

# 2020 BAY ROAD

East Palo Alto , California

DESIGN UPDATE

December 17, 2021

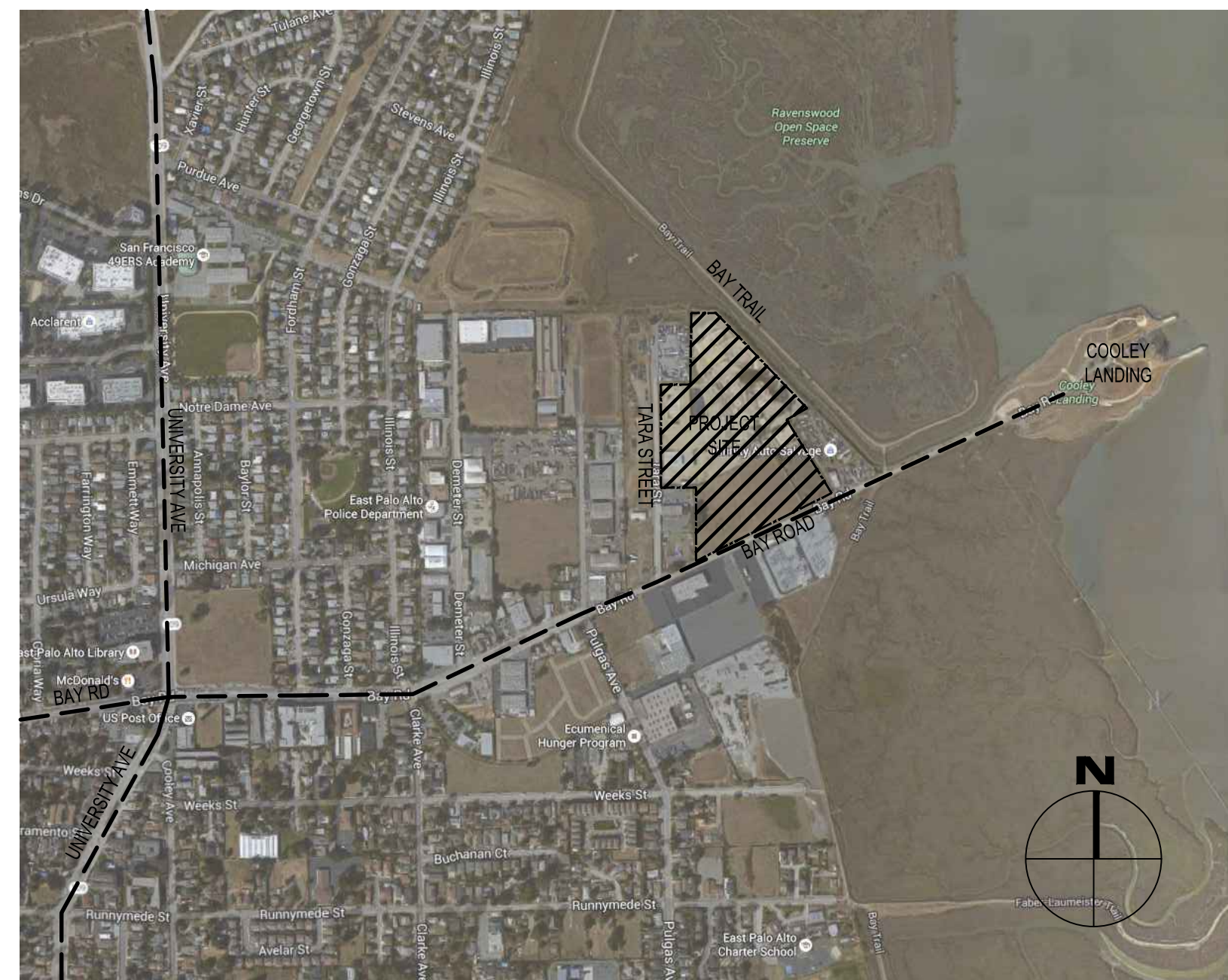


TCR

DES  
ARCHITECTS  
ENGINEERS

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## VICINITY MAPS



## CONTACT

### CLIENT/OWNER

THREE CITIES RESEARCH, INC.  
135 EAST 57th STREET, 15th FLOOR  
NEW YORK, NY 10022  
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### ARCHITECTS

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650.349.2151 main  
CONTACT: ERIC COHEN  
EMAIL: ecohen@wilseyham.com

## PROJECT DATA

- A. ZONING DESIGNATION: RAVENSWOOD / 4 CORNERS TOD SPECIFIC PLAN WATERFRONT OFFICE AREA
- B. SITE AREA: 753,930 SF (17.3 ACRES)
- C. PROPOSED BUILDING USE: OFFICE, CIVIC, RETAIL
- D. BUILDING AREA:

NEW BUILDINGS	NO. OF STORIES	GROSS BLDG AREA
BUILDING 1 CIVIC	2	52,700 SF (LEVEL 1-2)
BUILDING 1 OFFICE	4	111,000 SF (LEVEL 3-6)
BUILDING 2 RETAIL	1	7,600 SF (LEVEL 1)
BUILDING 2 OFFICE	7	198,300 SF
BUILDING 3 RETAIL	1	6,400 SF (LEVEL 1)
BUILDING 3	8	245,000 SF
BUILDING 4	8	335,000 SF
BUILDING 5	8	320,000 SF
TOTAL BUILDING AREA		1,276,000 SF

- E. PROPOSED FAR: 1.69
- F. LOT COVERAGE: 249,780 SF (33%)
- G. BUILDING HEIGHTS

BUILDING 1	102' TOP OF PENTHOUSE
BUILDING 2	116' TOP OF PENTHOUSE
BUILDING 3	130' TOP OF PENTHOUSE
BUILDING 4	130' TOP OF PENTHOUSE
BUILDING 5	130' TOP OF PENTHOUSE
PARKING TOWERS	100' TOP OF PARAPET

- H. OPEN SPACE: 353,645 SF (47%)  
LANDSCAPE 197,093 SF (26%)  
HARDSCAPE 156,552 SF (21%)

- I. PARKING:

PARKING RATIO PROPOSED: 2.8/1000

NEW BUILDINGS	PARKING PROVIDED
BUILDING 1 CIVIC	148 STALLS
BUILDING 1 OFFICE	310 STALLS
BUILDING 2 RETAIL	22 STALLS
BUILDING 2 OFFICE	555 STALLS
BUILDING 3 RETAIL	18 STALLS
BUILDING 3	686 STALLS
BUILDING 4	938 STALLS
BUILDING 5	896 STALLS
TOTAL	3,573 STALLS

TRAIL PARKING	12 STALLS
TOTAL PARKING	3,585 STALLS

	STANDARD STALLS	ADA STALLS
SURFACE PARKING	151 STALLS (PROJECT) 12 STALLS (TRAIL)	44 STALLS (INCL. 7 VAN STALLS) 2 STALLS ( INCL. 1 VAN STALL)
PARKING TOWERS	3,422 STALLS	
TOTAL	3,585 STALLS	

- J. BIKE PARKING - SEE SHEET 05A
- K. CLEAN AIR / VANPOOL / EV PARKING - SEE SHEET 05B

## SHEET INDEX

### ARCHITECTURAL

- 00 COVER SHEET
- 01 PROJECT DATA, VICINITY MAPS AND SHEET INDEX
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- 03 MASTER SITE PLAN
- 03A LAND USE PLAN
- 04 FIRE ACCESS
- 05A BIKE PARKING DISTRIBUTION PLAN
- 05B EV PARKING PLAN
- 06A-B BUILDING 1 FLOOR PLANS
- 07 BUILDING 1 PERSPECTIVES
- 08A-B BUILDING 2 FLOOR PLANS
- 09 BUILDING 2 PERSPECTIVES
- 10A-B BUILDING 3 FLOOR PLANS
- 11 BUILDING 3 PERSPECTIVES
- 12A-B BUILDING 4 FLOOR PLANS
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### CIVIL

- C1 GRADING PLAN
- C2.1 SITE UTILITY PLAN
- C2.2 JOINT TRENCH PLAN
- C3 STORMWATER PLAN
- C4 FIRE ACCESS PLAN
- C5 TRUCK ACCESS PLAN: WB-50
- C6 RECOLOGY ACCESS PLAN
- C7 SHUTTLE BUS ACCESS PLAN
- C8 DELIVERY TRUCK ACCESS: BOX TRUCK

### LANDSCAPE

- L1 EXISTING TREE PLAN
- L2 CONCEPTUAL LANDSCAPE PLAN
- L3 CONCEPTUAL LANDSCAPE IMAGERY
- L3A CONCEPTUAL LANDSCAPE IMAGERY
- L4 PLANTING PALETTE AND CONCEPTUAL PLANTING DETAILS
- L5 CONCEPTUAL IRRIGATION DETAILS
- L6 PEDESTRIAN CIRCULATION PLAN

### ELECTRICAL

- E1 SITE LIGHTING PLAN
- E2 SITE LIGHTING PHOTOMETRIC PLAN

- NOTES**
1. THE EXTERIOR BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON THE PARCELS DESCRIBED IN THE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER NCS-696481-A-SC, DATED SEPTEMBER 16, 2015 AND RECORD OF SURVEY NO. 1818, FILED IN BOOK 34 OF LLS MAPS AT PAGE 80.
  - \*2. THE BAY ROAD RIGHT OF WAY IS SHOWN PER THE RECORD OF SURVEY. THE TITLE REPORT PARCEL DESCRIPTIONS INDICATE FEE OWNERSHIP TO THE CENTERLINE OF BAY ROAD.

**BASIS OF BEARINGS:**  
CALIFORNIA GRID SYSTEM ZONE III

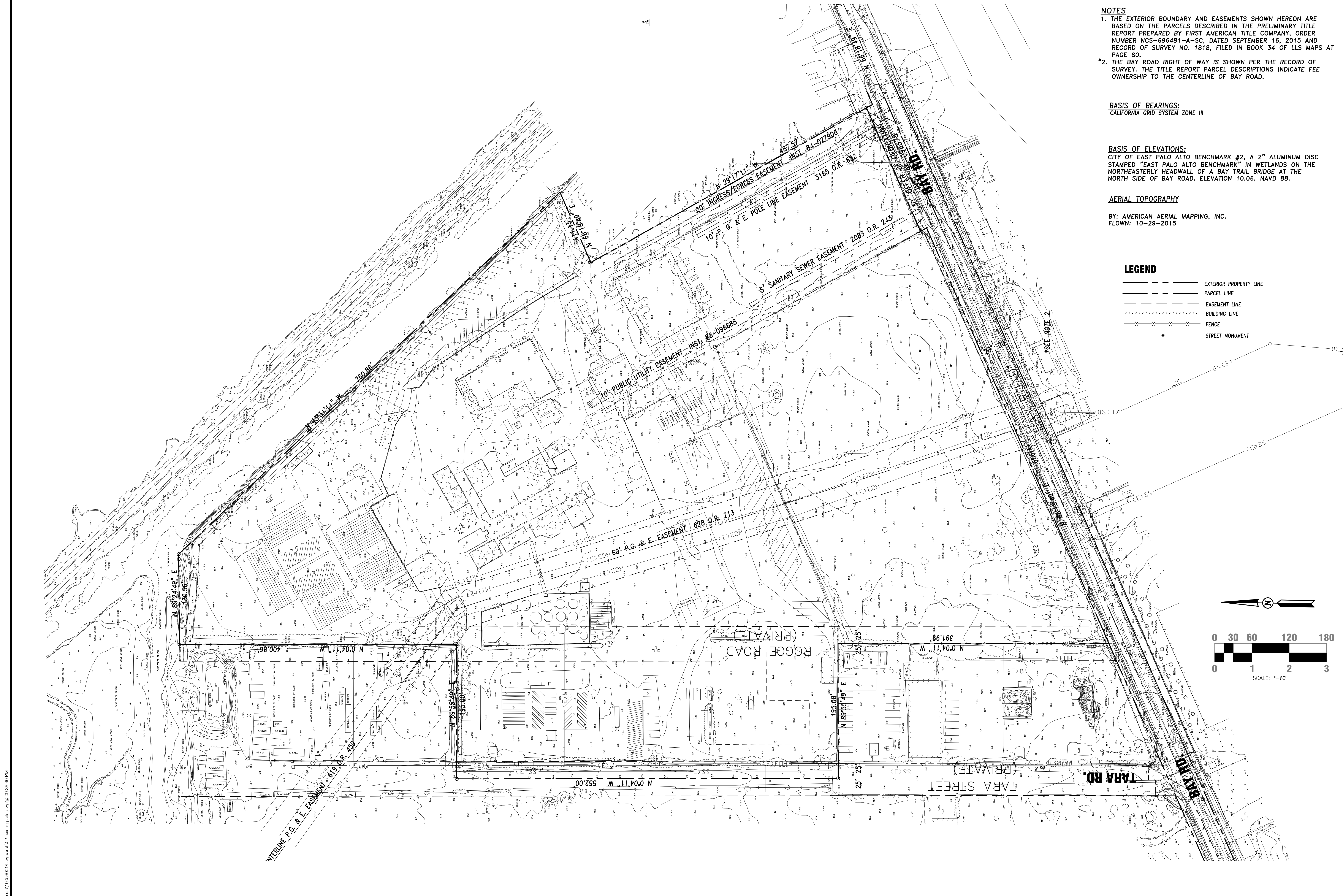
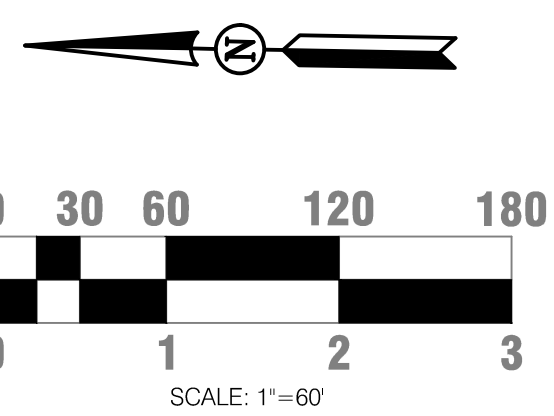
**BASIS OF ELEVATIONS:**  
CITY OF EAST PALO ALTO BENCHMARK #2, A 2" ALUMINUM DISC STAMPED "EAST PALO ALTO BENCHMARK" IN WETLANDS ON THE NORTHEASTERLY HEADWALL OF A BAY TRAIL BRIDGE AT THE NORTH SIDE OF BAY ROAD. ELEVATION 10.06, NAVD 88.

**AERIAL TOPOGRAPHY**

BY: AMERICAN AERIAL MAPPING, INC.  
FLOWN: 10-29-2015

**LEGEND**

- EXTERIOR PROPERTY LINE
- - - PARCEL LINE
- - - EASEMENT LINE
- - - BUILDING LINE
- x - x - x - x - FENCE
- STREET MONUMENT



P:\ThreeClient\Research\2020\BayRoad\10055001\DWG\tech\20-ssurveying\_sht.dwg 09:36:40 PM

**DES ARCHITECTS + ENGINEERS**  
399 BRADFORD STREET  
REDWOOD CITY, CA 94063

NO.	DATE	ISSUE / REVISION DESCRIPTION	ISSUED BY

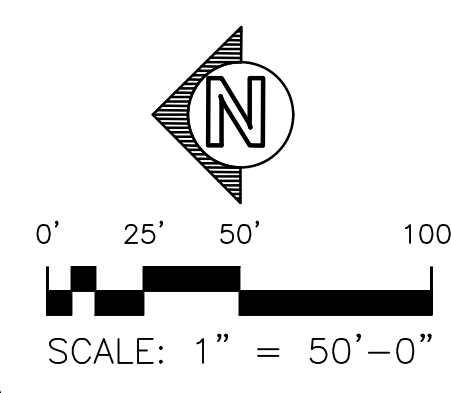
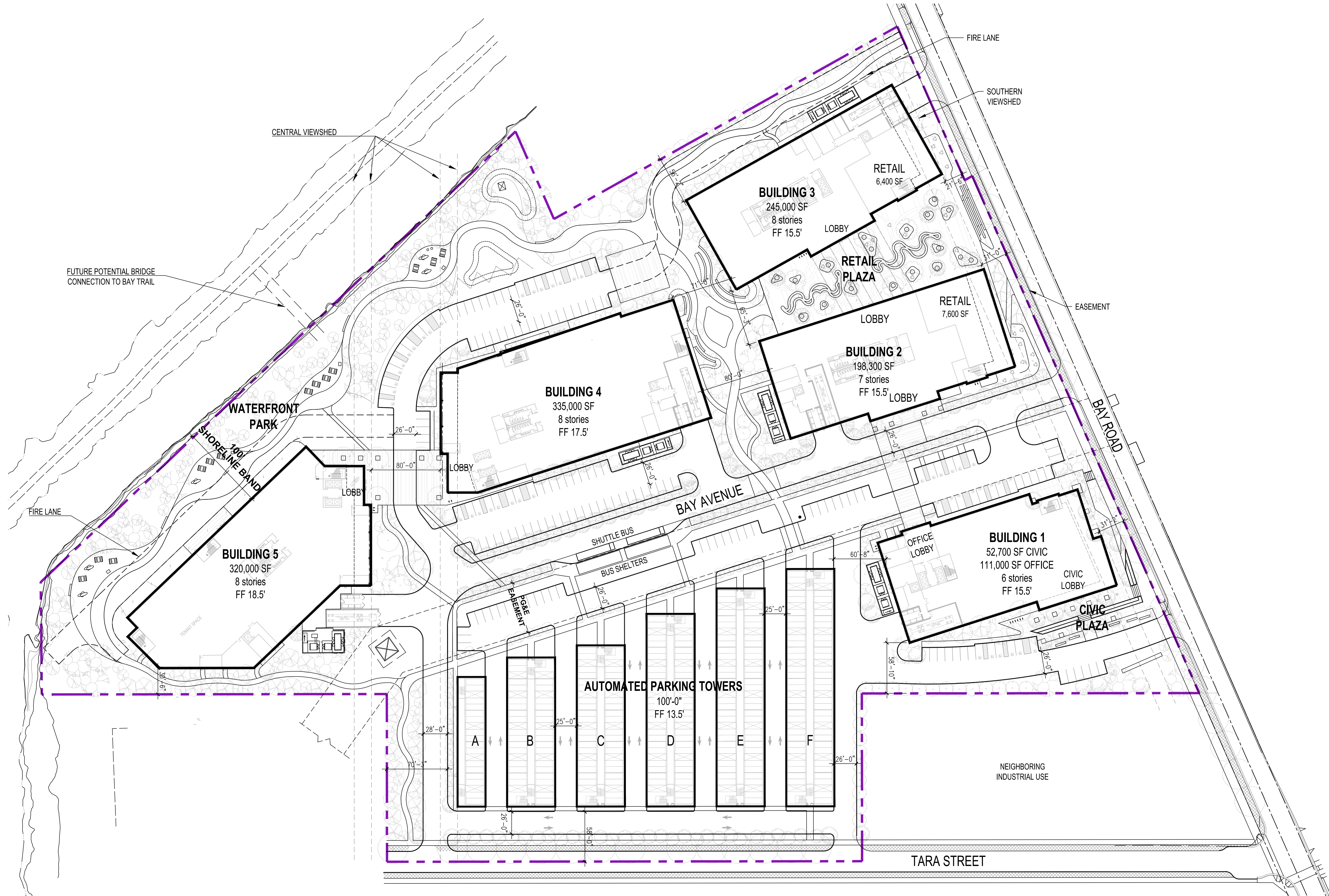
**WILSEY HAM**  
Engineering, Surveying & Planning  
3130 La Selva Street, Suite 100  
San Mateo, CA 94403  
650.349.2151  
wilseyham.com

Project Mgr:	KPM	12/2/15
Project Eng:	JMP	
Designer:	PED	
Checked:	KPM	
Drawn:	PED	12/2/15
Plotted:	LDai	12/16/15
BY:		DATE

**BOUNDARY SURVEY**  
**2020 BAY ROAD**

CITY OF EAST PALO ALTO    SAN MATEO COUNTY    CALIFORNIA

SHEET  
**02**  
PROJ. NO.: 768-076  
SCALE: 1"=60'  
DATE: DEC. 2, 2015



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## MASTER SITE PLAN

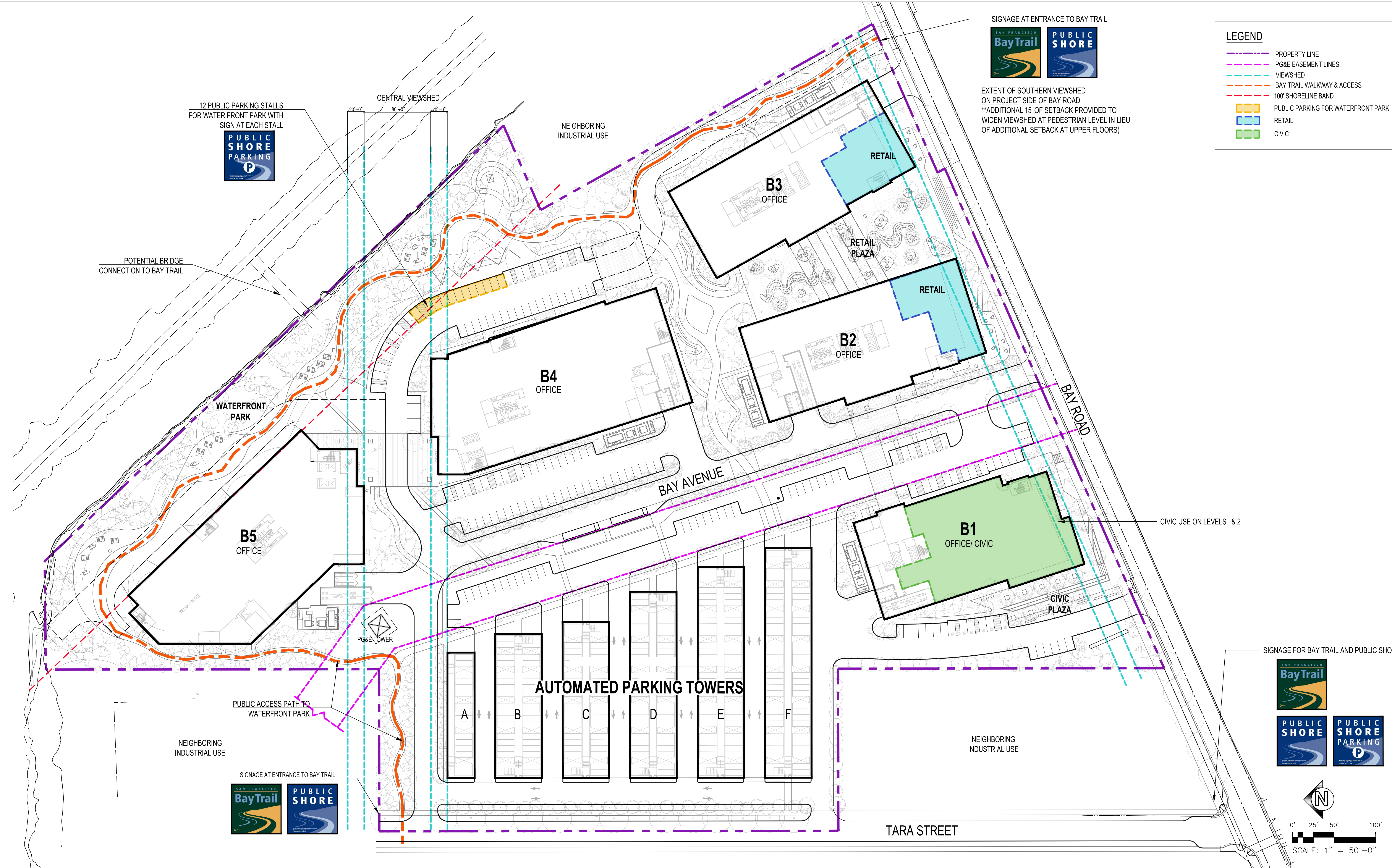
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- 07.29.2016 PLANNING SUBMITTAL
- 08.15.2018 PLANNING RESUBMITTAL
- 07.17.2019 EIR CONSULTANT
- 07.24.2020 PLANNING RESUBMITTAL
- 12.17.2021 DESIGN UPDATE

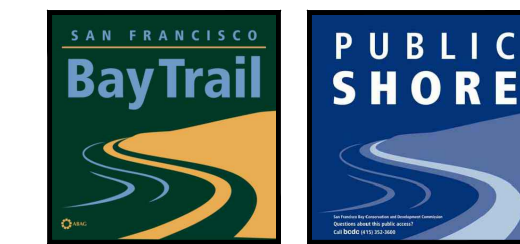


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Dir: 16, 2021 - 4:16pm Altou P:\ThreeCitiesResearch\2020BayRoad\10059001\Draw\Arch\03A-Land\_Use\_Plan.dwg



SIGNAGE AT ENTRANCE TO BAY TRAIL



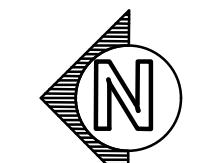
EXTENT OF SOUTHERN VIEWSHED ON PROJECT SIDE OF BAY ROAD  
 \*\*ADDITIONAL 15' OF SETBACK PROVIDED TO WIDEN VIEWSHED AT PEDESTRIAN LEVEL IN LIEU OF ADDITIONAL SETBACK AT UPPER FLOORS)

**LEGEND**

- PROPERTY LINE
- PG&E EASEMENT LINES
- VIEWSHED
- BAY TRAIL WALKWAY & ACCESS
- 100' SHORELINE BAND
- PUBLIC PARKING FOR WATERFRONT PARK
- RETAIL
- CIVIC

CIVIC USE ON LEVELS 1 & 2

SIGNAGE FOR BAY TRAIL AND PUBLIC SHORE



0' 25' 50' 100'  
 SCALE: 1" = 50'-0"

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## LAND USE PLAN 03A

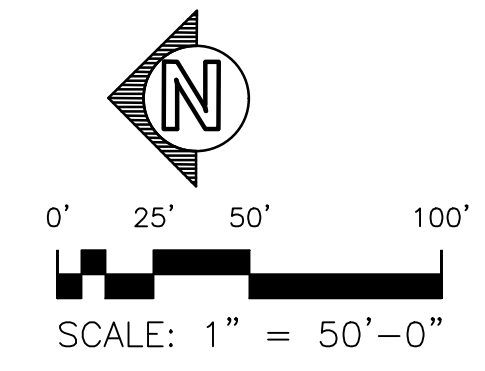
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 07.24.2020 PLANNING RESUBMITTAL  
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2020 BAY ROAD SITE PLAN

- PRIMARY ACCESSIBLE FACADE (15'-0" to 30'-0")
- SECONDARY ACCESSIBLE FACADE (<15'-0", >30'-0")
- FIRE TRUCK LANDING ZONE
- FIRE COMMAND ROOM



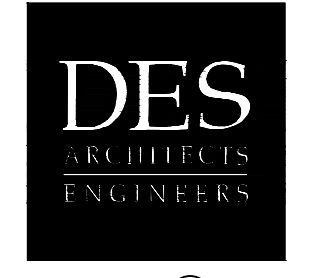
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**FIRE ACCESS**  
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 07.17.2019 EIR CONSULTANT  
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# 04



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**BICYCLE PARKING SUMMARY**

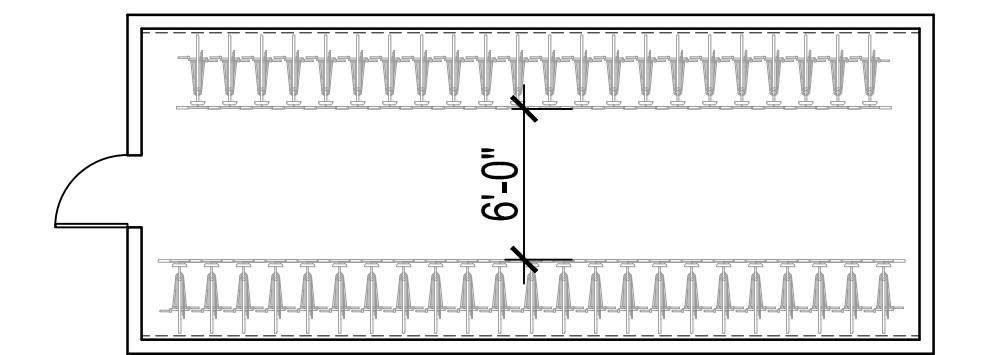
Requirements based on Cal Green Mandatory Measures 2019

**Class 1 Requirements**

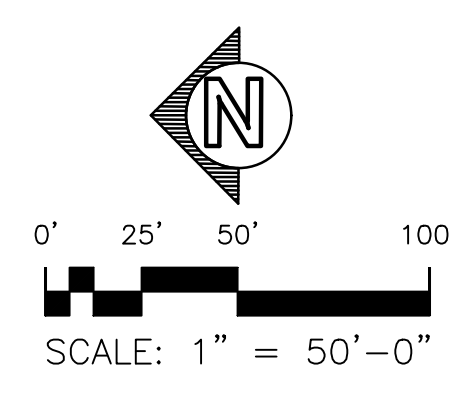
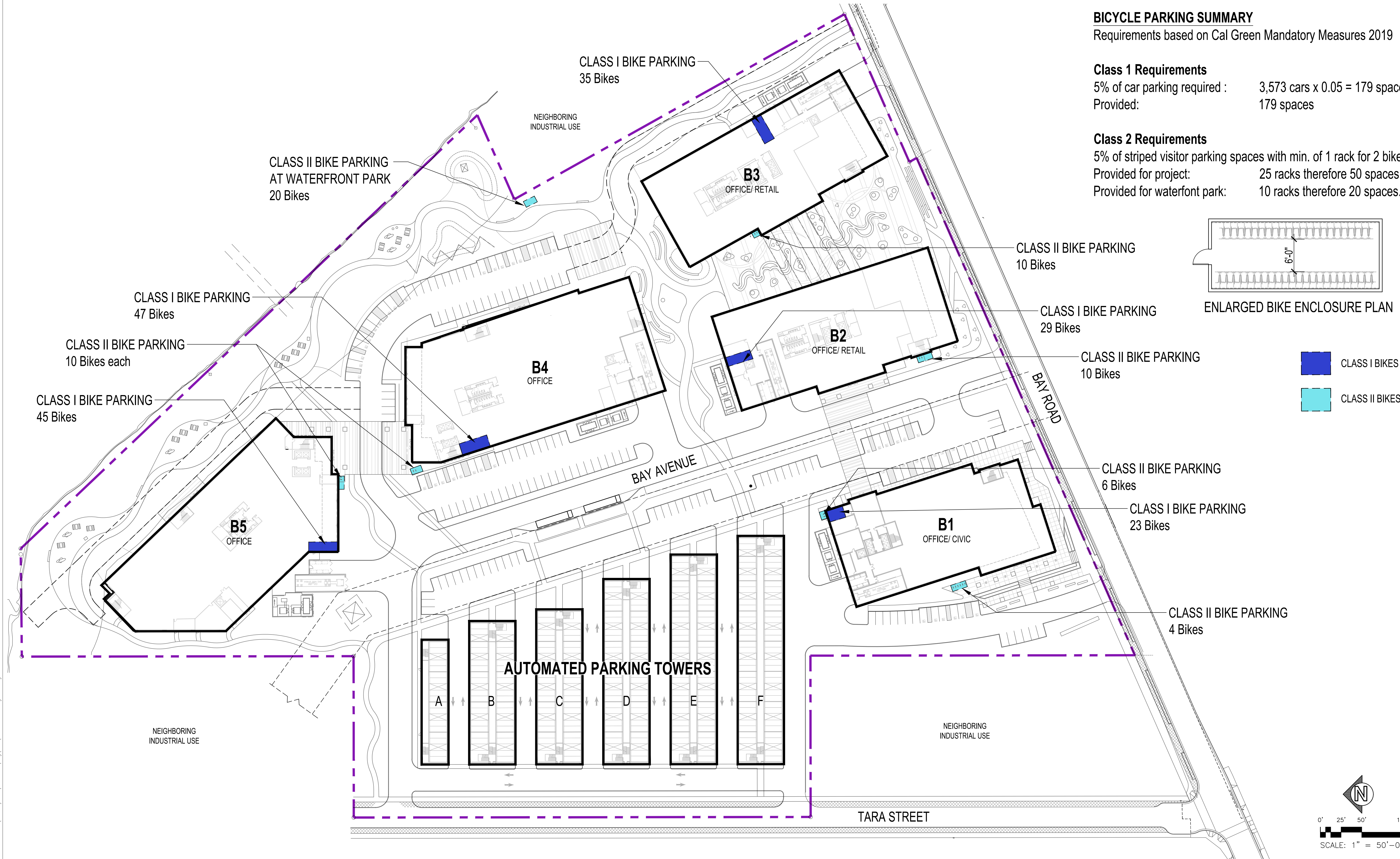
5% of car parking required : 3,573 cars x 0.05 = 179 spaces  
 Provided: 179 spaces

**Class 2 Requirements**

5% of striped visitor parking spaces with min. of 1 rack for 2 bikes.  
 Provided for project: 25 racks therefore 50 spaces.  
 Provided for waterfront park: 10 racks therefore 20 spaces.



