



612 JEFFERSON AVENUE

APPLICATION FOR PLANNED COMMUNITY PERMIT

PROJECT INFORMATION

PROJECT DESCRIPTION: 6-STORY, 20 UNIT RESIDENTIAL STRUCTURE

PROJECT ADDRESS: 612 JEFFERSON AVENUE
REDWOOD CITY, CA 94063

APN: 052-347-080

BLOCK/LOT: RANGE C / BLOCK 2 / LOT 8

ZONING DISTRICT: P - PLANNED COMMUNITY,
DOWNTOWN PRECISE PLAN

ALLOWABLE HEIGHT: 12 FLOORS / 136 FEET

LOT AREA: 5,015 sf (0.11 AC)

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PROJECT TEAM

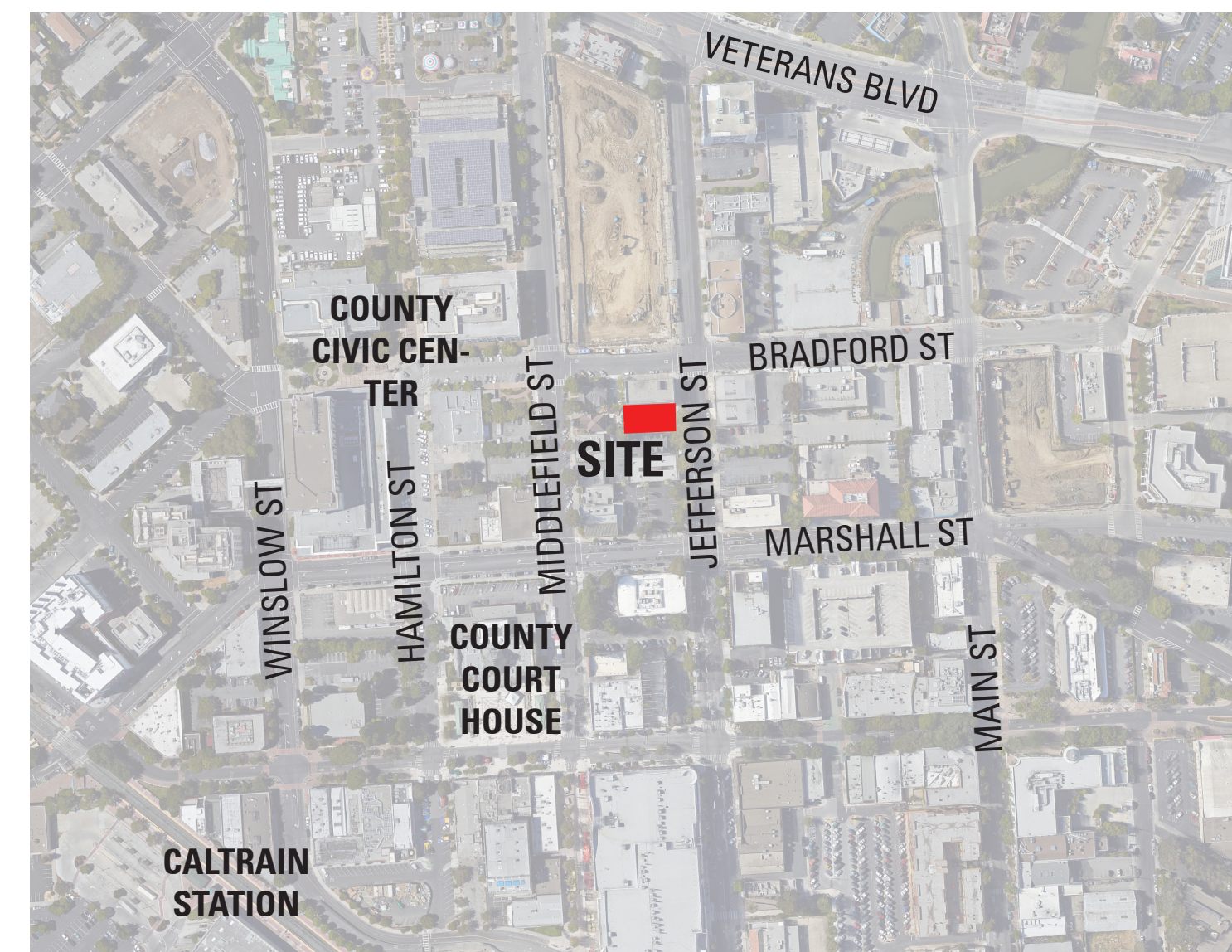
ARCHITECT:

BAR ARCHITECTS
901 BATTERY STREET, SUITE 300
SAN FRANCISCO, CA 94111
415.293.5700
CONTACT: WILLIAM DUNCANSON

OWNER/DEVELOPER:

HABITAT FOR HUMANITY GREATER SF
500 WASHINGTON STREET, SUITE 250
SAN FRANCISCO, CA 94111
415.625.1042
CONTACT: SMITHA SESHADRI

VICINITY MAP



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COVER SHEET

PLANNING INFORMATION

PARKING COUNT

| | |
|----------------------------|------------|
| MINIMUM PARKING REQUIRED: | 15 SPACES |
| MAXIMUM PARKING PERMITTED: | 60 SPACES |
| PARKING PROVIDED: | |
| CAR STACKER SPACES: | 14 |
| ACCESSIBLE SPACES: | 1 |
| TOTAL SPACES: | 15 SPACES* |

*LOW PARKING DEMAND RESIDENTIAL PARKING REDUCTION WAS REQUESTED AND APPROVED BY JESSICA MANZI ON MARCH 2, 2016. SEE LETTER SUBMITTED TO PLANNING WITH THIS PACKAGE

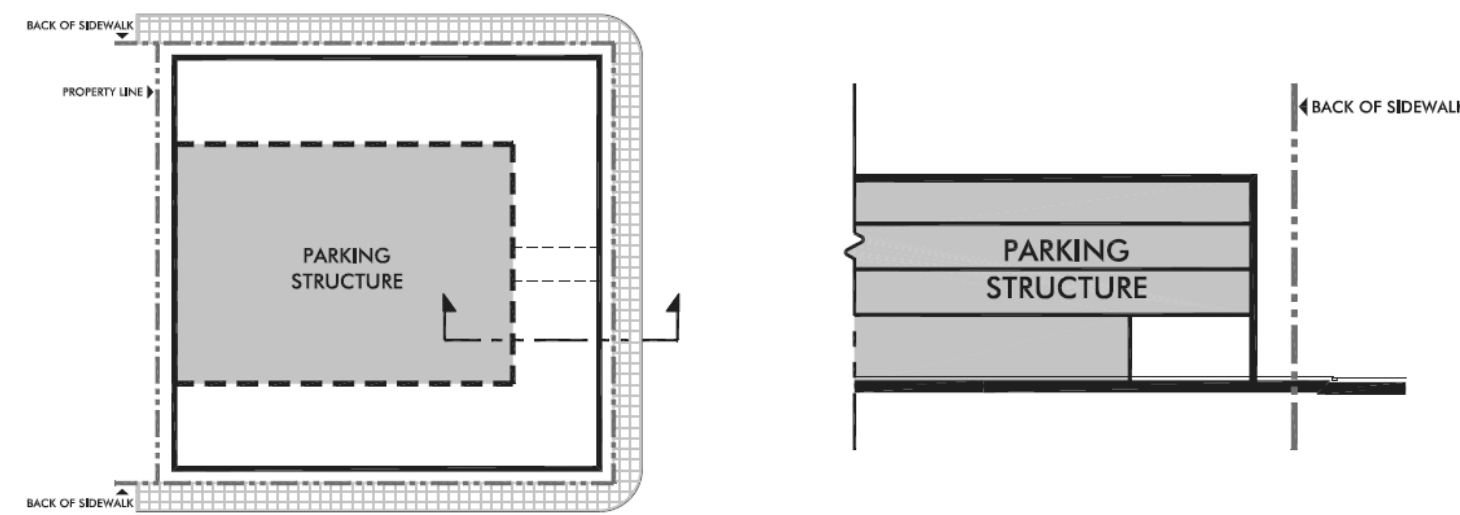
BICYCLE PARKING

MINIMUM BIKE PARKING REQUIRED:
ONE SPACE FOR EACH FIVE CAR SPACES
15 CAR SPACES = 3 BICYCLE SPACE

BIKE PARKING PROVIDED: 8 SPACES

PARKING TYPE (2.6.4.D)

WRAPPED BASE PARKING STRUCTURE



- MEETS STANDARDS A, B, & C
- GUIDELINE A IS NOT APPLICABLE SINCE THIS IS A RESIDENTIAL PROJECT

BUILDING INFORMATION

BUILDING AREA (GSF)

| FLOOR | RESIDENTIAL | CIRCULATION | LOBBY | GARAGE | MECHANICAL | TOTAL |
|------------------|-------------|-------------|--------|----------|------------|--------|
| ROOF | --- | 132 | --- | --- | 132 | 939 |
| LEVEL 6 | 3,115 | 527 | --- | --- | --- | 3,641 |
| LEVEL 5 | 3,158 | 527 | --- | --- | --- | 3,684 |
| LEVEL 4 | 3,201 | 527 | --- | --- | --- | 3,728 |
| LEVEL 3 | 3,201 | 527 | --- | --- | --- | 3,728 |
| LEVEL 2 | 3,132 | 527 | --- | --- | --- | 3,659 |
| GARAGE MEZZANINE | --- | 566 | --- | --- | --- | 566 |
| LEVEL 1 | --- | 260 | 274 SF | 3,321 SF | 440 SF | 4,295 |
| | 15,806 | 3,591 | 274 SF | 3,321 SF | 440 SF | 24,239 |

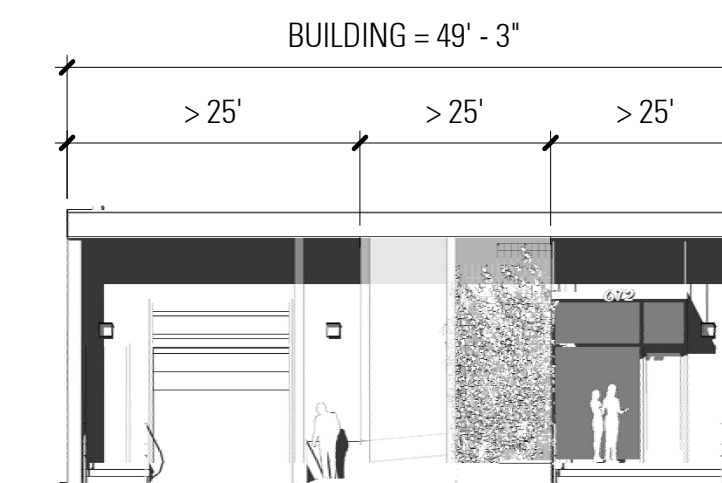
UNIT COUNT

| FLOOR | 1-BED | 2-BED | 3-BED | TOTAL UNITS |
|------------------|-------|-------|-------|-------------|
| ROOF | --- | --- | --- | |
| LEVEL 6 | 1 | 2 | 1 | |
| LEVEL 5 | 1 | 2 | 1 | |
| LEVEL 4 | 1 | 2 | 1 | |
| LEVEL 3 | 1 | 2 | 1 | |
| LEVEL 2 | 1 | 2 | 1 | |
| GARAGE MEZZANINE | --- | --- | --- | |
| LEVEL 1 | --- | --- | --- | |
| TOTAL | 5 | 10 | 5 | 20 |
| | 25% | 50% | 25% | |

BUILDING INFORMATION

| | |
|----------------------|----------------------|
| GROSS BUILDING AREA: | 24,239 SF |
| BUILDING HEIGHT | |
| MAX ALLOWED: | 12 FLOORS / 136 FEET |
| MIN ALLOWED: | 3 FLOORS / 35 FEET |
| PROPOSED: | 6 FLOORS / 77 FEET |
| OCCUPANCY: | R-2, S-2 |
| CONSTRUCTION TYPE: | TYPE IA & IIIA |

BUILDING BASE LENGTH ARTICULATION (2.8.3.C)

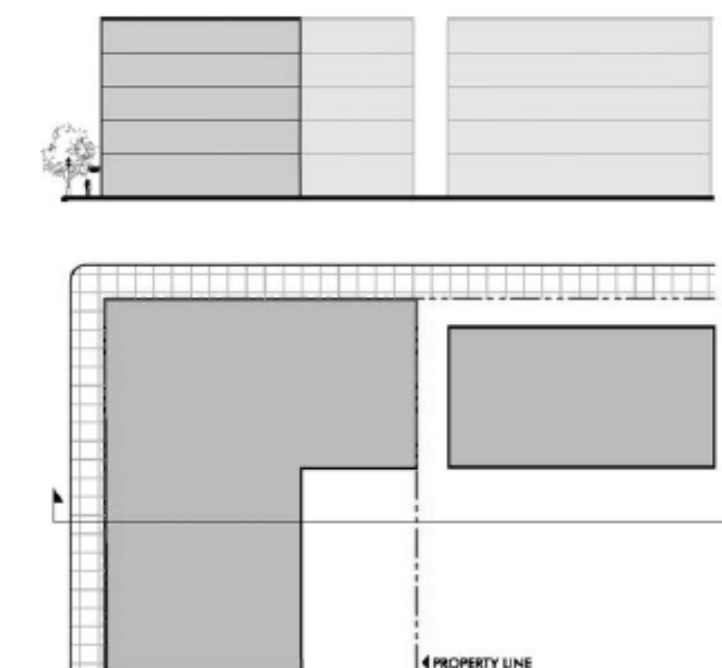


FROM FACADE COMPOSITION REGULATIONS CHART:
 BUILDING BASE: 25' MAX
 BUILDING MIDDLE: 100' MAX
 BUILDING TOP: 100' MAX

- STANDARDS A, B & D ARE MET
- STANDARD C IS NOT APPLICABLE
- GUIDELINES - SEE BUILDING ELEVATIONS ON A7 & A8

BUILDING TYPE DISPOSITION (2.7.4.A)

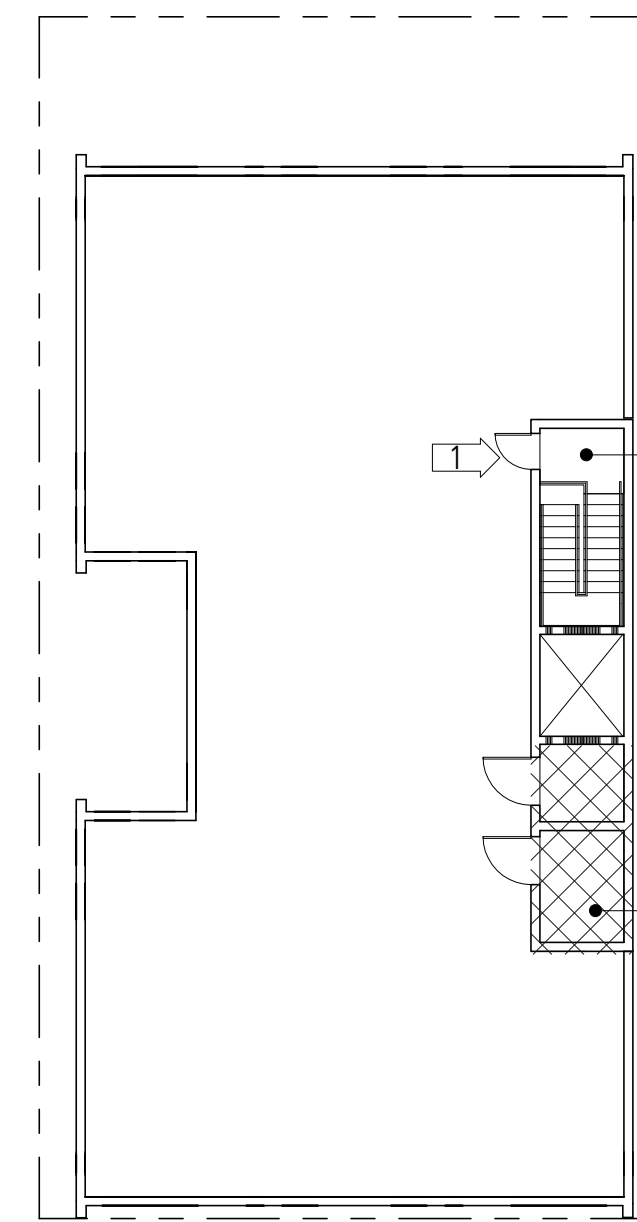
REARYARD



- NO STANDARDS
- MEETS GUIDELINES A, C, D, & E
- GUIDELINE B - REARYARD IS 625 SF + 257 SF SIDE YARD = 882 SF

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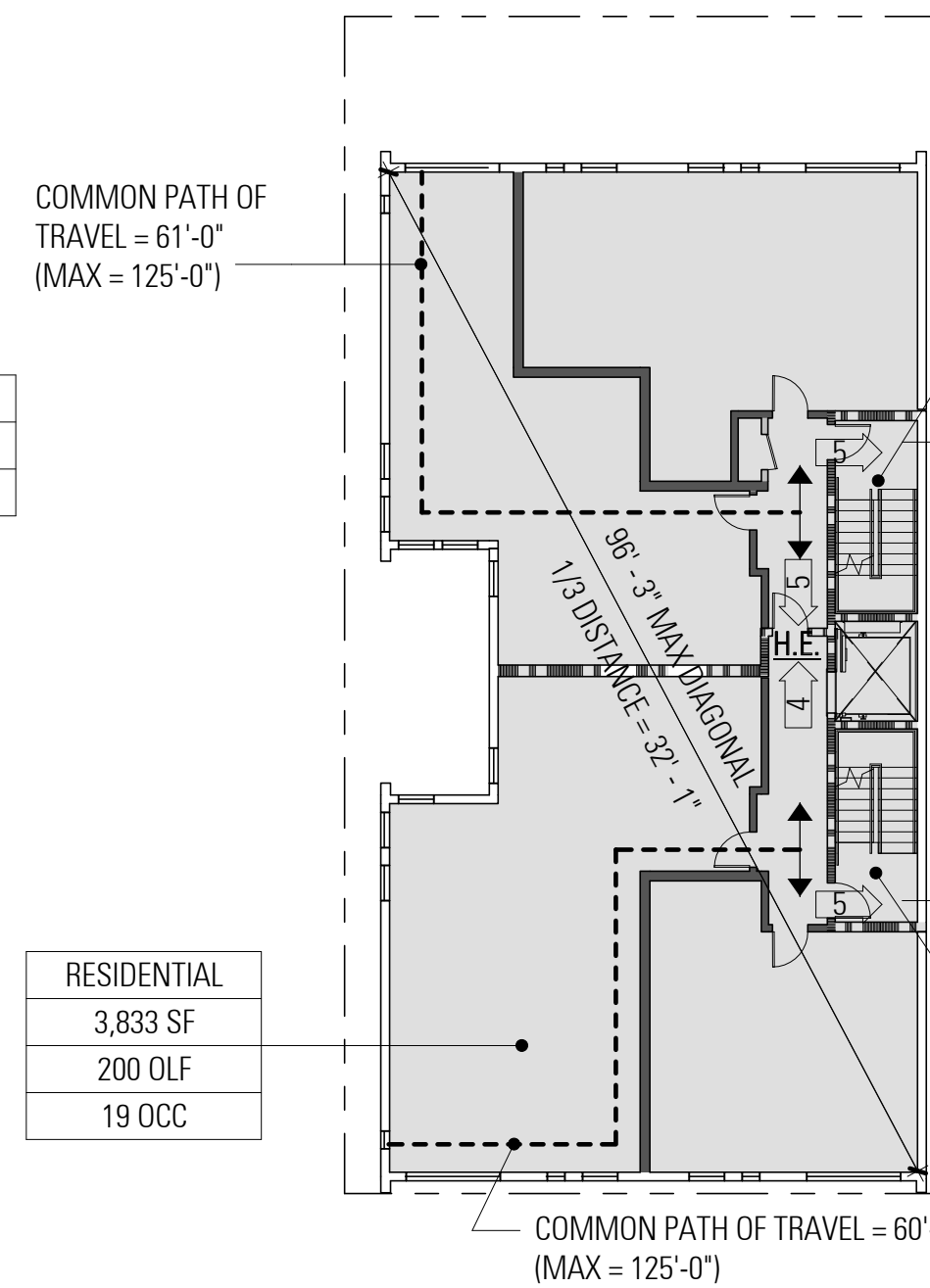
PLANNING & BUILDING INFORMATION



