Exhibit 6

SHOREBREEZE APARTMENTS

MOUNTAIN VIEW, CA

MIDPEN HOUSING

DEVELOPER/
PROPERTY OWNER:

MIDPEN HOUSING
303 VINTAGE PARK DRIVE, SUITE 250
FOSTER CITY, CA. 94404
650.356.2928
CONTACT: CATHY BOWERS
cbowers@midpen-housing.org

CONSULTANTS

ARCHITECT:
DAHLIN GROUP ARCHITECTURE/PLANNING
5865 OWENS DRIVE
PLEASANTON, CA 94588
CONTACT: CHRIS APOSTOLOPOULOS
925.251.7200 925.251.7201 FAX
chris.apostolopoulos@dahlingroup.com

CIVIL ENGINEERS:
BKF ENGINEERS
1730 N. 1ST STREET, SUITE 600,
SAN JOSE, CA 95112
408.467.9154
CONTACT: DOUG PETERSEN
dpetersen@bkf.com

LANDSCAPE ARCHITECT:
THOMAS BAAK AND ASSOCIATES, LLP
1620 NORTH MAIN STREET, SUITE 4
WALNUT CREEK, CA 94596
925.933.2583 X105
CONTACT: RICK STOVER
rstover@tbaak.com

PROPOSED PROJECT SITE

VICINITY MAP

NORTH

PROJECT DESCRIPTION:

BUILT IN 1980, SHOREBREEZE (460 SHORELINE BOULEVARD) WAS ACQUIRED BY MIDPEN HOUSING CORPORATION IN 1997 AND CURRENTLY CONSISTS OF 120 AFFORDABLE APARTMENTS FOR FAMILIES AND SENIORS ON A 5.34 ACRE SITE IN MOUNTAIN VIEW, CALIFORNIA. OVER THE PAST YEAR SHORE BREEZE HAS MAINTAINED AN AVERAGE OCCUPANCY BETWEEN 99% AND 100%, EVIDENCING THE STRONG DEMAND FOR AFFORDABLE HOUSING IN THE CITY OF MOUNTAIN VIEW.

IT IS THE INTENT OF MIDPEN HOUSING CORPORATION TO BUILD UPON THE SUCCESS OF SHOREBREEZE BY DEVELOPING A NET-ADDITIONAL 50 AFFORDABLE APARTMENTS ON AN UNDERUTILIZED PORTION OF THE SITE. 12 TOWNHOUSE UNITS WILL NEED TO BE DEMOLISHED TO CREATE SPACE FOR 62 NEW UNITS, WHICH WILL BE RESERVED FOR LOW-INCOME FAMILIES. THE UNITS WILL CONSIST OF A MIX OF 21 STUDIOS, 21 ONE-BEDROOM UNITS, 8 TWO-BEDROOM UNITS, AND 12 3-BEDROOM UNITS. A 2 AND 3-STORY BUILDING WILL BE CONSTRUCTED, AND TWO TOWNHOUSE BUILDING WILL BE DEMOLISHED. TENANTS IN THE CURRENT TOWNHOUSES WILL BE TEMPORARILY RELOCATED AND GIVEN THE RIGHT TO RETURN TO A UNIT IN THE NEW BUILDING.

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TITLE SHEET

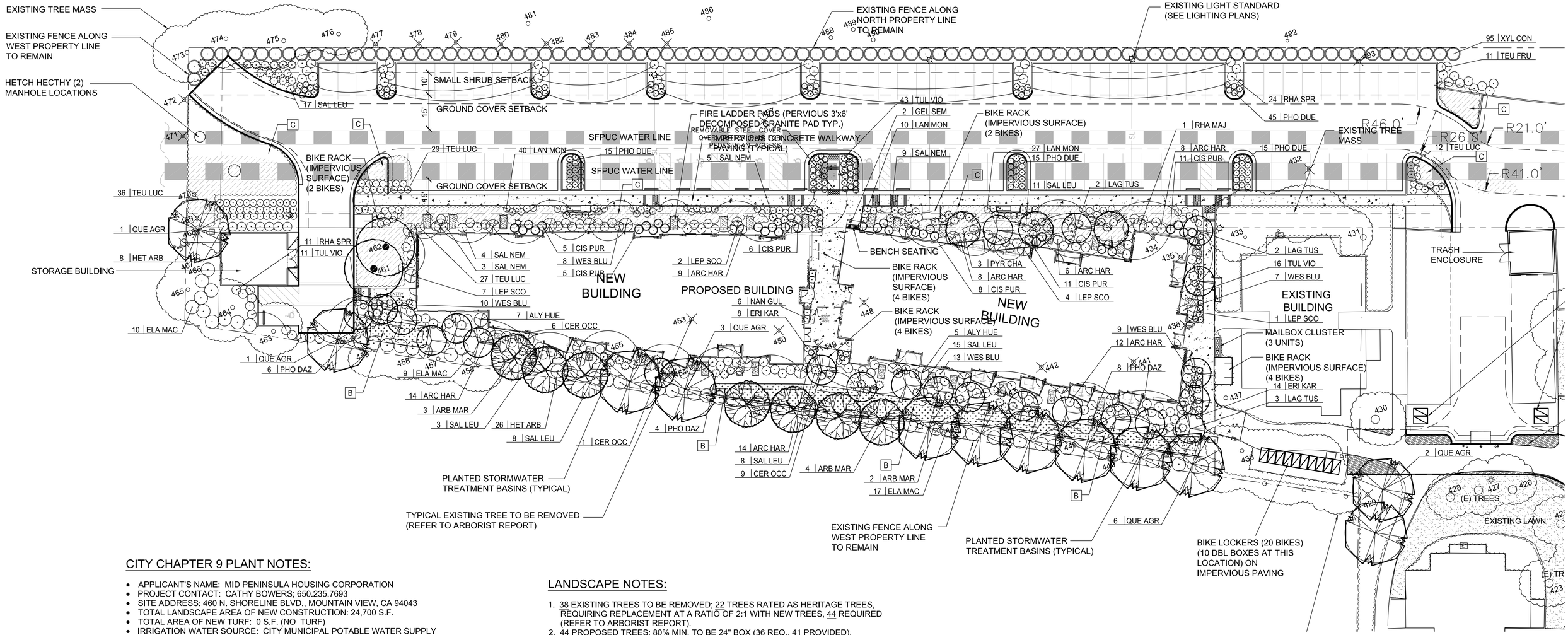
SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

