

BUILDING 8
22,000 SF

BUILDING 7
14,000 SF

**ON - SITE
EMPLOYMENT**
115 JOBS
OFFICE AND R&D

E. CHARLESTON ROAD

EXISTING SITE



3



2

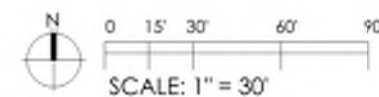


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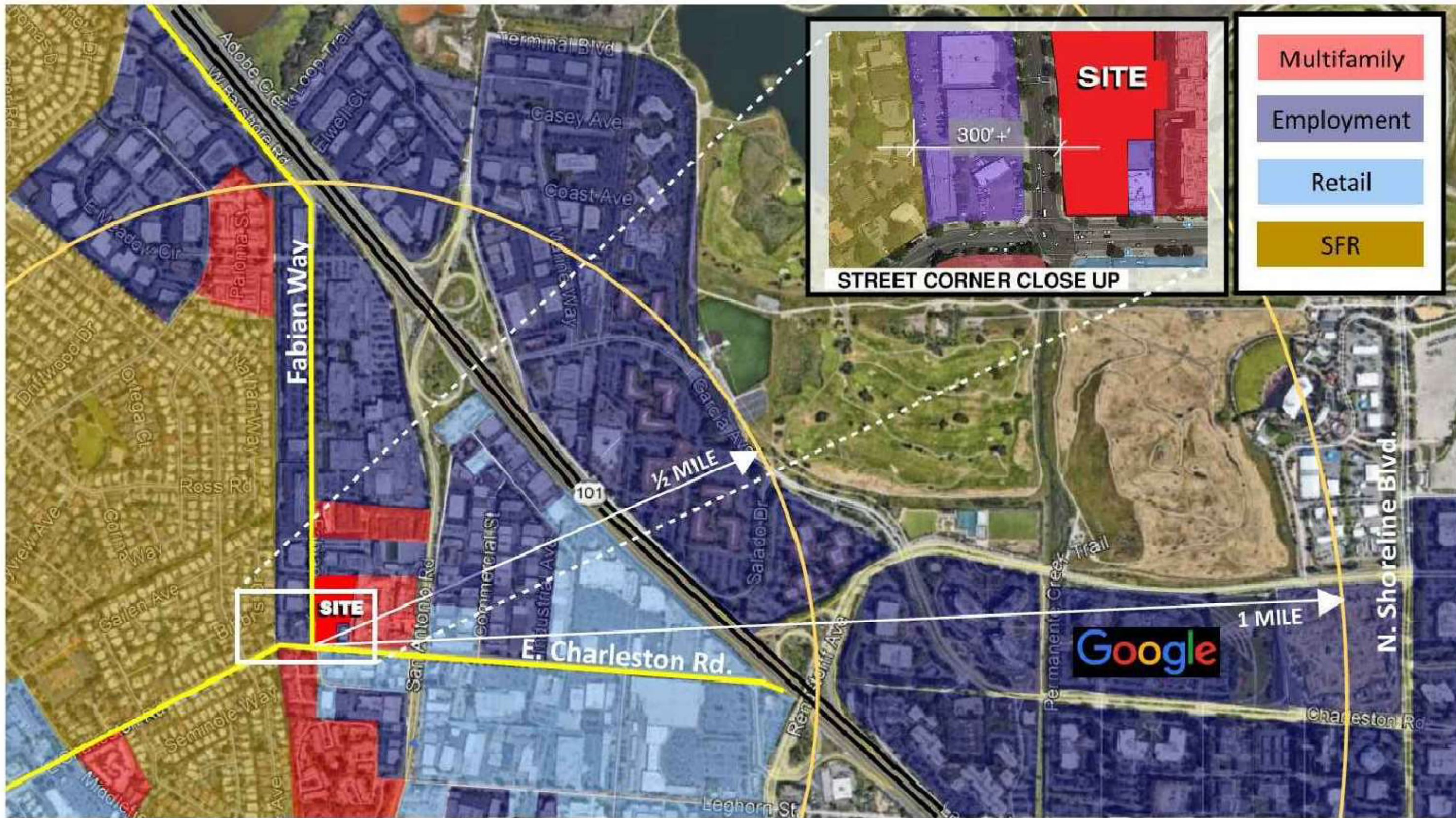


