PROJECT INFORMATION

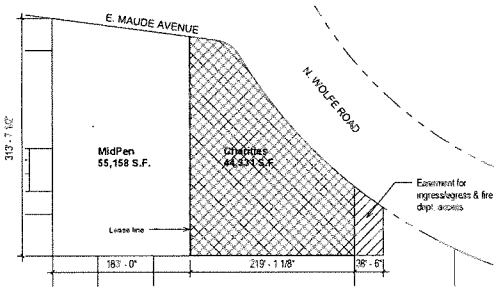
DESCRIPTION

The proposed development is located at 620 E. Maude Street in Sunnyvale, at the junction of East Maude Avenue and North Wolfe Road. An existing shed building is planned for demolition, and the proposed construction consists of two buildings and 117 units, one with 58 units of affordable family housing managed by MidPen Housing, and the other by Charities Housing, which includes 59 units, of which 58 are affordable studio apartments and one is a two-bedroom manager's unit. The Charities building is 3 stories (two stories on podium), along with the perimeter of the MidPen building, which steps back to a fourth story.

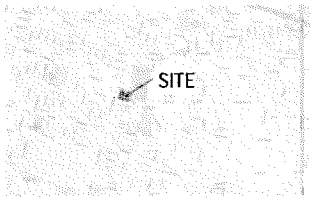
The existing zoning for the site is MS/ITRR3. The proposed zoning for the site is R4/PD.

Fully-sprinklered - NFPA-13

SITE



KEY MAP



PROJECT TEAM

FAMILY HOUSING

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nmerriman@midpen-housing.org

STUDIO APARTMENTS

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LANDSCAPE ARCHITECT
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f: 619.235.5369
Attn: Harry Mestyanek
hmestyanek@ivyla.com

GENERAL DEVELOPMENT

Lot Coverage		
Un-built Area	39557 SF	40%
MidPen Footprint	35214 SF	35%
Charities Footprint	24718 SF	25%
Grand total	99489 SF	100%

We are seeking a deviation from 40% maximum lot coverage requirement

Density

Maximum lot area per unit allowed per SMC Sec. 19.18.025 in zone R4 is 780 SF per unit including a 35% density bonus. 106,722 / 780 = 137 units allowed, max.

Open Space Calculation		
Common - Level 1	Total	Per Unit
Charities Front Plaza (N. Wolfe)	4992 SF	
Rear Fire Access Lane	13884 SF	
	18875 SF	161 SF
Common - Level 2		
Charities Outdoor Terrace	4697 SF	
MidPen Courtyard A	3506 SF	
MidPen Courtyard B	3312 SF	
Midpend Courtyard C	3112 SF	
	14627 SF	125 SF
Private		
Charities Balconies	2009 SF	34 SF
MidPen Balconies	3825 SF	66 SF
	5834 SF	50 SF
Grand total	39337 SF	336 SF

Private Balcony Schedule		
Dimensions (feet)		No.
6x10	MidPen	32
6x12	MidPen	26
4.5 x 7.5	Charities	58
5.5 x 7.5	Charities	1

We are seeking a deviation from Open Space Area requirements per SMC Sec. 19.37.040, which requires 380 s.f. open space per unit x 121 units = 45,980 s.f.

See Sheets L.1 and L.2 for Landscaped Area calculations.

FAMILY HOUSING

Building Area (Gross Square Footage)	
Balconies	3979 SF
Bike Storage*	579 SF
Circulation	11247 SF
Common/Lobby	2286 SF
Garage	27650 SF
Laundry	292 SF
Locked Storage**	2031 SF
Offices	1051 SF
Outdoor Courtyard	10922 SF
Residential	49164 SF
Service	2023 SF
Grand total	111224 SF

** Includes vertical racks accommodating 64 bikes*
*** Includes 58 storage lockers, 150 cu. ft (4x5x7.5) typ.*

Unit Tabulation		
1 BR	27	490 SF
2 BR	12	780 SF
3 BR	19	1020 SF
Grand total	58	

Parking Schedule	
ADA Standard	3
ADA Van	1
Sunnyvale Standard	90
Grand total	94

Parking Required per SMC Sec. 19.46.050:
1:1 for 1 BD, 1:2 for 2 and 3 BD (affordable)
Total = 89 spaces

Locked storage required per SMC Sec. 19.38.040: 300 cu.ft. per unit / 10-foot height x 60 units = 1,830 s.f.

Bike parking required per SMC Sec. 19.46.040:
one space per four units = 15 spaces
Provided: equiv. 45 spaces vertical parking (13 s.f. ea.)

STUDIO APARTMENTS

Building Area (Gross Square Footage)	
Bike Storage*	380 SF
Balconies	2012 SF
Circulation	7451 SF
Common/Lobby/Office	3056 SF
Garage	16320 SF
Laundry	210 SF
Locked Storage **	942 SF
Residential	22515 SF
Service	607 SF
Outdoor Terrace	4698 SF
Grand Total	58191 SF

** Includes 30 bike racks*
*** Includes 59 storage lockers, 150 cu. ft (4x5x7.5) typ.*

Unit Tabulation		
Studio Unit A	57	372 SF
Studio Unit B	1	407 SF
2-Bedroom Unit	1	975 SF
Grand Total	59	

Parking Schedule	
ADA Standard	2
ADA Van	1
Sunnyvale Standard	59
Grand Total	62

SHEET LIST

A0.1	Project Information
A0.2	Site Plan
A0.3	Site photos
A0.4	Site photos
A0.5	Solar Access Study
A0.6	Open Space
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A1.2	Level 2
A1.3	Level 3
A1.4	Level 4
A1.5	Roof Plan
A2.0	Site Sections
A3.0	Architectural Elevations
A3.1	Building Elevations
A3.2	Building Elevations
A4.1	Perspectives - Family Housing
A4.2	Perspective - Family Housing
A4.3	Perspectives - Family Housing
A4.4	Perspectives - Studio Apartment Housing
A4.5	Perspectives - Studio Apartment Housing
A5.1	Trash Room Plans
A6.1	1 Bedroom Unit Plans
A6.2	2 Bedroom Unit Plans
A6.3	3 Bedroom Unit Plans - Type A and B
A6.4	3 Bedroom Unit Plans - Type C
L1.0	Conceptual Landscape Plan - Level 1
L1.1	Conceptual Landscape Plan - Level 2
L1.2	Composite Landscape Plan - Level 1 & 2
L2.0	Existing Tree Plan
C1.1	Conceptual Grading and Drainage Plan
C1.2	Conceptual Sections
C2.1	Conceptual Stormwater Management Plan
C2.2	Conceptual Stormwater Management Plan

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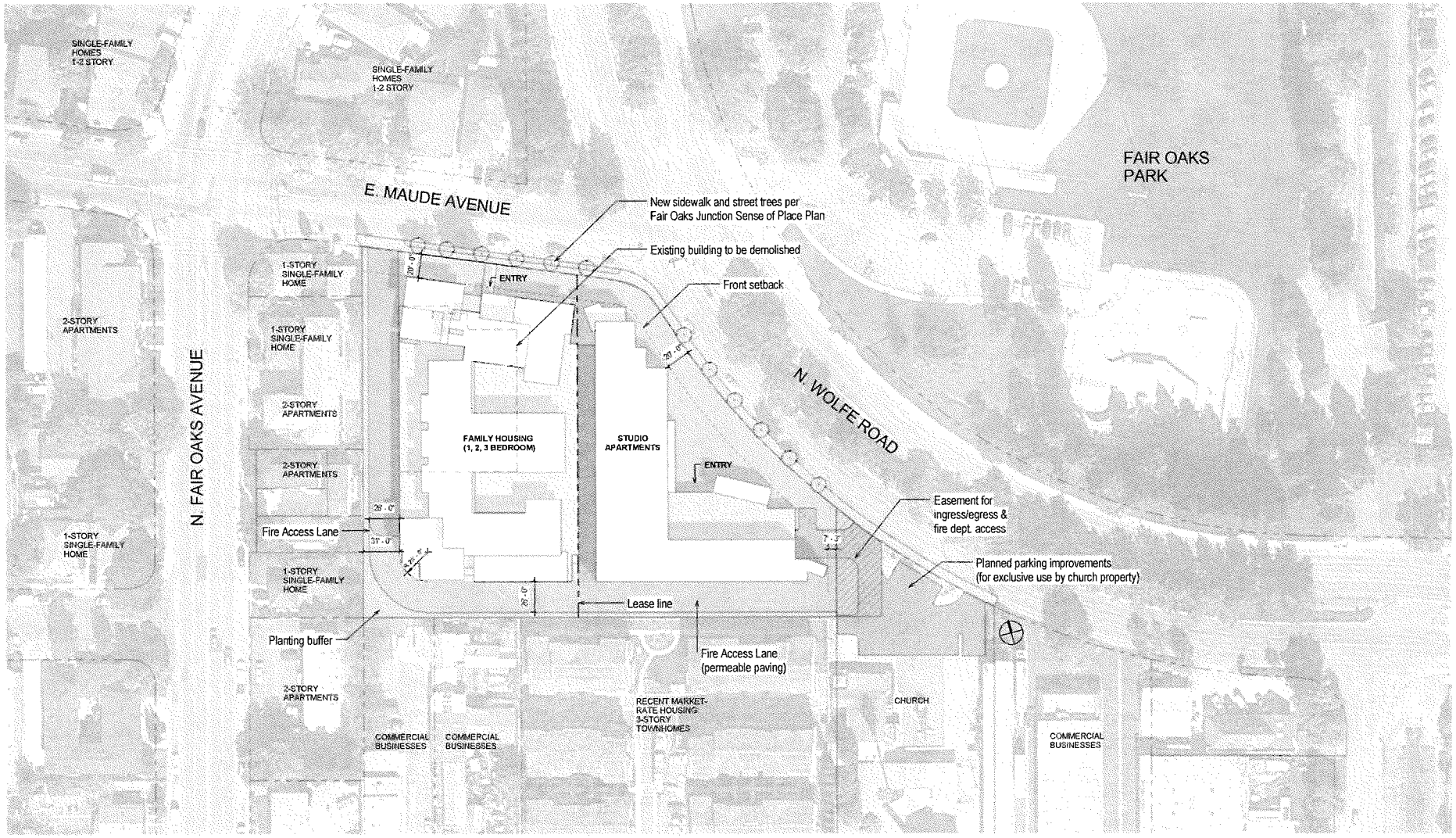
STUDIO E ARCHITECTS

Project Information
Sunnyvale Armory

project number	21214
scale	As indicated
date	2013-04-01
drawn by	DBP

A0.1



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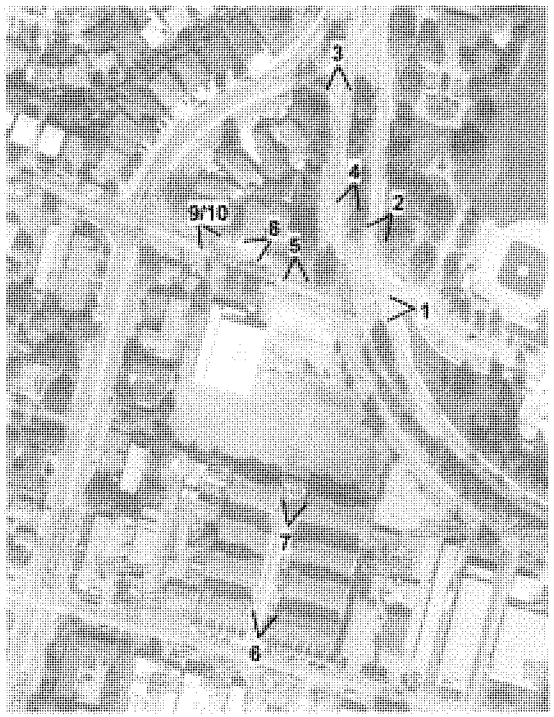
STUDIO E ARCHITECTS

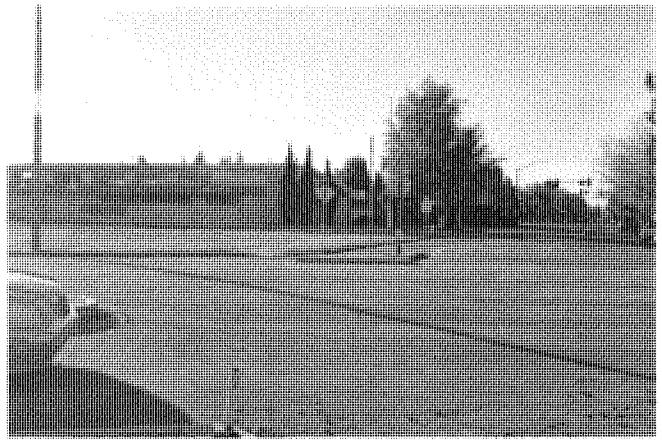
Site Plan
Sunnyvale Armory

project number	21214
scale	1" = 40'-0"
date	2013-04-01
drawn by	DBP

A0.2



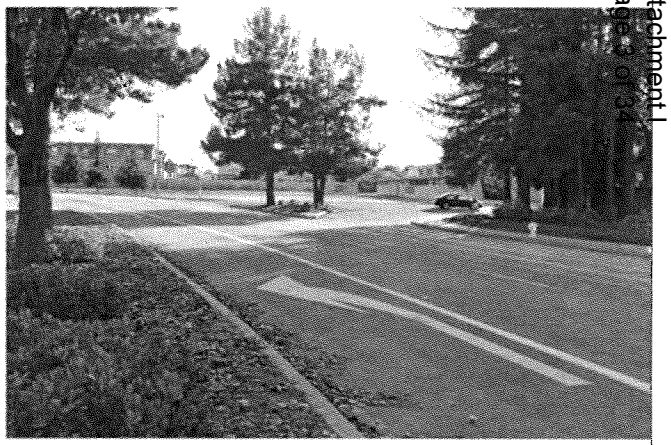
Locator Map



1. View of E. Maude frontage from across N. Wolfe Avenue

2. View of site and junction with E. Maude Avenue

3. Approaching site on N. Wolfe Avenue



4. View south from median on N. Wolfe

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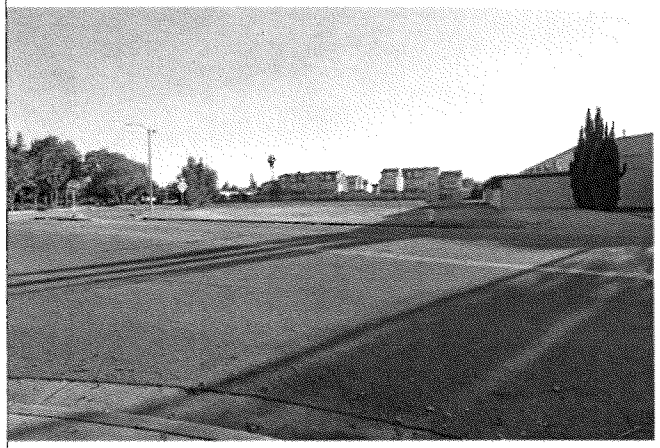
STUDIO E ARCHITECTS

