660 UNIVERSITY AVE.

PALO ALTO, CA

PLANNING RESUBMITTAL #3
11.02.2022

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SHEET INDEX:

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
OFFICE FAR PROPOSED: 9,115 SF / 22,526 SF = 0.40
RESIDENTIAL FAR PROPOSED: 44,110 SF / 22,526 SF = 1.96
TOTAL FAR PROPOSED: 53,225 SF / 22,526 SF = **2.36**

RESIDENTIAL DENSITY PROPOSED: 65 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) 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 / 10' PROPOSED

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

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

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

COMMON AREA (FIRST FLOOR ELEC ROOM /STAIRS): 1,065 SF

RESIDENTIAL AREA (65 TOTAL UNITS)
FIRST FLOOR (LOBBY + 1 UNITS): 3,230 SF
TYP. SECOND & THIRD FLOORS (22 UNITS EACH): 13,300 SF EA.
FOURTH FLOOR (20 UNITS): 11,740 SF
TOTAL RESIDENTIAL AREA: 41,570 SF

PENTHOUSE AREA: 1,475 SF

PARKING AREA (88 MIN. TOTAL STALLS)
BELOW GRADE LEVEL P2 (56 STALLS): 18,715 SF
BELOW GRADE LEVEL P1 (32 STALLS): 19,156 SF
TOTAL PARKING AREA: 37,871 SF

TOTAL BUILDING AREA: 91,096 SF (53,225 SF OCCUPIED/FLOOR AREA ABOVE GRADE)

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

PROVIDED UNITS	REQ. STALLS	TOTAL REQ. STALLS	TOTAL PROP. STALLS (*20% TDM REDUCTION*)
47 STUDIO UNITS	1 STALL / STUDIO UNIT	47 STALLS	43 STALLS
12 1BR UNITS	1 STALL / 1BR UNIT	12 STALLS	6 STALLS
6 2BR UNITS	2 STALL / 2BR UNIT	12 STALLS	8 STALLS
UNASSIGNED ADA	2% OF UNITS	2 STALLS INCL. 1 VAN	2 STALLS INCL. 1 VAN
		TOTAL: 73 STALLS	TOTAL: 59 STALLS

TOTAL OFFICE SF	REQ. STALLS	TOTAL REQ. STALLS	TOTAL PROP. STALLS
9,115 SF	1 STALL / 250 SF OFFICE	37 STALLS	29 STALLS (INC. 6 CODE PROVIDED)

TOTAL REQUIRED STALLS **110 STALLS REQUIRED** **88 STALLS PROPOSED (SEE BELOW FOR MORE DETAIL)**

ZONING PARKING BY LEVEL:

LOCATION	PROVIDED STALLS
BELOW GRADE LEVEL P2	56 STALLS (STD + STACKERS)
BELOW GRADE LEVEL P1	32 STALLS (STD + ADA + CODE ADA AISLE)
TOTAL PROVIDED STALLS	**88 MIN. STALLS PROPOSED**

P2 RESIDENTIAL (56 EVSE OR EVSE OUTLET READY STALLS), *RESIDENTIAL*
56 TOTAL STALLS (*NOT INCLUDING 2 STD ADA + 1 EV ACCESSIBLE ON P1 LEVEL*), *RESIDENTIAL*
* 26 STACKER LIFTS (52 STALLS), *EVSE INSTALLED OR EVSE OUTLET READY*
* 4 STD STALLS (2 WITH 8' LOADING), *EVSE INSTALLED OR EVSE OUTLET READY*

P1 OFFICE + ADA PARKING (32 STALLS), *22 OFFICE + 3 RESIDENTIAL (ADA) + 7 ADA AISLE (CODE)*
3 STD ACCESSIBLE STALLS (9' X 18' MIN. WITH 5' ACCESS AISLE)
* 1 STD ADA *OFFICE*
* 1 STD ADA *RESIDENTIAL*
* 1 FUTURE EVSE ADA *OFFICE*

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

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

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

18 STD 90-DEGREE STALLS (9' X 17.5' MIN.) W/ 24' DRIVE AISLE
* 1 STD EVSE INSTALLED, *OFFICE*
* 4 FUTURE EV, *OFFICE*
* 13 STD (2 OF WHICH TO BE DESIGNATED FOR CAV), *OFFICE*

BIKE PARKING REQUIRED (PAMC 18.52.040 TABLE 1):
1/2,500 SF OFFICE (4 BIKES FOR 9,115 SF, 80% LONG-TERM + 20% SHORT-TERM) REQUIRED
1/UNIT RESIDENTIAL (65 BIKES FOR 65 UNITS, 100% LONG-TERM) REQUIRED

BIKE PARKING REQUIRED (CGC)
SHORT-TERM (RACKS) FOR 5% OF PARKING TO BE PROVIDED PER CGC 5.106.4.1.1
OFFICE: 2 BIKES REQ. (5% OF 22 STALLS)
RESIDENTIAL: 3 BIKES REQ. (5% OF 59 STALLS)

LONG-TERM (LOCKERS OR SECURED ROOM) FOR 5% OF PARKING TO BE PROVIDED PER CGC 5.106.4.1.2
OFFICE: 2 BIKES REQ. (5% OF 22 STALLS)
RESIDENTIAL: 3 BIKES REQ. (5% OF 59 STALLS)

BIKE PARKING PROVIDED:
SHORT-TERM (RACKS) BIKE PARKING PROVIDED: 8 BIKES / 4 DUAL RACKS (SEE L1.1)
LONG-TERM (SECURED ENCLOSURE) BIKE PARKING PROVIDED: ~80 BIKES (65 MIN.) FOR RESIDENTIAL & ~20 BIKES OFFICE (SEE A2.P2 & A2.P1)

SITE COVERAGE (PAMC 18.13.040 TABLE 2):
35% MAX + 5% COVERED PATIOS ALLOWED
59% PROPOSED (13,355 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: 13,355 SF (59%)
GROUND LEVEL OPEN SPACE: 9,171 SF (41%)
UPPER LEVEL OPEN SPACE AREA (ROOF TERRACE + BALCONIES): 10,640 SF
TOTAL SITE OPEN SPACE: 19,811 SF ± PROPOSED

MIN REQUIRED USABLE OPEN SPACE: 9,750 SF FOR 65 UNITS (150 SF / UNIT)
MIN PRIVATE OPEN SPACE: 50 SF / UNIT
MIN COMMON OPEN SPACE: 75 SF / UNIT

PRIVATE OPEN SPACE PROVIDED (PRIVATE BALCONIES): 5,766 SF TOTAL
4,320 SF (61 UNITS PROV. WITH ~60 SF BALCONIES, INCL. 3-STU, 2-1BR & 6-2BR W/ 2 EA.)
1,465 SF (3 UNITS PROVIDED WITH LARGER BALCONIES AT 4TH FLOOR)
COMMON OPEN SPACE PROVIDED (ROOF TERRACE): 4,855 SF
TOTAL RESIDENTIAL OPEN SPACE PROVIDED: 10,640 SF PROPOSED (9,750 SF MIN. REQ.)

BUILDING HEIGHT (PAMC 18.13.040 TABLE 2): 30' MAX ALLOWED / 43'-11" +/- PROPOSED (ABOVE B.F.E.)
(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 (SEE A0.2A FOR MORE INFORMATION)
PROPOSED OCCUPANCIES: B, R-2, S-2 (SEE A0.2A-C FOR MORE INFORMATION)
ALL 'A-2' ASSEMBLY AREA IS PROPOSED AS EXTERIOR TERRACE SPACE AND 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.

BUILDING PARKING COMPLIANCE

ACCESSIBLE PARKING REQUIRED / PROVIDED (*INCLUDED IN COUNTS ABOVE*), *SEE NOTES ON A2.P1 REGARDING 'CODE-PROVIDED' STALLS AT ADA AISLES*:
2 ADA REQUIRED/PROVIDED FOR RESIDENTIAL (2% OF ASSIGNED PARKING PER CBC 1109A.3), INCLUDING 1 VAN ADA
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 ADA REQUIRED (2 PROVIDED) (FOR 1-25 TOTAL STALLS PER CBC 11B-208.2) INCL. AT LEAST 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 COUNTS ABOVE*):
2 CAV REQUIRED/PROVIDED (FOR 1-25 TOTAL OFFICE STALLS PER CGC TABLE A5.106.5.1.2)

EV PARKING REQUIRED / PROVIDED (*INCLUDED IN COUNTS ABOVE*):
6 EVSE OFFICE STALLS (25% OF 22 TOTAL OFFICE STALLS PER PAMC 16.14.430 / A5.106.5.3)

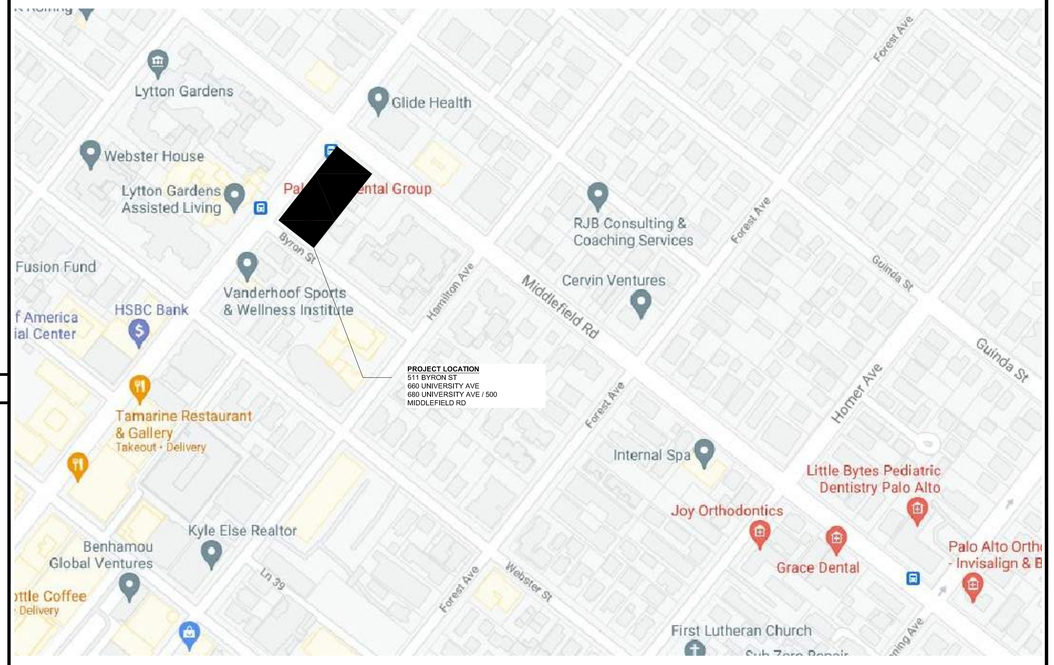
2 EVSE INSTALLED (5% OF 22 TOTAL OFFICE STALLS PER PAMC 16.14.430), INCLUDING:
* 1 STD EVSE
* 1 VAN EVSE ADA (FOR 1 TO 4 INSTALLED EVS PER CBC TABLE 11B-228.3.2.1)

4 CONDUIT ONLY ('FUTURE EV', REMAINING 20% OF 22 TOTAL OFFICE STALLS), INCLUDING:
* 3 STD FUTURE EVSE
* 1 STD ADA FUTURE EVSE (FOR 5 TO 25 INSTALLED EVS PER CBC TABLE 11B-228.3.2.1)

59 EVSE RESIDENTIAL STALLS (1 PER UNIT PER PAMC 16.14.420 / A4.106.8.2)
NOTE: 65 UNITS ARE PROPOSED, BUT ONLY 59 STALLS ARE PROVIDED PER TDM REDUCTION PROPOSED, THEREFORE ONLY 59 RESIDENTIAL EVSE STALLS ARE PROVIDED (TOTAL 100% OF RESIDENTIAL STALLS)

TOTAL OFFICE PARKING: 22 STALLS ACTUAL (11 STD + 2 CAV + 1 STD EVSE + 1 VAN ADA EVSE + 1 STD (NON EV) VAN ADA + 1 STD (NON EV) ADA + 4 FUTURE EVSE + 1 FUTURE ADA EVSE)
TOTAL RESIDENTIAL PARKING: 59 STALLS (2 STD EVSE + 52 STACKER EVSE + 3 EVSE ACCESSIBLE + 2 STD (NON EV) ADA)

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



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

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KSH 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

PROJECT NUMBER
21003

SHEET TITLE
PROJECT INFORMATION

SCALE
AS INDICATED

SHEET NUMBER
A0.1

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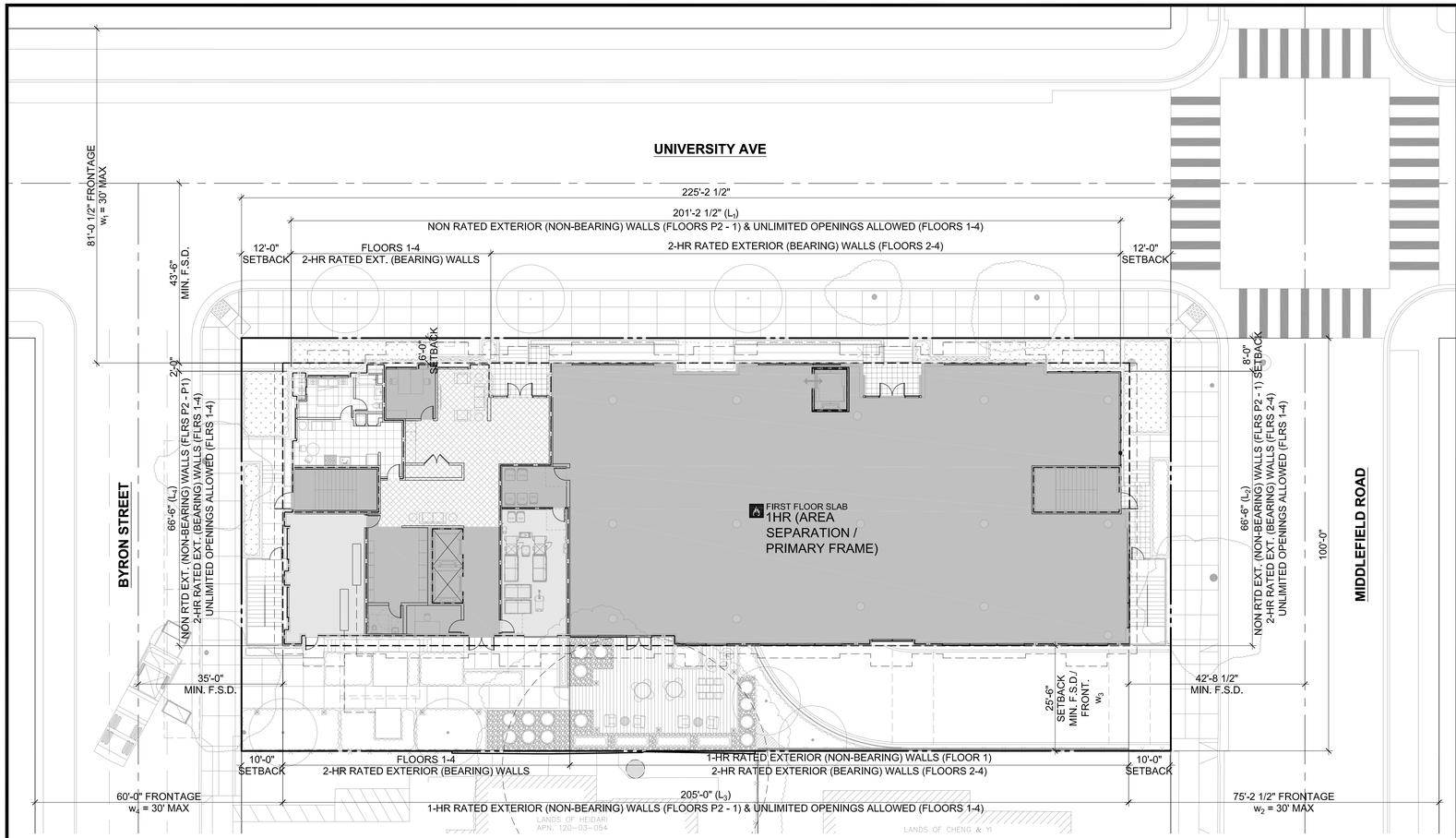
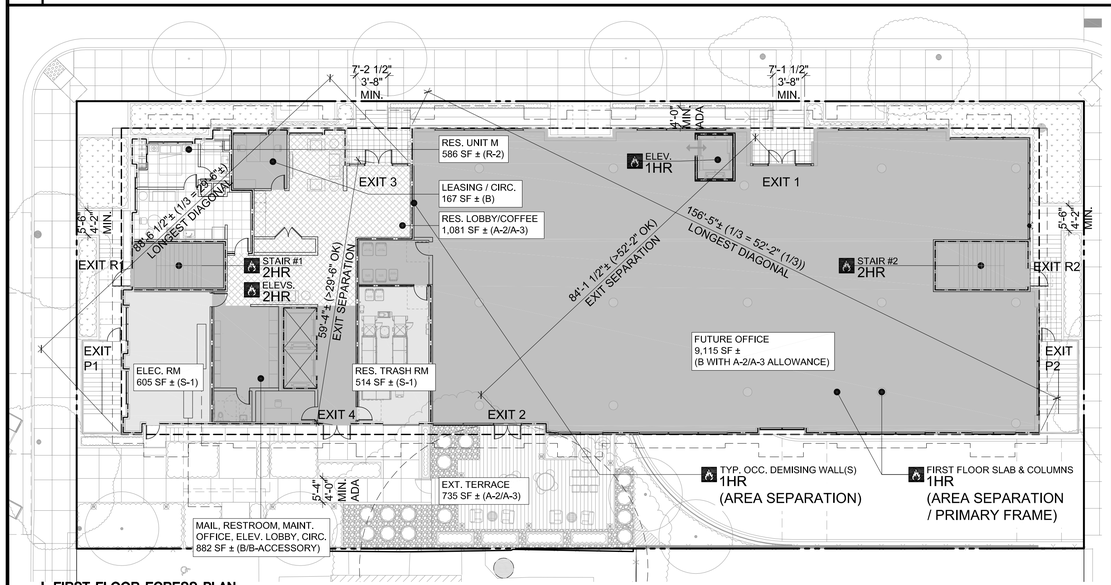


2 SITE COMPLIANCE PLAN

1/16"=1'-0"



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 (3,869 SF TOTAL), GROUPS A-2/A-3, B, R-2, S-1

UNIT M (586 SF) GROUP R-2 (1 OCC. / 200 SF)
586 / 200 = **4 OCCUPANTS** (1 EXIT REQ/PROV)

LOBBY/LOUNGE (1,081 SF) GROUP A-3 (1 OCC. / 15 SF)
1,081 / 15 = **73 OCCUPANTS** (2 EXITS REQ/PROV - EXITS 3 & 4)

LEASING OFFICE (1,398 SF) GROUP B (1 OCC. / 150 SF)
167 / 150 = **2 OCCUPANTS** (1 EXIT REQ/PROV)

MAIL, REST., MAINT. OFFICE, ELEV. LOBBY, CIRC. (882 SF) GROUP B (1 OCC. / 150 SF)
1,398 / 150 = **6 OCCUPANTS** (1 EXIT REQ / 2 PROV)

85 TOTAL RESIDENTIAL OCCUPANTS (2 EXITS REQUIRED / PROVIDED)

RESIDENTIAL EGRESS (DOOR) WIDTH: 85 X 0.2 = 17" MIN. REQ.
2 DOORS (EXITS 3 & 4) @ 64" MIN. CLR. EA. (128" TOTAL) PROV.

RESIDENTIAL STAIR/RAMP WIDTH: 85 X 0.3 = 25.5" MIN. REQ.
2 PATHS (EXITS 3 & 4) @ 44" MIN. CLR. EA. (116" TOTAL) PROV.

OCCUPANCIES EXCLUDED FROM OVERALL DUE TO DIRECT EXITS TO EXTERIOR
ELEC. RM + RES. TRASH RM (605 SF & 514 SF), GROUP S-1 (1 OCC. / 300 SF)
605 / 300 = **3 OCC.** + 514 / 300 = **2 OCC.**, (1 EXIT REQ/PROV AT EACH ROOM)

STAIRS #1/2 (230 SF EA.) GROUP B-ACCESSORY (1 OCC. / 150 SF)
230 / 200 = **2 OCCUPANTS EA.**

EXIT DOORS R1 / R2 & STAIR WIDTH (ABOVE / AT GRADE) BASED ON ROOF OCC. CALCS MIN. DOOR WIDTH = 39" EA (R1/R2 ONLY), MIN. AT GRADE STAIR WIDTH = 52"

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 = 250' MAX. (SPRINKLERED)
B = 300' MAX. (SPRINKLERED)
S = 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	0 SF	1,111 SF	0 SF	364 SF	0 SF
4TH FLR	0 SF	0 SF	11,740 SF	0 SF	0 SF
3RD FLR	0 SF	0 SF	13,300 SF	0 SF	0 SF
2ND FLR	0 SF	0 SF	13,300 SF	0 SF	0 SF
1ST FLR	1,081 SF	10,624 SF	586 SF	1,119 SF	0 SF
LEVEL P1	0 SF	0 SF	0 SF	0 SF	18,884 SF
LEVEL P2	0 SF	0 SF	0 SF	0 SF	19,156 SF
TOTAL	1,081 SF	11,735 SF	38,926 SF	1,483 SF	37,871 SF

GRAND TOTAL GROSS BUILDING AREA: 91,096 SF
NO.OF STOREYS: 4

HEIGHT: 43'-11" (TO TOP OF ROOF FROM B.F.E.), SEE ALSO A3.- ELEV. & SECT. FOR MORE DETAIL

CONSTRUCTION TYPE:
TYPE III-A, FULLY SPRINKLEDED.