ENLARGED BIKE ENCLOSURE PLAN

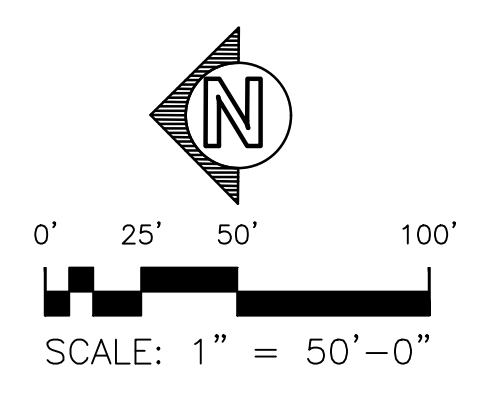


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**EV PARKING**  
 Requirements based on East Palo Alto Municipal Code  
 Chapter 15.11, Section 5.106.5.3.1

**PARKING PROVIDED**  
 Total Surface Parking = 151 Stalls  
 10% Level 2 EVCS = 16 Stalls  
 10% Level 1 EV Ready = 16 Stalls  
 30% EV Capable = 46 Stalls

- LEVEL 2 EVCS
- LEVEL 1 EV READY
- EV CAPABLE



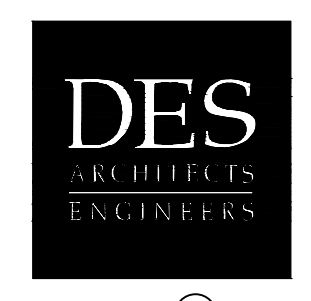
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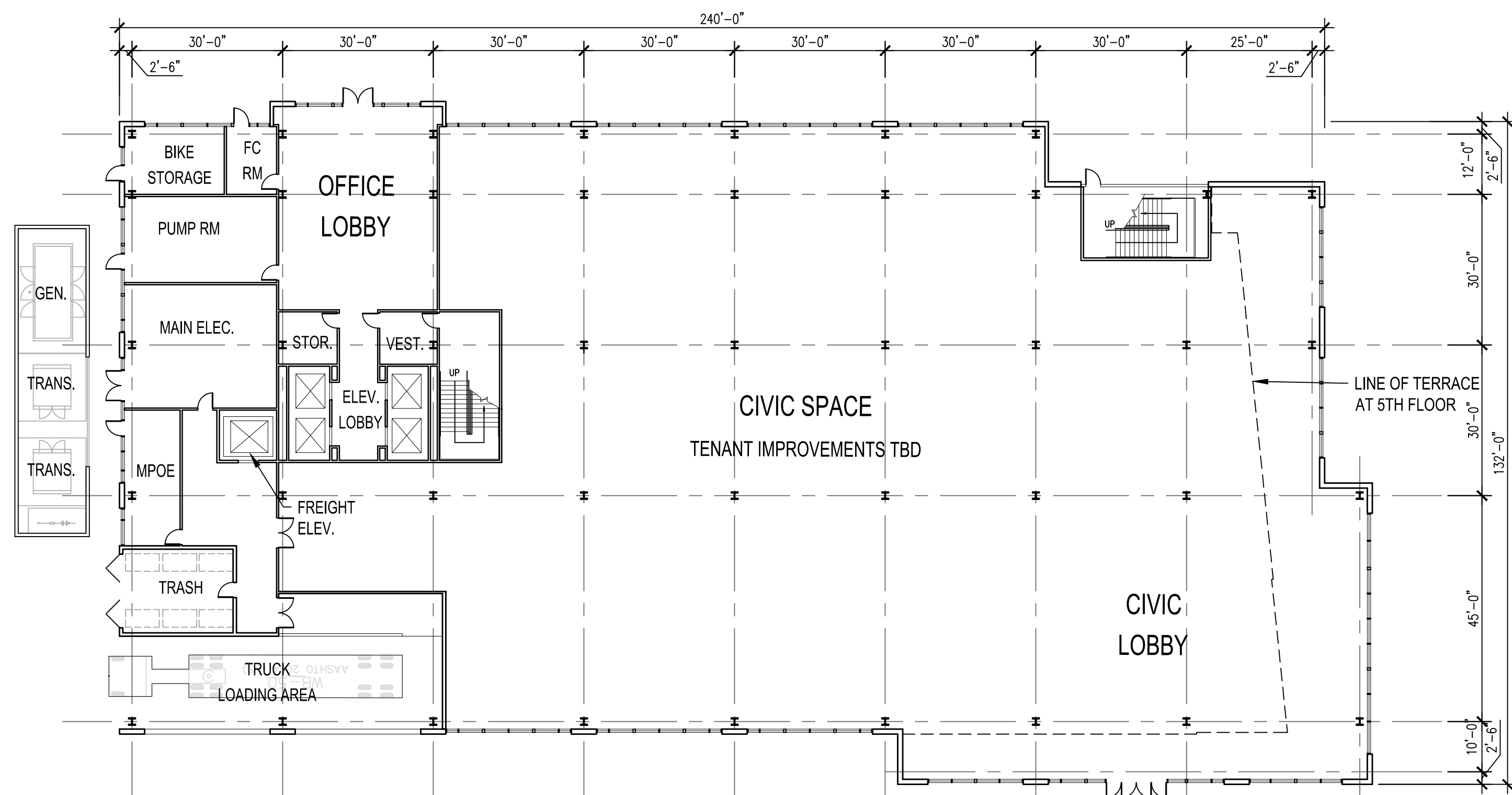
**EV PARKING PLAN 05B**

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 07.24.2020 PLANNING RESUBMITTAL  
 12.17.2021 DESIGN UPDATE

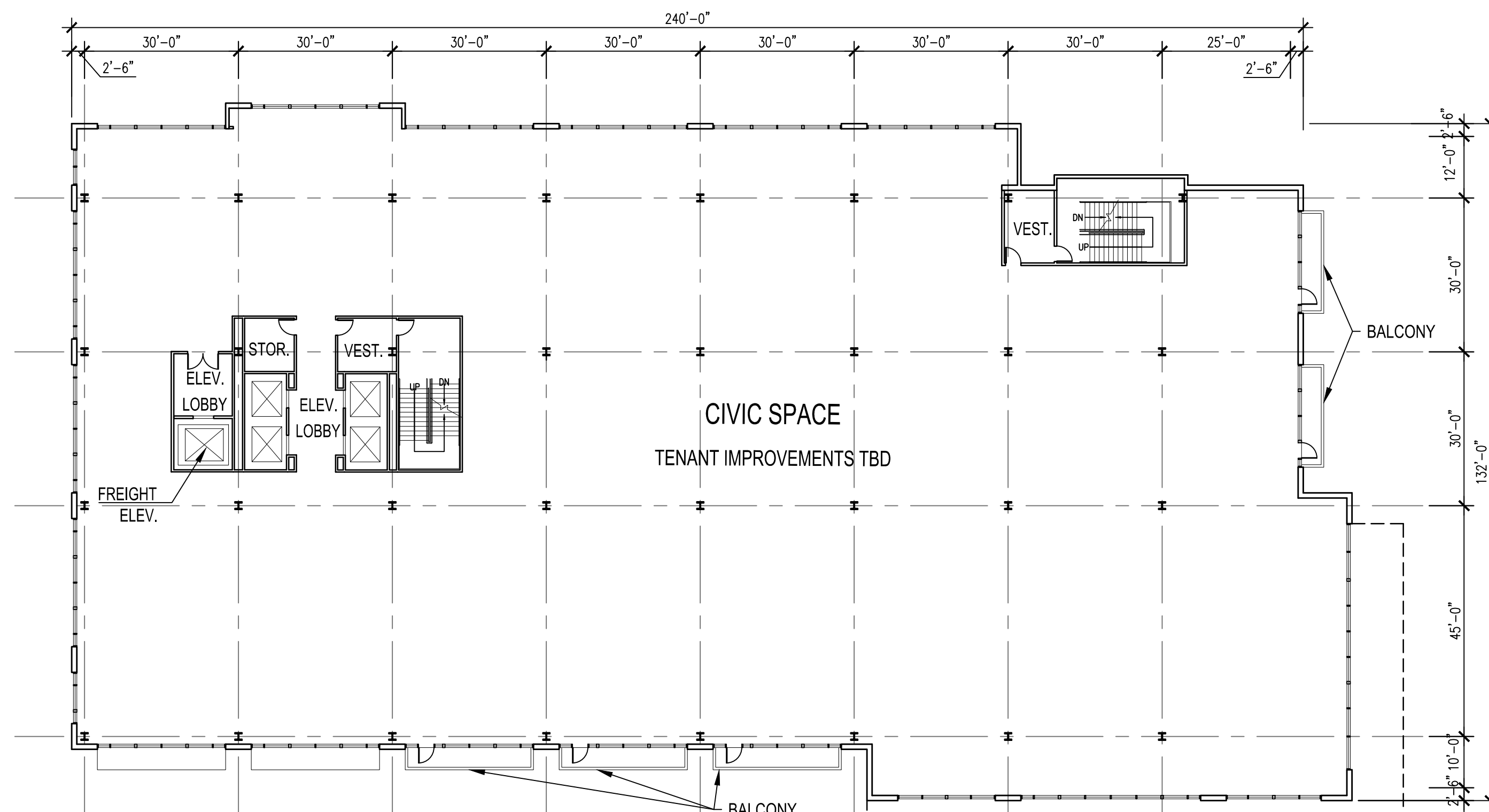


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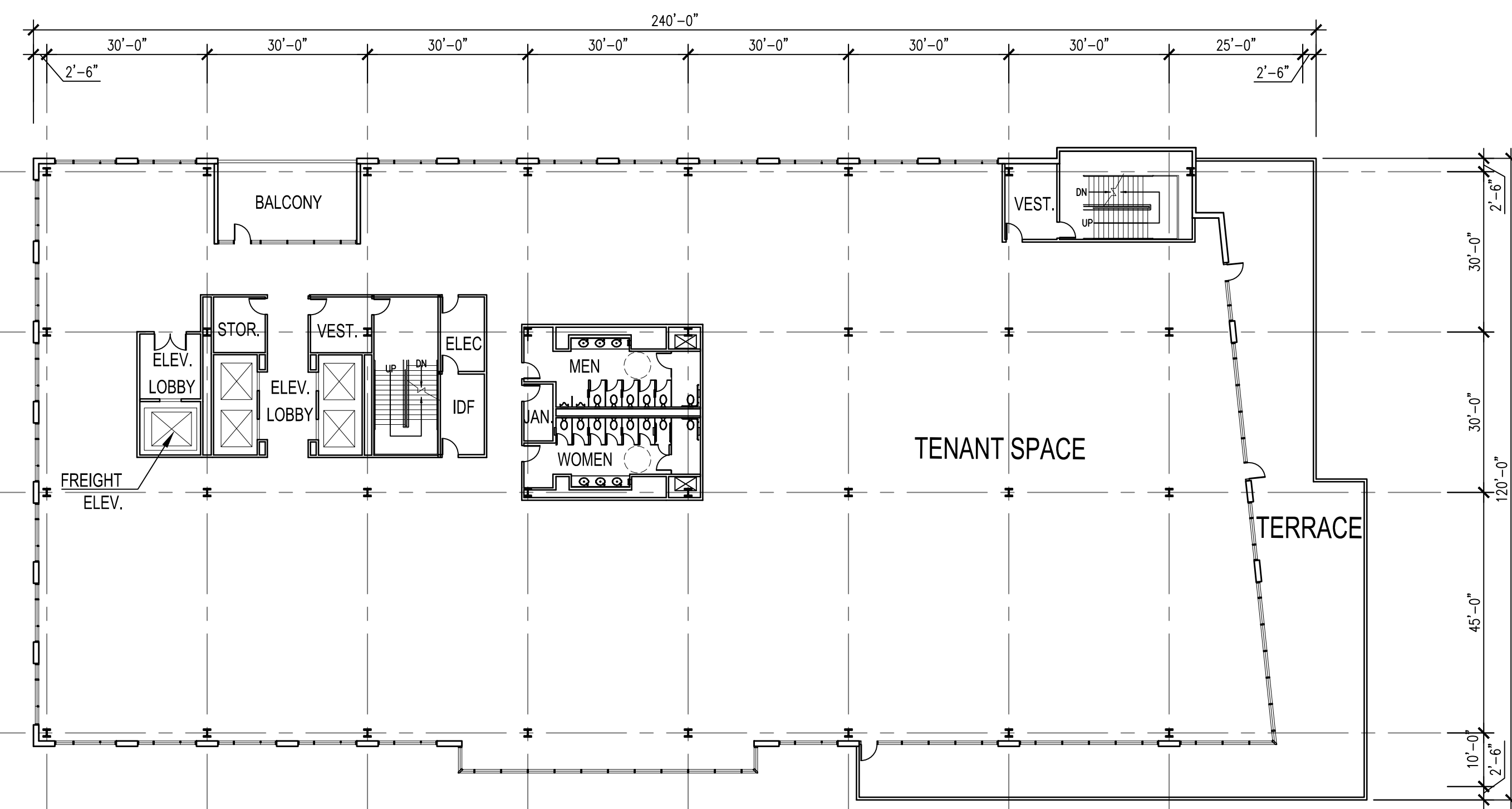




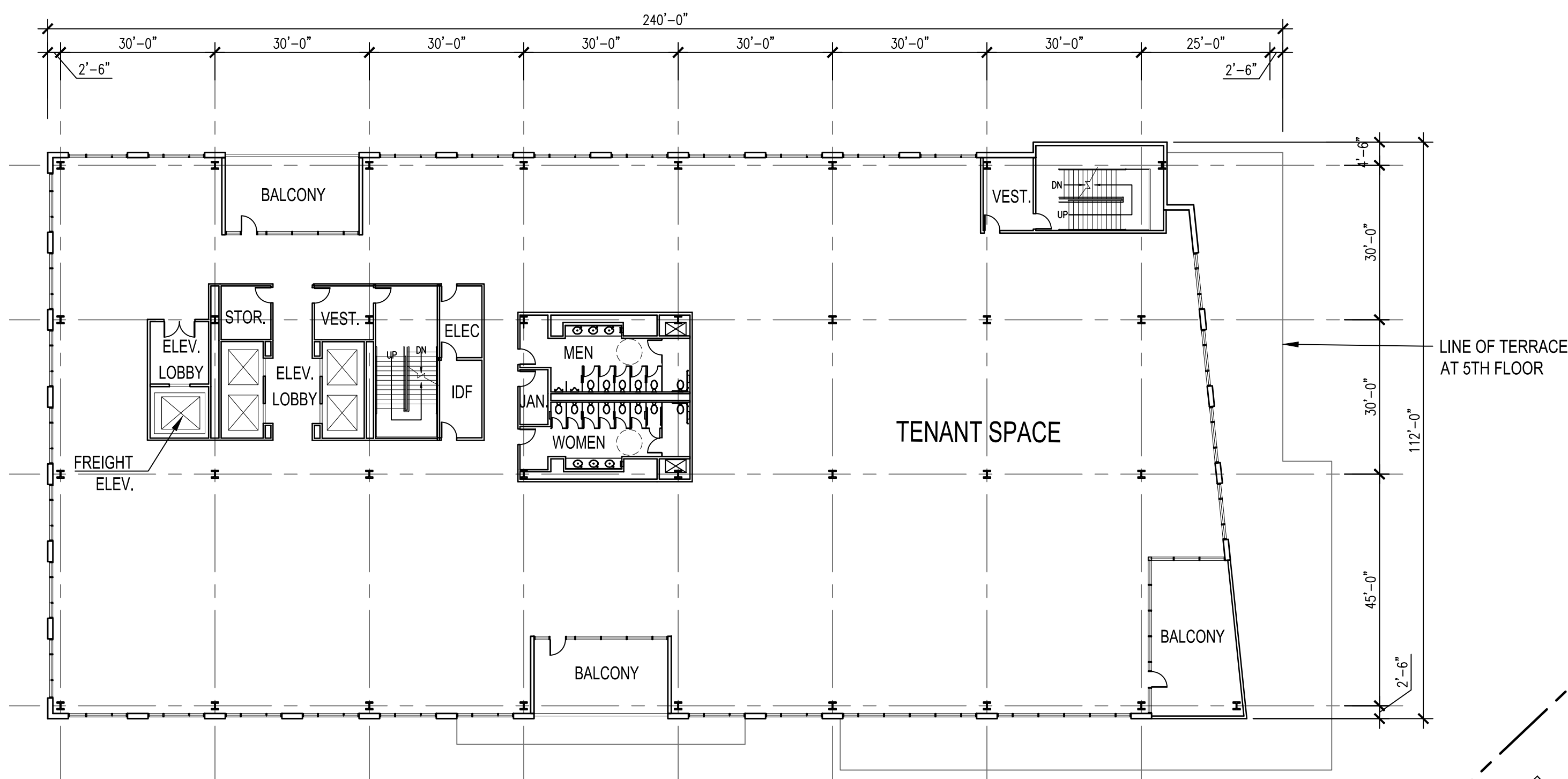
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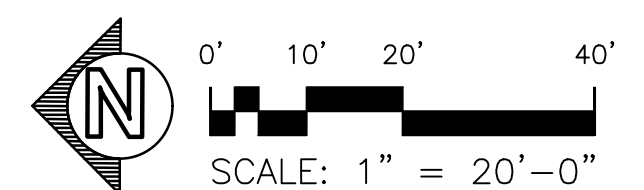
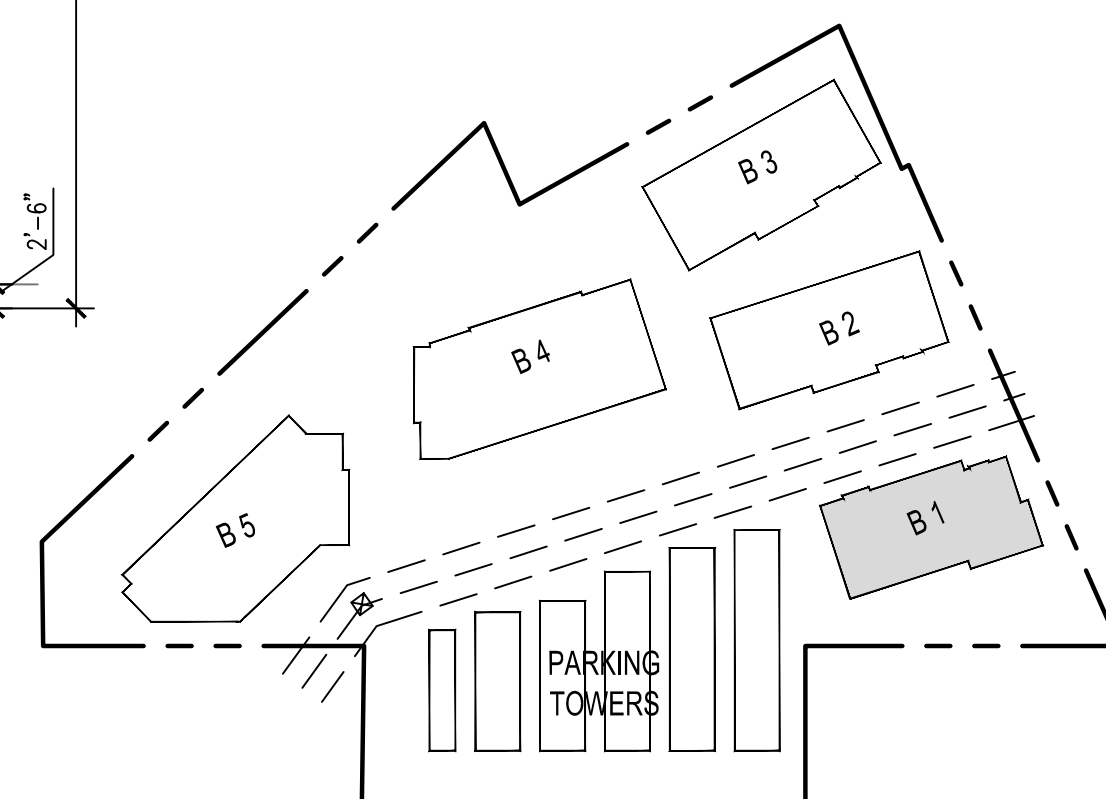
2 2ND FLOOR PLAN  
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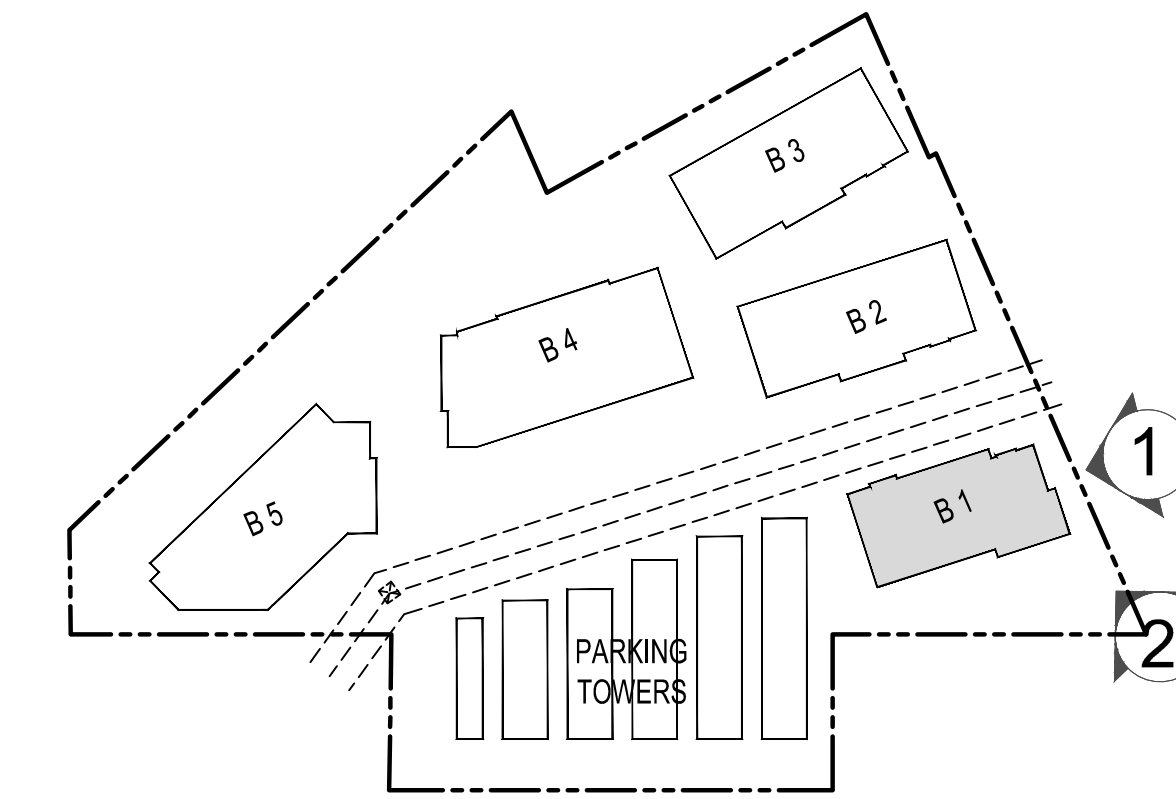


3 5TH FLOOR PLAN  
1"=20'-0"



4 6TH FLOOR PLAN  
1"=20'-0"





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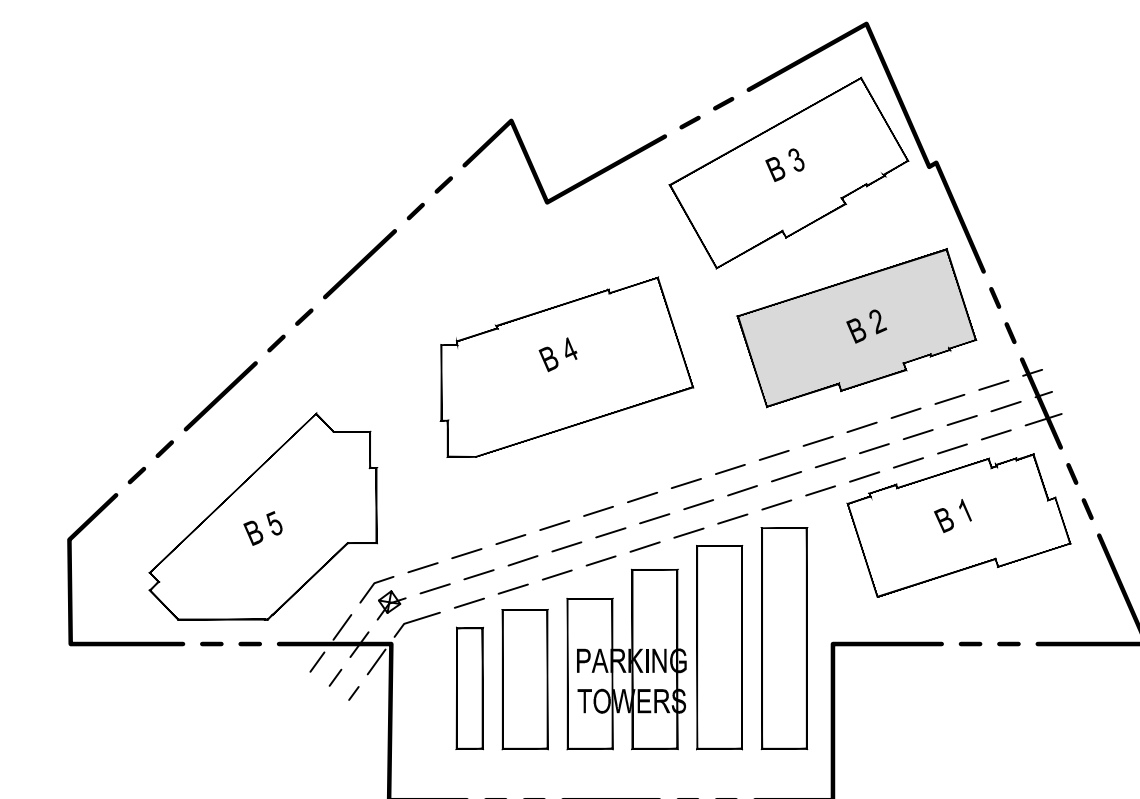
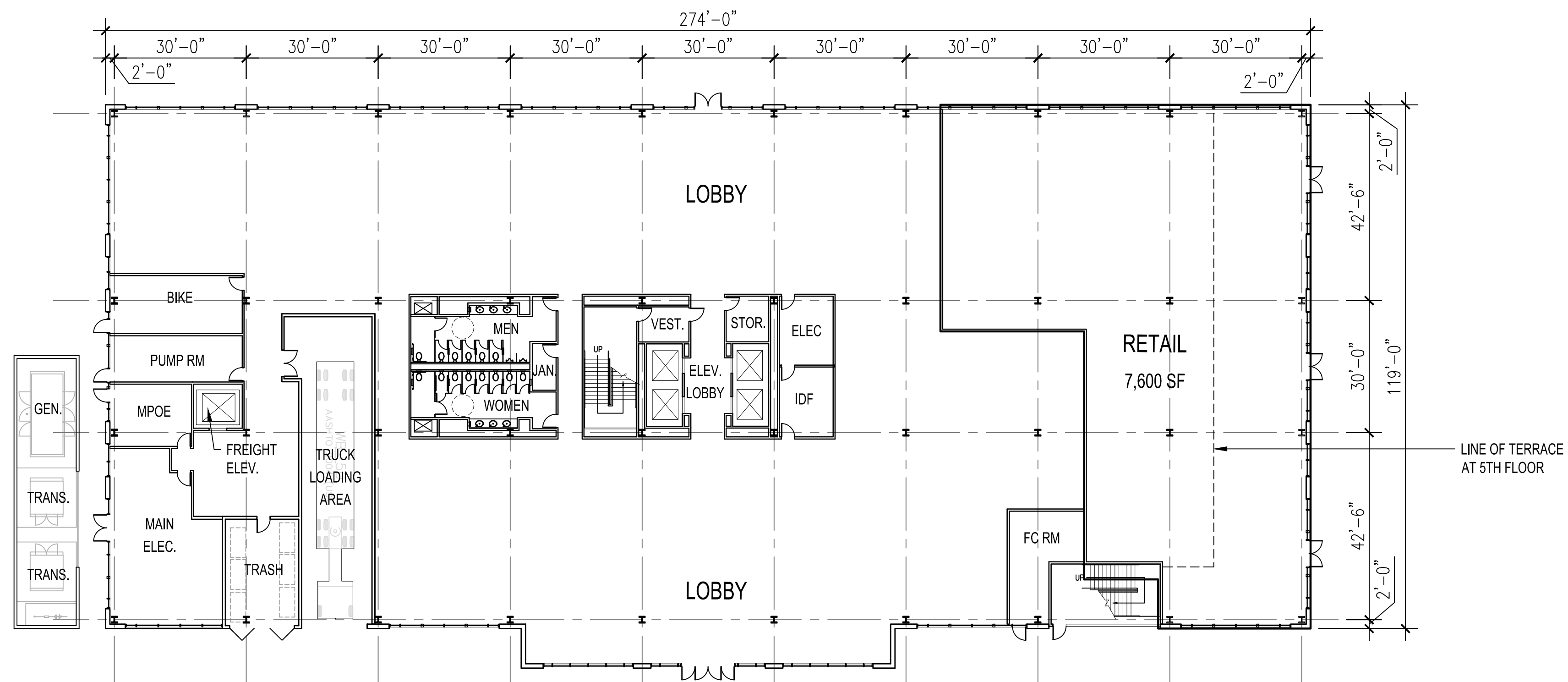
## BUILDING 1 PERSPECTIVES

