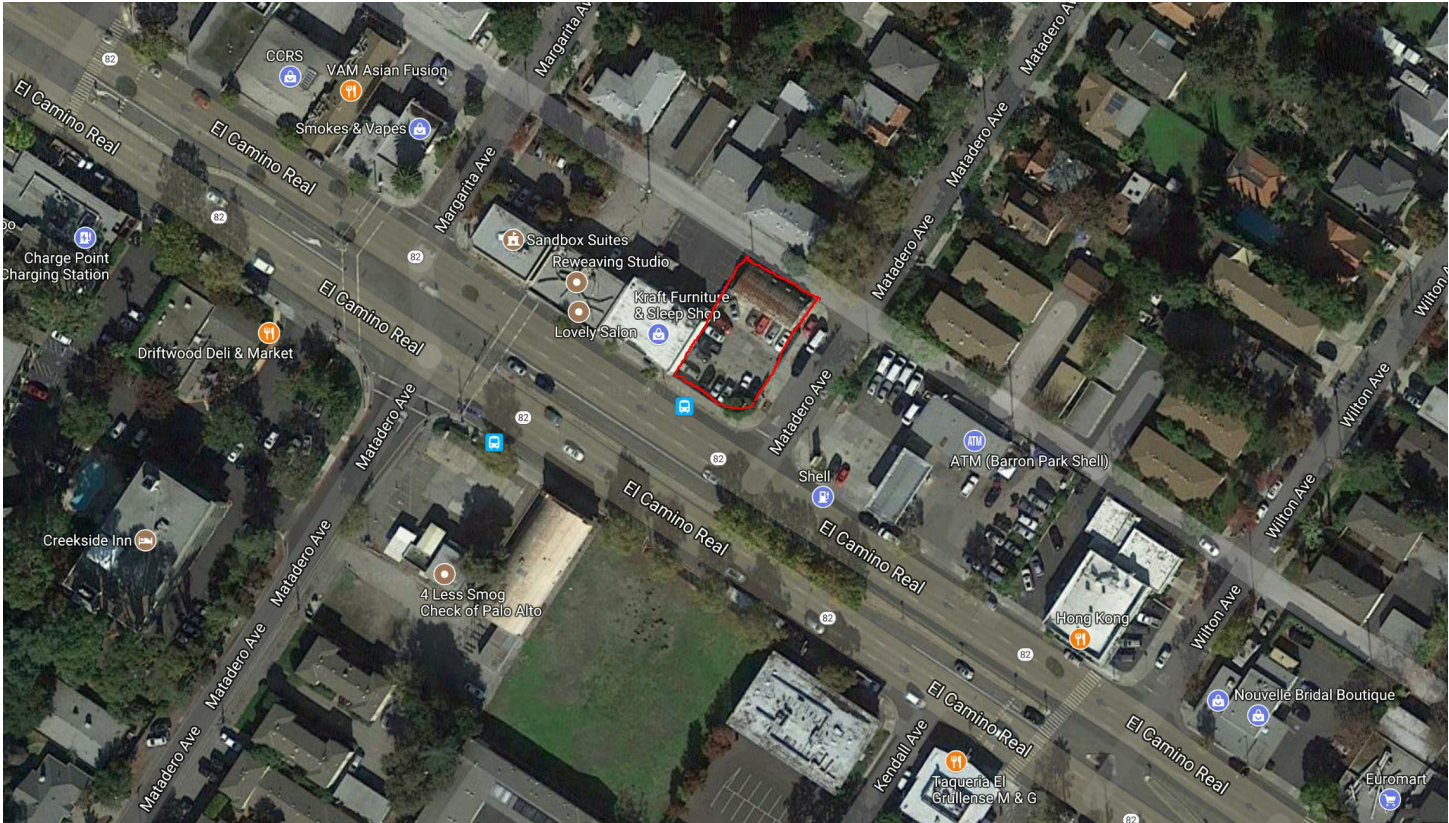




PROJECT DESCRIPTION: A MIXED USE BUILDING	
PROPERTY ADDRESS:	3585 EL CAMINO REAL, PALO ALTO, CA
APN:	132-40-058
OWNER:	KSS MANAGEMENT
LOT SIZE:	6252 SQ FT
LOT COVERAGE:	2545 SQ FT (41%) 50% PERMITTED
FLOOR AREA:	SQ FT
LOT ZONING:	CN
CONSTRUCTION TYPE:	V A
OCCUPANCY:	B
BUILDING CODES:	2016 CBC (BASED ON 2012 IBC) 2016 CEC (BASED ON 2011 NEC) 2016 CMC (BASED ON 2012 UMC) 2016 CPC (BASED ON 2012 UPC) 2016 CALIFORNIA ENERGY CODE 2016 CFC (BASED ON 2012 IFC) PALO ALTO ORDINANCE #4976 2016 CALGREEN W/PALO ALTO AMMENDMENTS THIS PROJECT WILL FOLLOW THE PALO ALTO GREEN BUILDING ORDINANCE.
FIRE SPRINKLER:	FULLY SPRINKLERED
TRASH / RECYCLING:	ON SITE



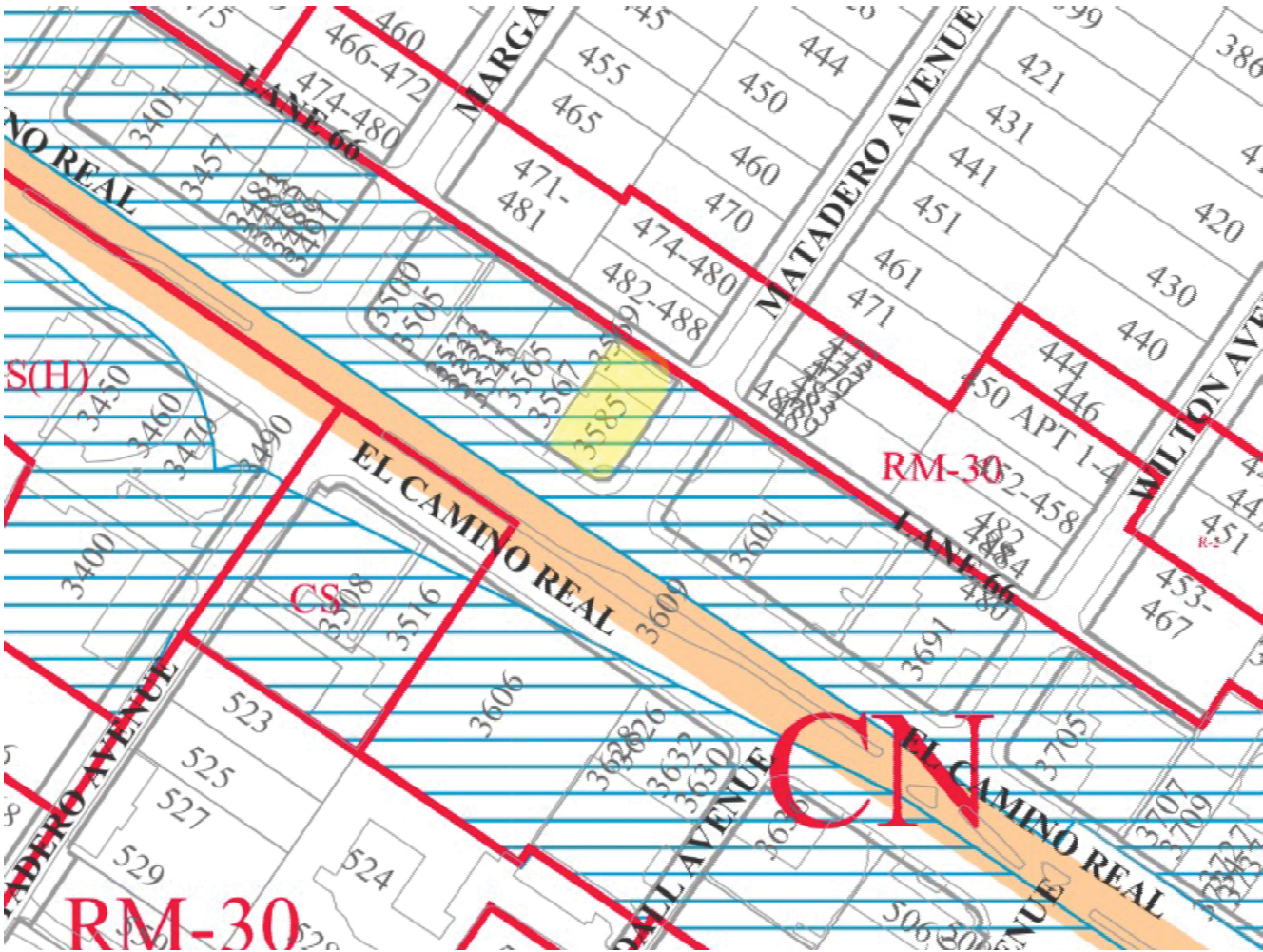
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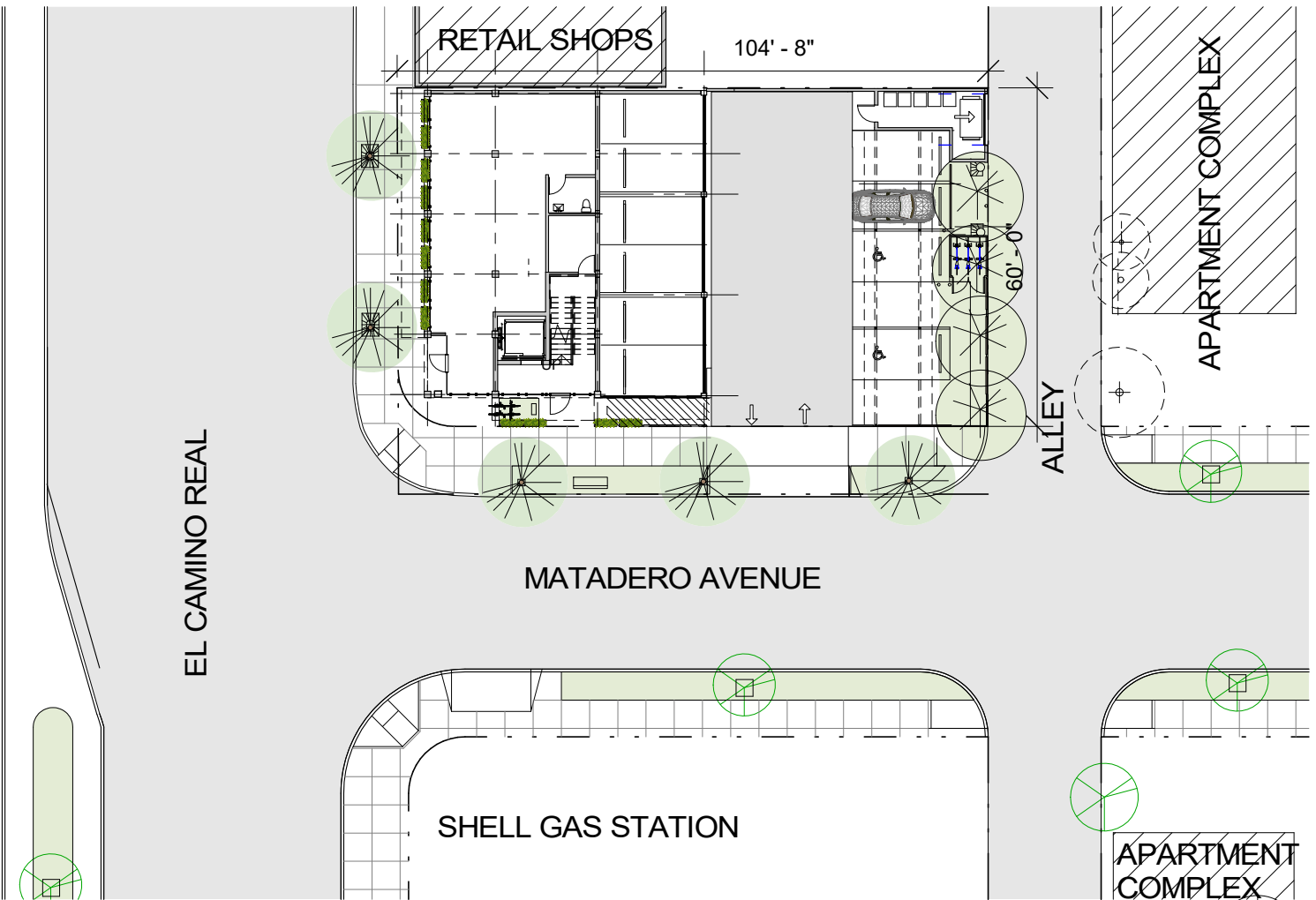
AERIAL VIEW



AERIAL VIEW



ZONING AREA MAP



1 SITE CONTEXT PLAN
1" = 30'-0"



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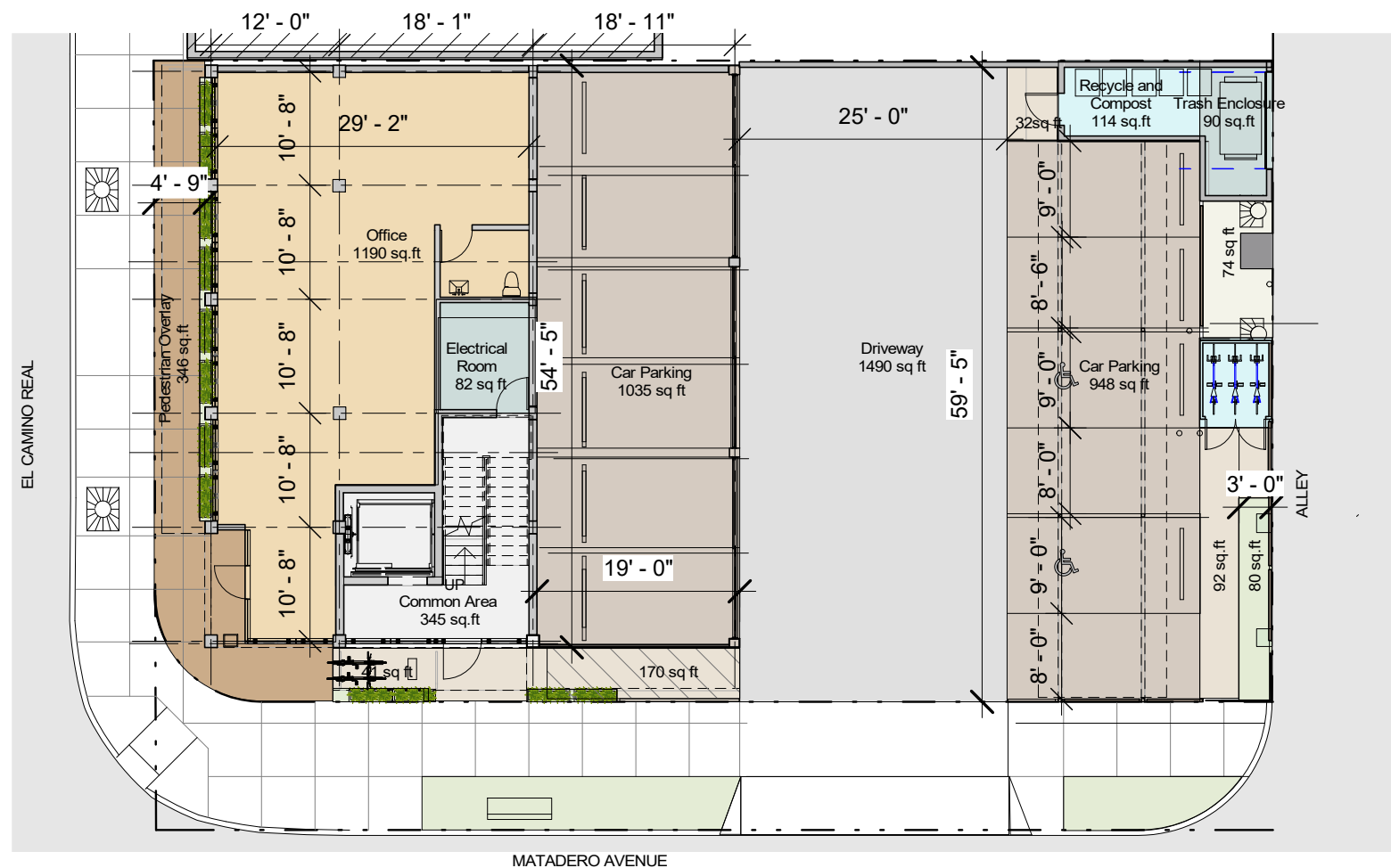
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3585 EL CAMINO REAL Palo Alto, CA 94306	SITE CONTEXT PLAN
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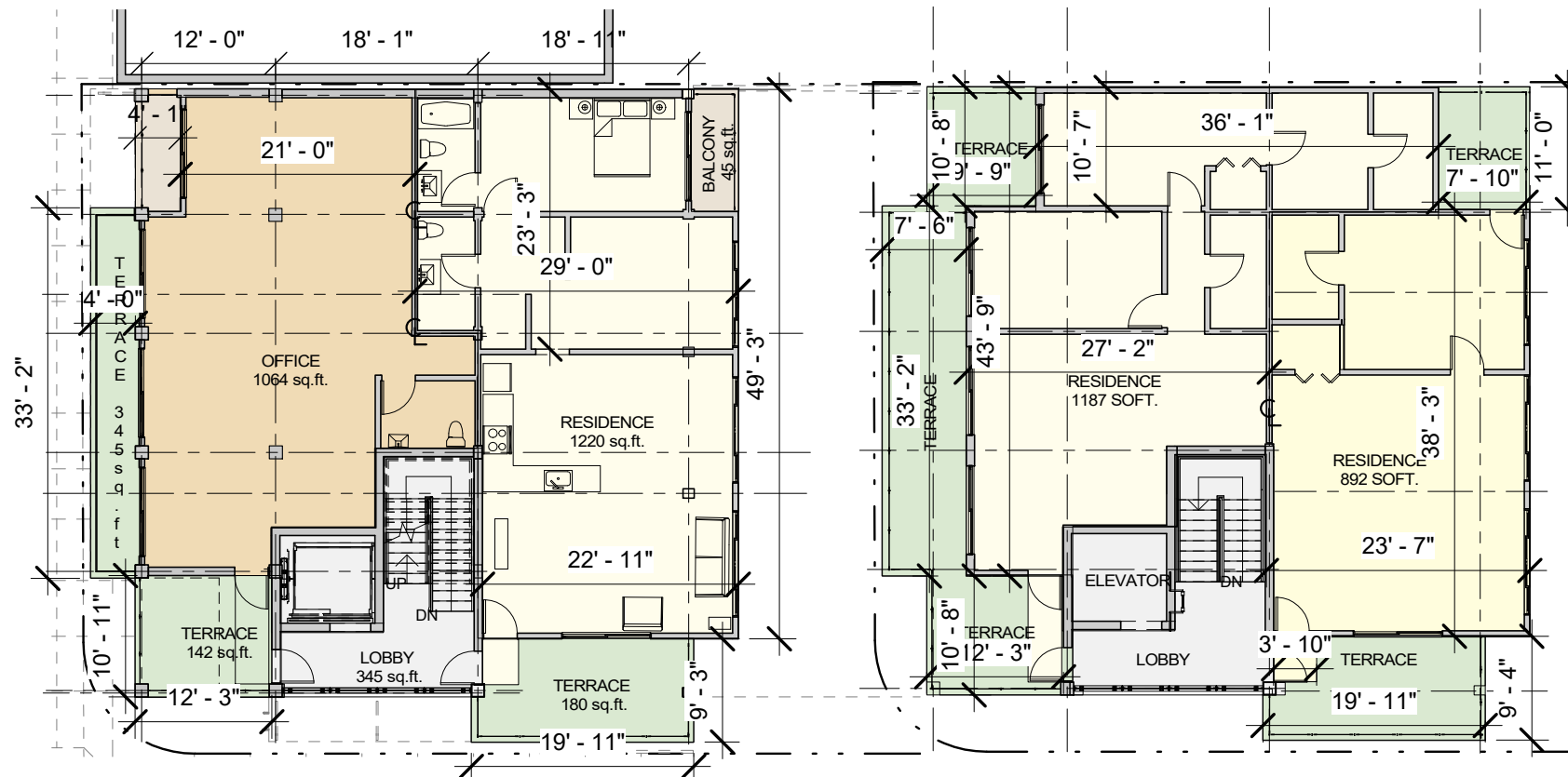
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Job Number

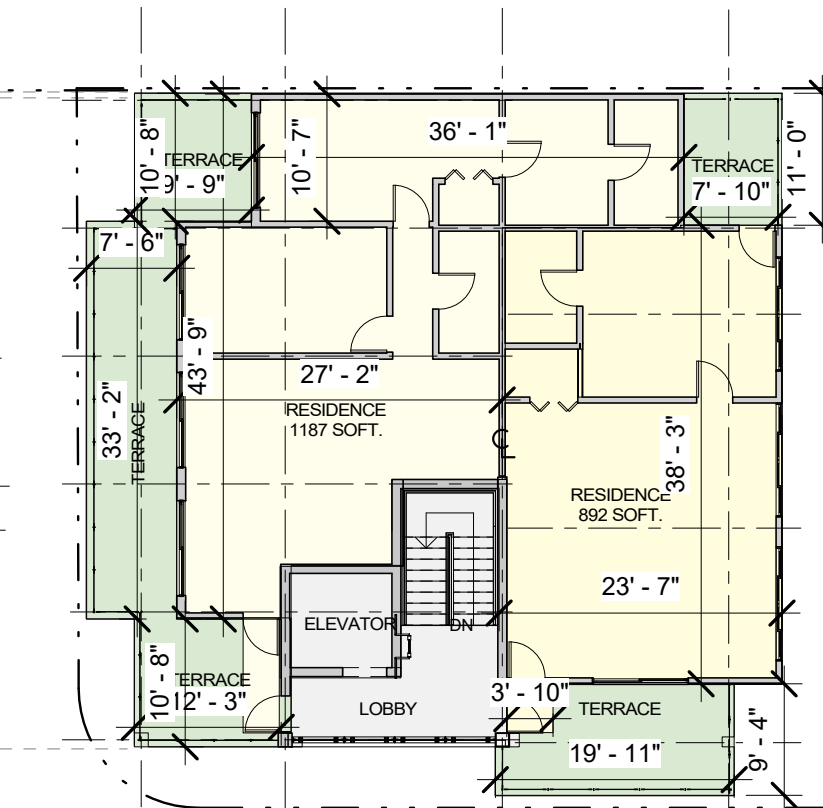
A1.1



1 FIRST FLOOR PLAN
1/16" = 1'-0"



② SECOND FLOOR PLAN
1/16" = 1'-0"