RATING REQUIREMENTS FOR TYPE III-A (CBC TABLE 601):
PRIMARY STRUCTURAL FRAME: 1 HR
BEARING WALLS EXTERIOR: 2 HR (*FLOORS 1-4 RESIDENTIAL*)
BEARING WALLS INTERIOR: 1 HR
NON-BEARING WALLS EXTERIOR: PER CBC TABLE 602 (*PARKING LEVELS P2-P1 & FLOOR 1 OFFICE*)
NON-BEARING WALLS INTERIOR: 0 HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 1 HR
ROOF CONSTRUCTION AND SECONDARY MEMBERS: 1 HR

RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (CBC T 602):
EXTERIOR WALLS (10' < FSD < 30'): 1-HR (GROUP A, B, R, S) OR ***2-HR RATED WHERE BEARING***
EXTERIOR WALLS (FSD > 30'): NON-RATED (ALL GROUPS)

ALLOWABLE OPENINGS IN EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (CBC T 705.8):
EXTERIOR WALLS (25' < 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 506.2.4 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 (TABLE 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' / 3 STORIES OR **85' / 4 STORIES (SPRINKLERED, W/O AREA INCREASE)**
ALLOWABLE AREA PER TABLE 506.2:
14,000 SF WITH HEIGHT / STORY INCREASE OR 42,000 SF W/O

> OCCUPANCY B (*PROPOSED 1 STORY / FIRST FLOOR ONLY*)
ALLOWABLE HEIGHT PER TABLE 504.3 & 504.4: **85' / 6 STORIES (SPRINKLERED)**
ALLOWABLE AREA PER TABLE 506.2: **85,500 SF (SPRINKLERED)**

> OCCUPANCY R-2
ALLOWABLE HEIGHT PER TABLE 504.3 & 504.4:
60' / 4 STORIES OR 85' / 5 STORIES (SPRINKLERED, W/O AREA INCREASE)
ALLOWABLE AREA PER TABLE 506.2: 24,000 SF WITH HEIGHT / STORY INCREASE OR **72,000 SF W/O**

> OCCUPANCY S-1, S-2
ALLOWABLE HEIGHT PER TABLE 504.3 & 504.4: **85' / 5 STORIES (SPRINKLERED)**
ALLOWABLE AREA PER TABLE 506.2: **117,000 SF (SPRINKLERED)**

MIXED OCCUPANCY FLOOR RATIOS, SEPARATED PER CBC 508.4
FIRST FLOOR: A-2/A-3, B, R-2, S-1 OCCUPANCIES
GROUP A-2/A-3: 1,081 SF ACTUAL / 14,000 SF ALLOWED = .08
GROUP B: 10,624 SF ACTUAL / 85,500 SF ALLOWED = .13
GROUP R-2: 5862 SF ACTUAL / 72,000 SF ALLOWED = .01
GROUP S-1: 1,063 SF ACTUAL / 117,000 SF ALLOWED = .01
FLOOR TOTAL = .23 (OK, < 1 ALLOWED)

SECOND FLOOR: R-2 OCC.
GROUP R-2: 13,300 SF ACTUAL / 72,000 SF ALLOWED = .18 (OK, < 1)

THIRD FLOOR: R-2 OCC.
GROUP R-2: 13,300 SF ACTUAL / 72,000 SF ALLOWED = .18 (OK, < 1)

FOURTH FLOOR: R-2 OCC.
GROUP R-2: 11,740 SF ACTUAL / 72,000 SF ALLOWED = .16 (OK, < 1)
BUILDING TOTAL = .75 (OK, < 2 ALLOWED)

***OCCUPIED ROOFS (CBC 503.1.4)**
A ROOF LEVEL OR PORTION THEREOF SHALL BE PERMITTED TO BE USED AS AN OCCUPIED ROOF PROVIDED THE OCCUPANCY OF THE ROOF IS AN OCCUPANCY THAT IS PERMITTED BY TABLE 504.4 FOR THE STORY IMMEDIATELY BELOW THE ROOF. THE AREA OF THE OCCUPIED ROOFS SHALL NOT BE INCLUDED IN THE BUILDING AREA AS REGULATED BY SECTION 506. ALTERNATIVELY, THE OCCUPANCY LOCATED ON AN OCCUPIED ROOF SHALL NOT BE LIMITED TO THE OCCUPANCIES ALLOWED ON THE STORY IMMEDIATELY BELOW THE ROOF WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION 907.5 IS PROVIDED IN THE AREA OF THE OCCUPIED ROOF.

OCCUPANCY SEPARATIONS
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

SMITH DEVELOPMENT

660 UNIVERSITY
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

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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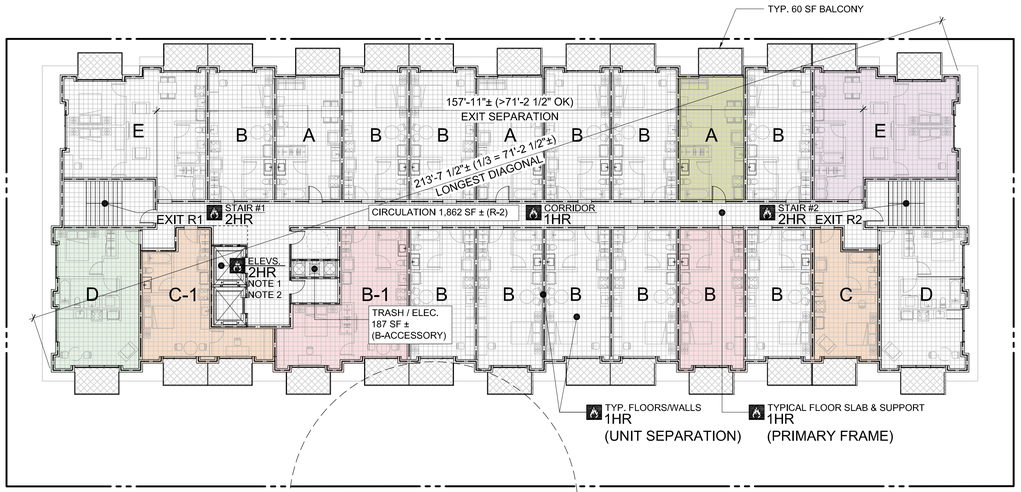
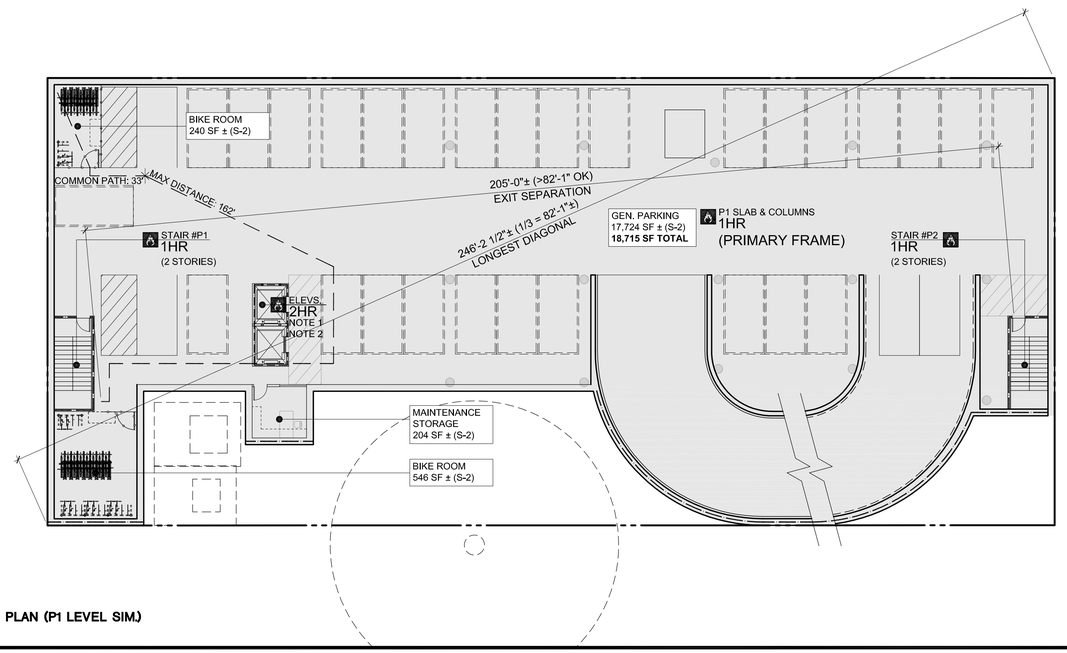


2 **THIRD FLOOR EGRESS PLAN (SECOND FLOOR SIM.)**
1/16"=1'-0"



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 = 250' MAX. (SPRINKLERED)
B = 300' MAX. (SPRINKLERED)
S = 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

TYP. RESIDENTIAL FLOOR OCCUPANCY CALCULATIONS:

RESIDENTIAL OCCUPANCY (13,300 SF TOTAL)
GROUPS R-2, S-1

CIRCULATION (1,862 SF) GROUP R-2 (1 OCC. / 200 SF)
1,862 / 200 = **10 OCCUPANTS**

STORAGE (187 SF, ELEC. + TRASH ROOMS), GROUP S-1 (1 OCC. / 300 SF)
187 / 300 **= 1 OCC.**

23 RESIDENTIAL UNITS (11,272 SF), GROUP R-2 (1 OCC. / 200 SF)
11,272 / 200 **=** 57 OCC. (BY AREA) ***USE SUB-CALC BELOW BY UNIT***

UNIT TYPE A (425 SF) 425 / 200 = **3 OCCUPANTS, TYP. OF 3**

UNIT TYPE B (477 SF) 477 / 200 = **3 OCCUPANTS, TYP. OF 12**

UNIT TYPE B-1 (594 SF) 594 / 200 = **3 OCCUPANTS, TYP. OF 1**

UNIT TYPE C (406 SF) 406 / 200 = **3 OCCUPANTS, TYP. OF 1**

UNIT TYPE C-1 (619 SF) 619 / 200 = **4 OCCUPANTS, TYP. OF 1**

UNIT TYPE D (618 SF) 618 / 200 = **4 OCCUPANTS, TYP. OF 2**

UNIT TYPE E (831 SF) 831 / 200 = **5 OCCUPANTS, TYP. OF 2**
SUBTOTAL UNIT (INTERIOR) OCCUPANTS: 73

26 BALCONIES (60 SF EA., 1,560 SF TOTAL) 1,560 / 15 = **104 OCC.**
TOTAL (22 UNITS) = 177 OCCUPANTS

188 TOTAL RESIDENTIAL OCCUPANTS
(2 EXITS REQUIRED / PROVIDED)

RESIDENTIAL EGRESS (DOOR) WIDTH: 188 X 0.2 = 37.6" MIN. REQ.
2 DOORS (EXITS R1 & R2) @ 32" MIN. CLR. EA. (64" TOTAL) PROV.

RESIDENTIAL STAIR WIDTH: 188 X 0.3 = 56.4" MIN. REQ.
2 STAIRS (EXITS R1 & R2) @ 58" MIN. CLR. EA. (116" TOTAL) PROV.

TYP. PARKING LEVEL OCCUPANCY CALCULATIONS:

OCCUPANCY: GROUP S-2 (1 OCC / 200 SF)
AREA: 18,715 SF. / 200 = 94 OCC.
(2 EXITS REQUIRED / PROVIDED)

PARKING EGRESS (DOOR) WIDTH: 94 X 0.2 = 18.8" MIN. REQUIRED
2 DOORS @ 32" MIN. CLR. EA. (64" TOTAL) PROVIDED

PARKING STAIR WIDTH: 94 X 0.3 = 28.2" MIN. REQUIRED
2 STAIRS @ 44" MIN. CLR. EA. (88" TOTAL) PROVIDED

SMITH DEVELOPMENT

660 UNIVERSITY
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

PROJECT NUMBER
21003

SHEET TITLE
CODE & EGRESS COMPLIANCE

SCALE
1/16" = 1'-0"

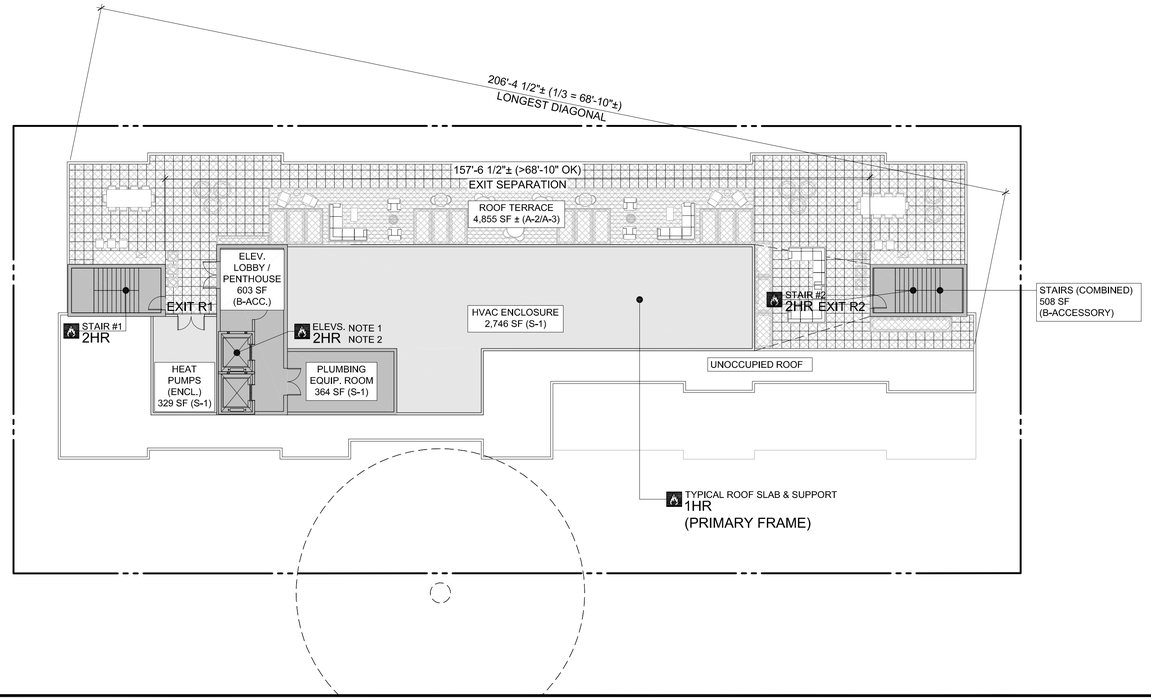
PROJ. N
TRUE N

0 16' 32'

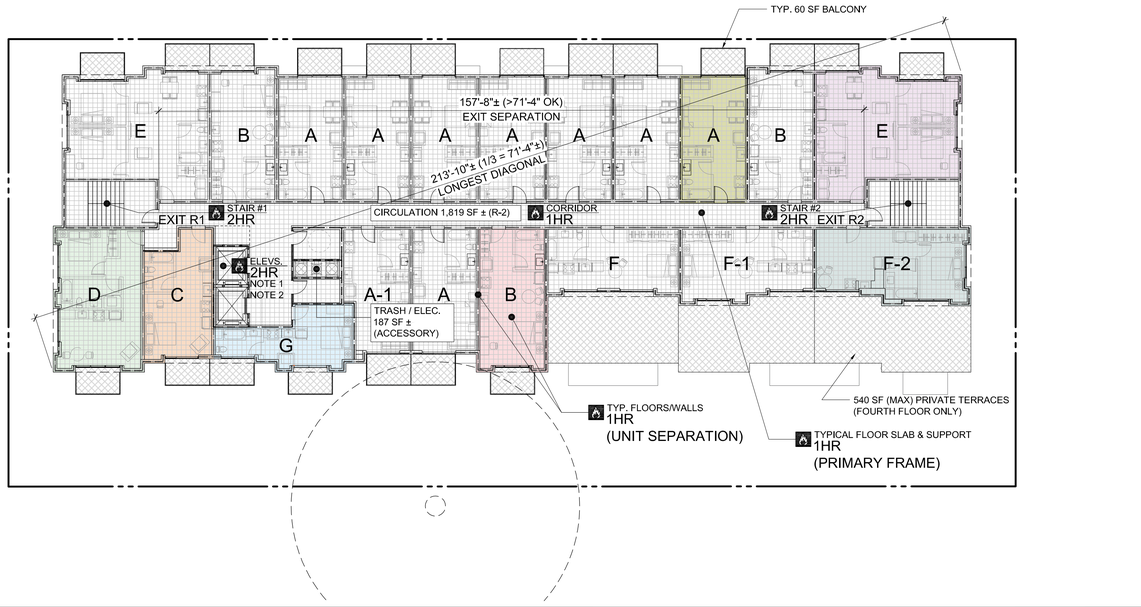
SHEET NUMBER

A0.2B

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



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 = 250' MAX. (SPRINKLERED)
B = 300' MAX. (SPRINKLERED)
S = 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 OCCUPANCY (4,550 SF TOTAL INTERIOR/ENCL. + 4,855 SF EXT.)
GROUPS A-2/A-3, B-ACCESSORY, S-1

PENTHOUSE/STAIR AREA (603 SF + 508 SF = 1,111 SF)
(1 OCC. / 150 SF) GROUP B-ACCESSORY
SUB AREA: 1,111 SF. / 150 **= 8 OCC.**

HVAC / ENCLOSURE AREA (2,746 SF + 364 SF + 329 SF = 3,439 SF)
(1 OCC. / 300 SF) GROUP S-1
SUB AREA: 3,439 SF. / 300 **= 12 OCC.**

EXTERIOR TERRACE (4,855 SF)
(1 OCC. / 15 SF) GROUP A-3
4,855 SF. / 15 **= 324 OCC.** (2 EXITS REQUIRED / PROVIDED)

344 TOTAL OCCUPANTS
(2 EXITS REQUIRED / PROVIDED)

EGRESS (DOOR) WIDTH: 344 X 0.2 = 68.8" MIN. REQ.
2 DOORS (EXITS R1 & R2) @ 39" MIN. CLR. EA. (78" TOTAL) PROV.

STAIR WIDTH: 344 X 0.3 = 103.2" MIN. REQ.
2 STAIRS (EXITS R1 & R2) @ 52" MIN. CLR. EA. (104" TOTAL) PROV.

FOURTH FLOOR RESIDENTIAL FLOOR OCCUPANCY CALCULATIONS:

RESIDENTIAL OCCUPANCY (11,720 SF TOTAL)
GROUPS R-2, S-1

CIRCULATION (1,819 SF) GROUP R-2 (1 OCC. / 200 SF)
1,819 / 200 **= 10 OCCUPANTS**

STORAGE (187 SF, ELEC. + TRASH ROOMS), GROUP S-1 (1 OCC. / 300 SF)
187 / 300 **= 1 OCC.**

23 RESIDENTIAL UNITS (9,723 SF), GROUP R-2 (1 OCC. / 200 SF)
9,723 / 200 = 49 OCC. (BY AREA) ***USE SUB-CALC BELOW BY UNIT***

UNIT TYPE A (431 SF) 431 / 200 **= 3 OCCUPANTS, TYP. OF 9**

UNIT TYPE B (484 SF) 477 / 200 **= 3 OCCUPANTS, TYP. OF 3**

UNIT TYPE C (432 SF) 432 / 200 **= 3 OCCUPANTS, TYP. OF 1**

UNIT TYPE D (618 SF) 618 / 200 **= 4 OCCUPANTS, TYP. OF 1**

UNIT TYPE E (831 SF) 831 / 200 **= 5 OCCUPANTS, TYP. OF 2**

UNIT TYPE F (566 SF) 566 / 200 **= 3 OCCUPANTS, TYP. OF 3**

UNIT TYPE G (343 SF) 343 / 200 **= 2 OCCUPANTS, TYP. OF 1**
SUBTOTAL UNIT (INTERIOR): **64 OCCUPANTS**

UNIT F TERRACES (1,467 SF TOTAL) 1,467 / 15 **= 98 OCCUPANTS**
540 SF MAX EA. (36 OCCUPANTS, 1 EXIT REQUIRED)

20 BALCONIES (60 SF EA., 1,200 SF TOTAL) 1,560 / 15 **= 80 OCC.**
TOTAL (20 UNITS) = 241 OCCUPANTS

253 TOTAL RESIDENTIAL OCCUPANTS
(2 EXITS REQUIRED / PROVIDED)

RESIDENTIAL EGRESS (DOOR) WIDTH: 253 X 0.2 = 50.6" MIN. REQ.
2 DOORS (EXITS R1 & R2) @ 32" MIN. CLR. EA. (64" TOTAL) PROV.

RESIDENTIAL STAIR WIDTH: 253 X 0.3 = 75.9" MIN. REQ.
2 STAIRS (EXITS R1 & R2) @ 58" MIN. CLR. EA. (116" TOTAL) PROV.

SMITH DEVELOPMENT

660 UNIVERSITY
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

PROJECT NUMBER
21003

SHEET TITLE
CODE & EGRESS COMPLIANCE

SCALE
1/16" = 1'-0"

PROJ. N
TRUE N

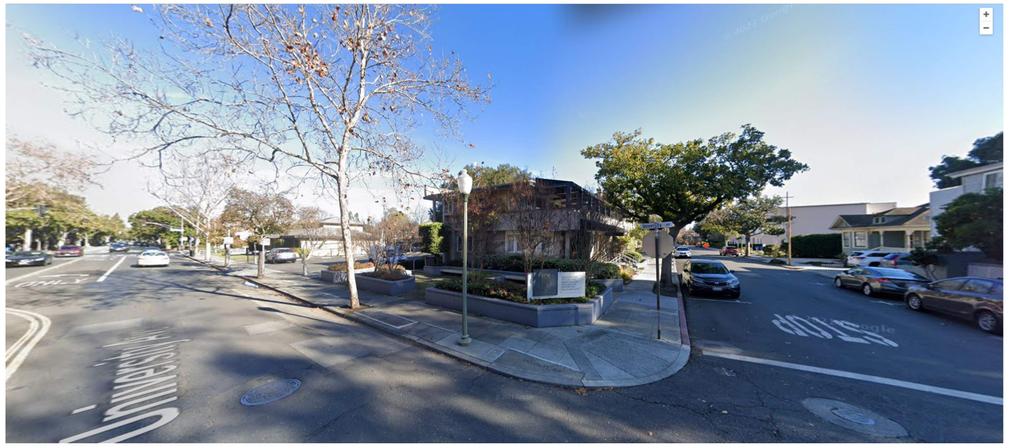
0 16' 32'

SHEET NUMBER
A0.2C

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

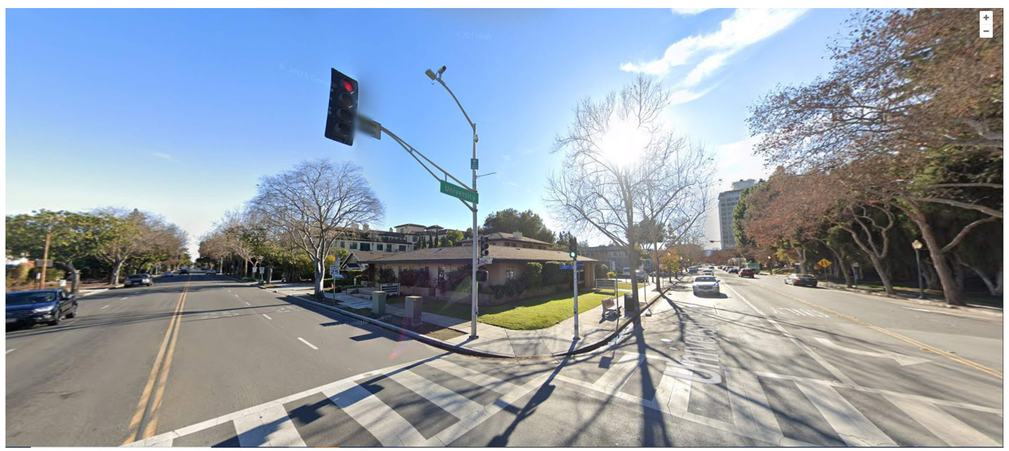
KEY PLAN
N.T.S.