# 07

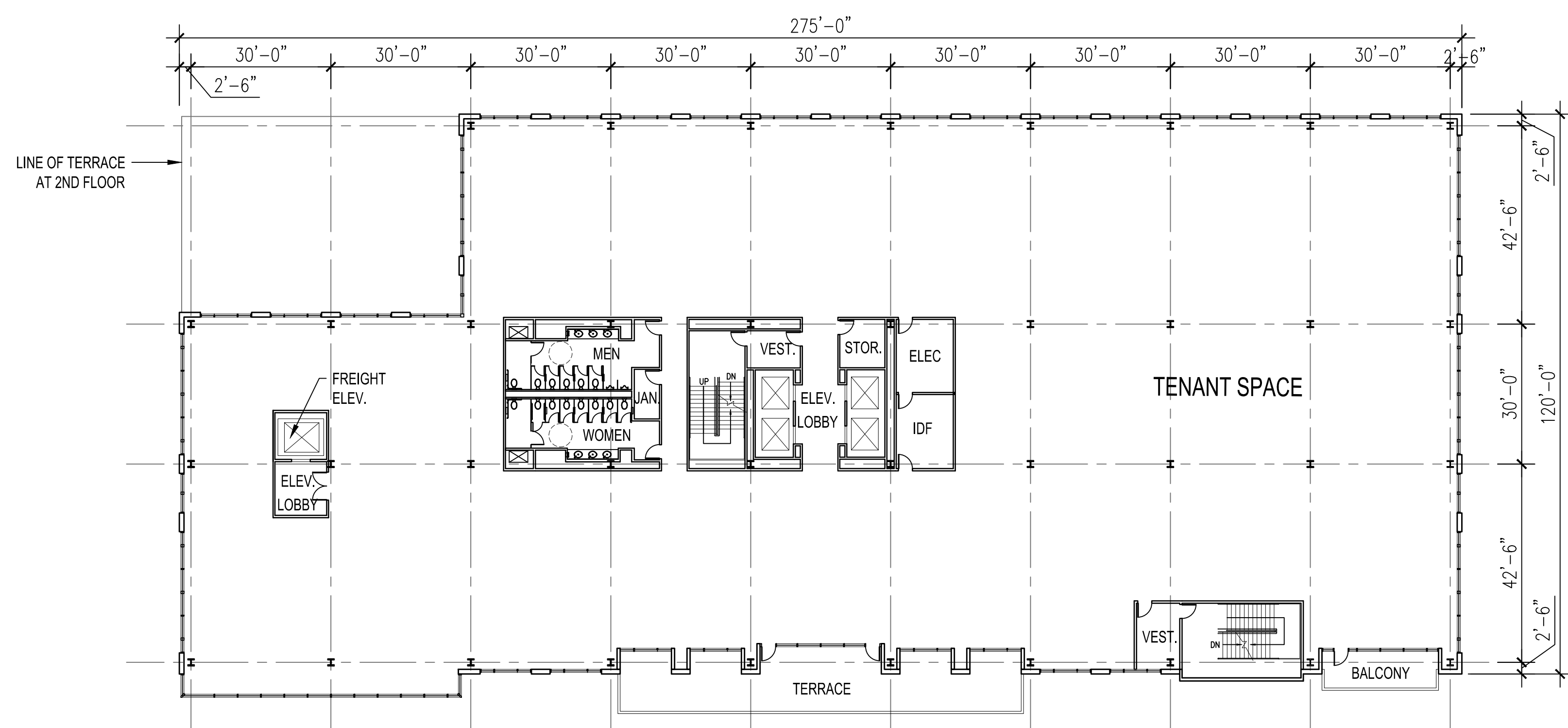
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 12.17.2021 DESIGN UPDATE



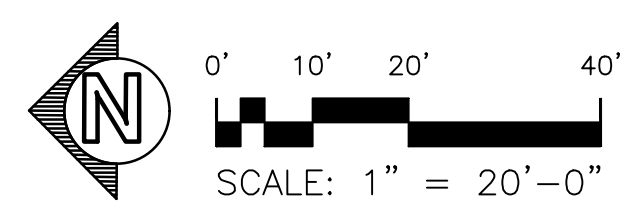
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1 1ST FLOOR PLAN  
1"=20'-0"



2 3RD FLOOR PLAN  
1"=20'-0"



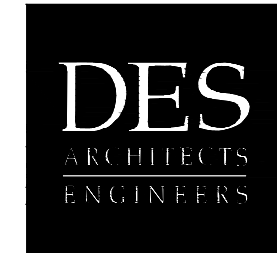
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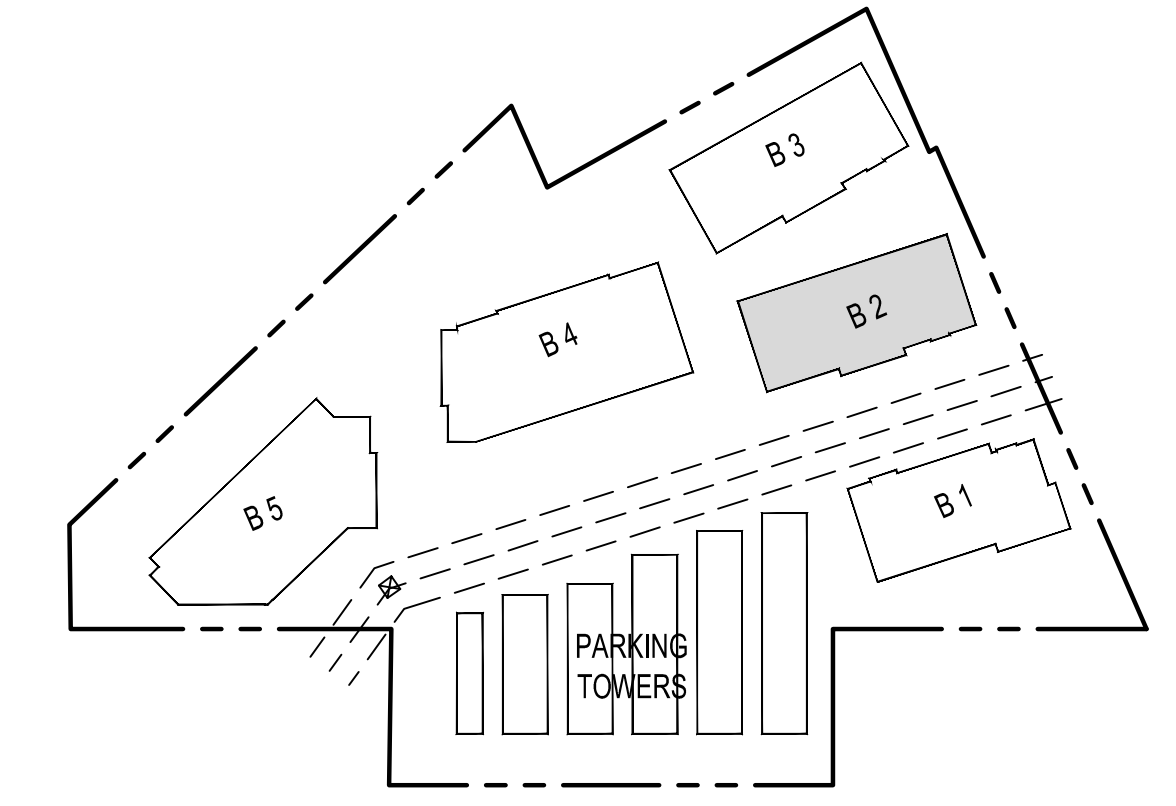
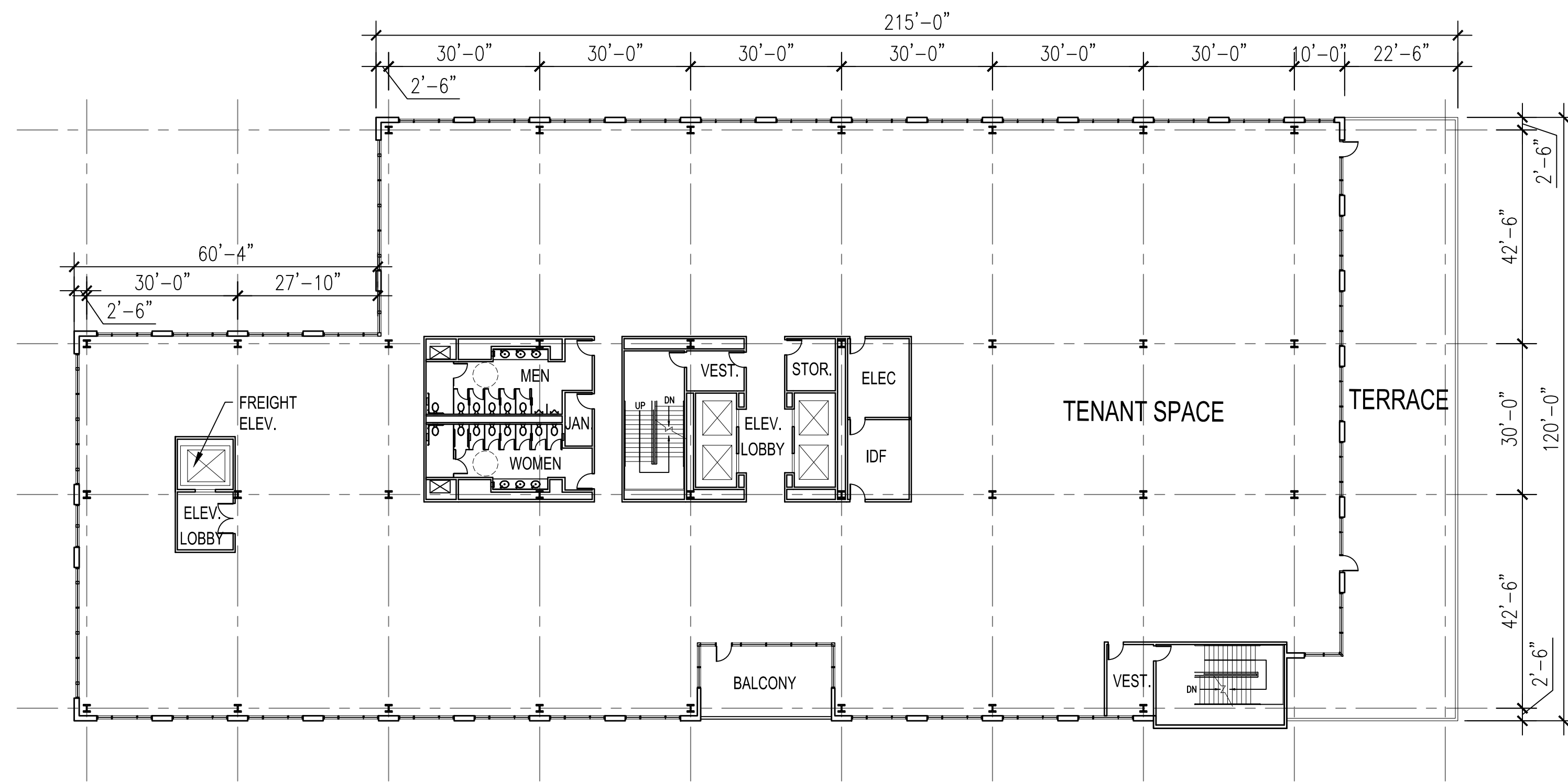
East Palo Alto, CA.

## BUILDING 2 FLOOR PLANS 08A

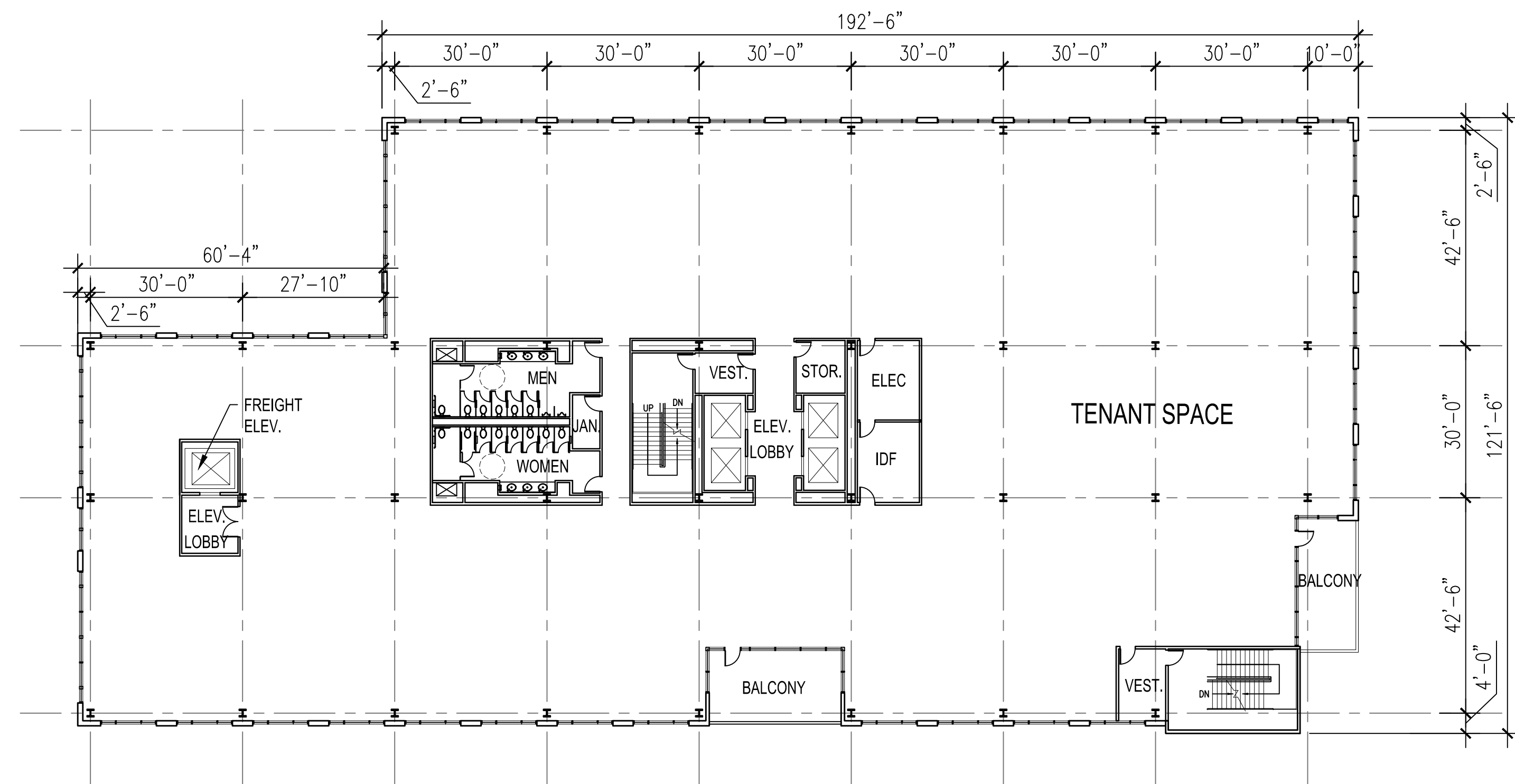
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1 5TH FLOOR PLAN  
1"=20'-0"



2 7TH FLOOR PLAN  
1"=20'-0"



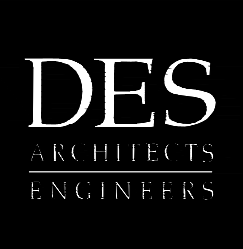
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# TCR 2020 Bay Road

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## BUILDING 2 FLOOR PLANS 08B

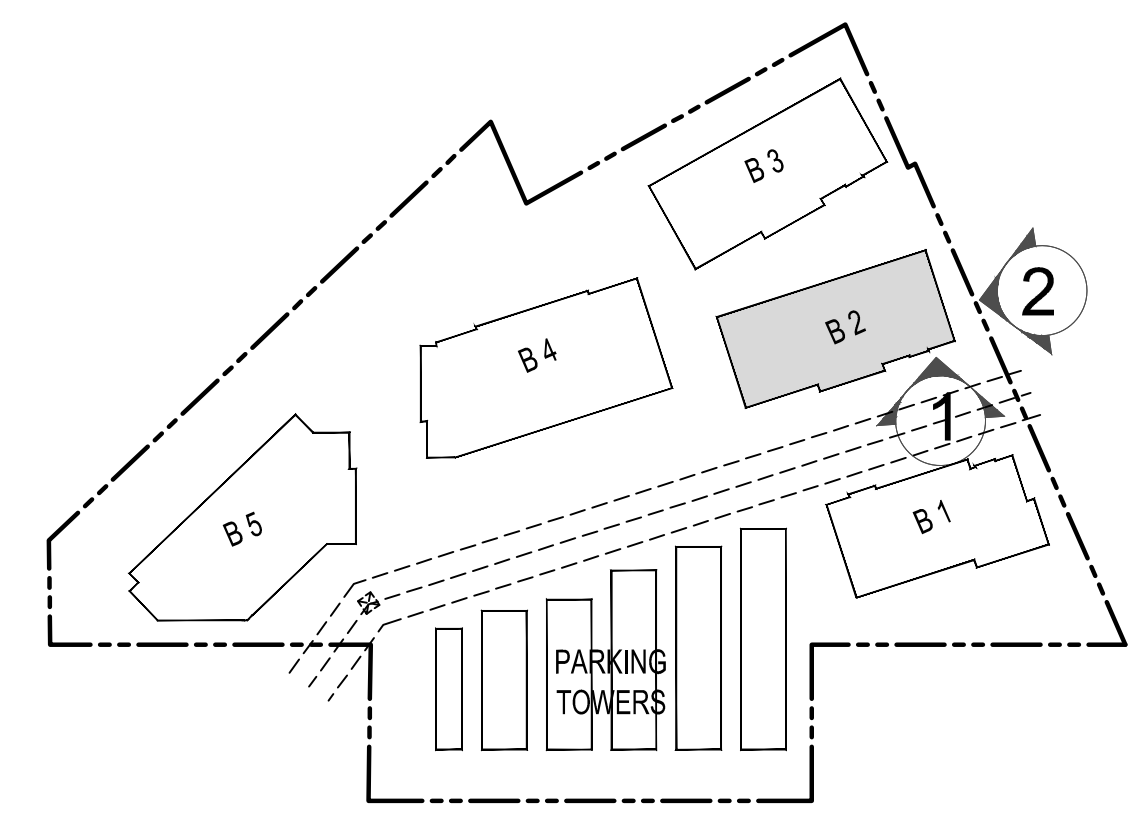
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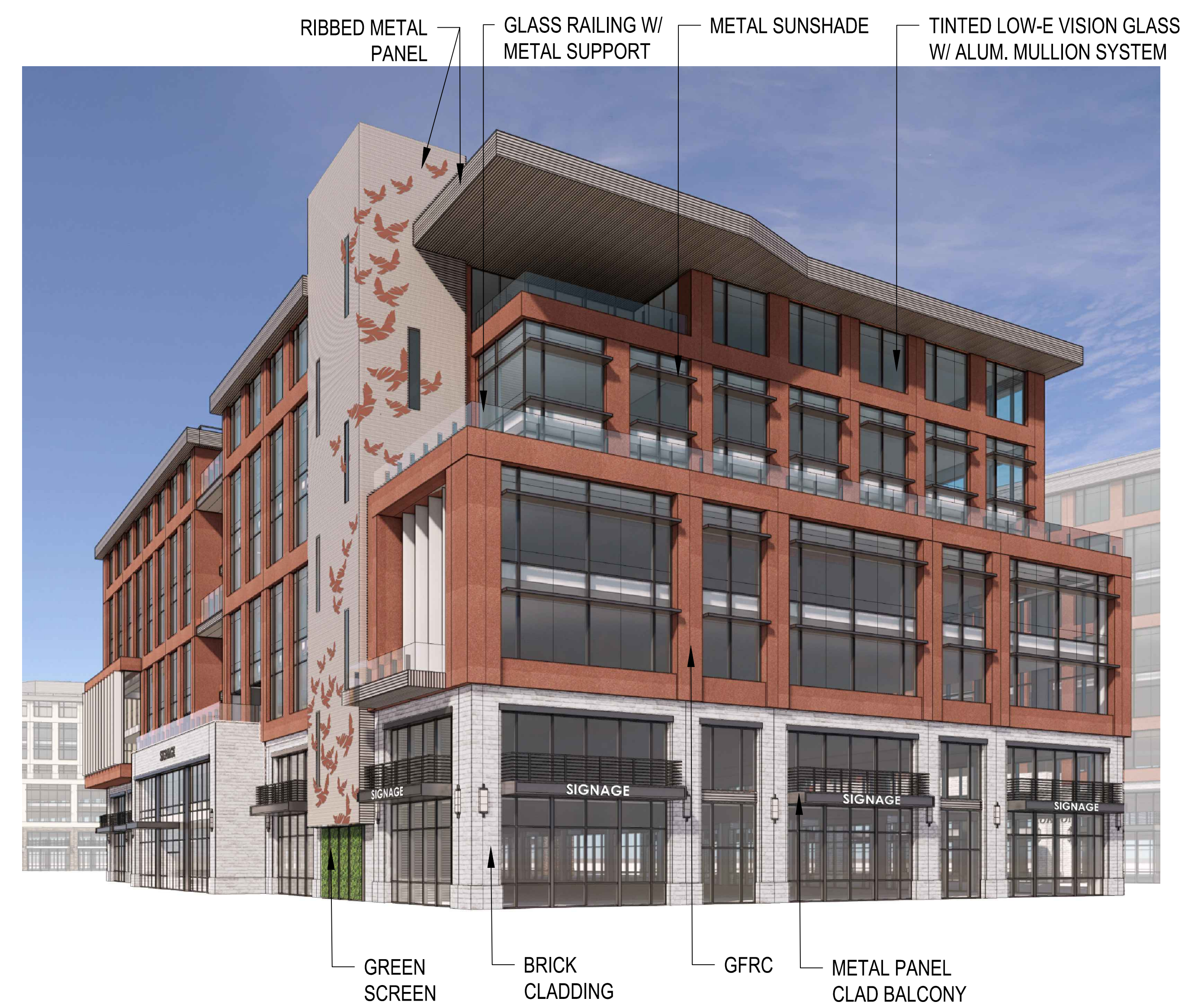
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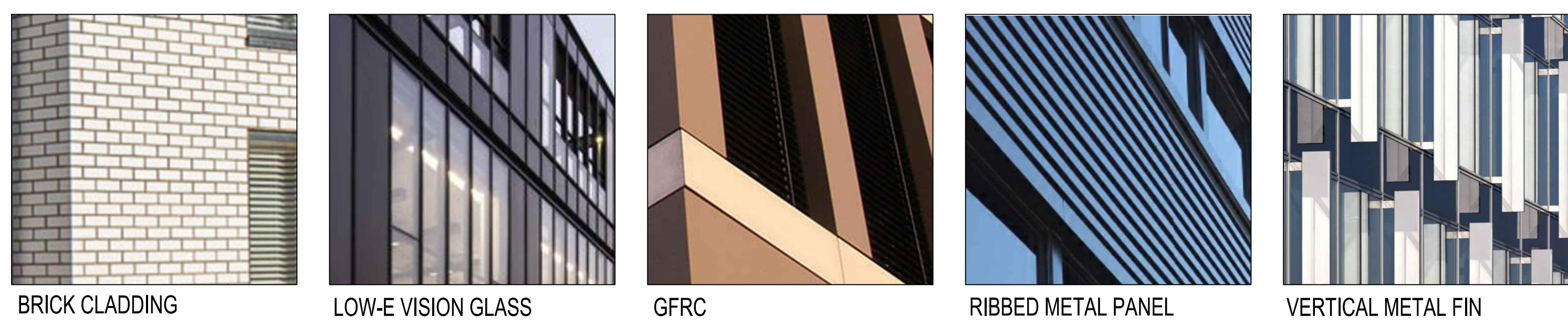
1 VIEW FROM WEST



METAL SUNSHADE  
GLASS RAILING W/  
METAL SUPPORT



2 VIEW FROM SOUTH



# TCR 2020 Bay Road

East Palo Alto, CA.

## BUILDING 2 PERSPECTIVES

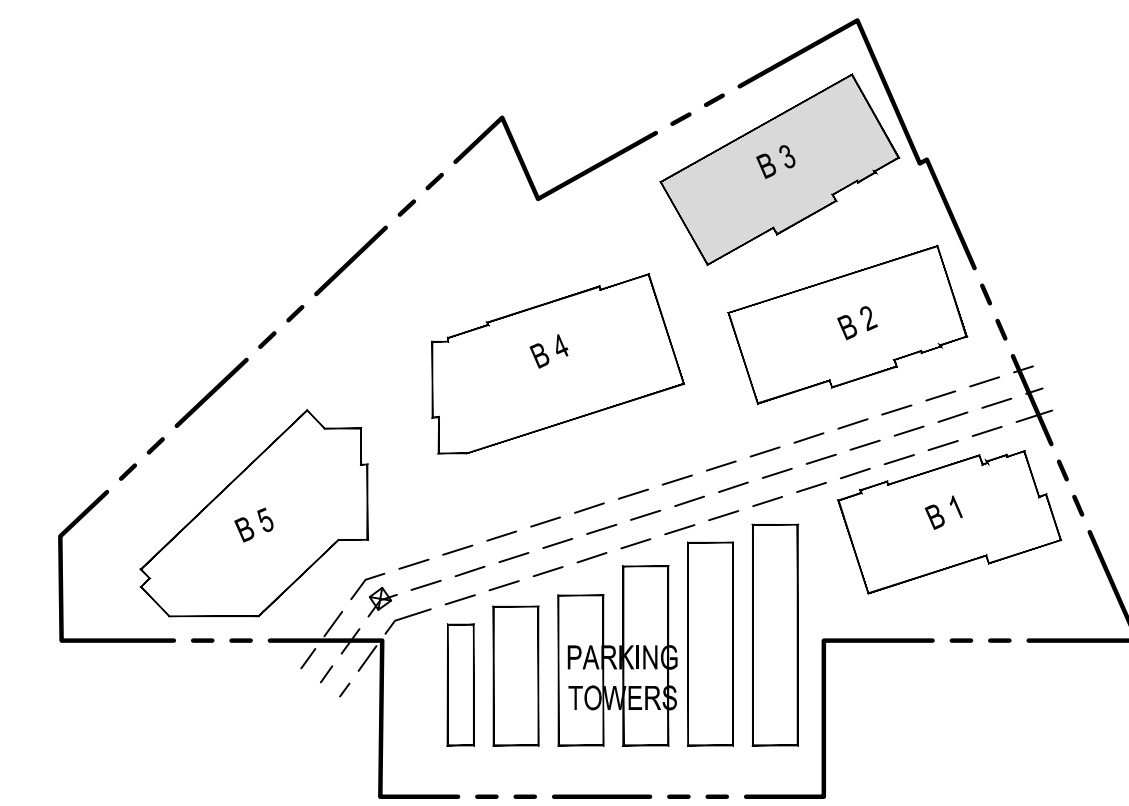
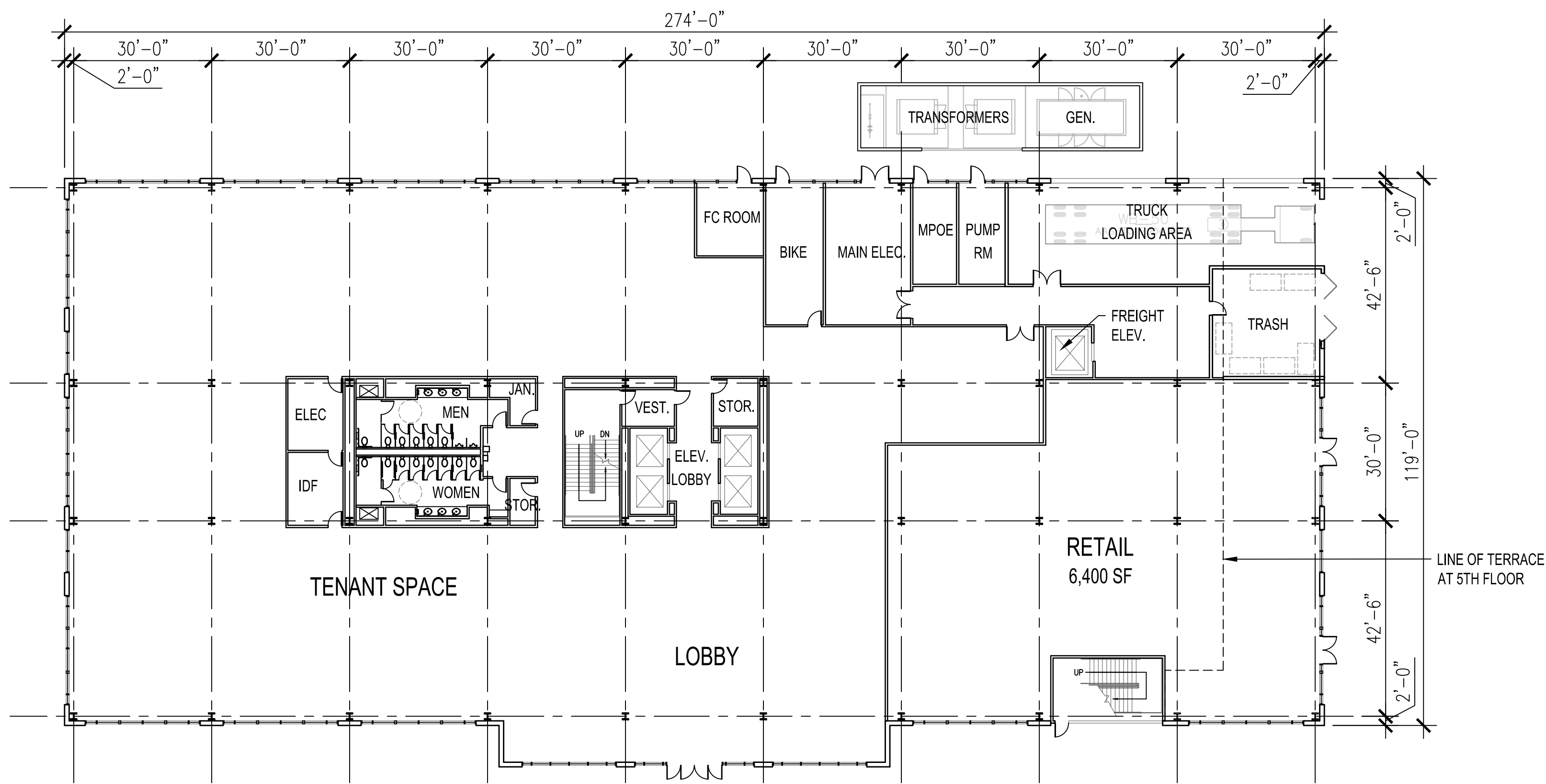
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07.24.2020 PLANNING RESUBMITTAL  
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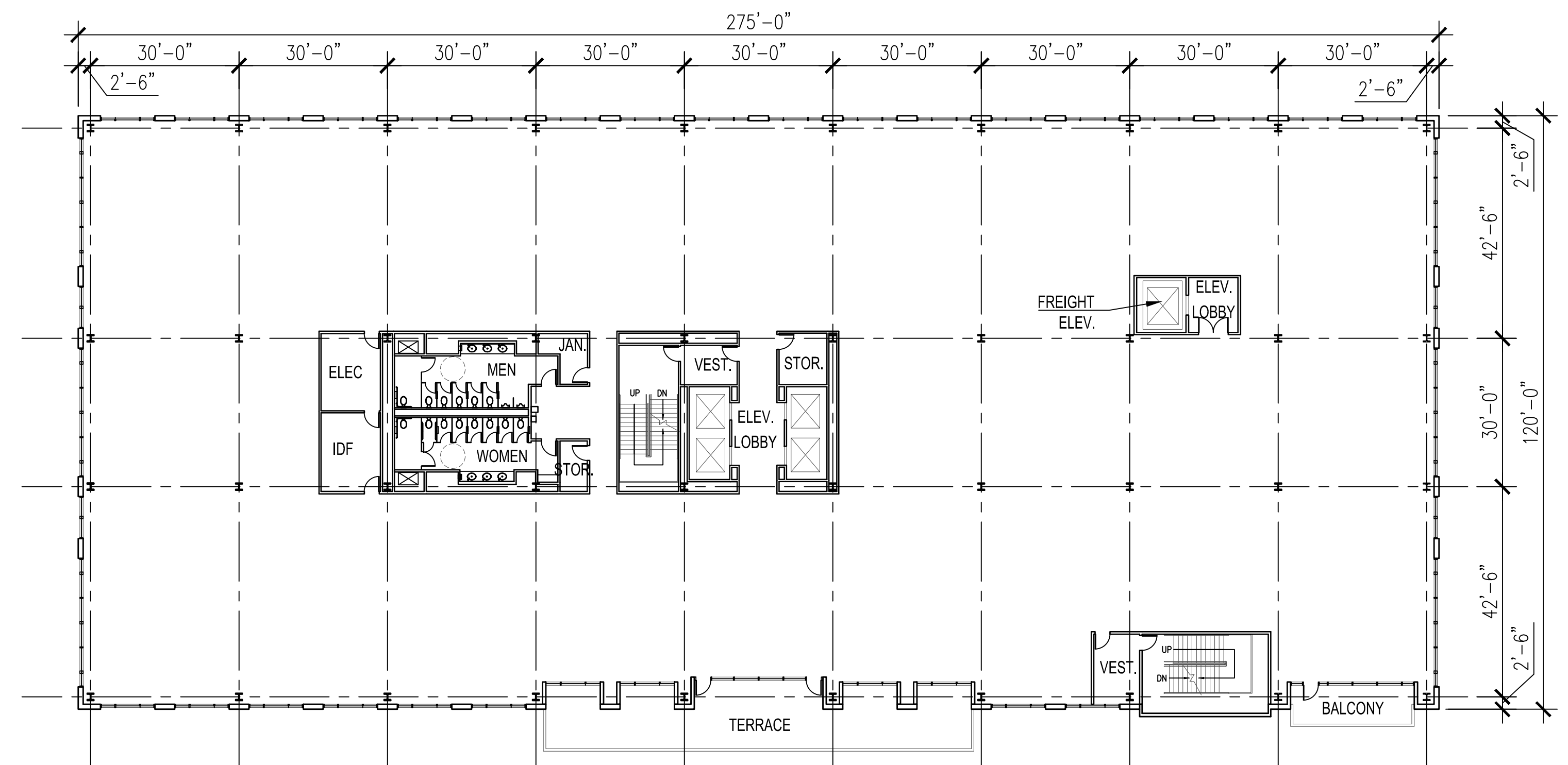