Site photos
Sunnyvale Armory

project number	21214
scale	
date	2013-04-01
drawn by	DBP

A0.3

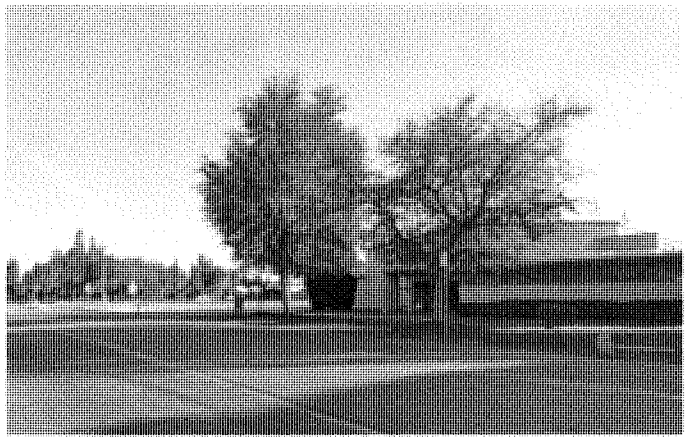


5. Corner of E. Maude and N. Wolfe looking south

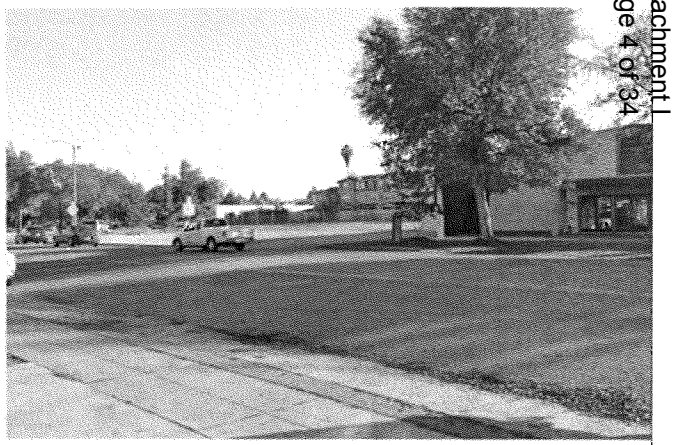
6. Adjacent townhouse development to the south

7. View north from townhouse development to project site

8. Existing west property boundary and adjacent residences



9. View of site across E. Maude



10. View of site across E. Maude

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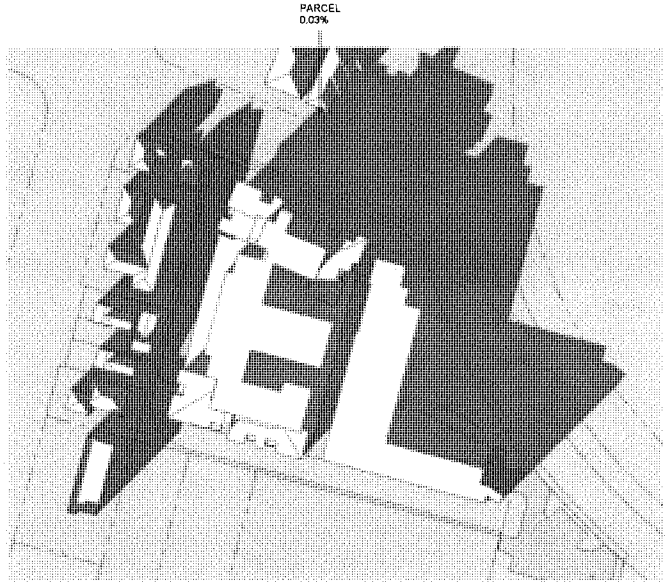
STUDIO E ARCHITECTS

Site photos
Sunnyvale Armory

project number	21214
scale	
date	2013-04-01
drawn by	DBP

A0.4

New shadows contributed by project: Dec. 21 at 9 am



New shadows contributed by project: Dec. 21 at 3 pm

Per SMC Sec. 19.56.020. (Solar energy systems—Impairment of solar access by structures) no more than 10% of total roof area by lot may be in shade.

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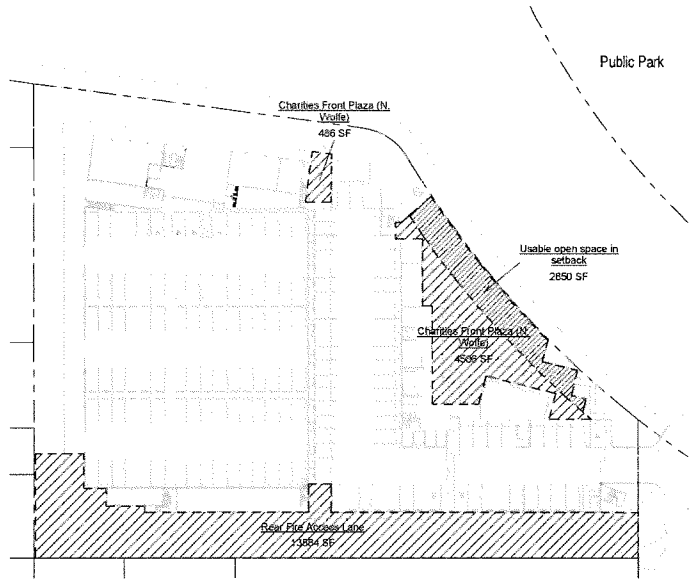
STUDIO E ARCHITECTS

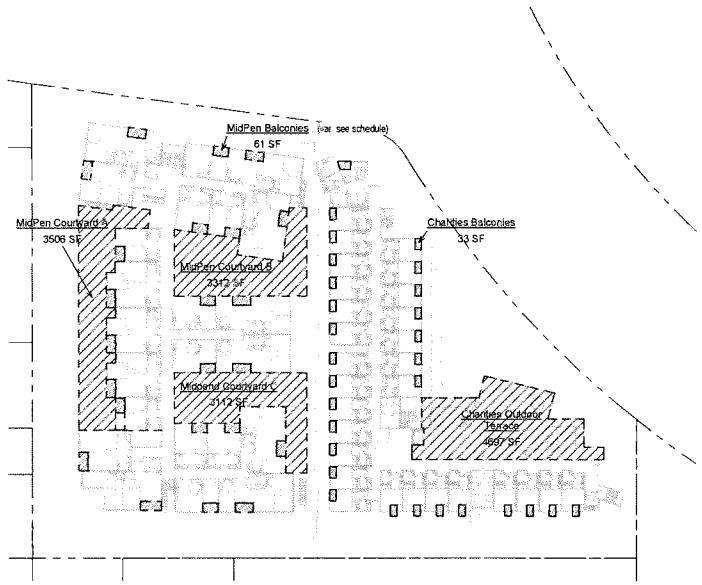
Solar Access Study
Sunnyvale Armory

project number	21214
scale	
date	2013-04-01
drawn by	DBP

A0.5



1 Level 1
1" = 40'-0"



2 Level 2
1" = 40'-0"

Open Space Schedule		
Common - Level 1	Total	Per Unit
Charities Front Plaza (N. Wolfe)	4992 SF	
Rear Fire Access Lane	13884 SF	
	18875 SF	161 SF
Common - Level 2		
Charities Outdoor Terrace	4697 SF	
MidPen Courtyard A	3506 SF	
MidPen Courtyard B	3312 SF	
Midpend Courtyard C	3112 SF	
	14627 SF	125 SF
Private		
Charities Balconies	2009 SF	34 SF
MidPen Balconies	3825 SF	66 SF
	5834 SF	49 SF
Grand total	39337 SF	335 SF

Private Balcony Schedule		
Dimensions (feet)		No.
6x10	MidPen	32
6x12	MidPen	26
4.5 x 7.5	Charities	58
5.5 x 7.5	Charities	1

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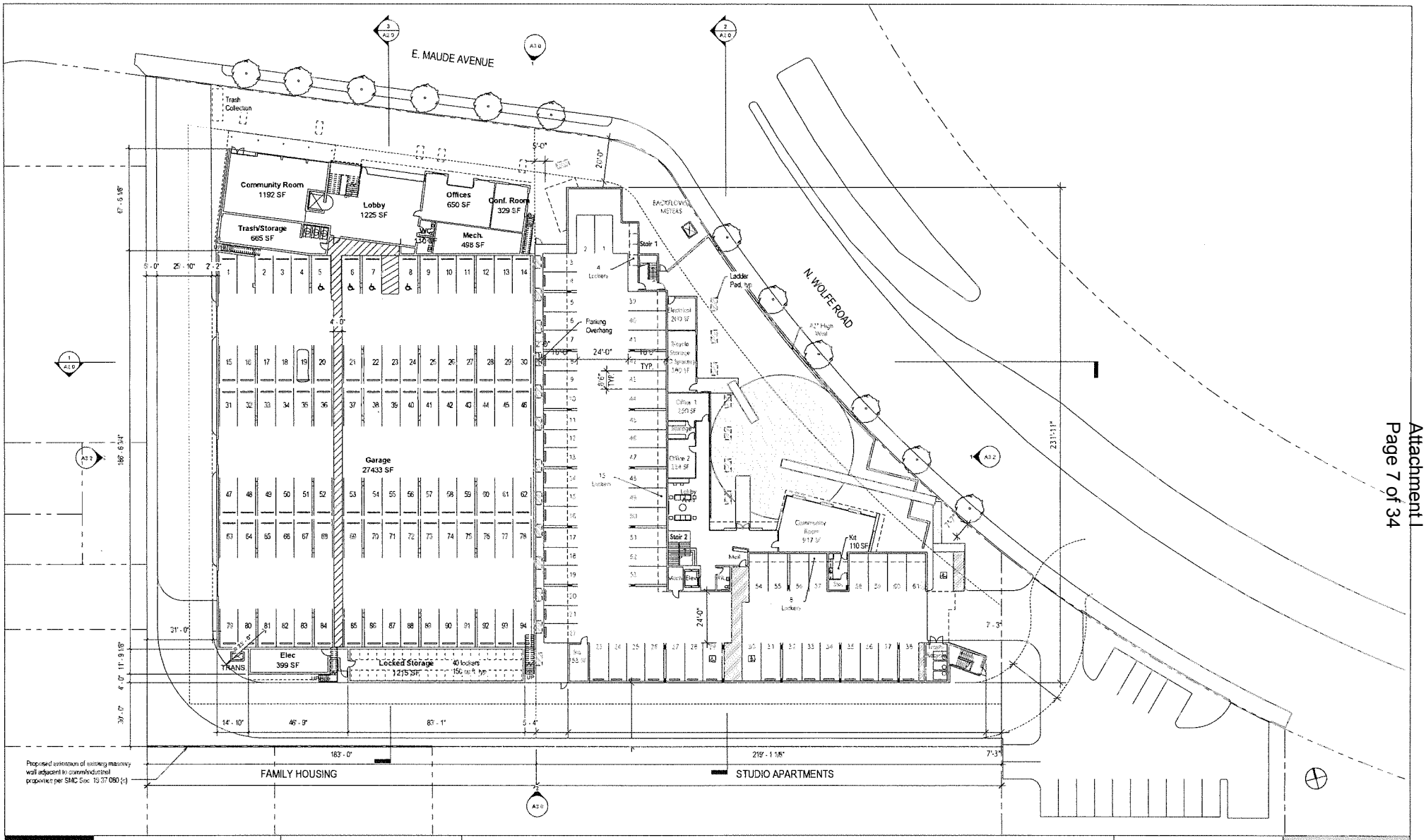
STUDIO E ARCHITECTS

Open Space
Sunnyvale Armory

project number	21214
scale	1" = 40'-0"
date	2013-04-01
drawn by	Author

A0.6



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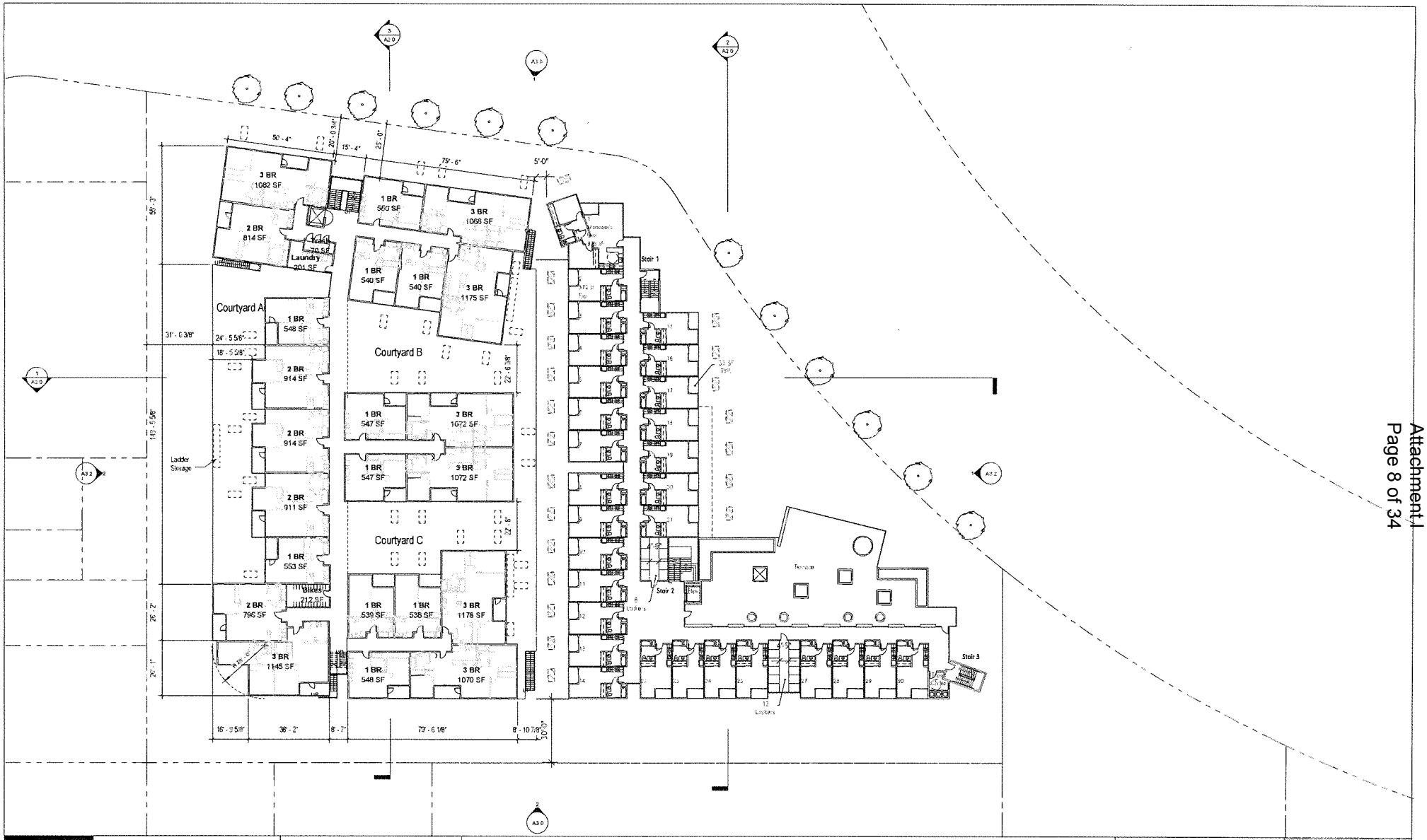
STUDIO E ARCHITECTS

