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Planning Commission Submittal

CARMEL MIXED-USE

TITLE SHEET

T1.0

SUNNYVALE, CA

Carmel Partners
1000 Sansome, Suite 180
San Francisco, CA 94111
415.273.2900

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

PROJECT DATA

STREET ADDRESS:	The site is bounded by Aster Way, Clem Way, and S. Pancras Street.
GROSS SITE AREA:	Block C: .562 AC (24,479 SF) Block D: .712 AC (31,028 SF) Total Gross Site Area: 1.69 AC (55,506 SF)
EXISTING DOWNTOWN SPECIFIC PLAN LAND USE:	Mixed-Use - High-Density Residential / Retail
EXISTING ZONING:	Commercial Core District
BUILDING HEIGHT:	Top of Mech. Parapet - 55'-0" Max. height per Downtown Specific Plan 2003. (57'-8" max. proposed height)
GROSS AREA:	Block C: 180,011 GSF Block D: 84,695 GSF Total Gross Area 264,706 GSF (including Parking Structure)
PROPOSED UNITS:	158 Residential Units (unit mix is based on Residential Market Analysis Study Dated, Refer to Gross Plan Checklist)
ALLOWABLE DENSITY: PROPOSED DENSITY:	Downtown Specific Plan (Table 6.1) : N / A 158 Units / 1.69 AC = 93.8 DU / Gross Acre
RETAIL/RESTAURANT:	8,153 GSF

PARKING CALCULATION

REQUIRED PARKING

	# Units	Ratio	Total Required
1BR	83	1.5 Stalls / Unit	125 Stalls
2BR	75	2.0 Stalls / Unit	150 Stalls
	158		275 Stalls

ADA Calculation:	Total Required
Block C:	
2% Assigned	2 Stalls
5% Unassigned	5 Stalls
Block D:	
2% Assigned	2 Stalls
5% Unassigned	1 Stall
Total	10 Stalls

PARKING PROVIDED

Total Residential Assigned Provided:	160 Stalls (1.01 Stalls / Unit)
Total Residential Unassigned Provided:	74 Stalls (.50 Stalls / Unit)
Guest Unassigned Provided:	27 Stalls (.17 Stalls/Unit)
Total Provided	261 Stalls (1.77 Stalls / Unit)
Total Compact Provided:	99 Stalls 37.9% of Unassigned 36.6% of Assigned
Allowed Compact:	36.6% of Unassigned

	ADA	Compact (unassigned)	Compact (assigned)	Tandem (assigned)	Standard (assigned)	Standard (unassigned)	Subtotal
Block C Sub. Level 2	5	13	0	0	25	34	76
Block C Sub. Level 1	2	13	0	0	57	0	72
Block C Ground Level	2	0	0	0	0	28	32
Block D Sub. Level 1	1	18	3	6	33	0	61
Total	10 (4.0%)	44 (16.9%)	3 (1.3%)	6 (2.4%)	124 (52.7%)	54 (23.0%)	261 (100%)

UNIT SQUARE FOOTAGE SUMMARY

BLOCK C

Unit Description	Gross SF	Deck	Unit Count	Gross Total
P1-1 1BD / 1BA	684	44	26	18,884
P1-2 1BD / 1BA	738	47	15	10,821
P1-3 1BD / 1BA	718	33	6	4,308
P1-4 1BD / 1BA	763	69	4	3,152
P2-1 2BD / 2BA	1,030	69	1	1,030
P2-2 2BD / 2BA	1,088	35	12	13,056
P2-3 2BD / 2BA	1,187	69	-	-
P2-4 2BD / 2BA	1,127	69	4	4,508
P2-5 2BD / 2BA	1,072	69	4	4,288
P2-6 2BD / 2BA	1,080	69	-	-
P2-7 2BD / 2BA	1,080	69	-	-
TH-1 2BD / 2BA	1,426	0	5	7,130
TH-2 2BD / 2BA	1,473	0	1	1,473
			95	75,191

BLOCK D

Unit Description	Gross SF	Deck	Unit Count	Gross Total
P1-1 1BD / 1BA	684	44	12	8,352
P1-2 1BD / 1BA	738	47	-	-
P1-3 1BD / 1BA	718	33	-	-
P1-4 1BD / 1BA	763	69	-	-
P2-1 2BD / 2BA	1,030	69	12	12,360
P2-2 2BD / 2BA	1,088	35	2	2,174
P2-3 2BD / 2BA	1,187	69	4	4,748
P2-4 2BD / 2BA	1,127	69	-	-
P2-5 2BD / 2BA	1,072	69	-	-
P2-6 2BD / 2BA	1,080	69	4	4,320
P2-7 2BD / 2BA	1,080	69	6	6,732
TH-1 2BD / 2BA	1,426	0	-	-
TH-2 2BD / 2BA	1,473	0	-	-
			63	48,672

BLOCK C & D

Total Unit Count	158
1 BD / 1 BA	83 (47%)
2 BD / 2 BA	75 (53%)

BUILDING SQUARE FOOTAGE SUMMARY

BLOCK C

Subterranean Level 2:

Garage (SG)	31,814
Stair / Elev / Shafts	683
Total	32,497

Subterranean Level 1:

Garage (SG)	31,814
Stair / Elev / Shafts	383
Total	32,197

Level 1 (Grade):

Residential (R2)	6,806
Retail (M)	8,153
Garage (SG)	12,888
Community (A3)	1,884
Leasing (B)	1,288
Stair / Elev / Shafts	1,225
Total	30,534

Level 2 (Mezzanine):

Residential (R2)	2,813
Community (A3)	1,807
Stair / Elev / Shafts	1,221
Total	5,891

Level 3:

Residential (R2)	21,588
Community (A3)	1,080
Stair / Elev / Shafts	1,179
Total	23,831

Level 4:

Residential (R2)	22,488
Stair / Elev / Shafts	1,344
Total	23,834

Level 5:

Residential (R2)	22,488
Stair / Elev / Shafts	1,344
Total	23,834

Level 6:

Residential (R2)	19,269
Community (A3)	2,808
Stair / Elev / Shafts	1,185
Total	23,263

OCCUPANCY SUMMARY BLOCK C:

Residential Gross (R2)	94,272
Garage Gross (SG)	76,488
Retail Gross (M)	8,153

BLOCK D

Subterranean Level 1:

Garage (SG)	23,432
Stair / Elev / Shafts	409
Total	23,841

Level 1 (Grade):

Residential (R2)	14,392
Stair / Elev / Shafts	799
Total	15,191

Level 2:

Residential (R2)	14,799
Stair / Elev / Shafts	519
Total	15,265

Level 3:

Residential (R2)	14,799
Stair / Elev / Shafts	519
Total	15,265

Level 4:

Residential (R2)	14,617
Stair / Elev / Shafts	519
Total	15,136

OCCUPANCY SUMMARY BLOCK D:

Residential Gross (R2)	58,511
Garage Gross (SG)	23,432

OVERALL SQUARE FOOTAGE SUMMARY BLOCK C & D

Residential Gross (R2)	152,783
Garage Gross (SG)	99,920
Retail Gross (M)	8,153

RESIDENTIAL STORAGE CALCULATION

REQUIRED STORAGE UNITS

Number of storage units equals number of residential units:	158
Required Area :	200 sf/Unit

PROPOSED STORAGE UNITS (250 sf)

Block C Level:	No. of Storage Units
Subterranean Level 2	28
Subterranean Level 1	28
Levels 3-6 (7 units x 4 levels)	28
Block D Level:	
Subterranean Level 1:	13
Levels 1-4 (1 unit x 4 levels)	4
	101 (20 stacks)

BICYCLE STORAGE:

Required Bike Storage:	63 Bikes (0.4 Class I spaces / 1 Class I space per 4 units) Class I - secured lockers (0.4 Class II spaces / 1 Class II space per 10 units) Outdoor - racks
Block C Sub. Level 2	20 Class I Spaces 14 Class II Spaces
Block C Sub. Level 1	20 Class I Spaces 14 Class II Spaces
Total Provided Bike Storage:	40 Class I Spaces 28 Class II Spaces 68 Class Bike Spaces (.72 bikes/du)

OPEN SPACE

Required Landscape:	10% of Site Area
Provided Landscape:	23% of Site Area
BLOCK C Softscape Area:	2,789
BLOCK D Softscape Area:	2,542
Total Softscape Area:	5,329
BLOCK C Hardscape Area:	6,965
BLOCK D Hardscape Area:	4,141
Total Hardscape Area:	11,106
*Hardscape does not include private decks	
Total Landscape Area:	16,711 (30% of Site Area)
BLOCK C Private Open Space:	5,262
BLOCK D Private Open Space:	1,472
Total Private Open Space:	6,734
Ground Level Amenities:	9,290
Second Level Amenities:	2,500
Total Amenity Area:	11,790
Provide Open Space:	27,735 sf (500 sf/du)
Required Open Space:	50 sf/du

LOT COVERAGE

BLOCK C Lot Coverage:	31,181
BLOCK D Lot Coverage:	21,969
Total Lot Coverage:	53,148 (77% of Site Area)

CARMEL MIXED-USE

PROJECT DATA

SUNNYVALE, CA

Carmel Partners
1850 Sansome, Suite 150
San Francisco, CA 94111
415.273.2900

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.861.2133
ktgy.com

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CODE ANALYSIS

SUNNYVALE, CA

TI.2

Carmel Partners
1850 Sonoma, Suite 150
San Francisco, CA 94111
415.273.2500

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.561.2133
ktgy.com

PROJECT LOCATION

Vicinity Map - n.t.s.

Aerial Plan - n.t.s.

CARMEL MIXED-USE

OVERALL MASTER PLAN

SUNNYVALE, CA

SP1.0

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1950 Sansome, Suite 150
San Francisco, CA 94111
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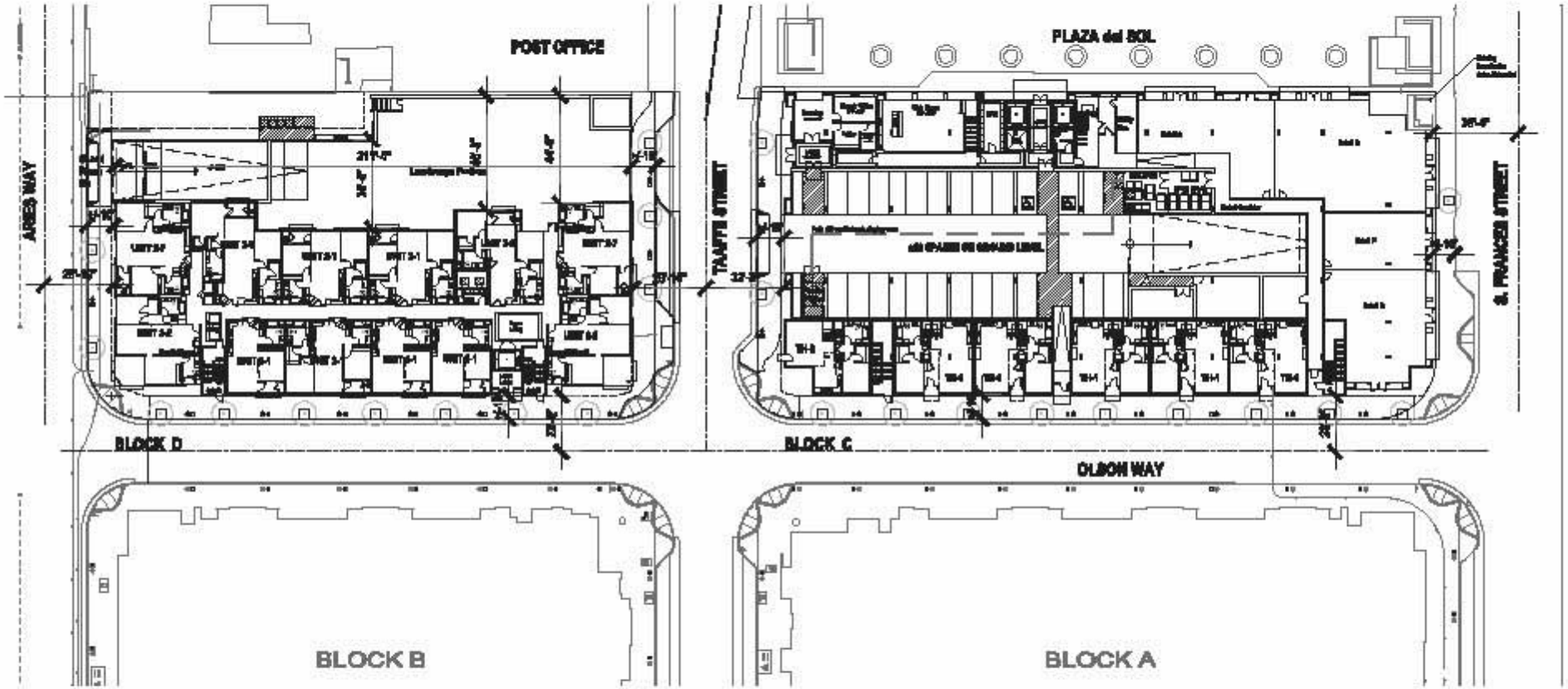