STAIR 2
WIDTH REQUIRED: 1 OCC X .3" = 0.3"
WIDTH PROVIDED: 36" PROVIDED

MECHANICAL
147 SF
300 OLF
1 OC

4 CODE/EGRESS DIAGRAM - ROOF
A1.a 1/16" = 1'-0"



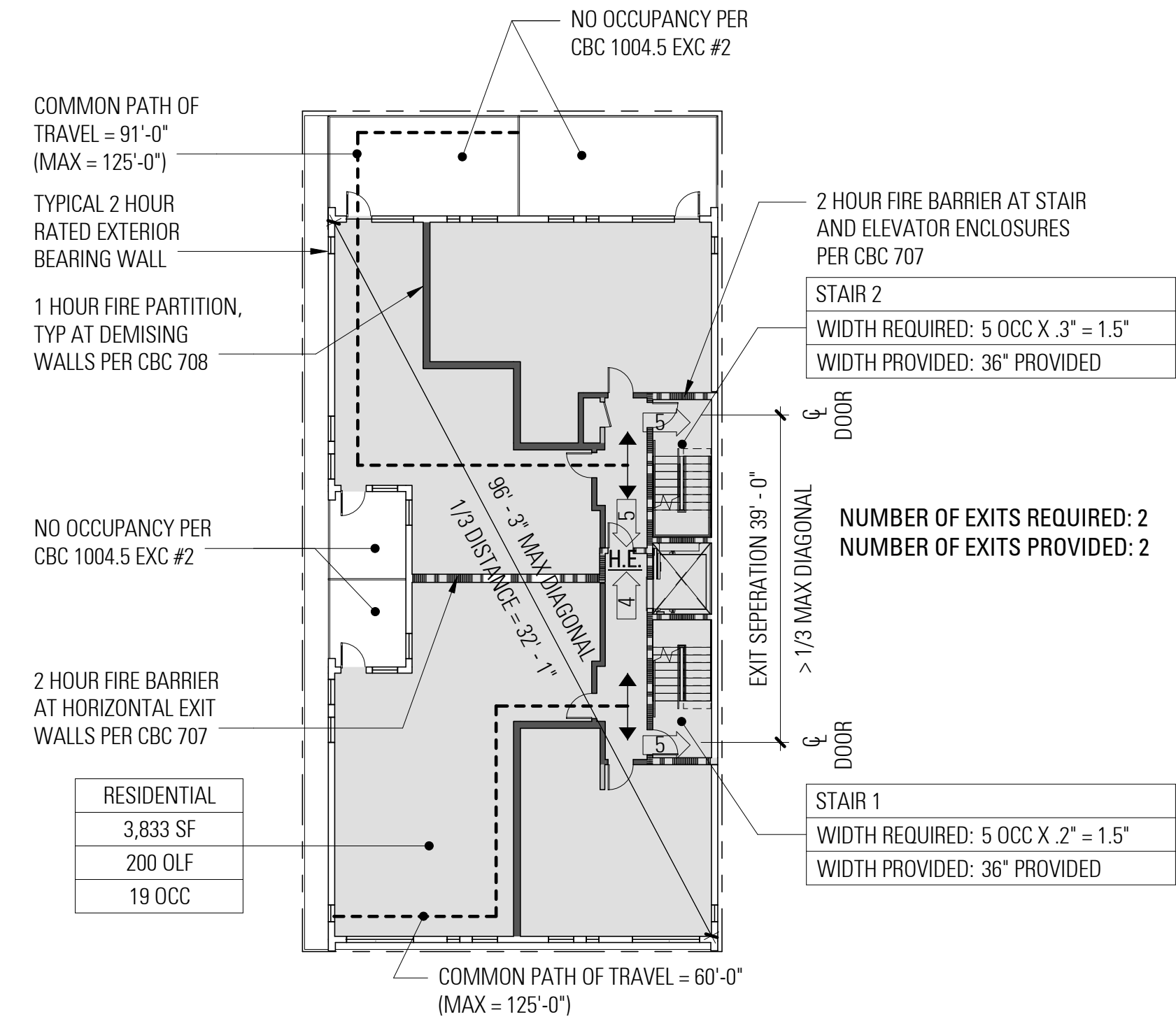
STAIR 2
WIDTH REQUIRED: 5 OCC X .3" = 1.5"
WIDTH PROVIDED: 36" PROVIDED

NUMBER OF EXITS REQUIRED: 2
NUMBER OF EXITS PROVIDED: 2

STAIR 1
WIDTH REQUIRED: 5 OCC X .3" = 1.5"
WIDTH PROVIDED: 36" PROVIDED

RESIDENTIAL
3,833 SF
200 OLF
19 OCC

5 CODE/EGRESS DIAGRAM - LEVELS 3-6
A1.a 1/16" = 1'-0"



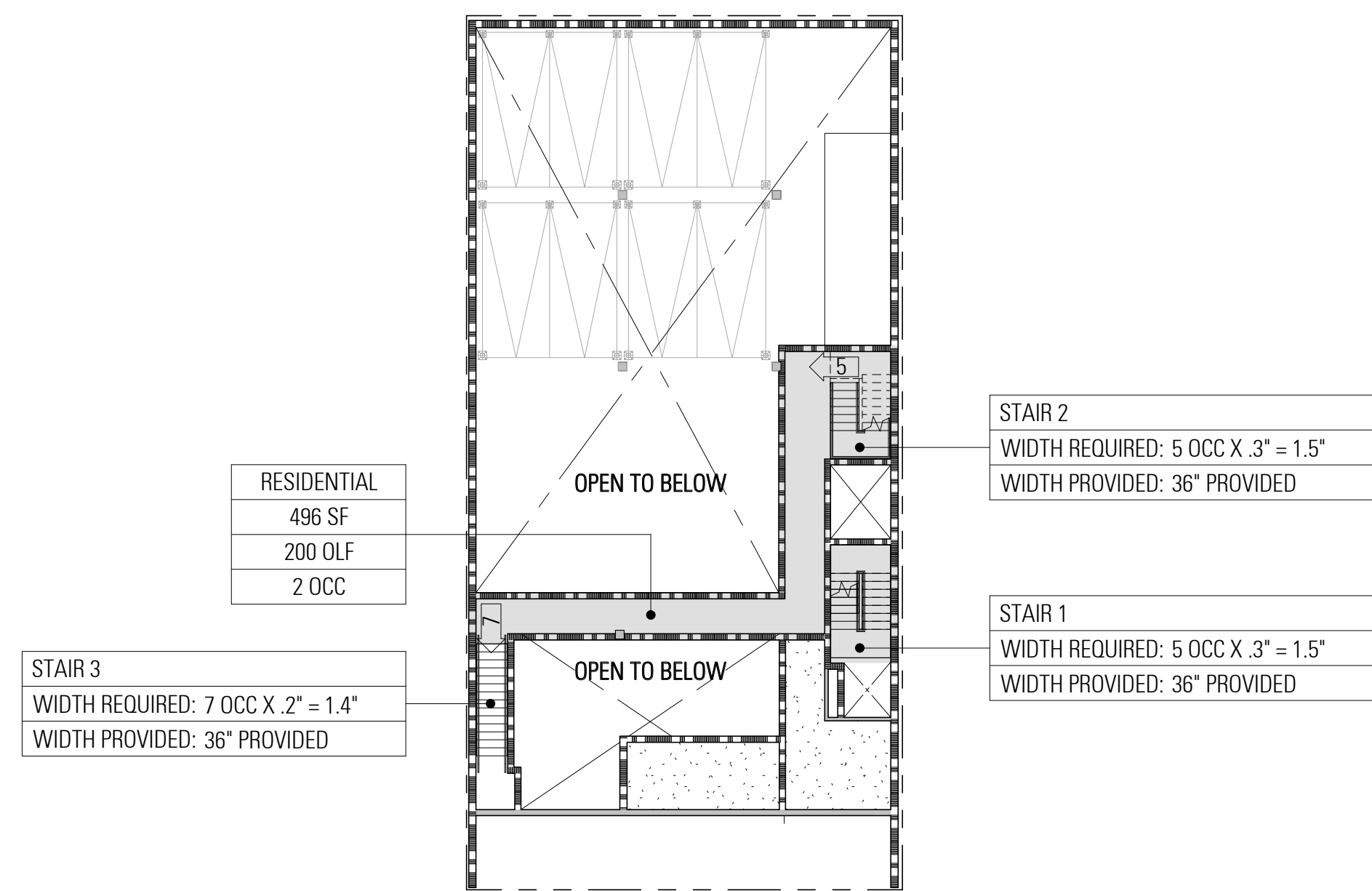
COMMON PATH OF TRAVEL = 91'-0" (MAX = 125'-0")

1 HOUR FIRE PARTITION, TYP AT DEMISING WALLS PER CBC 708

NO OCCUPANCY PER CBC 1004.5 EXC #2

RESIDENTIAL
3,833 SF
200 OLF
19 OCC

3 CODE/EGRESS DIAGRAM - LEVEL 2
A1.a 1/16" = 1'-0"



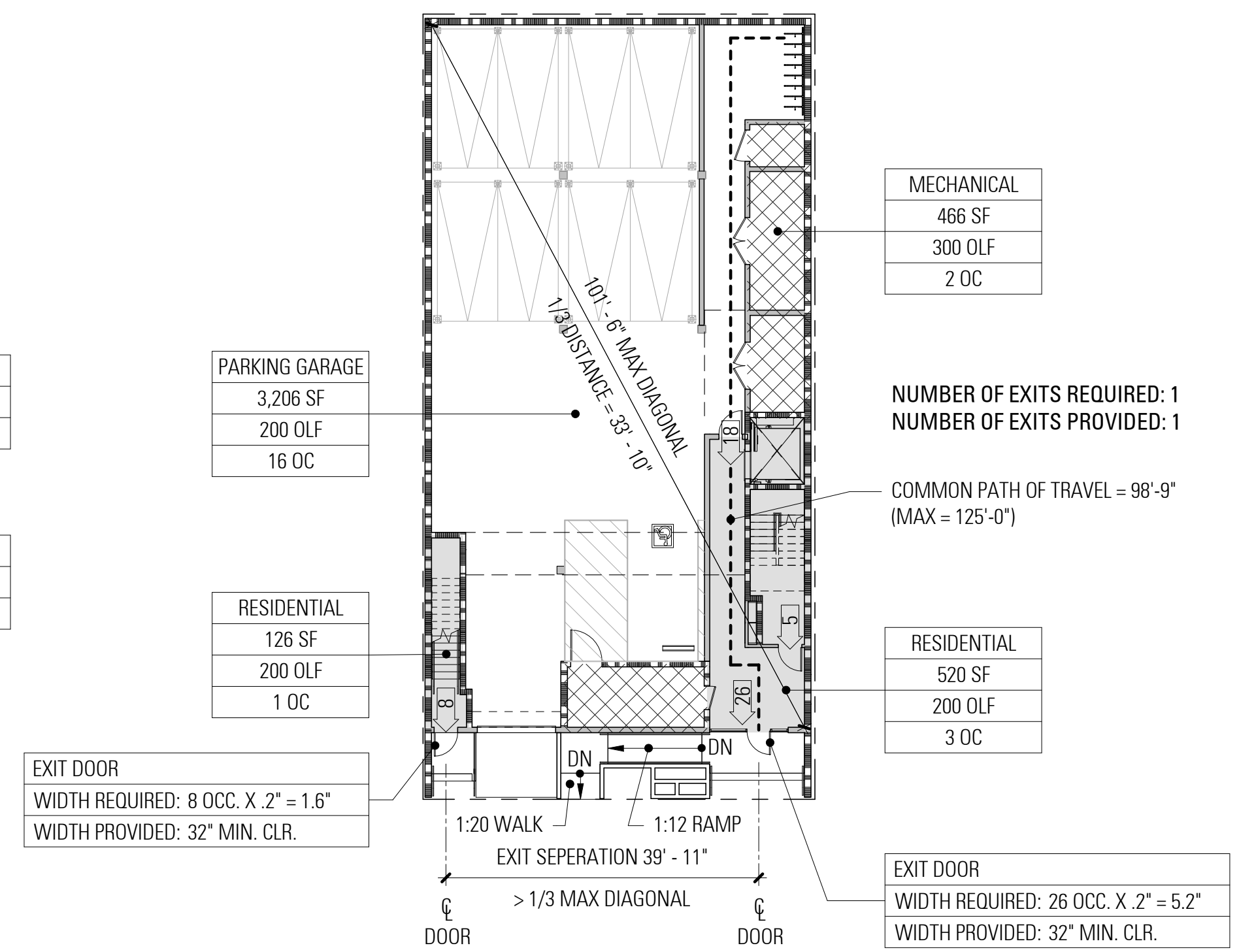
STAIR 2
WIDTH REQUIRED: 5 OCC X .3" = 1.5"
WIDTH PROVIDED: 36" PROVIDED

STAIR 1
WIDTH REQUIRED: 5 OCC X .3" = 1.5"
WIDTH PROVIDED: 36" PROVIDED

STAIR 3
WIDTH REQUIRED: 7 OCC X .2" = 1.4"
WIDTH PROVIDED: 36" PROVIDED

RESIDENTIAL
496 SF
200 OLF
2 OCC

2 CODE/EGRESS DIAGRAM - GARAGE MEZZANINE
A1.a 1/16" = 1'-0"



EXIT DOOR
WIDTH REQUIRED: 8 OCC X .2" = 1.6"
WIDTH PROVIDED: 32" MIN. CLR.

MECHANICAL
466 SF
300 OLF
2 OC

NUMBER OF EXITS REQUIRED: 1
NUMBER OF EXITS PROVIDED: 1

COMMON PATH OF TRAVEL = 98'-9" (MAX = 125'-0")

RESIDENTIAL
126 SF
200 OLF
1 OC

RESIDENTIAL
520 SF
200 OLF
3 OCC

EXIT DOOR
WIDTH REQUIRED: 26 OCC X .2" = 5.2"
WIDTH PROVIDED: 32" MIN. CLR.

1 CODE/EGRESS DIAGRAM - LEVEL 1
A1.a 1/16" = 1'-0"

EGRESS PLAN LEGEND

- EGRESS/ MAX PATH OF TRAVEL
- ⊞ OCCUPANT LOAD
- ASSUMED PROPERTY LINE
- ===== 1 HOUR FIRE PARTITION
- ===== 1 HOUR FIRE BARRIER
- ===== 2 HOUR FIRE BARRIER
- H.E. HORIZONTAL EXIT

SHEET NOTES

1. PER CBC TABLE 601, ALL INTERIOR AND EXTERIOR BEARING WALLS AT TYPE IIIA CONSTRUCTION ARE 2 HR RATED
2. PER CBC TABLE 602, ALL EXTERIOR NON-BEARING WALLS AT TYPE IA AND IIIA CONSTRUCTION ARE 1 HR RATED
3. PER CBC SECTION 420.2, ALL DEMISING WALLS BETWEEN DWELLING UNITS SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.
4. PER CBC SECTION 1018.1, ALL CORRIDOR WALLS SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.
5. PER CBC SECTION 1025.2, ALL HORIZONTAL EXIT WALLS SHALL BE CONSTRUCTED AS 2 HR FIRE BARRIERS IN ACCORDANCE WITH SECTION 707, AND BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL SO AS TO DIVIDE COMPLETELY THE FLOOR SERVED BY THE HORIZONTAL EXIT.
6. PER CBC SECTION 1022, THE INTERIOR EXIT STAIR SHALL BE ENCLOSED IN A 2 HOUR FIRE BARRIER IN ACCORDANCE WITH SECTION 707.
7. PER CBC SECTION 1023, THE EXIT PASSAGEWAY SHALL BE ENCLOSED IN A 2 HOUR FIRE BARRIER IN ACCORDANCE WITH SECTION 707.

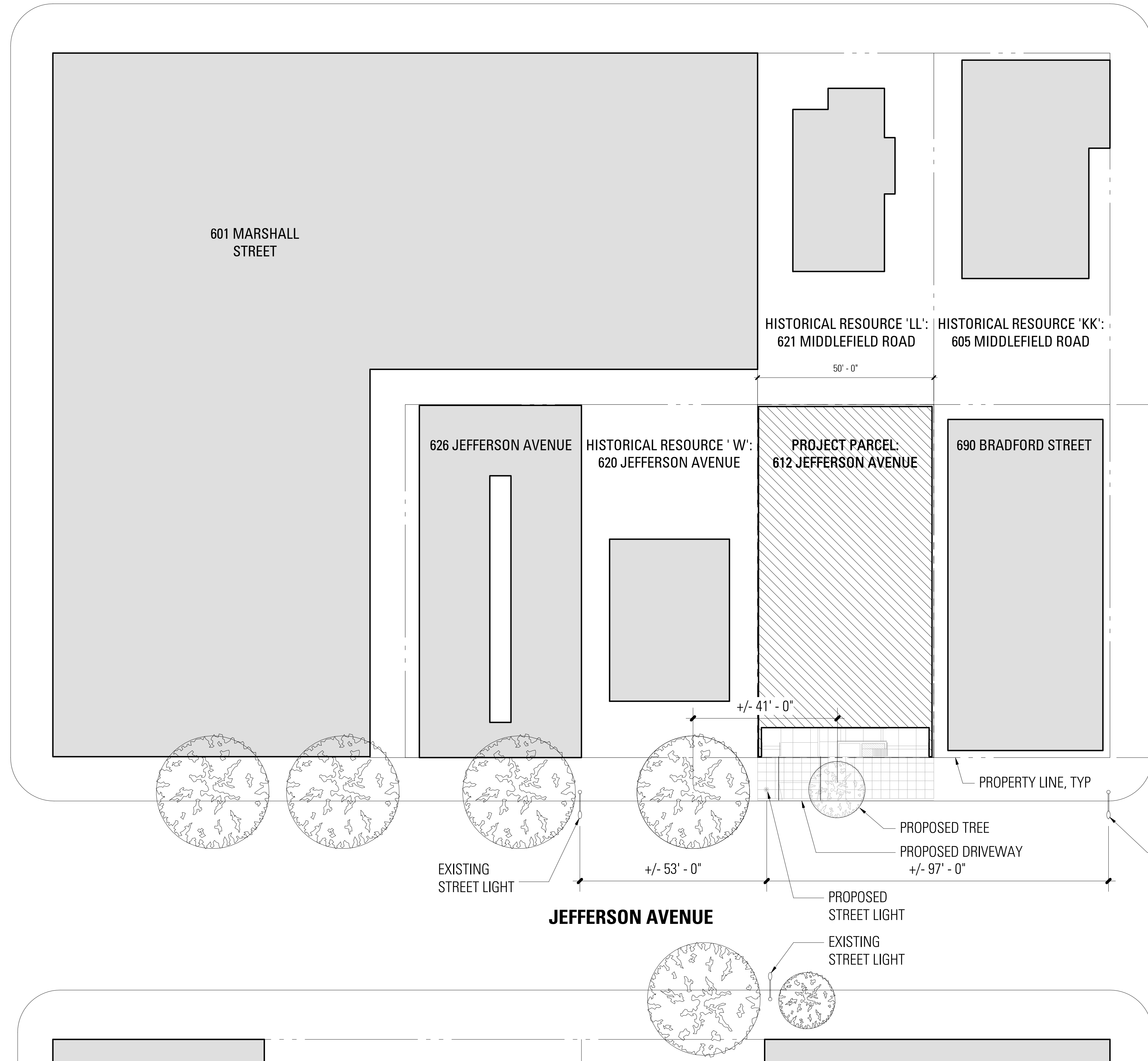
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CODE/EGRESS DIAGRAMS

MIDDLEFIELD ROAD

MARSHALL STREET

BRADFORD STREET



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ARCHITECTURAL SITE PLAN

SURFACE PARKING LOT

626 JEFFERSON AVE.

ADJACENT HISTORICAL RESOURCE
620 JEFFERSON AVE.

PROJECT PARCEL
612 JEFFERSON AVE.

ADJACENT PARCEL
690 BRADFORD ST.