Level 1
Sunnyvale Armory

project number	21214
scale	1" = 20'-0"
date	2013-04-01
drawn by	DBP

A1.1



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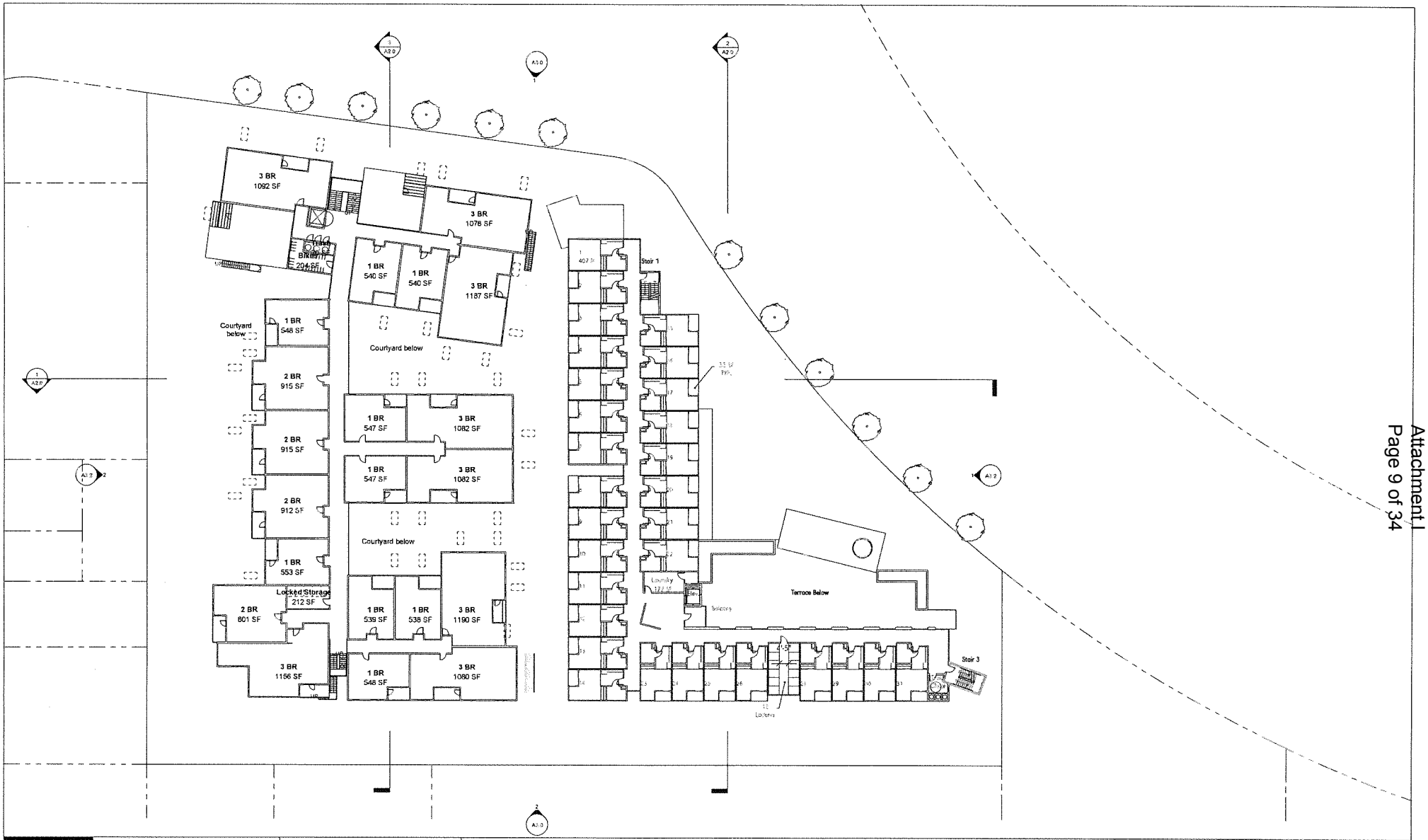
STUDIO E ARCHITECTS

Level 2
Sunnyvale Armory

project number	21214
scale	1" = 20'-0"
date	2013-04-01
drawn by	DBP

A1.2



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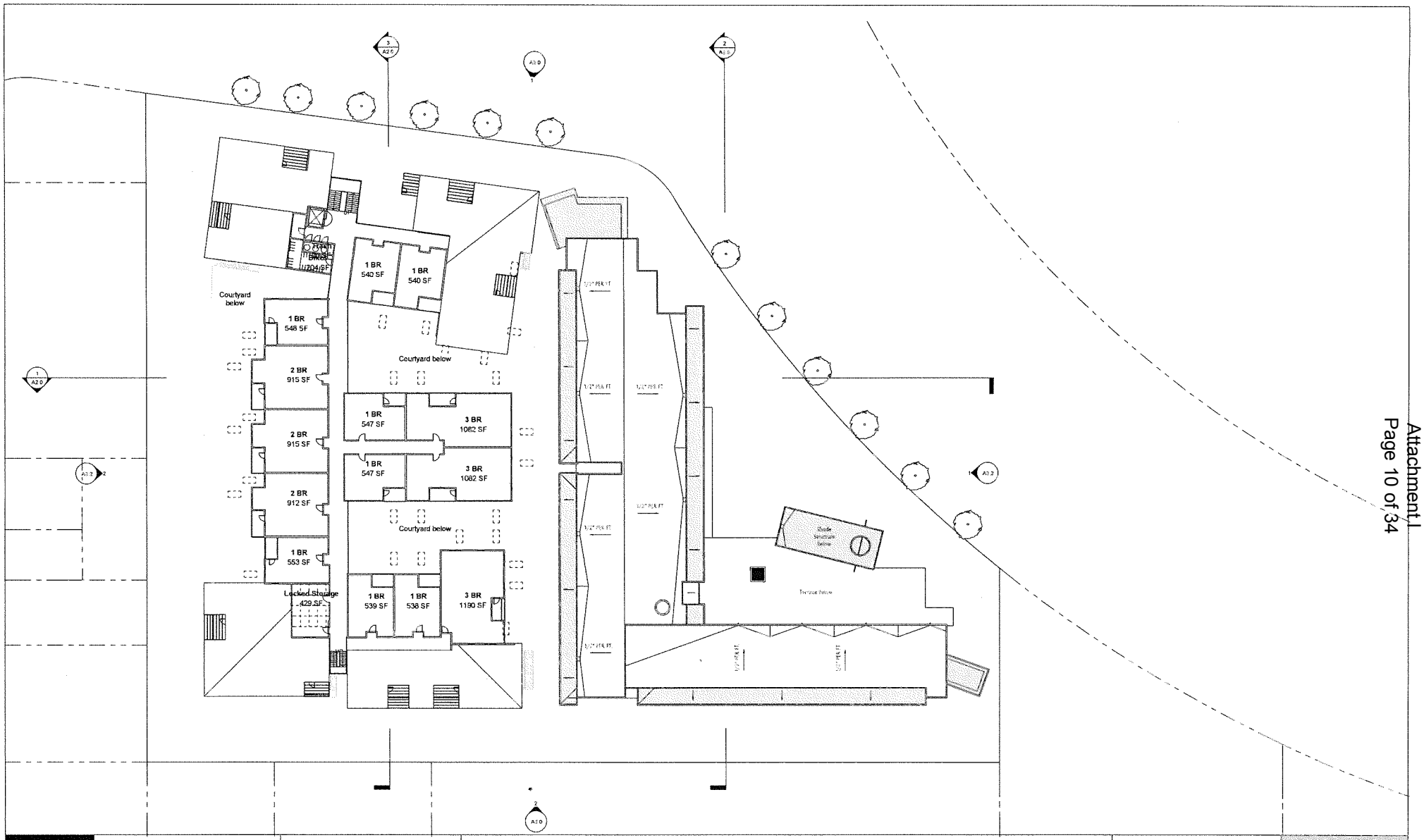
STUDIO E ARCHITECTS

Level 3
Sunnyvale Armory

project number	21214
scale	1" = 20'-0"
date	2013-04-01
drawn by	DBP

A1.3



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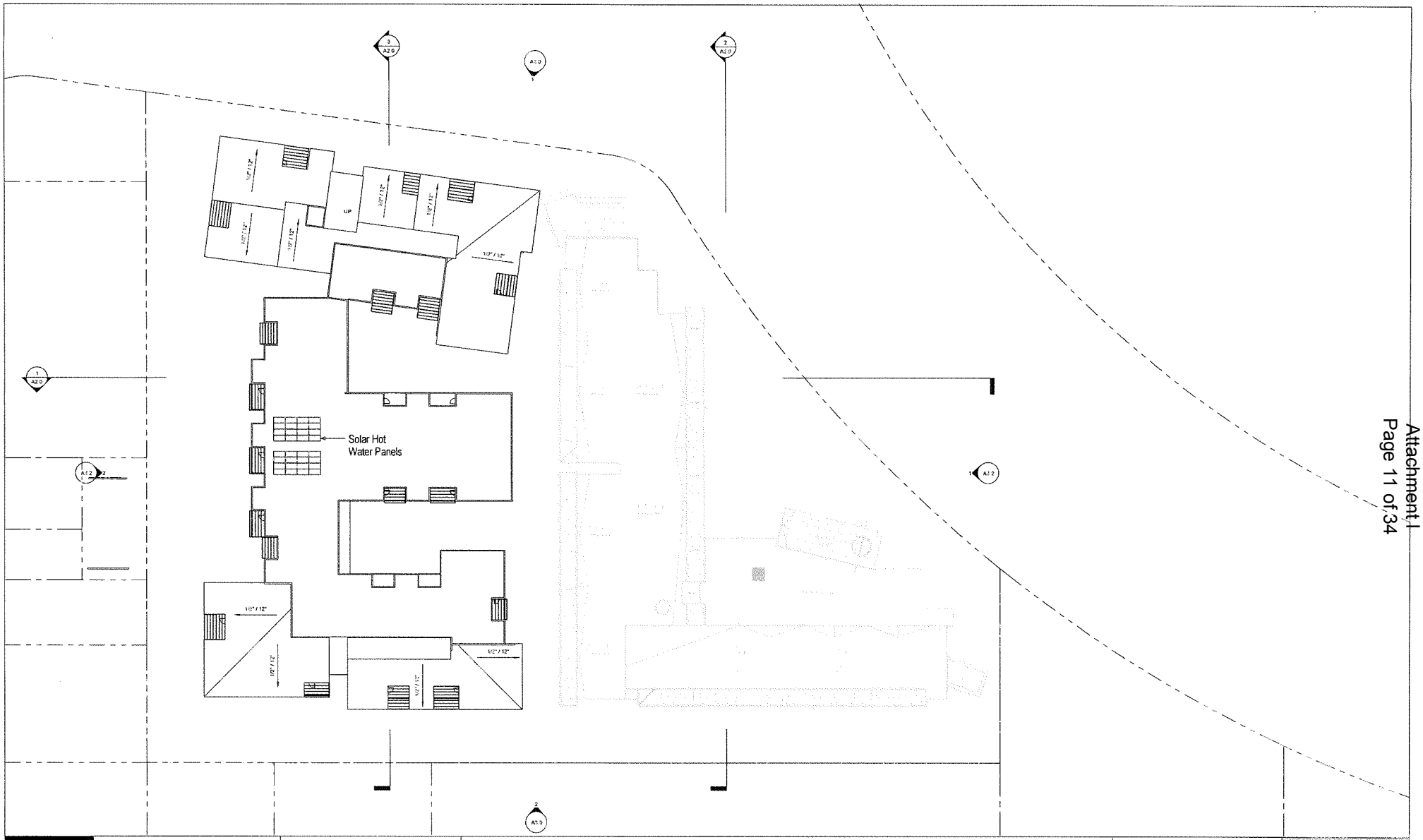
STUDIO E ARCHITECTS

Level 4
Sunnyvale Armory

project number	21214
scale	1" = 20'-0"
date	2013-04-01
drawn by	DBP

A1.4



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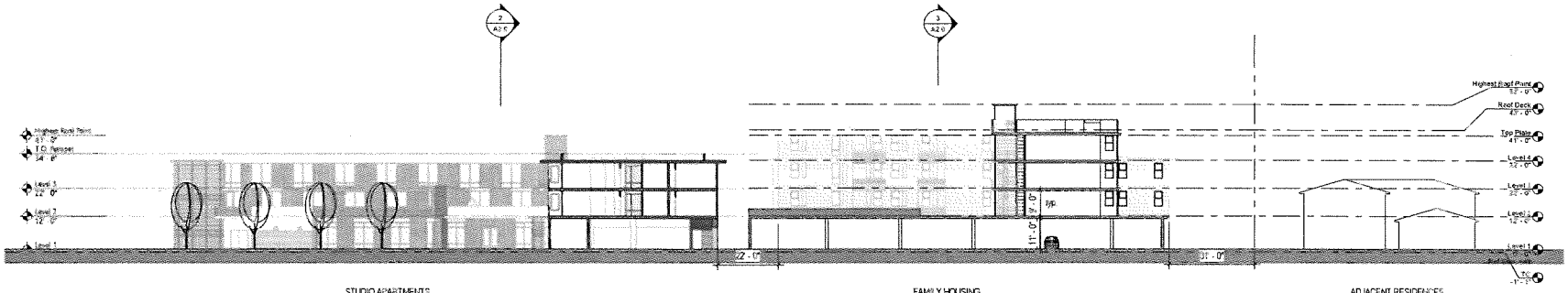
STUDIO E
ARCHITECTS