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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SMITH DEVELOPMENT

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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

PROJECT NUMBER
21003

SHEET TITLE

EXISTING SITE PHOTOS

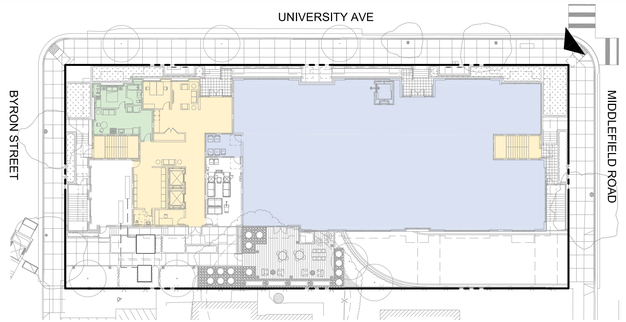
SCALE

N.T.S

SHEET NUMBER

A0.3

PEDESTRIAN VIEW FROM MIDDLEFIELD ROAD AND UNIVERSITY AVE



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

SMITH DEVELOPMENT

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PALO ALTO, CA 94301

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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

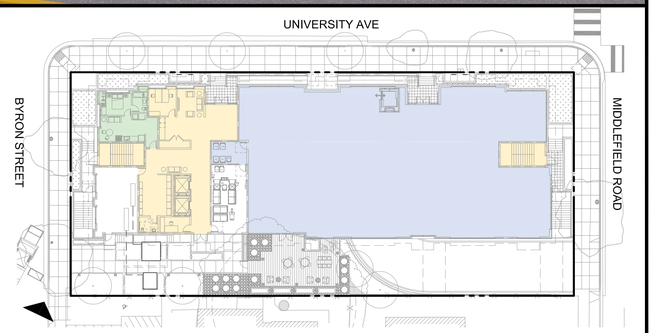
PROJECT NUMBER
21003

SHEET TITLE
RENDERING

SCALE
AS NOTED

SHEET NUMBER
R1

PEDESTRIAN VIEW FROM BYRON STREET



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

SMITH DEVELOPMENT

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PALO ALTO, CA 94301

KSH
ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

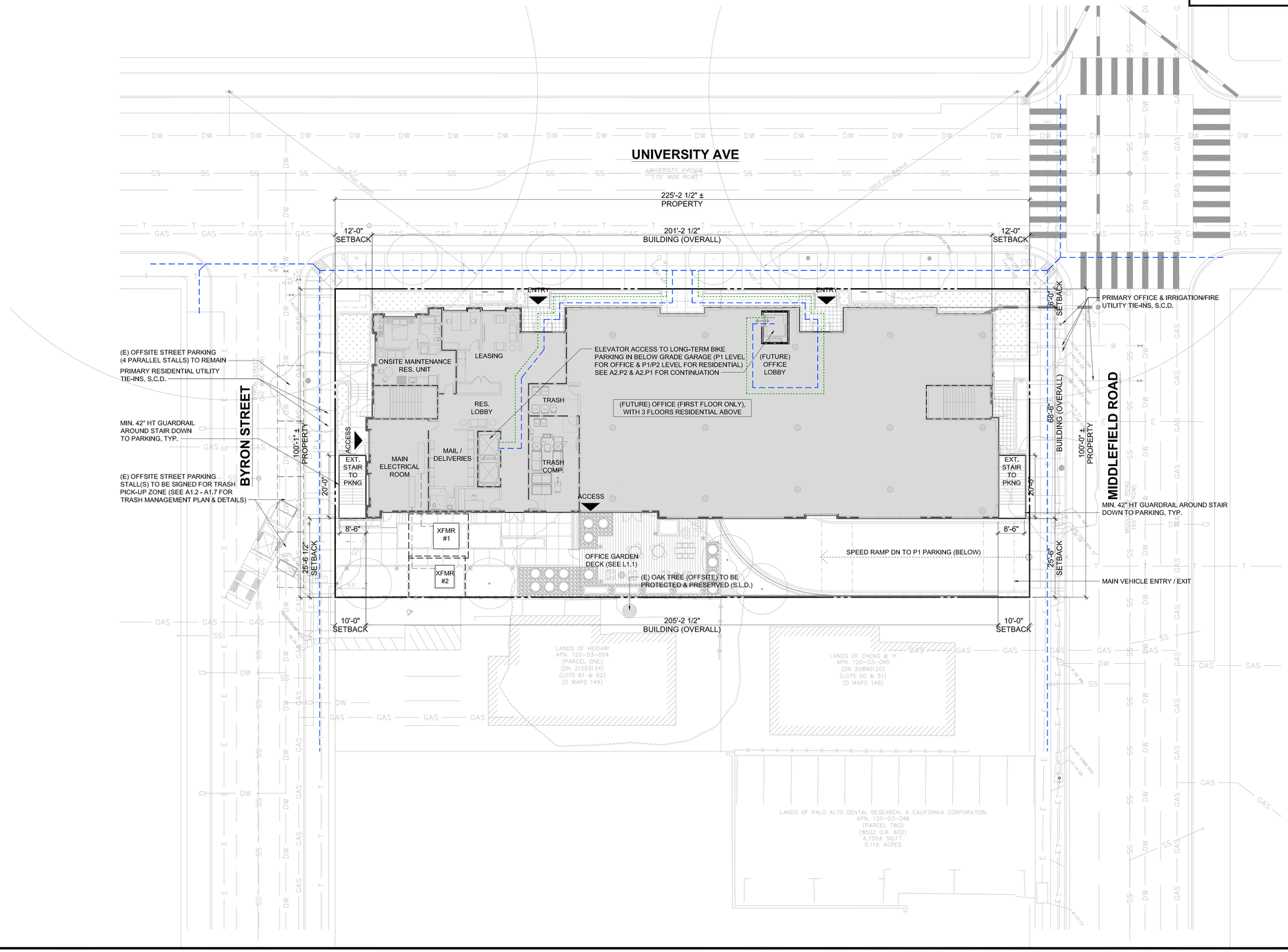
NO.	DATE	DESCRIPTION
	12.01.21	PLANNING SUBMITTAL
	05.13.22	PLANNING RESUBMITTAL #1
	08.15.22	PLANNING RESUBMITTAL #2
	11.02.22	PLANNING RESUBMITTAL #3

PROJECT NUMBER
21003

SHEET TITLE
RENDERING

SCALE
AS NOTED

SHEET NUMBER
R2



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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
	11.02.22	PLANNING RESUBMITTAL #3

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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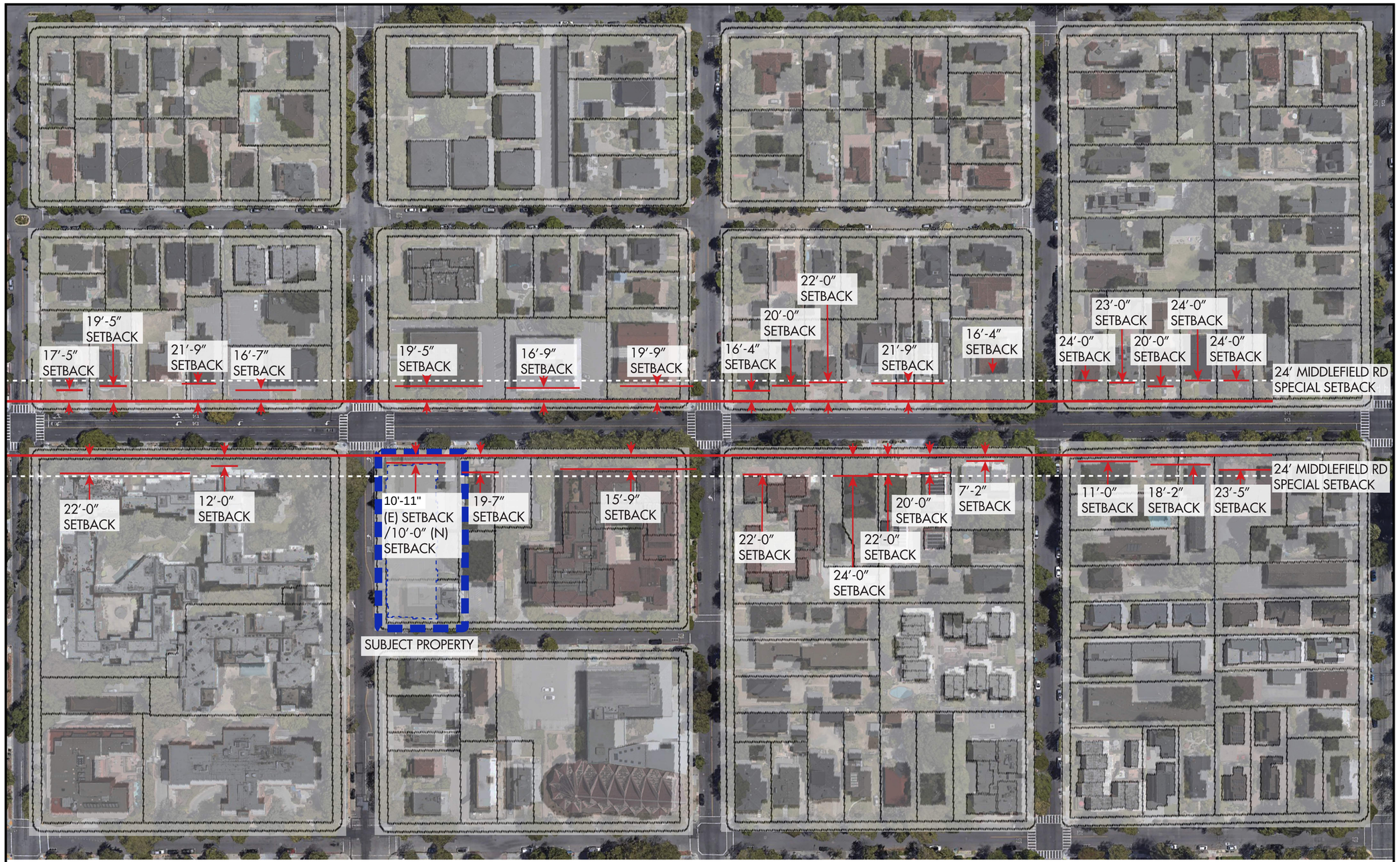

MIDDLEFIELD RD SETBACKS

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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PALO ALTO, CA 94301

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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

PROJECT NUMBER
21003

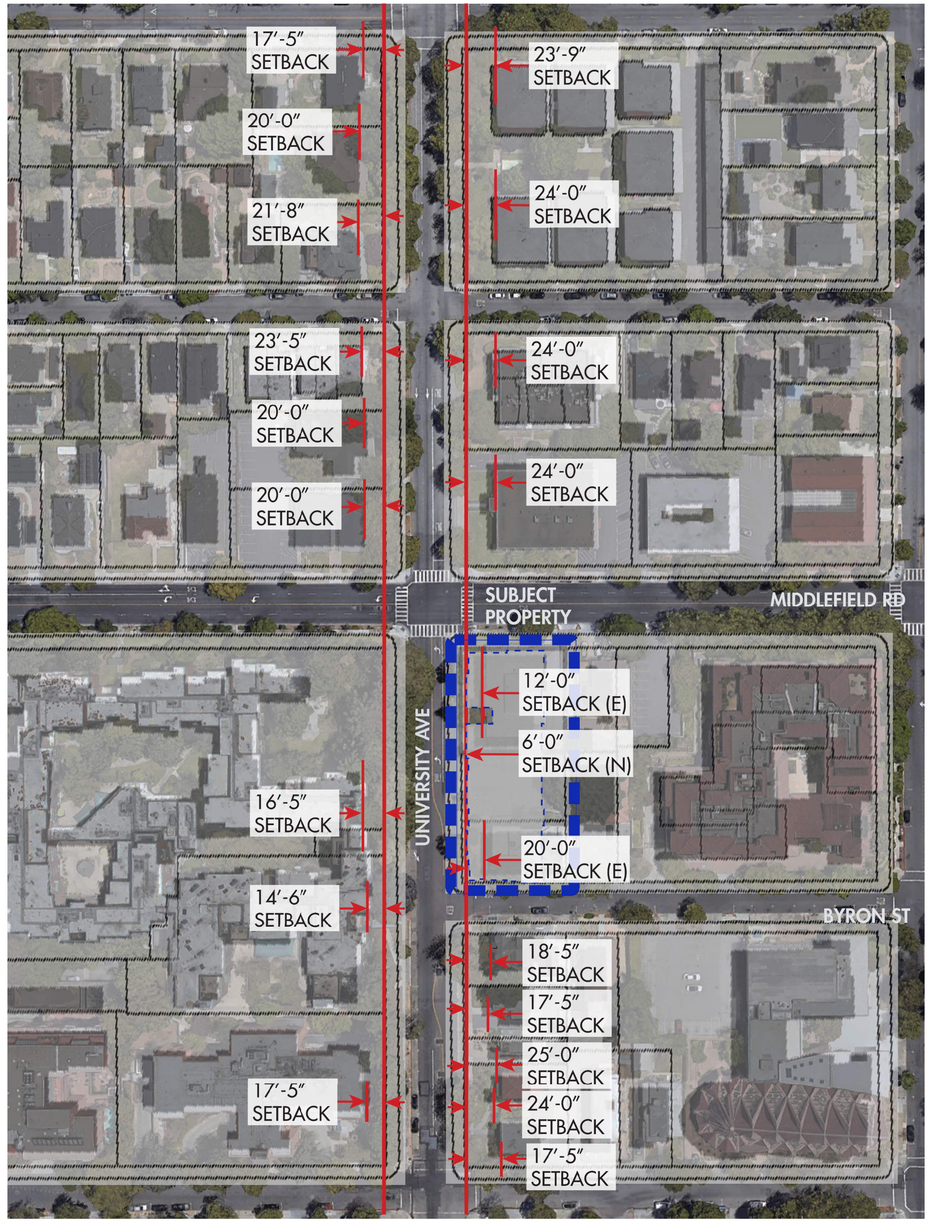
SHEET TITLE
OVERALL NEIGHBORHOOD CONTEXT SITE PLAN

SCALE
1/16" = 1'-0"

PROJ NORTH
TN

0 16' 32'

SHEET NUMBER
A1.1B



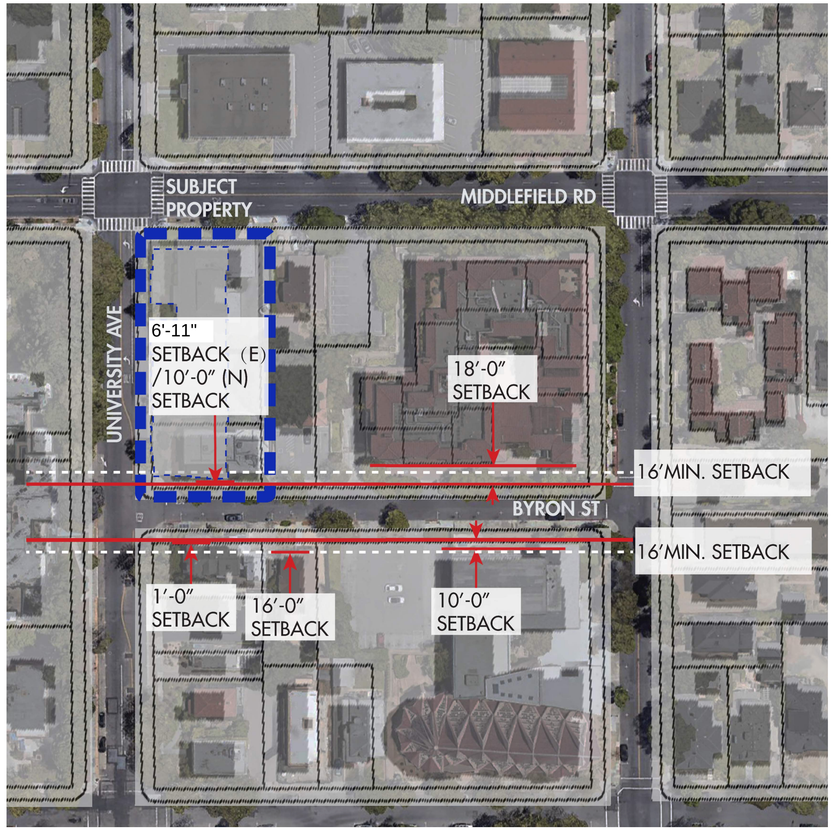
UNIVERSITY AVE SETBACKS

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

SMITH DEVELOPMENT

660 UNIVERSITY
PALO ALTO, CA 94301

KSH ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	08.15.22	PLANNING RESUBMITTAL #2
	11.02.22	PLANNING RESUBMITTAL #3

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

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AMERICAN TRASH MANAGEMENT
1900 Powell Street, Suite 220
Emeryville, CA 94608
(800) 488-7274 Toll Free USA
(415) 292-5400
(415) 292-5410 Fax
www.trashmanage.com

Smith Development
660 University
Palto Alto, CA
Trash Management Plan

Task: Design a waste and recycling system for a mixed-used project consisting of 70 residential units and 9,115 square feet of office space that minimizes costs, staffing requirements and environmental impacts, while providing convenient trash disposal for the building's residents. Please note the word "trash" when used in this plan covers both waste and recycling.

Waste and Recycling Removal: The City of Palo Alto has granted GreenWaste of Palo Alto a license to provide residential and commercial Waste and Recycling services to residents and businesses located within the city and county. This license is a de facto exclusive franchise for trash removal for any property located within city limits. GreenWaste provides three types of service: waste, commingled recycling and compost collection.

City Council has approved the Recycling and Composting Ordinance. Starting January 1, 2017 businesses generating 2 or more cubic yards of garbage per week will be required to subscribe to recycling and compost services, as well as sort all waste into the appropriate containers. Currently, commercial customers generating 8 or more cubic yards of garbage per week, multifamily buildings, and food service establishments are already composting and recycling under the Ordinance.

Palo Alto Municipal Code 5.20.030 (b) states that "all persons shall separate their refuse according to its characterization as solid waste, compostable materials or recyclable materials."

Additionally, Palo Alto has a noise ordinance, 9.10.030 Residential property noise limits that states
(a) No person shall produce, suffer or allow to be produced by any machine, animal or device, or any combination of same, on residential property, a noise level more than six dB above the local ambient at any point outside of the property plane.

(b) No person shall produce, suffer or allow to be produced by any machine, animal, or device, or any combination of same, on multi-family residential property, a noise level more than six dB above the local ambient three feet from any wall, floor, or ceiling inside any dwelling unit on the same property, when the windows and doors of the dwelling unit are closed, except within the dwelling unit in which the noise source or sources may be located.
(Ord. 4634 § 2 (part), 2000)

NOTE: While Palo Alto has this noise ordinance but given the data we have on trash truck noise, every location in the city with trash collection violates this rule.

State and Local Recycling Mandates: Statewide the passage of AB341 (July 1st, 2012) and subsequent AB1826 & SB 1383 required all business that have more than 5 residential units or generate more than 4 cubic yards of municipal solid waste to separate recyclable and compostable materials from the waste stream. This law directs local jurisdictions to implement recycling and composting regulations and programs.

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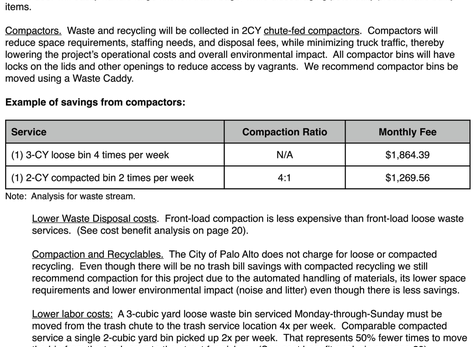
Site Plan



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Project Summary:

First, **local ordinance requires the collection of trash in three separate streams: waste, mixed recycling and compost**.

Second, **a three chute design as designed will be used for the residential trash collection room.** The compost chute should be 24" diameter and must be 304 stainless steel with automated wash down system to minimize the problem of chute collection of compost. The waste and recycling chutes can be galvaneal steel, but we recommend increasing the diameter of the waste and recycling chute to 30". CBC minimum required 24" chutes have a higher probability of chute jams due to large objects (super-size pizza boxes, Costco boxes, ironing boards, crutches, etc.) being thrown down the chute.

Third, due to the projected residential trash volumes, **waste and recycling will be collected in chute-fed compactors with 2CY bins.** Compactors will reduce the number of trash bins the project will need to store, reduce the development's trash bill and reduce the number of trash truck trips to the property. Compost will be collected in 64G Toter carts under the chute.

Fourth, **commercial retail tenants will be responsible for handling their own trash. A dedicated trash room has been designed for trash collection.**

Fifth, **staging will occur on Byron St.** Front load bins require 25' vertical clearance which are typically used in a project of this size. Bins must be moved by staff to this location so the trash bins to be emptied by Green Waste with minimal impact on the residents and the project's neighbors.

Sixth, **add 1 CFM/SF mechanical ventilation per CBC, floor drain, hose bib and odor control to the trash collection rooms.**

Projected Residential Waste and Recycling Levels: The following metrics were used to project residential waste and recycling levels:

Residential Waste: 0.16 Cubic Yard (32 gallon) per week/unit. **NOTE: This is the equivalent of 2.5 large kitchen garbage cans per unit week (3 - 13 gallon bags).**

Residential Recycling: 0.16 Cubic Yard (32 gallon) per week/unit. **NOTE: This is the equivalent of almost 2 large kitchen garbage cans per unit week (2 - 13 gallon bags).**

Residential Compost: 0.012 Cubic Yard (2.4 gallon) per week/unit. **NOTE: This is the equivalent of small compost pail per unit week.**

Residential LOOSE Trash Volume Projections. See detailed analysis on page 20.

Units	Projected Waste Volume CY/WK	Projected Recycle Volume CY/WK	Projected Compost Volume CY/WK	Total # of Loose 3CY Waste Bins/WK	Total # of Loose 3CY Recycle Bins/WK	Total # of Loose 96G Compost Carts/WK
70	11.2	11.2	0.8	4	4	3

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Residential COMPACTED Trash Volume Projections. See detailed analysis on page 20.

Units	Projected Waste Volume CY/WK	Projected Recycle Volume CY/WK	Projected Compost Volume CY/WK	Total # of Compacted 2CY Waste Bins/WK	Total # of Compacted 2CY Recycle Bins/WK	Total # of Loose 96G Compost Carts/WK
70	2.8	2.8	0.8	2	2	3

Commercial Office Trash Volume Projections:

Studies cited by CalRecycle estimate office building trash generation at 5.44 lb. of trash per 1000 SF, nearly 70% of which can be diverted. Although past studies had low diversion rates for office buildings, more recent evidence points to large increases in diversion, as firms and their employees become more active recyclers. (This is supported both by outside studies and ATM's data). It is assumed, therefore, comparable diversion rates for this office space will hold.

