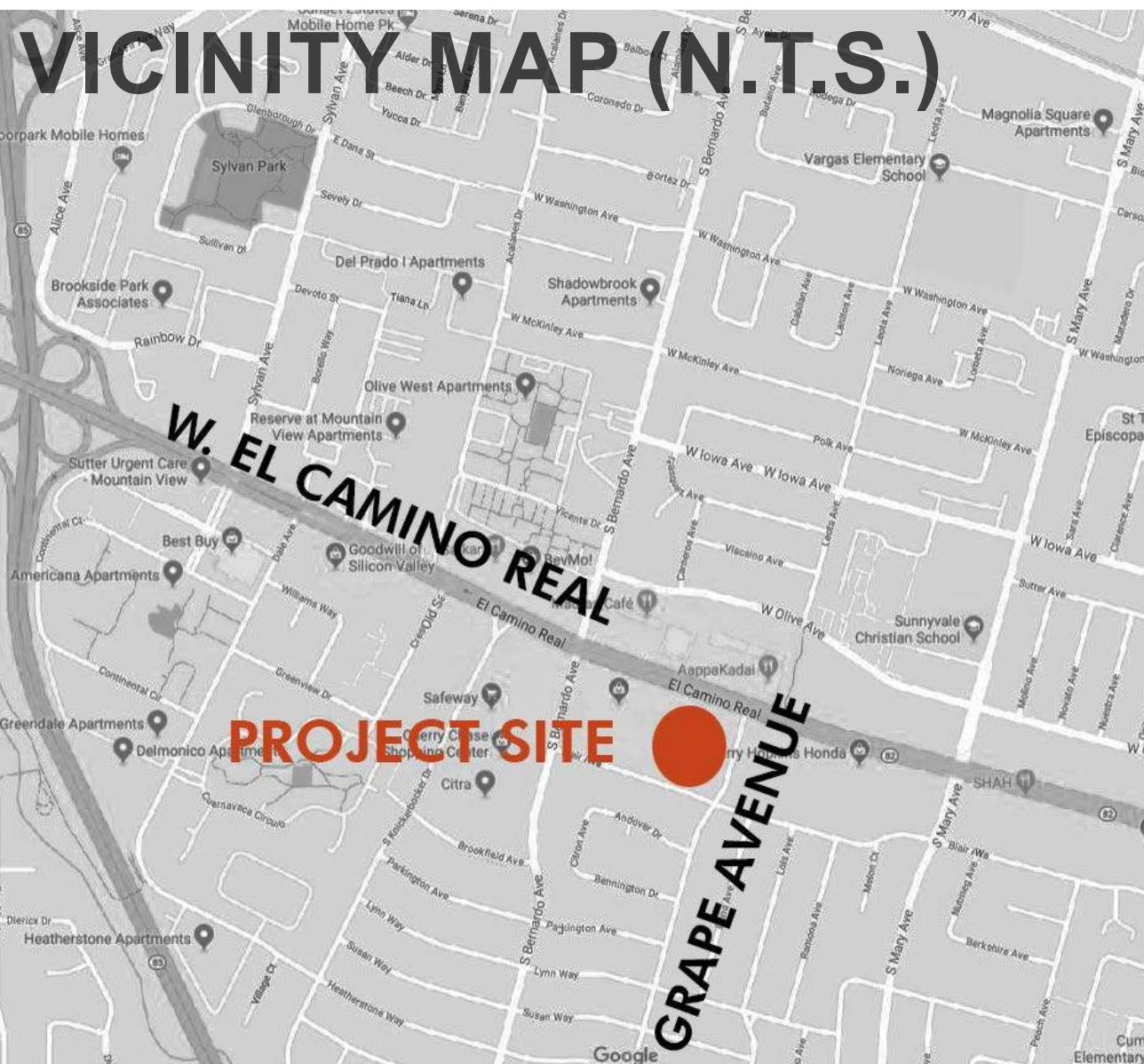




PROJECT DESCRIPTION

The Grape Avenue/El Camino Real mix use community is a pedestrian enhancing development that embraces the vision of the El Camino Real Specific plan. The design revitalizes the existing Toyota dealership into a bold Urban form with residential above. Thus creating a vibrant environment along the El Camino corridor at the recognized Bernardo Gateway Node. The development provides an avenue for Toyota to stay, keeping a vital revenue source in place, and providing needed family housing in an urban lifestyle. The development encompasses 111 Residential units and 30,000 sf of Retail in the El Camino buildings and 5 single family homes along our south property line. The development team has worked with its neighbors in providing 5 single family homes as a transition to the denser El Camino buildings. Also, second story windows of these homes and the El Camino buildings are primarily oriented away from our neighbors to the south. In keeping with the ECRSP design objectives the El Camino is broken