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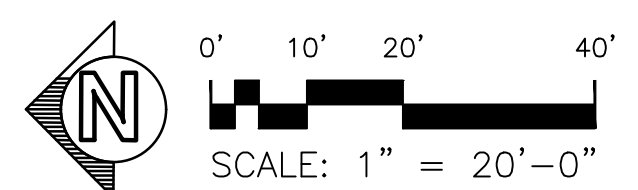
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1 1ST FLOOR PLAN  
1"=20'-0"



2 3RD FLOOR PLAN  
1"=20'-0"

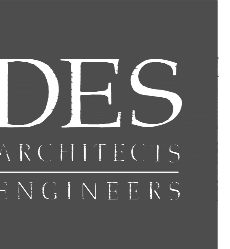


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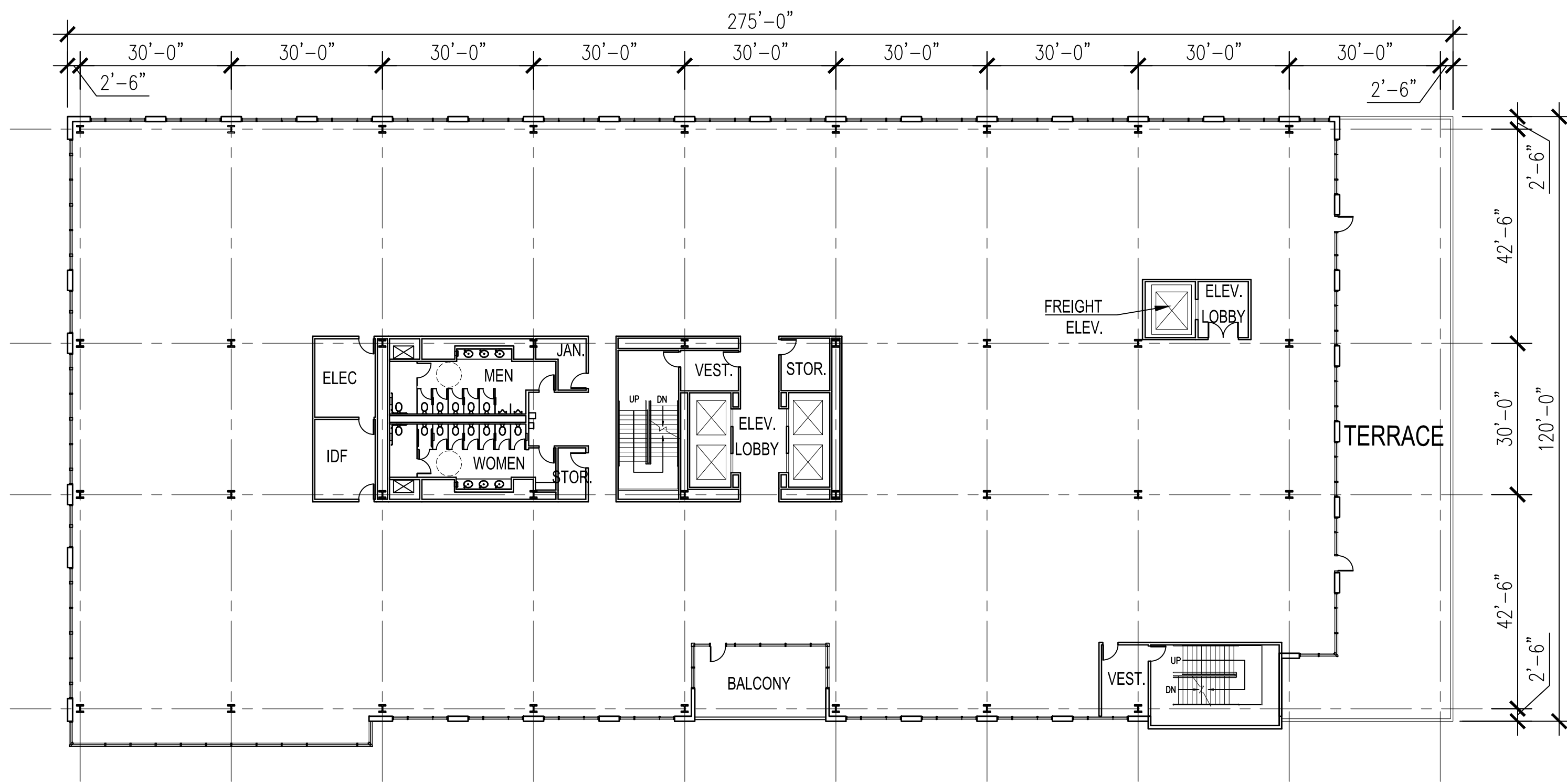
East Palo Alto, CA.

## BUILDING 3 FLOOR PLANS 10A

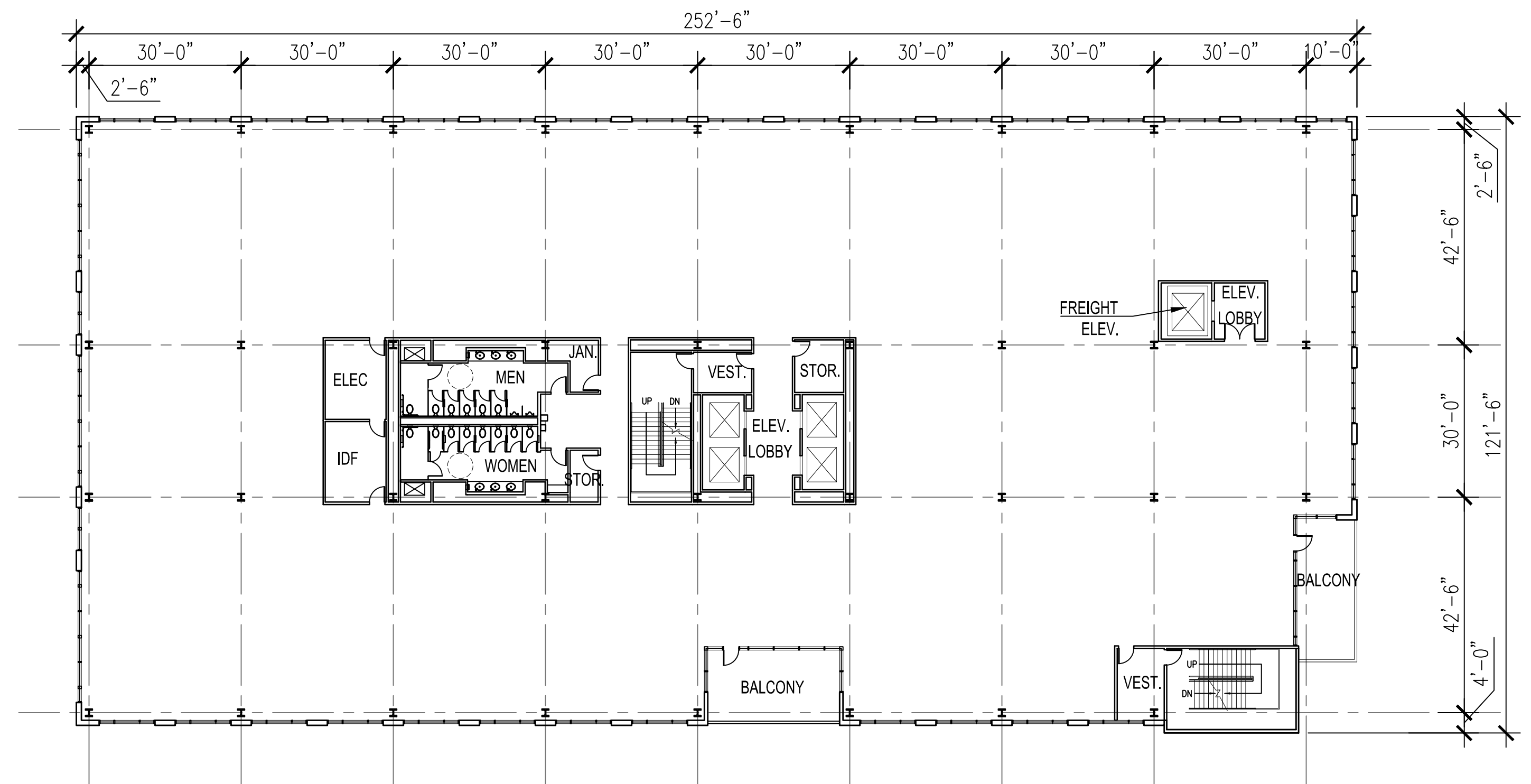
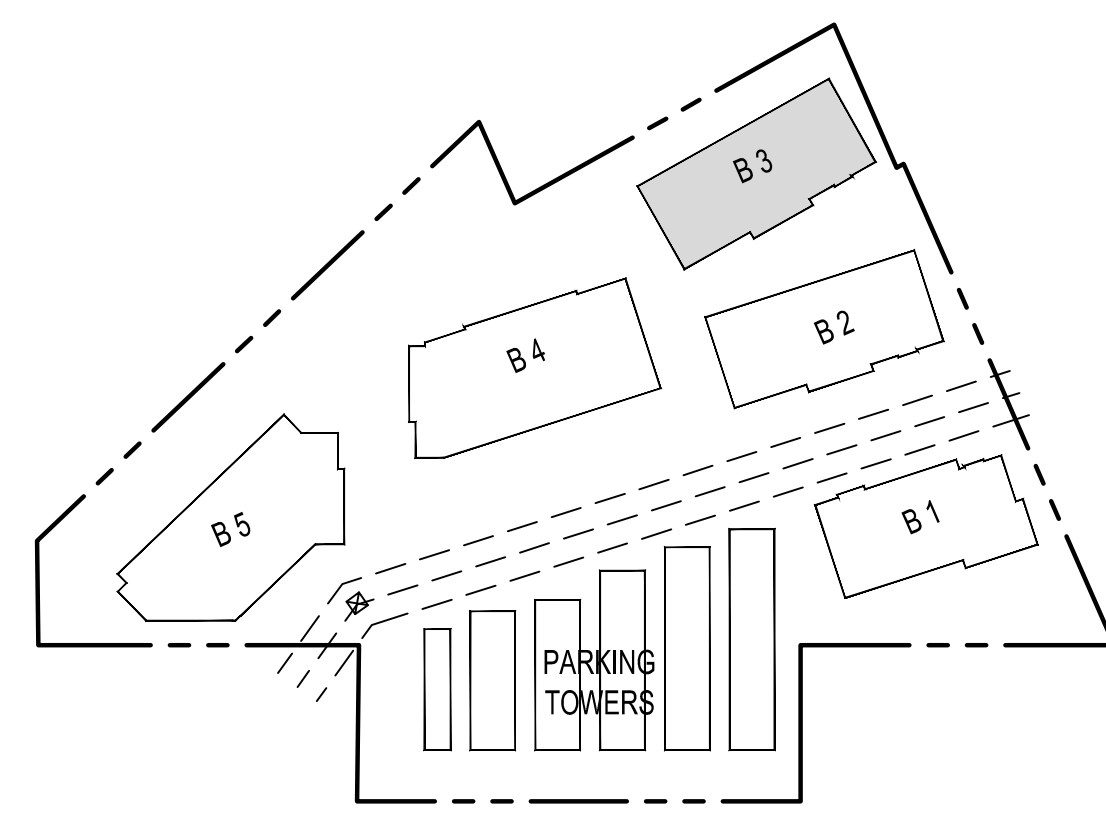
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 07.17.2019 EIR CONSULTANT  
 07.24.2020 PLANNING RESUBMITTAL  
 12.17.2021 DESIGN UPDATE



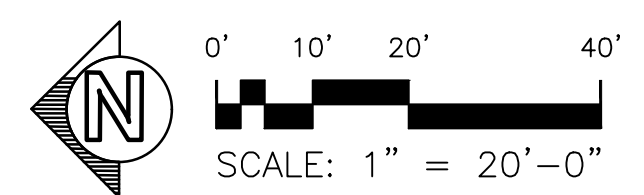
© 2021  
 Project Number: 10059.001



1 5TH FLOOR PLAN  
1"=20'-0"



2 8TH FLOOR PLAN  
1"=20'-0"



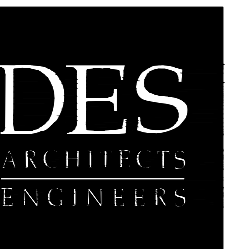
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# TCR 2020 Bay Road

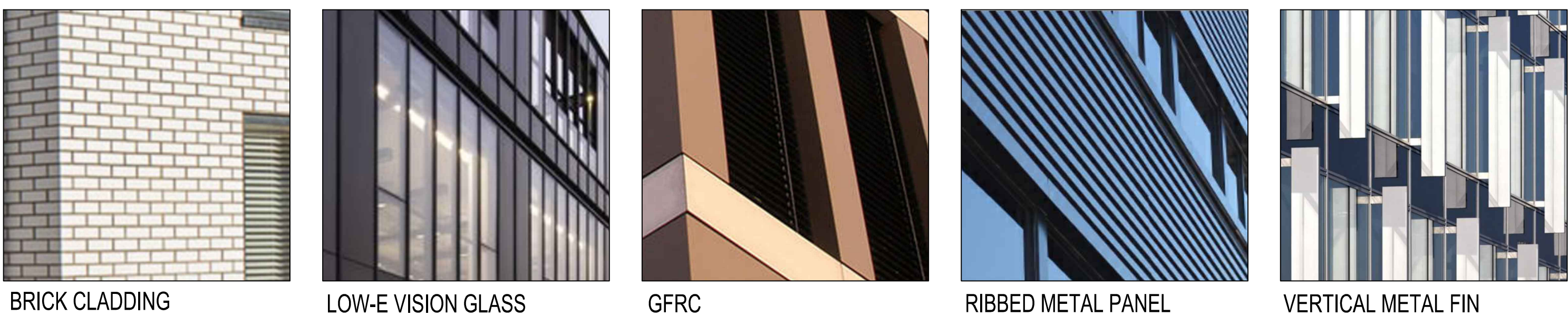
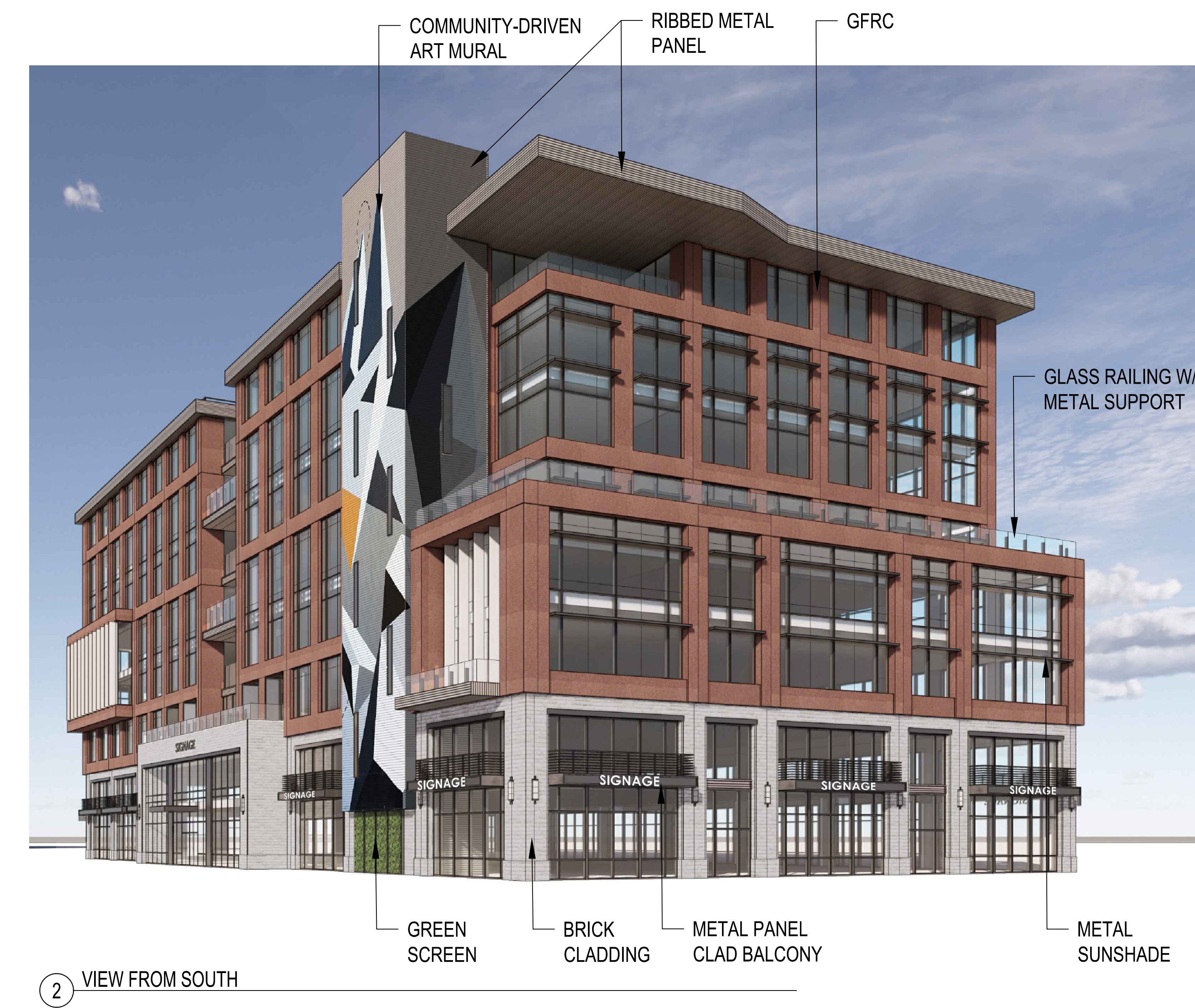
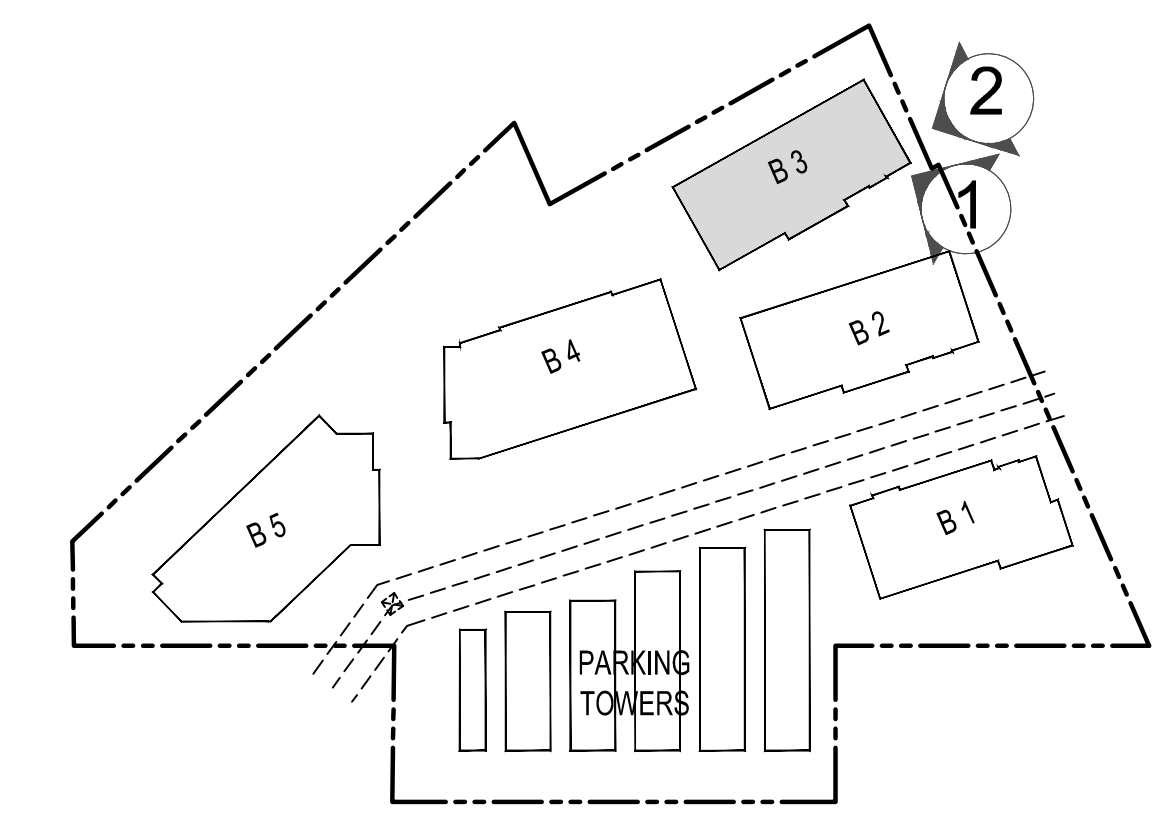
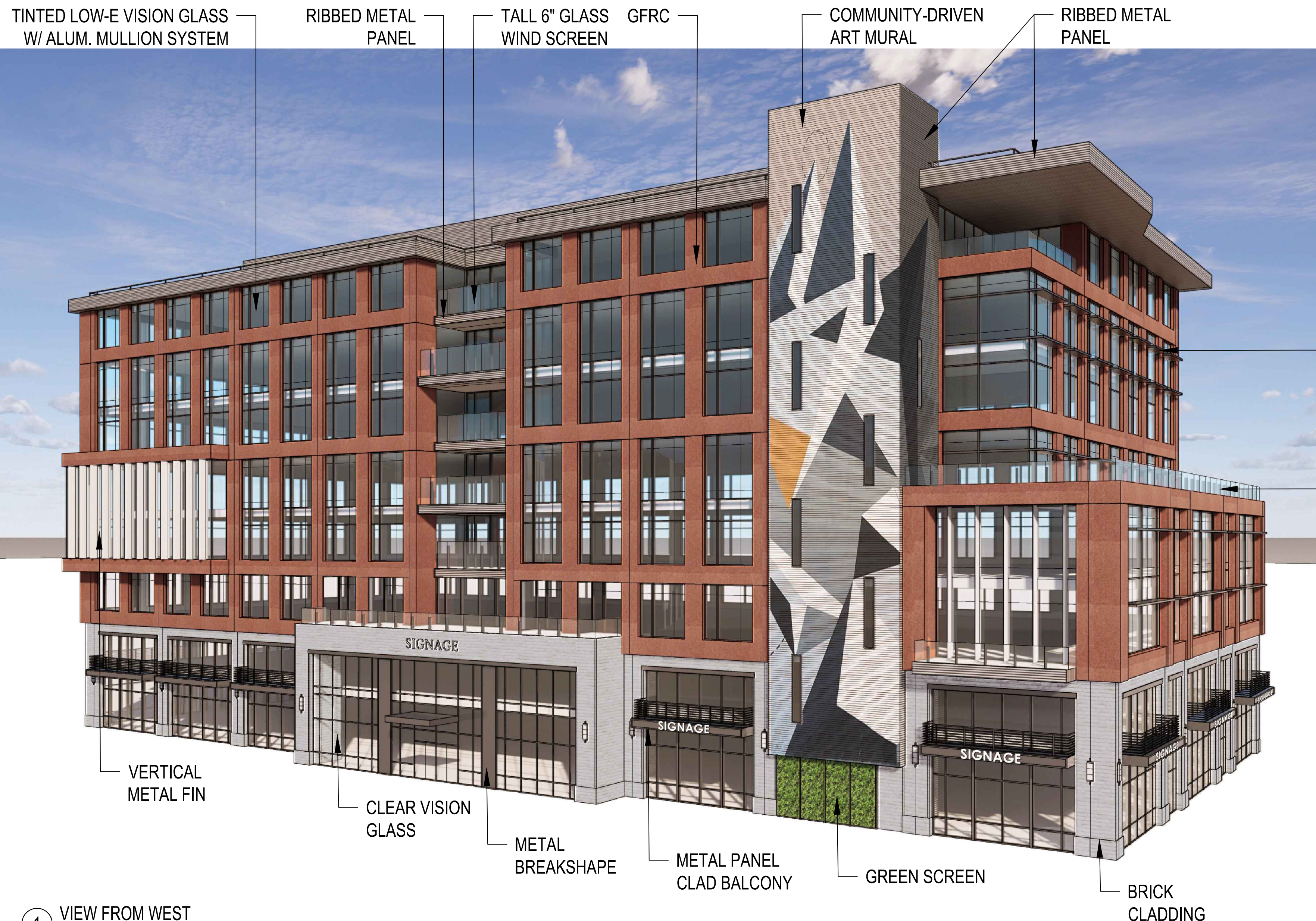
East Palo Alto, CA.

## BUILDING 3 FLOOR PLANS 10B

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08.15.2018 PLANNING RESUBMITTAL  
07.17.2019 EIR CONSULTANT  
07.24.2020 PLANNING RESUBMITTAL  
12.17.2021 DESIGN UPDATE



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Project Number: 10059.001



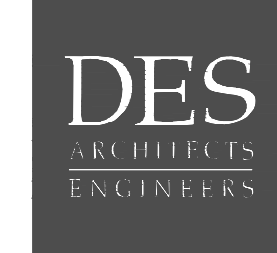
# TCR 2020 Bay Road

East Palo Alto, CA.

