

Hellmuth, Obata & Kassabaum, Inc.



NEW CONSTRUCTION OF BAYSHORE TECH PARK

Project Address

800, 1400, 1600 AND 3400 BRIDGE PKWY, 94065

Prepared for

REDWOOD LIFE

Developer



LONGFELLOW

Issued information

04/22/21

REDWOOD LIFE

PRE-PLANNING APPLICATION

Project Description

Located on approximately 84-acres between Belmont Slough and Marine Parkway, the Redwood LIFE project will transform the existing 20-building office park into a premier life sciences campus that thoughtfully engages its location and community. The Redwood LIFE project envisions the carefully sequenced development of research and development space (laboratory and office), a hotel with 150 keys, and several amenity spaces serving the campus and community - creating a vibrant 3.39 million square foot campus across four reconfigured parcels. Over the course of development, the existing 1990's-era buildings will be demolished and replaced with up to 16 new buildings. Parking will shift from existing surface parking to a thoughtful mix of above-grade garages and podium parking,

thereby allowing for a significant expansion of the site's open spaces, for both passive and active use. Access to the waterfront will also be enhanced.

The project will request an entitlements package centered around a new Redwood LIFE Precise Plan that will supersede the outdated Westport Specific Plan and provide a thoughtful, comprehensive, and cohesive set of design and development standards for the project area. The plans will include a comprehensive transportation demand management program to limit car trips and a vision for how the project will contribute to the region's affordable housing supply.

Development Standards

- General Plan
 - Land Use
 - Commercial - Office Professional/Technology
 - Building Height
 - General Plan Maximum Height: 5 stories; 8 stories as part of coordinated master plan
 - Density
 - Maximum 0.8 FAR;
 - FAR Exempt: Child care center, public conference facilities and meeting rooms, mezzanine floor area, parking garages, car ports and parking structures.
 - FAR Bonus: 0.2 FAR; Bonus conditions to be met:
 - Allow public access to the shoreline and bay.
 - Provide 10% of project area as public or quasi-public usable open space adjacent to the water's edge.
 - Provide publicly-accessible pedestrian and bike paths along the water's edge, while connecting them to existing and planned networks.
 - Docks and / or pedestrian and bike networks to connect the project to existing marinas when possible.
 - Record a public access easement against the property to ensure public access to the project portion for the far bonus.
- Redwood City Code of Ordinances
 - Land Use: CP - Commercial Park
 - Setbacks
 - Front Yard Minimum: 25 ft., (For every 1 foot the building exceeding 35 ft in height, 1 additional foot of front yard shall be required. Minimum front yards shall be permanently landscaped.)
 - Side Yards: 30 ft. combined (No one side shall have a width of less than 10 ft. Side yards on the street side of corner lots shall be equal in depth to the front yard requirement specified herein, and the 10 feet of such side yard adjacent to the street shall be permanently landscaped.)
 - Rear Yard Minimum: 25 ft. (For every 1 foot the building exceeds 35 ft in height, 1 additional foot of rear yard shall be required.)
 - Pervious Area and Stormwater Requirements: Minimum 40% of each lot to be composed of landscaping, vegetated open space, or permeable paving materials.
 - Parking
 - Vehicular Spaces by Use
 - R&D labs and offices: 1 space per 250 SF gross floor area devoted to office and administrative uses; plus 1 space per every 2 employees on the maximum work shift (but not less than 1 space per 600 SF gross floor area) for areas devoted to laboratory, manufacturing or assembly; plus 1 space per every 1,000 SF gross floor area devoted to warehouse use.
 - Hotels: 1 space per living or sleeping unit + spaces for other uses such as restaurants per requirements for those uses.
 - Restaurants (not fast food): 1 space per each 3 seats
 - Retail: 1 space per 200 SF gross floor area
 - Vehicular Parking Types
 - EV Parking (Primary Office Use (R&D Office)
 - Level 2 EVCs equipped spaces - When 10 or more parking spaces are constructed, 10% of the available parking spaces on site shall be equipped with Level 2 EVCS.
 - Level 1 EV Ready Spaces - An additional 10% shall be provided with at least Level 1 EV ready spaces.
 - At Least EV Capable - An additional 30% shall be at least EV Capable.
 - EV Parking Primary Non-Office Use (R&D Lab)
 - Level 2 EVCs equipped spaces - When 10 or more parking spaces are constructed, 6% of the available parking spaces on site shall be equipped with Level 2 EVCS.
 - Level 1 EV Ready Spaces - An additional 5% shall be at least Level 1 EV Ready.
 - Clean Air Vehicle Parking: EVCS qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.
 - Carpool and/or Vanpool Parking: 10% of Total Stalls for Professional Office Use.
 - ADA Parking
 - 1,001 spaces and over: 20 Stalls, plus 1 for every 100 Stalls, or fraction thereof, over 1,000. 1 Van for every 6 or Fraction of 6 ADA Parking.
 - 501-1,000 spaces: 2% of total, plus 1 Van for every 6 Accessible Parking.
 - Motorcycle Parking: 5% of Required Parking Spaces in a Parking Area with 100 or more Cars.
 - Bicycle Parking: No less than one (1) bicycle parking space per five thousand (5,000) square feet of floor area. For those uses which require carpool parking, two (2) carpool spaces may be eliminated for every off-street bicycle parking area that allows for the storage of five (5) bicycles. However, no more than twenty (20) percent of designated carpool parking spaces shall be eliminated and substituted for bicycle parking.
- The Green Building Code
 - Bicycle Parking
 - Short-term CalGreen: If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack. Exception: Buildings with less than 9 visitor parking spaces do not require short-term bike parking.
 - Long Term CalGreen: For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

Project Data Summary

Site Area	84.28 acs	3,671,486 SF
Drainage Easement on Site	4.62 acs	201,219 SF
Net Site Area	79.66 acs	3,470,267 SF

Site Calculation

Existing Parcel Areas			
Parcel A (APN: 095-012-220)	8.00 acs		
Parcel B (APN: 095-012-450)	17.68 acs		
Parcel C (APN: 095-012-460)	56.45 acs		
Parcel D (APN: 095-012-150)	2.15 acs		
Total	84.28 acs		
Proposed Parcel Areas			
Parcel 1 (Oak)	25.99 acs	2.70 acs	23.29 acs
Parcel 2 (Redwood)	28.18 acs	0.04 acs	28.14 acs
Parcel 3 (Madrone)	24.94 acs	1.28 acs	23.65 acs
Parcel 4 (Amenity Center)	5.18 acs	0.59 acs	4.58 acs
Total	84.28 acs	4.62 acs	79.66 acs

Site Coverage Summary

Pervious Area	40%	33.66 acs
Open Space	11%	9.27 acs
Open Space on top of Landfill Cap	26%	21.71 acs
Open Space on top of Podium	3%	2.68 acs
Impervious Area	60%	50.62 acs
Building and Garage Footprints	33%	27.53 acs
Plazas and Sidewalks	10%	8.79 acs
Streets	17%	14.31 acs

Proposed Development

Proposed Number of Buildings	16
Proposed Garages	3
Maximum Building Height from Existing Grade	100 Ft
Number of Stories	4 - 7 Stories
Proposed Land Use	R&D Office, R&D Lab, Hotel, Amenities
Proposed Building Area SF	3,398,400 SF
R&D Office SF	1,620,600 SF
R&D Lab SF	1,620,600 SF
Hotel SF	75,000 SF
Amenity Center SF	82,200 SF
Proposed Density FAR	0.98
Proposed SF per Employee	
R&D Office	350 SF/Employee
R&D Lab	625 SF/Employee
Total Number of Employees	7,574 Employees

Parking

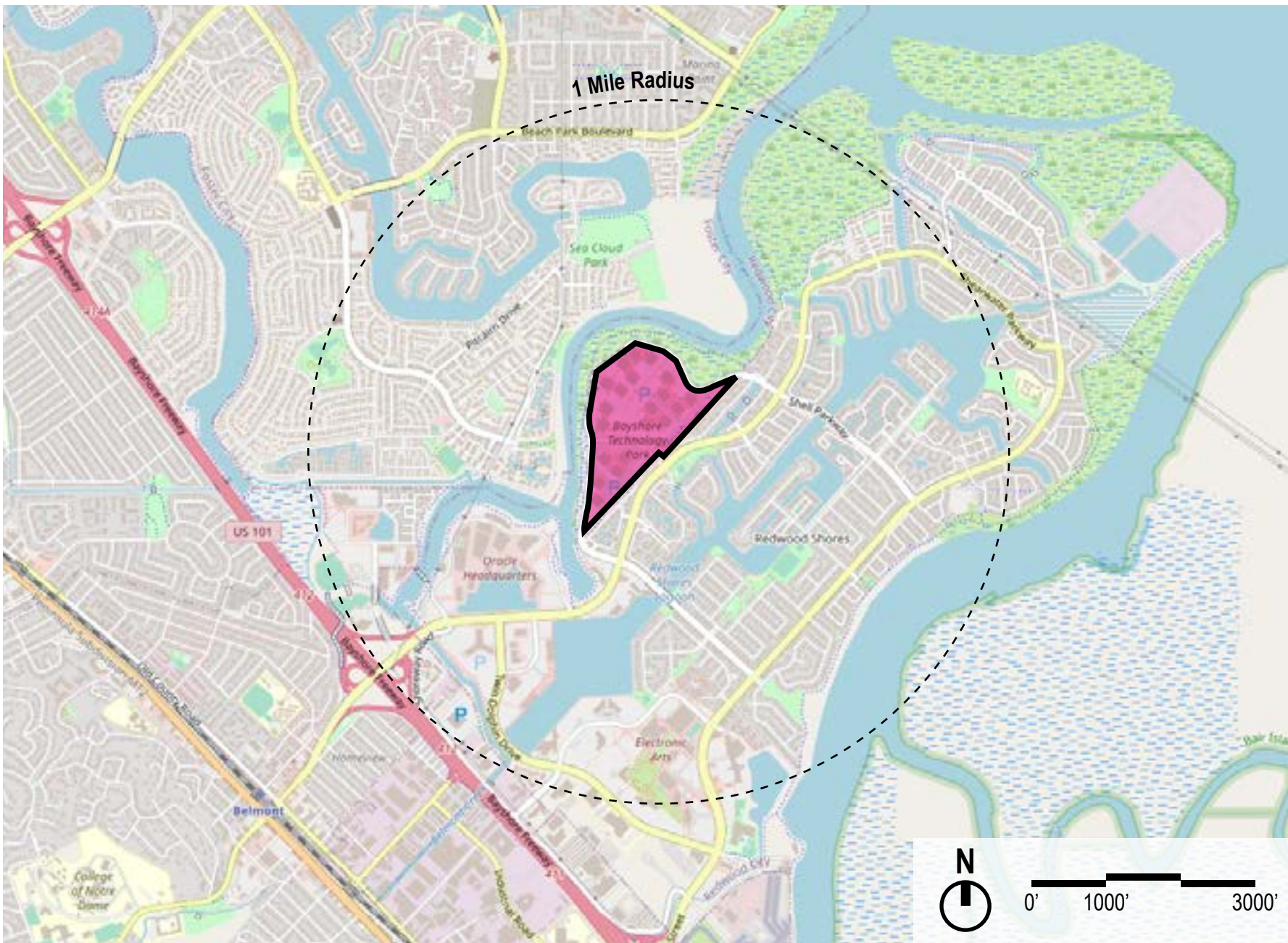
Vehicular Spaces By Use	Required Spaces	Proposed Spaces
R&D Office	6,482	4,164
R&D Lab	2,701	2,701
Hotel	150	150
Amenity Center	451	173
Total	9,784	7,188

Parking Types	Required Spaces	Proposed Spaces
Vehicular Space Types	9,784	7,188
Standard Spaces	5,064	2,416
EV Parking	3,604	3,604
Level 2 EVCs equipped spaces	846	846
Level 1 EV Ready Spaces	813	813
At Least EV Capable	1,945	1,945
Carpool and/or Vanpool Parking	978	978
ADA Parking	138	138
ADA Car Parking	118	118
ADA Van Parking	20	20
Visitor Parking (Space count over City / Green Building Code requirements)	-	52

Motorcycle Parking Spaces	489	489
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Bike Parking		
City Required	680	680
Short-Term	min 3	32
Long-Term	min 487	648

Site Plan



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G1.02	EXISTING CONDITIONS + SITE PHOTOS
G1.03	PROPOSED SITE PLAN
G1.04	PROPOSED PARCEL PLAN
G1.05	PROPOSED SITE PLAN - BASEMENT LEVEL
G1.06	PROPOSED SITE PLAN - LEVEL 1
G1.07	PROPOSED SITE PLAN - TYPICAL LEVEL

CIVIL	
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C1.03	EXISTING/DEMOLITION PLAN - PARCEL 1
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A2.02	EXTERIOR ELEVATIONS - BUILDING N1 - NORTH & WEST
A2.03	EXTERIOR ELEVATIONS - BUILDING N1 - SOUTH & EAST
A2.04	EXTERIOR ELEVATIONS - BUILDING G1 - NORTH & WEST
A2.05	EXTERIOR ELEVATIONS - BUILDING G1 - SOUTH & EAST
A2.06	EXTERIOR ELEVATIONS - BUILDING N3 - NORTH & WEST
A2.07	EXTERIOR ELEVATIONS - BUILDING N3 - SOUTH & EAST
A2.08	EXTERIOR ELEVATIONS - BUILDING N9 - NORTH & WEST
A2.09	EXTERIOR ELEVATIONS - BUILDING N9 - SOUTH & EAST

3D ILLUSTRATIONS	
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A9.04	VIEW 4 - THE COMMONS



Project
BAYSHORE TECH PARK
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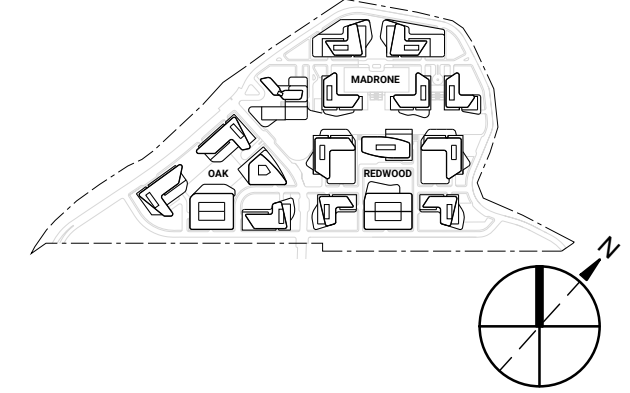


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No.	Description	Date
A	PRE-APP SUBMITTAL	2021-04-22

Project No: 20.04009.00
Sheet Title:

