

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING CONTENT
COVER SHEET

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JOB NUMBER:
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DRAWING NUMBER

LAMBERT CONDOMINIUMS

300 LAMBERT AVE.
 PALO ALTO, CA 94306

SB330 BUILDER'S REMEDY
 PRELIMINARY APPLICATION



PROJECT CONSULTANTS

CLIENT
 PENINSULA LAND & CAPITAL
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 HAYES GROUP ARCHITECTS
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 jgalbraith@thehayesgroup.com

PROJECT INFORMATION

PROJECT DESCRIPTION: PRE-APPLICATION SUBMITTAL UNDER THE PROVISIONS OF THE CALIFORNIA HOUSING AFFORDABILITY ACT, SENATE BILL SB-330 / BUILDER'S REMEDY FOR A NEW FIVE STORY RESIDENTIAL DEVELOPMENT.

THIS PROPOSAL INCLUDES THE MERGER OF 2 PARCELS AT 280 AND 300 LAMBERT AVE.

ALL EXISTING IMPROVEMENTS WILL BE DEMOLISHED, COMPRISING APPROXIMATELY 10,740SF OF SINGLE STORY UTILITARIAN STRUCTURES BUILT IN 1968 AND 1970 AND USED FOR AUTOMOTIVE REPAIR SHOPS.

THE PROPOSED NEW STRUCTURE IS ROUGHLY 79,000 SQUARE FEET ABOVE GRADE WITH 45 RESIDENTIAL UNITS AND TWO FLOORS OF BELOW GRADE PARKING AND RESIDENT STORAGE AREAS.

APN: 132-38-060 / 132-38-061

ZONING: PHZ (CS UNDERLYING)

OCCUPANCY: R2 (RESIDENTIAL CONDOMINIUMS)

CONSTRUCTION TYPE: V-B (4 STORIES) OVER TYPE II PODIUM (1 STORY)

BUILDING CODES: 2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN)
 2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
 2022 CALIFORNIA ENERGY CODE
 PALO ALTO ORDINANCE #4976

ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS

FIRE SPRINKLERS: (N) SPRINKLERS THROUGHOUT

TOTAL SITE AREA: 26,591 SF (14,202 + 12,389) / 0.61 ACRES

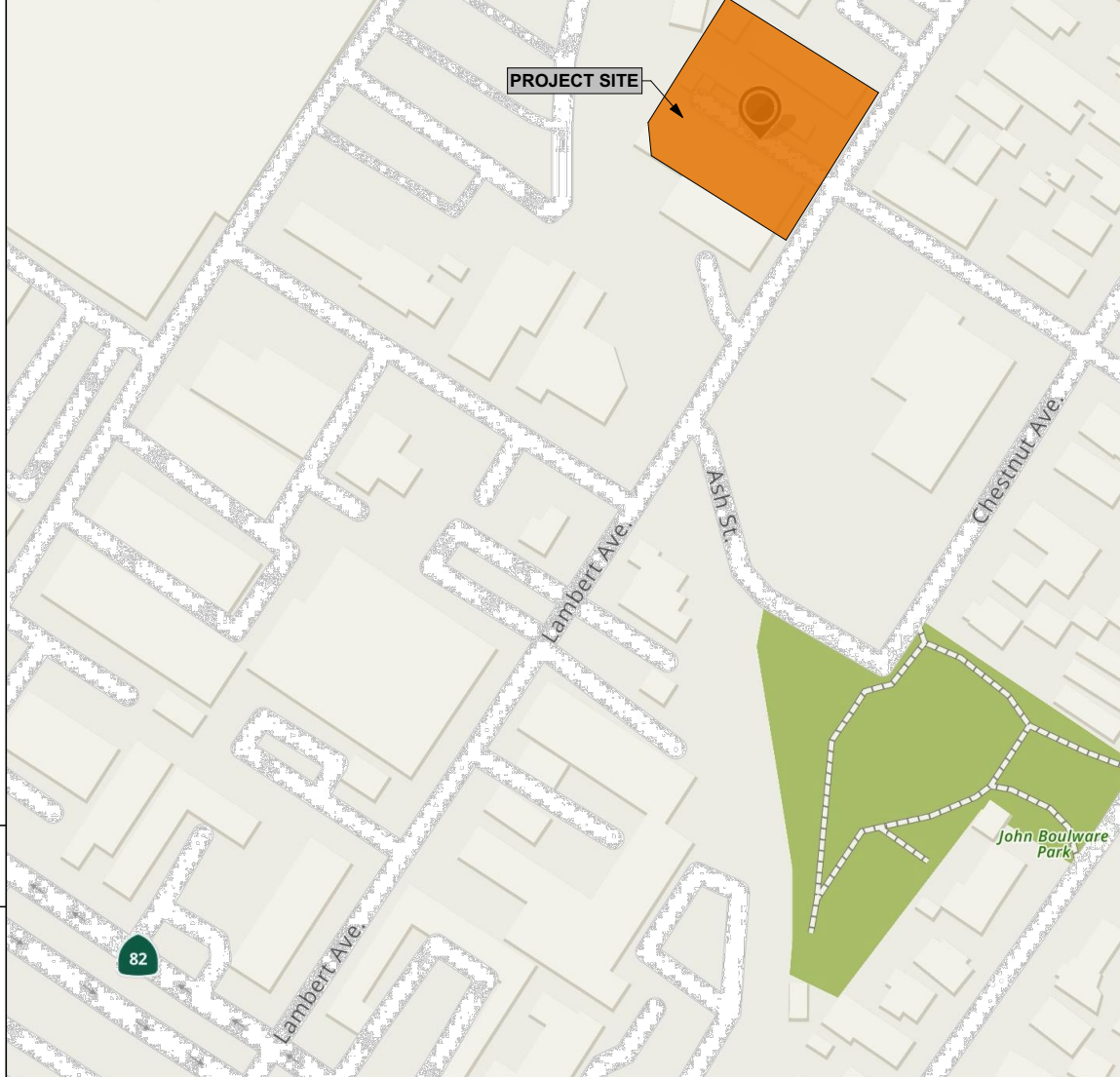
PARKING: 85 STALLS (84 STALLS ARE REQ'D PER UNIT TYPE/COUNT)

