

# 660 UNIVERSITY AVE.

## PALO ALTO, CA



AD HOC REVISIONS  
05.02.2024

**PROJECT TEAM:**

**OWNER**  
SMITH DEVELOPMENT  
682 VILLA STREET, SUITE G  
MOUNTAIN VIEW, CA 94041  
PHONE: 650.493.5314  
LUND SMITH: LUND@SMITHDEVELOPMENT.COM  
BOYD SMITH: BOYD@SMITHDEVELOPMENT.COM

**ARCHITECT**  
KORTH SUNSERI HAGEY ARCHITECTS  
349 SUTTER STREET  
SAN FRANCISCO, CA 94108  
PHONE: 415.954.1960  
TED KORTH: TKORTH@KSHA.COM  
AMANDA BORDEN: ABORDEN@KSHA.COM

**LANDSCAPE ARCHITECT**  
THE GUZZARDO PARTNERSHIP INC.  
PIER 9, THE EMBARCADERO, SUITE 115  
SAN FRANCISCO, CA 94111  
PHONE: 415.433.4672  
PAUL LETTIERI: PLETTIERI@TGP-INC.COM

**CIVIL ENGINEER**  
BKF ENGINEERS  
255 SHORELINE, SUITE 200  
REDWOOD CITY, CA 94065  
PHONE: 650.482.6477  
MONA SADEGHIAN: MSADEGHIAN@BKF.COM

**ELECTRICAL ENGINEER**  
INTERFACE ENGINEERING INC.  
135 MAIN STREET, SUITE 400  
SAN FRANCISCO, CA 94105  
PHONE: 415.489.7240  
WESLEY LAU: WESLEYL@INTERFACEENG.COM  
KRISTINA SANTI: KRISTINAS@INTERFACEENG.COM

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1. PROJECT INFORMATION / ZONING COMPLIANCE

<b>ZONING:</b> RM-20 MULTI-FAMILY RESIDENTIAL SUBDISTRICT	
<b>APNS:</b> 511 BYRON ST (120-03-042) 680 UNIVERSITY AVE (120-03-043) 680 UNIVERSITY AVE/500 MIDDLEFIELD RD (120-03-044)	
<b>LAND USE (PER PAMC 18.13.030 TABLE 1):</b> MULTIPLE-FAMILY RESIDENTIAL	
<b>(E) LOT AREA &amp; PARKING:</b> 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	
<b>FAR &amp; UNIT DENSITY ALLOWED (PAMC 18.13.040 TABLE 2):</b> 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: 40,077 SF / 22,526 SF = 1.78 <b>TOTAL FAR PROPOSED: 49,192 SF / 22,526 SF = 2.184</b> RESIDENTIAL DENSITY PROPOSED: 63 UNITS / ~.5 ACRES (~10 UNITS ALLOWED)	
<b>PROPOSED PROJECT SEEKS TO EXCEED ALLOWABLE FAR &amp; UNITS / ACRE</b>	
<b>(E) BUILDING AREA:</b> 511 BYRON AVE: ~5,260 SF 680 UNIVERSITY AVE: ~3,955 SF <b>TOTAL (E) (NON-RES.) OFFICE AREA: 9,216 SF (NET OFFICE AREA DECREASE OF 101 SF)</b>	
<b>SETBACKS (PAMC 18.13.040 TABLE 2):</b> 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	
<b>PROPOSED BUILDING AREA:</b> <b>NON-RESIDENTIAL (OFFICE) AREA (FIRST FLOOR):</b> 9,115 SF  <b>COMMON AREA (FIRST FLOOR ELEC ROOM / STAIRS):</b> 1,091 SF  <b>RESIDENTIAL AREA (63 TOTAL UNITS)</b> FIRST FLOOR (LOBBY): 1,977 SF SECOND FLOOR (22 UNITS): 13,176 SF THIRD FLOOR (22 UNITS): 13,260 SF FOURTH FLOOR (19 UNITS): 11,817 SF <b>TOTAL RESIDENTIAL AREA: 40,007 SF</b>  <b>PENTHOUSE AREA:</b> 1,365 SF <b>ROOF TERRACE AREA:</b> 4,642 SF  <b>PARKING AREA (79 TOTAL STALLS)</b> BELOW GRADE LEVEL P2 (51 STALLS): 17,975 SF BELOW GRADE LEVEL P1 (28 STALLS): 19,728 SF <b>TOTAL PARKING AREA: 37,703 SF</b>  <b>TOTAL BUILDING AREA: 94,415 SF (56,712 SF OCCUPIED/FLOOR AREA ABOVE GRADE)</b>	
<b>SITE COVERAGE (PAMC 18.13.040 TABLE 2):</b> 35% MAX + 5% COVERED PATIOS ALLOWED 58% PROPOSED (13,071 SF / 22,526 SF)	
<b>PROPOSED PROJECT SEEKS TO EXCEED ALLOWABLE SITE COVERAGE</b>	
<b>SITE OPEN SPACE (PAMC 18.13.040 TABLE 2):</b> 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.) <b>TOTAL RESIDENTIAL OPEN SPACE PROVIDED: 9,872 SF PROPOSED (9,450 SF MIN. REQ.)</b> <b>5,230 SF PRIVATE (3,150 SF MIN. REQ.) + 4,642 SF COMMON (4,725 SF MIN. REQ.)</b>	
<b>PROPOSED PROJECT SEEKS TO PROVIDE LESS OPEN SPACE THAN REQUIRED AS 8 UNITS ARE NOT PROVIDED WITH ANY PRIVATE OPEN SPACE THROUGH THE MIN. PRIVATE OPEN SPACE TOTAL AREA IS EXCEEDED AND THE TOTAL COMMON OPEN SPACE PROVIDED IS LESS THAN REQUIRED THROUGH THE TOTAL PRIVATE + COMMON OPEN SPACE PROVIDED EXCEEDS THE MIN. REQUIRED.</b>	
<b>BUILDING HEIGHT (PAMC 18.13.040 TABLE 2):</b> 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)	
<b>PROPOSED PROJECT SEEKS TO EXCEED ALLOWABLE HEIGHT</b>	
<b>DAYLIGHT PLANE REQUIREMENTS (PAMC 18.13.040 TABLE 2):</b> 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.	
<b>PROPOSED CONSTRUCTION TYPE:</b> IIIA OVER IIA (SEE A0.2A FOR MORE INFORMATION)	
<b>PROPOSED OCCUPANCIES:</b> 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.	
<b>SPRINKLER PROTECTION:</b> 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)

<b>ACCESSIBLE PARKING REQUIRED / PROVIDED (INCLUDED IN PROPOSED PARKING CALCULATIONS), SEE NOTES ON A2.P1 AND A2.P2 REGARDING CODE-PROVIDED STALLS AT ACCESSIBLE AISLES:</b> 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	
<b>DESIGNATED CAV PARKING REQUIRED / PROVIDED (INCLUDED IN PROPOSED PARKING CALCULATIONS):</b> 2 CAV REQUIRED/PROVIDED (FOR 1-25 TOTAL NON-RES. (OFFICE) STALLS PER CGC TABLE A5.106.5.1.2)	
<b>EV PARKING REQUIRED / PROVIDED (INCLUDED IN PROPOSED PARKING CALCULATIONS):</b> 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)	
<b>TOTAL NON-RES. (OFFICE) PARKING: 18 STALLS ACTUAL</b> (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) <b>TOTAL RESIDENTIAL PARKING: 52 STALLS ACTUAL</b> (1 STD EVSE + 46 STACKER EVSE + 3 EVSE ACCESSIBLE + 2 STD (NON EV) ACCESSIBLE)	

4. RESIDENTIAL UNIT MIX INCLUDING BMR

<b>OVERALL UNIT MIX (63 TOTAL UNITS, 48 STUDIOS, 12 1BR, 3 2BR):</b>												
Floor	Unit A1	Unit A2	Unit A3	Unit B1	Unit B2	Unit B3	Unit B4	Unit C	Unit D	Unit E1	Unit E2	Total per Floor
Second	3	2	1	2	2	4	2	1	2	1	0	1
Third	1	4	1	2	2	4	2	1	2	1	0	22
Fourth	2	0	1	4	1	2	2	0	1	1	2	19
Total per Unit	6	6	3	8	5	10	6	2	5	3	2	63

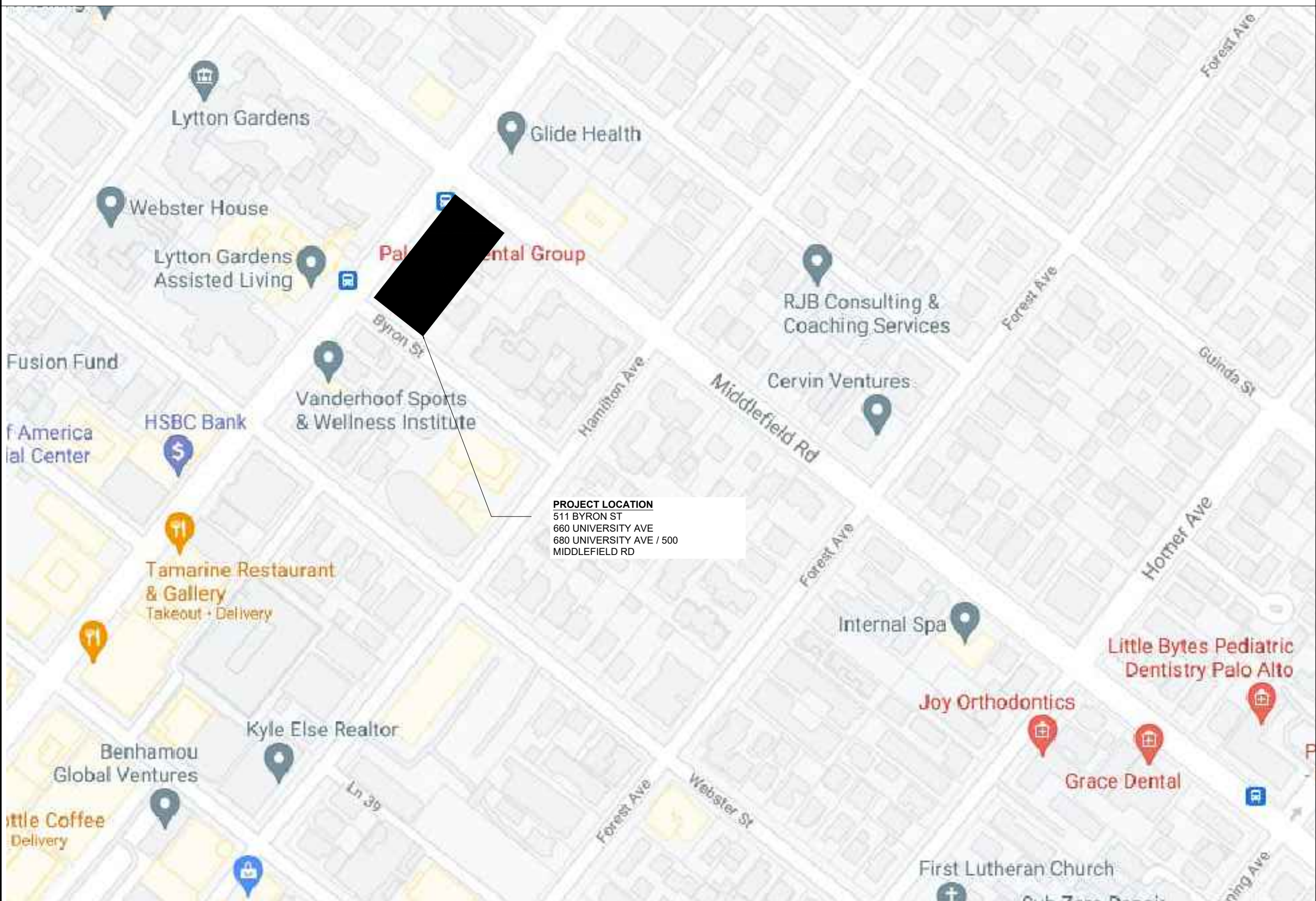
<b>BMR UNIT MIX (20% OF TOTAL, 13 TOTAL BMR UNITS):</b>							
	Income Level	Unit A1	Unit A3	Unit B1	Unit B2	Unit C	Unit E2
Below Market Rate Units (20%, 13 total)	Very – low income	2	1		1		
	Low Income	1		2		1	
	Moderate Income		1	3			1
	<b>Total</b>						<b>13</b>
Unit Typology	Studio: Unit Type A1-3, 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)						

3. PROPOSED PARKING CALCULATIONS

ZONING PARKING REQUIRED / PROPOSED (PAMC 18.52.040 TABLE 1):			TOTAL REQ./PROPOSED STALLS (W/ 25% TDM REDUCTION)
PROVIDED UNITS	REQ. STALLS	TOTAL REQ. STALLS	
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		TOTAL REQ. STALLS	TOTAL REQ./PROPOSED STALLS (W/ 25% TDM REDUCTION)
9,115 SF		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): 12,500 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)			



2 NEIGHBOURHOOD CONTEXT MAP  
N.T.S.



1 VICINITY MAP  
N.T.S.

SMITH DEVELOPMENT

660 UNIVERSITY  
PALO ALTO, CA 94301



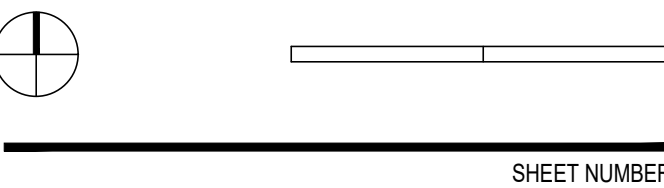
ISSUES AND REVISIONS

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
05.02.24		AD HOC REVISIONS

PROJECT NUMBER  
21003

SHEET TITLE  
PROJECT INFORMATION

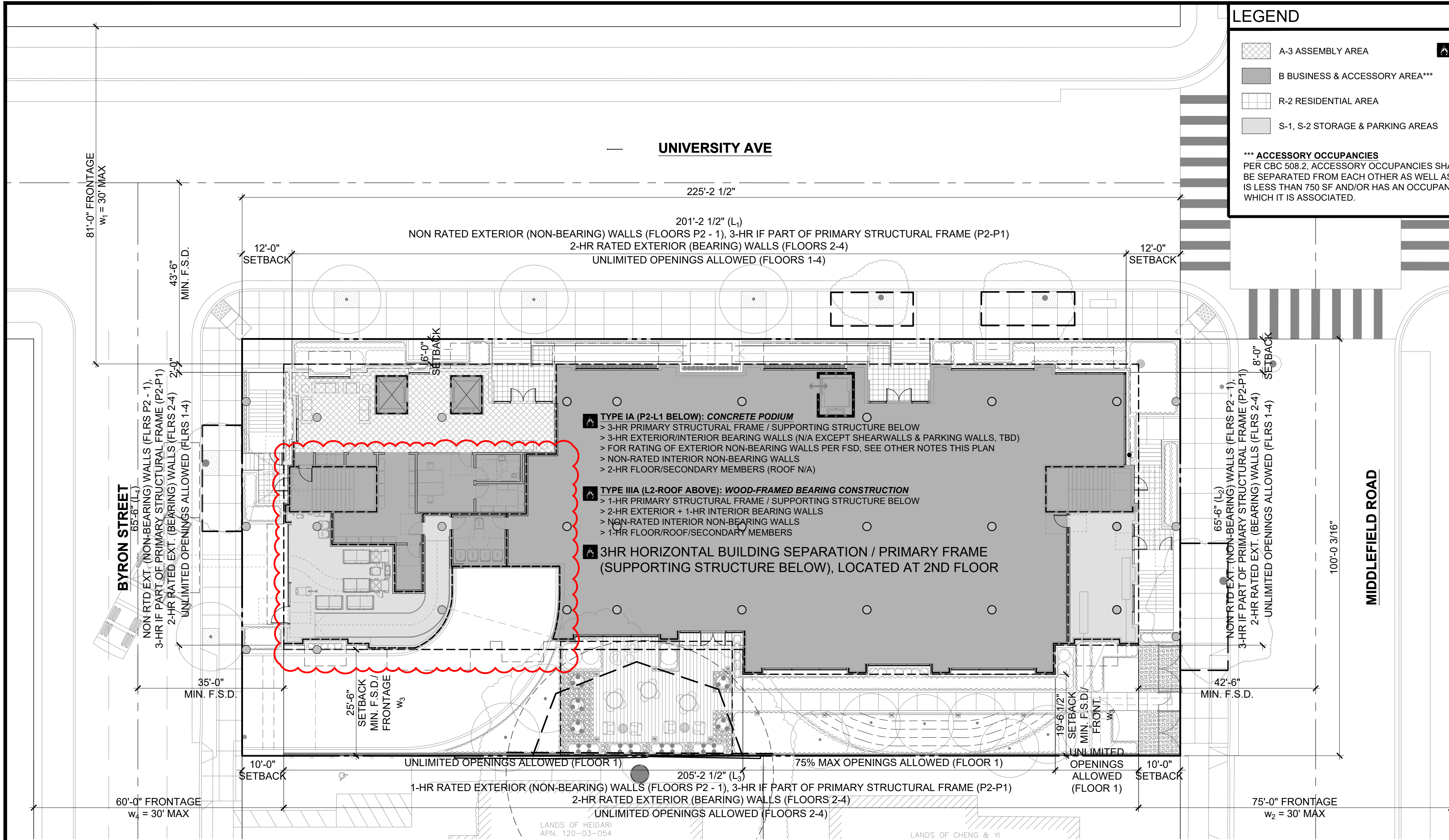
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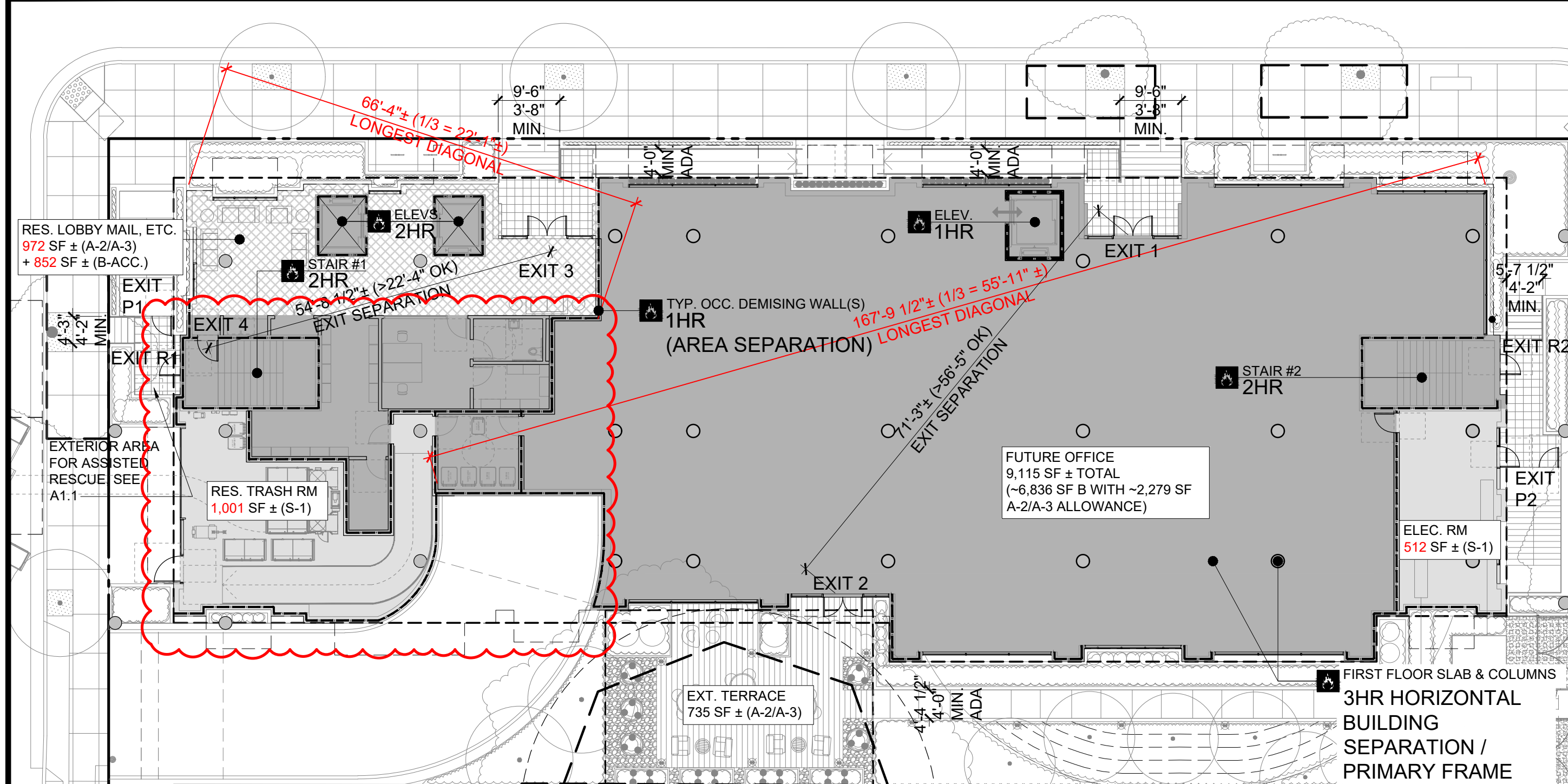
SHEET NUMBER

A0.1





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



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

## LEGEND

	A-3 ASSEMBLY AREA		RATED BUILDING ELEMENT (AS NOTED)		EGRESS PATH OF TRAVEL
	B BUSINESS & ACCESSORY AREA***		* COMMON PATH OF EGRESS (CBC T 1006.2.1) A, M = 75' MAX. (SPRINKLERED) B, S = 100' MAX. (SPRINKLERED)		ACCESSIBLE PATH OF TRAVEL (SEE 3-4)
	R-2 RESIDENTIAL AREA		** 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)		POINT OF DECISION (END OF COMMON PATH OF TRAVEL)
	S-1, S-2 STORAGE & PARKING AREAS				

\*\*\* 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	11,817 SF	0 SF	0 SF
3RD FLR	0 SF	0 SF	13,260 SF	0 SF	0 SF
2ND FLR	0 SF	0 SF	13,176 SF	0 SF	0 SF
1ST FLR	3,251 SF	7,688 SF	0 SF	1,513 SF	0 SF
LEVEL P1	0 SF	0 SF	0 SF	0 SF	19,728 SF
LEVEL P2	0 SF	0 SF	0 SF	0 SF	17,975 SF
TOTAL	7,923 SF	8,616 SF	38,253 SF	1,920 SF	37,703 SF

GRAND TOTAL GROSS BUILDING AREA: 94,415 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 508.2.2, 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/O AREA INCREASE  
ALLOWABLE AREA PER TABLE 506.2:  
84,000 SF WITH FRONTAGE INCREASE FACTOR OF .5 (TYPE IIIA), UNLIMITED (TYPE IA)

> 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: 13,176 SF ACTUAL / 84,000 SF ALLOWED = .157 (OK, < 1)

THIRD FLOOR: R-2 OCC.  
GROUP R-2: 13,260 SF ACTUAL / 84,000 SF ALLOWED = .158 (OK, < 1)

FOURTH FLOOR: R-2 OCC.  
GROUP R-2: 11,817 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 = .742 (OK, < 2 ALLOWED)

THE DESIGN PROPOSES AN OCCUPIED 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)  
DWELLING 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

## SMITH DEVELOPMENT

660 UNIVERSITY  
PALO ALTO, CA 94301



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
05.02.24		AD HOC REVISIONS

PROJECT NUMBER  
21003

SHEET TITLE  
CODE & EGRESS COMPLIANCE

SCALE  
1/16" = 1'-0"

PROJ. N TRUE N  
0 16' 32'

SHEET NUMBER

# A0.2A





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
05.02.24		AD HOC REVISIONS

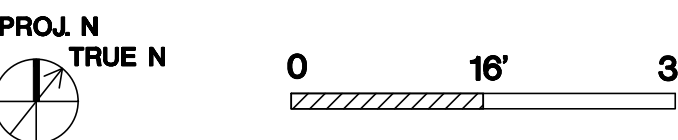
PROJECT NUMBER  
21003

SHEET TITLE

CODE & EGRESS COMPLIANCE

SCALE

1/16" = 1'-0"



SHEET NUMBER

A0.2B

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 31-)
- 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)
- POINT OF DECISION  
(END OF COMMON PATH OF TRAVEL)
- \*\*\* 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 (13,176 SF TOTAL), GROUPS R-2, S-1

CIRCULATION (2,139 SF) GROUP R-2 (1 OCC. / 200 SF)  
2,139 / 200 = 11 OCCUPANTS

STORAGE (188 SF, ELEC. + TRASH ROOMS), GROUP S-1 (1 OCC. / 300 SF)  
188 / 300 = 1 OCC.

22 RESIDENTIAL UNITS (10,846 SF), GROUP R-2 (1 OCC. / 200 SF)  
10,846 / 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. EA / 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 B1/B2/B3** (442 - 450 SF) W/ BALCONY TYPE 2, TYP. OF 7  
450 / 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** (665 SF) W/ (2) BALCONY TYPE 2, TYP. OF 1  
665 / 200 = 4 OCC. (INT) + 2 (EXT) = 6 OCC. TOTAL

**SUBTOTAL UNIT OCCUPANTS: 91**

BALCONY CALCULATIONS, INCLUDED 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 (13,260 SF TOTAL), GROUPS R-2, S-1

CIRCULATION (2,139 SF) GROUP R-2 (1 OCC. / 200 SF)  
2,139 / 200 = 11 OCCUPANTS

STORAGE (188 SF, ELEC. + TRASH ROOMS), GROUP S-1 (1 OCC. / 300 SF)  
188 / 300 = 1 OCC.

22 RESIDENTIAL UNITS (10,355 SF), GROUP R-2 (1 OCC. / 200 SF)  
10,355 / 200 = 55 OCC. (BY AREA) **USE SUB-CALC BELOW BY UNIT**

**UNIT TYPE A1/A2** (419 - 462 SF) W/ BALCONY TYPE 1, TYP. OF 5  
462 / 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** (665 SF) W/ (2) BALCONY TYPE 2, TYP. OF 1  
665 / 200 = 4 OCC. (INT) + 2 (EXT) = 6 OCC. TOTAL

**SUBTOTAL UNIT OCCUPANTS: 94**

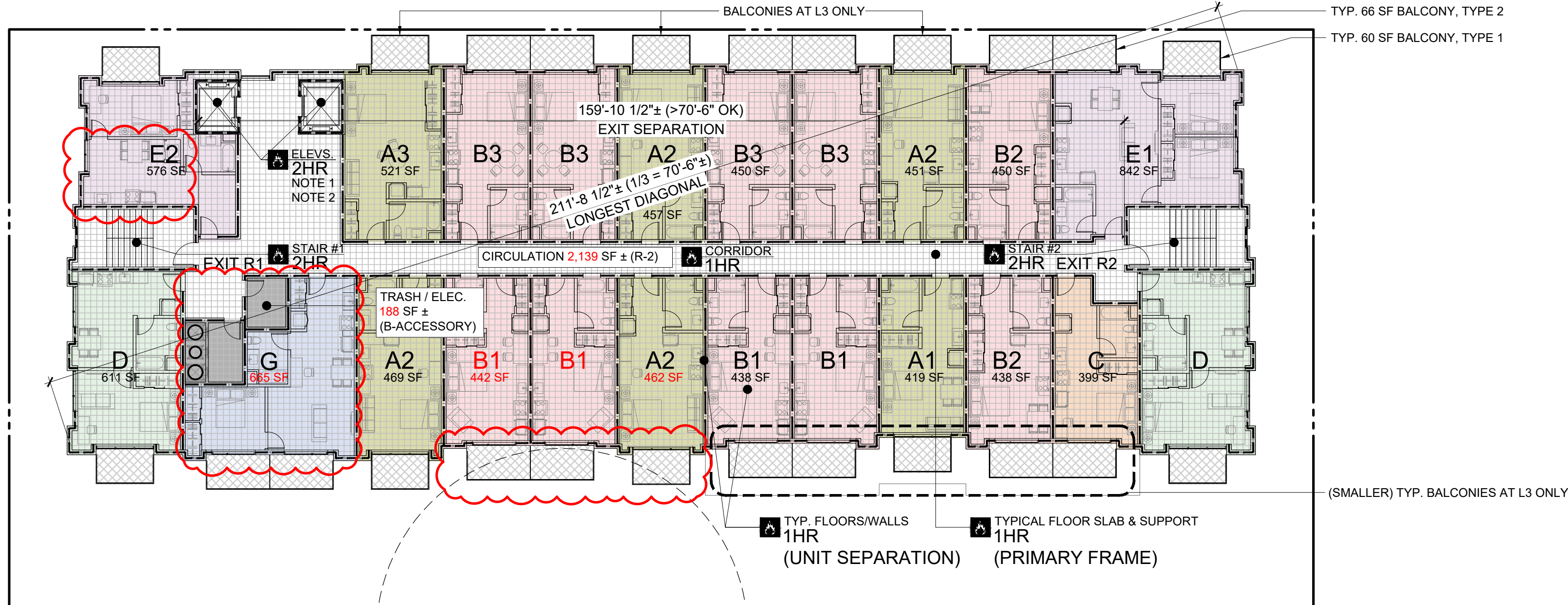
BALCONY CALCULATIONS, INCLUDED ABOVE (CALCULATED AT 1/200 SF AS ACCESSORY TO PRIVATE RESIDENTIAL AREA):  
9 TYPE 1 BALCONIES 60 SF EA. / 200 = 1 OCC. EA.  
12 TYPE 2 BALCONIES 66 SF EA. / 200 = 1 OCC. EA.