DAHLIN

JOB NO. 552-029
DATE 10-27-2017

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A0.0



CITY CHAPTER 9 PLANT NOTES:

- APPLICANT'S NAME: MID PENINSULA HOUSING CORPORATION
- PROJECT CONTACT: CATHY BOWERS; 650.235.7693
- SITE ADDRESS: 460 N. SHORELINE BLVD., MOUNTAIN VIEW, CA 94043
- TOTAL LANDSCAPE AREA OF NEW CONSTRUCTION: 24,700 S.F.
- TOTAL AREA OF NEW TURF: 0 S.F. (NO TURF)
- IRRIGATION WATER SOURCE: CITY MUNICIPAL POTABLE WATER SUPPLY
- COMPLETE PLANT MATERIALS LIST SHOWN ON SHEET L2
- HYDROZONE PLAN WITH DEFINITIONS AND WELO ON SHEET L6
- DECORATIVE MULCH DRESSING TO A MINIMUM OF 3" DEEP
- NO WATER FEATURES; PERVIOUS/IMPERVIOUS SURFACES NOTED ON SHEET L1
- IRRIGATION SYSTEM TO BE A FULLY AUTOMATIC, WATER-CONSERVING SYSTEM CONTROLLED BY A WEATHER-BASED CONTROLLER; COMPLETE IRRIGATION DESIGN TO BE SUBMITTED AT PERMIT APPLICATION PHASE
- REFER TO CIVIL ENGINEER PLANS FOR ALL SITE GRADING AND STORM WATER MANAGEMENT INFORMATION

FEP-10 (ENVIRONMENTAL SAFETY)
LANDSCAPE DESIGN: Landscape design shall minimize runoff and promote surface filtration. Examples include: (a) no steep slopes exceeding 10 percent; (b) using mulches in planter areas without ground cover to avoid sedimentation runoff; (c) installing plants with low water requirements; and (d) installing appropriate plants for the location in accordance with appropriate climate zones. Identify which practices will be used in the building plan submittal.

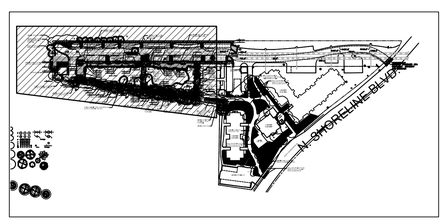
FEP-11 [ENVIRONMENTALSAFETY]
EFFICIENT IRRIGATION: Common areas shall employ efficient irrigation to avoid excess irrigation runoff. Examples include: (a) setting irrigation timers to avoid runoff by splitting irrigations into several short cycles; (b) employing multi-programmable irrigation controllers; (c) employing rain shutoff devices to prevent irrigation after significant precipitation; (d) use of drip irrigations for all planter areas which have a shrub density that will cause excessive spray interference of an overhead system; and (e) use of flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. Identify which practices will be used in the building plan submittal.

LANDSCAPE NOTES:

1. 38 EXISTING TREES TO BE REMOVED; 22 TREES RATED AS HERITAGE TREES, REQUIRING REPLACEMENT AT A RATIO OF 2:1 WITH NEW TREES, 44 REQUIRED (REFER TO ARBORIST REPORT).
2. 44 PROPOSED TREES; 80% MIN. TO BE 24" BOX (36 REQ., 41 PROVIDED), 20% TO BE 15 GALLON (8 REQ., 3 PROVIDED).
3. ALL PLANTING TO BE WATERED BY A FULLY-AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM, WITH WEATHER-BASED OPERATION CONTROLLER; DESIGN TO COMPLY WITH STATE WELO WATER-EFFICIENCYGUIDELINES.
4. ALL NEW PLANTING AREAS (EXCEPT STORMWATER TREATMENT BASINS) SHALL RECEIVE A 3" DEEP LAYER OF MULCH DRESSING.

REFER TO SHEET L2 FOR EVA TREATMENT AND PLANT MATERIALS LIST, SHEET L3 FOR IMAGES OF SITE FURNISHINGS AND PROPOSED TREES AND SHEET L4 FOR TREE PROTECTION MEASURES.