TRASH/RECYCLE: ON SITE

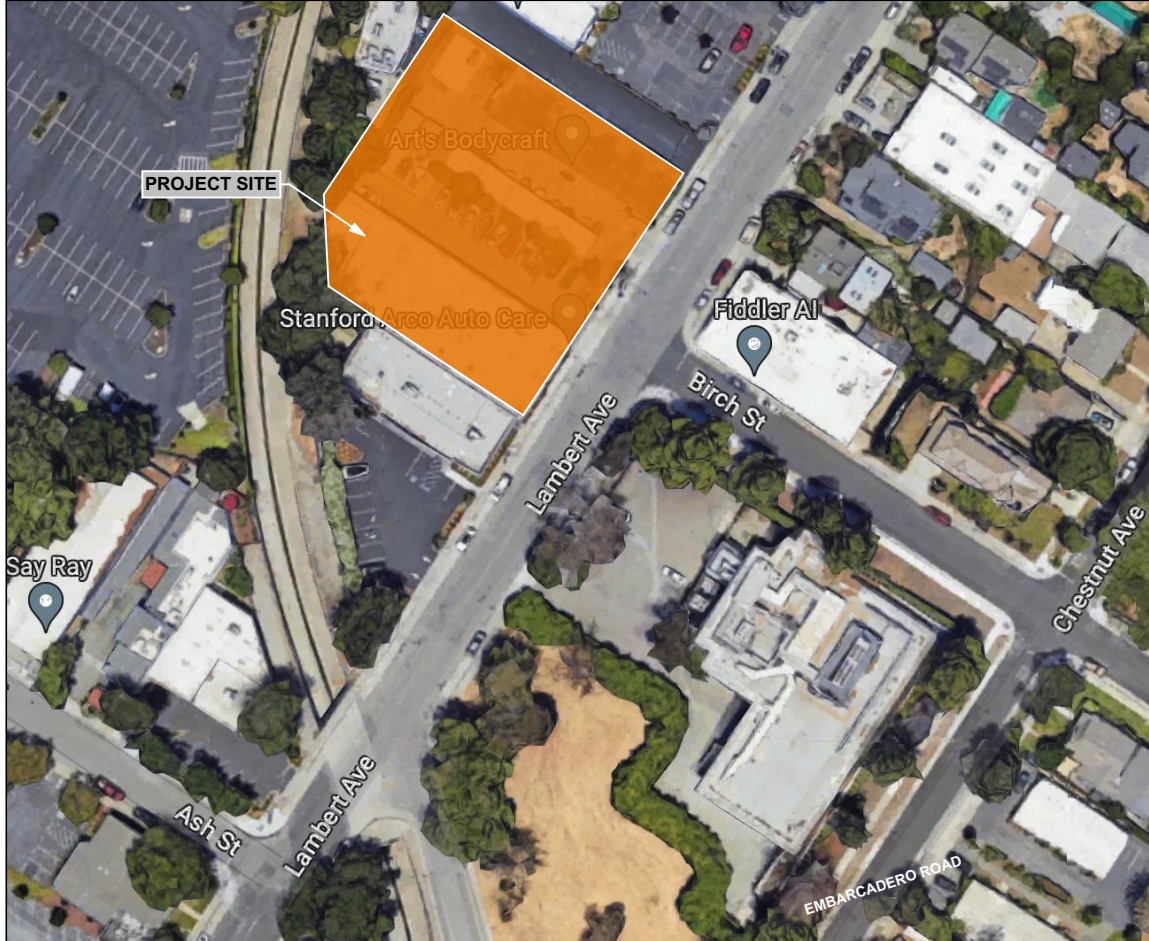
GENERAL ZONE COMPLIANCE

	REQUIRED/ ALLOWED	PROPOSED	COMPLIES
MIMUM SETBACKS			
FRONT:	0' - 10'	2'	YES
REAR:	10'	15'	YES
LEFT:	10'	10'	YES
RIGHT:	10'	5' - 7'	NO
SITE DOES NOT ABUT A RESIDENTIAL DISTRICT.			
MAXIMUM HEIGHT:	50' (35' W/IN 150' OF R-1)	65' - 0"	NO
MAXIMUM SITE COVERAGE	N/A (PHZ)	-	YES
MAXIMUM F.A.R.:	3.00:1 (PHZ)	2.98:1	YES
DAYLIGHT PLANE	NO REQUIREMENT	-	YES
VEHICLE & BIKE PARKING	PER PAMC 18.52.040 (b)	85 STALLS 70 RACKS	YES

VICINITY MAP



SATELLITE MAP



FLOOR AREA / UNIT SUMMARY

FLOOR AREA SUMMARY (GROSS FLOOR AREA PER PAMC 18.04.030)

FIFTH FLOOR	15,085
FOURTH FLOOR	15,068
THIRD FLOOR	15,053
SECOND FLOOR	15,052
FIRST FLOOR	15,235
BASEMENT B1	286
BASEMENT B2	3,383
79,162 sq ft	
SITE AREA:	26,591 SF
PROPOSED FAR:	2.98:1

PARKING AREA SUMMARY (EXCLUDED FROM FAR)

FIRST FLOOR	2,858
BASEMENT B1	19,926
BASEMENT B2	16,817
39,601 sq ft	

UNIT SUMMARY

UNIT TYPE	QTY (TOTAL)	AVG SIZE	BMR
1 BEDROOM	6	900 SF	1
2 BEDROOM	35	1,290 SF	7
3 BEDROOM	4	1,623 SF	1
TOTAL:	45 UNITS (INCLUDING BMR)	1,268 SF	9 (20%)

NOTE: BMR UNITS WILL BE RESERVED FOR LOW INCOME FAMILIES IN ACCORDANCE WITH APPLICABLE STATE REQUIREMENTS.



VIEW FACING NORTHWEST @ 320, 300-290 LAMBERT SCALE: 1



VIEW FACING NORTHWEST @ 320, 300-290 LAMBERT SCALE: 2



VIEW FACING NORTHEAST TOWARDS TOWARDS LAMBERT & BIRCH SCALE: 3



VIEW FACING NORTHWEST TOWARDS 320 LAMBERT SCALE: 4



VIEW FACING NORTHWEST TOWARDS MADERA CREEK SCALE: 5



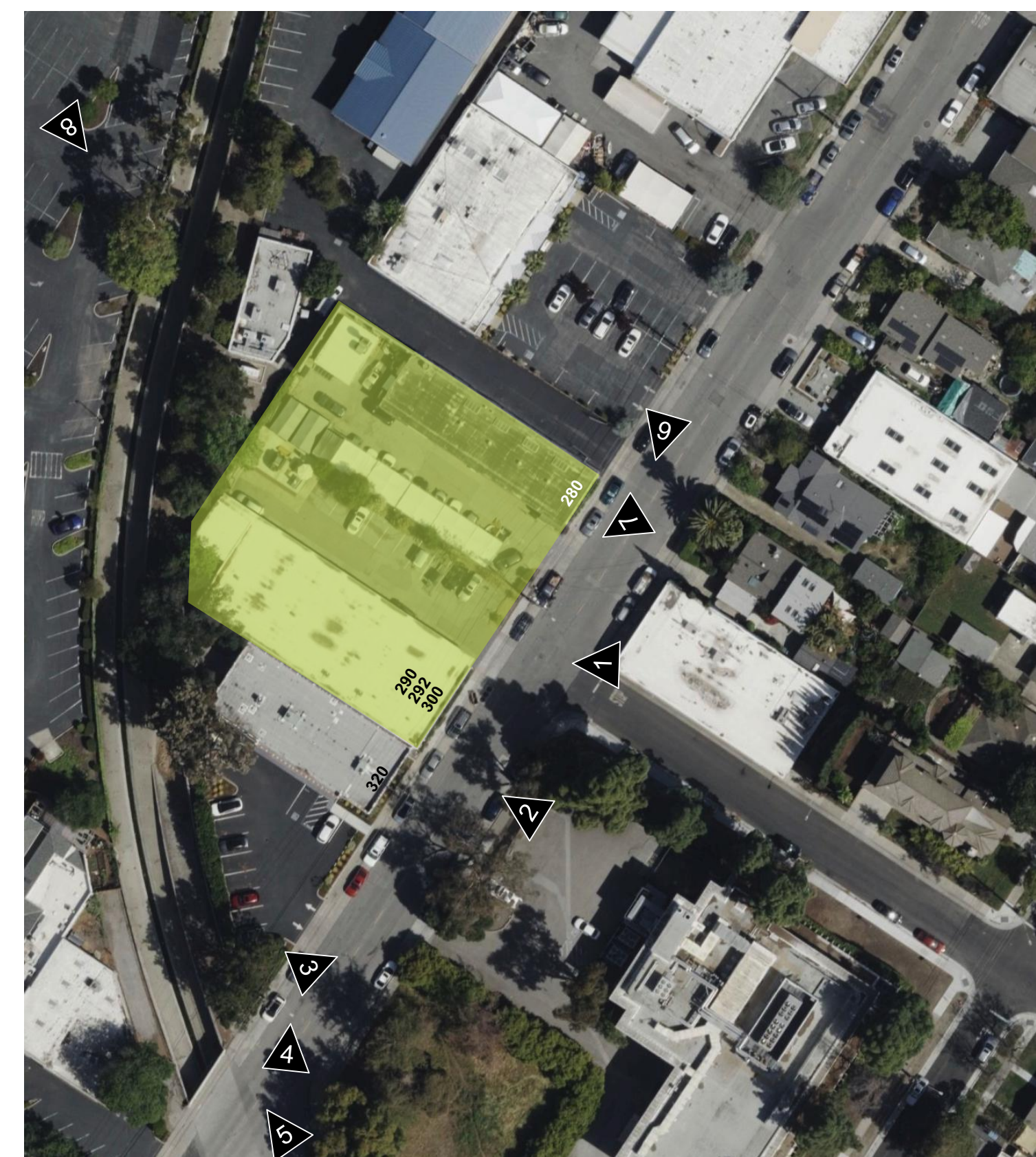
VIEW FACING SOUTHEAST TOWARDS LAMBERT & BIRCH SCALE: 6



VIEW FACING SOUTHWEST TOWARDS 290-300 LAMBERT SCALE: 7



VIEW FROM PARKING LOT LOOKING EAST TOWARDS REAR OF LOTS SCALE: 8



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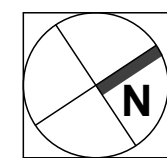
DRAWING CONTENT
EXISTING SITE AND
CONTEXT IMAGES