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COGNIZENT AERIAL MAP



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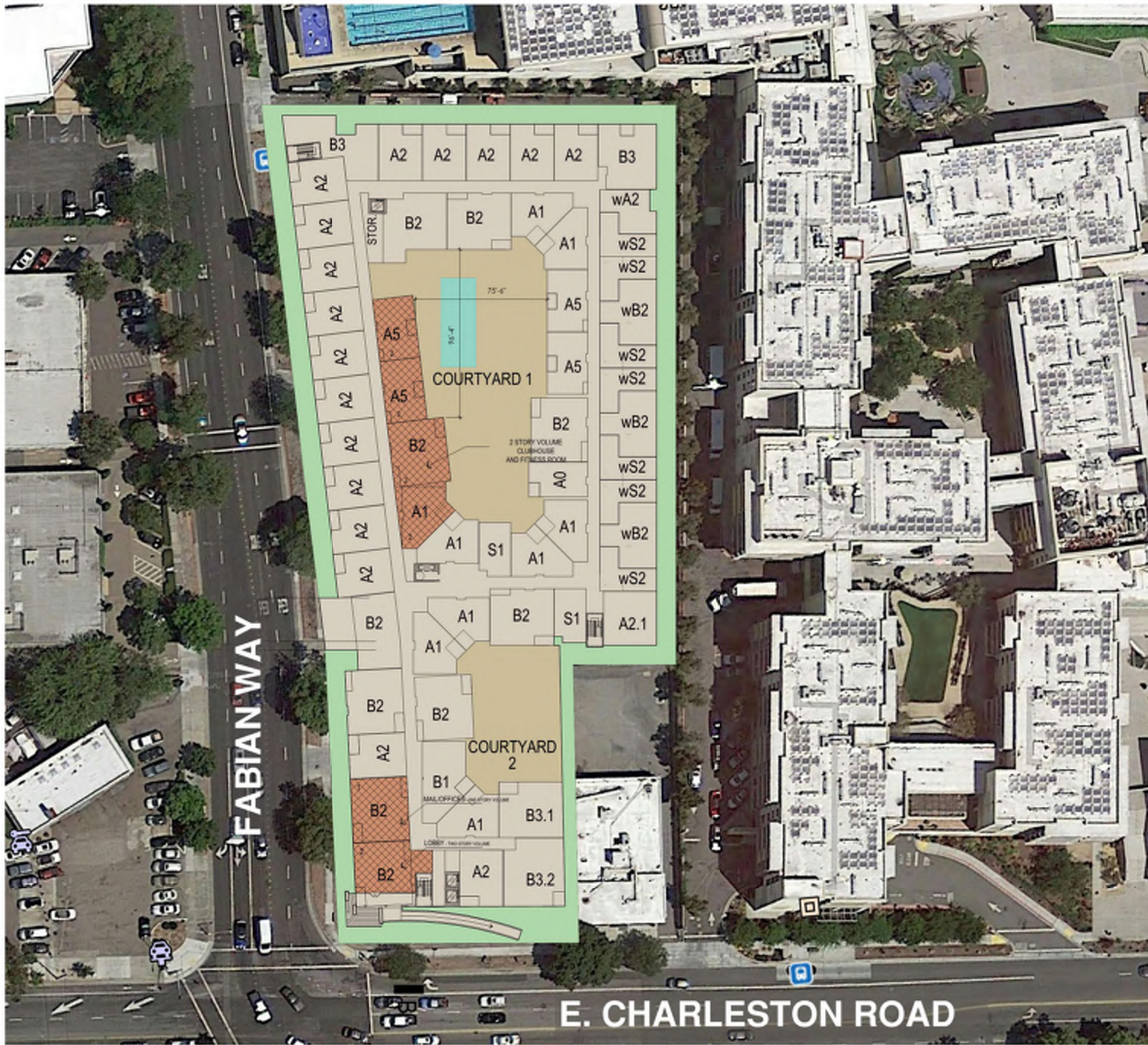


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**CONCEPTUAL
SITE STUDY**

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FIRST FLOOR - PODIUM

PROJECT DESCRIPTION

A 290 UNIT APARTMENT PROJECT CONSISTING OF 5-STORY TYPE III-A RESIDENTIAL BUILDING OVER TWO STORY TYPE I-A PARTIALLY SUBTERRANEAN PARKING STRUCTURE

GROSS LAND AREA:	93,654 SF	2.15 ACRES
TOTAL UNITS:	290 UNITS	135 DU/AC
DENSITY BASED ON GROSS:	259,192 SF	2.8:1 FAR
TOTAL BUILDING AREA		
FLOOR AREA RATIO		