Refer to Civil Sheets C1-C3 for all site dimensions, setbacks, property lines, and materials.
Refer to Landscape Sheets L1.1 for Street Plantings and Street Trees.

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ARCHITECTURAL SITE PLAN

SP1.1

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Carmel Partners
1600 Sansome, Suite 150
San Francisco, CA 94111
415.273.2000

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Irvine, CA 92614
949.561.2133
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Image 1

Image 2

Image 3

Image 4

Image 5

Image 6

Image 7

Image 8

Context Map

Image 9

Image 10

Image 11

Image 12

CARMEL MIXED-USE

CONTEXT AND SITE IMAGERY

SP1.2

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San Francisco, CA 94111
415.273.2600

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Architecture+Planning
17922 Fitch
Irvine, CA 92614
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PLAZA del SOL

OLSON WAY

*Refer to Landscape Sheets for tree species, placement, and paving patterns

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STREETSCENES

SUNNYVALE, CA

A1.0

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PLAZA del SOL

*Refer to Landscape Sheets for tree species, placement, and paving patterns

CARMEL MIXED-USE

BLOCK C ELEVATIONS

SUNNYVALE, CA

A1.1

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*Refer to Landscape Sheets for tree species, placement, and paving patterns

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BLOCK C ELEVATIONS

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A1.2

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S. FRANCES STREET

*Refer to Landscape Sheets for tree species, placement, and paving patterns

CARMEL MIXED-USE

BLOCK C ELEVATIONS

A1.3

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*Refer to Landscape Sheets for tree species, placement, and paving patterns

CARMEL MIXED-USE

BLOCK C ELEVATIONS

A1.4

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1000 Sansome, Suite 100
San Francisco, CA 94111
415.273.2800

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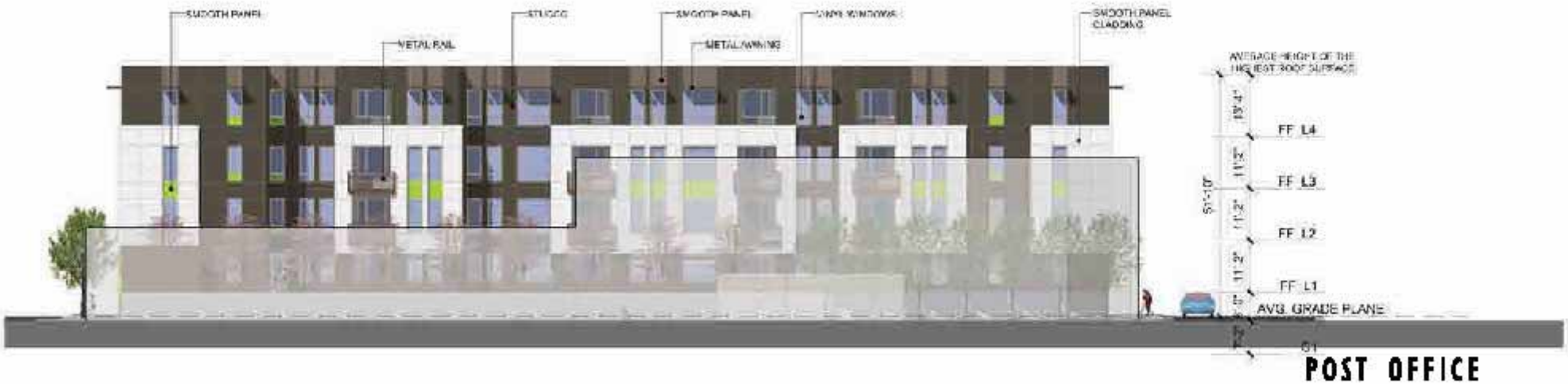

POST OFFICE

OLSON WAY

*Refer to Landscape Sheets for tree species, placement, and paving patterns

CARMEL MIXED-USE

BLOCK D ELEVATIONS

A1.5

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1000 Sansome, Suite 100
San Francisco, CA 94111
415.273.2800

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17922 Fitch
Irvine, CA 92614
949.851.2133
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TAAFFE STREET

ARIES WAY

***Refer to Landscape Sheets for tree species, placement, and paving patterns**

CARMEL MIXED-USE

BLOCK D ELEVATIONS

A1.6

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1000 Sansome, Suite 100
San Francisco, CA 94111
415.273.2800

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Irvine, CA 92614
949.851.2133
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Key Map N.T.S.

1. Plaza del Sol Perspective from S. Frances Street

CARMEL MIXED-USE

CONCEPTUAL PERSPECTIVES

A1.7

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San Francisco, CA 94111
415.273.2800

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Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
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Key Map N.T.S.

1. Plaza del Sol Perspective from Taaffe Street

2. Retail Frontage along S. Frances Street

CARMEL MIXED-USE

CONCEPTUAL PERSPECTIVES

A1.8

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San Francisco, CA 94111
415.273.2800

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17922 Fitch
Irvine, CA 92614
949.851.2133
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Key Map N.T.S.

1. Streetscene Perspective from Olson Way and Aries Way

2. Block D Perspective from Olson Way

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CONCEPTUAL PERSPECTIVES

A1.9

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San Francisco, CA 94111
415.273.2800

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17922 Fitch
Irvine, CA 92614
949.851.2133
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Key Map N.T.S.

1. Block D Courtyard Perspective from Taaffe Street

2. Townhome Street Presence Along Olson Way

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CONCEPTUAL PERSPECTIVES

A1.10

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San Francisco, CA 94111
415.273.2800

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Irvine, CA 92614
949.851.2133
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Key Map N.T.S.

1. Block D Residential Entry Perspective

2. Block C Residential Entry Perspective

CARMEL MIXED-USE

CONCEPTUAL PERSPECTIVES

A1.11

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San Francisco, CA 94111
415.273.2800

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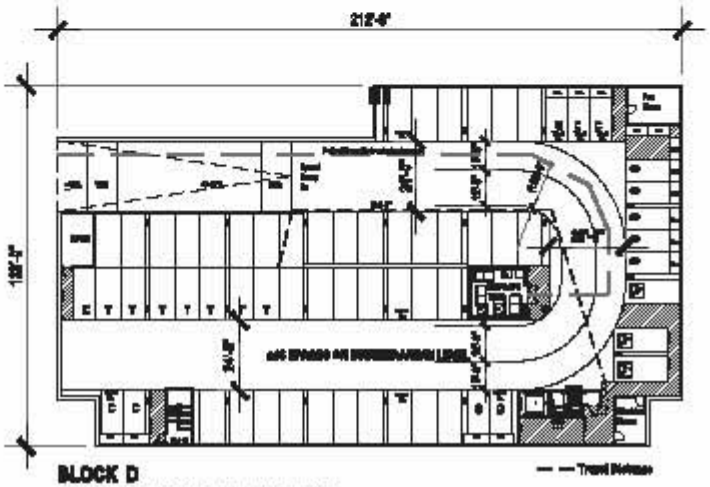
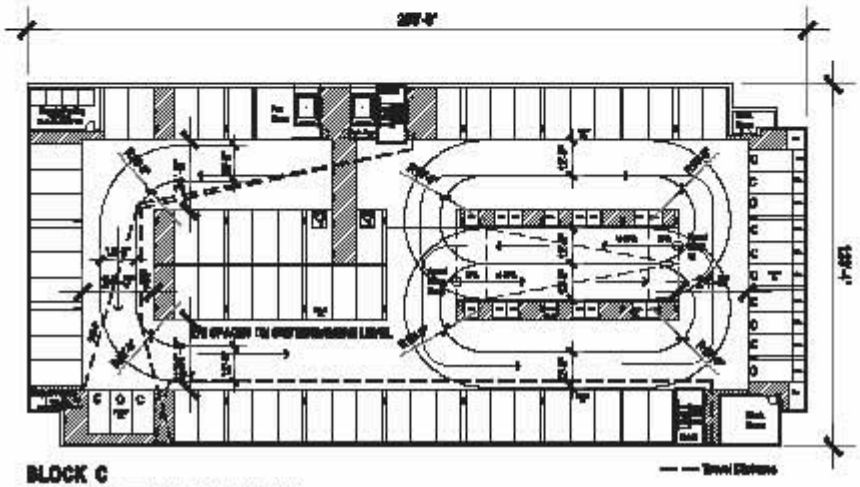


BLOCK D
SUBTERRANEAN LEVEL P1 PLAN



BLOCK C
SUBTERRANEAN LEVEL P1 PLAN

CARMEL MIXED-USE

SUBTERRANEAN LEVEL P1 PLAN A2.1

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San Francisco, CA 94111
415.273.2990

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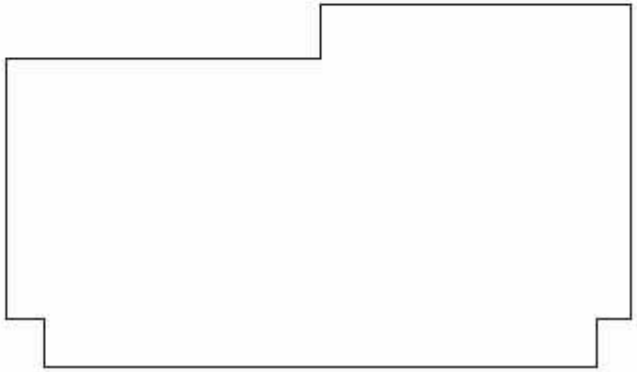
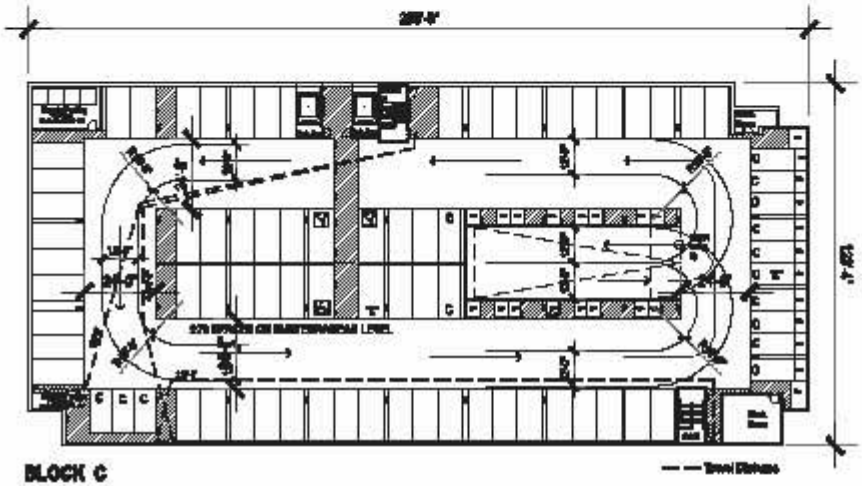


