

830 E. CHARLESTON ROAD MULTI-FAMILY



PROJECT TEAM

APPLICANT:
CHARLESTON LLC
2600 EL CAMINO REAL SUITE 410
PALO ALTO, CA 94306
CONTACT: BEZALEL HO
BHO@SHPCO.COM
650.344.1500

ARCHITECT:
STUDIO T-SQ., INC
1970 BROADWAY SUITE 408
OAKLAND, CA 94612
CONTACT: CHEK TANG
CTANG@STUDIOT-SQ.COM
510.451.2850

LANDSCAPE:
JETT LANDSCAPE ARCHITECTURE + DESIGN
2 THEATRE SQUARE SUITE 218
ORINDA, CA 94563
CONTACT: BRUCE JETT
BRUCE@JETT.LAND
925.254.5422

CIVIL:
SANDIS
1700 S. WINCHESTER BLVD. SUITE 200
CAMPBELL, CA 95008
CONTACT: NATE DICKINSON
NDICKINSON@SANDIS.NET
408.828.3364

CIVIL:
ACIES ENGINEERING
400 N MCCARTHY BLVD SUITE 250
MILPITAS, CA 95035
CONTACT: TOMISLAV GAJIC
TOMISLAV@ACIES.NET
408.522.5255

APPROVAL STAMPS



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 408
: Oakland, California 94612
: (510) 451 - 2850

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830 E. CHARLESTON RD
PALO ALTO, CA 94303

CHARLESTON LLC
2600 EL CAMINO REAL, SUITE 410, PALO ALTO, CA 94306

RECEIVED, REVIEWED & REVISION STAMPS

Sheet Title:
COVER SHEET

Job No. 23030
Date: 02/09/2024
Scale:

Sheet No:
G-000

PROJECT INFORMATION

ADDRESS: 830 E. CHARLESTON RD, PALO ALTO, CA 94303 & 4015 FABIAN WAY, PALO ALTO, CA 94303
SITE AREA: 0.657 AC (28,641 SF)
ASSESSOR'S PARCEL NUMBERS: 127-15-049 & 127-15-048
ZONING: GM (GENERAL MANUFACTURING)
EXISTING USE: COMMERCIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
CONSTRUCTION TYPE: TYPE I-A (2 LEVELS AT GRADE) TYPE III-A (5 LEVELS ABOVE)

SETBACK

FRONT: MIN. 20' | 0' PROPOSED (WAIVER REQUESTED)
REAR: NONE | 0' PROPOSED
SIDE: NONE | 0' PROPOSED
MIN. WIDTH SIDEWALK: 12' ALONG E. CHARLESTON RD | 13'-6" PROPOSED ALONG E.CHARLESTON RD

HEIGHT

MAXIMUM ALLOWED BUILDING HEIGHT: 60'-0" (PAMC 18.14.020)
PROPOSED BUILDING HEIGHT: 81'-10" BUILDING HEIGHT TO TOP OF TYP. PARAPET (WAIVER REQUESTED)

PROPOSED NUMBER OF STORIES: SEVEN (7) STORIES ABOVE GRADE

FAR CALCULATION

98,152 PROPOSED SF / 28,641 LOT AREA = 3.43 FAR

	INCLUDED IN FAR	NOT INCLUDED IN FAR
FLOOR	BUILDING GROSS AREA	PARKING
LEVEL 1	4654 SF	18859 SF
LEVEL 2	1111 SF	22736 SF
LEVEL 3	18172 SF	
LEVEL 4	18994 SF	
LEVEL 5	19021 SF	
LEVEL 6	19017 SF	
LEVEL 7	17183 SF	
TOTAL	98152 SF	41595 SF
100 UNITS / 0.657 ACRE LOT AREA = 152 UNITS/ACRE		

NOTES:
1. BUILDING GROSS AREA IS CALCULATED FROM FACE OF FINISH.
2. AREA NOT INCLUDED IN FAR IS MADE UP OF VEHICULAR & BICYCLE PARKING, DOUBLE HEIGHT SPACE, AND OPEN BALCONIES.

SEE SHEET A-200 FOR FAR CALCULATION DIAGRAM

LOT COVERAGE

REQUIRED LOT COVERAGE: 70% MAXIMUM (PAMC 18.14.020)
PROPOSED LOT COVERAGE: 24,924 SF
LOT AREA: 28,641 SF
PROPOSED LOT COVERAGE %: = 24,924 SF / 28,641 SF = 87% (WAIVER REQUESTED)

SEE SHEET A-201 FOR MORE INFORMATION

LANDSCAPE/ OPEN SPACE COVERAGE

REQUIRED LANDSCAPE/OPEN SPACE COVERAGE: 20% MINIMUM (PAMC 18.14.020)
PROPOSED LANDSCAPE/OPEN SPACE COVERAGE: 6,039 SF
LOT AREA: 28,641 SF
PROPOSED LANDSCAPE/OPEN SPACE COVERAGE %: 6,039 SF / 28,641 SF = 21%

SEE SHEET A-201 FOR MORE INFORMATION

OPEN SPACE SUMMARY

REQUIRED USABLE OPEN SPACE: TO BE DETERMINED. CURRENT GM ZONE HAS NO MINIMUM OPEN SPACE REQUIREMENT.

PROPOSED USABLE OPEN SPACE: 6,985 SF (COMMON) + 6,131 SF (PRIVATE) = 13,116 SF > 10,000 SF

SHEET A-201 FOR MORE INFORMATION

UNIT SUMMARY

UNIT TYPE	UNIT DESCRIPTION	COUNT	RSF PER UNIT	TOTAL UNIT RSF	UNIT MIX
S1	STUDIO / 1 BATH	5	532 SF	2658 SF	5%
S2	STUDIO + DEN / 1 BATH	10	841 SF	8408 SF	10%
S3	STUDIO / 1 BATH	1	582 SF	582 SF	1%
1A	1 BED / 1 BATH	35	652 SF	22804 SF	35%
1B	1 BED CORNER / 1 BATH	4	792 SF	3167 SF	4%
1C	1 BED CORNER / 1 BATH	4	952 SF	3808 SF	4%
1D	1 BED / 1 BATH	37	799 SF	29559 SF	37%
1E	1 BED / 1 BATH	4	657 SF	2626 SF	4%
		100		73612 SF	

NOTES:
1. RENTABLE SQUARE FEET (RSF) IS AVERAGE AREA OF UNIT TYPE.

PARKING SUMMARY

	PARKING TYPE		QTY
LEVEL 1	LOW POWER EV CHARGER	RESIDENCE	25
	EV READY	RESIDENCE	20
	9'-0" x 18'-0" EV VAN ACCESSIBLE	RESIDENCE	2
	LEVEL 1 TOTAL:		47
LEVEL 2	LOW POWER EV CHARGER	RESIDENCE	31
	EV READY	RESIDENCE	20
	9'-0" x 18'-0" EV VAN ACCESSIBLE	RESIDENCE	2
	LEVEL 2 TOTAL:		53
GRAND TOTAL:			100

RESIDENTIAL PARKING RATIO:

PAMC 18.52.040
REQUIRED:
STUDIO 16 UNITS @ 1 STALL / UNIT = 16 STALLS
1 BEDROOM 84 UNITS @ 1 STALL / UNIT = 84 STALLS
PROVIDED:
TOTAL 100 STALLS

ACCESSIBLE PARKING:

PAMC 18.54.030
REQUIRED:
ACCESSIBLE PARKING 4 (76-100 STALLS PROVIDED)
VAN ACCESSIBLE PARKING 1 (1 IN EVERY 8 ACCESSIBLE PARKING STALLS)
VAN ACCESSIBLE EV 4 (1 IN EVERY 25 EV STALLS)

PROVIDED:
ACCESSIBLE PARKING 0
VAN ACCESSIBLE PARKING 0
VAN ACCESSIBLE EV 4

PER CAL GREEN SEC 4.106.4.2 & PAMC 18.52.040(7), ALL EV STALLS CAN COUNT AS PARKING STALLS TOWARDS MINIMUM PARKING COUNTS, THEREFORE THE FOUR REQUIRED VAN ACCESSIBLE EV STALLS CAN COUNT TOWARDS THE FOUR REQUIRED ACCESSIBLE PARKING STALLS.

EV PARKING REQUIREMENTS:

TYPE	REQUIREMENTS	REQUIRED #	PROPOSED #
LEVEL 2 EVSE ¹	1 STALL / UNIT	100 (40 IF USING W/ LOW POWER)	N/A
LOW POWER LEVEL 2 EV CHARGING STATION ³	60% OF LEVEL 2 EVSE	60	N/A
OR			
LEVEL 2 EV READY ²	1 STALL / UNIT	100 (40 IF USING W/ LOW POWER)	40
LOW POWER LEVEL 2 EV CHARGING STATION ³	60% OF LEVEL 2 EV READY	60	60

1. LEVEL 2 EVSE, FULLY WIRED AND READY TO USE 208/240V, 40A STAND ALONE CHARGERS.
2. LEVEL 2 EV READY, FULLY WIRED AND READY TO USE 208/240V, 40A RECEPTACLE OR CHARGING STATION.
3. LOW POWER LEVEL 2 EV CHARGING STATION, FULLY WIRED AND READY TO USE 208/240V, 20A STAND ALONE CHARGERS.

BIKE PARKING

LONG TERM BIKE PARKING		SHORT TERM BIKE PARKING
CLASS I REQUIRED LONG TERM: 1 STALL / UNIT		CLASS II REQUIRED SHORT TERM*: 1 STALL / 10 UNITS
CLASS I PROVIDED LONG TERM:		CLASS II PROVIDED SHORT TERM: 12 STALLS**
		*PER TITLE 18 ZONING 18.52.040
		**SEE LANDSCAPE DRAWING FOR LOCATIONS
LEVEL	BICYCLE STALLS	
LEVEL 1	40	
LEVEL 2	60	
TOTAL*:	100	

ZONING RESTRICTIONS

	ZONING *	HOUSING ELEMENT **	PROPOSED
	GENERAL MANUFACTURING (GM)	GM FOCUS AREA	
RESIDENTIAL USE	PROHIBITED	ALLOWED	ALLOWED (PER GM FOCUS AREA)
MAX. F.A.R.	0.5	2.5	3.43 (SDB REQUESTED; MAX. 3.75 WITH 50% SDB)
MIN. SETBACKS FRONT YARD REAR YARD SIDE YARD	20' NONE NONE	N/A	0' (WAIVER REQUESTED) 0' 0'
MAX. LOT COVERAGE	N/A	70%	87% (WAIVER REQUESTED)
MIN. LANDSCAPE COVERAGE	N/A	20%	21%
MAX. HEIGHT	50 FT	60 FT	81'-10" (WAIVER REQUESTED)

*PER PAMC 18.20 OFFICE, RESEARCH, AND MANUFACTURING (MOR, ROLM, RP AND GM) DISTRICTS
**PER PAMC 18.14.020 HOUSING ELEMENT OPPORTUNITY SITES

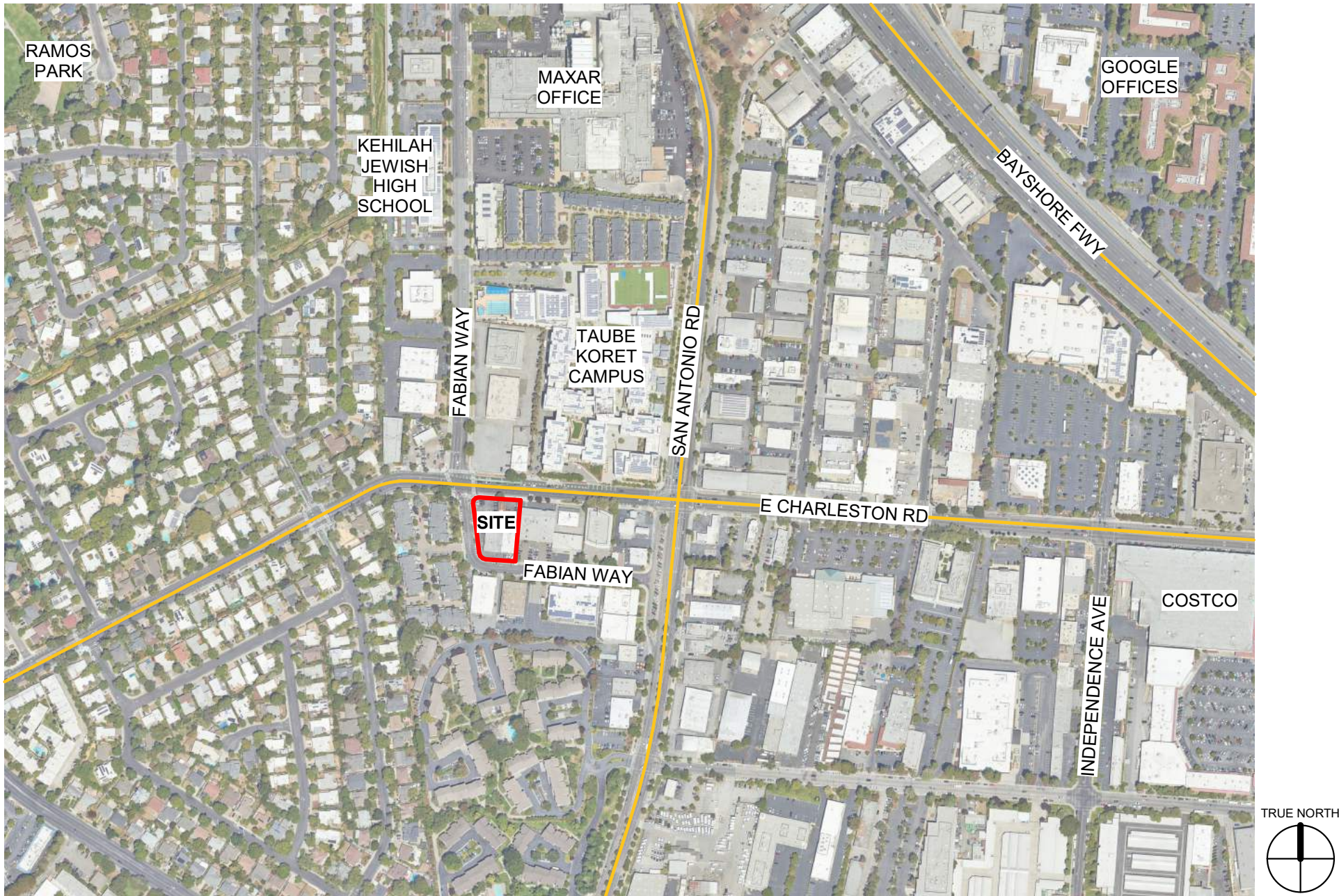
PROJECT DESCRIPTION

THE PROJECT SITE IS SITUATED AT THE INTERSECTIONS OF EAST CHARLESTON ROAD AND FABIAN WAY IN THE CITY OF PALO ALTO. THE ZONING IS DESIGNATED AS GENERAL MANUFACTURING DISTRICT (GM), WHICH PRECLUDES RESIDENTIAL USE, WITH AN EXCEPTION FOR THE GM FOCUSED AREA THAT INCLUDES THIS PROJECT SITE. THE PROJECT WILL BE UTILIZING SB330 TO STREAMLINE THE SUBMITTAL PROCESS AND SUPPORT THE MUCH-NEEDED HOUSING THAT THE CITY OF PALO ALTO NEEDS. FULLY UTILIZING THE DENSITY OF THE SITE, THE PROPOSED DEVELOPMENT IS A 7-STORY FOR-RENT RESIDENTIAL APARTMENT. A TOTAL OF 100 UNITS IS PROPOSED, FEATURING A MIX OF STUDIO, ONE-BEDROOM, AND ONE-BEDROOM PLUS DEN UNITS, ALONG WITH ONE SPACE PER UNIT PARKING RATIO. AMENITIES INCLUDE RESIDENT LOBBIES, LEASING, AND BICYCLE STORAGE AT THE GROUND LEVEL, AND ADDITIONAL BICYCLE STORAGE ON LEVEL 2. AT LEVEL 3, A CLUBROOM AND FITNESS CENTER FLANK THE EXTERIOR COURTYARD, AND A ROOF DECK AT LEVEL 7 IS PROPOSED TO ESTABLISH AN INTEGRATED INDOOR-OUTDOOR ENVIRONMENT FOR THE RESIDENTS.

THE FAÇADE IS ARTICULATED INTO SMALLER ELEMENTS THROUGH THE USE OF PLANE CHANGES, AND STEPBACKS ON LEVELS 3 AND 7, CREATING A DISTINCTIVE BASE, MIDDLE, AND TOP. POSITIONED AT THE CENTER POINT BETWEEN THE INDUSTRIAL AND RESIDENTIAL AREAS, THE DESIGN INCORPORATES INDUSTRIAL-LOOKING MATERIALS THAT INCLUDES METAL PANELS, AWNINGS, AND EXPOSED CONCRETE, WHILE LANDSCAPED GREEN WALL PROVIDE A CONTRASTING SOFTER TOUCH. THE COURTYARD OPENS TO FABIAN WAY TO BREAK UP THE MASSING WHILE TRANSITIONING TO A MORE RESIDENTIAL SCALE.