**SHEET INDEX, PROJECT
INFORMATION, AREA
CALCULATIONS**

Original is 36 x 24. Do not scale contents of this drawing.
Sheet Number

G1.01



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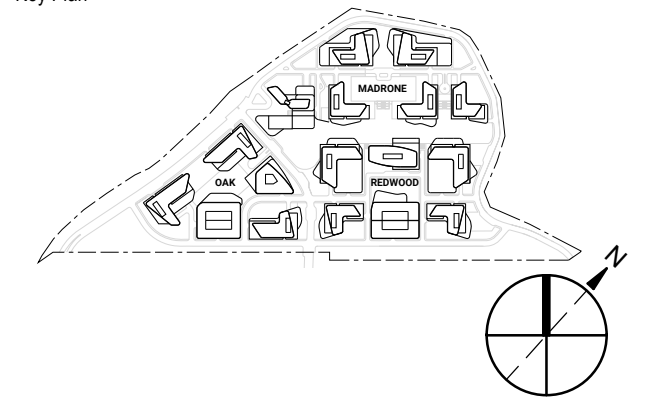


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Sheet Title:

PROPOSED SITE PLAN

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Sheet Number

G1.03



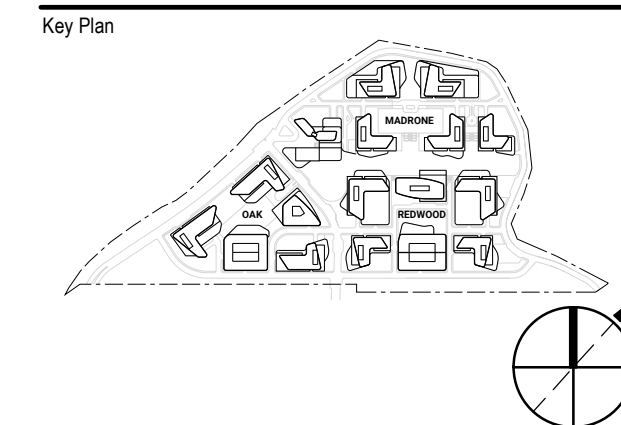
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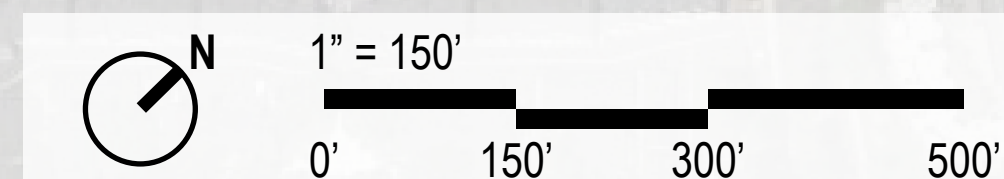
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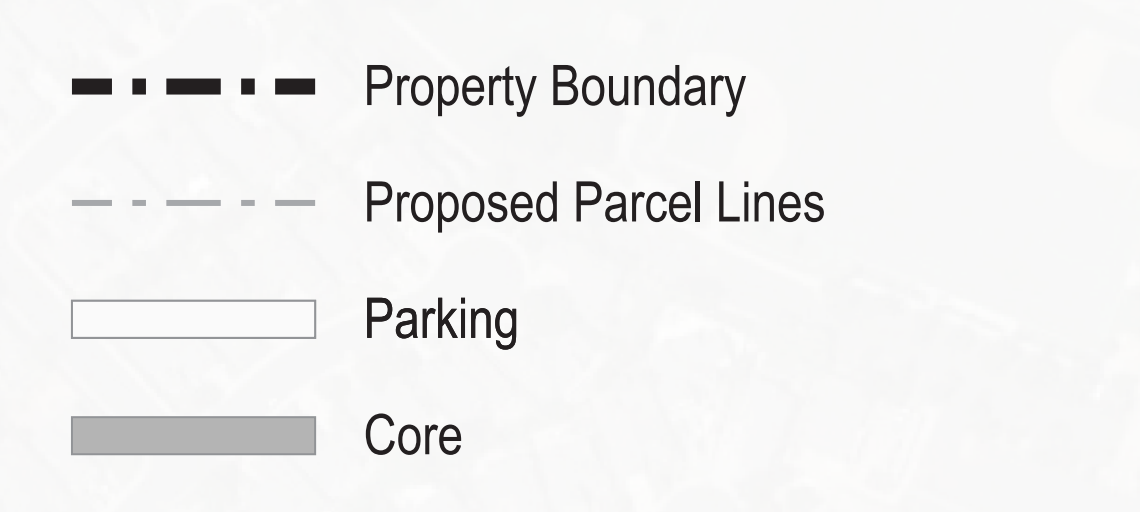
PROPOSED PARCEL
PLAN

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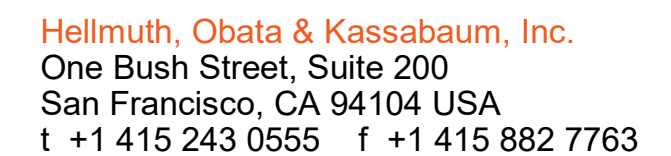
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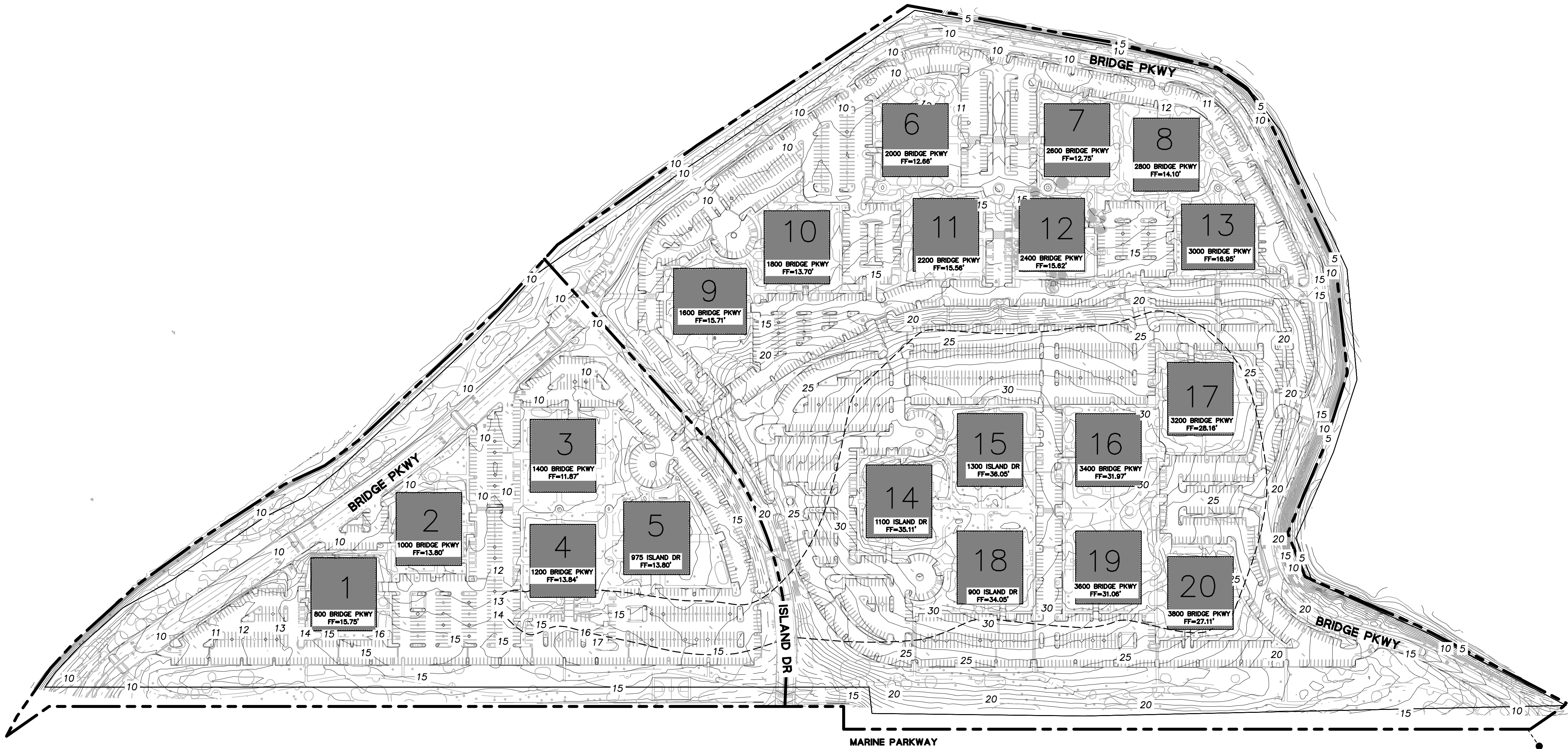
PROPOSED SITE PLAN
BASEMENT LEVEL

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Sheet Number

G1.05

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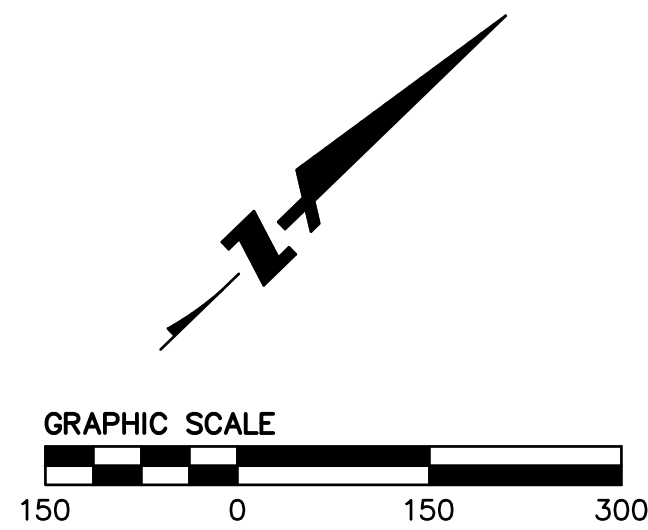


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- BASIS OF BEARING:
THE CALCULATED BEARING OF NORTH 48°54'10" EAST BETWEEN TWO FOUND MONUMENTS ALONG MONUMENT LINE OF MARINE PARKWAY, AS SHOWN ON THAT PARCEL MAP FILED FOR RECORD ON JULY 22, 1976 IN BOOK 100 OF PARCEL MAPS AT PAGE 33, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.
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LEGEND:

--- PROPERTY LINE



Project
BAYSHORE TECH PARK
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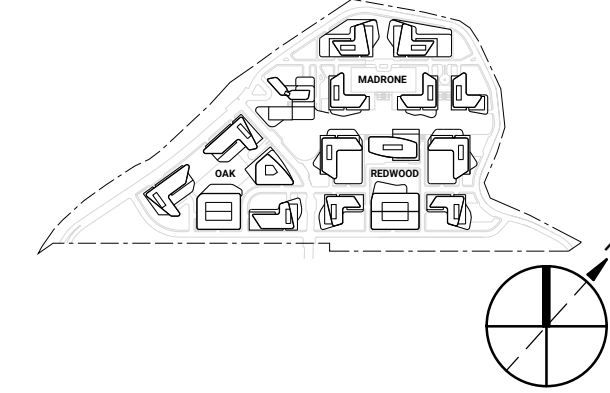


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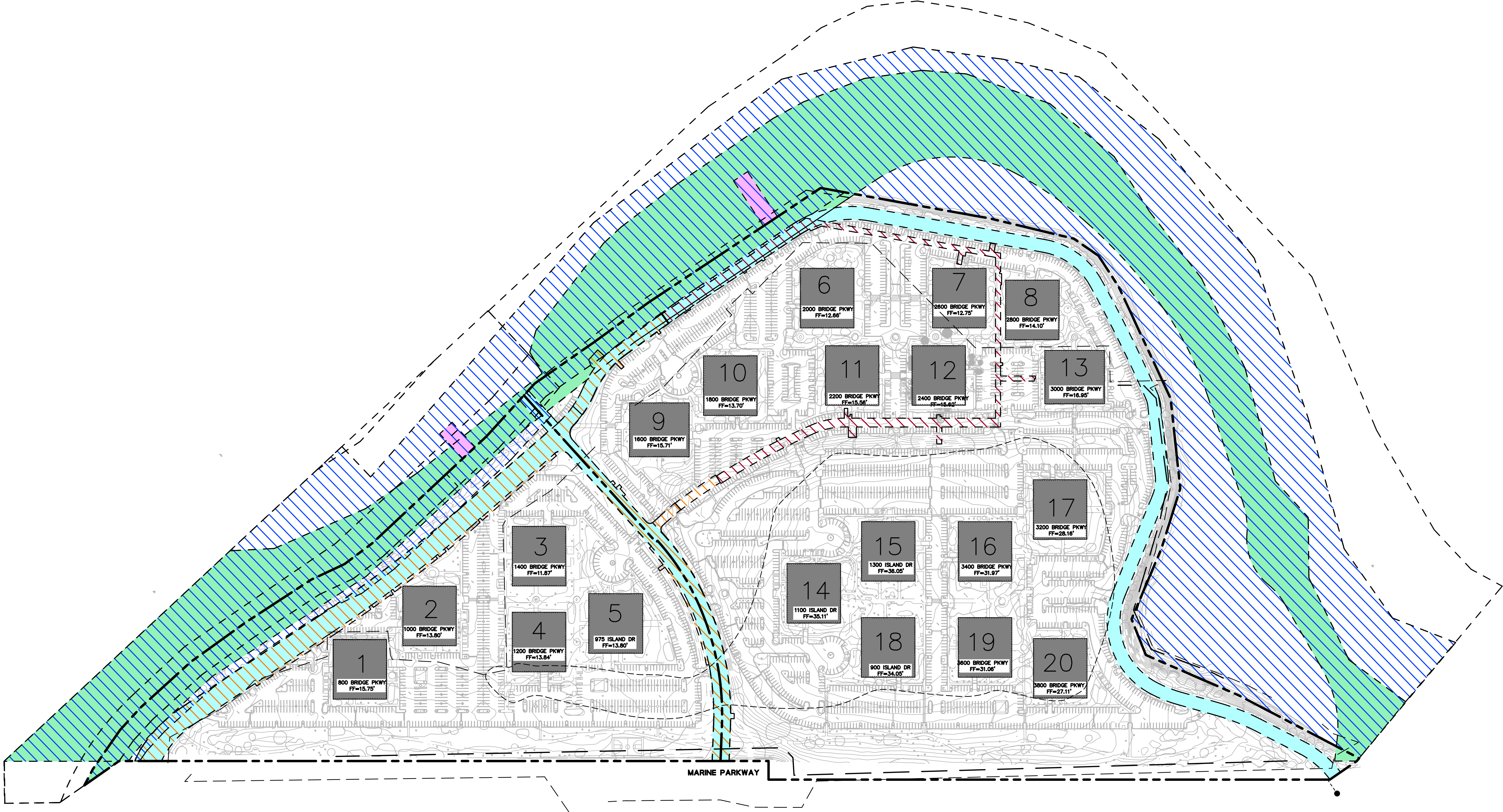
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TOPOGRAPHIC SURVEY

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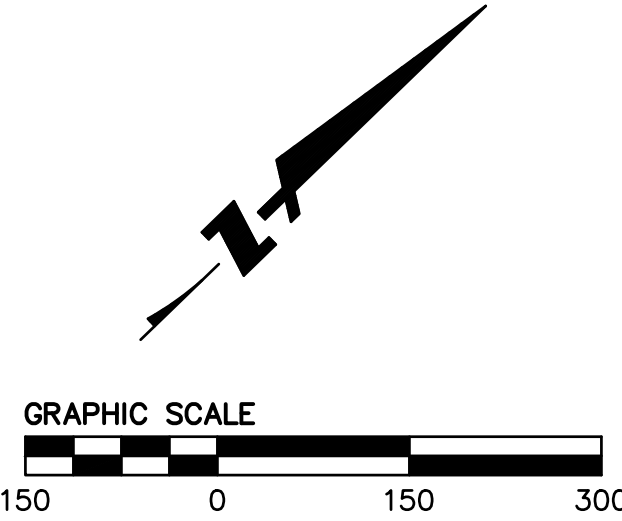
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- LEACHATE LIMIT, EXTENT OF REFUSE MATERIAL AND EXTENT OF LANDFILL CAP PROVIDED BY ROUX DATED AUGUST 21, 2020.

