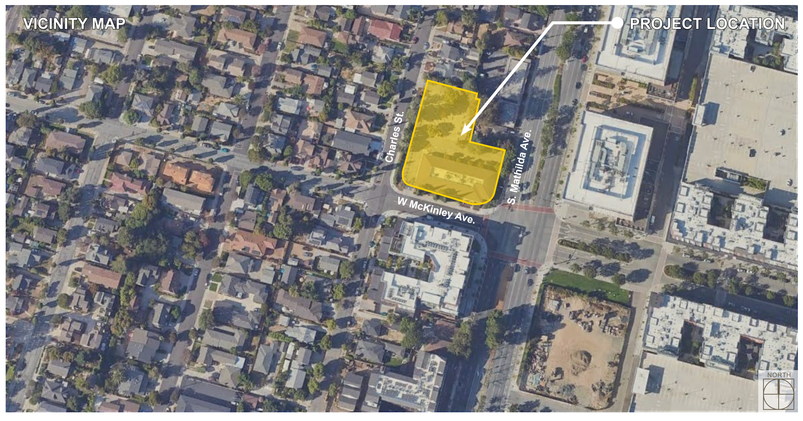
295 SOUTH MATHILDA SUNNYVALE, CA

SPECIAL DEVELOPMENT PERMIT APPLICATION





PROJECT DESCRIPTION:

Located within the Sunnyvale Downtown Specific Plan's West of Mathilda District, the proposed project at 295 South Mathilda Avenue will provide increased density with 110 units of affordable housing, with a mix of studio, one-, two-, and three-bedroom units. The project site is bordered by South Mathilda Avenue to the east, West McKinley Avenue to the south, Charles Street to the east, and lower-density residential uses to the north. Aligned with the intent of the DSP, the project integrates into the urban edge and serve as a transition between the lower-density residential uses to the west and the high-density commercial uses to the east.

The building design engages all street-facing elevations, with emphasis on the South Mathilda Avenue as the primary street-facing elevation. The entry is set in a two-story mass at the corner of South Mathilda and West McKinley Avenues, which has been pulled away from the street edge to create a welcoming plaza with focal landscape and decorative paving. Common residential uses have been located along this frontage, allowing for storefront glazing to further enhance connection to the streetscape. The Charles Street Elevation has been carefully articulated to respond to the existing neighborhood. The building forms a U-shape around surface parking fronting Charles Street, with narrow three-story wings at the setback, and the central massing recessed from the street.

Consistent with the contemporary style, the building uses simple forms as building blocks to create a dynamic base that engages a quieter middle portion. Stepbacks and are used to break up the horizontal mass, while darker recesses create voids that divide the elevations horizontally. At the cap of the building, a variety of sloping and flat parapet roof forms articulate the skyline, while screening mechanical and solar equipment from the street level.

The primary outdoor amenity for the project is a central second-floor resident courtyard, facing West McKinley Avenue. In the courtyard, a focal tree draws the pedestrian eye upwards creating connectivity to the street. In addition to lush landscaping, outdoor amenities will include play, dining, and lounging spaces, with direct connectivity to the community and after school rooms to allow activities spill out from these spaces.

As the site is within one half-mile of a major transit station, residents will have convenient access to public transportation. A ground floor garage provides 65 parking spaces, with a mix of covered and uncovered parking. Parking will meet Electric Vehicle charging requirements of the 2025 California Building Code and the 2025 California Green Building Standards code with any applicable Sunnyvale amendments. Additionally, 125 secured bicycle parking spaces are provided in interior bike rooms and 6 short-term bicycle parking spaces are provided at the entry plaza.

PROJECT CONTACTS:

DEVELOPER/APPLICANT:
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Contact: Douglas Petersen
dpetersen@bkf.com

ELECTRICAL:
Emerald City Engineers
21705 Highway 99
Lynnwood, WA 98036
Phone: (425) 741-1200
Contact: Adam French
afrench@emeraldcityeng.com

ARCHITECT:
Dahlin Group
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Pleasanton, CA 94588
Phone: (925) 251-7200
Contact: Lauri Moffet-Fehlberg
lfehlberg@dahlingroup.com

LANDSCAPE:
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Suite 115
San Francisco, CA 94111
Phone: (415) 433-4672
Contact: Colin Bly
cbly@tgp-inc.com

TRASH MANAGEMENT:
American Trash Management, Inc.
1900 Powell Street, Suite 220
Emeryville, CA 94608
Phone: (415) 292-5400
Contact: Ana Zarate
anazarate@trashmanage.com

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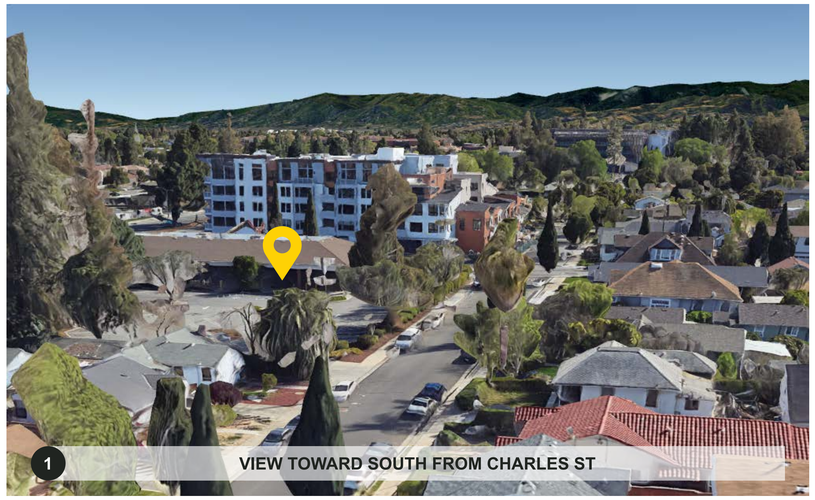
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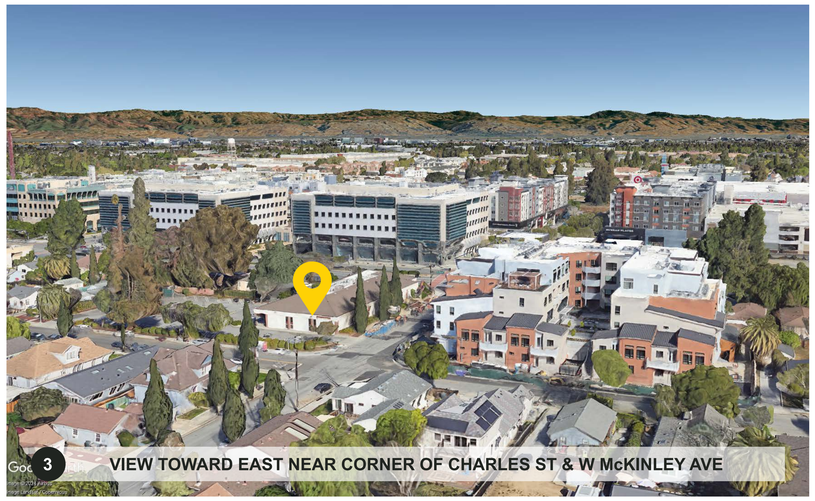
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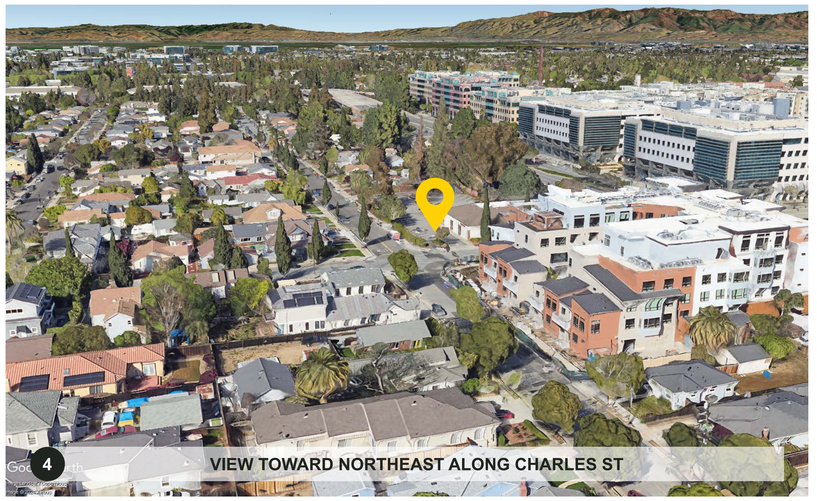
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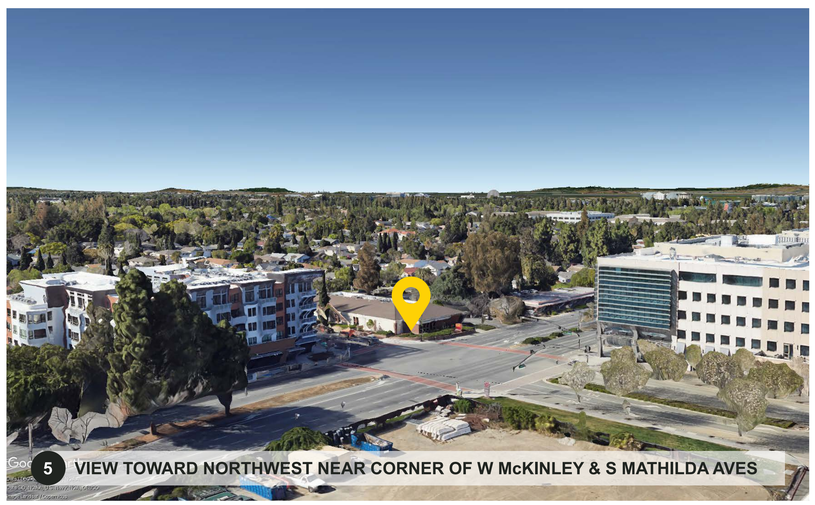
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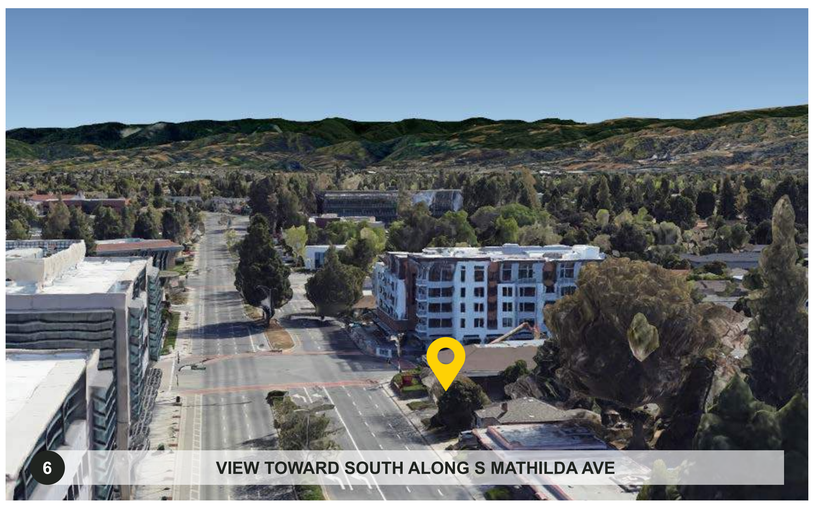












EXISTING SITE IMAGERY

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

MIDPEN HOUSING CORPORATION

MidPen HOUSING | DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 552.062
DATE 04.07.2026

PLANNING DATA		
Address		295 South Mathilda Avenue
APNs		148-15-020
		165-13-051
		165-13-052
		165-13-053
		165-13-054
Total Site Area		
Square Feet	±	45,267
Acres	±	1.039
Existing Zoning		DSP - Downtown Specific Plan
Combining District		16
Land Use Designation		Downtown Very High Density Residential
Proposed Project Units		110
Proposed Gross Floor Area	±	123,735
Proposed DU/AC		106
Proposed FAR		273%
Proposed Site Coverage		64%

ZONING BUILDING PARAMETERS			
	LOCATION	ALLOWED[2]	PROPOSED
MAXIMUM BUILDING HEIGHT[1]	South Mathilda Avenue	83'-0"	76'-4"
	Charles Street	63'-0"	37'-7"
MAXIMUM BUILDING STORIES	South Mathilda Avenue	7	6
	Charles Street	5	3
MINIMUM SETBACKS	South Mathilda Avenue	0'-0"	See Note 3
	West McKinley Avenue	10'-0"	
	Charles Street	10'-0"	
	Interior - Side	6'-0"	See Note 4
	Interior - Rear	10'-0"	

Notes:
(1) Per SMC §19.12.030(11), "Building height" means the vertical distance measured from the top of the curb closest to the main building, or if there is no curb, from the highest point of the street adjacent to the main building, to the highest point of the main building. See building elevations on sheets A3.1-A3.7 for locations of measurements.
(2) While the DSP permits 50'-0" on South Mathilda and 30'-0" on West McKinley, California Government Code Section 4.3.65915(d)(2)(D) permits a height increase of up to three additional stories, or 33'-0". Thus, the allowed heights are 83'-0" on South Mathilda Avenue and 63'-0" on Charles Street.
(3) See Architectural Site Plan sheet A1.4 and Diagrams 1A and 1B on sheets A4.1 and A4.2 for locations of setbacks. Also refer to supporting document titled "Objective Design Standards Compliance Data" for additional information.
(4) See Architectural Site Plan sheet A1.4 for locations and dimensions of these setbacks.

BUILDING CODE NOTES
(a) The project will be designed to meet all applicable California Building Code (CBC) and California Green Building Code (CGBC) requirements, including any Sunnyvale amendments (reach codes). (b) The project is defined as public housing as defined in CBC Chapter 2. The project will comply will comply with CBC Chapters 11A and 11B. (c) The applicant intends to pursue tax credits from the California Tax Credit Allocation Committee and will comply with CBC 11B and any additional building code requirements by the program if awarded tax credits.

OCCUPANCY GROUPS	
Residential	**R-2**
Garage	**S-2**

CONSTRUCTION TYPE	
1 STORY TYPE IA, NFPA 13 SPRINKLERS	
Fire Resistance Rating (2022 CBC Table 601)	
Primary Structural Frame	3 HOURS
Bearing Walls - Exterior	2 HOURS[5]
Bearing Walls - Interior	2 HOURS[5]
Non-Bearing Walls - Exterior	1 HOUR[6]
Non-Bearing Walls - Interior	0 HOUR
Floor Construction	2 HOURS
Roof Construction	1.5 HOURS
Horizonal Separation (2022 CBC 510.2)	**3 HOURS**
5 STORIES TYPE IIIA, NFPA 13 SPRINKLERS	
Fire Resistance Rating (2022 CBC Table 601)	
Primary Structural Frame	1 HOUR
Bearing Walls - Exterior	2 HOURS
Bearing Walls - Interior	1 HOUR
Non-Bearing Walls - Exterior	1 HOUR[6]
Non-Bearing Walls - Interior	0 HOUR
Floor Construction	1 HOUR
Roof Construction	1 HOUR

Notes:
(5) 2 hours pers 2022 CBC 403.2.1.1 Exception 1
(6) 0 hour if more than 30 feet fire separation distance per 2022 CBC table 705.5

BUILDING ALLOWABLE AREAS (CBC 506.2 & 506.3)

TOTAL				
LEVEL	OCCUPANCY	ACTUAL (SF)	ALLOWABLE (SF)	
Level 1	Mixed Occupancy	7,457	UL	
	S-2 (Garage)	21,498	UL	
Level 2	R-2 (Residential)	24,668	30,000	0.82
Level 3	R-2 (Residential)	24,659	30,000	0.82
Level 4	R-2 (Residential)	22,729	30,000	0.76
Level 5	R-2 (Residential)	22,724	30,000	0.76
Level 6	R-2 (Residential)	#REF!	30,000	###
				### > 2[7]

Notes:
(7) A firewall will be provided to comply with CBC Chapter 5; the firewall location will be provided in the building permit set.

BUILDING ALLOWABLE HEIGHT & STORIES (CBC 506.2 & 506.3)

	ALLOWED	PROPOSED[8]
MAXIMUM BUILDING HEIGHT (R-2 WITH AREA INCREASE)	65'-0"	64'-4"

Notes:
(8) The CBC defines building height as the vertical distance from grade plane to the average height of the highest roof surface. The proposed height is an estimate based on the current design. Code compliance will be maintained as design develops toward building permit submittal.

TOTAL UNITS		
Studio Units	25%	28
1-bedroom units	22%	24
2-bedroom units	27%	30
3-bedroom units	25%	28
Total		**110**
UNITS PER FLOOR		
Level 1		
0-bedroom units (studios)		-
1-bedroom units		-
2-bedroom units		-
3-bedroom units		-
Total		**-**
Level 2		
0-bedroom units (studios)		8
1-bedroom units		8
2-bedroom units		6
3-bedroom units		6
Total		**28**
Level 3		
0-bedroom units (studios)		8
1-bedroom units		8
2-bedroom units		6
3-bedroom units		8
Total		**30**
Level 4		
0-bedroom units (studios)		6
1-bedroom units		4
2-bedroom units		9
3-bedroom units		7
Total		**26**
Level 5		
0-bedroom units (studios)		6
1-bedroom units		4
2-bedroom units		9
3-bedroom units		7
Total		**26**

BUILDING AREAS FOR IMPACT FEES

District	Type	Area (SF)
Sunnyvale Elementary school District	Living Space[9]	98,666
Fremont Union High School District	Assessable Space[10]	98,666

Notes:
(9) "Living space" is defined as any space that is being inhabited by a person (living/residing in the space) and includes all square footage within the perimeted of a residential structure, excluding garages and porches.
(10) "Assessable space" is defined as all of the square footage within the perimeter of a residential structure, not including any carport, covered or uncovered walkway, garage, overhang, patio, enclosed patio, detached accessory structure, or similar area. Assessable space includes the square footage of enclosed walkways, such as hallways inside the perimeter of a residential structure (Fremont Unified School District Developer Fees FAQ #4)

RESIDENTIAL STORAGE (SMC §19.38.040)

Required by Unit Type	Quantity	Volume (CF)	Total (CF)
1-bedroom	57	200	11,400
2-bedroom	36	300	10,800
3-bedroom	33	300	9,900
Total Required			22,200
Total Provided[11]			0

Notes:
(11) Refer to Project Description Letter provided for more information regarding residential storage requirements.

GROSS BUILDING AREAS BY SPACE TYPE (SF)	
Units	75,163
Amenity	4,177
Office	1,299
Circulation	15,398
Utility	6,200
Covered Parking	21,498
Total	**123,735**
GROSS BUILDING AREAS BY SPACE TYPE PER FLOOR (SF)	
Level 1	
Residential Units	-
Amenity	1,732
Office	876
Circulation	1,556
Utility	3,293
Covered Parking	21,498
Total	**28,955**
Level 2	
Residential Units	18,157
Amenity	1,569
Office	423
Circulation	3,666
Utility	853
Total	**24,668**
Level 3	
Residential Units	20,166
Amenity	292
Office	-
Circulation	3,646
Utility	555
Total	**24,659**
Level 4	
Residential Units	18,420
Amenity	292
Office	-
Circulation	3,462
Utility	555
Total	**22,729**
Level 5	
Residential Units	18,420
Amenity	292
Office	-
Circulation	3,068
Utility	944
Total	**22,724**

ABBREVIATIONS	
APN	Assessor's Parcel Number
BMR	Below Market Rate
CBC	California Building Code
CALGreen	California Green Building Standards Code - Part 11, Title 24
CF	Cubic Feet
CLR.	Clear
DN	Down
ELEV	Elevator
ERRCS	Emergency Responder Radio Communications System
EVCE	Electric Vehicle Charging Equipment (Installed Charger)
EVCS	Electric Vehicle Charging Station (Parking Space Served by EVCE)
EV	Electric Vehicle
IDF	Intermediate Distribution Frame
HVAC	Heating, Ventilation, and Air Conditioning
IT	Information Technology
JAN	Janitor/Janitorial
L1	Level 1, as in for EVCE
L2	Level 2, as in for EVCE
MAX	Maximum
MPOE	Minimum Point of Entry
PV	Photovoltaic
REC	Receptacle
R.R.	Restroom
S.E.D.	See Electrical Drawings
SF	Square Feet
SMC	Sunnyvale Municipal Code
VOC	Volatile Organic Compound

LANDSCAPED AREA (SMC Table 19.28.090(e))

	Ratio	Site Area	Total	SF
Total Required	20%	45,267	**9,053**	**SF**
Total Provided[12]	29.39%	45,267	**13,302**	**SF**

(12) See Sheet L.13 for a graphic representation of the landscaped area calculation.

COMMON USABLE OPEN SPACE (SMC Table 19.28.090(e))

	Ratio		Total Units		Total	SF
Total Required	50	SF / unit	x 110		**5,500**	**SF**
Total Provided[13]	62.39	SF / unit	x 110		**6,863**	**SF**

(13) See Sheet L.13 for a graphic representation of the common usable open space calculation.

PRIVATE USABLE OPEN SPACE		
Total Required[14]	**0**	**SF**
Total Provided	**0**	**SF**

(14) None required per SMC.

GREEN BUILDING NOTES

Project shall meet mandatory CALGreen requirements and any City of Sunnyvale amendments, including;

4.106.2 Storm Water Drainage and Retention during construction. A plan will be developed and implemented to manage storm water drainage during construction.

4.106.3 Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings

4.106.4.2 New multifamily dwellings. 30% of the dwelling units with parking space(s) shall be provided with at least one Level 2 EV Ready Space. Calculations for the required minimum number of Level 2 EV Ready spaces shall be rounded up to the nearest whole number. In addition, each remaining dwelling unit with parking space(s) shall be provided with at least a Level 1 EV Ready Space. Note: Subject to any exceptions that may apply at the time of building permit submittal.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2 shall comply with 2022 CBC Chapter 11B.

4.201.1 Scope Compliance with the California Energy Commission mandatory standards.

4.303.1.1 Water Closets. Effective flush volume of all water closets shall not exceed 1.28 gallons per flush.

4.303.1.2 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

4.303.1.3 Showerheads. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. When a shower is served by more than one showerhead, the combined flow rate of all shower heads shall not exceed 1.8 gallons per minute at 80 psi.

4.303.1.4 Faucets. Residential lavatory faucets shall not exceed 1.2 gpm at 60 psi. Lavatory faucets in common and public use areas in res identical buildings shall not exceed 0.5 gpm at 60 psi. Metering faucets installed in residential buildings shall not deliver more than 0.2 gallons per cycle. Kitchen faucets shall not exceed 1.8 gpm at 60 psi.

4.303.2 Submeters for multifamily building and dwelling units in mixed-use residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling uns in accordance with the California Plumbing Code.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed per the California Plumbing Code.

4.304.1 Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO).

4.305.1 Recycled water supply systems. Newly constructed residential developments, where recycled water is available from a municipal source may be required to have recycled water supply systems installed.

4.406.1 Rodent Proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents.

4.408 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. The City of Sunnyvale requires the use of Green Halo, the Construction and Demolition Waste Management Plan (CDWMP) waste-tracking program to document and monitor compliance.

4.410.1 Operation and maintenance manual. An operation and maintenance manual shall be provided to the building occupant or owner.

4.410.2 Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, readily accessible areas shall be identified for the collection of recycling.

4.504.1 Covering of duct openings and protection of mechanical equipment during construction. Duct openings and other related air distribution component openings shall be covered during construction.

4.504.2 Finish material pollutant control.
Adhesives, sealants and caulks. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. Paints and coatings. Paints, stains and other coatings shall be compliant with VOC limits. Aerosol paints and coatings. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. Verification. Documentation shall be provided to verify that compliant VOC limit finish materials have been used.

4.504.3 Carpet systems. All carpet and carpet cushion installed in the building interior shall meet the testing and product requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350.)
Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350.)

4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93JJ20 et seq.)

4.505.2 Concrete slab foundations. Vapor retarder and capillary break is installed at slab-on-grade foundations.

4.505.3 Moisture content of building materials. Moisture content of building materials used in wall and floor framing is checked before enclosure.

4.506.1 Each bathroom shall be provided with the following:
1. ENERGY STAR fans ducted to terminate outside the building.
2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system.
3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent.

4.507.2 Heating and air-conditioning system design. Duct systems are sized, designed, and equipment is selected using the following methods:
1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent.
2. Size duct systems according to ANSI/ACCA 1 Manual D-2014 or equivalent.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2016 or equivalent.

702.1 Installer Training. HVAC system installers are trained and certified in the proper installation of HVAC systems.

703.1 Documentation. Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.

VEHICULAR PARKING SPACES REQUIRED

Unit Type	*Required by SMC Table 19.28.100(a)* (*Ratio is Sum of Assigned & Unassigned Ratios*) Ratio	Units	Subtotal	*Required by Density Bonus Law*[15] Ratio	Units	Subtotal
Studio Units	1.5 x	28 =	42	0 x	28 =	0
1-Bedroom Units	1.5 x	24 =	36	0 x	24 =	0
2-Bedroom Units	1.7 x	30 =	51	0 x	30 =	0
3-Bedroom Units	2 x	28 =	56	0 x	28 =	0
Building A Total			**143**			**0**

Notes:
(15) Per California Government Code 65915(a), no parking standards may be imposed on a 100% affordable project within one-half mile of a major transit stop.

VEHICULAR PARKING SPACES PROVIDED[16]

Parking Space Type	Spaces	%
Standard Spaces	59	91%
Compact Spaces	6	9%
Total	**65**	

Notes:
(16) See table below titled "ACCESSIBLE VEHICULAR SPACES PROVIDED" for accessible parking information.

ACCESSIBLE VEHICULAR PARKING SPACES REQUIRED[17] & PROVIDED[18]
CBC Table 11B-208.2

Accessible Space Type	Required	Provided
Standard Accessible	2	2
Van Accessible	1	2
Total	**3**	**4**

Notes:
(17) Per CBC-11B-208.2.3.1, the project will comply with Table 11B-208.2 as fewer than one parking space is provided for each residential dwelling unit.
(18) See sheet A1.4 for locations.

MOTORCYCLE PARKING PROVIDED

Motorcycle Spaces	**8**

BIKE PARKING REQUIRED & PROVIDED[19]
SMC 19.46.150(c)(1)

Space Type	Required Ratio	Units	Subtotal	Provided
Secured - Class I[20]	0.25 x	110 =	28	125
Short-term - Class II[21]		-		6

Notes:
(19) See site plan sheet A1.4 and circlation diagram sheet A.1 for ground floor bike space locations. See building plan sheets A2.2-A2.5 for bike room locations on upper floors.
(20) Secured or Class I bicycle parking is defined as lockable facilities such as individual lockers or enclosed, locked, limited-access areas for parking of bicycles. Secured bicycle parking may also be known as Class I bicycle parking.
(21) Short-term of Class II facilities is defined as a stationary object to which a bicycle can be locked. Each rack has capacity for 2 bikes. Number represents number of bikes accommodated by bike racks, not number of racks.

EV SPACES REQUIRED[22,23] & PROVIDED[24]
SMC 16.43.045(d)

EV Space Type	Required Ratio	Spaces	Subtotal	Provided
EVCS Level 2 Charger (Installed EVSE)	10% >	62 =	7	7
Low Power Level 2 EV Ready (Installed Receptacles)	Remaining Spaces	= 55	55	55

Notes:
(22) Of the total 65 parking spaces, 62 spaces will be assigned to units and 3 spaces will be assigned to staff. SMC 16.43.045(d) requirements apply to spaces assigned to units.
(23) See sheets AA210.A, AA210.B, AB210.A, & AB210.B for locations of EV spaces.
(24) Per CGBSC 4.106.4.2.2(2b), at least 50% of the total number of parking spaces equipped with Level 2 EV chargers shall be equipped with J1772 connectors.

ACCESSIBLE EV SPACES REQUIRED[25] & PROVIDED[26]
CBC Table 11B-228.3.2, exception 1 & Table 11B-208.2

#	EV Space Type	Required	Provided
7	Low Power Level 2 EVCS (Installed Charger)[27]		
	Standard Accessible	0	0
	Van Accessible	0	1
55	Low Power Level 2 EV Ready (Installed Receptacles)		
	Standard Accessible	0	2
	Van Accessible	0	1
62	**Total**		
	Standard Accessible	**0**	**1**
	Van Accessible	**0**	**1**

Notes:
(25) Per CBC 11B-228.3.2, exception 1, the requirements of CBC 11B-228.3.2 do not apply when EVCS are not available to the general public and designated specifically for an individual EV driver. All spaces in this project will be assigned to residents and will not be available for common use. As such, spaces with chargers and spaces with receptacles have been calculated as seperate facilities under Table 11B-208.2.
(26) See Ground Floor Plan sheet A2.1 for preliminary locations of EV spaces. Locations are subject to change as design develops, however the number and size of spaces will comply with CGBC and SMC requirements.
(27) Per SMC 16.43.050(d)(1), at least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors

PROJECT DATA SUMMARY

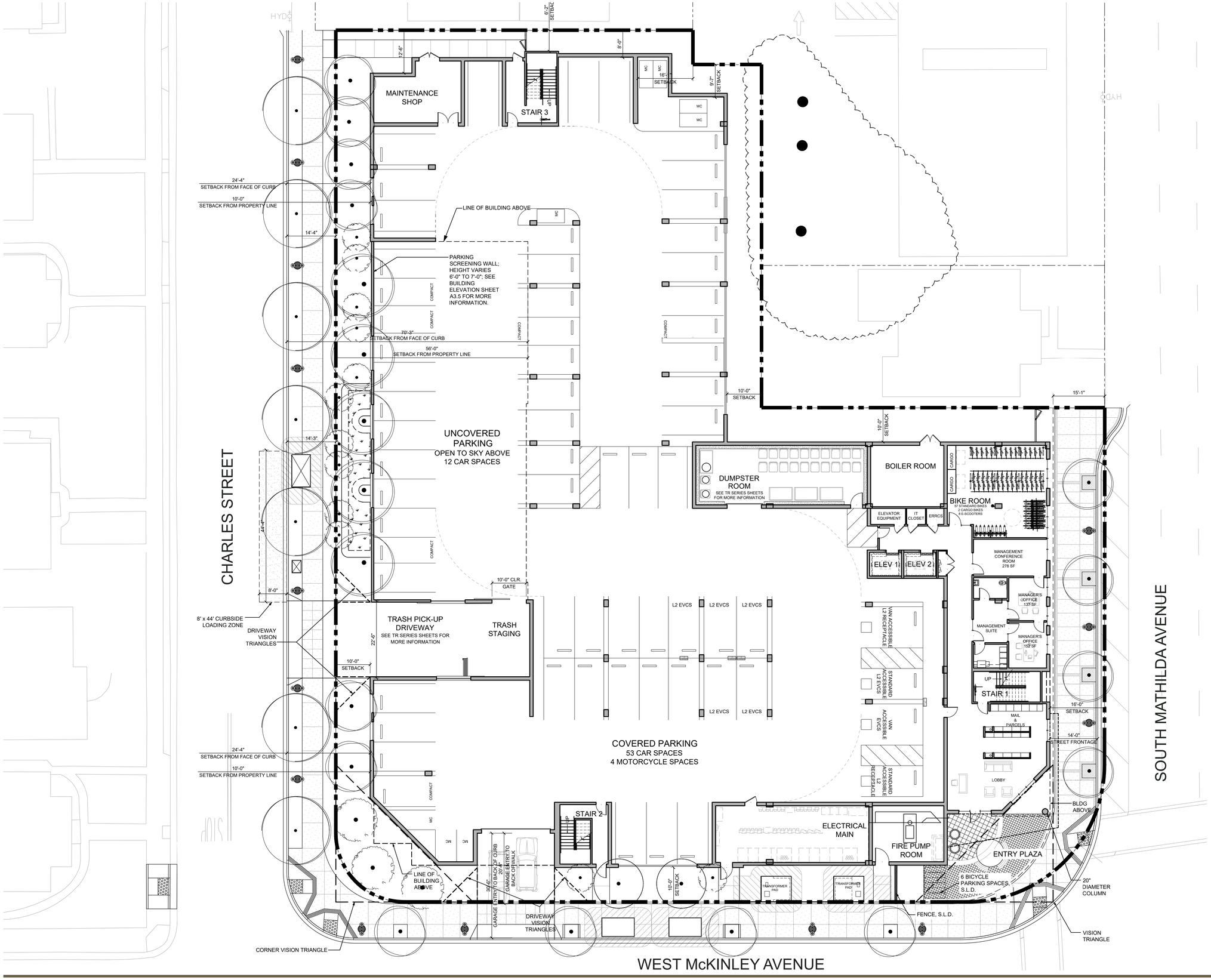
295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

MIDPEN HOUSING CORPORATION

MidPen HOUSING | DAHLIN

JOB NO. 552.062
DATE 04.07.2026

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



NOTES:

1. LOCATIONS OF EVCS AND EV READY SPACES ARE PRELIMIANRY AND SUBJECT TO CHANGE AS THE PROJECT PROGRESSES TOWARD BUILDING PERMITS. SPACES WILL BE DESIGNED TO MEET ALL APPLICABLE CODES INCLUDING CBC 11B AND CALGREEN WITH APPLICABLE SUNNYVALE AMENDMENTS. FINAL LOCATIONS WILL BE COORDINATED WITH THE BUILDING DEPARTMENT.
2. SPACES SERVED BY LEVEL 2 ELECTRIC VEHICLE CHARGING STATIONS ARE INDICTED AS “L2 EVCS”. ACCESSIBLE SPACES PROVIDED WITH LEVEL 2 EV RECEPTACLES ARE LABELED “L2 RECEPTACLE”. ALL OTHER SPACES TO BE LEVEL 2 EV READY WITH LOW POWER LEVEL 2 RECEPTACLES. SEE A1.3 FOR TOTAL NUMBER OF EV SPACES REQUIRED AND PROVIDED.

ARCHITECTURAL SITE PLAN

0 4 8 12 16

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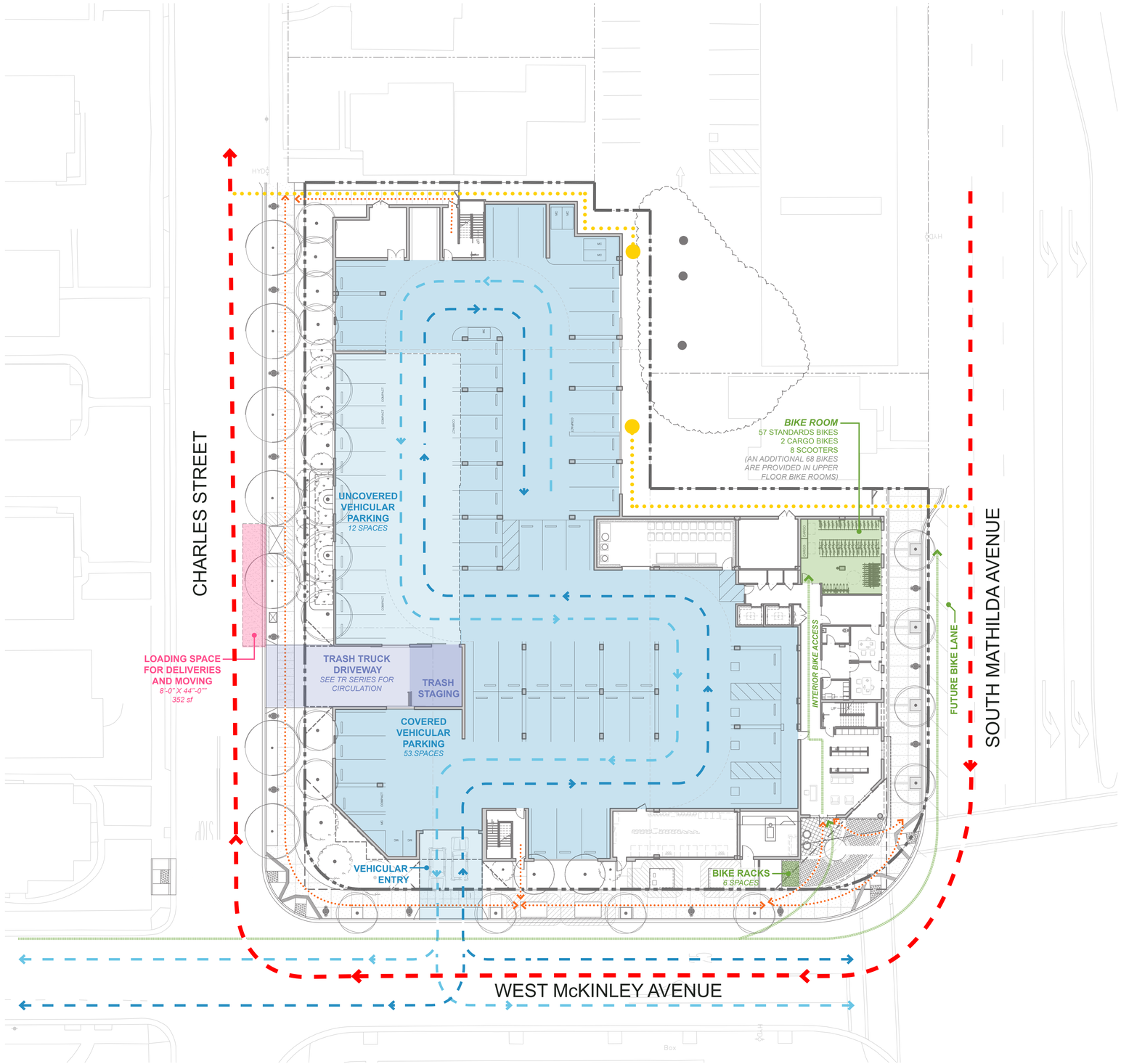
MIDPEN HOUSING CORPORATION

MidPen HOUSING | DAHLIN

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DATE 04.07.2026

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A1.4



KEY:

- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- VEHICLE CIRCULATION
- FIRE APPARATUS ACCESS
- 150' HOSE PULL

NOTES:

1. FOR ADDITIONAL INFORMATION REGARDING FIRE ACCESS, SEE SHEET C2.1
2. FOR TRASH SERVICE CIRCULATION, SEE TR SERIES PLANS.

SITE DIAGRAM VEHICULAR, BICYCLE, AND PEDESTRIAN CIRCULATION

SITE DIAGRAM: CIRCULATION

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0 16 32 64

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A1.5



KEYPLAN:



PERSPECTIVE VIEW:
CORNER OF SOUTH MATHILDA AND WEST McKINLEY AVENUES

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA
MIDPEN HOUSING CORPORATION

NOT TO SCALE (N.T.S.)

JOB NO. 552.062
DATE 04.07.2026

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A1.6



KEYPLAN:



PERSPECTIVE VIEW:
FROM SOUTH MATHILDA LOOKING TOWARD SOUTHWEST

NOT TO SCALE (N.T.S.)

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MIDPEN HOUSING CORPORATION

MidPen HOUSING | DAHLIN

JOB NO.	552.062
DATE	04.07.2026

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A1.7



KEYPLAN:



PERSPECTIVE VIEW:
CORNER OF WEST McKINLEY AVENUE & CHARLES STREET

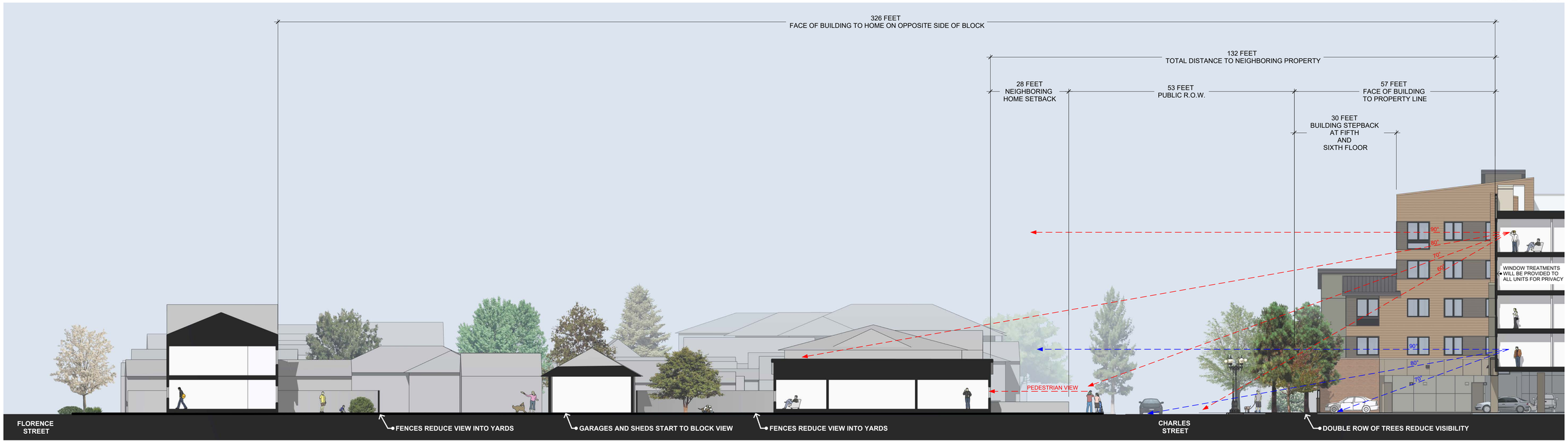
295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA
MIDPEN HOUSING CORPORATION

NOT TO SCALE (N.T.S.)

