

PROJECT SUMMARY:

777 MIDDLEFIELD			
Project Information:			
Proposed Zoning: Zoning Map Amendment from R3-2 (Multiple-Family) to P (Planned Community)			
General Plan: General Plan Amendment from Medium-Density Residential to High-Density Residential			
APN:	153-24-005		
Total Site Area:	9.84 gross acres		
Net Site Area (Less street dedications)	9.71 gross acres		
TOTAL SITE: OVERALL PROJECT SUMMARY			
Total Units	716 units		
Density (gross acreage)	73.7 du/ac		
FAR	1.85		
Site Coverage	-		
*Note: Refer to Graphic Calculations Sheet A1.2.0 for Site Coverage Totals			
OVERALL UNIT SUMMARY: Market Rate + Affordable			
	UNIT TYPE	# OF UNITS	UNIT MIX (%)
Studio	1bd / 1ba	85	12%
1 Bedroom	1bd / 1ba	431	60%
2 Bedroom	2bd / 2 ba	200	28%
TOTAL		716	100%
MARKET RATE UNIT SUMMARY: Buildings A & B			
	UNIT TYPE	# OF UNITS	UNIT MIX (%)
Studio	1bd / 1ba	66	12%
1 Bedroom	1bd / 1ba	344	60%
2 Bedroom	2bd / 2 ba	162	28%
TOTAL		572	100%
AFFORDABLE UNIT SUMMARY: Building C			
	UNIT TYPE	# OF UNITS	UNIT MIX (%)
Studio	1bd / 1ba	19	13%
1 Bedroom	1bd / 1ba	87	60%
2 Bedroom	2bd / 1 ba	38	26%
TOTAL		144	100%
FLOOR AREA RATIO CALCULATIONS			
	BUILDING	TOTAL FLOOR AREA (GSF)	FLOOR AREA RATIO
	Building A	328,849	
	Building B	311,256	
	Building C	142,236	
	TOTAL	782,341	1.85

COMMON USEABLE OPEN SPACE			
	TOTAL UNITS	SF/UNIT	TOTAL (SF)
TOTAL REQUIRED SF	716	175	125,300
TOTAL PROPOSED SF			± 187,412

PRIVATE USEABLE OPEN SPACE			
	TOTAL UNITS	SF/UNIT	TOTAL (SF)
TOTAL REQUIRED AVG SF (where provided,	716	40	28,640
TOTAL PROPOSED SF			± 34,258

BUILDING A & B (Market Rate) SUMMARY:

BUILDING A UNIT SUMMARY: Market Rate			
	UNIT TYPE	# OF UNITS	UNIT MIX (%)
Studio	1bd / 1ba	42	14%
1 Bedroom	1bd / 1ba	176	58%
2 Bedroom	2bd / 2 ba	88	29%
TOTAL		306	100%

* Note: Private Open Space: Average minimum of 40 sf where provided.

BUILDING B UNIT SUMMARY: Market Rate			
	UNIT TYPE	# OF UNITS	UNIT MIX (%)
Studio	1bd / 1ba	24	9%
1 Bedroom	1bd / 1ba	168	63%
2 Bedroom	2bd / 2 ba	74	28%
TOTAL		266	100%

* Note: Private Open Space: Average minimum of 40 sf where provided.

BUILDING A BICYCLE SUMMARY: Market Rate			
BICYCLE SPACES REQUIRED			
	Total	Ratio	Spaces
Dwelling Units	306	1 / unit	306
Guest		10 / unit	31
TOTAL BICYCLE SPACES			337
BICYCLE SPACES PROVIDED			
On-Grade Short Term Spaces	31		
Garage - Secured Bicycle Spaces	306		
TOTAL BICYCLE SPACES	337		

BUILDING B BICYCLE SUMMARY: Market Rate			
BICYCLE SPACES REQUIRED			
	Total	Ratio	Spaces
Dwelling Units	266	1 / unit	266
Guest		10 / unit	27
TOTAL BICYCLE SPACES			293
BICYCLE SPACES PROVIDED			
On-Grade Short Term Spaces	27		
Garage - Secured Bicycle Spaces	266		
TOTAL BICYCLE SPACES	293		

BUILDING A & B PARKING SUMMARY: Market Rate				
PARKING REQUIRED				
	Unit Count	Model Parking Ratio	Total Stalls	Guest
Studios	66	1	66	(15% of required parking to be unassigned)
1 Bds	344	1	344	
2 Bds	162	2	324	
TOTAL STALLS			734	110
PARKING RATIO	1.28			

PARKING PROVIDED				
	Assigned	Unassigned	TOTAL	Accessible Stalls
Garage Level 1	247	110	357	18
Garage Level 2	377	0	377	0
TOTAL STALLS	624	110	734	18
PARKING RATIO	1.28			

*Note: Accessible Stalls: 2% of assigned parking will be accessible surface stalls. 5% of unassigned parking will be accessible.

