660 UNIVERSITY AVE.
PALO ALTO, CA

PLANNING RESUBMITTAL #7
02.07.2024

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SMITH DEVELOPMENT

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KSH ARCHITECTS
KORTH SUNSERI HAGEY

1. PROJECT INFORMATION / ZONING COMPLIANCE

ZONING: RM-20 MULTI-FAMILY RESIDENTIAL SUBDISTRICT

APNS:
511 BYRON ST (120-03-042)
660 UNIVERSITY AVE (120-03-043)
680 UNIVERSITY AVE/500 MIDDLEFIELD RD (120-03-044)

LAND USE (PER PAMC 18.13.030 TABLE 1):
MULTIPLE-FAMILY RESIDENTIAL

(E) LOT AREA & PARKING: 511 BYRON ST: 5,907± SF
660 UNIVERSITY AVE: 6,608± SF, 22 PARKING STALLS
680 UNIVERSITY AVE/500 MIDDLEFIELD RD: 10,011± SF, 7 STALLS
TOTAL SITE AREA: 22,526 ± SF, 29 STALLS

FAR & UNIT DENSITY ALLOWED (PAMC 18.13.040 TABLE 2): MAX FAR 0.5:1, MIN 11 / MAX 20 UNITS / ACRE
NON-RESIDENTIAL (OFFICE) FAR PROPOSED: 9,115 SF / 22,526 SF = 0.40
RESIDENTIAL FAR PROPOSED: 39,876 SF / 22,526 SF = 1.77
TOTAL FAR PROPOSED: 48,991 SF / 22,526 SF = **2.175**
RESIDENTIAL DENSITY PROPOSED: 63 UNITS / ~.5 ACRES (~10 UNITS ALLOWED)

PROPOSED PROJECT SEEKS TO EXCEED ALLOWABLE FAR & UNITS / ACRE

(E) BUILDING AREA: 511 BYRON AVE: ~5,260 SF
680 UNIVERSITY AVE: ~3,955 SF
TOTAL (E) (NON-RES.) OFFICE AREA: 9,216 SF *(NET OFFICE AREA DECREASE OF 101 SF)*

SETBACKS (PAMC 18.13.040 TABLE 2): ***SEE A1.0 & A1.1B/C FOR EXISTING SETBACKS***
FRONT YARD (MIDDLEFIELD RD): 24' MIN. (PER ZONING MAP) REQUIRED / 10' PROPOSED

STREET SIDE YARD (UNIVERSITY AVE, ARTERIAL ROADWAY):
16' MIN. REQUIRED OR 0-20' ON ARTERIAL ROADWAYS, PER ZONING MAP / 6' PROPOSED

STREET REAR YARD (BYRON ST): 16' MIN. REQUIRED / 10' PROPOSED

INTERIOR SIDE YARD (>70' LOT WIDTH): 10' MIN. / 19'-6' PROPOSED

PROPOSED BUILDING AREA:
NON-RESIDENTIAL (OFFICE) AREA (FIRST FLOOR): 9,115 SF

COMMON AREA (FIRST FLOOR ELEC ROOM /STAIRS): 1,091 SF

RESIDENTIAL AREA (63 TOTAL UNITS)
FIRST FLOOR (LOBBY): 1,418 SF
SECOND FLOOR (22 UNITS): 13,224 SF
THIRD FLOOR (22 UNITS): 13,324 SF
FOURTH FLOOR (19 UNITS): 11,840
TOTAL RESIDENTIAL AREA: 39,806 SF

PENTHOUSE AREA: 1,365 SF
ROOF TERRACE AREA: 4,642 SF

PARKING AREA (79 TOTAL STALLS)
BELOW GRADE LEVEL P2 (51 STALLS): 18,038 SF
BELOW GRADE LEVEL P1 (28 STALLS): 19,767 SF
TOTAL PARKING AREA: 37,805 SF

TOTAL BUILDING AREA: 93,824 SF (56,019 SF OCCUPIED/FLOOR AREA ABOVE GRADE)

SITE COVERAGE (PAMC 18.13.040 TABLE 2):
35% MAX + 5% COVERED PATIOS ALLOWED
58% PROPOSED (13,071 SF / 22,526 SF)

PROPOSED PROJECT SEEKS TO EXCEED ALLOWABLE SITE COVERAGE

SITE OPEN SPACE (PAMC 18.13.040 TABLE 2): 35% MIN.
BUILDING COVERAGE AREA (L1 BUILDING AREA): 13,071 SF (58%)
GROUND LEVEL OPEN SPACE: 9,455 SF (42%)
UPPER LEVEL OPEN SPACE AREA (ROOF TERRACE @ 4,642 SF + BALCONIES @ 5,230 SF): 9,872 SF
TOTAL SITE OPEN SPACE: 19,327 SF ± PROPOSED

MIN REQUIRED USABLE OPEN SPACE: 9,450 SF FOR 63 UNITS (150 SF / UNIT)
MIN PRIVATE OPEN SPACE: 50 SF / UNIT (3,150 SF FOR 63 UNITS)
MIN COMMON OPEN SPACE: 75 SF / UNIT (4,725 SF FOR 63 UNITS)

PRIVATE OPEN SPACE PROVIDED (PRIVATE BALCONIES): 5,230 SF TOTAL (3,150 SF MIN. REQ.)
1,440 SF (24 UNITS PROV. WITH ~60 SF BALCONIES, INCL. 11-STU, 10-1BR & 3-2BR)
1,848 SF (28 UNITS PROV. WITH ~66 SF BALCONIES, INCL. 20-STU, 3-1BR W/2 EA. & 2-2BR)
644 SF (5 UNITS PROVIDED WITH LARGER BALCONIES AT 2ND FLOOR)
1,298 SF (3 UNITS PROVIDED WITH LARGER BALCONIES AT 4TH FLOOR)
COMMON OPEN SPACE PROVIDED (ROOF TERRACE): 4,642 SF (4,725 SF MIN.)
TOTAL RESIDENTIAL OPEN SPACE PROVIDED: 9,872 SF PROPOSED (9,450 SF MIN. REQ.)
5,230 SF PRIVATE (3,150 SF MIN. REQ.) + 4,642 SF COMMON (4,725 SF MIN. REQ.)

PROPOSED PROJECT SEEKS TO PROVIDE LESS OPEN SPACE THAN REQUIRED AS 8 UNITS ARE NOT PROVIDED WITH ANY PRIVATE OPEN SPACE THOUGH THE MIN. PRIVATE OPEN SPACE TOTAL AREA IS EXCEEDED AND THE TOTAL COMMON OPEN SPACE PROVIDED IS LESS THAN REQUIRED THOUGH THE TOTAL PRIVATE + COMMON OPEN SPACE PROVIDED EXCEEDS THE MIN. REQUIRED.

BUILDING HEIGHT (PAMC 18.13.040 TABLE 2): 30' MAX ALLOWED
* 45'-5" +/- PROPOSED TO TOP OF OCCUPIED (EXTERIOR) TERRACE (ABOVE B.F.E.) / 47'-2 1/2" FROM GRADE
* 60'-11" +/- PROPOSED TO TOP OF ELEVATOR OVERRUN (ABOVE B.F.E.) / 62'-8 1/2" FROM GRADE
(4 STORIES, SEE A3.- SERIES ELEVATIONS & SECTIONS FOR MORE INFORMATION / DIMENSIONS)

PROPOSED PROJECT SEEKS TO EXCEED ALLOWABLE HEIGHT

DAYLIGHT PLANE REQUIREMENTS (PAMC 18.13.040 TABLE 2):
DAYLIGHT PLANE FOR SIDE & REAR LOT LINES FOR SITES ABUTTING RM-20, BEGINNING AT A HEIGHT OF 10' AT THE APPLICABLE LOT LINE AND INCREASING AT AN ANGLE OF 45 DEGREES UNTIL INTERSECTING THE HEIGHT LIMIT.

PROPOSED CONSTRUCTION TYPE: IIIA OVER IA (SEE A0.2A FOR MORE INFORMATION)

PROPOSED OCCUPANCIES: A (ACCESSORY), B, R-2, S-1, S-2 (SEE A0.2A-C FOR MORE INFORMATION)
ASSEMBLY AREA PROPOSED AS EXTERIOR TERRACE SPACE IS NOT A PART OF THE INTERIOR (OCCUPIED) FLOOR AREA.

SPRINKLER PROTECTION:
1. INSTALL A NFPA 13 FIRE SPRINKLER, NFPA 14 STANDPIPE, NFPA 20 FIRE PUMP AND NFPA 72 FIRE ALARM SYSTEM.
2. THIS BUILDING SHALL BE EVALUATED FOR AN EMERGENCY RESPONDER RADIO SYSTEM.

2. EV / CAV / ACCESSIBLE PARKING COMPLIANCE (BUILDING)

ACCESSIBLE PARKING REQUIRED / PROVIDED (*INCLUDED IN PROPOSED PARKING CALCULATIONS*), *SEE NOTES ON A2.P1 AND A2.P2 REGARDING 'CODE-PROVIDED' STALLS AT ACCESSIBLE AISLES*:
2 ADA REQUIRED/PROVIDED FOR RESIDENTIAL (2% OF ASSIGNED PARKING PER CBC 1109A.3), INCL. 1 VAN ACCESS.
STD @ 9'X18' + VAN @ 12'X18' WITH 5' AISLE BETWEEN
3 EV ACCESSIBLE REQUIRED/PROVIDED, (1 IN 25 PER CBC 4.106.4.2.2)
9'X18' WITH 8' LOADING

1 ACCESSIBLE REQUIRED FOR NON-RES (OFFICE), 2 PROVIDED (FOR 1-25 TOTAL STALLS PER CBC 11B-208.2)
INCL. MIN. 1 VAN (PER CBC 11B-208.2.4)
STD @ 9'X18' + VAN @ 12'X18' WITH 5' AISLE BETWEEN

DESIGNATED CAV PARKING REQUIRED / PROVIDED (*INCLUDED IN PROPOSED PARKING CALCULATIONS*):
2 CAV REQUIRED/PROVIDED (FOR 1-25 TOTAL NON-RES. (OFFICE) STALLS PER CGC TABLE A5.106.5.1.2)

EV PARKING REQUIRED / PROVIDED (*INCLUDED IN PROPOSED PARKING CALCULATIONS*):
5 EVSE NON-RES. (OFFICE) STALLS (25% OF 18 TOTAL STALLS PER PAMC 16.14.430 / A5.106.5.3)

1 EVSE INSTALLED (5% OF 18 TOTAL STALLS PER PAMC 16.14.430), INCLUDING:
* 1 VAN EVSE ACCESSIBLE (FOR 1 TO 4 INSTALLED EVS PER CBC TABLE 11B-228.3.2.1)

4 CONDUIT ONLY ('FUTURE EV', REMAINING 20% OF 18 TOTAL STALLS), INCLUDING:
* 3 STD FUTURE EVSE
* 1 STD FUTURE EVSE ACCESSIBLE (FOR 5 TO 25 INSTALLED EVS PER CBC TABLE 11B-228.3.2.1)

50 EVSE RESIDENTIAL STALLS (1 PER UNIT PER PAMC 16.14.420 / A4.106.8.2), NOT INCLUDING STD ACCESSIBLE
NOTE: 63 UNITS ARE PROPOSED, BUT ONLY 50 STALLS ARE PROVIDED PER TDM REDUCTION PROPOSED, THEREFORE ONLY 50 RESIDENTIAL EVSE STALLS ARE PROVIDED (TOTAL 100% OF RESIDENTIAL STALLS)

TOTAL NON-RES. (OFFICE) PARKING: 18 STALLS ACTUAL
(8 STD + 2 CAV + 1 STD EVSE + 1 VAN ACCESSIBLE EVSE + 1 STD (NON EV) VAN ACCESSIBLE
+ 1 STD (NON EV) ACCESSIBLE + 3 STD FUTURE EVSE + 1 STD FUTURE ACCESSIBLE EVSE)
TOTAL RESIDENTIAL PARKING: 52 STALLS ACTUAL
(1 STD EVSE + 46 STACKER EVSE + 3 EVSE ACCESSIBLE + 2 STD (NON EV) ACCESSIBLE)

3. PROPOSED PARKING CALCULATIONS

ZONING PARKING REQUIRED / PROPOSED (PAMC 18.52.040 TABLE 1):

PROVIDED UNITS	REQ. STALLS	TOTAL REQ. STALLS	TOTAL REQ./PROPOSED STALLS (W/ *25% TDM REDUCTION*)
48 STUDIO UNITS	1 STALL / STUDIO UNIT	48 STALLS	36 STALLS
12 1BR UNITS	1 STALL / 1BR UNIT	12 STALLS	8 STALLS
3 2BR UNITS	2 STALLS / 2BR UNIT	6 STALLS	6 STALLS
UNASSIGNED ADA	2% OF UNITS	2 STALLS INCL. 1 VAN	2 STALLS INCL. 1 VAN
TOTAL: 63 UNITS		TOTAL: 68 STALLS	TOTAL: 54 STALLS (52 ACTUAL) (50 ASSIGNED + 2 ACCESSIBLE + 2 CODE PROVIDED)

TOTAL NON-RES. (OFFICE) SF	REQ. STALLS	TOTAL REQ. STALLS	TOTAL REQ./PROPOSED STALLS (W/ *25% TDM REDUCTION*)
9,115 SF	1 STALL / 250 SF OFFICE	37 STALLS	TOTAL: 25 STALLS (18 ACTUAL) (16 STD STALLS + 2 ACCESSIBLE + 7 CODE PROVIDED)
TOTAL REQUIRED STALLS		**105 STALLS REQUIRED**	**79 STALLS REQUIRED/PROPOSED (W/ 25% TDM REDUCTION)**

ZONING PARKING BY LEVEL:

LOCATION	PROVIDED STALLS
BELOW GRADE LEVEL P2	51 STALLS (STD + ACCESS. + STACKERS + CODE ACCESS. AISLE)
BELOW GRADE LEVEL P1	28 STALLS (STD + ACCESS. + CODE ACCESS. AISLE)
TOTAL PROVIDED STALLS	**79 MIN. STALLS PROPOSED (SEE DETAILS BELOW)**

P2 RESIDENTIAL (51 STALLS), *49 RESIDENTIAL EVSE OR EVSE OUTLET READY + 2 ACCESS. AISLE (CODE)*
49 TOTAL STALLS (*NOT INCLUDING 2 STD ACCESS.+ 1 EV ACCESSIBLE ON P1 LEVEL*), *RESIDENTIAL*
* 23 STACKER LIFTS (46 STALLS), *EVSE INSTALLED OR EVSE OUTLET READY*
* 2 ACCESSIBLE STALLS (9'X18') WITH 8' LOADING, *EVSE INSTALLED OR EVSE OUTLET READY*
* 1 STD STALL, *EVSE INSTALLED OR EVSE OUTLET READY*

2 CODE PROVIDED STALLS (ACCESS. W/ ACCESS AISLE = 2 STALLS PER PAMC 18.52.040(B)(8)), *SEE NOTES ON A2.P2*

P1 NON-RESIDENTIAL (OFFICE) + ACCESSIBLE PARKING (28 STALLS)
18 NON-RESIDENTIAL (OFFICE) + 3 RESIDENTIAL (ADA) + 7 ACCESS. AISLE (CODE)
3 STD ACCESSIBLE STALLS (9' X 18' MIN. WITH 5' ACCESS AISLE)
* 1 STD ACCESSIBLE, *NON-RESIDENTIAL (OFFICE)*
* 1 STD ACCESSIBLE, *RESIDENTIAL*
* 1 STD FUTURE EVSE ACCESSIBLE, *NON-RESIDENTIAL (OFFICE)*

3 VAN ACCESSIBLE STALLS (12' X 18' MIN. WITH 5' ACCESS AISLE)
* 1 **VAN** EVSE ACCESSIBLE, *NON-RESIDENTIAL (OFFICE)*
* 1 **VAN** ACCESSIBLE, *NON-RESIDENTIAL (OFFICE)*
* 1 **VAN** ACCESSIBLE, *RESIDENTIAL*

1 EVSE ACCESSIBLE STALL (9'X18') WITH 8' LOADING, *RESIDENTIAL*

7 CODE PROVIDED STALLS (ACCESS. W/ ACCESS AISLE = 2 STALLS PER PAMC 18.52.040(B)(8)),
NON-RESIDENTIAL (OFFICE), SEE NOTES ON A2.P1

14 STD 90-DEGREE STALLS (9' X 17.5' MIN.) W/ 24' DRIVE AISLE, *NON-RESIDENTIAL (OFFICE)*
* 3 STD FUTURE EVSE
* 1 STD (DESIGNATED FOR CAV)
* 2 PUZZLE LIFTS (10 STALLS), INCLUDING 1 CAV STALL

BIKE PARKING REQUIRED (*LEAST RESTRICTIVE IN GREY FOR REFERENCE ONLY*)
(PAMC 18.52.040 TABLE 1):
1/2,500 SF NON-RESIDENTIAL (OFFICE) (4 BIKES FOR 9,115 SF, 80% LONG-TERM + 20% SHORT-TERM) REQUIRED
1/UNIT RESIDENTIAL (63 BIKES FOR 63 UNITS, 100% LONG-TERM) REQUIRED

(CGC)
SHORT-TERM (RACKS) FOR 5% OF PARKING TO BE PROVIDED PER CGC 5.106.4.1.1, A4.106.9.1
NON-RESIDENTIAL (OFFICE): 2 BIKES REQ. (5% OF 18 STALLS)
RESIDENTIAL: 3 BIKES REQ. (5% OF 52 STALLS)

LONG-TERM (LOCKERS OR SECURED ROOM) FOR 5% OF PARKING TO BE PROVIDED PER CGC 5.106.4.1.2, A4.106.9.2
OFFICE: 2 BIKES REQ. (5% OF 18 STALLS)
RESIDENTIAL: 32 BIKES REQ. (1 PER EVERY TWO UNITS)

BIKE PARKING PROVIDED:
SHORT-TERM (RACKS) BIKE PARKING PROVIDED: 5 BIKES / 3 DUAL RACKS (SEE L1.1):
* 2 RACKS (3 BIKES) RESIDENTIAL + 1 RACK (2 BIKES) NON-RESIDENTIAL (OFFICE)
LONG-TERM (SECURED ENCLOSURE) BIKE PARKING PROVIDED: ~80 BIKES (63 MIN.) FOR RESIDENTIAL & ~20 BIKES NON-RESIDENTIAL (OFFICE) (SEE A2.P2 & A2.P1)

4. RESIDENTIAL UNIT MIX INCLUDING BMR

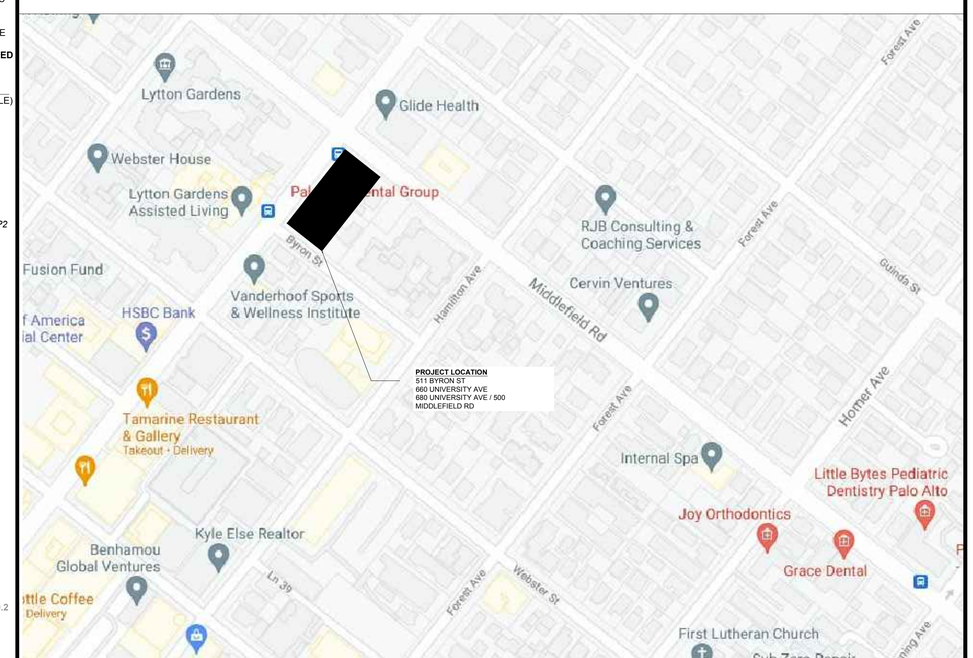
OVERALL UNIT MIX (63 TOTAL UNITS, 48 STUDIOS, 12 1BR, 3 2BR):

Floor	Unit A1	Unit A2	Unit A3	Unit B1	Unit B2	Unit B3	Unit B4	Unit C	Unit D	Unit E1	Unit E2	Unit F1	Unit F2	Unit G	Total per Floor
Second	3	2	1	2	2	4	2	1	2	1	1	0	0	1	22
Third	1	4	1	2	2	4	2	1	2	1	1	0	0	1	22
Fourth	2	0	1	4	1	2	2	0	1	1	1	2	1	1	19
Total per Unit	6	6	3	8	5	10	6	2	5	3	3	2	1	3	63

BMR UNIT MIX (20% OF TOTAL, 13 TOTAL BMR UNITS):

	Income Level	Unit A1	Unit A3	Unit B1	Unit B2	Unit C	Unit E2	Total
Below Market Rate Units (20%, 13 total)	Very – low income	2	1		1			4
	Low Income	1		2		1		4
	Moderate Income		1	3			1	5
							Total	13
Unit Typology	Studio: Unit Type A1-3, B1-4, C, F1 (400 - 500 SF)							
	1 Bedroom: Unit Type D, E2, F2, G (567 – 655 SF)							
	2 Bedroom: Unit Type E1 (836 SF)							

2 **NEIGHBOURHOOD CONTEXT MAP**
N.T.S.



1 **VICINITY MAP**
N.T.S.

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	12.01.21	PLANNING SUBMITTAL
	05.13.22	PLANNING RESUBMITTAL #1
	08.15.22	PLANNING RESUBMITTAL #2
	11.02.22	PLANNING RESUBMITTAL #3
	08.28.23	PLANNING RESUBMITTAL #4
	10.31.23	PLANNING RESUBMITTAL #5
	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
PROJECT INFORMATION

SCALE
AS INDICATED

SHEET NUMBER
A0.1

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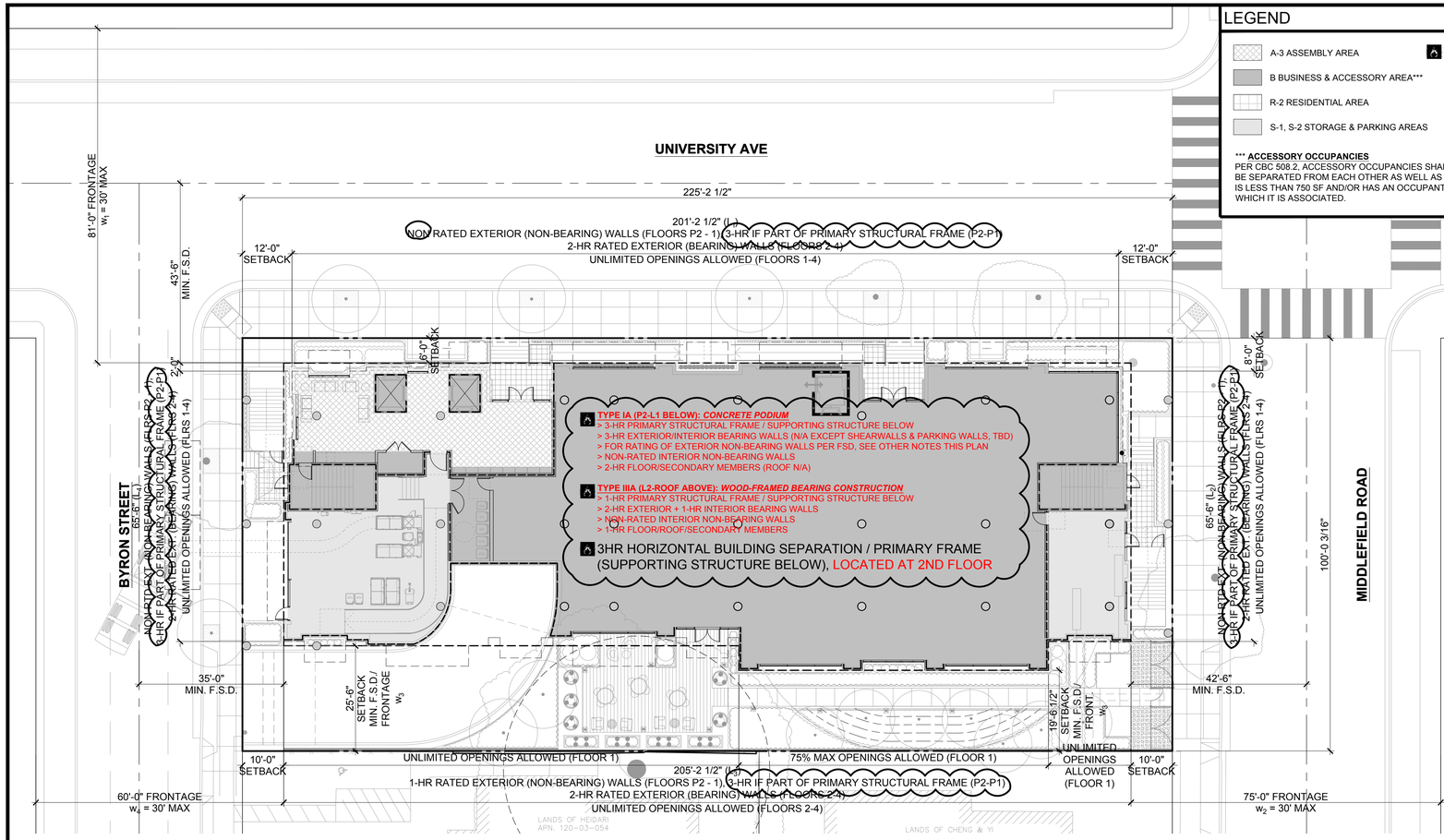


2 **SITE COMPLIANCE PLAN**
1/16"=1'-0"

LEGEND

- A-3 ASSEMBLY AREA
- B BUSINESS & ACCESSORY AREA***
- R-2 RESIDENTIAL AREA
- S-1, S-2 STORAGE & PARKING AREAS
- RATED BUILDING ELEMENT (AS NOTED)
- EGRESS PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL (SEE 3/-)
- POINT OF DECISION (END OF COMMON PATH OF TRAVEL)

* COMMON PATH OF EGRESS (CBC T 1006.2.1)
A, M = 75' MAX. (SPRINKLERED)
B, S = 100' MAX. (SPRINKLERED)

** EXIT ACCESS TRAVEL DISTANCE (CBC T 1017.2)
A, M, R, S-1 = 250' MAX. (SPRINKLERED)
B = 300' MAX. (SPRINKLERED)
S-2 = 400' MAX. (SPRINKLERED)

***** ACCESSORY OCCUPANCIES**
PER CBC 508.2, ACCESSORY OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED BUT ARE NOT REQUIRED TO BE SEPARATED (EXCEPT R-2 DWELLINGS ARE TO BE SEPARATED FROM EACH OTHER AS WELL AS CONTIGUOUS ACCESSORY SPACE, I.E. CORRIDORS). IN ADDITION, PER CBC 303.1.2, A ROOM OR SPACE THAT IS LESS THAN 750 SF AND/OR HAS AN OCCUPANT LOAD OF LESS THAN 50 SHALL BE CLASSIFIED AS B-OCCUPANCY OR AS A PART OF THAT OCCUPANCY WITH WHICH IT IS ASSOCIATED.

