



PROJECT INFORMATION

ADDRESS: 3781 EL CAMINO RAL, PALO ALTO
SITE AREA: 63,025 SF
APN #: SEE ZONING MAP (AP0.02)
ZONING: CN-NEIGHBORHOOD COMMERCIAL
RM-30 MEDIUM DENSITY MULTI-FAMILY
RESIDENTIAL / COMMERCIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
CONSTRUCTION TYPE: TYPE IA + TYPE IIIA

SETBACKS

	CN	RM-30	PROVIDED
FRONT SETBACK:	0'-10'	20'	18'
INTERIOR SIDE SETBACK:	10'	10'	10'-22'
INTERIOR REAR SETBACK:	10'	10'	10'
STREET SIDE & REAR SETBACK:	5' / 10'	16'	14'

HEIGHT

	CN	RM-30	PROVIDED
MAX HEIGHT	35'	35'	90'-3" (TOP OF ROOF)
PROPOSED # OF STORIES: SEVEN (7) STORIES ABOVE GRADE			

FAR CALCULATION

	CN	RM-30	PROVIDED
MAX FAR	0.5	0.6	3.11

196,175 PROPOSED SF / 63,025 SF LOT AREA = 3.11 FAR

	INCLUDED IN FAR BLDG GROSS AREA	NOT INCLUDED IN FAR PARKING & OPEN PATIOS
FLOOR 01	11,313 SF	36,505 SF
FLOOR 02	2,710 SF	44,931 SF
FLOOR 03	37,266 SF	6,089 SF
FLOOR 04	34,815 SF	-
FLOOR 05	37,266 SF	-
FLOOR 06	37,266 SF	-
FLOOR 07	35,540 SF	1,721 SF
TOTAL	196,175 SF	89,246 SF
UNIT DENSITY: 123 UNITS/ACRE		

LOT COVERAGE

	CN	RM-30	PROVIDED
MAX LOT COVERAGE:	50%	40%	76%
PROPOSED LOT COVERAGE: 47,818 SF			
LOT AREA: 63,025 SF			
PROPOSED LOT COVERAGE: 76%			

PROJECT DESCRIPTION

THE PROJECT IS A PRIVATELY FUNDED RESIDENTIAL DEVELOPMENT, UNDER BUILDER'S REMEDY APPLICATION, CONSISTING OF A 7-STORY BUILDING WITH 177 DWELLING UNITS, AMENITY SPACES ON GROUND FLOOR, PODIUM, AND ROOF DECK, AND 213 PARKING SPACES SERVING RESIDENTS AND FUTURE LEASING TENANTS.

BELOW MARKET RATE (BMR) UNITS

REQUIRED # PER ZONING CODE: 00
REQUIRED # PER BUILDER'S REMEDY: 20%

PROVIDED #: 36

OPEN SPACE CALCULATIONS

	CN	RM-30	PROVIDED
MIN LANDSCAPE COVERAGE	35%	30%	29%*
*18,192 SQFT / 63,025 LOT AREA = 29%			

	CN	RM-30	
USABLE OPEN SPACE*	150	150	
COMMON OPEN SPACE*	-	75	
PRIVATE OPEN SPACE*	-	50	
*in sqft per unit			
150 SQFT x 177 UNITS = 26,550 SQFT			
75 SQFT x 177 UNITS = 13,275 SQFT (COMMON)			
50 SQFT x 177 UNITS = 8,850 SQFT (PRIVATE)			

PROVIDED USABLE OPEN SPACE:
7,630 SF (COMMON) + 11,233 SF (PRIVATE) = 18,863 SF

SEE AP0.09 FOR OPEN SPACE CALCS

PARKING SUMMARY

FUTURE LEASING PARKING

STANDARD (9'0"x18'0")	09
ADA VAN	01
TOTAL	10

RESIDENT ASSIGNED PARKING

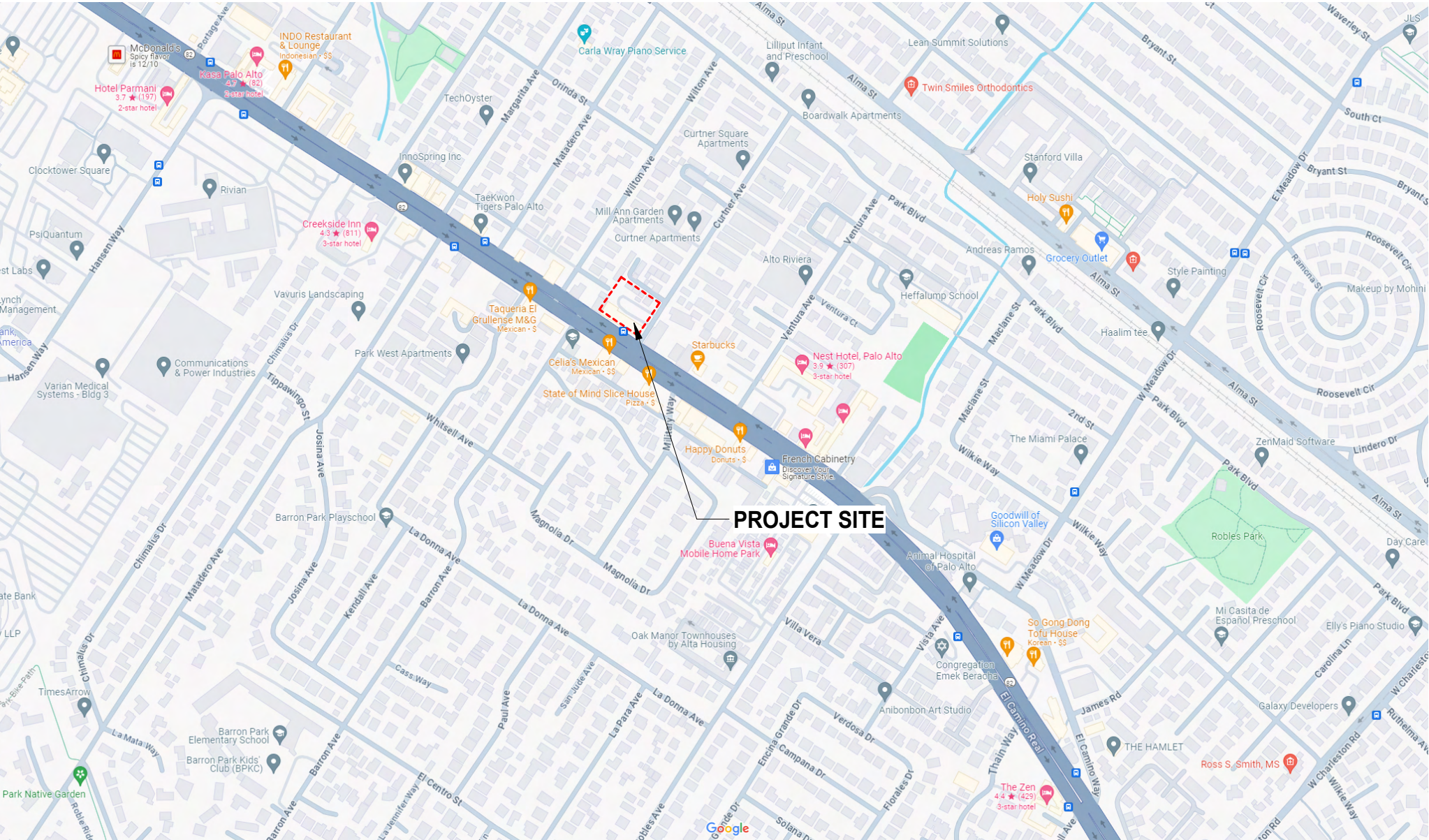
STANDARD (9'0"x18'0")	92
COMPACT (8'6"x17'6")	06
ADA STANDARD	01
ADA VAN	01
EV READY	82
STANDARD	80
ADA	01
VAN ADA	01
EV CHARGER	21
STANDARD	20
VAN ADA	01
TOTAL	203

BIKE PARKING

LONG TERM BIKE PARKING	108
SHORT TERM BIKE PARKING	12

SEE AP0.10-11 FOR PARKING EXHIBITS

VICINITY MAP



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- TM-8.1 PRELIMINARY SITE FIRE ACCESS PLAN

PROJECT TEAM

APPLICANT: SARES REGIS GROUP

520 S EL CAMINO REAL #200
SAN MATEO, CA 94402
P: 650.378.2800
CONTACT: ANDREW TURCO

ARCHITECT: BDE ARCHITECTURE

950 HOWARD ST
SAN FRANCISCO, CA 94103
P: 415.677.0966
CONTACT: IAN MURPHY

CIVIL ENGINEER: KIER&WRIGHT

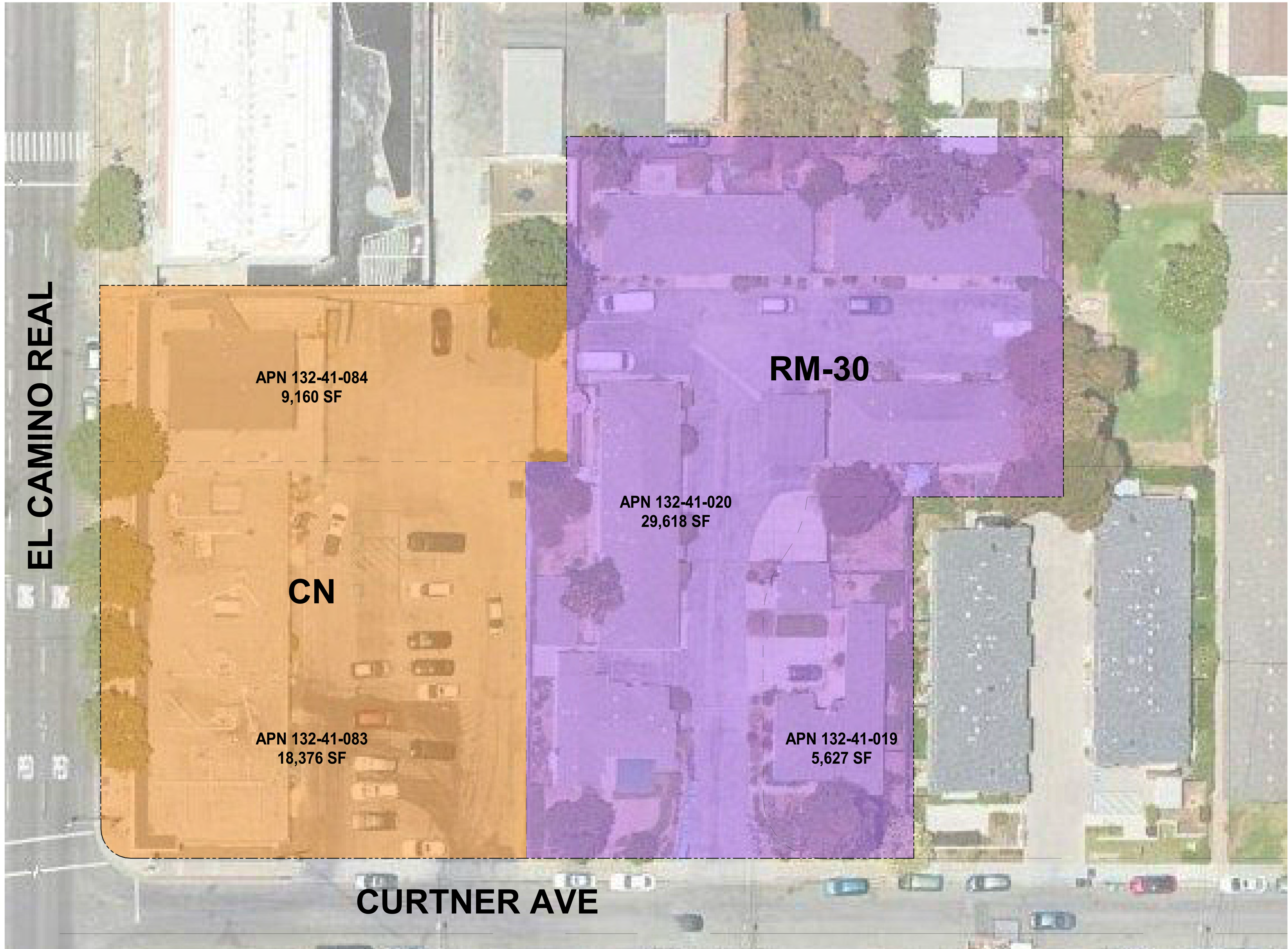
3350 SCOTT BLVD, BLDG 22
SANTA CLARA, CA 95054
P: 408.727.6665
CONTACT: MARK KNUDSEN

LANDSCAPE ARCHITECT: THE

GUZZARDO PARTNERSHIP
PIER 9, THE EMBARCADERO, SUITE 115
SAN FRANCISCO CA 94111
P: 415.317.6224
CONTACT: MORGAN BURKE

UNIT AND AREA SUMMARY														
3781 EL CAMINO REAL														
3781 EL CAMINO REAL - PALO ALTO														
LATEST UPDATE: MAY 31, 2024														
CONSTRUCTION TYPE: TYPE III OVER TYPE I														
FLOORS: 5 WOOD OVER 2 CONCRETE														
UNIT	TYPE	DESCRIPTION	UNIT AREA (SF)	FLOOR LEVELS								UNIT TOTAL	% RATIO	TOTAL UNIT AREA (SF)
				1ST	2ND	3RD	4TH	5TH	6TH	7TH	ROOF			
JR 1 BEDROOM	J1.0	JUNIOR 1 BDRM / 1 BATH	544	-	-	6	6	6	6	6	-	30	17%	16,320
SUB-TOTAL		AVERAGE SF	544	0	0	6	6	6	6	6	0	30	17%	16,320
1 BEDROOM	A1.0	1 BDRM / 1 BATH	708	3	-	8	8	8	8	43	-	43	24%	30,444
	A2.0	1 BDRM / 1 BATH	725	-	-	10	10	10	10	10	-	50	28%	36,250
SUB-TOTAL		AVERAGE SF	717	3	0	18	18	18	18	18	0	93	53%	66,694
2 BEDROOM	B1.0	2 BDRM / 2 BATH	1,092	-	-	4	4	4	4	4	-	20	11%	21,840
	B2.0	2 BDRM / 2 BATH	1,200	-	-	3	3	4	4	3	-	17	10%	20,400
SUB-TOTAL		AVERAGE SF	1,142	0	0	7	7	8	8	7	0	37	21%	42,240
3 BEDROOM	C1.0	3 BDRM / 2 BATH	1,310	-	-	3	3	4	4	4	-	17	10%	22,270
SUB-TOTAL		AVERAGE SF	1,310	0	0	3	3	4	4	3	0	17	10%	22,270
TOTAL UNITS		AVERAGE SF	833	3	0	34	34	36	36	34	0	177	100%	147,524
NET RENTABLE RESIDENTIAL AREA IS MEASURED CENTER OF DEMISING WALL, EXTERIOR FACE OF STUD OF EXTERIOR WALL AND CORRIDOR WALLS, EXCLUDING DECKS														
NET RENTABLE RESIDENTIAL BY FLOOR (EXCLUDING DECKS)				2,124	0	28,076	28,076	30,586	30,586	28,076	0	147,524		





EL CAMINO REAL

APN 132-41-084
9,160 SF

RM-30

APN 132-41-020
29,618 SF

CN

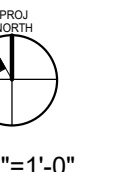
APN 132-41-083
18,376 SF

APN 132-41-019
5,627 SF

CURTNER AVE

0' 8' 16' 32'

ZONING MAP



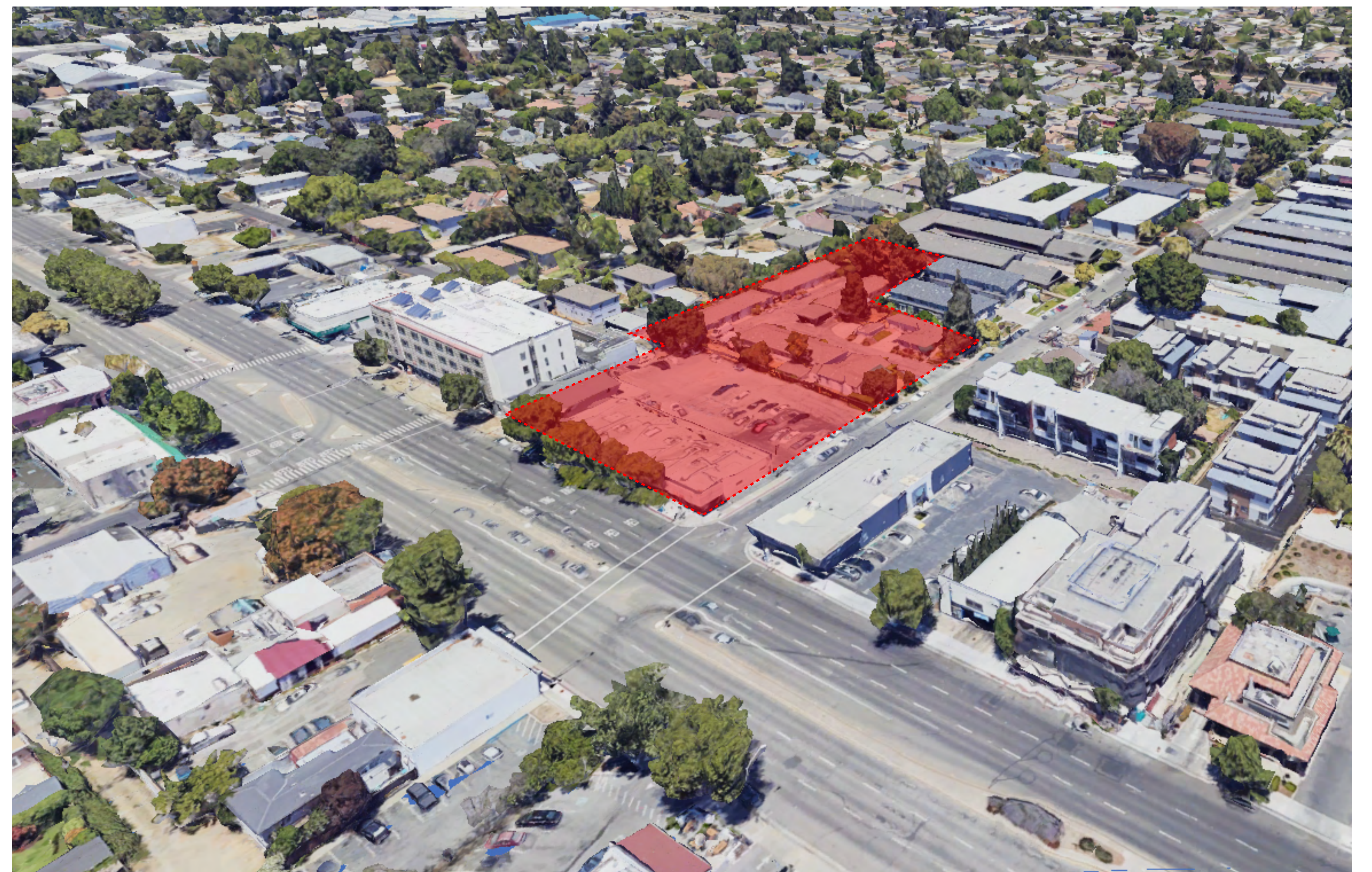
1/16"=1'-0"

AP0.02

MAY 31, 2024



SITE PLAN VIEW 3



SITE AERIAL VIEW 2

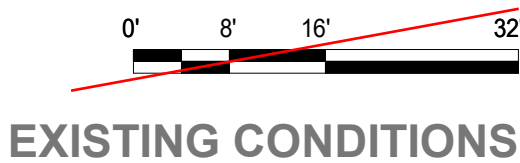


STREETSCAPE ELEVATION 1

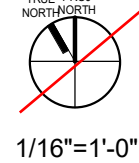


 BUS STOPS

 22 & 522 BUS ROUTE



EXISTING CONDITIONS



1/16"=1'-0"



0' 8' 16' 32'