JOB NO.	552.062
DATE	04.07.2026

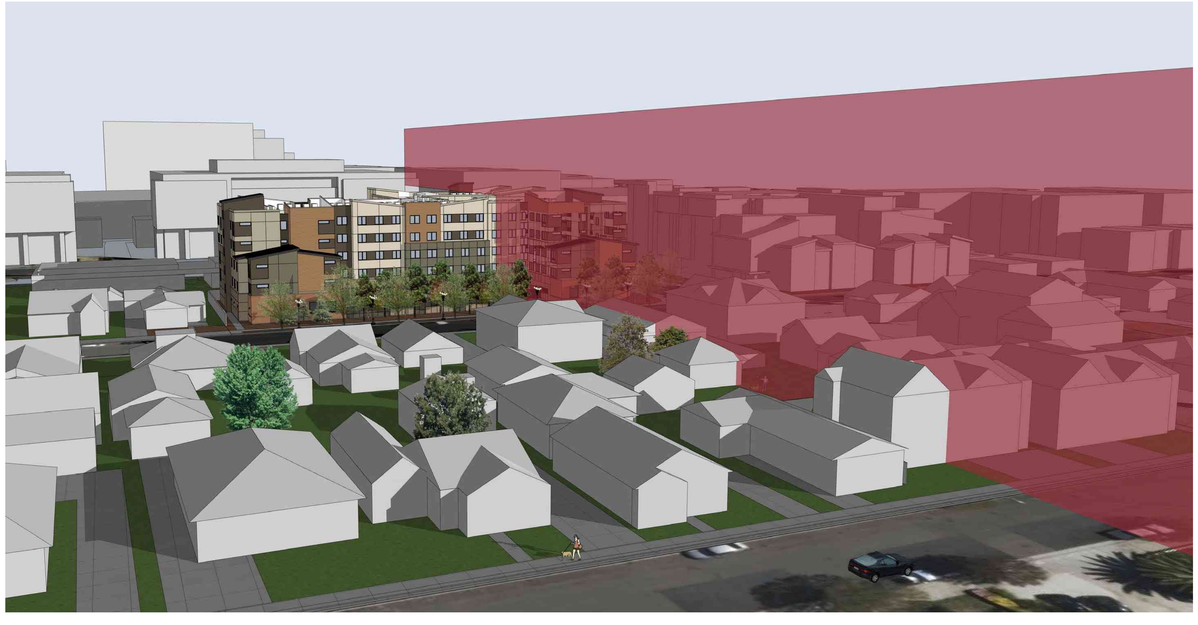
5865 Owens Drive
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925-251-7200

A1.8



A NEIGHBORHOOD CONTEXT SECTION A-A

SCALE: 3/32” = 1’-0”





B PERSPECTIVE VIEW SHOWING SECTION A-A CUT PLANE

NOT TO SCALE

NEIGHBORHOOD
CONTEXT SECTION

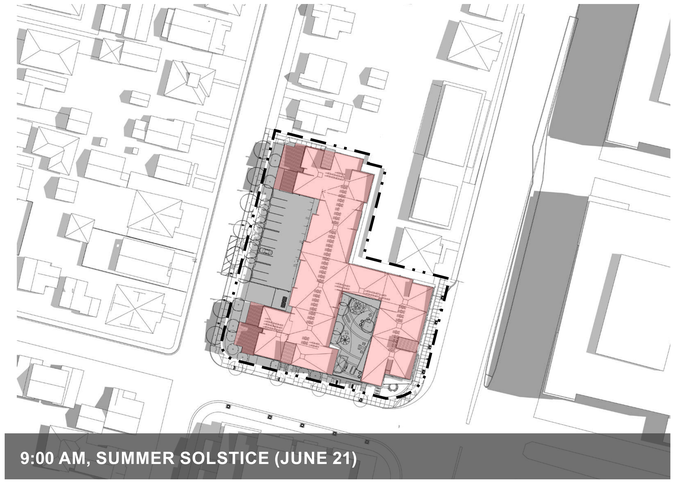
295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

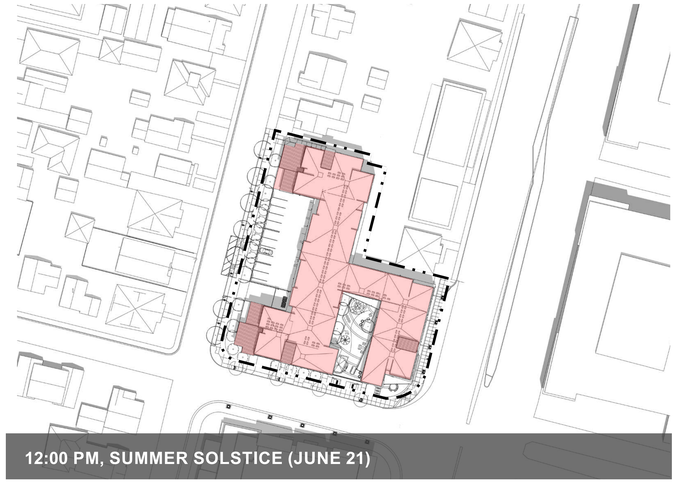
MIDPEN HOUSING CORPORATION

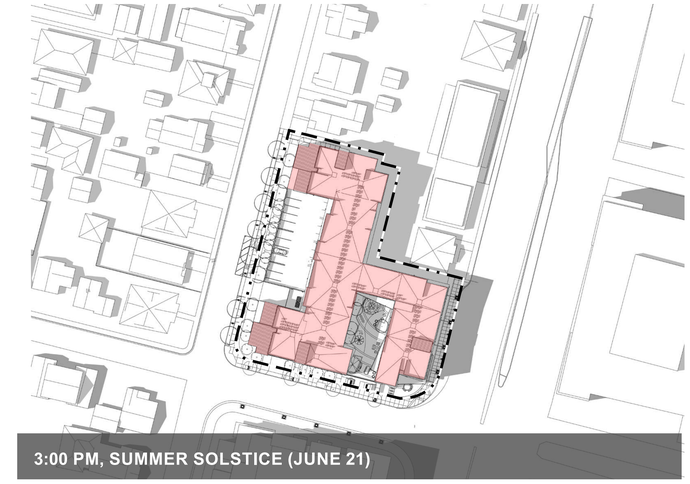
MidPen HOUSING
DAHLIN
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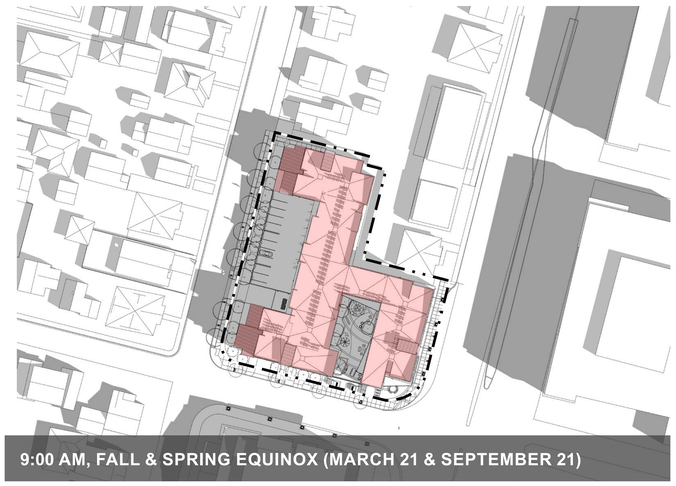
JOB NO. 552.062
DATE 04.07.2026

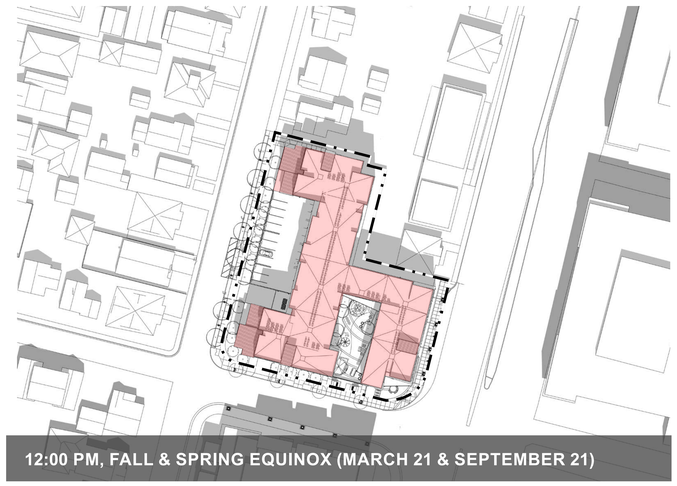
A1.9

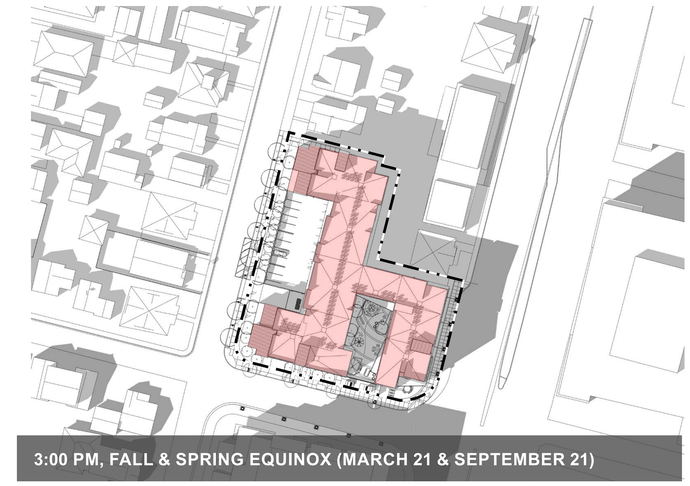

9:00 AM, SUMMER SOLSTICE (JUNE 21)


12:00 PM, SUMMER SOLSTICE (JUNE 21)


3:00 PM, SUMMER SOLSTICE (JUNE 21)


9:00 AM, FALL & SPRING EQUINOX (MARCH 21 & SEPTEMBER 21)


12:00 PM, FALL & SPRING EQUINOX (MARCH 21 & SEPTEMBER 21)


3:00 PM, FALL & SPRING EQUINOX (MARCH 21 & SEPTEMBER 21)


9:00 AM, WINTER SOLSTICE (DECEMBER 21)


12:00 PM, WINTER SOLSTICE (DECEMBER 21)


3:00 PM, WINTER SOLSTICE (DECEMBER 21)

SOLAR SHADING DIAGRAM

NOT TO SCALE (N.T.S.)

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MIDPEN HOUSING CORPORATION

MidPen HOUSING | DAHLIN

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DATE	04.07.2026

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245 CHARLES STREET
72 days x 1 hour/day in shade / (365 days * 6 hours/ day) ≈ 0.0329
3.3% SHADED

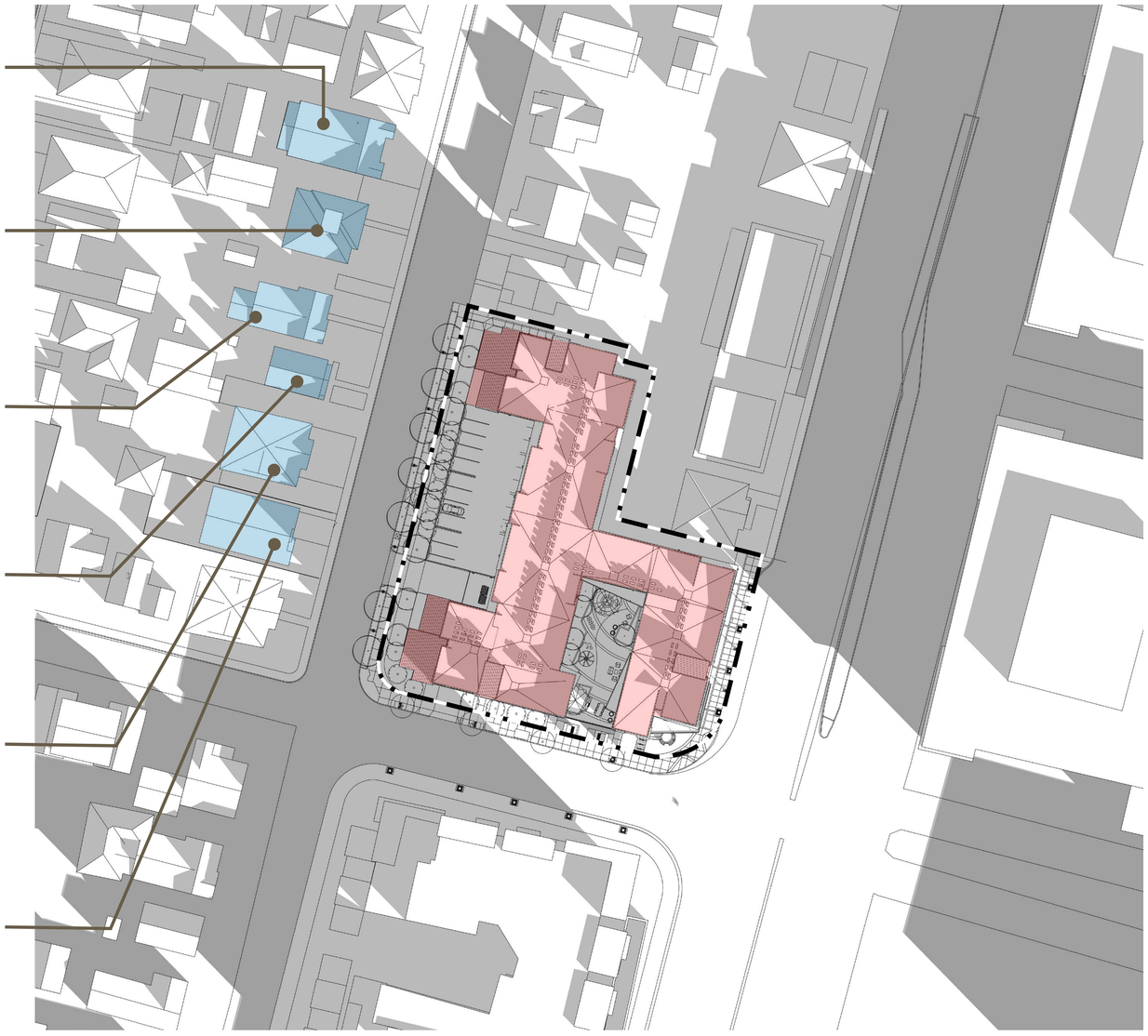
253 & 255 CHARLES STREET
93 days x 1 hour/day in shade / (365 days * 6 hours/ day) ≈ 0.0425
4.3% SHADED

259 CHARLES STREET
80 days x 1 hour/day in shade / (365 days * 6 hours/ day) ≈ 0.0365
3.7% SHADED

277 CHARLES STREET
89 days x 1 hour/day in shade / (365 days * 6 hours/ day) ≈ 0.0406
4.1% SHADED

283 CHARLES STREET
58 days x 1 hour/day in shade / (365 days * 6 hours/ day) ≈ 0.0265
2.7% SHADED

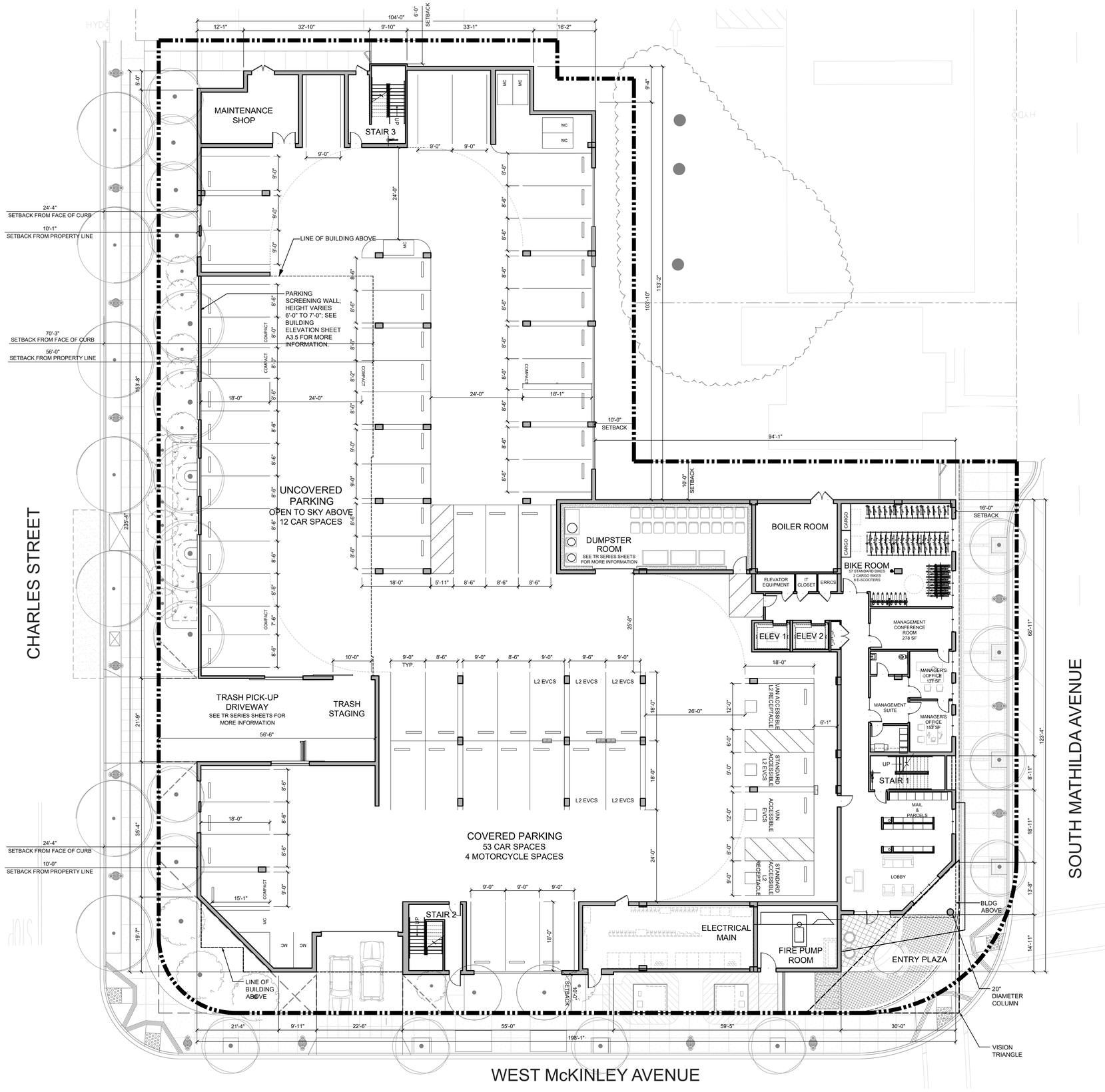
291 CHARLES STREET
82 days x 1 hour/day in shade / (365 days * 6 hours/ day) ≈ 0.0374
3.7% SHADED



9:00 AM, WINTER SOLSTICE (DECEMBER 21)

THE SOLAR ANALYSIS ON PAGE A1.11 IDENTIFIED THESE HOUSES (HIGHLIGHTED IN BLUE) OUTSIDE OF THE DOWNTOWN SPECIFIC PLAN DISTRICT WOULD BE SHADED MORE THAN 10% AT 9AM ON DECEMBER 21ST. THE CALCULATIONS SHOW THE PERCENTAGE OF TIME THAT THE ROOF AREA OF THESE PROPERTIES IS SHADED MORE THAN 10% BETWEEN 9AM AND 3PM. NONE OF THE PROPERTIES WERE IDENTIFIED TO BE SHADED MORE THAN 10% OF THE TOTAL HOURS PER YEAR. IT IS NOTED THAT THESE PROPERTIES ARE ONLY SHADED FOR A MAXIMUM OF ONE HOUR PER DAY FOR THE NUMBER OF DAYS INDICATED.

SOLAR ACCESS ANALYSIS



NOTES:

1. LOCATIONS OF EVCS AND EV READY SPACES ARE PRELIMIANRY AND SUBJECT TO CHANGE AS THE PROJECT PROGRESSES TOWARD BUILDING PERMITS. SPACES WILL BE DESIGNED TO MEET ALL APPLICABLE CODES INCLUDING CBC 11B AND CALGREEN WITH APPLICABLE SUNNYVALE AMENDMENTS. FINAL LOCATIONS WILL BE COORDINATED WITH THE BUILDING DEPARTMENT.
2. SPACES SERVED BY LEVEL 2 ELECTRIC VEHICLE CHARGING STATIONS ARE INDICTED AS "L2 EVCS". ACCESSIBLE SPACES PROVIDED WITH LEVEL 2 EV RECEPTACLES ARE LABELED "L2 RECEPTACLE". ALL OTHER SPACES TO BE LEVEL 2 EV READY WITH LOW POWER LEVEL 2 RECEPTACLES. SEE A1.3 FOR TOTAL NUMBER OF EV SPACES REQUIRED AND PROVIDED.

GROUND FLOOR PLAN

0 4 8 12 16

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

MIDPEN HOUSING CORPORATION

MidPen HOUSING | DAHLIN

JOB NO. 552.062
DATE 04.07.2026

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A2.1



SECOND FLOOR UNIT MIX

STUDIO UNIT	8
ONE-BEDROOM UNIT	8
TWO-BEDROOM UNIT	6
THREE-BEDROOM UNIT	6
TOTAL	28

SECOND FLOOR PLAN

0 4 8 12 16

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MIDPEN HOUSING CORPORATION

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DATE 04.07.2026

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A2.2



THIRD FLOOR UNIT MIX

STUDIO UNIT	8
ONE-BEDROOM UNIT	8
TWO-BEDROOM UNIT	6
THREE-BEDROOM UNIT	8
TOTAL	30

THIRD FLOOR PLAN

0 4 8 12 16

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A2.3



FOURTH FLOOR UNIT MIX	
STUDIO UNIT	6
ONE-BEDROOM UNIT	4
TWO-BEDROOM UNIT	9
THREE-BEDROOM UNIT	7
TOTAL	26

FOURTH FLOOR PLAN

0 4 8 12 16

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MIDPEN HOUSING CORPORATION

MidPen HOUSING | DAHLIN

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DATE 04.07.2026

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925-251-7200

A2.4



FIFTH FLOOR UNIT MIX

STUDIO UNIT	6
ONE-BEDROOM UNIT	4
TWO-BEDROOM UNIT	9
THREE-BEDROOM UNIT	7
TOTAL	26

FIFTH FLOOR PLAN

0 4 8 12 16

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

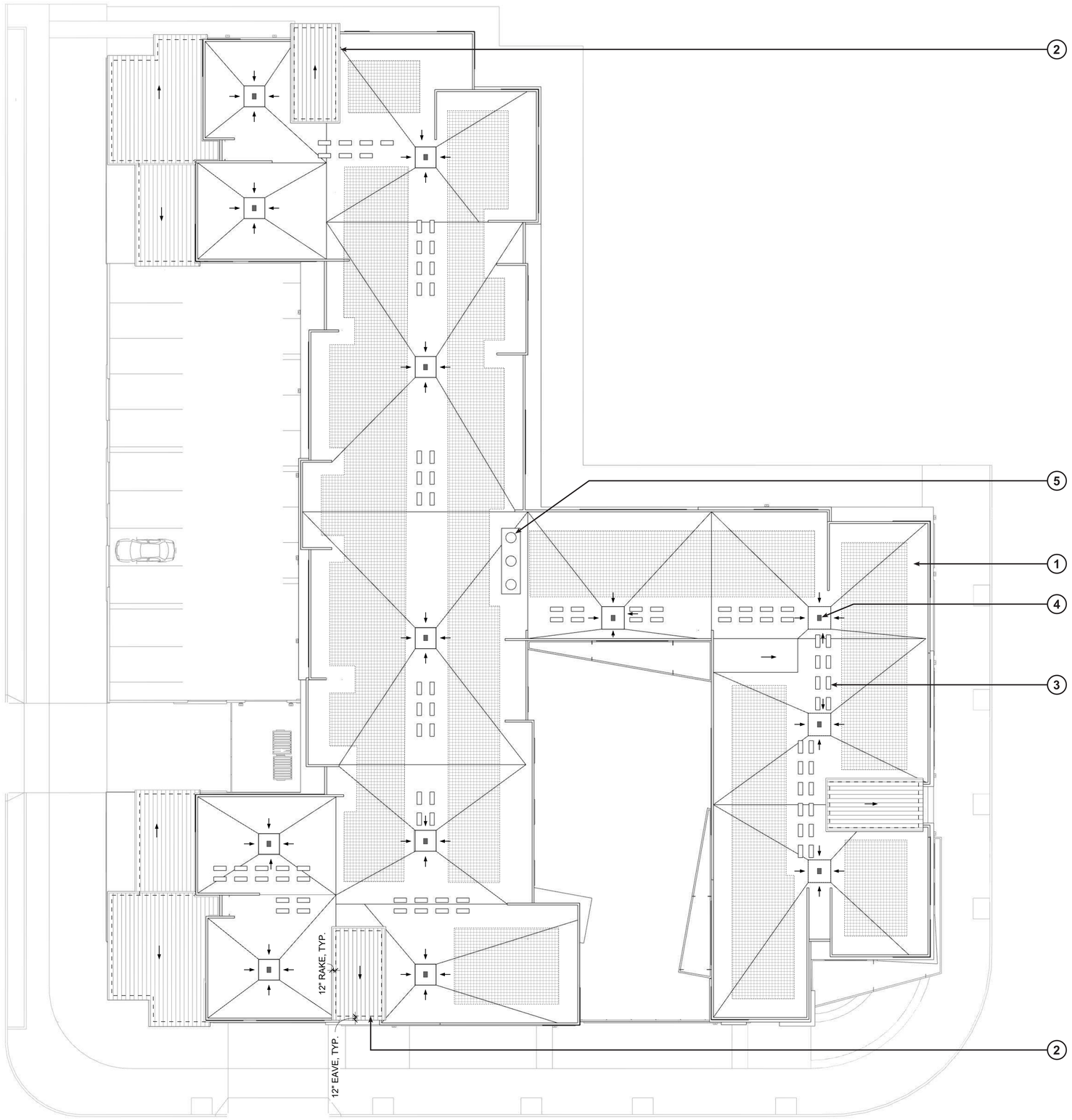
MIDPEN HOUSING CORPORATION

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A2.5



ROOF PLAN KEYNOTE LEGEND: (#)

1. MEMBRANE ROOF, TYP. SLOPE 1/2" / 1'-0" MINIMUM TO INTERNAL DRAIN; DIRECTION OF SLOPE AND REPRESENTED GRAPHICALLY
2. STANDING SEAM METAL ROOF, TYP. SLOPE = 2" / 1'-0"; DIRECTION OF SLOPE AND DEPTH OF EAVES AND RAKES REPRESENTED GRAPHICALLY
3. MECHANICAL UNIT, TYP. - FINAL LOCATION AND NUMBER T.B.D.
4. ROOF DRAIN, TYP. - FINAL LOCATION AND NUMBER T.B.D.
5. TRASH CHUTE

NOTES:

1. ROOF PLAN IS CONCEPTUAL. ADDITIONAL PENETRATION LOCATIONS WILL BE DETERMINED AS THE PROJECT PROGRESSES TOWARD BUILDING PERMITS.
2. EXACT EQUIPMENT MODELS AND HEIGHTS WILL BE DETERMINED AS THE PROJECT PROGRESSES TOWARD BUILDING PERMITS.
3. PARAPETS WILL BE UTILIZED TO SCREEN THE EQUIPMENT.
4. SOLAR PV SYSTEM WILL BE DESIGNED BY A PV ENGINEER AND FINAL LOCATIONS AND NUMBERS OF PANELS WILL BE DETERMINED AS THE PROJECT PROGRESSES TOWARD BUILDING PERMITS; THE SYSTEM WILL BE DESIGNED TO COMPLY WITH BUILDING CODE.
5. ROOF ACCESS WILL BE PROVIDED AT EACH STAIR.

POTENTIAL SOLAR AREA

ROOF PLAN

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

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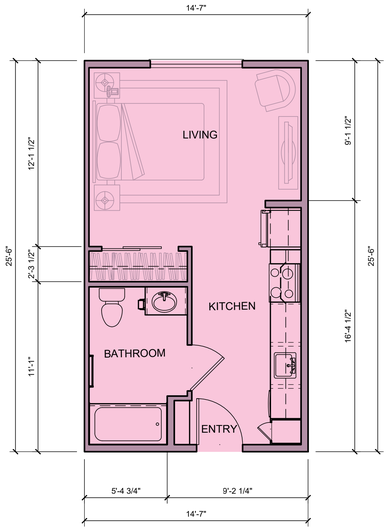
MidPen HOUSING | DAHLIN

0 4 8 12 16

JOB NO. 552.062
DATE 04.07.2026

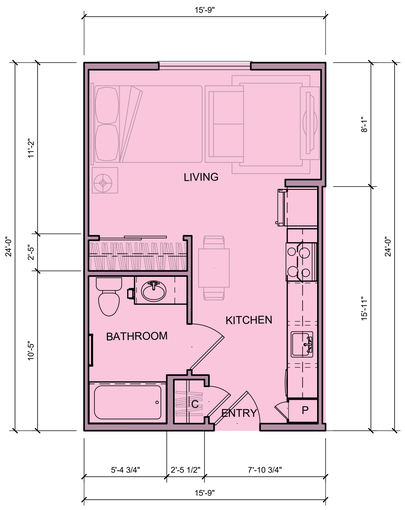
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A2.6



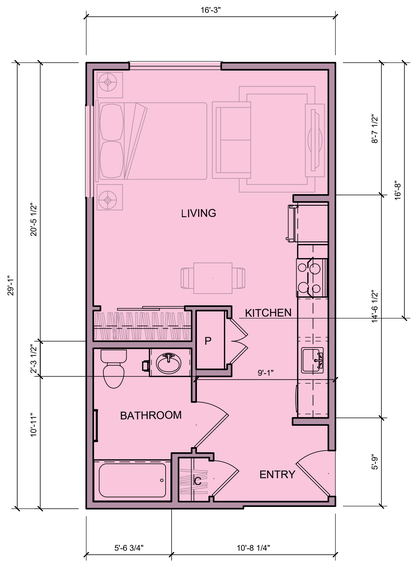
UNIT 0A

0 BD / 1BA
GROSS AREA: +/- 374 SF
NET AREA: +/- 340 SF



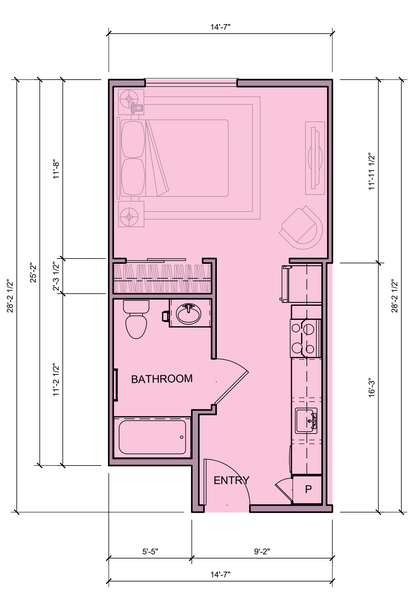
UNIT 0B

0 BD / 1BA
GROSS AREA: +/- 378 SF
NET AREA: +/- 347 SF



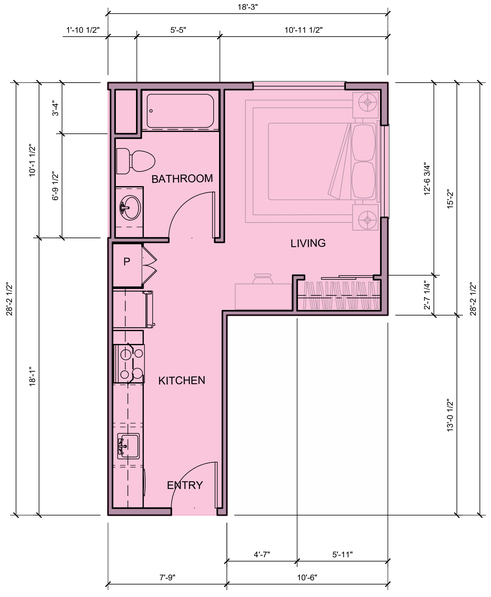
UNIT 0C

0 BD / 1BA
GROSS AREA: +/- 471 SF
NET AREA: +/- 431 SF



UNIT 0D

0 BD / 1BA
GROSS AREA: +/- 397 SF
NET AREA: +/- 359 SF



UNIT 0E

0 BD / 1BA
GROSS AREA: +/- 379 SF
NET AREA: +/- 337 SF

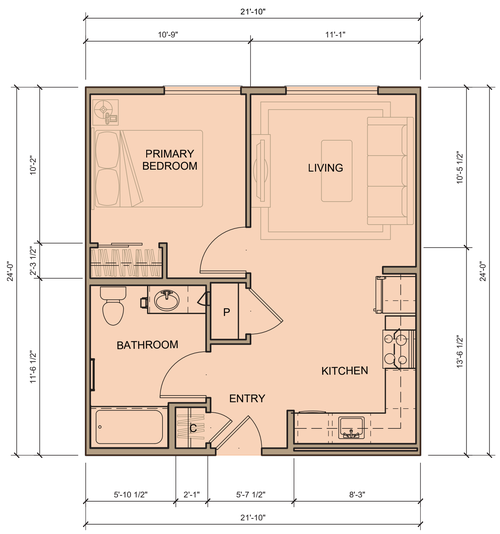
SQUARE FOOTAGE CALCULATIONS*:

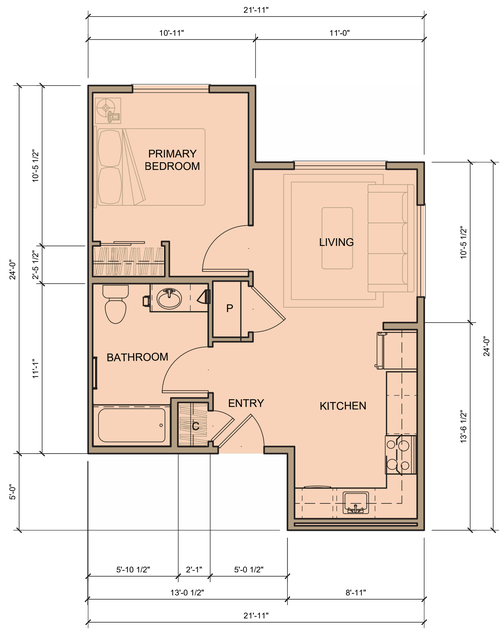
UNIT GROSS SQ. FT. - MEASURED TO THE OUTSIDE FACE OF PERIMETER STUDS.

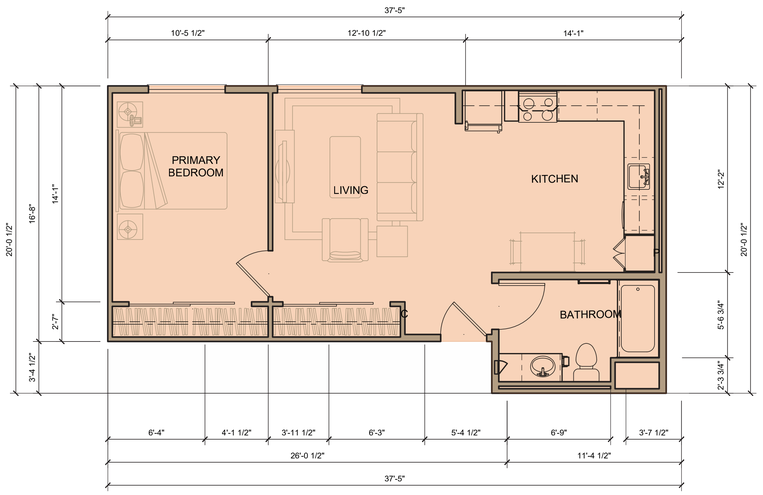
UNIT NET SQ. FT. - MEASURED TO THE INSIDE FACE OF GYPSUM BOARD.

**SQUARE FOOTAGES MAY VARY SLIGHTLY FOR CONSTRUCTION DOCUMENTS.*

TYPICAL UNIT PLANS







UNIT 1A
1 BD / 1BA
GROSS AREA: +/- 524 SF
NET AREA: +/- 483 SF

UNIT 1B
1BD / 1BA
GROSS AREA: +/- 516 SF
NET AREA: +/- 471 SF

UNIT 1C
1BD / 1BA
GROSS AREA: +/- 662 SF
NET AREA: +/- 607 SF

SQUARE FOOTAGE CALCULATIONS*:

UNIT GROSS SQ. FT. - MEASURED TO THE OUTSIDE FACE OF PERIMETER STUDS.

UNIT NET SQ. FT. - MEASURED TO THE INSIDE FACE OF GYPSUM BOARD.

