Palo Alto Commons

Project Location

Project Info

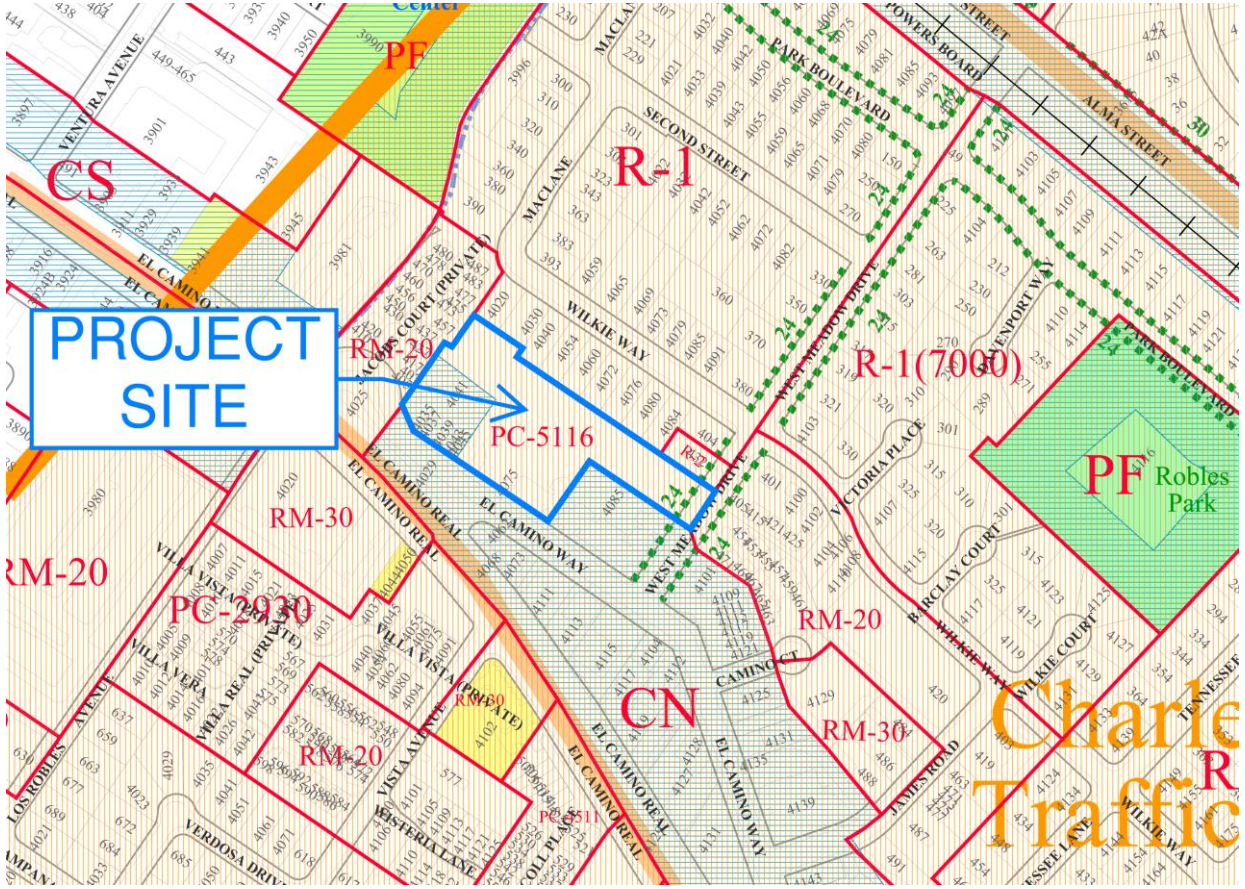
Unit Type – Palo Alto Commons & Avant (PC-5116)			
	Existing	Proposed	Difference
Memory Care	33	39	+6
Assisted Living	88	100	+12
Independent Living	44	44	0
Total	165	183	+18

Zoning Map

FAR (PC-5116)	
Allowed	1.19
Existing	1.19
Proposed	1.25

Required Parking - PAMC					
Required	Res. Care Facility	141 beds	1 space per 2.5 beds	57	90 Total
	Independent Living	44 units	0.75 spaces per unit	33	
Existing					99
Proposed					99

Daylighting Plane	
Required	Daylight plane required on R-1 adjacent property line
	Beginning at a height of 10’ and continuing at a 45˚ slope
Proposed	Five 1’-8” max parapet protrusions into D.P.



