

BUTCHER'S CORNER



PARKING SUMMARY:

EL CAMINO BUILDING + FREMONT BUILDING - TOWERS					
REQUIRED PARKING (TABLE 19.46.060 - UNDERGROUND SPACE (1) + UNASSIGNED SPACE at FACTOR BELOW)					
	UNITS	FACTOR	TOTAL SPACES	ASSIGNED	UNASSIGNED
1.5 SPACES PER 1 BEDROOM UNIT	7	1.5	10.5	7	3.5
2 SPACES PER 2 BEDROOM UNIT	30	2	60	30	30
2 SPACES PER 3 BEDROOM UNIT	57	2	114	57	57
2.15 SPACES PER 4 BEDROOM UNIT	20	2.15	43	20	23
TOTAL REQUIRED PARKING SPACE:			227.5	114	114

BUILDINGS C-G - TOWNHOMES					
REQUIRED PARKING (TABLE 19.46.060 - TWO FULLY-ENCLOSED GARAGE SPACES + UNASSIGNED SPACE at FACTOR BELOW)					
	UNITS	FACTOR		ASSIGNED	UNASSIGNED
2 ENCLOSED SPACES PER 3 BEDROOM UNIT <u>PROVIDED</u>					
2 ENCLOSED SPACES PER 4 BEDROOM UNIT <u>PROVIDED</u>					
2 ENCLOSED SPACES PER 5 BEDROOM UNIT <u>PROVIDED</u>					
UNASSIGNED FOR 3-BEDROOM	20	0.5		N/A	10
UNASSIGNED FOR 4-BEDROOM	18	0.65		N/A	11.7
UNASSIGNED FOR 5-BEDROOM	1	0.8		N/A	0.8
TOTAL REQUIRED UNASSIGNED PARKING SPACES (ASSIGNED N/A = FULLY ENCLOSED GARAGE):				N/A	22.5

PARKING FOR MEDICAL/COMMERCIAL/OFFICE:	6936 SF
1 SPACE PER 200 SF AS PER 19.46.050	UNASSIGNED SPACES 35

TOTAL PARKING REQUIRED ON SITE FOR MEDICAL/COMMERCIAL/OFFICE	35	
TOTAL PARKING REQUIRED ON SITE FOR RESIDENTIAL	250	
TOTAL PARKING REQUIRED ON SITE	285	OF WHICH
		171 ARE UNASSIGNED
		114 ARE ASSIGNED (1/UNIT)

TOTAL ACCESSIBLE PARKING REQUIRED for OFFICE (PER CBC TABLE 11B-208.1)	2
TOTAL ACCESSIBLE PARKING REQUIRED FOR RESIDENTIAL	
ASSIGNED (114) AT 2% AS PER CBC 1109A.4	2.28
UNASSIGNED (114+22.5) AT 5% AS PER CBC 1109A.5	6.80
TOTAL ACCESSIBLE PARKING REQUIRED	11.1
TOTAL ACCESSIBLE PARKING PROVIDED	12 (9 IN GARAGE, 3 ON GRADE)

PARKING PROVIDED:

GARAGE UNDERGROUND W/O TANDEM:	241 SPACES
ON GRADE:	31 SPACES
MEDICAL/COMMERCIAL/OFFICE:	2 SPACES
TOTAL PROVIDED:	274 SPACES

GARAGE UNDERGROUND PARKING - TANDEM:	39 SPACES	
TOTAL PROVIDED WITH TANDEM:	313 SPACES	> 285 TOTAL REQUIRED SHARED

(SUNNYVALE MUNI CODE 19.46.150)	
BIKE PARKING REQ'D:	28.5
BIKE PARKING PROVIDED:	47
LOCKABLE STORAGE (300 sf) REQ'D:	114
LOCKABLE STORAGE PROVIDED:	114
TOTAL COMPACTS =	10
COMPACT % =	3% < 10% allowed per 19.46.060
(of Unassigned Prov'd)	

BUTCHER'S CORNER

REVISED 03/09/2015

DEVELOPMENT SUMMARY (option 1):

SITE APN:	211-25-011	211-25-038
	211-25-034	211-25-039
ZONING:	R4-PD	
SITE AREA:	5.1 ACRES	222,083 SF

LOT COVERAGE:

GARAGE FOOTPRINT (underground):	56273 SF	
FREMONT BLDG FOOTPRINT (ABOVE GRADE):		18467 SF
EL CAMINO BLDG FOOTPRINT (ABOVE GRADE):		29205 SF
BLDG C FOOTPRINT (3-plex):	2722 SF (X3)	8166 SF
BLDG D FOOTPRINT (duet):	1830 SF (X5)	9150 SF
BLDG E FOOTPRINT (duet):	2381 SF (X6)	14286 SF
BLDG F FOOTPRINT (duet):	2381 SF (X3)	7143 SF
BLDG G FOOTPRINT (duet):	2956 SF (X1)	2956 SF
TOTAL FOOTPRINT ALL BUILDINGS:		89373 SF
LOT COVERAGE:		40%

MEDICAL/COMMERCIAL/OFFICE:	6936 SF
ATHLETIC CLUB AND ADMINISTRATIVE:	8514 SF

UNIT SUMMARY BY TYPE

BUILDING A (FREMONT)	LEVEL 1	LEVEL 2-7	OCCURS	LEVEL 2+ SUBTOTAL	TOTAL	MIX
1 BEDROOM UNIT:	1	1	6	6	7	13%
2 BEDROOM UNIT:	2	2	6	12	14	25%
3 BEDROOM UNIT:	2	4	6	24	26	47%
4 BEDROOM UNIT:	2	1	6	6	8	15%

TOTAL UNIT NUMBER:	55	100%
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BUILDING B (EL CAMINO)	LEVEL 1	LEVEL 2+	OCCURS	LEVEL 2+ SUBTOTAL	TOTAL	MIX
2 BEDROOM UNIT:	0	4	4	16	16	27%
3 BEDROOM UNIT:	3	7	4	28	31	53%
4 BEDROOM UNIT:	0	3	4	12	12	20%

TOTAL UNIT NUMBER:	59	100%
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COMBINED A + B UNIT COUNT		MIX
1 BEDROOM UNIT:	7	6%
2 BEDROOM UNIT:	30	26%
3 BEDROOM UNIT:	57	50%
4 BEDROOM UNIT:	20	18%
TOTAL	114	100%

TOWNHOMES (BUILDINGS C-G)	OCCURS	
3 BEDROOM UNIT:	20	20
4 BEDROOM UNIT:	18	18
5 BEDROOM UNIT:	1	1
TOTAL	39	

TOTAL UNIT SUMMARY (TOWERS AND TOWNS)

1 BEDROOM UNIT:	7	4.6%
2 BEDROOM UNIT:	30	19.6%
3 BEDROOM UNIT:	77	50.3%
4 BEDROOM UNIT:	38	24.8%
5 BEDROOM UNIT:	1	0.7%
TOTAL UNIT NUMBER:	153	100.00%

NUMBER OF UNITS / ACREAGE = DENSITY (DU/A): 30.0 DU/A

BUILDING HEIGHT

BUILDING	HEIGHT
FREMONT	74'-1/2"
EL CAMINO	62'-11 3/4"
C	37'-8"
D	37'-8"
E	35'-1"
F	36'-7"
G	37'-4"

CODE ANALYSIS

FREMONT BUILDING	(Type 1A)
Per 2013 CBC Section 502	1st Floor 2nd Floor 3rd Floor 4th Floor 5th Floor 6th Floor 7th Floor
Actual Area/Floor/Deck	17,428 18,094 18,743 18,634 18,634 18,634 18,124
Total Actual Area/Bldg.	128,291 sqft
Allowable Area	
Per 2013 CBC Table 503	A _s = unlimited sqft

EL CAMINO BUILDING	Building 1 (Type 1A)	Building 2 (Type VA)	Building 3 (Type VA)
Per 2013 CBC Section 502	1st Floor	2nd Floor 3rd Floor 4th Floor 5th Floor	2nd Floor 3rd Floor 4th Floor 5th Floor
Actual Area/Floor/Deck	29,066	15,670 15,756 15,757 15,644	12,945 12,876 12,876 12,774
Total Actual Area/Bldg.	29,066 sqft	62,827 sqft	51,471 sqft
Allowable Area		63,508 < 87,516 complies	51,577 < 86,578 complies
Per 2013 CBC Table 503	A _s = unlimited sqft	A _s = 12,000 sqft	A _s = 12,000 sqft
Per 2013 CBC Section 506.2 and 506.2.2		F = 693 ft	F = 481 ft
Per 2013 CBC Section 506.2		P = 773 ft	P = 561 ft
Per 2013 CBC Section 506.2 and 506.2.1		W = 30 ft	W = 30 ft
Per 2013 CBC Section 506.2		I _s = 0.647	I _s = 0.607
Per 2013 CBC Section 506.3		I _s = 2	I _s = 2
Per 2013 CBC Section 506.1		A _s = 43,758 sqft/floor	A _s = 43,289 sqft/floor
Per 2013 CBC Section 506.4		A _s = 87,516 sqft/bldg.	A _s = 86,578 sqft/bldg.

