

BROADWAY PLAZA, Redwood City, CA

Resubmittal-October 30, 2017

Revised-March 8, 2018

Revised-June 21, 2018

Revised-August 17, 2018

Revised-March 15, 2019

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The **SOBRATO** Organization















PROJECT INFORMATION

BROADWAY SITE Site Address:

1401 Broadway, Redwood City, CA Current Use: Commercial Retail Zoning: Mixed-Use Corridor Zoning District

Site Area: 11.2 acres

(excl. Denny's and Jack-in-the-Box)

Proposed Mix of Uses: 400 apartment units 120 affordable units

420,000 sf office space 10,000 sf retail 11,000 sf childcare

Proposed Intensity: 47 du/ac and 0.86 FAR **Building Height:**

up to 85-ft

subterranean garage Open Space: mid-block public access park and corner plaza

Parking:

BAY ROAD SITE Site Address: 2201 Bay Road, Redwood City, CA

Current Use: Commercial Zoning: Light Industrial Incubator District Site Area: 4.1 acres

Proposed: 15,000 sf retail (CVS) Building Height: up to 30-ft Parking: Parking Lot

PROJECT DESCRIPTION

The project is a mixed-use development consisting of residential, office, and commercial/retail uses on two sites, Broadway Site and Bay Road Site. Development of the Broadway Site would consist of demolishing the existing commercial/retail buildings and constructing 120 affordable residential units, 400 market-rate residential units, 420,000 SF of office space, 11,000 SF of commercial/retail, and 10,000 SF of childcare facilities.

The affordable residential units would be in a standalone building and the market-rate residential consists of two buildings with the commercial/ retail and childcare located on the ground level. The affordable residential would be 5-stories and the market-rate residential would be 6-stories tall. Both have a courtyard amenity for residents on top of the parking podium, 17 ft above sidewalk level. The office consists of three buildings and are separated from the residential by a 1.6-acre public open space. The office height would vary between 4-5 stories. Under Article 53.7.B.3 of the Redwood City Zoning Code, the maximum height in the MUC-GB zoning is 6 stories/85 feet if the project provides a public benefit, such as ground floor retail or public open space.

Residential parking would be in a two-level parking structure, with one level above grade screened by buildings and residential stoop units, and a second level subterranean garage. The garage would be connected on the second subterranean level to the adjacent underground office parking garage to allow shared parking between these complementary uses.

On a 1.9-acre portion of the Bay Road Site, a new surface parked 15,000 SF standalone CVS Pharmacy would be constructed on the northeast corner of Bay Road and Woodside Road, A retail use is allowed under the current Light Industrial Incubator Overlay (LI-IO) zoning with a conditional use permit and would not require a General Plan Amendment (GPA) or a Zoning Amendment.

The project will also include site remediation activities to address soil and groundwater contamination on the Broadway site. A cleanup program is in place and is overseen by the Regional Water Quality Control Board, District 2.

PROJECT TEAM

CLIENT

The Sobrato Organization Peter Tsai, Vice President Real Estate Development 10600 N. De Anza Blvd., Suite 200 Cupertino, CA 95014 (408) 446-0700 ptsai@sobrato.com

CIVIL ENGINEER

Kier & Wright Mark A. Knudsen, P.E. QSD, Principal Paul Lettieri, ASLA, Principal 3350 Scott Blvd., #22 Santa Clara, CA 95054 (408) 727-6665 www.kierwright.com

MidPen Housing Corporation Matt Lewis, Project Manager 303 Vintage Park Dr., Suite 250 Foster City, CA 94404 (650) 356-2900 www.midpen-housing.org

LANDSCAPE ARCHITECT

The Guzzardo Partnership, Inc. 181 Greenwich Street San Francisco CA 94111 (415) 433-4672 www.tgp-inc.com

CLIENT (AFFORDABLE RESIDENTIAL) ARCHITECT (RESIDENTIAL)

Studio T-SQ., Inc Chek F. Tang AIA, NCARB, Principal 304 12th Street, Suite 2A Oakland, CA 94607 (510) 451-2850 www.studiot-sq.com

ARCHITECT (OFFICE)

Form 4 Architecture John Marx AIA, Design Principal 126 Post Street 3rd floor San Francisco, CA 94108 (415) 215-6601 www.form4inc.com

PARKING CONSULTANT

Watry Design, Inc. David N. LoCoco 2099 Gateway Pl, #550 San Jose, CA 95110 (408) 392-7900 www.watrydesign.com

OVERALL SITE CALCULATION:

BROADWAY SITE	11.2 ac	487,872 sf	AFFORDABLE RESIDENTIAL (BUILDING 3)			
(West of Woodside Rd)	111100	407,07231	UNITS (AFFORDABLE)	Quantity	sf	Unit Mix
Market Rate Residential	3.7 ac	161.172 sf	Studio Units	17	384	14%
			1-bedroom units	67	562	56%
Affordable Residential	1.1 ac	47,916 sf	2-bedroom units	24	765	20%
Office	4.8 ac	209,088 sf	3-bedroom units	12	1,071	10%
Public Open Space	1.6 ac	69,696 sf	Parking Total Required Property Management / Amenity	120	628	100%
BAY ROAD SITE (East of Woodside Rd)	4.1 ac	179,03 sf	Affordable Pkg Required Total			
the state of the s	10.	02764-5	PARKING PROVIDED for Affordable Residentia		EV Stalls	ADA Pkg
CVS	1.9 ac	82,764 sf	Parking on-grade (L1)		2	3
Undeveloped Land	2.2 ac	97,139 sf	Parking in subterranean garage (B1)*		3	2

BROADWAY SITE GROSS AREA

AFFORDABLE RESIDENTIAL (BUILDING 3)

(NOTE: Not a part of proposed project)

		GROSS AREA
	Level 1/Street Level	15,220
m	Level 2	23,860
ž	Level 3	23,860
BUILDING	Level 4	23,860
B	Level 5	21,741
	TOTAL	108,541

MARKET-RATE RESIDENTIAL (BUILDING 1 & 2)

		GROSS AREA
pc	Level 1/Street Level	42,001
H = 5	Level 2	46,223
de ta	Level 3	46,157
BUILDING 1 Incl. retail and childcare	Level 4	46,157
를 ^드	Level 5	46,157
00	Level 6	41,770
	TOTAL	268,465
	Level 1/Street Level	18,009
~	Level 2	38,478
BUILDING 2	Level 3	37,956
ā	Level 4	37,956
붐	Level 5	37,956
8	Level 6	34,827
	TOTAL	205,182
	BUILDING 1 & 2	473,647

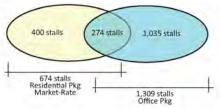
OFFICE GROSS AREA and F.A.R. (BULIDING A, B & C)

		GROSS AREA
	TOTAL Building A	110,000
14	TOTAL Building B	110,000
OFFICE	TOTAL Building C	200,000
Ö	Total Office	420,000
	F.A.R.	0.86

LOT COVERAGE

		GROSS AREA
	Affordable Residential	37,720
1 4	Market Rate Residential	139,155
NG.	BLDG A - Office	27,500
9 8	BLDG B - Office	27,500
BUILDING	BLDG C - Office	40,000
T T	TOTAL	271,875
	LOT COVERAGE	56%

COMBINED PARKING STRATEGY



BAY ROAD LOT COVERAGE

		GROSS AREA
S AIL	Total sf - retail	15,000
CC RET.	F.A.R. / Lot Coverage	0.18

BROADWAY SITE

		EV Stalls	ADAPRE	randem	Standard	PAG Stalls Provided
PARKING PROVIDED for Affordable Residential		EV Stalls	ADA Pkg	Tandem	Standard	Pkg Stalls Provided
Affordable Pkg Required Total				82,094		136
Property Management / Amenity	4	1 (52.7)	L (277)	6,700	0	4
Parking Total Required	120	628	100%	75,394	2 44	132
3-bedroom units	12	1,071	10%	12,852	2.0	24
2-bedroom units	24	765	20%	18,360	1.0	24
1-bedroom units	67	562	56%	37,654	1.0	67

PARKING PROVIDED for Affordable Residential	EV Stalls	ADA Pkg	Tandem	Standard	Pkg Stalls Provided
Parking on-grade (L1)	2	3	5	41	52
Parking in subterranean garage (B1)*	3	2	30	49	84
Parking Total Provided	5	5.	36	90	136
Bicycle Parking (class I) (1 bike / 3 units)					40
Motorcycle Parking (5% of provided vehicle parking)					8

MARKET RATE RESIDENTIAL (BUILDINGS 1 & 2)					36	du/ac gross	
UNITS (MARKET RATE)	Quantity	sf	Unit Mix	Rentable sf	Pkg Ratio	Pkg Stalls Required	
Studio Units	20	625	5%	12,500	1.5	30	
1-bedroom units	255	726	64%	185,130	1.5	383	
2-bedroom units	125	1,152	31%	144,000	2.0	250	
Parking Total Required	400	854	100%	341,630		663	
Property Management / Amenity				12,900			
Market Rate Pkg Required Total				354,530		663	

PARKING PROVIDED for Market Rate Residential	EV Stalls	ADA Pkg	Tandem	Standard	Pkg Stalls Provided
Parking on-grade (L1)	9	4	46	66	125
Parking In subterranean garage (B1)*	11	17	42	205	275
Dedicated Market Rate Residential Parking	20	21	88	271	400
Shared Subterranean Parking	.0	0	0	274	274
Parking Total Provided	20	21	88	271	674
Bicycle Parking (class I) (5% of provided vehicle parking)					134
Motorcycle Parking (5% of provided vehicle parking)				-	38

PETALL AND CHILDCAPE

COMMERCIAL OFFICE (BUILDINGS A. B. C)

Parking Total Required/Proposed

USE	# floors	sf per floor	Total sf	Pkg Ratio	Pkg Stalls Required
Retail	1	11,000	11,000	5.0 / 1,000	55
Childcare	1	10,000	10,000	3.3 / 1,000	33
Parking Total Required				-	- 88

PARKING PROVIDED for Retail and Childcare	EV Stalls	ADA Pkg	Tandem	Standard	Pkg Stalls Provided
Parking on-grade (L1)	6	5	0	77	88
Parking Total Provided	6	5	0	77	88
Bicycle Parking (class I) (5% of provided vehicle parking) Motorcycle Parking (5% of provided vehicle parking)					4

OFFICE	# floors	sf per floor	Total sf	Pkg Ratio	Pkg Stalls Required
Building A	4	27,500	110,000	-	
Building B	4	27,500	110,000		
Building C	5	40,000	200,000		

PARKING PROVIDED for Office	EV Stalls	ADA Pkg	Standard	Pkg Stalls Provided
Parking in subterranean garage (B1)	34	20	451	505
Parking in subterranean garage (B2)	34	0	485	519
Subterranean Office Parking Total Provided	68	20	936	1,024
Shared Subterranean Parking	0	0	274	274
Surface Parking at Office Auto Court	0	1	10	11
Parking Total Provided	68	21	1,220	1,309
Bicycle Parking (class I) (5% of provided vehicle parking)				
Motorcycle Parking (5% of provided vehicle parking)				

PARKING ALLOCATION	Pkg Stalls Provided
Dedicated Affordable Residential Parking (Structure)	136
Dedicated Market Rate Residential Parking (Structure)	400
Dedicated Retail/Childcare Parking (Structure)	88
Dedicated Office Parking (Structure)	1,024
Shared Parking (Structure)	274
Surface Parking at Office Auto Court	i
Surface Easement Parking Behind Denny's	20
Total Parking Provided	1,953

TOTAL PARKING PROVIDED	EV Stalls	ADA Pkg	Tandem	Standard	Pkg Stalls Provided
Parking on-grade (L1)	17	12	52	184	265
Parking in subterranean garage (B1)	48	39	72	979	1,138
Parking in subterranean garage (B2)	34	0	0	485	519
Total Structure Parking	99	- 51	124	1,648	1,922
Surface Office Parking	0	1	0	10	11
Surface Easement Parking Behind Denny's	0	0	0	20	20
Total Project Parking Provided	99	52	124	1,678	1,953
Parallel Parking Stall on Bay Road (not part of Project)					15

BAY ROAD SITE (CVS)

CVS	Pkg Ratio	EV	ADA	Standard	Total
Total sf (CVS)	1 1 1 1 1 1				15,000
Parking Provided	5.7 / 1,000	6	4	75	85
Bicycle Parking (class II) (5% of provided vehicle parking)					4
Motorcycle Parking (5% of provided vehicle parking)					4
*HC stally per Ch 118 Table 118 208 2					



11 du/ac gross Rentable sf Pkg Ratio Pkg Stalls Required

0.86 F.A.R.

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Plaza

Broadway

PROJECT SUMMARY

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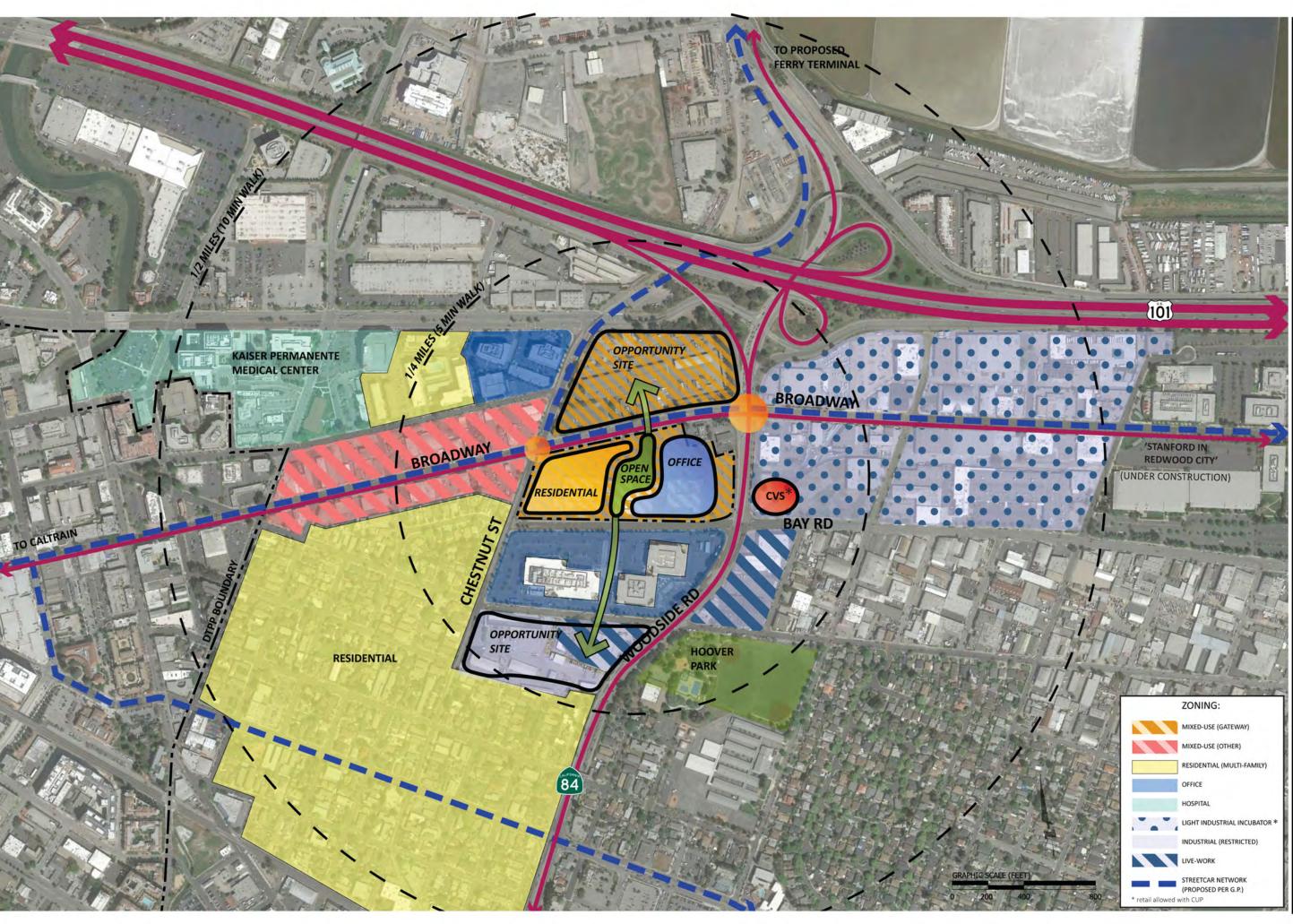
EXISTING SITE PHOTOS

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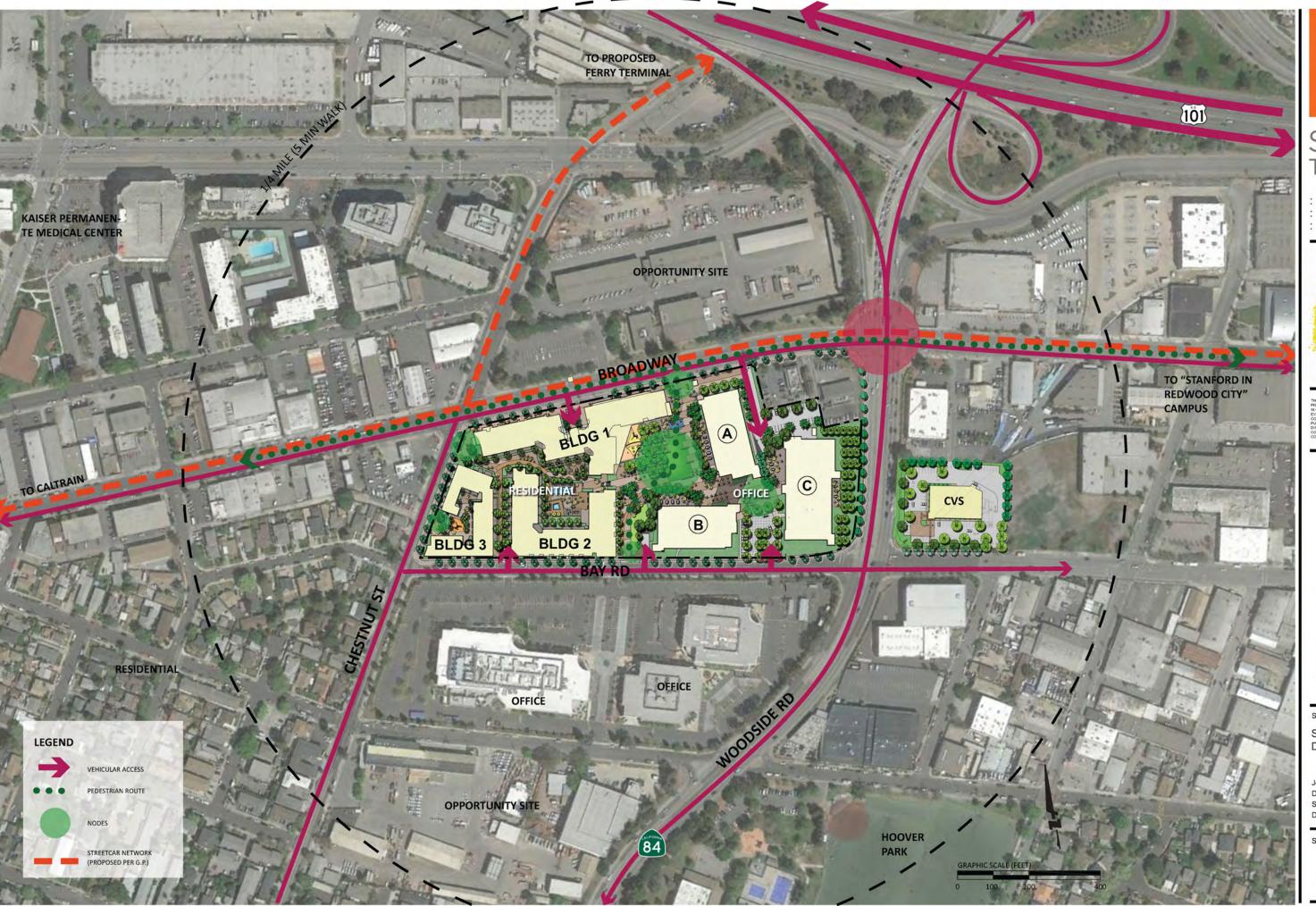
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CONTEXT/ **NEIGHBORHOOD** PLAN

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SITE CIRCULATION DIAGRAM

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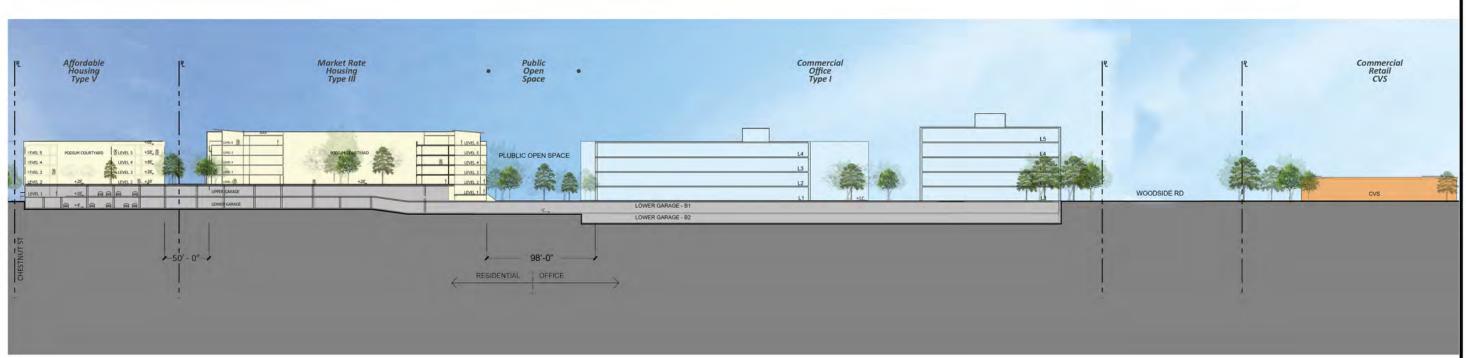
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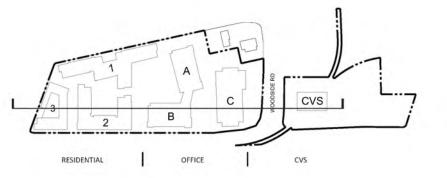
PHASING

PHASE 1 - CVS

PHASE 2 - PARKING GARAGE

PHASE 3 - RESIDENTIAL

PHASE 4 - OFFICE





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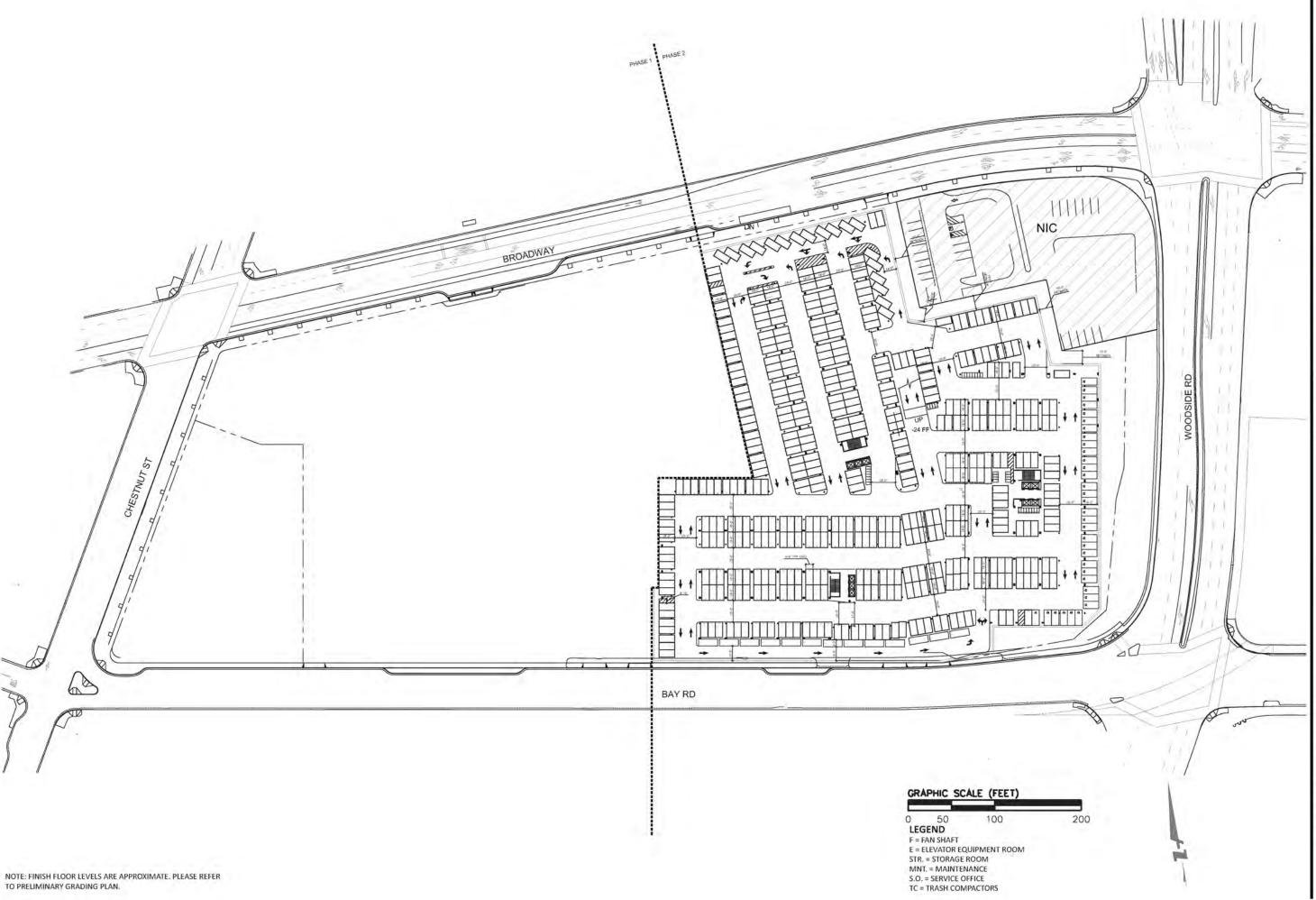
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SITE SECTION

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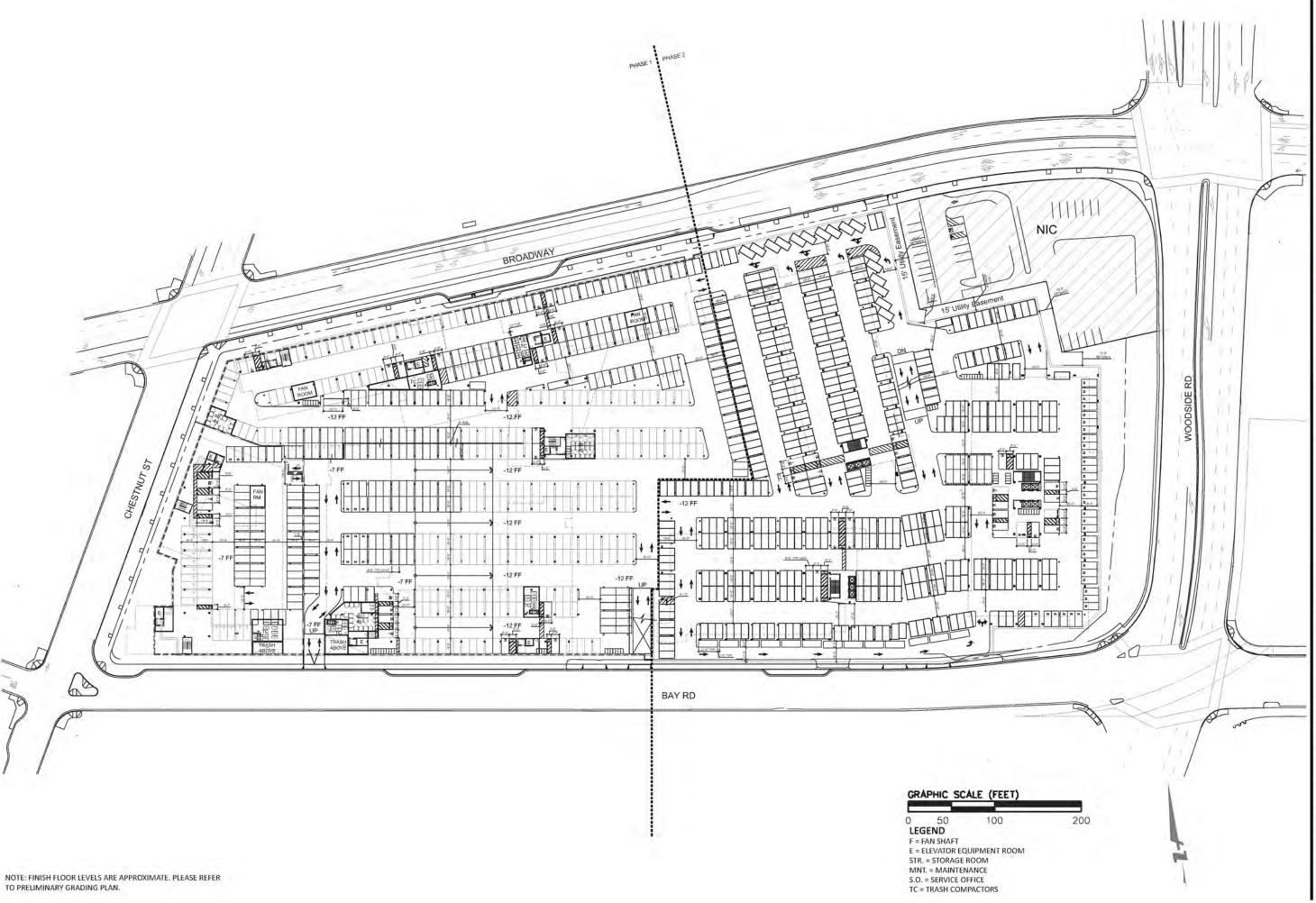
LEVEL B2 PLAN / SUBTERRANEAN GARAGE

