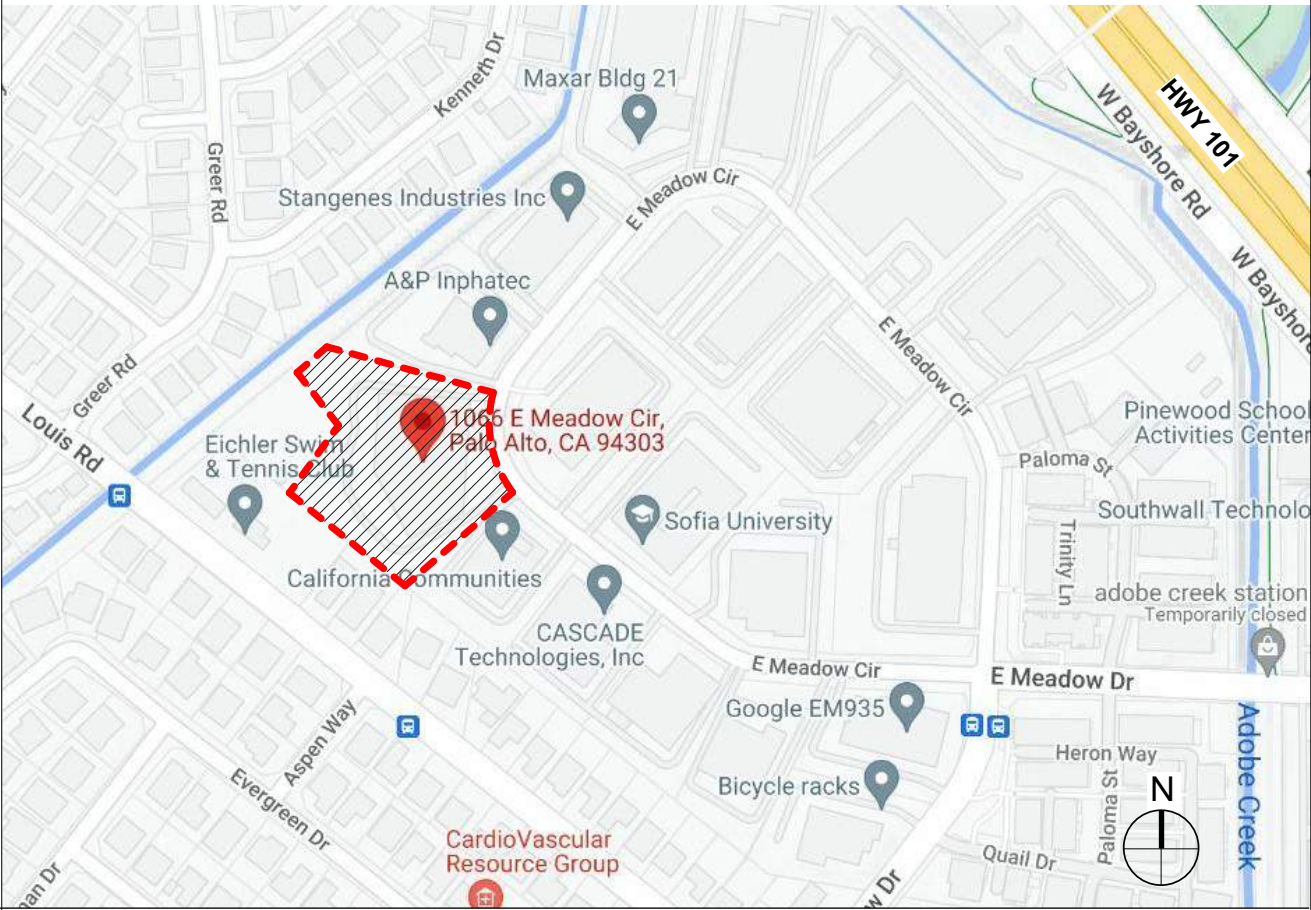
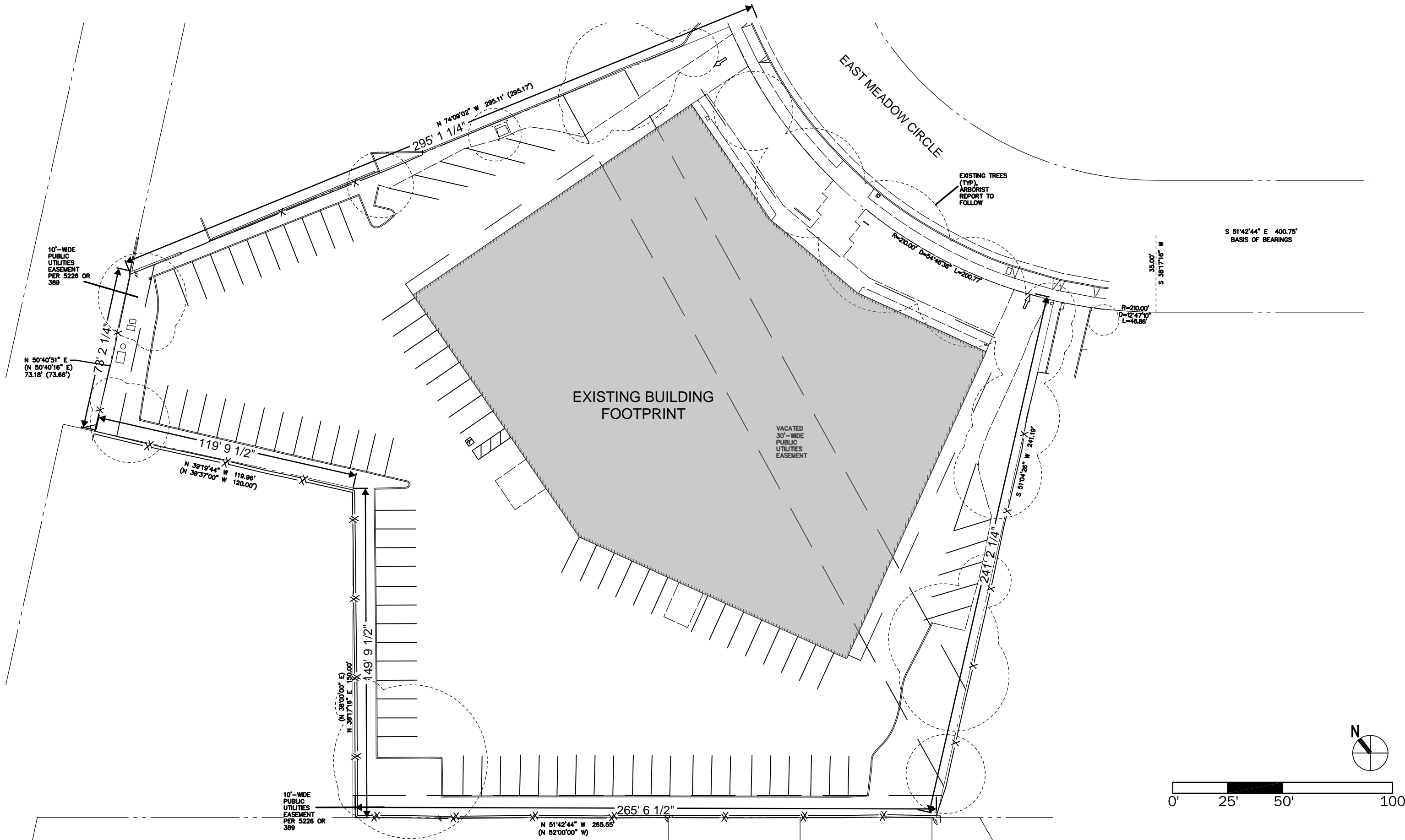