3 THIRD FLOOR PLAN Copy 1
1/16" = 1'-0"

COLOR CODE	3585, El Camino Real	TOTAL AREA	COMM. OFFICE	RESIDENTIAL	PED. OVERLAY	USEABLE OPEN	LANDSC. OPEN	COVERED PARKING	PARKING	DRIVEWAY	BICYCLE
3RD FLOOR											
yellow	RESIDENTIAL SPACE INCL. ACCESS PATH	2,081		2,081							
grey	SHARED STAIR/SHAFT	345		345							
green	LANDSCAPE OPEN SPACE	778					778				
	TOTAL 3RD FLOOR	3,204	0	2,426	0	0	778	0	0	0	0

2ND FLOOR											
yellow	RESIDENTIAL SPACE INCL. ACCESS PATH	1,220		1,220							
light brown	COMMERCIAL OFFICE	1,064	1,064								
grey	SHARED STAIR/SHAFT (COM 24 %, RES 76 %)	345	83	262							
green	LANDSCAPE OPEN SPACE	459				459					
beige	USABLE OPEN SPACE	92				92					
	TOTAL 2ND FLOOR	3,180	1,147	1,482	0	92	459	0	0	0	0

1ST FLOOR											
yellow	RESIDENTIAL SPACE	na		na							
light brown	COMMERCIAL OFFICE	1190	1,190								
grey	SHARED STAIR/SHAFT (COM24 % , RES 76%)	345	83	262							
brown	PEDESTRIAN OVERLAY	346			346						
beige	USABLE OPEN SPACE	368				368					
green	LANDSCAPE OPEN SPACE	147					147				
slate	COVERED PARKING	1,035						1,035			
pale green	PARKING	959							959		
dark grey	DRIVE WAY	1,490								1,490	
pastel green	ELECTRICAL RM TRASH (COM38.6% , RES61.3%)	200	80	120							
pale blue	RECYCLE+ BICYCLE STORAGE	112									112
	TOTAL 1ST FLOOR	6,192	1,353	382	346	368	147	1,035	959	1,490	112

TOTAL AREA	12,576	2,500	4,290	346	460	1,384	1,035	959	1,490	112
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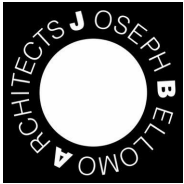
BUILDING AREA SUMMARY:		AREA OF BUILDING = TOTAL AREA - PED. OVERLAY - USEABLE	
SITE AREA		OPEN SPACE - LANDSCAPED OPEN SPACE - COVERED PARKING	
6252 SF		= 12576-346-493-1397-1035-959-1490-112	
		= 6,790 SF	
F.A.R. COMMERCIAL OFFICE		SITE COVERAGE= TOTAL 1ST FLOOR - PED OVERLAY-DRIVEWAY-	
2500 SF		USABLE OPEN SPACE- LANDSCAPED OPEN SPACE-OPEN PARKING	
2500 SF :6252 SF = 0.40 : 1		= 6192-346-368-147-959	
(0.5 : 1 MAX.)		= 2,770 SF 44.3% < 50%(Permitted)	
F.A.R. RESIDENTIAL		GROSS FLOOR AREA INCL. ACCESS PATHS	
4290 SF		= COMM. OFFICE + RESID.	
4290SF: 6252 SF = 0.68 :1		= 2500 +4289	
(1.5 : 1 MAX.)		= 6,790 SF	
TOTAL F.A.R.		GROSS FLOOR AREA DEFINED PER P.A. 18.04.030 (65):	
0.40+0.68 = 1.08		FOR ALL ZONING DISTRICTS OTHER THAN THE R-E, R-1, R-2 AND RMD	
LANDSCAPE USEABLE OPEN SPACE		RESIDENCE DISTRICTS, "GROSS FLOOR AREA" MEANS THE TOTAL AREA	
LANDSC.	1,384	OF ALL FLOORS OF A BUILDING MEASURED TO THE OUTSIDE SURFACE	
USEABLE	460	OF EXTERIOR WALLS. "GROSS FLOOR AREA" SHALL NOT INCLUDE	
LANDSCAPE / OPEN SPACE COVERAGE =		PARKING FACILITIES ACCESSORY TO A PERMITTED OR CONDITIONAL	
LANDSCAPED OPEN SPACE + USEABLE OPEN SPACE +		USE AND LOCATED ON THE SAME SITE.	
PEDESTRIAN OVERLAY			
= 2,190			
35.7% (35% required)			
PEDESTRIAN OVERLAY			
PED.	346		

Mixed Use Building Floor Areas										
		Existing above grade	Additional Area	ADA Bonus (not incl in max floor area)	Seismic Bonus	Historic Bonus	Permitted Floor Area	Proposes Floor Area	Permitted FAR	Proposed FAR
3585 El Camino Real		800 approx		0	0	0				
Commercial Totals		-	2500	-	-	-	3126	2500	0.5	0.4
Residential Area			4290				9378	4289	1.5	0.68
Total Building Area			6790				12504	6766	2	1.08

PARKING REQUIREMENTS

	SF/Units	Rate	Vehicle Parking Requirement	Vehicle Parking Provided	Bike Parking Required	Bike Parking Provided
Proposed office	2500	1/250 SF	10	10	1	1
Proposed Residential	2-1 Bedroom Units	1 per 1 bedroom unit	2	2	2	2
	1- 2 Bedroom Unit	2 per Unit	2	2	1	1
Net Required			14	14	4	4

PLANNING CODE SUMMARY			
ASSESSOR'S PARCEL NUMBER	132-40-058		LOT AREA : 6252 SF
C-N COMMERCIAL NEIGHBORHOOD ZONE			
STANDARDS	REQUIRED	HOUSING INCENTIVE PLAN	PROPOSED
MINIMUM LOT AREA, WIDTH AND DEPTH(PAMC 18.16.060	NONE REQUIRED		
MAX.SITE COVERAGE (PAMC 18.16.060)	50% SITE 35% LANDSCAPE/OPEN SPACE	?	SITE COVERAGE = 44.3% LANDSCAPE/OPEN SPACE= 36%
BUILD TO LINES	50% FRONTAGE BUILT TO SETBACK 33% SIDE STREET BUILT TO SETBACK		100% FRONTAGE BUILT TO SETBACK 50%SIDE STREET BUILT TO SETBACK
MINIMUM FRONT SETBACK/YARD (PAMC 18.16.060(B)(8)	0-10' TO CREATE AN 8'-12' EFFECTIVE SIDEWALK WIDTH 12' SIDEWALK ON EL CAMINO REAL (PAMC 18.16.060(b)(8)		12' MIN SIDEWALK PROVIDED ON EL CAMINO REAL
MINIMUM STREET SIDE YARD SETBACK	5 FT.		5 FT. MIN SETBACK PROVIDED ON MATADERO AVE
MINIMUM LOT LINE SETBACK	N/A		
MINIMUM REAR /INTERIOR SIDE YARD SETBACK	N/A		
PERMITTED SETBACK ENCHROACHMENT	BALCONIES, AWINGS,PORCHES, STAIRWAYS, AND SIMILAR ELEMENTS MY EXTEND UP TO 6'0" INTO THE SETBACK.		On El camino Real : Balcony extending 4 ft in setback
Landscape/Open Space	35%		37%
Usable Open Space(18.16.060, TABLE 4)	20 sq ft per unit for 5 or fewer units	150 st ft per unit	1 Bedroom Unit: 225sq ft, 1 Bedroom Unit 270 sq ft, 2 Bedroom Unit 495 sq ft
MAXIMUM BUILDING HEIGHT (PAMC 18.16.60 (B)(4)	35' WITHIN 150 FT OF A RESIDENTIAL ZONE DISTRICT(OTHER THAN AN RM-40 OR PC ZONE)ABUTTING OR LOCATED WITHIN 50 FT OF THE SIDE.		35'
Daylight Plane for lot lines abutting one or more residential zoning districts	N/A		
Residential Density (net)	15	20	20
Maximum Residential Floor Area Ratio (FAR)	0.5:1	1.5:1	0.68:1
Maximum Non Residential Floor Area (FAR)	0.5:1 For CN sites on El camino Real		0.4:1
Total Mixed Use Floor Area Ratio (FAR)	1.0:1 for CN sites on El Camino Real		1.08:1
Minimum Mixed Use Ground Floor Commercial FAR	18.16.050 Office Use Restrictions		Site was vacant on March 19, 2001
PARKING			See Parking Calculation table
LOADING PAMC(18.52, TABLE 3)	0-9,999 sq ft		0
BICYCLE PARKING (PAMC 18.52 TABLE 1)			See Parking Calculation table



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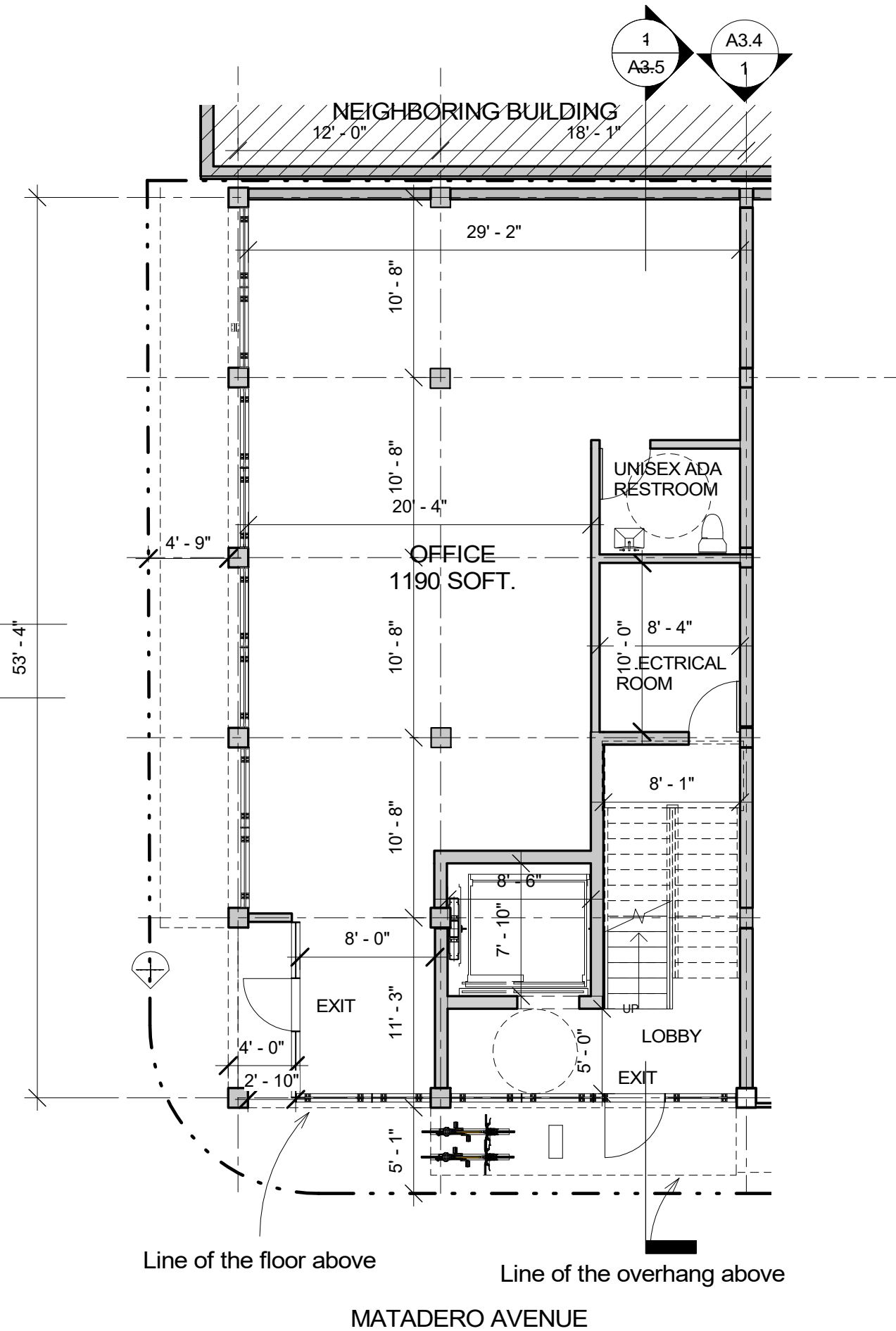
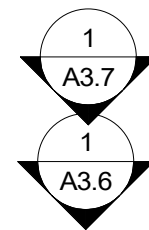
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3585 EL CAMINO REAL Palo Alto, CA 94306	CODE COMPLIANCE SHEET
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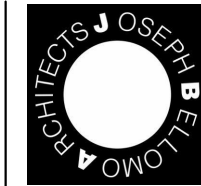
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SCALE
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Job Number

EL CAMINO REAL



1 FIRST FLOOR PLAN
1/8" = 1'-0"



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FIRST FLOOR PLAN

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A3.8 3	

3585 EL CAMINO REAL
Palo Alto, CA 94306

SECOND FLOOR PLAN

ARB SUBMITTAL

DATE
05/06/2019

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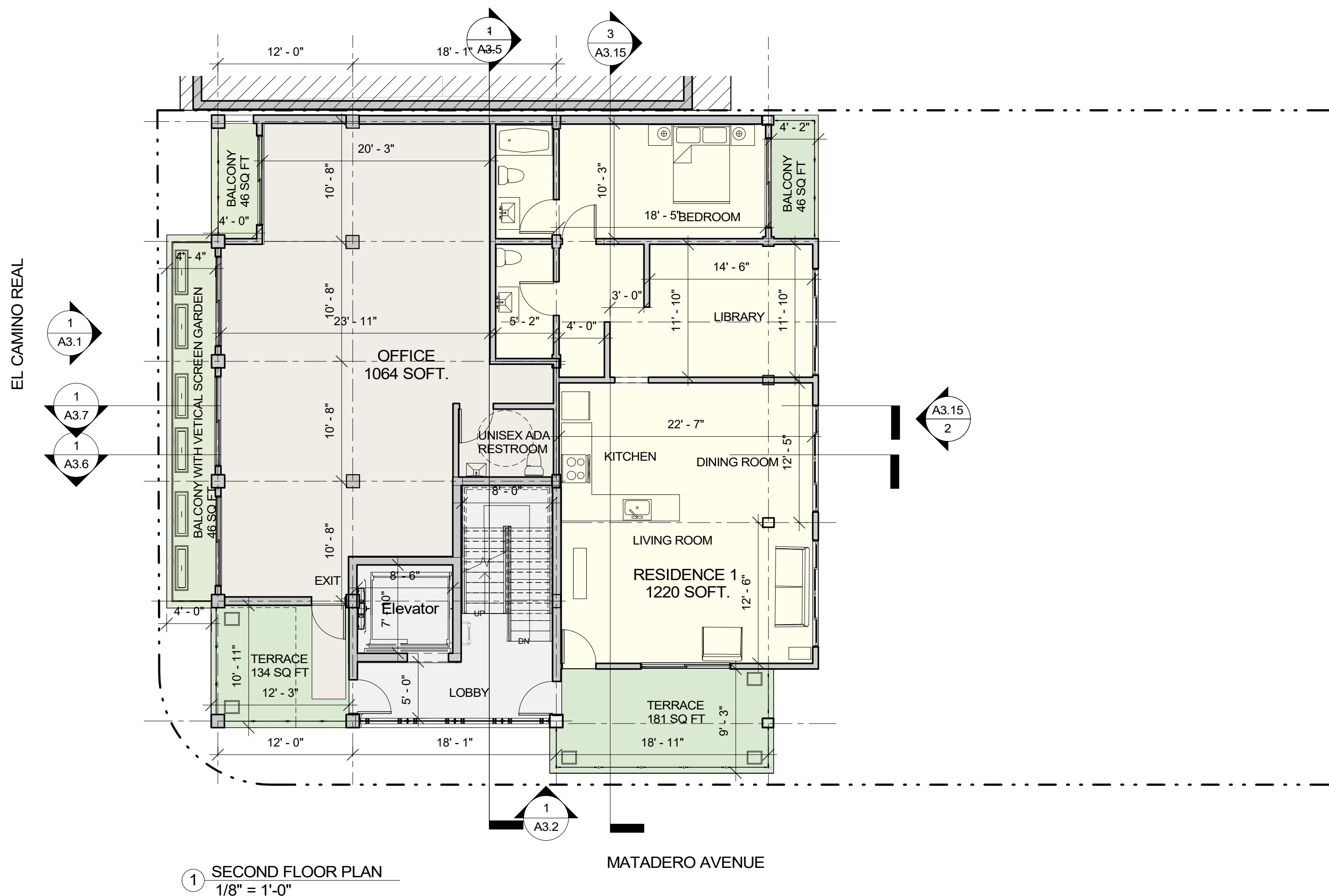
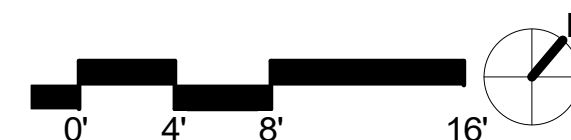
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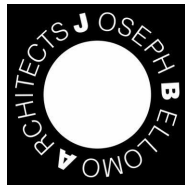
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Job Number

