# NEW MULTI-FAMILY CONDOMINIUM DEVELOPMENT PLAN

47 CONDOMINIUM UNITS

470 PERSIAN DRIVE

PADUS GROUP, LLC - LAND DEVELOPER

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## LOCATION MAP

[Map Image]

## OWNERS/DEVELOPER

PADUS GROUP, LLC

2321 Broadway, Suite 604
Oakland, CA 94612

Phone Number: (510) 251-9276
Contact Person: Jane Okey

## ARCHITECT

KSDY

17952 Mitchell South

Phone Number: (510) 251-9276
Contact Person: J. Williams

## LANDSCAPE ARCHITECT

Van Dorm Abd Landscape Architects

569 Howard Street, Suite 3
San Francisco, CA 94105

Phone Number: (415) 379-9218
Contact Person: Zahi Abd

## ENGINEER

Charles W. Davidson Co.

235 West Julian Street Suite 200
San Jose, CA 95110

Phone Number: (408) 270-9162
Contact Person: Michelle Pink

## FAIR OAKS TRANSIT VILLAGE

## COVER SHEET

470 PERSIAN DRIVE

RANCHO PALOS VERDES, CALIFORNIA

ARCHITECT:

LANDSCAPE ARCHITECT:

ENGINEER:

OWNERS/DEVELOPER:

ARCHITECT:

LANDSCAPE ARCHITECT:

ENGINEER:

OWNERS/DEVELOPER:

ARCHITECT:

LANDSCAPE ARCHITECT:

ENGINEER:

OWNERS/DEVELOPER:

ARCHITECT:

LANDSCAPE ARCHITECT:

ENGINEER:
FAIR OAKS TRANSIT VILLAGE

CONCEPTUAL GRADING AND DRAINAGE DETAILS

470 PERSIAN DRIVE
SANFRALE, CALIFORNIA

Charles W. Davidson Co.

Date: 2-20-14
Scale: 1" = 20'

C3.3
<table>
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<tr>
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**GREEN POINT RATING CHECKLIST**

**FAIR OAKS TRANSIT VILLAGE**

[Address Information]

[Contact Information]
Roof Plan

Ten-Plex
(1) Plan 1.1 2bd/2ba 991 S.F.
(1) Plan 1.2 2bd/2ba 1069 S.F.
(2) Plan 1.3 2bd/2ba 960 S.F.
(2) Plan 2 2bd/2ba 1073 S.F.
(2) Plan 3 2bd/2ba 1166 S.F.
(2) Plan 4 3bd/3ba 1319 S.F.

Building Square Footage 18365 S.F.
Public 3937 S.F.
Residential/Private 14428 S.F.

Air Quality Notes:
As intakes on backs at buildings away from Highway 237, at the second story or above.
All units will have MERV-13 air filter systems.

FAIR OAKS TRANSIT VILLAGE
Patux Group, Inc.
2201 Broadway, Suite 604
Oakland, CA 94612
510.251.3276

TEN-PLEX - FLOOR PLANS
SUNNYVALE, CALIFORNIA

KTOY Group, Inc.
Architecture/Planning
580 Second St., Suite 200
Oakland, CA, 94607
510.272.2910
Ktoy.com
Seven-Plex
(2) Plan 1.0 2bd/2ba 890 N.S.F.
(1) Plan 1.4 2bd/2ba 1061 N.S.F.
(2) Plan 1.5 2bd/2ba 1111 N.S.F.
(2) Plan 3.1 2bd/2ba 969 N.S.F.

Building Square Footage 12863 G.S.F.
Public 2600 G.S.F.
Residential/Private 10263 G.S.F.

Air Quality Notes:
Air intakes on backs of buildings away from Highway 237, at the second story or above
All units will have MERV-13 air filter systems
1. Front Elevation

2. Right Elevation

Material Legend
1. Flat Roof Tile
2. Stucco
3. Cementitious Siding
4. Stone Veneer
5. Prefinished Wood Composite Railing
6. Vinyl Window
7. Metal Column
8. Decorative Trellis
9. Decorative Light Fixture
10. Metal Sectional Garage Door
11. Address Signage
Material Legend:
1. Flat Roof Tile
2. Stucco
3. Cementitious Siding
4. Stone Veneer
5. Prefinished Wood Composite Railing
6. Vinyl Window
7. Metal Column
8. Decorative Rails
9. Decorative Light Fixture
10. Metal Sectional Garage Door
11. Address Signage
FAIR OAKS TRANSIT VILLAGE