THE PROJECT WOULD NOT ONLY PROVIDE HOUSING TO THE CITY OF PALO ALTO BUT ALSO DEFINE THE DENSITY OF THE VICINITY FOR FUTURE DEVELOPMENTS. WITHIN WALKING DISTANCE TO SEVERAL COMMUNITY PARKS, SHOPPING CENTERS, AND ON BUS ROUTES, THERE IS NO BETTER LOCATION FOR HIGH-DENSITY HOUSING.

VICINITY MAP



DRAWING INDEX

00_GENERAL

G-000 COVER SHEET
G-100 PROJECT SUMMARY
G-200 EXISTING SITE PHOTOS
SP-100 ILLUSTRATIVE SITE PLAN & CIRCULATION DIAGRAM

02_CIVIL

C-1.0 EXISTING CONDITIONS PLAN

03_ARCHITECTURE

A-100 BUILDING PLAN LEVEL 1
A-101 BUILDING PLAN LEVEL 2
A-102 BUILDING PLAN LEVEL 3
A-103 BUILDING PLAN LEVEL 4
A-104 BUILDING PLAN LEVEL 5
A-105 BUILDING PLAN LEVEL 6
A-106 BUILDING PLAN LEVEL 7
A-107 BUILDING PLAN ROOF LEVEL
A-200 FAR CALCULATION DIAGRAM
A-201 OPEN SPACE CALCULATION DIAGRAM
A-300 BUILDING ELEVATION & PERSPECTIVE
A-301 BUILDING ELEVATION & PERSPECTIVE
A-302 BUILDING ELEVATION & PERSPECTIVE
A-303 BUILDING ELEVATION & PERSPECTIVE
A-310 MATERIALS AND COLORS
A-400 BUILDING SECTIONS

04_LANDSCAPE

L-1 LANDSCAPE PLAN - GROUND LEVEL 1
L-2 LANDSCAPE PLAN - PODIUM LEVEL 3
L-3 LANDSCAPE PLAN - ROOF LEVEL 7
L-4 PRECEDENT IMAGES



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: 1970 Broadway, Suite 408
: Oakland, California 94612
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830 E. CHARLESTON RD

PALO ALTO, CA 94303

CHARLESTON LLC

2600 EL CAMINO REAL, SUITE 410, PALO ALTO, CA 94306

Sheet Title:

PROJECT SUMMARY

Job No. 23030
Date: 02/09/2024
Scale:

Sheet No:

G-100



1. VIEW TO E. CHARLESTON RD & FABIAN WAY



2. VIEW ACROSS THE PROJECT SITE



3. VIEW ALONG E. CHARLESTON RD



4. THE CULTURAL ARTS HALL BUILDING



SITE CONTEXT MAP



5. FABIAN WAY BETWEEN THE PROJECT SITE AND THE RESIDENTIAL PROJECT ACROSS



6. VIEW IN FABIAN WAY



7. INTERSECTION BETWEEN FABIAN WAY AND SAN ANTONIO RD



8. GAS STATION ON THE NEXT BLOCK



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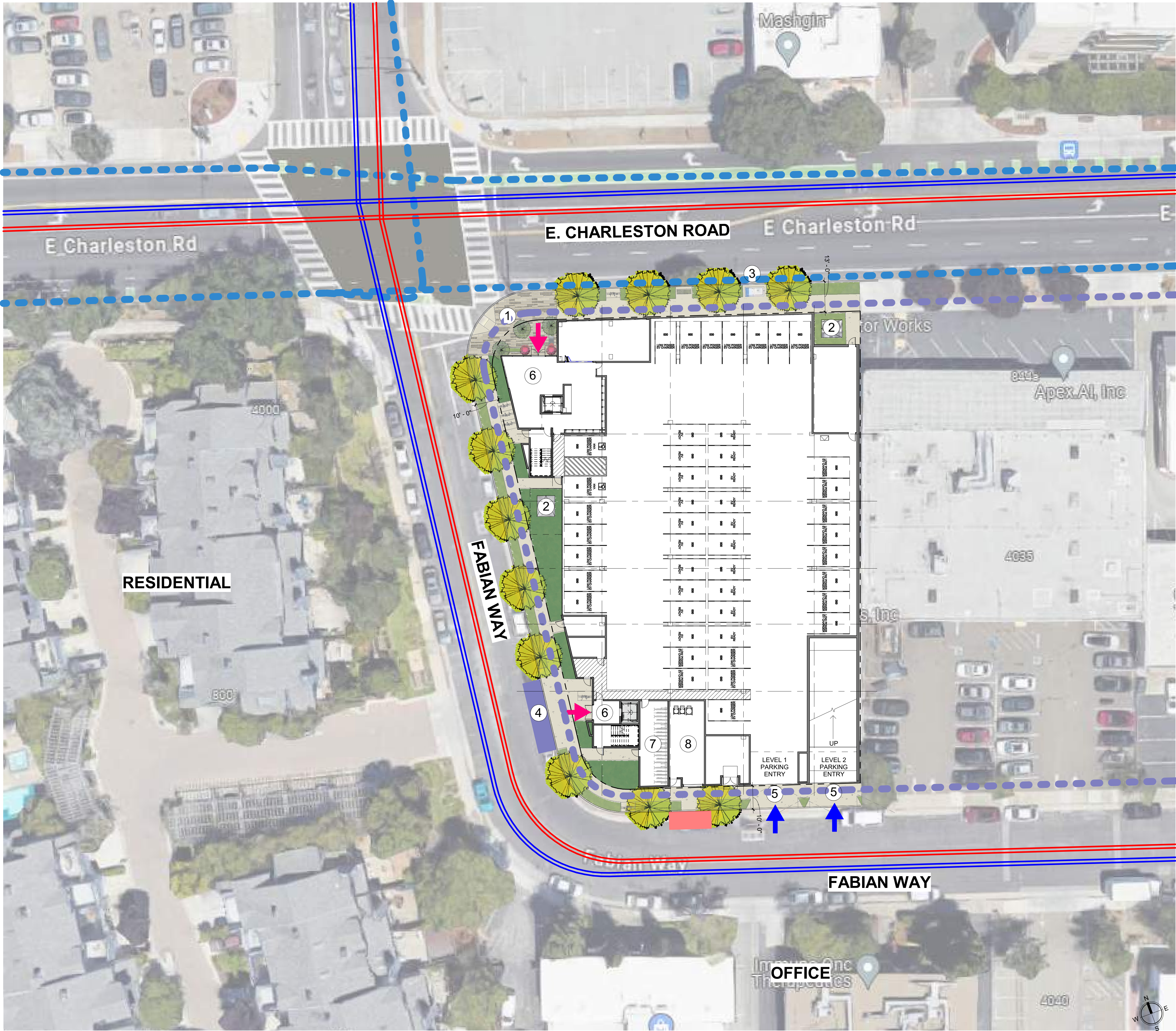
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Sheet Title:
EXISTING SITE
PHOTOS

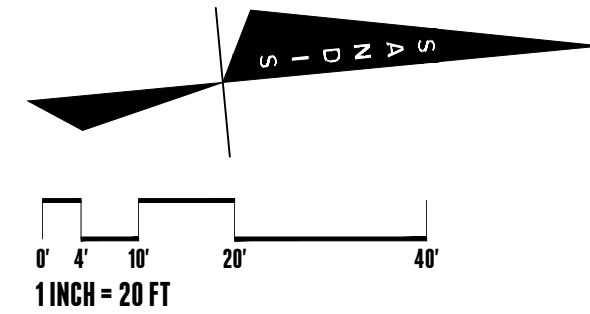
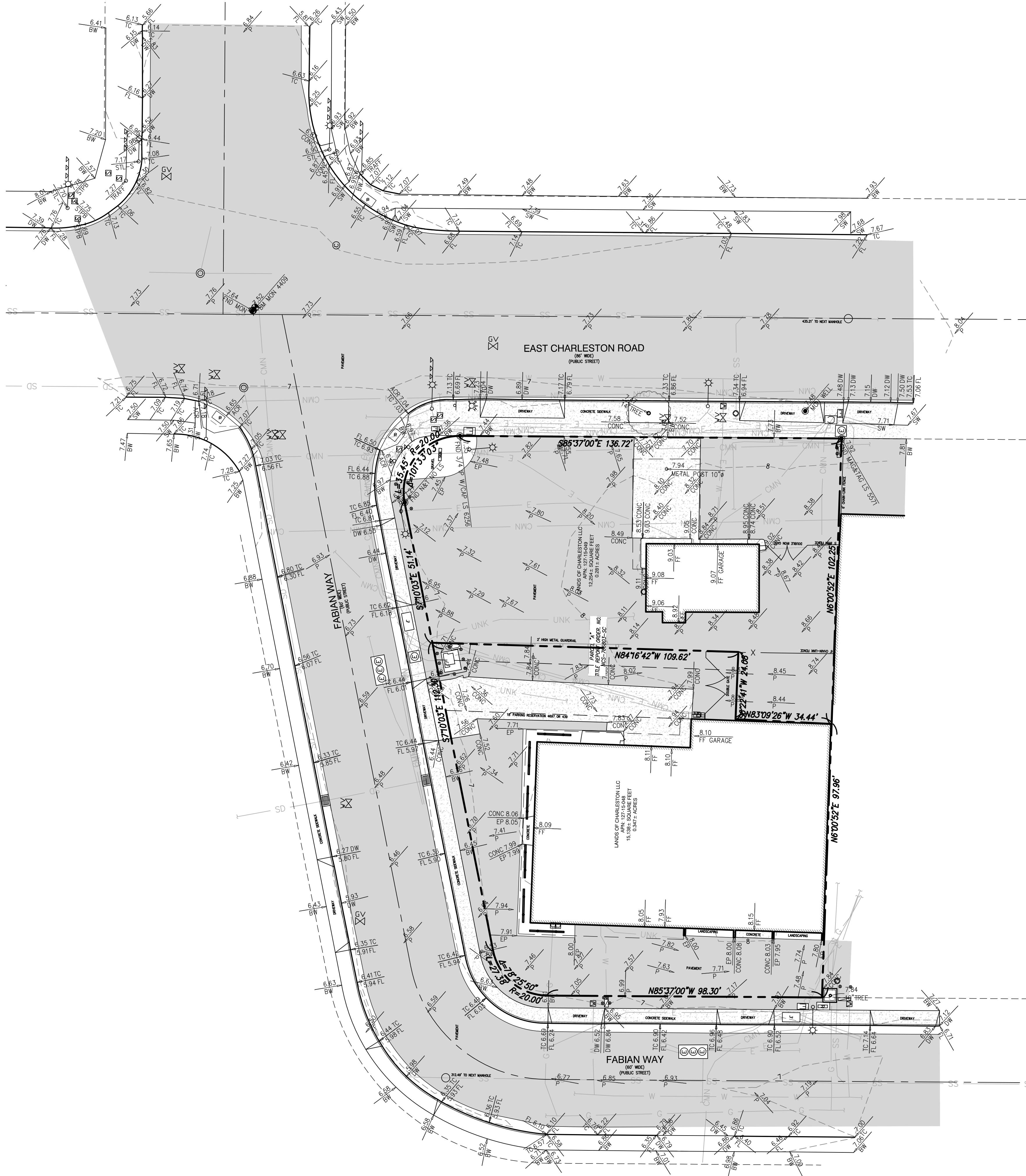
Job No. 23030
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G-200



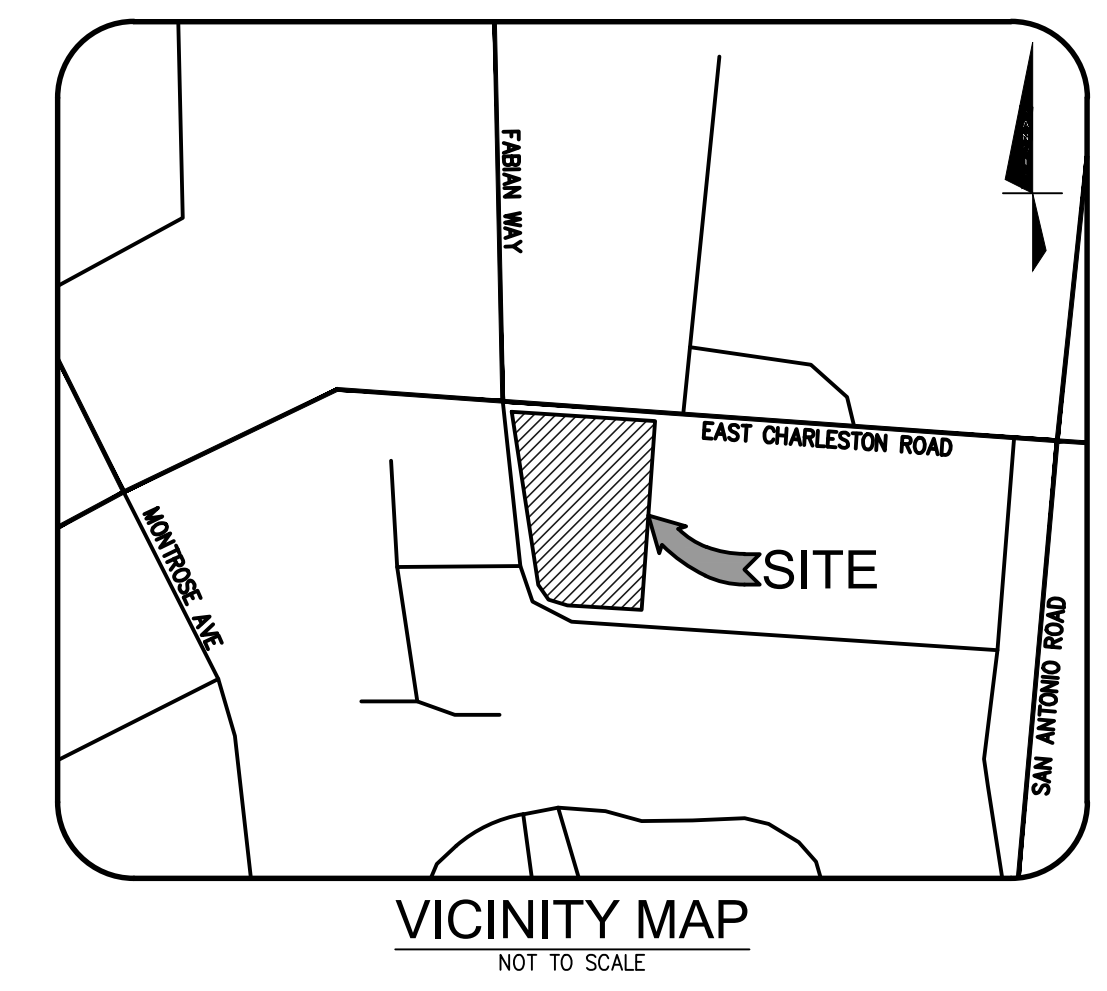
- LEGEND**
- 1. CORNER PLAZA
 - 2. PAD MOUNTED TRANSFORMER(S)
 - 3. BUS STOP
 - 4. MOVE-IN/ LOADING ZONE
 - 5. VEHICULAR PARKING ACCESS
 - 6. LOBBY
 - 7. BICYCLE STORAGE ROOM
 - 8. TRASH TERMINATION ROOM
-
- EMERGENCY VEHICLE CIRCULATION
 - VEHICULAR STREET CIRCULATION
 - BICYCLE CIRCULATION
 - PEDESTRIAN PUBLIC SIDEWALK CIRCULATION
 - VEHICULAR ENTRY
 - LOBBY ENTRY
 - LOADING ZONE
 - TRASH PICK-UP



- LEGEND**
- BUILDING LINE
 - BUILDING OVERHANG
 - BOUNDARY LINE
 - LOT LINE
 - CURB LINE
 - FENCE LINE
 - UNDERGROUND COMMUNICATION LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND STORM DRAIN LINE
 - UNDERGROUND SEWER LINE
 - UNDERGROUND UNKNOWN LINE
 - UNDERGROUND WATER LINE
 - PAVEMENT
 - CONCRETE
 - STORM DRAIN MANHOLE
 - CATCH BASIN
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER METER / BOX
 - WATER VALVE
 - BACKFLOW PREVENTOR
 - FIRE HYDRANT
 - GAS METER
 - COMMUNICATIONS MANHOLE
 - COMMUNICATIONS VAULT / PULLBOX
 - COMMUNICATIONS CABINET
 - ELECTRIC MANHOLE
 - ELECTRIC VAULT / PULLBOX
 - ELECTROLIER WITH MAST ARM
 - TRAFFIC SIGNAL
 - STREET LIGHT PULLBOX
 - SIGN
 - BOLLARD
 - METAL COLUMN
 - POINT, ELEVATION AND DESCRIPTION
 - CONTOURS (1-FT INTERVALS)
 - TREE (DIAMETER SIZE IN INCHES)

ABBREVIATIONS

- Ø - DIAMETER
- ACR - ACCESSIBLE RAMP
- BW - BACK OF WALK
- CONC - CONCRETE
- DW - DRIVEWAY
- EP - EDGE OF PAVEMENT
- ET - ELECTRIC TRANSFORMER
- FF - FINISHED FLOOR
- FL - FLOW LINE
- P - PAVEMENT
- SW - SIDEWALK
- TC - TOP OF CURB
- TD - TRUNCATED DOME



BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF PALO ALTO BENCHMARK, BM ID 4490, BEING A 2" BRASS DISK STAMPED "CPA 4409 RCE 15310" IN A MONUMENT BOX LOCATED AT THE INTERSECTION OF EAST CHARLESTON ROAD AND FABIAN WAY.