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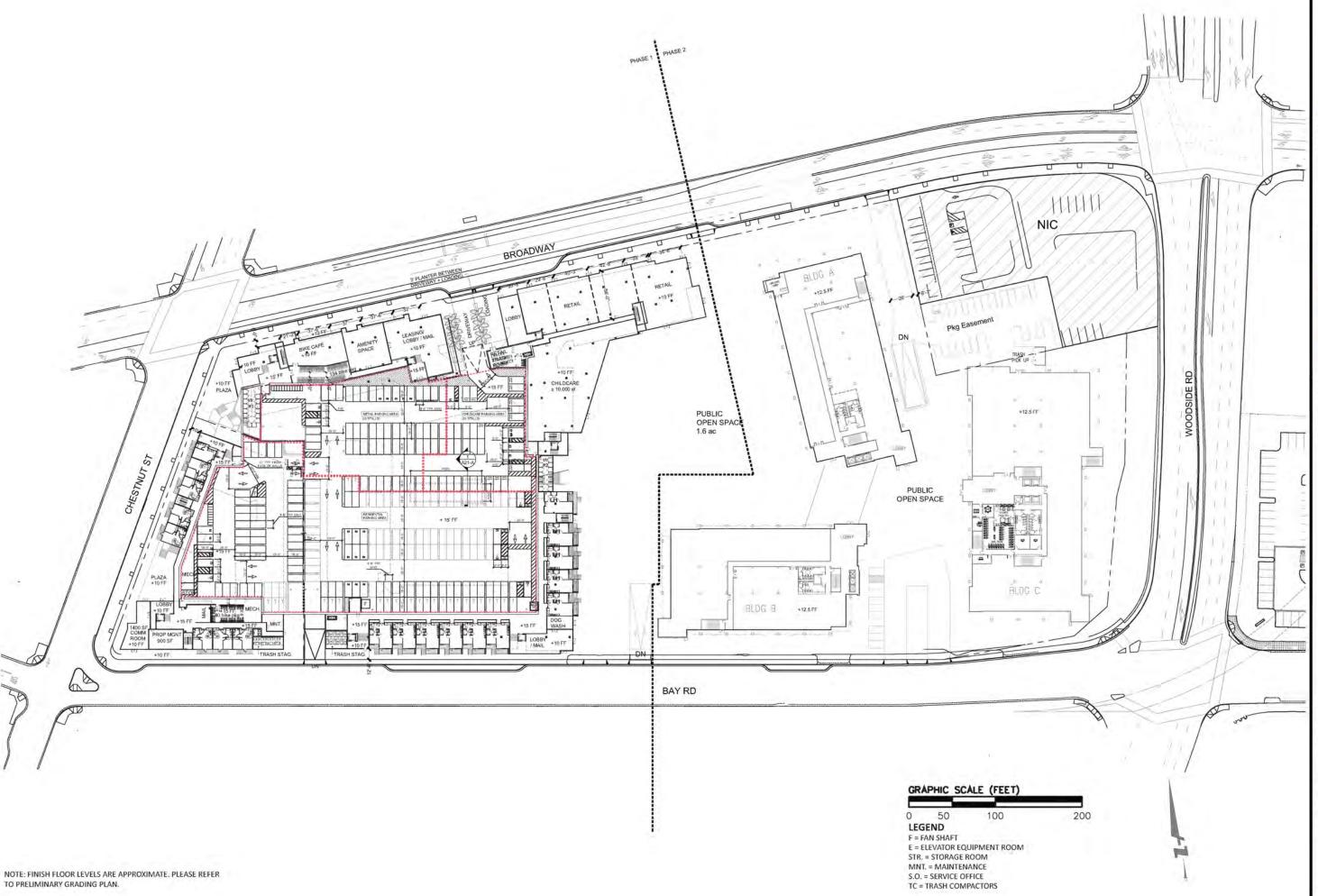
LEVEL B1 PLAN / SUBTERRANEAN GARAGE

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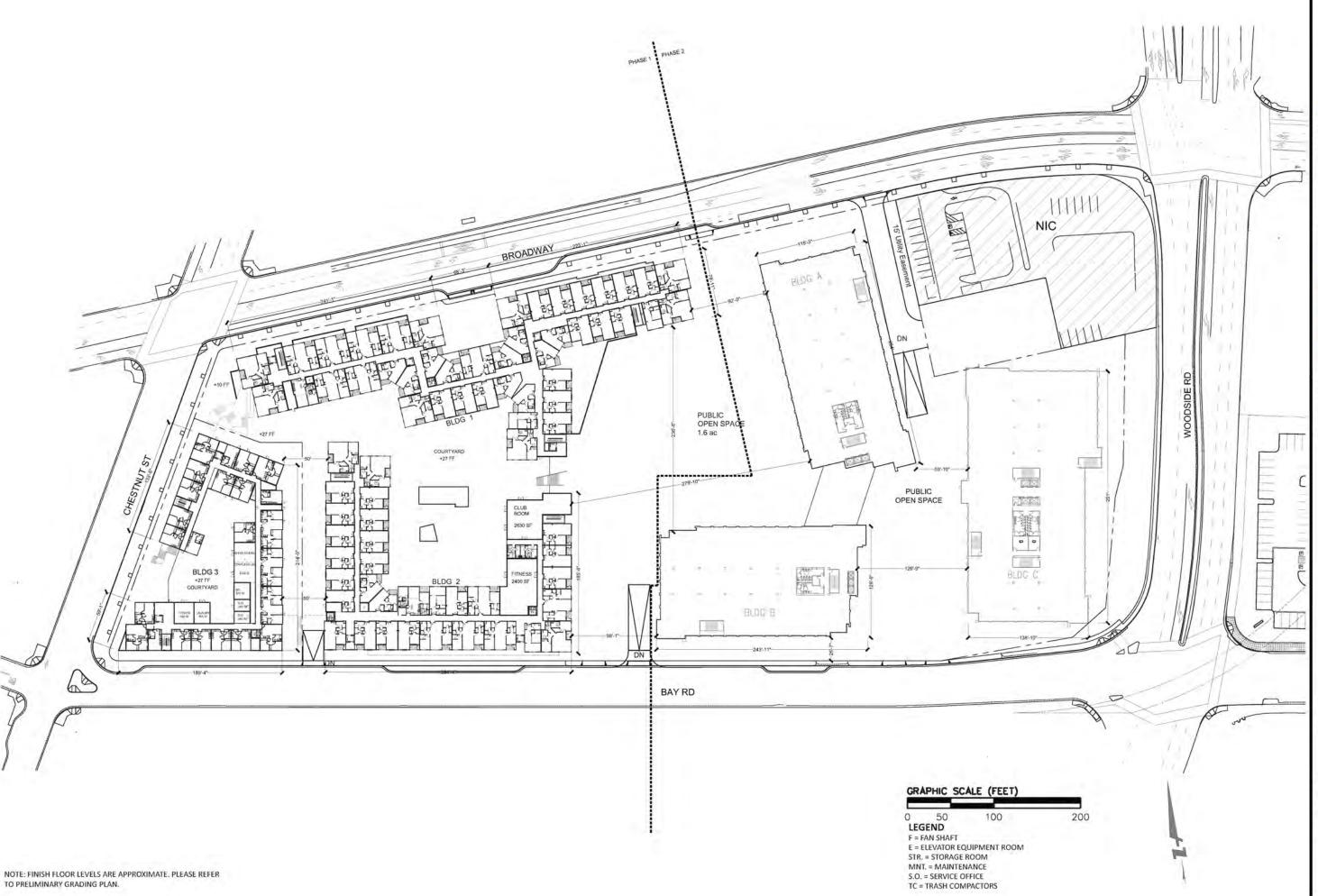
LEVEL 1 PLAN / STREET LEVEL

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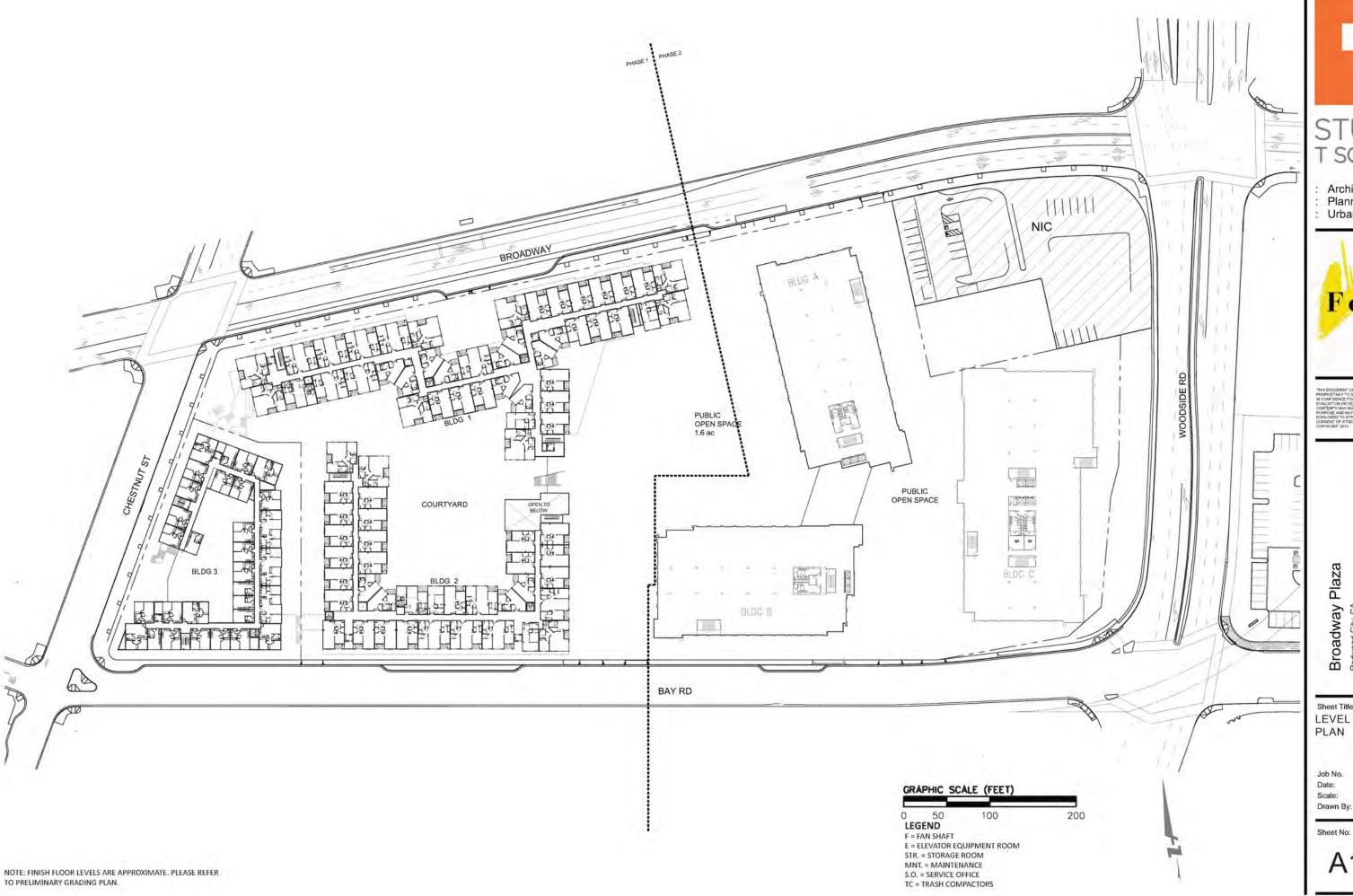
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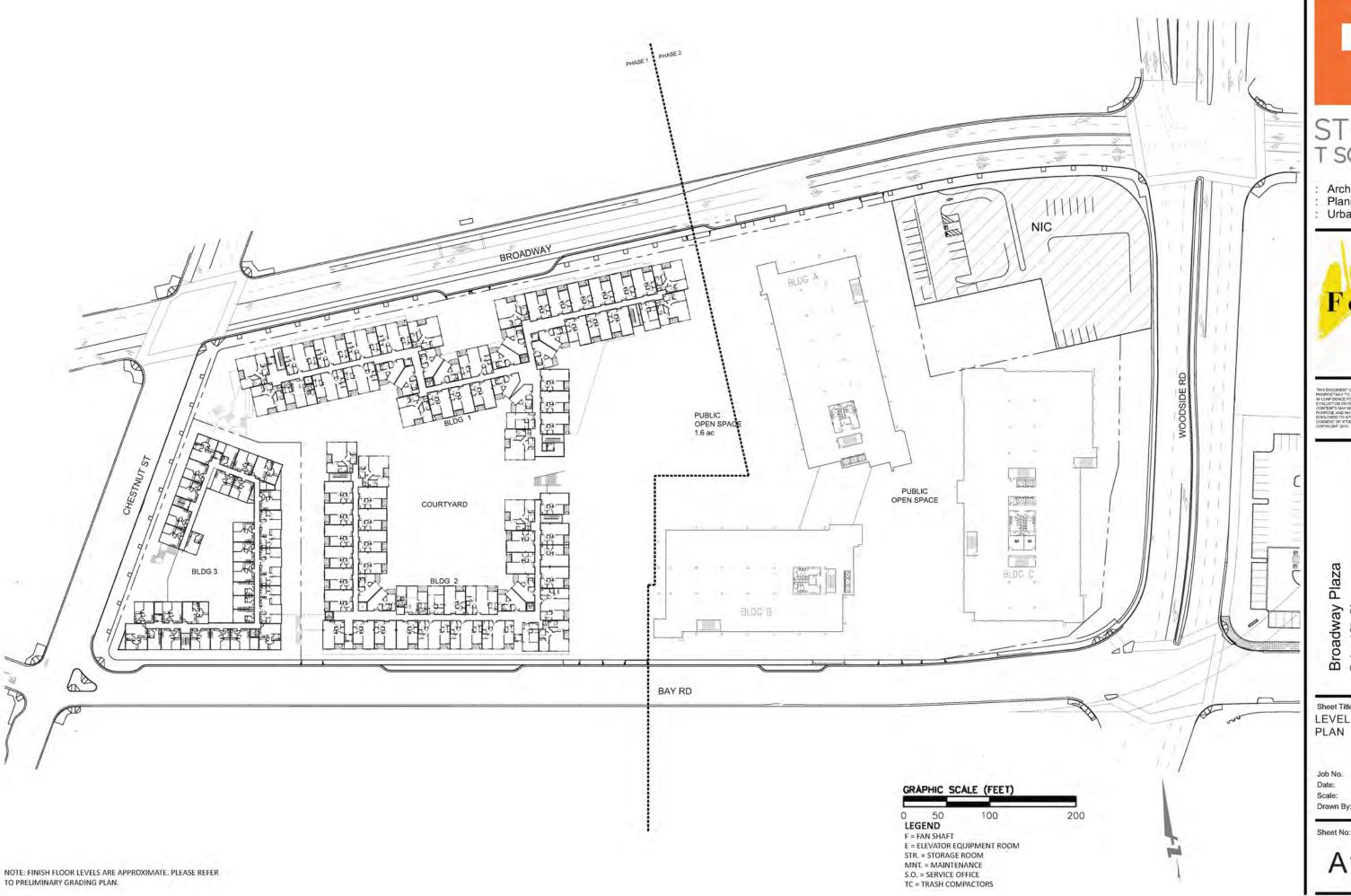
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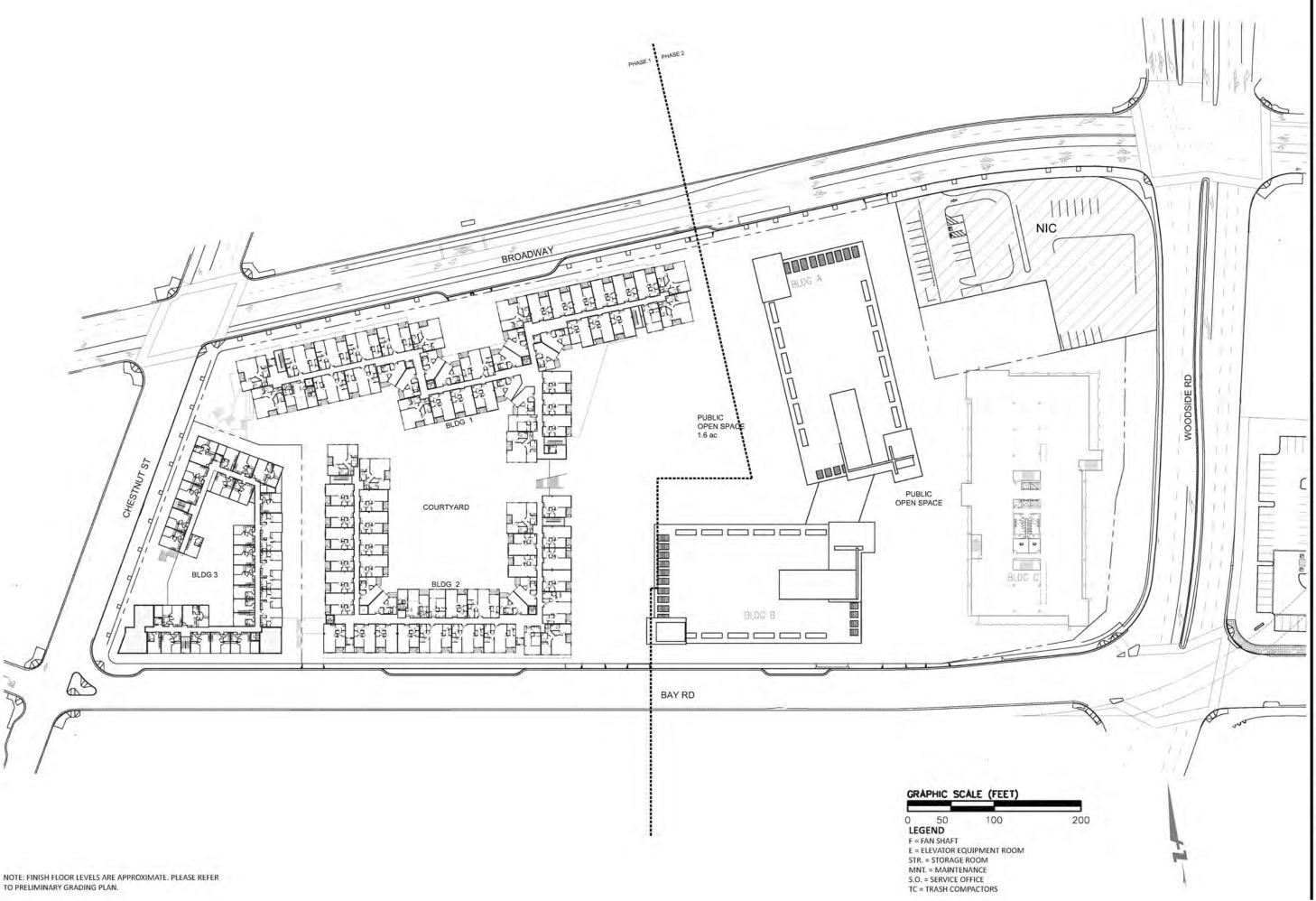


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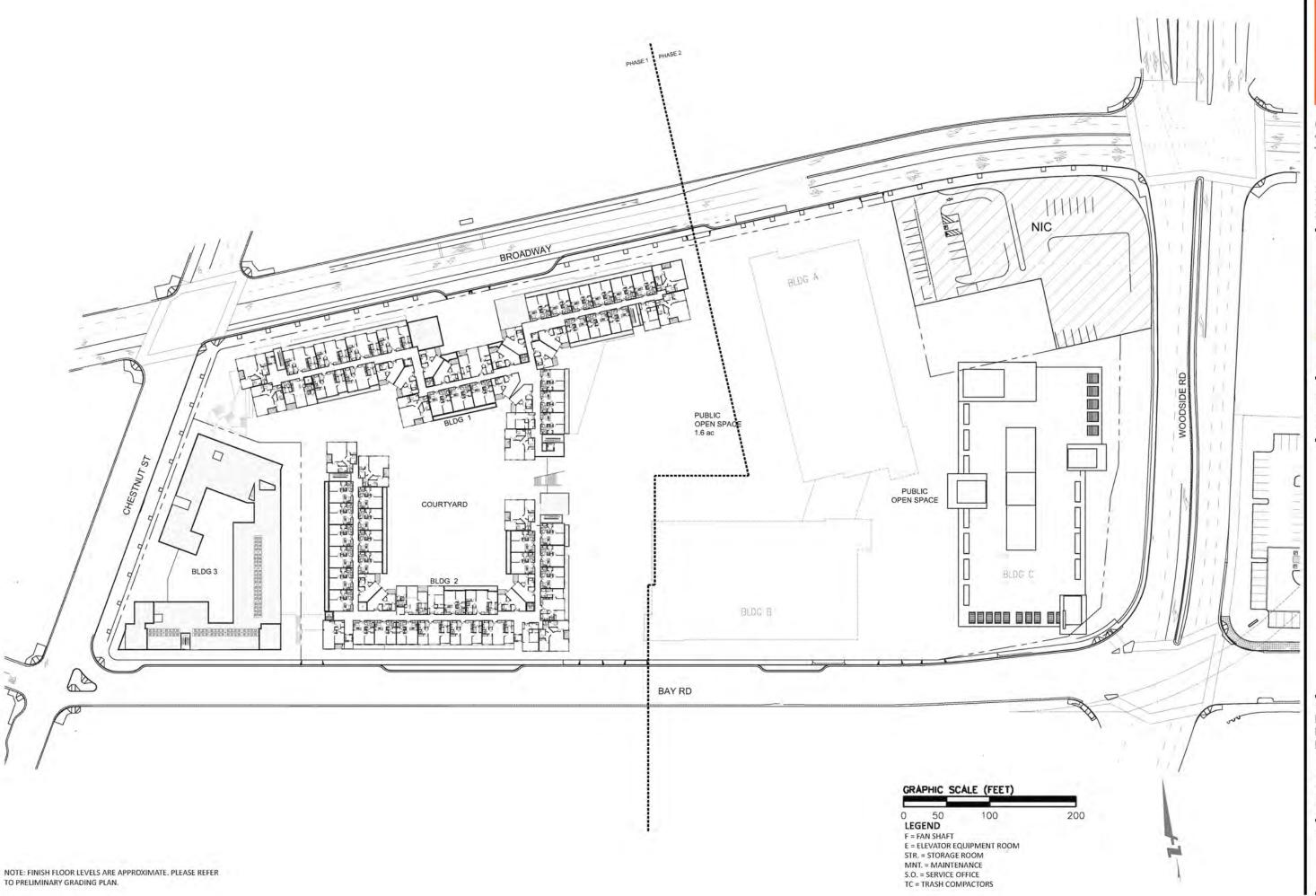
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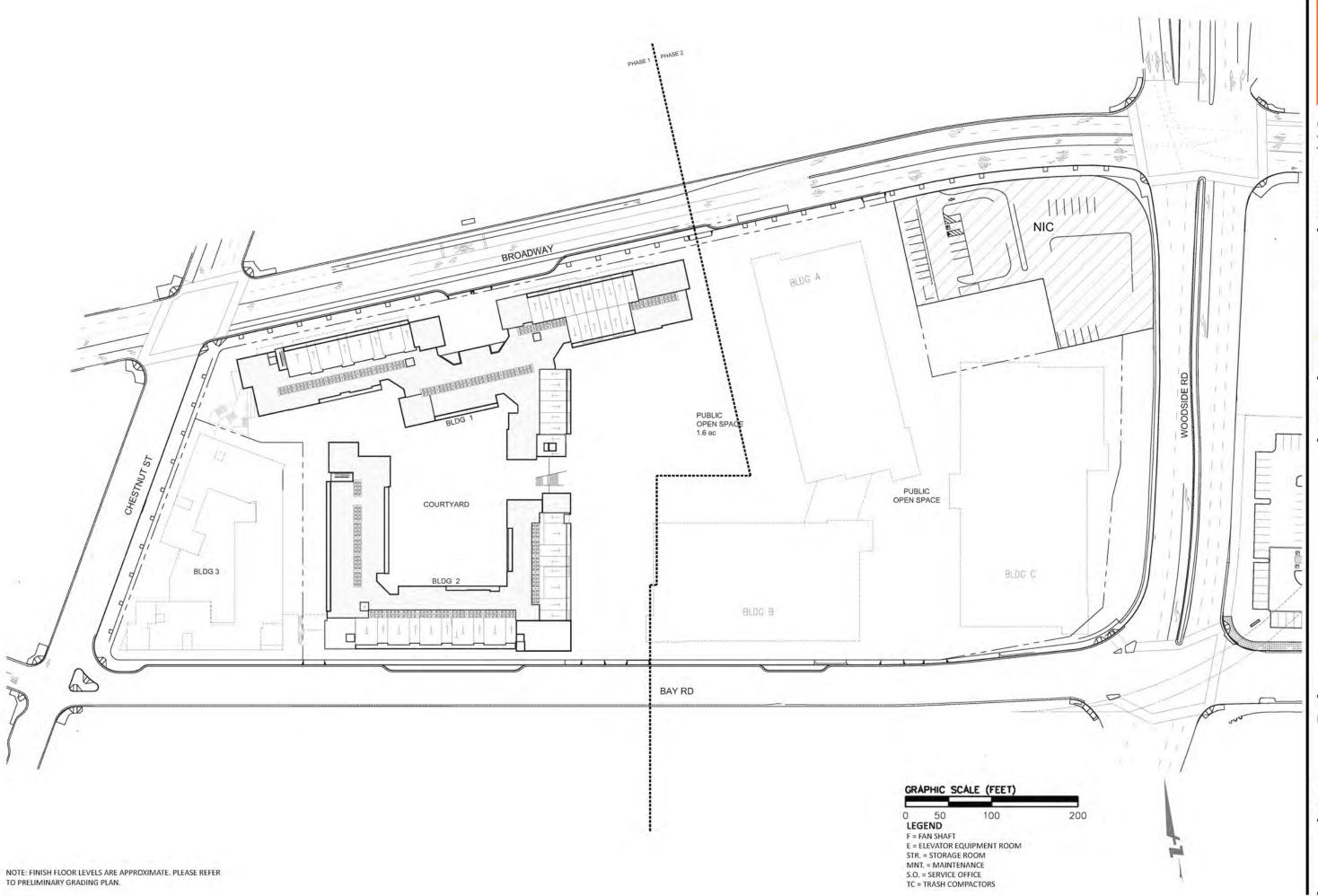
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Sheet Title: LEVEL 6 PLAN / **ROOF PLAN**

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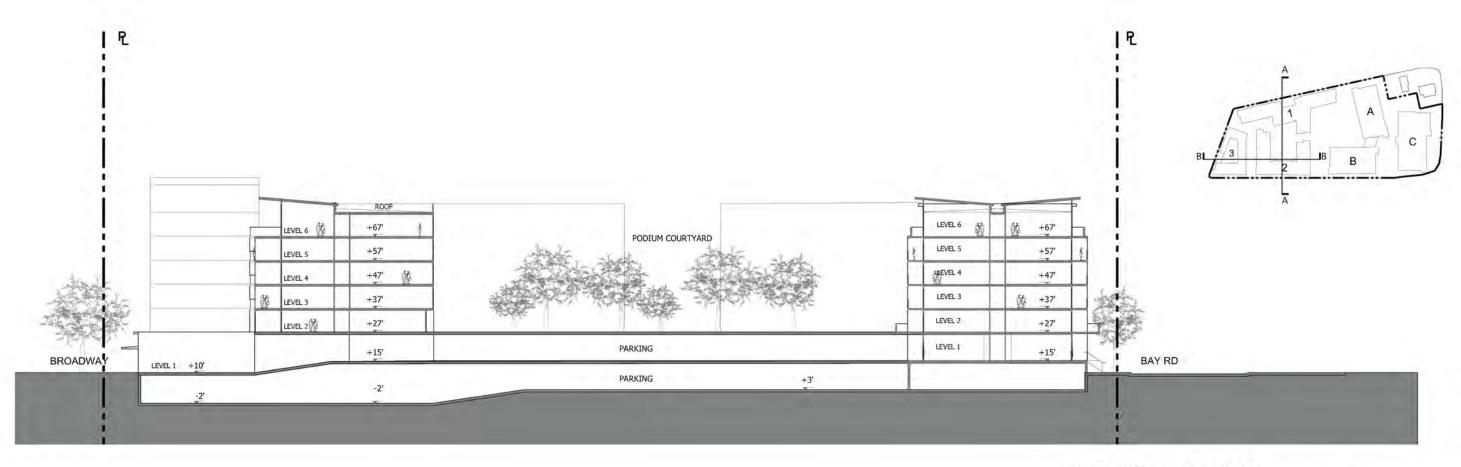
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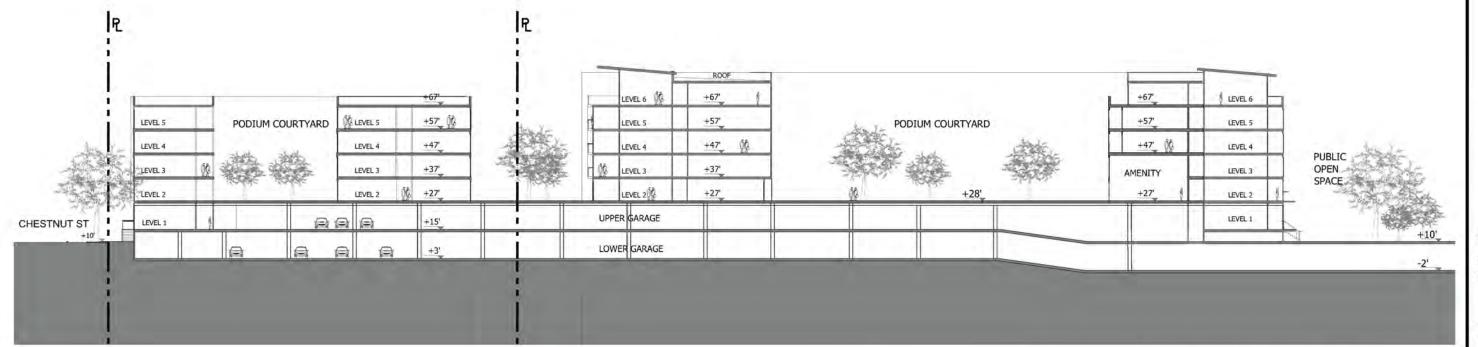
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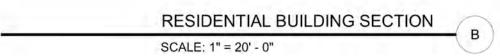
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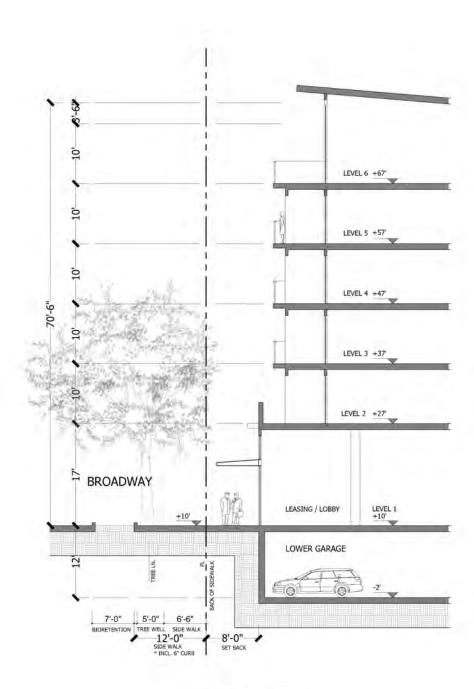
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BUILDING SECTIONS
(RESIDENTIAL)

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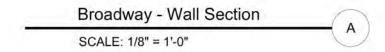
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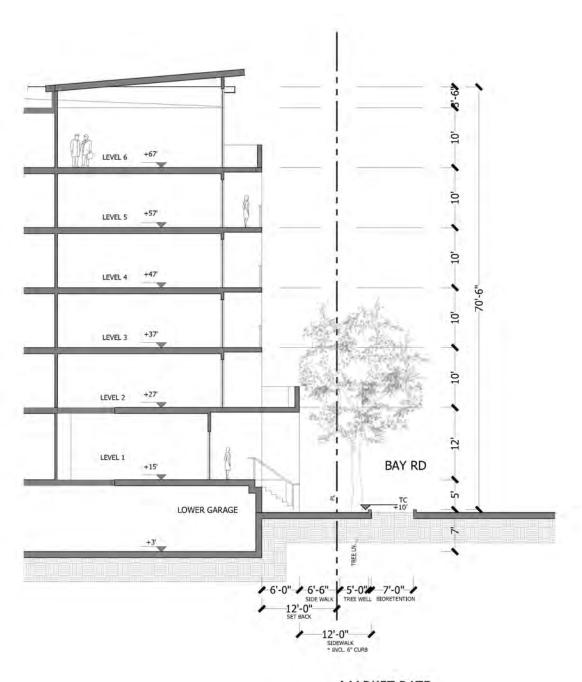
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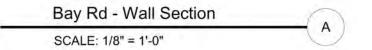


