FOOTHILL VILLAGE CENTER

877 WEST FREMONT AVENUE, SUNNYVALE HEARING DATE: AUGUST 14, 2023



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OWNER REPRESENTATIVE

Calson Properties INC. Contact: GARY CHRISTENSEN PO BOX 49067 Colorado Springs, CO 80949

APPLICANT REPRESENTATIVE Kamangar Consulting, LLC Contact: Katia Kamangar 650.815.8521











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AC-2 SECOND LEVEL FLOOR PLAN	AR-25	6-UNIT + 2-STORY TOWN ELEVATIONS	L-9	CIRCULATION PLAN	SHADE	
AC-3 THIRD LEVEL FLOOR PLAN	AR-26	6-UNIT + 2-STORY TOWN ELEVATIONS	L-10.1	FENCING AND LADDER PAD LOCATION PLAN	SS1	SUN/SHADOW STUDY BY RWDI
AC-4 ROOF PLAN	AR-27	7-UNIT + 2-STORY TOWN ELEVATIONS		FENCING DETAILS		
AC-5 OFFICE BUILDING ELEVATION (STRE		7-UNIT + 2-STORY TOWN ELEVATIONS		SITE FURNITURE	DRON	E VIEWS
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AC-7 OFFICE BUILDING ENLARGED ELEV	ATION AR-30		L-12	CONSTRUCTION DETAILS		
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AC-9 WALL SECTIONS	AR-32	4-UNIT BUILDING PLAN + ROOF PLAN	L-14.1	IRRIGATION DETAILS	N-1	NEIGHBORHOOD VIEWS
AC-10 LEED SCORECARD SHEET	AR-33	5-UNIT BUILDING PLAN + ROOF PLAN	L-14.2	IRRIGATION DETAILS		
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COLORS & MATERIALS- OFFICE	AR-35	6-UNIT + 2-STORY TOWN BUILDING PLAN + ROOF PLAN	L-14.4	WATER BUDGET CALCULATIONS	STREET	CONTEXT ELEVATIONS
CMC-1 COLOR AND MATERIAL EXHIBIT	AR-36	7-UNIT + 2-STORY TOWN BUILDING PLAN + ROOF PLAN			SC-1	STREET CONTEXT ELEVATIONS
	AR-37	UNIT PLAN 1	CIVIL			
BACK-TO-BACK TOWNS-RESIDENTIAL	AR-38	UNIT PLAN 2	C1	EXISTING CONDITIONS. DEMOLITION		
AR-1 8-UNIT + 2-STORY TOWN ELEVATIO	NS AR-39	UNIT PLAN 3	C2	TREE REMOVAL WITH PROPOSED SITE PLAN OVERLAY		

C3

C4

C5

C7

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8-UNIT + 2-STORY TOWN ELEVATIONS

8-UNIT + 2-STORY TOWN ELEVATIONS

8-UNIT + 2-STORY TOWN ELEVATIONS

8-UNIT + 2-STORY TOWN UNIT PLAN 1

8-UNIT + 2-STORY CONCEPTUAL DETAILS

8-UNIT + 2-STORY TOWN FLOOR PLAN & ROOF PLAN

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UNIT PLAN 4

TRASH ENCLOSURE

AR-44 LOCKABLE STORAGE TANDEM TOWNS

PROPOSED FLOOR PLAN PRIVACY MODIFICATIONS

PROPOSED ELEVATION PRIVACY MODIFICATIONS

AR-40

AR-42

AR-43

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UTILITY CONSULTANT Tarrar Utility Consultant Contact: Ed Bueno 813 First St. Brentwood, CA 94513 925.240.2595 | www.tarrar.com

TYPICAL CROSS SECTIONS

OPEN SPACE AND LANDSCAPE

PRELIMINARY PARKING PLAN

SITE PLAN

LOT COVERAGE

OWNER REPRESENTATIVE Calson Properties INC. Contact: GARY CHRISTENSEN Colorado Springs, CO 80949

APPLICANT REPRESENTATIVE Kamangar Consulting, LLC Contact: Katia Kamangar 650.815.8521



AR-2

AR-4

AR-5

AR-6









VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES



RENDERING | OVERVIEW







3D RENDERING VIEW - FREMONT AND MARY STREET



RENDERING | OFFICE BUILDING - STREET VIEW

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RENDERING | OFFICE BUILDING - INTERIOR VIEW



RENDERING | TANDEM TOWNS + PARK











RENDERING | OFFICE/RESIDENTIAL - VIEW FROM CORNER



3D RENDERING RE IDENTI

OFFI E VIEW ON M R

- VV OIVIVI



ARC TEC

RENDERING | RESIDENTIAL/OFFICE - VIEW ON MARY AVENUE



RENDERING | RESIDENTIAL/OFFICE - VIEW ON FREMONT AVENUE



SITE CONTEXT & PROXIMITY TO COMMERCIAL



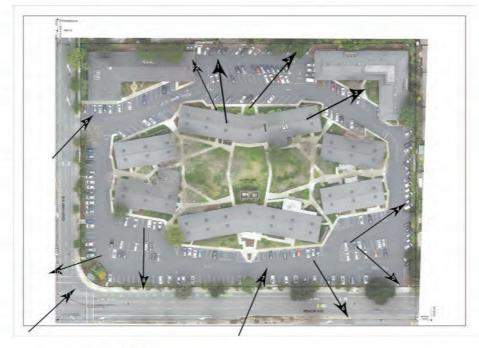
























EXISTING SITE PHOTO



OVERALL SITE PLAN

OWNERS:

SILVER LAKE FOOTHILL, LLC RKL FOOTHILL INVESTORS LLC BLW FOOTHILL LLC

PROPOSED USES:

35393 SQ.FT. MEDICAL OFFICE 114 RESIDENTIAL TOWNHOMES NEW STREETS AND LANDSCAPING

PARK

PROPERTY ADDRESS: 877 W. FREMONT AVENUE, SUNNYVALE, CA

APN: 202-23-007

LAND AREA: 6.15 ACRES (GROSS)/6.13 ACRES (NET)

CURRENT AND PROPOSED GENERAL PLAN DESIGNATION: VILLAGE

MIXED USE

CURRENT AND PROPOSED ZONING: 0 DENSITY: 18 DWELLING UNITS/ACRE

FLOOD ZONE: X

BUILDING COVERAGE

	BUILDING TYPE	# OF BUILDINGS	COVERAGE	TOTAL COVERAGE
BACK TO BACK	8+1 UNIT	6	6464	38784
TANDEM TOWNS	4-UNIT	2	2749	5498
	5-UNIT	2	3260	6520
	10-UNIT	2	6325	12468
	6+1 UNIT	2	4785	9596
	7+1 UNIT	1	5296	5296
				39378
CLUBHOUSE		1	527	527
		1	OTAL COV	/ERAGE: 78689

BUILDING DATA

BACK TO BAC	:K									
PLAN	# OF UNITS	BEDROOM	BATHS	LIVING SQ.FT.	GROSS LIVING SQ.FT.	PRIVATE OPEN SPACE	GARAGE SPACES/ UNIT	GARAGE SQ.FT.	GROSS GARAGE SQ.FT.	GROSS SQ.FT.
1	36	2	2.5	1399	50364	80	2	533	19188	
2	12	3	2.5	1541	18492	141	2	504	6048	
3	6	3	2.5	1633	9798	81	2	463	2778	
					78654				28014	106668

TANDEM TOW	NS									
PLAN	# OF UNITS	BEDROOM	BATHS	LIVING SQ.FT.	GROSS LIVING SQ.FT.	PRIVATE OPEN SPACE	GARAGE SPACES/ UNIT	GARAGE SQ.FT.	GROSS GARAGE SQ.FT.	GROSS SQ.FT.
1	15	1	1.5	1029	15435	84	1	364	5460	
2	27	2	2.5	1366	36882	96	2	515	13905	
3	15	3	2.5	1579	23685	114	2	521	7815	
4	3	3	2.5	1633	4899	81	2	463	1389	
					80901				28569	109470

877 W. FREMONT PROJECT DATA TABLE (Updated 4/19/23)

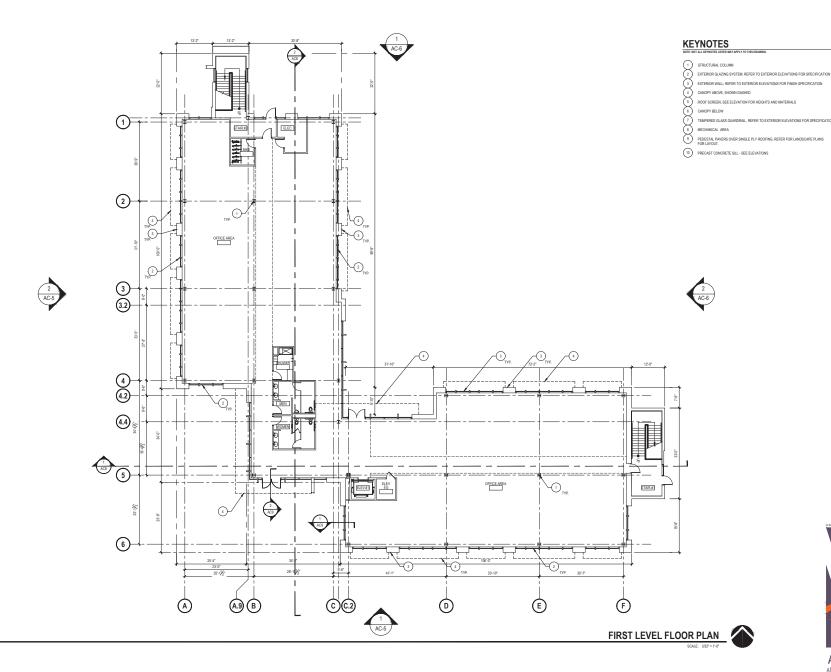
	EXISTING	PROPOSED	REQUIRED/
	EXISTING	PROPOSED	PERMITTED
General Plan	Village Center Mixed-Use	Same	-
Zoning District	Office	Same	
Lot Size (s.f.) Acres	6.15 Ac 267,776 (gross) 6.13 Ac 267,084 (net)	Residential -214,733 Office – 54,871 sf	None
Number of Dwelling Units	0	114	110 (18 du/ acre)
Residential Density	0	18.5 (on gross)	18 average
		Residential – 216,138	Residential - N/A
Gross Floor Area (s.f.)	48,411	Office - 35,393 Total Site - 34.4%	Office - N/A
Lot Coverage	28.7%	Residential – 36.6%	Residential – 40%
		Office - 24.3% (relative to its lot)	Office – 40%
Floor Area Ratio (FAR%)	18.1%	Total Site – 93.9%	Residential - None Office - 10-25%
,		Office – 13% of total site	26,777- 66,943 sf
No. of Buildings On-Site	14	17	N/
Distance Between Buildings*	N/A	13.7'*	29' min
	23'	Residential - 40'	R3 - 35' max. + 5' fo
Building Height*		Office = 47'6"*	Green Building
Dulluling Height			Office - 30 +10' for LEEL Gold
No. of Stories	1-2	Residential = 2-3 Office = 2-3	4 max
Setbacks		Office = 2-3	l
Front (Fremont Ave)*	79'	9.9**	15' min
Front (Mary Ave)*	13'	7.7'*	15' mir
Side (North)	12'+/-	20'	12' mir
Combined/Total Side		27.7'	18' min. (12'+6
Rear	16'+/-	24'	20' mir
Total Landscaping (%)	N/A	30%	20% mir
Total Open Space (usable and private)	N/A	421 sf per unit / 47,995 sf	400 sf min. per un (45,600 s
Other Landscaped Area	N/A	655 sf per unit / 74,638 sf	425 sf/unit (48,450 s