BUILDING A STORAGE SUMMARY: Market Rate			
PERSONAL STORAGE REQUIRED*			
	Total	Ratio	Total Storage
Dwelling Units	306	1 / unit	306
TOTAL STORAGE	306		
PERSONAL STORAGE PROVIDED*			
Garage Lvl 1	105		
Garage Lvl 2	201		
TOTAL STORAGE	306		

*Note: Minimum of 164 cu. ft. of personal storage / unit required.

BUILDING B STORAGE SUMMARY: Market Rate			
PERSONAL STORAGE REQUIRED*			
	Total	Ratio	Total Storage
Dwelling Units	266	1 / unit	266
TOTAL STORAGE	266		
PERSONAL STORAGE PROVIDED*			
Garage Lvl 1	105		
Garage Lvl 2	161		
TOTAL STORAGE	266		

*Note: Minimum of 164 cu. ft. of personal storage / unit required.

BUILDING C (Affordable) SUMMARY:

BUILDING C UNIT SUMMARY: Affordable			
	UNIT TYPE	# OF UNITS	UNIT MIX (%)
Studio	1bd / 1ba	19	13%
1 Bedroom	1bd / 1ba	87	60%
2 Bedroom	2bd / 2 ba	38	26%
TOTAL		144	100%

* Note: Private Open Space: Average minimum of 40 sf where provided.

BUILDING C PARKING SUMMARY: Affordable				
PARKING REQUIRED				
	Unit Count	Parking Ratio	Total Stalls	Guest
Studios	19	1.0	19	(15% of required parking to be unassigned)
1 Bds	87	1.0	87	
2 Bds	38	1.0	38	
TOTAL STALLS			144	22
PARKING RATIO	1.00			

PARKING PROVIDED				
	Assigned	Unassigned	TOTAL	Accessible Stalls
Garage Level 1	36	22	58	4
Garage Level 2	86	0	86	0
TOTAL STALLS	122	22	144	4
PARKING RATIO	1.00			

*Note: Accessible Stalls: 2% of assigned parking will be accessible surface stalls. 5% of unassigned parking will be accessible.

BUILDING C BICYCLE SUMMARY: Market Rate			
BICYCLE SPACES REQUIRED			
	Total	Ratio	Spaces
Dwelling Units	144	1 / unit	144
Guest		10 / unit	14
TOTAL BICYCLE SPACES			158
BICYCLE SPACES PROVIDED			
On-Grade Short Term Spaces	14		
Garage - Secured Bicycle Spaces	72		
On-Grade - Secured Bicycle Spaces	72		
TOTAL BICYCLE SPACES	158		

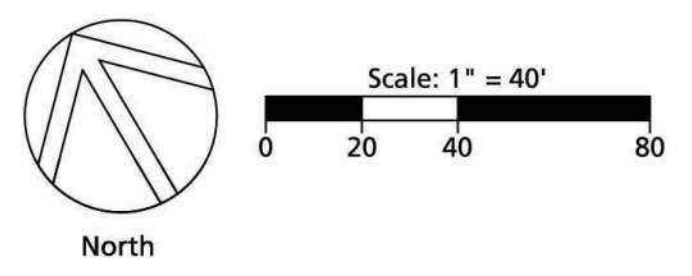
BUILDING C STORAGE SUMMARY: Market Rate			
PERSONAL STORAGE REQUIRED*			
	Total	Ratio	Total Storage
Dwelling Units	144	1 / unit	144
TOTAL STORAGE	144		
PERSONAL STORAGE PROVIDED*			
Garage Lvl 1	72		
Garage Lvl 2	72		
TOTAL STORAGE	144		

*Note: Minimum of 164 cu. ft. of personal storage / unit required.