PROJECT DATA

PROJECT ADDRESS:	1066 EAST MEADOW CIRCLE, PALO ALTO, CA 94303
ASSESSOR'S PARCEL NUMBER:	127-10-050
ZONING DISTRICT:	ROLM (RESEARCH, OFFICE AND LIGHT MANUFACTURING)
NET LOT AREA:	101,608 SF (2.33 ACRES)
FLOOR AREA RATIO:	0.4:1
- ALLOWBLE PER FAR:	40,643 SF
- BONUS FOR CHILDCARE FACILITIES:	12,187 SF (SEE BELOW FOR CALCULATION)*
- MAX FLOOR AREA ALLOWED:	52,830 SF
- PROPOSED:	46,641 SF
	<b>PER PA MUNICIPAL CODE SECTION 18.20.040(d):</b> <i>Floor area operated as a licensed child care facility shall not be included when calculating floor area ratios for a site. In addition, the permitted floor area on the site shall be increased by an amount equal to fifty percent (50%) of the floor area of the child care facility. The floor area bonus is not exempt from parking requirements and shall not be granted unless the director determines that on-site circulation (including for pick-up and drop-off) for the child care facility is adequate.</i>
	CHILDCARE BONUS = 1.5 x GROSS FLOOR AREA OF CHILDCARE PROGRAMS 1.5 x 8,125 SF = 12,187 SF
LOT COVERAGE:	<b>30% COVERAGE ALLOWED</b>
- ALLOWABLE:	30,482.3 SF (30%)
- PROPOSED:	25,876 SF (25.5%)
MAXIMUM BUILDING HEIGHT:	35 FT (STANDARD) 25 FT (WITHIN 40 OF A RESIDENTIAL ZONE)
SETBACKS:	20 FT (FRONT, REAR, INTERIOR SIDE YARD & STREET SIDE YARD)
VEHICULAR PARKING CALCULATION:	
- DAY CARE CENTERS:	1 SPACE PER 1.5 EMPLOYEES [(8 CLASSROOMS x 3 TEACHERS) + 3 ADMINISTRATORS] / 1.5 = 18 SPACES
- PRIVATE ELEMENTARY SCHOOLS, K-5:	2 SPACES PER TEACHING STATION 20 CLASSROOMS x 2 = 40 SPACES
- TOTAL VEHICULAR PARKING REQ'D:	58 SPACES
- TOTAL VEHICULAR PARKING PROVIDED:	58 SPACES
BICYCLE PARKING REQUIRED:	77 SHORT TERM SPACES
BICYCLE PARKING PROVIDED:	NOT YET DESIGNED