Using these metrics, the following levels of waste, recyclables and compost are projected for the office space in this project.

	SF	Loose Waste Volume CY/WK	Loose Recycle Volume CY/WK	Loose Compost Volume CY/WK	Total # of Loose 96G Compost Carts/WK	Total # of Loose 96G Compost Carts/WK	Total # of Loose 64G Compost Carts/WK
Office	9,115	0.9	1.5	0.4	2	4	2

Residential Trash Handling System

To comply with City ordinances, residential trash will be collected in 3 different streams: waste, mixed recyclables (paper, cardboard & containers) and compost.

Chutes. The project will have 2 - 30" diameter trash chutes with 15x18 intake doors in each trash chute core: one for waste, the other for mixed recycling. The chutes shall be made of 16 gauge galvaneal steel. The project will have 1-24" diameter trash chute with 15x18 intake doors in each trash chute core for compost. The chute shall me made of 304 stainless steel. All materials will be collected at the ground level of the building.

Increasing the chute size for waste and recycling to 30" above the 24" minimum required by CBC will slightly increase the chute system cost but it will reduce the possibility of chute jams due to large objects (e.g., super size pizza, Amazon and Costco boxes) being thrown down the chute. This will reduce ongoing maintenance cost while increasing tenant convenience.

The waste and recycling chutes should be 16 gauge galvaneal or aluminized steel and be isolated from the building structure using Mason BRA-Read mounts or equivalent. The chute should be coated with a sound dampening compound (Soundcoat GP-1 or equivalent) equal to the thickness of the metal.

The compost chute must be 304 stainless steel with automated wash down system to minimize the problem of chute collection of compost.

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NOTE: We recommend limiting the chute intake doors to 15"x18" to minimize residents putting large, bulky items down the trash chute. Based on input from property managers, tenants have been known to dispose of ironing boards, ficus trees, chairs and crutches down chutes. The recommended 15"x18" intake door will easily handle large kitchen trash bags, while discouraging potentially problematic bulky items.

Compactors. Waste and recycling will be collected in 2CY chute-fed compactors. Compactors will reduce space requirements, staffing needs, and disposal fees, while minimizing truck traffic, thereby lowering the project's operational costs and overall environmental impact. All compactor bins will have locks on the lids and other openings to reduce access by vagrants. We recommend compactor bins be moved using a Waste Caddy.

Example of savings from compactors:

Service	Compaction Ratio	Monthly Fee
(1) 3-CY loose bin 4 times per week	N/A	$1,864.39
(1) 2-CY compacted bin 2 times per week	4:1	$1,269.56

Note: Analysis for waste stream.

Lower Waste Disposal costs. Front-load compaction is less expensive than front-load loose waste services. (See cost benefit analysis on page 20).

Compaction and Recyclables. The City of Palo Alto does not charge for loose or compacted recycling. Even though there will be no trash bill savings with compacted recycling we still recommend compaction for this project due to the automated handling of materials, its lower space requirements and lower environmental impact (noise and litter) even though there is less savings.

Lower labor costs: A 3-cubic yard loose waste bin serviced Monday-through-Sunday must be moved from the trash chute to the trash service location 4x per week. Comparable compacted service a single 2-cubic yard bin picked up 2x per week. That represents 50% fewer times to move the bin from the trash area to the street for pickup. (See cost benefit analysis on page 20).

Compost. Compost will be collected in loose 64 gallon carts under the chute.

NOTE: The compostable waste chute system creates unique sanitation issues, so a 304 stainless steel chute is recommended (to prevent corrosion), as is a special wash down system to minimize the sanitation and odor problems that will arise from loose food waste being disposed down the chute.

ATM does not normally recommend collecting apartment compostable materials using a gravity chutes due to the sanitation issues, the collection issues, the corrosive properties of the material, and odorous nature of putrefying household food waste, which is the primary component of organic waste from apartments. The compostable materials will adhere to the sides of the chutes and require frequent chute wash downs. This will increase the project water usage and sewage loads. The acidic nature of fermenting compost will cause the chute to rust prematurely unless they are made of 304 stainless steel. It is important that proper sanitation protocols are followed since the compostable material that will adhere

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on the chutes wall is an excellent medium to grow fruit flies, maggots, molds, fungus, yeast and bacteria which can cause insect infestations, allergic reactions and malodors.

Cardboard. Due to the number of units, this project is projected to generate ~245 cardboard boxes per day. While diverting cardboard will not result in any direct disposal savings at this time, it can help reduce the number of large boxes creating chute jams. We recommend providing a space adjacent to the trash rooms for residents to place their large, flattened cardboard boxes. These boxes will need to be moved by building staff daily into a spare recycling bin.

Odor Control. To mitigate malodors in the trash room(s), a four-pronged approach is recommended including cleaning, proper ventilation, and installing a deodorizer system.

1. Mechanical Exhaust of Trash Collection Room. The mechanical ventilation required rate is 1 CFM/SF, however, ATM recommends increasing this rate as needed, especially in areas with warmer climate. Exhaust should vent through the roof. ATM does not recommend a chilled/refrigerated trash room. A cooled space will not delay decomposition, and will have minimal impacts on odorous trash.
2. Cleaning the Trash Room. Trash rooms should be swept clean of debris on a weekly basis. Trash room wash-downs should be scheduled quarterly. These should include cleaning any trash equipment such as compactors, as well as floors and the walls. If possible, bins or compactor receiver containers should be cleaned at the same time, assuming the containers are empty. (Bins should be cleaned by onsite staff. If hauler-provided dumpsters become especially dirty, the should be replaced by the hauler.)
3. Cleaning the Trash Chute. Almost all trash chutes are equipped with deodorizing and sanitizing (D&S) units, located on the top floor behind an access door. These should be operated on a WEEKLY basis, for ~5 minutes. Trash chutes that are designed for a high level of food wastes often also have a "Chute Janitor" built-in wash down system. These should be operated less often, such as 1x per month. When turned on, they should be allowed to run through their normal Rinse-Wash-Rinse cycle. Even with the presence of the D&S and Chute Janitor systems, all trash chutes should be pressured washed at least once a year to clean materials that adhere to the sides of the chutes. In areas with warmer climate we recommend quarterly wash downs. The chute wash down service should include cleaning the trash discharge room, specifically the floors, walls and the trash compactor.
4. Odor Control Systems. Odor control systems can be helpful in controlling odors, but most have limited effectiveness or create other problems. Popular low-cost systems that spray a masking agent into the air, only serve to hide odors in the trash room and not eliminate them. Ozone generators are more effective, but the odor-destroying product they create — ozone — can have deleterious effect on human health and can also destroy compactor hoses and seals. One odor control system that avoids these problems is the Plian Mini Vaporizer. It creates a very fine 50-micron mist that bonds with — and ultimately destroys — odor causing molecules. And unlike ozone, the entirely natural blend of plant extracts, essential oils and emulsifiers which is safe and does not damage equipment.

SMITH DEVELOPMENT

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KSH 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

PROJECT NUMBER
21003

SHEET TITLE

PROPOSED TRASH ROOM & TRASH MANAGEMENT PLAN

SCALE

N.T.S.

SHEET NUMBER

A1.2

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Residential Trash System Equipment

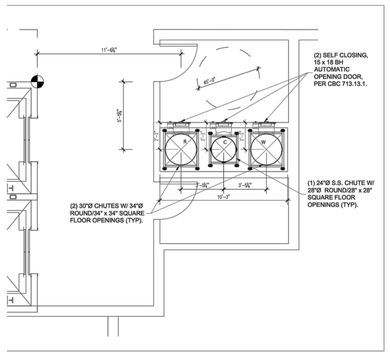
Below is a summary of the recommended trash system equipment.

Compacted Service

Gravity Chutes	Diameter	Chute Material	Compactor Count	Bin Type	# of Bins	Bin Size Cubic Yards
3	2-30" 1-24"	2-16 gauge galvaneal steel 1-304 SS	2	Front Load	2 waste 2 recycle 2 compost	2CY waste & recycling 64G compost

-odor control, Waste Caddy for bin moving

Residential Trash Chute Vestibule Layout



1 RESIDENTIAL TRASH VESTIBULES | UPPER LEVELS
3/8" = 1'-0"

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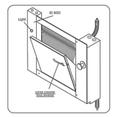
Trash Chute Intake Doors

ATM standard is to specify pneumatic (automatic) opening in order to meet all accessibility requirements per 2019 CBC Section 1138A.4.4, which states that: "Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls and operating mechanisms shall be no greater than 5 pounds."

Air Assist Chute Intake Door	Manual Chute Intake Door
	

Chute Intake Doors and the Americans' with Disabilities Act of 1990 (ADA)
This is a summary of the current state as we understand it. This is not intended to be legal advice and should not be relied upon with out seeking advice of an ADA expert and your legal counsel.

Per most building codes and FHA requirements, "common use" building areas and building elements, such as a trash rooms and trash chutes are required to be accessible. Specifically, the trash chute door is required to comply with accessibility requirements:

- Clear floor space for a wheel chair at the chute door
- Chute door hardware within reach range
- Chute door hardware complying with operability requirements.

The operability requirements mandate that the chute door hardware must not involve any of the following:

- Two handed operation (such as depressing a button while turning a door handle)
- Tight grasping or pinching
- Twisting of the wrist
- Force to activate the hardware that exceeds 5.0 pounds.

The majority of manual chute intake chute door installations do not comply with the accessibility requirements. Lower quality chute doors require grasping, twisting of the wrist and more than 5 pounds of force to open the chute door. Regardless of what has been installed for the chute door, the chute door is still required by both Code and FHA requirements to comply with accessibility requirements. In the cases where non-compliant chutes have been installed, the building Owner has made management decision to handle the accessibility requirement using other means.

Residential and other buildings are subject to the progressively revised provisions of Federal and Local ADA laws and regulations. To meet the current ADA Standards as they apply to Gravity Trash Chute Intake Doors, the person using the door must not have to grasp, twist, or pinch the control mechanism in

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order to operate the intake door. ADA Standards also limits the maximum operating force required to open an interior door (without specificity to size) to 5 pounds of force. Under CBC 2016 the maximum allowable mounting height of the operating mechanisms (ie door handle, etc) of an ADA compliant device is 44". The minimum allowable height is 34". The maximum allowable projection of an ADA compliant device is 4" off the projection surface of the wall.

The Wilkinson Signature Series and IDC-2000 Recycling Manually operated doors requires the person operating the door to push a membrane selector switch (waste, recycling or compost) and grasp the u-shaped handle, push down on the thumb latch with a finger and pull open the door. This type of intake doors meets the mounting height, the projection, the twist and the pinch requirements but it does not meet the pulling force or the grasp requirement.

Lower quality manual chute intake doors from other manufacturers all use a T-handle or L-handle operating mechanism. These doors fail on 3 counts. They do not meet the pulling force, the grasp and twist requirements. These door are especially hard to operate for persons with arthritis due to the required simultaneously grasping, twisting and pulling motion.

The Wilkinson Signature Series and IDC 2000 Pneumatic Assist door meet all the above requirements since it is operated by pushing a palm button which opens the door automatically. The door closes after a set time and latches so it meets all the current fire code requirements. The air assist mechanism is designed to preclude the need to grasp, twist, or pinch the control mechanism in order to operate the intake door. The push button meet the height, projection and force requirements too. It is conceivable, however that certain disabled persons will still not be able to operate this type of door. ADA law requires one to accommodate all persons with disabilities.

The supra-majority of all new construction within the US still uses manually operated chute intake doors due to the extra upfront (~ $900 per floor) and higher maintenance costs of the Pneumatic Assist Chute Intake type of doors. Many building owners have chosen to only install the pneumatic assist doors in facilities with a high senior or disabled population and in order to meet the above ADA requirements make it their policy to provide a staff person to assist any individual with disabilities who need assistance in operating the manual operated door.

Trash chute systems have been designed to meet the fire and life safety found within Building Codes. All trash chute intake doors are required to be behind a rated fire-barrier and any door in these walls is required to be a fire-rated door.

This fire-rated-door is required to be self-closing (or automatic-closing upon the detection of smoke), so it has a closer mechanism and positive latch. Because this door is designated as a "fire-door", per most codes and accessibility standards (including ANSI A117.1 used for FHA compliance), the door opening force for this door is exempt from typical accessibility requirements (maximum 5 pounds) and allowed to have a minimum opening force allowed by the authority having jurisdiction (typically a maximum of 15 pounds). The opening force for the required fire-rated doors in front of trash chute intake doors routinely exceeds 5 pounds and is more typically in the 14-18 pound range.

Requiring the chute intake door to meet accessibility requirements while allowing the fire-rated door in front of the trash chute intake door to not meet the pull force and grasp requirements is illogical. If an individual with accessibility needs cannot open the fire door in front of the trash chute intake then they will not be able to access the non compliant chute. Owners should always have a policy in place to provide assistance to any person who can not access the trash chute (with or without automatic opening doors).

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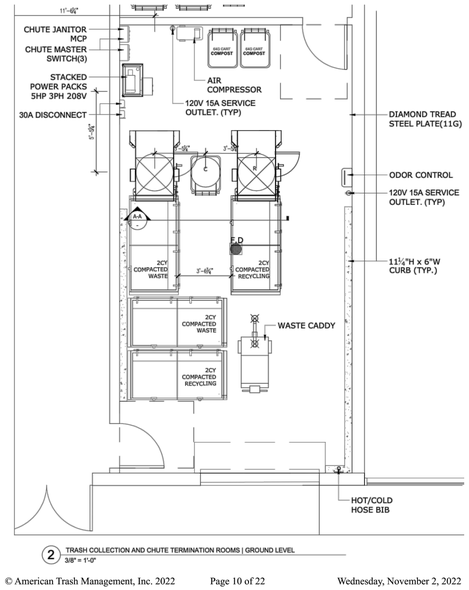
Residential Trash Collection Room Layout



2 TRASH COLLECTION AND CHUTE TERMINATION ROOMS | GROUND LEVEL
3/8" = 1'-0"

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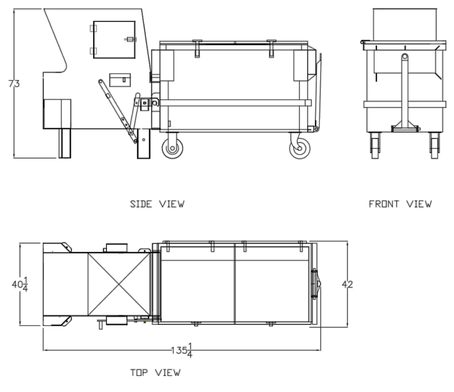
Equipment: Chute and hand-fed 2CY Bin



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Commercial Trash Handling System:

To comply with City ordinances, the project residential trash will be collected in 3 different streams: Waste, Mixed Recyclables (paper, cardboard & containers) and Compost (food & organic materials).

A dedicated office trash room has been designed. Waste, recycling and compost will be deposited by staff into 96-gallon toter carts. The commercial tenants should be required to follow the Commercial Trash Rules as defined below:

RECOMMENDED RETAIL COMMERCIAL TENANT TRASH RULES

1. Moving Trash: Require commercial tenants who have any wet trash to move all solid waste and recycling in bag 20 gallons or less. The plastic bags which will make it easy for commercial tenants to put their waste and recycling into the communal trash compactors or bins. The use of bags is required to avoid leaks. Virtually all tenants fall into this category since they regularly throw away old partially full drink cups.

2. Cleanup: Tenants will be responsible for keeping the common areas clean. Any sewer blockage will be the responsibility of the tenant. All spills if they do happen must be immediately cleaned up or the property management will fine the tenant and arrange for the clean up at the tenants expense. No vent hood filters or floor mats will be cleaned on site including the communal trash room.

3. Cooking Oil & Fat Disposal: Tenants producing used cooking oil to arrange and pay for a service to collect this used oil. Oil must be stored within the tenant space. No oil can be moved in open containers on the property. All spills if they do happen must be immediately cleaned up or the property management will fine the tenant and arrange for the clean up at the tenant's expense. Used cooking oil cannot be stored in the communal trash room (it stinks and when it is communal you get a mess).

4. Bulky Items: Disposal of any large bulky items that do not easily fit within the communal trash bins must be removed from the property by the tenant at the tenant's expense. (Exclude all non-standard solid waste disposal). Anything that is not typically disposed of on a regular basis (at least every quarter) must be handled directly by the tenant.

5. Hazardous Materials: Tenants are responsible for arranging and paying for the disposal of all Hazardous Material as defined by law.

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KORTH SUNSERI HAGEY

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
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	05.13.22	PLANNING RESUBMITTAL #1
	08.15.22	PLANNING RESUBMITTAL #2
	11.02.22	PLANNING RESUBMITTAL #3

PROJECT NUMBER
21003

SHEET TITLE

PROPOSED TRASH ROOM & TRASH MANAGEMENT PLAN

SCALE

N.T.S.

SHEET NUMBER

A1.3

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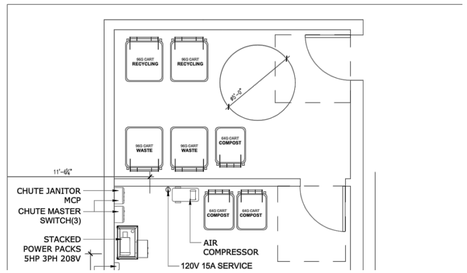
Commercial Trash Collection Room Layout



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Toter Carts for Office Trash and Compost

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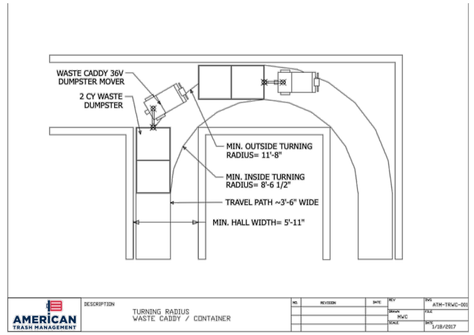
Compactor Bin Moving Turning Radius



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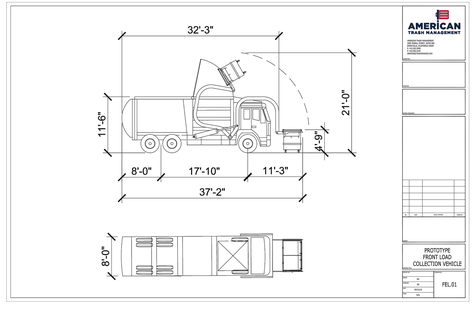
Trash Service Location:

Staging will occur on Byron Street. This will have minimal impact on the operations of the building and the project's neighbors. We recommend all residential compacted bins be moved by building staff using a Waste Caddy to the trash staging area.

Front load service front load bins requires 25' Clear height (no lights, sprinklers or other items within the service area.

Noise Levels

Location	Decibel Levels
Banging on Bins when Emptying	100
Behind Garbage Truck (while compacting)	89



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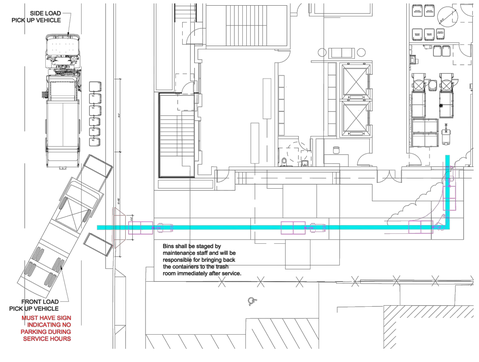
Staging Area

Please note that maintenance staff will stage the bins on the staging area and will bring back the containers to the trash room immediately after service.



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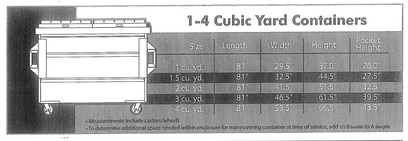

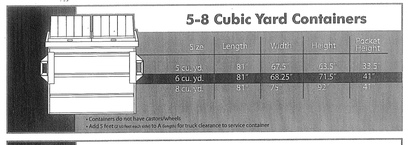

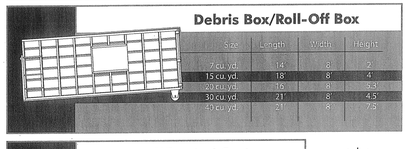

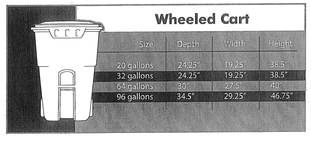

greenwaste of palo alto

GreenWaste of Palo Alto
2000 Geng Road
Palo Alto, CA 94303

650.493.4894

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
	08.15.22	PLANNING RESUBMITTAL #2
	11.02.22	PLANNING RESUBMITTAL #3

PROJECT NUMBER
21003

SHEET TITLE

PROPOSED TRASH ROOM & TRASH MANAGEMENT PLAN

SCALE

N.T.S.

SHEET NUMBER

A1.4

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Sample Residential Bin Moving Schedule. (Actual schedule to be determined by building management and hauler)

Residential - Compacted Service

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Compacted 2CY Waste	1				1		
Compacted 2CY Recycle	1				1		
Compost 64G					4		
Total	**2**	**0**	**0**	**0**	**6**	**0**	**0**

Commercial Office - Loose Service

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
96G Loose Waste	2						
96G Loose Recycle	2				2		
64G Loose Compost	1				1		
Total	**5**	**0**	**0**	**0**	**3**	**0**	**0**

TRASH SYSTEM SPECIFICATIONS: Provided separately.

1. Section 14 91 00 - Trash Chutes & Intake Doors
2. Section 44 31 00 - Odor Control
3. Section 44 53 62 - Waste & Recycling Compactors
4. Section 41 63 23 - Waste Caddy for Bin Moving

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Volume Projections and Analysis Below is comparative analysis of the disposal costs and labor costs of handling waste and recycling in a loose bins or compacted bins. Please note that the projections below are estimates derived from actual audits of comparable multifamily complexes in the San Francisco Bay area. They are not guaranteed. They are to be used for planning purposes only and may be higher or lower than projected.

