

Rita Parasnis 06/23/26

Tony Carrasco 06/22/26

BB Patel 06/22/26



990 GARDEN

EAST PALO ALTO, CA 94301

PLANNING SUBMITTAL : OCTOBER 21, 2022

PROJECT DATA	ZONING	VICINITY MAP	PROJECT DIRECTORY	SHEET INDEX	SHEET TITLE & NUMBER
<p>ADDRESS: 990 GARDEN, EAST PALO ALTO, CA 94301</p> <p>APN NO.: 063-344-420/450</p> <p>LOT AREA: 57,382 SQ.FT. (1.32 ACRES)</p> <p>ZONING: R-LD ZONING</p> <p>FLOOD PLAIN ZONE: HIGH RISK FLOOD ZONE AE BFE LEVEL 11</p> <p>SCOPE OF WORK</p> <p>PROPOSED 7- LOT SUBDIVISION OF LAND. SEVEN LOTS WILL HAVE RESIDENTIAL UNITS. SIX LOTS TO HAVE A 2-STORY HOME & A DUPLEX UNIT. ONE LOT (LOT#3) TO HAVE INCLUSIONARY HOUSE & INCLUSIONARY DUPLEX. SEE CIVIL PLANS & AREA ANALYSIS SHEET FOR DETAILS.</p> <p>PROJECT TO USE SB9 WITHOUT LOT SPLIT.</p> <p>USING SB 9 WITHOUT A LOT SPLIT :</p> <ul style="list-style-type: none"> ALLOWABLE NUMBER OF UNITS WITHOUT A LOT SPLIT: TWO PRIMARY UNITS AND UPTO 2 NEW ADUs/JADUs CAN BE BUILT PER LOT 	<p>ZONING: CDC (P)</p> <p>OCCUPANCY: R1</p> <p>TYPE OF CONSTRUCTION: VB</p>		<p>OWNER/APPLICANTS:</p> <p>990 GARDEN LLC BPR PROPERTIES 953 INDUSTRIAL WAY, PALO ALTO CA 94303</p> <p>ARCHITECT:</p> <p>CARRASCO & ASSOCIATES 1885 EL CAMINO REAL PALO ALTO, CA94308 EMAIL: tony@carrasco.com, abha@carrasco.com PH.: 650-455-7575</p> <p>CIVIL ENGINEER:</p> <p>TRIAD/HOLMES ASSOCIATES 777 WOODSIDE ROAD, SUITE A, REDWOOD CITY, CA 94061 PH.: 650-366-0216 FAX: 650-366-0298 EMAIL: sf@thainc.com</p> <p>SURVEY:</p> <p>ANDREW K. HOLMES LS 4428 TRIAD/HOLMES ASSOCIATES 777 WOODSIDE ROAD, SUITE A, REDWOOD CITY, CA 94061</p>	<p>T1.0 TITLE SHEET</p> <p>CIVIL SHEETS</p> <p>C-1 TENTATIVE TRACT MAP C-2 TOPOGRAPHIC SURVEY C-3 GRADING AND DRAINAGE PLAN C-4 UTILITY PLAN C-5 STREET LIGHTING PLAN</p> <p>ARCHITECTURAL SHEETS</p> <p>A0.1 NEIGHBORHOOD CONTEXT & ZONING ANALYSIS A0.2 VIEWS A0.3 CONCEPT SHEET-MATERIAL AND FEATURES A0.4 AREA ANALYSIS A0.5 AREA ANALYSIS A0.6 AREA ANALYSIS A0.7 SHADOW STUDY A0.8 SHADOW STUDY A0.9 SHADOW STUDY</p> <p>A1.0 SITE PLAN A1.1 DEMO PLAN A2.1 LOT #1 PLAN, ELEVATION & SECTION A2.2 LOT #2 PLAN, ELEVATION & SECTION A2.3 LOT #3 PLAN, ELEVATION & SECTION A2.4 LOT #4 PLAN, ELEVATION & SECTION A2.5 LOT #5 PLAN, ELEVATION & SECTION A2.6 LOT #6 PLAN, ELEVATION & SECTION A2.7 LOT #7 PLAN, ELEVATION & SECTION</p> <p>L1.0 LANDSCAPE PLAN L2.0 STREET ELEVATION AND LANDSCAPE SCREENING L2.1 STREET ELEVATION AND LANDSCAPE SCREENING</p>	<p>TITLE SHEET</p> <p>T1.0</p>

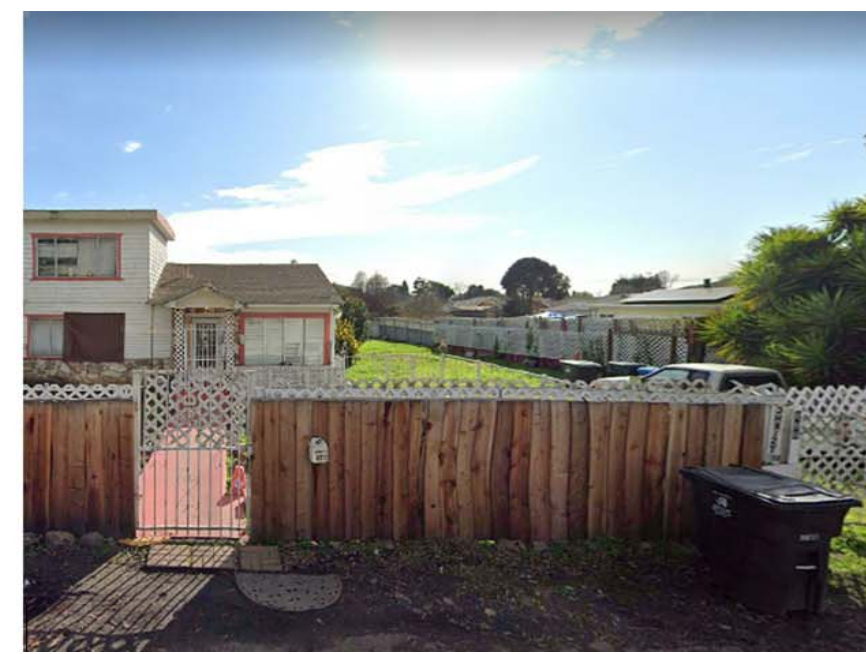
GARDEN PLACE

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CA 94301

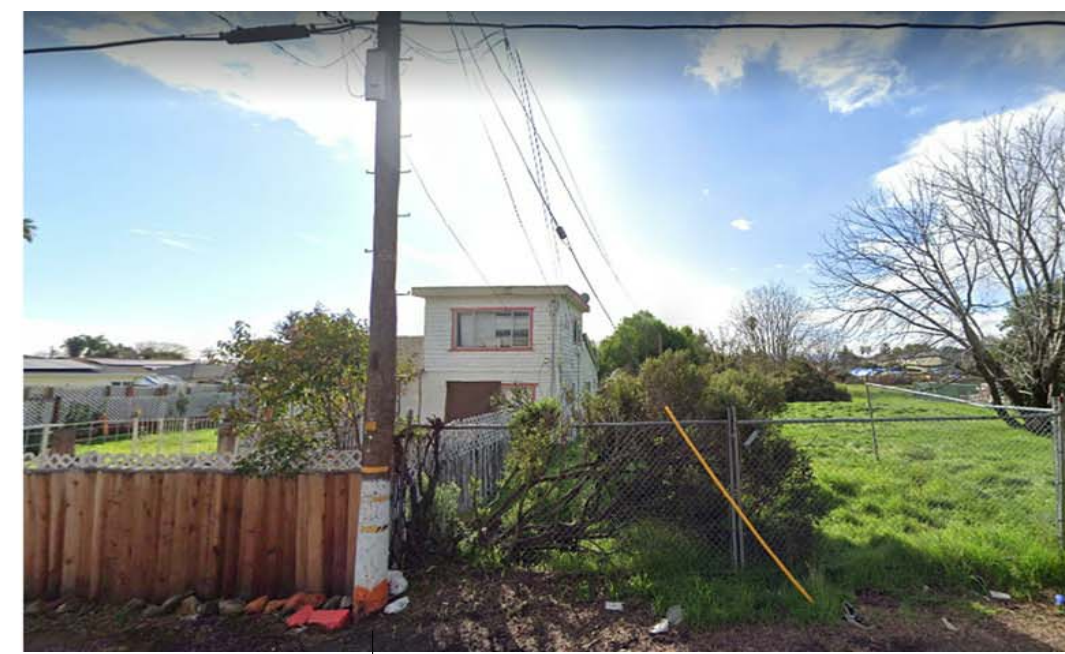
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998 GARDEN



990 GARDEN SITE

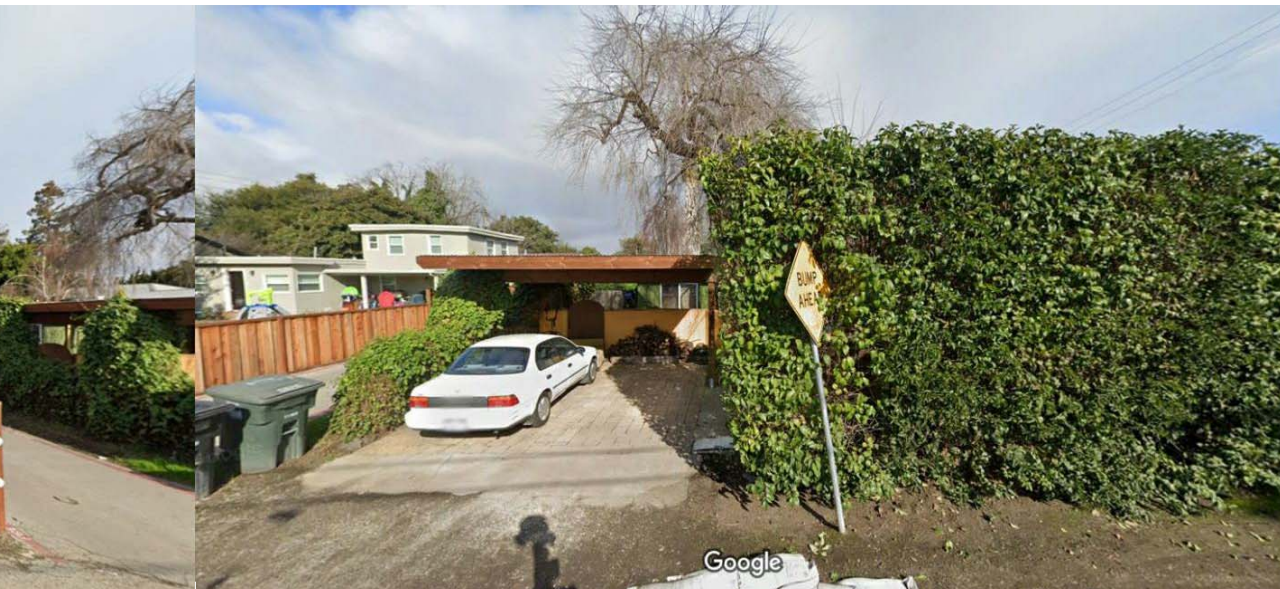


992 GARDEN

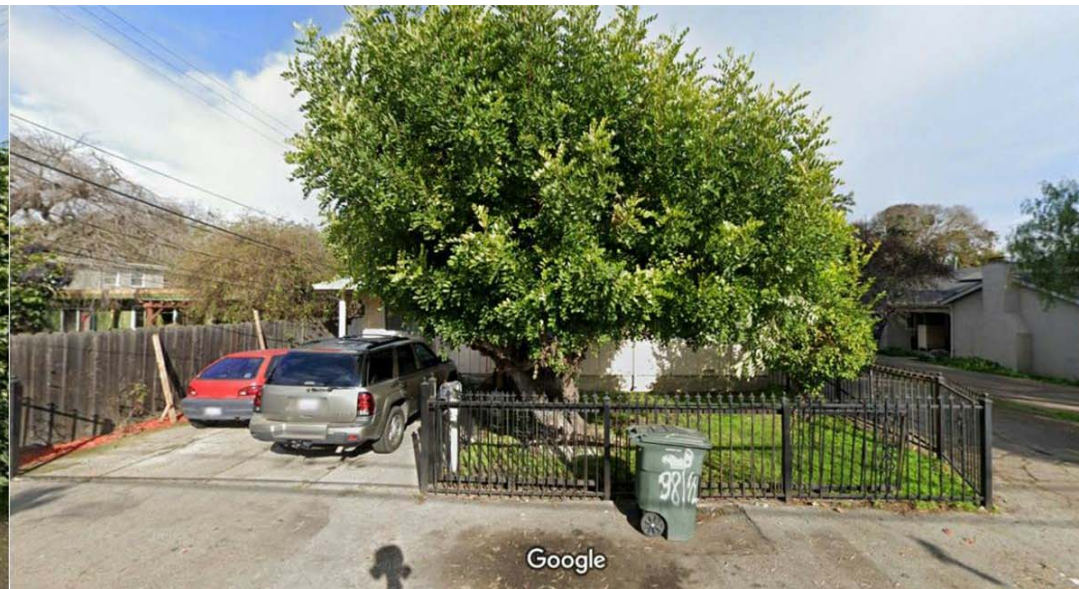
SOUTH SIDE NEIGHBOURS



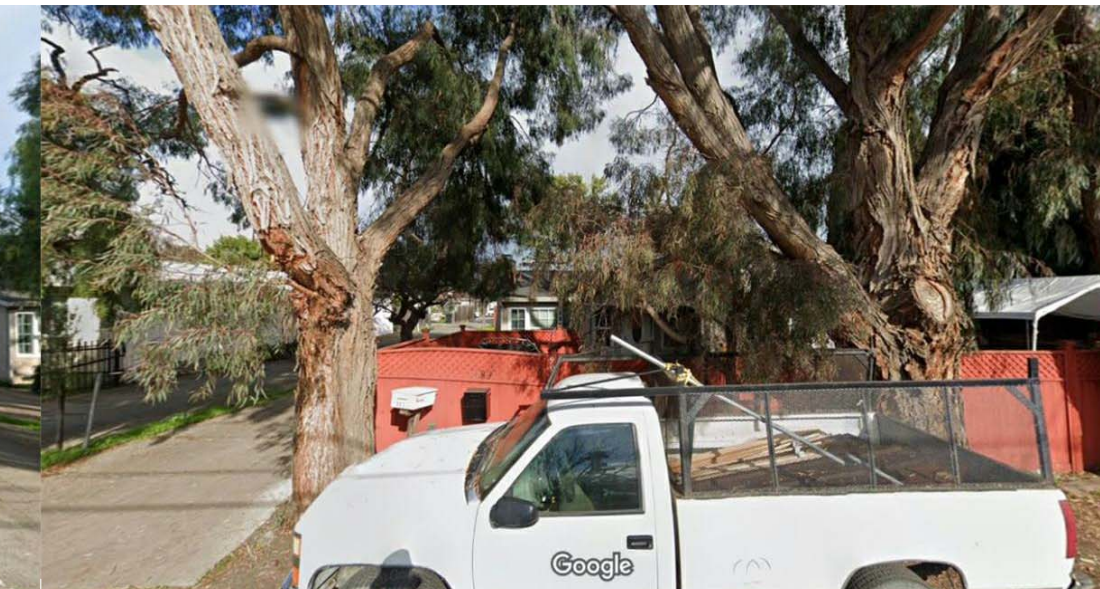
959 GARDEN



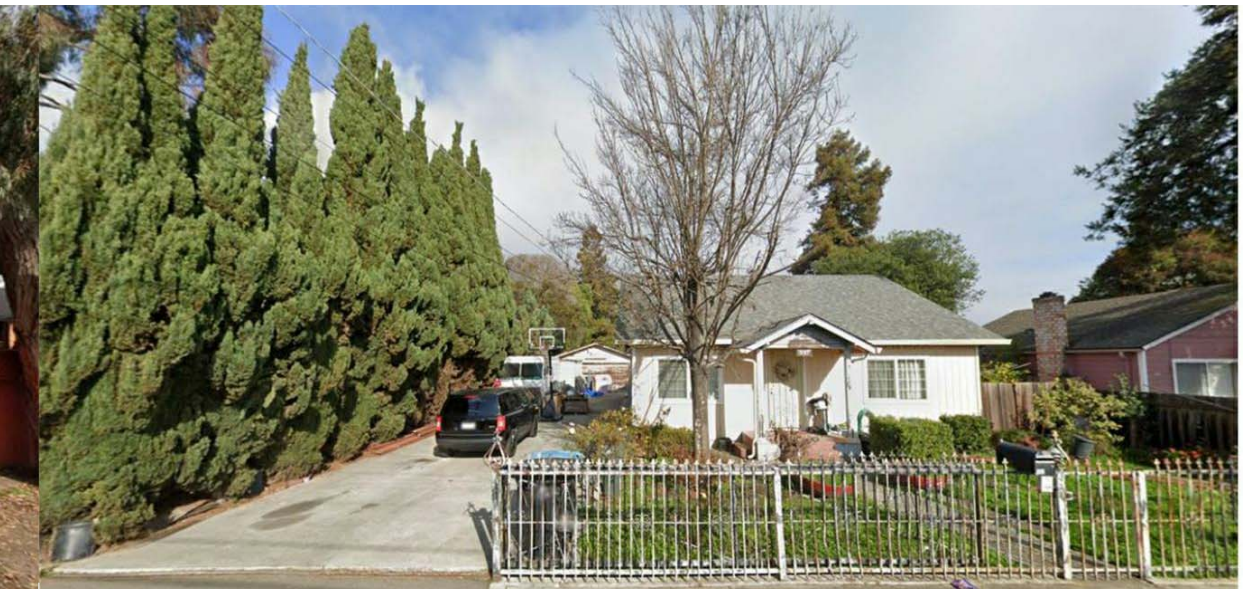
967 GARDEN



981 GARDEN



983 GARDEN



997 GARDEN

NORTH SIDE NEIGHBOURS



ZONING ANALYSIS

SETBACKS:

FRONT: LIVING AREA: 10 FEET
GARAGE FACE: 23 FEET

SIDE/STREET SIDE: 5 FEET
ABOVE 18 FEET OF STRUCTURE HEIGHT INCREASE SETBACK BY 1 FOOT FOR EACH 2 FEET INCREASE BEYOND 18 FEET

REAR: FIRST STORY: 10 FEET
SECOND STORY: 10 FEET*
*ABOVE 18 FEET OF STRUCTURE HEIGHT INCREASE SETBACK BY 1 FOOT FOR EACH TWO FEET INCREASE BEYOND 18 FEET

CORNER VISION TRIANGLE: 12 FEET

SITE COVERAGE: 50%
FLOOR AREA RATIO: 0.55

HEIGHT: DWELLING: 2-STORY OR 26 FEET WHICHEVER IS GREATER.
ACCESSORY: 15 FEET

OPEN SPACE: 750 SQ.FT. IN REAR YARD OF PROPERTY, USABLE, OPEN, WITH NO HARDSCAPE

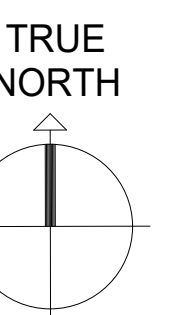
COMMON OPEN SPACE: NOT APPLICABLE

	PERMITTED	PROPOSED
ALLOWABLE DENSITY:	0-12 UNITS/ACRE = 15 UNITS	7 UNITS
MINIMUM PARCEL AREA:	5,500 SQ.FT WITH ADU	5,500/6,370/6,488 SQ.FT.
MINIMUM PARCEL WIDTH:	50 FEET FRONTAGE	50 FEET MIN.
MINIMUM PARCEL DEPTH:	100 FEET MINIMUM	100 FEET MIN.
MAX. FLOOR AREA RATIO:	0.55	0.54 MAX. (VARIES)
MAX. COVERAGE:	50%	42.7% MAX. (VARIES)
MAXIMUM HEIGHT:	2 STORIES/ 26 FEET	2 STORIES/ 26 FEET
OPEN SPACE:	750 SQ.FT MIN.	830 MIN. @ REAR YARD (VARIES)

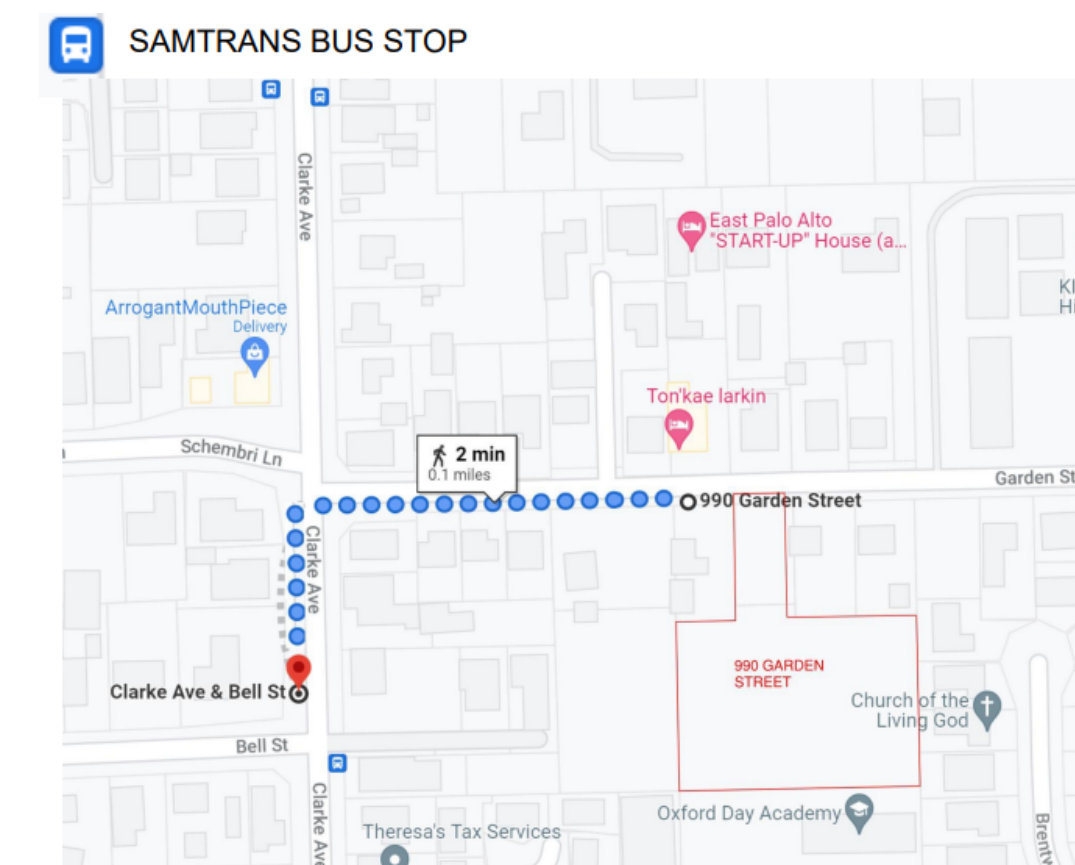
Date: 10/21/2022

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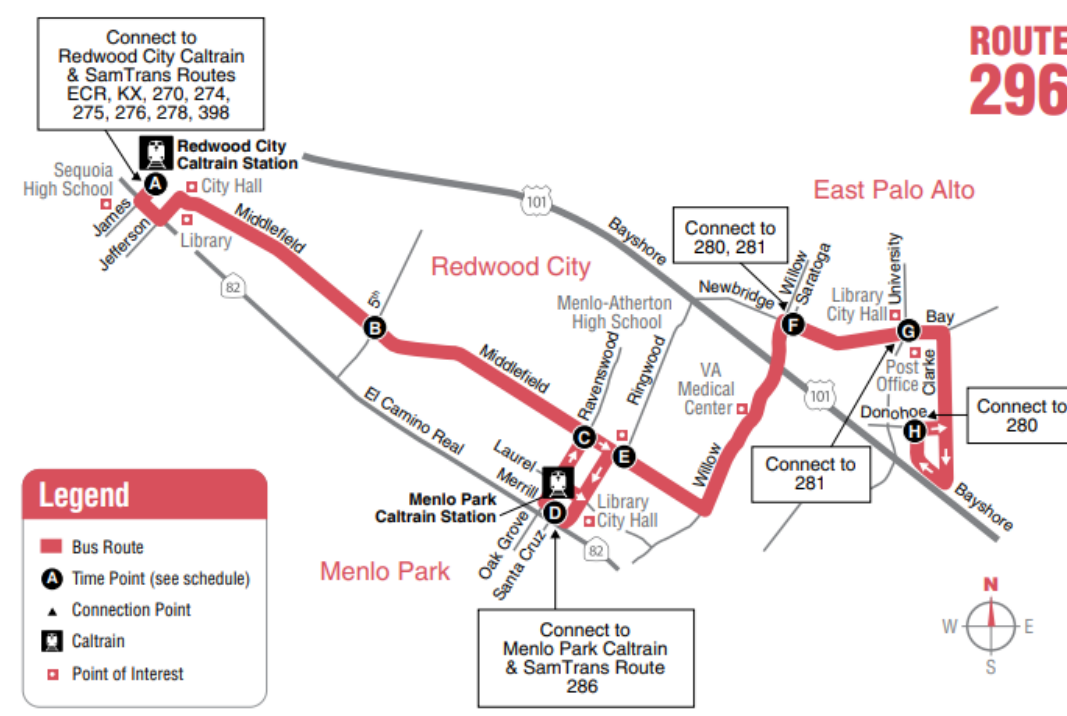
Scale: AS NOTED



PROPOSED SITE & NEIGHBORHOOD WITH APPROVED DEVELOPMENT ADJACENT TO SITE
*APPROXIMATE LAYOUT

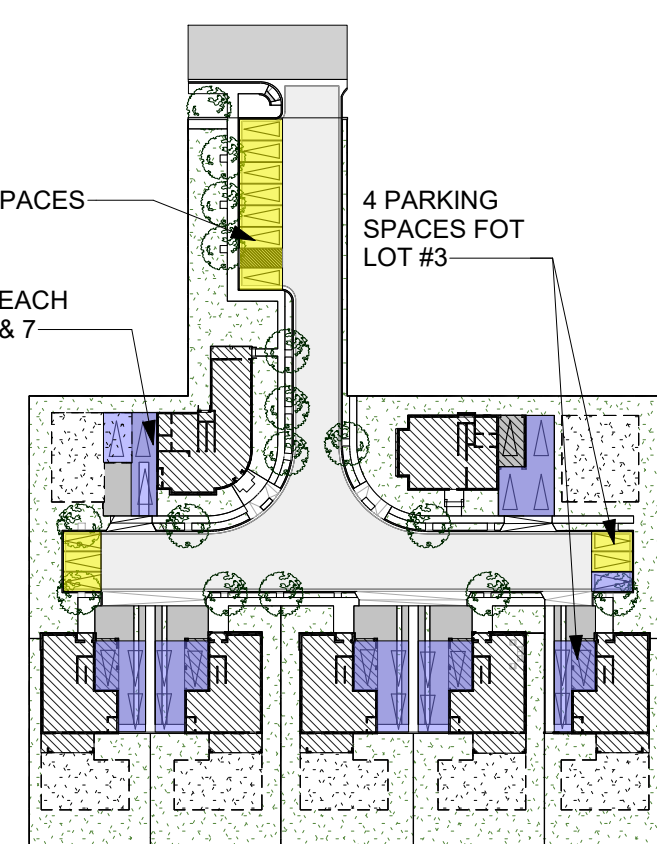


BUS STOP MAP SHOWING 0.1 MILE DISTANCE TO BUSTOP ID 363013 FROM PROJECT SITE



OFF STREET PARKING FOR 8 UNITS

	REQUIRED	PROPOSED
OFF STREET PARKING FOR 8 UNITS		
3/PER UNIT FOR 6 UNITS	18 SPACES (LOT #1,2,4,5,6 & 7)	
2/PER UNIT FOR 2 UNITS	4 SPACES (LOT #3)	
GUEST PARKING		
1/PER UNIT = 8 SPACES	12 SPACES	
PROPOSED PARKING EXCEEDS ZONING REQUIREMENTS		



PROPOSED PARKING MAP SHOWING RESIDENTIAL & GUEST PARKING LOCATION

Sheet title:

NEIGHBORHOOD CONTEXT & ZONING ANALYSIS

Sheet no.

A0.1

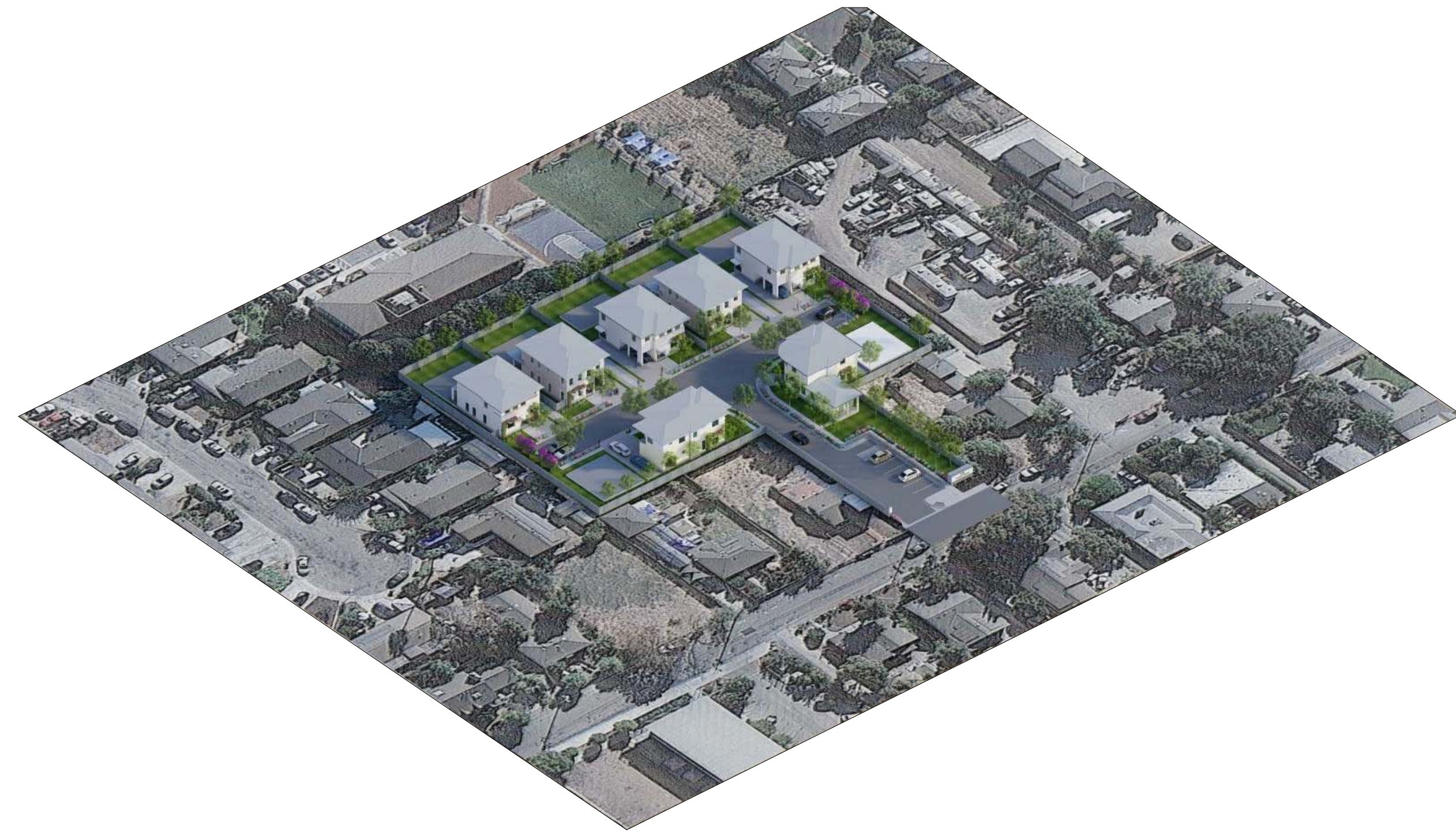
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3D VIEW 1 - LOOKING EAST AT THE INTERSECTION OF INTERIOR ROADS



3D VIEW 4 - ARIAL VIEW GARDEN PLACE



3D VIEW 2 - LOOKING EAST ON INTERIOR ROAD



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Scale: AS NOTED

Sheet title:

IEWS

Sheet no.

A0.2

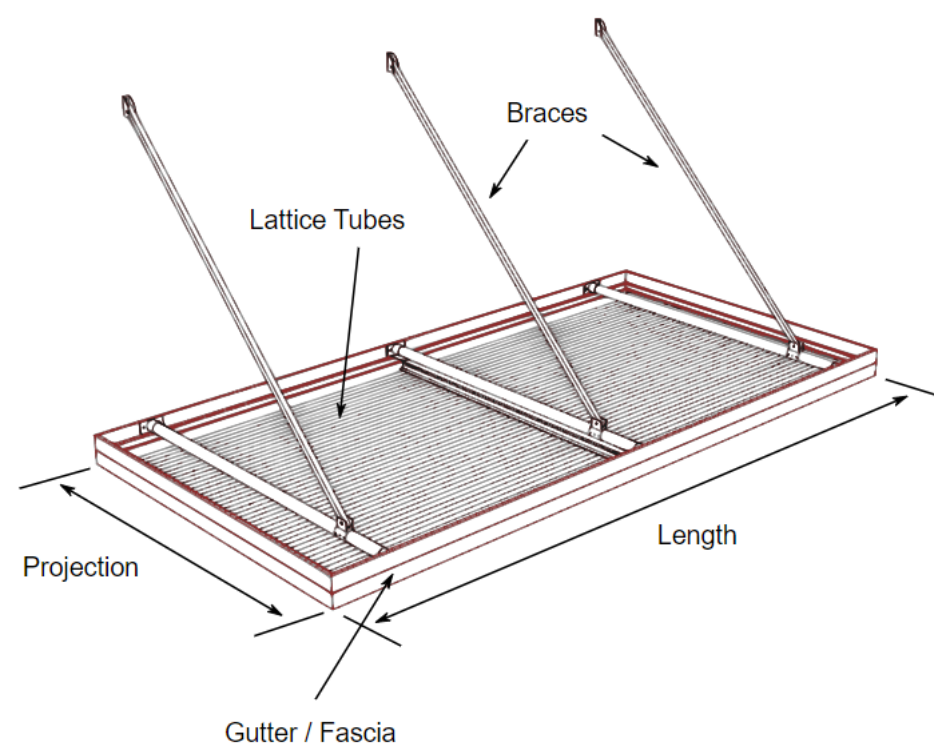
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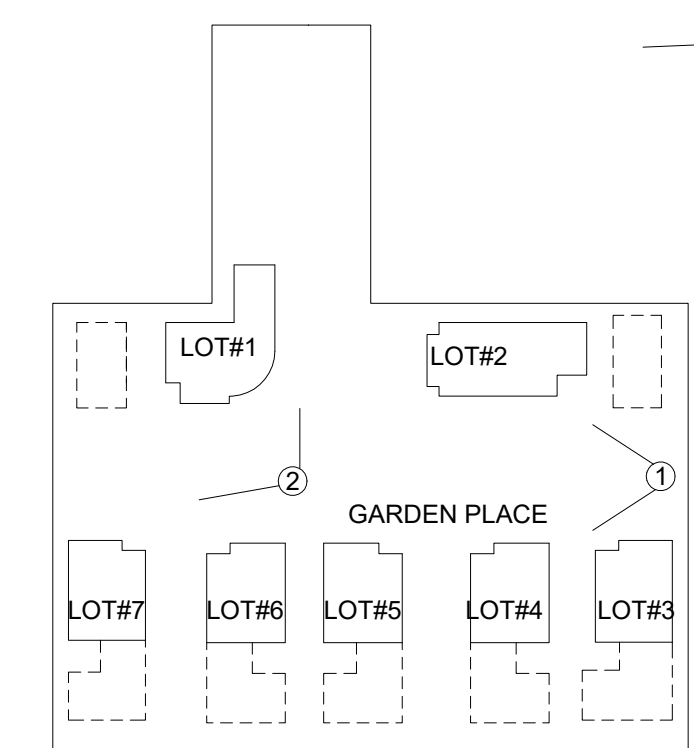
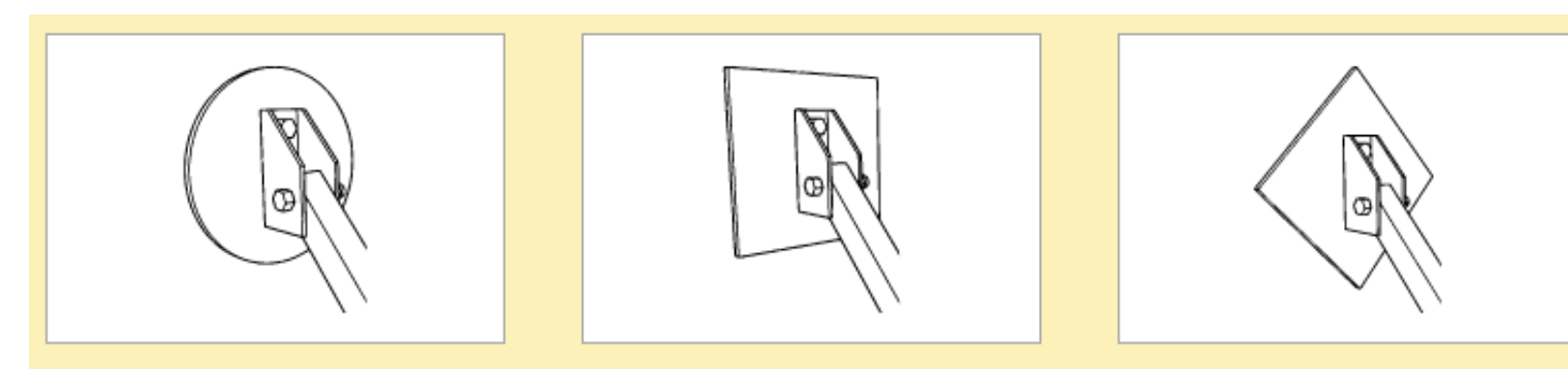
AWNING DETAIL

This stylish aluminum awning is popular for commercial and multifamily residential properties, but can be used for single family homes as well. Its overhead brace design allows it to be used where vertical support posts are not suitable.

- Heavy gauge extruded aluminum gutter/fascia around the entire perimeter.
- Structural 1.5" square lattice tubes spaced 4.5" on center (spacing adjustable upon request).
- Powder coated overhead steel braces.
- 6" tall fascia with optional extensions for up to a 24" tall fascia.
- Optional fabric valance with available lettering.
- Optional downspout kit.
- Shop drawings and engineer sealed drawings and calculations are available.



ISOMETRIC VIEW

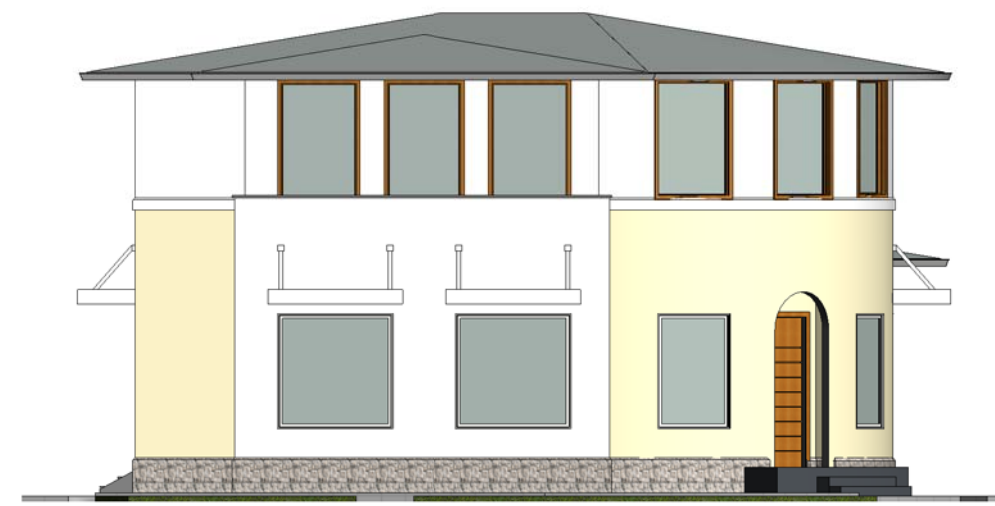


KEY PLAN

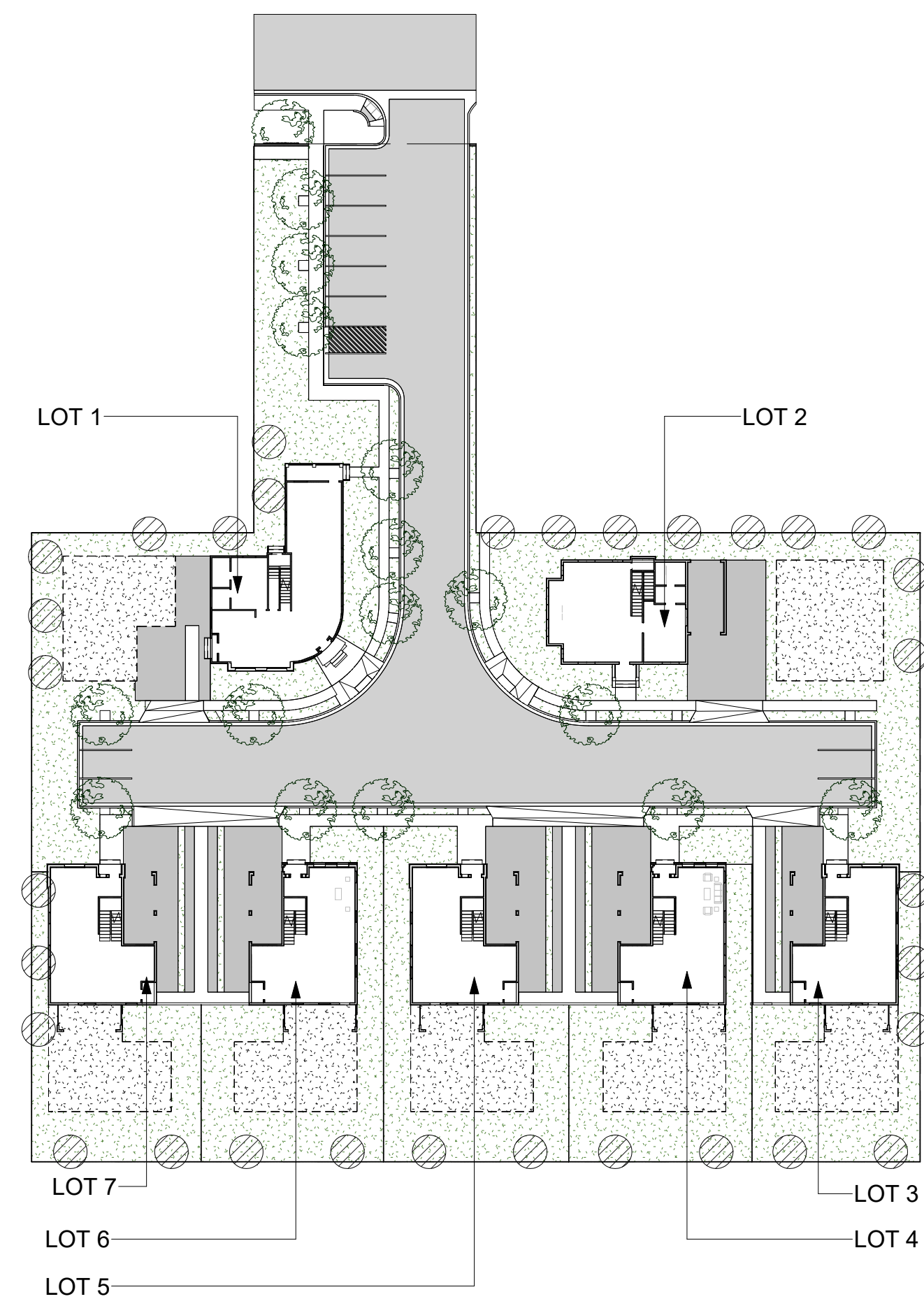
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LOT 1 ELEVATION



LOT 2 ELEVATION



LOT 7 ELEVATION



LOT 6 ELEVATION



LOT 5 ELEVATION



LOT 4 ELEVATION



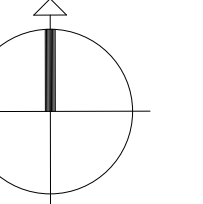
LOT 3 ELEVATION

Date: 10/21/2022

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Scale: AS NOTED

TRUE
NORTH



Sheet title:

CONCEPT SHEET-MATERIAL AND
FEATURES

Sheet no.