PROJECT DATA



CONCEPTUAL LANDSCAPE PLAN - OPTION 1

BUTCHER'S CORNER
871 EAST FREMONT AVENUE, SUNNYVALE

THE
GUZZARDO
PARTNERSHIP INC.
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

0 30' 60'
Scale: 1" = 30'
JOB NO. 1148.001
DATE 06-15-15

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





CONCEPTUAL LANDSCAPE PLAN - OPTION 2 ALTERNATIVE

BUTCHER'S CORNER
871 EAST FREMONT AVENUE, SUNNYVALE

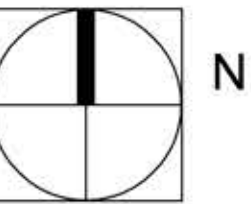
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BUTCHER'S CORNER
871 EAST FREMONT AVENUE, SUNNYVALE

ARCHITECTURAL RENDERING
CORNER OF EL CAMINO REAL
AND WOLFE ROAD



JOB NO. 1148.001
DATE 06-15-15

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

A.50



ARCHITECTURAL RENDERING
FREMONT AVENUE ENTRANCE

BUTCHER'S CORNER
871 EAST FREMONT AVENUE, SUNNYVALE



JOB NO. 1148.001
DATE 06-15-15

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ARCHITECTURAL RENDERING
ENTRY ON EL CAMINO REAL

BUTCHER'S CORNER
871 EAST FREMONT AVENUE, SUNNYVALE



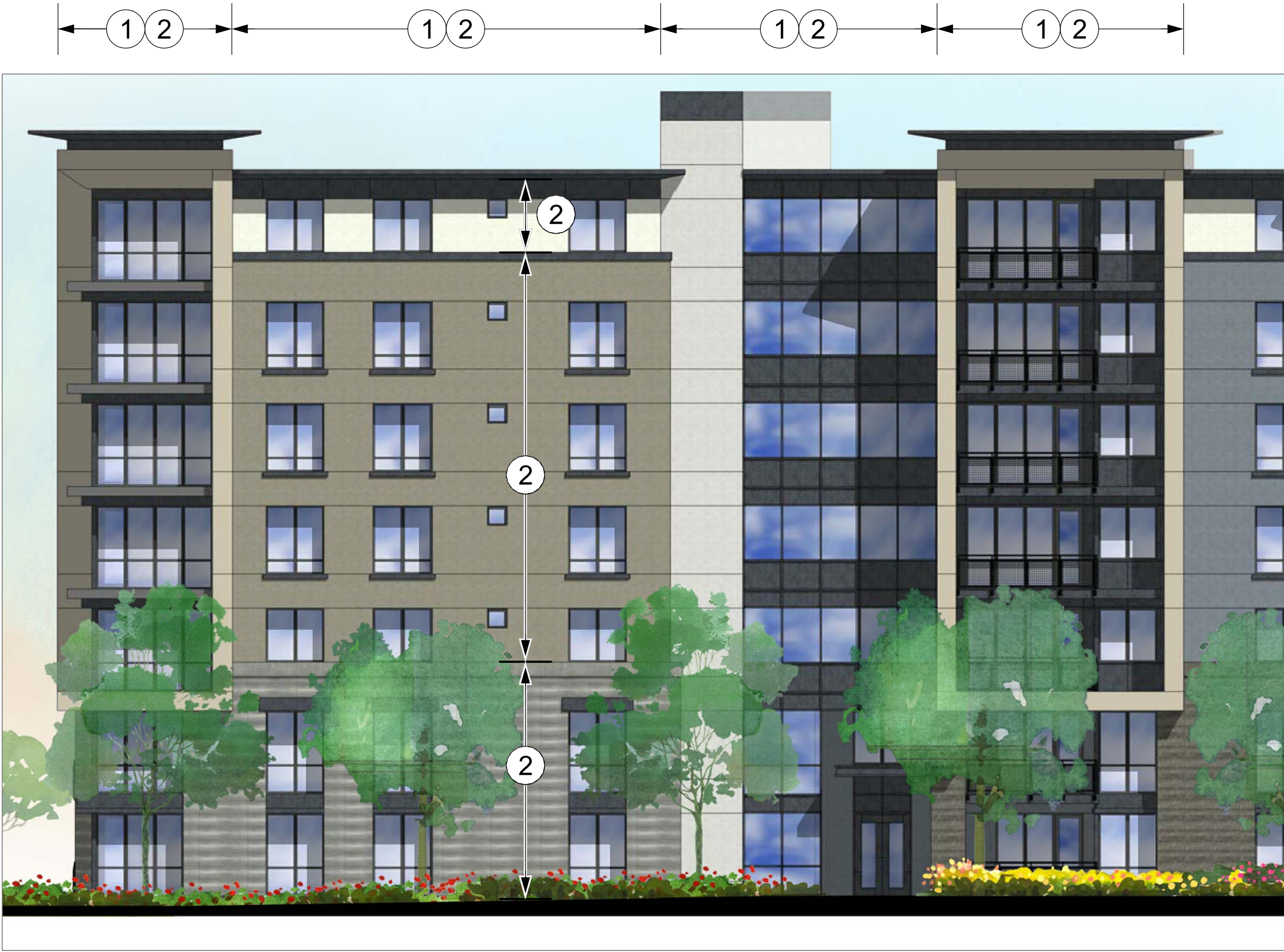
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DESIGN GUIDELINE COMPLIANCE LEGEND