	EXISTING	DRODOSED	REQUIRED/
	EXISTING	PROPOSED	PERMITTED
% Based on Parking Lot	5-10%	22%	20%
Parking Lot Area Shading*	N/A	37%*	50% min. in 15 years
Frontage Landscap- ing Strip*	N/A	10'*	15 ft
Buffer Landscaping	N/A	Generally 20' with narrowest in	10'
Strip*		Northeast Corner at 4.5" + replace existing retaining walls and on top place 8' fence on North P/L and 6-8' fence on East	+ 6' fence measured from highest adjacent grade
Parking		North P/L and 6-8 lence on East	
Residential Spaces per CA Gov. Code #65915(5) (P)	0	99 units with 2 covered spac- es = 198 + 15 units with 1 covered space = 213 spaces*	1 Bed Units – 1 space = 15 spaces 2 Bed Units – 1.5 spaces = 94.5 spaces
			3 Bed Units – 1.5 spaces
			= 54 spaces
			Total Required = 163.5 = 164 spaces
Commercial Spaces (per Sunnyvale City Code)	295	117 spaces	35,393 sf @ 3.3 spac- es/1,000 sf = 117 spaces
Additional guest spaces per CA Gov. Code #65915(5)(P)	N/A	20 spaces	None required
Total Project Park- ing		350 spaces	281 spaces
Garage sizes	N/A	TT Plan1, 1-car garage 364 sf	1-car garage: 200 sf
		All other plans have 2-car ga- rages with min. 463 sf	2-car garage: 400 sf
Tandem parking	N/A	57 of the proposed 114 homes (Plans 1, 2 & 3 of tandem town product) have tandem garages = 50%	Tandem parking spac- es can satisfy cov- ered parking space requirements for up to 50% of the units
Compact Spaces*	N/A	13 of the proposed 20 unas- signed (and not required by CA Gov. Code #65915(5)(P)) parking spaces in project are compacts	Up to 10% of the total unassigned parking spaces may be com- pact in parking lots of ten or more spaces
Bicycle Parking	N/A	Residential – 114 (in Garage) and 4 bicycle locker spaces	Residential – 114
		Office Secured – 6 Unsecured - 40	Office Secured – 6 Unsecured - 1

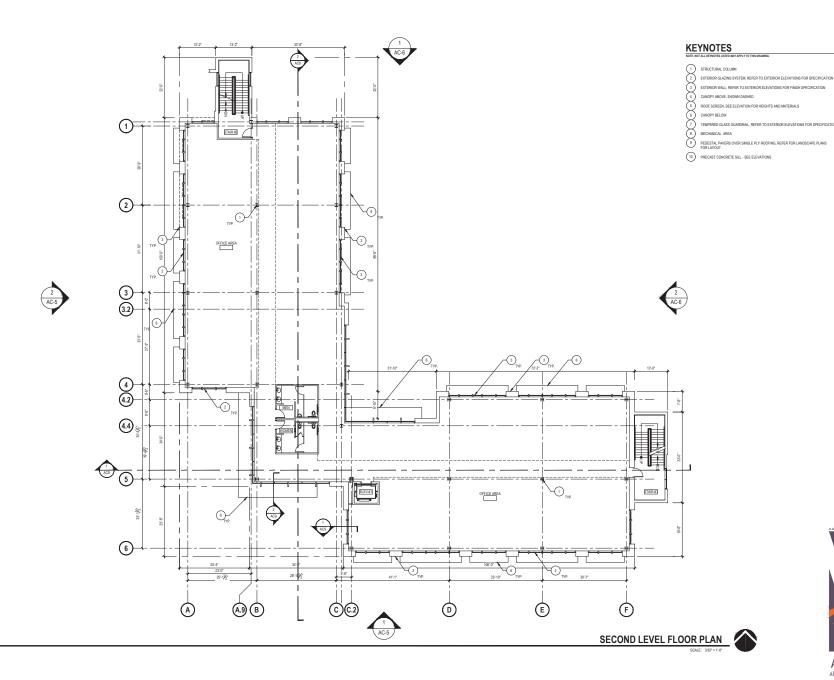
^{*}Asterisk items indicate waivers applied to deviations from Sunnyvale Municipal Code requirements pursuant to California Government Code Section 65915 (State Density Bonus Law)

PROJECT DATA SUMMARY & CODE ANALYSIS

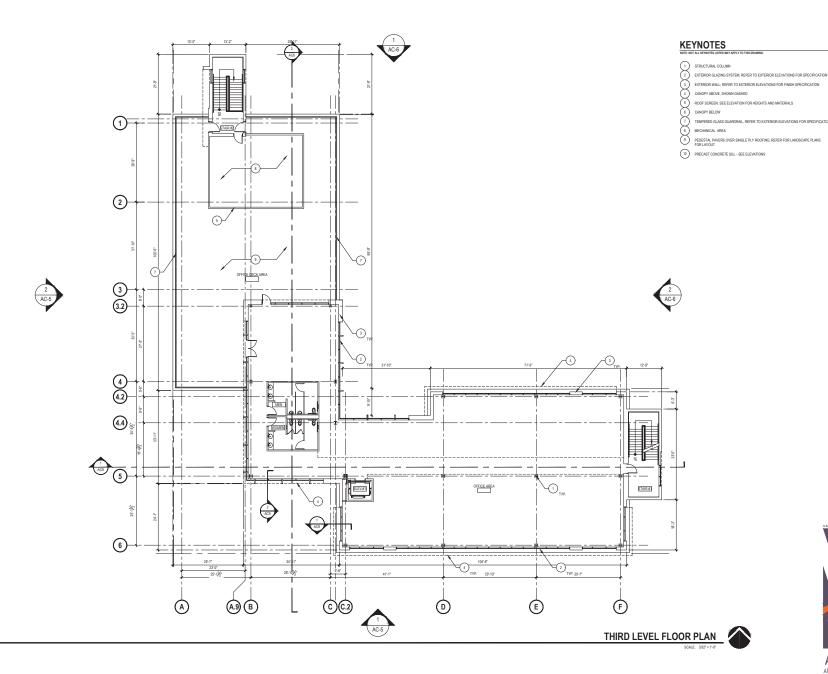




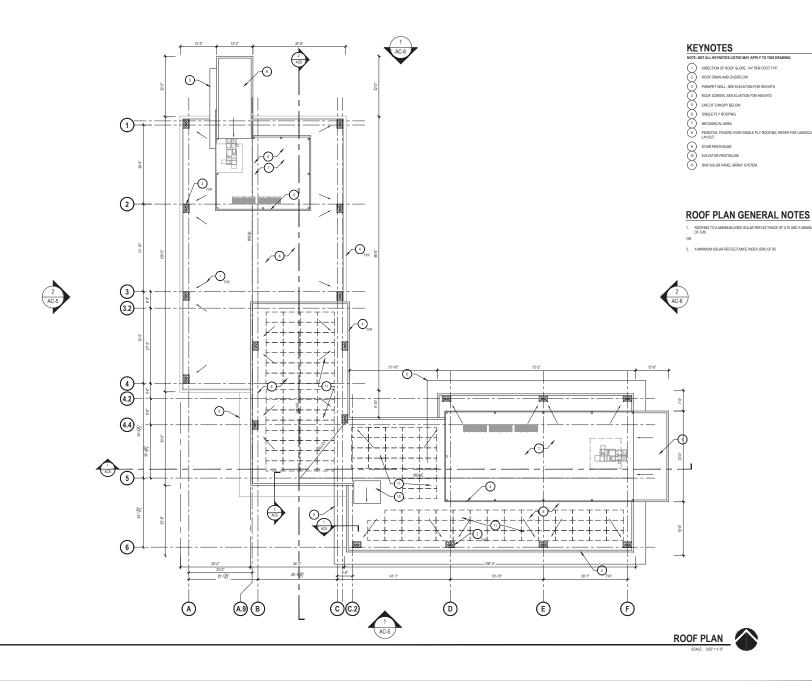
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A P. C. T. E. C.