TOTAL RESIDENTIAL WASTE AND RECYCLING ANALYSIS

ASSUMPTIONS:	UNITS:		GALLONS
Volume Waste:	0.16	cubic yard/week/unit	32
Volume Recycling:	0.16	cubic yard/week/unit	32
Volume Compost:	0.012	cubic yard/week/unit	2
Compaction Ratio	4	to 1	
Staff Labor Rate	$21.00	per hour - 1 person	
Time move bins	0.25	hr to move to unloading area & back	
Rake-Rotate bins	0.15	hr to go to each bin rake or rotate	
# of Trash Rooms	1		
Compacted Waste Service	2	cubic yard front load bins	
Compacted Recycle Service	2	cubic yard front load bins	
Loose Waste Service	3	cubic yard front load bins	
Loose Recycling Service	3	cubic yard front load bins	
Loose Compost Service	0.32	cubic yard carts (64 G Toter Carts)	

COST BENEFIT CALCULATION	PROJECTED	PROJECTED	PROJECTED
SERVICE-Waste	Loose	Compacted	Compacted
SERVICE-Recycling	Loose	Loose	Compacted
Loose Waste Volume - CY	11.2		
Compacted Waste Volume - CY		2.8	2.8
Loose Recycling Volume - CY	11.2	11.2	
Compacted Recycling Volume - CY			2.8
Loose Compost Volume - CY	0.8	0.8	
Compacted Compost Volume - CY			0.2
Waste Bins/week	4	2	2
Recycling Bins/week	4	4	2
Compost Bins/week	3	3	1
Containers/week/trash room	11	9	5
SYSTEM CAPITAL COST	$0.00	$20,960.00	$41,920.00
WASTE COST/MONTH	$1,864.39	$1,269.56	$1,269.56
RECYCLING COST/MONTH	$0.00	$0.00	$0.00
COMPOST COST/MONTH	$203.26	$203.26	$203.26
TRASH COST/MONTH	$2,067.65	$1,472.82	$1,472.82
COMPACTION SAVINGS/MONT	$0.00	$594.83	$594.83
STAFF LABOR COST/MONTH	$13.69	$11.20	$6.22
STAFF SAVINGS/MONTH	$0.00	$2.49	$7.47
NET MONTHLY TRASH COSTS	$2,081.34	$1,484.02	$1,479.04
Monthly Trash Cost per Unit	$13,008.40	$9,275.15	$9,244.03
PAYBACK-MONTHS	N/A	35	70

RESIDENTIAL CARDBOARD ANALYSIS	245

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OFFICE WASTE AND RECYCLING SYSTEM ANALYSIS

ASSUMPTIONS:		
Square Feet	9,115	
Lbs/day per 1000 SF	5.44	
% waste	30%	
% recycling	50%	
% compost	20%	
waste lb/CY	80	
recycling lb/CY	80	
compost lb/CY	125	
Compaction Ratio	4	to 1
Loose Waste Service	0.475	cubic yard carts (96 G Toter Carts)
Loose Recycling Service	0.475	cubic yard carts (96 G Toter Carts)
Loose Compost Service	0.32	cubic yard carts (64 G Toter Carts)

COST BENEFIT CALCULATION	PROJECTED	PROJECTED
SERVICE-Waste	Loose	Compacted
SERVICE-Recycling	Loose	Compacted
Loose Waste Volume - CY	0.9	
Compacted Waste Volume - CY		0.2
Loose Recycling Volume - CY	1.5	
Compacted Recycling Volume - CY		0.4
Loose Compost Volume - CY	0.4	
Compacted Compost Volume - CY		0.1
Waste Bins/week	2	
Recycling Bins/week	4	
Compost Bins/week	2	
Containers/week/trash room	8	

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WASTE AND RECYCLING RATES (PARTIAL) CURRENT RATES - REFLECT CHANGES EFFECTIVE 7/1/16

City:	Palo Alto	Key Charge	$15.00		
Franchise:	GreenWaste				
Multi-Family/Commercial Loose Front Load Waste Rates:					
Frequency/Size: x/wk-CY Size	2	3	4	64G Cart	
1 x Week	$309.02	$437.20	$581.41	$73.25	
2 x Week	$638.63	$913.31	$1,174.26	$163.66	
3 x Week	$970.54	$1,388.28	$1,825.48	$254.08	
4 x Week	$1,301.30	$1,864.39	$2,448.09	$344.49	
5 x Week	$1,630.91	$2,341.65	$3,068.40	$434.91	
6 x Week	$1,961.67	$2,817.76	$3,689.87	$525.33	
Multi-Family/Commercial Compacted Front Load Waste Rates:					
Frequency/Size: x/wk-CY Size	2	4			
1	$634.78	$1,269.56			
Compost Carts		64-gal cart	96-gal cart	2CY	
1 x Week		$58.60	$87.90	$247.21	
2 x Week		$130.96	$189.53	$510.90	
3 x Week		$203.26	$291.16	$776.43	
4 x Week		$275.60	$392.79	$1,041.04	
5 x Week		$347.93	$494.42	$1,304.73	
6 x Week		$420.26	$596.06	$1,569.34	
Stationary Compactor Cost	$21,360.00	A1000, 1-4CY Towable bins, tax, ship Install			
Stationary Compactor Cost	$24,655.00	A1000, 2-4CY Towable bins, tax, ship Install			
Vertical Compactor Cost	$26,086.00	P200, 1-2CY front load bin-8" penolic casters, tax, ship Install			
Chute Fed Compactor Cost	$20,960.00	A500, 2-2CY Towable bins, tax, ship Install			
Chute Fed Compactor Cost	$23,440.00	A500, 3-2CY Towable bins, tax, ship Install			

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KSH ARCHITECTS
KORTH SUNSERI HAGEY

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PROJECT NUMBER
21003

SHEET TITLE

PROPOSED TRASH ROOM & TRASH MANAGEMENT PLAN

SCALE

N.T.S.

SHEET NUMBER

A1.5

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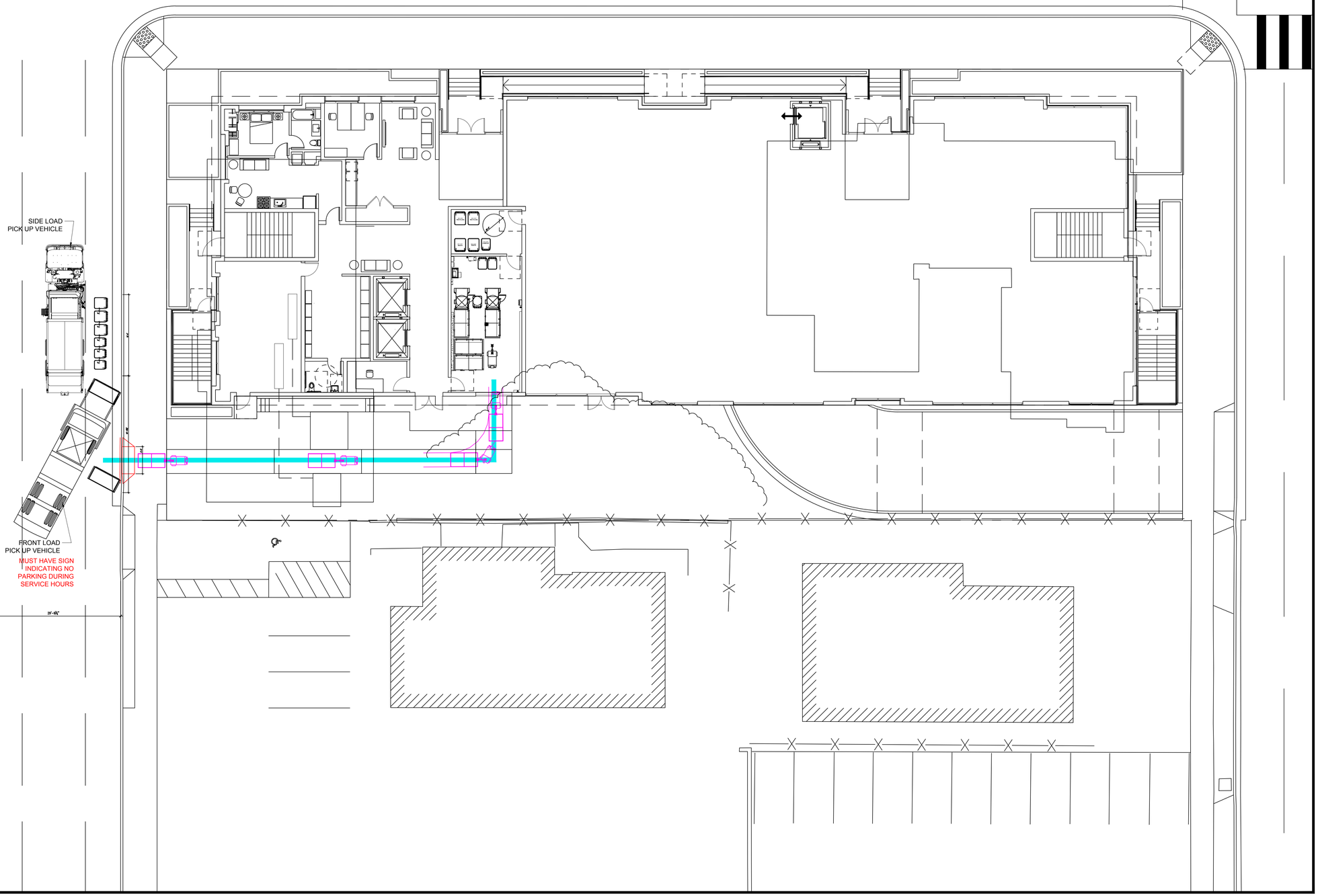
PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
COMPACT WASTE (2CY)	1				1		
COMPACT RECYCLE (2CY)	1				1		
COMPOST (64G)	2				2		
TOTAL	4				4		

PROJECTED RETAIL OFFICE TRASH SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
LOOSE WASTE (96G)	2						
LOOSE RECYCLE (96G)	1	1		1	1		
COMPOST (64G)	1				1		
TOTAL	5				3		



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PROJECT NUMBER
21003

SHEET TITLE

OVERALL SITE PLAN LEVEL 1

SCALE

3/32" = 1'-0"

PROJ NORTH
TN

0 10'-8" 21'-4"

SHEET NUMBER

TR0.1

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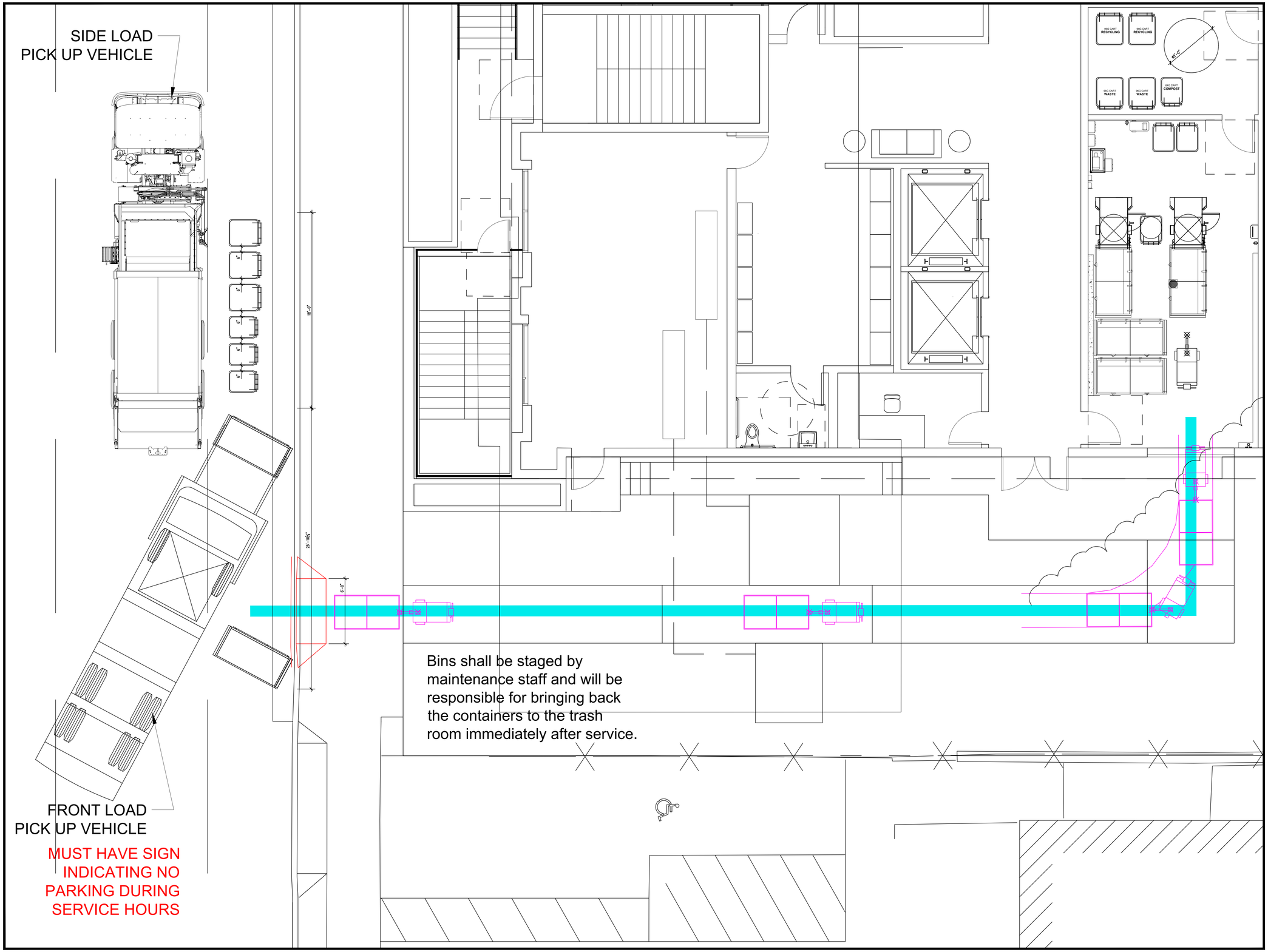

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PROJECT NUMBER
21003

SHEET TITLE
STAGING & BIN PATH

SCALE
1/4" = 1'-0"

PROJ NORTH
TN

0 4'-0" 8'-0"

SHEET NUMBER

TR0.2

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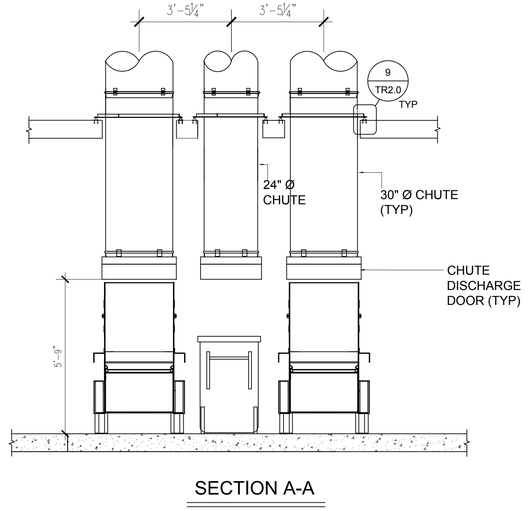
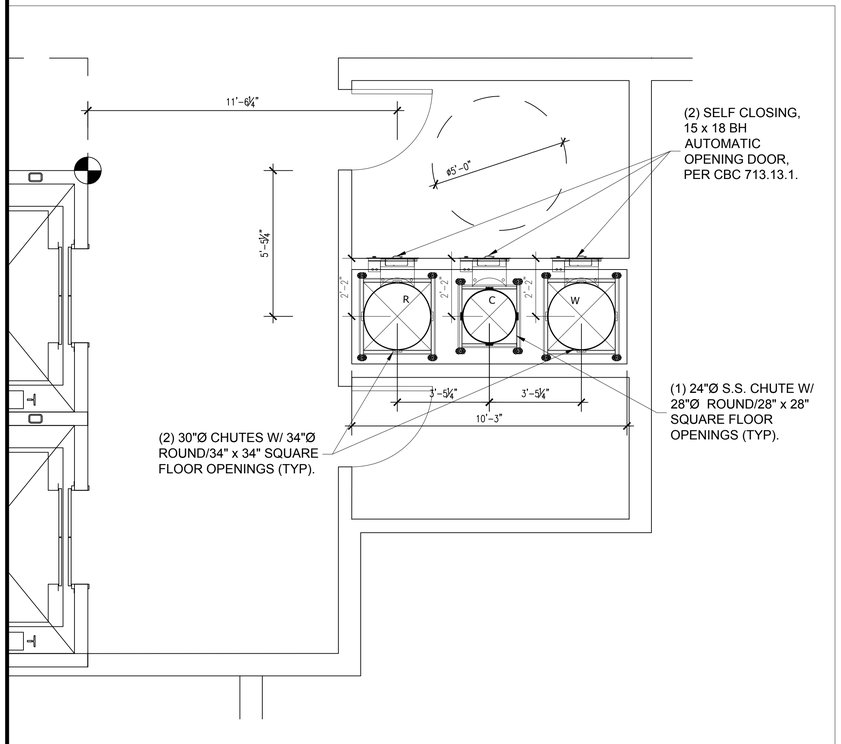


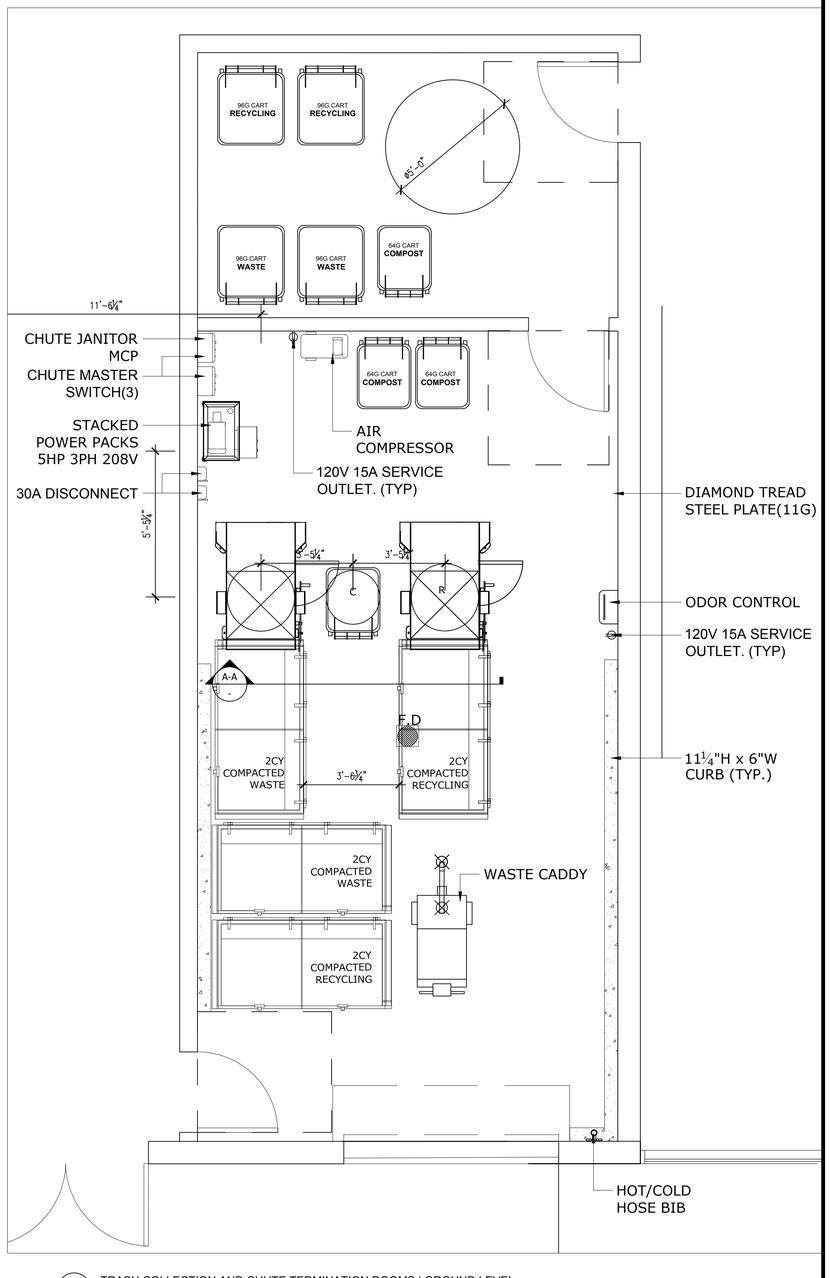
SECTION A-A

PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
COMPACT WASTE (2CY)	1				1		
COMPACT RECYCLE (2CY)	1				1		
COMPOST (64G)	2				2		
TOTAL	4				4		

PROJECTED RETAIL OFFICE TRASH SCHEDULE / WK							
SERVICE	M	T	W	T	F	S	SU
LOOSE WASTE (96G)	2						
LOOSE RECYCLE (96G)	2				2		
COMPOST (64G)	1				1		
TOTAL	5				3		



1 RESIDENTIAL TRASH VESTIBULES | UPPER LEVELS
3/8" = 1'-0"



2 TRASH COLLECTION AND CHUTE TERMINATION ROOMS | GROUND LEVEL
3/8" = 1'-0"

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PROJECT NUMBER
21003

SHEET TITLE
TRASH COLLECTION ROOM DETAILS

SCALE
3/8" = 1'-0"

PROJ NORTH
TN

0 2'-8" 5'-4"