MARSHAL STREET



BRADFORD STREET

JEFFERSON AVENUE STREETScape LOOKING WEST

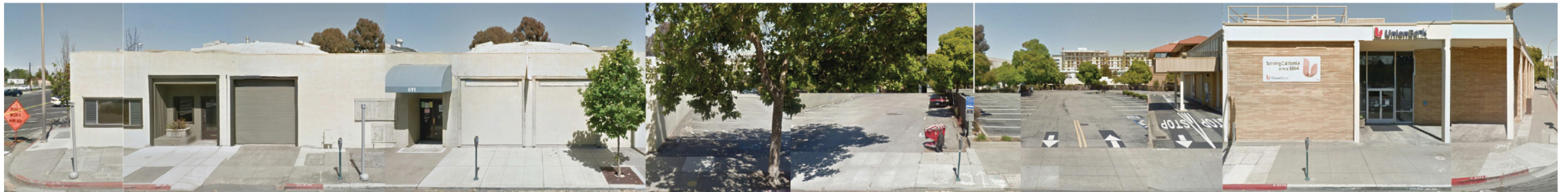
611 JEFFERSON AVE

SURFACE PARKING LOT

SURFACE PARKING LOT

675 JEFFERSON AVE

BRADFORD STREET



MARSHAL STREET

JEFFERSON AVENUE STREETScape LOOKING EAST

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STREETScape



LOOKING SOUTHWEST - AT JEFFERSON & BRADFORD



LOOKING NORTHWEST - ALONG JEFFERSON



LOOKING SOUTHEAST - AT BRADFORD & MIDDLEFIELD

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PHOTO SIMULATIONS



LOOKING SOUTHWEST - AT JEFFERSON & BRADFORD



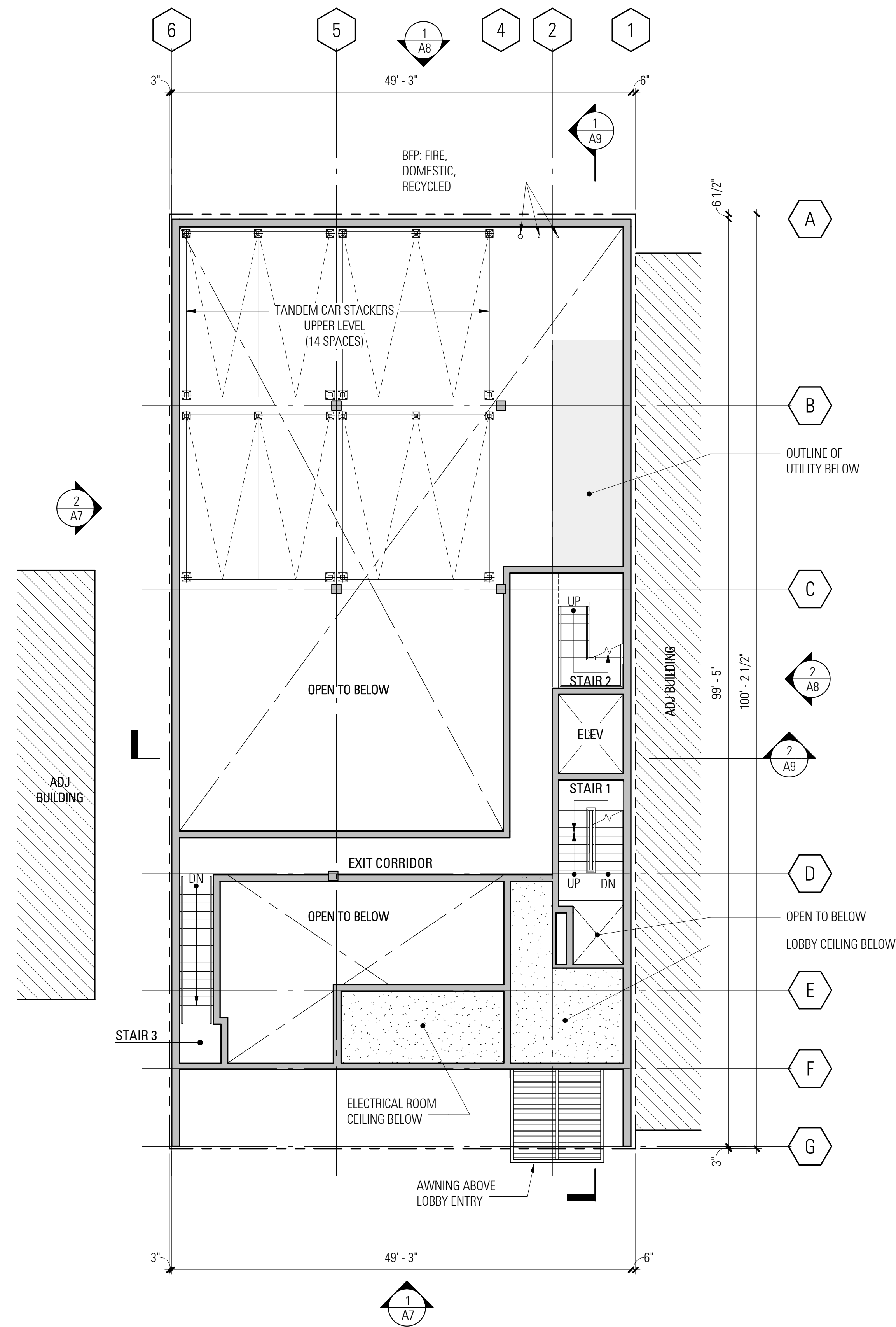
LOOKING NORTHWEST - ALONG JEFFERSON



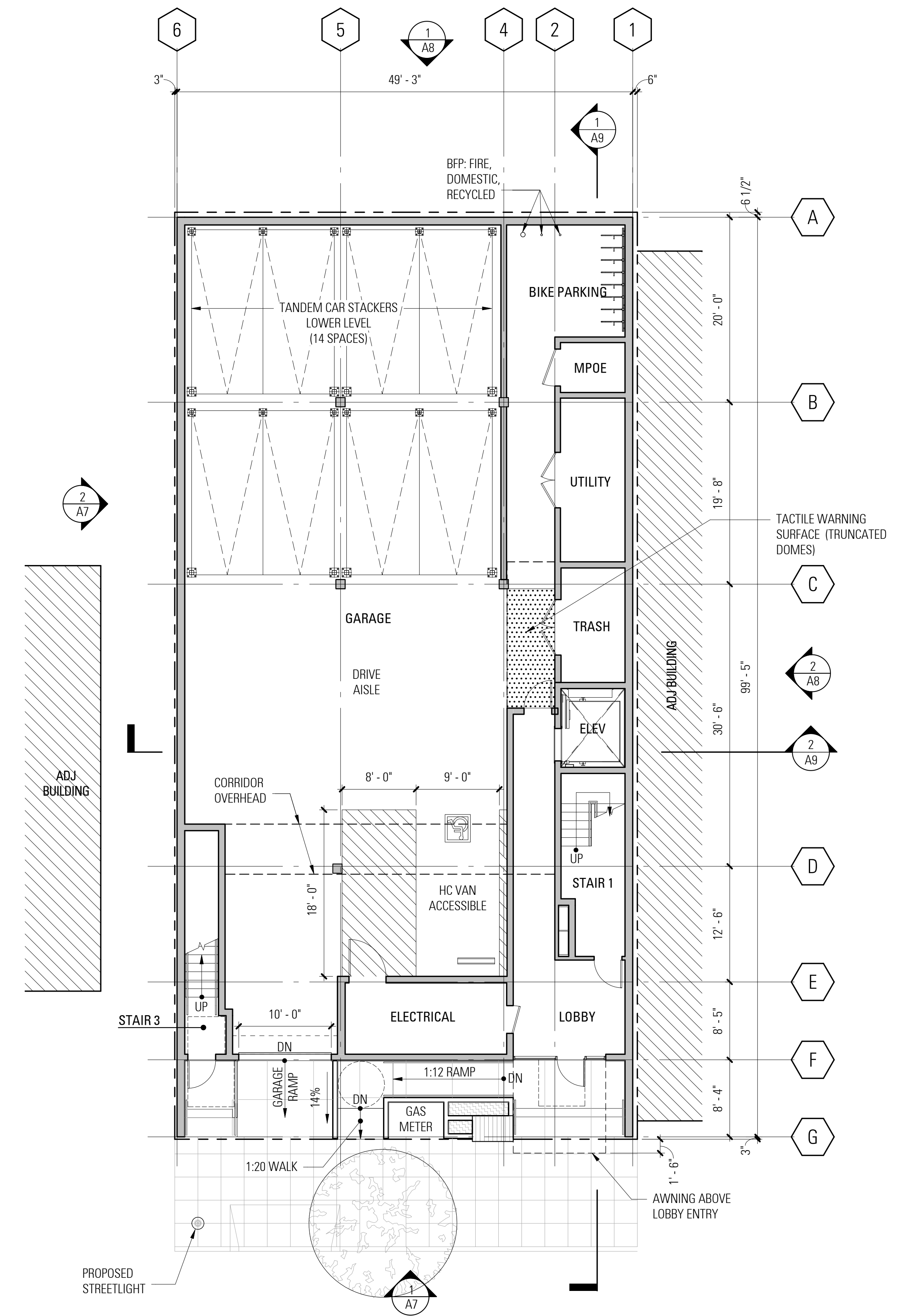
LOOKING SOUTHEAST - AT BRADFORD & MIDDLEFIELD

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PERSPECTIVES



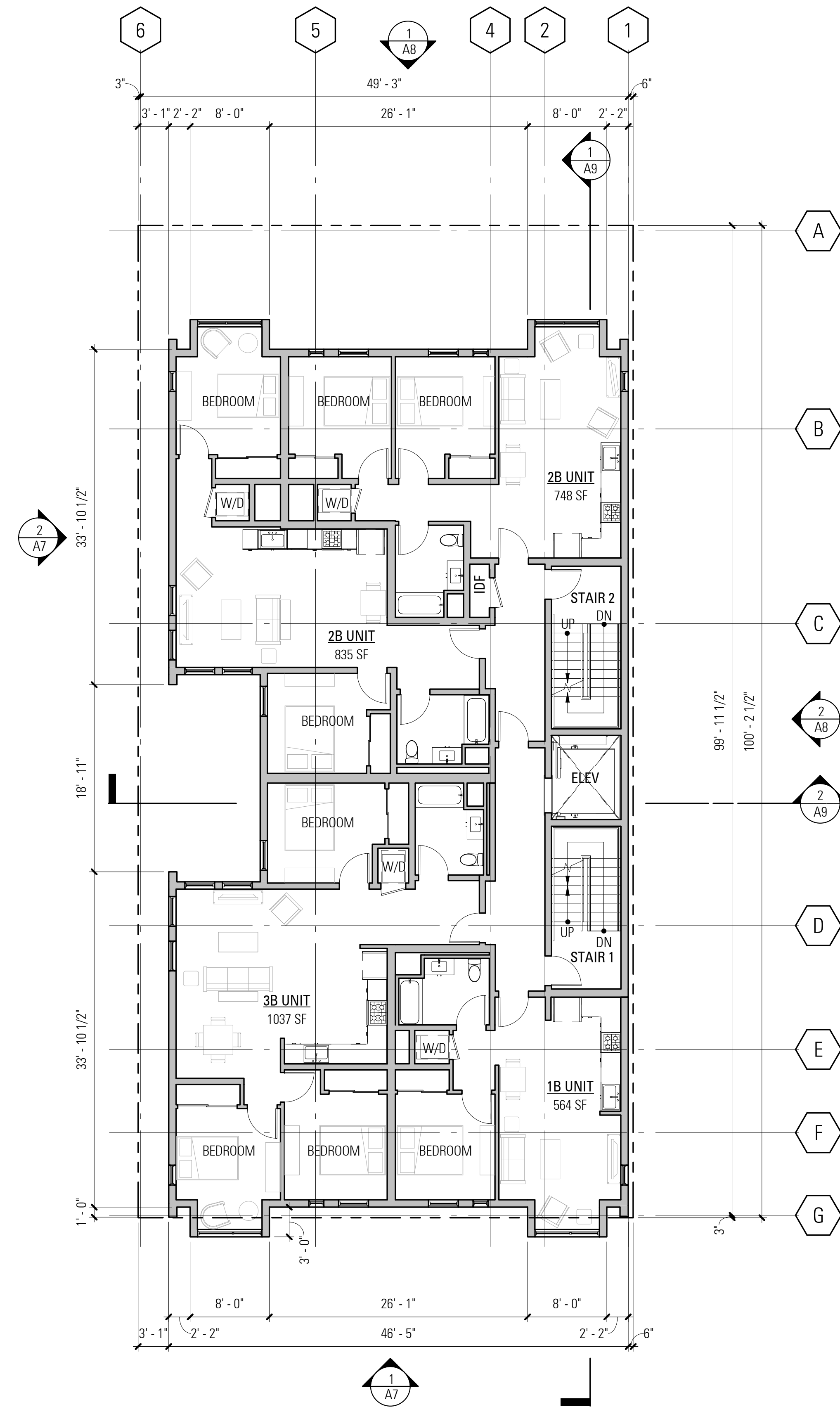
2
A5.a
1/8" = 1'-0"



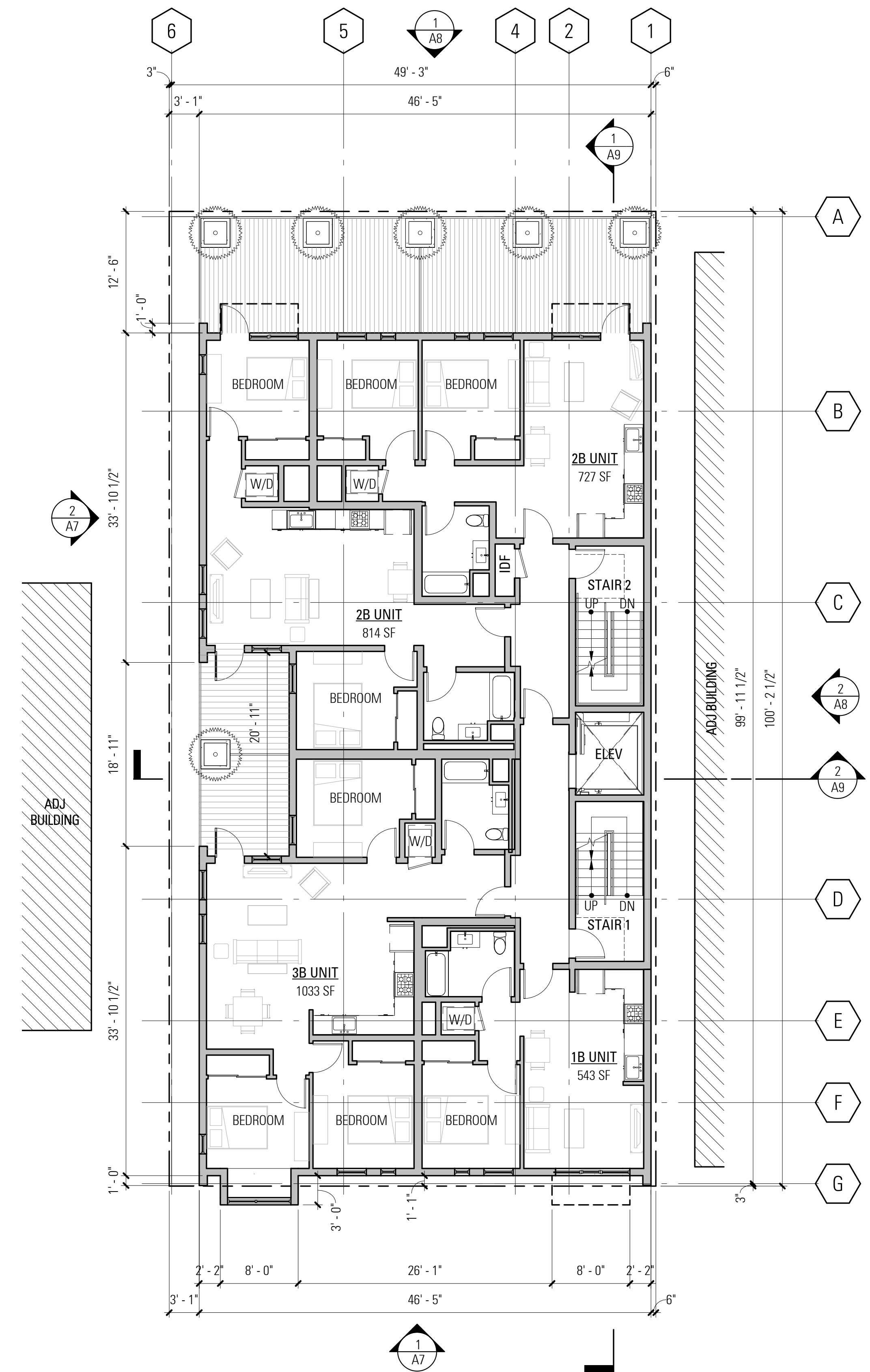
1
A5.a
1/8" = 1'-0"

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FIRST & MEZZANINE FLOOR PLANS



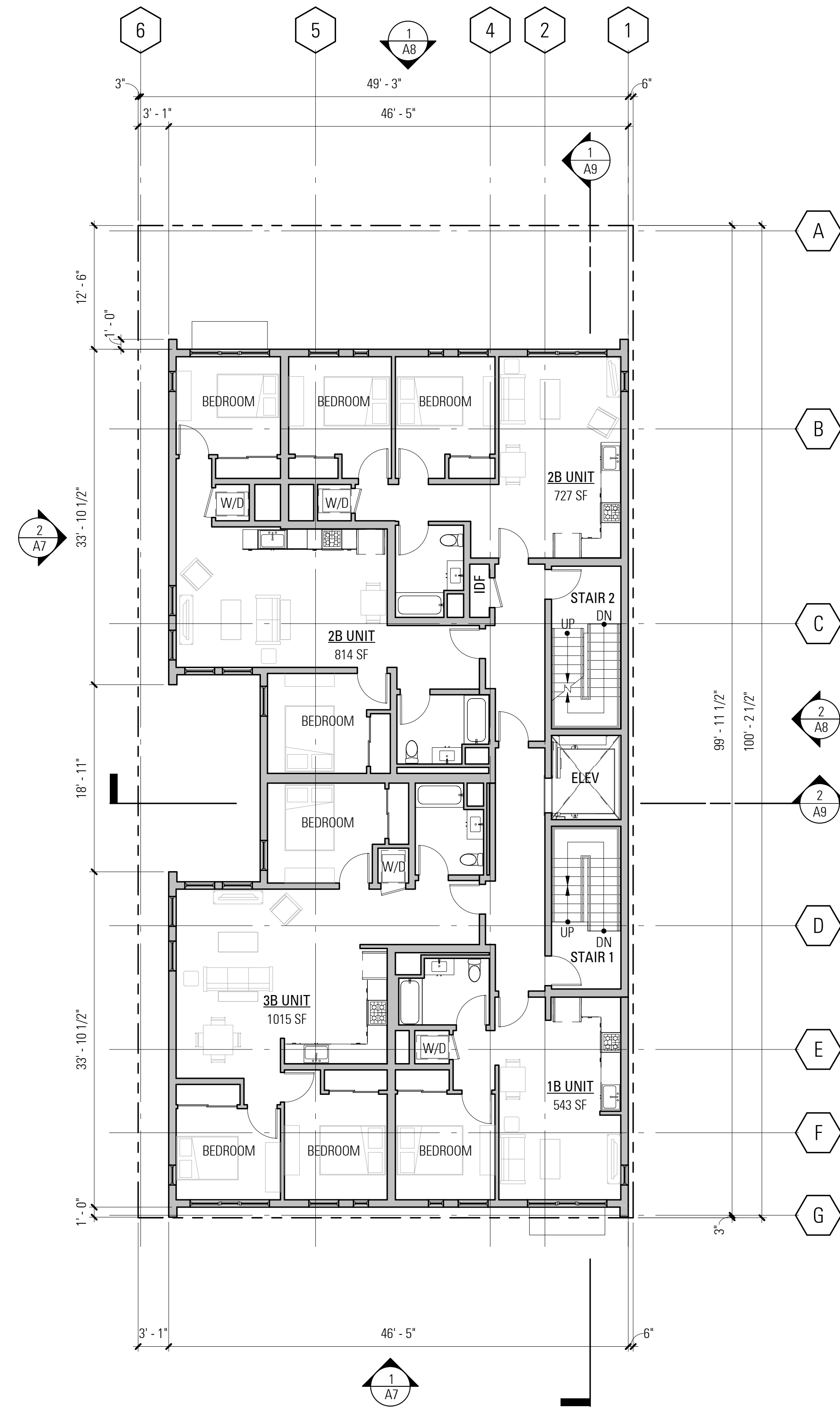
2
A5.b
FLOOR PLAN - LEVEL 3 (LEVEL 4 SIM.)
1/8" = 1'-0"



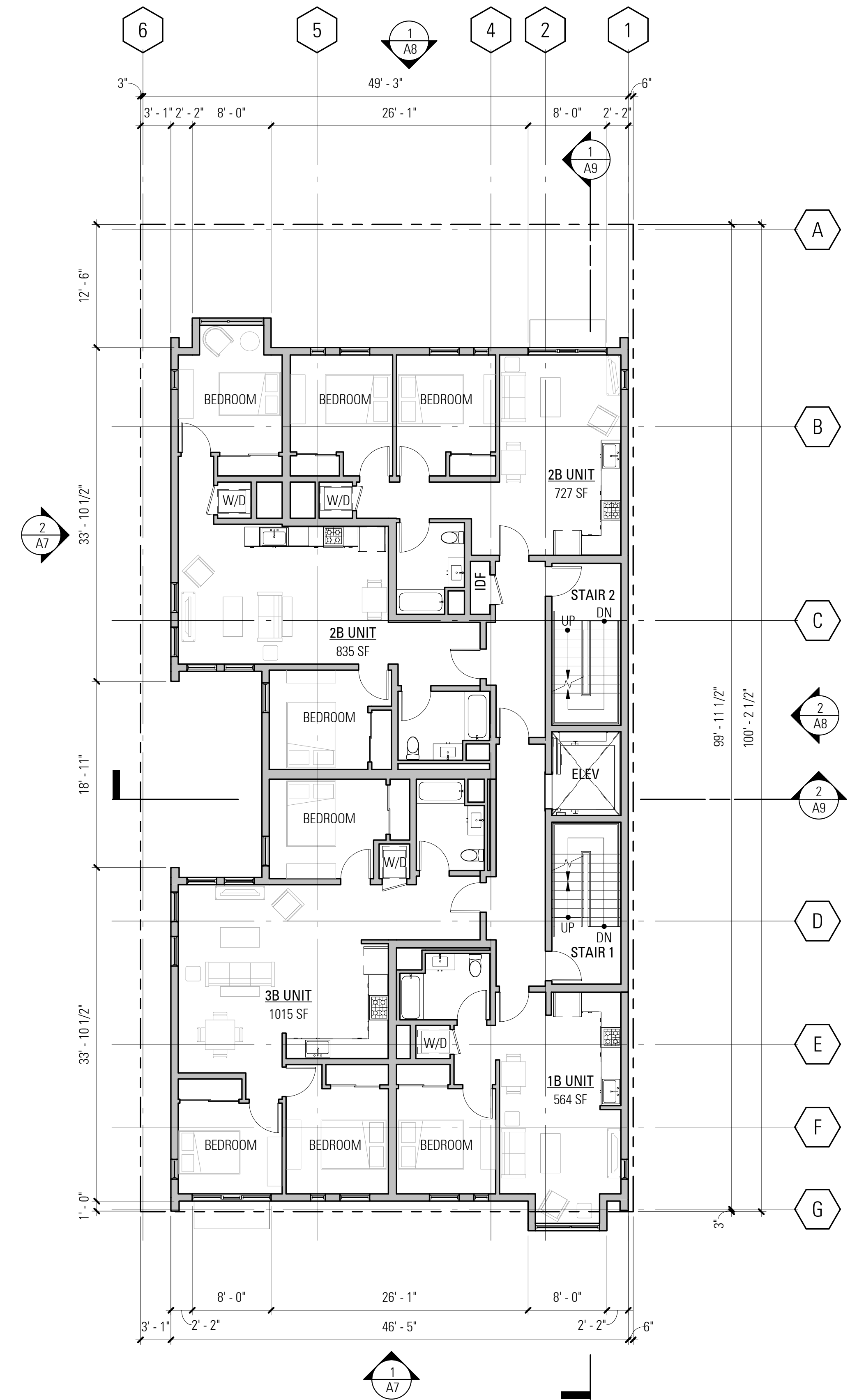
1
A5.b
FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

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SECOND THRU FOURTH FLOOR PLANS