Parking Info

Existing Parking					
	Existing Parking Locations	Currently Used by			
		Staff	Family of Residents	Short Term Visitor	Empty
Above Ground	13	4		3	6
Below Ground Open	8	7			1
Below Ground Gated	78	10	45		23
Total	**99**	**21**	**45**	**3**	**30**

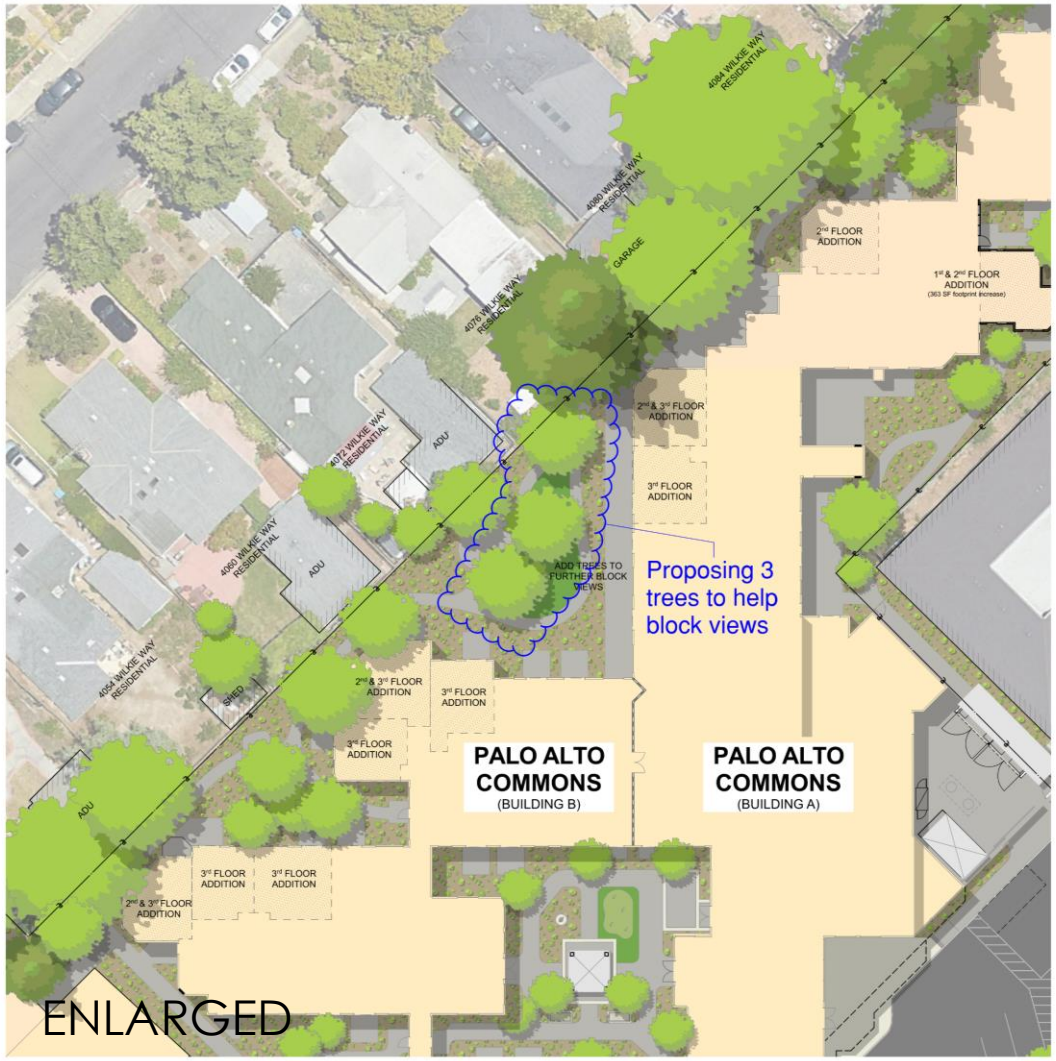
Staff on Largest Shift		
	Existing	Adding
Total	52	+ 2
Commute by car (40%)	21	**+1**
Commute by carpool, public transit, ride share (60%)	31	

Empty Spaces Remaining		
Existing	30 Spaces	
Proposed	30 – 1 =	**29 Spaces**
	+ 6 Bike Spaces (4 Short Term & 2 Long Term)	