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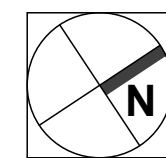
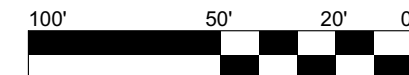
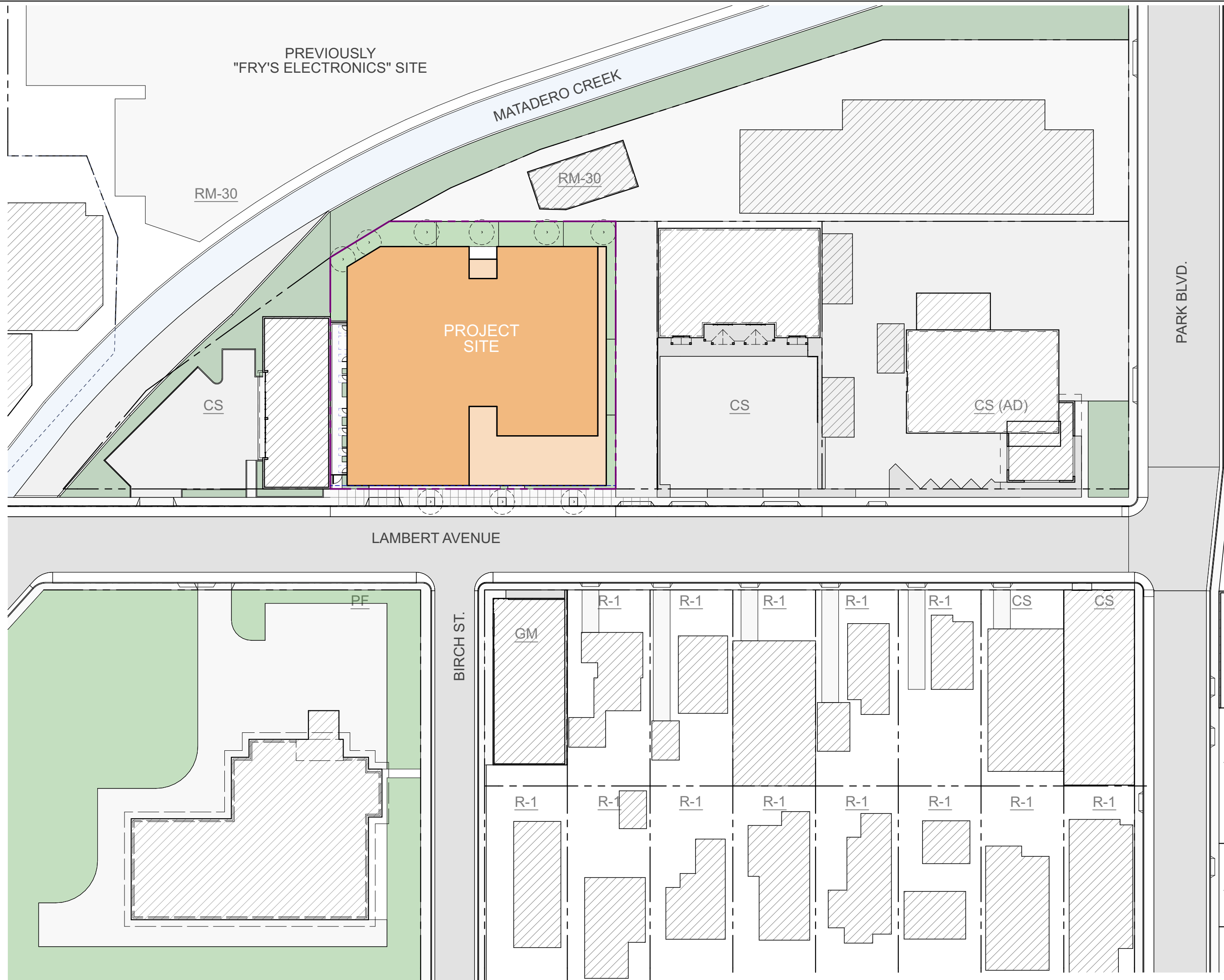
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SITE CONTEXT AERIAL PHOTO

SCALE: 1" = 50'

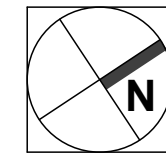
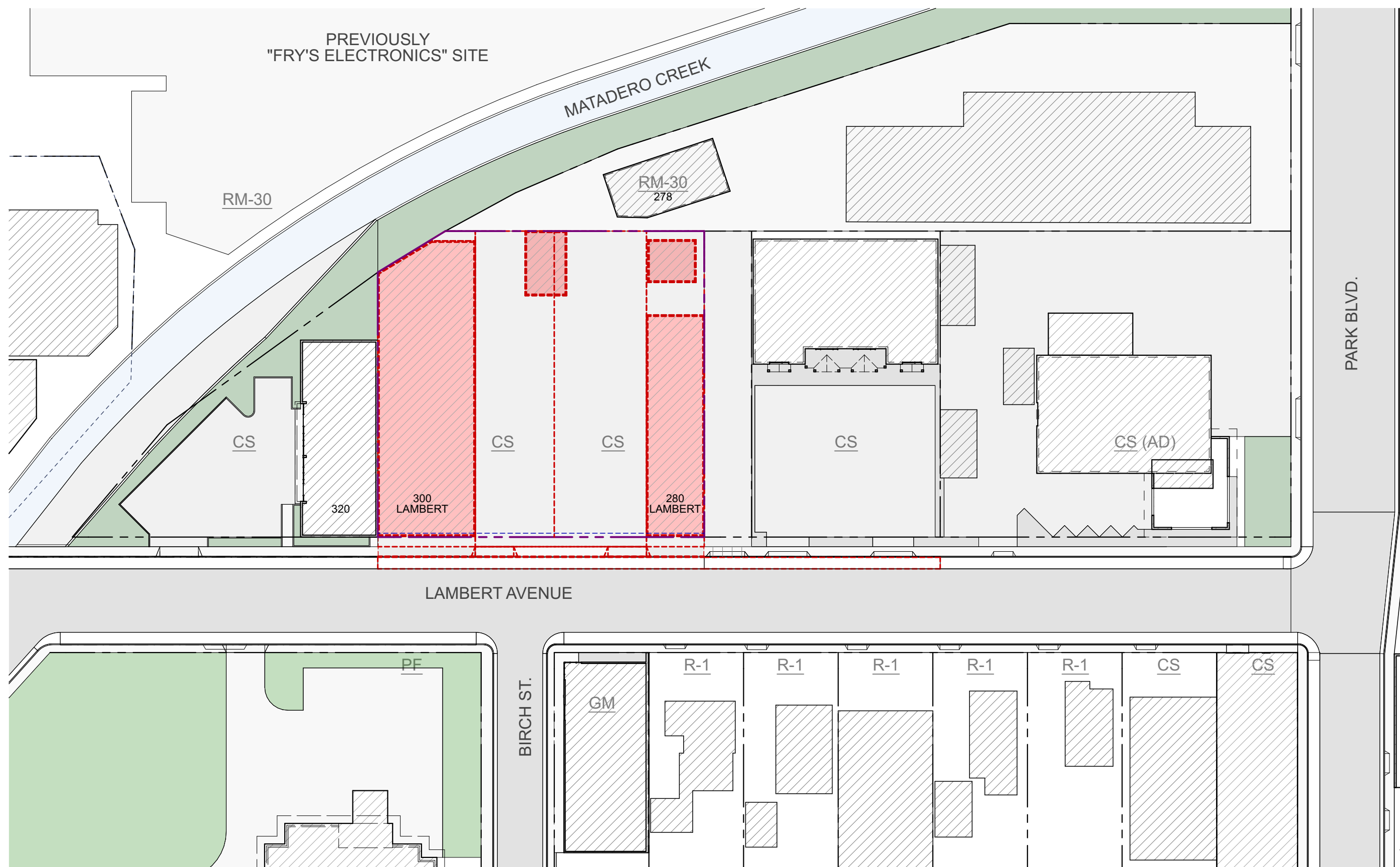
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ZONING DIAGRAM

SCALE: 1" = 50'

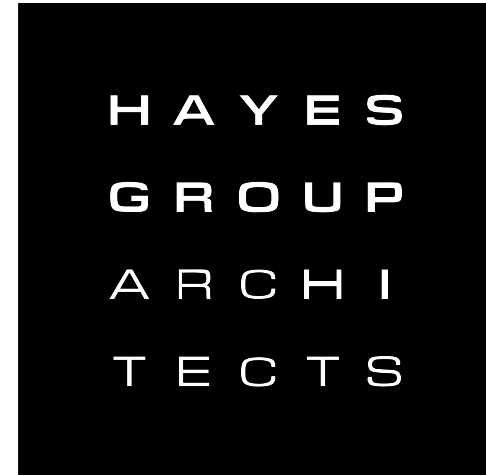
2



DEMOLITION SITE PLAN

SCALE: 1" = 50'

1



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 300 LAMBERT AVENUE
 PALO ALTO, CA 94306

ISSUANCE:
 SB830 BUILDER'S REMEDY
 PRELIMINARY APPLICATION
 03.10.2023

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DRAWING CONTENT
 DEMOLITION SITE PLAN,
 ZONING DIAGRAM, SITE
 CONTEXT AERIAL PHOTO

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A0.3

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DRAWING CONTENT
STREETSCAPE
ELEVATION