UNIT SUMMARY

UNIT TYPE	TOTAL	%
STUDIO (S UNITS)	45	16%
1 BED (A UNITS)	160	55%
2 BEDS (B UNITS)	85	29%
TOTAL	290	100%

OPEN SPACE SUMMARY

	USABLE OPEN SPACE	COMMON OPEN SPACE	PRIVATE OPEN SPACE	SITE OPEN SPACE
MULTI-FAMILY RM-40 - REQUIRED AREA				
USABLE: 150 SF/UNIT				
COMMON: 75 SF/UNIT				
PRIVATE: 50 SF/UNIT	36,250 SF	21,750 SF	14,500 SF	18,731 SF
SITE: 20% OF				
AH COMBINING DISTRICT - REQUIRED AREA				
USABLE: 50 SF/UNIT				
COMMON: N/A	14,500 SF	N/A	N/A	N/A
PRIVATE: N/A				
SITE: 20% OF				
PED. & TRANSIT DISTRICT - REQUIRED AREA				
USABLE: 100 SF/UNIT				
COMMON: N/A	29,000 SF	N/A	N/A	N/A
PRIVATE: N/A				
SITE: N/A				
PROVIDED AREAS	29,440 SF	15,476 SF	13,964 SF	40,123 SF

NOTE: REQUIRED SITE OPEN SPACE AND USABLE OPEN SPACE ARE BASED ON CODE SECTION 18.13.40

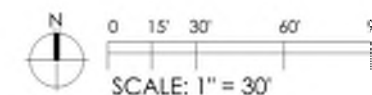
PARKING SUMMARY

TOTAL REQ'D. STALLS BASED ON CODE SECTION	TOTAL STALLS
MULTI-FAMILY RM-40 - REQUIRED STALLS	
MICRO: 1/UNIT	
STUDIO: 1/UNIT	
ONE BEDRM.: 1/UNIT	
TWO+ BEDRMS: 2/UNIT	
	375 STALLS
AH COMBINING DISTRICT - REQUIRED STALLS	
MICRO: 1/UNIT	
STUDIO: 1/UNIT	
ONE BEDRM.: 1/UNIT	
TWO+ BEDRMS: 2/UNIT	
	218 STALLS
AFFORDABLE STALLS AT AH COMBINING AND REMAINDER AT MULTI FAMILY	
10% AT AFFORDABLE RATE	
29 x .75 = 22 STALLS	
90% AT RM-40 RATE	
SEE ABOZE	337 STALLS
PROVIDED PARKING	373 STALLS