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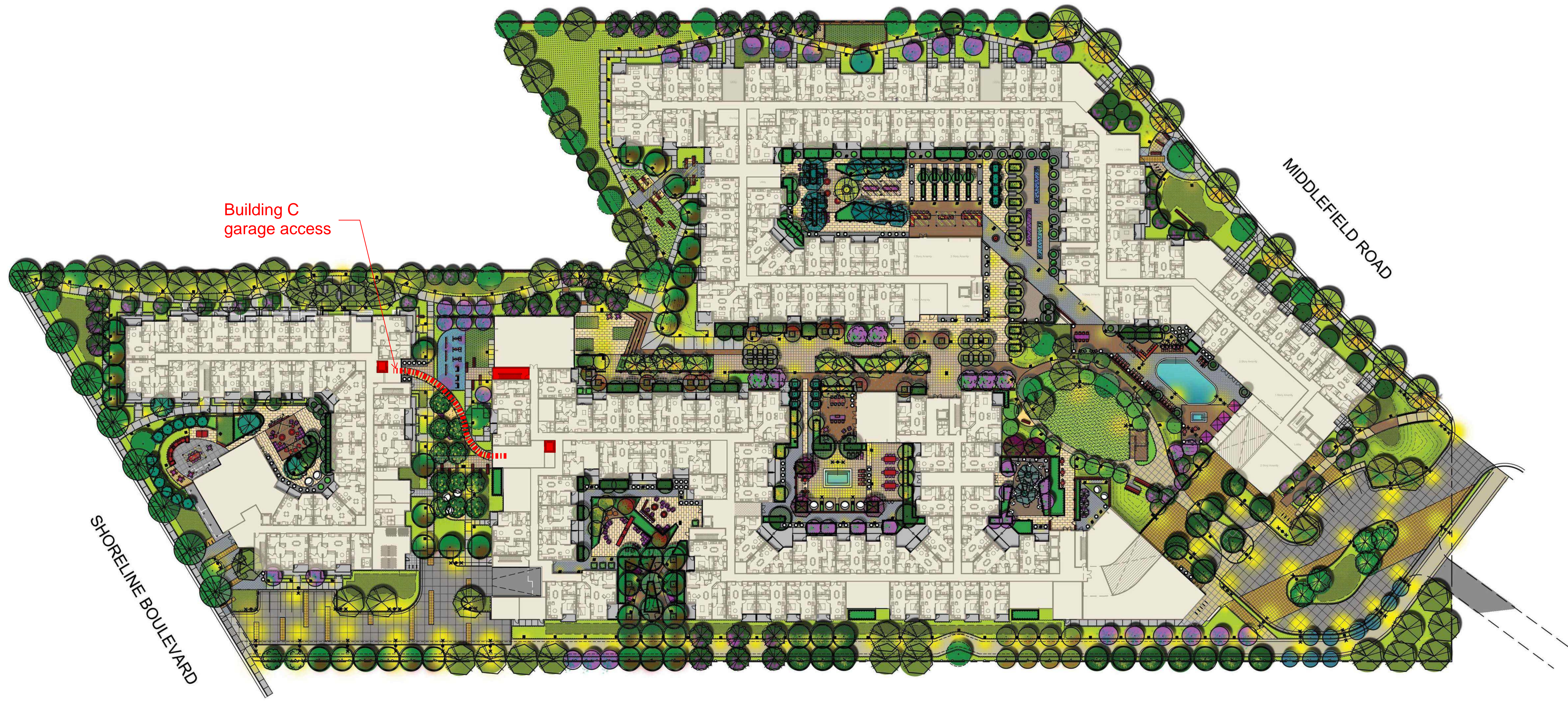
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 MOUNTAIN VIEW, CA # 2016-0479

LANDSCAPE PLAN

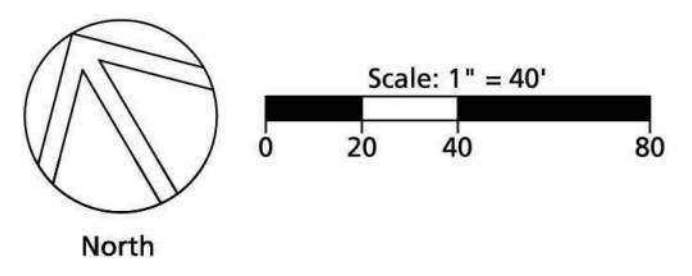
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Building C
garage access