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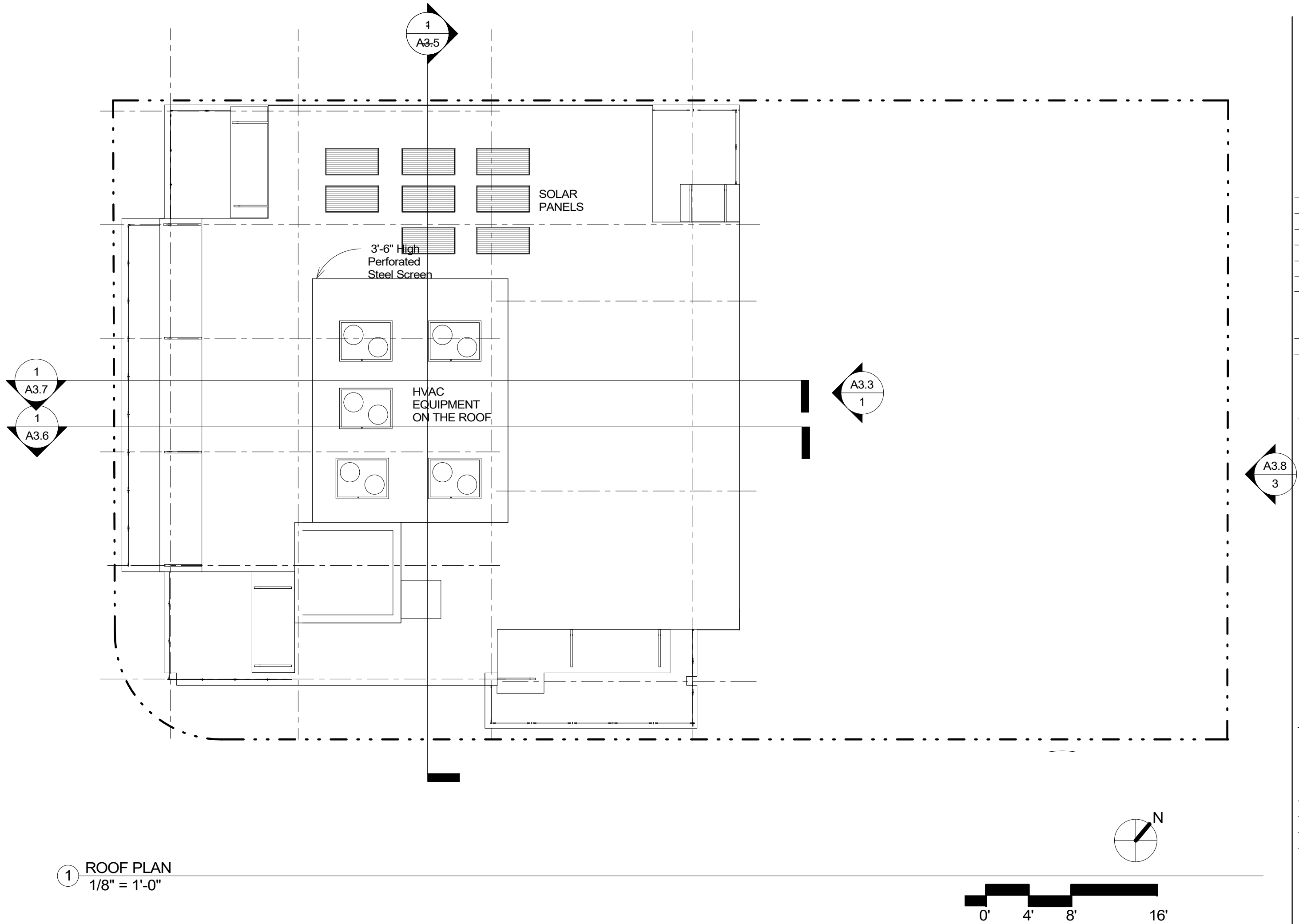
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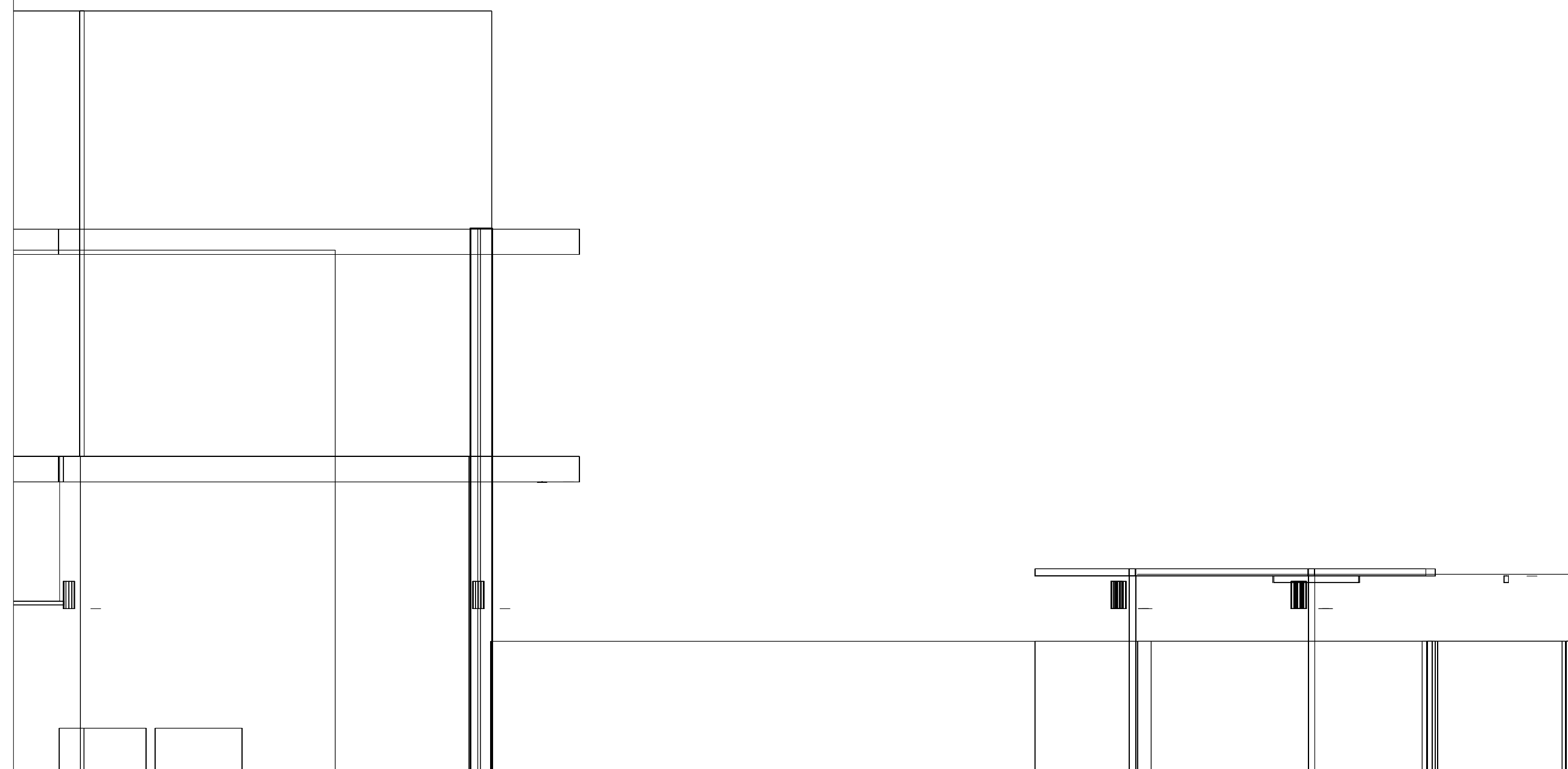
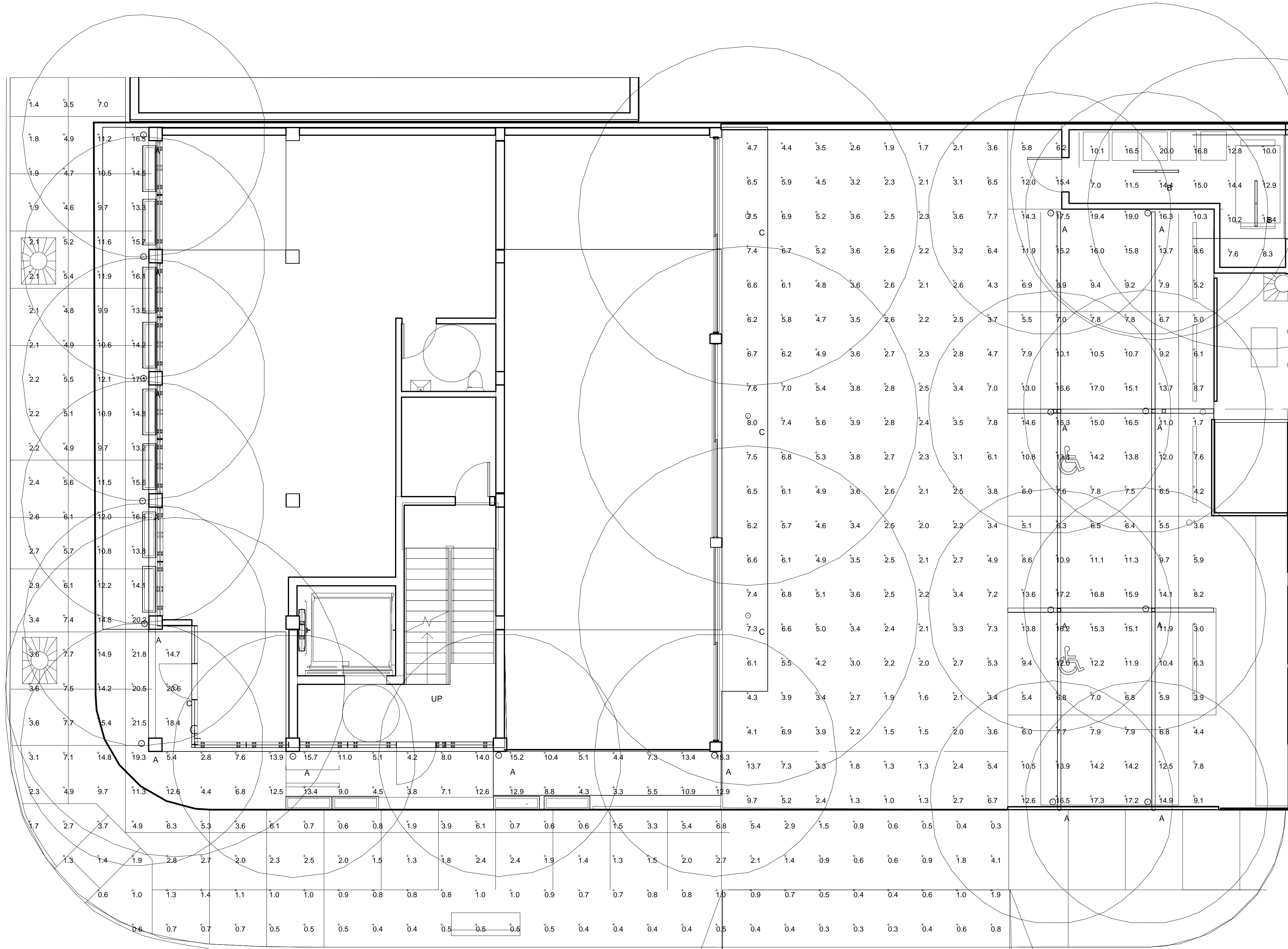
3585 EL CAMINO REAL Palo Alto, CA 94306	ROOF PLAN
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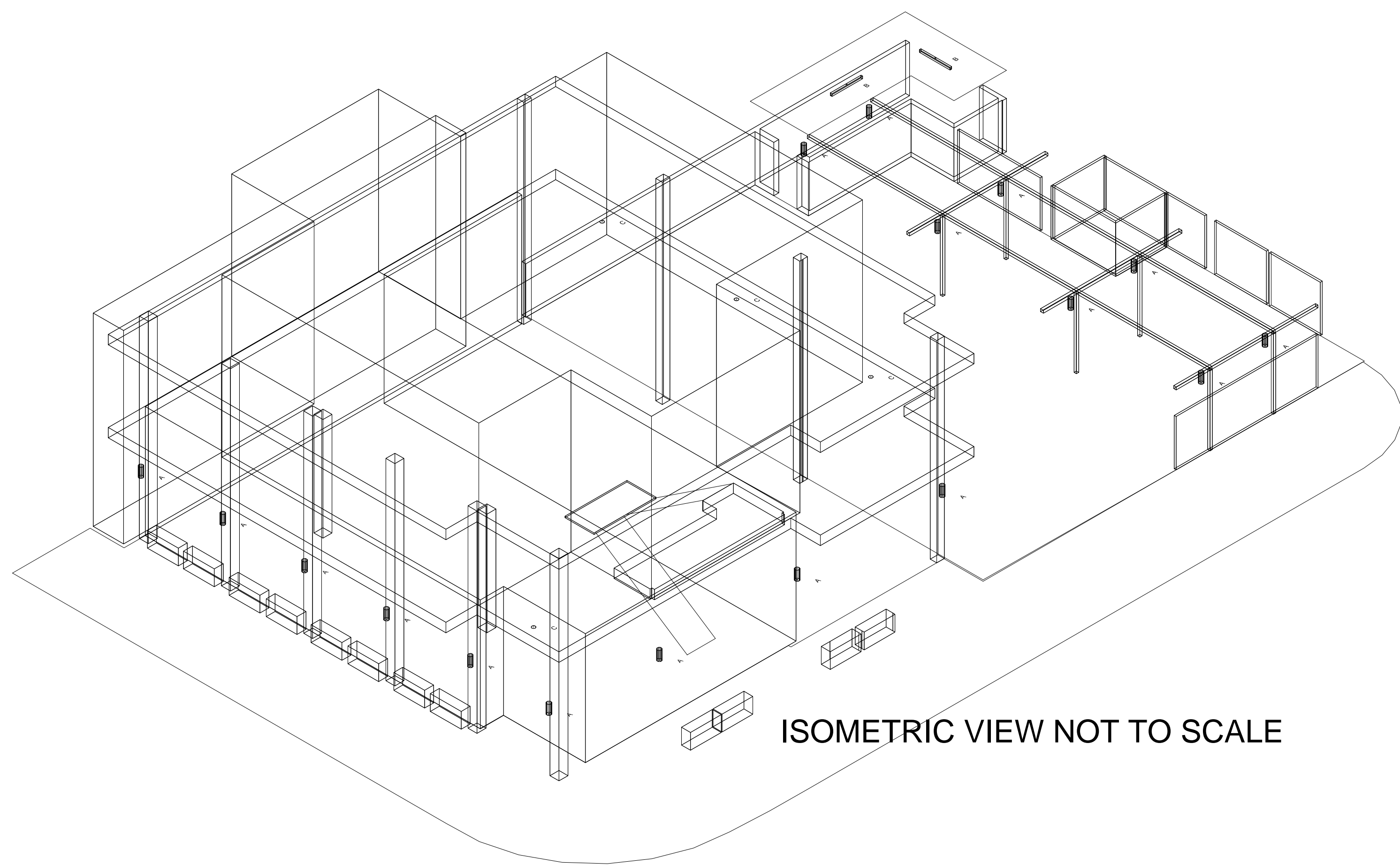
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Job Number

A2.4





NORTH ELEVATION VIEW



ISOMETRIC VIEW NOT TO SCALE

Luminaire Schedule									
Symbol	Qty	Tag	Description	Lum. Lumens	LLD	LDD	UDF	LLF	File Name
	17	A	Meteor Altra 6 Series AS6-40-309-XXX-WD-XXX-DF-OUT @ 7.5' AFG	2312	0.944	0.900	1.000	0.850	AS6-40-309-XXX-WD-XXX-DF-OUT.ies
	2	B	Day-Brite FluxStream Sealed Strip FSX440L840-UNV-DIM @ 9' AFG	3955	0.944	0.900	1.000	0.850	FSX440L840-UNV.ies
	4	C	Zumtobel Panos PANOSDN150RL19WB840WHW - PANOSFE150DLR19WDA1 @ 13.33' AFG	2954	0.944	0.900	1.000	0.850	Zumtobel_PANOS-DL-Low-25W-CR180-40K-WH-5.25-Round.ies


Calculation Summary									
Label	Grid Z	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
driveway + parking_pavement	0	Illuminance	Fc	6.80	19.4	1.0	6.80	19.40	
sidewalk	0	Illuminance	Fc	5.50	21.8	0.3	18.33	72.67	
Trash Enclosure Floor	0	Illuminance	Fc	12.56	20.0	7.0	1.79	2.86	

LIGHTING LAYOUT VERIFICATION

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS
IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED
LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL
LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice.
Some differences between measured values and calculated results may occur due to
tolerances in calculation methods, testing procedures, component performance,
measurement techniques and field conditions such as voltage and temperature
variations. Input data used to generate the attached calculations such as room
dimensions, reflectances, furniture and architectural elements significantly affect the
lighting calculations. If the real environment conditions do not match the input data,
differences will occur between measured values and calculated values.



Associated Lighting Representatives, Inc.



ASSOCIATED LIGHTING REPRESENTATIVES, INC.
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: JOSEPH BELLOMO ARCHITECTS; PRATIMA SHAH
BY: APPLICATIONS ENGINEERING; ERIN COLCORD, LC, LEED GA
SALES REPRESENTATIVE: ALR; JD STEPHENS, LEED AP

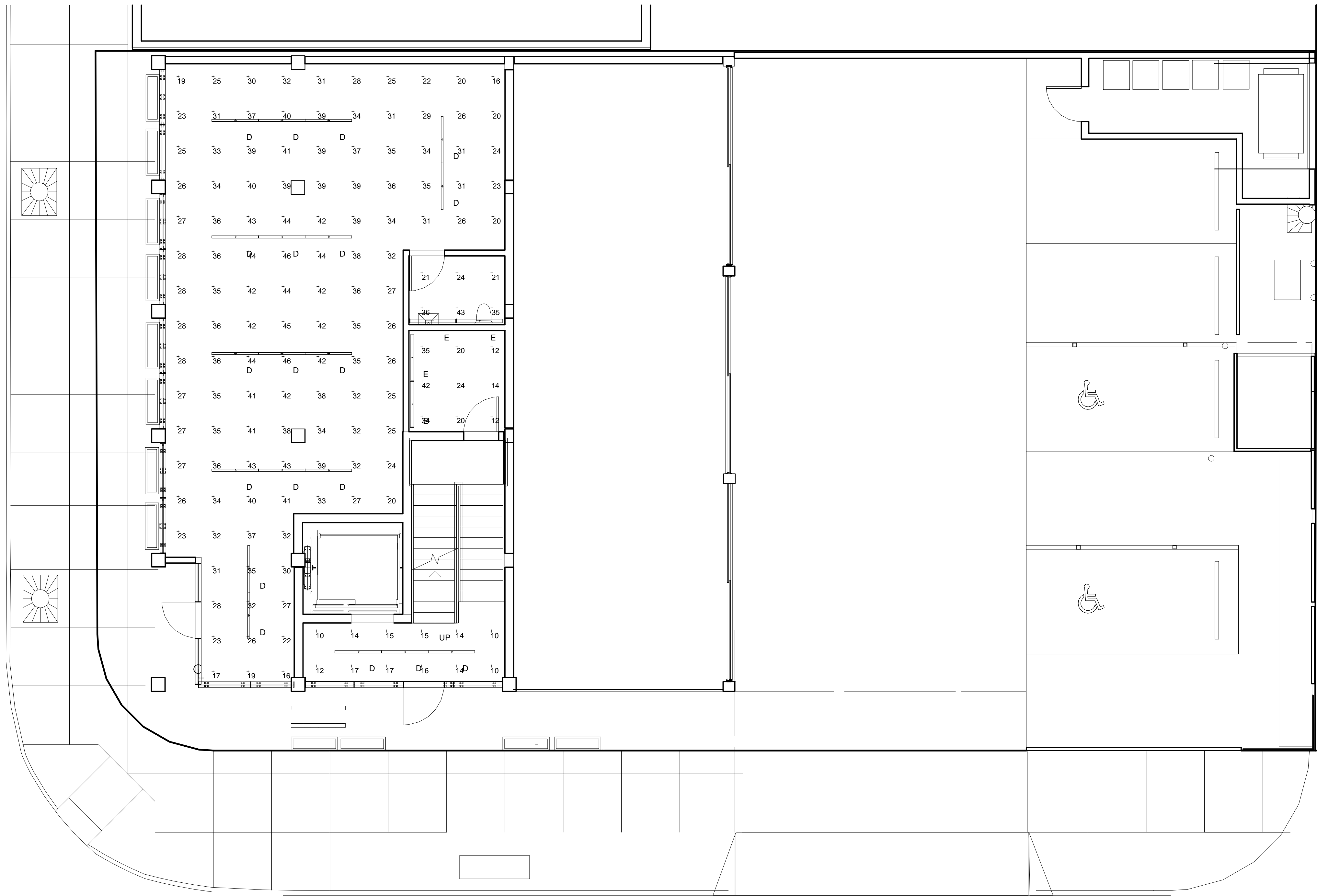


AGI32 - VERSION 19.6
AGI (C) 1999-2019 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL RD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION
3585 EL CAMINO REAL - EXTERIOR
PALO ALTO, CA

DRAWING NO. / INPUT FILE
14381JDS EXTERIOR REV 1.DWG / .A32

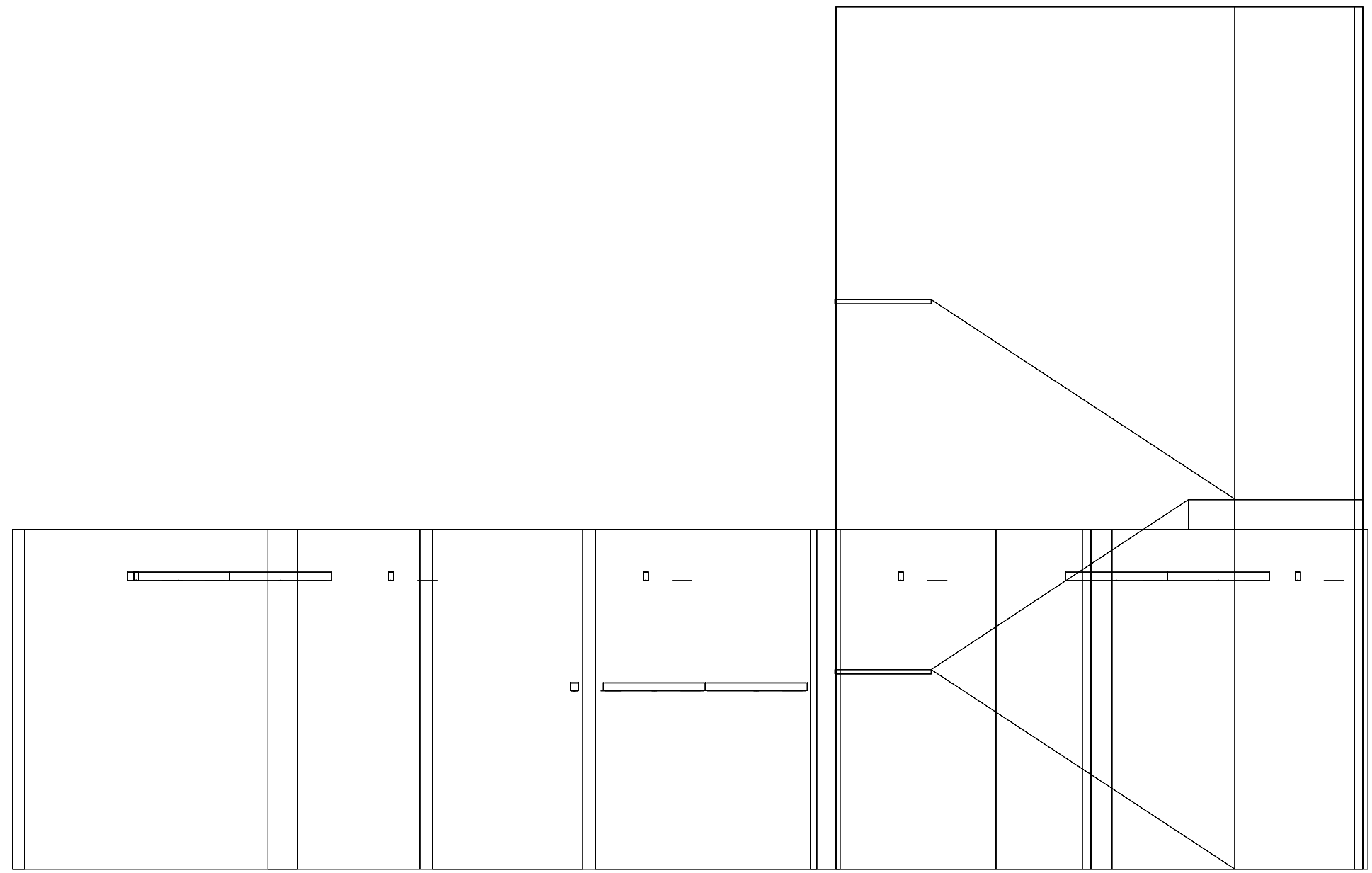
SCALE	SHEET	DATE	REV
3/16" = 1'-0"	1 OF 1	5 / 3 / 2019	1



