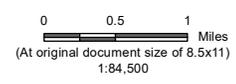


- Project Site
- City of Redwood City



*Project Location*  
Redwood City, California

*Client/Project*  
City of Redwood City  
1125 Arguello Street Mixed Use Development Project

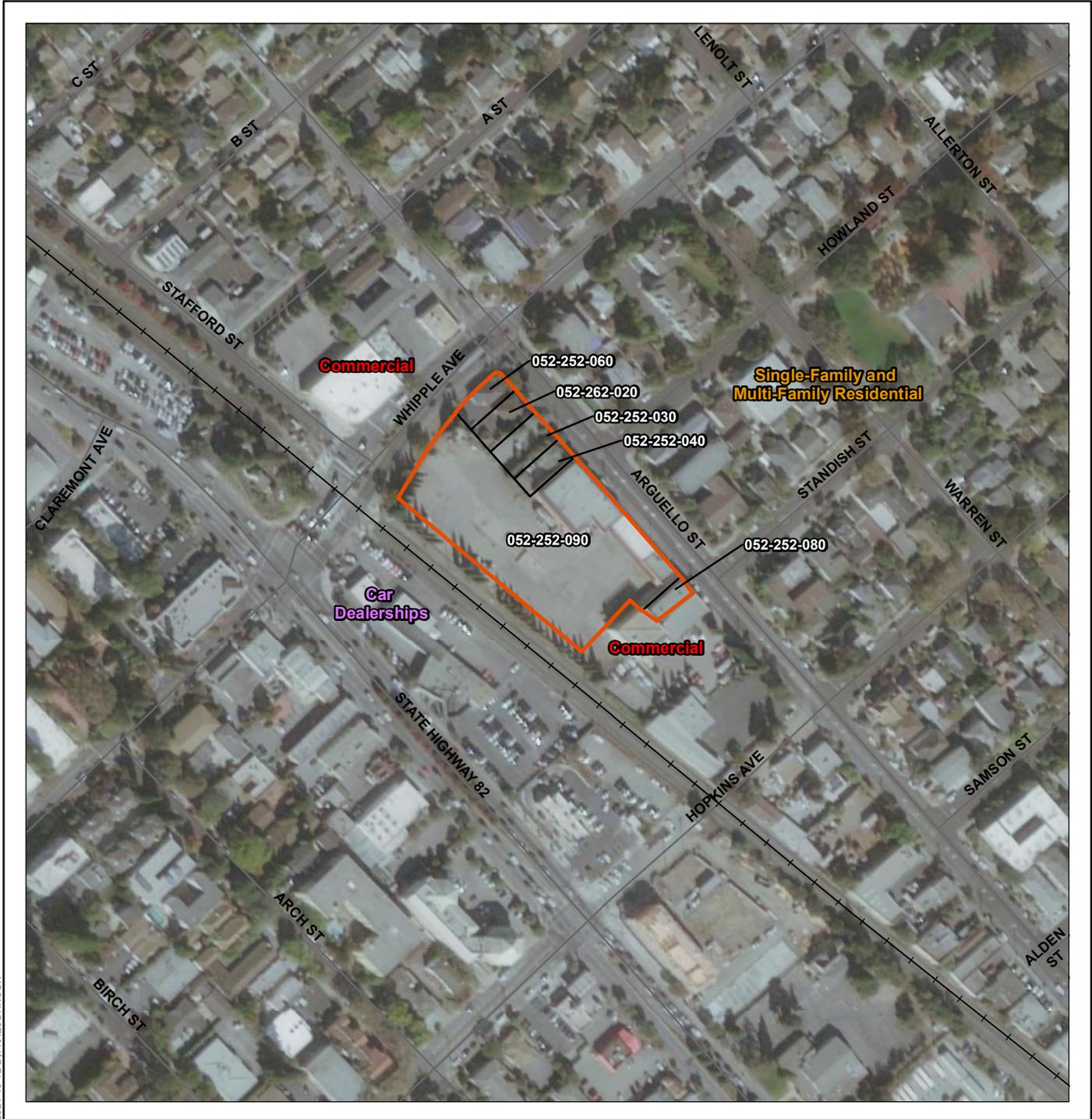
*Figure No.*  
**2-1**

*Title*  
**Project Location**

**Notes**  
 1. Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet  
 2. Data Sources:  
 3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and

V:\1857\Active\18570505\mxd\fig\_2-1\_project\_location.mxd Revised: 2021-10-12 By: KAEJOHNSON

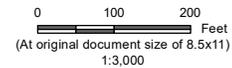
Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.