BUILDING CODE SUMMARY

BUILDING CODE: 2022 CALIFORNIA BUILDING CODE & ASSOCIATED

AREAS:	GROUP A	GROUP B	GROUP R-2	GROUP S-1	GROUP S-2
ROOF	4,672 SF	928 SF	0 SF	407 SF	0 SF
4TH FLR	0 SF	0 SF	11,840 SF	0 SF	0 SF
3RD FLR	0 SF	0 SF	13,324 SF	0 SF	0 SF
2ND FLR	0 SF	0 SF	13,224 SF	0 SF	0 SF
1ST FLR	3,375 SF	7,635 SF	0 SF	2,061 SF	0 SF
LEVEL P1	0 SF	0 SF	0 SF	0 SF	19,767 SF
LEVEL P2	0 SF	0 SF	0 SF	0 SF	18,038 SF
TOTAL	8,047 SF	8,563 SF	38,388 SF	2,468 SF	37,805 SF

GRAND TOTAL GROSS BUILDING AREA: 95,271 SF
NO. OF STORIES: 4 (PLANNING), 4 STORY TYPE IIIA OVER 1 STORY TYPE IA (BUILDING)
HEIGHT: 45'-5" (TO TOP OF OCCUPIED EXTERIOR TERRACE (ABOVE B.F.E.) / 47'-7 1/2" FROM GRADE
SEE ALSO A3.- ELEV. & SECT. FOR MORE DETAIL

CONSTRUCTION TYPE:
TYPE IIIA (L2-L4, ROOF), GROUPS A/B/R-2/S-1 OVER TYPE IA (P2-L1), GROUPS A/B/S-1/S-2
FULLY SPRINKLERED, SEPARATED OCCUPANCIES

RATING REQUIREMENTS (CBC TABLE 601):
PRIMARY STRUCTURAL FRAME: 1 HR (TYPE IIIA) / 3 HR (TYPE IA)
BEARING WALLS EXTERIOR: 2 HR (TYPE IIIA) / 3 HR (TYPE IA)
BEARING WALLS INTERIOR: 1 HR (TYPE IIIA) / 3 HR (TYPE IA)
NON-BEARING WALLS EXTERIOR: PER CBC TABLE 705.5
NON-BEARING WALLS INTERIOR: 0 HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 1 HR (TYPE IIIA) / 2 HR (TYPE IA)
ROOF CONSTRUCTION AND SECONDARY MEMBERS: 1 HR (TYPE IIIA) / 1 1/2 HR (TYPE IA)

RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (CBC T 705.5):
FSD < 5': 1-HR (GROUP A, B, R, S-2), 2-HR (GROUP S-1)
5' < FSD < 10': 1-HR (GROUP A, B, R, S-2), 2-HR (GROUP S-1 TYPE 1A), 1-HR (GROUP S-1 TYPE IIIA)
10' < FSD < 30': 1-HR (GROUP A, B, R, S)
30' < FSD: NON-RATED (ALL GROUPS)

ALLOWABLE OPENINGS IN EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (CBC T 705.8):
EXTERIOR WALLS (15' < FSD < 20'): 75% MAX (SPRINKLERED)
EXTERIOR WALLS (20' < FSD): NO LIMIT (SPRINKLERED)

ALLOWABLE PROJECTIONS FROM EXT. WALLS BASED ON FIRE SEPARATION DISTANCE (CBC T 705.2):
5' < FSD; 40" MAX. (NON-COMBUSTIBLE) PROJECTIONS ALLOWED

MIXED-OCCUPANCY, MULTISTORY BUILDING ANALYSIS
PER CBC 506.2.2 EA. STORY OF A MIXED-OCCUPANCY BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE SHALL INDIVIDUALLY COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 508.1. FOR BUILDINGS WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES, DETERMINED IN ACCORDANCE WITH EQUATION 5-3, SHALL NOT EXCEED THREE (OR TWO FOR BUILDINGS CONTAINING R OCCUPANCIES)

ALLOWABLE AREA / HEIGHT WITH INCREASES (TABLES 504.3, 504.4, 506.2)
> OCCUPANCY A-2/A-3 (FIRST FLOOR RES. LOBBY/LOUNGE & EXT. TERRACES AT FOURTH FLOOR & ROOF*)
ALLOWABLE HEIGHT PER TABLE 504.3 & 504.4:
65' / 4 STORIES, W/O AREA INCREASE, UNLIMITED (TYPE IA)
ALLOWABLE AREA PER TABLE 506.2:
21,000 SF WITH FRONTAGE INCREASE FACTOR OF .5 (TYPE IIIA), UNLIMITED (TYPE IA)

> OCCUPANCY B (*PROPOSED 1 STORY / FIRST FLOOR ONLY*)
ALLOWABLE HEIGHT PER TABLE 504.3 & 504.4: UNLIMITED (TYPE IA)
ALLOWABLE AREA PER TABLE 506.2: UNLIMITED (TYPE IA)

> OCCUPANCY R-2
ALLOWABLE HEIGHT PER TABLE 504.3 & 504.4:
65' / 4 STORIES, W/ AREA INCREASE
ALLOWABLE AREA PER TABLE 506.2:
84,000 SF WITH FRONTAGE INCREASE FACTOR OF .5 (TYPE IIIA)

> OCCUPANCY S-1, S-2
ALLOWABLE HEIGHT PER TABLE 504.3 & 504.4: 85' / 4 STORIES (TYPE IIIA), UNLIMITED (TYPE IA)
ALLOWABLE AREA PER TABLE 506.2:
136,500 SF WITH FRONTAGE INCREASE FACTOR OF .5 (TYPE IIIA), UNLIMITED (TYPE IA)

****FRONTAGE (AREA) INCREASE OF .5 PER CBC TABLE 506.3.3 IS BASED ON OPEN SPACE OF 67% GREATER THAN 30 FEET, 20% 25-30 FEET, 13% 0-20 FEET WHICH PROVIDES FOR +7,000 SF (A-3), +14,250 SF (B), +19,500 SF (S-2), +12,000 SF (R-2) FOR TYPE IIIA.***

MIXED OCCUPANCY FLOOR RATIOS, SEPARATED PER CBC 508.4
FIRST FLOOR: A-2/A-3, B, R-2, S-1 OCCUPANCIES, UNLIMITED (TYPE IA)

SECOND FLOOR: R-2 OCC.
GROUP R-2: 13,224 SF ACTUAL / 84,000 SF ALLOWED = .157 (OK, < 1)

THIRD FLOOR: R-2 OCC.
GROUP R-2: 13,324 SF ACTUAL / 84,000 SF ALLOWED = .159 (OK, < 1)

FOURTH FLOOR: R-2 OCC.
GROUP R-2: 11,840 SF ACTUAL / 84,000 SF ALLOWED = .141 (OK, < 1)

ROOF: A-3, B + S-1 OCC. *(TREATED AS ACCESSORY TO A-3)*
GROUP R-2: 6,007 SF ACTUAL / 21,000 SF ALLOWED = .286 (OK, < 1)
BUILDING TOTAL = .743 (OK, < 2 ALLOWED)

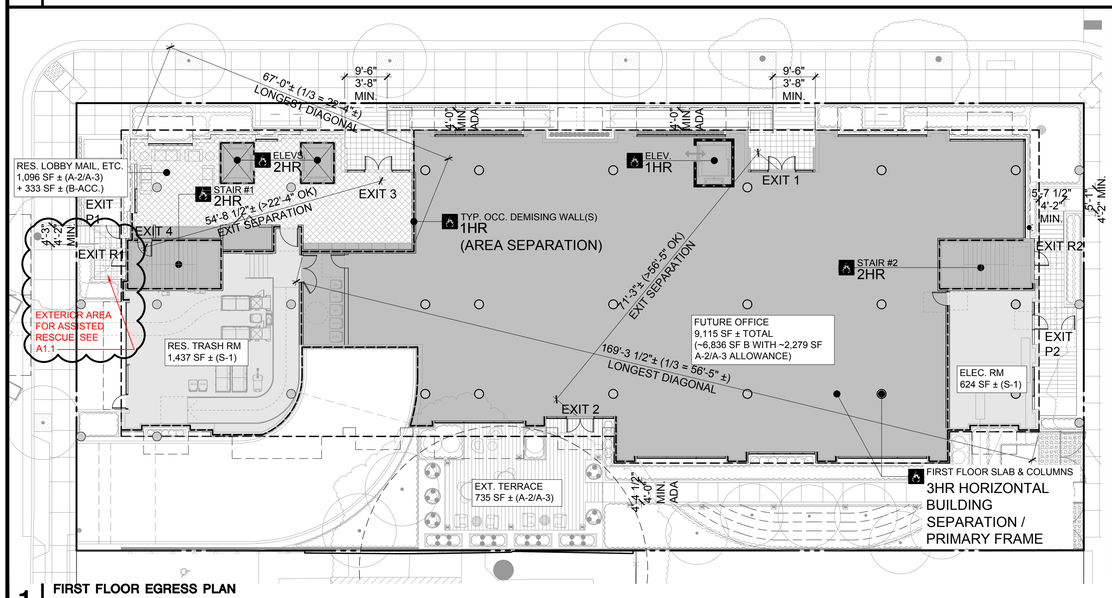
THE DESIGN PROPOSES AN OCCUPED ROOF WITH GROUP A-3 AMENITY SPACE, PARTIALLY COVERED BY TRELLIS STRUCTURES. THE ROOF IS PROPOSED TO BE CONSIDERED A STORY ABOVE GRADE WITH COMPLIANCE WITH CBC CHAPTER 5 REQUIREMENTS FOR A GROUP A OCCUPANCY, INCLUDING THE HEIGHT, NUMBER OF STORIES, AND BUILDING AREA.

OCCUPANCY SEPARATIONS
HORIZONTAL BUILDING SEPARATION WILL BE PROVIDED AT THE SECOND FLOOR (3-HR SLAB + SUPPORT) PER CBC 510.2.

SPECIAL CONDITIONS - GROUP R-2 (CBC 420)
DWELLNG UNITS TO BE SEPARATED BY (1-HR) FIRE PARTITIONS (VERTICAL SEPARATION) & (1-HR) FLOORS (HORIZONTAL SEPARATION), SUPPORTED BY MIN. 1-HR RATED STRUCTURE/SUPPORT, TYP.

SPECIAL CONDITIONS - ELECTRICAL ROOMS (CALIFORNIA ELECTRICAL CODE)
TO BE CONFIRMED BASED ON EQUIPMENT SPECIFIED AT TIME OF BUILDING PERMIT SUBMITTAL

REQUIRED SEPARATION OF OCCUPANCIES (HOURS) PER CBC TABLE 508.4
A/B & R-2: 1-HR FIRE BARRIER
A & S-1/S-2 AS WELL AS B & S-1: NO SEPARATION REQUIRED
B & S-2 AS WELL AS R-2 & S-1/S-2: 1-HR FIRE BARRIER



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

FIRST FLOOR OCCUPANCY CALCULATIONS:
OFFICE OCCUPANCY (9,115 SF TOTAL INTERIOR + 735 SF EXTERIOR), GROUPS A-2/A-3, B

FUTURE OFFICE AREA (75% OF GROSS, 1 OCC. / 150 SF)
GROUP B; SUB AREA: 6,836 SF. / 150 **= 46 OCC**.

FUTURE CONFERENCE/BREAKROOM ALLOWANCE (25% OF GROSS, 1 OCC. / 15 SF)
GROUPS A-2, A-3, SUB AREA: 2,279 SF. / 15 **= 152 OCC**.

198 TOTAL (INTERIOR) OFFICE OCCUPANTS (2 EXITS REQUIRED / PROVIDED)

OFFICE EGRESS (DOOR) WIDTH: 198 X 0.2 = 39.6" MIN. REQ.
2 DOORS (EXITS 1 & 2) @ 64" MIN. CLR. EA. (128" TOTAL) PROV.

OFFICE STAIR/RAMP WIDTH: 198 X 0.3 = 59.4" MIN. REQ.
2 PATHS (EXITS 1 & 2) @ 44" MIN. CLR. EA. (88" TOTAL) PROV.

EXTERIOR GARDEN TERRACE (1 OCC. / 15 SF) GROUPS A-2, A-3
735 SF. / 15 **= 49 OCC**. (1 EXIT REQUIRED / PROVIDED)

RESIDENTIAL OCCUPANCY (3,956 SF TOTAL), GROUPS A-2/A-3, B, S-1

LOBBY/LOUNGE (1,096 SF) GROUP A-2/A-3 (1 OCC. / 15 SF)
1,096 / 15 = **74 OCCUPANTS** (2 EXITS REQ/PROV - EXITS 3 & 4)

MAIL, CIRCULATION, ETC. (333 SF) GROUP B (1 OCC. / 150 SF)
333 / 150 = **3 OCCUPANTS** (1 EXIT REQ / 2 PROV)

77 TOTAL RESIDENTIAL OCCUPANTS (2 EXITS REQUIRED / PROVIDED)

RESIDENTIAL EGRESS (DOOR) WIDTH: 77 X 0.2 = 15.4" MIN. REQ.
1 DOOR @ 64" MIN. CLR. + 1 DOOR @ 32" MIN. CLR. (EXITS 3 & 4) (128" TOTAL) PROV.

RESIDENTIAL STAIR/RAMP WIDTH: 77 X 0.3 = 23.1" MIN. REQ.
1 PATH @ 44" MIN. CLR + 1 PATH AT 50" MIN. CLR (EXITS 3 & 4) (94" TOTAL) PROV.

OCCUPANCIES EXCLUDED FROM OVERALL DUE TO DIRECT EXITS TO EXTERIOR
ELEC. RM + RES. TRASH RM (624 SF & 1,437 SF), GROUP S-1 (1 OCC. / 300 SF)
624 / 300 **= 3 OCC.** + 1,437 / 300 **= 5 OCC.**, (1 EXIT REQ/PROV AT EACH ROOM)

STAIRS #1/2 (233 SF EA.) GROUP B-ACCESSORY (1 OCC. / 150 SF)
233 / 150 **= 2 OCCUPANTS EA.**

EXIT DOORS R1 / R2 & STAIR WIDTH (ABOVE / AT GRADE) BASED ON ROOF OCC. CALCS
MIN. DOOR WIDTH = 34" CLR EA, I.E. 38" DOOR (EXITS R1/R2 ONLY)
MIN. AT GRADE STAIR WIDTH = 50" (EXITS R1/R2 ONLY)

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KSH
ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05.13.22	PLANNING RESUBMITTAL #1
	08.15.22	PLANNING RESUBMITTAL #2
	11.02.22	PLANNING RESUBMITTAL #3
	08.28.23	PLANNING RESUBMITTAL #4
	10.31.23	PLANNING RESUBMITTAL #5
	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
CODE & EGRESS COMPLIANCE

SCALE
1/16" = 1'-0"

PROJ. N
TRUE N

0 16' 32'

SHEET NUMBER
A0.2A

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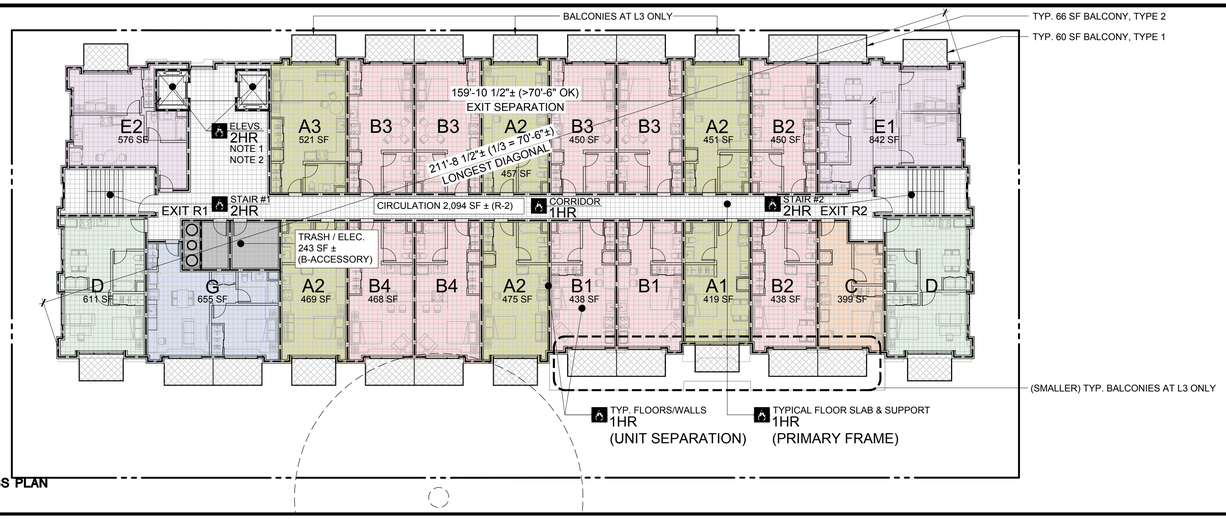
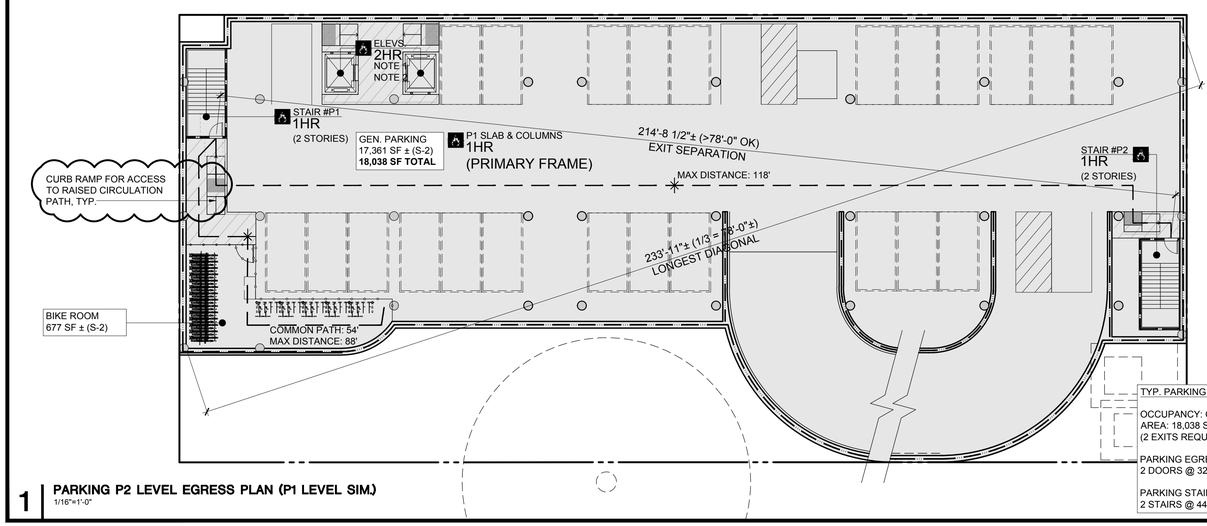


3 THIRD FLOOR EGRESS PLAN
1/16"=1'-0"

2 SECOND FLOOR EGRESS PLAN
1/16"=1'-0"



TYP. PARKING LEVEL OCCUPANCY CALCULATIONS:

OCCUPANCY: GROUP S-2 (1 OCC / 200 SF)
AREA: 18,038 SF. / 200 = 91 OCC.
(2 EXITS REQUIRED / PROVIDED)

PARKING EGRESS (DOOR) WIDTH: 91 X 0.2 = 18.2" MIN. REQUIRED
2 DOORS @ 32" MIN. CLR. EA. (64" TOTAL) PROVIDED

PARKING STAIR WIDTH: 91 X 0.3 = 27.3" MIN. REQUIRED
2 STAIRS @ 44" MIN. CLR. EA. (88" TOTAL) PROVIDED

1 PARKING P2 LEVEL EGRESS PLAN (P1 LEVEL SIM.)
1/16"=1'-0"

LEGEND

- A-3 ASSEMBLY AREA
- B BUSINESS & ACCESSORY AREA***
- R-2 RESIDENTIAL AREA
- S-1, S-2 STORAGE & PARKING AREAS
- EGRESS PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL (SEE 3/-)
- POINT OF DECISION (END OF COMMON PATH OF TRAVEL)
- RATED BUILDING ELEMENT (AS NOTED)

* COMMON PATH OF EGRESS (CBC T 1006.2.1)
A, M = 75' MAX. (SPRINKLERED)
B, S = 100' MAX. (SPRINKLERED)

** EXIT ACCESS TRAVEL DISTANCE (CBC T 1017.2)
A, M, R, S-1 = 250' MAX. (SPRINKLERED)
B = 300' MAX. (SPRINKLERED)
S-2 = 400' MAX. (SPRINKLERED)

*** **ACCESSORY OCCUPANCIES**
PER CBC 508.2, ACCESSORY OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED BUT ARE NOT REQUIRED TO BE SEPARATED (EXCEPT R-2 DWELLINGS ARE TO BE SEPARATED FROM EACH OTHER AS WELL AS CONTIGUOUS ACCESSORY SPACE, I.E. CORRIDORS). IN ADDITION, PER CBC 303.1.2, A ROOM OR SPACE THAT IS LESS THAN 750 SF AND/OR HAS AN OCCUPANT LOAD OF LESS THAN 50 SHALL BE CLASSIFIED AS B-OCCUPANCY OR AS A PART OF THAT OCCUPANCY WITH WHICH IT IS ASSOCIATED.