## BUILDING 3 PERSPECTIVES

# 11

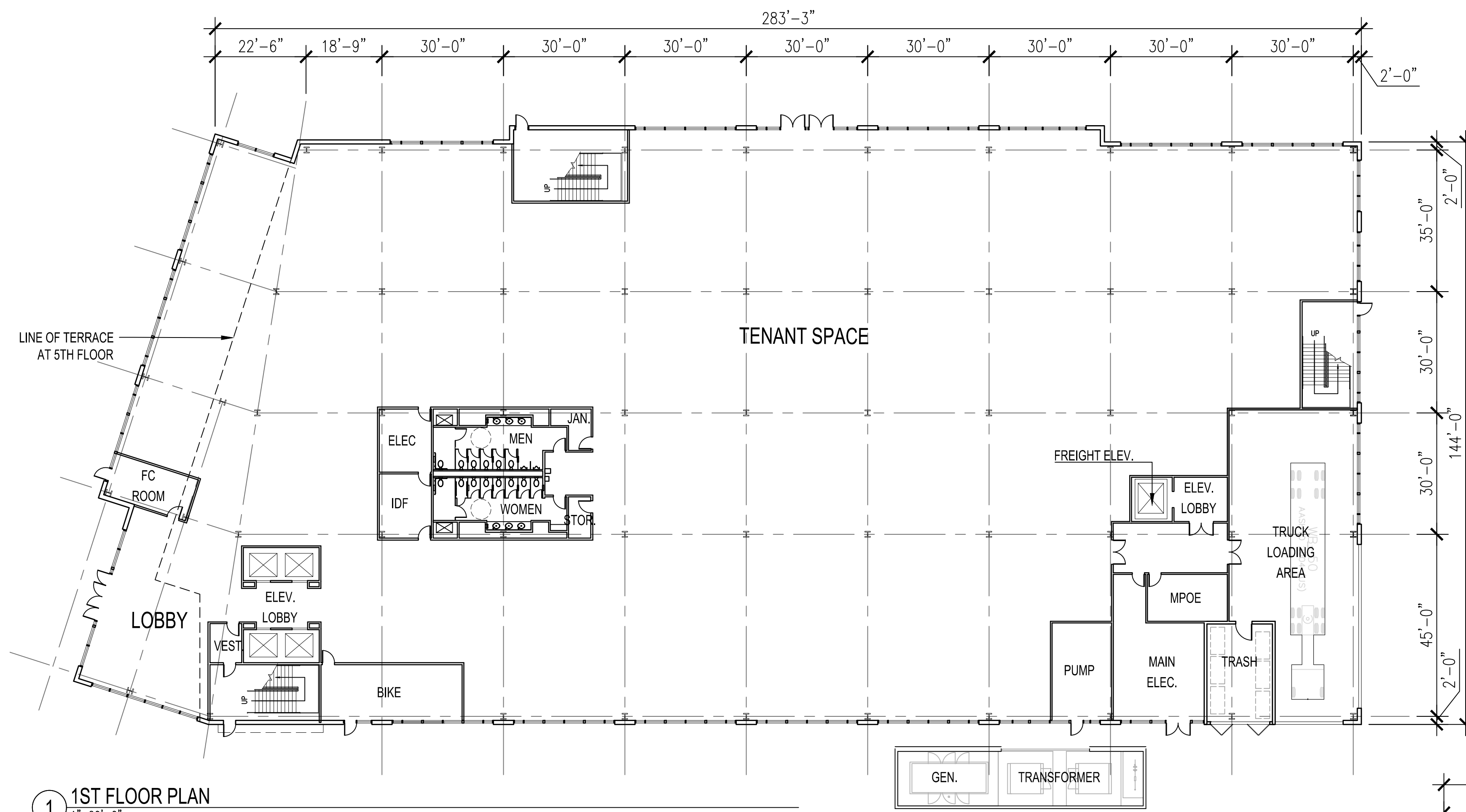
07.29.2016 PLANNING SUBMITTAL  
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 07.17.2019 EIR CONSULTANT  
 07.24.2020 PLANNING RESUBMITTAL  
 12.17.2021 DESIGN UPDATE



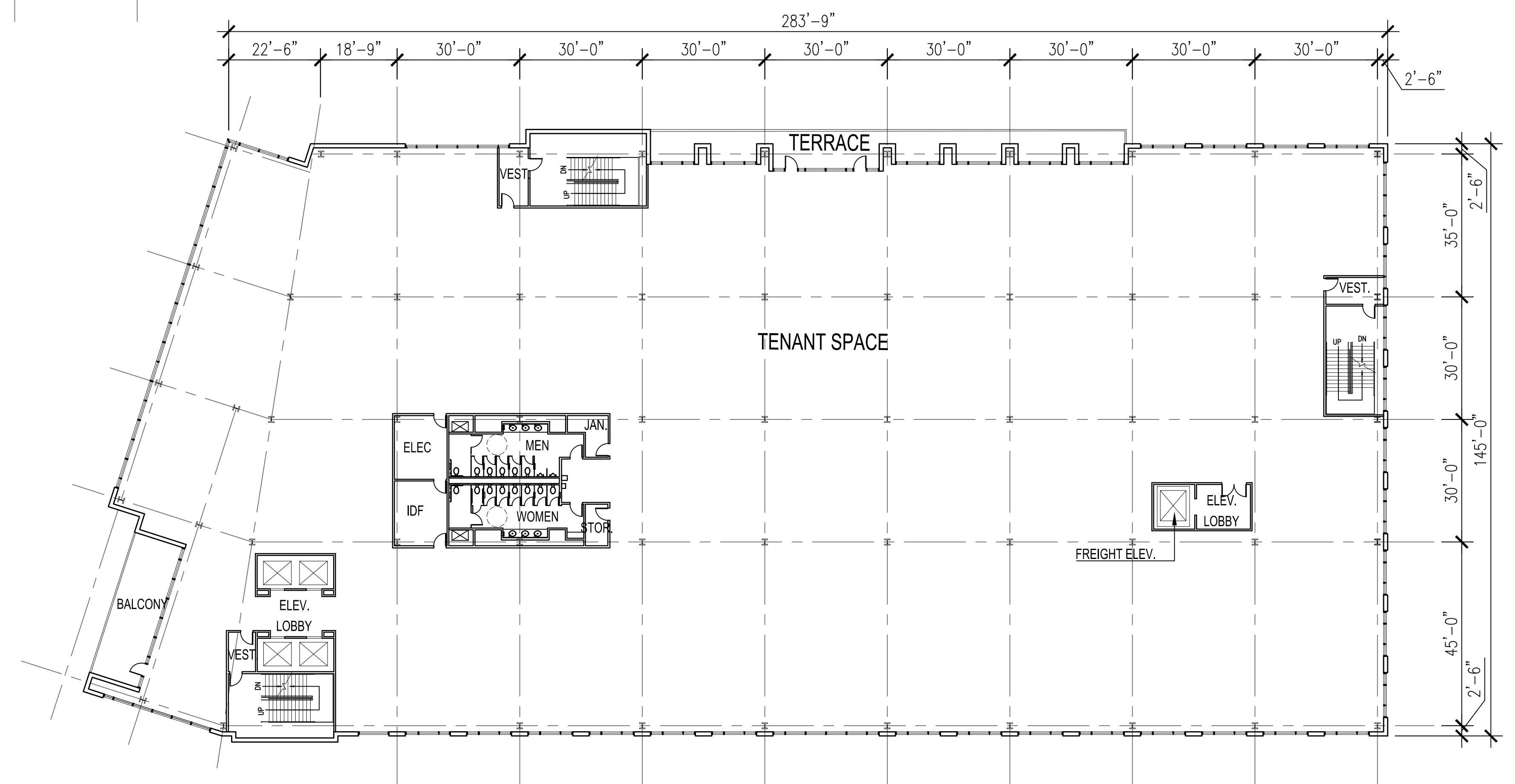
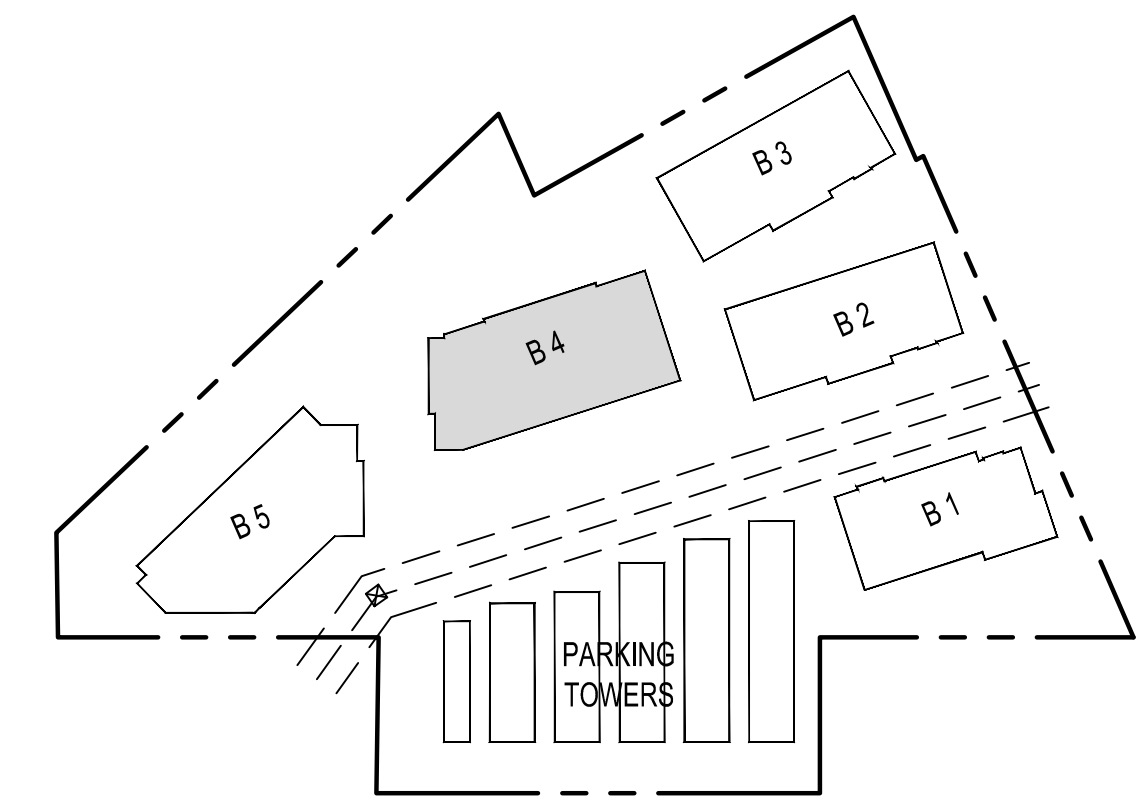
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 Project Number: 10059.001

Dec. 17, 2021 - 11:35pm Altou P:\ThreeCitiesResearch\2020BayRoad\10059001\Draw\Arch\11-B3 Elevations.rvt





1 1ST FLOOR PLAN  
1"=20'-0"



2 3RD FLOOR PLAN  
1"=20'-0"



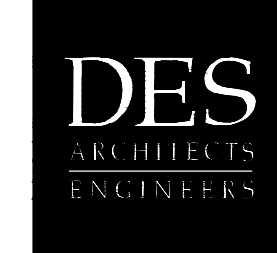
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# TCR 2020 Bay Road

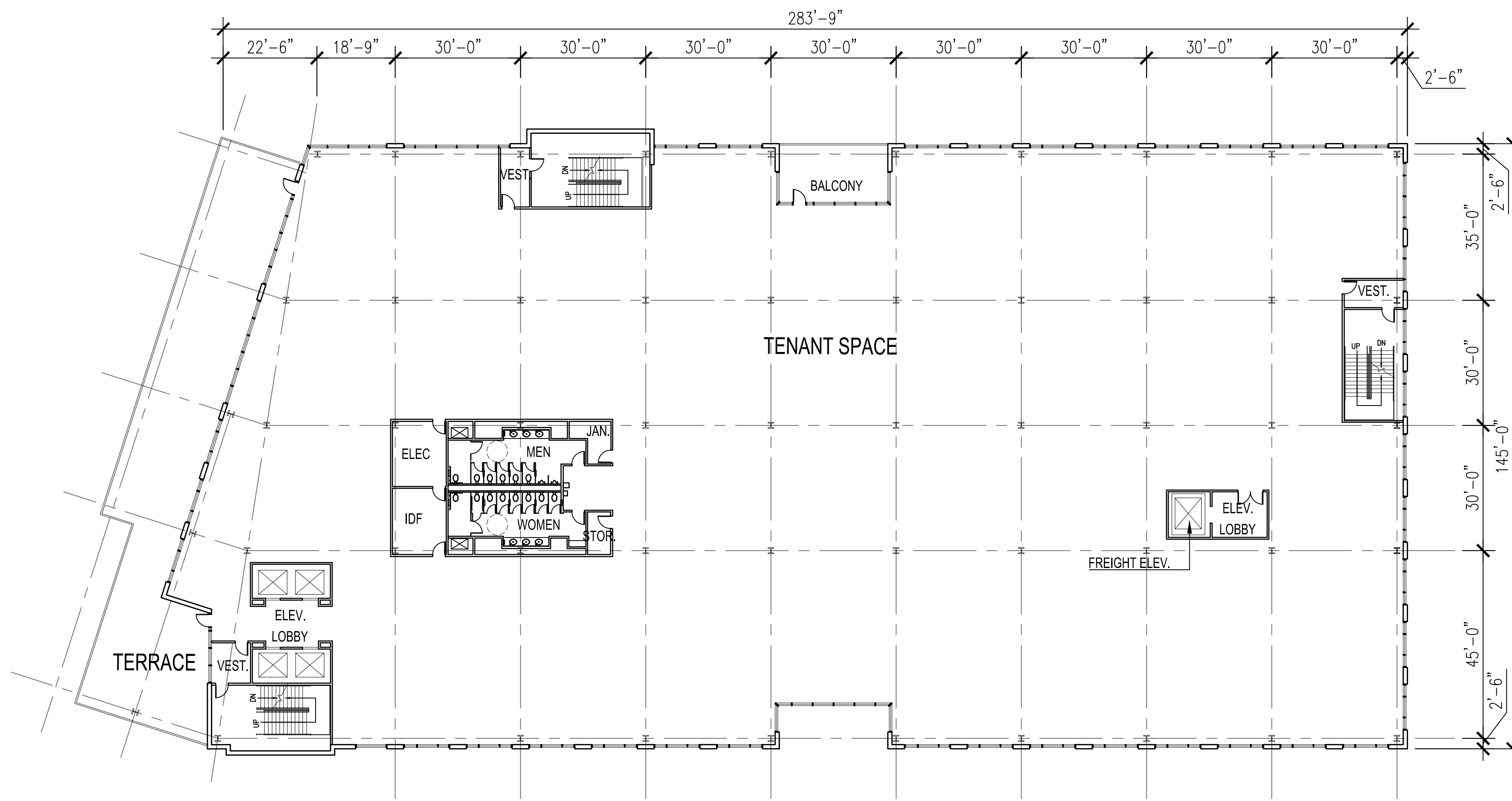
East Palo Alto, CA.

## BUILDING 4 FLOOR PLANS 12A

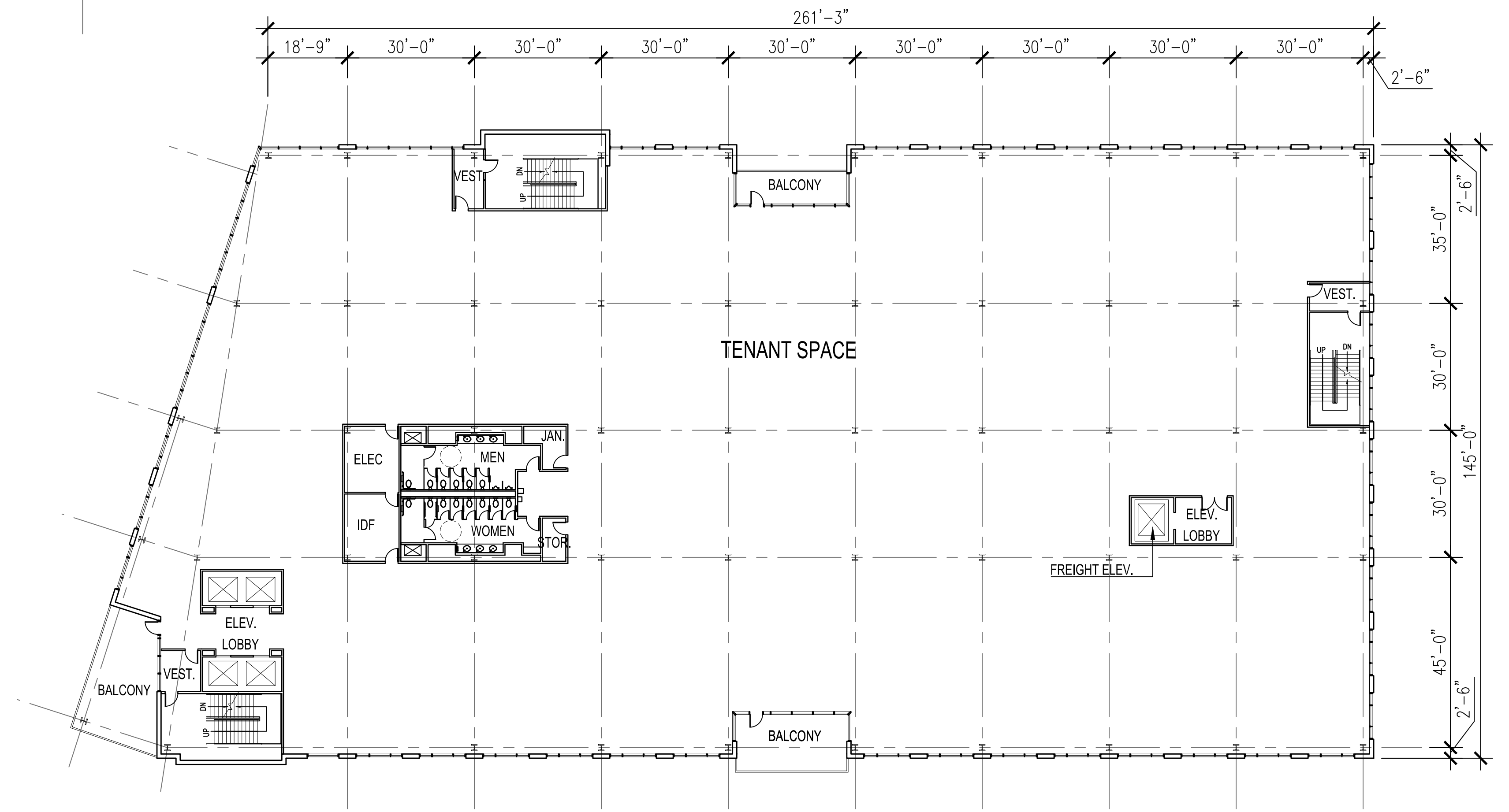
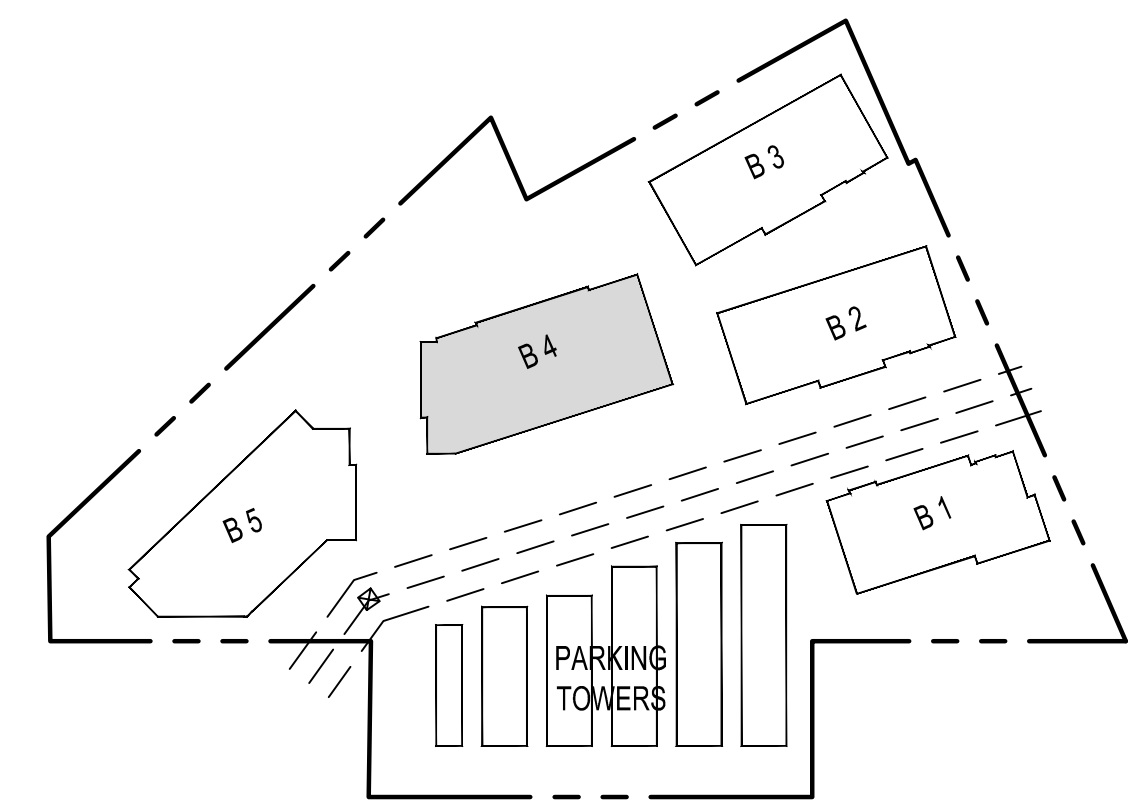
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- 08.15.2018 PLANNING RESUBMITTAL
- 07.17.2019 EIR CONSULTANT
- 07.24.2020 PLANNING RESUBMITTAL
- 12.17.2021 DESIGN UPDATE



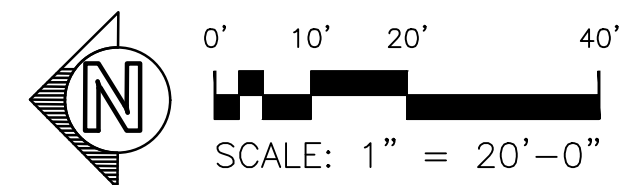
© 2021  
Project Number: 10059.001



1 5TH FLOOR PLAN  
1"=20'-0"



2 8TH FLOOR PLAN  
1"=20'-0"



Date: 10/16/2021 10:46pm Author: F:\ThreeCities\Research\2020BayRoad\10059001\Drawings\12-B4\_Floor\_Plans.dwg

# TCR 2020 Bay Road

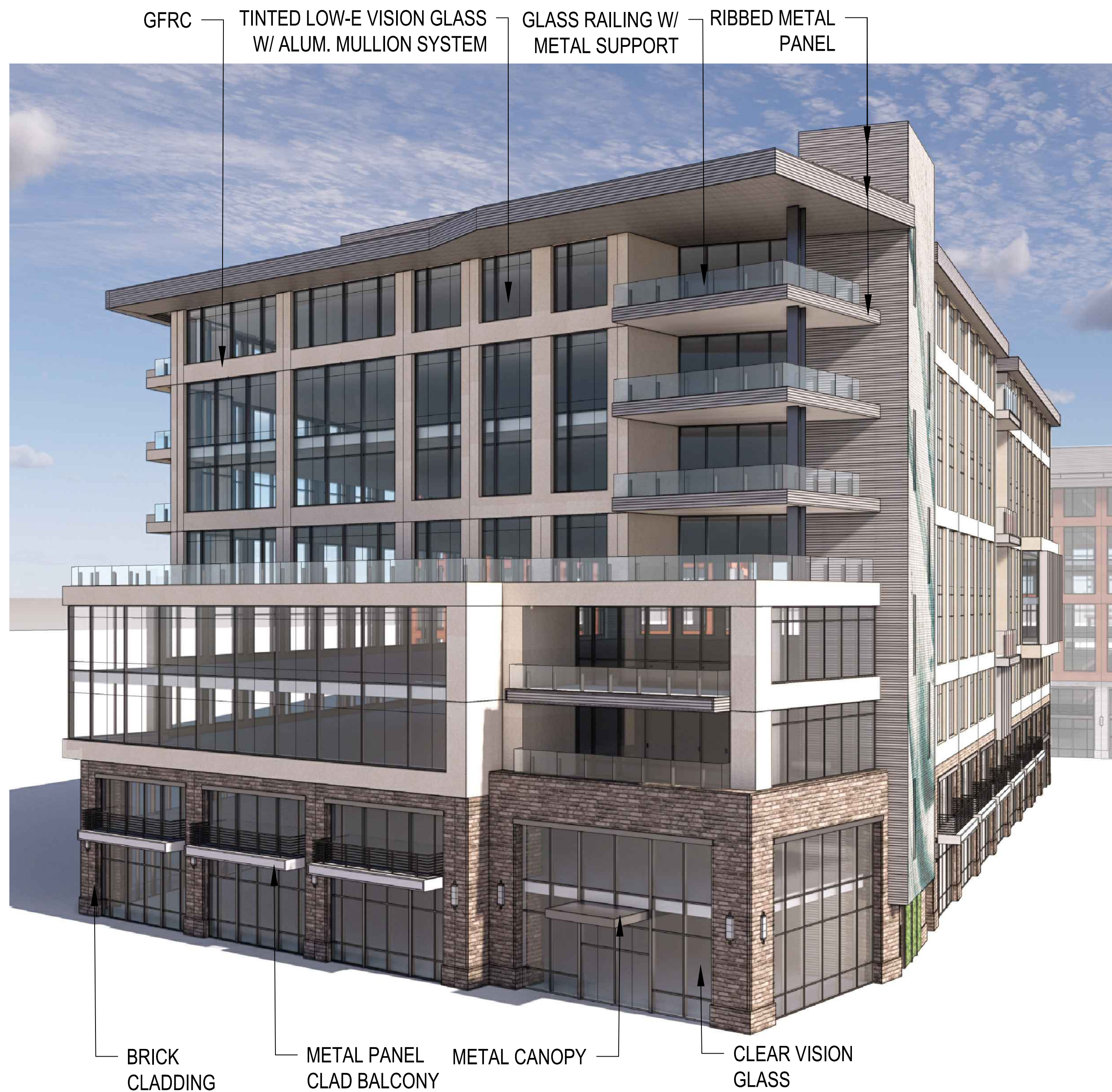
East Palo Alto, CA.

## BUILDING 4 FLOOR PLANS 12B

- 07.29.2016 PLANNING SUBMITTAL
- 08.15.2018 PLANNING RESUBMITTAL
- 07.17.2019 EIR CONSULTANT
- 07.24.2020 PLANNING RESUBMITTAL
- 12.17.2021 DESIGN UPDATE



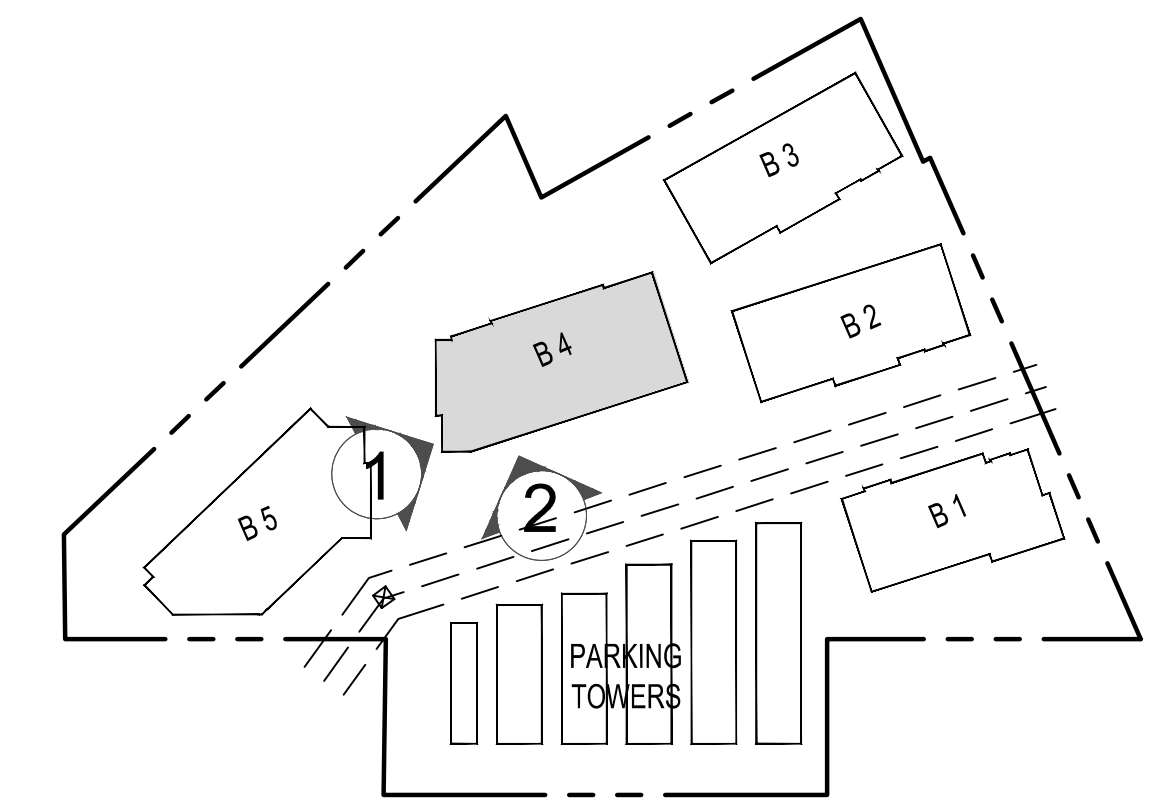
© 2021  
Project Number: 10059.001



1 VIEW FROM NORTH



BRICK CLADDING    LOW-E VISION GLASS    GFRC    RIBBED METAL PANEL    VERTICAL METAL FIN



2 VIEW FROM WEST

CLEAR VISION GLASS    GREEN SCREEN    COMMUNITY-DRIVEN ART MURAL    METAL PANEL CLAD BALCONY    BRICK CLADDING    TALL 6" GLASS WIND SCREEN    VERTICAL METAL FIN

Dec 17, 2021 - 10:58pm A:\hou\_P:\ThreeCityResearch\2020\BayRoad\10059001\Draw\Arch\13-B4 Elevation.dwg

# TCR 2020 Bay Road

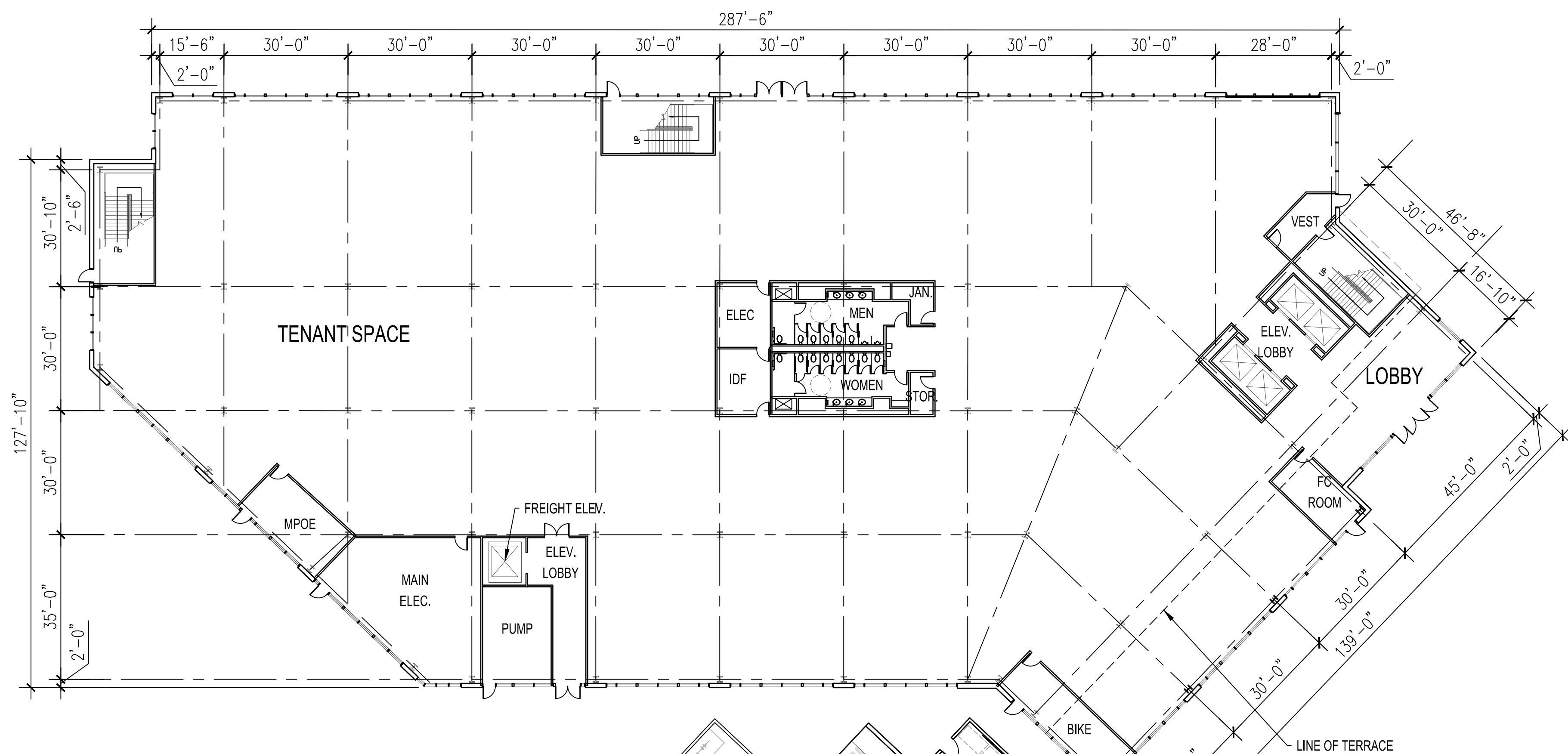
East Palo Alto, CA.