106 TOTAL RESIDENTIAL OCCUPANTS (2 EXITS REQUIRED / PROVIDED)

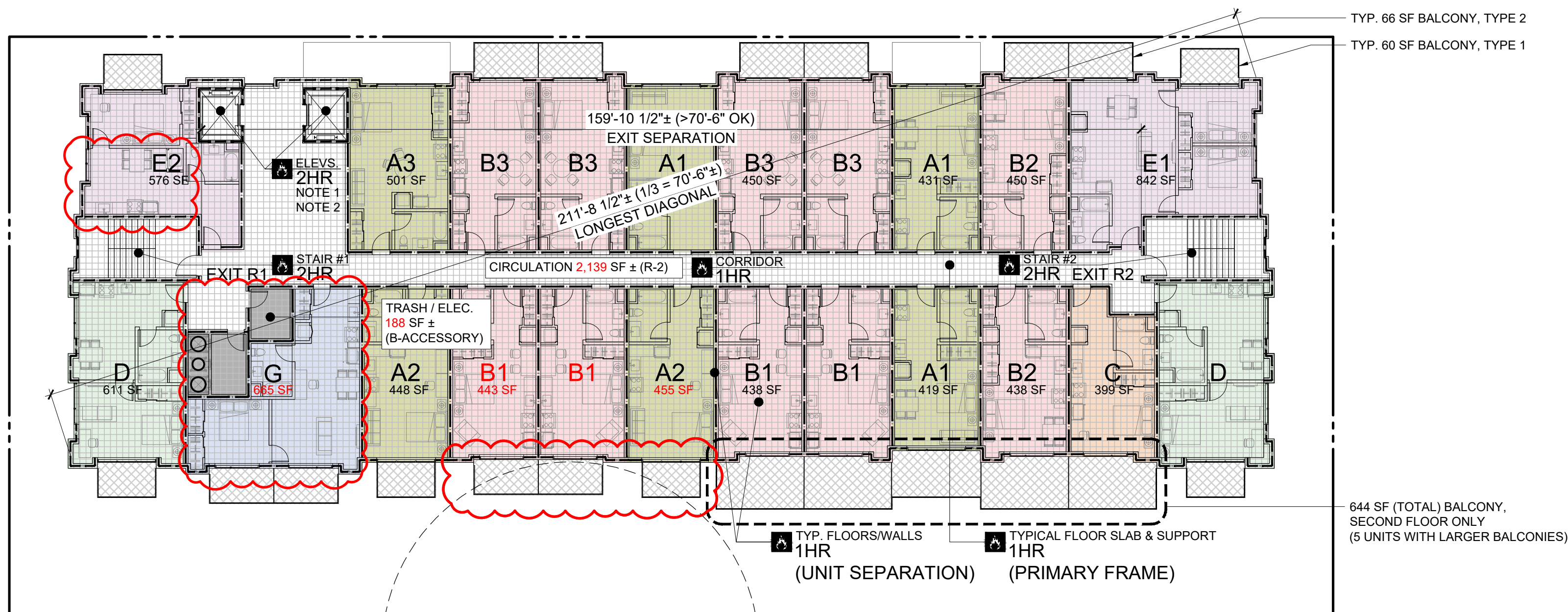
RESIDENTIAL EGRESS (DOOR) WIDTH: 106 X 0.2 = 21.2' MIN. REQ.  
2 DOORS (EXITS R1 & R2) @ 32" MIN. CLR. EA. (64" TOTAL) PROV.

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

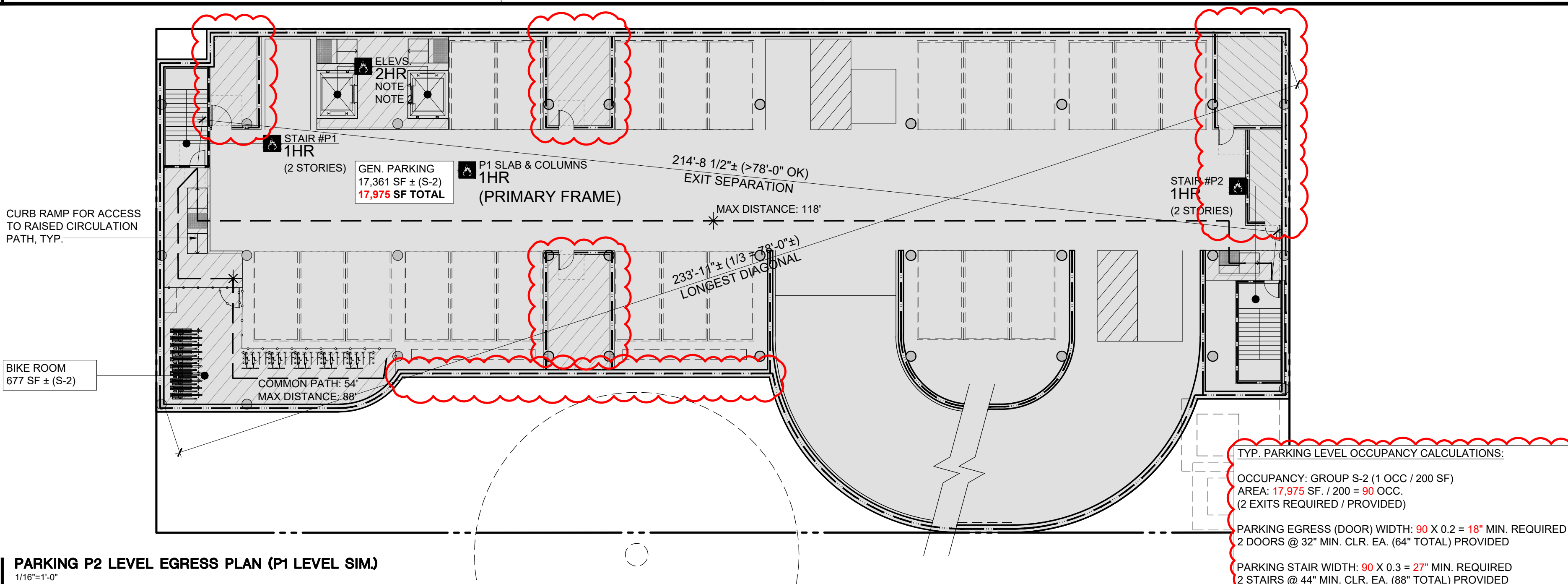
3 THIRD FLOOR EGRESS PLAN  
1/16"=1'-0"



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



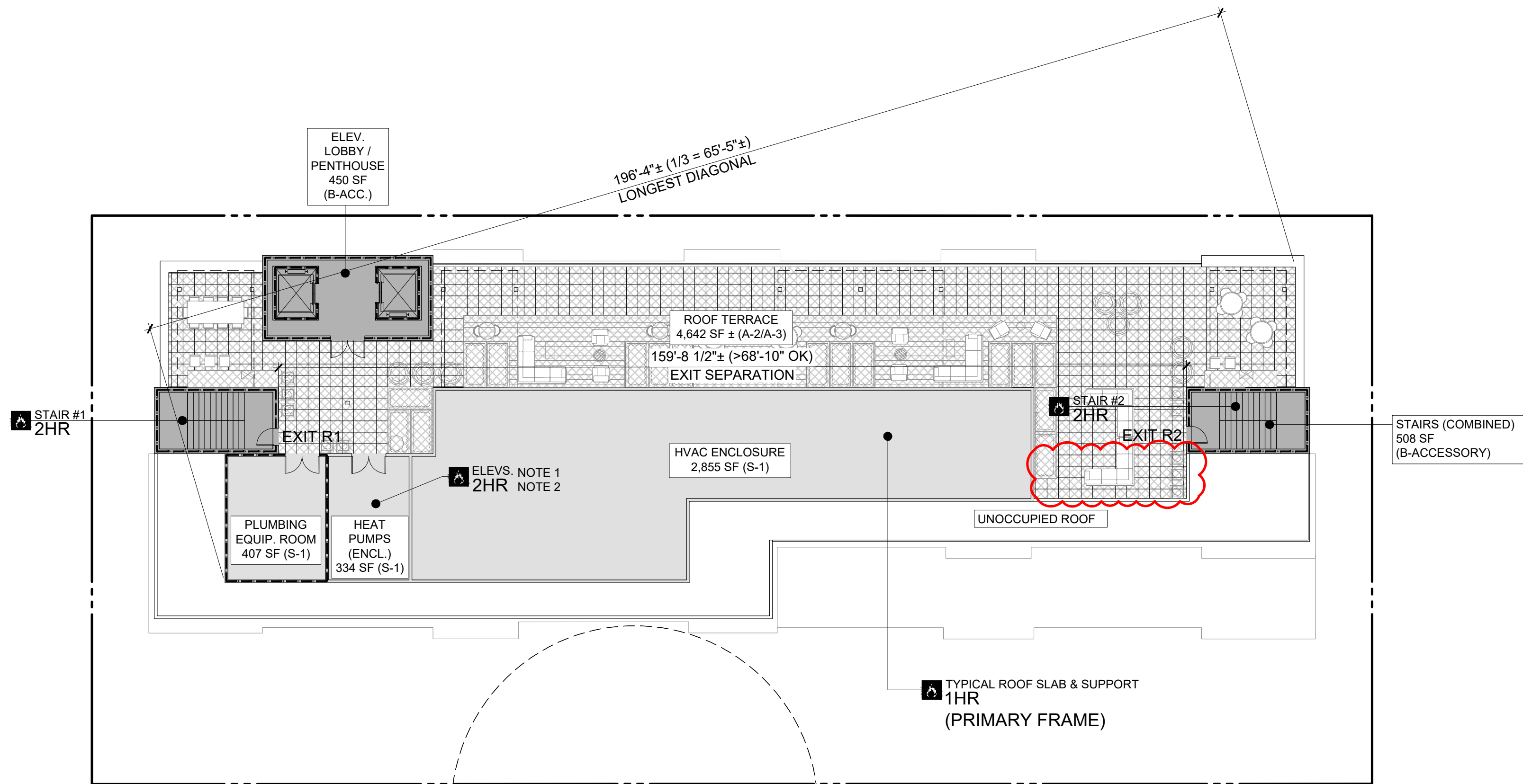
1 PARKING P2 LEVEL EGRESS PLAN (P1 LEVEL SIM.)  
1/16"=1'-0"





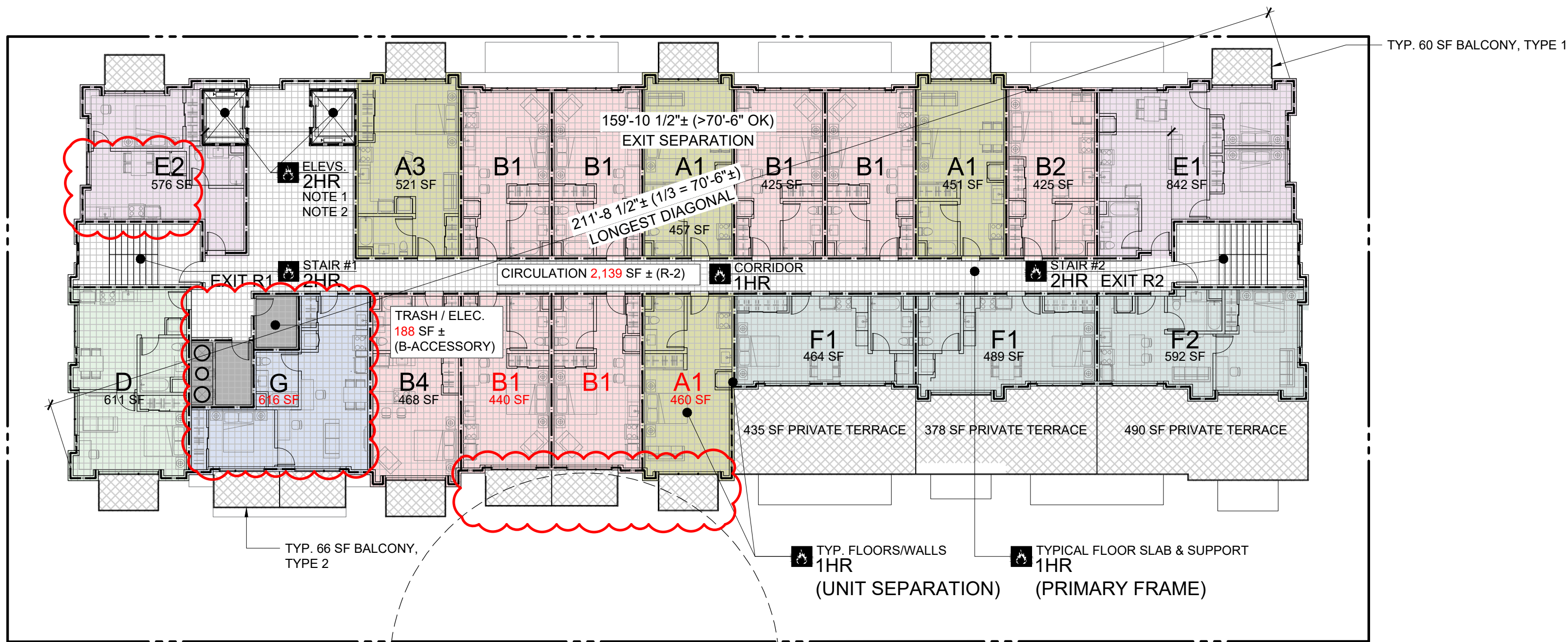
2

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/-)
  - 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)
  - POINT OF DECISION (END OF COMMON PATH OF TRAVEL)
- \*\*\* 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 (4,554 SF TOTAL INTERIOR/ENCL. + 4,642 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.

FOURTH FLOOR RESIDENTIAL OCCUPANCY CALCULATIONS:  
RESIDENTIAL OCCUPANCY (11,817 SF TOTAL), GROUPS R-2, S-1

CIRCULATION (2,139 SF) GROUP R-2 (1 OCC. / 200 SF)  
2,139 / 200 = 11 OCCUPANTS

STORAGE (188 SF, ELEC. + TRASH ROOMS), GROUP S-1 (1 OCC. / 300 SF)  
188 / 300 = 1 OCC.

19 RESIDENTIAL UNITS (9,580 SF), GROUP R-2 (1 OCC. / 200 SF)  
9,580 / 200 = 48 OCC. (BY AREA) USE SUB-CALC BELOW BY UNIT

UNIT TYPE A1 (451 - 460 SF) W/ BALCONY TYPE 1, TYP. OF 3  
475 / 200 = 3 OCC. (INT) + 1 OCC. (EXT) = 4 OCC. / 12 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 SF) W/O BALCONY, TYP. OF 5  
440 / 200 = 3 OCC. (INT) = 3 OCC. EA. / 15 TOTAL

UNIT TYPE B1 (440 SF) W/ BALCONY TYPE 2, TYP. OF 2  
440 / 200 = 3 OCC. (INT) + 1 OCC. (EXT) = 4 OCC. EA. / 8 TOTAL

UNIT TYPE B4 (468 SF) W/ BALCONY TYPE 1, TYP. OF 1  
468 / 200 = 3 OCC. (INT) + 1 OCC. (EXT) = 4 OCC. 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 (616 SF) W/ (2) BALCONY TYPE 2, TYP. OF 1  
616 / 200 = 4 OCC. (INT) + 2 OCC. (EXT) = 6 OCC. TOTAL

SUBTOTAL UNIT OCCUPANTS: 77

BALCONY CALCULATIONS, INCLUDED ABOVE (CALCULATED AT 1/200 SF AS ACCESSORY TO PRIVATE RESIDENTIAL AREA):  
7 TYPE 1 BALCONIES 60 SF EA. / 200 = 1 OCC. EA.  
2 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.

89 TOTAL RESIDENTIAL OCCUPANTS (2 EXITS REQUIRED / PROVIDED)

RESIDENTIAL EGRESS (DOOR) WIDTH: 89 X 0.2 = 17.8" MIN. REQ.  
2 DOORS (EXITS R1 & R2) @ 32" MIN. CLR. EA. (64" TOTAL) PROV.

RESIDENTIAL STAIR WIDTH: 89 X 0.3 = 26.7" MIN. REQ.  
2 STAIRS (EXITS R1 & R2) @ 50" MIN. CLR. EA. (100" TOTAL) PROV.

## SMITH DEVELOPMENT

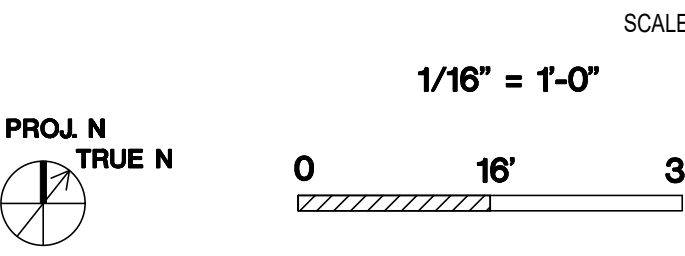
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PALO ALTO, CA 94301



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
05.02.24		AD HOC REVISIONS

PROJECT NUMBER  
21003

SHEET TITLE  
CODE & EGRESS COMPLIANCE



SHEET NUMBER

A0.2C





KEY PLAN  
N.T.S.



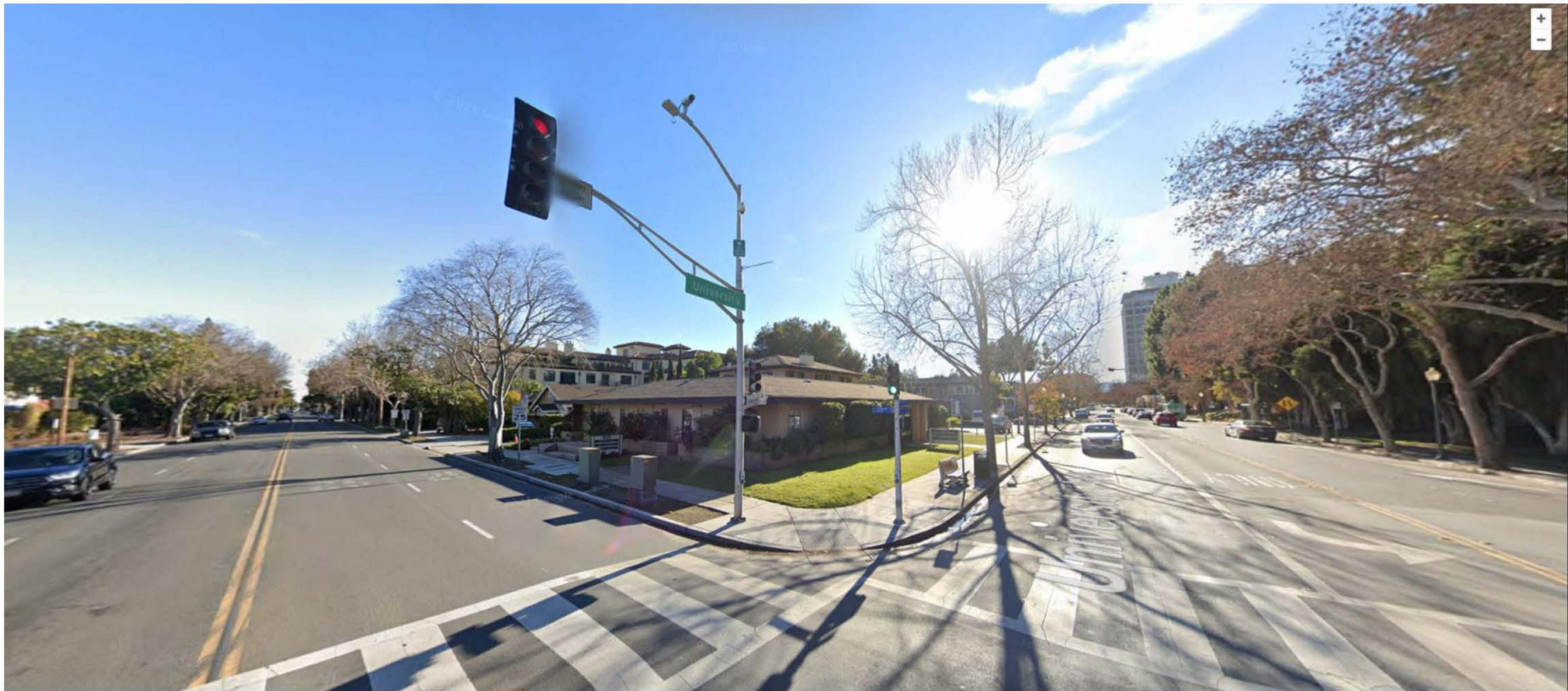
1 VIEW TO OAK TREE FROM BYRON AVE  
N.T.S.



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.

## SMITH DEVELOPMENT

660 UNIVERSITY  
PALO ALTO, CA 94301



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
	05.02.24	AD HOC REVISIONS

PROJECT NUMBER  
21003

SHEET TITLE

EXISTING SITE PHOTOS

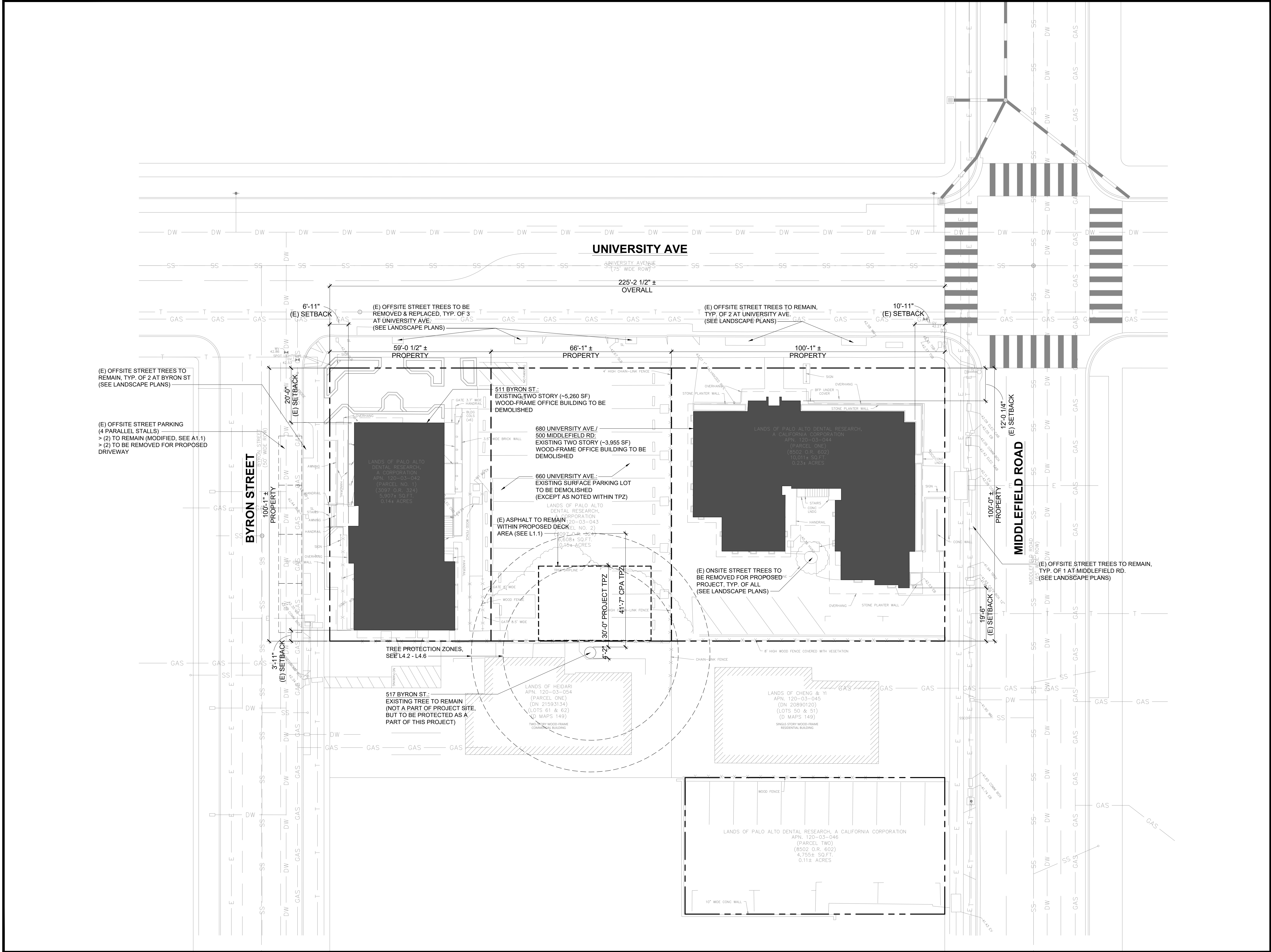
SCALE

N.T.S.

SHEET NUMBER

A0.3





SMITH DEVELOPMENT

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PALO ALTO, CA 94301

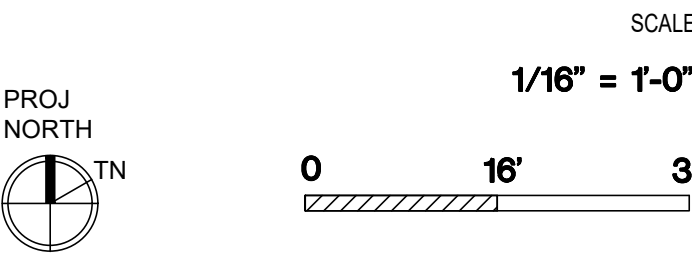


ARCHITECTS  
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
12.01.21		PLANNING SUBMITTAL
05.13.22		PLANNING RESUBMITTAL #1
08.15.22		PLANNING RESUBMITTAL #2
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12.21.23		PLANNING RESUBMITTAL #6
02.07.24		PLANNING RESUBMITTAL #7
05.02.24		AD HOC REVISIONS

PROJECT NUMBER  
21003

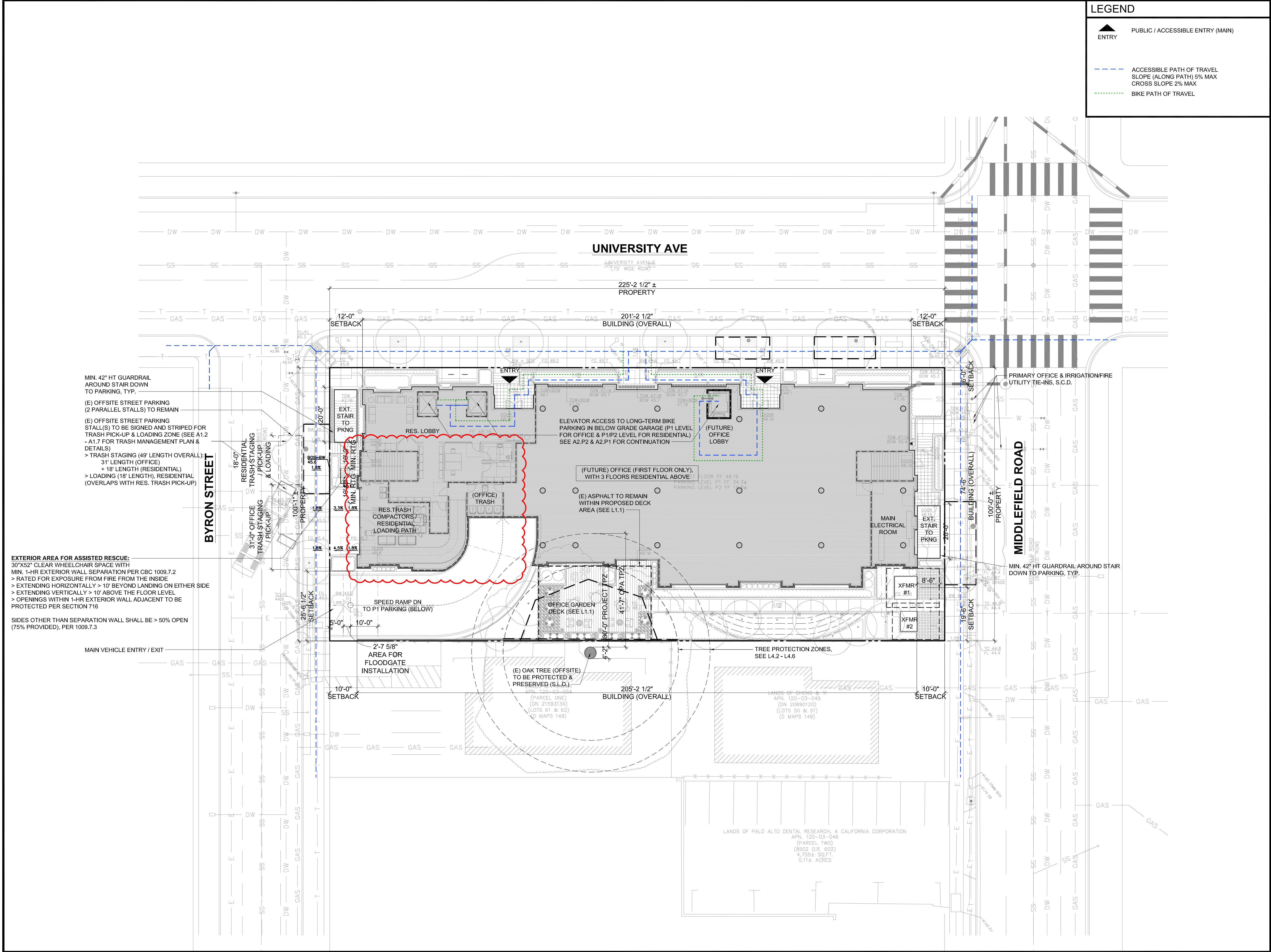
SHEET TITLE  
EXISTING  
SITE PLAN



SHEET NUMBER

A1.0





LEGEND

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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ARCHITECTS  
KORTH SUNSERI HAGEY

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02.07.24		PLANNING RESUBMITTAL #7
05.02.24		AD HOC REVISIONS

PROJECT NUMBER  
21003

SHEET TITLE  
PROPOSED  
SITE PLAN

SCALE  
1/16" = 1'-0"