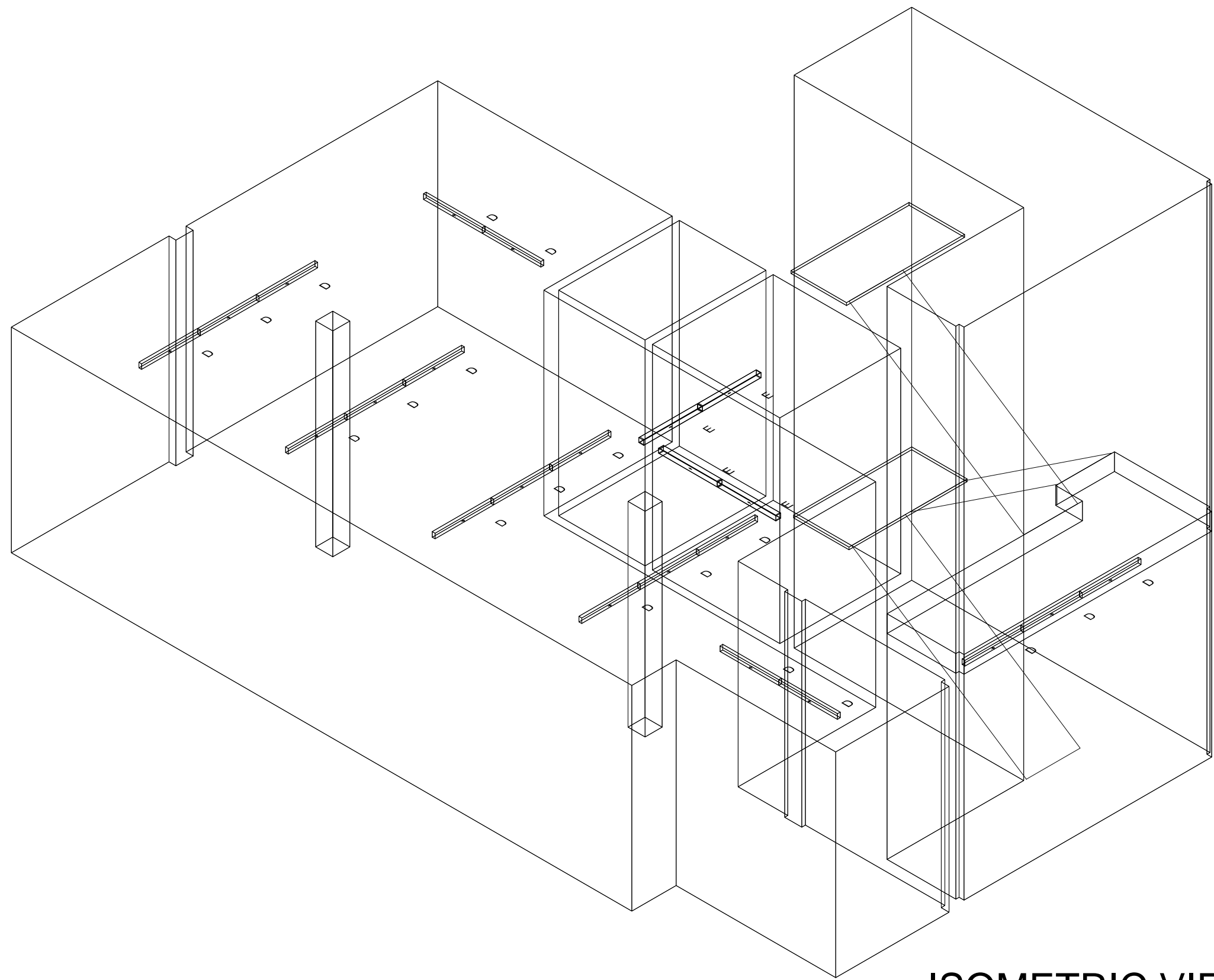
Luminaire Schedule									
Symbol	Qty	Tag	Description	Lum. Lumens	LLD	LDD	UDF	LLF	Filename
	19	D	FINELITE HP-4-ID-4H-B-B-835 @ 11.33' AFF	4059	0.944	0.900	1.000	0.850	HP-4-ID-4H-B-B-835-ITL85125.002.ies
	4	E	FINELITE HP-4-WM-ID-4H-B-S-835-ASYM @ 7' AFF	3825	0.944	0.900	1.000	0.850	HP-4-ID-4H-B-S-835-ASY-ITL89988.010.ies

Calculation Summary									
Label	Grid Z	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Electrical Room_Workplane	2.5	Illuminance	Fc	23.67	42	12	1.97	3.50	
Office_Workplane	2.5	Illuminance	Fc	32.62	46	16	2.04	2.88	
Restroom_Workplane	2.5	Illuminance	Fc	30.00	43	21	1.43	2.05	
Stairwell_Floor	0	Illuminance	Fc	13.67	17	10	1.37	1.70	

Room Summary		
Label	Wall Ht.	Reflectances
Electrical Room	13.33	80/50/20
Office	13.33	80/50/20
Restroom	13.33	80/50/20
Stairwell	33.833	80/50/20



EAST ELEVATION VIEW




ISOMETRIC VIEW NOT TO SCALE


LIGHTING LAYOUT VERIFICATION

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT 2.5FT AFF
UNLESS OTHERWISE NOTED.

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SALES REPRESENTATIVE: ALR; JD STEPHENS, LEED AP



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PROJECT DESCRIPTION

3585 EL CAMINO REAL - INTERIOR
PALO ALTO, CA

DRAWING NO. / INPUT FILE

14381JDS INTERIOR REV 1.DWG / .A32

SCALE

3/16" = 1'-0"

SHEET

1 OF 1

DATE

5 / 6 / 2019



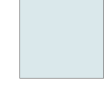
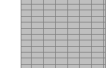
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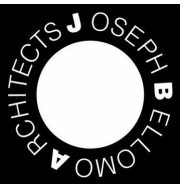
1



① ELEVATION FROM EL CAMINO REAL
1/8" = 1'-0"

LEGEND

-  CONCRETE
-  3 FORM CLADDING (A TRANSLUCENT RESIN PRODUCT)
-  GLASS
-  PERFORATED METAL SCREEN



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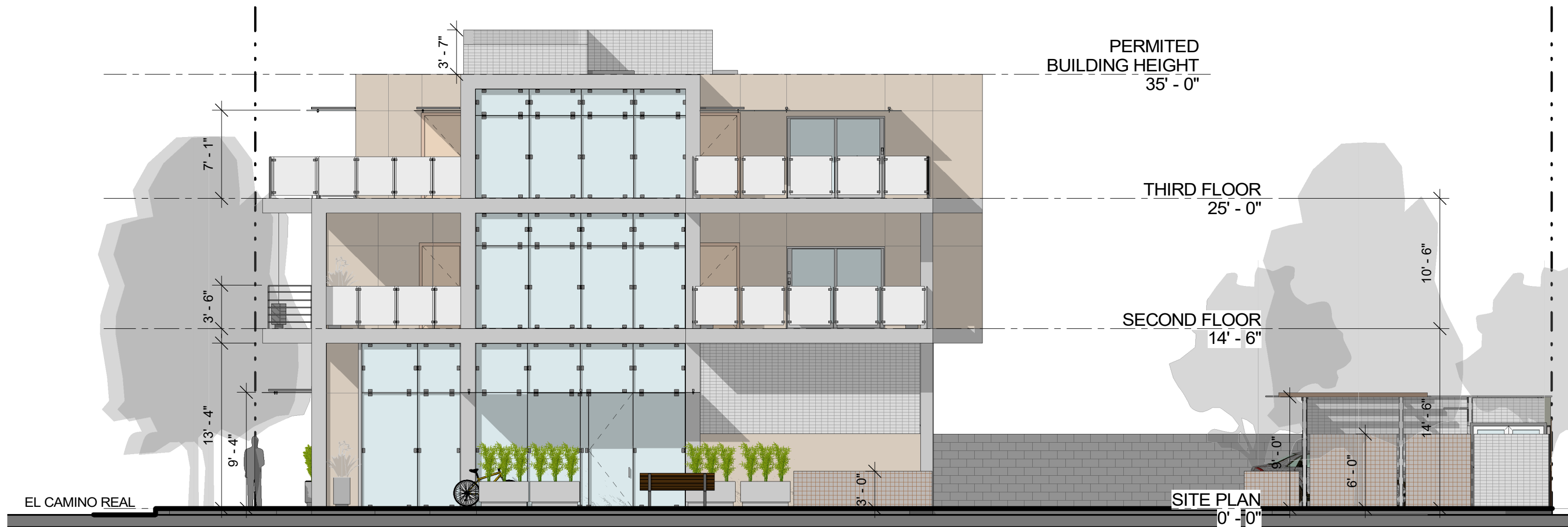
3585 EL CAMINO REAL
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ELEVATION FROM EL CAMINO REAL

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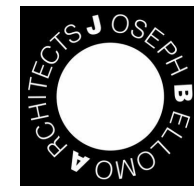
A3.1



1 ELEVATION FROM MATADERO AVENUE
(SOUTHEAST SIDE)
1/8" = 1'-0"

LEGEND

	CONCRETE		IPE WOOD
	3 FORM CLADDING (A TRANSLUCENT RESIN PRODUCT)		CONCRETE MASONARY WALL
	GLASS		STONE WALL
	PERFORATED METAL SCREEN		



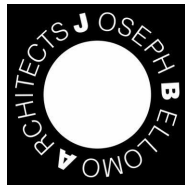
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3585 EL CAMINO REAL
Palo Alto, CA 94306
ELEVATION FROM MATADERO AVENUE

ARB SUBMITTAL

DATE
05/06/2019
SCALE
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Job Number



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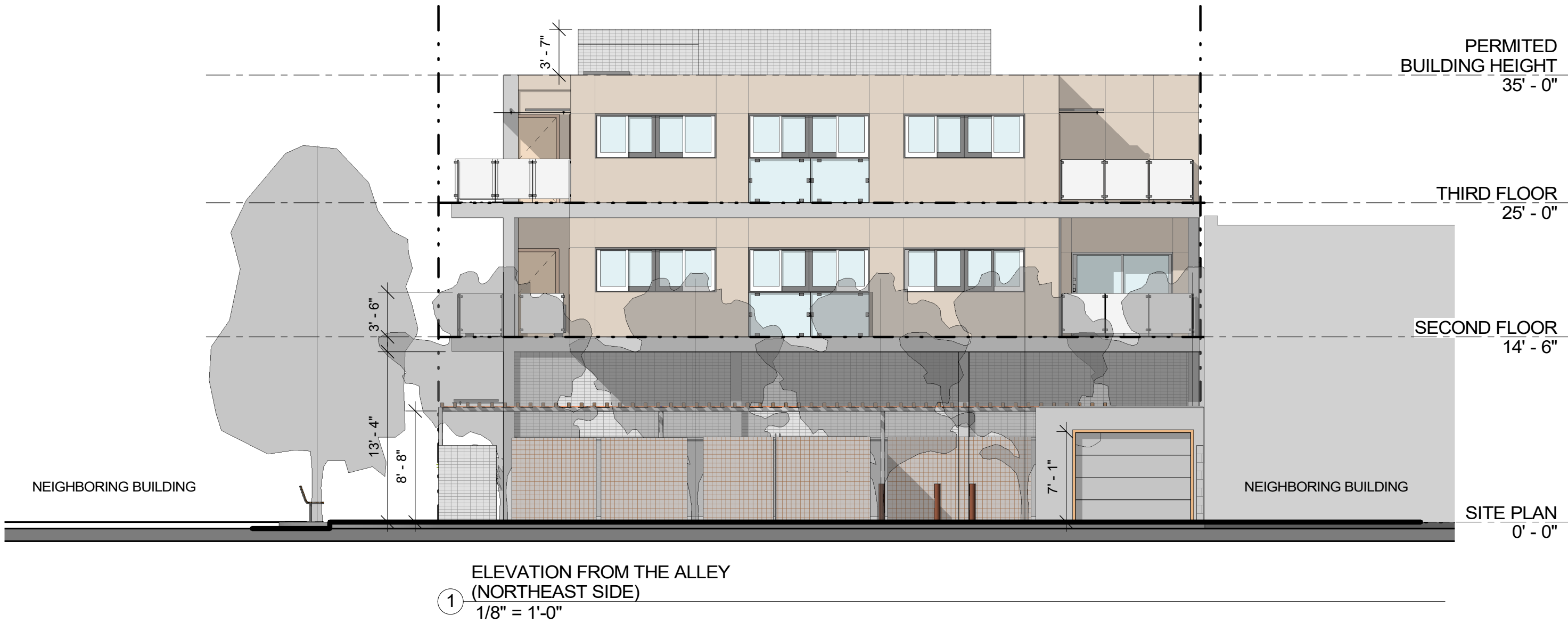
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3585 EL CAMINO REAL Palo Alto, CA 94306	ELEVATION FROM THE ALLEY
--	--------------------------

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A3.3



LEGEND



CONCRETE



3 FORM CLADDING (A TRANSLUCENT RESIN PRODUCT)



GLASS



PERFORATED METAL SCREEN



IPE WOOD

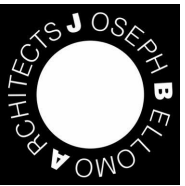


CONCRETE MASONARY WALL



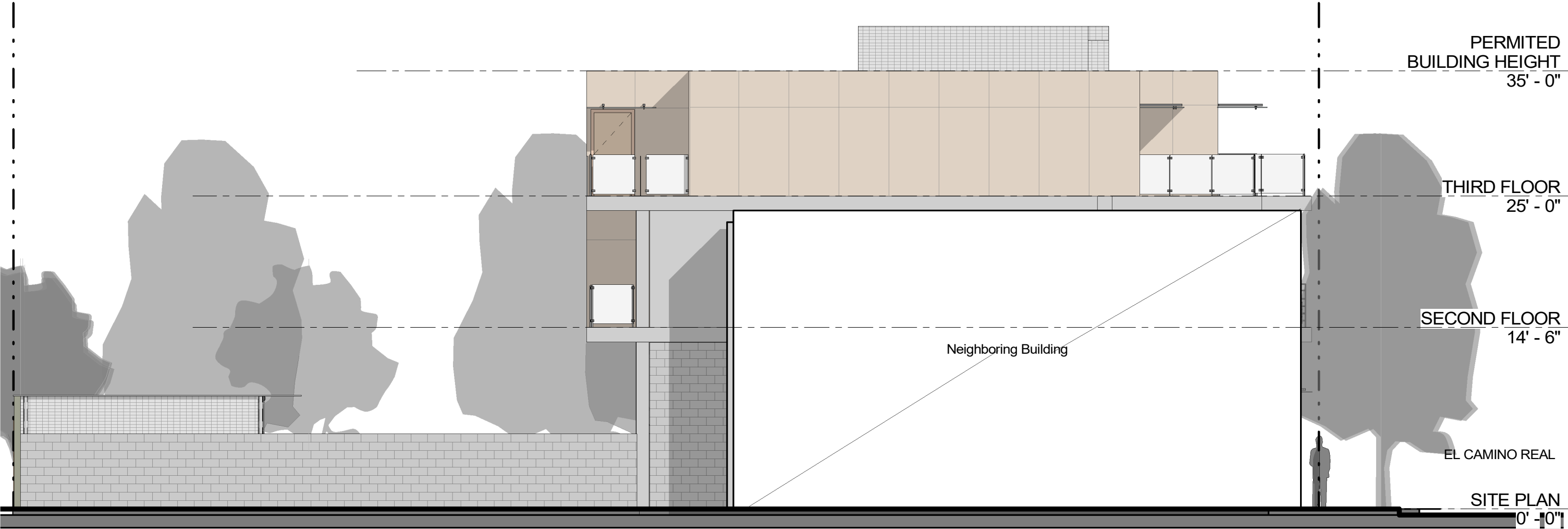
STONE WALL





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① ELEVATION FROM NORTHWEST SIDE
1/8" = 1'-0"

LEGEND



CONCRETE



3 FORM CLADDING (A TRANSLUCENT RESIN PRODUCT)



GLASS



PERFORATED METAL SCREEN



IPE WOOD



CONCRETE MASONARY WALL



STONE WALL

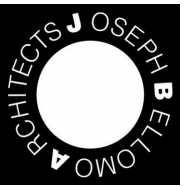
3585 EL CAMINO REAL
Palo Alto, CA 94306

ELEVATION

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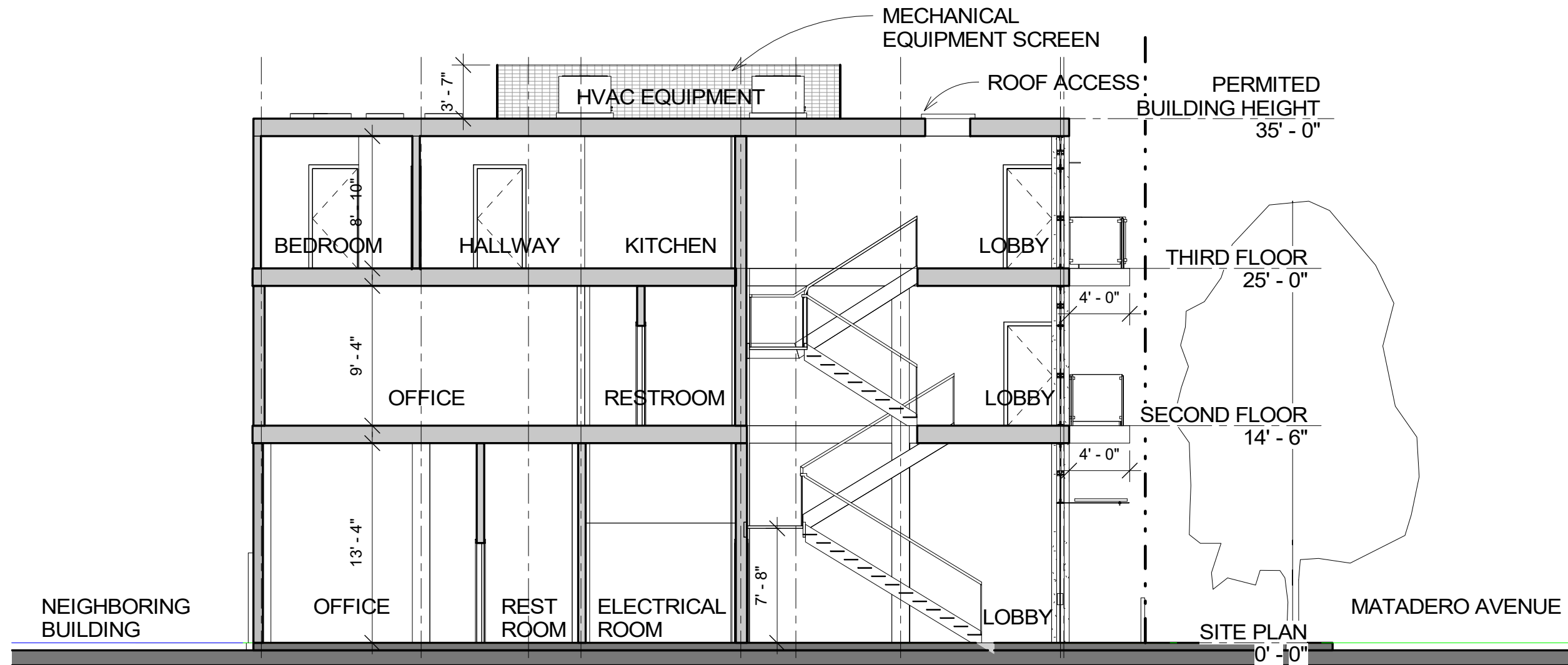
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1 Section AA
1/8" = 1'-0"

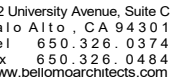
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Palo Alto, CA 94306

SECTION AA

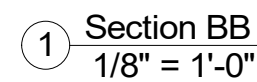
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A3.5



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3583 EL CAMINO REAL
Palo Alto, CA 94306

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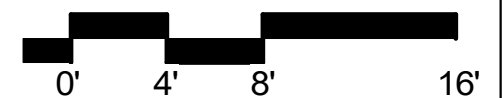
TE

19
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F

18°

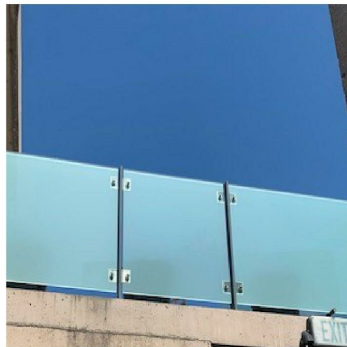
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A3.6