SHEET NUMBER
TR1.0

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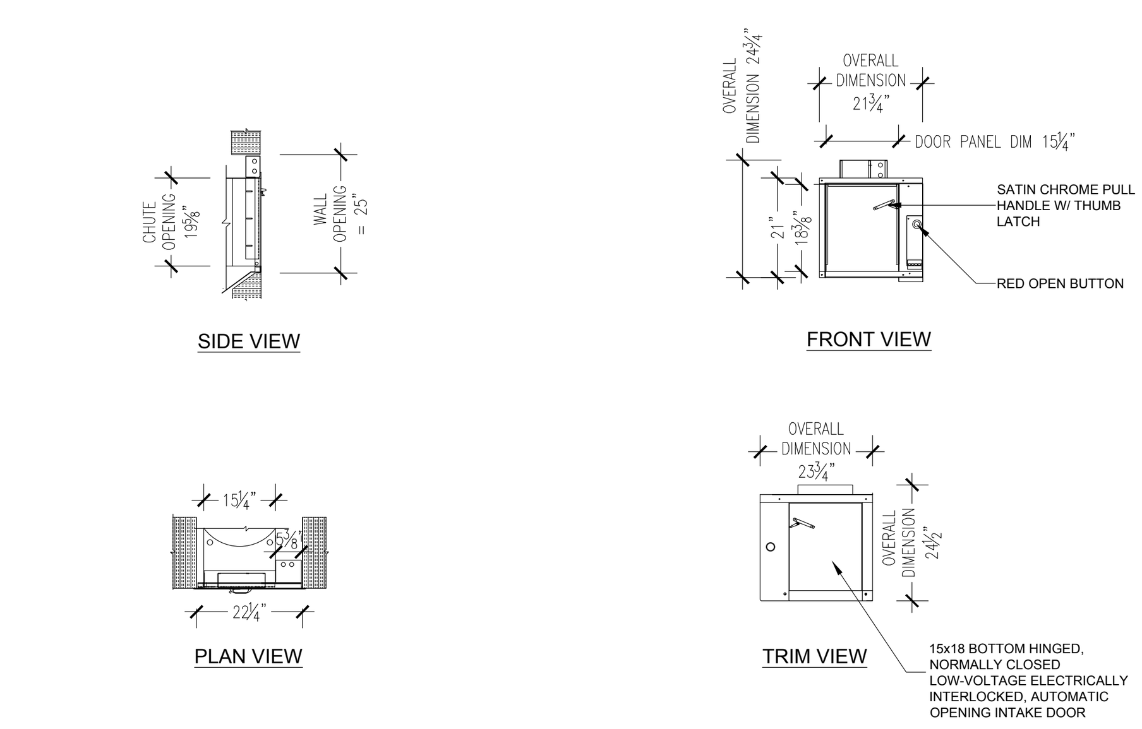
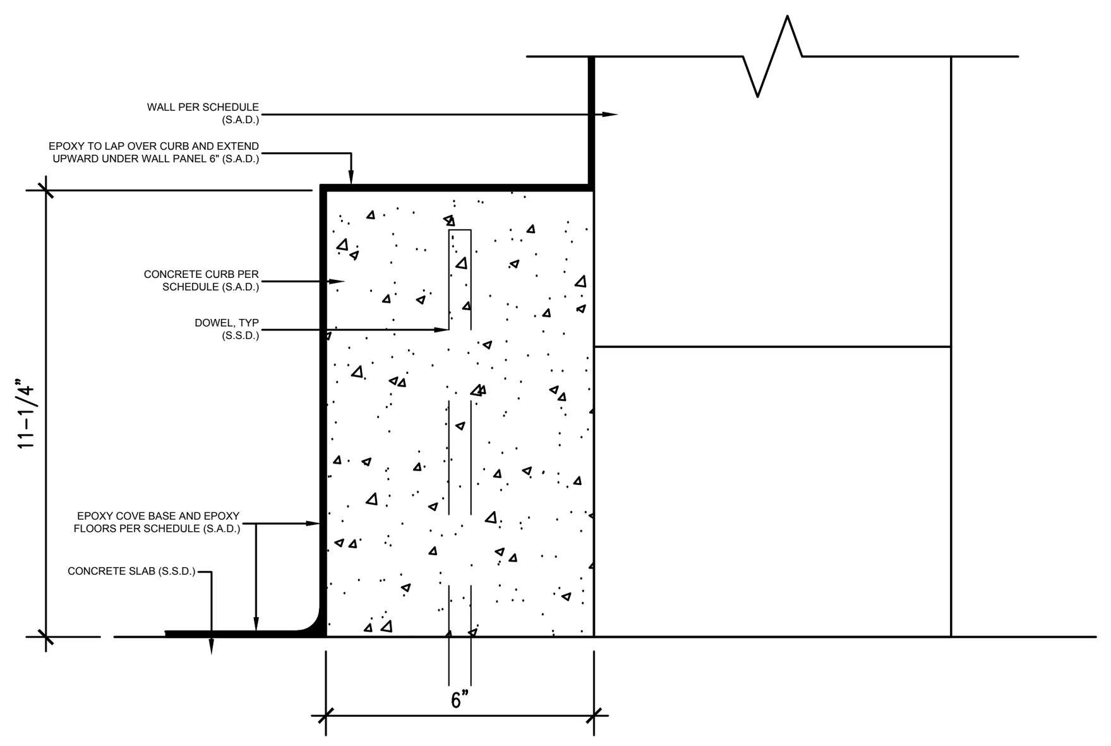
NOTES:
1. INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. BOTTOM HINGED DOORS ARE SELF-CLOSING, NOISELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR AND FRAME ASSEMBLY AND A TEMPERATURE RISE OF 250° F MAX IN 30 MINUTES.
3. MAX OPENING FOR INTAKE DOOR IS 14" FROM FACE OF FINISHED WALL.
4. 2019 CBC - 11B-308.2.1(FORWARD) & 11B-308.3.1(SIDE) HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE PUSH BUTTON.
5. 2019 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.

- **18x18 AIR ASSIST ACCESS DOOR IS LARGEST DOOR THAT ATM WILL DESIGN FOR CHUTE INTAKE.**
- **ATM WILL NEVER DESIGN A 24X24 INTAKE DOOR AS THESE DOOR SIZES HAVE LED TO FATALITIES.**



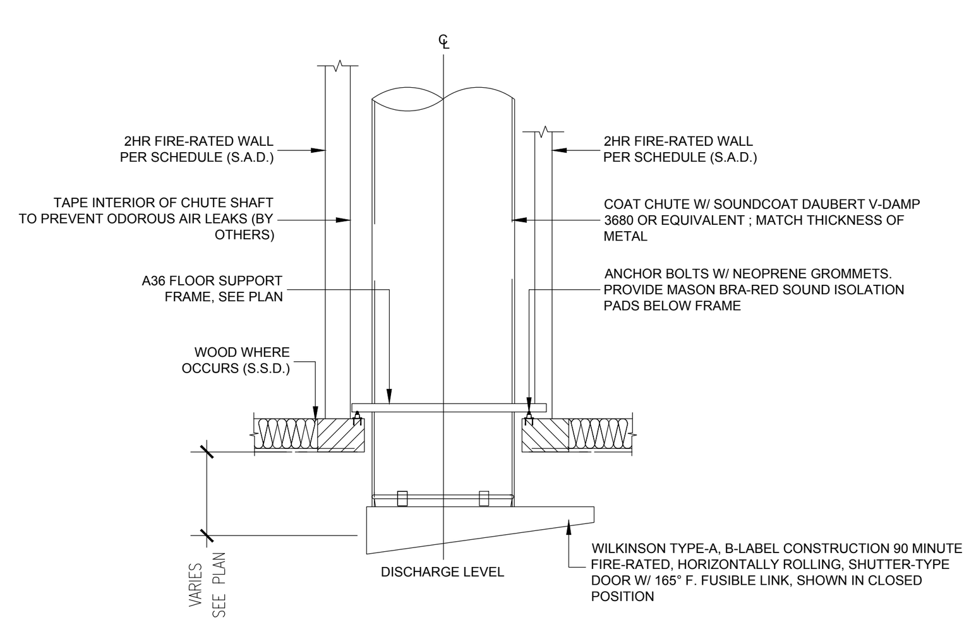
1 CHUTE INTAKE DOOR



3 WALL PROTECTION CONCRETE CURB

SCALE: NTS

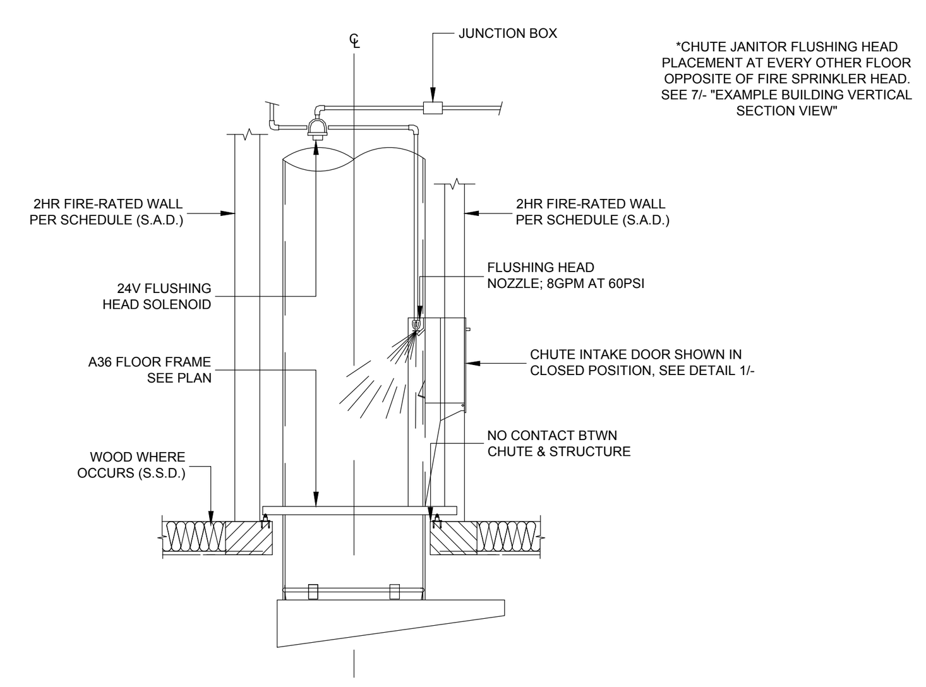
NOTES:
1. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
2. INTAKE DOOR NOT SHOWN FOR CLARITY.



5 CHUTE AIR AND SOUND ISOLATION

SCALE: ½" = 1'-0"

NOTES:
1. SEE DETAIL 7/- FOR D & S UNIT ABOVE, AT HIGHEST INTAKE.



6 TRASH CHUTE JANITOR

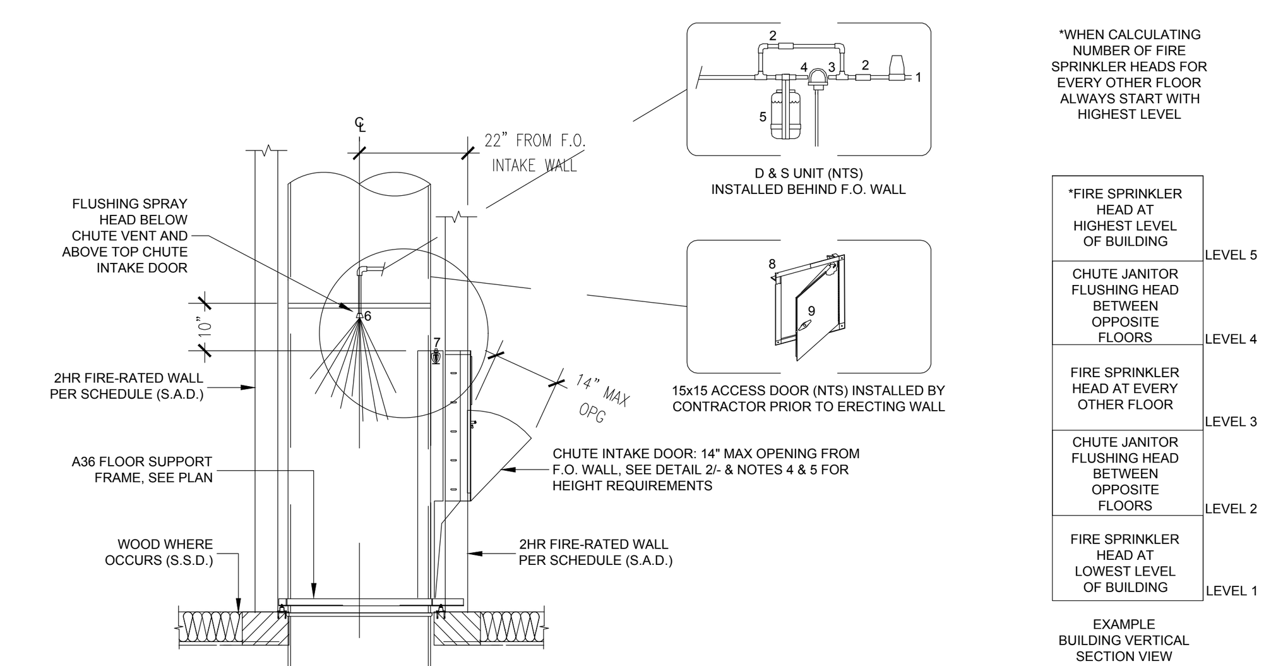
ABOVE FIRST INTAKE

SCALE: ½" = 1'-0"

NOTES:
1. PROVIDE HIGH PRESSURE CHUTE WASHDOWN NOZZLE.
2. FILL SANITATION TANK WITH CONCENTRATED DISINFECTING SOLUTION. THE SYPHON HOSE SHOULD REACH THE BOTTOM OF THE SOLUTION CONTAINER. TO FLUSH WITH CLEAR WATER, TURN HANDLE TO THE ON POSITION. FACTORY SETTING OF THE PROPORTIONING VALVE IS FOR 50-GALLONS PER GALLON OF DISINFECTING SOLUTION.
3. NOTE THAT THE ACCESS DOOR AND D & S UNIT ARE SHOWN OUTSIDE OF CHUTE SHAFT FOR CLARITY. ALL WASHDOWN EQUIPMENT WILL BE INSTALLED WITHIN CHUTE SHAFT, ABOVE THE HIGHEST INTAKE. (1) D & S UNIT PER CHUTE.
4. 2019 CBC - 11B-308.2.1(FORWARD) & 308.3.1(SIDE) HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 44 INCHES AND NO LOWER THAN 34 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE MEASURED TO THE CENTER OF THE PUSH BUTTON.
5. 2019 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. SUPPLIED BY CHUTE VENDOR - INSTALLED BY PLUMBER.

PLUMBING SCHEMATIC LEGEND:

1. ¾"Ø DOMESTIC HOT WATER INLET WITH VACUUM BREAKER. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
2. QUARTER-TURN GATE VALVE (SHUT-OFF AND BYPASS), (2) TOTAL. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
3. PLUMBING DESIGN, MATERIALS, AND INSTALLATION BY OTHERS. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
4. 24-VDC SOLENOID VALVE (OPTIONAL). NOT NEEDED FOR MANUAL OPERATION. **(NOT USED HERE)**
5. D & S UNIT: 1-GALLON CONTAINER, MOUNTING BRACKET, AND PROPORTIONAL VALVE AT REMOTE LOCATION. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR)**
6. FLUSHING SPRAY HEAD BELOW CHUTE VENT. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR)**
7. FIRE SPRINKLER HEAD AT HIGHEST INTAKE, LOWEST INTAKE, AND EVERY OTHER FLOOR BETWEEN, TO BE STARTED FROM HIGHEST INTAKE - CONNECTION BY OTHERS. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY FIRE SPRINKLER SUBCONTRACTOR)**
8. SIDE-HINGED, UL RATED 90 MINUTE B-LABEL ACCESS DOOR. **(SUPPLIED BY CHUTE SUBCONTRACTOR. INSTALLED BY FRAMING SUBCONTRACTOR OR GC)**
9. SATIN CHROME PULL-HANDLE. **(SUPPLIED/INSTALLED BY CHUTE MANUFACTURE)**

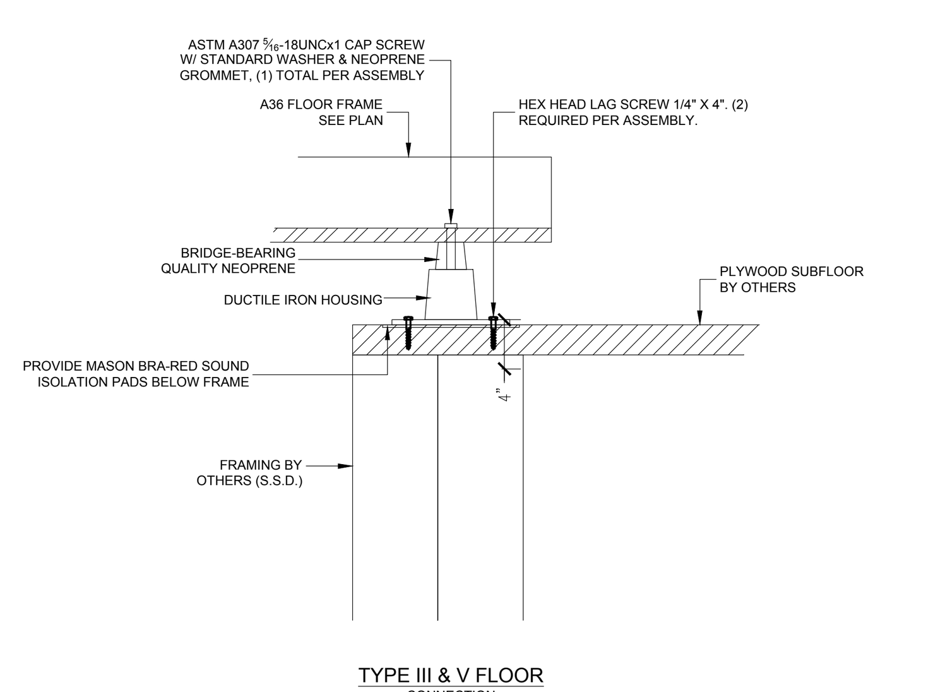


7 FIRE SPRINKLER DETAILS AND CHUTE SANITATION UNIT

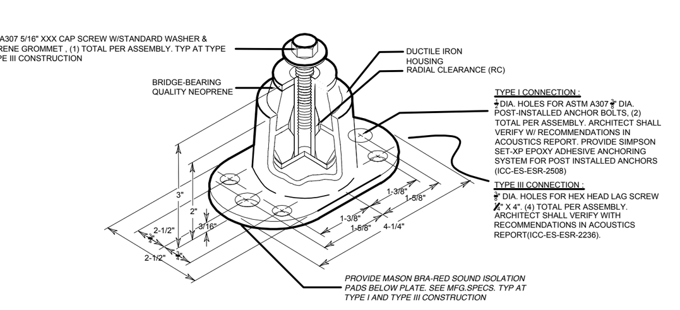
AT HIGHEST INTAKE

SCALE: ½" = 1'-0"

NOTES:
1. REFER TO MANUFACTURER SPECIFICATIONS FOR ALL OTHER INFORMATION NOT LISTED.



NOTES:
1. ALL HARDWARE PLATED
2. REFER TO MANUFACTURERS SPECIFICATIONS FOR ALL OTHER INFORMATION NOT INCLUDED



MASON BRA-RED MOUNT

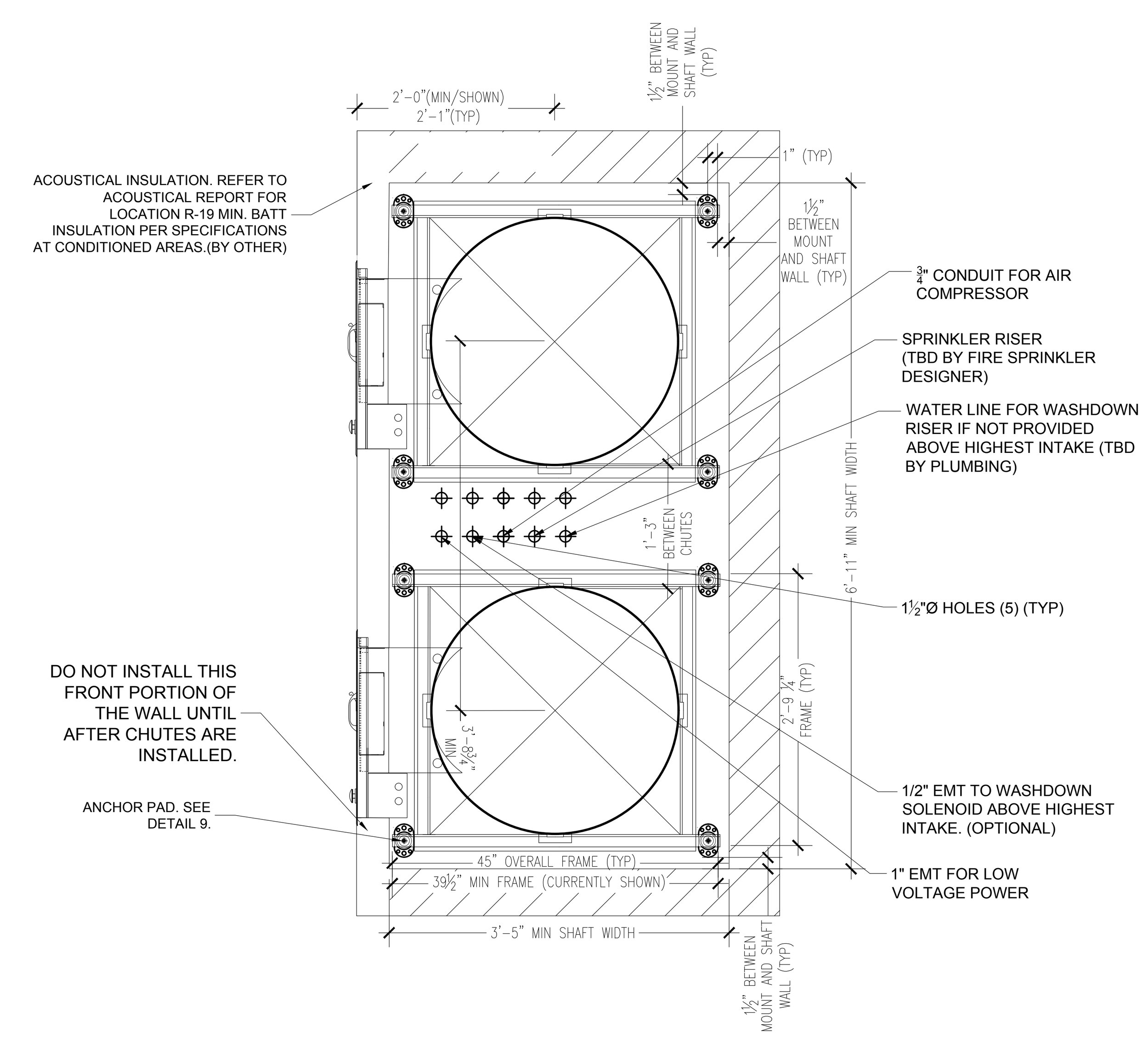
9 FLOOR SUPPORT FRAME ANCHORING

SECTION VIEWS

NOTES:
1. SEE DETAIL 1/- FOR CHUTE INTAKE DOOR INFORMATION.
2. SEE DETAIL 9/- FOR ADDITIONAL FLOOR SUPPORT FRAME ANCHORING INFORMATION.
3. ANCHOR FLOOR SUPPORT FRAME AT ONE END AS SHOWN. OTHER SIDE OF FRAME TO REST ON TOP OF FLOOR AT INTAKE WALL. SEE PLAN FOR LAYOUT OF CHUTE SHAFT.

SOUND CONSULTANT TO VERIFY DETAILS AND UPDATE AS NECESSARY

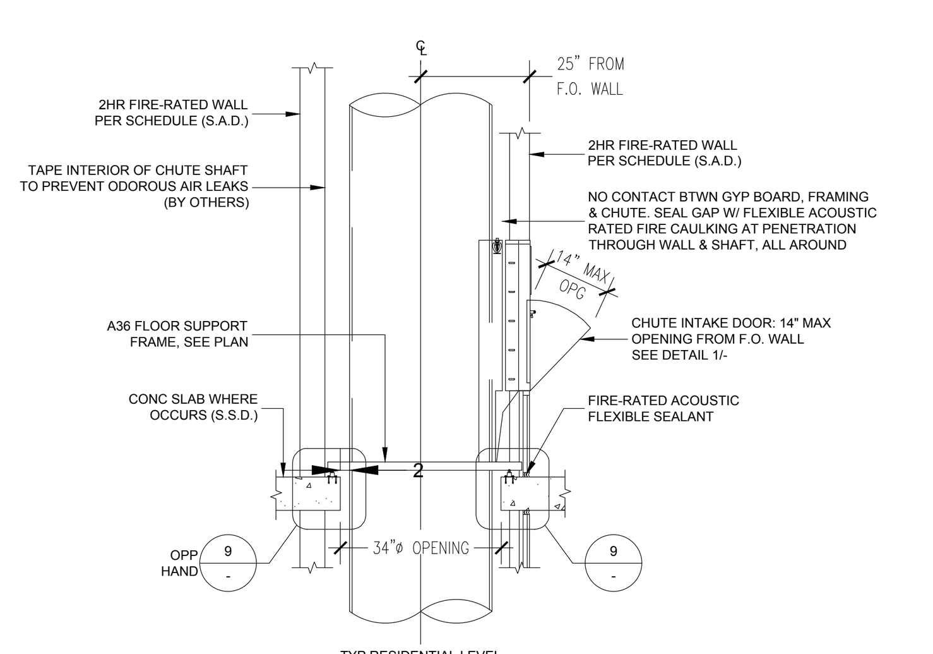
THIS IS AN EXAMPLE SHAFT. CURRENT SHAFT CONDITIONS MAY VARY.