SECOND FLOOR RESIDENTIAL OCCUPANCY CALCULATIONS:
RESIDENTIAL OCCUPANCY (13,224 SF TOTAL)
GROUPS R-2, S-1

CIRCULATION (2,094 SF) GROUP R-2 (1 OCC. / 200 SF)
2,094 / 200 = **11 OCCUPANTS**

STORAGE (243 SF, ELEC. + TRASH ROOMS), GROUP S-1 (1 OCC. / 300 SF)
243 / 300 = **1 OCC.**

22 RESIDENTIAL UNITS (10,879 SF), GROUP R-2 (1 OCC. / 200 SF)
10,879 / 200 = 55 OCC. (BY AREA) ***USE SUB-CALC BELOW BY UNIT***

UNIT TYPE A1 (419 SF) W/ UNIQUE BALCONY (120 SF)**, TYP. OF 1**
419 / 200 = 3 OCC. (INT) + 1 OCC. (EXT) = **4 OCC. TOTAL**

UNIT TYPE A1/A3 (431 - 501 SF) W/O BALCONY**, TYP. OF 3**
501 / 200 = 3 OCC. (INT) = **3 OCC. EA / 9 TOTAL**

UNIT TYPE A2 (448 - 455 SF) W/ BALCONY TYPE 1**, TYP. OF 2**
455 / 200 = 3 OCC. (INT) + 1 OCC. (EXT) = **4 OCC. / 8 TOTAL**

UNIT TYPE B1/B2 (438 SF) W/ UNIQUE BALCONY (131 SF)**, TYP. OF 3**
438 / 200 = 3 OCC. (INT) + 1 OCC. (EXT) = **4 OCC. EA. / 12 TOTAL**

UNIT TYPE B2/B3/B4 (450 - 468 SF) W/ BALCONY TYPE 2**, TYP. OF 7**
468 / 200 = 3 OCC. (INT) + 1 OCC. (EXT) = **4 OCC. EA. / 28 TOTAL**

UNIT TYPE C (399 SF) W/ BALCONY TYPE 2**, TYP. OF 1**
399 / 200 = 2 OCC. (INT) + 1 OCC. (EXT) = **3 OCC. TOTAL**

UNIT TYPE D (611 SF) W/ BALCONY TYPE 1**, TYP. OF 2**
611 / 200 = 4 OCC. (INT) + 1 OCC. (EXT) = **5 OCC. EA. / 10 TOTAL**

UNIT TYPE E1 (842 SF) W/ BALCONY TYPE 1 + 2**, TYP. OF 1**
842 / 200 = 5 OCC. (INT) + 2 OCC. (EXT) = **7 OCC. TOTAL**

UNIT TYPE E2 (576 SF) W/ BALCONY TYPE 1**, TYP. OF 1**
576 / 200 = 3 OCC. (INT) + 1 OCC. (EXT) = **4 OCC. TOTAL**

UNIT TYPE G (655 SF) W/ (2) BALCONY TYPE 2**, TYP. OF 1**
655 / 200 = 4 OCC. (INT) + 2 (EXT) = **6 OCC. TOTAL**
SUBTOTAL UNIT OCCUPANTS: 91

BALCONY CALCULATIONS, INCLUDED IN COUNTS ABOVE
CALCULATED AT 1/200 SF AS ACCESSORY TO PRIVATE RESIDENTIAL AREA:
6 TYPE 1 BALCONIES 60 SF EA. / 200 = 1 OCC. EA.
10 TYPE 2 BALCONIES 66 SF EA. / 200 = 1 OCC. EA.
5 UNIQUE BALCONIES 131 SF MAX. EA. / 200 = 1 OCC. EA.

103 TOTAL RESIDENTIAL OCCUPANTS
(2 EXITS REQUIRED / PROVIDED)

RESIDENTIAL EGRESS (DOOR) WIDTH: 103 X 0.2 =20.6" MIN. REQ.
2 DOORS (EXITS R1 & R2) @ 32" MIN. CLR. EA. (64" TOTAL) PROV.

RESIDENTIAL STAIR WIDTH: 103 X 0.3 = 30.9" MIN. REQ.
2 STAIRS (EXITS R1 & R2) @ 50" MIN. CLR. EA. (100" TOTAL) PROV.

THIRD FLOOR RESIDENTIAL OCCUPANCY CALCULATIONS:
RESIDENTIAL OCCUPANCY (13,324 SF TOTAL)
GROUPS R-2, S-1

CIRCULATION (2,094 SF) GROUP R-2 (1 OCC. / 200 SF)
2,094 / 200 = **11 OCCUPANTS**

STORAGE (243 SF, ELEC. + TRASH ROOMS), GROUP S-1 (1 OCC. / 300 SF)
243 / 300 = **1 OCC.**

22 RESIDENTIAL UNITS (10,986 SF), GROUP R-2 (1 OCC. / 200 SF)
10,986 / 200 = 55 OCC. (BY AREA) ***USE SUB-CALC BELOW BY UNIT***

UNIT TYPE A1/A2 (419 - 475 SF) W/ BALCONY TYPE 1**, TYP. OF 5**
419 / 200 = 3 OCC. (INT) + 1 OCC. (EXT) = **4 OCC. / 20 TOTAL**

UNIT TYPE A3 (521 SF) W/ BALCONY TYPE 1**, TYP. OF 1**
501 / 200 = 3 OCC. (INT) + 1 OCC. (EXT) = **4 OCC. TOTAL**

UNIT TYPE B1/B2/B3/B4 (438 - 468 SF) W/ BALCONY TYPE 2**, TYP. OF 10**
468 / 200 = 3 OCC. (INT) + 1 OCC. (EXT) = **4 OCC. EA. / 40 TOTAL**

UNIT TYPE C (399 SF) W/ BALCONY TYPE 2**, TYP. OF 1**
399 / 200 = 2 OCC. (INT) + 1 OCC. (EXT) = **3 OCC. TOTAL**

UNIT TYPE D (611 SF) W/ BALCONY TYPE 1**, TYP. OF 2**
611 / 200 = 4 OCC. (INT) + 1 OCC. (EXT) = **5 OCC. EA. / 10 TOTAL**

UNIT TYPE E1 (842 SF) W/ BALCONY TYPE 1 + 2**, TYP. OF 1**
842 / 200 = 5 OCC. (INT) + 2 OCC. (EXT) = **7 OCC. TOTAL**

UNIT TYPE E2 (576 SF) W/ BALCONY TYPE 1**, TYP. OF 1**
576 / 200 = 3 OCC. (INT) + 1 OCC. (EXT) = **4 OCC. TOTAL**

UNIT TYPE G (655 SF) W/ (2) BALCONY TYPE 2**, TYP. OF 1**
655 / 200 = 4 OCC. (INT) + 2 (EXT) = **6 OCC. TOTAL**
SUBTOTAL UNIT OCCUPANTS: 94

BALCONY CALCULATIONS, INCLUDED IN COUNTS ABOVE
CALCULATED AT 1/200 SF AS ACCESSORY TO PRIVATE RESIDENTIAL AREA:
10 TYPE 1 BALCONIES 60 SF EA. / 200 = 1 OCC. EA.
14 TYPE 2 BALCONIES 66 SF EA. / 200 = 1 OCC. EA.

106 TOTAL RESIDENTIAL OCCUPANTS
(2 EXITS REQUIRED / PROVIDED)

RESIDENTIAL EGRESS (DOOR) WIDTH: 106 X 0.2 = 21.2" MIN. REQ.
2 DOORS (EXITS R1 & R2) @ 32" MIN. CLR. EA. (64" TOTAL) PROV.

RESIDENTIAL STAIR WIDTH: 106 X 0.3 = 31.8" MIN. REQ.
2 STAIRS (EXITS R1 & R2) @ 50" MIN. CLR. EA. (100" TOTAL) PROV.

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PALO ALTO, CA 94301

KSH ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05.13.22	PLANNING RESUBMITTAL #1
	08.15.22	PLANNING RESUBMITTAL #2
	11.02.22	PLANNING RESUBMITTAL #3
	08.28.23	PLANNING RESUBMITTAL #4
	10.31.23	PLANNING RESUBMITTAL #5
	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
CODE & EGRESS COMPLIANCE

SCALE
1/16" = 1'-0"

PROJ. N
TRUE N

0 16' 32'

SHEET NUMBER
A0.2B

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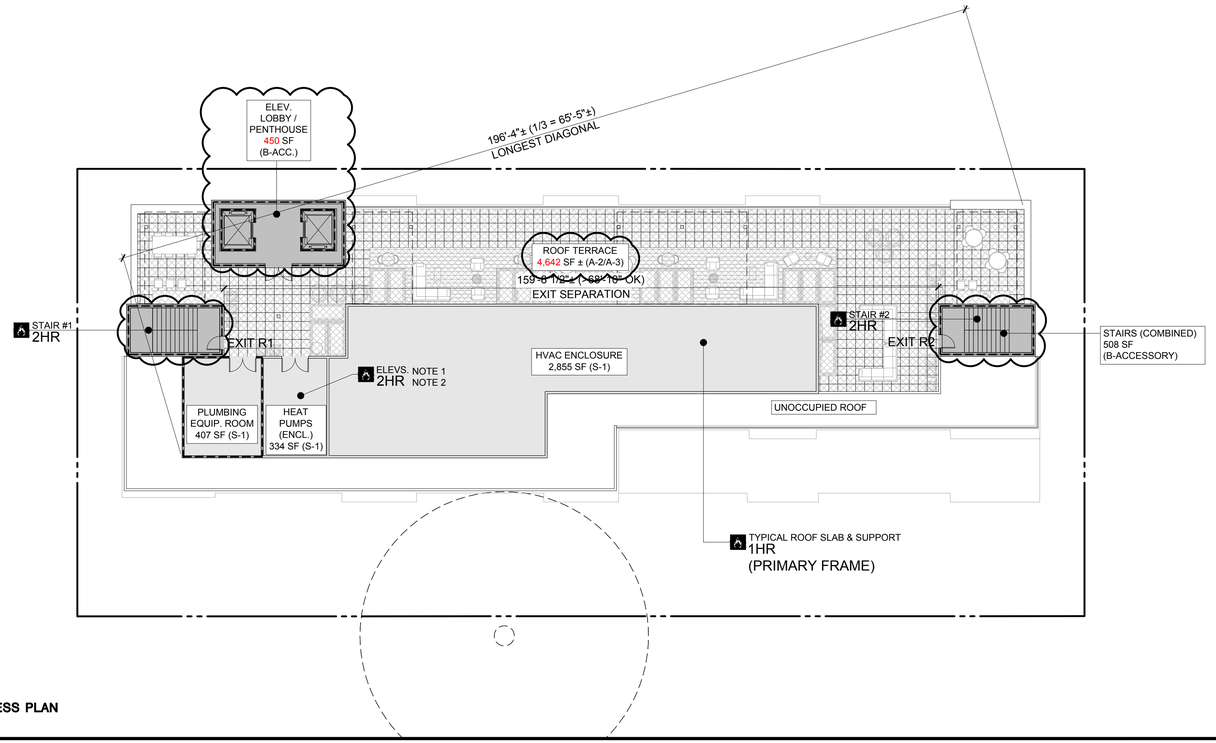
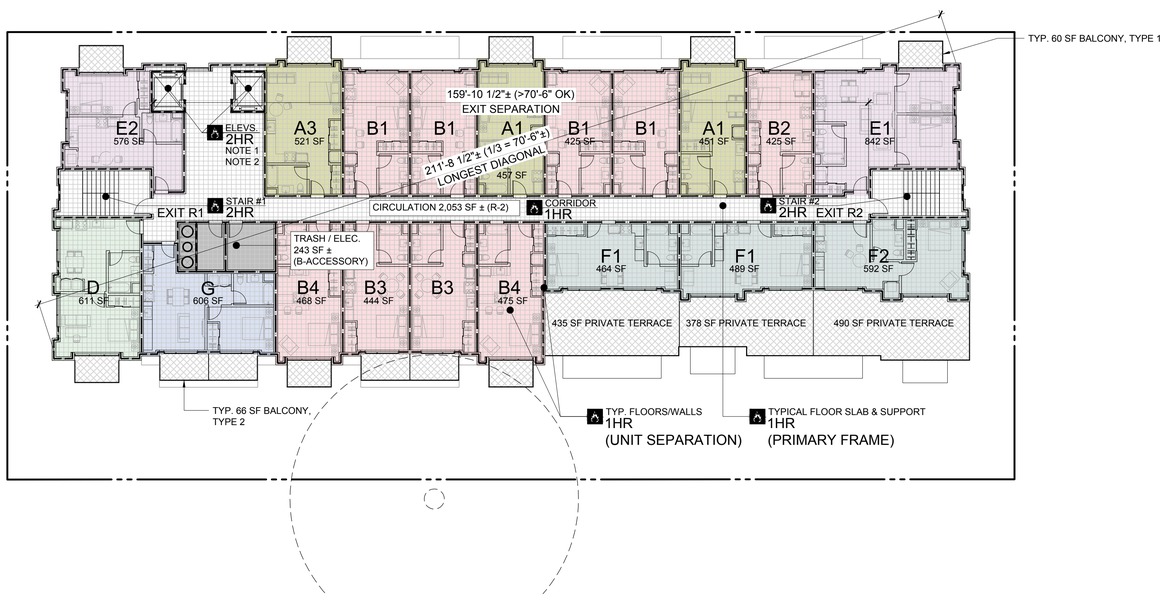


2 **ROOF / TERRACE EGRESS PLAN**
1/16"=1'-0"



1 **FOURTH FLOOR EGRESS PLAN**
1/16"=1'-0"

LEGEND

- A-3 ASSEMBLY AREA
- B BUSINESS & ACCESSORY AREA***
- R-2 RESIDENTIAL AREA
- S-1, S-2 STORAGE & PARKING AREAS
- EGRESS PATH OF TRAVEL
- ACCESSIBLE PATH OF TRAVEL (SEE 3/-)
- POINT OF DECISION (END OF COMMON PATH OF TRAVEL)
- RATED BUILDING ELEMENT (AS NOTED)

* COMMON PATH OF EGRESS
(CBC T 1006.2.1)
A, M = 75' MAX. (SPRINKLERED)
B, S = 100' MAX. (SPRINKLERED)

** EXIT ACCESS TRAVEL DISTANCE (CBC T 1017.2)
A, M, R, S-1 = 250' MAX. (SPRINKLERED)
B = 300' MAX. (SPRINKLERED)
S-2 = 400' MAX. (SPRINKLERED)

*** **ACCESSORY OCCUPANCIES**
PER CBC 508.2, ACCESSORY OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED BUT ARE NOT REQUIRED TO BE SEPARATED (EXCEPT R-2 DWELLINGS ARE TO BE SEPARATED FROM EACH OTHER AS WELL AS CONTIGUOUS ACCESSORY SPACE, I.E. CORRIDORS). IN ADDITION, PER CBC 303.1.2, A ROOM OR SPACE THAT IS LESS THAN 750 SF AND/OR HAS AN OCCUPANT LOAD OF LESS THAN 50 SHALL BE CLASSIFIED AS B-OCCUPANCY OR AS A PART OF THAT OCCUPANCY WITH WHICH IT IS ASSOCIATED.

NOTE 1: ELEVATORS TO BE PROVIDED WITH SMOKE DOORS OR A SMOKEPROOF LOBBY (TYP. ALL FLOORS EXCEPT FIRST FLOOR)

NOTE 2: (1) RESIDENTIAL ELEVATOR (SERVING FLOORS P2 THROUGH ROOF) TO BE PROVIDED WITH STAND-BY POWER PER CBC 1009.4.1 AS REQUIRED TO PROVIDE AN ACCESSIBLE MEANS OF EGRESS

ROOF OCCUPANCY CALCULATIONS:

RESIDENTIAL ROOF OCCUPANCY (6,007 SF TOTAL INTERIOR/ENCL. + 3,189 SF EXT.), GROUPS A-2/A-3, B-ACCESSORY, S-1 ACCESSORY

PENTHOUSE/STAIR AREA (450 SF + 508 SF = 958 SF)
(1 OCC. / 150 SF) GROUP B-ACCESSORY
SUB AREA: 958 SF. / 150 = **7 OCC.**

HVAC / ENCLOSURE AREA (2,855 SF + 334 SF + 407 SF = 3,596 SF)
407 SF PLUMBING EQUIP. ROOM TREATED AS ENCLOSED AREA
(1 OCC. / 300 SF) GROUP S-1
SUB AREA: 3,596 SF. / 300 = **12 OCC.**

EXTERIOR TERRACE (4,642 SF), ***TREATED AS ENCLOSED AREA***
(1 OCC. / 15 SF) GROUP A-3
4,642 SF. / 15 = **310 OCC.** (2 EXITS REQUIRED / PROVIDED)

329 TOTAL OCCUPANTS
(2 EXITS REQUIRED / PROVIDED)

ROOF EGRESS (DOOR) WIDTH: 329 X 0.2 = 65.8" MIN. REQ.
2 DOORS (EXITS R1 & R2) @ 34" MIN. CLR. EA. (68" TOTAL) PROV.

ROOF STAIR WIDTH: 329 X 0.3 = 98.7" MIN. REQ.
2 STAIRS (EXITS R1 & R2) @ 50" MIN. CLR. EA. (100" TOTAL) PROV.

THIRD FLOOR RESIDENTIAL OCCUPANCY CALCULATIONS:

RESIDENTIAL OCCUPANCY (11,840 SF TOTAL)
GROUPS R-2, S-1

CIRCULATION (2,053 SF) GROUP R-2 (1 OCC. / 200 SF)
2,053 / 200 = **11 OCCUPANTS**

STORAGE (243 SF, ELEC. + TRASH ROOMS), GROUP S-1 (1 OCC. / 300 SF)
243 / 300 = **1 OCC.**

19 RESIDENTIAL UNITS (9,612 SF), GROUP R-2 (1 OCC. / 200 SF)
9,612 / 200 = 49 OCC. (BY AREA) ***USE SUB-CALC BELOW BY UNIT***

UNIT TYPE A1 (451 - 475 SF) W/ BALCONY TYPE 1, **TYP. OF 4**
475 / 200 = 3 OCC. (INT) + 1 OCC. (EXT) = **4 OCC. / 16 TOTAL**

UNIT TYPE A3 (521 SF) W/ BALCONY TYPE 1, **TYP. OF 1**
501 / 200 = 3 OCC. (INT) + 1 OCC. (EXT) = **4 OCC. TOTAL**

UNIT TYPE B1/B2(425 - 443 SF) W/O BALCONY, **TYP. OF 5**
443 / 200 = 3 OCC. (INT) = **3 OCC. EA. / 15 TOTAL**

UNIT TYPE B3 (444 SF) W/ BALCONY TYPE 2, **TYP. OF 2**
444 / 200 = 3 OCC. (INT) + 1 OCC. (EXT) = **4 OCC. EA. / 8 TOTAL**

UNIT TYPE B4 (468 - 475 SF) W/ BALCONY TYPE 1, **TYP. OF 2**
475 / 200 = 3 OCC. (INT) + 1 OCC. (EXT) = **4 OCC. EA. / 8 TOTAL**

UNIT TYPE D (611 SF) W/ BALCONY TYPE 1, **TYP. OF 1**
611 / 200 = 4 OCC. (INT) + 1 OCC. (EXT) = **5 OCC. TOTAL**

UNIT TYPE E1 (842 SF) W/ BALCONY TYPE 1, **TYP. OF 1**
842 / 200 = 5 OCC. (INT) + 1 OCC. (EXT) = **6 OCC. TOTAL**

UNIT TYPE E2 (576 SF) W/ BALCONY TYPE 1, **TYP. OF 1**
576 / 200 = 3 OCC. (INT) + 1 OCC. (EXT) = **4 OCC. TOTAL**

UNIT TYPE F1 (464 SF) W/ UNIQUE BALCONY (435 SF), **TYP. OF 1**
464 / 200 = 3 OCC. (INT) + 3 OCC. (EXT) = **6 OCC. TOTAL**

UNIT TYPE F1 (489 SF) W/ UNIQUE BALCONY (378 SF), **TYP. OF 1**
489 / 200 = 3 OCC. (INT) + 2 OCC. (EXT) = **5 OCC. TOTAL**

UNIT TYPE F2 (592 SF) W/ UNIQUE BALCONY (490 SF), **TYP. OF 1**
592 / 200 = 3 OCC. (INT) + 3 OCC. (EXT) = **6 OCC. TOTAL**

UNIT TYPE G (655 SF) W/ (2) BALCONY TYPE 2, **TYP. OF 1**
655 / 200 = 4 OCC. (INT) + 2 (EXT) = **6 OCC. TOTAL**
SUBTOTAL UNIT OCCUPANTS: 89

BALCONY CALCULATIONS, INCLUDED IN COUNTS ABOVE
CALCULATED AT 1/200 SF AS ACCESSORY TO PRIVATE RESIDENTIAL AREA:
8 TYPE 1 BALCONIES 60 SF EA. / 200 = 1 OCC. EA.
4 TYPE 2 BALCONIES 66 SF EA. / 200 = 1 OCC. EA.
1 UNIT F1 BALCONY @ 435 SF / 200 = 3 OCC.
1 UNIT F1 BALCONY @ 378 SF / 200 = 2 OCC.
1 UNIT F2 BALCONY @ 490 SF / 200 = 3 OCC.

101 TOTAL RESIDENTIAL OCCUPANTS
(2 EXITS REQUIRED / PROVIDED)

RESIDENTIAL EGRESS (DOOR) WIDTH: 101 X 0.2 = 20.2" MIN. REQ.
2 DOORS (EXITS R1 & R2) @ 32" MIN. CLR. EA. (64" TOTAL) PROV.

RESIDENTIAL STAIR WIDTH: 101 X 0.3 = 30.3" MIN. REQ.
2 STAIRS (EXITS R1 & R2) @ 50" MIN. CLR. EA. (100" TOTAL) PROV.

SMITH DEVELOPMENT

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PALO ALTO, CA 94301

KSH ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05.13.22	PLANNING RESUBMITTAL #1
	08.15.22	PLANNING RESUBMITTAL #2
	11.02.22	PLANNING RESUBMITTAL #3
	08.28.23	PLANNING RESUBMITTAL #4
	10.31.23	PLANNING RESUBMITTAL #5
	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
CODE & EGRESS COMPLIANCE

SCALE
1/16" = 1'-0"

PROJ. N
TRUE N

0 16' 32'

SHEET NUMBER
A0.2C

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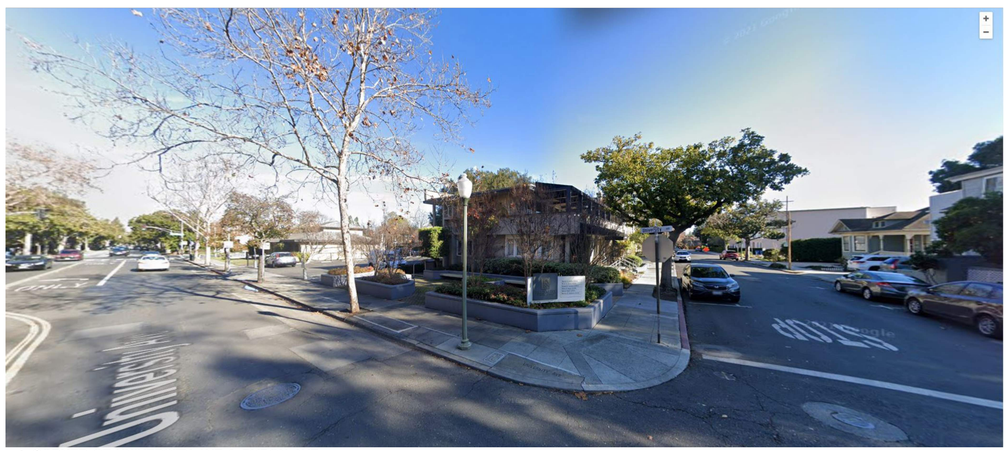
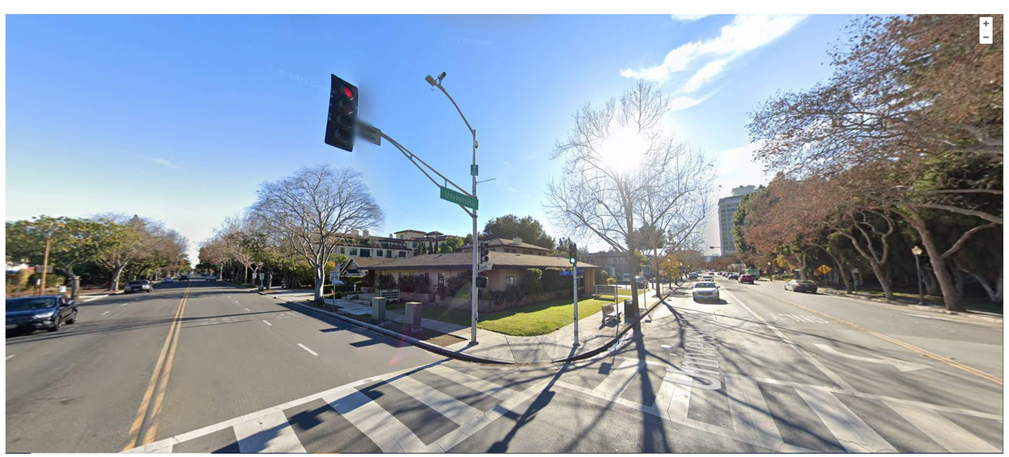
KEY PLAN
N.T.S.