ELEVATION= 7.52 FEET NGVD 29

SITE BENCHMARK

2" BRASS DISK STAMPED "CPA 4409 RCE 15310" IN A MONUMENT BOX LOCATED AT THE INTERSECTION OF EAST CHARLESTON ROAD AND FABIAN WAY.

ELEVATION= 7.52 FEET NGVD 29

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

SURVEY NOTES

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- DATES OF FIELD SURVEY: 10/25/2023 AND 10/27/2023.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 917, PAGE 34, FILE NO. 24028399, SANTA CLARA COUNTY RECORDS, AND A TITLE REPORT RECEIVED FROM FIRST AMERICAN TITLE COMPANY, ORDER NO. NCS-766803-SC, DATED DECEMBER 07, 2015. PARCEL B DESCRIBED IN THE AFOREMENTIONED TITLE REPORT IS NOT PART OF THIS SURVEY.

EASEMENT NOTE

EASEMENTS SHOWN HEREON ARE BASED UPON RECORD INFORMATION AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 917, PAGE 34, FILE NO. 24028399, SANTA CLARA COUNTY RECORDS, AND A TITLE REPORT RECEIVED FROM FIRST AMERICAN TITLE COMPANY, ORDER NO. NCS-766803-SC, DATED DECEMBER 07, 2015. EXCEPTING NO. 10 PER THE AFOREMENTIONED TITLE REPORT IS NOT PART OF THIS SURVEY.

BASIS OF BEARINGS

THE BEARING SHOWN AS S85°37'00"E HELD BETWEEN TWO FOUND MONUMENTS ON EAST CHARLESTON ROAD PER THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 917, PAGE 34, FILE NO. 24028399, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

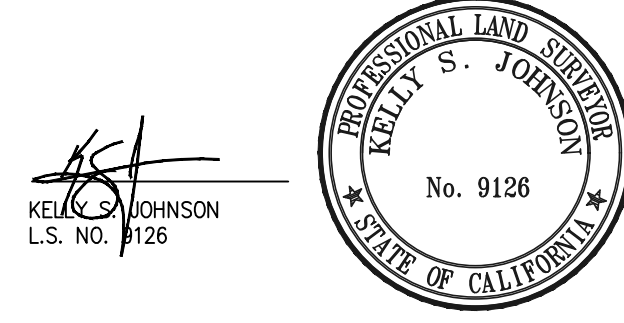
MONUMENT PRESERVATION NOTICE

IF AT ANY TIME A SURVEY MONUMENT WILL BE DESTROYED OR COVERED DURING CONSTRUCTION PHASE OF THE PROJECT, IT MUST BE PERPETUATED IN ACCORDANCE WITH STATE LAW.

PURSUANT TO PROFESSIONAL LAND SURVEYOR'S ACT SECTION 8771(b), CONTROLLING MONUMENTS SHALL BE LOCATED AND REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR. UPON COMPLETION OF CONSTRUCTION, THESE MONUMENTS WILL HAVE TO BE RESET IN THE SURFACE OF THE NEW CONSTRUCTION IN ORDER TO PERPETUATE THEIR LOCATION. A CORNER RECORD OR A RECORD OF SURVEY SHALL BE FILED TO DOCUMENT THE REFERENCED MONUMENTS PRIOR TO CONSTRUCTION AND THEIR NEW POSITION AND CHARACTER AFTER THEY HAVE BEEN RESET.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF SAND HILL PROPERTY COMPANY IN OCTOBER, 2023.



11/2/2023
DATE



Architecture
Planning
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1970 Broadway, Suite 408
Oakland, California 94612
(510) 451-2850

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Sheet Title:
**EXISTING
CONDITIONS PLAN**

Job No. 223463
Date: 02/01/2024
Scale: 1" = 20'
Drawn By: AM

Sheet No:
C-1.0



NOTES

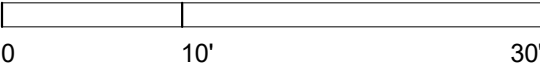
PER PALO ALTO MUNICIPAL CODE CHAPTER 18.24.020 (b)

(1) SIDEWALK WIDTHS
(A) PUBLIC SIDEWALKS ABUTTING A DEVELOPMENT PARCEL IN ANY COMMERCIAL MIXED-USE DISTRICT SHALL HAVE A MINIMUM SIDEWALK WIDTH (CURB TO BACK OF WALK) OF AT LEAST TEN FEET. THIS STANDARD MAY BE MET WITH A COMBINATION OF PEDESTRIAN CLEAR PATH AND LANDSCAPE AND FURNITURE STRIP (SEE FIGURE 1), AS LONG AS THE PEDESTRIAN CLEAR PATH IS NO LESS THAN EIGHT FEET. IF THE EXISTING PUBLIC SIDEWALK, WITH CORRESPONDING PUBLIC ACCESS EASEMENT, SHALL BE PROVIDED. NOTWITHSTANDING THE TOTAL DIMENSIONS REQUIRED HEREIN, THE FOLLOWING STREETS/LOCATIONS SHALL HAVE A MINIMUM SIDEWALK WIDTH AS NOTED:

ii SAN ANTONIO ROAD, FROM MIDDLEFIELD ROAD TO EAST CHARLESTON ROAD: 12 FT

ROOM COLOR LEGEND

- BIKE STORAGE
- ELEC. ROOM
- ELEV
- LEASING OFFICE
- LOBBY
- MAINTENANCE
- MEP
- MOVE-IN LOBBY
- MPOE
- PARKING GARAGE
- STAIR
- TRASH ROOM



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Sheet Title:
BUILDING PLAN
LEVEL 1

Job No. 23030
Date: 02/09/2024
Scale: 3/32" = 1'-0"

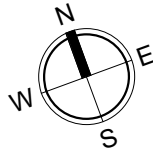
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ROOM COLOR LEGEND

- BIKE STORAGE
- ELEV
- FAN ROOM & SHAFT
- HOT WATER TANK RM
- PARKING GARAGE
- STAIR



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PALO ALTO, CA 94303

CHARLESTON LLC
2600 EL CAMINO REAL, SUITE 410, PALO ALTO, CA 94306

Sheet Title:
BUILDING PLAN
LEVEL 2

Job No. 23030
Date: 02/09/2024
Scale: 3/32" = 1'-0"

Sheet No:

A-101



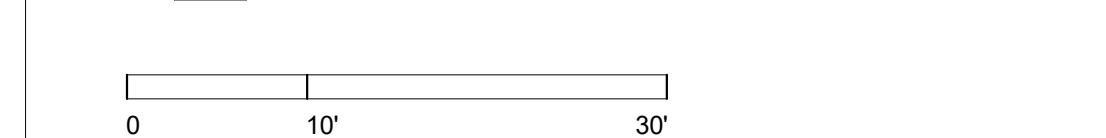
NOTES

PER PALO ALTO MUNICIPAL CODE CHAPTER 18.24.050 BUILDING MASSING (b)

(A) WHEN THE HEIGHT OF THE SUBJECT BUILDING IS MORE THAN 20 FEET ABOVE THE AVERAGE HEIGHT OF AN ADJACENT BUILDING, AN UPPER FLOOR STEP BACK SHALL START WITHIN TWO VERTICAL FEET OF THE HEIGHT OF THE ADJACENT BUILDING. THE STEP BACK SHALL BE A MINIMUM DEPTH OF SIX FEET ALONG BOTH THE FACADE ON THE PRIMARY BUILDING FRONTAGE AND THE FACING FACADE OF THE ADJACENT BUILDING, AND THE STEP SHALL OCCUR FOR A MINIMUM OF 70% OF EACH FACADE LENGTH.

6" STEPBACKS BOTH ON THE NORTH OF E. CHARLESTON RD AND SOUTH FABIAN WAY FOR UPPER FLOOR 3 & 7 ARE PROPOSED.

- ROOM COLOR LEGEND**
- CLUBROOM
 - CORRIDOR
 - ELEVATOR
 - FITNESS
 - IDF
 - JANITOR
 - STAIR
 - TRASH
 - UNIT 1A
 - UNIT 1C
 - UNIT 1D
 - UNIT 1E
 - UNIT S1
 - UNIT S2



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Sheet Title:
**BUILDING PLAN
LEVEL 3**

Job No. 23030
Date: 02/09/2024
Scale: As indicated

Sheet No:
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Sheet Title:
BUILDING PLAN
LEVEL 4

Job No. 23030
Date: 02/09/2024
Scale: 3/32" = 1'-0"

Sheet No:

A-103



LEVEL 4 3/32" = 1'-0" 1



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Sheet Title:
BUILDING PLAN
LEVEL 5

Job No. 23030
Date: 02/09/2024
Scale: 3/32" = 1'-0"

Sheet No:

A-104





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Sheet Title:
BUILDING PLAN
LEVEL 6

Job No. 23030
Date: 02/09/2024
Scale: 3/32" = 1'-0"

Sheet No:

A-105



LEVEL 6

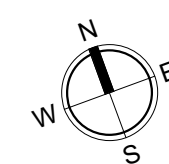
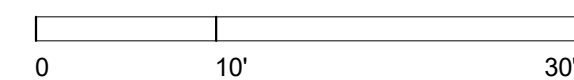
3/32" = 1'-0"

1



ROOM COLOR LEGEND

- CORRIDOR
- ELEV
- IDF
- JAN
- STAIR
- TRASH
- UNIT 1A
- UNIT 1B
- UNIT 1D
- UNIT S1
- UNIT S2
- UNIT S3



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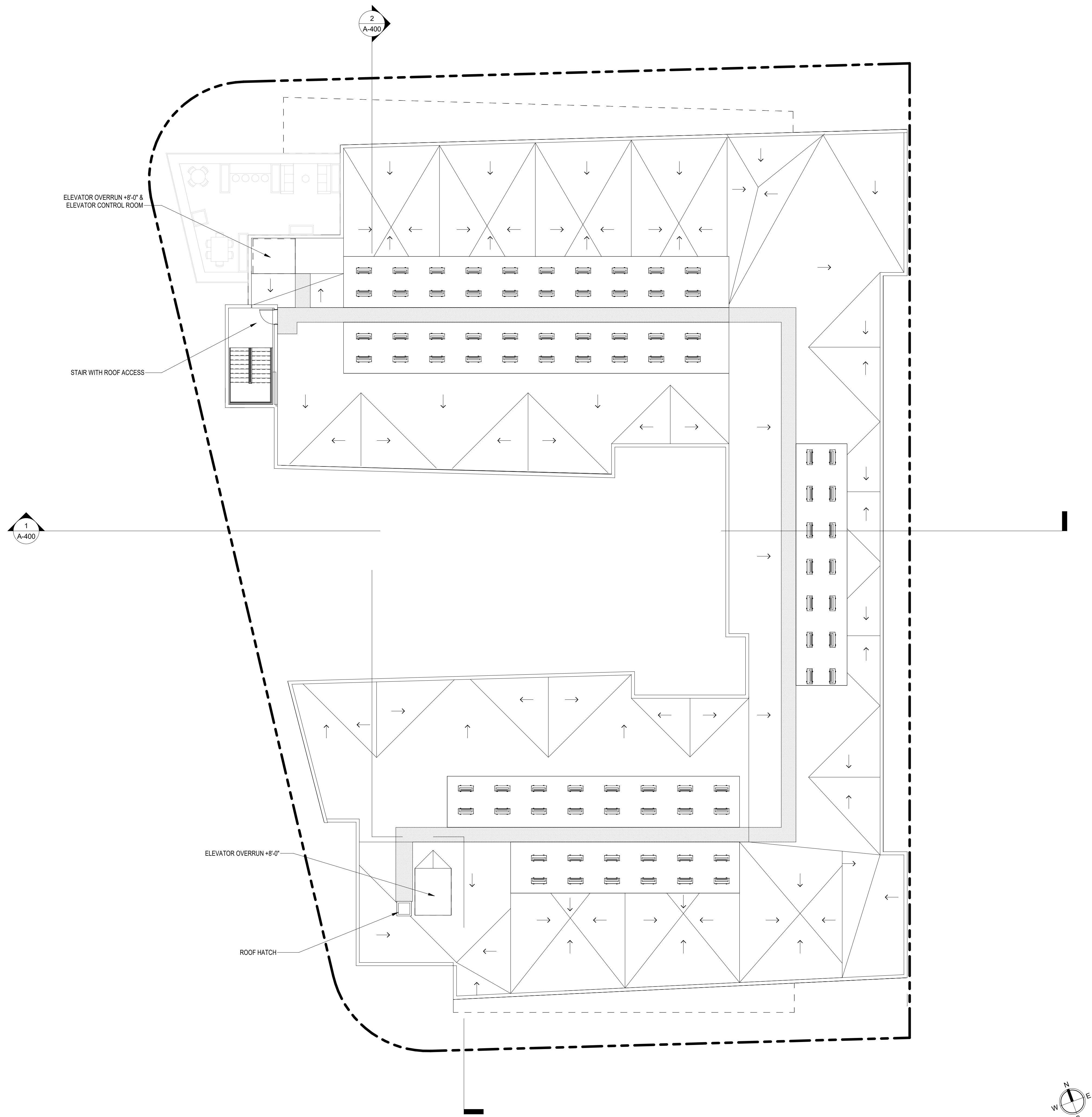
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Sheet Title:
BUILDING PLAN
LEVEL 7

Job No. 23030
Date: 02/09/2024
Scale: 3/32" = 1'-0"

Sheet No:

A-106



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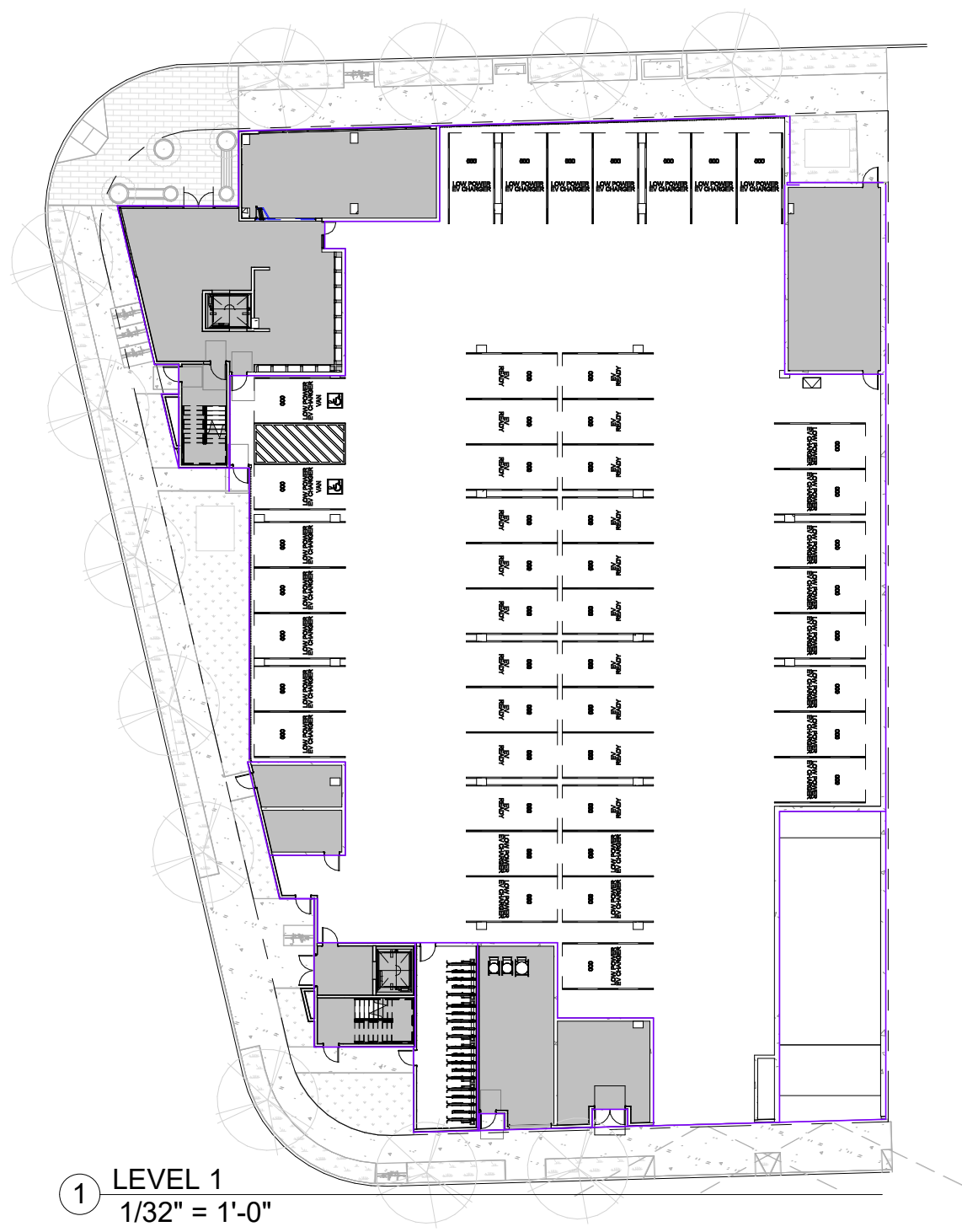
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Sheet Title:
BUILDING PLAN
ROOF LEVEL

