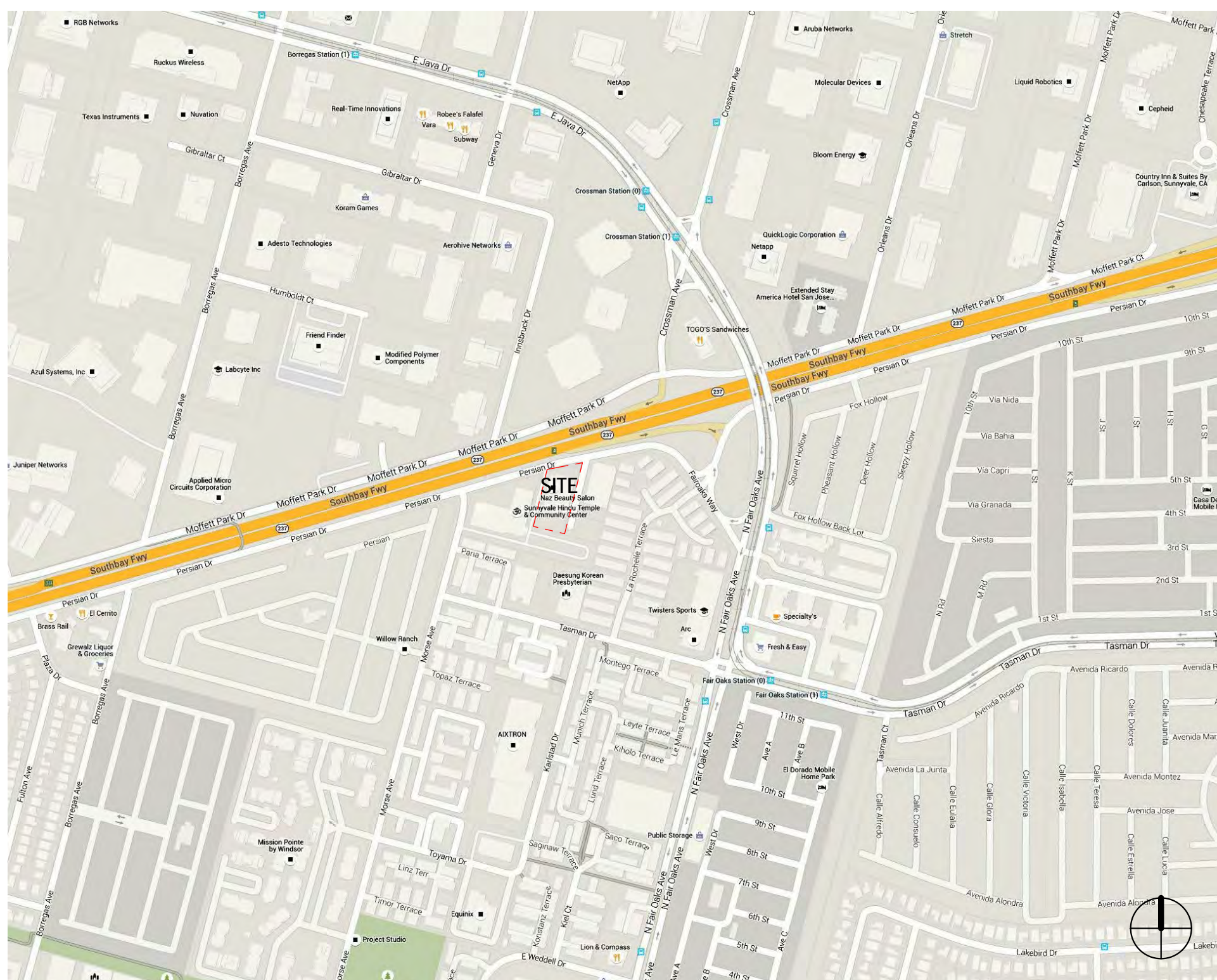


ATTACHMENT 9



SITE AERIAL



VICINITY MAP

PROJECT DATA AND ZONING ANALYSIS

Item [Zoning/Code Reference]	Requirement	Proposed	Status/Requested Incentives																											
Max. Residential Density [19.30.020]																														
Lot Area/Unit	1 DU per 1200 SF of Lot Area	66 Units																												
Base Density	57,645 SF/1200 SF/Unit Allowed = 48 Units	57,645/66 Units = 873 SF/unit	Compliance assuming 35% Density and Green Bonuses																											
Additional Units with City BMR 35% Density Bonus [19.18.025]	+17 = 65 Units																													
Additional Units with 5% Green Bonus	+2 = 67 Units Max.																													
Maximum Height [19.32.020]	55'	52'	Complying																											
Maximum Stories	4	4	Complying																											
Maximum Lot Coverage	40%	31,767 SF / 57,645 SF = 55%	STATE DENSITY BONUS CONCESSION 1																											
Maximum FAR	n/a	n/a																												
Height - Distance from Property Line	n/a*	n/a																												
Minimum Setbacks [19.34.030]																														
Minimum Front Setback	20'	20'	Complying																											
Minimum Side Setback, One Side	18'	9'	Complying																											
Min. Side Setback, Sum of Sideyards	38'	29' + 9' = 38'	Complying																											
Minimum Rear Setback	20'	32'	Complying																											
Additional Front Yard Setback [19.34.050]	20' Front Setback +5' = 25' (L3) 20' Front Setback +11' = 31' (L4) <i>(Add 1/2 height of front wall above 2nd story to front setback for buildings over 30 feet)</i>	Min. 20' Front Setback provided at all levels <i>(Additional setback provided at NE area of building)</i>	SPECIAL DEVELOPMENT PERMIT DEVIATION 1 SEE SETBACK DIAGRAMS, SHEET G 1.8																											
Additional Side Yard Setbacks [19.34.080]	3 Stories x 3' = +9' = 18' <i>(Add 3' per story above 1st Story measured at Grade Level)</i>	+0' increased side setback at east PL	SPECIAL DEVELOPMENT PERMIT DEVIATION 2 SEE SETBACK DIAGRAMS, SHEET G 1.8																											
Min. Residential Usable Open space [19.37.040]	Total: 380 SF/DU 66 x 380=25,080 SF	13,513 SF See G 1.1 for Open Space Calculation and Diagram	STATE DENSITY BONUS CONCESSION 2																											
Private Open space [19.37.100]	80 SF/DU 66 x 80=5,200 SF	6,565 SF See G 1.1 for Open Space Calculation and Diagram	Complying																											
Minimum Landscaping required [19.37.040]	Total: 375 SF/DU 66 x 380=24,750 SF	11,785 SF See G 1.0 for Landscaping Calculation and Diagram	SPECIAL DEVELOPMENT PERMIT DEVIATION 3																											
Minimum Total Landscaped Area [19.37.040]	Landscaping: 20 %	11,785 SF / 57,645 SF = 20.4%	Complying																											
Lockable Storage [19.38.040]	300 SF/Unit 66 x 300 =19,800 Cu. FT	300 SF/Unit 19,800 Cu. FT	Complying																											
Off-Street Parking [19.46.060] Tandem Parking [19.46.060] Special Housing Developments	<table border="1"> <thead> <tr> <th colspan="3">Parking Table</th> </tr> <tr> <th>Type</th> <th>Assigned</th> <th>Unassigned</th> </tr> </thead> <tbody> <tr> <td>Aff 1 BR</td> <td>1</td> <td>0</td> </tr> <tr> <td>Aff 2/3 BR</td> <td>2</td> <td>0</td> </tr> <tr> <td colspan="3">= 102 REQUIRED SPACES</td> </tr> </tbody> </table> <p>*per Ordinance No. 3056-15, 2 covered tandem parking spaces may satisfy requirements for up to 50% of of units</p> <p>* NOTE: 12.5% of parking spaces are pre-wired to allow for Level 2 electric car chargers</p> <p>* Tandem spaces assigned to 3-bedroom units. See sheet A1.1 for Parking Management Plan</p>	Parking Table			Type	Assigned	Unassigned	Aff 1 BR	1	0	Aff 2/3 BR	2	0	= 102 REQUIRED SPACES			<table border="1"> <tbody> <tr> <td>ADA STANDARD</td> <td>2</td> </tr> <tr> <td>ADA VAN</td> <td>1</td> </tr> <tr> <td>COMPACT</td> <td>1</td> </tr> <tr> <td>STANDARD</td> <td>66</td> </tr> <tr> <td>TANDEM</td> <td>17</td> </tr> <tr> <td></td> <td>87</td> </tr> </tbody> </table> <p>Parking reduction to comply with new TCAC unit mix regulations and to comply with AHSC funding requirements: 1 BR - 1:1 max. parking ratio 2 & 3 BR - 1:1.5 max. parking ratio</p>	ADA STANDARD	2	ADA VAN	1	COMPACT	1	STANDARD	66	TANDEM	17		87	STATE DENSITY BONUS CONCESSION 3
Parking Table																														
Type	Assigned	Unassigned																												
Aff 1 BR	1	0																												
Aff 2/3 BR	2	0																												
= 102 REQUIRED SPACES																														
ADA STANDARD	2																													
ADA VAN	1																													
COMPACT	1																													
STANDARD	66																													
TANDEM	17																													
	87																													
Bike Parking [19.46.150]	1 Space per 4 DU 66 units/4 = 17 Spaces	64 Spaces	Complying																											

NOTES:
* "Single family dwellings and townhomes constructed in a multi-family zoning district adjacent to a single family district shall not exceed 30 feet within 75 feet of the property line, provided setback requirements are met."
** "Towers, spires, chimneys, machinery penthouses not exceeding twenty-five percent of the roof area on which the penthouse is located, scenery lofts, cupolas, water tanks, telecommunications facilities, wind turbines and towers, high bay test facilities, and similar architectural and utility structures, including equipment screening, and necessary mechanical appurtenances, may exceed the maximum building height in any zoning district by a maximum of twenty-five feet [19.32.030]"

General Plan Density 27-45 DU/Acre
Total Lot Area: 57,645 SF (1.32 Acres)
Total Building Footprint: 31,767 SF
Total Floor Area: 104,727 SF

LOT COVERAGE
31,767 SF / 57,645 SF = 55 % Lot Coverage
31,767 SF / 57,645 SF = 55 % Impervious SF

Area by Level (GSF)	
Level	Area
Level 1	31,767 SF
Level 2	24,483 SF
Level 3	24,483 SF
Level 4	23,994 SF
	104,727 SF

Area by Type (NSF)	
Category	Area
Circulation	11,194 SF
Common	3,633 SF
Garage / Bike Room	22,081 SF
Green / Open Space	11,103 SF
Office	766 SF
Residential	52,374 SF
Service / Trash	1,926 SF
Stairs / Elevator	2,217 SF
Storage	5,316 SF
	110,612 SF

* GSF is calculated to exterior face of building enclosure
* NSF is calculated to interior face of all interior and exterior walls

Unit Mix		
Unit Type	Quantity	Unit Sizes
1 BR	30	532 SF
2 BR	19 (28.7%)	851 - 936 SF
3 BR	17 (25.7%)	1087 - 1361 SF
Total Units: 66		

Usable Open Space	
Category	Area
Common Open Space	6,983 SF
Private Open Space	6,530 SF
	13,513 SF

Resident Storage			
Width	Depth	Count	Volume
5' - 0"	8' - 0"	66	300.00 CF
STORAGE COUNT			66

PROJECT INFORMATION

PROJECT BLOCK & LOTS
PLANNING PROJECT #: 2015-7772
GENERAL PLAN:
APN: 11029028
PROJECT ADDRESS: 460 Persian Drive
CURRENT BUILDING AND USES: Commercial Grocery and Retail
ZONING DISTRICTS: R-4

PROJECT DESCRIPTION
The proposed development is located at 460 Persian Drive in Sunnyvale, along Persian Drive and parallel to the Southbay Freeway. An existing market and retail building will be demolished, and the proposed construction consists of one building with 66 units of affordable family housing managed by MidPen Housing.

The building consists of a concrete ground level common area including a lobby, office space, a community room, learning center, computer room, bike storage, resident storage utility and mechanical rooms, and one level of at-grade garage parking. The upper three floors consist of two podium courtyards, a shared laundry facility, resident storage, fitness room, and residential units in a mix of 30 one bedrooms, 19 two bedrooms, and 17 three bedrooms. The building is 4 stories (three stories on a podium).

The existing zoning for the site is R4/PD. The proposed zoning for the site is R4/PD.

BUILDING INFORMATION
New Construction of a one level concrete podium with three levels of residential above.
Three levels of residential occupancy R-2, Construction Type V-A.

SHEET LIST

Title Sheet	G 0.0	Topographic Survey	T-1
Perspective View	G 0.1	Grading and Drainage Plan	C 1.00
Perspective Views	G 0.2	Stormwater Management Plan	C 2.00
Perspective Views	G 0.3	Landscape Site Plan	L 1.01
Perspective Views	G 0.4	Landscape Site Plan	L 1.02
Perspective Views	G 0.5	Landscape Site Plan	L 1.03
Landscaping Requirements	G 1.0	Landscape Site Plan	L 1.04
Open Space	G 1.1		
Sun Studies	G 1.2		
Prelim. Solid Waste Management Plan	G 1.3		
Prelim. Solid Waste Management Plan - L2	G 1.4		
Green Point Rating	G 1.5		
Fire Access and Hydrant Plan	G 1.6		
Fire Ladder Access Plan	G 1.7		
Setback Diagram	G 1.8		
Pedestrian and Vehicular Circulation Plan	G 1.9		
Site Photos	G 2.0		
Site Photos	G 2.1		
Concept Diagram	G 2.2		
Program Diagram	G 2.3		

Site Plan	A 0.0
Ground Floor Plan	A 1.1
Level 2 Floor Plan	A 1.2
Level 3 Floor Plan	A 1.3
Level 4 Floor Plan	A 1.4
Roof Plan	A 1.5
Elevations	A 2.0
Elevations	A 2.1
Sections	A 3.0
Typical Unit Plans	A 4.0
Enlarged Bike Parking	A 4.1
Materials/Finishes	A 5.0

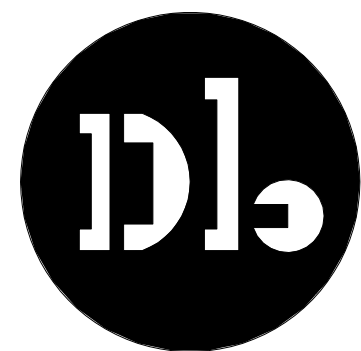
Owner: MidPen Housing 303 Vintage Park Drive, Suite 250 Foster City, CA 94404 t: 650.356.2900 www.midpen-housing.org Attn: Nevada Merriman	Architect: David Baker Architects 461 2nd Street, Loft c127 San Francisco, CA 94107 t: 415.896.6700 www.dbarchitect.com Attn: Daniel Simons
--	---

PROJECT DIRECTORY

Civil: Sandis 636 9th Street Oakland, CA 94607 t: 415.974.5071 www.sandis.net Attn: Brian Shick	Landscape Architect: Fletcher Studio 2325 3rd Street, Suite 413 Floor 4 San Francisco, CA 94107 t: 415.431.7878 www.fletcherstudio.com Attn: David Fletcher
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VIEW FROM PERSIAN DRIVE, FACING EAST



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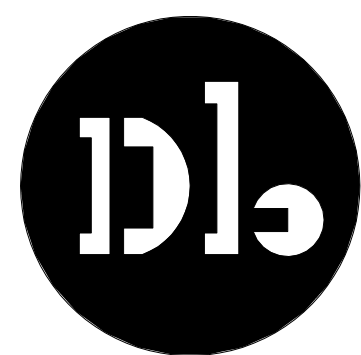
Perspective View Edwina Benner Plaza

project number 21511
scale
date 01/06/2016
when printed on 22x34

G 0.1



VIEW FROM PERSIAN DRIVE - MAIN ENTRY



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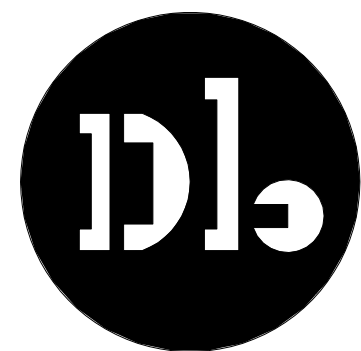
Perspective Views Edwina Benner Plaza

project number 21511
scale
date 01/06/2016
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G 0.2



VIEW FACING WEST INTO COURTYARDS
(FROM 470 PERSIAN DRIVE)



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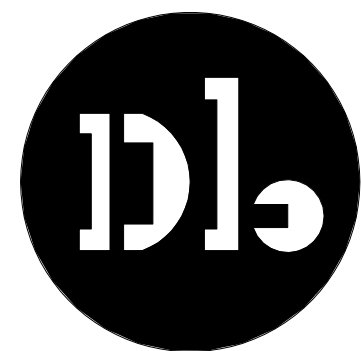
Perspective Views Edwina Benner Plaza

project number 21511
scale
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G 0.3



AERIAL VIEW INTO AT-GRADE COURTYARD WITH KIDS' PLAY AREA



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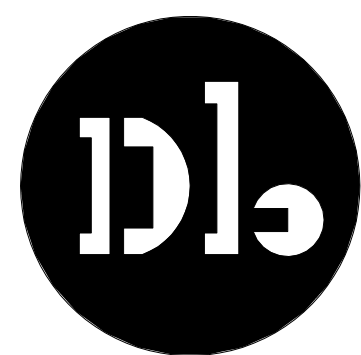
Perspective Views Edwina Benner Plaza

project number 21511
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date 01/06/2016
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G 0.4



SOUTH ELEVATION - DRIVE AISLE AND TUCK-UNDER PARKING



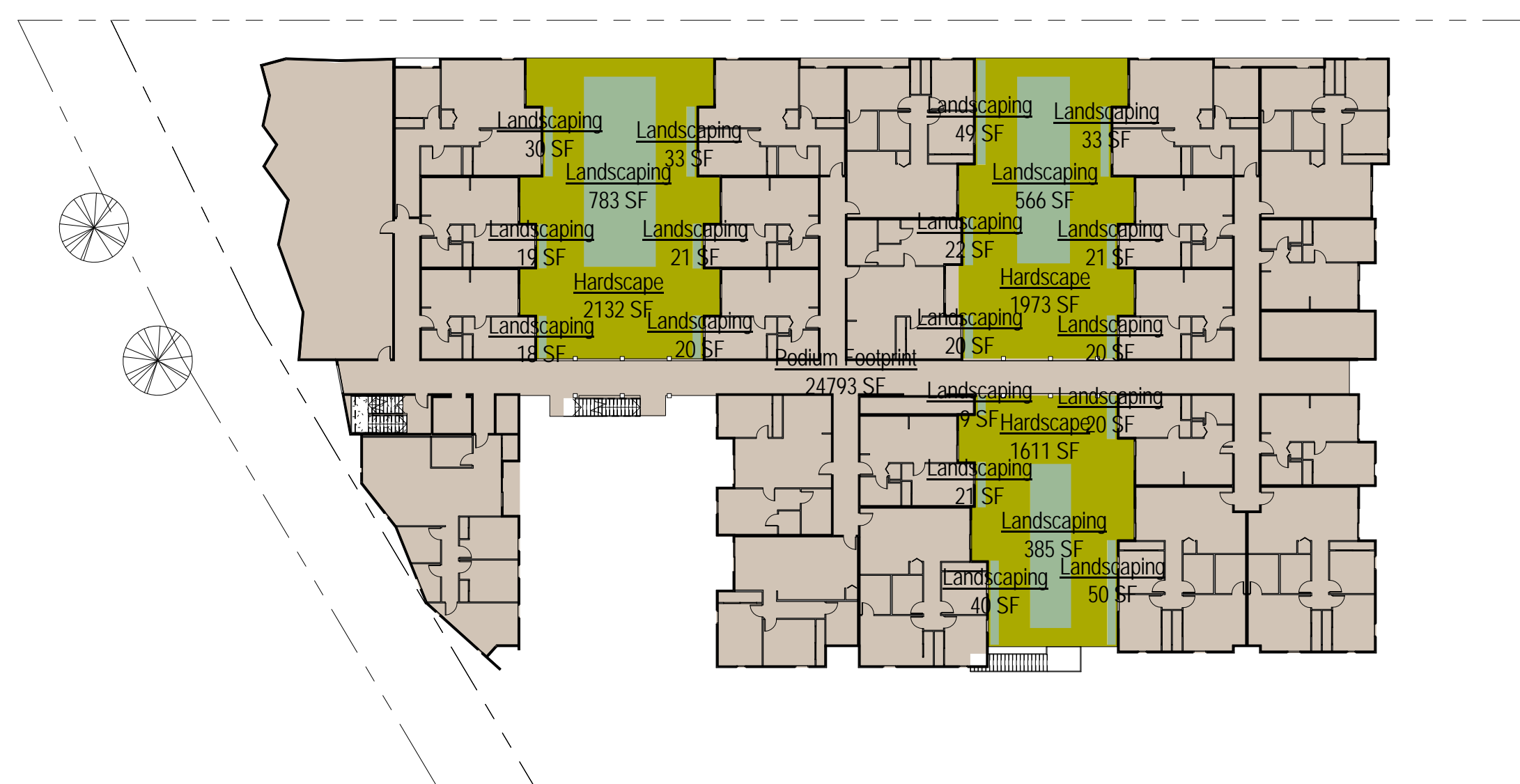
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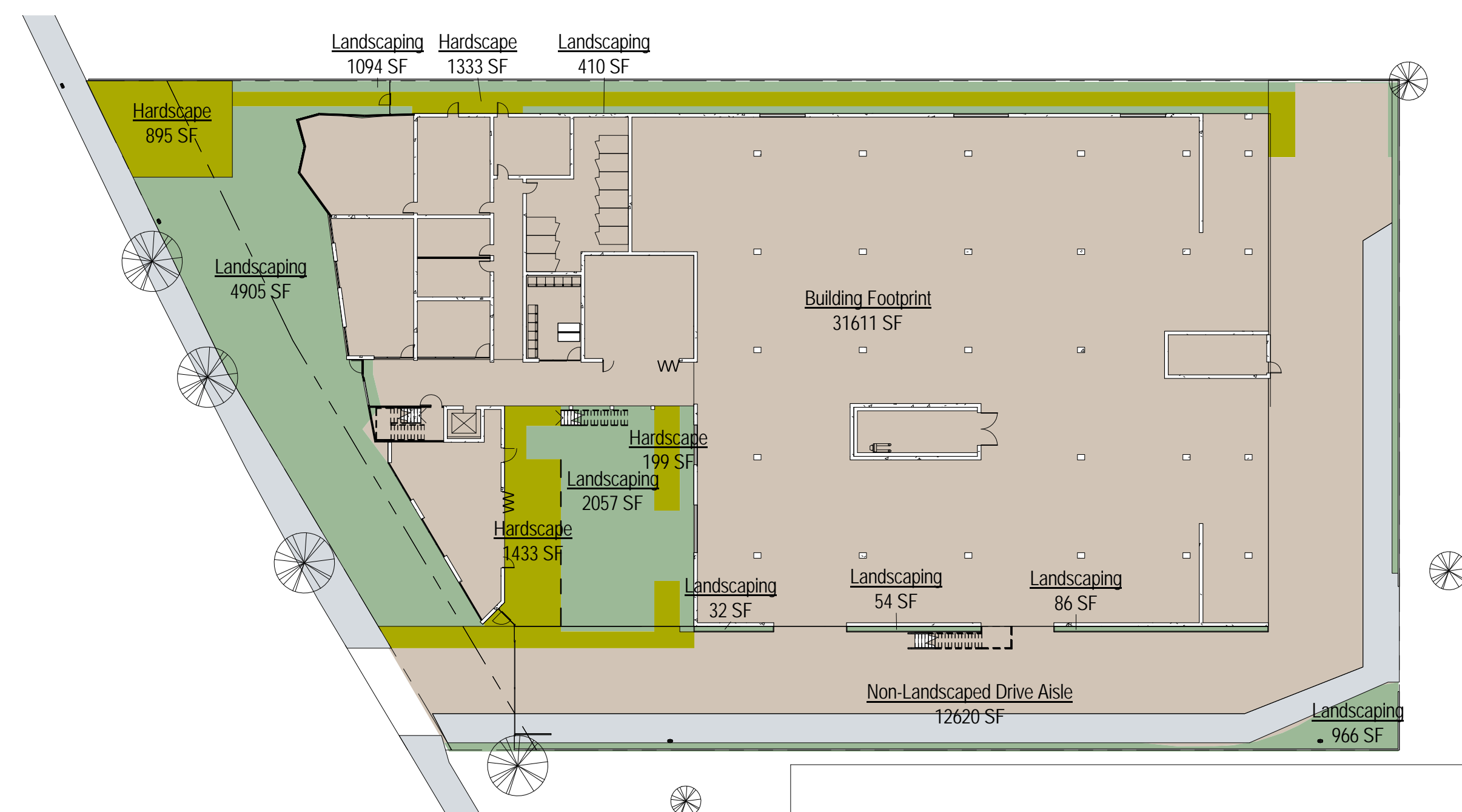
Perspective Views Edwina Benner Plaza

project number 21511
scale
date 01/06/2016
when printed on 22x34

G 0.5

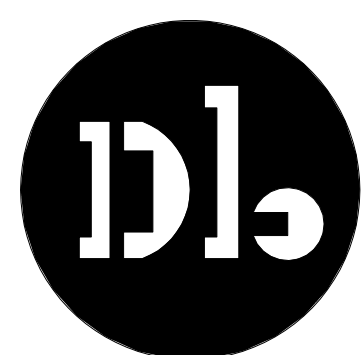


② Level 2 Lot Coverage
1/32" = 1'-0"



① Level 1 Lot Coverage
1/32" = 1'-0"

Area Schedule (Landscaping)	
Hardscape	9,576 SF
Landscaping	11,785 SF
Non-Landscaped Drive Aisle	12,620 SF