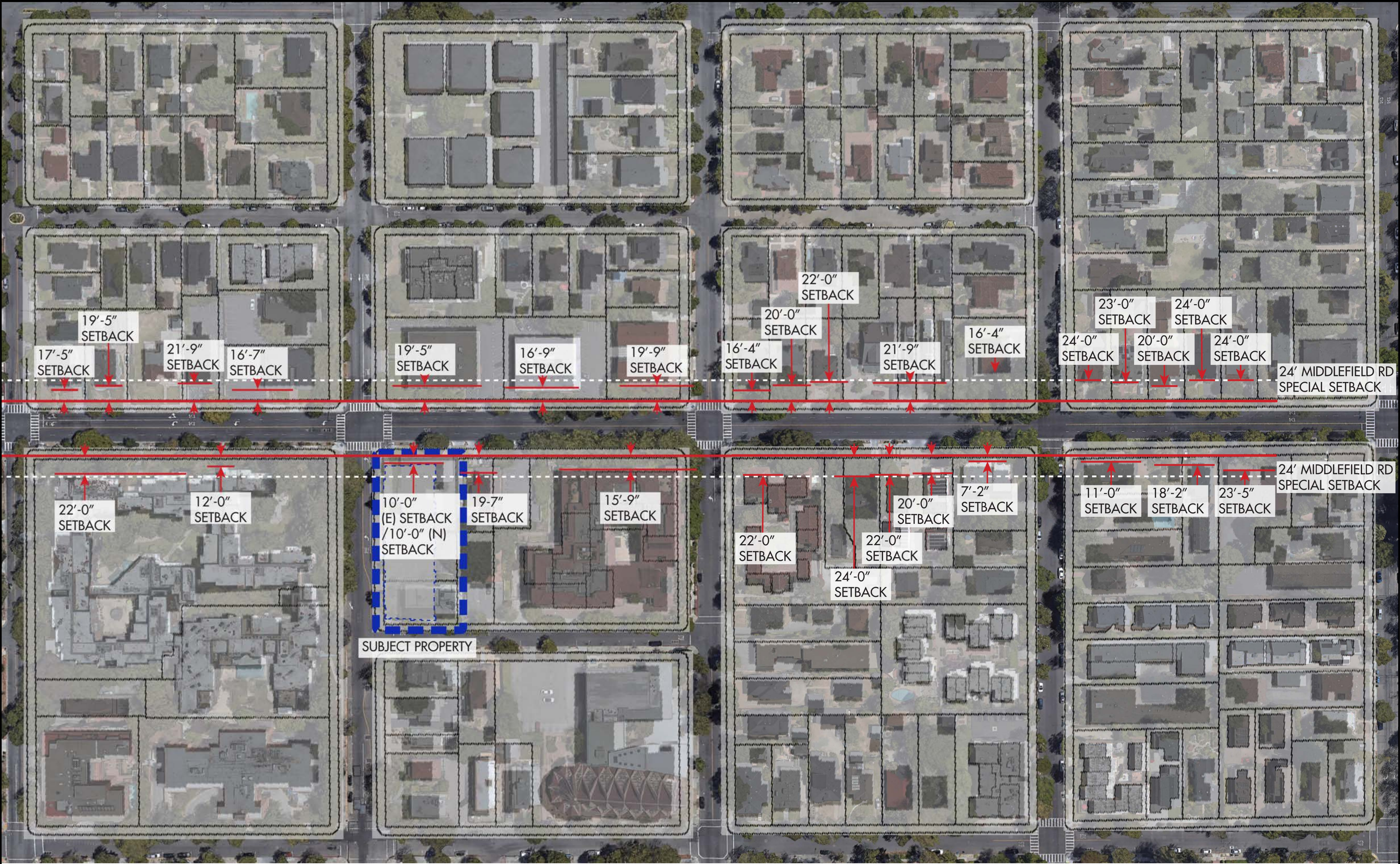
PROJ NORTH

0 16' 32'

SHEET NUMBER

A1.1





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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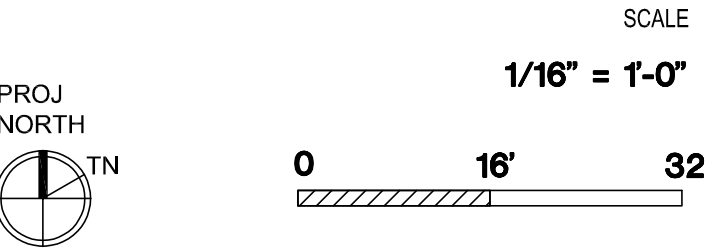


ARCHITECTS  
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
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	02.07.24	PLANNING RESUBMITTAL #7
	05.02.24	AD HOC REVISIONS

PROJECT NUMBER  
21003

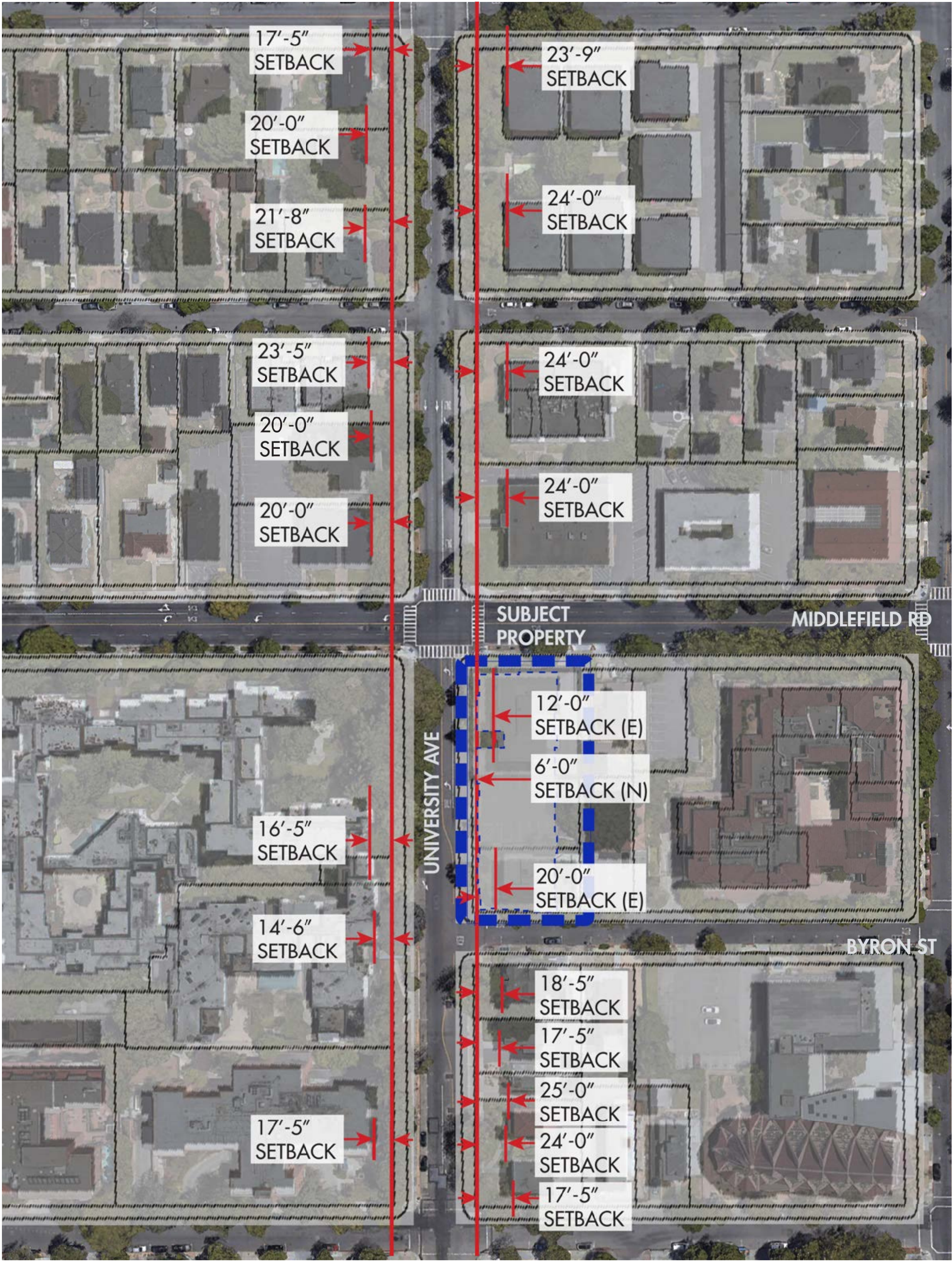
SHEET TITLE  
OVERALL NEIGHBORHOOD  
CONTEXT SITE PLAN



SHEET NUMBER

A1.1B





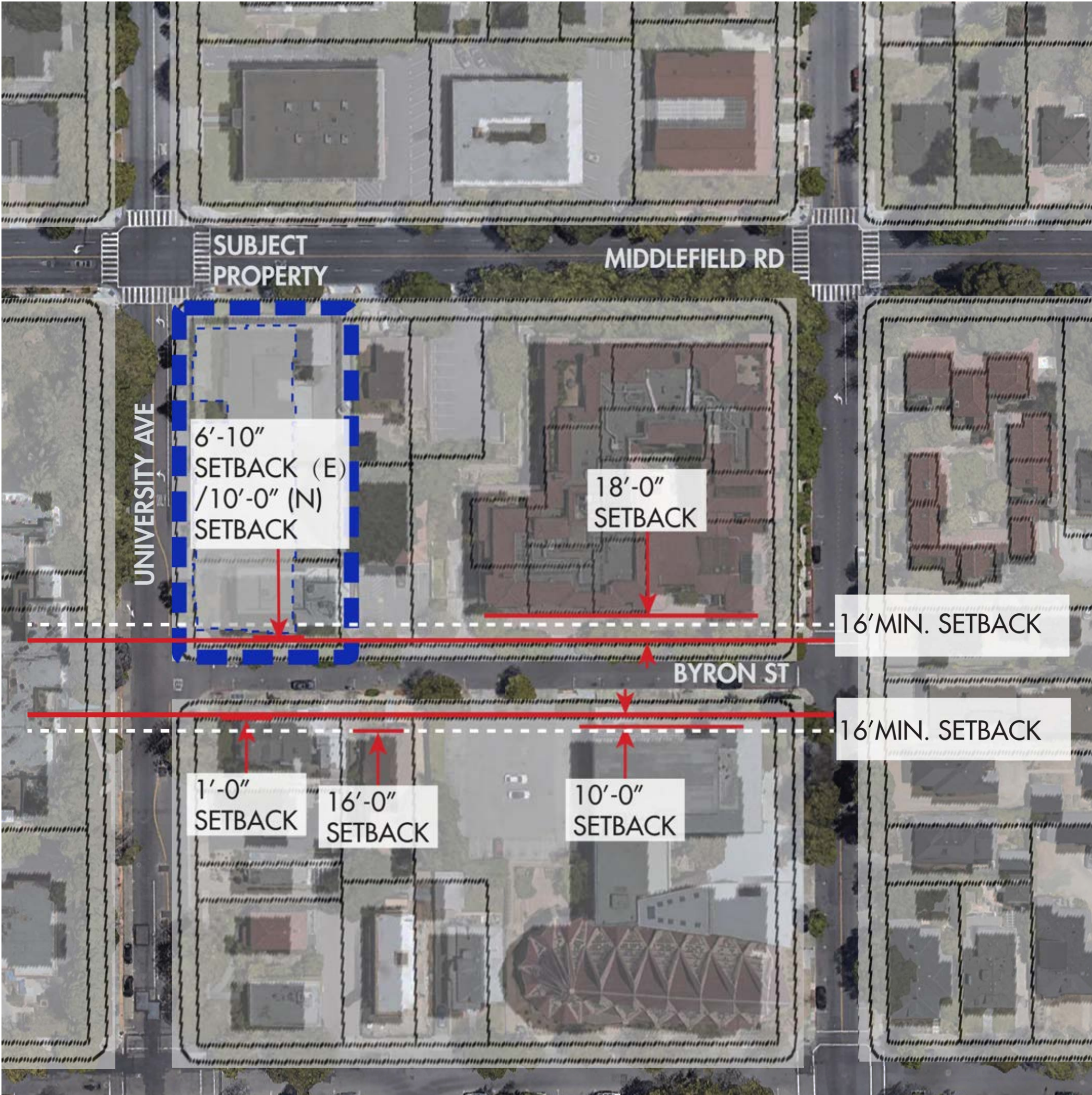
UNIVERSITY AVE SETBACKS

**SETBACKS (PAMC 18.13.040 TABLE 2):**  
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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

SMITH DEVELOPMENT

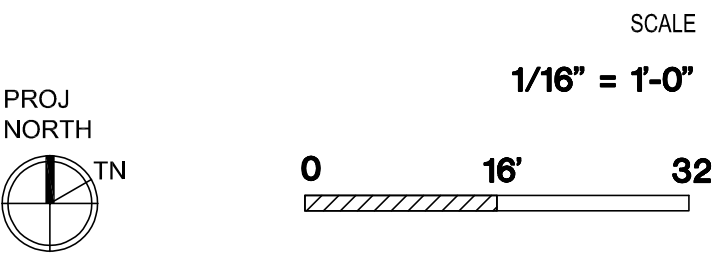
660 UNIVERSITY  
PALO ALTO, CA 94301



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
	05.02.24	AD HOC REVISIONS

PROJECT NUMBER  
21003

SHEET TITLE  
**OVERALL NEIGHBORHOOD  
CONTEXT SITE PLAN**



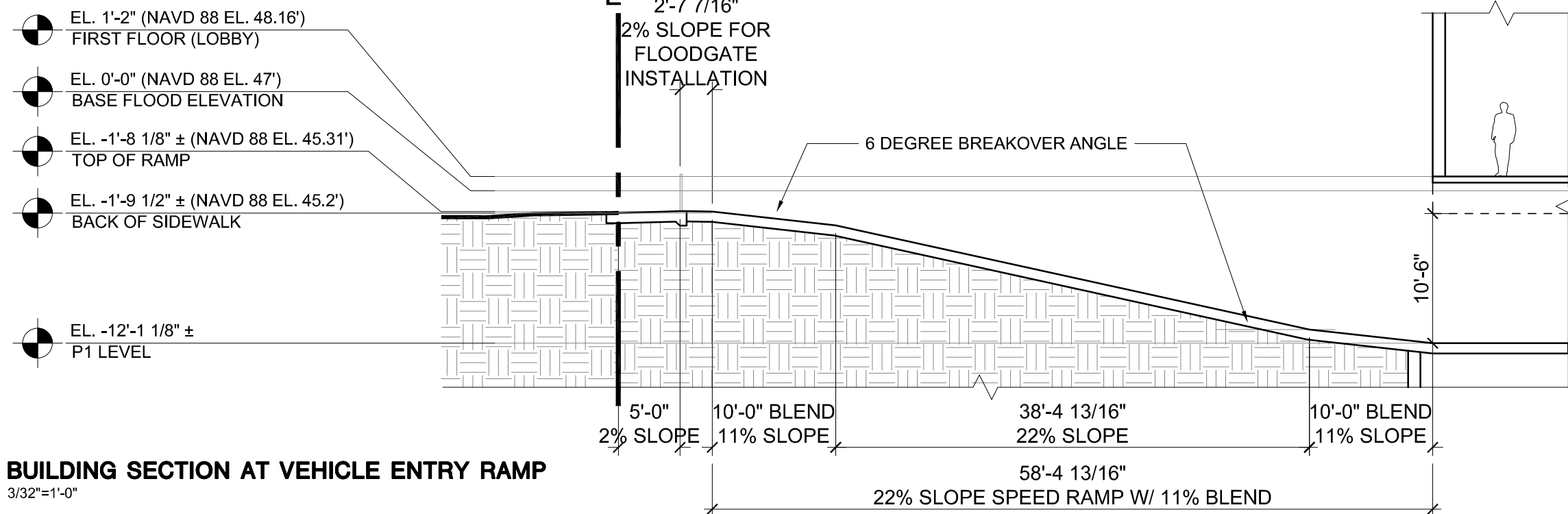
SHEET NUMBER

A1.1C









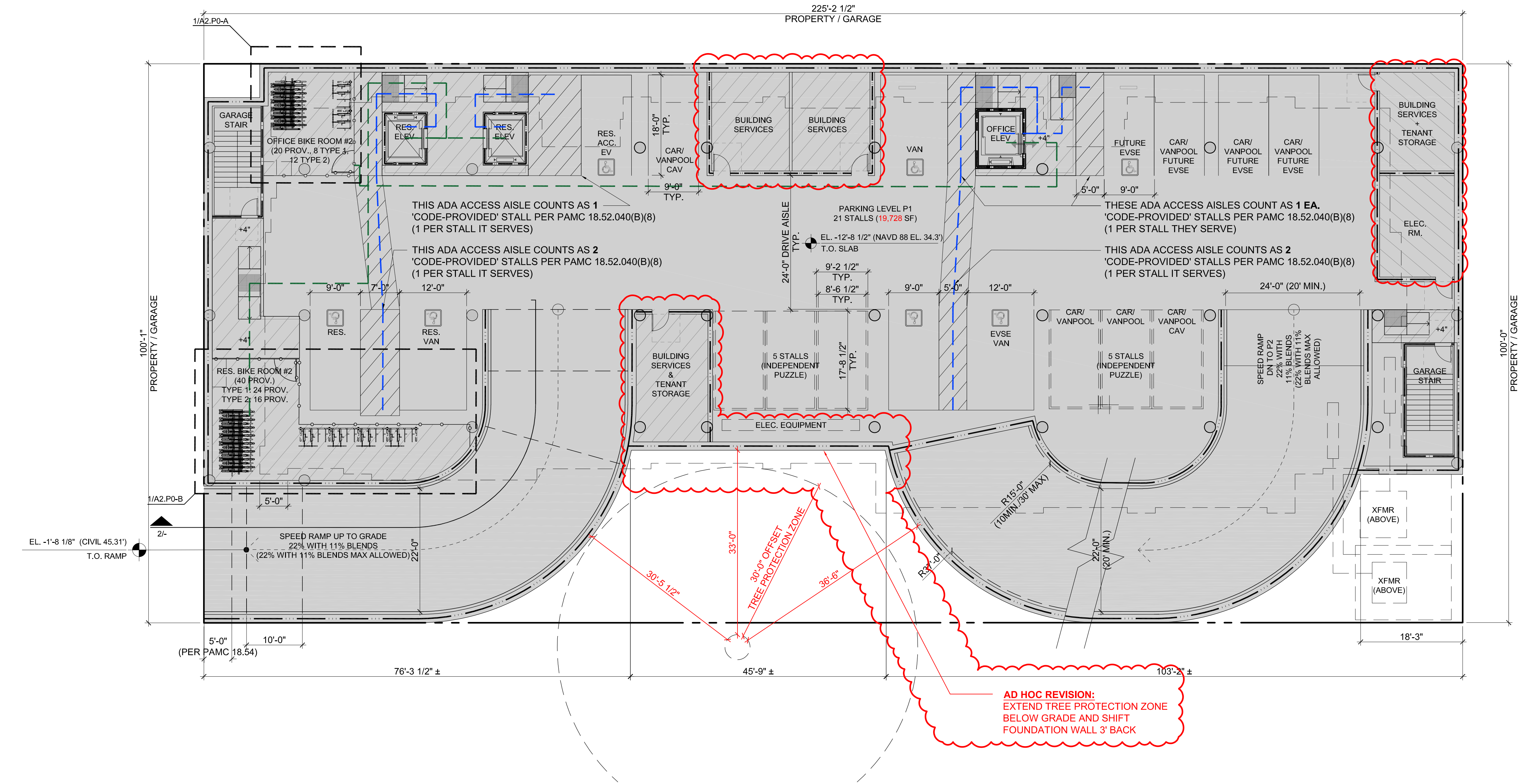
- LEGEND**
- ENTRY PUBLIC / ACCESSIBLE ENTRY (MAIN)
  - ACCESS PUBLIC / ACCESSIBLE ACCESS (TO PARKING, AMENITIES, ETC.)
  - ACCESSIBLE PATH OF TRAVEL SLOPE (ALONG PATH) 5% MAX CROSS SLOPE 2% MAX
  - BIKE PATH OF TRAVEL
  - 1-HR RATED WALL, SEE A0.2A - C FOR MORE INFORMATION
  - 2-HR RATED WALL, SEE A0.2A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

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2 BUILDING SECTION AT VEHICLE ENTRY RAMP  
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 3" 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

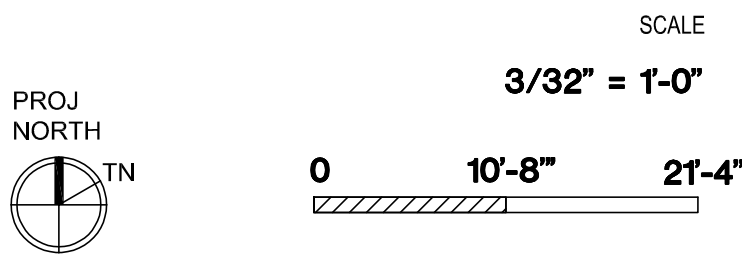
1 STD STALL (CAV & CARPOOL/VANPOOL DESIGNATED) + 7 CODE PROVIDED STALLS (ADA ACCESS AISLES)  
10 PUZZLE STALLS (INCL. CAV & CARPOOL/VANPOOL DESIGNATED)

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

ISSUES AND REVISIONS		
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	02.07.24	PLANNING RESUBMITTAL #7
	05.02.24	AD HOC REVISIONS

PROJECT NUMBER  
21003

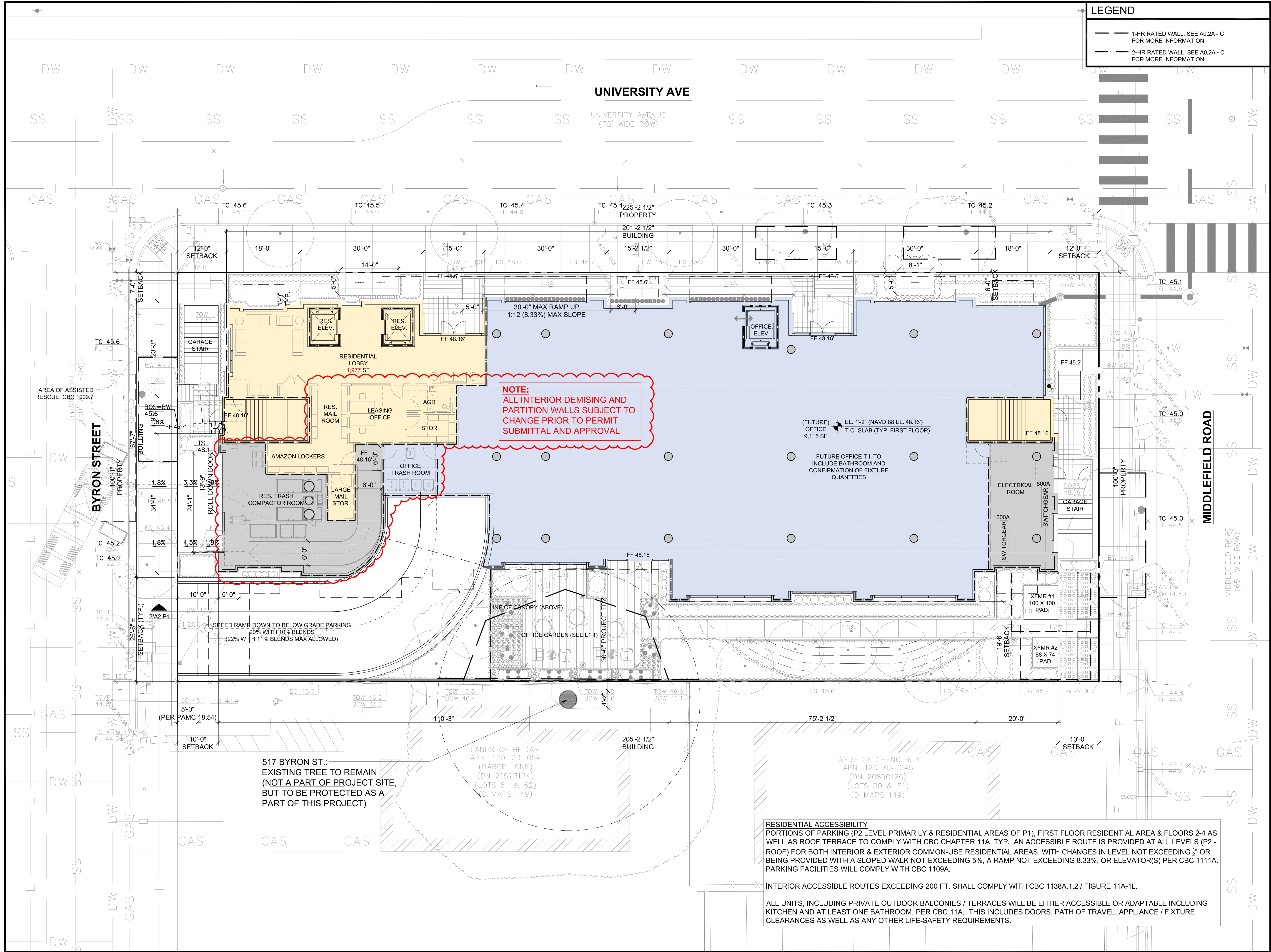
SHEET TITLE  
**PROPOSED PLAN  
BELOW GRADE PARKING LEVEL P1**



SHEET NUMBER

A2.P1





## SMITH DEVELOPMENT

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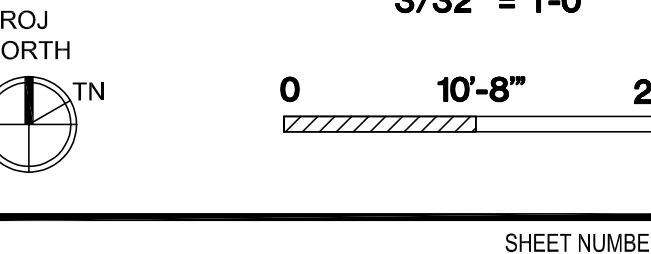
ARCHITECTS  
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
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05.02.24		AD HOC REVISIONS

PROJECT NUMBER  
21003

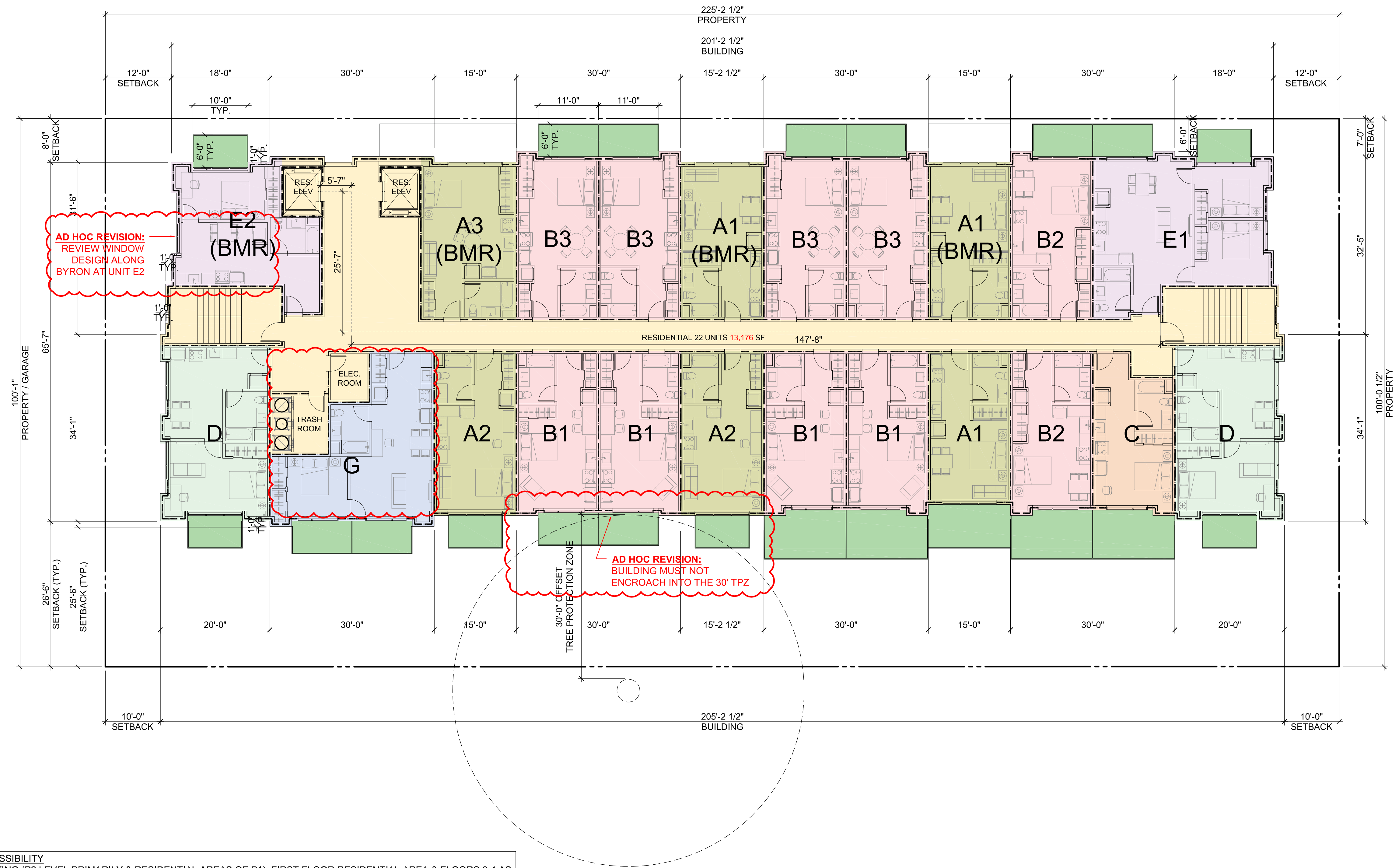
SHEET TITLE  
PROPOSED PLAN  
FIRST FLOOR

SCALE  
3/32" = 1'-0"



A2.1





**LEGEND**

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

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

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	12.21.23	PLANNING RESUBMITTAL #6
	02.07.24	PLANNING RESUBMITTAL #7
	05.02.24	AD HOC REVISIONS

PROJECT NUMBER  
21003

SHEET TITLE  
**PROPOSED PLAN  
SECOND FLOOR**

SCALE  
**3/32" = 1'-0"**



0 10'-8" 21'-4"

SHEET NUMBER

**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 1/4" 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.

A2.2A





LEGEND

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

SMITH DEVELOPMENT

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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
	05.02.24	AD HOC REVISIONS

PROJECT NUMBER  
21003

SHEET TITLE  
PROPOSED PLAN  
THIRD FLOOR

SCALE  
3/32" = 1'-0"



0 10'-8" 21'-4"