1. Perspective

2. Perspective

SUNNYVALE, CALIFORNIA

KTY Group, Inc.
Architecture+Planning
590 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com
### PLANT LIST

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<th>TAXON</th>
<th>CODE</th>
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<td>COR</td>
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### WATER EFFICIENCY

- **LOW WATER USE PLANTS**: MEDIUM WATER USE PLANT = 67%
- **MEDIUM WATER USE PLANT**: HIGH WATER USE PLANT = 78%

- **STREET TREE**: TYP. OF A TC TO BE SELECTED BY DIRECTOR OF PARK & RECREATION, PER CITY STANDARDS

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**FAIR OAKS TRANSIT VILLAGE**

Padus Group, Inc.
2201 Broadway, Suite 604
Oakland, CA 94612
510.251.9279

**CONCEPTUAL PLANT LIST**

**SUNNYVALE, CALIFORNIA**

L2.1

**L.2.1 LANDSCAPES ARCHITECTS, INC.**

1450 E. 4TH STREET, SAN FRANCISCO, CA 94101
(415) 285-0000
(510) 285-0000
HYDROZONE LEGEND

- 1-1/2" Irrigation Water Meter with 2" Service Line
- Gate Valve
- Backflow Preventer
- Master Valve and Flow Sensor
- Smart Irrigation Controller

HYDROZONE 1: Low Water Use, Sun Exposure, Drip Irrigated Shrub & Ground Cover Areas
HYDROZONE 2: Low Water Use, Partial Shade Exposure, Drip Irrigated Shrub & Ground Cover Areas
HYDROZONE 3: Low Water Use, Low Exposure, Drip Irrigated Shrub & Ground Cover Areas

NOTE: All trees shall have deep watering on 2 separate valve circuits (filters not shown for design clarity)

IRRIGATION DESIGN INTENT STATEMENT

The irrigation systems will utilize a combination of restrictors, comprising low-volume drip emitter, and master controller, low-flow valves. The low moisture and high-waste use hydrozones will be on separate valve circuits. Plant groups will be selected by hydrozones.

All new trees will be irrigated with deep watering submers.

Smart 1.5" drip irrigation controllers shall be utilized to support efficient water application. Smart controllers automatically adjust drip irrigation schedules based on weather data from the local weather station. Smart controllers will incorporate several features that will help ensure efficient and effective irrigation. An irrigation switch will be installed to prevent irrigation during heavy rainfall.

A flow sensor and valve will be connected to the smart controller to allow automatic shutoff of any valve circuit or main line in the event of a fire alarm to prevent water waste.

The irrigation system design will comply with the 2016 California Water Efficient Landscape Ordinance.

SEE PLANTING PLAN, SHEET A10

SCALE: 1" = 10' 0"
B. OUTDOOR SEATING

C. BENCH

D. 8' TALL GOOD NEIGHBOR FENCE

E. 2-POST TRELIS

G. SMALL CHILDREN'S CLIMBING ANIMAL

FAIR OAKS TRANSIT VILLAGE

CONCEPTUAL LANDSCAPE DETAILS

SUNNYVALE, CALIFORNIA
A. BOLLARD LIGHT
B. POLE LIGHT
C. GREEN SCREEN PANELS AT PARKING STALLS
D. "TDM" TRANSIT KIOSK
E. TRASH ENCLOSURE w/ INSET GREEN SCREEN PANELS
F. BIKE RACK

FAIR OAKS TRANSIT VILLAGE

CONCEPTUAL LANDSCAPE DETAILS

SUNNYVALE, CALIFORNIA

PADUA GROUP, INC.
2201 BROADWAY, SUITE 604
OAKLAND, CA 94612
510.251.9278
June 1, 2013

Gerri Caruso  
Principal Planner  
City of Sunnyvale Community Development  
456 West Olive Avenue  
Sunnyvale, Ca. 94088

Re: 470 Persian Drive Development

Dear Ms. Caruso:

The Sunnyvale Hindu Temple and Community Center would like to endorse the approval of the Padus Group’s proposal to build 47 new condominiums along Persian Drive. We feel that the new development will be a compliment to the neighborhood and surrounding area. We are enjoying the full use of our recently remodeled center and hope that some of our participants will choose to live at the new community.

Sincerely,

Raj Bhanot  
Treasurer