NOTE: PROJECT WILL COMPLY WITH BICYCLE PARKING REQUIREMENT

CONCEPTUAL SITE STUDY

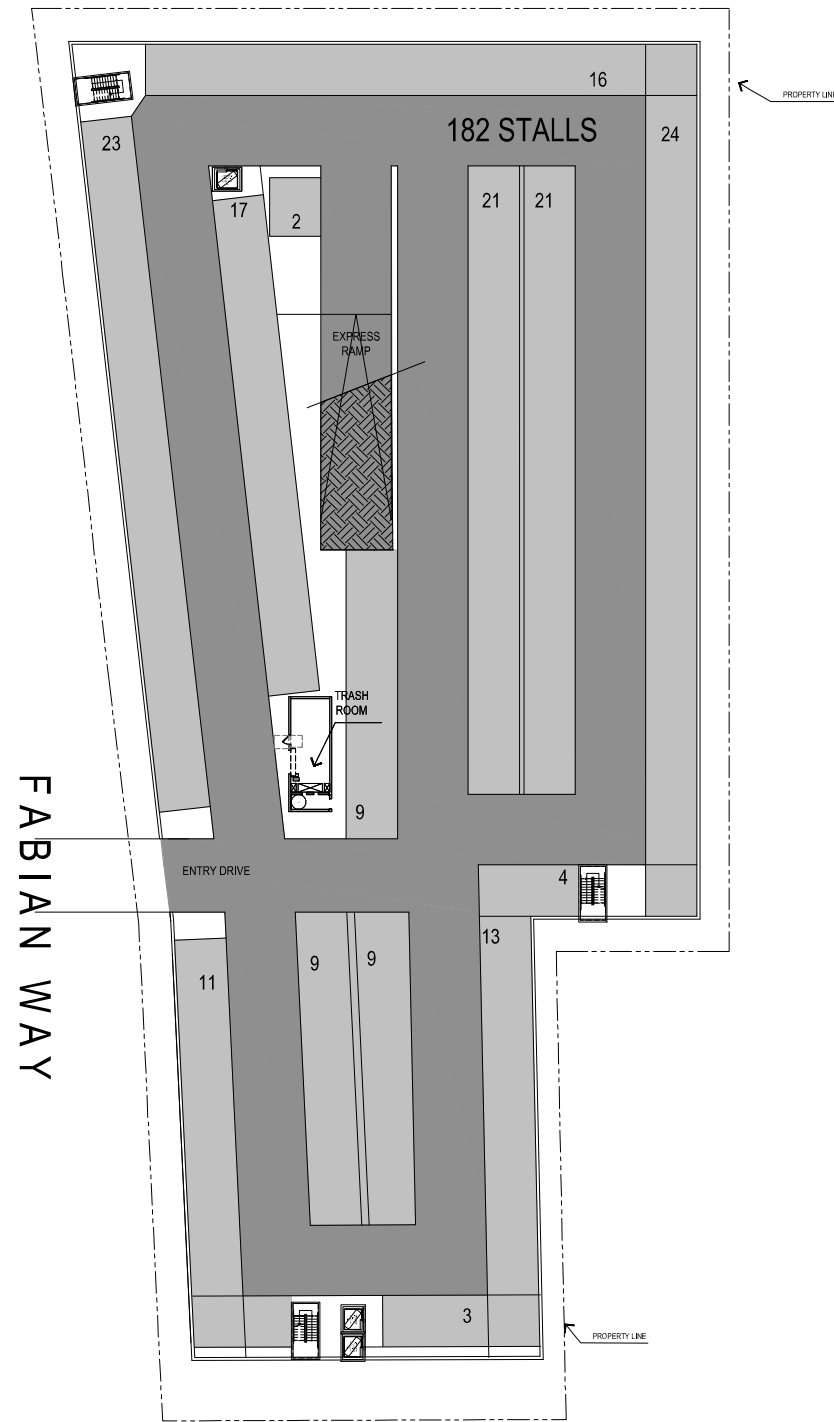
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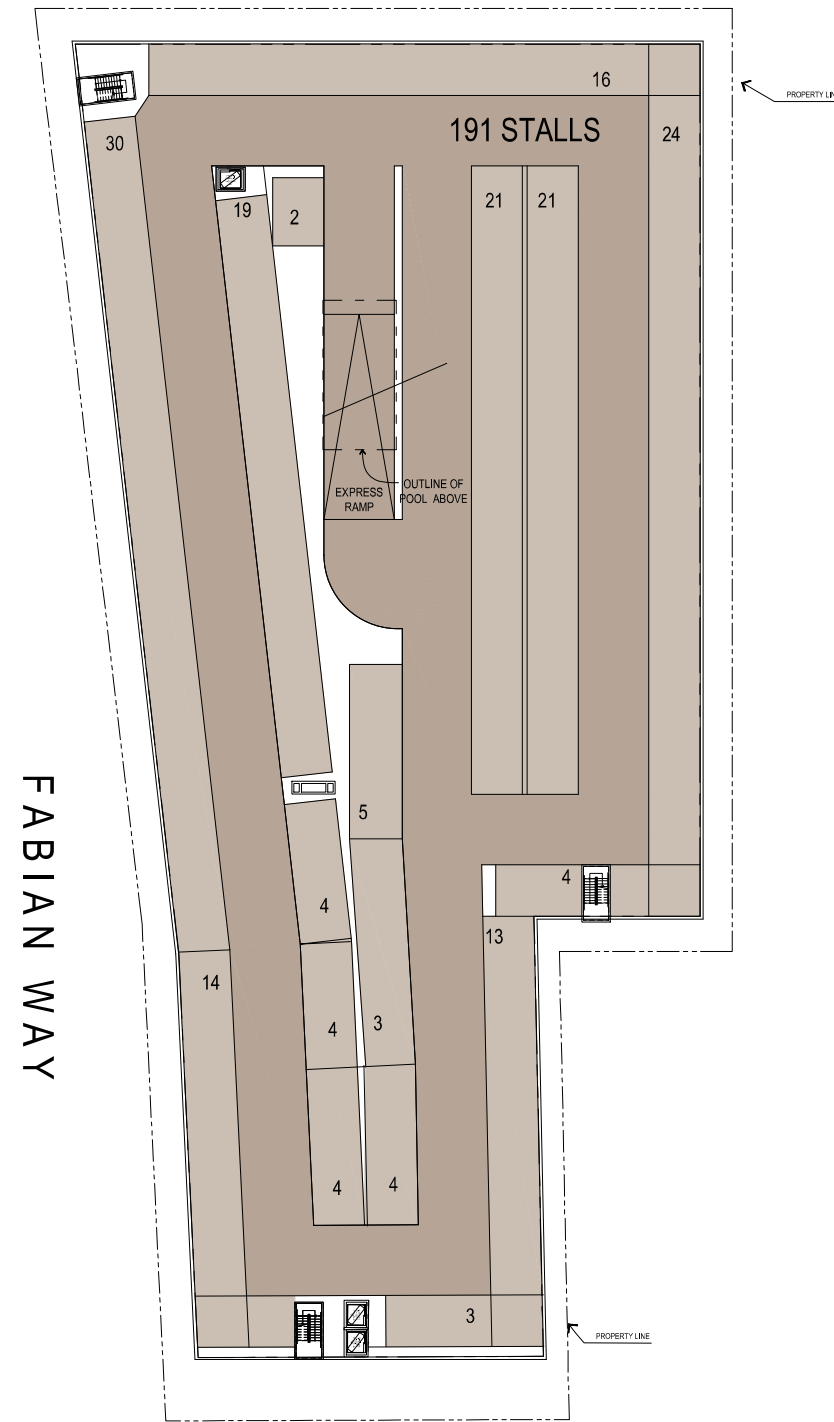