SHEET NUMBER

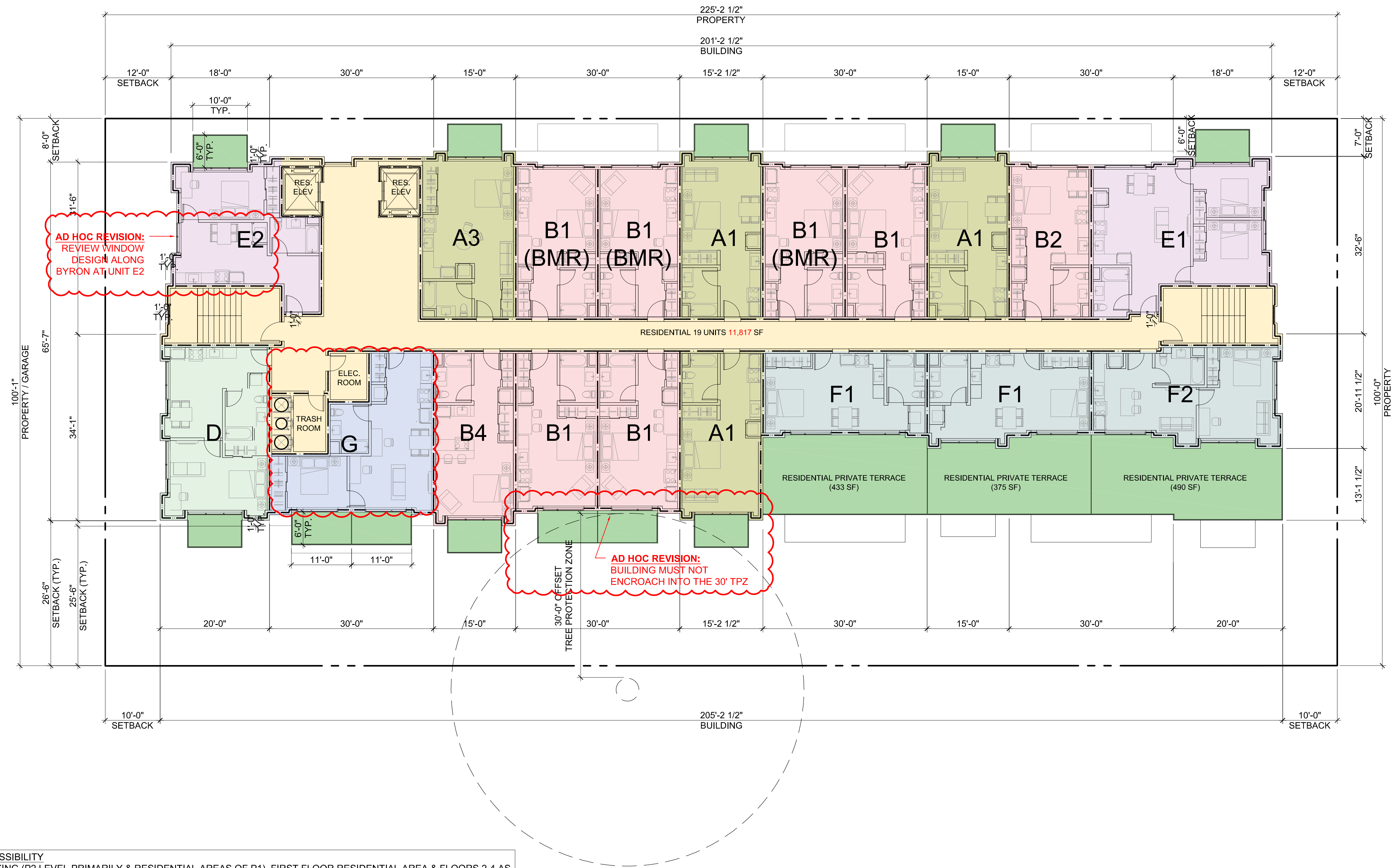
RESIDENTIAL ACCESSIBILITY  
PORTIONS OF PARKING (P2 LEVEL PRIMARILY & RESIDENTIAL AREAS OF P1), FIRST FLOOR RESIDENTIAL AREA & FLOORS 2-4 AS WELL AS ROOF TERRACE TO COMPLY WITH CBC CHAPTER 11A, TYP. AN ACCESSIBLE ROUTE IS PROVIDED AT ALL LEVELS (P2 - ROOF) FOR BOTH INTERIOR & EXTERIOR COMMON-USE RESIDENTIAL AREAS, WITH CHANGES IN LEVEL NOT EXCEEDING 1/4" 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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A2.2B





**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 1/4" 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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LEGEND	
	1-HR RATED WALL, SEE A0.2A - C FOR MORE INFORMATION
	2-HR RATED WALL, SEE A0.2A - C FOR MORE INFORMATION

SMITH DEVELOPMENT

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PALO ALTO, CA 94301

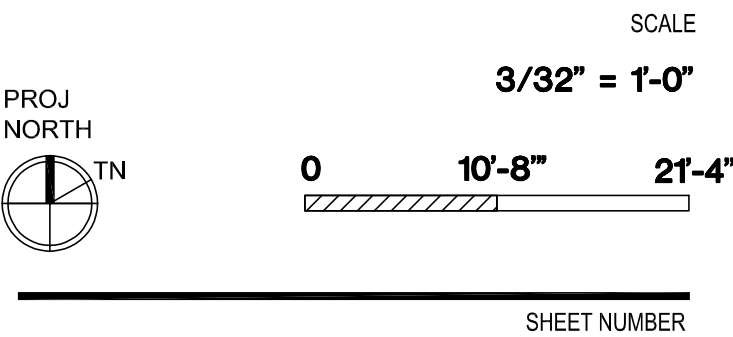


ARCHITECTS  
KORTH SUNSERI HAGEY

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	05.02.24	AD HOC REVISIONS

PROJECT NUMBER  
21003

SHEET TITLE  
PROPOSED PLAN  
FOURTH FLOOR



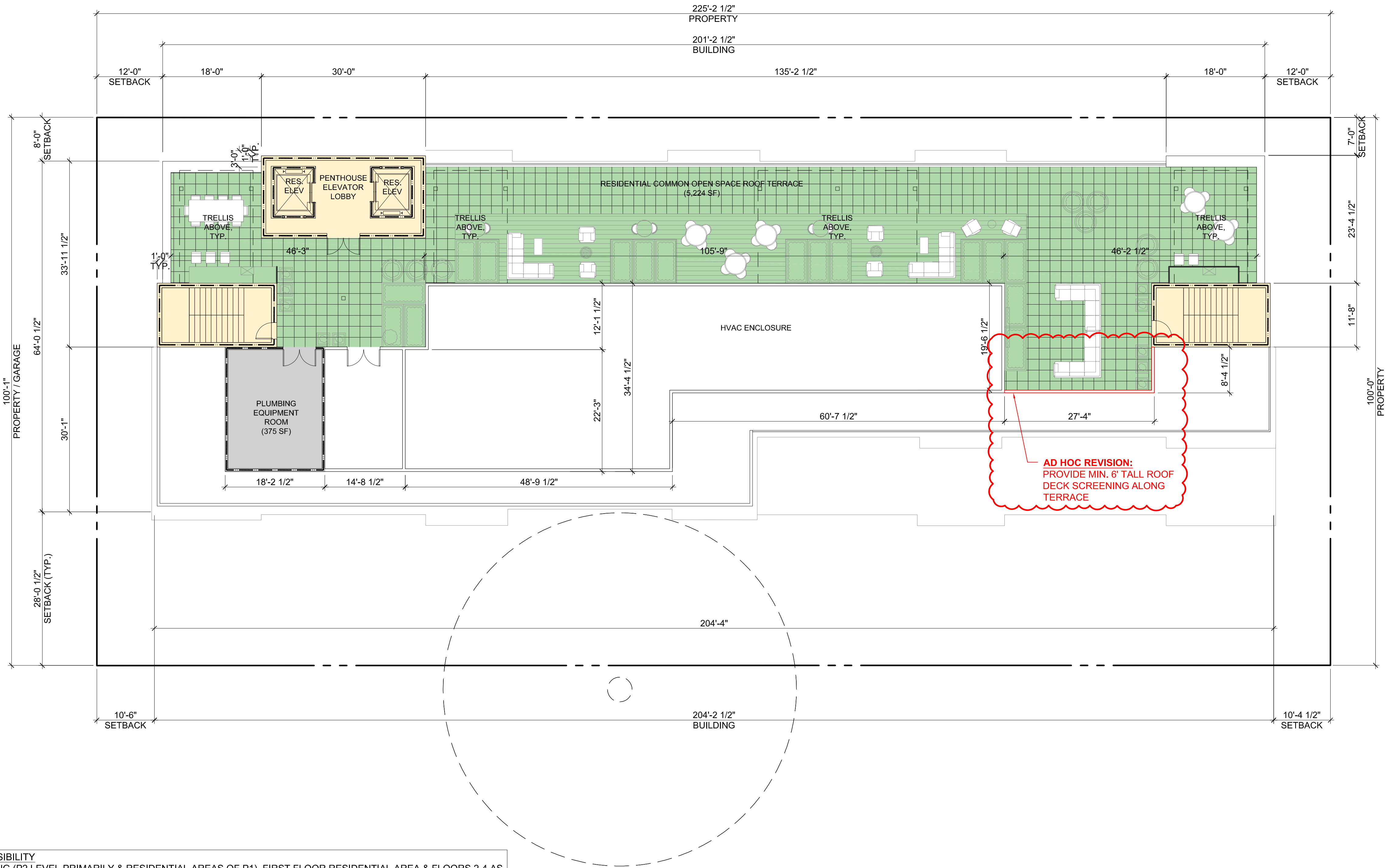
A2.3



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ARCHITECTS  
KORTH SUNSERI HAGEY



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  $\frac{1}{4}$ " 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.

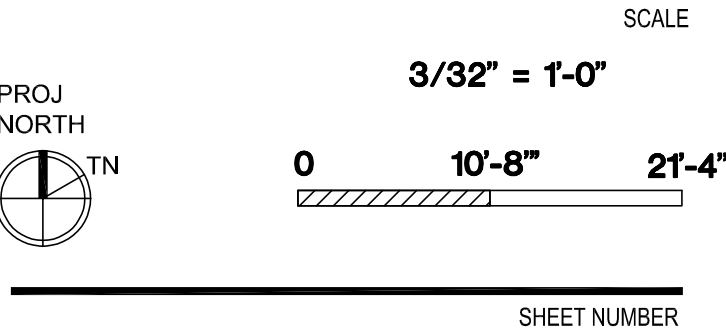
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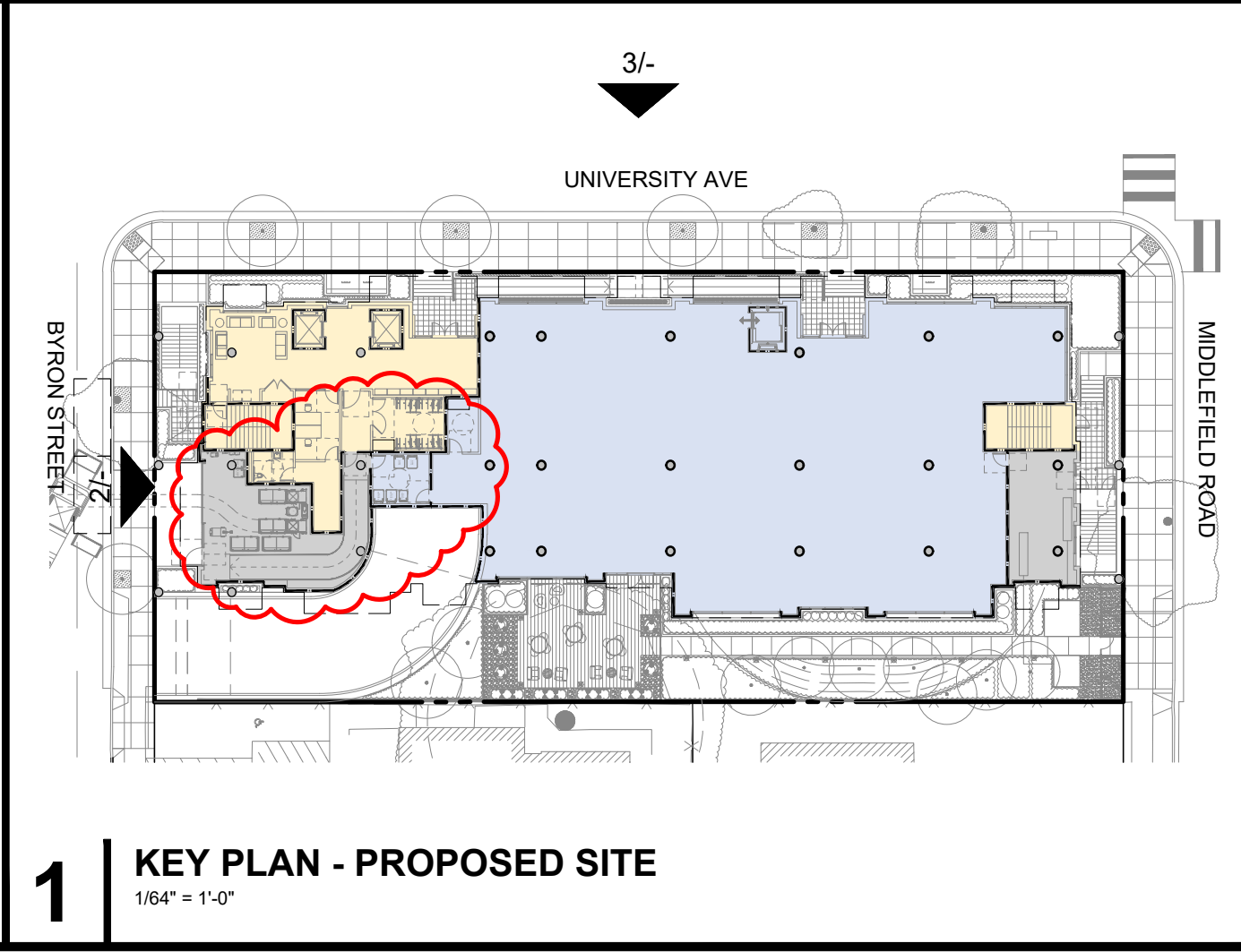
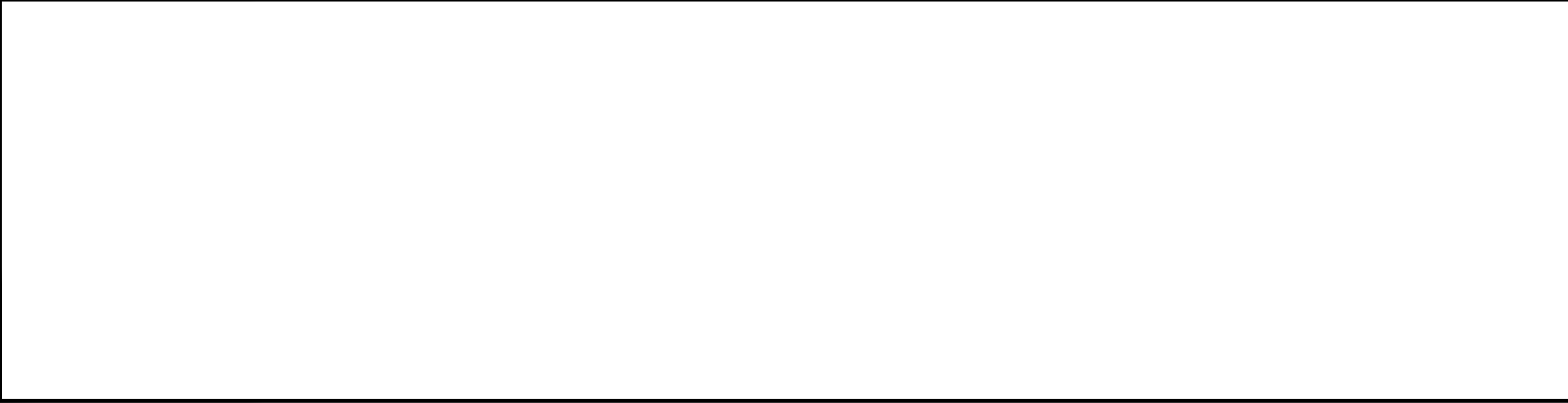
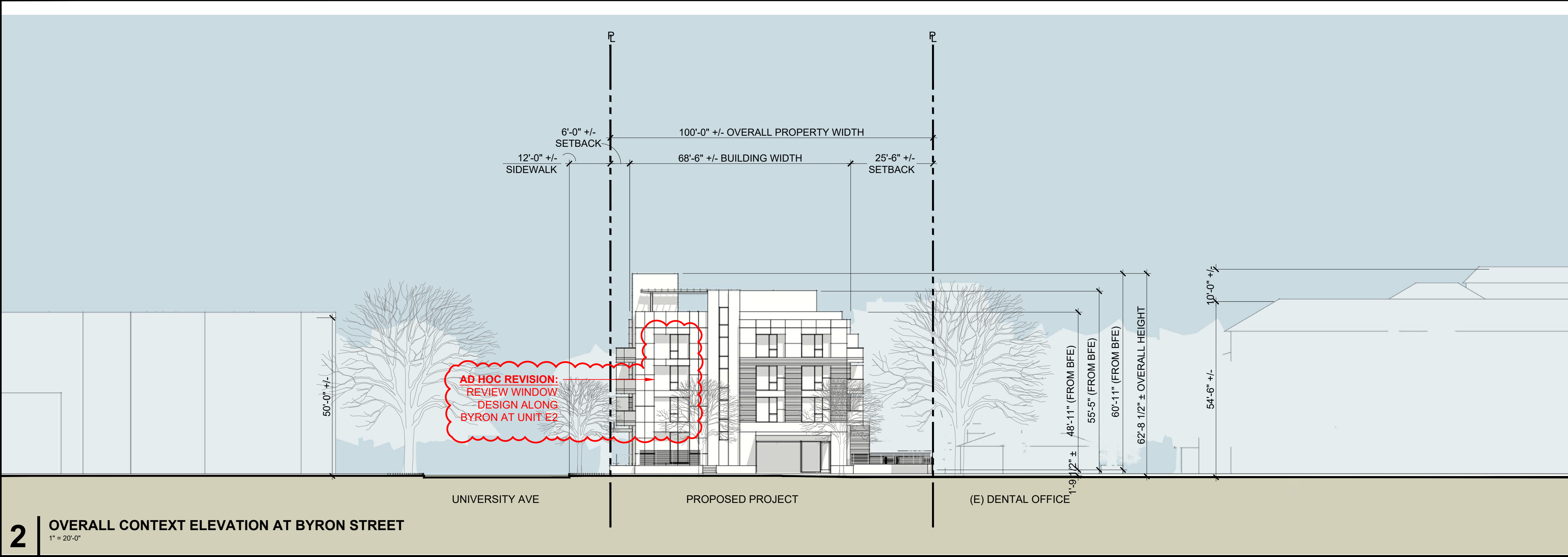
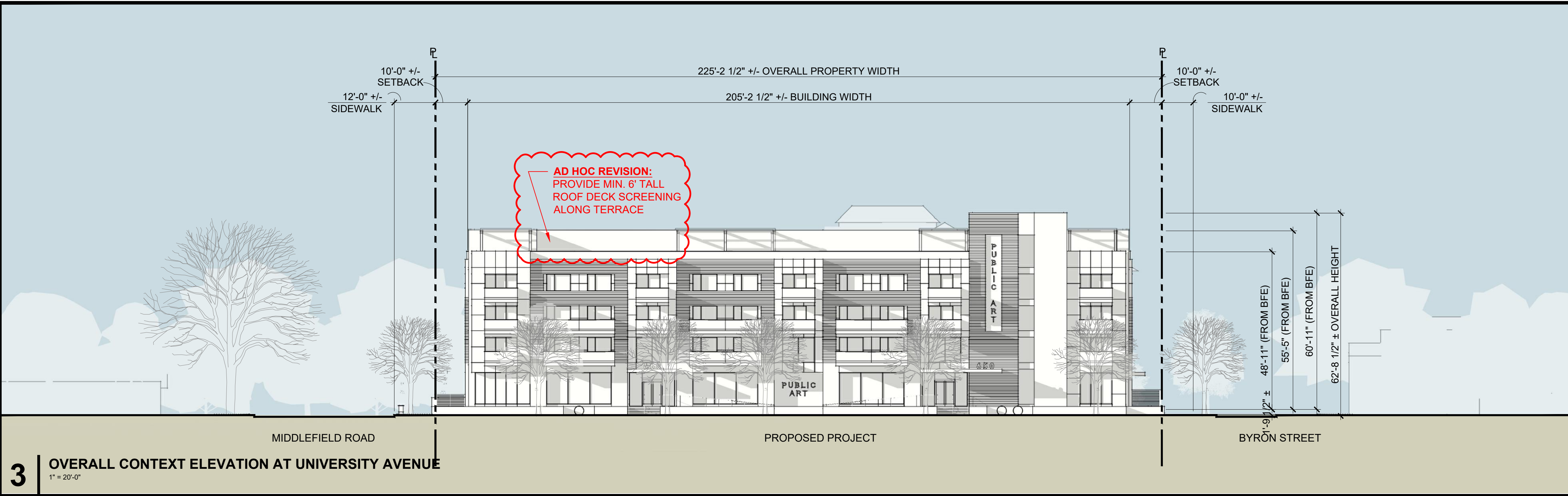
ISSUES AND REVISIONS		
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	12.21.23	PLANNING RESUBMITTAL #6
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	05.02.24	AD HOC REVISIONS

PROJECT NUMBER  
21003

SHEET TITLE  
PROPOSED PLAN  
ROOF







SMITH DEVELOPMENT

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PALO ALTO, CA 94301



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PROJECT NUMBER  
21003

SHEET TITLE  
**PROPOSED STREET ELEVATIONS  
NEIGHBORHOOD CONTEXT**

SCALE  
**AS NOTED**

PROJ. N  
TRUE N

SHEET NUMBER

A3.0





ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
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21003

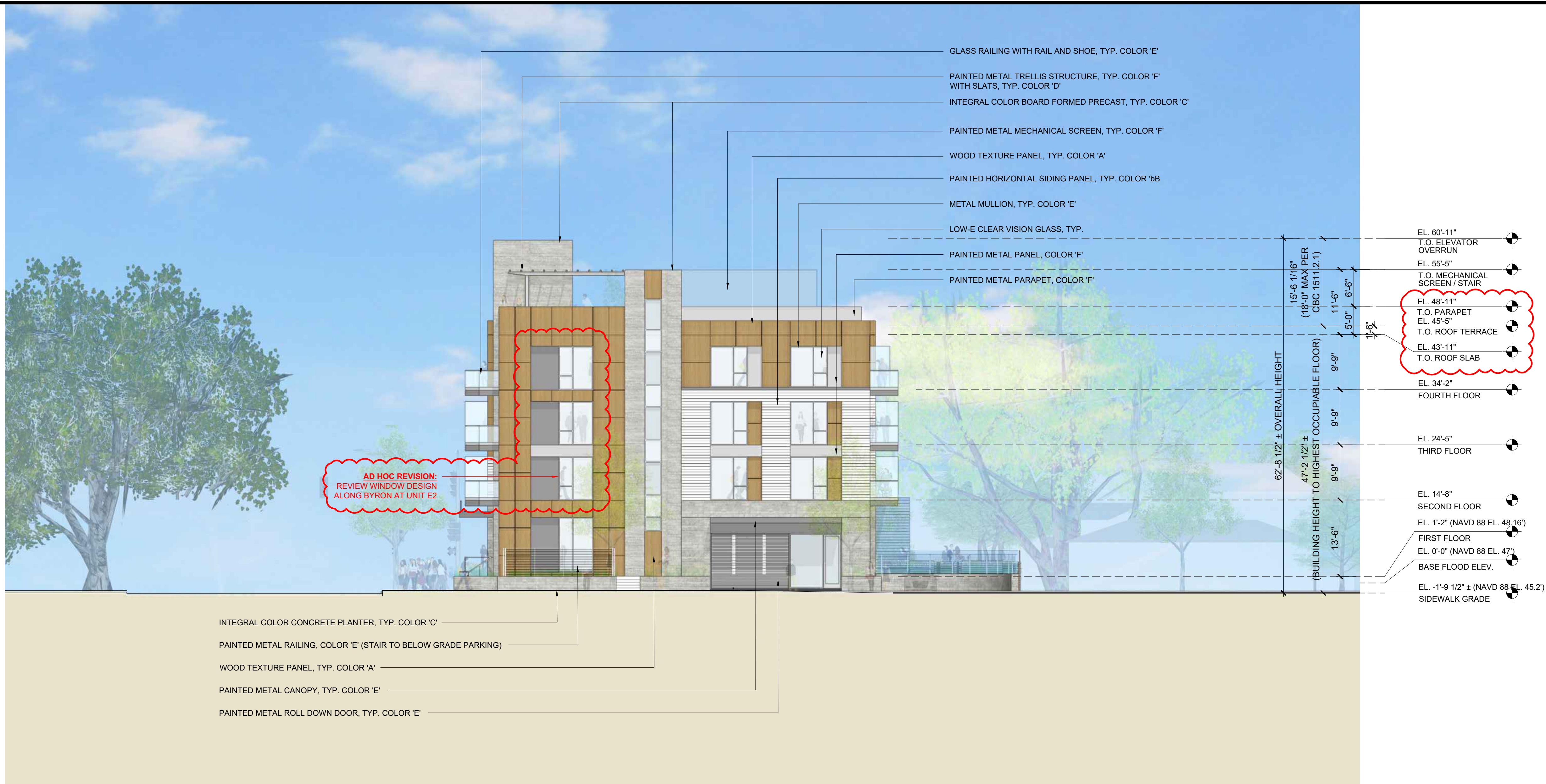
SHEET TITLE  
**PROPOSED ELEVATIONS**

SCALE  
**AS NOTED**



SHEET NUMBER

**A3.1A**



**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

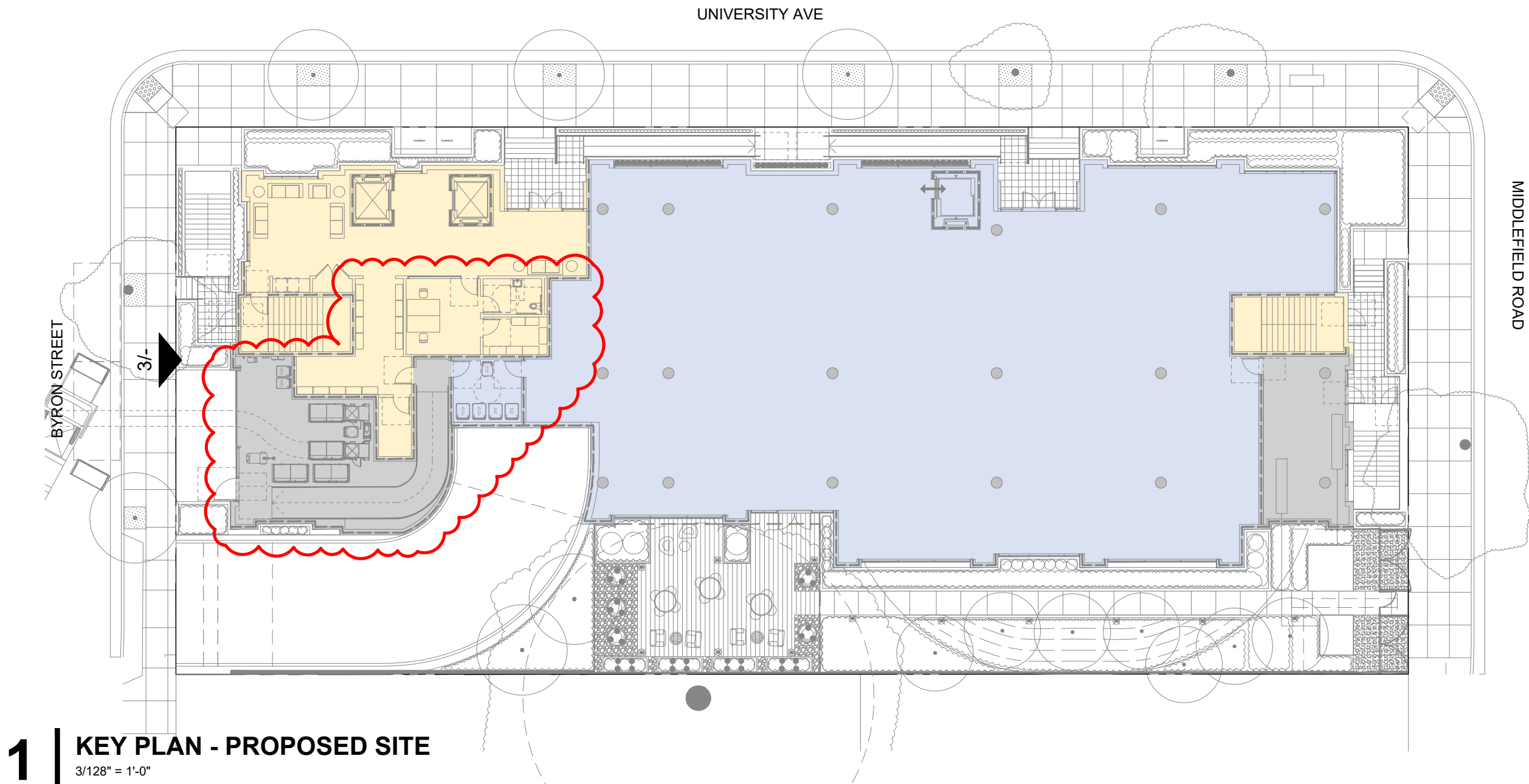
**PAINTED METAL, COLOR 'E'**  
WINDOW MULLIONS, CANOPIES, METAL PANELS AT SECOND, THIRD, & FOURTH FLOOR FACADES, TYP.

