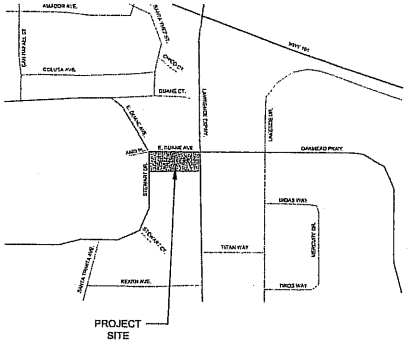
DUANE AVENUE AT LAWRENCE EXPRESSWAY

SUNNYVALE, CALIFORNIA

MORRIS ASSOCIATES IX, L.P.

NOVEMBER 28, 2005
DECEMBER 21, 2005
FEBRUARY 28, 2006

VICINITY MAP



PROJECT TEAM

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Hwei Chen, AIA

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Fax 408 . 745 . 7308
Contact Jim Lauderbaugh

SHEET INDEX

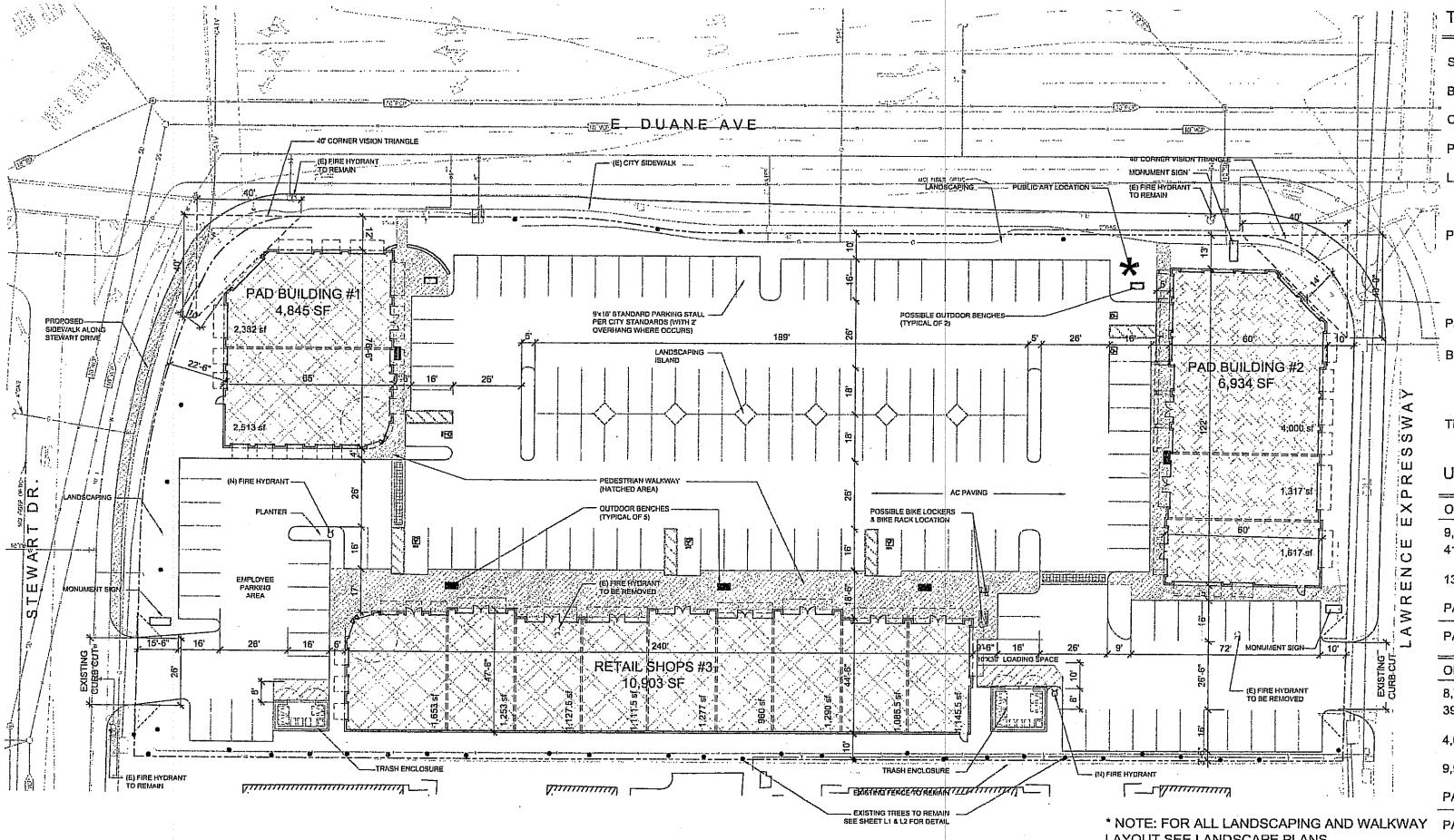
A0. COVER SHEET
A1. MASTER SITE PLAN
A2. EXTERIOR ELEVATIONS - BUILDINGS 1,2 & 3
A3. FLOOR PLANS - BUILDINGS 1 & 2
A4. FLOOR PLANS - BUILDING 3