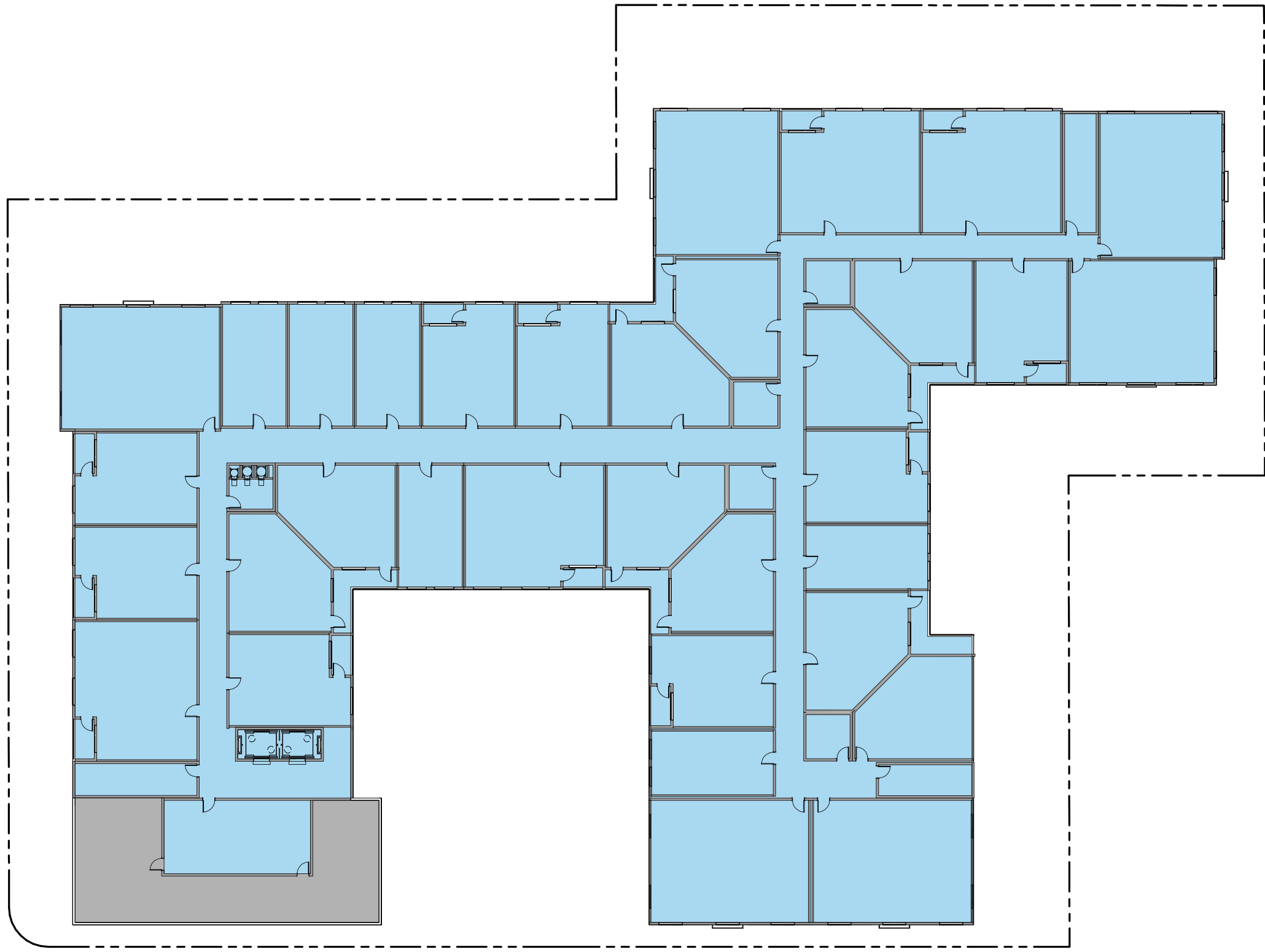
CIRCULATION DIAGRAMS



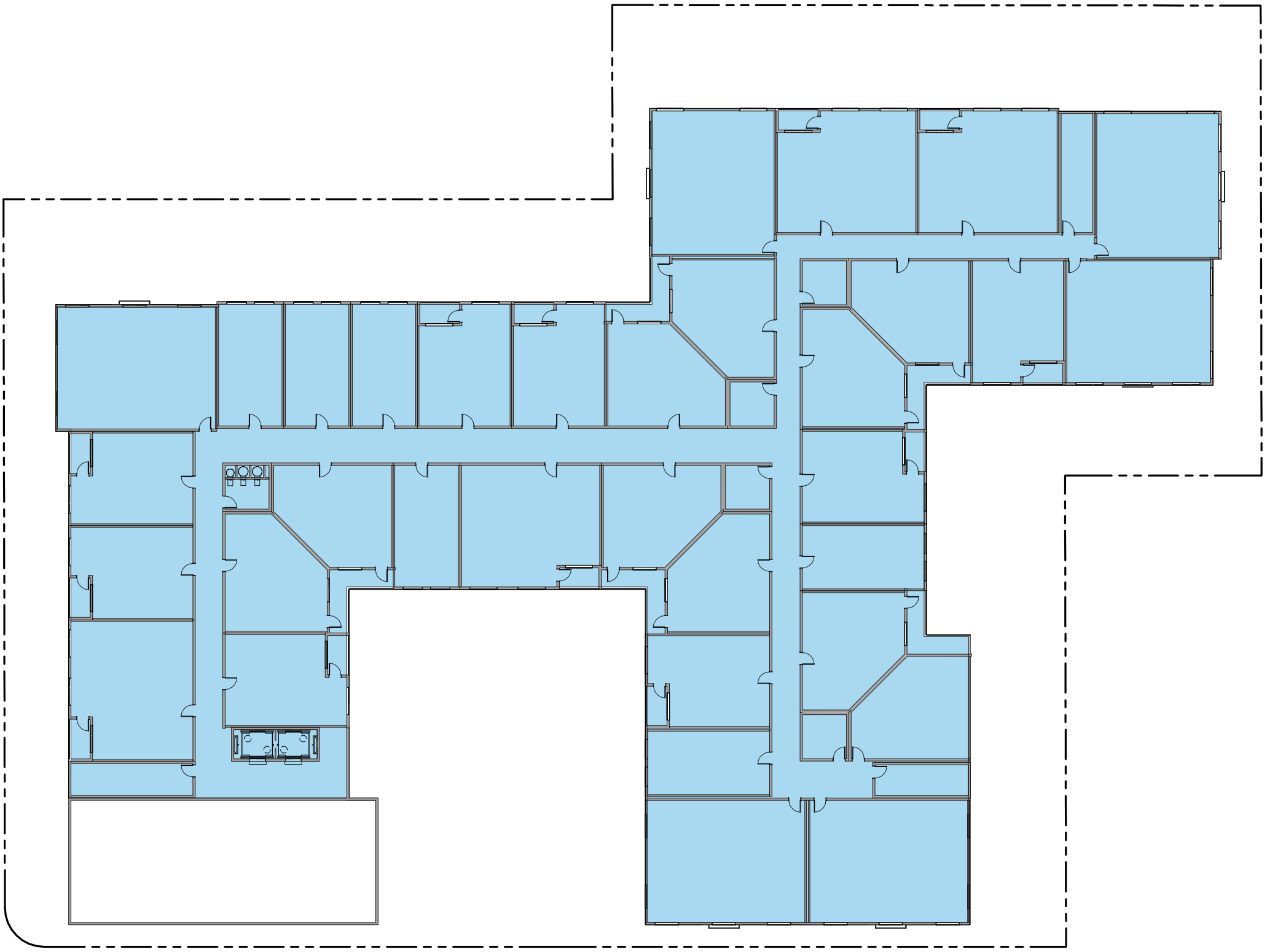
1/16"=1'-0"

AP0.06

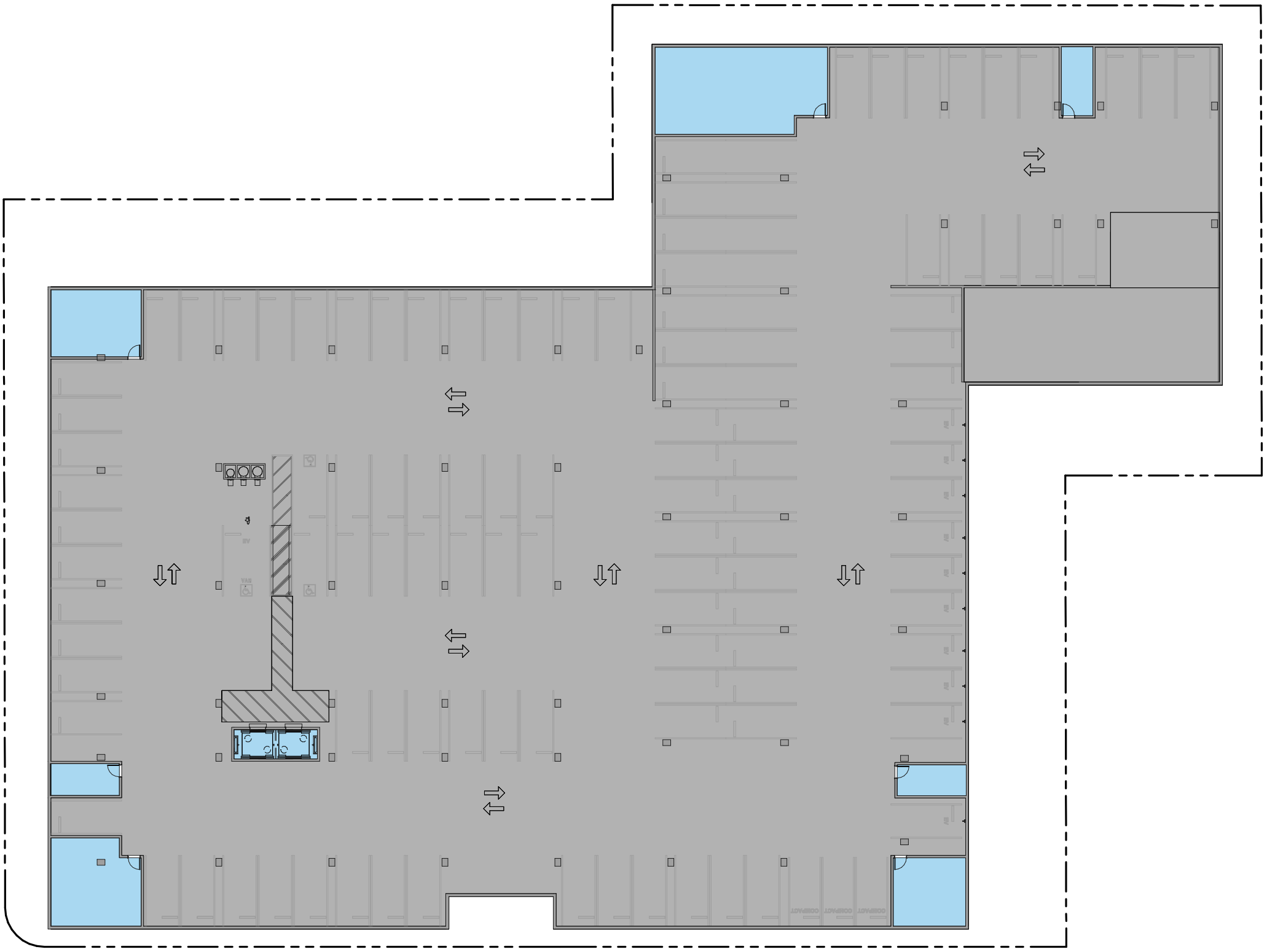
MAY 31, 2024



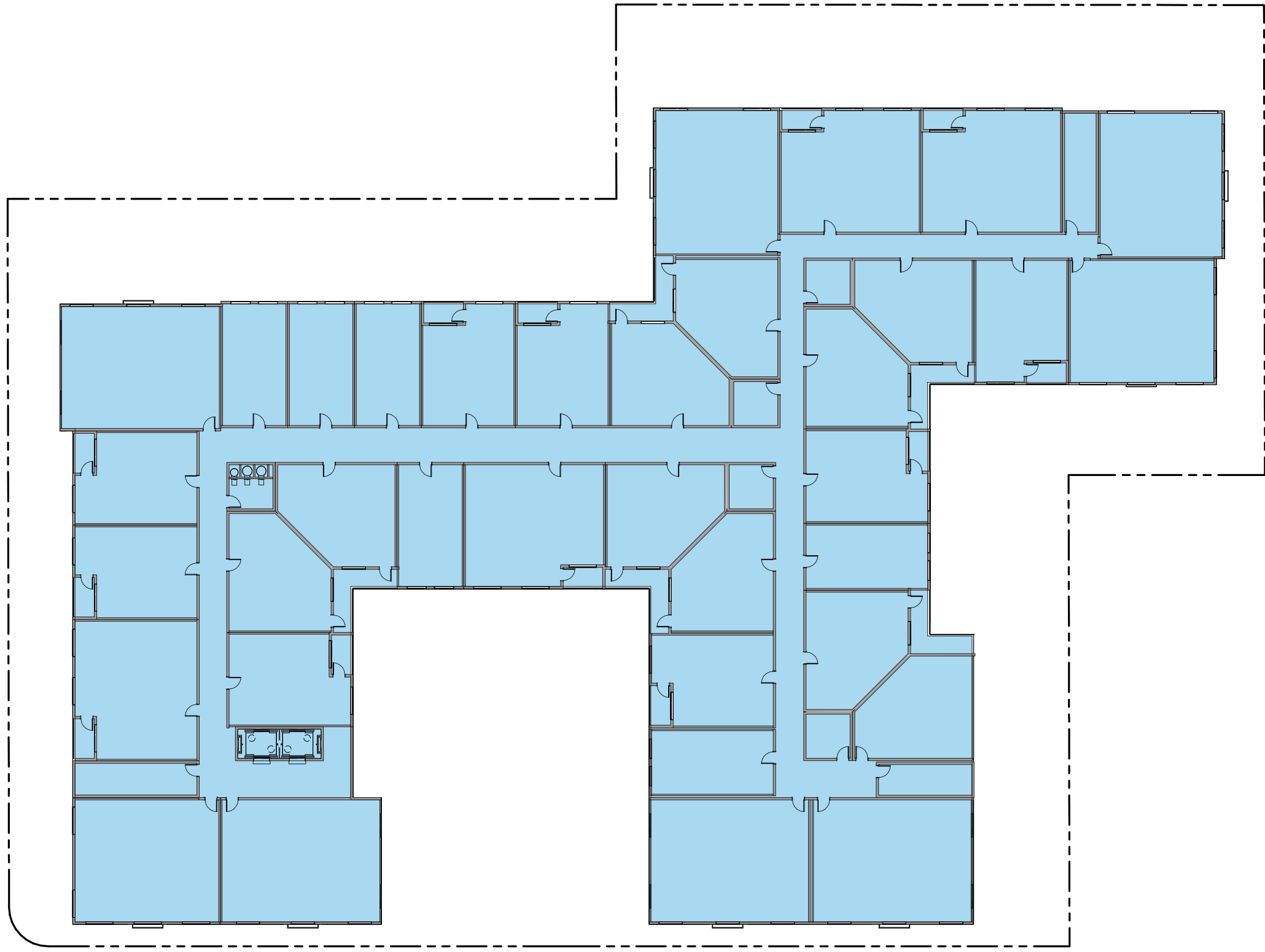
FLOOR 7 - FAR



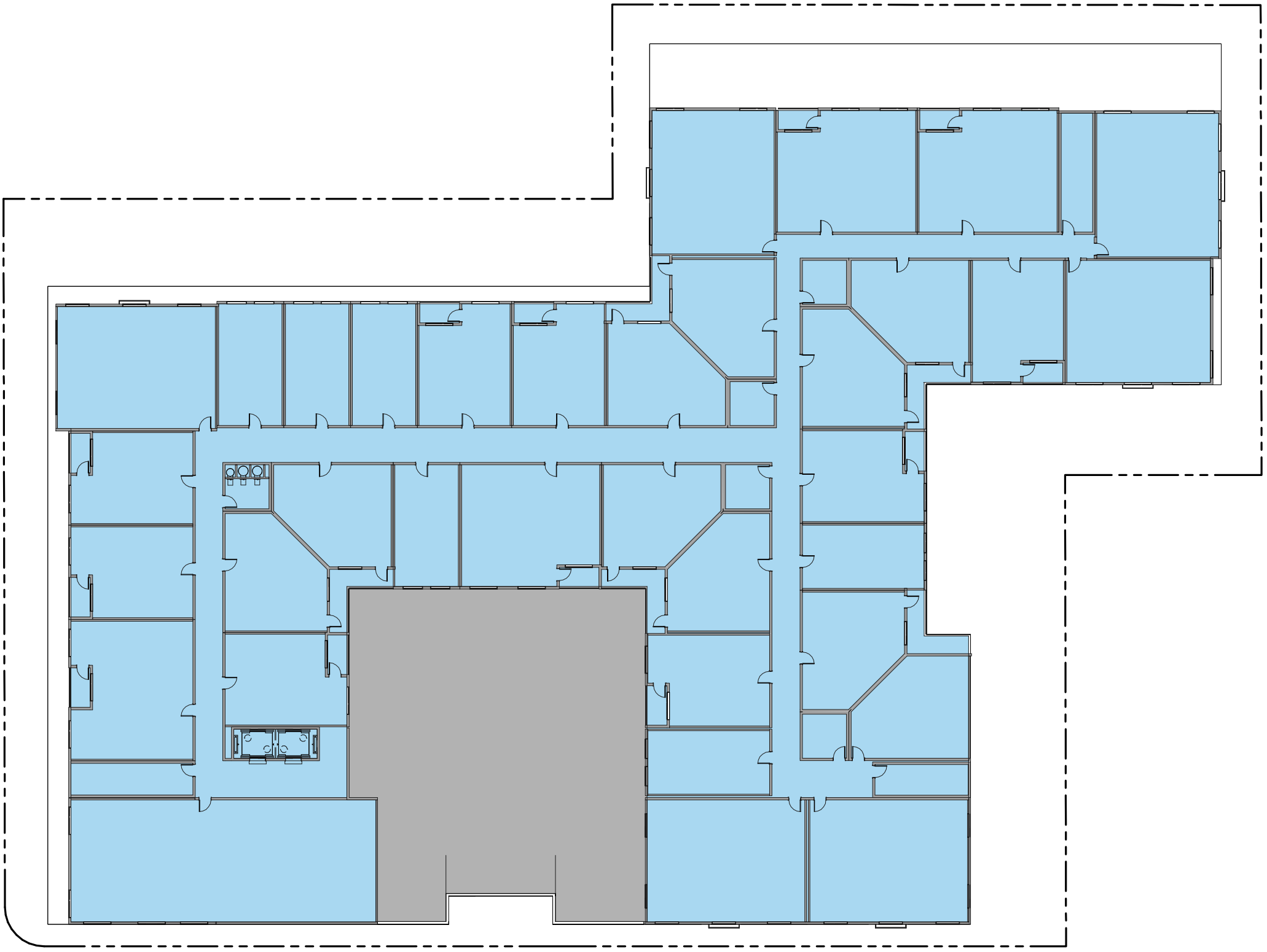
FLOOR 4 - FAR



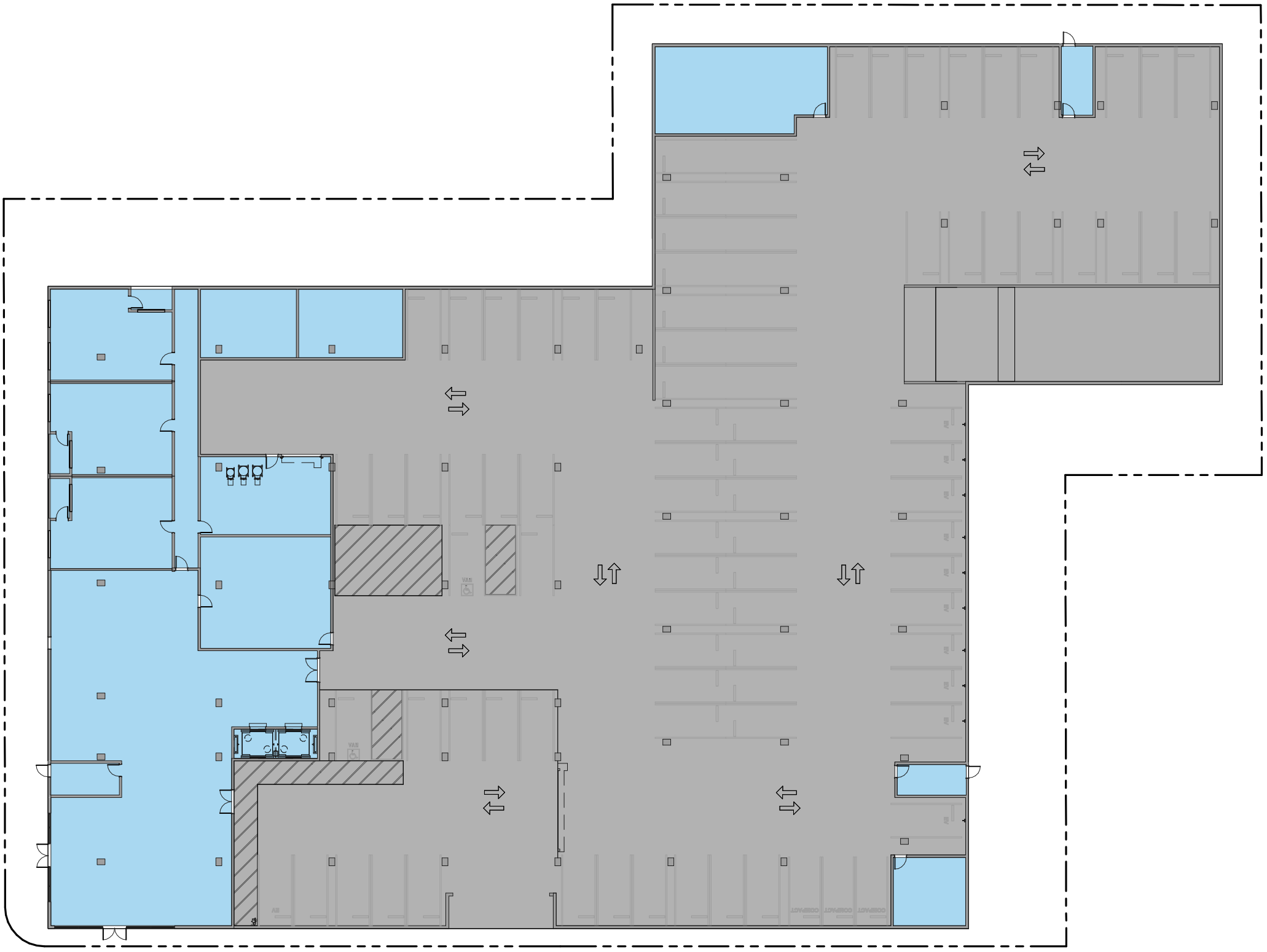
FLOOR 2 - FAR



FLOORS 5-6 - FAR



FLOOR 3 - FAR



FLOOR 1 - FAR

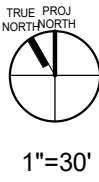
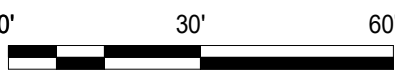
FAR AREA PLAN LEGEND

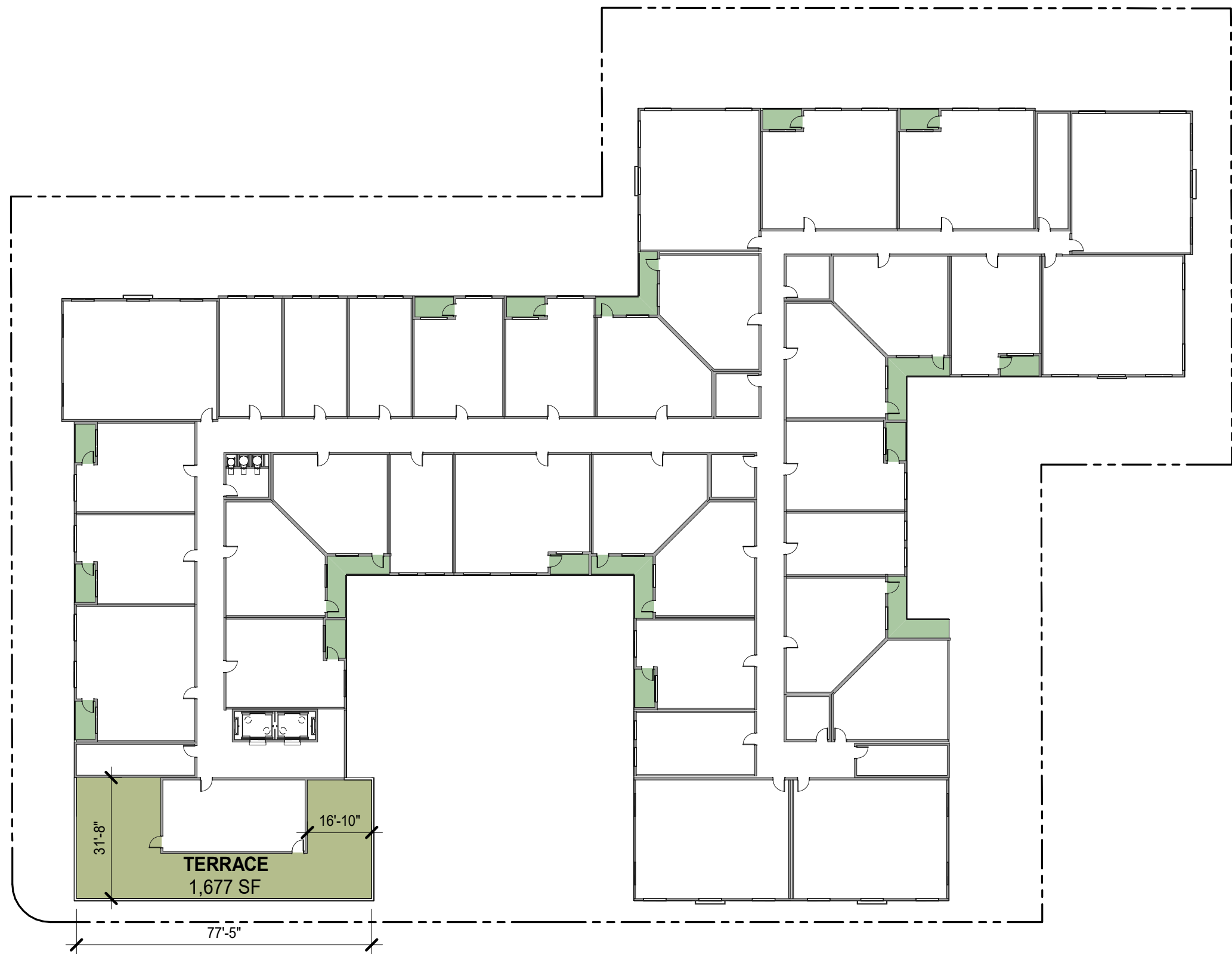
BUILDING GROSS AREA

AREA NOT INCLUDED IN FAR
(PARKING AND OPEN PATIOS)