VICINITY MAP





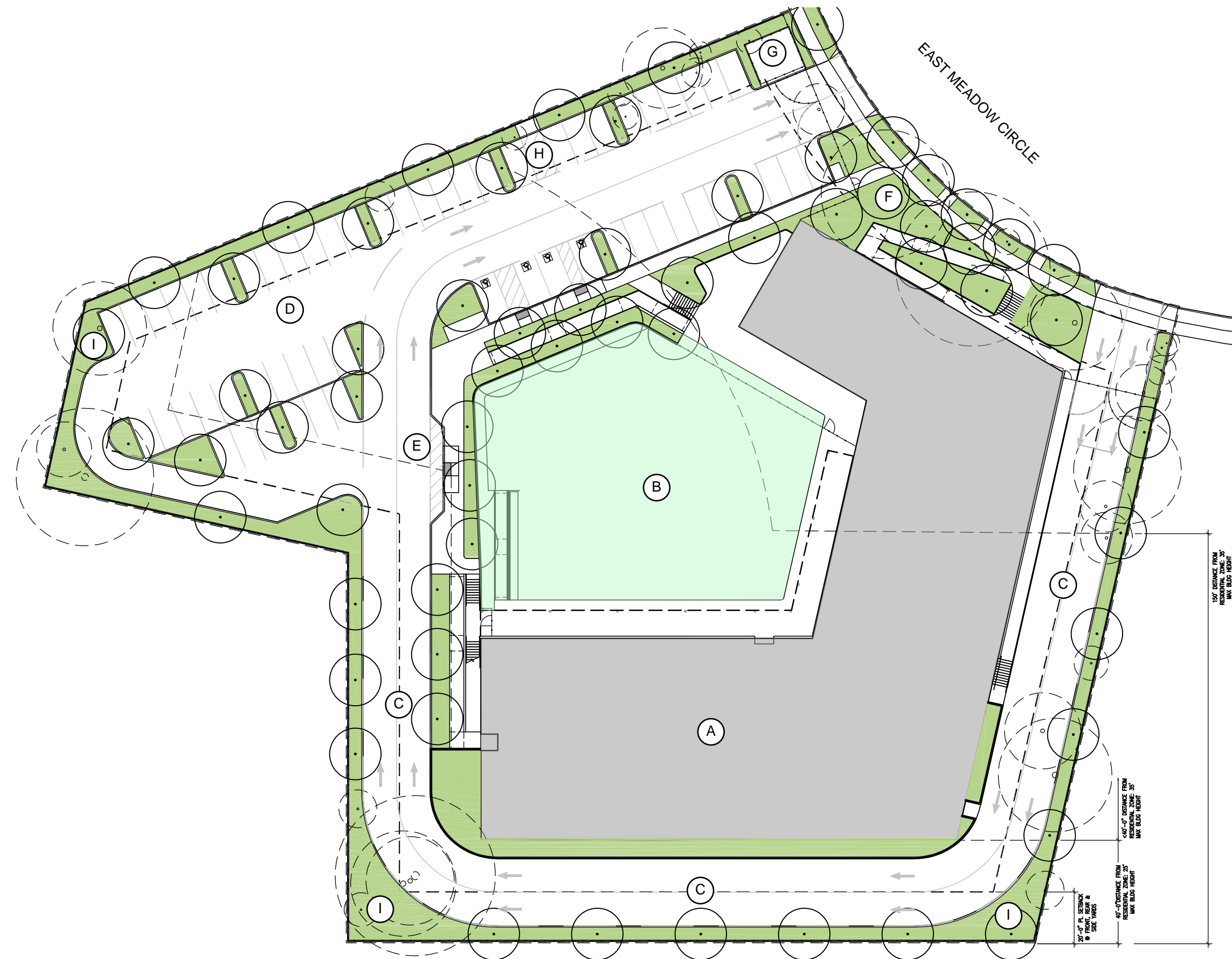
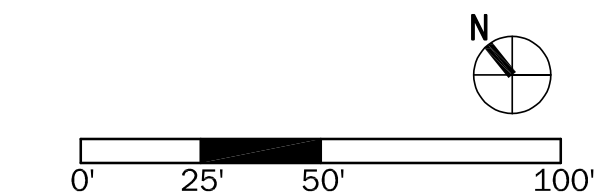
Studio  
Bondy  
Architecture

SILICON VALLEY INTERNATIONAL SCHOOL  
1066 E. MEADOW CIRCLE  
PRELIMINARY ARCHITECTURAL REVIEW BOARD APPLICATION

DATE:: 11/30/2023 | SCALE:: 1:40

SHEET NO::  
EXISTING SITE PLAN

- Ⓐ Proposed building footprint
- Ⓑ Play yard, see page 7 for landscape plans
- Ⓒ Drive aisles
- Ⓓ 58 Parking spaces
- Ⓔ Student pick-up / drop-off
- Ⓕ Bike parking
- Ⓖ Trash enclosure
- Ⓗ Existing transformer
- Ⓘ Green perimeter, 5' minimum



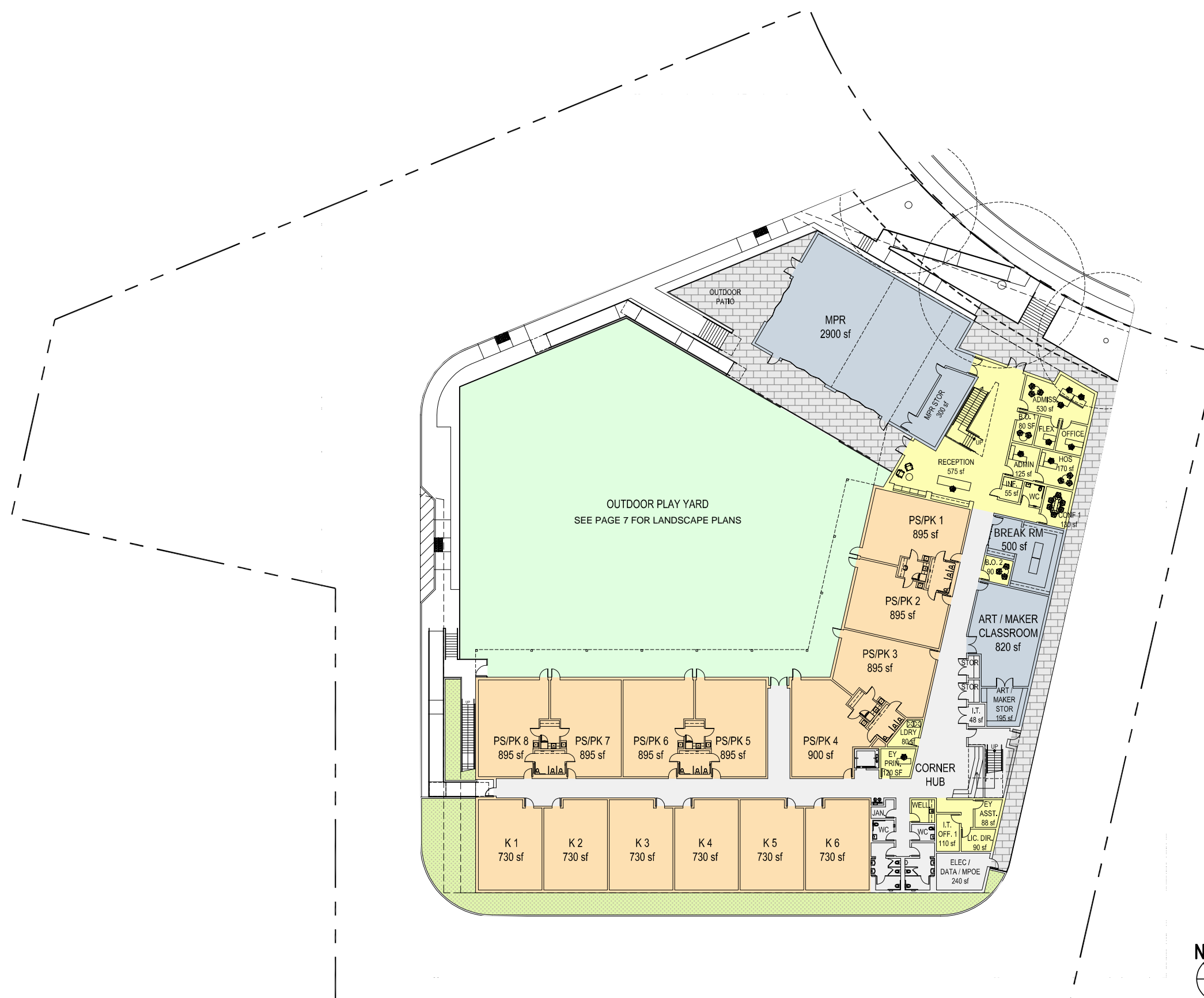
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Architecture