C1. PRELIMINARY GRADING PLAN
C2. STORMWATER MANAGEMENT PLAN

L1. PRELIMINARY LANDSCAPE PLAN
L2. LANDSCAPE DEMO PLAN

KENNETH RODRIGUES & PARTNERS INC
445 NORTH WHISMAN RD. SUITE #200
MOUNTAIN VIEW CA 650.965.0700

ATTACHMENT D
Page 1 of 9



TABULATIONS

SITE AREA	93,175 SF (2.139 AC)
BUILDING AREA	22,682 SF
COVERAGE (F.A.R.)	24.3 %
PAVEMENT AREA	43,935 SF (47.2 %)
LANDSCAPED AREA	26,558 SF (28.5%)
PARKING	151 STALLS
STANDARD	140 STALLS (93 %)
COMPACT	5 STALLS (3 %)
HANDICAPPED	6 STALLS (4 %)
PARKING RATIO	1/150 SF (1/200 REQ.)
BIKE PARKING	7 SPACES
CLASS I	2 SPACES
CLASS II	5 SPACES
TRUCK LOADING	1 SPACES (1 REQ.)

USE ANALYSIS

OPTION 1	
9,294 SF RESTAURANT @ 1/110 SF 41% GFA (maximum 168 fixed seats)	84 STALLS
13,388 SF RETAIL @ 1/200 SF	67 STALLS
PARKING REQUIRED	151 STALLS
PARKING PROVIDED	151 STALLS

OPTION 2	
8,744 SF RESTAURANT @ 1/110 SF 39% GFA (maximum 158 fixed seats)	79 STALLS
4,000 SF BANK USE @ 1/180 SF	22 STALLS
9,938 SF RETAIL @ 1/200 SF	50 STALLS
PARKING REQUIRED	151 STALLS
PARKING PROVIDED	151 STALLS

* NOTE: FOR ALL LANDSCAPING AND WALKWAY LAYOUT SEE LANDSCAPE PLANS

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DUANE @ LAWRENCE EXPRESSWAY

SUNNYVALE, CALIFORNIA

MASTER SITE PLAN

A1

KRP119.027

02.28.06
01.30.06
01.18.06
12.18.05

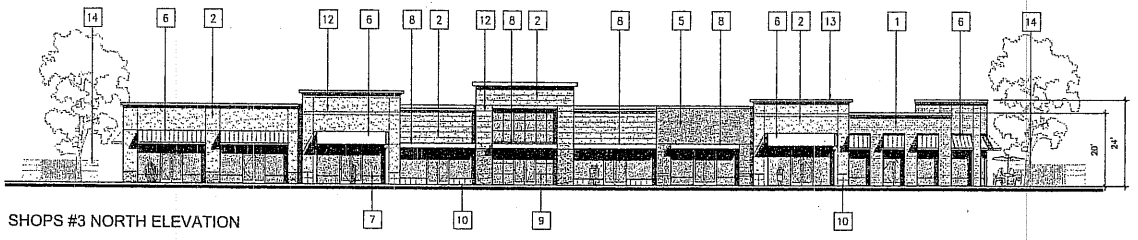
SCALE: 1"=20'-0"

0 20' 40' 60'

NORTH

ATTACHMENT 2

Page 2 of 9



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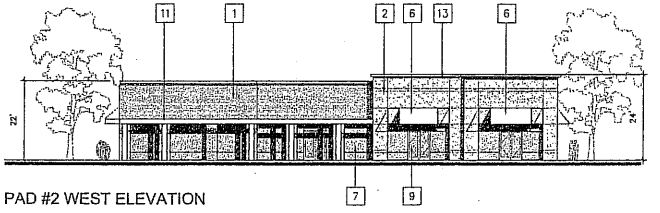

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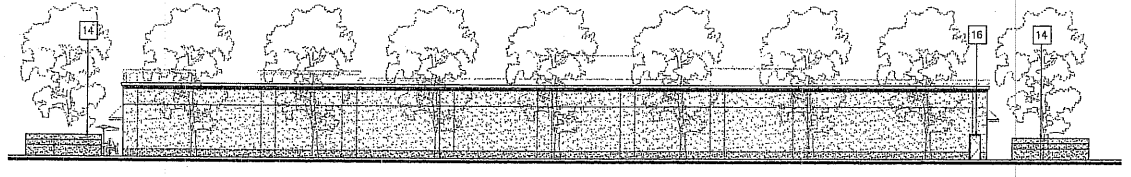

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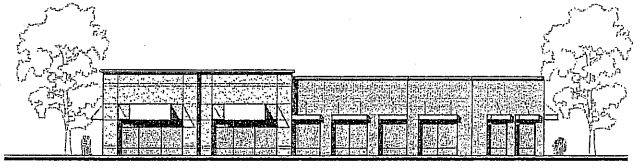

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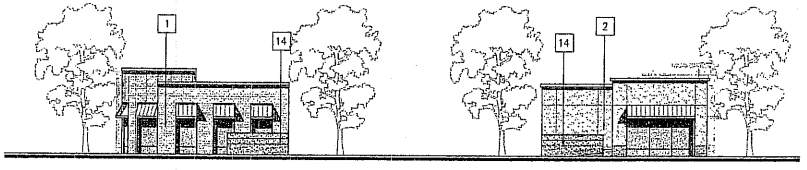
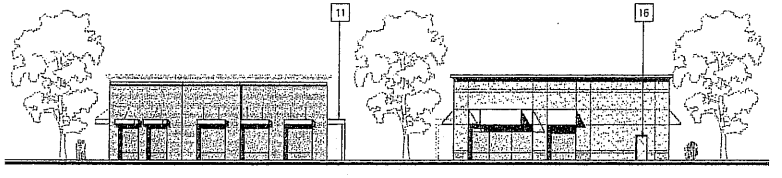