LEGEND:

- PROPERTY LINE
- EASEMENT
- APPROXIMATE EXTENT OF LANDFILL CAP
- APPROXIMATE LEACHATE LIMIT
- APPROXIMATE EXTENT OF REFUSE MATERIAL LIMIT

HATCH LEGEND:

- INGRESS, EGRESS, AND DRAINAGE EASEMENT (DN 2006-128077)
- PUBLIC DRAINAGE AND WATERWAY EASEMENT (B5604 P117 & B5604 P128)
- PUBLIC ACCESS EASEMENT (B7860 P1947, B7859 P2166, B7859 P2190)
- PUBLIC SERVICE EASEMENT FOR WATER UTILITIES (DN 99-090684)
- PUBLIC SERVICE EASEMENT FOR SEWER AND WATER UTILITIES (DN 98-203792)
- WATER, SEWER, & RECYCLED WATER EASEMENT (DN 2008-079970)



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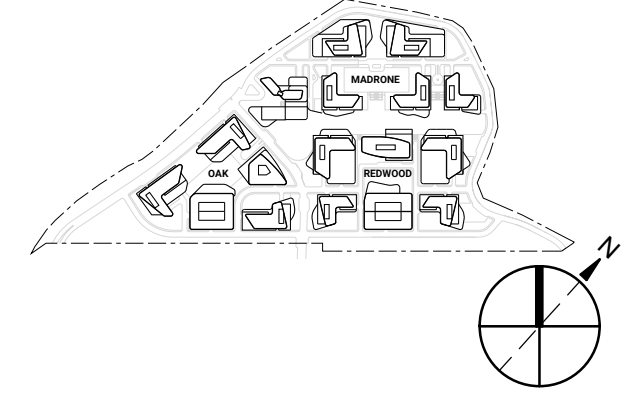


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EXISTING EASEMENTS

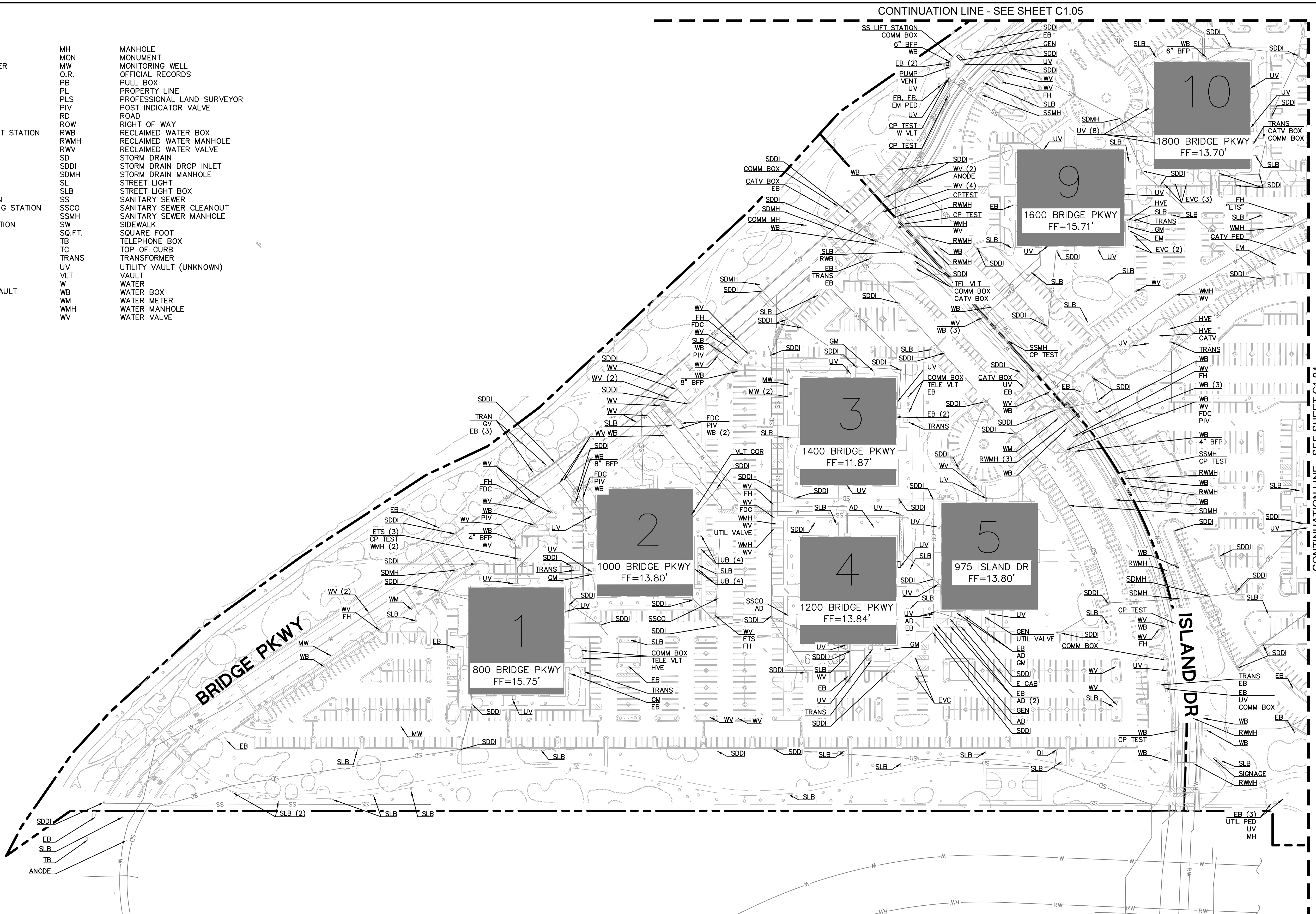
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ABBREVIATIONS:

AC	ASPHALTIC CONCRETE	MH	MANHOLE
AD	AREA DRAIN	MON	MONUMENT
APN	ASSESSORS' PARCEL NUMBER	NW	MONITORING WELL
BFP	BACKFLOW PREVENTOR	O.R.	OFFICIAL RECORDS
CATV	CABLE TELEVISION	PB	PULL BOX
CB	CATCH BASIN	PL	PROPERTY LINE
CO	CLEAN OUT	PLS	PROFESSIONAL LAND SURVEYOR
COMM	COMMUNICATIONS	PIV	POST INDICATOR VALVE
CONC	CONCRETE	RD	ROAD
COR	COVER	ROW	RIGHT OF WAY
CP TEST	CATHODIC PROTECTION TEST STATION	RWB	RECLAIMED WATER BOX
DI	DROP INLET	RWMH	RECLAIMED WATER MANHOLE
DN	DOCUMENT NUMBER	RWV	RECLAIMED WATER VALVE
EB	ELECTRIC BOX	SD	STORM DRAIN
E CAB	ELECTRIC CABINET	SDDI	STORM DRAIN DROP INLET
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
E PED	ELECTRIC PEDESTAL	SL	STREET LIGHT
EM PED	ELECTRIC METER PEDESTAL	SLB	STREET LIGHT BOX
ETS	ENERGY TRANSFER STATION	SS	SANITARY SEWER
EVC	ELECTRIC VEHICLE CHARGING STATION	SSCO	SANITARY SEWER CLEANOUT
FC	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	SW	SIDEWALK
FF	FINISHED FLOOR	SQ.FT.	SQUARE FOOT
FH	FIRE HYDRANT	TB	TELEPHONE BOX
FL	FLOW LINE	TC	TOP OF CURB
FND	FOUND	TRANS	TRANSFORMER
GEN	GENERATOR	UV	UTILITY VAULT (UNKNOWN)
GM	GAS METER	VLT	VAULT
GV	GAS VALVE	W	WATER
HVE	HIGH VOLTAGE ELECTRIC VAULT	WB	WATER BOX
LG	LIP OF GUTTER	WM	WATER METER
LLS	LICENSED LAND SURVEYOR	WMH	WATER MANHOLE
LS	LAND SURVEYOR	WV	WATER VALVE

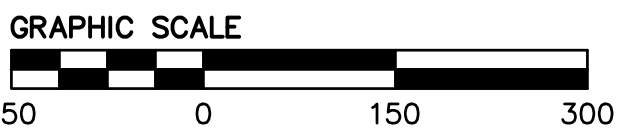
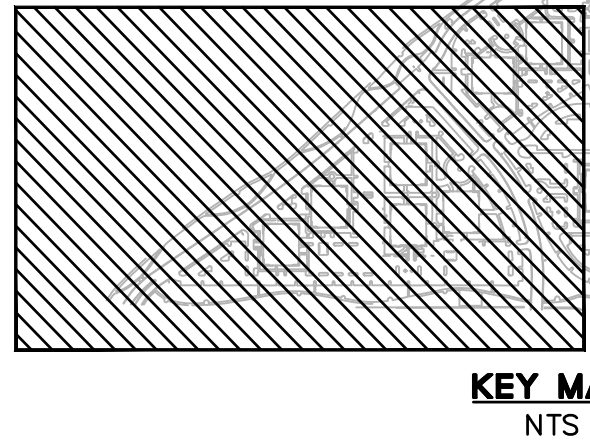


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LEGEND:

SS	SANITARY SEWER
SD	STORM DRAIN
W	DOMESTIC WATER
RW	RECYCLE WATER



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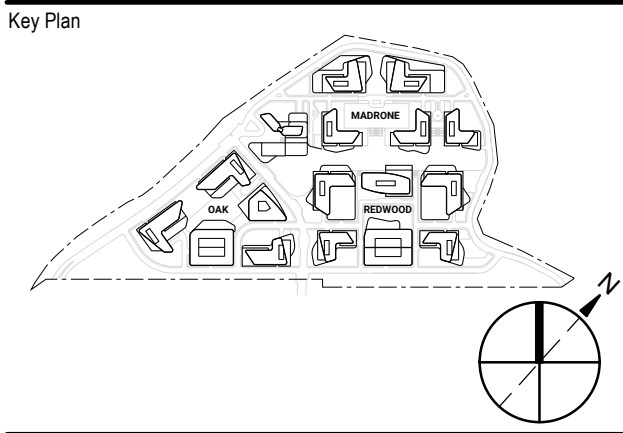
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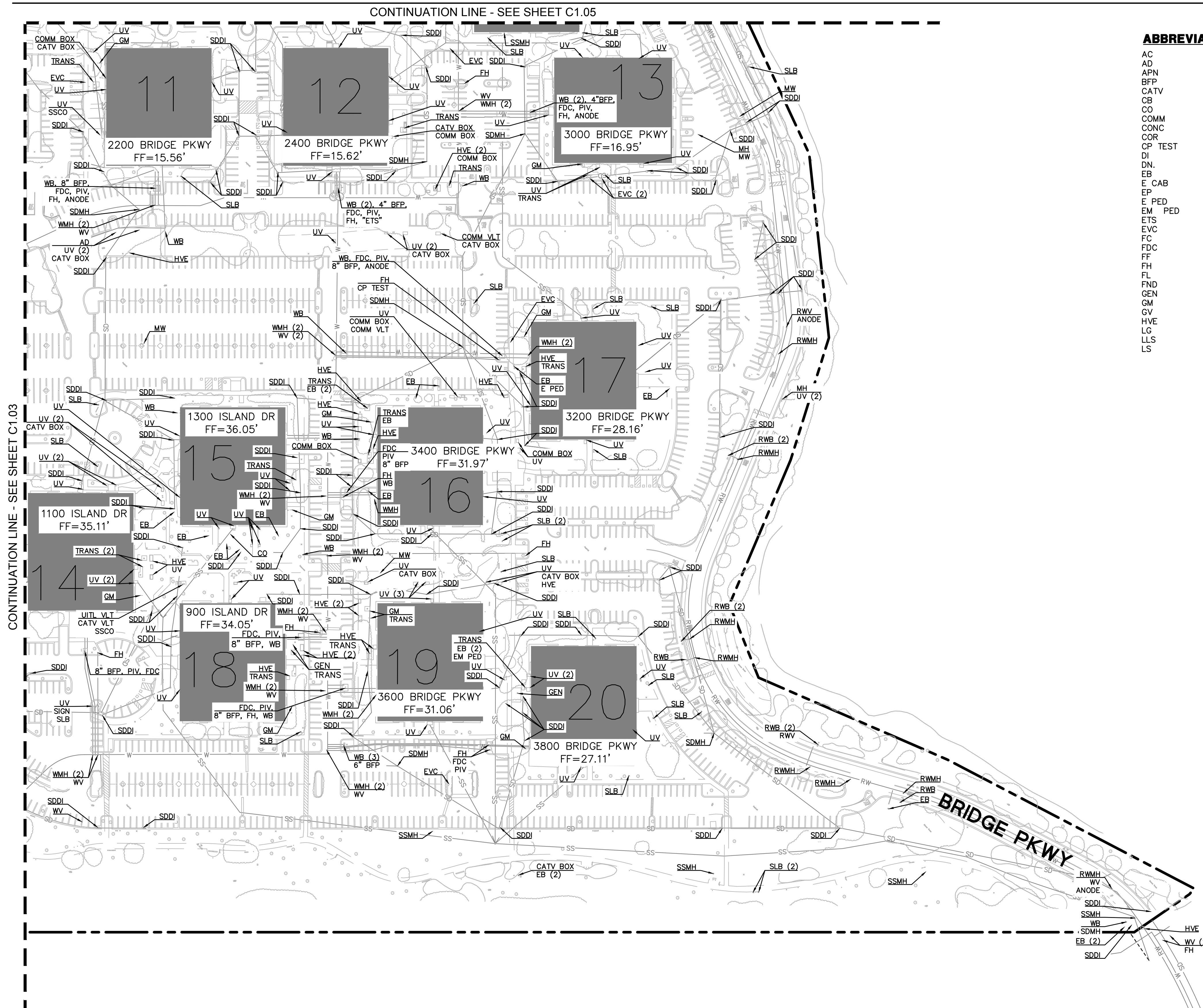
No.	Description	Date
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Project No: 20.04009.00
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**EXISTING/DEMOLITION
PLAN - PARCEL 1**