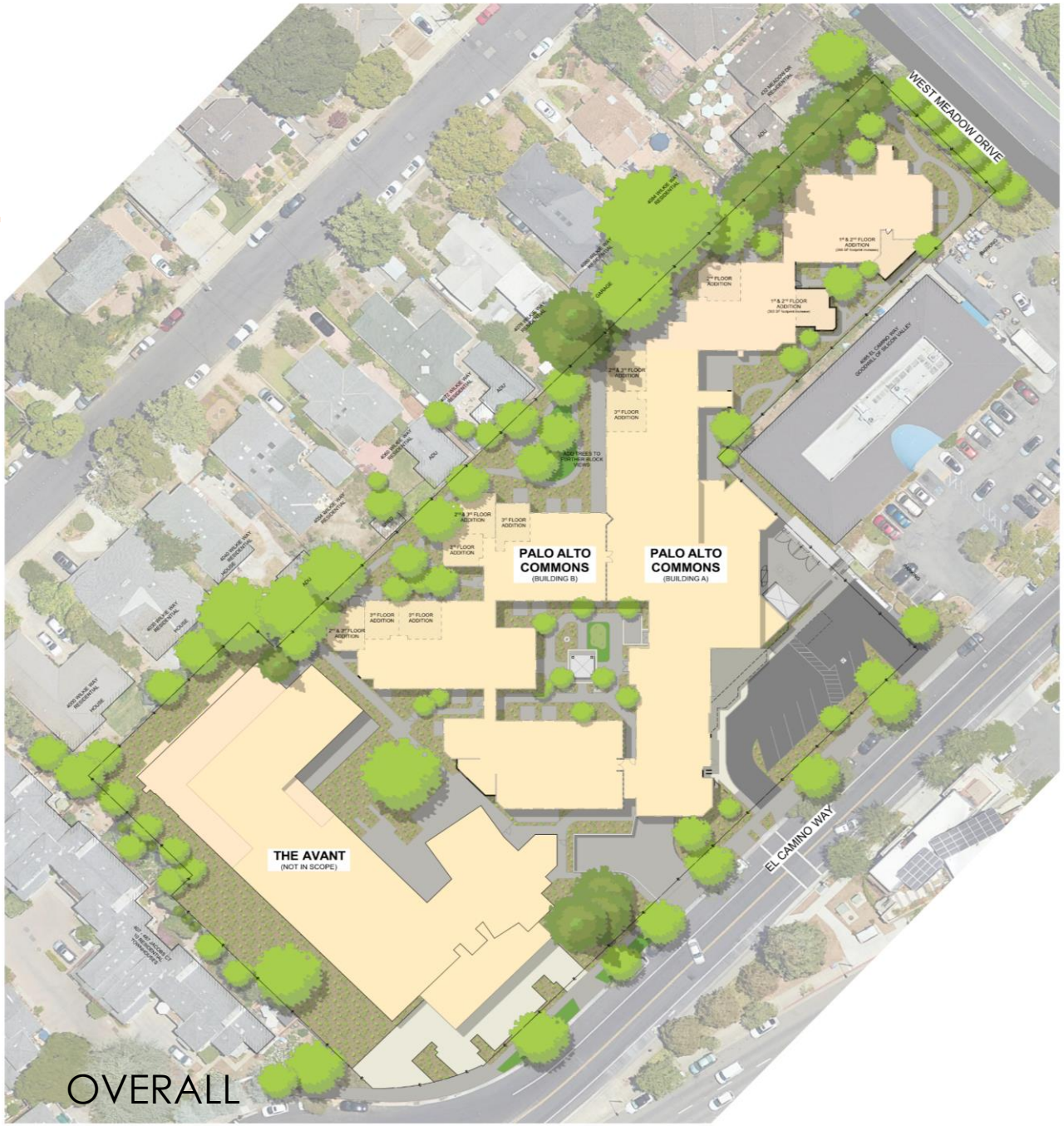
EXISTING

PROPOSED

Landscape Plan

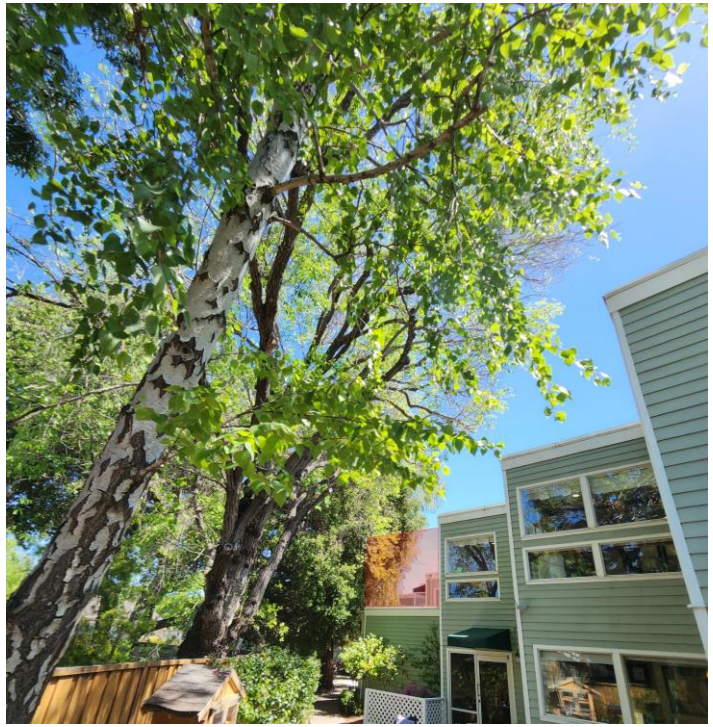


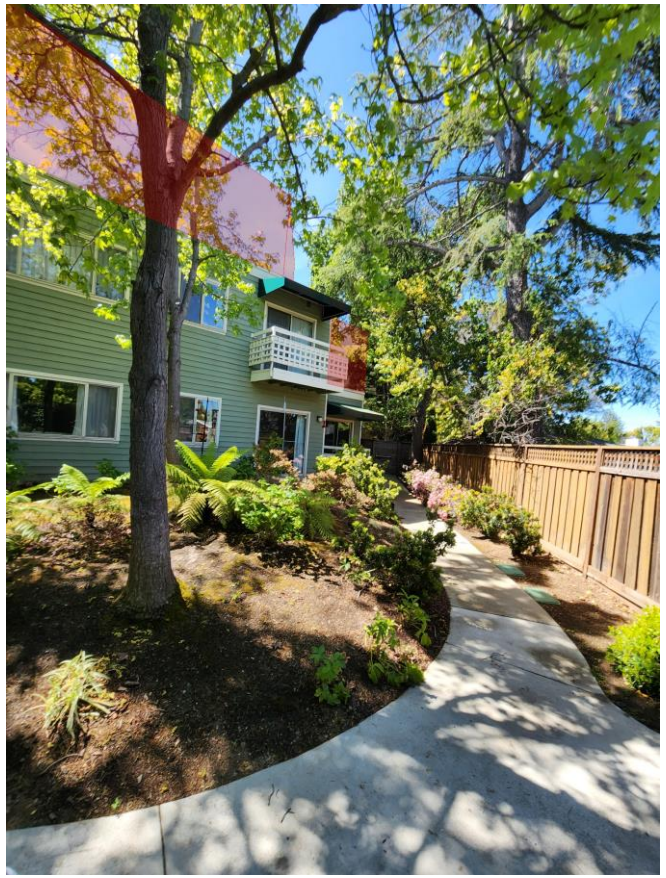