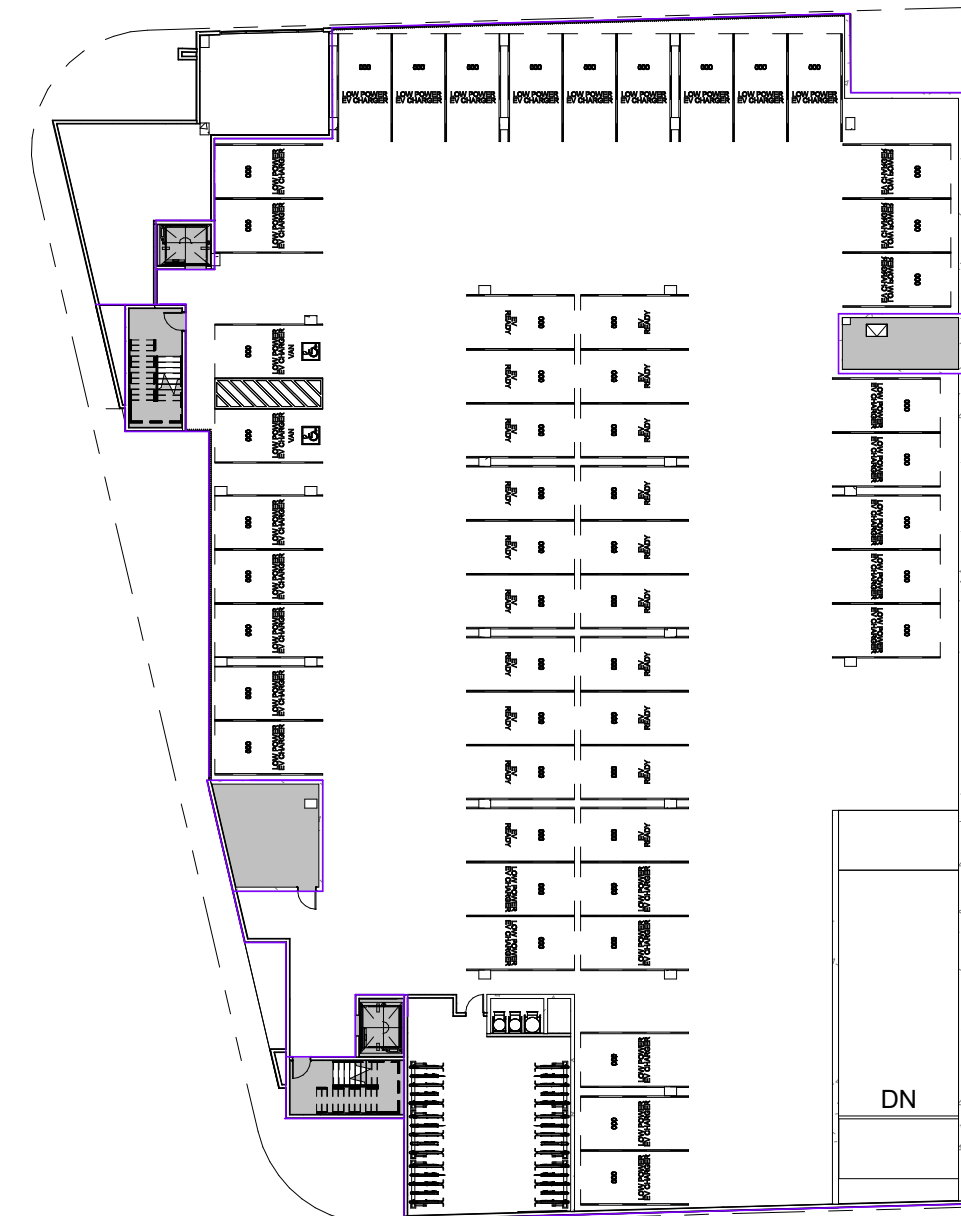
Job No. 23030
Date: 02/09/2024
Scale: 3/32" = 1'-0"

Sheet No:

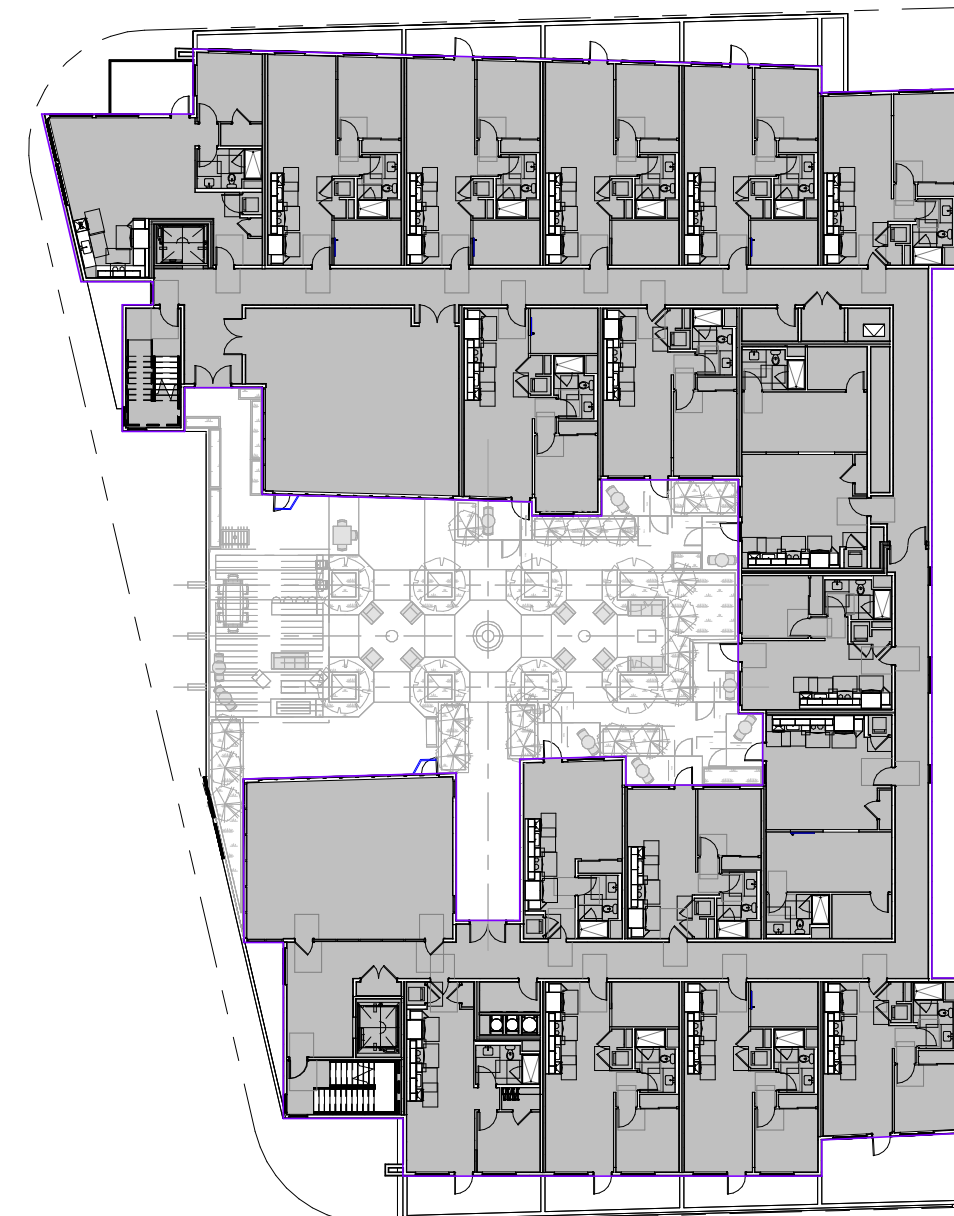
A-107



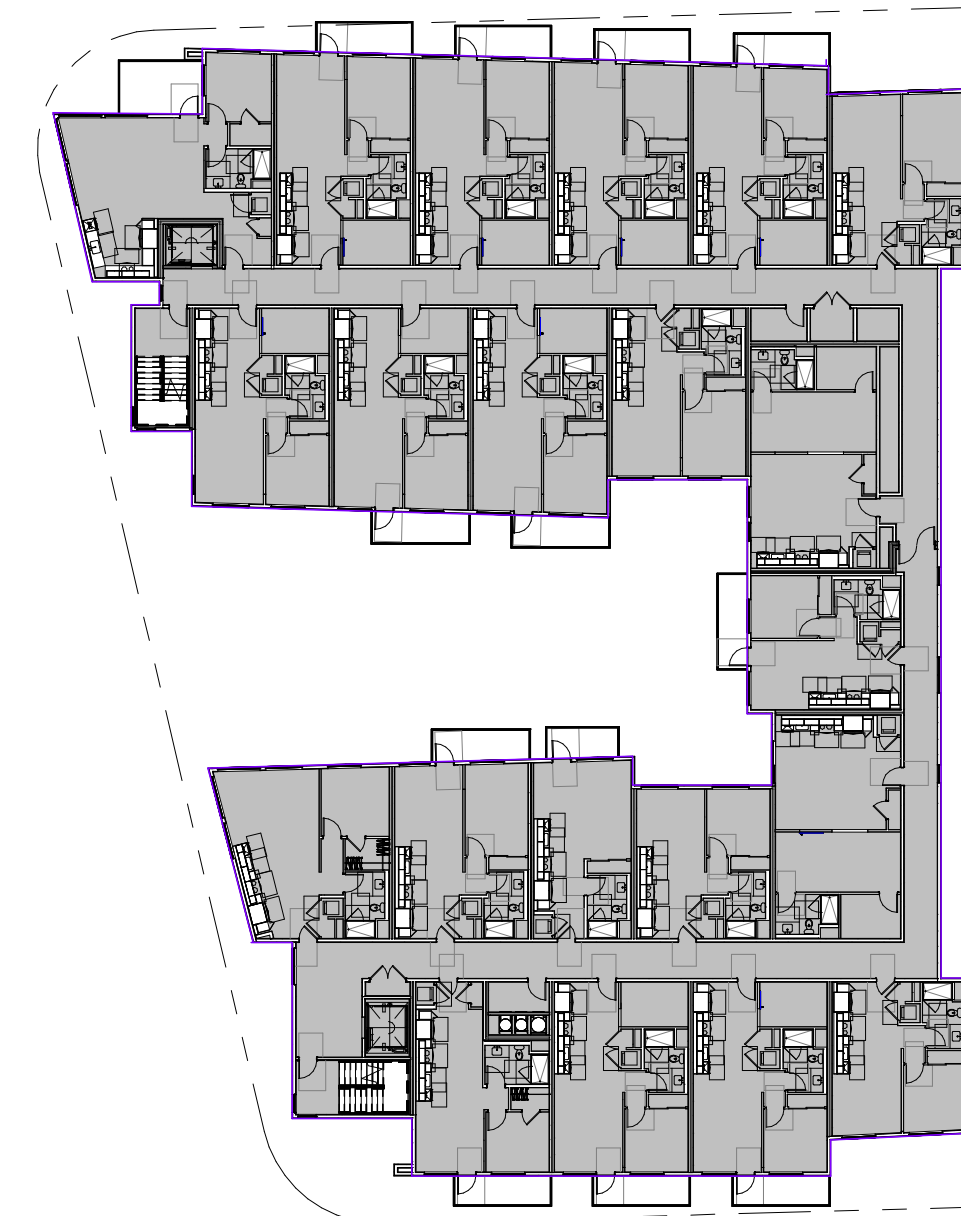
1 LEVEL 1
1/32" = 1'-0"



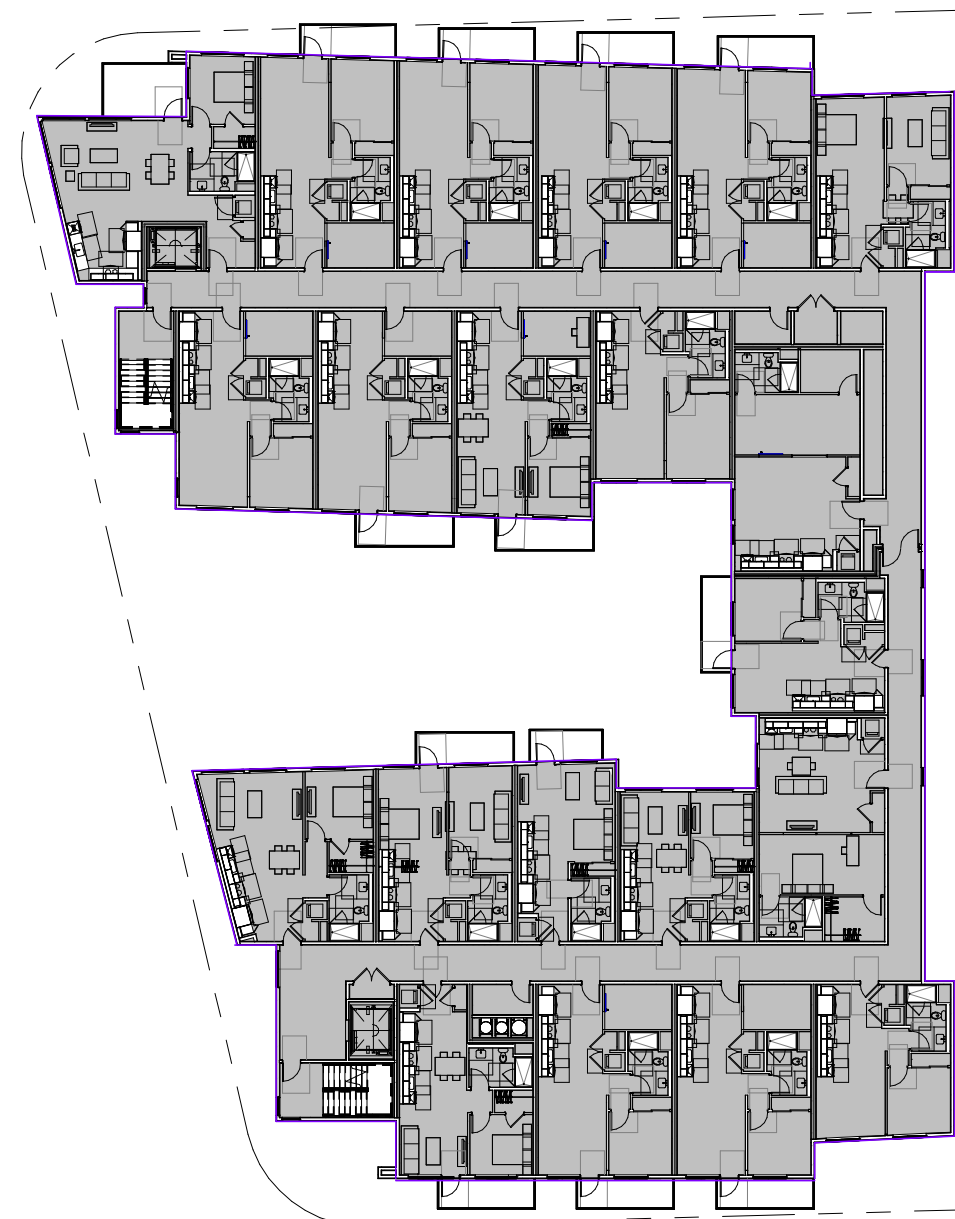
2 LEVEL 2
1/32" = 1'-0"



3 LEVEL 3
1/32" = 1'-0"



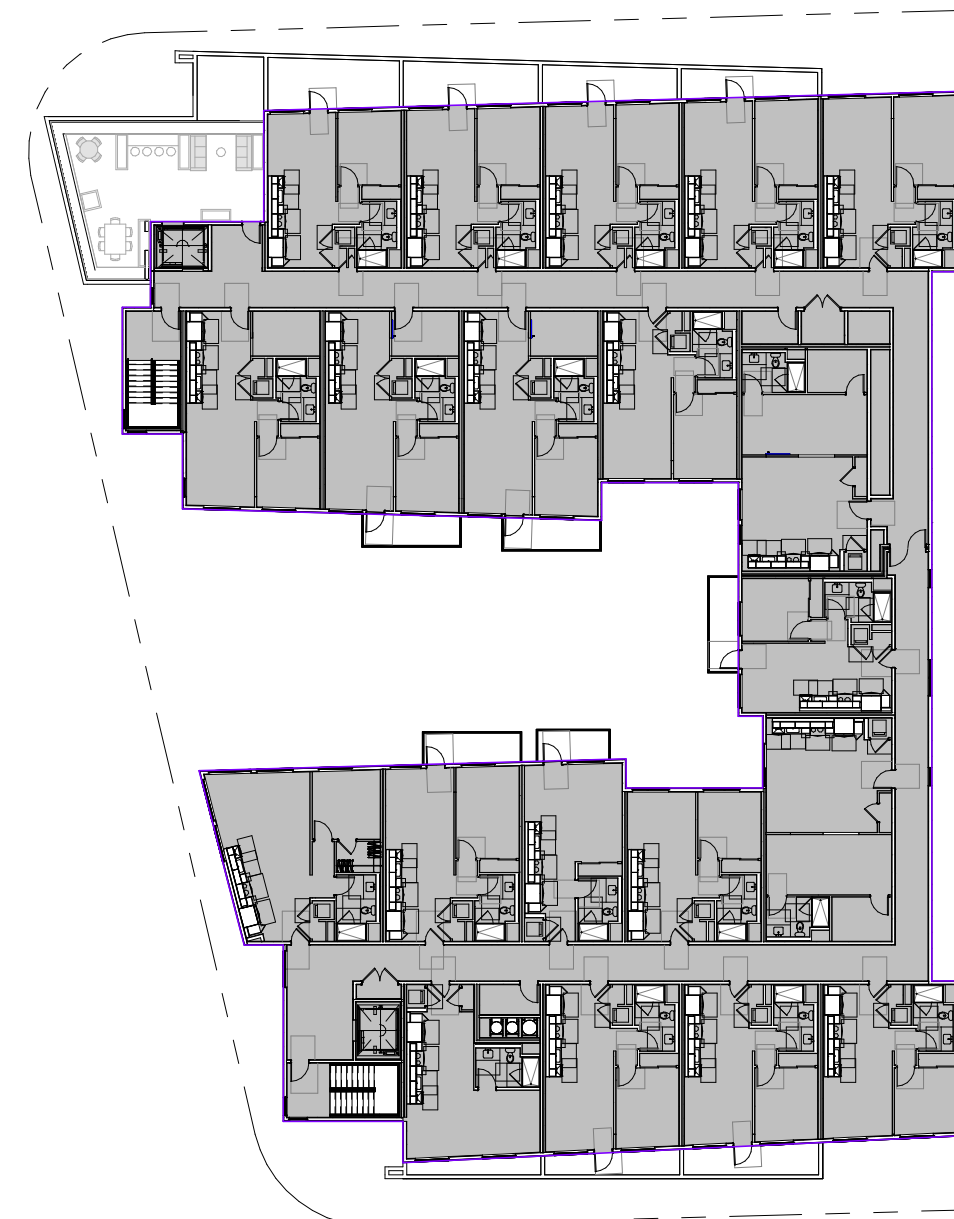
4 LEVEL 4
1/32" = 1'-0"