EXAMPLE MINIMUM SHAFT DETAILS

SHEET NOTES: 30"Ø CHUTE DETAILS
1. CHUTE MATERIAL: GALVANIZED OR GALVANEAL 16G STEEL
2. ALL WALL ASSEMBLIES ENCASING THE CHUTE SHAFT SHALL BE 2HR FIRE-RATED.
3. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS TO VERIFY ALL INFORMATION NOT RELATED TO ATM'S SCOPE OF WORK PER AGREEMENT.

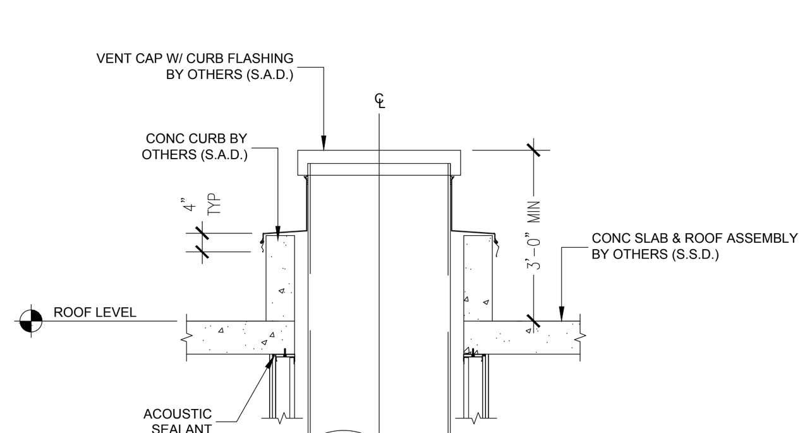
GENERAL NOTES:
1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.



10 CHUTE SHAFT AT INTAKE

SCALE: ½" = 1'-0"

NOTES:
1. ATTACHMENT OF ALL BLOCKING, CURBS, AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
2. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.



11 CHUTE VENT

AT ROOF LEVEL

SCALE: ½" = 1'-0"

12 FLOOR SUPPORT FRAME ANCHORING

PLAN VIEWS

SMITH DEVELOPMENT

660 UNIVERSITY
PALO ALTO, CA 94301

KSH ARCHITECTS
KORTH SUNSERI HAGEY

AMERICAN TRASH MANAGEMENT

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
CONSULTINGPROJECTS@TRASHMANAGE.COM

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	12.01.21	PLANNING SUBMITTAL
	05.13.22	PLANNING RESUBMITTAL #1
	08.15.22	PLANNING RESUBMITTAL #2

PROJECT NUMBER
21003

SHEET TITLE
CHUTE DETAILS

SCALE
NTS

PROJ NORTH TN

SHEET NUMBER
TR2.0

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

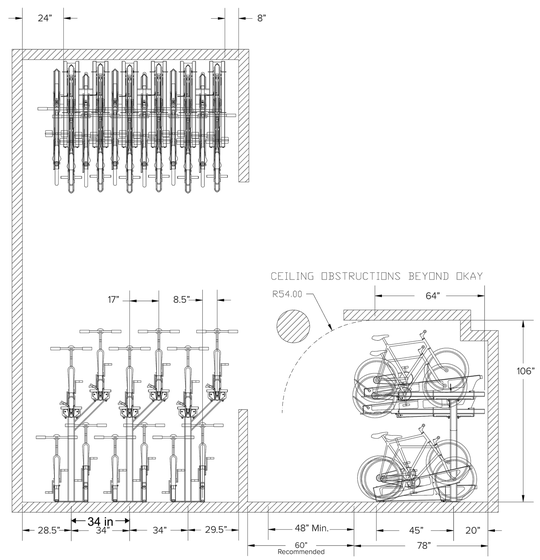
Patent #8,950,592

Dero **Decker**

The Dero Decker takes bike parking to the next level – literally. By stacking bikes on a two-tiered system, capacity doubles. Unlike other two-tier systems our lift-assist top trays slide down inches from the ground, thus requiring only minimal lifting of the bike into the tray. The Dero Decker has a front wheel safety locking lever and tray dampers to provide safe lowering of upper trays. The near vertical lowered trays also reduce the required aisle space, giving the Dero Decker the smallest footprint on the market.

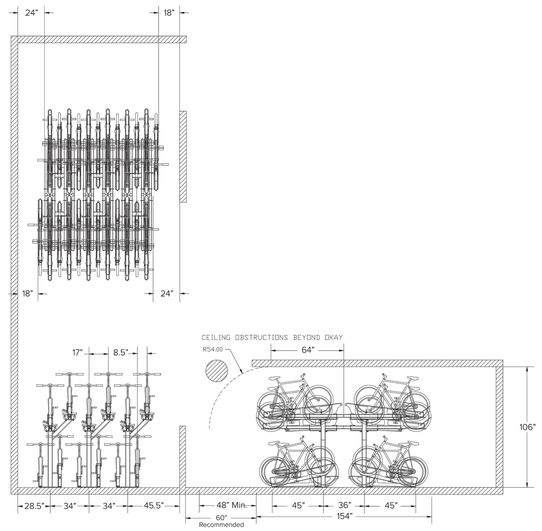
©2021

Dero **Decker** **Setbacks** Single Sided



©2021

Dero **Decker** **Setbacks** Double Sided



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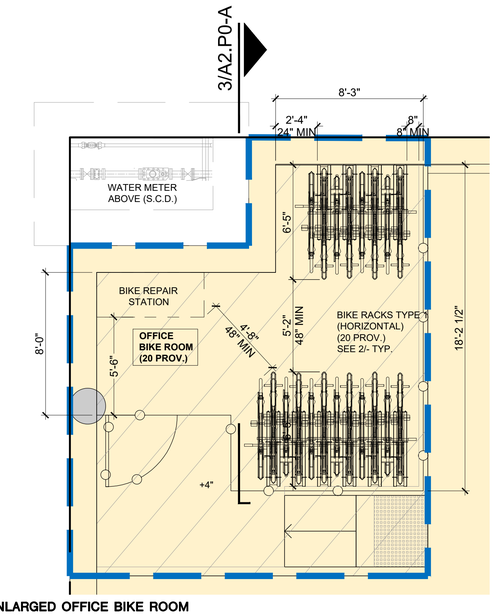
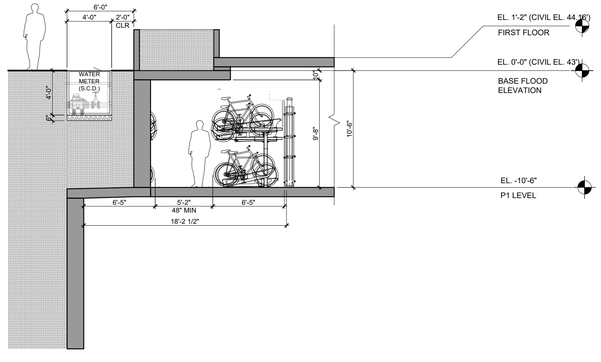
2 HORIZONTAL BIKE RACK CUT SHEETS
N.T.S.



1 ENLARGED OFFICE BIKE ROOM
1/4"=1'-0"



3 ENLARGED OFFICE BIKE ROOM
1/4"=1'-0"

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SMITH DEVELOPMENT

660 UNIVERSITY
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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

PROJECT NUMBER
21003

SHEET TITLE
LONG TERM BIKE STORAGE
PARKING LEVEL P1

SCALE
1/4" = 1'-0"

PROJ NORTH
TN

0 4'-0" 8'-0"

SHEET NUMBER

A2.P0-A

Example shown above is a 4-unit section.
Lengths may vary based on your space.

Ultra Space Saver Squared

Dero's Ultra Space Saver Squared offers high-security, vertical bike parking. Adjustable sliding arms make it easy for customers to best utilize their space. It also creates flexibility to make sure bike spacing follows city requirements as they evolve. Pipe-cutter resistant squared steel tubing makes the Ultra Space Saver Squared more secure than the original Ultra Space Saver.

Patent D774,441

©2021

Ultra Space Saver Squared

- Modular design fits nearly any space
- U-lock compatible
- Easy assembly
- Double your capacity
- Square tubing for greater security
- Spacing between arms can be varied

FINISH OPTIONS

Galvanized

Powder Coat

White	Black	Deep Red RAL 3003	Yellow RAL 1023
CNH Bright Yellow	Orange RAL 2004	Beige RAL 1001	Hunter Green RAL 6005
Light Green RAL 6018	Green RAL 6016	Sky Blue RAL 5015	Blue RAL 5005
Dark Purple	Flat Black	Wine Red RAL 3005	Iron Gray RAL 7011
Light Gray RAL 7042	Silver RAL 9007	Sepia Brown RAL 8014	Bronze

MOUNT OPTIONS

Floor

Wall

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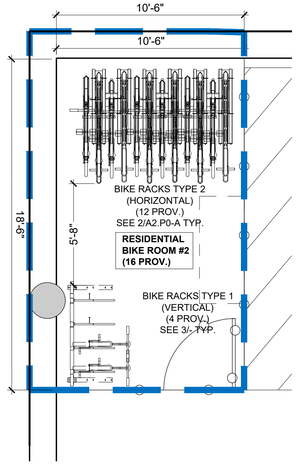
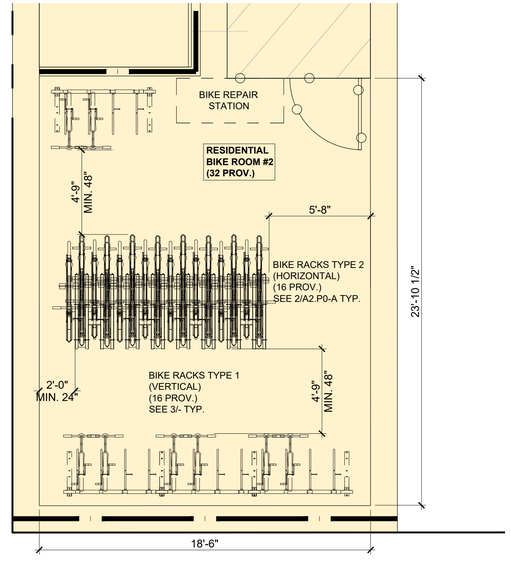
3 | VERTICAL BIKE RACK CUT SHEETS
N.T.S.



1 | ENLARGED RESIDENTIAL BIKE ROOM #1 PLAN
1/4"=1'-0"



2 | ENLARGED RESIDENTIAL BIKE ROOM #2, ROOM #3 (P1 LEVEL) SIM.
1/4"=1'-0"

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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

PROJECT NUMBER
21003

SHEET TITLE
LONG TERM BIKE STORAGE PARKING LEVEL P1 & P2

SCALE
1/4" = 1'-0"

PROJ NORTH
TN

0 4'-0" 8'-0"

SHEET NUMBER
A2.P0-B

DE PARK

THE NEW EASE OF PARKING

Analogue Parking System on two levels with an Interactive Control

data sheet DE-48

DE-48 is our aesthetically designed, interactively controlled, parking-system with easy access of the parking surface for both car and driver.

A2

EASY TO PLAN with space saving construction.

EASY TO INSTALL with minimized parts construction.

EASY TO USE due to barrier free construction.

DE-48 data sheet

1. WIDTH OF PARKING SPACE / SYSTEM (IN CM)

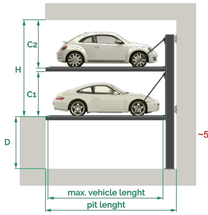
A = system width 1*
B1 = usable parking space width
B2 = parking space width to GaVO (Regs.)

A	B1	B2
250	230	220
260	240	230
270	250	240
280	260	250
290	270	260
300	280	270

~9'-2 1/2"

~8'-6 1/2"

1* Tolerance of dimensions on the construction site = 0 to + 3 cm



2. DIMENSIONS (IN CM)

D = pit depth
H = clear height
C1/C2 = vehicle height bottom / top 2*

SUVs range from 5'-6" to 6'-5" ht
Sedans range from 4'-6" to 5'-1" ht

D	C1	H	C2
175 -->	160	315 -->	150
180 -->	155	320 -->	150
185 -->	160	325 -->	150
200 -->	175	340 -->	150
210 -->	180	350 -->	150

~4'-11"

Special dimensions are available upon request

~5'-11"

~11'-6" (~13'-8" provided)

2* The vehicle height with roof rails, antenna and other height increases must not exceed the listed max. vehicle heights.

This allows for 90% of SUVs out there

Allows for (taller) SUVs to be parked on top

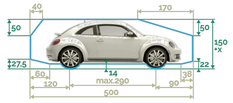
3. TECHNICAL DATA

Maximum vehicle weight
- 2000kg / 500kg wheel load
- 2600kg / 650kg wheel load

Height
In case of larger ceiling height, higher vehicles can be parked on the top platform accordingly.

~17'-8 1/2"

Pit length
A pit length of 540 cm is recommended. This enables larger safety distances if new, longer vehicles are purchased.



Dimensions
- All dimensions are minimum finished dimensions in cm.
- Allow for tolerances to VOB Part C (DIN 18330, 18331) and additionally DIN 18202 (+ 30 mm / 0 mm).
- In case of partition walls 15x15 cm opening for hydraulik pipes are necessary in the walls. Do not close the opening after the installation.

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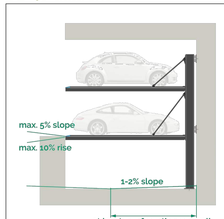
DE-48 data sheet



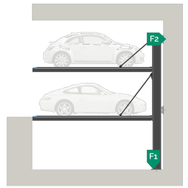
4. ACCESS CONDITIONS

Maximum slope / rise
- Max. 5% slope 3*
- Max. 10% rise 3*

Drainage
- 1-2 % slope on the pit floor

3* In case of higher values, safe access of the vehicle cannot be guaranteed by DE-PARK.

5. FORCES ON THE STRUCTURE

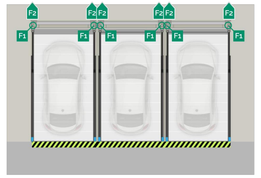


	2000 kg	2600 kg
F1	33 kN	41 kN
F2	33 kN	41 kN

- The forces apply to one pillar.
- If pillars are next to each other the figures double, as both pillarsare fixed in one point.
- The force F2 can also be absorbed via the ceiling (ceiling fixation available upon request).

6. ANCHORING

- Systems are anchored into the floor and rear wall. The hole depth is approx. 13 cm.
- The quality of the concrete in the structure (for the parking system) must be at least C20/25.
- The precise position of the load application points depends on the selected system. For precise values, please contact DE-PARK.



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DE-48 data sheet

7. TYPE OF CONTROL

Interactive control unit:
We replaced the dead man's control function from the turning key to a set of two interactive push buttons. This advancement provides additional comfort, security an functionality.

- The push buttons are illuminated so that the control unit can provide information on the system status.
- This new system allows the integration of many custom safety solutions.

8. ELECTRICAL ELEMENTS

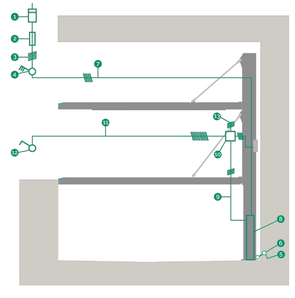
Connected load of unit: 3 kW / 400 V / 50 Hz

Services provided in the system:
- Operator terminal including two interactive push buttons for raising and lowering.
- Emergency stop placed outside of the system's range of movement.

To be provided from customer:

Item	Description
1	Electric meter
2	Fuse or automatic circuit breaker according to DIN VDE 0100 part 430, max. 16 A
3	According to local power supply regulations 3 PH + N + PE
4	Main switch lockable
5	Connection for the protective potential equalization DIN 60204
6	Protective bonding all 10m

All other parts provided by DE-PARK.



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DE-48 data sheet

9. SYSTEM-RELATED REQUIREMENTS

Maintenance, cleaning & prevention
- The systems must be serviced and cleaned regularly. This applies more so if the systems and the platforms are exposed to aggressive substances such as salt, water, dirt, operating supplies, sand, etc.
- Adequate drainage must be ensured.

Ventilation
The garage must be adequately ventilated.

10. LEGAL REQUIREMENTS

Marking tape on the edge of the pit
According to EN 14010 / ISO 3864, a 10cm wide, black & yellow warning marking must be attached to the edge of the pit.

Separating elements / Barriers
According to EN ISO 13857, separating elements or barriers must be installed in the pedestrian area / accessible areas around the parking system, including during installation.

Fire safety
The garage design must fulfil the regional fire safety provisions. The requirements can vary. Therefore the situation must be clarified and information obtained in advance by the customer and then agreed and coordinated.

Noise emissions
According to the noise insulation regulations for buildings to DIN 4109, a value of 30dB (A) must be complied with in occupied rooms and spaces. You receive a sound insulation package with the system for the required 30dB (A) insulation of the structure is also necessary. Sound reduction index min. Rw = 57dB.

11. REQUIREMENTS ON SITE

Ambient conditions
Temperature range from -5 to +40 °C. Relative humidity max. 80%.
Please contact DE-PARK in case of different conditions.

Lighting
The parking spaces must be adequately illuminated on site as specified.

12. CE AND CONFORMITY

The systems conform to ...
- EN 14010-2009-12 Safety of Machinery - Equipment for power driven parking of motor vehicles
- Machinery Directive 2006/42/EC

CE

Design changes
We reserve the right to continuously develop our product on the basis of technical progress and to make changes and/or modifications to parts, assemblies or overall, to processes and to standards with no advance notice.

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DE-PARK IS MAKING YOUR LIFE EASY:

GERMAN MADE WITH A SLIM & MODULAR DESIGN
EASY PLANNING AND SETUP

LOW MAINTENANCE CONSTRUCTION
EASY TO USE WITH LOW NOISE EMISSIONS

NO PILLARS IN THE ENTRY AND PEDESTRIAN AREA
EASY MANOEUVERING AND SENSORLESS POSITIONING

FLAT & CONTINUOUS PLATFORM
EASY TO CLEAN AND COMFORTABLE TO WALK ON

DE-PARK GmbH
Brühl 6
04109 Leipzig
Germany

Phone: 0049 (0)341 - 24700 131
Fax: 0049 (0)341 - 24700 132
Email: info@de-park.com
Web: www.de-park.com

NOTE:
ALL PROPOSED STACKER STALLS (2 EA. STACKER) TO INCORPORATE EV CHARGER OR BE PROVIDED WITH AN EV CHARGER READY OUTLET, TYP. AT ALL P2 LEVEL STALLS AS REQUIRED. IMAGE ABOVE IS AN EXAMPLE OF A SIMILAR INSTALLATION. DETAILS & CONFIGURATION WILL BE PROVIDED IN THE FUTURE BUILDING PERMIT SUBMITTAL.

SMITH DEVELOPMENT

660 UNIVERSITY
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

PROJECT NUMBER
21003

SHEET TITLE
PARKING LIFT CUT SHEETS
PARKING LEVEL P2

SCALE
N.T.S.