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- +— Caltrain
- ▭ Parcel Boundary
- ▭ Project Site



*Project Location*  
Redwood City, California

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*Client/Project*  
City of Redwood City  
1125 Arguello Street Mixed Use Development Project

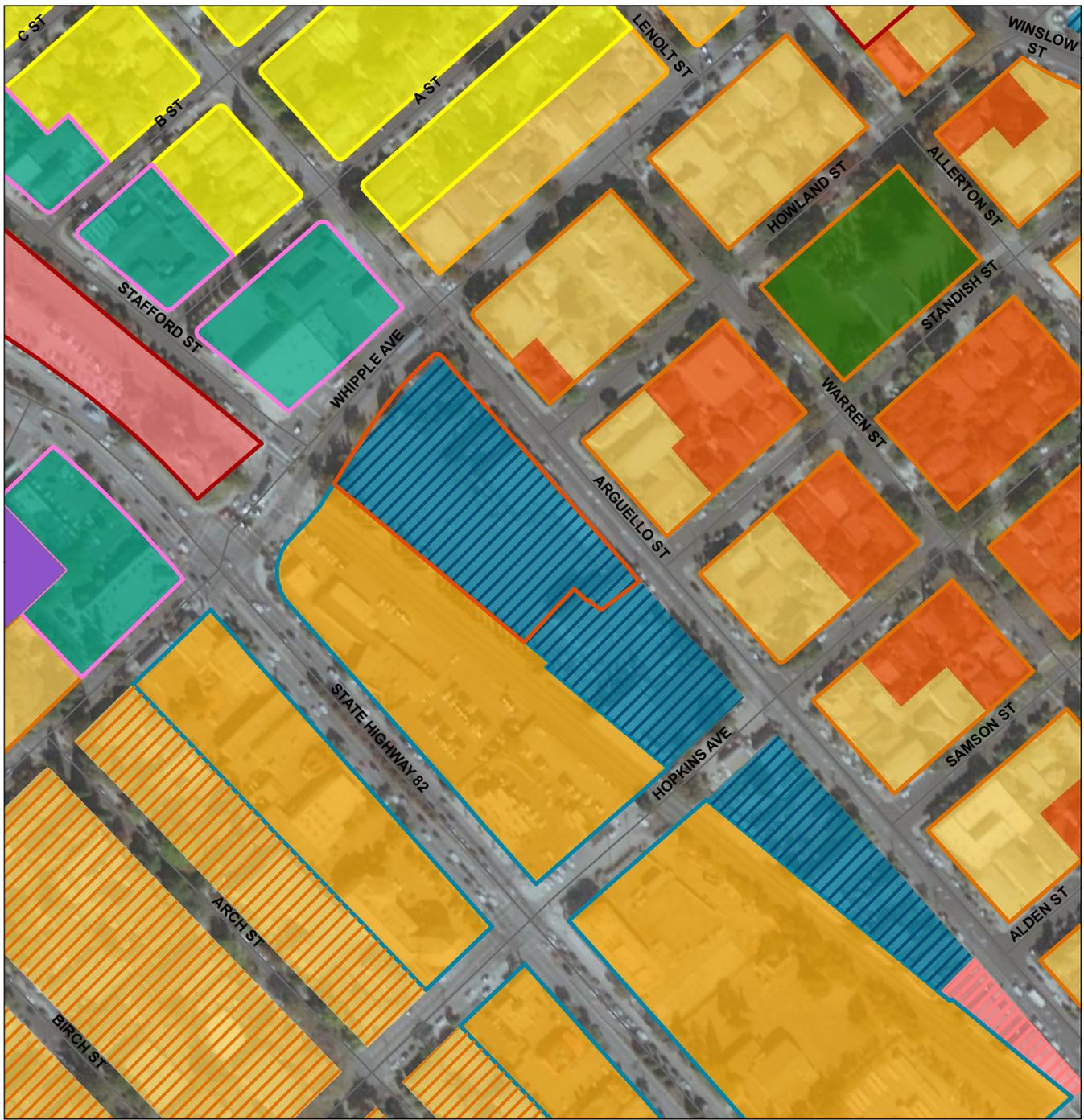
*Figure No.*  
**2-2**

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*Title*  
**Project Site and Surrounding Land Uses**

**Notes**  
 1. Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet  
 2. Data Sources:  
 3. Background: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
 Sources: Esri, HERE, Garmin, Intermap, increment

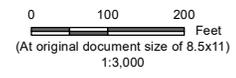
Disclaimer: This document has been prepared based on information provided by others as cited in the Notes section. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result. Stantec assumes no responsibility for data supplied in electronic format, and the recipient accepts full responsibility for verifying the accuracy and completeness of the data.