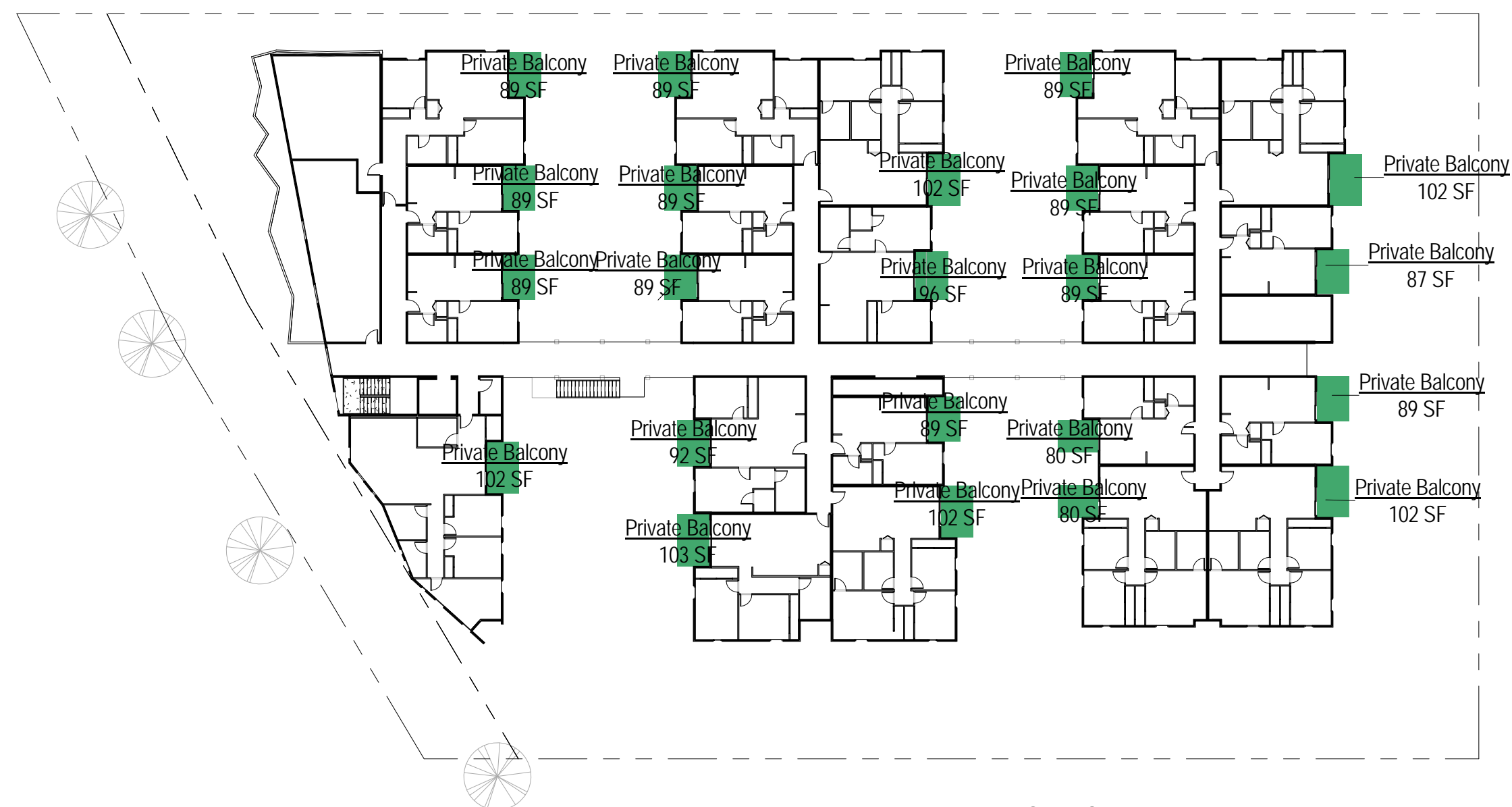
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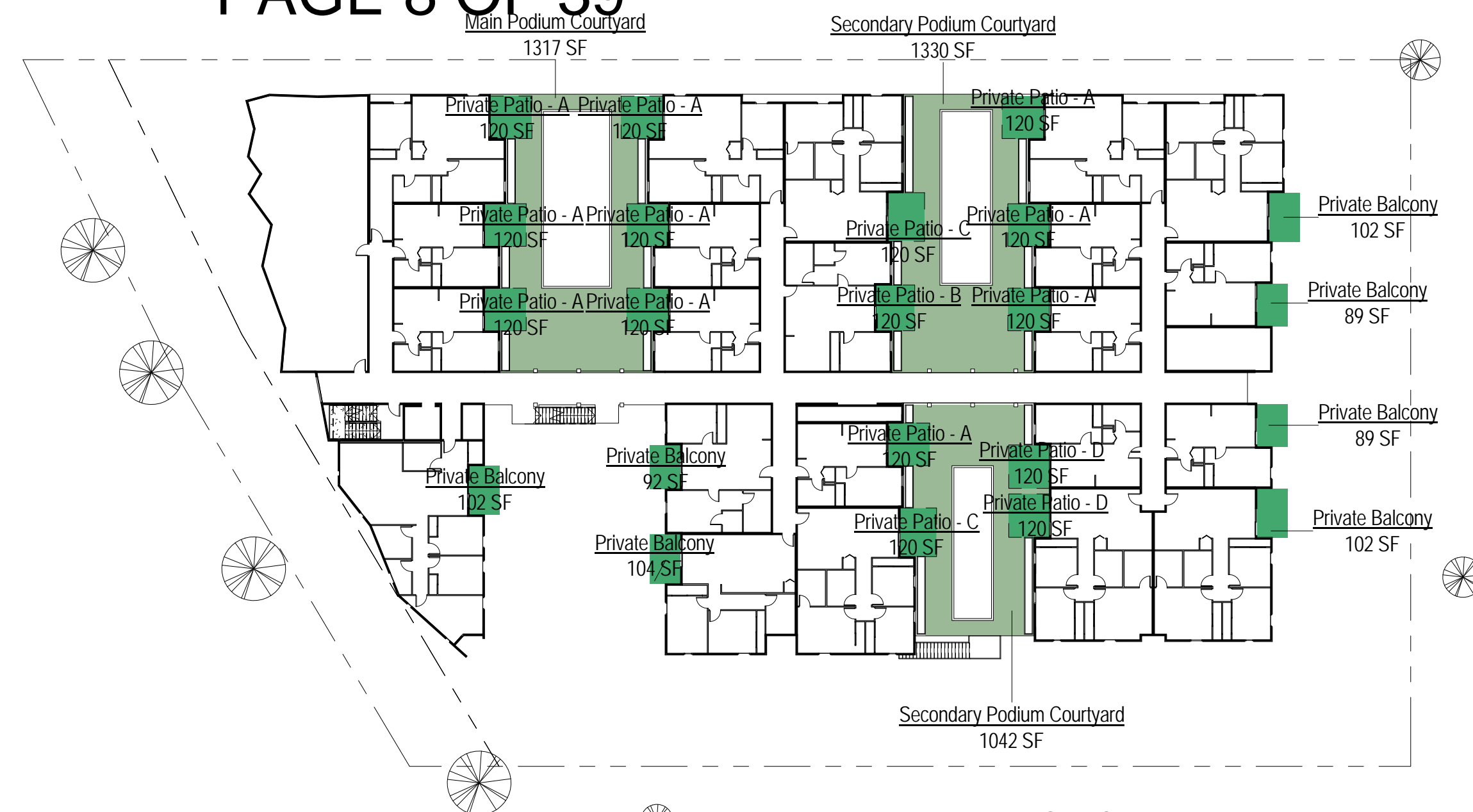
Landscaping Requirements Edwina Benner Plaza

project number 21511
scale 1/32" = 1'-0"
when printed on 22x34
date 01/06/2016

G 1.0



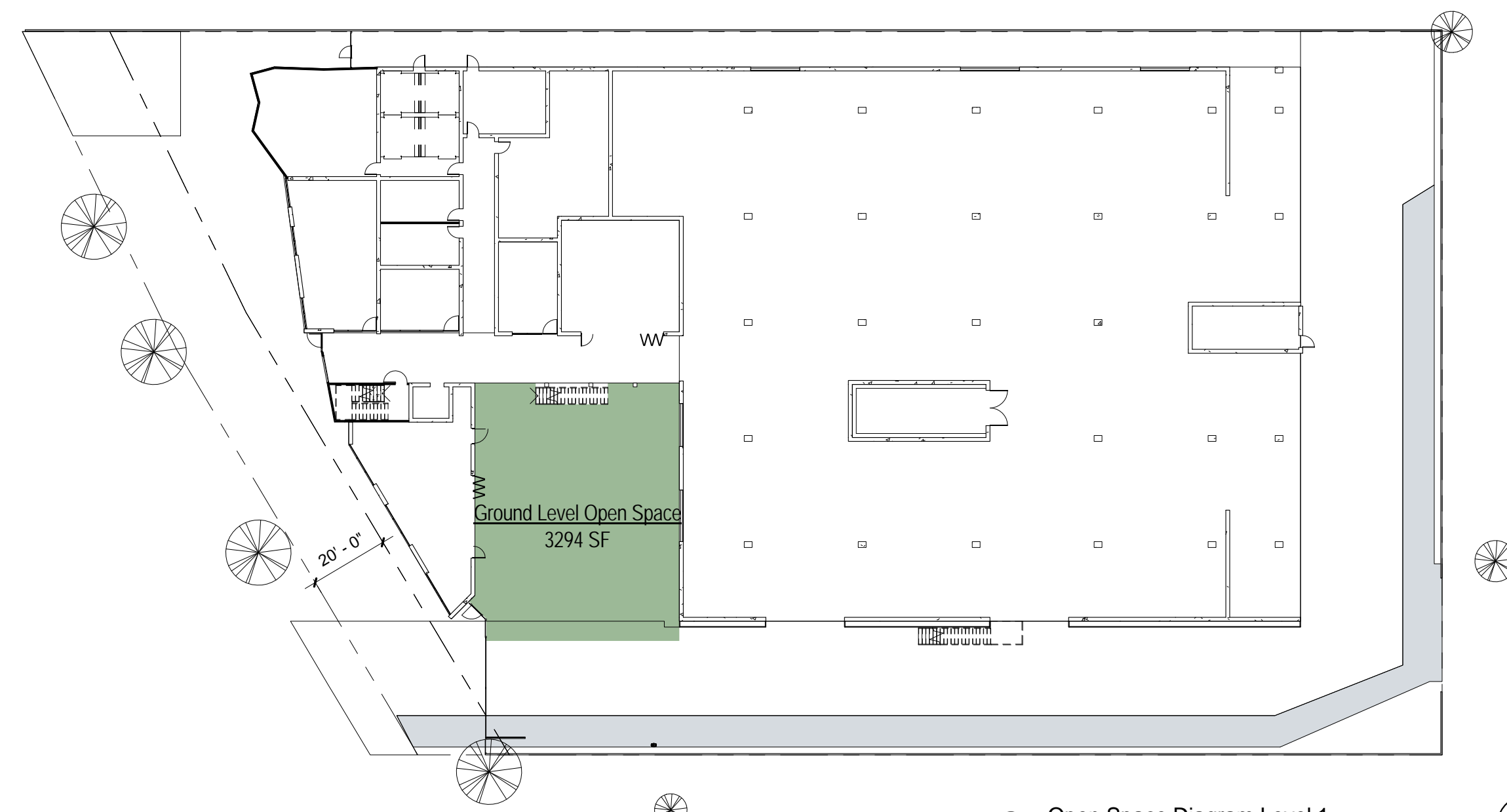
④ Open Space Diagram Level 4
1/32" = 1'-0"



② Open Space Diagram Level 2
1/32" = 1'-0"



③ Open Space Diagram Level 3
1/32" = 1'-0"



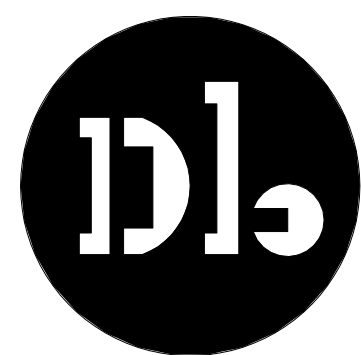
① Open Space Diagram Level 1
1/32" = 1'-0"

USEABLE OPEN SPACE REQUIRED	COMMON OPEN SPACE PROVIDED	PRIVATE OPEN SPACE PROVIDED	TOTAL OPEN SPACE PROVIDED								
Open Space Required 66 x 380 SF = 25,080 SF [19.37.040]	6,983 SF Common Open Space Provided 6,983 SF / 66 Units = 105.8 SF Open Space/Unit	6,530 SF Private Open Space Provided on 54 Balconies and 12 Patios (@ Podium) Balconies and Patios ranging from 80 SF to 120 SF	<table border="1"> <thead> <tr> <th colspan="2">Area Schedule (Open Space)</th> </tr> </thead> <tbody> <tr> <td>Common Open Space</td> <td>6,983 SF</td> </tr> <tr> <td>Private Open Space</td> <td>6,530 SF</td> </tr> <tr> <td></td> <td>13,513 SF</td> </tr> </tbody> </table> <p>STATE DENSITY BONUS CONCESSION 2 REQUESTED FOR COMPLIANCE</p>	Area Schedule (Open Space)		Common Open Space	6,983 SF	Private Open Space	6,530 SF		13,513 SF
Area Schedule (Open Space)											
Common Open Space	6,983 SF										
Private Open Space	6,530 SF										
	13,513 SF										

Private Patio Schedule				
Description	Width	Depth	Patio Area	Count
Private Patio - A	11' - 1"	10' - 10"	120 SF	10
Private Patio - B	11' - 11"	10' - 1"	120 SF	1
Private Patio - C	12' - 8"	9' - 6"	120 SF	2
Private Patio - D	11' - 4"	10' - 7"	120 SF	2
				15

Balcony Schedule				
Description	Width	Depth	Balcony Area	Count
DECK TYPE A	8' - 0"	10' - 0"	80 SF	4
DECK TYPE B	11' - 1"	8' - 0"	89 SF	29
DECK TYPE C	12' - 9"	8' - 0"	102 SF	18
BALCONY COUNT				51

- Ground Level Open Space
- Main Podium Courtyard
- Private Balcony
- Private Patio - A
- Private Patio - B
- Private Patio - C
- Private Patio - D
- Secondary Podium Courtyard



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Open Space Edwina Benner Plaza

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scale As indicated
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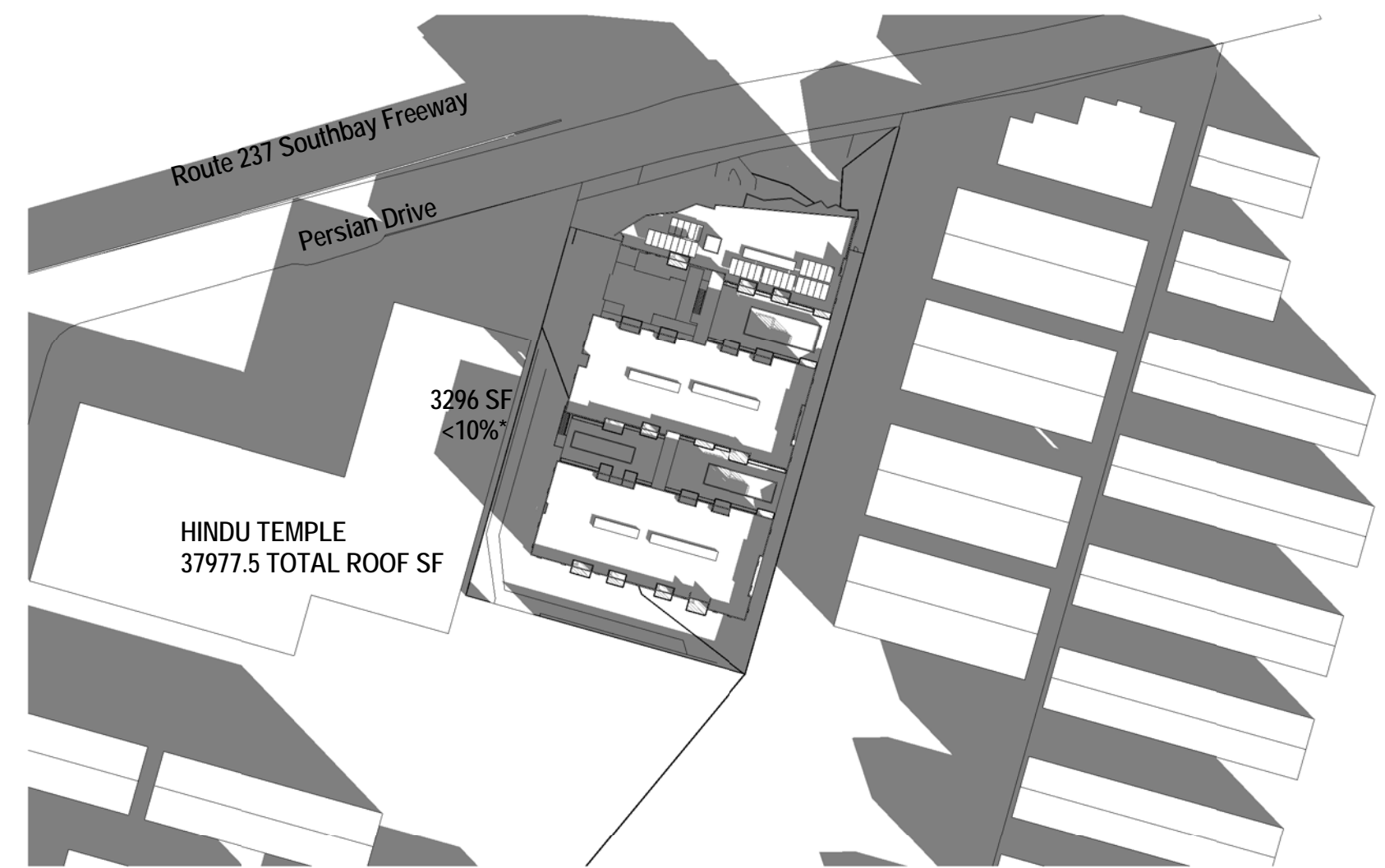
G 1.1

9 AM

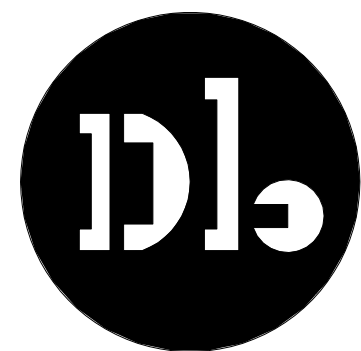
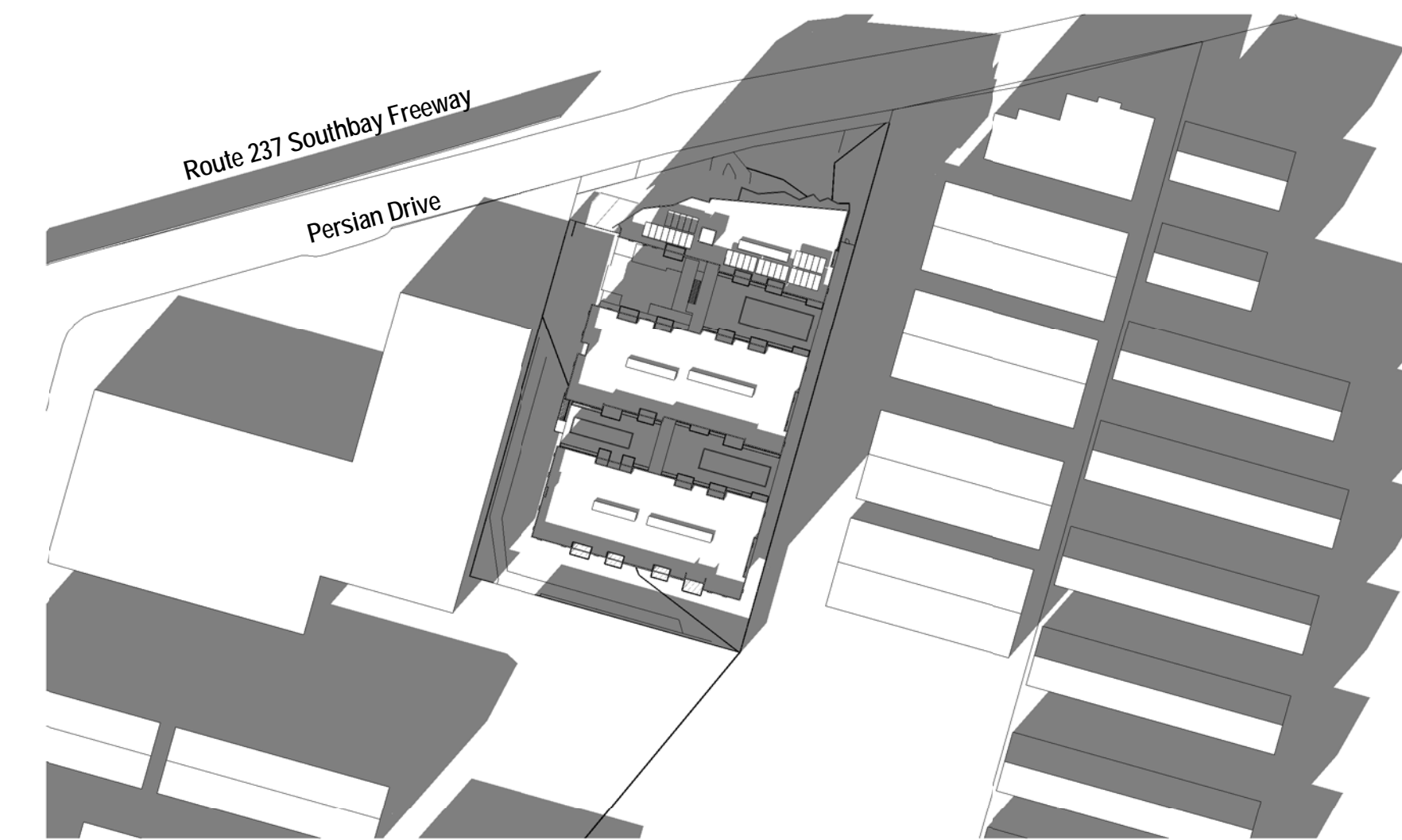
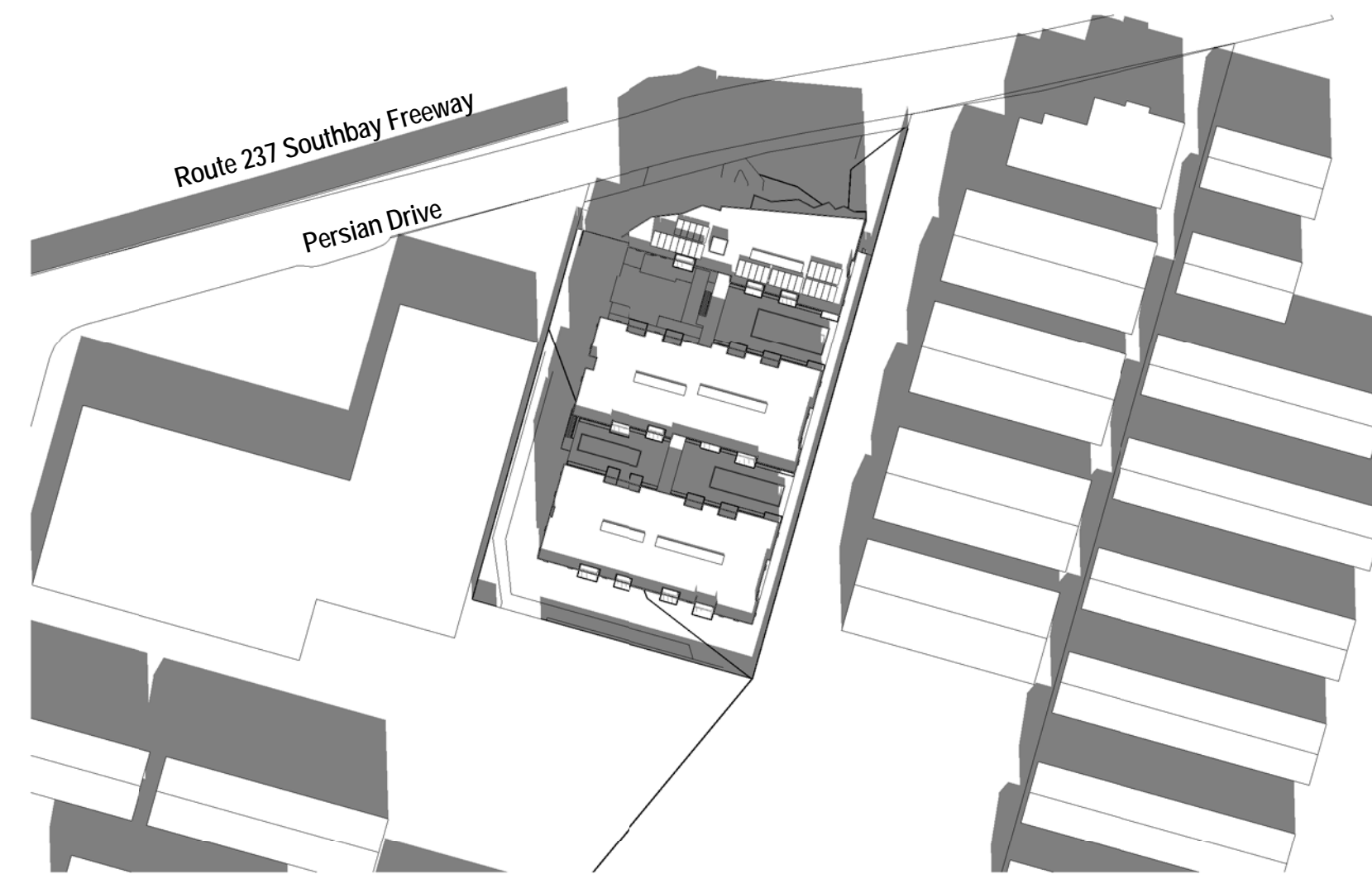
12 PM

3 PM

DECEMBER 21



3296/37977.5 = 8.7% Roof SF in Shade
Complies per sec. 19.56.020 Shadows and does not exceed
10% of Rooftop Access