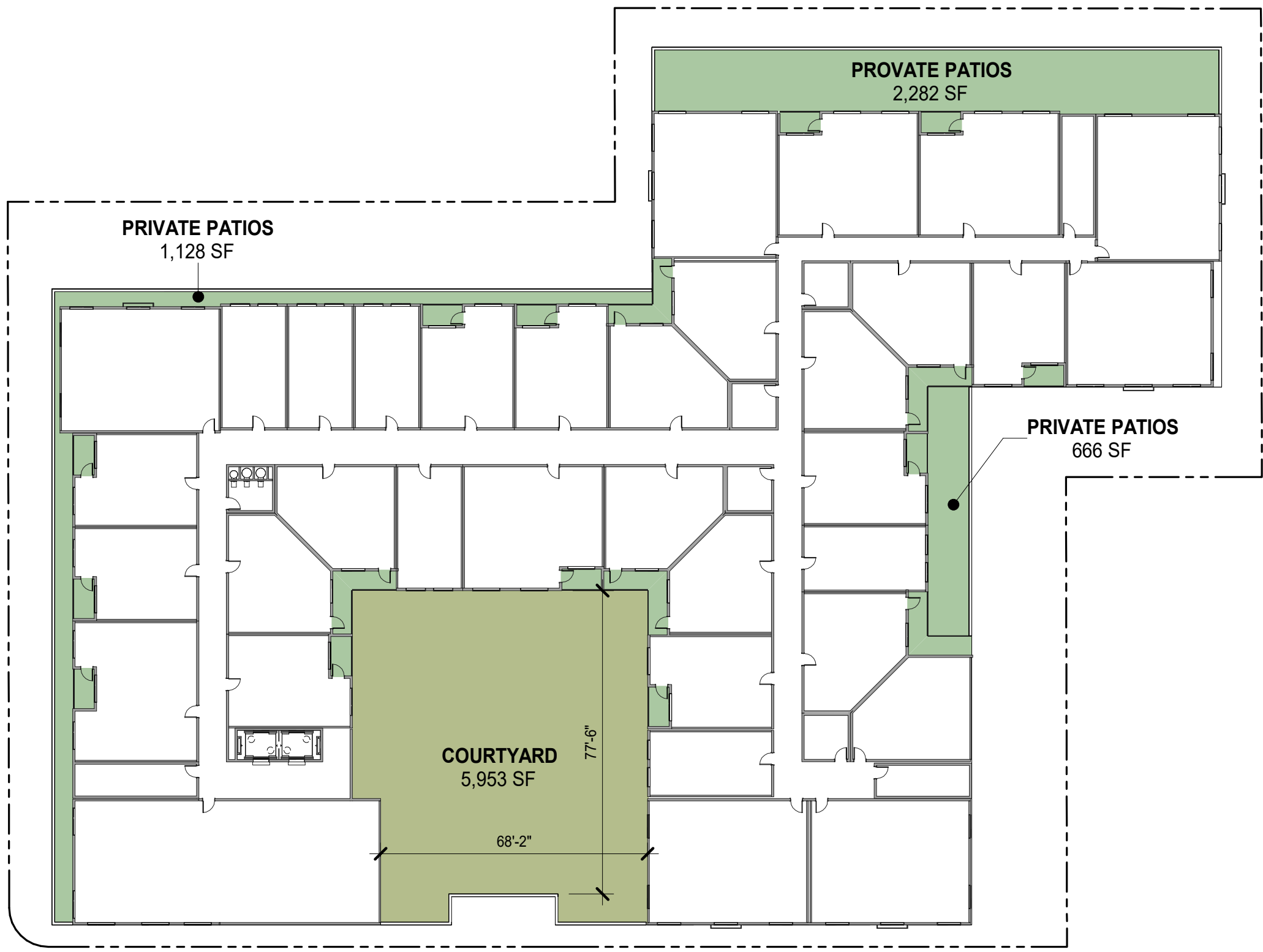
	INCLUDED IN FAR	NOT INCLUDED IN FAR	
FLOOR	BLDG GROSS AREA	PARKING & OPEN PATIOS	TOTAL (SF)
1	11,313	36,505	47,818
2	2,710	44,931	47,641
3	37,266	6,089	43,355
4	34,815	-	34,815
5 (6 SIM.)	37,266	-	37,266
7	35,540	1,721	37,261
TOTAL	196,175	89,246	285,421

LOT AREA = 63,025 SF
FAR = 196,175 / 63,025 = 3.11

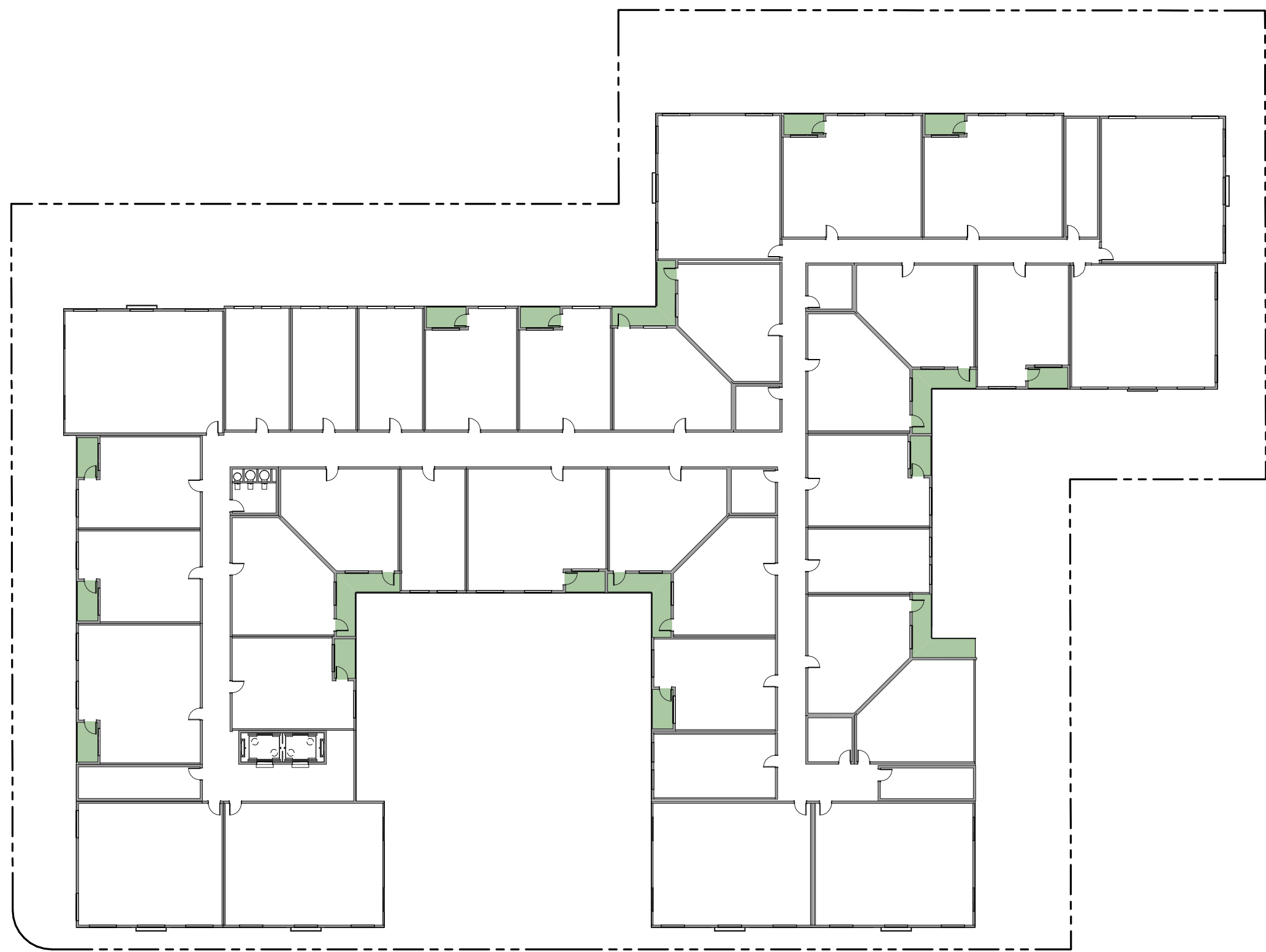




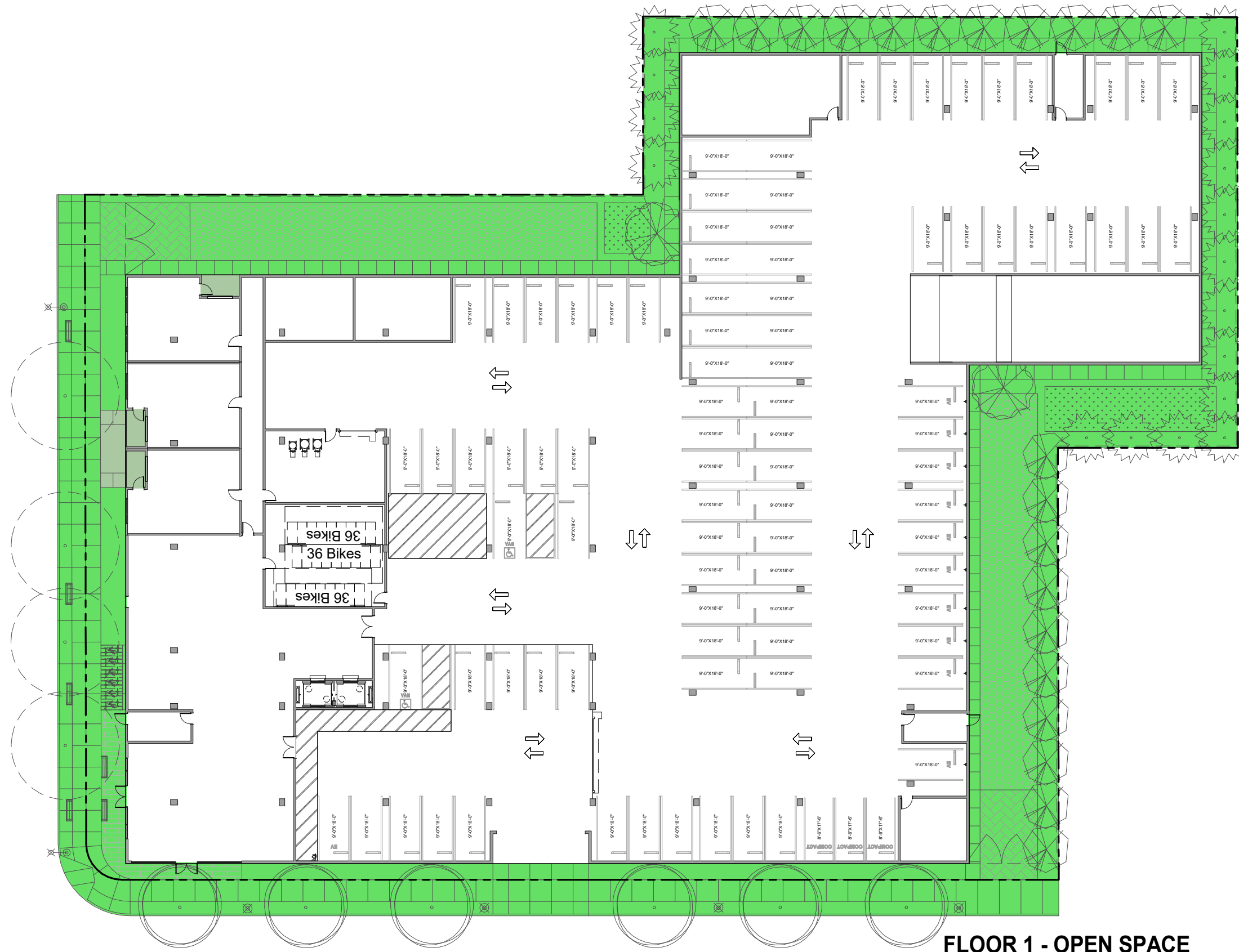
FLOOR 7 - OPEN SPACE



FLOOR 3 - OPEN SPACE



FLOORS 4-6 - OPEN SPACE



FLOOR 1 - OPEN SPACE

OPEN SPACE AREA PLAN LEGEND

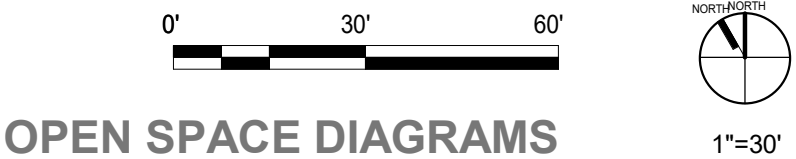
COMMON OPEN SPACE PRIVATE OPEN SPACE LANDSCAPE COVERAGE

LANDSCAPE COVERAGE CALCS			
	CN	RM-30	PROVIDED
MIN LANDSCAPE COVERAGE	35%	30%	29%*
*18,192 SQFT / 63,025 LOT AREA = 29%			

OPEN SPACE REQUIREMENTS		
	CN	RM-30
USABLE OPEN SPACE*	150	150
COMMON OPEN SPACE*	-	75
PRIVATE OPEN SPACE*	-	50
*in sqft per unit		
150 SQFT x 177 UNITS =	26,550 SQFT	
75 SQFT x 177 UNITS =	13,275 SQFT (COMMON)	
50 SQFT x 177 UNITS =	8,850 SQFT (PRIVATE)	

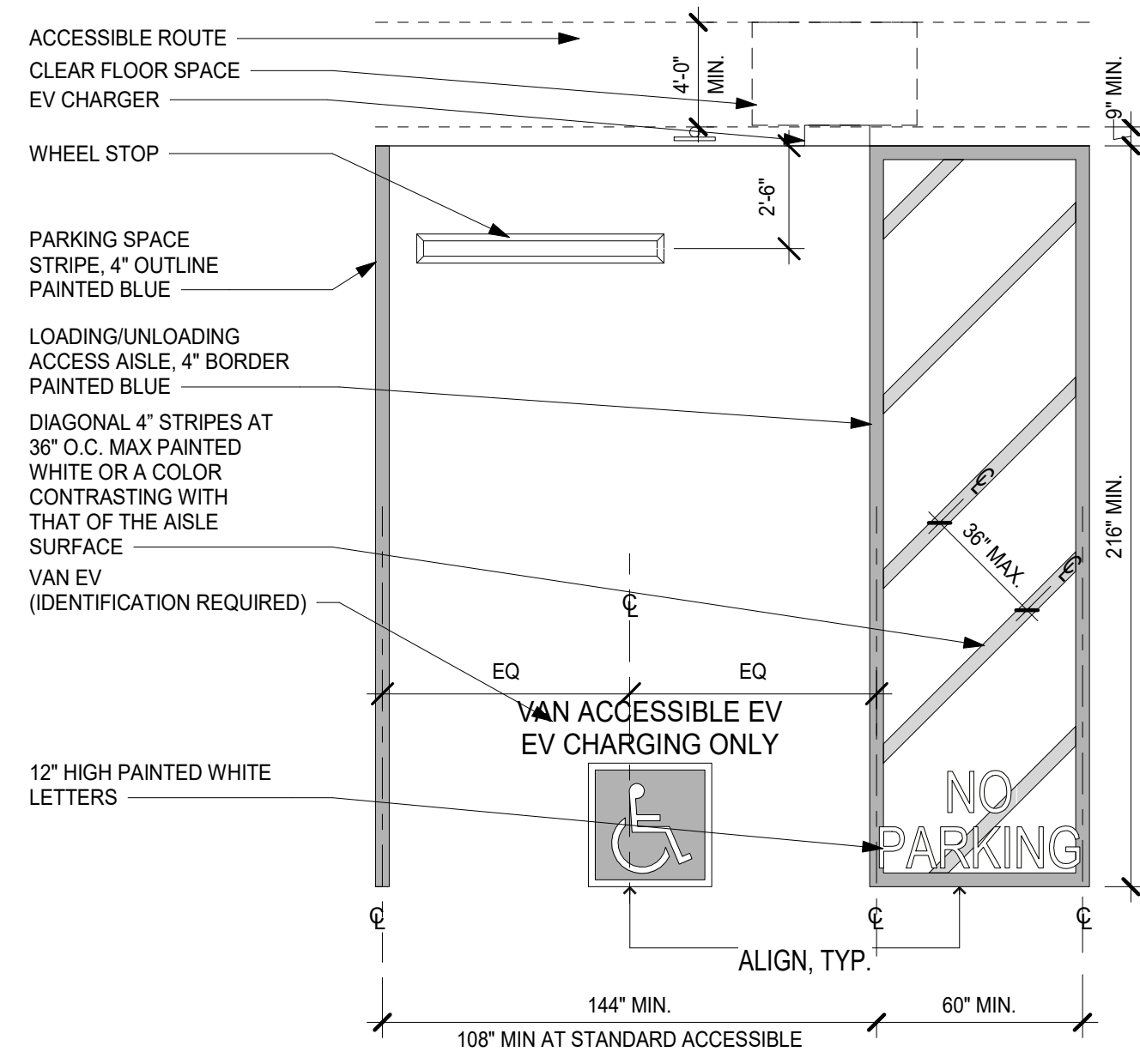
PROVIDED OPEN SPACE	
COMMON	
	AREA (SF)
COURTYARD	5,953
TERRACE	1,677
TOTAL	7,630
PRIVATE	
GROUND FLOOR PATIO	152
3RD FL PATIOS	4,075
TYP UNIT BALCONIES	7,006
TOTAL	11,233
TOTAL PROVIDED	18,863

- PALO ALTO MUNICIPAL CODE**
18.24.080 OPEN SPACE
(B) OBJECTIVE DESIGN STANDARDS
(1) **PRIVATE OPEN SPACE**
(A) FLOOR AREA SHALL INCLUDE A CLEAR SPACE WITH A MINIMUM DIMENSION OF A CIRCLE WITH A 6' DIAMETER.
(B) MINIMUM CLEAR HEIGHT DIMENSION OF 8'-6" FEET.
(C) BE ACCESSED DIRECTLY FROM A RESIDENTIAL UNIT.
(D) BALCONIES SHALL NOT BE LOCATED WITHIN THE DAYLIGHT PLANE.
(E) NOTWITHSTANDING SUBSECTION (A), GROUND FLOOR PATIOS SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
(I) RM-20 AND RM-30 DISTRICTS: MINIMUM 100 SQFT OF AREA, THE LEAST DIMENSION OF WHICH IS 8' FOR AT LEAST 75% OF THE AREA.
(II) RM-40 DISTRICTS: MINIMUM 80 SQFT OF AREA, THE LEAST DIMENSION OF WHICH IS 6' FOR AT LEAST 75% OF THE AREA.
(III) STREET FACING PRIVATE OPEN SPACE ON THE GROUND FLOOR SHALL MEET THE FINISHED FLOOR HEIGHT FOR GROUND FLOOR RESIDENTIAL STANDARDS IN SECTION 18.24.040(B)(4).
(2) **COMMON OPEN SPACE**
(A) MINIMUM SIZE OF 200 SQFT.
(B) AREA SHALL INCLUDE A SPACE WITH A MINIMUM DIMENSION OF A CIRCLE WITH A 10' DIAMETER.
(C) A MINIMUM OF 60% OF THE AREA SHALL BE OPEN TO THE SKY AND FREE OF PERMANENT WEATHER PROTECTION OR ENCROACHMENTS. TRELLISES AND SIMILAR OPEN-AIR FEATURES ARE PERMITTED.
(D) NOTWITHSTANDING SUBSECTION (1), COURTYARDS ENCLOSED ON FOUR SIDES SHALL HAVE A MINIMUM DIMENSION OF 40' AND HAVE A MINIMUM COURTYARD WIDTH TO BUILDING HEIGHT RATIO OF 1:1.25.
(E) INCLUDE PLACES TO SIT.
(F) A MINIMUM 20% OF LANDSCAPING.
(G) SOIL DEPTH: PLANTING IN ABOVE GRADE COURTYARDS SHALL HAVE A MINIMUM SOIL DEPTH OF 12 INCHES FOR GROUND COVER, 20 INCHES FOR SHRUBS, AND 36 INCHES FOR TREES.