**SQUARE FOOTAGES MAY VARY SLIGHTLY FOR CONSTRUCTION DOCUMENTS.*

TYPICAL UNIT PLANS

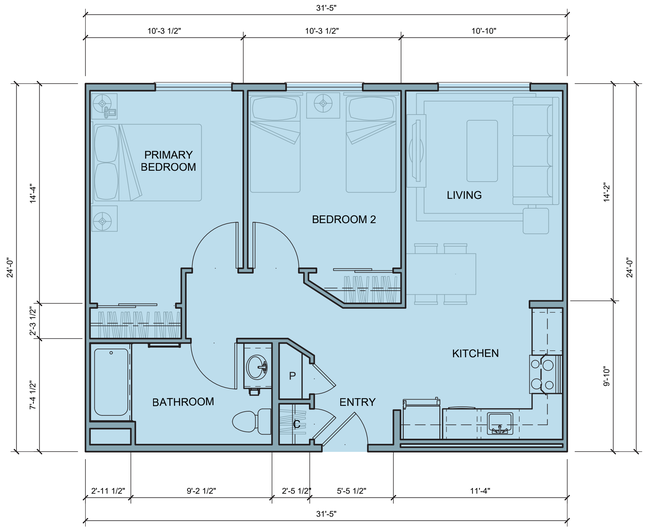
295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA
MIDPEN HOUSING CORPORATION

0 4 8 16

JOB NO. 552.062
DATE 04.07.2026

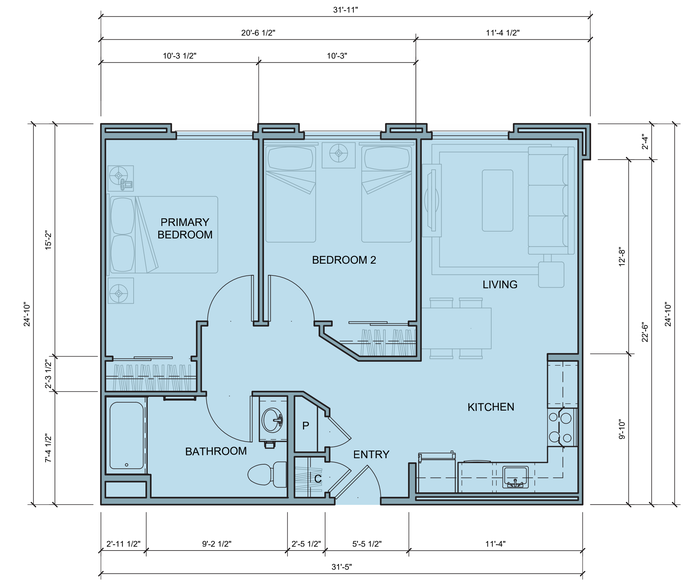
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925-251-7200

A2.8



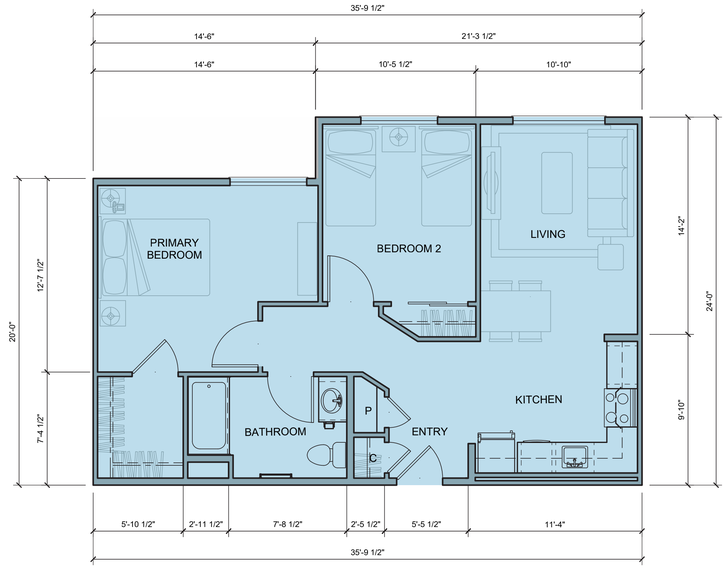
UNIT 2A

2BD / 1BA
GROSS AREA: +/- 754 SF
NET AREA: +/- 698 SF



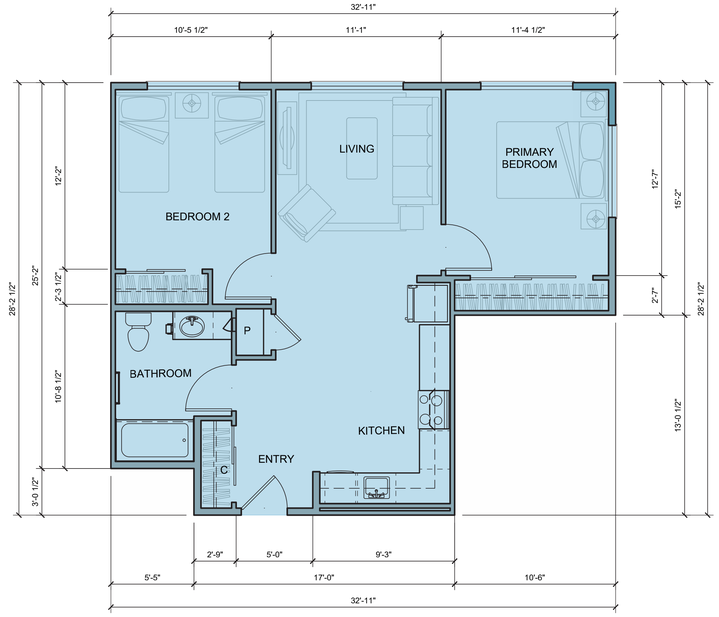
UNIT 2B

2BD / 1BA
GROSS AREA: +/- 812 SF
NET AREA: +/- 738 SF



UNIT 2C

2BD / 1BA
GROSS AREA: +/ 800 SF
NET AREA: +/- 698 SF



UNIT 2D

2BD / 1BA
GROSS AREA: +/ 777 SF
NET AREA: +/- 725 SF

SQUARE FOOTAGE CALCULATIONS*:

UNIT GROSS SQ. FT. - MEASURED TO THE OUTSIDE FACE OF PERIMETER STUDS.

UNIT NET SQ. FT. - MEASURED TO THE INSIDE FACE OF GYPSUM BOARD.

**SQUARE FOOTAGES MAY VARY SLIGHTLY FOR CONSTRUCTION DOCUMENTS.*

TYPICAL UNIT PLANS

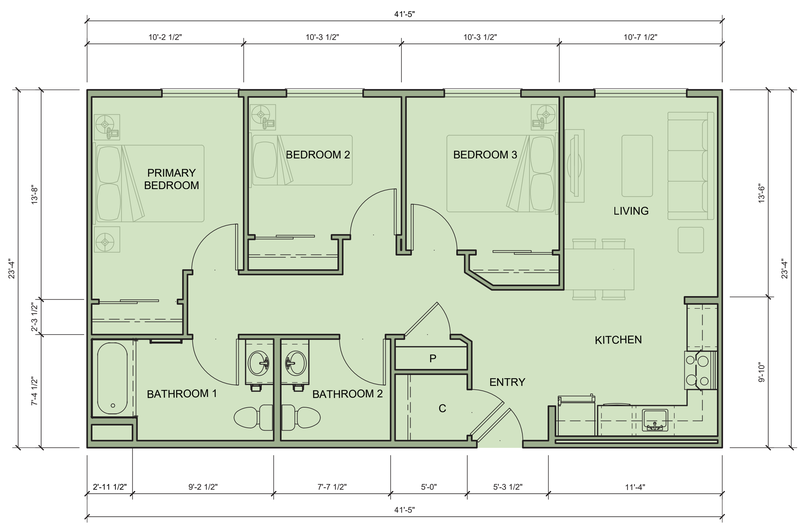
295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA
MIDPEN HOUSING CORPORATION

0 4 8 16

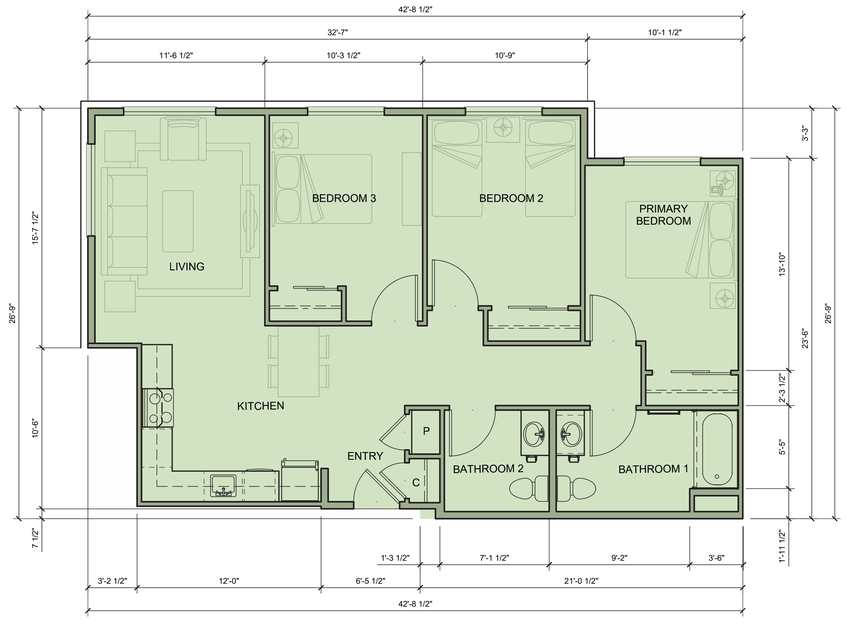
JOB NO. 552.062
DATE 04.07.2026

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A2.9



UNIT 3A
3BD / 1.5 BA
GROSS AREA: +/- 966 SF
NET AREA: +/- 901 SF



UNIT 3B
3BD / 1.5 BA
GROSS AREA: +/- 1069 SF
NET AREA: +/- 1006 SF

SQUARE FOOTAGE CALCULATIONS*:

UNIT GROSS SQ. FT. - MEASURED TO THE OUTSIDE FACE OF PERIMETER STUDS.

UNIT NET SQ. FT. - MEASURED TO THE INSIDE FACE OF GYPSUM BOARD.

**SQUARE FOOTAGES MAY VARY SLIGHTLY FOR CONSTRUCTION DOCUMENTS.*

TYPICAL UNIT PLANS

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MidPen HOUSING | DAHLIN

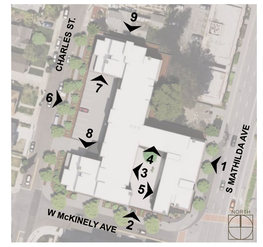
JOB NO. 552.062
DATE 04.07.2026

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1 BUILDING ELEVATION - SOUTH MATHILDA AVENUE

KEYPLAN:



ELEVATION KEYNOTE LEGEND: (#)

1. PAINTED METAL COPING
2. STANDING SEAM METAL ROOF
3. PAINTED STUCCO WITH CONTROL JOINTS, TYP.
4. PAINTED CEMENTITIOUS HORIZONTAL LAP SIDING
5. PAINTED CEMENTITIOUS TRIM
6. BRICK VENEER
7. PAINTED MURAL, FINAL DESIGN TBD
8. BLACK OR DARK BRONZE ANODIZED VINYL FRAME WINDOW, TYP.
9. PRECAST CONCRETE LINTEL
10. PRECAST CONCRETE SILL AND/ OR WAINSCOT
11. BLACK OR DARK BRONZE ANODIZED ALUMINUM STOREFRONT
12. PAINTED METAL DOOR
13. PAINTED METAL CANOPY
14. PAINTED METAL SHADING DEVICE
15. PAINTED MECHANICAL LOUVER
16. PAINTED METAL HEADER
17. COILING GARAGE DOOR
18. RECTANGULAR WIRE MESH IN METAL FRAME
19. DECORATIVE METAL PANEL IN METAL FRAME, FINAL PANEL PATTERN TBD.
20. METAL GUARDRAIL
21. METAL BUILDING SIGNAGE, FINAL DESIGN TBD
22. LIGHT FIXTURE, S.E.D.
23. TRASH SCREEN, SEE TR SERIES DRAWINGS

NOTES:

1. PER SMC 19.12.030(11), BUILDING HEIGHT IS MEASURED AS THE VERTICAL DISTANCE FROM THE TOP OF THE CURB CLOSEST TO THE MAIN BUILDING TO THE HIGHEST POINT OF THE MAIN BUILDING.

BUILDING ELEVATIONS

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

MIDPEN HOUSING CORPORATION

0 8 16 32

JOB NO. 552.062
DATE 10.06.2025

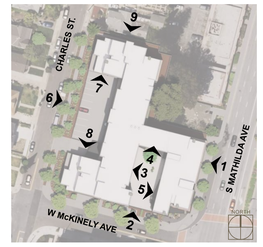
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A3.1



2 BUILDING ELEVATION - WEST McKINLEY AVENUE

KEYPLAN:



ELEVATION KEYNOTE LEGEND: (#)

1. PAINTED METAL COPING
2. STANDING SEAM METAL ROOF
3. PAINTED STUCCO WITH CONTROL JOINTS, TYP.
4. PAINTED CEMENTITIOUS HORIZONTAL LAP SIDING
5. PAINTED CEMENTITIOUS TRIM
6. BRICK VENEER
7. PAINTED MURAL, FINAL DESIGN TBD
8. BLACK OR DARK BRONZE ANODIZED VINYL FRAME WINDOW, TYP.
9. PRECAST CONCRETE LINTEL
10. PRECAST CONCRETE SILL AND/ OR WAINSCOT
11. BLACK OR DARK BRONZE ANODIZED ALUMINUM STOREFRONT
12. PAINTED METAL DOOR
13. PAINTED METAL CANOPY
14. PAINTED METAL SHADING DEVICE
15. PAINTED MECHANICAL LOUVER
16. PAINTED METAL HEADER
17. COILING GARAGE DOOR
18. RECTANGULAR WIRE MESH IN METAL FRAME
19. DECORATIVE METAL PANEL IN METAL FRAME, FINAL PANEL PATTERN TBD.
20. METAL GUARDRAIL
21. METAL BUILDING SIGNAGE, FINAL DESIGN TBD
22. LIGHT FIXTURE, S.E.D.
23. TRASH SCREEN, SEE TR SERIES DRAWINGS

NOTES:

1. PER SMC 19.12.030(11), BUILDING HEIGHT IS MEASURED AS THE VERTICAL DISTANCE FROM THE TOP OF THE CURB CLOSEST TO THE MAIN BUILDING TO THE HIGHEST POINT OF THE MAIN BUILDING.

BUILDING ELEVATIONS

0 8 16 32

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MIDPEN HOUSING CORPORATION

MidPen HOUSING | DAHLIN

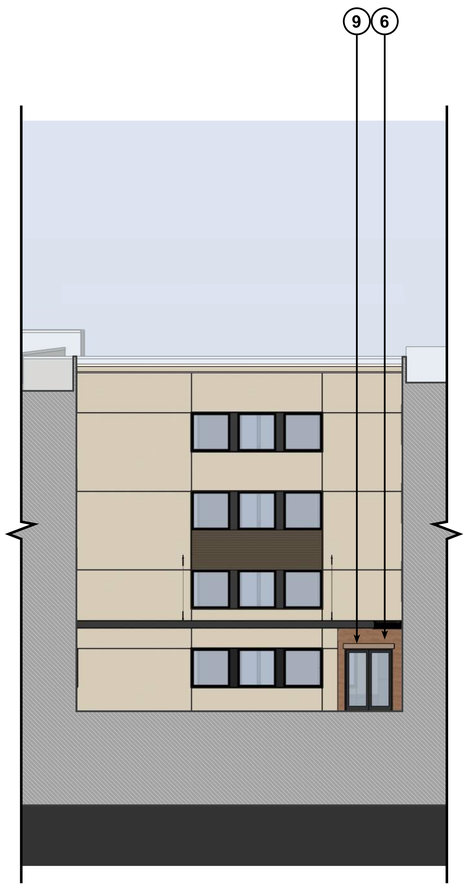
JOB NO. 552.062
DATE 10.06.2025

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A3.2



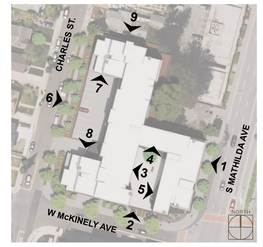
3 **BUILDING ELEVATION -** COURTYARD



4 **BUILDING ELEVATION -** COURTYARD

NOTE: SEE SECTION ON A3.8 FOR PLATE HEIGHT INFORMATION

KEYPLAN:



ELEVATION KEYNOTE LEGEND: (#)

1. PAINTED METAL COPING
2. STANDING SEAM METAL ROOF
3. PAINTED STUCCO WITH CONTROL JOINTS, TYP.
4. PAINTED CEMENTITIOUS HORIZONTAL LAP SIDING
5. PAINTED CEMENTITIOUS TRIM
6. BRICK VENEER
7. PAINTED MURAL, FINAL DESIGN TBD
8. BLACK OR DARK BRONZE ANODIZED VINYL FRAME WINDOW, TYP.
9. PRECAST CONCRETE LINTEL
10. PRECAST CONCRETE SILL AND/ OR WAINSCOT
11. BLACK OR DARK BRONZE ANODIZED ALUMINUM STOREFRONT
12. PAINTED METAL DOOR
13. PAINTED METAL CANOPY
14. PAINTED METAL SHADING DEVICE
15. PAINTED MECHANICAL LOUVER
16. PAINTED METAL HEADER
17. COILING GARAGE DOOR
18. RECTANGULAR WIRE MESH IN METAL FRAME
19. DECORATIVE METAL PANEL IN METAL FRAME, FINAL PANEL PATTERN TBD.
20. METAL GUARDRAIL
21. METAL BUILDING SIGNAGE, FINAL DESIGN TBD
22. LIGHT FIXTURE, S.E.D.
23. TRASH SCREEN, SEE TR SERIES DRAWINGS

NOTES:

1. PER SMC 19.12.030(11), BUILDING HEIGHT IS MEASURED AS THE VERTICAL DISTANCE FROM THE TOP OF THE CURB CLOSEST TO THE MAIN BUILDING TO THE HIGHEST POINT OF THE MAIN BUILDING.

BUILDING ELEVATIONS

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MIDPEN HOUSING CORPORATION

MidPen HOUSING | DAHLIN

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JOB NO. 552.062
DATE 10.06.2025

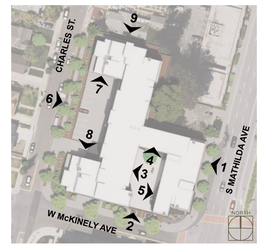
5865 Owens Drive
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925-251-7200

A3.3



5 **BUILDING ELEVATION -** COURTYARD

KEYPLAN:



ELEVATION KEYNOTE LEGEND: (#)

1. PAINTED METAL COPING
2. STANDING SEAM METAL ROOF
3. PAINTED STUCCO WITH CONTROL JOINTS, TYP.
4. PAINTED CEMENTITIOUS HORIZONTAL LAP SIDING
5. PAINTED CEMENTITIOUS TRIM
6. BRICK VENEER
7. PAINTED MURAL, FINAL DESIGN TBD
8. BLACK OR DARK BRONZE ANODIZED VINYL FRAME WINDOW, TYP.
9. PRECAST CONCRETE LINTEL
10. PRECAST CONCRETE SILL AND/ OR WAINSCOT
11. BLACK OR DARK BRONZE ANODIZED ALUMINUM STOREFRONT
12. PAINTED METAL DOOR
13. PAINTED METAL CANOPY
14. PAINTED METAL SHADING DEVICE
15. PAINTED MECHANICAL LOUVER
16. PAINTED METAL HEADER
17. COILING GARAGE DOOR
18. RECTANGULAR WIRE MESH IN METAL FRAME
19. DECORATIVE METAL PANEL IN METAL FRAME, FINAL PANEL PATTERN TBD.
20. METAL GUARDRAIL
21. METAL BUILDING SIGNAGE, FINAL DESIGN TBD
22. LIGHT FIXTURE, S.E.D.
23. TRASH SCREEN, SEE TR SERIES DRAWINGS

NOTES:

1. PER SMC 19.12.030(11), BUILDING HEIGHT IS MEASURED AS THE VERTICAL DISTANCE FROM THE TOP OF THE CURB CLOSEST TO THE MAIN BUILDING TO THE HIGHEST POINT OF THE MAIN BUILDING.

BUILDING ELEVATIONS

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MIDPEN HOUSING CORPORATION

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DATE 10.06.2025

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A3.4



6 BUILDING ELEVATION - CHARLES STREET

KEYPLAN:



ELEVATION KEYNOTE LEGEND: (#)

1. PAINTED METAL COPING
2. STANDING SEAM METAL ROOF
3. PAINTED STUCCO WITH CONTROL JOINTS, TYP.
4. PAINTED CEMENTITIOUS HORIZONTAL LAP SIDING
5. PAINTED CEMENTITIOUS TRIM
6. BRICK VENEER
7. PAINTED MURAL, FINAL DESIGN TBD
8. BLACK OR DARK BRONZE ANODIZED VINYL FRAME WINDOW, TYP.
9. PRECAST CONCRETE LINTEL
10. PRECAST CONCRETE SILL AND/ OR WAINSCOT
11. BLACK OR DARK BRONZE ANODIZED ALUMINUM STOREFRONT
12. PAINTED METAL DOOR
13. PAINTED METAL CANOPY
14. PAINTED METAL SHADING DEVICE
15. PAINTED MECHANICAL LOUVER
16. PAINTED METAL HEADER
17. COILING GARAGE DOOR
18. RECTANGULAR WIRE MESH IN METAL FRAME
19. DECORATIVE METAL PANEL IN METAL FRAME, FINAL PANEL PATTERN TBD.
20. METAL GUARDRAIL
21. METAL BUILDING SIGNAGE, FINAL DESIGN TBD
22. LIGHT FIXTURE, S.E.D.
23. TRASH SCREEN, SEE TR SERIES DRAWINGS

NOTES:

1. PER SMC 19.12.030(11), BUILDING HEIGHT IS MEASURED AS THE VERTICAL DISTANCE FROM THE TOP OF THE CURB CLOSEST TO THE MAIN BUILDING TO THE HIGHEST POINT OF THE MAIN BUILDING.

BUILDING ELEVATIONS

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

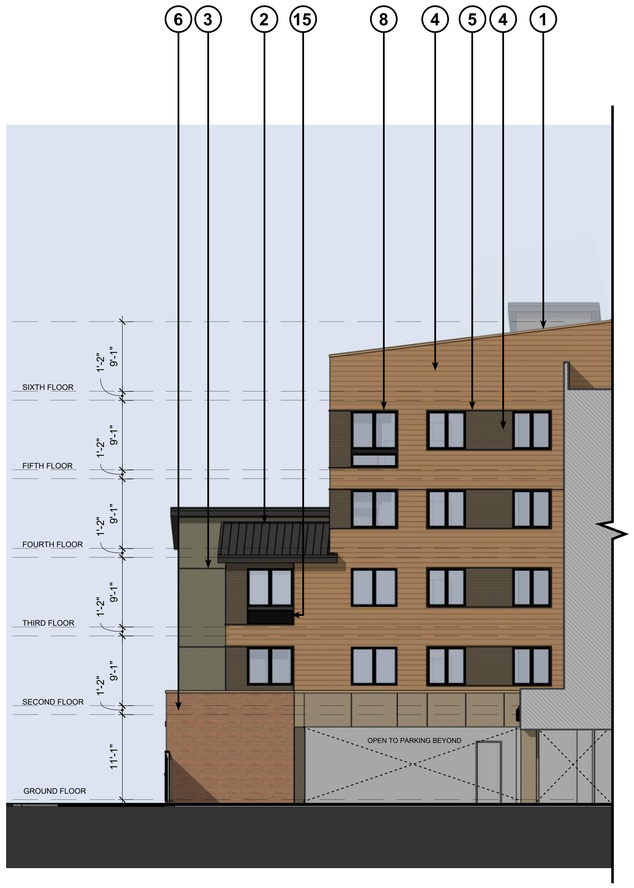
MIDPEN HOUSING CORPORATION

0 8 16 32

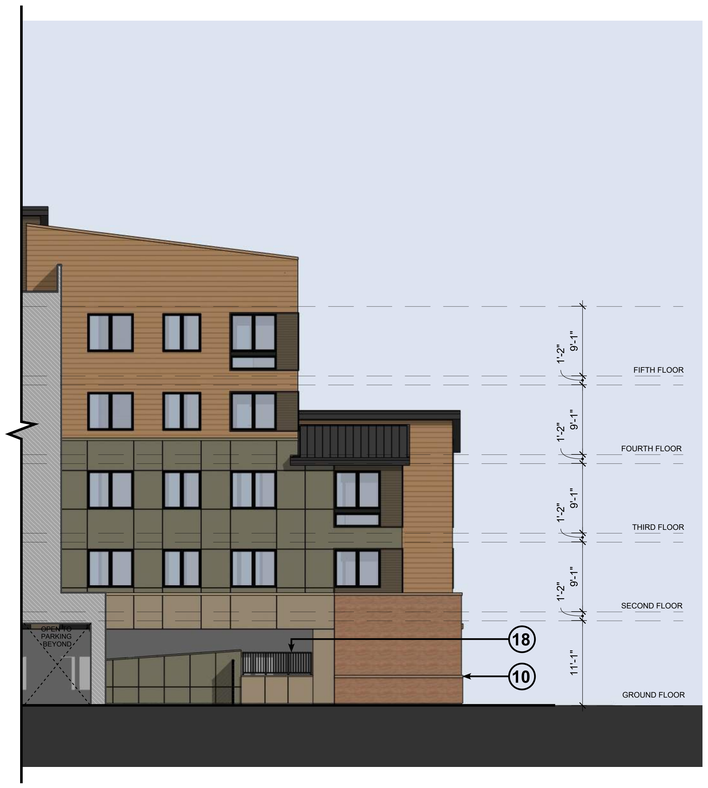
JOB NO. 552.062
DATE 10.06.2025

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A3.5

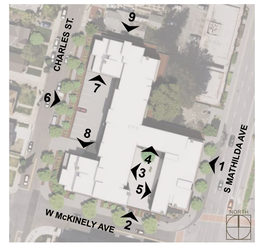


7 BUILDING ELEVATION



8 BUILDING ELEVATION

KEYPLAN:



ELEVATION KEYNOTE LEGEND: (#)

1. PAINTED METAL COPING
2. STANDING SEAM METAL ROOF
3. PAINTED STUCCO WITH CONTROL JOINTS, TYP.
4. PAINTED CEMENTITIOUS HORIZONTAL LAP SIDING
5. PAINTED CEMENTITIOUS TRIM
6. BRICK VENEER
7. PAINTED MURAL, FINAL DESIGN TBD
8. BLACK OR DARK BRONZE ANODIZED VINYL FRAME WINDOW, TYP.
9. PRECAST CONCRETE LINTEL
10. PRECAST CONCRETE SILL AND/ OR WAINSCOT
11. BLACK OR DARK BRONZE ANODIZED ALUMINUM STOREFRONT
12. PAINTED METAL DOOR
13. PAINTED METAL CANOPY
14. PAINTED METAL SHADING DEVICE
15. PAINTED MECHANICAL LOUVER
16. PAINTED METAL HEADER
17. COILING GARAGE DOOR
18. RECTANGULAR WIRE MESH IN METAL FRAME
19. DECORATIVE METAL PANEL IN METAL FRAME, FINAL PANEL PATTERN TBD.
20. METAL GUARDRAIL
21. METAL BUILDING SIGNAGE, FINAL DESIGN TBD
22. LIGHT FIXTURE, S.E.D.
23. TRASH SCREEN, SEE TR SERIES DRAWINGS

NOTES:

1. PER SMC 19.12.030(11), BUILDING HEIGHT IS MEASURED AS THE VERTICAL DISTANCE FROM THE TOP OF THE CURB CLOSEST TO THE MAIN BUILDING TO THE HIGHEST POINT OF THE MAIN BUILDING.

BUILDING ELEVATIONS

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MidPen HOUSING | DAHLIN

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DATE 10.06.2025

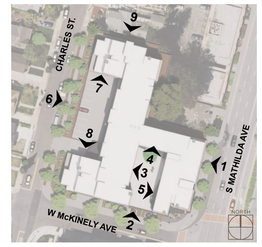
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A3.6



9 BUILDING ELEVATION

KEYPLAN:



ELEVATION KEYNOTE LEGEND: (#)

1. PAINTED METAL COPING
2. STANDING SEAM METAL ROOF
3. PAINTED STUCCO WITH CONTROL JOINTS, TYP.
4. PAINTED CEMENTITIOUS HORIZONTAL LAP SIDING
5. PAINTED CEMENTITIOUS TRIM
6. BRICK VENEER
7. PAINTED MURAL, FINAL DESIGN TBD
8. BLACK OR DARK BRONZE ANODIZED VINYL FRAME WINDOW, TYP.
9. PRECAST CONCRETE LINTEL
10. PRECAST CONCRETE SILL AND/ OR WAINSCOT
11. BLACK OR DARK BRONZE ANODIZED ALUMINUM STOREFRONT
12. PAINTED METAL DOOR
13. PAINTED METAL CANOPY
14. PAINTED METAL SHADING DEVICE
15. PAINTED MECHANICAL LOUVER
16. PAINTED METAL HEADER
17. COILING GARAGE DOOR
18. RECTANGULAR WIRE MESH IN METAL FRAME
19. DECORATIVE METAL PANEL IN METAL FRAME, FINAL PANEL PATTERN TBD.
20. METAL GUARDRAIL
21. METAL BUILDING SIGNAGE, FINAL DESIGN TBD
22. LIGHT FIXTURE, S.E.D.
23. TRASH SCREEN, SEE TR SERIES DRAWINGS

NOTES:

1. PER SMC 19.12.030(11), BUILDING HEIGHT IS MEASURED AS THE VERTICAL DISTANCE FROM THE TOP OF THE CURB CLOSEST TO THE MAIN BUILDING TO THE HIGHEST POINT OF THE MAIN BUILDING.

BUILDING ELEVATIONS

0 8 16 32

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MIDPEN HOUSING CORPORATION

MidPen HOUSING | DAHLIN

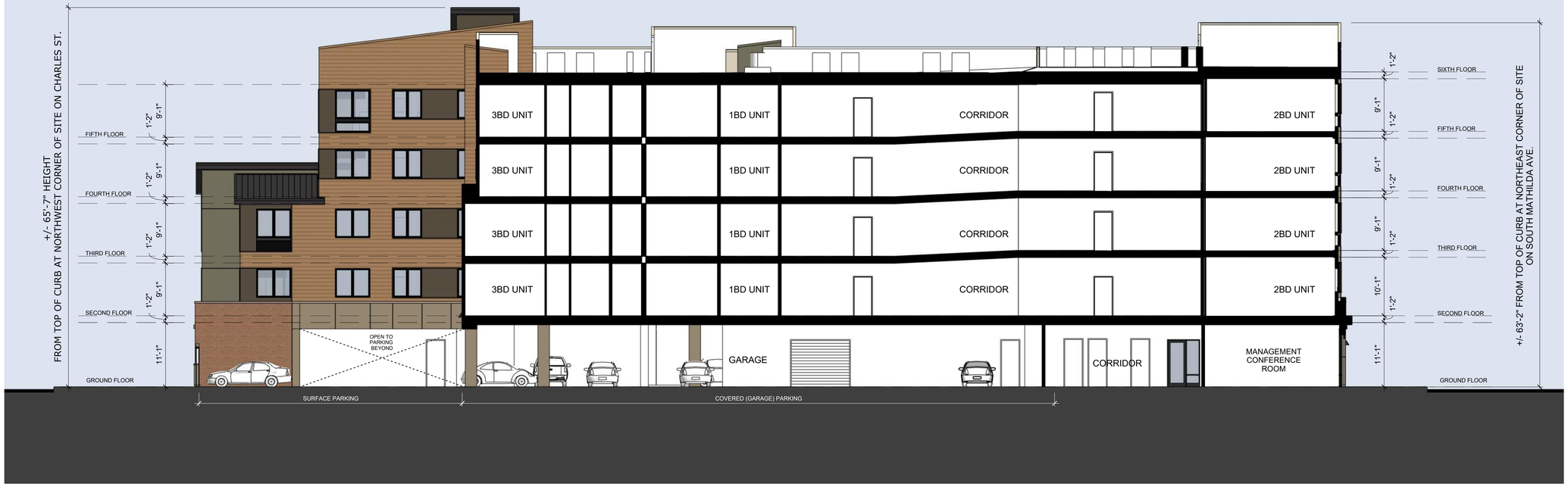
JOB NO. 552.062
DATE 10.06.2025

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925-251-7200

A3.7

KEYPLAN:





1 BUILDING SECTION A-A

NOTES:

1. PER SMC 19.12.030(11), BUILDING HEIGHT IS MEASURED AS THE VERTICAL DISTANCE FROM THE TOP OF THE CURB CLOSEST TO THE MAIN BUILDING TO THE HIGHEST POINT OF THE MAIN BUILDING.

BUILDING SECTION

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

MIDPEN HOUSING CORPORATION

0 8 16 32

JOB NO. 552.062
DATE 10.06.2025

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925-251-7200

A3.8

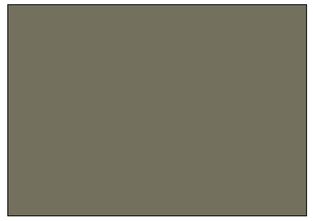




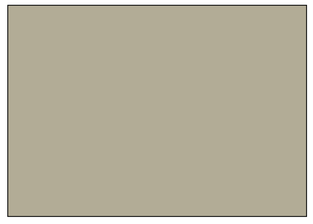
① BODY COLOR 1
EXTERIOR WALL MATERIAL
CEMENT PLASTER
Wool Skein SW 6148 by Sherwin Williams



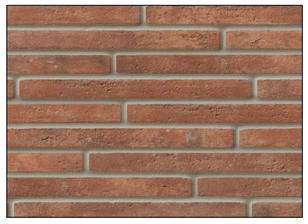
② BODY COLOR 2
EXTERIOR WALL MATERIAL
CEMENT PLASTER
Sawdust SW 7045 by Sherwin Williams



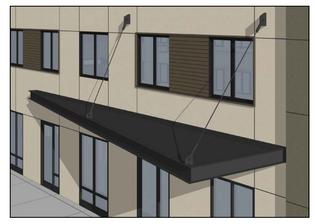
③ BODY COLOR 3
EXTERIOR WALL MATERIAL
CEMENT PLASTER
Sage Green Light SW 2851 by Sherwin Williams



④ BODY COLOR 4
EXTERIOR WALL MATERIAL
CEMENT PLASTER
Svelte Sage SW 6164 by Sherwin Williams



⑦ ACCENT MATERIAL 3
EXTERIOR WALL MATERIAL
BRICK VENEER
Novarra Brick Autumnblush by Creative Mines or similar



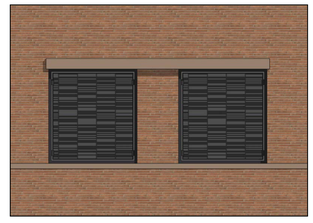
⑩ METAL CANOPY
Caviar SW 6990 by Sherwin Williams



⑤ ACCENT MATERIAL 1
EXTERIOR WALL MATERIAL
HORIZONTAL CEMENTITIOUS
8” EXPOSURE LAP SIDING
Cardboard SW 6124 by Sherwin Williams



⑧ TRIM COLOR
FASCIA, CANOPIES, ETC.
Caviar SW 6990 by Sherwin Williams



⑪ PANEL MATERIAL
DECORATIVE METAL PANEL
FACTORY POWDER-COATED
Final Design TBD



⑥ ACCENT MATERIAL 2
EXTERIOR WALL MATERIAL
HORIZONTAL CEMENTITIOUS
4” EXPOSURE LAP SIDING
Enduring Bronze SW 9100
by Sherwin Williams



⑨ ROOF MATERIAL
STANDING SEAM ROOF
Midnight Bronze by AEP Span or similar

1. SEE ELEVATION SHEETS FOR LOCATIONS OF COLORS AND MATERIALS NOT TAGGED IN RENDERING
2. PAINT COLORS AND MATERIALS ARE SHOWN FOR DESIGN INTENT. FINAL PAINT COLORS WILL BE DETERMINED THROUGH ON-SITE BRUSH OUTS DURING CONSTRUCTION. FINAL MATERIALS WILL BE SAME AS OR SIMILAR TO THOSE SHOWN TO MEET DESIGN INTENT.

COLORS & MATERIALS BOARD

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA
MIDPEN HOUSING CORPORATION

MidPen HOUSING | DAHLIN

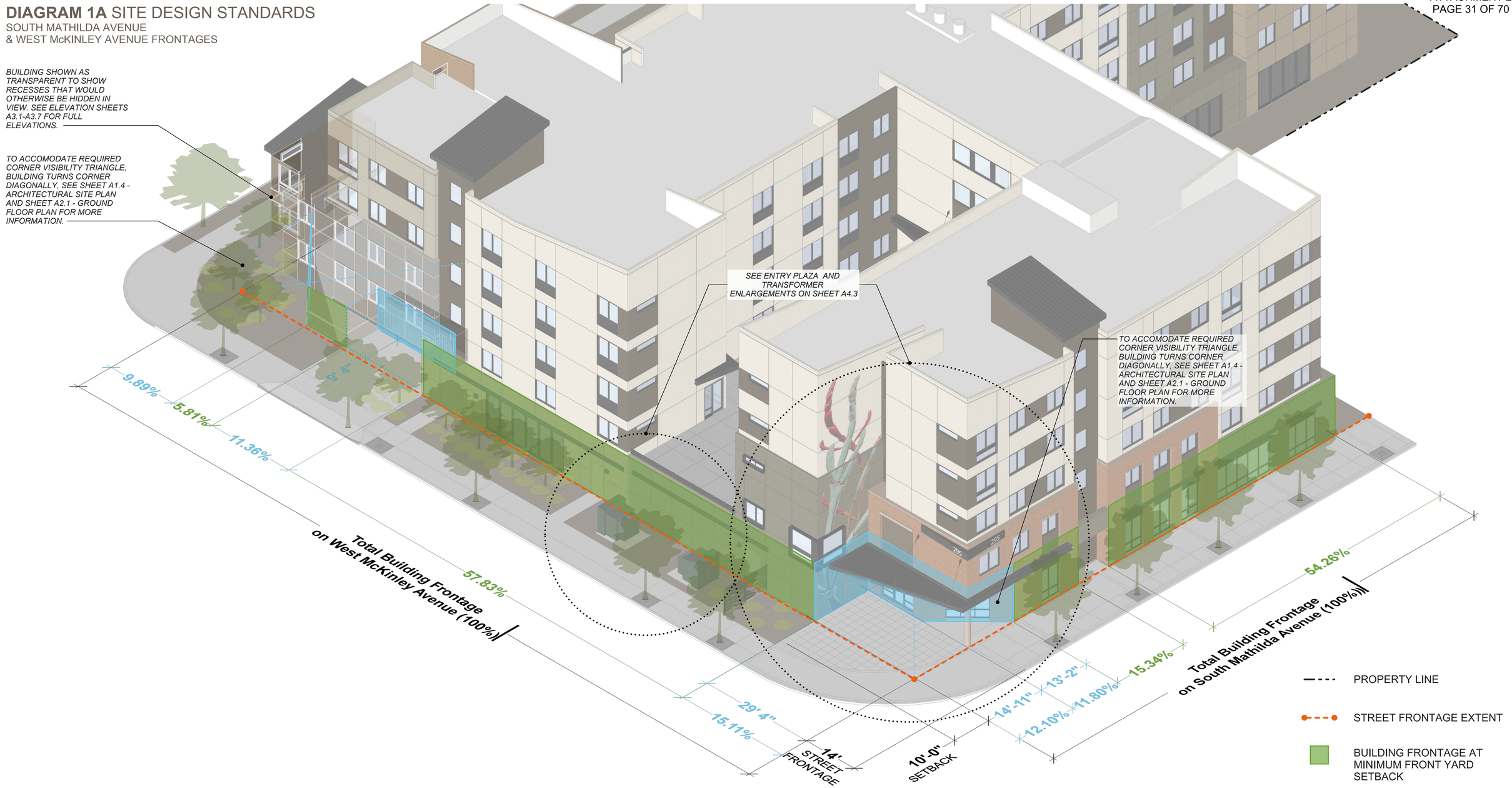
JOB NO. 552.062
DATE 06.12.2026

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A3.9

DIAGRAM 1A SITE DESIGN STANDARDS

SOUTH MATHILDA AVENUE
& WEST McKINLEY AVENUE FRONTAGES



SITE DESIGN STANDARDS (OBJECTIVE DESIGN STANDARDS TABLE 2A)					
SOUTH MATHILDA AVENUE			WEST McKINLEY AVENUE		
STANDARD	REQUIRED	ACTUAL	STANDARD	REQUIRED	ACTUAL
FRONT YARD SETBACK[1]	0'	0'	FRONT YARD SETBACK	10'	0'
BUILDING FRONTAGE AT MINIMUM FRONT YARD SETBACK	65-85%	69.6%	BUILDING FRONTAGE AT MINIMUM FRONT YARD SETBACK	65-85%	64%
MAXIMUM BUILDING SETBACK FROM THE MINIMUM FRONT YARD SETBACK[2]	10'	29'-4"	MAXIMUM BUILDING SETBACK FROM THE MINIMUM FRONT YARD SETBACK	10'	29'-4"

1. As the property line on South Mathilda does not coincide with the back of walk with the required street section updates, this standard has been measured from the 14' "Streetscape/Sidewalk" required by DSP §7.5.2.A, which has been measured from the face of curb.
2. See Diagram 1B and Objective Design Standards Response Document for additional information regarding entry design.

OBJECTIVE DESIGN DIAGRAMS: SITE DESIGN STANDARDS

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DIAGRAM 1B SITE DESIGN STANDARDS
CHARLES STREET FRONTAGE



SITE DESIGN STANDARDS (OBJECTIVE DESIGN STANDARDS TABLE 2A)		
CHARLES STREET		
STANDARD	**REQUIRED**	**ACTUAL**
FRONT YARD SETBACK	0'	0'
REQUIRED BUILDING FRONTAGE AT MINIMUM FRONT YARD SETBACK	65-85%	35.66%
MAXIMUM BUILDING SETBACK FROM THE MINIMUM FRONT YARD SETBACK	10'	56'-0"[1]

1. Frontage shown in yellow has been intentionally set further back to reduce the length of frontage along Charles Street and thus the impact on residents on the opposite side of Charles Street. See Neighborhood Context Section on sheet A1.10 for more information on the relationship of the Charles Street elevation to neighboring houses.