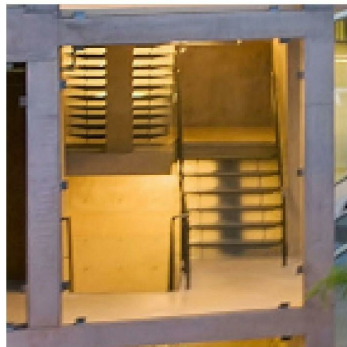




GLASS OVERHANG



FROSTED GLASS RAILING



CONCRETE FRAME FOR THE FIRST AND SECOND FLOOR

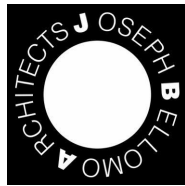
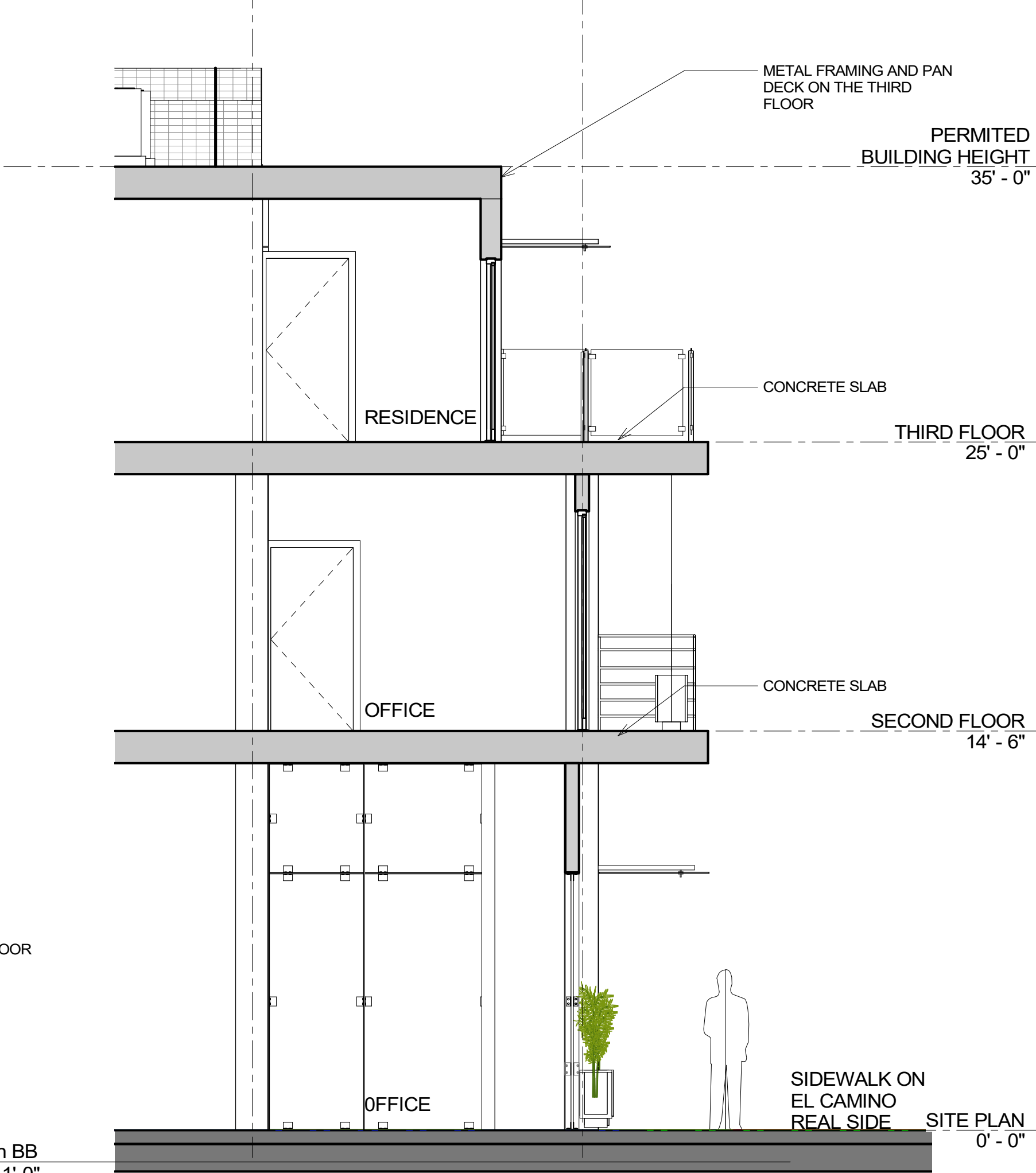


3 FORM CLADDING ON WALLS OF SECOND AND THIRD FLOOR



STONE WALL FENCE

1 Section BB
1/4" = 1'-0"



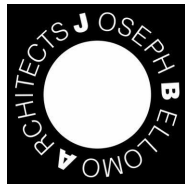
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3585 EL CAMINO REAL Palo Alto, CA 94306	DETAILS AND MATERIAL
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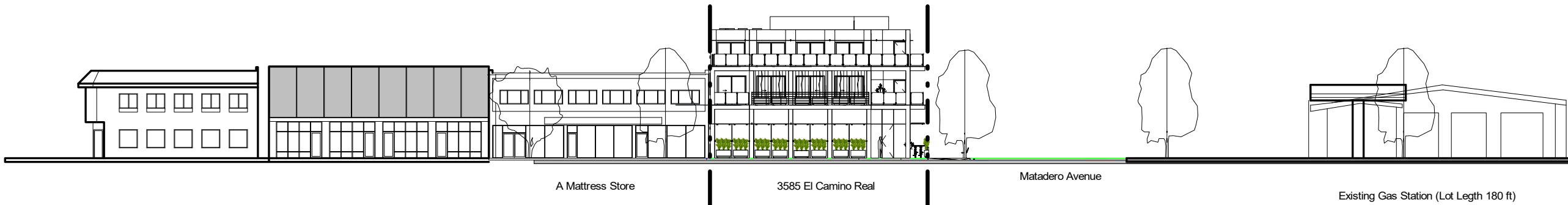
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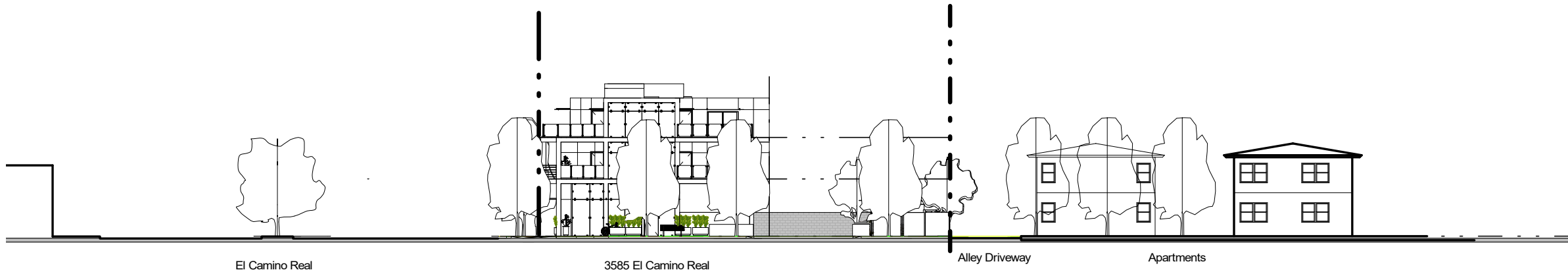
3585 EL CAMINO REAL Palo Alto, CA 94306	STREET SCAPE ELEVATION
--	------------------------

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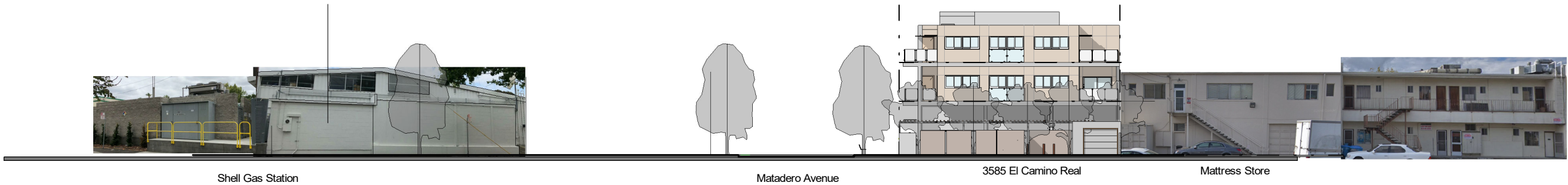
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1 STREETScape FROM EL CAMINO REAL
1/32" = 1'-0"



2 STREETScape FROM MATADERO AVENUE
1/32" = 1'-0"



3 ALLEY STREETScape
1/32" = 1'-0"

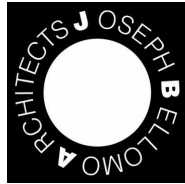


3585 El Camino Real

Streetscape : El Camino Real: Southwest side



Streetscape: El Camino Real: Northeast side



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3585 EL CAMINO REAL Palo Alto, CA 94306	CONTEXT STUDY
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Neighboring Building



The Alley



Residential Apartments



A view from the corner of El Camino Real and Matadero Avenue

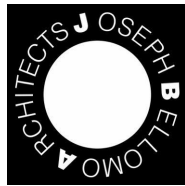


Residential Apartments



Gas Station on the corner of El Camino Real and Matadero Avenue

Pictures from Matadero Avenue



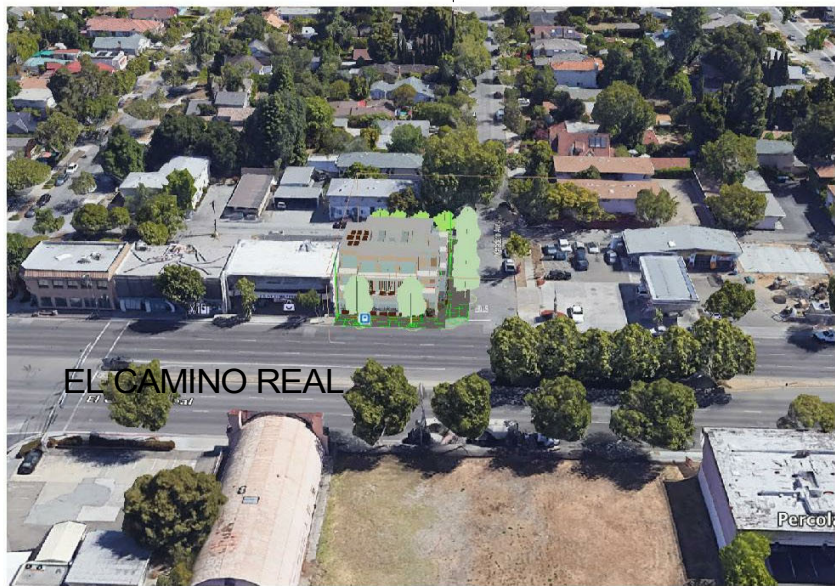
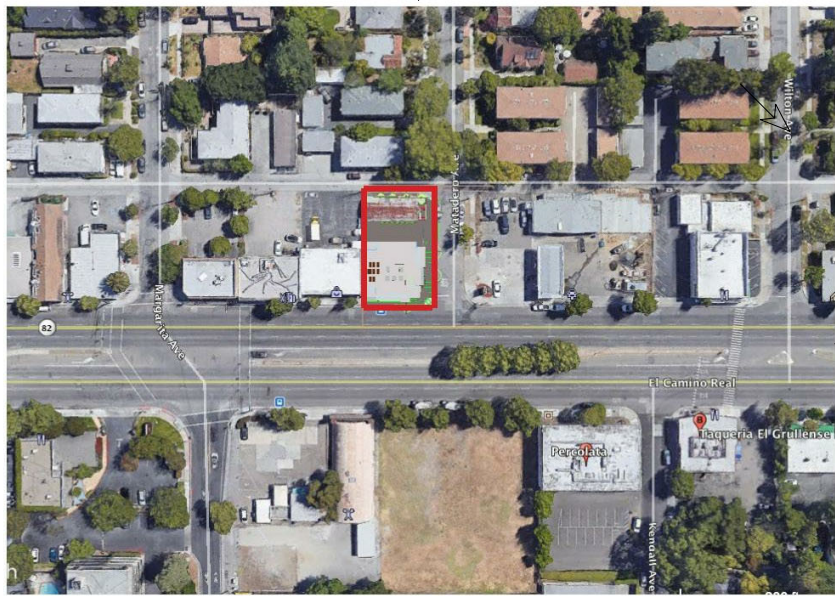
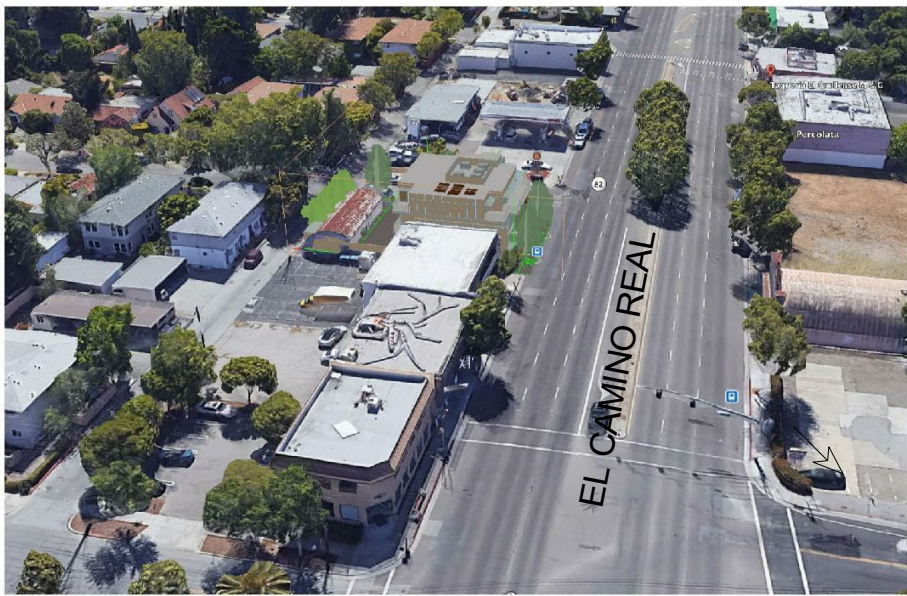
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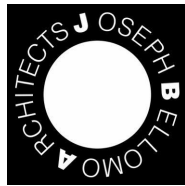
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AERIAL VIEWS OF THE SITE FOR CONTEXT STUDY

AERIAL PLAN VIEW

LEGEND: ↑ SHOWS THE DIRECTION OF THE CAMERA ANGLE



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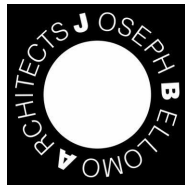
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CONTEXT STUDY

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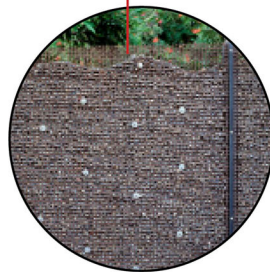
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ROCK WALL



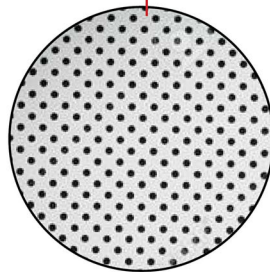
SCREENED CAR PARKING



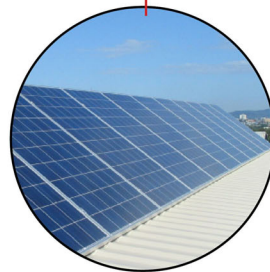
OPERABLE DOORS
AND WINDOWS
WITH LOW-E GLASS



USE OF CAR LIFTS



SCREENING ALL ME-
CHANICAL EQUIPMENT
WITH PERFORATED ALU-
MINUM PANELS



SOLAR PANELS



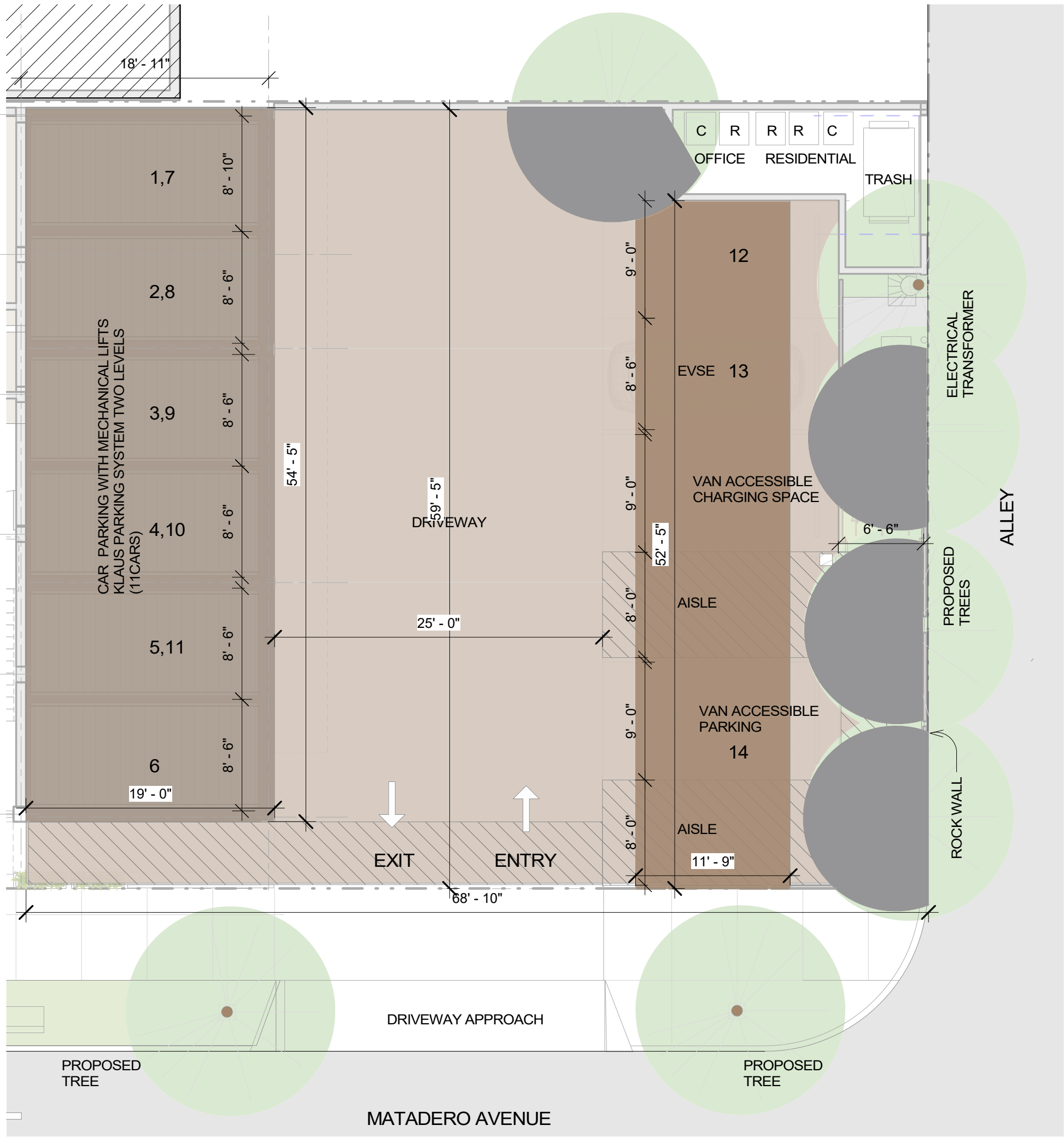
VERTICLE GARDEN
WALL/SOLAAR AND
ACOUSTICAL SCREEN

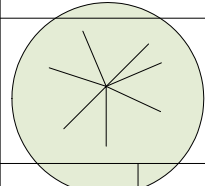






LANDSCAPED TERRACES

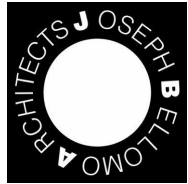


DROUGHT RESISTANT
PLANTS



TREES IN PARKING LOT		
	FLOWERING CHERRY <i>PRUNUS YEDOENSIS</i>	15 YEARS SPREAD IS 16 FT= 200 SQ FT
NO	SHADED AREA	
	TOTAL SHADED AREA SQ FT	PARKING LOT SHADED AREA SQ FT
T1	200	100
T2	200	100
T3	200	100
T4	200	75
	SHADED AREA BY TREES	375
	COVERED PARKING	1035
	TRELLIS SHADE	625
	TOTAL SHADED AREA	2035
	TOTAL AREA OF THE PARING LOT = 3742 SQ FT	
	TOTAL % COVERED= 54.4% (REQUIRED 50%)	

 SHADING AREA CALCULATION
1/16" = 1'-0"



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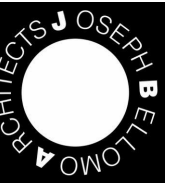
3585 EL CAMINO REAL Palo Alto, CA 94306	SHADING DIAGRAM
--	-----------------

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1 SHADING DIAGRAM
1/8" = 1'-0"