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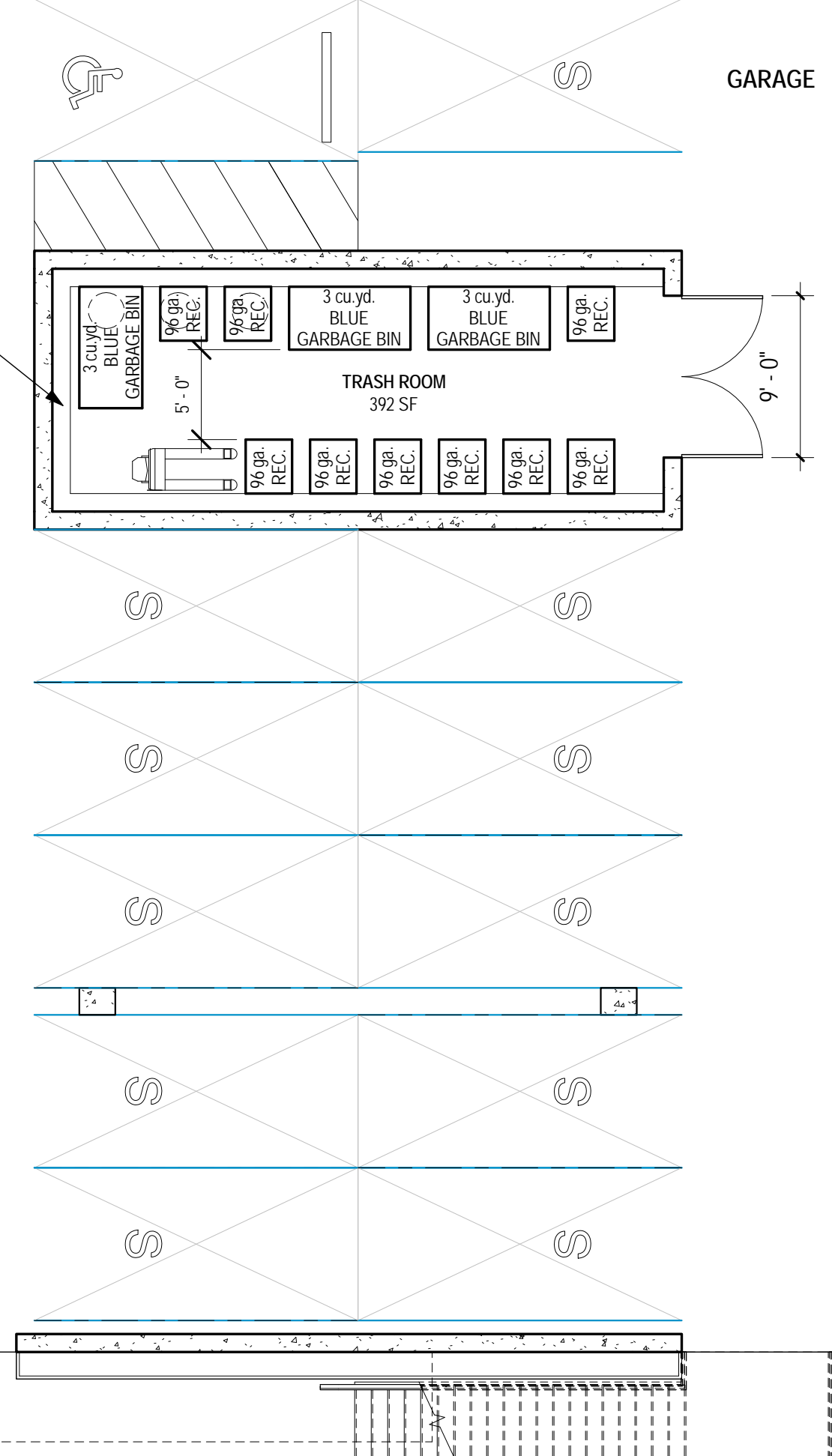
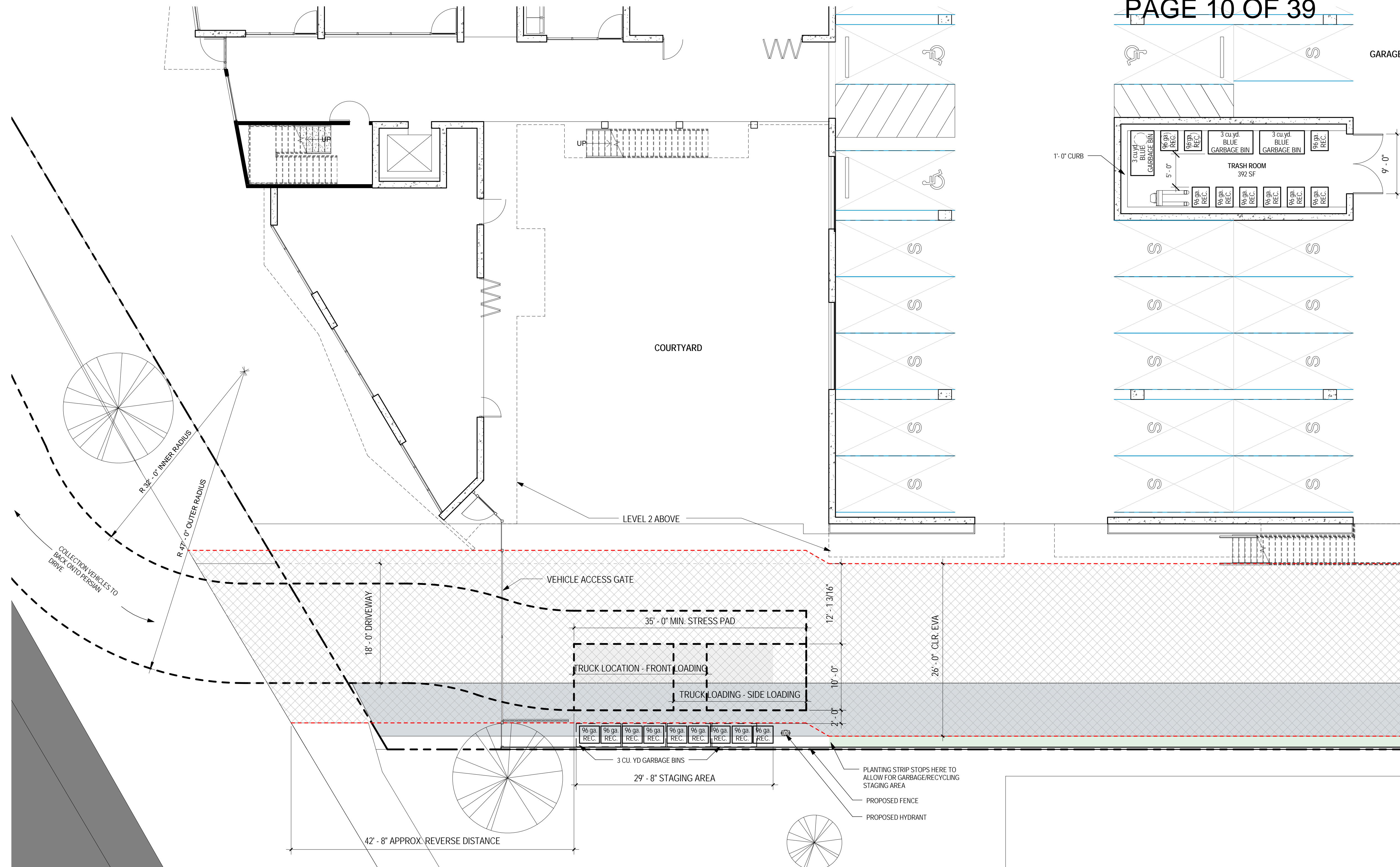
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Sun Studies

Edwina Benner Plaza

project number 21511
scale 1" = 100'-0"
when printed on 22x34
date 01/06/2016

G 1.2



TRASH MANAGEMENT PLAN SUMMARY

THE RECYCLING AND SOLID WASTE SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF SUNNYVALE SOLID WASTE AND RECYCLING DESIGN GUIDELINES FOR MULTI-FAMILY RESIDENTIAL.

SOLID WASTE COLLECTION REQUIREMENTS FOR MULTIFAMILY BUILDINGS:

ONE (1) 3-CU.YD. TRASH DUMPSTER REQUIRED PER 10 UNITS PER 1 WEEKLY PICK-UP
TWO (2) 96-GALLON RECYCLING BINS REQUIRED PER 10 UNITS PER 1 WEEKLY PICK-UP (PAPER AND CONTAINERS SEPARATED)

	COLLECTION BIN TABULATION				
	NO. UNITS	CU. YDS. (PER WEEK)	DUMPSTERS (PER WEEK)	RECYCLING BINS (PER WEEK)	
				PAPER	CONTAINERS
1 BEDROOM UNITS	33	9.9	3.3	1.1*	1.1*
2 & 3 BEDROOM UNITS	33	9.9	3.3	3.3	3.3
TOTAL	66	19.8	7		9

* 1/3 OF THE STANDARD WASTE DEMAND IS ASSUMED FOR 1BR UNITS, BASED ON SIMILAR ALLOWANCE ON A SIMILAR PROJECT IN SUNNYVALE

COLLECTION PLAN

ONE CHUTE PROVIDED EACH FOR TRASH, PAPER AND CONTAINER RECYCLING.
9 TOTAL 96 GA. RECYCLING BINS PROVIDED (1 RECYCLING COLLECTION PER WEEK)
3 TOTAL 3 CU. YD. TRASH DUMPSTERS PROVIDED (3 TRASH COLLECTIONS PER WEEK)

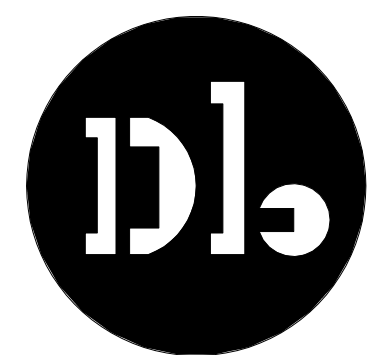
PROPERTY MANAGER TO PLACE COLLECTION BINS IN DESIGNATED STAGING AREA INDICATED ON PLANS.

STRESS PAD FOR TRUCKS ACCOMMODATE BOTH SIDE AND FRONT LOADING

GENERAL NOTES

1. ALL RECYCLING AND SOLID WASTE CONTAINERS SHALL BE METAL OR STATE FIRE MARSHALL LISTED NON-METALLIC.

1 Waste Management Plan - Level 1
1/8" = 1'-0"



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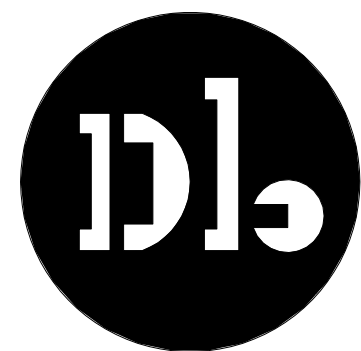
Prelim. Solid Waste Management Plan
Edwina Benner Plaza

project number 21511
scale As indicated
when printed on 22x34
date 01/06/2016

G 1.3



① TYP. DISTANCES FOR LEVELS 2-5
1/16" = 1'-0"



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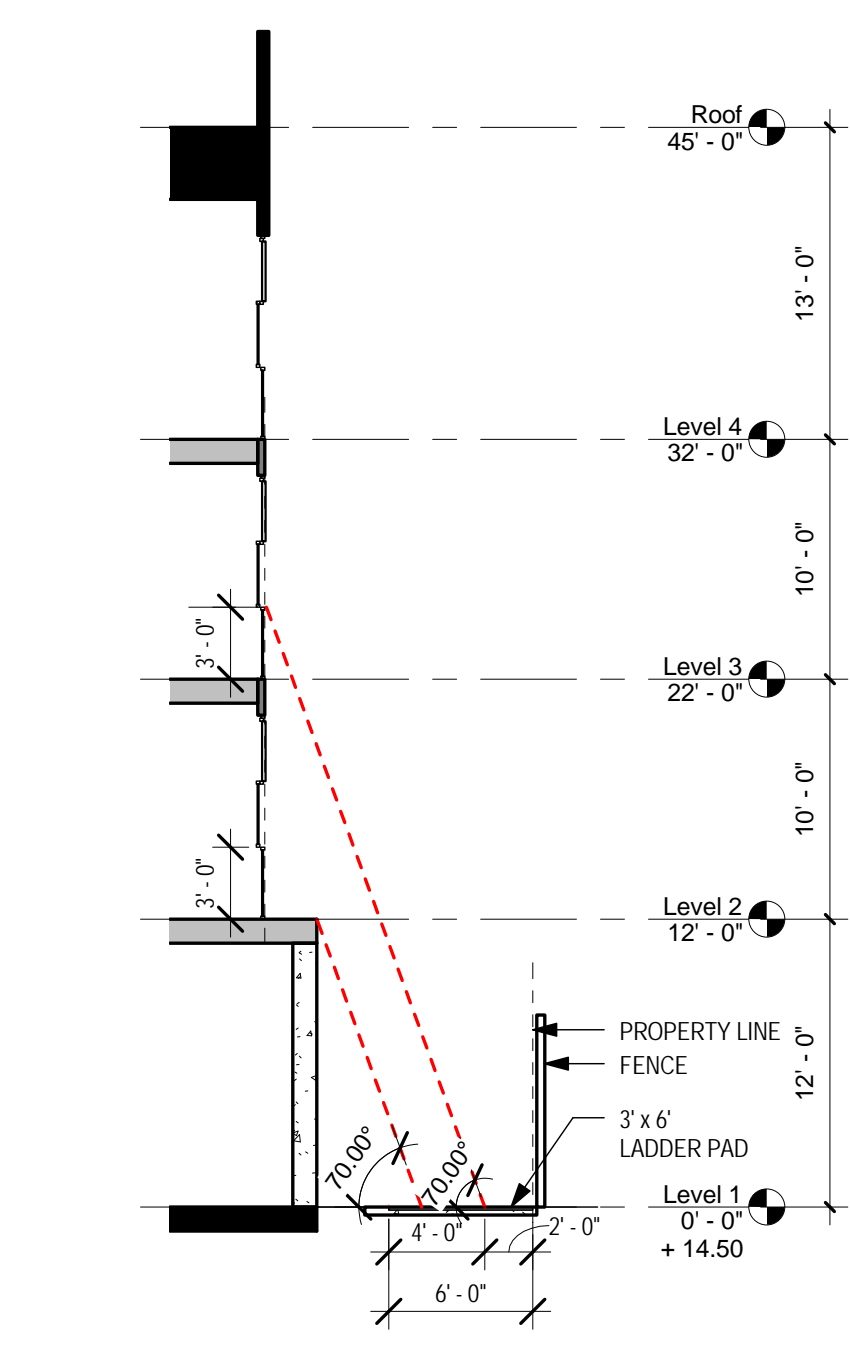
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Prelim. Solid Waste Management Plan - L2
Edwina Benner Plaza

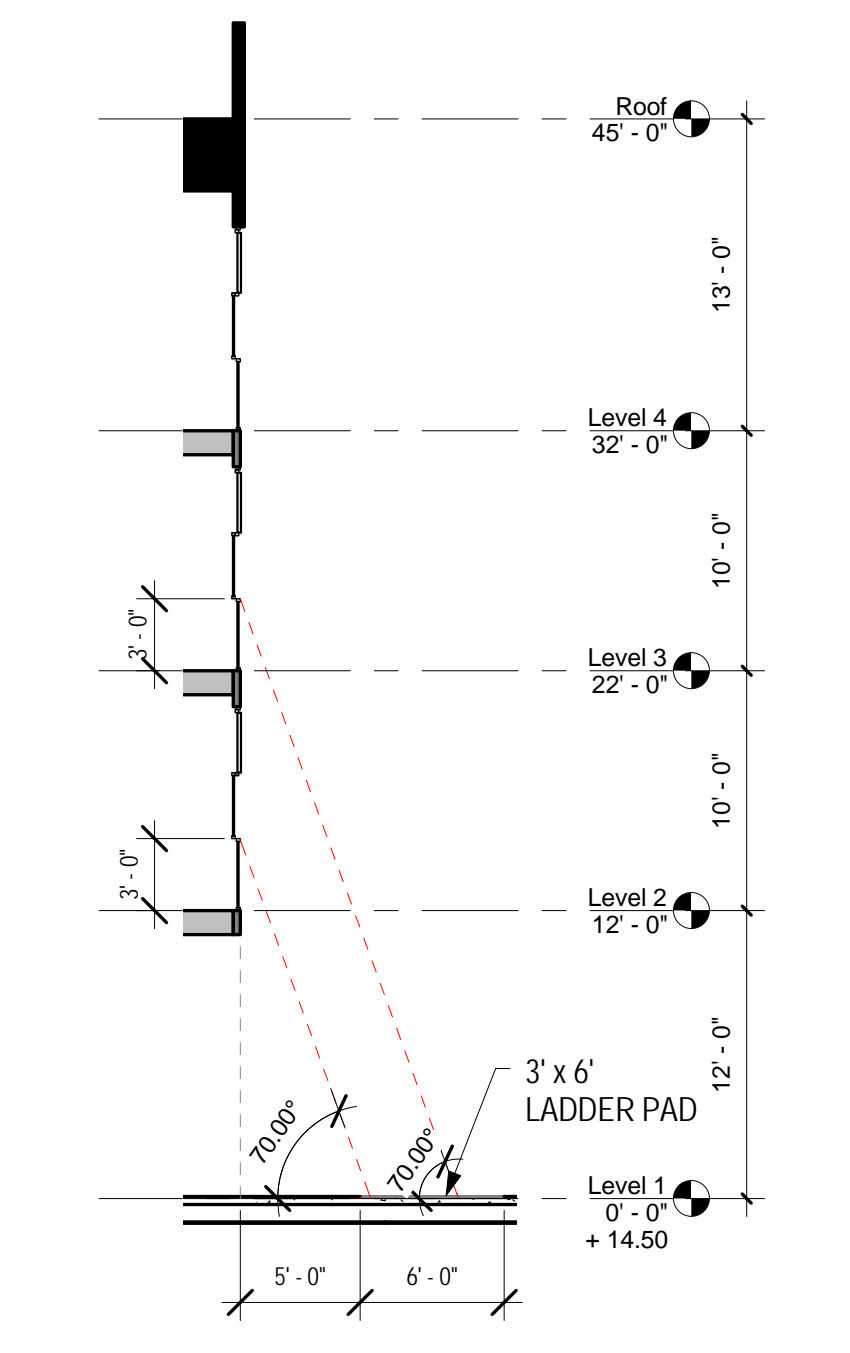
project number 21511
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when printed on 22x34
date 01/06/2016

G 1.4

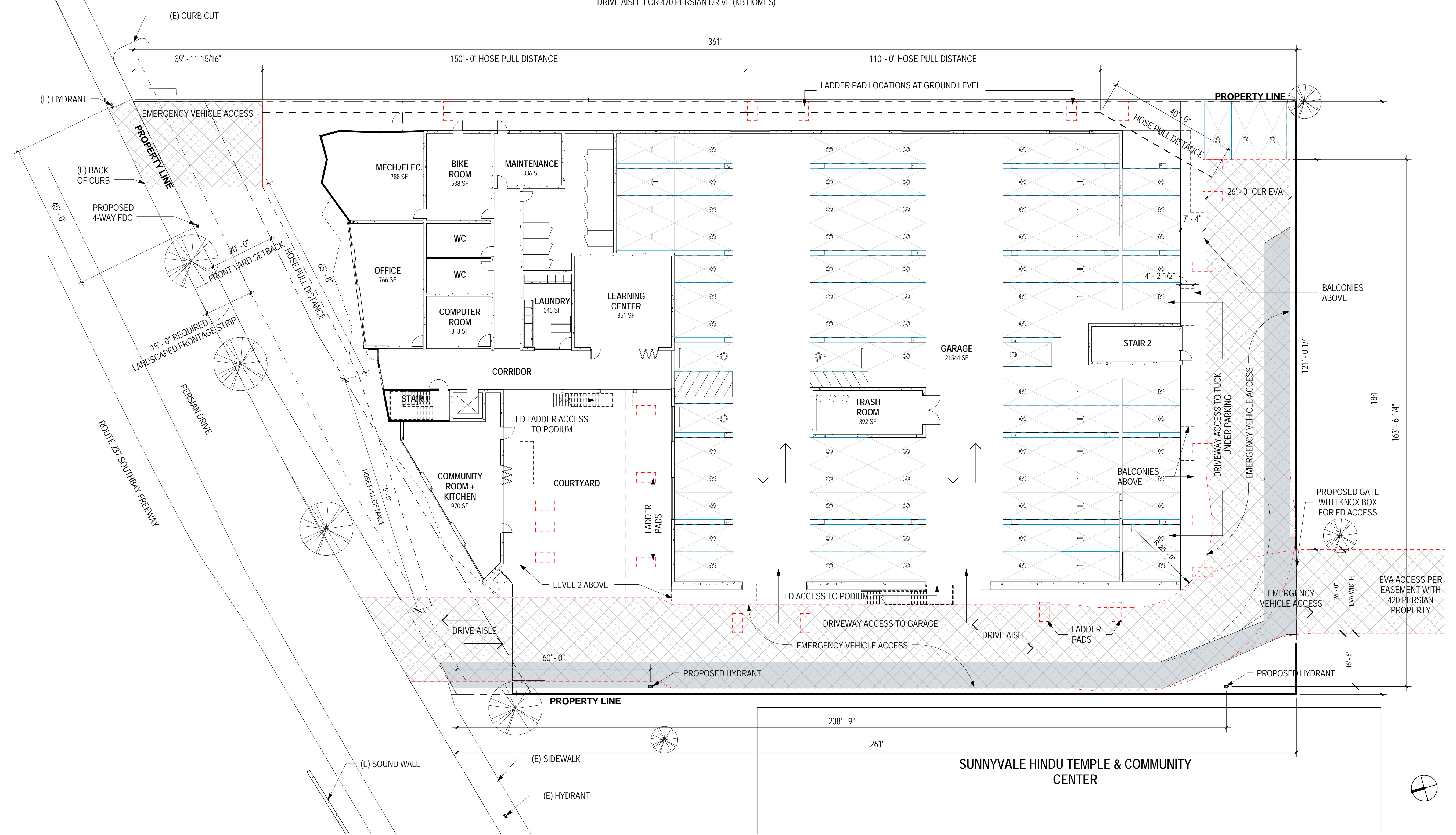
KB HOMES



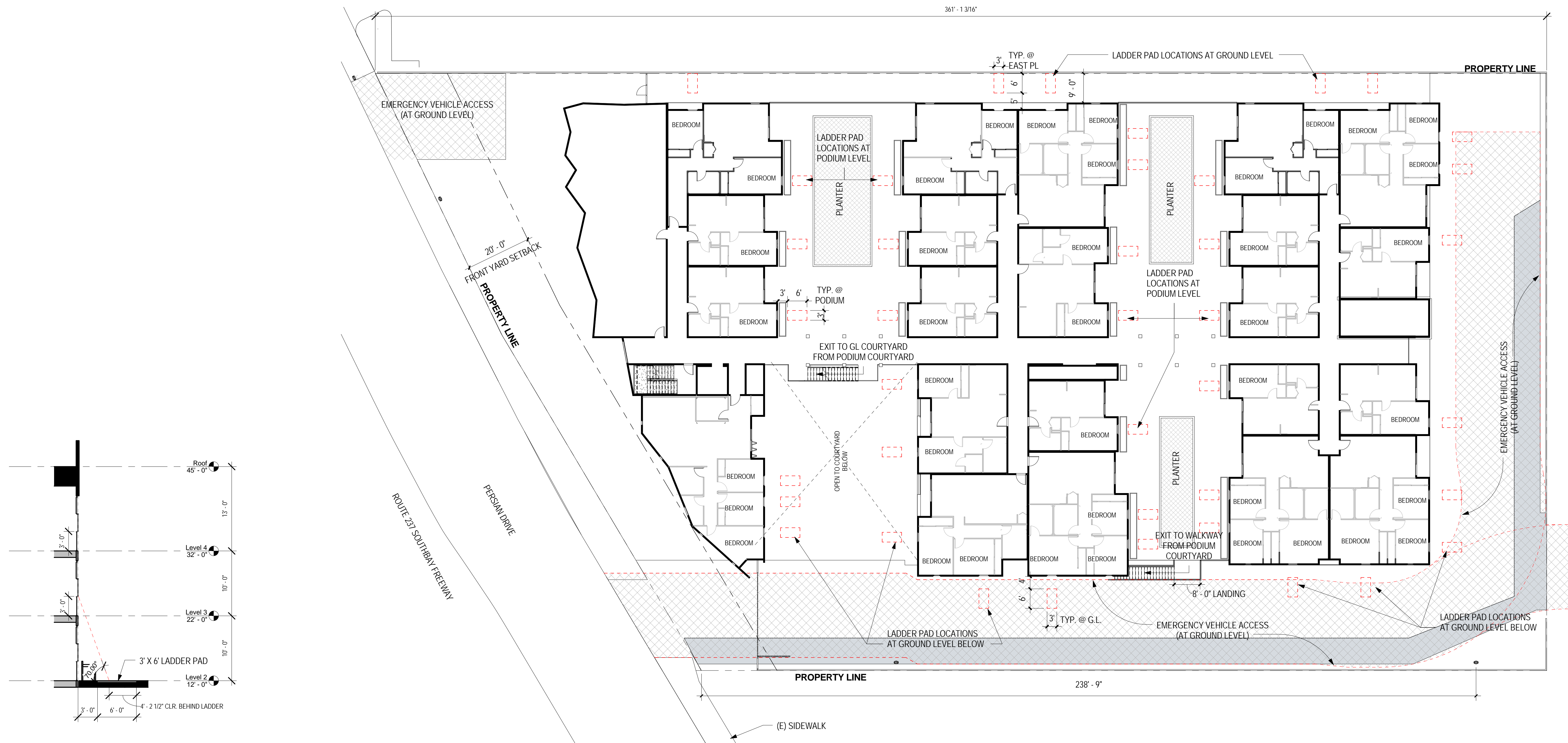
3 LADDER ACCESS - GROUND LEVEL @ EAST PL
1/8" = 1'-0"



2 LADDER ACCESS - GROUND LEVEL, TYP.
1/8" = 1'-0"

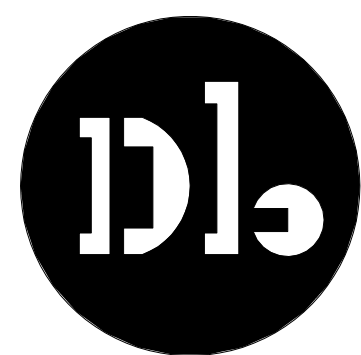


1 LEVEL 1
1/16" = 1'-0"



② LADDER ACCESS - PODIUM
1/8" = 1'-0"

① LEVEL 2 - PODIUM LADDER ACCESS
1/16" = 1'-0"