SHOPS #3 WEST ELEVATION

SHOPS #3 EAST ELEVATION

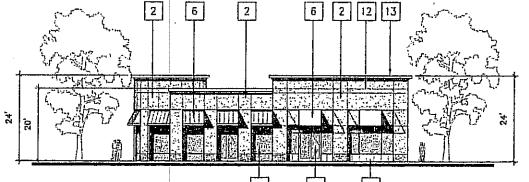


PAD #2 NORTH ELEVATION

PAD #2 SOUTH ELEVATION

NOTES:

1	BRICK VENEER	9	STOREFRONT DOOR
2	EXTERIOR PLASTER SYSTEM	10	TILE BASE
3	WOOD SHINGLE SIDING	11	METAL TRELLIS WITH GLASS CANOPY
4	HORIZONTAL WOOD SIDING	12	PLASTER REVEAL
5	STONE VENEER	13	FOAM CORNICE TRIM
6	CANVAS AWNING	14	TRASH ENCLOSURE, STUCCO FINISH
7	ALUMINUM AND GLASS STOREFRONT SYSTEM	15	SCREEN WALL, STUCCO FINISH
8	STEEL CANOPY AWNING	16	HOLLOW METAL DOOR



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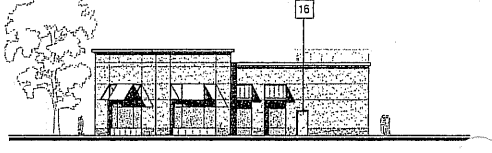

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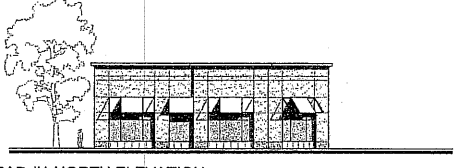

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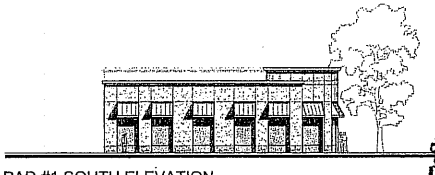

PAD #1 SOUTH ELEVATION

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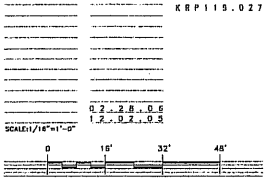
DUANE @ LAWRENCE EXPRESSWAY