1 VIEW TO OAK TREE FROM BYRON AVE
N.T.S.



2 CORNER OF UNIVERSITY AVE & BYRON AVE
N.T.S.

3 VIEW OF OAK TREE FROM UNIVERSITY AVE
N.T.S.



4 CORNER OF MIDDLEFIELD ROAD & UNIVERSITY AVE
N.T.S.

5 VIEW TOWARDS SITE FROM MIDDLEFIELD ROAD
N.T.S.

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KSH ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	11.24.21	PLANNING SUBMITTAL
	05.13.22	PLANNING RESUBMITTAL #1
	08.15.22	PLANNING RESUBMITTAL #2
	11.02.22	PLANNING RESUBMITTAL #3
	08.28.23	PLANNING RESUBMITTAL #4
	10.31.23	PLANNING RESUBMITTAL #5
	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE

EXISTING SITE PHOTOS

SCALE
N.T.S

SHEET NUMBER

A0.3

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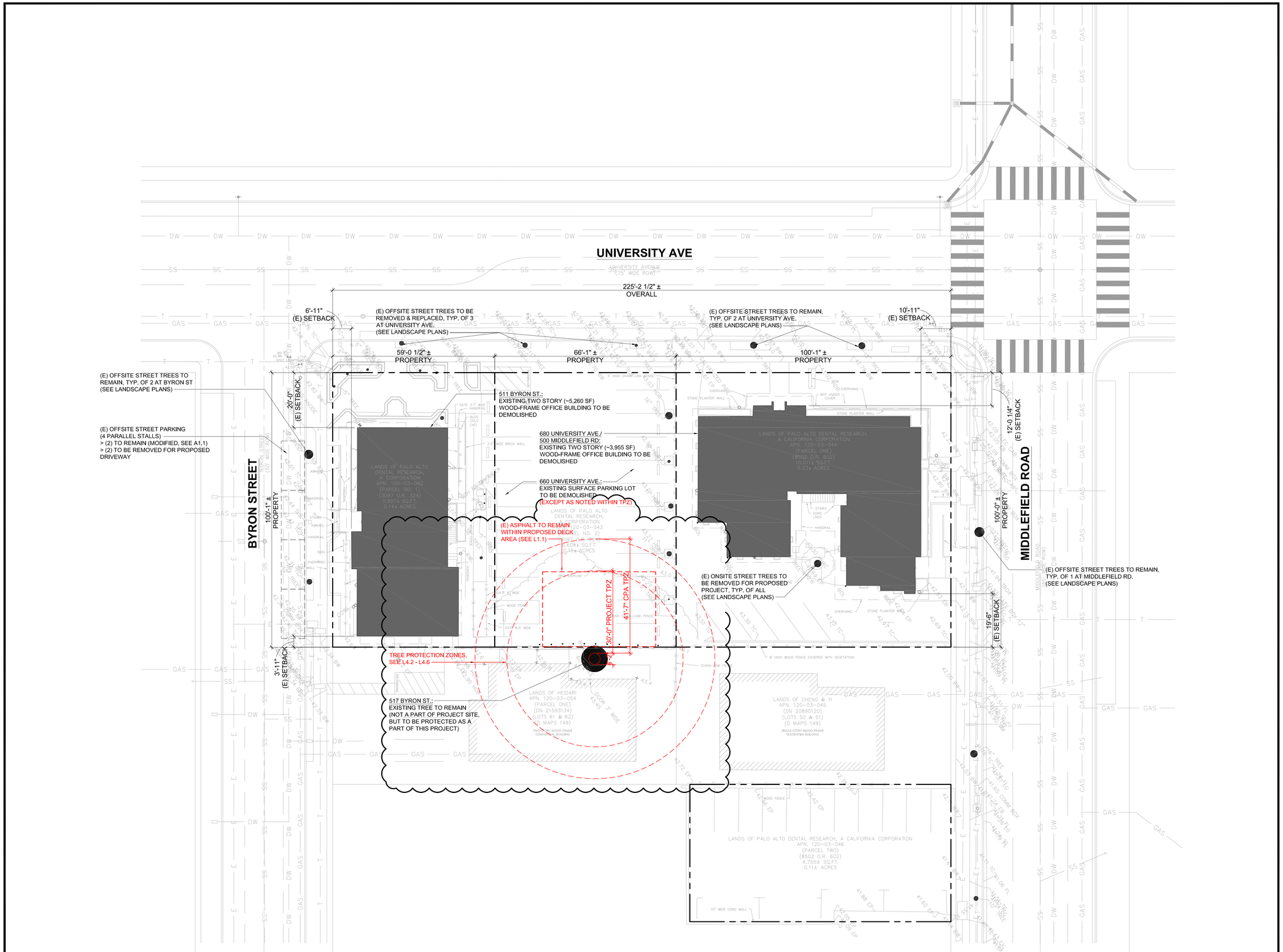

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KSH ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
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	10.31.23	PLANNING RESUBMITTAL #5
	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
EXISTING SITE PLAN

SCALE
1/16" = 1'-0"

PROJ NORTH
TN

0 16' 32'

SHEET NUMBER
A1.0

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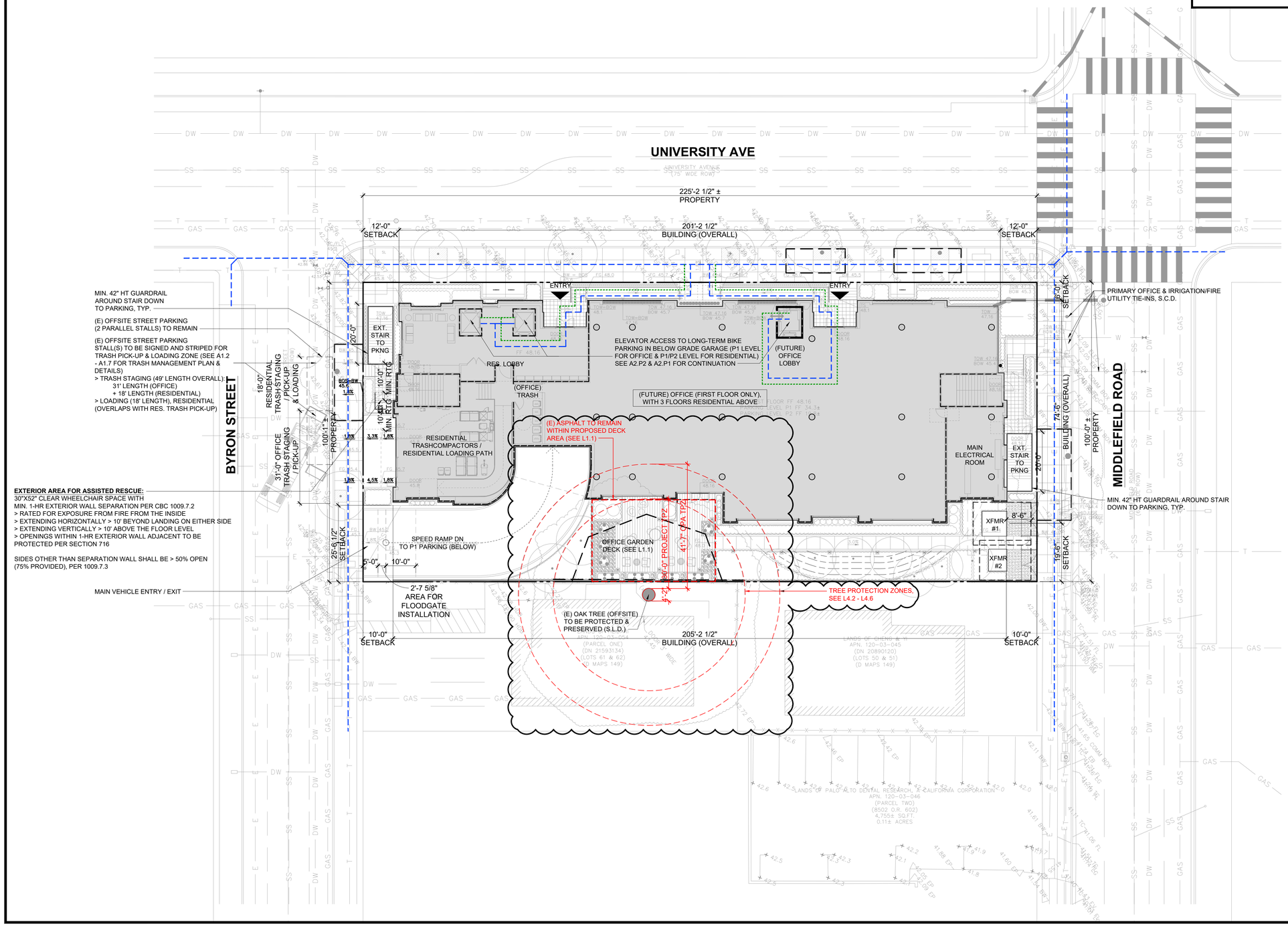
LEGEND

ENTRY	PUBLIC / ACCESSIBLE ENTRY (MAIN)
	ACCESSIBLE PATH OF TRAVEL SLOPE (ALONG PATH) 5% MAX CROSS SLOPE 2% MAX
	BIKE PATH OF TRAVEL



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KSH ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

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	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
PROPOSED SITE PLAN

SCALE
1/16" = 1'-0"

PROJ NORTH
TN

0 16' 32'

SHEET NUMBER
A1.1

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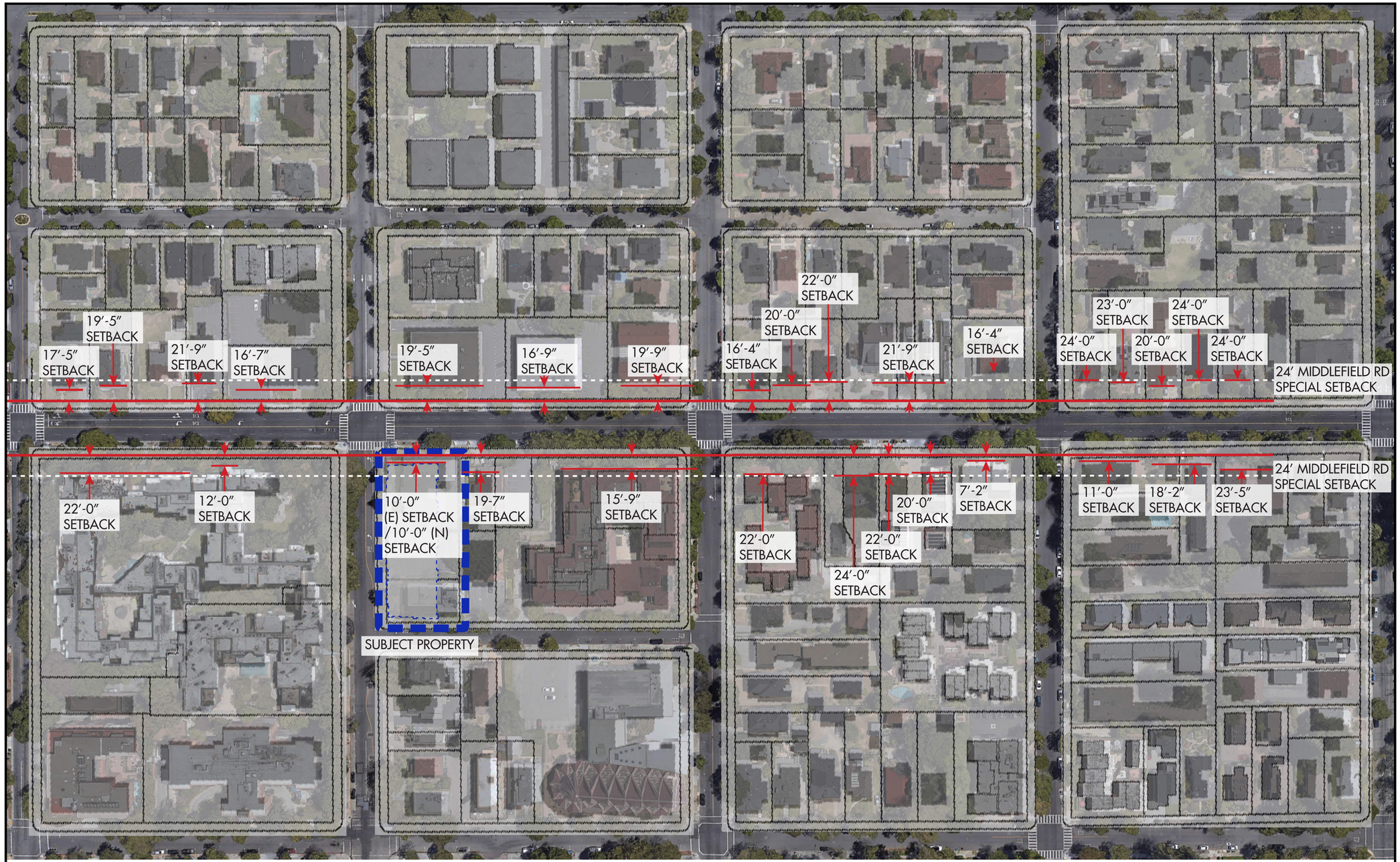

MIDDLEFIELD RD SETBACKS

SETBACKS (PAMC 18.13.040 TABLE 2):
FRONT YARD (MIDDLEFIELD RD): 24' MIN. (PER ZONING MAP) REQUIRED / 10' PROPOSED

STREET SIDE YARD (UNIVERSITY AVE, ARTERIAL ROADWAY):
16' MIN. REQUIRED OR 0-20' ON ARTERIAL ROADWAYS, PER ZONING MAP / 10' PROPOSED

STREET REAR YARD (BYRON ST): 16' MIN. REQUIRED / 10' PROPOSED

INTERIOR SIDE YARD (>70' LOT WIDTH): 10' MIN. / 25'-6' PROPOSED

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KSH ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05.13.22	PLANNING RESUBMITTAL #1
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	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
OVERALL NEIGHBORHOOD CONTEXT SITE PLAN

SCALE
1/16" = 1'-0"

PROJ NORTH
TN

0 16' 32'

SHEET NUMBER
A1.1B

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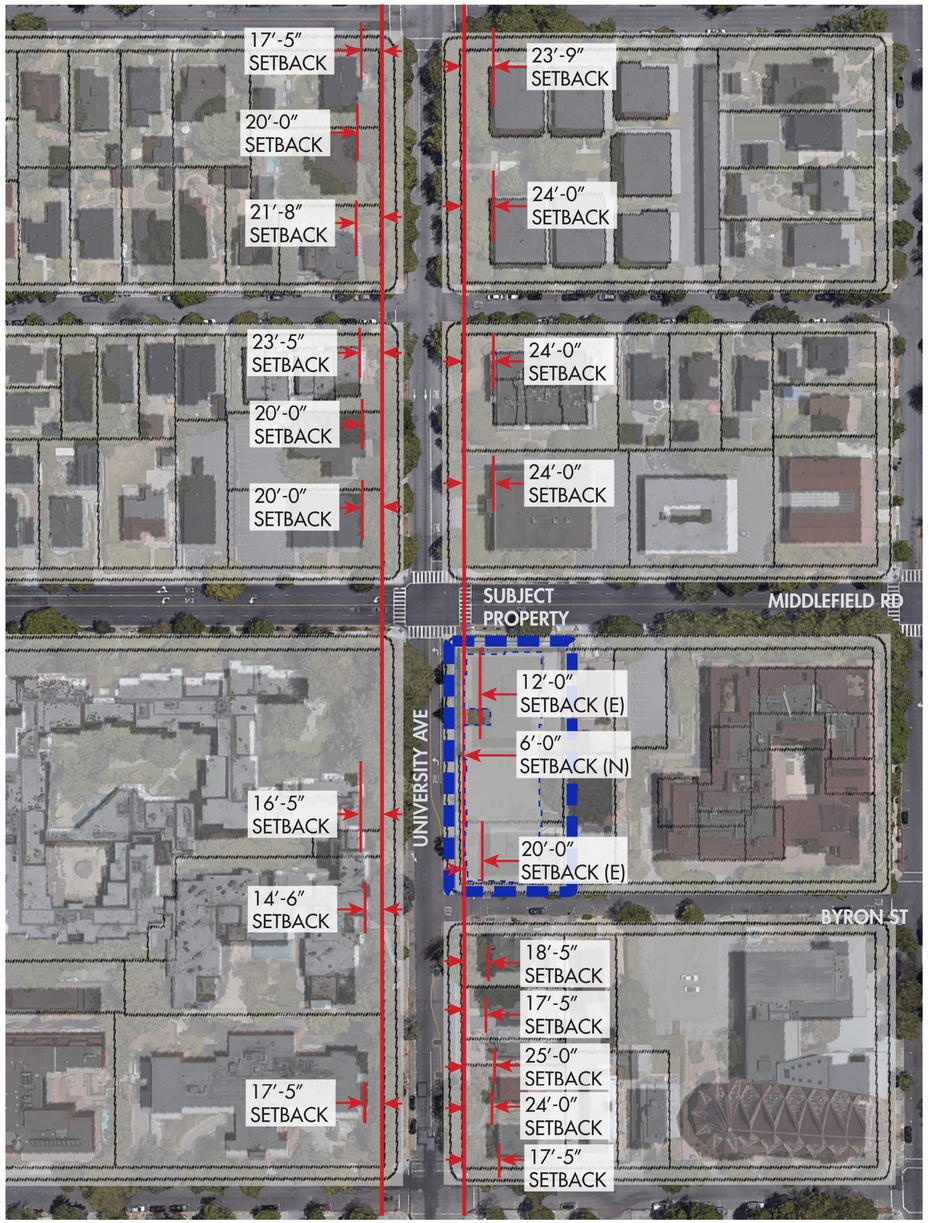


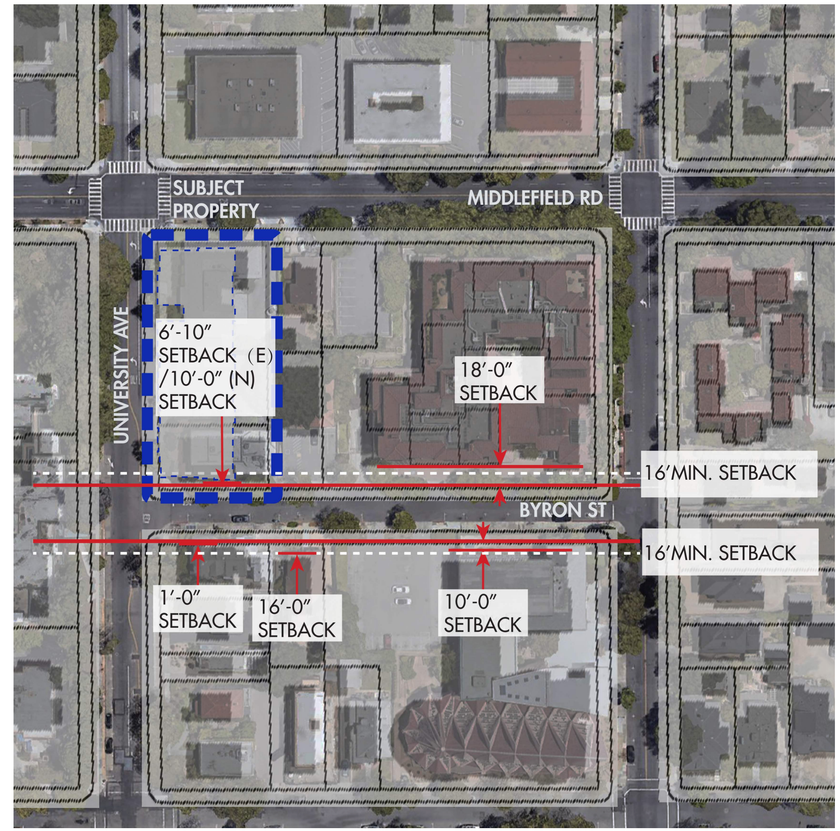
UNIVERSITY AVE SETBACKS

SETBACKS (PAMC 18.13.040 TABLE 2):
FRONT YARD (MIDDLEFIELD RD): 24' MIN. (PER ZONING MAP) REQUIRED / 10' PROPOSED

STREET SIDE YARD (UNIVERSITY AVE, ARTERIAL ROADWAY):
16' MIN. REQUIRED OR 0-20' ON ARTERIAL ROADWAYS, PER ZONING MAP / 10' PROPOSED

STREET REAR YARD (BYRON ST): 16' MIN. REQUIRED / 10' PROPOSED

INTERIOR SIDE YARD (>70' LOT WIDTH): 10' MIN. / 25'-6' PROPOSED



BYRON ST SETBACKS

SETBACKS (PAMC 18.13.040 TABLE 2):
FRONT YARD (MIDDLEFIELD RD): 24' MIN. (PER ZONING MAP) REQUIRED / 10' PROPOSED

STREET SIDE YARD (UNIVERSITY AVE, ARTERIAL ROADWAY):
16' MIN. REQUIRED OR 0-20' ON ARTERIAL ROADWAYS, PER ZONING MAP / 10' PROPOSED

STREET REAR YARD (BYRON ST): 16' MIN. REQUIRED / 10' PROPOSED

INTERIOR SIDE YARD (>70' LOT WIDTH): 10' MIN. / 25'-6' PROPOSED

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KSH ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

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	11.02.22	PLANNING RESUBMITTAL #3
	08.28.23	PLANNING RESUBMITTAL #4
	10.31.23	PLANNING RESUBMITTAL #5
	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
OVERALL NEIGHBORHOOD CONTEXT SITE PLAN

SCALE
1/16" = 1'-0"

PROJ NORTH
TN

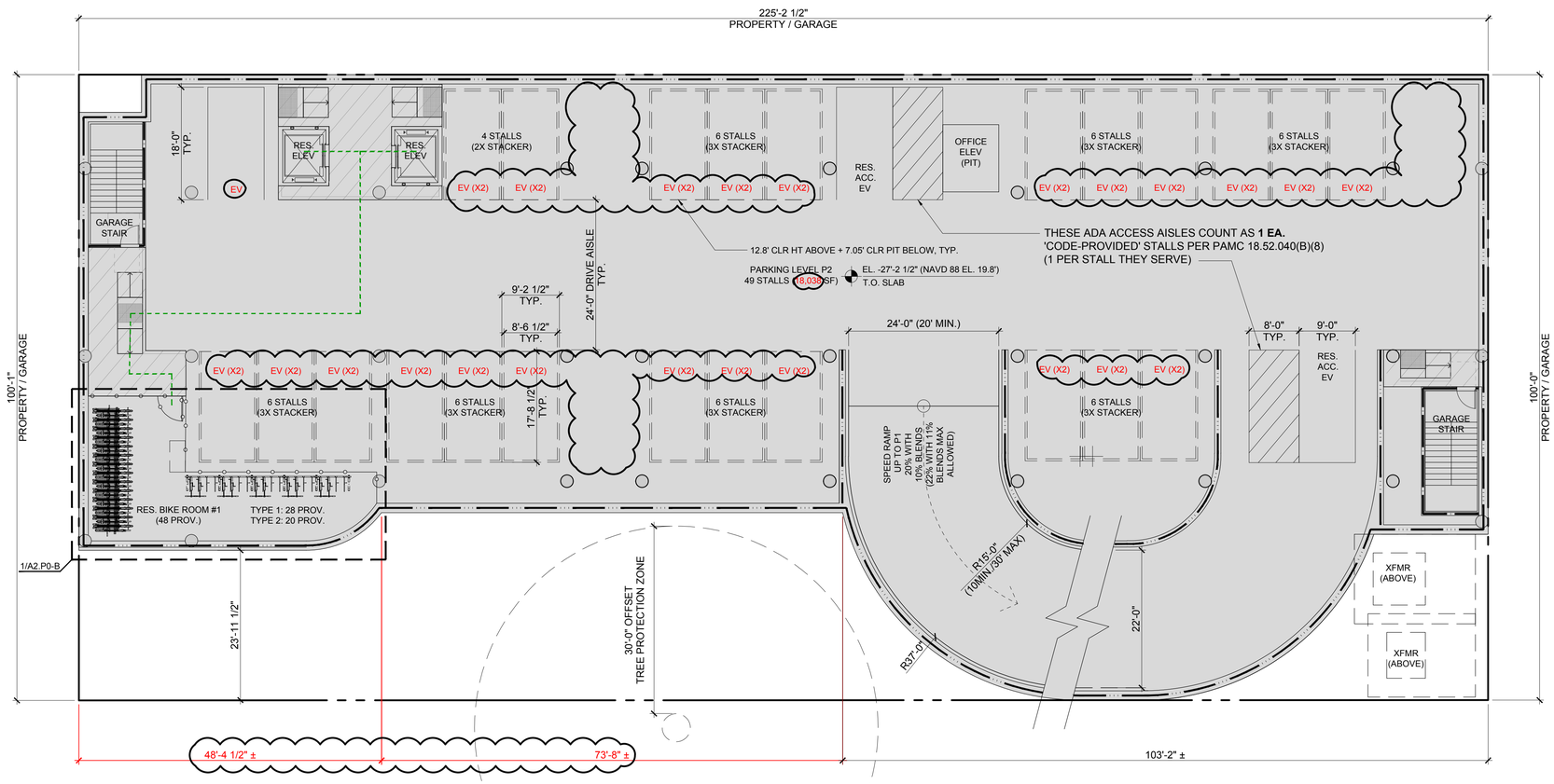
0 16' 32'

SHEET NUMBER
A1.1C

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

LEGEND

ENTRY	PUBLIC / ACCESSIBLE ENTRY (MAIN)
ACCESS	PUBLIC / ACCESSIBLE ACCESS (TO PARKING, AMENITIES, ETC.)
	ACCESSIBLE PATH OF TRAVEL SLOPE (ALONG PATH) 5% MAX CROSS SLOPE 2% MAX
	BIKE PATH OF TRAVEL
	1-HR RATED WALL, SEE A0.2A - C FOR MORE INFORMATION
	2-HR RATED WALL, SEE A0.2A - C FOR MORE INFORMATION
	3-HR RATED WALL, SEE A0.2A - C FOR MORE INFORMATION



RESIDENTIAL ACCESSIBILITY
PORTIONS OF PARKING (P2 LEVEL PRIMARILY & RESIDENTIAL AREAS OF P1), FIRST FLOOR RESIDENTIAL AREA & FLOORS 2-4 AS WELL AS ROOF TERRACE TO COMPLY WITH CBC CHAPTER 11A, TYP. AN ACCESSIBLE ROUTE IS PROVIDED AT ALL LEVELS (P2 - ROOF) FOR BOTH INTERIOR & EXTERIOR COMMON-USE RESIDENTIAL AREAS, WITH CHANGES IN LEVEL NOT EXCEEDING $\frac{1}{2}$" OR BEING PROVIDED WITH A SLOPED WALK NOT EXCEEDING 5%, A RAMP NOT EXCEEDING 8.33%, OR ELEVATOR(S) PER CBC 1111A. PARKING FACILITIES WILL COMPLY WITH CBC 1109A.