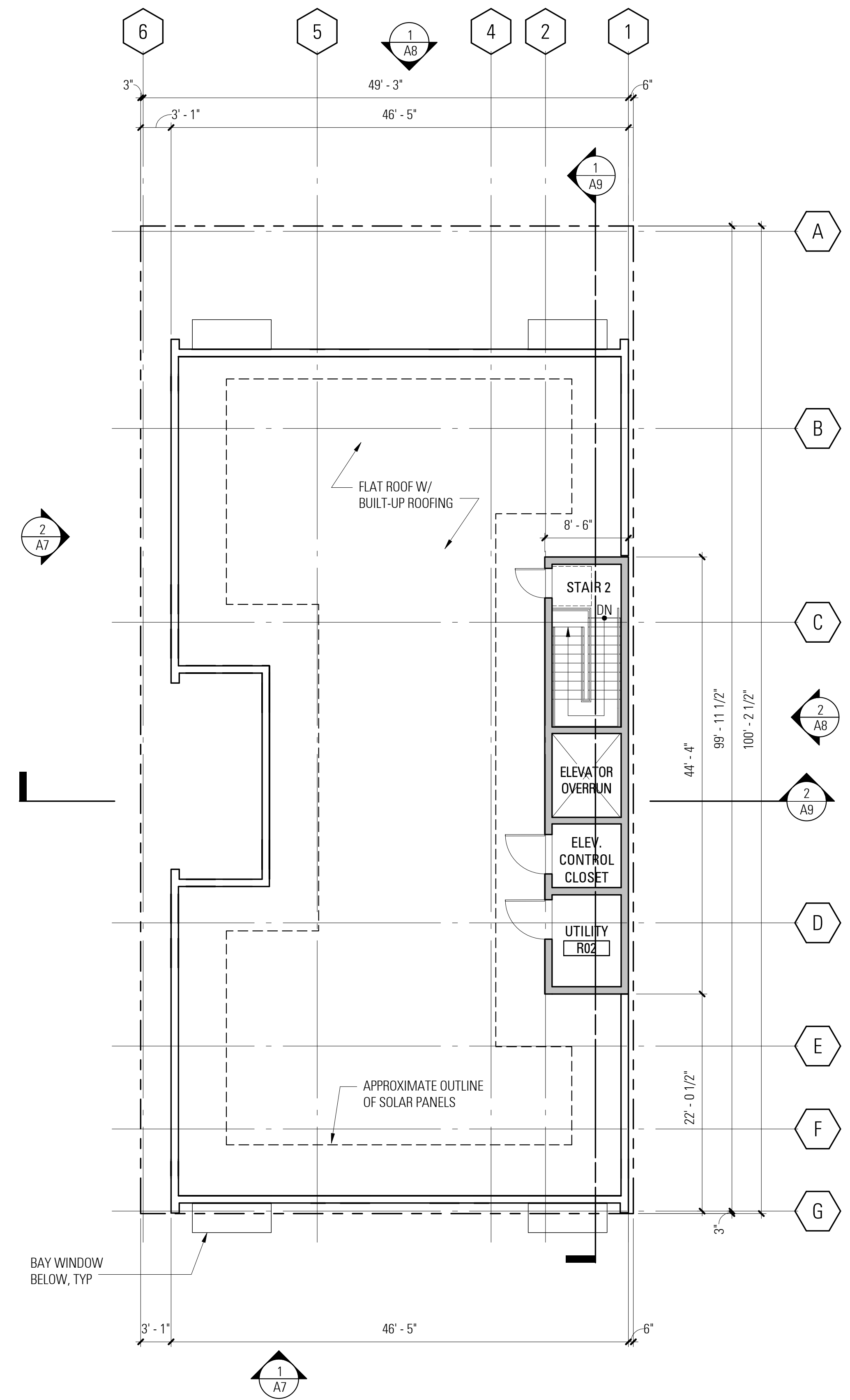
2 FLOOR PLAN - LEVEL 6
A5.c 1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 5
A5.c 1/8" = 1'-0"

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FIFTH & SIXTH FLOOR PLANS



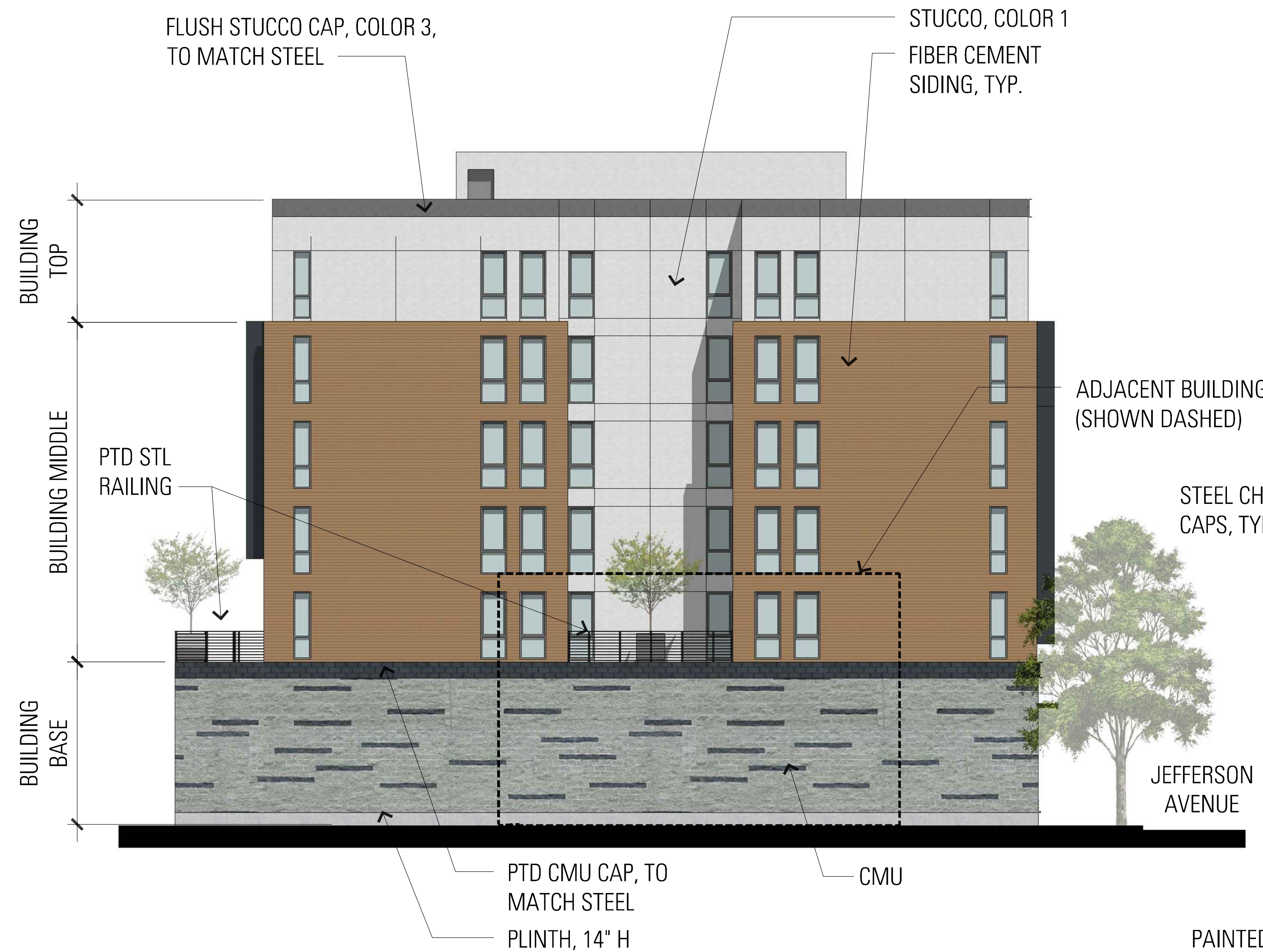
1
A6
ROOF PLAN
1/8" = 1'-0"

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ROOF PLAN

SIDE FACADE GLAZING CALCULATION:
 TOP: 1226 SF TOTAL / 150 SF GLAZED = 12%
 MIDDLE: 3488 SF TOTAL / 420 SF GLAZED = 12%
 BASE: 1815 SF TOTAL / 0 SF GLAZED = 0%

FRONT FACADE GLAZING CALCULATION:
 TOP: 564 SF TOTAL / 195.5 SF GLAZED = 34.5%
 MIDDLE: 1832 SF TOTAL / 782 SF GLAZED = 42.6%
 BASE: 765 SF TOTAL / 110.25 SF GLAZED = 14.4%



2
A7
SIDE ELEVATION (SOUTH)



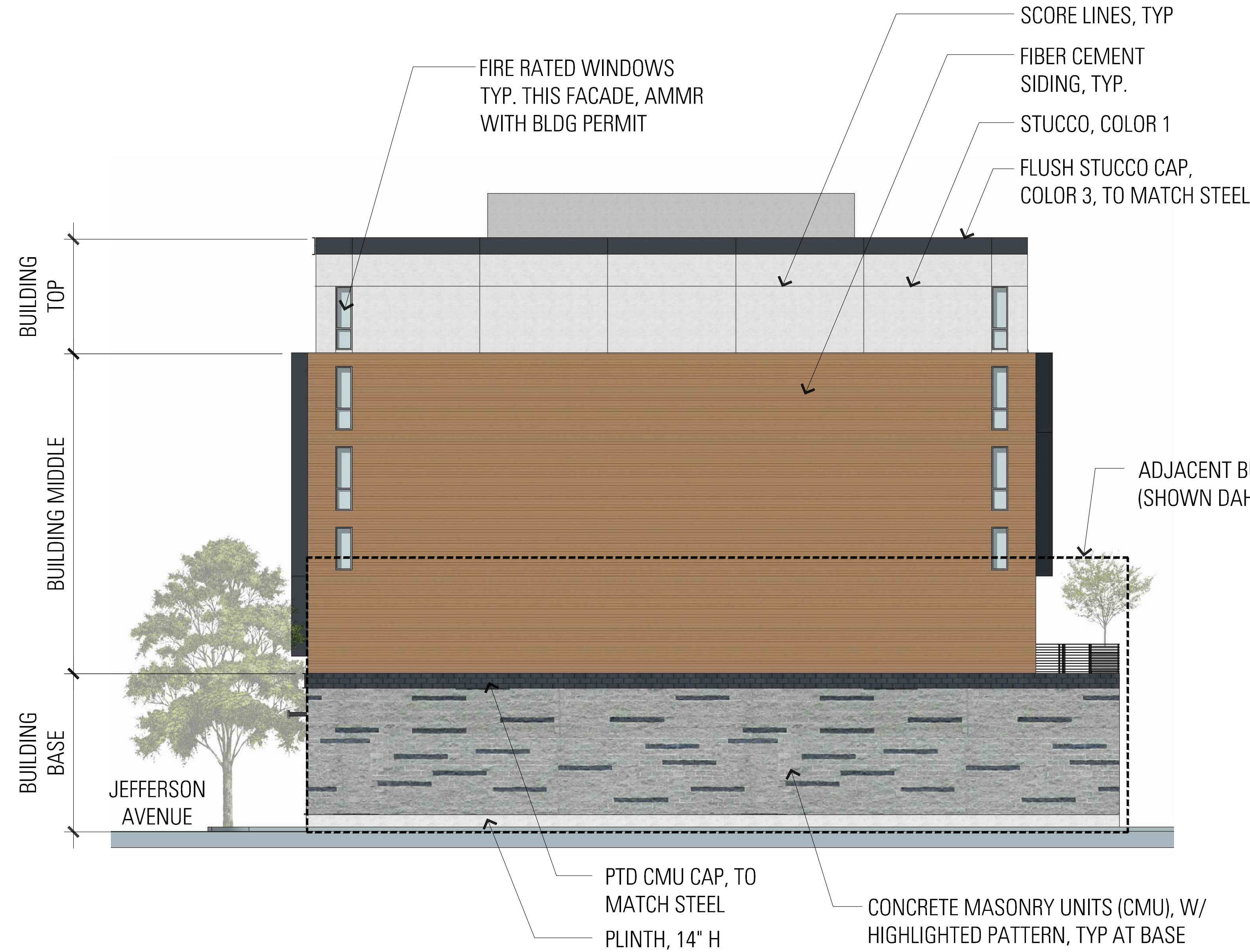
1
A7
FRONT ELEVATION (EAST)

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EXTERIOR ELEVATIONS

SIDE FACADE GLAZING CALCULATION:
 TOP: 1226 SF TOTAL / 16 SF GLAZED = 0.6%
 MIDDLE: 3488 SF TOTAL / 64 SF GLAZED = 1.8%
 BASE: 1815 SF TOTAL / 0 SF GLAZED = 0%

REAR FACADE GLAZING CALCULATION:
 TOP: 564 SF TOTAL / 195.5 SF GLAZED = 34.5%
 MIDDLE: 1832 SF TOTAL / 782 SF GLAZED = 42.6%
 BASE: 765 SF TOTAL / 0 SF GLAZED = 0%