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SOUTH ELEVATION - FREMONT STREET



KEYNOTES

- 1" INSULATED LOW E GLAZING SYSTEM WITH LOW TINT GLASS IN DARK ALUMINUM FRAMES.
- 2 1" INSULATED LOW E GLAZING SYSTEM WITH BLUE TINT GLASS IN DARK ALUMINUM FRAMES.
- 3 STUCCO FINISH AND EXTERIOR SHEATHING OVER METAL STUD FRAME

- 6 ALUMINUM COMPOSITE METAL

- 9 STACKED STONE AND EXTERIOR SHEATHING OVER METAL STUD FRAME
- 10 EXPOSED CONCRETE BUILDING BASE

MATERIAL PALETTE

PAINT OVER STUCCO FINISH TO MATCH MANUFACTURER: SHERWIN-WILLIAMS COLOR: SW 7006 EXTRA WHITE

WINDOW FRAMES TO MATCH
MANUFACTURER: SHERWIN-WILLIAMS
COLOR: SHERS TRICORN BLACK
METAL COMPOSITE FINISH TO MATCH
MANUFACTURER: REYNOROND
SERIES: COLORWING 150 NATCH
FINISH: COPPER PENNY

SH TO MATCH GEOLAM VERTIGO 5010 7 ‡" X ½" TEAK

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04.19.23

OFFICE BUILDING ELEVATION STREET SIDE AC-5

FOOTHILL VILLAGE CENTER, FMDC SUNNYVALE, CALIFORNIA

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+51'-0' A.F.F. TOP OF ROOF SCREEN +47'-6' A.F.F. TOP OF PARAPET WALL +40'-0" A.F.F. ROOF PLATE HT. +28'-9" A.F.F.
THIRD FLOOR LEVEL
+25'-9" A.F.F.
THIRD LEVEL PLT HT +28'-9" A.F.F. THIRD FLOOR LEVEL +25'-9" A.F.F. LOOR LEVEL PLATE HT 10 10 (10) 1

KEYNOTES

- 1" INSULATED LOW E GLAZING SYSTEM WITH LOW TINT GLASS IN DARK ALUMINUM FRAMES.
- 2 1" INSULATED LOW E GLAZING SYSTEM WITH BLUE TINT GLASS IN DARK ALUMINUM FRAMES.
- 3 STUCCO FINISH AND EXTERIOR SHEATHING OVER METAL STUD FRAME

- 6 ALUMINUM COMPOSITE METAL

- 9 STACKED STONE AND EXTERIOR SHEATHING OVER METAL STUD FRAME

MATERIAL PALETTE

1" INSULATED BLUE TINT

CCO FINISH TO MATCH : SHERWIN-WILLIAMS SW 7006 EXTRA WHITE

COLOR: SW WISS STAMPED CONCR
WINDOW FRAMES TO MATCH
MANUFACTURER: SHERWIN-WILLIAMS
COLOR: SW WESS TROCORN BLACK
METAL COMPOSITE FINISH TO MATCH
MANUFACTURER: REYNOSIOND
SERIES: COOPER PERMY
FINISH: COPPER PERMY

H TO MATCH GEOLAM VERTIGO 5010 7 ‡' X ½" TEAK

EAST ELEVATION - INTERIOR
SOLE: 1107 = 1-07



04.19.23

OFFICE BUILDING ELEVATION INTERIOR AC-6







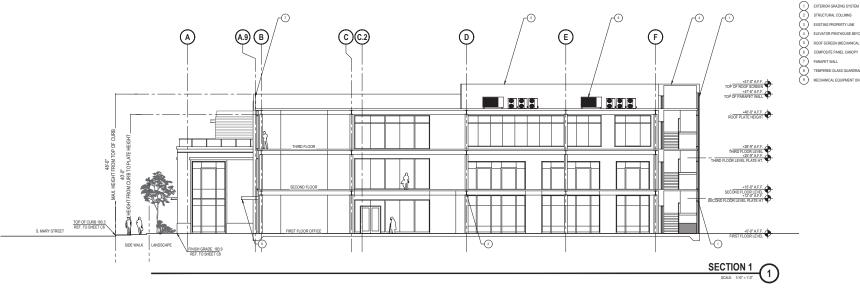


ENLARGED ELEVATION - FREMONT STREET

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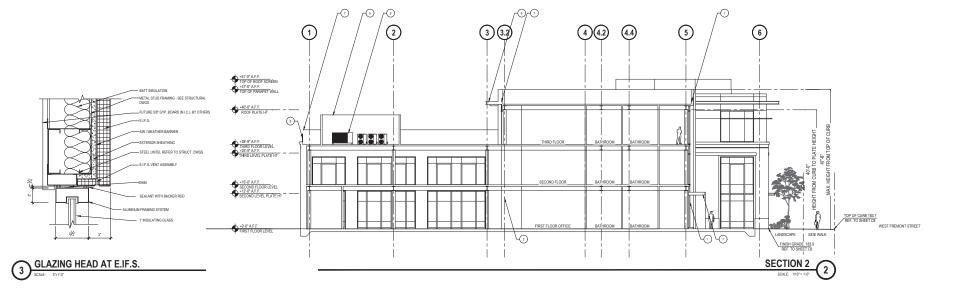
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KEYNOTES

STRUCTURAL COLUMNS



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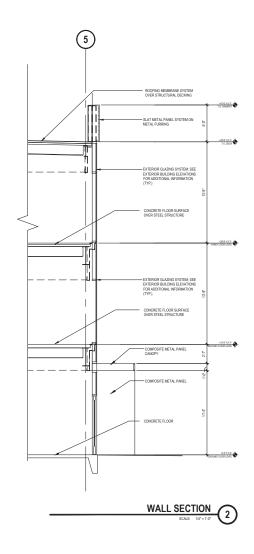
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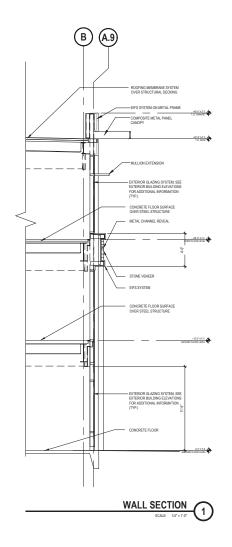
AC-8

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04.19.23

ARCHITECTURAL TECHNOLOGIES

877 Fremont

LEED-C5 v4 Scorecard 6/28/2022

Goal: GOLD-75 points



V.e.s.	-79 TO	23		l Project Score				_	PN.	Alex		S Platinum 80 or more points		
1	27 30	N EVO	if beint	Integrative Process				-	-	4	Energy &	Atmosphere 35 P	oints P	ossi
201				***************************************			Y				C territor	Fundamental Commissioning and Verification		
1		9	Location	and Transportation	20 Paints Pos	-	Y	T			ff remit?	Minimum Energy Performance		
			d -	6.00		38	Y				Il Person II	Building-Level Energy Metering		
2			ff Owner?	Sensitive Land Protection	Previously Developed	2	Y				ff Francis	Fundamental Refrigerant Management		
2		1	t owns	High Priority Site	Priority Designation	3	6				C Credit L	Enhanced Commissioning Enh. Cx+	Monitor	
4		2	ff Soul4	Surrounding Density and Diverse Uses (v4.1)	Dens (22k)-Con (4-7)	6	10	2	2	4	II CHAIT	Optimize Energy Performance 26% Re	duction	
		6	ff Cours	Access to Quality Transit (v4.1)		6	1				d overi	Advanced Energy Metering		
1			ff trede is	Bicycle Facilities		1			2		I Creatil.	Demand Response D.R.P. A	vailable	
1			d over 2	Reduced Parking Footprint (v4.1)	30% Reduced Parking	1	5				II Drives	Renewable Energy Production (v4.1) 15% PV + 100% Carbon	Offsets	
1			d over 8	Electric Vehicles (v4.1) Opt	2 - EV Ready, 6% spaces	1	1				Cristics.	Enhanced Refrigerant Management		
В		3	Sustaina	able Sites	11 Points Pos	sible	7	4	1	3	Material	s & Resources 14 P	oints P	055
4			C heresi	Construction Activity Pollution Prevention		-80	Y				f Presig 1	Storage & Collection of Recyclables		
1			d Owner	Site Assessment		1	Y	П			C Pressyl	Construction & Demo Waste Mgmt Plan		
t		1	d over 2	Site Development - Protect or Restore Habitat (v4.1)	\$0.20/site sf donation	2	1	2		3	II Credit	Building Life-Cycle Impact Reduction Whole Building	ing LCA	
ı			1 Own X	Open Space		1	1	1			C Credit 2	Environmental Product Declarations (EPDs) (v4.1) Opt 1 -	10 EPDs	
		2	II mase	Rainwater Management (v4.1)	Zero Lot line - 70th %	3	2				C Out)	Sourcing of Raw Materials (v4.1) 15%	by Cost	
2			ti come s	Heat Island Reduction	Roof & Non-roof SRI	2	1	1			C CHANG	Material ingredients (v4.1) Opt 1 - 10 Dis	losures	
1			II Sman is	Light Pollution Reduction		1	2				C Creets	Construction & Demolition Waste Mgmt Divert 75% & 4	streams	
L			II Swell F	Tenant Design and Construction Guidelines		1								
							9			1	Indoor Er	nvironmental Quality 10 P	oints P	055
,	1	3	Water E	fficiency	11 Points Pos	sible	Y				d same	Minimum IAQ Performance		
1			II rossig fi	Outdoor Water Use Reduction, 30%		-	Y				II Proved II	Environmental Tobacco Smoke Control		
4			ff. mora 25	Indoor Water Use Reduction, 20%			1				ff Double 1	Enhanced IAQ Strategies (MERV 13, 10' WOM, exhaust isolation)		
4			II hveregit	Building-Level Water Metering			1				ff twitt:	Enhanced IAQ Strategies, Option 2		
2	1		# Great 1	Outdoor Water Use Reduction, 50% - 100%	Reduced 75%	3	3				C Desirk	Low-Emitting Materials (v4.1) 3 Compliant Ca	egories	
4			II Owenz	Indoor Water Use Reduction, 25% -50%	Reduced 40%	4	1				C Studios	Construction Indoor Air Quality Mgmt		
		3	one) i	Cooling Tower Water Use		3	2			1	1 Credit?	Daylight (v4.1) Simulation:	DA 55%	
L			Company of	Water Metering		1	1				₫ Credit#	Quality Views		
5			Innovati	on & Design Process	6 Points Pos	sible	3	1	T		Regional	Priority 4 P	oints P	OSS
ţ,			d Swarth.	Exemplary Performance: Heat Island Reduction		1		9408	7		4-	zip code		
ľ			d mental	Exemplary Performance: Enhanced IAQ Strategies		1	1				1 Credit A.I	Regional Credit: Indoor Water Use Reduction (40%)		
			C Swar Lif.	Innovation: Low Mercury Lighting		1				1	ff Creditia	Regional Credit: Access to Transit, 360 weekday trips		
			C 0000 1 s	Innovation: O+M Green Operational Policies		1				1	d own i :-	Regional Credit: Rainwater Management, 90th percentile		
			C Owny 1,5-	Pilot Credit: Verified C&D Recycling Facility		1	1				I Conftl8	Regional Credit: Optimize energy performance, 21%		
1			C Owely h	LEED™ Accredited Professional		1	1				d ontin	Regional Credit: Sourcing of raw materials, 15%		
				The same of the sa				1			1 Custo III	Regional Credit: Building life-cycle Impact reduction, 3pts		