**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"





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
05.02.24		AD HOC REVISIONS

PROJECT NUMBER  
21003

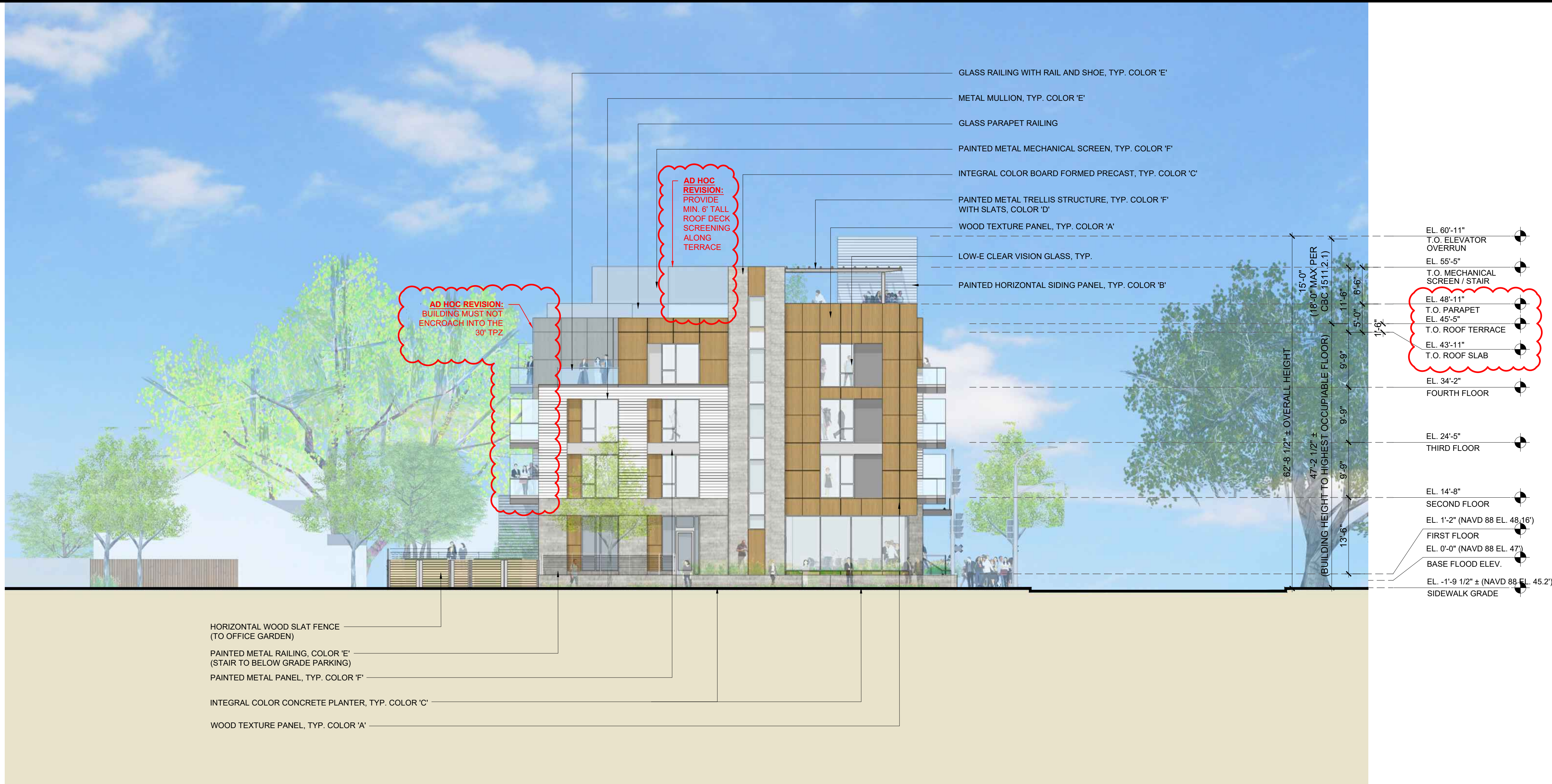
SHEET TITLE  
**PROPOSED ELEVATIONS**

SCALE  
**AS NOTED**



SHEET NUMBER

**A3.1B**



**3 EAST ELEVATION**  
3/32" = 1'-0"



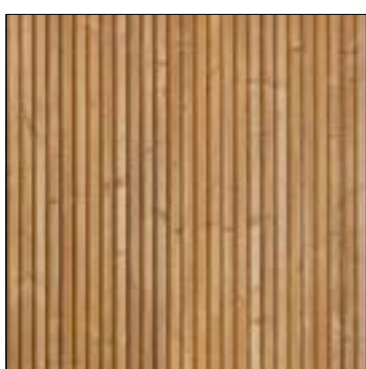
**WOOD TEXTURE PANEL, COLOR 'A'**  
SECOND, THIRD AND FOURTH FLOOR FACADES, TYP.



**PAINTED HORIZONTAL SIDING PANEL, COLOR 'B'**  
SECOND, THIRD AND FOURTH FLOOR FACADES, TYP.



**INTEGRAL COLOR BOARD FORM PRECAST COLOR 'C'**  
GROUND FLOOR FACADES, TYP.



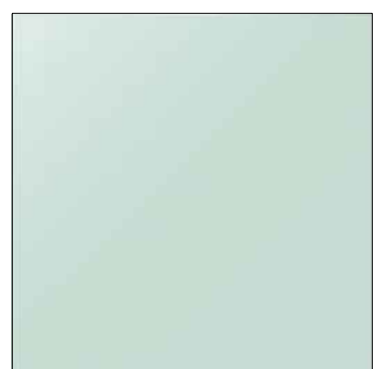
**WOOD SLATS COLOR 'D'**  
ROOF MECH. SCREEN, TRELLIS WOOD SLATS



**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.

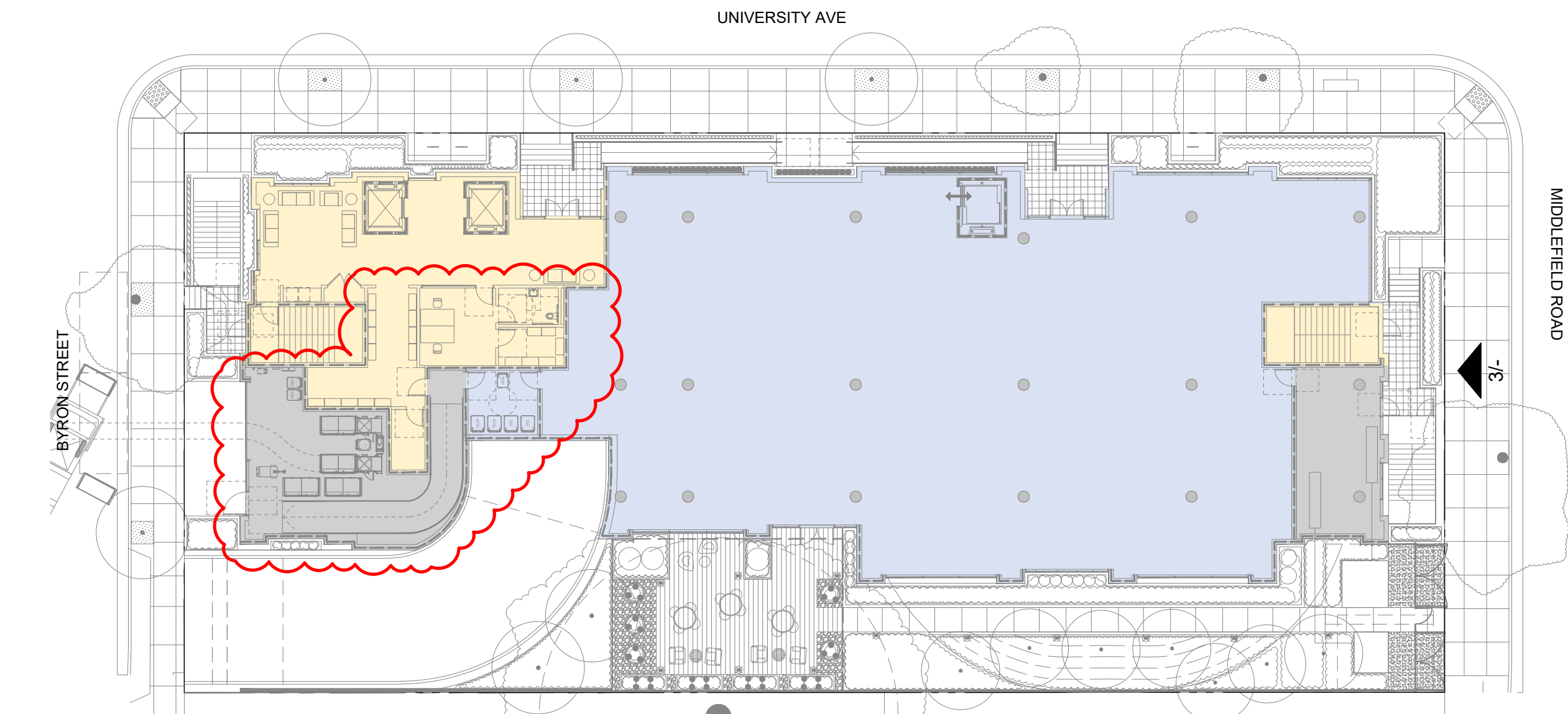


**LOW-IRON VISION GLASS**  
CLEAR VISION GLASS, TYP.



**PAINTED TRELLIS STRUCTURE WITH SLATS**

**2 MATERIAL SWATCHES**  
NO SCALE



**1 KEY PLAN - PROPOSED SITE**  
3/128" = 1'-0"





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
05.02.24		AD HOC REVISIONS

PROJECT NUMBER  
21003

SHEET TITLE  
**PROPOSED ELEVATIONS**

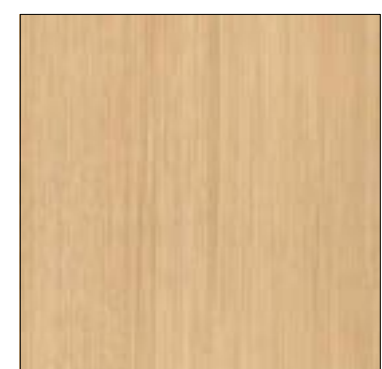
SCALE  
**AS NOTED**

PROJ. N  
TRUE N  
SHEET NUMBER

**A3.2A**



**3** SOUTH ELEVATION  
3/32" = 1'-0"



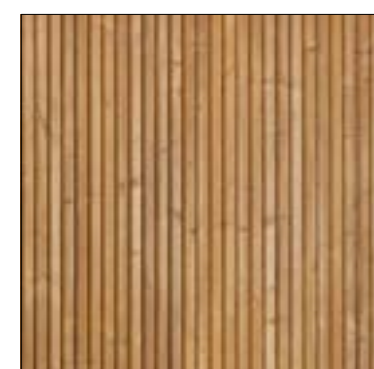
**WOOD TEXTURE PANEL, COLOR 'A'**  
SECOND, THIRD AND FOURTH FLOOR FACADES, TYP.



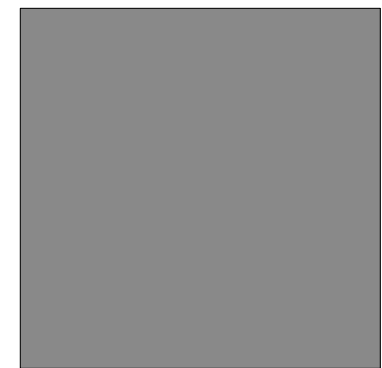
**PAINTED HORIZONTAL SIDING PANEL, COLOR 'B'**  
SECOND, THIRD AND FOURTH FLOOR FACADES, TYP.



**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.

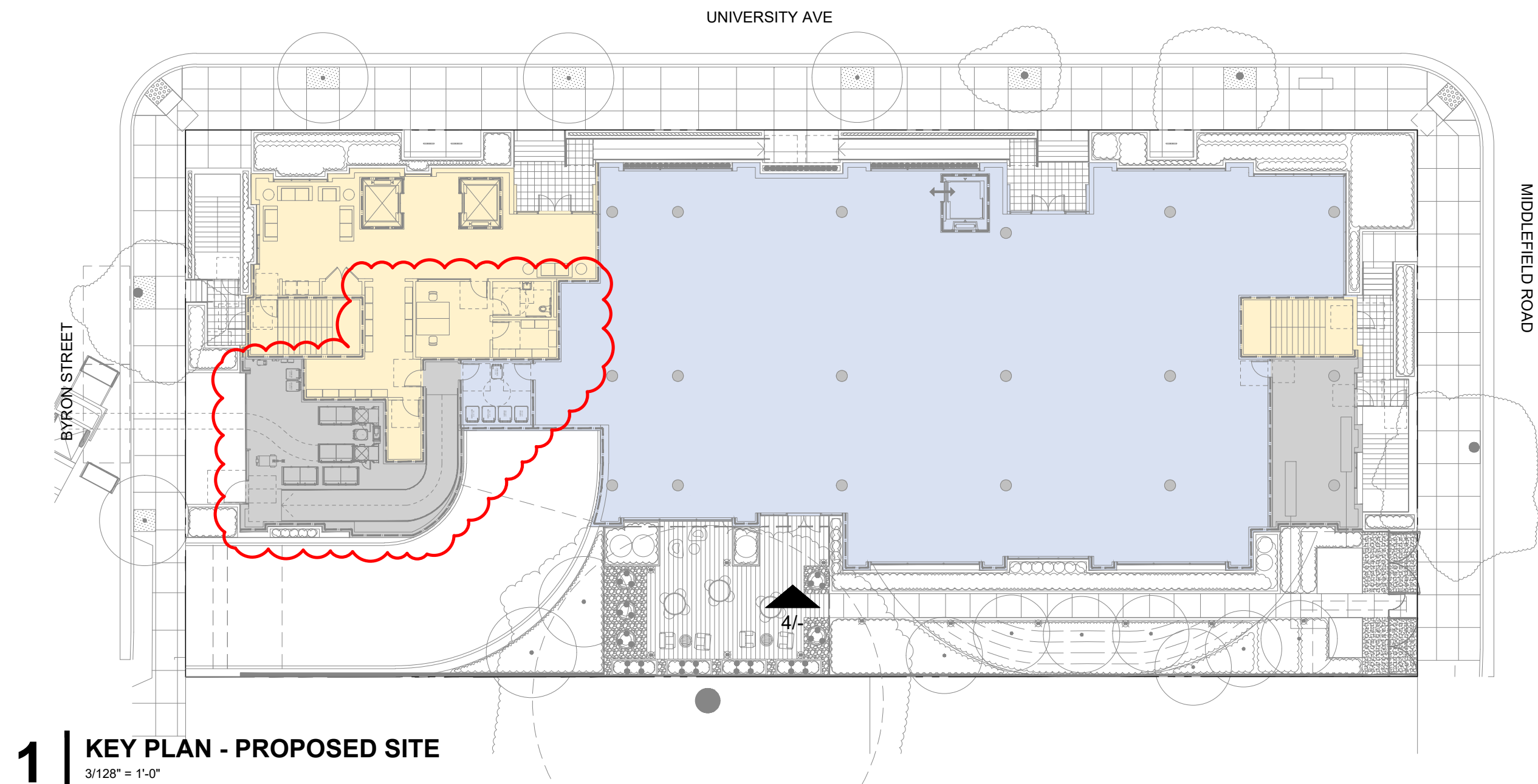


**LOW-IRON VISION GLASS**  
CLEAR VISION GLASS, TYP.



**PAINTED TRELLIS STRUCTURE WITH SLATS**

**2** MATERIAL SWATCHES  
NO SCALE



**1** KEY PLAN - PROPOSED SITE  
3/128" = 1'-0"





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
05.02.24		AD HOC REVISIONS

PROJECT NUMBER  
21003

SHEET TITLE  
PROPOSED ELEVATIONS

SCALE  
AS NOTED



SHEET NUMBER

A3.2B



### 3 NORTH ELEVATION (UNIVERSITY AVE)

3/32" = 1'-0"



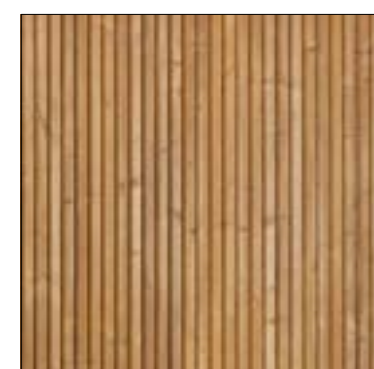
WOOD TEXTURE PANEL,  
COLOR 'A'  
SECOND, THIRD AND  
FOURTH FLOOR FACADES, TYP.



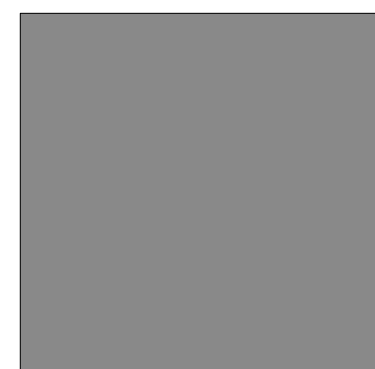
PAINTED HORIZONTAL  
SIDING PANEL, COLOR 'B'  
SECOND, THIRD AND  
FOURTH FLOOR FACADES, TYP.



INTEGRAL COLOR  
BOARD FORM PRECAST  
COLOR 'C'  
GROUND FLOOR FACADES, TYP.



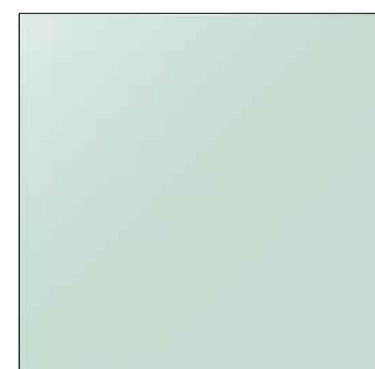
WOOD SLATS COLOR 'D'  
ROOF MECH. SCREEN, TRELLIS  
WOOD SLATS



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.



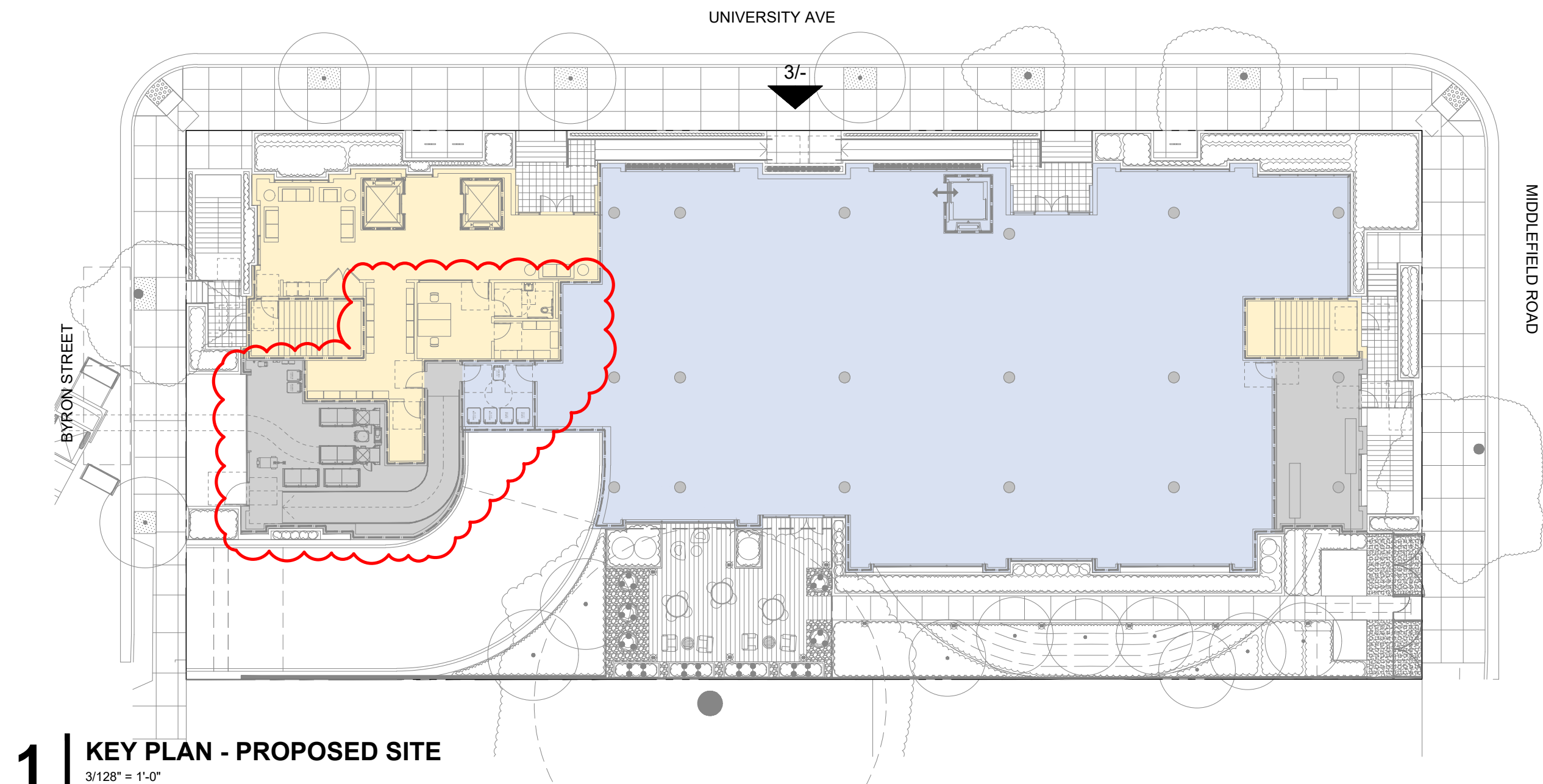
LOW-IRON VISION GLASS  
CLEAR VISION GLASS, TYP.



PAINTED TRELLIS STRUCTURE  
WITH SLATS

### 2 MATERIAL SWATCHES

NO SCALE



### 1 KEY PLAN - PROPOSED SITE

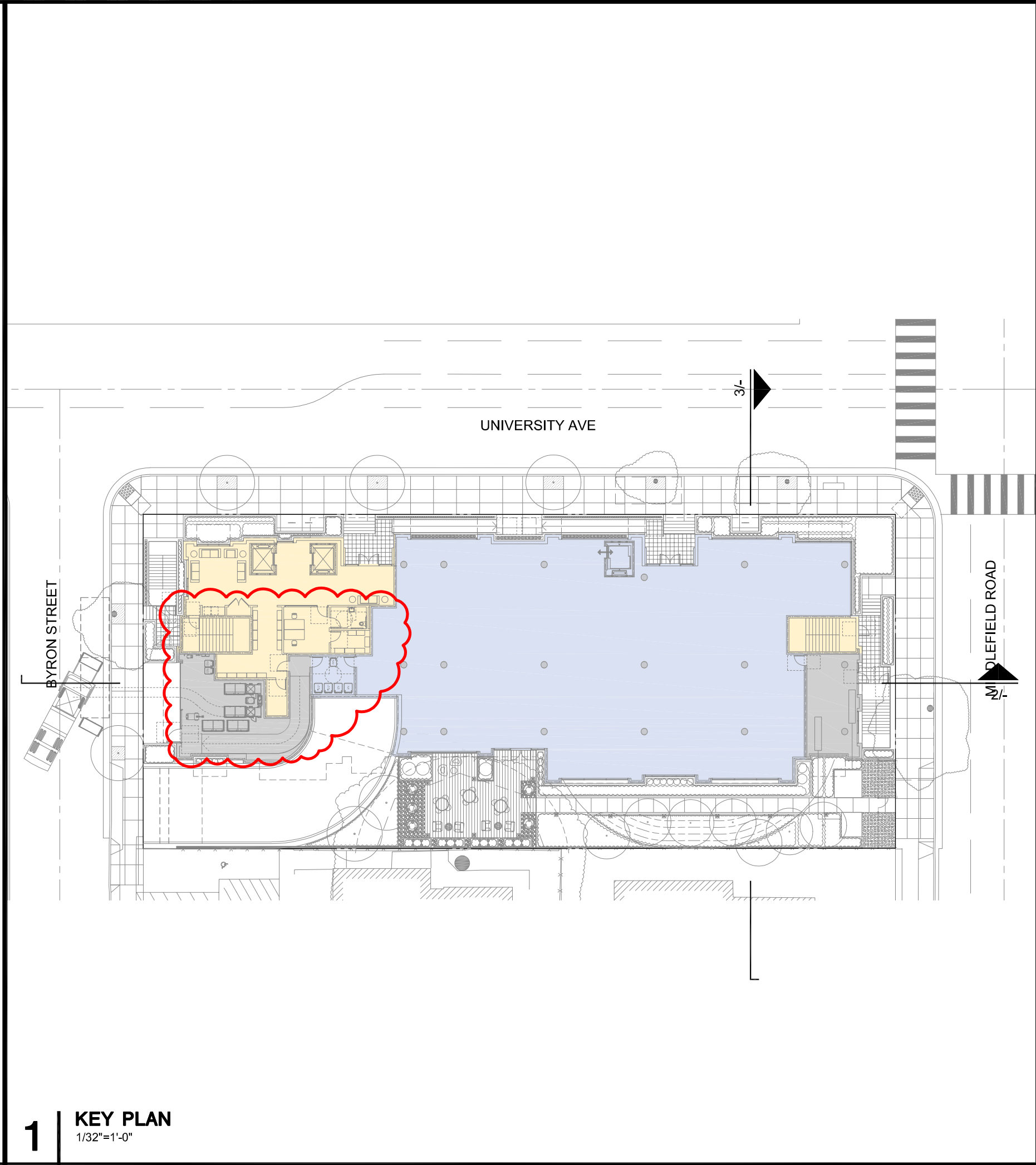
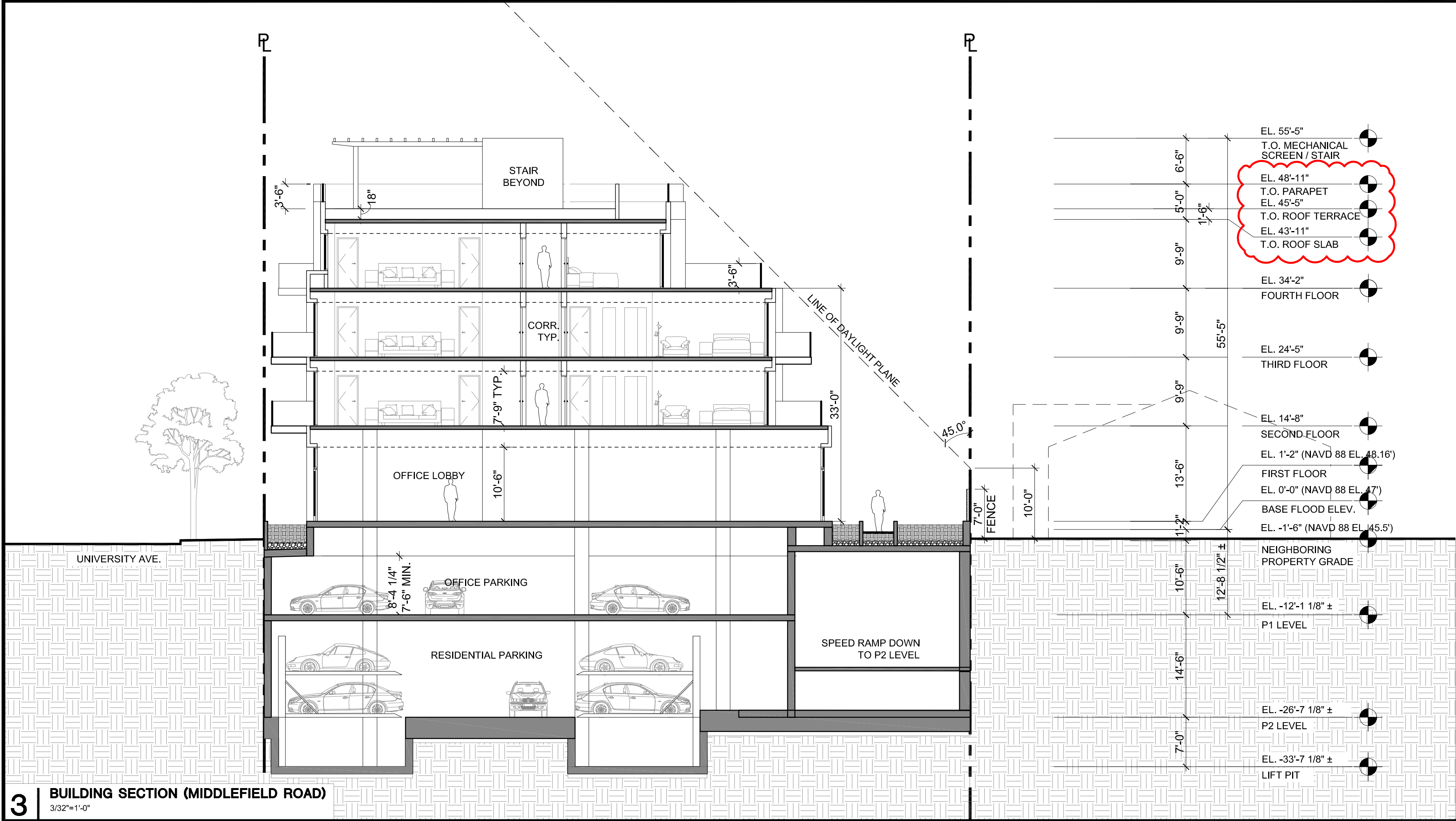
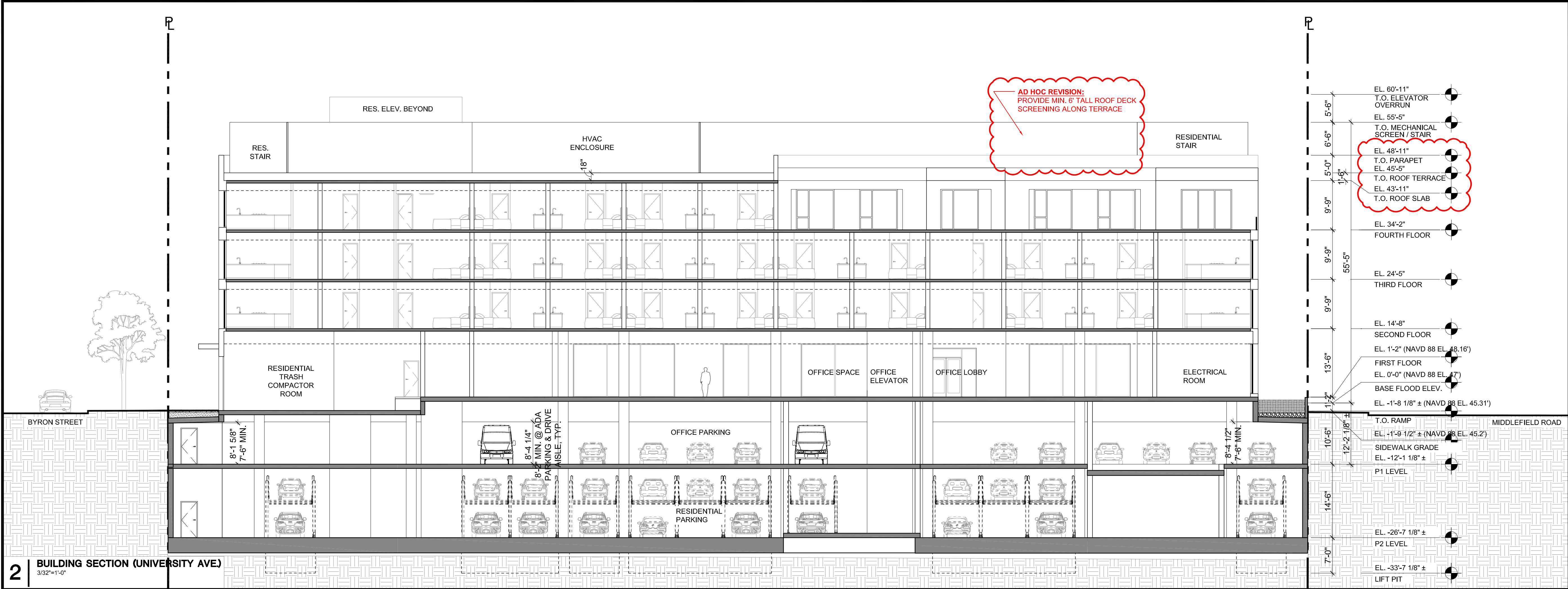
3/128" = 1'-0"