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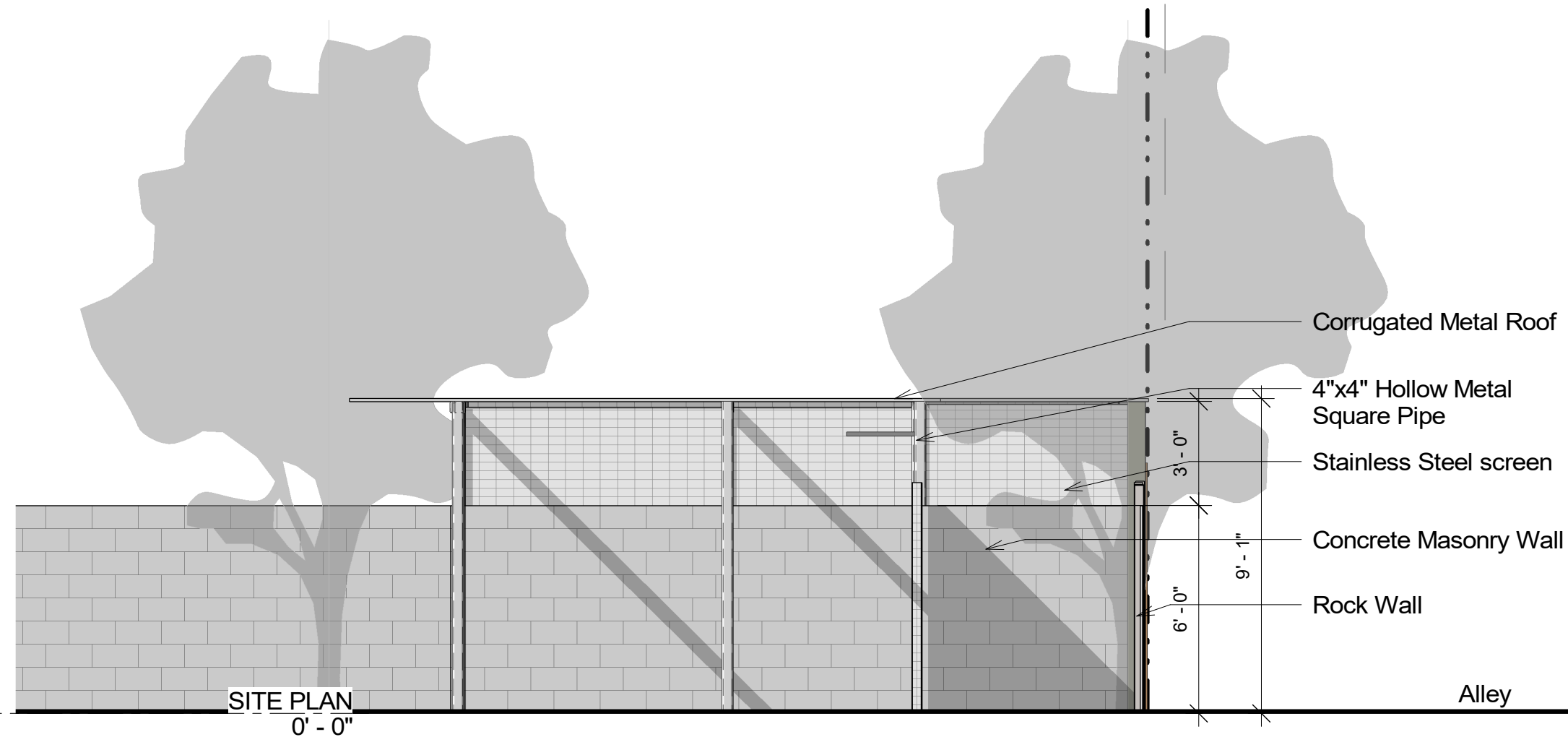
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3585 EL CAMINO REAL Palo Alto, CA 94306	DETAIL TRASH ENCLOSURE
--	------------------------

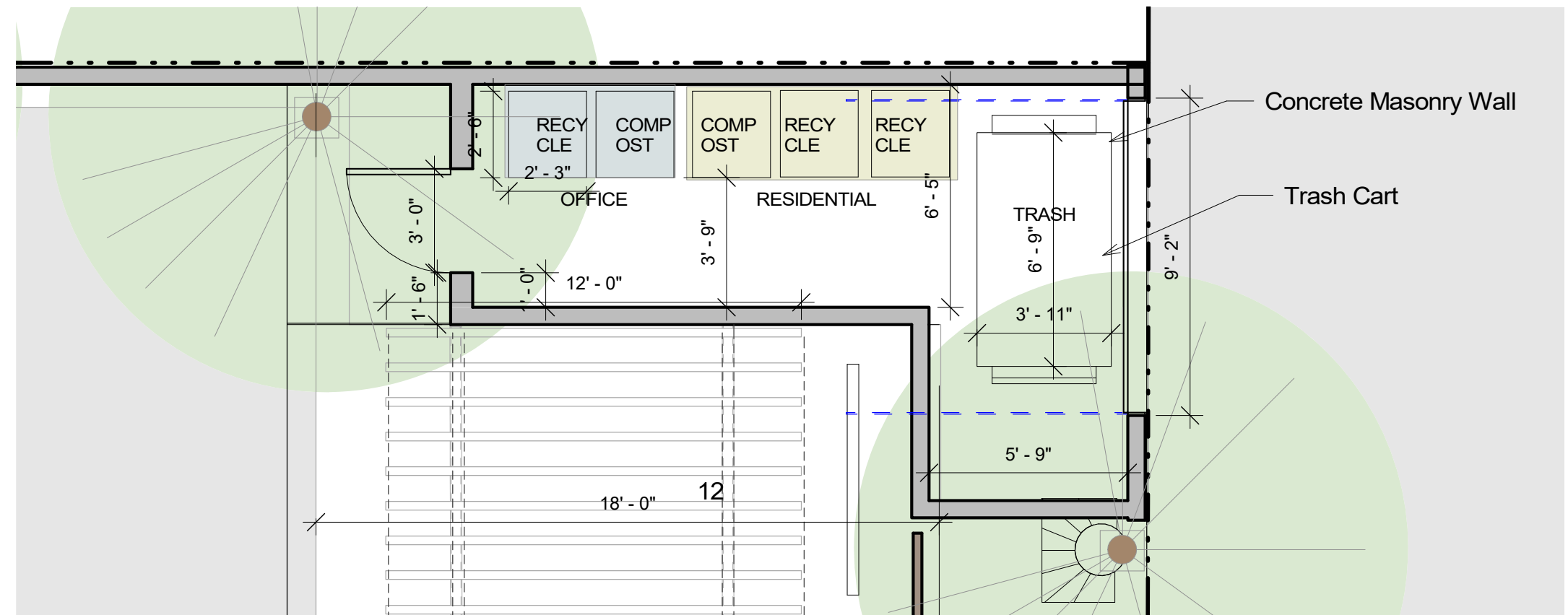
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2 TRASH ENCLOSURE
1/4" = 1'-0"



1 TRASH ENCLOSURE
1/4" = 1'-0"

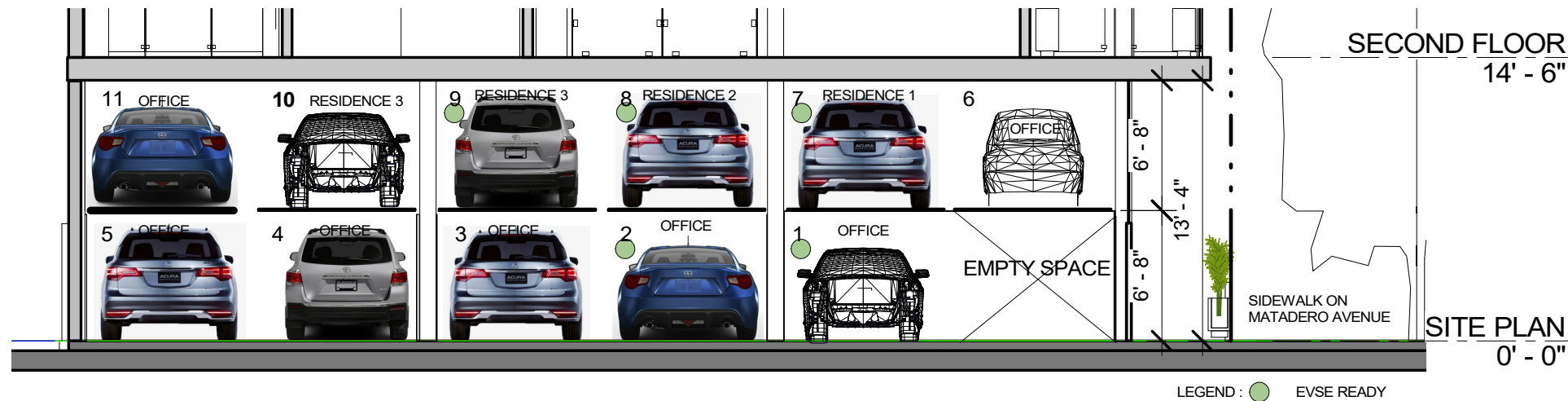
Residential : 2 Recycle Wheeled Carts
1 Compost Wheeled Carts

Office: 1 Recycle Wheeled Cart
1 Compost Wheeled Cart

Wheeled Cart Size: 64 Gallons: 30"x27.5"x 40"

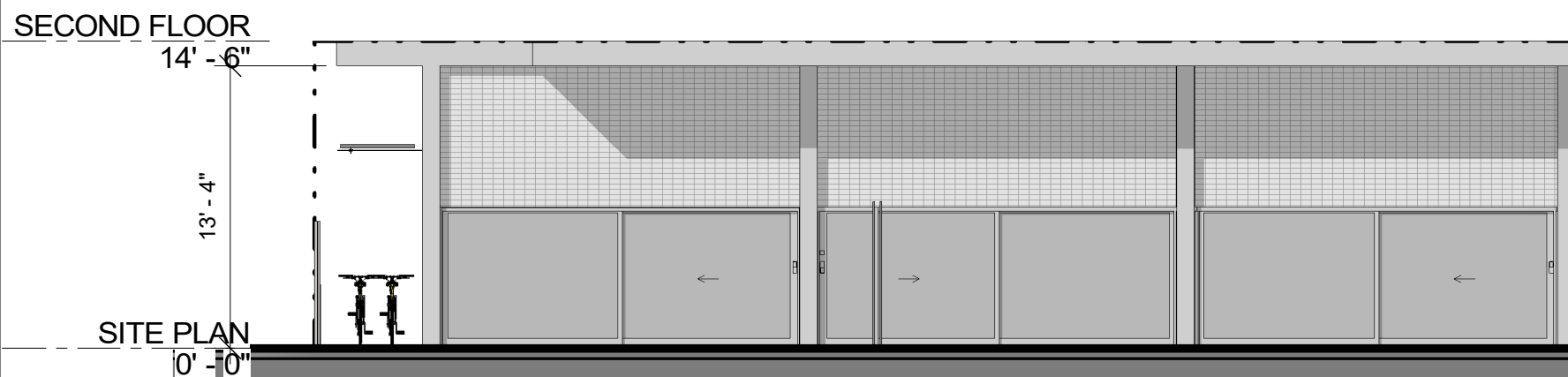
Trash Cart Shared between Residential Units
and Office

Trash Cart size : 3 Cubic Yard Container

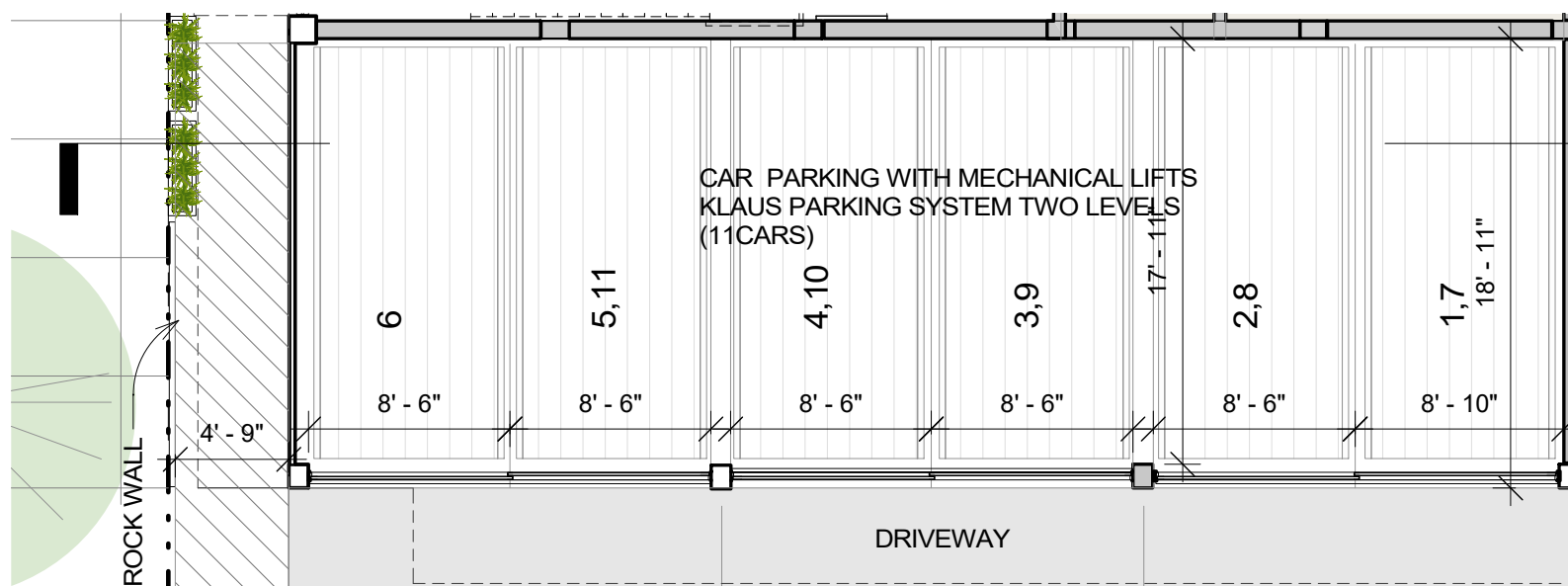


SCHEMATIC VIEW

③ SECTION VEHICULAR PARKING SYSTEM
1/8" = 1'-0"

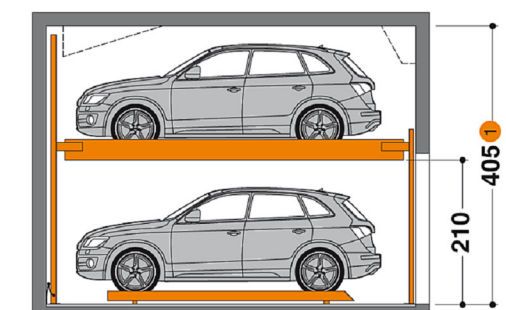


② ELEVATION PARKING
1/8" = 1'-0"



① PARKING PLAN
1/8" = 1'-0"

TrendVario 4200-210



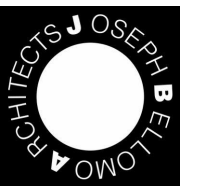
height	car height UF	car height EG
405	175	200

1 If the height is larger, vehicles with the maximum height as applicable for the GF can be parked on the UF, otherwise there will be free space available on the ceiling.

AS PER PAMC THE CAR LIFT SYSTEM WILL FIT A MID SIZE SUV.

KLAUS TRENDVARIO 4200 CAR PARKING SYSTEM

- Our semi-automatic parking systems
- The mobile parking spaces can be shifted both horizontally and vertically.
- 11 parking spaces per system
- single platform widths
- horizontal and vertical movement behind manual or electric gates
- high parking volume
- direct access to each grid required



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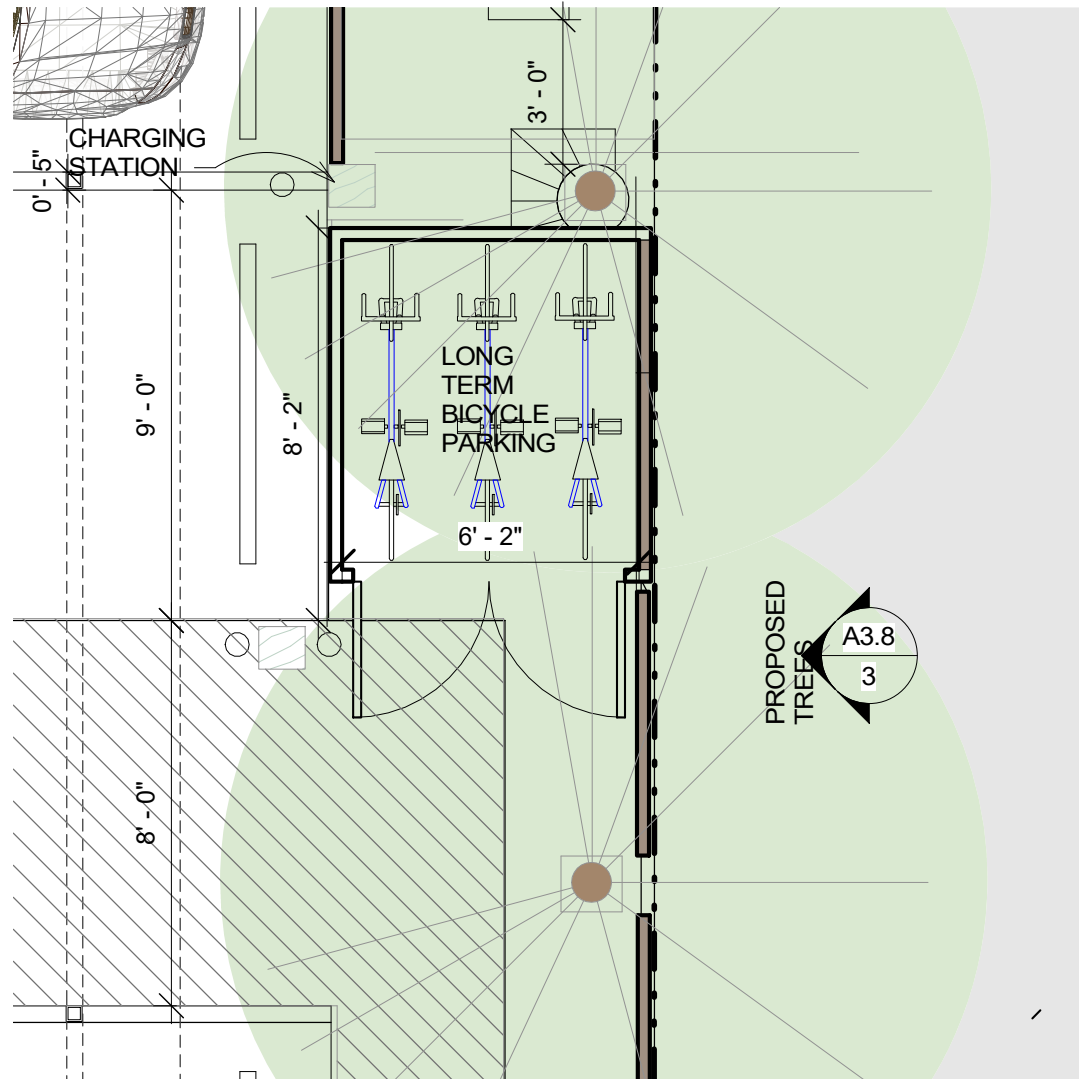
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VEHICULAR LIFT SYSTEM

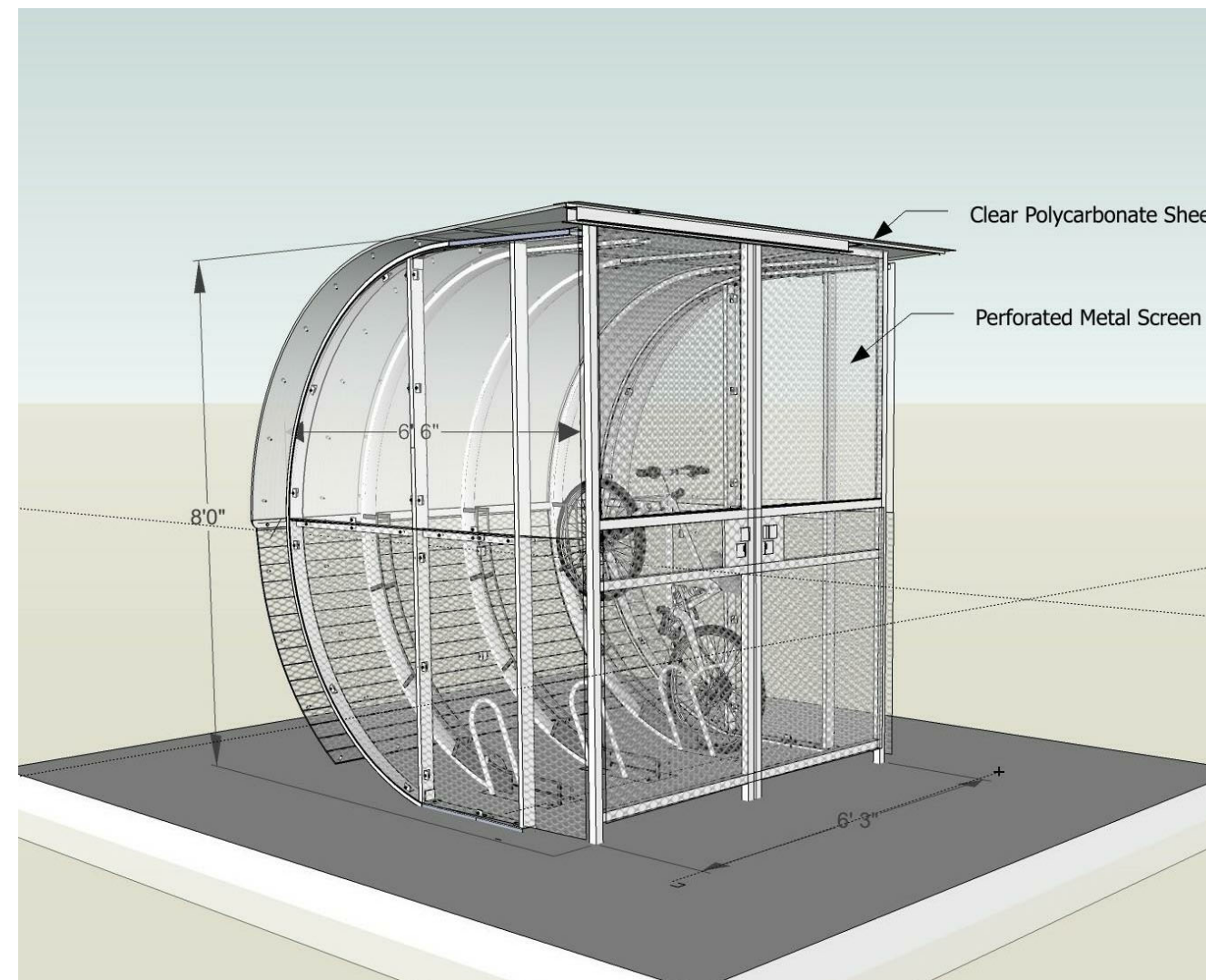
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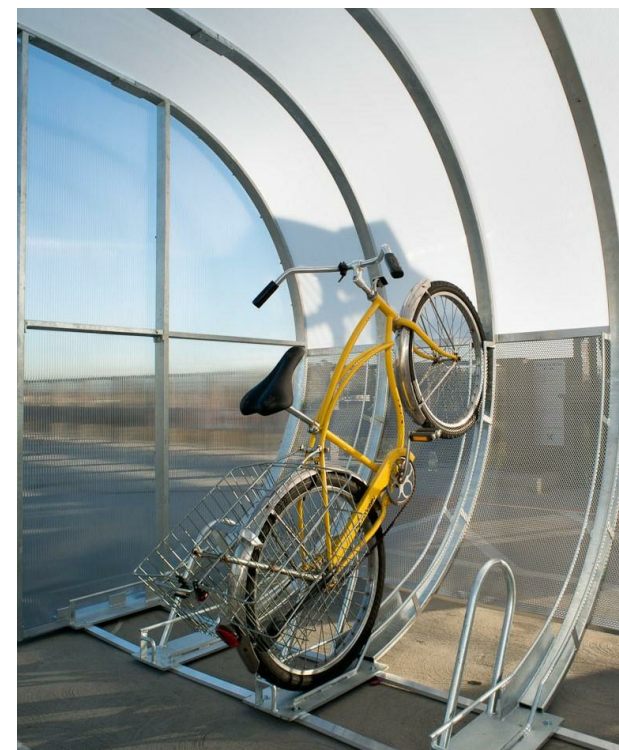
1 LONG TERM BICYCLE PARKING
1/4" = 1'-0"