WEST ELEVATION - MARY STREET SCALE 100'-100'









P2





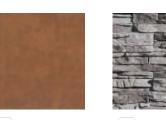








M2



S

MATERIAL PALETTE

	GLAZING*	
G1	TYPE:	1" INSULAT
	COLOR:	LOW TINT

04.19.23

G1

COLOR AND MATERIAL EXHIBIT



ARCHITECTURAL TECHNOLOGIES

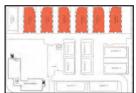
www.arctecinc.com

Arizona

2960 East Northern Area, Building C
Phoenis, Az 85028 602, 953, 2355

California
1731 Technology Drive, Suite 750
San Jose, CA 95110 408,496,0676

- 2. Stucco
- 3. Colored Window Frame
- 4. Cementitious Horizontal Siding
- 5. Metal Railing
- 6. Metal Post 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel 10. Stone Veneer
- *See Roof Plan for Area of Potential Solar





8 UNIT BACK-TO-BACK+ 2-STORY TOWN



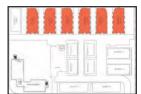






- 2. Stucco
- 3. Colored Window Frame
- 4. Cementitious Horizontal Siding
- 5. Metal Railing 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
 9. Entry Door With Glass Panel 10. Stone Veneer

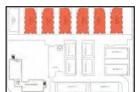
*See Roof Plan for Area of Potential Solar







- 2. Stucco
- 3. Colored Window Frame
- 4. Cementitious Horizontal Siding
- 5. Metal Railing
- 6. Metal Post 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel 10. Stone Veneer
- *See Roof Plan for Area of Potential Solar





8 UNIT BACK-TO-BACK+ 2-STORY TOWN

FOOTHILL VILLAGE CENTER, FMDC
SUNNYVALE, CALIFORNIA

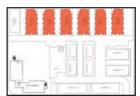






- 2. Stucco
- 3. Colored Window Frame
- 4. Cementitious Horizontal Siding
- 5. Metal Railing 6. Metal Post
- 7.Exterior Light Fixture
- Illuminated Address
 Entry Door With Glass Panel 10. Stone Veneer

*See Roof Plan for Area of Potential Solar

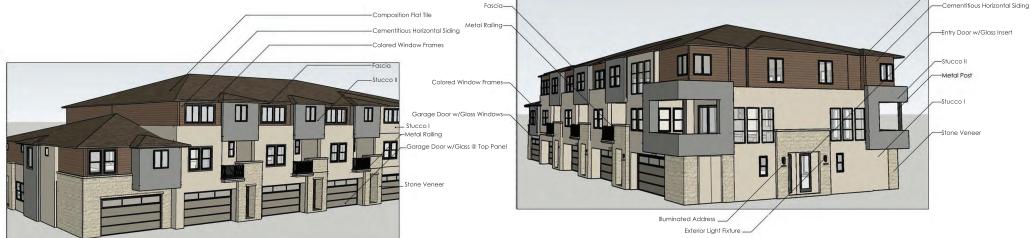










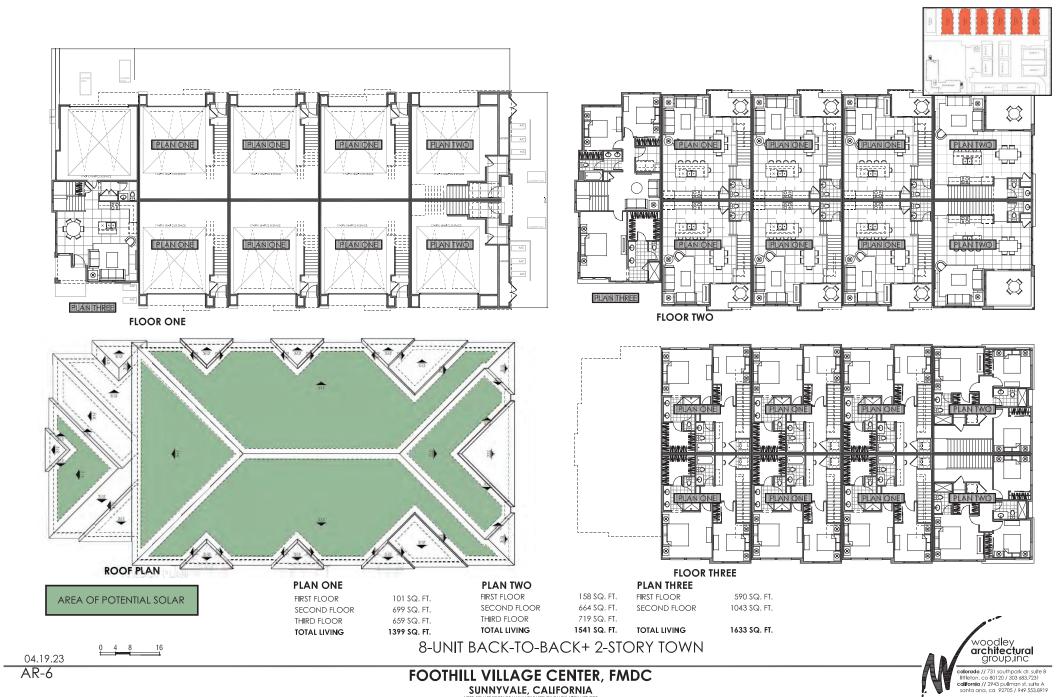


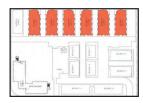
8-UNIT BACK-TO-BACK + 2-STORY TOWN | CONCEPTUAL DETAILS

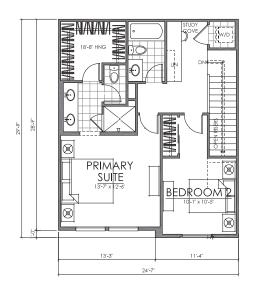
04.19.23

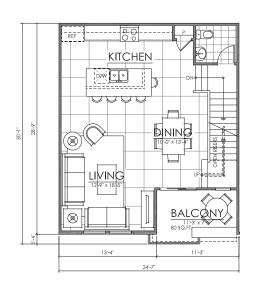
FOOTHILL VILLAGE CENTER, FMDC SUNNYVALE, CALIFORNIA

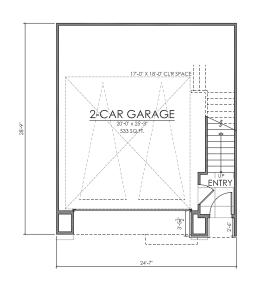












 FIRST FLOOR
 101 SQ. FT.

 SECOND FLOOR
 639 SQ. FT.

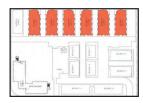
 THIRD FLOOR
 659 SQ. FT.

 TOTAL LIVING
 1399 SQ. FT.

PLAN ONE | BACK-TO-BACK | 1399 SQ. FT.

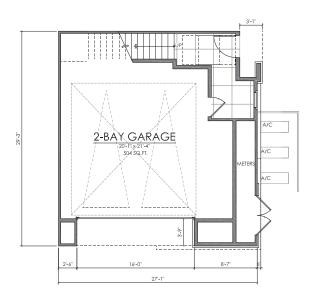












 FIRST FLOOR
 158 SQ. FT.

 SECOND FLOOR
 664 SQ. FT.

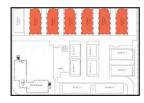
 THIRD FLOOR
 719 SQ. FT.

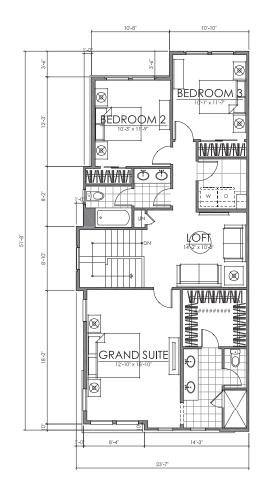
 TOTAL LIVING
 1541 SQ. FT.

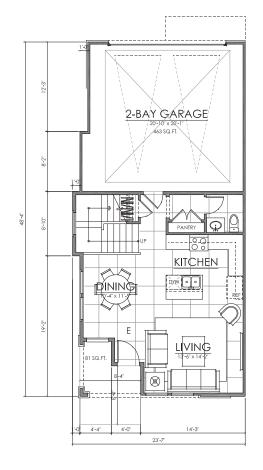
PLAN TWO | BACK-TO-BACK | 1541 SQ. FT.



woodley architectural group, inc
colorado // 731 southpark dr. sulte 8
littleton. co. 80120 / 303.463.7231
collorado // 294.503.88719
sonta ana, ca 92705 / 949 553.88719







FIRST FLOOR 590 SQ. FT. SECOND FLOOR 1043 SQ. FT.

1633 SQ. FT. TOTAL LIVING

PLAN THREE | 2-STORY TOWN | 1633 SQ. FT.