660 UNIVERSITY  
PALO ALTO, CA 94301



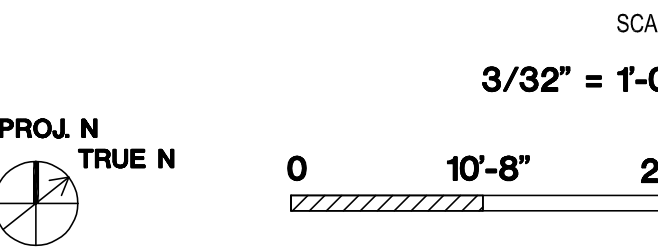
ARCHITECTS  
KORTH SUNSERI HAGEY



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
05.02.24		AD HOC REVISIONS

PROJECT NUMBER  
21003

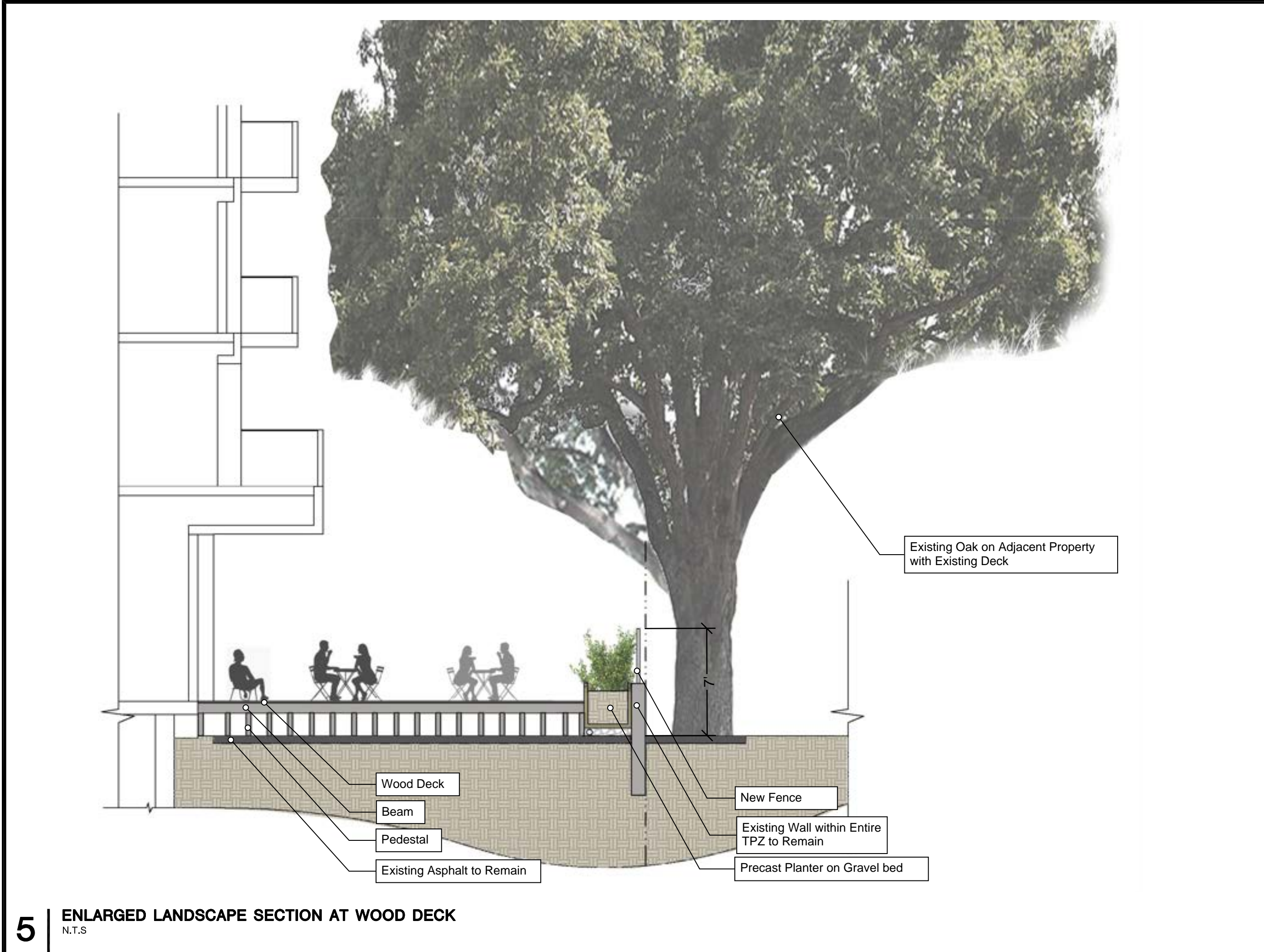
SHEET TITLE  
BUILDING SECTIONS



SHEET NUMBER

A3.3

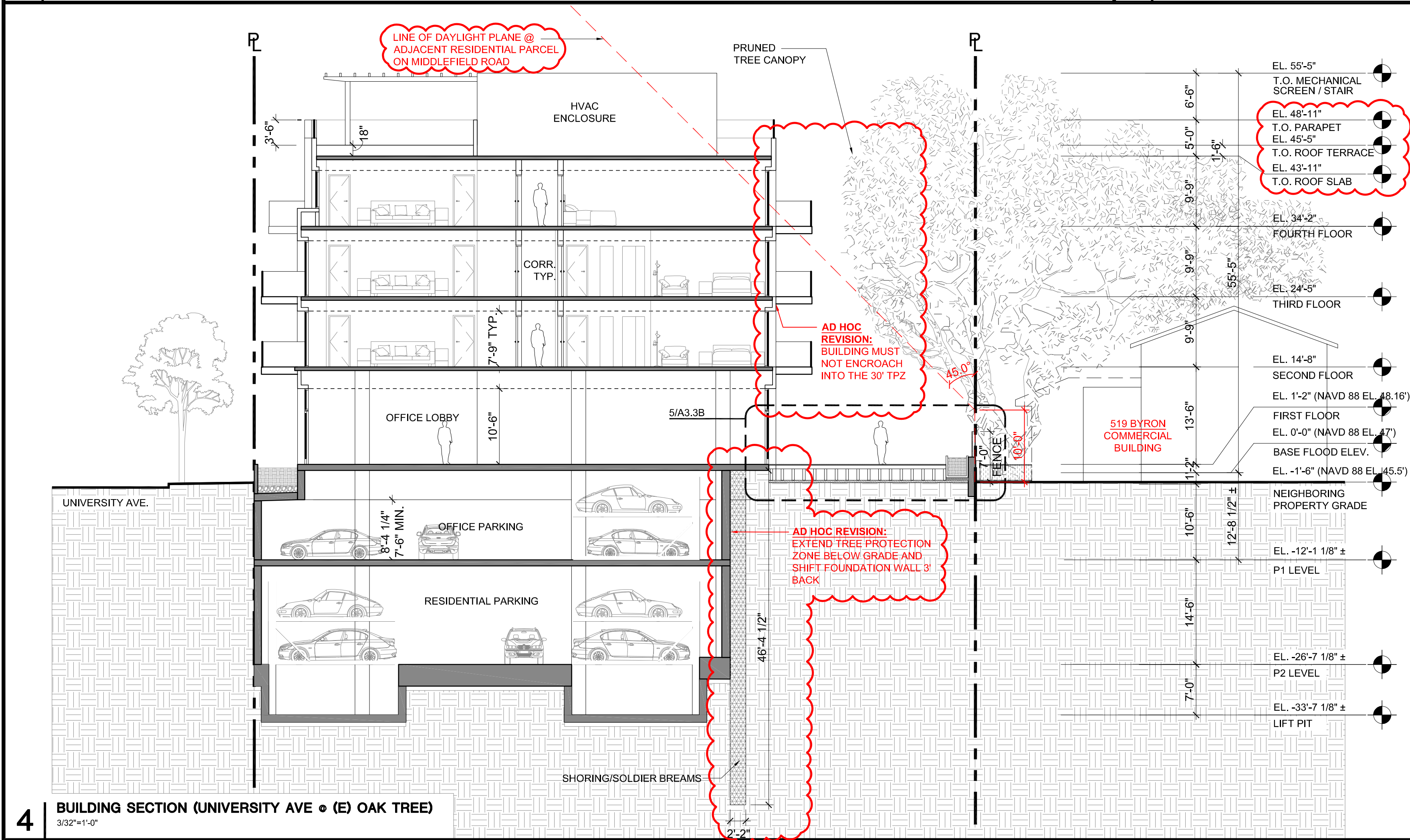




5 ENLARGED LANDSCAPE SECTION AT WOOD DECK  
N.T.S



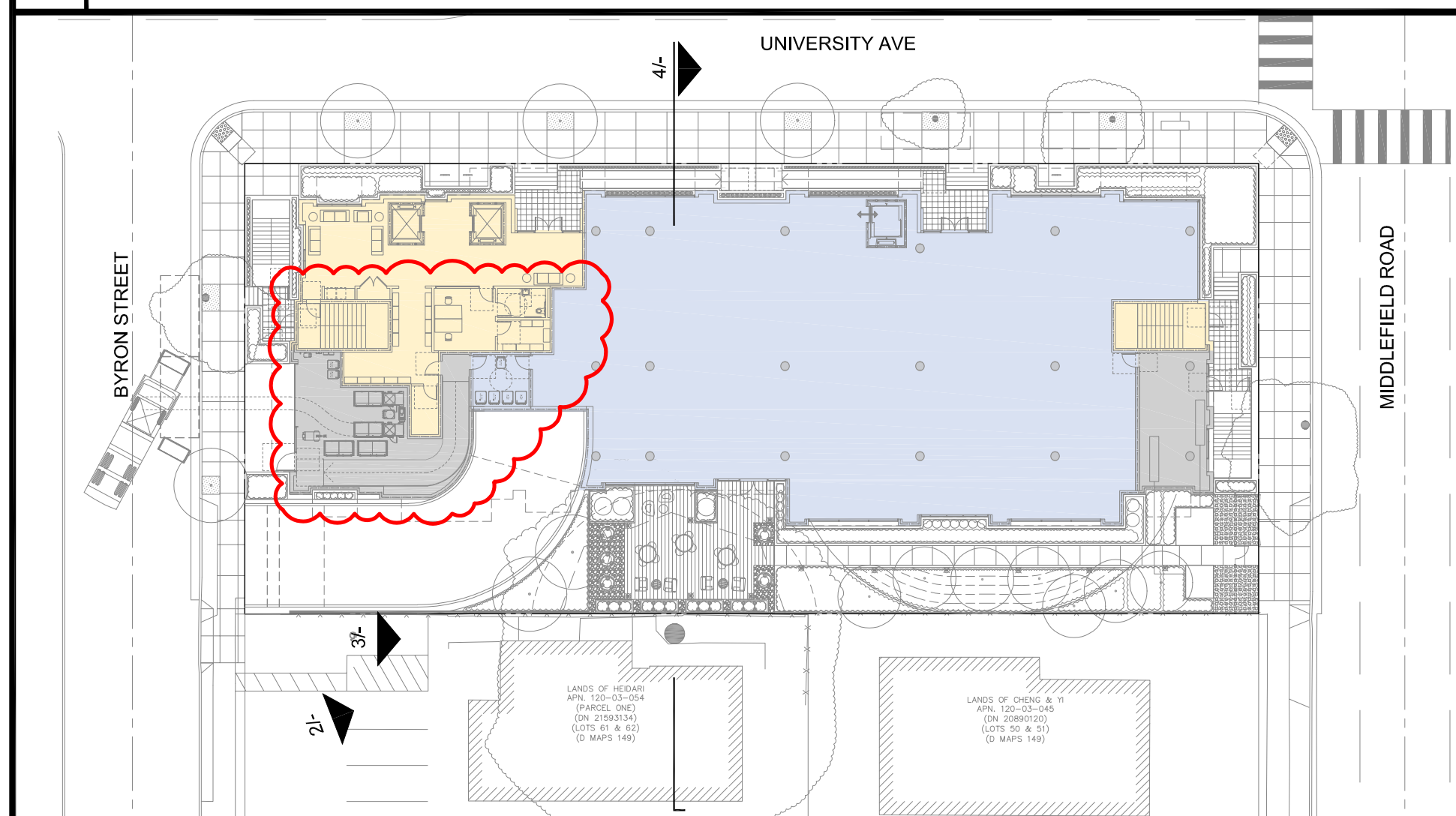
3 VIEW OF OAK TREE LOOKING TOWARDS MIDDLEFIELD ROAD  
N.T.S



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



2 TREE GROWTH OVER 2.5 YEARS  
N.T.S



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

SMITH DEVELOPMENT

660 UNIVERSITY  
PALO ALTO, CA 94301

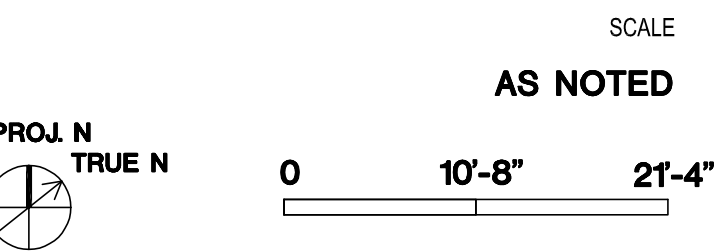


ARCHITECTS  
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	02.07.24	PLANNING RESUBMITTAL #7
	05.02.24	AD HOC REVISIONS

PROJECT NUMBER  
21003

SHEET TITLE  
BUILDING SECTION @ (E) OAK TREE



SHEET NUMBER

A3.3B



SMITH DEVELOPMENT

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PALO ALTO, CA 94301



ARCHITECTS  
KORTH SUNSERI HAGEY

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
05.02.24		AD HOC REVISIONS

PROJECT NUMBER  
21003

SHEET TITLE  
ENLARGED ELEVATION

SCALE

1/4" = 1'-0"

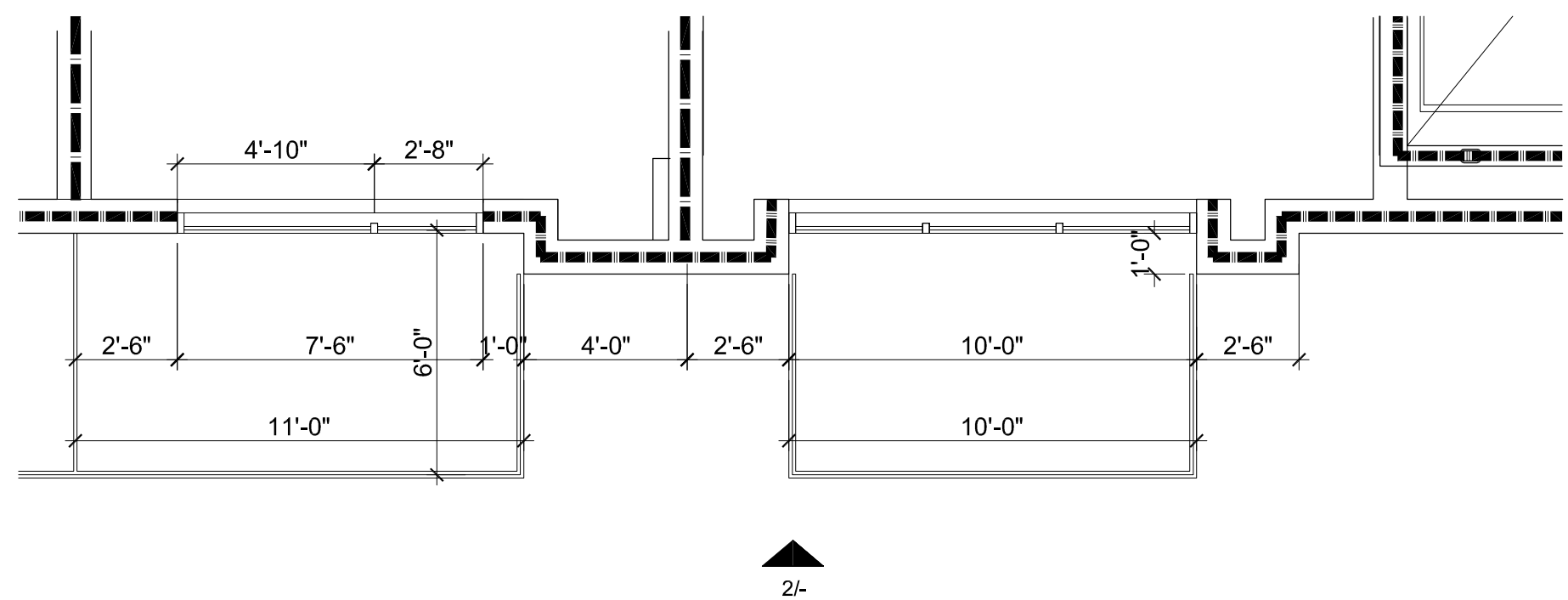
0 4' 8'

SHEET NUMBER

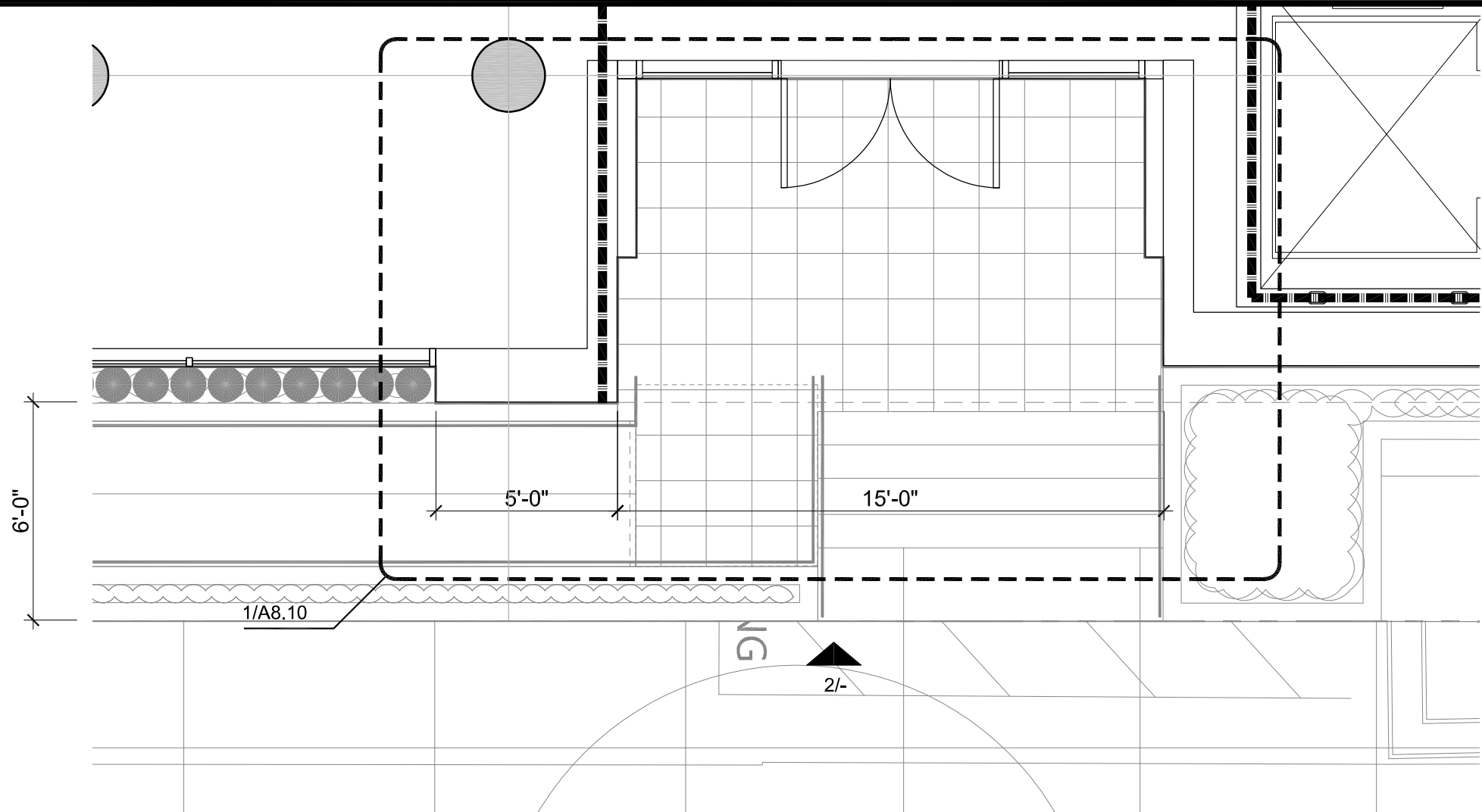
A4.0A



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

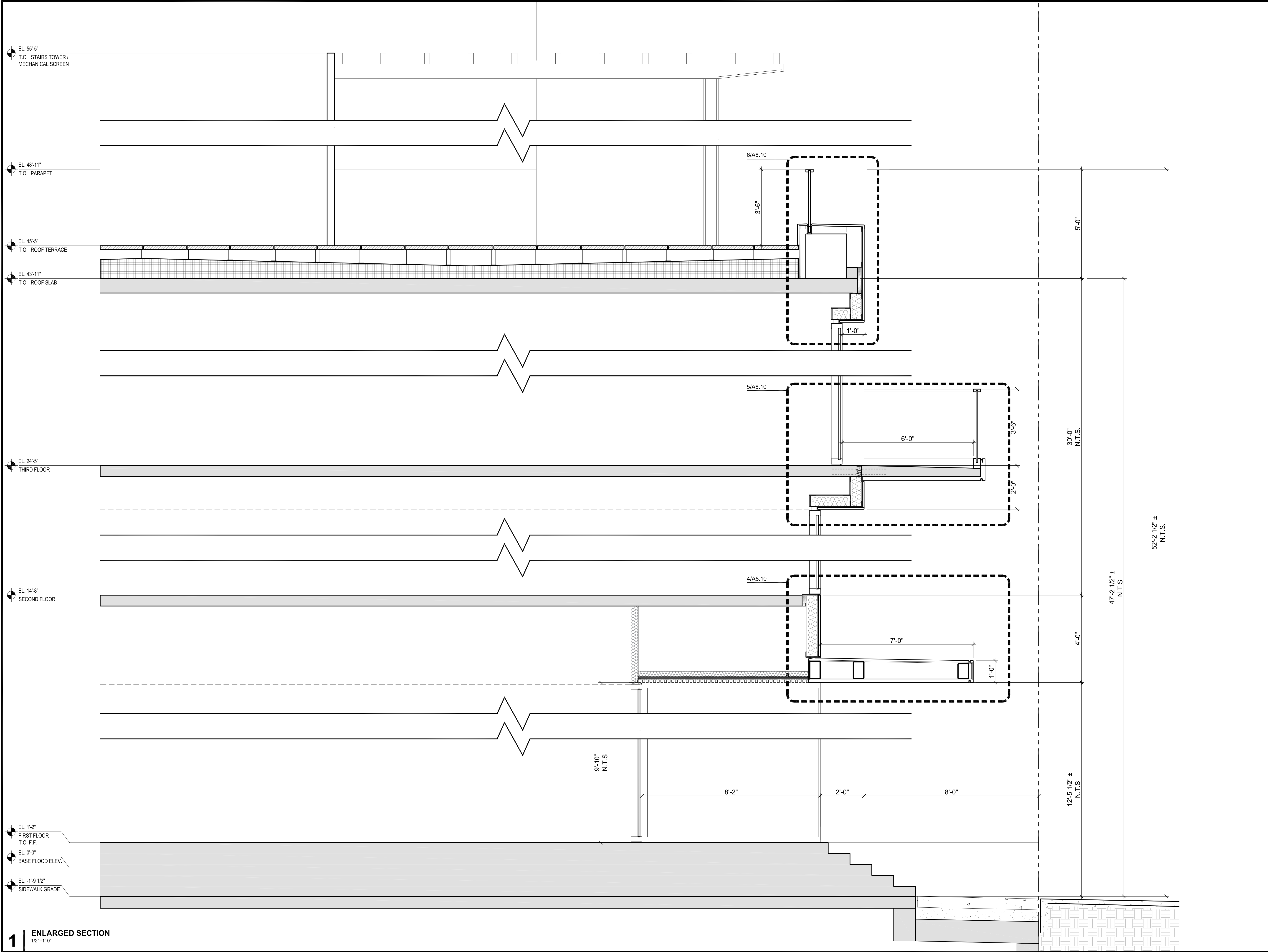


3 THIRD FLOOR PLAN  
1/4"=1'-0"



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





SMITH DEVELOPMENT

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KORTH SUNSERI HAGEY

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
08.28.23		PLANNING RESUBMITTAL #4
10.31.23		PLANNING RESUBMITTAL #5
12.21.23		PLANNING RESUBMITTAL #6
02.07.24		PLANNING RESUBMITTAL #7
05.02.24		AD HOC REVISIONS

PROJECT NUMBER  
21003

SHEET TITLE  
ENLARGED SECTION

SCALE

1/4" = 1'-0"



SHEET NUMBER

A4.0B



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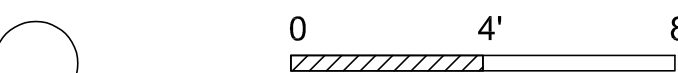
ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
12.01.21		PLANNING SUBMITTAL
05.13.22		PLANNING RESUBMITTAL #1
08.15.22		PLANNING RESUBMITTAL #2
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08.28.23		PLANNING RESUBMITTAL #4
10.31.23		PLANNING RESUBMITTAL #5
12.21.23		PLANNING RESUBMITTAL #6
02.07.24		PLANNING RESUBMITTAL #7
05.02.24		AD HOC REVISIONS

PROJECT NUMBER  
21003

SHEET TITLE  
ENLARGED ELEVATIONS

SCALE

1/4" = 1'-0"



SHEET NUMBER

A4.1A

PAINTED METAL TRELLIS  
STRUCTURE, COLOR 'F'  
WITH SLATS, COLOR 'D'

INTEGRAL COLOR CEMENT  
PLASTER, TYP. COLOR 'A'

PAINTED METAL MULLION,  
COLOR 'C'

CLEAR VISION GLASS

INTEGRAL COLOR CEMENT  
PLASTER, TYP. COLOR 'B'

TRANSLUCENT GLASS  
DIVIDER

CLEAR GLASS RAILING

INTEGRAL COLOR CEMENT  
PLASTER, TYP. COLOR 'B'

PAINTED METAL CANOPY, TYP.  
COLOR 'A'

CLEAR VISION GLASS

EL. 55'-5"  
T.O. MECHANICAL  
SCREEN (BEYOND)

EL. 48'-11"  
T.O. PARAPET

EL. 45'-5"  
T.O. ROOF  
TERRACE

EL. 43'-11"  
T.O. ROOF SLAB

EL. 34'-2"  
FOURTH FLOOR

EL. 24'-5"  
THIRD FLOOR

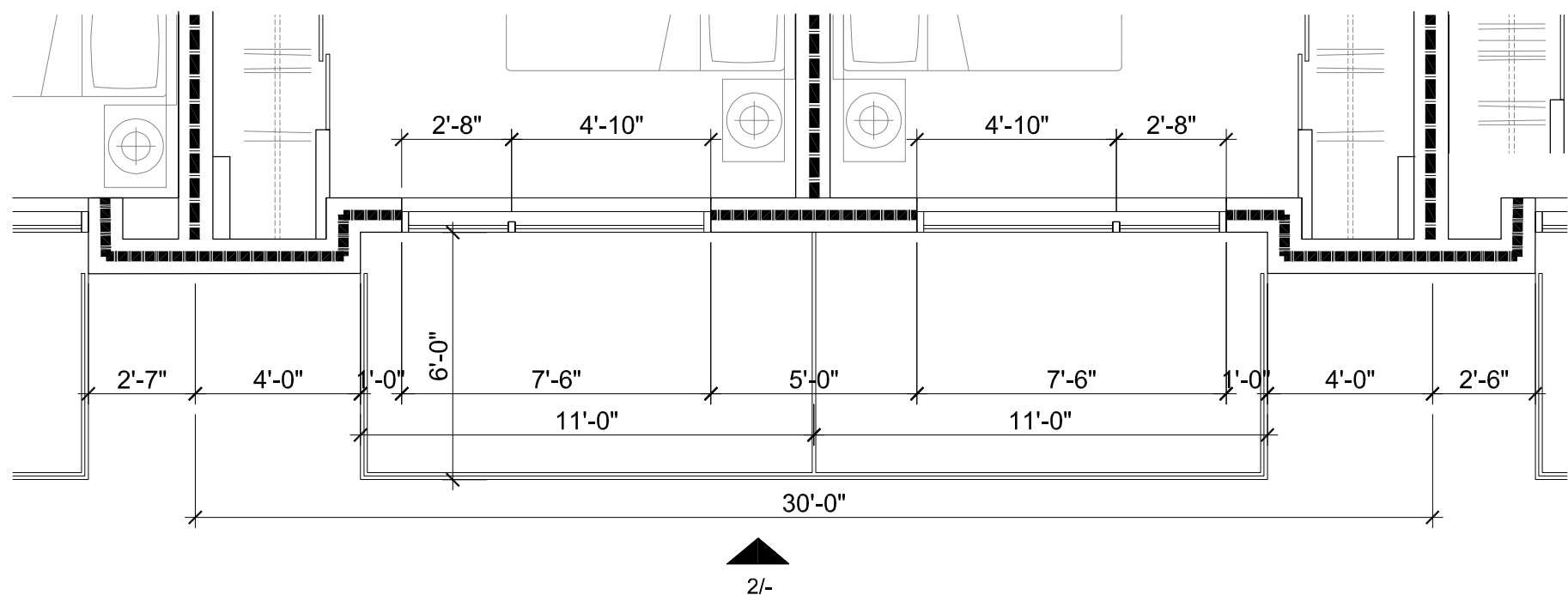
EL. 14'-8"  
SECOND FLOOR

EL. 1'-2"  
FIRST FLOOR

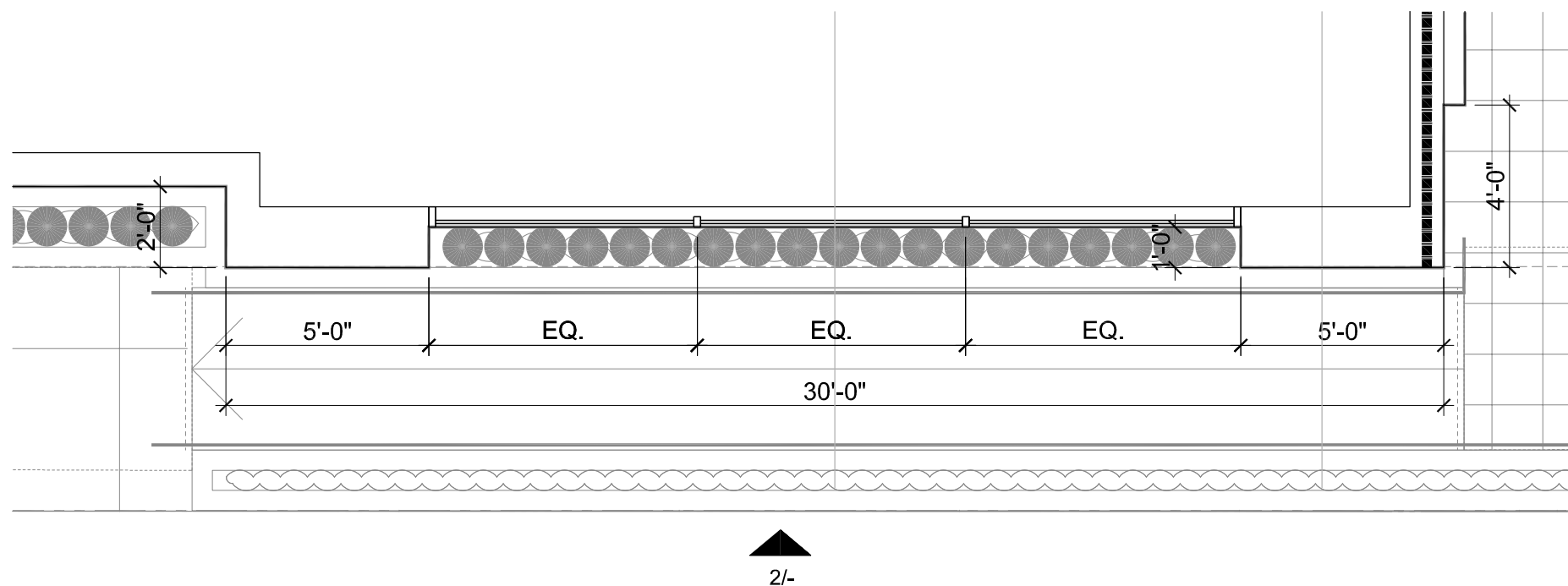
EL. 0'-0"  
BASE FLOOD ELEV.