REFER TO SHEET L2 FOR PLANT MATERIAL LIST



KEYMAP
N.T.S.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

PRELIMINARY LANDSCAPE PLAN

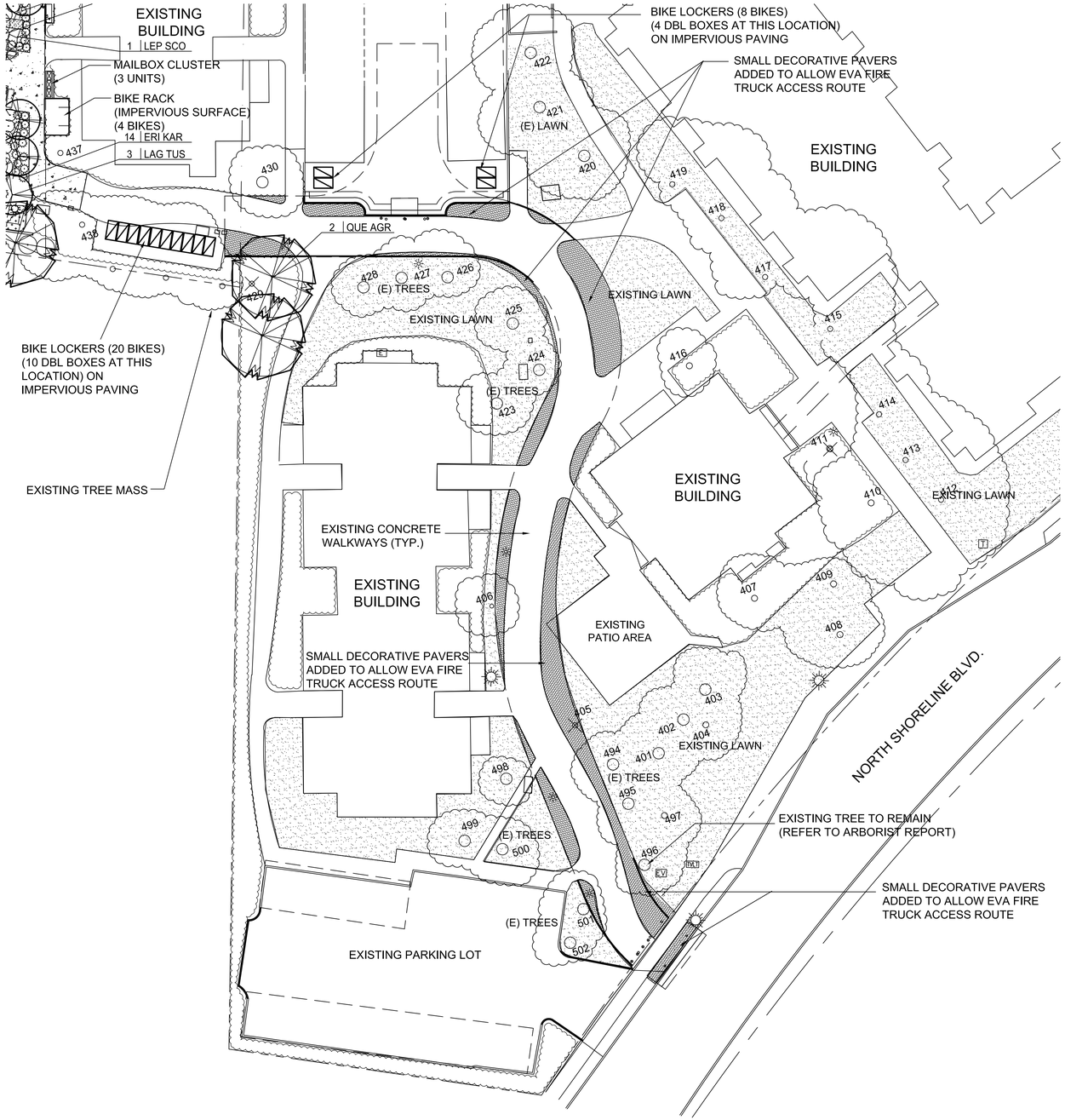
SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 552-029
DATE 08-25-2017

L1

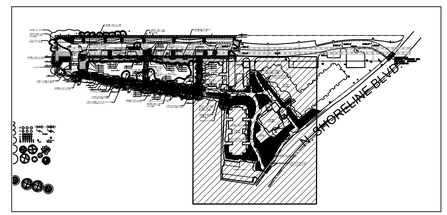


PLANT MATERIALS LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
TREES:				
ARB MAR	ARBUTUS 'MARINA' (STANDARD)	ARBUTUS	LOW	24" BOX
CER OCC	CERCIS OCCIDENTALIS (STANDARD)	WESTERN REDBUD	LOW	24" BOX
LAG TUS	LAGERSTROEMIA 'TUSCARORA' (STANDARD)	CRAPE MYRTLE	LOW	24" BOX
PYR CHA	PYRUS CALLERYANA 'CHANTICLEER'	FLOWERING PEAR	MED	15 GAL
QUE AGR*	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	LOW	24" BOX
SHRUBS:				
ALY HUE	ALYOGYNE HUEGELII (STANDARD)	BLUE HIBICUS	LOW	15 GA
ARC HAR*	ARCTOSTAPHYLOS 'HARMONY'	MANZANITA	LOW	5 GA
CIS PUR	CISTUS PURPUREUS	LAVENDER ROCKROSE	LOW	5 GA
ELA MAC	ELAEAGNUS 'MACULATA'	GOLDENLEAF ELAEAGNUS	LOW	5 GA
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	LOW	5 GA
LAN CON	LANTANA 'CONFETTI'	LANTANA	LOW	5 GA
LEP SCO	LEPTOSPERMUM 'RUBY GLOW'- STANDARD	TEA TREE	LOW	15 GA
NAN GUL	NANDINA 'GULFSTREAM'	GULFSTREAM NANDINA	LOW	5 GA
RHA SPR	RHAPHIOLEPIS 'SPRINGTIME'	PINK INDIA HAWTHORN	LOW	5 GA
SAL LEU	SALVIA LEUCANTHA	MEXICAN SAGE	LOW	5 GA
SAL NEM	SALVIA NEMEROSA	PURPLE SAGE	LOW	5 GA
TEU LUC	TEUCRIUM LUCIDRYS	GERMANDER	LOW	5 GA
WES BLU	WESTRINGIA FRUTICOSA 'BLUE GEM'	COAST ROSEMARY	LOW	5 GA
XYL CON	XYLOSMA CONGESTUM	SHINY XYLOSMA	LOW	5 GA
PERENNIALS:				
ERI KAR	ERIGERON KARVINSKIANUS 'MOERHEIMII'	SANTA BARBARA DAISY	LOW	1 GA
PHO DAZ	PHORMIUM 'DAZZLER'	NEW ZEALAND FLAX	LOW	5 GA
PHO DUE	PHORMIUM 'DUET'	DWARF FLAX	LOW	1 GA
TUL VIO	TULBAGHIA VIOLACEA	SOCIETY GARLIC	LOW	1 GA
VINES:				
GEL SEM	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	LOW	5 GA
GROUND COVER:				
C	COPROSMA 'KIRKII'	CREEPING COPROSMA	LOW	1 GA @ 36" O.C.
B	STORMWATER BASIN MIX: EVEN PERCENTAGE OF EACH PLANT IN EACH BASIN/ 1 GALLON @ 24" O.C. SPACING			
	FESTUCA CALIFORNICA*	CALIFORNIA FESCUE		
	JUNCAS PATENS	GRAY RUSH		
	MUEHLENBERGIA RIGENS*	DEER GRASS		