5 LEVEL 5
1/32" = 1'-0"



6 LEVEL 6
1/32" = 1'-0"



7 LEVEL 7
1/32" = 1'-0"

BUILDING GROSS AREA
AREA NOT INCLUDED IN FAR (PARKING & OPEN BALCONIES)

98,152 PROPOSED SF / 28,641 LOT AREA = 3.43 FAR

	INCLUDED IN FAR	NOT INCLUDED IN FAR
FLOOR	BUILDING GROSS AREA	PARKING
LEVEL 1	4654 SF	18859 SF
LEVEL 2	1111 SF	22736 SF
LEVEL 3	18172 SF	
LEVEL 4	18994 SF	
LEVEL 5	19021 SF	
LEVEL 6	19017 SF	
LEVEL 7	17183 SF	
TOTAL	98152 SF	41595 SF
100 UNITS / 0.657 ACRE LOT AREA = 152 UNITS/ACRE		

NOTES:
1. BUILDING GROSS AREA IS CALCULATED FROM FACE OF FINISH.
2. AREA NOT INCLUDED IN FAR IS MADE UP OF VEHICULAR & BICYCLE PARKING, DOUBLE HEIGHT SPACE, AND OPEN BALCONIES.



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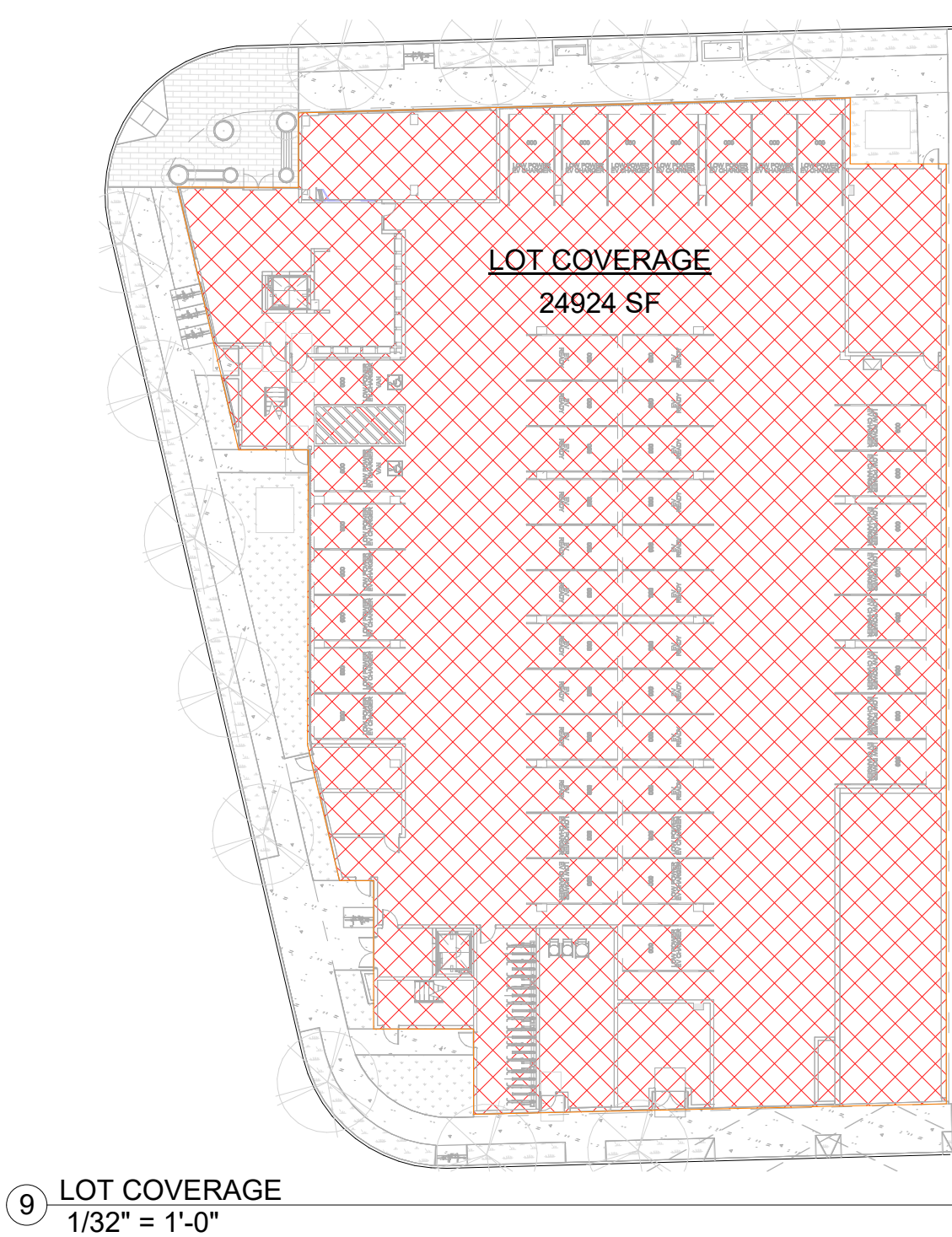
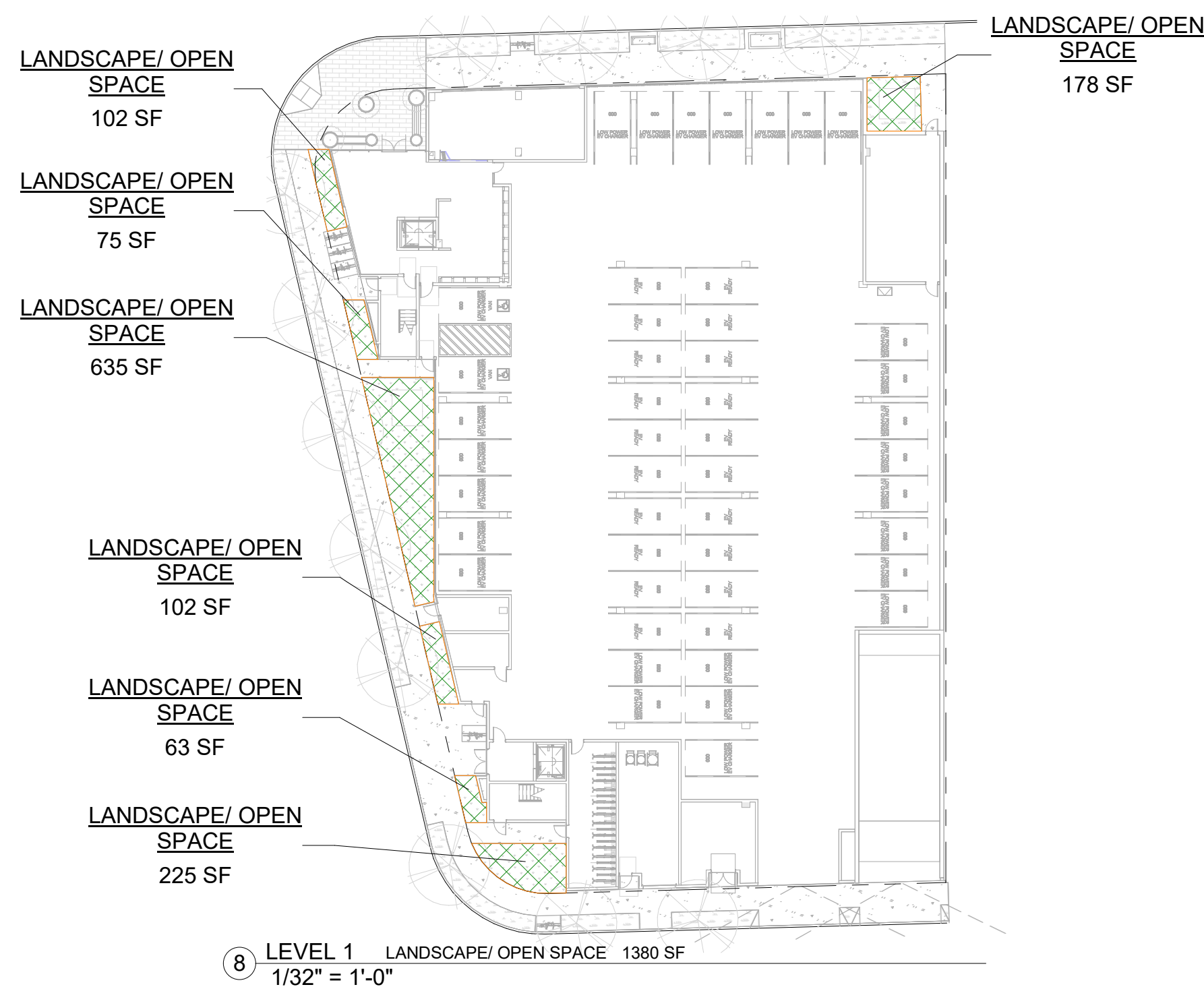
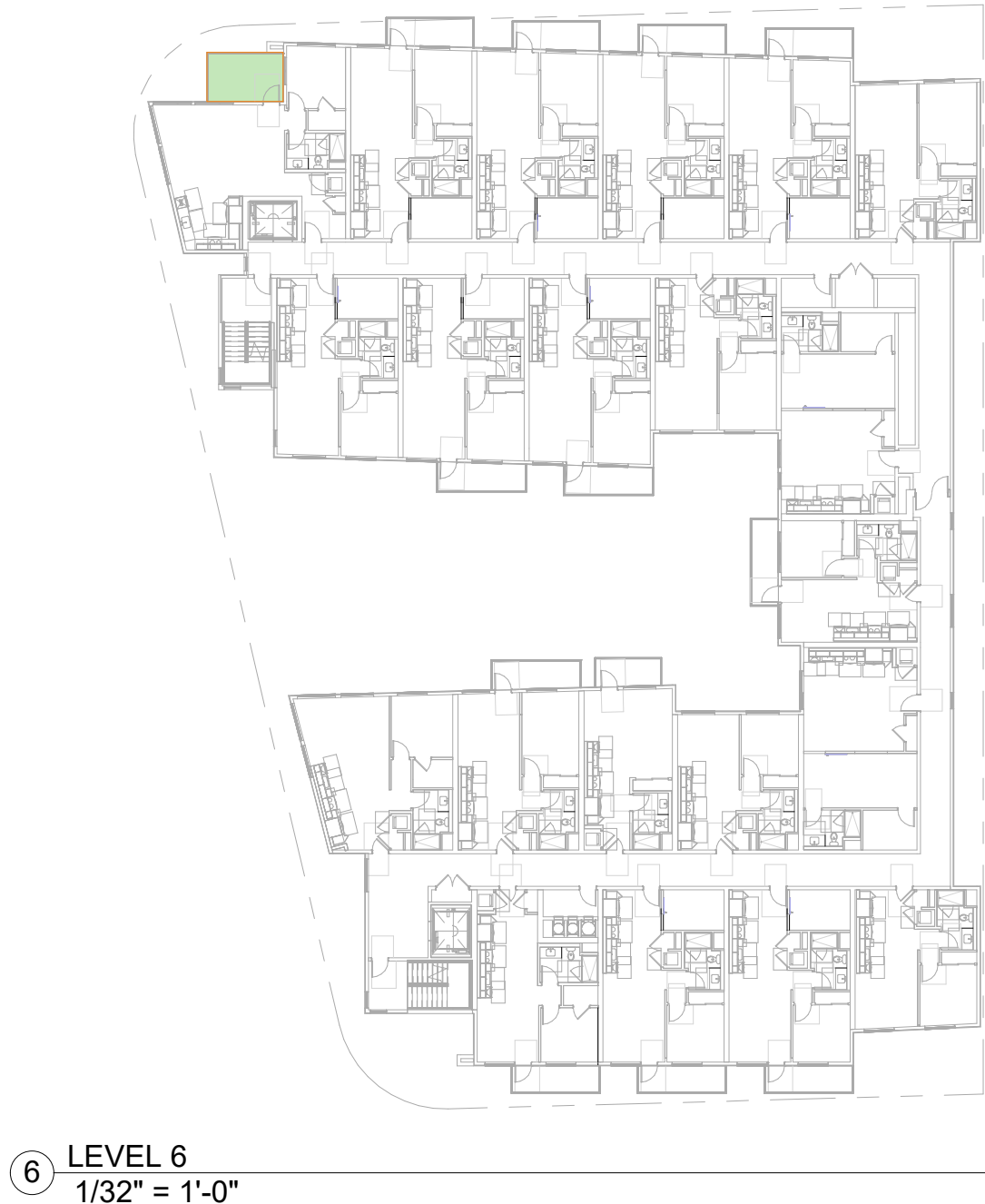
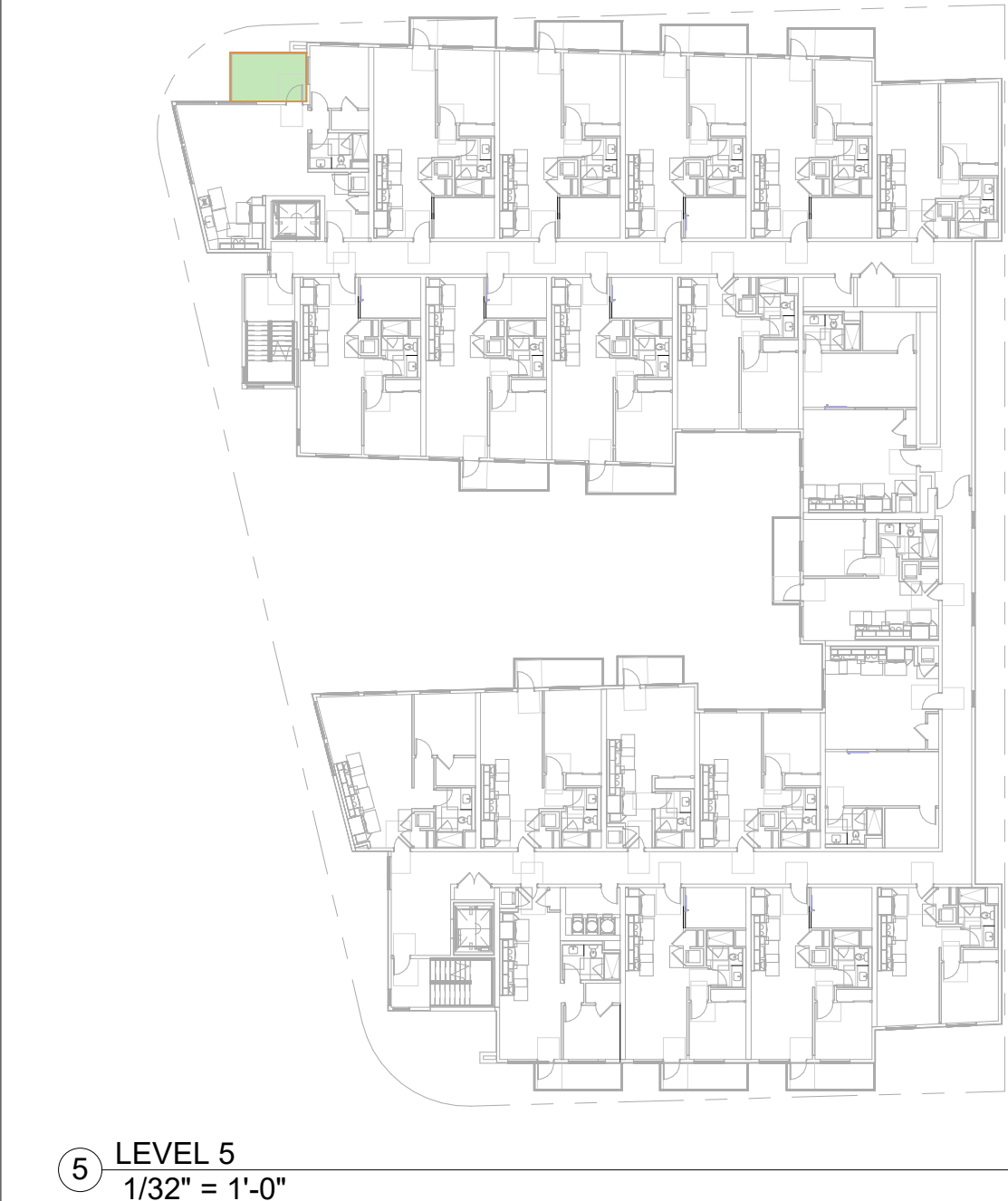
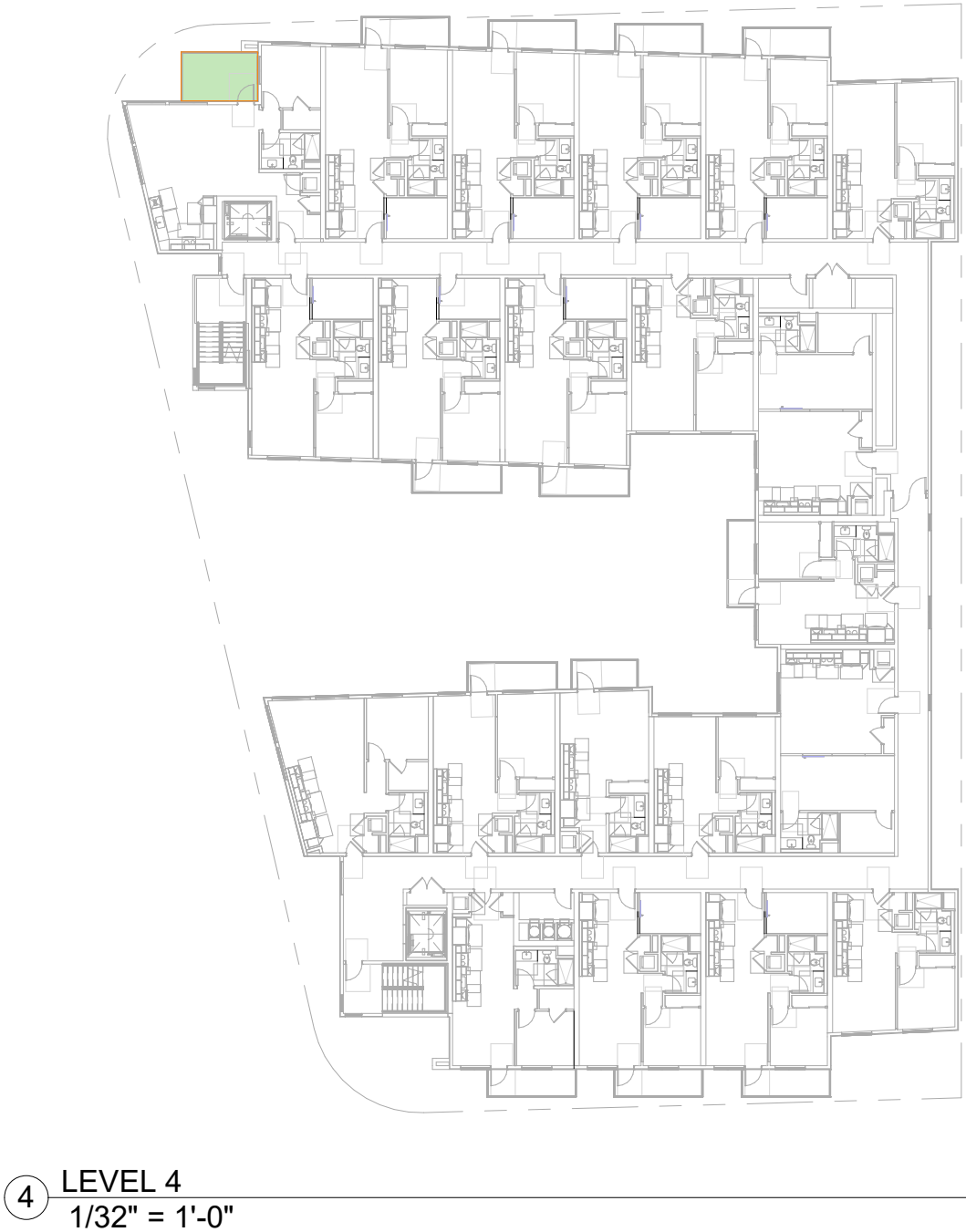
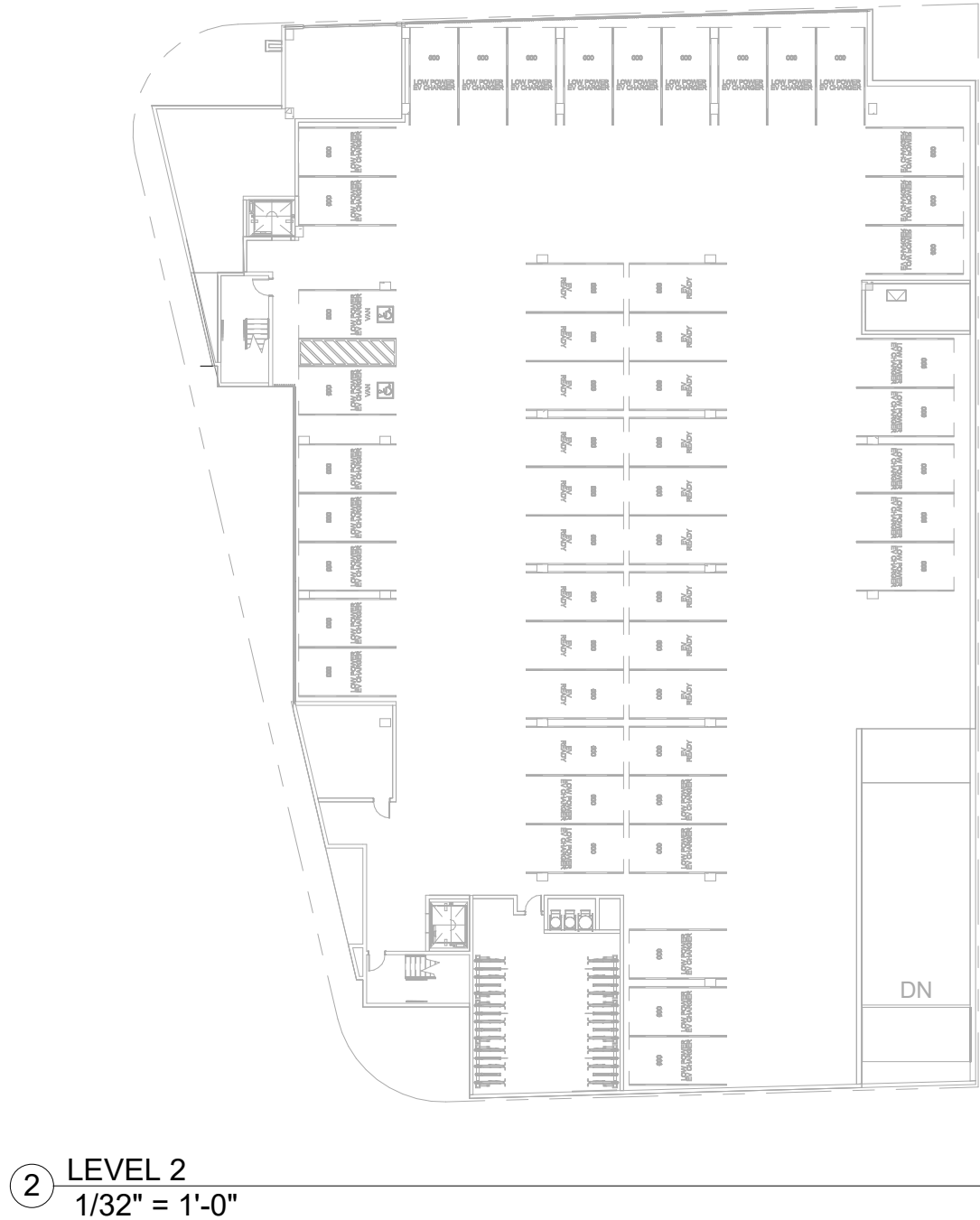
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Sheet Title:
FAR CALCULATION
DIAGRAM