MARKET RATE





MARKET RATE





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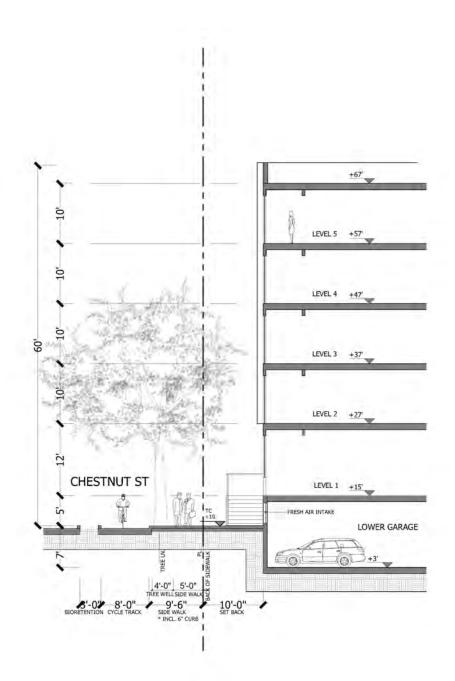
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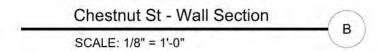
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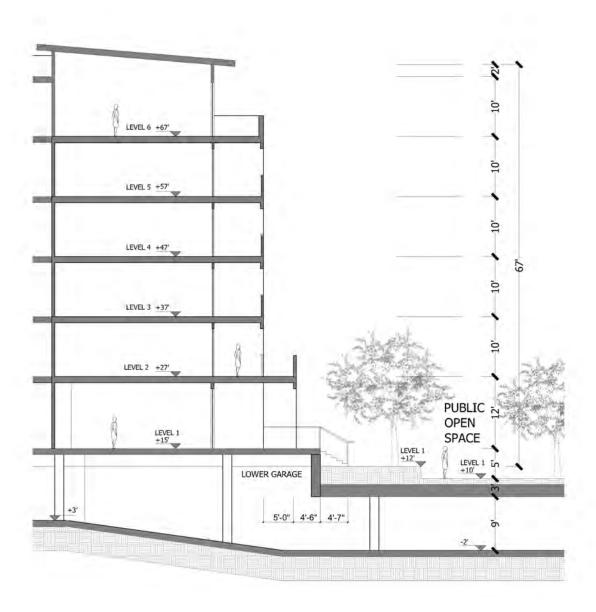
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MARKET RATE

Public Open Space - Wall Section /

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

T SQUARE

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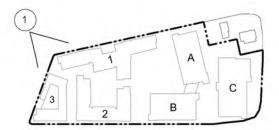
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Job No. 14023 Date: 03/15/2019 Scale:

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BLDG 1

PUBLIC PLAZA AT BROADWAY AND CHESTNUT ST

BLDG 3 - AFFORDABLE

VIEW OF PLAZA AT CHESTNUT ST AND BROADWAY



2 1 A C B

BLDGA

PUBLIC OPEN SPACE

BLDG 1

VIEW OF BROADWAY

STUDIO T SQUARE

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Sheet Title:
BUILDING
PERSPECTIVES
(RESIDENTIAL)

Broadway Plaza Redwood City, CA

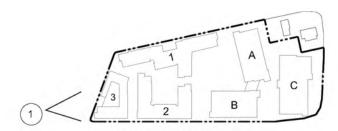
Job No. 14023 Date: 03/15/2019

Scale: Drawn By:

Sheet No:

A3.1



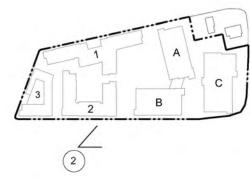


BAY RD BLDG 3 - AFFORDABLE

VIEW OF CHESTNUT ST AND BAY RD







BLDG 2

PUBLIC OPEN SPACE

BLDG B

VIEW OF BAY RD

T SQUARE

Architecture Planning Urban Design



The Sobrato Organization & MidPen Housing Corporation

Broadway Plaza Redwood City, CA

Sheet Title: BUILDING PERSPECTIVES (RESIDENTIAL)

Job No. 14023 Date: 03/15/2019 Scale: Drawn By:

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A3.2



PUBLIC OPEN SPACE

BLDG 1 (EAST SIDE)

ENTRY COURT

NORTH ELEVATION

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



BLDG 1 (WEST SIDE)

NORTH ELEVATION

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

(13) BRICK VENEER

14) SMOOTH TROWEL

PLASTER

STUCCO COLOR 1

ENTRY COURT

- 5 DETAIL
- COLOR
- 6 CEMENT BOARD **PANELS**
- 3 STUCCO COLOR 3

STUCCO

COLOR 2

- 7 CEMENT BOARD SIDING
- 4 STUCCO COLOR 4
- 8 CORRUGATED METAL
- 11 STORE FRONT WINDOW SYSTEM
 - 12) METAL RAILING

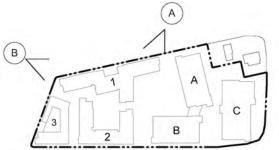
(10) VINYL WINDOW

PORCELAIN TILE



RESIDENTIAL BLDG 1 - MARKET RATE (A)







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The Sobrato Organization & MidPen Housing Corporation

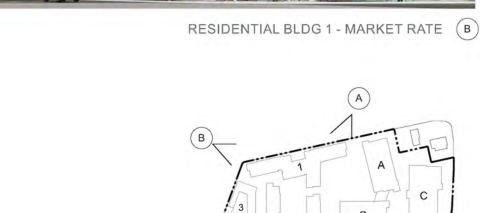
Broadway Plaza

Sheet Title: COLORS AND MATERIALS **BUILDING 1**

Job No. Scale:

14023 03/15/2019 Drawn By:

Sheet No:



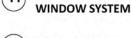


WEST ELEVATION

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

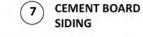


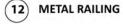




STORE FRONT

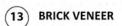








8 CORRUGATED METAL SIDING



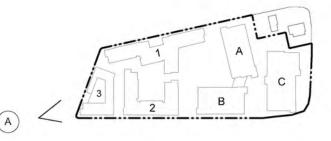
4 STUCCO COLOR 4

9 PORCELAIN TILE

14 SMOOTH TROWEL PLASTER



(10) VINYL WINDOW





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Sheet Title: COLORS AND MATERIALS BUILDING 3

Broadway Plaza

Job No. 14023 Date: 03/15/2019 Scale: 1/16" = 1' - 0

Drawn By: Sheet No:

A4.2





RESIDENTIAL BLDG 3 - AFFORDABLE



CHESTNUT ST

BLDG 3 - AFFORDABLE

SOUTH ELEVATION

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

T SQUARE

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Form 4

Planning

The Sobrato Organization & MidPen Housing Corporation

Broadway Plaza

Sheet Title: COLORS AND MATERIALS BUILDING 2 + 3

Job No. 14023 03/15/2019

Drawn By:

Sheet No:

В

A 4.3

RESIDENTIAL BLDG 2 - MARKET RATE



5 DETAIL COLOR

9 PORCELAIN TILE

2 STUCCO COLOR 2

STUCCO

COLOR 1

6 CEMENT BOARD **PANELS**

7 CEMENT BOARD

SIDING

(10) VINYL WINDOW

11 STORE FRONT WINDOW SYSTEM

4 STUCCO COLOR 4

3 STUCCO COLOR 3

8 CORRUGATED METAL SIDING

12 METAL RAILING

(13) BRICK VENEER

PLASTER

(B)

SOUTH ELEVATION

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

14) SMOOTH TROWEL



BAY RD **PODIUM** BLDG 2

BLDG 1 - GROUND FLOOR CHILDCARE

GROUND FLOOR RETAIL

EAST ELEVATION

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



CEMENT BOARD PANELS

CEMENT BOARD SIDING

(12) METAL RAILING

2 STUCCO COLOR 2

CORRUGATED METAL SIDING

(13) BRICK VENEER

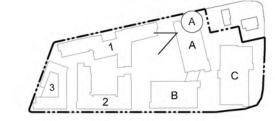
11 STORE FRONT WINDOW SYSTEM

4 STUCCO COLOR 4

9 PORCELAIN TILE

14 SMOOTH TROWEL PLASTER

(10) VINYL WINDOW







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Sheet Title: COLORS AND MATERIALS BUILDING 1 + 2

Job No. 03/15/2019

Sheet No:

Drawn By:

Broadway Plaza

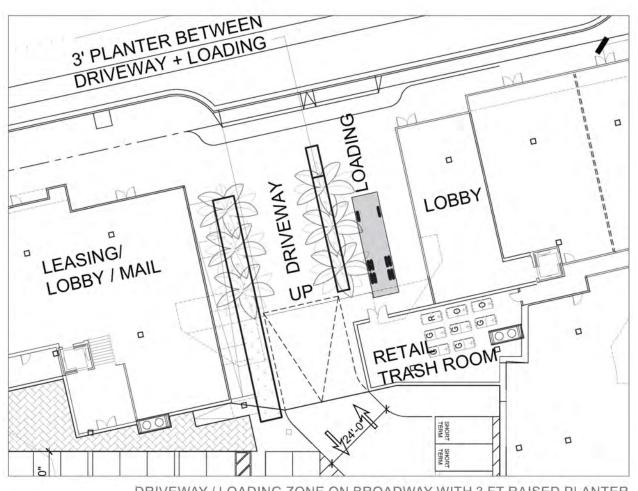
A 4.4



1 STUCCO COLOR 1

3 STUCCO COLOR 3

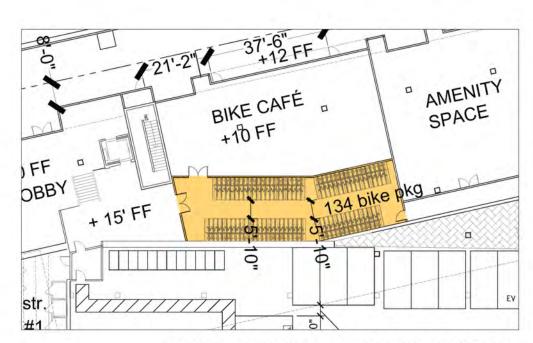
5 DETAIL COLOR



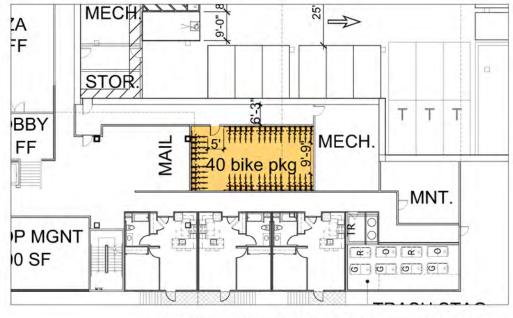
DRIVEWAY / LOADING ZONE ON BROADWAY WITH 3 FT RAISED PLANTER



PERSPECTIVE VIEW OF PROPOSED LOADING / DRIVEWAY ON BROADWAY



BICYCLE PARKING FOR MARKET-RATE RESIDENTIAL



BICYCLE PARKING FOR AFFORDABLE RESIDENTIAL







The Sobrato Organization & MidPen Housing Corporation

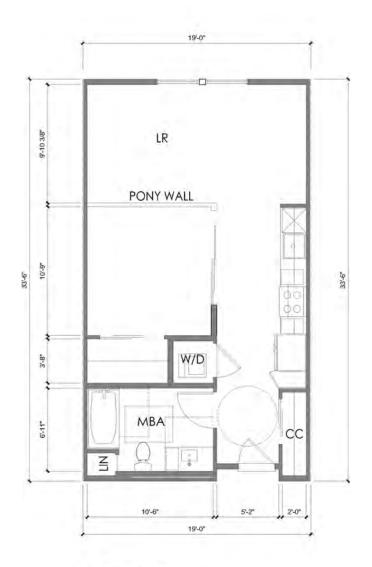
Broadway Plaza

LOADING + BICYCLE **ROOM EXHIBIT**

14023 Job No. Date: 03/15/2019 Scale: 1" = 30' - 0"

Sheet No:

Drawn By:



S (Typical Studio) Net Rentable: 585 s.f.



1B (Typical 1 BR) Net Rentable: 718 s.f.





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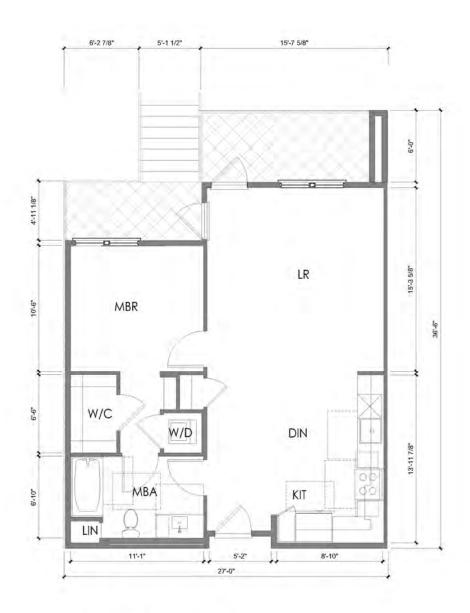
Broadway Plaza Redwood City, CA

Sheet Title: TYPICAL UNIT PLANS (MARKET RATE)

Job No. Date: Scale:

14023 03/15/2019

Drawn By:



1A (Typical Stoop Unit) Net Rentable: 707 s.f.



2A (Typical 2 BR) Net Rentable: 1,100 s.f.





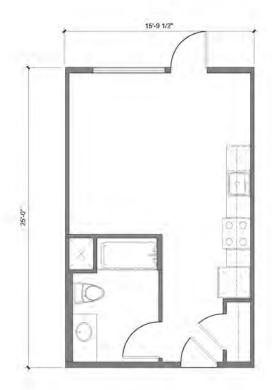
The Sobrato Organization & MidPen Housing Corporation

Sheet Title: TYPICAL UNIT PLANS (MARKET RATE)

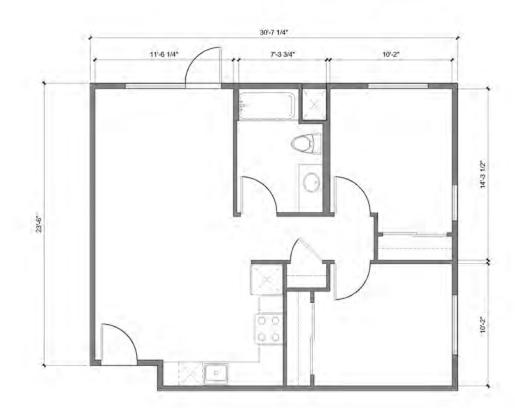
Broadway Plaza Redwood City, CA

Job No. Date: Scale:

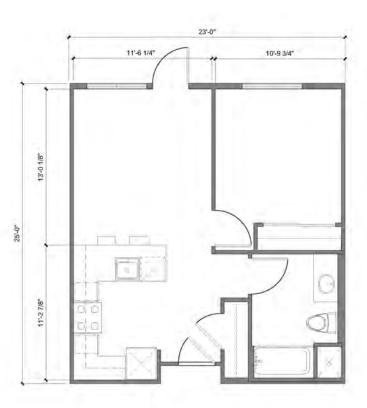
14023 03/15/2019 Drawn By:



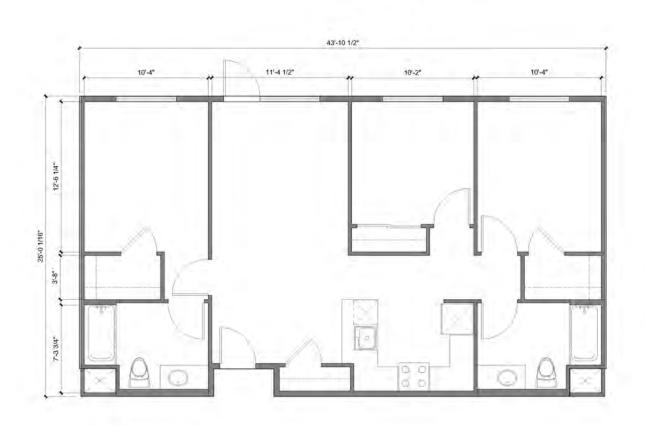
S (Typical Studio) Net Rentable: 384 s.f.



2A (Typical 2 BR) Net Rentable: 765 s.f.



1A (Typical 1 BR) Net Rentable: 562 s.f.



3A (Typical 3 BR) Net Rentable: 1071 s.f.





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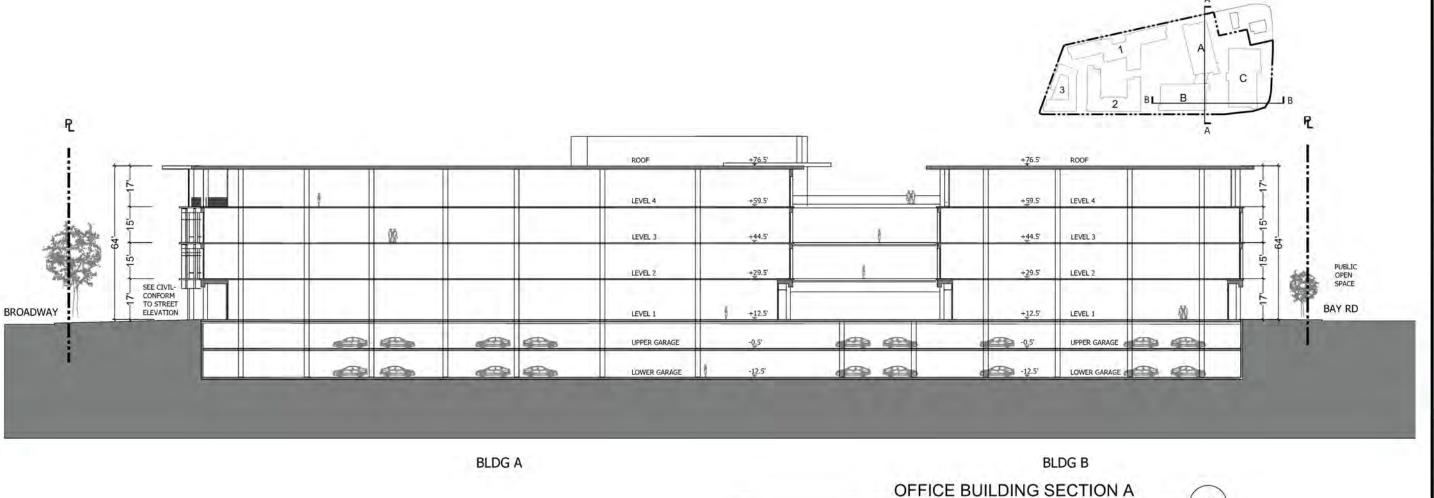
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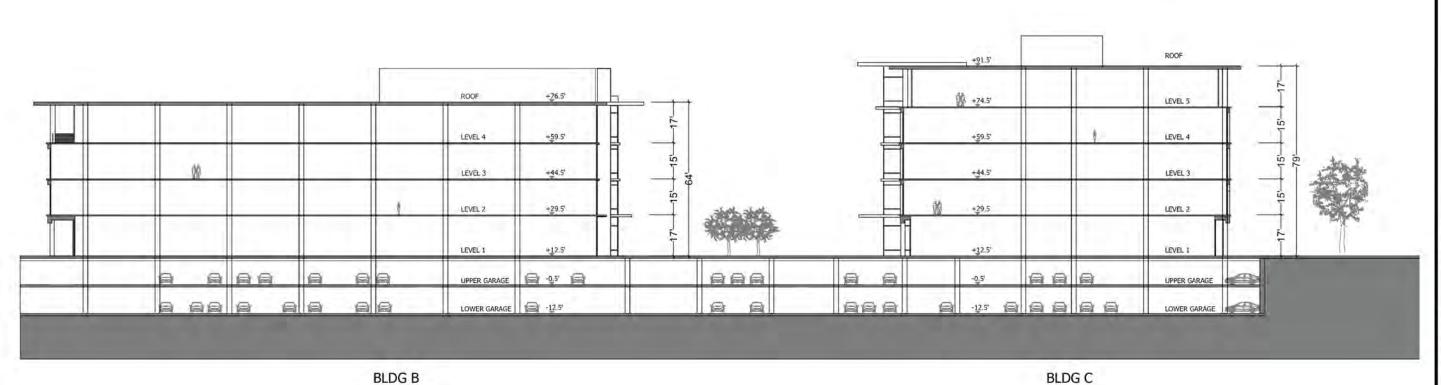
Broadway Plaza Redwood City, CA

Sheet Title: TYPICAL UNIT PLAN (AFFORDABLE)

Job No. 14023 Date: 03/15/2019 Scale: 1/4" = 1' - 0" Drawn By:

Sheet No:





BLDG C OFFICE BUILDING SECTION B SCALE: 1" = 20' - 0"

SCALE: 1" = 20' - 0"



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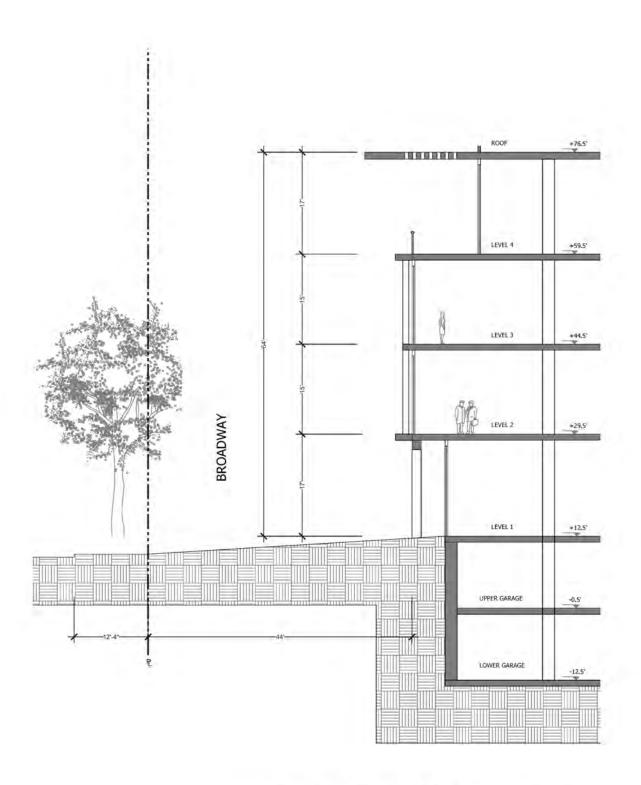
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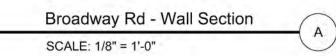
The Sobrato Organization & MidPen Housing Corporation Broadway Plaza Redwood City, CA

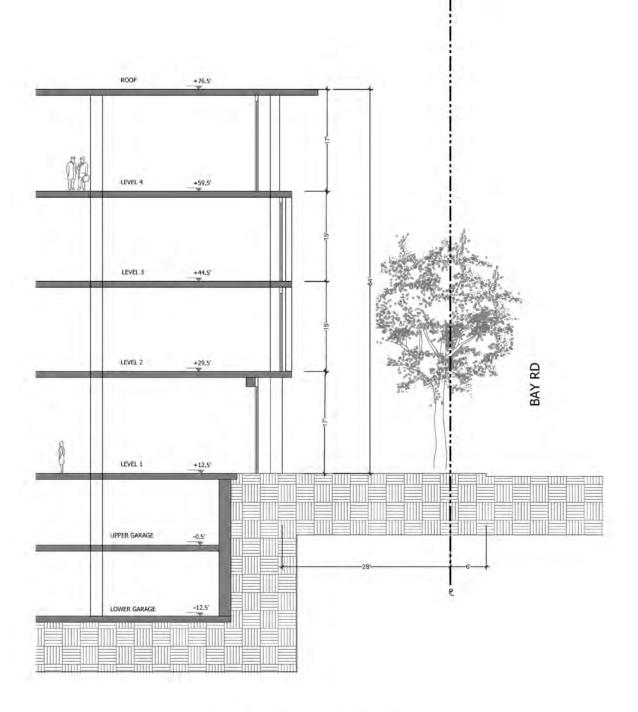
Sheet Title: **BUILDING SECTIONS** (OFFICE)

Job No. 14023 03/15/2019 Date: Scale: 1" = 20' - 0" Drawn By:

A 5.1







Bay Rd - Wall Section

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



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Sheet Title: WALL SECTIONS (OFFICE)

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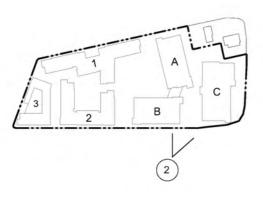
Job No. 14023 Date: 03/15/2019 Scale: 1" = 20' - 0" Drawn By:

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A 5.2







BLDG C

BLDG B

VIEW LOOKING THROUGH PARK AT BAY ENTRANCE

VIEW OF OFFICES FROM BAY RD

T SQUARE

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Sheet Title: BUILDING PERSPECTIVES (OFFICE)

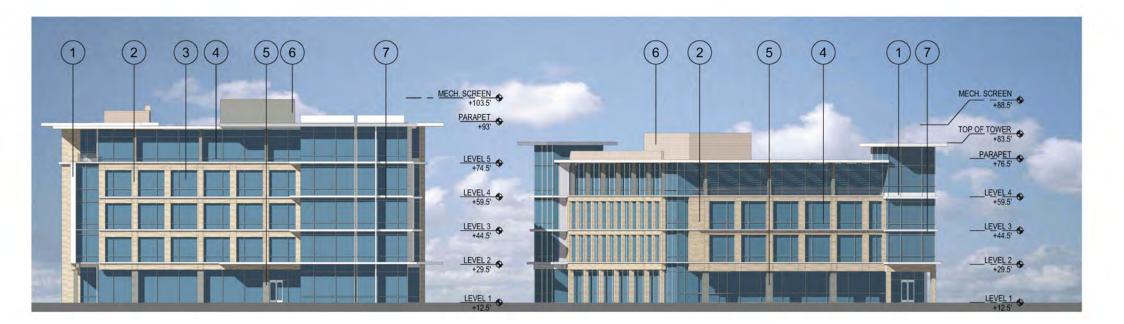
Job No. 14023 03/15/2019 Scale: Drawn By:

Sheet No:

A 6.1

BLDG B

BLDG A



NORTH ELEVATION

SCALE: 3/64" = 1' - 0"

Α

В

(2) (5) 6 2 (1) (3) (3) (5) (4) MECH. SCREEN +103.5' MECH. SCREEN +88.5' ◆ PARAPET +78.0' ◆ LEVEL 5 +74.5 _LEVEL 4 +59.5' ◆ LEVEL 3 +44.5 _LEVEL 3 ◆ LEVEL 2 +29.5' _LEVEL 2 +29.5' ◆ LEVEL 1

SOUTH ELEVATION

SCALE: 3/64" = 1' - 0"

1 PAINTED METAL (WHITE)

(2) GFRC (BEIGE)

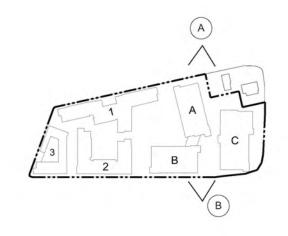
3 GLASS

4 ALUMINUM WINDOW (SILVER)

5 GFRC (MED GREY)

6 PAINTED STUCCO (MED GREY)

7) PAINTED METAL TRIM (WHITE)





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Broadway Plaza Redwood City, CA

Sheet Title: COLORS AND MATERIALS (OFFICE)

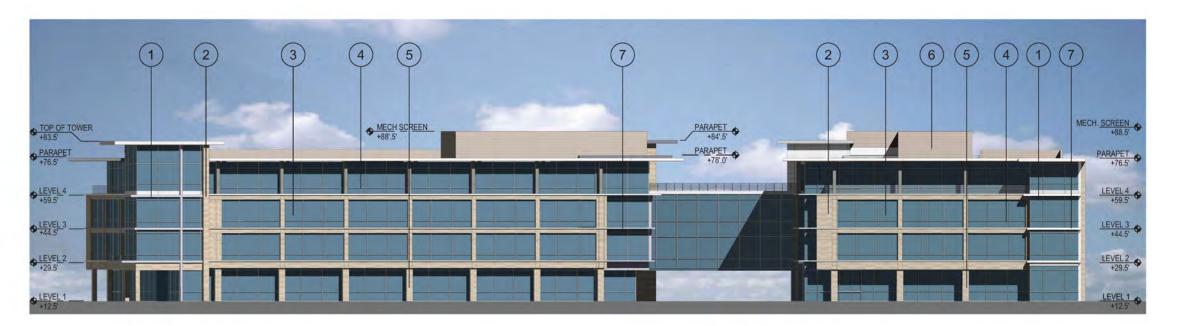
Job No. Date:

14023 03/15/2019

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Sheet No:

A 7.1



WEST ELEVATION

SCALE: 3/64" = 1' - 0"

-(A)

1 2 3 4 5 6 7

MECH. SCREEN 4 103.5 4

PARPET 4 103.5 4

LEVEL 5 144.5 4

LEVEL 3 144.5 4

LEVEL 2 123.5 4

LEVEL 3 144.5 1

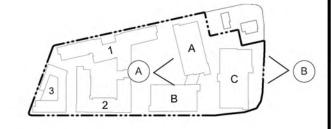
LEVEL 3 1

LE

EAST ELEVATION

SCALE: 3/64" = 1' - 0"

- 1 PAINTED METAL (WHITE)
- 2 GFRC (BEIGE)
- 3 GLASS
- 4) ALUMINUM WINDOW (SILVER)
- 5 GFRC (MED GREY)
- 6 PAINTED STUCOO (MED GREY)
- 7 PAINTED METAL TRIM (WHITE)





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MidPen Housing Corporation

Broadway Plaza Redwood City, CA

Sheet Title: COLORS AND MATERIALS (OFFICE)

Job No. 14023 Date: 03/15/2019

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Sheet No:

A 7.2

ORGANIZED, HIGH-DENSITY BIKE PARKING



FOR THE BIKES

- No slipping & falling with wheels resting in docks
- Smart Guards" protect
- Offset handlebars prevent bicycle conflict

THE DETAILS

- 2 bicycles secured
- . Black injection molded urethane Smart Guards* protect bike frames from metal-to-metal contact
- · Steel locking loops for higher security
- · Wheel pockets keeps bicycles upright
- PC/ABS injection molded cap
- QR tag links to Smart & Safe Bicycle Parking info
- 20-year warranty DuraPlas* black finisih, or 10-year warranty silver hot dipped galvanized finish available
- · Elevated Deck allows for easy removal of debris and reduces corrosion

GROUND CONTROL

Innovative Bike & Board Packing

- bike frames from damage

FOR THE USER

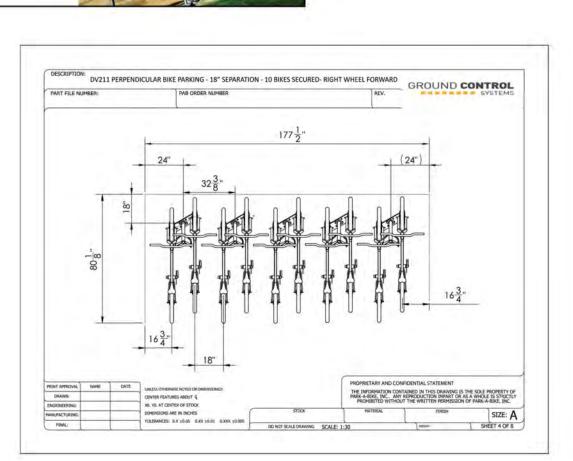
- QR tag links to helpful Smart & Safe Bicycle Parking video