FOOTHILL VILLAGE CENTER, FMDC

SUNNYVALE, CALIFORNIA

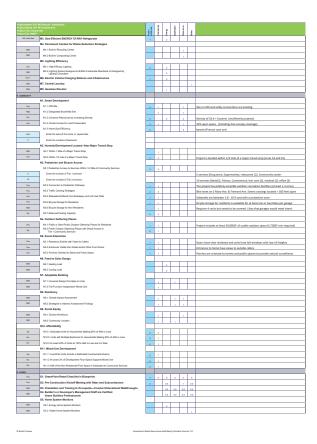


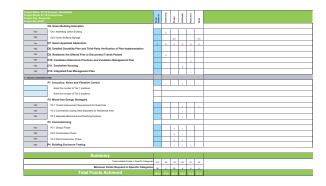
reenPoint NATED	NEW HOME RATING SYSTEM, VERSION 8.0 MULTIPABILITY CHECKLIST and the state of the	•	Cettio	Tangetted stion Lev ance Pati	of Tange toway Ta	ded rgsded	124 Gold All Elle	caric Compliance Efficiency EER
				S REQ				
	now A to a dropdown mean with the options of "Yest," Abt, or "1985" or a single-of-percentages to absolute points, tripidates and the appropriate points will appear in the false "points activate" cultures. In building a parallel of the delay are described in the Consentiant Robot New Home Radina Manual.		PONT	S REQ	Destro	-	print Put	
or more information po with It Green is not a	notes full was been provided to the common and the control common function from the princip control. The control was been provided by the control of the co			26				
home is only GreenFo my Home Muttfamby	old Rains II all hadows are verified by a Certified GreenPoint Rator and certified by Build & Green. Version X	-	2		4	÷	4	
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		9 9	ě	9 2	4094	ì	è	
	Measures	-``	Ť	- 7-	esiste Pe	inh.		Notes
Si-Dress	CALGreen Res (REQUIRED)							
186	CACAMON ROL (ALQUIALO)	4		-	-	-	-	
750	A1. Construction Footprint							R: 42% of site area is undewlooed and undisturbed
	A2. Job Site Construction Waste Diversion			_	_	-	_	e: 40% of site area is undeveloped and undisturbed
Yes	A2.1 70% CED Waste Diversion (Including Alternative Daily Cover)					٠,		Owert 70%
Yes	A2.2 Recycling Rates from Third-Party Verified Mised-Use Waste Facility					1		Zanker Recyclin out of San Jose is RCI certified w/ 80% diversion rate
190	A3. Recycled Content Base Material					-		25% PC recycled aggregates.
Yes	A4. Heat Island Effect Reduction (Non-Roof)			-				50% of site: Penvious pawers + covered parking
Yes	AS. Construction Environmental Quality Management Plan Including Flush-Out							Best practices + 80 flush out
	A6. Stomwater Control: Prescriptive Path	ш	\perp	_	_	_	_	
180	A6.1 Permeable Paving Material						-1	drives/ parking shown as pervious. Team to confirm 50% permeability.
190	A6.2 Fitration and/or Bio-Ratention Features		\vdash	\vdash	\vdash	_	1	
190	Ali 3 Non-Leaching Roofing Materials						- 1	Concrete tiles shows
180	A6.4 Smart Stormaster Street Design		1					
Yes	A7. Stormwater Control: Performance Path	3		_	_	_	3	Civil confirmed will capture/ treat 85% of annual runoff from site.
POUNDATION TEO	D1. Fly Ash andor Siso in Concrete							
780	B2. Radon-Resistant Construction		_	_	\vdash	-1	-	
180	B3. Foundation Drainage System		_	_	2	Н	-	
190	B4. Noisture Controlled Crawiscace	_		-	-	3		
180	BS. Structural Peat Controls			_	-	_	_	
780	BG.1 Termite Strinids and Separated Exterior Wood-to-Concrete Connections							
190	BG 2 Plant Trunks, Bases, or Stems at Least 36 inches from the Foundation				_	÷		
LANDSCAPE						_		
16.00%	Enter the lambuspe area percentage Points capped at 3 to less than 10%.							
View 1	C1. Plants Grouped by Water Needs (Hydrozoning)						-	
Yes	C2. Three Inches of Mulch in Planting Beds							
	C3. Resource Efficient Landscapes							
Yes	C3. Recource Officient Landscapes C3. 1 No Invasive Species Listed by Cal-PC							
Yes. Yes	C1. Resource Difficient Landscapes C3. 1 No Invasive Species Liend by Cai-PC C1.2 Plants Chosen and Located to Grow to Natural Size	1						
Yes	CD. Resource Efficient Landscapes CD. No Invasive Sponses Landsby Car-PC CD. No Invasive Sponses Landsby Car-PC CD-P Ferro Chosen and Located S Great to Natural Size CD-D Cought Trainway, California Notice, Medicarranea	1 1				1	3	
Van Van Van	CJ. Resource Efficient Landscapes CJ. No Invalos Spocies Limited by Cair PC CJ. Plants Chassa and Cooled to Sines Invalous Size CJ. J. Doug of Townsor, Collection States, Machine Size Spocies Growth Landscape CM. Minimal Text's Landscape	1 1 3				1	3	
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Project Street 877 Project Street 877 Project City: Suppl		.1	i man		1	8	١.	
гојест 21р: 94097		111	8	Į.	ş	1	á	
	D3. Engineered Lumber							
780	D3.1 Engineered Swams and Headers					1		
780	D3.2 Wood i-Joints or Web Trusses for Floors					1		
190	D3.3 Engineered Lumber for Roof Rathers					1		
190	D3.4 Engineered or Finger-Jointed Stude for Vertical Applications							
780	D3.5 OSB for Subfloor					0.8		
TRO	D3.6 OSR for Wall and Roof Sheathing					0.8		
TRO	D4. Insulated Headers			-				
	DS. FSC-Certified Wood							
TNO	DS-1 Dimensional Lumber, Study, and Timber							
TNO	DS2 Panel Products					3		
	Di. Solid Wall Systems							
TRO	Dil 1 At Least 90% of Floors							
TRO	DS2 At Least 90% of Exterior Walls					Ť.		
TRO	D6.3 At Least 90% of Roofs			1		1		
780	D7. Energy Heels on Roof Trusses			1		Ť.		
TNO	DB. Overhangs and Gutters		-	-	-			
	D2. Reduced Pollution Entering the Home from the Garage		\vdash	_	_	-	_	
-	Dist Descript Grane		\vdash		,			
Yes	DR2 Milliostor Stategies for Attached Garage	0	-	-	- 2	-	-	
	D19. Structural Pest and Rot Controls		\vdash	_	-	_	_	Sealing between garage and unit + CO sensor in unit
	D10. Structural Pest and Rot Controls D10.1 All Wood Located At Least 12 Inches Above the Soil		\vdash	_	_	_	_	
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil D10.2 Wood Framing Treating With Sorates or Factory-Impregnated, or Wall Materials	-	\vdash	\vdash	\vdash	1	\vdash	
TRO	Other Trans Wood D11. Moleture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms,		\vdash	-	\vdash	1	-	
Yes	Utility Rooms, and Basements)	2	_	_		1	_	
EXTERIOR								
TRO	E1. Environmentally Preferable Decking							
190	E2. Flashing Installation Third-Party Verified					2		
190	E3. Rain Screen Wall System					2		
780	E4. Durable and Non-Combustible Cladding Materials							
	ES. Durable Roofing Materials							
180	E.S.1 Durable and Fire Resistant Roofing Materials or Assembly							
TRO Yes								
	ES.1 Durable and Fire Resistant Roofing Materials or Assembly	Y	ж 2		я			
Yes No	E.S.1 Durable and Fire Revistant Roofing Materials or Assembly E.S.2 Roofing Warranty for Shingle Roofing	Y 0	K 2	2		*		
Yes	E.S.1 Durable and Fire Revistant Roofing Materials or Assembly E.S.2 Roofing Warranty for Shingle Roofing	y 0	3	2	A	*		
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Yes No No No NEULATION TEO TEO	15.1 Colon and Fin Recommend Recomme	Y 0	3	3				
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Project Name: 977 V		٠,	÷					
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region dep. 14002	HS. Advanced Practices for Cooling	8.4	-8		3	4	2	
700	HS.1 ENERGY STARS Calling Fans in Living Areas and Bedrooms			_	_	_		
			_	-1	_	ш		
190	HS2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units			- 1				
	HE. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	HS.1 Meet ASHRAE Standard 62:3-2016 Versilation Residential Standards							
Yes	Hi 2 Advanced Ventilation Standards		-	-	2	-	_	
700	H6.3 Custoor Air is Filtered and Tempered	2	_	_	- 2	Н		Basis of Design is ballanced HVAC (supply & exhaust)
			_	_	-1	ш		
	H7. Effective Range Design and Installation	_		_	_	_		
Yes	H7.1 Effective Range Hood Ducting and Design	1.0						HVI certified range hood with 200cfm or more and Sone of 4
700	H7.2 Automatic Range Hood Control							
700	HE High Efficiency HVAC Filter (MERV 16+)							
	HS. Advanced Refrigerants				÷			
				_		ш		
MENENHALI ENERGY						_		
3500%	H. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)			21				
	12. Low Carbon Homes							
760	ID: 1 Near Zero Energy Home			2				
700	\$2 Low Carbon Home			-		Н		
	U. Energy Storage			4	-	Н	_	
			-	-	-	\vdash		
	H. Solar Hot Water Systems to Preheat Domestic Hot Water		-	4		ш		
90	IS. Photovoltaic System for Multifamily Projects					ш		
BULDING PERFORM	ACE AND TEETING							
Yes	J1. Third-Party Verification of Quality of Insulation Installation				٠.			QII to be performed by Energy Rater
V	J2. Supply and Return Air Flow Teeting	2			1			
700		- 2		,		-		To be performed by Energy Rater
90	J3. Mechanical Ventilation Testing		_		- 1	ш		
Yes	J4. All Electric or Combustion Appliance Safety Testing	- 1						Project is all-electric
All Electric Compliance Efficiency EDA	JS. Building Energy Performance							Compliance Pathway Input
3			1					Climate Zone Input
	JS.1 Home Meets or Euceeds Energy Compliance Pathway							Lamate zone input
		26		26+	_	-		
0.00%	JS 2 Non-Residential Spaces Outperform Title 24		_	16	_	ш		
	JG. Title 24 Prepared and Signed by a CAGEC Certified Energy Analyst							
790								
100	J7. Participation in Utility Program with Third-Party Plan Review			1	_			
190								
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90	27. Participation in USBy Program with Third-Party Plan Review JB. ENERGY STARIN for Homes JB. EN A Indicor shiftus Certification JSE. Blower Door Testing				2			To be performed by Energy Rater
100 100 No	J7. Participation in Utility Program with Third-Party Plan Review J8. ENERGY STARII for Homes J8. EPA Indoor airPlus Certification	1						
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RESIDENTIAL BUILD IT GREEN CHECKLIST



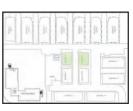


RESIDENTIAL BUILD IT GREEN CHECKLIST



- 2. Stucco
- 3. Colored Window Frame
- Cementitious Horizontal Siding
 Metal Railing
- 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel 10. Stone Veneer

*See Roof Plan for Area of Potential





FRONT ELEVATION

SCALE: 1/4" = 1'-0"





- 2. Stucco
- 3. Colored Window Frame
- 4. Cementitious Horizontal Siding
 5. Metal Railing
- 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel 10. Stone Veneer

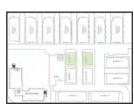
*See Roof Plan for Area of Potential





- 2. Stucco
- 3. Colored Window Frame
- 4. Cementitious Horizontal Siding
 5. Metal Railing
- 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel 10. Stone Veneer

*See Roof Plan for Area of Potential





REAR ELEVATION

SCALE: 1/4" = 1'-0"

- 2. Stucco
- 3. Colored Window Frame
- 4. Cementitious Horizontal Siding
 5. Metal Railing
- 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel 10. Stone Veneer
- *See Roof Plan for Area of Potential