SILICON VALLEY INTERNATIONAL SCHOOL  
1066 E. MEADOW CIRCLE  
PRELIMINARY ARCHITECTURAL REVIEW BOARD APPLICATION

DATE: 11/30/2023 SCALE: 1:40

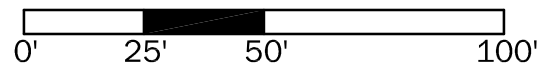
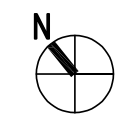
SHEET NO.:  
PROPOSED SITE PLAN

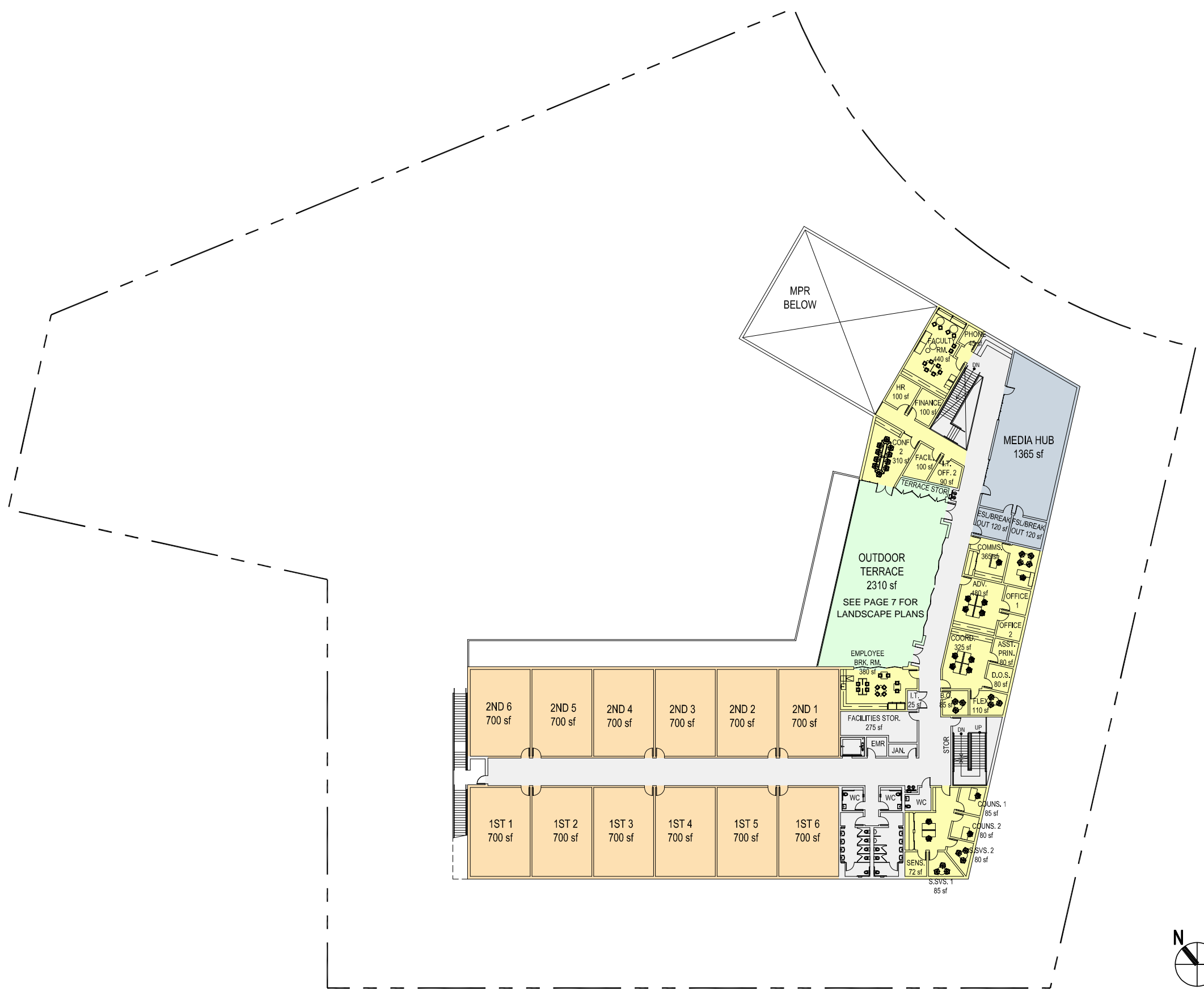




**FLOOR PLAN KEY**

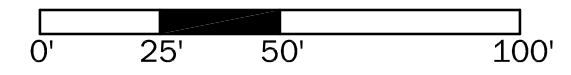
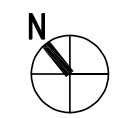
- RECEPTION & ADMINISTRATION
- PRE-SCHOOL/PRE-K & K CLASSROOMS
- FIRST & SECOND GRADE CLASSROOMS
- SHARED PROGRAM AREAS
- OUTDOOR PLAY/LEARNING/DINING SPACES
- CIRCULATION, UTILITIES, STORAGE ETC.
- BIORETENTION AT RAISED PLINTH
- HARDSCAPE AT RAISED PLINTH