NOTE: * SYMBOL DENOTES A NATIVE SPECIES PLANT

REFER TO SHEET L5 FOR IMAGES OF SITE FURNISHINGS AND PROPOSED TREES



KEYMAP

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GRAPHIC SCALE

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PRELIMINARY LANDSCAPE PLAN - EVA ACCESS

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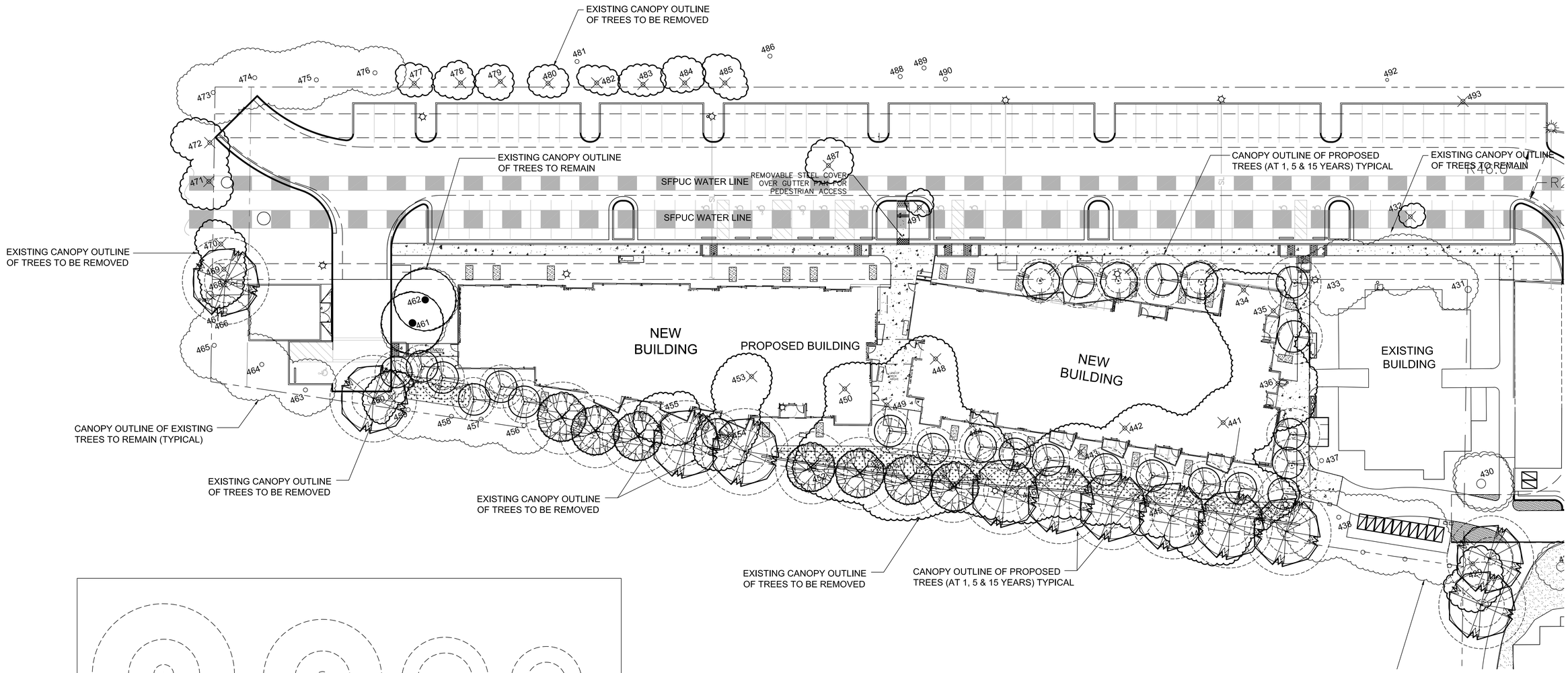
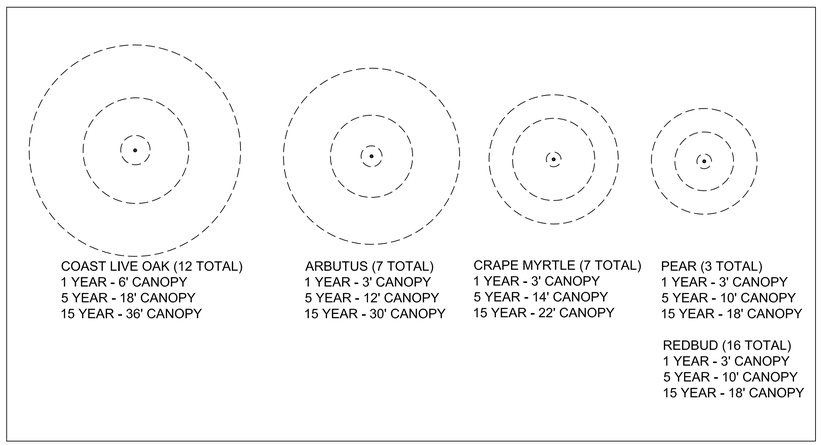
L2





PROPOSED TREE CANOPY GROWTH INTERVALS (1, 5 & 15 YEARS)

LANDSCAPE NOTES:

1. 38 EXISTING TREES TO BE REMOVED; 22 TREES RATED AS HERITAGE TREES, REQUIRING REPLACEMENT AT A RATIO OF 2:1 WITH NEW TREES, 44 REQUIRED (REFER TO ARBORIST REPORT).
2. 44 PROPOSED TREES; 80% MIN. TO BE 24" BOX (36 TOTAL, 41 PROVIDED), 20% TO BE 15 GALLON (8 TOTAL, 3 PROVIDED).
3. EXISTING TREE CANOPIES TO BE REMOVED COVER APPROX. 19,170 S.F. AREA; PROPOSED REPLACEMENT TREE CANOPY AREA COVER APPROX. 19,235 S.F. AREA.
4. ALL PLANTING TO BE WATERED BY A FULLY-AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM, WITH WEATHER-BASED OPERATION CONTROLLER; DESIGN TO COMPLY WITH STATE WELO WATER-EFFICIENCYGUIDELINES.
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TREE CANOPY RELATIONSHIP

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L3

BENCH SEATING

PEDESTRIAN ACCESS

BENCH SEATING

BIKE RACK (2 BIKES)

BENCH SEATING

BIKE RACKS (4 BIKES)

WALL VINE TRELLIS

BENCH SEATING

NEW BUILDING

PROPOSED BUILDING

BENCH SEATING

BIKE RACKS (4 BIKES)

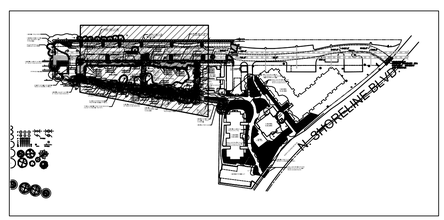
NEW BUILDING

BENCH SEATING

MAILBOX CLUSTER (3) GANG BOXES

BENCH SEATING

BIKERACKS (4 BIKES)



KEYMAP

N.T.S.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
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SITE FURNISHINGS PLAN

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

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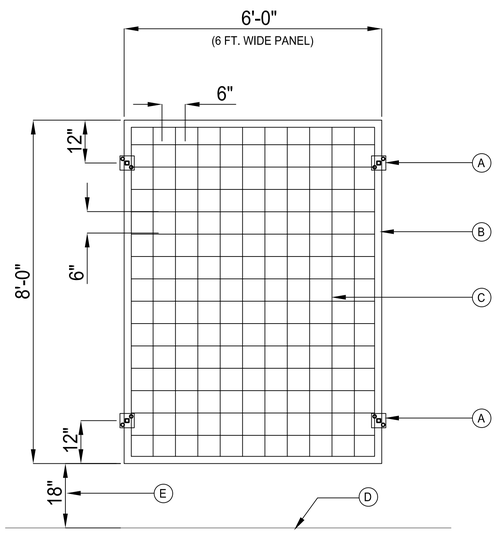
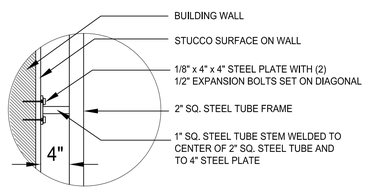
L4





INSET ENLARGEMENT: SIDE VIEW OF CONNECTION TO BUILDING

ITEM DESCRIPTION:

A REFER TO INSET ENLARGEMENT DETAIL FOR MOUNTING TO WALL CONSTRUCTION
B 2" SQ. STEEL TUBE FRAME (14 GAUGE)
C 6" GRID WELDED WIRE MESH (0.1875" THK) WELDED TO REAR SURFACES OF FRAME
D FINISH PAVING SURFACE (SLOPES)
E PROVIDE 18" CLEARANCE FROM FINISH PAVING SURFACE

NOTES:
1. ALL STEEL COMPONENTS SHALL HAVE WELDED CONNECTIONS, GROUND SMOOTH AND FREE OF POROSITY.
2. WELDED WIRE MESH TO BE WELDED TO REAR SURFACE OF STEEL TUBE FRAME.
3. STEEL BRACKETS TO BE SECURED TO HOUSE WALL W/ 1/2" GALVANIZED EXPANSION BOLTS.
4. ALL EXPOSED METAL SURFACES TO RECEIVE ONE COAT PRIMER AND (2) COATS RUST-O-LEUM PAINT, SATIN BLACK FINISH.

WALL TRELLIS DETAIL

NO SCALE

DECORATIVE PRECAST PAVER AT EVA
BELGARD 'HOLLAND STONE' (4"x8"x3.12")
TOSCANA BLEND COLORS

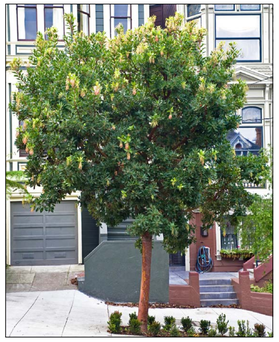
PROPARK BIKE LOCKERS FROM *CYCLE SAFE*
DOUBLE LOADED PARKING (38"W x 50"H x 78"L)

DECORATIVE METAL BENCH: DUMOR 58-60-3AR 6 FT.
LONG BENCH WITH BACK AND CENTER ARM REST;
COLOR: FOREST GREEN

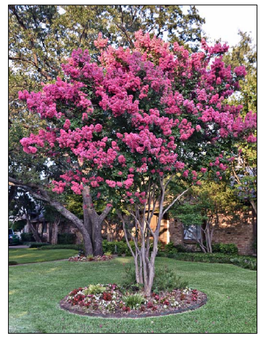
HORSESHOE BIKE RACK FROM *CREATIVE PIPE INC.*
STAINLESS STEEL FINISH; SURFACE MOUNTED

BROADLEAF EVERGREEN CANOPY TREE:
QUERCUS AGRIFOLIA (CALIFORNIA LIVE OAK)
(LARGE, BROAD, ROUNDED GROWTH)