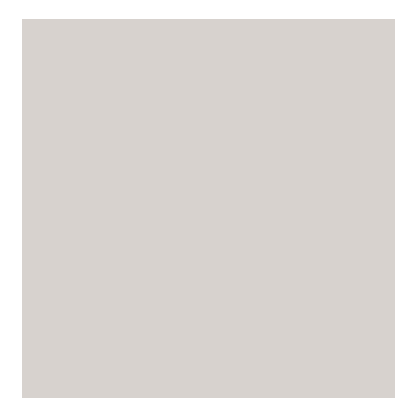
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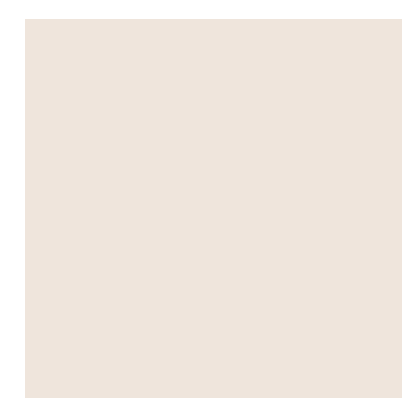
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BENJAMIN MOORE -
WINTER SUNSHINE - 345



#d7d2ce



#efe5dc



#d3c0b2



ELDORADO STONE - ROUGH
CUT - LOIRE VALLEY

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AREA ANALYSIS

Sheet no.

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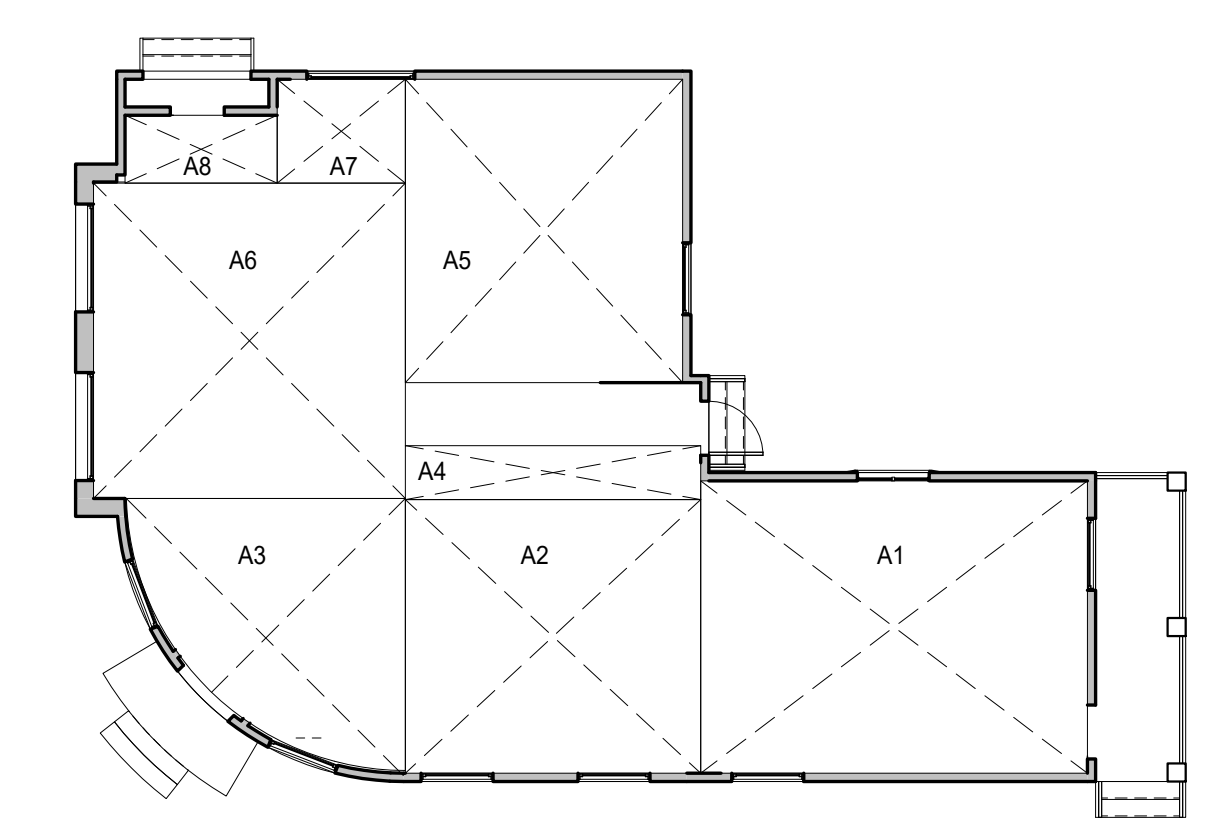
LOT 1 AREA DIAGRAM

FIRST FLOOR AREA

BLOCK A1 : 22.04 X 16.25	= 358.21 SQ.FT.
BLOCK A2 : 15.88 X 15.21	= 241.46 SQ.FT.
BLOCK A3 : ----- X -----	= 182.93 SQ.FT.
BLOCK A4 : 16.42 X 03.00	= 49.25 SQ.FT.
BLOCK A5 : 15.42 X 16.87	= 260.02 SQ.FT.
BLOCK A6 : 17.33 X 17.53	= 303.83 SQ.FT.
BLOCK A7 : 07.13 X 05.78	= 41.17 SQ.FT.
BLOCK A8 : 08.46 X 03.78	= 31.93 SQ.FT.

FIRST FLOOR AREA = 1,468.8 SQ.FT.

TOTAL FOOTPRINT AREA = 1,710.40 SQ.FT.



LOT 1 AREA DIAGRAM

SECOND FLOOR AREA

BLOCK B1 : 15.42 X 15.27	= 235.45 SQ.FT.
BLOCK B2 : 00.00 X 00.00	= 182.93 SQ.FT.
BLOCK B3 : 16.46 X 03.25	= 53.35 SQ.FT.
BLOCK B4 : 17.33 X 17.59	= 304.92 SQ.FT.
BLOCK B5 : 15.42 X 16.87	= 260.02 SQ.FT.
BLOCK B6 : 15.59 X 05.71	= 89.04 SQ.FT.

SECOND FLOOR AREA = 1,125.71 SQ.FT.

TOTAL AREA = (FIRST FLOOR + SECOND FLOOR)
= 1468.80 + 1125.71
= 2,594.51 SQ.FT.

LOT 1 AREA ANALYSIS

LOT SIZE:	REQUIRED/ALLOWABLE	PROPOSED
MAX. FAR:	5,500 SQ.FT. MIN.	6,463.2 SQ.FT.
MAX. COVERAGE AREA:	0.55 (3054.8 SQ.FT.)	2,594.51 (0.40)
MIN. PRIVATE OPEN SPACE:	50% (3185 SQ.FT.)	1,710.40 SQ.FT. (26.46%)
LOT WIDTH:	750 SQ.FT. (REAR)	3,056.80 SQ.FT. (REAR)
LOT DEPTH:	50 FT MIN. FRONTAGE	89.5 FEET
	100 FT MIN.	100 FEET

LOT #1

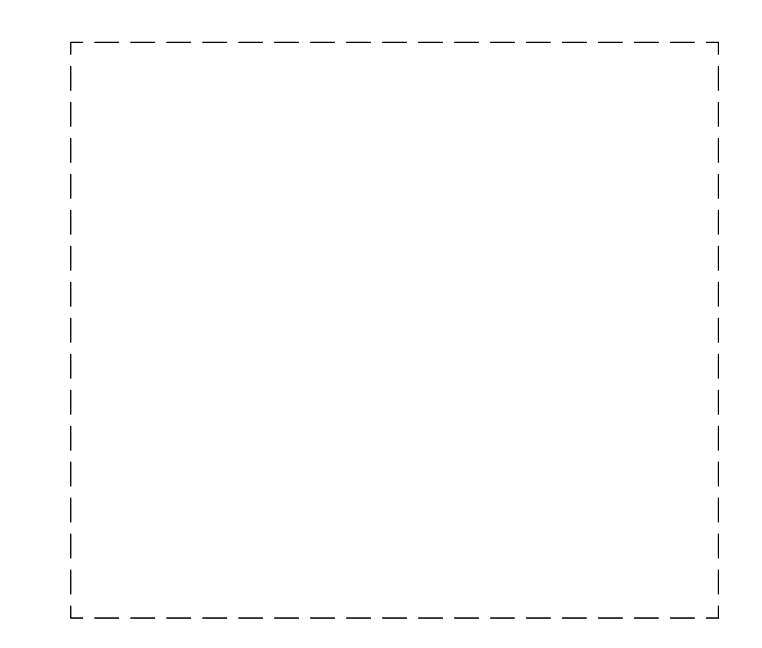
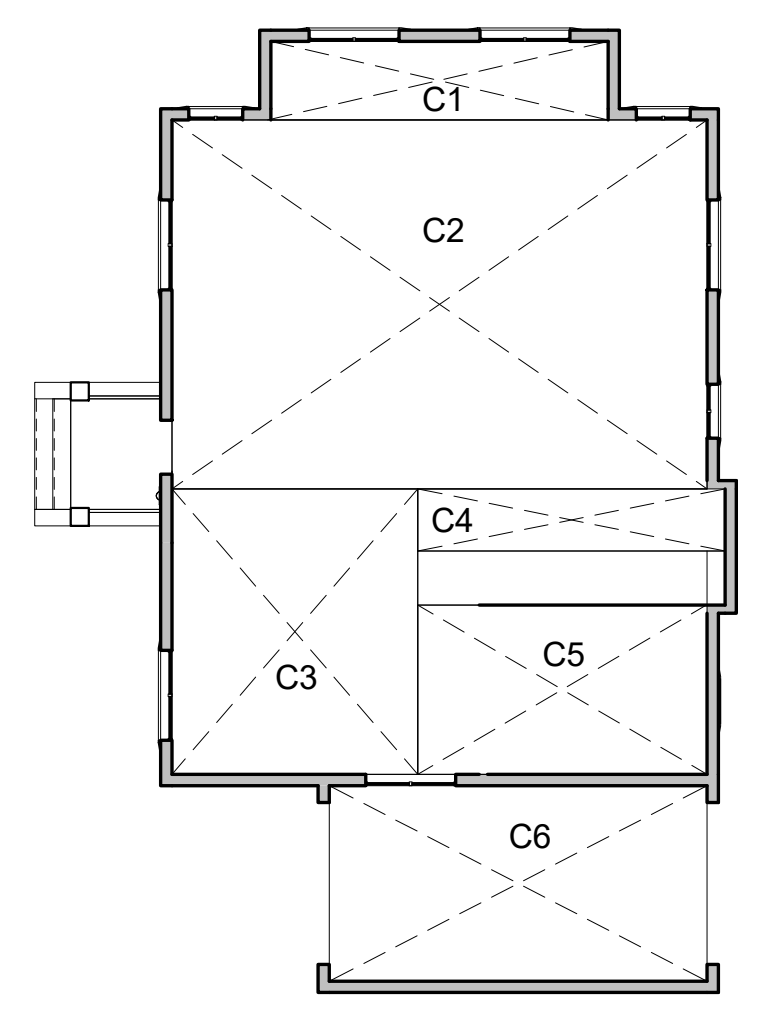
LOT 2 AREA DIAGRAM

FIRST FLOOR AREA

BLOCK C1 : 18.75 X 4.37	= 81.93 SQ.FT.
BLOCK C2 : 29.75 X 20.51	= 610.03 SQ.FT.
BLOCK C3 : 13.67 X 15.88	= 216.96 SQ.FT.
BLOCK C4 : 17.08 X 3.46	= 59.08 SQ.FT.
BLOCK C5 : 16.08 X 9.42	= 151.45 SQ.FT.
BLOCK C6 : 21.00 X 10.88	= 228.38 SQ.FT.

FIRST FLOOR AREA = 1,347.8 SQ.FT.

TOTAL FOOTPRINT AREA = 1,517.18 SQ.FT.



LOT 2 AREA DIAGRAM

SECOND FLOOR AREA

BLOCK D1 : 18.75 X 4.37	= 81.93 SQ.FT.
BLOCK D2 : 29.75 X 20.51	= 610.03 SQ.FT.
BLOCK D3 : 13.67 X 6.47	= 88.41 SQ.FT.
BLOCK D4 : 17.08 X 3.00	= 51.41 SQ.FT.
BLOCK D5 : 9.75 X 9.41	= 91.71 SQ.FT.
BLOCK D6 : 20.00 X 9.41	= 188.12 SQ.FT.
BLOCK D7 : 15.08 X 11.50	= 173.54 SQ.FT.

SECOND FLOOR AREA = 1,285.15 SQ.FT.

TOTAL AREA = (FIRST FLOOR + SECOND FLOOR)
= (1347.80 + 1285.15)
= 2,632.95 SQ.FT.

LOT 2 AREA ANALYSIS

LOT SIZE:	REQUIRED/ALLOWABLE	PROPOSED
MAX. FAR:	5,500 SQ.FT. MIN. W/ ADU	6,463 SQ.FT.
MAX. COVERAGE AREA:	0.55 (3,054.8 SQ.FT.)	2,632.95 SQ.FT. (0.4)
MIN. PRIVATE OPEN SPACE:	50% (3,244 SQ.FT.)	1,557.57 SQ.FT. (24%)
LOT WIDTH:	750 SQ.FT. (REAR)	3,243.38 SQ.FT. (REAR)
LOT DEPTH:	50 FT MIN. FRONTAGE	50 FEET
	100 FT MIN.	128.5 FEET

LOT #2

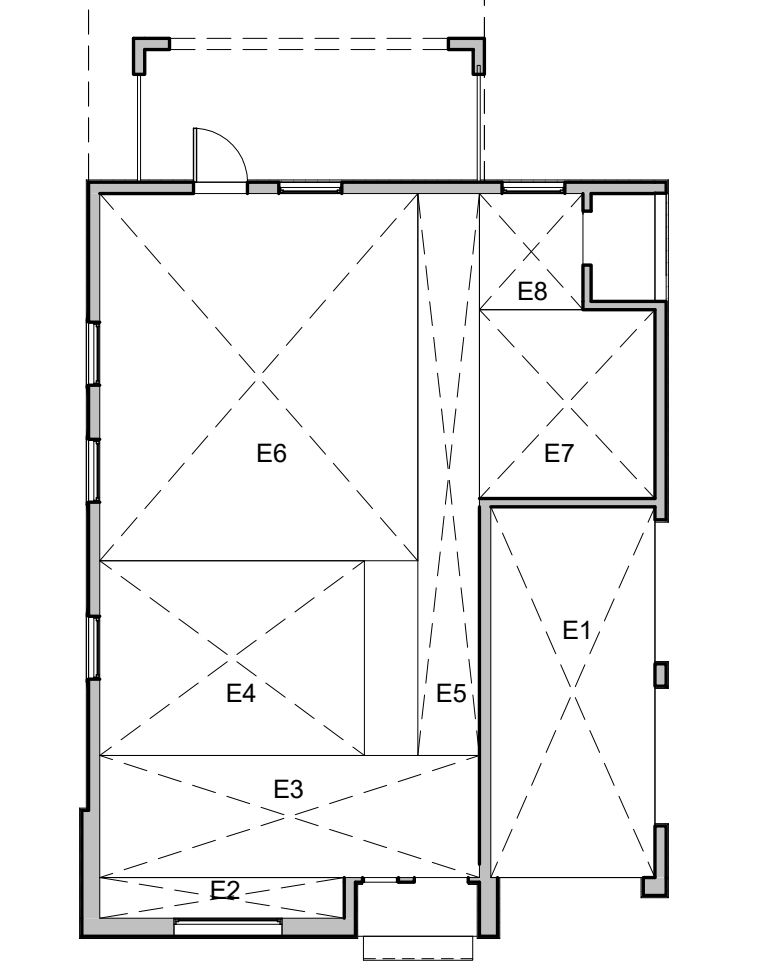
LOT 3 AREA DIAGRAM

FIRST FLOOR AREA

BLOCK E1 : 09.13 X 20.61	= 188.17 SQ.FT.
BLOCK E2 : 13.59 X 03.00	= 40.77 SQ.FT.
BLOCK E3 : 21.11 X 06.05	= 127.65 SQ.FT.
BLOCK E4 : 14.72 X 10.83	= 159.42 SQ.FT.
BLOCK E5 : 03.43 X 31.24	= 107.07 SQ.FT.
BLOCK E6 : 17.68 X 20.41	= 360.99 SQ.FT.
BLOCK E7 : 09.75 X 10.50	= 102.38 SQ.FT.
BLOCK E8 : 05.75 X 06.46	= 37.12 SQ.FT.

FIRST FLOOR AREA = 1,123.57 SQ.FT.

TOTAL FOOTPRINT AREA = 1,499.87 SQ.FT.



LOT 3 AREA DIAGRAM

SECOND FLOOR AREA

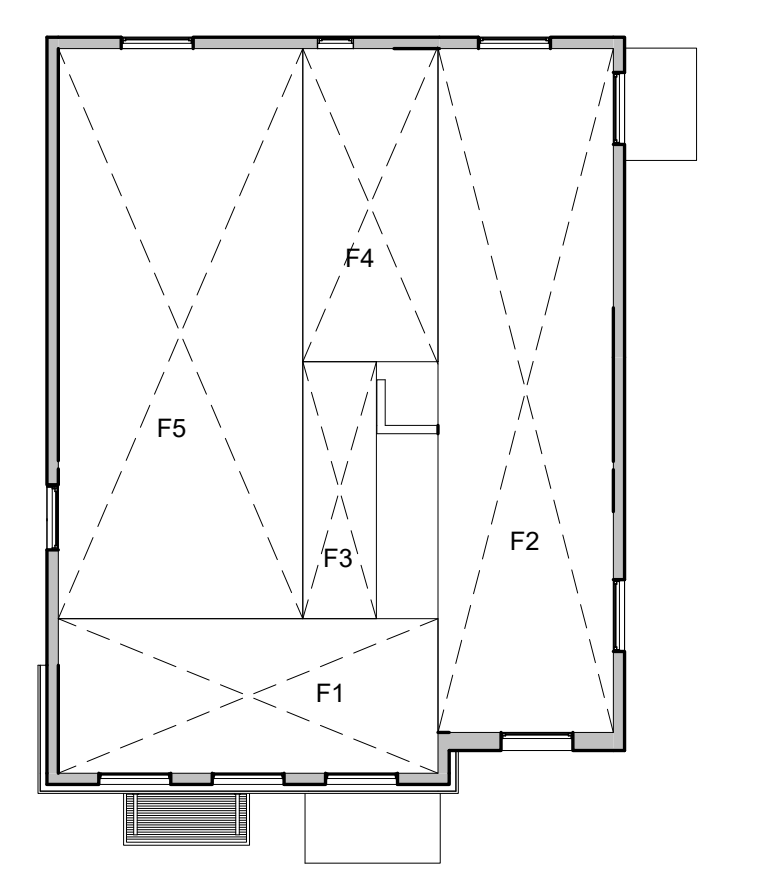
BLOCK F1 : 21.11 X 08.59	= 181.31 SQ.FT.
BLOCK F2 : 09.75 X 38.02	= 370.72 SQ.FT.
BLOCK F3 : 04.09 X 14.29	= 58.49 SQ.FT.
BLOCK F4 : 07.52 X 17.41	= 130.97 SQ.FT.
BLOCK F5 : 13.59 X 31.70	= 430.81 SQ.FT.

SECOND FLOOR AREA = 1,172.3 SQ.FT.

TOTAL AREA = (FIRST FLOOR + SECOND FLOOR)
= (1123.57 + 1172.3)
= 2,295.87 SQ.FT.

LOT 3 AREA ANALYSIS

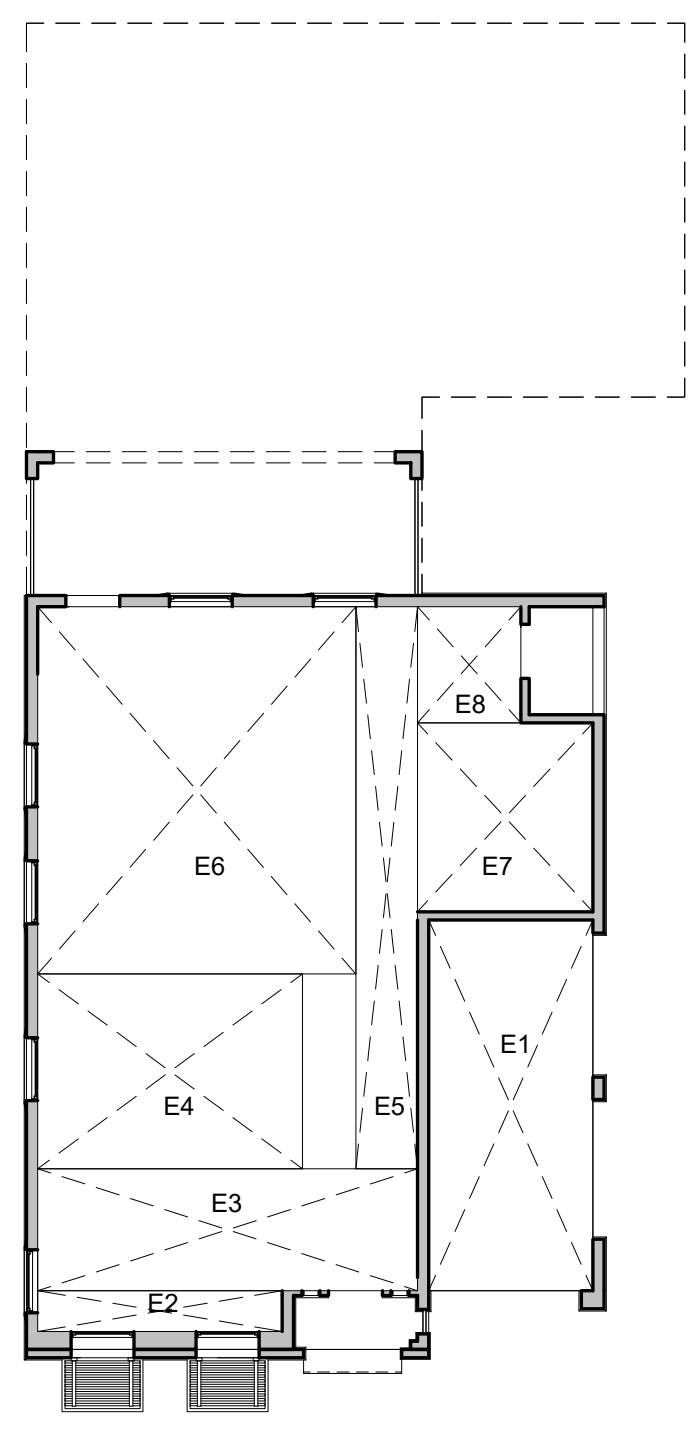
LOT SIZE:	REQUIRED/ALLOWABLE	PROPOSED
MAX. FAR:	5,500 SQ.FT. MIN.	5,500 SQ.FT.
MAX. COVERAGE AREA:	0.55 (3,025 SQ.FT.)	2,295.87 SQ.FT. (0.42)
MIN. PRIVATE OPEN SPACE:	50%	1,499.87 SQ.FT. (27.27%)
LOT WIDTH:	750 SQ.FT. (AREA)	2,138.86 SQ.FT. (AREA)
LOT DEPTH:	50 FT MIN. FRONTAGE	50 FEET
	100 FT MIN.	100 FEET



LOT #3

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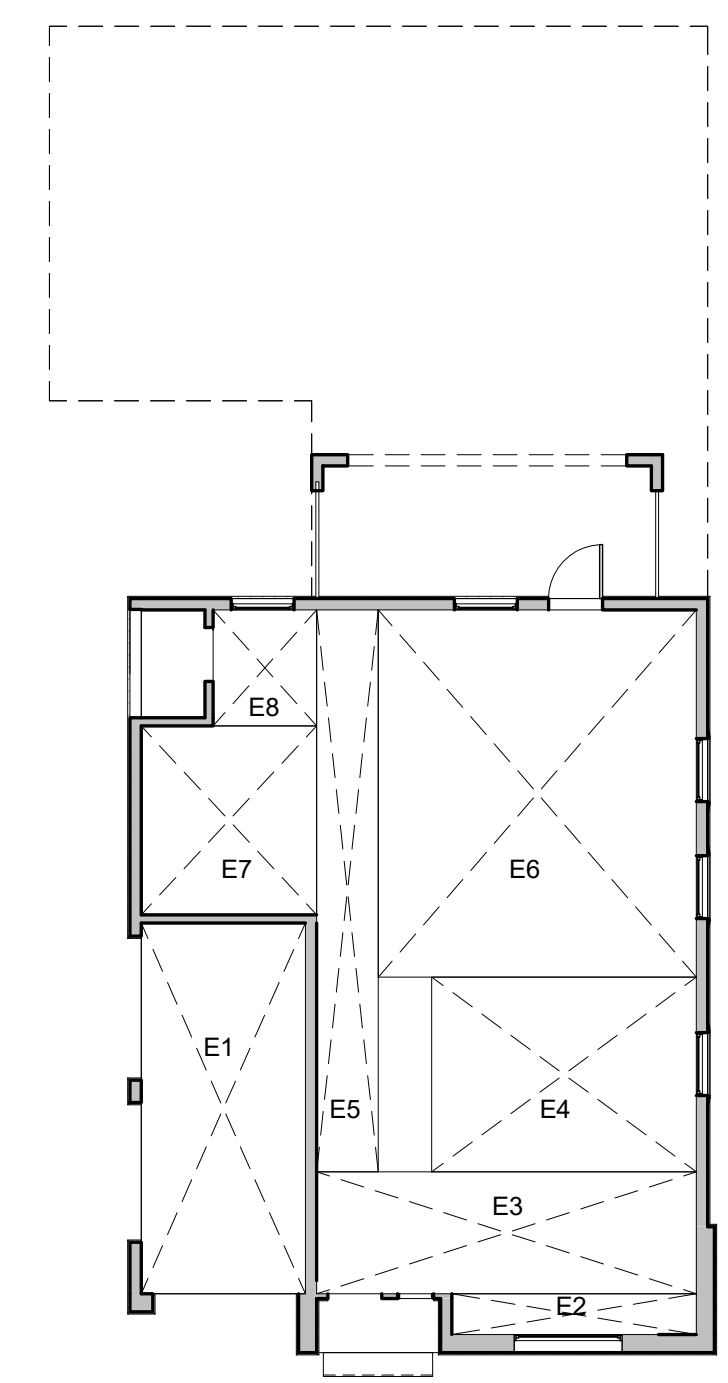
LOT 4 AREA DIAGRAM

FIRST FLOOR AREA

BLOCK E1 : 09.13 X 20.61	= 188.17 SQ.FT.
BLOCK E2 : 13.59 X 03.00	= 40.77 SQ.FT.
BLOCK E3 : 21.11 X 06.05	= 127.65 SQ.FT.
BLOCK E4 : 14.72 X 10.83	= 159.42 SQ.FT.
BLOCK E5 : 03.43 X 31.24	= 107.07 SQ.FT.
BLOCK E6 : 17.68 X 20.41	= 360.99 SQ.FT.
BLOCK E7 : 09.75 X 10.50	= 102.38 SQ.FT.
BLOCK E8 : 05.75 X 06.46	= 37.12 SQ.FT.

FIRST FLOOR AREA = **1,123.57 SQ.FT.**

TOTAL FOOTPRINT AREA = **1,504.95 SQ.FT.**



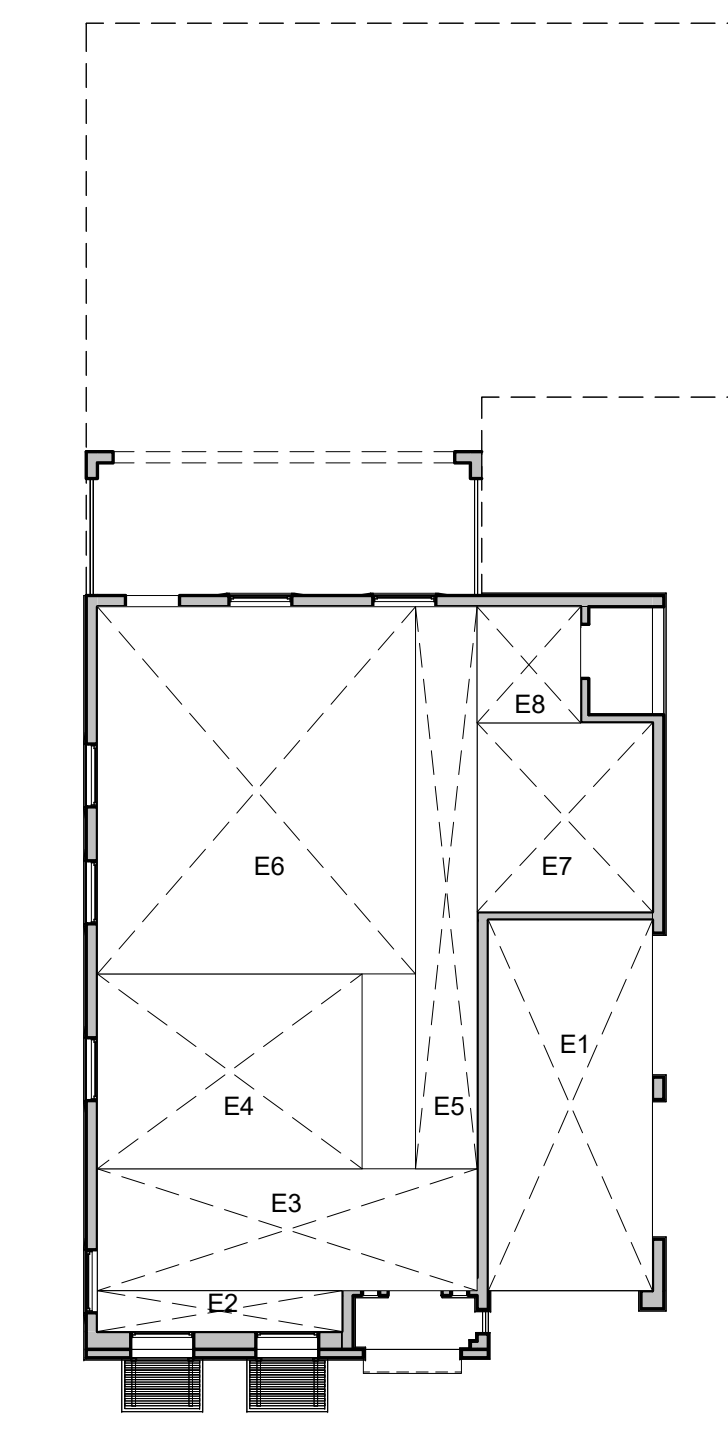
LOT 5 AREA DIAGRAM

FIRST FLOOR AREA

BLOCK E1 : 09.13 X 20.61	= 188.17 SQ.FT.
BLOCK E2 : 13.59 X 03.00	= 40.77 SQ.FT.
BLOCK E3 : 21.11 X 06.05	= 127.65 SQ.FT.
BLOCK E4 : 14.72 X 10.83	= 159.42 SQ.FT.
BLOCK E5 : 03.43 X 31.24	= 107.07 SQ.FT.
BLOCK E6 : 17.68 X 20.41	= 360.99 SQ.FT.
BLOCK E7 : 09.75 X 10.50	= 102.38 SQ.FT.
BLOCK E8 : 05.75 X 06.46	= 37.12 SQ.FT.

FIRST FLOOR AREA = **1,123.57 SQ.FT.**

TOTAL FOOTPRINT AREA = **1,499.87 SQ.FT.**



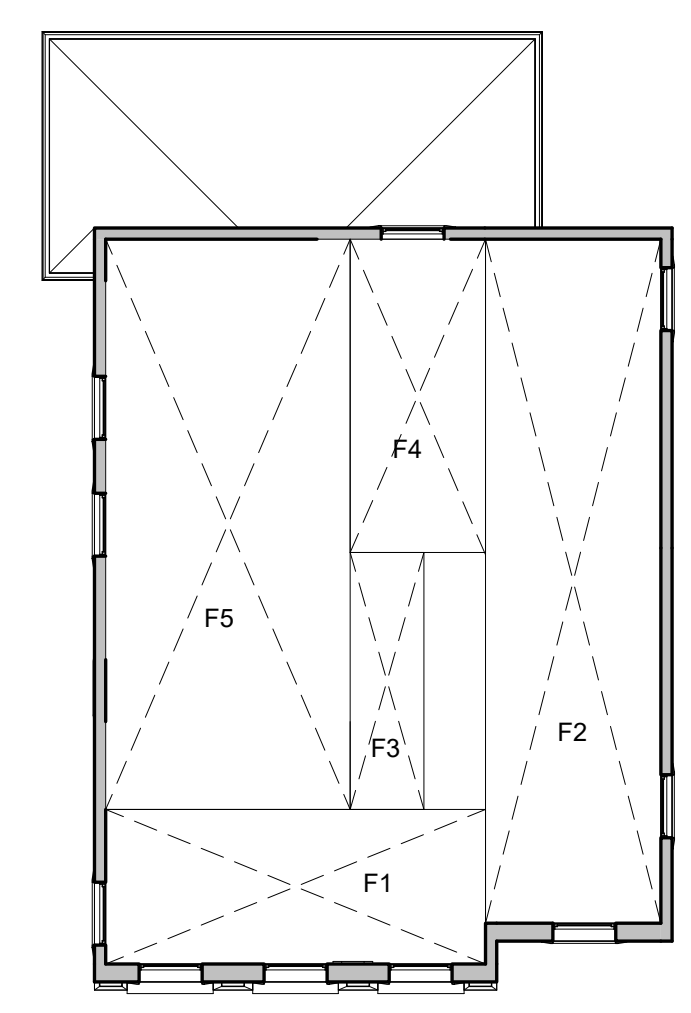
LOT 6 AREA DIAGRAM

FIRST FLOOR AREA

BLOCK E1 : 09.13 X 20.61	= 188.17 SQ.FT.
BLOCK E2 : 13.59 X 03.00	= 40.77 SQ.FT.
BLOCK E3 : 21.11 X 06.05	= 127.65 SQ.FT.
BLOCK E4 : 14.72 X 10.83	= 159.42 SQ.FT.
BLOCK E5 : 03.43 X 31.24	= 107.07 SQ.FT.
BLOCK E6 : 17.68 X 20.41	= 360.99 SQ.FT.
BLOCK E7 : 09.75 X 10.50	= 102.38 SQ.FT.
BLOCK E8 : 05.75 X 06.46	= 37.12 SQ.FT.

FIRST FLOOR AREA = **1,123.57 SQ.FT.**

TOTAL FOOTPRINT AREA = **1,504.95 SQ.FT.**



LOT 4 AREA DIAGRAM

SECOND FLOOR AREA

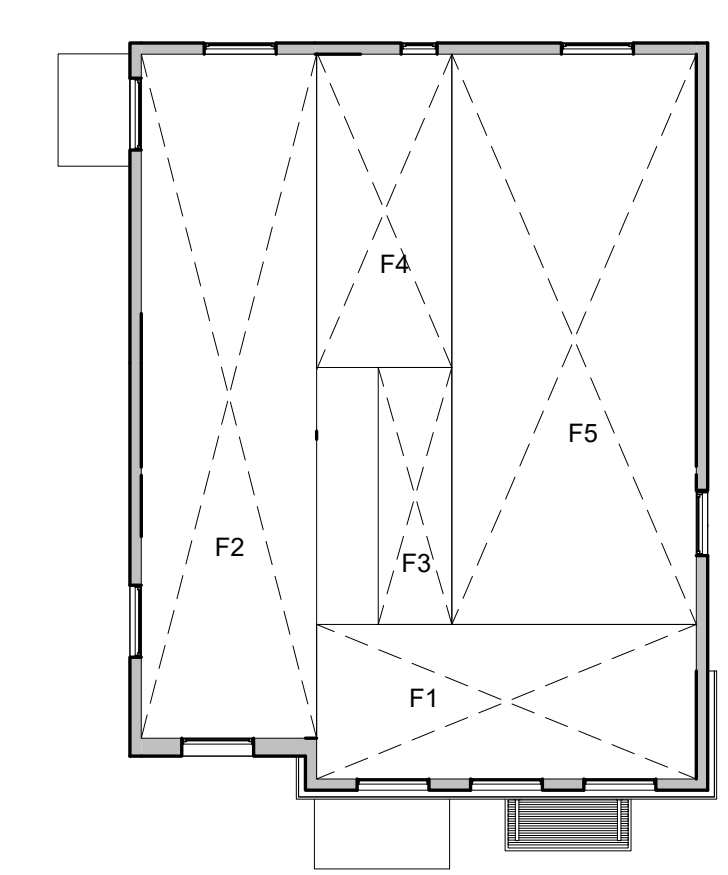
BLOCK F1 : 21.11 X 08.59	= 181.31 SQ.FT.
BLOCK F2 : 09.75 X 38.02	= 370.72 SQ.FT.
BLOCK F3 : 04.09 X 14.29	= 58.49 SQ.FT.
BLOCK F4 : 07.52 X 17.41	= 130.97 SQ.FT.
BLOCK F5 : 13.59 X 31.70	= 430.81 SQ.FT.

SECOND FLOOR AREA = **1,172.3 SQ.FT.**

TOTAL AREA = (FIRST FLOOR + SECOND FLOOR)
= (1,123.57 + 1,172.3)
= **2,295.87 SQ.FT.**

LOT 4 AREA ANALYSIS

	REQUIRED/ALLOWABLE	PROPOSED
LOT SIZE:	5,500 SQ.FT. MIN.	5,500 SQ.FT.
MAX. FAR:	0.55 (3,025 SQ.FT.)	2,295.87 SQ.FT. (0.42)
MAX. COVERAGE AREA:	50%	1,504.95 SQ.FT. (27.36%)
MIN. PRIVATE OPEN SPACE:	750 SQ.FT. (AREA)	2,361.92 SQ.FT. (AREA)
LOT WIDTH:	50 FT MIN. FRONTAGE	50 FEET
LOT DEPTH:	100 FT MIN.	100 FEET



LOT 5 AREA DIAGRAM

SECOND FLOOR AREA

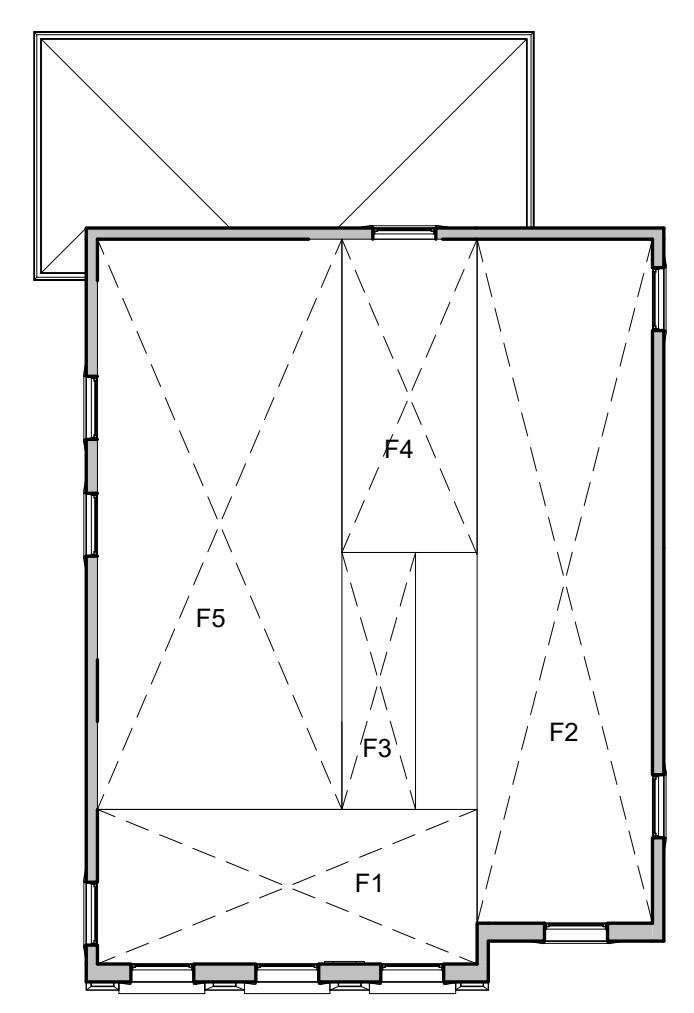
BLOCK F1 : 21.11 X 08.59	= 181.31 SQ.FT.
BLOCK F2 : 09.75 X 38.02	= 370.72 SQ.FT.
BLOCK F3 : 04.09 X 14.29	= 58.49 SQ.FT.
BLOCK F4 : 07.52 X 17.41	= 130.97 SQ.FT.
BLOCK F5 : 13.59 X 31.70	= 430.81 SQ.FT.