INTERIOR ACCESSIBLE ROUTES EXCEEDING 200 FT. SHALL COMPLY WITH CBC 1138A.1.2 / FIGURE 11A-1L.

ALL UNITS, INCLUDING PRIVATE OUTDOOR BALCONIES / TERRACES WILL BE EITHER ACCESSIBLE OR ADAPTABLE INCLUDING KITCHEN AND AT LEAST ONE BATHROOM, PER CBC 11A. THIS INCLUDES DOORS, PATH OF TRAVEL, APPLIANCE / FIXTURE CLEARANCES AS WELL AS ANY OTHER LIFE-SAFETY REQUIREMENTS.

P2 RESIDENTIAL (49 STALLS PROVIDED / 51 TOTAL PER CODE), *49 RESIDENTIAL + 2 ADA AISLE (NOT INCL. 3 ON P1 LEVEL)*
49 RESIDENTIAL STALLS (*ALL TO BE EVSE INSTALLED OR EVSE OUTLET READY*)
* 23 STACKER LIFTS (46 STALLS), *12.8' CLR HT + 7.05' CLR PIT*
* 2 RES. ACCESIBLE EVSE STALLS WITH 8' LOADING
* 1 RESIDENTIAL (EVSE OUTLET READY) STD. STALL

2 CODE PROVIDED STALLS (ADA ACCESS AISLES)

RESIDENTIAL PARKING REQUIREMENTS (FOR REF), PER CBC 11A:
2 ACCESSIBLE STALLS REQ. (2% OF TOTAL ***UNITS OR STALLS, WHICHEVER IS GREATER***)
* 1 STD ADA (9' X 18') + 1 VAN ADA (12' X 18'), *WITH 5' ACCESS AISLE, @ P1 LEVEL*
49 EV CHARGING STALLS (1 EVSE-READY OUTLET OR EVSE INSTALLED / UNIT PER PAMC 16.14.420), INCLUDING 3 WITH 8' LOADING (1 / 25 STALLS PER CGC 4.106.4.2.2), 2 @ P2 LEVEL + 1 @ P1 LEVEL

TOTAL RESIDENTIAL STALLS PROPOSED: 54 (50 ASSIGNED + 2 UNASSIGNED ADA + 2 CODE PROVIDED) STALLS INCLUDING 3 STALLS AT P1 LEVEL

1 **FIRST FLOOR PLAN**
3/32"=1'-0"

SMITH DEVELOPMENT

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PALO ALTO, CA 94301

KSH ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

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	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
PROPOSED PLAN
BELOW GRADE PARKING LEVEL P2

SCALE
3/32" = 1'-0"

PROJ NORTH
TN

0 10'-8" 21'-4"

SHEET NUMBER
A2.P2

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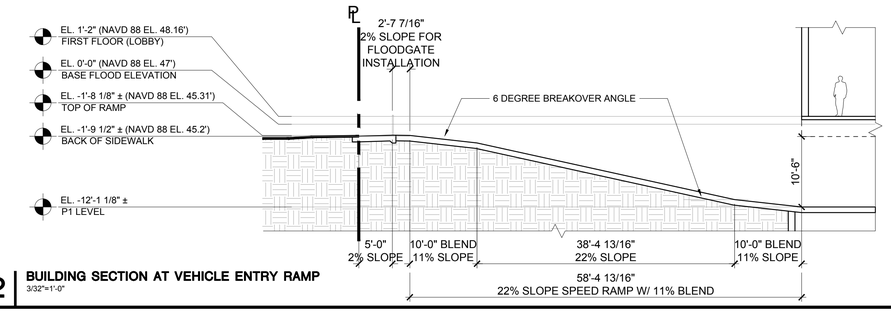
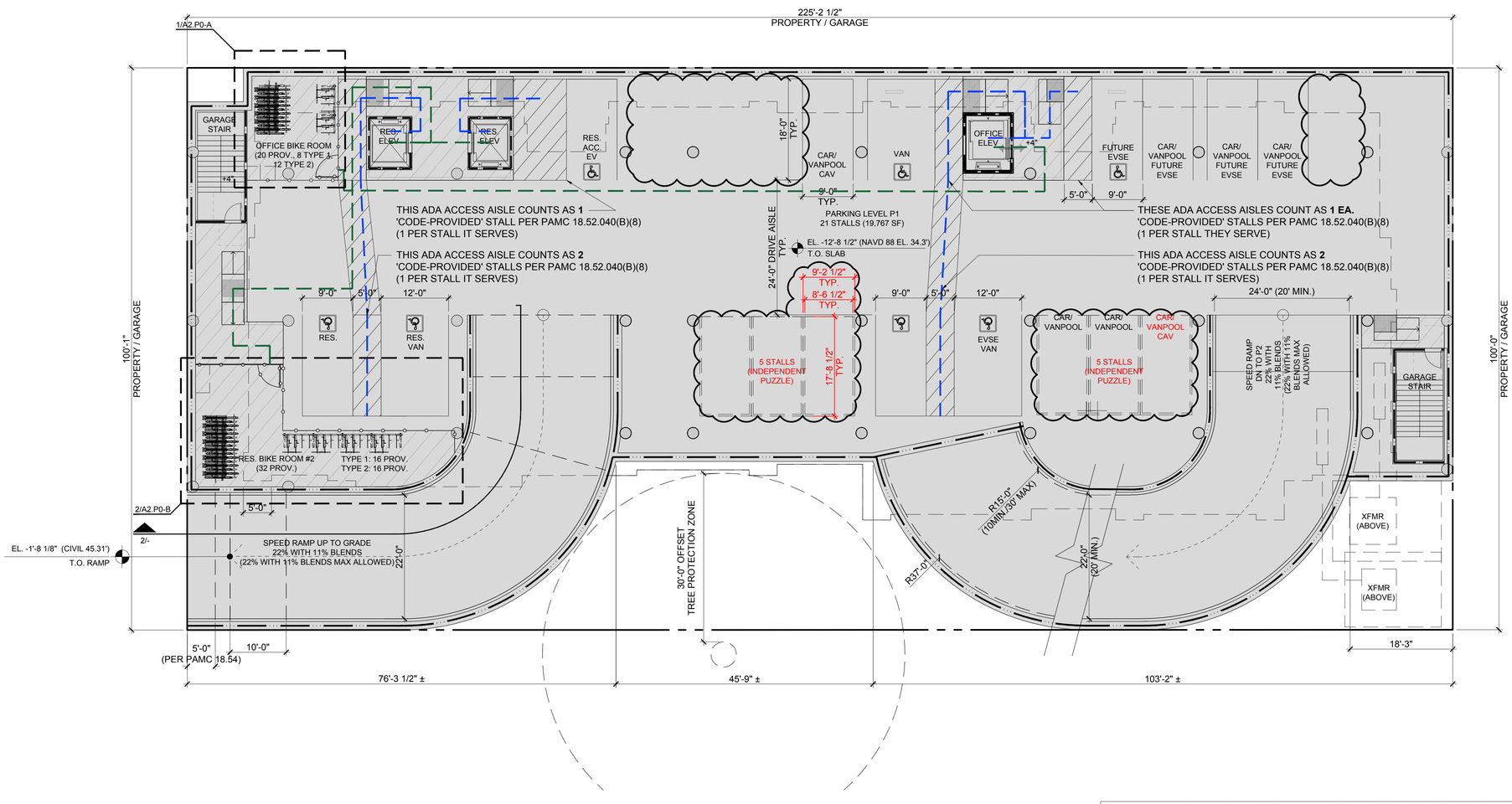


2 **BUILDING SECTION AT VEHICLE ENTRY RAMP**
3/32"=1'-0"

LEGEND

- ENTRY — PUBLIC / ACCESSIBLE ENTRY (MAIN)
- ACCESS — PUBLIC / ACCESSIBLE ACCESS (TO PARKING, AMENITIES, ETC.)
- ACCESSIBLE PATH OF TRAVEL SLOPE (ALONG PATH) 5% MAX CROSS SLOPE 2% MAX
- BIKE PATH OF TRAVEL
- 1-HR RATED WALL, SEE A0.2A - C FOR MORE INFORMATION
- 2-HR RATED WALL, SEE A0.2A - C FOR MORE INFORMATION
- 3-HR RATED WALL, SEE A0.2A - C FOR MORE INFORMATION



1 **FIRST FLOOR PLAN**
3/32"=1'-0"

RESIDENTIAL ACCESSIBILITY
PORTIONS OF PARKING (P2 LEVEL PRIMARILY & RESIDENTIAL AREAS OF P1), FIRST FLOOR RESIDENTIAL AREA & FLOORS 2-4 AS WELL AS ROOF TERRACE TO COMPLY WITH CBC CHAPTER 11A, TYP. AN ACCESSIBLE ROUTE IS PROVIDED AT ALL LEVELS (P2 - ROOF) FOR BOTH INTERIOR & EXTERIOR COMMON-USE RESIDENTIAL AREAS, WITH CHANGES IN LEVEL NOT EXCEEDING ¼" OR BEING PROVIDED WITH A SLOPED WALK NOT EXCEEDING 5%, A RAMP NOT EXCEEDING 8.33%, OR ELEVATOR(S) PER CBC 1111A. PARKING FACILITIES WILL COMPLY WITH CBC 1109A.

INTERIOR ACCESSIBLE ROUTES EXCEEDING 200 FT. SHALL COMPLY WITH CBC 1138A.1.2 / FIGURE 11A-1L.

ALL UNITS, INCLUDING PRIVATE OUTDOOR BALCONIES / TERRACES WILL BE EITHER ACCESSIBLE OR ADAPTABLE INCLUDING KITCHEN AND AT LEAST ONE BATHROOM, PER CBC 11A. THIS INCLUDES DOORS, PATH OF TRAVEL, APPLIANCE / FIXTURE CLEARANCES AS WELL AS ANY OTHER LIFE-SAFETY REQUIREMENTS.

P1 PARKING (21 STALLS PROVIDED / 28 TOTAL PER CODE), *18 OFFICE + 3 RESIDENTIAL + 7 ADA AISLE*
2 ACCESSIBLE STALLS REQUIRED / PROVIDED FOR RESIDENTIAL, INCL. 1 VAN ADA
1 RESIDENTIAL (EVSE OR EVSE OUTLET READY) STALL WITH 8' LOADING

1-2 ACCESSIBLE STALLS REQUIRED / 2 PROVIDED FOR OFFICE, INCL. 1 VAN ADA

1 EVSE INSTALLED REQUIRED / PROVIDED FOR OFFICE (5%), INCL. 1 VAN ADA
4 FUTURE EVSE REQUIRED / PROVIDED FOR OFFICE (+20%), INCL. 1 ADA

1 STD STALL (CAV & CARPOOL/VANPOOL DESIGNATED) + 7 CODE PROVIDED STALLS (ADA ACCESS AISLES)
10 PUZZLE STALLS (INCL. CAV & CARPOOL/VANPOOL DESIGNATED)

TOTAL RESIDENTIAL STALLS (P1 LEVEL): 3 STALLS
TOTAL OFFICE PARKING (P1 LEVEL): 18 STALLS
TOTAL OFFICE PARKING W/ CODE PROVIDED STALLS: 25 STALLS

SMITH DEVELOPMENT

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PALO ALTO, CA 94301

KSH ARCHITECTS
KORTH SUNSERI HAGEY

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	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
PROPOSED PLAN
BELOW GRADE PARKING LEVEL P1

SCALE
3/32" = 1'-0"

PROJ NORTH
TN

0 10'-8" 21'-4"

SHEET NUMBER
A2.P1

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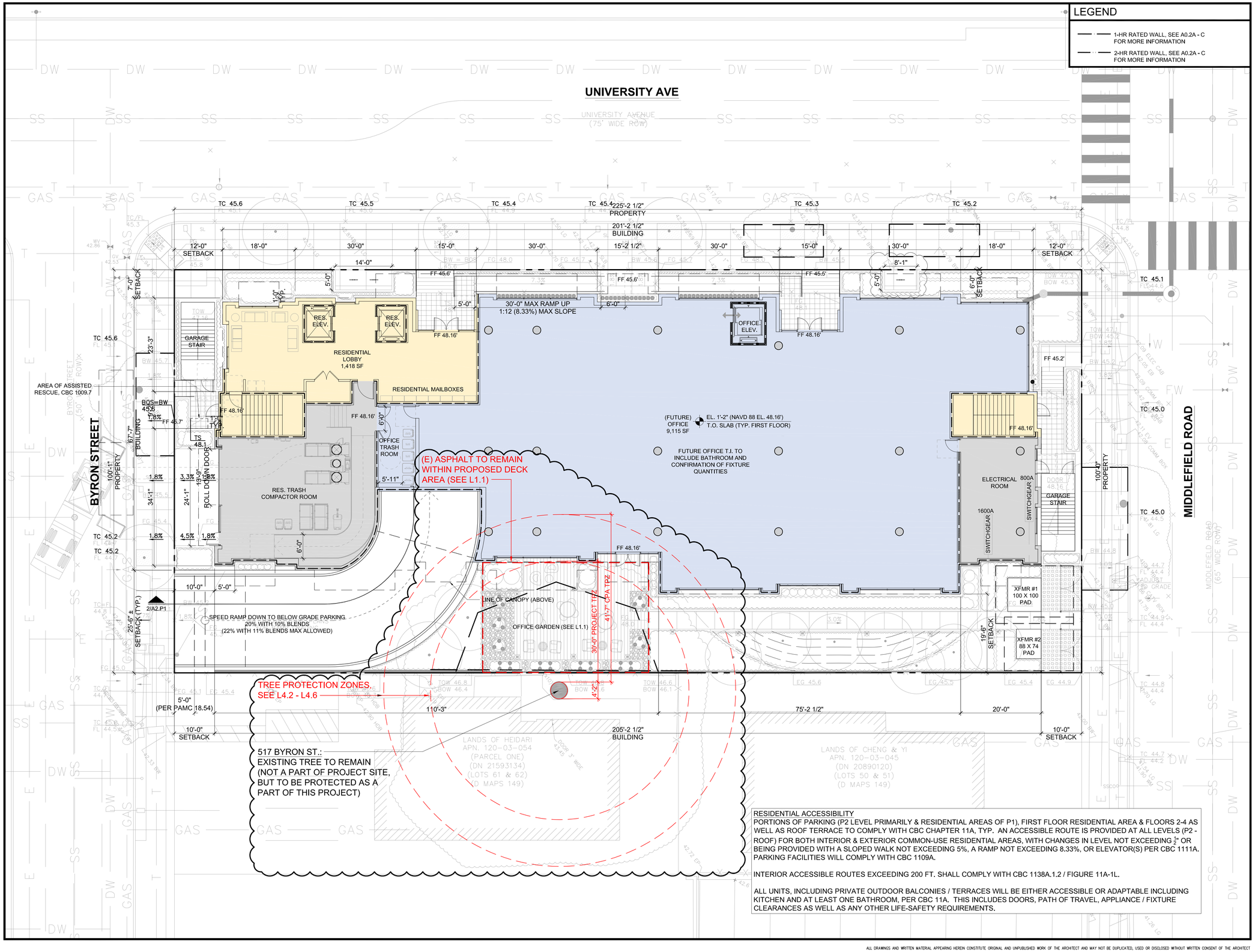

RESIDENTIAL ACCESSIBILITY

PORTIONS OF PARKING (P2 LEVEL PRIMARILY & RESIDENTIAL AREAS OF P1), FIRST FLOOR RESIDENTIAL AREA & FLOORS 2-4 AS WELL AS ROOF TERRACE TO COMPLY WITH CBC CHAPTER 11A, TYP. AN ACCESSIBLE ROUTE IS PROVIDED AT ALL LEVELS (P2 - ROOF) FOR BOTH INTERIOR & EXTERIOR COMMON-USE RESIDENTIAL AREAS, WITH CHANGES IN LEVEL NOT EXCEEDING ¼" OR BEING PROVIDED WITH A SLOPED WALK NOT EXCEEDING 5%, A RAMP NOT EXCEEDING 8.33%, OR ELEVATOR(S) PER CBC 1111A. PARKING FACILITIES WILL COMPLY WITH CBC 1109A.

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	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
PROPOSED PLAN FIRST FLOOR

SCALE
3/32" = 1'-0"

PROJ NORTH
TN

0 10'-8" 21'-4"

SHEET NUMBER
A2.1

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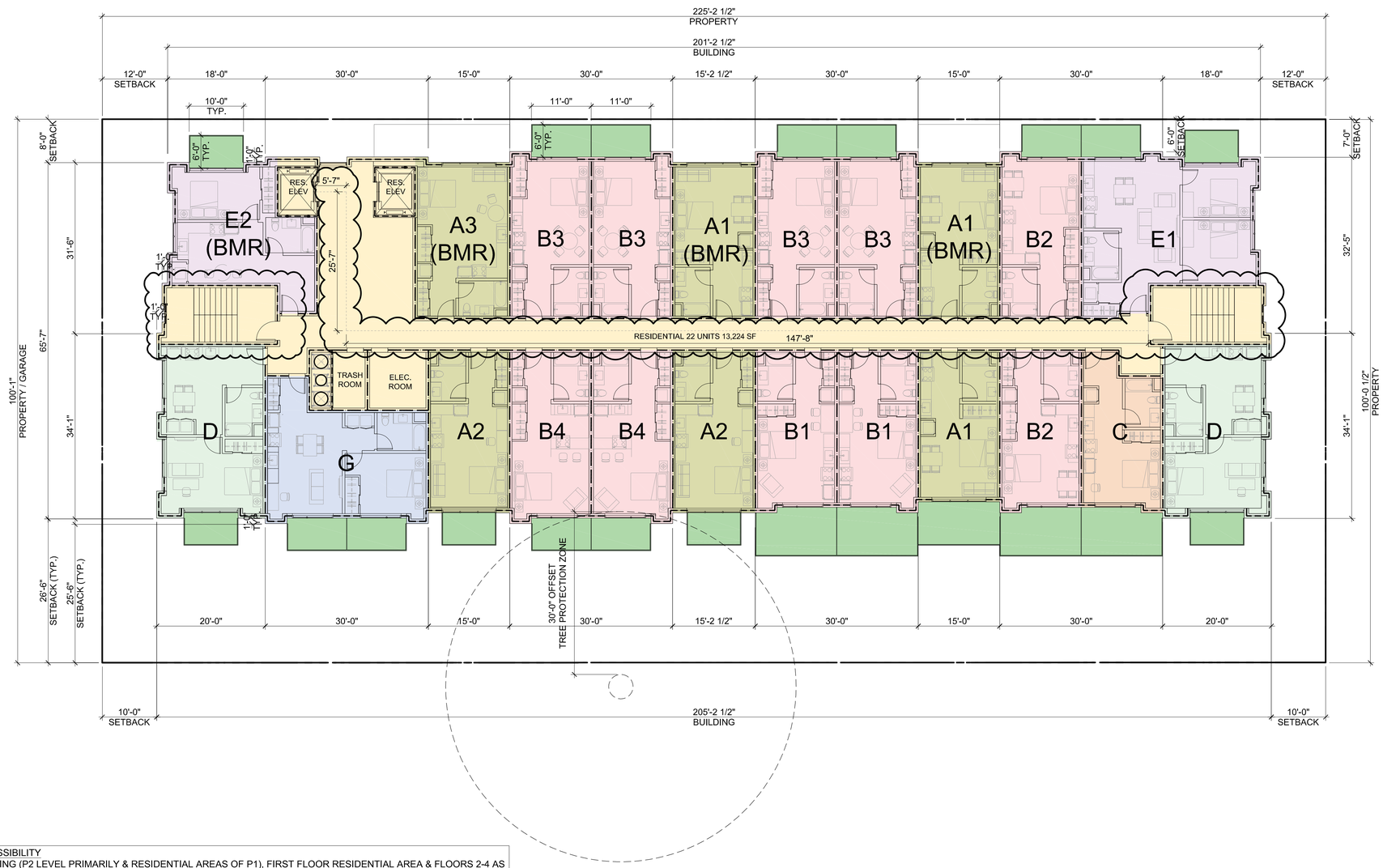
LEGEND

- 1-HR RATED WALL, SEE A0.2A - C FOR MORE INFORMATION
- 2-HR RATED WALL, SEE A0.2A - C FOR MORE INFORMATION



RESIDENTIAL ACCESSIBILITY

PORTIONS OF PARKING (P2 LEVEL PRIMARILY & RESIDENTIAL AREAS OF P1), FIRST FLOOR RESIDENTIAL AREA & FLOORS 2-4 AS WELL AS ROOF TERRACE TO COMPLY WITH CBC CHAPTER 11A, TYP. AN ACCESSIBLE ROUTE IS PROVIDED AT ALL LEVELS (P2 - ROOF) FOR BOTH INTERIOR & EXTERIOR COMMON-USE RESIDENTIAL AREAS, WITH CHANGES IN LEVEL NOT EXCEEDING ½" OR BEING PROVIDED WITH A SLOPED WALK NOT EXCEEDING 5%, A RAMP NOT EXCEEDING 8.33%, OR ELEVATOR(S) PER CBC 1111A. PARKING FACILITIES WILL COMPLY WITH CBC 1109A.

INTERIOR ACCESSIBLE ROUTES EXCEEDING 200 FT. SHALL COMPLY WITH CBC 1138A.1.2 / FIGURE 11A-1L.

ALL UNITS, INCLUDING PRIVATE OUTDOOR BALCONIES / TERRACES WILL BE EITHER ACCESSIBLE OR ADAPTABLE INCLUDING KITCHEN AND AT LEAST ONE BATHROOM, PER CBC 11A. THIS INCLUDES DOORS, PATH OF TRAVEL, APPLIANCE / FIXTURE CLEARANCES AS WELL AS ANY OTHER LIFE-SAFETY REQUIREMENTS.