PROPERTY LINE

STREET FRONTAGE EXTENT

BUILDING FRONTAGE AT MINIMUM FRONT YARD SETBACK

BUILDING FRONTAGE SETBACK 56'-0" TO REDUCE IMPACT ON NEIGHBORS

BUILDING FRONTAGE MORE THAN 10' FROM MINIMUM FRONT YARD SETBACK

OBJECTIVE DESIGN DIAGRAMS:
SITE DESIGN STANDARDS

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THE ENTRY IS DEFINED BY A TWO-STORY, BRICK-CLAD MASS LIFITED UP BY PILASTERS ALONG SOUTH MATHILDA AVENUE (OBJECTIVE DESIGN STANDARDS TABLE 4A).

A CANOPY OVER ENTRY DOOR HIGHLIGHTS THE ENTRY AND WRAPS AROUND THE CORNER TO ENGAGE BOTH STREET FRONTAGES (OBJECTIVE DESIGN STANDARDS §2.3, TABLE 2B)

THE ENTRYWAY ACCENTED BY CHANGE IN EXTERNAL BUILDING MATERIAL, CONTRASTING DOOR AND ADJOINING WALL SURFACES (OBJECTIVE DESIGN STANDARDS §2.3, TABLE 2B & §4.2, TABLE 4A)

PRIMARY ENTRY IS ACCESSIBLE FROM BOTH SOUTH MATHILDA AND WEST McKINLEY AVENUES VIA AN ENTRY PLAZA (OBJECTIVE DESIGN STANDARDS CHAPTER 2, TABLE 2A); SEE ALSO CIRCULATION PLAN ON SHEET A1.4.

THE ENTRY PLAZA FEATURES ACCENT PAVING WITH BANDS OF CONTRASTING PAVERS, S.L.D. (OBJECTIVE DESIGN STANDARDS §7.6.2)

SHORT-TERM BICYCLE PARKING RACKS ARE PROVIDED NEAR THE ENTRY, S.L.D.

DIAGRAM 2A ENTRY PLAZA DESIGN

*TALL HEDGE SOFTENS APPEARANCE OF **TRANSFORMERS** ALONG THE WEST MCKINLEY FRONTAGE*

DECORATIVE METAL FENCE PROVIDES SCREENING FROM SOUTH MATHILDA FRONTAGE



TRANSFORMER

DIAGRAM 2B TRANSFORMER ENLARGEMENT

OBJECTIVE DESIGN DIAGRAMS:
ENTRY PLAZA DESIGN

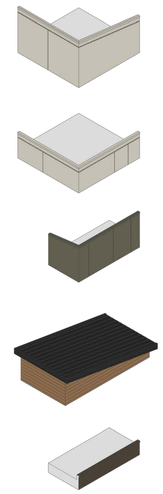
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DIAGRAM 3A BUILDING BASE, MIDDLE, & TOP ARTICULATION - SOUTH MATHILDA AVENUE ELEVATION



ROOF TYPE A
SLOPED PARAPET WALL WITH 2" REGLET OFFSET 12" FROM TOP OF WALL TO CREATE CAP.

ROOF TYPE B
FLAT PARAPET WITH 2" REGLET OFFSET 12" FROM TOP OF WALL TO CREATE CAP

ROOF TYPE C
PARAPET OF SECONDARY CONTRASTING BODY COLOR BREAK UP LIGHTER COLORED PRIMARY ROOF FORMS; SLOPES BACK PERPENDICULAR TO ELEVATION PLANE

ROOF TYPE D
SLOPED ROOF WITH 4" OVERHANG OVER STAIR TOWER ELEMENTS; DARK LAP SIDING CONTRASTS WITH OTHER COLORS; HEIGHT IS 5'-0" OR MORE ABOVE THE PRIMARY PARAPET WALL HEIGHT

ROOF TYPE E
FLAT PARAPET, EITHER 12" OR 42", IN DARK LAP SIDING, USED IN RECESSES TO SEGMENT BUILDING LENGTH INTO SMALL WIDTHS.

STREET STEPBACKS - PECENTAGE OF TOTAL BUILDING ELEVATION ALONG FRONTAGE		
STREET	**REQUIRED**	**ACTUAL**
SOUTH MATHILDA AVENUE	70%	94.50%
WEST McKINLEY AVENUE		70.26%

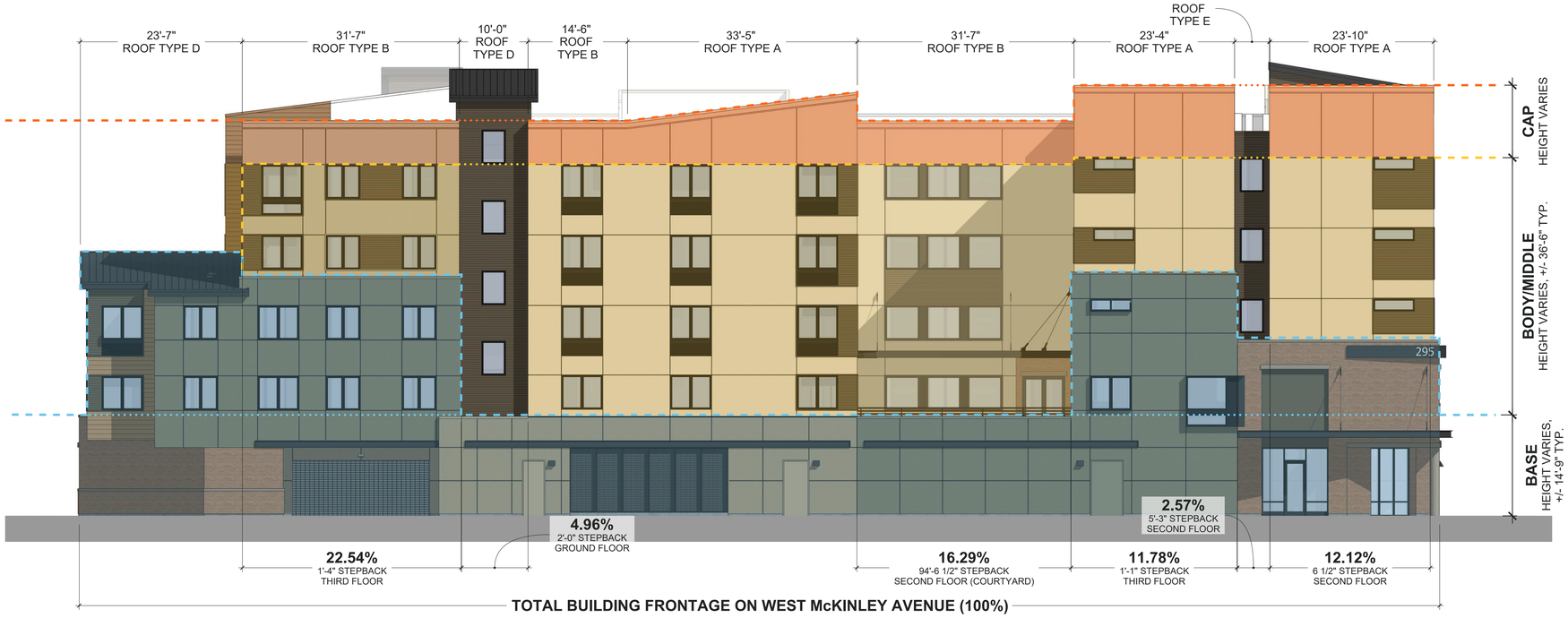


DIAGRAM 3B BUILDING BASE, MIDDLE, & TOP ARTICULATION - WEST McKINLEY AVENUE ELEVATION

OBJECTIVE DESIGN DIAGRAMS: BUILDING ARTICULATION

0 8 16 32

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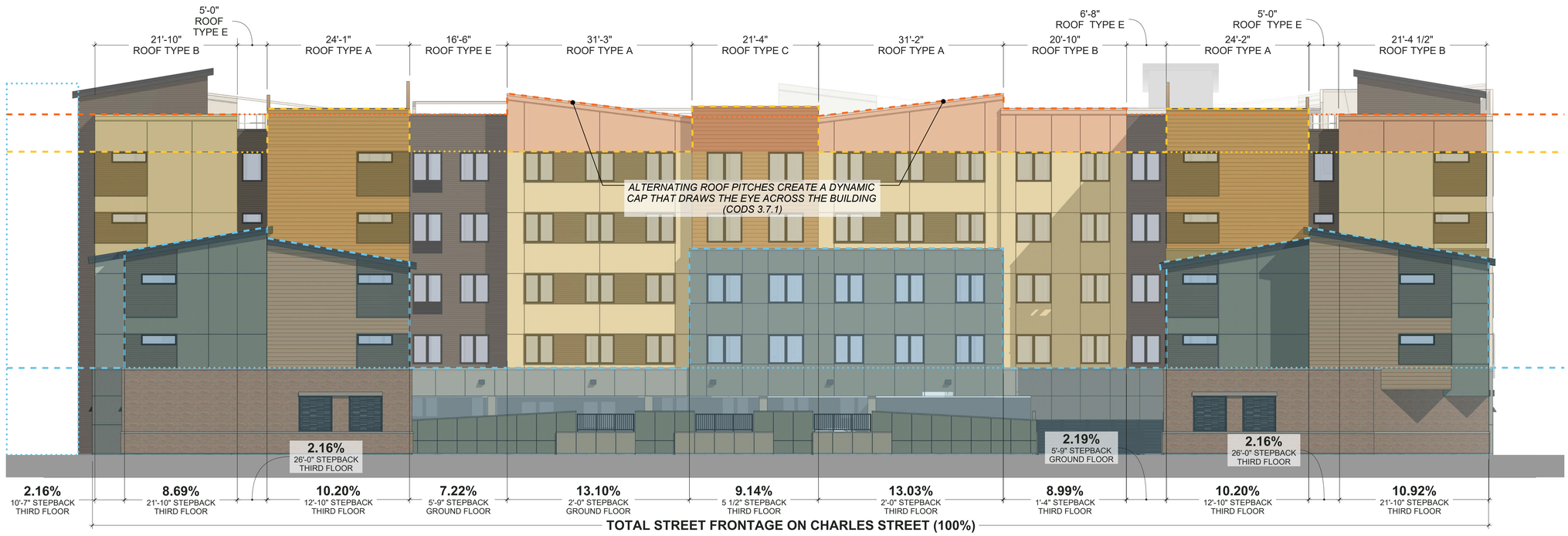
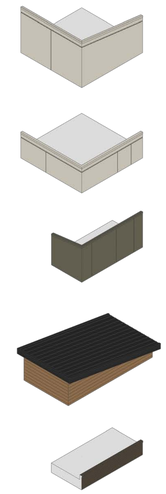


DIAGRAM 3C BUILDING BASE, MIDDLE, & TOP ARTICULATION - CHARLES STREET ELEVATION



ROOF TYPE A
SLOPED PARAPET WALL WITH 2" REGLET OFFSET 12" FROM TOP OF WALL TO CREATE CAP.

ROOF TYPE B
FLAT PARAPET WITH 2" REGLET OFFSET 12" FROM TOP OF WALL TO CREATE CAP

ROOF TYPE C
PARAPET OF SECONDARY CONTRASTING BODY COLOR BREAK UP LIGHTER COLORED PRIMARY ROOF FORMS; SLOPES BACK PERPENDICULAR TO ELEVATION PLANE

ROOF TYPE D
SLOPED ROOF WITH 4" OVERHANG OVER STAIR TOWER ELEMENTS; DARK LAP SIDING CONTRASTS WITH OTHER COLORS; HEIGHT IS 5'-0" OR MORE ABOVE THE PRIMARY PARAPET WALL HEIGHT

ROOF TYPE E
FLAT PARAPET, EITHER 12" OR 42", IN DARK LAP SIDING, USED IN RECESSES TO SEGMENT BUILDING LENGTH INTO SMALL WIDTHS.

STREET STEPBACKS - PECENTAGE OF TOTAL BUILDING ELEVATION ALONG FRONTAGE		
STREET	**REQUIRED**	**ACTUAL**
CHARLES STREET	70%	100%



DIAGRAM 3D BUILDING BASE, MIDDLE, & CAP ARTICULATION - NORTH ELEVATION

OBJECTIVE DESIGN DIAGRAMS:
BUILDING ARTICULATION

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A4.5



DIAGRAM 4A GLAZING VARIETY & GROUND FLOOR ACCENTS - SOUTH MATHILDA AVENUE ELEVATION



DIAGRAM 4B GLAZING VARIETY & GROUND FLOOR ACCENTS - WEST McKINLEY AVENUE ELEVATION

WINDOW TYPE 1 (TYPICAL BEDROOM)
OPERABLE 60" x 60"

WINDOW TYPE 2 (TYPICAL LIVING ROOM)
UPPER OPERABLE 72" x 60"

WINDOW TYPE 3
UPPER OPERABLE 60" x 60"
LOWER FIXED 60" x 22"

WINDOW TYPE 4
FIXED 42" x 60"

WINDOW TYPE 5
FIXED 60" x 60"

WINDOW TYPE 6
FIXED 72" x 22"

WINDOW TYPE 7
UPPER FIXED 60" x 60"
LOWER FIXED 60" x 22"

WINDOW TYPE 8
STOREFRONT WINDOWS

AWNING AND METAL HEADERS OVER GROUND FLOOR STOREFRONT
75.98% OF SOUTH MATHILDA FRONTAGE
73.01% OF WEST McKINLEY FRONTAGE

OBJECTIVE DESIGN DIAGRAMS:
GLAZING & GROUND FLOOR ACCENTS

0 8 16 32

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DIAGRAM 4C GLAZING VARIETY & GROUND FLOOR ACCENTS - CHARLES STREET ELEVATION

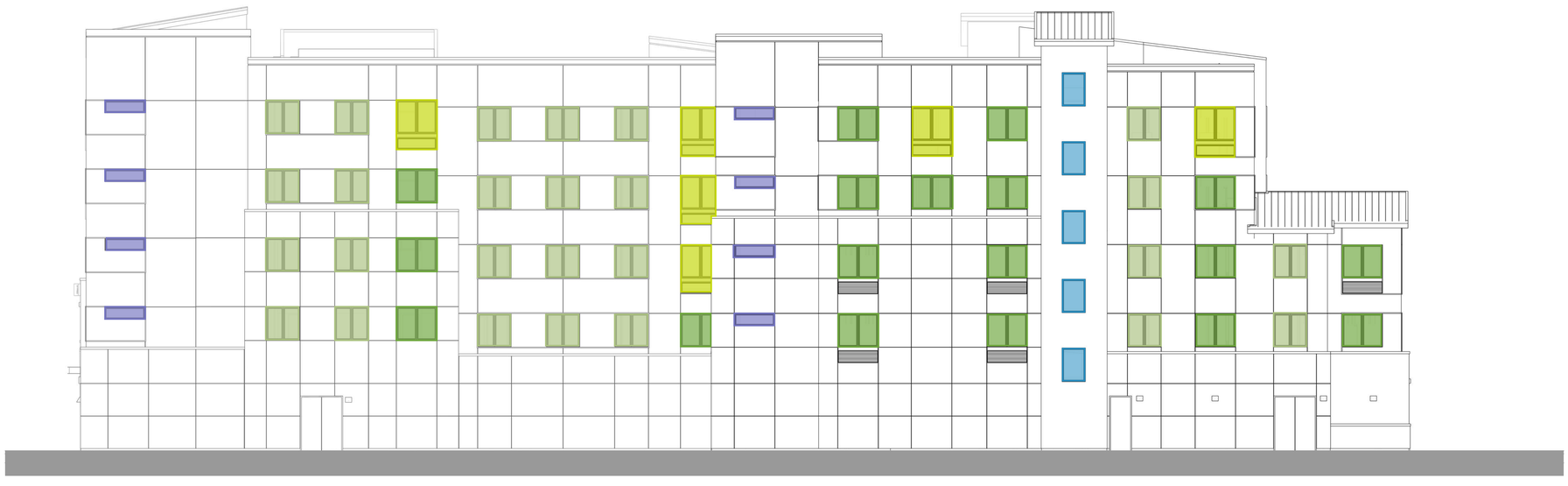


DIAGRAM 4D GLAZING VARIETY & GROUND FLOOR ACCENTS - NORTH ELEVATION

WINDOW TYPE 1 (TYPICAL BEDROOM)
OPERABLE 60" x 60"

WINDOW TYPE 2 (TYPICAL LIVING ROOM)
UPPER OPERABLE 72" x 60"

WINDOW TYPE 3
UPPER OPERABLE 60" x 60"
LOWER FIXED 60" x 22"

WINDOW TYPE 4
FIXED 42" x 60"

WINDOW TYPE 5
FIXED 60" x 60"

WINDOW TYPE 6
FIXED 72" x 22"

WINDOW TYPE 7
UPPER FIXED 60" x 60"
LOWER FIXED 60" x 22"

WINDOW TYPE 8
STOREFRONT WINDOWS

OBJECTIVE DESIGN DIAGRAMS:
BUILDING FRONTAGE & GLAZING

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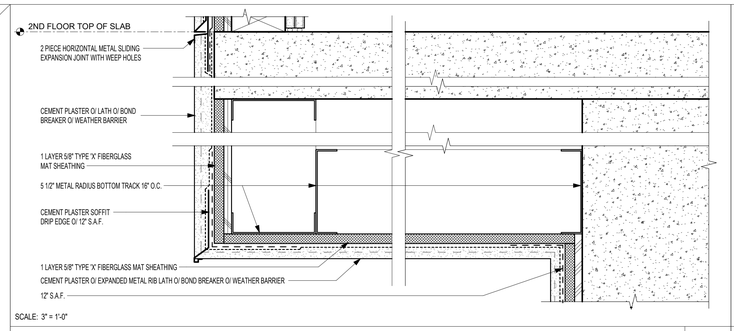
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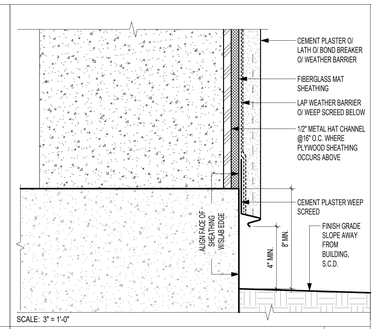
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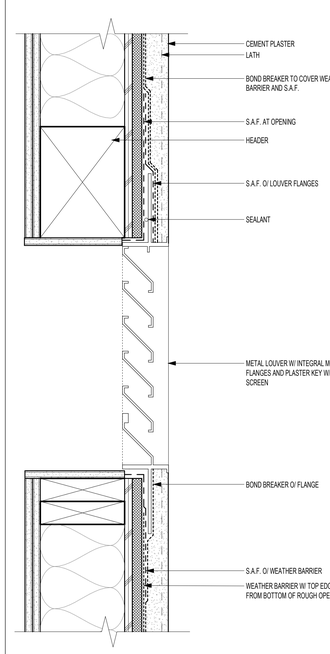
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SOFFIT AT GARAGE DOOR OPENING | 8



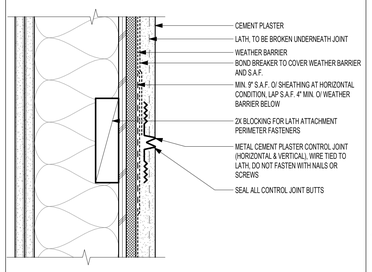
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C.P. @ GRADE @ CONC. WALL | 4



SCALE: 3" = 1'-0"

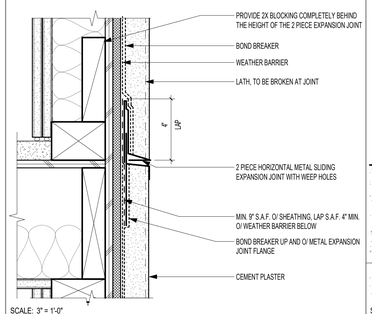
MECHANICAL LOUVER AT CEMENT PLASTER | 10



NOTE: SEE ELEVATION SHEETS FOR ALL VERTICAL AND HORIZONTAL CONTROL JOINT LOCATIONS.

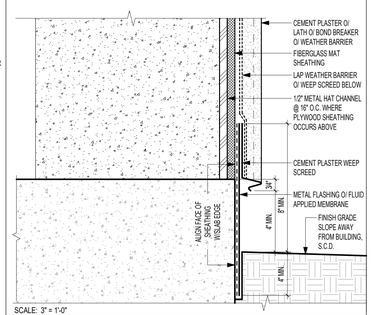
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CONTROL JOINT AT CEMENT PLASTER | 7



SCALE: 3" = 1'-0"

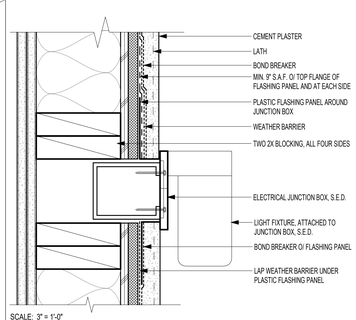
EXPANSION JOINT AT CEMENT PLASTER | 6



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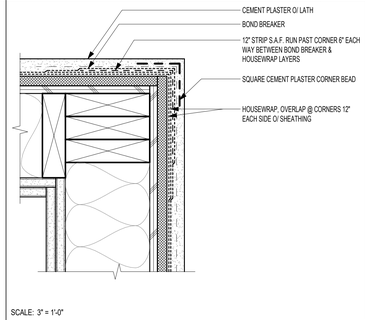
C.P. @ GRADE LESS THAN 8" @ CONC. WALL | 3

NOT USED



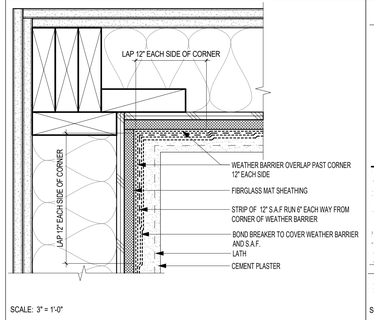
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LIGHT FIXTURE AT CEMENT PLASTER | 13



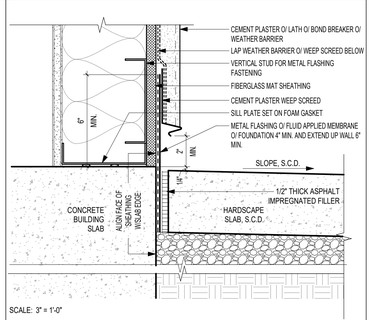
SCALE: 3" = 1'-0"

OUTSIDE CORNER AT CEMENT PLASTER | 9



SCALE: 3" = 1'-0"

INSIDE CORNER AT CEMENT PLASTER | 5



SCALE: 3" = 1'-0"

CP @ HARDSCAPE @ MTL. STUD WALL | 1

TYPICAL DETAILS

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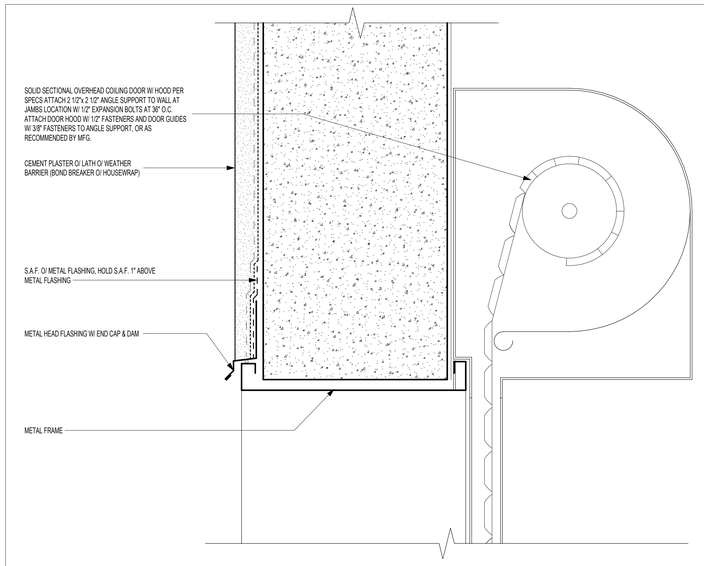
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DATE 04.07.2026

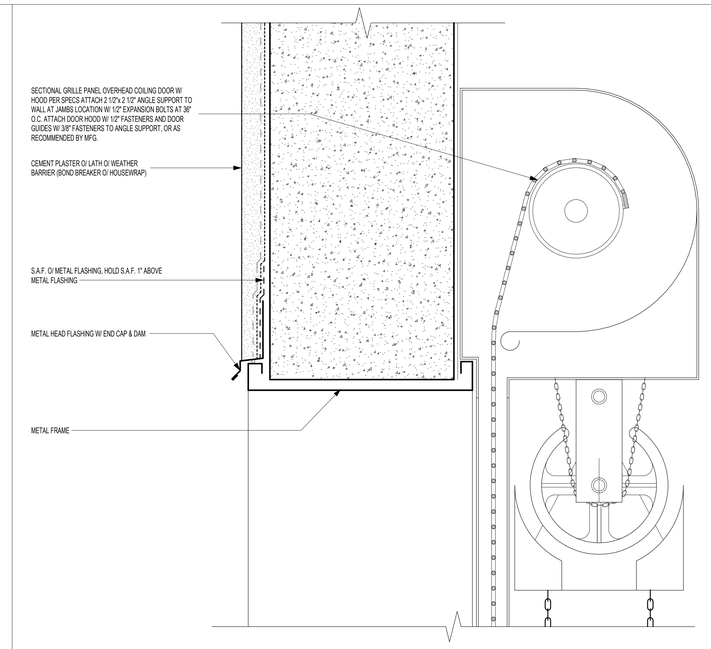
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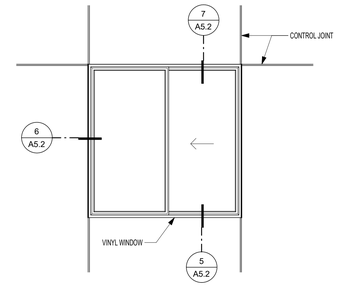
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OVERHEAD COILING DR HEAD @ CP @ DUMPSTER ROOM | 19



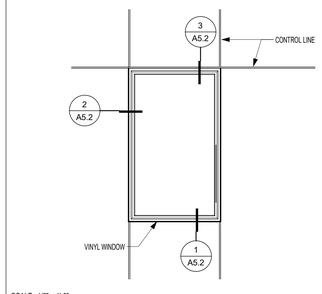
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OVERHEAD COILING DOOR HEAD @ CP @ GARAGE | 11



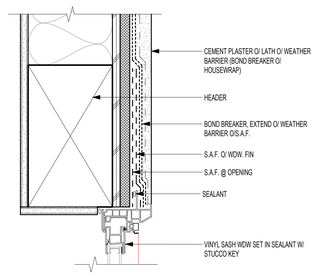
SCALE: 1/2" = 1'-0"

OPERABLE WINDOW AT CEMENT PLASTER | 8



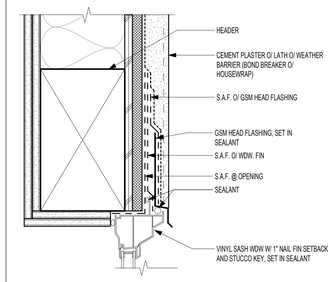
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FIXED WINDOW AT CEMENT PLASTER | 4



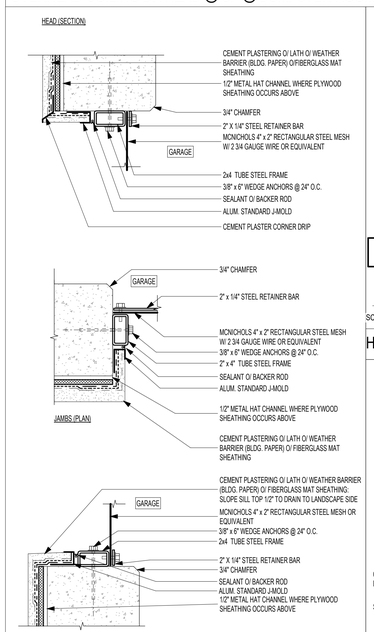
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SLIDING WDW HEAD @ CEMENT PLASTER | 7



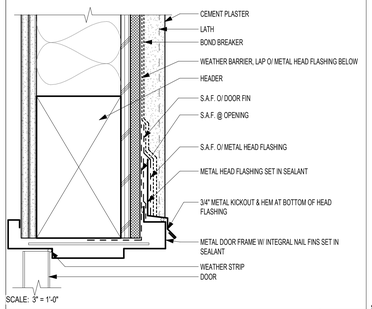
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WINDOW HEAD AT CEMENT PLASTER | 3



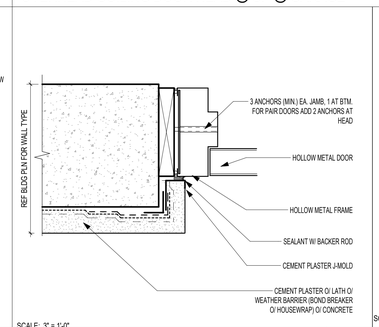
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METAL PANEL AT GARAGE OPENINGS @ CP | 21



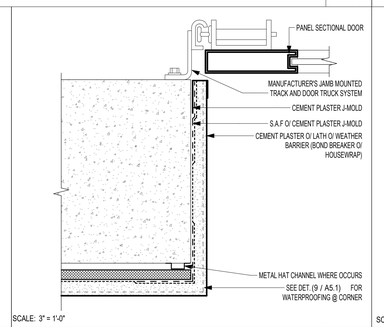
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HM DOOR HEAD AT CEMENT PLASTER | 18



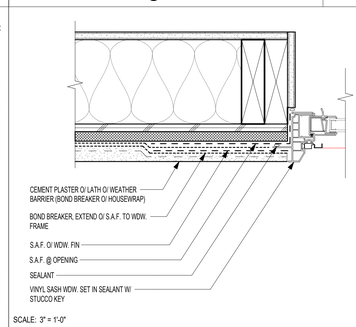
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OUTSWING HM DOOR JAMB AT CONCRETE | 14



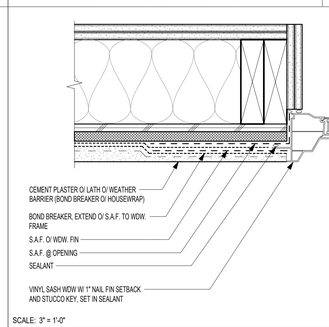
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OVERHEAD COILING DR. JAMB @ GARAGE | 10



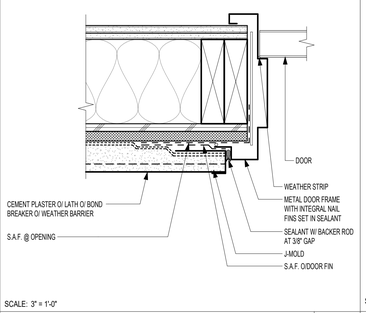
SCALE: 3" = 1'-0"

SLIDING WDW JAMB @ CEMENT PLASTER | 6



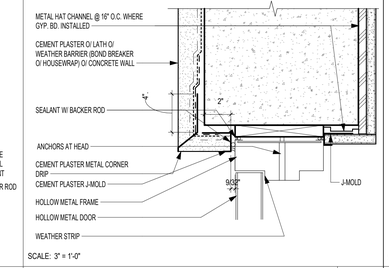
SCALE: 3" = 1'-0"

FIXED WINDOW JAMB AT CEMENT PLASTER | 2



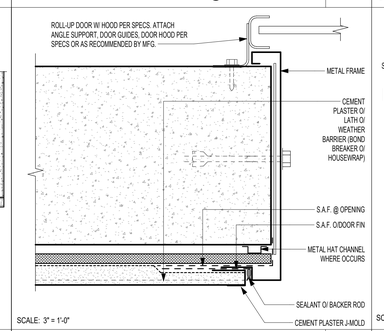
SCALE: 3" = 1'-0"

HM DOOR JAMB AT CEMENT PLASTER | 17



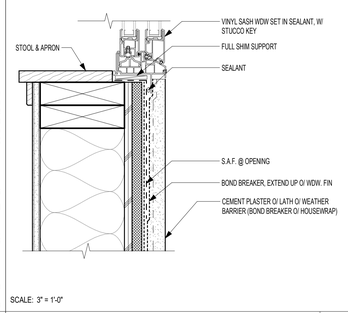
SCALE: 3" = 1'-0"

OUTSWING HM DOOR HEAD AT CONCRETE | 13



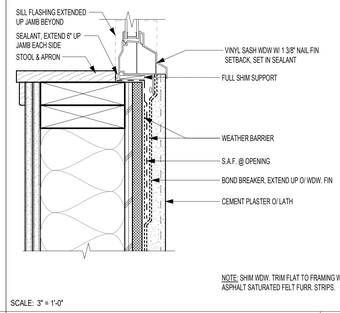
SCALE: 3" = 1'-0"

OVERHEAD COILING DR. JAMB @ DUMPSTER RM. | 9



SCALE: 3" = 1'-0"

SLIDING WDW SILL @ CEMENT PLASTER | 5



SCALE: 3" = 1'-0"

FIXED WINDOW SILL AT CEMENT PLASTER | 1

TYPICAL DETAILS

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

MIDPEN HOUSING CORPORATION

MidPen HOUSING | DAHLIN

JOB NO. 552.062
DATE 04.07.2026

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A5.2



* GROUND LEVEL AND 2ND FLOOR MATRIX SHOWN

SHEET INDEX

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L.11	SITE LANDSCAPE PLAN
L.12	PODIUM LANDSCAPE PLAN
L.13	OPEN SPACE DIAGRAM
L.20	TREE DISPOSITION PLAN
L.21	ARBORIST REPORT
L.30	OVERALL PLANTING PLAN
L.31	PLANTING NOTES, LEGENDS AND DETAILS
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L.40	OVERALL IRRIGATION ZONING DIAGRAM
L.41	IRRIGATION NOTES, LEGENDS & DETAILS

ILLUSTRATIVE LANDSCAPE PLAN

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

MIDPEN HOUSING CORPORATION

MidPen HOUSING
THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners
DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 552.062
DATE 04.07.2026

L.10

EXISTING FENCE ON PROPERTY LINE TO REMAIN.

4 L3.1 NEW WOOD FENCE WITH 3' GATE

RAMP ACCESS WALK

PLANTING BUFFER

CHARLES ST

CITY OF SUNNYVALE STANDARD FOR CHARLES ST:
- 4' wide planting strip
- street trees with continuous root barrier
- 5' wide pedestrian concrete sidewalk

Trash Pick-Up Driveway Accent Scoring at Pedestrian Crossing.

S MATHILDA AVE

EXISTING ON AND OFFSITE TREES TO REMAIN.

EXISTING FENCE ON PROPERTY LINE TO REMAIN.

PLANTING BUFFER

4 L3.1 NEW WOOD FENCE WITH 3' GATE

CITY OF SUNNYVALE STANDARD FOR MATHILDA AVE:
- 4'x4' tree grate
- street trees with continuous root barrier

CITY OF SUNNYVALE STANDARD FOR MATHILDA AVE:
- 12' wide pedestrian concrete sidewalk
- 4x8 paver bands

PLANTING STRIP

FRONTAGE PLAZA:
- accent paving w/ bands
- central planting island below 3'
- accent planter pots
- bike parking

W MCKINLEY AVE

GARAGE DRIVE-IN: Accent Scoring at Pedestrian Crossing.

CITY OF SUNNYVALE STANDARD FOR MCKINLEY AVE:
- 10' wide pedestrian concrete sidewalk

5 L3.1 New Metal Fence 5' Tall

CITY OF SUNNYVALE STANDARD FOR MCKINLEY AVE:
- 4'x4' tree well
- street trees with continuous root barrier

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

SITE LANDSCAPE PLAN

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

MIDPEN HOUSING CORPORATION

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DATE 04.07.2026

L.11



PLAY AREA: 748 SF (730 SF REQUIRED)

PLANTING AREA: 998 SF (25%=926 SF REQUIRED)

TOTAL AREA: 3,702

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

PODIUM LANDSCAPE PLAN

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

MIDPEN HOUSING CORPORATION

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L.12



* GROUND LEVEL AND 2ND FLOOR MATRIX SHOWN

LANDSCAPED AREAS LEGEND

	Total Site	45,266 SF
	Landscaped Area	13,302 SF (29.4%)
	Usable Open Space Counted at 100%	5,558 SF
	Usable Open Space Counted at 50%	896 SF
	Total Useable Open Space	6,454 SF

Required Minimum Usable Open Space:
In DSP - Downtown Specific Plan Zoning, Block 16: 50 SF/Unit
110 Total Units x 50 SF/Unit = 5,500 SF min. required.

OPEN SPACE DIAGRAM

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

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MidPen HOUSING

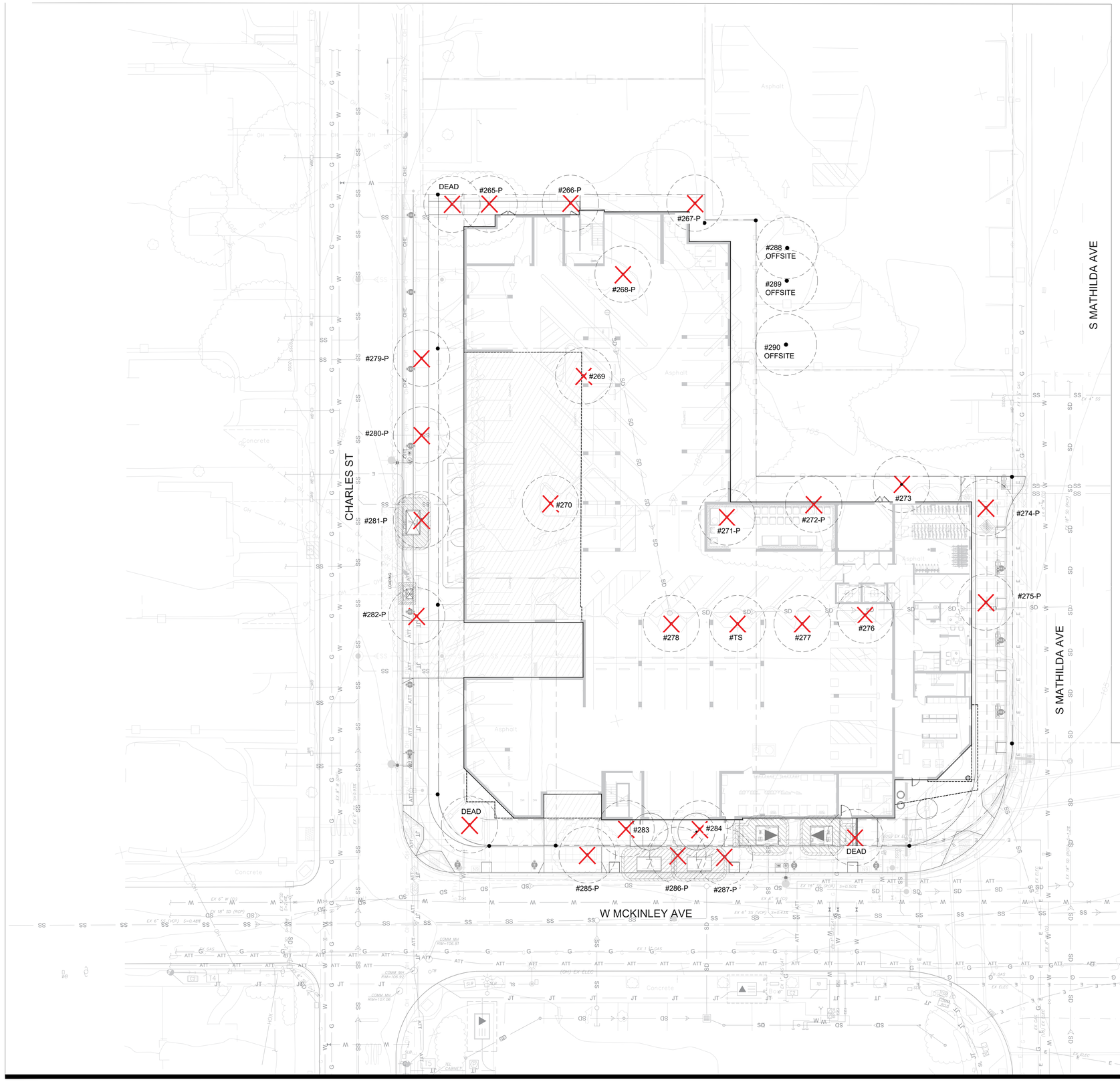
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925-251-7200

L.13



TREE DISPOSITION LEGEND

KEY	DESCRIPTION	QUANTITY
#XX-P P - protected tree	EXISTING PROTECTED TREE TO REMAIN	0
#XX OFFSITE	EXISTING OFF-SITE TREE TO REMAIN	3
#XX	EXISTING ON-SITE TREE TO REMAIN	0
#XX-P P - protected tree	EXISTING PROTECTED TREE TO BE REMOVED	15
#XX	EXISTING TREE TO BE REMOVED	8
DEAD	EXISTING DEAD TREE TO BE REMOVED	3
TS	Too Small to Count	1
TREES TO REMAIN		3
TREES TO BE REMOVED		27
NEW PROPOSED TREES *		50
TOTAL TREES AT PROJECT COMPLETION		53

TREE MITIGATION

TREE TYPE	# OF TREES TO BE REMOVED	MITIGATION REQUIREMENT	
PROTECTED TREE	14	(1) 24" BOX TREE	= 14
TREE	8	(1) 15 GALLON TREE OR LARGER	= 8
DEAD OR TOO SMALL	3	(1) 15 GALLON TREE OR LARGER	= 3

TREE PROPOSAL*

TREE TYPE	MITIGATION REQUIREMENT
PROPOSED 24" BOX TREES	36 / (12 surplus trees)
PROPOSED 15 GAL TREES	12 / (1 surplus trees)

Notes:
* See Planting plan, sheet L.30
For additional information for tree type and size to be removed, please see Arborist report dated September, 2024.