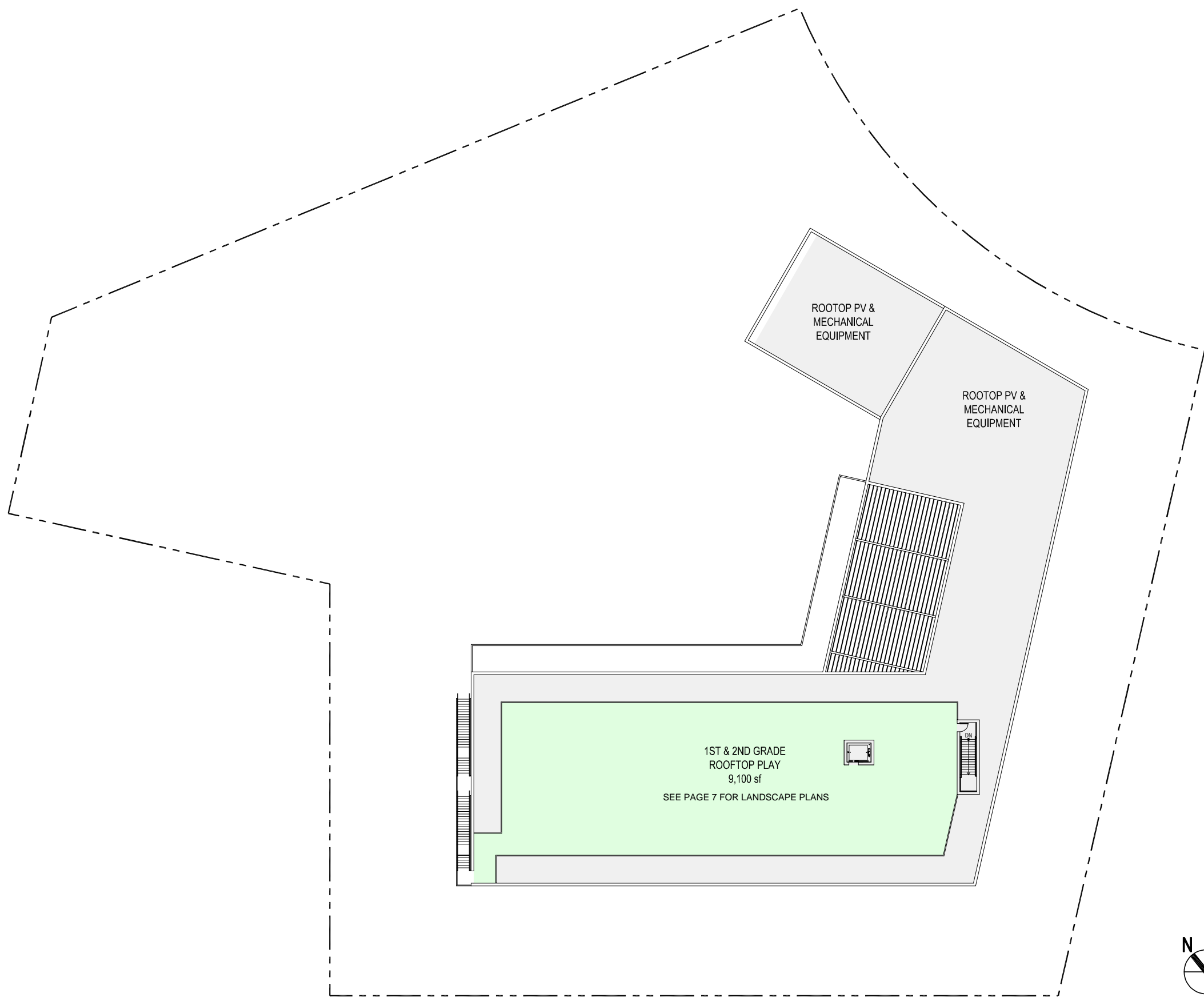




**FLOOR PLAN KEY**

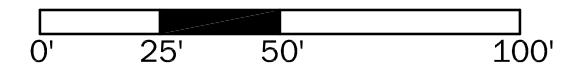
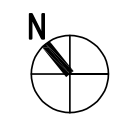
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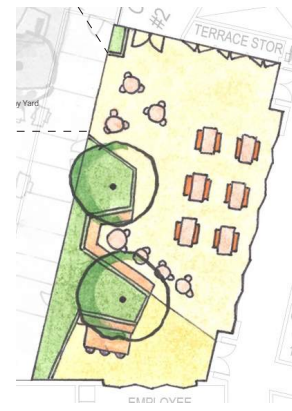
**FLOOR PLAN KEY**

- RECEPTION & ADMINISTRATION
- PRE-SCHOOL/PRE-K & K CLASSROOMS
- FIRST & SECOND GRADE CLASSROOMS
- SHARED PROGRAM AREAS
- OUTDOOR PLAY/LEARNING/DINING SPACES
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- BIORETENTION AT RAISED PLINTH
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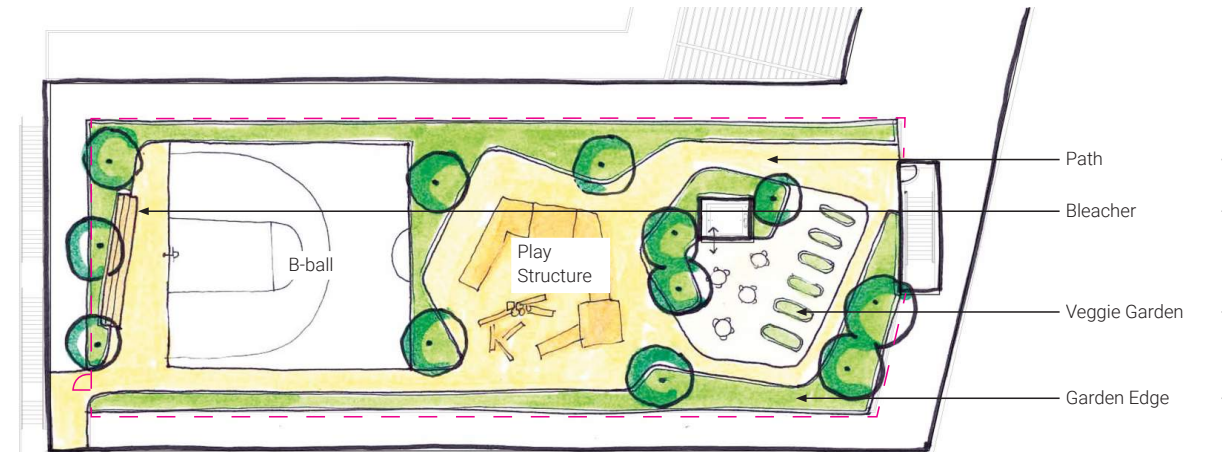