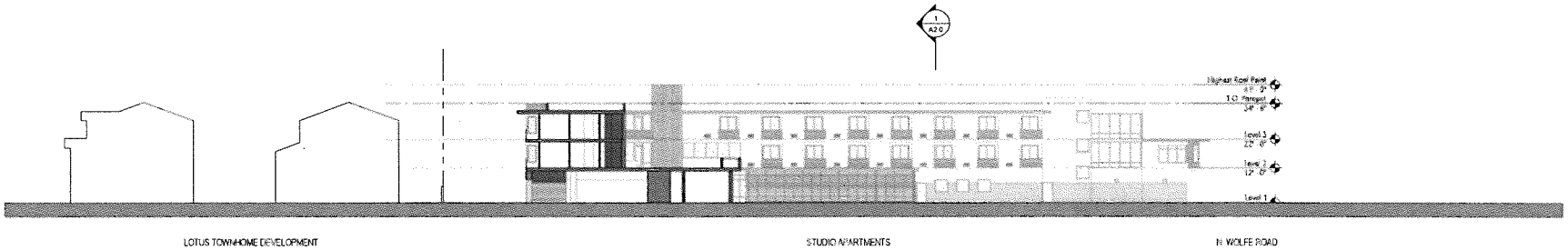
Roof Plan
Sunnyvale Armory

project number	21214
scale	1" = 20'-0"
date	2013-04-01
drawn by	DBP

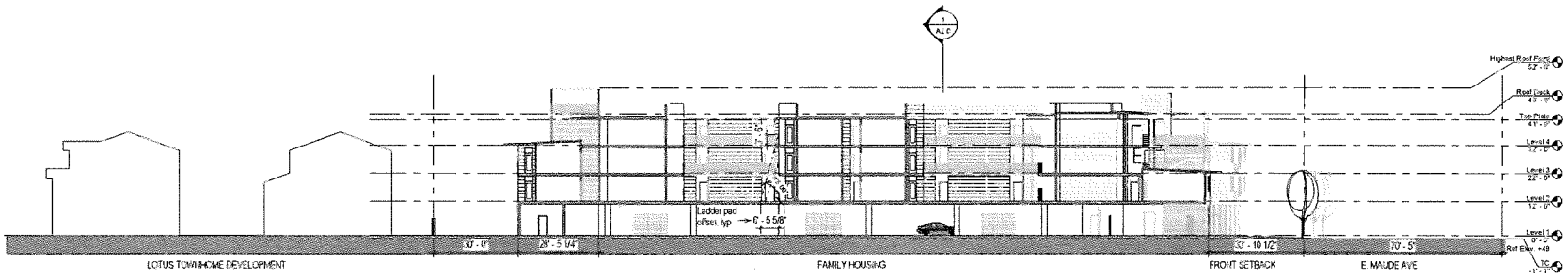
A1.5



1 East-West Site Section
1" = 20'-0"



2 North-South Section - Studio Apartments
1" = 20'-0"



3 North-South Section - Family Housing
1" = 20'-0"

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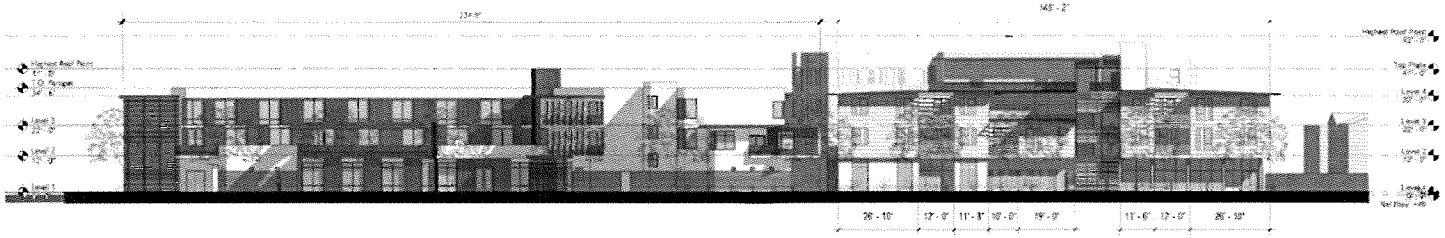
STUDIO E ARCHITECTS

Site Sections
Sunnyvale Armory

project number	21214
scale	1" = 20'-0"
date	2013-04-01
drawn by	DBP

A2.0



① North Elevation (E. Maude Avenue Streetscape)
1" = 20'-0"

② South Elevation
1" = 20'-0"

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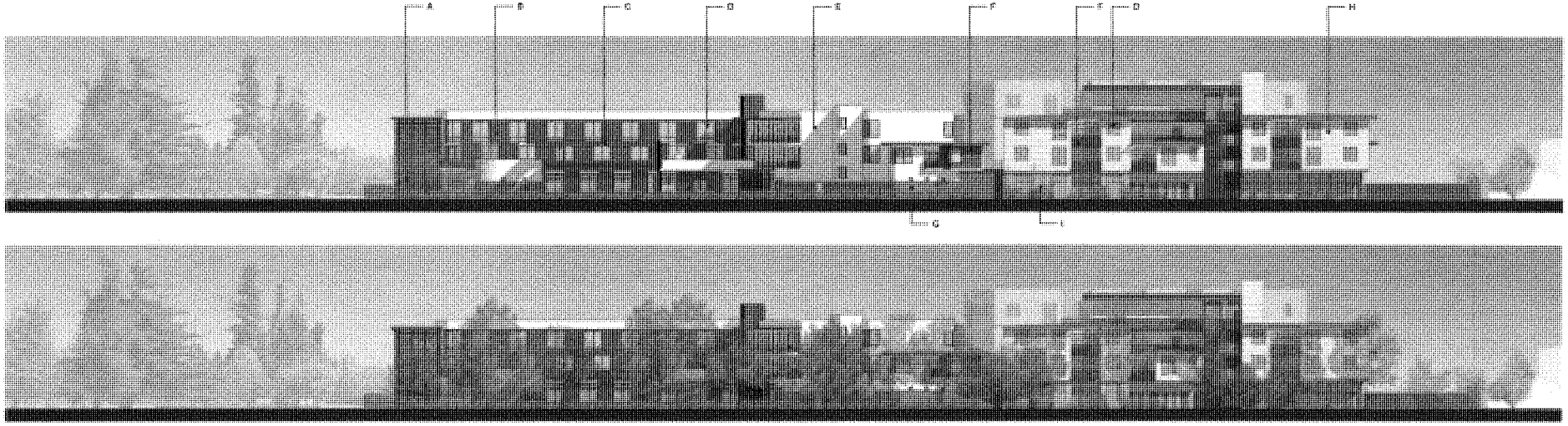
STUDIO E ARCHITECTS

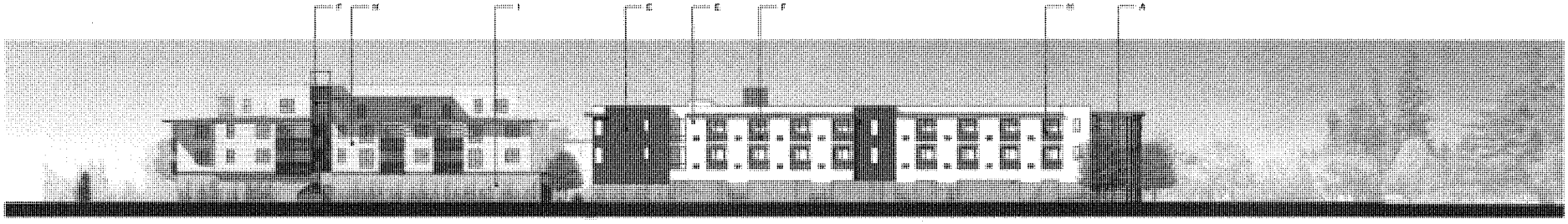
Architectural Elevations
Sunnyvale Armory

project number	21214
scale	1" = 20'-0"
date	2013-04-01
drawn by	Author

A3.0



1 North Elevation (E. Maude Avenue)
1" = 20'-0"



2 South Elevation
1" = 20'-0"

A. Lattice Screen
B. Painted Hardie Panel with Battens
C. Metal Cladding
D. Aluminum Windows
E. Sand Finish Stucco
F. Stained Wood (Espresso Brown)
G. CMU Veneer
H. Hardie Clapboard Siding
I. Board-form concrete

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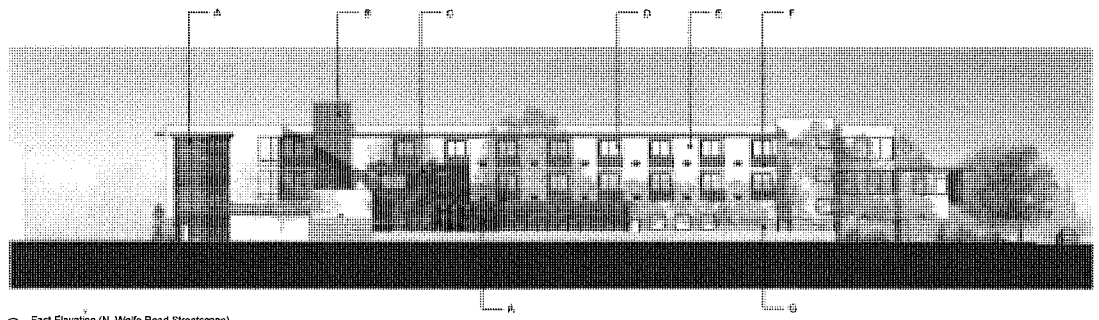
STUDIO E ARCHITECTS

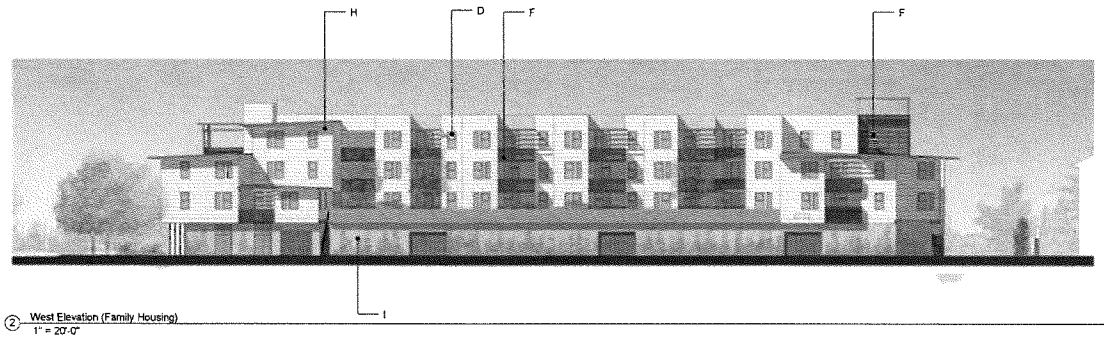
Building Elevations
Sunnyvale Armory

project number	21214
scale	1" = 20'-0"
date	2013-04-01
drawn by	DBP

A3.1



1 East Elevation (N. Wolfe Road Streetscape)
1" = 20'-0"



2 West Elevation (Family Housing)
1" = 20'-0"

A. Lattice Screen
B. Painted Hardie Panel with Battens
C. Metal Cladding
D. Aluminum Windows
E. Sand Finish Stucco
F. Stained Wood (Espresso Brown)
G. CMU Veneer
H. Hardie Clapboard Siding
I. Board-form concrete

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STUDIO E ARCHITECTS

Building Elevations
Sunnyvale Armory

project number	21214
scale	1" = 20'-0"
date	2013-04-01
drawn by	DBP

A3.2

Eye-level perspective across Maude toward Junction

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STUDIO E ARCHITECTS

Perspectives - Family Housing
Sunnyvale Armory

project number	21214
scale	
date	2013-04-01
drawn by	DBP

A4.1

david baker + partners
dbarchitect.com
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san francisco california 94107
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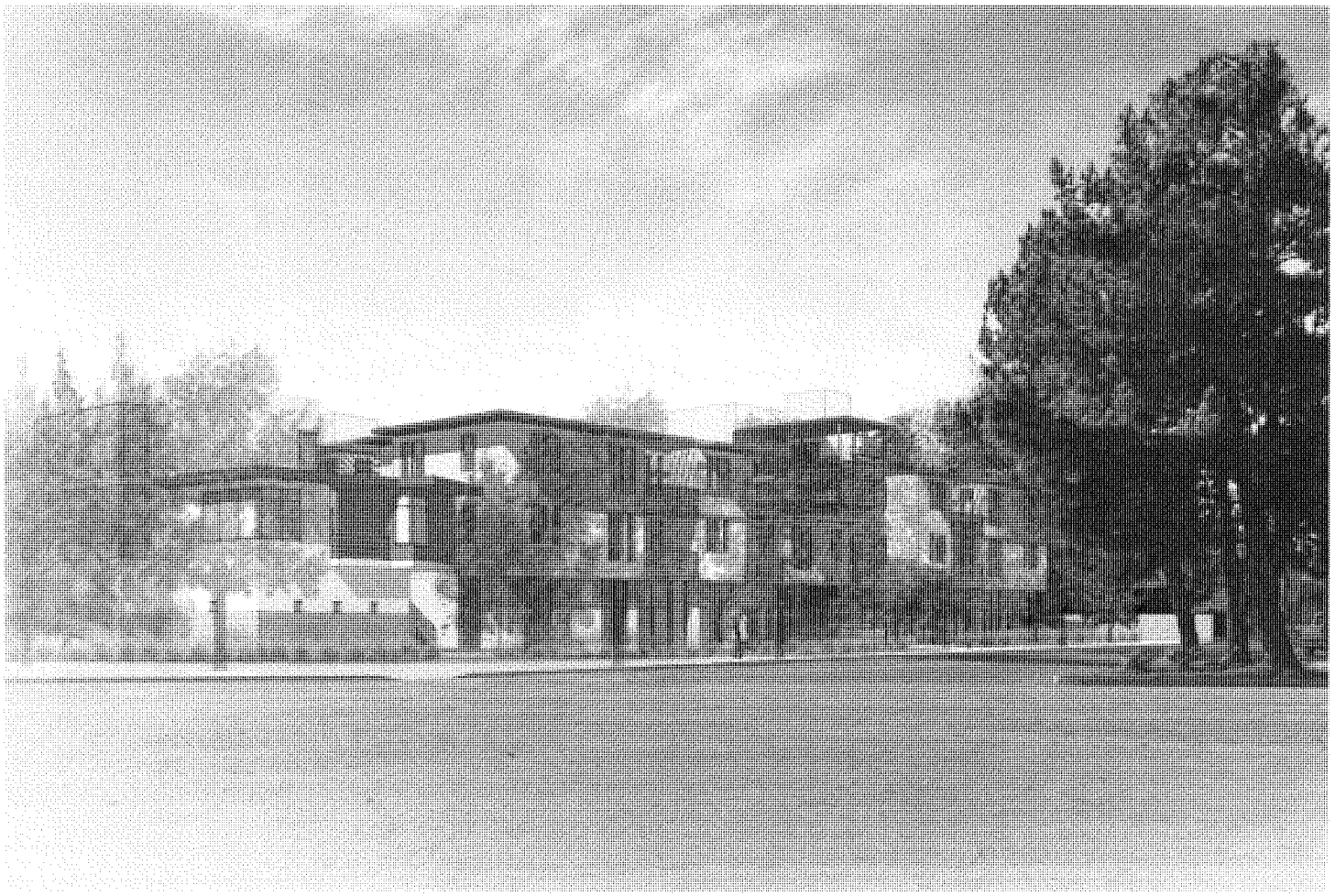
STUDIO E ARCHITECTS