into 3 distinct building segments with each featuring a bold façade that encompasses Toyota’s needs for an impressive sales environment. This commercial frontage will play a major role along with the public realm design of El Camino Real in activating the pedestrian “Vision” of the ECRSP. Adding to this ambience is having the residential above set-back from the commercial frontage with open pedestrian bridges connecting the buildings. The residential feature large open and deeply set balconies that create further vertical breaks in each building. This, and with the engagement of a strong color pallet and materials adds significantly to the articulation and pedestrian quality of this contemporary community.

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SITE LIGHTING

W EL CAMINO REAL + GRAPE AVE
1124 W. EL CAMINO REAL, SUNNYVALE, CALIFORNIA

TITLE SHEET

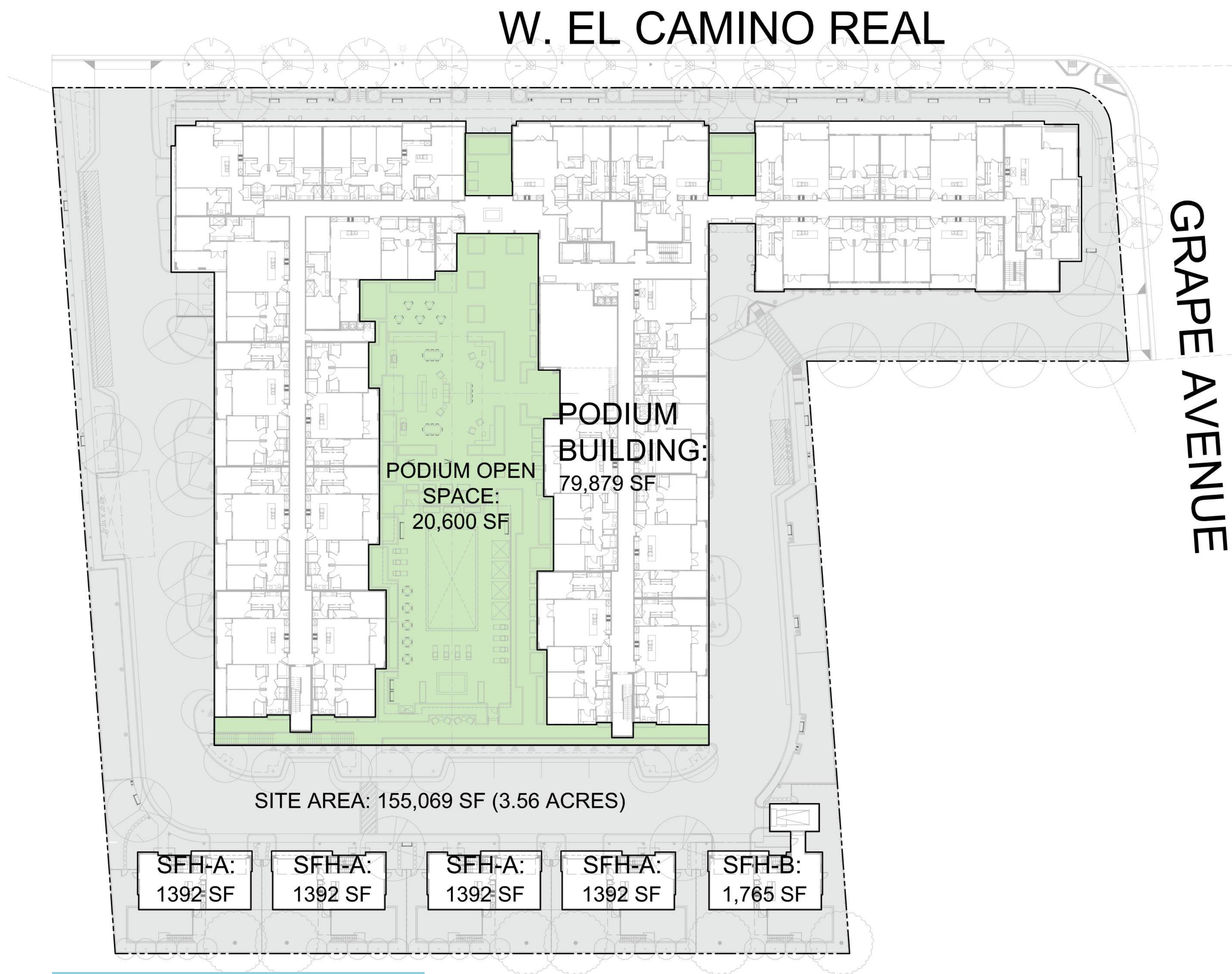
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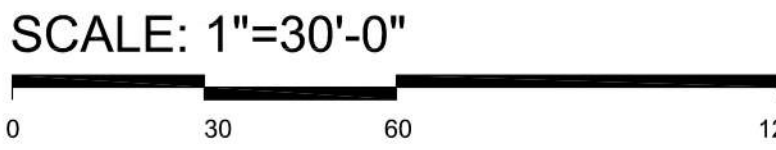
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925-251-7200