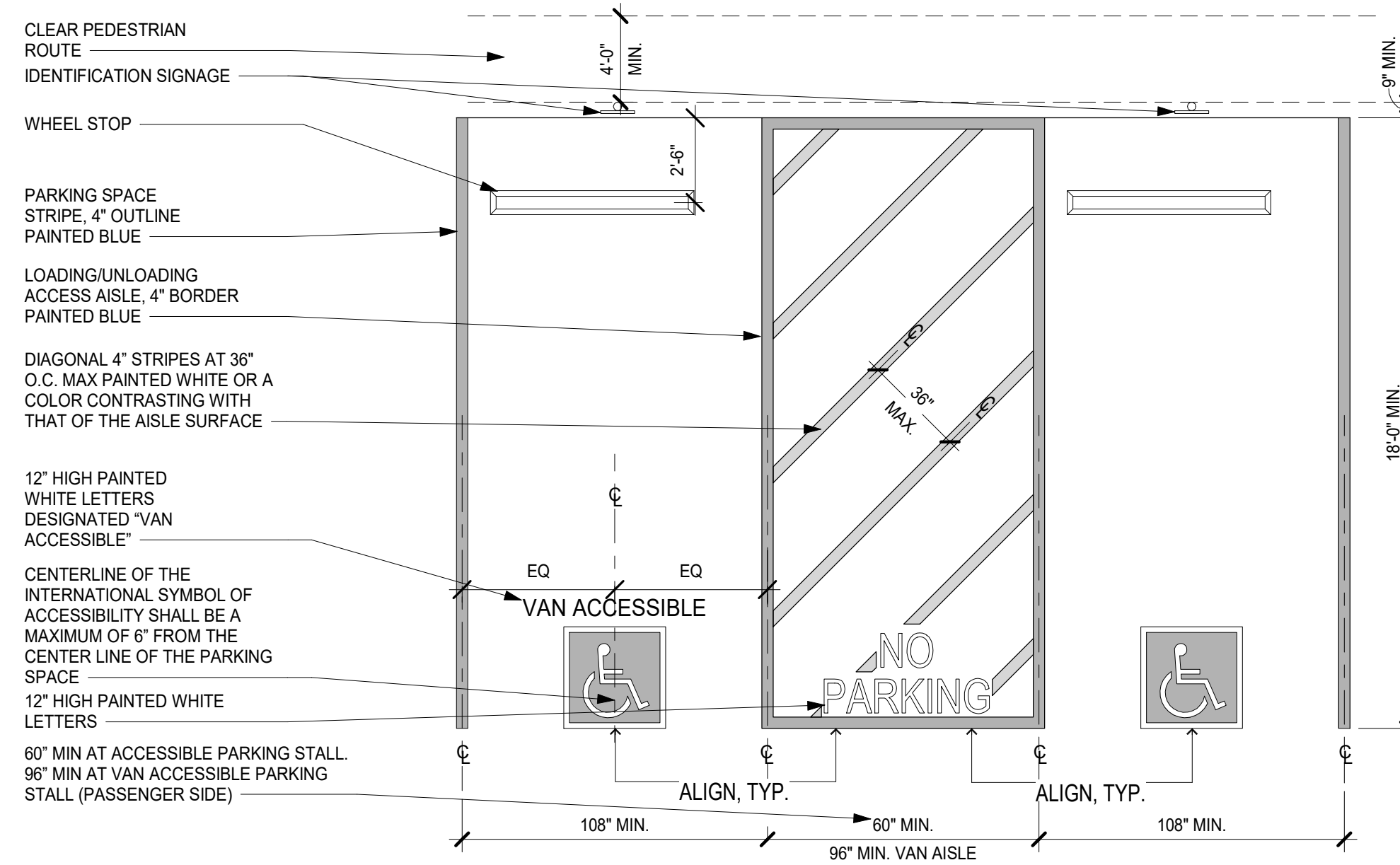


OPEN SPACE DIAGRAM

AP0.09



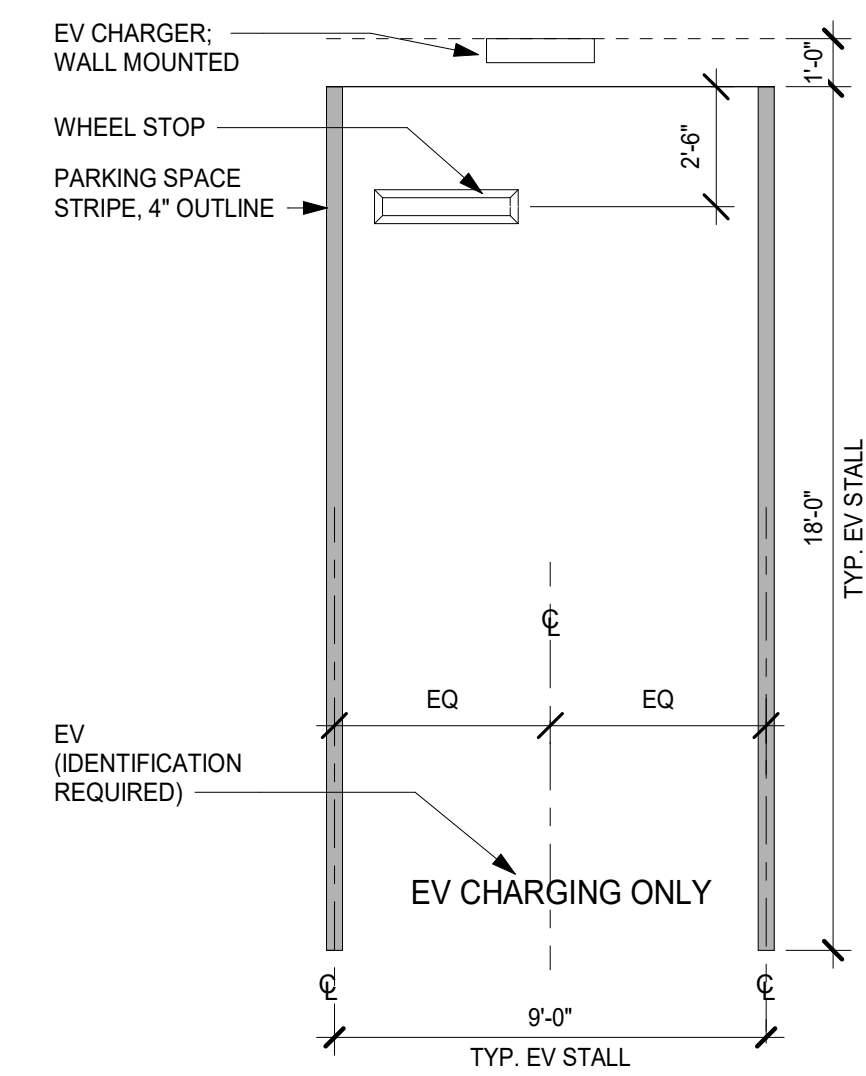
ACCESSIBLE EV STALL 5
1/4" = 1'-0"



ACCESSIBLE STALL 4
1/4" = 1'-0"

NOTES:

- A. ACCESSIBLE PARKING SPACE AND ACCESS AISLE SHALL NOT EXCEED 1/4" PER FOOT SLOPE IN ANY DIRECTION PER SECTION 1109A.8.3.
- B. VEHICLE PARKING SPACES SHALL BE 98" WIDE MINIMUM PER SECTION 1109A.8.3. ACCESS AISLE IS 96" WIDE MINIMUM PER SECTION 1109A.8.6, ITEM 1.2.
- C. WHERE PARKING SPACES ARE MARKED WITH LINES, WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE MARKINGS.
EXCEPTION: WHERE PARKING SPACES OR ACCESS AISLES ARE NOT MARKED WITH ANOTHER PARKING SPACE OR ACCESS AISLE, MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR ACCESS AISLE.



TYP. EV STALL 3
1/4" = 1'-0"

PARKING SUMMARY

FUTURE LEASING PARKING

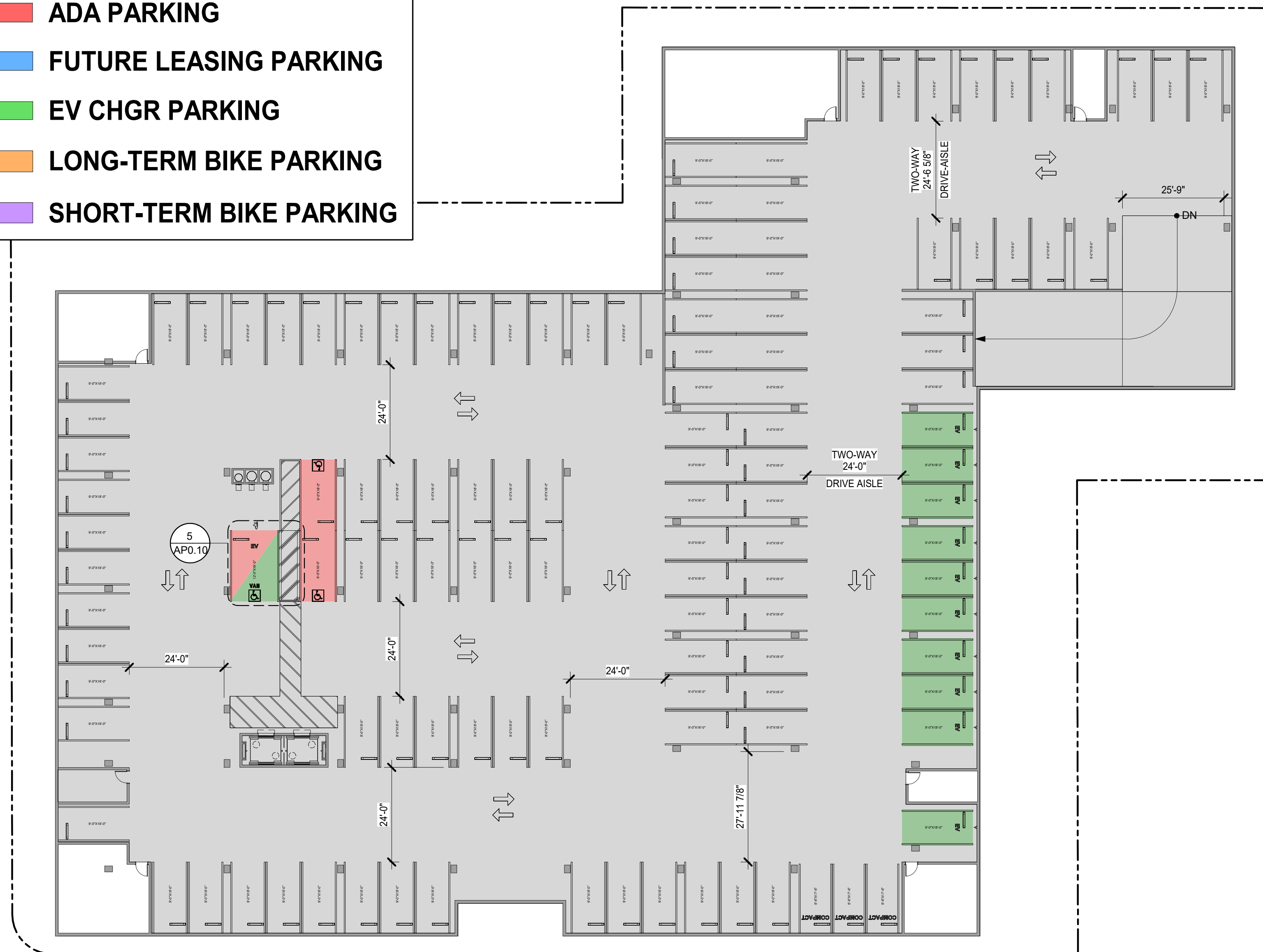
STANDARD (9'0"x18'0")	09
ADA VAN	01
TOTAL	10

RESIDENT ASSIGNED PARKING

STANDARD (9'0"x18'0")	92
COMPACT (8'6"x17'6")	06
ADA STANDARD	01
ADA VAN	01
EV READY	82
STANDARD	80
ADA	01
VAN ADA	01
EV CHARGER	21
STANDARD	20
VAN ADA	01
TOTAL	203

PARKING LEGEND

-  **ADA PARKING**
-  **FUTURE LEASING PARKING**
-  **EV CHGR PARKING**
-  **LONG-TERM BIKE PARKING**
-  **SHORT-TERM BIKE PARKING**



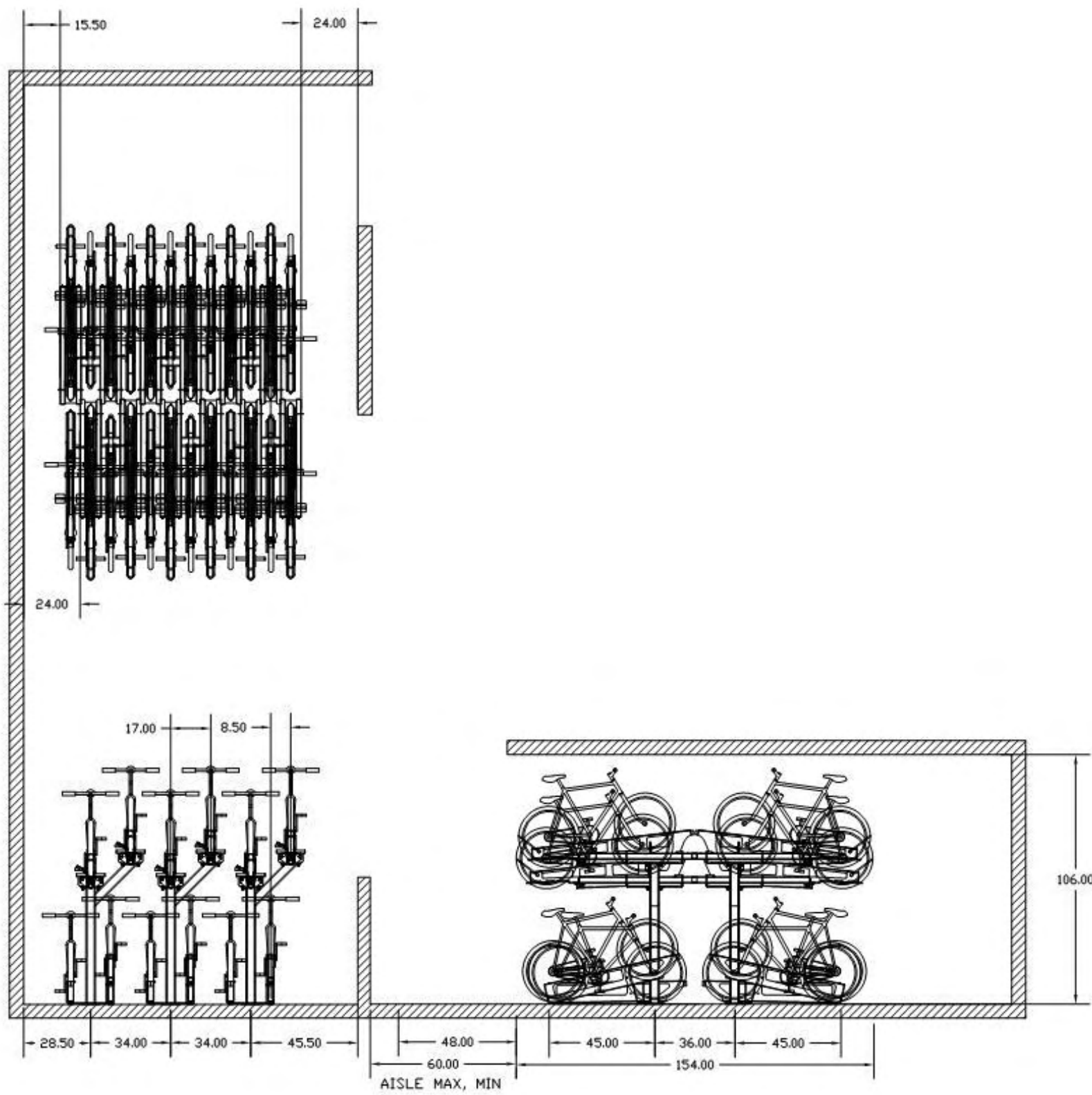
FLOOR 2 2
1" = 20'-0"



FLOOR 1 1
1" = 20'-0"



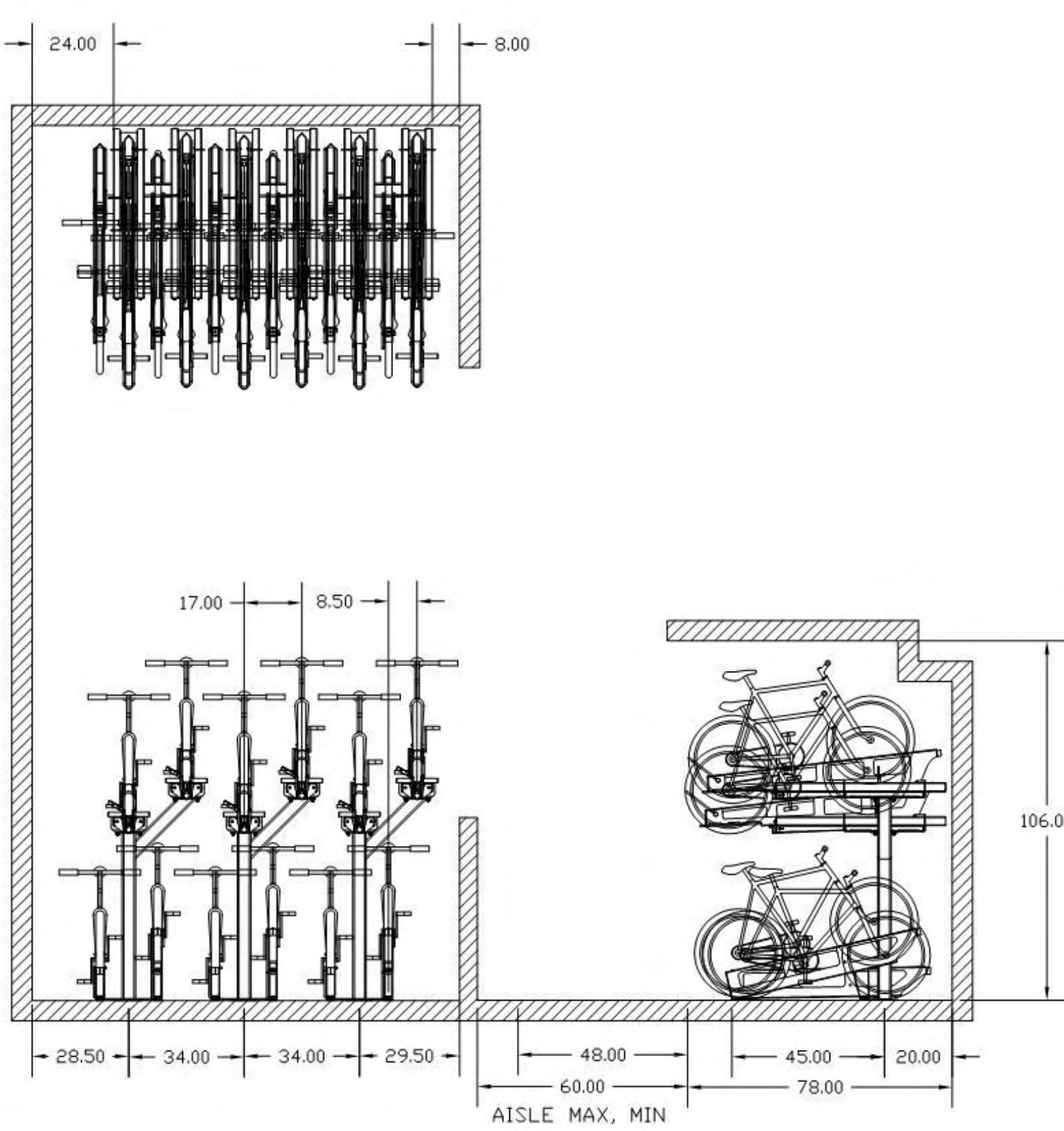
DERO DECKER
Installation Instructions – Setbacks, Double Sided



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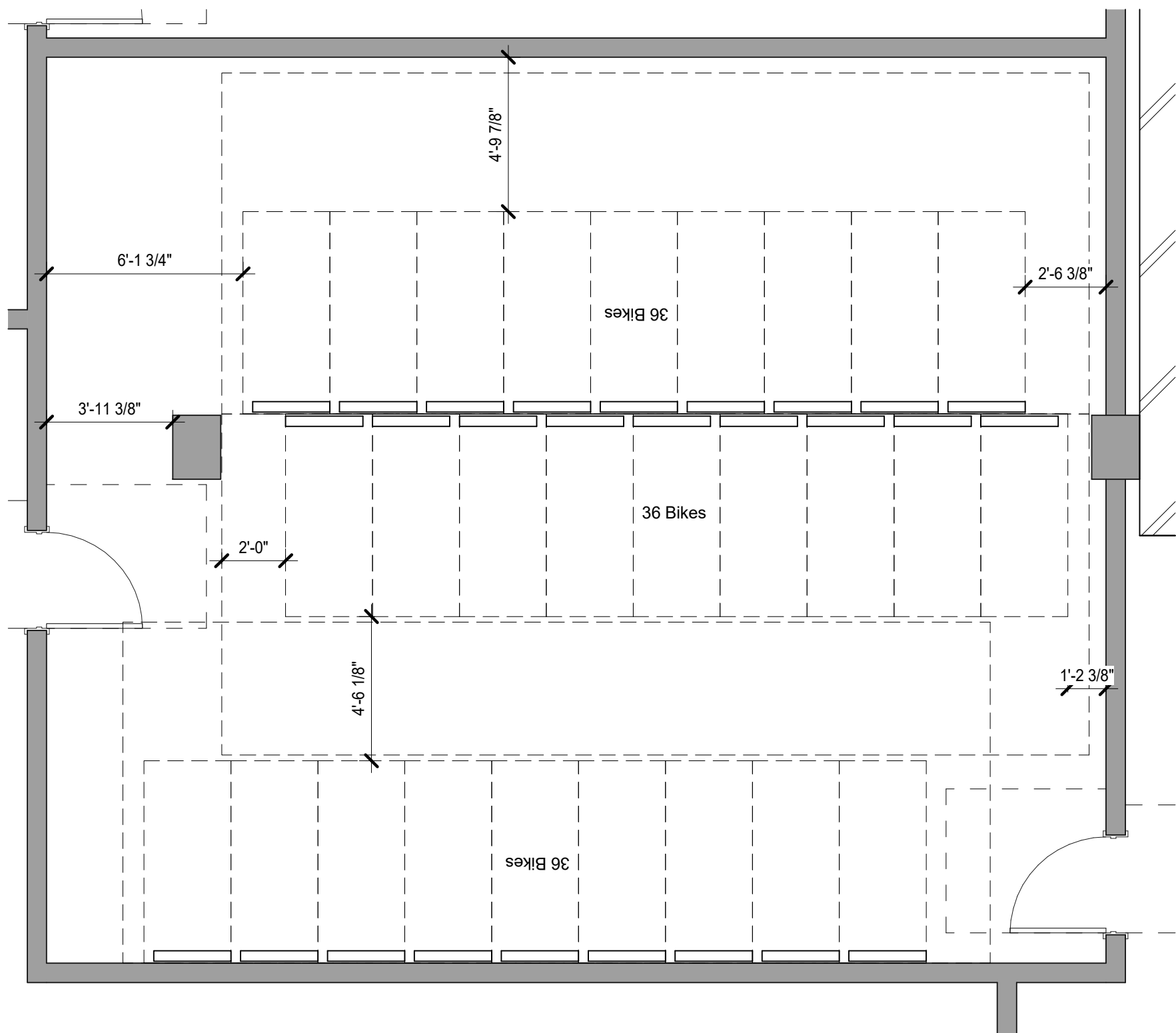
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Installation Instructions – Setbacks, Single Sided