Perspective - Family Housing
Sunnyvale Armory

project number	21214
scale	
date	2013-04-01
drawn by	Author

A4.2



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san francisco california 94107
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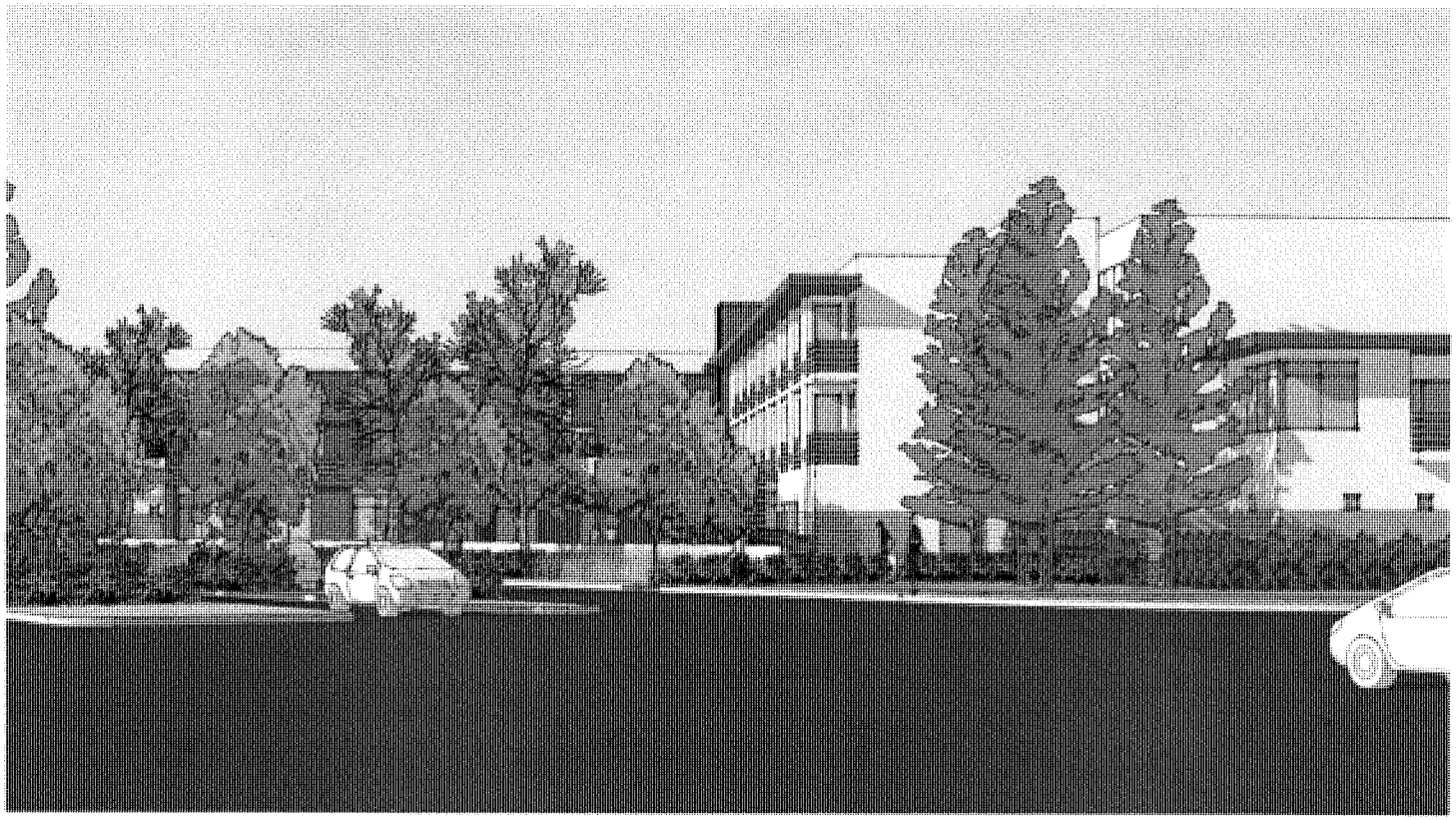
STUDIO E ARCHITECTS

Perspectives - Family Housing
Sunnyvale Armory

project number	21214
scale	
date	2013-04-01
drawn by	DBP

A4.3



View Across Wolfe

david baker + partners
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STUDIO E ARCHITECTS

Perspectives - Studio Apartment Housing
Sunnyvale Armory

project number	21214
scale	
date	2013-04-01
drawn by	DBP

A4.4

Entry Court View

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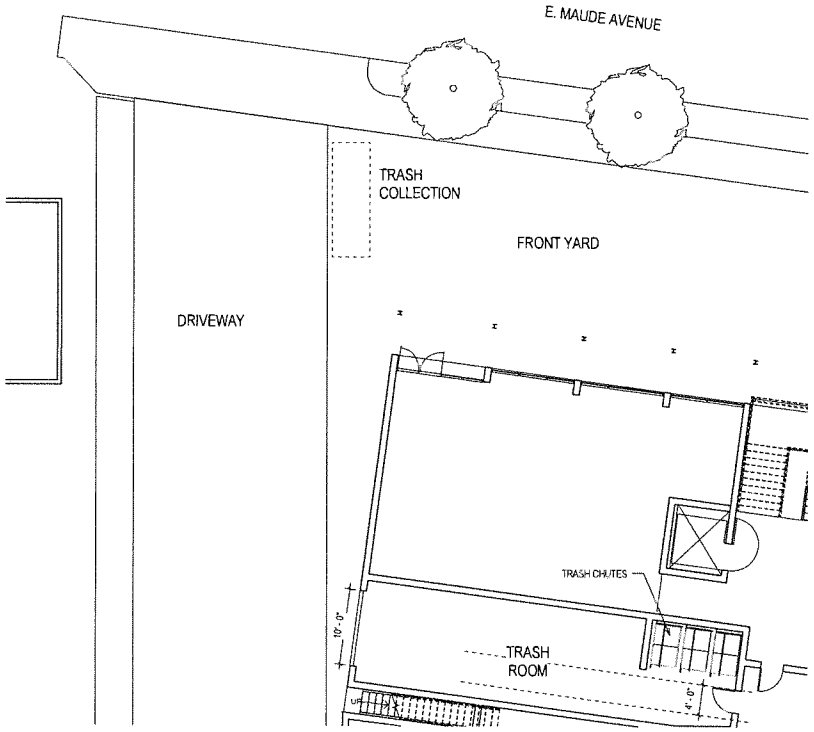
STUDIO E
ARCHITECTS

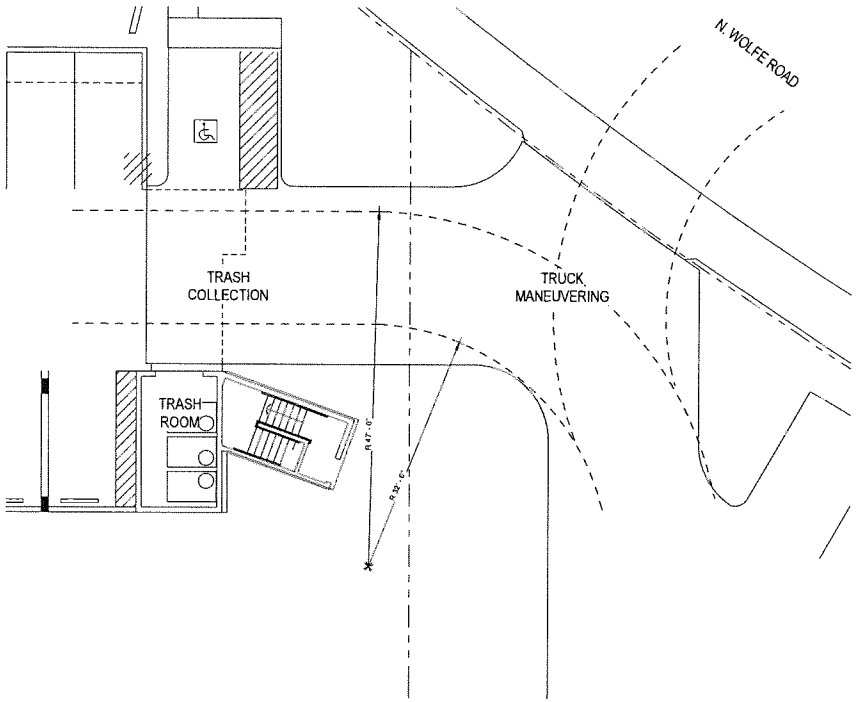
Perspectives - Studio Apartment Housing
Sunnyvale Armory

project number	21214
scale	
date	2013-04-01
drawn by	DBP

A4.5



1 Trash Room Plan - Family Housing
1/8" = 1'-0"



3 Trash Room Plan - Studio Apartments
1/8" = 1'-0"

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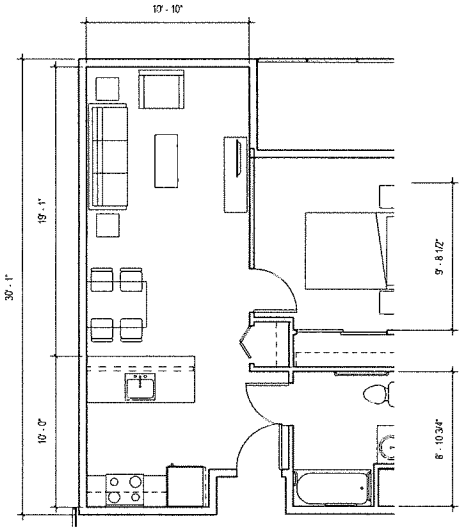
STUDIO E ARCHITECTS

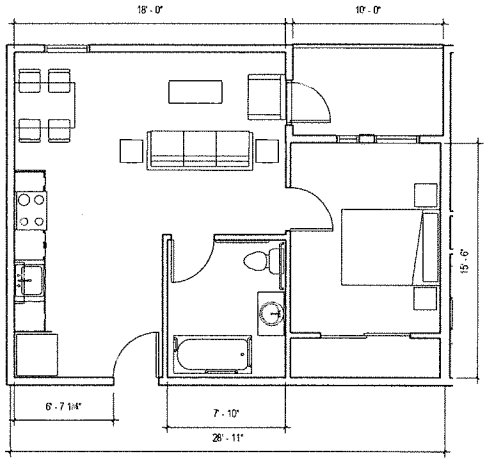
Trash Room Plans
Sunnyvale Armory

project number	21214
scale	1/8" = 1'-0"
date	2013-04-01
drawn by	DBP

A5.1



1 1 BR Type A
1/4" = 1'-0"



3 1 BR Type B
1/4" = 1'-0"

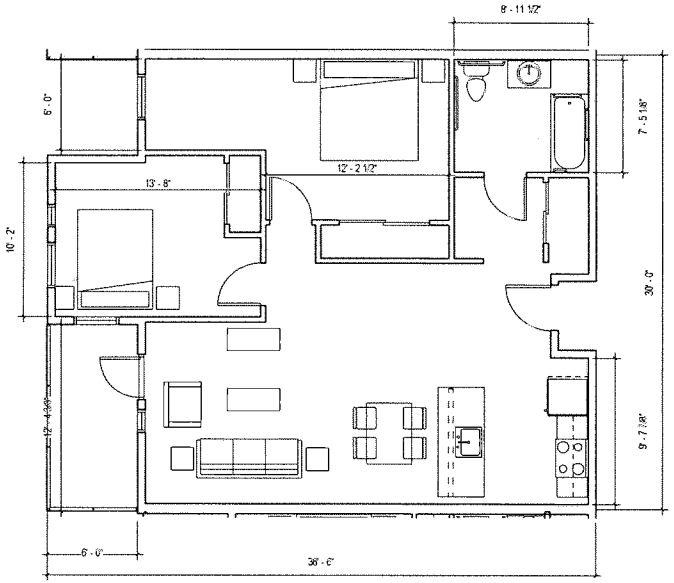
david baker + partners
dbarchitect.com
461 second street loft 127
san francisco california 94107
v.415.896.6700 f.415.896.6103

STUDIO E ARCHITECTS

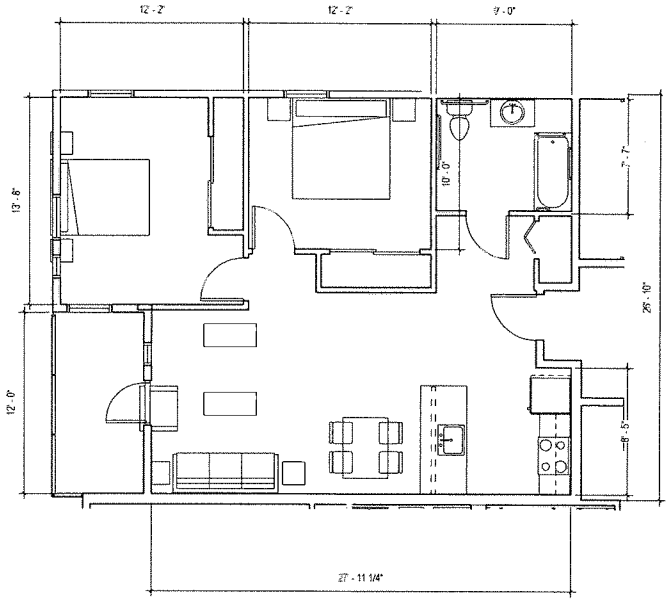
1 Bedroom Unit Plans
Sunnyvale Armory

project number	21214
scale	1/4" = 1'-0"
date	2013-04-01
drawn by	Author

A6.1



1 2 BR Type A
1/4" = 1'-0"



2 2 BR Type B
1/4" = 1'-0"

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san francisco california 94107
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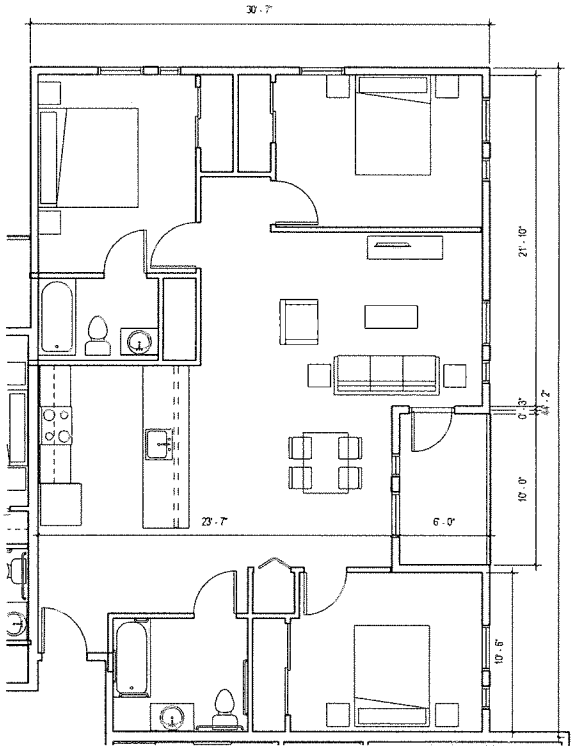
STUDIO E ARCHITECTS

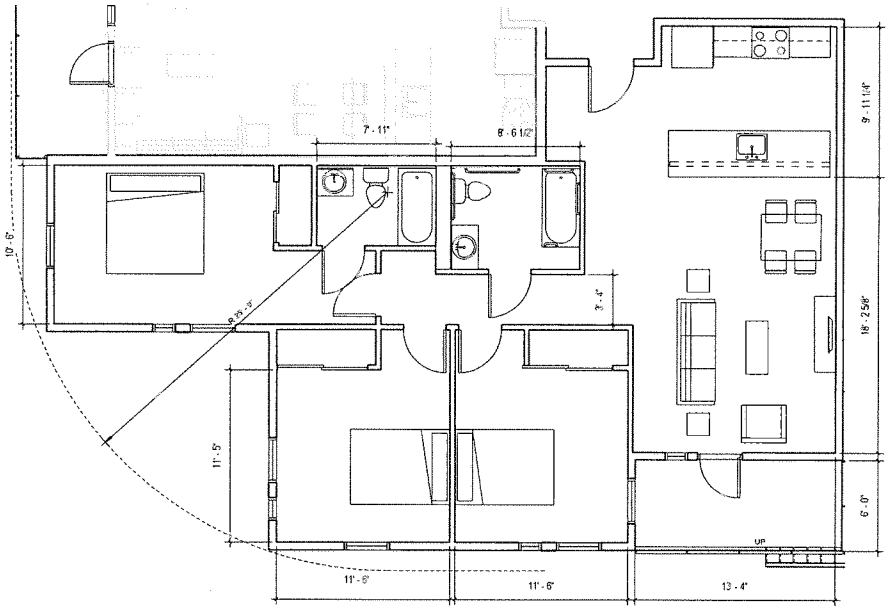
2 Bedroom Unit Plans
Sunnyvale Armory

project number	21214
scale	1/4" = 1'-0"
date	2013-04-01
drawn by	Author

A6.2



① 3 BR Type A
1/4" = 1'-0"