SMITH DEVELOPMENT

660 UNIVERSITY
PALO ALTO, CA 94301

KSH ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	12.01.21	PLANNING SUBMITTAL
	05.13.22	PLANNING RESUBMITTAL #1
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	10.31.23	PLANNING RESUBMITTAL #5
	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE

PROPOSED PLAN
SECOND FLOOR

SCALE

3/32" = 1'-0"

PROJ NORTH
TN

0 10'-8" 21'-4"

SHEET NUMBER

A2.2A

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

LEGEND

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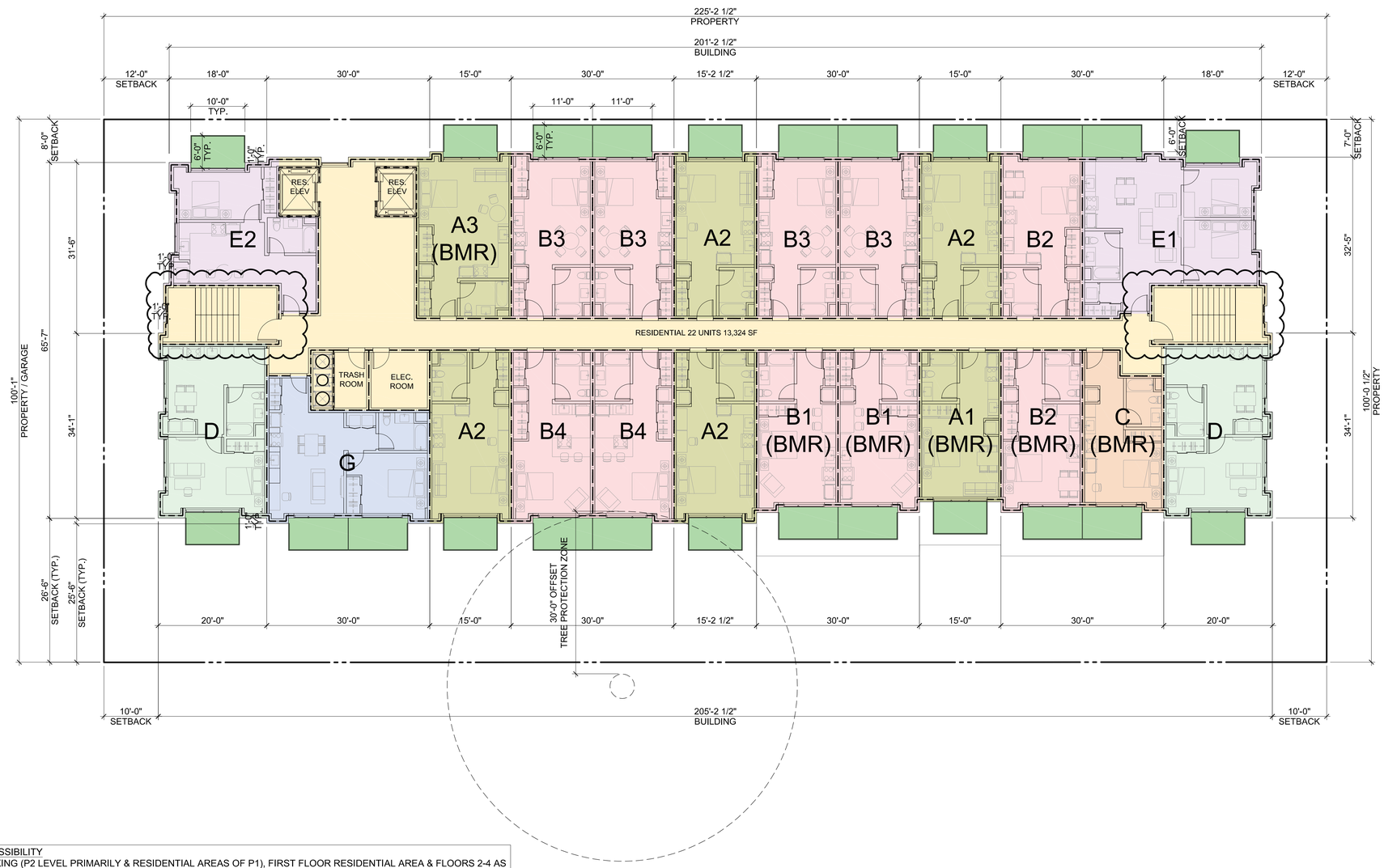
2-HR RATED WALL, SEE A0.2A - C FOR MORE INFORMATION



RESIDENTIAL ACCESSIBILITY
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KSH ARCHITECTS
KORTH SUNSERI HAGEY

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	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
PROPOSED PLAN THIRD FLOOR

SCALE
3/32" = 1'-0"

PROJ NORTH
TN

0 10'-8" 21'-4"

SHEET NUMBER
A2.2B

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

LEGEND

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RESIDENTIAL ACCESSIBILITY
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SMITH DEVELOPMENT

660 UNIVERSITY
PALO ALTO, CA 94301

KSH ARCHITECTS
KORTH SUNSERI HAGEY

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	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
PROPOSED PLAN FOURTH FLOOR

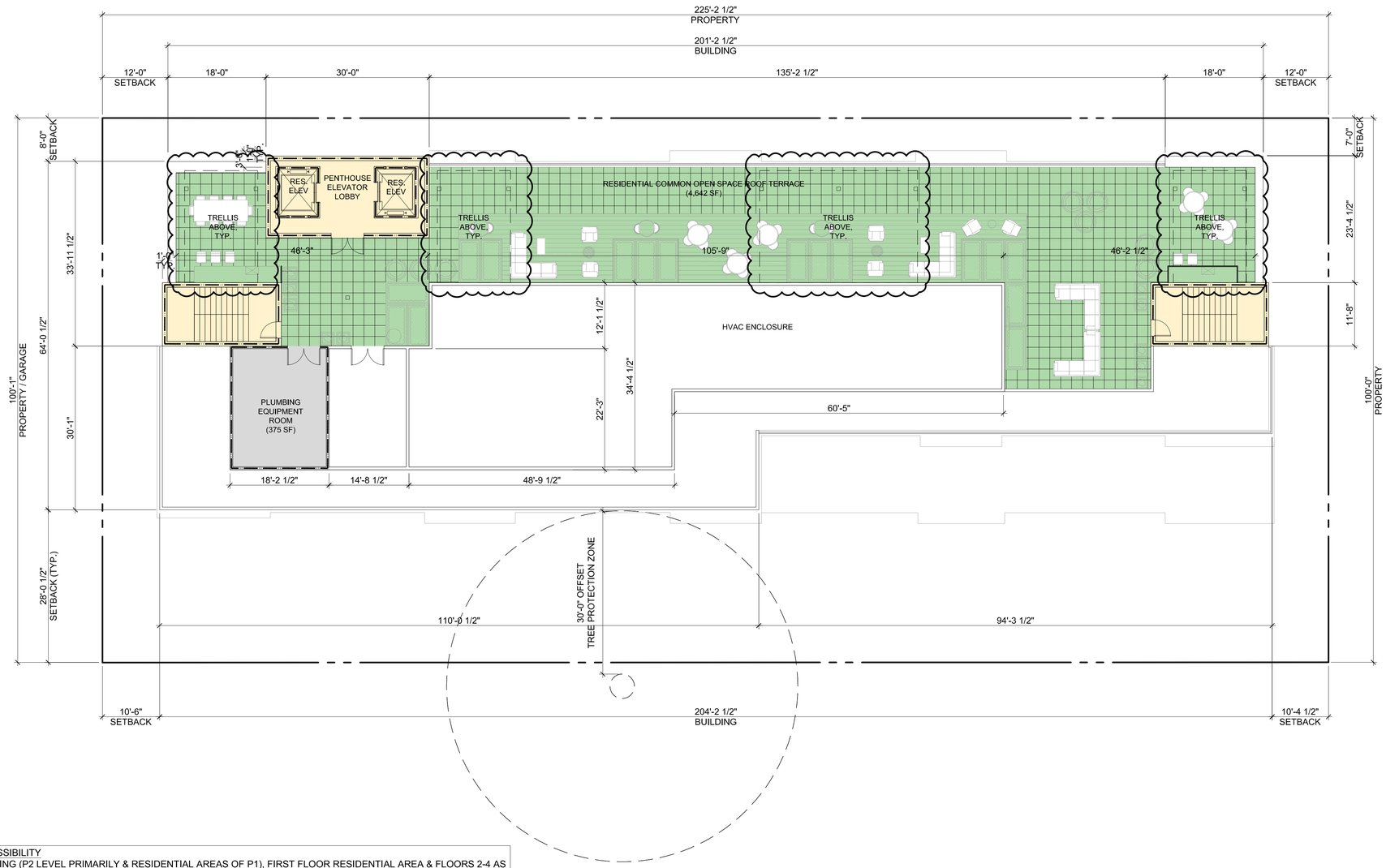
SCALE
3/32" = 1'-0"

PROJ NORTH
TN

0 10'-8" 21'-4"

SHEET NUMBER
A2.3

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



RESIDENTIAL ACCESSIBILITY
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SMITH DEVELOPMENT

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KSH
ARCHITECTS
KORTH SUNSERI HAGEY

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	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
PROPOSED PLAN ROOF

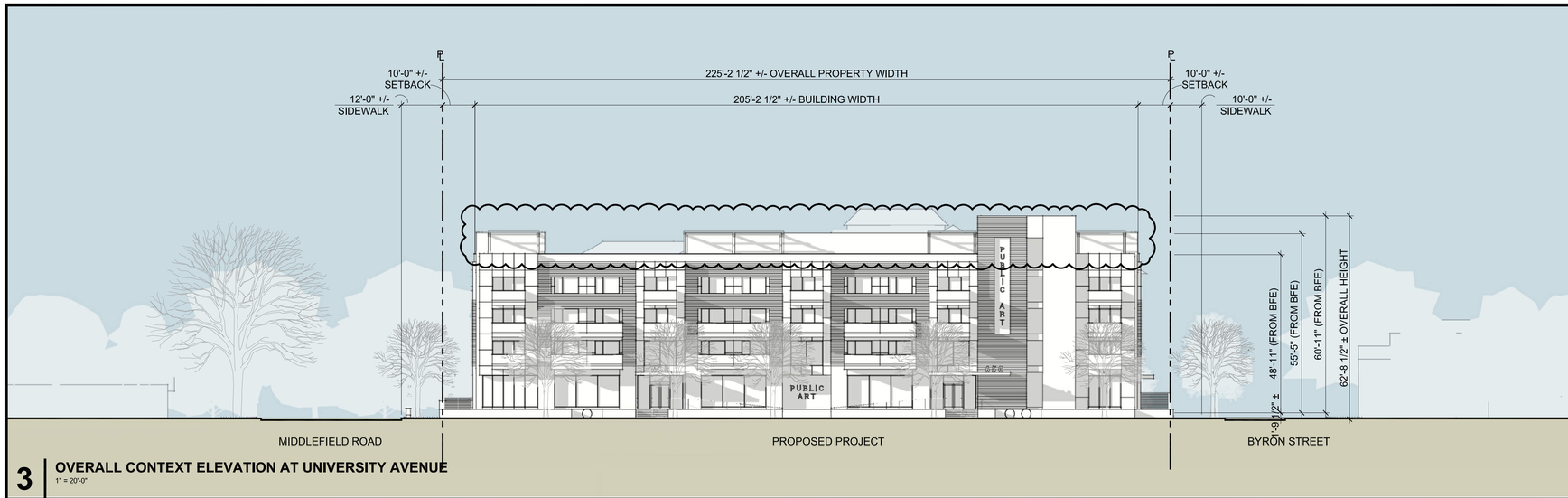
SCALE
3/32" = 1'-0"

PROJ NORTH
TN

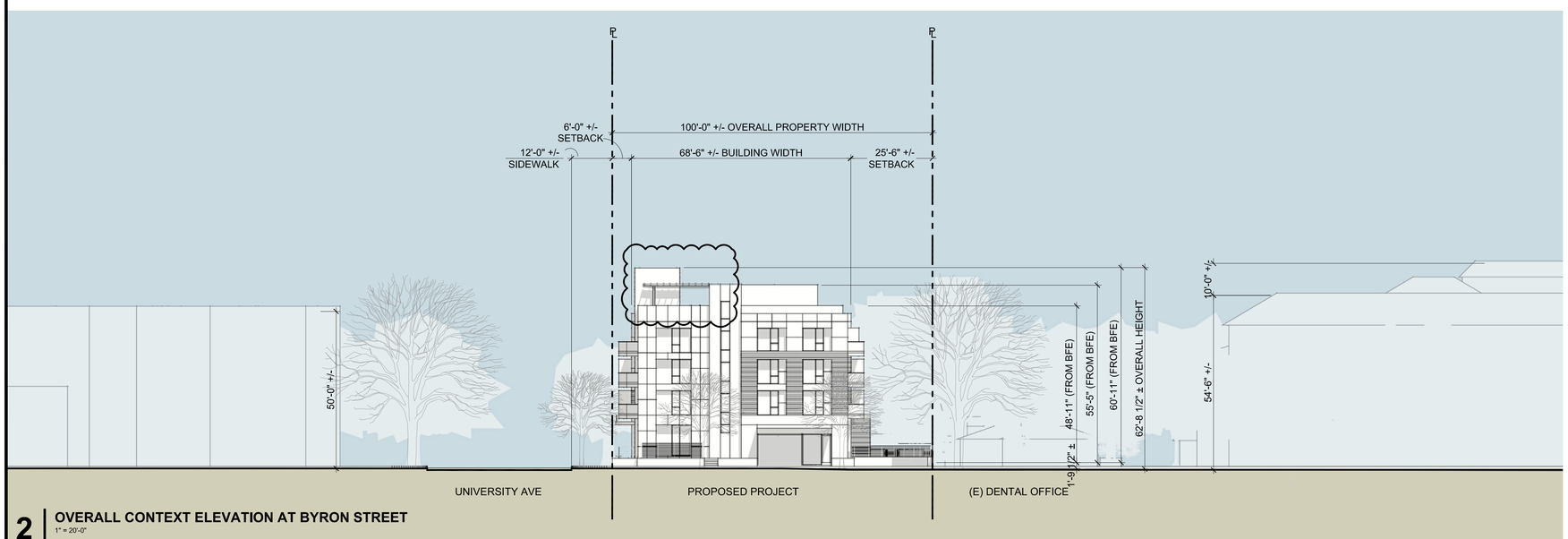
0 10'-8" 21'-4"

SHEET NUMBER
A2.4

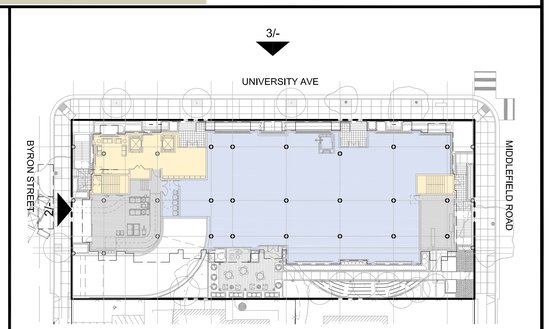
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



3 OVERALL CONTEXT ELEVATION AT UNIVERSITY AVENUE
1" = 20'-0"



2 OVERALL CONTEXT ELEVATION AT BYRON STREET
1" = 20'-0"



1 KEY PLAN - PROPOSED SITE
1/64" = 1'-0"

SMITH DEVELOPMENT

660 UNIVERSITY
PALO ALTO, CA 94301

KSH ARCHITECTS
KORTH SUNSERI HAGEY

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	02.07.24	PLANNING RESUBMITTAL #7

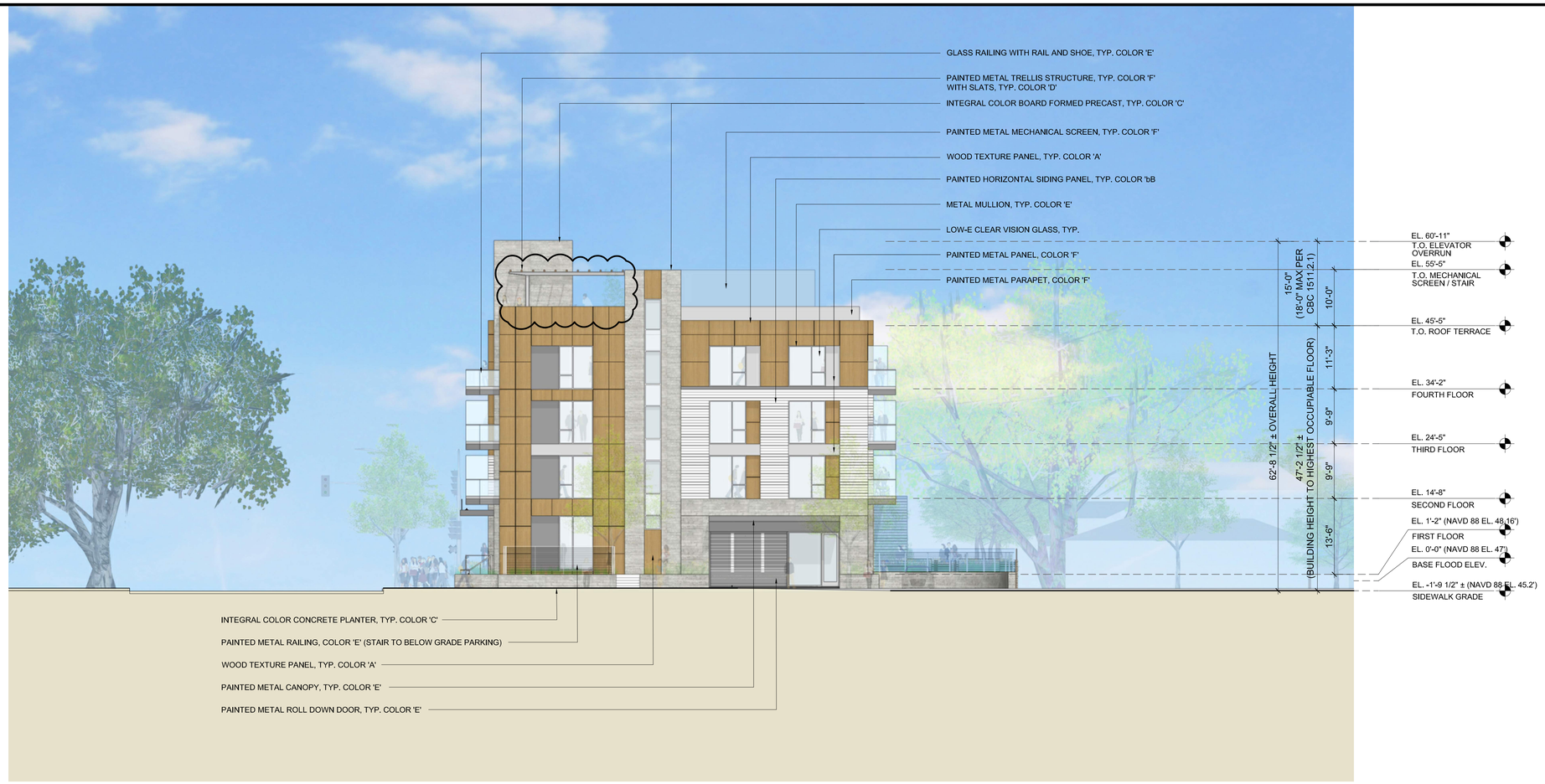
PROJECT NUMBER
21003

SHEET TITLE
PROPOSED STREET ELEVATIONS NEIGHBORHOOD CONTEXT

SCALE
AS NOTED

PROJ. N
TRUE N

SHEET NUMBER
A3.0

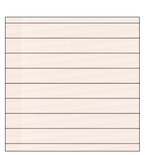


3 WEST ELEVATION (BYRON STREET)

3/32" = 1'-0"

WOOD TEXTURE PANEL, COLOR 'A'

SECOND, THIRD AND FOURTH FLOOR FACADES, TYP.



PAINTED HORIZONTAL SIDING PANEL, COLOR 'B'

SECOND, THIRD AND FOURTH FLOOR FACADES, TYP.

INTEGRAL COLOR BOARD FORM PRECAST COLOR 'C'

GROUND FLOOR FACADES, TYP.

WOOD SLATS COLOR 'D'

ROOF MECH. SCREEN, TRELLIS WOOD SLATS

PAINTED METAL, COLOR 'E'

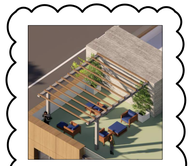
WINDOW MULLIONS, CANOPIES, METAL PANELS AT SECOND, THIRD, & FOURTH FLOOR FACADES, TYP.

PAINTED METAL, COLOR 'F'

ROOF MECH. SCREEN, ROOF PARAPET, TRELLIS STRUCTURE, METAL PANELS AT THIRD & FOURTH FLOOR FACADES, TYP.

LOW-IRON VISION GLASS

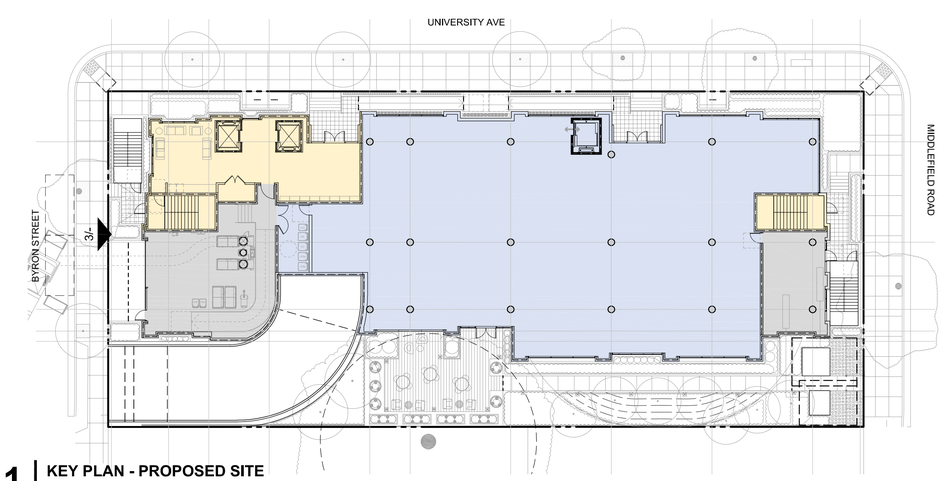
CLEAR VISION GLASS, TYP.



PAINTED TRELLIS STRUCTURE WITH SLATS

2 MATERIAL SWATCHES

NO SCALE



1 KEY PLAN - PROPOSED SITE

3/128" = 1'-0"

SMITH DEVELOPMENT

660 UNIVERSITY
PALO ALTO, CA 94301

KSH ARCHITECTS
KORTH SUNSERI HAGEY

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PROJECT NUMBER
21003

SHEET TITLE
PROPOSED ELEVATIONS

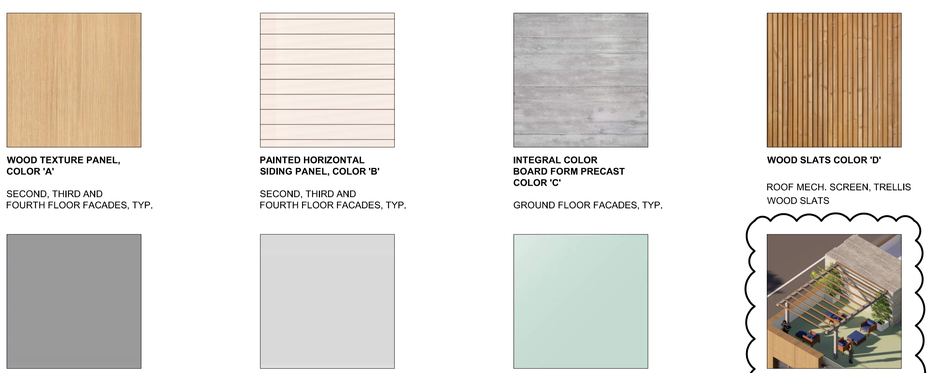
SCALE
AS NOTED

PROJ. N
TRUE N

SHEET NUMBER
A3.1A

3 EAST ELEVATION

3/32" = 1'-0"



WOOD TEXTURE PANEL, COLOR 'A'

SECOND, THIRD AND FOURTH FLOOR FACADES, TYP.

PAINTED HORIZONTAL SIDING PANEL, COLOR 'B'

SECOND, THIRD AND FOURTH FLOOR FACADES, TYP.

INTEGRAL COLOR BOARD FORM PRECAST COLOR 'C'

GROUND FLOOR FACADES, TYP.

WOOD SLATS COLOR 'D'

ROOF MECH. SCREEN, TRELLIS WOOD SLATS

PAINTED METAL, COLOR 'E'

WINDOW MULLIONS, CANOPIES, METAL PANELS AT SECOND, THIRD, & FOURTH FLOOR FACADES, TYP.

PAINTED METAL, COLOR 'F'

ROOF MECH. SCREEN, ROOF PARAPET, TRELLIS STRUCTURE, METAL PANELS AT THIRD & FOURTH FLOOR FACADES, TYP.

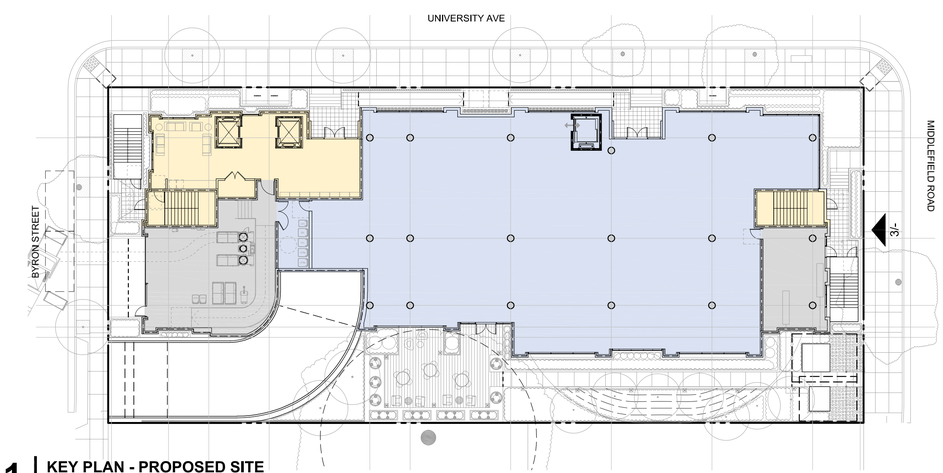
LOW-IRON VISION GLASS

CLEAR VISION GLASS, TYP.

PAINTED TRELLIS STRUCTURE WITH SLATS

2 MATERIAL SWATCHES

NO SCALE



1 KEY PLAN - PROPOSED SITE

3/128" = 1'-0"

SMITH DEVELOPMENT

660 UNIVERSITY
PALO ALTO, CA 94301

KSH ARCHITECTS
KORTH SUNSERI HAGEY

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PROJECT NUMBER
21003

SHEET TITLE
PROPOSED ELEVATIONS

SCALE
AS NOTED

PROJ. N
TRUE N

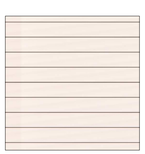
SHEET NUMBER
A3.1B

3 SOUTH ELEVATION

3/32" = 1'-0"

WOOD TEXTURE PANEL, COLOR 'A'

SECOND, THIRD AND FOURTH FLOOR FACADES, TYP.



PAINTED HORIZONTAL SIDING PANEL, COLOR 'B'

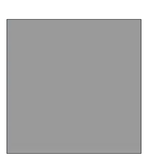
SECOND, THIRD AND FOURTH FLOOR FACADES, TYP.

INTEGRAL COLOR BOARD FORM PRECAST COLOR 'C'

GROUND FLOOR FACADES, TYP.

WOOD SLATS COLOR 'D'

ROOF MECH. SCREEN, TRELLIS WOOD SLATS



PAINTED METAL, COLOR 'E'

WINDOW MULLIONS, CANOPIES, METAL PANELS AT SECOND, THIRD, & FOURTH FLOOR FACADES, TYP.

PAINTED METAL, COLOR 'F'

ROOF MECH. SCREEN, ROOF PARAPET, TRELLIS STRUCTURE, METAL PANELS AT THIRD & FOURTH FLOOR FACADES, TYP.