① 1ST FLOOR PLAY AREA

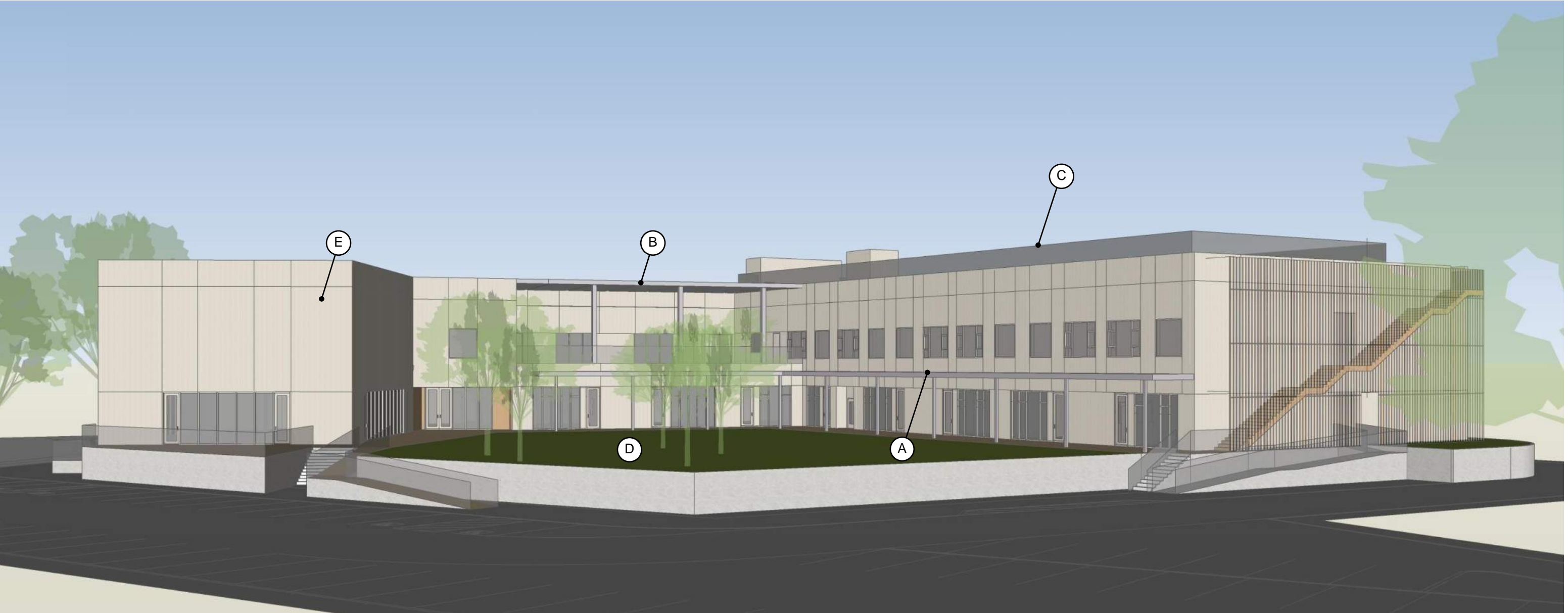


② 2ND FLOOR TERRACE



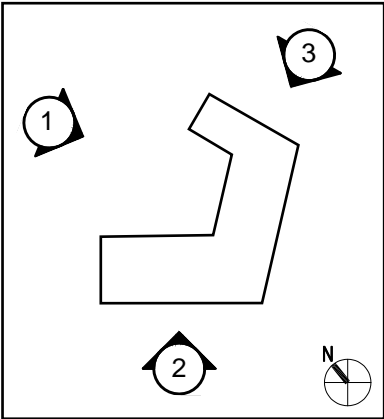
③ ROOF PLAY AREA





① NORTH ELEVATION / VIEW FROM STUDENT PICK-UP / DROP-OFF AREA AND PARKING LOT

- (A) Canopy, steel framed.
- (B) Trellis, steel framed.
- (C) Rooftop play area with chain link perimeter fence. See page 12 for more information.
- (D) Play yard. See page 7 for landscape plans.
- (E) Exterior Insulating and Finishing System (EIFS). Typical at all exterior walls.



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Architecture

SILICON VALLEY INTERNATIONAL SCHOOL  
1066 E. MEADOW CIRCLE  
PRELIMINARY ARCHITECTURAL REVIEW BOARD APPLICATION

DATE:: 11/30/2023 | SCALE:: NTS

SHEET NO::  
CONCEPTUAL  
BUILDING ELEVATIONS

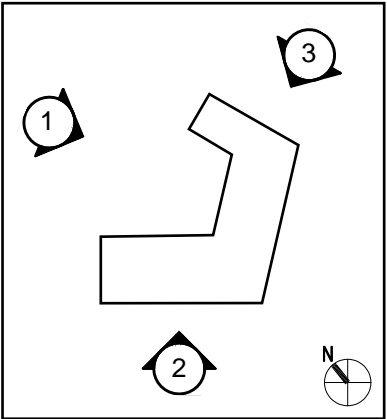




② SOUTHEAST ELEVATION



③ EAST ELEVATION / ENTRY FROM EAST MEADOW CIRCLE



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SILICON VALLEY INTERNATIONAL SCHOOL  
1066 E. MEADOW CIRCLE  
PRELIMINARY ARCHITECTURAL REVIEW BOARD APPLICATION