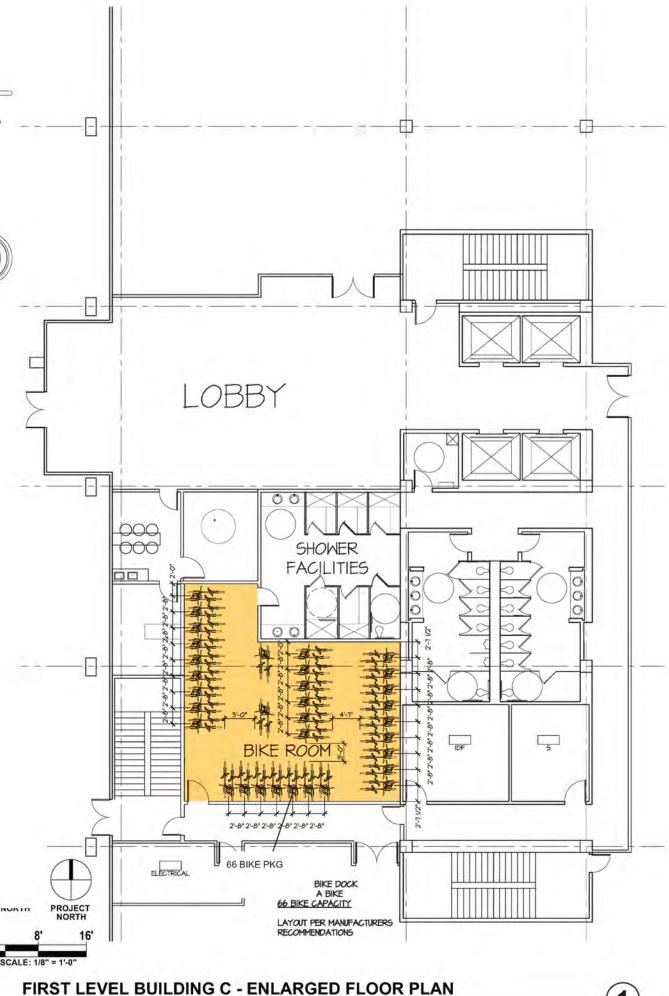
bikes have designated, easy

allows user to lock the bike frame and tire to the Varsity











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Urban Design



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Sheet Title: OFFICE BUILDING C **BIKE ROOM**

Plaza

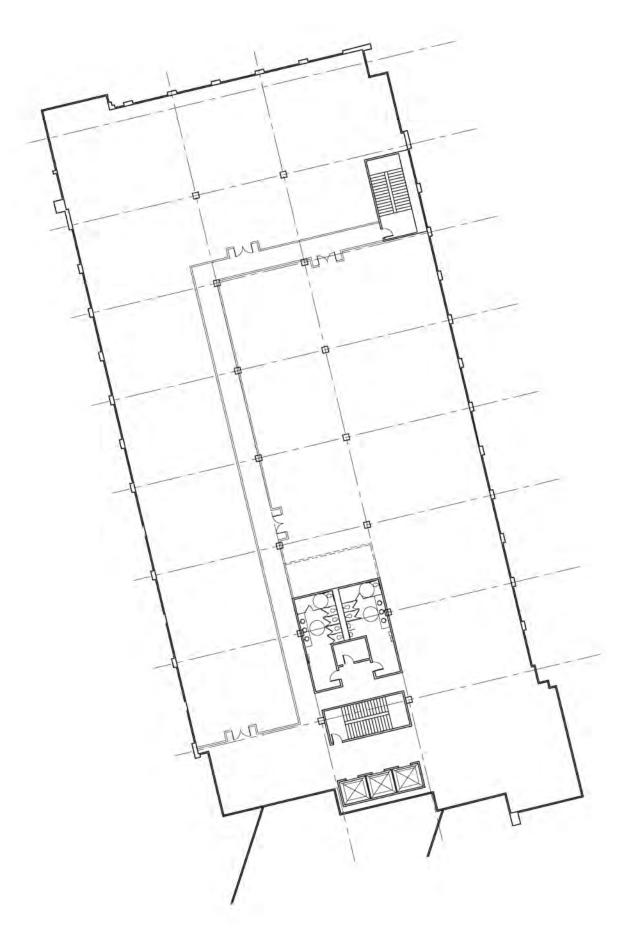
Broadway

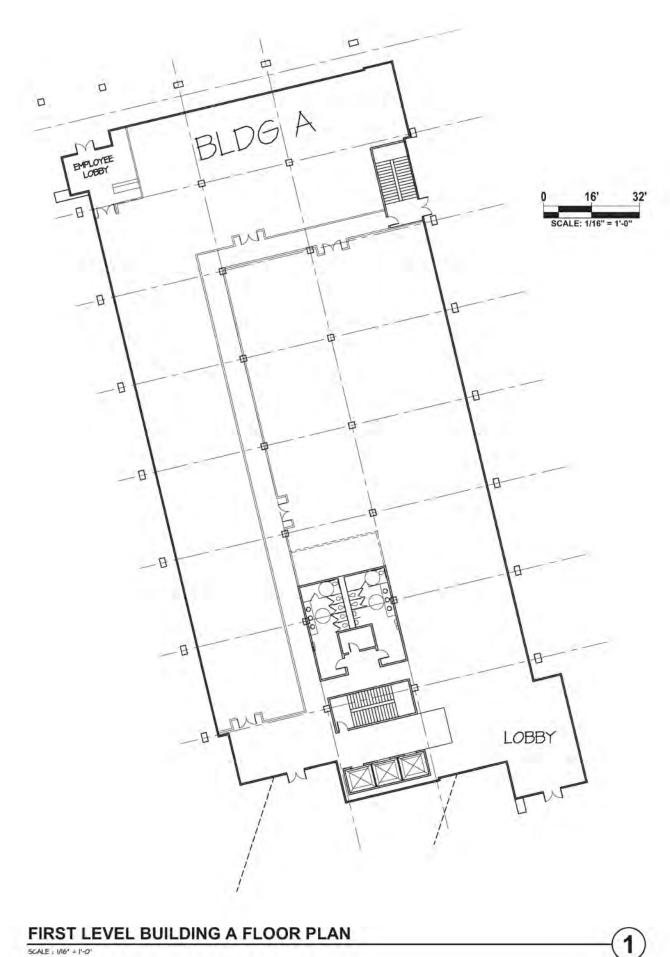
Job No. 14023 Date: 03/15/2019 Scale:

Drawn By: Sheet No:

A 7.3

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





SECOND LEVEL BUILDING A FLOOR PLAN

FIRST LEVEL BUILDING A FLOOR PLAN

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

STUDIO T SQUARE

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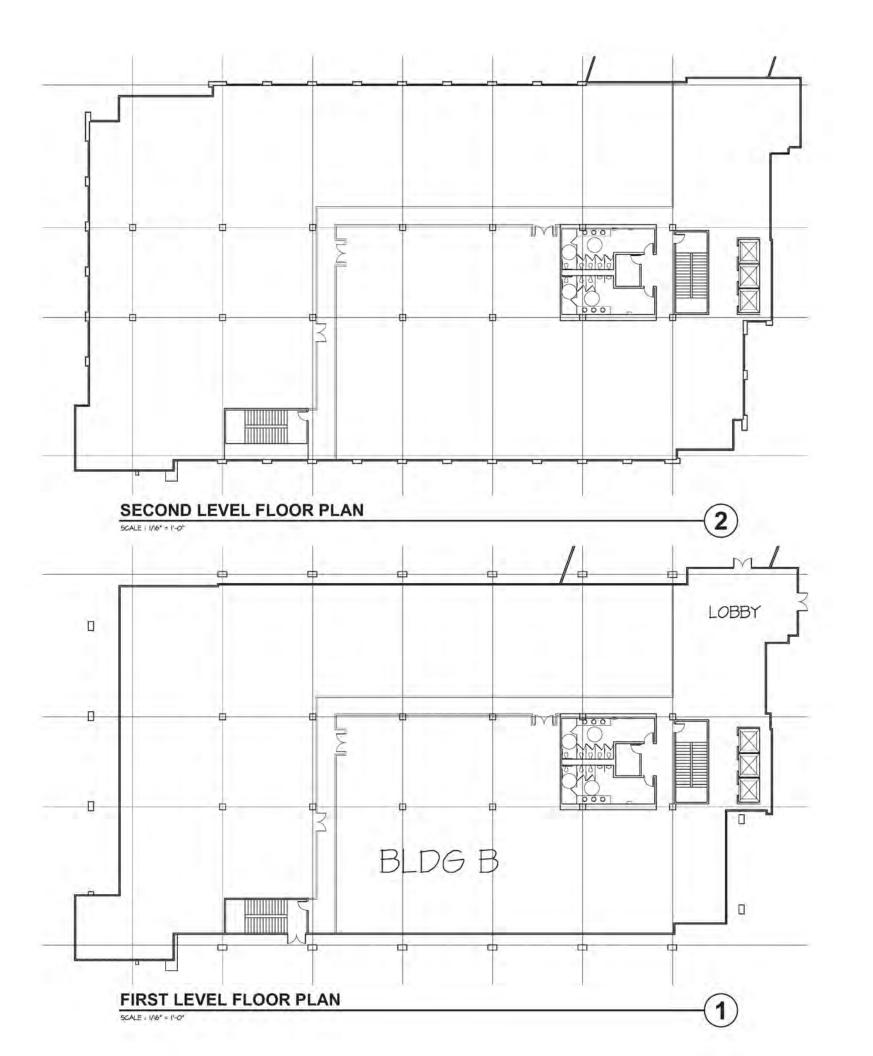
Sheet Title: BUILDING A LEVEL 1 & 2 (OFFICE)

Job No. 14023 03/15/2019 Date:

Scale: Drawn By:

Sheet No:

A 7.4







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Sheet Title: BUILDING B LEVEL 1 & 2 (OFFICE)

Job No. 14023 Date: 03/15/2019

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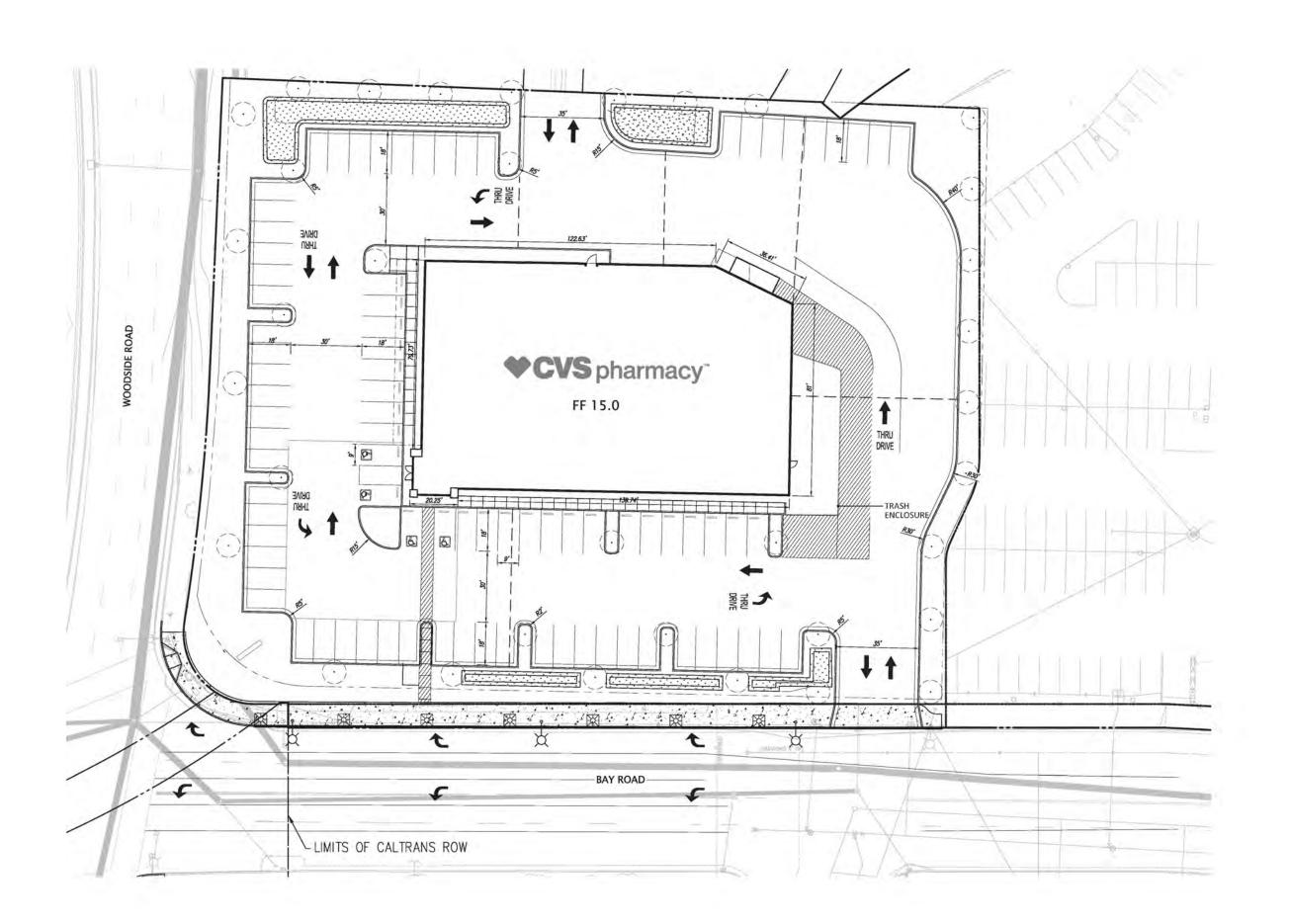
Sheet Title: BUILDING C LEVEL 1 & 2 (OFFICE)

Job No. 14023 Date: 03/15/2019

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Sheet No:

A 7.6







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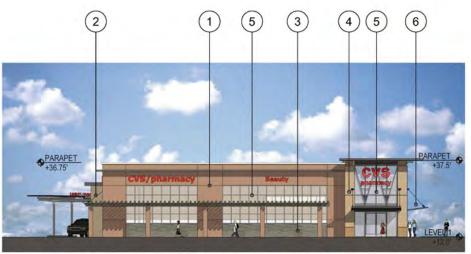
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Sheet Title: SITE PLAN (CVS BUILDING)

Job No. 14023 03/15/2019 1" = 20'-0"

Drawn By: Sheet No:

A 8.0



+/- 40.7 % GLASS AREA ON WEST ELEVATION

WEST ELEVATION

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

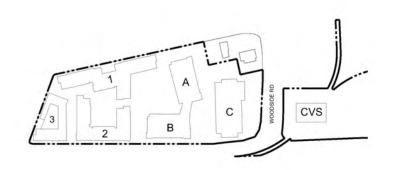
+/- 40.3 % GLASS AREA ON SOUTH ELEVATION

SOUTH ELEVATION

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



- 1) STUCCO COLOR 1
- 2 STUCCO COLOR 2
- (3) TILE 1
- 4 TILE 2
- 5 STORE FRONT
- (6) METAL AWNING





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Broadway Plaza Redwood City, CA

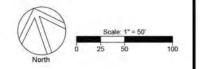
Sheet Title: BUILDING PERSPECTIVES (CVS BUILDING)

Job No. 14023 03/15/2019

Drawn By: Sheet No:

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Plan Master and Woodside

Sobrato Organization

Broadway The Sheet Title: CONCEPTUAL LANDSCAPE PLAN

Job No. 14023 03/15/2019 Date: Scale:

Drawn By: Sheet No:





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Plan

Master and Woodside

Organization Sobrato (

Broadway The Sheet Title: **PUBLIC OPEN** SPACE **CONCEPTUAL PLAN**

Job No. 14023 03/15/2019 Date:

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Plan Master and Woodside

Organization Sobrato (The

Sheet Title: RESIDENTIAL COURTYARD CONCEPTUAL PLAN

Job No. 14023 03/15/2019 Date:

Scale: Drawn By:

Sheet No:

Broadway





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Broadway and Woodside Master Plan

Sobrato Organization

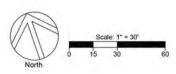
The

Sheet Title: CONCEPTUAL CVS LANDSCAPE PLAN

Job No. 14023 03/15/2019 Date:

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Broadway and Woodside Master Plan

The Sobrato Organization

Sheet Title: CONCEPTUAL LANDSCAPE IMAGERY

Job No. 14023 Date: 03/15/2

Drawn By:

Sheet No:

L2.0





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Plan and Woodside Master Sobrato Organization

Sheet Title: **OPEN SPACE** DIAGRAM

Broadway

Job No. Date:

Drawn By:

Sheet No:

L3.0

ABBREVIATIONS

ARV ASR AVP BEFOR BOY BLDG CATVB COTG CO DOCK BESINT BY BEFOR BESINT

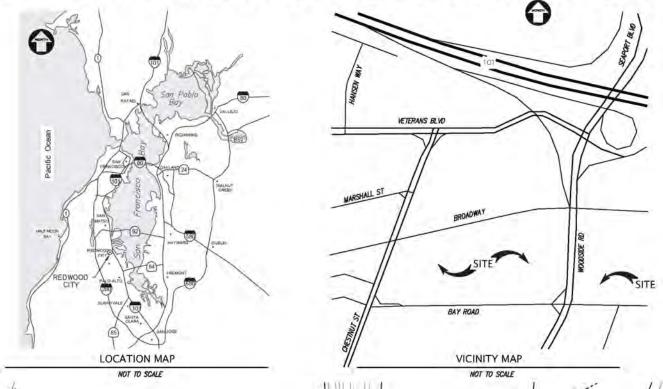
AREA DIRAIN
AIR RELEASE VALVE
AUTOMATIC SPRINKLER RISER
AIR VALVE POST
BACKFLOW PREVENTION DEVOE
BACK OF WALVE
BLOWOFF VALVE
BUILDING
BUILDING BULLONG
BULLONG LINE
CATCH BASIN
CABLE TELEVISION BOX
CALTRANS BOX
CLEANOUT TO GRADE
CONCRETE
DOUBLE DETECTOR CHECK VALVE
DOOR
DOUBLE PRON PIPE
ELECTROL BOX
ELECTROL YSS TEST STATION
EASBROVIT
EDIC OF BULK
FACE OF WILK
GAS METER
GAS WILE
GRADE BREAK
GAS WILE
GRADE BREAK
GUT ANCHOR
HIGH POWIT
NIVERT ELEVATION
IRRIGATION BOX
FINEL POWER
FINEL POWER
FINEL POWER
FINEL FOR THE POWER
FINEL POWER
FINEL FOR THE POWER
FINEL POWER
FINE IRRIGATION BOX JOINT POWER POLE LIGHT LOW POINT LOW POINT LIGHT NOT IN CONTRACT OVERFLOW OVERFLOW DRAIN PAC BELL MANHOLE PAVEMENT POINT OF CONNECTION POST INDICATOR VALVE HONINKIEN LENDER
RELEASE VALVE POST
RIDGE
RIM ELEVATION
ROOF DRAIN
SANTTARY SEWER CLEANOUT
SANTTARY SEWER MAHHOLE
SPRINT MARKER
STREET LIGHT BOX
STORM DRAIN JANCTION BOX
FORMER BOX
RELEPHONE BOX
REAFICE SIGNAL BOX
REAFICE
REAFICE SIGNAL BOX
REAFICE

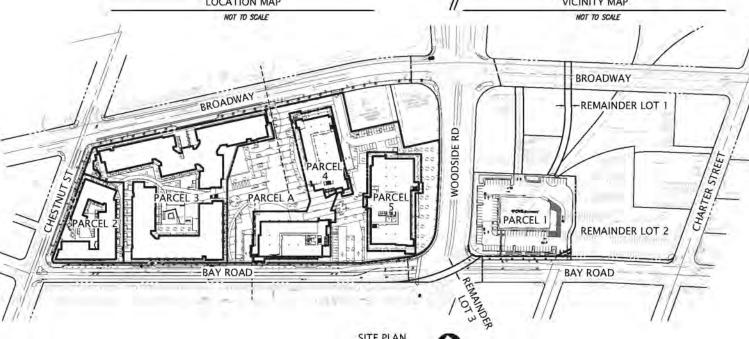
VESTING TENTATIVE MAP

1401 BROADWAY AND BAY ROAD

REDWOOD CITY, CALIFORNIA

THE SOBRATO ORGANIZATION





1" = 150'

1 PROPERTY ADDRESSES 1401 BROADWAY, 1155 BROADWAY, 2201 BAY ROAD 2. RECORD OWNERS SEXX, LLC & SI 14, LLC THE SOBRATO ORGANIZATION 10600 N. DE ANZA BOULEVARD, SUITE 200 CUPERTINO, CA 95014 (408) 446-6700 CONTACT: PETER TSAI, VICE PRESIDENT KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 SCOTT BOULEVARD, BUILDING 22 SANTA CLARA, CA 95054 CONTACT: NEKTARIOS MATHEOU (408) 727,6665 STUDIO T-SQ, INC. 304 I 27H STREET, SUITE 2A OAKLAND, CA 94607 (510) 451,2850 CONTACT: CHEK F. TANG AIA, NCARB, PRINCIPAL

FORM 4 ARCHITECTURE 126 POST STREET, #3 SAN FRANCISCO, CA 94108 (415) 215, 6601 CONTACT: JOHN MARX AIA, DESIGN PRINCIPAL

7. LANDSCAPE:

(415) 433,4672 CONTACT: PAUL LETTIERI ASLA, PRINCIPAL

8. ASSESSORS'S PARCEL NOS.: 052-012-120, -130, -140, -150, -160, -170 054-022-070, -150, -160, -170 & 200

9. TOTAL AREA:

10. EXISTING ZONING:

11. EXISTING LAND USE:

12 PROPOSED ZONING MUC-GB - MIXED USE CORRIDOR: GATEWAY BROADWAY 13. PROPOSED LAND USE

BROADWAY: 520 APARTMENT UNITS 420,000 S.F. OFFICE SPACE 11,000 S.F. RETAIL 10,000 S.F. CHILDCARE BAY ROAD: 15,000 S.F. RETAIL

14. PROPOSED NUMBER OF LOTS: 6 + 3 REMAINDER LOTS

15. ALL DISTANCES ARE APPROXIMATE.

BENCHMARK: REDWOOD CITY BENCHMARK 51; BROADWAY AT WOODSIDE EXPRESSWAY, BRASS DISK ON TOP OF CURB. NORTH SIDE OF INTERSECTION OF BROADWAY AND WOODSIDE EXPRESSWAY, ON BROADWAY EAST SIDE OF STREET, 10' FROM TRAFFIC LIGHT ELEVATION: 10.62 (NAVD 38 DATUM)

18. BASIS OF BEARINGS: THE BEARING OF NORTH 79'55'29" WEST TAKEN ON THE CENTERLINE OF BAY ROAD AS SHOWN ON THAT CERTAIN WAP ENTITLED "REDWOOD PLAZA SHOPPING CENTER SUBDIVISION" FILED FOR RECORD ON JULY 5, 1972 IN VOLUME 75' OF MAPS AT PAGES 44 & 45, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

ADDITIONAL EASEMENTS MAY BE NECESSARY, ANY ADDITIONAL EASEMENT REQUIREMENTS WILL BE DETERMINED AS THE PROJECT EVOLVES.

SHEET INDEX

SHEET	DESCRIPTION
CIVIL	
TM-1	COVER SHEET
TM-2.1	TOPOGRAPHIC SURVEY PLAN - BROADWAY
TM-2.2	TOPOGRAPHIC SURVEY PLAN — BAY ROAD
TM-3.1	PROPOSED CONDITIONS - BROADWAY
TM-3.2	PARCEL ELEVATION PLAN - BROADWAY
TM-3.3	PHASING PLAN - BROADWAY
TM-3.4	PROPOSED CONDITIONS - BAY ROAD
TM-4.1	PRELIMINARY GRADING PLAN - BROADWAY
TM-4.2	PRELIMINARY GRADING PLAN - BROADWAY
TM-4.3	PRELIMINARY GRADING PLAN - BROADWAY
TM-4.4	PRELIMINARY GRADING PLAN - BROADWAY
TM-4.5	PRELIMINARY GRADING PLAN - BROADWAY
TM-4.6	PRELIMINARY GRADING PLAN - BAY ROAD
TM-5.1	PRELIMINARY UTILITY PLAN - BROADWAY
TM+5.2	PRELIMINARY UTILITY PLAN - BAY ROAD
TM-6.1	STORM WATER CONTROL PLAN - BROADWAY
TM-6.2	STORM WATER DETAILS & CALCULATIONS - BROADWAY
TM-6.3	STORM WATER CALCULATIONS - BROADWAY
TM-6.4	STORM WATER CONTROL PLAN - BAY ROAD
TM-6.5	STORM WATER DETAILS - BAY ROAD
TM-7.1	FIRE ACCESS PLAN - BROADWAY
TM-7.2	FIRE ACCESS PLAN - RAY ROAD

ENGINEER'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH

08/17/18





KIER & WRIGHT

CIVIL ENGINEERS & SURVEYORS, INC



Corporation Organization & MidPen Housing Sobrato

The

Sheet Title:

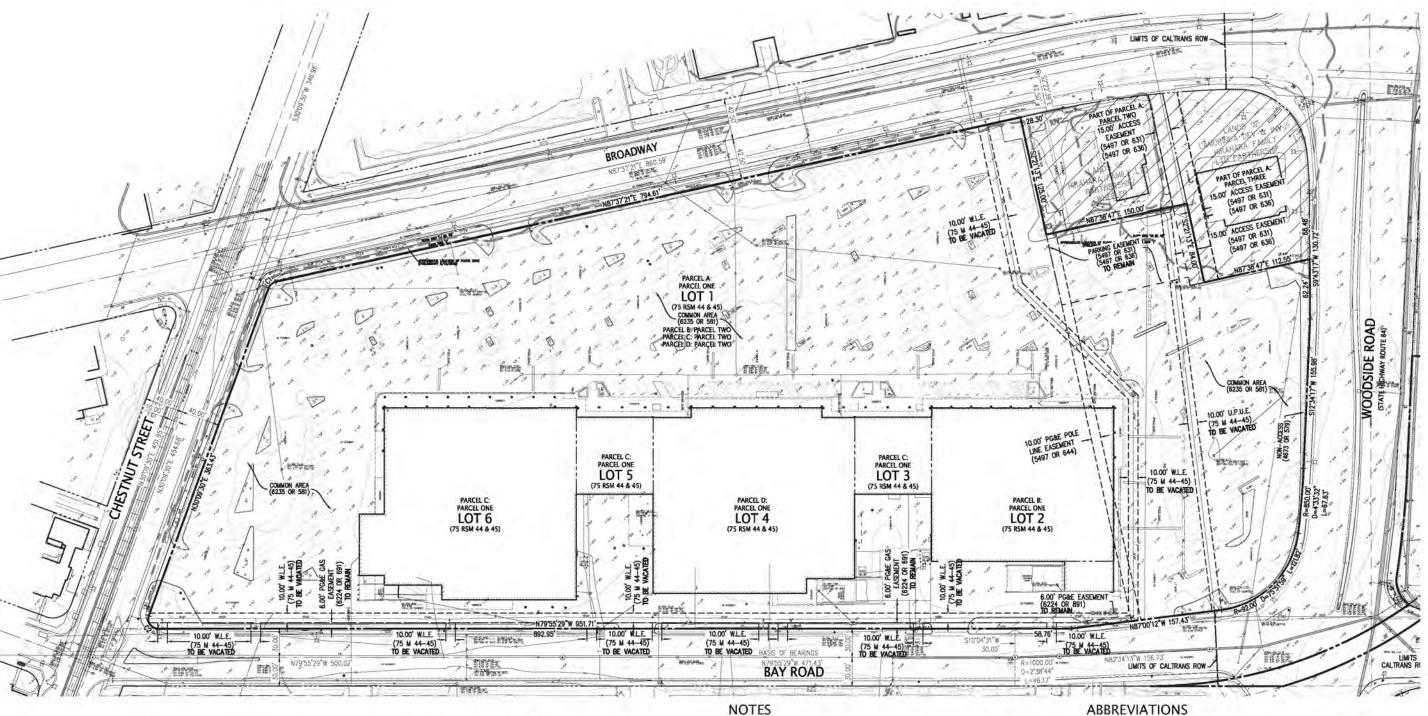
Broadway

COVER SHEET

Job No. A14075 Date: 03/15/2019 AS SHOWN Drawn By: NM/HR

Sheet No: 1

TM-1



THIS TENTATIVE MAP WAS PREPARED FROM INFORMATION FURNISHED IN THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MARCH 14, 2014, AMENDED APRIL 16, 2014, ORDER NO. NCS-649936-SC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE BOUNDARY LINES, EXCEPTIONS, OR EASEMENTS

THIS SITE IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FLOOD INSURANCE RATE MAP COMMUNITY NO. 060352 0302 E DATED OCTOBER 16, 2012.

FUTURE FLOOD ZONE:

THIS SITE IS PARTIALLY IN FLOOD ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPITIS LESS THAN ONE FOOT WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE; FLOOD ZONE "X", AREAS OF MINIMAL FLOOD HAZARD; AND FLOOD ZONE AE (EL 10), SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION (EL 10). PER PRELIMINARY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 060325 0302 F DATED 8/13/2015.