TREE PROTECTION PRUNING NOTES

1. All trees designated to be preserved shall be verified by the Project Superintendent. This shall occur prior to the removal of any trees on-site.
2. Neighboring trees overhanging the site should be protected from site construction impacts in the same manner as existing on-site trees to be preserved.
3. Tree drip zone areas shall be protected with a 5' high chain link fence enclosure mounted on 2 inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10 foot spacing. The fence shall enclose the entire area under the dripline. Spray paint the top of the fence with bright orange paint before unrolling the fabric to ensure visibility of the barrier. In no case shall any vehicles or equipment be permitted to be stored within this enclosed area. Fence shall be erected before construction begins and remain in place until time for relocation.
4. No materials or topsoil shall be stored within the tree enclosure area.
5. No trenching within enclosure shall be permitted. Any tree roots encountered outside of the enclosure smaller than 2" shall be cut clean with the approved tree pruning tools and sealed with an approved fungicidal tree sealant. Tree roots 2" or larger shall not be cut. Route pipes into alternate location to avoid roots 2" or larger shall not be cut. Route pipes into alternate location to avoid conflict. Any damaged or torn roots are to be root pruned and sealed with orange shellac.
6. No grading or trenching shall be permitted within the fenced zone or under the dripline except as specifically noted on the plans.
7. No soil sterilants shall be applied under pavement near existing trees.
8. Fertilizer and water soil injections must be done during April-May of the year of construction as well as the year after. These shall consist of Miller Nutrileaf 20-20-20 or equal at 5.5 pounds per 100 gallons of water or equivalent, or as recommended by the Arborist. This shall be applied to a depth of at least 18" and at a 20 degree angle toward the tree trunk at a rate of 10 gallons per inch of tree caliper.
9. Above ground surface runoff shall not be directed into the tree canopy area from adjacent areas.
10. A supplemental irrigation program is recommended at regular intervals (every three to four weeks) during the period in May 1 through Oct. 31. Irrigation is to be applied at or above the 'dripline' in an amount sufficient to supply approximately fifteen gallons of water for each inch in trunk diameter.
11. Irrigation can be provide by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hose, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.
12. Periodic inspections by a qualified Arborist are recommended during construction activities, particularly as trees are impacted by trenching/grading operations. Any recommendations by the Arborist for maintaining the health of trees are to be implemented.
13. Tree Pruning Notes. All trees shall be pruned in compliance with the following industry standards:
A. All specifications for working on protected trees shall be written and administered by a qualified arborist.
B. All work on protected trees shall be in accordance with the industry Standard Practices for Tree Care Operations outlined in the ANSII A300-1995 and ANSI33-1994.
C. All Specified tree work shall be designed to promote practices which encourage the preservation of tree structure and health, in accordance with the current Tree Pruning Guidelines (International Society of Arboriculture). An I.S.A. Certified Arborist or Tree Worker must be present at all times during pruning operations.
14. The Tree Protection Plan shall be installed prior to issuance of any Building or Grading Permits, subject to the on-site inspection and approval by the City Arborist and shall be maintained in place during the duration of construction and shall be added to any subsequent building permit plans.

TREE DISPOSITION PLAN

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

MIDPEN HOUSING CORPORATION

MidPen HOUSING
THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners
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5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 552.062
DATE 04.07.2026

L.20

Tree Assessment Map

295 S. Mathilda Avenue
Sunnyvale, CA

Prepared for:
MidPen Housing
Oakland, CA

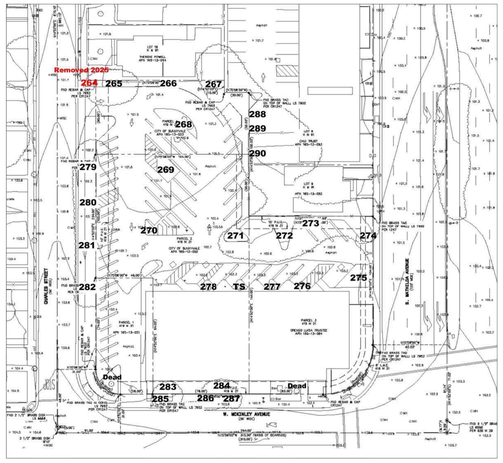
Revised April 2026

July 2024

No Scale

Notes:
Base map provided by:
BKF
San Jose, Ca

Numbered tree locations are approximate.



HORT SCIENCE
BARTLETT CONSULTING
2550 Ninth Street, Suite 112
Berkeley, California 94710
Phone 925.484.0211
Fax 925.484.0596

Tree Assessment

295 South Mathilda Avenue
Sunnyvale, CA
April 2026

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
264	Canary Island date palm	37	Yes	3	n/a	Tree was removed by unknown parties late 2025.
265	Chinese pistache	12	Yes	3	Moderate	In 4' planter; multiple attachments at 9'; full crown.
266	Chinese pistache	12	Yes	3	Moderate	In 4' planter; multiple attachments at 6' with wide attachment.
267	Coast redwood	57	Yes	4	Moderate	Huge tree at corner of property; surrounded by fence; multiple attachments high in crown; good vigor.
268	Chinese pistache	15	Yes	3	Moderate	In 6' planter; multiple attachments at 6'; girdling root; full, wide spreading crown.
269	Crape myrtle	8	No	4	High	In large planter; multiple attachments at 7'; good structure; slightly thin.
270	Chinese pistache	11	No	3	Low	In 6' planter; multiple attachments at 7'; large tearout on south side.
271	Olive	12,11	Yes	2	Low	In 7' planter; codominant stems at 2'; extensive trunk wounds; minor dieback.
272	Deodar cedar	32	Yes	4	Moderate	2' from curb; lost top; flat top; good overall structure; no basal flare; heavy laterals.
273	Chinese pistache	11	No	3	Moderate	In 7' planter; codominant stems at 6'; crossing branches.
274	Chinese pistache	17	Yes	3	Moderate	In large planter; multiple attachments at 6'; full, wide spreading crown; heavy laterals.
275	Chinese pistache	16	Yes	3	Moderate	In large planter; multiple attachments at 6'; slightly thin.
276	Evergreen pear	9	No	3	Low	In 5' planter; at edge of building; codominant stems at 9'; poor structure; minor fireblight.
277	Evergreen pear	7	No	3	Low	In 5' planter; at edge of building; codominant stems at 9'; poor structure.
278	Evergreen pear	8	No	3	Low	In 5' planter; at edge of building and close to manhole; codominant stems at 8'; poor structure.
279	Australian willow	18	Yes	2	Low	Adjacent to power lines; multiple attachments at 4'; poor structure; thin crown; small twig dieback.
280	Coast redwood	39	Yes	3	Low	Adjacent to power lines; side pruned along power lines; multiple attachments at 9'; dead sprouts at base from suspected herbicide treatment.

Tree Assessment

295 South Mathilda Avenue
Sunnyvale, CA
April 2026

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
281	Australian willow	19	Yes	3	Low	Adjacent to power lines; multiple attachments at 5'; massive girdling root; displacing sidewalk.
282	Australian willow	20	Yes	3	Low	Adjacent to power lines; multiple attachments at 5'; large root; sidewalk replaced 2' from trunk.
283	Crape myrtle	9	No	4	Moderate	5' from building edge; good form and structure; slightly thin.
284	Crape myrtle	9	No	4	Moderate	5' from building edge; good form and structure; slightly thin.
285	Italian cypress	18	Yes	5	High	In 5' x 9' planter; size is estimated; typical form; full, dense crown to ground; excellent vigor.
286	Italian cypress	18	Yes	5	High	In 5' x 9' planter; size is estimated; typical form; full, dense crown to ground; excellent vigor.
287	Italian cypress	20	Yes	5	High	In 5' x 19' planter; size is estimated; typical form; full, dense crown to ground; excellent vigor.
288	California pepper	16	Yes	3	Low	Off site; no tag; at fence line; crown extends 24' and bows over site.
289	Blackwood acacia	14	Yes	3	Low	Off site; no tag; at fence line; crown extends 14' over site; fairly upright.
290	Blackwood acacia	12	Yes	3	Low	Off site; no tag; at fence line; crown extends 12' over site; heavily suppressed by huge blue gum on the east side.

Preliminary Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Tree Protection Zone

1. A **TREE PROTECTION ZONE** shall be identified for each tree to be preserved. The **TREE PROTECTION ZONE** shall be the existing wall at property line for off-site trees #288 – 290.
3. No underground services including utilities, sub-drains, water, or sewer shall be placed in the **TREE PROTECTION ZONE**.
4. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
5. Any additional tree pruning needed for clearance during construction must be performed by Certified Arborist and not by construction personnel.

Maintenance of impacted trees

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting

Pam Nagle
Consulting Arborist and Urban Forester
ISA Certified Arborist #WE-9617A
ISA Tree Risk Assessment Qualified
Registered Consulting Arborist #805

Preliminary Evaluation of Impacts and Recommendations for Action

Appropriate tree retention requires a practical match between the location and intensity of construction activities and the quality and health of trees. The **Tree Assessment** was the reference point for tree condition and quality. Potential impacts from the proposed project were assessed using the 295 South Mathilda Special Development Permit Application set prepared by Dahlin (10/6/2025) and discussions with the project team. This report is preliminary because no site layout, grading, utility, landscape or other construction plans were reviewed.

The plan calls for demolition of the existing building and parking lot and construction of a six-story residential building. The site will be redeveloped from property line to property line with the northwest corner minimally disturbed. The three off-site trees (#288, 289 and 290) appear to be approximately 5 to 15 feet away from impacts and may need clearance pruning during project construction. Potential impacts to all other trees will be severe, making it unlikely that the remainder of the trees can be retained.

Based on my assessment of the proposed plan and evaluation of the trees, I recommend preservation of *Protected* off-site trees #288, 289, and 290. Twenty-three (23) trees will be removed to construct the project; fifteen (15) of these are *Protected*. Proposed disposition of individual trees is noted in Table 3 (next page).

A Tree Removal Permit is required to remove any *Protected* tree. The City of Sunnyvale usually requires replanting of standard 24-inch box size tree(s) when a tree removal permit is granted. The City may require larger or smaller replacement trees upon review of specific cases; the species and location do not need to be the same as what was previously removed. Replanting must occur within a specified time period, typically 90 days from the date the tree is removed. An in-lieu fee must be paid if the tree(s) are not replaced.

Successful retention of the trees to be preserved will depend on the care with which work is performed around the trees and all parties committing to the **Preliminary Tree Preservation Guidelines** (see page 9).

Estimate of Value

The City of Sunnyvale requires establishing the value of all assessed trees. To accomplish this, I used the standard methods found in *Guide for Plant Appraisal*, 10th edition (published in 2018 by the International Society of Arboriculture, Champaign IL). In addition, I referred to *Species Classification and Group Assignment* (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in estimating tree value.

The reproduction cost of landscape trees is based upon four factors: size, condition, functional limitations and external limitations. Size is measured as trunk diameter, normally 54 inches above grade. Condition reflects the health and structural integrity of the individual, as noted in the ***Tree Assessment*** (see ***Exhibits***). Functional limitations consider the interaction of the tree with its planting site currently and for the foreseeable future. I did not identify any external limitations at this site.

The total estimate of value for the 26 trees assessed in this report is $168,650. The value of the 23 trees to be removed is $163,300. The value of the three trees that can be preserved is $5,350. Details of the individual appraisals are included in Table 3 (next page).

ARBORIST
REPORT

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA
MIDPEN HOUSING CORPORATION

MidPen HOUSING
THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners
DAHLIN

JOB NO. 552.062
DATE 04.07.2026
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



* GROUND LEVEL AND 2ND FLOOR MATRIX SHOWN

PLANT PALETTE

TREES

KEY	SIZE	QTY	BOTANICAL NAME	COMMON NAME	SPACING / COMMENTS	CA NATIVE	WUCOLS
ACE PAL	24"BOX	2	Acer palmatum 'Aoyagi'	True Green Bark Maple		No	Moderate
ACE RUB	24"BOX	4	Acer Rubra	Red Maple		No	Moderate
AES CAL	24"BOX	10	Aesculus californica	California Buckeye		Yes	Very Low
LAG NAT	24"BOX	3	Lagerstroemia 'Natchez'	Crape Myrtle		No	Low
LYO FLO	15GAL	12	Lyonothamnus floribundus	Santa Cruz Island Ironwood		Yes	Low
OLE EUR	24"BOX	1	Olea europea 'Swan Hill'	Fruitless Olive Tree		No	Very Low
PIS CHI	24"BOX	5	Pistache chinensis	Chinese Pistache		No	Low
POD GRA	24"BOX	4	Podocarpus gracilior	Fern Podocarpus		No	Moderate
POD HEN	24"BOX	2	Podocarpus henkelii	Henkel Yellowwood		No	Moderate
QUE SHU	24"BOX	7	Quercus shumardii	Swamp Red Oak		No	Moderate
TOTAL		50					

SHRUBS

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
ACI	5 gal	Acacia 'Cousin Itt'	Cousin Itt Acacia	24" o.c.	low
AKS	5 gal	Agave 'Kara Stripes'	Kara Stripes Agave	36" o.c.	low
DIE	5 gal	Dietes grandiflora 'Sunstripe'	Yellow Striped Fortnight Lily	30" o.c.	low
OLE	5 gal	Olea e. 'Little Ollie'	Dwarf Olive	36" o.c.	low
LSG	5 gal	Leucodendron 'Safari Goldstrike'	Yellow Conebush	36" o.c.	low
LJE	5 gal	Leucodendron 'Jester'	Jester Conebush	36" o.c.	low
RIC	5 gal	Rhaphiolepis indica 'Clara'	India Hawthorn	30" o.c.	low
ROP	5 gal	Rosmarinus officinalis prostrata	Creeping Rosemary	30" O.C.	low
PRQ	5 gal	Phormium 'Rainbow Queen'	New Zealand Flax cvs	36" o.c.	low
PXO	15 gal	Philodendron 'Xanadu'	Philodendron	40" o.c.	medium
RIB	5 gal	Ribes sanguineum	Red flowering Currant	48" o.c.	low
SAR	5 gal	Sarcococca hookeriana	Sweet Sarcococca	36" o.c.	low

PERENNIALS & GRASSES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
AMI	1 gal	Achillea millefolium 'Moonshine'	Yellow Yarrow	24" o.c.	low
CSP	1 gal	Calandrinia sp. 'Shining Pink'	'Shining Pink' Rock Purslane	12" o.c.	low
CDI	1 gal	Carex divulsa	Berkeley Sedge	12" o.c.	low
CTE	3 gal	Chondropetalum tectorum	Cape Rush	30" o.c.	low
LAV	3 gal	Lavandula x i. 'Provence'	Hedge Lavender	24" o.c.	low
LIB	1 gal	Libertia peregrinans	Orange Libertia	11" o.c.	low
LBB	1 gal	Liriope muscari 'Big Blue'	Lily Turf	18" o.c.	medium
LLT	1 gal	Lomandra longifolia 'Lime Tough'	Matt Rush	18" o.c.	low
LBE	1 gal	Lothus berthelotii	Parrots Beak	x	low
MCA	5 gal	Muhlenbergia cap. 'Regal Mist'	Pink Muhly	36" o.c.	low
MRI	5 gal	Muhlenbergia rigens	Deer Grass	36" o.c.	low
SBB	5 gal	Salvia 'Bees Bliss'	Mexican Sage	30" o.c.	low

VINES

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	
BCG	5 Gal	Bougainvillea 'California Gold'	Bougainvillea 'California Gold'		low
FIC	5 Gal	Ficus pumila	Creeping Fig		medium
PTR	5 Gal	Parthenocissus tricuspidata	Boston Ivy		low

PLAY AREA: 755 SF (730 SF REQUIRED)
PLANTING AREA: 928 SF (25%= 926 SF REQUIRED)
TOTAL AREA: 3,702

MINIMUM TREE COUNT

REQUIRED LANDSCAPE AREA :
9,053 SF (20% OF LOT AREA - 45,266 SF)

REQUIRED MINIMUM TREE COUNT: 10
(1 TREE PER 1,000 SF OF REQUIRED LANDSCAPE AREA

PROPOSED TREE COUNT: 33 (EXCLUDING STREET TREES)

NOTE:
CONTINUOUS ROOT BARRIER TO BE INSTALLED FOR ALL NEW STREET TREES

OVERALL PLANTING PLAN

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

MIDPEN HOUSING CORPORATION

MidPen HOUSING

THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners

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JOB NO. 552.062
DATE 04.07.2026

L.30

PLANT PALETTE

TREES							
KEY	SIZE	QTY	BOTANICAL NAME	COMMON NAME	SPACING / COMMENTS	CA NATIVE	WUCOLS
ACE PAL	24"BOX	2	Acer palmatum 'Aoyagi'	True Green Bark Maple		No	Moderate
ACE RUB	24"BOX	4	Acer Rubra	Red Maple		No	Moderate
AES CAL	24"BOX	8	Aesculus californica	California Buckeye		Yes	Very Low
LAG NAT	24"BOX	3	Lagerstroemia 'Natchez'	Crape Myrtle		No	Low
LYO FLO	15GAL	12	Lyonothamnus floribundus	Santa Cruz Island Ironwood		Yes	Low
OLE EUR	24"BOX	1	Olea europea 'Swan Hill'	Fruitless Olive Tree		No	Very Low
PIS CHI	24"BOX	5	Pistache chinensis	Chinese Pistache		No	Low
POD GRA	24"BOX	4	Podocarpus gracilior	Fern Podocarpus		No	Moderate
POD HEN	24"BOX	2	Podocarpus henkelii	Henkel Yellowwood		No	Moderate
QUE SHU	24"BOX	7	Quercus shumardii	Swamp Red Oak		No	Moderate
TOTAL		48					

SHRUBS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
ACI	5 gal	Acacia 'Cousin Itt'	Cousin Itt Acacia	24" o.c.	low
AKS	5 gal	Agave 'Kara Stripes'	Kara Stripes Agave	36" o.c.	low
DIE	5 gal	Dietes grandiflora 'Sunstripe'	Yellow Striped Fortnight Lily	30" o.c.	low
OLE	5 gal	Olea e. 'Little Ollie'	Dwarf Olive	36" o.c.	low
LSG	5 gal	Leucodendron 'Safari Goldstrike'	Yellow Conebush	36" o.c.	low
LJE	5 gal	Leucodendron 'Jester'	Jester Conebush	36" o.c.	low
RIC	5 gal	Rhaphiolepis indica 'Clara'	India Hawthorn	30" o.c.	low
ROP	5 gal	Rosmarinus officinalis prostrata	Creeping Rosemary	30" O.C.	low
PRQ	5 gal	Phormium 'Rainbow Queen'	New Zealand Flax cvs	36" o.c.	low
PXO	15 gal	Philodendron 'Xanadu'	Philodendron	40" o.c.	medium
RIB	5 gal	Ribes sanguineum	Red flowering Currant	48" o.c.	low
SAR	5 gal	Sarcococca hookeriana	Sweet Sarcococca	36" o.c.	low

PERENNIALS & GRASSES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
AMI	1 gal	Achillea millefolium 'Moonshine'	Yellow Yarrow	24" o.c.	low
CSP	1 gal	Calandrinia sp. 'Shining Pink'	'Shining Pink' Rock Purslane	12" o.c.	low
CDI	1 gal	Carex divulsa	Berkeley Sedge	12" o.c.	low
CTE	3 gal	Chondropetalum tectorum	Cape Rush	30" o.c.	low
LAV	3 gal	Lavandula x i. 'Provence'	Hedge Lavender	24" o.c.	low
LIB	1 gal	Libertia peregrinans	Orange Libertia	11" o.c.	low
LBB	1 gal	Liriope muscari 'Big Blue'	Lily Turf	18" o.c.	medium
LLT	1 gal	Lomandra longifolia 'Lime Tough'	Matt Rush	18" o.c.	low
LBE	1 gal	Lothus berthelotii	Parrots Beak	x	low
MCA	5 gal	Muhlenbergia cap. 'Regal Mist'	Pink Muhly	36" o.c.	low
MRI	5 gal	Muhlenbergia rigens	Deer Grass	36" o.c.	low
SBB	5 gal	Salvia 'Bees Bliss'	Mexican Sage	30" o.c.	low

VINES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	
BCG	5 Gal	Bougainvillea 'California Gold'	Bougainvillea 'California Gold'		low
FIC	5 Gal	Ficus pumila	Creeping Fig		medium
PTR	5 Gal	Parthenocissus tricuspidata	Boston Ivy		low

PLANT SPACING DIAGRAM

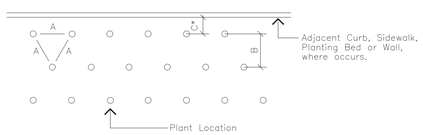


Diagram for use when plants are spaced equidistant from each other as in all ground cover plantings and massed shrub plantings

PLANT CALLOUT SYMBOL

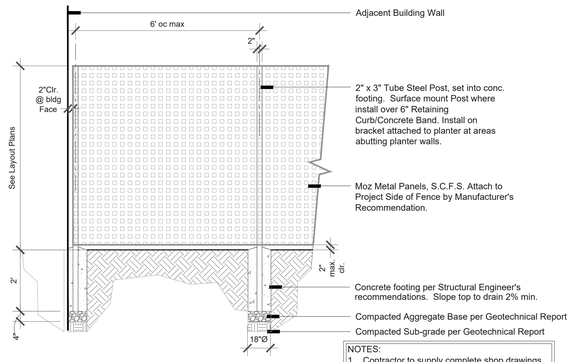


PLANT QUANTITY DIAGRAM

SPACING "A"	SPACING "B"	SPACING "C"	NO. OF PLANTS/SQUARE FOOT
6" O.C.	5.20"	2.60"	4.60
8" O.C.	6.93"	3.47"	2.60
9" O.C.	7.79"	3.90"	1.78
10" O.C.	8.66"	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80"	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36" O.C.	30.00"	15.00"	0.12
42" O.C.	36.37"	18.19"	0.09
48" O.C.	40.00"	20.00"	0.07
60" O.C.	52.00"	26.00"	0.05
72" O.C.	62.35"	31.18"	0.04

See Plant Spacing Diagram for maximum triangular spacing 'A'. This chart is to be used to determine number of ground cover required in a given area and spacing between shrub massings. Where shrub massings are shown, calculate shrub mass areas before utilizing spacing chart to determine plant quantities.

* Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing 'C' to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where C=1/2 B.

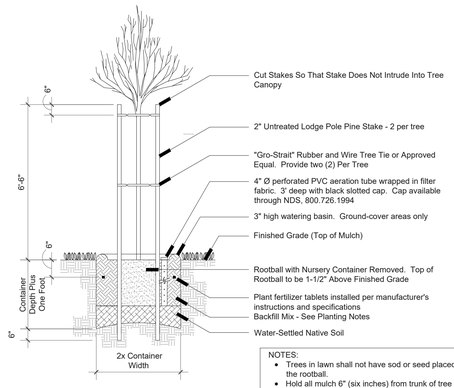


NOTES:
1. Contractor to supply complete shop drawings to Landscape Architect for review prior to construction. Detail to be reviewed by structural engineer prior to final bidding.
2. All construction to be welded steel. Grind all all welds smooth. Welds between all members to be continuous on all (4) sides.
3. All exposed metal except hardware and Bok Panels to be painted per manufacturer's specifications. Warranty to include a minimum of 5 years performance on all railings. Color to match Architectural metalwork. For installation @ concrete retaining curb, surface mount post with welded plate and masonry anchors.

NOTE: Detail and shop drawings to be Reviewed by Structural Engineer prior to Construction.

5 Perforated Metal Screen Fence

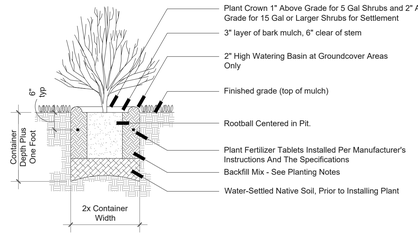
Scale: 1/2" = 1'-0"



NOTES:
- Trees in lawn shall not have sod or seed placed over the rootball.
- Hold all mulch 6" (six inches) from trunk of tree where mulch is applied over rootball.

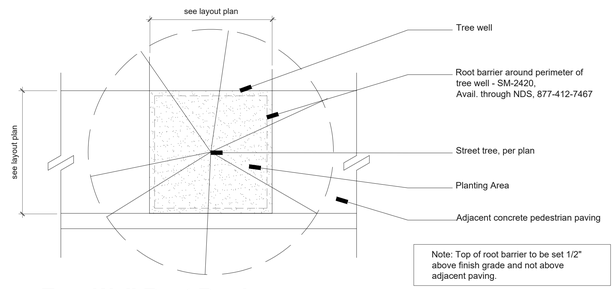
1 Tree Staking Diagram

NTS



2 Shrub Planting Detail

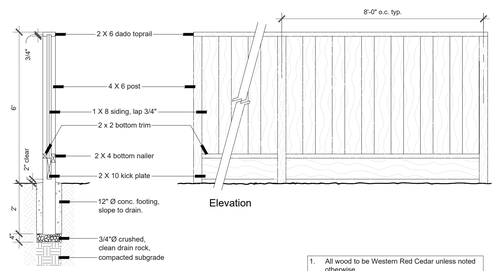
NTS



Note: Top of root barrier to be set 1/2" above finish grade and not above adjacent paving.

3 Tree Well Root Barrier

1/2" = 1'-0"



1. All wood to be Western Red Cedar unless noted otherwise.
2. All hardware to be hot dip galvanized.
3. For PL fence 2' lattice to be added on top.

4 Wood Fence

Scale: 1/2" = 1'-0"

PLANTING NOTES, LEGENDS AND DETAILS

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

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THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 552.062
DATE 04.07.2026

L.31



Parking lot area: 4,670 sf
Anticipated Tree Growth at Maturity: 1,310 sf
Percent Shaded:28%

* GROUND LEVEL AND 2ND FLOOR MATRIX SHOWN

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

PARKING LOT SHADING DIAGRAM

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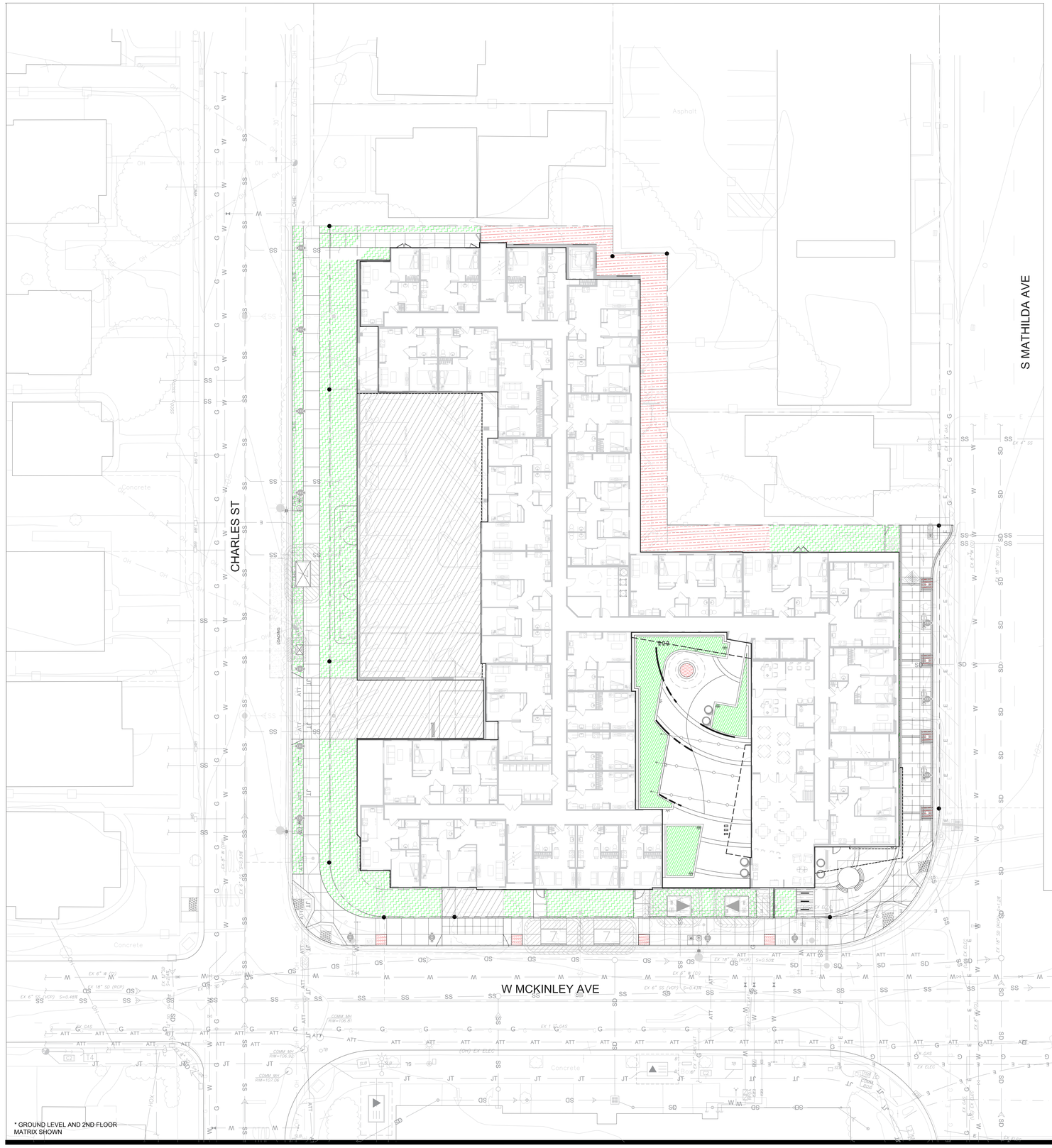
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DATE 04.07.2026

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925-251-7200

L.32



* GROUND LEVEL AND 2ND FLOOR MATRIX SHOWN

HYDROZONE LEGEND

KEY	WUCOLS Category	AREA (sf)
	Low Water Use	6,936 SF
	Moderate Water Use	2,815 SF
	High Water Use	0 SF
	Total SITE Landscape Area	9,751 SF

OVERALL IRRIGATION ZONING DIAGRAM

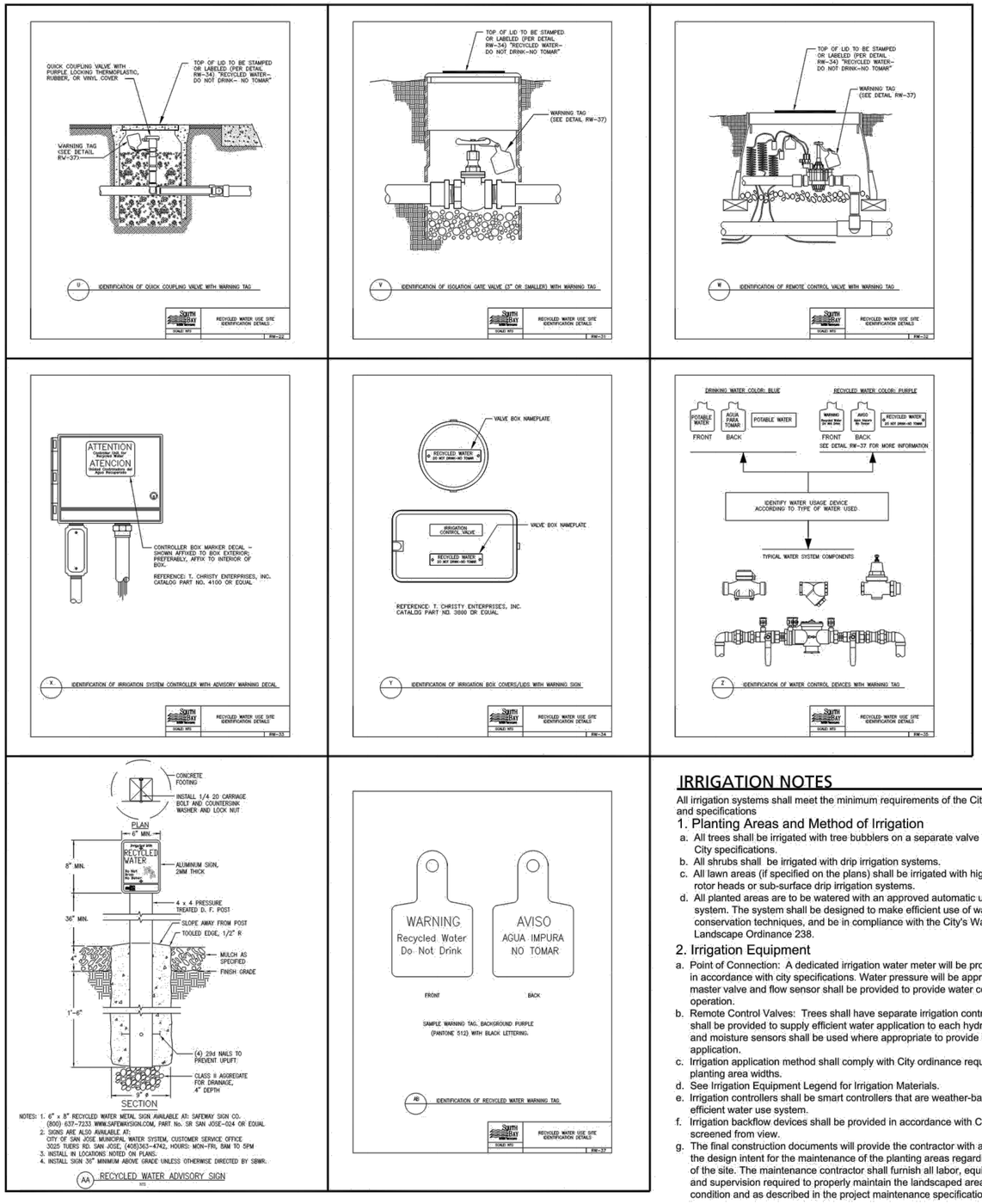
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JOB NO. 552.062
DATE 04.07.2026

L.40



IRRIGATION NOTES

All irrigation systems shall meet the minimum requirements of the City Landscape Ordinance and specifications

1. Planting Areas and Method of Irrigation

a. All trees shall be irrigated with tree bubblers on a separate valve in compliance with City specifications.
b. All shrubs shall be irrigated with drip irrigation systems.
c. All lawn areas (if specified on the plans) shall be irrigated with high efficiency steam rotor heads or sub-surface drip irrigation systems.
d. All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the City's Water Efficient Landscape Ordinance 238.

2. Irrigation Equipment

a. Point of Connection: A dedicated irrigation water meter will be provided for the project in accordance with city specifications. Water pressure will be approximately 60 psi. A master valve and flow sensor shall be provided to provide water conservation operation.
b. Remote Control Valves: Trees shall have separate irrigation control valves. Valves shall be provided to supply efficient water application to each hydrozone. Rain sensors and moisture sensors shall be used where appropriate to provide efficient water application.
c. Irrigation application method shall comply with City ordinance requirements for planting area widths.
d. See Irrigation Equipment Legend for Irrigation Materials.
e. Irrigation controllers shall be smart controllers that are weather-based to create an efficient water use system.
f. Irrigation backflow devices shall be provided in accordance with City Specification and screened from view.
g. The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.

RECYCLED WATER IRRIGATION NOTES

1. PRIOR TO RECEIVING RECYCLED WATER, THE SITE MUST BE PERMITTED BY SOUTH BAY WATER RECYCLING (SBWR). A PERMIT WILL BE GRANTED AFTER:
   A. INSPECTION HAS BEEN COMPLETED SHOWING CONFORMANCE WITH SBWR RULES AND REGULATIONS;
   B. A FINAL ON-SITE INSPECTION HAS BEEN CONDUCTED TO CONFIRM THAT ALL REQUIREMENTS HAVE BEEN MET;
   C. SITE HAS PASSED REQUIRED CROSS-CONNECTION TEST PERFORMED BY A CERTIFIED AWWA CROSS-CONNECTION SPECIALIST. CONTACT CITY AT (408) 615-2000 TO SCHEDULE TEST.

   THE OWNER'S OR TENANT'S REPRESENTATIVE MUST ALSO COMPLETE A SITE SUPERVISOR TRAINING CLASS OFFERED BY SBWR IN ORDER TO RECEIVE A RECYCLED WATER PERMIT.

