FL 1** **1**

1/4" = 1'-0"

0 2 4 8

ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

UNIT PLANS

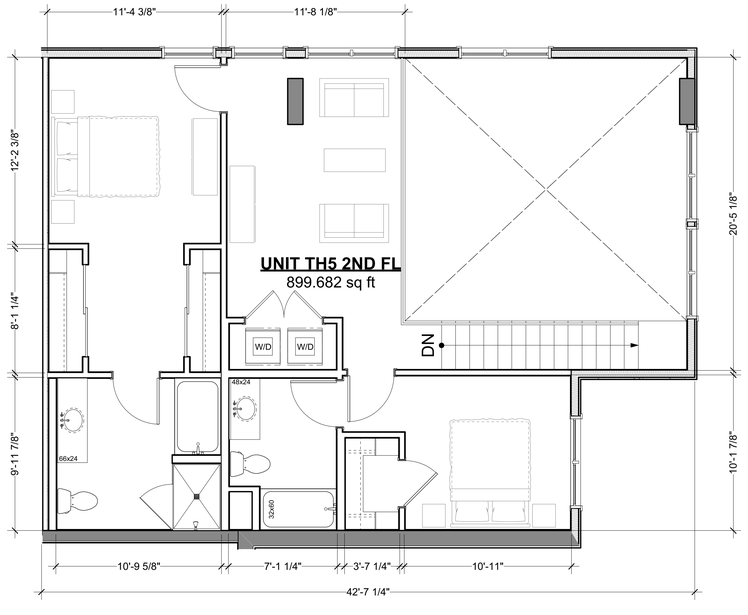
Sheet Title

Scale 1/4"=1'-0"

Project No. 1619 Drawn By XXX

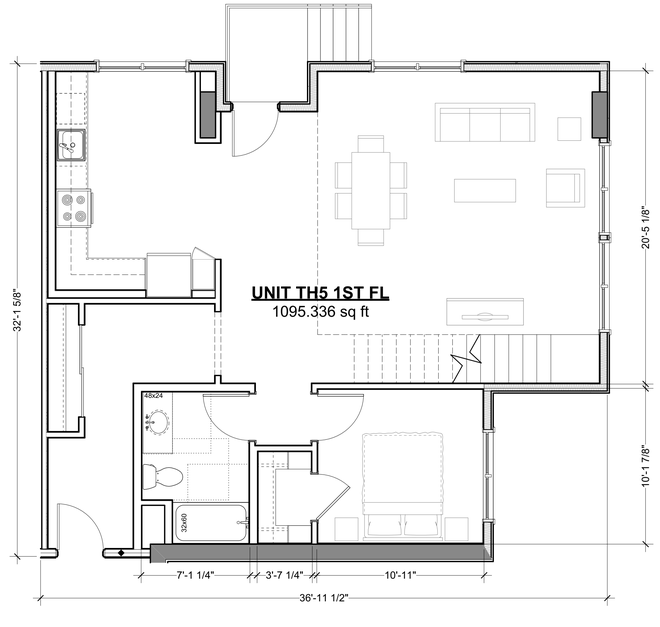
Sheet Size: 30 x 42

A4.06



UNIT AREA: 1995 SQ FT (FL 1 = 1095 SF, FL 2 = 900 SF) **UNIT TH5 - FL 2** **2**

1/4" = 1'-0"



UNIT AREA: 1995 SQ FT (FL 1 = 1095 SF, FL 2 = 900 SF) **UNIT TH5 - FL 1** **1**

1/4" = 1'-0"

0 2 4 8

3DE ARCHITECTURE

950 Howard Street
San Francisco
CA 94103
P. (415)677-0966

Client

Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

UNIT PLANS

Sheet Title

Scale 1/4"=1'-0"

Project No. 1619 Drawn By XXX

Sheet Size: 30 x 42

A4.07



AT TOP FLOOR



AT DECKS



AT BASE

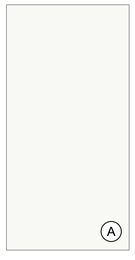
PROPOSED LIGHT FIXTURES



- 3000 KELVIN OR LESS
- MINIMUM GLARE
- LIGHT TRESPASS AND SKY GLOW DEDUCTION
- DOWNWARD LIGHTING
- 500 LUMENS MAX
- FULLY SHIELDED