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Sheet Number

C1.03



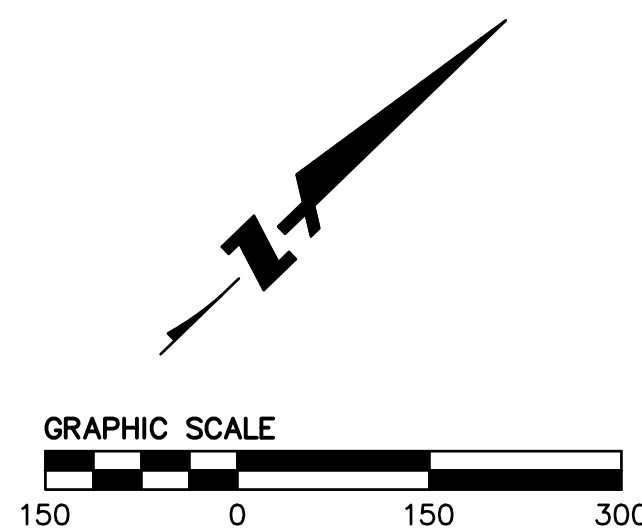
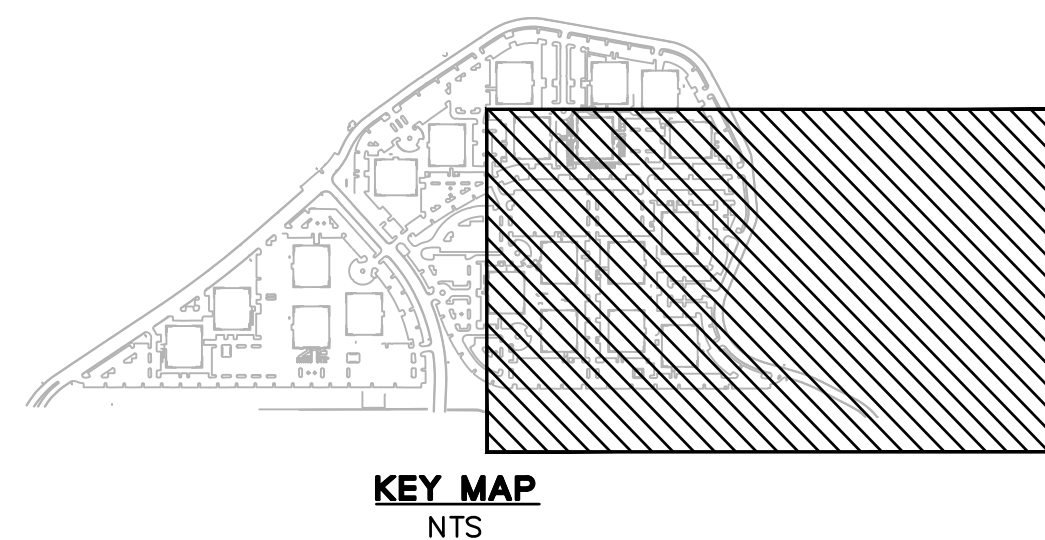
NOTES:

1. EXISTING BOUNDARY AND EASEMENT INFORMATION IS BASED ON A REVIEW OF AVAILABLE RECORD MAPS AND TITLE REPORTS FOR THE PROJECT AREA.
2. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON AN AERIAL SURVEY PERFORMED BY TETRA TECH GEOMATIC TECHNOLOGIES ON SEPTEMBER 27, 2016.
3. BASIS OF BEARING:
THE CALCULATED BEARING OF NORTH 48°54'10" EAST BETWEEN TWO FOUND MONUMENTS ALONG MONUMENT LINE OF MARINE PARKWAY, AS SHOWN ON THAT PARCEL MAP FILED FOR RECORD ON JULY 22, 1976 IN BOOK 100 OF PARCEL MAPS AT PAGE 33, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.
4. PROJECT BENCHMARK:

ELEVATION= FEET DATUM = NAVD88
5. EXISTING UTILITIES AND SITE CONDITIONS SHOWN ON THIS PLAN ARE BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEYS. SHOULD FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON THESE PLANS, CONTACT THE OWNER'S REPRESENTATIVE FOR DIRECTION AND CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

LEGEND:

SS	SANITARY SEWER
SD	STORM DRAIN
W	DOMESTIC WATER
RW	RECYCLE WATER



ABBREVIATIONS.

AC	ASPHALTIC CONCRETE	MH	MANHOLE
AD	AREA DRAIN	MON	MONUMENT
APN	ASSESSORS PARCEL NUMBER	MW	MONITORING WELL
BFP	BACKFLOW PREVENTOR	O.R.	OFFICIAL RECORDS
CATV	CABLE TELEVISION	PB	PULL BOX
CB	CATCH BASIN	PL	PROPERTY LINE
CO	CLEAN OUT	PLS	PROFESSIONAL LAND SURVEYOR
COMM	COMMUNICATIONS	PIV	PISTON INDICATOR VALVE
CONC	CONCRETE	RD	ROAD
COR	COVER	ROW	RIGHT OF WAY
CP TEST	CATHODIC PROTECTION TEST STATION	RWB	RECLAIMED WATER BOX
DI	DROP INLET	RWMH	RECLAIMED WATER MANHOLE
DN	DOCUMENT NUMBER	RWV	RECLAIMED WATER VALVE
EB	ELECTRIC BOX	SD	STORM DRAIN
E CAB	ELECTRIC CABINET	SDDI	STORM DRAIN DROP INLET
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
E PED	ELECTRIC PEDESTAL	SL	STREET LIGHT
EM PED	ELECTRIC METER PEDESTAL	SLB	STREET LIGHT BOX
ENS	ENERGY TRANSFER STATION	SS	SANITARY SEWER
EVC	ELECTRIC VEHICLE CHARGING STATION	SSCO	SANITARY SEWER CLEANOUT
FC	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	SW	SIDEWALK
FF	FINISHED FLOOR	SQ.FT.	SQUARE FOOT
FH	FIRE HYDRANT	TB	TELEPHONE BOX
FL	FLOW LINE	TC	TOP OF CURB
FND	FOUND	TRANS	TRANSFORMER
GEN	GENERATOR	UV	UTILITY VAULT (UNKNOWN)
GM	GAS METER	VALT	VAULT
GV	GAS VALVE	W	WATER
HVE	HIGH VOLTAGE ELECTRIC VAULT	WB	WATER BOX
LG	LIP OF GUTTER	WM	WATER METER
LLS	LICENSED LAND SURVEYOR	WMH	WATER MANHOLE
LS	LAND SURVEYOR	WV	WATER VALVE



Project
BAYSHORE TECH PARK
Project Address

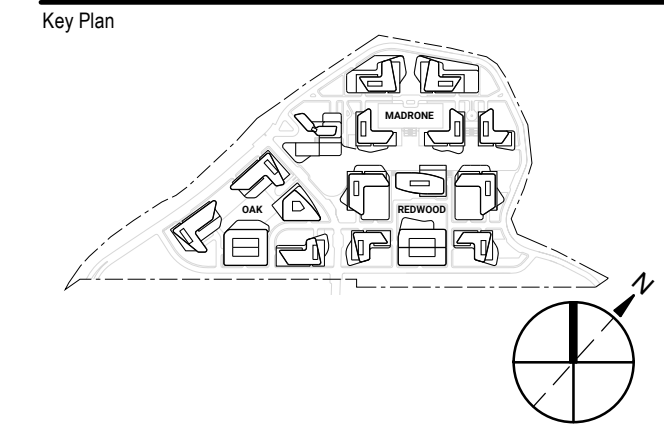
Prepared for
REDWOOD LIFE
Client Location



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Project No: 20.04009.00
Sheet Title:

EXISTING/DEMOLITION
PLAN - PARCEL 2

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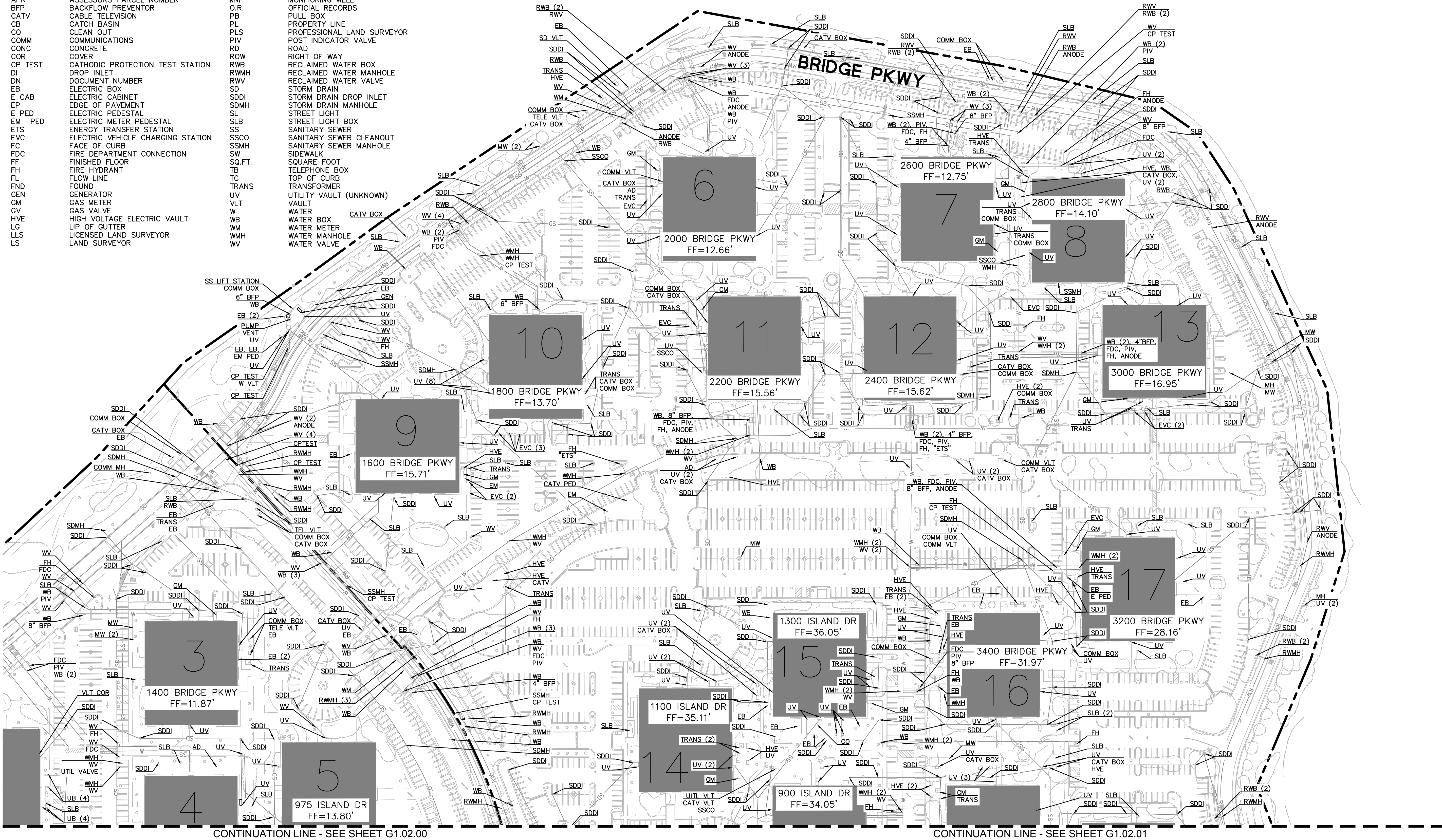
Sheet Number

C1.04

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PLOT DATE: 04-22-21 PLOTTED BY: tano
2021/04/26 2:17:54 PM

ABBREVIATIONS:

AC	ASPHALTIC CONCRETE	MH	MANHOLE
AD	AREA DRAIN	MON	MONUMENT
APN	ASSESSORS' PARCEL NUMBER	MW	MONITORING WELL
BFP	BACKFLOW PREVENTOR	O.R.	OFFICIAL RECORDS
CATV	CABLE TELEVISION	PB	PULL BOX
CB	CATCH BASIN	PL	PROPERTY LINE
CO	CLEAN OUT	PLS	PROFESSIONAL LAND SURVEYOR
COMM	COMMUNICATIONS	PIV	POST INDICATOR VALVE
CONC	CONCRETE	RD	ROAD
COR	COVER	ROW	RIGHT OF WAY
CP TEST	CATHODIC PROTECTION TEST STATION	RWB	RECLAIMED WATER BOX
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E PED	ELECTRIC PEDESTAL	SL	STREET LIGHT
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FC	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	SW	SIDEWALK
FF	FINISHED FLOOR	SQ.FT.	SQUARE FOOT
FH	FIRE HYDRANT	TB	TELEPHONE BOX
FL	FLOW LINE	TC	TOP OF CURB
FND	FOUND	TRANS	TRANSFORMER
GEN	GENERATOR	UV	UTILITY VAULT (UNKNOWN)
GM	GAS METER	VLT	VAULT
GV	GAS VALVE	W	WATER
HVE	HIGH VOLTAGE ELECTRIC VAULT	WB	WATER BOX
LG	LIP OF GUTTER	WM	WATER METER
LLS	LICENSED LAND SURVEYOR	WMH	WATER MANHOLE
LS	LAND SURVEYOR	WV	WATER VALVE



NOTES:

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LEGEND:

SS	SANITARY SEWER
SD	STORM DRAIN
W	DOMESTIC WATER
RW	RECYCLE WATER

KEY MAP
NTS



Project
BAYSHORE TECH PARK
Project Address

Prepared for
REDWOOD LIFE
Client Location

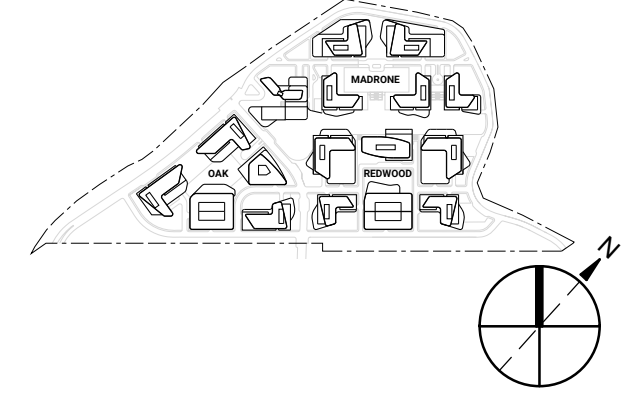


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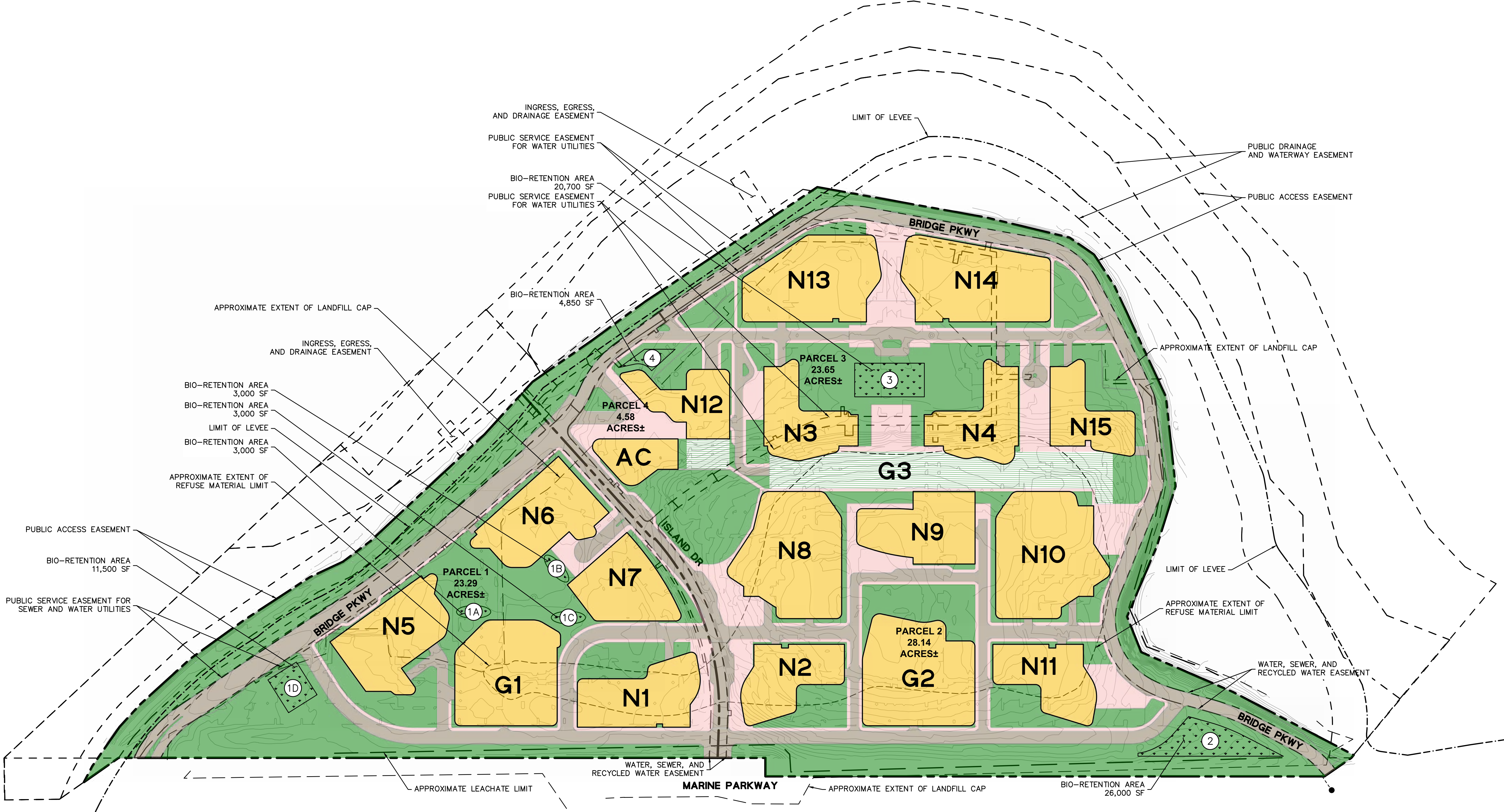
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Sheet Title:

EXISTING/DEMOLITION
PLAN - PARCEL 3

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C1.05

DRAWING NAME: \\bkf-r-c\vol4\2020\201079_Bayshore_Tech_Park\ENG\PREPLANNING\Sheets\C2.00 - STORM WATER MANAGEMENT PLAN.dwg
PLOT DATE: 04-22-21 PLOTTED BY: tano
2021/04/26 2:17:54 PM



NOTES:

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LEGEND:

- PROPERTY LINE
- EASEMENT BOUNDARY
- APPROXIMATE EXTENT OF LANDFILL CAP
- APPROXIMATE LEACHATE LIMIT
- APPROXIMATE EXTENT OF REFUSE MATERIAL LIMIT
- LEVEE LIMIT
- PROPOSED BUILDING
- PROPOSED PARKING GARAGE
- PARCEL TREATMENT AREA ID

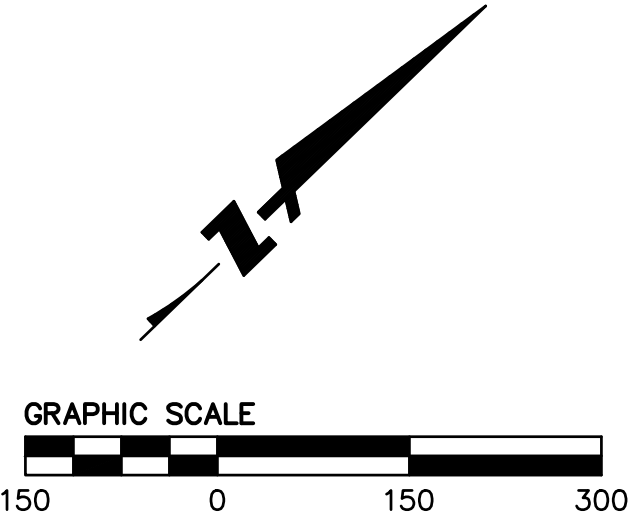
HATCH LEGEND:

- PROPOSED BUILDING
- PROPOSED STREET
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE
- PROPOSED LANDSCAPE ON PODIUM
- PROPOSED BIO-RETENTION AREA

TREATMENT SUMMARY TABLE					
PARCEL/DMA NO.	PARCEL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	1,014,456	631,767	382,689	20,500	20,500
2	1,345,273	792,949	552,324	26,000	26,000
3	1,086,320	631,766	454,554	20,700	20,700
4	225,550	151,627	73,923	4,850	4,850
TOTAL	3,671,599	2,208,109	1,463,490	72,050	72,050

PROJECTS WITHIN SAN MATEO COUNTY LIMITS ARE SUBJECT TO LOCAL MUNICIPAL AND MUNICIPAL REGIONAL STORMWATER PERMIT REQUIREMENTS AS PART OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT.

BIO-RETENTION TREATMENT AREAS IN THIS CONCEPTUAL DESIGN WERE SIZED USING THE COMBINATION FLOW AND VOLUME METHOD WORKSHEET PROVIDED BY THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM.



Project
BAYSHORE TECH PARK
Project Address

Prepared for
REDWOOD LIFE
Client Location

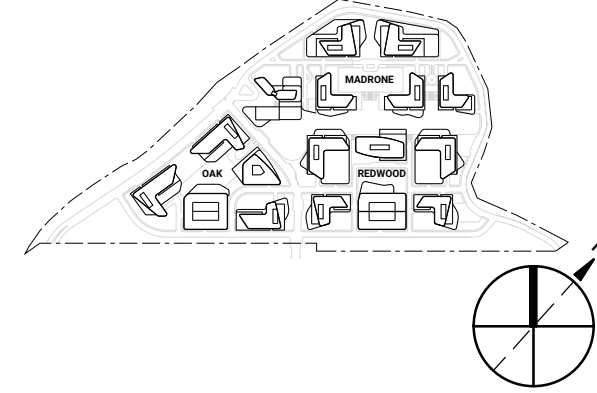


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Project No: 20.04009.00
Sheet Title:

**STORM WATER
MANAGEMENT PLAN**

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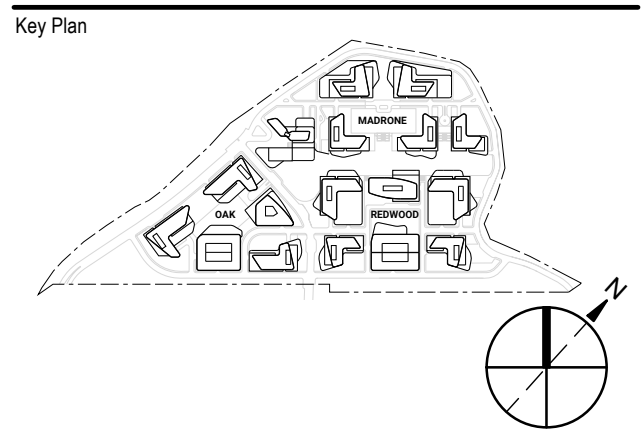
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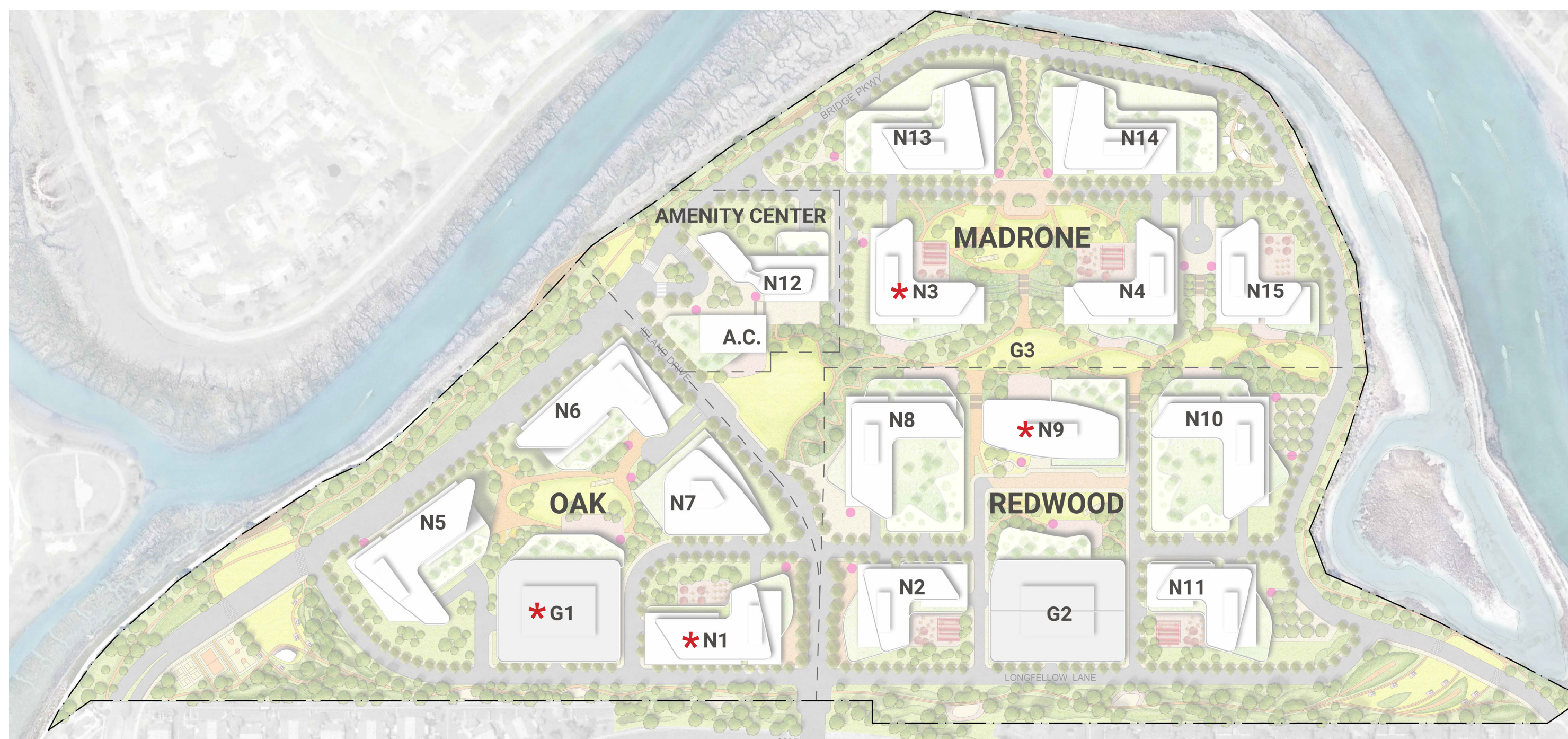
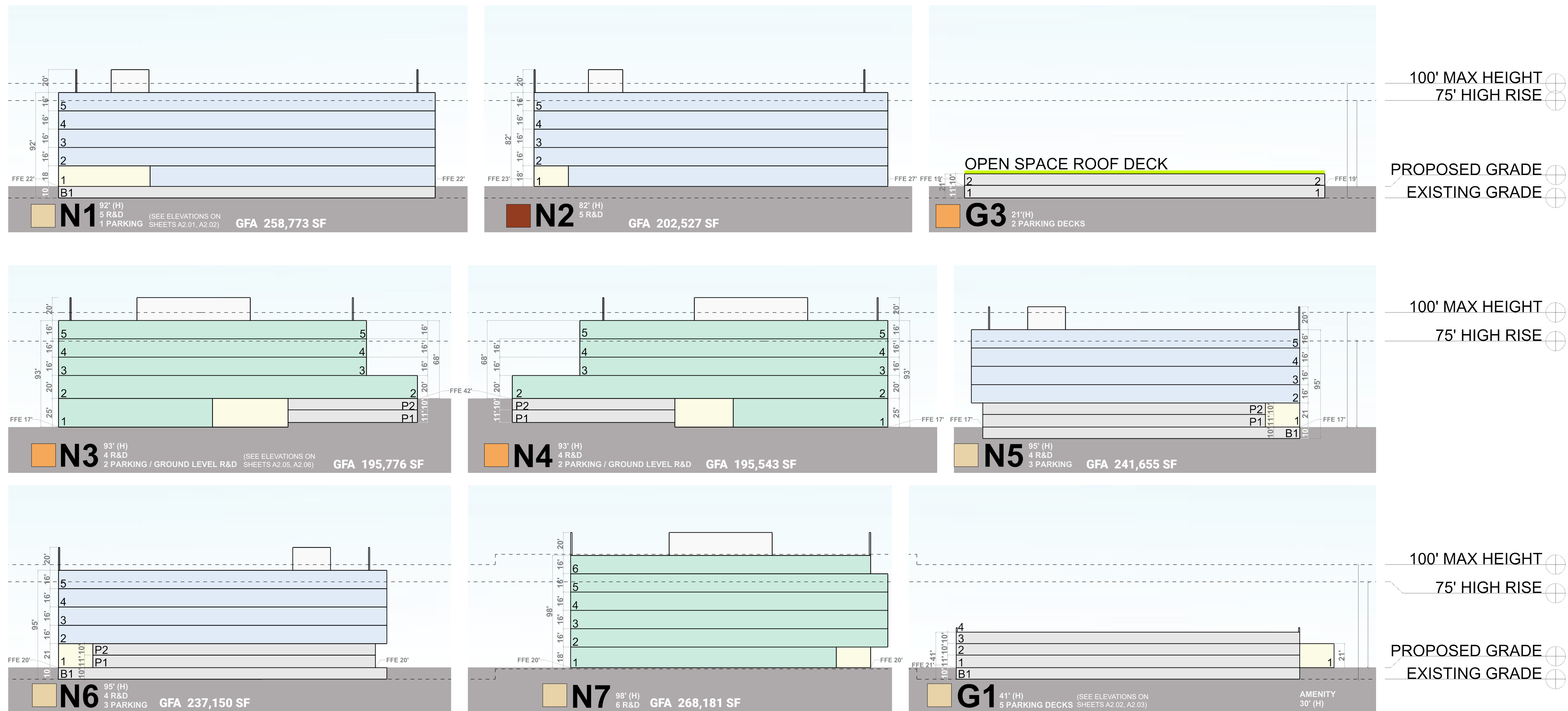
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Sheet Title:


SECTION MASSING DIAGRAMS

Original is 36 x 24. Do not scale contents of this drawing.

Sheet Number









DISTRICT LEGEND

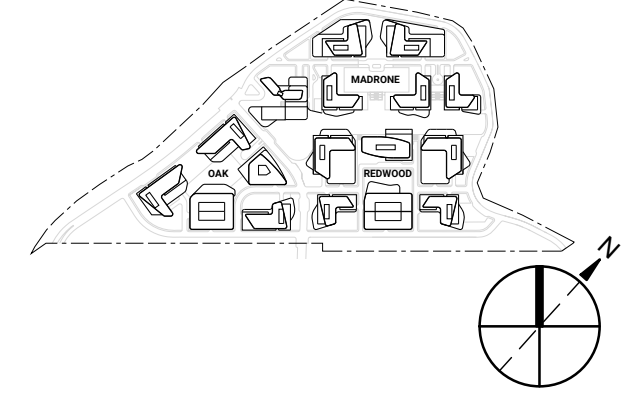
-  OAK
 MADRONE / AMENITY CENTER
 REDWOOD

* ELEVATIONS FOR ONE BUILDING FROM EACH DISTRICT AND ONE PARKING STRUCTURE ARE PROVIDED ON SHEETS A2.02-A2.09

SECTION DIAGRAM LEGEND

-  LAB / OFFICE (HIGH RISE)
-  LAB / OFFICE (LOW RISE)
-  LOBBY / AMENITY
-  HOTEL LOBBY
-  HOTEL
-  PARKING





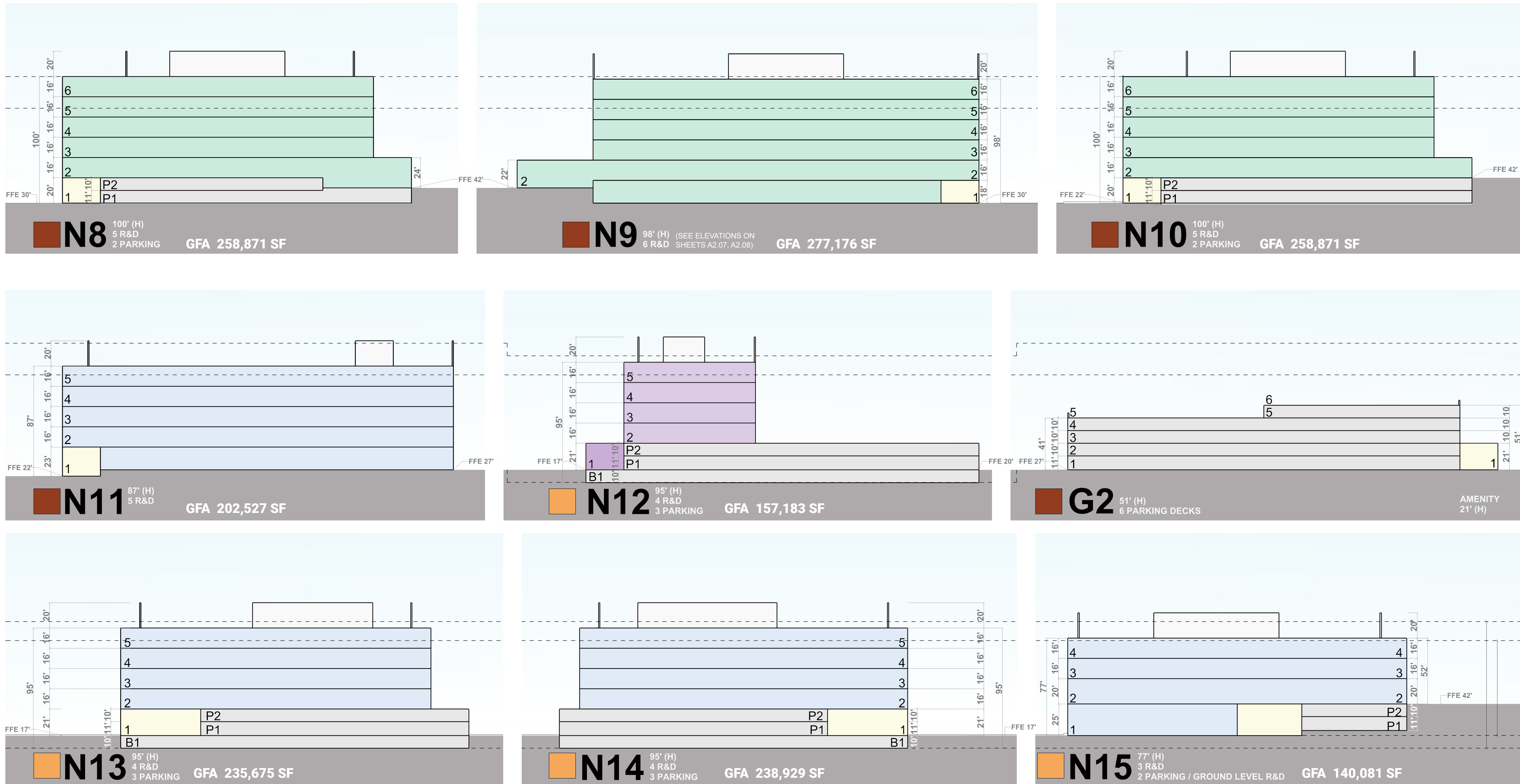
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No.	Description	Date
A	PRE-APP SUBMITTAL	2021-04-22

Project No: 20.04009.00
Sheet Title:

SECTION MASSING
DIAGRAMS

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Sheet Number



DISTRICT LEGEND

- OAK
- MADRONE / AMENITY CENTER
- REDWOOD

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SECTION DIAGRAM LEGEND

- LAB / OFFICE (HIGH RISE)
- LAB / OFFICE (LOW RISE)
- LOBBY / AMENITY
- HOTEL LOBBY
- HOTEL
- PARKING



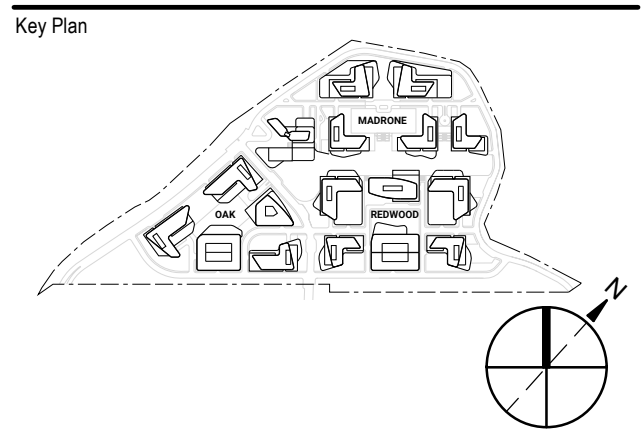




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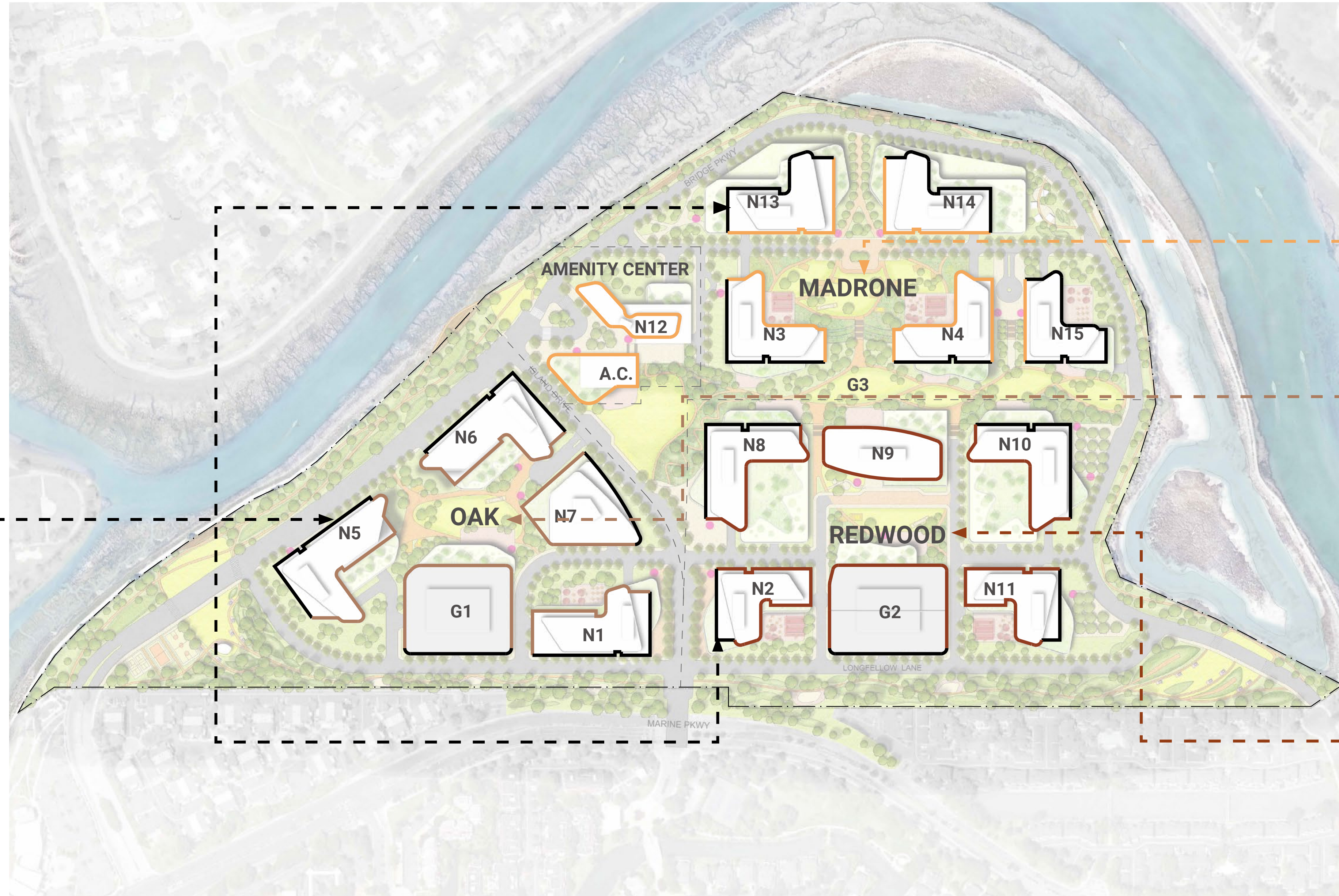
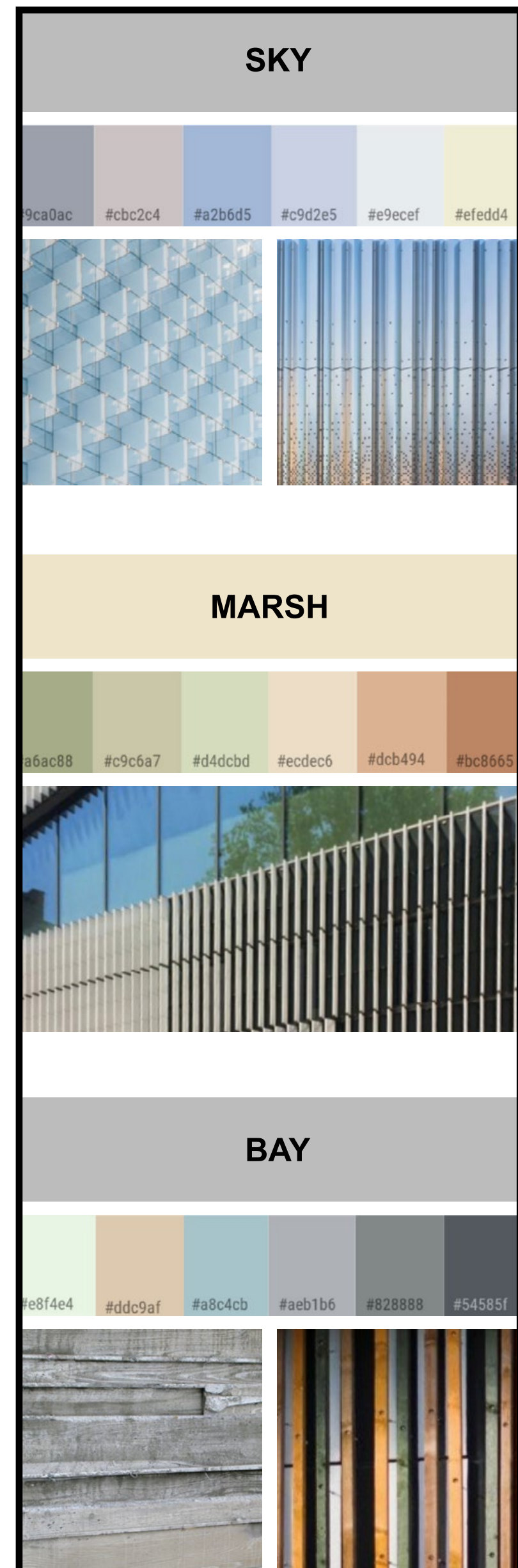
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OVERALL MATERIAL PALETTE