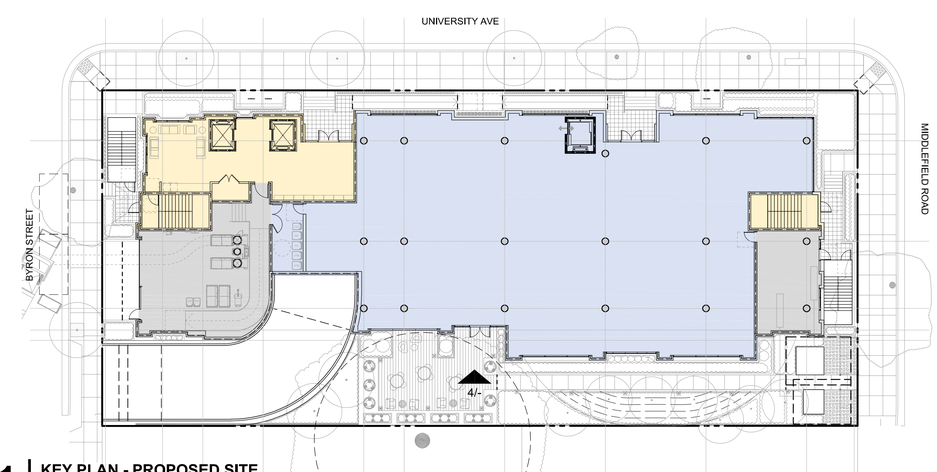
LOW-IRON VISION GLASS

CLEAR VISION GLASS, TYP.

PAINTED TRELLIS STRUCTURE WITH SLATS

2 MATERIAL SWATCHES

NO SCALE



1 KEY PLAN - PROPOSED SITE

3/128" = 1'-0"

SMITH DEVELOPMENT

660 UNIVERSITY
PALO ALTO, CA 94301

KSH ARCHITECTS
KORTH SUNSERI HAGEY

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PROJECT NUMBER
21003

SHEET TITLE
PROPOSED ELEVATIONS

SCALE
AS NOTED

PROJ. N
TRUE N

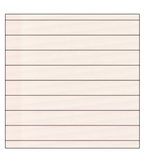
SHEET NUMBER
A3.2A

3 NORTH ELEVATION (UNIVERSITY AVE)

3/32" = 1'-0"

WOOD TEXTURE PANEL, COLOR 'A'

SECOND, THIRD AND FOURTH FLOOR FACADES, TYP.



PAINTED HORIZONTAL SIDING PANEL, COLOR 'B'

SECOND, THIRD AND FOURTH FLOOR FACADES, TYP.

INTEGRAL COLOR BOARD FORM PRECAST COLOR 'C'

GROUND FLOOR FACADES, TYP.

WOOD SLATS COLOR 'D'

ROOF MECH. SCREEN, TRELLIS WOOD SLATS

PAINTED METAL, COLOR 'E'

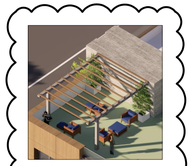
WINDOW MULLIONS, CANOPIES, METAL PANELS AT SECOND, THIRD, & FOURTH FLOOR FACADES, TYP.

PAINTED METAL, COLOR 'F'

ROOF MECH. SCREEN, ROOF PARAPET, TRELLIS STRUCTURE, METAL PANELS AT THIRD & FOURTH FLOOR FACADES, TYP.

LOW-IRON VISION GLASS

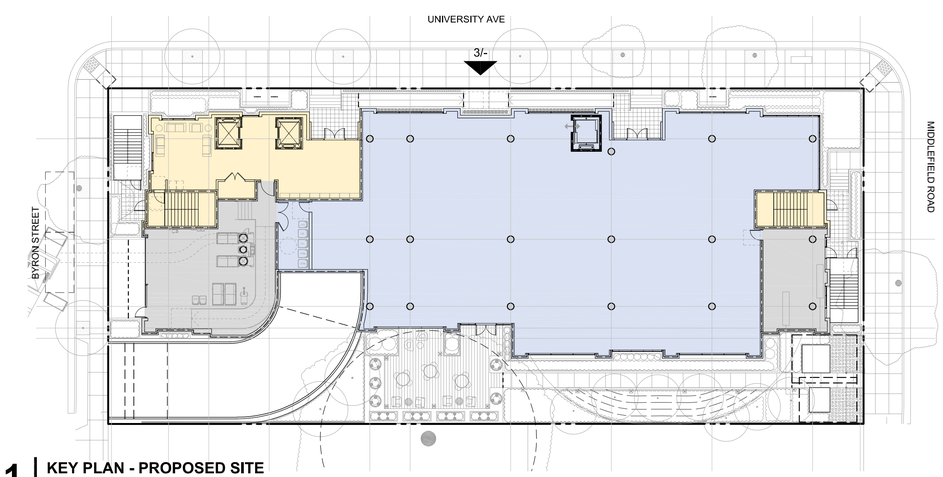
CLEAR VISION GLASS, TYP.



PAINTED TRELLIS STRUCTURE WITH SLATS

2 MATERIAL SWATCHES

NO SCALE



1 KEY PLAN - PROPOSED SITE

3/128" = 1'-0"

SMITH DEVELOPMENT

660 UNIVERSITY
PALO ALTO, CA 94301

KSH ARCHITECTS
KORTH SUNSERI HAGEY

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	10.31.23	PLANNING RESUBMITTAL #5
	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

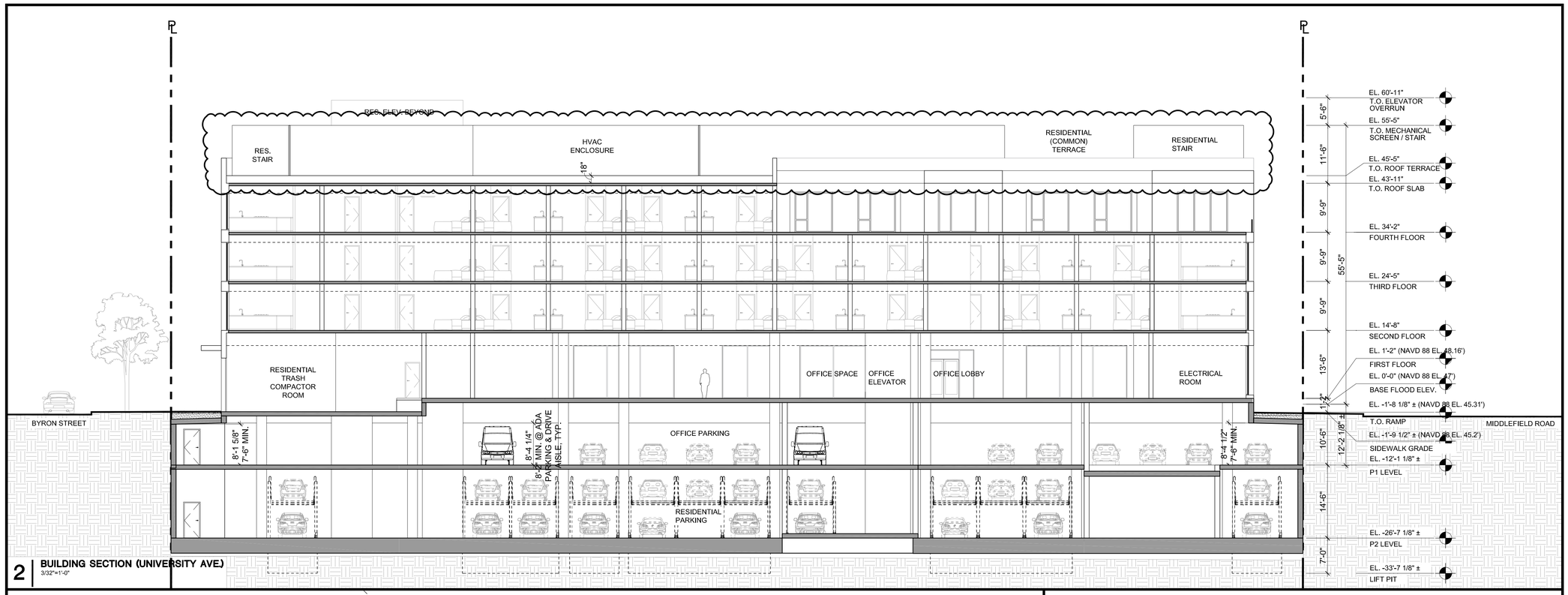
PROJECT NUMBER
21003

SHEET TITLE
PROPOSED ELEVATIONS

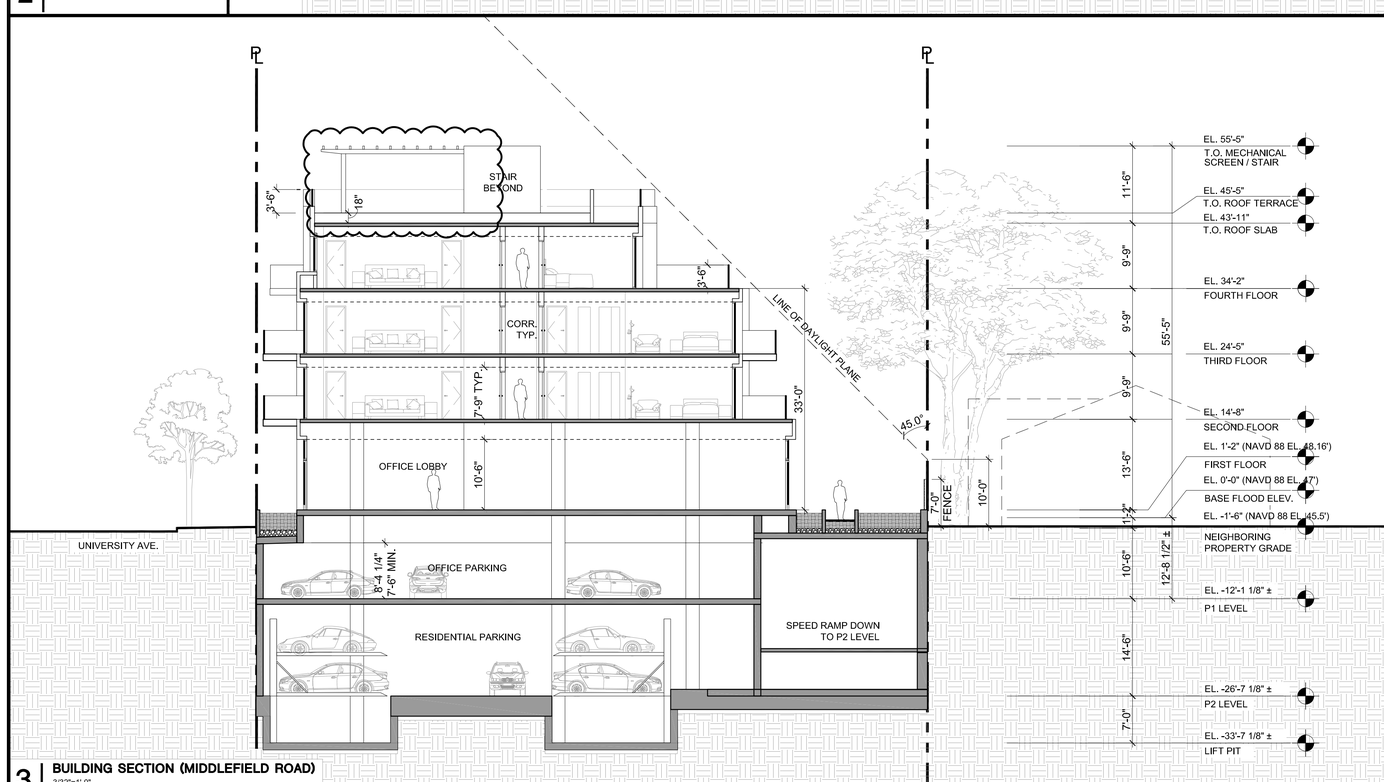
SCALE
AS NOTED

PROJ. N
TRUE N

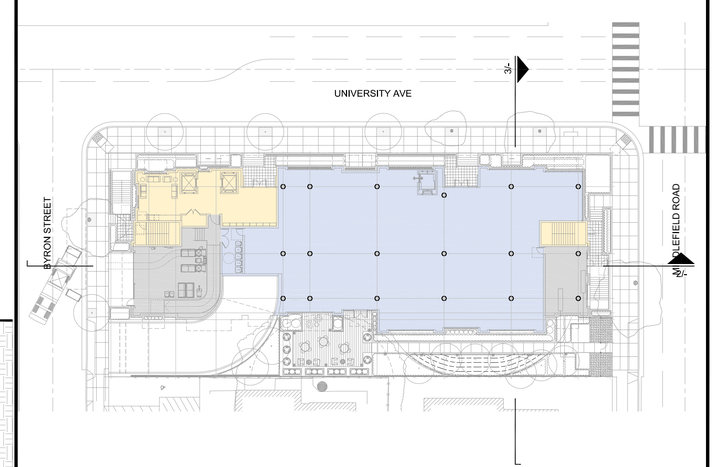
SHEET NUMBER
A3.2B



2 **BUILDING SECTION (UNIVERSITY AVE.)**
3/32"=1'-0"



3 **BUILDING SECTION (MIDDLEFIELD ROAD)**
3/32"=1'-0"



1 **KEY PLAN**
1/32"=1'-0"

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SMITH DEVELOPMENT

660 UNIVERSITY
PALO ALTO, CA 94301

KSH
ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	12.01.22	PLANNING SUBMITTAL
	05.13.22	PLANNING RESUBMITTAL #1
	08.15.22	PLANNING RESUBMITTAL #2
	08.28.23	PLANNING RESUBMITTAL #4
	10.31.23	PLANNING RESUBMITTAL #5
	12.20.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
BUILDING SECTIONS

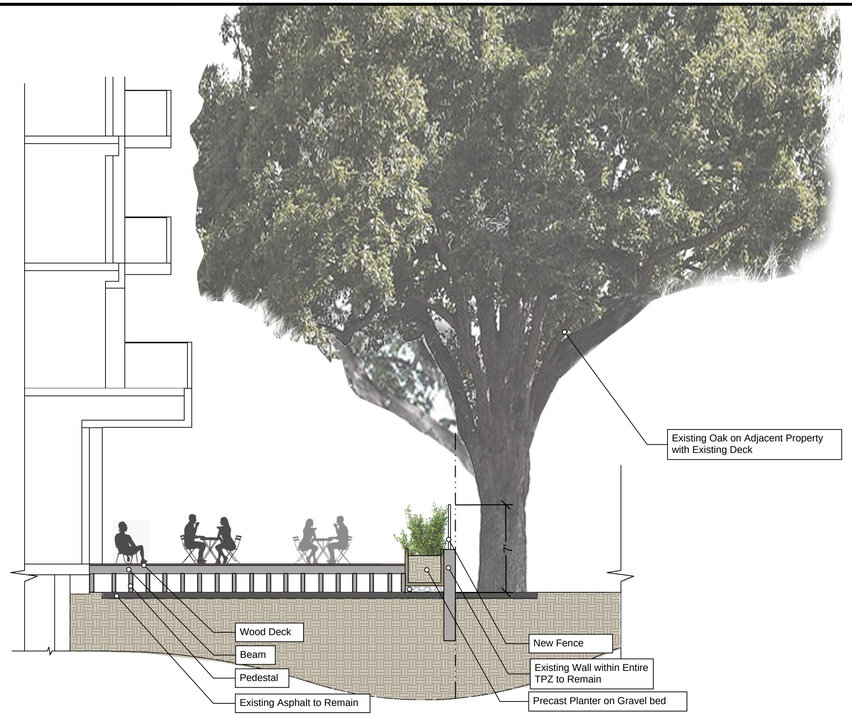
SCALE
3/32" = 1'-0"

PROJ. N
TRUE N

0 10'-8" 21'-4"

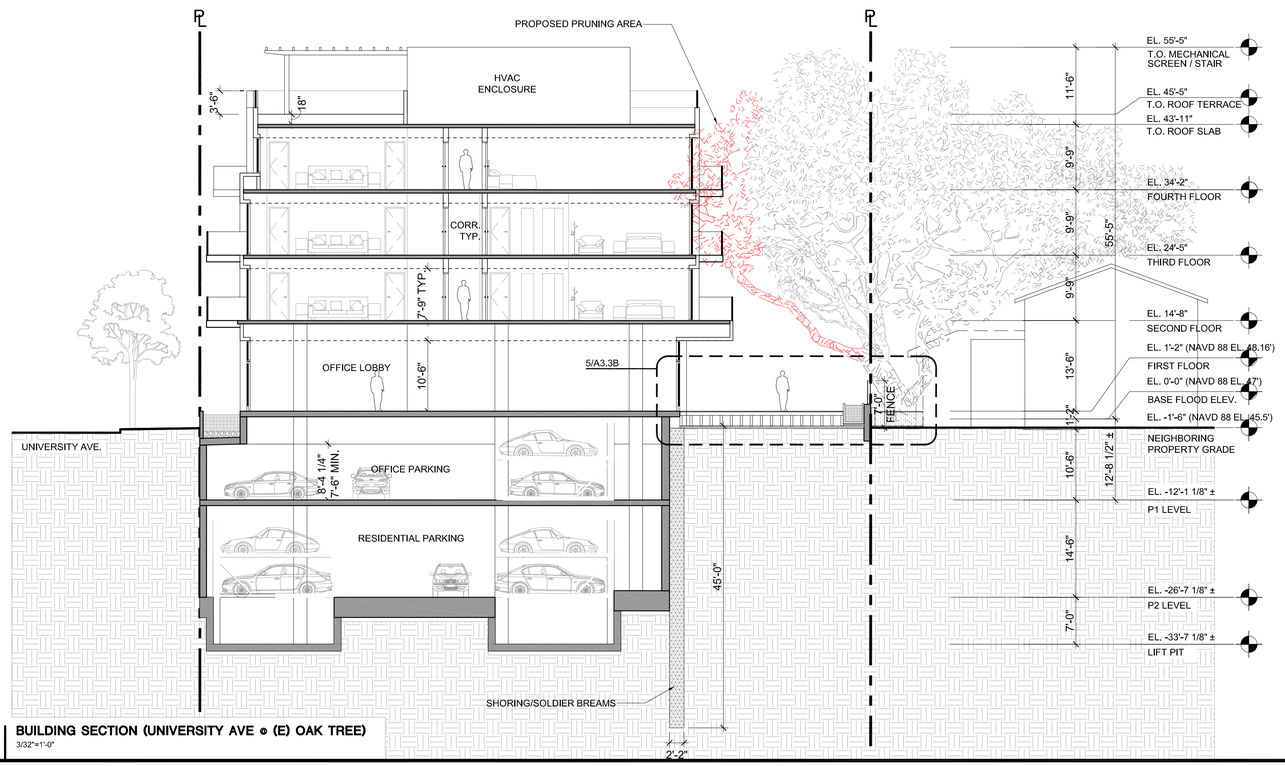
SHEET NUMBER

A3.3



5 **ENLARGED LANDSCAPE SECTION AT WOOD DECK**
N.T.S

3 **VIEW OF OAK TREE LOOKING TOWARDS MIDDLEFIELD ROAD**
N.T.S

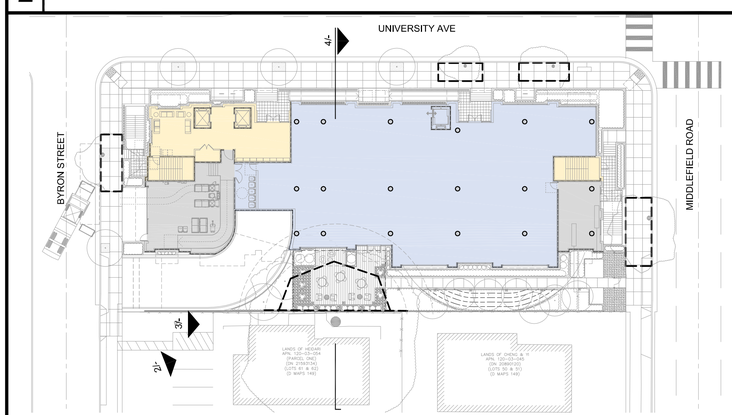


4 **BUILDING SECTION (UNIVERSITY AVE @ (E) OAK TREE)**
3/32"=1'-0"

JULY 2021

JANUARY 2024

2 **TREE GROWTH OVER 2.5 YEARS**
N.T.S



1 **KEY PLAN**
1/32"=1'-0"

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ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
BUILDING SECTION @ (E) OAK TREE

SCALE
AS NOTED

PROJ. N
TRUE N

SHEET NUMBER

A3.3B

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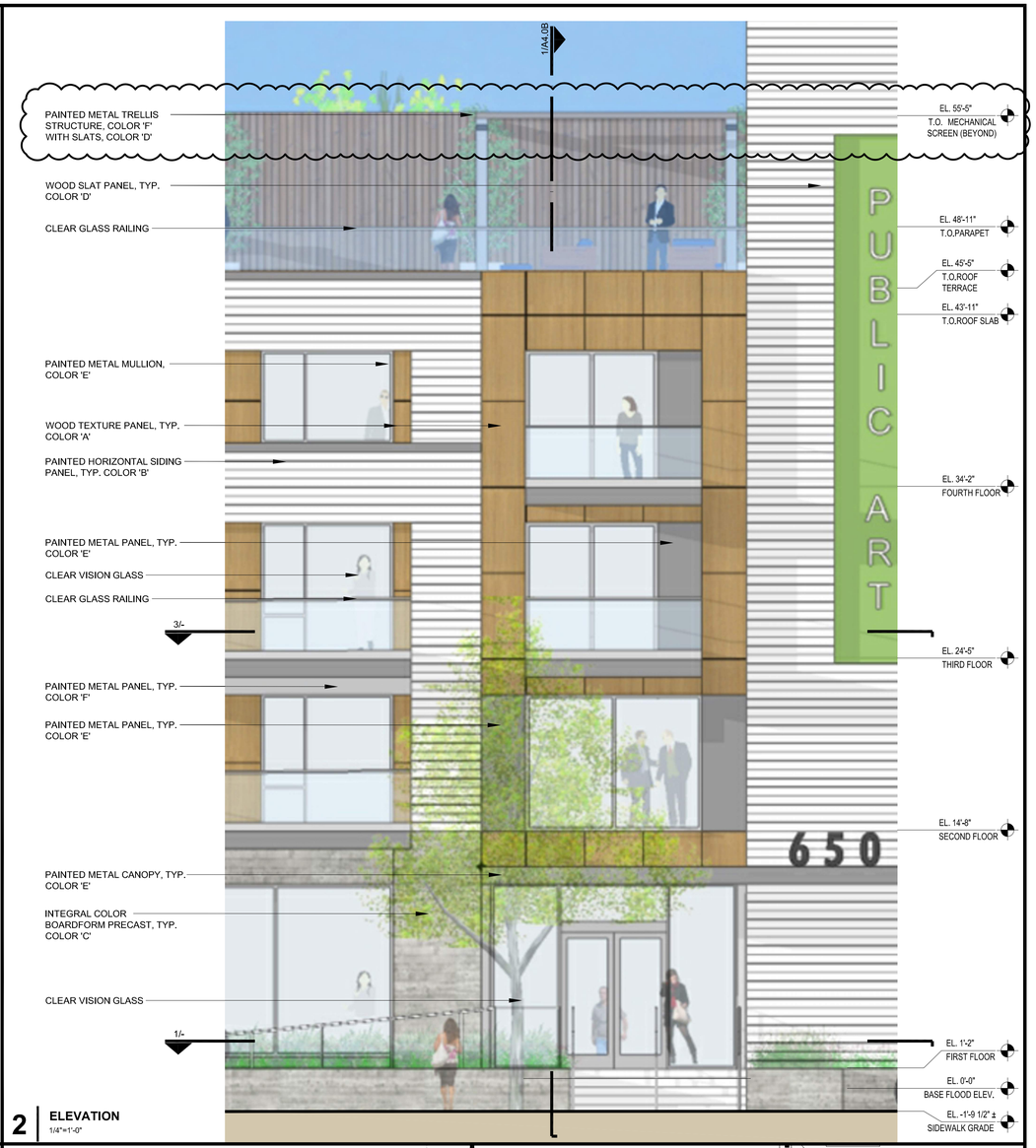
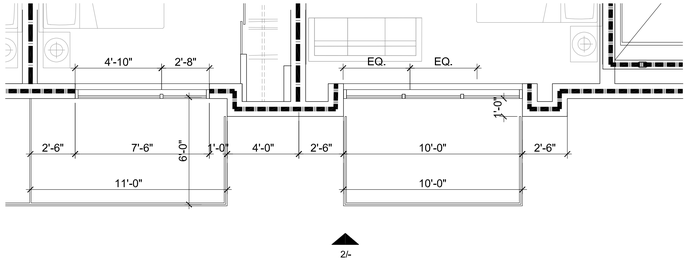
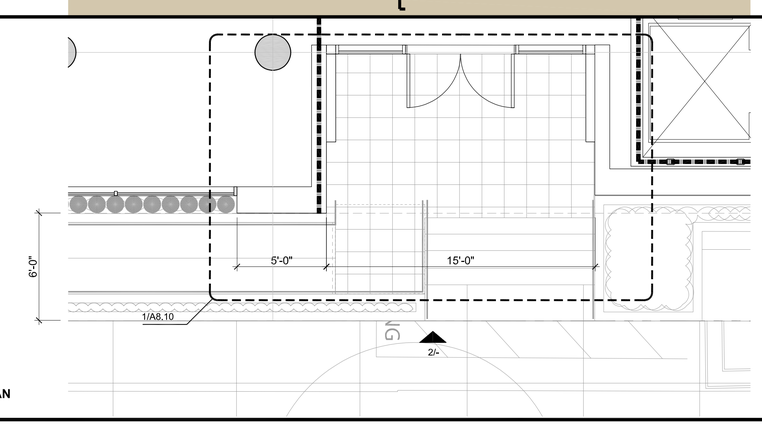