ENLARGED



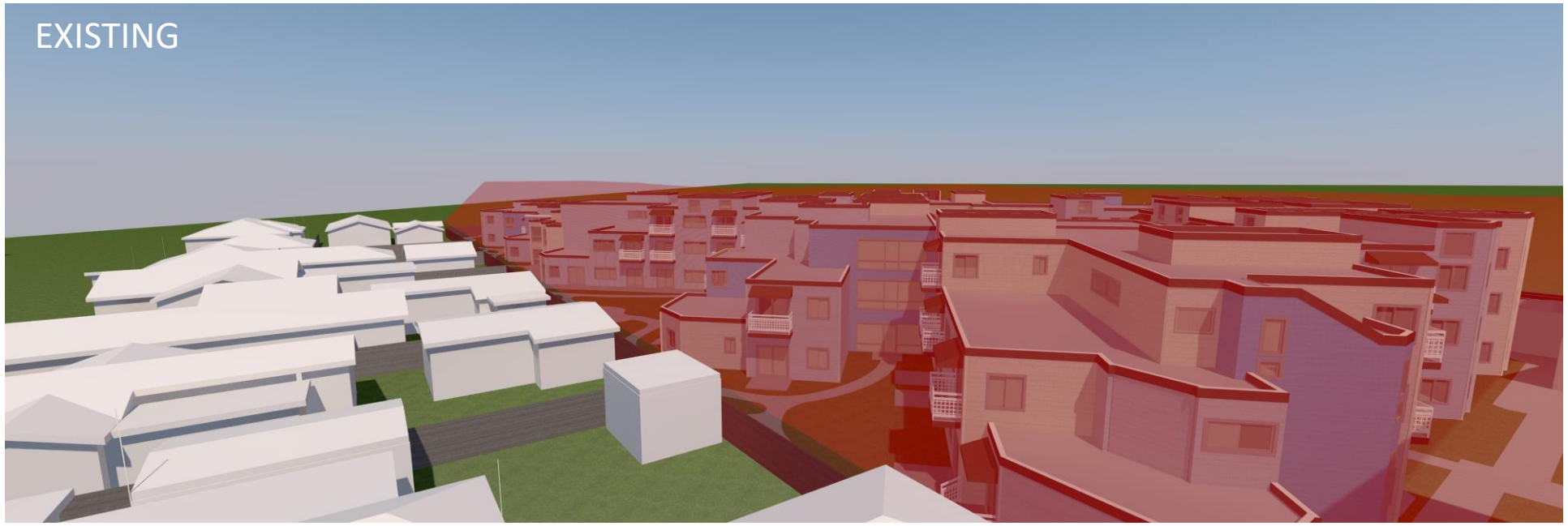
OVERALL

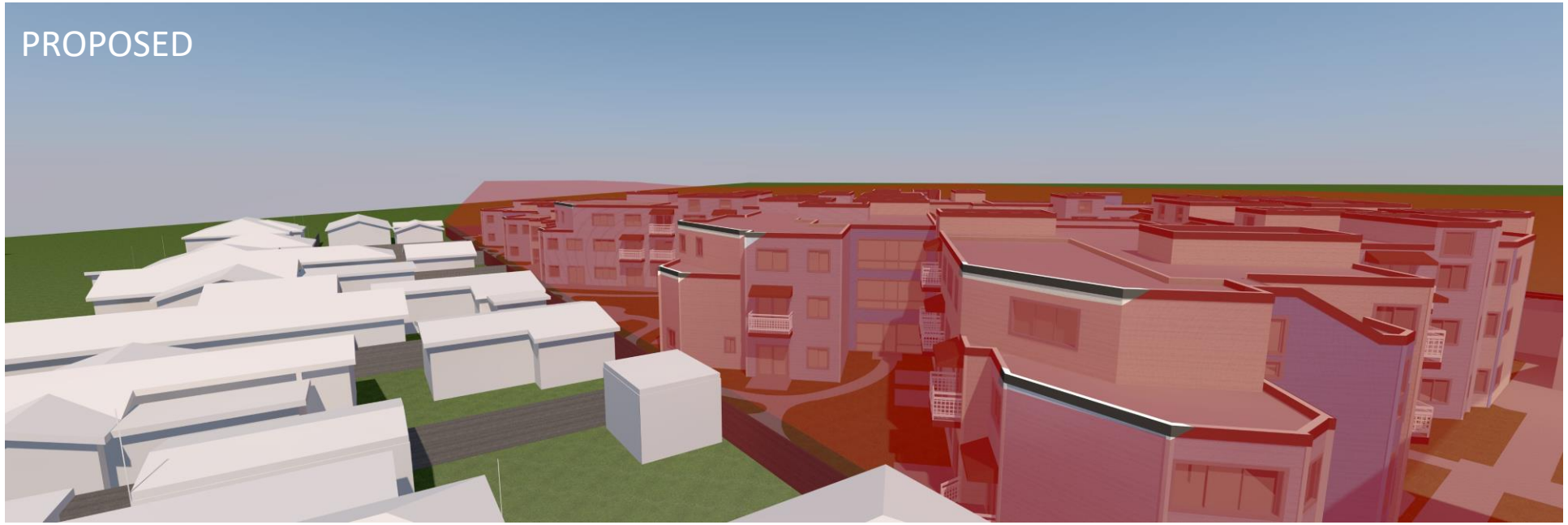
Existing Photos





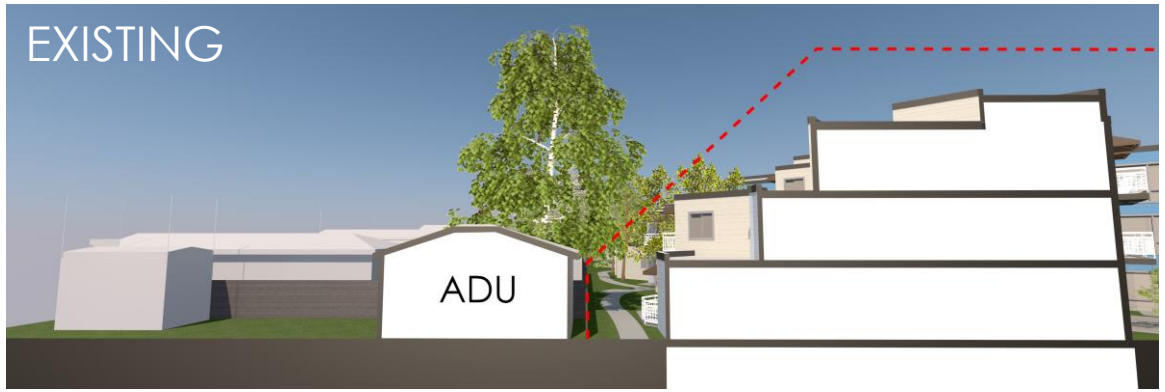