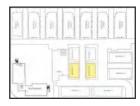






- 2. Stucco
- 3. Colored Window Frame
- 4. Cementitious Horizontal Siding
 5. Metal Railing
 6. Metal Post

- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel 10. Stone Veneer
- *See Roof Plan for Area of Potential





SCALE: 1/4" = 1'-0"

FRONT ELEVATION

5-UNIT | TANDEM TOWNS

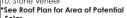
FOOTHILL VILLAGE CENTER, FMDC
SUNNYVALE, CALIFORNIA

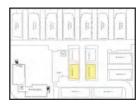






- 2. Stucco
- 3. Colored Window Frame
- 4. Cementitious Horizontal Siding
 5. Metal Railing
- 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel 10. Stone Veneer

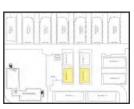






- 2. Stucco
- 3. Colored Window Frame
- 4. Cementitious Horizontal Siding
 5. Metal Railing
- 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel 10. Stone Veneer
- *See Roof Plan for Area of Potential







REAR ELEVATION

SCALE: 1/4" = 1'-0"

5-UNIT | TANDEM TOWNS

FOOTHILL VILLAGE CENTER, FMDC SUNNYVALE, CALIFORNIA

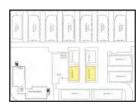






- 2. Stucco
- 3. Colored Window Frame
- 4. Cementitious Horizontal Siding
 5. Metal Railing
- 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel 10. Stone Veneer

*See Roof Plan for Area of Potential





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5-UNIT | TANDEM TOWNS

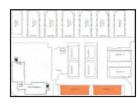
FOOTHILL VILLAGE CENTER, FMDC SUNNYVALE, CALIFORNIA



- 2. Stucco
- 3. Colored Window Frame
- 4. Cementitious Horizontal Siding
 5. Metal Railing
 6. Metal Post

- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel 10. Stone Veneer

*See Roof Plan for Area of Potential





04.19.23

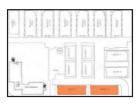
10-UNIT | TANDEM TOWNS

FOOTHILL VILLAGE CENTER, FMDC
SUNNYVALE, CALIFORNIA



- 2. Stucco
- 3. Colored Window Frame
- 4. Cementitious Horizontal Siding
 5. Metal Railing
- 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel 10. Stone Veneer

*See Roof Plan for Area of Potential

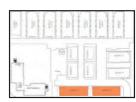






- 2. Stucco
- 3. Colored Window Frame
- 4. Cementitious Horizontal Siding
 5. Metal Railing
- 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel 10. Stone Veneer

*See Roof Plan for Area of Potential





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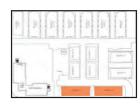
10-UNIT | TANDEM TOWNS

FOOTHILL VILLAGE CENTER, FMDC
SUNNYVALE, CALIFORNIA
NOTE SQUARE FOOTAGE MAY VAIT MARED ON CALCULATION METHODS
FOOTAGE MATERIAL PROPERTIES AND CONTRACT MATERIAL PROPE



- 2. Stucco
- 3. Colored Window Frame
- 4. Cementitious Horizontal Siding
 5. Metal Railing
- 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel 10. Stone Veneer

*See Roof Plan for Area of Potential







- 2. Stucco
- 3. Colored Window Frame
- Cementitious Horizontal Siding
 Metal Railing
- 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel
- 10. Stone Veneer
- *See Roof Plan for Area of Potential

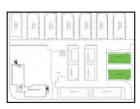




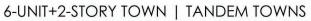
6-UNIT+2-STORY TOWN | TANDEM TOWNS



- 2. Stucco
- 3. Colored Window Frame
- Cementitious Horizontal Siding
 Metal Railing
- 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel
- 10. Stone Veneer
- *See Roof Plan for Area of Potential



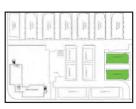






- 2. Stucco
- 3. Colored Window Frame
- Cementitious Horizontal Siding
 Metal Railing
- 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel 10. Stone Veneer

*See Roof Plan for Area of Potential



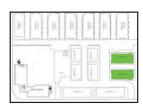


6-UNIT+2-STORY TOWN | TANDEM TOWNS

woodley architectural group,inc colorado // 731 southpark dr. suite B littleton, co 80120 / 303 683.7231 california // 2943 pullman st. suite A santa ana, ca 92705 / 949 553.8919

- 2. Stucco
- 3. Colored Window Frame
- Cementitious Horizontal Siding
 Metal Railing
- 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel
- 10. Stone Veneer

*See Roof Plan for Area of Potential





SCALE: 1/4" = 1'-0"

LEFT ELEVATION

6-UNIT+2-STORY TOWN | TANDEM TOWNS

- 2. Stucco
- 3. Colored Window Frame
- Cementitious Horizontal Siding
 Metal Railing
- 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel 10. Stone Veneer
- *See Roof Plan for Area of Potential





7-UNIT+2-STORY TOWN | TANDEM TOWNS

FOOTHILL VILLAGE CENTER, FMDC SUNNYVALE, CALIFORNIA

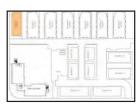


woodley architectural group,inc colorado // 731 southpark dr. suite B littleton, co 80120 / 303 683,7231 california // 2943 pullman st. suite A santa ana, ca 92705 / 949 553,8919

- 2. Stucco
- 3. Colored Window Frame
- Cementitious Horizontal Siding
 Metal Railing
- 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel

10. Stone Veneer

*See Roof Plan for Area of Potential





7-UNIT+2-STORY TOWN | TANDEM TOWNS



- 2. Stucco
- 3. Colored Window Frame
- Cementitious Horizontal Siding
 Metal Railing
- 6. Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel 10. Stone Veneer
- *See Roof Plan for Area of Potential





04.19.23

7-UNIT+2-STORY TOWN | TANDEM TOWNS

FOOTHILL VILLAGE CENTER, FMDC SUNNYVALE, CALIFORNIA



- 2. Stucco
- 3. Colored Window Frame
- Cementitious Horizontal Siding
 Metal Railing
- . Metal Post
- 7.Exterior Light Fixture
- 8. Illuminated Address
- 9. Entry Door With Glass Panel

10. Stone Veneer

*See Roof Plan for Area of Potential



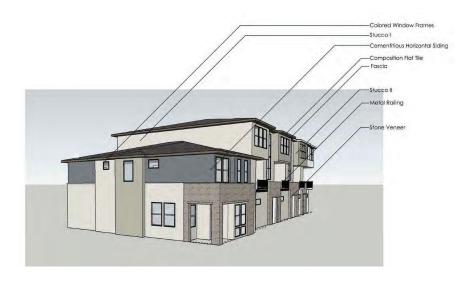


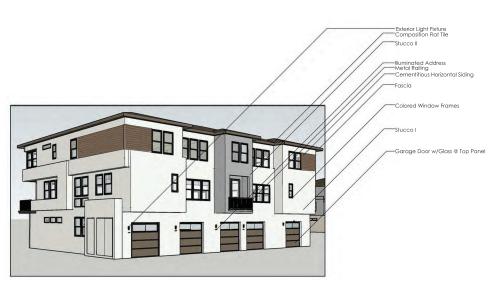
7-UNIT+2-STORY TOWN | TANDEM TOWNS













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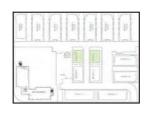
TANDEM TOWNS CONCEPTUAL DETAILS

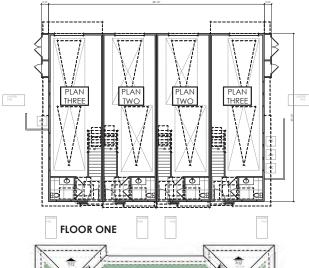
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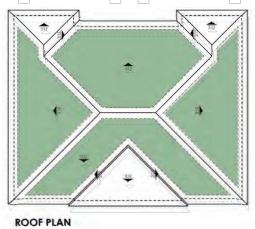
SUNNYVALE, CALIFORNIA

NOTE: SQUARE FOO'NGE MAY VARY BASED ON CALCULATION METHODS









AREA OF POTENTIAL SOLAR

FLOOR THREE

THREE

FLOOR TWO

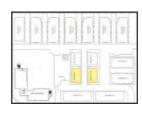
PLAN TWO PLAN THREE

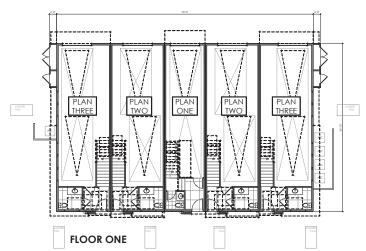
FIRST FLOOR 144 SQ. FT. FIRST FLOOR 147 SQ. FT. SECOND FLOOR 581 SQ. FT. SECOND FLOOR 660 SQ. FT. THIRD FLOOR 641 SQ. FT. THIRD FLOOR 772 SQ. FT. TOTAL LIVING 1366 SQ. FT. TOTAL LIVING 1579 SQ. FT.

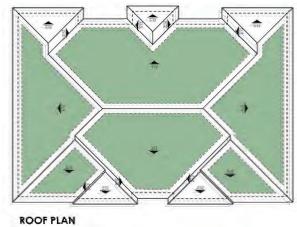
4-UNIT | TANDEM TOWNS

FOOTHILL VILLAGE CENTER, FMDC

Woodley architectural group, inc colorado //731 southpark dr. sulte 8 litteton, ca 80 /20 / 303 683,7231 cellomati / 2943 pulman st. sulte A santa ana, ca 92705 / 949 533,891 9







AREA OF POTENTIAL SOLAR

PLAN ONE

FIRST FLOOR
SECOND FLOOR
THIRD FLOOR
TOTAL LIVING

132 SQ. FT. 447 SQ. FT. 450 SQ. FT. 1029 SQ. FT. PLAN TWO

 FIRST FLOOR
 144 SQ. FT.

 SECOND FLOOR
 581 SQ. FT.

 THIRD FLOOR
 641 SQ. FT.

 TOTAL LIVING
 1366 SQ. FT.

PLAN THREE

 FIRST FLOOR
 147 SQ. FT.

 SECOND FLOOR
 660 SQ. FT.

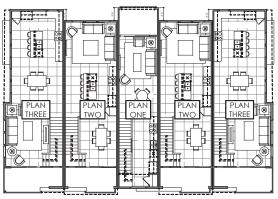
 THIRD FLOOR
 772 SQ. FT.