BENCHMARK: REDWOOD CITY BENCHMARK 51; BROADWAY AT WOODSIDE EXPRESSWAY, BRASS DISK ON TOP OF CURB, NORTH SIDE OF INTERSECTION OF BROADWAY AND WOODSIDE EXPRESSWAY, ON BROADWAY, EAST SIDE OF STREET, 10' FROM TRAFFIC LIGHT ELEVATION: 10.62 (NAVD 88 DATUM)

BASIS OF BEARINGS: THE BEARING OF NORTH 79'55'29" WEST TAKEN ON THE CENTERLINE OF BAY ROAD AS SHOWN ON THAT CERTAIN MAP ENTITLED "REDINGOD PLAZA SHOPPING CENTER SUBDINISION" FILED FOR RECORD ON JULY 5, 1972 IN VOLUME 75 OF MAPS AT PAGES 44 & 45, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

EASEMENT NOTE: 10° PG&E EASEMENT RECORDED OCTOBER 24, 1972 AS INSTRUMENT NO. 70592AF IN BOOK 6257, PAGE 81 OF OFFICIAL RECORDS

6. CORNER RECORD NOTE: THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND

OFFICIAL RECORDS
RECORD SUBDIVISION MAP
SIDEWALK EASEMENT
UNDERGROUND PUBLIC UTILITY EASEMENT
WATER LINE EASEMENT

CURVE TABLE						
CURVE #	RADIUS	DELTA	LENGTH			
C1	10.00	57"27"51"	10.03			
C2	10.00	110'04'59"	19.21			



The Sheet Title:

Plaza

Broadway

TOPOGRAPHIC SURVEY PLAN -**BROADWAY**

MidPen Housing Corporation

Organization &

Sobrato (

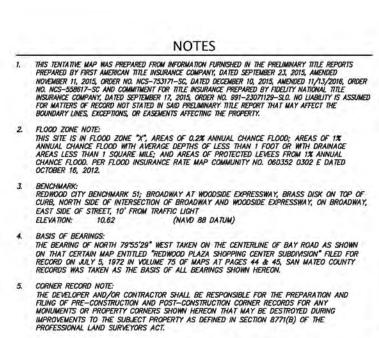
SQUARE

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 Scott Boulevard, Building 22 Santa Clara, California 95054 (408) 727 6665 Fax (408) 727 5641

Job No. A14075 Date: 03/15/2019 Scale: AS SHOWN Drawn By: NM/HR

Sheet No: 2

TM-2.1



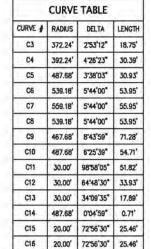
LINE TABLE

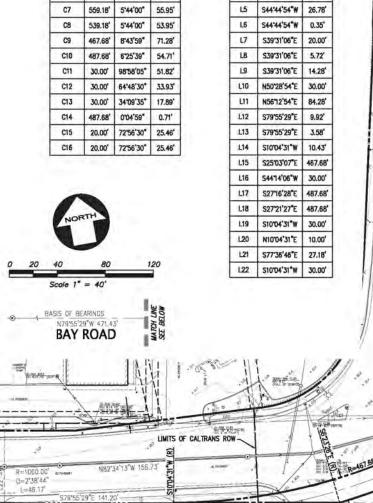
LINE # DIRECTION LENGTH

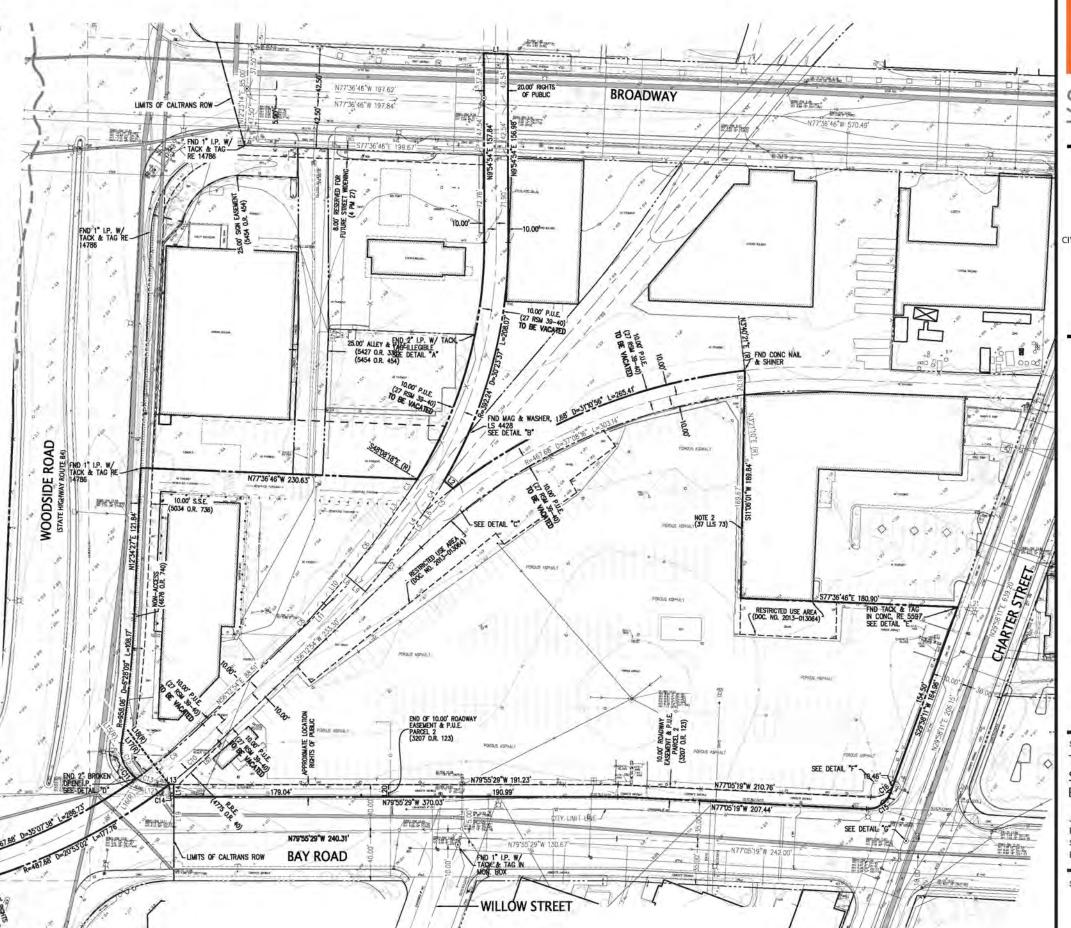
L1 S77"36"46"E 20.02" L2 S39'31'06"E 9.71'

L3 N44'44'54'E 27.13'

L4 N44'44'54'E 27.13'











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MidPen Housing Corporation Sobrato Organization &

The

Sheet Title:

Plaza

Broadway

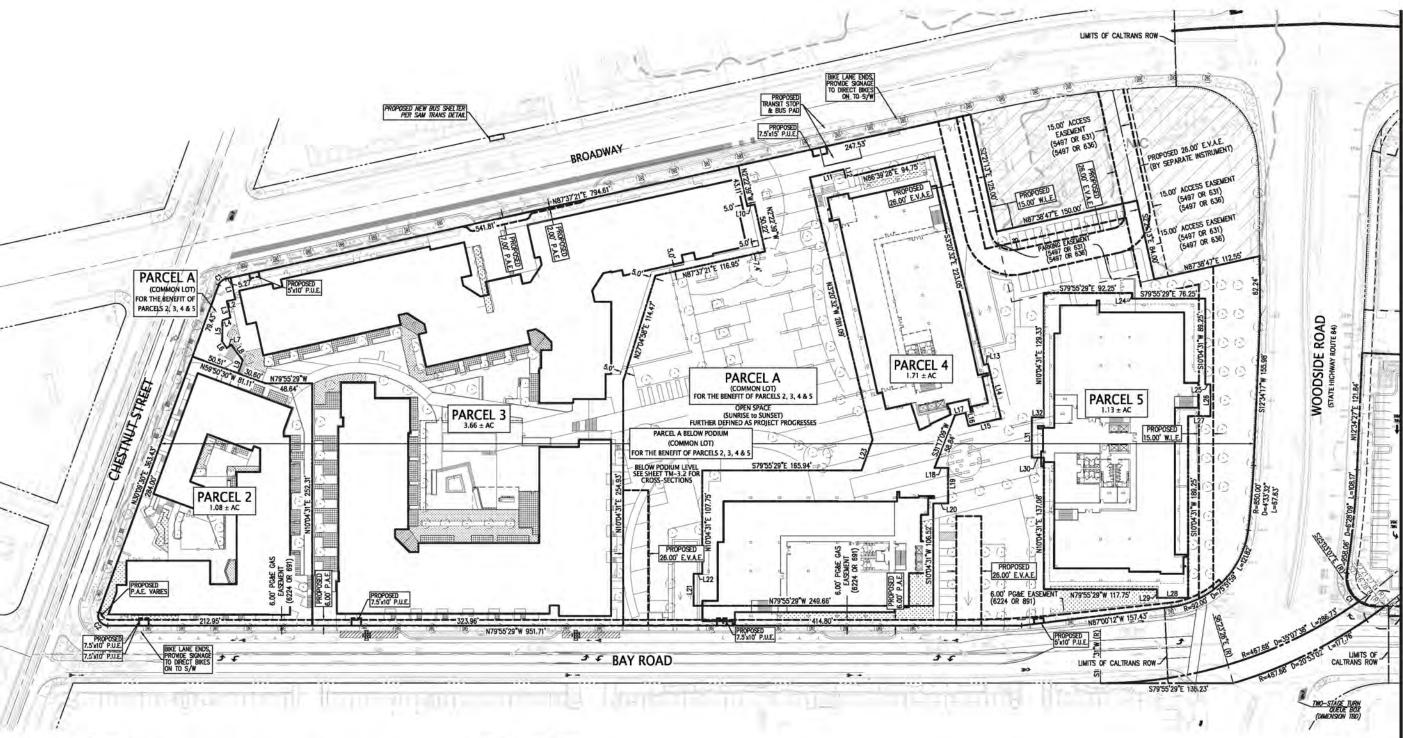
TOPOGRAPHIC SURVEY PLAN -**BAY ROAD**

Job No. A14075 Date: 03/15/2019 Scale: AS SHOWN

Drawn By: NM/HR

Sheet No: 3

TM-2.2



(FOR THIS SHEET ONLY)

	LINE TABL	E	LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE # DIRECT	TION LENGTH	
LT	N2"22'39"W	23.08	L14 S3'20'	32°E 58.35	
L2	N87'37'21"E	9.00'	L15 S86*39*	28"W 34.63	
1.3	N2"22'39"W	17.44	L16 N3'20'	32"W 14.30	
L4	N80'42'33"E	8.84	L17 S86'39'	28"W 11.24	
L5	511"11"49"W	22.00'	L18 N79'55'	29"W 14.16	
L6	S24'43'34"E	8.23'	L19 S10'04'	31°W 37.12	
L7	S65"16'26"W	6.13'	L20 N79'55'	29°W 15.43	
L8	S25*53'09*E	20.12	L21 N10°04	31"E 33.26	
L9	S3018'46"W	14.32	L22 S79°55	29"E 8.92	
L10	S87*37*21*W	7.80'	L23 N29'56	30°E 33.77	
LII	N86'39'28"E	36.25	L24 N10'04	31"E 5.83	
L12	53"20"32"E	8.90'	L25 S79°55	29°E 5.33	
L13	N86'39'28"E	4.38'	L26 S10'04'	31°W 33.25	

BL	E		LINE TABL	E
ON	LENGTH	LINE #	DIRECTION	LENG
2°E	58.35	L27	N79"55'29"W	23.2
8"W	34.63	L28	N79"55"29"W	32.5
w"	14.30'	L29	N10"04"31"E	8.92
8*W	11.24	L30	N79"55'29"W	12.5
9"W	14.16'	L31	N10"04"31"E	42.2
1"W	37.12	L32	S79"55'29"E	12.3
9°W	15.43			

(FOR THIS SHEET ONLY)

CURVE #	RADIUS	DELTA	LENGTH	
CI	10.00	57"27"51"	10.03	
CZ	10.00	110"04"59"	19.21	

ABBREVIATIONS EMERGENCY VEHICLE ACCESS EASEMENT WATER LINE EASEMENT PUBLIC ACCESS EASEMENT PUBLIC UTILITY EASEMENT NOTE

APPLICABLE TO ALL PARCELS:
DEVELOPMENT ON PARCELS A AND PARCELS 2-5 MUST BE CONSISTENT
WITH THE DEVELOPMENT STANDARDS CONTAINED IN THE PLANNED
DEVELOPMENT (PD) PERMIT APPROVED BY THE CITY OF REDWOOD CITY ON
2018, AS SUCH PERMIT MAY BE AMENDED, THE
REQUIREMENT THAT DEVELOPMENT BE CONSISTENT WITH THE PD PERMIT, AS
IT MAY BE AMENDED, SHALL BE A COVENANT RUNNING WITH THE LAND AND
SHALL BIND FUTURE OWNERS OF THESE PARCELS.



Scale:

TM - 3.1

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Sheet Title:

Broadway Redwood City, CA

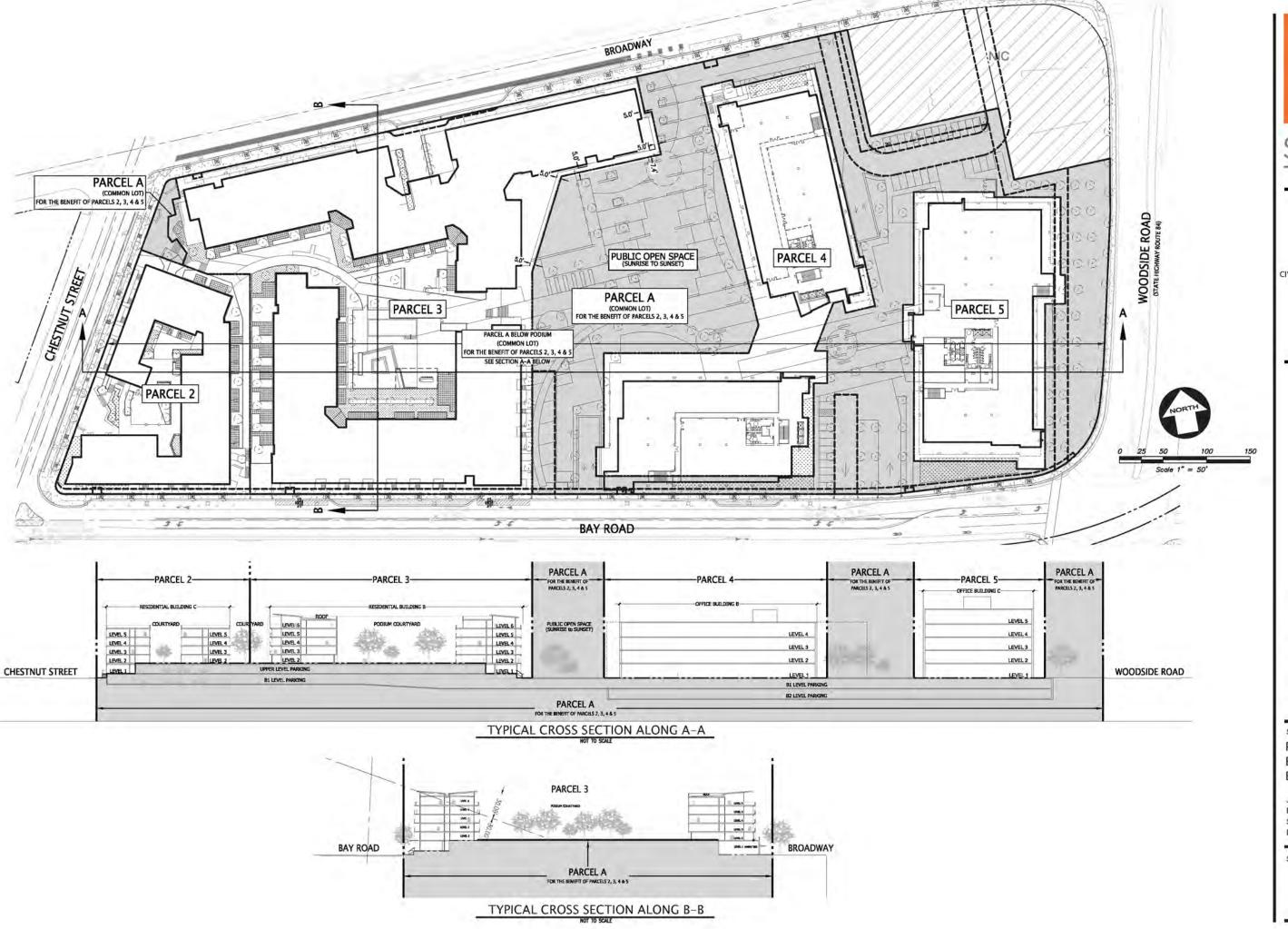
Plaza

PROPOSED CONDITIONS -**BROADWAY**

Job No. A14075 Date: 03/15/2019 AS SHOWN

Drawn By: NM/HR

Sheet No: 4







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MidPen Housing Corporation The Sobrato Organization &

Sheet Title:

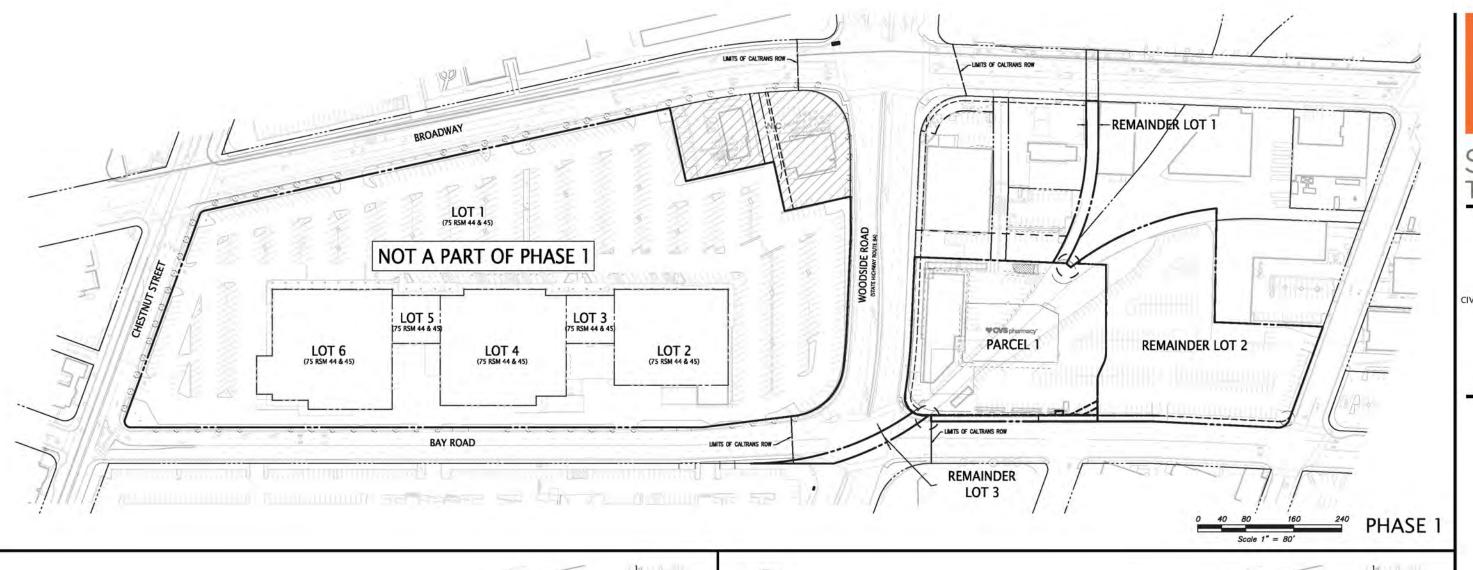
Broadway Plaza Redwood City, CA

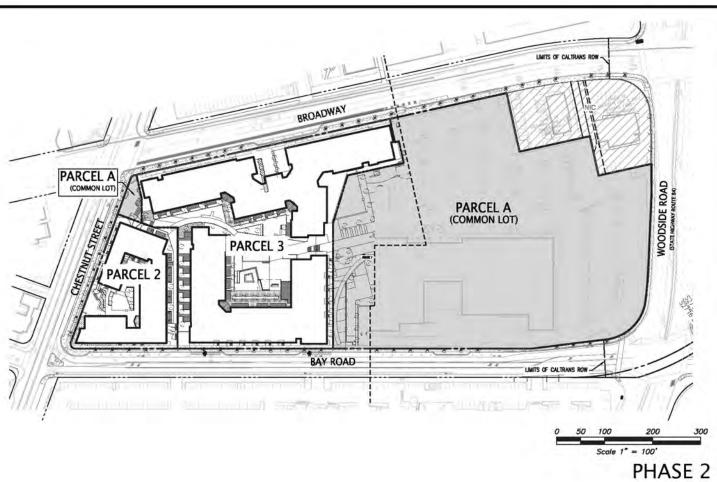
PARCEL ELEVATION PLAN -BROADWAY

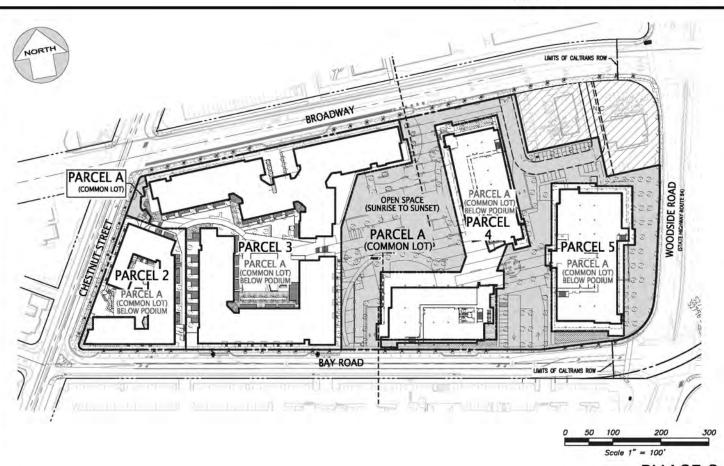
Job No. A14075 03/15/2019 Date: Scale: AS SHOWN Drawn By: NM/HR

Sheet No: 5

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Sheet Title:

Broadway Plaza Redwood City, CA

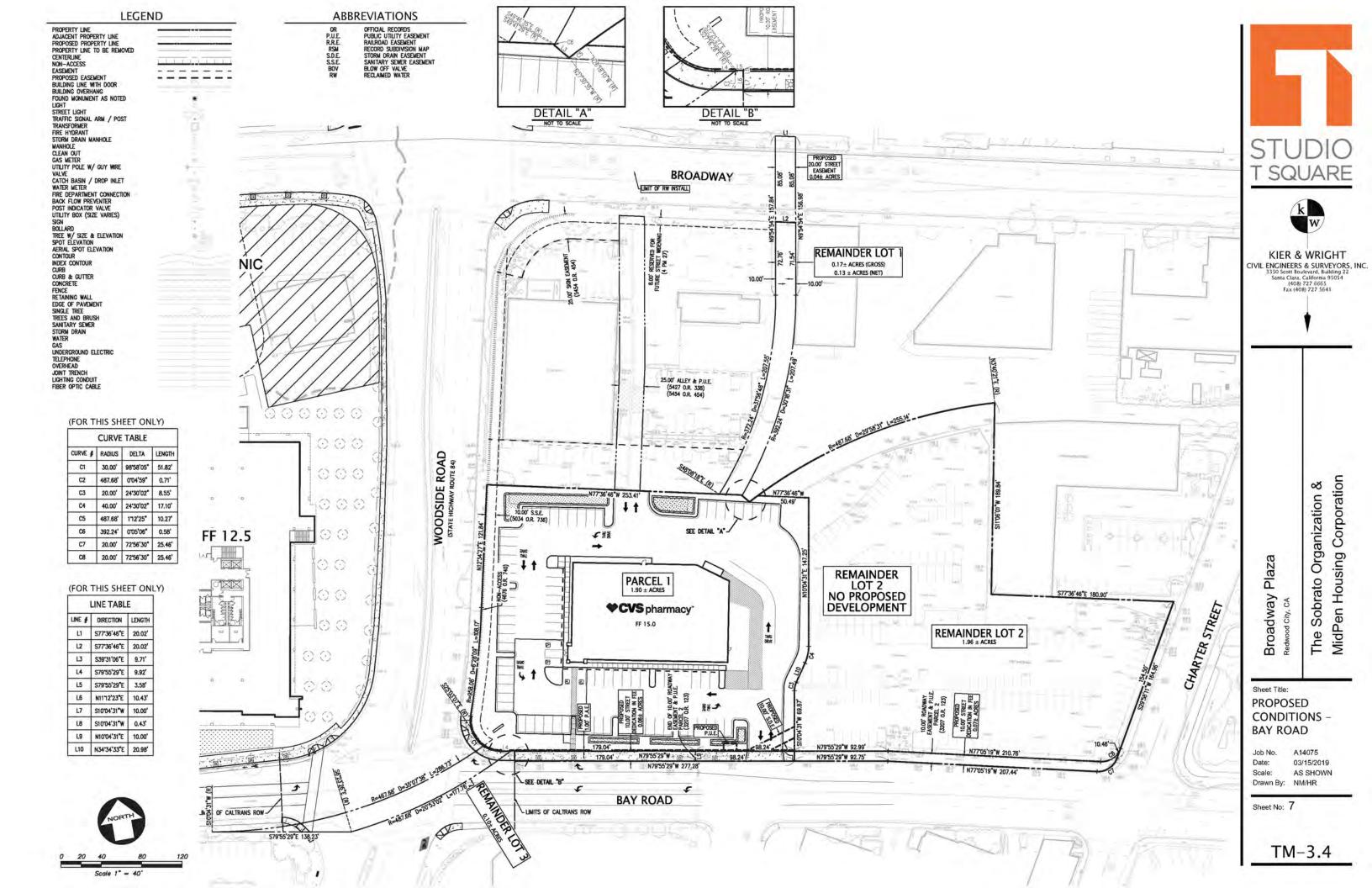
PARCEL MAP PHASING PLAN -**BROADWAY**

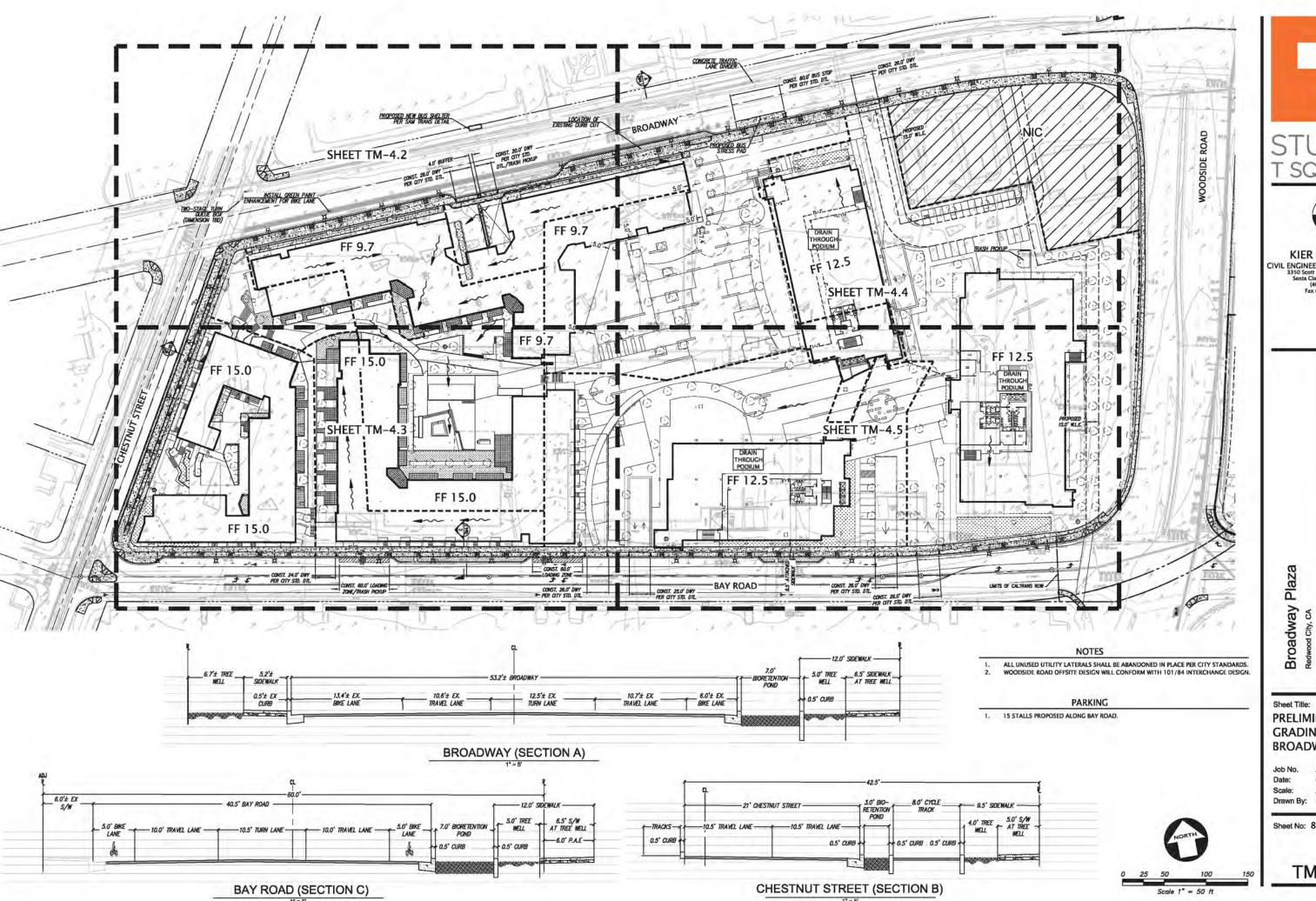
Job No. A14075 03/15/2019 Date: Scale: AS SHOWN

Drawn By: NM/HR Sheet No: 6

TM - 3.3

PHASE 3









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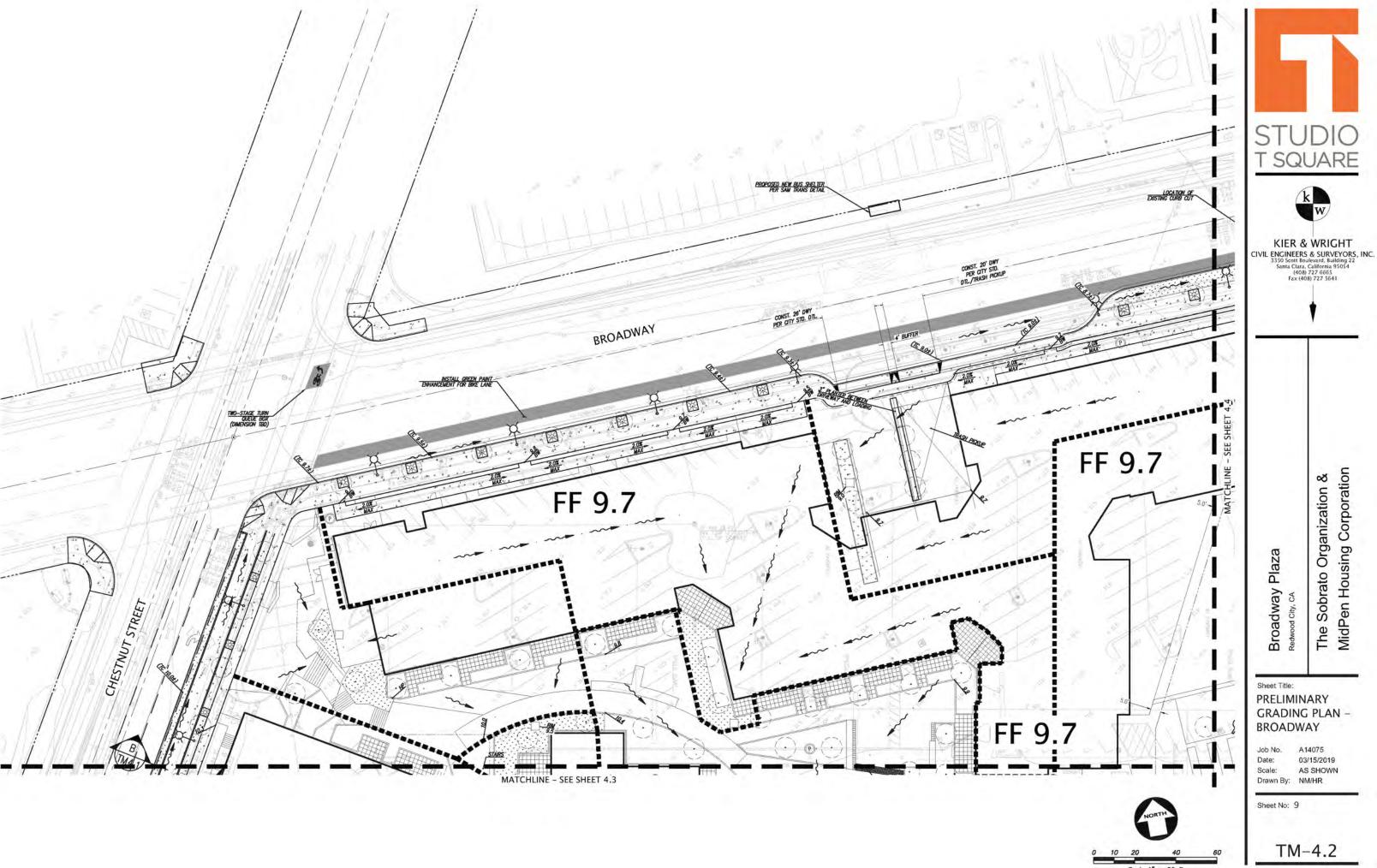
PRELIMINARY GRADING PLAN -BROADWAY