BLOCK D



BLOCK C
SUBTERRANEAN LEVEL P2 PLAN

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SUBTERRANEAN LEVEL P2 PLAN A2.0

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San Francisco, CA 94111
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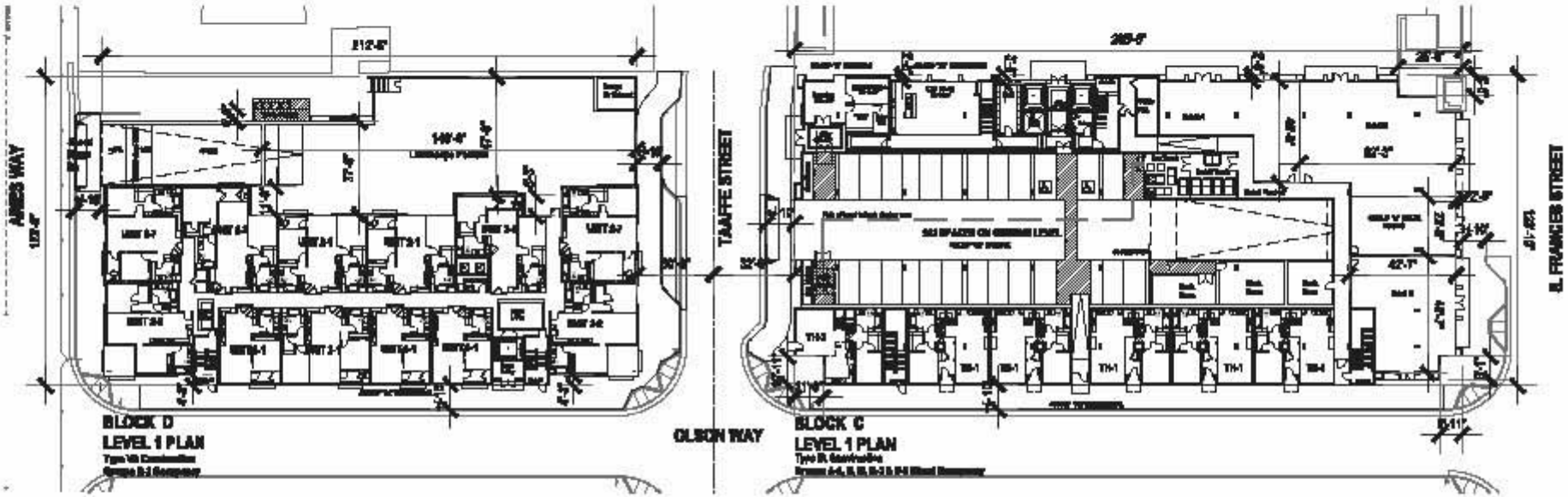

Refer to Civil Sheets C1-C3 for all site dimensions, setbacks, property lines, and materials.
Refer to Landscape Sheets L1.1 for Street Plantings and Street Trees.

CARMEL MIXED-USE

LEVEL 1 BLDG. PLAN

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A2.2

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1600 Sansome, Suite 150
San Francisco, CA 94111
415.273.2000

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17922 Fitch
Irvine, CA 92614
949.861.2133
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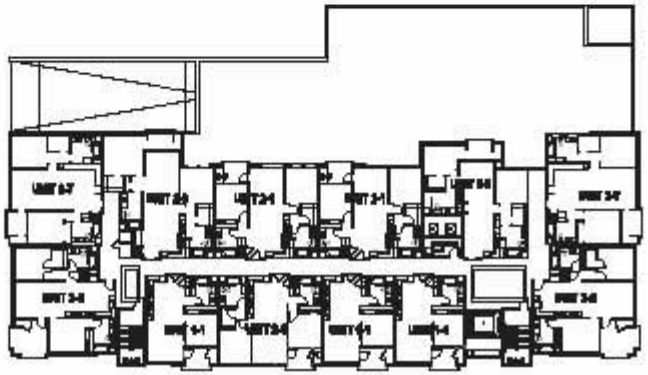
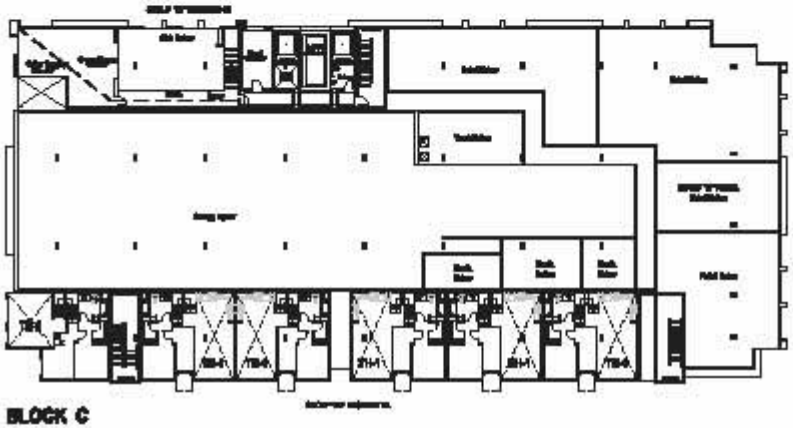


BLOCK D
LEVEL 2 PLAN



BLOCK C
LEVEL 2 PLAN

CARMEL MIXED-USE

LEVEL 2 BLDG. PLAN

A2.3

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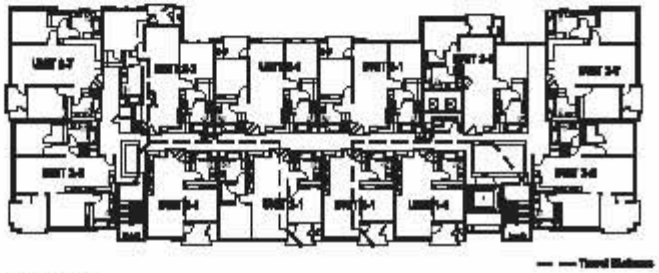
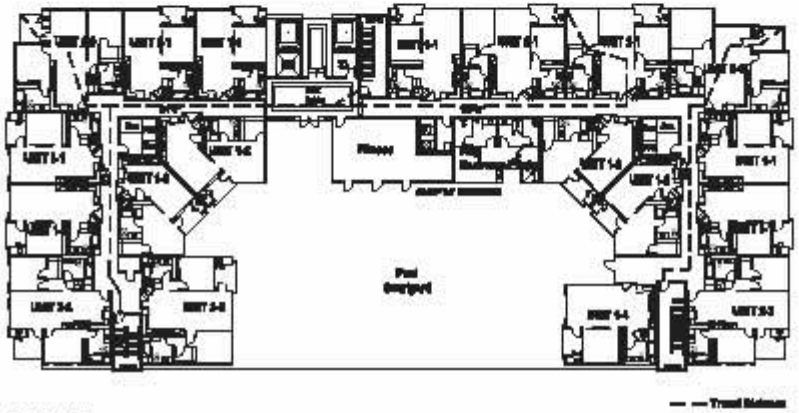


BLOCK D
LEVEL 3 PLAN



BLOCK C
LEVEL 3 PLAN

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LEVEL 3 BLDG. PLAN

A2.4

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San Francisco, CA 94111
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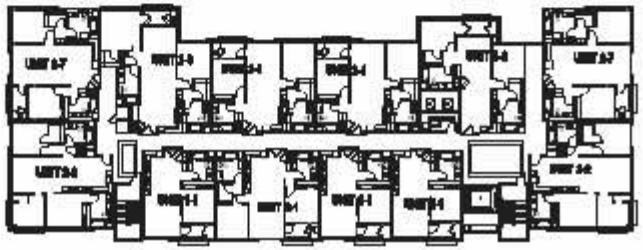
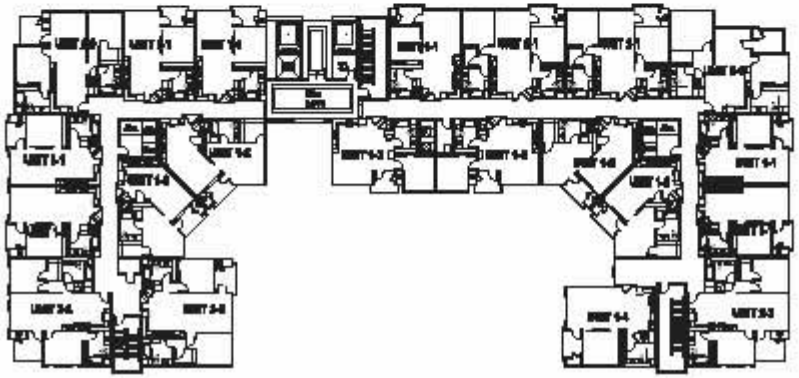
Irvine, CA 92614
949.861.2133
ktgy.com



BLOCK D
LEVEL 4 PLAN



BLOCK C
LEVEL 4 PLAN

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LEVEL 4 BLDG. PLAN

A2.5

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San Francisco, CA 94111
415.273.2000

SUNNYVALE, CA

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.261.2133
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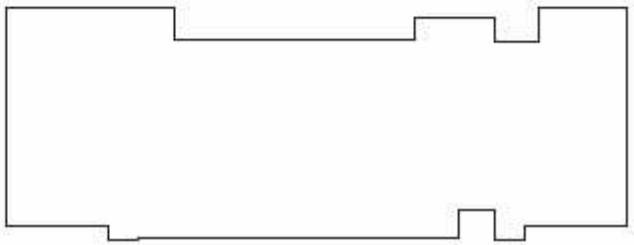
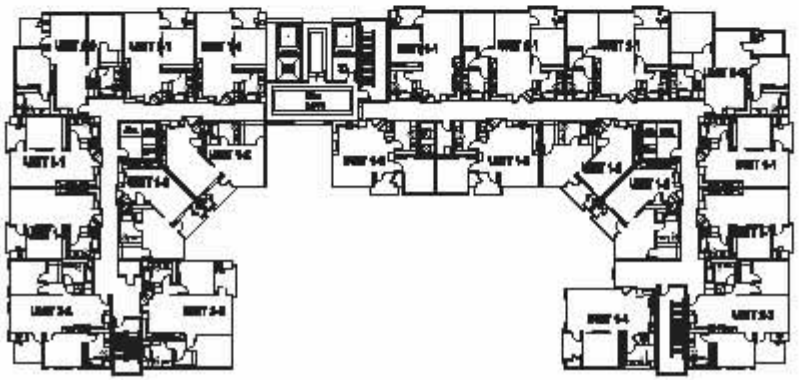