2 **ELEVATION**
1/4"=1'-0"



3 **THIRD FLOOR PLAN**
1/4"=1'-0"



1 **FIRST FLOOR PLAN**
1/4"=1'-0"

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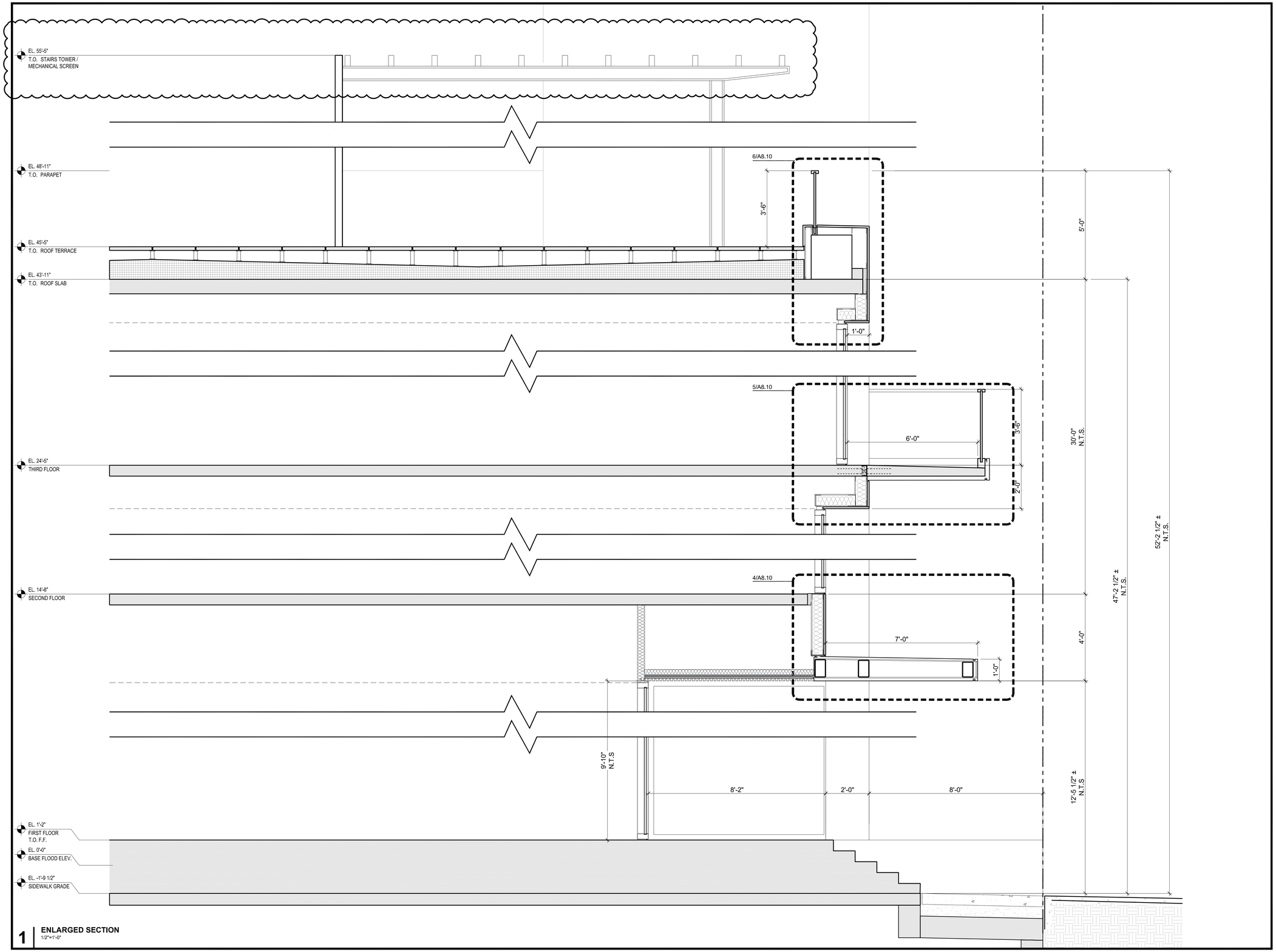
	10.31.23	PLANNING RESUBMITTAL #5
	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
ENLARGED ELEVATION

SCALE
1/4" = 1'-0"
0 4' 8'

SHEET NUMBER
A4.0A



1 **ENLARGED SECTION**
1/2"=1'-0"

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ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
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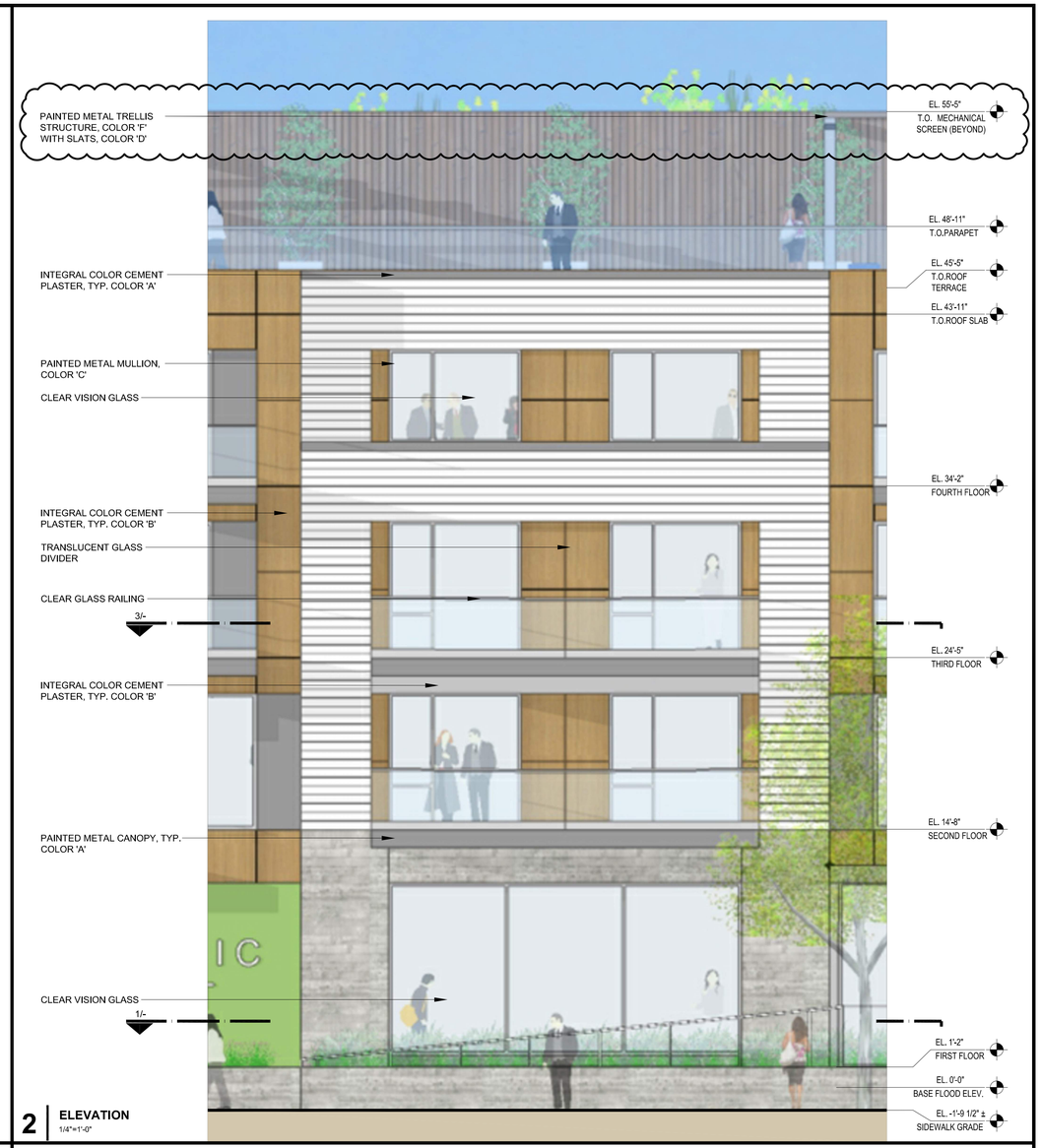
	10.31.23	PLANNING RESUBMITTAL #5
	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

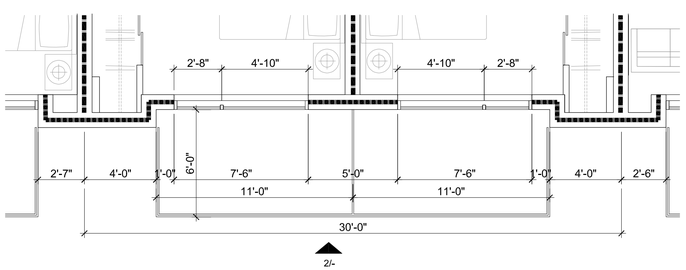
SHEET TITLE
ENLARGED SECTION

SCALE
1/4" = 1'-0"
0 2' 4'

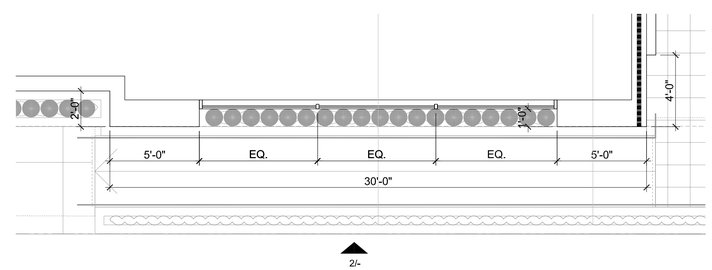
SHEET NUMBER
A4.0B



2 **ELEVATION**
1/4"=1'-0"



3 **THIRD FLOOR PLAN**
1/4"=1'-0"



1 **FIRST FLOOR PLAN**
1/4"=1'-0"

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	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
ENLARGED ELEVATIONS

SCALE
1/4" = 1'-0"
0 4' 8'

SHEET NUMBER
A4.1A

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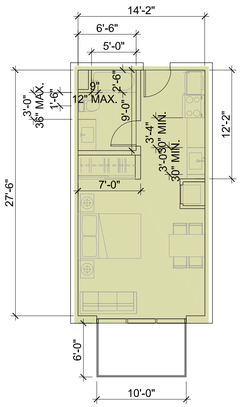
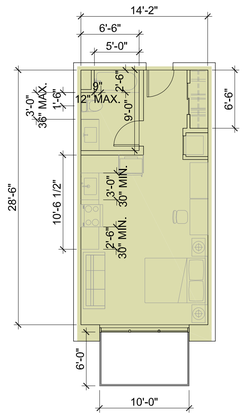


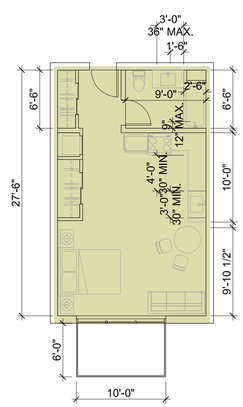
UNIT TYPE A1 _STUDIO_ 432 SF
TERRACE _ 60 SF
STUDIO

6 UNIT TYPE A1



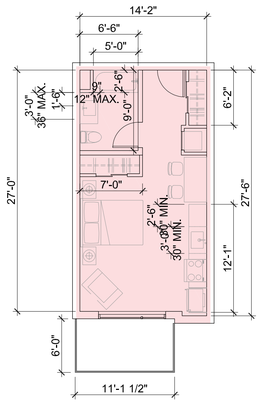
UNIT TYPE A2 _STUDIO_ 452 SF
TERRACE _ 60 SF
STUDIO

6 UNIT TYPE A2



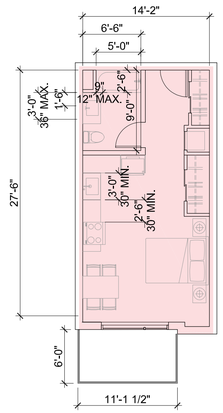
UNIT TYPE A3 _1 BEDROOM _ 500 SF
TERRACE _ 60 SF
STUDIO

3 UNIT TYPE A3



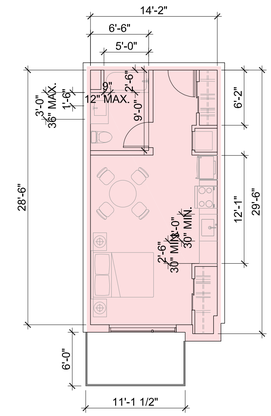
UNIT TYPE B1 _STUDIO_ 425 SF
TERRACE _ 66 SF
STUDIO

8 UNIT TYPE B1



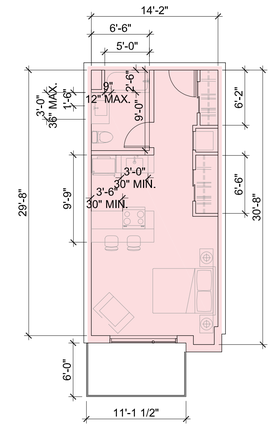
UNIT TYPE B2 _STUDIO_ 443 SF
TERRACE _ 66 SF
STUDIO

5 UNIT TYPE B2



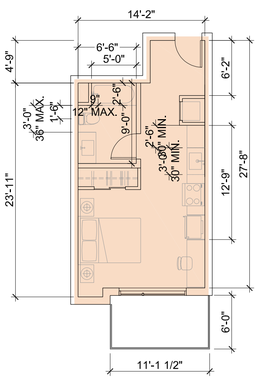
UNIT TYPE B3 _STUDIO_ 450 SF
TERRACE _ 66 SF
STUDIO

10 UNIT TYPE B3



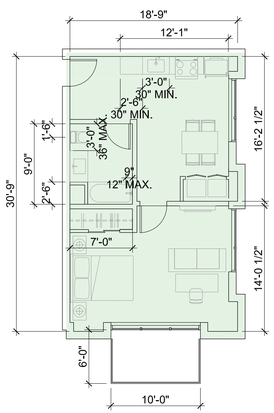
UNIT TYPE B4 _STUDIO_ 468 SF
TERRACE _ 66 SF
STUDIO

6 UNIT TYPE B4



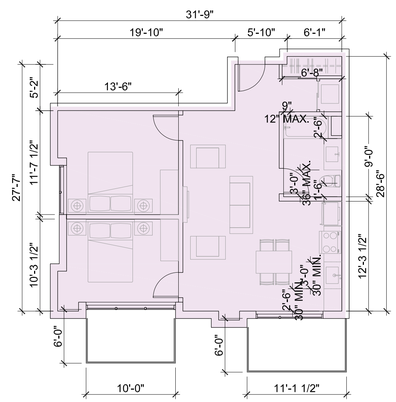
UNIT TYPE C _STUDIO_ 400 SF
TERRACE _ 66 SF
STUDIO

2 UNIT TYPE C



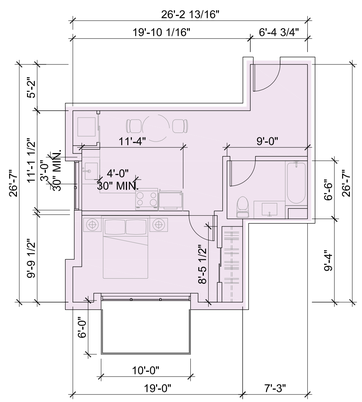
UNIT TYPE D _1 BEDROOM _ 611 SF
TERRACE _ 60 SF
1 BEDROOM

5 UNIT TYPE D



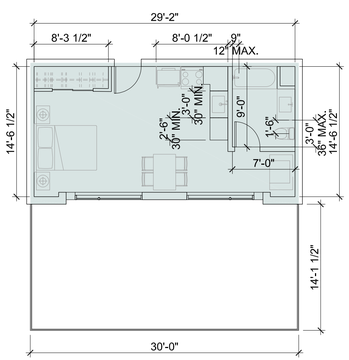
UNIT TYPE E1 _2 BEDROOM _ 836 SF
TERRACE 1 _ 60 SF
TERRACE 2 _ 66 SF
2 BEDROOM

3 UNIT TYPE E1



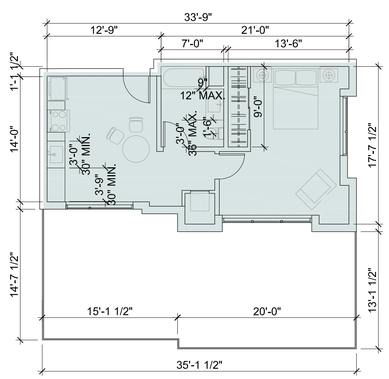
UNIT TYPE E2 _ 1 BEDROOM _ 567 SF
TERRACE _ 60 SF
1 BEDROOM

3 UNIT TYPE E2



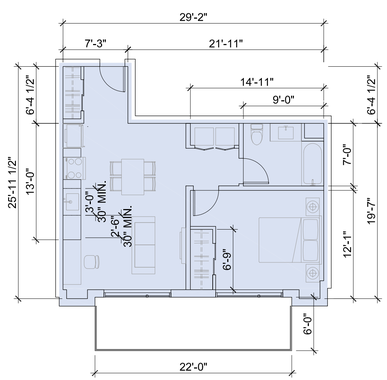
UNIT TYPE F1 _STUDIO_ 463 SF
TERRACE _ 435 SF
STUDIO

2 UNIT TYPE F1



UNIT TYPE F2 _ 1 BEDROOM _ 593 SF
TERRACE _ 492 SF
1 BEDROOM

1 UNIT TYPE F2



UNIT TYPE G1 _ 1 BEDROOM _ 655 SF
TERRACE _ 132 SF
1 BEDROOM

3 UNIT TYPE G

NOTES:
SEE OVERALL PLANS (SHEETS A2.2A - A2.3) FOR ACTUAL BALCONY CONFIGURATION
INCLUDED ON THIS SHEET ARE TYPICAL CONDITIONS ONLY
NOT ALL UNITS ARE PROVIDED WITH A BALCONY

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PROJECT NUMBER
21003

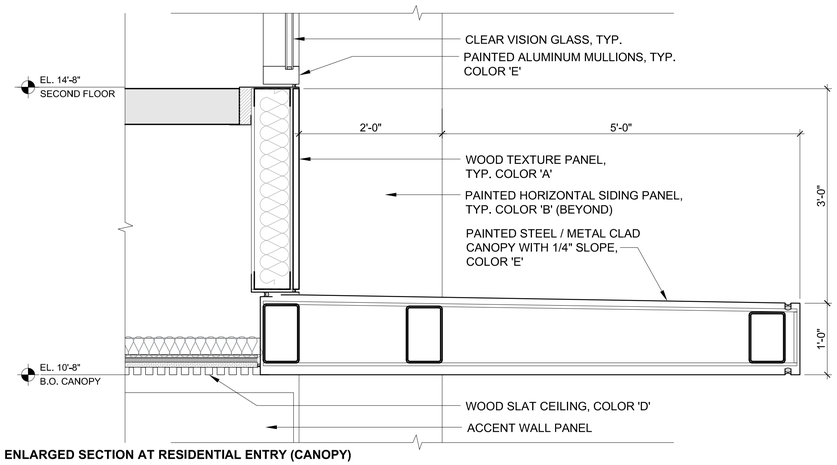
SHEET TITLE
PROPOSED UNIT PLANS

SCALE
1/8" = 1'-0"

0 16'-0" 32'-0"

SHEET NUMBER

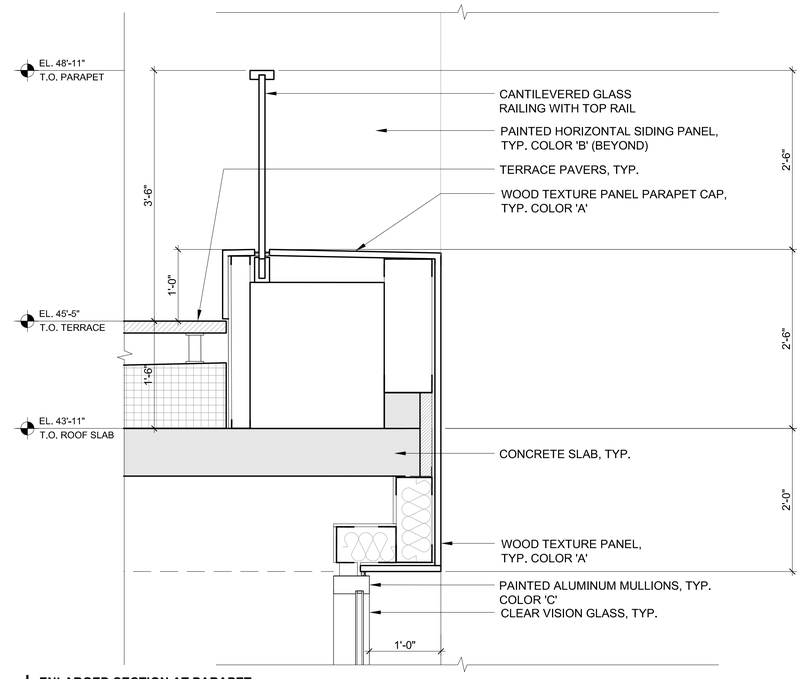
A5.1



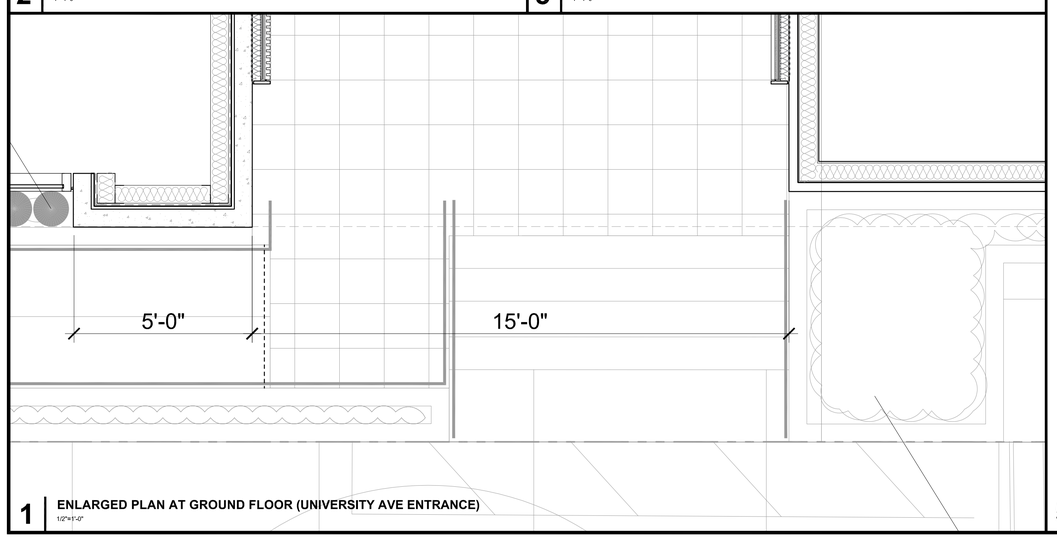
4 ENLARGED SECTION AT RESIDENTIAL ENTRY (CANOPY)
1"=1'-0"

2 NOT USED
1"=1'-0"

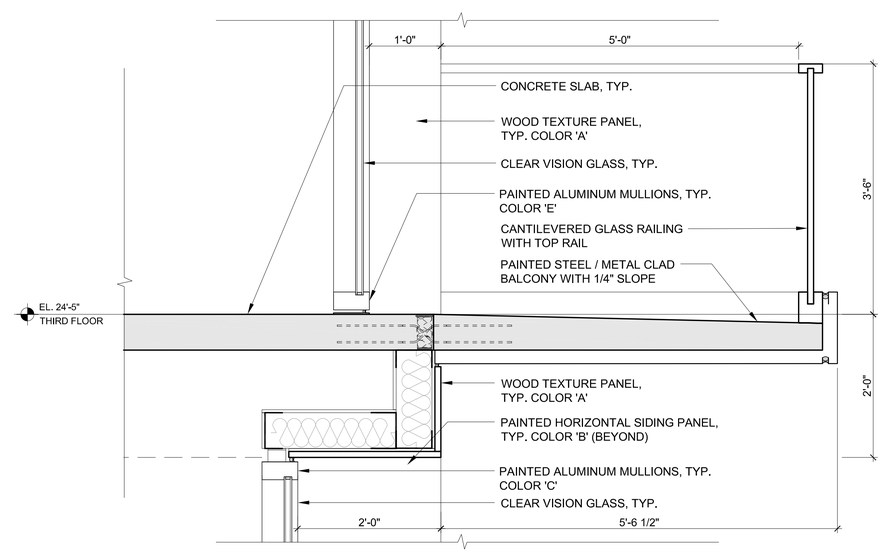
3 NOT USED
1"=1'-0"



6 ENLARGED SECTION AT PARAPET
1"=1'-0"



1 ENLARGED PLAN AT GROUND FLOOR (UNIVERSITY AVE ENTRANCE)
1/2"=1'-0"



5 ENLARGED SECTION AT BALCONY
1"=1'-0"

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KSH ARCHITECTS
KORTH SUNSERI HAGEY

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	12.20.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7

PROJECT NUMBER
21003

SHEET TITLE
ENLARGED DETAILS

SCALE
AS NOTED

SHEET NUMBER
A8.10

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