STAMP

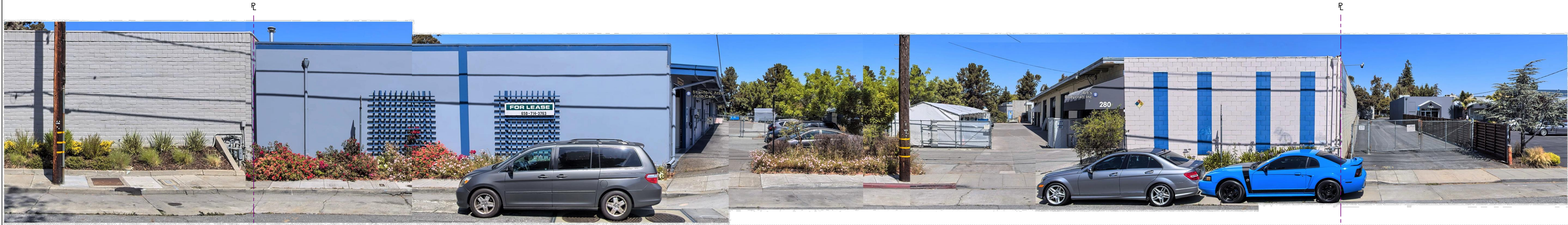
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PROPOSED SOUTH LAMBERT AVE. STREETSCAPE
SCALE: 1/8" = 1'-0" **2**



EXISTING SOUTH LAMBERT AVE. STREETSCAPE
SCALE: 1/8" = 1'-0" **1**

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING CONTENT
PROPOSED SITE PLAN

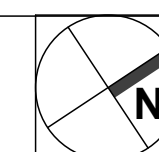
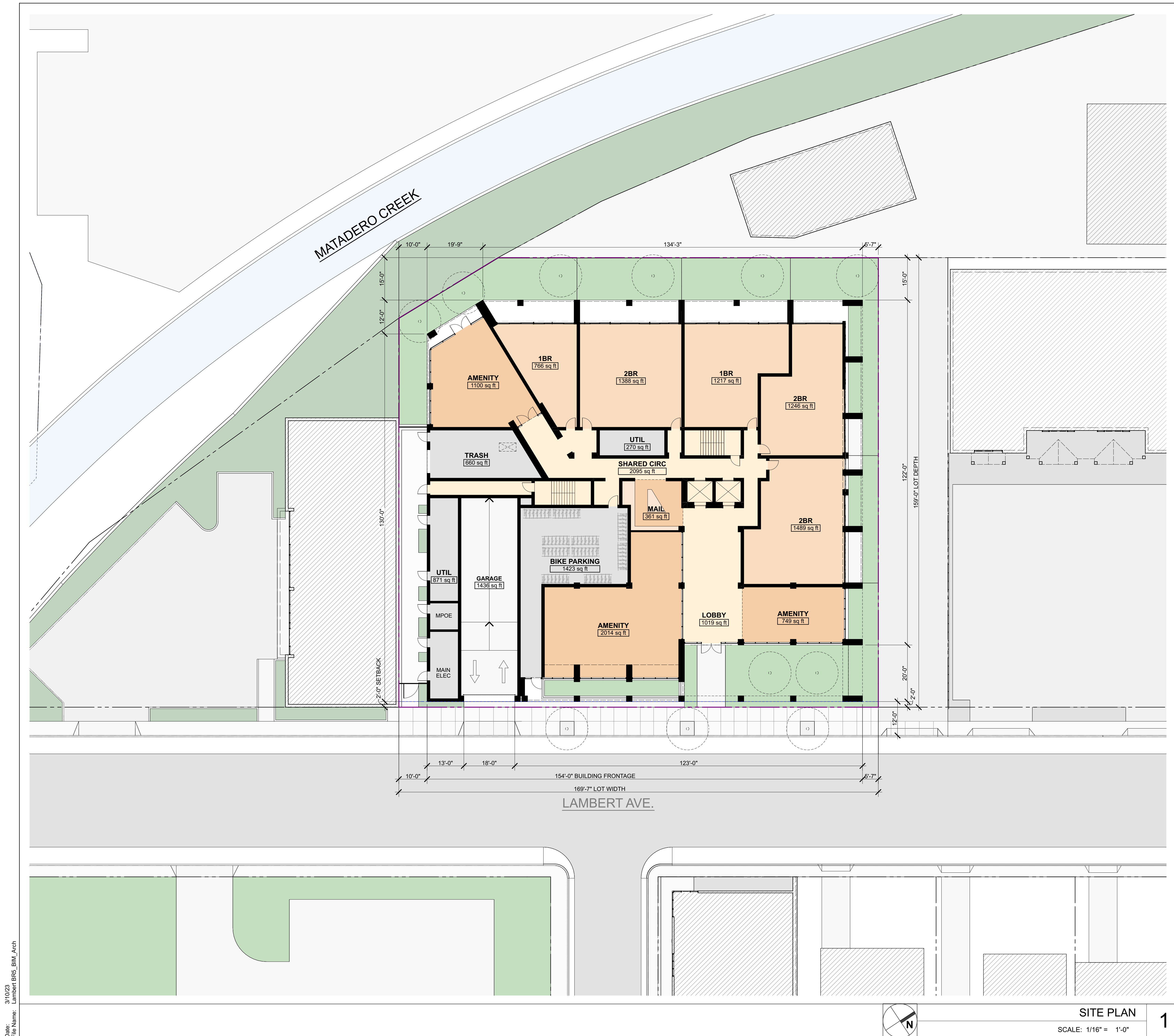
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A1.1



SITE PLAN

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

1

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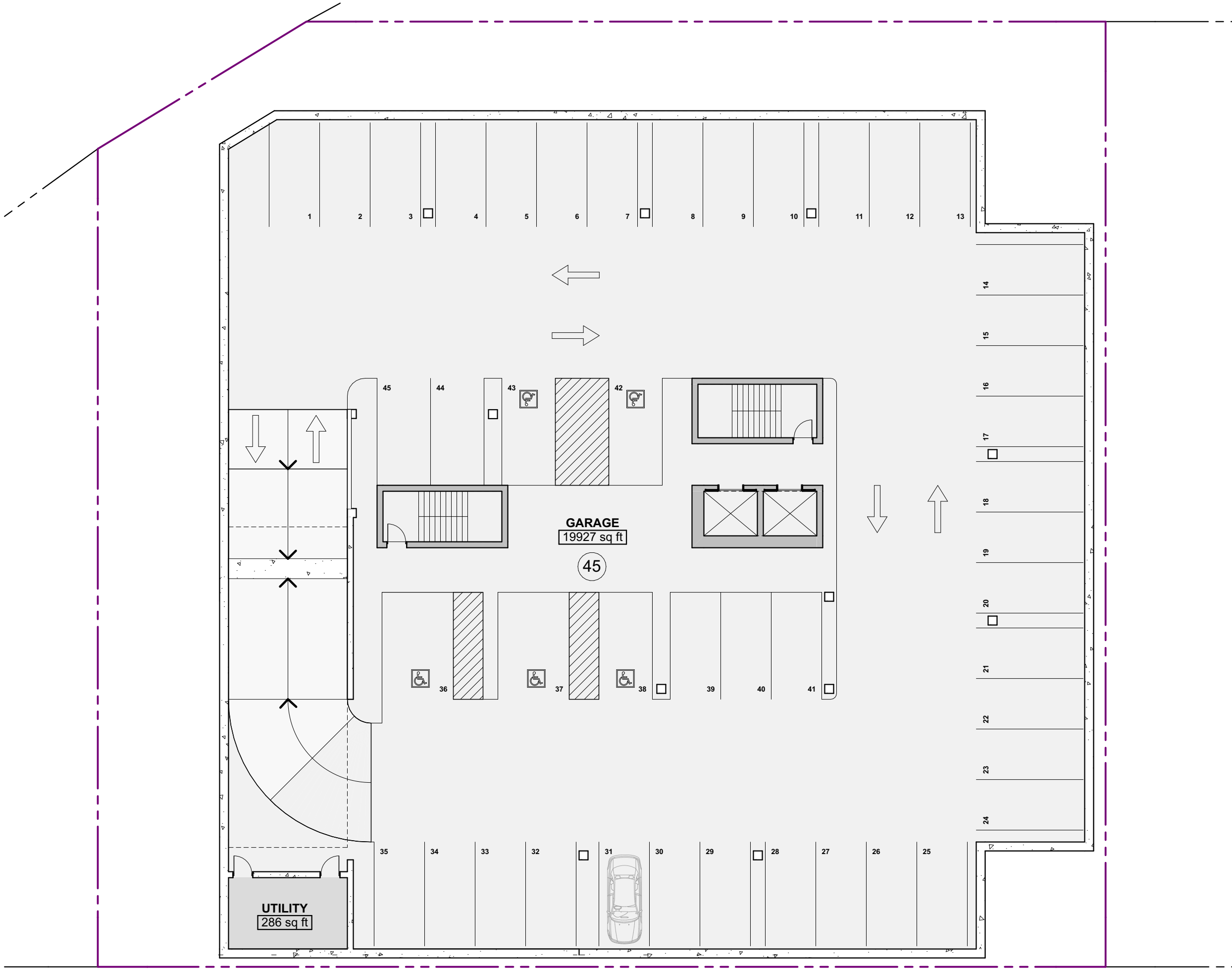
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**BASEMENT 1 & 2
PARKING LEVEL PLANS**