   CONTACT SBWR AT (408) 277-3871 FOR FURTHER INFORMATION.
2. ALL WORK SHALL CONFORM TO EXISTING REGULATIONS INCLUDING BUT NOT LIMITED TO:
   A. CITY OF SAN JOSE STANDARDS
   B. SOUTH BAY WATER RECYCLING (SBWR) RULES AND REGULATIONS
   C. STATE WATER RESOURCES CONTROL BOARD DIVISION OF DRINKING WATER
   D. UNIFORM PLUMBING CODE
3. CHANGES MADE TO THE APPROVED IRRIGATION PLANS SHALL BE SUBMITTED TO CITY FOR REVIEW AND APPROVAL AT LEAST 2 WEEKS PRIOR TO START OF CONSTRUCTION.
4. AT LEAST TWO DAYS PRIOR TO START OF CONSTRUCTION, CONTRACTOR AND SBWR INSPECTOR SHALL HOLD A PRE-CONSTRUCTION MEETING. TO SCHEDULE MEETING, CONTACT City of Santa Cara at (408) 615-2000.
5. NOTIFY INSPECTOR A MINIMUM OF AT LEAST 24 HRS BEFORE WORK BEGINS. INSPECTOR MUST INSPECT AND/OR VERIFY:
   A. PRESENCE OF PROPER BACKFLOW PREVENTION AT ALL POTABLE POINTS OF CONNECTION;
   B. NEW UNDERGROUND PIPING (LABELING, CLEARANCES, BURIAL DEPTH, SLEEVING);
   C. INSTALLATION OF SIGNS, TAGS, AND CONTROLLER DECALS;
   D. REQUIRED TEMPORARY CONNECTION TO POTABLE WATER SERVICE; IN MOST CASES, THE SITE'S IRRIGATION SYSTEM MUST BE CONNECTED TO A TEMPORARY SOURCE OF POTABLE WATER IN ORDER TO CONDUCT REQUIRED CROSS-CONNECTION TEST;
   E. SITE PASSED REQUIRED CROSS-CONNECTION TEST PERFORMED BY A CERTIFIED AWWA CROSS-CONNECTION SPECIALIST;
   F. NEW METER INSTALLATION – PRIOR TO RECEIVING RECYCLED WATER, INSPECTOR MUST INSPECT THE DISCONNECTION OF THE SITE'S IRRIGATION SYSTEM FROM THE TEMPORARY POTABLE WATER SUPPLY, AND THEN INSPECT THE CONNECTION OF THE SYSTEM TO THE RECYCLED WATER METER.
6. NO CROSS-CONNECTIONS BETWEEN THE POTABLE AND RECYCLED WATER SYSTEMS ARE PERMITTED.
7. ALL ON-SITE BURIED RECYCLED WATER PIPING SHALL BE IDENTIFIED BY ONE OF THE FOLLOWING METHODS:
   A. USING PURPLE-COLORED PVC PIPE WITH CONTINUOUS WORDING: "CAUTION – RECYCLED WATER" PRINTED ON OPPOSITE SIDES OF THE PIPE. PIPE SHALL BE LAID WITH WORDING FACING UPWARDS;
   B. WARNING TAPE WITH A MINIMUM WIDTH OF 3 INCHES READING: "CAUTION – RECYCLED WATER" (IN BLACK OR WHITE LETTERING ON PURPLE BACKGROUND) SHALL RUN CONTINUOUSLY ON TOP OF PIPING AND SHALL BE ATTACHED TO PIPING WITH PLASTIC TAPE BANDED AROUND THE WARNING TAPE AND THE PIPE EVERY 5 FEET ON CENTER;
   C. BLUE-COLORED PVC PIPE SHALL NOT BE USED UNLESS THE BLUE COLOR IS COMPLETELY OBSCURED BY ENCASEMENT OF THE PIPE WITH PURPLE POLYETHYLENE WRAP OR OTHER METHODS APPROVED BY SBWR.
8. PVC PIPE: CONSTANT-PRESSURE MAINLINE PIPING 1 1/2 INCHES AND SMALLER SHALL BE SCHEDULE 40; CONSTANT-PRESSURE MAINLINE PIPING 2 INCHES AND LARGER SHALL BE CLASS 315 OR C900 CLASS 200 DR 14; INTERMITTENT-PRESSURE LATERAL PIPING SHALL BE SCHEDULE 40 OR CLASS 200. COPPER PIPE SHALL BE TYPE 'K'.
9. ALL ON-SITE RECYCLED WATER PIPING SHALL BE BURIED TO A MINIMUM DEPTH FROM FINISHED GRADE TO TOP OF PIPE (MINIMUM COVER OF):

A. PRESSURIZED LINES 3 INCHES AND LARGER	24 INCHES
B. PRESSURIZED LINES 2 1/2 INCHES AND SMALLER	18 INCHES
C. INTERMITTENT-PRESSURE LINES	12 INCHES

10. ALL RECYCLED WATER PIPING OTHER THAN PVC PIPING WITH SOLVENT WELDED JOINTS SHALL BE PROTECTED AGAINST MOVEMENT WITH THRUST BLOCKS OR RESTRAINED JOINTS OR OTHER APPROVED METHOD PER SBWR DETAILS.
11. MAINTAIN A 10-FOOT HORIZONTAL SEPARATION BETWEEN BURIED PRESSURIZED RECYCLED WATER IRRIGATION PIPING AND BURIED POTABLE WATER PIPING UNLESS OTHERWISE NOTED. AT PIPE CROSSINGS, BURIED PRESSURIZED RECYCLED WATER IRRIGATION PIPING MUST BE 12 INCHES BELOW POTABLE WATER LINES. PRESSURIZED RECYCLED WATER PIPELINES ARE ALLOWED OVER POTABLE WATER PIPELINES WITH A MINIMUM OF 12 INCHES VERTICAL SEPARATION IF A FULL STANDARD PIPE LENGTH IS CENTERED OVER THE CROSSING, OR THE RECYCLED WATER PIPELINE IS INSTALLED IN A PIPE SLEEVE WHICH EXTENDS A MINIMUM OF 10 FEET ON EITHER SIDE OF THE POTABLE WATER PIPING. INTERMITTENTLY PRESSURIZED IRRIGATION LATERALS MAY BE LOCATED A MINIMUM OF 12 INCHES ABOVE POTABLE WATER PIPELINES WITHOUT SLEEVING.
12. ALL RECYCLED WATER SYSTEM REMOTE CONTROL VALVES, ISOLATION VALVES, QUICK COUPLING VALVES, STRAINERS, AND PRESSURE REDUCING VALVES SHALL BE INSTALLED BELOW GRADE IN VALVE BOXES. GREEN, BLACK, OR PURPLE-COLORED BOXES AND LIDS ARE ACCEPTABLE. VALVE BOXES SHALL HAVE A WARNING LABEL OR NAMEPLATE PERMANENTLY MOLDED INTO OR ATTACHED ONTO THE LID WITH RIVETS, SCREWS, OR BOLTS. WARNING LABELS SHALL BE PER CITY STANDARD DETAILS.
13. QUICK COUPLING VALVES SHALL HAVE PURPLE COVERS AND SHALL BE PER CITY STANDARD DETAILS.
14. NO HOSE BIBS ARE ALLOWED ON THE RECYCLED WATER IRRIGATION SYSTEM. ANY EXTERIOR HOSE BIBS SERVED WITH POTABLE WATER MUST BE LABELED PER CITY STANDARD DETAILS.
15. ALL RECYCLED WATER METERS, DEVICES, AND VALVES – E.G. ISOLATION VALVES, IRRIGATION CONTROLLERS, REMOTE CONTROL VALVES, PRESSURE REDUCING VALVES, QUICK COUPLING VALVES, FLOW SENSORS, ETC. – SHALL BE TAGGED PER CITY STANDARD DETAILS.
16. LABEL ALL POTABLE WATER METERS AND ABOVE GROUND POTABLE WATER PIPES/ DEVICES (BACKFLOW PREVENTERS, HOSE BIBS, ETC.) WITH TAGS OR LABELS READING: "POTABLE WATER" IN BLACK LETTERS ON BLUE BACKGROUND, PER CITY DETAILS.
17. ALL RECYCLED WATER IRRIGATION SYSTEMS SHALL HAVE THE FOLLOWING:
   A. A WYE STRAINER (WITH A 20-MESH OR FINER SCREEN) INSTALLED AS CLOSE AS PRACTICABLE TO THE RECYCLED WATER METER BOX;
   B. A PRESSURE REDUCING VALVE INSTALLED IMMEDIATELY DOWNSTREAM OF THE STRAINER (UNLESS OTHERWISE DIRECTED BY CITY).
   C. THESE COMPONENTS SHALL BE INSTALLED WITH ISOLATION VALVES TO FACILITATE MAINTENANCE.
18. RECYCLED WATER ADVISORY SIGNS SHALL BE PER CITY STANDARD DETAILS AND SHALL BE POSTED PER LOCATIONS SHOWN ON IRRIGATION PLANS.
19. INSTALLATION OF DIRECT INJECTION SYSTEMS ON THE RECYCLED WATER IRRIGATION SYSTEM IS NOT PERMITTED.
20. NO DRINKING FOUNTAINS OR EATING AREAS ARE ALLOWED IN THE APPROVED RECYCLED WATER USE AREA UNLESS ADEQUATELY PROTECTED FROM OVERSPRAY.
21. ALL RECYCLED WATER METERS WILL BE SET BY THE CITY WATER UTILITY AFTER:
   A. THE SITE'S OWNER, DEVELOPER, OR CONTRACTOR HAS APPLIED FOR RECYCLED WATER SERVICE WITH THE CITY WATER UTILITY, THE WATER SERVICE AGREEMENT HAS BEEN APPROVED, AND ALL APPLICABLE FEES HAVE BEEN PAID.
   B. THE WATER UTILITY HAS RECEIVED AUTHORIZATION FROM SBWR TO SET RECYCLED WATER METERS.
22. NO OVERSPRAY OR RUNOFF OF RECYCLED WATER IS ALLOWED ON ANY NON-APPROVED USE AREA. PONDING OF RECYCLED WATER DUE TO IRRIGATION IS NOT ALLOWED IN ANY AREA. UPON RECEIVING RECYCLED WATER, THE ON-SITE RECYCLED WATER IRRIGATION SYSTEM MUST PASS A COVERAGE TEST PERFORMED BY SBWR INSPECTOR.
23. CONTRACTOR SHALL SUBMIT AS-BUILT IRRIGATION PLANS TO SBWR WITHIN 90 DAYS OF SITE RECEIVING RECYCLED WATER.

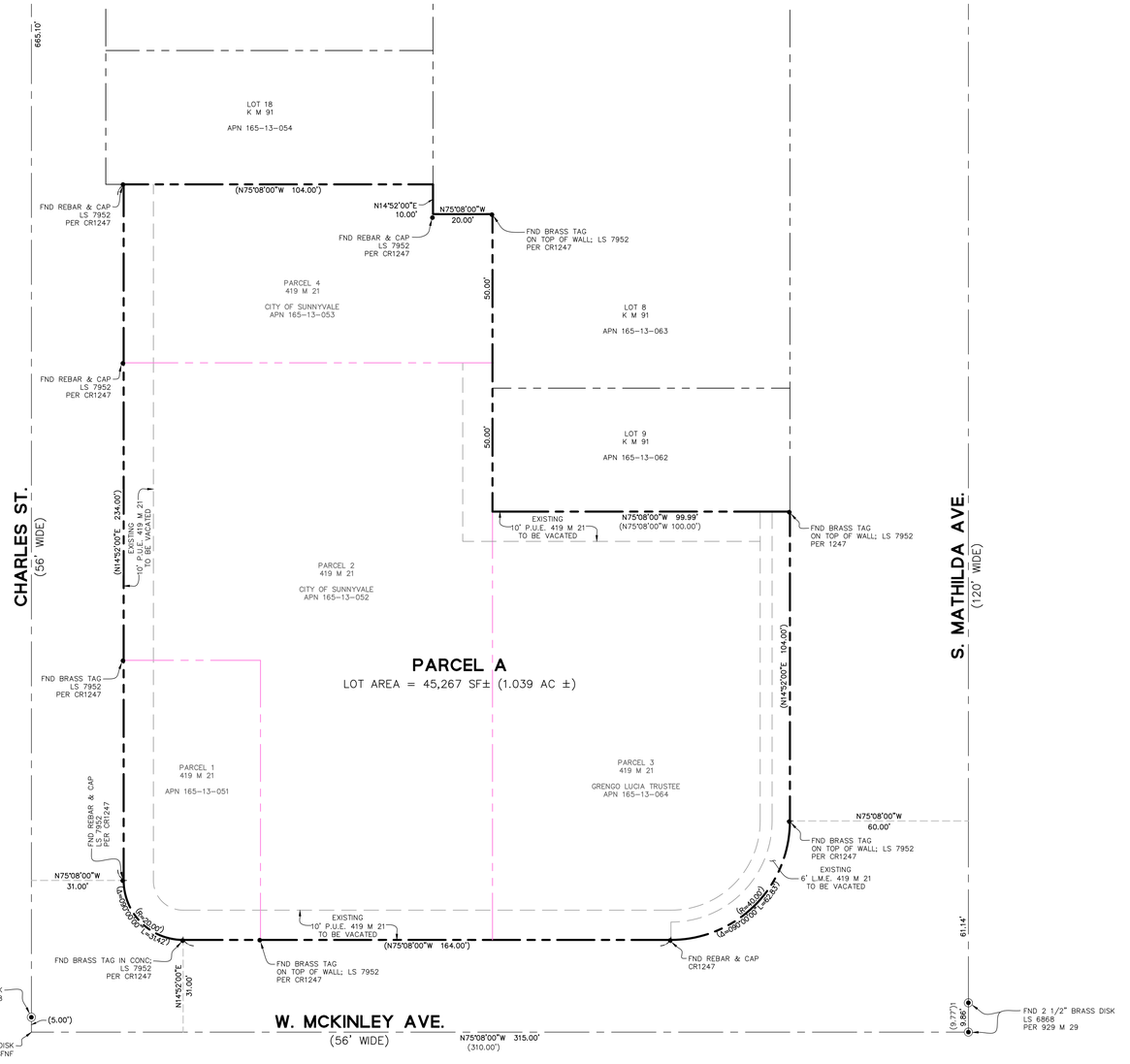
PRELIMINARY IRRIGATION SYSTEM LEGEND

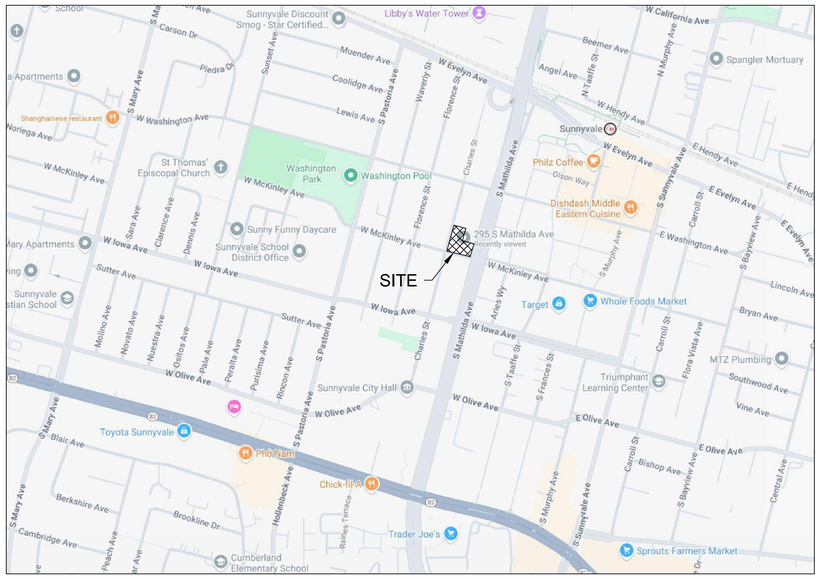
	IRRIGATION BACKFLOW PREVENTION DEVICE - FEBCO-825Y-BV		
	IRRIGATION SUPPLYLINE- 2" AND LARGER	-1120/CLASS 315 PVC PIPE	-18" COVER
	IRRIGATION SUPPLYLINE-1.5" & SMALLER	-1120/SCHEDULE 40 PVC PIPE	-18" COVER
	IRRIGATION SPRINKERLINE	-1120/CLASS 200 PVC PIPE	-12" COVER
E E E E E	ELECTICAL CONDUIT	-1120/SCHEDULE 40 ELECTRICAL CONDUIT	-24" COVER
	SLEEVING	-1120/SCHEDULE 40 PVC PIPE	-24" COVER

IRRIGATION NOTES, LEGENDS & DETAILS

MidPen HOUSING
THE Guzzardo Partnership, INC. Landscape Architects | Land Planners
DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

TENTATIVE PARCEL MAP





VICINITY MAP
NTS

NORTH

LEGEND

- PROJECT BOUNDARY
- ROAD CENTER LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING LOT LINE TO BE REMOVED

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
ASV	ANTI SIPHON VALVE
COM	COMMUNICATION
EV	ELECTRIC VAULT
FL	FLOWLINE
GM	GAS METER
LG	LIP OF GUTTER
TC	TOP OF CURB
LME	LANDSCAPE MAINTENANCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SLB	STREET LIGHT BOX
TRAN	TRANSFORMER
TSB	TRAFFIC SIGNAL BOX
WV	WATER VALVE

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

FOR REVIEW ONLY

JOHN KOROYAN, PLS
SURVEY MANAGER
P.L.S. #8883 EXP 12/31/25
BKF ENGINEERS

LICENSED LAND SURVEYOR — JOHN KOROYAN — No. 8883 — STATE OF CALIFORNIA

DATE

ENGINEER'S STATEMENT

THIS TENTATIVE MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

FOR REVIEW ONLY

DOUG PETERSEN, P.E.
SR. PROJECT MANAGER
P.E. #76759 EXP 12/31/26
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER — DOUGLAS PETERSEN — PE 76759 — CIVIL — STATE OF CALIFORNIA

DATE

GRAPHIC SCALE 1"=20'
20 0 20 40

NORTH

PROJECT DATA

1.	OWNER:	CITY OF SUNNYVALE
2.	DEVELOPER:	MIDPEN HOUSING 1970 BROADWAY, SUITE 100 OAKLAND, CA 94612 CONTACT: JENNIFER LIU
3.	CIVIL ENGINEER:	BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 CONTACT: DOUG PETERSEN (408) 467-9100
4.	PROPERTY:	REAL PROPERTY IN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCELS 1,2,3 AND 4 AS SHOWN ON THE PARCEL MAP ENTITLED "LANDS OF WELLS FARGO BANK AND FERNANDEZ, ET UX", WHICH MAP WAS FILED FOR RECORDS IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON MAY 26, 1978 IN BOOK 419 OF MAPS AT PAGES 20 AND 21.
5.	ASSESSORS PARCEL NO.:	165-13-051, 165-13-052, 165-13-053 AND 165-13-064
6.	EXISTING ZONING:	DOWNTOWN SPECIFIC PLAN (DSP) W/ COMBINING DISTRICT 16
7.	PROPOSED ZONING:	DOWNTOWN SPECIFIC PLAN (DSP) W/ COMBINING DISTRICT 16
8.	EXISTING USE:	COMMERCIAL
9.	PROPOSED USE:	DOWNTOWN VERY HIGH DENSITY RESIDENTIAL
10.	GROSS AREA:	1.039 ACRES±
11.	NUMBER OF LOTS:	FROM 4 LOTS TO 1 LOT
12.	UTILITIES: A. WATER: B. SANITARY SEWER: C. STORM DRAIN: D. GAS/ELECTRIC: E. TELEPHONE: F. CABLE TV:	 CITY OF SUNNYVALE CITY OF SUNNYVALE CITY OF SUNNYVALE PACIFIC GAS & ELECTRIC AT&T COMCAST
13.	BENCH MARK:	CITY OF SUNNYVALE BM NO. 72 BRASS DISK IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHWEST CURB RETURN AT THE INTERSECTION OF SUNNYVALE AVENUE AND IOWA AVENUE. ELEVATION = 106.794 FEET BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88).
14.	BASIS OF BEARING:	THE BEARING NORTH 75°08'00" WEST OF THE MONUMENT LINE OF WEST MCKINLEY AVENUE, BETWEEN FOUND MONUMENTS, AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON MAY 26TH, 1978 IN BOOK 419 PAGE 21, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS.
15.	FLOODZONE:	ZONE X 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE
16.	EXISTING PARCEL SIZE:	PARCEL 1 = 4,238 SF± (0.097 AC±) PARCEL 2 = 19,732 SF± (0.453 AC±) PARCEL 3 = 14,057 SF± (0.323 AC± PARCEL 4 = 7,240 SF± (0.166 AC±) TOTAL EXISTING AREA = 45,267 SF± (1.039 AC±)
17.	PROPOSED PARCEL SIZE:	PARCEL A = 45,267 SF± (1.039 AC±) TOTAL AREA = 45,267 SF± (1.039 AC±)

GENERAL NOTES

1. TENTATIVE PARCEL MAP: THIS TENTATIVE PARCEL MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
2. BOUNDARY: BOUNDARY INFORMATION IS BASED ON SURVEY DATA PREPARED BY BKF
3. SOURCE OF TOPOGRAPHY: EXISTING TOPOGRAPHY SHOWN IS BASED ON A FIELD TOPOGRAPHIC SURVEY PREPARED BY BKF ENGINEERS DATED 9/4/2024
4. GRADING: SITE GRADES AND BUILDING/GARAGE FINISHED FLOOR ELEVATIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN AND GEOTECHNICAL ENGINEERS REVIEW AND APPROVAL.
5. UTILITIES: UTILITY SIZING, LOCATIONS, AND GRADES ARE SUBJECT TO FINAL ENGINEERING DESIGN, GEOTECHNICAL ENGINEER AND RESPECTIVE UTILITY AGENCY REVIEW AND APPROVAL.
   A. EXISTING UTILITIES SHOWN ARE FROM FIELD OBSERVATIONS AND RECORD DRAWINGS AND ARE NOT MEANT TO BE A FULL CATALOG OF ACTUAL CONDITIONS.
   B. EXISTING ON-SITE UTILITIES SHOWN ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON PLANS.
   C. THE SANITARY SEWER SYSTEM WILL BE DESIGNED AND CONSTRUCTED PER CITY OF SUNNYVALE STANDARD SPECIFICATIONS AND DETAILS, WHERE APPLICABLE.
   D. THE STORM DRAIN SYSTEM WILL BE DESIGNED AND CONSTRUCTED PER CITY OF SUNNYVALE STANDARD SPECIFICATIONS AND DETAILS, WHERE APPLICABLE.
6. LANDSCAPE PLAN: LANDSCAPE PLAN BY TGP SHALL BE APPROVED AS PART OF FINAL IMPROVEMENT PLANS FOR THE PROJECT.

MAP NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

TENTATIVE PARCEL MAP

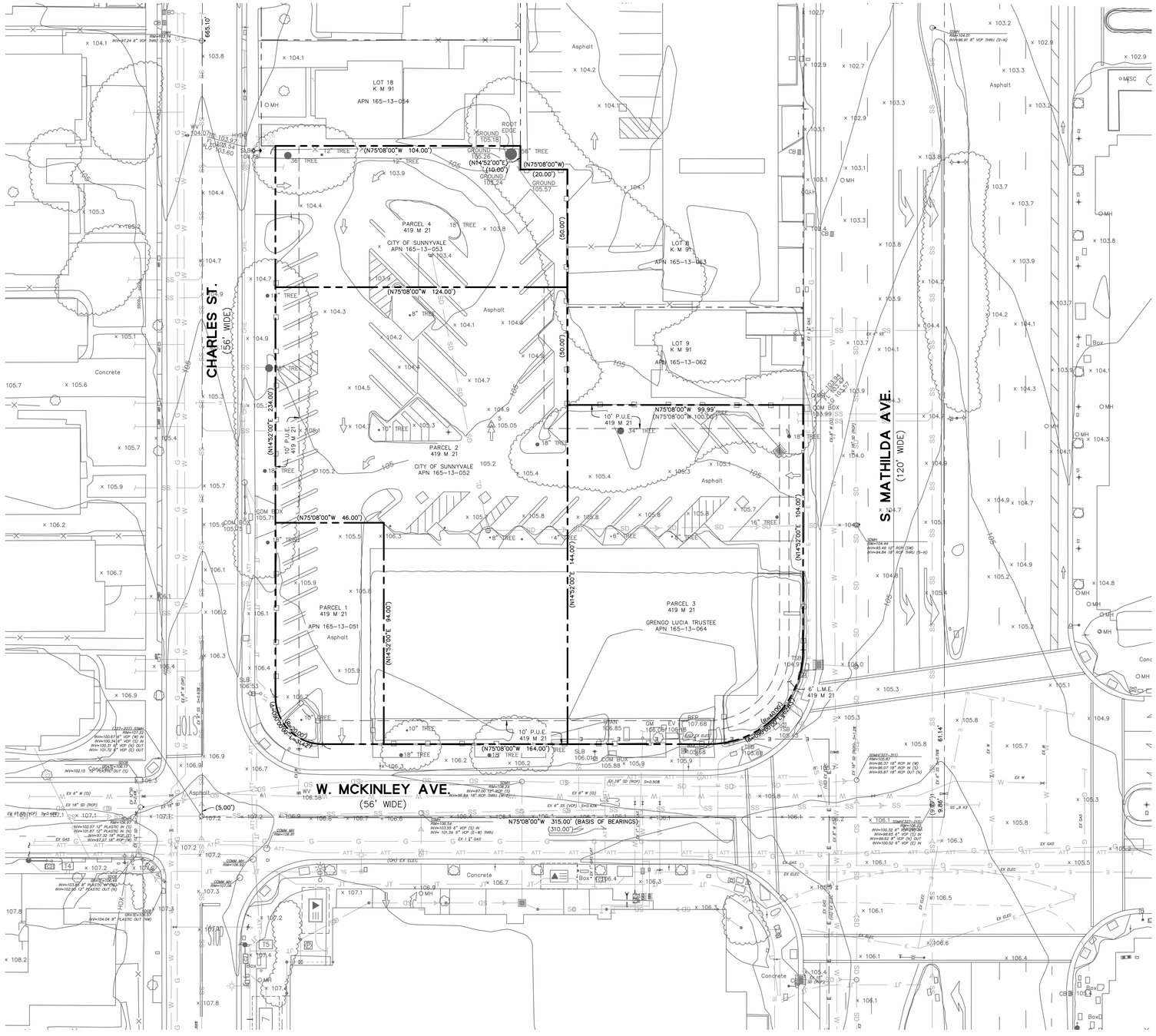
295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

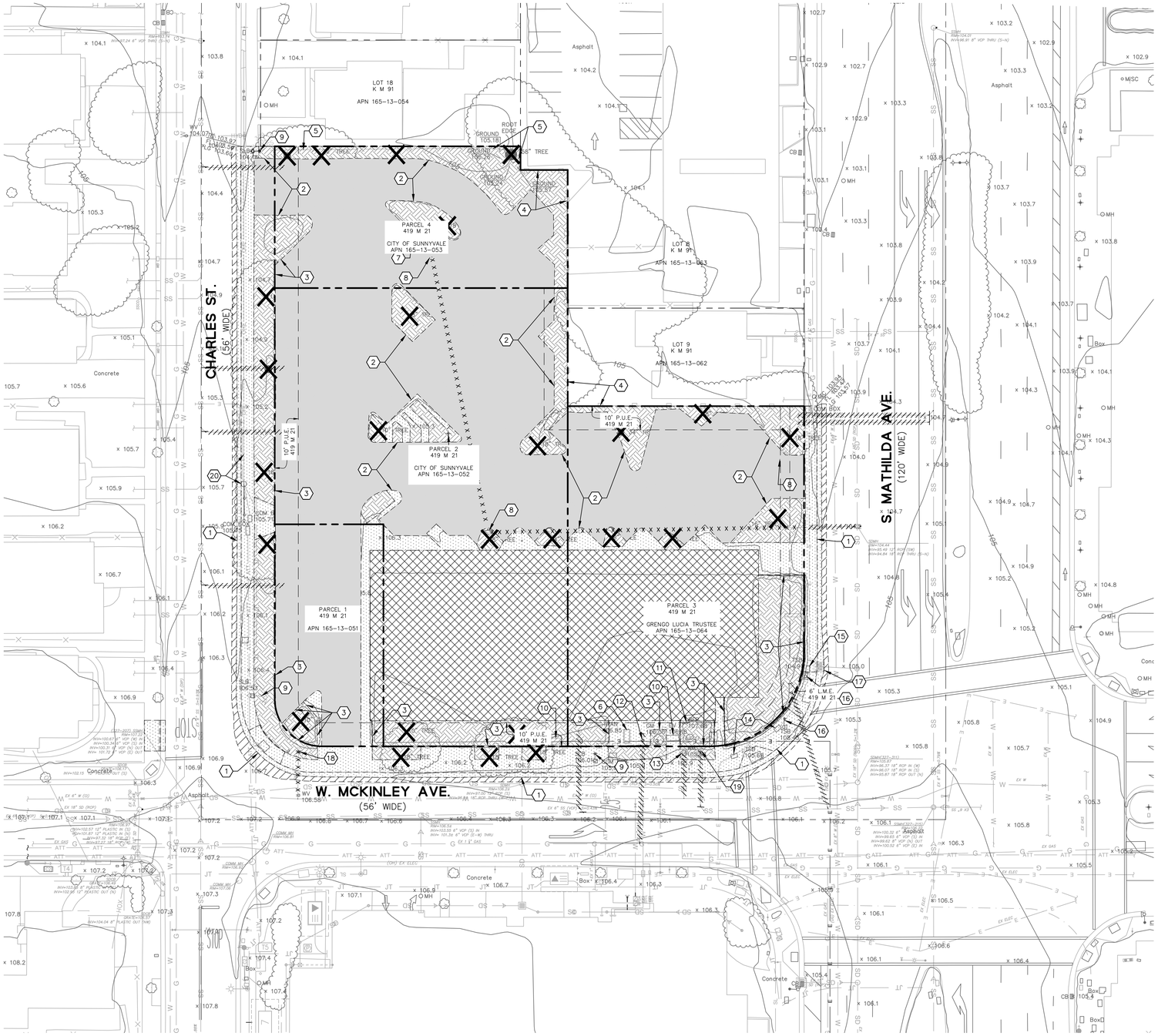
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TM1.0


CHARLES ST.
(56' WIDE)
S MATHILDA AVE.
(120' WIDE)
W. MCKINLEY AVE.
(56' WIDE)
LOT 18
K M 91
APN 165-13-054
PARCEL 4
419 M 21
CITY OF SUNNYVALE
APN 165-13-053
LOT 8
K M 91
APN 165-13-063
LOT 9
K M 91
APN 165-13-062
PARCEL 2
419 M 21
CITY OF SUNNYVALE
APN 165-13-052
PARCEL 1
419 M 21
APN 165-13-051
PARCEL 3
419 M 21
GRENGO LUCIA TRUSTEE
APN 165-13-064
(N75°08'00"W 104.00')
(N14°52'00"E 234.00')
(N75°08'00"W 124.00')
(N14°52'00"E 84.00')
(N75°08'00"W 46.00')
(N14°52'00"E 104.00')
(N75°08'00"W 164.00')
N75°08'00"W 315.00' (BASIS OF BEARINGS)
N75°08'00"W 99.99'
(N75°08'00"W 100.00')
(N14°52'00"E 234.00')
(N14°52'00"E 44.00')
(N14°52'00"E 104.00')
(36.00')
(20.00')
(10.00')
(5.00')
10' P.U.E.
419 M 21
6' L.M.E.
419 M 21
Asphalt
Concrete
GROUND
105.18
GROUND
105.20
GROUND
105.24
GROUND
105.57
GROUND
105.68
GROUND
105.85
GROUND
106.01
GROUND
106.58
COM BOX
105.88
COM BOX
105.71
COM BOX
105.53
COM BOX
103.99
SLB
106.03
SLB
106.01
TSB
104.97
TSB
105.68
TSB
105.85
TRAN
105.85
GM
105.68
EV
107.68
REP
107.68
61.14'
9.86'
ROOT EDGE
105.18
MH
CB
Box
T1
T2
T3
T4
T5
SD
SS
W
G
OHE
ATT
JT
E
SDMH
SSMH
SSCO
SSCU
SSFH
WV
WM
GV
GVA
EX 8" W (D)
EX 6" W (CI)
EX 6" SS (VCP)
EX 18" SD (RCP)
EX 8" SD (VCP)
EX GAS
EX ELEC
EX W
EX SS
EX SD
EX 1" GAS
EX 2" GAS
EX 4" GAS
EX 6" GAS
EX 8" GAS
EX 12" GAS
EX 4" W
EX 6" W
EX 8" W
EX 12" W
EX 16" W
EX 18" W
EX 20" W
EX 24" W
EX 30" W
EX 36" W
EX 42" W
EX 48" W
EX 54" W
EX 60" W
EX 66" W
EX 72" W
EX 78" W
EX 84" W
EX 90" W
EX 96" W
EX



LEGEND

- (E) PROPERTY LINE
- (E) ROAD CENTER LINE
- (E) ADJACENT PROPERTY LINE
- (E) EASEMENT
- (E) STORM DRAIN LINE
- (E) SEWER LINE
- (E) WATER LINE
- (E) GAS LINE
- (E) AT&T COMMUNICATION LINE
- (E) ELECTRIC LINE
- (E) OVERHEAD ELECTRICAL LINE
- (E) JOINT TRENCH
- (E) FENCE
- (E) WALL
- REMOVE EXISTING CURB & GUTTER
- REMOVE EXISTING UTILITY LINE
- ABANDON EXISTING UTILITY LINE
- AC DEEP LIFT
- DEMOLISH EXISTING BUILDING
- DEMOLISH EXISTING ASPHALT
- DEMOLISH EXISTING CONCRETE
- CLEAR AND GRUB
- CUT AND CAP EXISTING UTILITY LINE
- TREE AND ASSOCIATED ROOTBALL TO BE PROTECTED IN PLACE.
- TREE AND ASSOCIATED ROOTBALL TO BE REMOVED.

DEMOLITION KEY NOTES

1. REMOVE EXISTING CURB AND GUTTER.
2. REMOVE EXISTING VERTICAL CURB.
3. REMOVE EXISTING WALL.
4. EXISTING WALL TO REMAIN AND BE PROTECTED IN PLACE.
5. EXISTING FENCE TO REMAIN AND BE PROTECTED IN PLACE.
6. REMOVE EXISTING TRANSFORMER.
7. REMOVE EXISTING LIGHT.
8. REMOVE EXISTING STORM DRAIN INLET.
9. EXISTING STREET LIGHT TO BE REMOVED AND SALVAGED PER CITY STANDARDS.
10. REMOVE EXISTING ELECTRICAL VAULT.
11. REMOVE EXISTING WATER BFP.
12. REMOVE EXISTING GAS METER.
13. REMOVE EXISTING WATER METER BOX.
14. EXISTING TRAFFIC SIGNAL BOX TO REMAIN AND BE ADJUSTED TO NEW FINISH GRADE.
15. EXISTING TRAFFIC SIGNAL BOX TO BE RELOCATED.
16. EXISTING TRAFFIC SIGNAL TO BE RELOCATED.
17. EXISTING STORM DRAIN INLET TO BE RELOCATED.
18. EXISTING FIRE HYDRANT TO BE REMOVED AND REPLACED.
19. EXISTING SANITARY SEWER CLEANOUT TO BE REMOVED.
20. EXISTING JOINT POLE TO BE REMOVED AND OVERHEAD LINES UNDERGROUNDED, SEE JOINT TRENCH PLANS.

DEMOLITION NOTES

1. CONTRACTOR TO RECYCLE BUILDING MATERIALS PER CITY OF SUNNYVALE STANDARD SPECIFICATIONS.
2. NEAR EXISTING TREES TO REMAIN, CONTRACTOR TO HAND EXCAVATE WITH CARE UNDER THE WITNESS AND SUPERVISION OF THE CITY ARBORIST.
3. APPROXIMATE SIZE OF BUILDING TO BE DEMOLISHED: 11,700± SF
4. EXISTING BUILDING USE: COMMERCIAL BUILDING

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
ASV	ANTI SIPHON VALVE
COM	COMMUNICATION
EV	ELECTRIC VAULT
FL	FLOWLINE
GM	GAS METER
LG	LIP OF GUTTER
TC	TOP OF CURB
LME	LANDSCAPE MAINTENANCE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SLB	STREET LIGHT BOX
TRAN	TRANSFORMER
TSB	TRAFFIC SIGNAL BOX
WV	WATER VALVE

DEMOLITION PLAN

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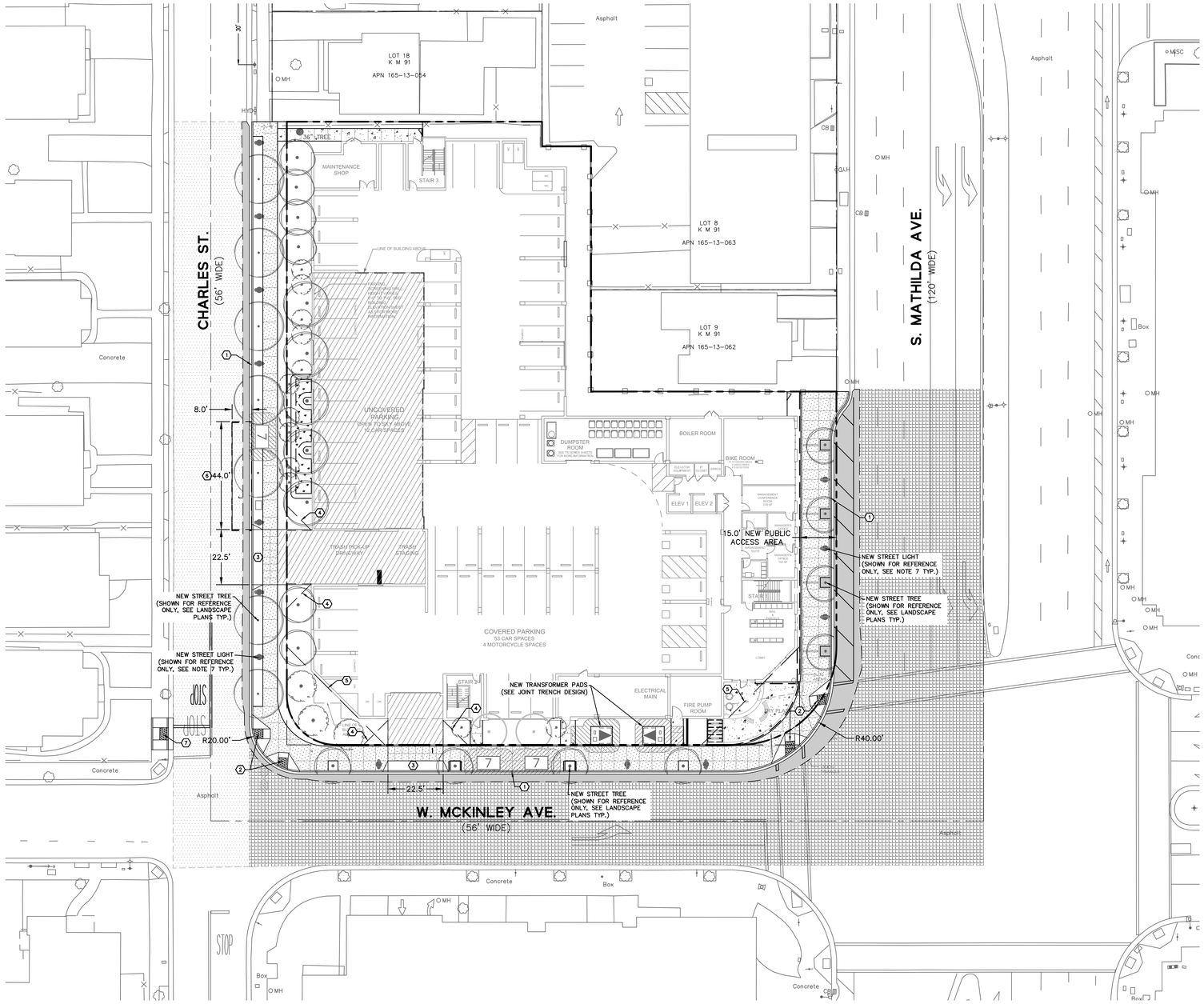
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LEGEND

- (E) PROPERTY LINE
- (E) ROAD CENTER LINE
- (E) ADJACENT PROPERTY LINE
- (PR) PUBLIC ACCESS AREA
- VERTICAL CURB & GUTTER (PER CITY DETAIL 15C-1)
- PEDESTRIAN CONCRETE PAVEMENT, (PER CITY DETAIL 9C-1)
- BIORETENTION AREA
- AC DEEP LIFT
- VEHICULAR CONCRETE – SEE NOTE 6 (6" PCC / 5" CLASS II AB – COMPACTED)
- TYPE II SLURRY SEAL
- TYPE III SLURRY SEAL
- PEDESTRIAN CONCRETE PAVEMENT (SEE LANDSCAPE PLANS)

KEY NOTES

1. NEW CURB AND GUTTER (PER CITY DETAIL 15C-1)
2. NEW CURB RAMP (TYPE A)
3. NEW DRIVEWAY (PER CITY STANDARD 5C-5)
4. VISION TRIANGLE AT DRIVEWAY
5. VISION TRIANGLE AT CORNER OF PROPERTY LINES
6. NEW 44' LONG YELLOW CURB AND LOADING ONLY SIGN
7. NEW CURB RAMP (TYPE C)

NOTES

1. THE PROJECT SHALL INSTALL TYPE II SLURRY SEAL ALONG CHARLES STREET FROM GUTTER TO GUTTER. TYPE III SLURRY SEAL TO BE INSTALLED ALONG S. MATHILDA AVE. FROM GUTTER TO MEDIAN AND MCKINLEY FROM GUTTER TO GUTTER, EXTENDING INTO INTERSECTION.
2. ALL STRUCTURES AND VEGETATION WITHIN EXTENDED DRIVEWAY/CORNER VISION TRIANGLES MUST MEET REQUIREMENTS PER CITY OF SUNNYVALE MUNICIPAL CODE 19.34.060.
3. ALL EXISTING AND PROPOSED EASEMENTS ARE TO BE KEPT FREE AND CLEAR OF PERMANENT STRUCTURES INCLUDING BUT NOT LIMITED TO BUILDING FOUNDATIONS, WALLS, BALCONIES, ROOF OVERHANGS, AND EAVES.
4. THE PERPETUAL MAINTENANCE OF SIDEWALK IMPROVEMENTS ALONG THE PROJECT FRONTAGES ON MATHILDA AVENUE, MCKINLEY AVENUE, AND CHARLES STREET SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
5. HAND DIG FOR EXCAVATION NEAR EXISTING STREET TREES.
6. ONSITE UNCOVERED SURFACE PARKING TO UTILIZE LIGHT-COLORED CONCRETE TO REDUCE HEAT ISLAND EFFECT.
7. STREETLIGHT PLANS TO BE SUBMITTED CONCURRENTLY WITH OFF-SITE IMPROVEMENT PLANS.