Job No. A14075 03/15/2019 AS SHOWN

Drawn By: NM/HR

Sheet No: 8

TM-4.1





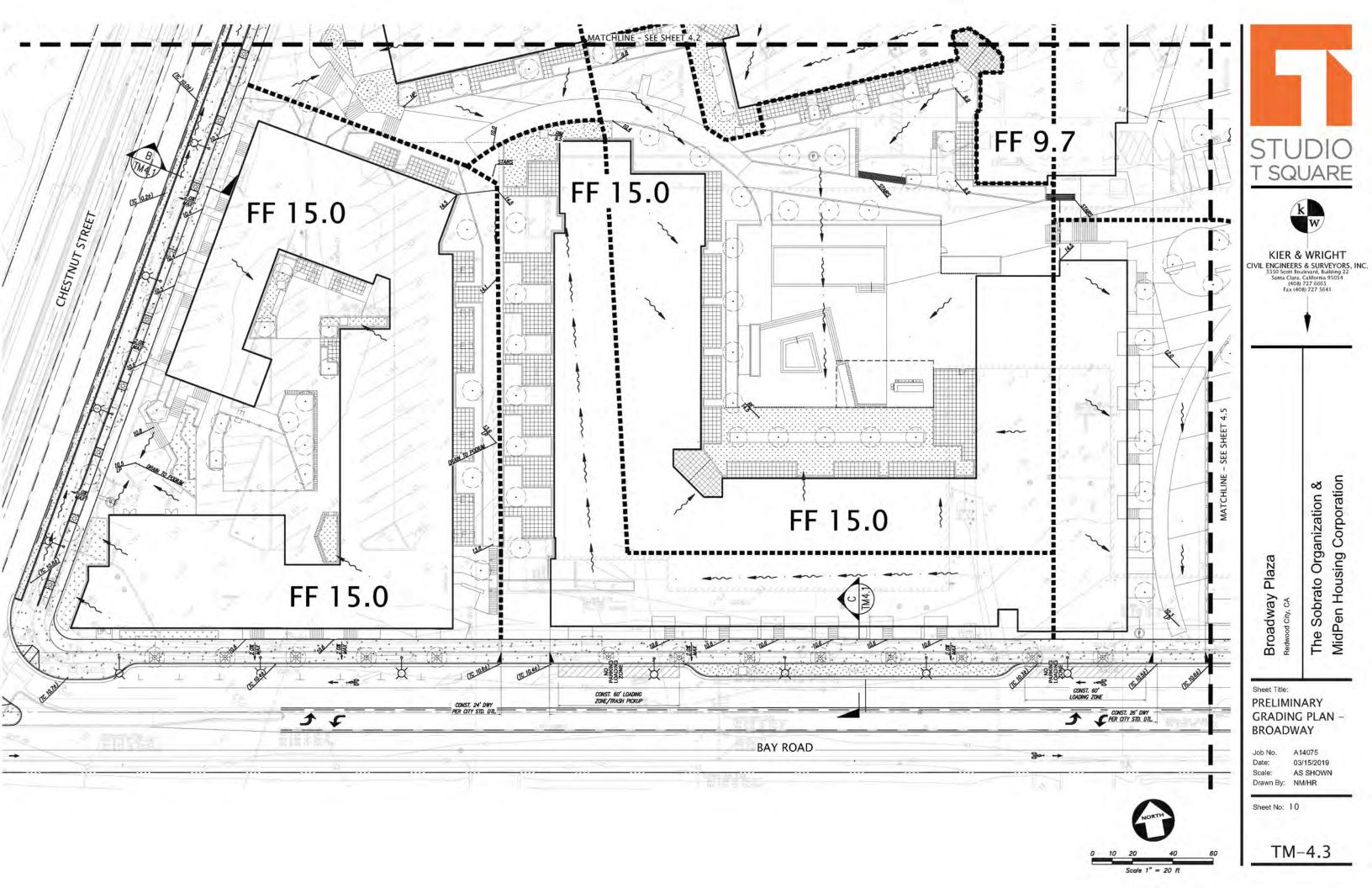


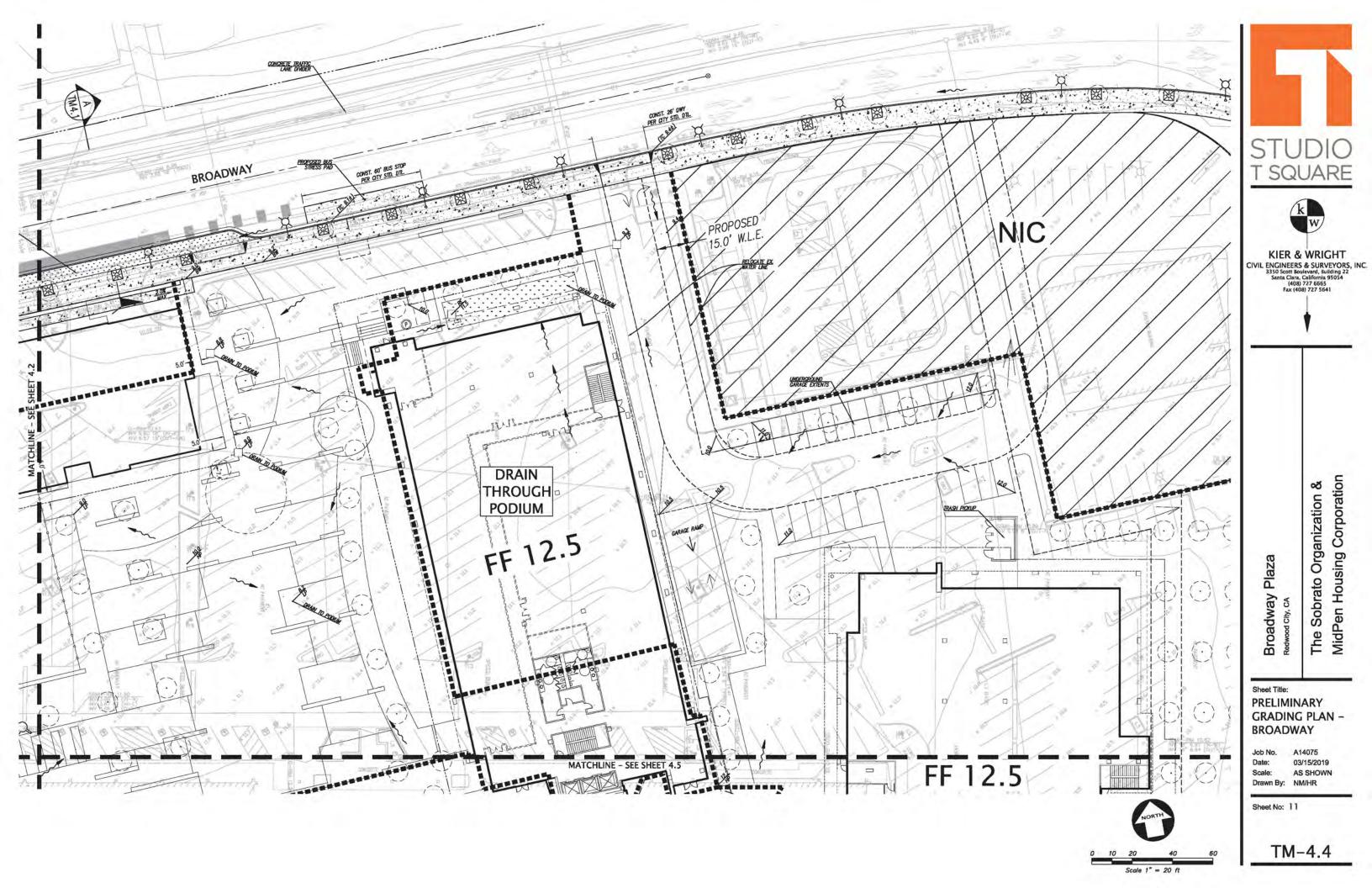
MidPen Housing Corporation The Sobrato Organization &

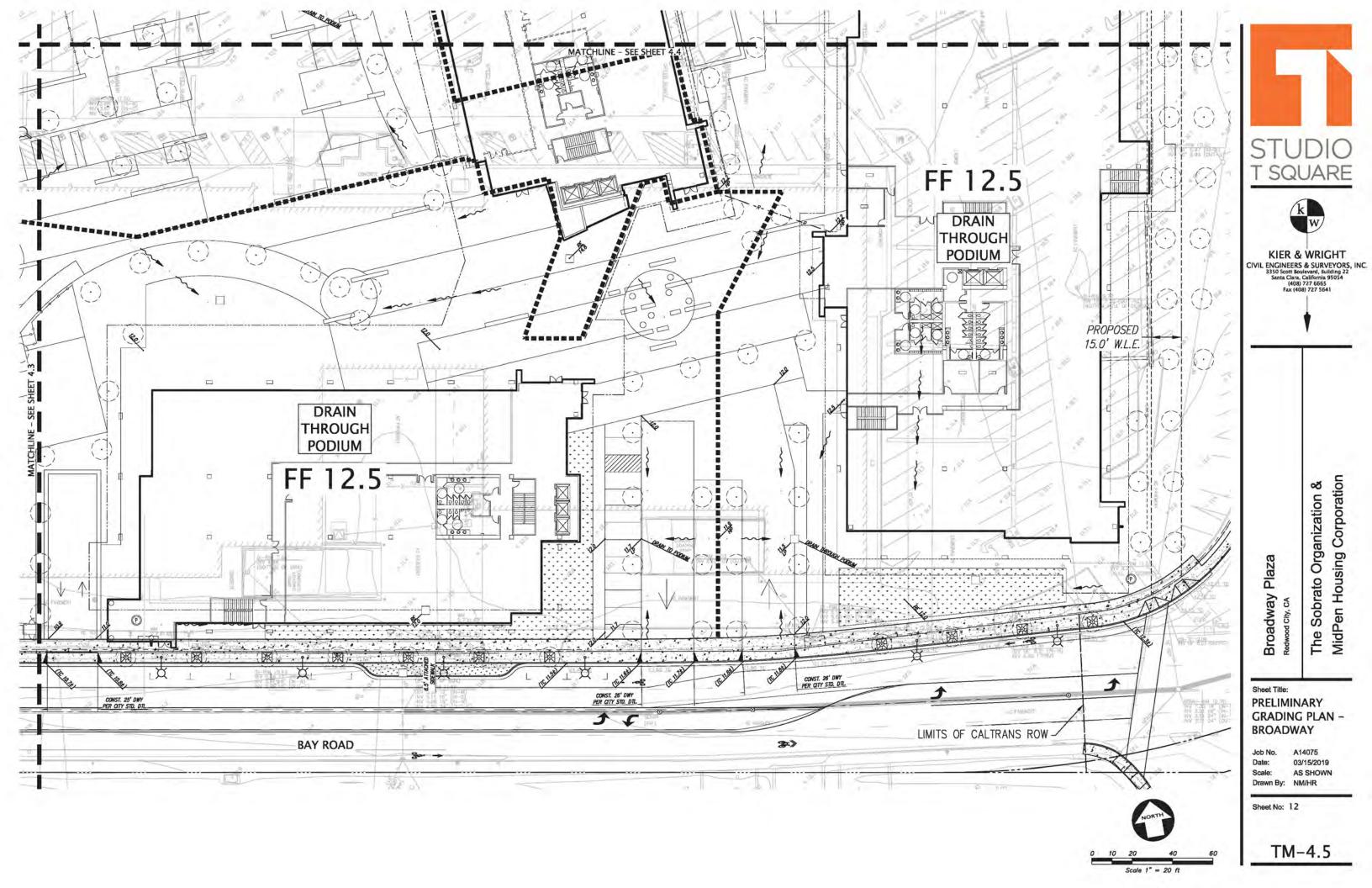
PRELIMINARY GRADING PLAN -

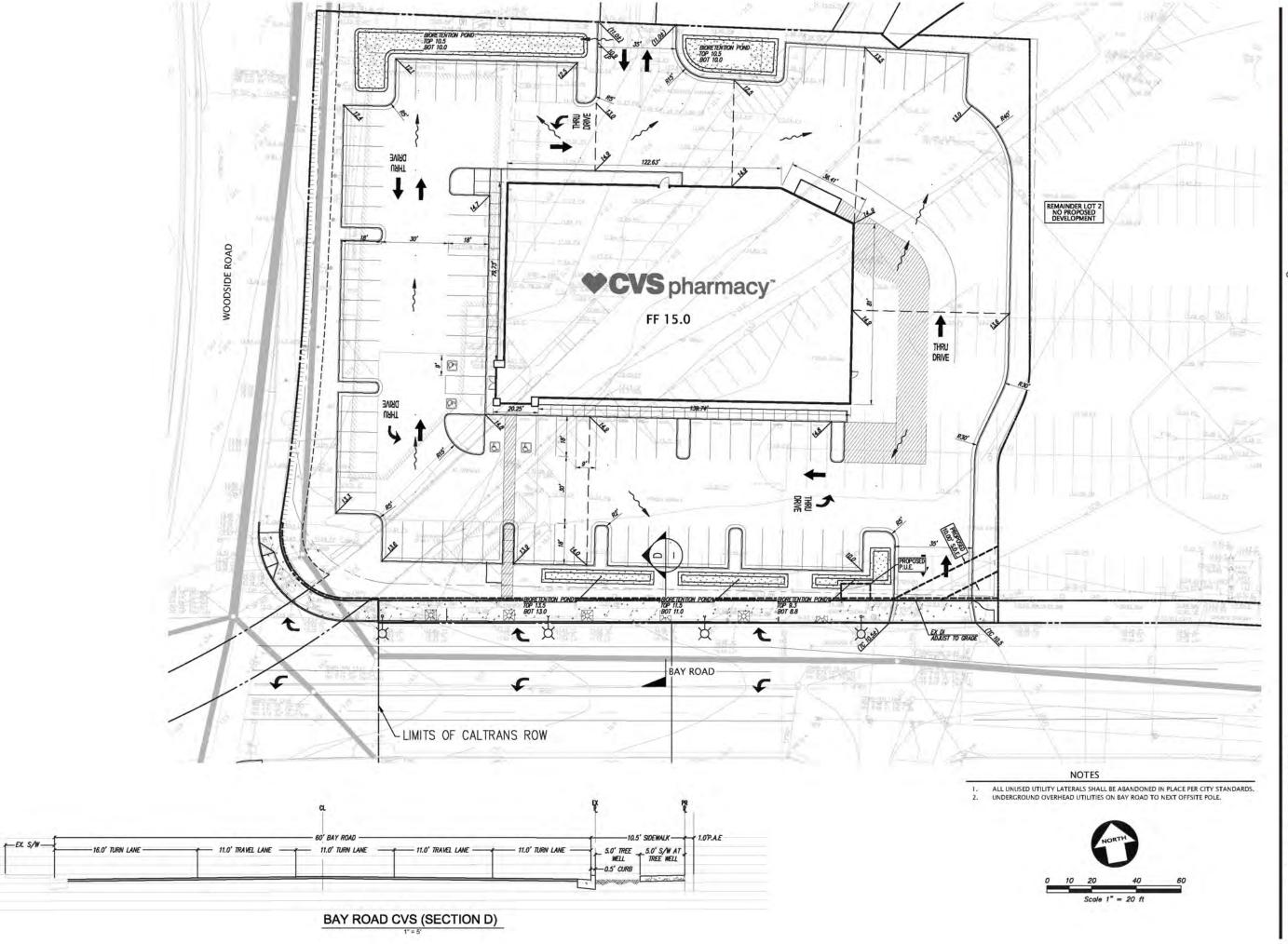
> 03/15/2019 AS SHOWN

TM-4.2













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Broadway Plaza Redwood City, CA

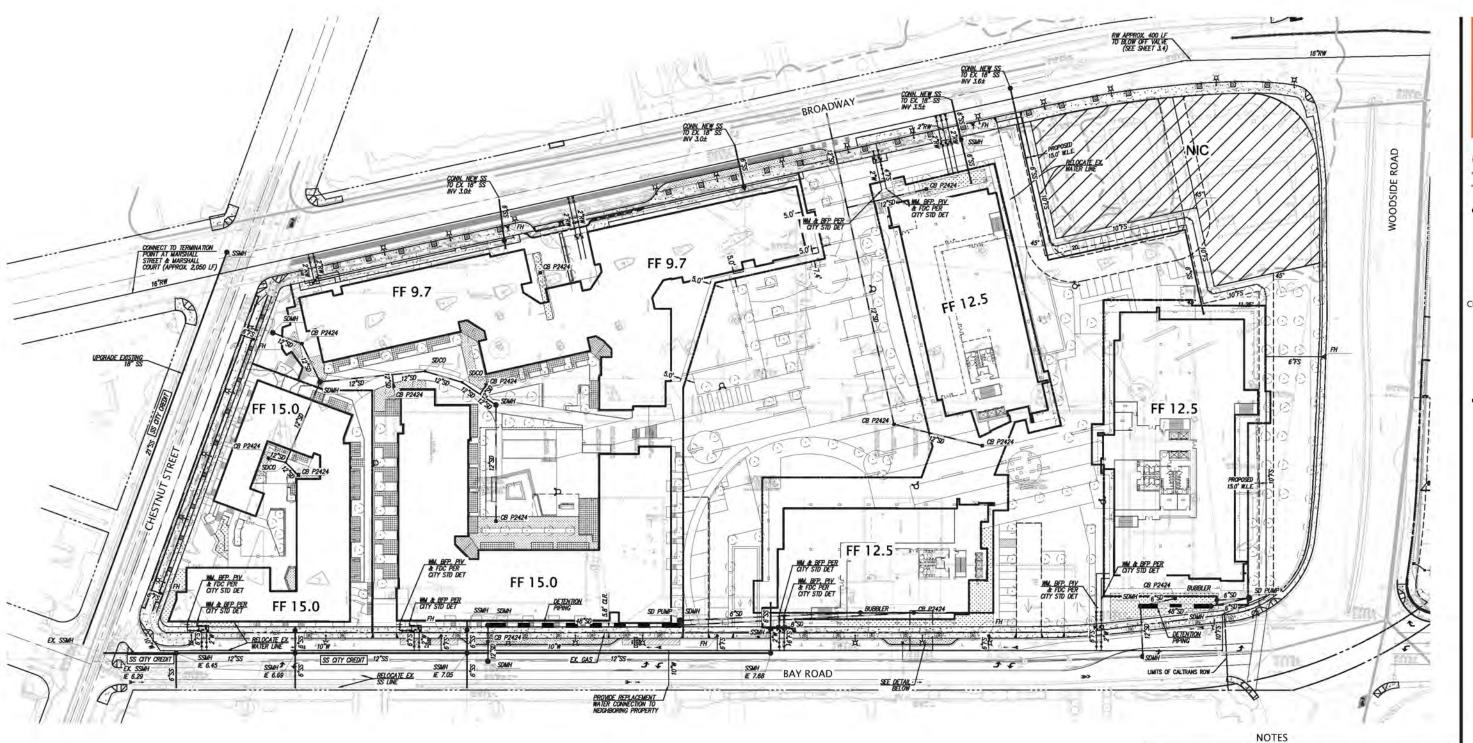
Sheet Title: **PRELIMINARY** GRADING PLAN -**BAY ROAD**

Job No. A14075 03/15/2019 Date:

AS SHOWN Drawn By: NM/HR

Sheet No: 13

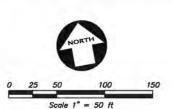
TM-4.6





- ALL UNUSED UTILITY LATERALS SHALL BE ABANDONED IN PLACE PER CITY STANDARDS. STORM DRAIN IN THE PUBLIC RIGHT OF WAY SHALL BE RCP, RECYCLED WATER MAIN SHALL BE HDPE.

- RECYCLED WATER MAIN SHALL BE HDPE.
 PROPOSED WATER MAINS WITHIN THE EASEMENT SHALL BE HDPE.
 WATER MAINS OUTSIDE OF THE EASEMENT SHALL BE HDPE OR FULLY RESTRAINED PVC.
 EXISTING POWER LINES ON PROPERTY FRONTAGE OF BAY ROAD SHALL BE
 UNDERGROUNDED TO THE NEXT OFFSITE POLE.
 ALL GARAGE WATER, AND ANY OTHER INTERIOR DRAINS TO BE DIRECTED TO SANITARY
 SEWER



PG&E EASEMENT DETAIL BLOWUP





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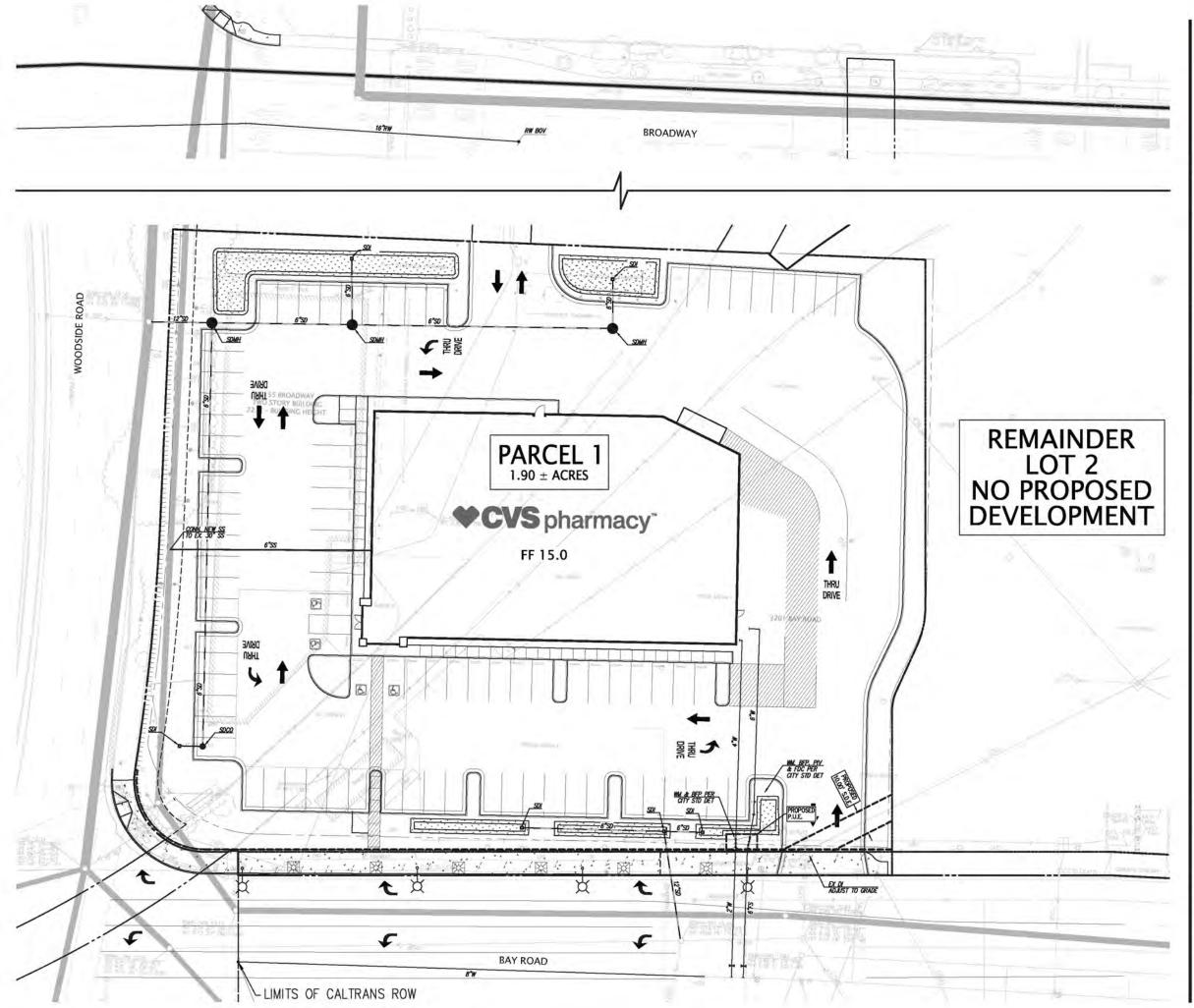
Broadway Plaza Redwood City, CA

Sheet Title: PRELIMINARY UTILITY PLAN - BROADWAY

Job No. A14075 03/15/2019 Date: Scale: AS SHOWN Drawn By: NM/HR

Sheet No: 14

TM-5.1



NOTES ALL UNUSED UTILITY LATERALS SHALL BE ABANDONED IN PLACE PER CITY STANDARDS. STORM DRAIN IN THE PUBLIC RIGHT OF WAY SHALL BE RCP. RECYCLED WATER MAIN SHALL BE HDPE.
ALL GARAGE AND INTERIOR DRAINAGE SHALL BE PLUMBED TO SANITARY SEWER.

EXISTING POWER LINES ON PROPERTY FRONTAGE OF BAY
ROAD SHALL BE UNDERGROUNDED TO THE NEXT OFFSITE





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Sheet Title:

Broadway Plaza

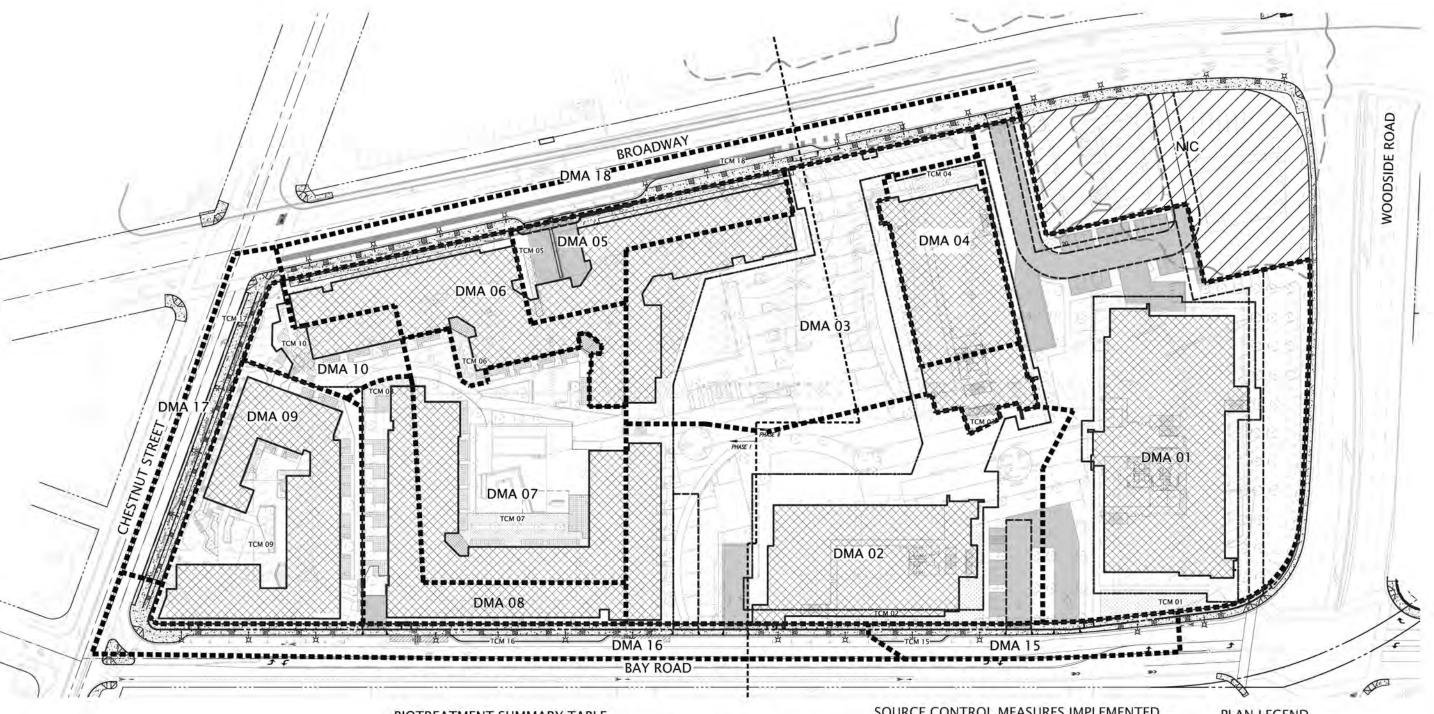
PRELIMINARY UTILITY PLAN - BAY ROAD

Job No. A14075 Date: 03/15/2019

AS SHOWN Drawn By: NM/HR

Sheet No: 15

TM-5.2



BIOTREATMENT SUMMARY TABLE

AREA	тсм	TREATMENT TYPE	TOTAL AREA (SQ. FT,)	IMPÉRVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)	PONDING DEPTH (IN.)
""DMA 01	01	BIOTREATMENT POND	113,611	71,697	2,248	2,518	6
**DMA 02	02	BIOTREATMENT POND	92,385	72,846	2,251	2,772	6
**DMA 03	03	BIOTREATMENT POND	76,331	60,394	1,803	1,954	6
™DMA 04	04	BIOTREATMENT POND	22,103	18,084	537	889	6
**DMA 05	05	BIOTREATMENT POND	19,071	17,880	480	487	8
**DMA 06	06	BIOTREATMENT POND	27,142	25,955	758	779	6
**DMA 07	07	BIOTREATMENT POND	49,884	40,179	1,197	2,642	6
**DMA 08	08	BIOTREATMENT POND	23,959	17,592	578	633	6
**DMA 09	09	BIOTREATMENT POND	45,092	39,295	1,199	1,270	6
**DMA 10	10	BIOTREATMENT POND	11,793	10,405	306	341	6
**DMA15	15	BIOTREATMENT POND	12,082	11,662	340	420	6
**DMA 16	16	BIOTREATMENT POND	31,418	30,357	886	1,060	6
**DMA 17	17	FLOW THROUGH PLANTERS	15,824	15,294	446	530	6
*DMA 18	18	BIOTREATMENT POND	29,687	28,488	1,187	1,199	6

^{*}BIOTREATMENT SIZING BASED ON UNIFORM FLOW METHOD (4%).

SOURCE CONTROL MEASURES IMPLEMENTED

SD-10: SITE DESIGN & LANDSCAPE PLANNING

MAXIMIZED TREES AND PLANTING WITHIN HARDSCAPE AND LANDSCAPE AREAS. VEGETATED SLOPES FOR ALL LANDSCAPE SLOPES LESS THAN 1:5 SLOPE.