TENT DIAGRAMS

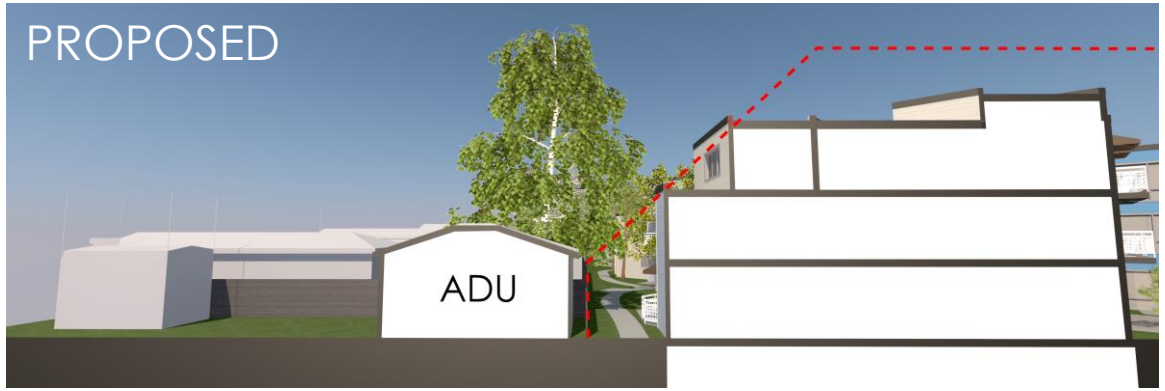




TENT DIAGRAMS WITH TREES

Daylight Sections





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