VIEW OF LONG TERM BICYCLE PARKING ENCLOSURE



SHORT TERM BICYCLE RAC: BIKE ARC PRODUCT



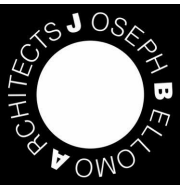
BIKE PARKING RACKS
BY COMPANY "BIKE ARC"

MADE UP OF GALVANIZED STEEL
RACKS

COVERED WITH 8 MM MULTIWALL
POLYCARBONATE ROOF, FRONT/
RARE/UPPERSDEWALLS

16 GA PERFORATED ROUND HOLE
ALUMINUM SIDE WALL PANELS.

PICTURES OF LONG TERM BICYCLE PARKING ENCLOSURE



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LONG TERM BICYCLE PARKING

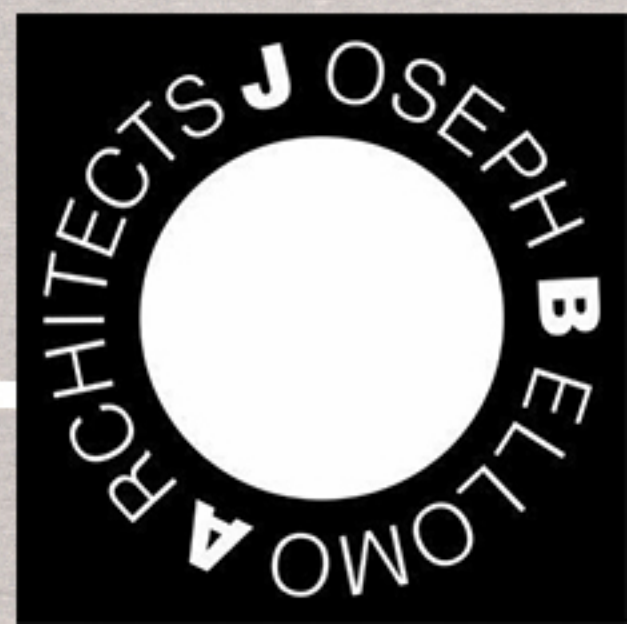
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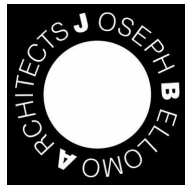




A VIEW FROM MATADERO AVENUE



A VIEW FROM THE CORNER OF MATADERO AVENUE AND THE ALLEY



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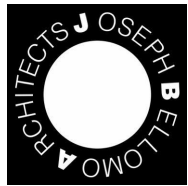
3585 EL CAMINO REAL Palo Alto, CA 94306	VIEW FROM MATADERO AVENUE
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Job Number



A VIEW FROM THE CORNER MATADERO AVENUE AND THE ALLEY



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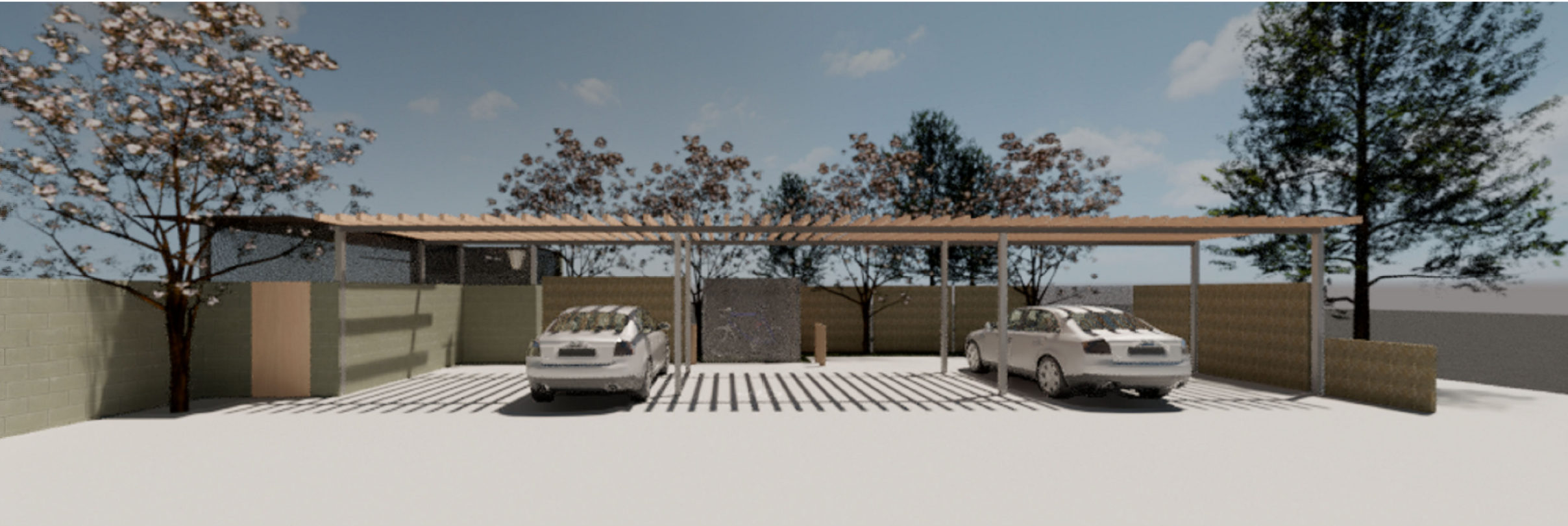
VIEW FROM THE CORNER OF MATADERO AVE
AND THE ALLEY

ARB SUBMITTAL

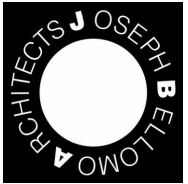
DATE
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A VIEW OF THE BUILDING FROM THE PARKING LOT



A VIEW OF THE OPEN PARKING LOT



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<p>3585 EL CAMINO REAL Palo Alto, CA 94306</p>	<p>VIEW FROM THE PARKING LOT</p>
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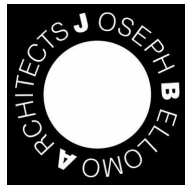
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A VIEW FROM EL CAMINO REAL LOOKING SOUTH WITH TREES



A VIEW FROM EL CAMINO REAL LOOKING SOUTH



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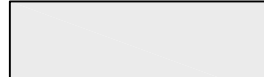

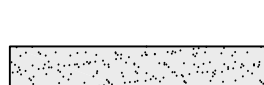
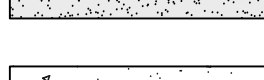
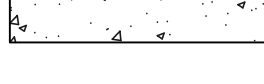
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3585 EL CAMINO REAL Palo Alto, CA 94306	VIEW FROM EL CAMINO REAL
--	--------------------------

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LEGEND

	PROPERTY LINE
	SAWCUT LINE
	DIRECTION OF STEEP SLOPE
	FLOW LINE
	GRADE BREAK
	CONTOURS
	AC PAVEMENT
	DEEP LIFT
	SLURRY SEAL
	CONCRETE SIDEWALK
	PLANTING

GENERAL NOTES

1. THIS PROJECT CREATES/REPLACES LESS THAN 10,000 SQ. FT. OF IMPERVIOUS SURFACE AND THUS IS NOT A C.3 REGULATED PROJECT PER THE SANTA CLARA COUNTY C.3 STORMWATER HANDBOOK.

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Children's Social Measurement Instruments: CONFIDENCE in the Judgment of the Child

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GRADING AND DRAINAGE PLAN

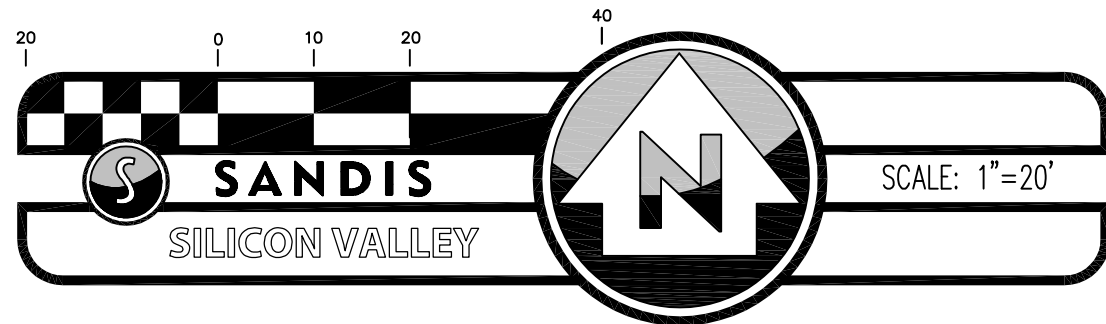
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DATE
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SCALE
1"=10'

Job Number



LEGEND

--- PROPERTY LINE

STORM DRAIN NOTES

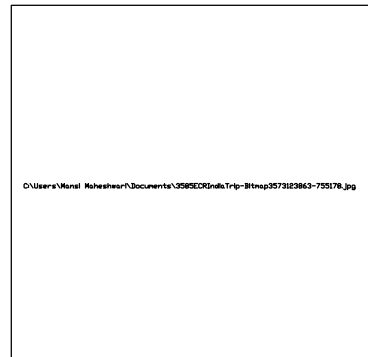
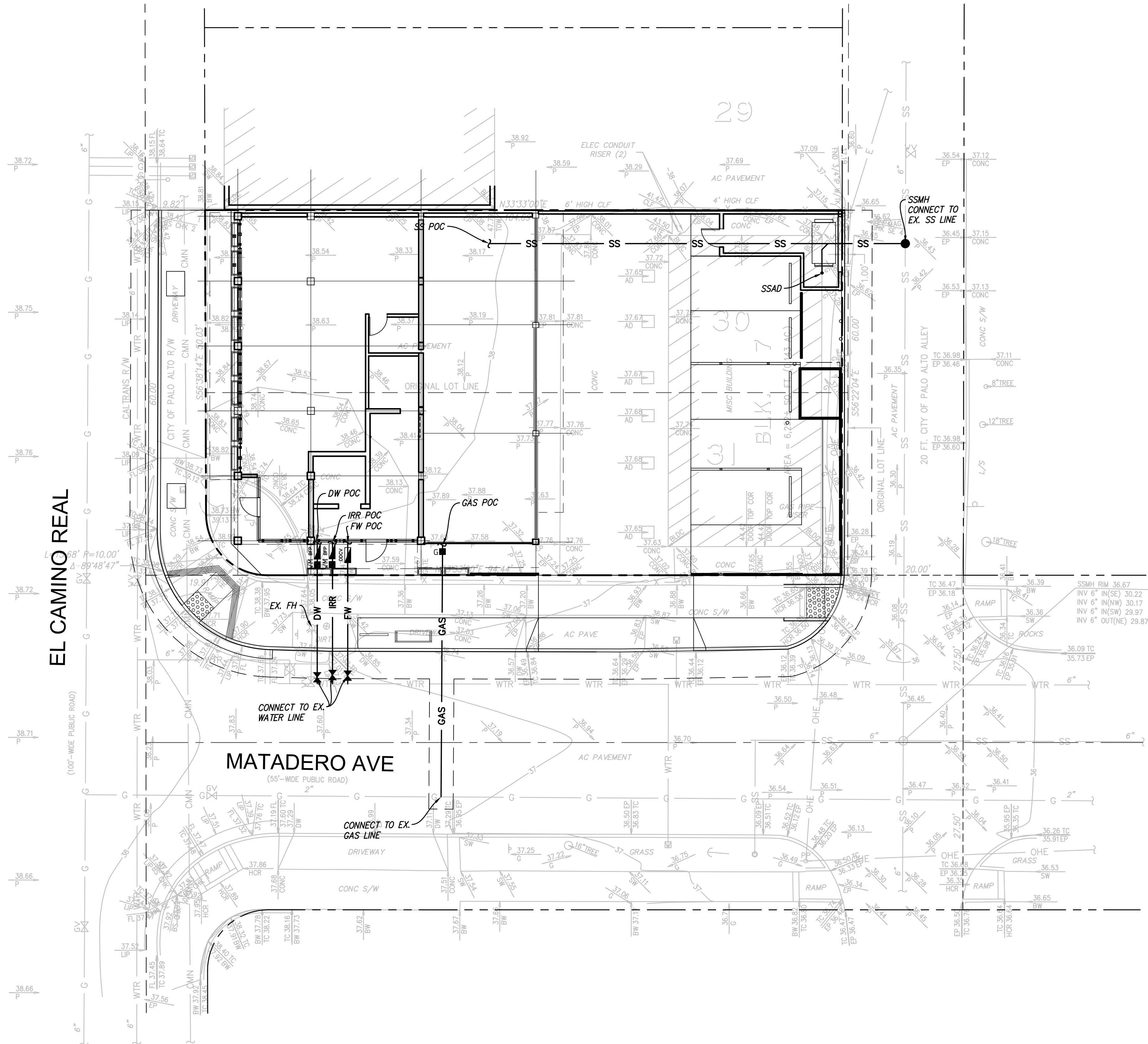
1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
8. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

SANITARY SEWER NOTES

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
2. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELL AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

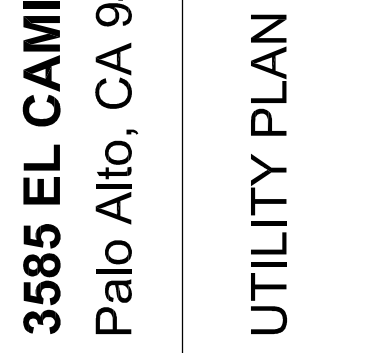
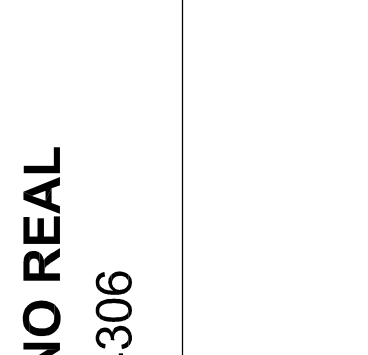
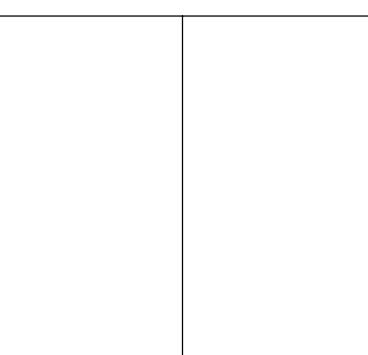
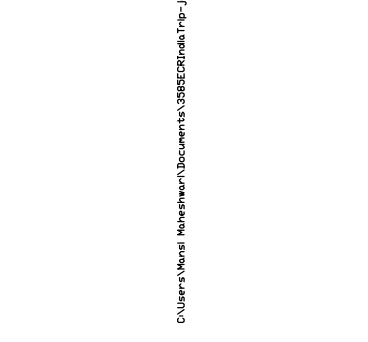
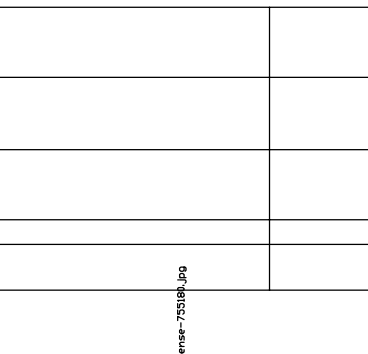
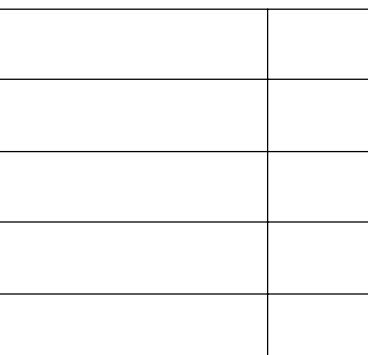
WATER SYSTEM NOTES

1. MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.



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C-3.0

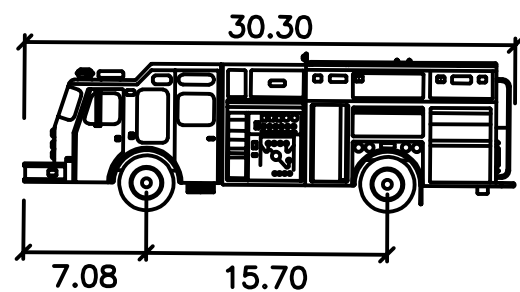
LEGEND



EXISTING FIRE HYDRANT



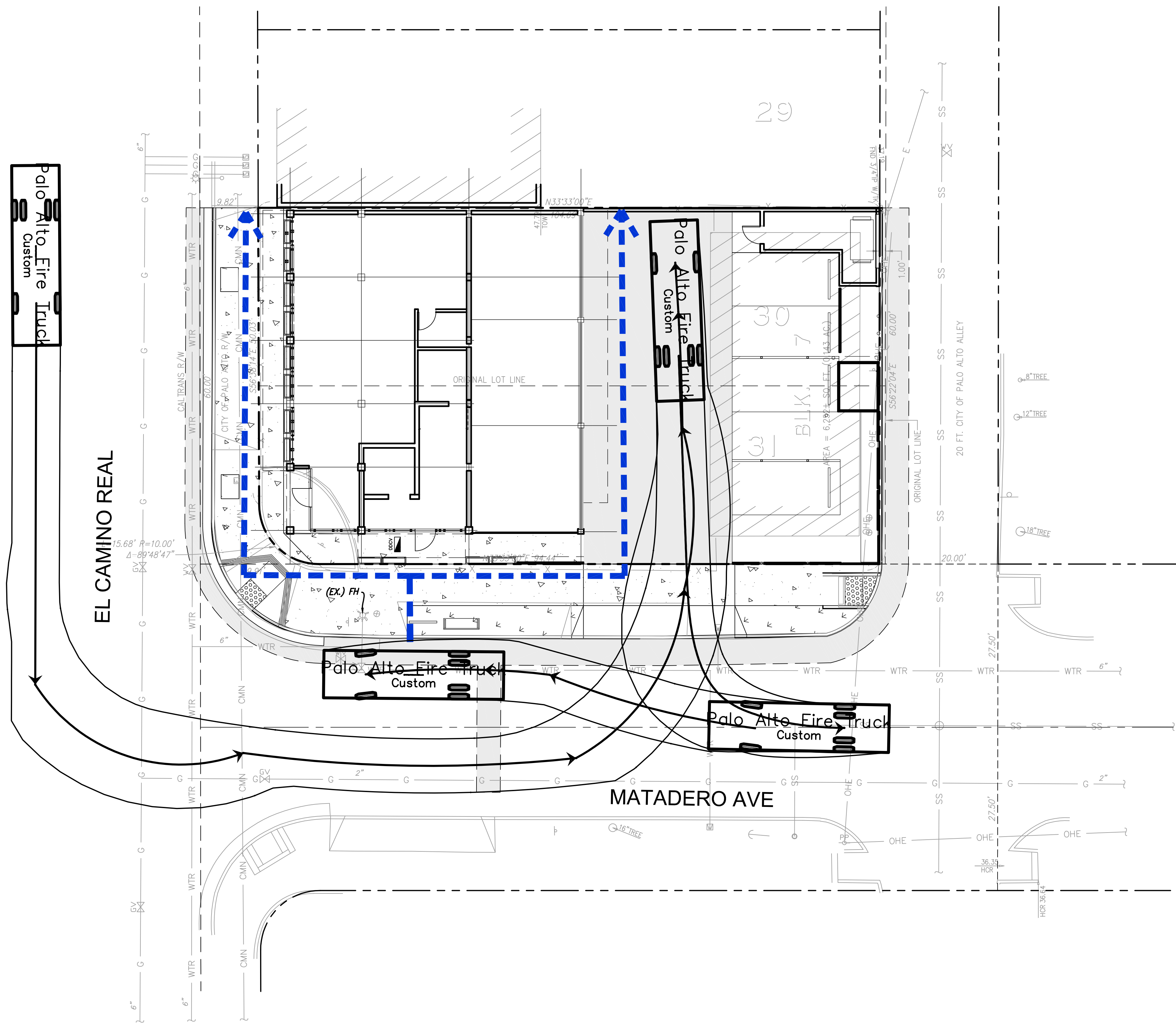
AREA OF HOSE COVERAGE
(MAX HOSE REACH OF 150')