LIGHT FIXTURES FOR DARK SKY COMPLIANCE





PLASTER COLOR #1 - WHITE



PLASTER COLOR #2 - LIGHT GREY



PLASTER COLOR #3 - DARK GREY



PLASTER COLOR #4 - ACCENT COLOR



PLASTER COLOR #4 - ACCENT COLOR

CEMENT PLASTER COLOR



IMAGE FOR TEXTURE REFERENCE

WOOD LOOKING FIBER CEMENT PANEL OR COMPOSITE PANEL



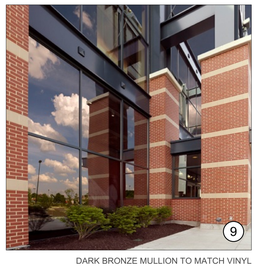
METAL SUN SHADES
METALWORK TO BE PAINTED COLOR #5

EXTERIOR METAL WORK



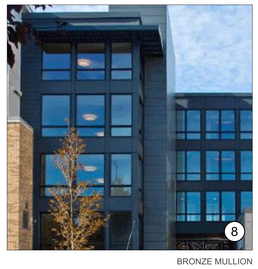
TYPICAL: HORIZONTAL PICKET RAILING

RAILING



DARK BRONZE MULLION TO MATCH VINYL

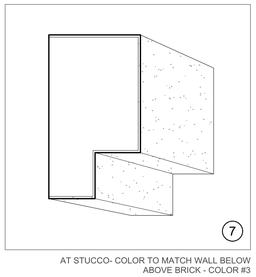
ALUMINUM STOREFRONT



BRONZE MULLION

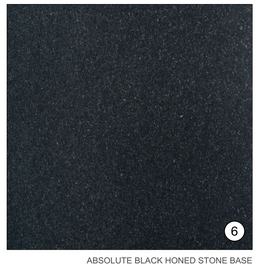
VPI VINYL WINDOWS

PRECEDENT IMAGES



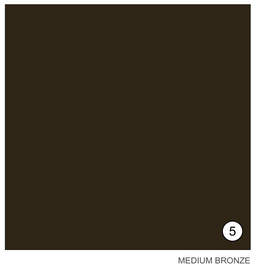
AT STUCCO- COLOR TO MATCH WALL BELOW ABOVE BRICK - COLOR #3

PAINTED FOAM SHAPE - PLASTER FINISH



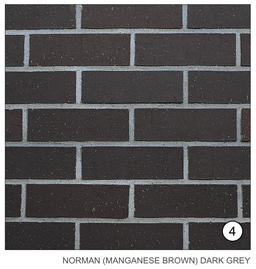
ABSOLUTE BLACK HONED STONE BASE

STONE BASE



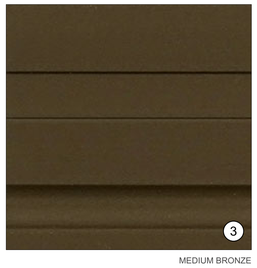
MEDIUM BRONZE

METAL PANEL



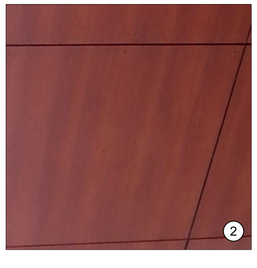
NORMAN (MANGANESE BROWN) DARK GREY

BRICK



MEDIUM BRONZE

BRONZE STOREFRONT SYSTEM



WOOD LOOKING FIBER CEMENT PANEL OR COMPOSITE PANEL



IMAGE FOR TEXTURE REFERENCE

SAND FINISHED PLASTER

MATERIAL

BDE ARCHITECTURE
950 Howard Street
San Francisco
CA 94103
P. (415)677-0966
Client
Consultant

2949 EDISON WAY

2949 EDISON WAY
REDWOOD CITY, CA

Issue	Date
PLANNING APPLICATION	01.30.2020
PLANNING APPLICATION	03.19.2021
PLANNING APPLICATION	09.24.2021
PLANNING RESUBMIT	01.27.2022
PLANNING RESUBMIT	04.20.2022
PLANNING RESUBMIT	06.09.2022

Stamp
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

MATERIAL BOARD

Sheet Title
Scale
Project No. 1619 Drawn By TT
Sheet Size: 30 x 42

A5.00