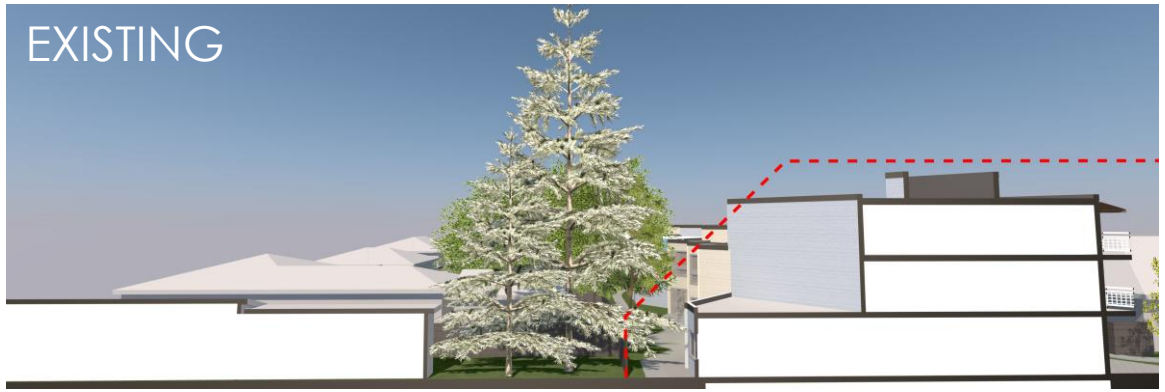
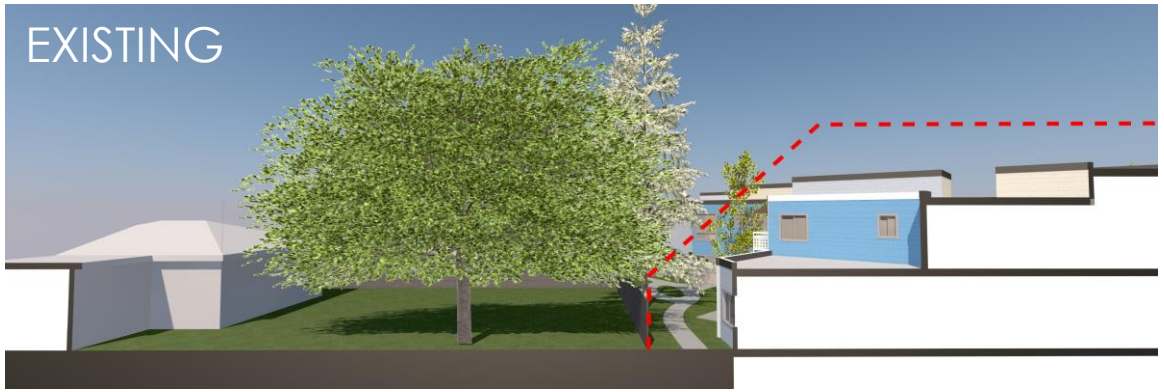
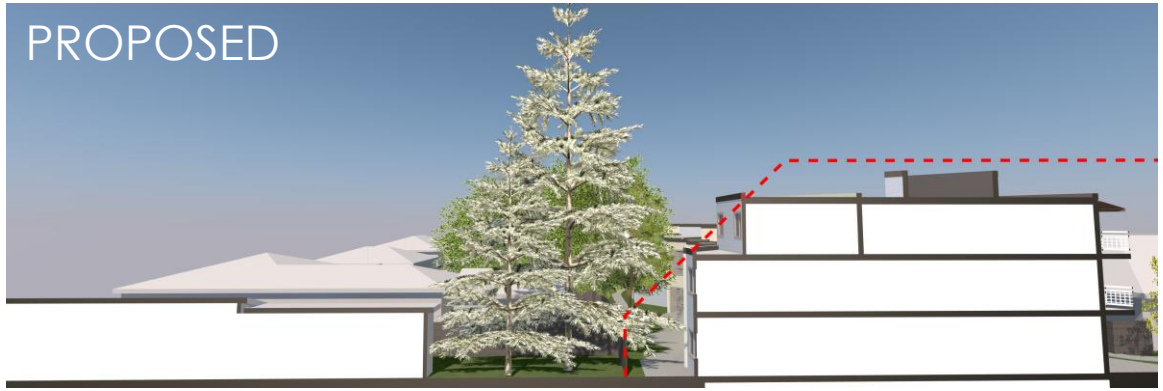
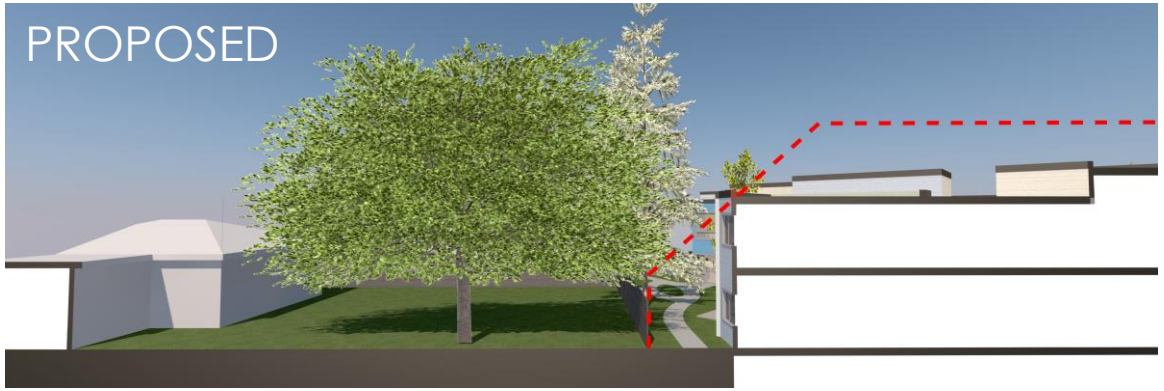