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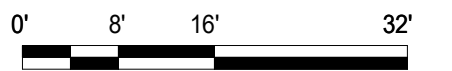
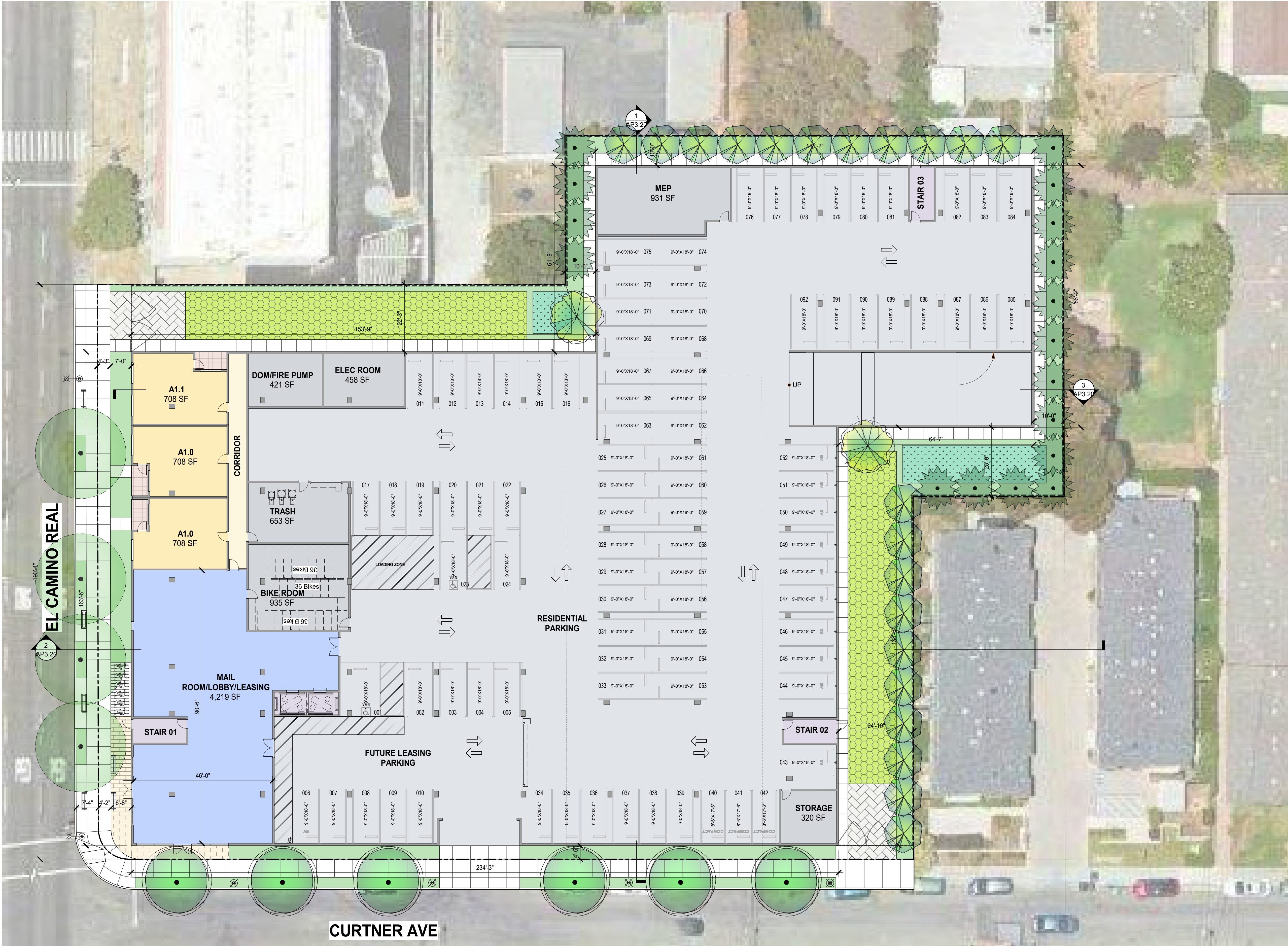


BIKE RACK SPECIFICATIONS 4

RESIDENTIAL LONG TERM BIKE PARKING - FLOOR 1 1

1/4" = 1'-0"

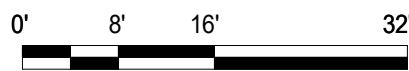
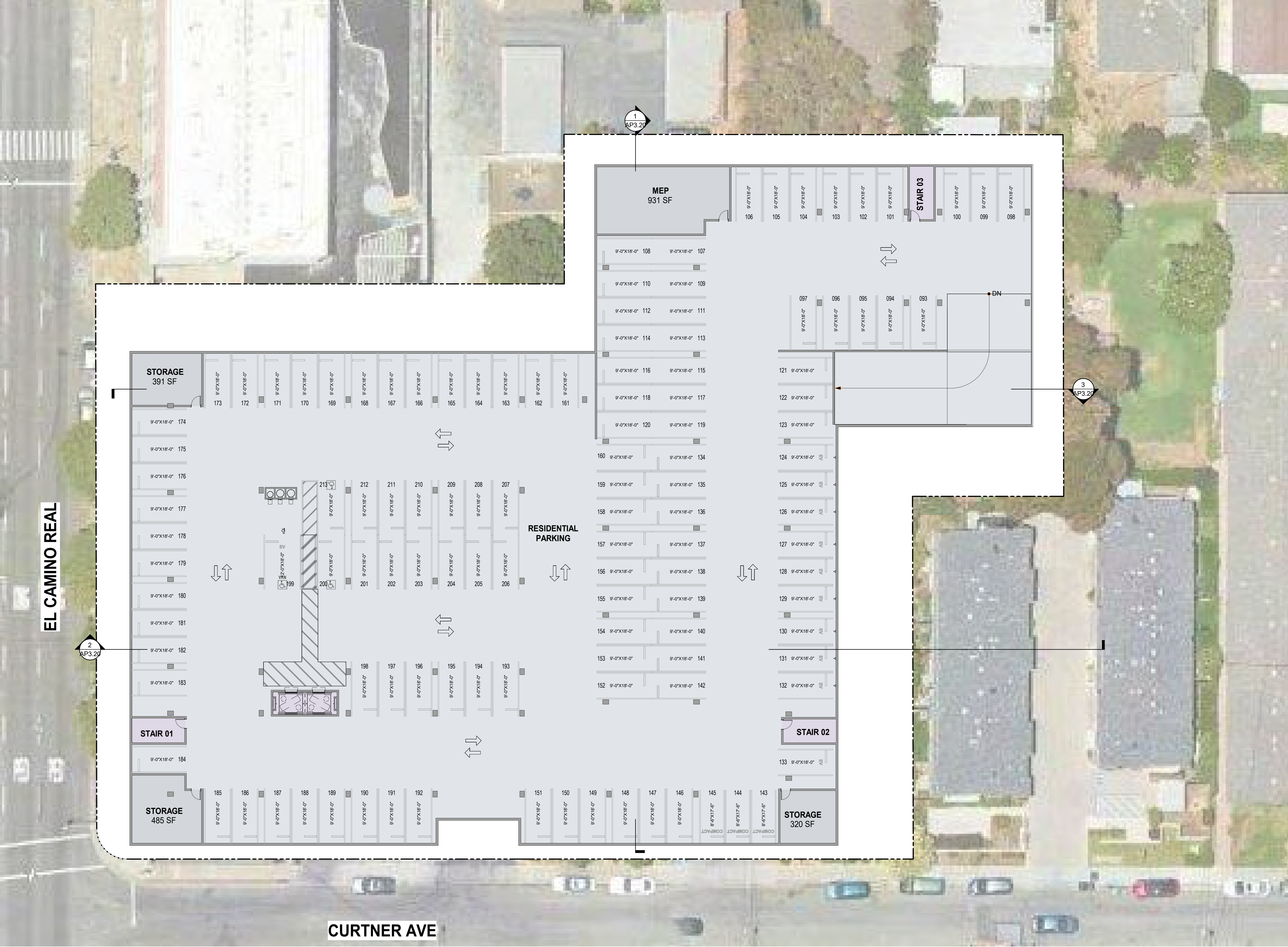




FLOOR 1

1/16"=1'-0"

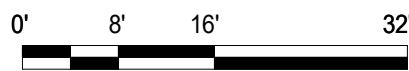
AP2.01



FLOOR 2

1/16"=1'-0"

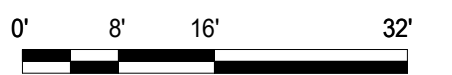
AP2.02



1/16"=1'-0"

FLOOR 3

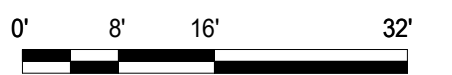
AP2.03



FLOOR 4

1/16"=1'-0"

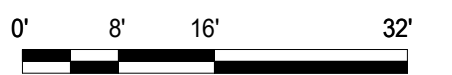
AP2.04



FLOORS 5-6

1/16"=1'-0"

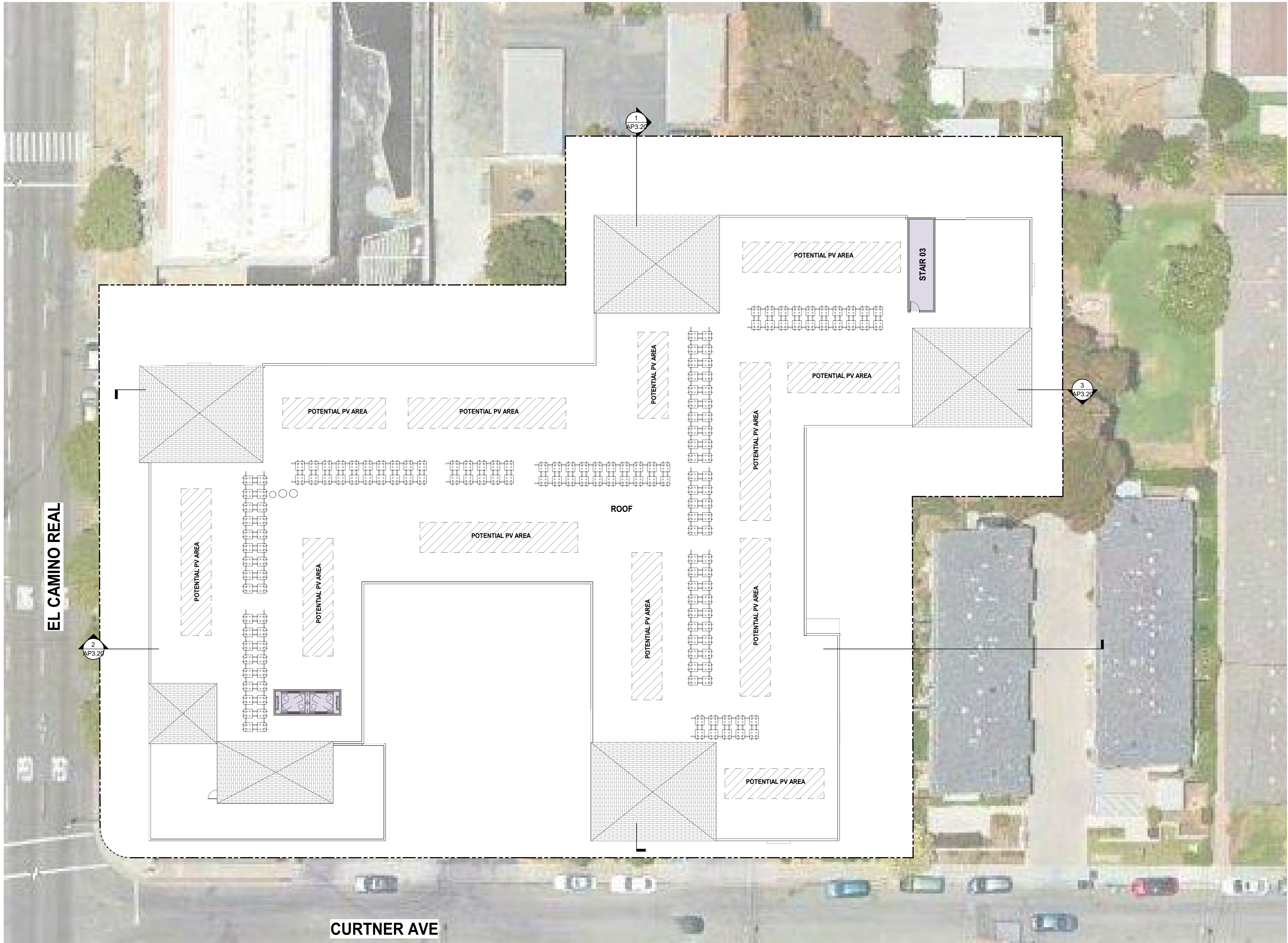
AP2.05



FLOOR 7

1/16"=1'-0"

AP2.06



0' 8' 16' 32'



1/16"=1'-0"

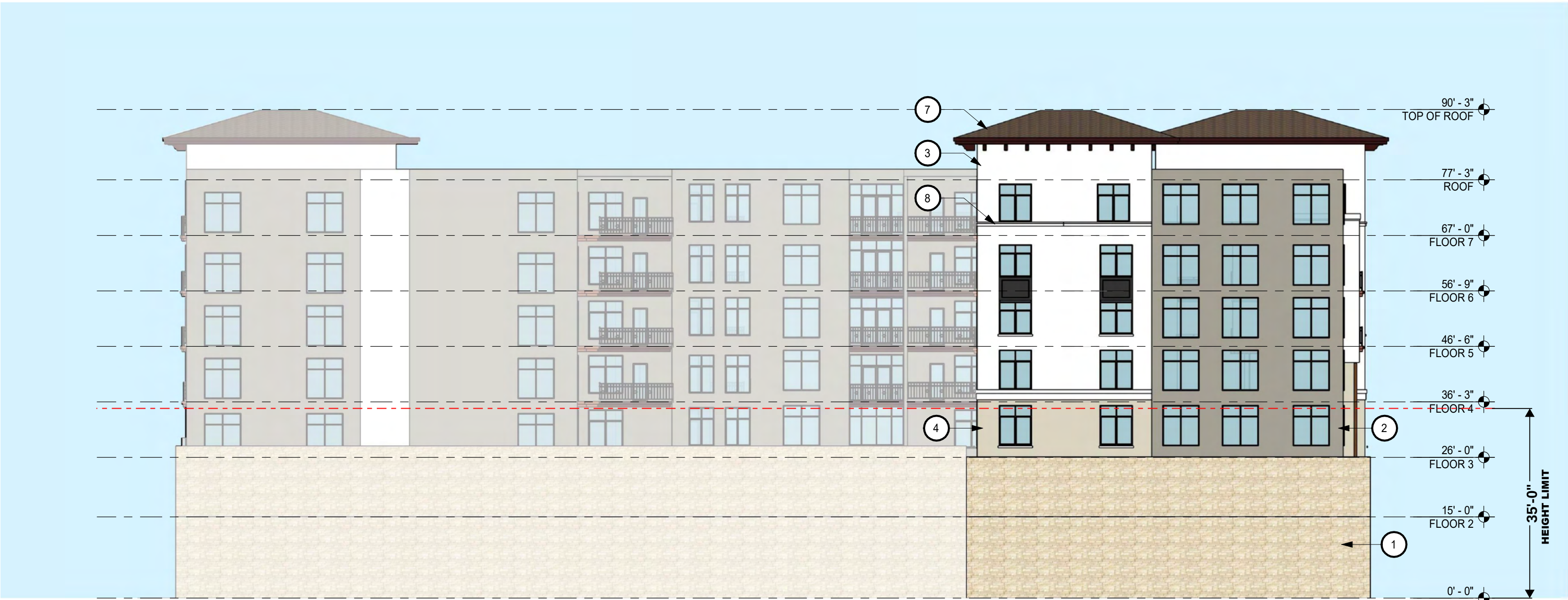
ROOF

AP2.07

MAY 31, 2024



PLANNING ELEVATION - NORTH 2
1/16" = 1'-0"



PLANNING ELEVATION - EAST 1
1/16" = 1'-0"



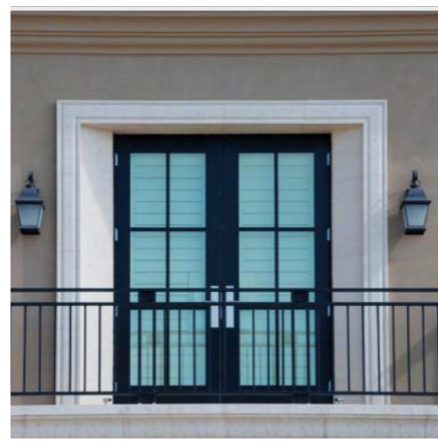
METAL AWNING 9



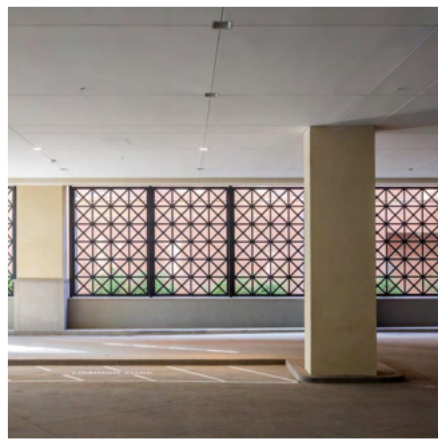
FOAM TRIM 8



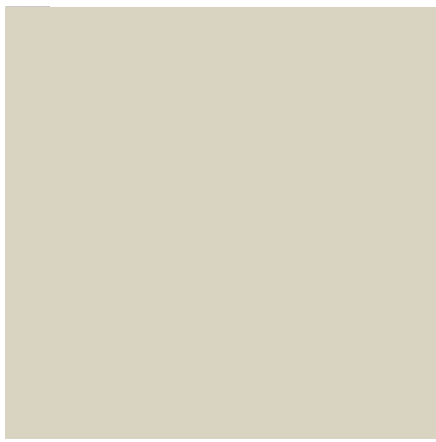
CLAY TILE ROOF 7



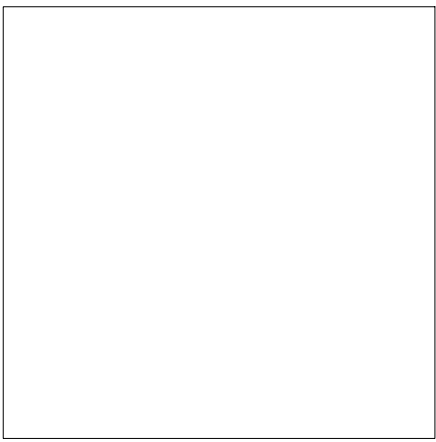
METAIL RAILING 6



GARAGE SCREEN 5



STUCCO OFF WHITE 4



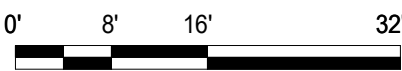
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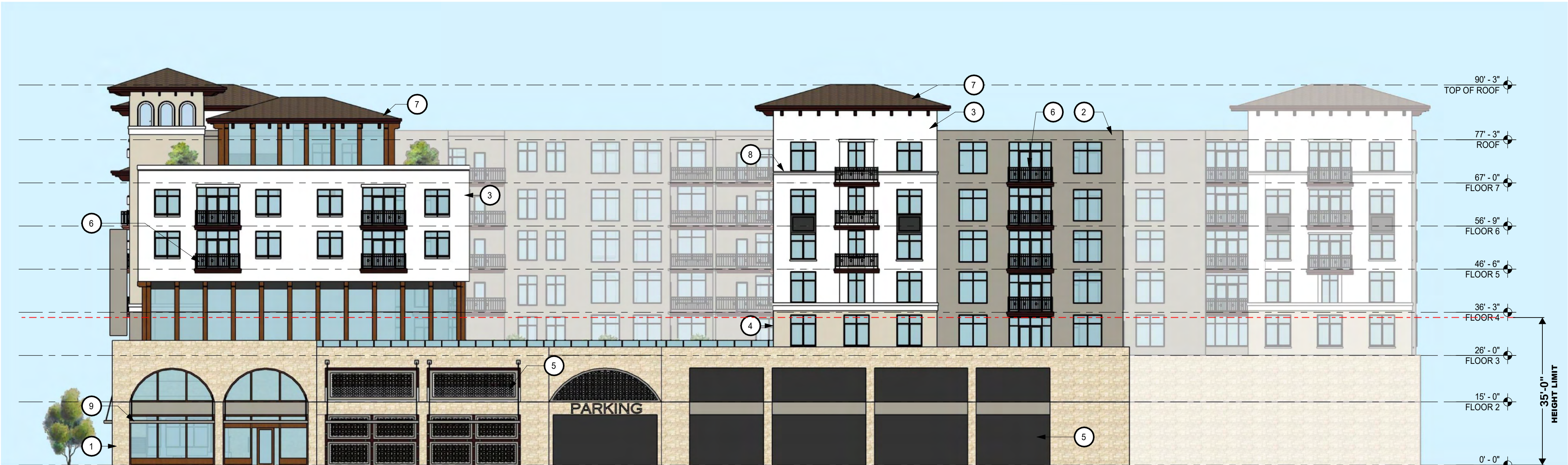


STUCCO GREY 2



CAST STONE 1





PLANNING ELEVATION - SOUTH 2
1/16" = 1'-0"



PLANNING ELEVATION - WEST 1
1/16" = 1'-0"



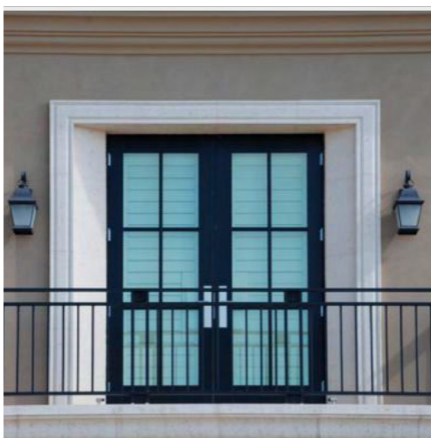
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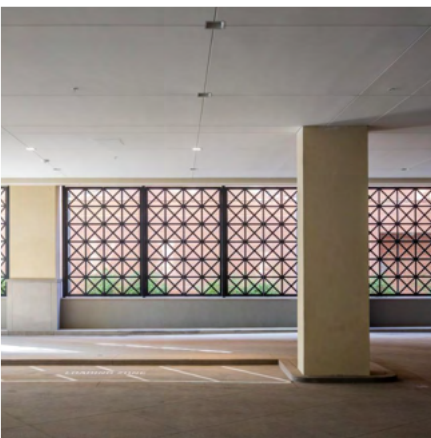
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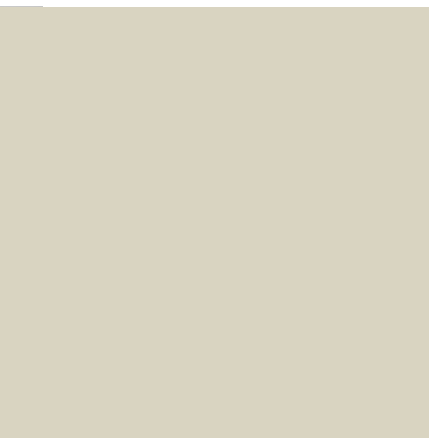
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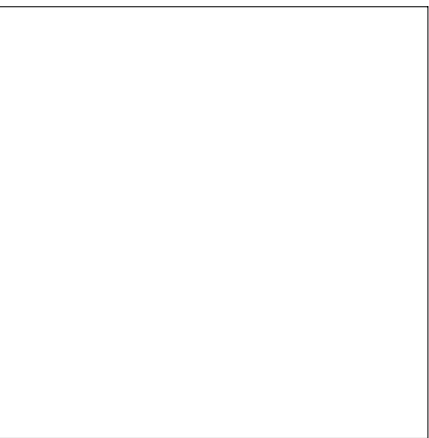
METAIL RAILING 6