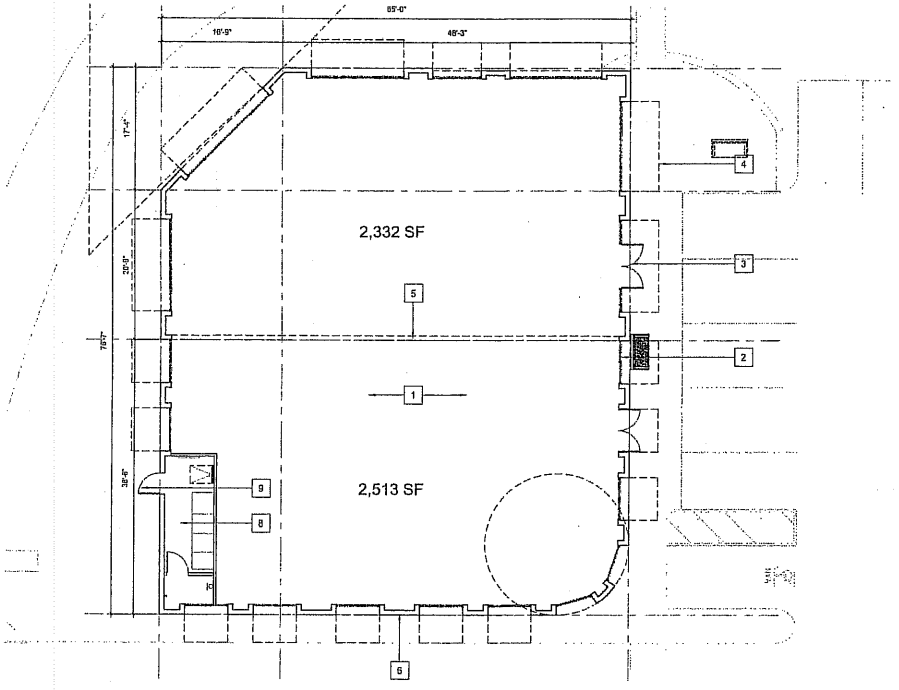
SUNNYVALE, CALIFORNIA

EXTERIOR ELEVATIONS

A2



ATTACHMENT D
Page 3 of 9

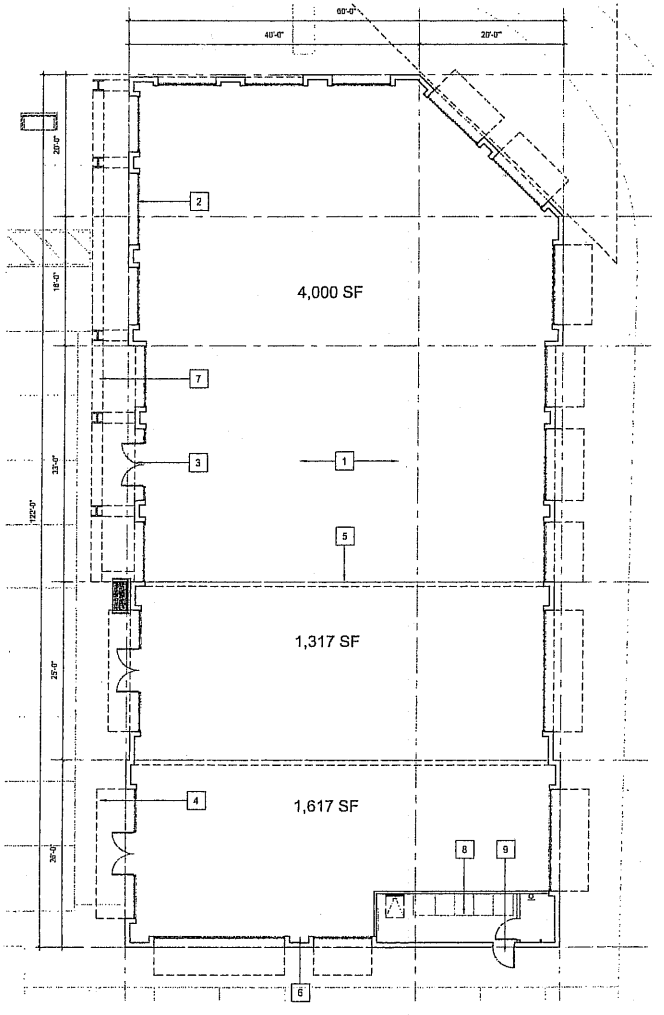


PAD BUILDING #1

TOTAL GROSS FLOOR AREA: 4,845 SF

NOTES:

1. CONCRETE SLAB ON GRADE
2. ALUMINUM AND GLASS STOREFRONT SYSTEM
3. STOREFRONT DOOR
4. AWNING ABOVE
5. POTENTIAL FUTURE DEMISING WALL
6. BUILDING SHELL WALL SYSTEM
7. METAL TRELLIS WITH CLASS CANOPY OVERHEAD
8. BUILDING ELECTRICAL ROOM
9. HOLLOW METAL DOOR



PAD BUILDING #2

TOTAL GROSS FLOOR AREA: 6,934 SF

KENNETH RODRIGUES & PARTNERS INC
443 NORTH WHISMAN RD. SUITE #200
SAN JOSE, CA 408.983.0700

DUANE @ LAWRENCE EXPRESSWAY

SUNNYVALE, CALIFORNIA

FLOOR PLAN - BUILDINGS 1&2

A3

KRP119.027

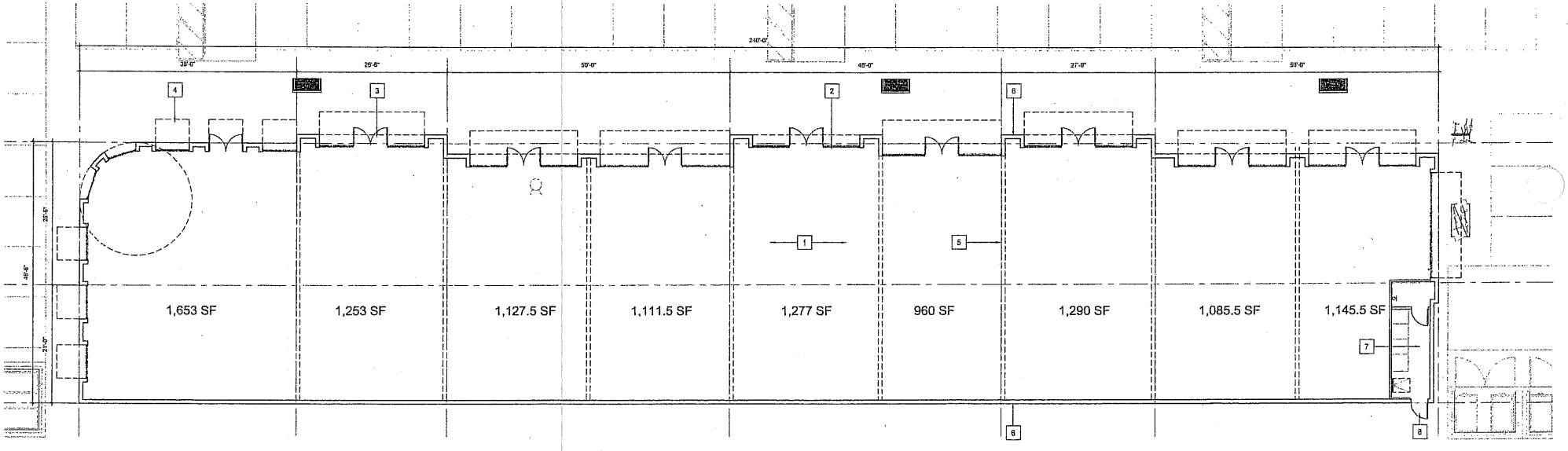
SCALE:1/8"=1'-0"

12.02.05

2.28.06

8' 16' 24'

ATTACHMENT 2
Page 4 of 9



RETAIL SHOPS #3 FLOOR PLAN

TOTAL GROSS FLOOR AREA: 10,903 SF

NOTES:

1. CONCRETE SLAB ON GRADE
2. ALUMINUM AND GLASS STOREFRONT SYSTEM
3. STOREFRONT DOOR
4. AWNING ABOVE
5. POTENTIAL FUTURE DEMISING WALL
6. BUILDING SHELL WALL SYSTEM
7. BUILDING ELECTRICAL ROOM
8. HOLLOW METAL DOOR

KENNETH RODRIGUES & PARTNERS INC
445 NORTH WHISMAN RD. SUITE #300
MOUNTAIN VIEW CA 9 4 0 4 3 - 0 7 0 0

DUANE @ LAWRENCE EXPRESSWAY

SUNNYVALE, CALIFORNIA

FLOOR PLAN - BUILDING 3

A4

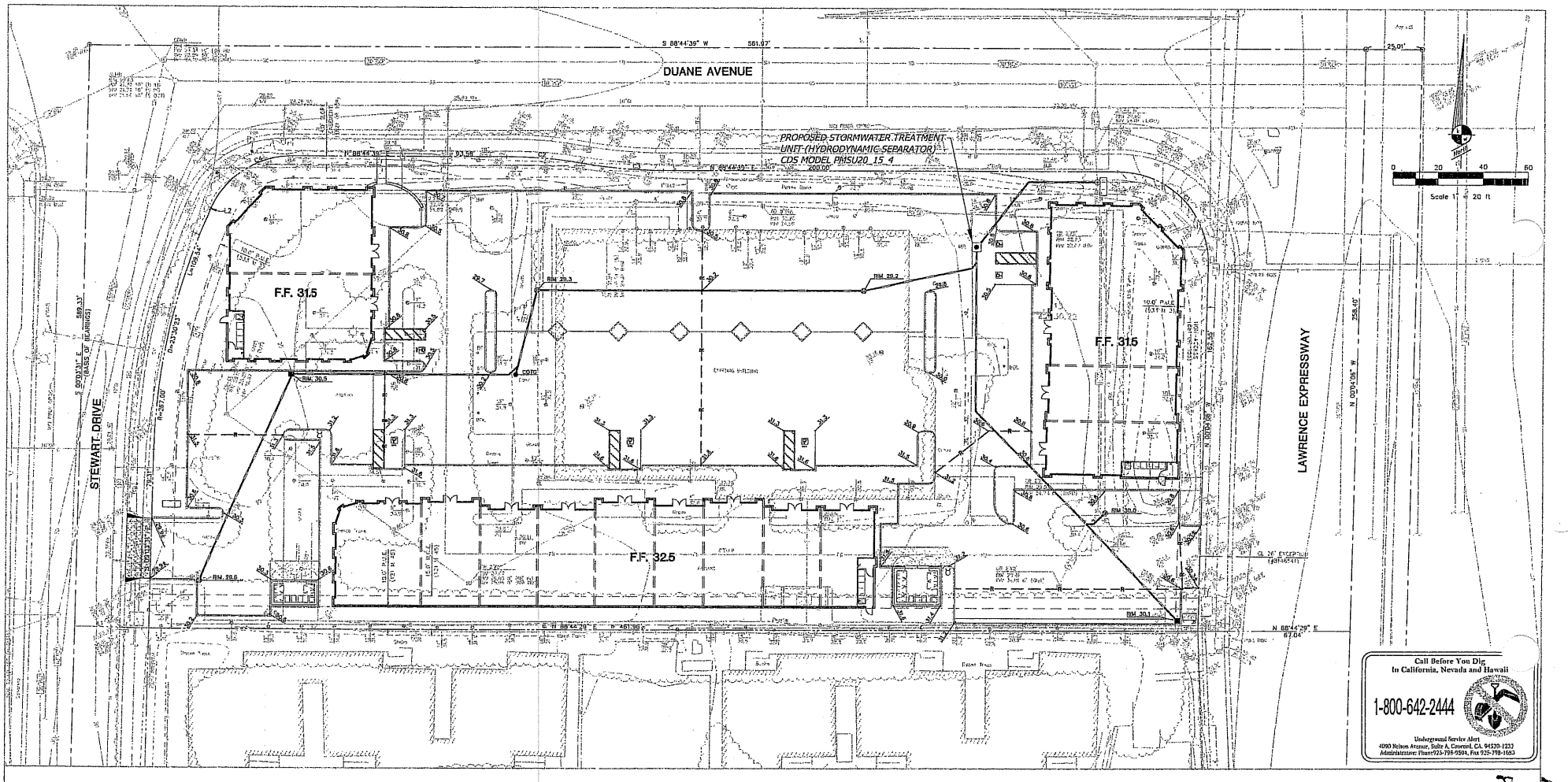
KRP115.027

02.28.06
12.05.05

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

2.28.06 8' 16' 24'

ATTACHMENT D
Page 7 of 9



KENNETH RODRIGUES & PARTNERS INC
10 South Third Street, #400
San Jose, CA 408.993.0700

DUANE @ LAWRENCE EXPRESSWAY

SUNNYVALE, CALIFORNIA

PRELIMINARY GRADING PLAN

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 • (408) 727-6665
Santa Clara, California 95054 • FAX (408) 727-5441

KRP119.027

SCALE: 1"=20'-0"