Job No. 23030
Date: 02/09/2024
Scale: 1/32" = 1'-0"

Sheet No:

A-200



LOT COVERAGE	
LOT COVERAGE	24924 SF
LOT AREA:	28,641 SF
LOT COVERAGE %:	87%
MAXIMUM SITE COVERAGE = 70%, SEEKING FOR WAIVER WITH STATE DENSITY BONUS LAW	
LANDSCAPE/OPEN SPACE COVERAGE	
MINIMUM LANDSCAPE/OPEN SPACE COVERAGE = 20%	
LANDSCAPE/ OPEN SPACE = 1,380 (L1) + 3,986 (L3 COURTYARD) + 673 (L7 ROOF DECK) = 6,039	
LOT AREA = 28,641 SF	
LANDSCAPE/OPEN SPACE COVERAGE % = 6,039 SF / 28,641 SF = 21%	
USABLE OPEN SPACE	
COMMON OPEN SPACE PROVIDED	
NAME	AREA
NORTH EAST CORNER PLAZA	271 SF
NORTH WEST CORNER PLAZA	324 SF
SIDE YARD	1,381 SF
SOUTH WEST CORNER PLAZA	350 SF
LEVEL 1	2,325 SF
COURTYARD	3,986 SF
LEVEL 3	3,986 SF
ROOF DECK	673 SF
LEVEL 7	673 SF
GRAND TOTAL	6,985 SF
PRIVATE OPEN SPACE PROVIDED	
Level	AREA
LEVEL 3	1,588 SF
LEVEL 4	126 SF
LEVEL 5	126 SF
LEVEL 6	126 SF
LEVEL 7	576 SF
GRAND TOTAL	2,542 SF
TOTAL USABLE OPEN SPACE PROVIDED: COMMON OPEN SPACE + PRIVATE OPEN SPACE = 6,985 SF + 2,542 SF = 9,527 SF	
ROOFTOP GARDEN MAY COUNT AS UP TO 60% OF REQUIRED OPEN SPACE ROOF DECK / REQUIRED USABLE OPEN SPACE: 673 SF / 9,527 SF = 7% < 60%	

OPEN SPACE LEGEND

- COMMON OPEN SPACE
- PRIVATE OPEN SPACE
- LANDSCAPE COVERAGE
- LOT COVERAGE



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Sheet Title:
OPEN SPACE
CALCULATION
DIAGRAM

Job No. 23030
Date: 02/09/2024
Scale: As indicated

Sheet No:

A-201



NW CORNER PERSPECTIVE

2

MATERIAL LEGEND	
1	STUCCO - WHITE
2	STUCCO - BEIGE
3	FIBER CEMENT PANEL - DARK GRAY
4	FIBER CEMENT PANEL - WHITE
5	FIBER CEMENT PANEL - BRONZE
6	PERFORATED PANEL WITH VINES - BRONZE
7	BOARD FORMED CONCRETE
8	CMU WALL
9	TRELLIS - MUSTARD
10	CANOPY - MUSTARD
11	SUNSHADE
12	METAL WINDOW - DARK GRAY
13	VINYL WINDOW - DARK GRAY
14	PERFORATED GUARDRAIL
15	GLASS GUARDRAIL
16	LOUVERS
17	STOREFRONT



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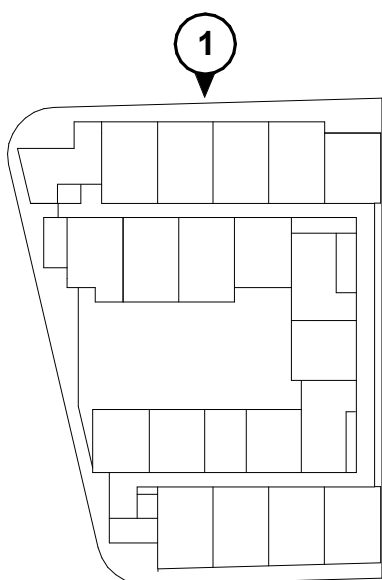
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ELEVATION - E. CHARLESTON RD

3/32" = 1'-0"

1



KEYMAP LEGEND

Sheet Title:
BUILDING
ELEVATION &
PERSPECTIVE

Job No. 23030
Date: 02/09/2024
Scale: As indicated

Sheet No:

A-300



SW CORNER PERSPECTIVE

2

MATERIAL LEGEND	
1	STUCCO - WHITE
2	STUCCO - BEIGE
3	FIBER CEMENT PANEL - DARK GRAY
4	FIBER CEMENT PANEL - WHITE
5	FIBER CEMENT PANEL - BRONZE
6	PERFORATED PANEL WITH VINES - BRONZE
7	BOARD FORMED CONCRETE
8	CMU WALL
9	TRELLIS - MUSTARD
10	CANOPY - MUSTARD
11	SUNSHADE
12	METAL WINDOW - DARK GRAY
13	VINYL WINDOW - DARK GRAY
14	PERFORATED GUARDRAIL
15	GLASS GUARDRAIL
16	LOUVERS
17	STOREFRONT



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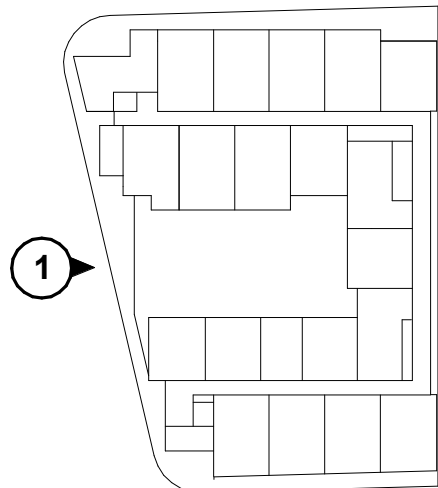
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ELEVATION - FABIAN WAY

3/32" = 1'-0"

1



KEYMAP LEGEND

Sheet Title:
BUILDING
ELEVATION &
PERSPECTIVE

Job No. 23030
Date: 02/09/2024
Scale: As indicated

Sheet No:

A-301



SE CORNER PERSPECTIVE

2

MATERIAL LEGEND

1	STUCCO - WHITE
2	STUCCO - BEIGE
3	FIBER CEMENT PANEL - DARK GRAY
4	FIBER CEMENT PANEL - WHITE
5	FIBER CEMENT PANEL - BRONZE
6	PERFORATED PANEL WITH VINES - BRONZE
7	BOARD FORMED CONCRETE
8	CMU WALL
9	TRELLIS - MUSTARD
10	CANOPY - MUSTARD
11	SUNSHADE
12	METAL WINDOW - DARK GRAY
13	VINYL WINDOW - DARK GRAY
14	PERFORATED GUARDRAIL
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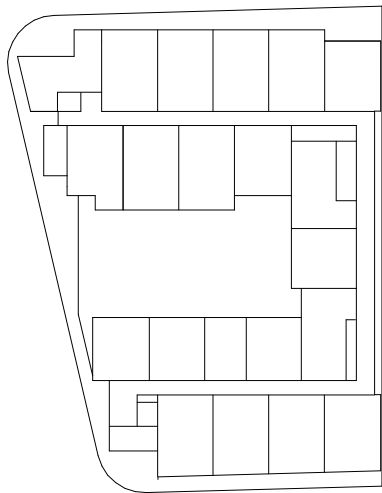
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ELEVATION - SOUTH FABIAN WAY

3/32" = 1'-0"

1



1

KEYMAP LEGEND

Sheet Title:
BUILDING
ELEVATION &
PERSPECTIVE

Job No. 23030
Date: 02/09/2024
Scale: As indicated

Sheet No:

A-302



NE CORNER PERSPECTIVE

2

MATERIAL LEGEND

- | | |
|----|--------------------------------------|
| 1 | STUCCO - WHITE |
| 2 | STUCCO - BEIGE |
| 3 | FIBER CEMENT PANEL - DARK GRAY |
| 4 | FIBER CEMENT PANEL - WHITE |
| 5 | FIBER CEMENT PANEL - BRONZE |
| 6 | PERFORATED PANEL WITH VINES - BRONZE |
| 7 | BOARD FORMED CONCRETE |
| 8 | CMU WALL |
| 9 | TRELLIS - MUSTARD |
| 10 | CANOPY - MUSTARD |
| 11 | SUNSHADE |
| 12 | METAL WINDOW - DARK GRAY |
| 13 | VINYL WINDOW - DARK GRAY |
| 14 | PERFORATED GUARDRAIL |
| 15 | GLASS GUARDRAIL |
| 16 | LOUVERS |
| 17 | STOREFRONT |