GRAPHIC SCALE 1"=20'
20 0 20 40

NORTH

PRELIMINARY SITE PLAN

295 SOUTH MATHILDA | SUNNYVALE, CALIFORNIA

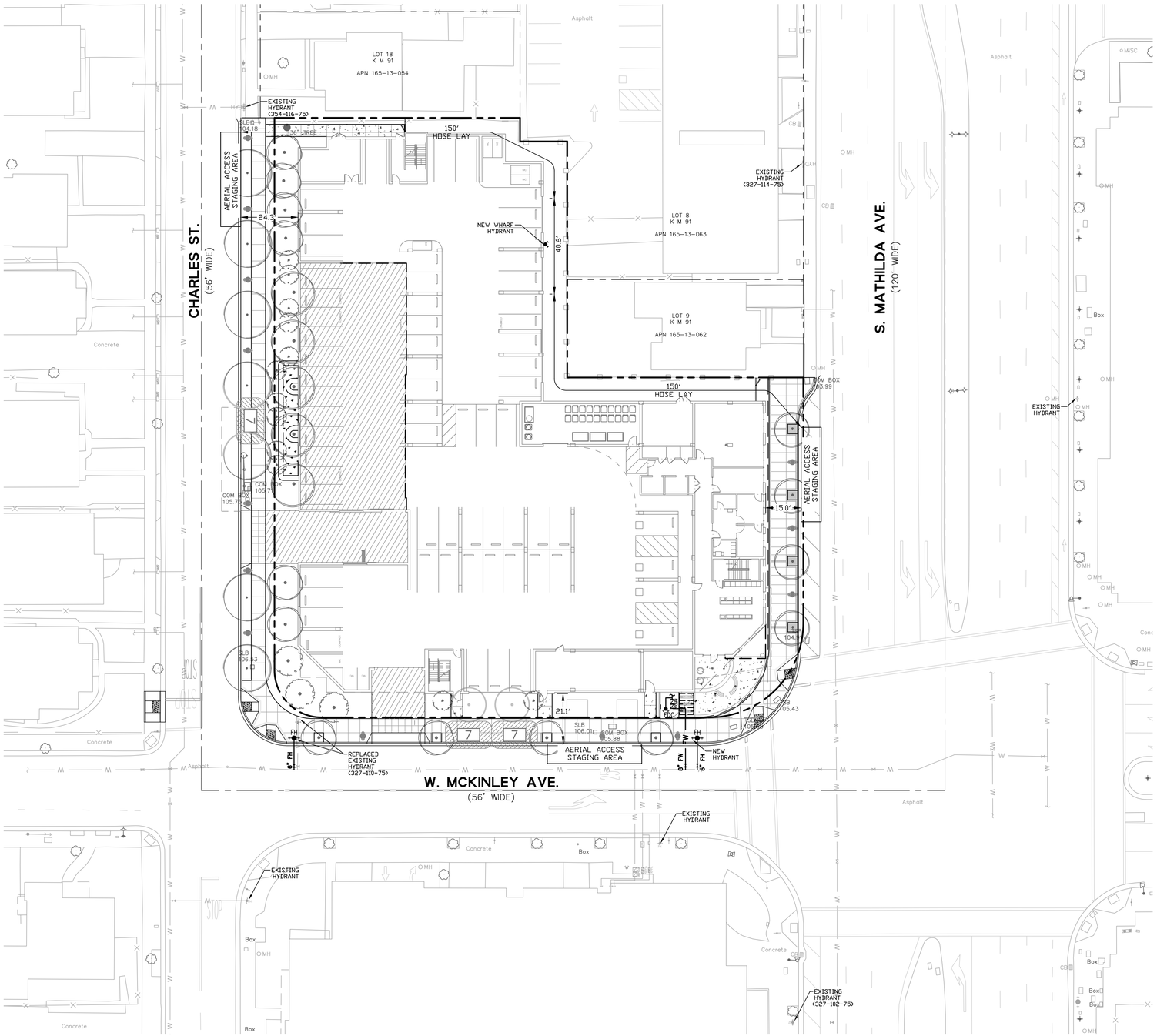
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C2.0



LEGEND

- (E) PROPERTY LINE
- (E) ROAD CENTER LINE
- (E) ADJACENT PROPERTY LINE
- W — (E) WATER LINE
- FW — NEW FIRE LINE
- FH — NEW FIRE HYDRANT
- FDC — NEW FIRE DEPARTMENT CONNECTION (FDC)
- RPDA — NEW FIRE REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA)

PRELIMINARY FIRE FLOW ANALYSIS

BASED ON THE 2022 CALIFORNIA FIRE CODE (CFC)

FIRE FLOW ANALYSIS: (MIXED CONSTRUCTION TYPE)
ANALYSIS BASED ON CFC 2022 TABLES B105.2 AND B105.1(2) AND CALIFORNIA STATE FIRE MARSHALL CODE INTERPRETATION #11-015

FLOORS 1: TYPE IA
1 STORY: 28,954 SF

FLOORS 2 THRU 6: TYPE IIIA
5 STORIES: 112,246 SF

TOTAL BUILDING AREA:
28,954 (TYPE IA) + 112,246 (TYPE IIIA) = 141,200 SF

FIRE FLOW PER CONSTRUCTION TYPE:
IA @ 141,200 = 4,000 GPM
IIIA @ 141,200 = 5,500 GPM

PERCENT OF BUILDING:
IA = 28,954 / 141,200 X 100 = 20.51%
IIIA = 112,246 / 141,200 X 100 = 79.49%

THEREFORE:
(0.2051 X 4,000) + (0.7949 X 5,500) = 5,193 GPM

CFC TABLE 105.2 FOOTNOTE "a" AND SUNNYVALE FIRE DEPARTMENT ALLOW A 75% REDUCTION IN FIRE FLOW WHEN A FIRE SPRINKLER SYSTEM IS PROVIDED IN ACCORDANCE WITH CFC SECTION 903.3.1.1 (NFPA 13 SYSTEM). RESULTING REDUCED FIRE FLOW SHALL NOT BE LESS THAN 1,000 GPM AT 20 PSI.

FINAL FIRE FLOW REQUIRED FOR 295 S MATHILDA AVE. IS 1,298 GPM AT 20 PSI.

HYDRANT MINIMUM QUANTITY AND AVERAGE SPACING BETWEEN HYDRANTS:
(BASED ON CFC TABLE C102.1)

MINIMUM 1 HYDRANT

AVAIALBLE FLOW AT PUBLIC MAIN AT 20 PSI:
PER NFPA 291 (2016) SECTION 4.10.1.2:

$Q_R = Q_F \times h_r^{(0.54)} / h_f^{(0.54)}$

WHERE:
Q_R = FLOW PREDICTED AT DESIRED RESIDUAL PRESSURE
Q_F = TOTAL FLOW MEASURED DURING TEST
h_r = PRESSURE DROP TO DESIRED RESIDUAL PRESSURE
h_f = PRESSURE DROP MEASURED DURING TEST

$1{,}320 \text{ GPM} \times 72^{(0.54)} / 20^{(0.54)} = 2{,}636 \text{ GPM AT 20 PSI}$

FLOW DATA PROVIDED BY ERIC EVANS AT HYDRANT ID 327-110-75

GRAPHIC SCALE 1"=20'
20 0 20 40

NORTH

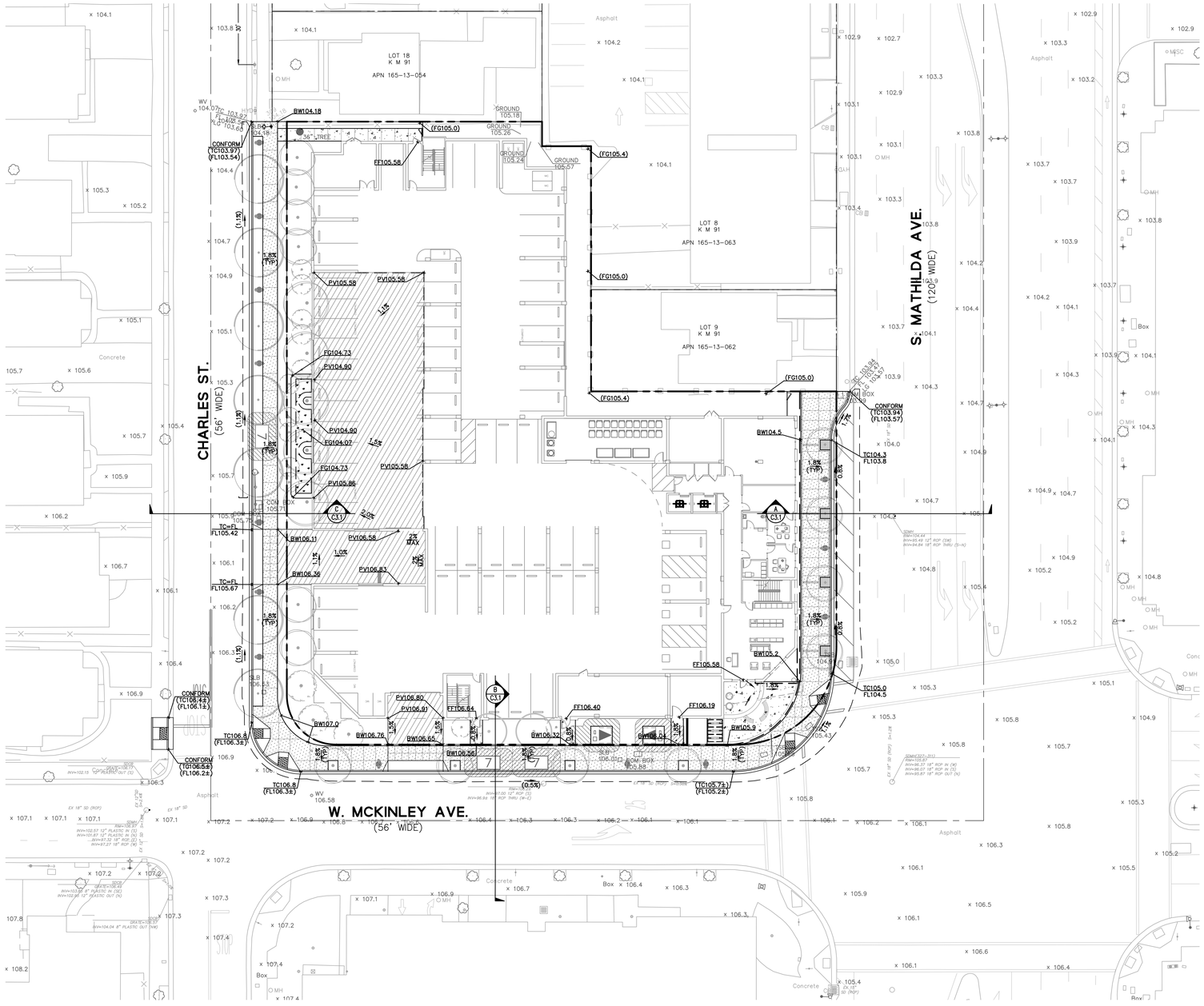
FIRE ACCESS AND HYDRANT PLAN

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LEGEND

- (E) PROPERTY LINE
- (E) ROAD CENTER LINE
- (E) ADJACENT PROPERTY LINE
- 150 PROPOSED CONTOUR LINE
- 155 EXISTING CONTOUR LINE
- GRADE BREAK LINE
- SOFTSCAPE 1.5% / HARDSCAPE 1.5% — DIRECTION OF DOWNWARD SLOPE AND GRADIENT
- TC100.27 — PROPOSED SPOT ELEVATION
- (C100.27+) — EXISTING SPOT ELEVATION
- OVERLAND RELEASE

GRADING NOTES

1. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT AND SPECIFICATIONS.
2. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
3. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IN WRITING PRIOR TO THE START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
4. SEE SITE ARCHITECT/LANDSCAPE PLANS FOR ALL WALKWAY COLORS, FINISHES, SCORE JOINT DETAILING AND LAYOUT.
5. ALL PAVED AREAS ARE TO SLOPE A MINIMUM OF 0.5%. ACCESSIBLE STALLS AND LOADING ZONES ARE TO SLOPE AT A MAXIMUM OF 2% IN ALL DIRECTIONS. ACCESSIBLE PATHWAYS ARE TO SLOPE AT A MAXIMUM OF 5% IN THE DIRECTION OF TRAVEL AND THE SLOPE CROSSWAYS TO THE DIRECTION OF TRAVEL SHALL BE AT A MAXIMUM OF 2%. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS AR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK, FORM WORK AND/OR FLATWORK.
6. ALL EXISTING AND PROPOSED EASEMENTS ARE TO BE KEPT FREE AND CLEAR OF PERMANENT STRUCTURES INCLUDING BUT NOT LIMITED TO BUILDING FOUNDATIONS, WALLS, BALCONIES, ROOF OVERHANGS AND EAVES.

GRAPHIC SCALE 1"=20'
20 0 20 40

NORTH

PRELIMINARY GRADING PLAN

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MIDPEN HOUSING CORPORATION

MidPen HOUSING

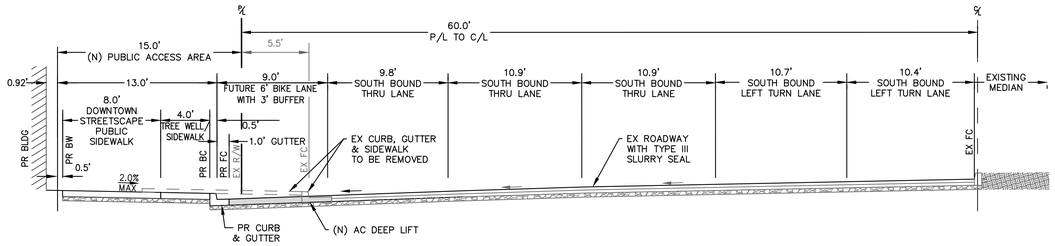
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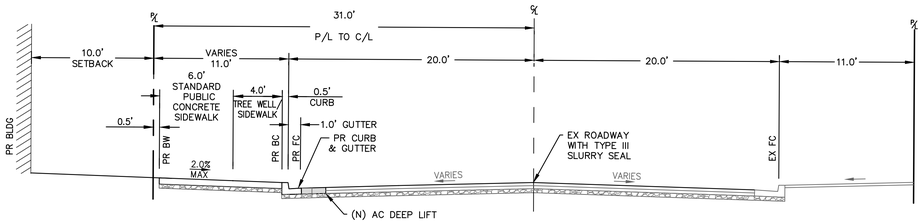
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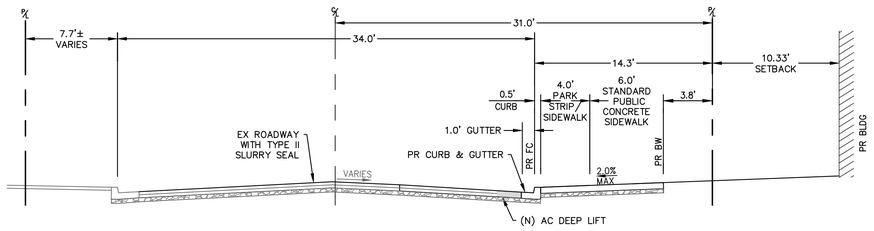
C3.0



A TYPICAL MATHILDA AVENUE
1"=5'



B TYPICAL W. McKINLEY AVENUE
1"=5'



C TYPICAL CHARLES STREET
1"=5'

GRAPHIC SCALE 1"=20'
20 0 20 40

NORTH

SITE SECTIONS

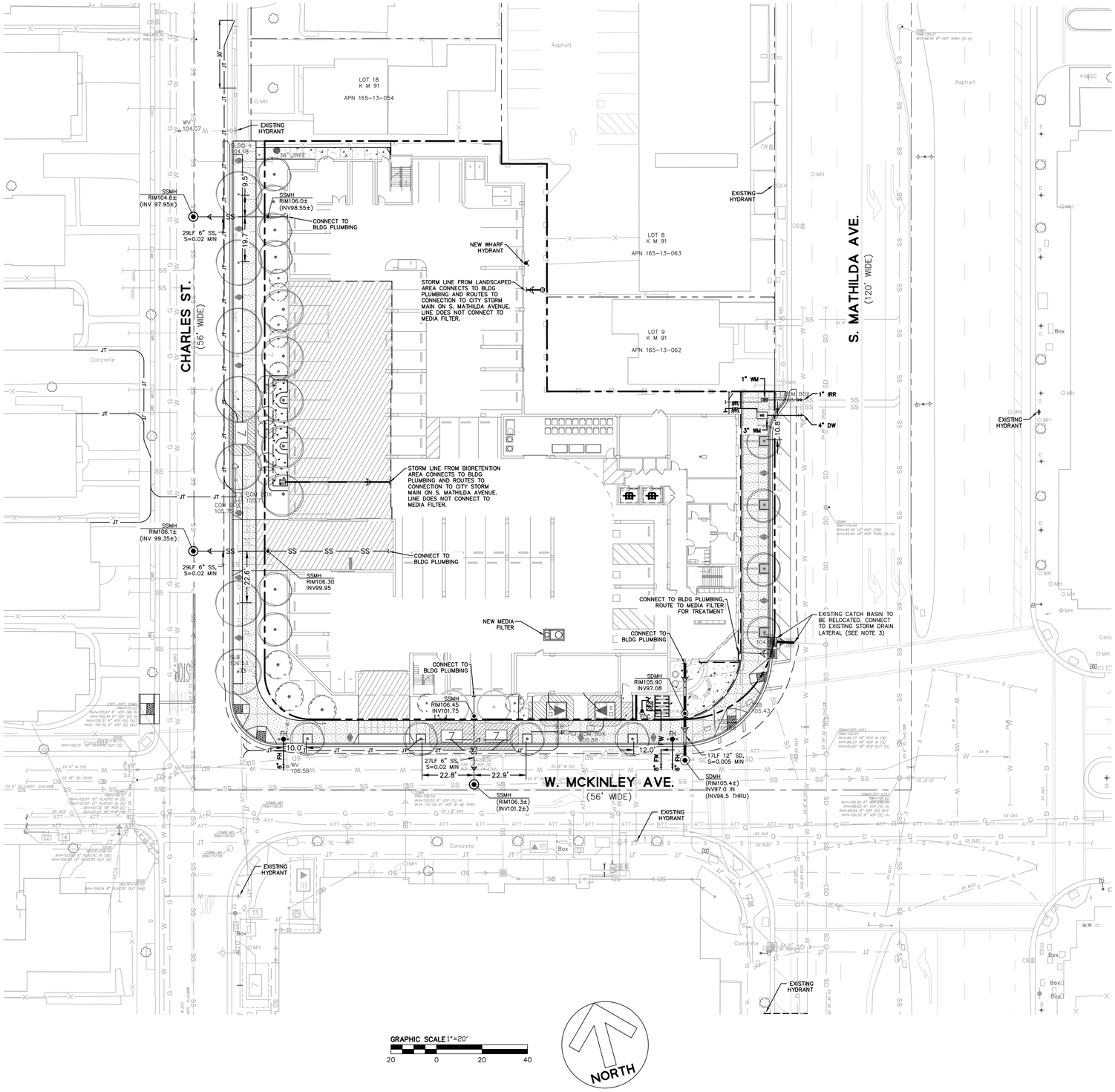
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C3.1



LEGEND

- (E) PROPERTY LINE
- (E) ROAD CENTER LINE
- (E) ADJACENT PROPERTY LINE
- (E) EASEMENT
- SD — (E) STORM DRAIN LINE
- SS — (E) SEWER LINE
- W — (E) WATER LINE
- G — (E) GAS LINE
- ATT — (E) AT&T COMMUNICATION LINE
- E — (E) ELECTRIC LINE
- OHE — (E) OVERHEAD ELECTRICAL LINE
- JT — (E) JOINT TRENCH
- NEW STORM DRAIN LINE (TREATED/CITY CONNECTION)
- SD — NEW STORM DRAIN LINE (UNTREATED)
- SS — NEW SANITARY SEWER LINE
- FW — NEW FIRE LINE
- DW — NEW DOMESTIC WATER LINE
- IRR — NEW IRRIGATION LINE
- JT — NEW JOINT TRENCH LINE (SHOW FOR REFERENCE ONLY)
- SDAD — NEW AREA DRAIN
- SDOFD — NEW OVERFLOW DRAIN
- SDJB — NEW JUNCTION BOX
- SDCO — NEW STORM DRAIN CLEANOUT
- SDCB — NEW STORM DRAIN CATCH BASIN
- SDBB — NEW STORM DRAIN BUBBLER BOX
- SDMH / SSMH — NEW STORM DRAIN/SANITARY SEWER MANHOLE
- NEW WATER METER
- NEW WATER VALVE
- FH — NEW FIRE HYDRANT
- FDC — NEW FIRE DEPARTMENT CONNECTION (FDC)
- RPPA — NEW DOMESTIC REDUCED PRESSURE PRINCIPLE ASSEMBLY (RPPA)
- RPDA — NEW FIRE REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA)
- MEDIA FILTER
- TRANSFORMER (SHOWN FOR REFERENCE ONLY)

ABBREVIATIONS

(TYP.)	TYPICAL	LF	LINEAR FEET
AD	AREA DRAIN	OFD	OVERFLOW DRAIN
BFP	BACK FLOW PREVENTOR	RIM	RIM ELEVATION OF STRUCTURE
CB	CATCH BASIN	R/W	RIGHT OF WAY
CD	CURB DRAIN	SAD	SEE ARCHITECTURAL DRAWING
CI	CURB INLET	SD	STORM DRAIN
DW	DOMESTIC WATER	SDMH	STORM DRAIN MANHOLE
DS	DOWNSPOUT	SJTD	SEE JOINT TRENCH DRAWINGS
E	ELECTRICAL	SS	SANITARY SEWER
(E)	EXISTING	SSCO	SANITARY SEWER CLEAN OUT
FDC	FIRE DEPARTMENT CONNECTION	W	WATER
FH	FIRE HYDRANT	WM	WATER METER
FW	FIRE WATER	WV	WATER VALVE
INV	INVERT ELEVATION		

UTILITY NOTES

1. DRY UTILITIES SHOWN FOR REFERENCE ONLY (ATT, COMCAST, PG&E, ETC.)
2. WATER, SEWER, AND STORM DRAIN IMPROVEMENTS TO BE INSTALLED PER CITY DESIGN STANDARDS.
3. RELOCATED CITY STORM DRAIN CATCH BASIN TO BE INSTALLED JUST DOWNSTREAM OF NEW CATCH BASIN THAT IS TO BE TREATED ONSITE VIA MEDIA FILTER. IN EVENT OF A LARGE STORM, RUNOFF WILL BYPASS NEW CATCH BASIN AND ENTER RELOCATED CATCH BASIN LEADING STRAIGHT INTO THE CITY SYSTEM.
4. EXISTING BUILDING LATERALS TO BE REMOVED/ABANDONED.
5. REMOVE AND REPLACE THE EXISTING FIRE HYDRANTS AND FIRE HYDRANT LATERALS ALONG THE ENTIRE PROJECT FRONTAGE WITH CURRENT CITY STANDARD CLOW-RICH NO. 75 FIRE HYDRANTS (MAIN 8" OR LESS) AND CITY STANDARD CLOW-RICH NO. 865 FIRE HYDRANTS (MAIN 10" OR 12") ALONG MCKINLEY AVENUE. NEW FIRE HYDRANT LOCATIONS SHALL BE PER CURRENT CITY STANDARD DETAIL 2B AND 2B-2. PUBLIC FIRE HYDRANT SHALL BE MAINTAINED FREE AND CLEAR OF ALL TREES, VINES, SHRUBS, BUSHES, IVY, ETC. FOR A MINIMUM OF THREE FEET.
6. NO PRIVATE UTILITIES, STRUCTURES, AND/OR BUILDINGS CAN BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENTS.
7. ALL EXISTING PUBLIC WATER PIPES AND METERS ON THIS PROPERTY MUST BE ABANDONED. NEW PUBLIC WATER METERS WILL BE INSTALLED IN SIDEWALKS OUTSIDE OF PRIVATE PROPERTY. ANY PUBLIC SS OR SD PIPES AND ACCESS STRUCTURES ON PRIVATE PROPERTY MUST EITHER BE ABANDONED OR PRIVATIZED.
8. A SIGNAL MODIFICATION WILL BE NECESSARY DUE TO IMPROVEMENTS TO THE CURB LINE. ALL SIGNAL EQUIPMENT ON THE NORTHEAST CORNER OF MATHILDA/MCKINLEY SHALL BE REMOVED AND REPLACED. EQUIPMENT TO BE PER DOWNTOWN SPECIFIC PLAN. NEW PEDESTRIAN PUSH BUTTON ASSEMBLIES SHALL BE UPGRADED TO THE CURRENT CITY STANDARD WITH WAVE FEATURE.
9. ALL BACKFLOW PREVENTION DEVICES SHALL BE PAINTED BLACK.

PRELIMINARY UTILITY PLAN

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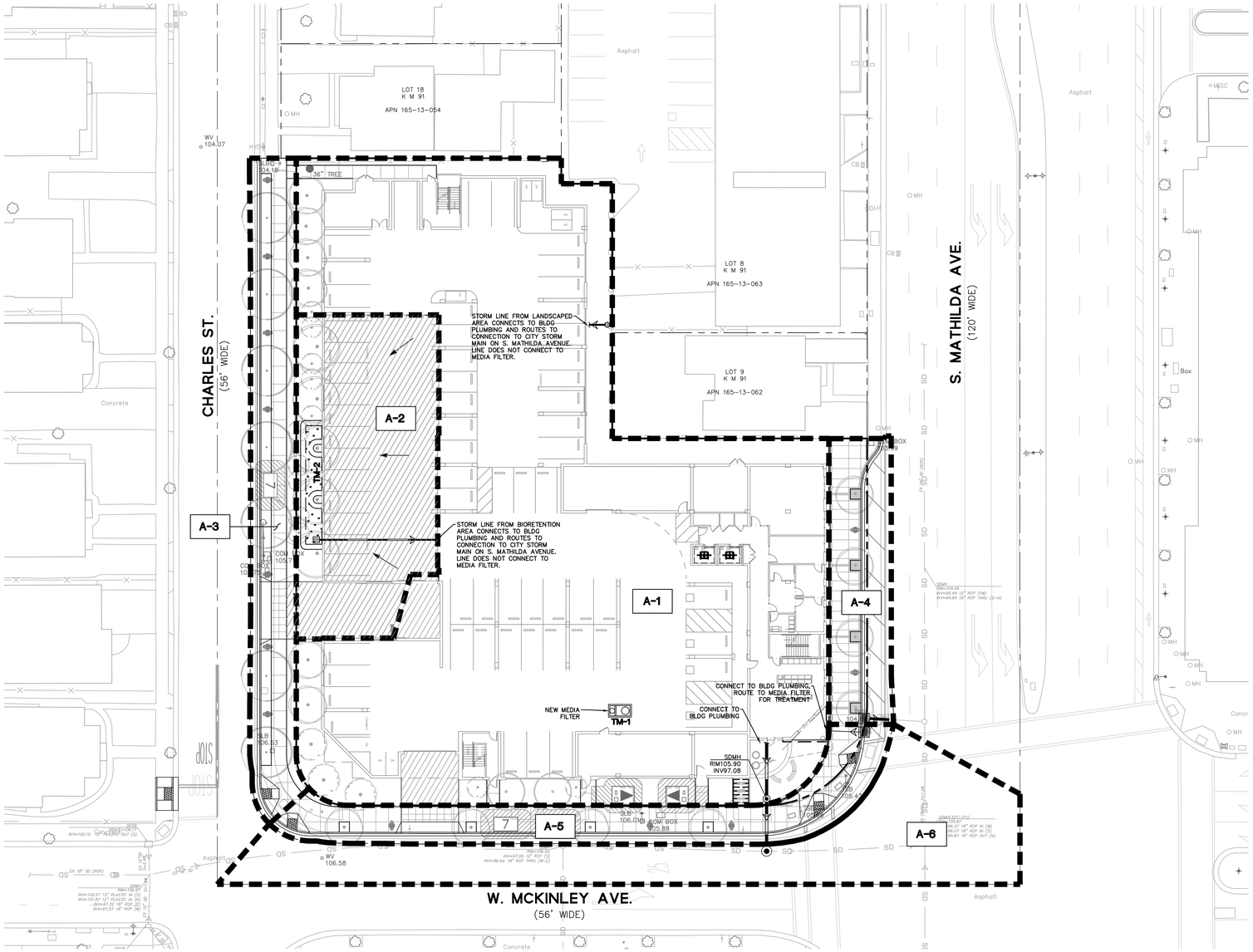
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BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 552.062
DATE 04.07.2026

C4.0



LEGEND

- (E) PROPERTY LINE
- (E) ROAD CENTER LINE
- (E) ADJACENT PROPERTY LINE
- (E) STORM DRAIN LINE
- NEW STORM DRAIN LINE (TREATED/CITY CONNECTION)
- NEW STORM DRAIN LINE (UNTREATED)
- A-X — DRAINAGE AREA BOUNDARY
- TM-X — TREATMENT MEASURE
- BIORETENTION BASIN (SEE DETAIL 1/C5.1)
- MEDIA FILTER (SEE DETAIL 2/C5.1)
- PATH OF FLOW

ABBREVIATIONS

A	AREA
AC	ACRE
(N)	NEW
OFD	OVERFLOW DRAIN
R/W	RIGHT OF WAY
SD	STORM DRAIN
SF	SQUARE FEET
TM	TREATMENT MEASURE
(TYP)	TYPICAL

TREATMENT CONTROL MEASURE SUMMARY

DRAINAGE AREA	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	TREATMENT CONTROL	TREATMENT AREA (SIZING: UNIFORM INTENSITY METHOD)		CONFORMS TO SIZE STANDARDS?
							REQUIRED (SF)	PROVIDED (SF)	
A-1	36,551	5,386	LANDSCAPE	31,165*	ROOF, CONCRETE, ASPHALT	MEDIA FILTER (TM-1)	0.139 CFS **	0.19 CFS*	YES
A-2	6,716	1,081	LANDSCAPE	5,635	CONCRETE	BIORETENTION (TM-2)	226	230	YES
A-3	4,643	1,644	LANDSCAPE	2,999	CONCRETE, ASPHALT	UNTREATED***	0.018 CFS	N/A	N/A
A-4	2,763	65	LANDSCAPE	2,698	CONCRETE, ASPHALT	UNTREATED***	0.011 CFS	N/A	N/A
A-5	4,125	214	LANDSCAPE	3,911	CONCRETE, ASPHALT	MEDIA FILTER (TM-1)	0.016 CFS**	0.19 CFS*	YES
A-6	7,574	0	N/A	7,574	ASPHALT	IN-LIEU MEDIA FILTER (TM-1)***	0.027 CFS**	0.19 CFS*	YES
TOTALS	62,372	8,390		53,982					

THIS PROJECT MEETS THE COUNTY OF SANTA CLARA C.3 MANUAL STANDARDS

*MEDIA FILTER PROVIDES TOTAL TREATMENT FOR FLOW OF 0.19 CFS.

**CALCULATION BASED ON 0.2 INCH/HOUR TREATMENT REQUIREMENT AND RATIONAL METHOD. SEE SHEET C5.1 FOR OLDCASTLE MEDIA FILTRATION DETAIL.
Q(TOTAL)=CiA, Q=FLOW IN CUBIC FEET PER SECOND (CFS)
C=0.63
i=0.2 IN/HR
A=AREA IN ACRES =48,250 SF =1.108 AC
Q(TOTAL)=0.184 CFS

*** EXISTING AREA A-6 7,574 SF IS TREATED IN-LIEU OF AREAS A-3 AND A-4, TOTALING 7,406 SF.

GRAPHIC SCALE 1"=20'
20 0 20 40

NORTH

PRELIMINARY STORMWATER MANAGEMENT PLAN

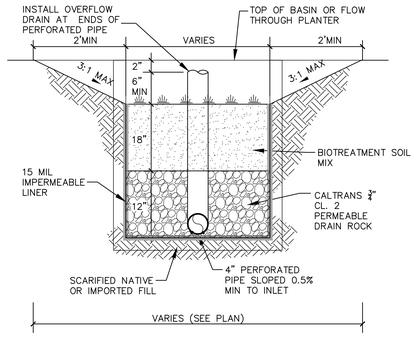
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C5.0

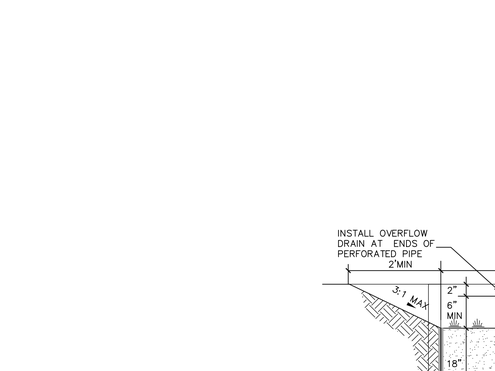


BACKFILL BIORETENTION ONLY WITH PERMEABLE PLANTING MATERIAL AND DRAIN ROCK AS SPECIFIED IN THIS DETAIL. ABSOLUTELY NO NATIVE MATERIAL SHALL BE USED FOR BACKFILL.

1 BIORETENTION DETAIL

PF-V-4-WA-0001

Washington GULD*



Notes:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C857 and C858.
2. Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Shallow applications may require configurations with (H20) bolted & gasketed square/rectangular access hatches. Field poured concrete collars required, by others.
3. Inlet & outlet pipe(s) (Ø 18" maximum) may enter device on all three sides of the inlet & outlet chambers respectively.
4. Inlet chamber shall be supplied with a drain-down device designed to remove standing water between storm events.
5. For depths less than specified minimums contact Oldcastle® Stormwater Solutions for engineering assistance.

★ **Treatment Flow Rates shown conform to Washington State GULD Specifications**

Media Filtration

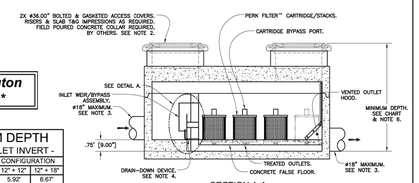
Perk Filter™
4' Wide Concrete Vault
Washington State GULD
Three to Seven Cartridges / Stacks

Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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DRAWING NO.	REV.	ECR	DRN	CHK	SHEET
PF-V-4-WA-0001	D	ECO-0122 JPR 10/3/14	JPR 3/2/11		SHEET 1 OF 2

DETAIL A
INLET WEIR/BYPASS ASSEMBLY & DRAIN-DOWN.
SCALE: NONE



SECTION A-A

Washington GULD*

MINIMUM DEPTH
- RIM TO OUTLET INVERT -

CARTRIDGE STACK CONFIGURATION			
12"	18"	12" + 12"	12" + 18"
4.25' [51.00"]	5.00' [60.00"]	5.92' [71.00"]	6.67' [80.00"]

4' VAULT
TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY	A DIMENSION - LENGTH - (ID-FEET)	CARTRIDGE STACK CONFIGURATION 12"		18"		12" & 12"		12" & 18"	
		TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)
3	7	20.4 / 0.045	2.9	30.6 / 0.068	4.3	40.8 / 0.091	5.0	51.0 / 0.114	6.7
4	9	27.2 / 0.061	2.9	40.8 / 0.091	4.4	54.4 / 0.121	5.0	68.0 / 0.152	6.8
5	9	34.0 / 0.076	2.9	51.0 / 0.114	4.4	68.0 / 0.152	5.1	85.0 / 0.190	6.8
6	11	40.8 / 0.091	3.0	61.2 / 0.136	4.5	81.6 / 0.182	5.1	102.0 / 0.227	6.9
7	11	47.6 / 0.106	3.0	71.4 / 0.159	4.5	95.2 / 0.212	5.2	119.0 / 0.265	7.0
MAXIMUM HEAD LOSS		1.7 FEET		2.3 FEET		2.9 FEET		3.5 FEET	

★ **Treatment Flow Rates shown conform to Washington State GULD Specifications.**

Media Filtration

Perk Filter™
4' Wide Concrete Vault
Washington State GULD
Three to Seven Cartridges / Stacks

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DRAWING NO.	REV.	ECR	DRN	CHK	SHEET
PF-V-4-WA-0001	D	ECO-0122 JPR 10/3/14	JPR 3/2/11		SHEET 2 OF 2

2 MEDIA FILTER DETAIL

PRELIMINARY STORMWATER MANAGEMENT PLAN DETAILS

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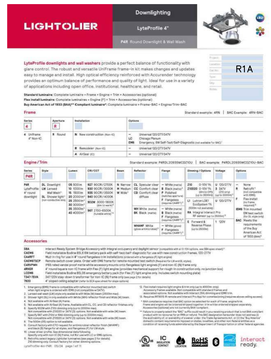
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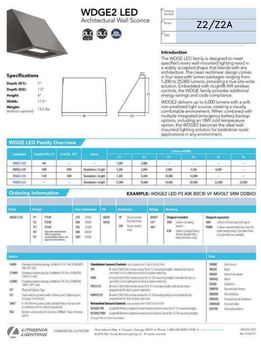
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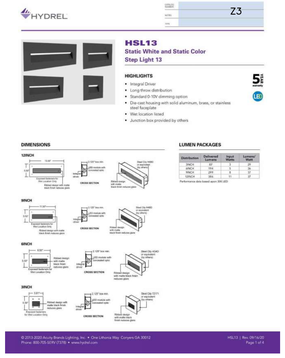
C5.1

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	LAMP	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTES
R1A	○	4 INCH LED DOWNLIGHT, 1500 LUMENS, 0-10V DIM, 90 CRI, 2700K, COMFORT CLEAR TRIM, WHITE FLANGE, NON IC RATED	(1) 16.8W LED 2700K, 90CRI	0-10V	CEILING	PHILIPS LIGHTOLIER P4R N, P4R DL 15 927 M CC Z10 U	16.8	120V 1P 2W	TYPICAL DOWNLIGHT, 5" TALL
Z2	▯	EXTERIOR WEDGE LIGHT, 11.5"W X 9"H X 7"D, FULL CUTOFF, VISUAL COMFORT OPTIC, FORWARD THROW	(1) 15W LED 2700K	ELECTRONIC	WALL	LITHONIA WDGE2 LED P2 27K 80 CRI VF MVOLT DDBXD	15	MULTIPLE	EXTERIOR
Z2A	▯	EXTERIOR WEDGE LIGHT, 11.5"W X 9"H X 7"D, FULL CUTOFF, PRECISION REFRACTIVE OPTIC, T4	(1) 19W LED 2700K	ELECTRONIC	WALL	LITHONIA WDGE2 LED P2 27K 80 CRI T4M MVOLT DDBXD	19	MULTIPLE	EXTERIOR COURTYARD
Z3	▯	EXTERIOR STEP LIGHT, 15"X5.5"X2.5"DEEP, WET RATED, WITH BACKBOX SUITABLE FOR CONCRETE POUR OR RECESSED IN WALL	(1) 11W LED 2700K	ELECTRONIC	CONCRETE POUR +18"	HYDREL HSL13 12 LED 27K MVOLT L [FINISH] MIN5 BB LUMUX SL650L	11	120V 1P 2W	EXTERIOR STEP LIGHT
Z4	⊛	EXTERIOR LED BOLLARD 42"H, SHIELDED, 360 DEG HEAD	(1) 25.2W LED 2700K	ELECTRONIC	SURFACE	BEGA B84467 B84691	25.2	120V 1P 2W	PODIUM COURTYARD
Z5	•	LED STRING LIGHT 2700K	(1) 4W LED 2700K	ELECTRONIC	STRING	TIVOLI ADAPT TCSL-S-X-24-120 ALS-TF-T25-E26-4W-XXK-6PK-R	4	120V 1P 2W	PODIUM COURTYARD