SECOND FLOOR AREA = **1,172.3 SQ.FT.**

TOTAL AREA = (FIRST FLOOR + SECOND FLOOR)
= (1,123.57 + 1,172.3)
= **2,295.87 SQ.FT.**

LOT 5 AREA ANALYSIS

	REQUIRED/ALLOWABLE	PROPOSED
LOT SIZE:	5,500 SQ.FT. MIN.	5,500 SQ.FT.
MAX. FAR:	0.55 (3,025 SQ.FT.)	2,295.87 SQ.FT. (0.42)
MAX. COVERAGE AREA:	50%	1,499.87 SQ.FT. (27.27%)
MIN. PRIVATE OPEN SPACE:	750 SQ.FT. (AREA)	2,554.86 (AREA)
LOT WIDTH:	50 FT MIN. FRONTAGE	50 FEET
LOT DEPTH:	100 FT MIN.	100 FEET



LOT 6 AREA DIAGRAM

SECOND FLOOR AREA

BLOCK F1 : 21.11 X 08.59	= 181.31 SQ.FT.
BLOCK F2 : 09.75 X 38.02	= 370.72 SQ.FT.
BLOCK F3 : 04.09 X 14.29	= 58.49 SQ.FT.
BLOCK F4 : 07.52 X 17.41	= 130.97 SQ.FT.
BLOCK F5 : 13.59 X 31.70	= 430.81 SQ.FT.

SECOND FLOOR AREA = **1,172.3 SQ.FT.**

TOTAL AREA = (FIRST FLOOR + SECOND FLOOR)
= (1,123.57 + 1,172.3)
= **2,295.87 SQ.FT.**

LOT 6 AREA ANALYSIS

	REQUIRED/ALLOWABLE	PROPOSED
LOT SIZE:	5,500 SQ.FT. MIN.	5,500 SQ.FT.
MAX. FAR:	0.55 (3,025 SQ.FT.)	2,295.87 SQ.FT. (0.42)
MAX. COVERAGE AREA:	50%	1,504.95 SQ.FT. (27.36%)
MIN. PRIVATE OPEN SPACE:	750 SQ.FT. (AREA)	2,555.09 SQ.FT. (AREA)
LOT WIDTH:	50 FT MIN. FRONTAGE	50 FEET
LOT DEPTH:	100 FT MIN.	100 FEET

LOT #4

LOT #5

LOT #6

Date: 10/21/2022

REVISION:

Scale: AS NOTED

Sheet title:

AREA ANALYSIS

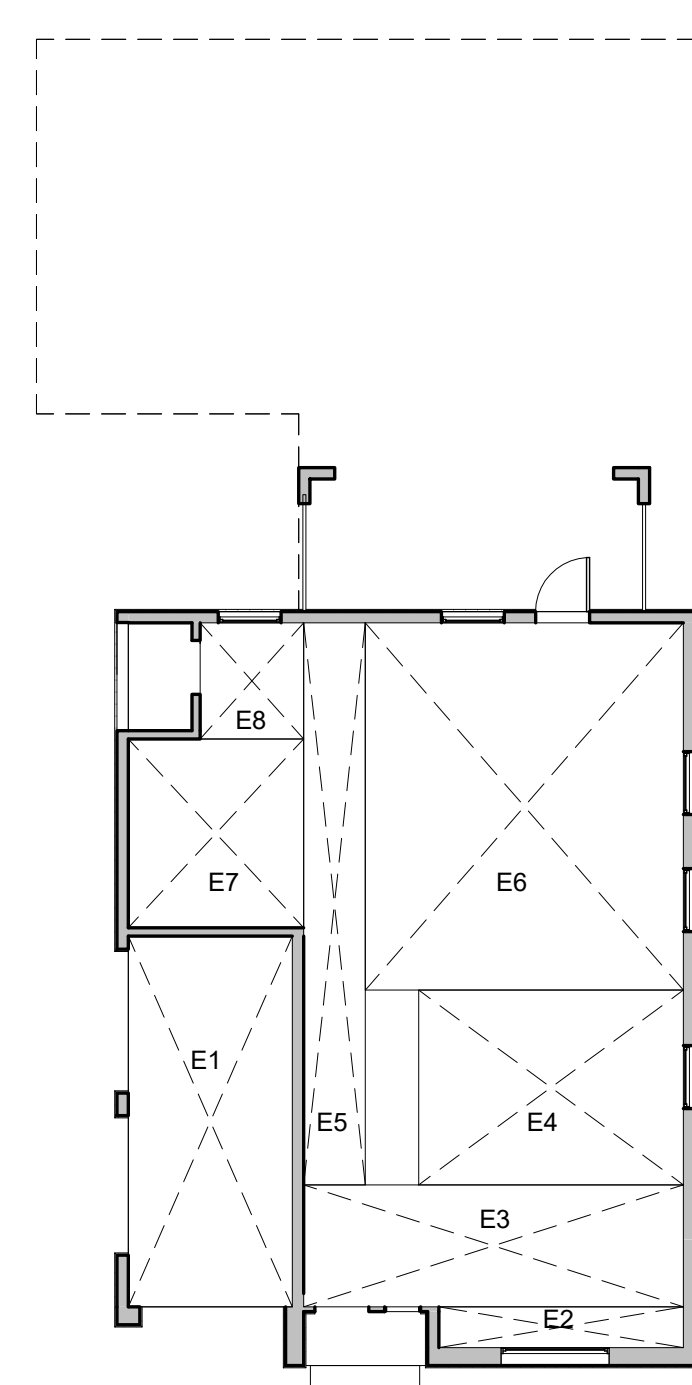
Sheet no.

A0.5

GARDEN PLACE

990 GARDEN
EAST PALO ALTO
CA 94301

PLANNING SUBMITTAL



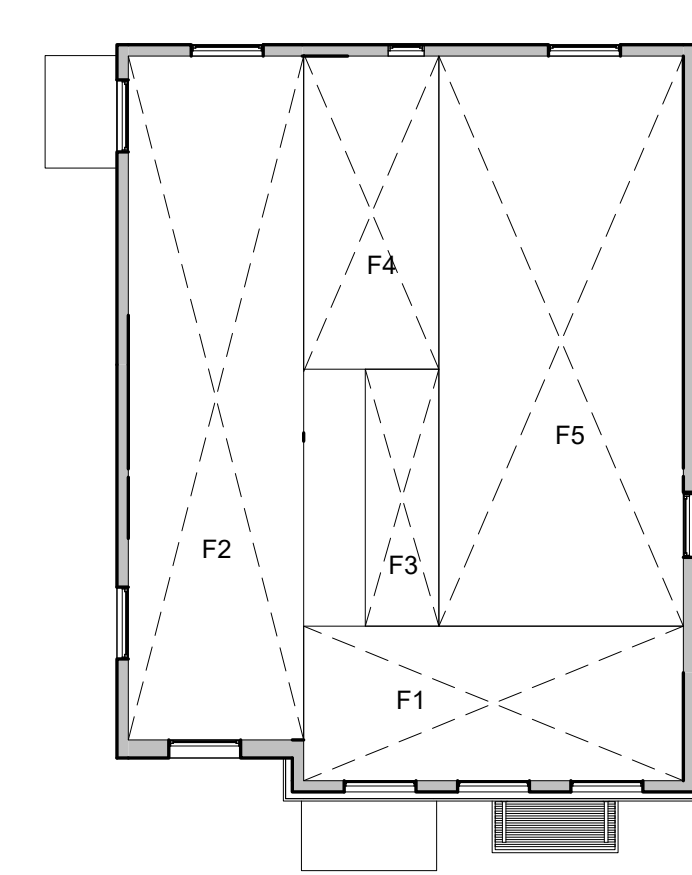
LOT 7 AREA DIAGRAM

FIRST FLOOR AREA

BLOCK E1 : 09.13 X 20.61	= 188.17 SQ.FT.
BLOCK E2 : 13.59 X 03.00	= 40.77 SQ.FT.
BLOCK E3 : 21.11 X 06.05	= 127.65 SQ.FT.
BLOCK E4 : 14.72 X 10.83	= 159.42 SQ.FT.
BLOCK E5 : 03.43 X 31.24	= 107.07 SQ.FT.
BLOCK E6 : 17.68 X 20.41	= 360.99 SQ.FT.
BLOCK E7 : 09.75 X 10.50	= 102.38 SQ.FT.
BLOCK E8 : 05.75 X 06.46	= 37.12 SQ.FT.

FIRST FLOOR AREA = 1,123.57 SQ.FT.

TOTAL FOOTPRINT AREA = 1,499.87 SQ.FT.



LOT 7 AREA DIAGRAM

SECOND FLOOR AREA

BLOCK F1 : 21.11 X 08.59	= 181.31 SQ.FT.
BLOCK F2 : 09.75 X 38.02	= 370.72 SQ.FT.
BLOCK F3 : 04.09 X 14.29	= 58.49 SQ.FT.
BLOCK F4 : 07.52 X 17.41	= 130.97 SQ.FT.
BLOCK F5 : 13.59 X 31.70	= 430.81 SQ.FT.

SECOND FLOOR AREA = 1,172.3 SQ.FT.

**TOTAL AREA = (FIRST FLOOR + SECOND FLOOR)
= (1123.57 + 1172.3)
= 2,295.87 SQ. FT.**

LOT 7 AREA ANALYSIS

	REQUIRED/ALLOWABLE	PROPOSED
LOT SIZE:	5,500 SQ.FT. MIN.	5,500 SQ.FT.
MAX. FAR:	0.55 (3.025 SQ.FT.)	2,295.87 SQ.FT. (0.42)
MAX. COVERAGE AREA:	50%	1,499.87 SQ.FT. (27.27%)
MIN. PRIVATE OPEN SPACE:	750 SQ.FT. (AREA)	2,194.23 SQ.FT. (AREA)
LOT WIDTH:	50 FT MIN. FRONTAGE	50 FEET
LOT DEPTH:	100 FT MIN.	100 FEET

Date: 10/21/2022

REVISION:

Scale: AS NOTED

Sheet title:

AREA ANALYSIS

Sheet no.

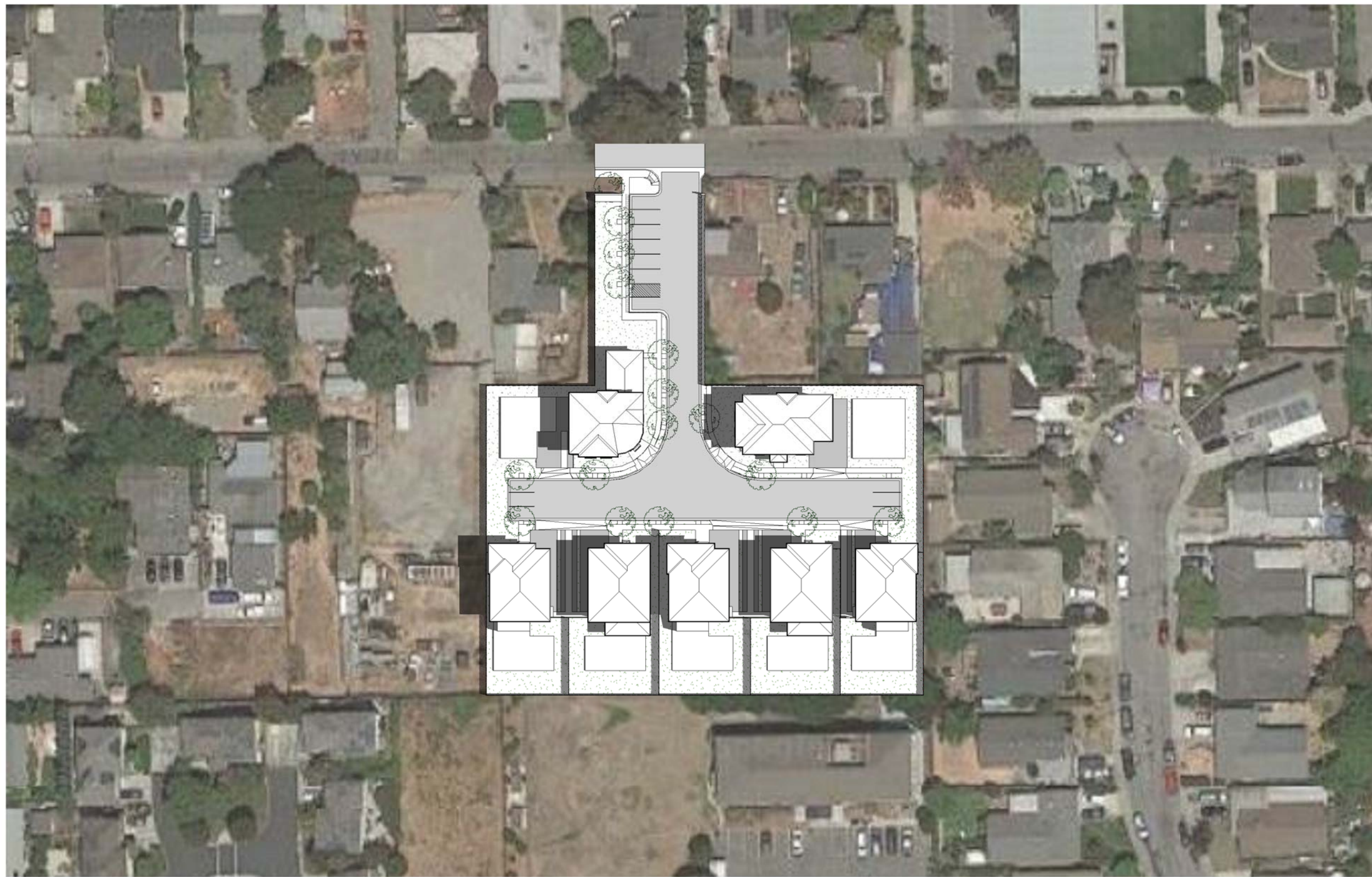
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of
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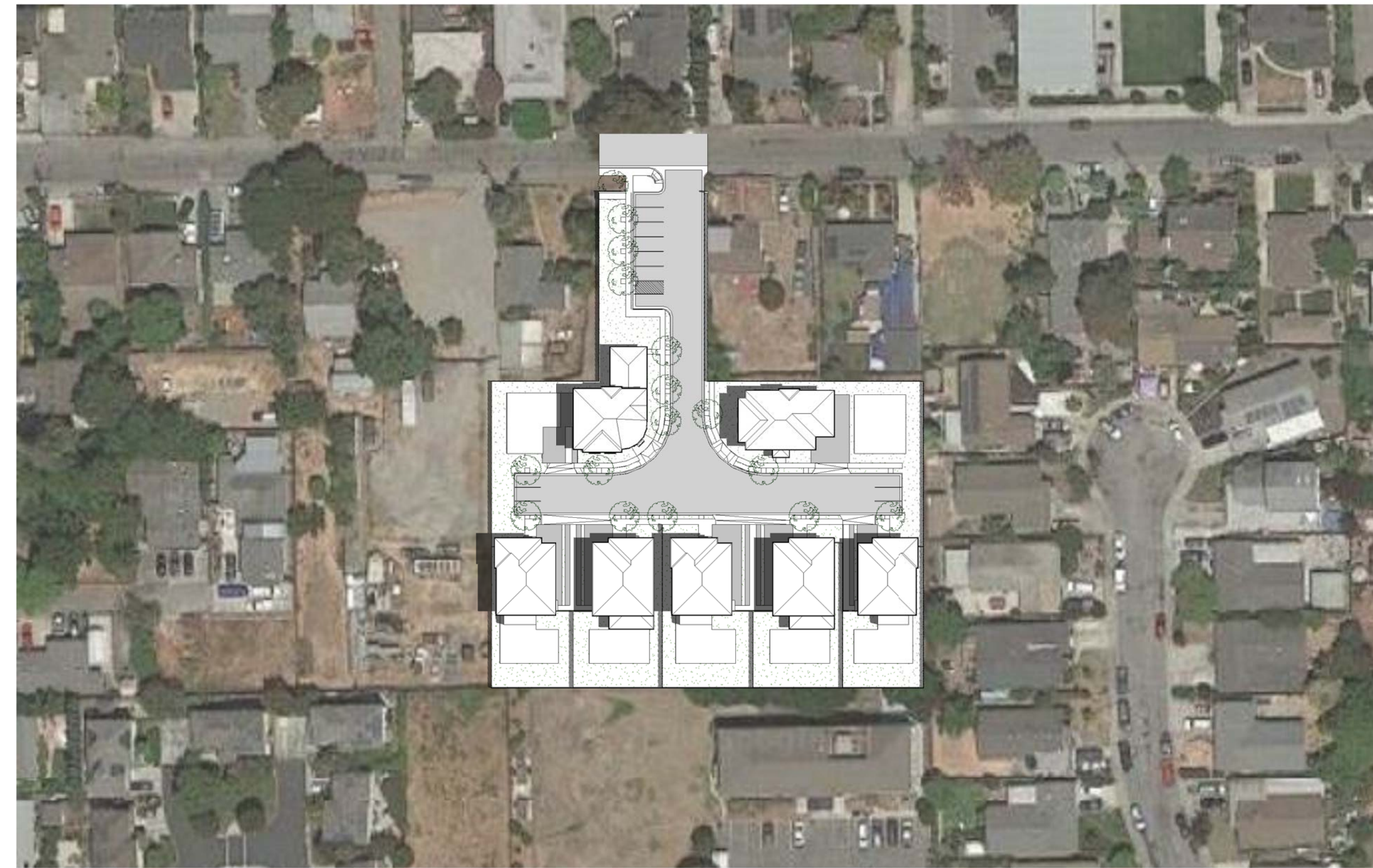
LOT #7

GARDEN PLACE
990 GARDEN
EAST PALO ALTO
CA 94301

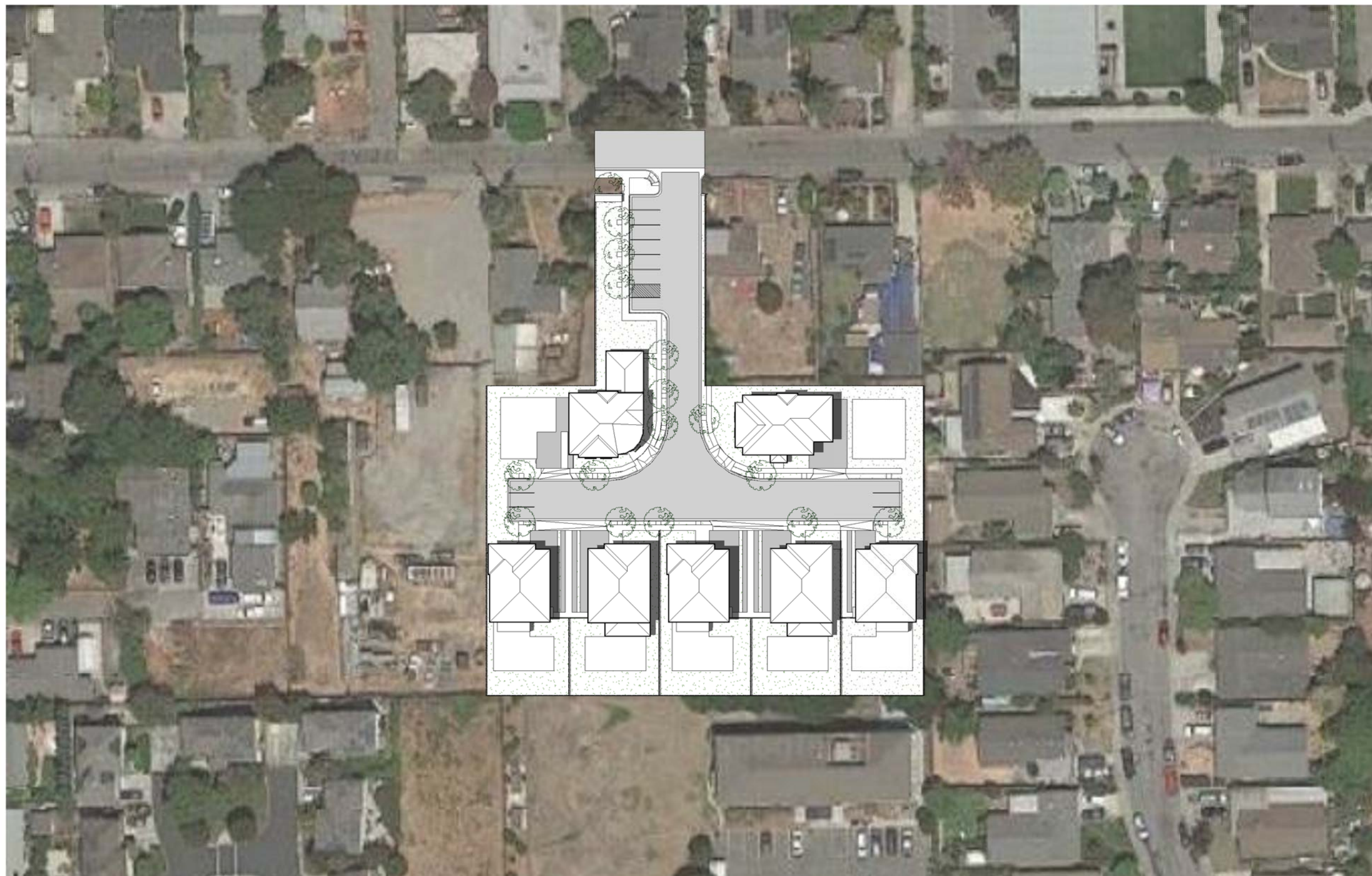
PLANNING SUBMITTAL



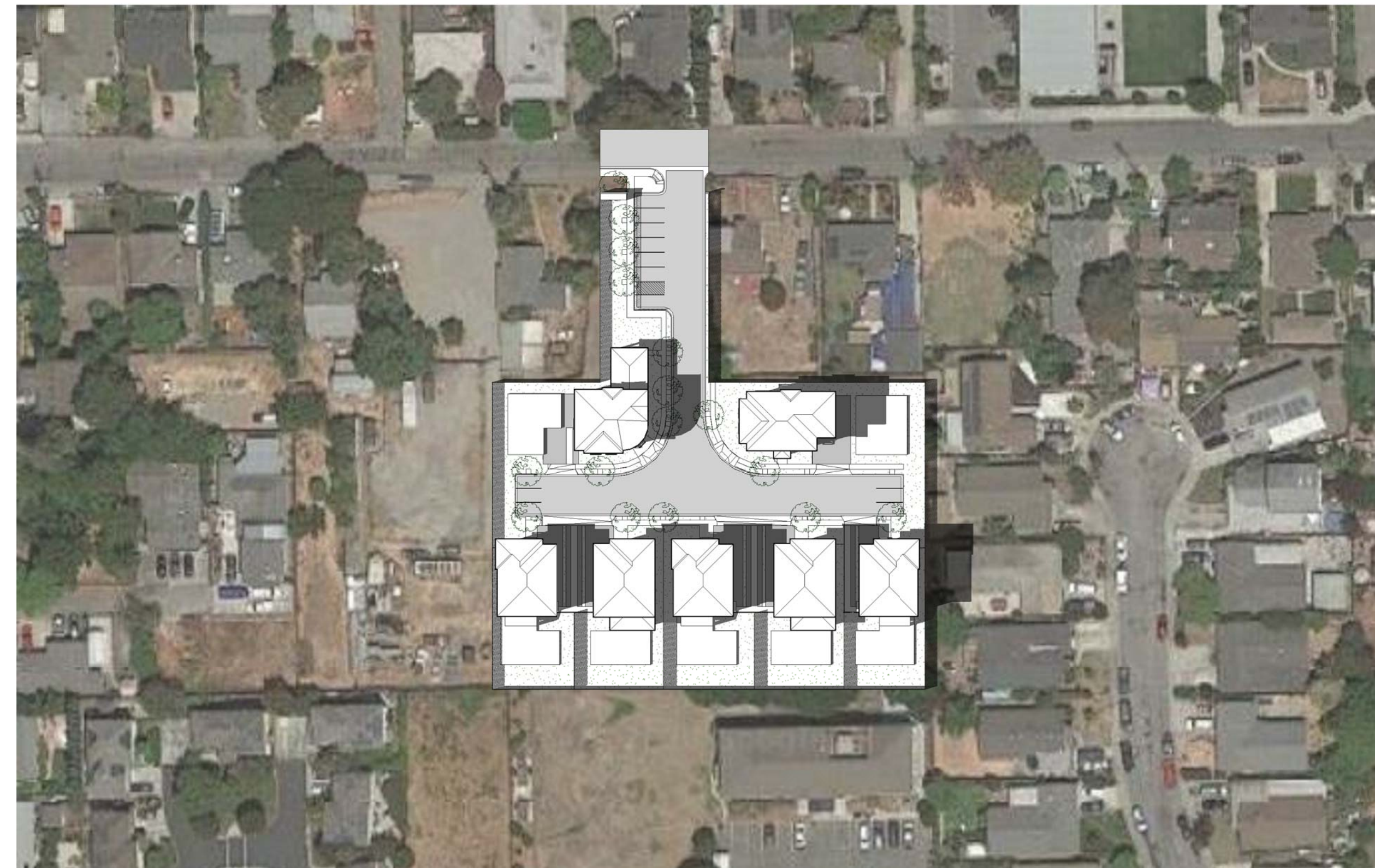
① SHADOW STUDY - DECEMBER 21, 9AM (UTC-7)



② SHADOW STUDY - DECEMBER 21, 10AM (UTC-7)



③ SHADOW STUDY - DECEMBER 21, 1PM (UTC-7)



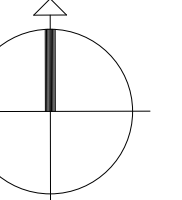
④ SHADOW STUDY - DECEMBER 21, 4PM (UTC-7)

Date: 10/21/2022

REVISION:

Scale: AS NOTED

TRUE
NORTH



Sheet title:

SHADOW STUDY

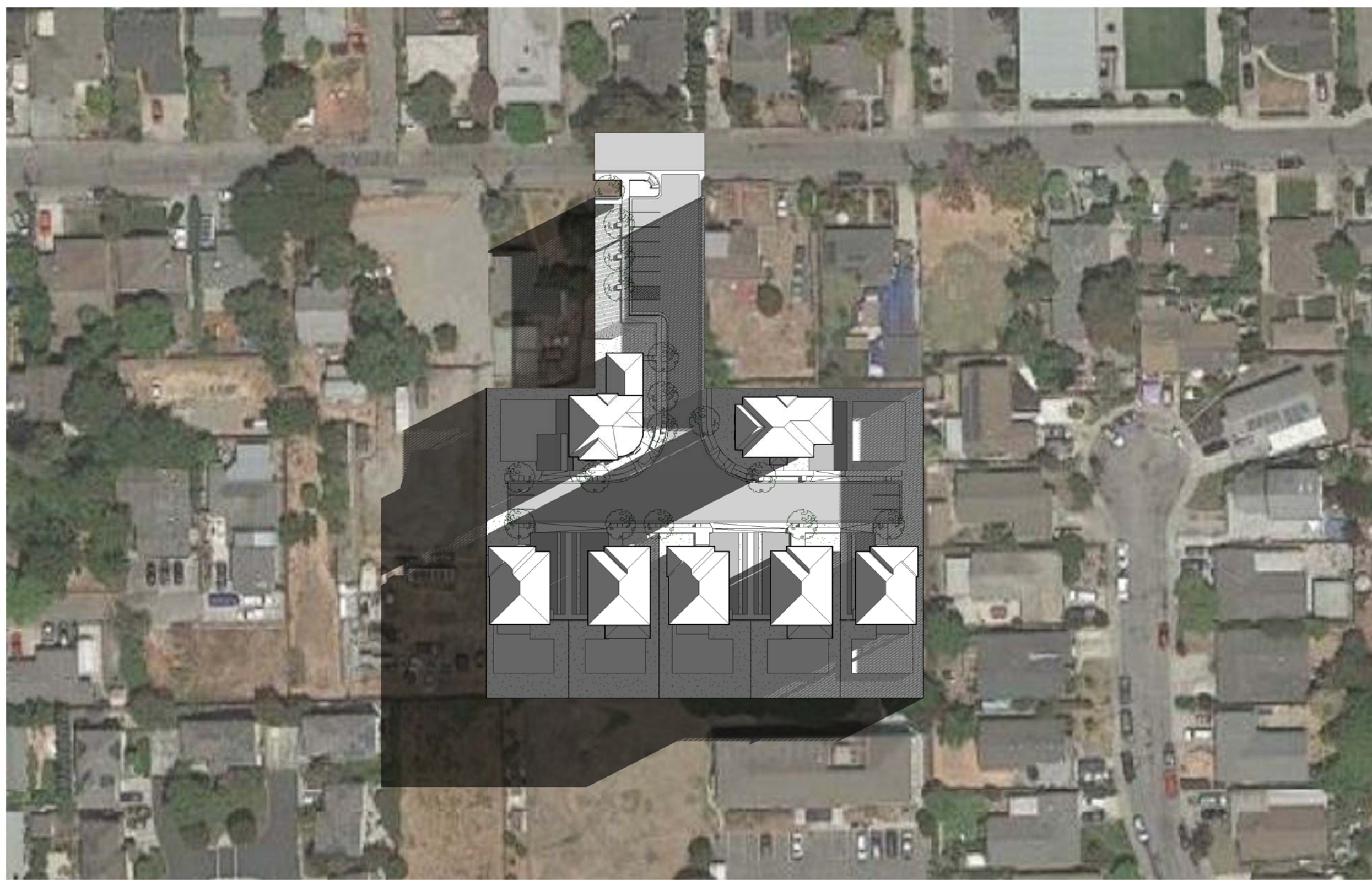
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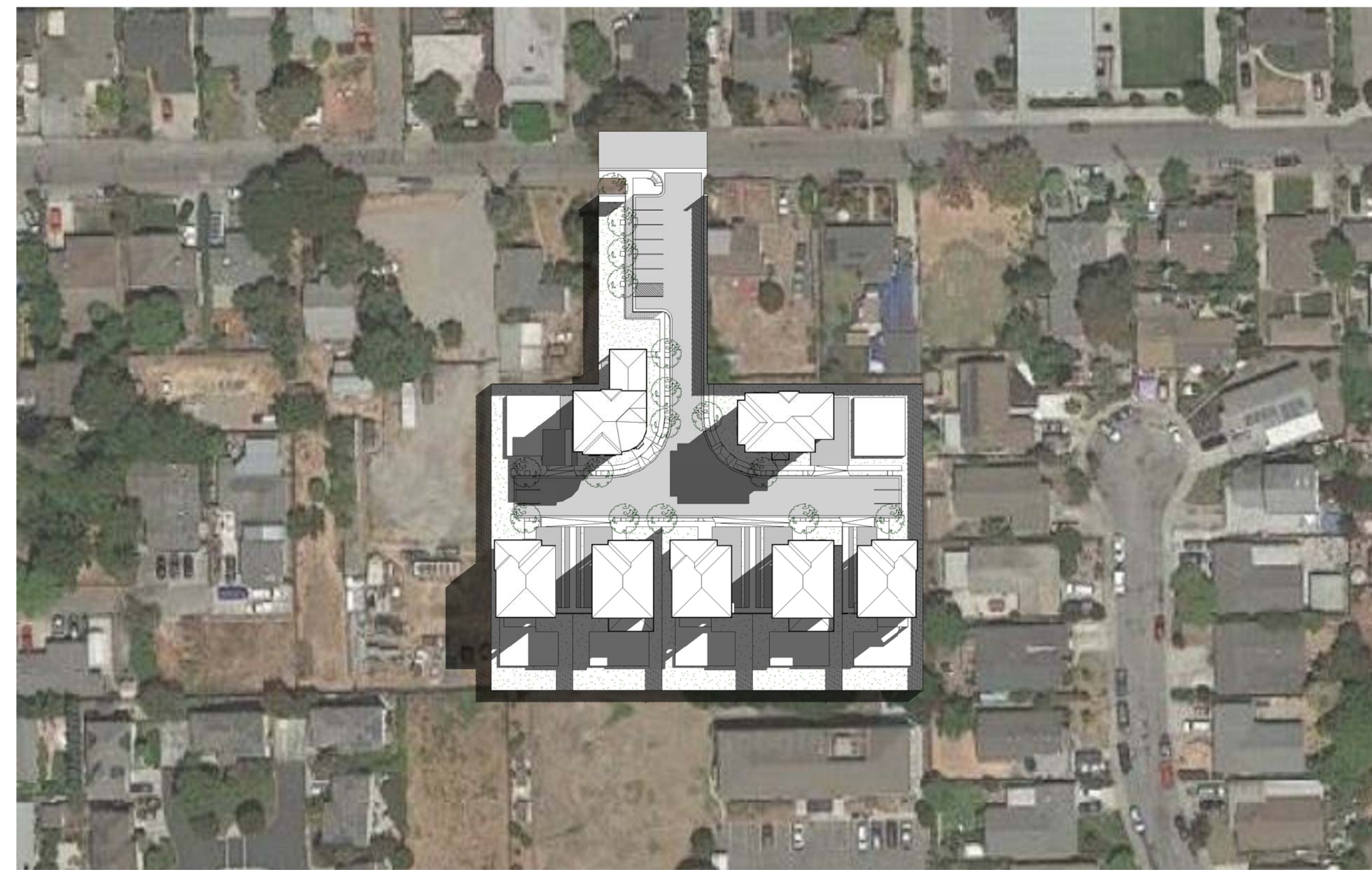
of

GARDEN PLACE
990 GARDEN
EAST PALO ALTO
CA 94301

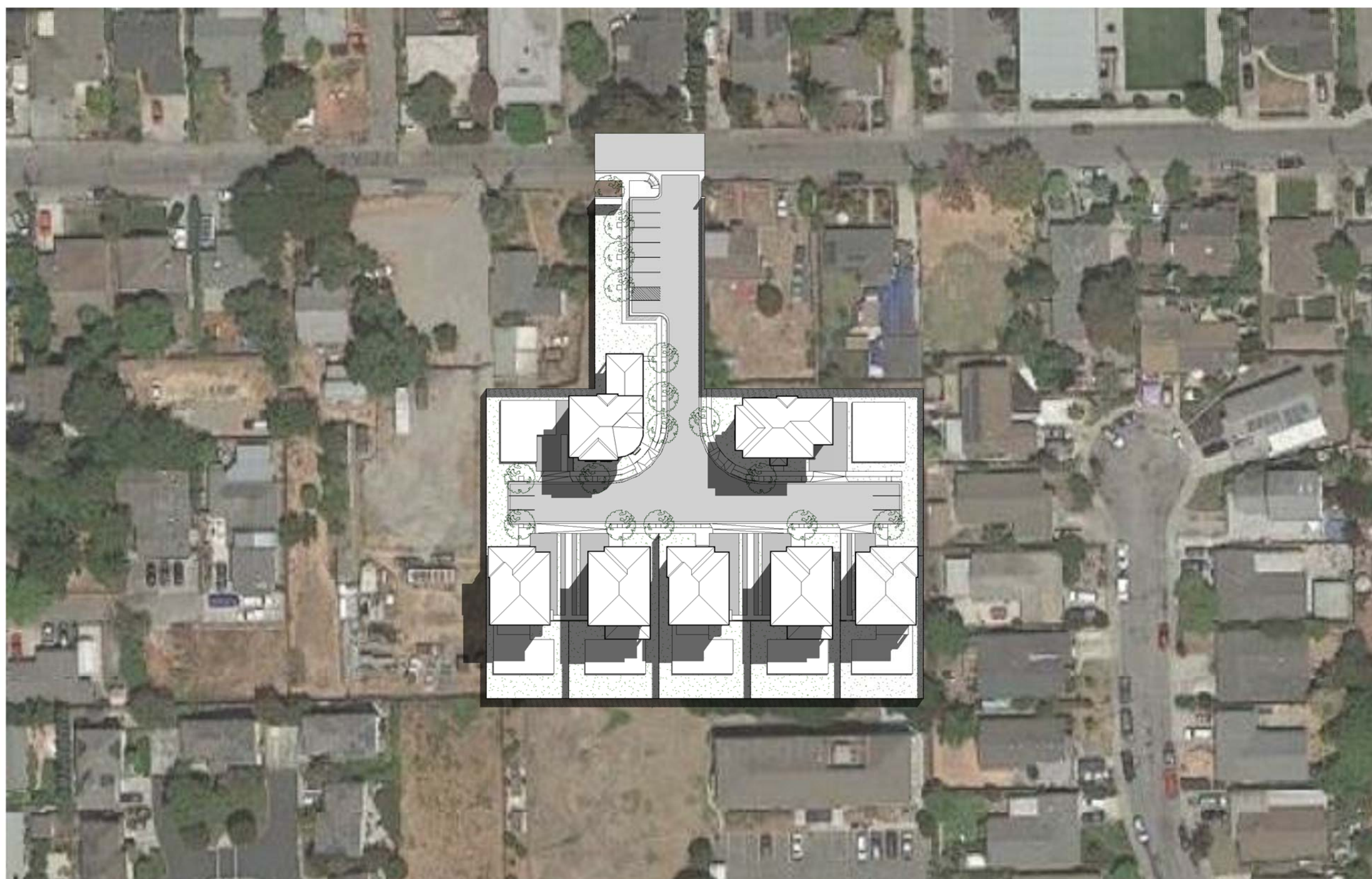
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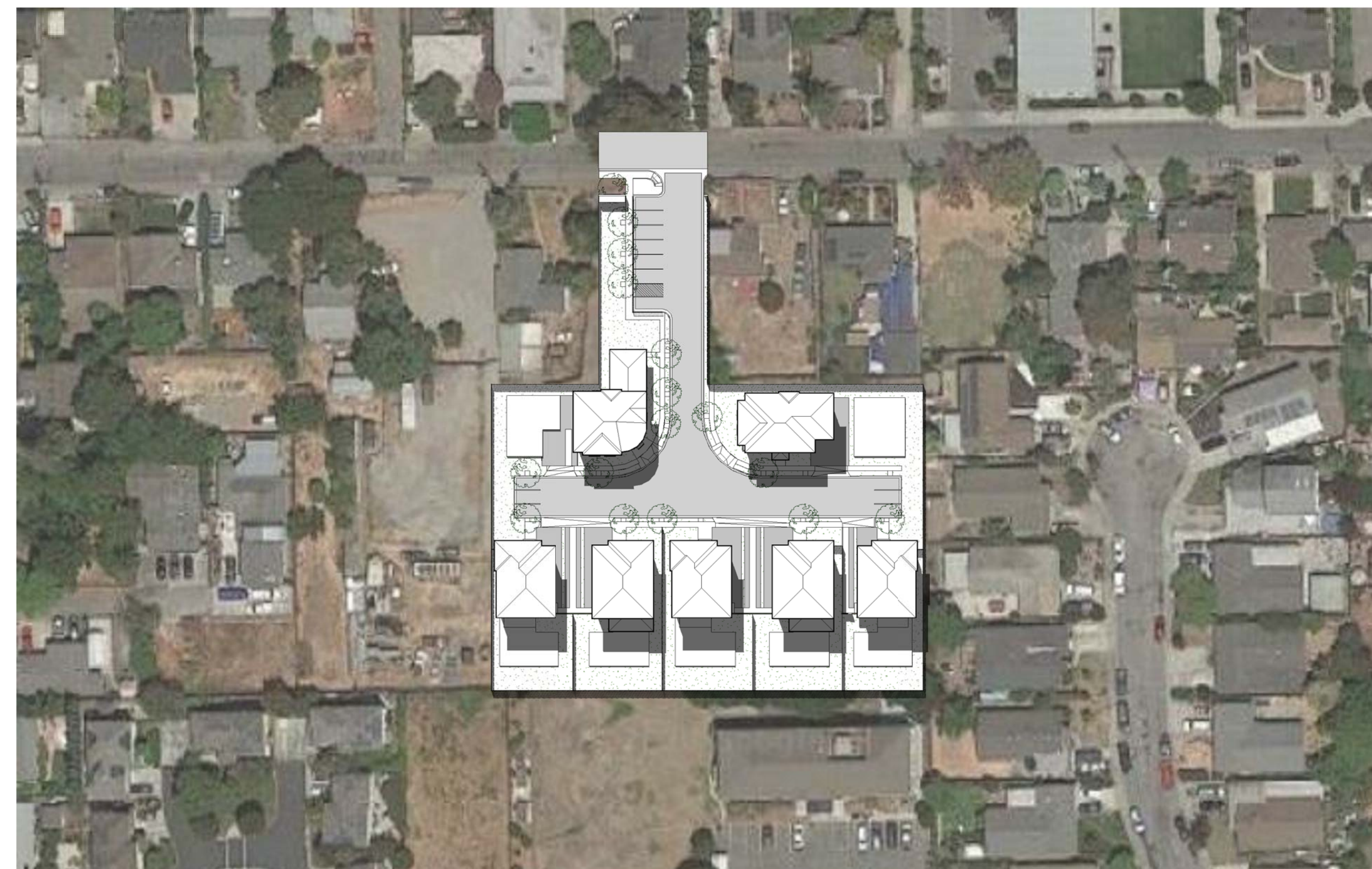
① SHADOW STUDY - JUNE 21, 7AM (UTC-7)



② SHADOW STUDY - JUNE 21, 8.30AM (UTC-7)



③ SHADOW STUDY - JUNE 21, 10AM (UTC-7)



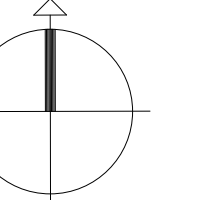
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Date: 10/21/2022

REVISION:

Scale: AS NOTED

TRUE
NORTH



Sheet title:

SHADOW STUDY

Sheet no.