② 3 BR Type C
1/4" = 1'-0"

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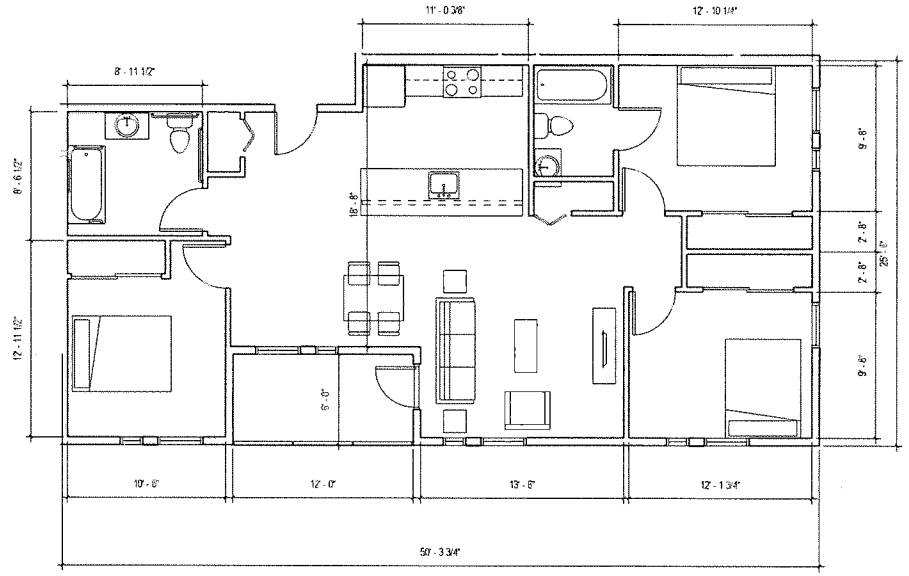
san francisco california 94107
v.415.896.6700 f.415.896.6103

STUDIO E ARCHITECTS

3 Bedroom Unit Plans - Type A and B
Sunnyvale Armory

project number	21214
scale	1/4" = 1'-0"
date	2013-04-01
drawn by	Author

A6.3



② 3 BR Type B
1/4" = 1'-0"

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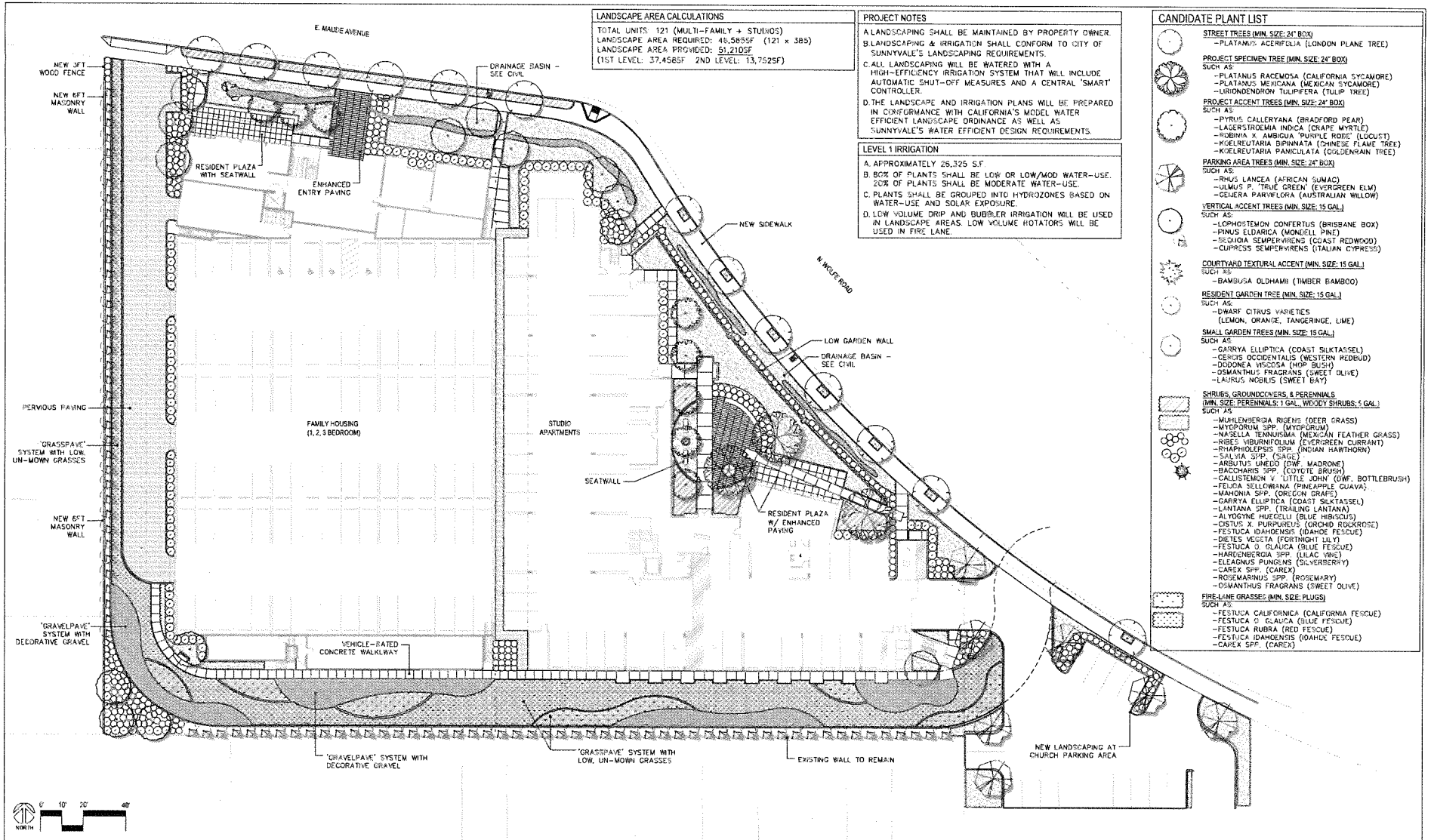
san francisco california 94107
v.415.896.6700 f.415.896.6103

STUDIO E ARCHITECTS

3 Bedroom Unit Plans - Type C
Sunnyvale Armory

project number	21214
scale	1/4" = 1'-0"
date	2013-04-01
drawn by	Author

A6.4



LANDSCAPE AREA CALCULATIONS

TOTAL UNITS: 121 (MULTI-FAMILY + STUDIOS)
LANDSCAPE AREA REQUIRED: 46,585SF (121 x 385)
LANDSCAPE AREA PROVIDED: 51,210SF
(1ST LEVEL: 37,458SF 2ND LEVEL: 13,752SF)

PROJECT NOTES

A. LANDSCAPING SHALL BE MAINTAINED BY PROPERTY OWNER.
B. LANDSCAPING & IRRIGATION SHALL CONFORM TO CITY OF SUNNYVALE'S LANDSCAPING REQUIREMENTS.
C. ALL LANDSCAPING WILL BE WATERED WITH A HIGH-EFFICIENCY IRRIGATION SYSTEM THAT WILL INCLUDE AUTOMATIC SHUT-OFF MEASURES AND A CENTRAL 'SMART' CONTROLLER.
D. 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.

LEVEL 1 IRRIGATION

A. APPROXIMATELY 26,325 S.F.
B. 80% OF PLANTS SHALL BE LOW OR LOW/MOD WATER-USE. 20% OF PLANTS SHALL BE MODERATE WATER-USE.
C. PLANTS SHALL BE GROUPED INTO HYDROZONES BASED ON WATER-USE AND SOLAR EXPOSURE.
D. LOW VOLUME DRIP AND BUBBLER IRRIGATION WILL BE USED IN LANDSCAPE AREAS. LOW VOLUME ROTATORS WILL BE USED IN FIRE LANE.

CANDIDATE PLANT LIST

STREET TREES (MIN. SIZE: 24" BOX)
- PLATANUS ACERIFOLIA (LONDON PLANE TREE)

PROJECT SPECIMEN TREE (MIN. SIZE: 24" BOX)
SUCH AS:
- PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)
- PLATANUS MEXICANA (MEXICAN SYCAMORE)
- LIRIODENDRON TULIPIFERA (TULIP TREE)

PROJECT ACCENT TREES (MIN. SIZE: 24" BOX)
SUCH AS:
- PYRUS CALLERYANA (BRADFORD PEAR)
- LAGERSTROEMIA INDICA (CRAPE MYRTLE)
- ROBINIA X. AMBIGUA 'PURPLE ROBE' (LOCUST)
- KOELREUTARIA BIPINNATA (CHINESE FLAME TREE)
- KOELREUTARIA PANICULATA (GOLDENRAIN TREE)

PARKING AREA TREES (MIN. SIZE: 24" BOX)
SUCH AS:
- RHUS LANCEA (AFRICAN SUMAC)
- ULMUS P. 'TRUE GREEN' (EVERGREEN ELM)
- GEIJERA PARVIFLORA (AUSTRALIAN WILLOW)

VERTICAL ACCENT TREES (MIN. SIZE: 15 GAL.)
SUCH AS:
- LOPHOSTEMON CONFERTUS (BRISBANE BOX)
- PINUS ELDARICA (MONDELL PINE)
- SEQUOIA SEMPERVIRENS (COAST REDWOOD)
- CUPRESS SEMPERVIRENS (ITALIAN CYPRESS)

COURTYARD TEXTURAL ACCENT (MIN. SIZE: 15 GAL.)
SUCH AS:
- BAMBUSA OLDHAMII (TIMBER BAMBOO)

RESIDENT GARDEN TREE (MIN. SIZE: 15 GAL.)
SUCH AS:
- DWARF CITRUS VARIETIES (LEMON, ORANGE, TANGERINGE, LIME)

SMALL GARDEN TREES (MIN. SIZE: 15 GAL.)
SUCH AS:
- GARRYA ELLIPTICA (COAST SILKTASSEL)
- CERCIS OCCIDENTALIS (WESTERN REDBUD)
- DODONEA VISCOSA (HOP BUSH)
- OSMANTHUS FRAGRANS (SWEET OLIVE)
- LAURUS NOBILIS (SWEET BAY)

SHRUBS, GROUNDCOVERS, & PERENNIALS (MIN. SIZE: PERENNIALS: 1 GAL., WOODY SHRUBS: 5 GAL.)
SUCH AS:
- MUHLENBERGIA RIGENS (DEER GRASS)
- MYOPORUM SPP. (MYOPORUM)
- NASELLA TENNUISSIMA (MEXICAN FEATHER GRASS)
- RIBES VIBURNIFOLIUM (EVERGREEN CURRANT)
- RHAPHIOLEPSIS SPP. (INDIAN HAWTHORN)
- SALVIA SPP. (SAGE)
- ARBUTUS UNEDO (DWF. MADRONE)
- BACCHARIS SPP. (COYOTE BRUSH)
- CALLISTEMON V. 'LITTLE JOHN' (DWF. BOTTLEBRUSH)
- FEIJOA SELLOWIANA (PINEAPPLE GUAVA)
- MAHONIA SPP. (OREGON GRAPE)
- GARRYA ELLIPTICA (COAST SILKTASSEL)
- LANTANA SPP. (TRAILING LANTANA)
- ALYOGYNE HUEGELII (BLUE HIBISCUS)
- CISTUS X. PURPUREUS (ORCHID ROCKROSE)
- FESTUCA IDAHOENSIS (IDAHOE FESCUE)
- DIETES VEGETA (FORTNIGHT LILY)
- FESTUCA O. GLAUCA (BLUE FESCUE)
- HARDENBERGIA SPP. (LILAC VINE)
- ELEAGNUS PUNGENS (SILVERBERRY)
- CAREX SPP. (CAREX)
- ROSEMARINUS SPP. (ROSEMARY)
- OSMANTHUS FRAGRANS (SWEET OLIVE)

FIRE-LANE GRASSES (MIN. SIZE: PLUGS)
SUCH AS:
- FESTUCA CALIFORNICA (CALIFORNIA FESCUE)
- FESTUCA O. GLAUCA (BLUE FESCUE)
- FESTUCA RUBRA (RED FESCUE)
- FESTUCA IDAHOENSIS (IDAHOE FESCUE)
- CAREX SPP. (CAREX)

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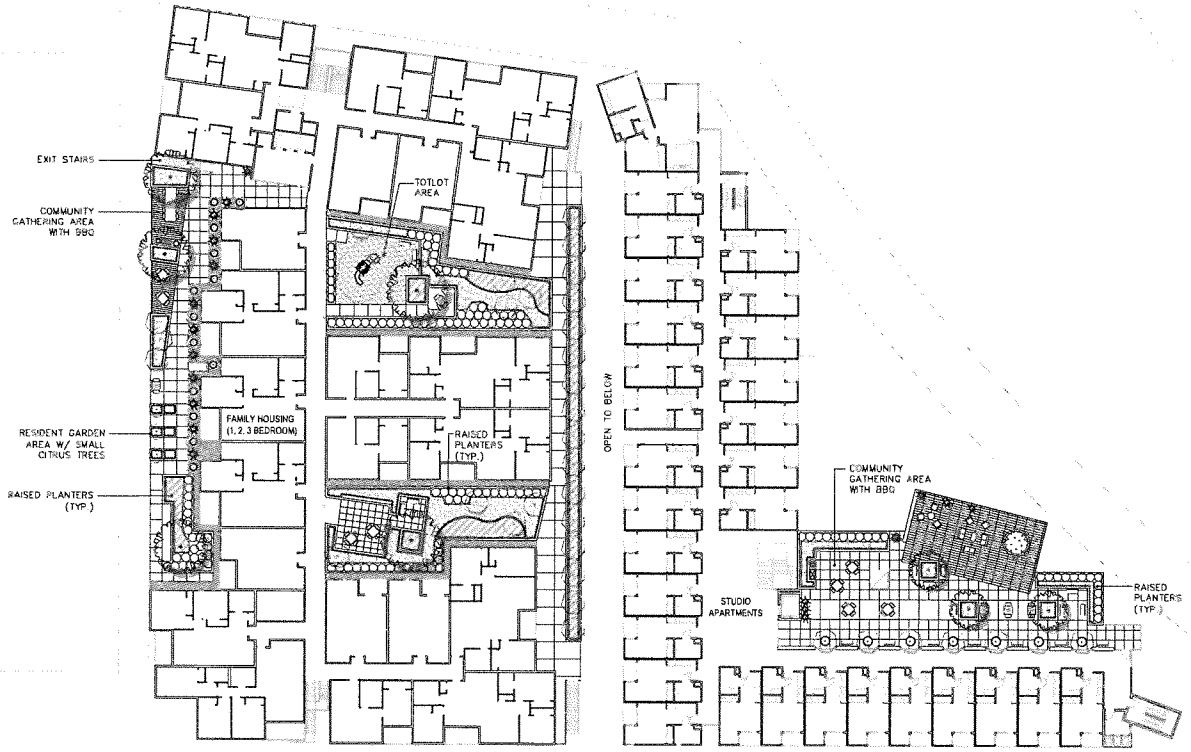
STUDIO E ARCHITECTS

IVY Landscape Architects, Inc.
1947 Fern Street
Suite 4
San Diego CA 92102
619.235.5360
619.235.5369 Fax
info@ivyla.com

Conceptual Landscape Plan - Level 1
Sunnyvale Armory

project number	21216
scale	
date	2013-03-25
drawn by	

L1.0



LEVEL 2 IRRIGATION

A. APPROXIMATELY 5,180 S.F.
B. 80% OF PLANTS SHALL BE LOW OR LOW/MOD. WATER-USE. 20% OF PLANTS SHALL BE MODERATE WATER-USE.
C. PLANTS SHALL BE GROUPED INTO HYDROZONES BASED ON WATER-USE AND SOLAR EXPOSURE.
D. LOW VOLUME DRIP AND BUBBLER IRRIGATION WILL BE USED IN LANDSCAPE AREAS.