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E. CHARLESTON ROAD

**LEVEL 1 - PARKING
(ENTRY LEVEL)
182 STALLS**



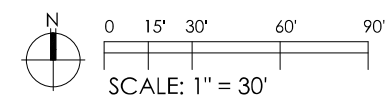
E. CHARLESTON ROAD

**LEVEL 2 - PARKING
(LOWER LEVEL)
191 STALLS**

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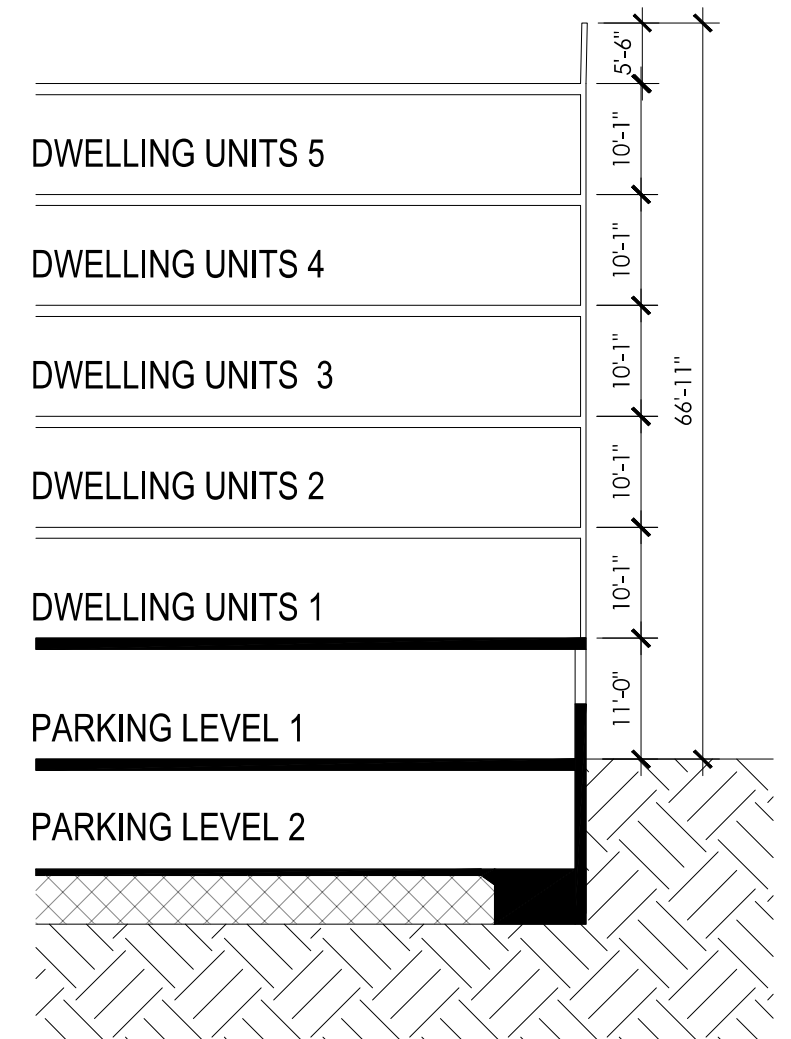
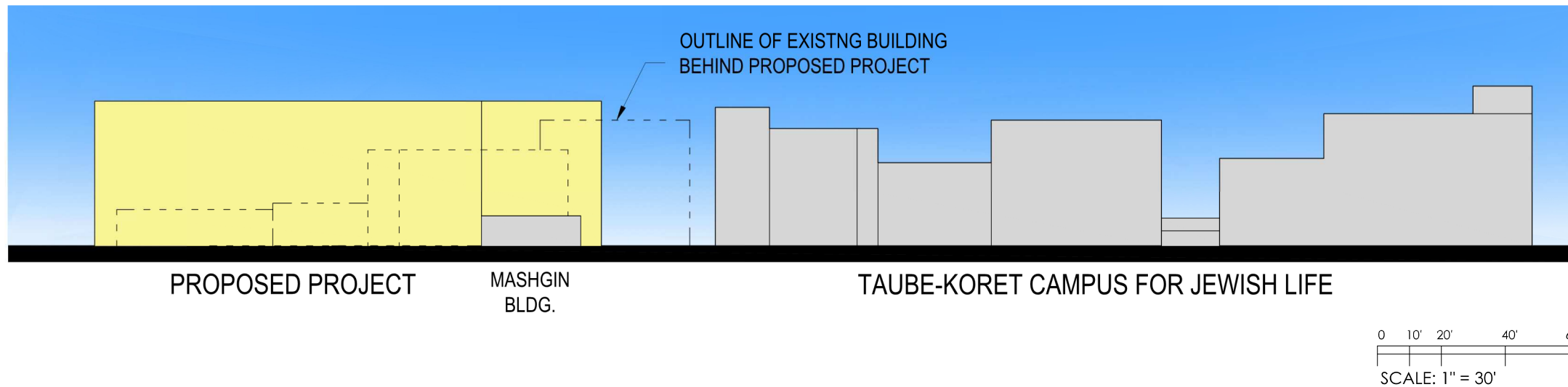