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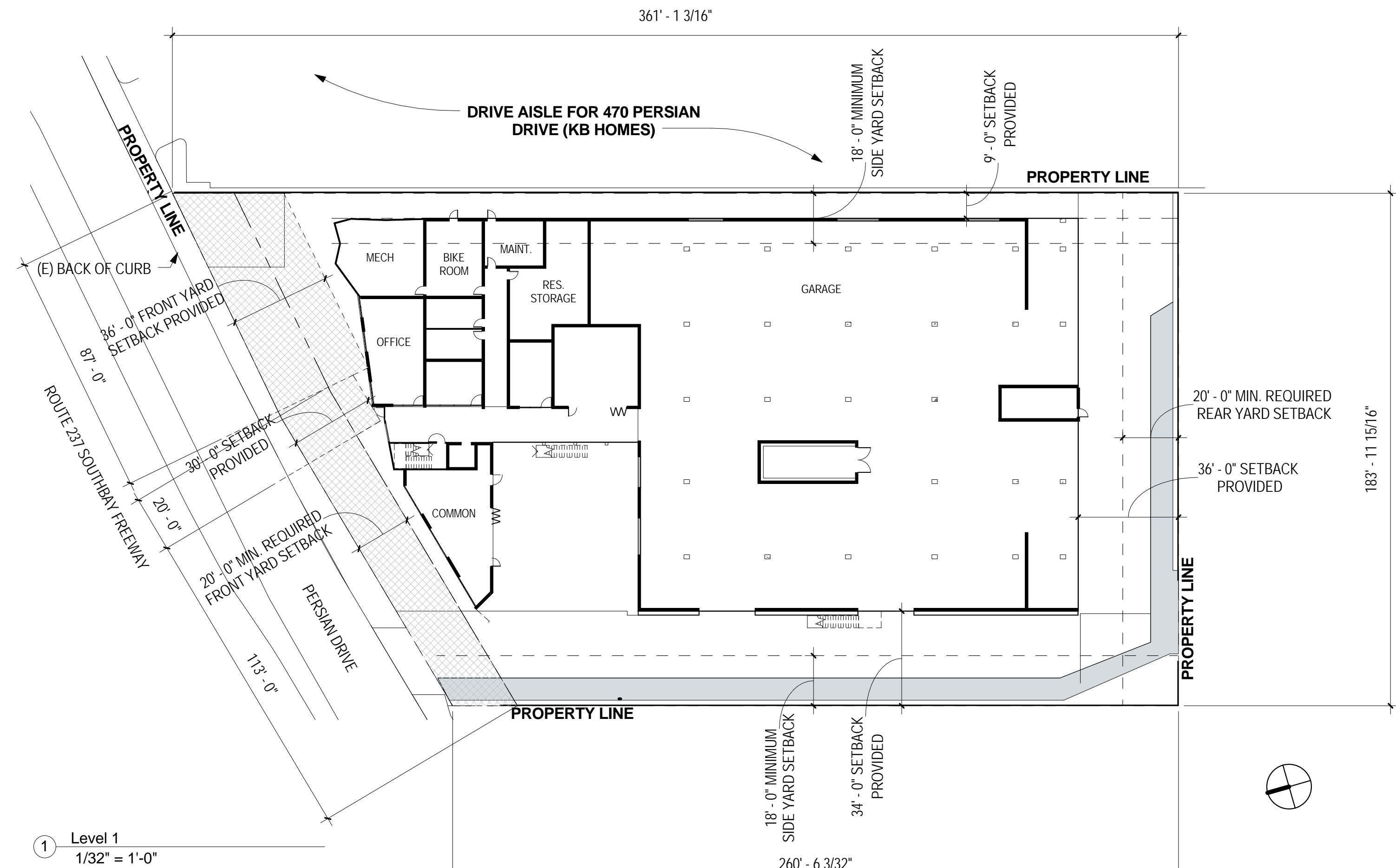
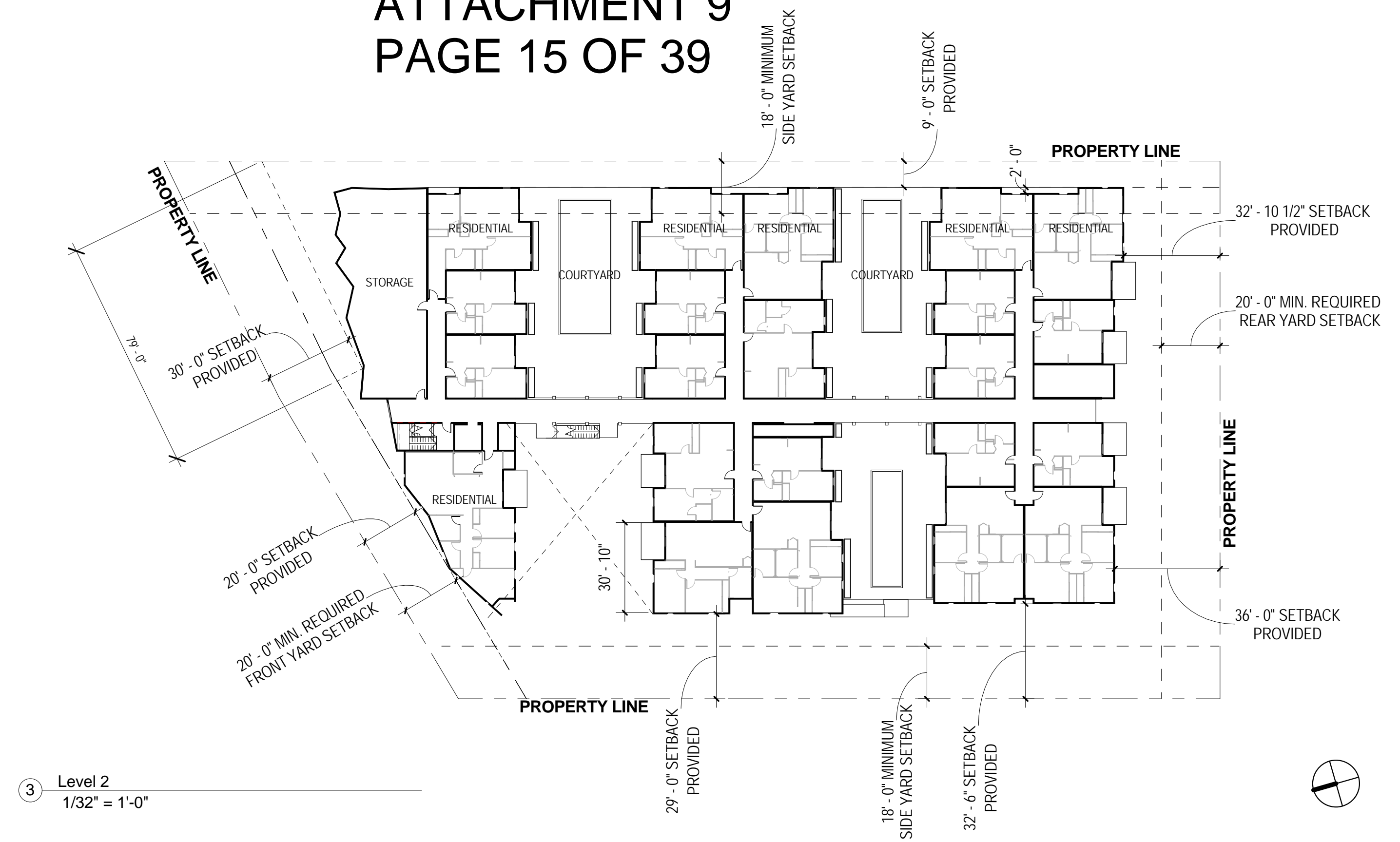
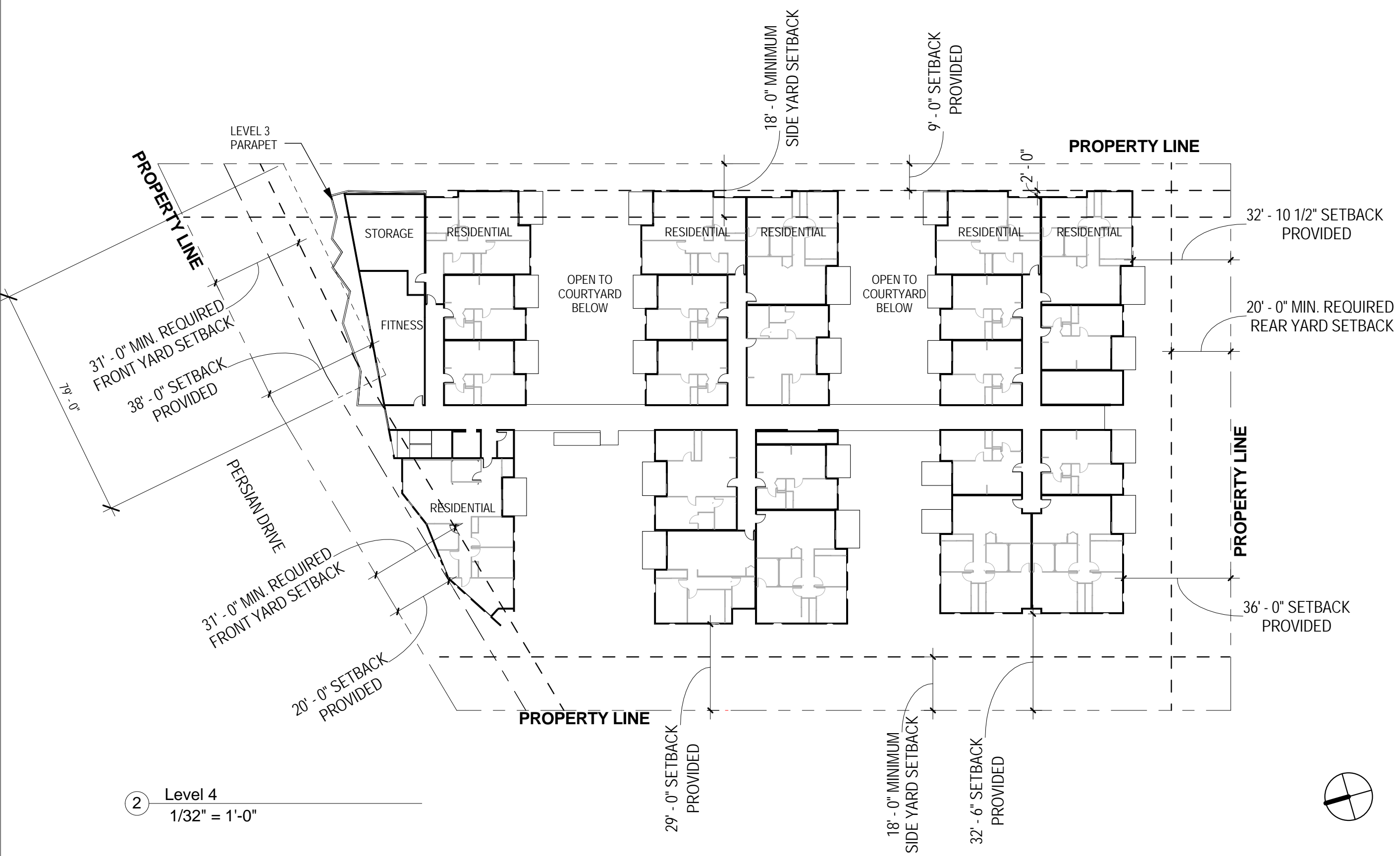
MidPen Housing

Fire Ladder Access Plan

Edwina Benner Plaza

project number 21511
scale As indicated
when printed on 22x34
date 01/06/2016

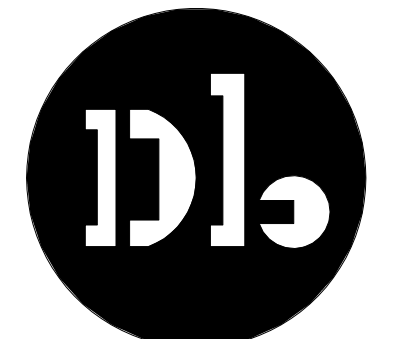
G 1.7



20' MIN. SETBACK PROVIDED ACROSS ENTIRE FRONTAGE
AVERAGE FRONT YARD SETBACK = 27'-2.5"

20'-0" SETBACK: [51.4% OF FRONTAGE] =	10.3
30'-0" SETBACK: [9.1% OF FRONTAGE] =	2.7
36'-0" SETBACK: [39.5% OF FRONTAGE] =	14.2
	27.2

project number 21511
scale 1/32" = 1'-0"
when printed on 22x34
date 01/06/2016



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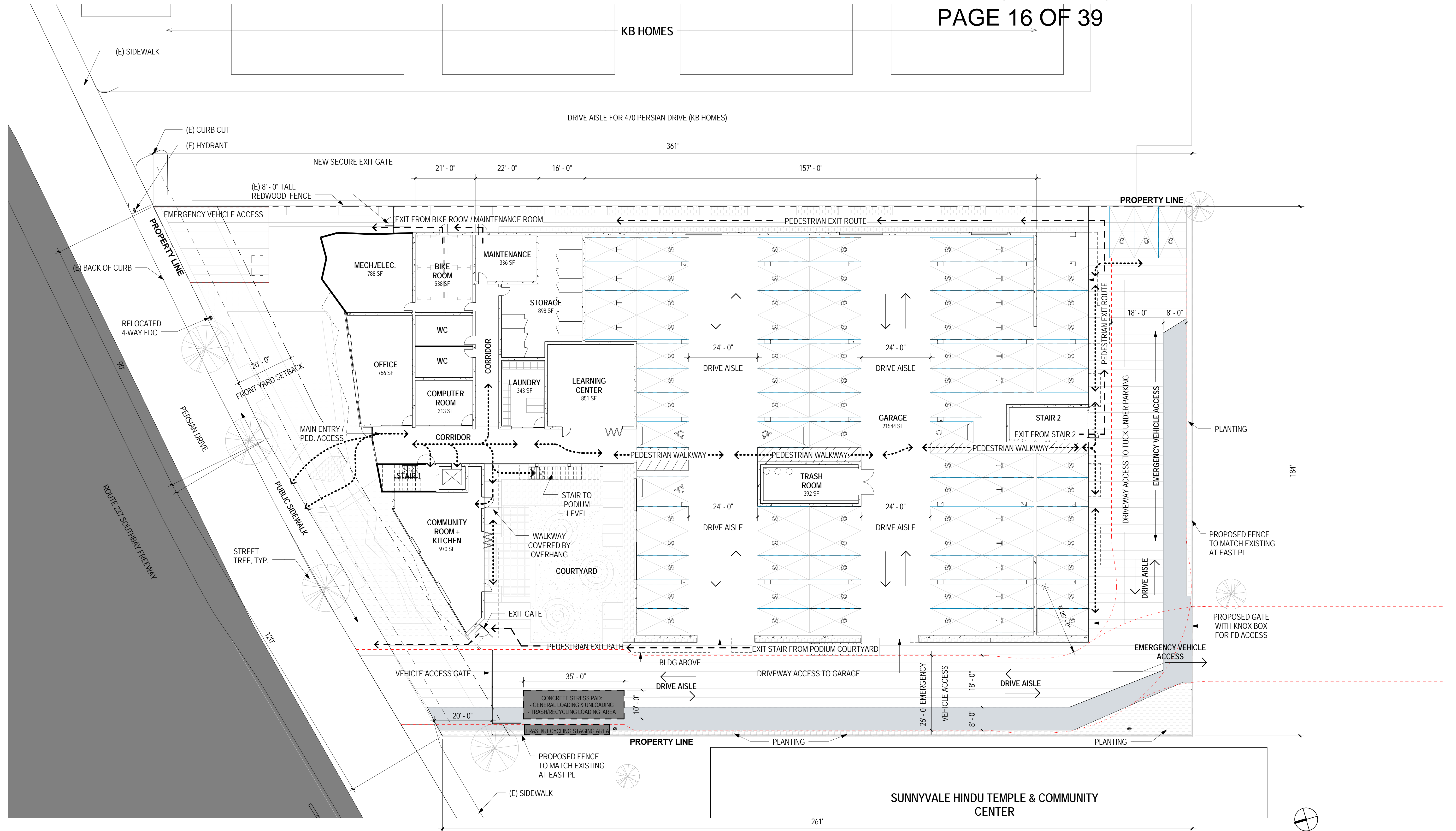
MidPen Housing

Setback Diagram

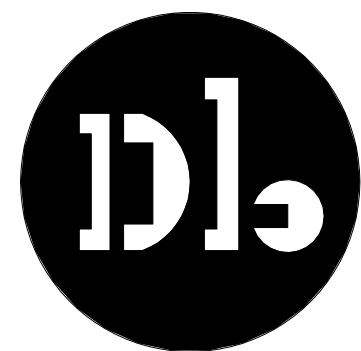
Edwina Benner Plaza

G 1.8

KB HOMES



① Level 1
1/16" = 1'-0"



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Pedestrian and Vehicular Circulation Plan

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scale 1/16" = 1'-0"
when printed on 22x34
date 01/06/2016

G 1.9



A View along Persian Drive Looking East

B View to Site Entry along Persian Drive

C Site Entry on Persian Drive



D View Towards North Elevation of Site

E View along Persian Drive Looking East

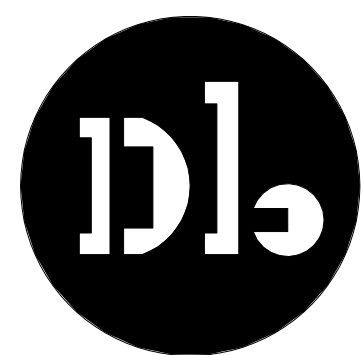
F View Near Front of Site Looking West



G View Looking West Down Persian Drive

H View East along Persian Drive

I View South Towards Site



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MidPen Housing

Site Photos

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when printed on 22x34
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G 2.0



A View from Parking Lot from Back of Site



B View to Back Parking Lot of Site



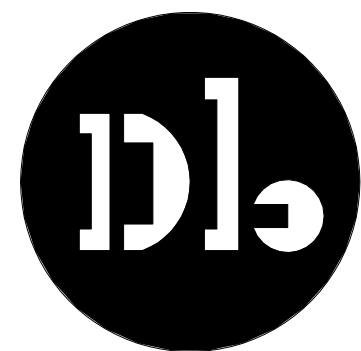
D View to Back Lot Line



D View North along Existing Drive Aisle



D View South Down Existing Drive Aisle



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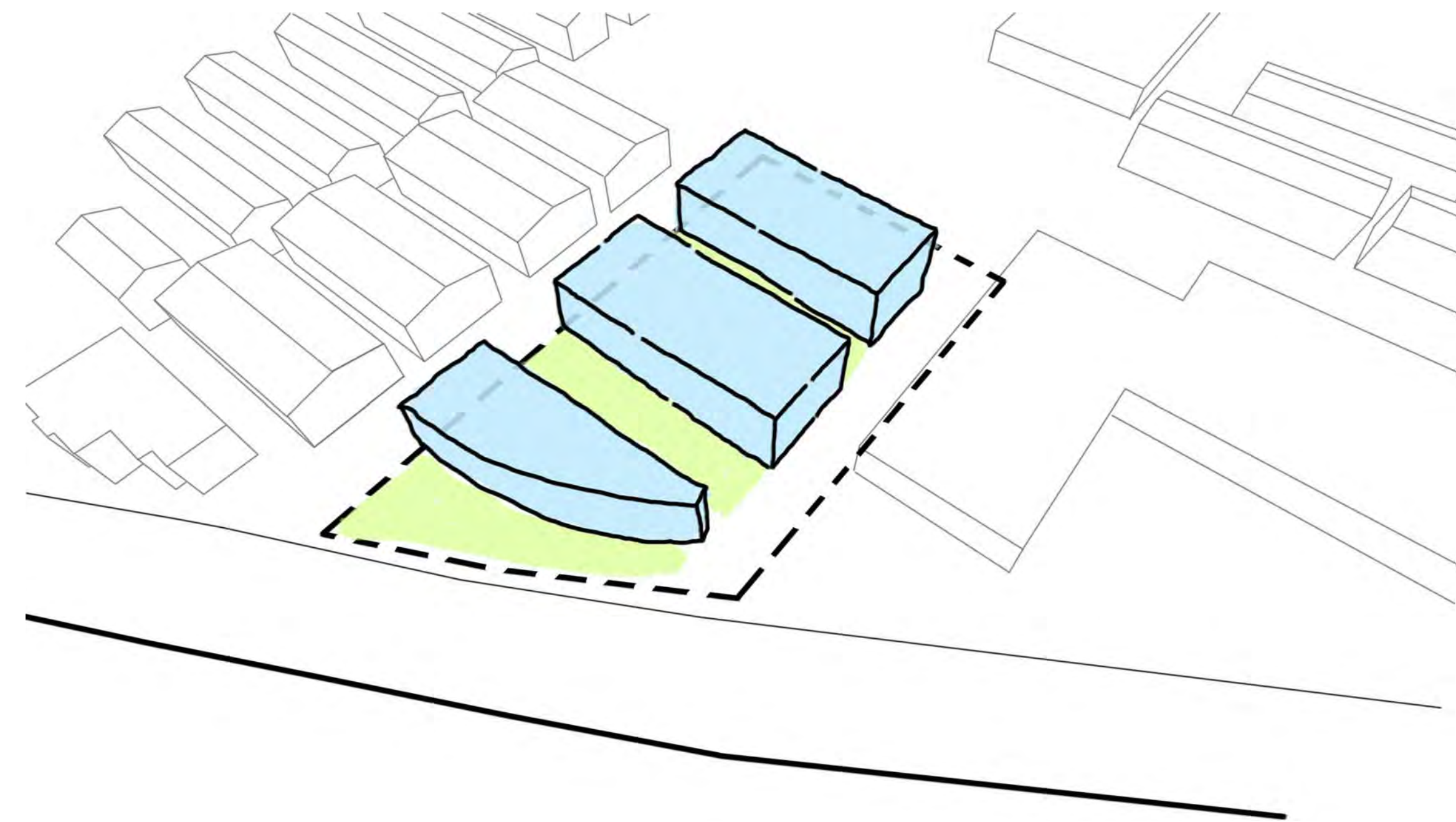
MidPen Housing

Site Photos

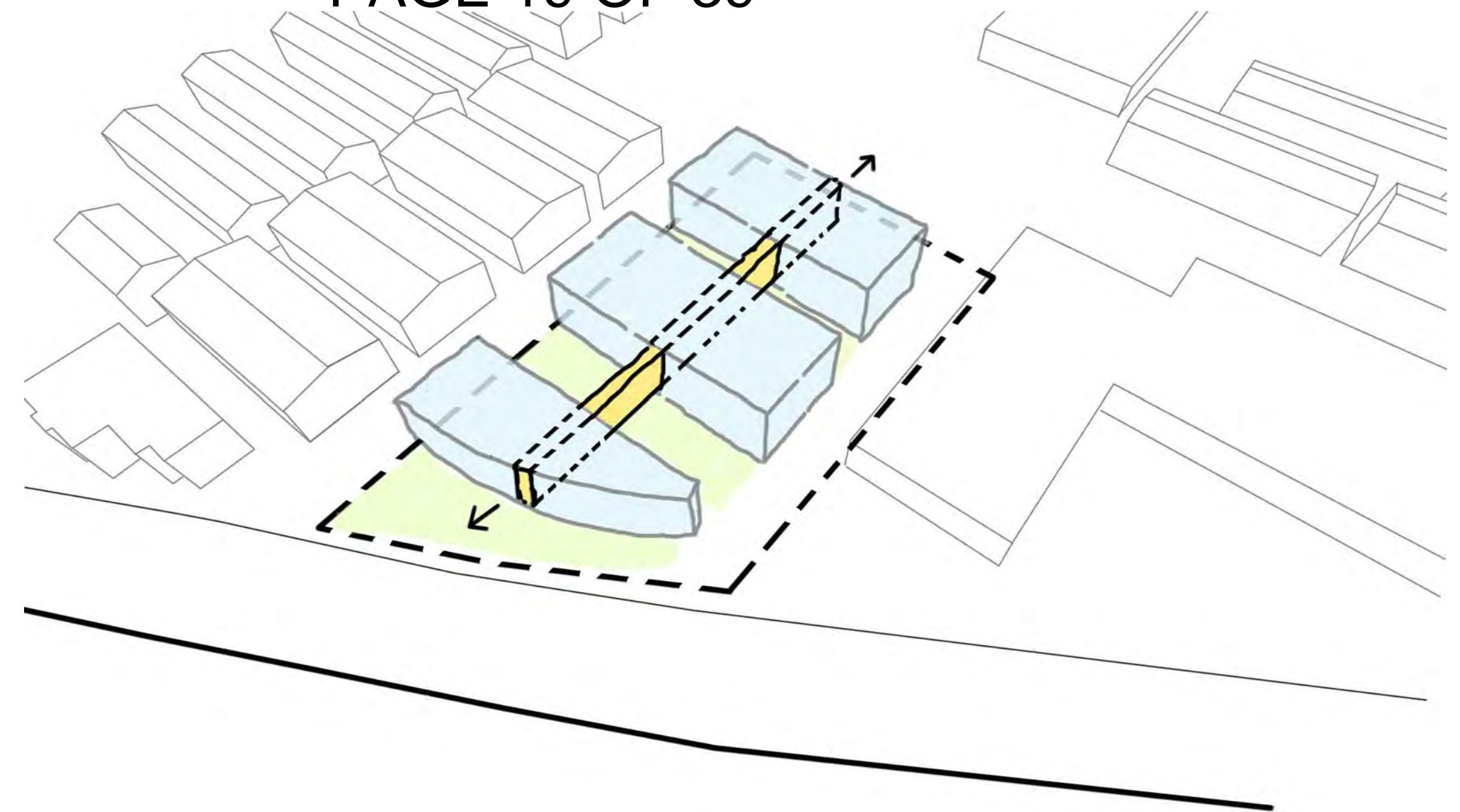
Edwina Benner Plaza

project number 21511
scale 1" = 200'-0"
when printed on 22x34
date 01/06/2016

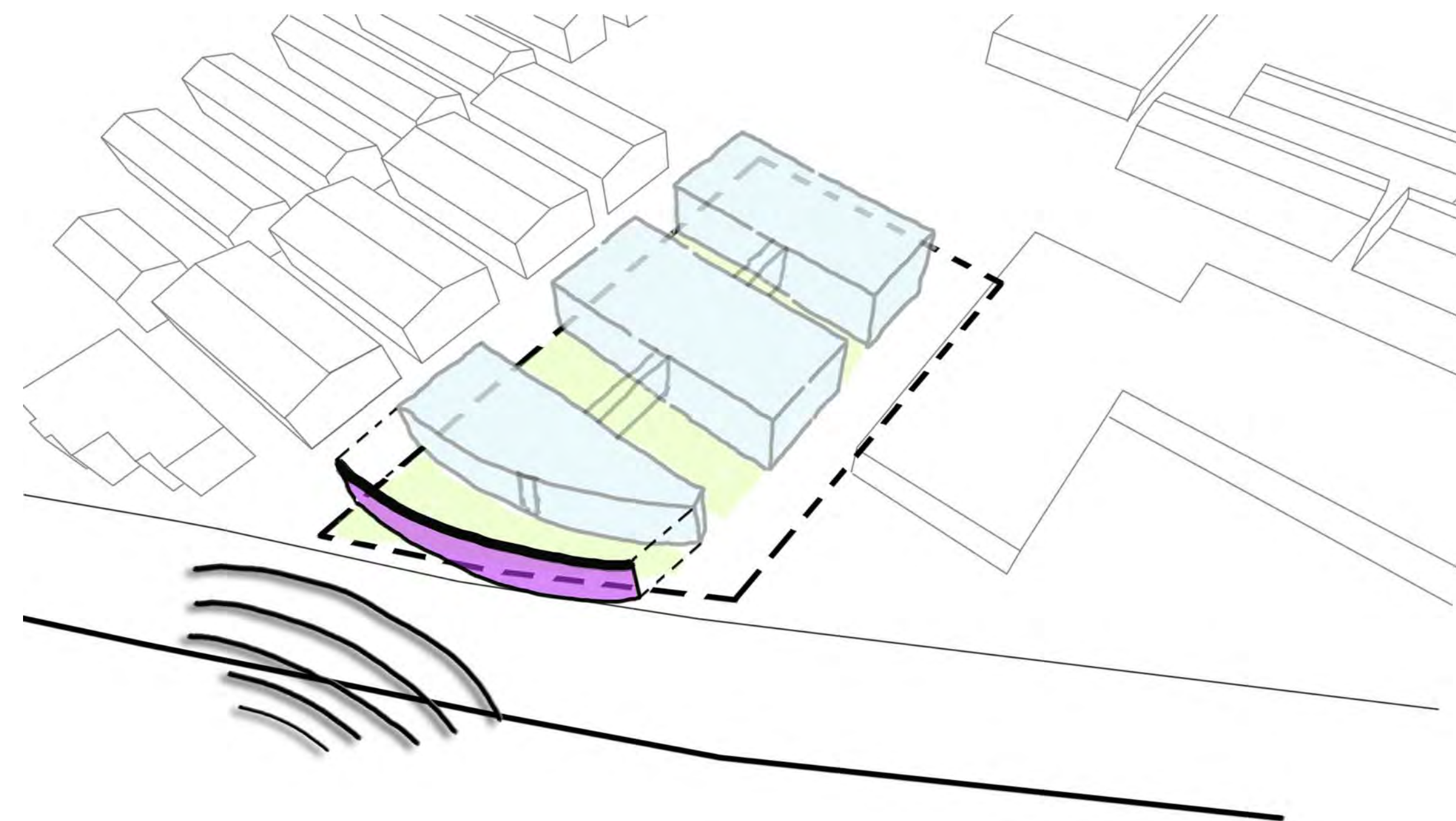
G 2.1



1. APARTMENT PODS DEFINE COURTYARDS



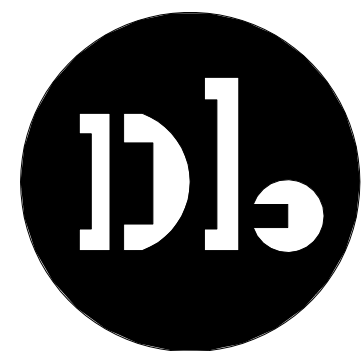
2. A SPINE CONNECTS THE PODS THROUGH COURTYARDS