GARAGE SCREEN 5



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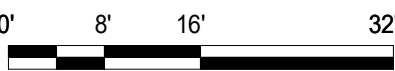
STUCCO WHITE 3



STUCCO GREY 2



CAST STONE 1





ROOF DETAIL

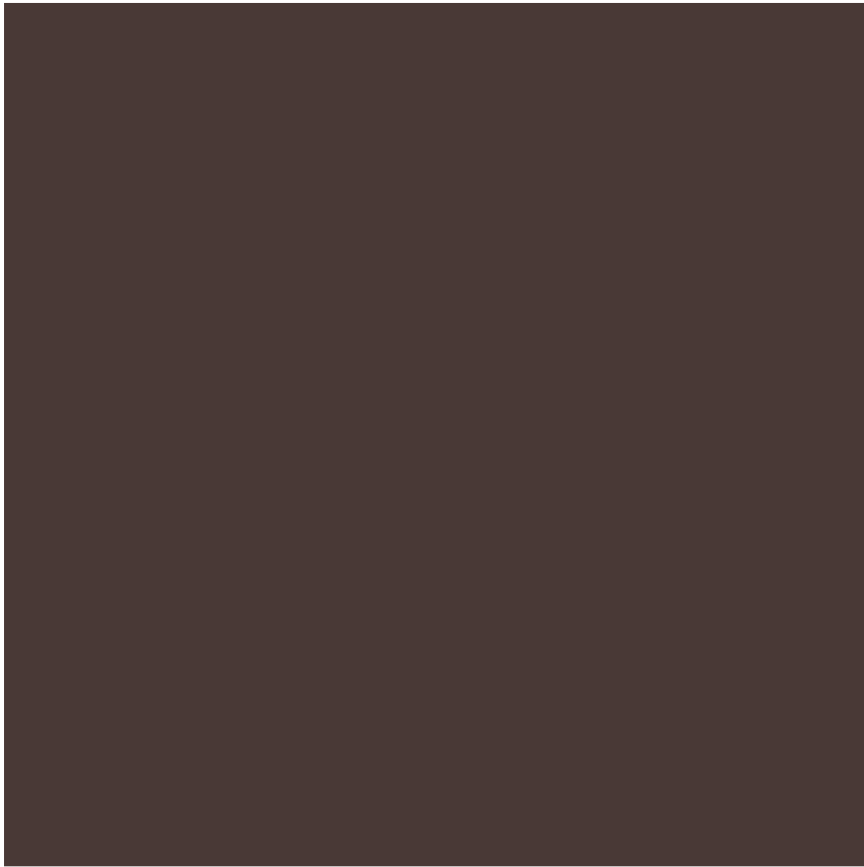


METAL AWNINGS

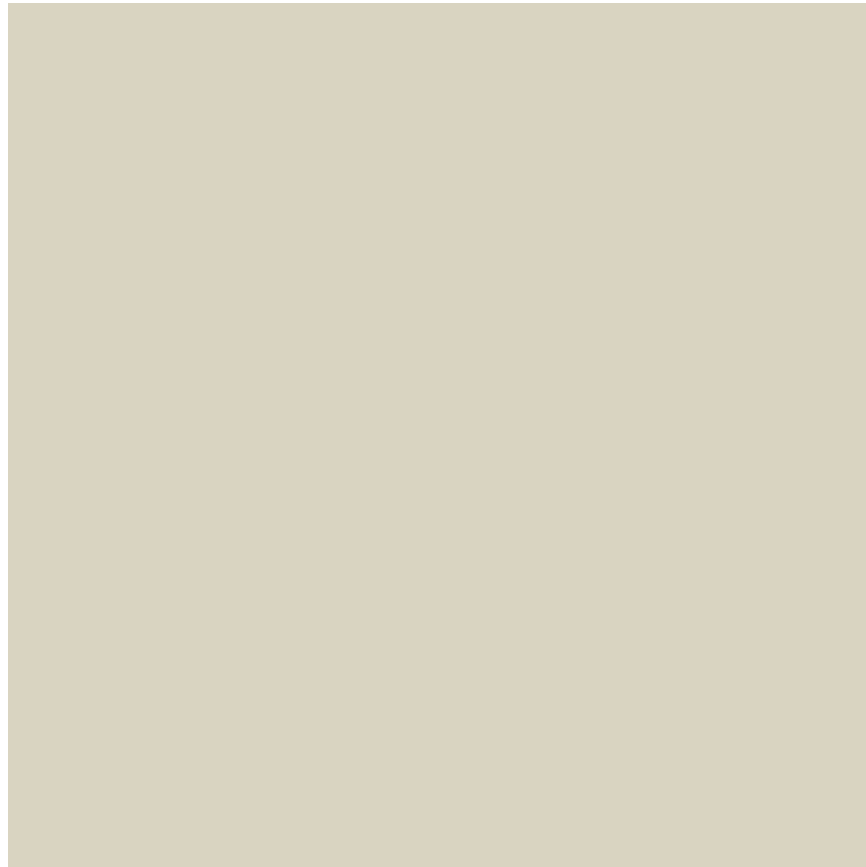
PRECEDENT IMAGES



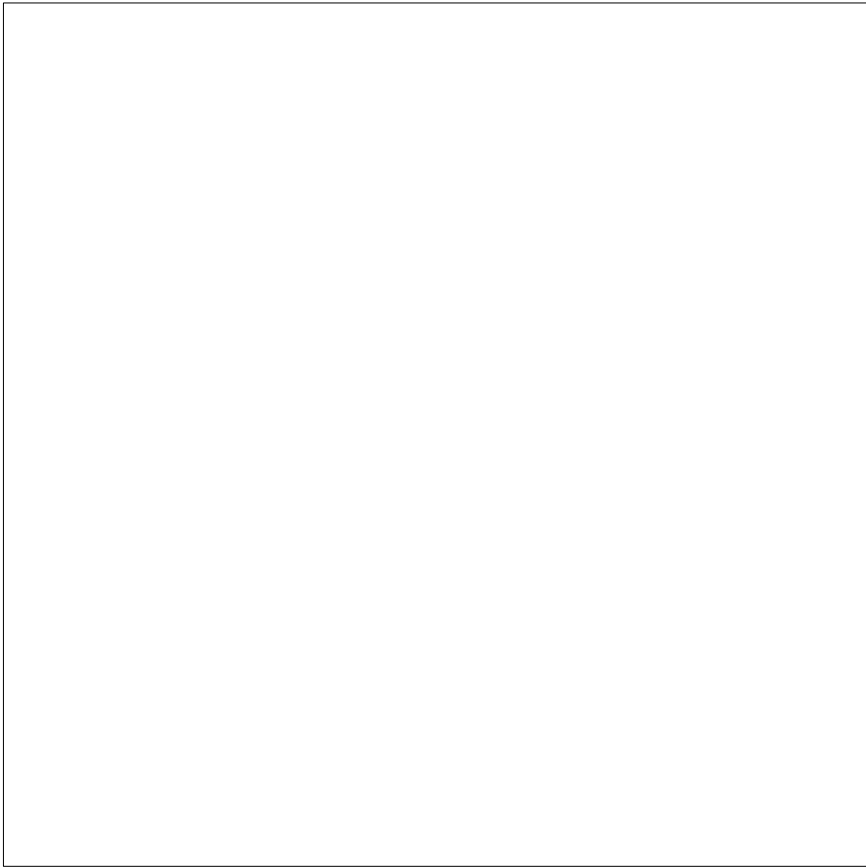
GARAGE SCREEN



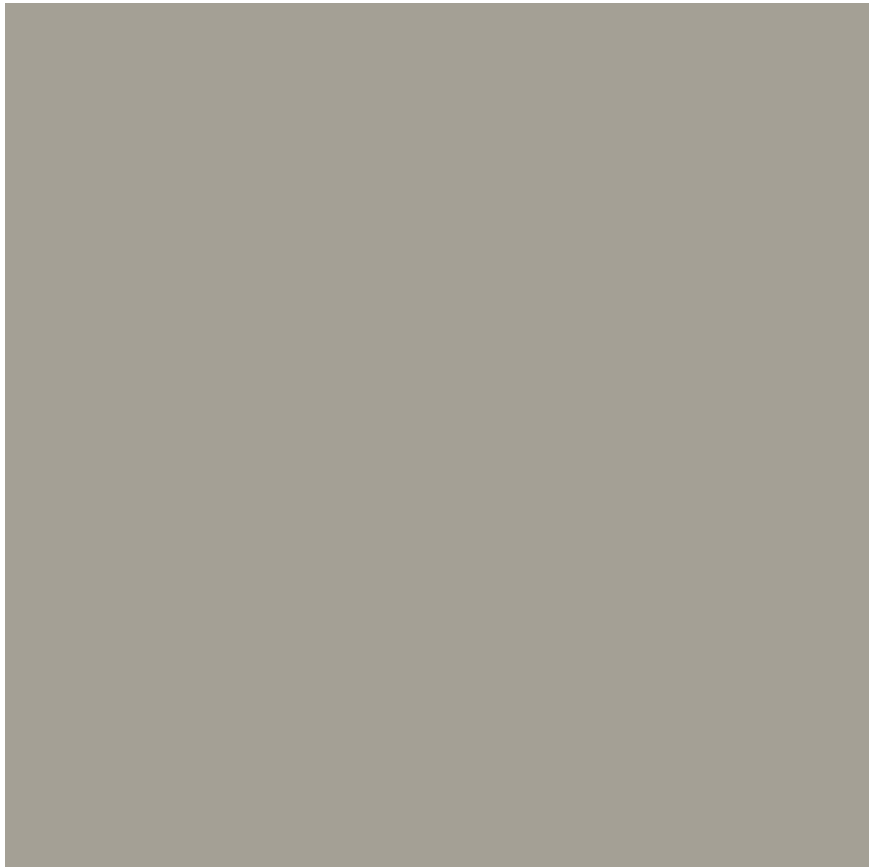
WINDOWS & STOREFRONTS
BRONZE



PAINT COLOR - OFF WHITE



PAINT COLOR - WHITE



PAINT COLOR - GREY



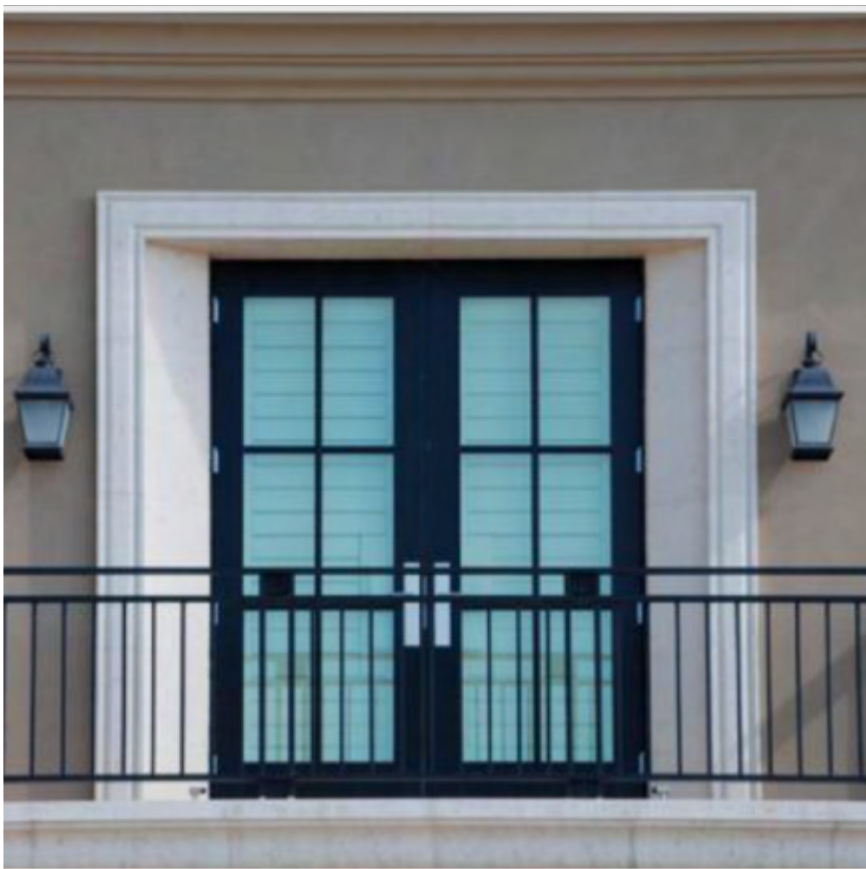
FOAM TRIM



PAINTED STUCCO



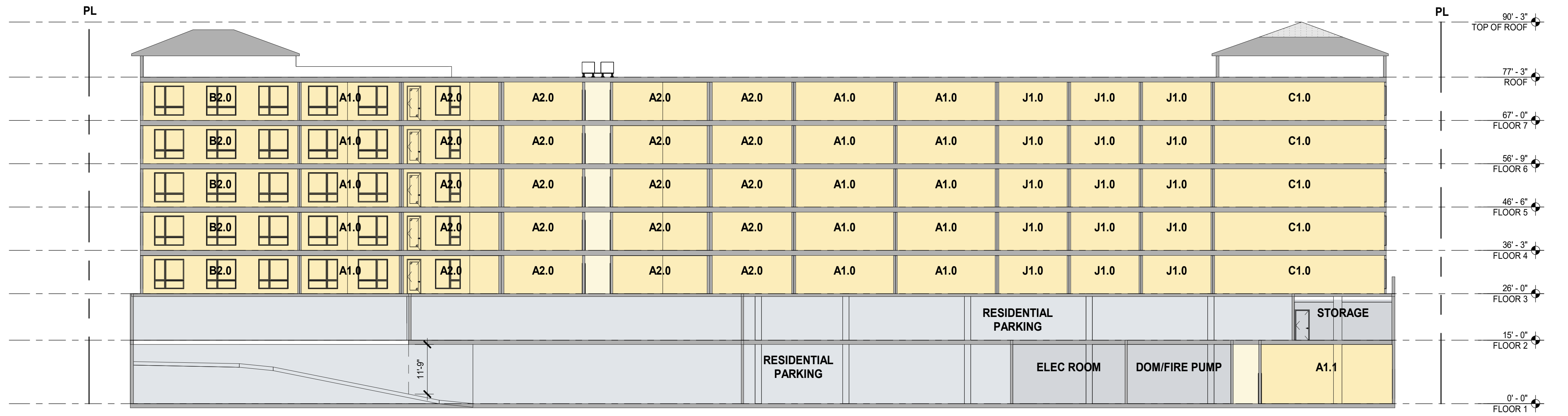
CLAY TILE ROOF



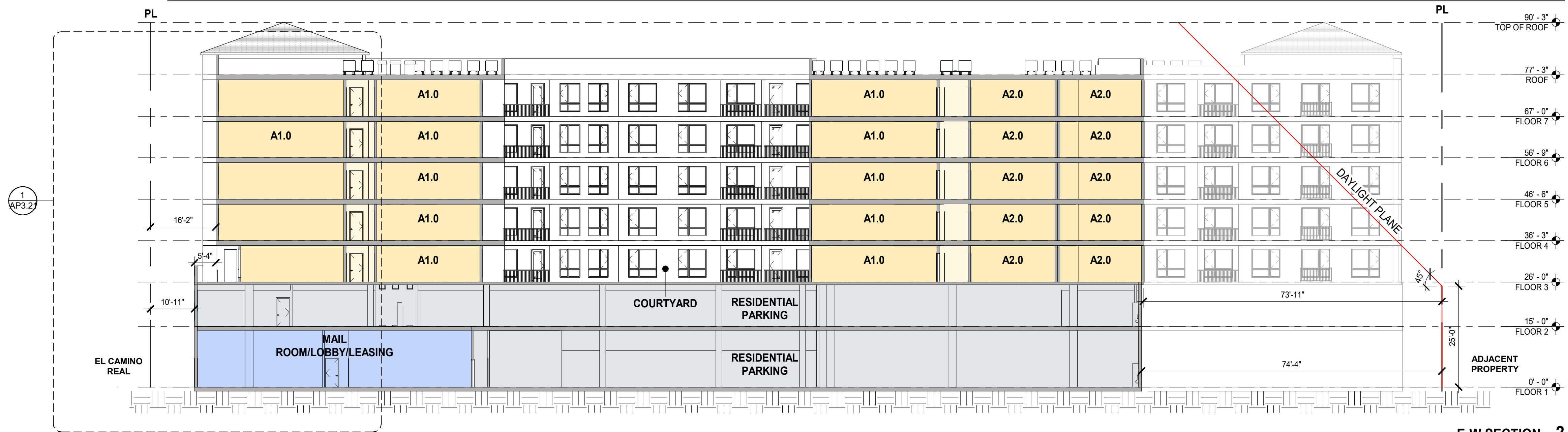
METAL RAILING BALCONIES



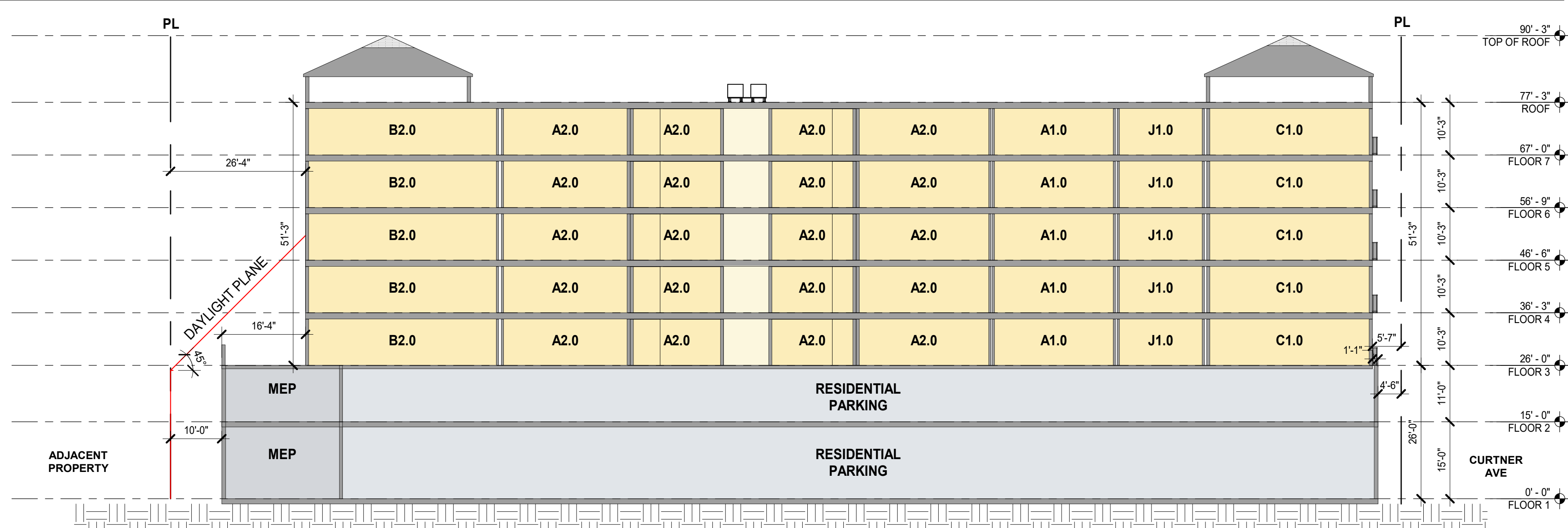
CAST STONE



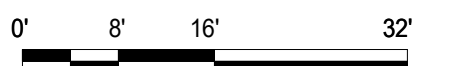
E-W SECTION THRU RAMP 3



E-W SECTION 2



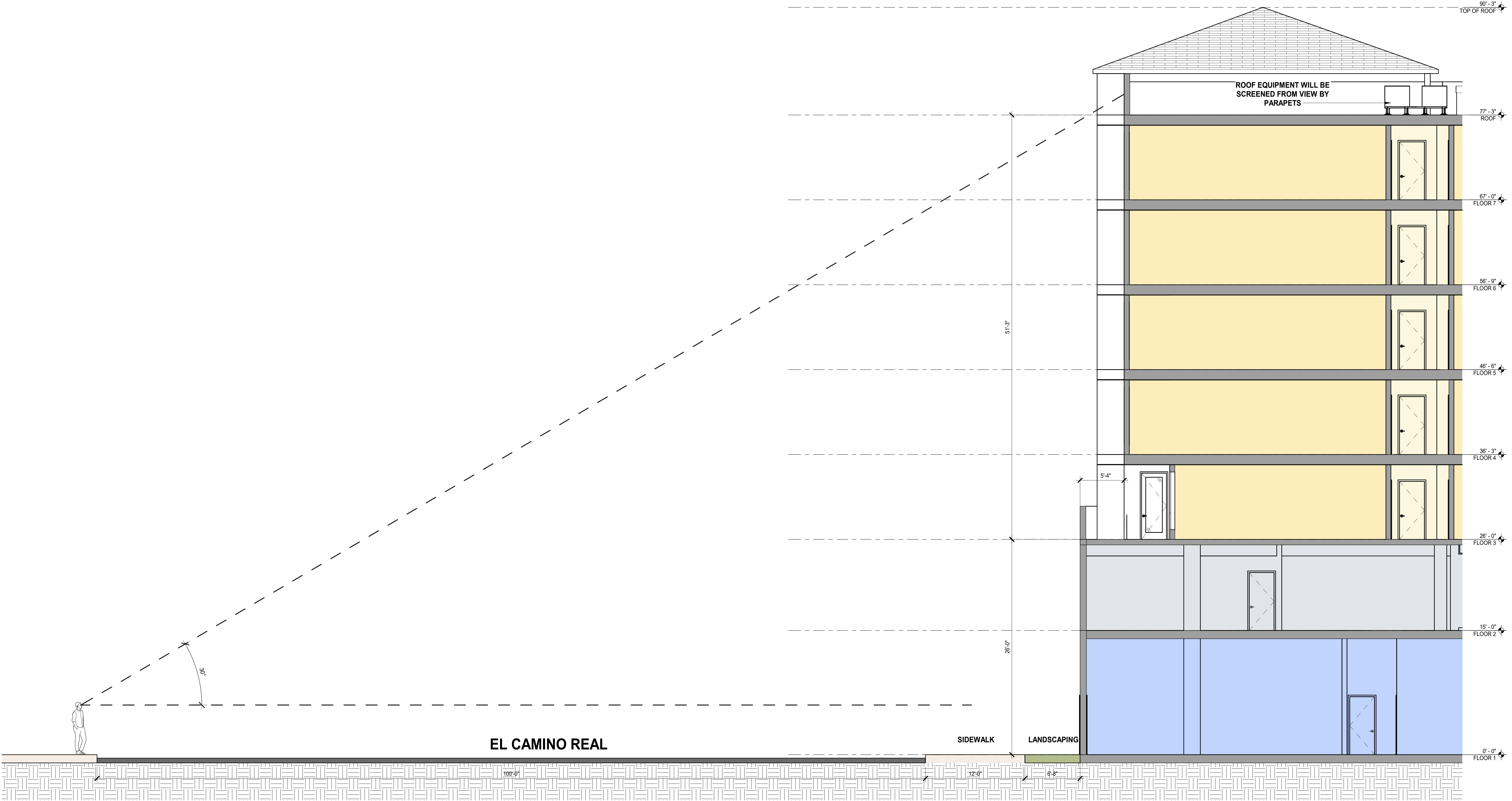
N-S SECTION 1



SECTIONS

1/16"=1'-0"