EFFICIENT IRRIGATION

RAIN-TRIGGERED SHUTOFF DEVICES TO PREVENT IRRIGATION AFTER PRECIPITATION.
 SYSTEM DESIGNED TO SITE-SPECIFIC WATER DEMANDS AND PLANTING REQUIREMENTS.

SD-13: STORM DRAIN SIGNAGE

ALL CATCH BASINS TO BE STENCILED WITH PROHIBITIVE LANGUAGE PER CITY

	I.B.1,a	I.B.1.b	I.B.1,c	I.B.1,d	I,B.1,e
Type of Impervious Surface	PRE-PROJECT MPERVIOUS SURFACE (SQ.FT.)	EXISTING IMPERVIOLS SURFACE TO BE RETAINED (SQ.FT.)	ENSTING IMPERVIOUS SURFACE TO BE REPLACED (SQ.FT.)	NEW IMPERVIOUS SUBTACE TO BE CREATED (SQ.FT.)	POST-PROJECT IMPERVIOUS SURFACE (SQFT)X-B+C+D)
Roof area(s)	138,890	10	138890	82583	221473
Impervious ⁵ sidew alks, patios, paths, drivew ays, streets	32989	0	32989	115025	148014
impervious ⁵ uncovered parking ⁷	354715	0	76717	0.	76717
Totals	526594	0	248596	197608	446204
I.B.1.f - Total Impervious Surface Replaced and Create (sum of totals for columns I.B.1.c and I.B.1.d):	d:		446204		
Type of Pervious Surface	Pre-Project Pervious Surface (sq.ft.)				Post-project Pervious Surface(sq.ft.)
Landscaping	42125				122515
Pervious Paving	0			I.B.1.e.1	0
Green Roof	0				0
Totals:	42125	1			122515
Total Site Area (Total Impervious + Total Pervious)	568719	1			568719

PLAN LEGEND

	TREATMENT AREA LIMITS
DMA	DRAINAGE MANAGEMENT ARE

IMPERVIOUS ROOFTOP DRAINING

TO BIO-SWALE IMPERVIOUS PAVEMENT DRAINING TO BIO-SWALE

CONCRETE AREA

TCM

BIORETENTION POND

FLOW THROUGH PLANTER

TREATMENT CONTROL MEASURE



T SQUARE



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Plaza Broadway

Sheet Title:

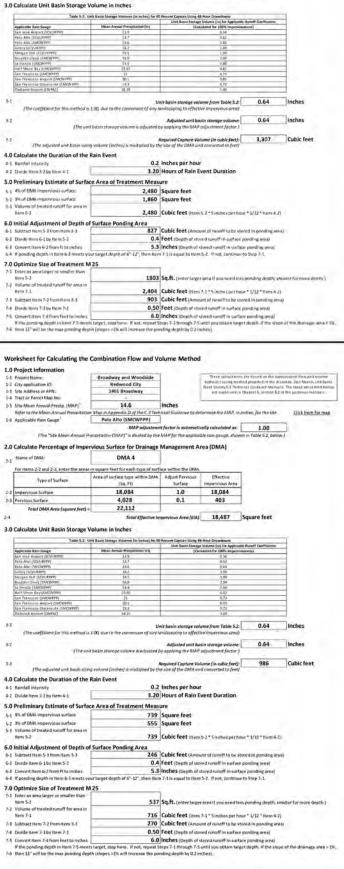
STORMWATER CONTROL PLAN -**BROADWAY**

A14075 Job No. 03/15/2019 AS SHOWN Scale: Drawn By: NM/HR

Sheet No: 16

^{**}BIOTREATMENT SIZING BASED ON COMBINATION FLOW AND VOLUME METHOD.

Vorksheet for Calculating the					Worksheet for Calculating		Cidilic Hicking	
.0 Project Information	Broadway and Woodside	1	These selminations:	are traced on the combination limit and solumi	1.0 Project Information	Broadway and Woodside	1	There's
City application ID	Redwood City		Chip Courts C.3 Termino	d provided in the Alametta, San Mares, and Santa cal Guidanus Manuals. The steps presidented below	1.7 City application ID:	Redwood City		Stara County
Tract or Paron Map No:	1401 Broadway		are topic and in C	hapter 5 Section 5.1 of the guidance manuals.	1-II line Address or APN: 1-4 Tred or Perel Map No.	1401 Broadway		100 000
Site Mean Annual Precip. (MAP). Refer to the Mean Annual Prespitation		Inches	elimentos blim \$4.50° in in	ches, for the site. Llick here for man	I-5 Ure Mean Annual Preop (MAF		Inches	
Applicable Rain Gauge ²	Paio Alto (5MCWPPP)	17.	-		1-6 Applicable Rain Gauge	Palo Alto (SMCWPPP)		
(The "Site Mean Annual Pri	expitation (MAP)" is divided by the		cally calculated as: ble rain gauge, showin	1.00 In Table 5.2 below.)	(The "Site Mean An	MAP adjustme uni Precipitation (MAP)" is divided by the	nt factor is automatic - MAP for the approx	
Calculate Percentage of Imper	vious Surface for Drainage	Management Ar	rea (DMA)			mpervious Surface for Drainage	Management A	rea (DMA
Name at DMA.	DMA 1				7-1 Name of DMA:	DMA 3		
For items 2-2 and 2-3, enter the areas	Area of surface type within DMA		Effective 1		For Humi, 2-2 and 2-3, enter the	wear in square first for each type of sur		Effecti
Type of Surface	(5q Ft)	Surface	Impervious Area		Type of Surfacil	Area of surface type within DATA (Sq. Ft)	Adjust Pervious Surface	Imperviou
Impervious Surface*	73,084 41,964	0.1	73,084 4,196	Self-Trausing and Aelf House to top not included	2-2 Imperylose Sarlare	60,394 16,076	0.1	60,39
Total DMA Area (square feet) =	115,048	U.A.	4,130	Service of Transmission of School Williams	2.3 Pervious Surface Total DMA Area (square)		0.1	1,60
	Total Effective Im	spervious Area (EIA)	77,280	iquare feet	2-4		npervious Area (EIA)	62,00
Calculate Unit Basin Storage V					3.0 Calculate Unit Basin Store			
The state of the s	Hasin Storage Volumes (in Inches) for IID Mican Armail Production (in)	David Basin Snorage (Carlo	B-Hour Drawdown).	Renoft Coefficients		5-2: Unit Basio Morage Votimes (in inches) for 8 Mean Annual Proupilation (in)	Unit Busin Storage	S-Hour Drawto e Volume (in) for culated for 1001
pplicable Rain Gauge In José Aleport (SCVulleyry III Alto (SCVulleyry)	13.5 12.7	- Acade	0.58	inims)	Applicable Rain Gauge San Asse Airport (SCN) (Ring) Falls Altn (SCN) (Ring)	23.9 23.7	icas	0.5
tio Alto (SVICNIPPP)	14.6		100		Pale Alli (SMCWTPT) Gilley SACVURPPT)	24.6 24.6 23.7		0.5
organ HHT (SCVURSPE) out-turn Omisk (SACWEPP)	18.6		2.04		Parities Chief (PDCMSAL)	13.5		1.0
HOHEL (SMONTH)	74.4 25.62		0.65		HALL MOUNT BAY COMOWNEY	744 25.97		11.6
in Francisco (SWOWFFF) in Francisco Airport (DWOWFF) in Francisco Desenside (SWOWFF)	70.1 70.1		0.72 0.85 0.72		San Francisco Sirport (SMCWIPT) San Francisco Birport (SMCWIPT) San Francisco Utalana (SMCWIPT)	28.7 21.		0.1 0.1
SHARS Argum (DWPAG)	28-55		100		Children Sirperi (CW46C)	18.35		1.4
(The restlictors for the market is	Link due to the sonversion of any la	ilt basin starage voli	lume from Table S.Z.	0.64 Inches	\$-1 What contribution at fact this count	od n. 1.00, due to the conversion of any	nit basin storage val	
(110 Singlification and minima d.	and metal incidence of any a		siin starage valume:	0.64 Inches	5-1	ton at 1.00 and the safe commercement of make	Adjusted will ba	
Theune	t basin storage vajuma is payusted b			- Internos		e unit basin storage valume is adjusted		
(The polyment book bearing the	y valume (imhes) is multiviled by th	Inquired Copture Vol	dume (in cubic feet):	4,122 Cubic feet	3.2 (The advented unit has	CONTRACTOR AND ADDRESS OF THE PARTY OF THE P	Required Capture Val	(ume (in cub
Calculate the Duration of the I		- are or the place on	- comments of last)		4.0 Calculate the Duration of	sizing valume (inches) is multiplied by to the Rain Event	a rice of the Divin an	- saviverted
hainful intensity	0.2	Inches per hour			←1 Rainfall intensity	0,2	Inches per hour	
Bivide Rem 3-2 by Rem 4-1		Hours of Rain E	vent Duration		4-7 Divide Hemi 3-2 by Itlem 4-1		Hours of Rain E	vent Dura
Preliminary Estimate of Surfac		1				urface Area of Treatment Meas	1	
20 of DMA impervious surface		Square feet Square feet			5.1 4% of DMM impervious surface 5.2 9% of DMM impervious surface	1,860	Square feet Square feet	
Volume of Invoted runoff for area in-			5-J*Sinches per hou	7 1/13 T limm # 25	6-1 Volume of treated runoff for an ham 5-2	ain	Cubic feet (men	£ 7 * E pinop-
nitial Adjustment of Depth of		-aure teer (firm)	- 2 and they bur hoo	and the same of	6.0 Initial Adjustment of Dep	and the second second second	Tenner neet lusur	a z Sinchia
ubtract itum 5-3 from itum 1-1	1,030		unt of runoff to be see		6-1 Subtract Bern S-3 from Bern 3-3	827	Cubic feet (Amos	
Sorvert Item 6-1 from ft to inches			end runoff in surface p scored runoff in surface		6.3 Divide Him 6.1 by Rem 5.2 6.3 Convert Itum 6.2 from for a inch		Feet (Depth of sto Inches (Depth of s	
annibng death in item i-1 meets yo					64 If ponding depth in Item 63 me	ets your target depth of 6° LE, then ites	n 7 1 is equal to item	5.2 If not 2
Optimize Size of Treatment M interactival treatment area larger or	easure	r .			7.0 Optimize Size of Treatme 7-1 Enter an area larger or smaller t		1	
imulier than Item 5-2 based off plans	2248	Sq.ft. (enser larger	rarea if you need last	paraling depth; smaller factories depth.)	lium 5-2	1803	Sq.ft. (enter large)	r area if you
Volume of treated runoff for anna in- item 7.1	2,997	Cubic feet (Itam)	7.1* Sinches our how	** 1/12 * Norm 4-21	7-2 Volume of treated runoff for an item 7-1		Cubic feet (nem	7.1 *5 inche
Subtract Item 7-7 from Item 3-3			unt of runoff to be stor		7-8 Subtract from 7-2 from Hom 8-8		Cubic feet (Amus	
Divide them 7-1 by Nem 7-1 Convert Item 7-4 from feet to inches			à anthurni Honur bara cultur ni Honur breata		7-9 Divido Noro 7-3 by Nem 7-3. 7-5 Convert Ition 7-4 from foot to in		Feet (Depth of stor	
1. Project Name; 2. City application IO: 3. Sta Address or APN:	Broadway and Woodside Redwood City 1401 Broadway		THAT SCHOOL STATE	am Beard on the Combension from and Secure of Second of in the Marrison Law Marris and Barris gar Guizaper Marrison. The Seeb profession before Diagnot E. Section 6.3 of the guidants marrison.	1-1 Project Nume: 1-7 City application IO: 1-1 Sets Address or APN:	Broadway and Woodside Redwood City 1401 Broadway		There say typeasures Dard County art not
Trect or Parcel Map No: Site Mean Annual Pricep, (MAP)	14.6	Inches			1-4 Trect or Parcel Map No. 1-5 Alle Mean Annual Precip. (MAP	14.6	Inches	
Refer to the Mean Annual Prescritation	Palo Alto (SMCWPPP)	Amical Dividance to de	travenue for ASAP, in a	ches, for the size. Click here for map	Refer to the Mean Annual Press	totion May in Appendix D of the C.3 Tex		-
Applicable Rain Gauge ²		nt factor is automati	ically calculated as:	1.00	1-6 Applicable Rain Gauge		hnical Guidance to de	termine the
(The "Site Mean Annual P	Production (MAP)" is divided by the	MAP for the applica	able easy noune, shower			Palo Alto (SMCWPPP) MAP adjustme	hnical Guidance to de nt factor is automatic	
Calculate Percentage of Impe	rvious Surface for Drainage	Management A	mo nen people prejun		(The "Site Mean Any		nt factor is automatic	ically calcula
Name of DMA:	DMA 2				2.0 Calculate Percentage of I	MAP adjustme	nt factor is automatic MAP for the applical	ically calcular
For dems 2 2 and 2 3, enter the areas	Diena 2				The second secon	MAP adjustine ual Prespiration (IAAP)* is divided by the	nt factor is automatic MAP for the applical	ically calcular
Type of Surface	on square feet for each type of suit		rea (DMA)		2.0 Calculate Percentage of I	MAP adjustment of the properties of the properti	int factor is automatic JAP for the applica Management Ai Management Ai face within the DMA	icelly calcular ble rain gaug rea (DMA
					2.0 Calculate Percentage of I	MAP adjustmental Prespiration (IMAP)* is divided by the impervious Surface for Drainage DMA 4	int factor is automatic JAP for the applica Management Ai Management Ai face within the DMA	rea (DMA
	Area of surface type within DMA (Sq. Ft) 75,461	Adjust Pervious Surface 1.0	Effective Imperwous Anix 75,461		2.0 Calculate Percentage of I 3-1 Fame of DMA: For items 2-2 and 2-3, enter the Type of Surface 2-3 Imperatous Surface	MAP adjusters use) Precentation (IAAP)* a divised by tin spervious Surface for Drainage DMA 4 stress in square test for each type of sur Area of surface type within DMA (5% f1) 18,884	Management An Adjust Private States S	rea (DMA Effect Imperviou 18,08
	on square Feet for each type of surface type within DMA (5q. Ft) 75,461 19,490	Adjust Pervieus Surfacil	Effective Impervious Ania		2.0 Calculate Percentage of I 3-1 Name of DMA: For stems 2-2 and 2-3, enter the Type of Surface	MAP adjustme soil Precionation (IAAP) a divised by its impervious Surface for Drainage DMA 4 areas in square vent for each type of sur Area of surface type within DAA (50, F) 18,084 4,028	e MAP for the application of the AMP for the application of the AMP for the AMP for within the DMA. Adjust Pervious Surface	rea (DMA Effect Imperviou 18,08
Pervious Surface	Are self-unface type within DRAA (Sq. #U) 75,461 19,490 94,951	Adjust Pervious Surface 1.0	Effective Ingervous Aries 75,461 1,949		2.0 Calculate Percentage of I 3-1 Name of DMA: For item 2/2 and 2/3, enter the Type of Surface 2-2 Impervious Surface 3-3 Pervious Surface	MAPA education (IAAA)** a divided by tin mpervious Surface for Drainage DMA 4 areas on square feet for each type of surface layers of surface type within DMA 4. (19.6.1)** 18,084 4,028 22,112	Management An Adjust Private States S	rea (DMA Effecti Imperviou 18,08
Pervious Surface Total DMA Area (square feet) Calculate Unit Basin Storage	on square feet for each type of suit Area of surface type within DMA (Sn. 10) 75,461 19,490 94,951 Total Effective In Volume in Inches	Adjust Pervious Surface 1.0 0.1	Effective Imperience Ania 75,461 1,949	to Toble S.Z. dolove, I	2.0 Calculate Percentage of I 3.1 Name of DAM: For items 2.2 and 2.3, enter the lype of Surface 2.4 Impervious Surface 2.5 Percious Surface 2.6 Percious Surface 2.4 3.0 Calculate Unit Basin Stor	MAPA adjustme usel Preparation (IAAP) a divided by tin mpervious Surface for Drainage DMA 4 areas or square vient for each type of our Area of surface type within DMA 4, 18, 19, 19, 18, 19, 19, 19, 19, 19, 19, 19, 19, 19, 19	in fector is automatic Management Ai Management Ai face within the BRAA, Adjust Pervious Surface 1.0 0.1	rea (DMA Effect Impervious 18,08 403
Pervious Surface: Total DMA Area (square feet) - Calculate Unit Basin Storage \(\) Talio 5-2: \(\)	an square feet for each type of surf Area of surface type within DRA (5a, 4t) 75,461 19,490 94,951	Adjust Pervieus Surface 1.0 0.1 repervious Area (EIA)	### (DMA) ###################################	s H Table S.Z. Bobby, I	2.0 Calculate Percentage of I 3.1 Hame of DMA: For items 2.2 and 2.3, enter the Type of Surface Imperious Surface 2.2 Percious Surface Total DMA Area (square) 2.4 3.0 Calculate Unit Basin Stor	MAPA education (IAAAP) is divided by tin impervious Surface for Drainage DMA 4 areas in square feet for each type of our Area of surface type within DAA 4, 228 4, 228 2, 2112 Total Effective for	Management Ai Alpha For the applica Management Ai Adjust Pervious Surface 1.0 0.1	rea (DMA Effect Imperviou 18,08 403
Calculate Unit Basin Storage Table 5-2: 1 Applicase Rain Dauge Sale Sine August Deputitive	un ugaare leet for each type of suit Area of lunface type within DNA (15.4) (15.4) (15.46) (19.49) (19.49) (19.4)	Adjust Pervieus Suffacil 1.0 0.1 supervious Area (EIA) December Laguer Lung 4 Unit Basto Stooge	Trea (DMA) Effective Impervious Anis 75,461 1,949 77,410 1,949 1,9	s H Table S.Z. Bobby, I	2.0 Calculate Percentage of 1 3.1 Hame of DMA: Yor stems 2.2 and 2.3 enter the lype of Surface 1-3 Imperious Surface 2-3 Persious Surface 7-3 Persious Surface 7-3 Ocalculate Unit Basin Stor	MAPA adjustments (MAPA) in dissided by the impervious Surface for Drainage DMA 4 Breat in square freet for each type of surface for Brainage of surface type within DMA 4 Area of surface type within DMA (A) 28 4,028 22,112 Footal Effective in Sign of Surface of Surface of Surface Surface of Surface Surfac	Management Ai Alpha For the applica Management Ai Adjust Pervious Surface 1.0 0.1	rea (DMA) Finetti Inpervious 18,08 403 18,48
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1.0 Project Information

1.5. Site Mean Annual Precip. (MAP

Type of Surface

rwous Surface

3.2 Divide item 3.2 by item 4-1

(-2 3% of DMA Impervious surface

6-3 Divide Itim 6 T by Item 5-2

7.4 Divide Item 7.3 by Item 7.1

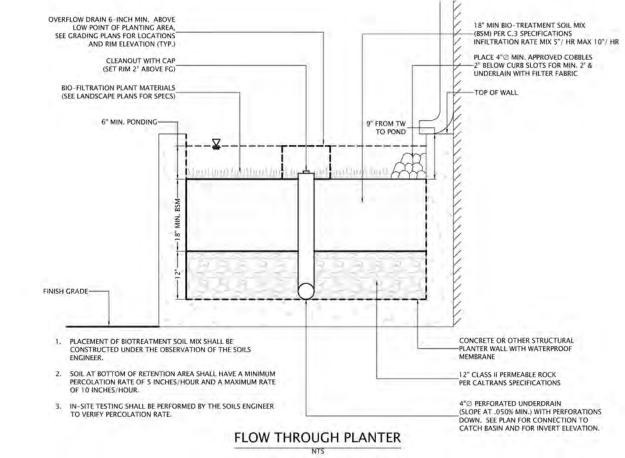
7.0 Optimize Size of Treatment M 25

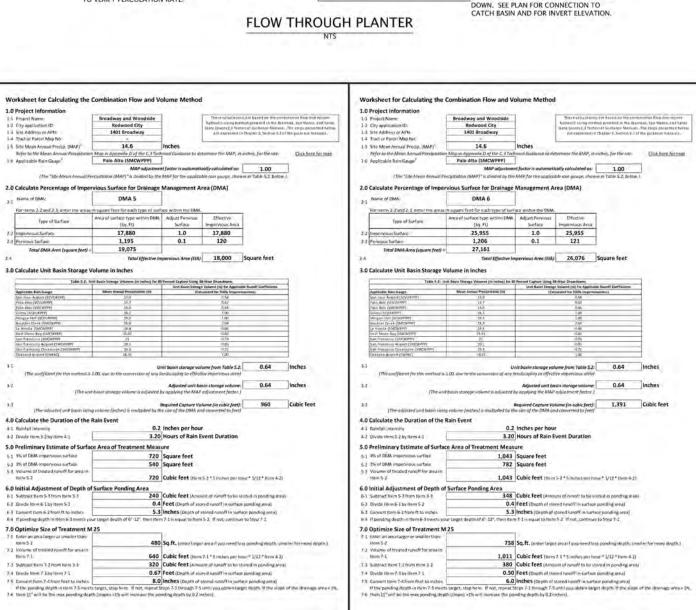
5-1. Valume at treated runoff for area in maths 2

1-1 Project Name: 3-2 City application ID:

1 6 Applicable Rain Gauge

| In square ferri for each type of surface within the DMA
| Area of surface type within DMA| Adjust Pervious | Effective | (5c h) | Surface | toppervious Area | 60,394 | 1.0 | 60,394 | 16,076 | 0.1 | 1,608 |







Corporation Organization Housing Sobrato MidPen The

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Sheet Title:

Broadway Redwood City, CA

Plaza

STORM WATER **DETAILS &** CALCULATIONS -**BROADWAY**

03/15/2019 AS SHOWN Scale:

Drawn By: NM/HR

Sheet No: 17

Worksheet for Calculating the Combination Flow and Volume Method	Worksheet for Calculating the Combination Flow and Volume Method	Worksheet for Calculating the Combination Flow and Volume Method
2.0 Project Information 1.1 Project Name: Broadway and Woodside This establishme services on the certainst	1.0 Project Information 2.1 Project Name Broadway and Woodside This east/delitions in bland don'thy continuation from and elitimate	1.0 Project Information 5.1 Project Name Broadway and Woodside Thissesshouldened on the continuation the and entired
1-2 City application (II): Redwood City bydould: (cong mellior promote in the Alamania, Ann Melan, and Sanis. Dary County C. Endered Gerbarra Manuals. The steps (movemed before	1.7 City application ID. Redwood City Indiana, country Care Country C Terminal Conduction Manuals, fair Makes, and fairn	5-2 City application ID. Red wood City bytensit Lining real engines sector (in Alamet), has delice and facility lining real engines sector (in Alamet), has delice and facility lining product of the Alamet). The (right presented sector lining facility lining real engines lining real eng
1.4 Test of Percel Map No: 1.4 Test of Percel Map No:	1.5. Size Address or APN 1401 Broadway or equipment in Chapter's, Section's Lot dis gentione narrounts. 1.4. Trace or Purcel Naturalism	1-4 Track or Parcel Map Nur 5-5 Sita Mean Annual Perop. (MAP)* 14.6 Inches
1.5 Sim Maan Annual Precipi (MAP) ¹ 14.6 Inches Refer to the Mean Annual Procedition Map to Appendix D of the C.S. Technical Guidania to determine the MAP, in eacher, for the Me. Click here for miss	2.5 Star Mean Annual Precip (MAP) ¹ 14.6 Inches Refer to the Minn Annual Precipitation Map in Apprendix D of the C.8 Technical Guidance to determine the MAP, in inches, for the vite Circle have for map	Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guiunne to determine the MAP, a writer. In the 11st Question to the C.3 Technical Guiunne to determine the MAP, a writer. In the 11st Question
Palo Alto (SMCWPPP) MAP adjustment factor is automatically calculated as: 1,00	1-6 Applicative Rain Cauge Palo Alto (SMCMPPP) MAP adjustment factor is automatically calculated as: 1,00	2.6. Applicable Rain Gauger Pala Alto (\$MCWPPP) MAP adjustment factor is automatically calculated as: 1.00
(The "Sile Mean Annual Precedition (MAP)" is awded by the MAP for the applicable roin gauge, shown in Table 5.2, below ((The "Site Mean Annual Procustation (MAP)" is divided by the MAP for the applicable run gauge, smiller in Table 5-2, before)	(The "Site Missi Annual Precipitation (MAP)" is divided by the MAP for the approache ruin gauge, shown in Table 5.2, below.)
2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA) . Name of DMA: DMA 7	2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA) Name of DMA: DMA 9	2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA) 2.1 Name of GMA: 15
2.4 Harne of DMA: DMA 7 For items, 2.2 and 2.3, enter the areas in square feet foe each type of surface within the DMA.	3.3 Mammod DMA: For items 3.7 and 2-5, miles the amas in square feet for each type of surface within the DMA:	For items 3 2 and 2-3, entertire areas in square feet for each type of surface within the DMA.
Type of Surface Area of surface type within DMA Adjust Privious Effective Isa Ft Surface Impervious Area	Type of Surface Area of surface type within DAM Adjust Purvious Effective Surface Imprevious Area	Type of Sortion Area of surface: Spar within DMA Adjust Previous Efficient (Sq. Pt) Surface (repressions Area
22 Impervious Surface 40,179 1.0 40,179	2-3 Imparvinus Surface 40,658 1.0 40,658	2-3 Imprivious Surface 11,662 1.0 11,662
2.3 PERMISSIS Surface 9,751 0.1 975 Total DMA Area (square feet) + 49,930	2 3 Parviolus Surface: 5,806 0.1 581 Total DMA Area (square liet) = 46,464	7 3 Printous Surface: 420 0.1 42 Total DMA Area (square feet) + 12,082
2-4 Total Effective Impervious Area (EIA) 41,154 Square feet	7-4 Total Effective Impervious Aria (EIA) 41,239 Square feet	7-4 Josef Official Amperious Area (EIA) 11,704 Square feet
3.0 Calculate Unit Basin Storage Volume in Inches	3.0 Calculate Unit Basin Storage Volume in Inches	3.0 Calculate Unit Basin Storage Volume in Inches
Table 5-2: Unit Basin Storage Volumes (in Incline) for AD Percent Capture Uning 48-than Development Unit Basin Storage Volume (in) for Applicable Basel Control	Table 5-2: Unit Basis Storage Violences (in Indica) the ID Record Capture Uniting All-Hour Detections Unit Basis Storage Violence (in Indica) spagnishes Rewell Conficients (Analysis Indica) Storage (Violence (in Indica)) Mess derived Proportional Conficients (Analysis Indica) Storage (Violence (in Indica)) (Analysis Indica) (Analysi	Table 5-2: Unit Basin Sterage Videnms (in Lerbo) for 80 Percent Capture Using 48-Hote Directionaries Unit Basin Storage Videnm Applicable Burell Caefficients (Spalicable Rain Gauge Meth Aermal Prospiration (in (Colcalizate for 30%) Experimentaries)
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Vinguri 615 (LOUERPS) 75-5 1,002 1,0	Moragina Hill (MCASHPP) 79.5 E007 Boolite's Orack (MCMMPP) 86-7 2,664 In House (MCMMPP) 24.4 5.66	Roal Ex-Care A (SMCMPPF)
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\$6 Famorica Rigon (\$MCNWY) 261 0.85	Temporary Temp	Sain Fair-State August DMCWMFF 20.3 0.85
Unit basin starage volume from Table 3.2: 0.64 Inches	3.5 Unit barin storage volume from Table 3.2: 0.64 Inches	3-12 Unit basin storage volume from Table 5.2: 0.64 Inches
(The confluent for this method is 1,00, one to the conversion of any landscaping to effective expersious area)	(The continent for the method is 1.00, due to the conversion of any kindicating to effective impervious areas	(The Loriff sure) for this method is 1 till dies to the conversion of any landscoping to effective improvious area) Adjusted unit besin storone volume: 0.64 Inches
3.2 Adjusted unit basin storage valume: 0.64 Inches (The unit basin storage valume is adjusted by applying the MAP adjustment factor.)	3-2 Adjusted unit basin storage valume: 0.64 Inches (The unit basin storage valume is adjusted by applying the MAP adjustment factor.)	Adjusted unit basin storage volume: 0.64 Inches (The unit basin storage volume in adjusted by applying the MAP adjustment factor.)
3.8 Required Copture Volume (in cubic feet): 2,195 Cubic feet (The adjusted one boom string volume (inches) is multiplied by the size of the DNA and converted to feet)	# Required Capture Volume (in cubic fort): 2,199 Cubic feet	3-3: Required Capture Volume (in cooks feet): 624 Cubic feet (The adjunced unit bisses storing volume (inches) is multiplied by the size of the DMA and converted to feet)
(The adjusted and basin string volume (inclins) is multiplied by the size of the DMA and converted to feet) 4.0 Calculate the Duration of the Rain Event	(The adjusted and basis stang values inches) is multiplied by the size of the DMA and converted to feety 4.0 Calculate the Duration of the Rain Event	4.0 Calculate the Duration of the Rain Event
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4.7 Divide them 3.2 by them 4.1 3.20 Hours of Rain Event Duration 5.0 Preliminary Estimate of Surface Area of Treatment Measure	4.2 Ovide Rem3 2 by Nem 4.1 3.20 Hours of Rain Event Duration 5.0 Preliminary Estimate of Surface Area of Treatment Measure	5.0 Preliminary Estimate of Surface Area of Treatment Measure
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5.2 3% of DMA impervious surface: 1,235 Square feet 5.3 Volume of treated raped? for area in	5.2 3% of DNA impervious surface: 1,237 Square feet 1.3 Volume of totaled randff facilities in	5.2 3% of OAA Impervatus surface 351 Square feet 5.3 Volume of treated confif for area in
(com 5-2 1,646 Cubic feet (from 5-2 * 5 monts per hour * 1/12 * mam 4-2)	ttam.5-7 1,650 Cubic feet (trem.5-2 * 6 Inches per hour * 1/12 * frem lk. 2)	Item 5-2 468 Cubic feet (Irem 5-2 * 5 inchrs per hour * 1/t2 * Hem 2-2) 6.0 Initial Adjustment of Depth of Surface Ponding Area
6.0 Initial Adjustment of Depth of Surface Ponding Area 6-1 Subtractitem 5-3 from item 3-3 549 Cubic feet (Amusant of April 1 to be stored in paneling area)	6.0 Initial Adjustment of Depth of Surface Ponding Area 6-1 Subtract Imm 5-3 from item 3-3 550 Cubic feet (Annum of Funcil to be stored in gooding area)	6-1 Subtract Item 5-3 from Item 3-3 156 Cubic feet (Amount of runoff to be stored in contling area)
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6-4 If ponding depth in from 6-3 moets your target depth of 6"-12", then then 7-1 is equal to tem 5-2. If not, continue to Step 7.1	6-4. If ponding depth in item 6-3 meets your target depth of 6"-12", then item 7-1 is equal to item 5-2. If not, consinue to Step 7-1.	6-4 If panding depth in item 6-3 meets your target depth of 6"-12", then item 7-1 is equal to item 5-2. If not, continue to Step 7-1
7.0 Optimize Size of Treatment M 25- 7.1 Enter an area larger or youtiler than	7.0 Optimize Size of Treatment M 25 7-1 Enter an area larger or smaller than	7.0 Optimize Size of Treatment M 25 7.1 Enter an area larger or smaller than
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Palis Alsis (SCVURPRP) Palis Also (SAVICWPPP)	19.7		0.62			Palls Afait (SC/UR199) Palls Afait (SARINITT)	13.7 24.6		0.62 0.64	
Solicy (SCALBERY) Vargan Bill (VCALBERY) Boulder Creek (SAMWER)	18.2 19.5 51.5		1,00 1,00 1,04			Mangari (MIT (SICVEMPT) Besiden Const (OVEWPT)	19.5 19.5 63.9		1,08 1,08 2,04	
S Honds (SACWPP) SHORD (SACWPP)	284 73-92		0.80 0.80			13 Honda [SMCW999] Half Minon Boy (SMCW999)	11.4 25.97		UR7 URC 5/04	
An Francisco (SMCWPW) An Francisco Airport (SMCWPW)	21 20.1		0.73			San Francisco (SMOWYYY) San Francisco Airpost (SMCAVIIII)	11 m.t		073. 085.	
San Francisco Denenside (SMCWFFF) Dakland Aignort (DWFAC)	19.5		100			San Francisco Orcanisco (SMCWYY) Dakland Augori (OMPAC)	193		0.72 1.00	
		Init basin storage s	volume from Table	(2: 0.64 Inches		3-1		nit basin storage v	olume from Table 5.2:	0.64 Inches
(The coefficient for this institud is	1 Uti time to the conversion of any					(The coefficient for this method e	t Dit due to the conversion of any			
[Pleasure	er basin slawige valuine is adjusted		basin storage value			3-2 (The un	of busin stanage volume is adjusted		basin storage volume:	0.64 Inches
11de un			Volume (in cubic fe		net .	\$1			Valume (In cubic feet):	819 Cubic fee
	ng volume (inches) is multiplied by t	he size of the DMA	and converted to fe	vi)		(The adjusted unit basin size	ng volume (inches) is multiplied by t			Cupic fee
Calculate the Duration of the		Inches per ho				1.0 Calculate the Duration of the		Inches per ho		
North Internation North Item 3 2 by Rom 4 1			our Event Duratio	1		4-1 Rainfall intensity 4-2 Divide form 3-2 by Item 4-1			Event Duration	
Preliminary Estimate of Surfa	COLUMN TO SECURITION AND ADDRESS.				5	5.0 Preliminary Estimate of Surfa	ace Area of Treatment Meas	ure		
4% of DMA Impervious surface		Square feet				5-1 4% of DMA Impervious surface		Square feet		
3% of GMA Impervious surface Volume of treated runoff for amain		Square feet				5-2. 3% of DMA impervious surface 5-3. Volume of treated runoff for area in		Square feet		
tem57	1	Cubic feet (in	rm 5-2 * 5 inchirs po	rhour*1/12*(nem = 2)		itum 5-2		Cubic feet (in	m 5-2 * 5 inches per hour	r*1/12*(nem 4-2)
nitial Adjustment of Depth o Subtract Item 5-3 from Item 5-3		Cubic feet (An	mount of runoff to b	estored in conding area)		5.0 Initial Adjustment of Depth of 6-1 Subtract from 5-3 from item 8-3		Cubic feet (Arr	munt of rurniff to be same	red in pannling area)
Divide Itim 6.1 by Item § 3	0.4	Feet (Deprise)	stored runoff in sur	ace ponding area)		5-2 Briede Him 5-1 by Item 5-2	0.4	Feet (b) of s	tored runoff in surface p	ending are b)
Current Item 6-2 from ft to Inches I panding depth in item 6-3 meets yo				urface porcifing areal nue to Step 7-1.		6-3 Convert Jam 6-2 from fitta inches 6-4 If panding depth in Hem 6-3 meess y			A stored runolf in surface on 5-2. If not, continue to	
Optimize Size of Treatment N	/ 25	4				0.0 Optimize Size of Treatment f	W 25			
Entir an area larger or smaller than- Item 5-2	340	Sq.ft. (emerlar	yer area if you nee	tiess anniling depthy insulier for more		 Entire an irrea larger or smaller than item 5:3" 	446	Sq.ft. (hoter lar	ger amin if you need less	panding depth; smaller formam
violume of treated runoff for area in turn 7.1	453	Cubic feet me	um 7-1 * 5 im/lei) pe	(hour* 1/12*Hem 4 f)		7.2 Volume of treated runoff for area in seem 7.1.	595	Cubic feet me	m 7-1 *5 inches per hour	r* 1/12 * Hom 4-7x
Subbract Num 7.2 frum Rum 3.3				e stumed in pumiling area)	1 1 3	7.3 Subtries Horn 7.3 Framelium 3.3	224	Cubic feet (Art	rount of rimoff to by stirr	and (in sumiling area)
Divide tion 7.8 by Hem 7.1			stocked runoff in sur	ace ponding area) urface ponding area)		7.4 Divide Item 7.3 by Item 7.1 7.5 Convert Item 7.4 from feet to inclus			tored runoff in surface p distored runoff in surface	
Current Item 7.4 from first to incine. If the panding digith in item 7.5 mee then 11" will be the mas pomiting dep	ts target, stop ture. If nut, repeat	Steps 7.1 through 7	7.5 until you obtain	carget death. If the slope of the drains	sage area > 1%.	If the pointing depth in from 7.5 mee 7.6 then 11' will be the man ponding de-	is target, stop here. If not, repeat?	teps 7-1 through 7	Signal you obtain target	
roject Information roject Manue By application ID: No Address or APN:	Broadway and Woodside Redwood City 1401 Broadway		Day Dring Co.	ions are based on the continuetion flow as reduct armsited on the Marmeds, San Mate- diana Southern Manuals. The Hope god in Thight 5, Section 51 of the guidance	ric out Sarts					
risc) or Farse! Map No:	14.6	Inches								
Stir Miran Annual Precip. (MAP) Refer to the Miran Annual Precipitates	n Map in Appendix D of the C.3 Tecl		determine the MAP,	in inches, for the site Click her	are for map					
applicable flain Gauge®	Palo Alto (SMCWPPP) MAP adjustment	et factor is automa	stically calculated a	1.00						
(The Stie Mean Annual Pr	recipitation (MAP) is directed by the									
alculate Percentage of Imper	The state of the s	Management	Area (DMA)							
tame of BMA:	DMA 16									
or items 2-1 and 2-3, enter the areas	in square feet for each type of surf Ania of surface type within DMA									
Type of Surface	(5q. /4)	Surface	Impervious Are	*						
mpervious Surface Pervious Surface	30,357 1,061	0.1	30,357 106							
Total DMA Area (square feet) -	31,418		7							
		spervious Area (EIA	30,463	Square feet	- 1					
alculate Unit Basin Storage V					- 1					
	Init Basin Storage Volumes (in Inches) for B Ween Armad Presiptiotion (in)	Unit Basin Store	age Volume [in] for Appl	cable Runoff Coefficients						
ggfruide Rain Bauge en John Argant (SCYURETT) ate Atta (SCYURETT)	Missin Annual Presignation (in) 17:3 17:7	10	Discoluted for 100% Impo 0.58 0.63	(constant	- 1					
sto Mts (SOCHEMA)	117 141 162		0.04 1.00							
large of Hill (SC(CRPP))	19.5 58.9		1.00							
I House I SMCWPFF) III Alton Bay (SMCWPFF) III Francisco (SMCWPFF)	74.4		086 081							
en Francisco (SMCW789) en Francisco-Birgori (SMCW789) en Francisco (Desenside (SMCW789)	20.1 20.1 19.1		071 085 071							
Bland Arport (CWPAC)	38.35		1/02							
(The starfficient for this method is	U 1.00 due to the conversion of any l	nit basin storage w	clume from Table 5	2: 0.64 Inches	9					
	t basin storage valume is adjusted i	Adjusted unit &	basin storage volum	e: 0.64 Inches	15					
		Required Copture V	Valume (in cubic fee	ti: 1,625 Cubic fee	et					
The adjusted win bown won alculate the Duration of the	o valume liveles) is multiplied by the Rain Event	m size of the DATA i	and sonverted to fe							
airculate the Duration of the aircivil Intensity		Inches per ho	ur							
ivide itim 3-2 by from 4-1.	3.20	Hours of Rain	Event Duration							
reliminary Estimate of Surface										
Not DMA impervious surface		Square feet Square feet								
/otoms of treated runoff for area in tem 5-2	1,219	Cubic feet pin	m.5-2 * 5 Inches pro	flour * 1/13 * (tem 4-3)						
nitial Adjustment of Depth of	Surface Ponding Area									
Subtract from 5-3 from from 3-3 Divide Stem 6-2 by Item 3-2			num of runoff to be to not flance bank	stored incomiling areal.						
Convert Heim 6-3 from ft to inches	5.3	Inches (Depth o	if stored runoff in tr	rface ponding area						
Founding depth in form 6-3 meets yo	rur target depth of 6"-12", then liter	7-4 is organi to its	my 5-7 if not, conti	rue to Step 7-1.	I .					