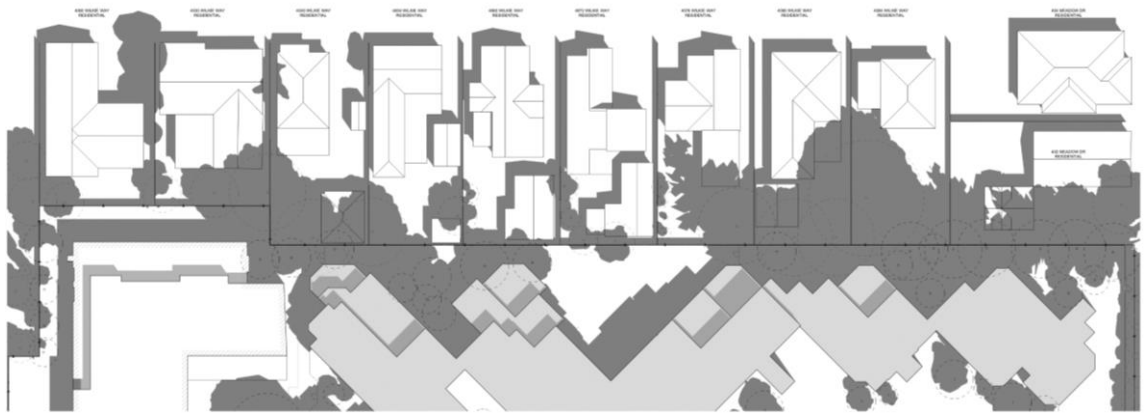






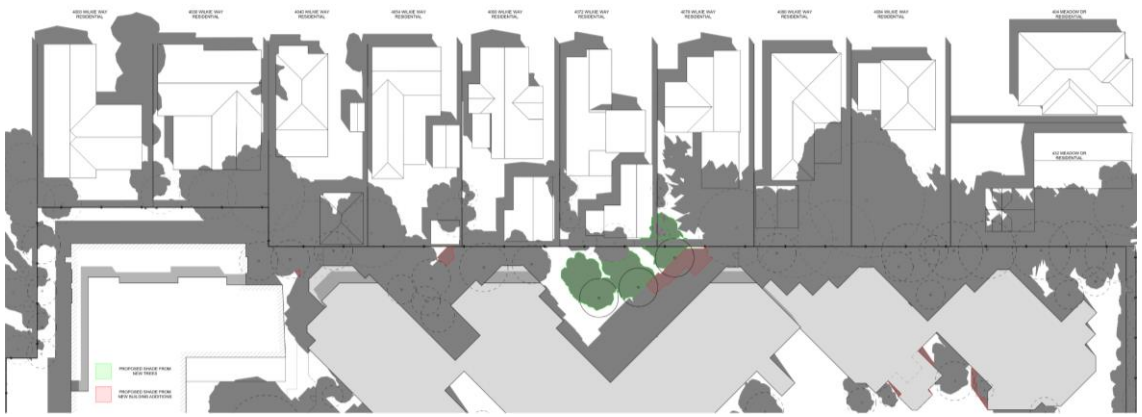
Shadow Study – March & June 21

March 21 - 12:00 pm - Existing



June 21 - 12:00 pm - Existing

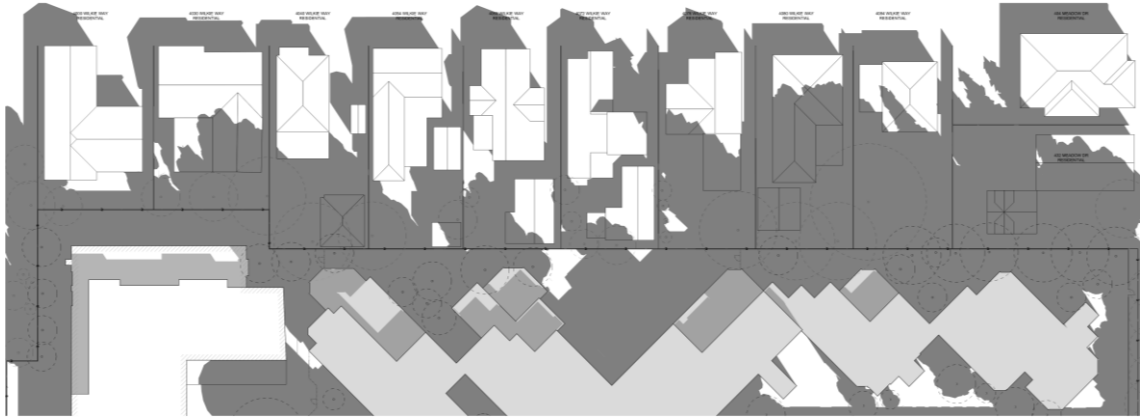
March 21 - 12:00 pm - Proposed



June 21 - 12:00 pm - Proposed

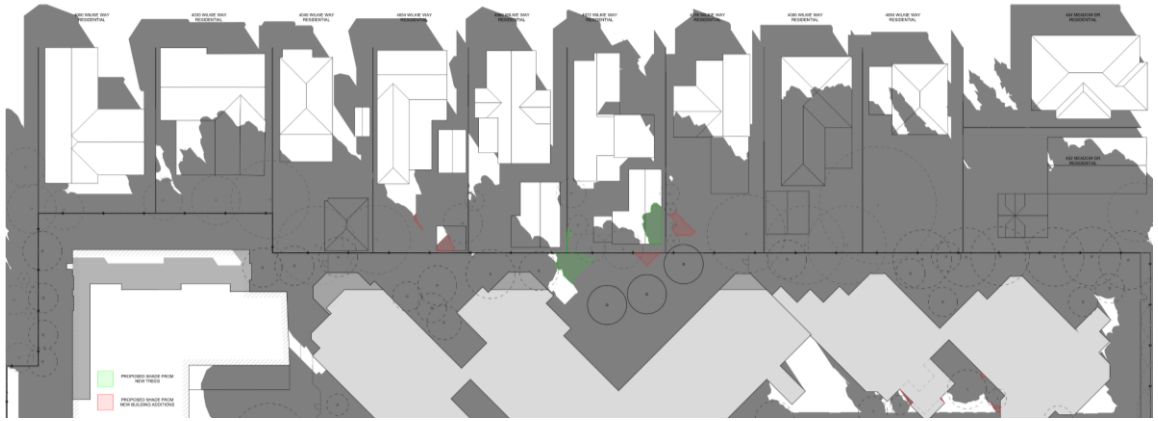
Shadow Study – December 21

Dec 21 - 12:00 pm - Existing



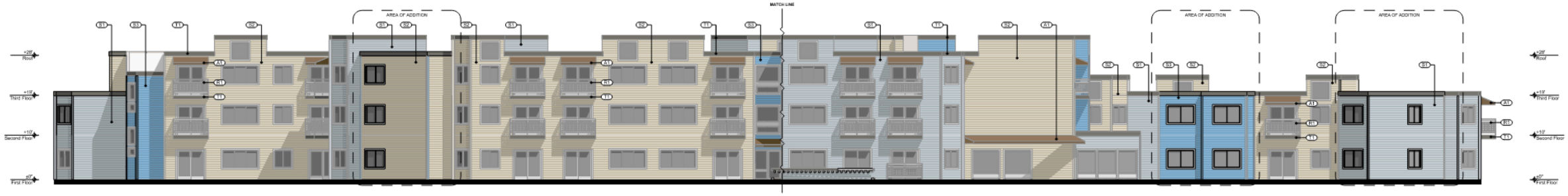