Palo Alto Fire Truck

feet

```
Width           : 8.00
Track           : 8.00
Lock to Lock Time : 6.0
Steering Angle  : 40.0
```



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FIRE ACCESS PLAN

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Job Number

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CITY OF
PALO ALTO

Version 03/1

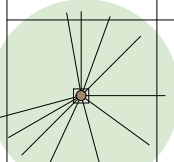
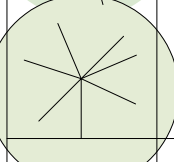



GB-1
TIER 2

Special Inspector Acknowledgement	
The project will be verified by a GREEN BUILDING SPECIAL INSPECTOR	
<p>I have reviewed the project plans and specifications, and they are in conformance with the CALGreen mandatory and elective measures claimed. I have reviewed and understand the after construction requirements below.</p>	
Signature	Date
Print Full Name	
Phone or Email	

SECTION TO BE COMPLETED AFTER CONSTRUCTION



1 LANDSCAPE SITE PLAN
1/16" = 1'-0"

	TREES	QTY.
	LIQUID AMBER <i>LIQUIDAMBAR STYRACIFLUA</i>	5
	FLOWERING CHERRY <i>PRUNUS YEDOENSIS</i>	5
	SHRUBS	
	DOUGLAS IRIS <i>IRIS DOUGLASIANA</i>	
	CREEPERS	
	WISTERIA <i>WISTERIA FRUTESCENS</i>	
	GROUND COVER	
	HORSETAIL <i>EQUISETUM HYEMALE</i>	

PLANT LEGEND
1/16" = 1'-0"



LIQUID AMBER

STREET TREES ON EL CAMINO REAL AND MATADERO AVENUE



LIQUID AMBER



FLOWERING CHERRY

TREES ON THE ALLEY SIDE



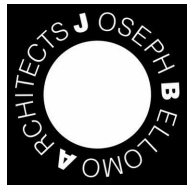
BAMBOO

PLANTERS ON THE FIRST FLOOR



ROCKWALL CLOSER VIEW

ROCK WALL ON THE ALLEY SIDE

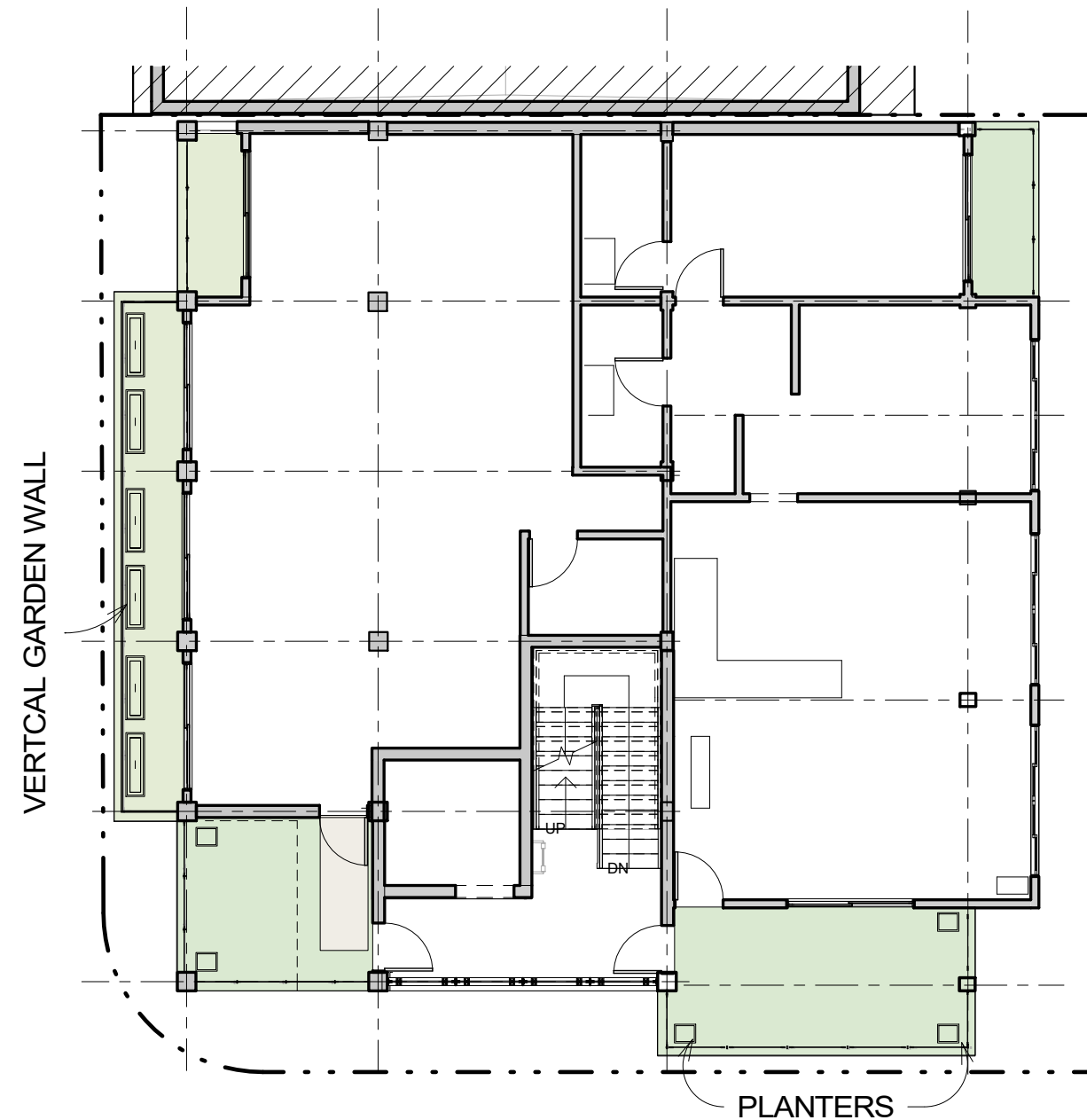


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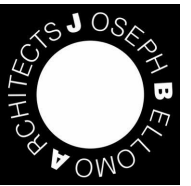
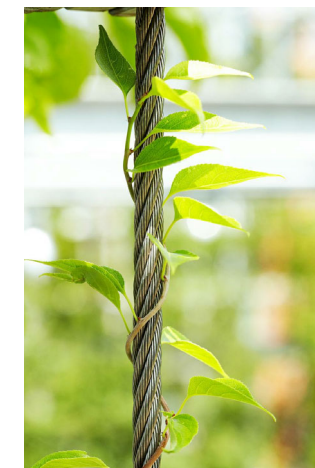
① SECOND FLOOR PLAN
3/32" = 1'-0"



② THIRD FLOOR PLAN
3/32" = 1'-0"

Vertical Garden Screen

- Façade greening is an efficient and cost-effective measure for upgrading urban spaces and a versatile architectural design elements
- Use of Jakob System: Cable and rope wire systems consist of a kit of parts that includes high-tensile steel cables, wire trellises, anchors, spacers, and supplementary equipment. Vertical and horizontal wires can be connected through cross clamps to form a flexible trellis system in various sizes and patterns.
- Greening brings nature back to the city and makes urban spaces more livable.
- Reduces noise due to sound reflection and absorption
- Additional greened surfaces promotes oxygen generation while trapping dust and pollutants.



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LANDSCAPE SECOND FLOOR

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Make sure your crews and subs do the job right!

For detailed information on Palo Alto's regulated trees and protection during development, review the **City Tree Technical Manual** (TTM) found at www.cityofpaloalto.org/trees/.

<p>City of Palo Alto 250 Hamilton Avenue, Palo Alto, CA 94301</p>			
Search:	<input type="text"/>	<input type="button" value="Advanced"/>	<input type="button" value="Browse By Topic"/>
Home > Planning & Community Environment			

HOME

- City-owned Trees
- Privately-owned Trees
- About the Tree Ordinance
- Title 8.10
- Heritage Trees
- Forms
- Tree Technical Manual
- FAQs
- Contact Us
- Resources

Tree Technical Manual

To purchase the Tree Technical Manual

June, 2001 First Edition

View by section:

- Table of Contents (PDF, 87KB)
- Intent and Purpose (PDF, 1.05MB)
- Introduction - Use of Manual (PDF, 1.05MB)
- Section 1.0 - Definitions (pdf, 84kb)
- Section 2.0 - Protection of Trees During Construction (PDF, 259KB)
- Section 3.0 - Removal, Replacement & Planting of Trees (PDF, 117KB)
- Section 4.0 - Hazardous Trees (PDF, 109KB)
- Section 5.0 - Tree Maintenance Guidelines (PDF, 110KB)
- Section 6.0 - Tree Reports (PDF, 84KB)

View ALL sections:

- Tree Technical Manual - Full (PDF, 1.84MB)

APPENDICES

- A: Palo Alto Municipal Code Chapter 8.10, Tree Preservation & Management Regulations
- B: Tree City - USA
- C: ISA Hazard Evaluation Form
- D: List of Inherent Failure Patterns for Selected Species (Reference source)
- E: Tree Pruning Guidelines (PDF, 1.85MB)
- F: Tree Care Safety Standards, ANSI Z133.1-1994 (Reference source)
- G: Pruning Performance Standards, ANSI A300-1995 (Reference source) H: Tree Planting Details, Diagram 504 & 505
- I: Tree Disclosure Statement
- J: Palo Alto Standard Tree Protection Instructions

PALO ALTO STREET TREE PROTECTION INSTRUCTIONS

—SECTION 31—

APPENDIX J

31-1 General

- a. **Tree protection has three primary functions:** 1) to keep the foliage canopy and branching structure clear from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact and non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted to those previously approved.
- b. **The Tree Protection Zone (TPZ)** is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet, whichever is greater, enclosed by fencing.

31-2 Reference Documents

- a. **Detail 088** – Illustration of situations described below.
- b. **Tree Technical Manual (TTM) Forms** (<http://www.cityofpaloalto.org/trees/>)
 1. Trenching Restoration Forms (TTM, Section 2.00C)
 2. Arborist Reporting Protocol (TTM, Section 6.30)
 3. Site Plan Requirements (TTM, Section 6.30)
 4. Tree Disclosure Statement (TTM, Appendix J)
- c. **Street Tree Verification (STV) Form** (<http://www.cityofpaloalto.org/trees/forms>)


31-3 Excavation

- a. **Type I Tree Protection:** The fence shall enclose the entire TPZ of the trees to be protected throughout the life of the construction project. If the parking area, or if the fencing is located on top of or on concrete that will be demolished, then the posts may be supported by an appropriate grade concrete base, if approved by Public Works Operations.
- b. **Type II Tree Protection:** For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.
- c. **Type III Tree Protection:** To be used only with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing directed by the City Arborist.
- d. **Sign, type and area to be fenced:** Signs shall be placed at the intersection of the TPZ with the 6' foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved by the City STV Form.
- e. **Warning signs:** A warning sign shall be weather proof and prominently displayed on each fence at 20-foot intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: **WARNING – Tree Protection Zone**. This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."f.
- f. **Disturbance:** Tree fencing shall be erected before demolition, grading or construction begins and remain in place until final inspection of the project is complete for any specially allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.
- g. **During construction**
 1. All neighbors' trees that overhang the project site shall be protected from impact of any kind.
 2. The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.6A.070 of the Palo Alto Municipal Code.
 3. The following tree preservation measures apply to all trees to be retained:
 - a. No storage of material, tools, vehicles or equipment shall be permitted within the TPZ.
 - b. The ground under and around the tree canopy area shall not be altered.
 - c. Trees to be retained shall be irrigated, arborized and maintained as necessary to ensure survival.

END OF SECTION

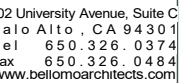
City of Palo Alto 2004 Standard Drawings and Specifications
Street Tree Protection Drawing, PWE, Section 31

Revised 08/06

 <p>City of Palo Alto Tree Department Public Works Operations PO Box 10250 Palo Alto, CA 94303 415-864-5983 FAX: 650-852-3289 treeprotection@CityofPaloAlto.org</p>	<h2 style="text-align: center;">Verification of Street Tree Protection</h2>
<p><i>Applicant Instructions: Complete upper portion of this form. Mail or FAX this form along with signed Tree Disclosure Statement to Public Works Dept. Public Works Tree Staff will inspect and notify applicant.</i></p>	
APPLICANT DATE: 	
ADDRESS/LOCATION OF STREET TO BE PROTECTED: 	
APPLICANT'S NAME: 	
APPLICANT'S ADDRESS: 	
APPLICANT'S TELEPHONE & FAX NUMBERS: 	
<p><i>This section to be filled out by City Tree Staff</i></p>	
1. The Street Trees at the above address(es) are adequately protected. The type of protection used is: 	<div style="display: flex; justify-content: space-between;"> YES <input type="checkbox"/> NO* <input type="checkbox"/> </div> <p style="text-align: right;">* If NO, go to #2 below</p>
Inspected by: 	
Date of Inspection: 	
2. The Street Trees at the above address are NOT adequately protected. The following modifications are required: Indicate how the required modifications were communicated to the applicant. 	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<p><i>Subsequent Inspection</i></p>	
Street trees at above address were found to be adequately protected: 	<div style="display: flex; justify-content: space-between;"> YES <input type="checkbox"/> NO* <input type="checkbox"/> </div> <p style="text-align: right;">* If NO, indicate in "Notes" below the disposition of case.</p>
Inspected by: 	
Date of Inspection: 	
<p>Notes: List City street trees by species, size, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.</p>	
<p style="text-align: center;">Return approved sheet to Applicant for demolition or building permit issuance.</p>	

S:\PW\GIS\TreeDS\TreeProt.pdf
5/17/06

<h1 style="text-align: center;">---WARNING---</h1> <h2 style="text-align: center;">Tree Protection Zone</h2>	
<p>This fencing shall not be removed without City Arborist approval (650-496-5953)</p>	
<p>Removal without permission is subject to a \$500 fine per day*</p>	
<p>*Palo Alto Municipal Code Section 8.10.110</p>	
<p>City of Palo Alto Tree Protection Instructions are located at http://www.city.palo-alto.ca.us/trees/technical-manual.html</p>	
SPECIAL INSPECTIONS	PLANNING DEPARTMENT
TREE PROTECTION INSPECTIONS MANDATORY	
<p>PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL ENSURE PROJECT SITE ARBORIST IS PERFORMING REQUIRED TREE INSPECTION AND SITE MONITORING. PROVIDE WRITTEN MONTHLY TREE ACTIVITY REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE REVIEW STAFF BEGINNING 14 DAYS AFTER BUILDING PERMIT ISSUANCE.</p>	
BUILDING PERMIT DATE:	_____
DATE OF 1 ST TREE ACTIVITY REPORT:	_____
CITY STAFF:	_____
<p>REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY REPORT SHALL CONFORM TO SHEET T-1 FORMAT. VERIFY THAT ALL TREE PROTECTION MEASURES ARE IMPLEMENTED AND WILL INCLUDE ALL CONTRACTOR ACTIVITY. SCHEDULED OR UNSCHEDULED, WITHIN A TREE PROTECTION ROOT ZONE. NON-COMPLIANCE IS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFERENCE: PALO ALTO TREE TECHNICAL MANUAL SECTION 2.00 AND ADDENDUM 11.</p>	



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3585 EL CAMINO REAL
Palo Alto, CA 94306

FREE PROTECTION PLAN

RB SUBMITTAL

DATE
05/06/2019

SCALE
PRINTABLE TO SCALE FORMAT 12" X 18"

Job Number

A copy of T-1 can be downloaded at
<http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460>

1

Make sure your crews and subs do the job right!

BE PROTECTED
III PROTECTION

15' - 2"

RETAIL SHOPS

104' - 8"

ALLEY

23' - 0"

32' - 8"

26' - 0"

6' - 9"

Ø 10' - 0"

Ø 10' - 0"

Ø 16' - 0"

TREES TO BE PROTECTED
WITH TYPE III PROTECTION

TPZ

APARTMENT COMPLEX

overhanging

property line

mino Real.

property line

cross the

A3.14

2

MATADERO AVENUE

Zone

Notes:
No existing tree on or overhanging the property.
One tree adjacent to property line on side walk on El Camino Real.
Three tree adjacent to property line on a private property across the Alley.

LEGEND:

Tree Protection Zone

SITE PLAN (EXISTING TREES
LOCATION)
1/16" = 1'-0"

102 University Avenue, Suite C
Palo Alto, CA 94301
Tel 650.326.0374
Fax 650.326.0484
www.bellomoarchitects.com

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[illegible]

3585 EL CAMINO REAL
Palo Alto, CA 94306

TREE PROTECTION PLAN

ARB SUBMITTAL

DATE	05/06/2019
SCALE	PRINTABLE TO SCALE FORMAT 12" X 18"
Job Number	

T-2



All other tree-related reports shall be added to the space provided on this sheet (adding as needed)
Include this sheet(s) on Project Sheet Index or Legend Page.
A copy of T-1 can be downloaded at
<http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460>

Special Tree Protection Instruction Sheet

City of Palo Alto



T2



REGULATED TREE ON SIDE WALK ON EL CAMINO REAL SIDE
PROTECTION: TYPE III
TREE PROTECTION ZONE: 10' 0" DIA METER.

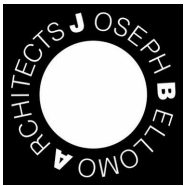


ORANGE TREE ON PRIVATE PROPERTY ALONG
THE ALLEY
PROTECTION: TYPE III
TREE PROTECTION ZONE: 16'-0" DIAMETER.



AVOCADO TREE AND LEMON TREE ON PRIVATE
PROPERTY ALONG THE ALLEY
PROTECTION: TYPE III
TREE PROTECTION ZONE: 10'-0" DIAMETER EACH.

TREES WITHIN 30'-0" OF THE PROPERTY LINE.



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3585 EL CAMINO REAL Palo Alto, CA 94306	EXITING TREES ADJACENT TO THE PROPERTY
--	--

ARB SUBMITTAL

DATE
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Multi-family and Non-Residential EVSE Parking Requirements Calculator

City of Palo Alto - EVSE Ordinance No. 5263



Note: This tool is provided for compliance assistance and is not a required submittal. For mixed-use projects, the EVSE parking requirements shall be individually applied to spaces designated for residential and non-residential construction. The percentage calculation shall be applied separately for accessible parking spaces. For location, circuit capacity, and definitions, see Ordinance 5263. Requirements in Ordinance 5263 are in addition to those requirements identified in CGBC 5.106.5.2 for Designated Parking for Low Emitting Vehicles/Carpools/Vanpools/EV.

Enter project data in yellow fields

Calculated data

Total Required parking

Multi-Family New Construction

Enter # of Residential units without individual attached parking

3

Residential spaces that must supply EVSE Ready, or EVSE Installed

3

Enter # of Residential units with individual attached parking

0

Residential units with tuck-under garages that must supply at least one (1) EVSE Ready, or EVSE Installed

0

Enter # of Parking Spaces Provided for Guests

0

+

0

Guest spaces that must be EVSE Installed (minimum of 1)

0

Required # of EVSE Ready, or EVSE Installed (Guest + Resident)

3

Required # EVSE Installed (Guest Only)

0

Non-Residential New Construction

Enter total number of # Parking Spaces

10

Non-residential spaces that must supply Conduit Only, EVSE Ready, or EVSE Installed (25% of Spaces)

3

Non-residential spaces that must supply EVSE Installed (5%, minimum of 1)

1

Required # of Conduit Only, EVSE Ready, or EVSE Installed (Non-Residential)

2

Required # EVSE Installed (Non-Residential)

1

Hotel New Construction

Enter total number of # Parking Spaces

0

Non-residential spaces that must supply Conduit Only, EVSE Ready, or EVSE Installed (30% of Spaces)

0

Non-residential spaces that must supply EVSE Installed (5%, minimum of 1)

0

Required # of Conduit Only, EVSE Ready, or EVSE Installed

0

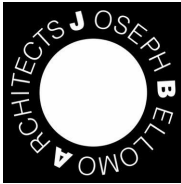
Required # EVSE Installed

0

Mixed Use Building Floor Areas										
		Existing above grade	Additional Area	ADA Bonus (not incl in max floor area)	Seismic Bonus	Historic Bonus	Permitted Floor Area	Proposes Floor Area	Permitted FAR	Proposed FAR
3585 El Camino Real		800 approx		0	0	0				
Commercial Totals		-	2500	-	-	-	3126	2500	0.5	0.4
Residential Area			4290				9378	4289	1.5	0.68
Total Building Area			6790				12504	6766	2	1.08

PARKING REQUIREMENTS

	SF/Units	Rate	Vehicle Parking Requirement	Vehicle Parking Provided	Bike Parking Required	Bike Parking Provided
Proposed office	2500	1/250 SF	10	10	1	1
Proposed Residential	2-1 Bedroom Units	1 per 1 bedroom unit	2	2	2	2
	1- 2 Bedroom Unit	2 per Unit	2	2	1	1
Net Required			14	14	4	4



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PARKING CALCULATIONS

ARB SUBMITTAL

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