SHEET NUMBER
A2.P0-C

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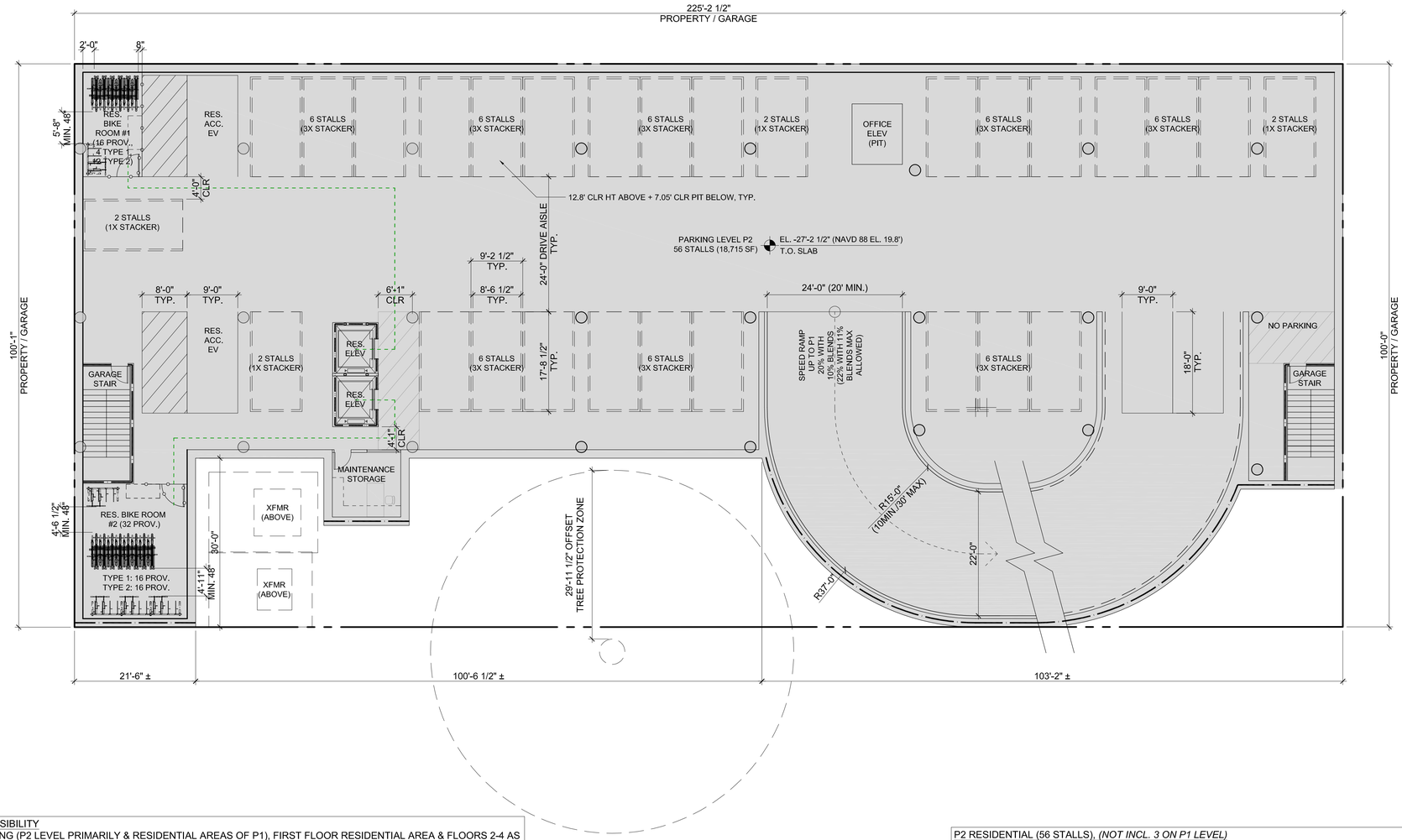

1 **FIRST FLOOR PLAN**
3/32"=1'-0"

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 ¾" 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 (56 STALLS), *(NOT INCL. 3 ON P1 LEVEL)*
56 TOTAL STALLS (*ALL TO BE EVSE INSTALLED OR EVSE OUTLET READY*)
* 26 STACKER LIFTS (52 STALLS), *12.8' CLR HT + 7.05' CLR PIT*
* 4 STD. STALLS (2 RES. EV WITH 8' LOADING + 2 STD)

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*
57 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: 59 (57 ASSIGNED + 2 UNASSIGNED ADA) STALLS INCLUDING 3 STALLS AT P1 LEVEL

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

SMITH DEVELOPMENT

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	11.02.22	PLANNING RESUBMITTAL #3

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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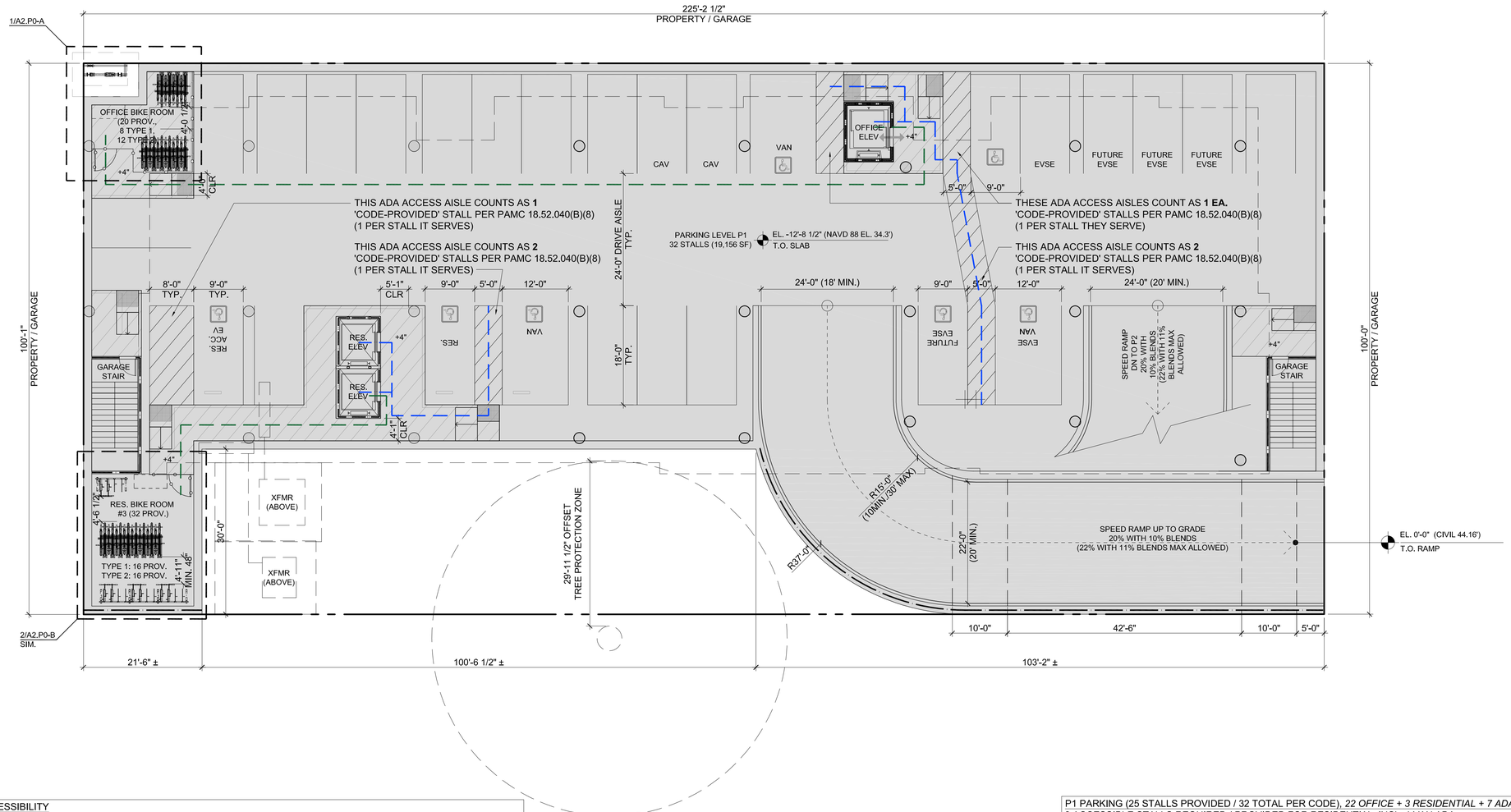

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PORTIONS OF PARKING (P2 LEVEL PRIMARILY & RESIDENTIAL AREAS OF P1), FIRST FLOOR RESIDENTIAL AREA & FLOORS 2-4 AS WELL AS ROOF TERRACE TO COMPLY WITH CBC CHAPTER 11A, TYP. AN ACCESSIBLE ROUTE IS PROVIDED AT ALL LEVELS (P2 - ROOF) FOR BOTH INTERIOR & EXTERIOR COMMON-USE RESIDENTIAL AREAS, WITH CHANGES IN LEVEL NOT EXCEEDING ¾" 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 (25 STALLS PROVIDED / 32 TOTAL PER CODE), *22 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

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

13 STD STALLS (INCL. CAV DESIGNATED) + 7 CODE PROVIDED STALLS (ADA ACCESS AISLES)

TOTAL RESIDENTIAL STALLS (P1 LEVEL): 3 STALLS
TOTAL OFFICE PARKING (P1 LEVEL): 22 STALLS
TOTAL OFFICE PARKING W/ CODE PROVIDED STALLS: 29 STALLS

1 **FIRST FLOOR PLAN**
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

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
	08.15.22	PLANNING RESUBMITTAL #2
	11.02.22	PLANNING RESUBMITTAL #3

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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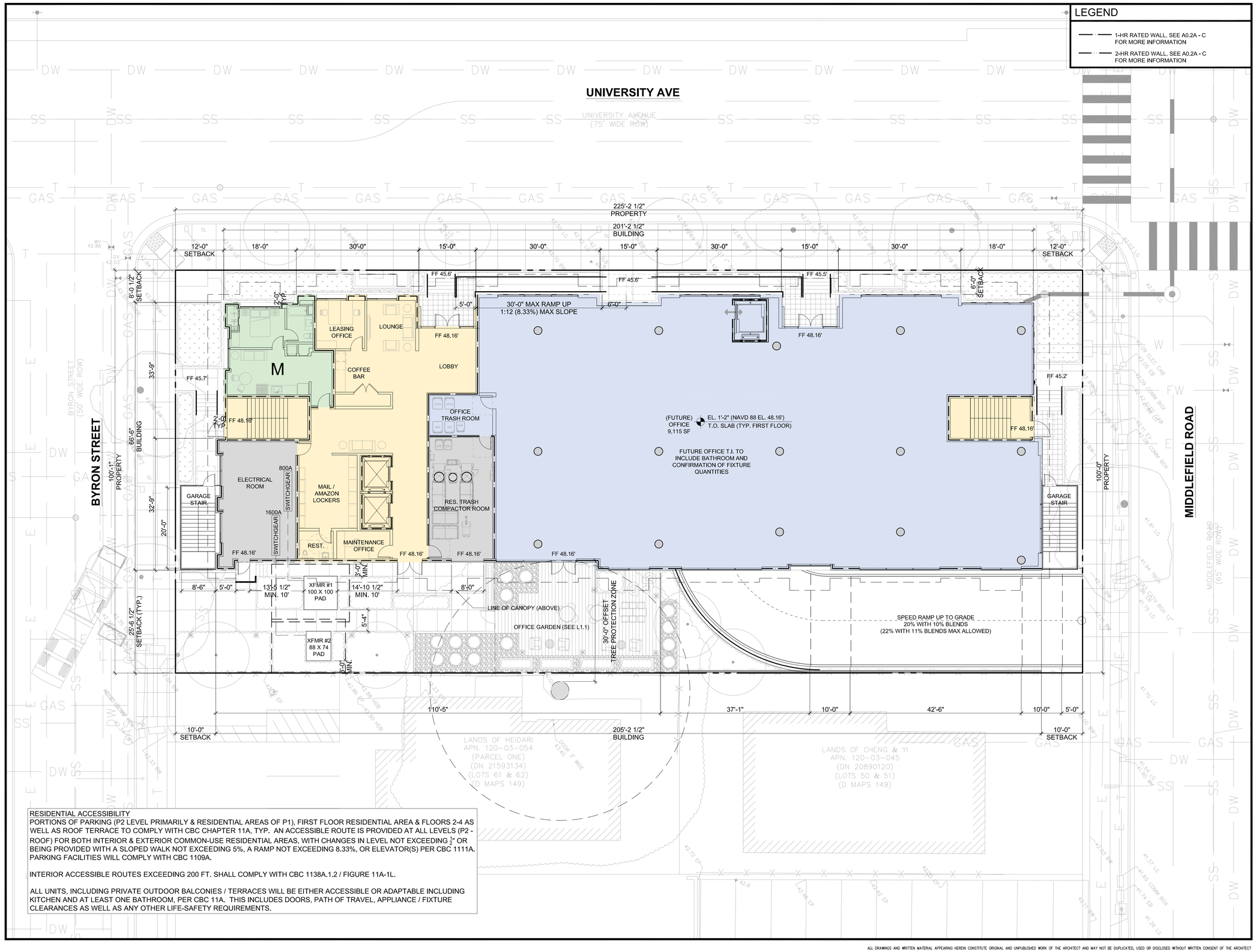

RESIDENTIAL ACCESSIBILITY

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.

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

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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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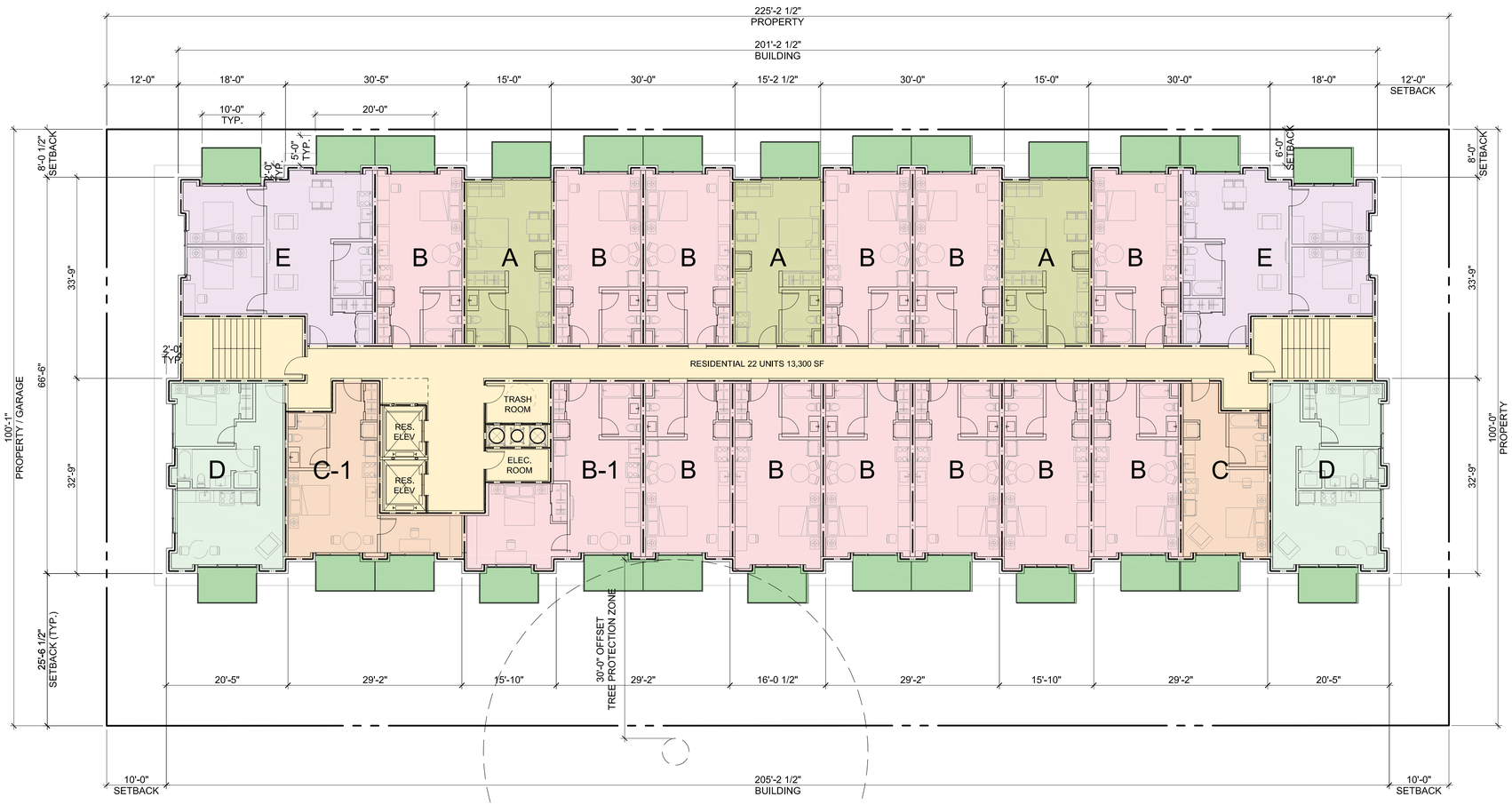
LEGEND

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

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



RESIDENTIAL ACCESSIBILITY

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PROJECT NUMBER
21003

SHEET TITLE
PROPOSED PLAN
TYPICAL (2/3 SIM.) FLOOR

SCALE
3/32" = 1'-0"

PROJ NORTH

0 10'-8" 21'-4"

SHEET NUMBER
A2.2

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LEGEND

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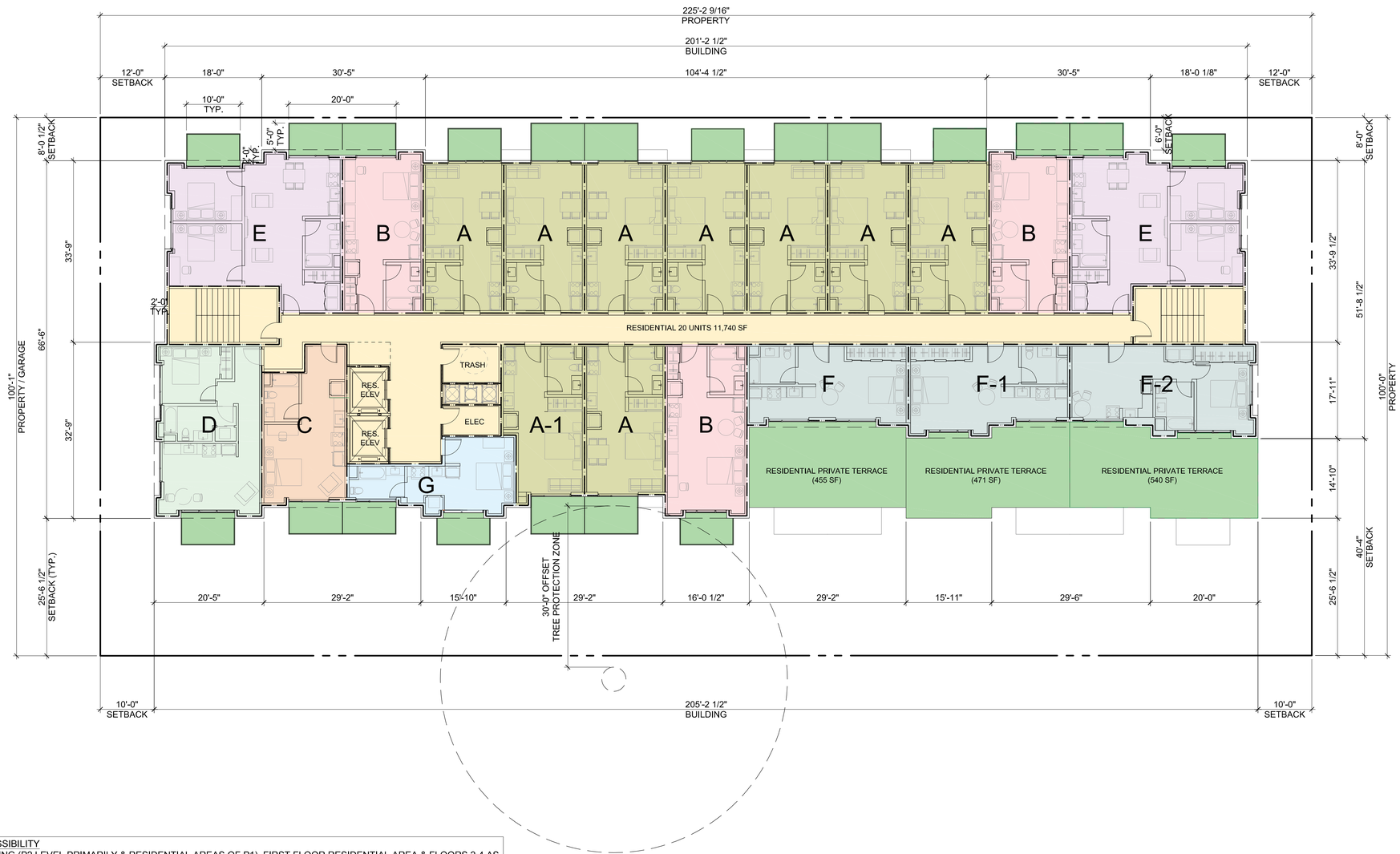
2-HR RATED WALL, SEE A0.2A - C FOR MORE INFORMATION



RESIDENTIAL ACCESSIBILITY

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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

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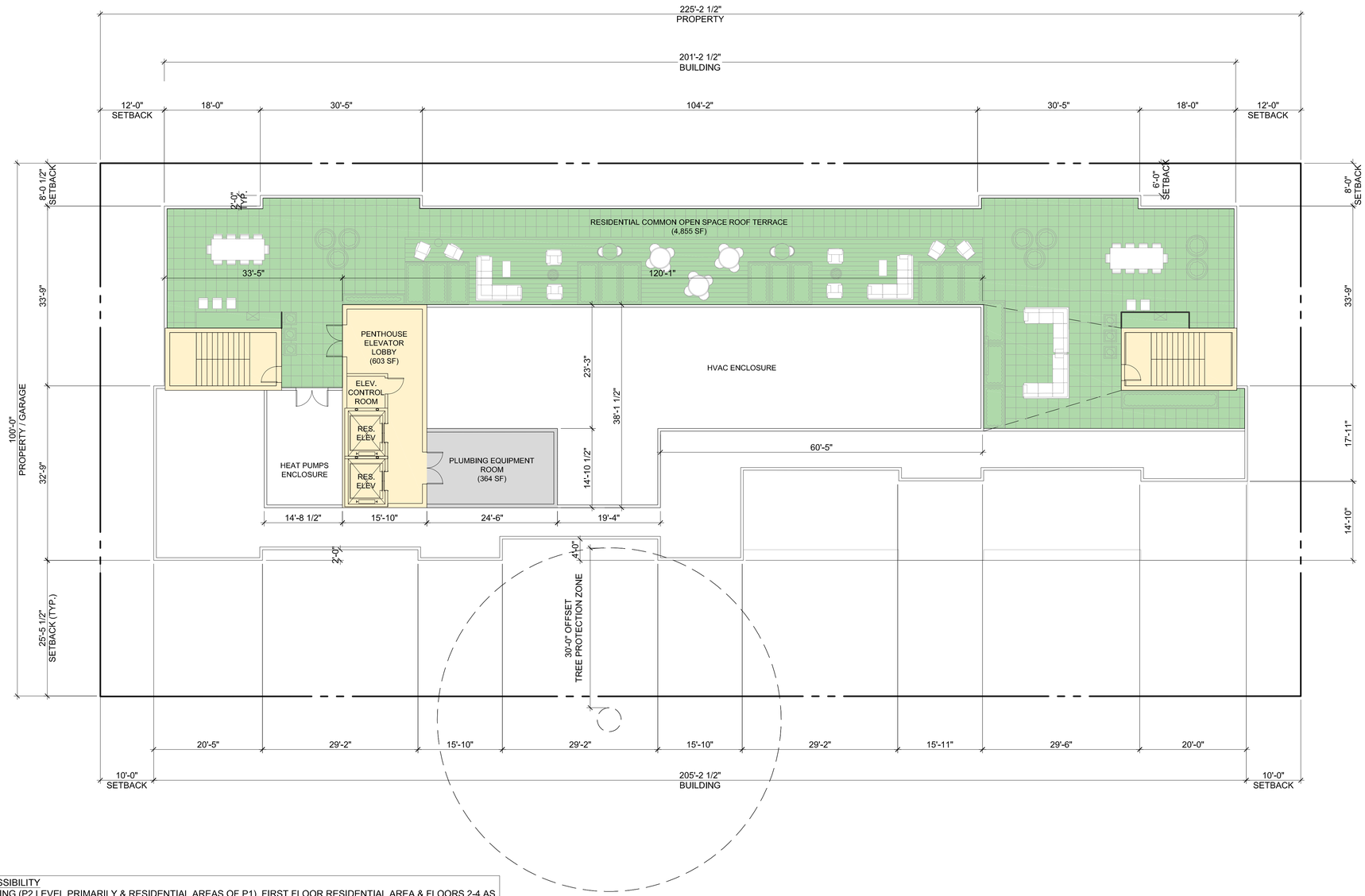

RESIDENTIAL ACCESSIBILITY
PORTIONS OF PARKING (P2 LEVEL PRIMARILY & RESIDENTIAL AREAS OF P1), FIRST FLOOR RESIDENTIAL AREA & FLOORS 2-4 AS WELL AS ROOF TERRACE TO COMPLY WITH CBC CHAPTER 11A, TYP. AN ACCESSIBLE ROUTE IS PROVIDED AT ALL LEVELS (P2 - ROOF) FOR BOTH INTERIOR & EXTERIOR COMMON-USE RESIDENTIAL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

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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

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