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LOT COVERAGE:		
REQUIREMENT:	(SMC 19.36.100)	
MAXIMUM LOT COVERAGE		60%
SINGLE FAMILY HOMES FOOTPRINT (ABOVE GRADE): (1392X4+1765)		7,333 SF
PODIUM BUILDING FOOTPRINT (ABOVE GRADE):		79,879 SF
TOTAL FOOTPRINT ALL BUILDINGS:		87,212 SF
PODIUM DECK OPEN SPACE:		20,600 SF
LOT COVERAGE AREA:	(TOTAL FOOTPRINT ALL BUILDINGS - PODIUM DECK OPEN SPACE)	66,612 SF
LOT COVERAGE RATIO:	(LOT COVERAGE AREA / NEW RIGHT-OF-WAY SITE AREA)	43.0%



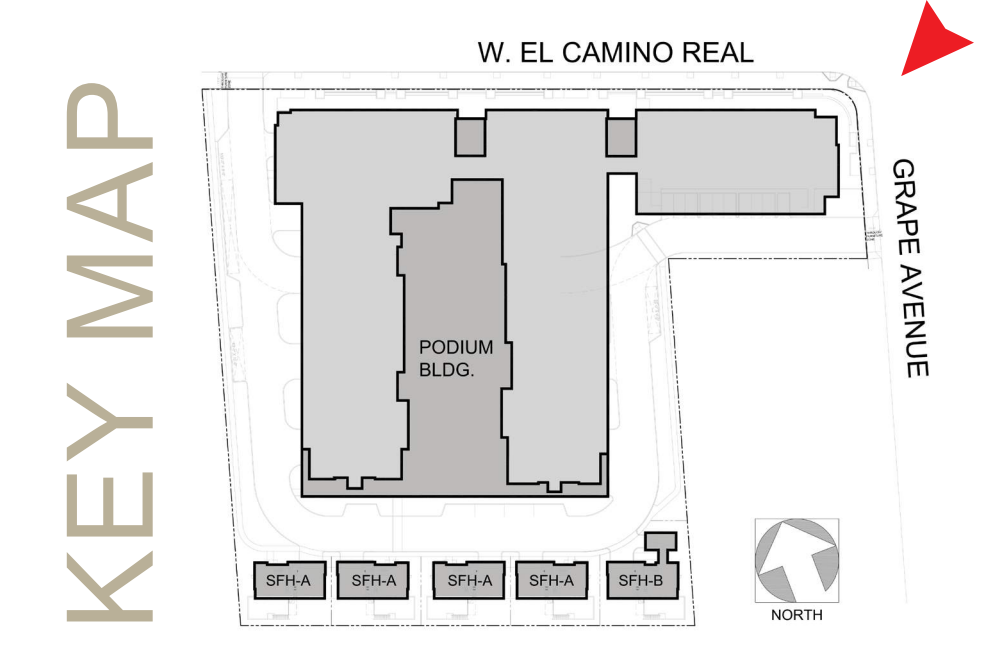
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AREA CALCULATION DIAGRAM - BLDG. COVERAGE