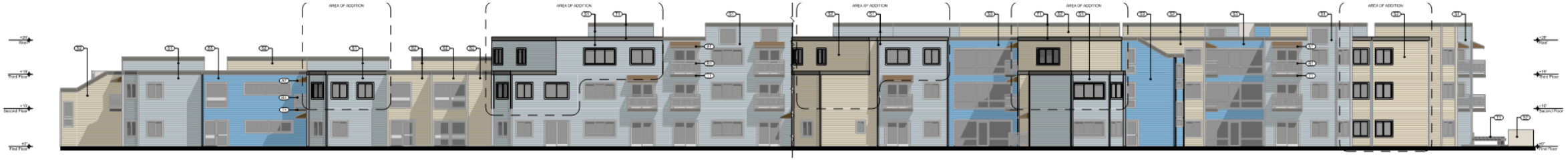
Dec 21 - 4:00 pm - Existing

Dec 21 - 12:00 pm - Proposed



Dec 21 - 4:00 pm - Proposed

Color Scheme

EXTERIOR FINISHES

SIDING 1 - **SILVER SPRINGS** DUNN-EDWARDS DE6346	S1	
SIDING 2 - **HEATHER** DUNN-EDWARDS DEC773	S2	
SIDING 3 - **WANDERING RIVER** DUNN-EDWARDS DE5850	S3	
RAILING - **PRECIOUS PEARLS** DUNN-EDWARDS DEW386	R1	
TRIM - **RENWICK BROWN** DUNN-EDWARDS DET630	T1	
AWNING - **COCOA** SUNBRELLA SHADE 4676-0000	A1