A0.8

of

GARDEN PLACE
990 GARDEN
EAST PALO ALTO
CA 94301

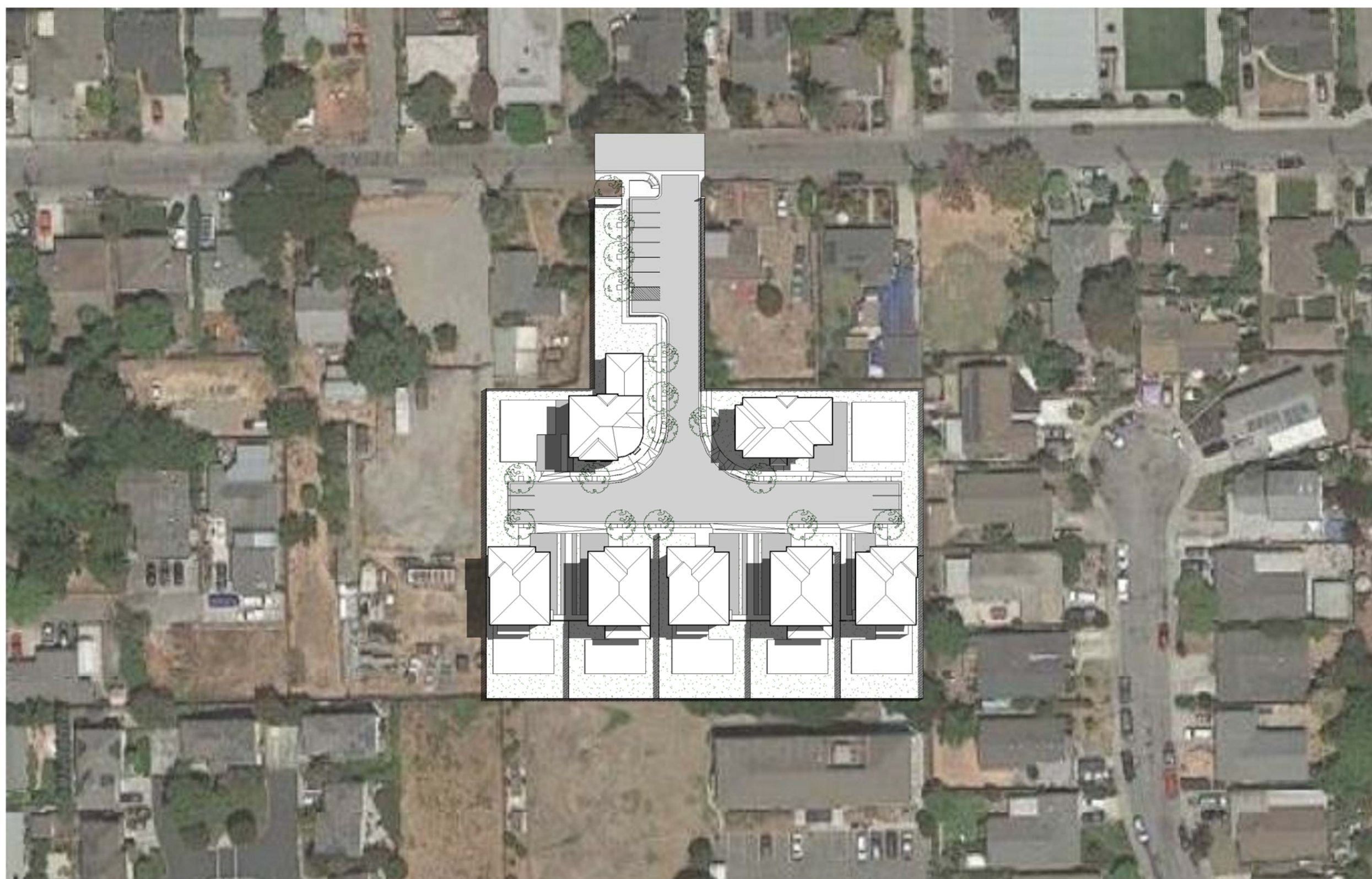
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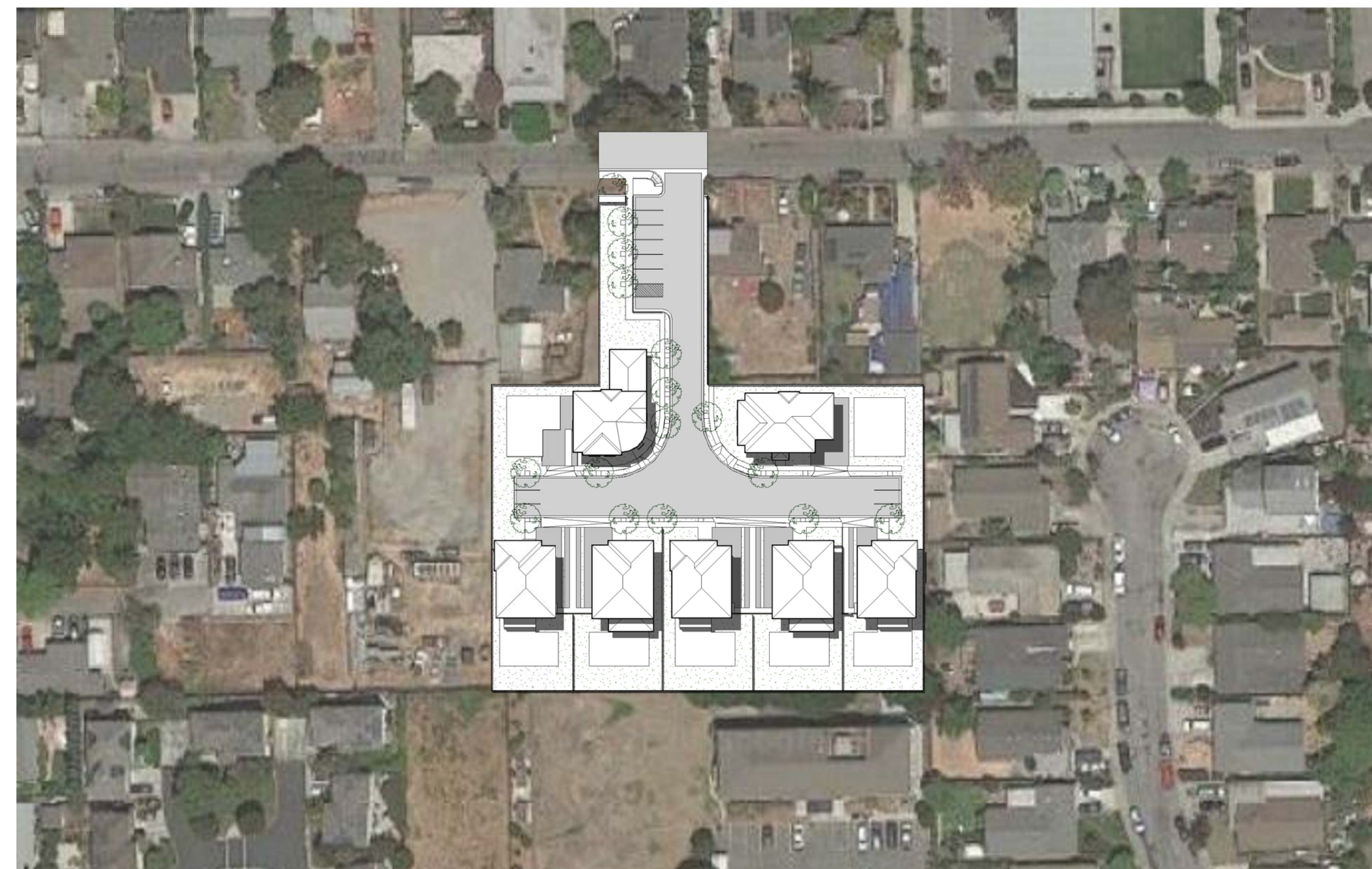
① SHADOW STUDY - JUNE 21, 4PM (UTC-7)



② SHADOW STUDY - MARCH 21, 7.30AM (UTC-7)



③ SHADOW STUDY - MARCH 21, 10AM (UTC-7)



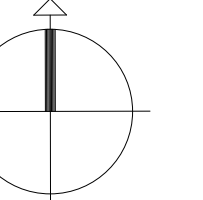
④ SHADOW STUDY - MARCH 21, 1PM (UTC-7)

Date: 10/21/2022

REVISION:

Scale: AS NOTED

TRUE
NORTH



Sheet title:

SHADOW STUDY

Sheet no.

A0.9

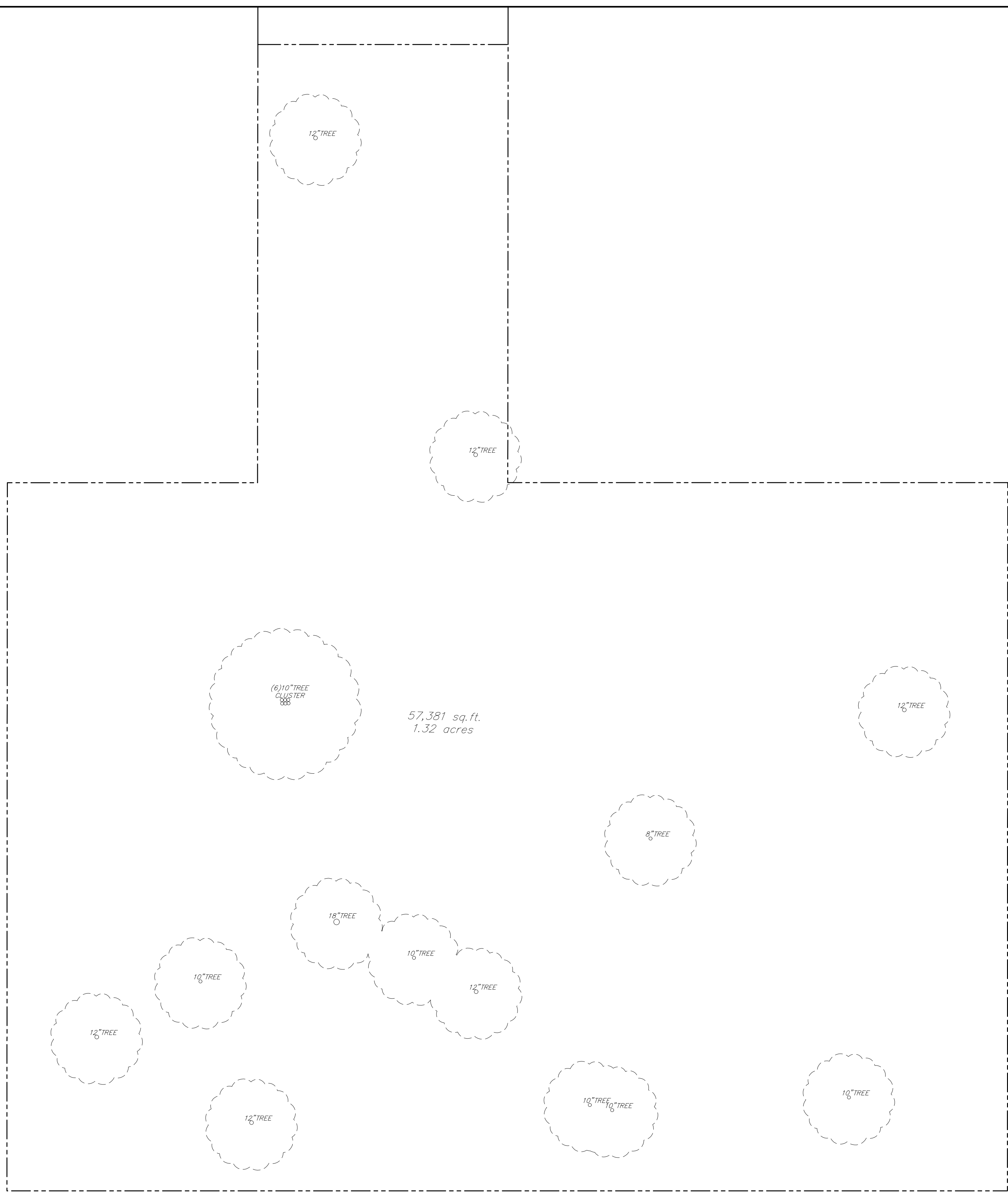
of

GARDEN STREET

30' R/W

GARDEN PLACE
990 GARDEN
EAST PALO ALTO
CA 94301

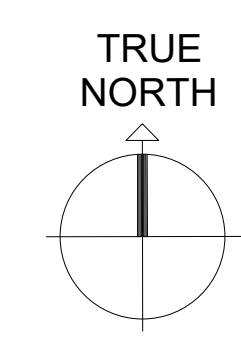
PLANNING SUBMITTAL



Date: 10/03/2022

REVISION:

Scale: 1 : 200



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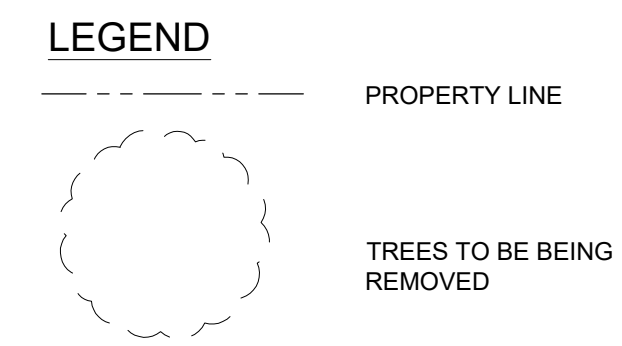
DEMO PLAN

Sheet no.

A1.1

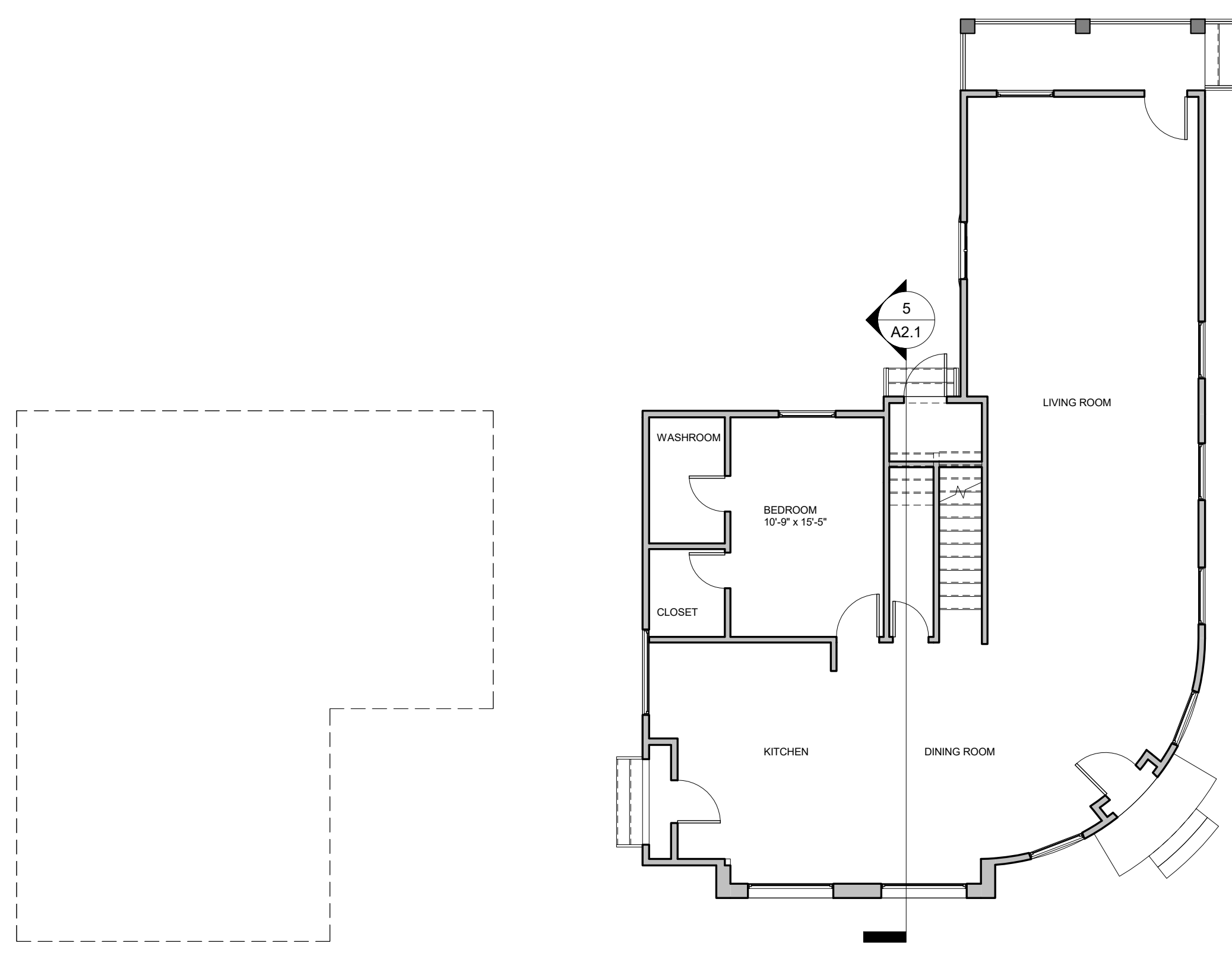
of

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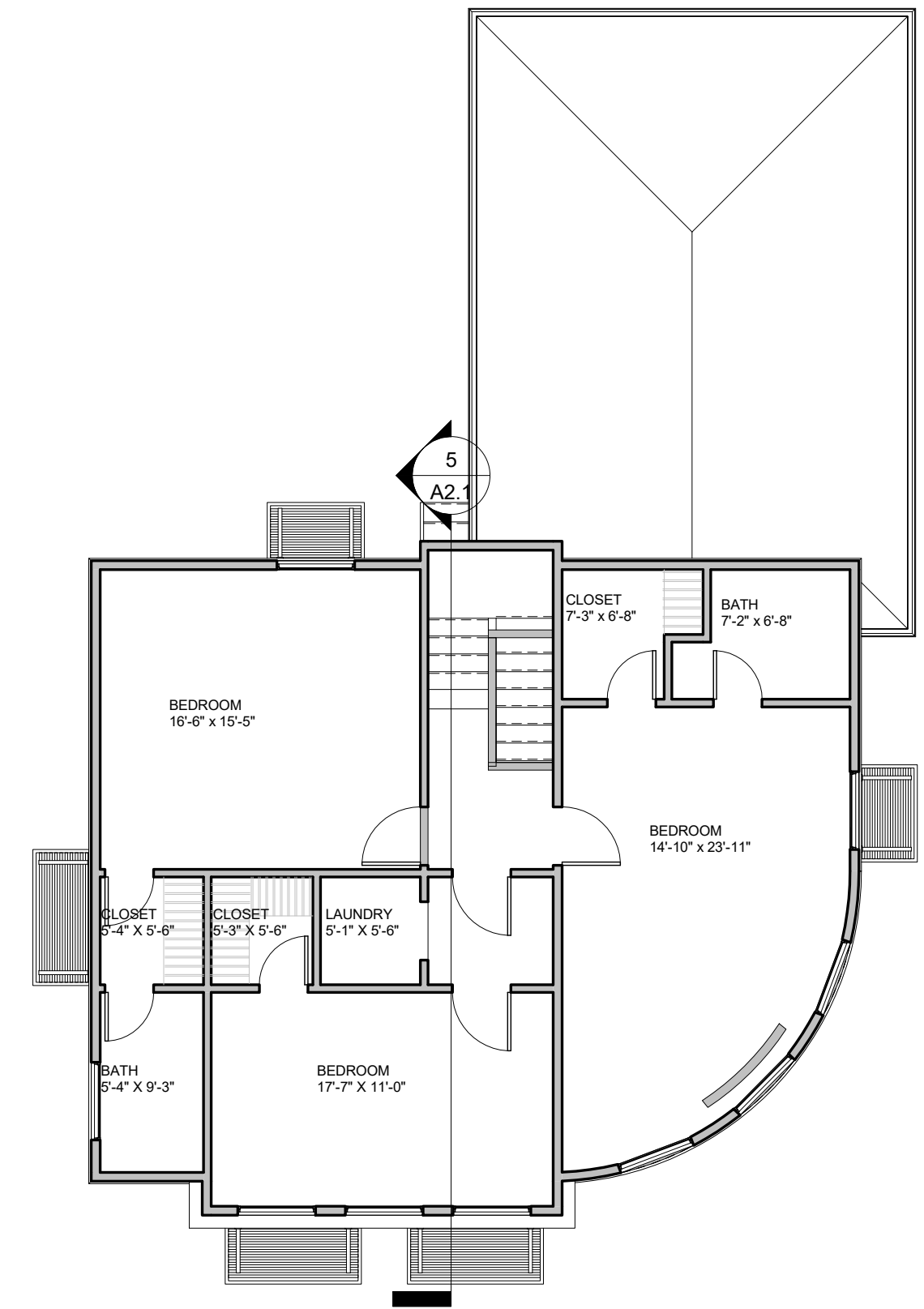


GARDEN PLACE
990 GARDEN
EAST PALO ALTO
CA 94301

PLANNING SUBMITTAL



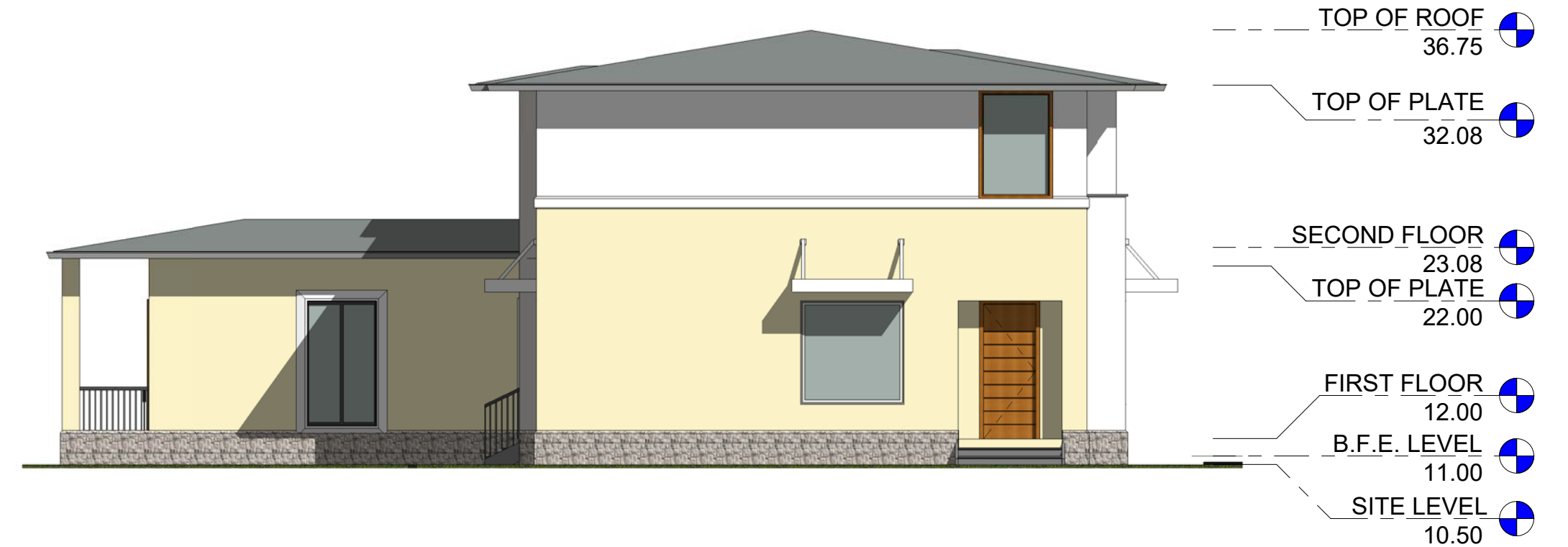
FIRST FLOOR PLAN



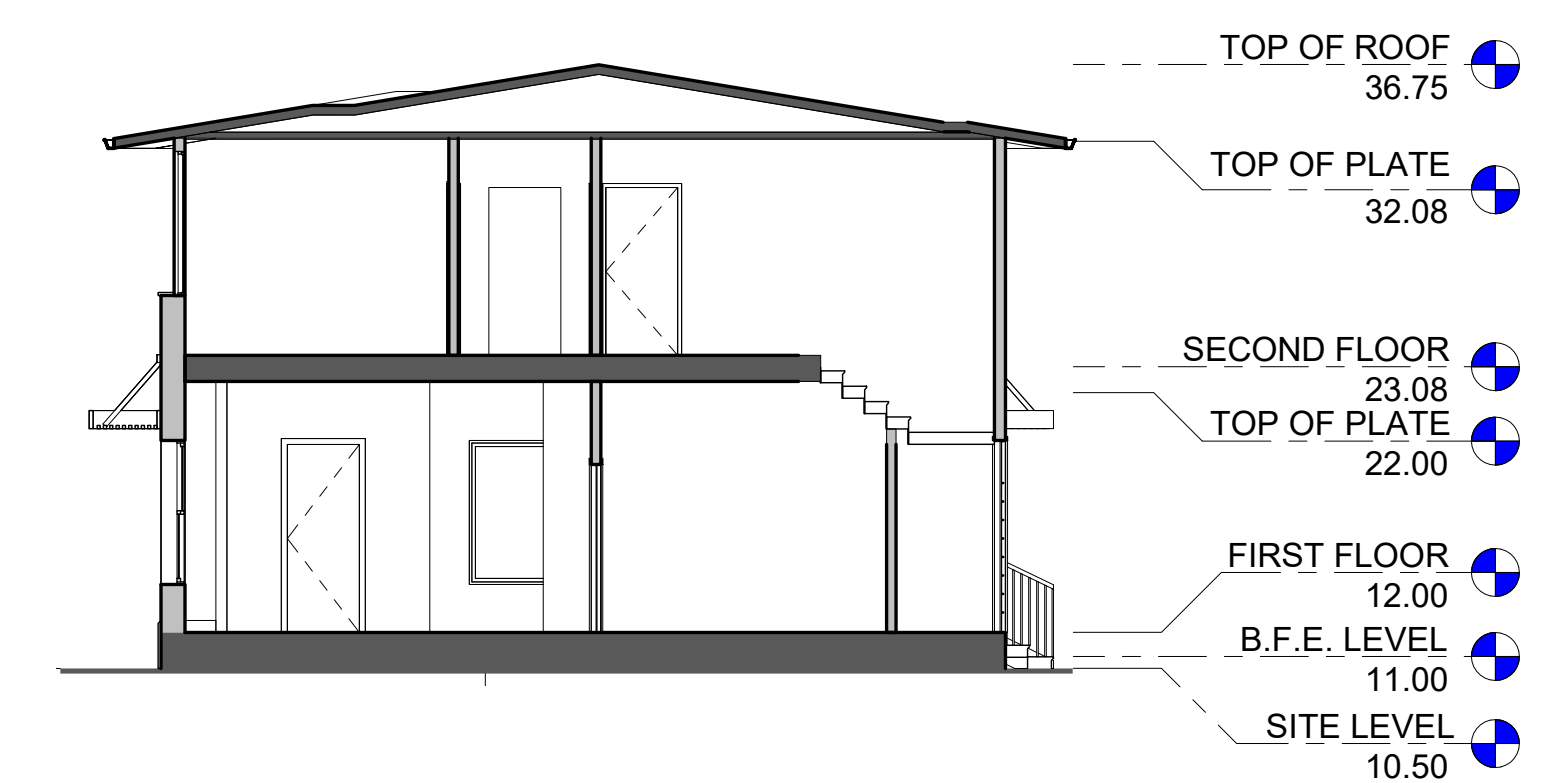
SECOND FLOOR PLAN



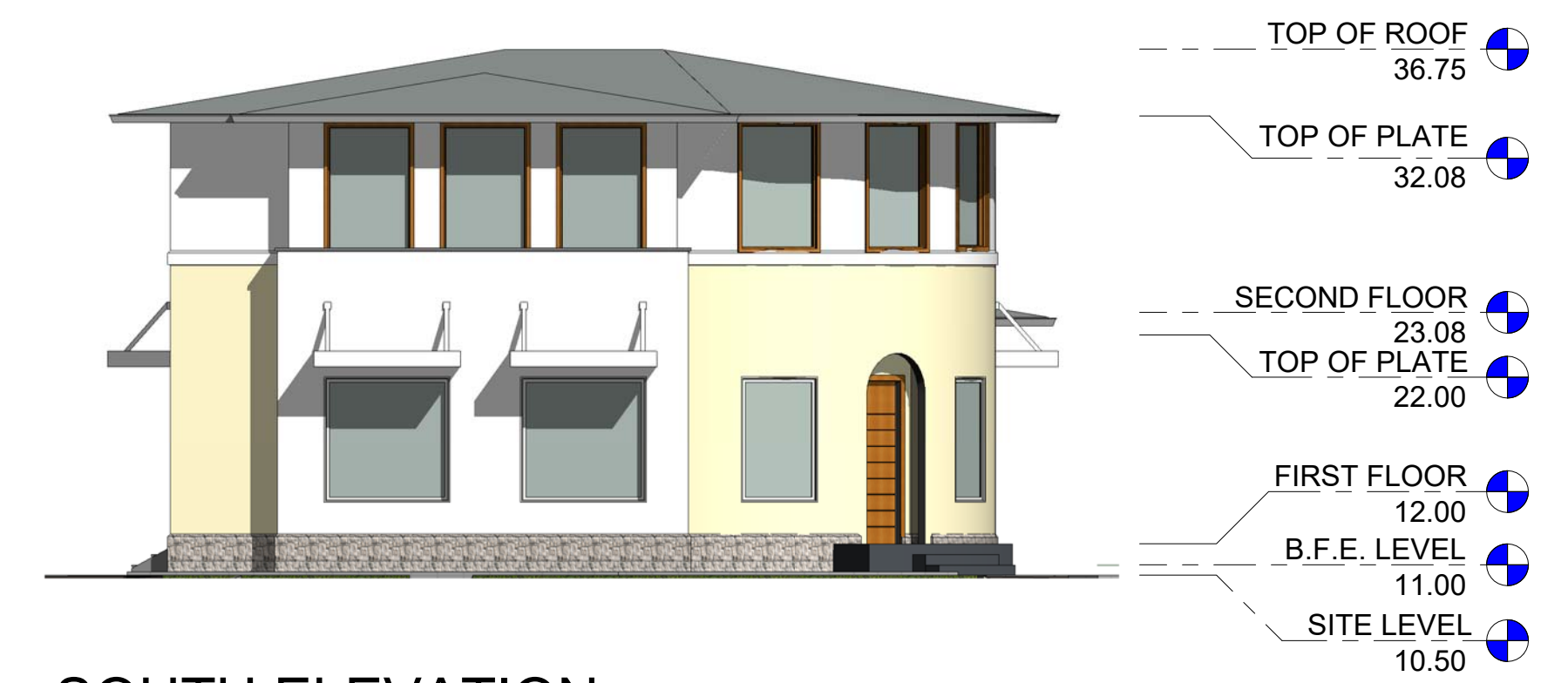
NORTH ELEVATION



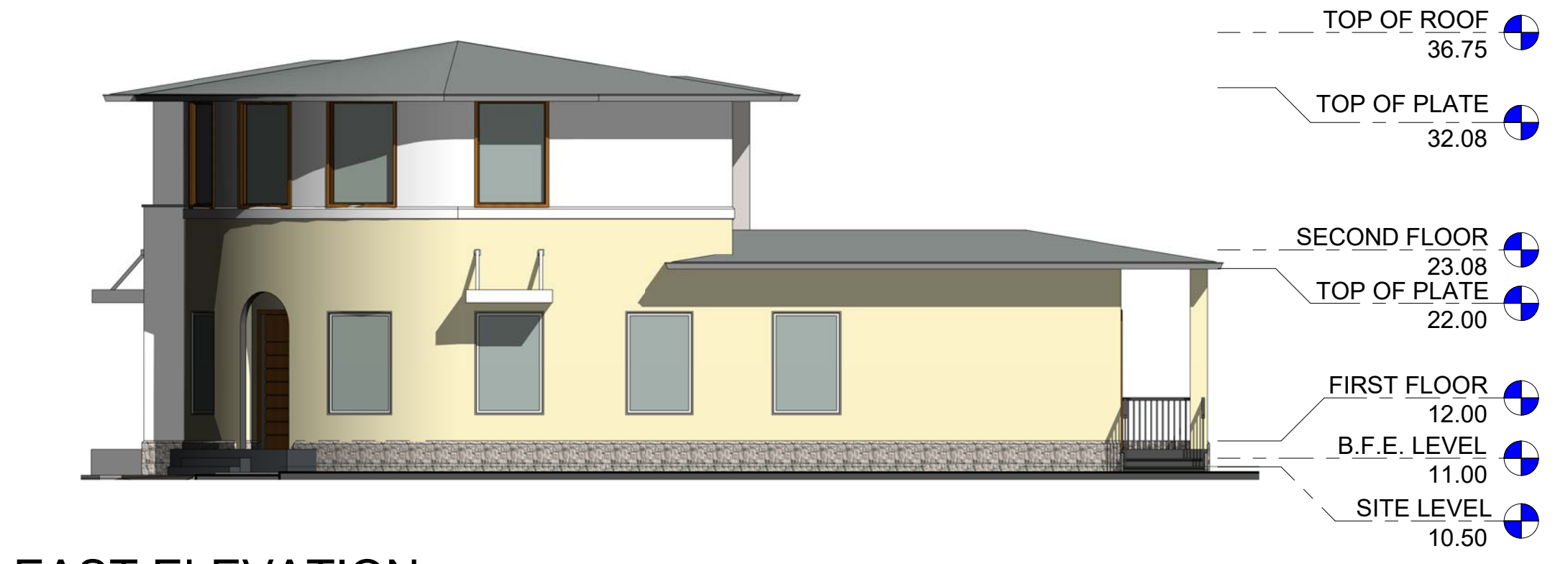
WEST ELEVATION



SECTION

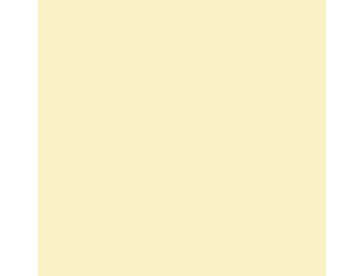


SOUTH ELEVATION



EAST ELEVATION

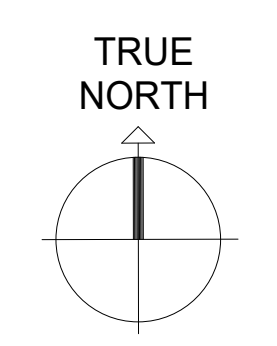
MATERIAL BOARD

		
BENJAMIN MOORE - WINTER SUNSHINE - 345	#d7d2ce	ELDORADO STONE - ROUGH CUT - LOIRE VALLEY

Date: 10/21/2022

REVISION:

Scale: AS NOTED



Sheet title:

LOT #1

PLAN, ELEVATIONS & SECTIONS

Sheet no.

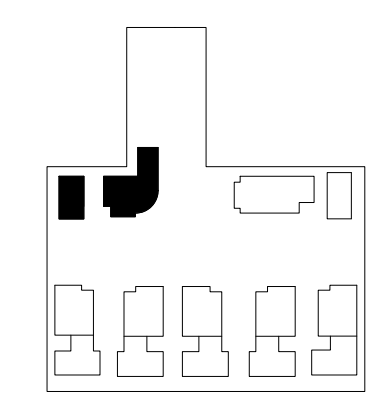
GENERAL NOTES

1. SEE A0.3 SHEET FOR AREA ANALYSIS
2. SEE SITE PLAN FOR SETBACK
3. EXTERIOR FINISH : STUCCO
4. ROOFING : HIGH PERFORMANCE ROOFING SHINGLES FROM "OWENS CORNING"
5. GUARD RAIL : METAL
6. DRIVEWAY : CONCRETE
7. WINDOW : VINYL/FIBERGLASS
8. B.F.E. LEVEL : 11.00'
9. HOUSE ADDRESS NUMBER TO BE MINIMUM 4" TALL WITH 1/2" STROKE ILLUMINATED.
10. RECESSED CEILING LIGHT
11. WALL SCONE
12. MOTION SENSOR LIGHT ON ASTRONOMICAL CLOCK

AREA DETAIL

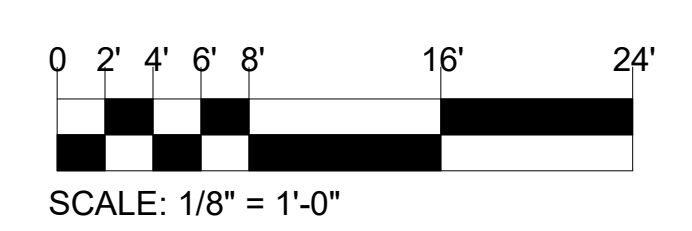
- UNIT 1**
1. FIRST FLOOR : 1,557.87 SQ.FT.
 2. SECOND FLOOR : 1,128.32 SQ.FT.