AP3.20



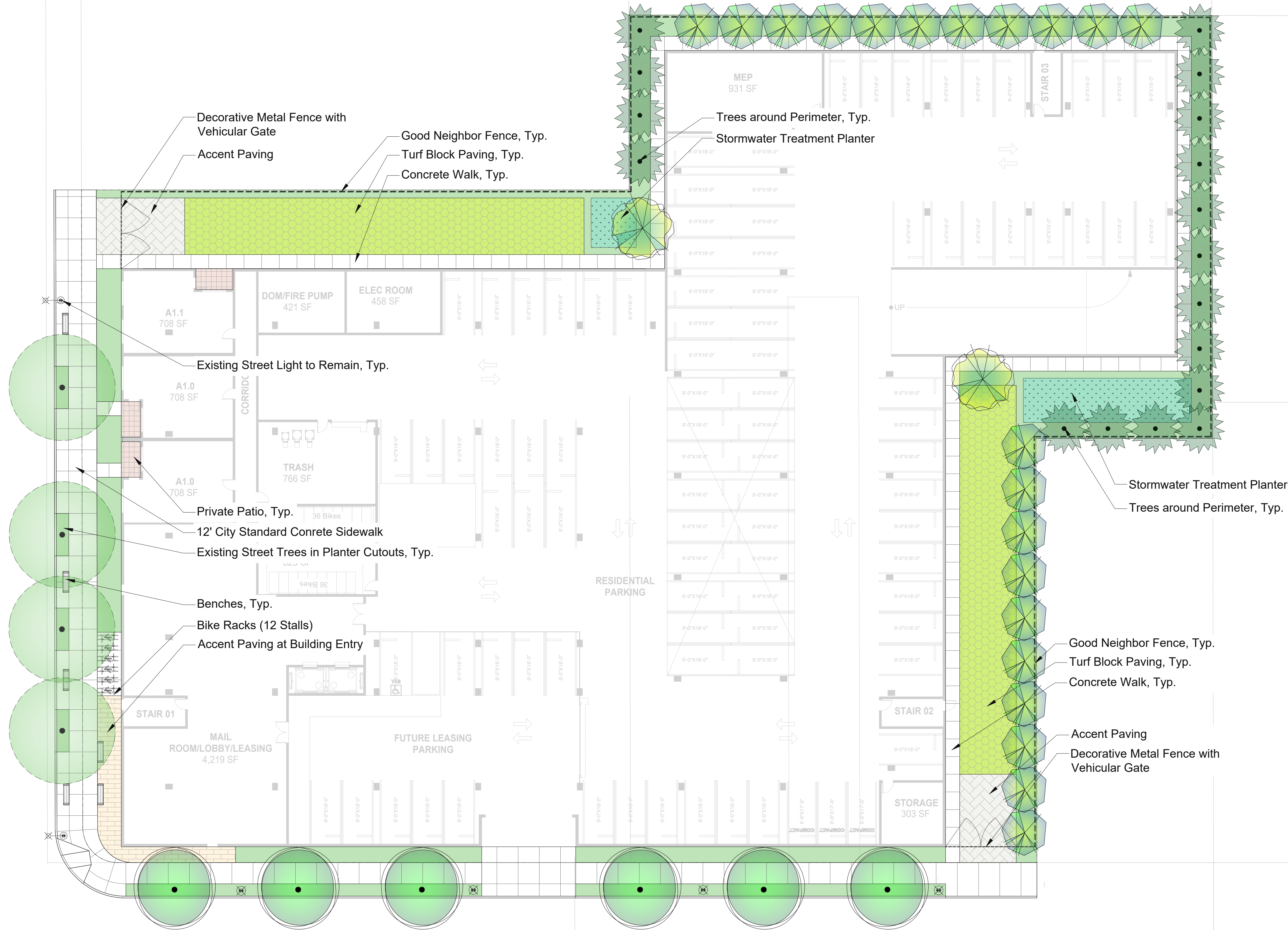
DIAGRAMATIC WALL SECTION 1

3/16" = 1'-0"



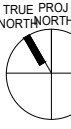
EL CAMINO REAL

CURTNER AVE



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

OVERALL SITE PLAN



L-1.0



PLANTING LEGEND

TREES						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	QUANTITY	COMMENTS	WATER USE
ACE SAN	Per Plan	Acer palmatum 'Sangokaku'	Japanese Maple Sango kaku	-	Multi-trunk	L
ARB MAR	Per Plan	Arbutus 'Marina'	Marina Strawberry Tree	2		L
ARB UNE	Per Plan	Arbutus unedo	Strawberry Tree	-	Multi-trunk	L
CER OCC	Per Plan	Cercis occidentalis	Western Redbud	-	Multi-trunk	L
GEI PAR	Per Plan	Geijera parviflora	Australian Willow			L
LAG TUS	Per Plan	Lagerstroemia 'Tuscarora'	Crape Myrtle	-	Std, High-Branching	L
LYO FLO	Per Plan	Lyonothamnus floribundus	Catalina Ironwood	21		L
MEL NES	Per Plan	Melaleuca nesophila	Pink Melaleuca	-	Multi-trunk	L
POD GRA	Per Plan	Podocarpus gracilior	African Fern Pine	17		L
QUE AGR	Per Plan	Quercus agrifolia	Coast Live Oak	-		L
QUE SUB	Per Plan	Quercus suber	Cork Oak	-		M
ULM PAR	Per Plan	Ulmus parviflora 'Drake'	Drake Chinese Elm	6		L
TRI LAU	Per Plan	Tristanopsis laurina	Water Gum	-	Std, High-Branching	M
SHRUBS / VINES						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS	WATER USE
AG	15 gal	Agave attenuata 'Blue Flame'	Blue Flame Foxtail Agave	Per Plan		L
AC	1 gal	Acacia c. 'Cousin Itt'	Cousin Itt Dwarf Acacia	Per Plan		L
CV	5 gal	Callistemon viminalis 'Little John'	Dwarf Callistemon	36" o.c.		L
ER	5 gal	Escallonia rubra	Escallonia	36" o.c.		M
LM	15 gal	Lavatera maritima	Tree Mallow	Per Plan		L
LU	15 gal	Leucadendron 'Safari Sunset'	Safari Sunset Conebush	Per Plan		L
NG	5 gal	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	24" o.c.		L
PM	5 gal	Phormium 'Maori Queen'	Maori Queen New Zealand Flax	Per Plan		L
PV	5 gal	Pittosporum tobira 'Variegata'	Variegated Mock Orange	36" o.c.		L
PO	5 gal	Polystichum munitum	Western Sword Fern	36" o.c.		M
RC	5 gal	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	36" o.c.		L
RI	5 gal	Trichostema lanatum	Wolly Bluecurls	36" o.c.		L
WB	5 gal	Westringia fruticosa 'Blue Gem'	Blue Gem Coast Rosemary	36" o.c.		L
WF	15 gal	Woodwardia fimbriata	Giant Chain Fern	48" o.c.		M
GRASSES / PERENNIALS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS	WATER USE
AY	5 gal	Anigozanthos 'Harmony'	Yellow Kangaroo Paw	36" o.c.		L
BB	5 gal	Bouteloua gracilis 'Blonde Ambition'	Blue Grama Grass	36" o.c.		L
CH	5 gal	Chondropetalum tectorum	Cape Rush	36" o.c.	C3*	L
DB	5 gal	Dianella c. 'Becca'	Becca Flax Lily	24" o.c.		M
DT	5 gal	Diets bicolor	Fortnight Lily	36" o.c.		L
ID	1 gal	Iris douglasiana	Pacific Coast Iris	Per Plan	C3*	L
JP	1 gal	Juncus Patens	California Gray Rush	18" o.c.	C3*	L
LP	5 gal	Limonium perezii	Sea Lavender	18" o.c.		L
LB	5 gal	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	30" o.c.		L
MR	5 gal	Muhlenbergia rigens	Deer Grass	36" o.c.	C3*	L
PH	1 gal	Pennisetum a. 'Hameln'	Dwarf Fountain Grass	18" o.c.		L
SA	1 gal	Sesleria autumnalis	Autumn Moor Grass	18" o.c.		M
GROUNDCOVERS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS	WATER USE
AE	1 gal	Aeonium canariense	Canary Island Rose	24" o.c.		L
AS	1 gal	Aspidistra elatior	Cast Iron Plant	Per Plan		L
BH	1 gal	Bulbine frutescens 'Hallmark'	Orange Stalked Bulbine	24" o.c.		L
CS	1 gal	Calandrinia spectabilis	Rock Purslane	12" o.c.		L
EA	1 gal	Echeveria 'Afterglow'		Per Plan		L
GR	1 gal	Grevillea 'Fanfare'	Fanfare Grevillea	48" o.c.		L
SS	1 gal	Senecio serpens	Blue Chalk Sticks	18" o.c.		L
WL	1 gal	Westringia f. 'Low Horizon'	Low Horizon Coast Rosemary	24" o.c.		L

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



GROUND FLOOR PLANTING PLAN

L-2.1

EL CAMINO REAL

CURTNER AVE

WATER USE LEGEND		
	WUCOLS Low	5,227 sq ft
	WUCOLS Moderate	1,314 sq ft
	WUCOLS High	0 sq ft
	Water Features	0 sq ft
	Special Landscape Area	0



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

GROUND FLOOR HYDROZONE



L-3.1

VESTING TENTATIVE MAP

OF

3781 EL CAMINO REAL

FOR

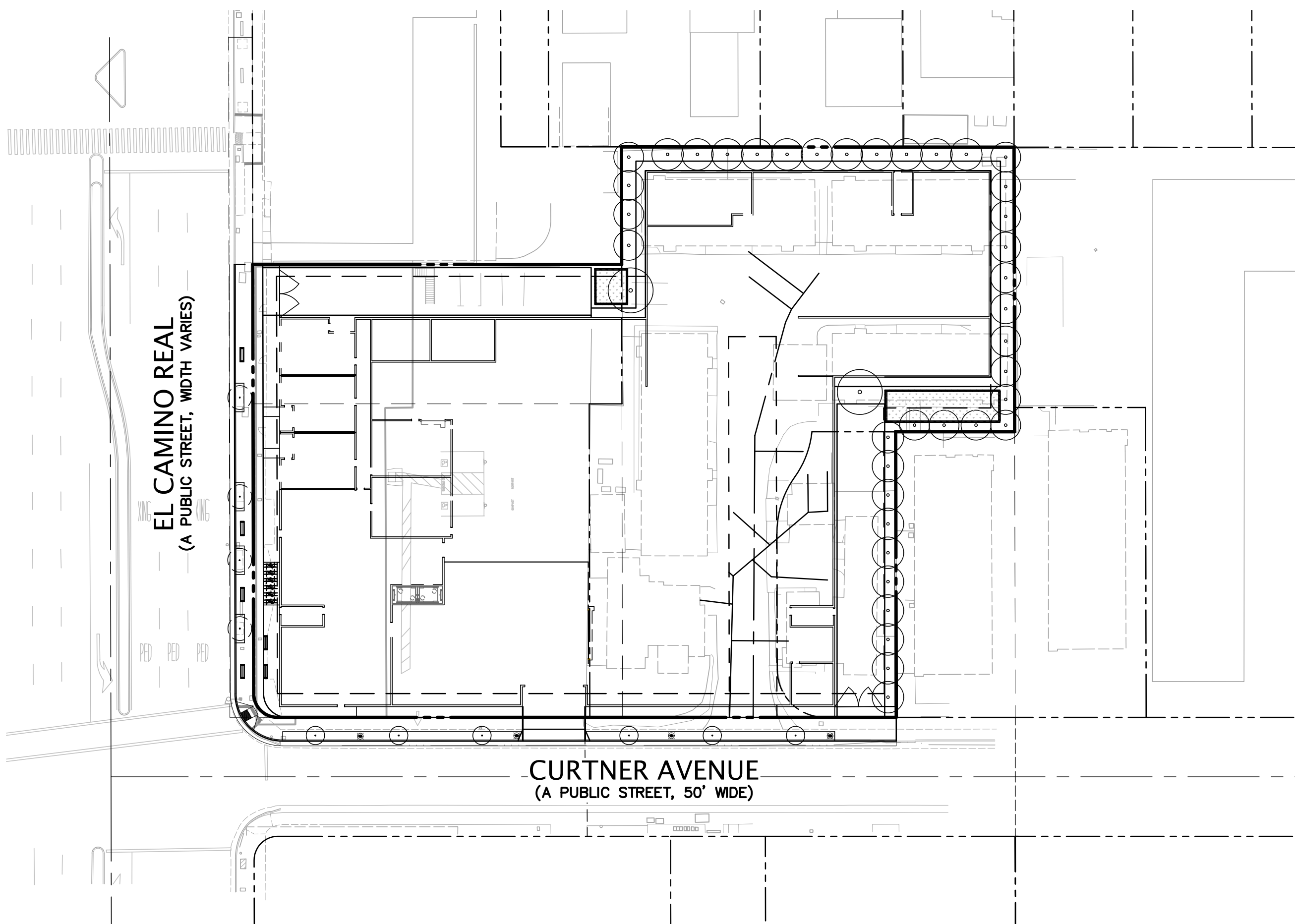
SARES REGIS

PALO ALTO, CALIFORNIA

PROJECT DATA

- RECORD OWNER: EL CAMINO RETAIL, LLC
- SUBDIVIDER: SARES REGIS
901 MARINERS ISLAND BLVD, SUITE 700
SAN MATEO, CA 94404
- MAP PREPARED BY: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
PHONE: (408) 727-6665
MARK A. KNUDSEN, P.E. 75828
- A.P.N.: 132-41-019, 020, 083 & 084
- GENERAL PLAN: CN, NEIGHBORHOOD COMMERCIAL
MF, MULTI-FAMILY RESIDENTIAL
- EXISTING USE: COMMERCIAL, RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- EXISTING ZONING: CN, NEIGHBORHOOD COMMERCIAL
RM-30, MEDIUM DENSITY MULTIPLE-FAMILY
RESIDENCE DISTRICT (16-30 DU/AC)
- PROPOSED ZONING: RESIDENTIAL
- EXISTING NUMBER OF LOTS: 3
- PROPOSED NUMBER OF RESIDENTIAL LOTS: 1
- TOTAL ACREAGE: 1.45±
- ALL DISTANCES ARE APPROXIMATE.
- THERE ARE NO NEW PUBLIC STREET NAMES PROPOSED.
- BENCHMARK: CITY OF PALO ALTO BENCHMARK 2228; PARK/MARGARITA, CATCH BASIN "O" IN RON S.W. CORNER

ELEVATION = 25.69 (NGVD29 DATUM, 1993)
ELEVATIONS SHOWN HEREON ARE BASED ON NGVD29. TO CONVERT TO NAVD88 ADD 3.382 FEET TO THE ELEVATIONS SHOWN. DATUM CONVERSION WAS OBTAINED FROM THE NGS VERTCON WEBSITE
(WWW.NGS.NOAA.GOV/CGI-BIN/VERTCON/VERT_CON.PRL).
- BASIS OF BEARINGS: THE BEARING OF NORTH 33° 33' 00" EAST TAKEN ON THE NORTHWESTERLY RIGHT OF WAY LINE OF CURTNER AVENUE AS SHOWN ON THAT CERTAIN TRACT MAP NO. 10278 FILED FOR RECORD ON JUNE 12, 2015, IN BOOK 884 OF MAPS AT PAGES 12 AND 13, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA,
- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A POLICY FOR TITLE INSURANCE, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED AUGUST 2, 1999, NUMBER 628-128851, AND A CLTA OWNER'S POLICY, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 2, 2004, NUMBER 635985. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- UTILITIES:
STORM DRAINAGE - CITY OF PALO ALTO
SANITARY SEWER - CITY OF PALO ALTO
WATER - CITY OF PALO ALTO
GAS COMPANY - CITY OF PALO ALTO
ELECTRIC - CITY OF PALO ALTO
TELEPHONE - AT&T
CABLE - COMCAST



SITE MAP

1"= 40'

DEVELOPER

SARES REGIS GROUP
ATTN: ANDREW TURCO
901 MARINERS ISLAND BOULEVARD, SUITE 700
SAN MATEO, CA 94404
ATurco@srgnc.com

CIVIL ENGINEER

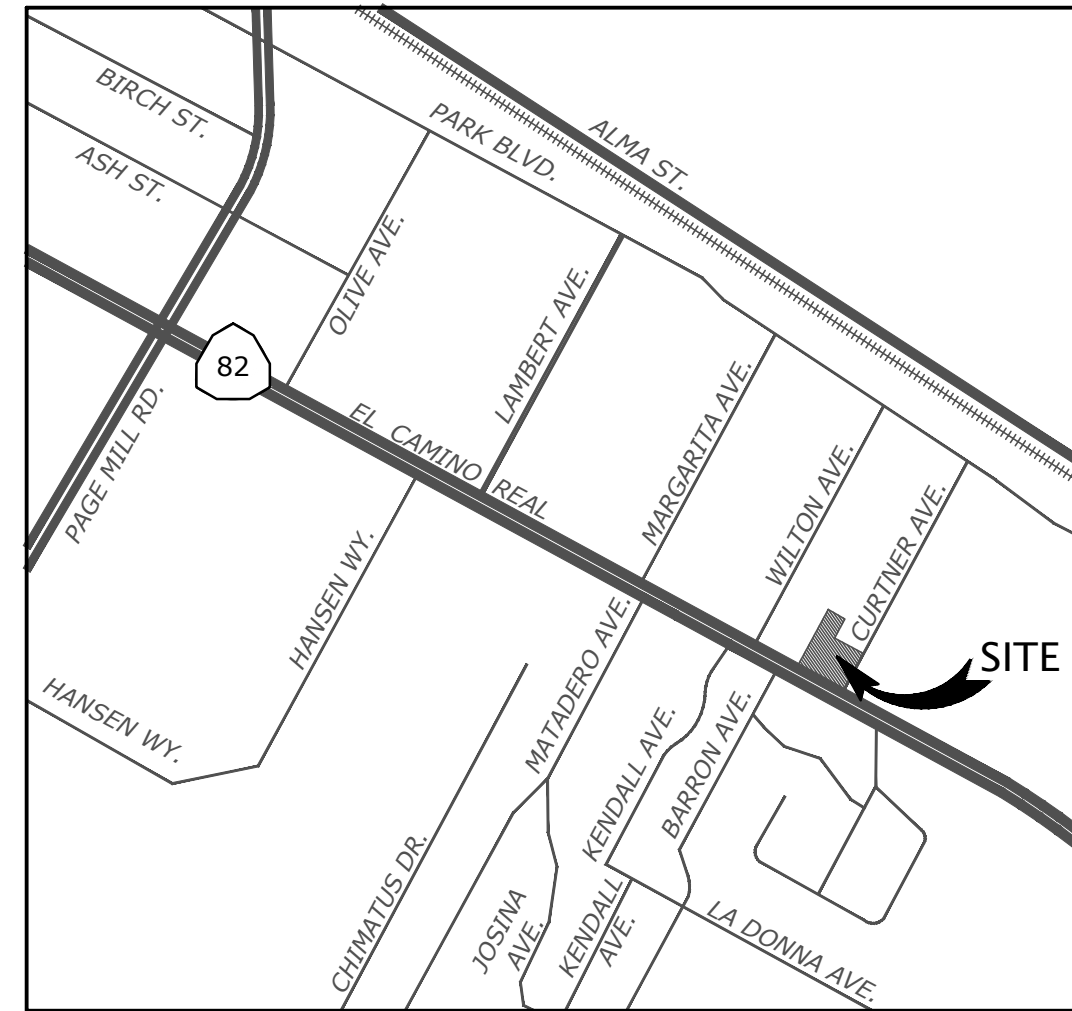
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: MARK A. KNUDSEN, P.E.
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
408-727-6665