3. A SHIELD TO MINIMIZE AIR & NOISE POLLUTION



4. RECESSED BALCONIES TO CONNECT APARTMENTS TO COURTYARDS



RESIDENT STORAGE

FITNESS ROOM

RESIDENT STORAGE

RESIDENT STORAGE

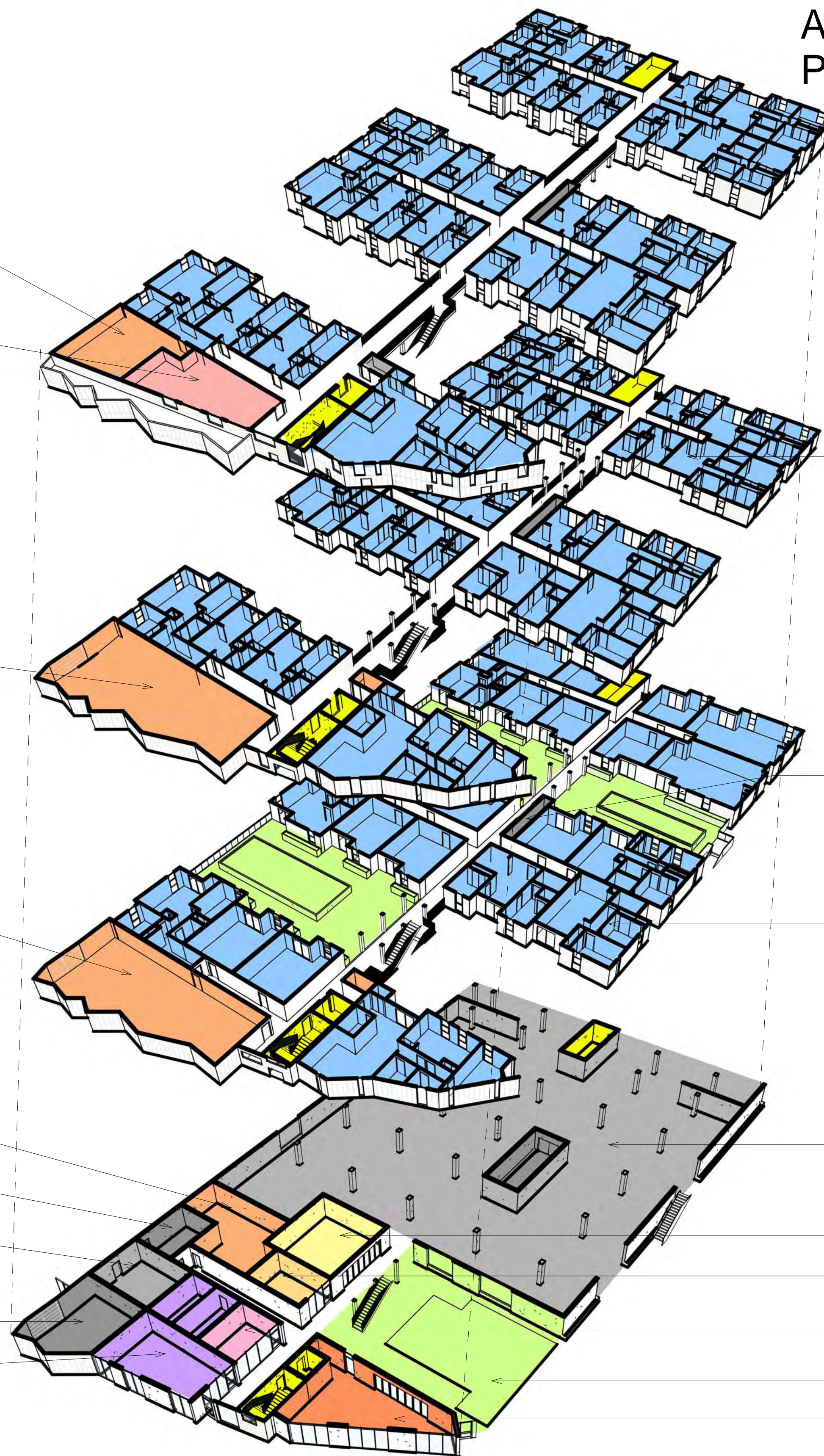
RESIDENT STORAGE

MAINTENANCE

BIKE ROOM

MECHANICAL

OFFICE



APARTMENTS

TRASH

APARTMENTS

PARKING

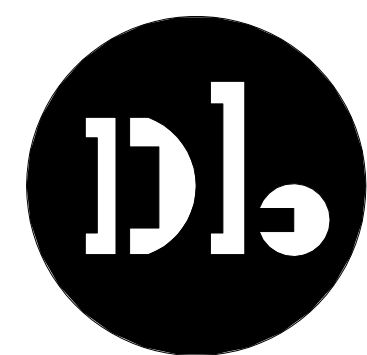
LEARNING CENTER

LAUNDRY ROOM

COMPUTER ROOM

COURTYARD ON GRADE

COMMUNITY ROOM & KITCHEN



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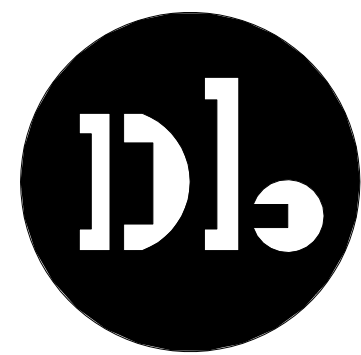
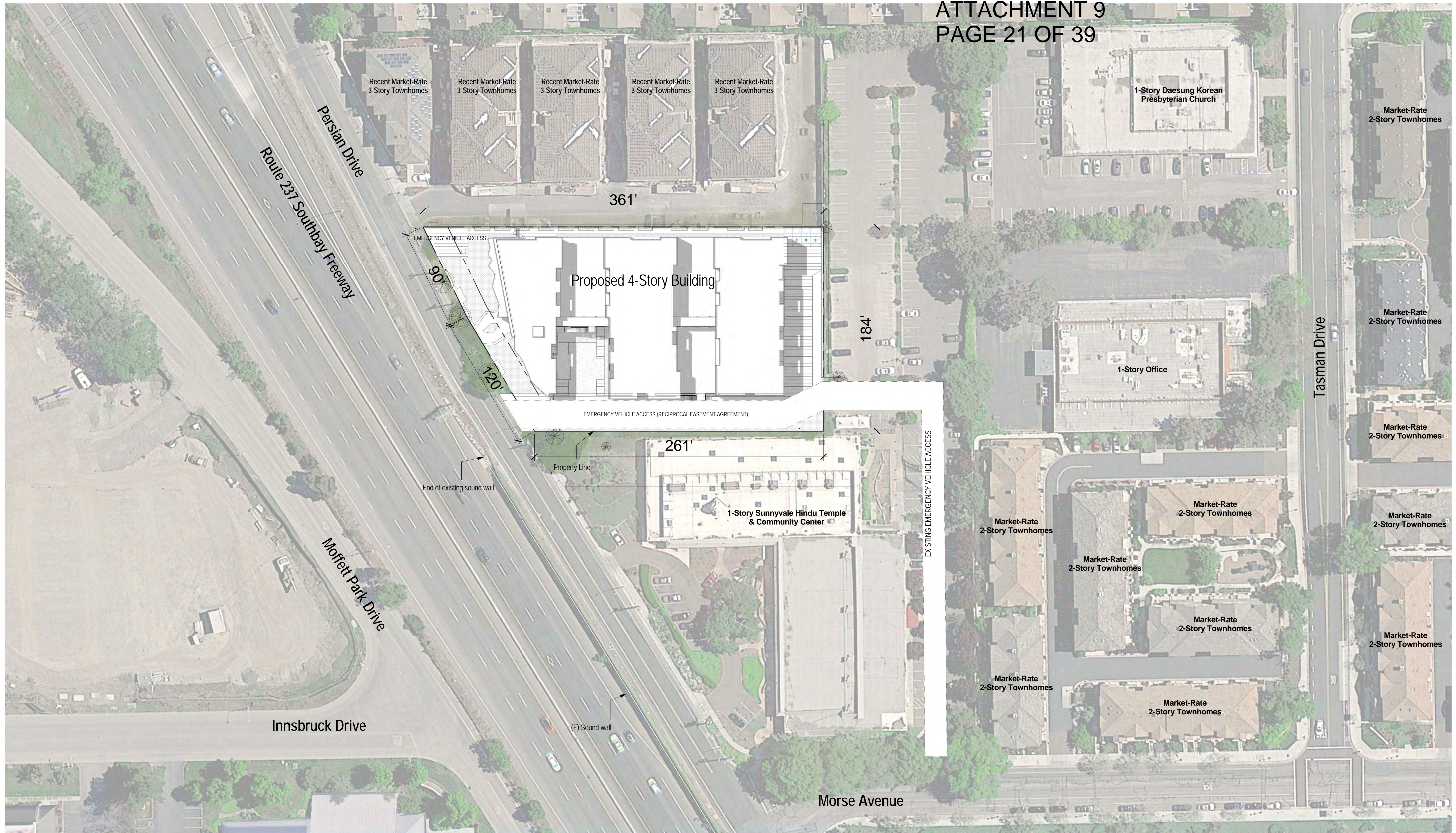
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Program Diagram

Edwina Benner Plaza

project number 21511
scale
date 01/06/2016
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G 2.3



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MidPen Housing

Site Plan

Edwina Benner Plaza

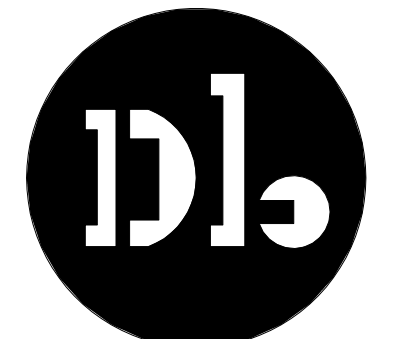
project number 21511
scale 1" = 40'-0"
when printed on 22x34
date 01/06/2016

A 0.0

KB HOMES



1 Level 1
1/16" = 1'-0"



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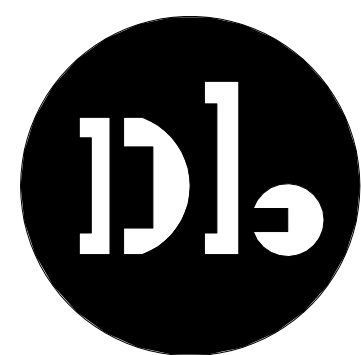
Ground Floor Plan Edwina Benner Plaza

project number 21511
scale 1/16" = 1'-0"
when printed on 22x34
date 01/06/2016

A 1.1



1 Level 2
1/16" = 1'-0"



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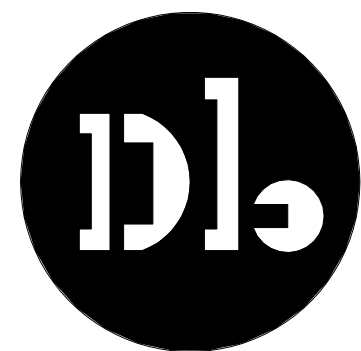
Level 2 Floor Plan Edwina Benner Plaza

project number 21511
scale 1/16" = 1'-0"
when printed on 22x34
date 01/06/2016

A 1.2



① Level 3
1/16" = 1'-0"



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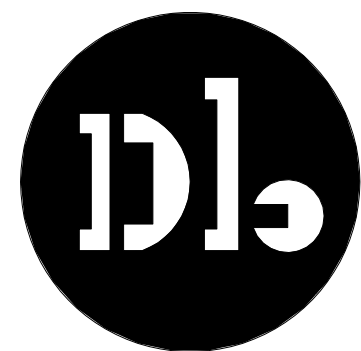
Level 3 Floor Plan Edwina Benner Plaza

project number 21511
scale 1/16" = 1'-0"
when printed on 22x34
date 01/06/2016

A 1.3



1 Level 4
1/16" = 1'-0"



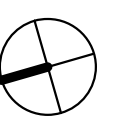
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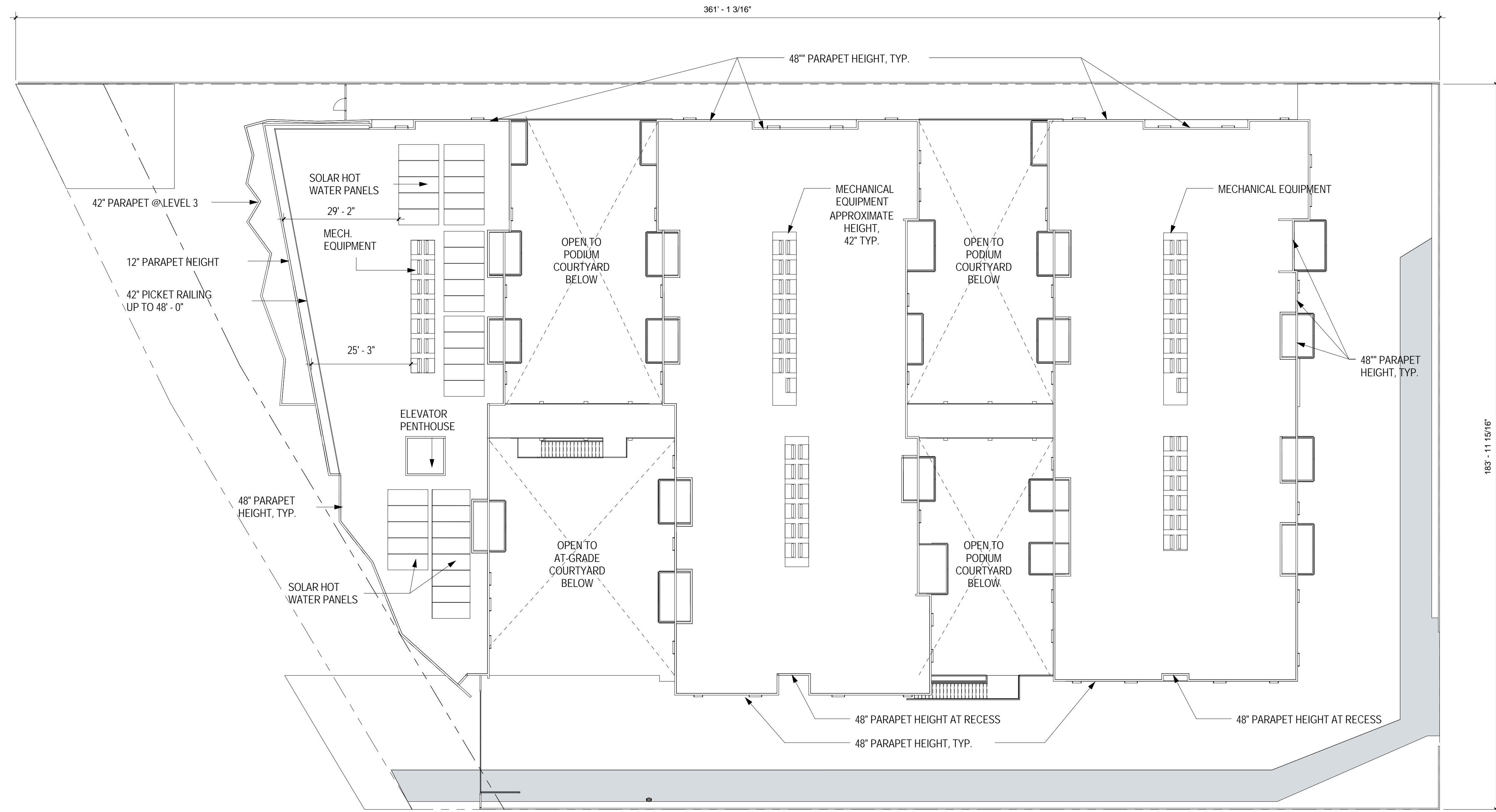
MidPen Housing

Level 4 Floor Plan Edwina Benner Plaza

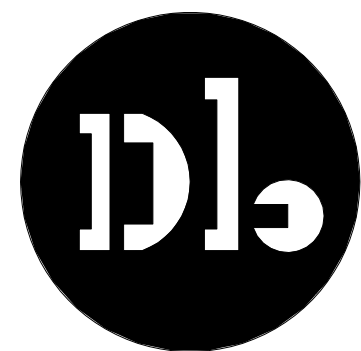
project number 21511
scale 1/16" = 1'-0"
when printed on 22x34
date 01/06/2016

A 1.4





1 Roof Plan
1/16" = 1'-0"



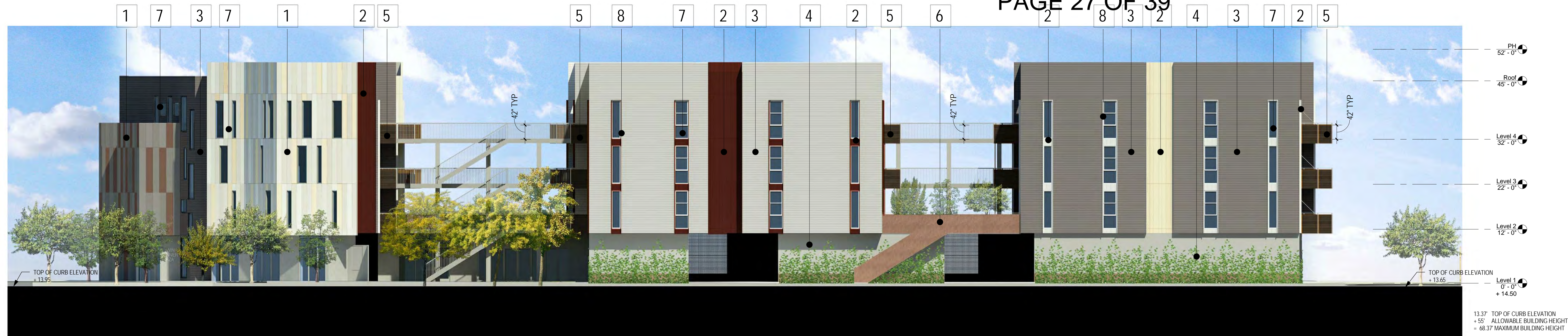
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Roof Plan
Edwina Benner Plaza

project number 21511
scale 1/16" = 1'-0"
when printed on 22x34
date 01/06/2016

A 1.5



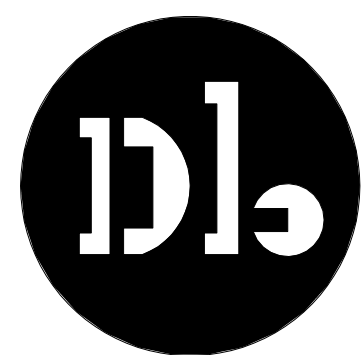
① West Elevation
3/32" = 1'-0"



② East Elevation
3/32" = 1'-0"

- 1) NICHIIHA FIBER CEMENT PANELS
- 2) VERTICAL HARDIE SIDING
- 3) HORIZONTAL HARDIE BOARD
- 4) TEXTURED CONCRETE

- 5) WOOD BALCONIES
- 6) CORTEN RAILING
- 7) CLEAR GLAZING
- 8) VERTICAL HARDIE WINDOW TRIM



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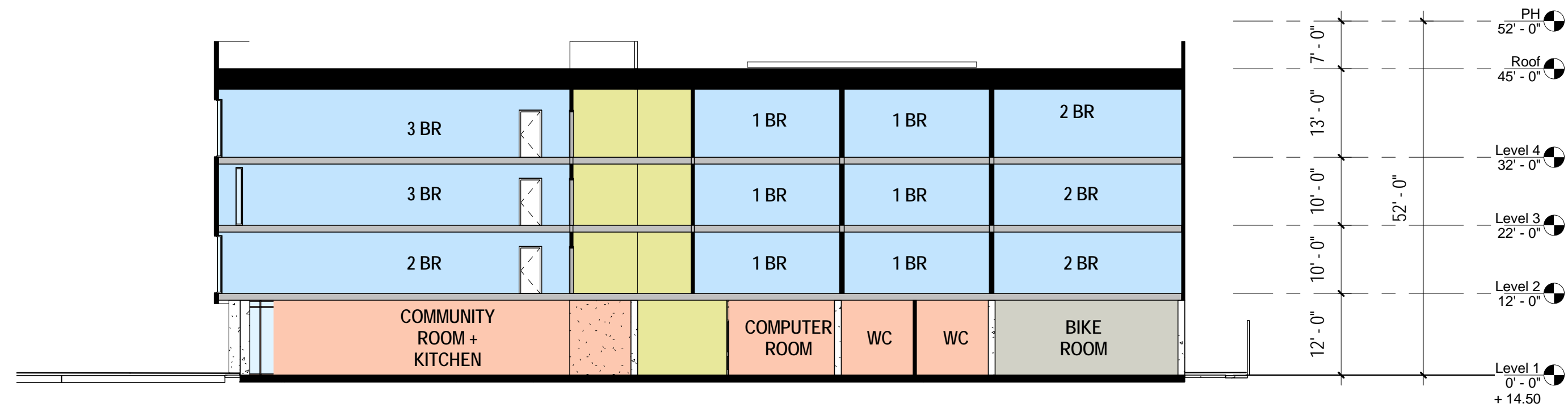
MidPen Housing

Elevations

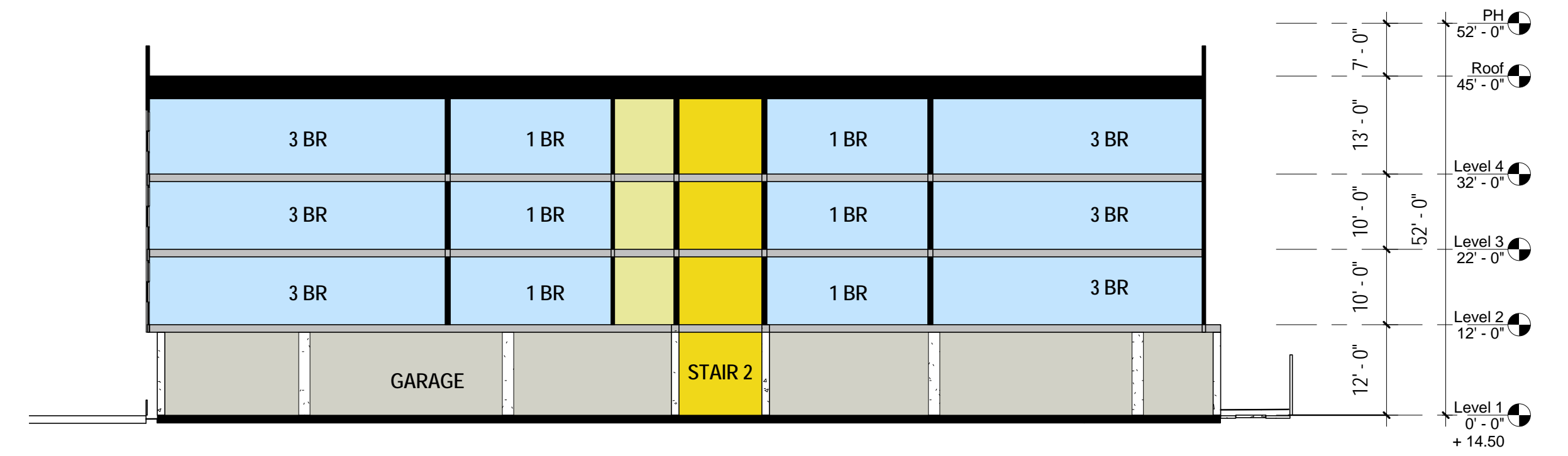
Edwina Benner Plaza

project number 21511
scale As indicated
when printed on 22x34
date 01/06/2016

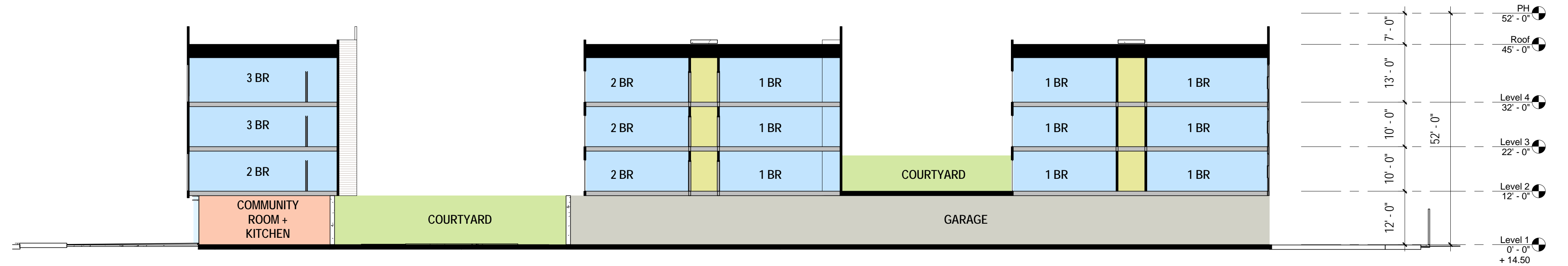
A 2.0



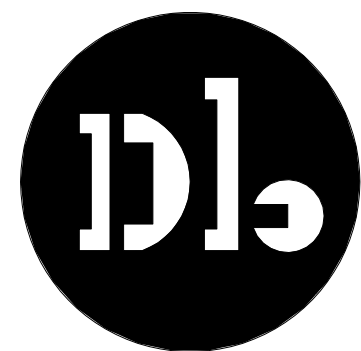
④ Front Elevation Section
1/16" = 1'-0"



③ East-West Section C
1/16" = 1'-0"



② North-South Section
1/16" = 1'-0"