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SUCH AS:
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- DWARF CITRUS VARIETIES (LEMON, ORANGE, TANGERINE, LIME)

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- CISTUS X. PURPUREUS (ORCHID ROCKROSE)
- FESTUCA IDAHOENSIS (IDAHOE FESCUE)
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- FESTUCA O. GLAUCA (BLUE FESCUE)
- FESTUCA RUBRA (RED FESCUE)
- FESTUCA IDAHOENSIS (IDAHOE FESCUE)
- CAREX SPP. (CAREX)

NORTH 0' 10' 20' 40'

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STUDIO E ARCHITECTS

Conceptual Landscape Plan - Level 2
Sunnyvale Armory

IVY
IVY Landscape Architects, Inc.
1947 Fern Street
Suite 4
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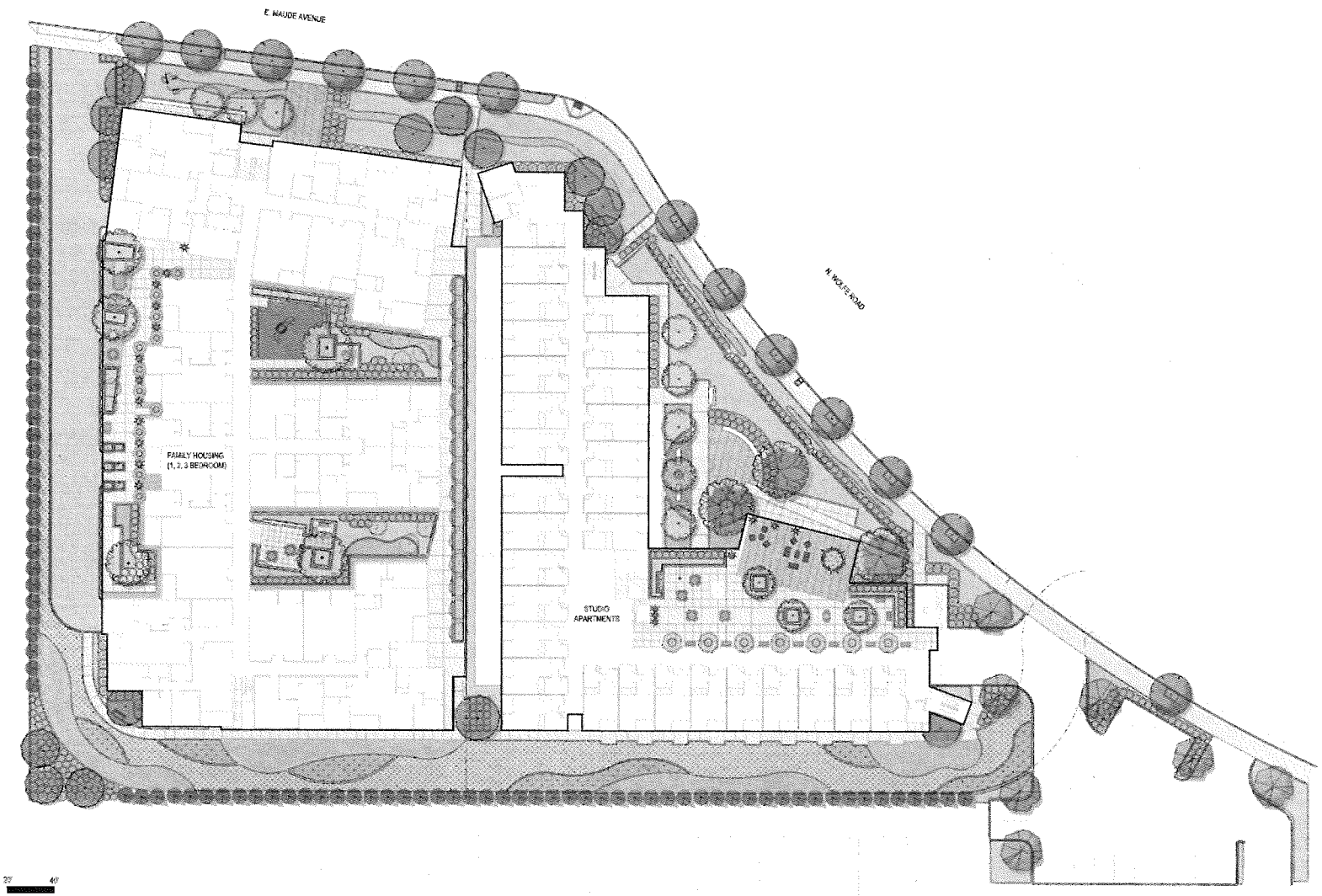
619.235.5360
619.235.5369 Fax
info@ivyla.com

project number	21216
scale	
date	2013-03-25
drawn by	

L1.1



0' 10' 20' 40'

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dbarchitect.com
461 second street loft 127
san francisco california 94107
v.415.896.6700 f.415.896.6103

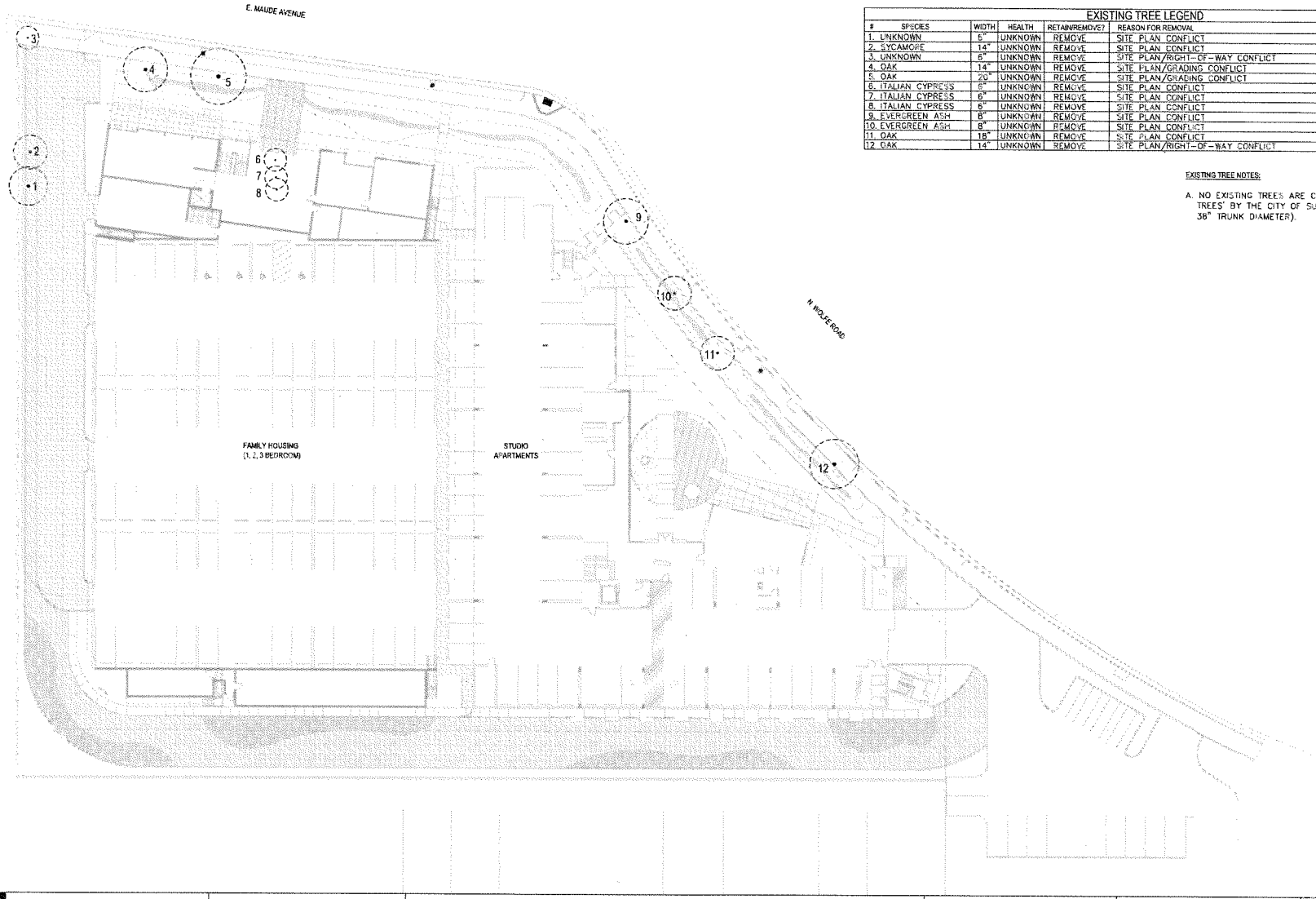
STUDIO E ARCHITECTS

Composite Landscape Plan - Level 1 & 2
Sunnyvale Armory

IVY
IVY Landscape Architects, Inc.
3947 Fern Street
Suite 4
San Diego CA 92102
619.235.5360
619.235.5368 Fax
info@ivyla.com

project number	21216
scale	
date	2013-03-25
drawn by	

L1.2



EXISTING TREE LEGEND

#	SPECIES	WIDTH	HEALTH	RETAIN/REMOVE?	REASON FOR REMOVAL
1.	UNKNOWN	5"	UNKNOWN	REMOVE	SITE PLAN CONFLICT
2.	SYCAMORE	14"	UNKNOWN	REMOVE	SITE PLAN CONFLICT
3.	UNKNOWN	6"	UNKNOWN	REMOVE	SITE PLAN/RIGHT-OF-WAY CONFLICT
4.	OAK	14"	UNKNOWN	REMOVE	SITE PLAN/GRADING CONFLICT
5.	OAK	20"	UNKNOWN	REMOVE	SITE PLAN/GRADING CONFLICT
6.	ITALIAN CYPRESS	6"	UNKNOWN	REMOVE	SITE PLAN CONFLICT
7.	ITALIAN CYPRESS	6"	UNKNOWN	REMOVE	SITE PLAN CONFLICT
8.	ITALIAN CYPRESS	6"	UNKNOWN	REMOVE	SITE PLAN CONFLICT
9.	EVERGREEN ASH	8"	UNKNOWN	REMOVE	SITE PLAN CONFLICT
10.	EVERGREEN ASH	8"	UNKNOWN	REMOVE	SITE PLAN CONFLICT
11.	OAK	18"	UNKNOWN	REMOVE	SITE PLAN CONFLICT
12.	OAK	14"	UNKNOWN	REMOVE	SITE PLAN/RIGHT-OF-WAY CONFLICT

EXISTING TREE NOTES:

A. NO EXISTING TREES ARE CONSIDERED 'PROTECTED TREES' BY THE CITY OF SUNNYVALE (ie OVER 38" TRUNK DIAMETER).

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STUDIO E ARCHITECTS

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San Diego CA 92102
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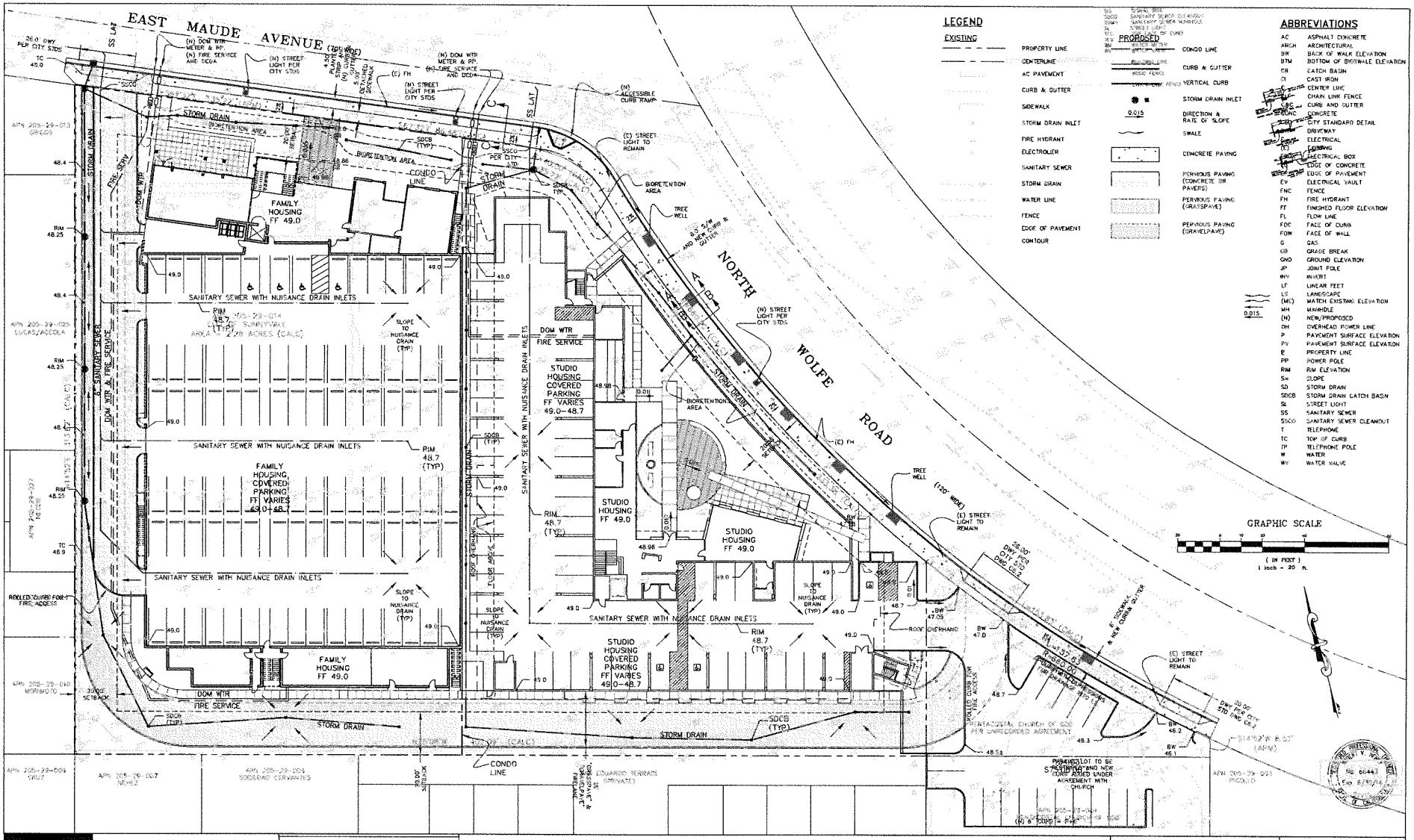
Existing Tree Plan
Sunnyvale Armory

project number	21216
scale	
date	2013-03-25
drawn by	

L2.0



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san francisco california 94107
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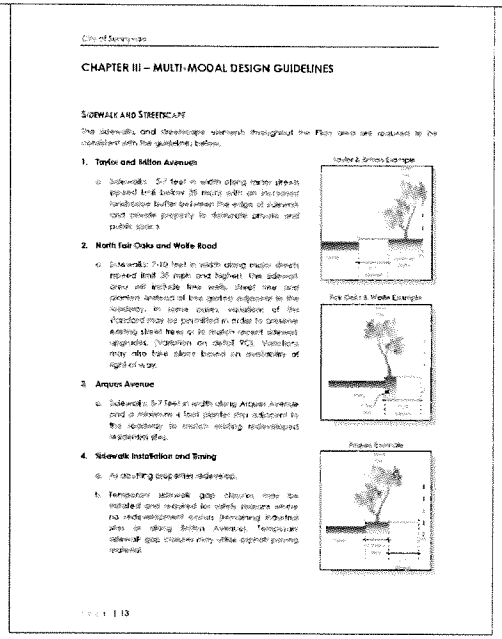
STUDIO E ARCHITECTS

Conceptual Grading & Drainage Plan
Sunnyvale Armory

project number	CEI 1904
scale	1"=20'
date	2013-03-28
drawn by	RVH

C1.1



City of Sunnyvale

CHAPTER III – MULTI-MODAL DESIGN GUIDELINES

SIDEWALK AND STREETSCAPE

The sidewalks and streetscape elements throughout the Flint area are required to be consistent with the guidelines below.