BLOCK D



BLOCK C
LEVEL 5 PLAN

CARMEL MIXED-USE

LEVEL 5 BLDG. PLAN

A2.6

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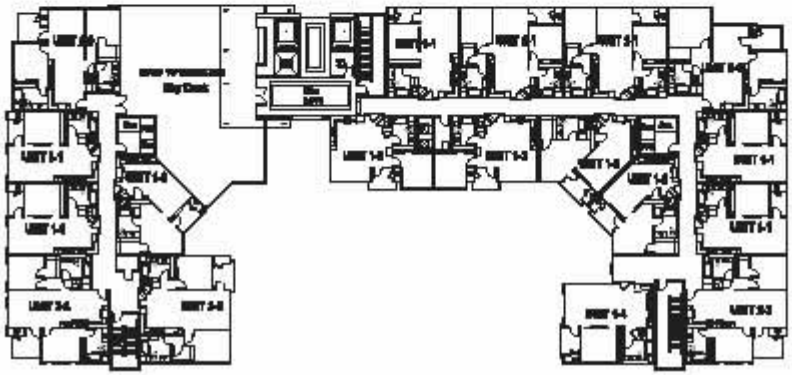
ktgy.com



BLOCK C
LEVEL 6 PLAN
Type III Construction
Groups A-2 & B-2 Mixed Occupancy

CARMEL MIXED-USE

LEVEL 6 BLDG. PLAN

A2.7

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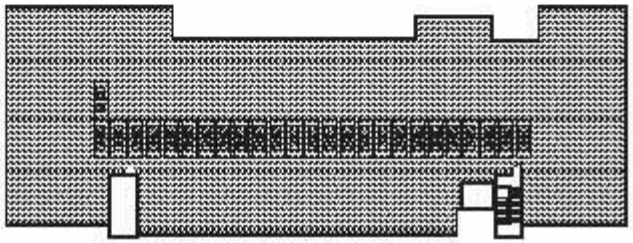

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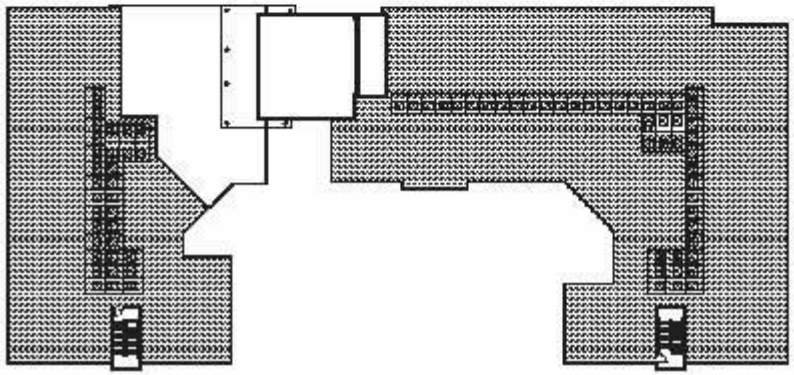

BLOCK C

CARMEL MIXED-USE

ROOF PLAN

A2.8

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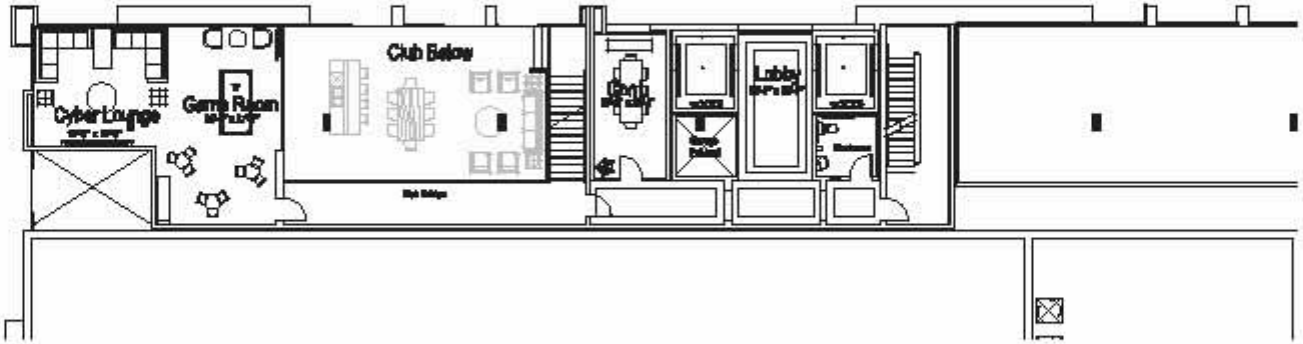
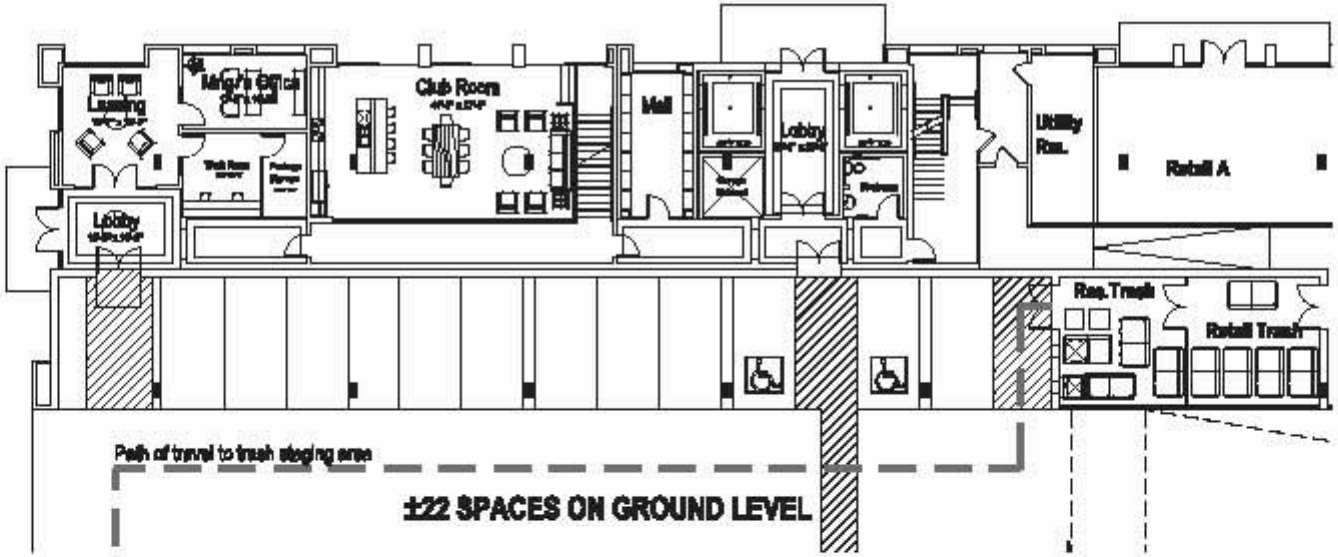


SECOND LEVEL

+/-1045 usf



GROUND LEVEL

+/-3060 usf

CARMEL MIXED-USE

AMENITY PLANS

SUNNYVALE, CA

A2.9

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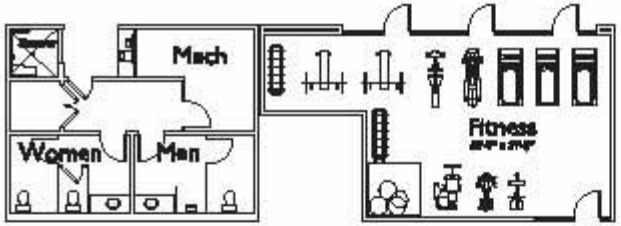

GROUND LEVEL

Fitness:	+/- 779 nsf
Pool/Restroom:	+/- 527 nsf

CARMEL MIXED-USE

AMENITY PLANS

SUNNYVALE, CA

A2.10

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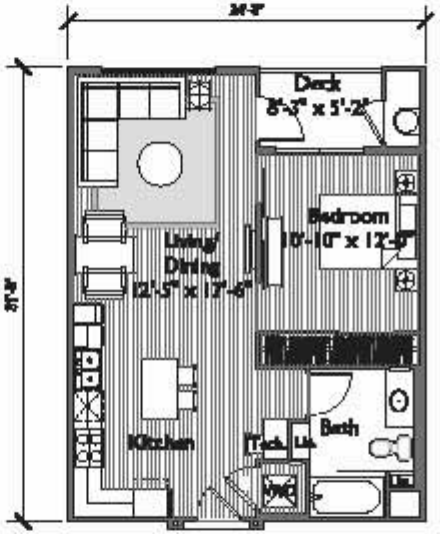
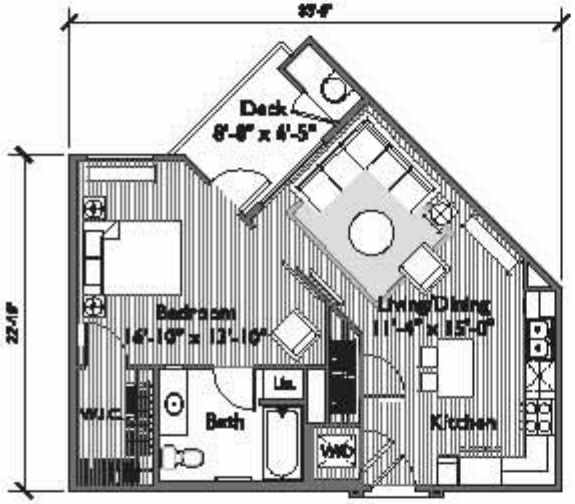
ALT. BALCONY
CONFIGURATION
Balcony 68 sf



UNIT 1-1

1BR/1BA
+/-496 sf
Balcony 44 sf



UNIT 1-2

1BD/1BA
+/-724 sf
Balcony 56 sf

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UNIT PLANS

SUNNYVALE, CA

A3.0

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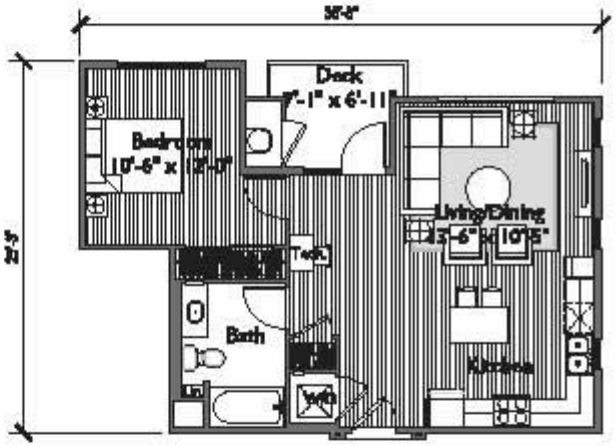
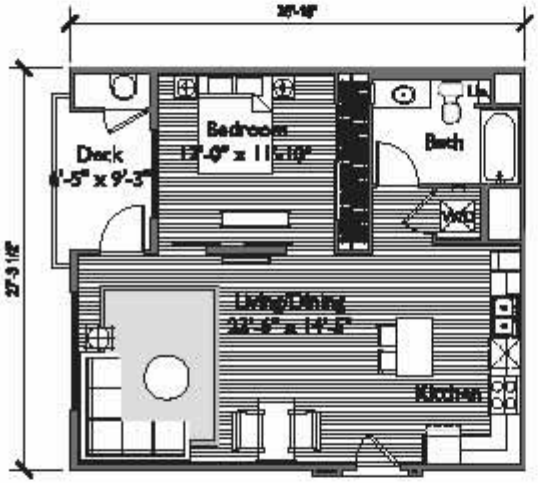