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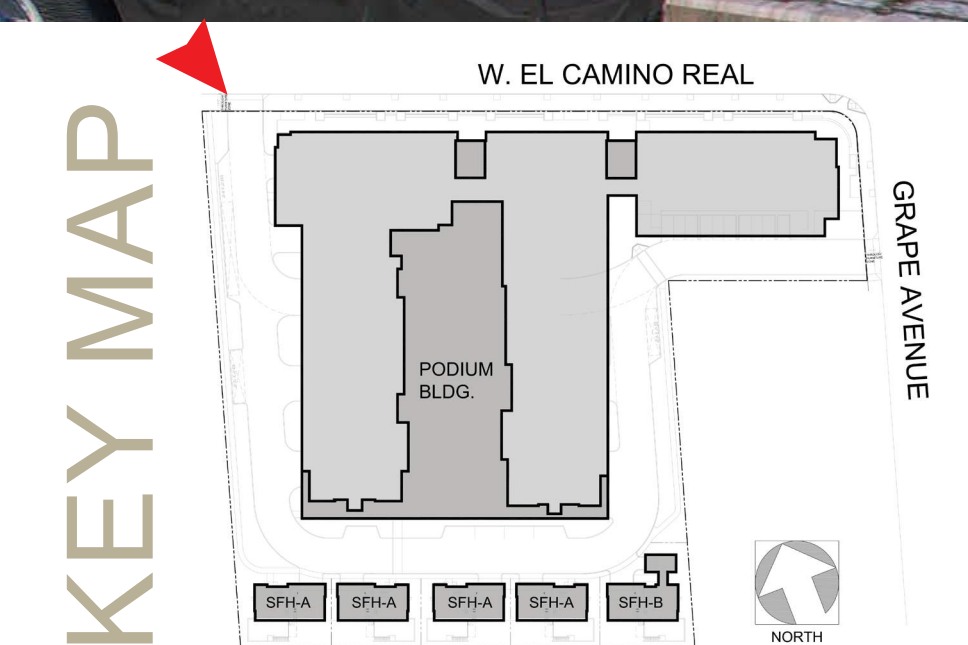
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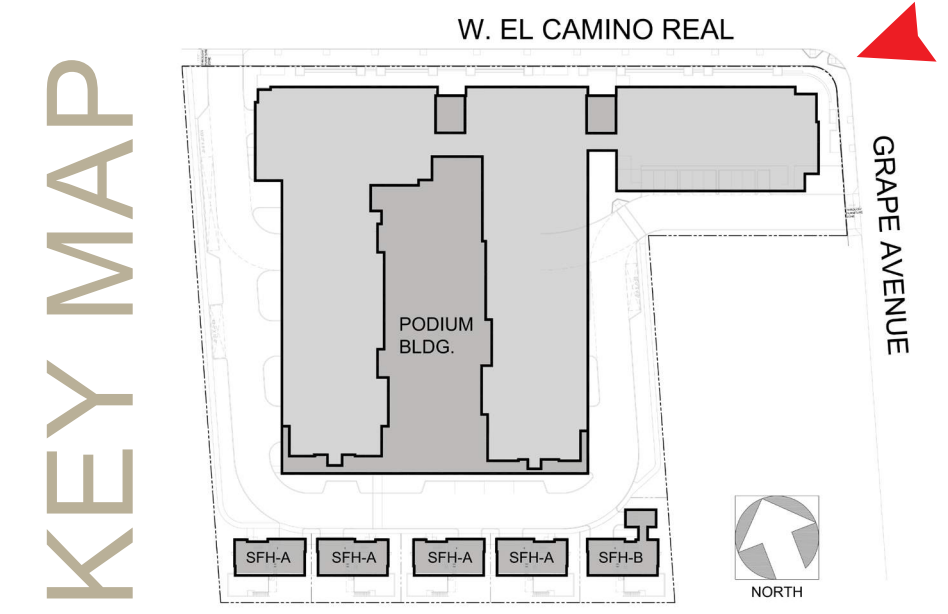
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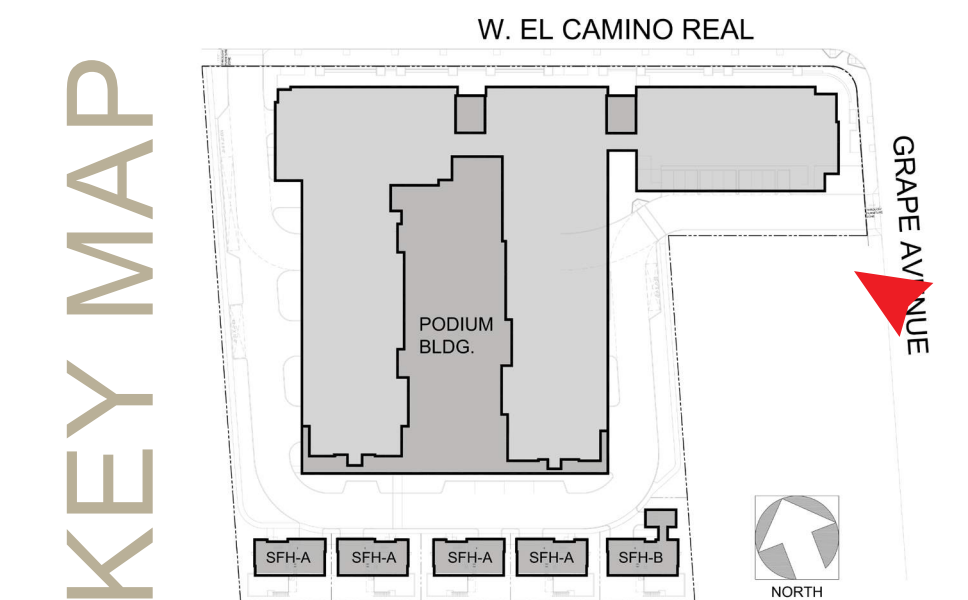