1. Taylor and Milton Avenues
   a. Sidewalks: 5-7 feet in width along major streets posted limit below 35 mph with an increased landscape buffer between the edge of sidewalk and private property to delineate private and public space.
2. North Fair Oaks and Wolfe Road
   a. Sidewalks: 7-10 feet in width along major streets posted limit 35 mph and higher. One sidewalk area will include tree wells. Street tree and planters instead of tree grates adjacent to the roadway. In some cases, variation of the standard may be permitted in order to preserve existing street trees or to match recent sidewalk upgrades. (Variation on detail 9C). Variations may also take place based on availability of right of way.
3. Arques Avenue
   a. Sidewalks: 5-7 feet in width along Arques Avenue and a minimum 4 foot planter strip adjacent to the roadway to match existing redevelopment residential sites.
4. Sidewalk Installation and Timing
   a. As abutting properties redevelop.
   b. Temporary sidewalk gap closures may be installed and required for safety reasons where no redevelopment exists (remaining industrial sites or along Sutton Avenue). Temporary sidewalk gap closures may utilize asphalt paving material.

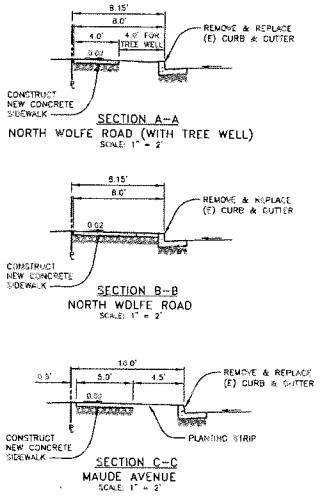
Taylor & Milton Example

Fair Oaks & Wolfe Example

Arques Example

Page 1 13

FAIR OAKS JUNCTION GUIDELINES



PROPOSED SIDEWALK SECTIONS

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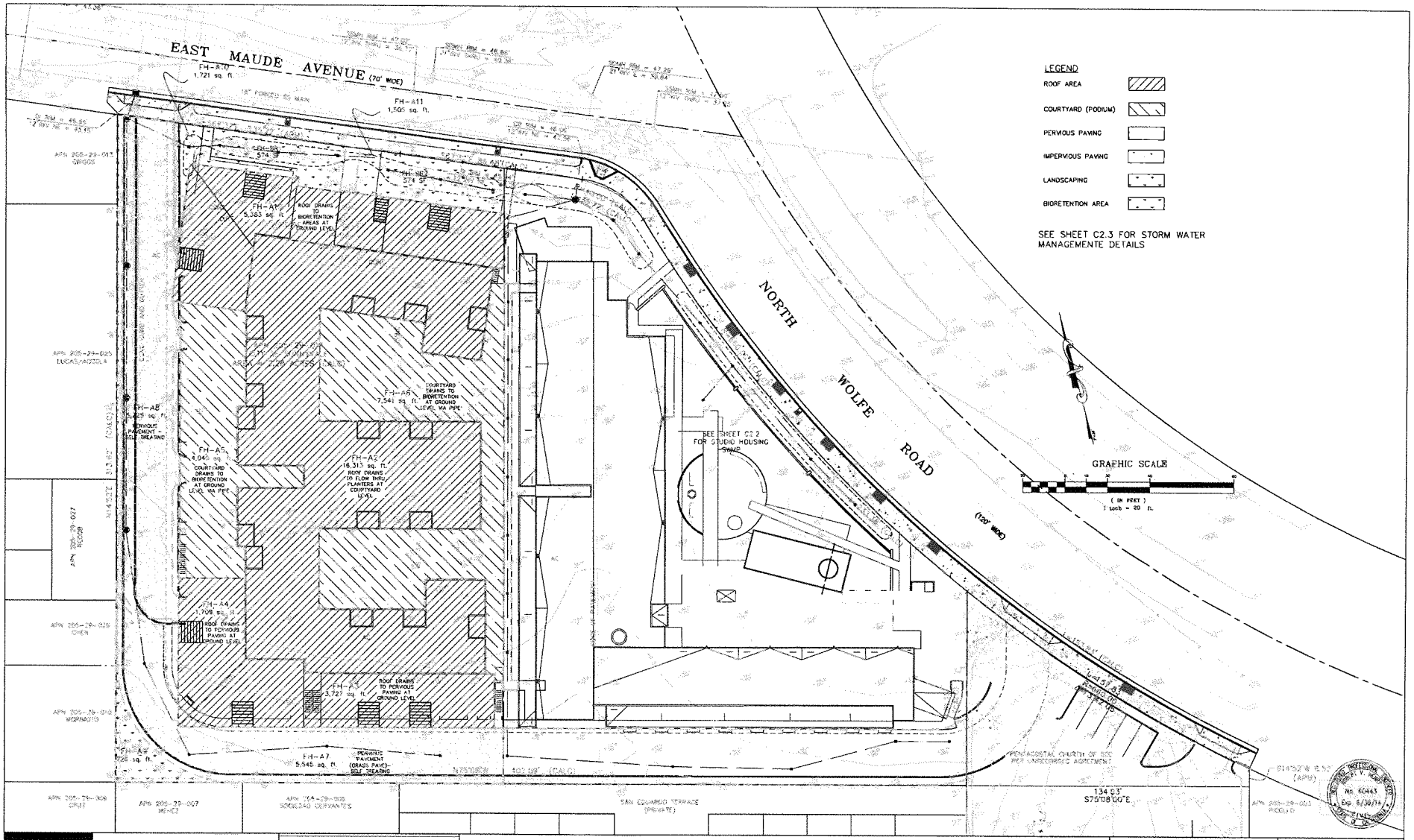
san francisco california 94107
v.415.896.6700 f.415.896.6103

STUDIO E ARCHITECTS

Conceptual Sections
Sunnyvale Armory

project number	CEI 1904
scale	1"=20'
date	2013-03-28
drawn by	RVH

C1.2



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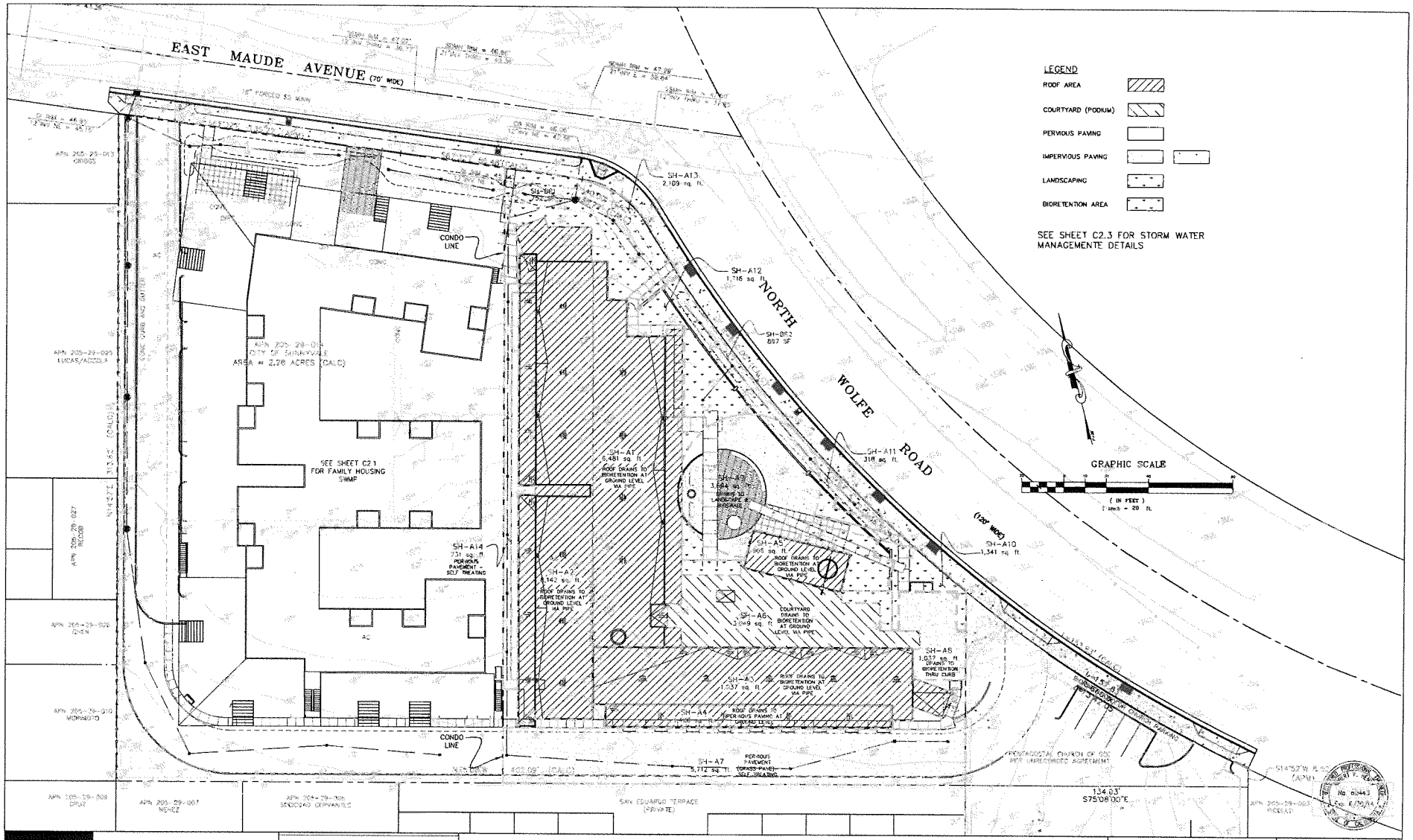
STUDIO E ARCHITECTS

Conceptual Storm Water Management Plan - Family Housing
Sunnyvale Armory

project number	CEI 1904
scale	1"=20'
date	2013-03-28
drawn by	RVH

C2.1



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C2.2

STORM WATER MANAGEMENT NOTES

1. THE STORM WATER MANAGEMENT MEASURES SHOWN HEREON ARE DESIGNED TO BE IN SUBSTANTIAL CONFORMANCE WITH MUNICIPAL REGIONAL STORM WATER PERMIT ORDER NO. R2-2009-0074 AND THE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-0009-DWQ.

2. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE IMPROVEMENTS ARE CONSTRUCTED AND MAINTAINED PURSUANT TO THE AFOREMENTIONED ORDERS.

3. PERCENT ALTERATION > 50% – THEREFORE NEED TO TREAT ALL NEW IMPERVIOUS AREAS TO THE MOST EXTENT PRACTICABLE.

4. MITIGATION IS DESIGNED TO BE ACHIEVED VIA VOLUME BASED METHODS BASED UPON "C.3 STORMWATER HANDBOOK" PUBLISHED BY SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP).

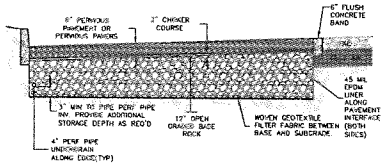
   A. VOLUME (WATER QUALITY CAPACITY) IS DETERMINED USING THE "ADAPTED CALIFORNIA STORMWATER BMP HANDBOOK APPROACH".
   B. FLOW/VOLUME IS DETERMINED USING THE 4% RULE.

5. THE BIORETENTION RETENTION BASINS ARE DESIGNED WITH A SUBDRAIN AND AN IMPERMEABLE LINER DUE TO LOW IN SITU SOIL PERMEABILITY AND A WATER TABLE LESS THAN 10 FT FROM THE BOTTOM OF THE SYSTEM. IN ADDITION, THE AREA IS IN THE CITY OF SUNNYVALE INFILTRATION EXCLUSION ZONE.

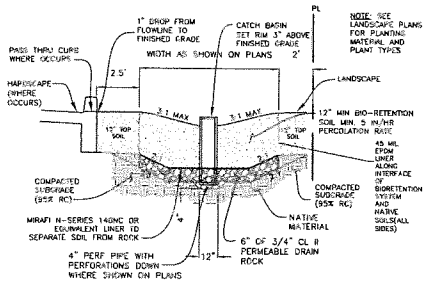
   A. THE CAPACITY OF THE SWALE IS DETERMINED BY ASSUMING BIORETENTION MEDIUM IS FULLY SATURATED AND SURFACE WATER IS STORED WITHIN BASIN.

6. THE PROJECT AREA IS WITHIN THE "CATCHMENTS DRAINING TO HARDENED CHANNEL AND/OR TIDAL AREAS" AREA SHOWN IN ATTACHMENT F OF THE AFOREMENTIONED MUNICIPAL REGIONAL STORM WATER PERMIT. AS SUCH, IT IS DETERMINED THE PROJECT IS NOT SUBJECT TO HYDROMODIFICATION (HMP) REQUIREMENTS.

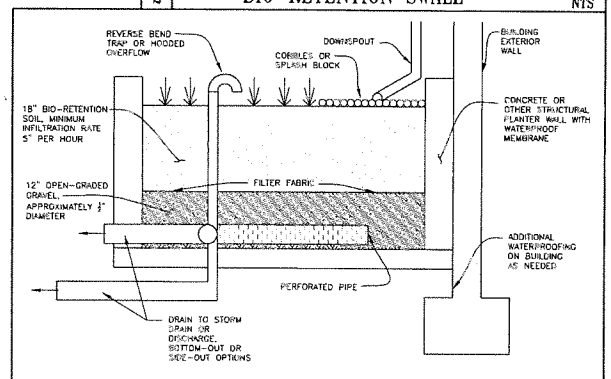
7. THE AREA OF DISTURBANCE IS MORE THAN ONE ACRE. AS SUCH, A DISCHARGE PERMIT (WDID#) FROM THE REGIONAL WATER QUALITY CONTROL BOARD IS REQUIRED. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE AFOREMENTIONED CONSTRUCTION GENERAL PERMIT REGARDING DISCHARGE OF WATER OFF SITE.



1 PERVIOUS CONCRETE



2 BIO-RETENTION SWALE NTS



3 FLOW-THROUGH PLANTER

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STUDIO E ARCHITECTS

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C2.3