- 1. VARIATIONS IN THE ROOF LINE, ROOF HEIGHT AND THE ARCHITECTURE OF THE EAVE DETAILS ADD VISUAL INTEREST AND BREAK UP THE BUILDING MASS.
- 2. VARIATIONS IN WALL PLANE, COLOR AND MATERIALS BREAK UP THE BUILDING MASS AND ADD VISUAL INTEREST.
- 3. BROAD ROOF OVERHANGS PROVIDES DEEP SHADOWS AT THE TOP OF THE BUILDING AND AN INTERESTING SILHOUETTE AT THE ROOF LINE.
- 4. A STRONG BASE, MIDDLE AND TOP MATERIAL AND COLOR PALETTE GIVES A CLASSICAL CHARACTER TO THE BUILDING'S CONTEMPORARY STYLE.
- 5. VARIATIONS IN WINDOW SIZE, BREAK UPS AND OPERATION ADD VISUAL INTEREST TO THE FACADE.
- 6. THE SCALE OF TOWNHOUSES COMPLEMENTS THE SCALE OF THE NEIGHBORING MULTI-FAMILY BUILDINGS AND SERVES AS A TRANSITION TO THE TALLER MID-RISE BUILDINGS.
- 7. TRANSPARENT GLAZING AT THE LOBBY CORE BRIDGES THE TWO BUILDINGS AND DEFINES THE BUILDING ENTRY ALONG THE EL CAMINO CORRIDOR.
- 8. WINDOW HEAD AND SILL TRIM ARCHITECTURAL DETAILS AND RECESSED PANELING WITH VARYING MATERIALS ADD VARIETY, INTEREST AND A RICHNESS TO THE OVERALL FACADE.
- 9. STUCCO WALLS ARE RELIEVED WITH CAREFULLY PLACED REVEALS.
- 10. ARCHITECTURAL DETAILS SUCH AS NATURAL STONE WALL CAPS AND COPING, METAL-FACED BALCONIES AND METAL AWNINGS ADD A HUMAN SCALE AT THE STREET LEVEL.
- 11. A VARIETY OF NATURAL STONE AND BRICK CLADDING AT THE BASE OF BUILDING GIVES TEXTURE AND RICHNESS AT STREET LEVEL.
- 12. METAL MESH BALCONY RAILINGS ADD ADDITIONAL TEXTURE AND INTEREST AND HELP DEFINE THE DEEP INSET DECKS AT EACH DWELLING UNIT.
- 13. HIGH QUALITY CASEMENT WINDOWS AND CORNER GLAZING CAPITALIZE ON VIEWS AND ADD INTEREST TO THE FACADE WHEN IN THE OPEN POSITION.
- 14. A WELL-DEFINED ENTRY ADDS LIFE TO THE EL CAMINO REAL CORRIDOR.
- 15. TREES AND SUBSTANTIAL LANDSCAPING ALONG THE STREETFRONT PROVIDE A PLEASANT PEDESTRIAN ENVIRONMENT AND BEAUTIFY THE PROJECT TO THE PUBLIC VIEW.



DESIGN GUIDELINE COMPLIANCE

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