19.04.05

NORTH

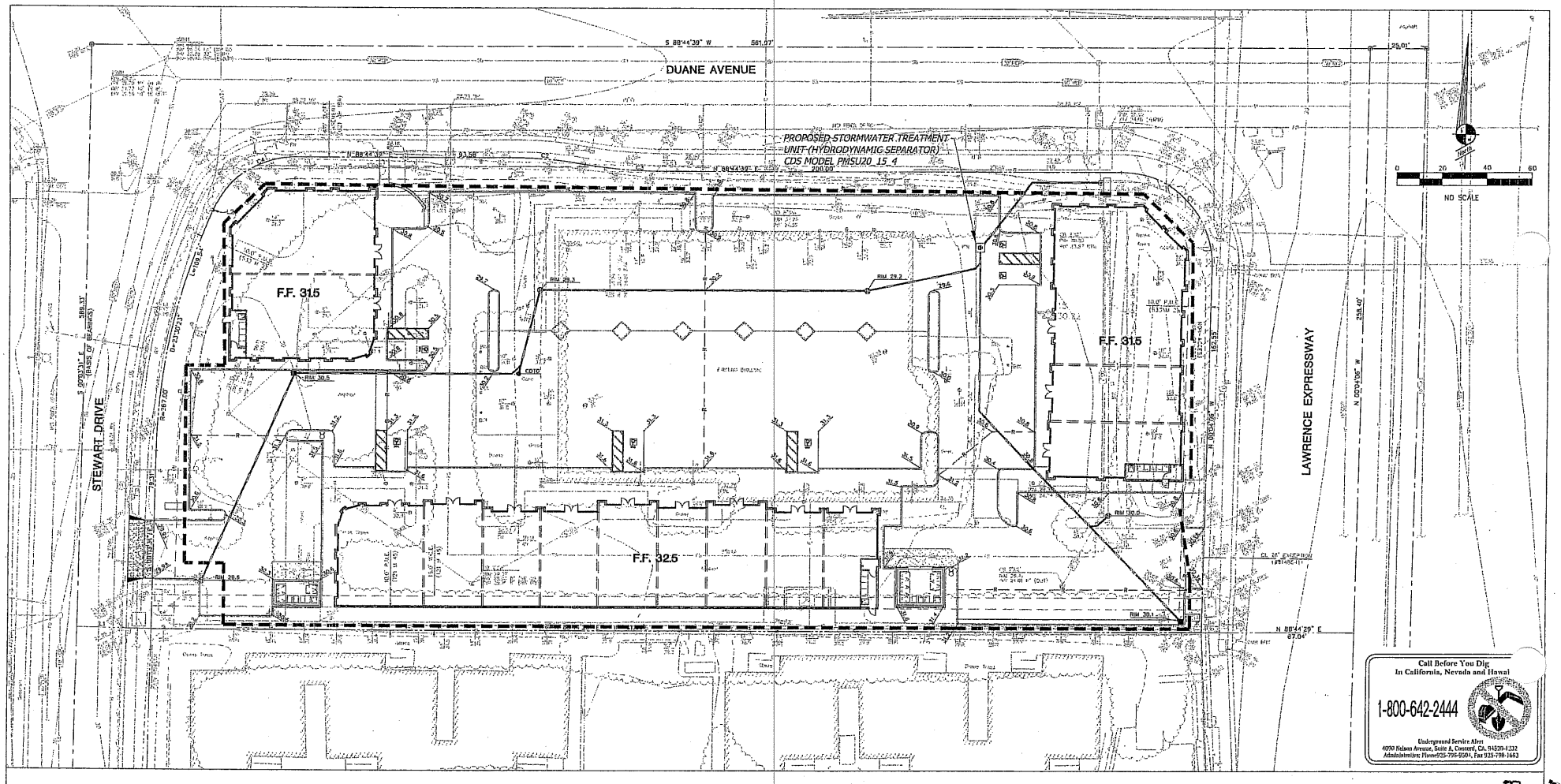
0 20' 40' 60'

C-TOPO C-BNDY, C-SITE, C-TRLB, C-GRAD, C-PAVE USER: svelasquez z:\PROJECTS\A05238\DWG\CIVIL\GRADING PERMIT\C1-GRAD.dwg FEBRUARY 10, 2006 3:11 PM

ATTACHMENT D

Page 6 of 9

A05238



INDICATES WATERSHED AREA DRAINING TO THE STORMWATER TREATMENT UNIT

BMP FLOWRATE

0.80 x 0.20 in/ hr x 2.14 AC = 0.34 cfs

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10 South Third Street, #400
San Jose, CA 408.993.0700

DUANE @ LAWRENCE EXPRESSWAY

SUNNYVALE, CALIFORNIA

STORMWATER MANAGEMENT PLAN

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 • (408) 727-6448
Santa Clara, California 95054 • FAX (408) 727-5611

KRP119.027

SCALE: 1"=20'-0"