KEY PLAN



LEGEND

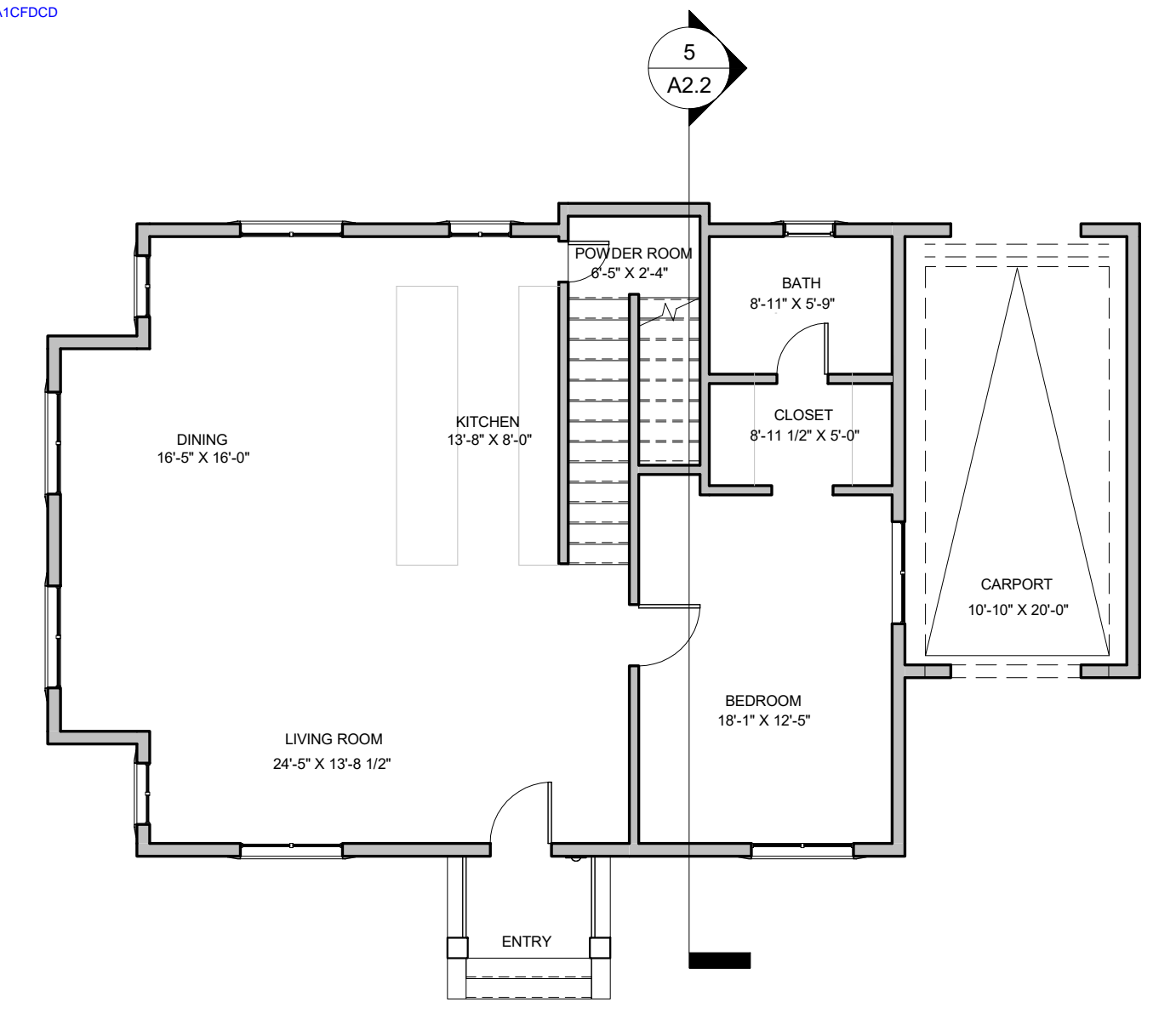
GRAPHIC SCALE



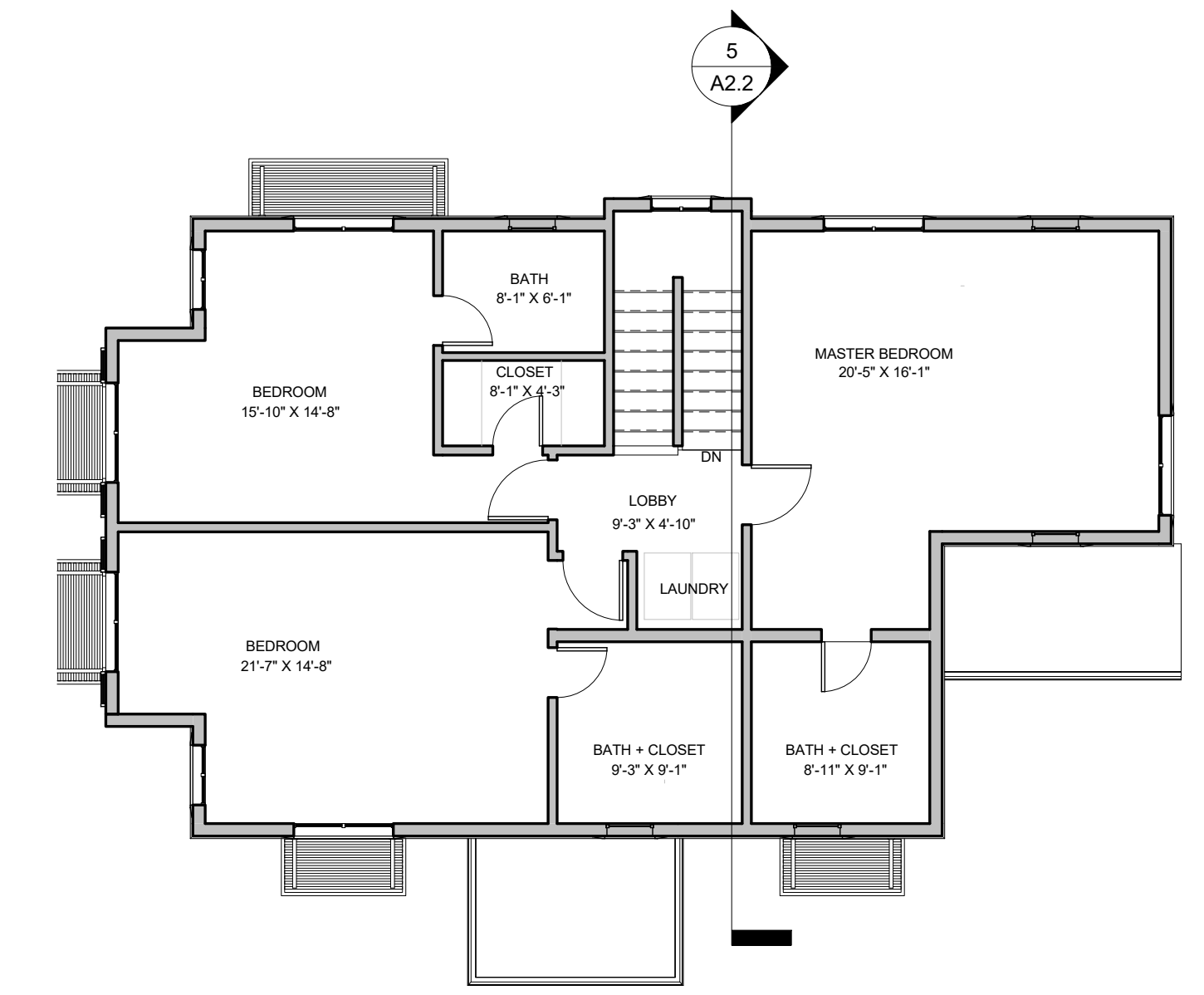
A2.1

GARDEN PLACE
990 GARDEN
EAST PALO ALTO
CA 94301

PLANNING SUBMITTAL



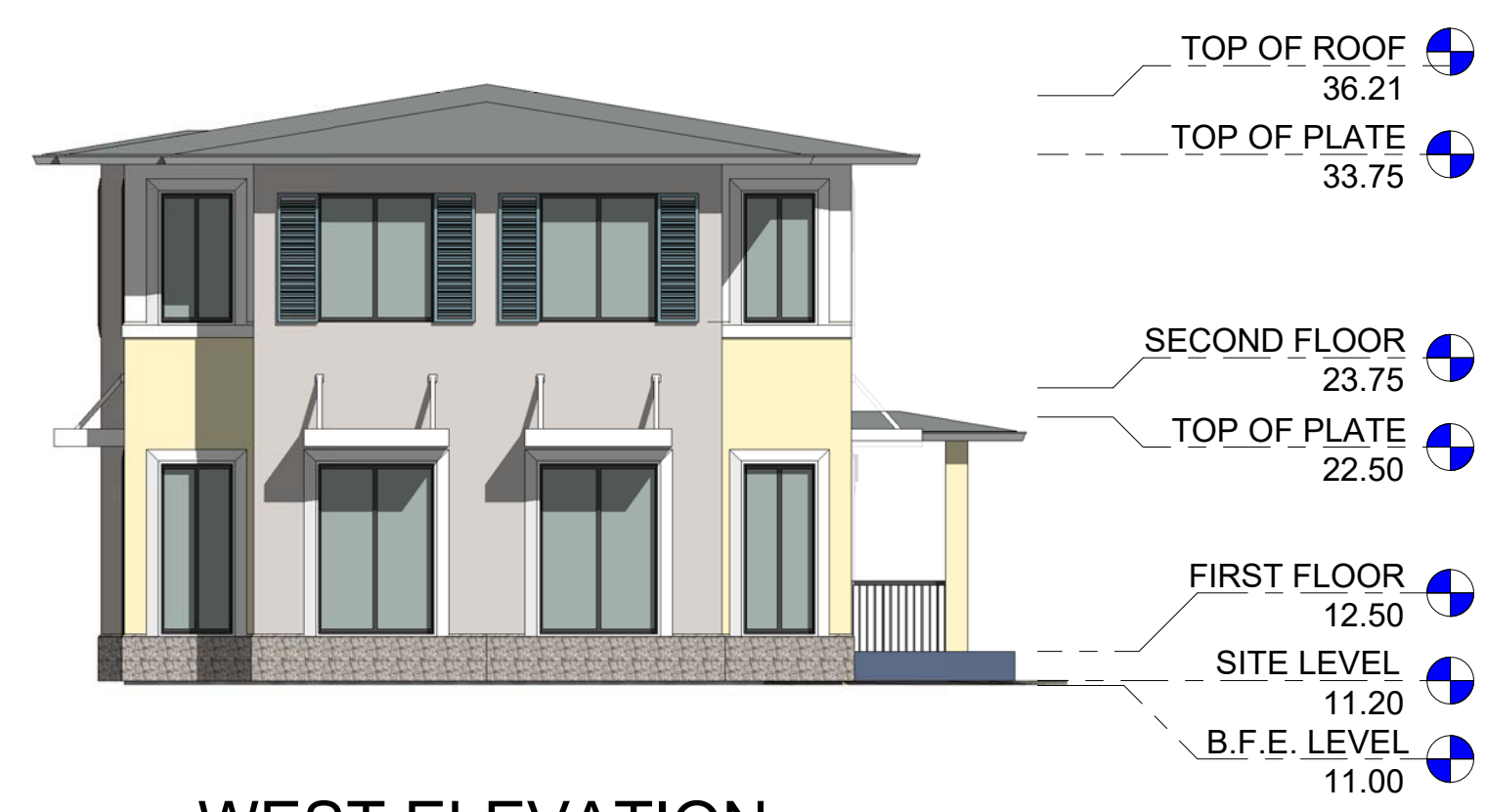
FIRST FLOOR PLAN



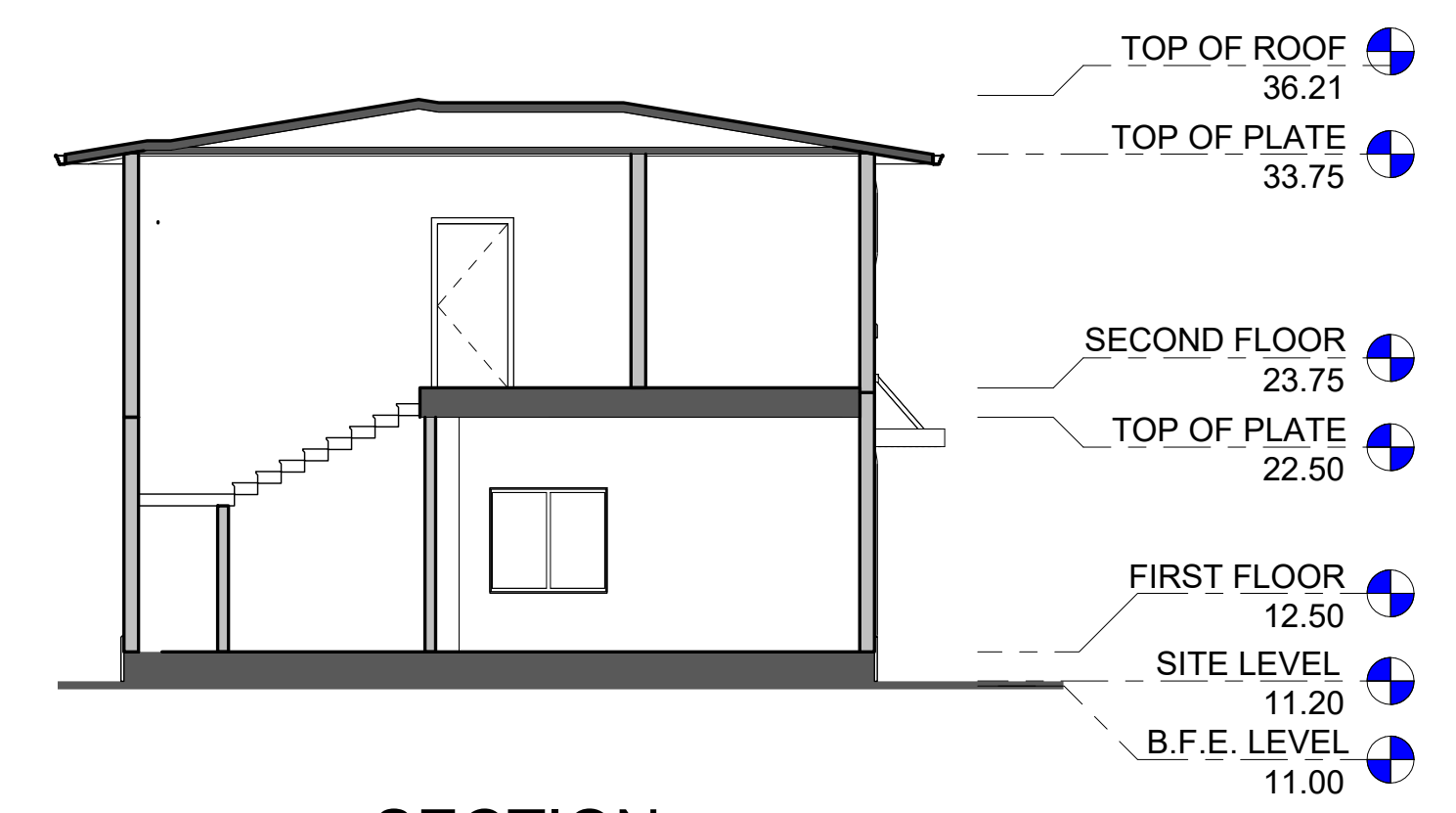
SECOND FLOOR PLAN



NORTH ELEVATION



WEST ELEVATION



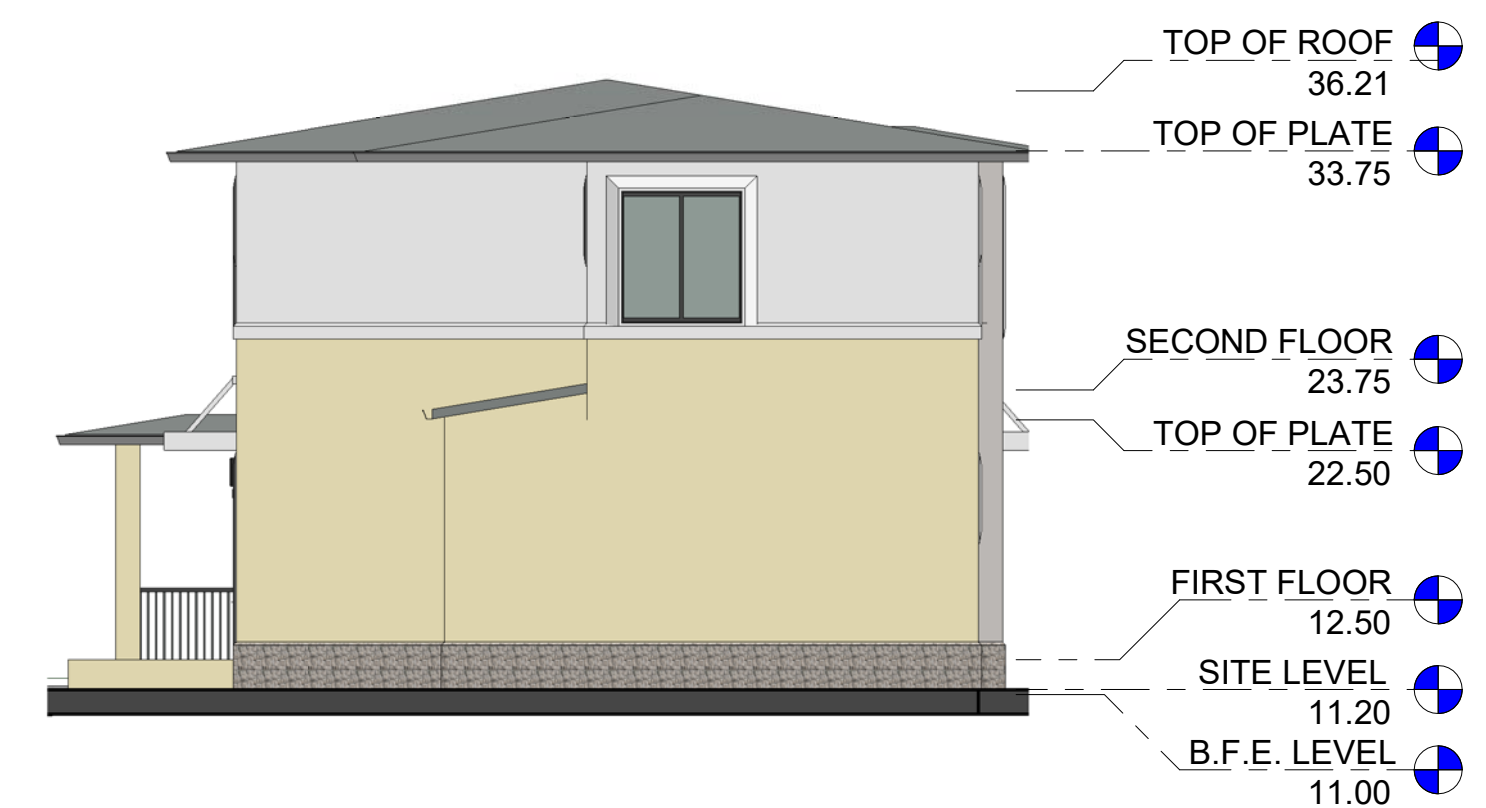
SECTION

Date: 10/21/2022

REVISION:



SOUTH ELEVATION

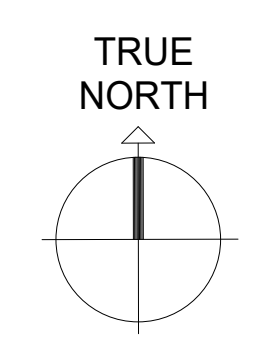


EAST ELEVATION

MATERIAL BOARD



Scale: AS NOTED



Sheet title:

LOT #2

PLAN, ELEVATIONS & SECTIONS

Sheet no.

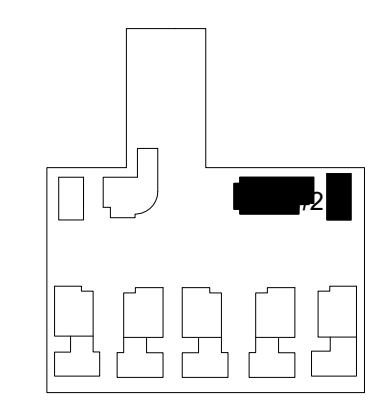
GENERAL NOTES

- SEE A0.3 SHEET FOR AREA ANALYSIS
- SEE SITE PLAN FOR SETBACK
- EXTERIOR FINISH : STUCCO
- ROOFING : HIGH PERFORMANCE ROOFING SHINGLES FROM "OWENS CORNING"
- GUARD RAIL : METAL
- DRIVEWAY : CONCRETE
- WINDOW : VINYL/FIBERGLASS
- B.F.E. LEVEL : 11.00'
- HOUSE ADDRESS NUMBER TO BE MINIMUM 4" TALL WITH 1/2" STROKE ILLUMINATED.
- RECESSED CEILING LIGHT
- WALL SCONE
- MOTION SENSOR LIGHT ON ASTRONOMICAL CLOCK

AREA DETAIL

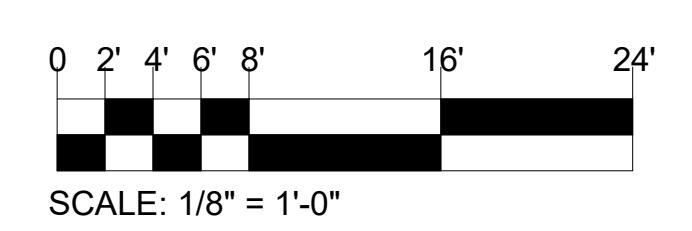
- UNIT 2
- FIRST FLOOR : 1,347.80 SQ.FT.
 - SECOND FLOOR : 1,285.15 SQ.FT.

KEY PLAN



LEGEND

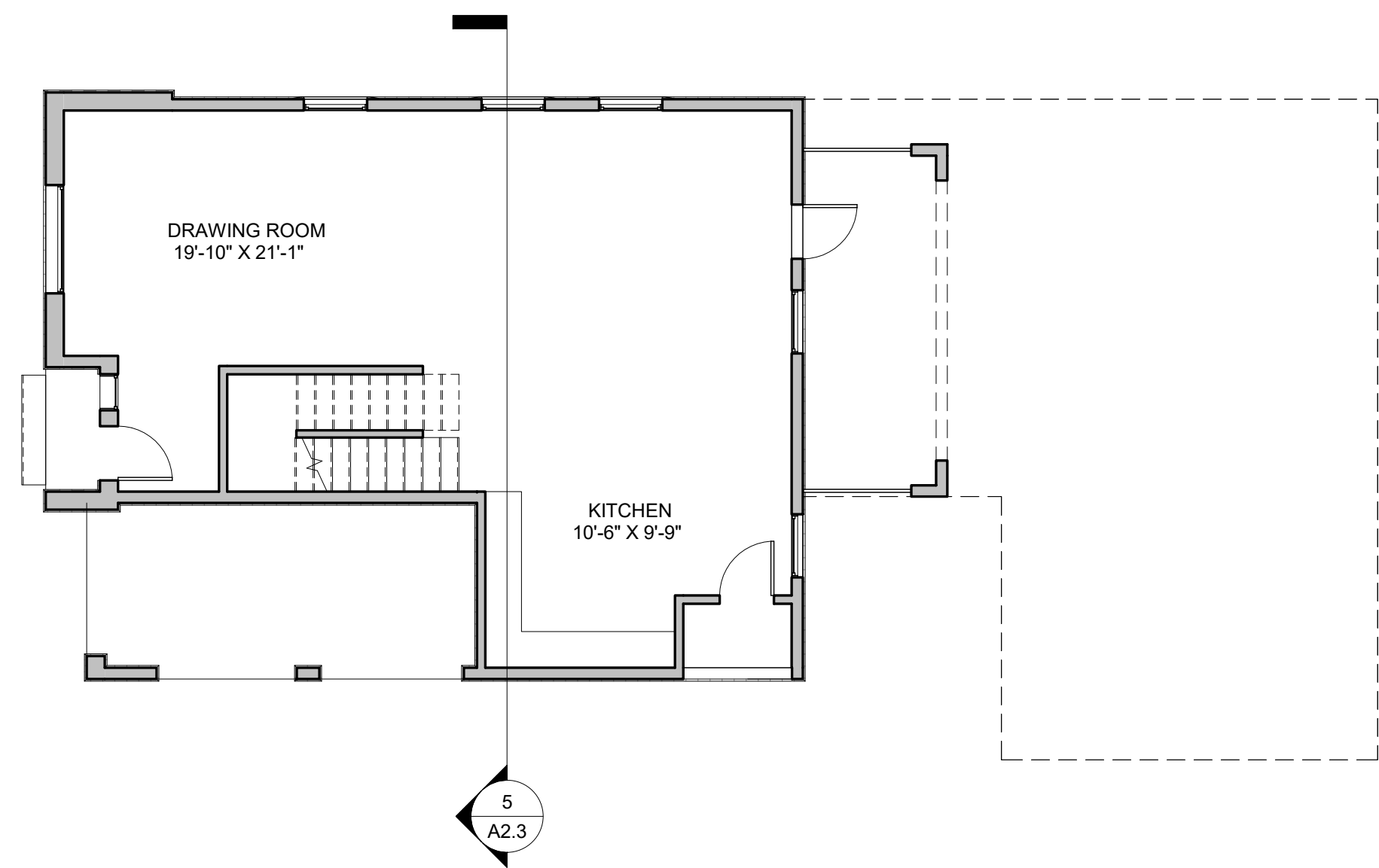
GRAPHIC SCALE



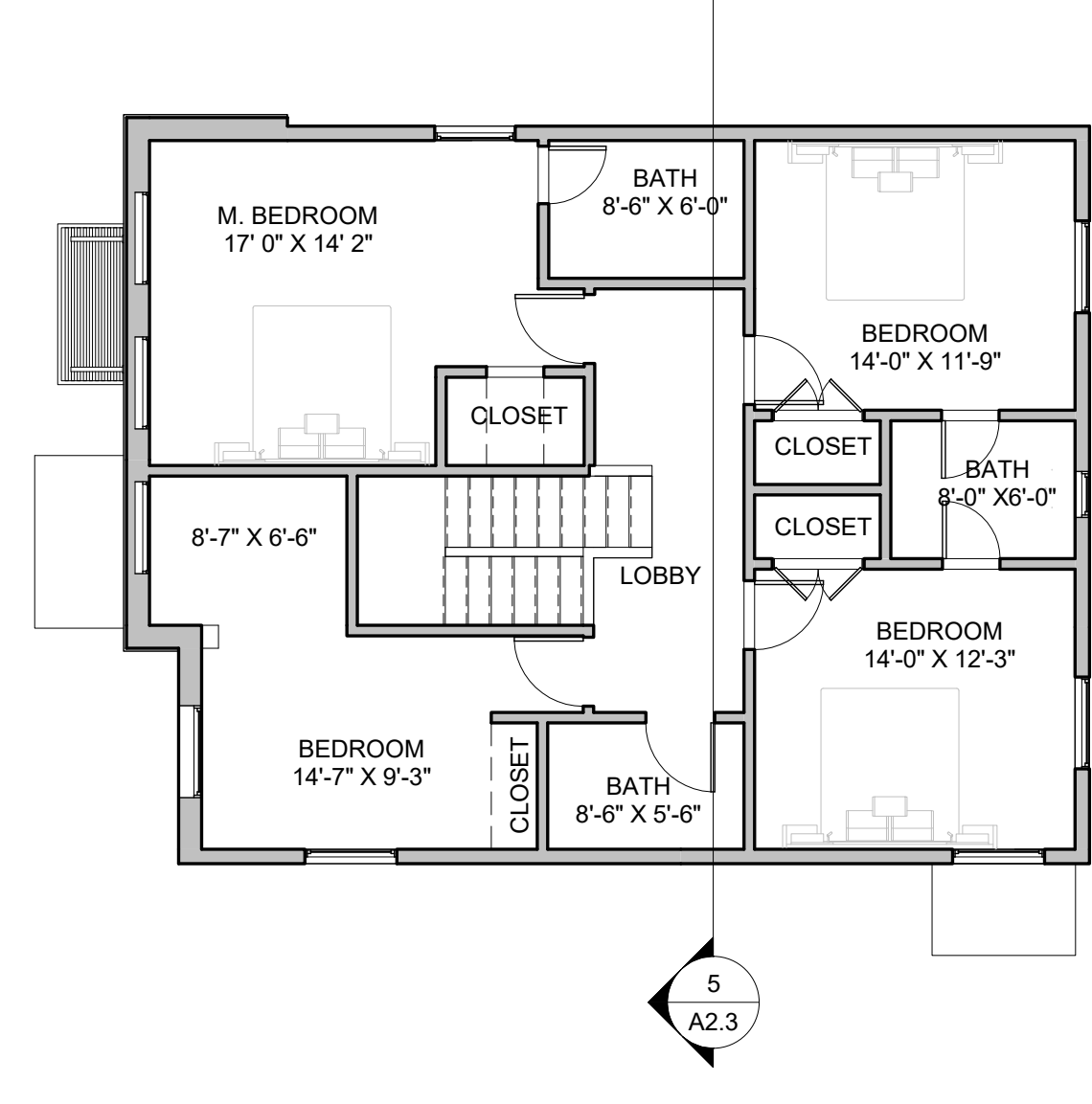
A2.2

GARDEN PLACE
990 GARDEN
EAST PALO ALTO
CA 94301

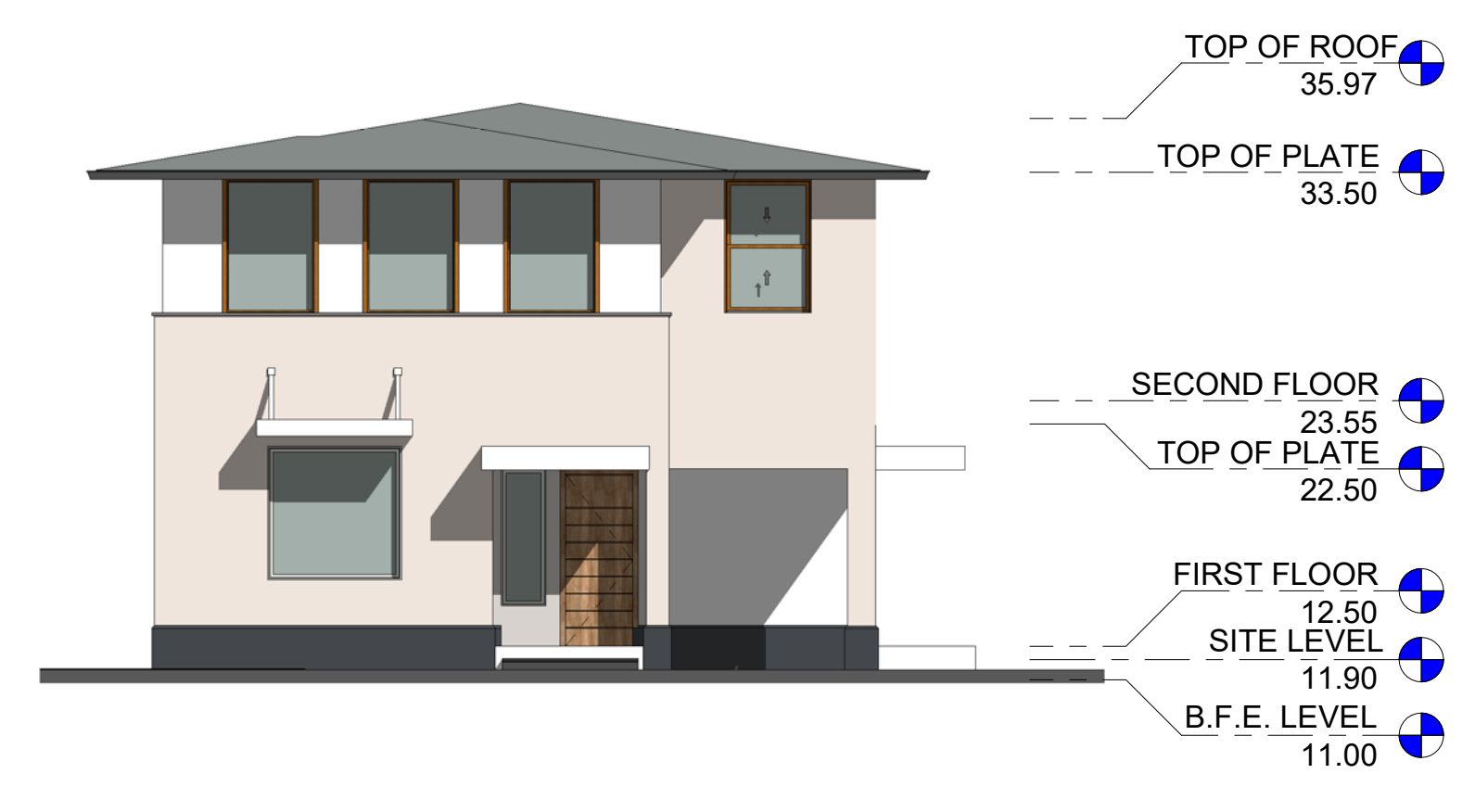
PLANNING SUBMITTAL



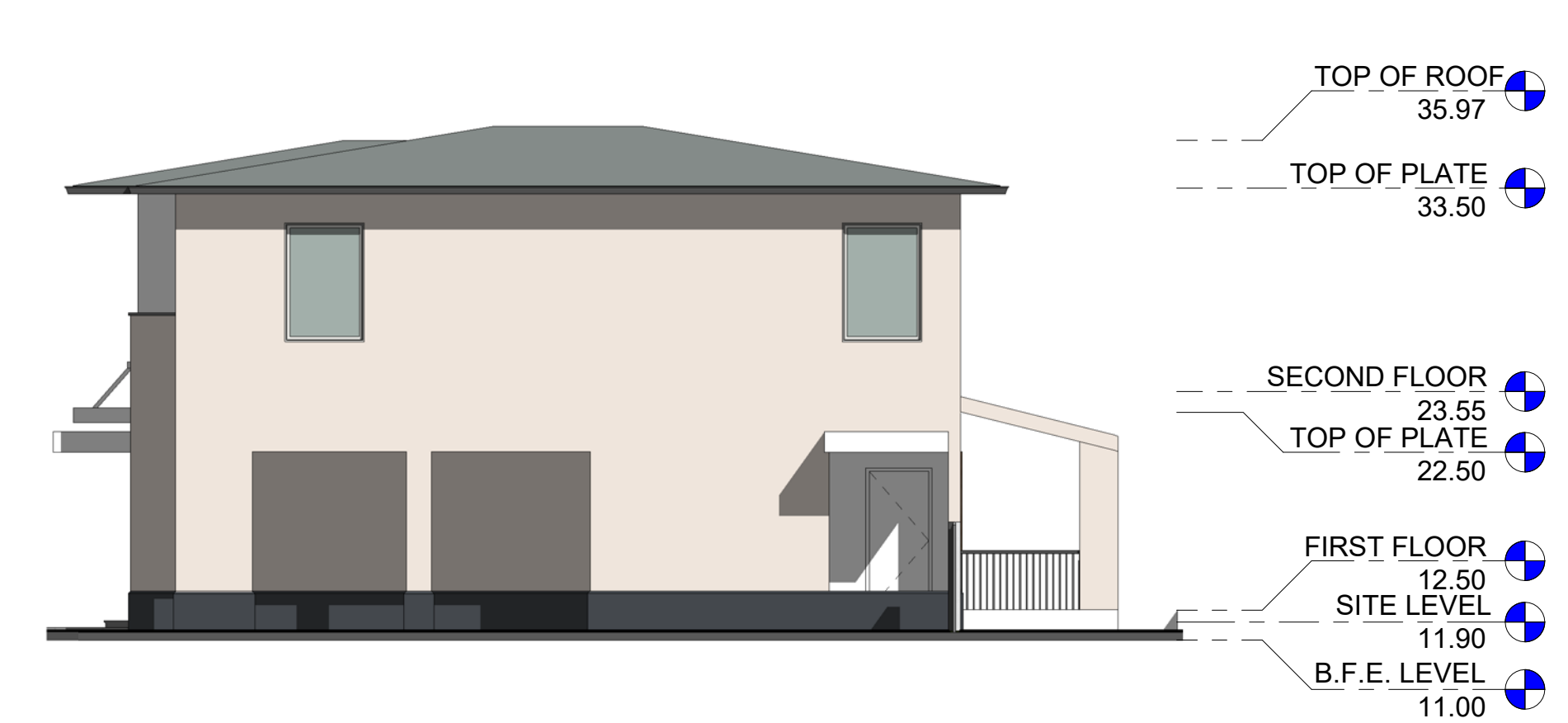
FIRST FLOOR PLAN



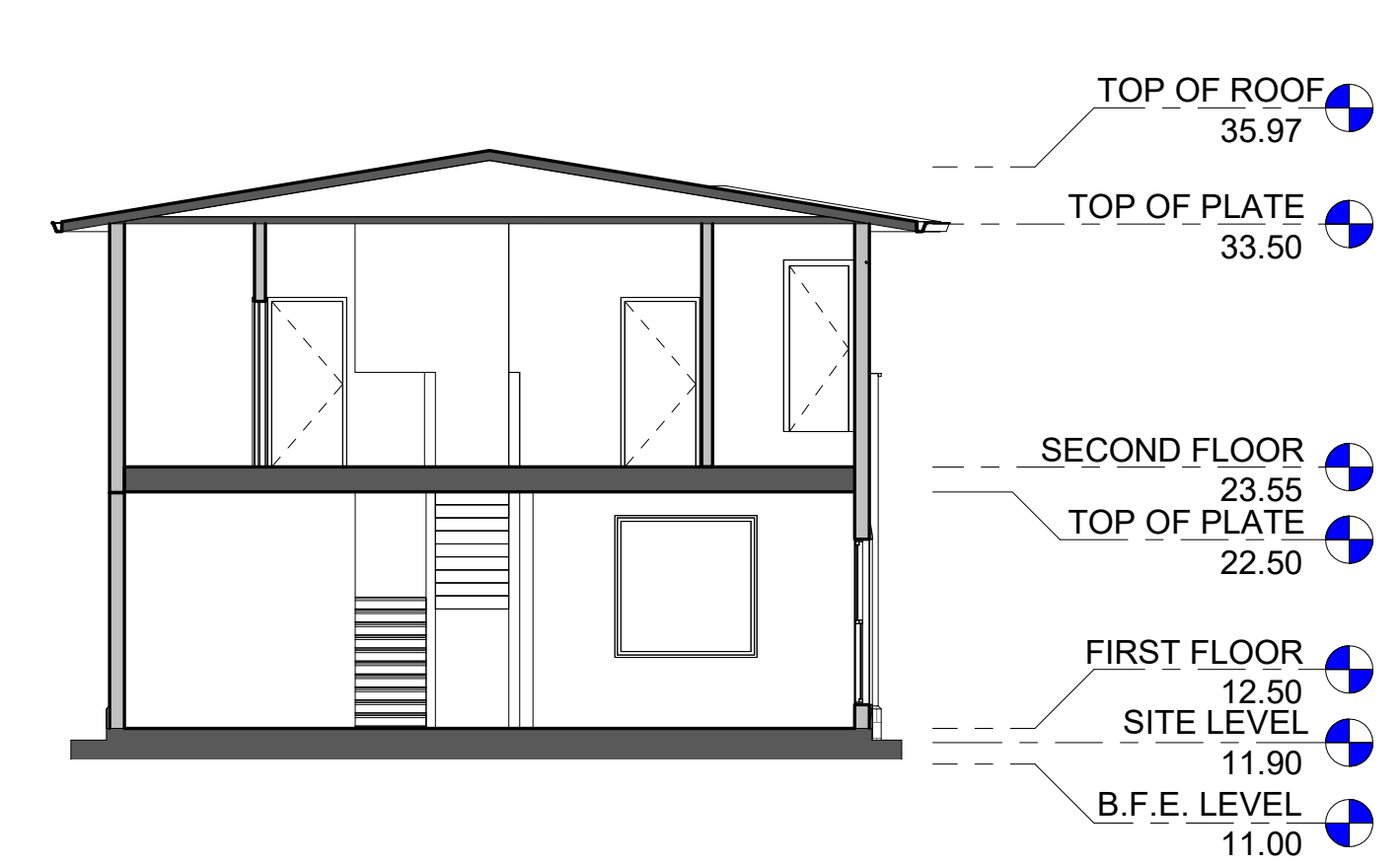
SECOND FLOOR PLAN



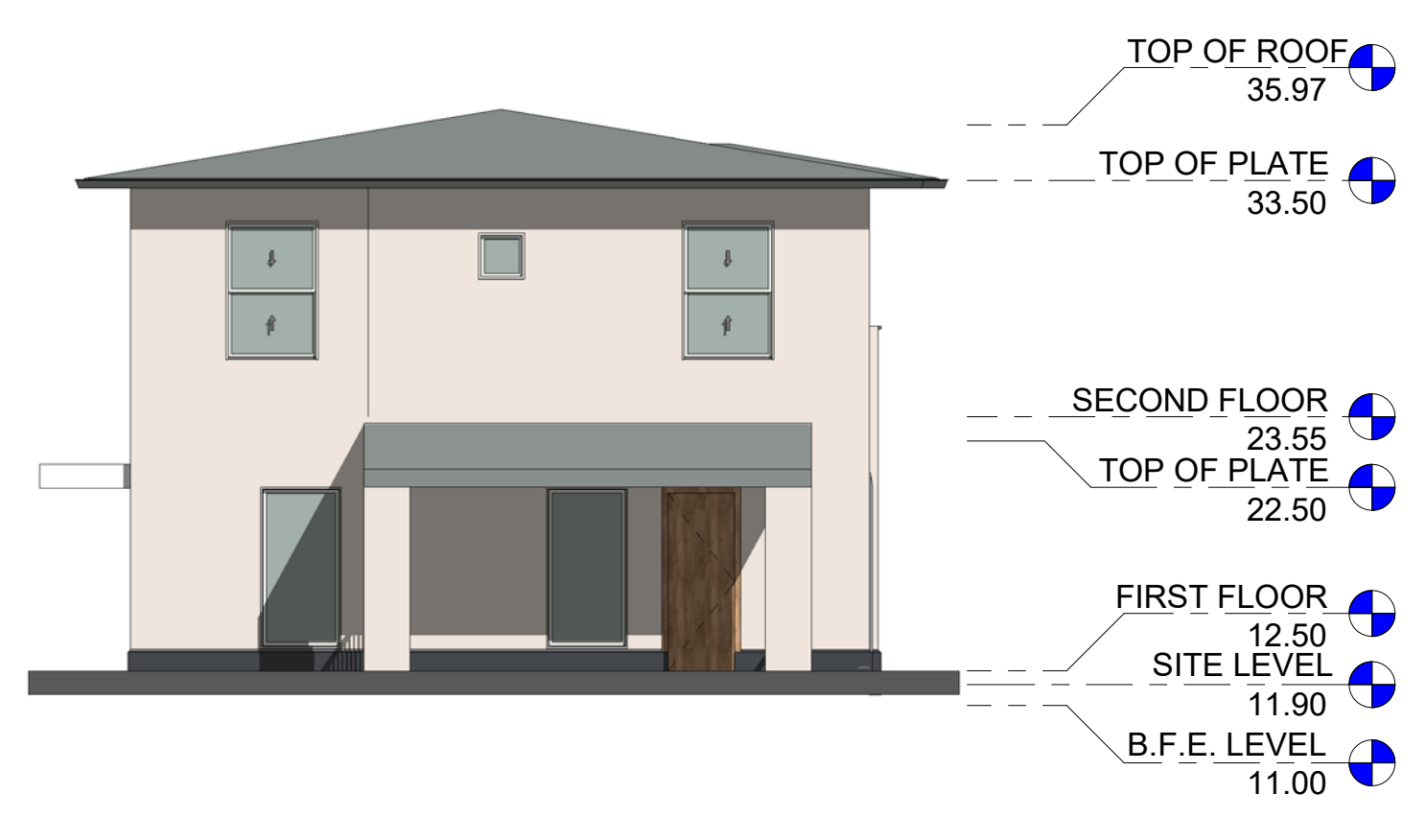
NORTH ELEVATION



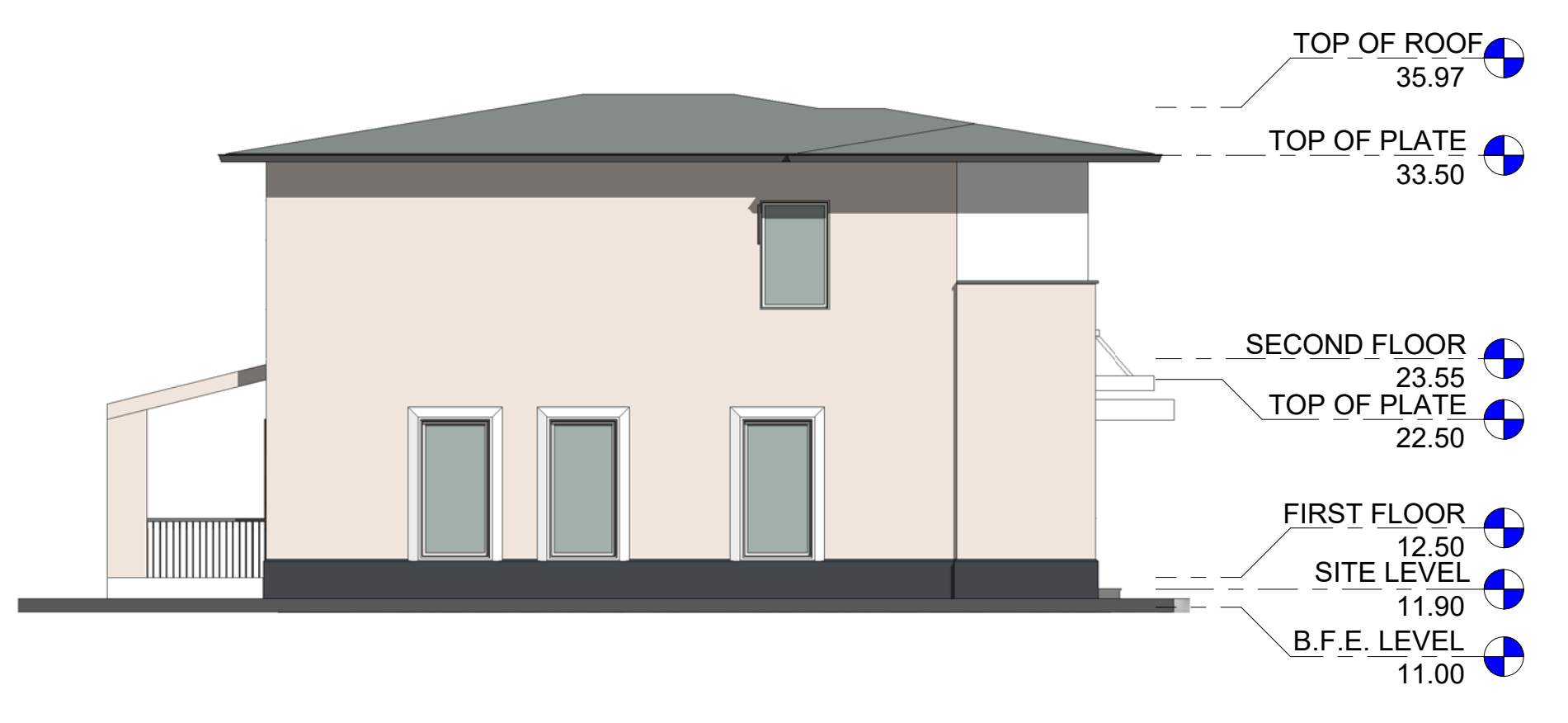
WEST ELEVATION



SECTION



SOUTH ELEVATION



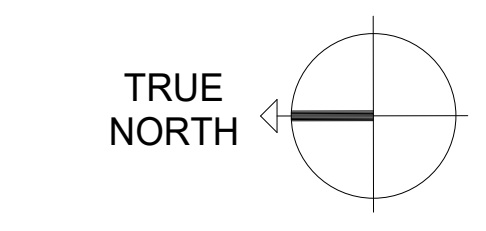
EAST ELEVATION

MATERIAL BOARD

#efe5dc	WHITE PAINT	ELDERADO STONE - ROUGH CUT - LOIRE VALLEY

Date: 10/21/2022
REVISION:

Scale: AS NOTED



Sheet title:

LOT #3
INCLUSIONARTY DUPLEX
HOUSING UNIT
PLAN, ELEVATIONS &
SECTIONS

Sheet no.