EL. -1'-8 1/2" ±  
SIDEWALK GRADE

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



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

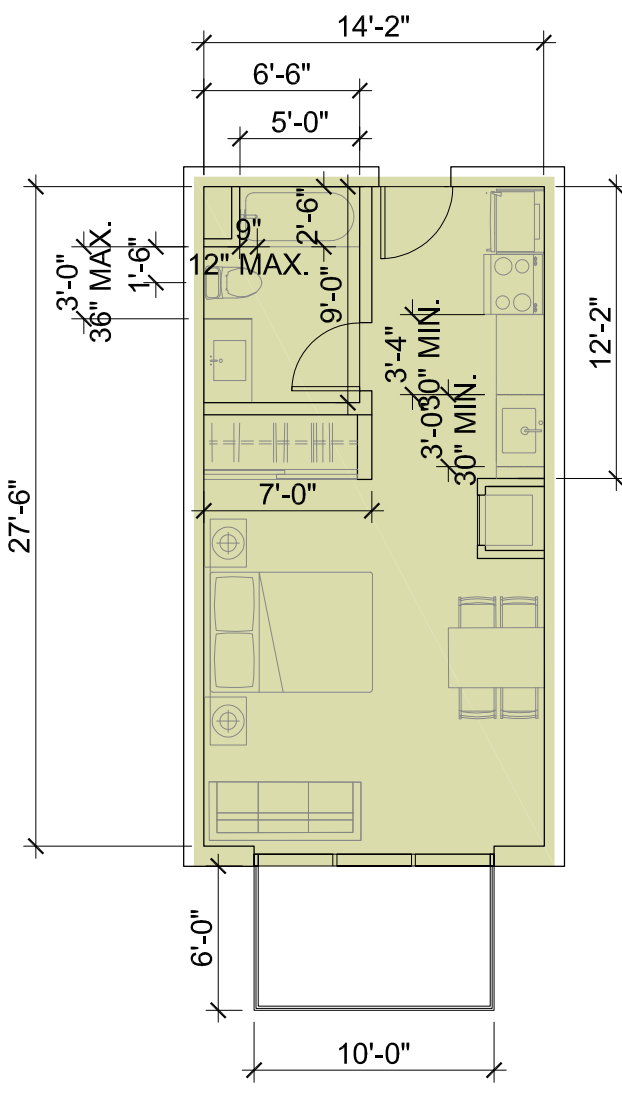


1 | FIRST FLOOR PLAN  
1/4"=1'-0"



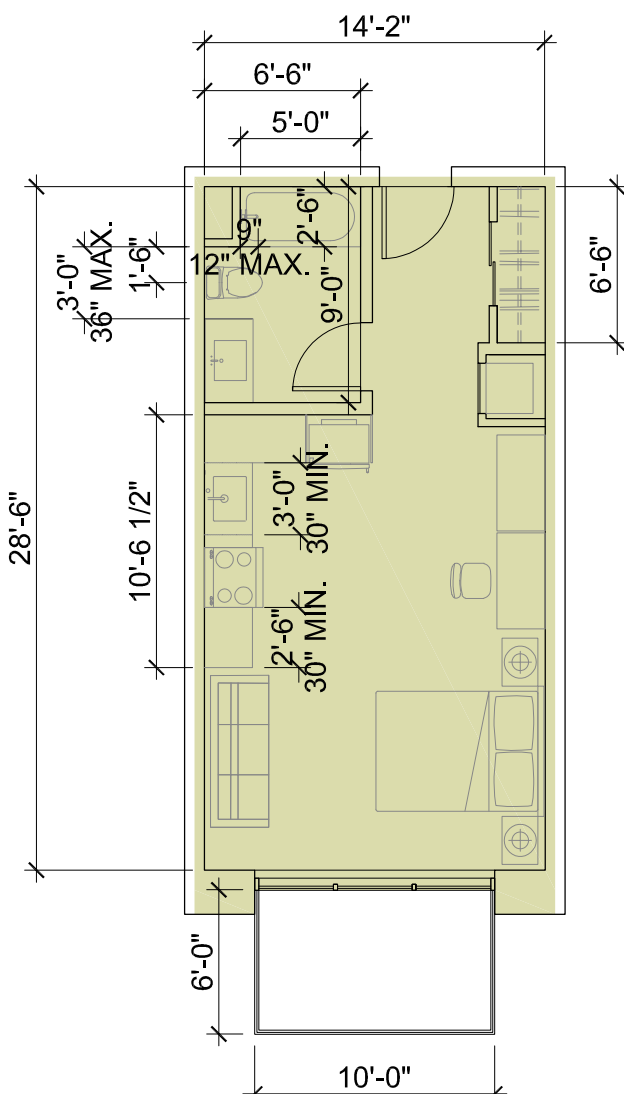


ARCHITECTS  
KORTH SUNSERI HAGEY



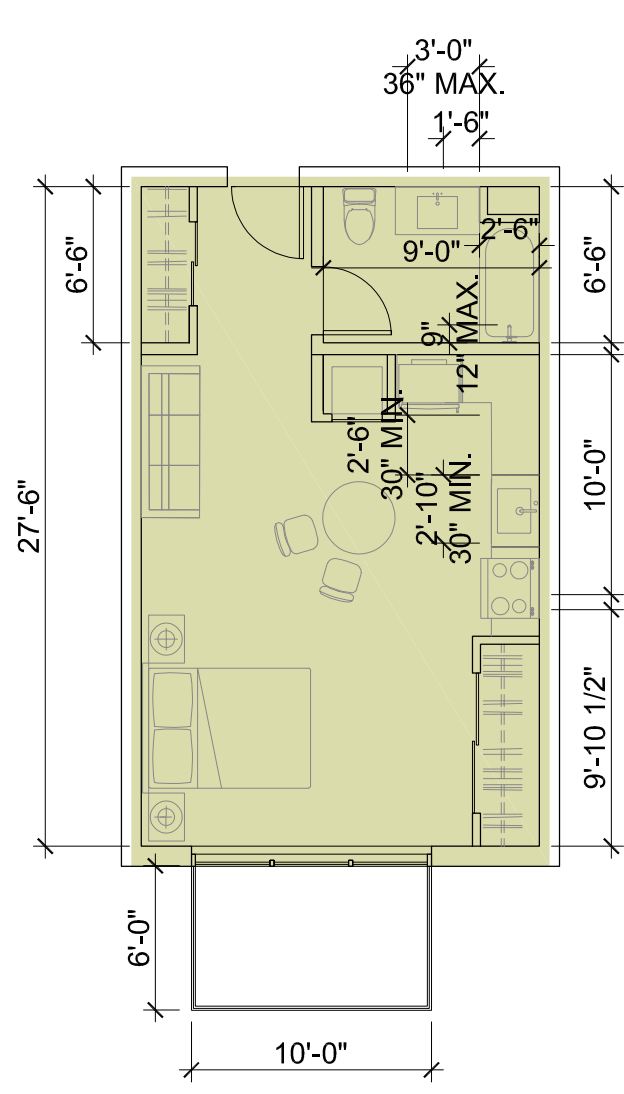
UNIT TYPE A1\_STUDIO\_432 SF  
TERRACE \_60 SF  
STUDIO

6 UNIT TYPE A1



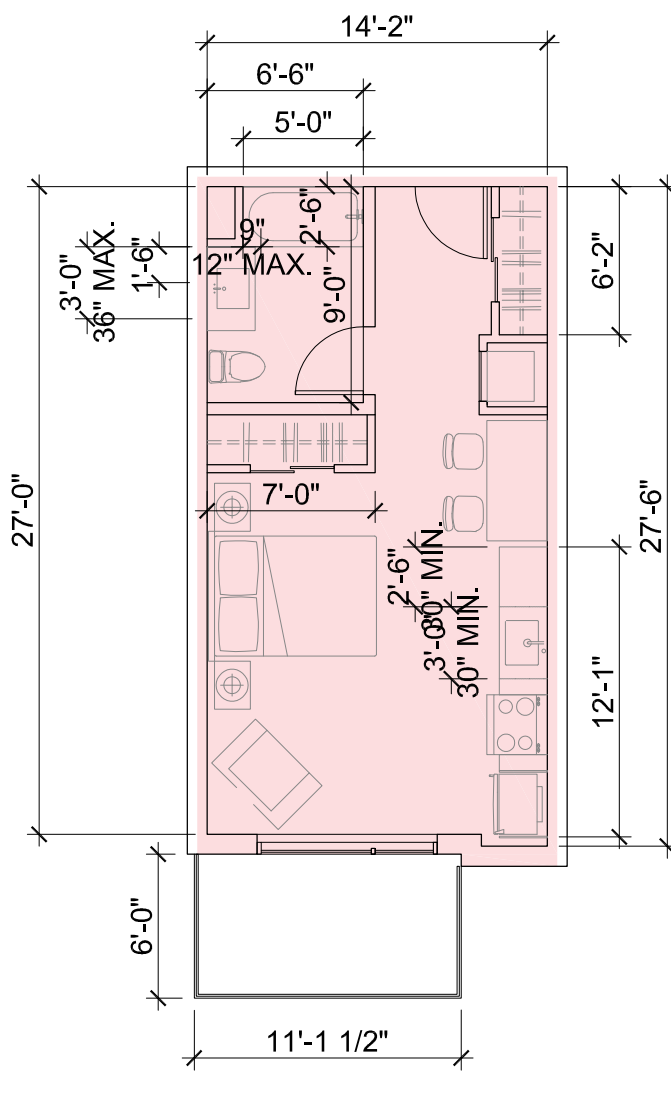
UNIT TYPE A2\_STUDIO\_452 SF  
TERRACE \_60 SF  
STUDIO

6 UNIT TYPE A2



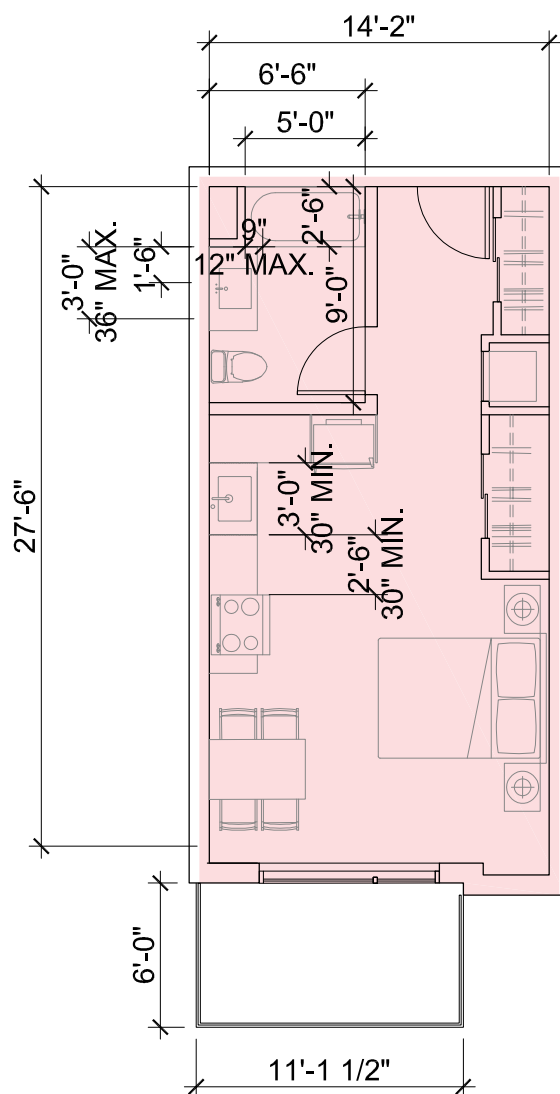
UNIT TYPE A3\_1 BEDROOM\_500 SF  
TERRACE \_60 SF  
STUDIO

3 UNIT TYPE A3



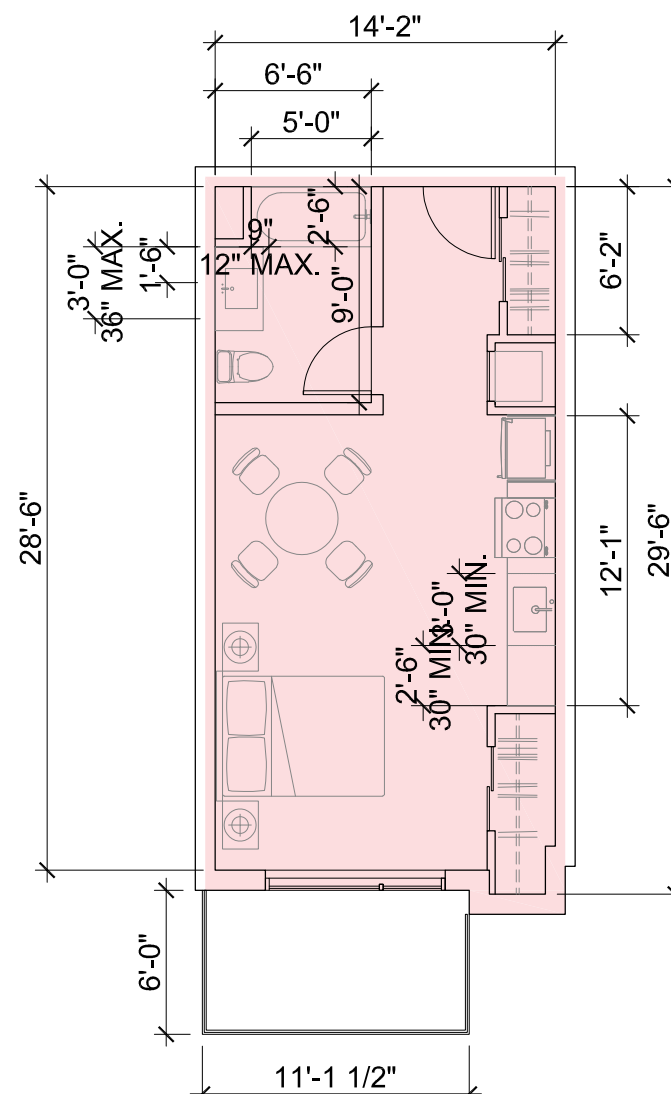
UNIT TYPE B1\_STUDIO\_425 SF  
TERRACE \_66 SF  
STUDIO

8 UNIT TYPE B1



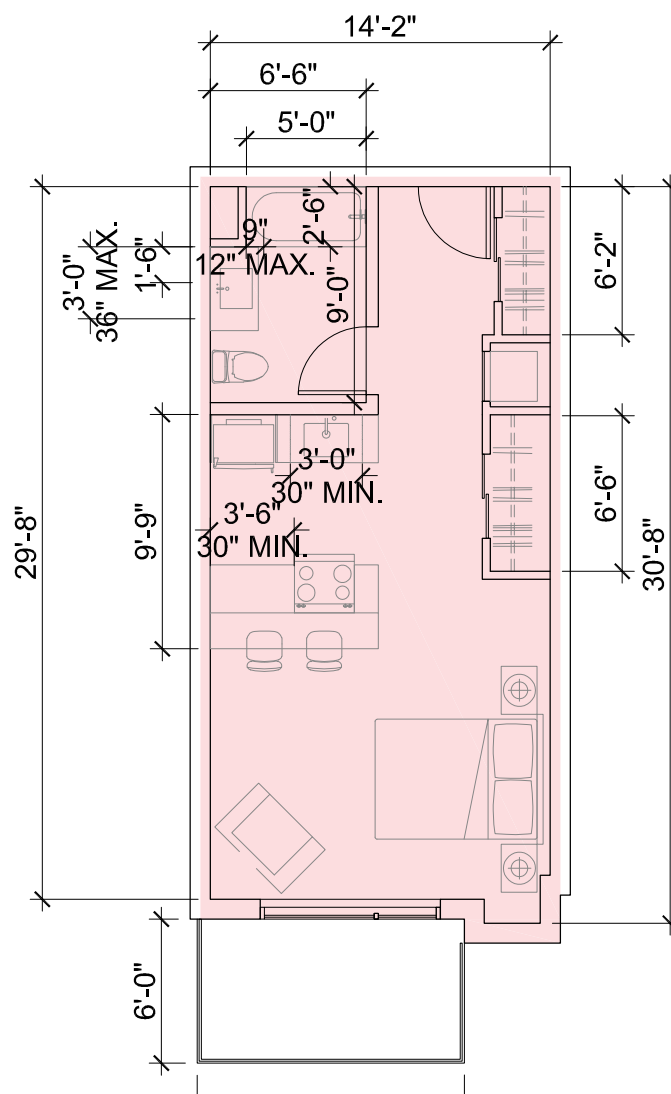
UNIT TYPE B2\_STUDIO\_443 SF  
TERRACE \_66 SF  
STUDIO

5 UNIT TYPE B2



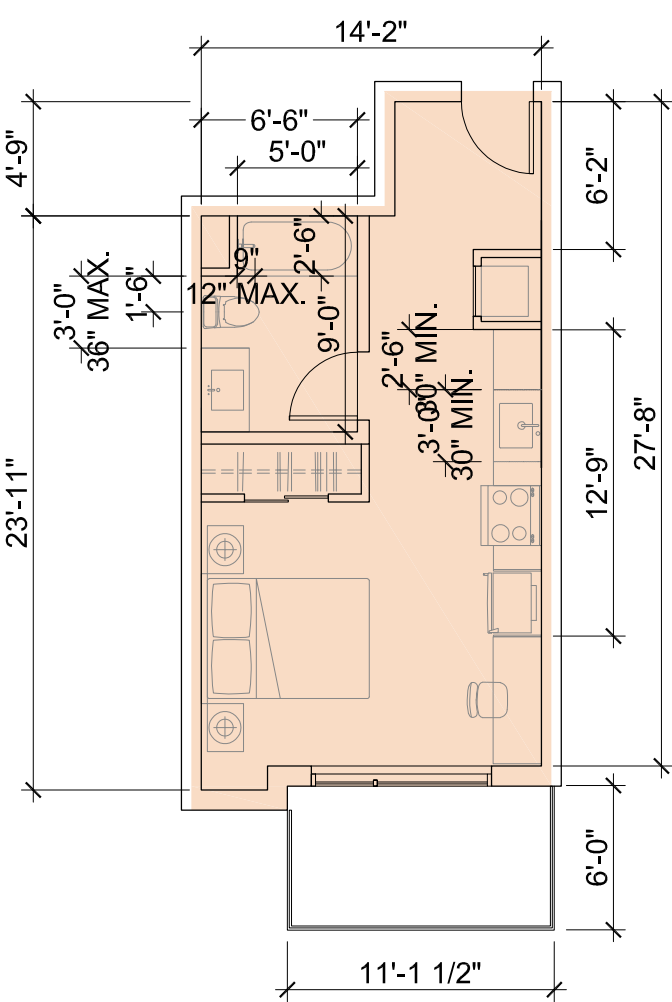
UNIT TYPE B3\_STUDIO\_450 SF  
TERRACE \_66 SF  
STUDIO

10 UNIT TYPE B3



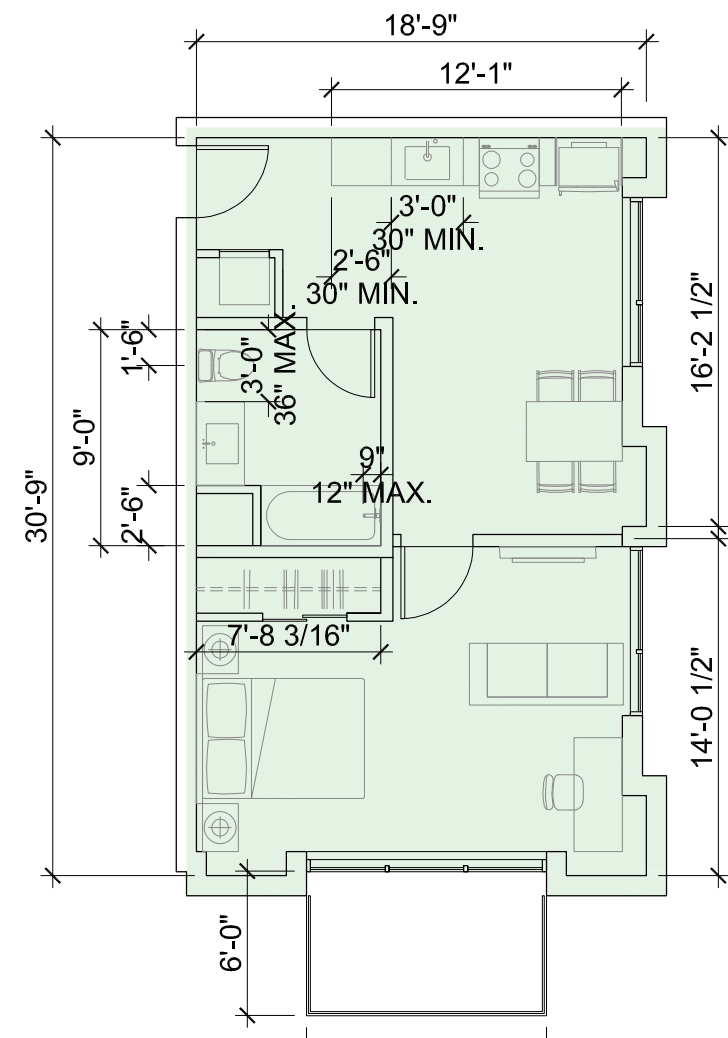
UNIT TYPE B4\_STUDIO\_468 SF  
TERRACE \_66 SF  
STUDIO

6 UNIT TYPE B4



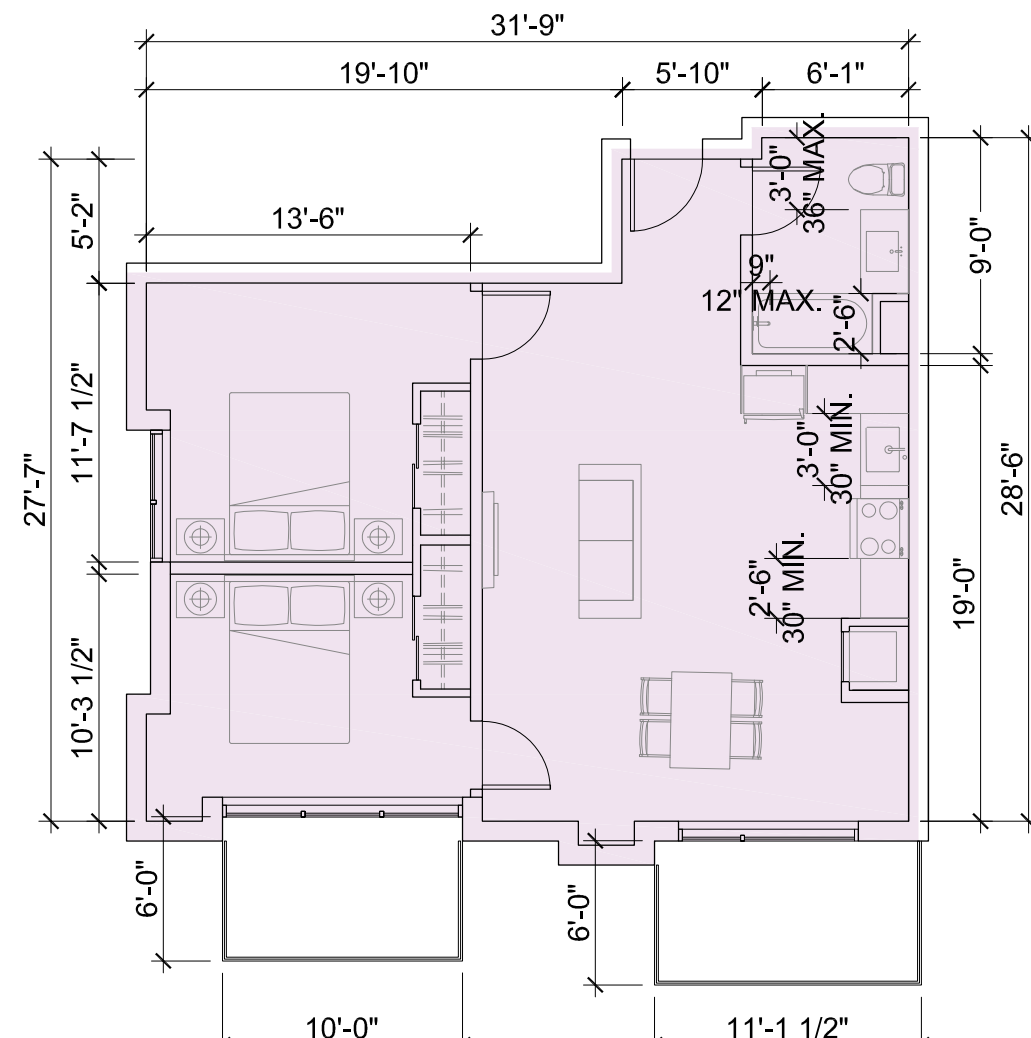
UNIT TYPE C\_STUDIO\_400 SF  
TERRACE \_66 SF  
STUDIO

2 UNIT TYPE C



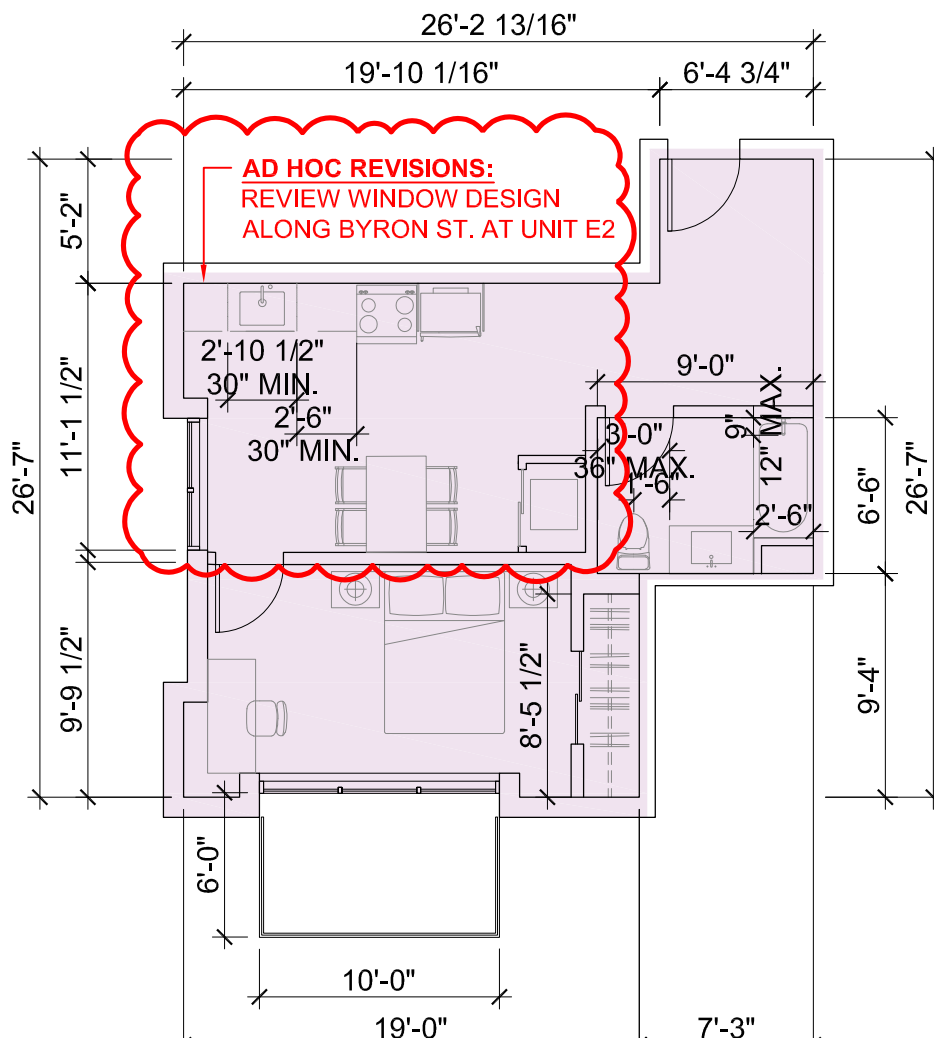
UNIT TYPE D\_1 BEDROOM\_611 SF  
TERRACE \_60 SF  
1 BEDROOM