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PARKING PROVIDED: **45 SPACES** (TECHNICALLY COUNTS AS 50 SPACES SINCE ADA SPACES COUNT TWICE)

B1 BASEMENT PLAN
SCALE: 1/16" = 1'-0"
2



PARKING PROVIDED: **40 SPACES**
RESIDENTIAL STORAGE ROOMS: 33

B2 BASEMENT PLAN
SCALE: 1/16" = 1'-0"
1

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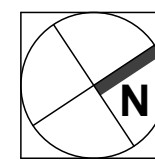
DRAWING CONTENT
FIRST & SECOND LEVEL PLANS

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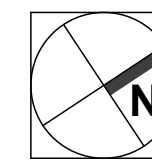
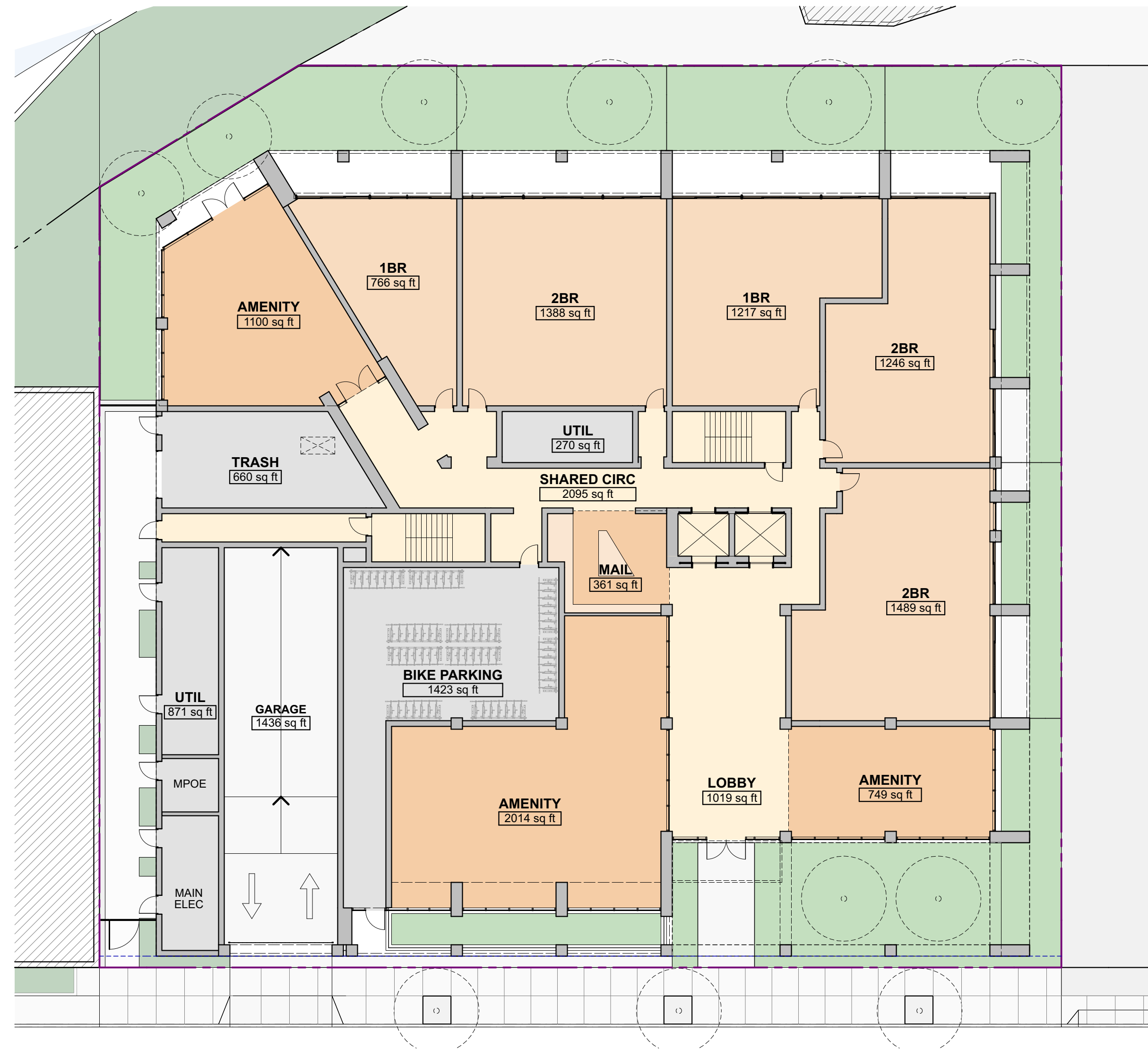
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SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

2



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

1

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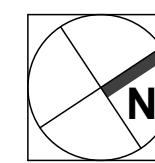
DRAWING CONTENT
THIRD, FOURTH & FIFTH
LEVEL PLANS

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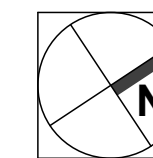
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FIFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