**Notes**  
 1. Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet  
 2. Data Sources:  
 3. Background: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
 Sources: Esri, HERE, Garmin, Intermap, increment

- Project Site**
- Project Site
- General Plan Land Use Designation**
- Commercial Neighborhood
  - Mixed Use - Corridor
  - Mixed Use - Transitional
  - Mixed Use - Neighborhood
  - Parks
  - Residential - High Density
  - Residential - Low Density
  - Residential - Medium High Density

- Zoning District**
- General Commercial
  - Neighborhood Commercial
  - Mixed Use Corridor - El Camino Real
  - Mixed Use Transitional
  - Mixed Use Neighborhood
  - Residential Single-Family (R-1)
  - R-3
  - Multi-Family- Medium Density (R-4)
  - Multi-Family- High Density (R-5)
  - Multi-Family-High Density-Office (R-5-O)



*Project Location*  
 Redwood City, California

*Client/Project*  
 City of Redwood City  
 1125 Arguello Street Mixed Use Development Project

*Figure No.*  
**2-3**

*Title*  
**General Plan Land Use Designations and Zoning Districts**



Source: DLR Group May 7, 2021

*Project Location*  
Redwood City, California

*Client/Project*  
City of Redwood City  
1125 Arguello Street Mixed Use Development Project

*Figure No.*

**2-4**

*Title*

**Preliminary Project Site Plan**

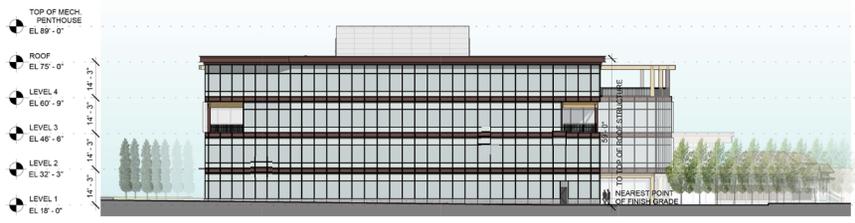




**1 OFFICE ELEVATION - EAST - ARGUELLO STREET**  
3/64" = 1'-0"



**2 OFFICE ELEVATION - WEST**  
3/64" = 1'-0"



**3 OFFICE ELEVATION - SOUTH**  
3/64" = 1'-0"



**4 OFFICE ELEVATION - NORTH**  
3/64" = 1'-0"

Source: DLR Group May 7, 2021

Project Location  
Redwood City, California

Client/Project  
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1125 Arguello Street Mixed Use Development Project

Figure No.

**2-5**

Title

**Office Buildings Elevations**





**BUILDING TRANSPARENCY FACING STREETS COMPLIANCE**

**§4.58.3. RESIDENTIAL GROUND FLOOR USES, WINDOWS AND OPENINGS FACING STREETS SHALL CONSTITUTE A MINIMUM OF FORTY (40) PERCENT OF STREET FACING BUILDING FACES.**

GROUND FLOOR STREET FACING FACADE AREA: 1,365 SQUARE FEET  
 WINDOWS/OPENINGS REQUIRED: 40% OF 1,365 = 546 SQUARE FEET  
 WINDOWS/OPENINGS PROVIDED: 587 SQUARE FEET (COMPLIES)

**§4.58.4. RESIDENTIAL UPPER FLOOR USES, WINDOWS AND OPENINGS FACING STREETS SHALL CONSTITUTE A MINIMUM OF TWENTY (20) PERCENT OF STREET FACING BUILDING FACES.**

LEVEL 2 STREET FACING FACADE AREA: 1,081 SQUARE FEET  
 WINDOWS/OPENINGS REQUIRED: 20% OF 1,081 = 216 SQUARE FEET  
 WINDOWS/OPENINGS PROVIDED: 234 SQUARE FEET (COMPLIES)

LEVEL 3A STREET FACING FACADE AREA: 1,088 SQUARE FEET  
 WINDOWS/OPENINGS REQUIRED: 20% OF 1,088 = 218 SQUARE FEET  
 WINDOWS/OPENINGS PROVIDED: 288 SQUARE FEET (COMPLIES)