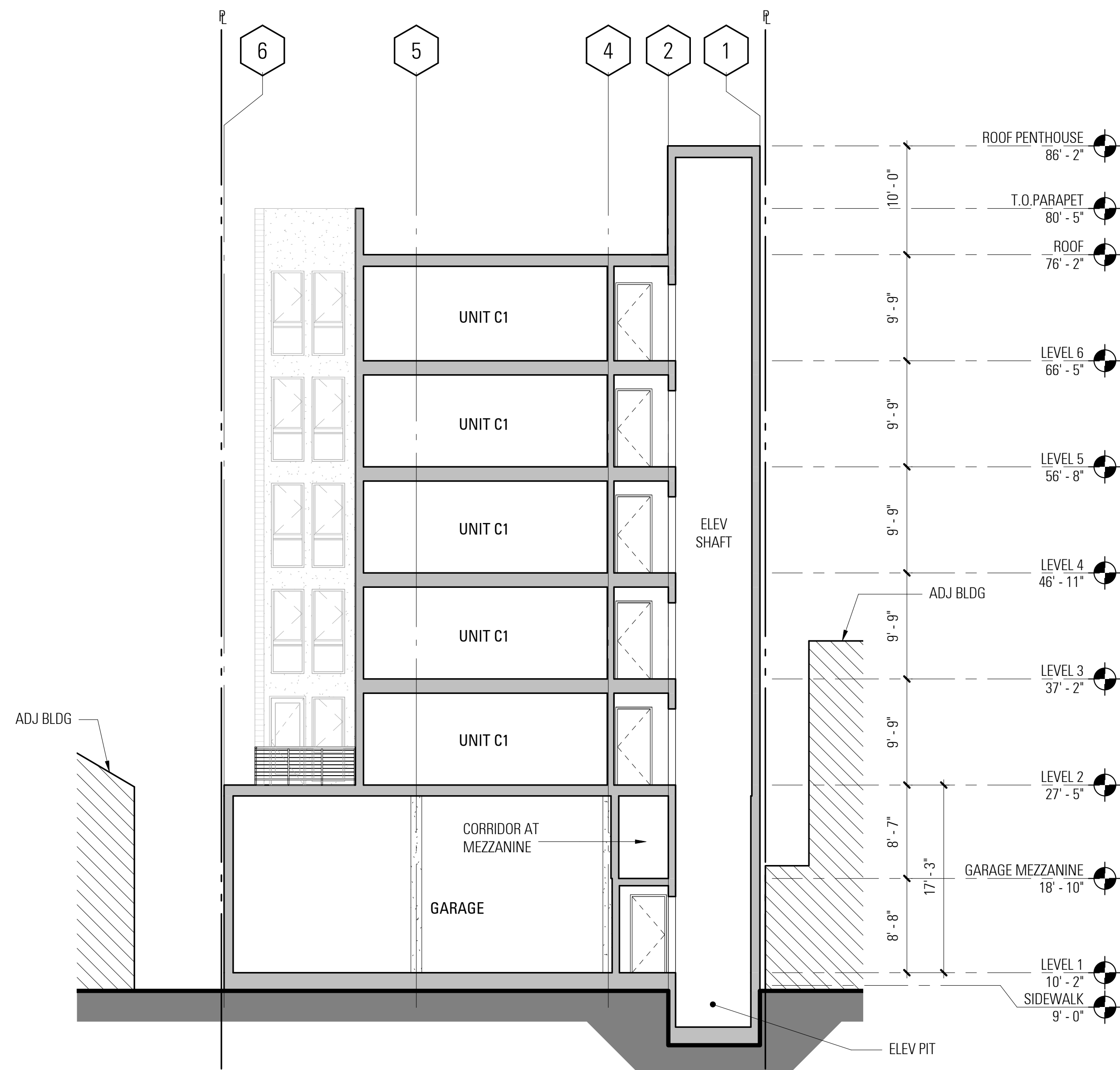
2 SIDE ELEVATION (NORTH)
A8



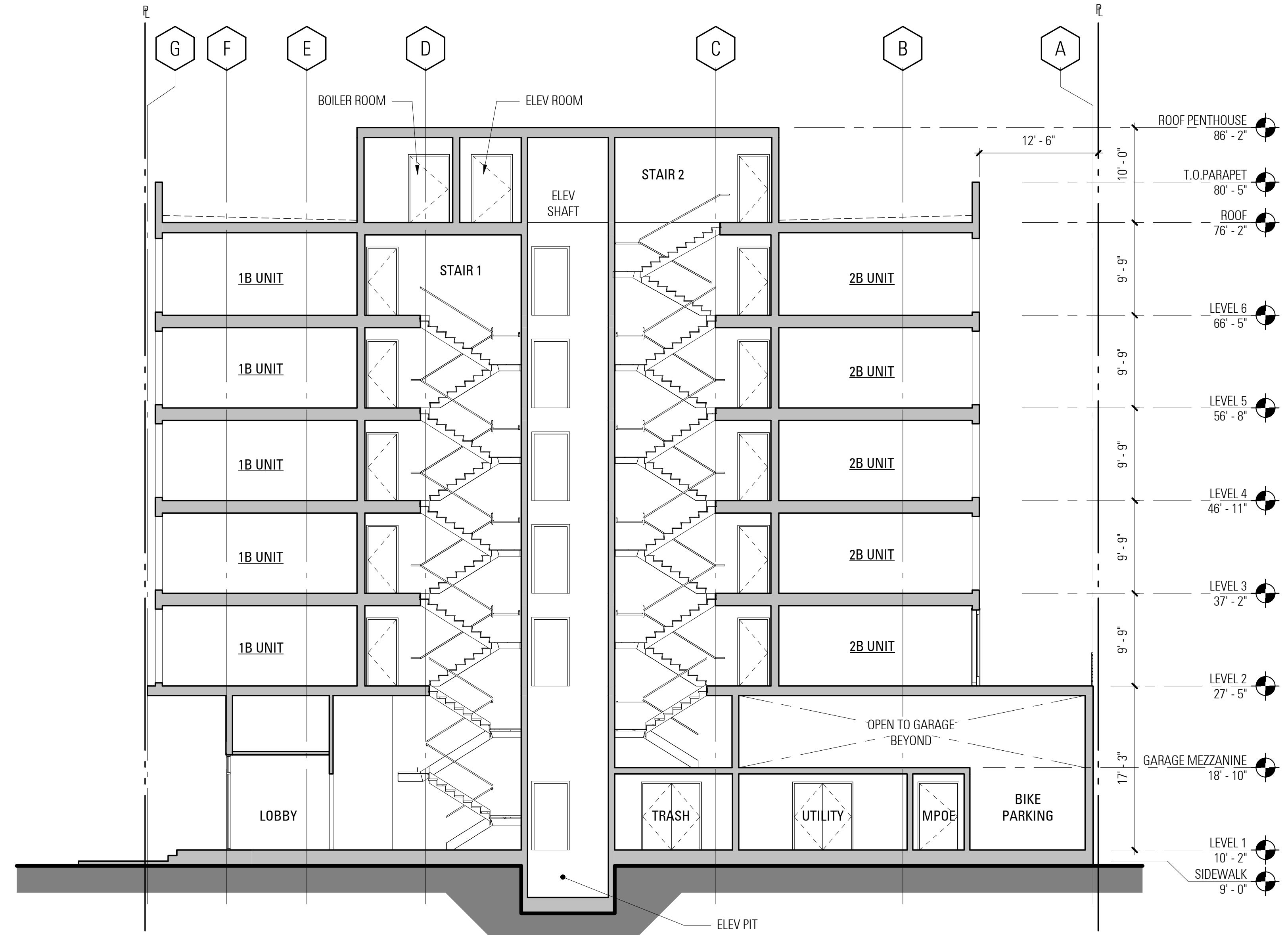
1 REAR ELEVATION (WEST)
A8

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EXTERIOR ELEVATIONS



2 BUILDING SECTION - NORTH/SOUTH
1/8" = 1'-0"



1 BUILDING SECTION - EAST/WEST
1/8" = 1'-0"

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BUILDING SECTIONS

SAN MATEO COUNTYWIDE SUSTAINABLE BUILDINGS CHECKLIST

| ✓ | No. | Item | Applicable Building Types | |
|---|-----|--|---------------------------|-------|
| COMMUNITY PLANNING | | | | |
| Goal: Create a more sustainable community | | | | |
| | 1 | Build mixed-use developments and provide public amenities such as open space | c | m |
| | 2 | Cluster development to minimize paving and utilities, and to preserve open space | c | m |
| ✓ | 3 | Reuse a brownfield or previously occupied site | c | m |
| ✓ | 4 | Design for easy pedestrian, bicycle, and transit access | c | t m |
| SITE & LANDSCAPE | | | | |
| Goal: Respect your site | | | | |
| | 5 | Design and landscape to create comfortable micro-climates and reduce heat island effects | c | m s |
| | 6 | Optimize building orientation for heat gain, shading, daylighting, and natural ventilation | c | m s |
| ✓ | 7 | Reduce building footprint - smaller is better | c | m s |
| ✓ | 8 | Limit site impacts, balance cut and fill, preserve existing vegetation and protect soil during construction | c | m s |
| ✓ | 9 | Use native plants that are drought-resistant, create habitat for indigenous species, and do not require pesticides for maintenance | c | m s |
| | 10 | Use recycled rubble for backfill drain rock | c | m s |
| Goal: Save water and reduce local water impacts | | | | |
| | 11 | Maximize onsite stormwater management through landscaping and permeable pavement | c | m s |
| | 12 | Use rainwater harvesting | c | m s |
| ✓ | 13 | Use water-conserving landscape technologies such as drip irrigation, moisture sensors, and watering zones | c | m s |
| WASTE REDUCTION & MANAGEMENT | | | | |
| Goal: Reduce, reuse, recycle | | | | |
| | 14 | Reuse a building (renovate) instead of tearing down and rebuilding | c | t m s |
| | 15 | Deconstruct old buildings for materials reuse (salvage) | c | t m s |
| ✓ | 16 | Recycle construction & demolition waste | c | t m s |
| ✓ | 17 | Design for durability and eventual reuse | c | t m s |
| ✓ | 18 | Provide adequate space for storing and handling recyclables | c | t m s |
| CONCRETE | | | | |
| Goal: Make concrete with sustainable materials | | | | |
| ✓ | 19 | Use flyash in concrete | c | t m s |
| ✓ | 20 | Use recycled aggregate in non-structural concrete | c | t m s |
| | 21 | Use prefabricated forms or save and reuse wood form boards | c | t m s |
| WOOD FRAMING | | | | |
| Goal: Design to save wood and labor | | | | |
| ✓ | 22 | Use spacings, sizes, and modular dimensions that minimize lumber use and optimize performance | c | t m s |
| ✓ | 23 | Use engineered lumber or metal stud framing to replace solid-sawn lumber | c | t m s |
| Goal: Support sustainable forests | | | | |
| | 24 | Use sustainably harvested lumber (FSC certified) for wood framing | c | t m s |
| | 25 | Use reclaimed or salvaged lumber | c | t m s |
| EXTERIOR TREATMENTS, SIDING & ROOFING | | | | |
| Goal: Make a sustainable roof | | | | |
| ✓ | 26 | Use durable roofing materials | c | m s |
| ✓ | 27 | Use a cool roof | c | m |
| | 28 | Use a green or living roof | c | m s |
| Goal: Support healthy environments and sustainable forests | | | | |
| | 29 | Use sustainable siding materials | c | m s |
| | 30 | Use sustainable decking materials | c | m s |
| WINDOWS & DOORS | | | | |
| Goal: Save energy through passive design | | | | |
| | 31 | Provide shading on east, west and south windows with overhangs, awnings, or deciduous trees | c | m s |
| ✓ | 32 | Plan windows and skylights, light shelves, and window treatments to provide daylight that improves indoor environments | c | t m s |
| | 33 | Choose window sizes, frame materials, and glass coatings to optimize energy performance | c | m s |
| ✓ | 34 | Stop air leakage at doors and windows | c | m s |
| PLUMBING | | | | |
| Goal: Save water and energy in plumbing systems | | | | |
| ✓ | 35 | Use water-conserving plumbing fixtures | c | t m s |
| ✓ | 36 | Use water-saving appliances and equipment | c | t m s |
| ✓ | 37 | Insulate hot and cold water pipes | c | t m s |
| | 38 | Use heat recovery equipment, tankless water heaters and/or on-demand hot water circulation pumps | c | t m s |
| | 39 | Pre-plumb for future graywater use for toilet flushing and landscape irrigation | c | m s |
| Goal: Reduce environmental impacts from materials production | | | | |
| | 40 | Use sustainable materials for pipes | c | t m s |

checklist

NAME: _____
 SITE ADDRESS: _____
 PERMIT NUMBER: _____

Permit applicants are required to complete and return this checklist as part of the permit and planning process. Place a check mark next to each sustainable building practice planned for your project. For assistance, contact your city or call the ReCycleWorks hotline at 1-888-442-2666.

KEY

c Commercial/Industrial
 t Tenant Improvement
 m Multi-family housing
 s Single-family home

SAN MATEO COUNTYWIDE SUSTAINABLE BUILDINGS CHECKLIST

| ✓ | No. | Item | Applicable Building Types | |
|---|-----|---|---------------------------|-------|
| ELECTRICAL | | | | |
| Goal: Save energy in lighting | | | | |
| ✓ | 41 | Design lighting levels for actual use, and use task lighting to reduce general lighting levels | c | t m s |
| ✓ | 42 | Use energy-efficient lamps and lighting fixtures | c | t m s |
| ✓ | 43 | Use lighting controls that save energy such as occupancy sensors | c | t m s |
| Goal: Save energy in equipment use | | | | |
| ✓ | 44 | Use ENERGY STAR® appliances | c | t m s |
| | 45 | Use a building energy management system | c | t m |
| HEATING & COOLING | | | | |
| Goal: Save energy through passive design | | | | |
| | 46 | Use passive solar design, thermal mass, and insulation to reduce space heating needs | c | m s |
| | 47 | Replace air conditioning with natural ventilation and passive cooling | c | m s |
| | 48 | Use ceiling fans for comfort cooling, and use a whole-building fan for night-time cooling | c | t m s |
| ✓ | 49 | Upgrade wall, floor, and ceiling insulation to exceed minimum State requirements | c | m s |
| Goal: Save energy in equipment use | | | | |
| ✓ | 50 | Use high-efficiency equipment including furnaces, boilers, fans, and pumps | c | m s |
| | 51 | Use heat recovery equipment | c | m s |
| | 52 | Use geothermal systems, cogeneration, or other alternatives for heating and cooling | c | m |
| | 53 | Place ductwork within conditioned space, seal joints properly, and clean before occupancy | c | t m s |
| | 54 | Zone mechanical systems for more efficient heating and cooling | c | t |
| | 55 | Use radiant and hydronic systems for increased efficiency, health, and comfort | c | t m s |
| | 56 | Use equipment without ozone-depleting refrigerants | t | m |
| RENEWABLE POWER & SOLAR ENERGY | | | | |
| Goal: Create healthy indoor environments | | | | |
| ✓ | 57 | Use recycled-content, formaldehyde-free fiberglass insulation, cellulose insulation, or other green insulation products | c | t m s |
| | 58 | Separate ventilation for indoor pollutant sources and provide advanced filtration to improve indoor air quality | c | t m s |
| | 59 | Use clean and efficient alternatives to wood-burning fireplaces | m | s |
| Goal: Replace fossil fuel use with alternatives | | | | |
| ✓ | 60 | Generate clean electricity onsite using solar photovoltaics | c | m s |
| | 61 | Generate clean electricity onsite using wind turbines | c | m s |
| | 62 | Use solar hot-water systems for domestic use and swimming pools | c | m s |
| | 63 | Use solar hot-water systems for space heating | c | m s |
| | 64 | Pre-plumb for a solar hot-water system | c | m s |
| INTERIOR MATERIALS | | | | |
| Goal: Create healthy indoor environments | | | | |
| ✓ | 65 | Use low- or no-VOC, formaldehyde-free paints, stains, and adhesives | c | t m s |
| ✓ | 66 | Use low- or no-VOC carpets, furniture, particleboard, and cabinetry | c | t m s |
| | 67 | Use exposed concrete as a finished floor | c | t m s |
| | 68 | Use natural materials such as wool and sisal for carpets and wallcoverings | c | t m s |
| ✓ | 69 | Use sustainable materials for flooring, trim, and interior surfaces | c | t m s |
| Goal: Support the market for recycled materials | | | | |
| ✓ | 70 | Use recycled-content floor tile, carpets and pads, cabinets, and countertops | c | t m s |
| Goal: Support sustainable forests | | | | |
| | 71 | Use reclaimed / salvaged, sustainably harvested (FSC certified), or engineered wood for flooring and trim, or use wood alternatives such as bamboo and cork | c | t m s |
| OTHER GREEN ALTERNATIVES | | | | |
| Goal: Use creativity and innovation to build more sustainable environments | | | | |
| | 72 | Use insulated concrete forms | c | m s |
| | 73 | Use structural insulated panels to replace wood-framed walls | c | t m s |
| | 74 | Use natural building materials and techniques | c | m s |
| | 75 | Other sustainable methods or materials used. <i>Please describe:</i> | c | t m s |

checklist

Permit applicants are required to complete and return this checklist as part of the permit and planning process. Place a check mark next to each sustainable building practice planned for your project. For assistance, contact your city or call the ReCycleWorks hotline at 1-888-442-2666.

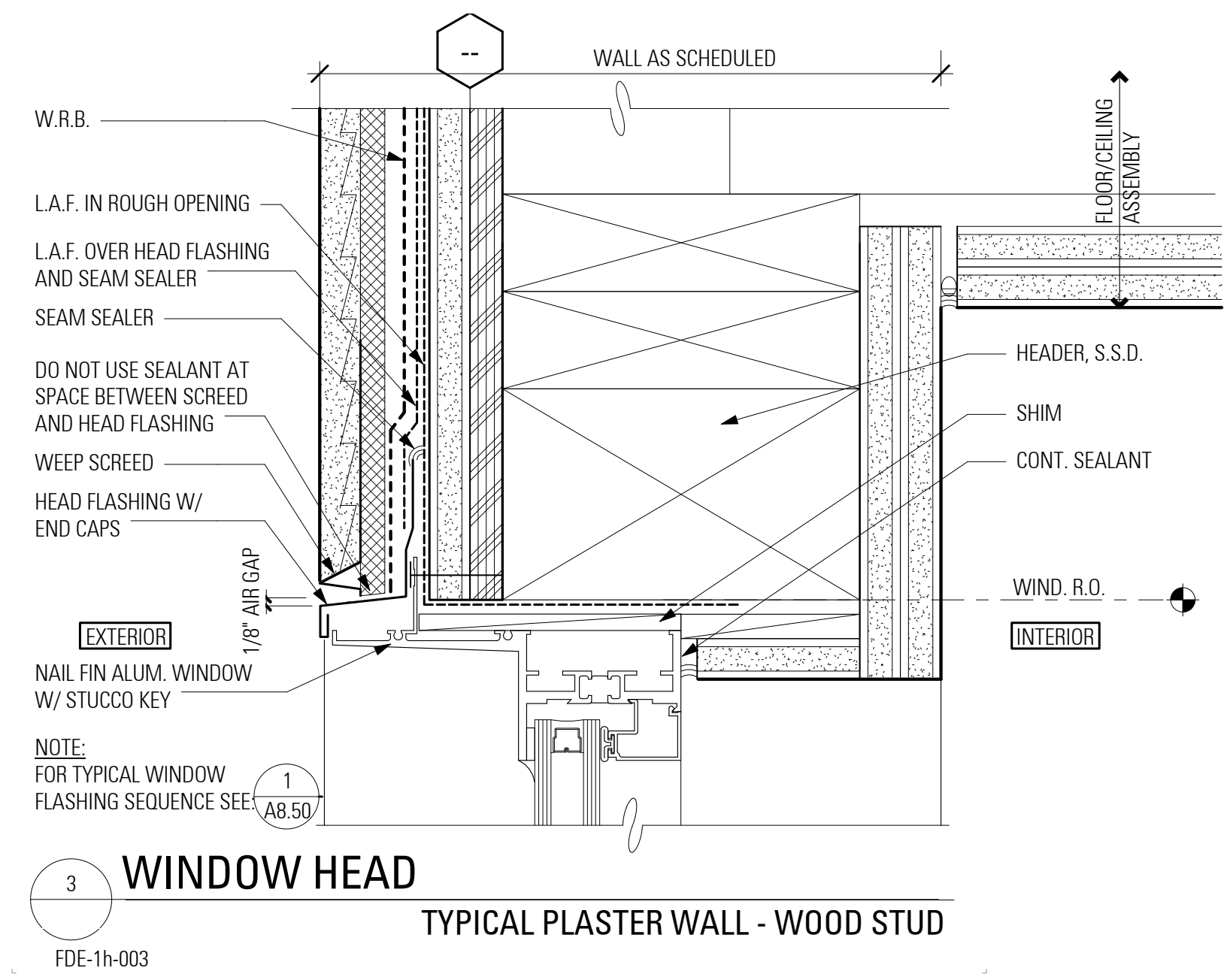
KEY

c Commercial/Industrial
 t Tenant Improvement
 m Multi-family housing
 s Single-family home

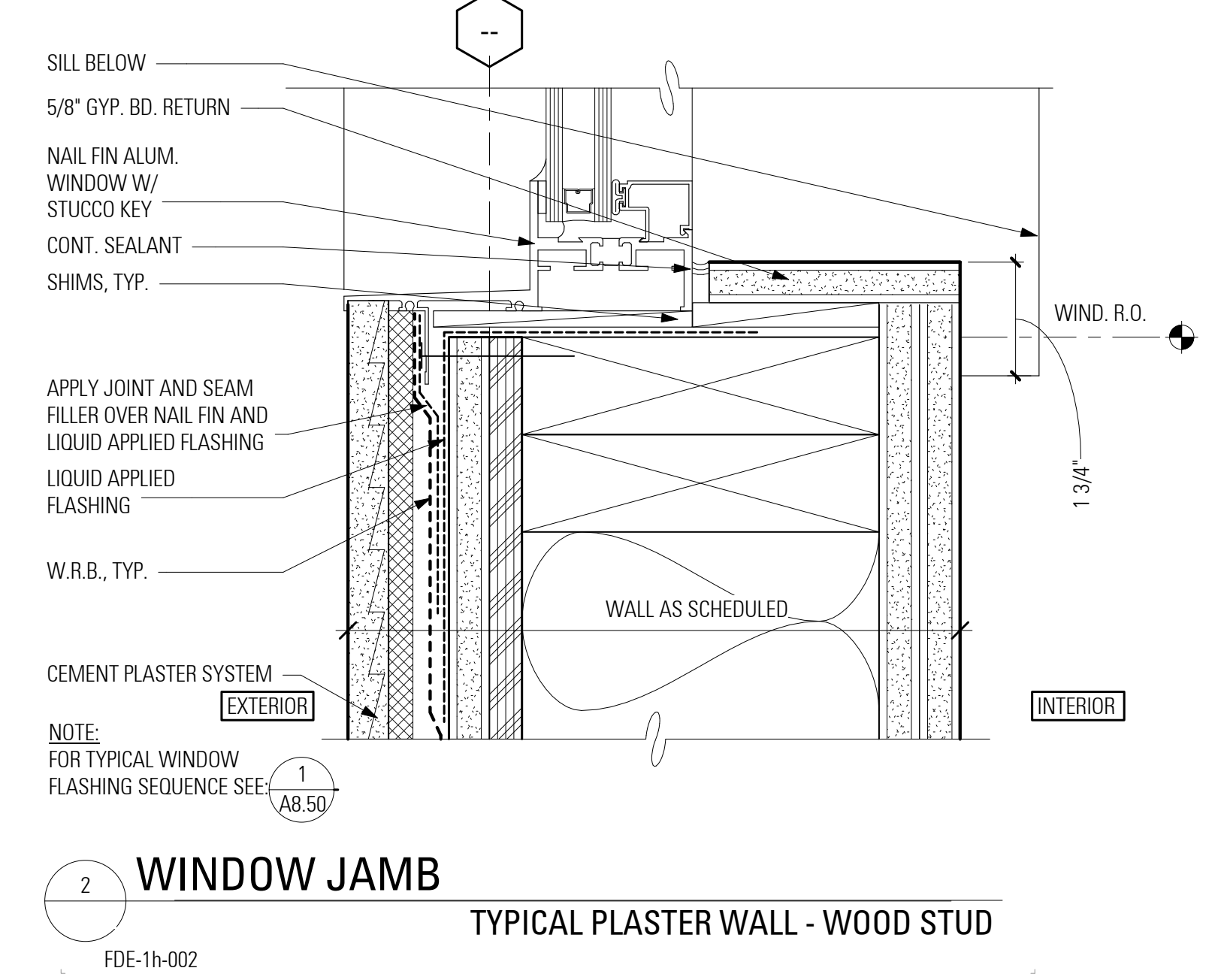
Applicant Signature: *Stephanie Amund*

612 Jefferson Ave. | Redwood City, CA

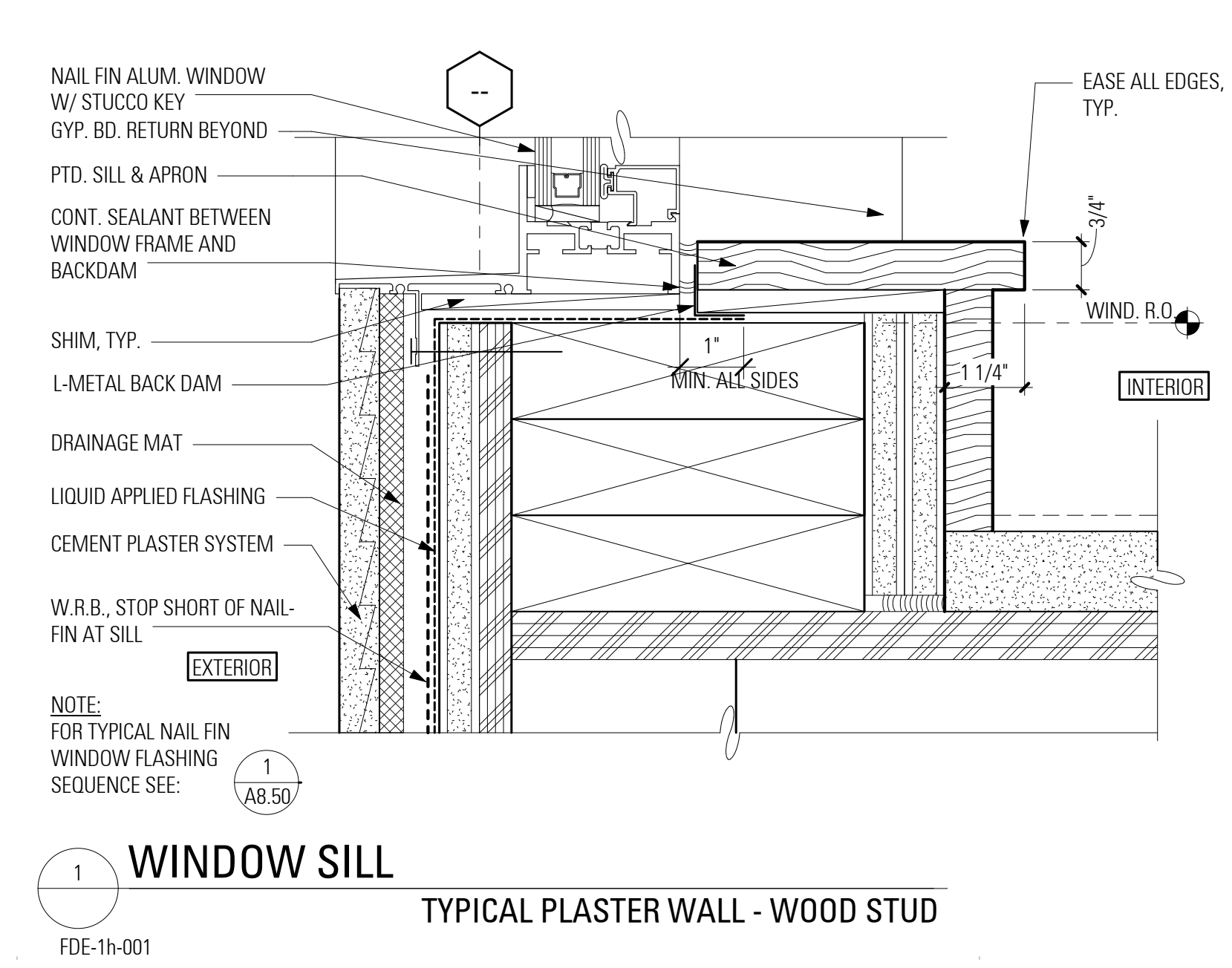
SUSTAINABILITY CHECKLIST



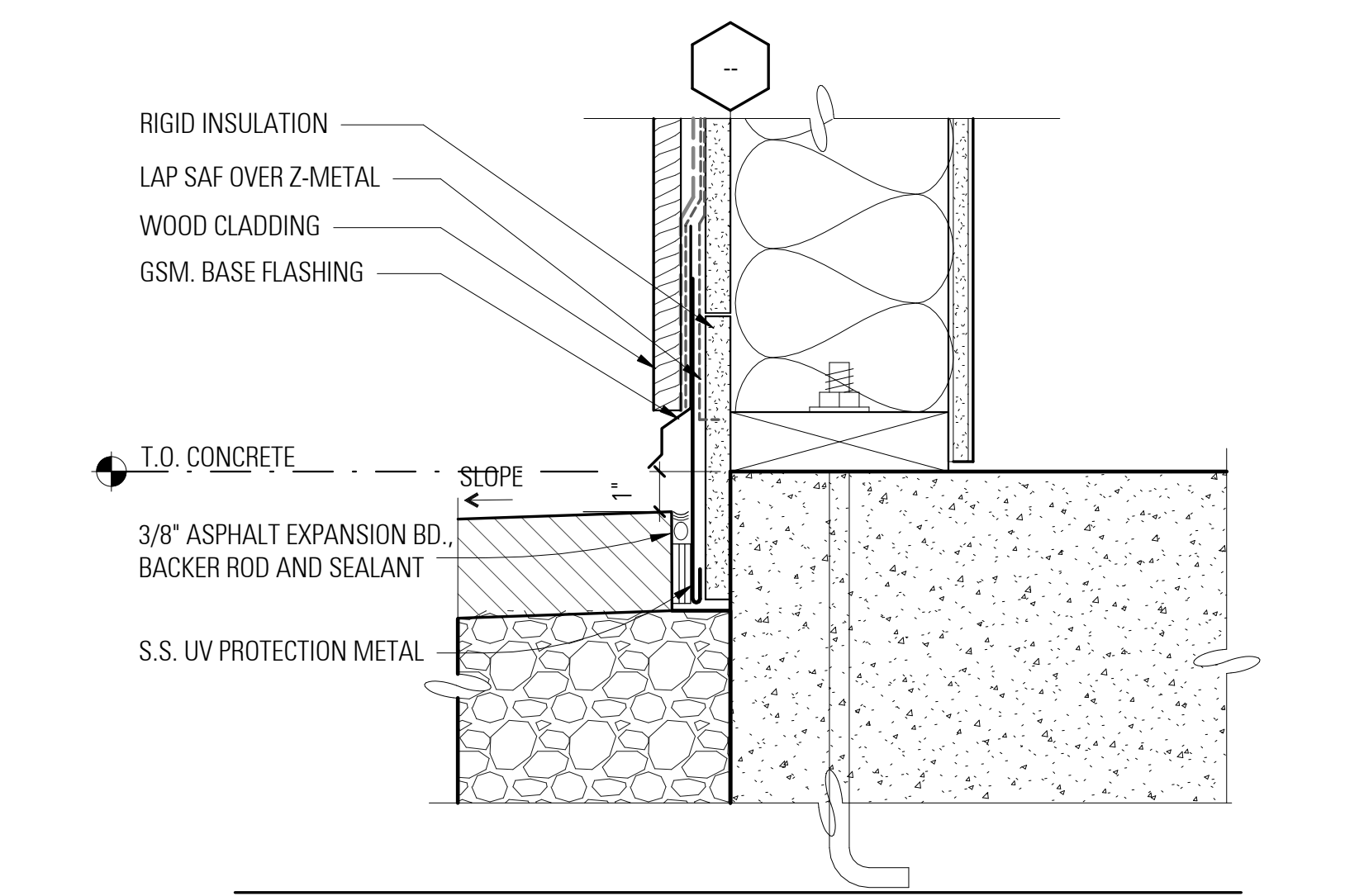
3 WINDOW HEAD
TYPICAL PLASTER WALL - WOOD STUD
FDE-1h-003