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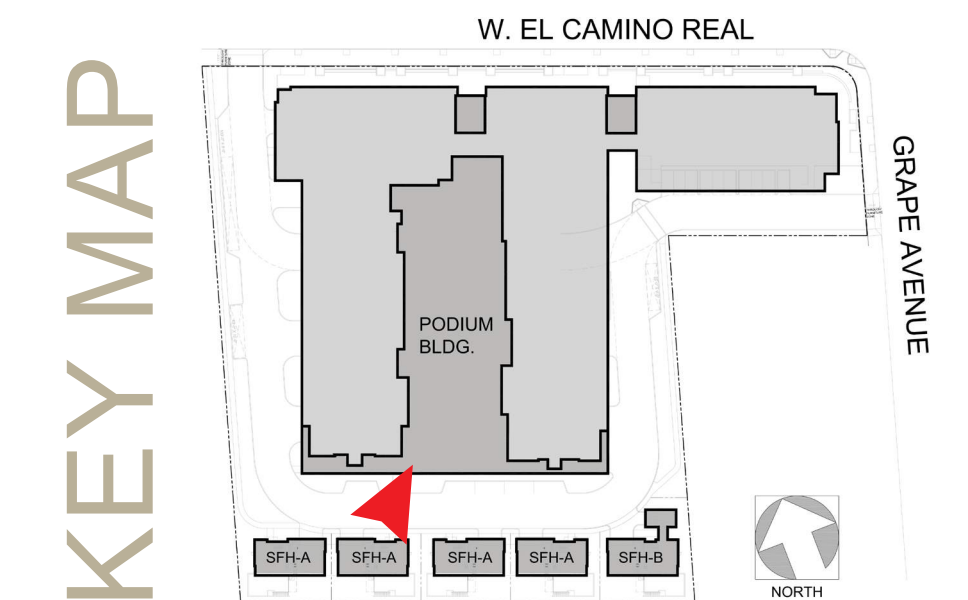
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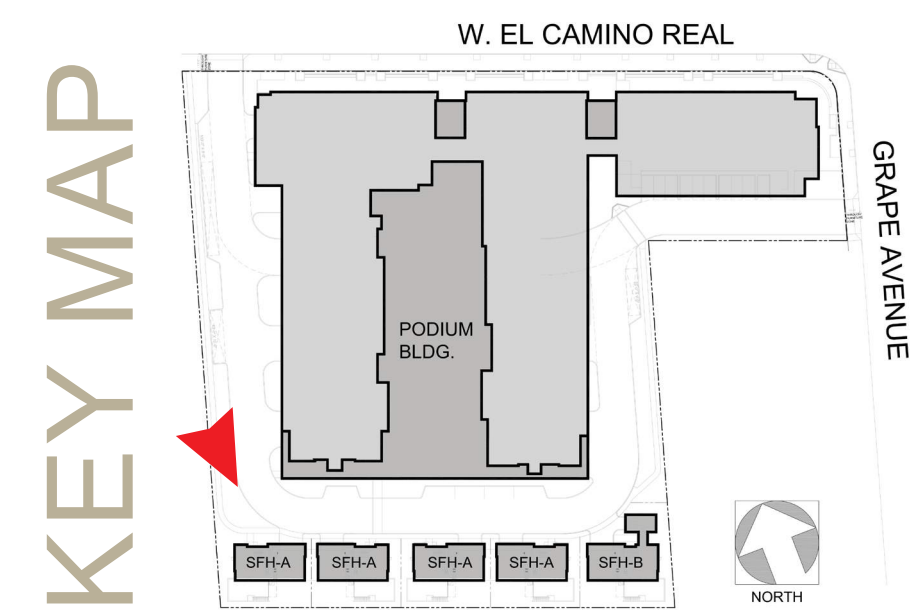
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