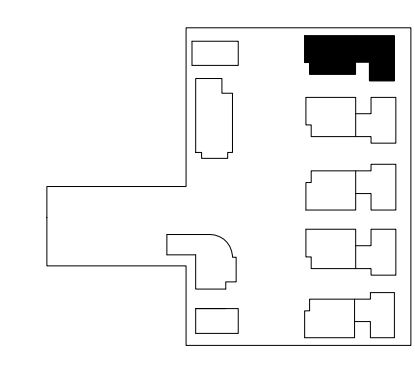
GENERAL NOTES

- SEE A0.5 SHEET FOR AREA ANALYSIS
- SEE SITE PLAN FOR SETBACK
- EXTERIOR FINISH : STUCCO
- ROOFING : HIGH PERFORMANCE ROOFING SHINGLES FROM "OWENS CORNING"
- GUARD RAIL : METAL
- DRIVEWAY : CONCRETE
- WINDOW : VINYL/FIBERGLASS
- B.F.E. LEVEL : 11.00'
- HOUSE ADDRESS NUMBER TO BE MINIMUM 4" TALL WITH 1/2" STROKE ILLUMINATED.
- RECESSED CEILING LIGHT
- WALL SCONE
- MOTION SENSOR LIGHT ON ASTRONOMICAL CLOCK

AREA DETAIL

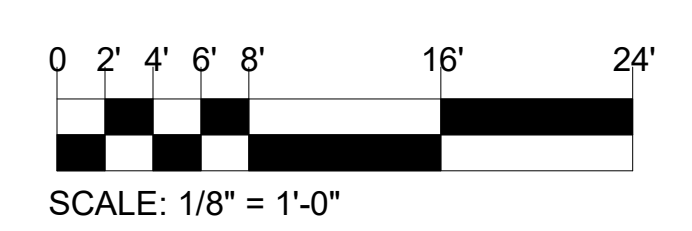
- UNIT 3**
- FIRST FLOOR : 1,123.57 SQ.FT.
 - SECOND FLOOR : 1,172.3 SQ.FT.

KEY PLAN



LEGEND

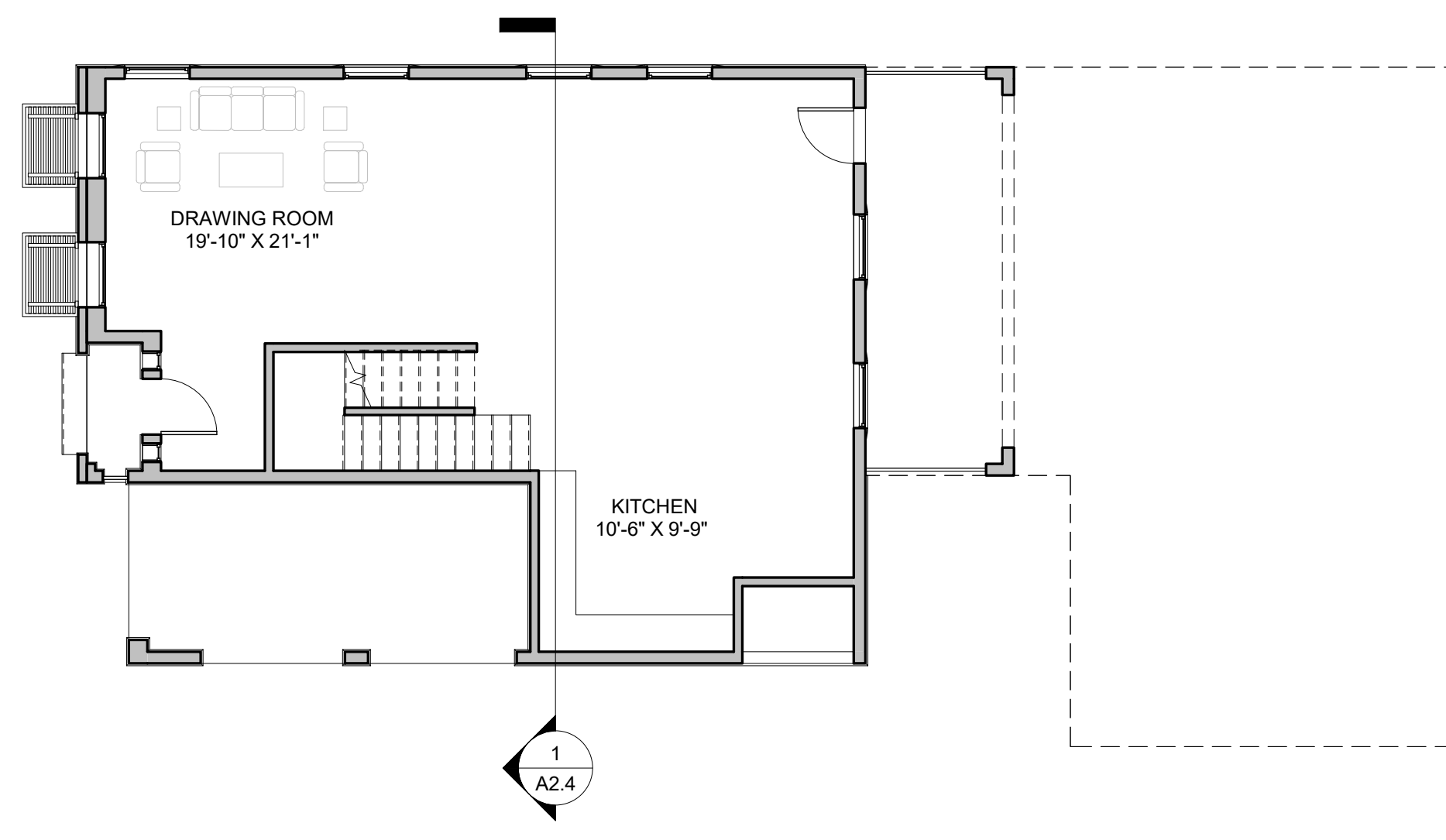
GRAPHIC SCALE



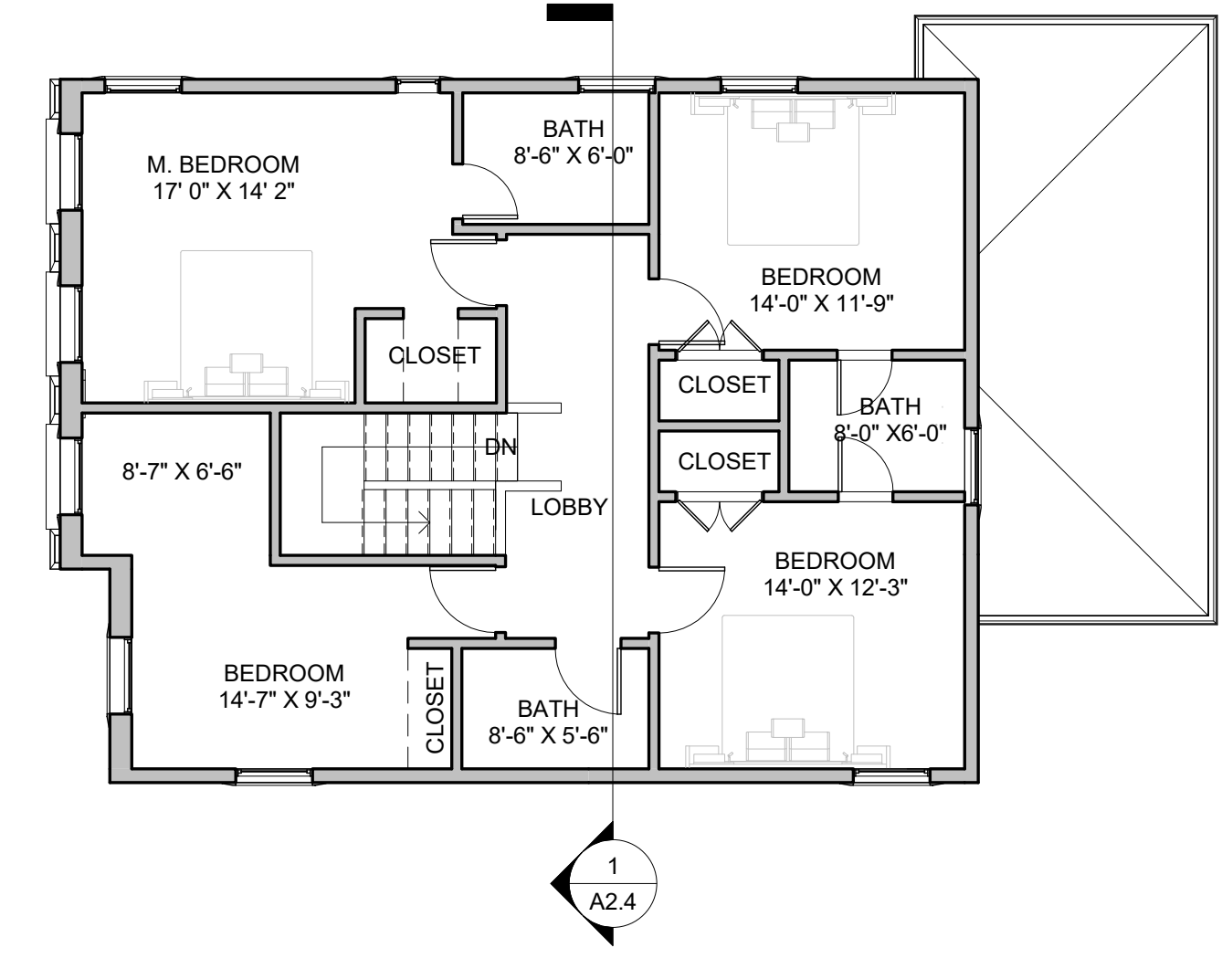
A2.3

GARDEN PLACE
990 GARDEN
EAST PALO ALTO
CA 94301

PLANNING SUBMITTAL



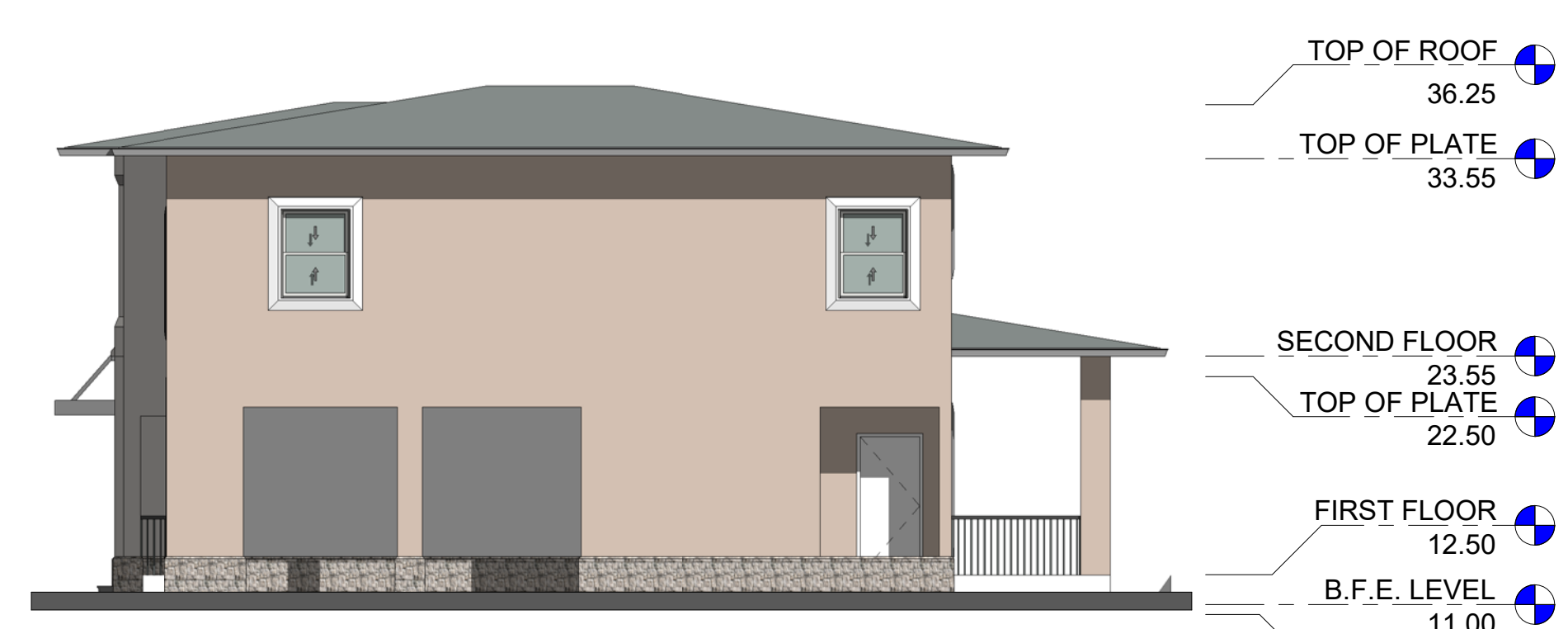
FIRST FLOOR PLAN



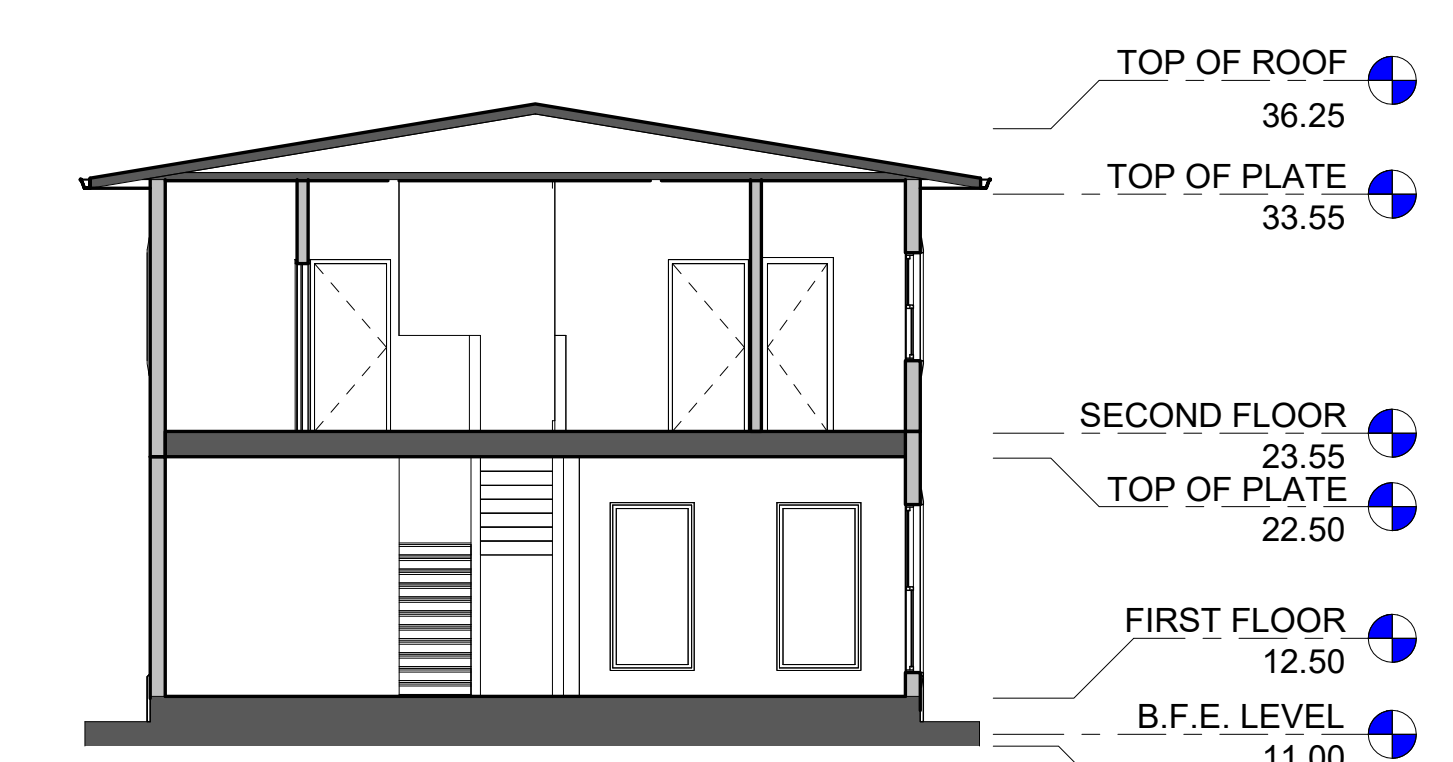
SECOND FLOOR PLAN



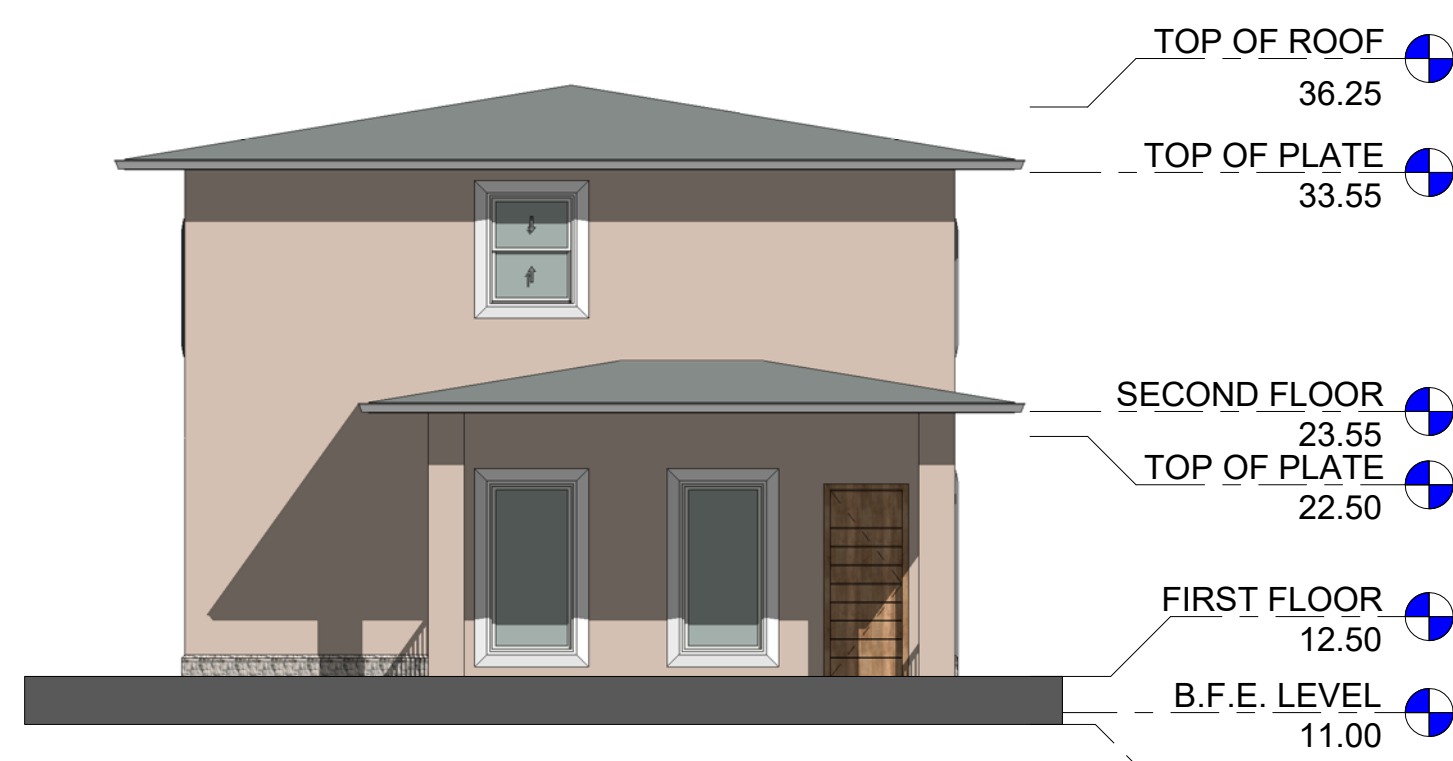
NORTH ELEVATION



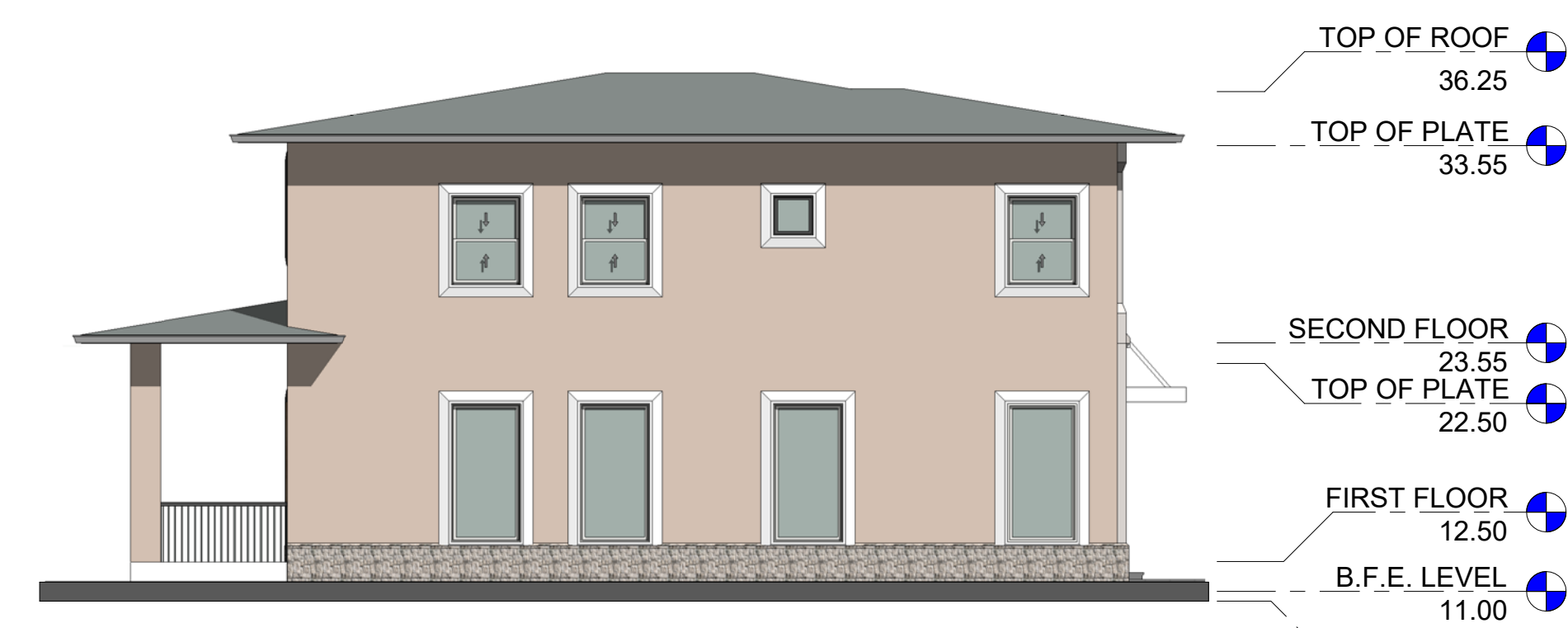
WEST ELEVATION



SECTION



SOUTH ELEVATION



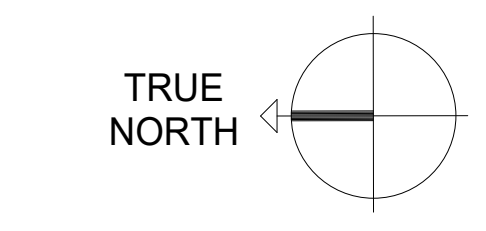
EAST ELEVATION

MATERIAL BOARD



Date: 10/21/2022
REVISION:

Scale: AS NOTED



Sheet title:

LOT #4
PLAN, ELEVATIONS &
SECTIONS

Sheet no.

A2.4

of
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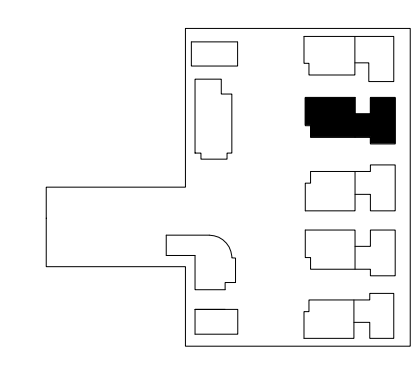
GENERAL NOTES

- SEE A0.4 SHEET FOR AREA ANALYSIS
- SEE SITE PLAN FOR SETBACK
- EXTERIOR FINISH : STUCCO
- ROOFING : HIGH PERFORMANCE ROOFING SHINGLES FROM "OWENS CORNING"
- GUARD RAIL : METAL
- DRIVEWAY : CONCRETE
- WINDOW : VINYL/FIBERGLASS
- B.F.E. LEVEL : 11.00'
- HOUSE ADDRESS NUMBER TO BE MINIMUM 4" TALL WITH 1/2" STROKE ILLUMINATED.
- RECESSED CEILING LIGHT
- WALL SCONE
- MOTION SENSOR LIGHT ON ASTRONOMICAL CLOCK

AREA DETAIL

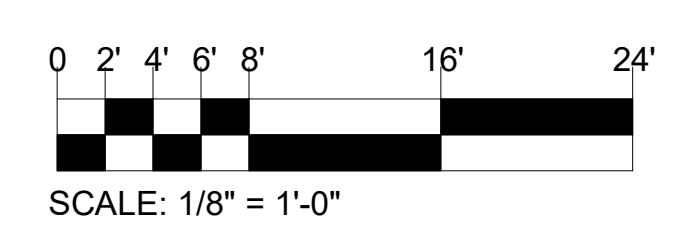
- UNIT 4
- FIRST FLOOR : 1,123.57 SQ.FT.
 - SECOND FLOOR : 1,172.3 SQ.FT.