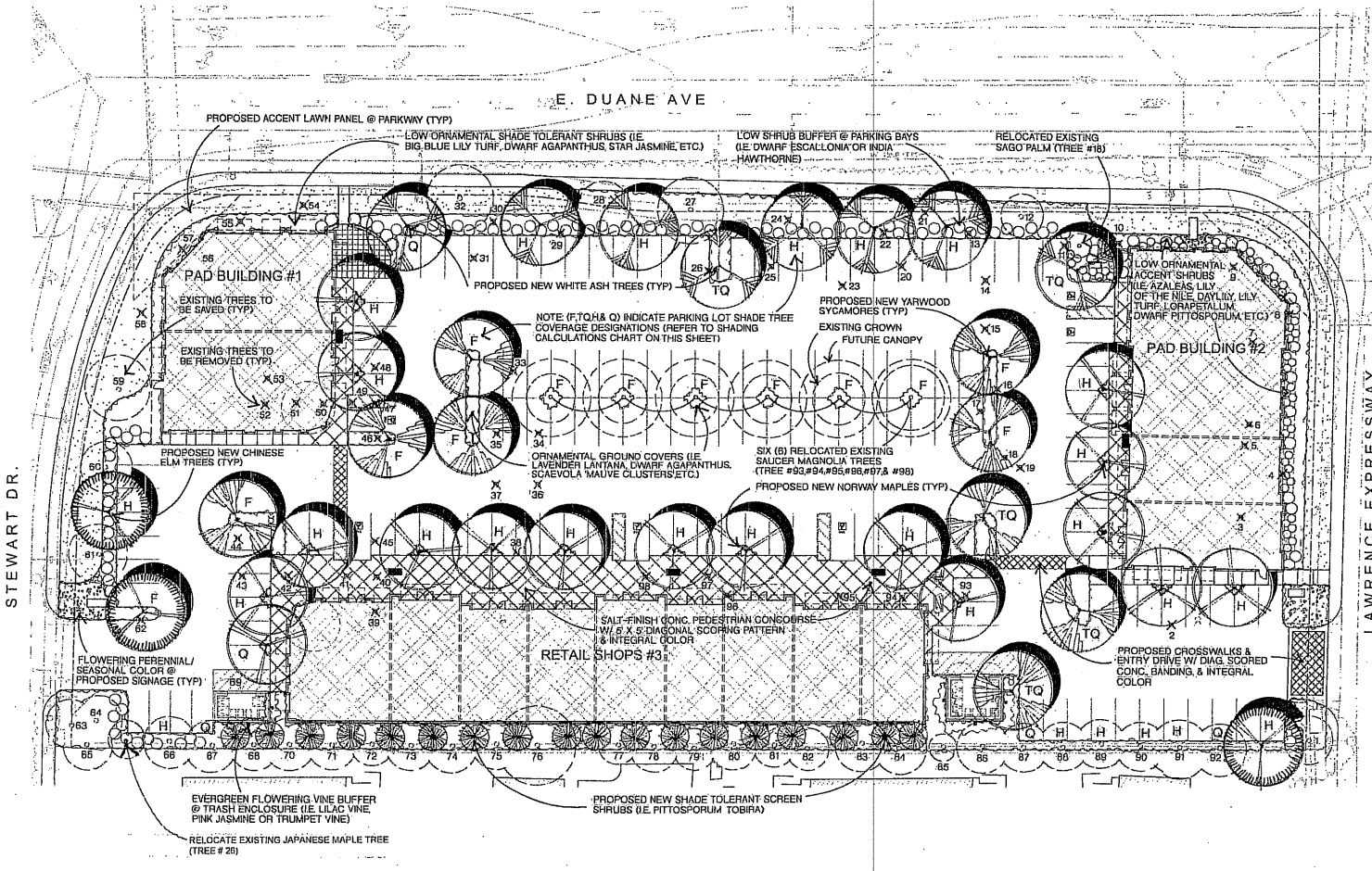
0 20' 40' 60'

C-TOPO C-BNDY, C-SITE, C-PAVE, C-GRAD USER:svalasquez h:\PROJECTS\A05238\Stormwater Management Plan\C1-STRM.dwg FEBRUARY 10, 2006 3:16 PM

ATTACHMENT D

Page 7 of 9

A05238



TREE NUMBERS AND PROPOSED DISPOSITION OF EXISTING TREES CORRESPOND TO THE PROJECT ARBORIST'S "TREE SURVEY & ARBORIST REPORT," PREPARED BY DEBORAH ELLIS, MS., DATED MARCH 02, 2006 REFER TO THIS REPORT FOR TREE SPECIES, SIZE, HEALTH, AND PROPOSED TREE PROTECTION MEASURES.

PRELIMINARY TREE LIST & SHADING CALCULATIONS

BOTANICAL NAME COMMON NAME	FULL SQ. FT.	TQ SQ. FT.	HALF SQ. FT.	Q SQ. FT.	TOTAL SQ. FT.
PLATANUS ACERIFOLIA 'YARWOOD' YARWOOD SYCAMORE (15 GALLON)	6 @ 707 (4242 S.F.)	3 @ 530 (1590 S.F.)	-0-	-0-	5832 SQ.FT.
ACER PLATANOIDES NORWAY MAPLE (15 GALLON)	-0-	-0-	16 @ 354 (5664 S.F.)	1 @ 177 (177 S.F.)	5841 SQ.FT.
RELOCATED EXISTING SAUCER MAGNOLIA TREES	6 @ 707 (4242 S.F.)	-0-	-0-	-0-	4242 SQ.FT.
FRAXINUS AMERICANA WHITE ASH (15 GALLON)	-0-	2 @ 530 (1060 S.F.)	5 @ 354 (1770 S.F.)	1 @ 177 (177 S.F.)	3007 SQ.FT.
EXISTING CANARY ISLAND PINES	-0-	-0-	5 @ 354 (1770 S.F.)	3 @ 177 (531 S.F.)	2301 SQ.FT.
ULMUS PARVIFOLIA 'TRUE GREEN' CHINESE ELM (15 GALLON)	1 @ 707 (707 S.F.)	-0-	2 @ 354 (708 S.F.)	-0-	14[illegible] FT.