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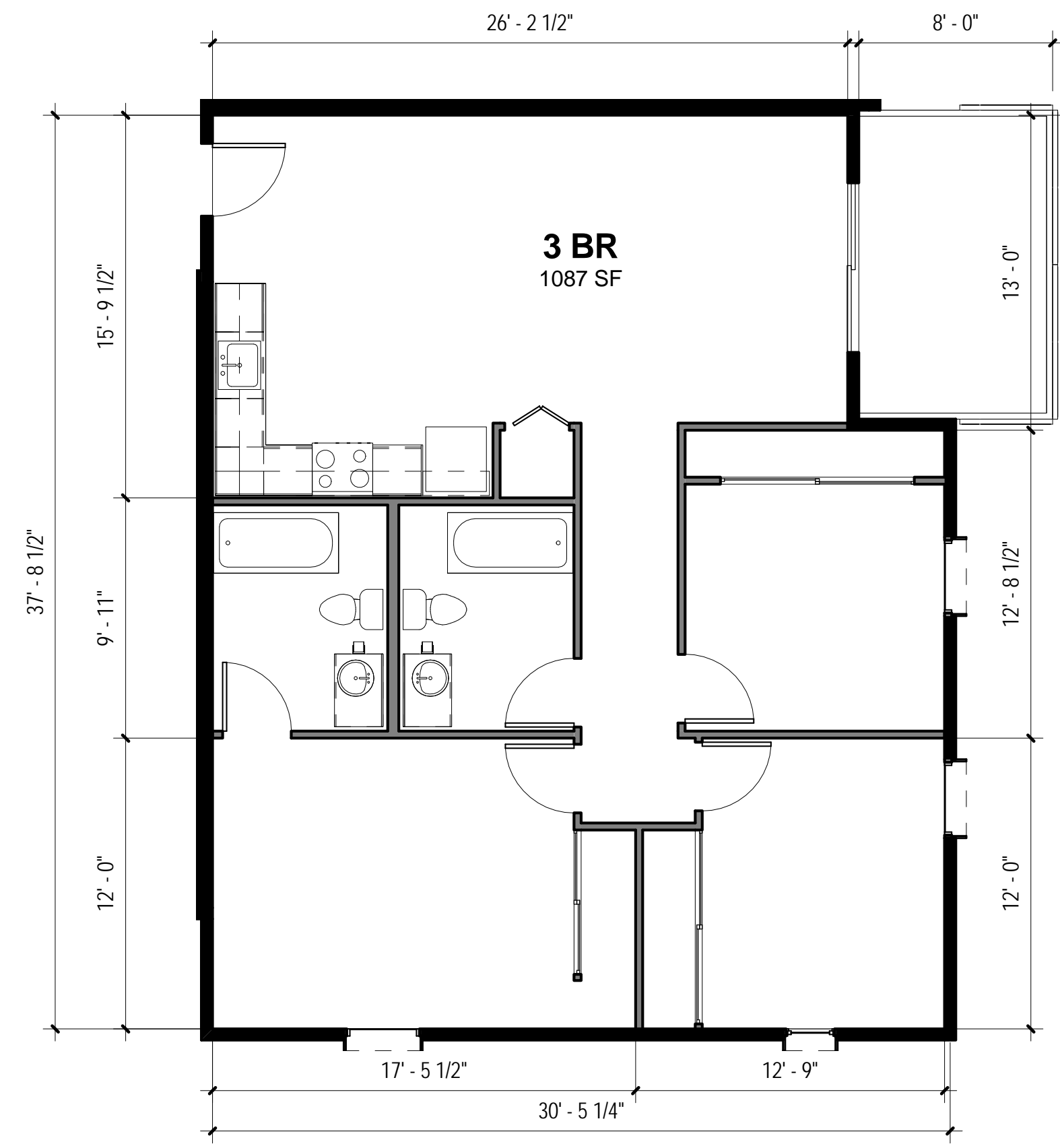
MidPen Housing

Sections

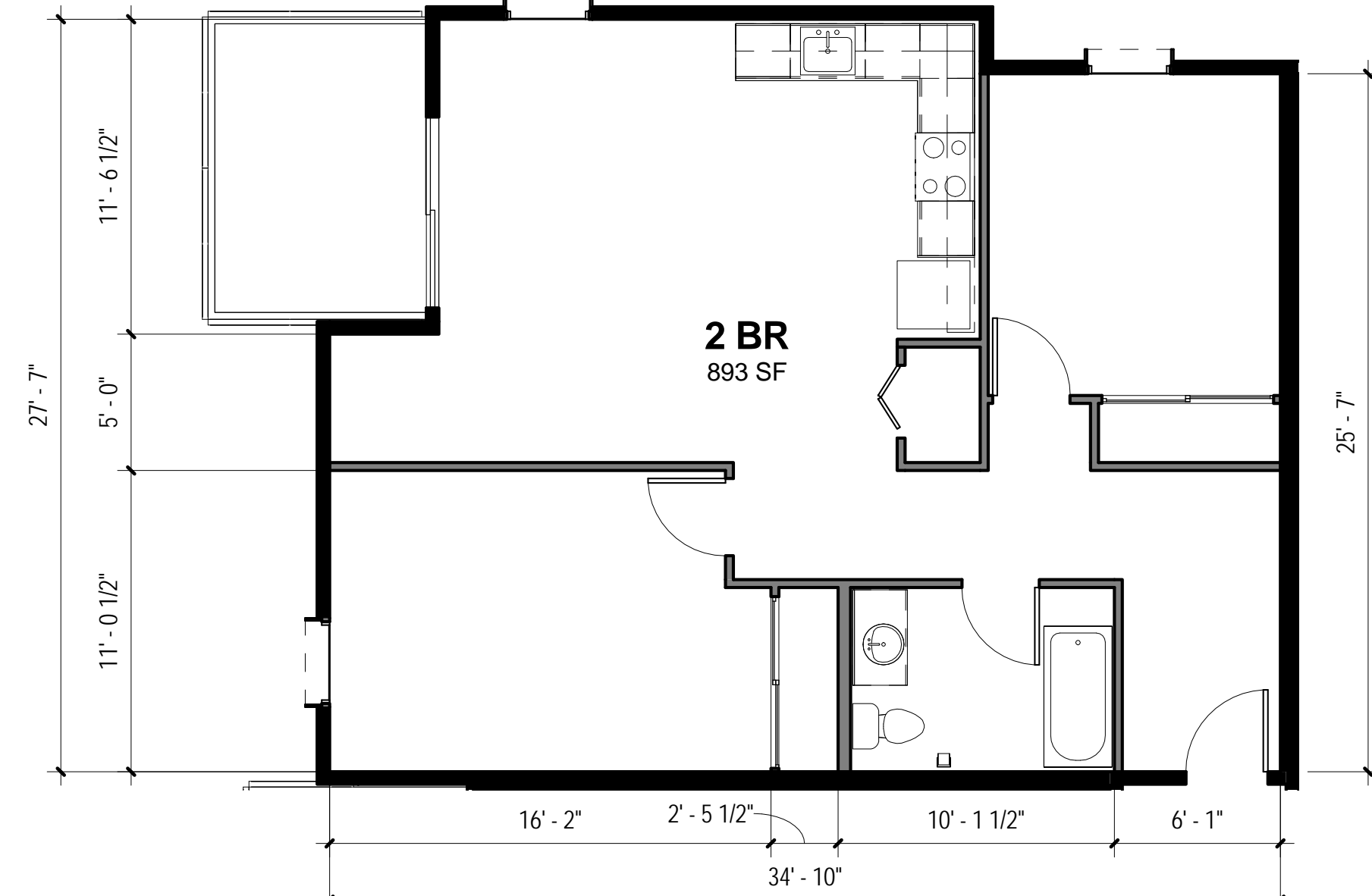
Edwina Benner Plaza

project number 21511
scale 1/16" = 1'-0"
when printed on 22x34
date 01/06/2016

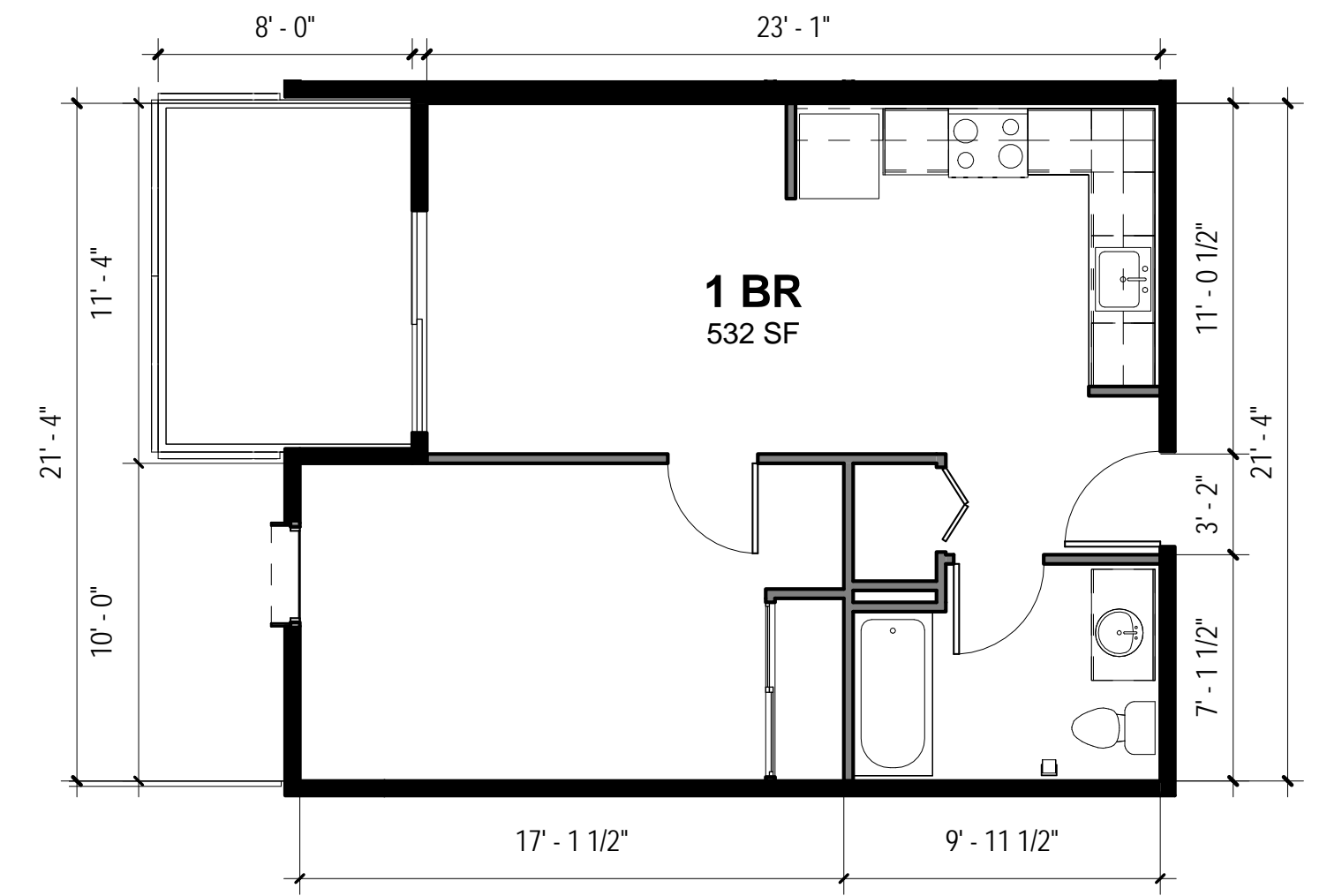
A 3.0



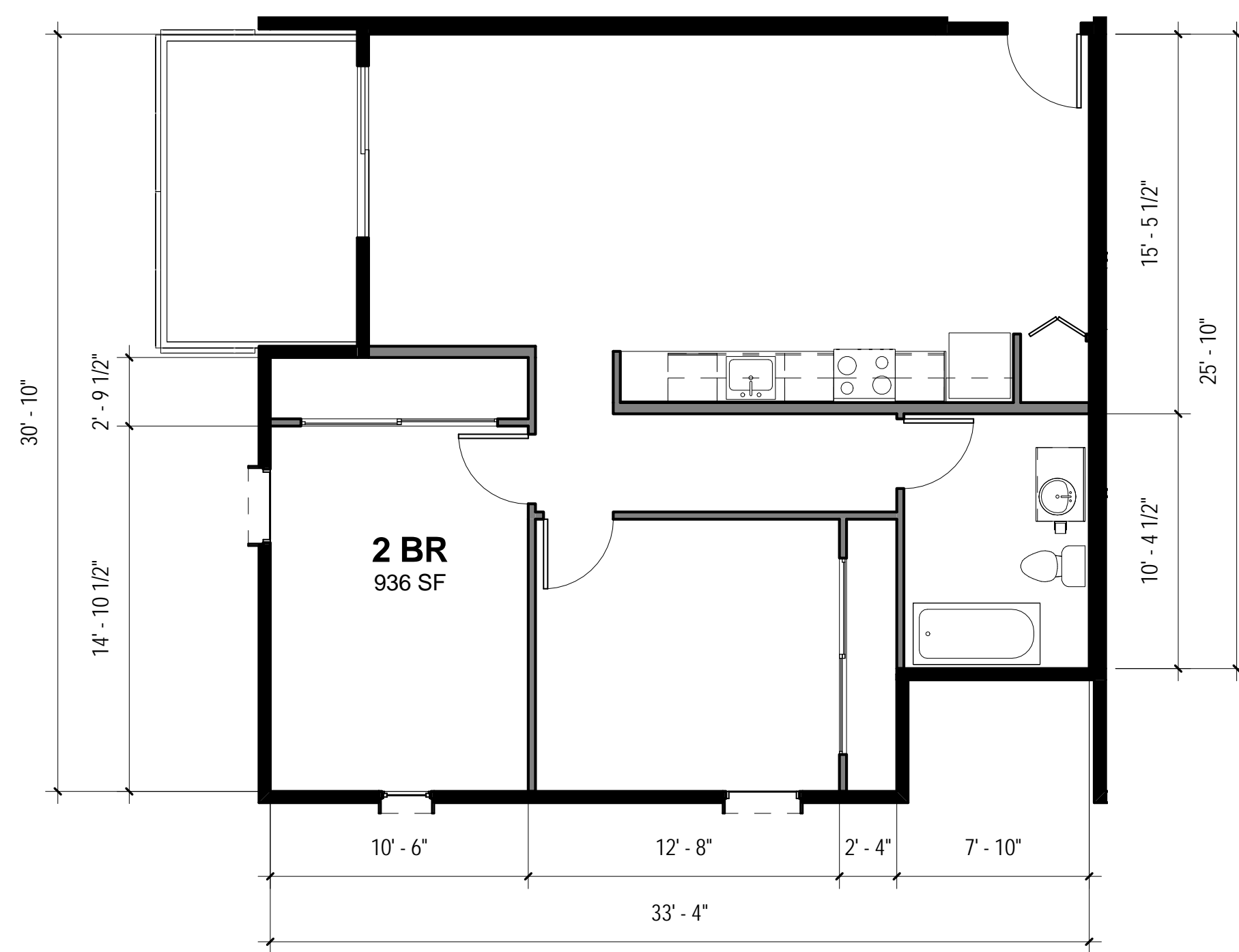
① 3 BR - TYPE A
3/16" = 1'-0"



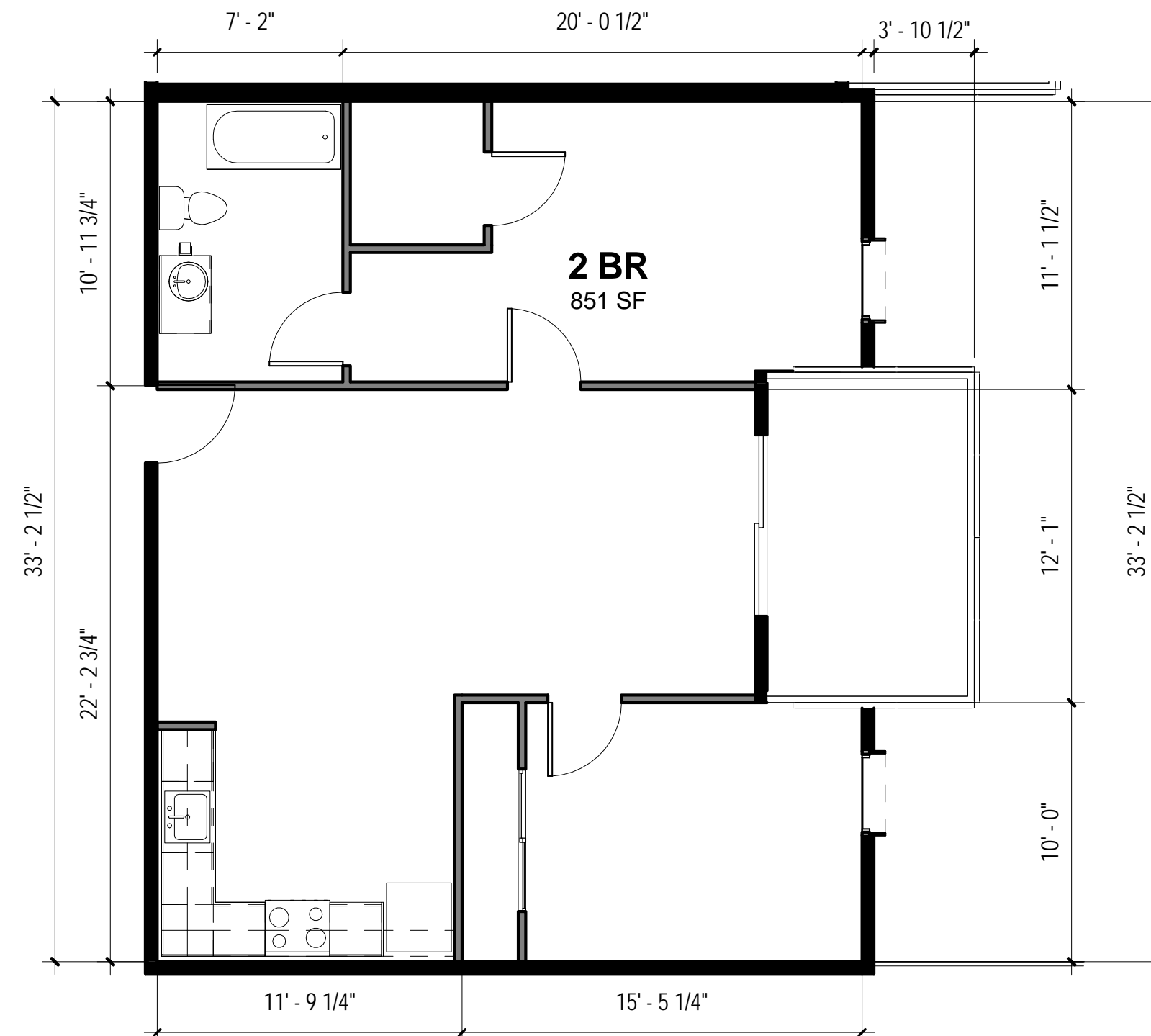
④ 2 BR - TYPE B
3/16" = 1'-0"



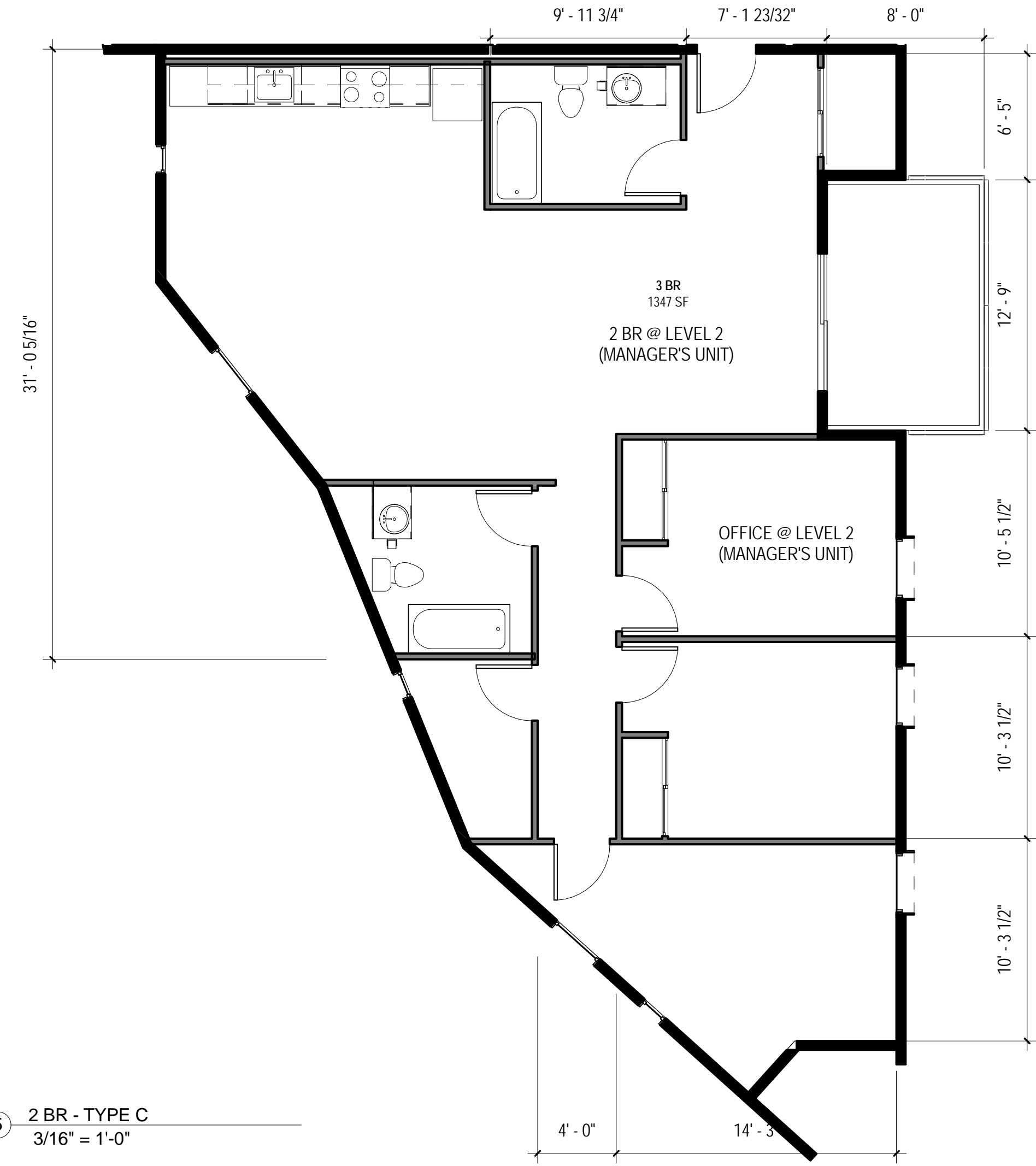
③ 1 BR - TYPICAL
3/16" = 1'-0"



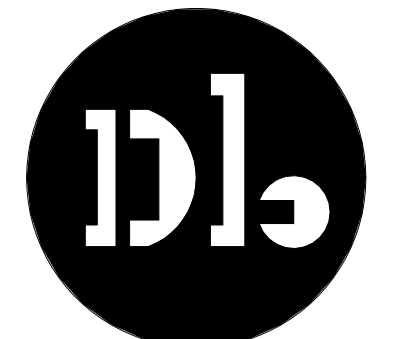
⑥ 2 BR - TYPE C
3/16" = 1'-0"



② 2 BR - TYPE A
3/16" = 1'-0"



⑤ 2 BR - TYPE C
3/16" = 1'-0"



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MidPen Housing

Typical Unit Plans

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project number 21511
scale 3/16" = 1'-0"
when printed on 22x34
date 01/06/2016

A 4.0



**DoubleDecker™
Rack**

Product Data

Model	Bicycles	Width	Depth	Height	Weight		
					-LL	-LA	-NL
DD06	6	48 in	53 in	86 in	232	274	220 lbs
		122 cm	135 cm	218 cm	104	123	99 kg
DD08	8	62.5 in	53 in	86 in	262	311	240 lbs
		159 cm	135 cm	218 cm	118	140	108 kg
DD10	10	77 in	53 in	86 in	306	371	283 lbs
		196 cm	135 cm	218 cm	138	167	128 kg
DD12	12	91.5 in	53 in	86 in	368	440	334 lbs
		232 cm	135 cm	218 cm	166	198	151 kg
DD14	14	106 in	53 in	86 in	402	484	362 lbs
		269 cm	135 cm	218 cm	181	218	163 kg
DD16	16	120.5 in	53 in	86 in	440	528	396 lbs
		306 cm	135 cm	218 cm	198	238	179 kg



Locking Options, per bike position [* = recommended]

- LL Locking Loop* Fixed loop for locking rear wheel
- LA Locking Arm Hinged loop for locking rear triangle
- NL None No locking provisions

Finish Options [* = recommended]

- G Galvanized* Hot dipped
- P Powder Coated Color frames, galvanized bike trays

Mounting Options

Due to their weight especially when loaded, these racks can be used freestanding.*

Optional, order four fasteners ((2) 1/2" x 4-1/2" and (2) 1/2" x 5-1/2") per rack only if racks are to be mounted to concrete

- ZBOLT-DD Concrete Zinc Wedge Anchor fastener
- SSBOLT-DD Concrete Stainless Steel Wedge Anchor fastener

Construction

Frames and crossbars	.120 carbon steel tubing (1" x 1", 1" x 2", 2" x 2")
Rear tray supports	1"x1"x1/8" angle iron
Crossbar tabs	1/4" steel
Minor pieces	1" x 2" x .120" wall steel
Bicycle trays	.120" mild steel sheet
Welding	MIG
Mounting holes	11/16", one per corner (4 total)

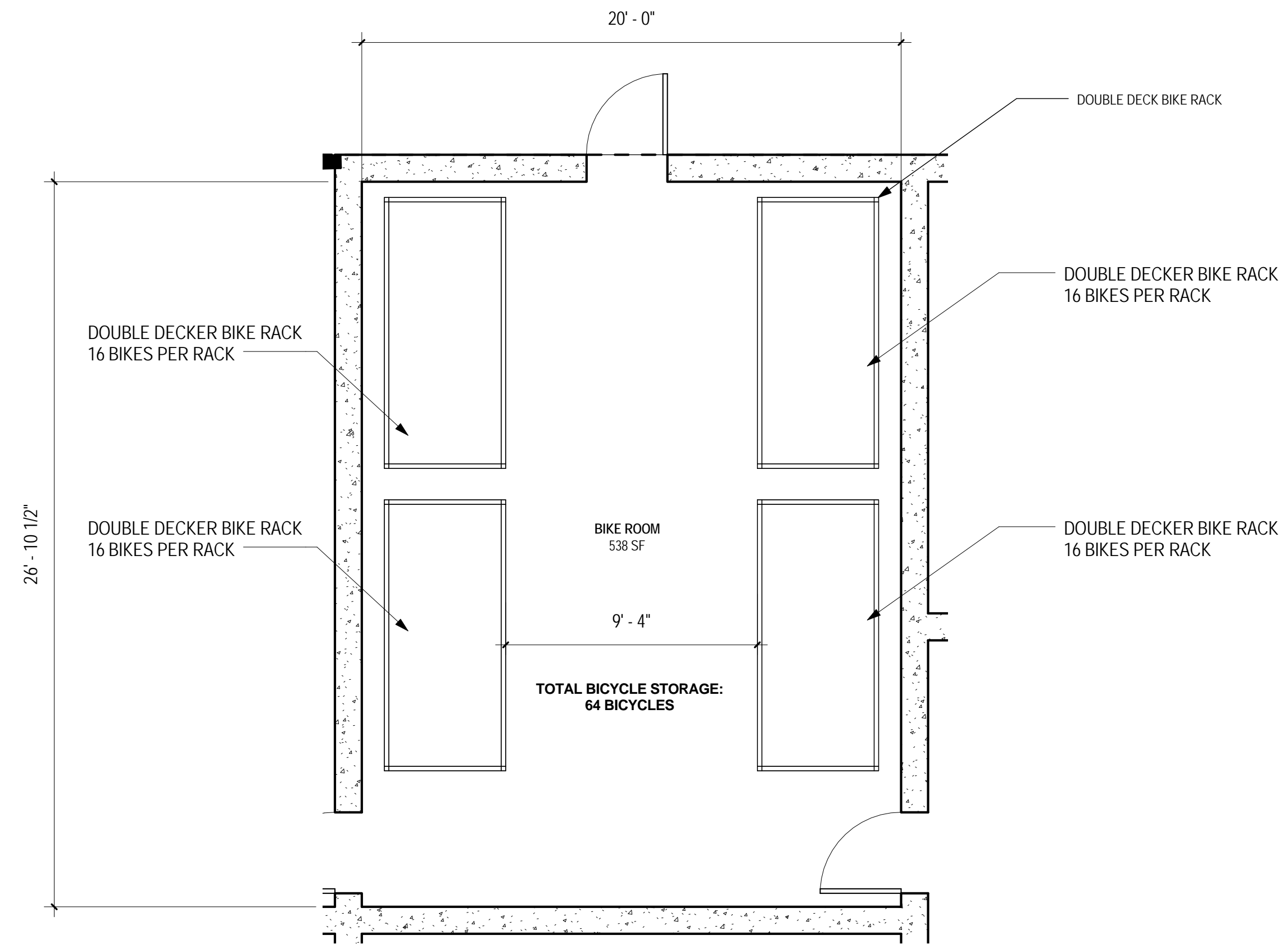
Assembly (racks are shipped knocked down)