KEY PLAN



LEGEND

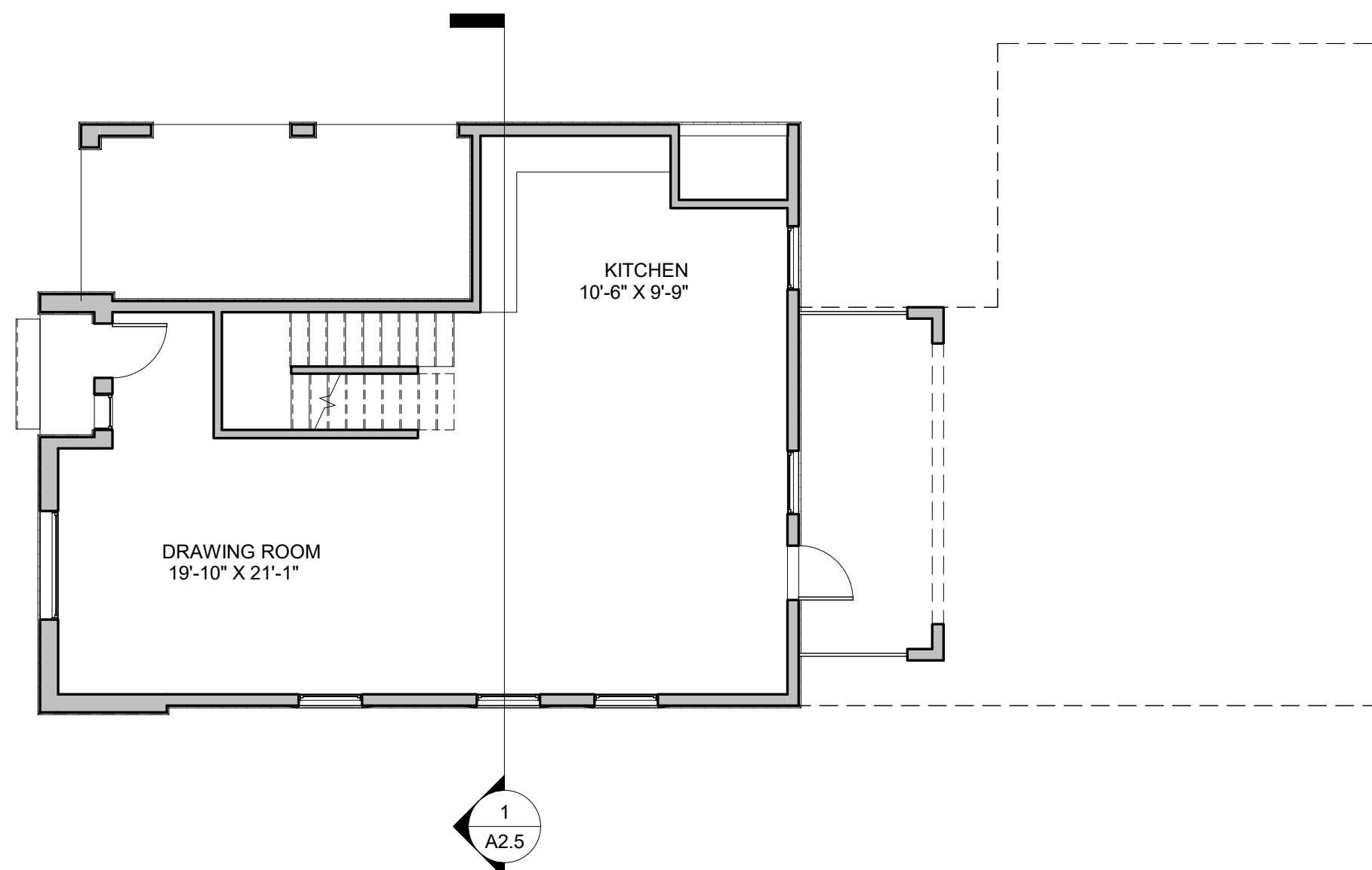
GRAPHIC SCALE



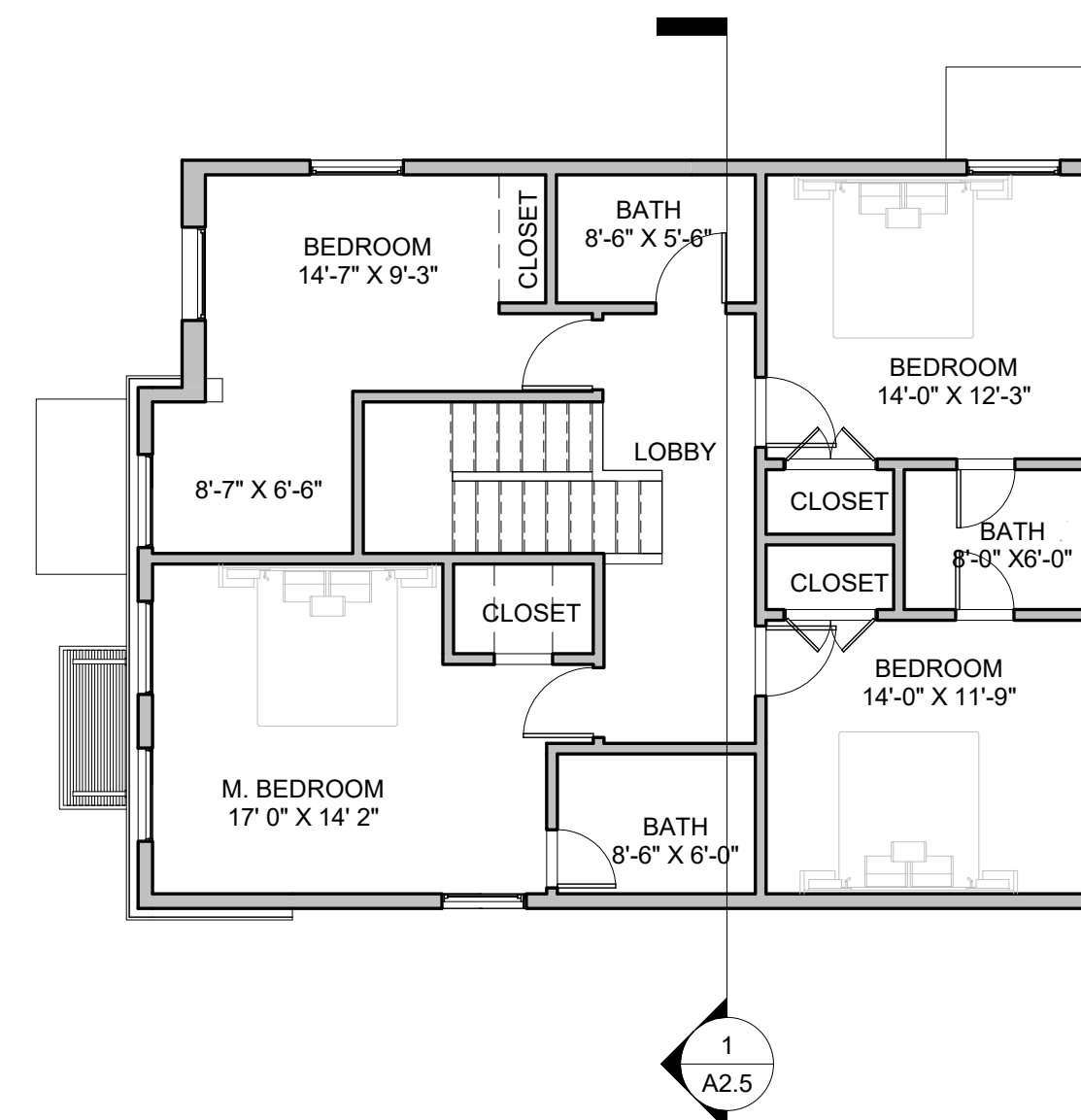
GARDEN PLACE

990 GARDEN
EAST PALO ALTO
CA 94301

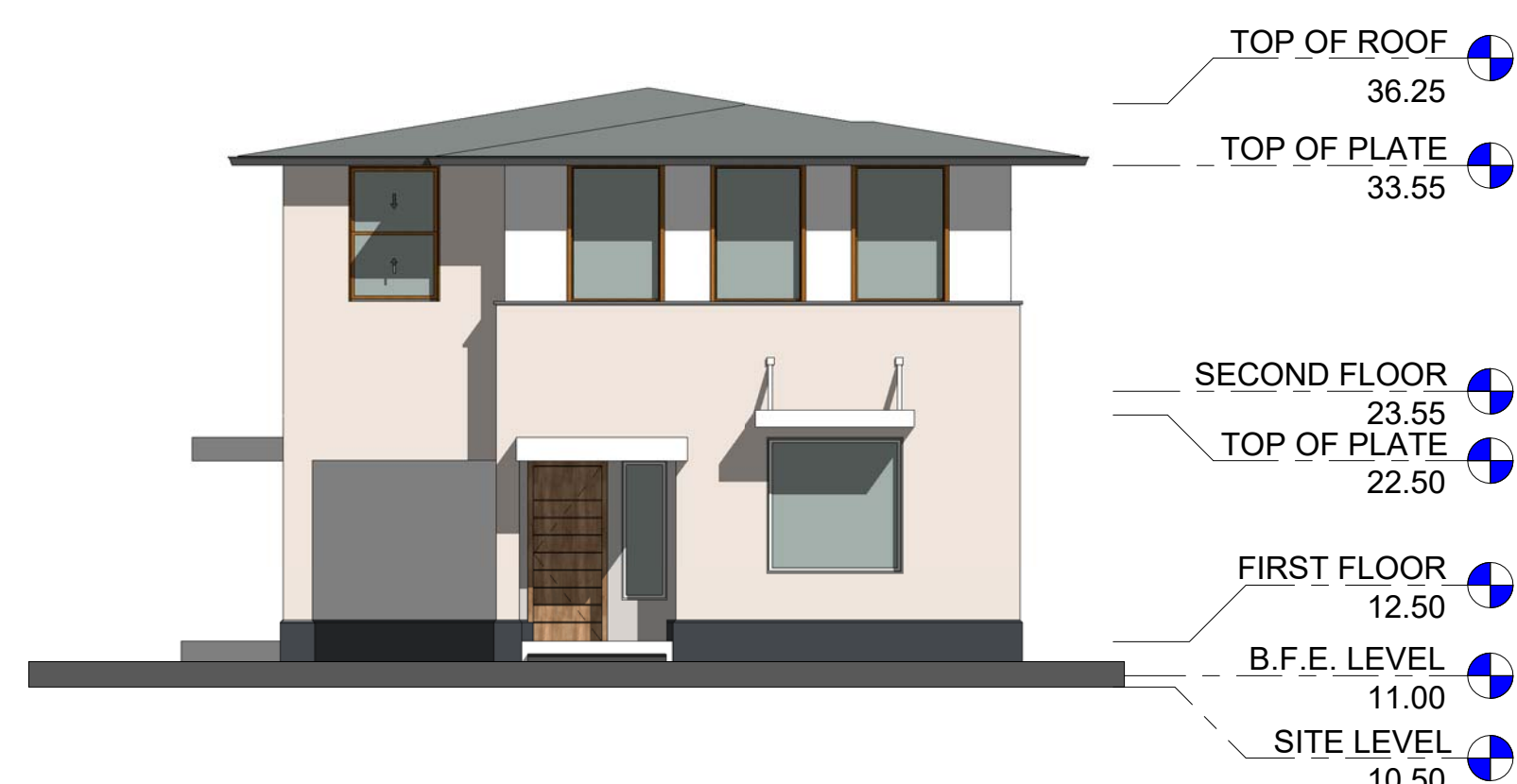
PLANNING SUBMITTAL



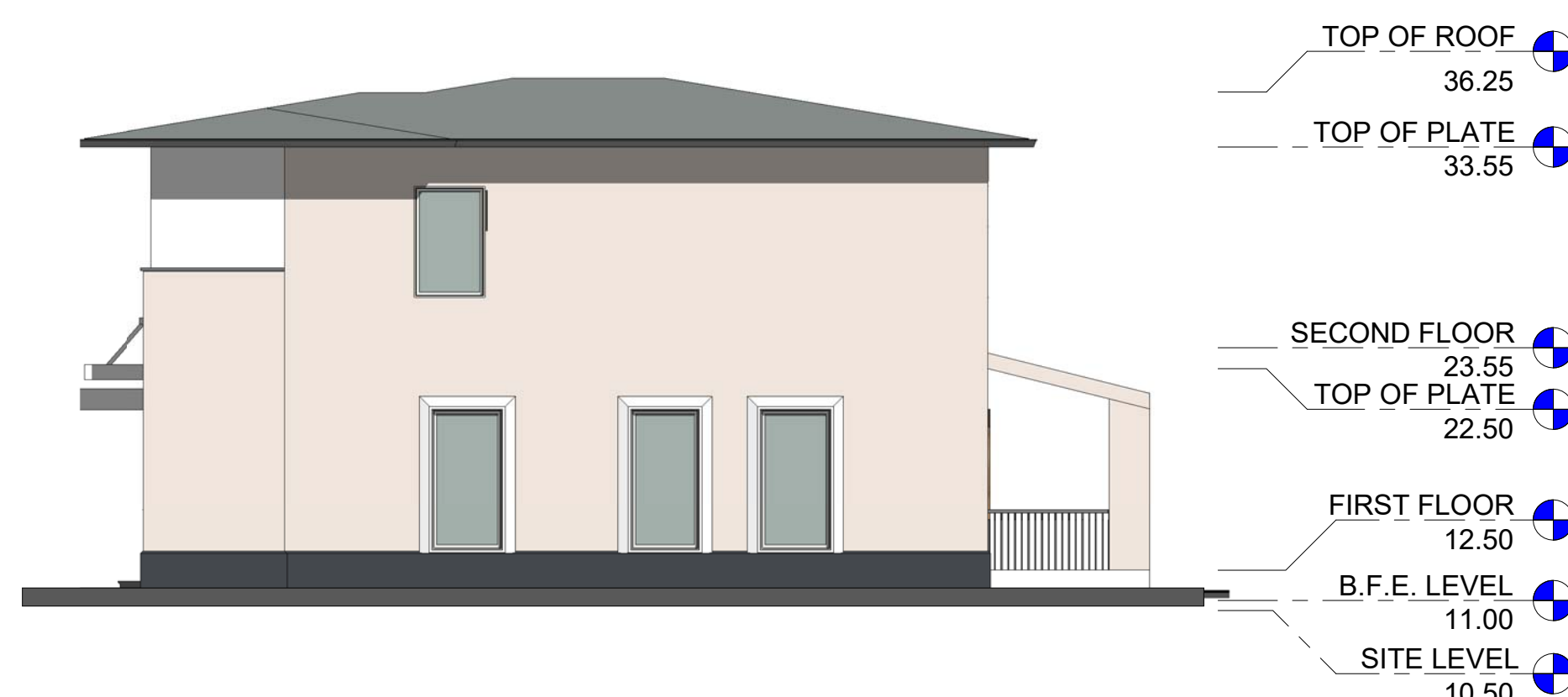
FIRST FLOOR PLAN



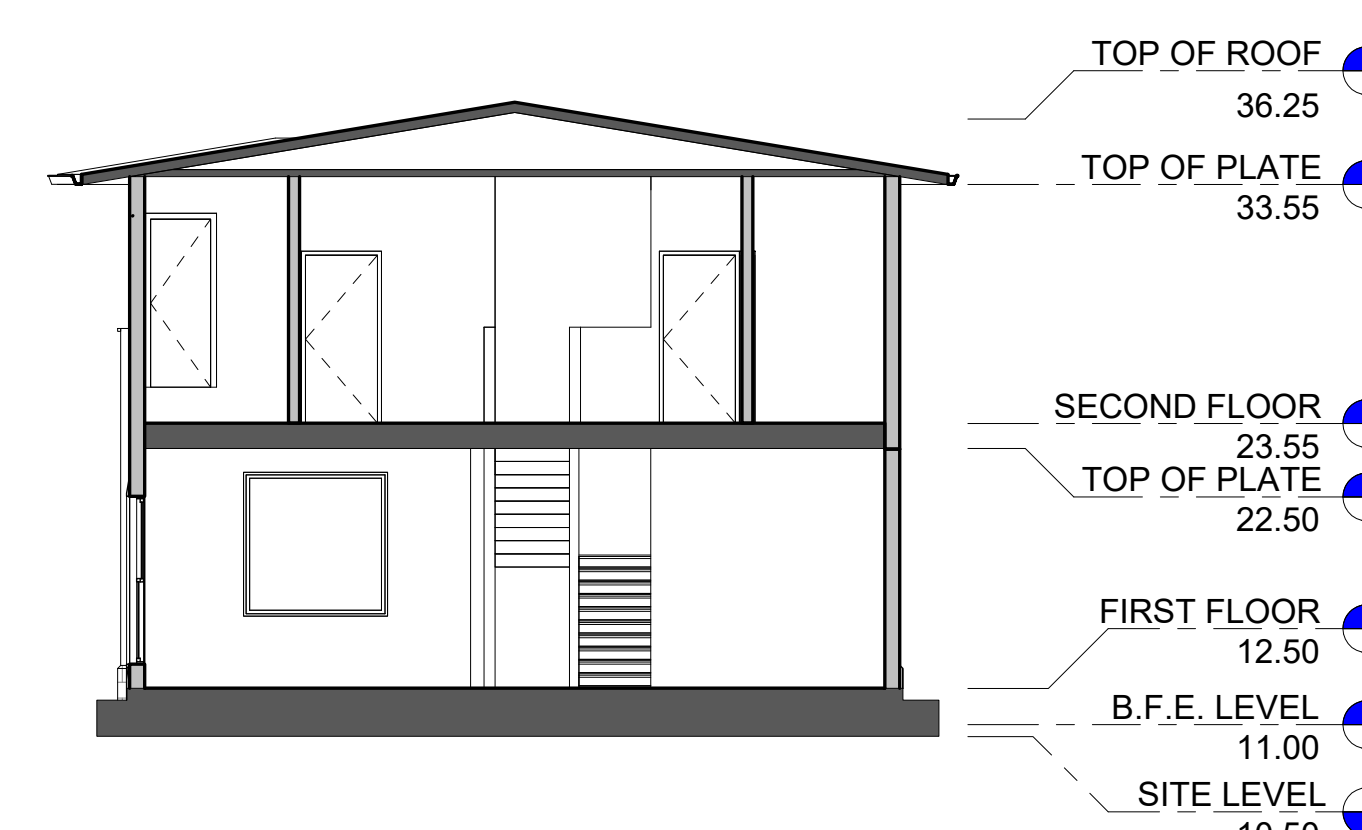
SECOND FLOOR PLAN



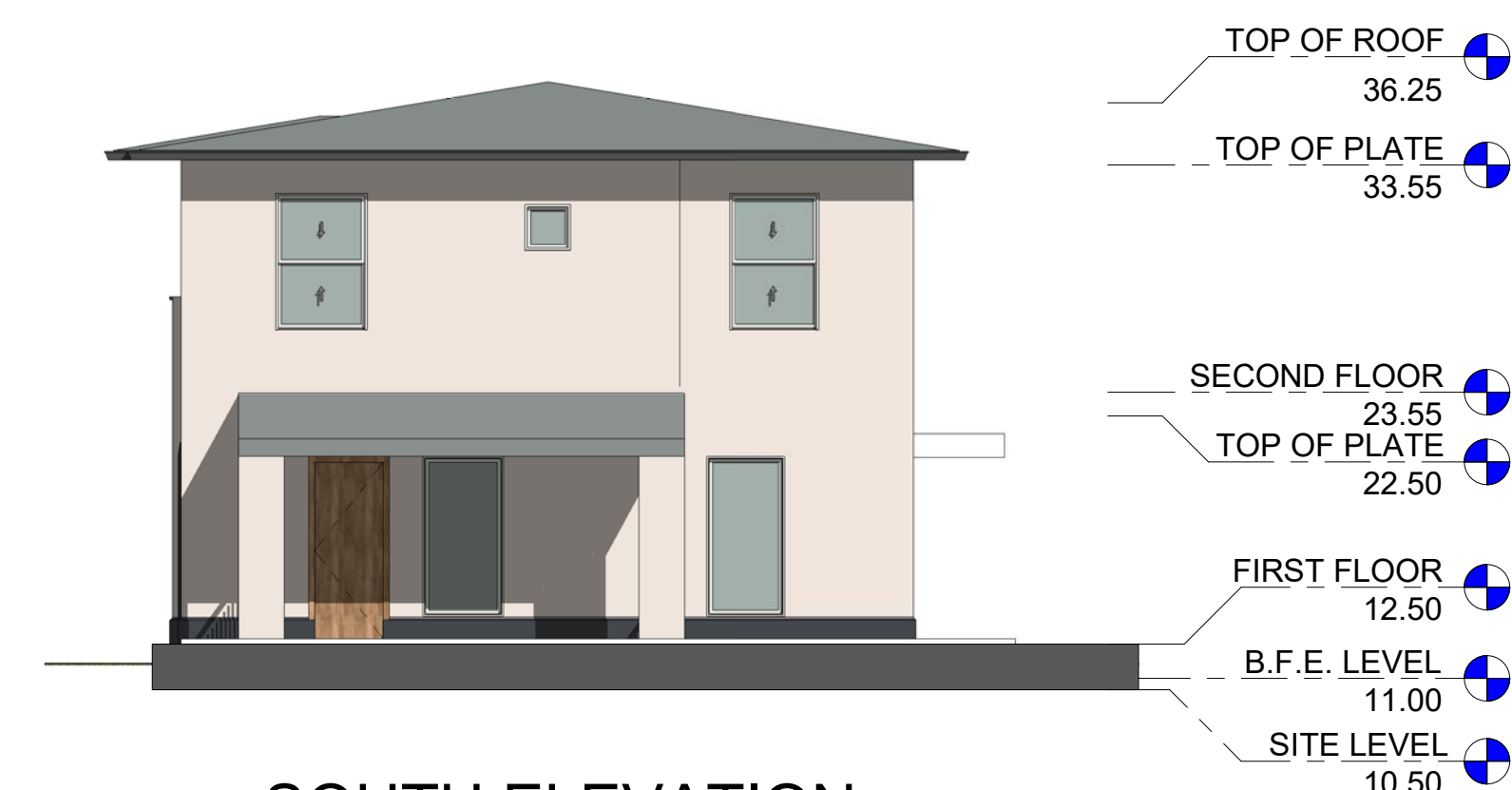
NORTH ELEVATION



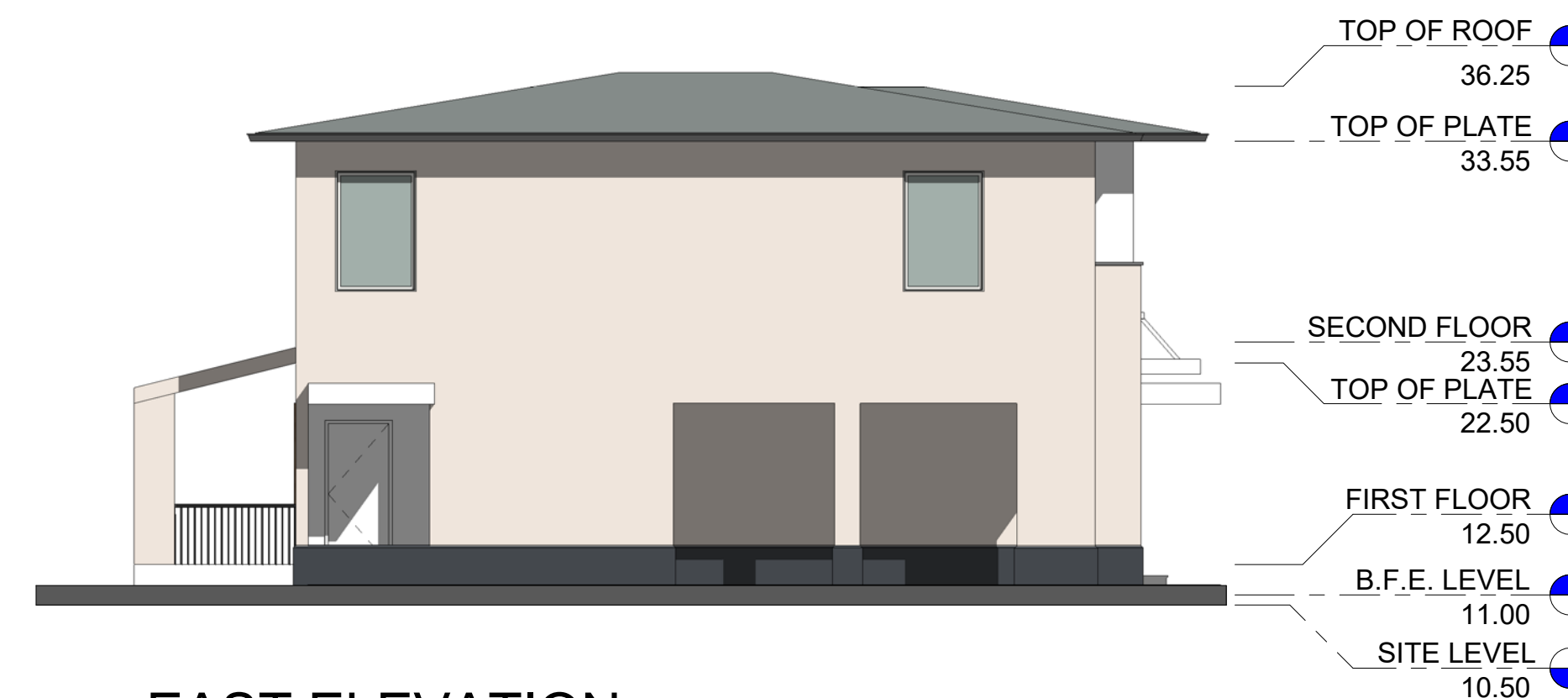
WEST ELEVATION



SECTION

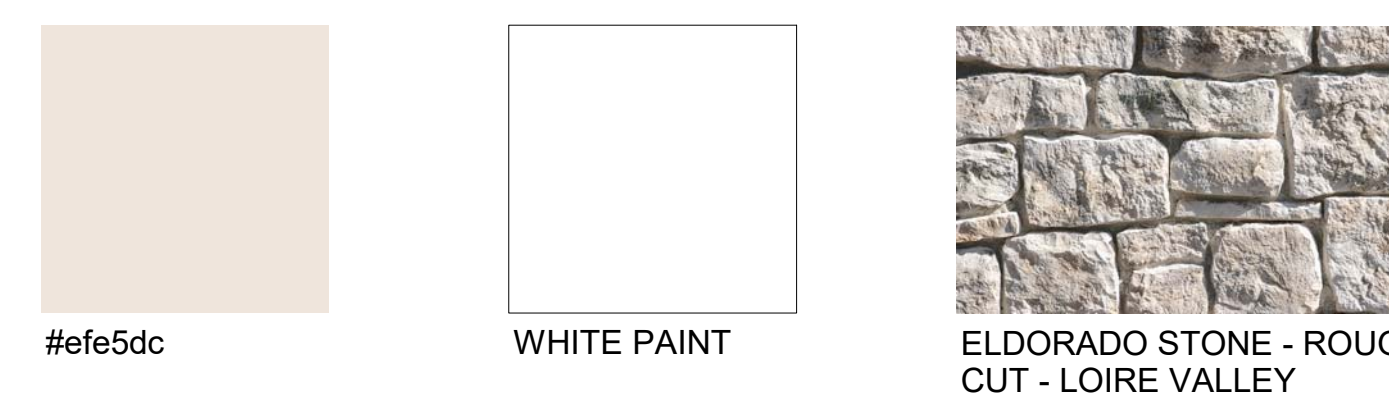


SOUTH ELEVATION



EAST ELEVATION

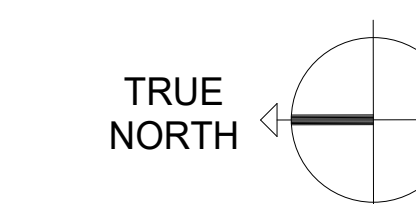
MATERIAL BOARD



Date: 10/21/2022

REVISION:

Scale: AS NOTED



Sheet title:

LOT #5
PLAN, ELEVATIONS &
SECTIONS

Sheet no.

A2.5

of

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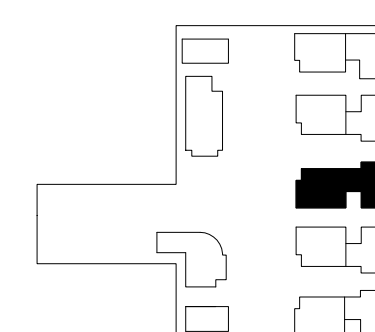
GENERAL NOTES

- SEE A0.4 SHEET FOR AREA ANALYSIS
- SEE SITE PLAN FOR SETBACK
- EXTERIOR FINISH : STUCCO
- ROOFING : HIGH PERFORMANCE ROOFING SHINGLES FROM "OWENS CORNING"
- GUARD RAIL : METAL
- DRIVEWAY : CONCRETE
- WINDOW : VINYL/FIBERGLASS
- B.F.E. LEVEL : 11.00'
- HOUSE ADDRESS NUMBER TO BE MINIMUM 4" TALL WITH 1/2" STROKE ILLUMINATED.
- RECESSED CEILING LIGHT
- WALL SCONE
- MOTION SENSOR LIGHT ON ASTRONOMICAL CLOCK

AREA DETAIL

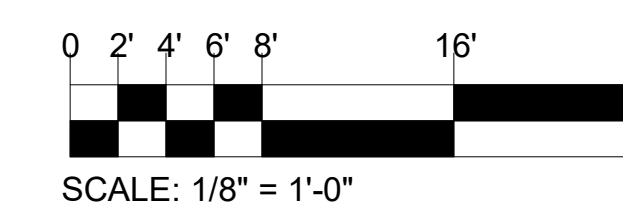
- UNIT 5
- FIRST FLOOR : 1,123.57 SQ.FT.
 - SECOND FLOOR : 1,172.3 SQ.FT.

KEY PLAN



LEGEND

GRAPHIC SCALE



GARDEN PLACE

990 GARDEN
EAST PALO ALTO
CA 94301

PLANNING SUBMITTAL

Date: 10/21/2022

REVISION:

Scale: AS NOTED

Sheet title:

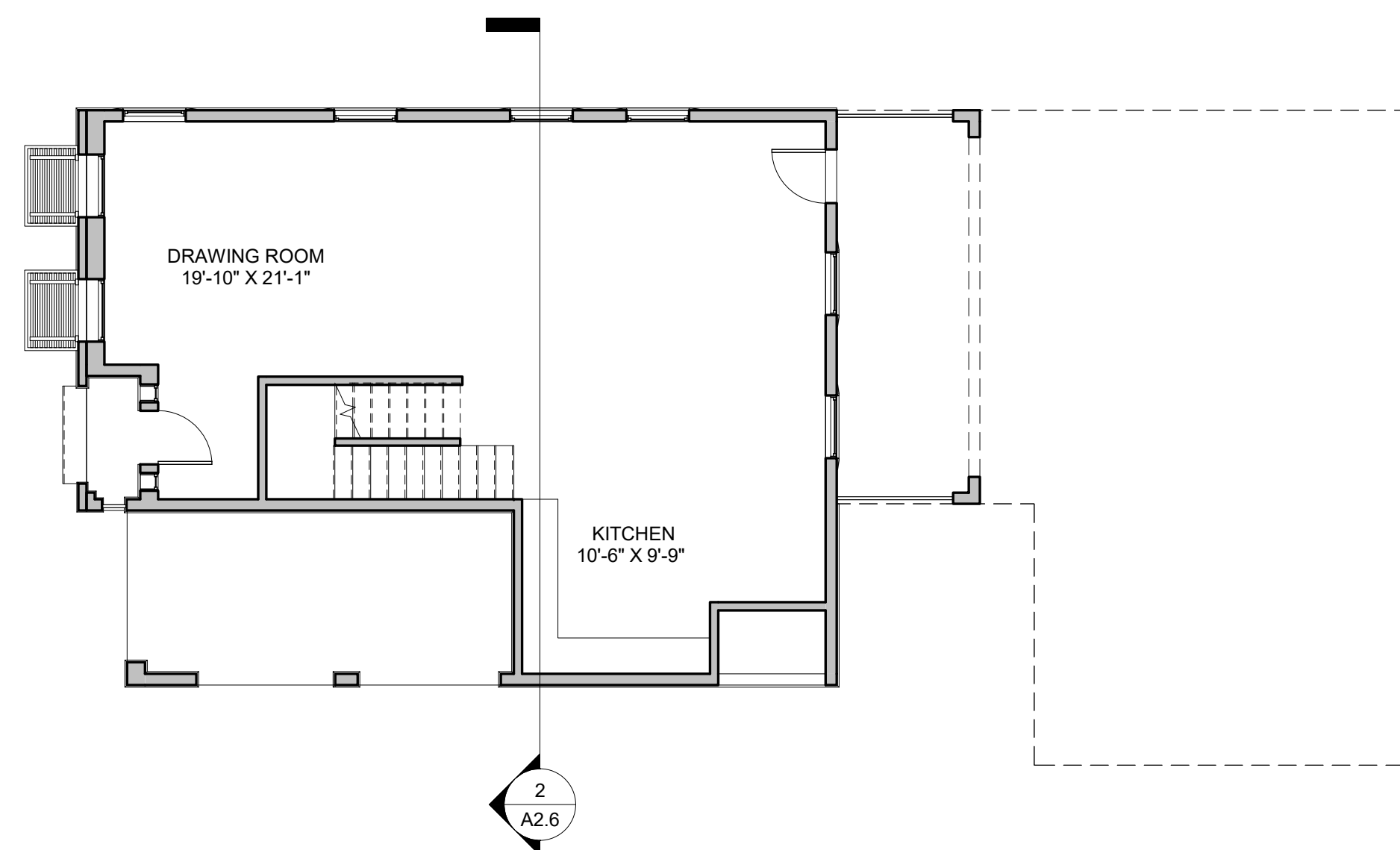
LOT #6
PLAN, ELEVATIONS &
SECTIONS

Sheet no.

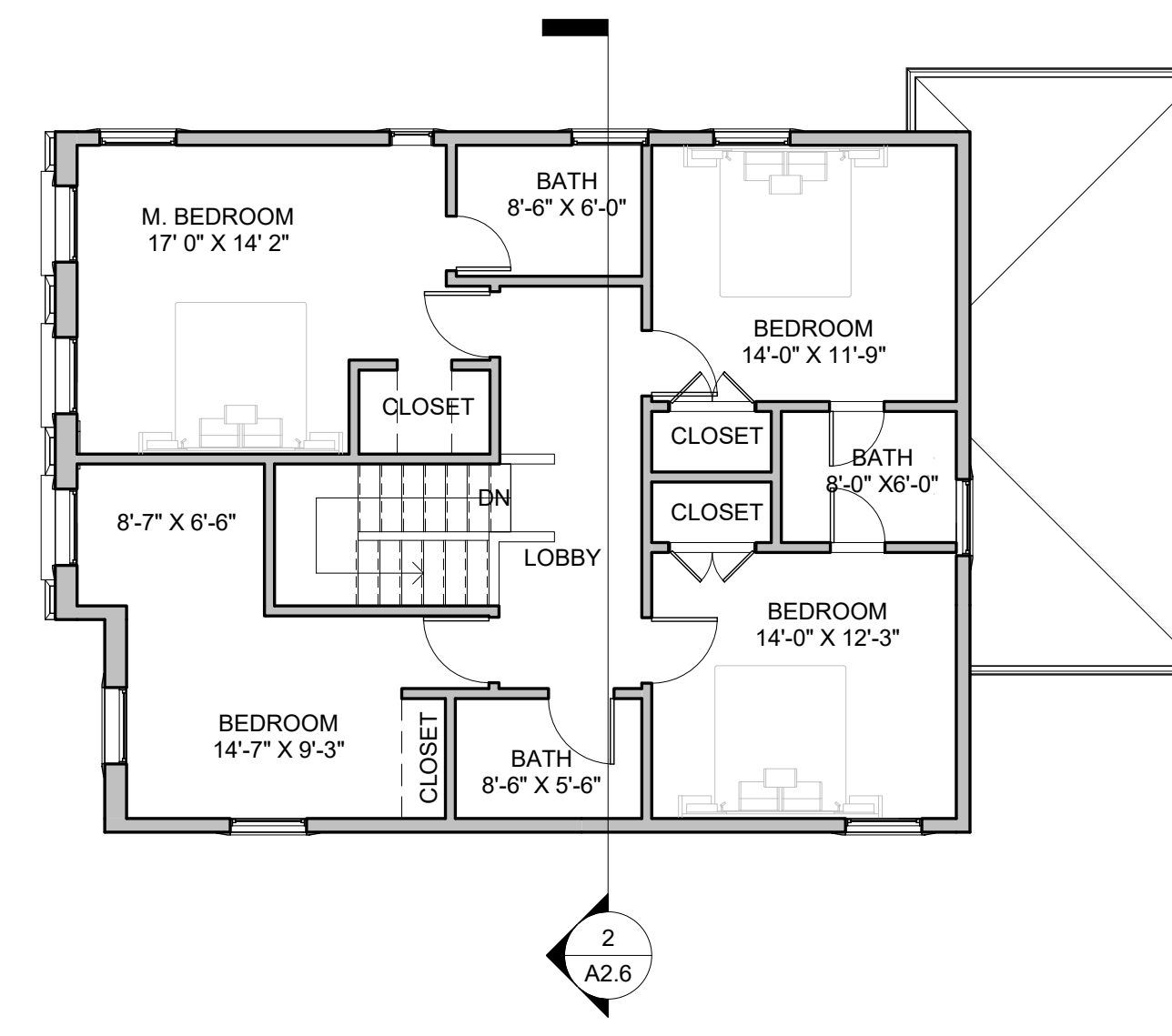
A2.6

of

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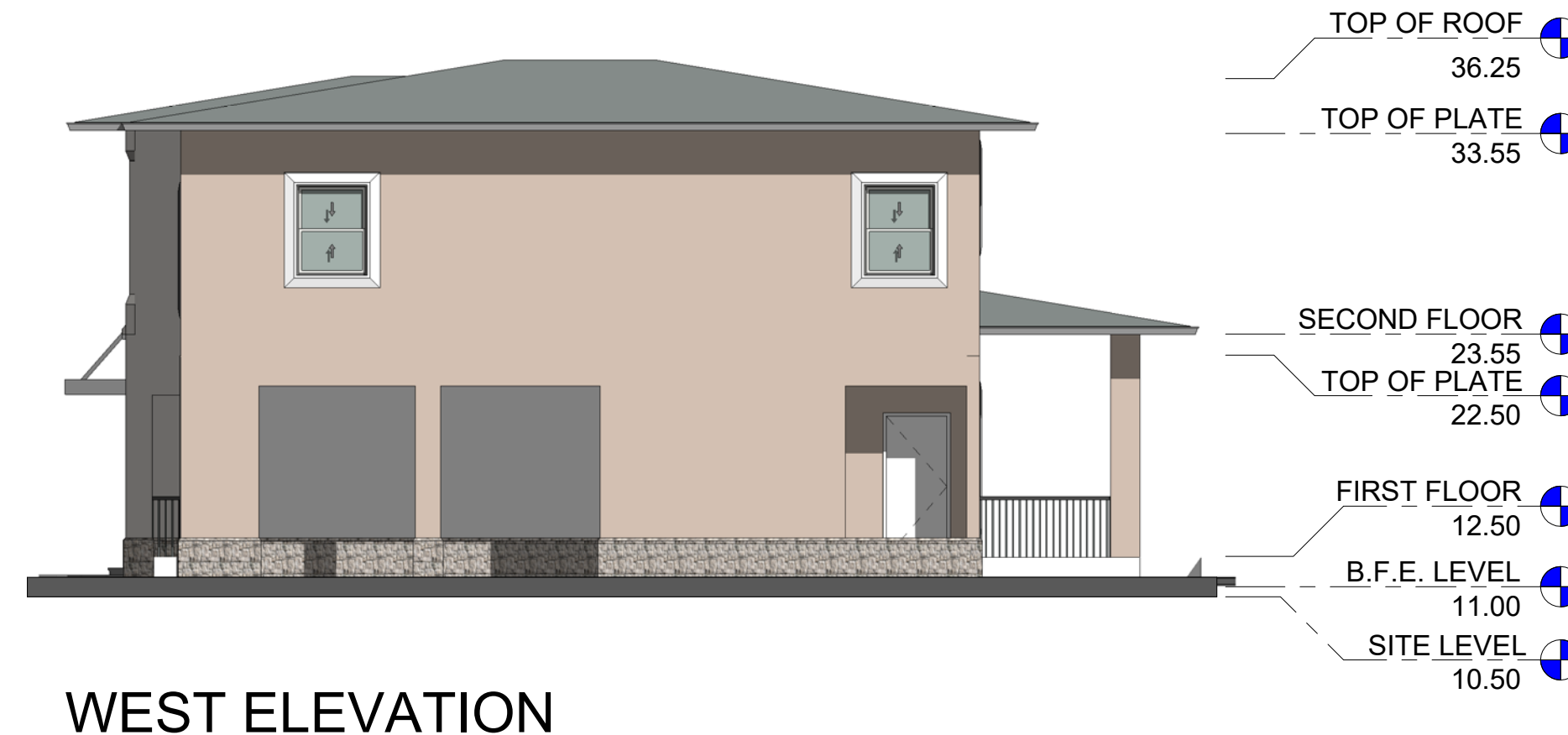
FIRST FLOOR PLAN



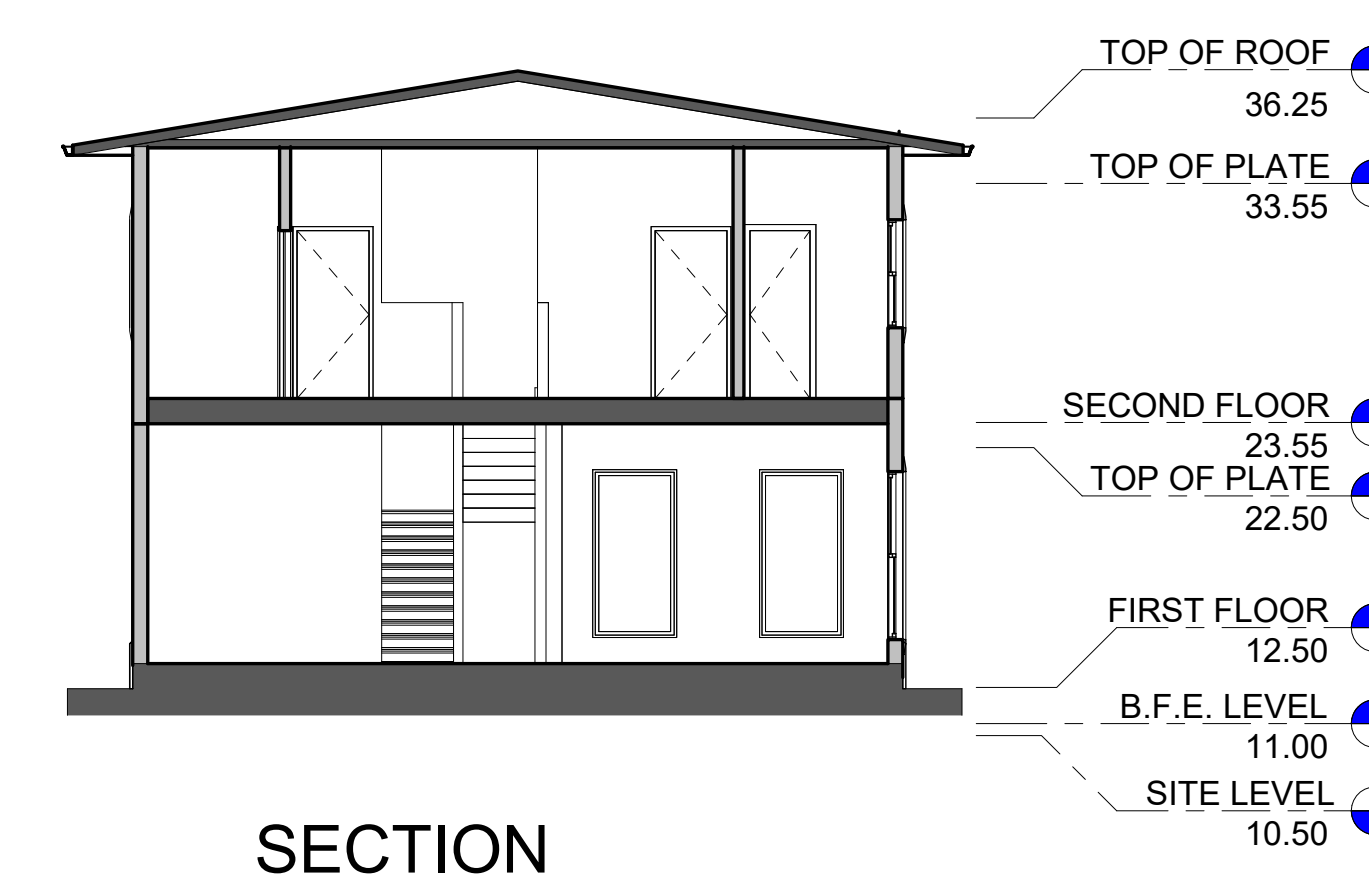
SECOND FLOOR PLAN



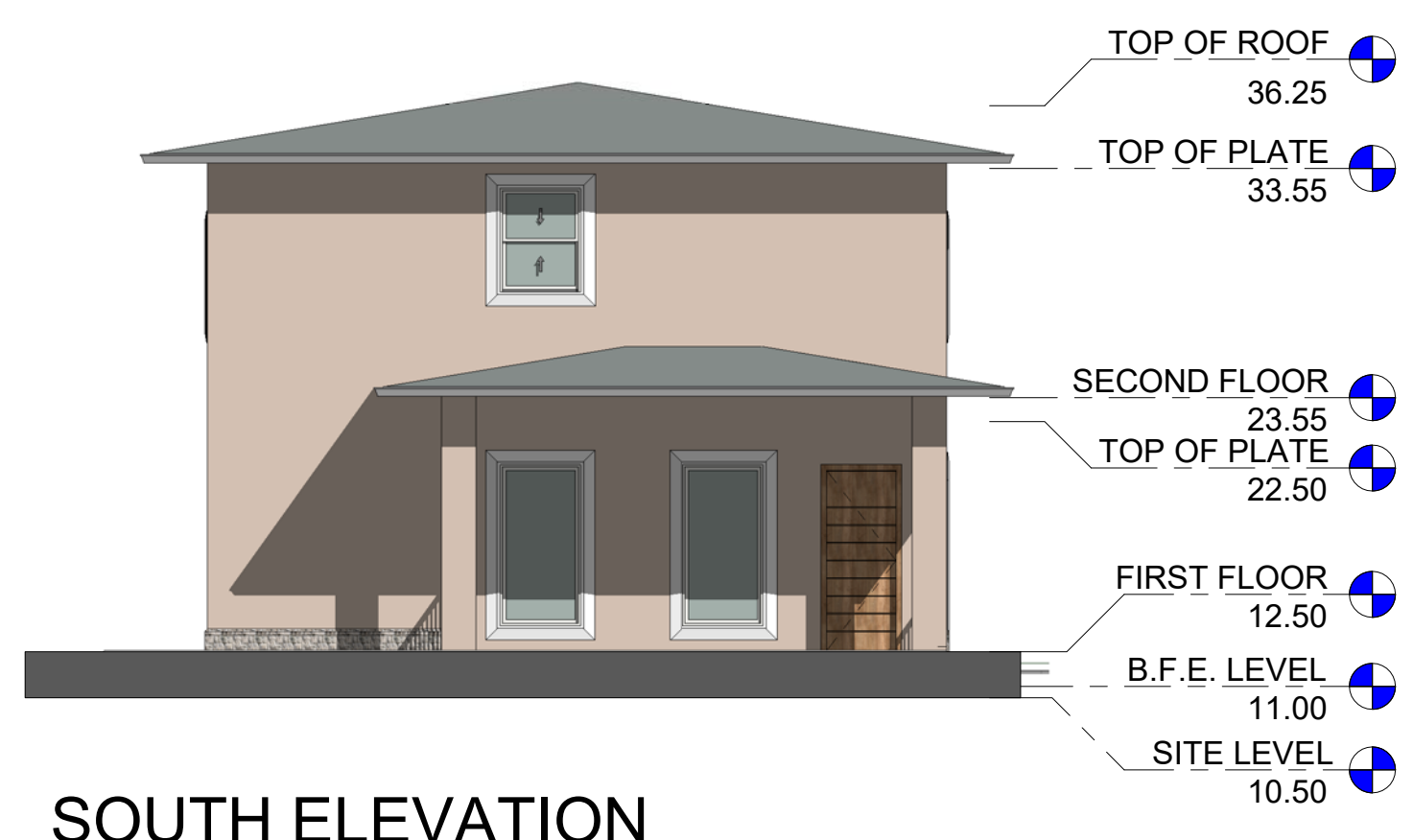
NORTH ELEVATION



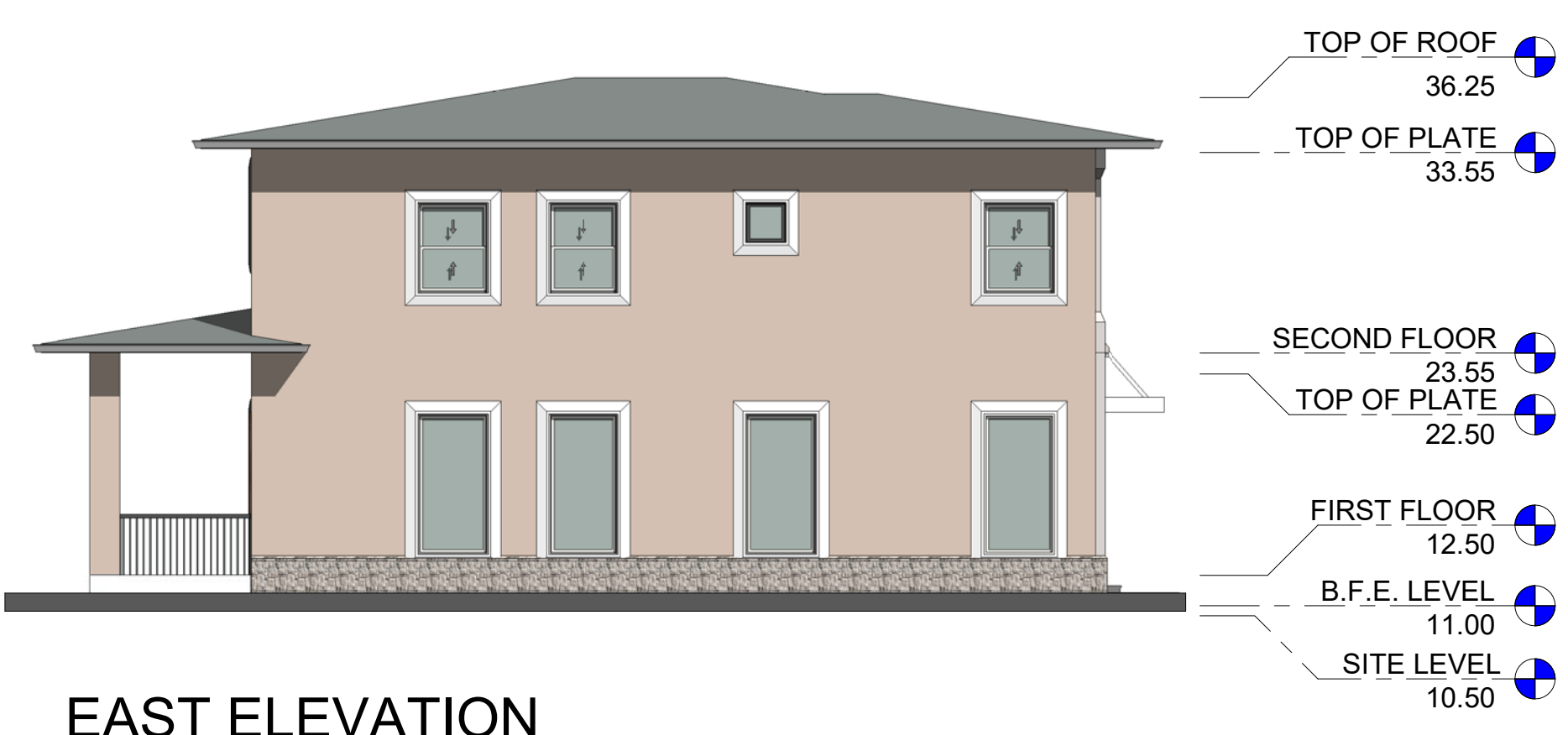
WEST ELEVATION



SECTION

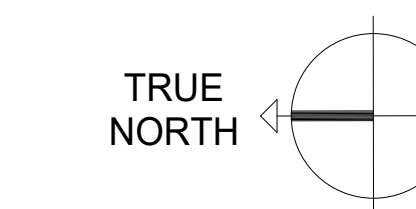
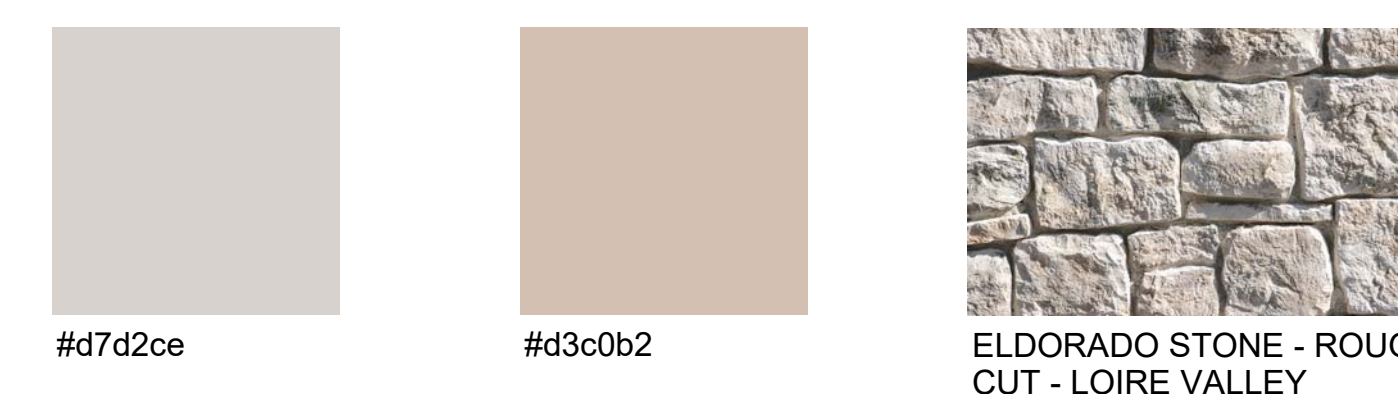


SOUTH ELEVATION



EAST ELEVATION

MATERIAL BOARD



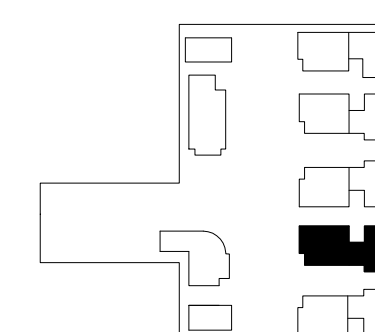
GENERAL NOTES

- SEE A0.4 SHEET FOR AREA ANALYSIS
- SEE SITE PLAN FOR SETBACK
- EXTERIOR FINISH : STUCCO
- ROOFING : HIGH PERFORMANCE ROOFING SHINGLES FROM "OWENS CORNING"
- GUARD RAIL : METAL
- DRIVEWAY : CONCRETE
- WINDOW : VINYL/FIBERGLASS
- B.F.E. LEVEL : 11.00'
- HOUSE ADDRESS NUMBER TO BE MINIMUM 4" TALL WITH 1/2" STROKE ILLUMINATED.
- RECESSED CEILING LIGHT
- WALL SCONE
- MOTION SENSOR LIGHT ON ASTRONOMICAL CLOCK

AREA DETAIL

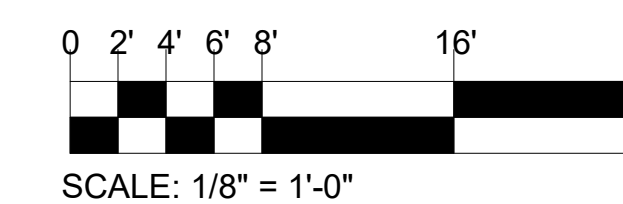
- UNIT 6
- FIRST FLOOR : 1,123.57 SQ.FT.
 - SECOND FLOOR : 1,172.3 SQ.FT.