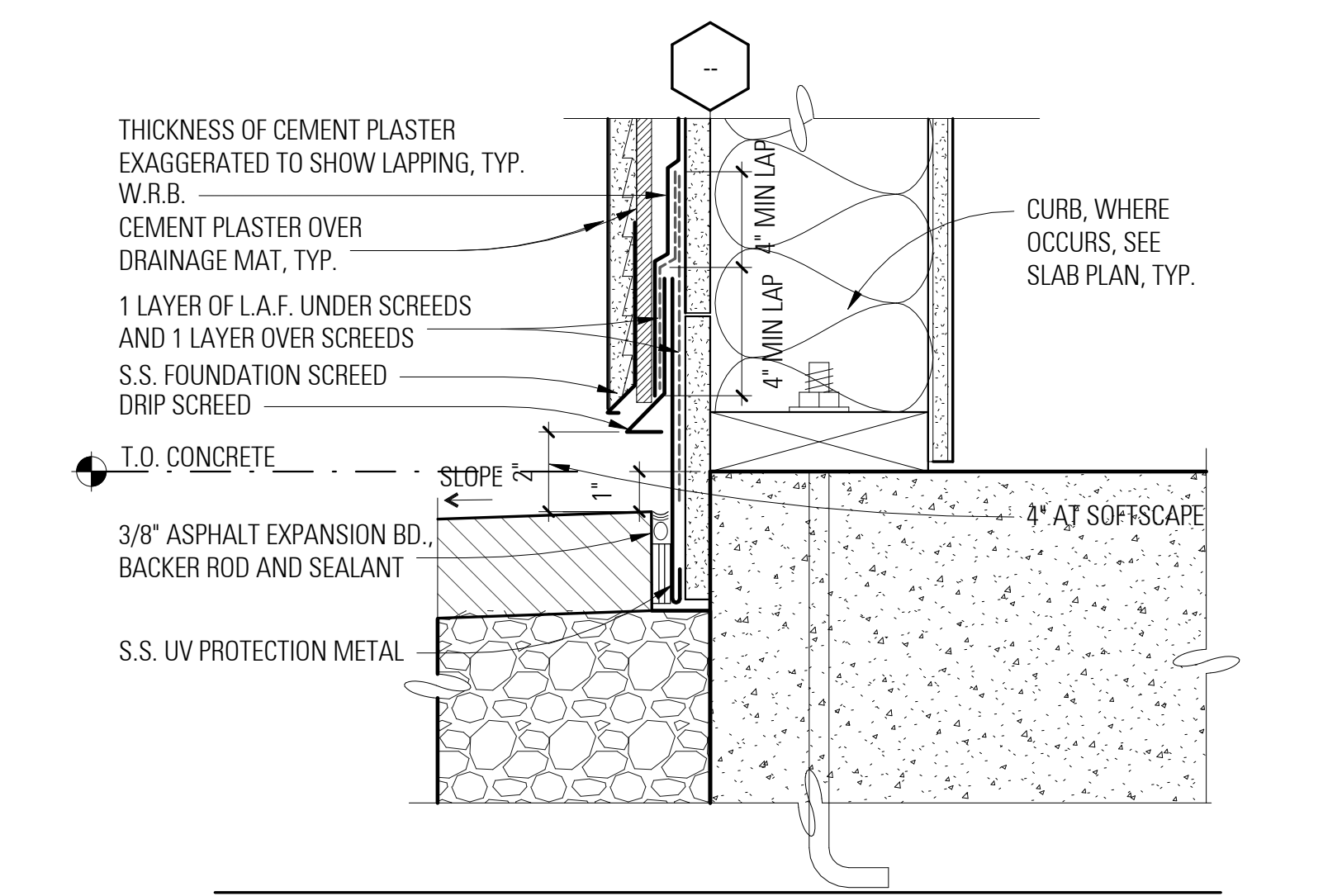
2 WINDOW JAMB
TYPICAL PLASTER WALL - WOOD STUD
FDE-1h-002



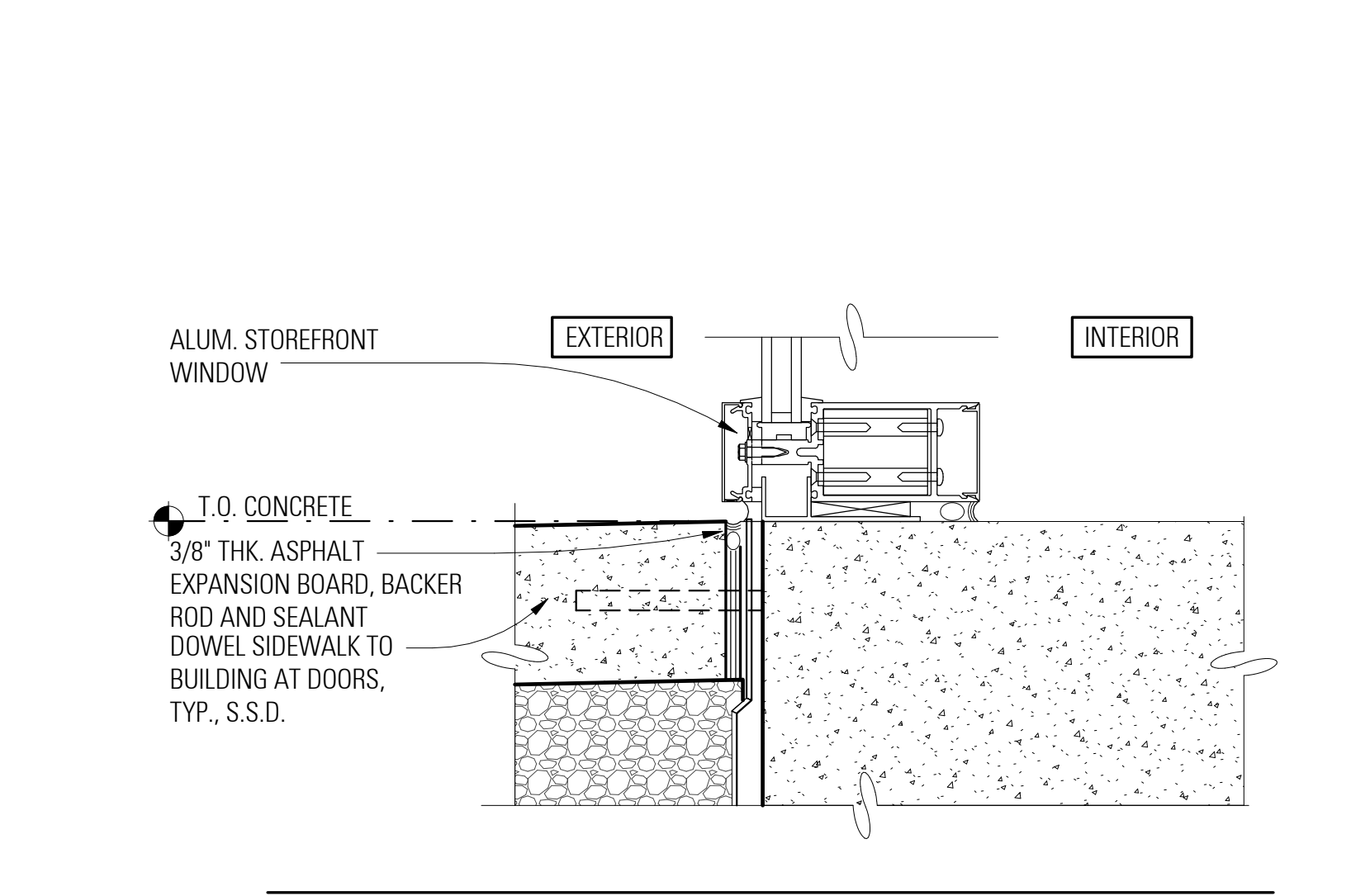
1 WINDOW SILL
TYPICAL PLASTER WALL - WOOD STUD
FDE-1h-001



3 BASE AT CEMENT PLASTER
EFG-1h-018



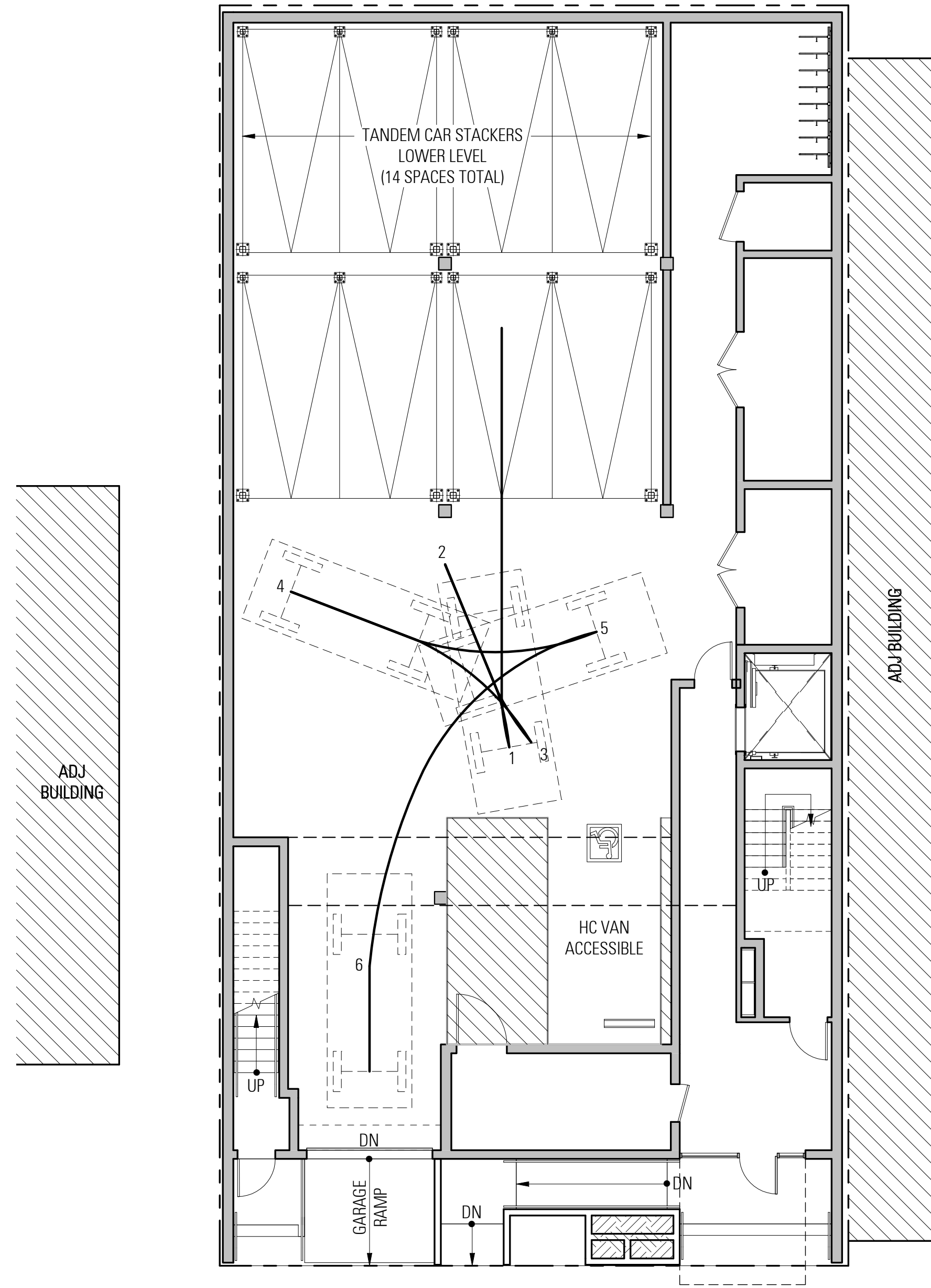
2 BASE AT CEMENT PLASTER
EFG-1h-018



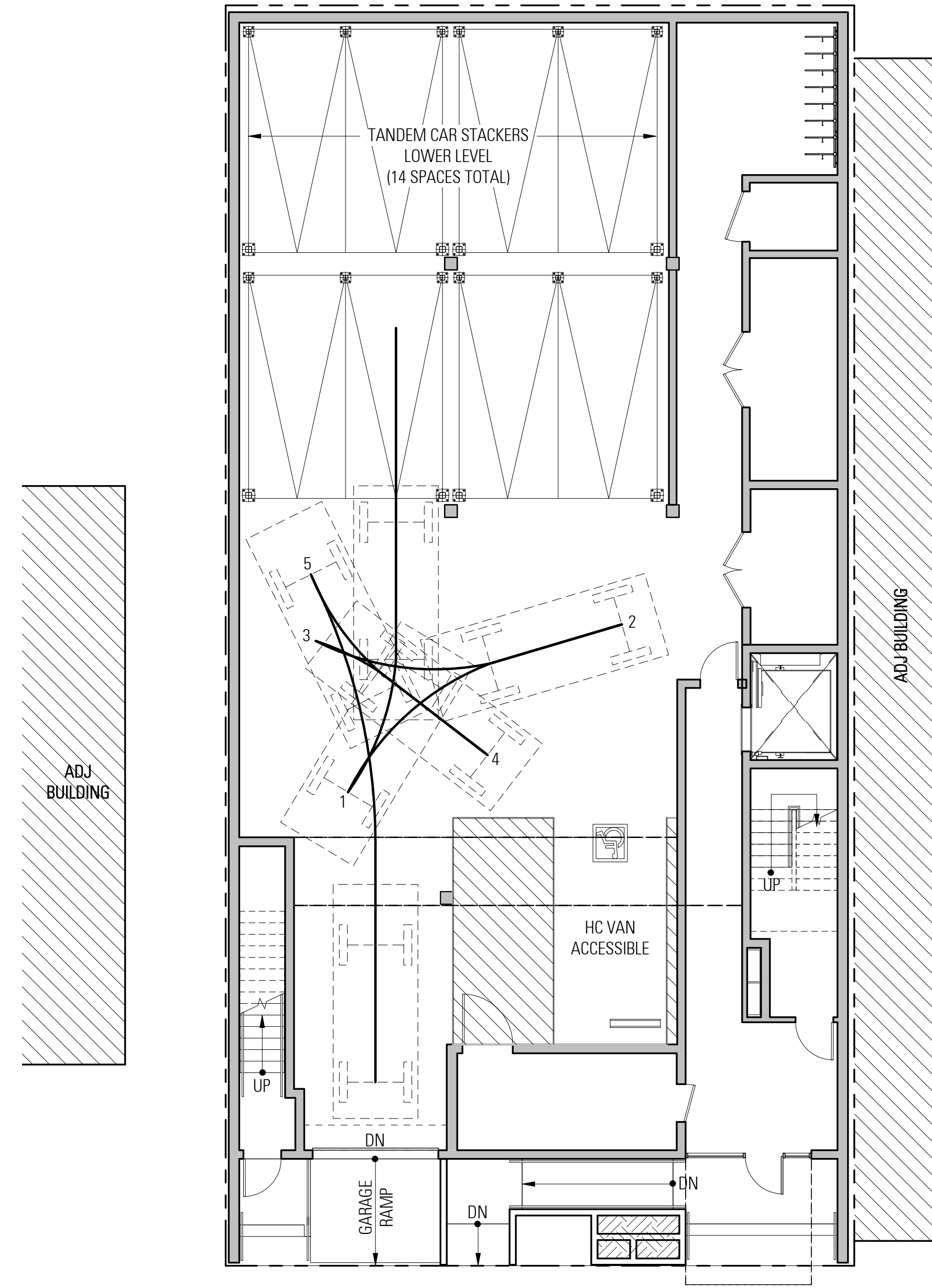
1 SILL AT STOREFRONT
FDE-1h-041

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DETAILS



2
A12
PARKING DIAGRAM
1/8" = 1'-0"



1
A12
PARKING DIAGRAM
1/8" = 1'-0"

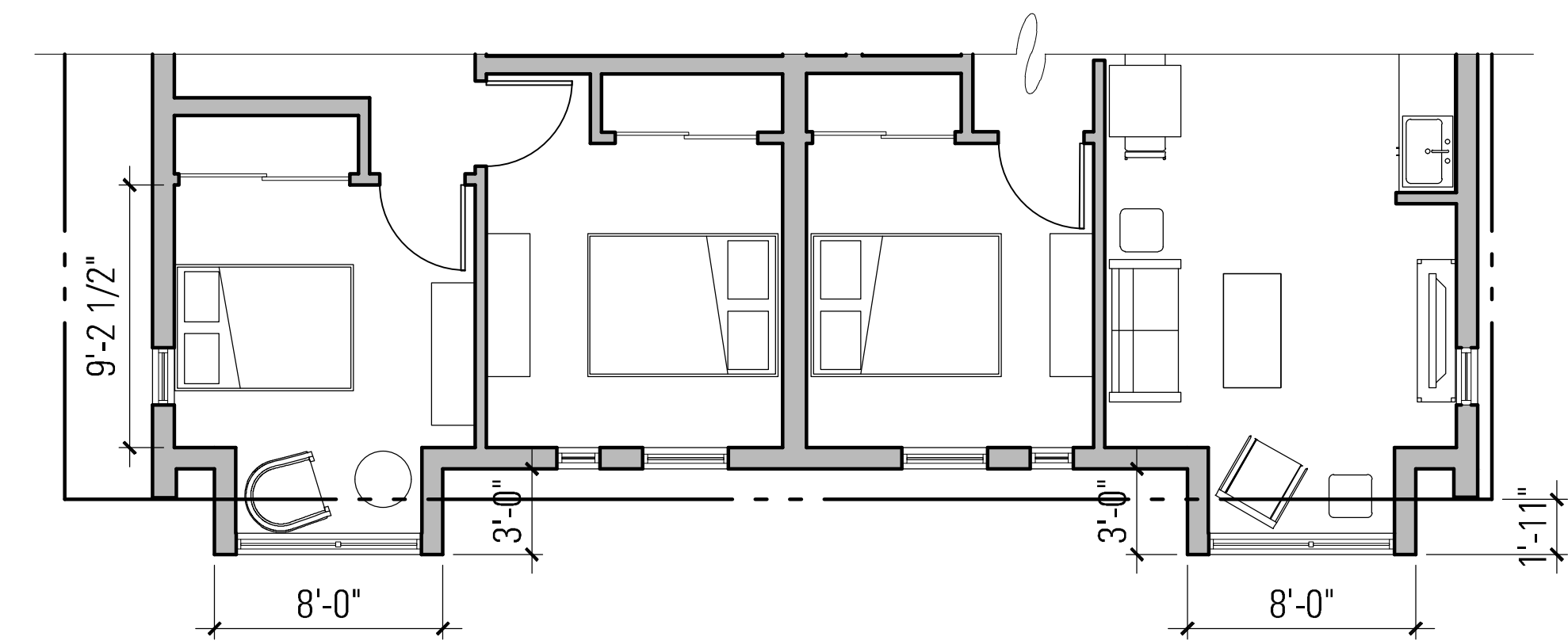
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PARKING DIAGRAMS