Time	30-45 minutes /rack (2 persons)
------	---------------------------------

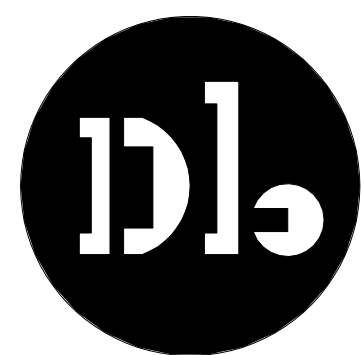


Locking Arms (-LA) option shown

10/09/13



① ENLARGED BIKE PARKING PLAN
1/4" = 1'-0"



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Enlarged Bike Parking
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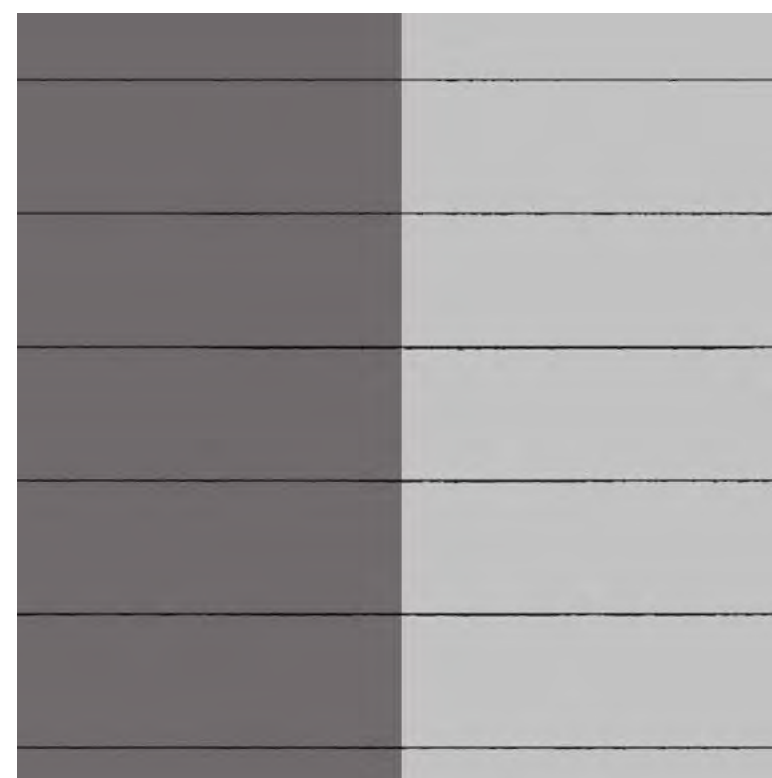
project number 21511
scale 1/4" = 1'-0"
when printed on 22x34
date 01/06/2016

A 4.1

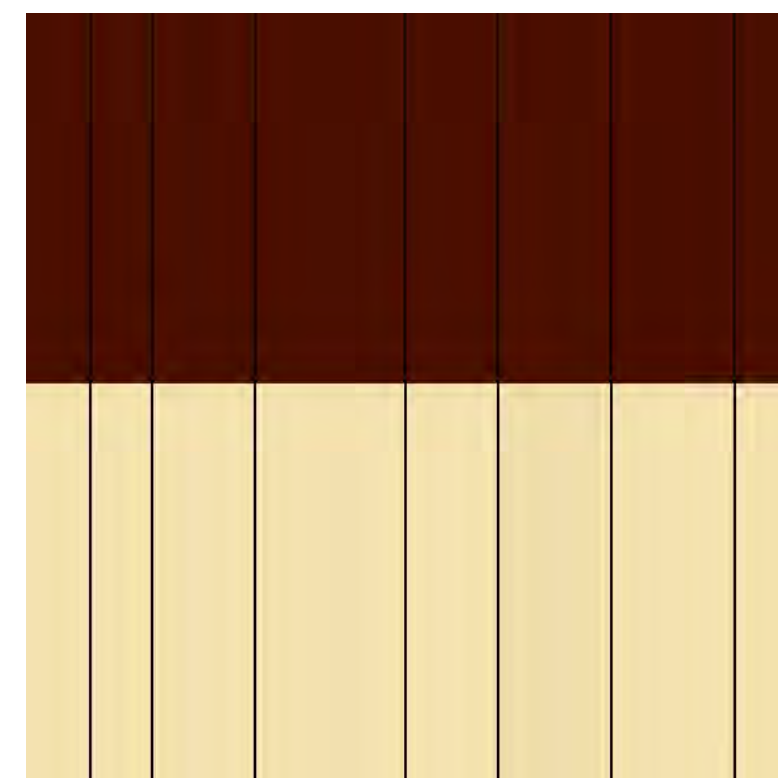
NICHIHA FIBER CEMENT
PANELS



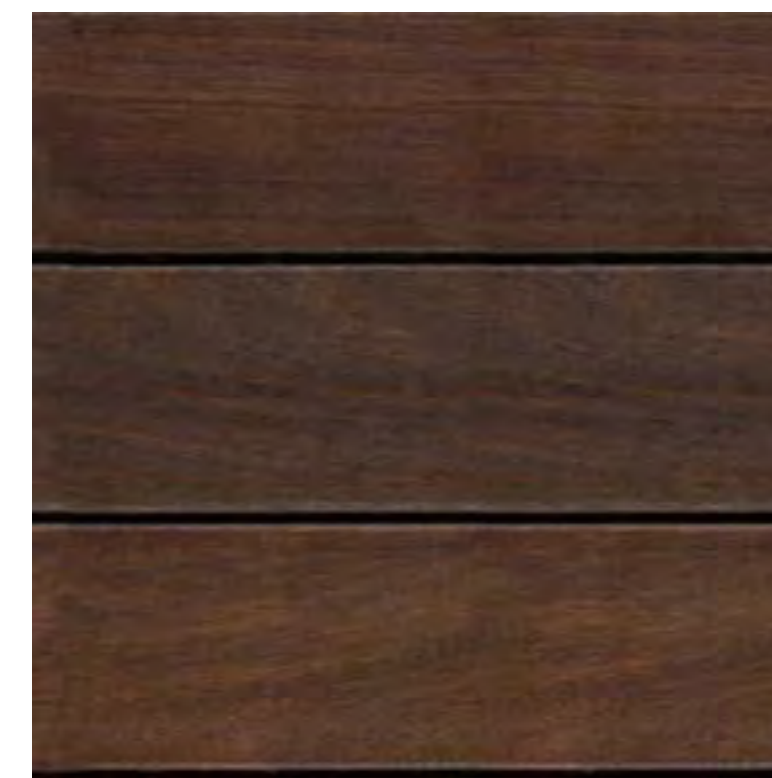
HORIZONTAL HARDIE
BOARD SIDING



VERTICAL HARDIE
BOARD/BATTEN SIDING



WOOD BALCONY SIDING



TEXTURED CONCRETE

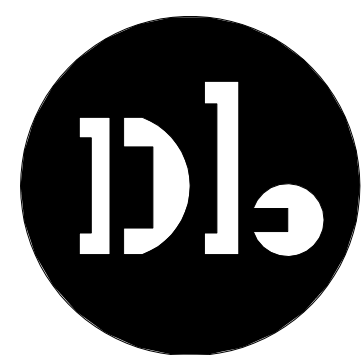


METAL PICKET
RAILINGS



- 1) NICHIHA FIBER CEMENT PANELS
- 2) VERTICAL HARDIE SIDING
- 3) HORIZONTAL HARDIE BOARD
- 4) TEXTURED CONCRETE

- 5) WOOD BALCONIES
- 6) CORTEN RAILING
- 7) CLEAR GLAZING
- 8) VERTICAL HARDIE WINDOW TRIM



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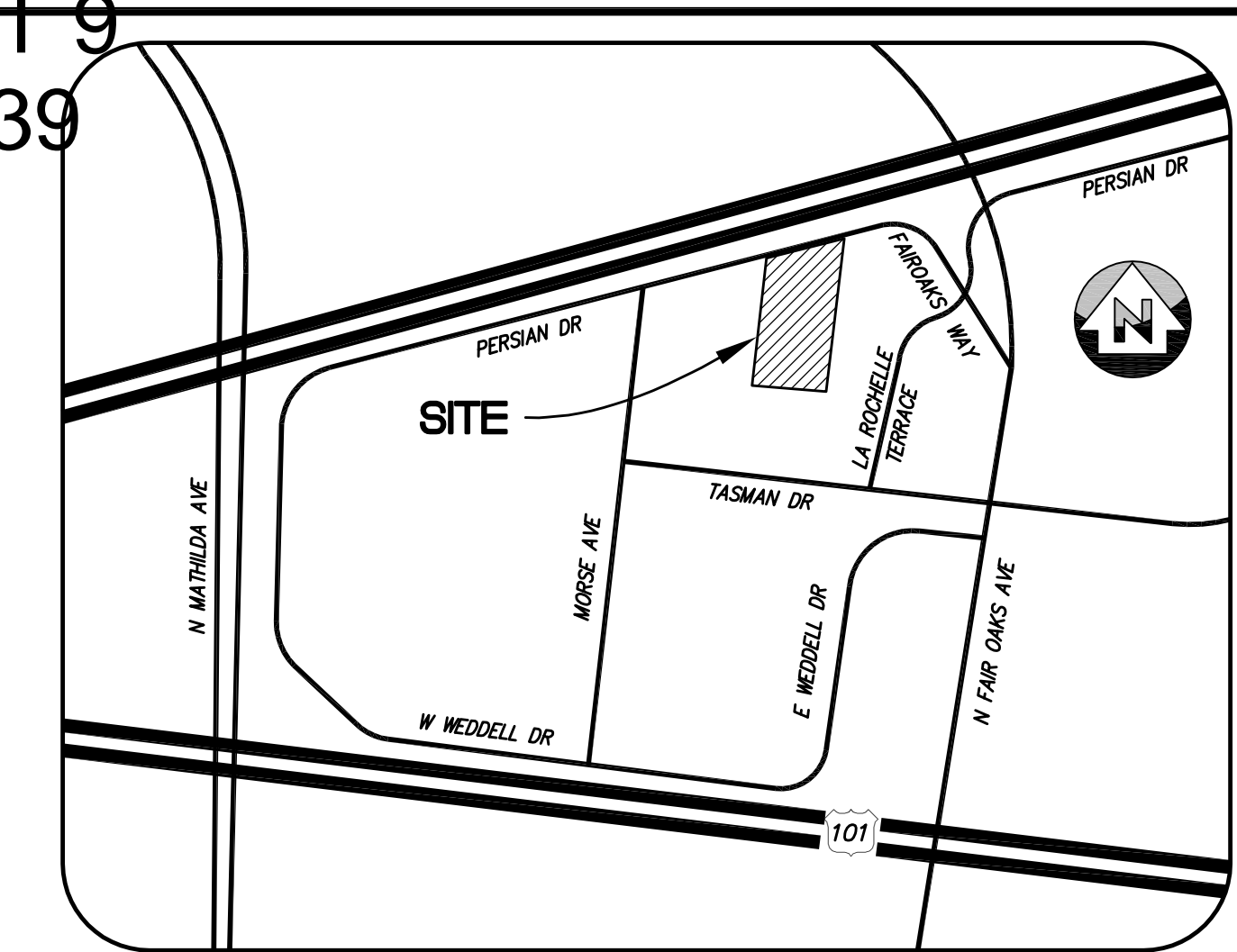
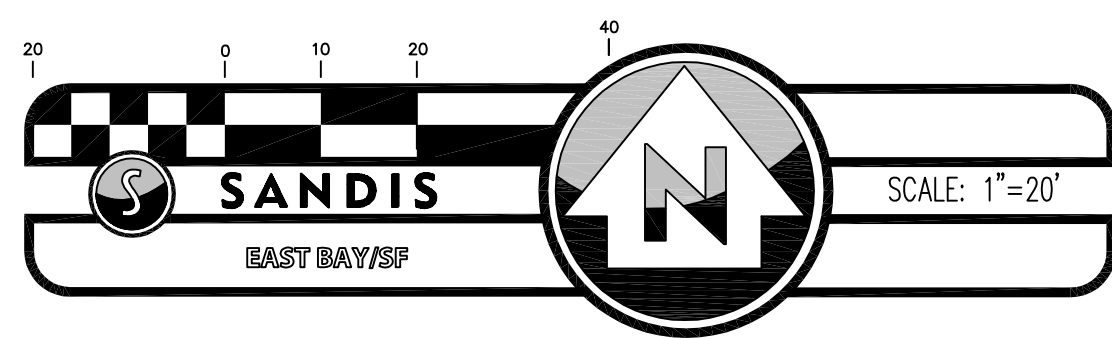
MidPen Housing

Materials/Finishes

Edwina Benner Plaza

project number 21511
scale 12" = 1'-0"
when printed on 22x34
date 01/06/2016

A 5.0

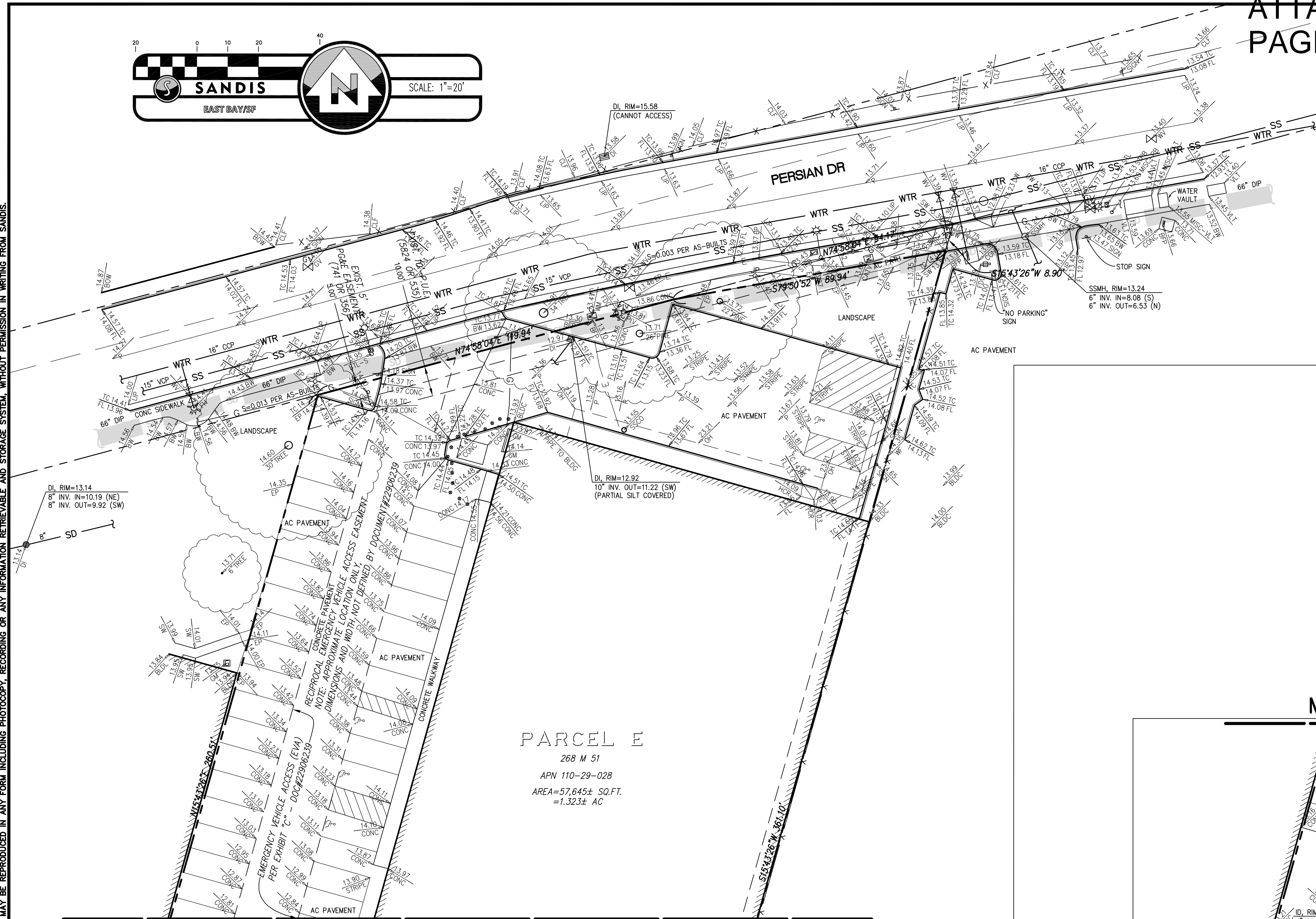


LEGEND

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

———	BUILDING FACE	○	SDMH	○	FOUND STANDARD CITY MONUMENT
———	EDGE OF PAVEMENT	○	SSMH	○	STORM DRAIN MANHOLE
———	BUILDING OVERHANG	○	SSCO	○	SANITARY SEWER MANHOLE
———	EASEMENT LINE	○	AD	○	SANITARY SEWER CLEANOUT
———	CURB LINE	○	AD	○	AREA DRAIN
———	SANITARY SEWER	○	AD	○	ELECTRIC UTILITY BOX
———	STORM DRAIN	○	AD	○	TELEPHONE PULL BOX
———	TELECOMMUNICATIONS LINE	○	AD	○	CABLE TELEVISION BOX
———	WATER LINE	○	AD	○	POWER POLE
———	UNDERGROUND ELECTRIC LINE	○	AD	○	WATER VALVE
———	FENCE	○	AD	○	GAS VALVE
———	CONTOURS	○	AD	○	WATER METER
———	HWS	○	AD	○	ELECTROLIER
———	HWR	○	AD	○	ELECTRIC VALVE
———	CWS	○	AD	○	SIGN
———	CWR	○	AD	○	GUY WIRE
———	TV/FA	○	AD	○	FIRE HYDRANT
———	TEL	○	AD	○	SPOT ELEVATION
———	460V	○	AD	○	
———	FG	○	AD	○	
———	A	○	AD	○	
———	SD	○	AD	○	TREE WITH DIAPHRANE, TYPE AND DIAMETER AS INDICATED
———	66" DIAMETER DIP	○	AD	○	

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PARCEL E
268 M 51
APN 110-29-028
AREA=57,645± SQ.FT.
=1.323± AC

MATCHLINE - SEE RIGHT SIDE FOR CONTINUATION

MATCHLINE - SEE LEFT SIDE FOR CONTINUATION

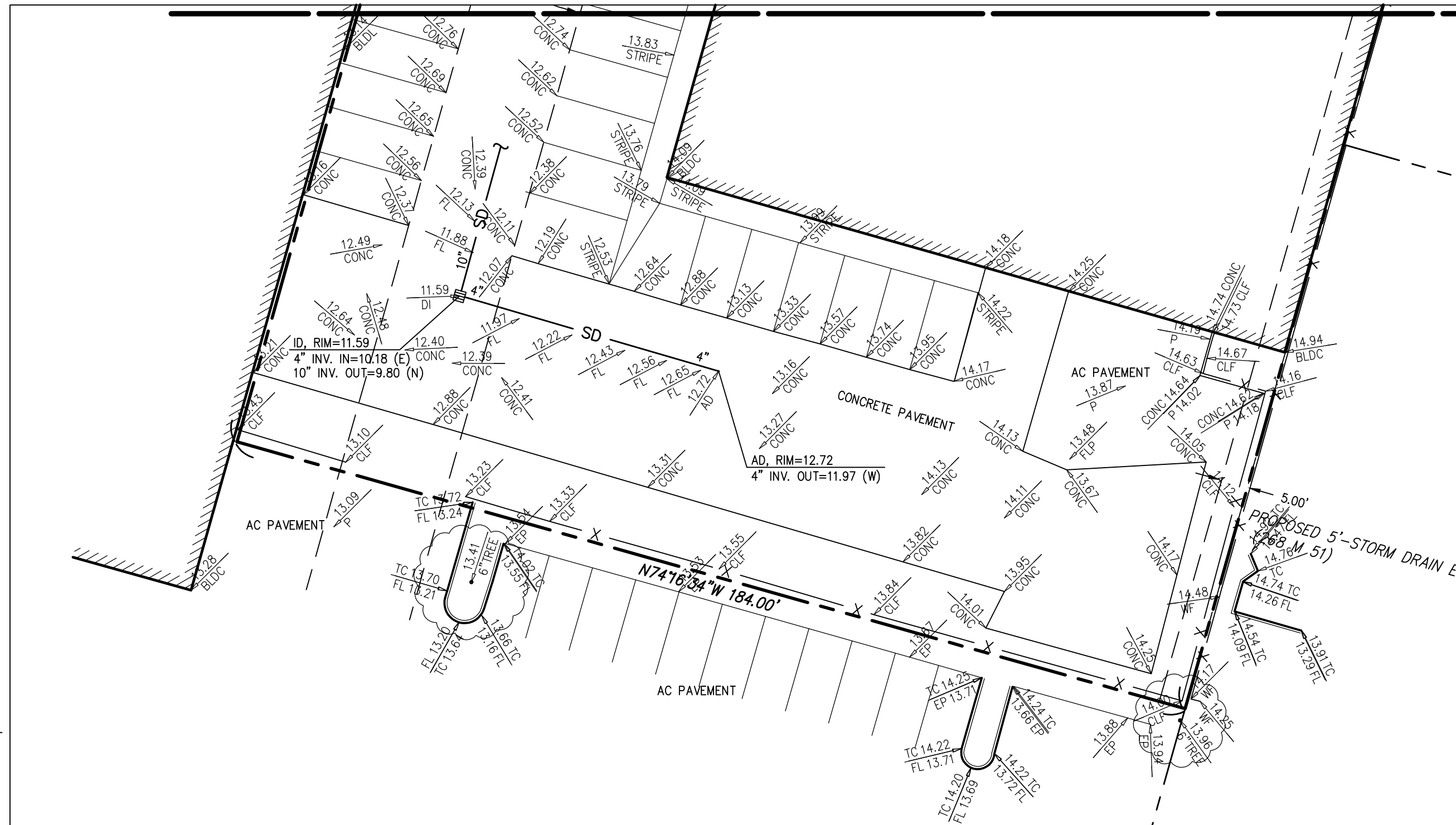
SURVEY UTILITY NOTE
THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BENCHMARK
THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF SUNNYVALE BENCHMARK, BM #267 SCVWD, DESCRIBED AS BRASS DISC IN BACK OF SIDEWALK AT THE SOUTH EAST CURB RETURN, INTERSECTION OF TASMAN AND MORSE AVENUE
ELEV.=15.71 FEET (NAVD 88)

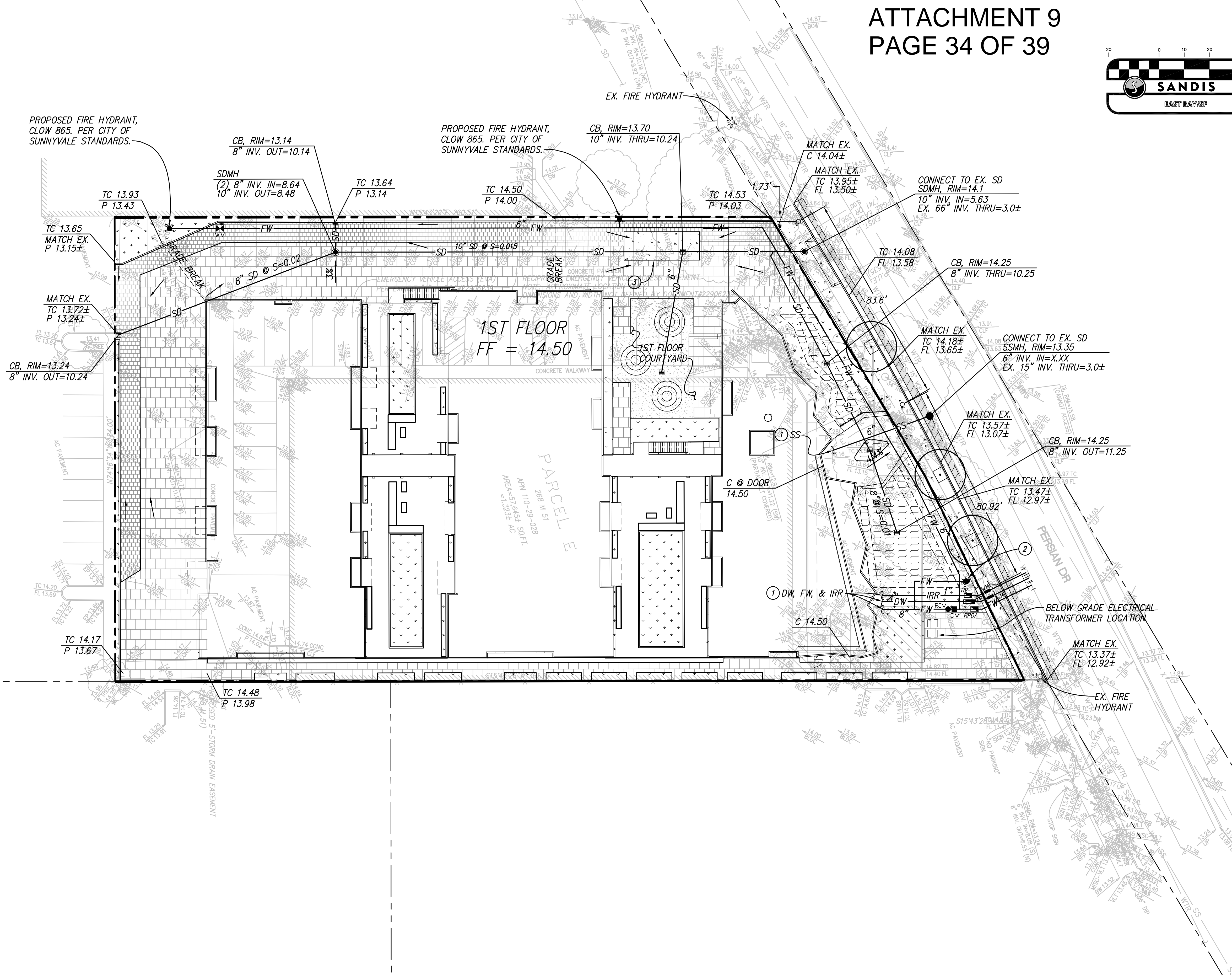
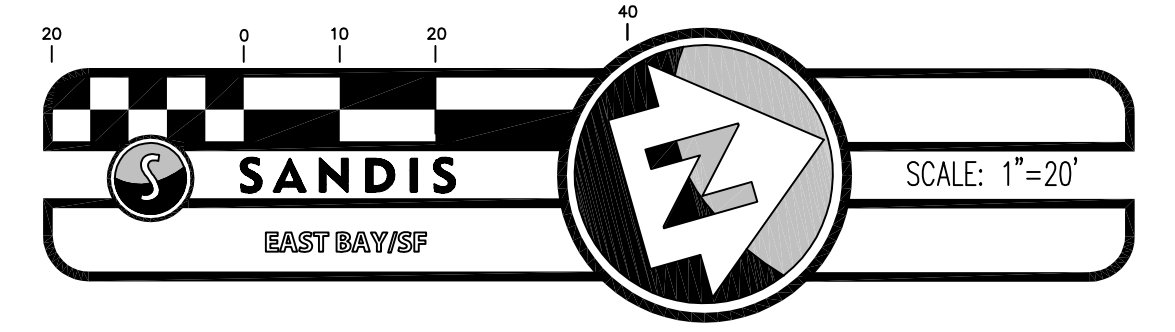
ABBREVIATIONS