5 UNIT TYPE D



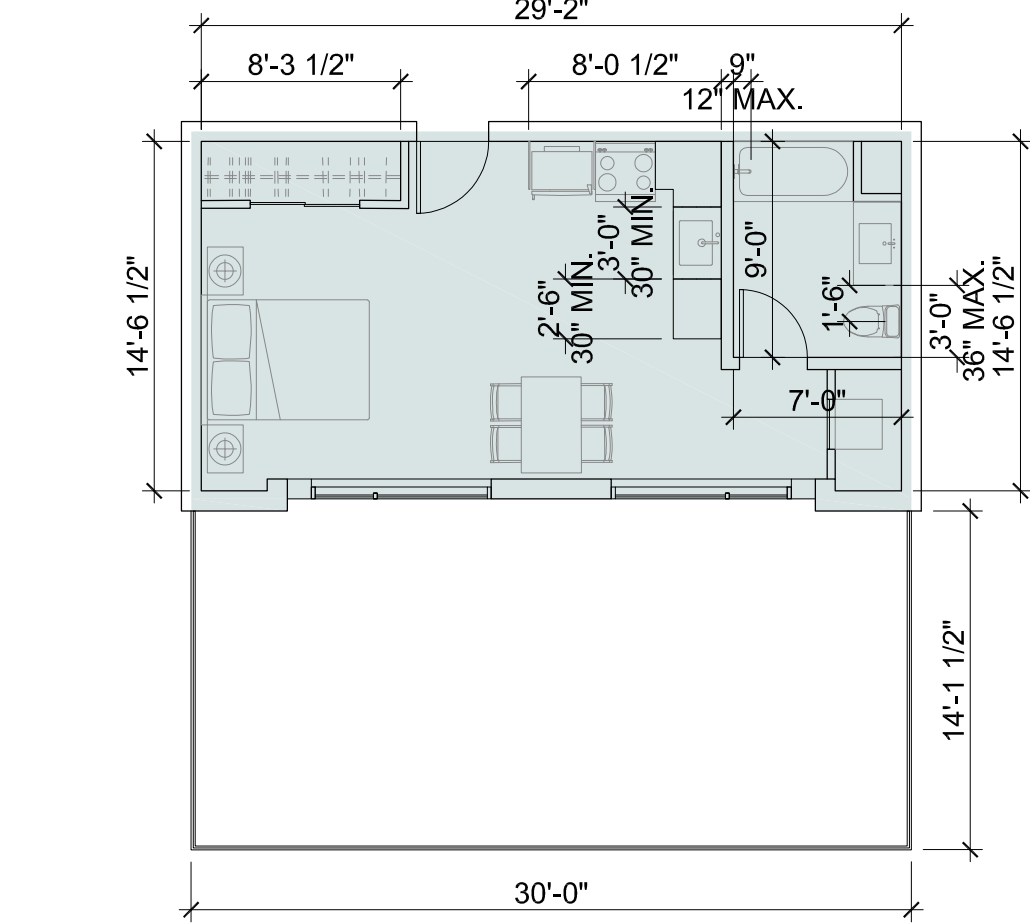
UNIT TYPE E1\_2 BEDROOM\_836 SF  
TERRACE 1\_60 SF  
TERRACE 2\_66 SF  
2 BEDROOM

3 UNIT TYPE E1



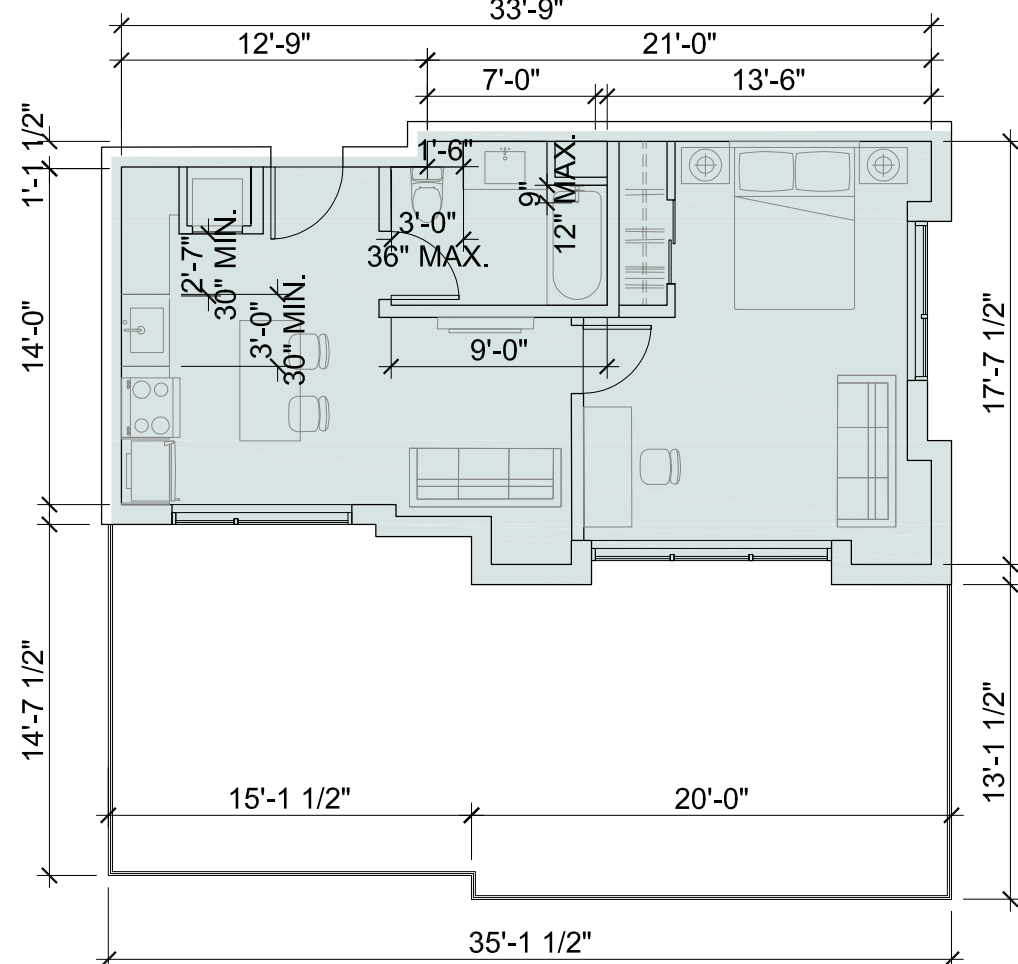
UNIT TYPE E2\_1 BEDROOM\_567 SF  
TERRACE \_60 SF  
1 BEDROOM

3 UNIT TYPE E2



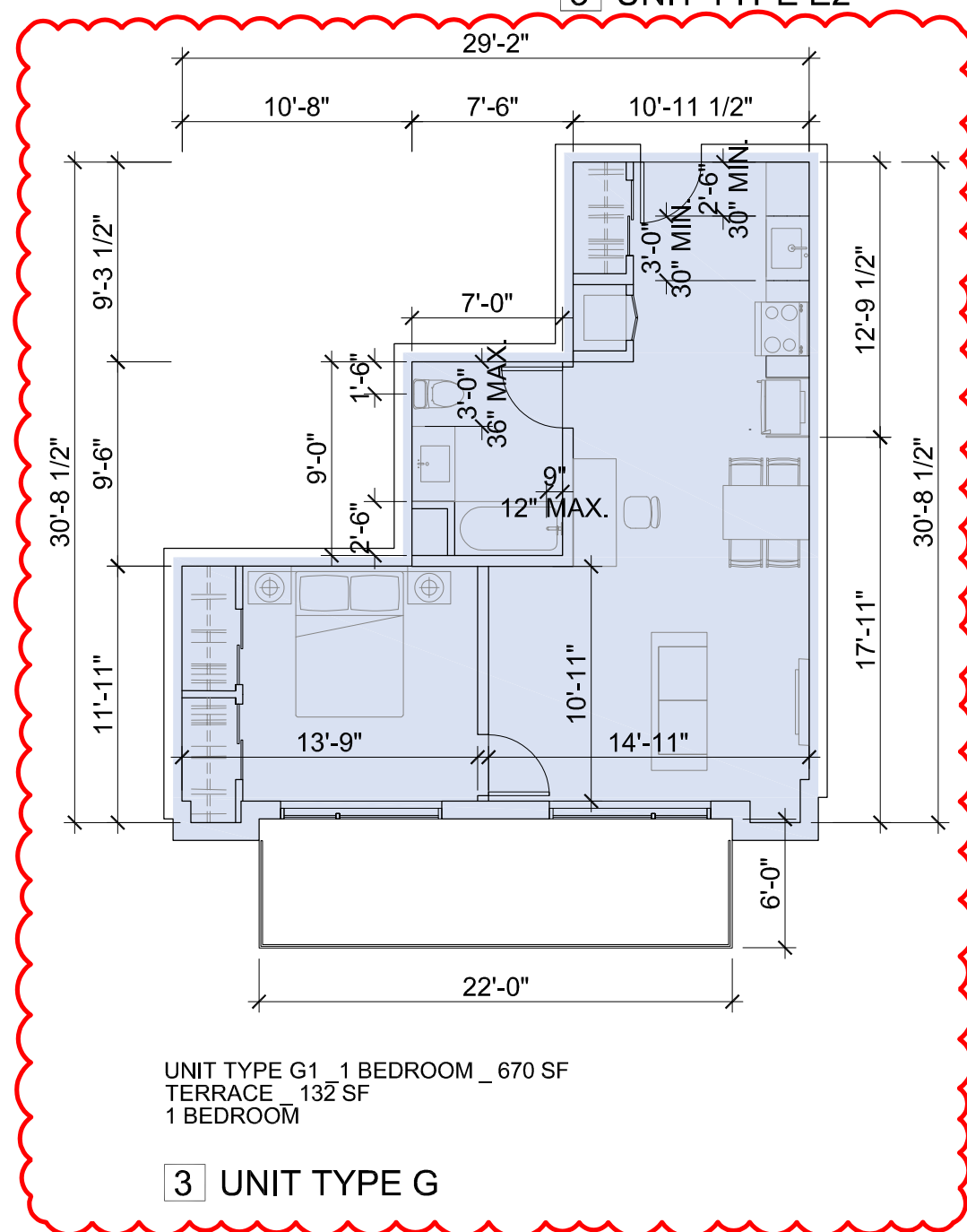
UNIT TYPE F1\_STUDIO\_463 SF  
TERRACE \_435 SF  
STUDIO

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\_670 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

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
12.01.21		PLANNING SUBMITTAL
05.13.22		PLANNING RESUBMITTAL #1
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11.02.22		PLANNING RESUBMITTAL #3
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02.07.24		PLANNING RESUBMITTAL #7
05.02.24		AD HOC REVISIONS

PROJECT NUMBER  
21003

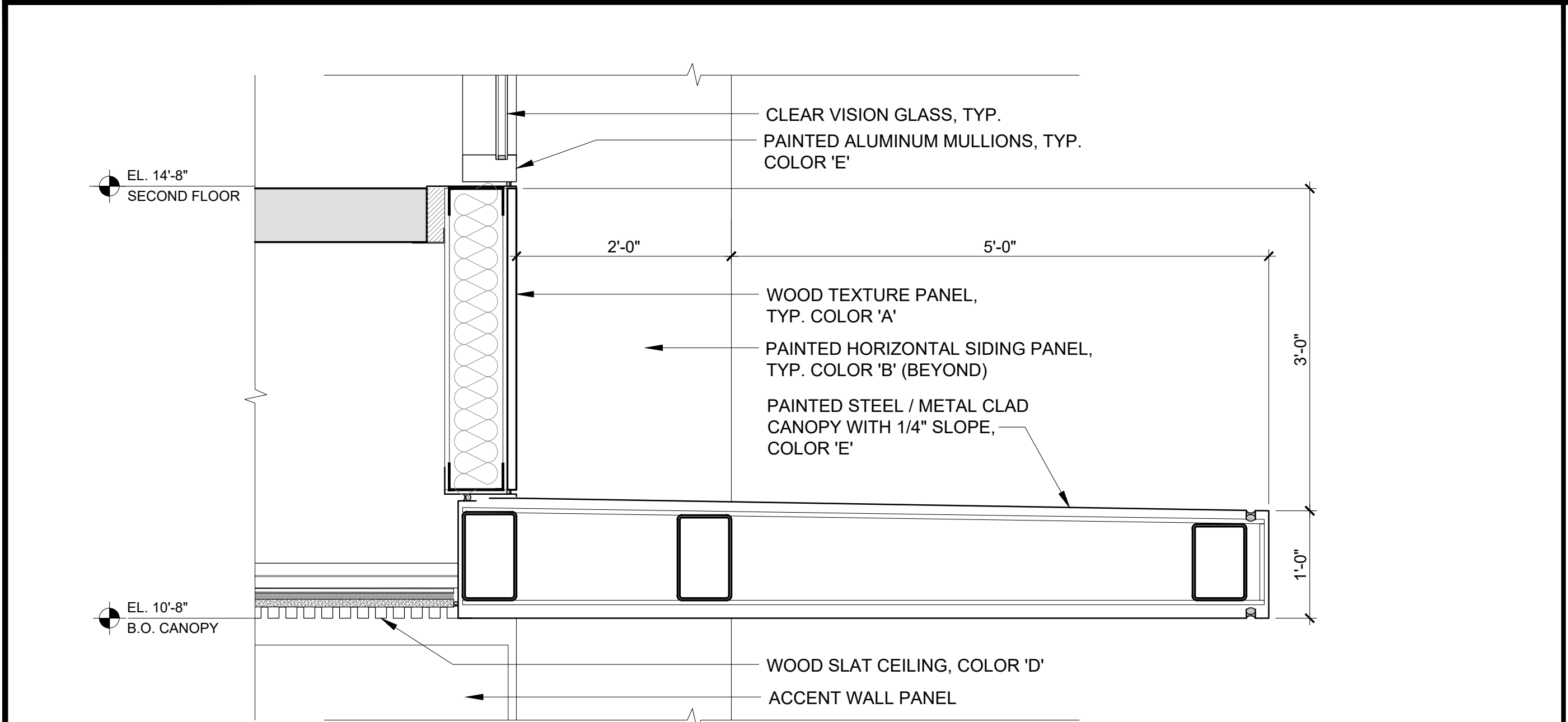
SHEET TITLE  
PROPOSED UNIT PLANS

SCALE  
1/8" = 1'-0"

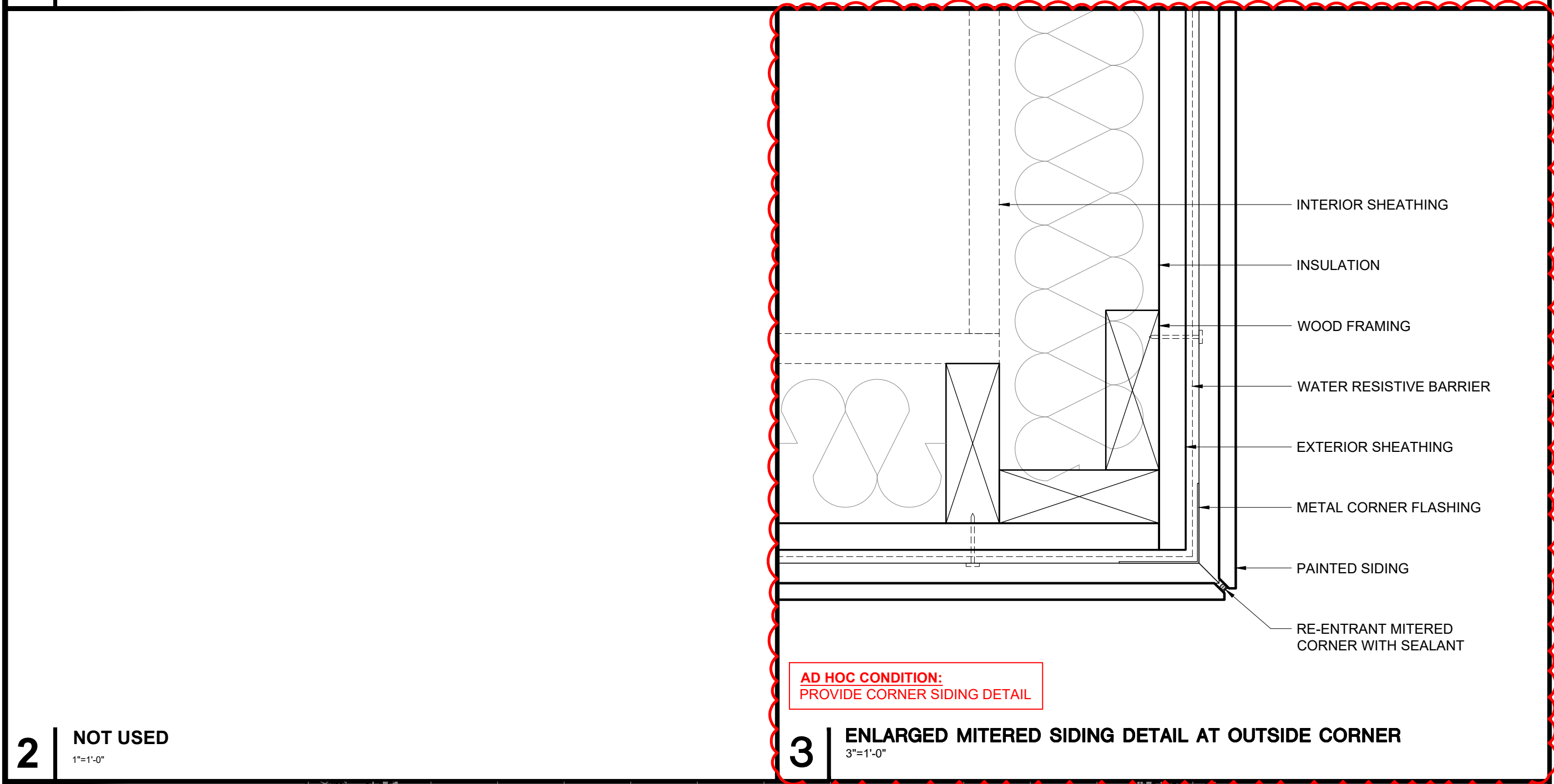


SHEET NUMBER



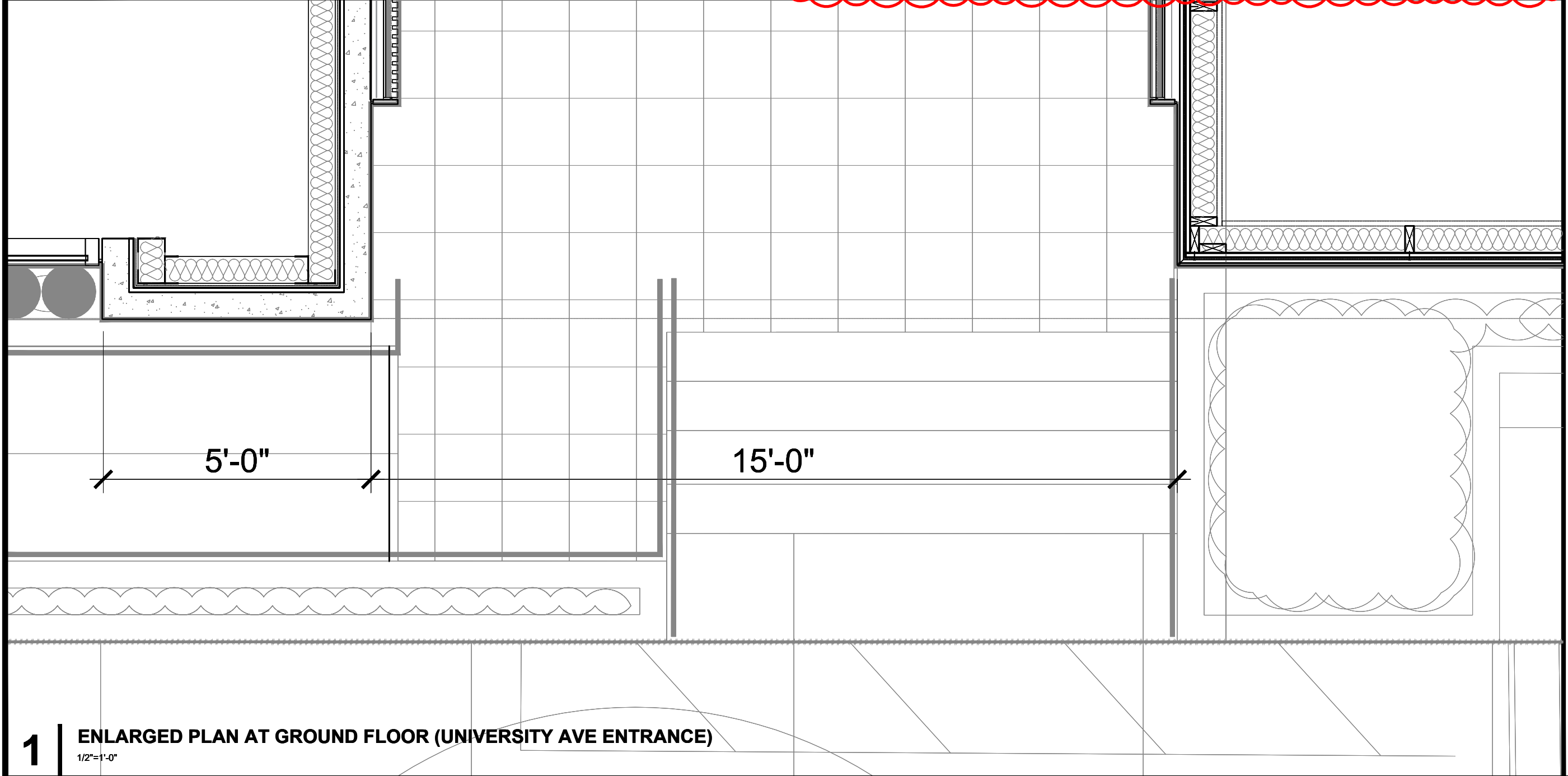


4 ENLARGED SECTION AT RESIDENTIAL ENTRY (CANOPY)  
1"=1'-0"

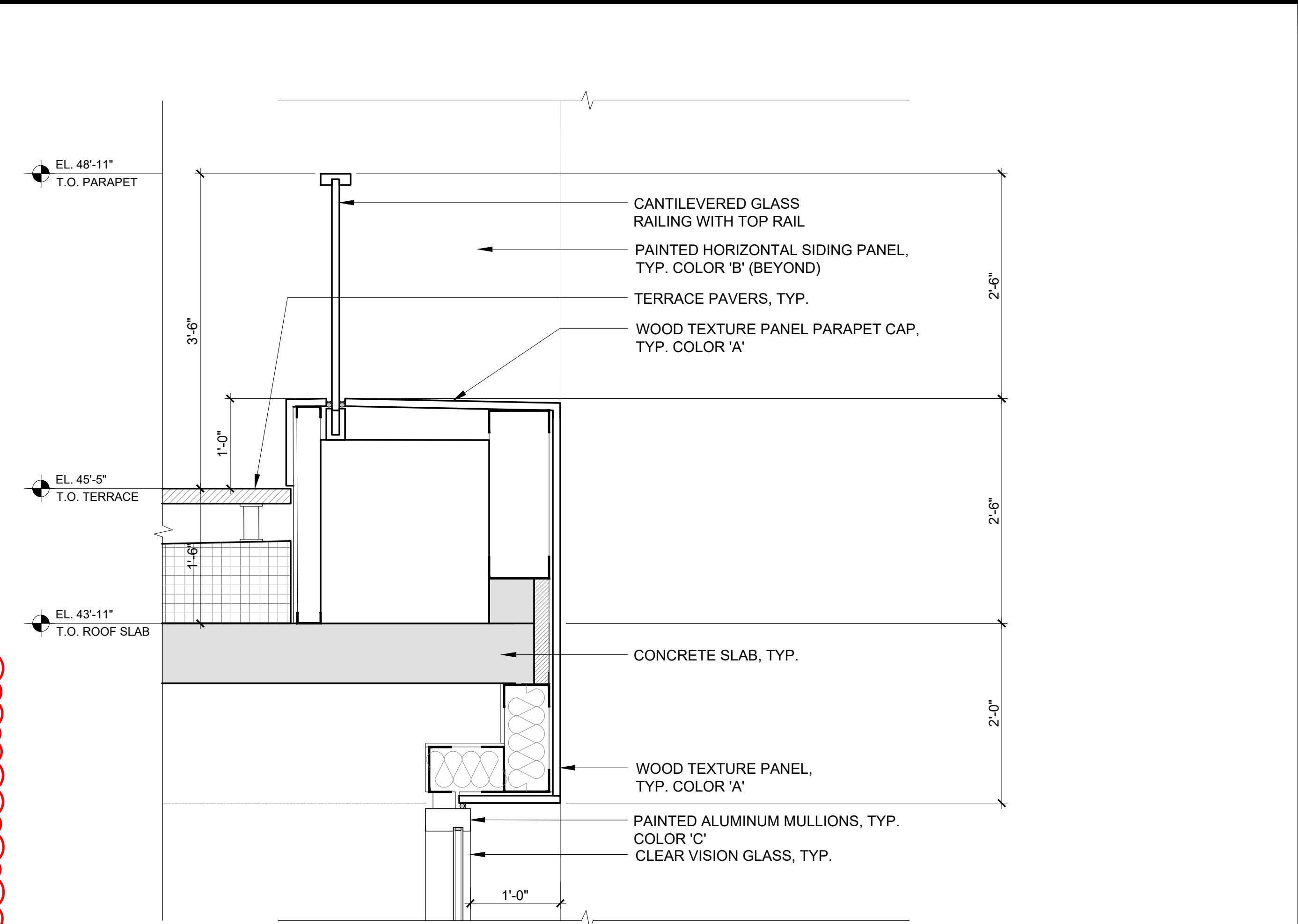


2 NOT USED  
1"=1'-0"

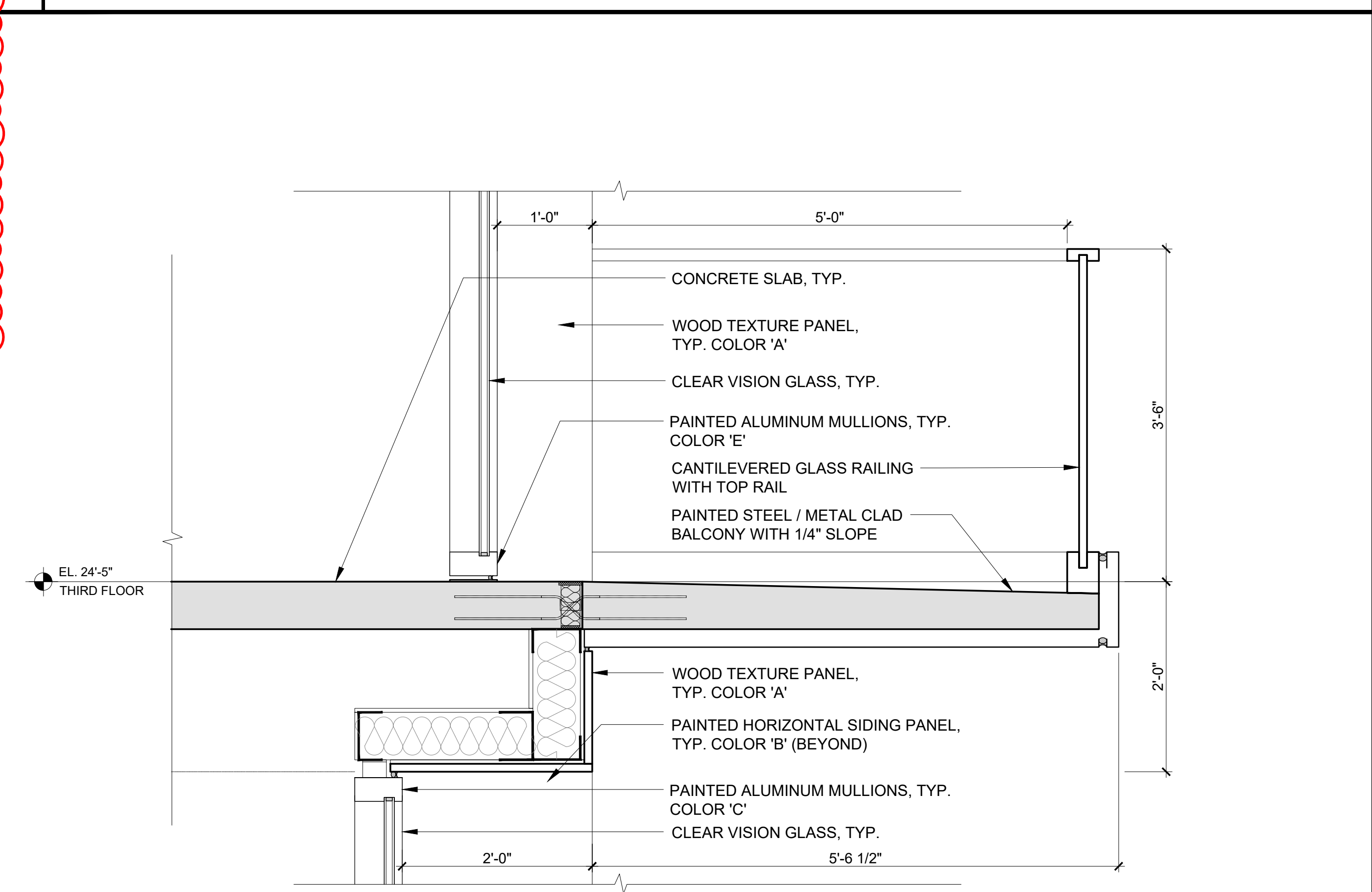
3 ENLARGED MITERED SIDING DETAIL AT OUTSIDE CORNER  
3"=1'-0"



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



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



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

SMITH DEVELOPMENT

660 UNIVERSITY  
PALO ALTO, CA 94301



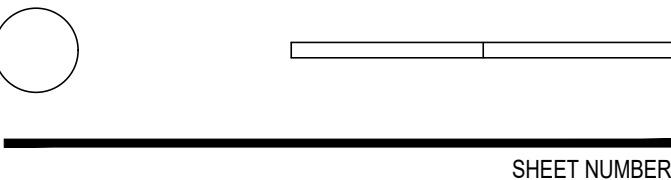
ARCHITECTS  
KORTH SUNSERI HAGEY

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
05.02.24		AD HOC REVISIONS

PROJECT NUMBER  
21003

SHEET TITLE  
ENLARGED DETAILS

SCALE  
AS NOTED



A8.10