2



THIRD & FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

1

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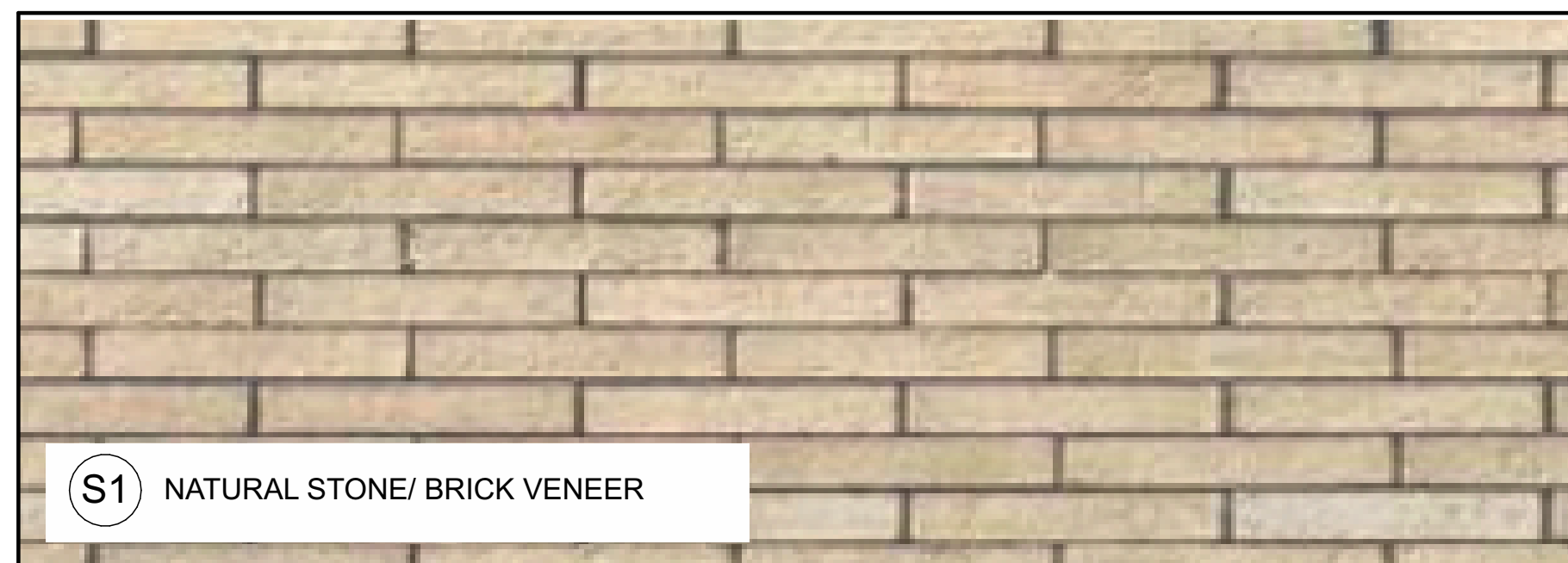
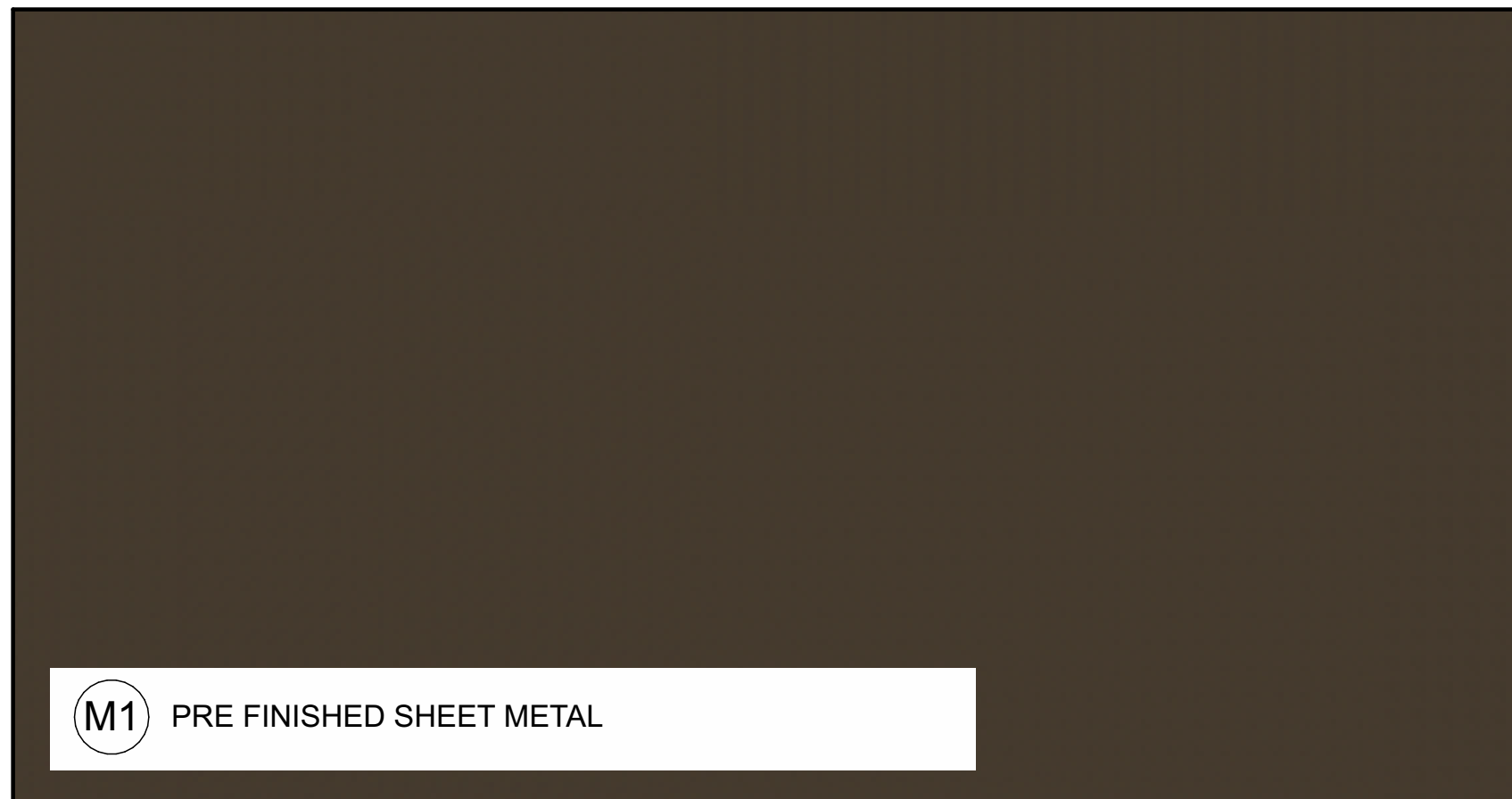
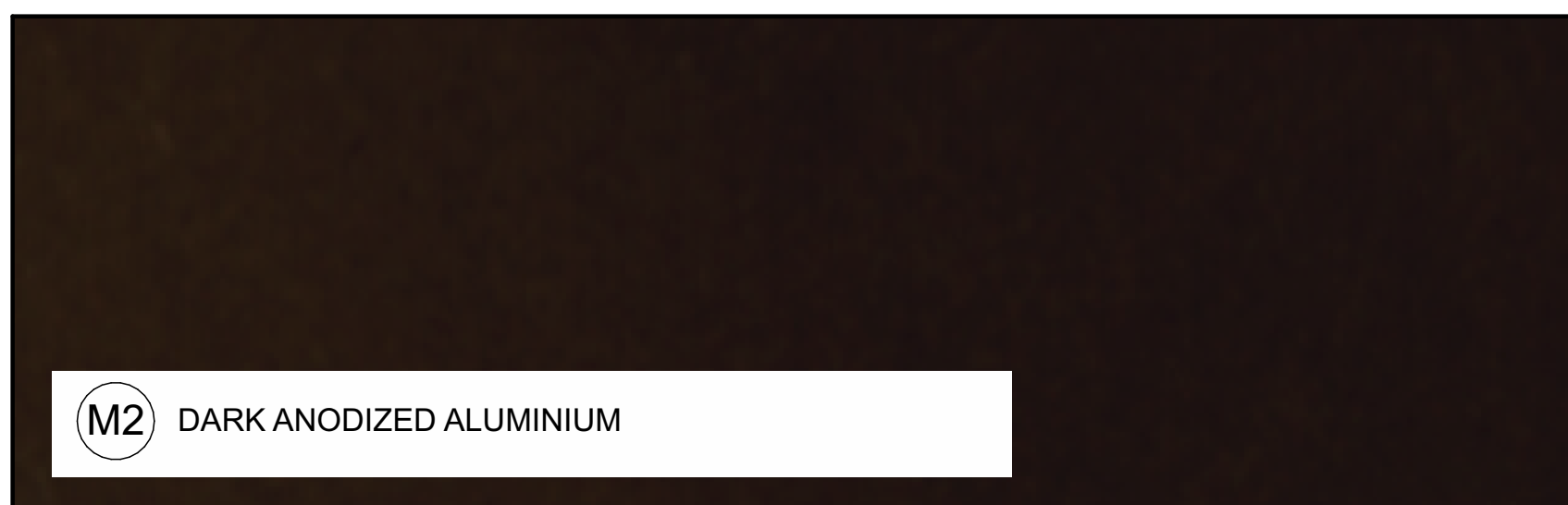