AD - AREA DRAIN	INV. - INVERT
BFP - BACKFLOW PREVENTOR	JP - JOINT POLE
BLDC - BUILDING CORNER	LIP - LIP OF GUTTER
BLDL - BUILDING LINE	MAG - SURVEY MAG NAIL
BOLL - BOLLARD	MISC-PB - MISCELLANEOUS PULLBOX
BOW - BOTTOM OF WALL	MISC-VLT - MISCELLANEOUS VAULT
BW - BACK OF WALK	OH - BUILDING OVERHANG
CATV - CABLE TELEVISION PULLBOX	P - PAVEMENT ELEVATION
CLF - CHAIN LINK FENCE	PIV - POST INDICATOR VALVE
CONC - CONCRETE	SSCO - SANITARY SEWER CLEANOUT
DI - DRAIN INLET	SSMH - SANITARY SEWER MANHOLE
DW - DOMESTIC WATER	STL - STREET LIGHT
EP - EDGE OF PAVEMENT	STL - SINGLE-ARM STREET LIGHT
EPB - ELECTRICAL PULLBOX	STPB - STREET LIGHT PULLBOX
FDC - FIRE DEPARTMENT CONNECTION	SW - SIDEWALK
FH - FIRE HYDRANT	TC - TOP OF CURB
FL - FLOW LINE	TC@CB - TOP OF CURB AT CATCH BASIN
FLP - FLOW POINT	TWP - SURVEY TEMPORARY WORK POINT
G - GROUND	VLT - VAULT
GM - GAS METER	WF - WOOD FENCE
GUY - GUY WIRE ANCHOR	WM - WATER METER
GV - GAS VALVE	WV - WATER VALVE
HCR - ACCESSIBLE RAMP	

SURVEY NOTE
TITLE REPORT USED FOR THIS BOUNDARY SURVEY IS PREPARED BY OLD REPUBLIC TITLE COMPANY DATED DECEMBER 30, 2014, ORDER NO. 1117015089-JM.
REFERENCES:
A) BOOK 268 OF MAPS, PAGE 51, SANTA CLARA COUNTY RECORDS
B) BOOK F1 OF MAPS, PAGE 39, SANTA CLARA COUNTY RECORDS
C) BOOK 5824 OF MAPS, PAGE 535, SANTA CLARA COUNTY RECORDS
D) ASSESSORS MAP



 636 Ninth Street Oakland, CA 94607 P. 510.873.8866 www.sandis.net SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF	DATE: 10-28-15 SCALE: 1"=20' DRAWN BY: GL/RAB APPROVED BY: DRAWING NO: 615064	DATE: _____ JEFFREY MICHAEL SETERA R.C.E. NO. 62793, EXPIRES 6-30-16	No. REVISION DATE BY	460 PERSIAN DRIVE SUNNYVALE CALIFORNIA	TOPOGRAPHIC SURVEY SHEET T-1 OF SHEETS
	File: X:\P\615064\SURVEY\DELIVERABLE\T-1.dwg Date: Dec 21, 2015 - 5:15 PM Copyright © 2015 by Sandis				



GENERAL NOTES

1. ALL UTILITIES, INCLUDING BOUNDARY LINES AND SERVICE DROPS SHALL BE PLACED UNDERGROUND, EXCEPT AS EXEMPTED BY MUNICIPAL CODE CHAPTER 19.38.

SHEET NOTES

- ① UTILITY P.O.C. AT BUILDING.
- ② 4-WAY FDC.
- ③ CONCRETE STRESS PAD. SEE ARCHITECTURAL DRAWINGS.

LEGEND

	PROPERTY LINE
	SAWCUT LINE
	AC PAVEMENT
	DEEP LIFT
	PERVIOUS PAVERS
	GRASS PAVERS
	CONCRETE SIDEWALK
	PLANTING
	BIO-TREATMENT AREA
	RUBBERIZED SURFACE



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MidPen Housing

Grading and Utility Plan
Edwina Benner Plaza

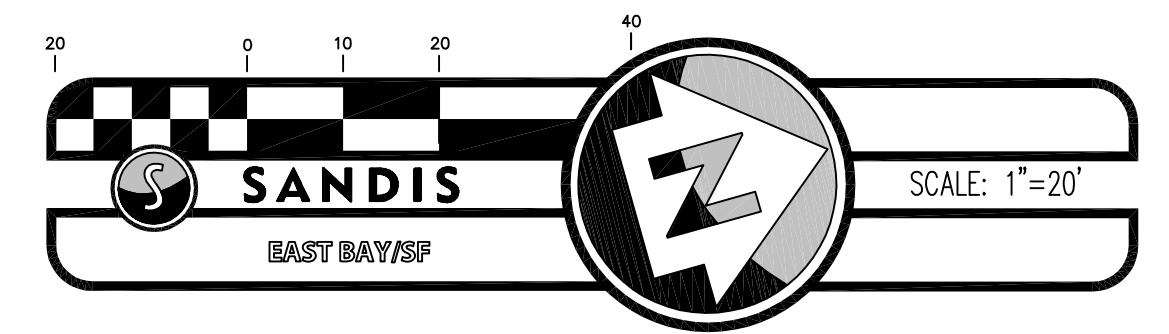


project number 21511
scale 1"=20'
when printed on 22x34
date

C1.00

ATTACHMENT 9 PAGE 35 OF 39

1. STORMWATER MANAGEMENT PLAN IS DESIGNED IN CONFORMANCE WITH LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS IN CHAPTER 12.60 OF THE MUNICIPAL CODE AND PER PROJECT GEOTECHNICAL REPORT TITLED "GEOTECHNICAL INVESTIGATION PROPOSED EDWINA BENNER PLAZA 460 PERSIAN DRIVE SUNNYVALE, CALIFORNIA"



STORMWATER TABLE				
TREATMENT AREA	AREA (sf)	BMP	REQUIRED AREA OF BMP (sf)	PROVIDED AREA (sf)
A1	6,345	PP1	3,173	4,271
A2	4,070	PP2	2,035	2,918
A3	14,229	BR3	569	1,725
A4	6,621	PP4	3,311	5,366

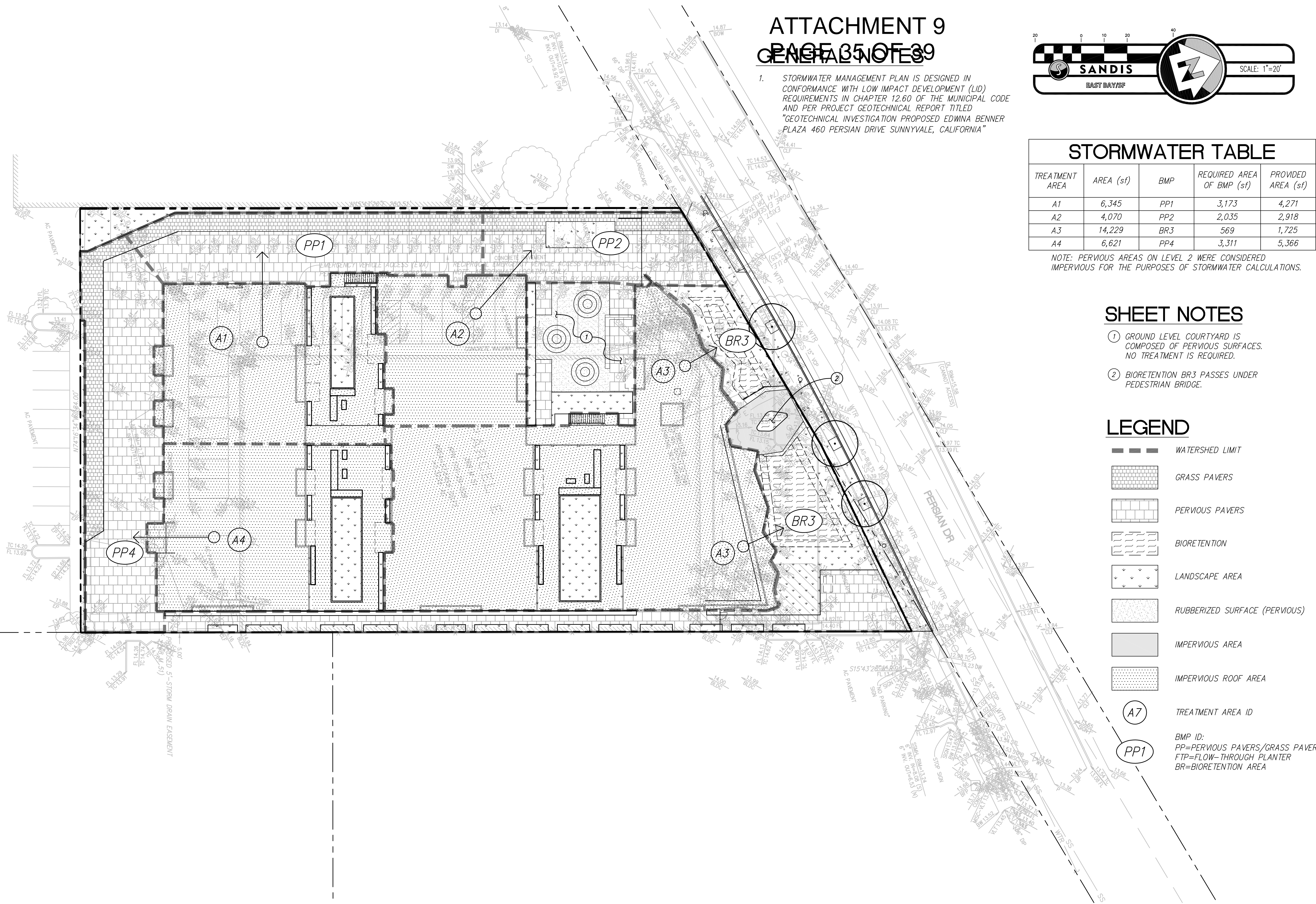
NOTE: PERVIOUS AREAS ON LEVEL 2 WERE CONSIDERED IMPERVIOUS FOR THE PURPOSES OF STORMWATER CALCULATIONS.

SHEET NOTES

- GROUND LEVEL COURTYARD IS COMPOSED OF PERVIOUS SURFACES. NO TREATMENT IS REQUIRED.
- BIORETENTION BR3 PASSES UNDER PEDESTRIAN BRIDGE.

LEGEND

- WATERSHED LIMIT
- GRASS PAVERS
- PERVIOUS PAVERS
- BIORETENTION
- LANDSCAPE AREA
- RUBBERIZED SURFACE (PERVIOUS)
- IMPERVIOUS AREA
- IMPERVIOUS ROOF AREA
- TREATMENT AREA ID
- BMP ID:
PP=PERVIOUS PAVERS/GRASS PAVERS
FTP=FLOW-THROUGH PLANTER
BR=BIORETENTION AREA



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C2.00

PLANT LIST
TREES

-   CINNAMOMUM CAMPHORA - 3 TREES (CAMPHOR TREE)
- WUCOLS VALUE: M
- BOX SIZE: 24"
-   ALNUS CORDATA - 19 TREES (ITALIAN ALDER)
- WUCOLS VALUE: M
- BOX SIZE: 24"
-   CERCIS CANADIENSIS - 29 TREES (EASTERN REDBUD)
- WUCOLS VALUE: M
- BOX SIZE: 24"

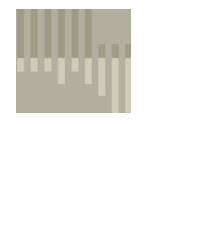
- ① BIORETENTION & BUFFER GARDENS | 4,406 S.F.
 CAREX TUMULICOLA (FOOTHILL SEDGE)
- WUCOLS VALUE: L
 MUHLENBERGIA RIGENS (DEER GRASS)
- WUCOLS VALUE: L
 MUHLENBERGIA CAPILLARIS (HAIRAWN MUHLY)
- WUCOLS VALUE: L


- ② PERIMETER GARDENS & STREETSCAPE | 3,425 S.F.
 PENSTEMON SPP. (BEARD TONGUE)
- WUCOLS VALUE: L-M
 FESTUCA IDAHOENSIS (BLUE BUNCHGRASS)
- WUCOLS VALUE: VL
 MIMULUS AURANTIACUS (STICKY MONKEY FLOWER)
- WUCOLS VALUE: VL


- ③ FIRE LANE GRASSES | 3,091 S.F.
 DYMONDIA MARGARETAE (SILVER CARPET)
- WUCOLS VALUE: L

TOTAL AREA | 10,922 S.F. 10,922 S.F. = 5 TREES/1,000 S.F.
54 TREES

PAVING

- PERMEABLE CONCRETE PAVING
 MANUF: BELGARD
SIZE: 6"X12"
MODEL: AQUALINE
COLOR: TRUFFLE, GRAPHITE, FOUNDRY

- MODULAR CONCRETE PAVING A
 MANUF: BELGARD
SIZE: 3"X12"
MODEL: MODULINE
COLOR: SUEDE, FOUNDRY

- GRASS PAVE
 MANUF: BELGARD
SIZE: 6"X12"
MODEL: TURFSTONE
COLOR: TRUFFLE



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Landscape Site Plan
Edwina Benner Plaza

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L1.01

PLANT LIST

- TREES
- CERCIS OCCIDENTALIS - 9 TREES (WESTERN REDBUD)
 - WUCOLS VALUE: VL
 - BOX SIZE: 24"
- PLANTERS | 2,217 S.F.
- CHONDROPETALUM TECTORUM (SMALL CAPE RUSH)
 - WUCOLS VALUE: L
 - PHORMIUM 'JACK SPRATT' (NEW ZEALAND FLAX)
 - WUCOLS VALUE: L
 - CAREX 'FROSTED CURLS' (FROSTED CURLS SEDGE)
 - WUCOLS VALUE: M

TOTAL LANDSCAPE AREA | 2,217 S.F.

$$\frac{2,217 \text{ S.F.}}{9 \text{ TREES}} = 4 \text{ TREES PER } 1,000 \text{ S.F.}$$

PAVING

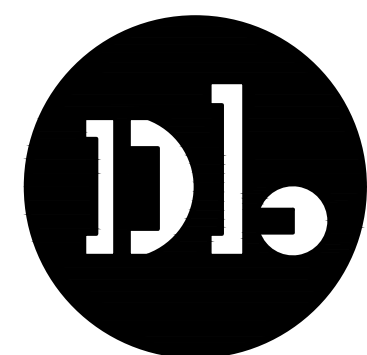
- MODULAR CONCRETE PAVING A
- MANUF: BELGARD
 - SIZE: 3"X12"
 - MODEL: MODULINE
 - COLOR: SUEDE, FOUNDRY
- MODULAR CONCRETE PAVING B
- MANUF: BELGARD
 - SIZE: 6"X12"
 - MODEL: MODULINE
 - COLOR: TRUFFLE, GRAPHITE

PROJECT NOTES

- ALL PROJECT LANDSCAPING TO BE MAINTAINED BY OWNER.
- LANDSCAPING AND IRRIGATION WILL CONFORM TO CITY OF SUNNYVALE'S LANDSCAPING REQUIREMENTS.
- ALL LANDSCAPING WILL BE WATERED WITH A HIGH-EFFICIENCY IRRIGATION SYSTEM THAT WILL INCLUDE AUTOMATIC SHUT-OFF MEASURES AND A CENTRAL SMART CONTROLLER.
- THE LANDSCAPE AND IRRIGATION PLANS WILL BE PREPARED IN CONFORMANCE WITH CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AS WELL AS SUNNYVALE'S WATER EFFICIENT DESIGN REQUIREMENTS.

PROJECT IRRIGATION

- LEVEL 1: APPROXIMATELY 10,922 S.F.
LEVEL 2: APPROXIMATELY 2,217 S.F.
- 80% OF PLANTS SHALL BE LOW WATER USE
20% OF PLANTS SHALL BE MEDIUM WATER USE
- PLANTS WILL BE GROUPED INTO HYDROZONES BASED ON WATER USE & SOLAR EXPOSURE
- DRIP IRRIGATION WILL BE USED IN LANDSCAPED AREAS.



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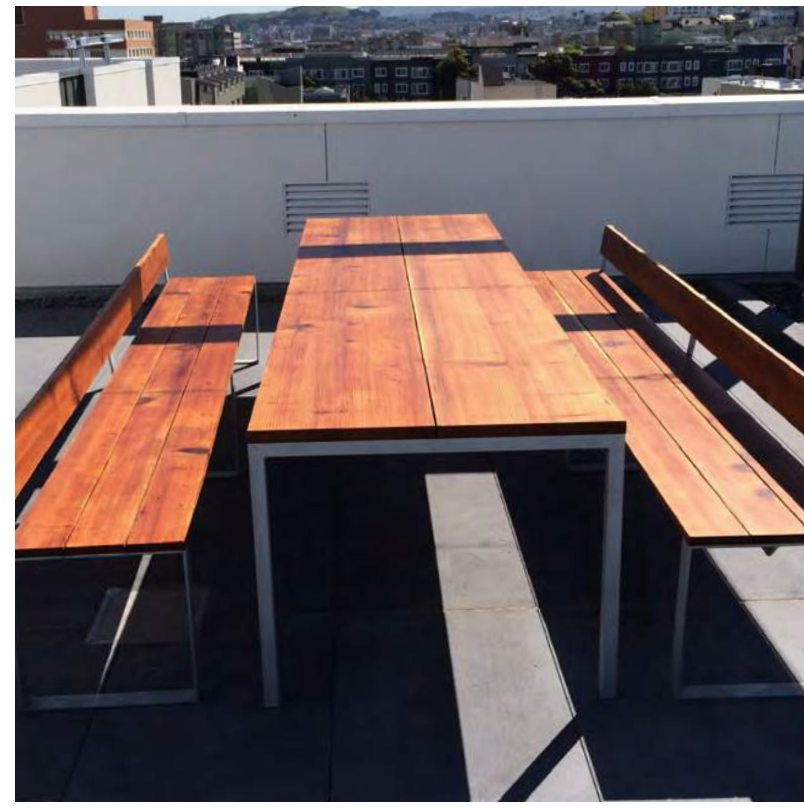
Landscape Site Plan
Edwina Benner Plaza

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L1.02

SITE FURNITURE

FURNITURE



BEER GARDEN BENCH
 - MANUF: BEER GARDEN FURNITURE
 - MODEL: BIERGARTEN TABLE - "WIDER TABLE"
 - SIZE: 26.4"x86.6"



WOOD SURACED CORTEN BENCH
 - MANUF: NICE PLANTERS LLC
 - SIZE: 24"x48"x18"
 - TOP: THERMALLY MODIFIED WHITE OAK

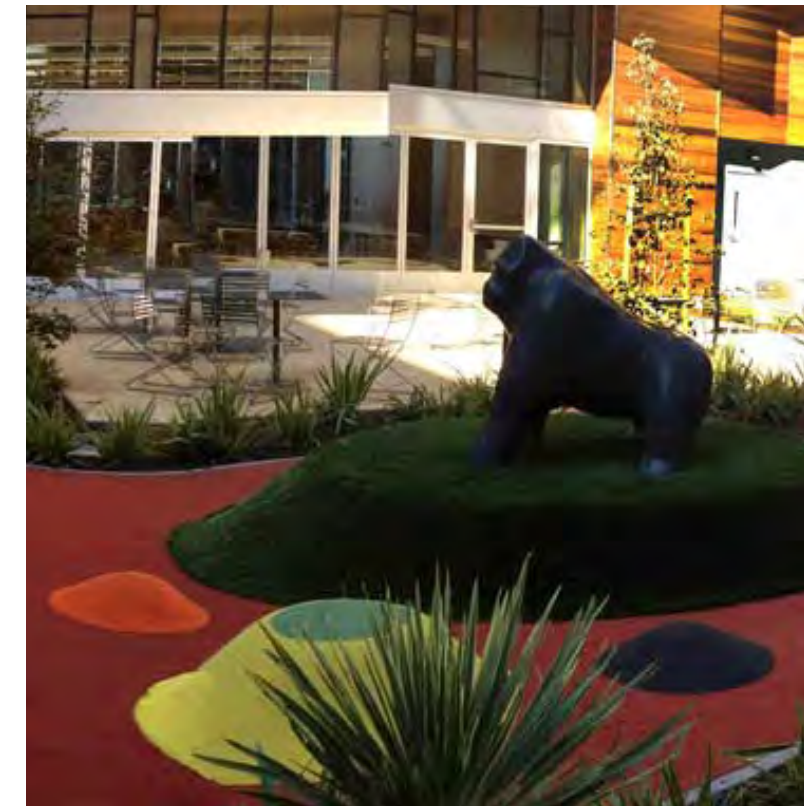


CONCRETE PLANTER
 - MANUF: DAVIS COLORS
 - SIZE: LENGTH & WIDTH VARY, HEIGHT 18"
 - COLOR: PEBBLE

PLAYSPACE



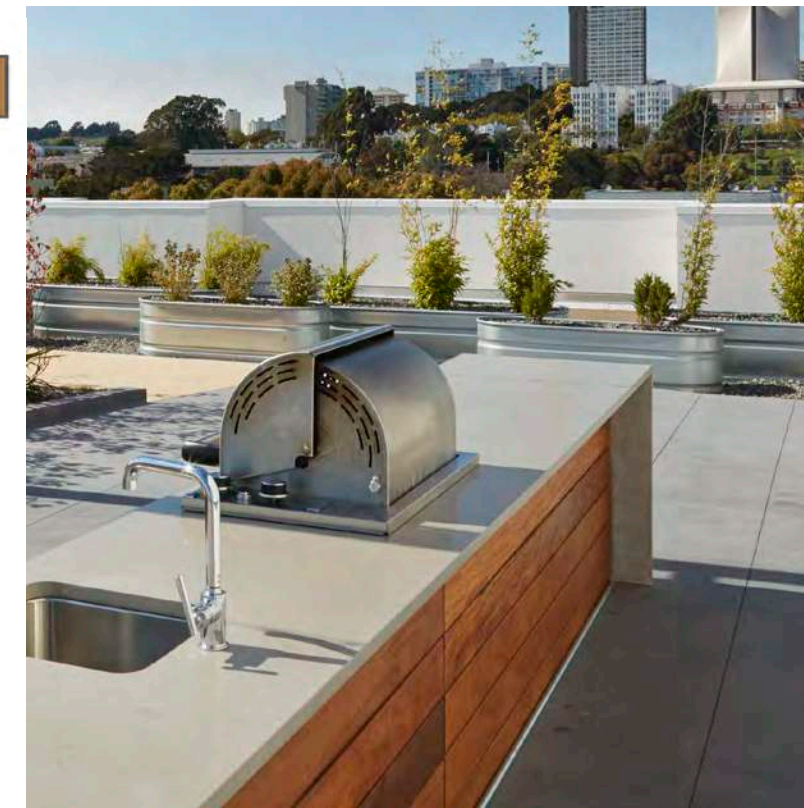
GRANITE PLAY BOULDERS
 - MANUF: EVERLAST CLIMBING
 - SIZE: 8'X9.5'X7.25'



PLAY MOUNDS & ARTIFICIAL TURF
RUBBER MOUNDS:
 - MANUF: TOT TURF
 - MODEL: SUPREME
 - 2" THICK Poured-IN-PLACE RECYCLED RUBBERIZED SURFACE
ARTIFICIAL TURF:
 - MANUF: GRASS TEX
 - MODEL: PLAYTIME, PLAZA



BIKE RACK
 - MANUF: LANDSCAPE FORMS
 - MODEL: RING
 - SIZE: 1.5"x25"x27"
 - COLOR: STAINLESS STEEL



WOOD BAR WITH GAS BBQ
WOOD BAR:
 - SIZE: 24"x LENGTH VARIES X36"
 - TOP: THERMALLY MODIFIED WHITE OAK
BBQ:
 - MANUF: FIRE MAGIC
 - MODEL: 3C-S1SN-A DELUXE GOURMET
 - SIZE: 29.5"x16.5"x14"
 - ADD FIRE MAGIC SAFETY TIMER



BASALT TABLE
 - HONED TOP AND BOTTOM, NATURAL BASALT EDGE AT SIDES
 - SIZE: 24"x48"x18"

LEVEL 1



LEVEL 2











EXISTING TREES

- 196. FRAXINUS UHDEI (EVERGREEN ASH)
 - TRUNK DIAMETER: 30"
 - HEALTH: GOOD
 - PROTECTED?: YES
 - RETAIN/REMOVE?: RETAIN
 - REASON: HEALTHY, NO CONFLICT WITH LANDSCAPE PLAN
- 197. FRAXINUS UHDEI (EVERGREEN ASH)
 - TRUNK DIAMETER: 36"
 - HEALTH: FAIR
 - PROTECTED?: YES
 - RETAIN/REMOVE?: REMOVE
 - REASON: MODERATE HEALTH, TOPPED FOR UTILITIES, CONFLICTS WITH STREETScape IMPROVEMENTS
- 198. PINUS RADIATA (MONTEREY PINE)
 - TRUNK DIAMETER: 25"
 - HEALTH: POOR
 - PROTECTED?: YES
 - RETAIN/REMOVE?: REMOVE
 - REASON: DECLINING HEALTH, TOPPED FOR UTILITIES, CONFLICTS WITH STREETScape IMPROVEMENTS
- 199. PINUS RADIATA (MONTEREY PINE)
 - TRUNK DIAMETER: 25"
 - HEALTH: DEAD
 - PROTECTED?: NO
 - RETAIN/REMOVE?: REMOVE
 - REASON: DEAD, CONFLICTS WITH STREETScape IMPROVEMENTS

REPLACEMENT TREES

- 


 CINNAMOMUM CAMPHORA - 3 TREES (CAMPHOR TREE)
 - WUCOLS VALUE: M
 - BOX SIZE: 24"
- 


 ALNUS CORDATA - 17 TREES (ITALIAN ALDER)
 - WUCOLS VALUE: M
 - BOX SIZE: 24"

NOTES

- A. TREES 196, 197, & 198 HAVE A TRUNK DIAMETER GREATER THAN 12" AND ARE CONSIDERED PROTECTED TREES BY THE CITY OF SUNNYVALE
- B. IN ACCORDANCE WITH THE CITY'S TREE REPLACEMENT STANDARDS, AT LEAST EIGHT 24" TREES WILL BE PROVIDED TO MAKE UP FOR REMOVAL OF TREES 197 & 198
- C. PER ARBORIST RECOMMENDATIONS, A TREE PROTECTION ZONE SHALL BE ESTABLISHED AROUND TREE 196



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