 TOTAL LIVING
 1579 SQ. FT.

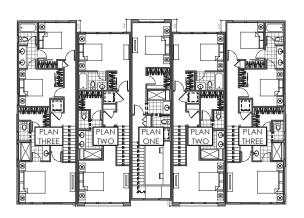
5-UNIT | TANDEM TOWNS

FOOTHILL VILLAGE CENTER, FMDC

SUNNYVALE, CALIFORNIA



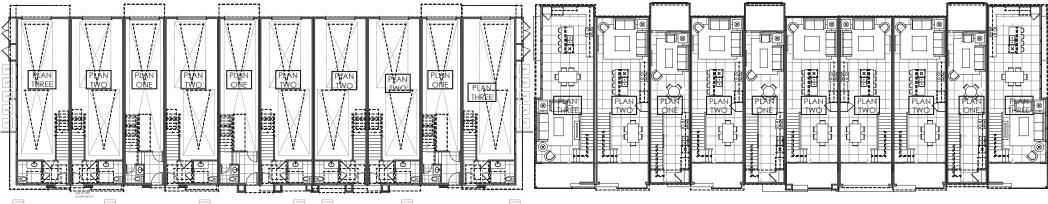
FLOOR TWO



FLOOR THREE

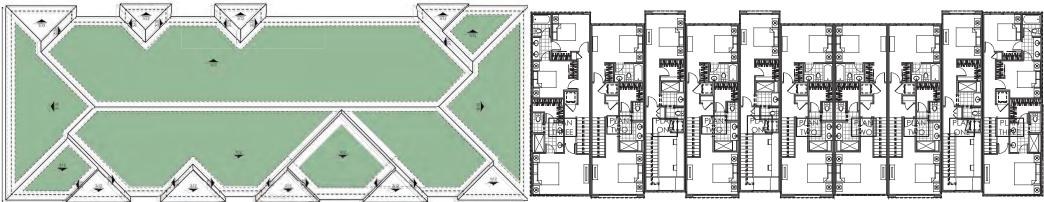






FLOOR ONE

FLOOR TWO



ROOF PLAN FLOOR THREE

AREA OF POTENTIAL SOLAR

PLAN ONE

FIRST FLOOR 132 SQ. FT. SECOND FLOOR 447 SQ. FT. THIRD FLOOR 450 SQ. FT. TOTAL LIVING 1029 SQ. FT. **PLAN TWO**

FIRST FLOOR 144 SQ. FT. SECOND FLOOR 581 SQ. FT. THIRD FLOOR 641 SQ. FT. TOTAL LIVING 1366 SQ. FT. **PLAN THREE**

FIRST FLOOR 147 SQ. FT. SECOND FLOOR 660 SQ. FT. 772 SQ. FT. THIRD FLOOR

TOTAL LIVING 1579 SQ. FT.

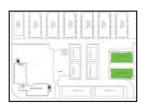
10-UNIT | TANDEM TOWNS

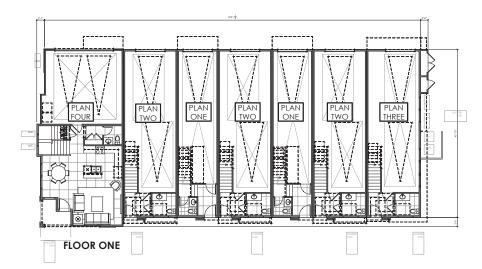
FOOTHILL VILLAGE CENTER, FMDC SUNNYVALE, CALIFORNIA

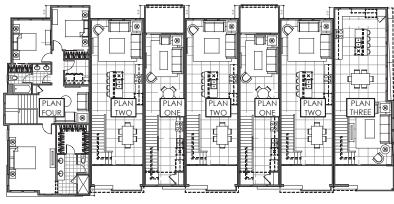
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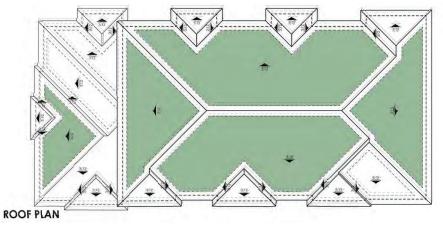
AR-34

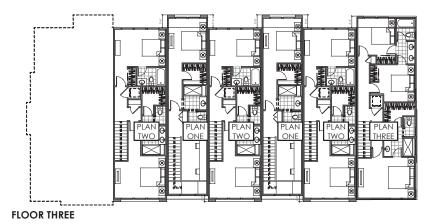






FLOOR TWO





PLAN ONE

 FIRST FLOOR
 132 SQ. FT.

 SECOND FLOOR
 447 SQ. FT.

 THIRD FLOOR
 450 SQ. FT.

 TOTAL LIVING
 1029 SQ. FT.

PLAN TWO

 FIRST FLOOR
 144 SQ. FT.

 SECOND FLOOR
 581 SQ. FT.

 THIRD FLOOR
 641 SQ. FT.

 TOTAL LIVING
 1366 SQ. FT.

PLAN THREE

 FIRST FLOOR
 147 SQ. FT.

 SECOND FLOOR
 660 SQ. FT.

 THIRD FLOOR
 772 SQ. FT.

 TOTAL LIVING
 1579 SQ. FT.

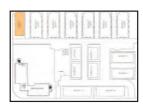
PLAN FOUR

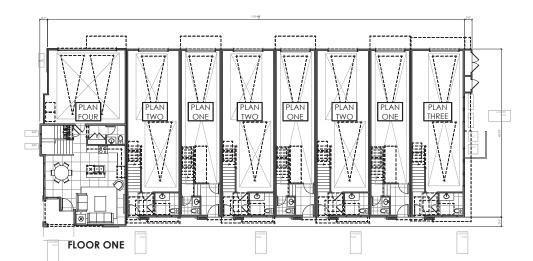
FIRST FLOOR 590 SQ. FT. SECOND FLOOR 1043 SQ. FT.

TOTAL LIVING 1633 SQ. FT.

6-UNIT TANDEM TOWNS + 2-STORY TOWN

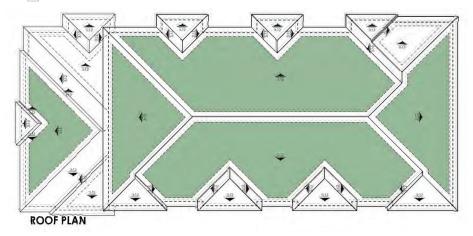
woodley architectural group, Inc colorado // 781 southpark dr. suite B litteton, co 80120 / 303 683.7231 calitloriia // 2943 pullman st. suite A santa anc. ac 92705 / 549 553.8919

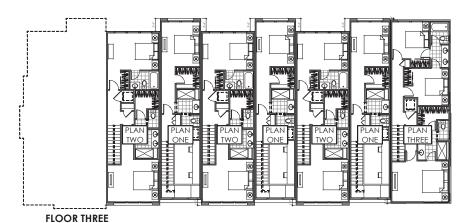






FLOOR TWO





l PL

PLAN ONE
FIRST FLOOR 132 SQ. FT.
SECOND FLOOR 447 SQ. FT.
THIRD FLOOR 450 SQ. FT.
TOTAL LIVING 1029 SQ. FT.

PLAN TWO

 FIRST FLOOR
 144 SQ. FT.

 SECOND FLOOR
 581 SQ. FT.

 THIRD FLOOR
 641 SQ. FT.

 TOTAL LIVING
 1366 SQ. FT.

PLAN THREE

FIRST FLOOR 147 SQ. FT.
SECOND FLOOR 660 SQ. FT.
THIRD FLOOR 772 SQ. FT.
TOTAL LIVING 1579 SQ. FT.

PLAN FOUR

FIRST FLOOR 590 SQ. FT.
SECOND FLOOR 1043 SQ. FT.

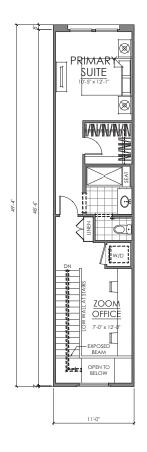
TOTAL LIVING 1633 SQ. FT.

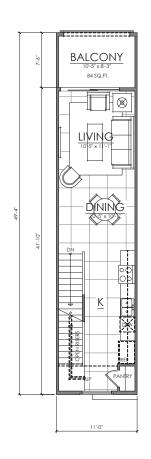
7-UNIT TANDEM TOWNS + 2-STORY TOWN

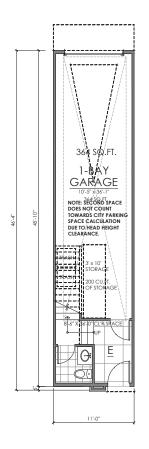
woodley architectural group,inc colorado // 731 southpark dr. suite B litteton, co 80/20 / 303 683.7231 california // 2243 pulmon s1. suite A sorta ana, co 92705 / 749 553.8919

AREA OF POTENTIAL SOLAR









 FIRST FLOOR
 132 SQ. FT.

 SECOND FLOOR
 447 SQ. FT.

 THIRD FLOOR
 450 SQ. FT.

 TOTAL LIVING
 1029 SQ. FT.

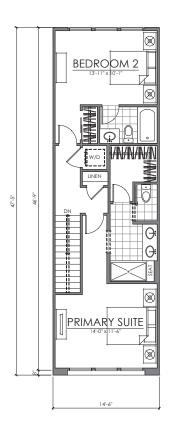
PLAN ONE | TANDEM TOWNS | 1029 SQ. FT.

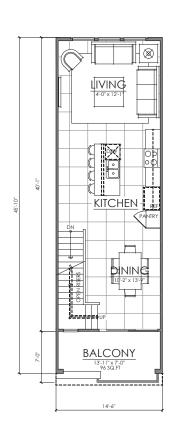
FOOTHILL VILLAGE CENTER, FMDC
SUNNYVALE, CALIFORNIA

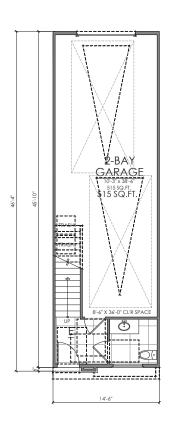
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 FIRST FLOOR
 144 SQ. FT.

 SECOND FLOOR
 581 SQ. FT.

 THIRD FLOOR
 641 SQ. FT.

 TOTAL LIVING
 1366 SQ. FT.