ARCHITECT

BDE ARCHITECTURE
ATTN: IAN MURPHY
950 HOWARD STREET
SAN FRANCISCO, CA 94103
415-677-0966

LANDSCAPE ARCHITECT

THE GUZZARDO PARTNERSHIP
ATTN: MORGAN BURKE
PIER 9, THE EMBARCADERO, SUITE 15
SAN FRANCISCO, CA 94111
415-433-6672

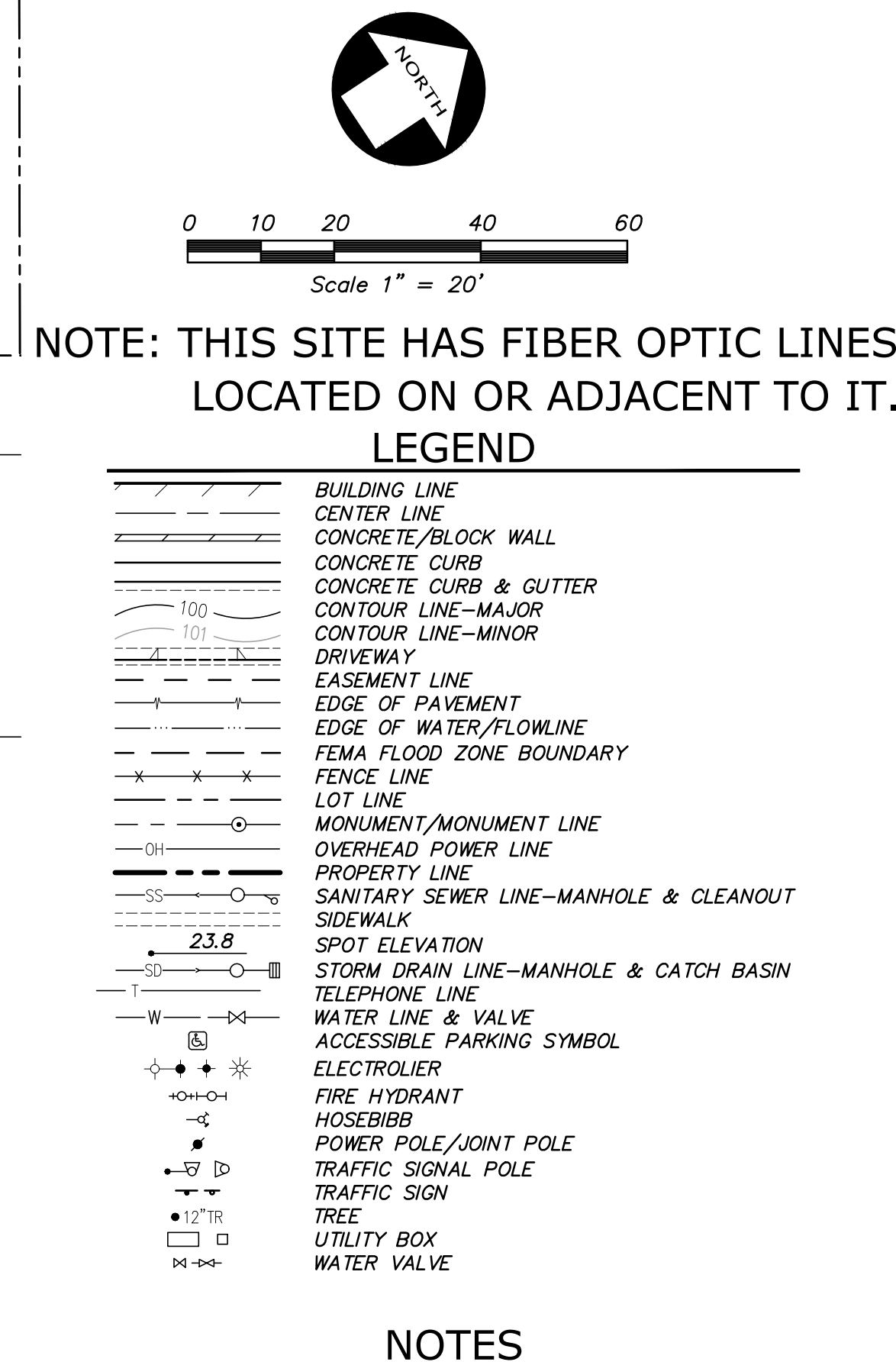


VICINITY MAP

NOT TO SCALE

SHEET INDEX

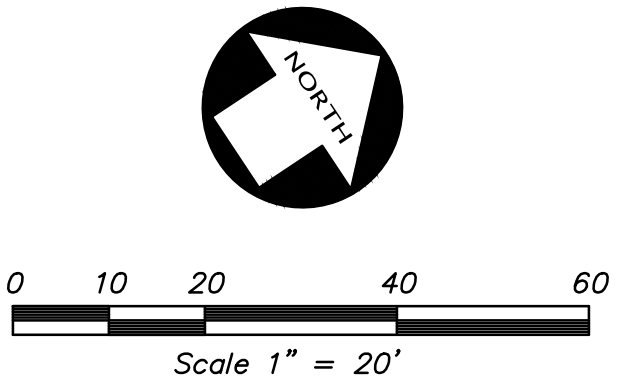
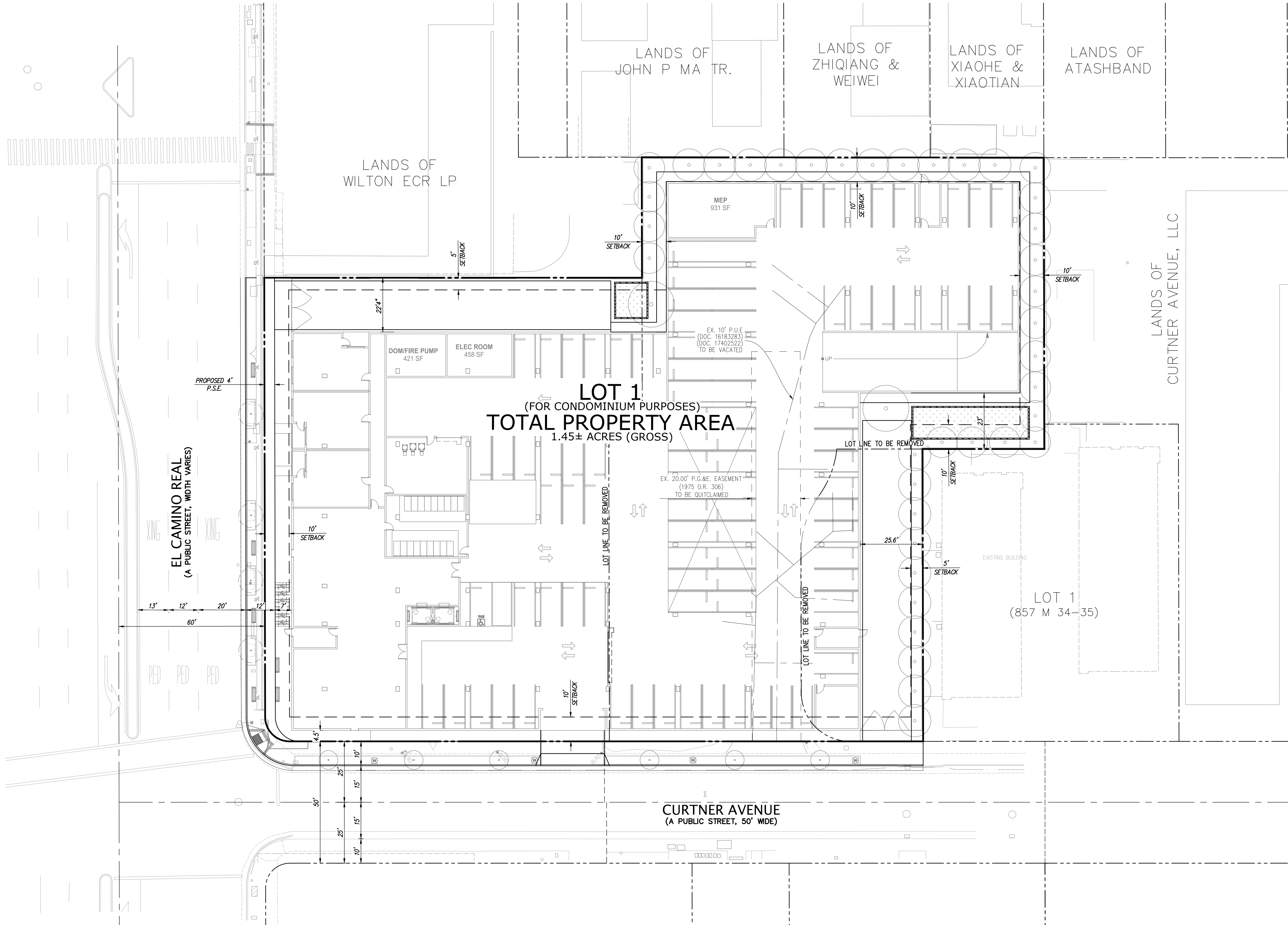
SHEET	DESCRIPTION
CIVIL	
TM-1.0	COVER SHEET
TM-2.1	EXISTING CONDITIONS PLAN
TM-2.2	DEMOLITION PLAN
TM-3.1	VESTING TENTATIVE MAP
TM-4.1	PRELIMINARY CIVIL SITE PLAN
TM-5.1	PRELIMINARY GRADING & DRAINAGE PLAN
TM-6.1	PRELIMINARY UTILITY PLAN
TM-7.1	PRELIMINARY STORMWATER QUALITY CONTROL PLAN
TM-8.1	PRELIMINARY SITE FIRE ACCESS PLAN



BC	BACK OF CURB	FW	FACE OF WALL	SL	STREET LIGHT
BL	BUILDING LINE	GB	GRADE BREAK	SSCO	SANITARY SEWER CLEAN OUT
BURD	BUILDING	GV	GAS VALVE	SSMH	SANITARY SEWER MANHOLE
BW	BACK OF WALK	IE	INVERT ELEVATION	ST	START
C-FC	CONCRETE @ FACE OF CURB	IP	IRON PIPE	SW	SOUTH WEST
CL	CENTER LINE	JP	JOINT POWER POLE	TB	TELEPHONE BOX
COMM	COMMUNICATION	LS	LANDSCAPE	TC	TOP OF CURB
CONC	CONCRETE	N	NORTH	TMH	TELEPHONE MANHOLE
DR	DOOR	NE	NORTH EAST	TOP	GRADE BREAK LINE TOP
E	EAST	NW	NORTH WEST	TR	TOP OF RAMP
EB	ELECTRIC BOX	OH	OVERHEAD	TSB	TRUNCATED DOME
EC	EDGE OF CONCRETE	P-FC	PAVEMENT @ FACE OF CURB	TSD	TRAFFIC SIGNAL BOX
EL	ELEVATION	POC	POINT OF CONNECTION	TSP	TRAFFIC SIGNAL POLE
EMH	ELECTRICAL MANHOLE	RE	RM ELEVATION	TW	TOP OF WALL
EW	EDGE OF WALK	S	SOUTH	UB	UNKNOWN UTILITY BOX
FF	FINISH FLOOR	SDMH	STORM DRAIN MANHOLE	W	WEST
FH	FIRE HYDRANT	SE	SOUTH EAST	WM	WATER METER
FL	FLOW LINE			WV	WATER VALVE

PREPARED BY OR UNDER THE SUPERVISION OF DATE
KELLY S. JOHNSON, P.L.S. 9126
KJOHNSON@KIERWRIGHT.COM





LEGEND

- ADJACENT PROPERTY LINE
- STREET CENTERLINE OR MONUMENT LINE
- DISTINCTIVE BORDER
- PROPOSED INTERIOR PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT CENTERLINE
- PROPOSED EASEMENT LINE
- SETBACK LINE

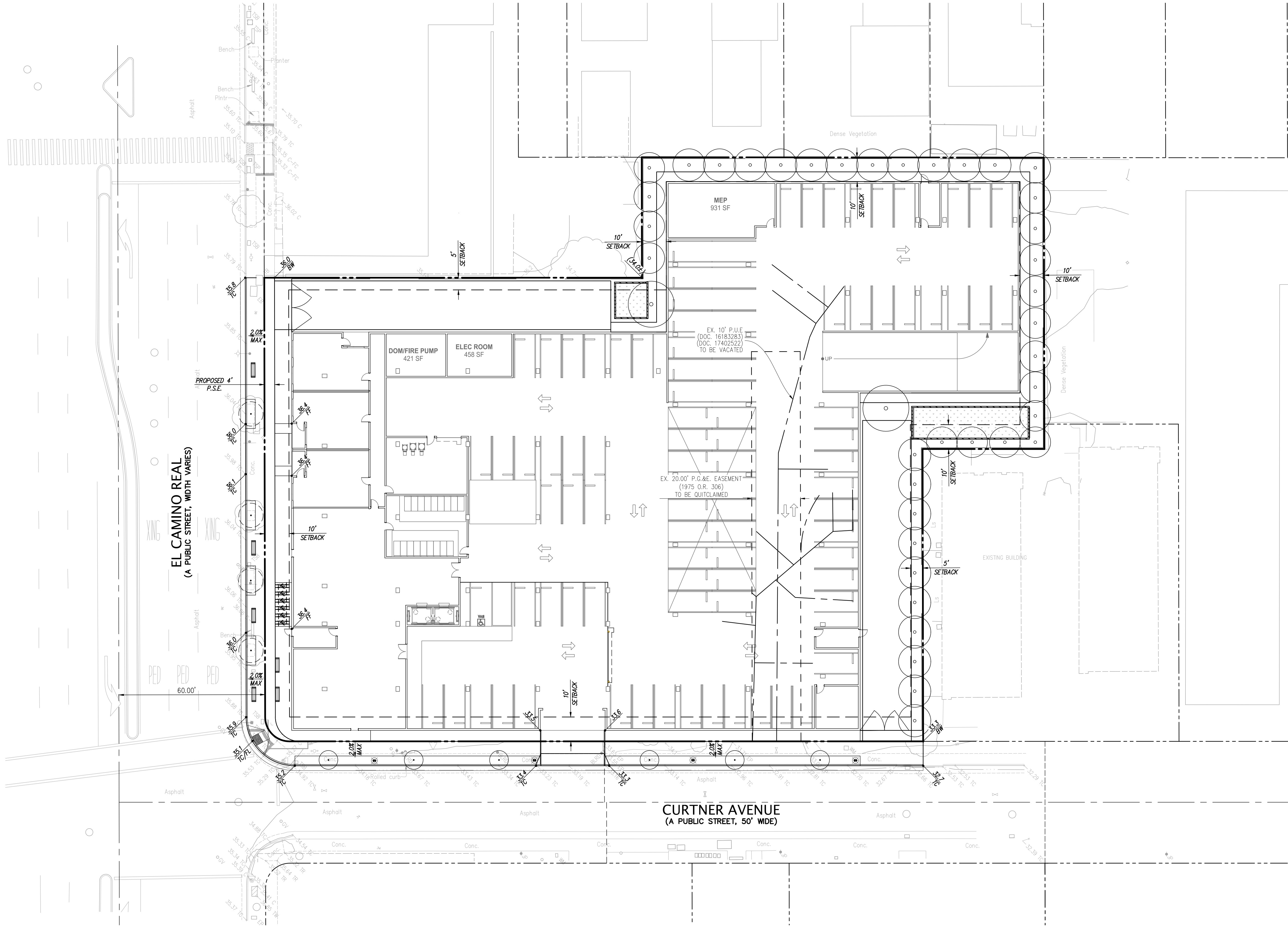
ABBREVIATIONS

P.S.E. PUBLIC SIDEWALK EASEMENT

SUBDIVISION NOTES

- THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT ARTICLE 2, SECTION 66452 AND CHAPTER 4.5, AS APPLICABLE. ALL DIMENSIONS AND BEARINGS SHOWN HEREON ARE APPROXIMATELY ONLY AND SUBJECT TO CHANGE.
- THE TOTAL AREA SHOWN WITHIN THE DISTINCTIVE BORDER IS APPROXIMATELY 1.45± ACRES. ALL PROPOSED DISTANCES AND BEARINGS SHOWN SHOWN ARE APPROXIMATE AND WILL BE FINALIZED AT THE PARCEL MAP STAGE.
- AREAS OUTSIDE THE BUILDING FOOTPRINT SHALL BE COMMON AREA UNLESS OTHERWISE NOTED OR SHOWN IN THE LEGEND. THESE NON-BUILDABLE AREAS WILL BE DESIGNATED AS EASEMENTS FOR PRIVATE INGRESS AND EGRESS, EMERGENCY VEHICLE ACCESS, SHARED UTILITIES, PRIVATE DRAINAGE AND RELATED REQUIREMENTS.
- ADDITIONAL PRIVATE EASEMENT NEEDS MAY BE IDENTIFIED IN FURTHER STAGES OF DESIGN, AND WILL BE RECORDED THROUGH SEPARATE INSTRUMENTS. ALL EXISTING EASEMENTS ON-SITE ARE TO BE QUITCLAIMED OR VACATED, UNLESS NOTED OTHERWISE.
- IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, SECTION 66456.1, MULTIPLE FINAL MAPS MAY BE FILED UNDER THE APPROVAL OR CONDITION APPROVAL OF THIS VESTING TENTATIVE MAP. PHASED FINAL MAPS MAY INCLUDE LOTS WHICH CORRESPOND TO PROPOSED BUILDINGS OR THOSE WHICH MAY EXIST IN A PARTICULAR PHASE. THE SUBDIVIDER RESERVES THE RIGHT TO IMPLEMENT THE ORDER OF PHASING AND THE NUMBER OF LOTS TO BE INCLUDED IN ANY SPECIFIC PHASE. LOT NUMBERING MAY DIFFER ON PHASED FINAL MAPS AS LONG AS THE RESPECTIVE LOT CONFIGURATIONS REMAIN SUBSTANTIALLY THE SAME AS SHOWN ON THIS MAP.
- COVENANTS, CONDITIONS & RESTRICTIONS (CC&R's) WILL BE PREPARED TO FACILITATE AND MANAGE THE OPERATIONS, MAINTENANCE AND RELATED FUNCTIONS OF THE COMMON AREAS.

Z:\2024\A24166\DWG\ENTITLEMENTS\VESTING TENTATIVE MAP\A24166 - TM5.1 PRELIMINARY GRADING & DRAINAGE PLAN.dwg 5-31-24 02:27:58 PM nbj

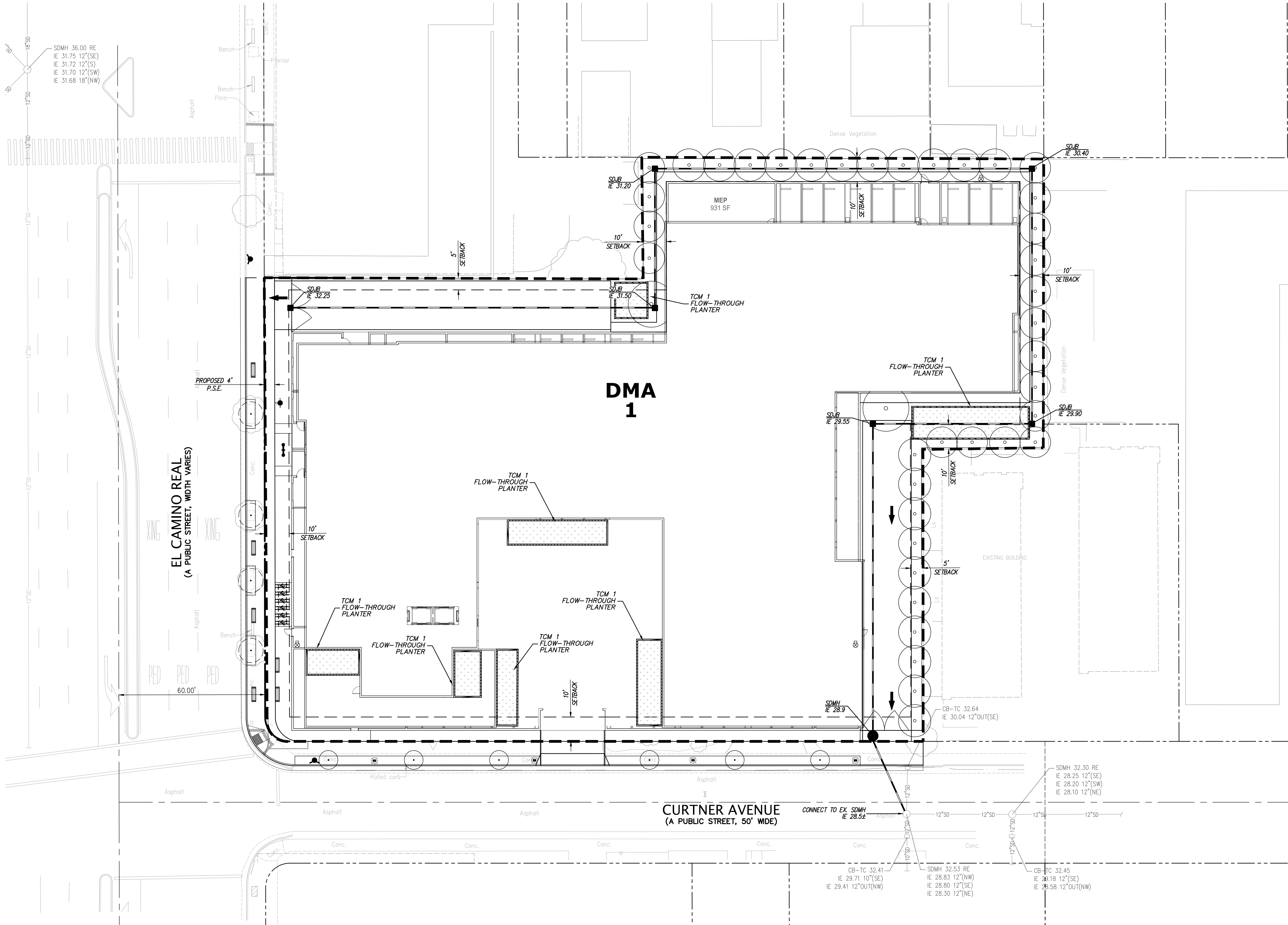


GRADING AND DRAINAGE LEGEND

PROPOSED	EXISTING	DESCRIPTION
		CONTOUR LINE
		PROPERTY LINE
		STORM DRAIN-MANHOLE & CATCH BASIN
		THRU CURB DRAIN
		SPOT ELEVATION
		SLOPE (PERCENTAGE)
		UTILITY BOX
		AREA DRAIN
		BACK OF WALK
		BUILDING
		CATCH BASIN
		CONCRETE
		DUCTILE IRON PIPE
		FACE OF CURB
		FINISHED FLOOR
		FLOW LINE
		GRADE BREAK
		HIGH POINT
		INVERT ELEVATION
		LOW POINT
		NON-EXPANSIVE FILL
		OVERFLOW
		PAVEMENT
		RIDGE
		RIM ELEVATION
		STORM DRAIN JUNCTION BOX
		STORM DRAIN MANHOLE
		TOP OF CURB



Z:\2024\A24166\DWG\ENTITLEMENTS\VESTING TENTATIVE MAP\A24166 - TM7.1 PRELIMINARY STORMWATER QUALITY CONTROL PLAN.dwg 5-31-24 02:28:29 PM nbui



STORMWATER LEGEND

- TRIBUTARY AREA LIMITS
- FLOW THROUGH PLANTER
- DRAINAGE MANAGEMENT AREA
- TREATMENT CONTROL MEASURE
- OVERLAND RELEASE

STORMWATER NOTES

- THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT AS IT IS NOT LOCATED WITHIN A SUBWATERSHED AREA LESS THAN 65% IMPERVIOUSNESS ON THE HM APPLICABILITY MAP.
- TRASH AND RECYCLING ENCLOSURES ARE LOCATED WITHIN THE BUILDING FOOTPRINT AND ARE NOT ON THE EXTERIOR.
- ALL PLANT MATERIALS WITHIN LID STORMWATER TREATMENT SHALL ADHERE TO APPENDIX D OF THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT.

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location ¹	Treatment Type ²	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area ⁴ (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite / Offsite Area Treated by LID or Non-LID TCM	Bioretention			Self Retaining / Treating		Media Filter					Comments
											Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	Treatment Credit (s.f.)	
1		Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C Flow: 4% Method ³	62,204	55,837	0	6,367	100.00%	2,233	2,287	6	-	-	-	-	-	-	-	-
Totals:						62,204	55,837	0	6,367	100.00%											

Footnotes:

- Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
- "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
- Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
- Gravel is considered as an impervious surface unless it is part of an infiltration trench.