## BUILDING 4 PERSPECTIVES 13

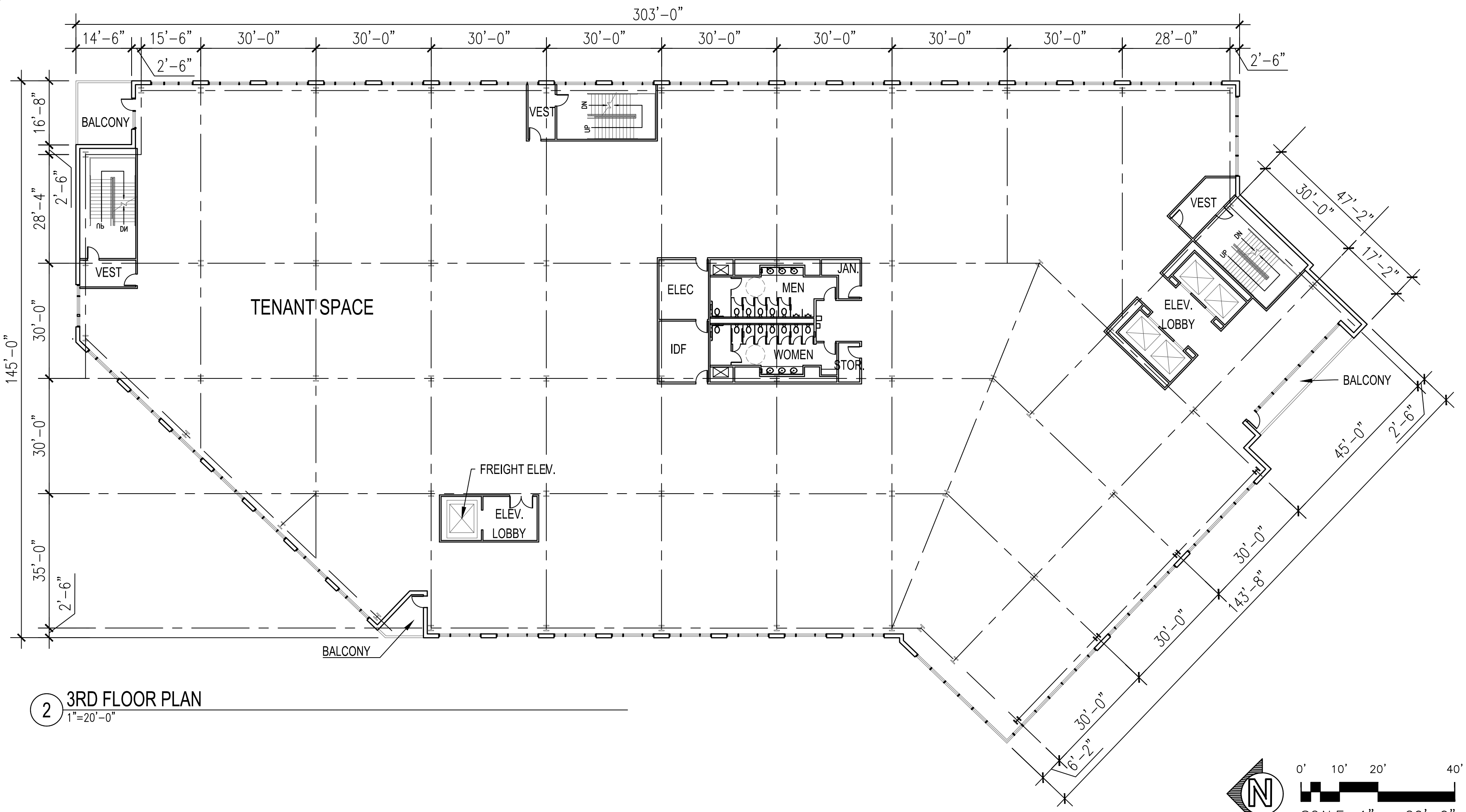
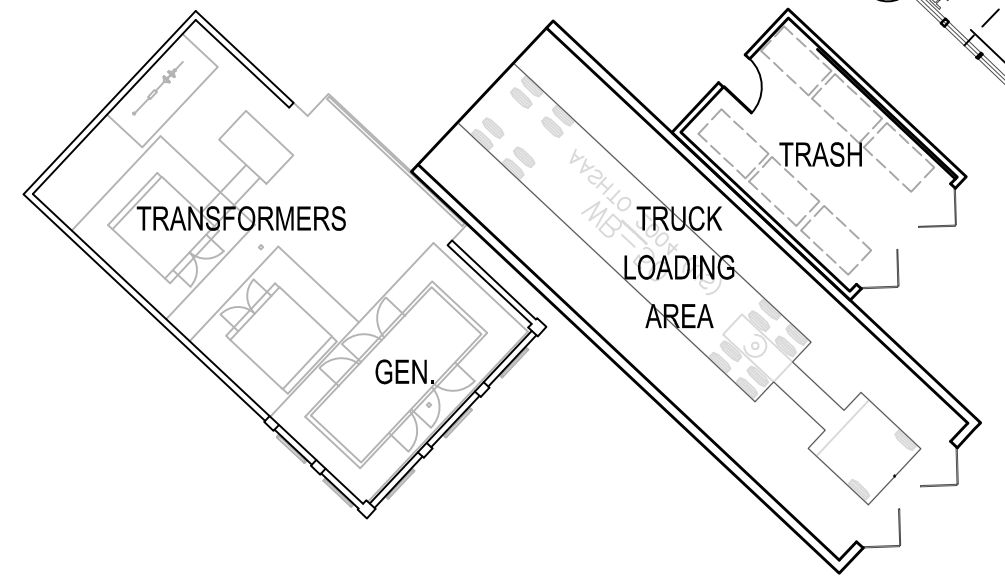
07.29.2016 PLANNING SUBMITTAL  
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 07.24.2020 PLANNING RESUBMITTAL  
 12.17.2021 DESIGN UPDATE



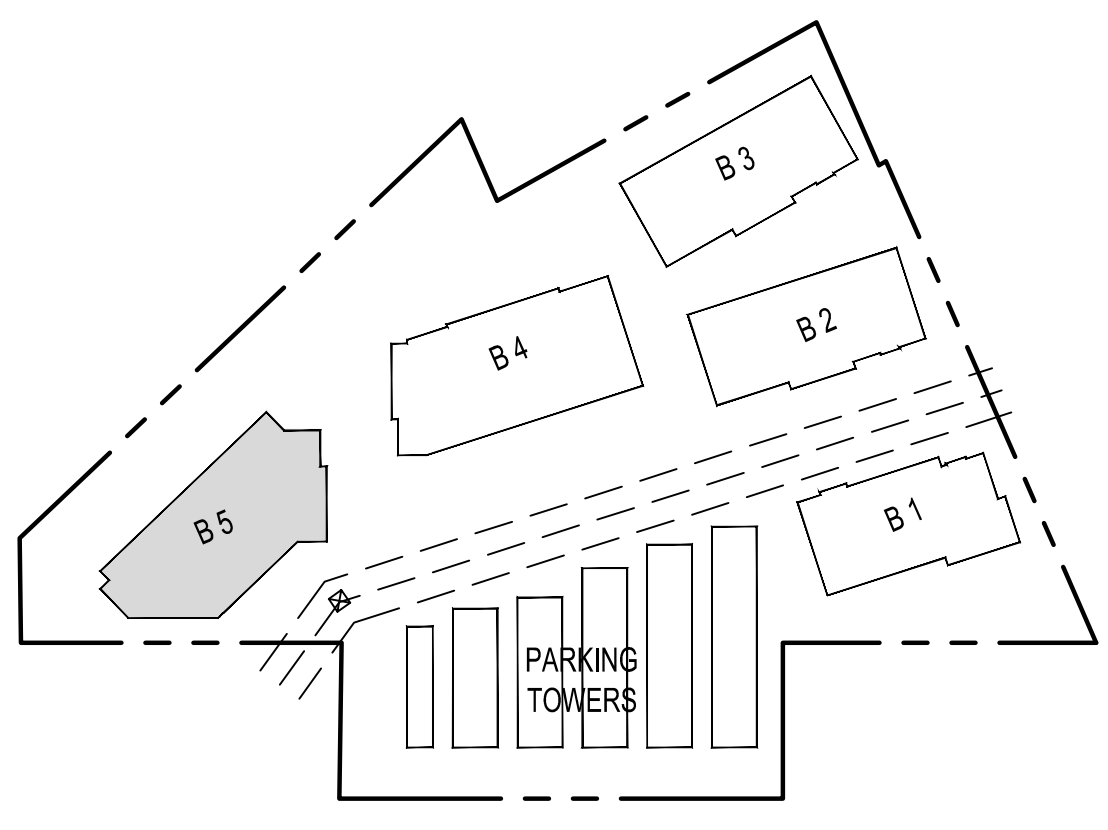
© 2021  
 Project Number: 10059.001



1 1ST FLOOR PLAN  
1"=20'-0"



2 3RD FLOOR PLAN  
1"=20'-0"



# TCR 2020 Bay Road

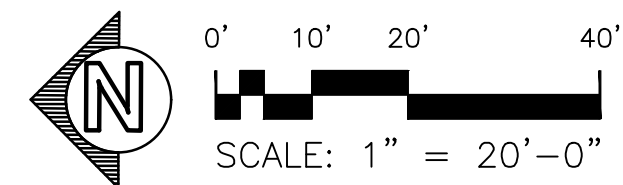
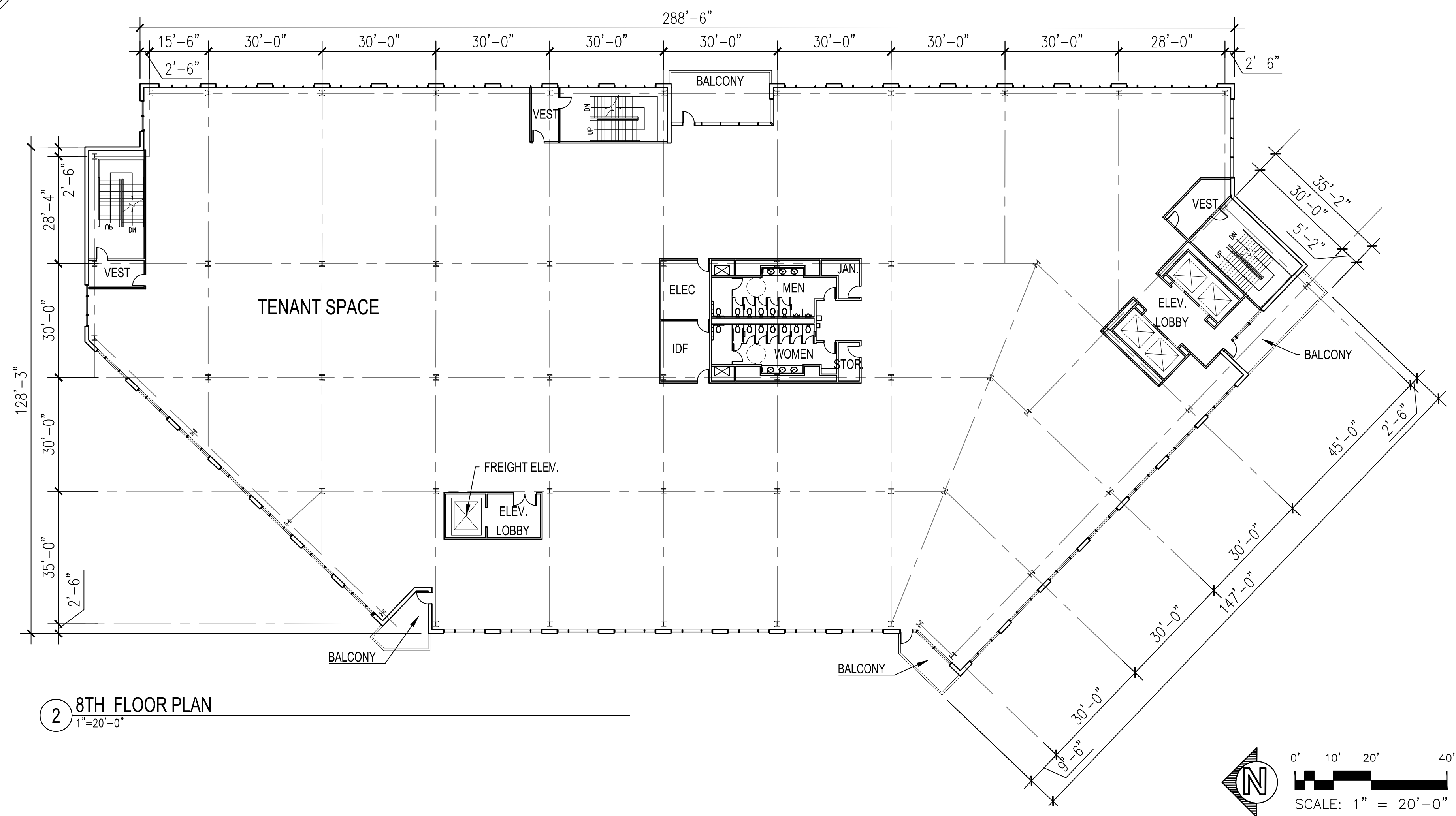
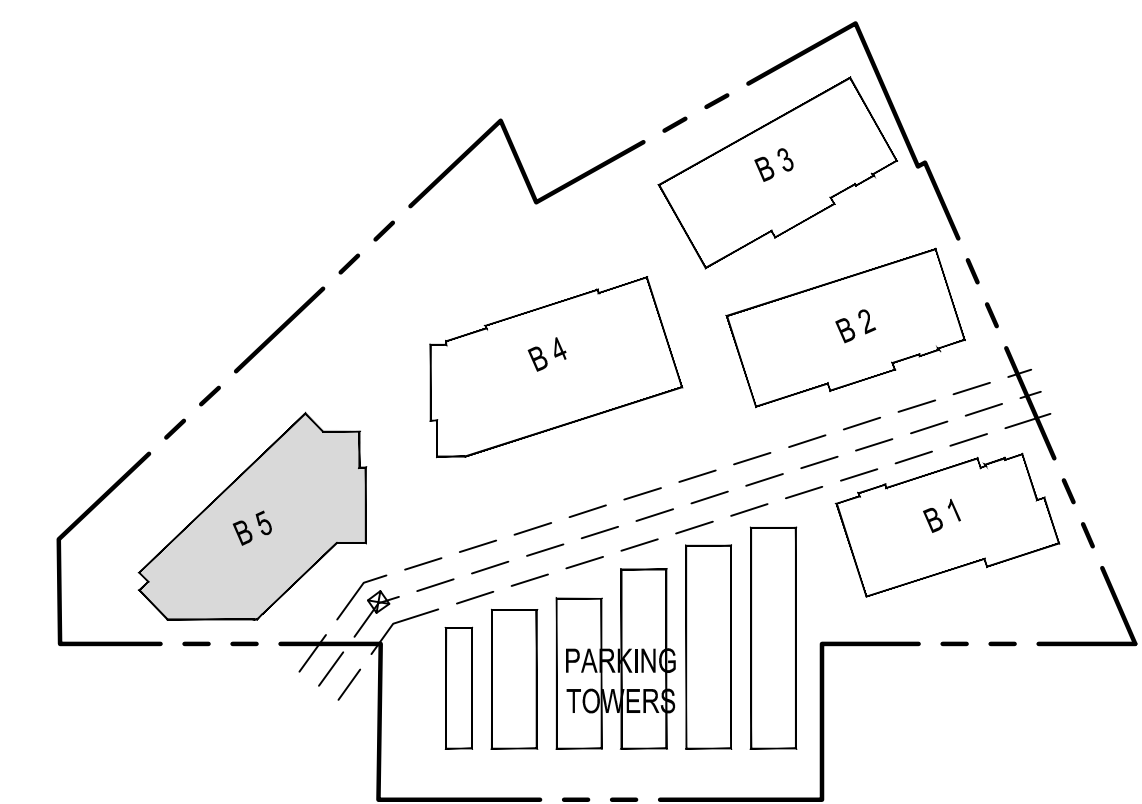
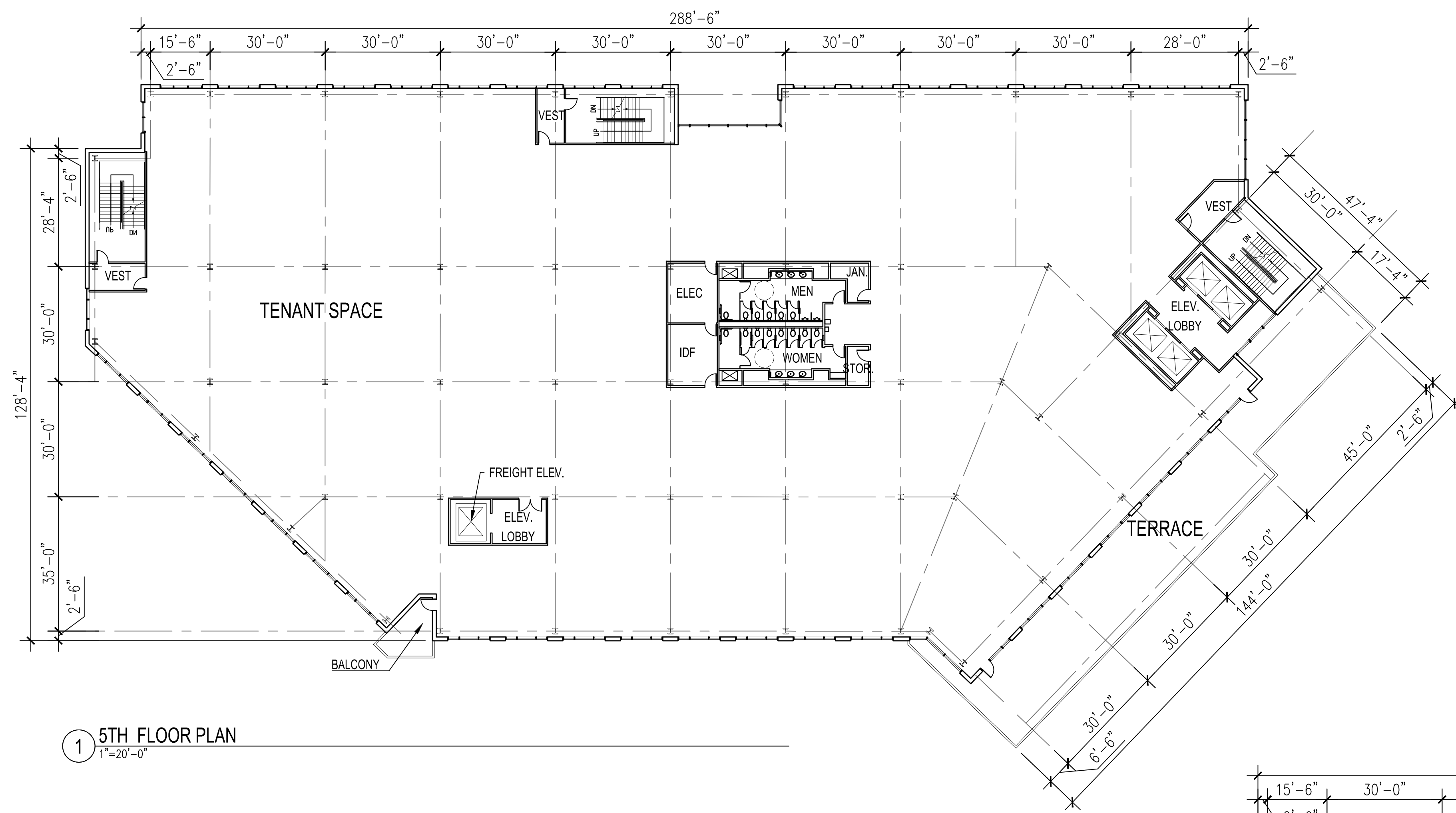
East Palo Alto, CA.

## BUILDING 5 FLOOR PLANS 14A

- 07.29.2016 PLANNING SUBMITTAL
- 08.15.2018 PLANNING RESUBMITTAL
- 07.17.2019 EIR CONSULTANT
- 07.24.2020 PLANNING RESUBMITTAL
- 12.17.2021 DESIGN UPDATE



Dec 17, 2021 - 9:01pm Altu P:\TrenchResearch\2020BayRoad\DWG\Arch\14-B5 Floor Plans.dwg



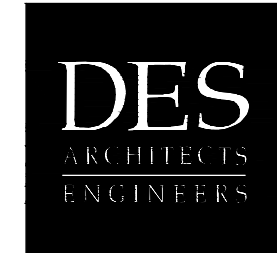
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# TCR 2020 Bay Road

East Palo Alto, CA.

## BUILDING 5 FLOOR PLANS 14B

- 07.29.2016 PLANNING SUBMITTAL
- 08.15.2018 PLANNING RESUBMITTAL
- 07.17.2019 EIR CONSULTANT
- 07.24.2020 PLANNING RESUBMITTAL
- 12.17.2021 DESIGN UPDATE



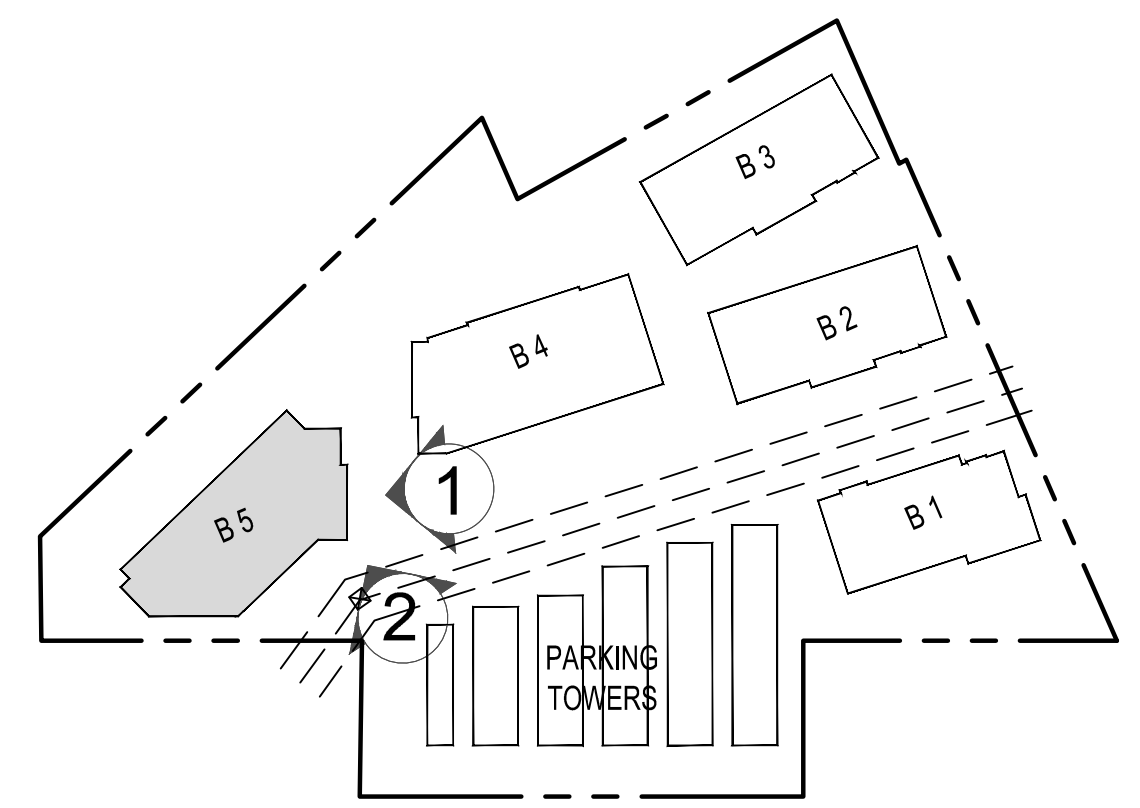
© 2021  
Project Number: 10059.001

TINTED LOW-E VISION GLASS W/ ALUM. MULLION SYSTEM  
 GFRC  
 METAL SUNSHADE  
 RIBBED METAL PANEL  
 GLASS RAILING W/ METAL SUPPORT



BRICK CLADDING  
 METAL PANEL CLAD BALCONY  
 CLEAR VISION GLASS  
 METAL CANOPY

1 VIEW FROM SOUTH

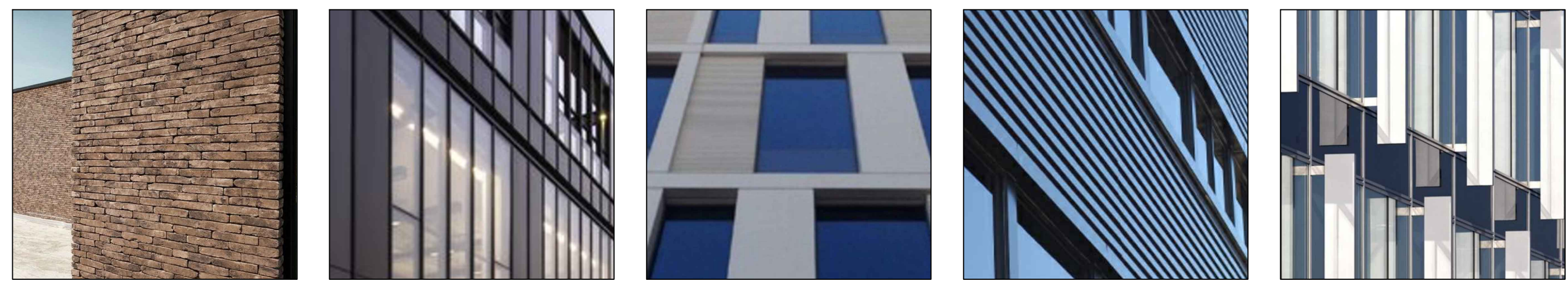


TINTED LOW-E VISION GLASS W/ ALUM. MULLION SYSTEM  
 GFRC  
 METAL SUNSHADE  
 RIBBED METAL PANEL  
 GLASS RAILING W/ METAL SUPPORT



METAL PANEL  
 BRICK CLADDING  
 VERTICAL METAL FIN  
 METAL PANEL CLAD BALCONY  
 CLEAR VISION GLASS

2 VIEW FROM SOUTHWEST



BRICK CLADDING  
 LOW-E VISION GLASS  
 GFRC  
 RIBBED METAL PANEL  
 VERTICAL METAL FIN

# TCR 2020 Bay Road

East Palo Alto, CA.