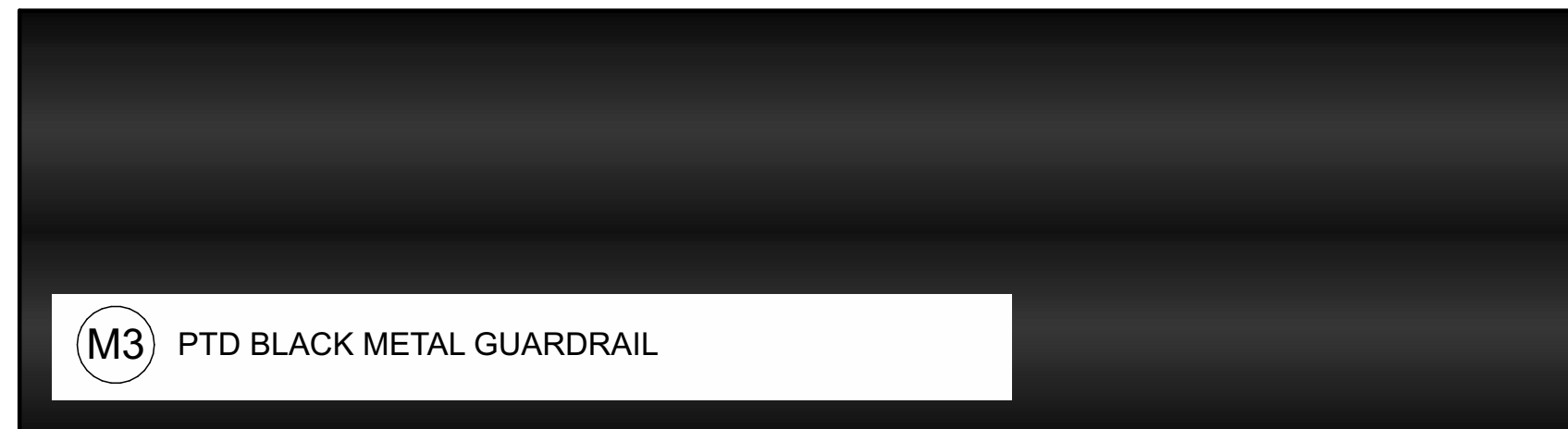
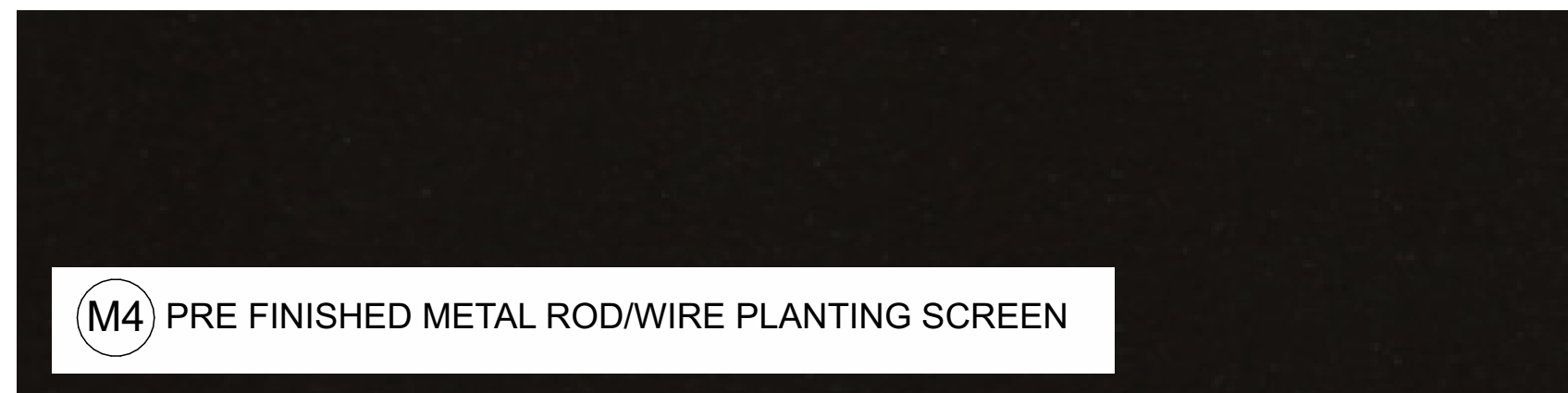
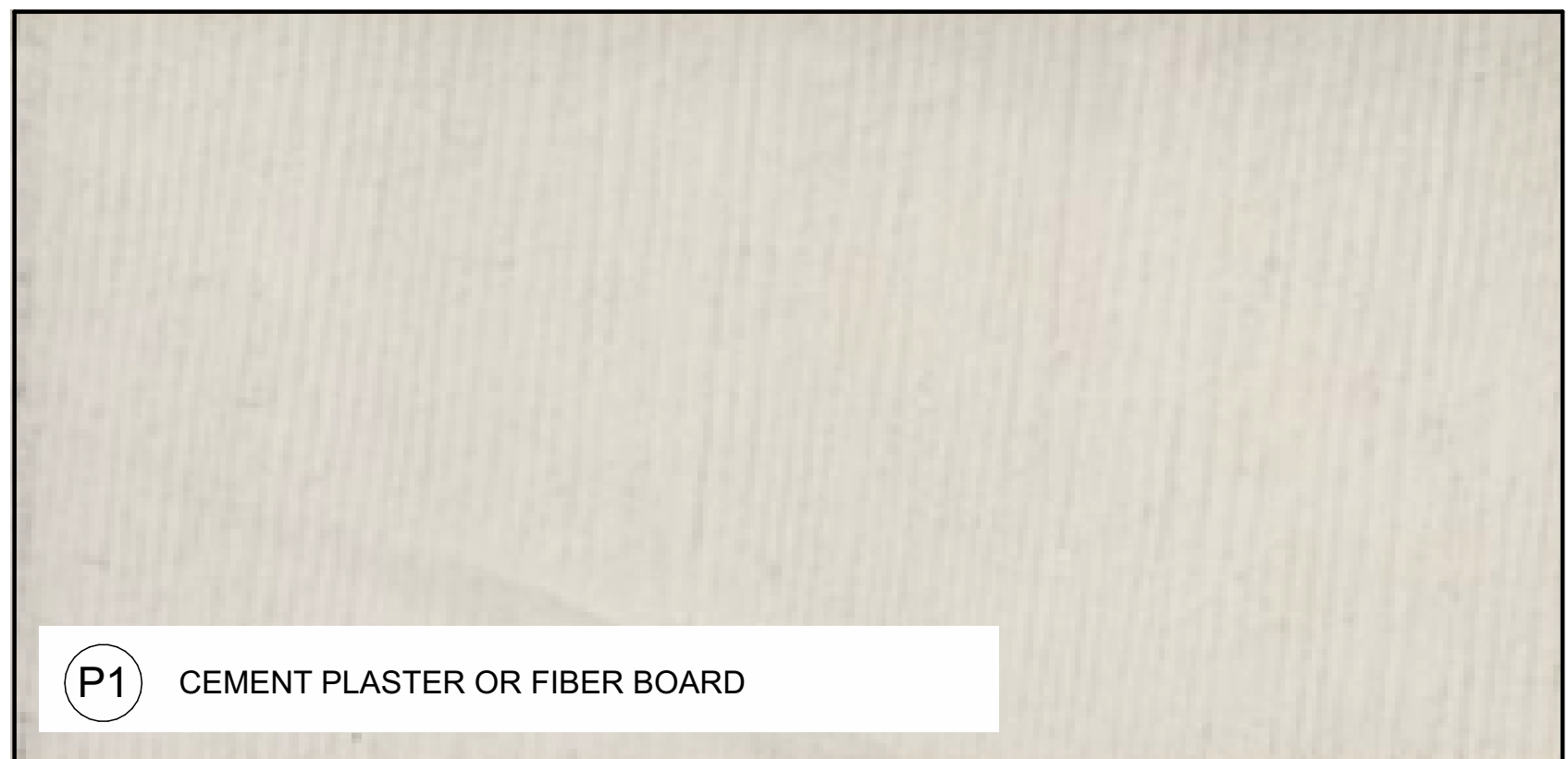
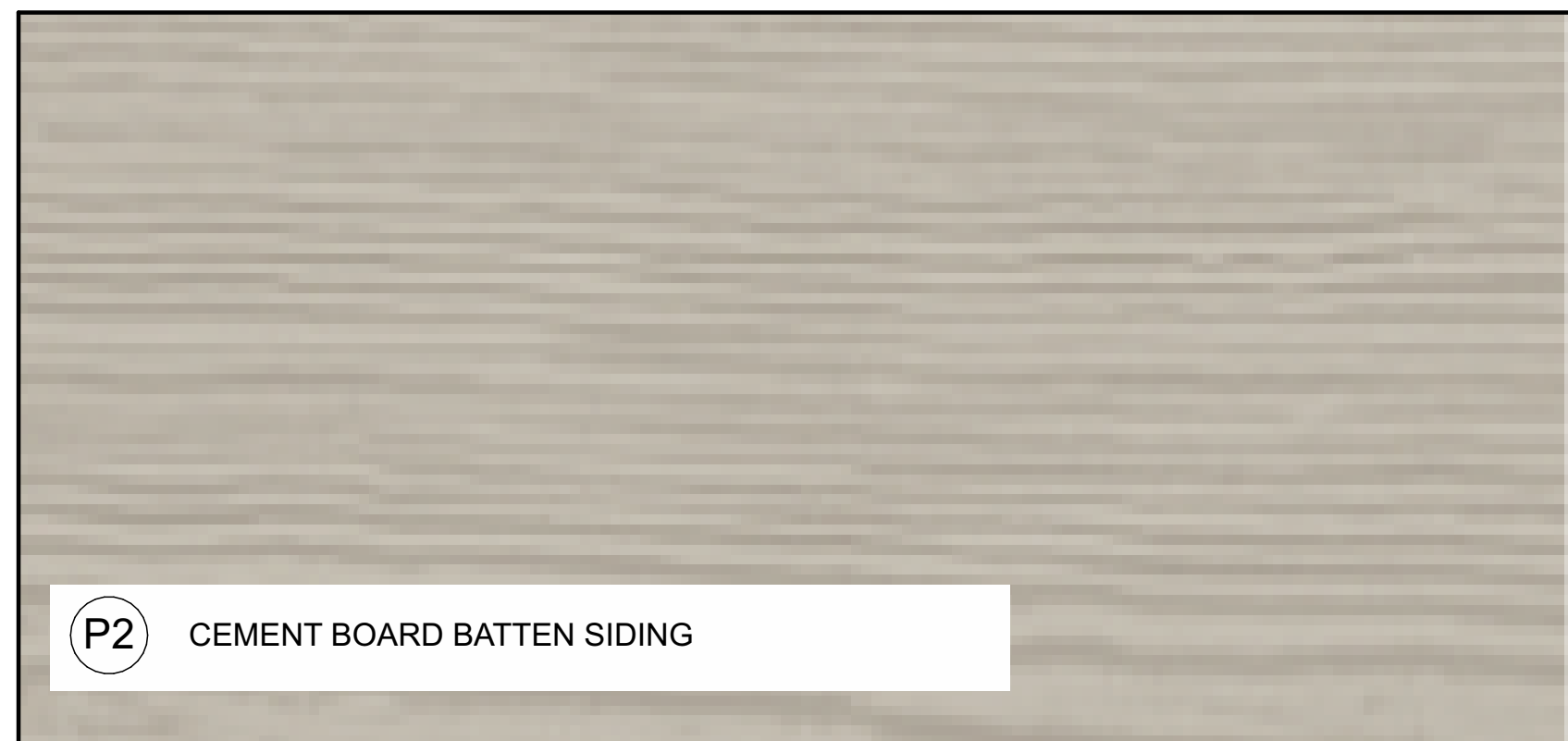
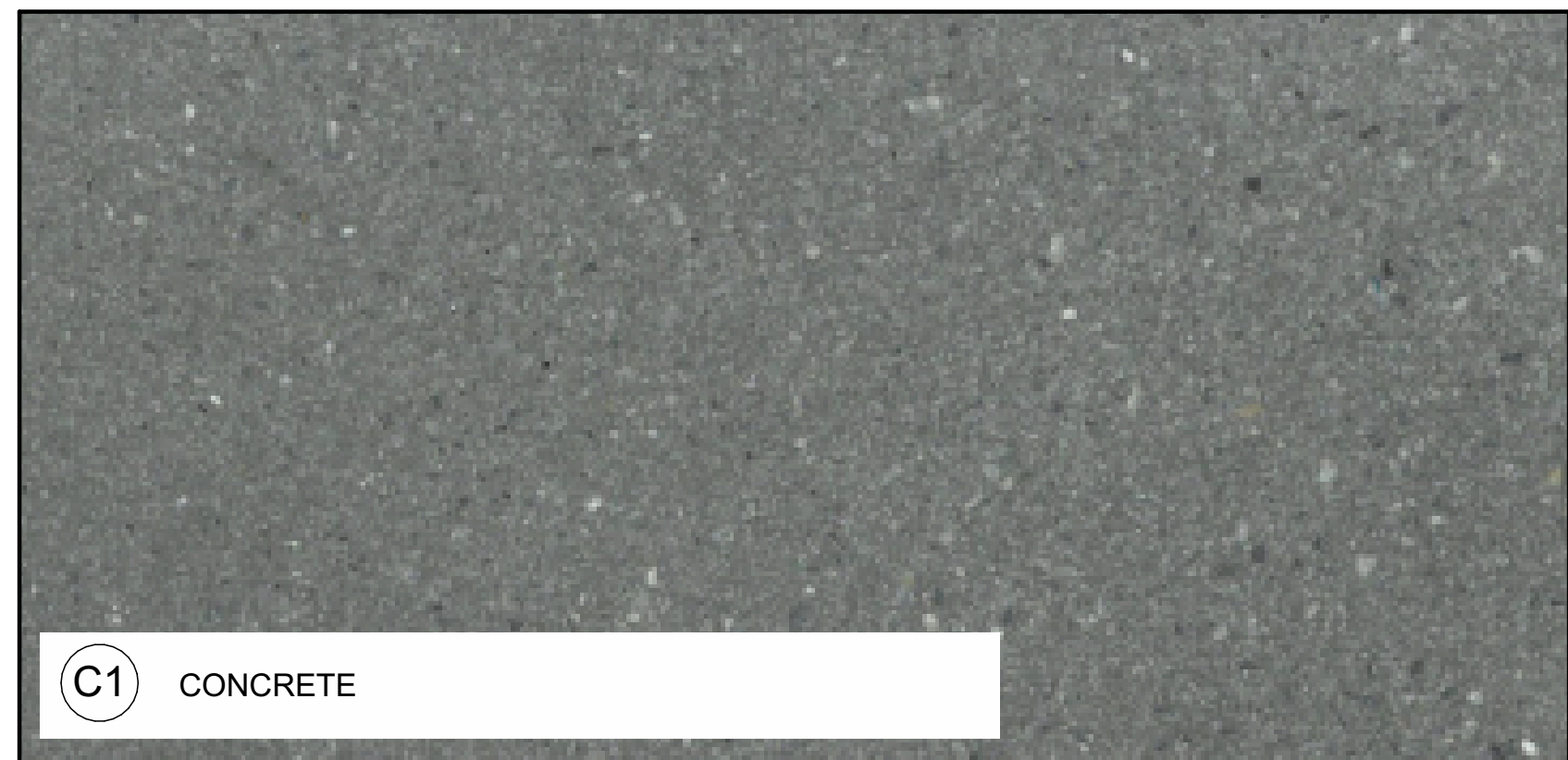
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MATERIALS BOARD