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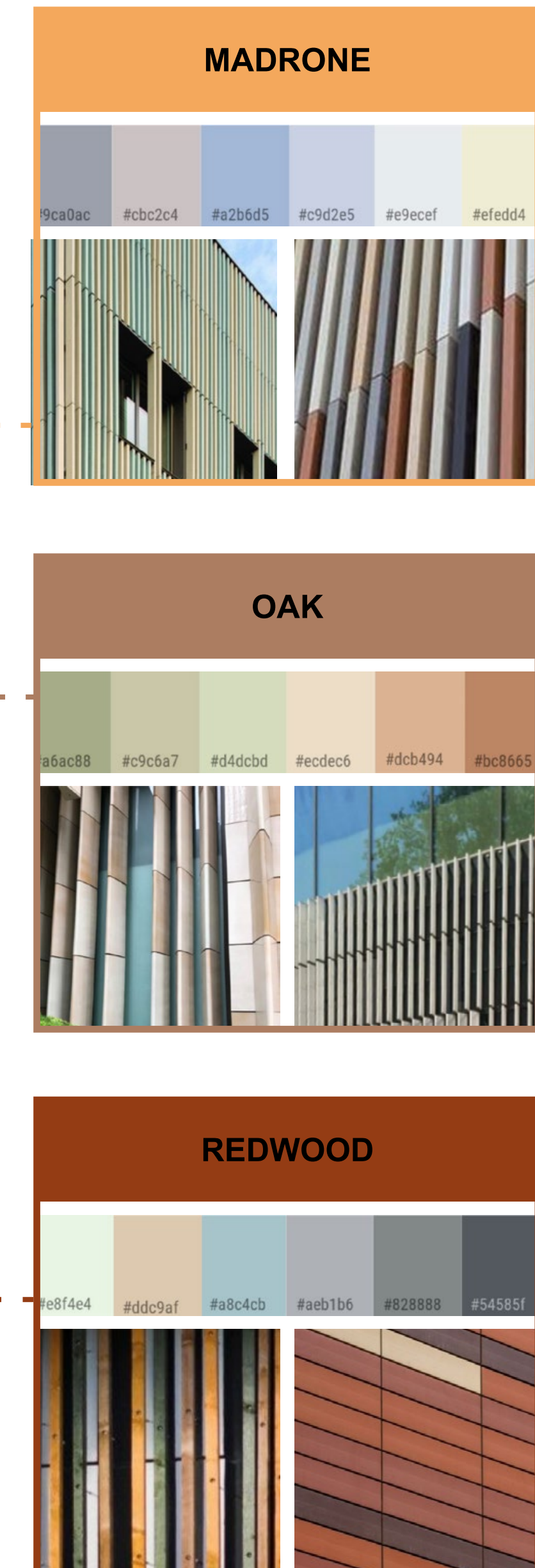
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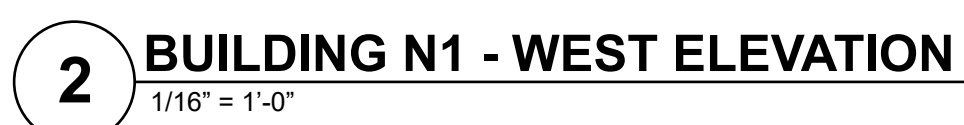
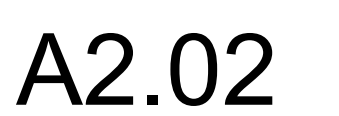
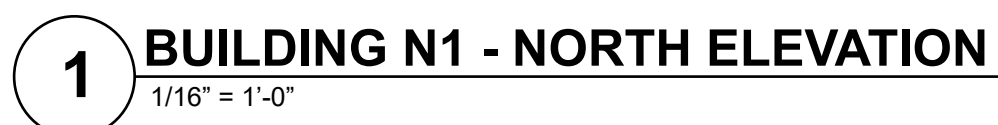
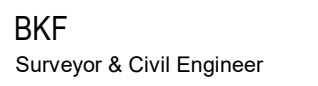
CAMPUS-FACING EXTERIORS TECHNOLOGY



COURTYARD-FACING INTERIORS

NATURE







T. O. PARAPET 35' - 0"
LEVEL 04 / ROOF 31' - 0"
LEVEL 03 21' - 0"
LEVEL 02 11' - 0"
LEVEL 01 0' - 0"

1 BUILDING G1 - NORTH ELEVATION
1/16" = 1'-0"



T. O. PARAPET 35' - 0"
LEVEL 04 / ROOF 31' - 0"
LEVEL 03 21' - 0"
LEVEL 02 11' - 0"
LEVEL 01 0' - 0"



TERRA COTTA COLOR MATERIAL



COLOR METAL



VISION/SPANDREL/SHADOWBOX GLAZING

2 BUILDING G1 - WEST ELEVATION
1/16" = 1'-0"



Project
BAYSHORE TECH PARK
Project Address

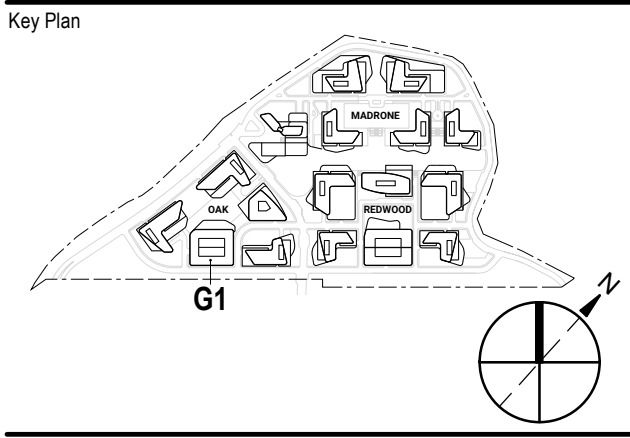
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EXTERIOR ELEVATIONS
- BUILDING G1 - NORTH
& WEST

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Sheet Number

A2.04



T. O. PARAPET 35' - 0"
LEVEL 04 / ROOF 31' - 0"

LEVEL 03 21' - 0"

LEVEL 02 11' - 0"

LEVEL 01 0' - 0"

1 **BUILDING G1 - SOUTH ELEVATION**
1/16" = 1'-0"



T. O. PARAPET 35' - 0"
LEVEL 04 / ROOF 31' - 0"

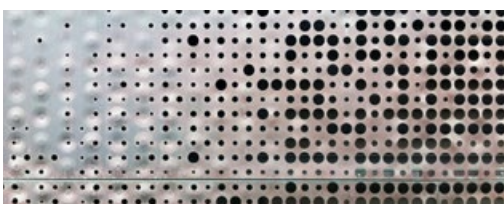
LEVEL 03 21' - 0"

LEVEL 02 11' - 0"

LEVEL 01 0' - 0"



TERRA COTTA COLOR MATERIAL



COLOR METAL



VISION/SPANDREL/SHADOWBOX GLAZING

2 **BUILDING G1 - EAST ELEVATION**
1/16" = 1'-0"



OAK DISTRICT COLOR PALETTE



Project
BAYSHORE TECH PARK
Project Address

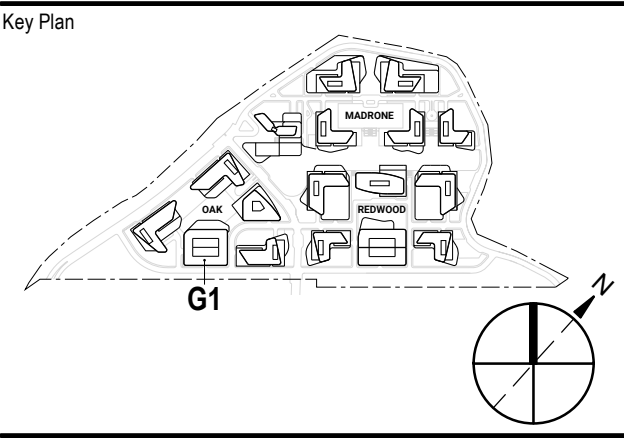
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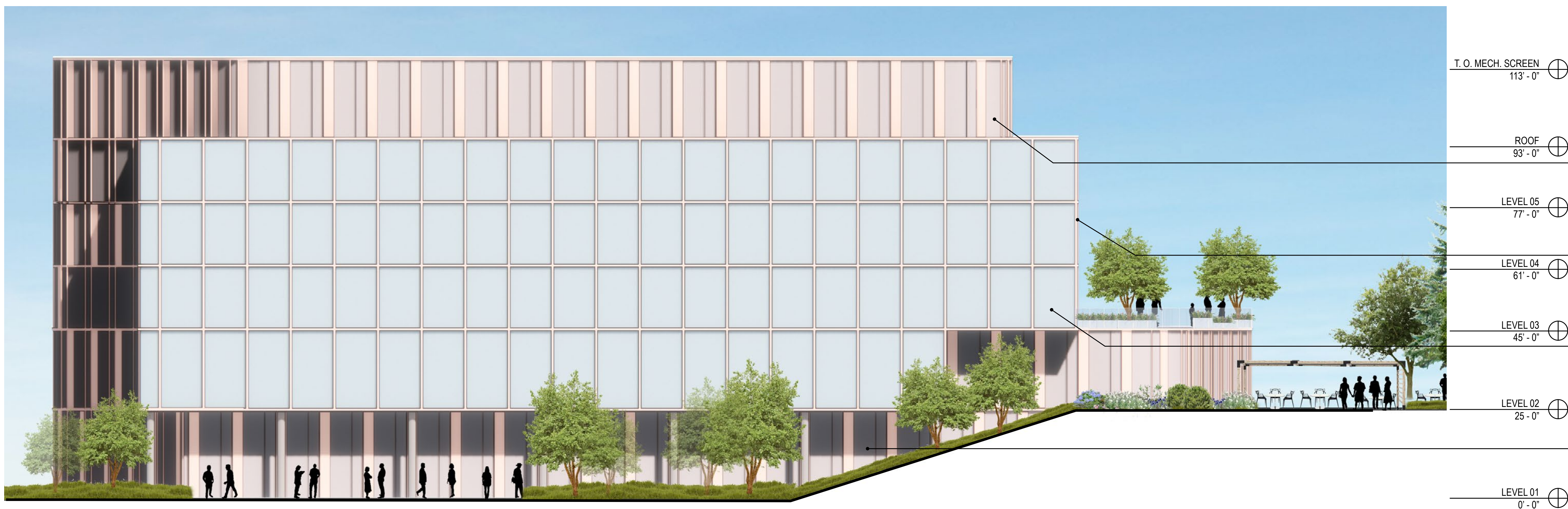
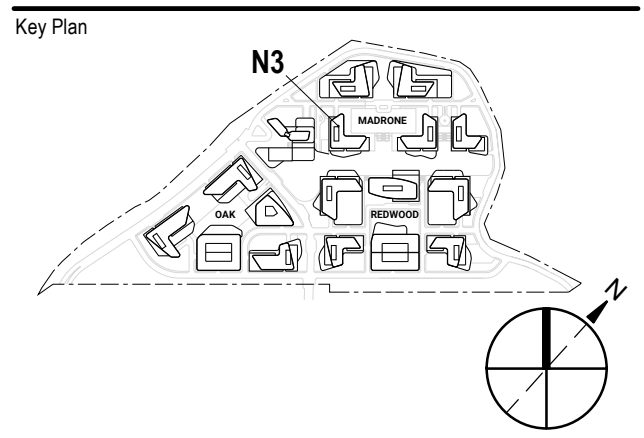
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Sheet Title:

**EXTERIOR ELEVATIONS
- BUILDING G1 - SOUTH
& EAST**

Original is 36 x 24. Do not scale contents of this drawing.
Sheet Number



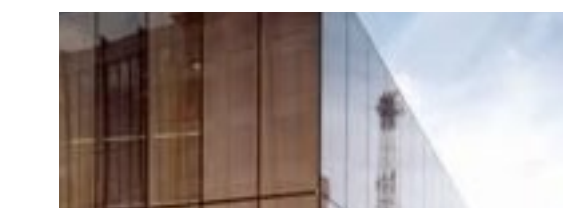
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1/16" = 1'-0"




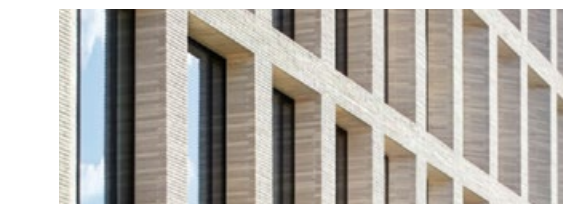
2 BUILDING N3 - WEST ELEVATION



MADRONE DISTRICT COLOR PALETTE



— FRITTED GLAZING



TERRA COTTA COLOR MATERIAL



— VISION/SPANDREL/SHADOWBOX
GLAZING



— COLOR METAL

**NOT FOR
CONSTRUCTION**

No.	Description	Date
A	PRE-APP SUBMITTAL	2021-04-22

Project No: 20.04009.00

Sheet Title:

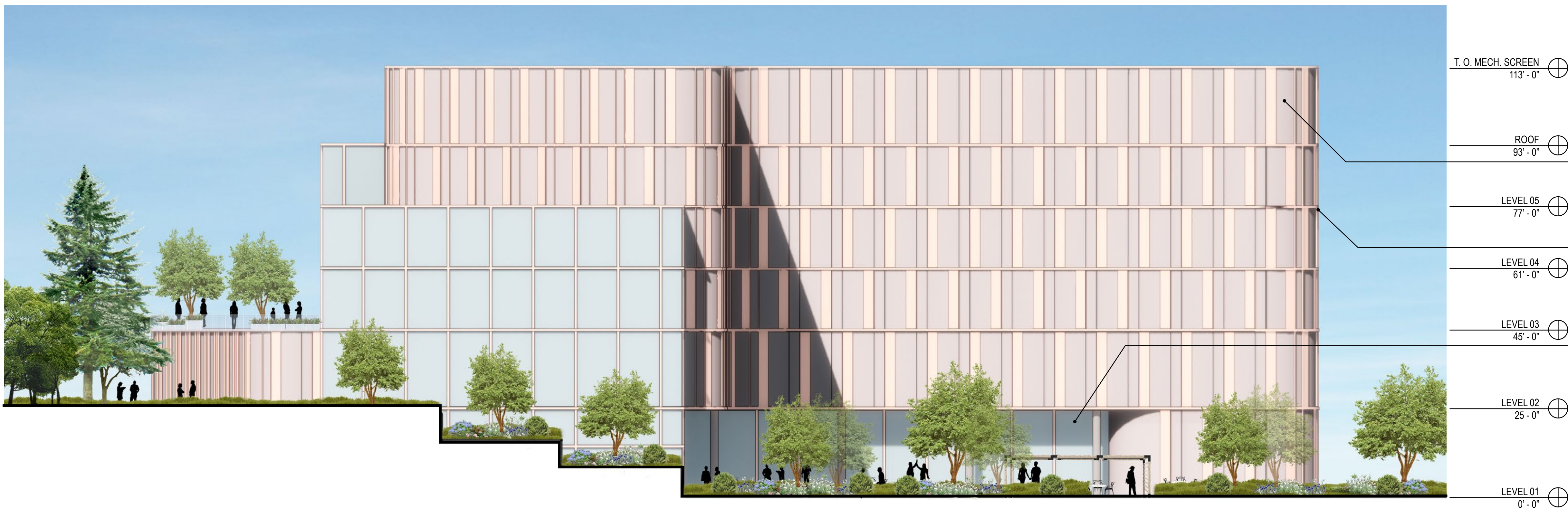
EXTERIOR ELEVATIONS - BUILDING N3 - NORTH & WEST

Original is 36 x 24. Do not scale contents of this drawing.