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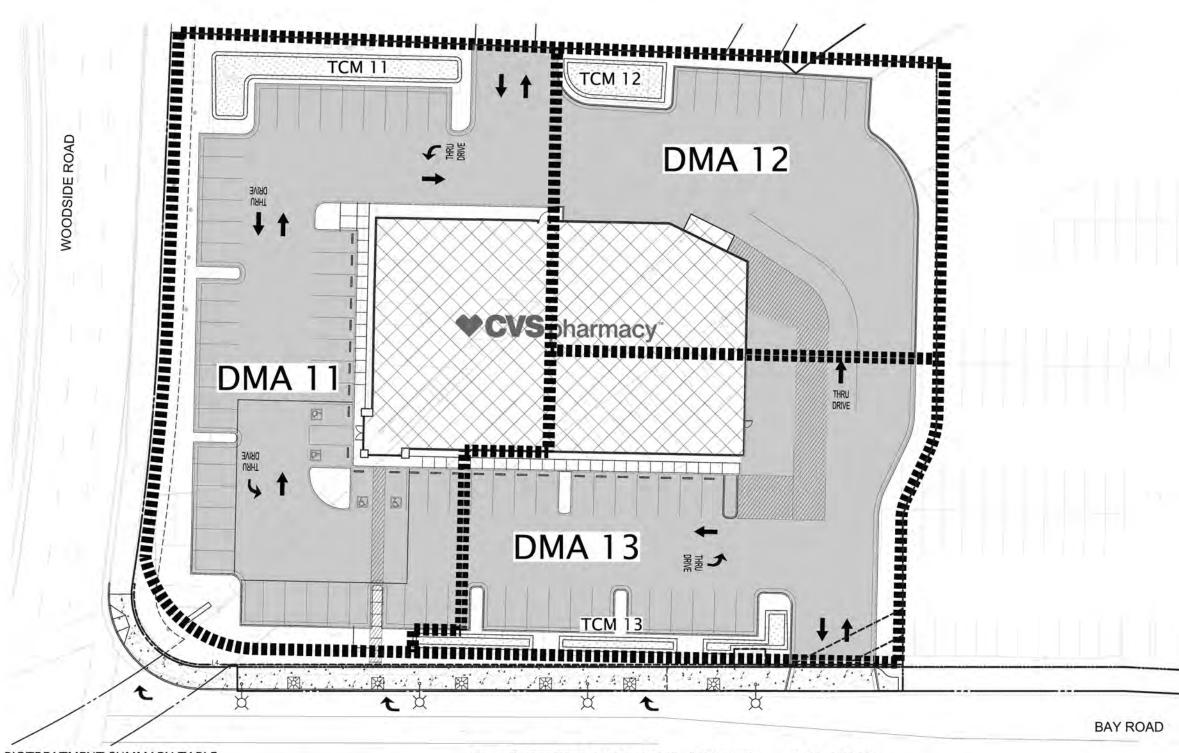
Sheet Title:

Broadway Plaza Redwood City, CA

STORM WATER CALCULATIONS -BROADWAY

Job No. A14075 Date: 03/15/2019 Scale: AS SHOWN Drawn By: NM/HR

Sheet No: 18



BIOTREATMENT SUMMARY TABLE

AREA	тсм	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)	PONDING DEPTH (IN.)
*DMA 11	(1)	BIOTREATMENT POND	31,496	29,355	1,176	1,176	6
*DMA 12	12	BIOTREATMENT POND	20,136	16,505	660	660	6
*DMA 13	13	BIOTREATMENT POND	22,491	18,075	723	723	6

*BIOTREATMENT SIZING BASED ON UNIFORM FLOW METHOD (4%)

	I.B.1.a	I.B.1.b	I.B.1.c	I.B.1.d	I.B.1.e
Type of Impervious Surface	PRE-PROJECT IMPERVIOUS SLIRFACE (SQ.FT.)	EXISTING IMPRIVIOUS SURFACE TO BE RETAINED (SQ.FT.)	EXISTING IMPERVIOUS SURFACE TO BE REPLACED (SQ.FT.)	NEW IMPERVIOUS SURFACE TO BE CREATED (SQ.FT.)	POST-PROJECT IMPERVIOUS SURFACE (SQ.FT.X: 8+C+D)
Roof area(s)	138,890	0	138890	82583	221473
Impervious ⁶ sidewalks, patios, paths, driveways, streets	32989	0	32989	115025	148014
Impervious ⁵ uncovered parking ⁷	354715	0	78717	0	76717
Totals	526594	0	248596	197608	446204
I.B.1.f - Total Impervious Surface Replaced and Created: (sum of totals for columns I.B.1.c and I.B.1.d): 446204					
Type of Pervious Surface	Pre-Project Pervious Surface (sq.t.)				Post-project Pervibus Surface(sq t)
Landscaping	42125				122515
Pervious Paving	0			I.B.1.e.1	0
Green Roof	0				0
Totals	42125			1	122515
Total Site Area (Total Impervious + Total Pervious)	568719				568719

SOURCE CONTROL MEASURES IMPLEMENTED

SD-10: SITE DESIGN & LANDSCAPE PLANNING

- MAXIMIZED TREES AND PLANTING WITHIN HARDSCAPE AND LANDSCAPE AREAS. PARKING LOT ISLANDS WITH TREES AND PLANTING.
 VEGETATED SLOPES FOR ALL LANDSCAPE SLOPES LESS THAN 1:5 SLOPE.

SD-11: EFFICIENT IRRIGATION

RAIN-TRIGGERED SHUTOFF DEVICES TO PREVENT IRRIGATION AFTER PRECIPITATION. SYSTEM DESIGNED TO SITE-SPECIFIC WATER DEMANDS AND PLANTING REQUIREMENTS.

SD-13: STORM DRAIN SIGNAGE

ALL CATCH BASINS TO BE STENCILED WITH PROHIBITIVE LANGUAGE PER CITY

PLAN LEGEND

TREATMENT AREA LIMITS

TCM TREATMENT CONTROL MEASURE

IMPERVIOUS ROOFTOP DRAINING TO BIORETENTION

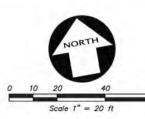
IMPERVIOUS PAVEMENT DRAINING TO BIORETENTION

BIORETENTION POND

DRAINAGE MANAGEMENT AREA

CONCRETE AREA

FLOW THROUGH PLANTER



T SQUARE



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Sheet Title:

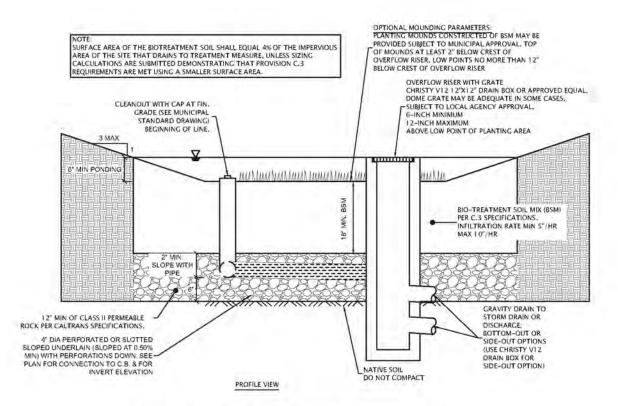
Plaza

Broadway

STORMWATER CONTROL PLAN -**BAY ROAD**

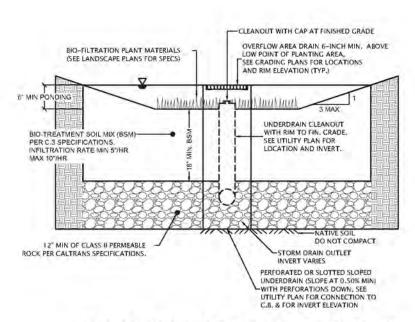
A14075 Job No. 03/15/2019 AS SHOWN Scale: Drawn By: NM/HR

Sheet No: 19



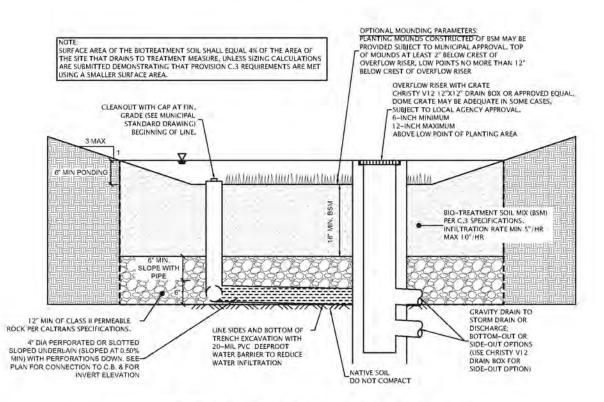
BIOTREATMENT POND (UNLINED) PROFILE VIEW

NOT TO SCALE



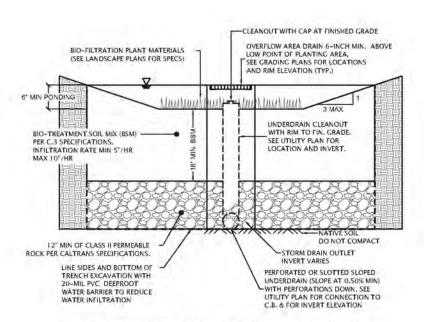
BIOTREATMENT POND (UNLINED) SECTION VIEW

NOT TO SCALE



BIOTREATMENT POND (LINED) PROFILE VIEW

NOT TO SCALE



BIOTREATMENT POND (LINED) SECTION VIEW

NOT TO SCALE



Redwood City, CA
The Sobrato Organization &

Corporation

MidPen Housing

Sheet Title:

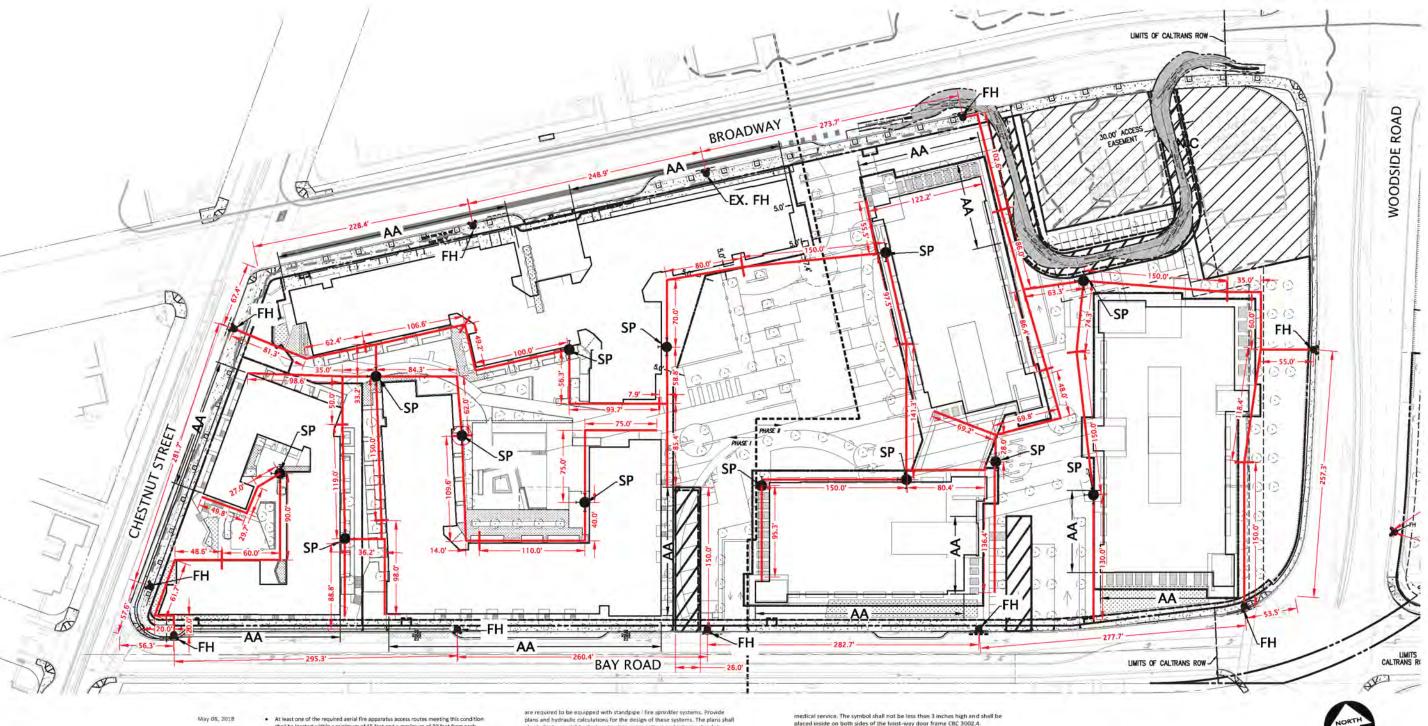
Plaza

Broadway

STORM WATER DETAILS -BAY ROAD

Job No. A14075
Date: 03/15/2019
Scale: AS SHOWN
Drawn By: NM/HR

Sheet No: 20



Here are our responses to the comments received from the Fire Department.

- Emergency Responder Radio Communications System This project is required to have an Emergency Responder Radio Communications System (ERRCS) Installed in accordance with CFC 510. Duly noted, accepted as condition
- Fire Department Knox Building Access Knox Key boxes are required as part of this
 project to allow emergency access for fireflighters to all buildings. Indicate on the plans
 that Knox Key boxes will be provided at the entrances to all buildings at locations
 approved by the fire department. Recessed key boxes shall be installed at all buildings
 five to six feet above finished grade CFC 506. Duly noted, accepted as condition
- Fire Apparatus Turn Arounds -Are required at the end of all Fire Access Lanes in excess of 150 feet. These turn arounds shall meet the City of Redwood City engineering standards. The fire apparatus turn around indicated on the plans does not meet the required. specifications CFC D 103.4. See updated Fire Access Plan (TM-7.1). For serial access on the east side of building A,
- the site owns a 30' wide easement for access back to Broadway between the two buildings to remain (Jack in the Box & Denny's).
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities 503.2.3. Grass pave does not meet this requirement. See updated landscaping drawings for removal of reference to Grass pave. Fire department approved material shall be used for access.

- shall be located within a minimum of 15 feet and a maximum of 30 feet from each building and shall be positioned parallel to one entire side of the building as per 2016 CFC D105.3.
- The plans indicate a number of Emergency Vehicle Access Easements. One of them is located on the East side of Building "A" adjacent to the building. The location does not have access into it that is compliant with turn radius for the fire department to be able to utilize it.
- te it.

 updated Fire Access Plan (TW-7.1). For serial access on the east side of building A,
 sile owns a 30' wide easement for access back to Broadway between the I wo
 dings to remain (Jack in the Box & Denny's).
- The plans indicate a number of Red Curb fire lane designations. In addition to red curbs, appropriate Fire Lane No Parking signs are required as per Appendix D of the CFC.
 Duly noted, accepted as condition.
- The plans indicate a three-story Atrium in one of the buildings. Provide engineered plans and air handling calculations for the required smoke naystem for the Atrium.
 Duly noted, accepted as coadition.
- Available Water Supply to Project Site Provide current fire flow information from the water purveyor to indicate the maximum available water flow in galloos per minute (GPM) at a minimum of 20 pounds per square inch (psi) residual pressure. This Information must be dated and indicate the information is the most current information available from the water purveyor.

Development Broadway - 5743 GPM @ 20 PSI (03/06/18) Bey - 2852 GPM @20 PSI (05/01/18)

CV5 Parcel - 1975 GPM @20 PSI (04/04/17)

Automatic Fire Sprinkler I Standpipe Systems Required -As the proposed buildings are four or more stories in height all of the buildings and garage areas

are required to be equipped with standpipe i fire sprinkler systems. Provide plans and hydraulic calculations for the design of these systems. The plans shall also indicate on-right exterior standpipe connections and interior standpipe connections are interior standpipe connections in all of the buildings stainwells that need to be included in the hydraulic calculations.

Duly noted, accepted as condition.

Fire Department Connections - FDC's to the fire sprinkler | standpipe system shall be located at the fire access side of all buildings within 50 feet of a Fire

 Fire Alarm Systems Required – U.L. Central Station fully addressable fire alarm. systems are required in all buildings meeting NFPA 72. Provide plans and voltage drop calculations for the design of these systems.

. Emergency Escape and Rescue Openings -All sleeping rooms must all be provided with emergency escape and rescue openings in accordance with CBC 1030. Confirm the design of the project includes compliant openings and those openings have ladder access for use by the fire department finan emergency. Show the point of ladder access on the fire department access

Premises Identification (Address Numbers) - Indicate on the plans where the premises identification (address) will be located and the size (minimum 12") in a contrasting background facing the street from which the building takes the address CFC 505.

· Gurney Accommodating Elevator Requirement - Elevators in buildings that Gurney Accommodating Elevator Requirement - Elevators in buildings that are four stories or more shall provide for fire department emergency access to all floors. At least one elevator car in each building shall be of such a size and arrangement to accommodate an ambulance gurney 24 inches by 84 inches with not less than 6-inch radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical service. The symbol shall not be less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame CBC 3002.4. Duly noted, accepted as condition.

 Portable Fire Extinguishers Required - Portable fire extinguishers, with a minimum classification of 2A:108C are required to be permanently installed in all buildings within 75 feet of travel from all portions of the building in compilance with NFPA I 0 and CFC 966. Duly noted, accepted as condition.

Please let me know if further information is necessary or if you have any questions about our



Senior Engineer



PLAN LEGEND

AERIAL ACCESS EX EXISTING FIRE HYDRANT FH RADIUS TYPICAL FIRE HYDRANT



(SP) STANDPIPE FIRE ACCESS (LIMIT 150' BACKUP)

STREET PARKING STRIPE

PAINTED RED CURB WITH WHITE LETTERING READING "NO PARKING -

TEXT SHALL BE A MINIMUM OF FOUR INCHES TALL AND SHALL BE PLACED EVERY 30 FEET OR PORTION THEREOF, ON TOP OF DESIGNATED



NOTES

1. AT THE BUILDING PERMIT STAGE, THE

FIRE DEPARTMENT SHALL REQUIRE 150' FIRE HOSE ACCESS FROM ENGINE

CONNECTIONS AROUND ALL BUILDINGS

UTILIZING THE HOSE PULL PATHWAYS.

PLACEMENT AND STANDPIPE

Scale 1" = 50 ft

FIRE ACCESS PLAN -

Scale: AS SHOWN Drawn By: NM/HR

Sheet No: 21

TM-7.1



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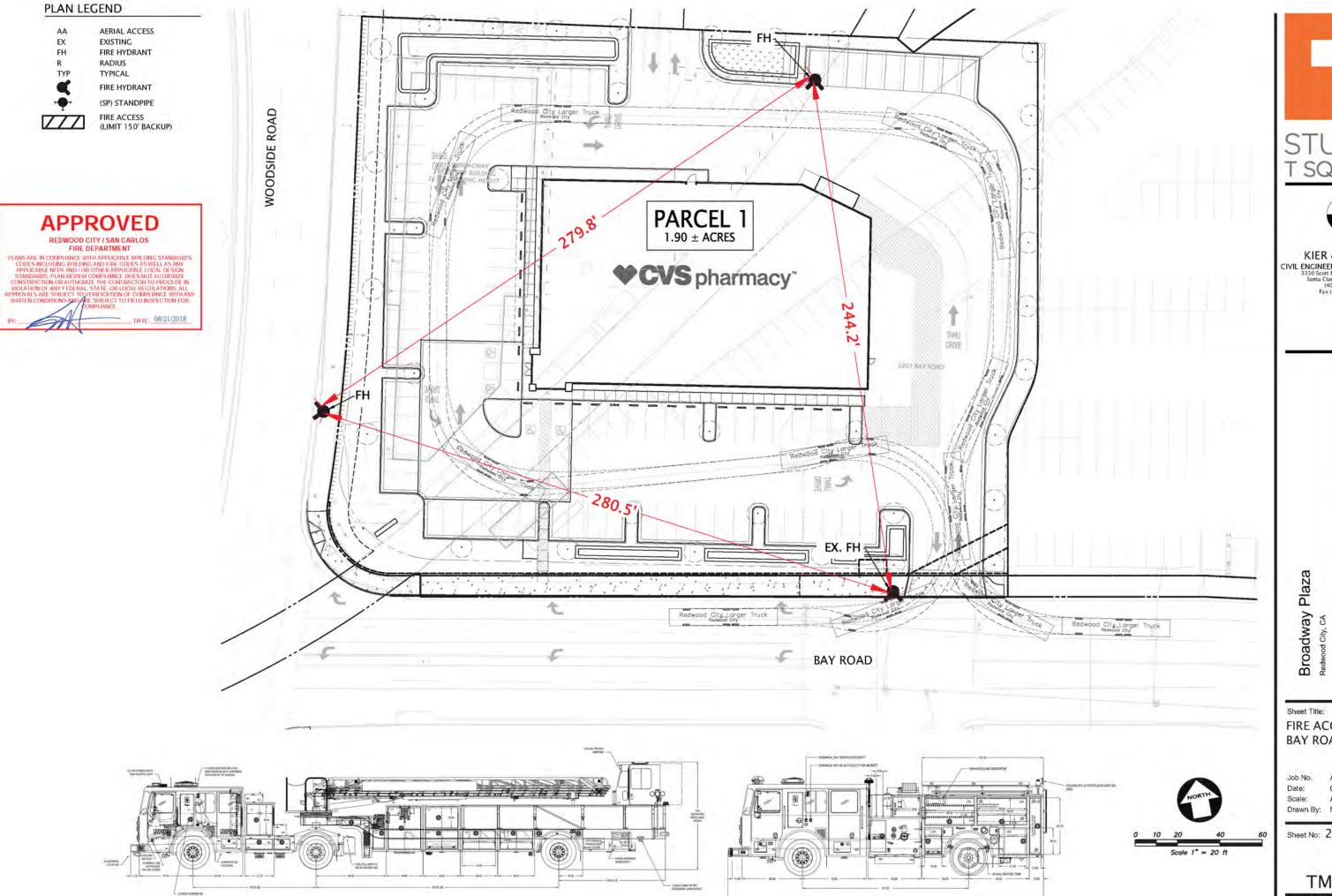
Corporation Organization MidPen Housing

Plaza Sobrato Broadway The

Sheet Title:

BROADWAY

Job No. A14075 Date: 08/17/2018







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Santa Clara, California 95054
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FIRE ACCESS PLAN -**BAY ROAD**

Job No. A14075 08/17/2018 AS SHOWN Drawn By: NM/HR

Sheet No: 22

TM-7.2