UNIT 1-3

1BD/1BA
+/-718 sf
Balcony 54 sf



UNIT 1-4

1BD/1BA
+/-783 sf
Balcony 41 sf

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UNIT PLANS

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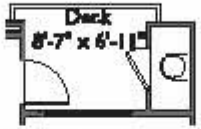
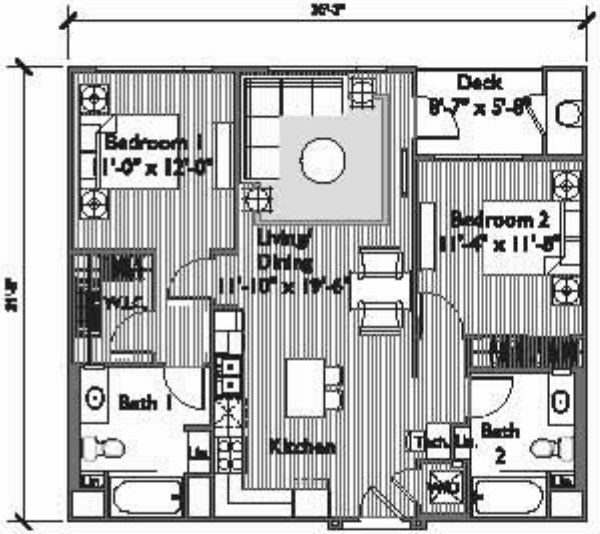
A3.1

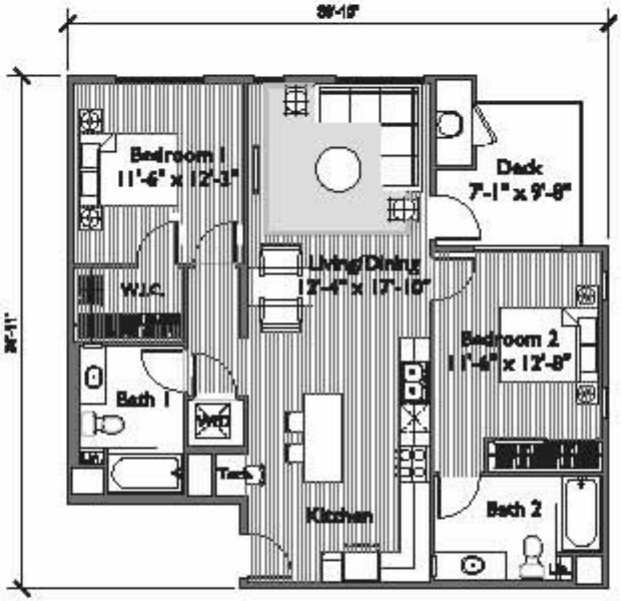


ALT. BALCONY CONFIGURATION
Balcony 59 sf



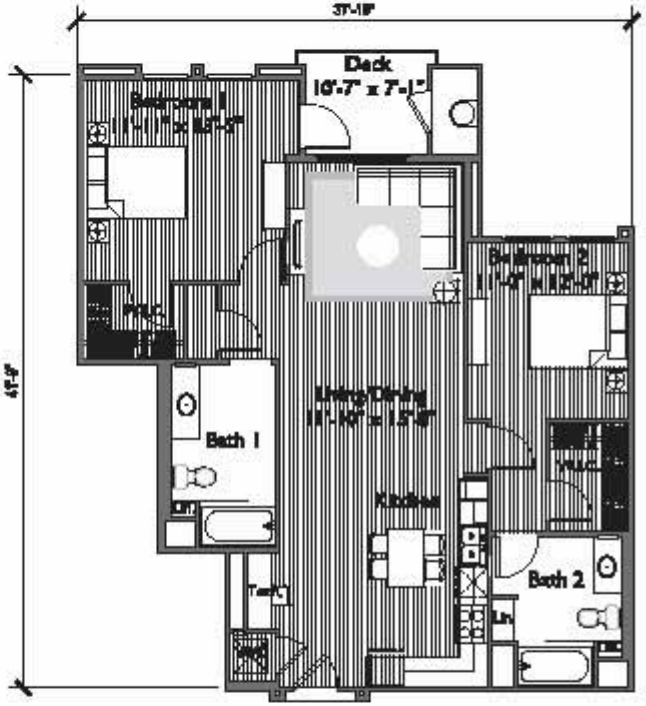
UNIT 2-1

2BD/2BA
+/-1030 sf
Balcony 59 sf



UNIT 2-2

2BD/2BA
+/-1084 sf
Balcony 85 sf



UNIT 2-3

2BD/2BA
+/-1240 sf
Balcony 59 sf

CARMEL MIXED-USE

UNIT PLANS

SUNNYVALE, CA

A3.2

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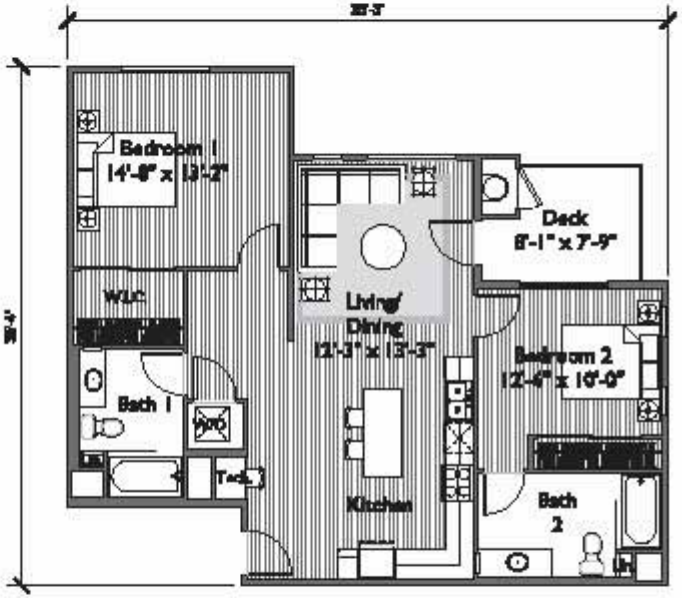
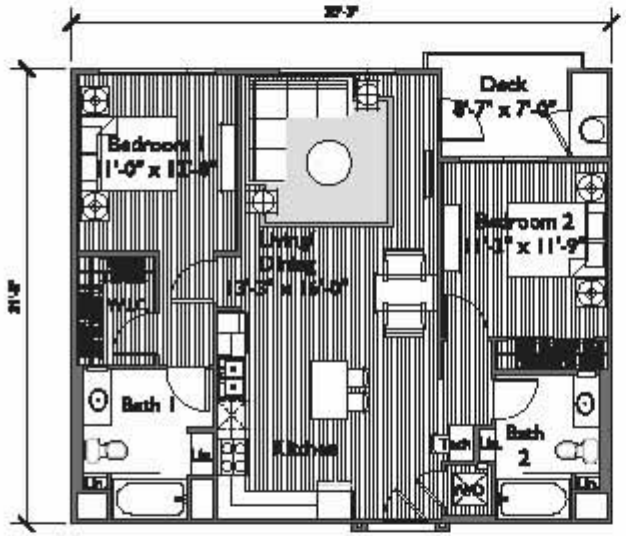


UNIT 2-4

2BD/2BA
+/-1127 sf
Balcony 56 sf



UNIT 2-5

2BD/2BA
+/-1072 sf
Balcony 62 sf

CARMEL MIXED-USE

UNIT PLANS

SUNNYVALE, CA

A3.3

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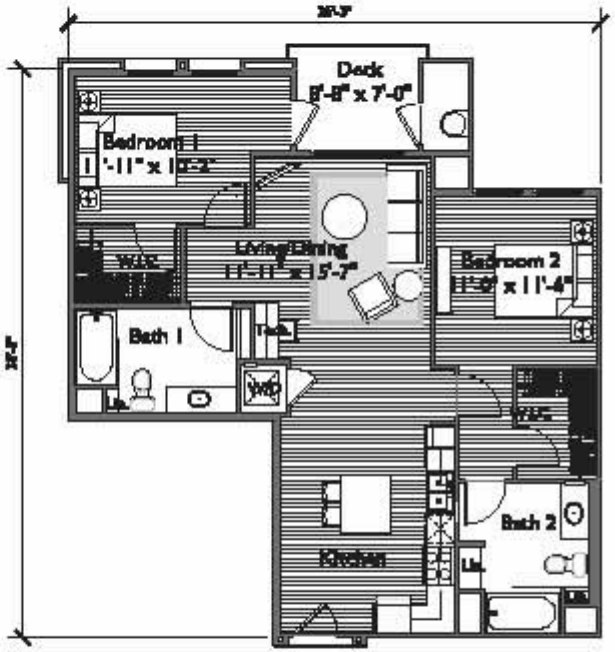
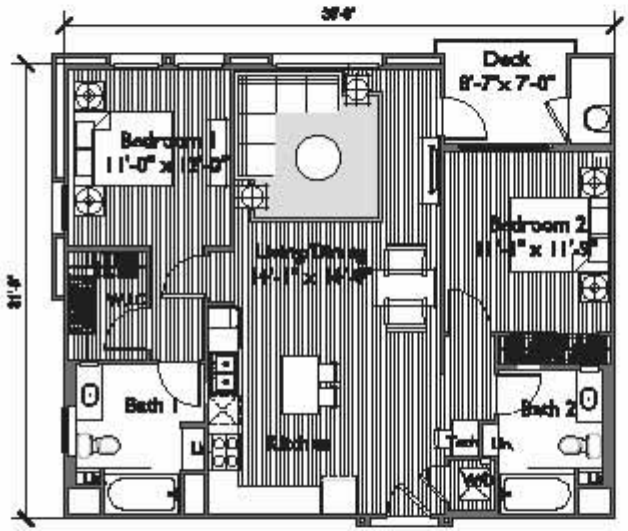


UNIT 2-6

2BD/2BA
+/-1089 sf
Balcony 59 sf



UNIT 2-7

2BD/2BA
+/-1099 sf
Balcony 59 sf

CARMEL MIXED-USE

UNIT PLANS

SUNNYVALE, CA

A3.4

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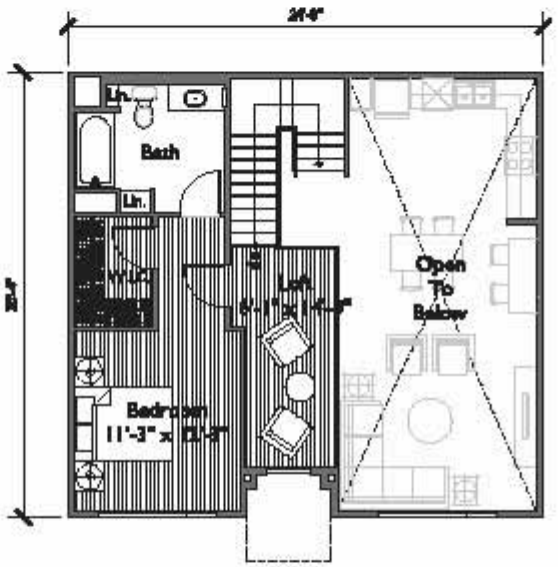
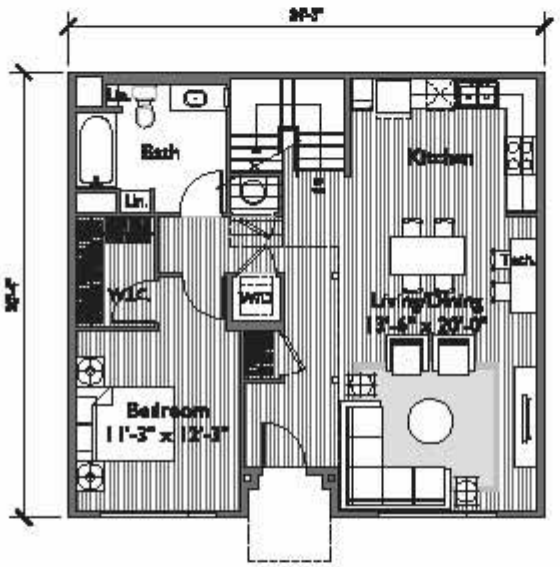