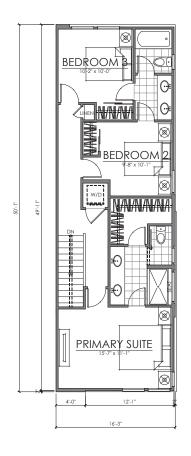
PLAN TWO | TANDEM TOWNS | 1366 SQ. FT.

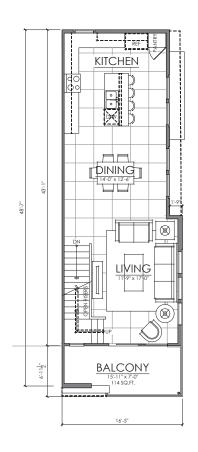


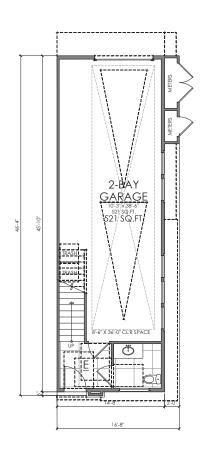












 FIRST FLOOR
 147 SQ. FT.

 SECOND FLOOR
 660 SQ. FT.

 THIRD FLOOR
 772 SQ. FT.

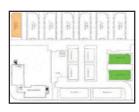
 TOTAL LIVING
 1579 SQ. FT.

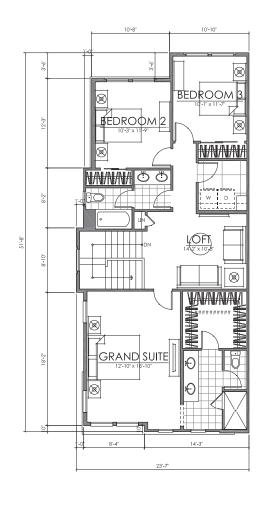
PLAN THREE | TANDEM TOWNS | 1579 SQ. FT.

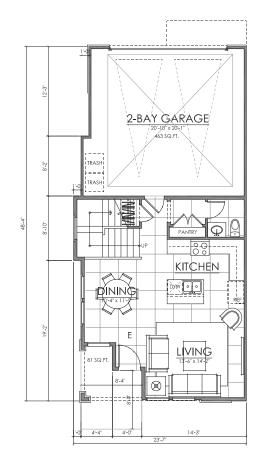












FIRST FLOOR SECOND FLOOR 590 SQ. FT. 1043 SQ. FT.

TOTAL LIVING

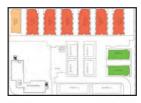
1633 SQ. FT.

PLAN FOUR | 2-STORY TOWN | 1633 SQ. FT.

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ORIGINAL DESIGN





FIRST FLOOR

SECOND FLOOR

PROPOSED PRIVACY
MODIFICATIONS

ORIGINAL DESIGN

PROPOSED PRIVACY
MODIFICATIONS

PROPOSED FLOOR PLAN PRIVACY MODIFICATIONS

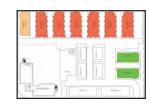
FOOTHILL VILLAGE CENTER, FMDC SUNNYVALE, CALIFORNIA

04.19.23

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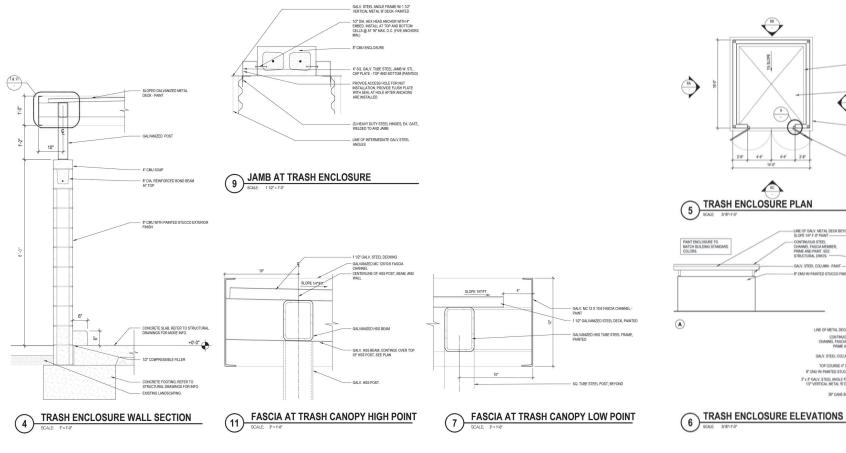
ORIGINAL DESIGN

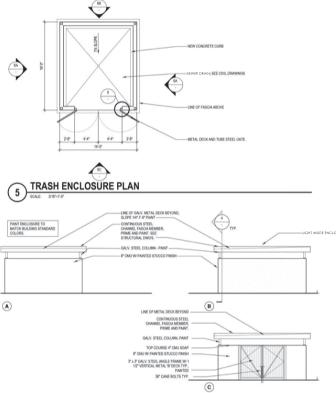
PROPOSED
PRIVACY
MODIFICATIONS



PROPOSED ELEVATION PRIVACY MODIFICATIONS







TRASH ENCLOSURE

04.19.23

FOOTHILL VILLAGE CENTER, FMDC SUNNYVALE, CALIFORNIA NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHOD

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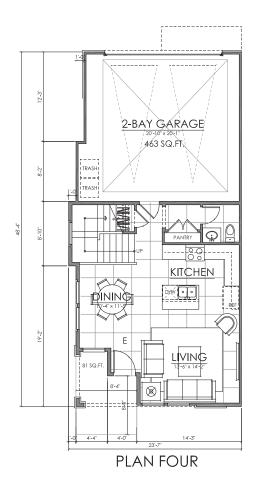
INDIVIDUAL LOCKABLE STORAGE

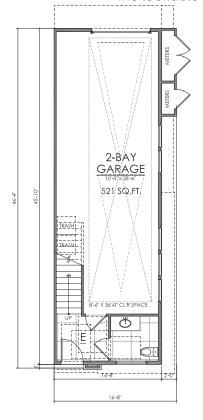
Size. The minimum interior size of the storage space shall be as follows:

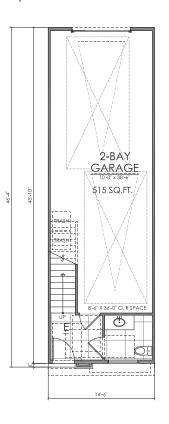
- (1) Two hundred cubic feet for studio and one bedroom units.
- (2) Three hundred cubic feet for all other units.
- (e) Dimensions. The storage space shall be at least eight feet in one direction and no less than three feet in any other direction. The maximum height shall not exceed ten feet.

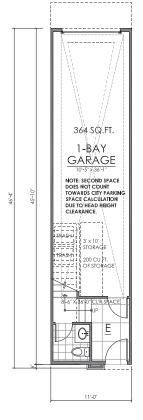
A two-car garage meeting the minimum area and dimensions shall satisfy the lockable storage requirement. Per SMC 19.38.040











PLAN THREE

PLAN TWO

PLAN ONE

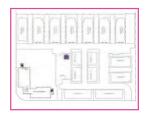
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LOCKABLE STORAGE | TANDEM TOWNS

FOOTHILL VILLAGE CENTER, FMDC SUNNYVALE, CALIFORNIA

04.19.23

AR-44

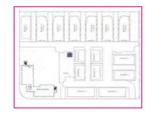




CLUBHOUSE FLOOR PLAN



MATERIAL NOTES 1. COMPOSITION ROOF 2. STONE VENEER 3. COLORED WINDOW FRAME 4. STUCCO









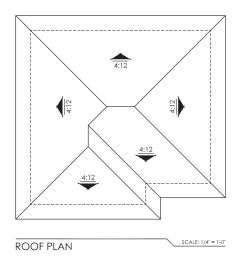




CLUBHOUSE ELEVATION







04.19.23

ROOF PLAN





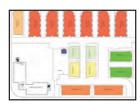


SCHEME 2 FOOTHILL VILLAGE CENTER | SUNNYVALE CALIFORNIA



SCHEME 3 FOOTHILL VILLAGE CENTER | SUNNYVALE CALIFORNIA





SCHEME 4 FOOTHILL VILLAGE CENTER | SUNNYVALE CALIFORNIA



SCHEME 5 FOOTHILL VILLAGE CENTER | SUNNYVALE CALIFORNIA



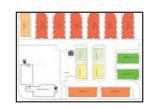
SCHEME 6 FOOTHILL VILLAGE CENTER | SUNNYVALE CALIFORNIA





COLOR & MATERIAL EXHIBIT









SIDING | JAMES HARDIE SEE CMR-1 FOR COLOR & ELEVATIONS FOR LOCATION



STONE VENEER | CREATIVE MINES Craft Peak Ledge Craft Feak Leage 1.25"-8.125" high, 3.375"-25.875" long Craft Spllt Modular 2.5"-5" high, 4"-16"long SEE CMR-1 COR COLOR SCHEMES







EXTERIOR LIGHTING KICHLER MERCER 12"









ENTRY DOOR | THERMA TRU SEE cmr-1 FOR COLOR SCHEMES





WINDOWS | ANDERSEN SINGLE HUNG WINDOWS PICTURE WINDOWS





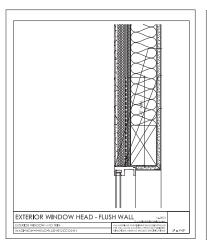
PAVERS A) DRIVEWAY
B) WALKWAY
SEE LANDSCAPE PLANS FOR LOCATION AND COLOR

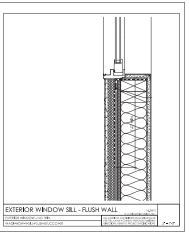


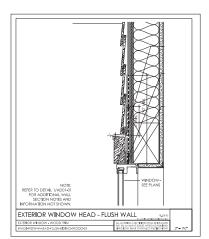
HOUSE NUMBERS SEA GULL LIGHTING LED ADDRESS LIGHT AT ENTRY AND GARAGE DOORS 12" X 7" BLACK

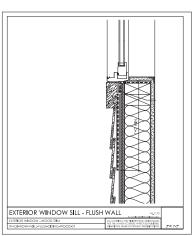












DETAILS - GARAGE DOORS | ENTRY DOORS | EXTERIOR LIGHTING | WINDOWS MATERIAL SPECS - ROOF | SIDING | MASONRY | PAVERS

04.19.23

FOOTHILL VILLAGE CENTER, FMDC SUNNYVALE, CALIFORNIA

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