## BUILDING 5 PERSPECTIVES

# 15

07.29.2016 PLANNING SUBMITTAL  
 08.15.2018 PLANNING RESUBMITTAL  
 07.17.2019 EIR CONSULTANT  
 07.24.2020 PLANNING RESUBMITTAL  
 12.17.2021 DESIGN UPDATE



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 Project Number: 10059.001

Dec 17, 2021 - 11:45pm  
 P:\ThreeCitiesResearch\2020BayRoad\10059001\Draw\Arch\15-05 Elevations.dwg  
 Elevations.dwg

**PARKING TOWER A**  
 4 UNIT TOWERS = 220 TOTAL STALL CAPACITY

**PARKING TOWER B**  
 10 UNIT TOWERS = 486 TOTAL STALL CAPACITY

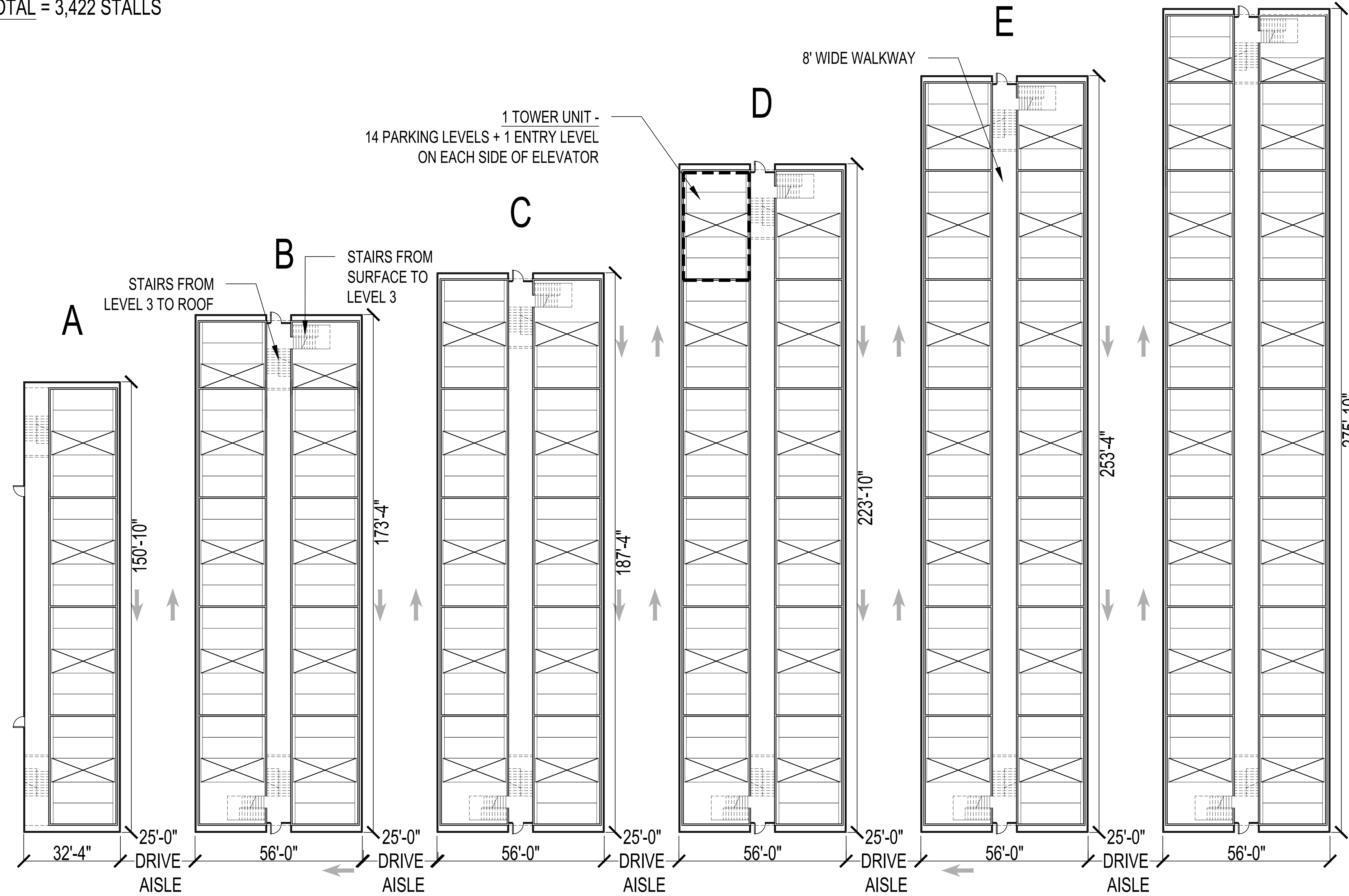
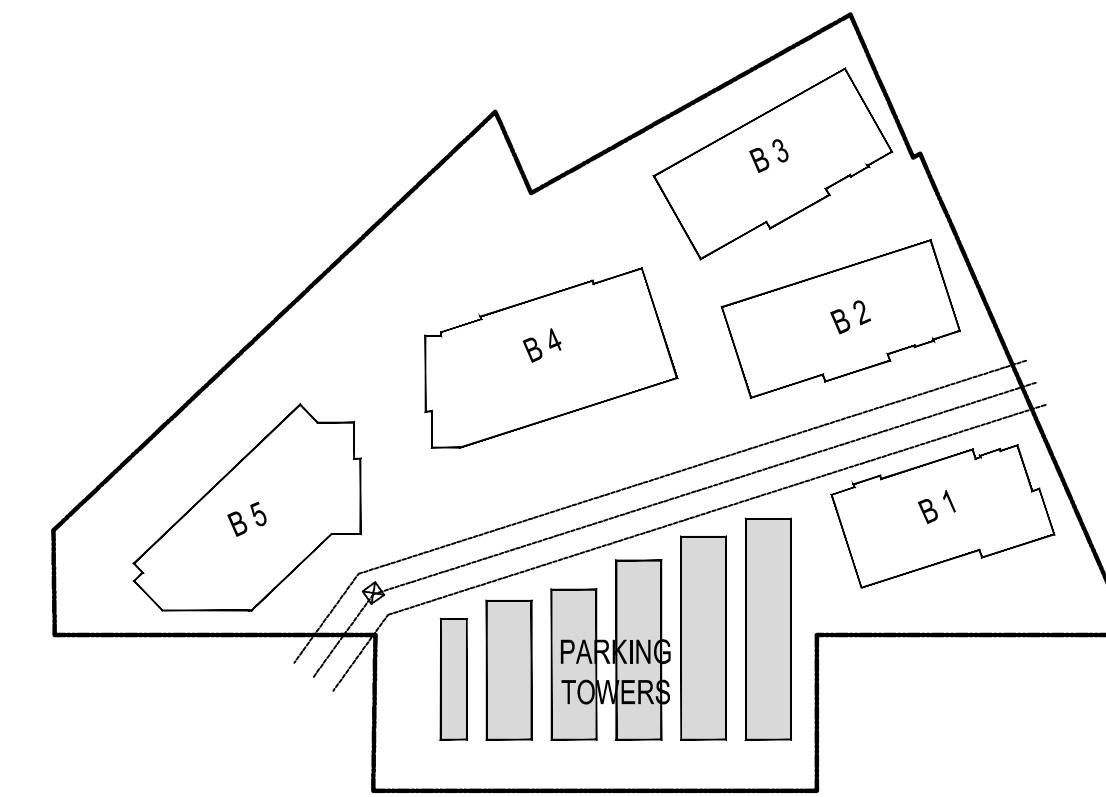
**PARKING TOWER C**  
 10 UNIT TOWERS = 542 TOTAL STALL CAPACITY

**TOTAL = 3,422 STALLS**

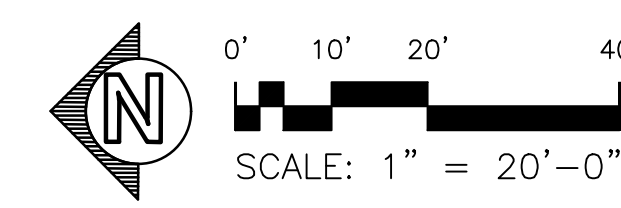
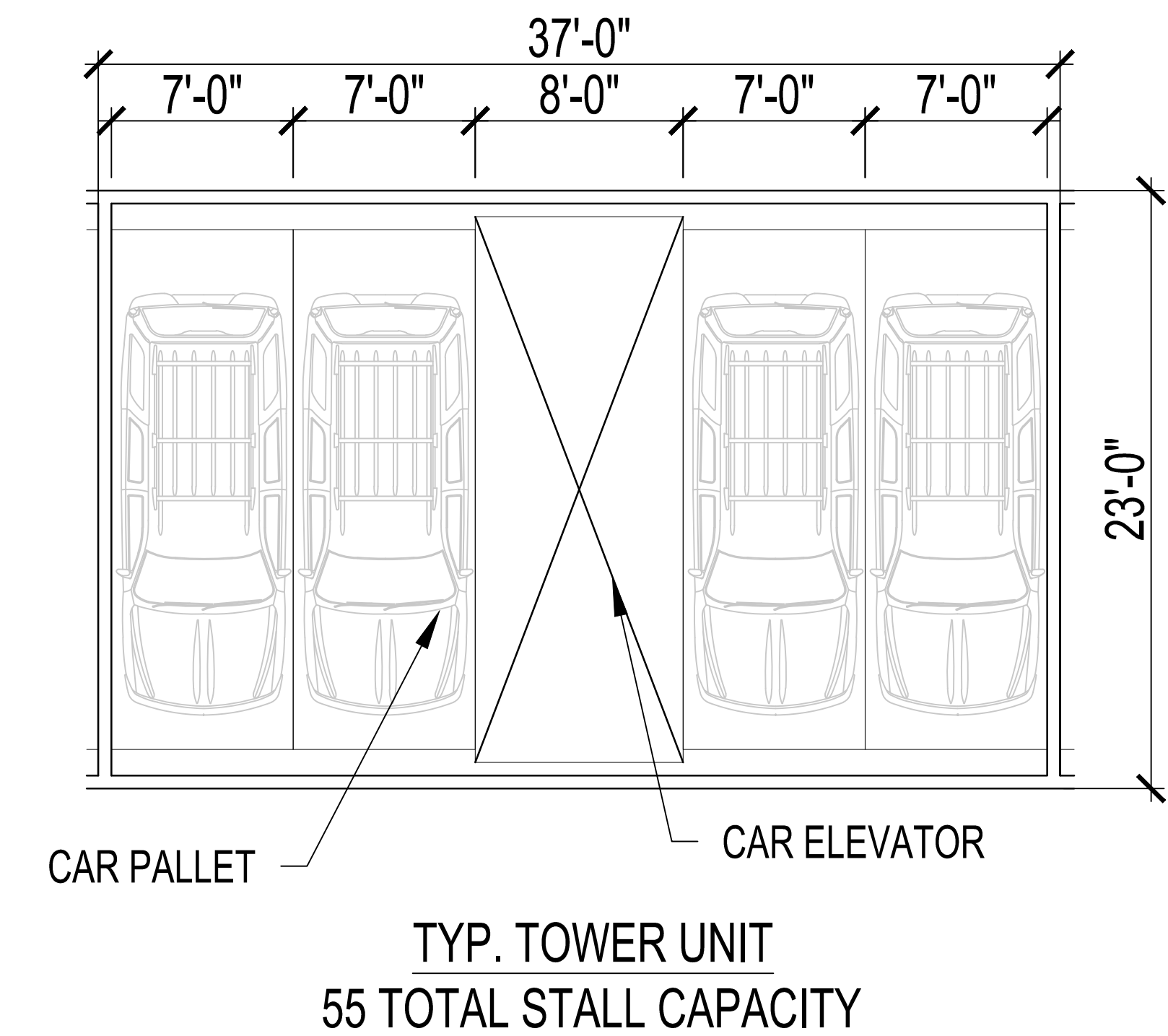
**PARKING TOWER D**  
 10 UNIT TOWERS = 652 TOTAL STALL CAPACITY

**PARKING TOWER E**  
 12 UNIT TOWERS = 734 TOTAL STALL CAPACITY

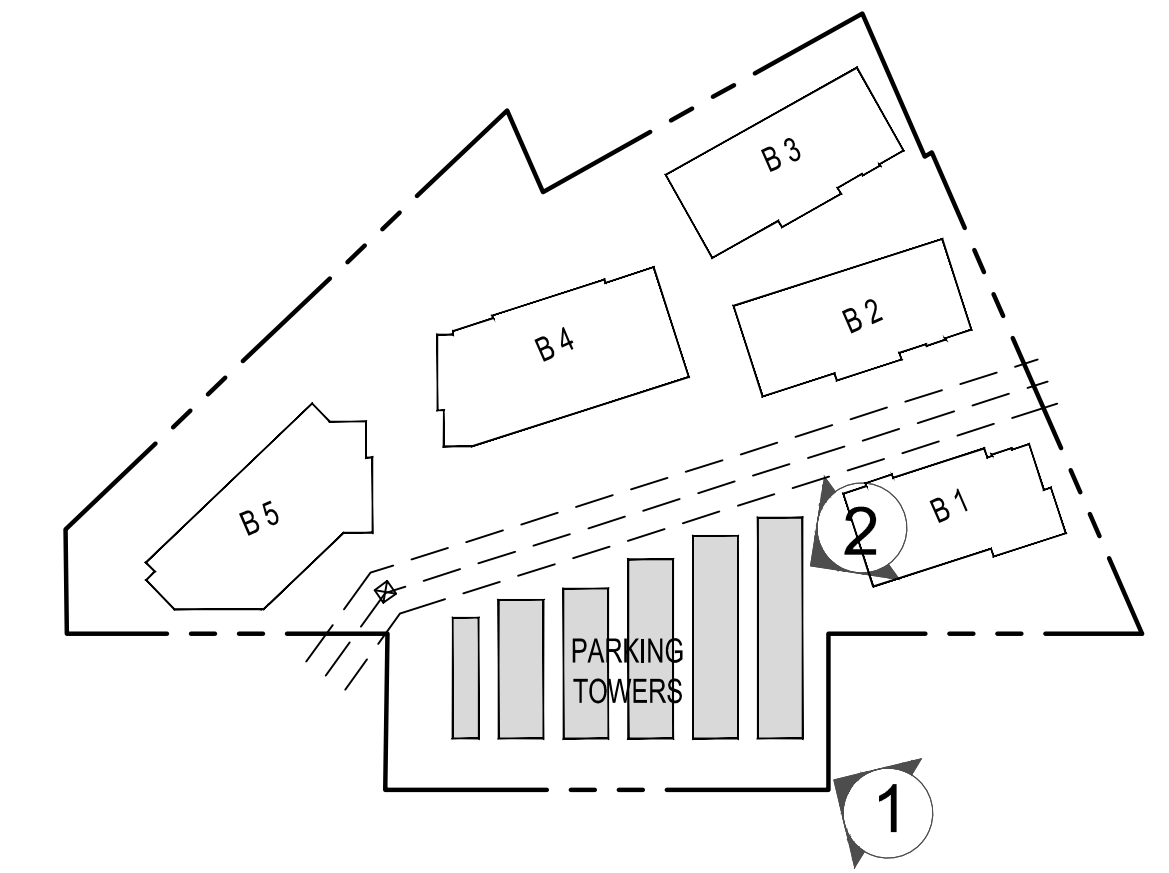
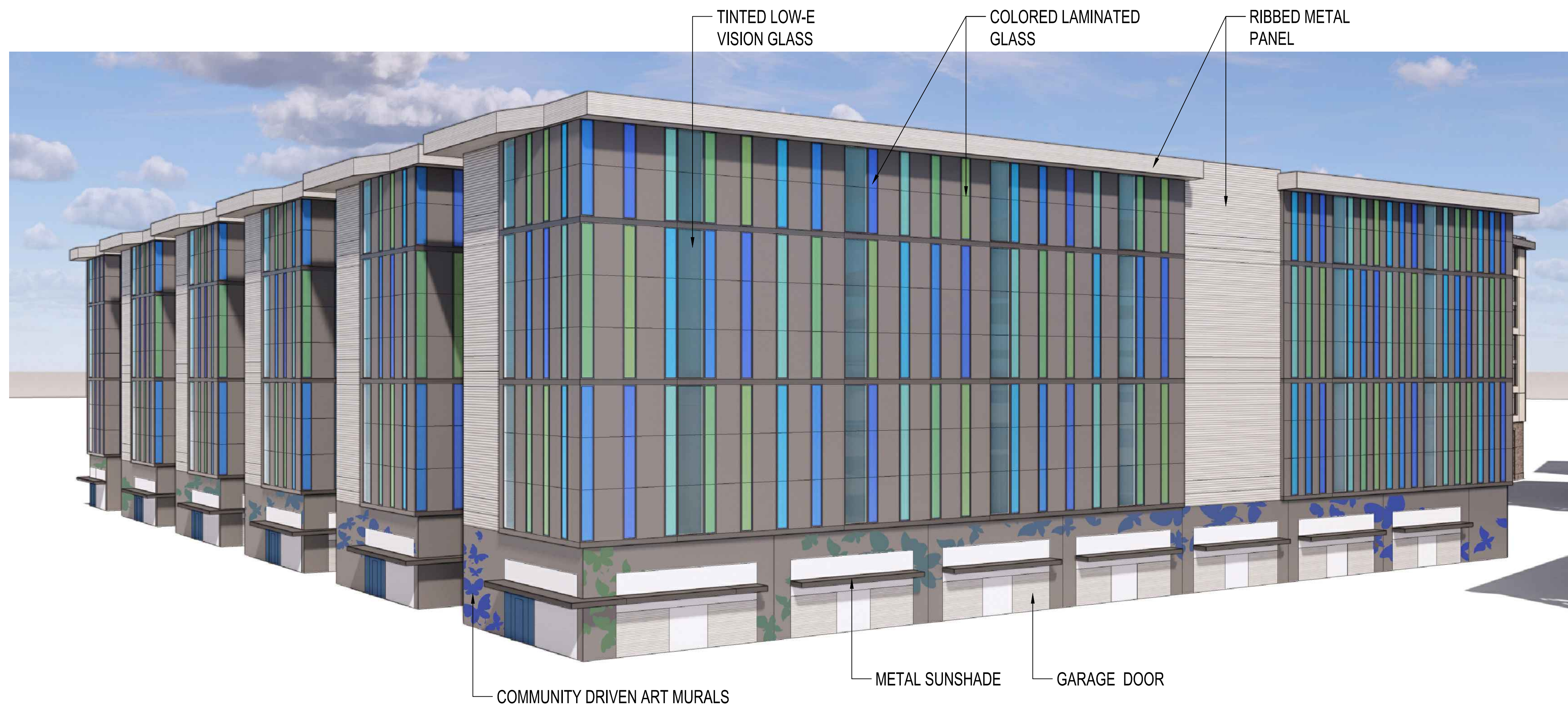
**PARKING TOWER F**  
 16 UNIT TOWERS = 788 TOTAL STALL CAPACITY



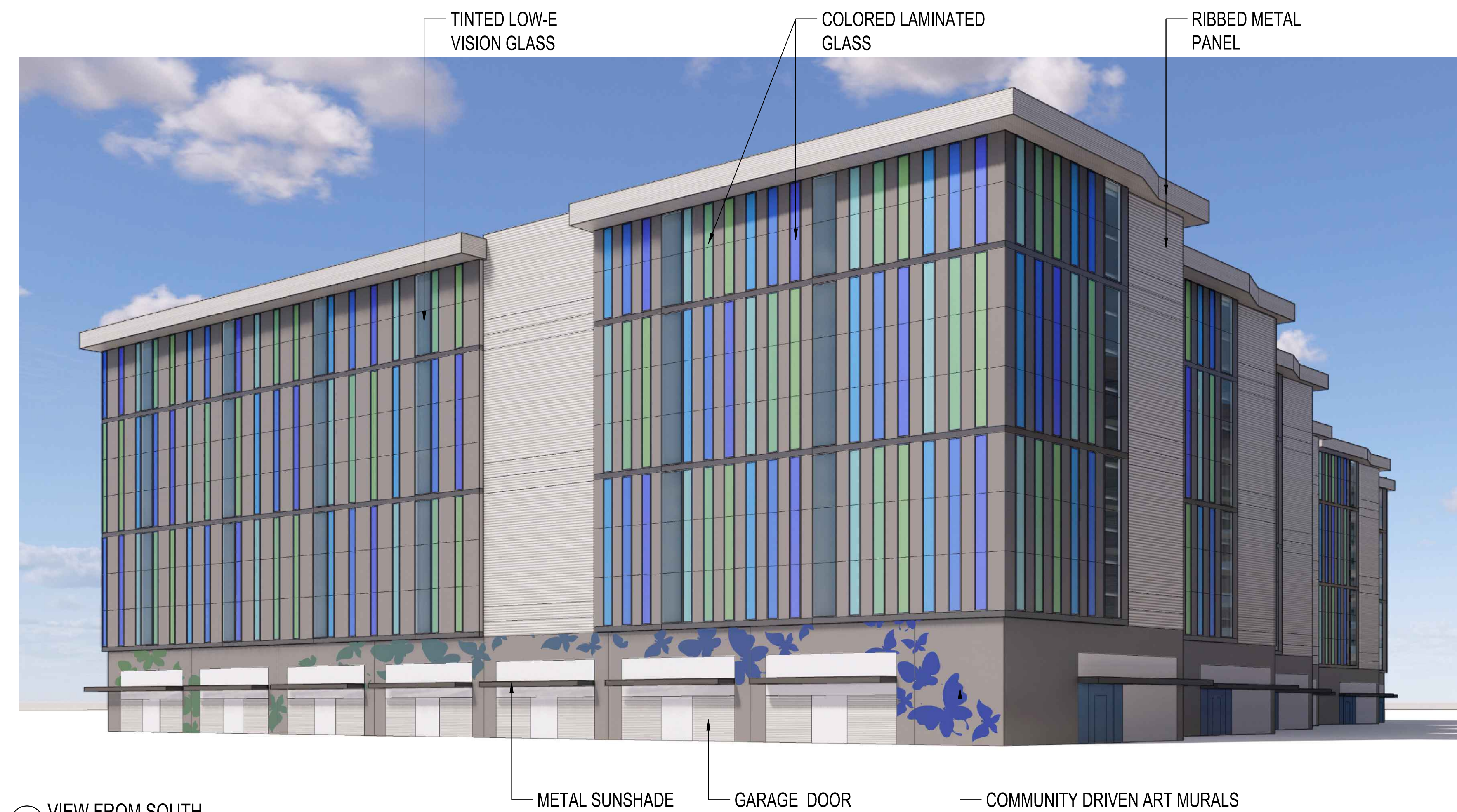
1 PARKING TOWER FLOOR PLAN  
 1" = 20'-0"



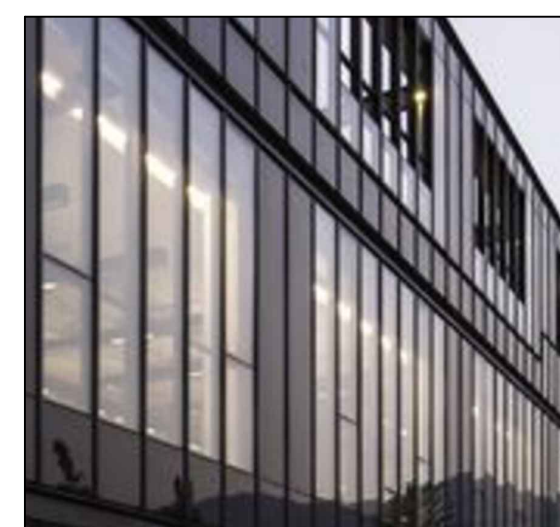
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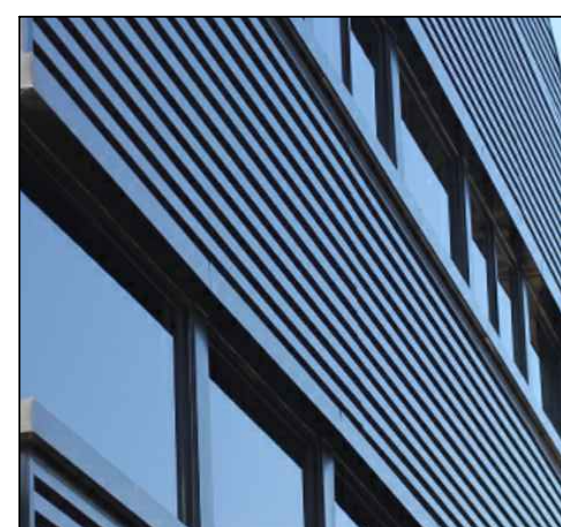
1 VIEW FROM SOUTHWEST  
1"=20'-0"



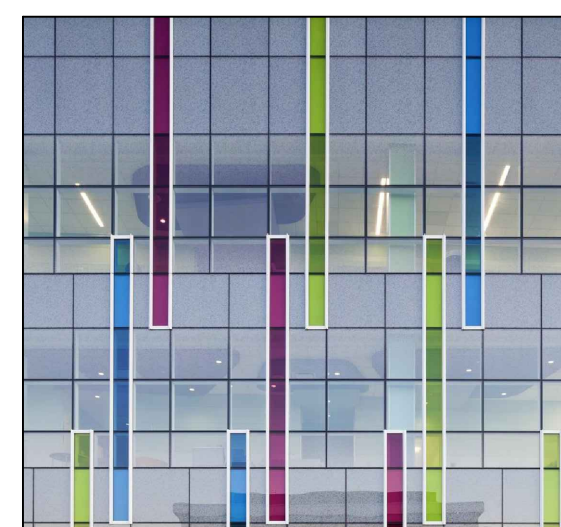
2 VIEW FROM SOUTH  
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LOW-E VISION GLASS

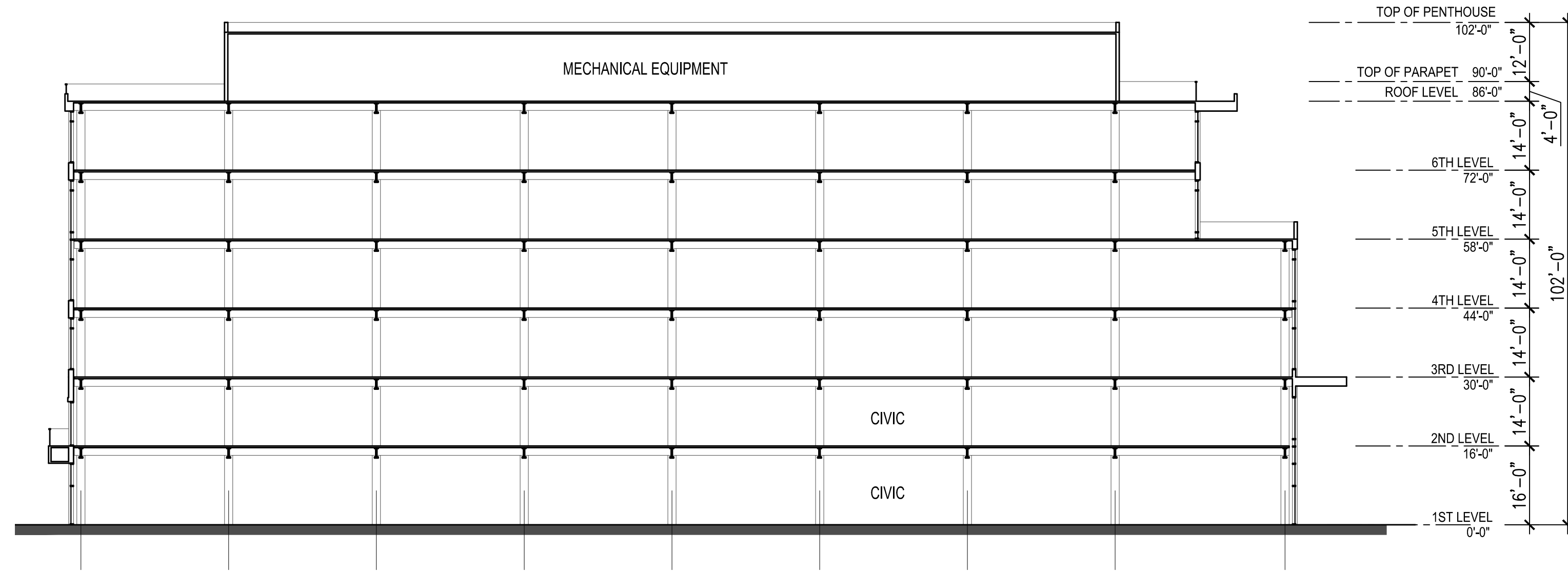
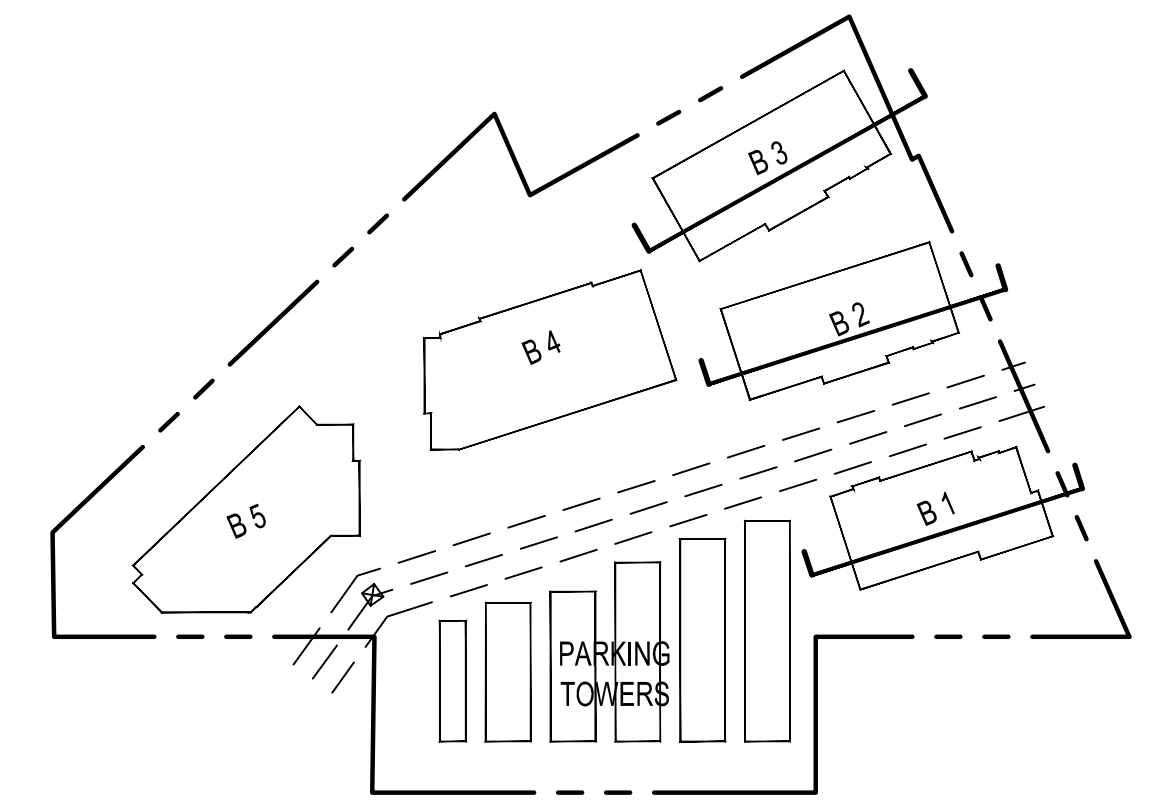