DATE:: 11/30/2023 | SCALE:: NTS

SHEET NO::  
CONCEPTUAL  
BUILDING ELEVATIONS





① CONTEXT ACROSS THE STREET

1055



②A EXISTING BUILDING IN CONTEXT

1068

1066 EAST MEADOW CIRCLE

1060



②B PROPOSED BUILDING IN CONTEXT

1068

1066 EAST MEADOW CIRCLE

1060



KEY PLAN

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SILICON VALLEY INTERNATIONAL SCHOOL  
1066 E. MEADOW CIRCLE  
PRELIMINARY ARCHITECTURAL REVIEW BOARD APPLICATION

DATE:: 11/30/2023 | SCALE:: NTS

SHEET NO::  
NEIGHBORHOOD  
CONTEXT



TOPIC #1 - MAX BUILDING HEIGHT MEASUREMENT

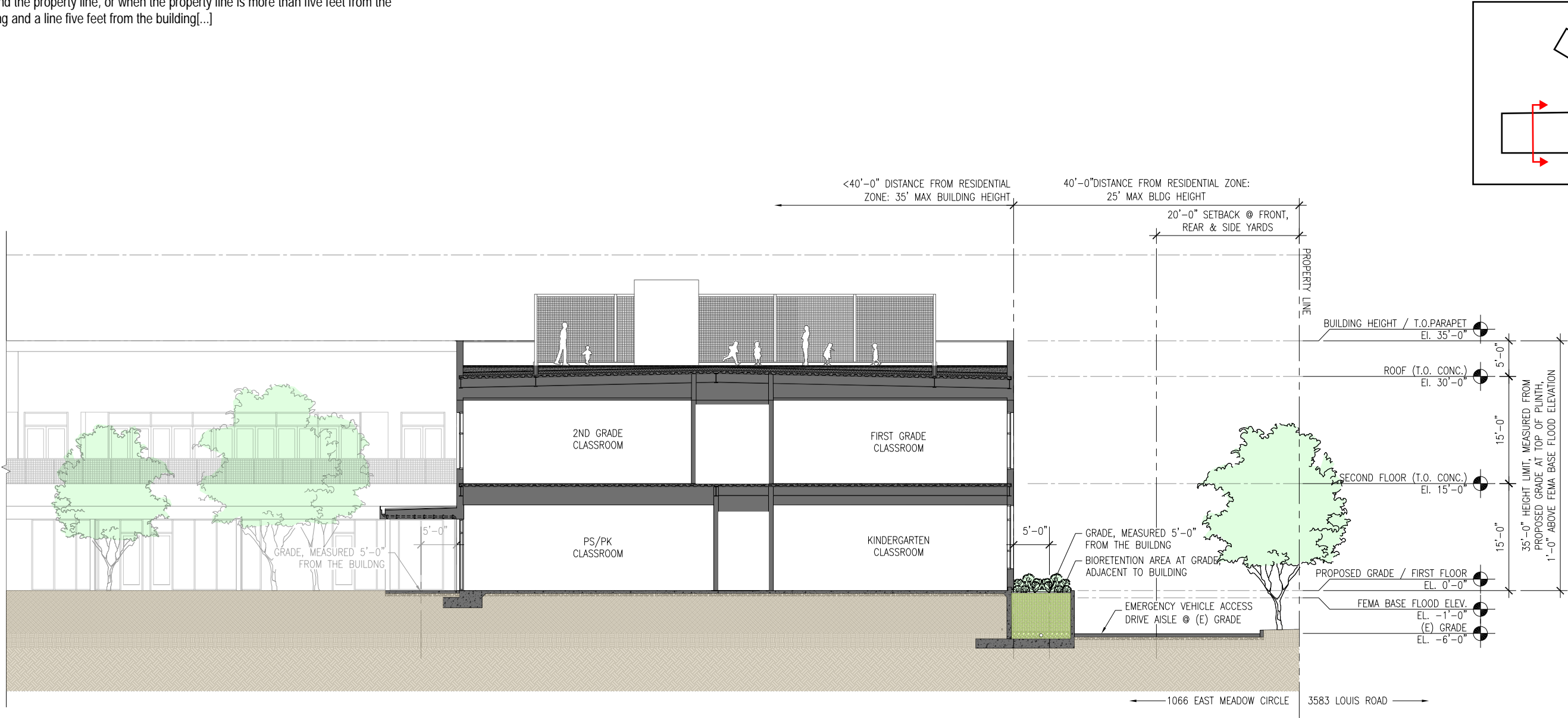
Narrative: The property at 1066 E. Meadow Circle is in a flood zone, and we will be required to elevate the first floor of the building to a point 1'-0" above the Base Flood Elevation for the site, roughly six feet above existing grade. Grade at the finished surface of the ground directly outside the building, including outdoor play spaces at the interior of the building footprint and bioretention areas at the outer perimeter, is also being raised for drainage per the flood zone requirements. As such, the maximum building height\* is measured vertically from this raised elevation.

\*Per Palo Alto Municipal Code Section 18.20.040 - Site Development Standards Table 2 for the ROLM district, maximum height = 35 feet.

PALO ALTO MUNICIPAL CODE  
SECTION 18.01.030 Definitions

"Height" means, for all districts other than the R-E and R-1 residence district, the vertical distance above grade to the highest point of the coping of a flat roof[...]

"Grade," in all districts other than the R-E and R-I residence districts means the lowest point of adjacent ground elevation, of the finished surface of the ground, paving, or sidewalk, excluding areas where grade has been raised by means of a berm, planter box, or similar landscaping feature, unless required for drainage, within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building[...]



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SILICON VALLEY INTERNATIONAL SCHOOL  
1066 E. MEADOW CIRCLE

DRAWING NAME:: MAX BUILDING HEIGHT MEASUREMENT  
REFERENCE DOCUMENT::

DATE:: 11/30/2023 | SCALE:: 1/16" = 1'-0"

SHEET NO::  
BUILDING HEIGHT  
MEASUREMENT



TOPIC #2 - HEIGHT RESTRICTIONS AT ROOFTOP GARDENS

PALO ALTO MUNICIPAL CODE  
 SECTION 18.40.230 Rooftop Gardens

Where allowed under this Title, in order to qualify as usable outdoor open space, a rooftop garden shall meet the following standards:

- (a) Permanent fixtures on the rooftop shall be placed so as not to exceed the height limit for the applicable zoning district, except:
 

(i) Elevators, stairs and guardrails may exceed the height limit to allow for access to the rooftop usable open space. These fixtures shall be designed to the lowest height and size feasible in order to comply with applicable building codes.