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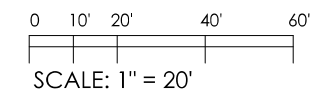
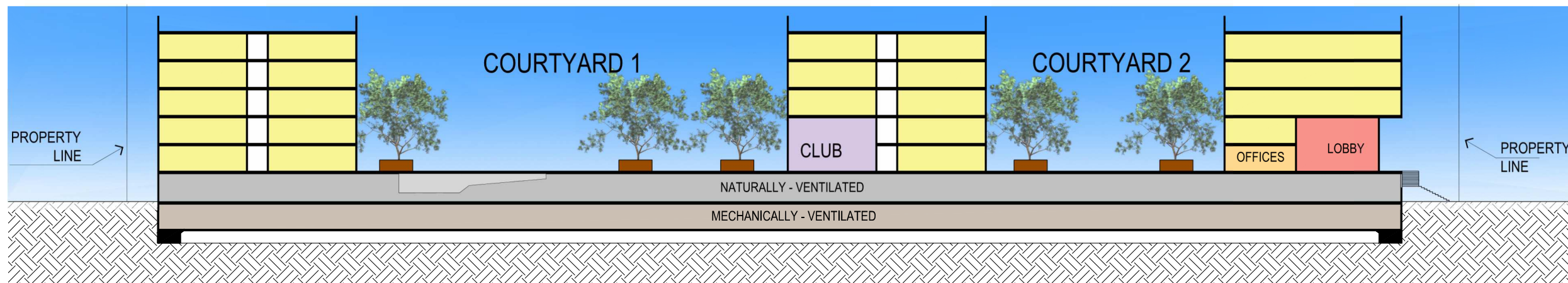
ELEVATION VIEW FROM E. CHARLESTON ROAD



ENLARGED SECTION



BUILDING SECTION, VIEW FROM FABIAN WAY



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AERIAL VIEW NORTH FROM FABIAN AND E. CHARLESTON

THE RENDERING SHOWN IS A MASSING MODEL ONLY AND ARCHITECTURAL DESIGN WILL FOLLOW AT A LATER DATE

FABIAN AND E. CHARLESTON PALO ALTO, CA



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PERSPECTIVE VIEW FROM FABIAN AND E.CHARLESTON LOOKING NORTH

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