TOTAL TREE SHADE: 22,638 [illegible]
TOTAL PAVED AREA: 43,935 SQ.FT.
PERCENT SHADED: 51.53%

KENNETH RODRIGUES & PARTNERS INC
10 South Third Street, #100
San Jose, CA 408.993.0700

DUANE @ LAWRENCE EXPRESSWAY

SUNNYVALE, CALIFORNIA

REVISED PARKING LOT TREE SHADING PLAN &

PRELIMINARY LANDSCAPE PLAN

LAUDERBAUGH ASSOCIATES
Landscape Architecture/Planning
102 Persian Drive, Suite 202
Sunnyvale, California 94089-1517
(408) 745-7380

KRP119.027

REVISED 03.02.06
02.09.06

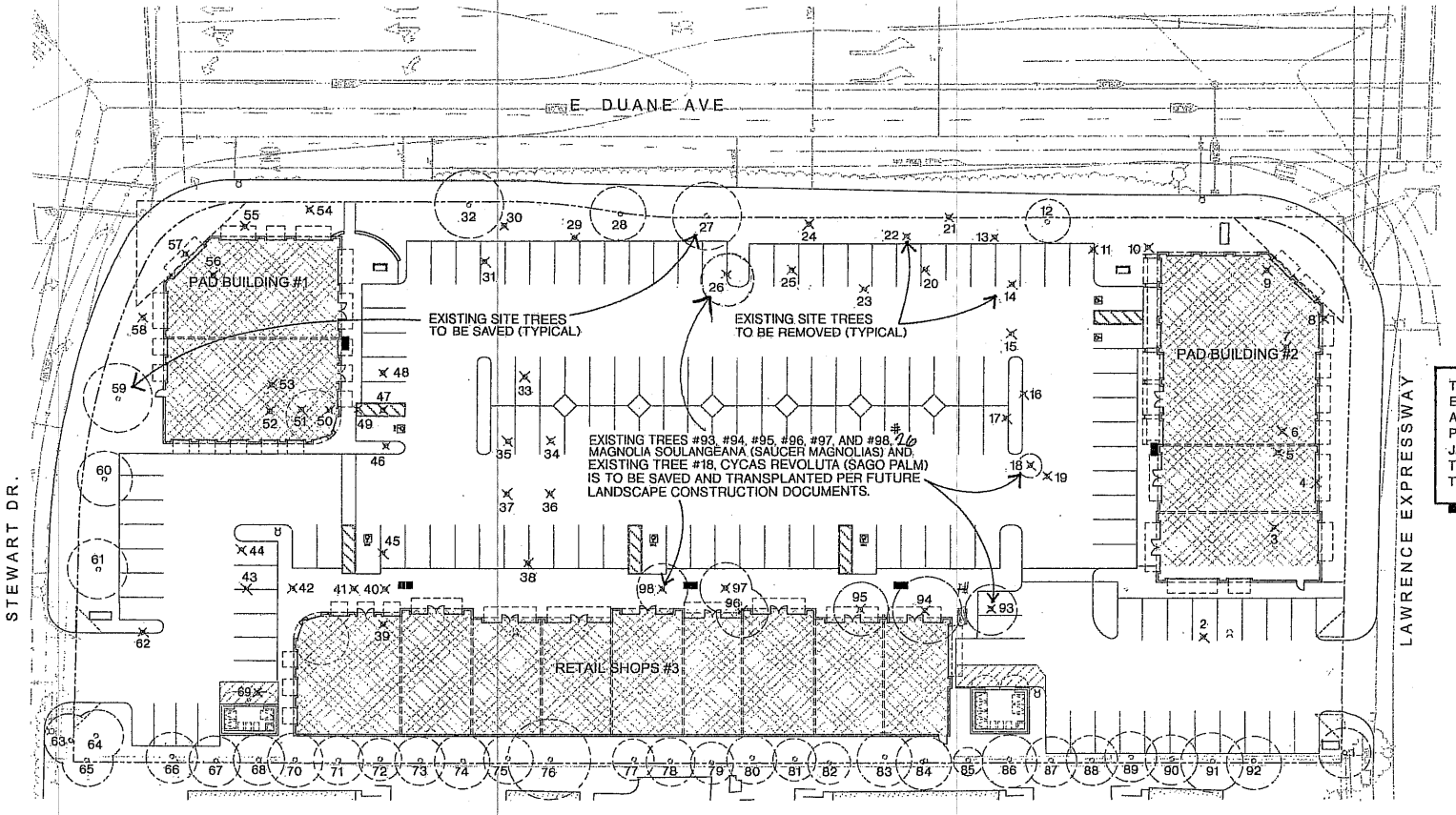
SCALE: 1"=20'-0"

0 20' 40' 60'

NORTH

L1

ATTACHMENT 2
Page 8 of 9



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KENNETH RODRIGUES & PARTNERS INC
10 South Third Street, #400
San Jose, CA 408.993.0700

DUANE @ LAWRENCE EXPRESSWAY

SUNNYVALE, CALIFORNIA

LANDSCAPE DEMO PLAN

LALDERBAUGH ASSOCIATES
Landscape Architecture/Planning
102 Persian Drive, Suite 202
Sunnyvale, California 94089-1517
(408) 745-7360

L2

KRP119.027

REVISED
02.27.06
01.31.06

SCALE: 1"=20'-0"

0 20' 40' 60'

NORTH

ATTACHMENT D
Page 9 of 9