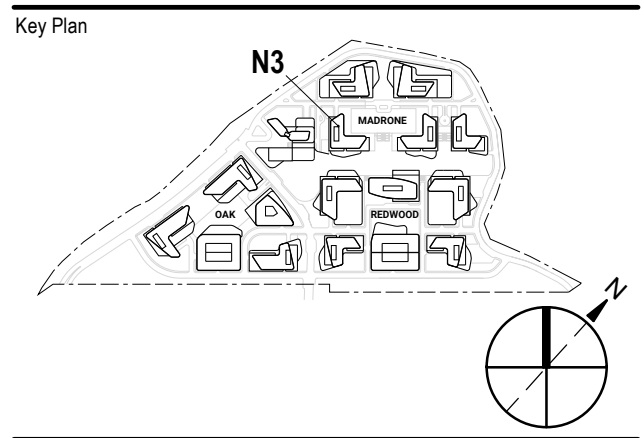
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1 BUILDING N3 - SOUTH ELEVATION
1/16" = 1'-0"



2 BUILDING N3 - EAST ELEVATION



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No.	Description	Date
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Project No: 20.04009.00

Sheet Title:

EXTERIOR ELEVATIONS
- BUILDING N3 - SOUTH
& EAST

Original is 36 x 24. Do not scale contents of this drawing.

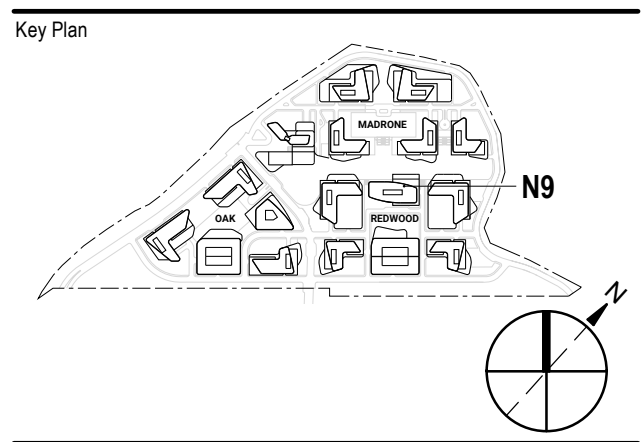
Sheet Number



1 BUILDING N9 - NORTH ELEVATION
1/16" = 1'-0"



2 BUILDING N9 - WEST ELEVATION



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No.	Description	Date
A	PRE-APP SUBMITTAL	2021-04-22

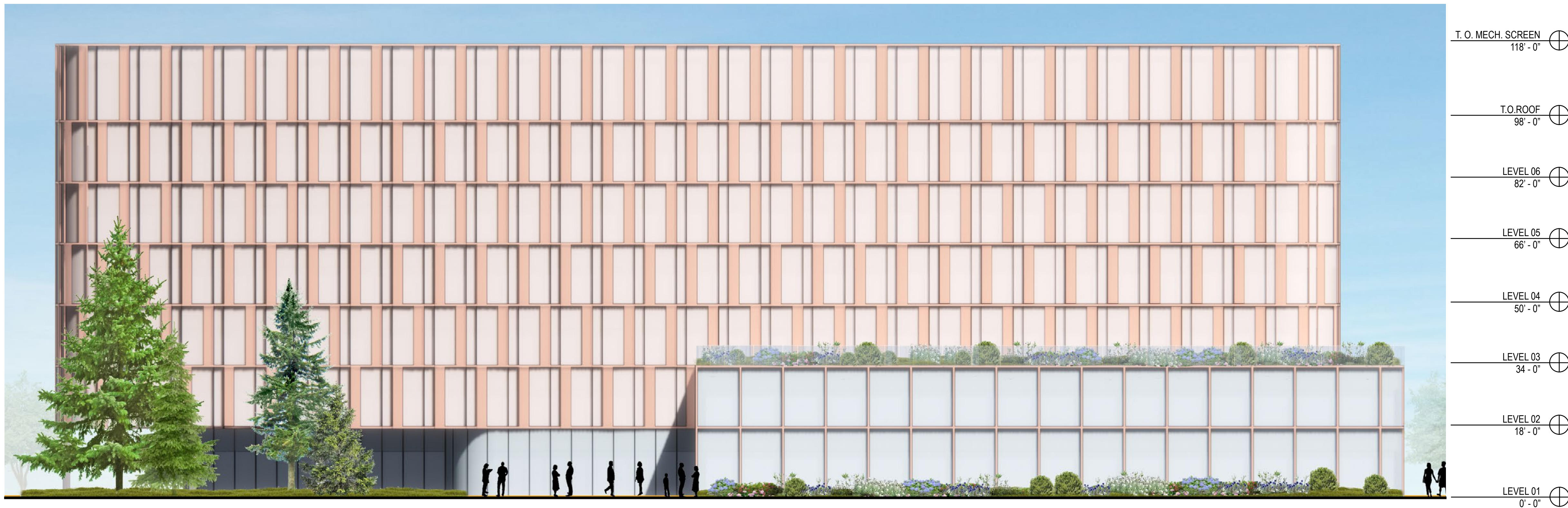
Project No: 20.04009.00

Sheet Title:

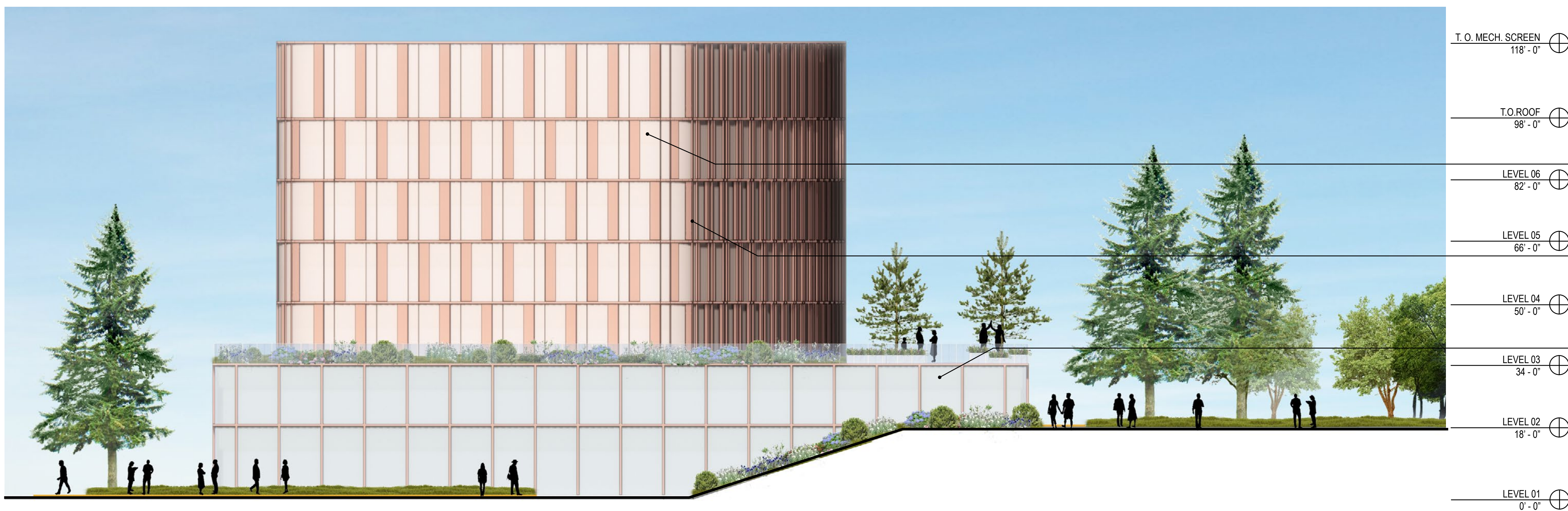
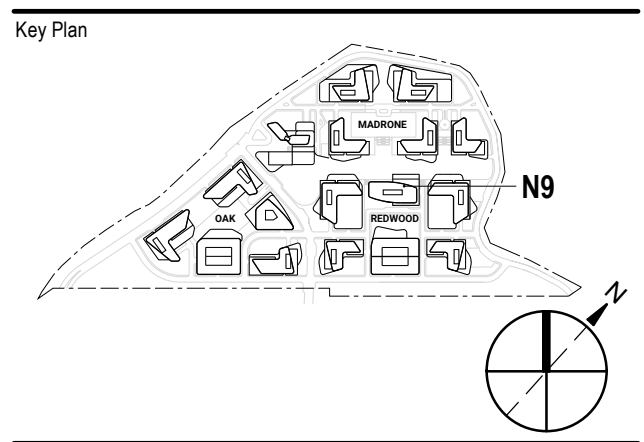
EXTERIOR ELEVATIONS - BUILDING N9 - NORTH & WEST

Original is 36 x 24. Do not scale contents of this drawing.

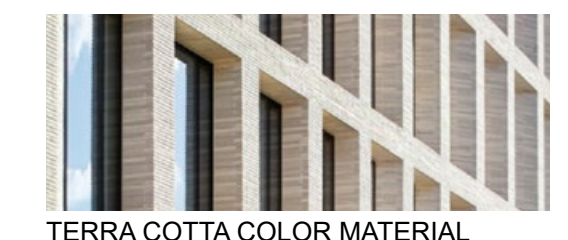
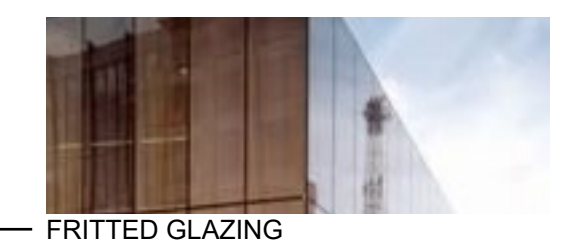
Sheet Number



1 BUILDING N9 - SOUTH ELEVATION
1/16" = 1'-0"



2 BUILDING N9 - EAST ELEVATION



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No.	Description	Date
A	PRE-APP SUBMITTAL	2021-04-22

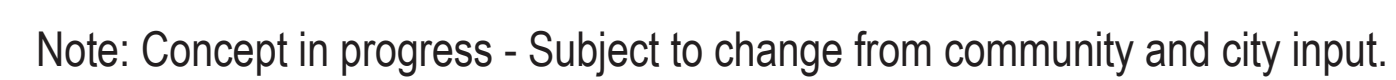
Project No: 20.04009.00

Sheet Title:

EXTERIOR ELEVATIONS
- BUILDING N9 - SOUTH
& EAST

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Sheet Number





Note: Concept in progress - Subject to change from community and city input.



Project
BAYSHORE TECH PARK
Project Address

Prepared for
REDWOOD LIFE
Client Location

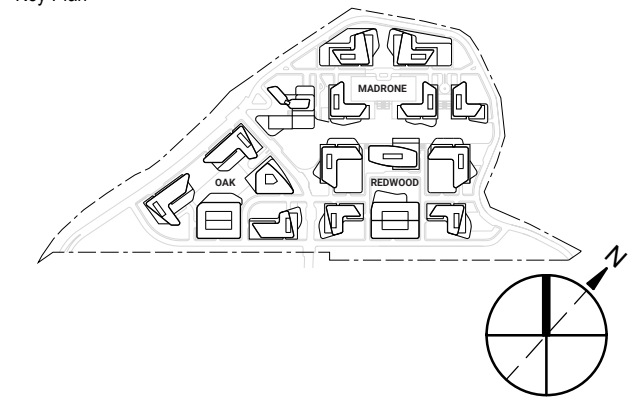


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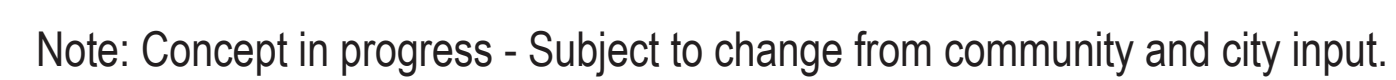
No.	Description	Date
A	PRE-APP SUBMITTAL	2021-04-22

Project No: 20.04009.00
Sheet Title:

**VIEW 2 -
WATERFRONT SE**

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Sheet Number

A9.02





Note: Concept in progress - Subject to change from community and city input.



Project
BAYSHORE TECH PARK
Project Address

Prepared for
REDWOOD LIFE
Client Location

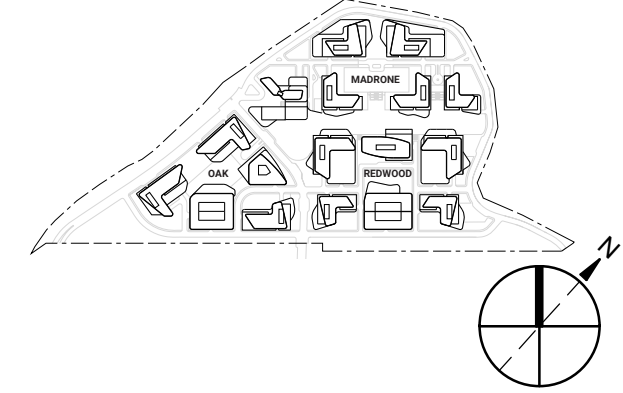


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Sheet Title:

**VIEW 4 -
THE COMMONS**

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A9.04