UNIT TH-I

Second Floor

2BD/2BA + LOFT

(+/- 454 sf)



UNIT TH-I

First Floor

2BD/2BA + LOFT

(+/- 972 sf)

+/- 1,426 sf Total

CARMEL MIXED-USE

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UNIT PLANS

SUNNYVALE, CA

A3.5

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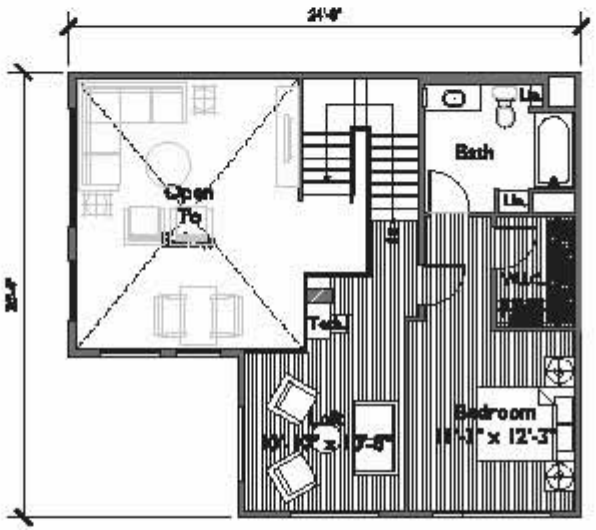
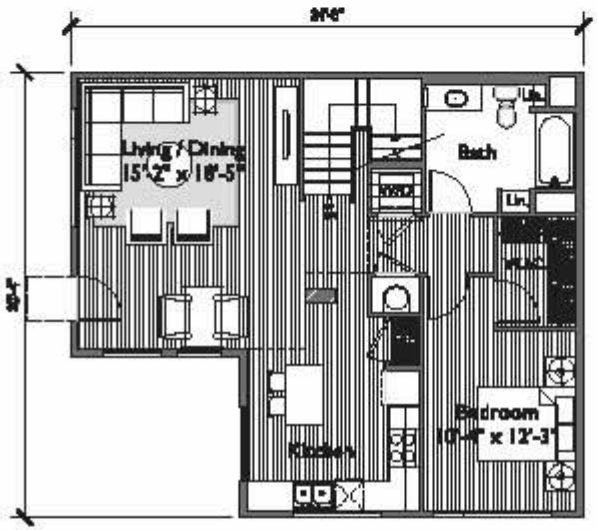


UNIT TH-2

Second Floor

2BD/2BA + LOFT
(+/- 534 sf)



UNIT TH-2

First Floor

2BD/2BA + LOFT
(+/- 939 sf)
+/- 1,473 sf Total

CARMEL MIXED-USE

UNIT PLANS

SUNNYVALE, CA

A3.6

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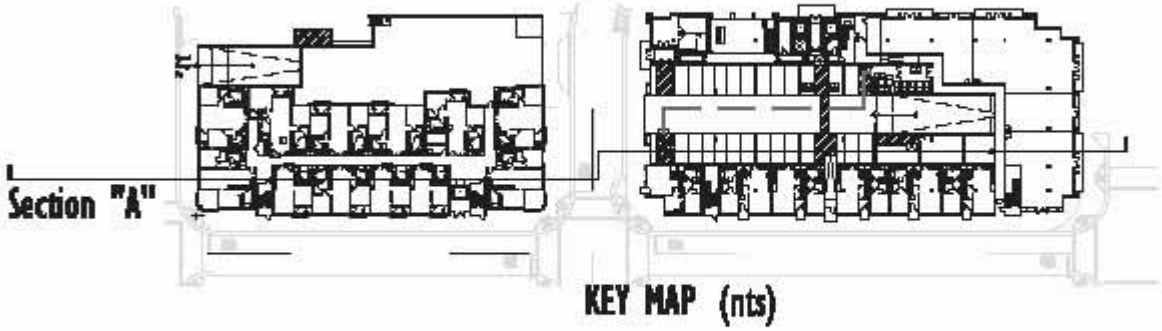

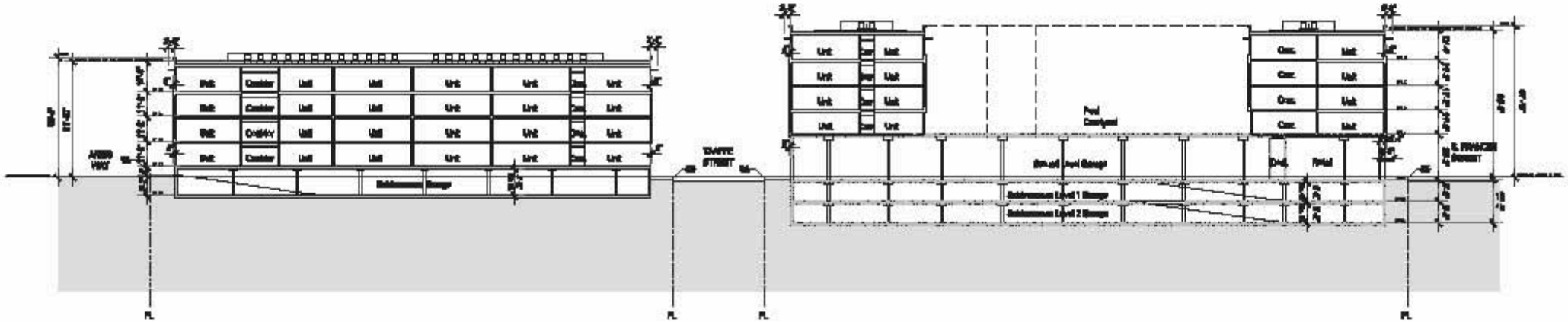

SECTION "A"

CARMEL MIXED-USE

BUILDING SECTION

A4.0

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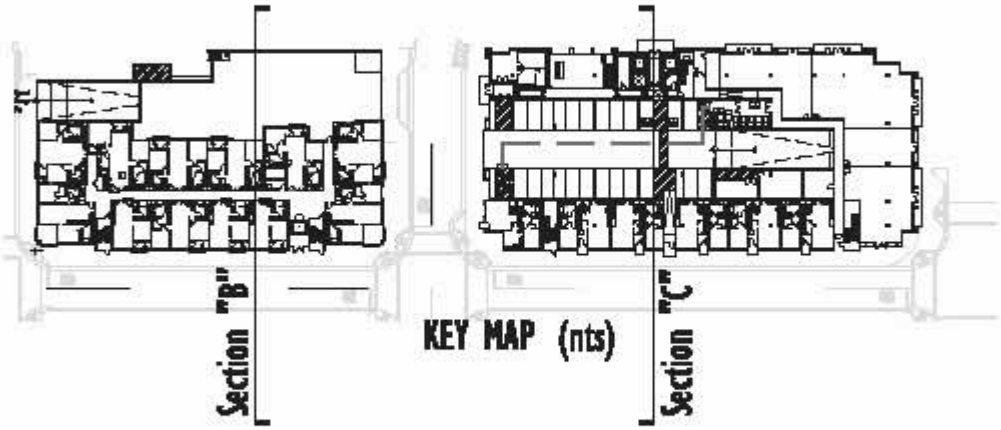

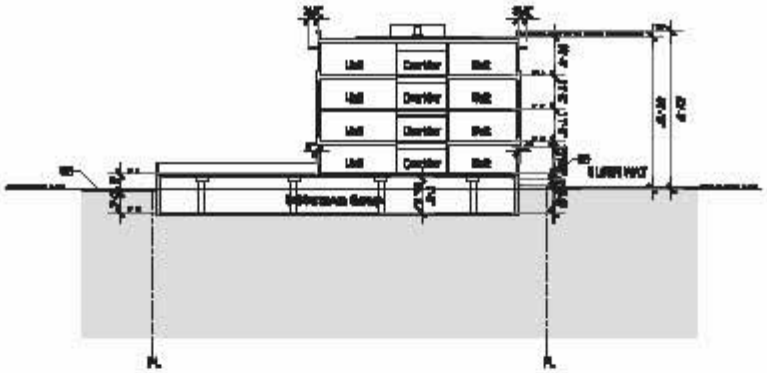

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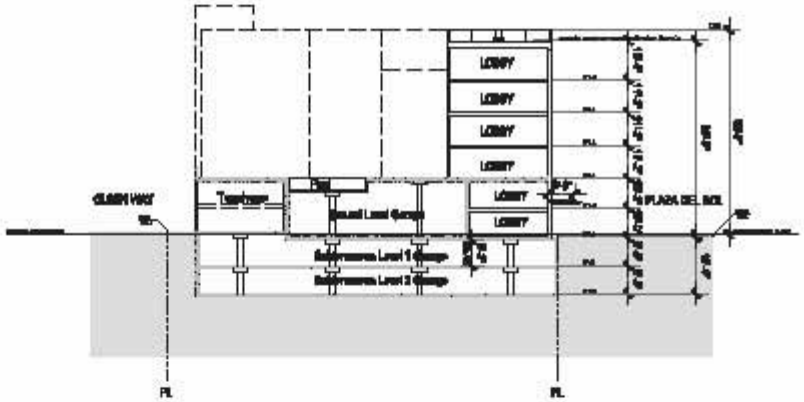

SECTION "C"

CARMEL MIXED-USE

BUILDING SECTION

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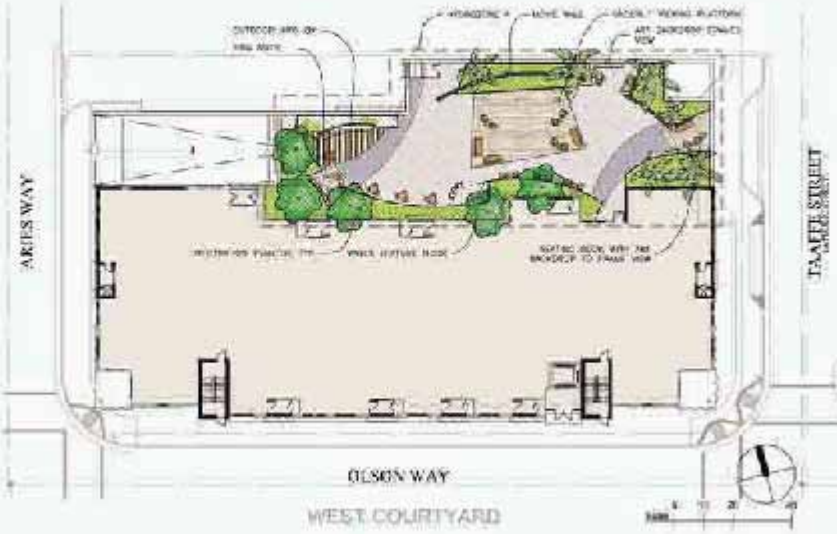
A4.1



SUSTAINABLE LANDSCAPE PRACTICES

THE SURROUNDING ENVIRONMENT AND THE LOCAL SITE CONDITIONS ARE THE UNDERLYING FOUNDATION OF A SUSTAINABLE LANDSCAPE DESIGN WHICH SEEKS TO CREATE MULTI-SENSORY OUTDOOR SPACES FOR ITS USERS.