Source: DLR Group May 7, 2021

Project Location  
 Redwood City, California

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Client/Project  
 City of Redwood City  
 1125 Arguello Street Mixed Use Development Project

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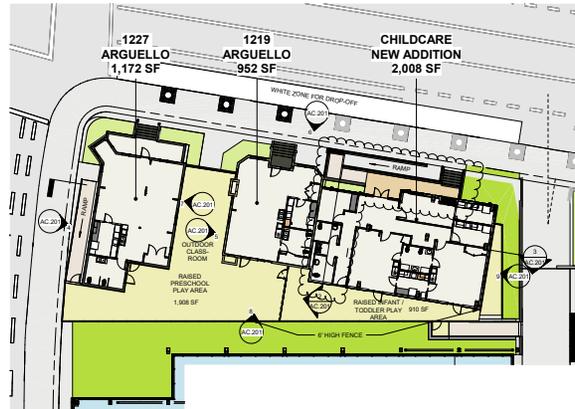
Figure No.  
**2-6**

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Title

**Affordable Housing Elevations**

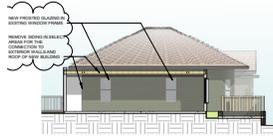




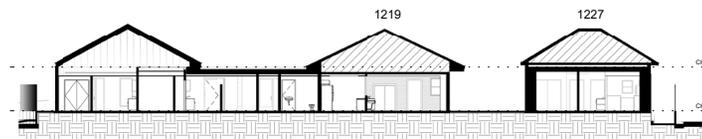
**CHILDCARE SUMMARY - PROPOSED PRELIMINARY PROGRAM**

PROGRAM ELEMENT	USP	NSP	# OF CHILDREN
CHILDCARE NEW ADDITION			
INFANT CLASSROOM	470	245	6 CHILDREN 41 SF/CHLD
TODDLER CLASSROOM	480	245	6 CHILDREN 37.5 SF/CHLD
SUPPORT SPACES			
INTERIOR CIRCULATION	331		
1219 ARGUELLO			
YOUNG PRESCHOOL CLASSROOM	1071	670	12 CHILDREN 55 SF/CHLD
1227 ARGUELLO			
PRESCHOOL CLASSROOM	1288	825	14 CHILDREN 59 SF/CHLD
TOTAL INDOOR AREA	4258		
PLAY AREA	2850		75 SF/CHLD

1 LEVEL 1 - CHILDCARE  
1/16" = 1'-0"



2 1219 ELEVATION - SOUTH  
3/32" = 1'-0"



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



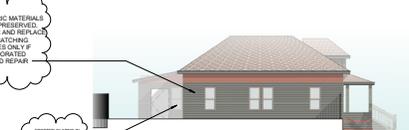
4 1227 ELEVATION - NORTH  
3/32" = 1'-0"



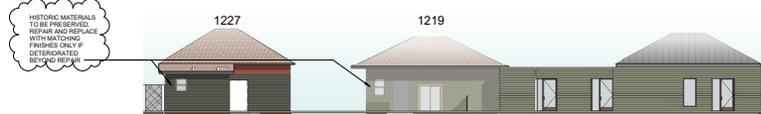
5 1219 ELEVATION - NORTH  
3/32" = 1'-0"



6 CHILDCARE ELEVATION - EAST  
3/32" = 1'-0"



7 CHILDCARE ELEVATION - SOUTH  
3/32" = 1'-0"



8 CHILDCARE ELEVATION - WEST  
3/32" = 1'-0"



9 CHILDCARE ELEVATION - SOUTH  
3/32" = 1'-0"

Source: DLR Group May 7, 2021

Project Location  
Redwood City, California

Client/Project  
City of Redwood City  
1125 Arguello Street Mixed Use Development Project

Figure No.

2-7

Title

Childcare Facility Elevations





VIEW FROM THE CORNER OF ARGUELLO STREET AND STANDISH STREET

Source: DLR Group May 7, 2021

*Project Location*  
Redwood City, California

*Client/Project*  
City of Redwood City  
1125 Arguello Street Mixed Use Development Project

*Figure No.*  
**2-8A**

*Title*

**Conceptual Site Rendering**



VIEW FROM THE CORNER OF ARGUELLO STREET AND WHIPPLE AVENUE

Source: DLR Group May 7, 2021

*Project Location*  
Redwood City, California

*Client/Project*  
City of Redwood City  
1125 Arguello Street Mixed Use Development Project

*Figure No.*  
**2-8B**

*Title*

**Conceptual Site Rendering**