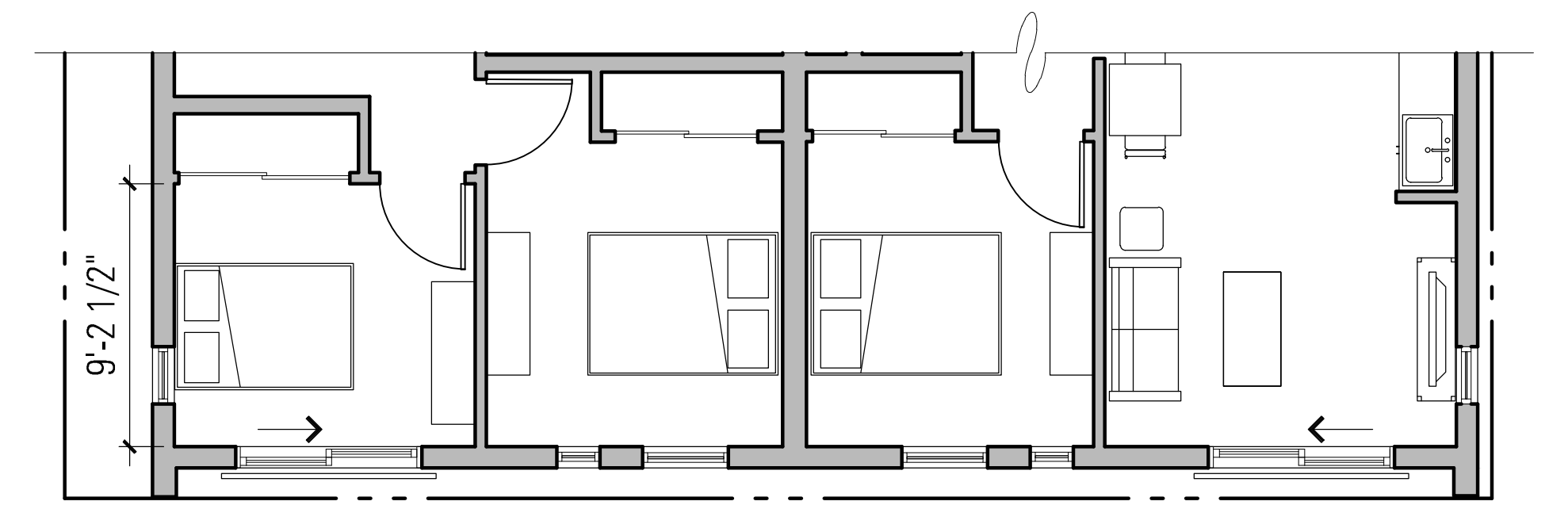


612 Jefferson Ave. | Redwood City, CA

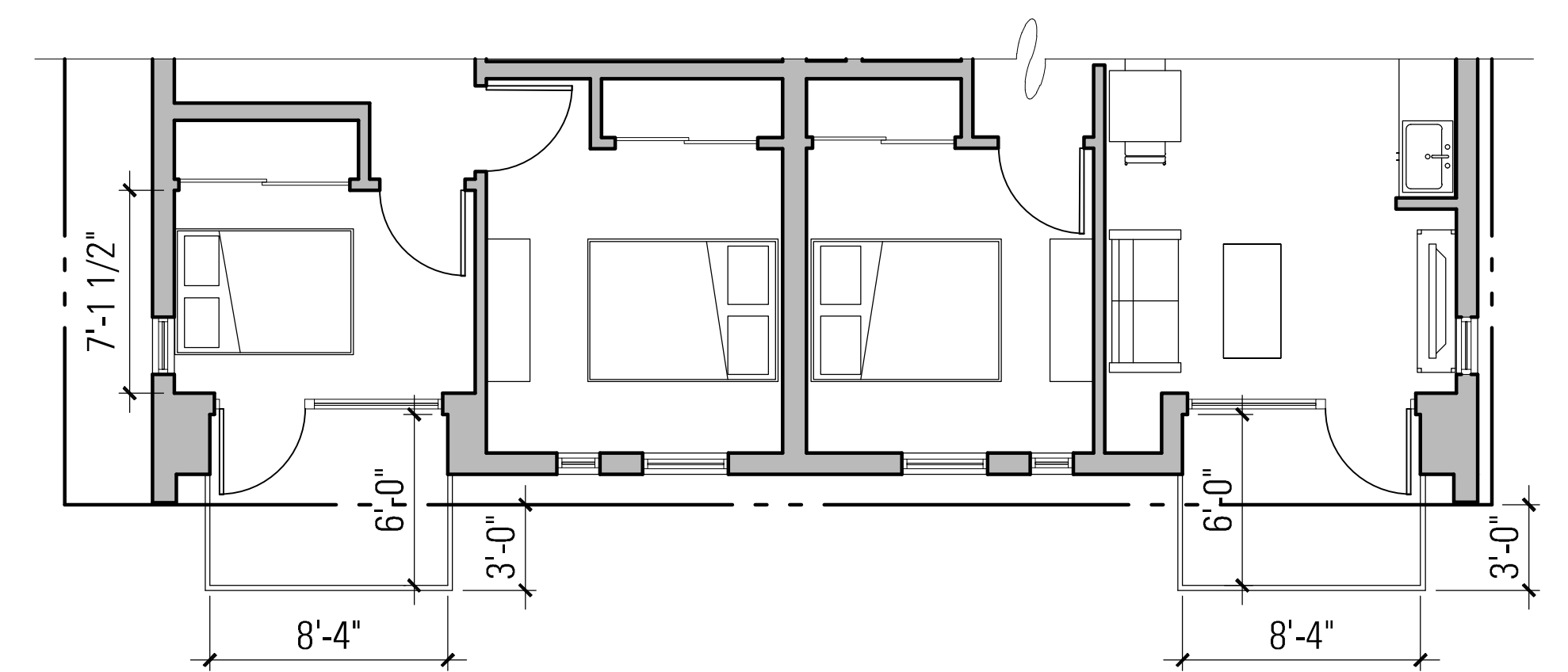
ENTRY



1 BAY WINDOW



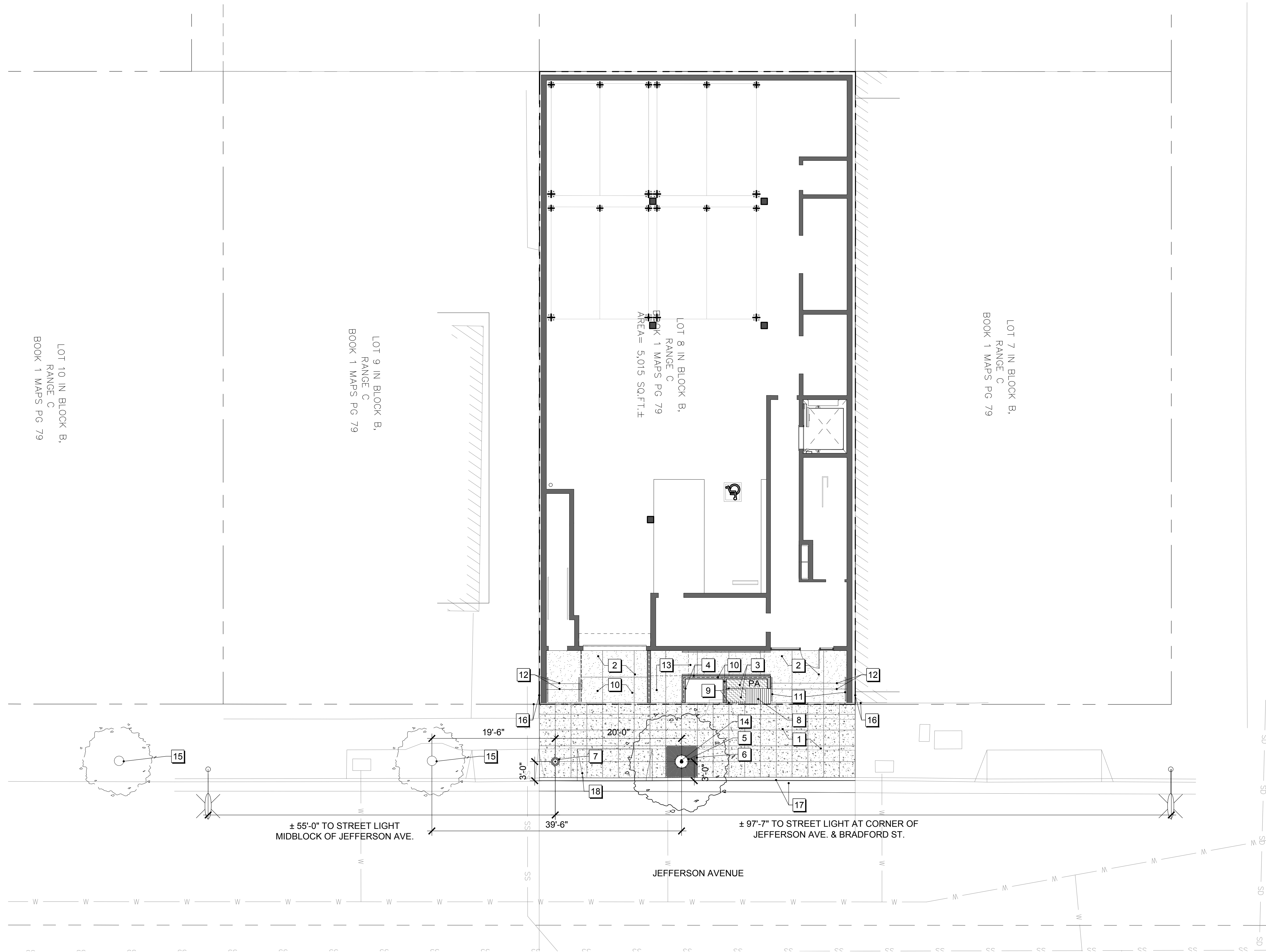
2 JULIET OPTION



3 BALCONY OPTION

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FENESTRATION VIGNETTES



| MATERIALS LEGEND | | |
|------------------|--------|---|
| KEY | SYMBOL | DESCRIPTION |
| 1 | | CITY STANDARD CONCRETE PAVING COLOR: NATURAL W/ LAMPBLACK OR EQ. FINISH: MEDIUM BROOM SCORE JOINTS: 30" BOTH WAYS, TYP |
| 2 | | INTEGRAL COLOR CONCRETE PAVING COLOR: PALOMINO FINISH: WATER WASHED |
| 3 | | PLANTING AREA: DROUGHT TOLERANT, LOW MAINTENANCE SHRUBS, GRASSES &/OR GROUND COVER PLANTINGS, ALL PLANTING AREAS TO HAVE 3" DEPTH OF RECYCLED BLACK MULCH |
| 4 | | CONCRETE WALL HEIGHT: VARIES S.A.D |
| 5 | | TREE GUARD - DGB-B24, 48" TALL MANUF: SOUTH BAY FOUNDRY FINISH: POWDER COAT COLOR: GLOSS BLACK |
| 6 | | TREE GRATE - 5'X5' SP STYLE MANUF: SOUTH BAY FOUNDRY FINISH: NATURAL |
| 7 | | PEDESTRIAN LIGHT MANUF: PHILIPS LUMEC MODEL: LED L80 POLE: FLUTED W/ ORNAMENTAL BASE FINISH: POWDER COAT COLOR: BLACK HEIGHT: 12' |
| 8 | | WOOD & GALV. STEEL SEATING ELEMENT |
| 9 | | METAL PLANTER WALL, 8" & 18" TALL |
| 10 | | PERFORATED METAL PANEL PARTITION, SEE ARCH. DWGS. |
| 11 | | SS HANDRAIL, 1-1/2" O.D. |
| 12 | | CONCRETE STAIR |
| 13 | | CONCRETE SLOPED WALK OR RAMP, SEE CIVIL DWGS. |
| 14 | | PROPOSED TREE - PLATANUS RACEMOSA 'COLUMBIA' |
| 15 | | EXISTING TREE TO REMAIN |
| 16 | | PROPERTY LINE |
| 17 | | CURB & GUTTER, CITY STANDARD, SEE CIVIL DWGS |
| 18 | | DRIVEWAY CUT, CITY STANDARD, SEE CIVIL DWGS. |

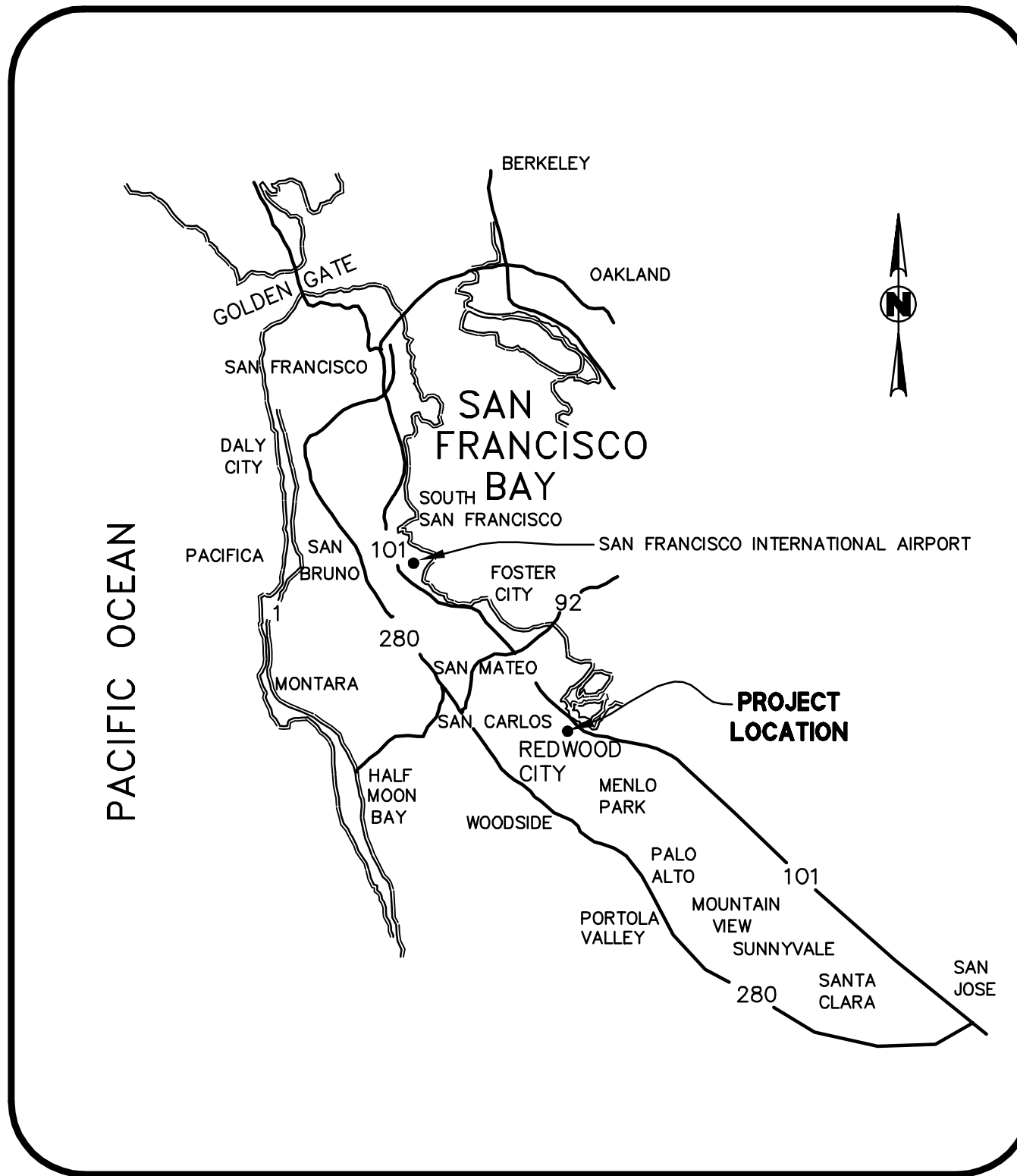
612 Jefferson Ave. | Redwood City, CA

STREETSCAPE

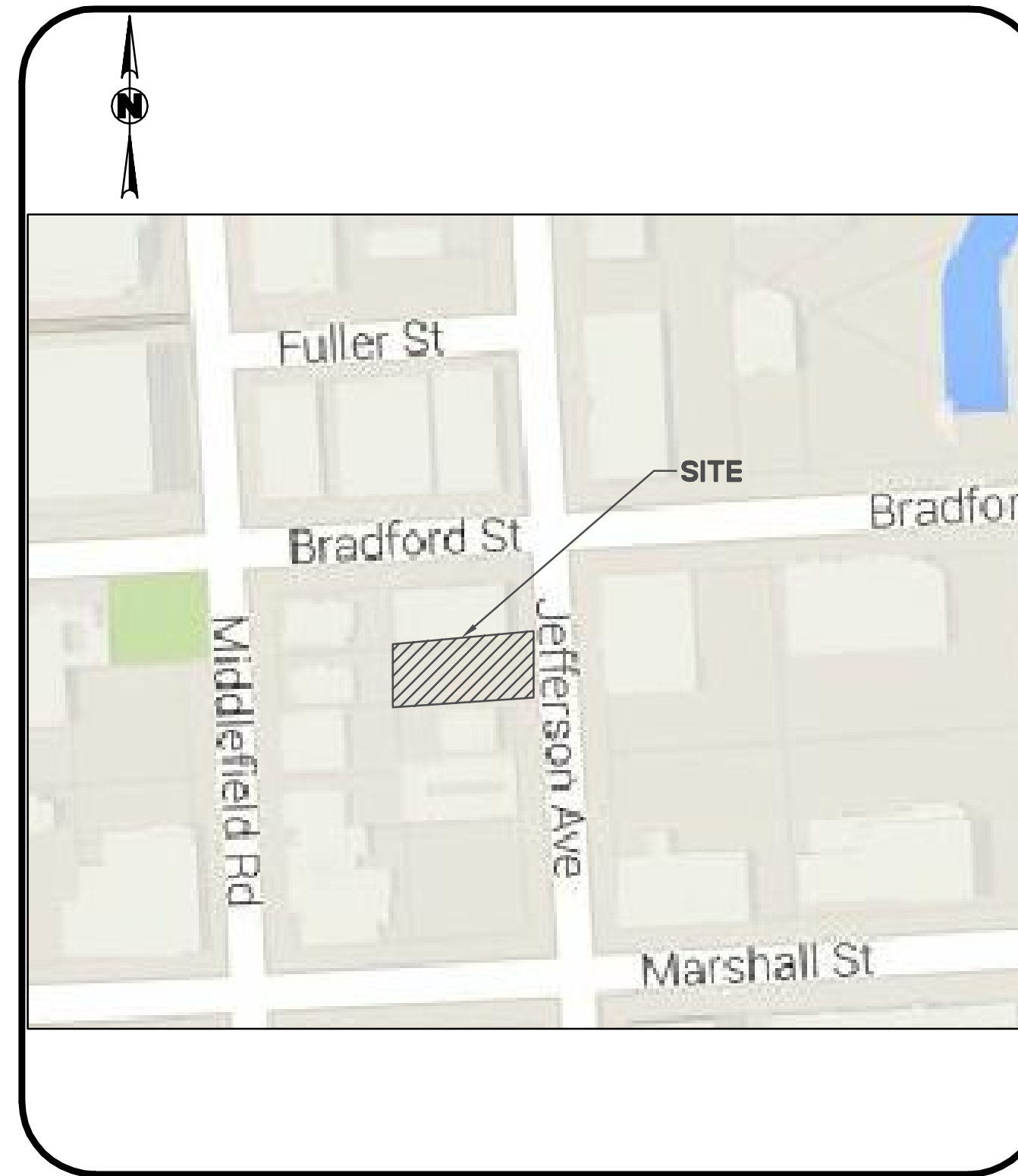
| SYMBOL | DESCRIPTION |
|---------|--|
| AB | AGGREGATE BASE |
| AC | ASPHALT CONCRETE |
| AD | AREA DRAIN |
| APN | ASSESSORS PARCEL NUMBER |
| APPROX. | APPROXIMATE |
| ARV | AIR RELEASE VALVE |
| AVE | AVENUE |
| BLDG | BUILDING |
| BLVD | BOULEVARD |
| BM | BENCH MARK |
| BO | BLOWOFF |
| BW | BACK OF WALK, BOTTOM OF WALL |
| CB | CATCH BASIN |
| CC | CENTER TO CENTER or CENTER OF CURVE |
| CF | CUBIC FEET |
| C&G | CURB & GUTTER |
| CIP | CAST IRON PIPE |
| CL | CENTERLINE |
| CMP | CORRUGATED METAL PIPE |
| CO | CLEANOUT |
| CONC | CONCRETE |
| CONST | CONSTRUCT |
| CR | CURB RETURN/RAMP |
| CT | COURT |
| CY | CUBIC YARD |
| DI | DUCTILE IRON |
| DIA | DIAMETER |
| DIAZ | DIAZ AVENUE |
| DIP | DUCTILE IRON PIPE |
| DR | DRIVE |
| D/W | DRIVEWAY |
| (E) | EXISTING |
| E | ELECTRICAL |
| EA | EACH |
| EL | ELEVATION |
| EP | EDGE OF PAVEMENT |
| ESMT | EASEMENT |
| EX | EXISTING |
| F/C | FACE OF CURB |
| FF | FINISHED FLOOR ELEVATION |
| FG | FINISHED GRADE |
| FH | FIRE HYDRANT |
| FI | FIELD INLET |
| FL | FLOW LINE |
| FFT | FEET |
| G | GAS |
| GALV | GALVANIZED |
| GB | GRADE BREAK |
| GND | GROUND |
| GR | GRADE |
| GV | GATE VALVE |
| HORIZ | HORIZONTAL |
| HP | HIGH POINT |
| HV | HIGH VOLTAGE |
| ID | INSIDE DIAMETER |
| IN | INCHES |
| INV | INVERT |
| JP | JOINT POLE |
| JT | JOINT TRENCH |
| L | LENGTH |
| LAT | LATERAL |
| LB | POUND(S) |
| LF | LINEAR FEET |
| LT | LEFT |
| MAX | MAXIMUM |
| MH | MANHOLE |
| MID | MIDDLE |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MON | MONUMENT |
| N | NORTH |
| NE | NORTHEAST |
| NO., # | NUMBER |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OH | OVERHEAD |
| PG&E | PACIFIC GAS AND ELECTRIC PROPERTY LINE |
| PL | POWER POLE |
| PP | POINT OF REVERSE CURVE |
| PRC | PRESSURE REDUCING VALVE |
| PRV | POINT |
| PT | PUBLIC UTILITY EASEMENT |
| PVC | POLYVINYL CHLORIDE |
| RCP | REINFORCED CONCRETE PIPE |
| RD | ROAD |
| RT | RIGHT |
| R.O.W. | RIGHT OF WAY |
| SD | STORM DRAIN |
| SDCO | STORM DRAIN CLEAN OUT |
| SDMH | STORM DRAIN MANHOLE |
| SF | SQUARE FEET |
| SHT | SHEET |
| SS | SANITARY SEWER |
| SSCO | SANITARY SEWER CLEANOUT |
| SSE | SANITARY SEWER EASEMENT |
| SSMH | SANITARY SEWER MANHOLE |
| ST | STREET |
| STD | STANDARD |
| S/W | SIDEWALK |
| T | TELEPHONE |
| TC | TOP OF CURB |
| TEMP | TEMPORARY |
| TG | TOP OF GRATE |
| TYP | TYPICAL |
| UG | UNDER GROUND |
| VCP | VITRIFIED CLAY PIPE |
| W | WITH |
| WM | WATER METER |
| WV | WATER VALVE |
| W | WATER |

612 JEFFERSON AVENUE TENTATIVE MAP

REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA



LOCATION MAP
NTS



VICINITY MAP
NTS

LEGEND

| | PROPOSED | EXISTING |
|-------------------------|----------|----------|
| PROPERTY LINE | --- | --- |
| EASEMENT | --- | --- |
| CENTERLINE | --- | --- |
| CONTOUR LINE | 105 | 105 |
| SANITARY SEWER LINE | 8" SS | 8" SS |
| WATER LINE | 3" W | W |
| ELECTRIC LINE | E | E |
| GAS LINE | G | G |
| JOINT TRENCH LINE | JT | JT |
| STORM DRAIN LINE | 10" SD | SD |
| STREET LIGHTING LINE | --- | SL |
| TELEPHONE LINE | --- | T |
| TV LINE | --- | TV |
| DROP INLET | ⊙ | ○ |
| MANHOLE | ⊙ | ○ |
| FIRE HYDRANT | ⊙ | ○ |
| WATER VALVE | ⊙ | ○ |
| SPOT ELEVATION ON GRADE | ⊙ | ⊙ |
| DRIVEWAY | --- | --- |
| WATER METER | --- | --- |
| BACKFLOW PREVENTER | --- | --- |
| STREET MONUMENT | ⊙ | ○ |
| SURVEYING CONTROL POINT | ⊙ | ○ |

BENCHMARK:

ALL ELEVATIONS SHOWN HEREON ARE BASED ON "BM 18", BEING A FOUND BRASS DISC STAMPED "CITY OF REDWOOD CITY BENCHMARK", ON CURB AT THE INTERSECTION OF BROADWAY AT HAMILTON STREET, NORTH OF INTERSECTION, EAST SIDE OF STREET, 25' NORTH OF BROADWAY, 11' FROM A LAMP POST.