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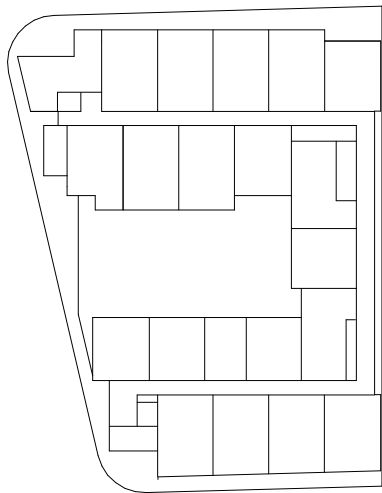
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ELEVATION - EAST SIDE

3/32" = 1'-0"

1





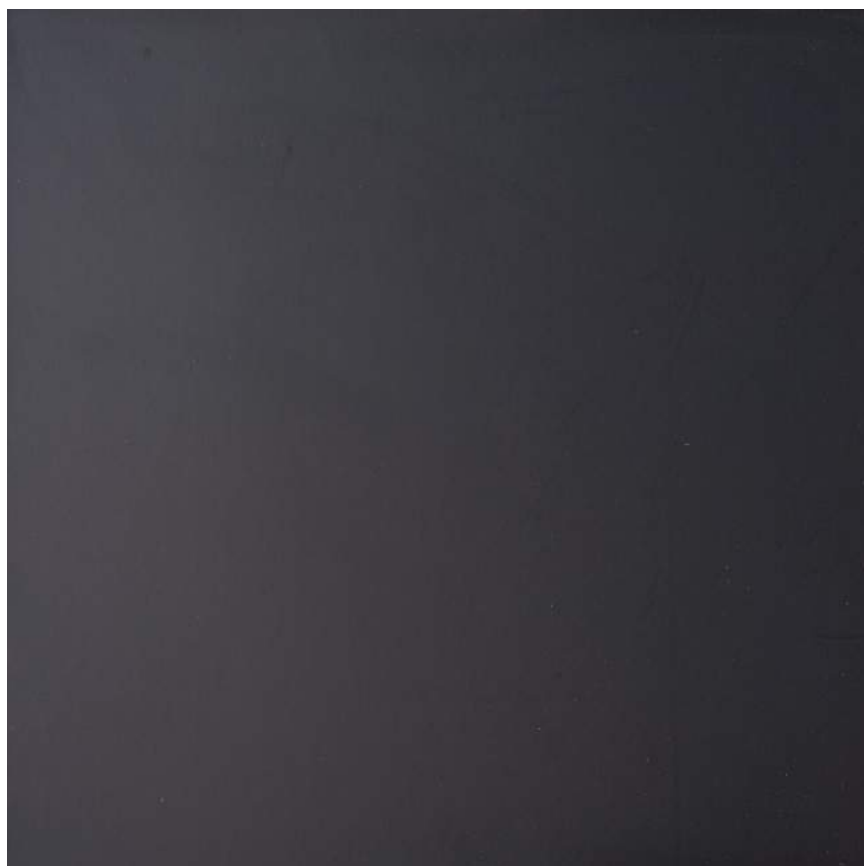

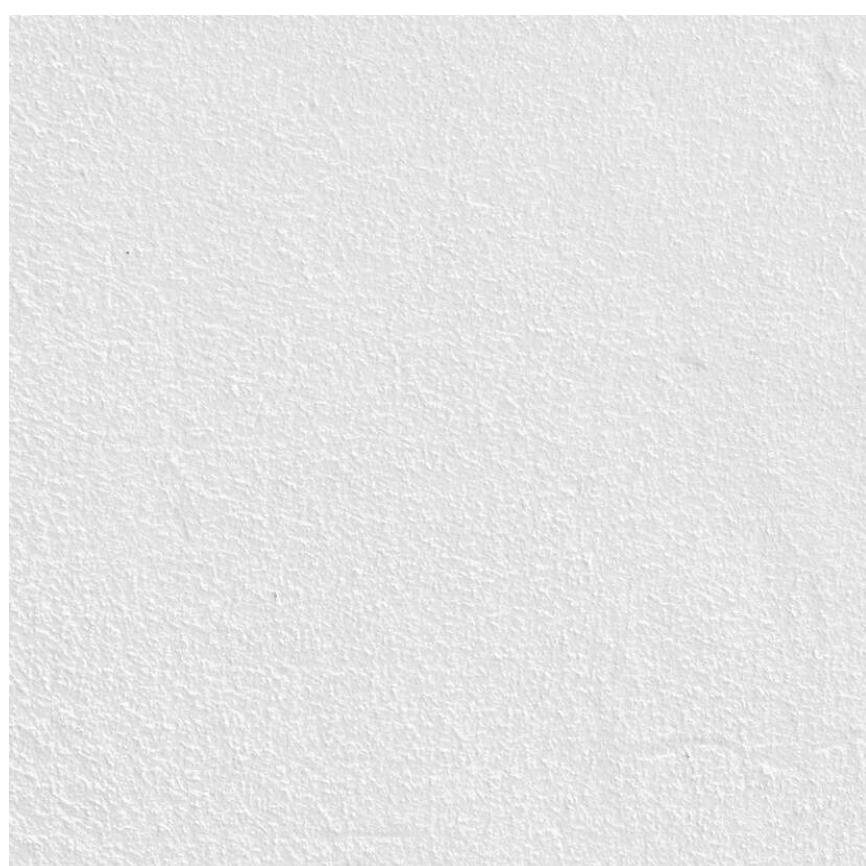




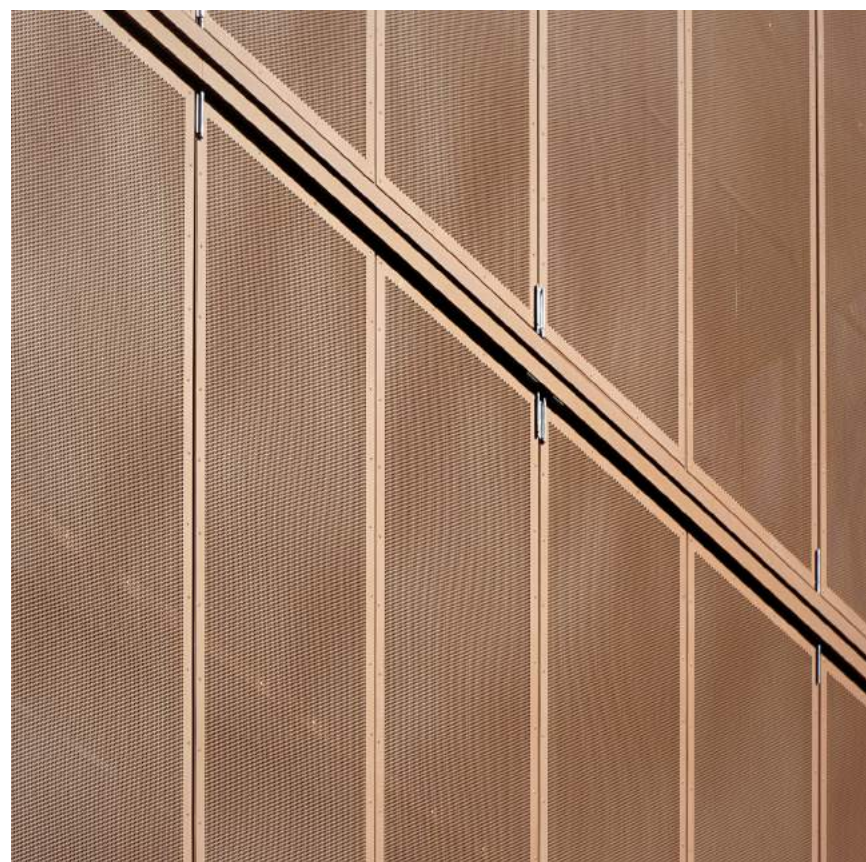
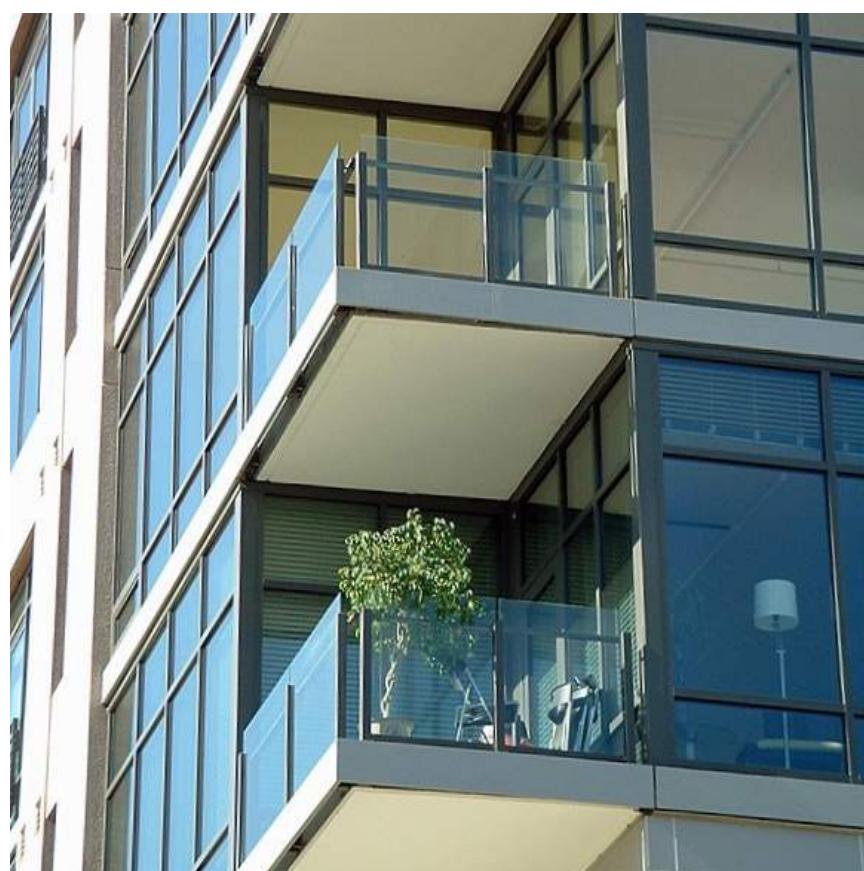