KEY PLAN



LEGEND

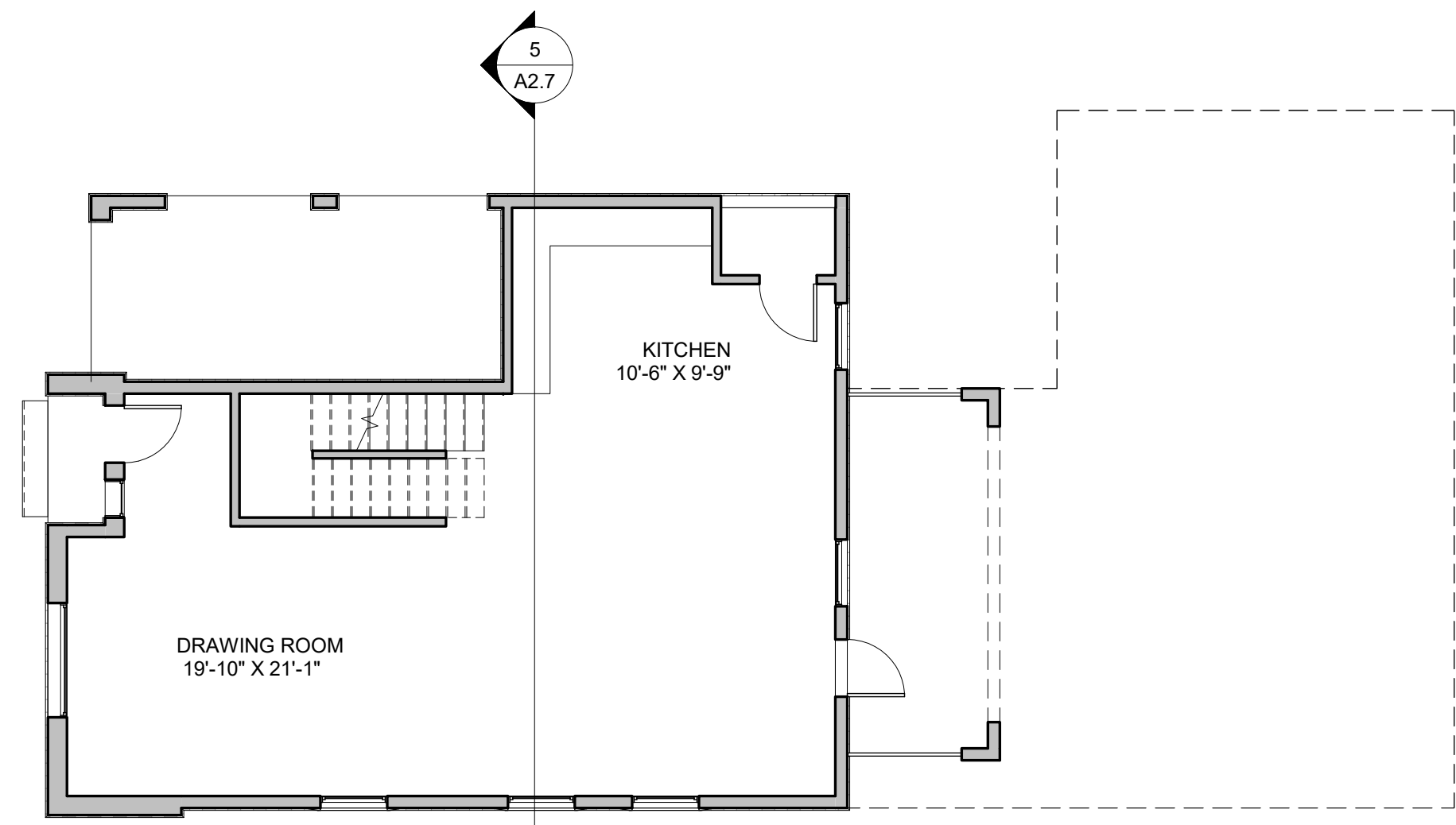
GRAPHIC SCALE



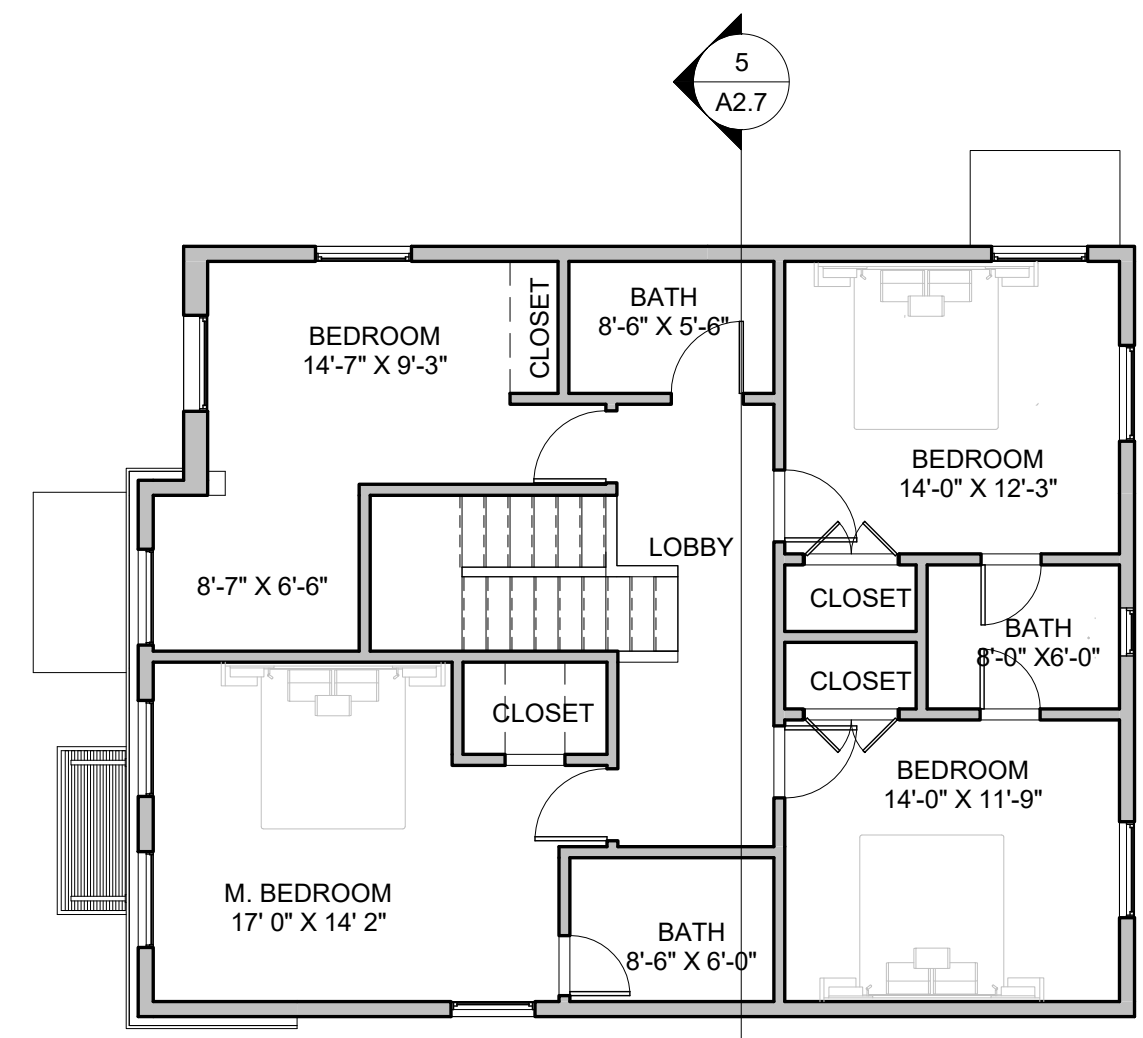
of

GARDEN PLACE
990 GARDEN
EAST PALO ALTO
CA 94301

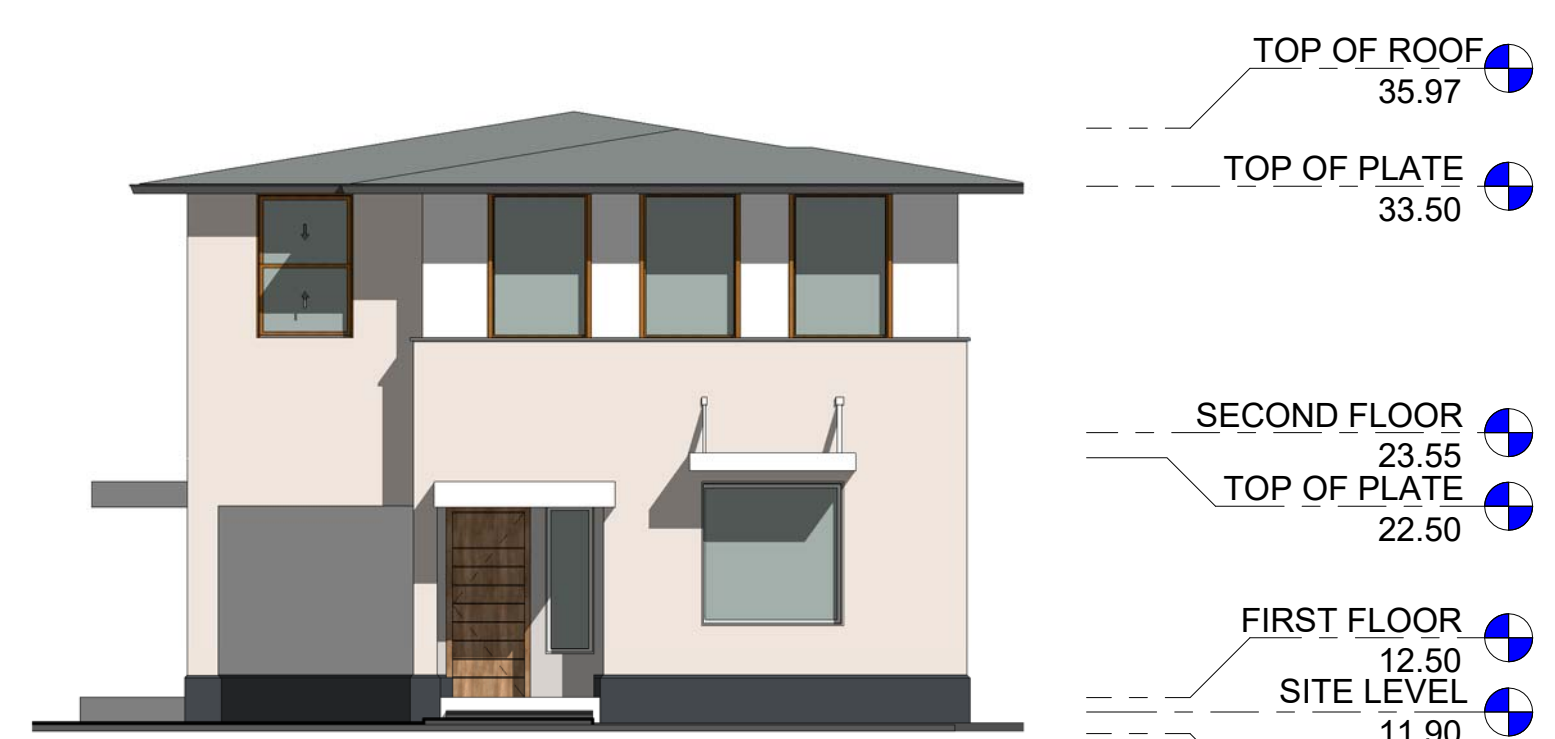
PLANNING SUBMITTAL



FIRST FLOOR PLAN

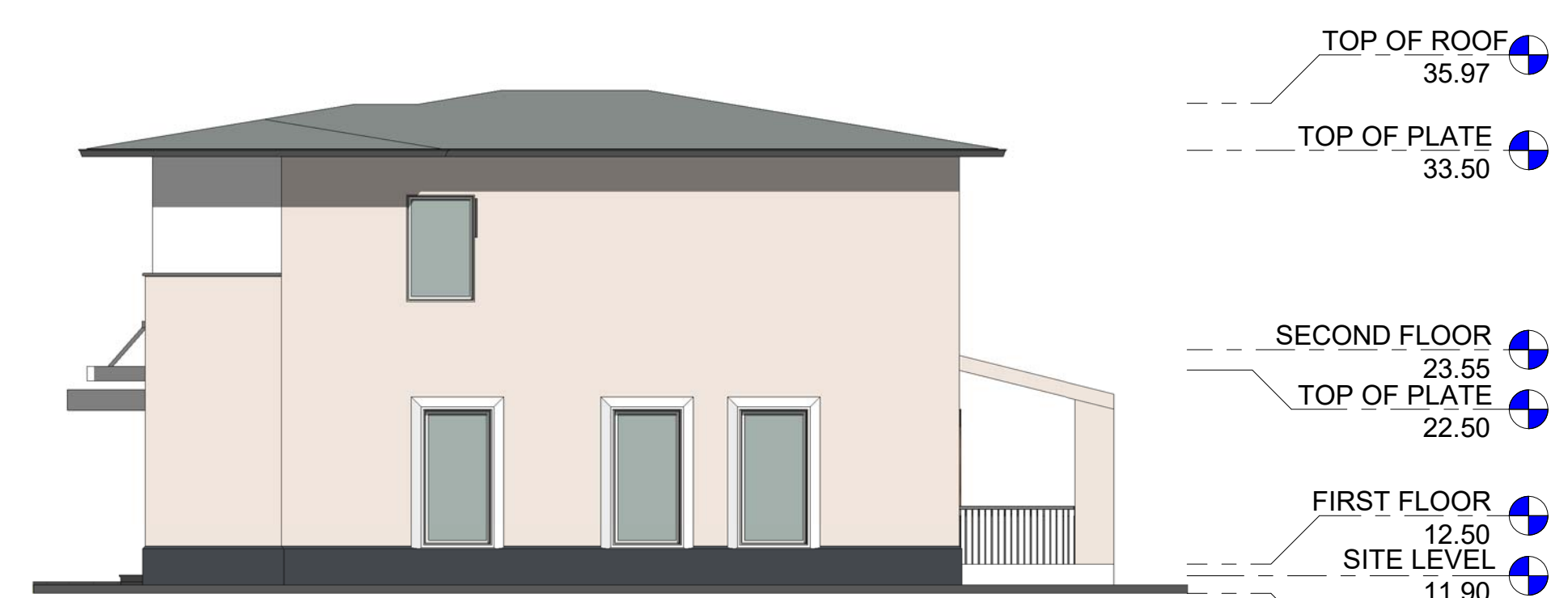


SECOND FLOOR PLAN



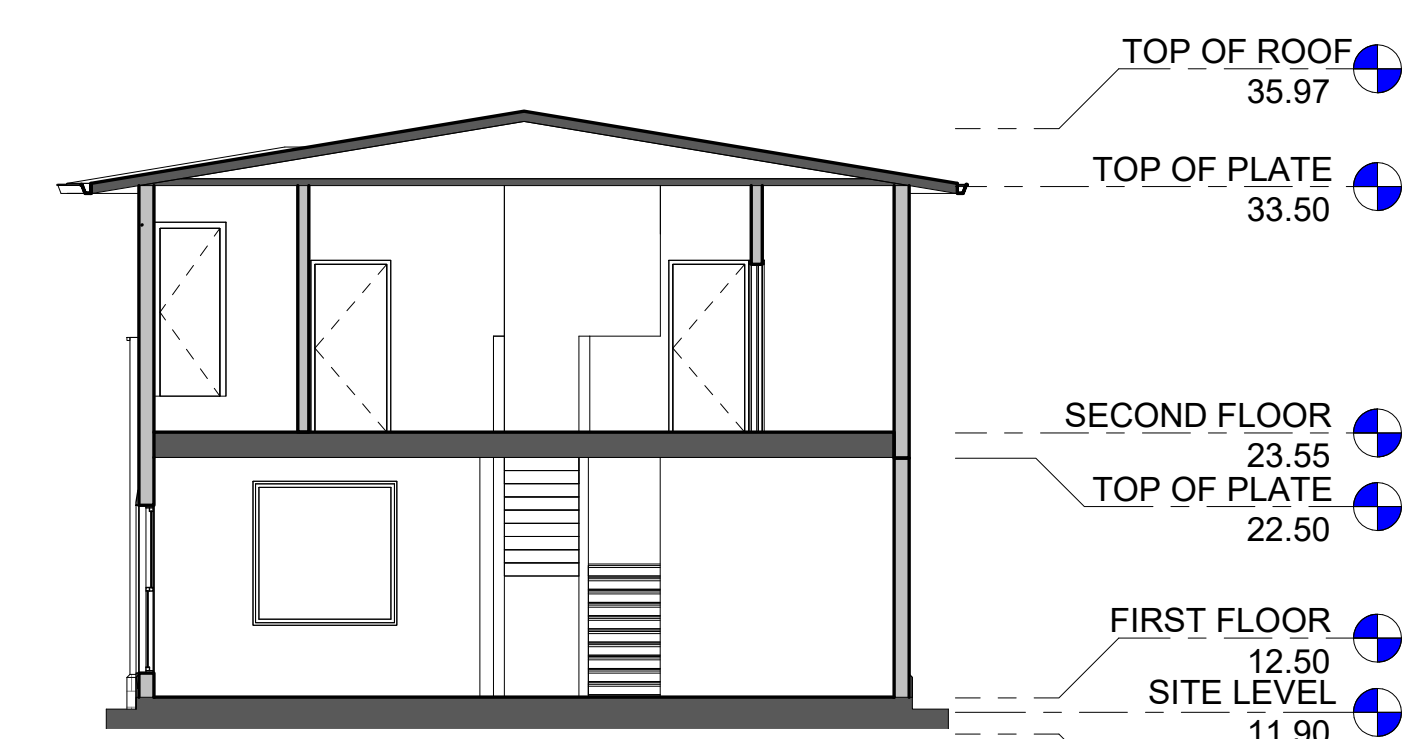
NORTH ELEVATION

- TOP OF ROOF 35.97
- TOP OF PLATE 33.50
- SECOND FLOOR 23.55
- TOP OF PLATE 22.50
- FIRST FLOOR 12.50
- SITE LEVEL 11.90
- B.F.E. LEVEL 11.00



WEST ELEVATION

- TOP OF ROOF 35.97
- TOP OF PLATE 33.50
- SECOND FLOOR 23.55
- TOP OF PLATE 22.50
- FIRST FLOOR 12.50
- SITE LEVEL 11.90
- B.F.E. LEVEL 11.00

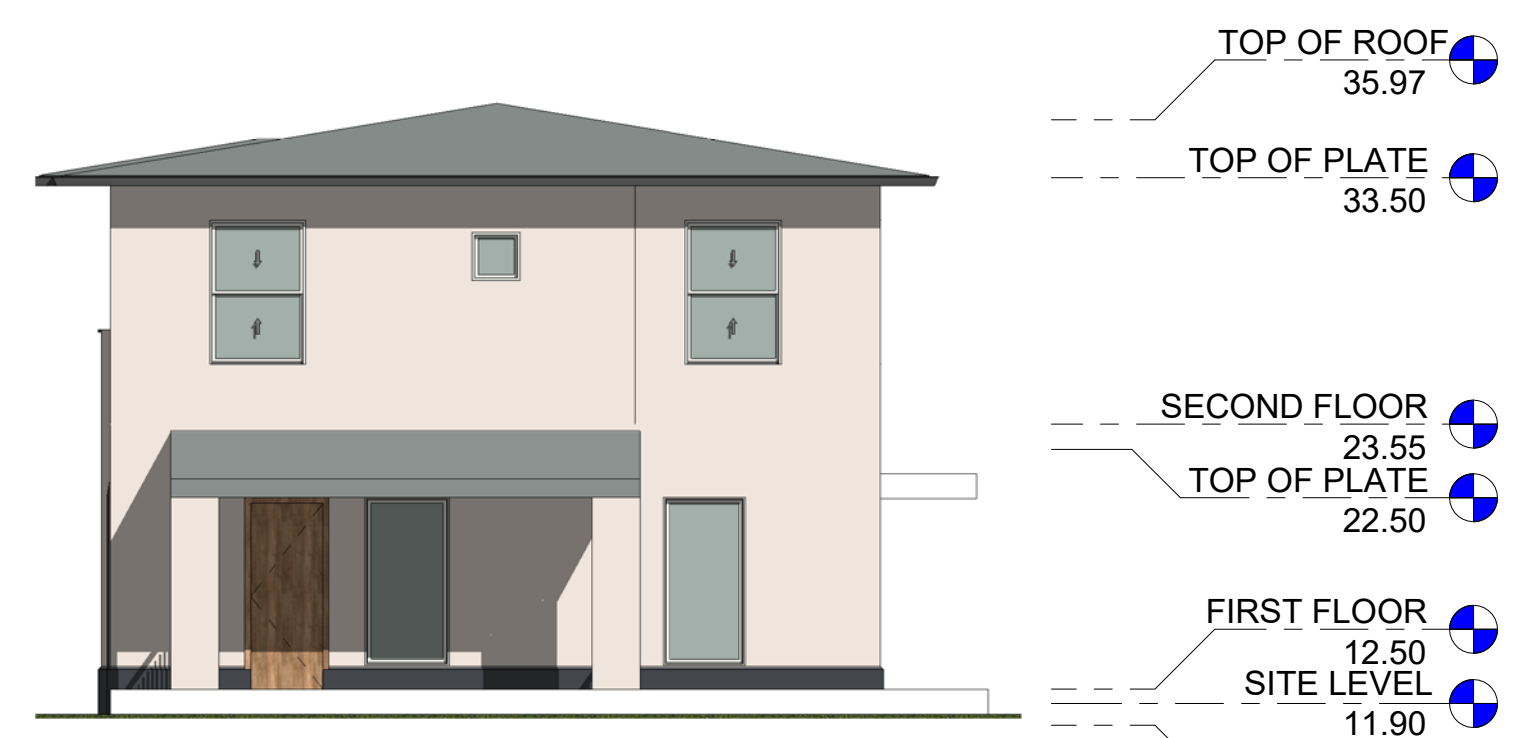


SECTION

- TOP OF ROOF 35.97
- TOP OF PLATE 33.50
- SECOND FLOOR 23.55
- TOP OF PLATE 22.50
- FIRST FLOOR 12.50
- SITE LEVEL 11.90
- B.F.E. LEVEL 11.00

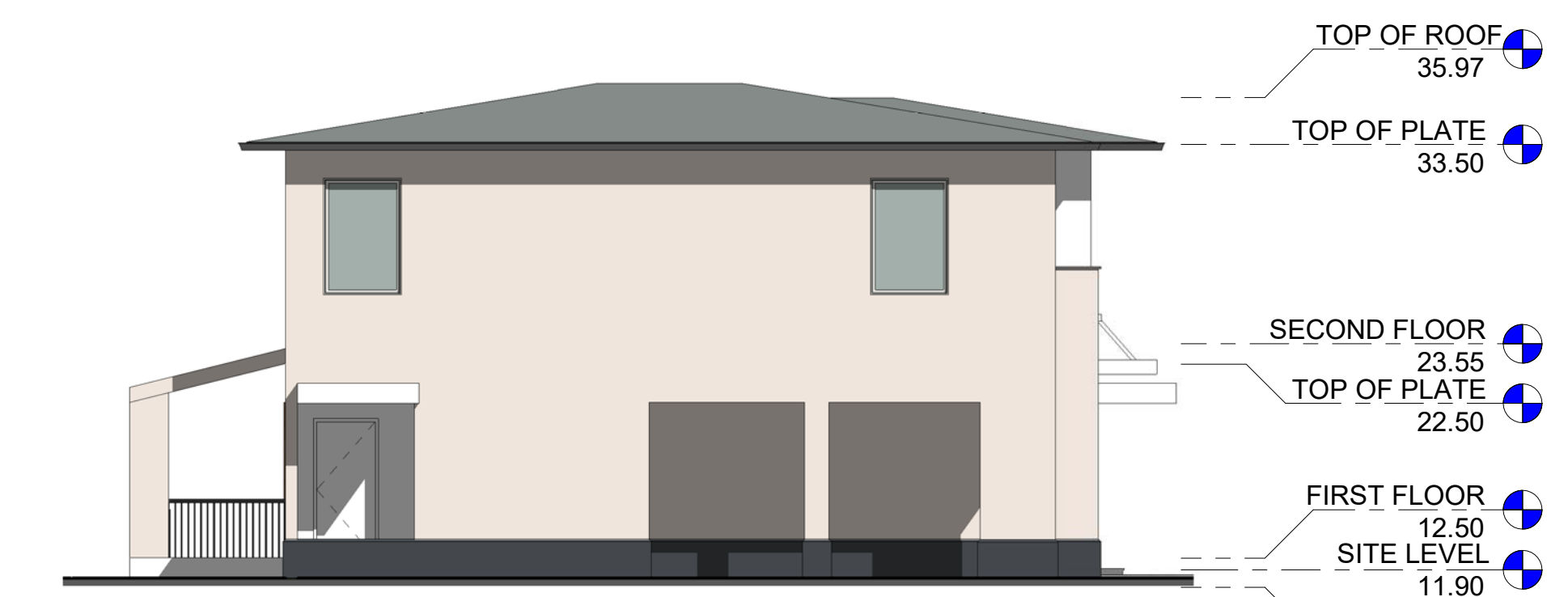
Date: 10/21/2022

REVISION:



SOUTH ELEVATION

- TOP OF ROOF 35.97
- TOP OF PLATE 33.50
- SECOND FLOOR 23.55
- TOP OF PLATE 22.50
- FIRST FLOOR 12.50
- SITE LEVEL 11.90
- B.F.E. LEVEL 11.00



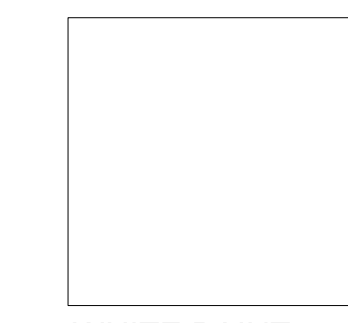
EAST ELEVATION

- TOP OF ROOF 35.97
- TOP OF PLATE 33.50
- SECOND FLOOR 23.55
- TOP OF PLATE 22.50
- FIRST FLOOR 12.50
- SITE LEVEL 11.90
- B.F.E. LEVEL 11.00

MATERIAL BOARD



#efe5dc

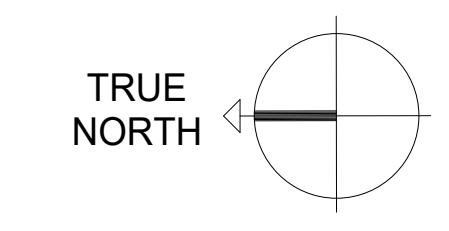


WHITE PAINT



ELDORADO STONE - ROUGH CUT - LOIRE VALLEY

Scale: AS NOTED



Sheet title:

LOT #7
PLAN, ELEVATIONS & SECTIONS

Sheet no.

A2.7

of

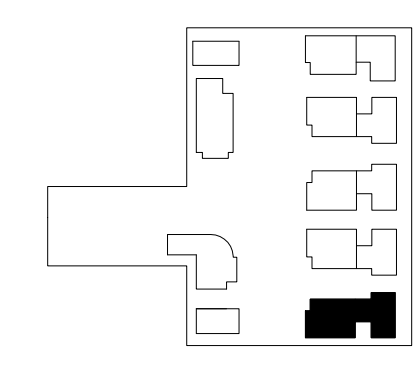
GENERAL NOTES

1. SEE A0.5 SHEET FOR AREA ANALYSIS
2. SEE SITE PLAN FOR SETBACK
3. EXTERIOR FINISH : STUCCO
4. ROOFING : HIGH PERFORMANCE ROOFING SHINGLES FROM "OWENS CORNING"
5. GUARD RAIL : METAL
6. DRIVEWAY : CONCRETE
7. WINDOW : VINYL/FIBERGLASS
8. B.F.E. LEVEL : 11.00'
9. HOUSE ADDRESS NUMBER TO BE MINIMUM 4" TALL WITH 1/2" STROKE ILLUMINATED.
10. RECESSED CEILING LIGHT
11. WALL SCONE
12. MOTION SENSOR LIGHT ON ASTRONOMICAL CLOCK

AREA DETAIL

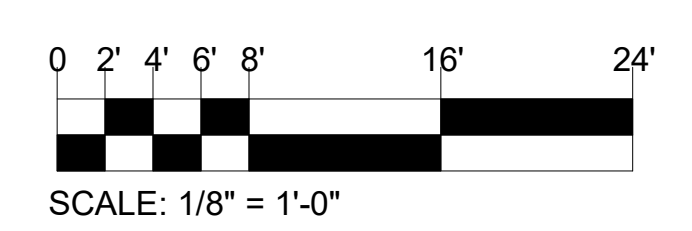
- UNIT 7
1. FIRST FLOOR : 1,123.57 SQ.FT.
 2. SECOND FLOOR : 1,172.3 SQ.FT.

KEY PLAN



LEGEND

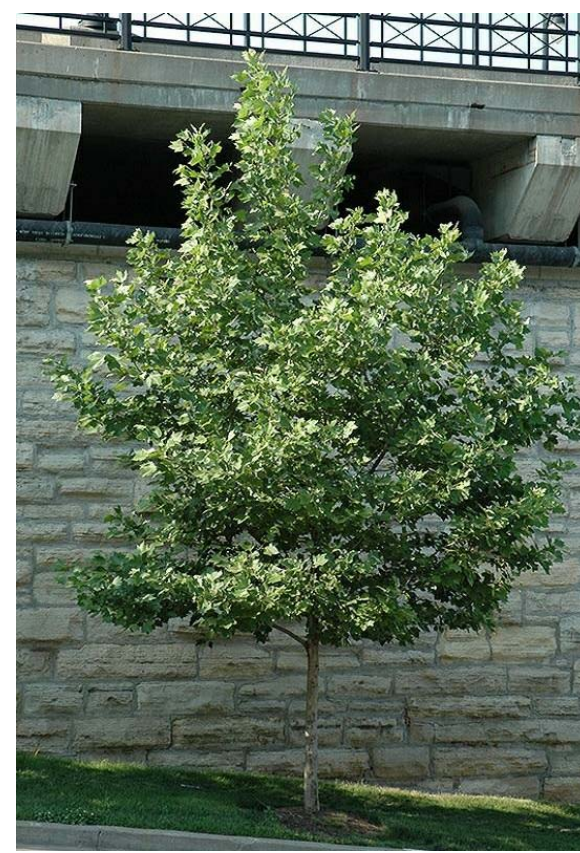
GRAPHIC SCALE



GARDEN PLACE

990 GARDEN
EAST PALO ALTO
CA 94301

PLANNING SUBMITTAL



PLANTANUS A.
"YARWOOD"/LONDON PLANE TREE



LAGERSTROEMIA X "BILOXI"
CRAPE MYRTLE



PRUNUS CAROLINIANA "CAROLINA
LAUREL CHERRY"



CARPENTERIA C. "ELIZABETH"/
BUSH ANEMONE



LOROPENTALUM C. "PLUM
DELIGHT"/ RED FRINGE FLOWER



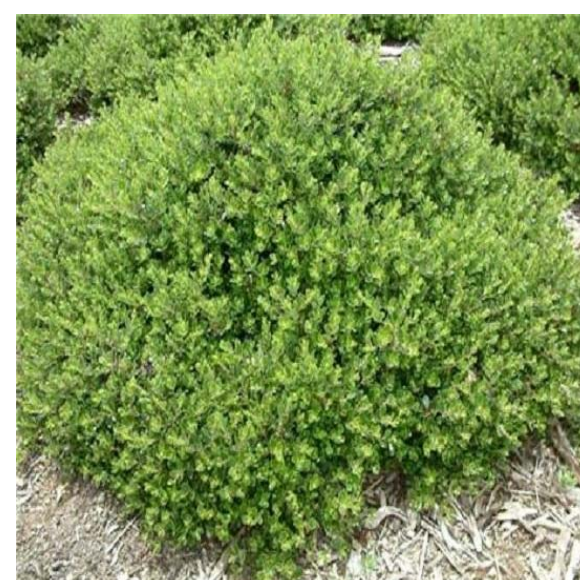
BAMBUSA MALINGENSIS
(SEABREEZE BAMBOO)



CAMPISIS RADICANS/ TRUMPET
CREEPER



HELICTOTRICHON S. "SAPPHIRE"/
BLUE OAT GRASS



ARCTOSTAPHYLOS "EMERLAND
CARPET"/ MANZANITA

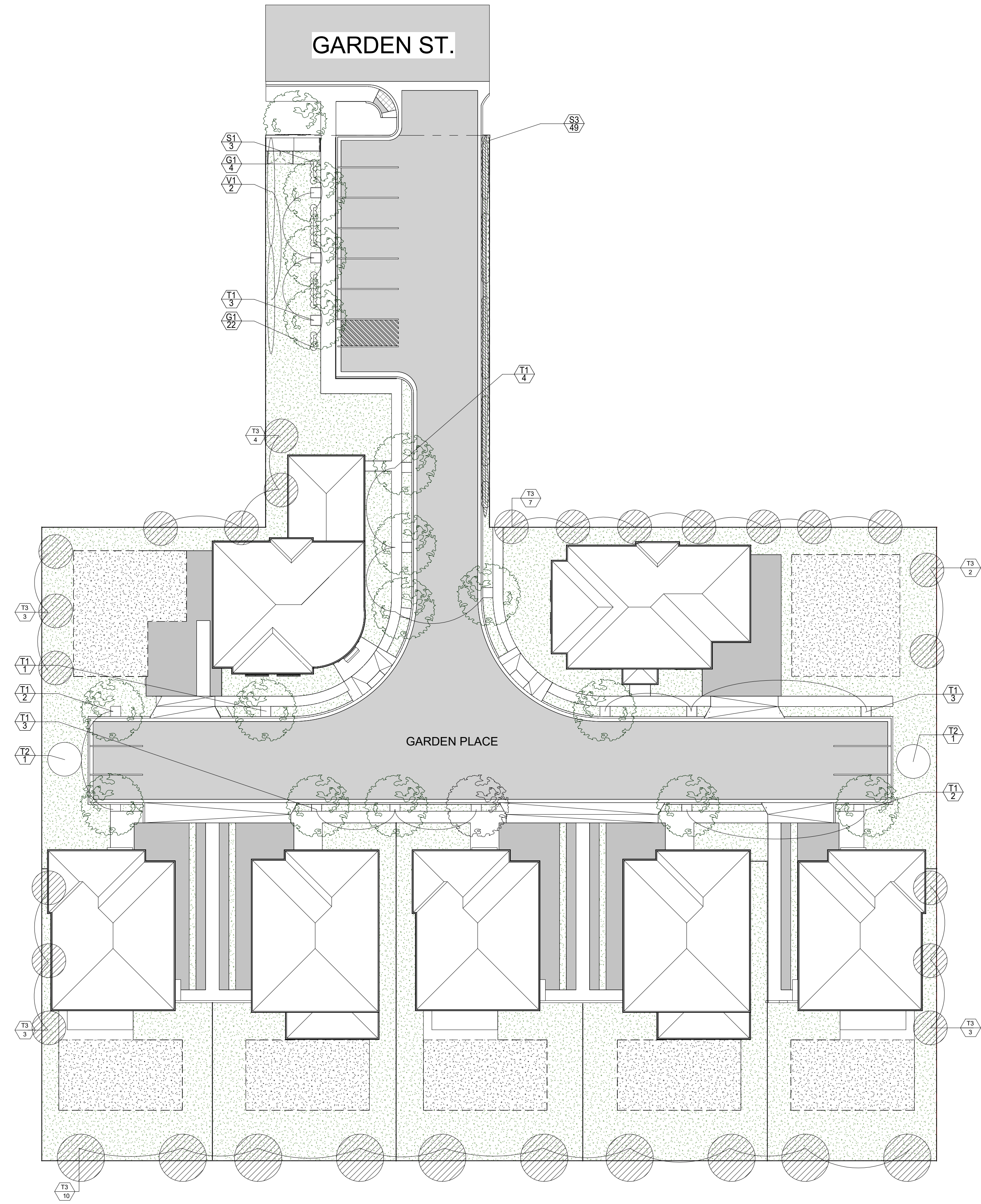
PLANTING LEGEND:

Key	BOTANICAL & COMMON NAMES	Qty.	Size	Water Req't	Comments
Trees:					
T1	PLANTANUS A. "YARWOOD"/LONDON PLANE TREE	18			
T2	LAGERSTROEMIA X "BILOXI" CRAPE MYRTLE	2	24" Box		
T3	CAROLINA LAUREL CHERRY SCREENING TREE	32			
Shrubs:					
S1	CARPENTERIA C. "ELIZABETH"/ BUSH ANEMONE	3	5 gl.	L	
S2	LOROPENTALUM C. "PLUM DELIGHT"/ RED FRINGE FLOWER	50	5 gl.	L	
S3	BAMBUSA MALINGENSIS (SEABREEZE BAMBOO)	49	5 gl.	L	
Vines:					
V1	CAMPISIS RADICANS/ TRUMPET CREEPER	2	15 gl.	L	Train to arbor
Grasses:					
G1	HELICTOTRICHON S. "SAPPHIRE"/ BLUE OAT GRASS	26	5 gl.	L	
Groundcovers:					
	ARCTOSTAPHYLOS "EMERLAND CARPET"/ MANZANITA	As Req'd	1 gl.	L	Set @ 24" o.c.

Water conservation classification is based on Water Use Classification of Landscape Species (WUCOLS) Prepared by the Water Conservation Office of the Department of Water Resources, 2000.

PLANTING NOTES:

- QUANTITIES IN THE PLANT LEGEND ARE FOR GENERAL REFERENCE ONLY. (VERIFY COUNT PER PLAN).
- INDICATES PLANT KEY
 INDICATES PLANT COUNT
- LOCATION OF TREES AND SHRUBS SHOWN ON PLAN ARE SCHEMATIC AND SHALL BE ADJUSTED IN THE FIELD TO AVOID CONFLICTS WITH UTILITIES, FOOTINGS, IRRIGATION, ETC.
- REFER TO DETAILS AND SPECIFICATIONS FOR FURTHER INFORMATION.



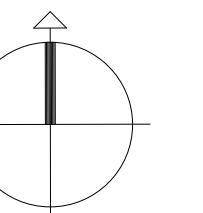
1 LANDSCAPE PLAN
1" = 20'-0"

Date: 10/21/2022

REVISION:

Scale: AS NOTED

TRUE NORTH



Sheet title:

LANDSCAPE PLAN

Sheet no.

L1.0

of

GARDEN PLACE

990 GARDEN
EAST PALO ALTO
CA 94301

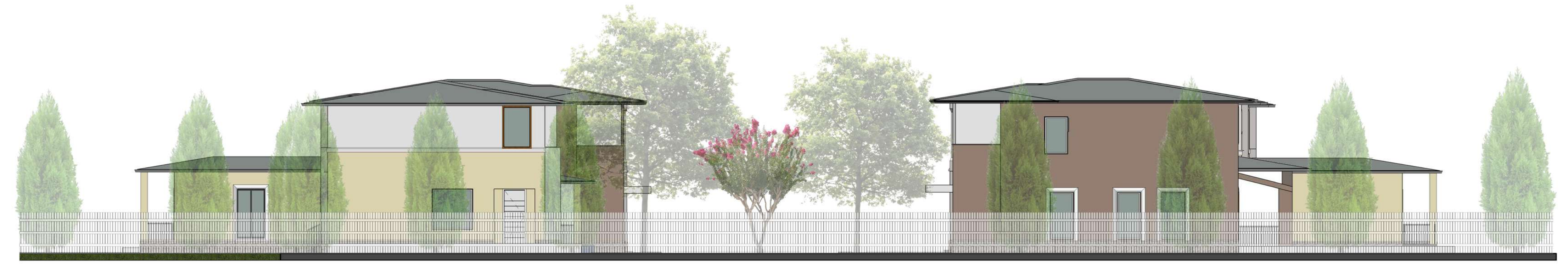
PLANNING SUBMITTAL



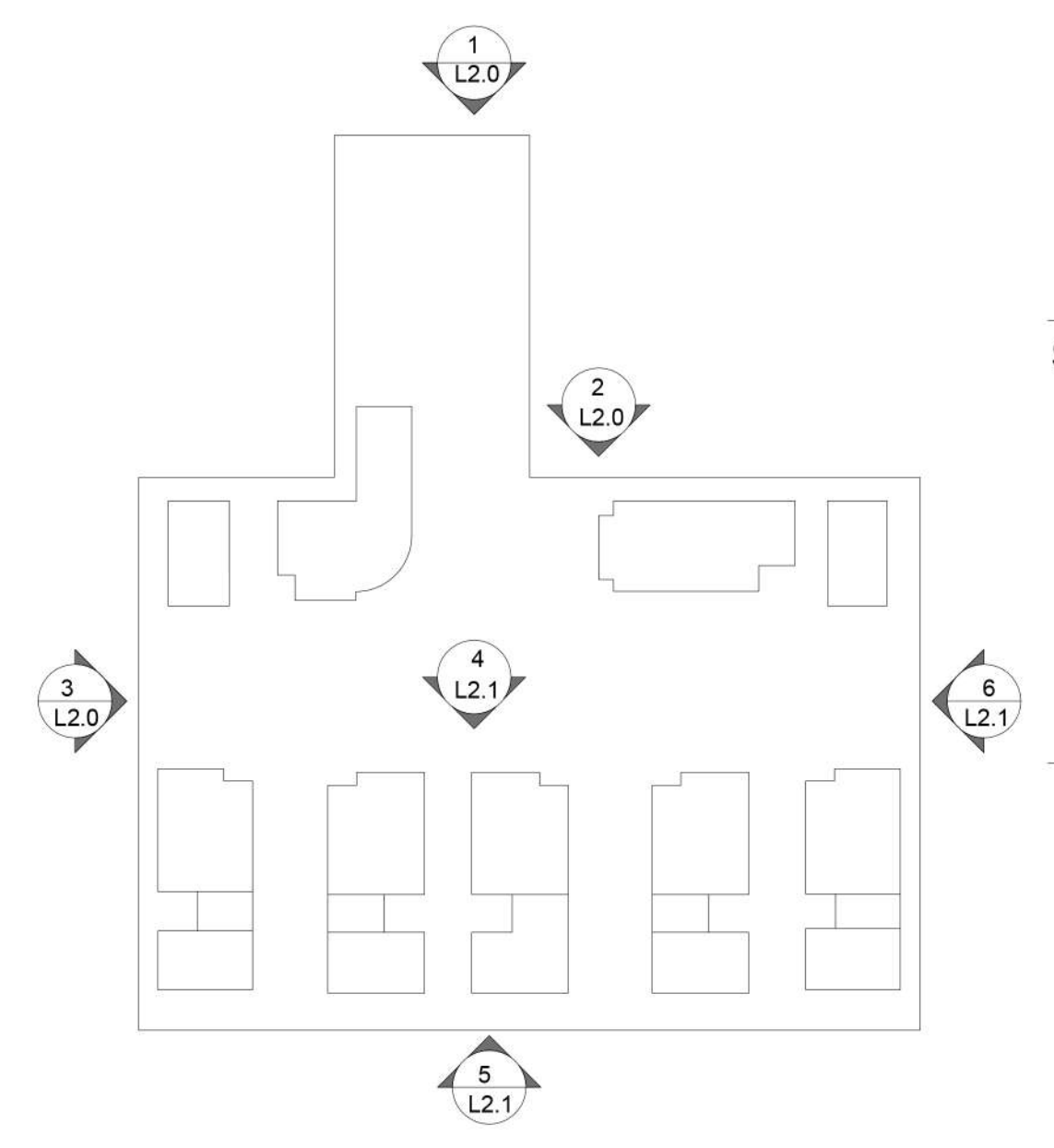
1. ALONG NORTH BOUNDARY LINE



2. ALONG NORTH BOUNDARY LINE



3. INTERIOR STREET VIEW FACING NORTH



Date: 10/03/22

REVISION:

Scale: AS NOTED

Sheet title:

SITE ELEVATIONS
AND SCREENING

Sheet no.

L2.0

of

GARDEN PLACE

990 GARDEN
EAST PALO ALTO
CA 94301

PLANNING SUBMITTAL



4. ALONG SOUTH PROPERTY LINE



5. ALONG EAST PROPERTY LINE



6. ALONG WEST BOUNDARY LINE

Date: 10/03/22

REVISION:

Scale: AS NOTED

Sheet title:

SITE ELEVATIONS
AND SCREENING

Sheet no.

L2.1

of

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