RIBBED METAL PANEL

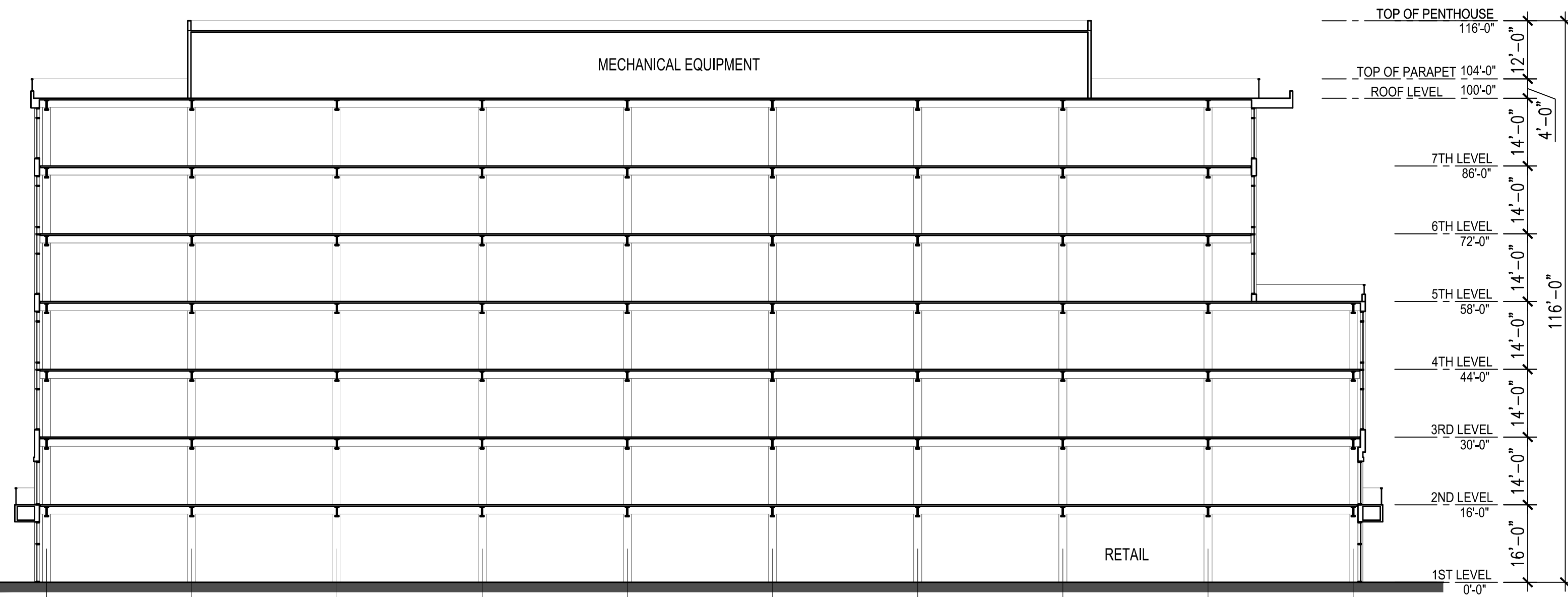


COLORED LAMINATED GLASS

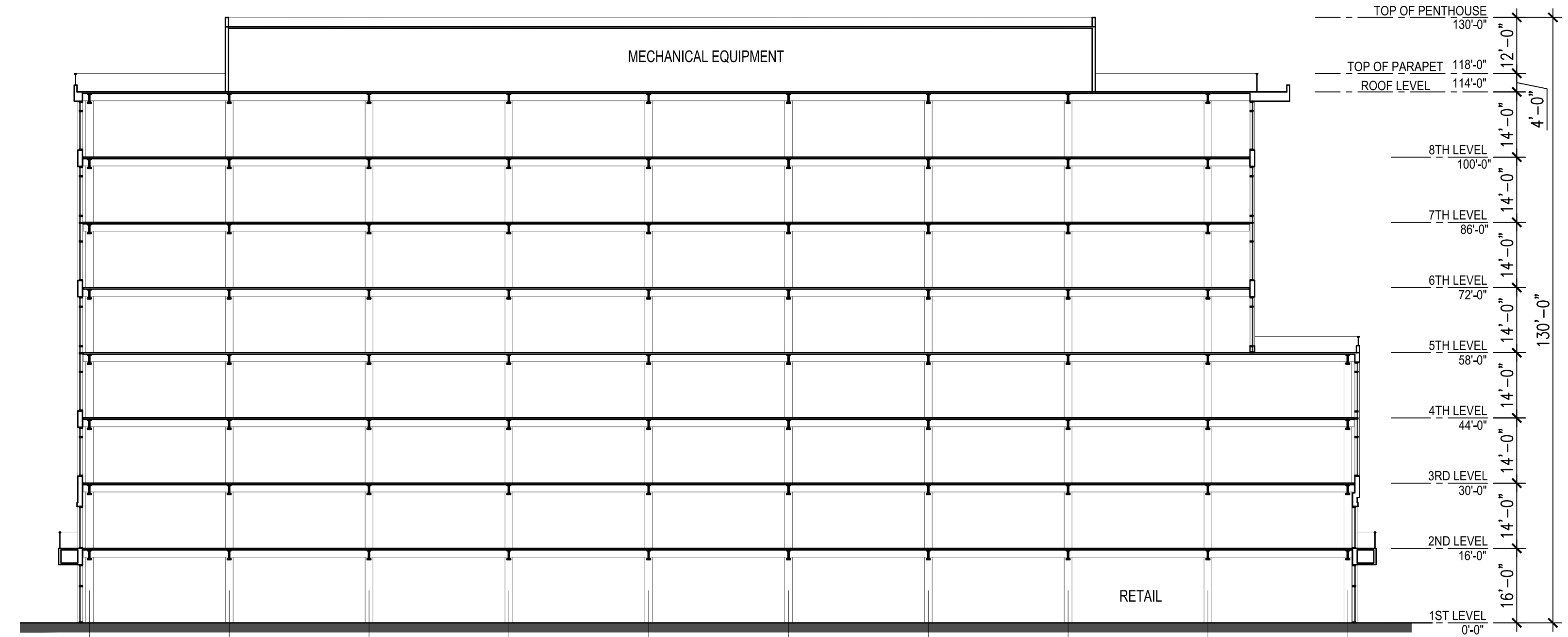




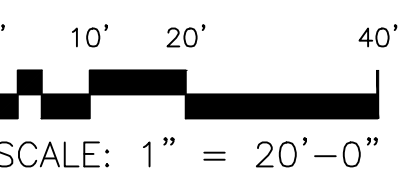
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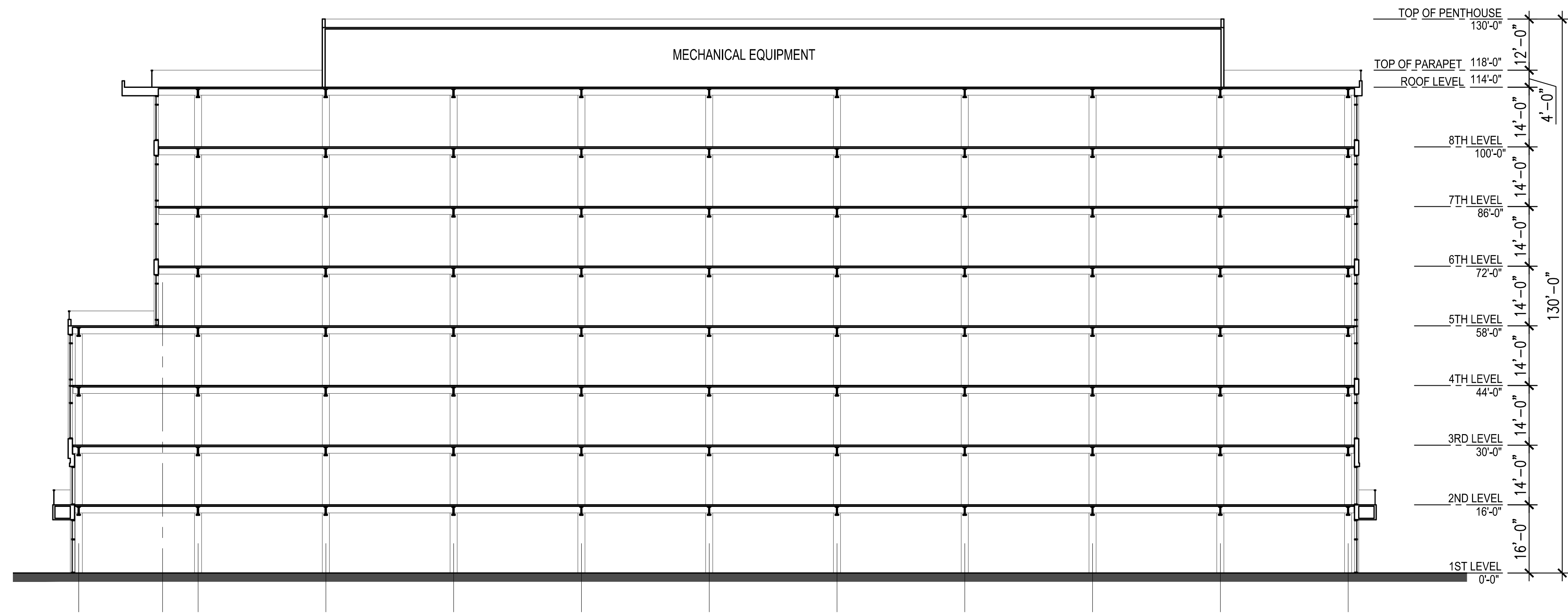
2 BUILDING 2 CROSS SECTION  
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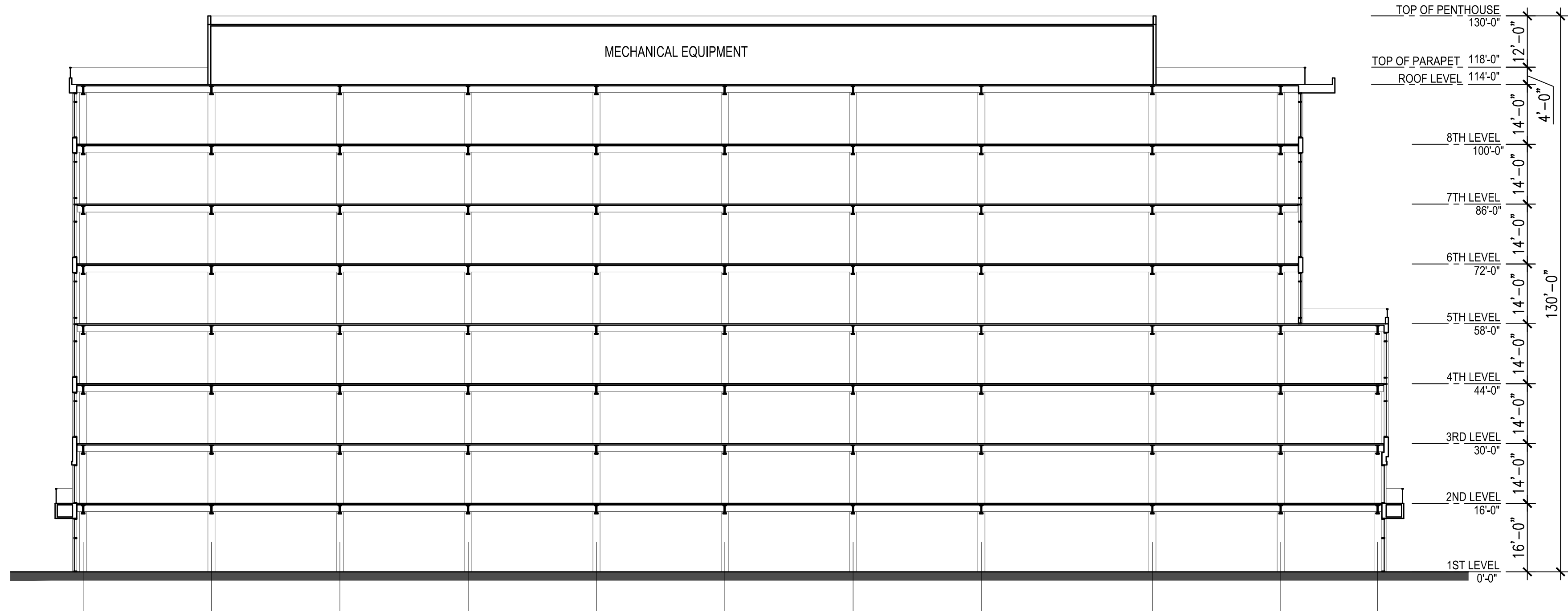
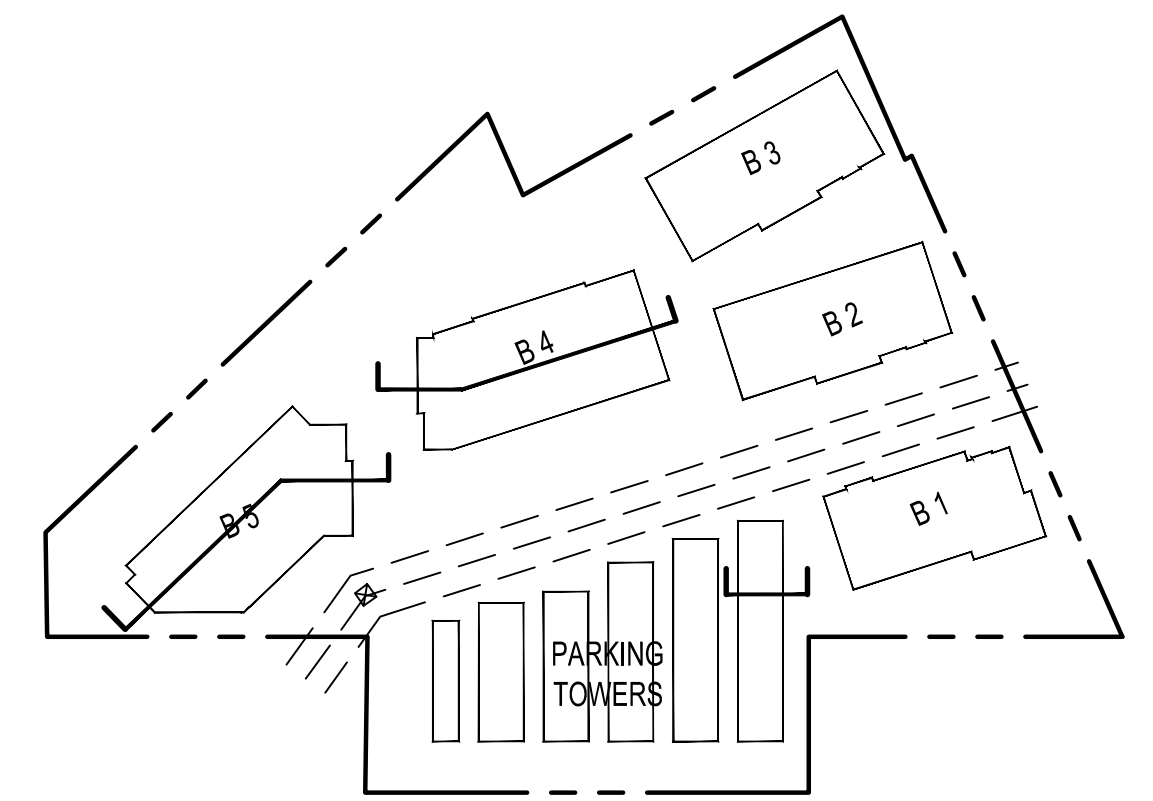
3 BUILDING 3 CROSS SECTION  
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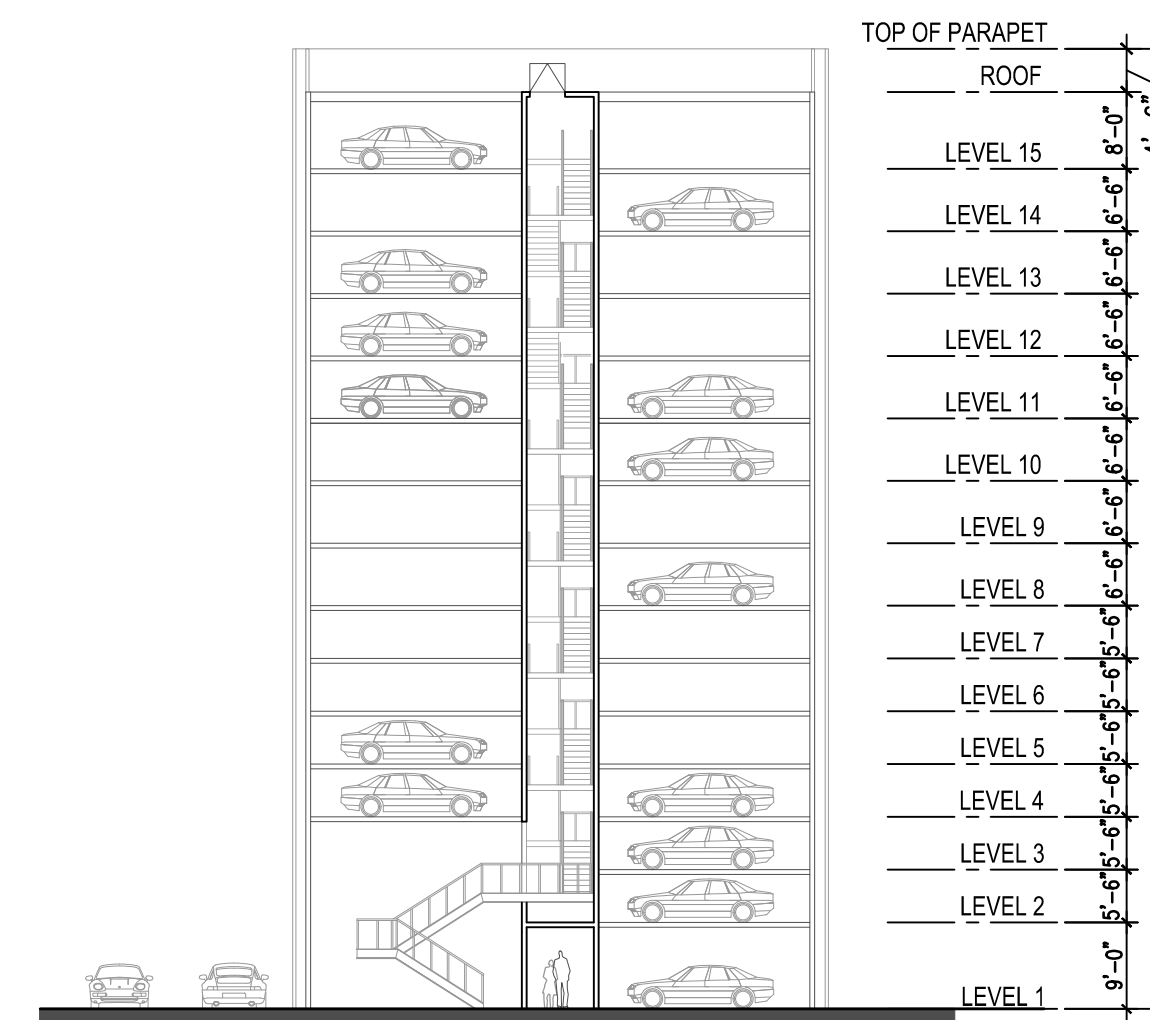
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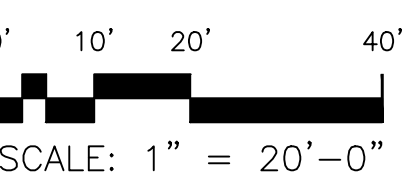
1 BUILDING 4 CROSS SECTION  
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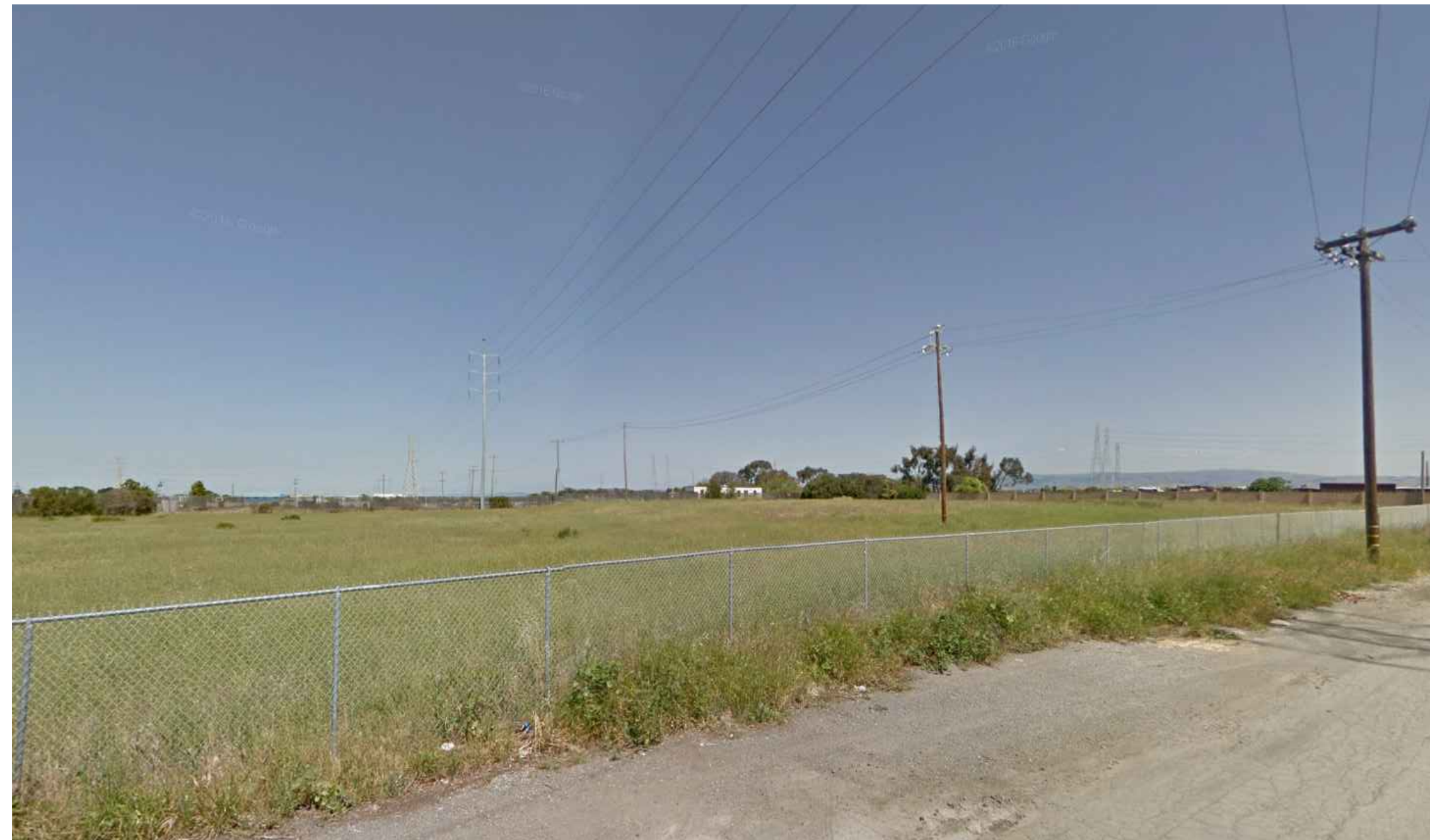


2 BUILDING 5 CROSS SECTION  
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3 PARKING TOWER SECTION  
1"=20'-0"





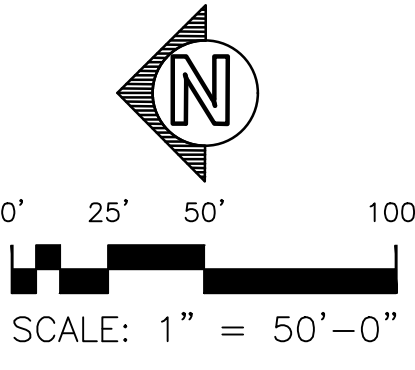
1 VIEW LOOKING NORTH FROM BAY ROAD



2 VIEW LOOKING SOUTH EAST FROM STEVENS AVENUE



3 AERIAL VIEW



Dec. 16, 2021 - 1:43pm A:\hu PA\TereClicResearch\2020BayRoad\10059001\Draw\Arch\20-Colored Site Plan.dwg

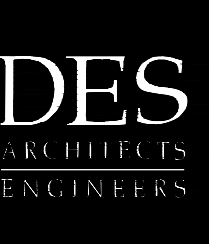
# TCR 2020 Bay Road

East Palo Alto, CA.

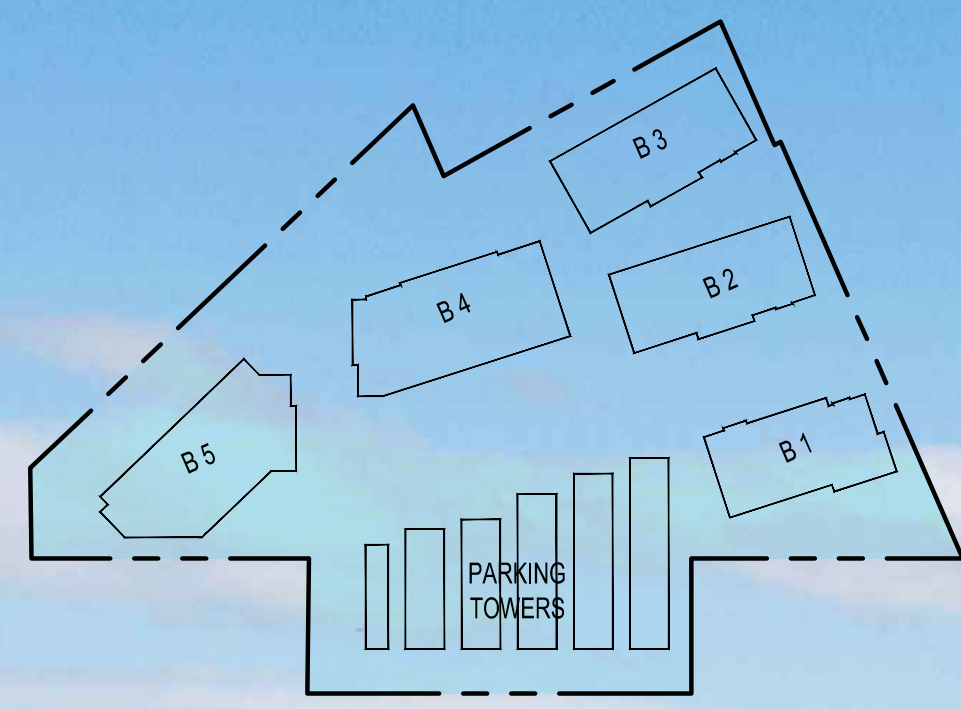
COLORED SITE PLAN

# 20

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 08.15.2018 PLANNING RESUBMITTAL  
 07.17.2019 EIR CONSULTANT  
 07.24.2020 PLANNING RESUBMITTAL  
 12.17.2021 DESIGN UPDATE



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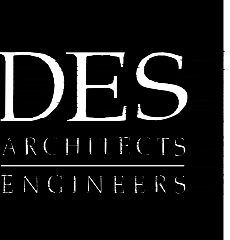


**TCR** 2020 Bay Road  
East Palo Alto, CA.

BEFORE AND AFTER PHOTO SIMULATIONS- VIEW EAST TOWARDS AUTOMATED PARKING TOWERS

**21A**

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08.15.2018 PLANNING RESUBMITTAL  
07.17.2019 EIR CONSULTANT  
07.24.2020 PLANNING RESUBMITTAL  
12.17.2021 DESIGN UPDATE



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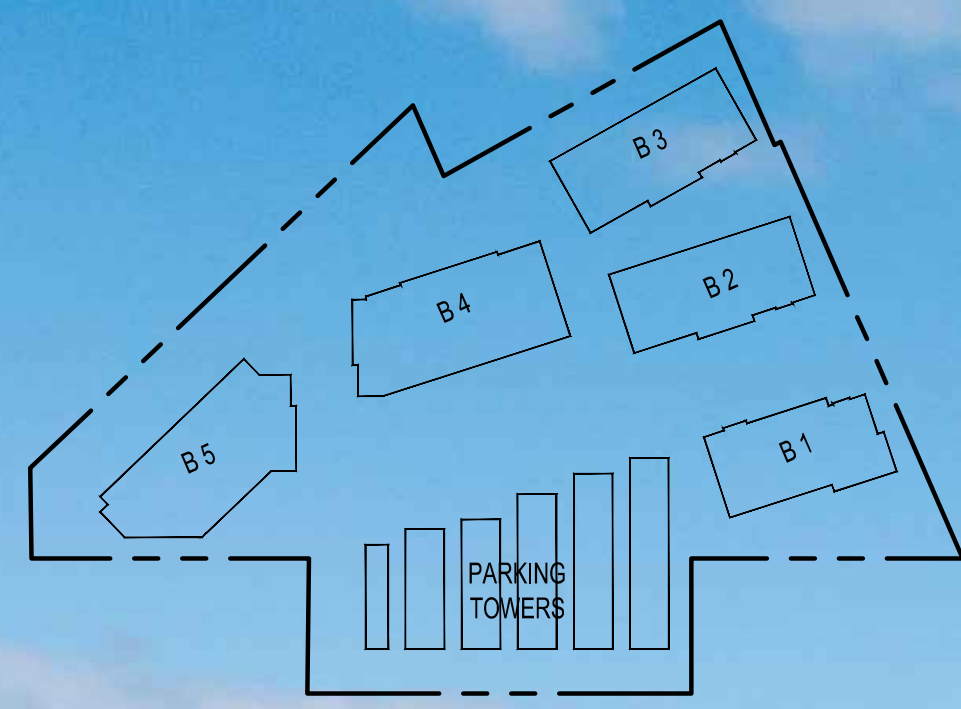
BEFORE AND AFTER PHOTO SIMULATIONS- VIEW FROM BAY ROAD

# 21B

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 07.24.2020 PLANNING RESUBMITTAL  
 12.17.2021 DESIGN UPDATE



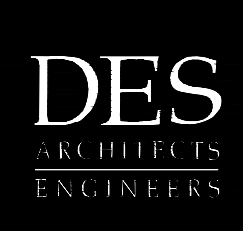
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 Project Number: 10059.001



**TCR** 2020 Bay Road  
East Palo Alto, CA.

BEFORE AND AFTER PHOTO SIMULATIONS- VIEW FROM NORTH TARA STREET **21C**

07.29.2016 PLANNING SUBMITTAL  
08.15.2018 PLANNING RESUBMITTAL  
07.17.2019 EIR CONSULTANT  
07.24.2020 PLANNING RESUBMITTAL  
12.17.2021 DESIGN UPDATE



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Project Number: 10059.001

Dec 17, 2021 - 6:44pm A:\hu P:\TirecCitiesResearch\2020BayRoad\10059001\Draw\Arch\21C-Photosim.dwg