SUSTAINABLE STRATEGIES INCLUDE CONSERVING WATER AND ENERGY USE, SUPPORTING HEALTHY SOIL, REDUCING POLLUTANTS, REMEDIATE AND TREATING POTABLE AND RECLAIMED STORMWATER RUNOFF, AND ENHANCING HABITAT TO THE EXTENT.

PLANTING DESIGN

PLANTS ARE LOW MAINTENANCE, LOW WATER USE, ACCLIMATION CLIMATE ADAPTED SPECIES.
IN THE SUCCULENT BEDS THERE THEY ARE ONLY THE HYDROZONED SHADE ON THE FRONT EXPOSURES, SUN AND SHADE. IN THE DESIGN DRAWINGS THOSE WILL BE REPEATED AND SEPARATED.

THE PLANTING CHARACTER EMPHASIZES FORM, TEXTURE AND TEXTURE CONTRASTS IN BOTH SHADE AND SUNNY SPACES. USE OF COLOR IS SUBTLE, DEPENDING PLANTS GROWTH FOCAL POINTS

PRELIMINARY PLANT PALETTE - HYDROZONE A - SHADY EXPOSURE

BOTANIC NAME	COMMON NAME	WATER USE	COMMENTS
TREES			
ACER PALMATUM	JAPANESE MAPLE	MED	
CORNUS NUTTALLII	DOGWOOD	MED	
SHRUBS			
ARCTOSTAPHYLOS SPP.	VARIES	LOW	
CEANOTHUS SPP.	VARIES	LOW	
FRANGULA SPP.	VARIES	LOW	
ILEX SPP.	VARIES	LOW	
MAHONIA SPP.	VARIES	LOW	CALIFORNIA NATIVE
SARCOCOCCA SPP.	SWEETBOX	LOW	
GROUNDCOVERS			
MAHONIA REPENS	CREEPING HOLLY GRAPE	LOW	CALIFORNIA NATIVE
SEDUM SPP.	SEDUM	LOW	CALIFORNIA NATIVE
VINES			
LONICERA SPP.	HONEYSUCKLE	LOW	

ALL PLANTS ARE LOW MAINTENANCE, LOW WATER USE, DROUGHT TOLERANT, SUBTROPICAL, TEMPERATE CLIMATE, SOURCED OF WATER USE DATA INCLUDE THE CALIFORNIA DEPARTMENT OF WATER RESOURCES WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES (LOCAL SPECIMENS HERE)

THIS LIST IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PALETTE, BUT DOES NOT INCLUDE THE EXACT SPECIES WHICH WILL BE CONSULTED

EXISTING TREES

FOR THE DESIGN TEAM, REFERENCE REPORT PREPARED BY THE SUNNYVALE TOWN CENTER ON 10-31-07 FOR EXISTING TREES ON THIS SITE WILL BE PRESERVED

IRRIGATION DESIGN INTENT

1. THE IRRIGATION SYSTEM IS INTENDED TO PROVIDE WATER USE TO THE LOWEST PRACTICAL AMOUNT. IT IS INTENDED TO PROVIDE PLANTS THE NEW DRAINAGE AND SPECIFICATIONS
2. PLANTS ARE ORGANIZED IN HYDROZONES WHICH HAVE SIMILAR WATER NEEDS AND EXPOSURES. SUBMETER METERS WILL BE USED TO PROVIDE SHORT HYDROZONE SEPARATE VALVES ARE USED TO PROVIDE TIMES NEW DEEP INFREQUENT WATER FOR CANOPIES.
3. THE SYSTEM INCORPORATES HIGH QUALITY EFFICIENCY, WATER CONSERVING COMPONENT AND REPORTS WITH BOND WITH OF MAINTENANCE HOURS AND ALERTS WHEN VALVES MAY CONTINUE STEADY FLOWS AND BUBBLES. BACKFLOW PROTECTION WILL BE PROVIDED AT THE POINT OF CONNECTION
4. A SMART WEATHER BASED CONTROLLER WITH A RAINSENSOR WILL CONSIDER SOLAR AND TEMPERATURE DATA AND AUTOMATICALLY ADJUSTS THE WATERING SCHEDULE.
5. THE IRRIGATION SYSTEM WILL COMPLY WITH AMPLE THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

PRELIMINARY PLANT PALETTE - HYDROZONE B - SUNNY EXPOSURE

BOTANIC NAME	COMMON NAME	WATER USE	COMMENTS
TREES			
[illegible] SPP.	[illegible]	LOW	
[illegible] SPP.	WESTERN REDBUD	LOW	CALIFORNIA NATIVE
[illegible]	MEDITERRANEAN FAN PALM	LOW	
[illegible]	[illegible]	LOW	
[illegible]	[illegible]	LOW	
SHRUBS			
ARCTOSTAPHYLOS SPP.	[illegible]	LOW	
AGAVE SPP.	AGAVE	LOW	
ALOE SPP.	ALOE	LOW	
[illegible]	[illegible]	LOW	
[illegible]	[illegible]	LOW	
[illegible]	MEXICAN FEATHER GRASS	LOW	
YUCCA SPP.	YUCCA	LOW	
GROUNDCOVERS			
FESTUCA SPP.	FESCUE	LOW	CALIFORNIA NATIVE
VINES			
VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	LOW	CALIFORNIA NATIVE

SOURCE OF WATER USE DATA INCLUDE THE CALIFORNIA DEPARTMENT OF WATER RESOURCES WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES (LOCAL SPECIMENS HERE)

THIS LIST IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PALETTE, BUT DOES NOT INCLUDE THE EXACT SPECIES WHICH WILL BE CONSULTED

CARMEL MIXED-USE

PRELIMINARY COURTYARD PLANS & LANDSCAPE DOCUMENTATION

L1.0

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415.273.2900

SUNNYVALE, CA

PGA design

CARMEL MIXED-USE

STREET LEVEL WITH PRELIMINARY PLAZA ALTERNATIVES

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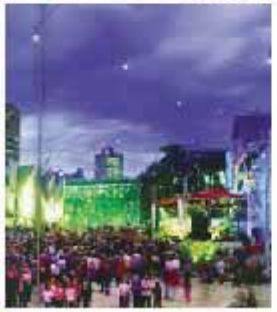
PGA design



PLAZA EDGE

POOL EDGE

EAST COURTYARD

WEST COURTYARD

CARMEL MIXED-USE

INSPIRATION

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L1.2

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PGA design

SEATING

PLANTING

BACKDROPS

GATES

PLAY

CARMEL MIXED-USE

AMENITIES

L1.3

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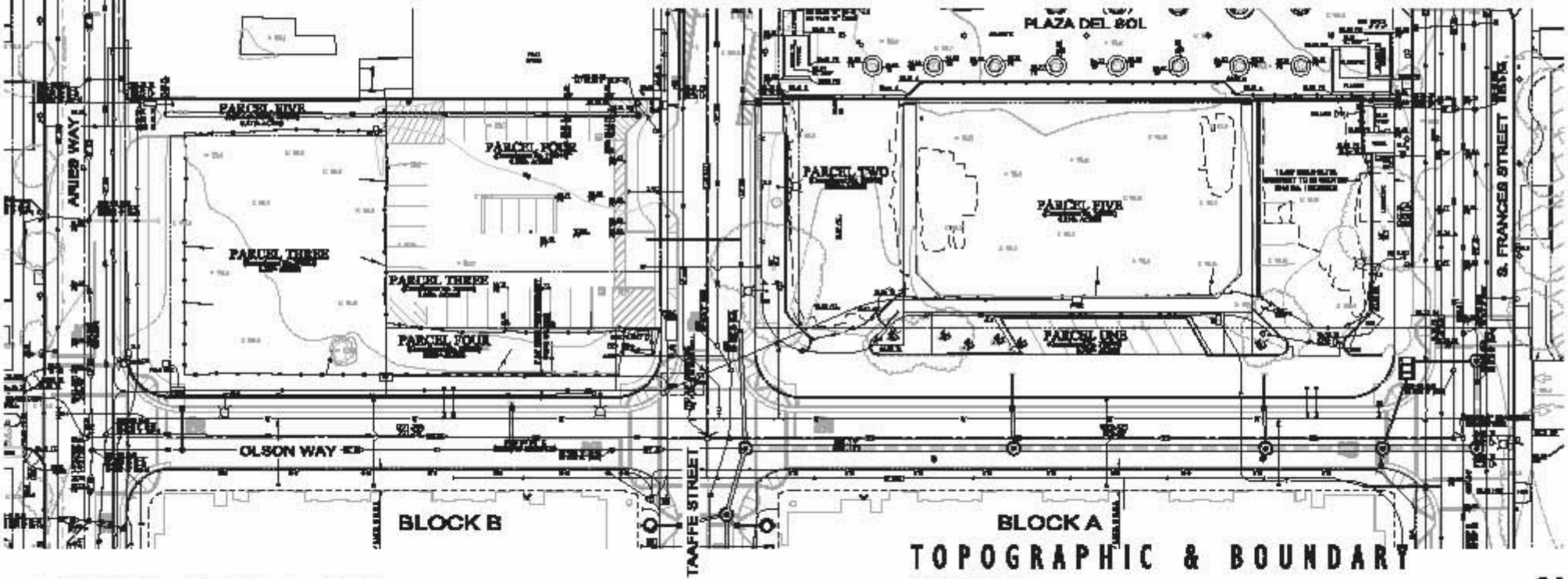
SUNNYVALE, CA

PGA design

ABBREVIATIONS

LEGEND

NOTES



TOPOGRAPHIC & BOUNDARY SURVEY

CARMEL MIXED-USE

SUNNYVALE, CA

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San Francisco, CA 94111
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KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.

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Irvine, CA 92614
949.851.2133
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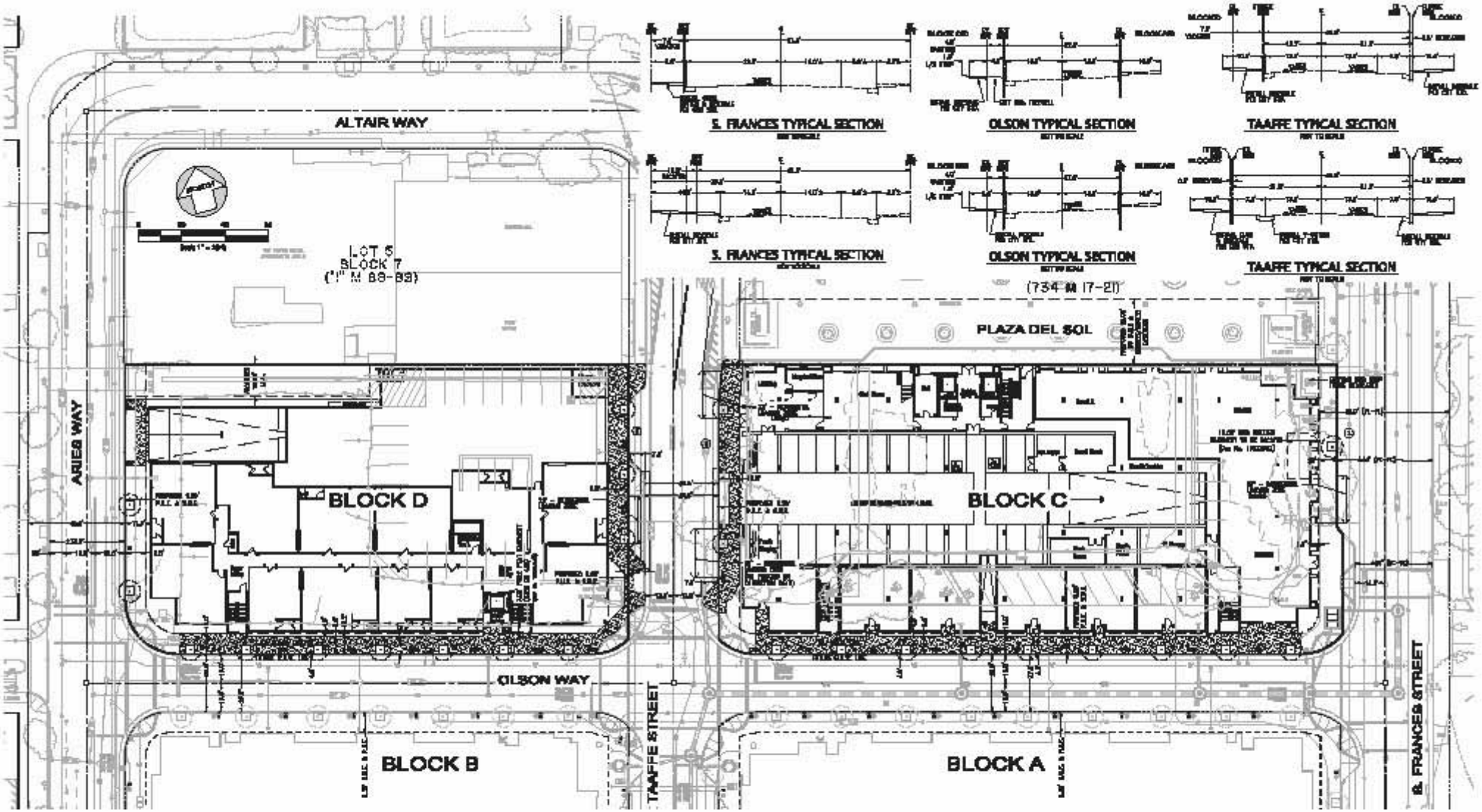