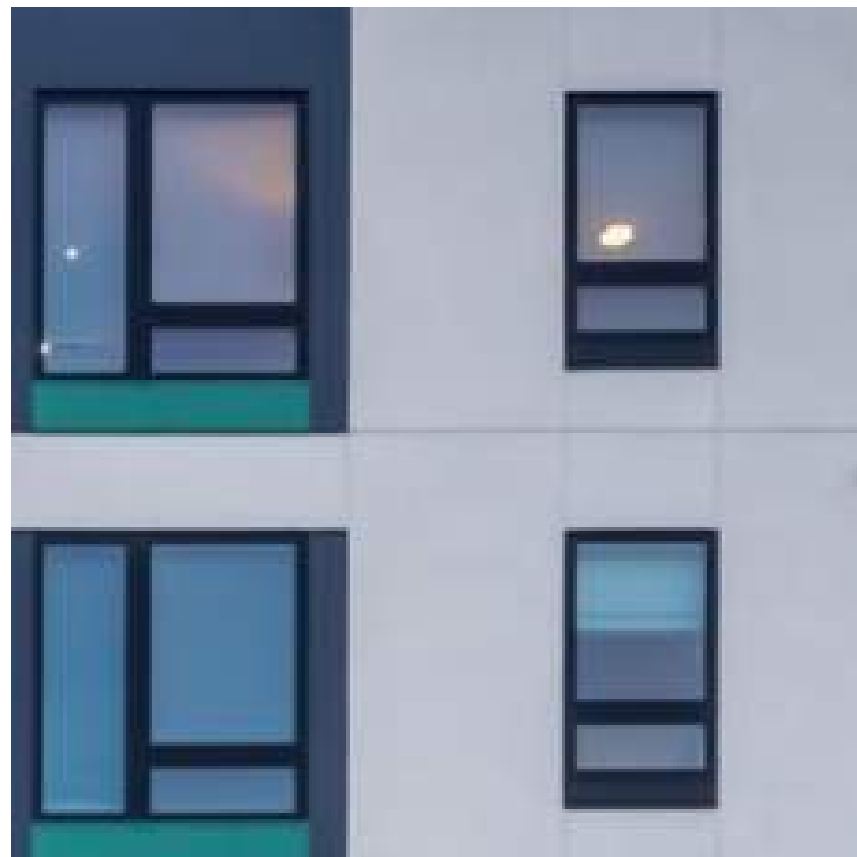



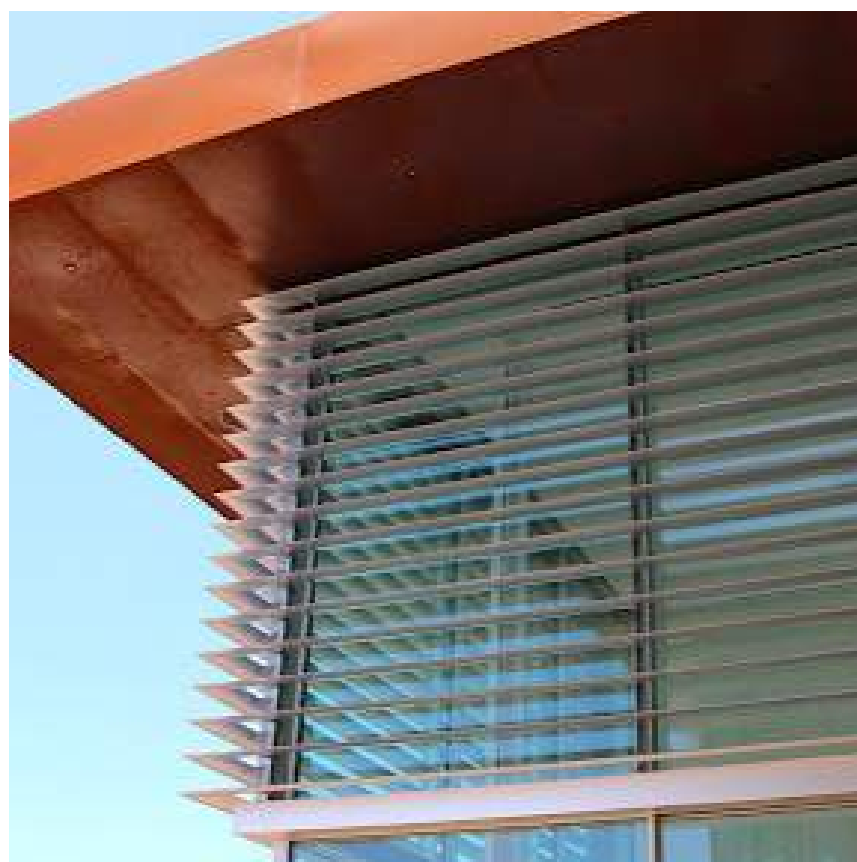
KEYMAP LEGEND

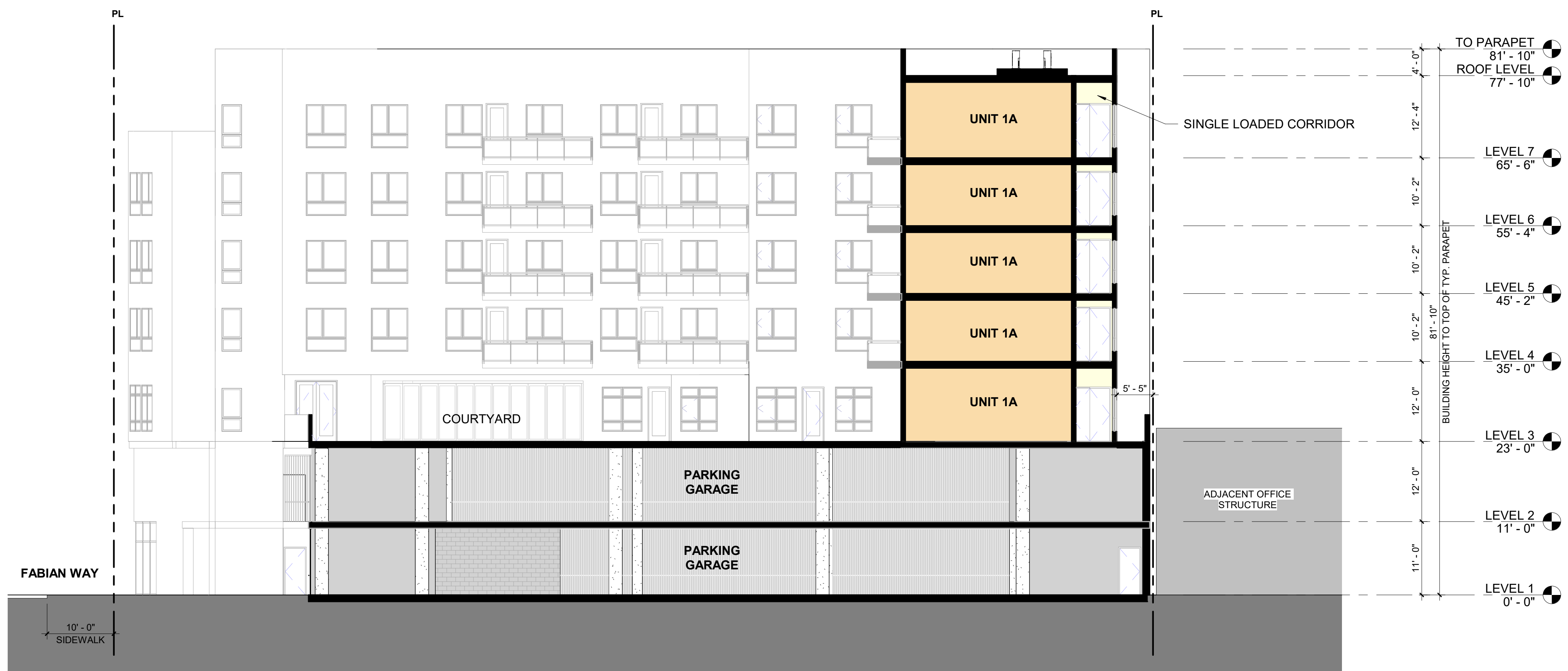
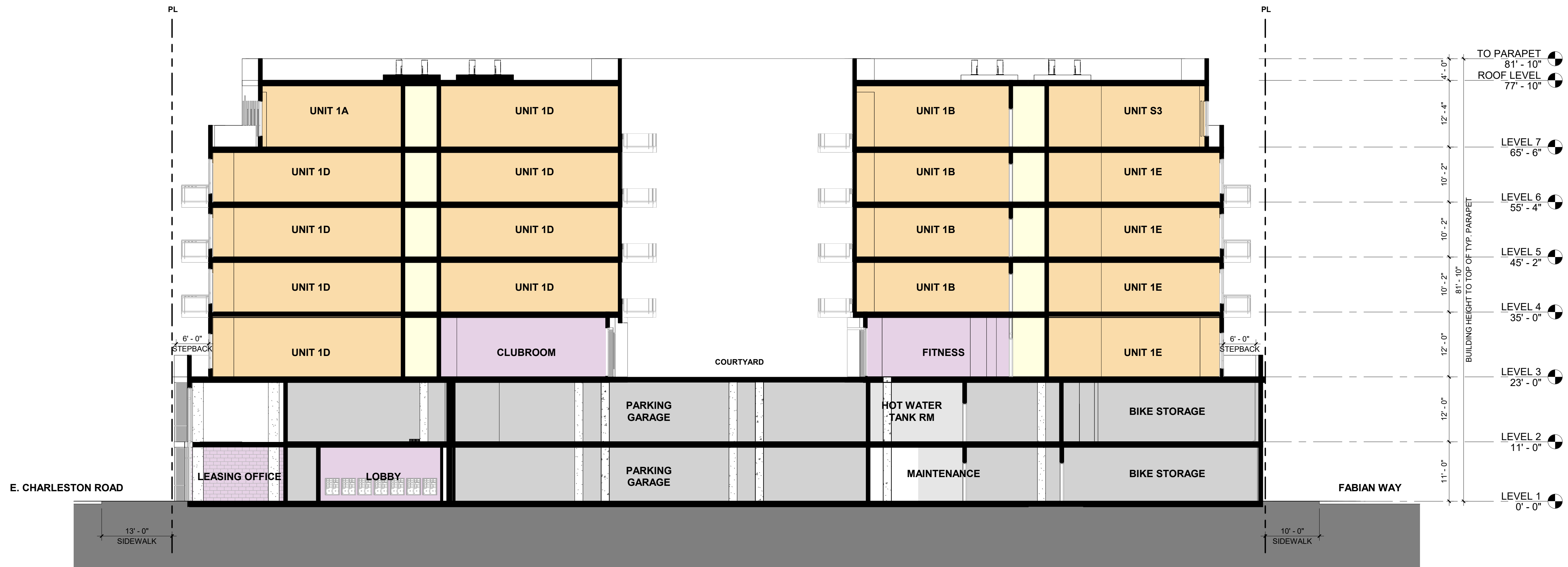
Sheet Title:
BUILDING
ELEVATION &
PERSPECTIVE

Job No. 23030
Date: 02/09/2024
Scale: As indicated

Sheet No:

A-303

																			
FIBER CEMENT PANEL - BRONZE			5	FIBER CEMENT PANEL - WHITE			4	FIBER CEMENT PANEL - DARK GRAY			3	STUCCO - BEIGE			2	STUCCO - WHITE			1
																			
CANOPY - MUSTARD			10	TRELLIS - MUSTARD			9	CMU WALL			8	BOARD FORMED CONCRETE			7	PERFORATED PANEL - BRONZE			6
																			
GLASS GUARDRAIL			15	PERFORATED GUARDRAIL			14	VINYL WINDOW - DARK GRAY			13	METAL WINDOW - DARK GRAY			12	SUNSHADE			11
																			
									STOREFRONT			17	LOUVERS			16			





LEGEND

- 1 CLASS II BIKE RACKS, TYP. TOTAL 12 SHORT TERM PARKING SPACES PROVIDED
- 2 TRANSFORMER ON CONCRETE PAD WITH PLANT SCREENING, TYP
- 3 STREET TREE SPACED 30'-0" O.C. PER CITY STANDARDS
- 4 BENCH, TYP
- 5 DECORATIVE PAVERS AT LOBBY ENTRANCE
- 6 PRECAST POTS/PLANTERS WITH SMALL TREES/LARGE SHRUBS
- 7 BUS STOP PAD
- 8 VINE/GREEN WALL AT GARAGE WALL TO PODIUM
- 9 STORMWATER PLANTING



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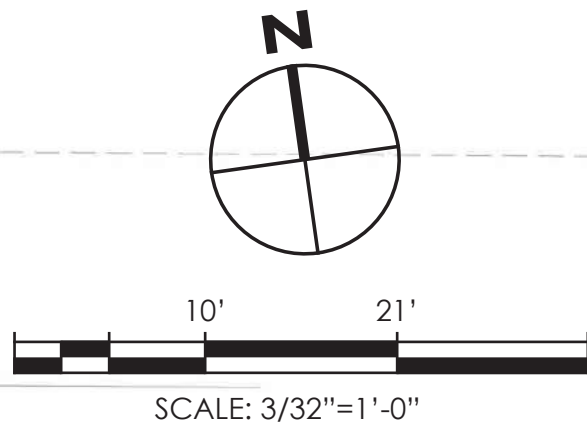


Sheet Title:
LANDSCAPE PLAN -
GROUND LEVEL 1

Job No. 23030
Date: 02/08/2024
Scale: PER PLAN
Drawn By: DF, BJ

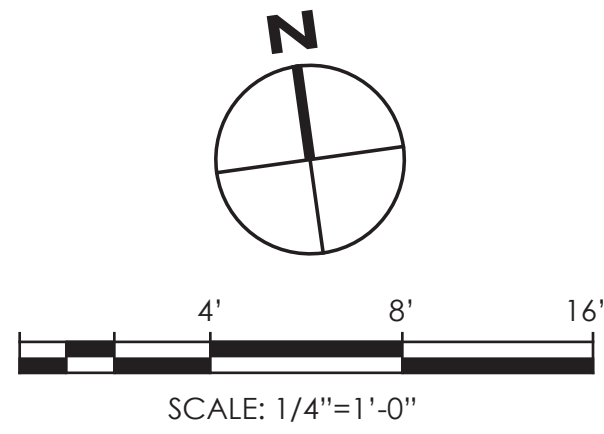
Sheet No:

L1





- LEGEND**
- ① CENTER FOCAL FEATURE - WATER FEATURE
 - ② SHADE PAVILION
 - ③ ALLEE OF TREES
 - ④ QUIET INTIMATE GATHERING SPACES
 - ⑤ MOVABLE GAME TABLES AND SEATING
 - ⑥ VIEW ZONE WITH TABLES
 - ⑦ TURF AREA FOR OUTDOOR FITNESS
 - ⑧ STORMWATER PLANTERS, TYP
 - ⑨ PATIO WITH FENCE AND GATE, TYP
 - ⑩ SCREENING WALL WITH ENTERTAINMENT
 - ⑪ ANCHOR FOR GREEN WALL, TYP
 - ⑫ BBQ COUNTER TOP
 - ⑬ BAR HEIGHT TABLE AND CHAIRS
 - ⑭ LOUNGE FURNISHINGS AT ENTERTAINMENT



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Sheet Title:
LANDSCAPE PLAN -
PODIUM LEVEL 3

Job No. 23030
Date: 02/08/2024
Scale: PER PLAN
Drawn By: DF, BJ

Sheet No:

L2



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Sheet Title:
LANDSCAPE PLAN -
ROOF LEVEL 7

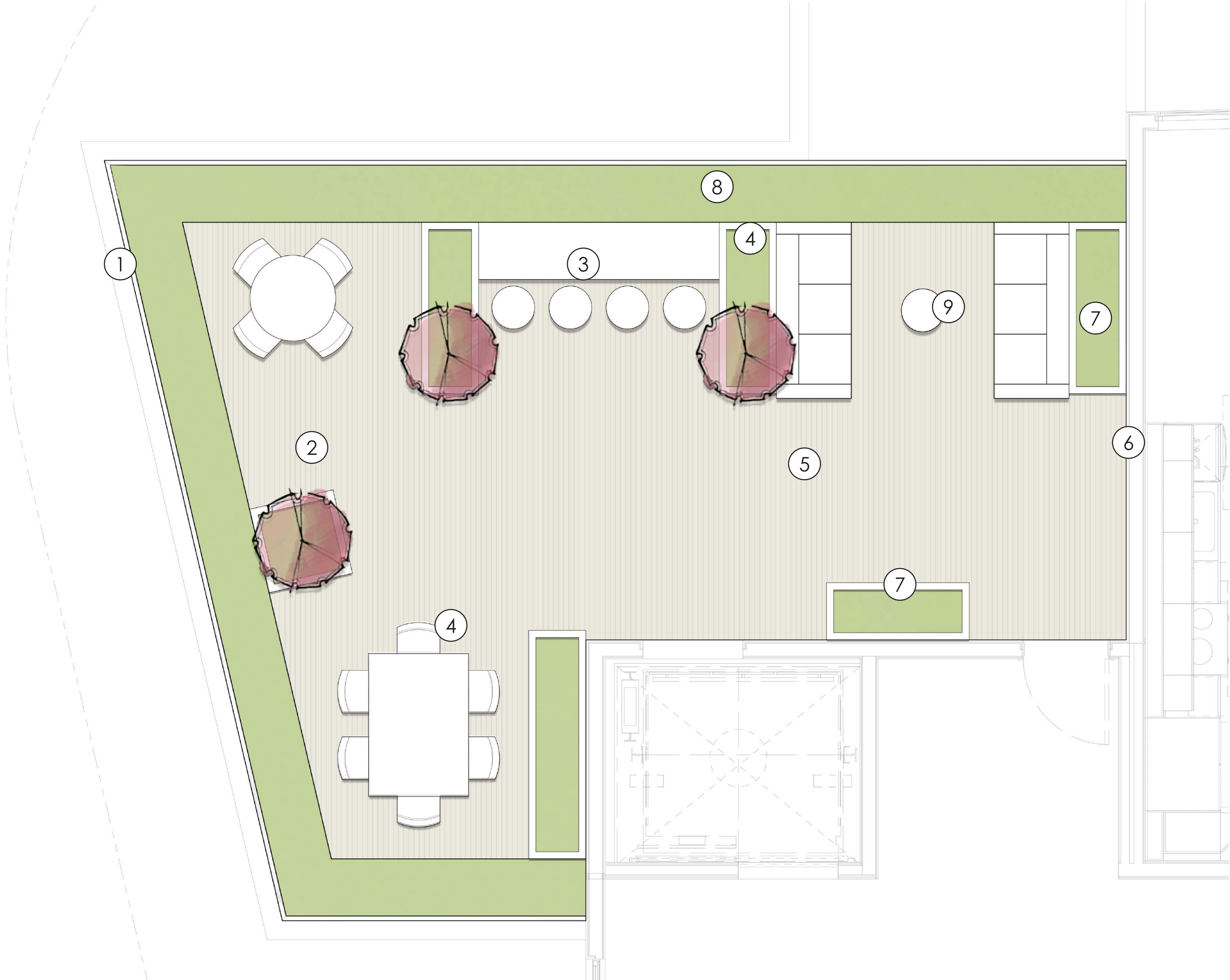
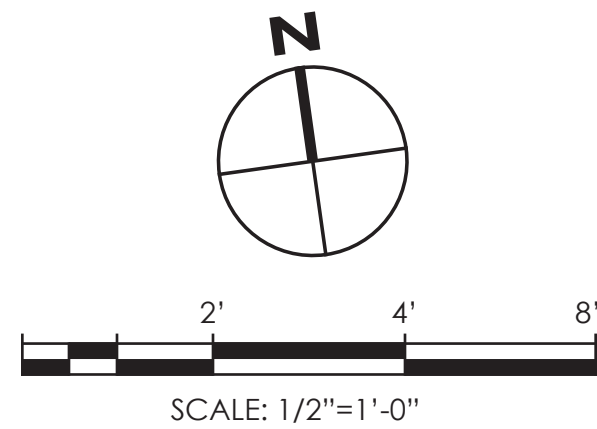
Job No. 23030
Date: 02/08/2024
Scale: PER PLAN
Drawn By: DF, BJ

Sheet No:

L3

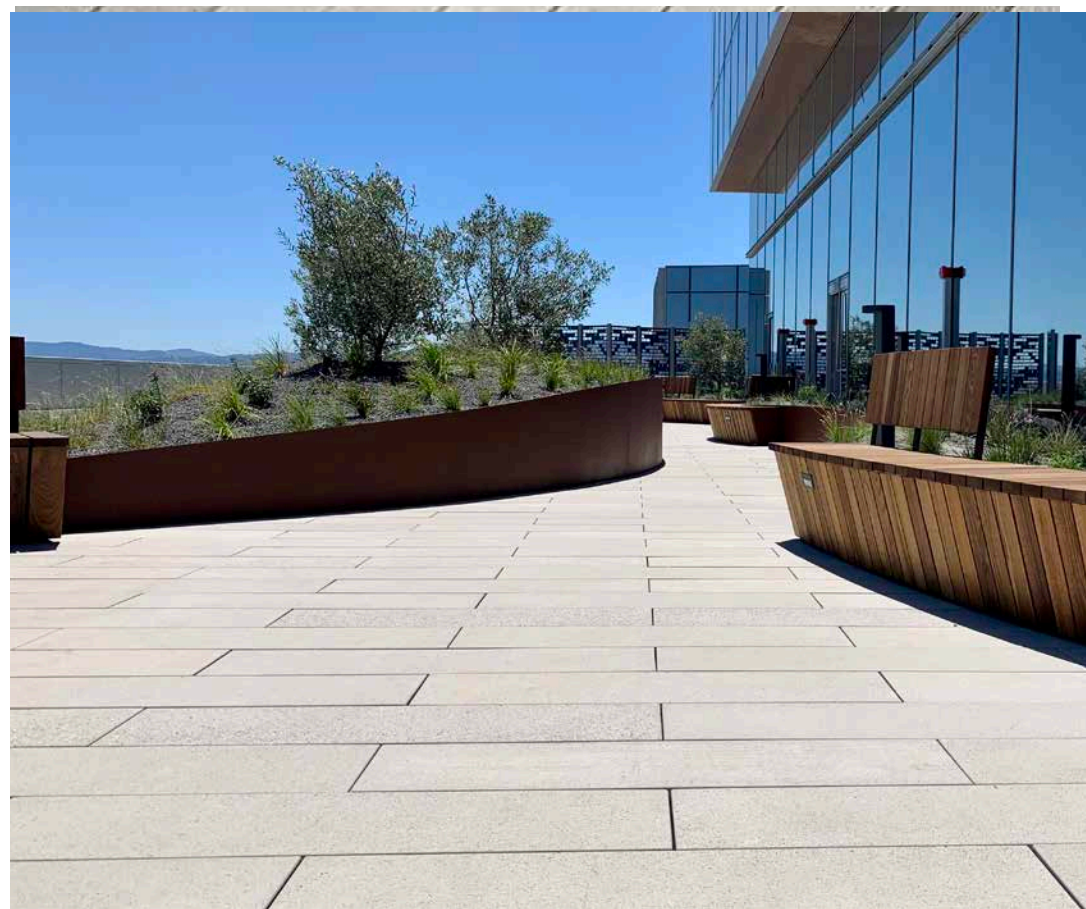
LEGEND

- ① GUARDRAIL AT PARAPET WALL
- ② PLANTER POT WITH TREE
- ③ BAR HEIGHT COUNTER WITH STOOLS FOR VIEW
- ④ DINING TABLES
- ⑤ DECORATIVE PAVERS
- ⑥ MURAL OR ART PIECE AT WALL
- ⑦ RAISED PLANTER
- ⑧ GREEN ROOF PLANTING AREA
- ⑨ LOUNGE FURNISHINGS





PEDESTRIAN LIGHTING



SPECIALTY PAVING



BENCH



BAR HEIGHT COUNTER (PODIUM & ROOF)



PLANTERS WITH TREES AT SEATING (ROOF)



BIKE RACK



GREEN WALL AT GARAGE WALLS



PREFAB PLANTERS (PODIUM)



OUTDOOR KITCHEN, ARBOR, & SHARED BBQ (PODIUM)



WATER FEATURE (PODIUM)



LARGE PRECAST POT/PLANTERS (GROUND LEVEL)



SMALL PRECAST POT/PLANTERS (GROUND LEVEL)



LARGE COMMUNITY TABLE (PODIUM)



CAFE TABLES & CHAIRS (PODIUM)



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Sheet Title:
PRECEDENT
IMAGES

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Sheet No:

L4