ELEVATION= 12.59 FEET (CITY OF REDWOOD CITY DATUM).

BASIS OF BEARINGS:

THE BEARING OF NORTH 03°25'14" WEST BETWEEN TWO FOUND MONUMENTS ON THE MONUMENT LINE OF JEFFERSON AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED FOR RECORD ON DECEMBER 17, 1975, IN VOLUME 8 OF L.L.S. MAPS AT PAGES 38-41, SAN MATEO COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

UTILITY NOTE:

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

SURVEY NOTES:

- ALL DISTANCES AND DIMENSIONS ARE IN FEET, AND DECIMALS THEREOF.
- THE DATE OF THE FIELD SURVEY WAS JULY 10, 2015.
- THE TOTAL AREA OF LANDS SHOWN BY THE DISTINCTIVE PROPERTY LINE = 5,015 SQ.FT.±.
- CONTOUR INTERVALS AS SHOWN ARE 0.5'.

UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

PROJECT INFORMATION

| | |
|-----------------------|--|
| PROPERTY DESCRIPTION: | APN 052-347-080 |
| EXISTING LAND USE: | NONE |
| PROPOSED LAND USE: | 6-STORY, 20 UNIT RESIDENTIAL STRUCTURE |
| OWNER/SUBDIVIDER: | HABITAT FOR HUMANITY 500 WASHINGTON STREET, SUITE 250 SAN FRANCISCO, CA 94111 |
| ENGINEER: | BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 (650)482-6300 |
| ACREAGE: | EXISTING 0.12 AC PROPOSED 0.12 AC |
| STORM DRAIN: | CITY OF REDWOOD CITY |
| SEWAGE DISPOSAL: | CITY OF REDWOOD CITY |
| WATER SUPPLY: | CITY OF REDWOOD CITY |
| GAS AND ELECTRIC: | PG&E |
| TELEPHONE: | AT&T |
| CABLE: | COMCAST |
| FLOOD ZONE: | SITE CURRENTLY FALLS WITHIN ZONE X BASED ON FIRM MAP NUMBER 06081C0301E, DATED OCTOBER 16, 2012. ZONE X IS THE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. SITE MAY FALL WITHIN ZONE AE BASED ON PRELIMINARY FIRM MAP NUMBER 06081C0301F, DATED AUGUST 13, 2015. ZONE AE IS A SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION 10.0. |

SHEET INDEX

| | |
|-----|------------------------|
| T-1 | TITLE SHEET |
| T-2 | EXISTING SITE PLAN |
| T-3 | GRADING & UTILITY PLAN |

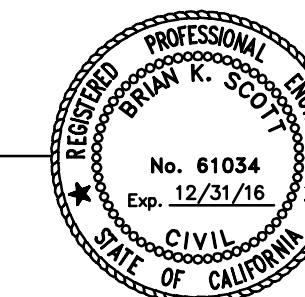
GENERAL NOTES

- EROSION CONTROL PLAN WILL CONFORM TO APPLICABLE CITY, STATE AND FEDERAL STANDARDS.

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

BRIAN SCOTT
P.E. #61034
BKF ENGINEERS



DATE



Know what's below.
Call before you dig.

255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)



CALIFORNIA

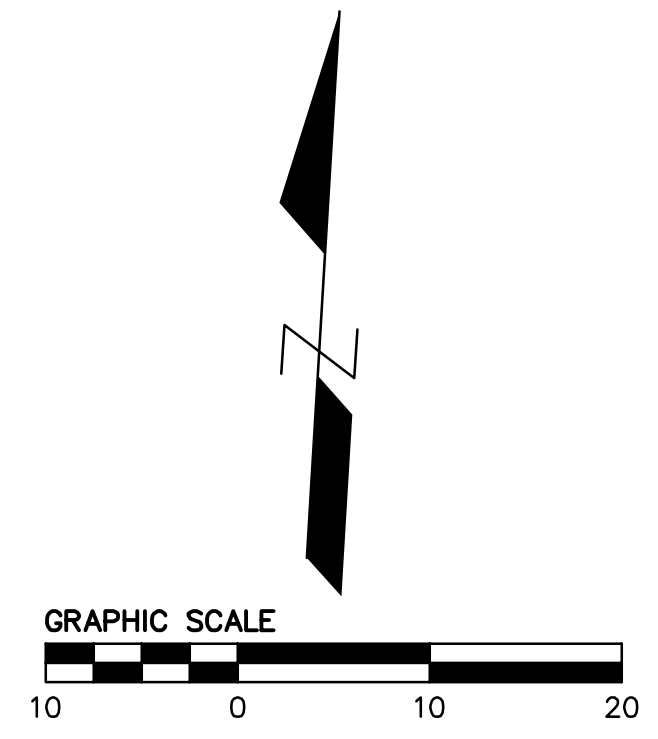
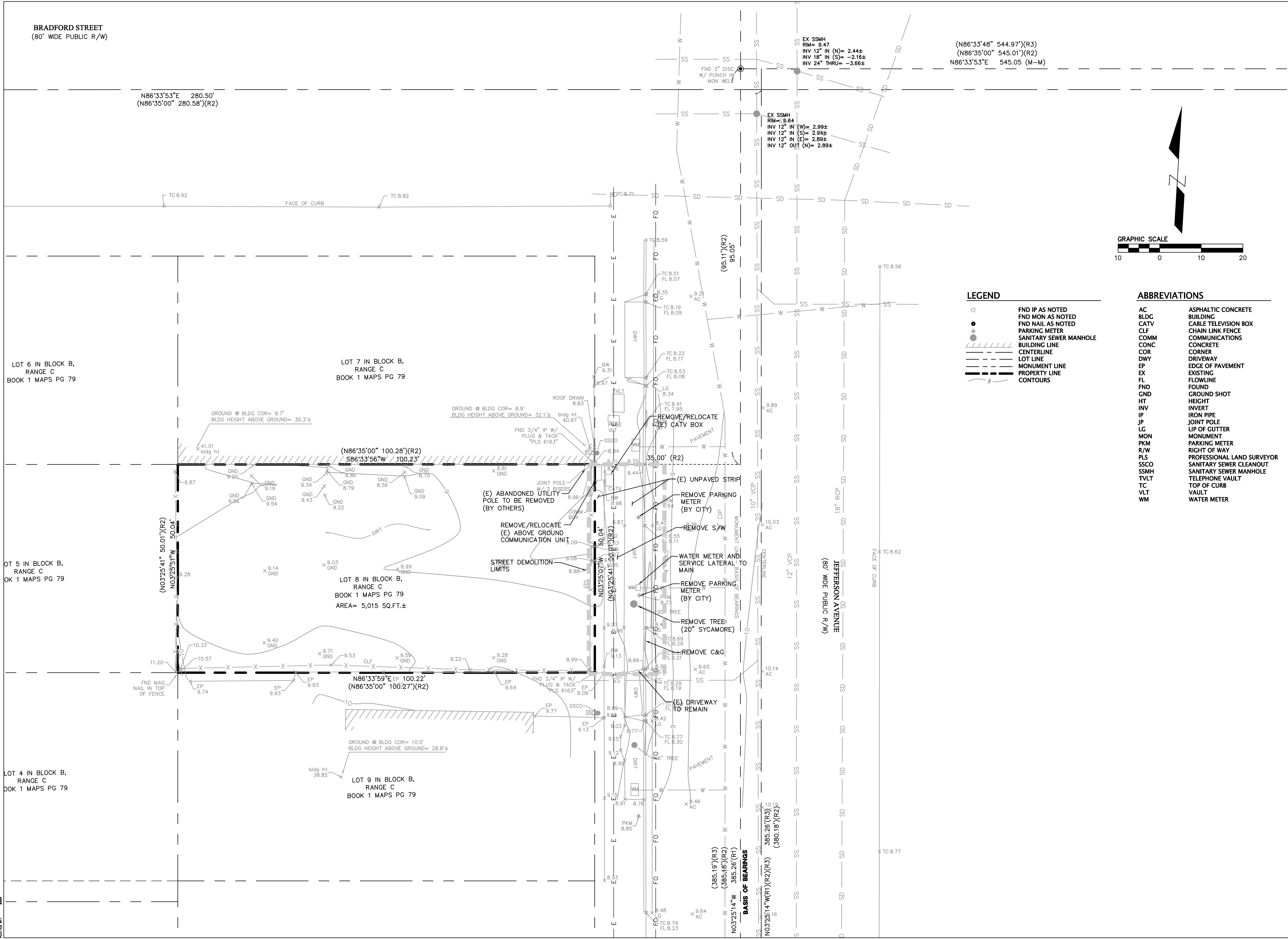
612 JEFFERSON AVENUE
TENTATIVE MAP
TITLE SHEET

SAN MATEO COUNTY
REDWOOD CITY

| | |
|------------------|--|
| No. | |
| Date: 10-11-16 | |
| Scale: NONE | |
| Design: MP | |
| Drawn: MP | |
| Approved: TM | |
| Job No: 20150077 | |

**612 JEFFERSON AVENUE
TENTATIVE MAP
TOPOGRAPHIC SURVEY**

| Revisions | No. | Date: 10-11-16 | Scale: 1"=10' |
|-----------|-----|----------------|------------------|
| | | | Design: MP |
| | | | Drawn: MP |
| | | | Approved: TM |
| | | | Job No: 20150077 |



LEGEND

- FND IP AS NOTED
- FND MON AS NOTED
- FND NAIL AS NOTED
- PARKING METER
- SANITARY SEWER MANHOLE
- BUILDING LINE
- CENTERLINE
- LOT LINE
- MONUMENT LINE
- PROPERTY LINE
- CONTOURS

ABBREVIATIONS

- AC ASPHALTIC CONCRETE
- BLDG BUILDING
- CATV CABLE TELEVISION BOX
- CLF CHAIN LINK FENCE
- COMM COMMUNICATIONS
- CONC CONCRETE
- COR CORNER
- DWY DRIVEWAY
- EP EDGE OF PAVEMENT
- EX EXISTING
- FL FLOWLINE
- FND FOUND
- GND GROUND SHOT
- HT HEIGHT
- INV INVERT
- IP IRON PIPE
- JP JOINT POLE
- LG LIP OF GUTTER
- MON MONUMENT
- PKM PARKING METER
- R/W RIGHT OF WAY
- PLS PROFESSIONAL LAND SURVEYOR
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- TVLT TELEPHONE VAULT
- TC TOP OF CURB
- VLT VAULT
- WM WATER METER

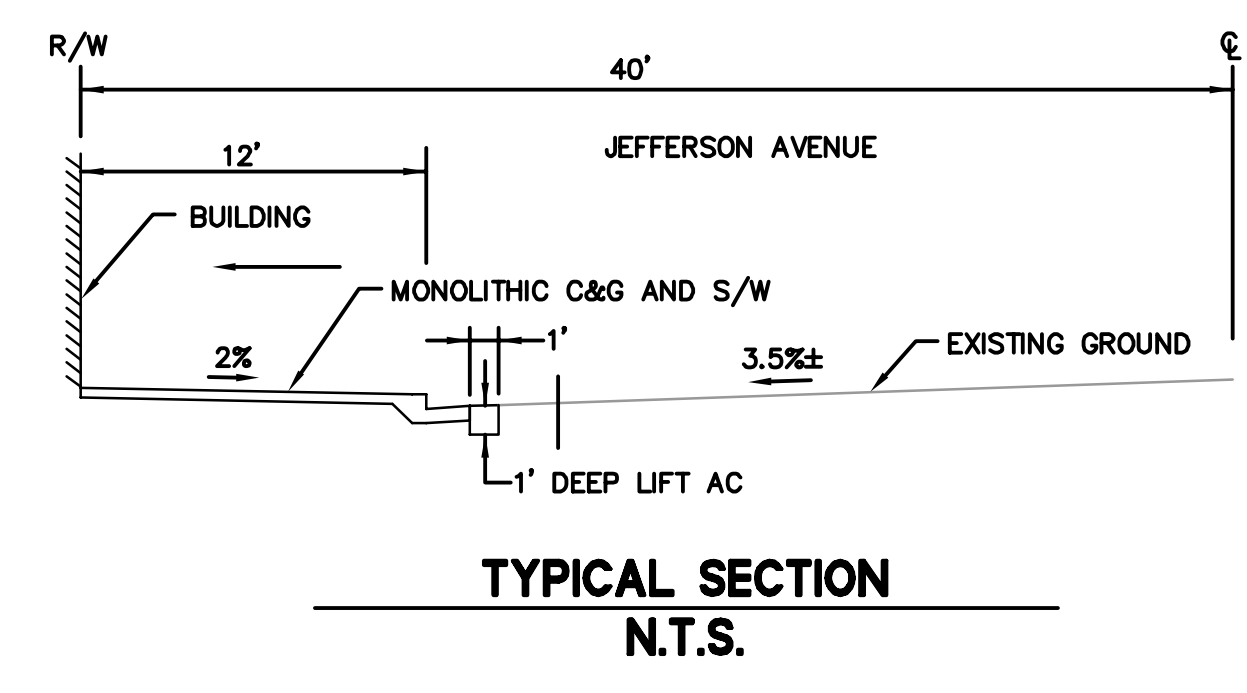
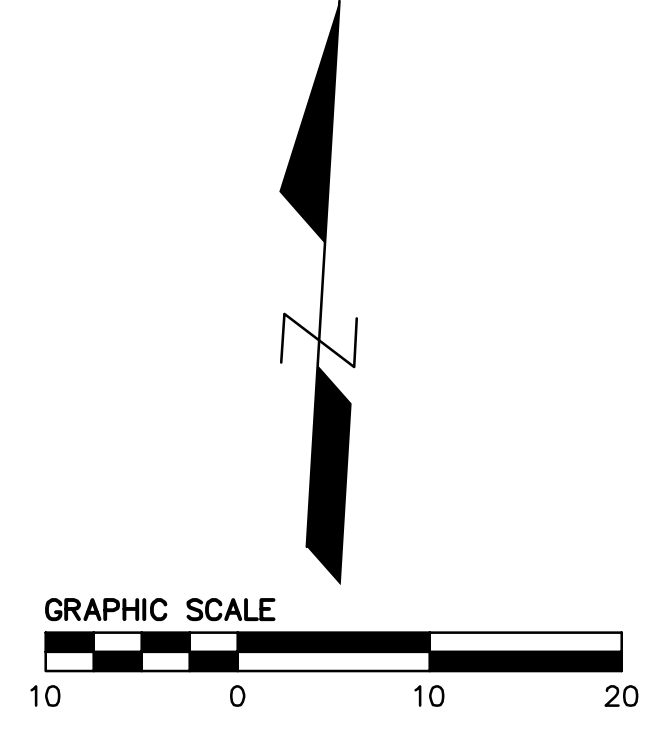
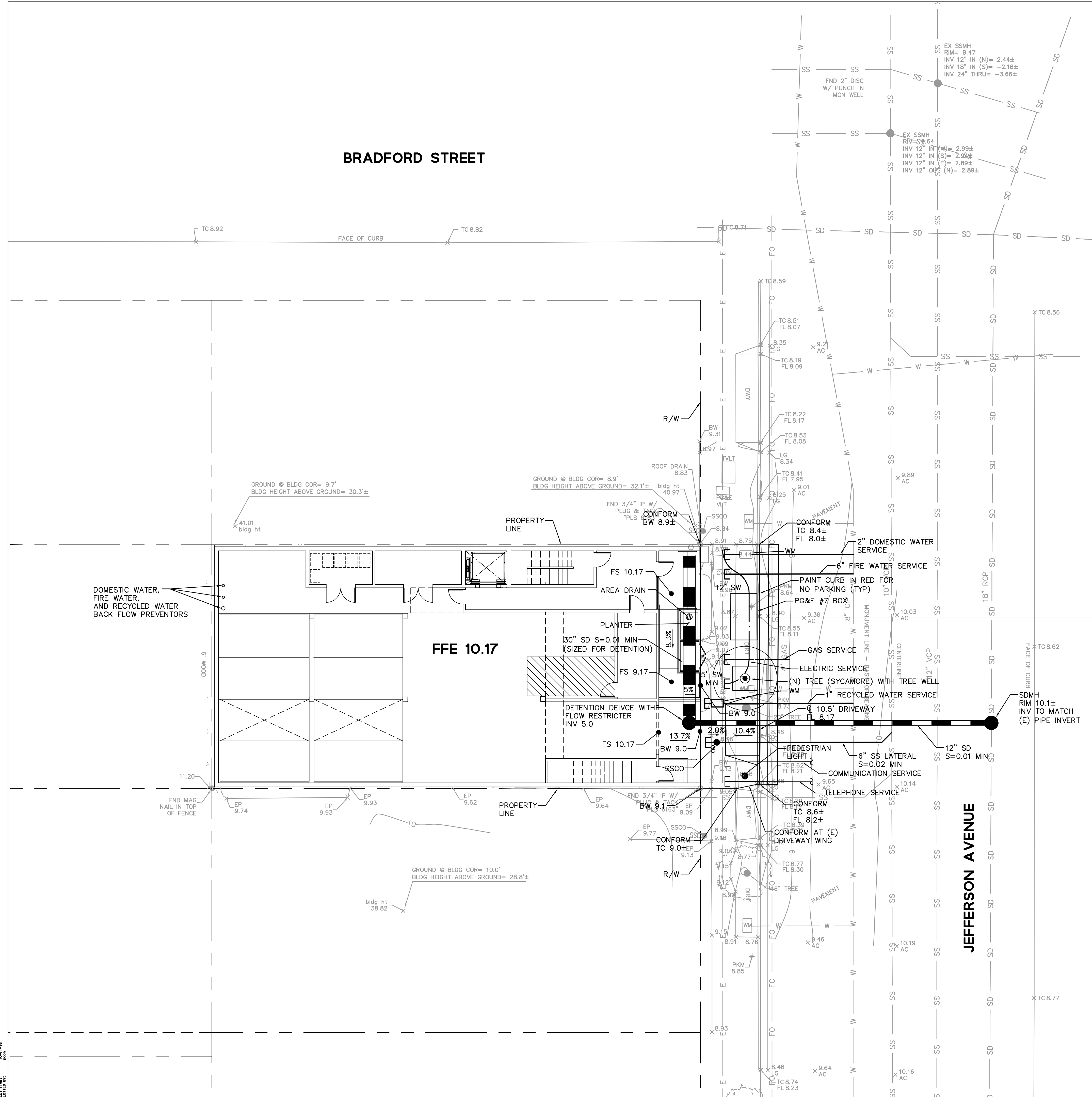
BASIS OF BEARINGS

- (385.19°)(R3)
- (385.18°)(R2)
- (385.26°)(R1)
- (385.26°)(R3)
- (380.18°)(R2)

DATE PLOTTED: 10/11/16 11:41 AM
DRAWN BY: MP
CHECKED BY: TM

**612 JEFFERSON AVENUE
 TENTATIVE MAP
 GRADING AND UTILITY PLAN**
 SAN MATEO COUNTY

| No. | Revisions |
|-----|-----------|
| | |
| | |



DRAWING NAME: 612 JEFFERSON AVENUE TENTATIVE MAP GRADING AND UTILITY PLAN
 DATE: 10/11/16
 DRAWN BY: MP
 CHECKED BY: TM
 APPROVED BY: TM