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SOUTH / EAST ELEVATIONS

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A3.1

EXTERIOR FINISH LEGEND

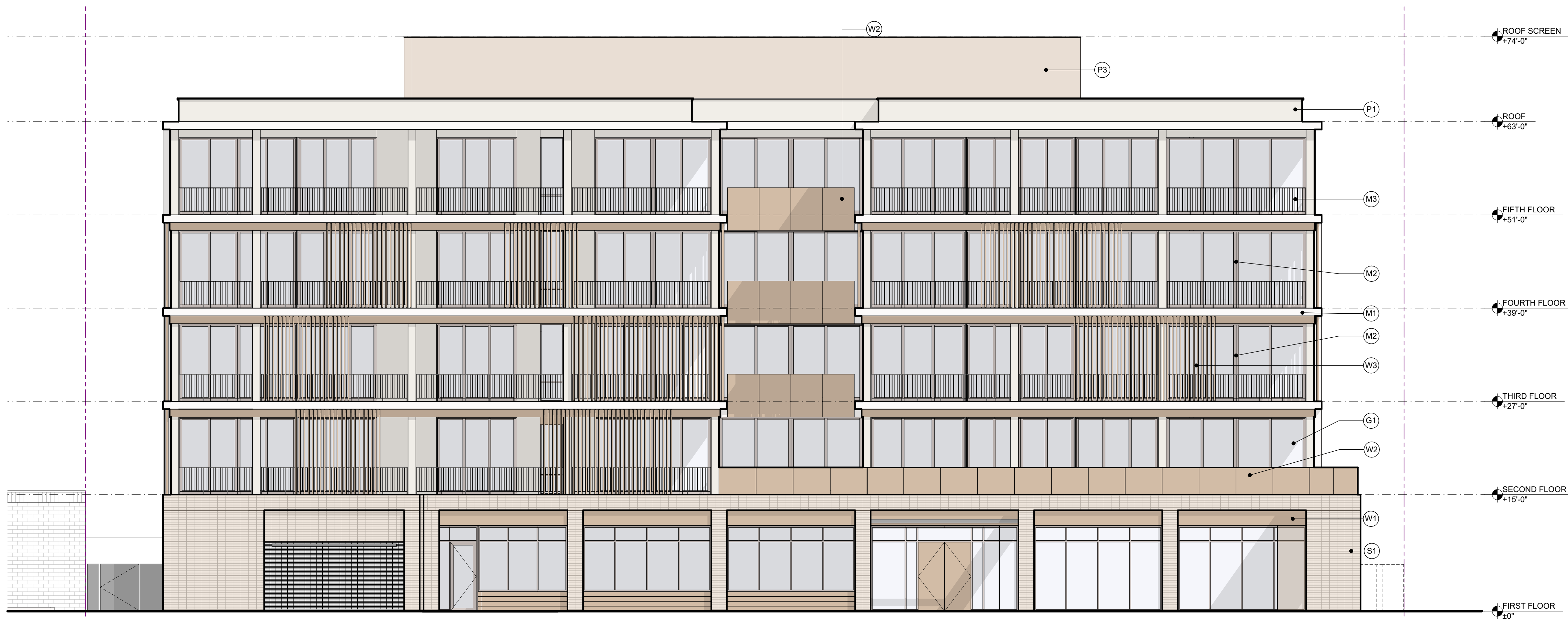
C1	CONCRETE SMOOTH FORMED NATURAL CONCRETE
G1	CLEAR HIGH PERFORMANCE GLAZING
M1	PRE FINISHED SHEET METAL
M2	MULLIONS / FRAMES DARK ANODIZED ALUMINIUM
M3	GUARDRAIL PAINTED IVORY
M4	STAINLESS STEEL CABLE FOR SUPPORTING VINES
P1	INTEGRAL COLOR CEMENT PLASTER OR FIBER CEMENT BOARD - COLOR IVORY / LIGHT TAN
P2	CEMENT BOARD & BATTEN SIDING-TAN
P3	CEMENT PLASTER - BROWN
S1	NATURAL STONE OR BRICK VENEER
W1	WOOD OR COMPOSITE SOFFIT BOARDS
W2	WOOD OR COMPOSITE PANEL GUARDRAIL
W3	WOOD SLATTED SCREEN



PROPOSED EAST ELEVATION

2

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



PROPOSED SOUTH ELEVATION

1

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

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DRAWING CONTENT
NORTH / WEST
ELEVATIONS

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EXTERIOR FINISH LEGEND	
(C1)	CONCRETE SMOOTH FORMED NATURAL CONCRETE
(G1)	CLEAR HIGH PERFORMANCE GLAZING
(M1)	PRE FINISHED SHEET METAL
(M2)	MULLIONS / FRAMES DARK ANODIZED ALUMINIUM
(M3)	GUARDRAIL PAINTED IVORY
(M4)	STAINLESS STEEL CABLE FOR SUPPORTING VINES
(P1)	INTEGRAL COLOR CEMENT PLASTER OR FIBER CEMENT BOARD - COLOR IVORY / LIGHT TAN
(P2)	CEMENT BOARD & BATTEN SIDING-TAN
(P3)	CEMENT PLASTER - BROWN
(S1)	NATURAL STONE OR BRICK VENEER
(W1)	WOOD OR COMPOSITE SOFFIT BOARDS
(W2)	WOOD OR COMPOSITE PANEL GUARDRAIL
(W3)	WOOD SLATTED SCREEN



PROPOSED WEST ELEVATION

2

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



PROPOSED NORTH ELEVATION

1

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