1(ii) Permanent fixtures associated with the open space, such as trellises, shade structures, furniture, and furnishings such as planters, lighting and heaters, may exceed the height limit by up to 12 feet.

2(iii) For the height limit exceptions in (i) and (ii) above, all fixtures shall not intersect a plane measured at a forty-five degree angle from the edge of the building starting at the rooftop garden surface sloping upward and inward toward the center of the property.
- 3(d) Structures or fixtures providing means of egress (i.e., stairway, elevator) shall be located away from the building edge to the extent feasible to minimize visibility from the public right-of-way and adjacent buildings and privacy impacts. These access structures or fixtures, when exceeding the height limit shall be subject to the provisions of subsection (a)(iii) above.

ADDITIONAL RELEVANT PALO ALTO MUNICIPAL CODE REGULATIONS

SECTION 18.40.130 Landscaping

- (f) Guidelines
 

(1) Rooftop gardens, edible gardens, and other sustainable agricultural alternatives are encouraged for multi-family, commercial, industrial, and multi-family development. See supplementary standards in Section 18.40.230: Rooftop Gardens.

ADDITIONAL RELEVANT MUNICIPAL CODE REGULATIONS (CON'T)

SECTION 18.20.040 Site Development Standards

- (f) Limitations on Outdoor Uses and Activities.
 

(2) In the ROLM and RP districts, all outdoor activities or uses are prohibited except:
 

(B) Landscaping

(E) Noncommercial recreational activities and facilities accessory to permitted or conditional uses; and

(F) Activities and facilities accessory to conditional use, when authorized by a conditional use permit.

SECTION 18.42.030 Accessory Uses and Facilities

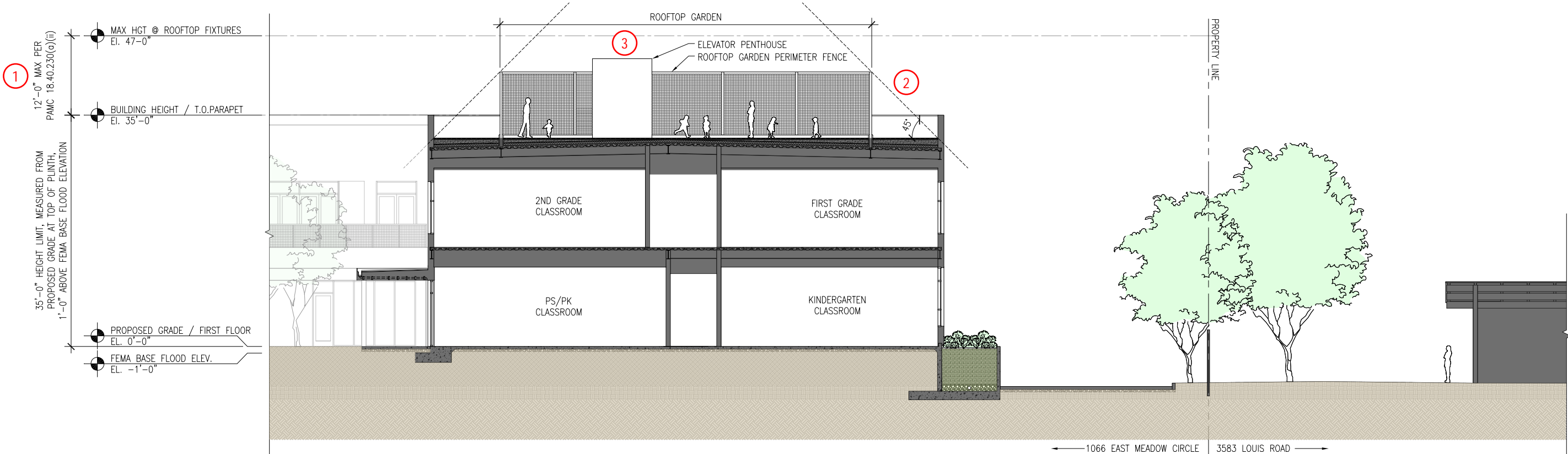
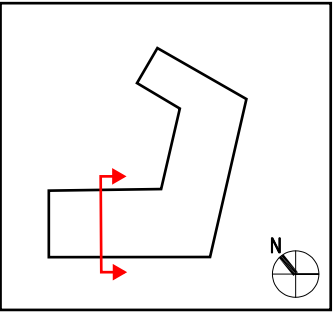
- (a) Examples of Accessory Uses and Facilities
 

(1) Recreational uses and facilities for the use and convenience of occupants or employees, or guests thereof, of a principal use or facility[...]
- (b) If associated with a Permitted Use or Facility
 

Accessory uses and facilities shall be permitted in any district when incidental to and associated with a permitted use or facility, or when incidental to an associated with an authorized conditional use therein, subject to the provisions of this section.
- (c) Accessory Uses and Facilities are Conditional on Principal Use Facility Permit
 

[...] Operation, occupancy, and continuance of allowable accessory uses and facilities shall be conditioned upon the continued use of the principal use or facility being served.
- (d) Relation to Principal Structures and Location
 

(2) Accessory uses and facilities shall contribute to the comfort, convenience, efficiency, or necessity of the occupants or the activities of a principal use, or the function of a principal structure.



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SILICON VALLEY INTERNATIONAL SCHOOL  
 1066 E. MEADOW CIRCLE

DRAWING NAME:: HEIGHT RESTRICTIONS AT ROOFTOP GARDENS  
 REFERENCE DOCUMENT::

DATE:: 11/30/2023 | SCALE:: 1/16" = 1'-0"

SHEET NO::  
 HEIGHT REQUIREMENTS  
 AT ROOFTOP GARDENS