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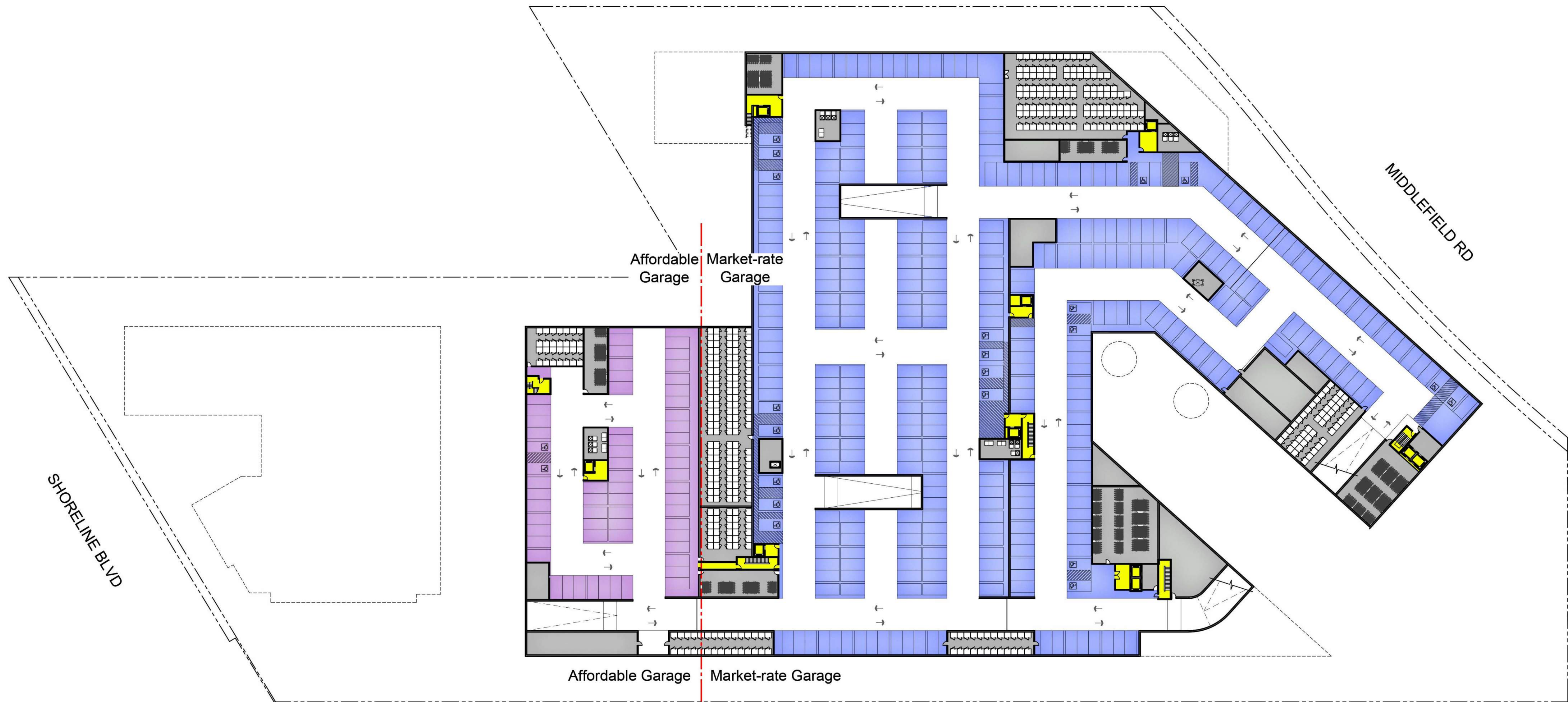
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LANDSCAPE PLAN

L1.1



LEGEND:

- Market Rate Parking Spaces
- Affordable Parking Spaces

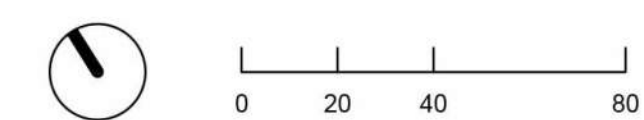


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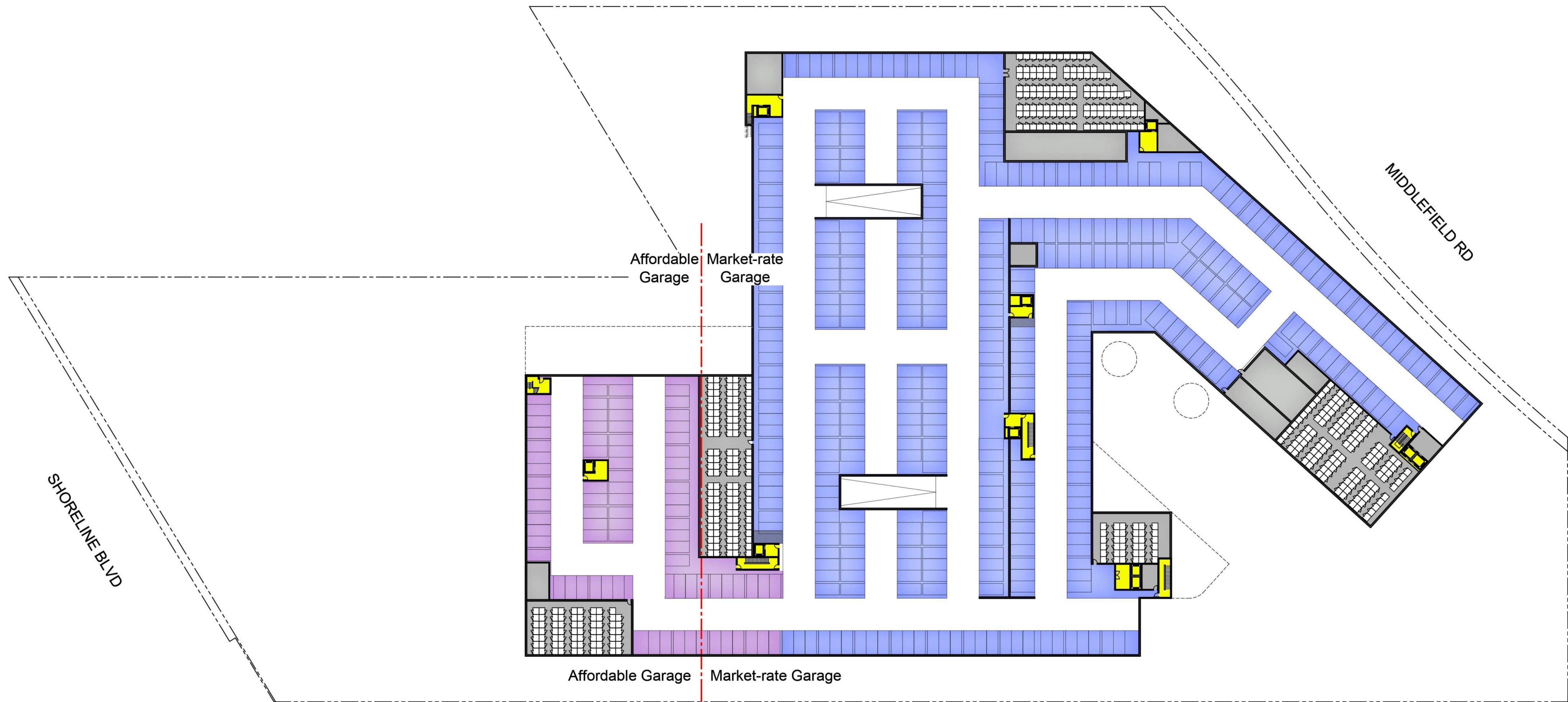
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FORMAL PLANNING REVIEW
 OCTOBER 15, 2018



GARAGE PLAN
 LEVEL 1 SUBTERRANEAN GARAGE

A3.0.0



LEGEND:

- Market Rate Parking Spaces
- Affordable Parking Spaces

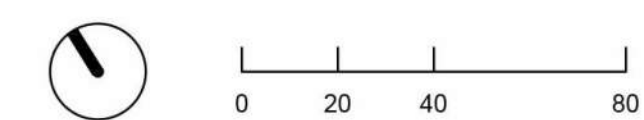


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FORMAL PLANNING REVIEW
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GARAGE PLAN
 LEVEL 2 SUBTERRANEAN GARAGE

A3.0.3



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