CARMEL MIXED-USE

CONCEPTUAL SITE PLAN

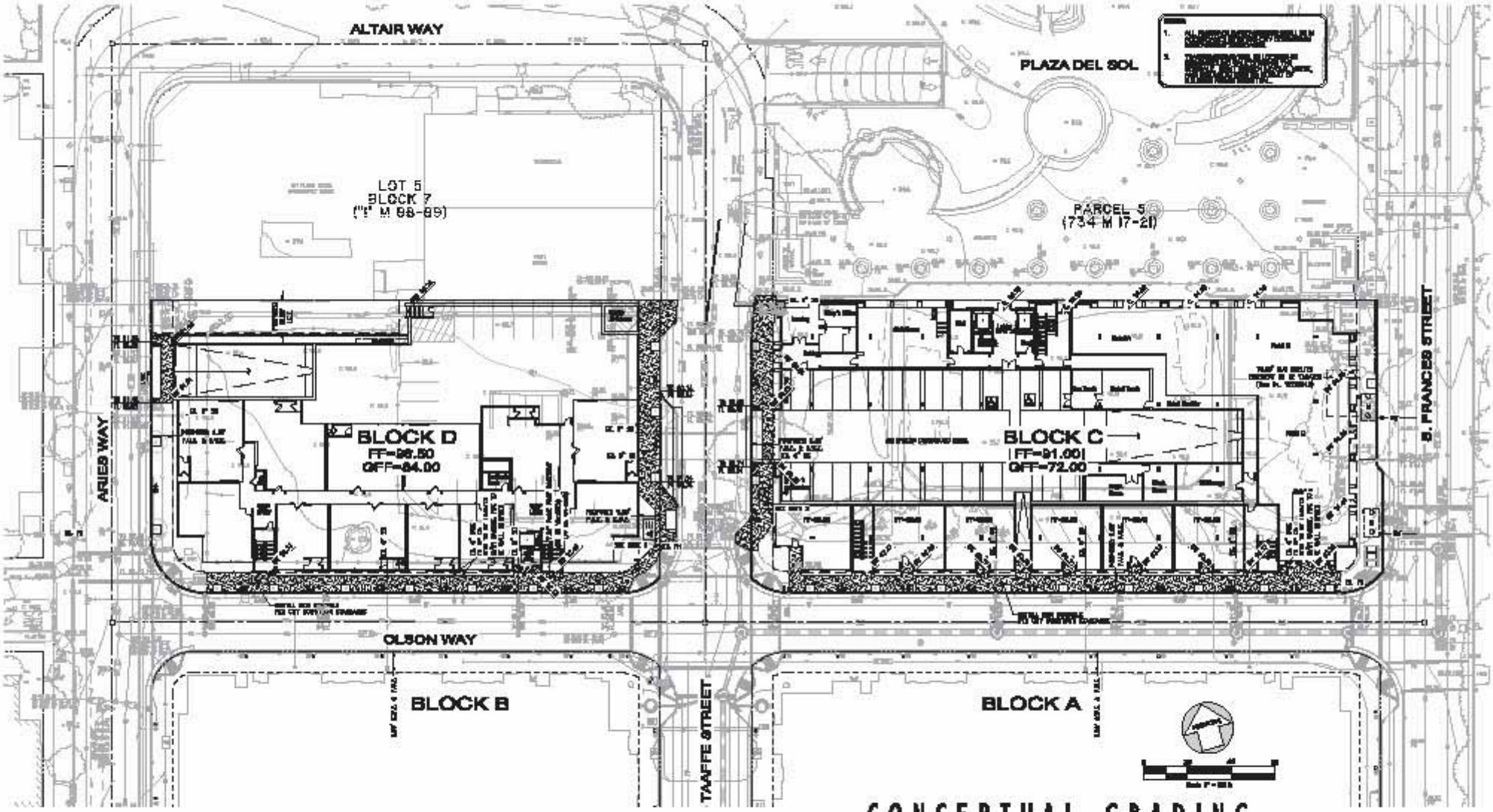
C2

Carmel Partners
1960 Sansome, Suite 150
San Francisco, CA 94111
415.273.2900

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.

SUNNYVALE, CA

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN

C3

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Carmel Partners
1550 Sansome, Suite 150
San Francisco, CA 94111
415.273.2998

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Architecture+Planning
17922 Fitch
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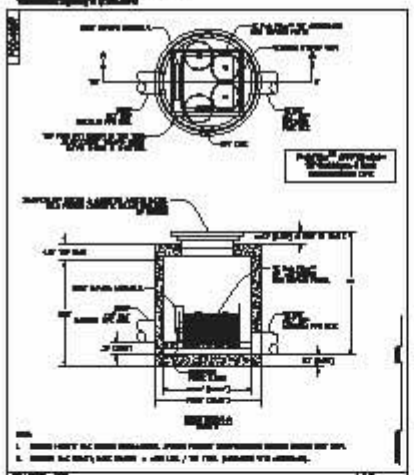
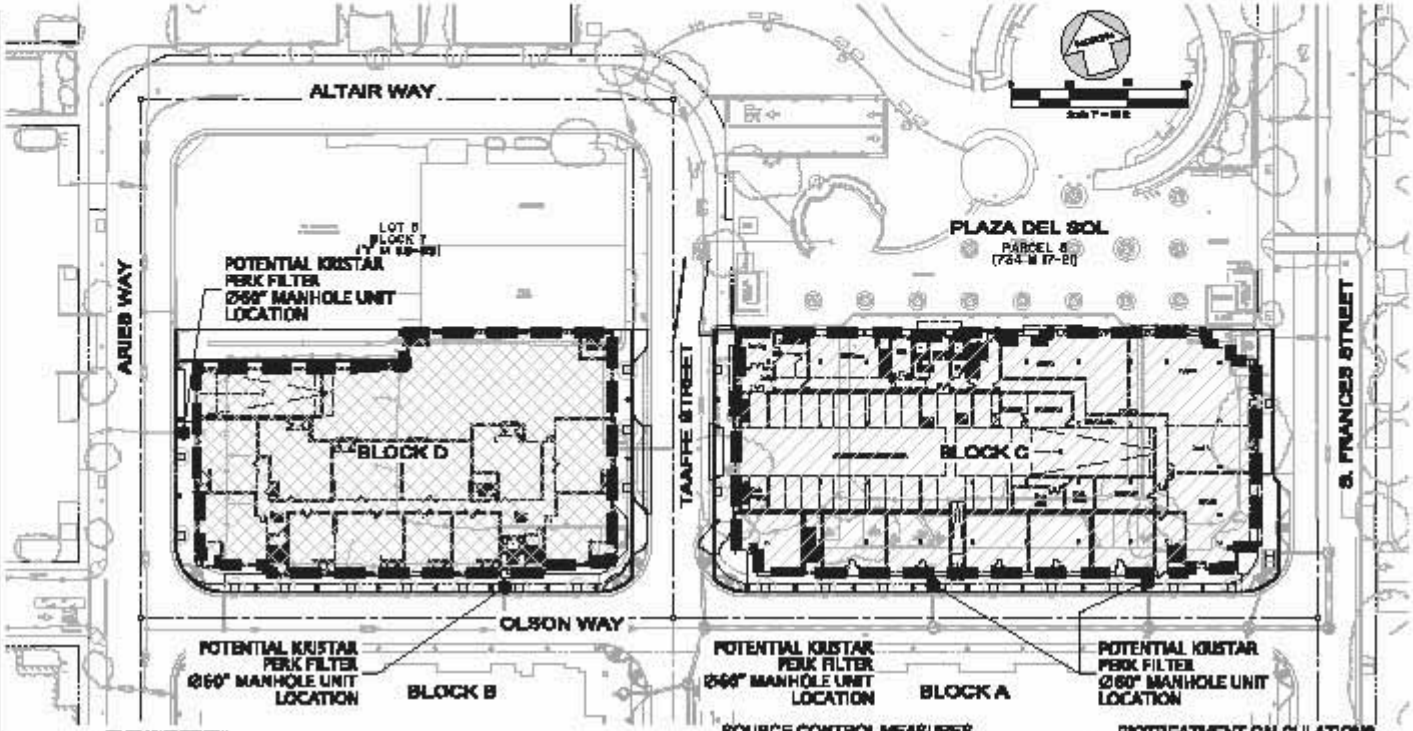
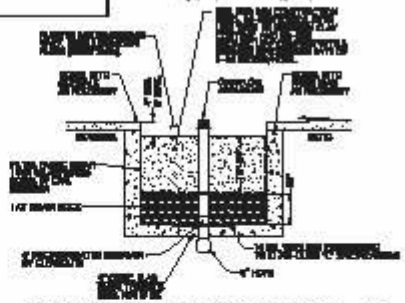
OPTIONAL TREATMENT MEASURES

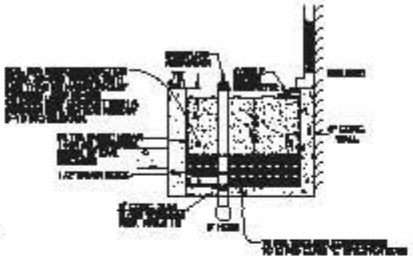
TREATMENT UNIT CALCULATION (BLOCK C & D)







FLOW-THROUGH PLANTER AT GRADE (1)



FLOW-THROUGH PLANTER IN PLANTER BOX (2)

SOURCE CONTROL MEASURES

BIOTREATMENT CALCULATIONS

IMPERVIOUS AREA CALCULATIONS

POST-DEVELOPMENT TREATMENT AREAS

CONCEPTUAL STORMWATER MANAGEMENT PLAN

C4

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SUNNYVALE, CA

Carmel Partners
1800 Sansome, Suite 180
San Francisco, CA 94111
415.273.2900

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.

Architecture+Planning
17322 Fifth
Irvine, CA 92614
948.851.2133
ktgy.com