LUMINAIRE SCHEDULE & CUTSHEETS

SCALE: NONE

LUMINAIRE SCHEDULE

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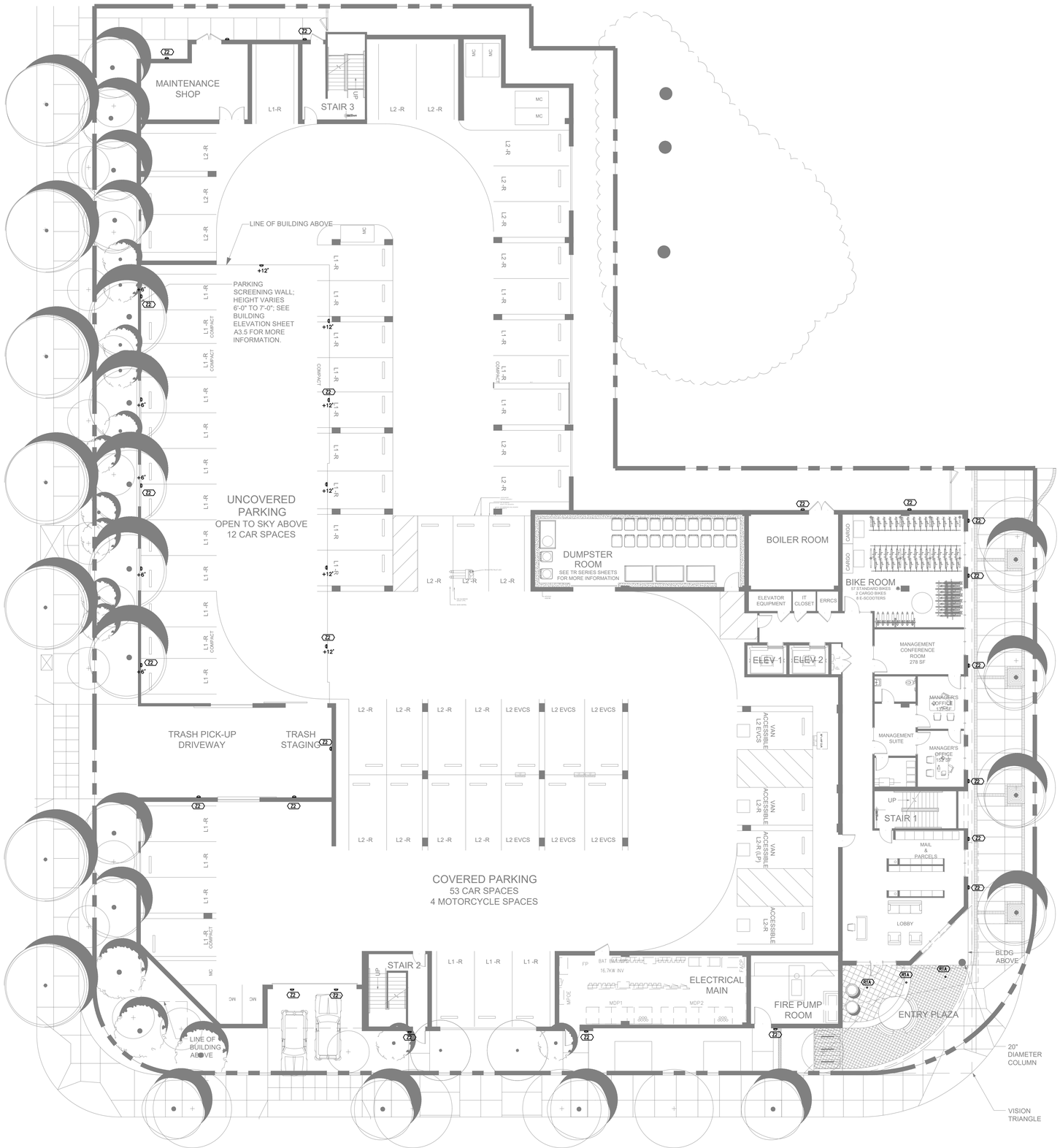
MidPen HOUSING | EMERALD CITY ENGINEERS, INC | DAHLIN

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DATE 04.07.2026

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SITE LIGHTING PLAN

SCALE: 3/32" = 1'-0"

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MIDPEN HOUSING CORPORATION

MidPen HOUSING

EMERALD CITY ENGINEERS, INC
21705 Highway 99
Lynnwood, WA 98036
TEL: 425-741-1200

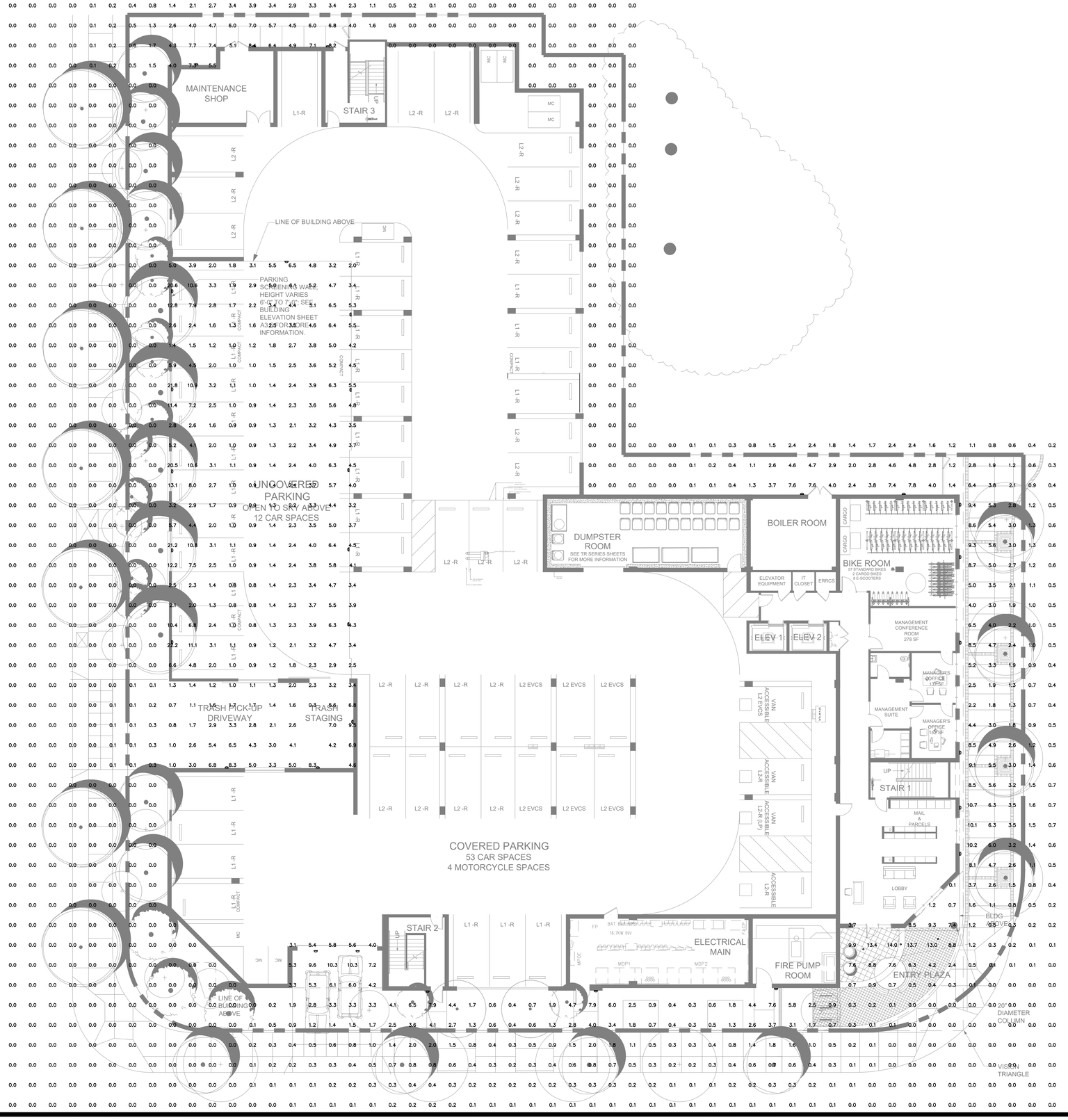
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DATE 04.07.2026

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SITE LIGHTING PHOTOMETRICS

SCALE: 3/32" = 1'-0"

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MidPen HOUSING

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Lynnwood, WA 98036
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PODIUM LIGHTING PLAN

SCALE: 3/32" = 1'-0"

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MIDPEN HOUSING CORPORATION

MidPen HOUSING

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Lynnwood, WA 98036
TEL: 425-741-1200

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DATE 04.07.2026

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PODIUM LIGHTING
PHOTOMETRICS

SCALE: 3/32" = 1'-0"

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MidPen HOUSING

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TEL: 425-741-1200

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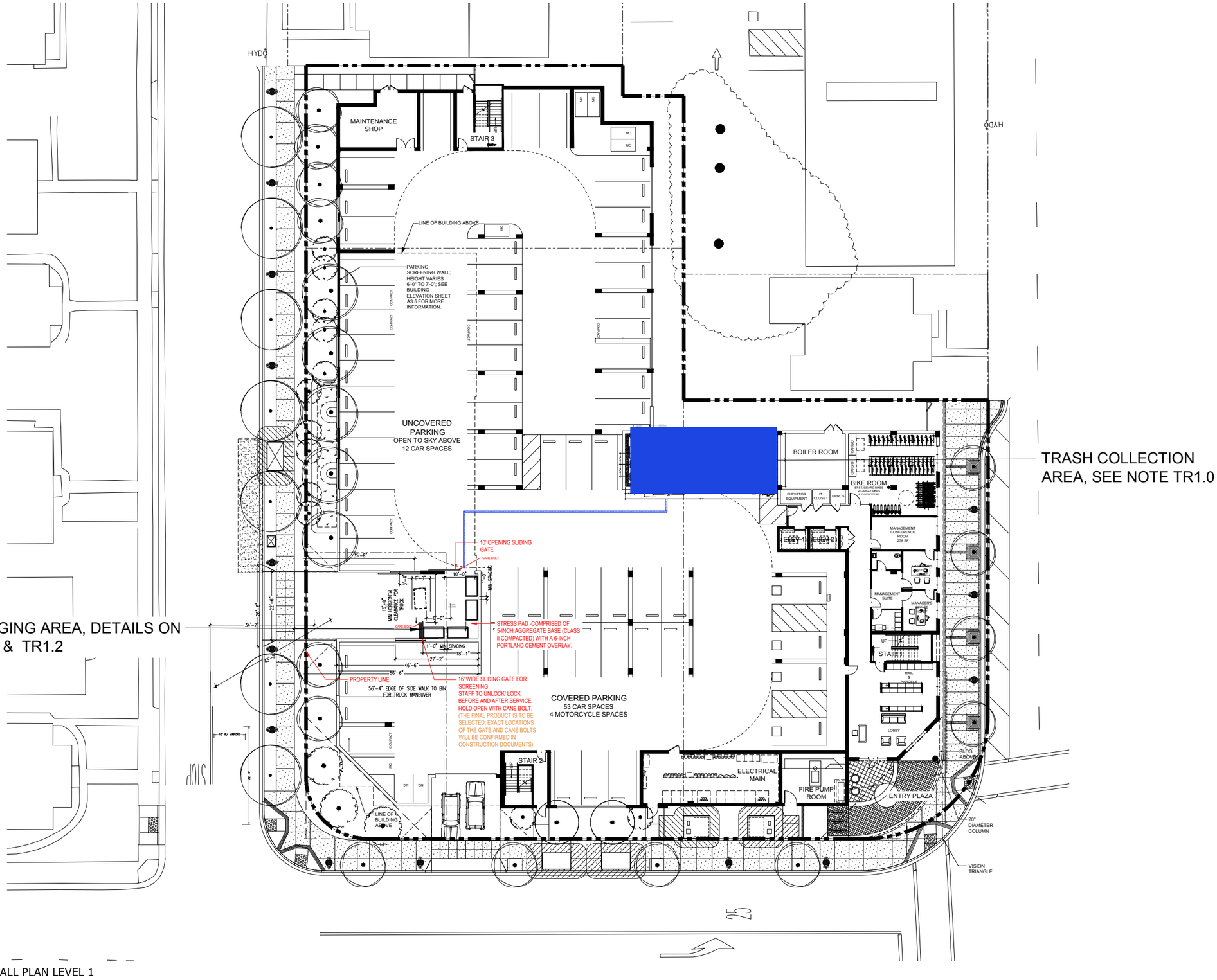
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TRASH COLLECTION AREA, SEE NOTE TR1.0

TRASH STAGING AREA, DETAILS ON PAGE TR1.1 & TR1.2

OVERALL PLAN LEVEL 1

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

DAHLIN
ARCHITECT

MIDPEN HOUSING
OWNER / DEVELOPER

FOR REFERENCE ONLY

NO.	DATE	ISSUE / REVISION	ISSUED BY

295 SOUTH MATHILDA AVENUE, SUNNYVALE
PROJECT

OVERALL PLAN LEVEL 1
DRAWING TITLE

PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	04/07/2026
SCALE	1/32"=1-0"

DRAWING NO.
TR0.1



CHUTE VESTIBULE LEVEL 2- SIMILAR AT UPPER LEVELS

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

DAHLIN
ARCHITECT

MIDPEN HOUSING
OWNER / DEVELOPER

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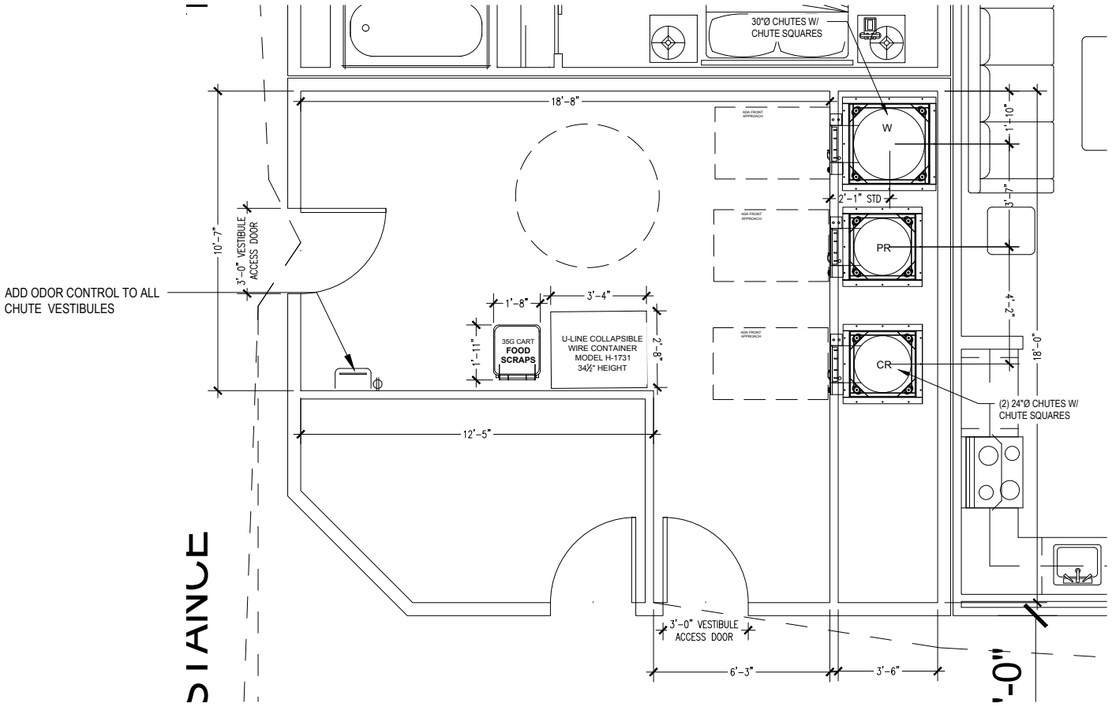
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PROJECT

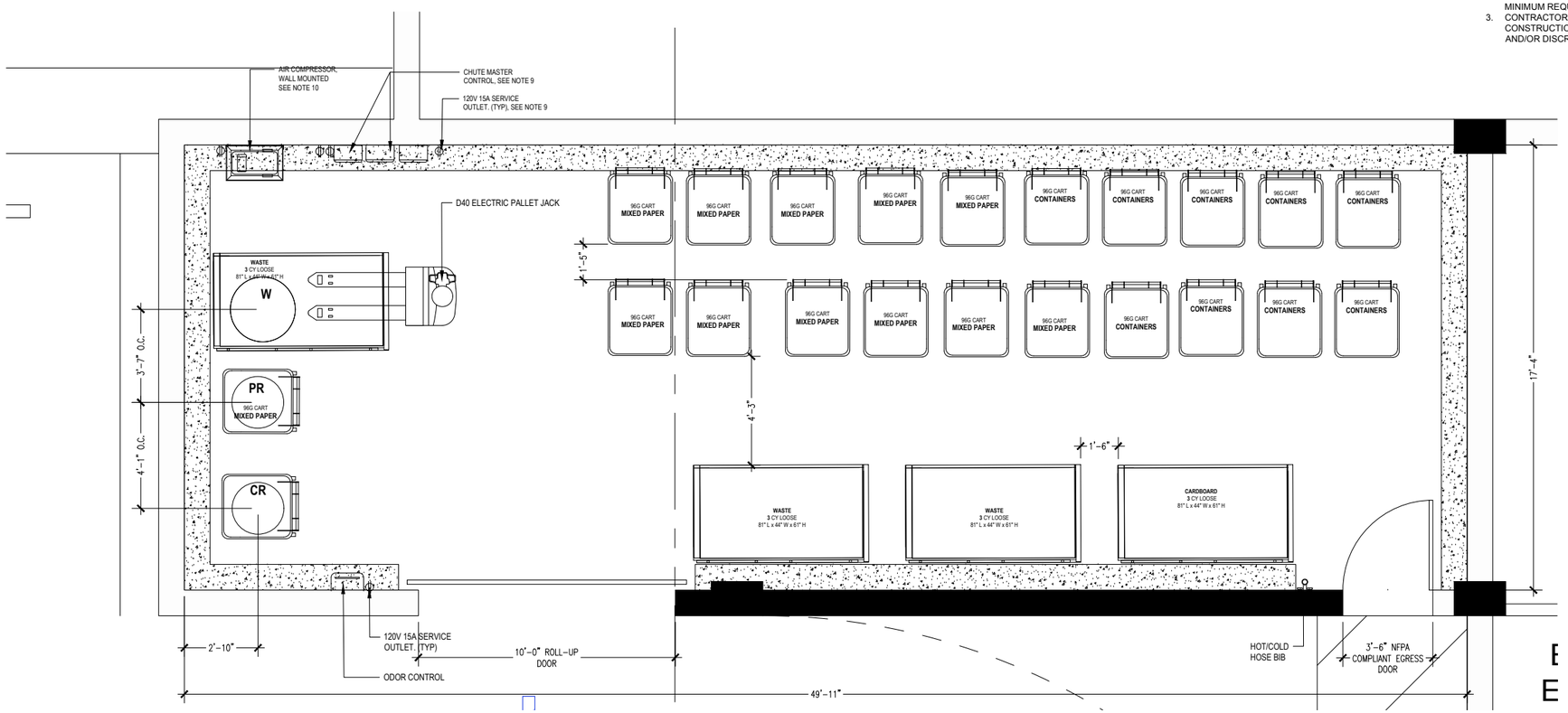
CHUTE VESTIBULE LEVEL 2- SIMILAR AT UPPER LEVELS
DRAWING TITLE

PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	04/07/2026
SCALE	1/32"=1-0"

DRAWING NO.
TR0.2



CHUTE VESTIBULE LEVELS 2-5



RESIDENTIAL TRASH COLLECTION AREA - LEVEL 1

SHEET NOTES:

RESIDENTIAL TRASH ROOM. LEVEL 1.

1. TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1" MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTORS.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
4. WALL PROTECTION: OPTION 1: 12"Wx5"H CONCRETE CURB AT BASE OF ALL NON- REINFORCED CONCRETE WALLS.
5. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/SF PER CBC 2022.
6. INSTALL 10'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 3'-0" NFPA COMPLIANT DOOR FOR FIRE EGRESS.
7. (1) 30"Ø 16-GAUGE GALVANIZED / GALVANNEALED OR ALUMINIZED STEEL CHUTE WITH 3CY FL LOOSE CONTAINER FOR WASTE. CHUTES TERMINATE 6'-0" AFF.
8. (2) 24"Ø 16-GAUGE GALVANIZED / GALVANNEALED OR ALUMINIZED STEEL CHUTE WITH 96G TOTER CART FOR MIXED PAPER & CONTAINER RECYCLING. CHUTE
9. MCP: CHUTE MASTER CONTROL PANEL (1 PER CHUTE) SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. 120V 15A SERVICE OUTLET REQUIRED.
10. AC: AIR COMPRESSOR (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS. (1) TOTAL.
11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED. MECHANICALLY ACTIVATED AIR FRESHENERS AND FREQUENT VESTIBULE CLEAN UPS ARE RECOMMENDED FOR ALL TRASH VESTIBULES TO REDUCE ODORS ON THESE FLOORS.
12. HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
13. PROVIDE MT20 22" x 45.5" ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4500LB CAPACITY WITH 67" TURNING RADIUS. 120V 15A SERVICE OUTLET REQUIRED.
14. PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
15. TYPE-A, B-LABEL CONSTRUCTION, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.
16. MOTION ACTIVATED LIGHTING AND SPRINKLERS TO BE PROVIDED.

CHUTE INTAKE VESTIBULES. SIM AT LEVELS 2-6.

17. CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 90-MINUTE FIRE-RATED ACCESS DOOR FOR RESIDENTIAL ACCESS. **NOTE THAT WHERE CHUTE INTAKE ROOMS ARE PROTECTED BY AUTOMATIC SPRINKLERS, THE ROOM SHALL BE ENCLOSED IN A MIN OF 1HR FIRE RESISTANCE-RATED CONSTRUCTION WITH 45-MINUTE FIRE-RATED ACCESS DOORS**. 5'-0" MIN DIAMETER WHEELCHAIR TURNING SPACE REQUIRED PER ADA REQUIREMENTS. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (3) 15x18 BOTTOM HINGED, LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOOR AT EACH FLOOR. SEE DETAIL 2/TR2.0. 30" x 48" FRONT / SIDE APPROACH REQUIRED PER ADA STANDARDS.
18. MANAGEMENT TO PROVIDE 35-GALLON 'CART' CONTAINER OR EQUIVALENT FOR FOOD SCRAPS DISPOSAL. STAFF TO EMPTY IN CONTAINERS DAILY AT TRASH ROOM.
19. 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, ATM RECOMMENDS DOUBLE STUD-WALLS OR EQUIVALENT ADJACENT TO OCCUPIED SPACES. ATM RECOMMENDS INTERIOR OF SHAFT TO BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
20. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND OCTAGONAL FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING.

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.

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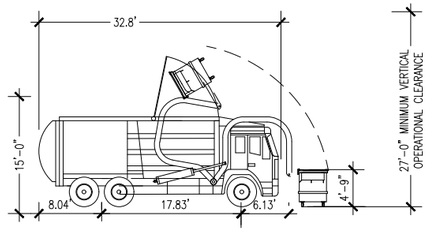
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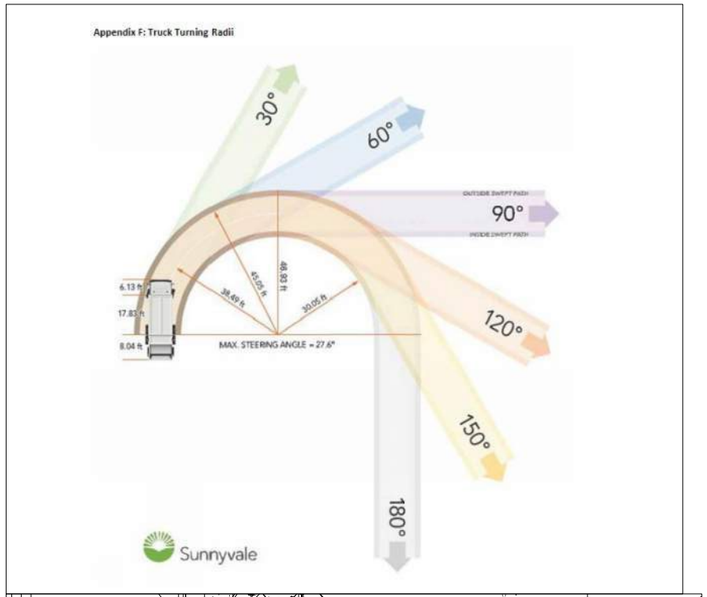
TRASH COLLECTION ROOM & CHUTE VESTIBULES
DRAWING TITLE

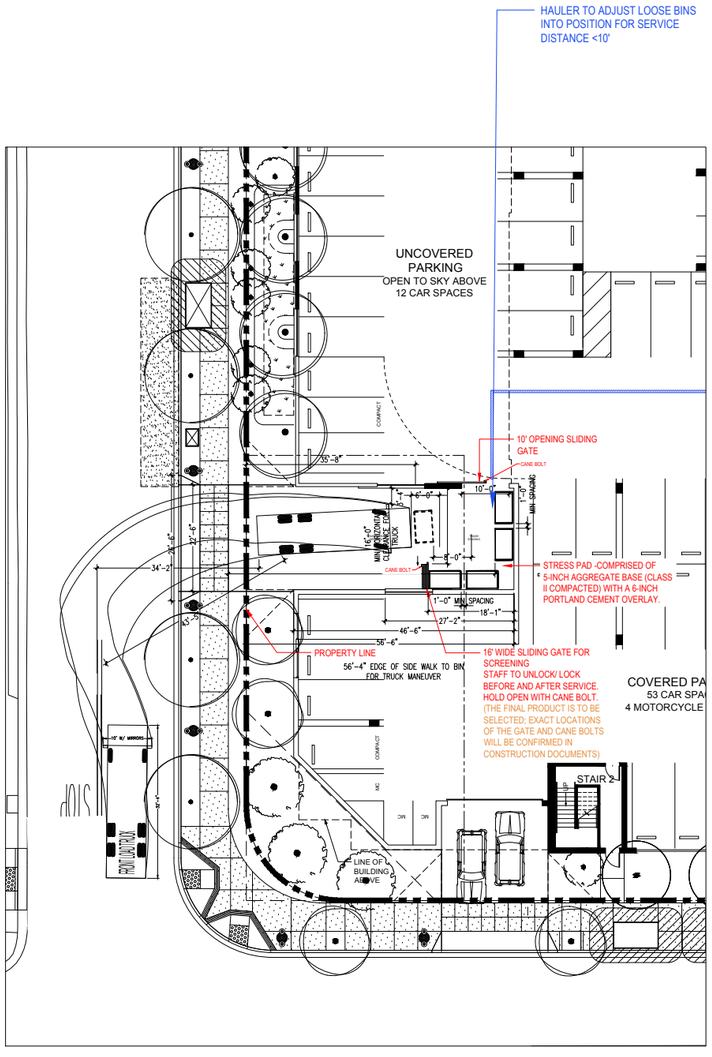
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APPROVED	DU
DATE	04/07/2026
SCALE	3/16"=1-0"

DRAWING NO. TR1.0

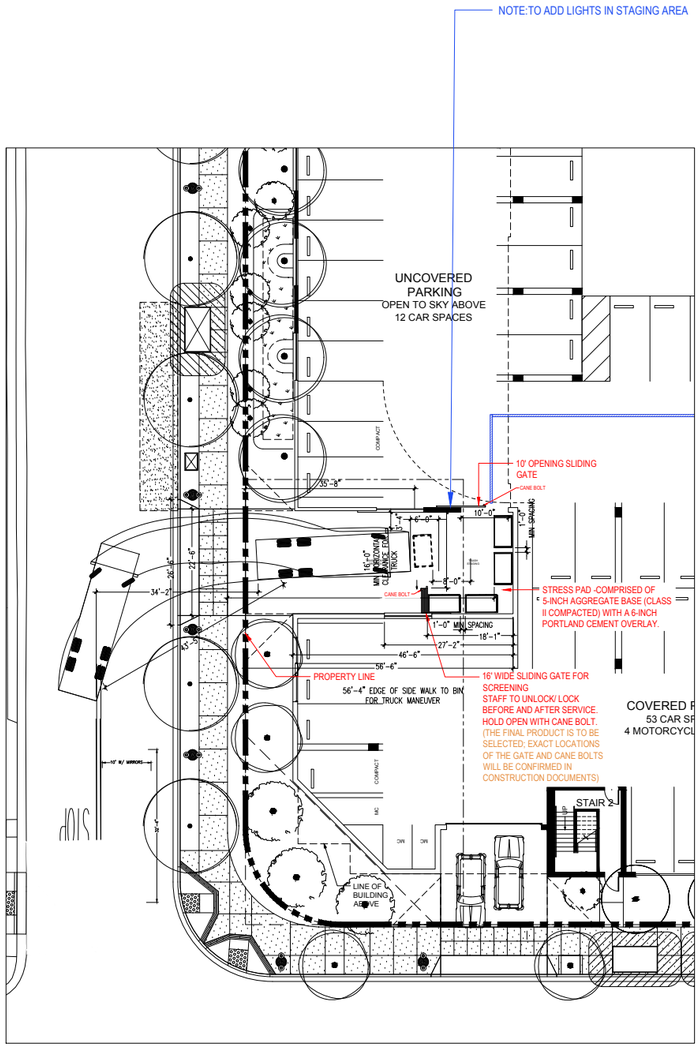


Front Load 32.8
Overall Length 32.8ft
Overall Width 10 ft with mirrors
Overall Body Height 12.272ft

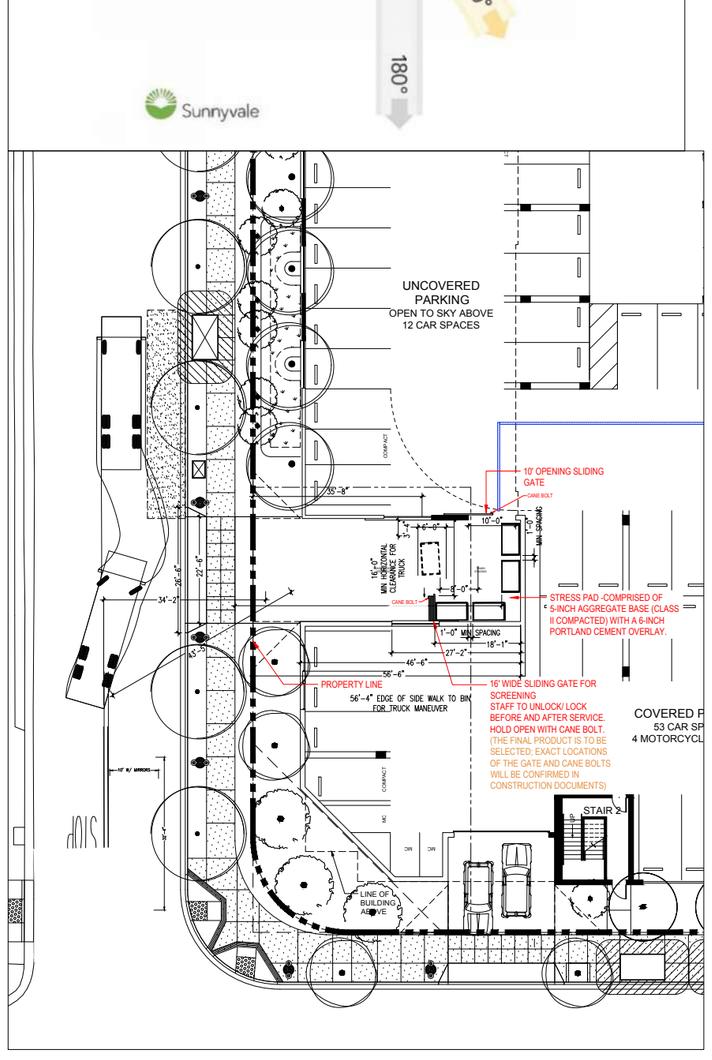




FL CONTAINER PICKUP -STEP 1
1/32"=1'-0"



FL CONTAINER PICKUP -STEP 2
1/32"=1'-0"



FL CONTAINER PICKUP -STEP 3
1/32"=1'-0"

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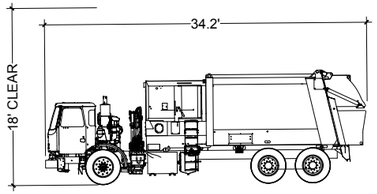
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TURN STUDY- FRONT LOAD TRUCK
DRAWING TITLE

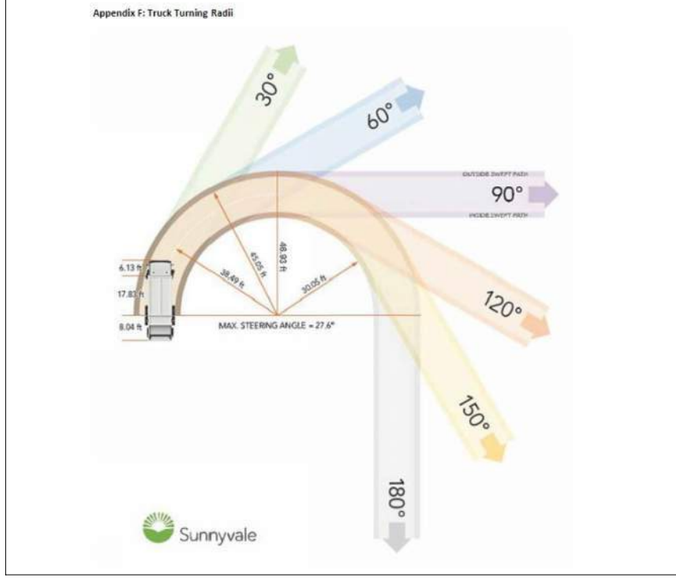
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DRAWN	PK
APPROVED	DU
DATE	04/07/2026
SCALE	1/32"=1'-0"

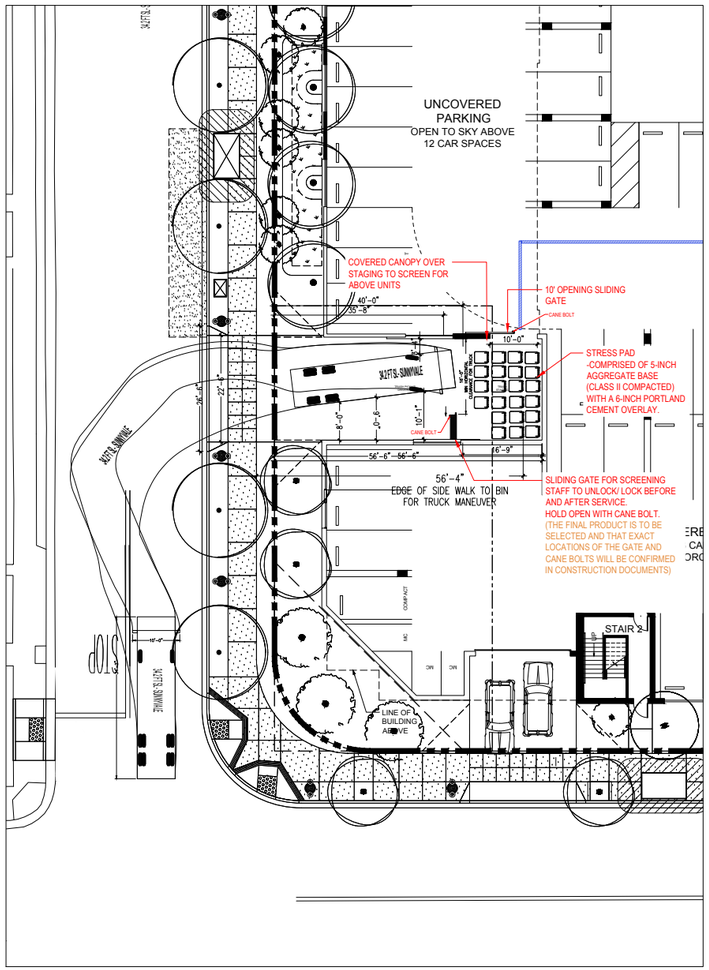
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TR1.1



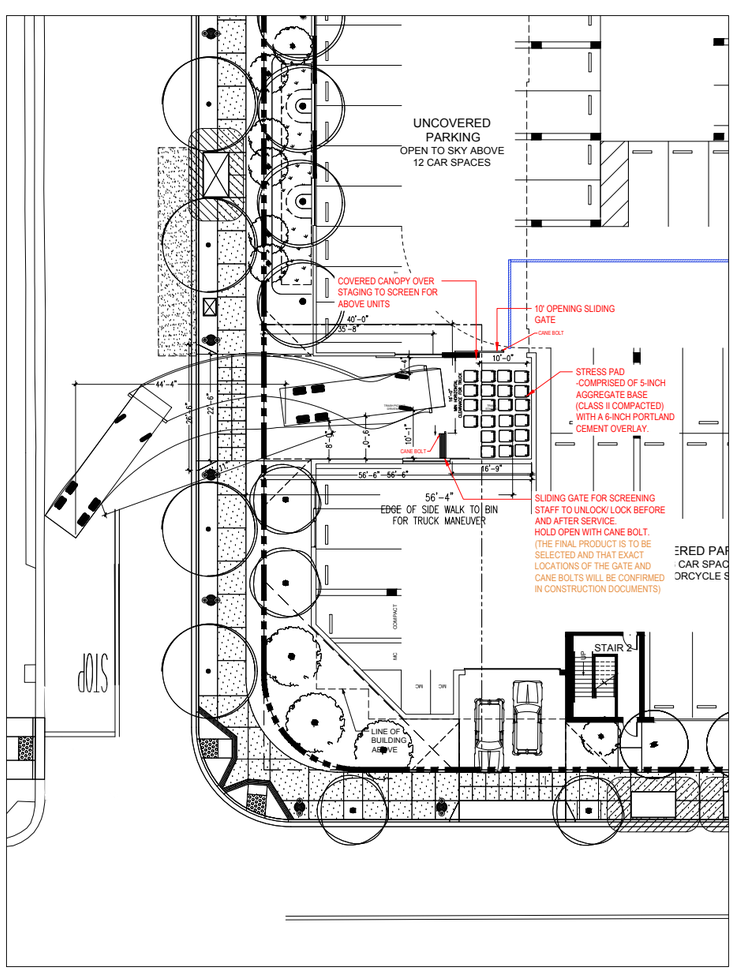
34.2 FT SIDE LOADER- SUNNYVALE

Overall Length	34.200ft
Overall Width W/ MIRRORS	10.000ft

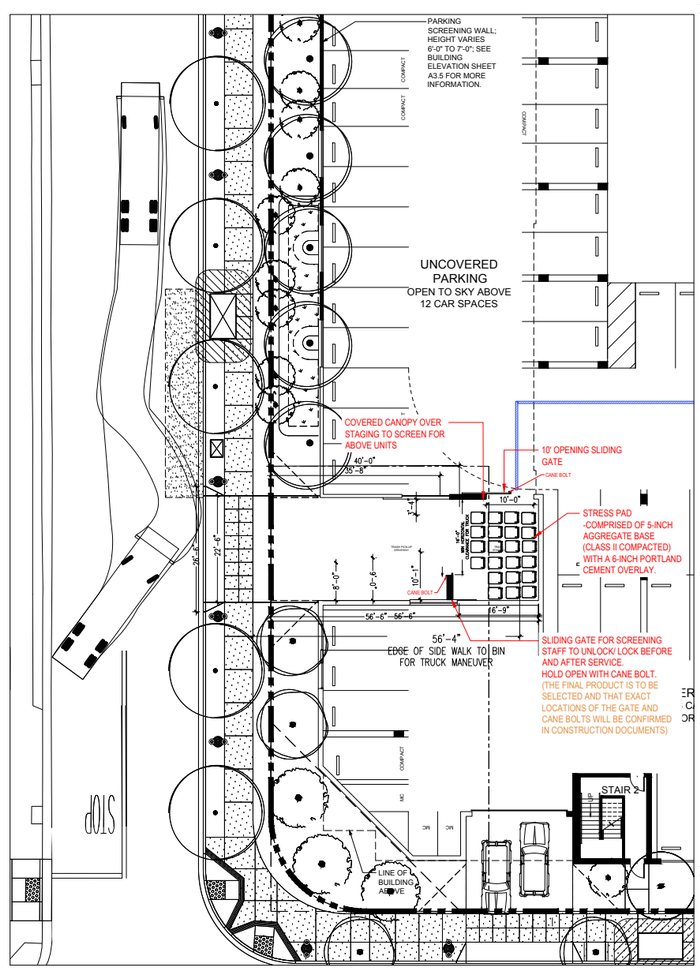




SL CONTAINER PICKUP -STEP 1
1/32"=1'-0"



SL CONTAINER PICKUP -STEP 2
1/32"=1'-0"



SL CONTAINER PICKUP -STEP 3
1/32"=1'-0"

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TURN STUDY- SIDE LOAD TRUCK
DRAWING TITLE

PROJECT NO.	
DRAWN	PK
APPROVED	DU
DATE	04/07/2026
SCALE	1/32"=1'-0"

DRAWING NO.
TR1.2