DECIDUOUS CANOPY TREE:
PYRUS CALLERYANA 'CHANTICLEER' (FLOWERING PEAR)
(UPRIGHT, NARROW GROWTH, FALL COLOR,
SPRING BLOOM)



BROADLEAF EVERGREEN TREE:
ARBUTUS 'MARINA' (ARBUTUS)
MEDIUM SIZED EVERGREEN SCREEN TREE



FLOWERING ACCENT TREE:
LAGERSTROEMIA INDICA (CRAPE MYRTLE)
SMALL TREE WITH FALL COLOR
AND SUMMER BLOOM

FLOWERING ACCENT TREE:
CERCIS OCCIDENTALIS (WESTERN REDBUD)
SMALL TREE WITH FALL COLOR
AND SPRING BLOOM

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SITE FURNISHINGS AND TREE IMAGES

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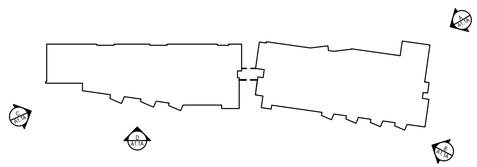
A NORTH-EAST PERSPECTIVE

B SOUTH-EAST PERSPECTIVE

C SOUTH-WEST PERSPECTIVE

D DECKS & PATIOS PERSPECTIVE



BUILDING PERSPECTIVES

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

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A1.1A

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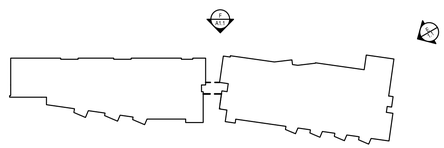
E ENTRY TOWARD EXISTING COMMUNITY

F MAIN ENTRY



BUILDING PERSPECTIVES

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A1.1

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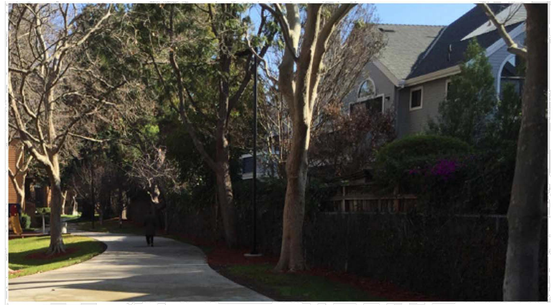

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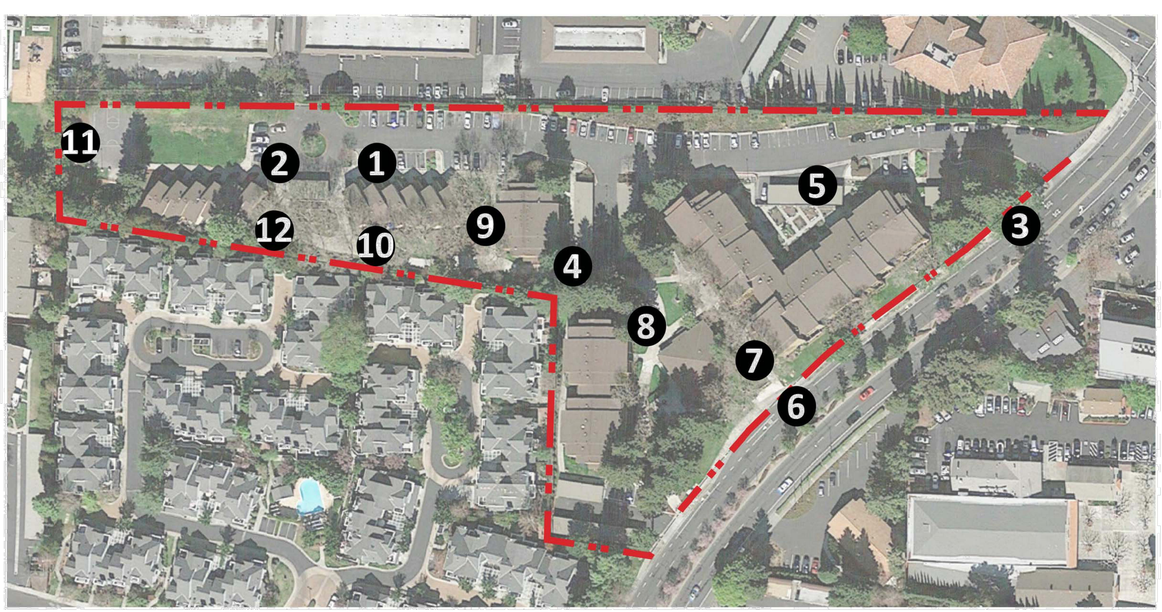


EXISTING CONDITIONS PHOTOGRAPHIC EXHIBIT

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

DAHLIN

JOB NO. 552-029
DATE 10-27-2017

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.2

PARKING SUMMARY				
	# OF STALLS	# OF UNITS		PARKING RATIO
EXISTING TOTAL STALLS:	141	120 UNITS		1.2 STALLS/UNIT
DEMO STALLS:	49			
REMAINING:	92	108		0.85 STALLS/UNIT
NEW STALLS:	96	62 UNITS		1.5 STALLS/UNIT
NEW TOTAL STALLS:	188	170 UNITS		1.1 STALLS/UNITS
NET GAIN:	47 ADDITIONAL STALLS FROM EXISTING			
	TOTAL STALLS	PERCENT REQ.		# OF STALLS REQUIRED

NOTES:

SEE DETAILS 1 AND 7/AD.3 FOR COMPLETE TRASH ENCLOSURE INFORMATION

NORTH

0 40 80 160

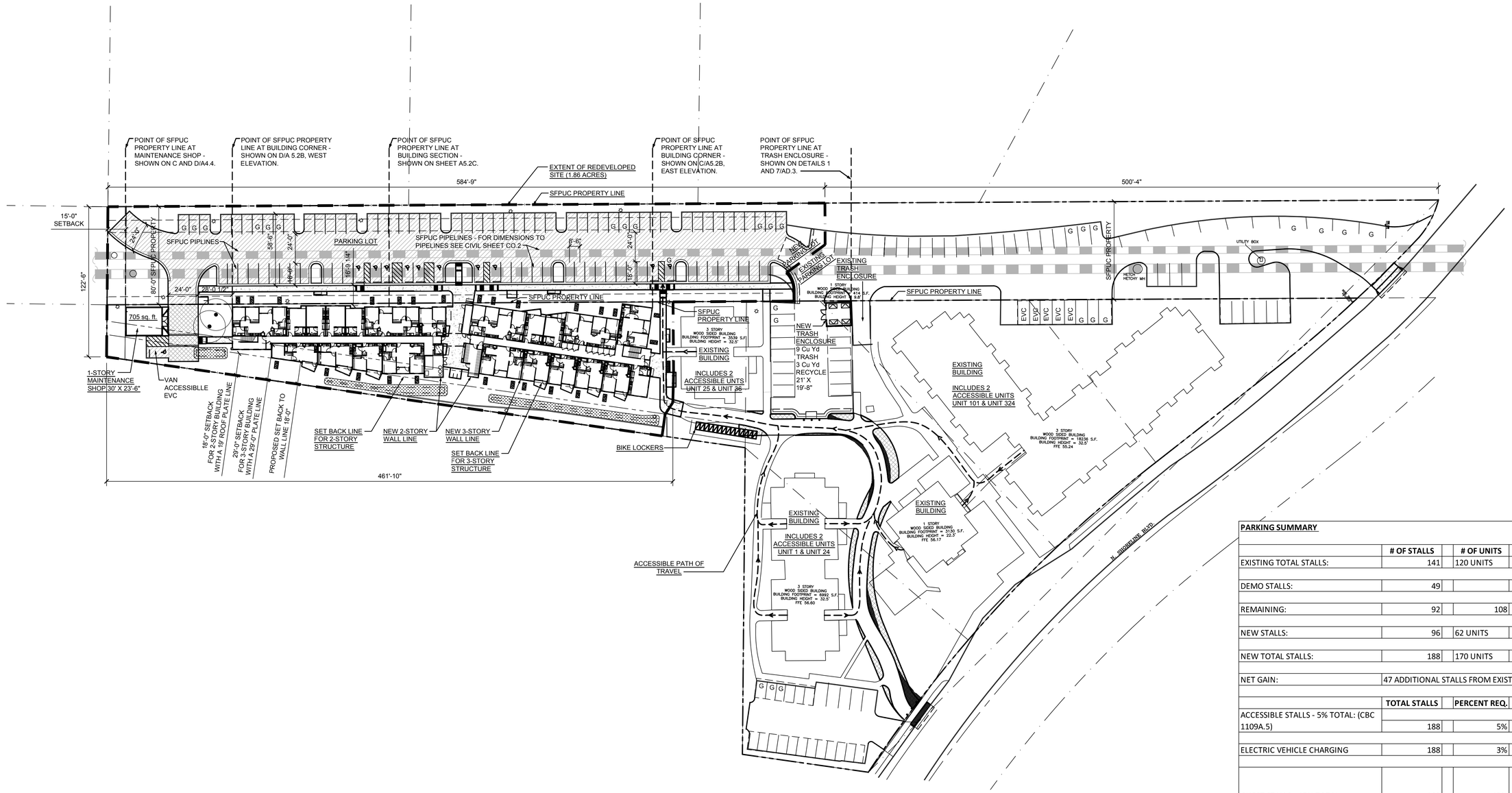
ARCHITECTURAL ILLUSTRATIVE SITE PLAN

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 552-029
DATE 10-27-2017

A2.1A



PARKING SUMMARY

	# OF STALLS	# OF UNITS	PARKING RATIO
EXISTING TOTAL STALLS:	141	120 UNITS	1.2 STALLS/UNIT
DEMO STALLS:	49		
REMAINING:	92	108	0.85 STALLS/UNIT
NEW STALLS:	96	62 UNITS	1.5 STALLS/UNIT
NEW TOTAL STALLS:	188	170 UNITS	1.1 STALLS/UNITS
NET GAIN:	47 ADDITIONAL STALLS FROM EXISTING		

	TOTAL STALLS	PERCENT REQ.	# OF STALLS REQUIRED
ACCESSIBLE STALLS - 5% TOTAL: (CBC 1109A.5)	188	5%	10 STALLS
ELECTRIC VEHICLE CHARGING	188	3%	6 STALLS-1 TO BE VAN ACCESSIBLE
GUEST STALLS - 15% TOTAL:	188	15%	28 STALLS TO BE DISTRIBUTED AMONG NEW AND REMAINING (DESIGNATED ON SITE PLAN BY 'G')

NOTES:

SEE DETAILS ON SHEET AD.3 FOR COMPLETE TRASH ENCLOSURE INFORMATION

SEE SHEETS A6.1 AND A6.2 FOR PROJECT DATA

NORTH

0 40 80 160

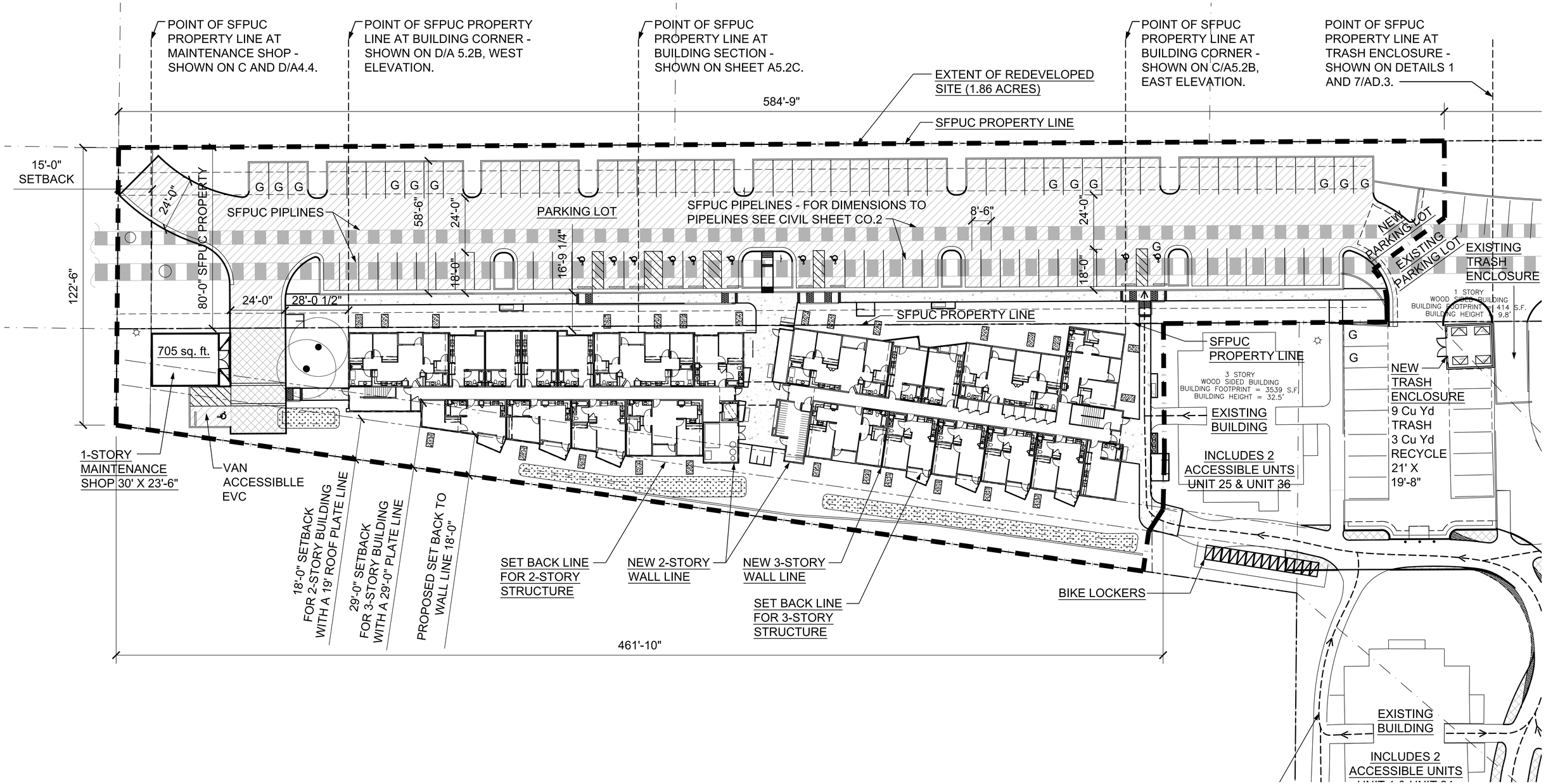
ARCHITECTURAL OVERALL PROPOSED SITE PLAN

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 552-029
DATE 10-27-2017

A2.1



NOTES:

SEE DETAILS ON SHEET AD.3 FOR COMPLETE TRASH ENCLOSURE INFORMATION

SEE SHEET A6.2 FOR REDEVELOPMENT SITE DATA

NORTH

0 20 40 80

ARCHITECTURAL ENLARGED PROPOSED SITE PLAN

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 552-029
DATE 10-27-2017

A2.1.1

UNIT MIX DATA				
UNIT TYPE	**UNIT NAME**	**UNIT SQFT**	**# OF UNIT TYPE:**	**TOTAL SQFT PER UNIT TYPE:**
STUDIO:	A1b	398	1	398
	A1c	428	1	428
	A1d	428	1	428
	A2b	418	2	836
	A2c	428	2	856
	A2d	428	2	856
	L1a	367	2	734
	L1d	382	5	1910
	L2a	387	4	1548
	L2d	398	1	398
TOTAL:			**21**	**8392**
1-BD:	B1b	587	1	587
	B1c	587	2	1174
	B1d	587	1	587
	B2a	574	4	2296
	B2b	574	1	574
	B2c	574	2	1148
	B2d	574	1	574
	C1a	600	1	600
	D1a	605	1	605
	E1a	609	1	609
	C2a	583	1	583
	D2a	589	1	589
	E2a	588	1	588
	J1a	518	1	518
	J2a	548	2	1096
TOTAL:			**21**	**12128**
2-BD:	F1a	850	4	3400
	F2a	850	1	850
	G1a	838	1	838
	G2a	862	2	1724
TOTAL:			**8**	**6812**
3-BD:	H1a	1099	1	1099
	H1b	1099	3	3297
	H1c	1099	2	2198
	K1a	1060	3	3180
	K2a	1082	2	2164
	K2b	1082	1	1082
TOTAL:			**12**	**13020**

STORAGE SUMMARY: (IN SQUARE FEET)	
Unit Closets and Lockers:	
First Floor:	
8 Unit Storage Closets	170
TOTAL:	**170**
Second Floor:	
8 Unit Storage Closets	170
7 Unit Storage Lockers	158
TOTAL:	**328**
Third Floor:	
8 Unit Storage Closets	170
31 Unit Storage Lockers	606
TOTAL:	**776**
GROSS TOTAL ALL FLOORS:	**1274**

Bike Storage:	
Long Term Storage:	
Interior Bike Room-34 Bikes	315
Exterior Bike Lockers-28 Bikes	317
TOTAL:	**632**
Short Term Storage:	
Exterior Bike Racks- 16 Bikes	N/A

BUILDING FLOOR AREAS

FIRST FLOOR

RESIDENTIAL (WITH PATIOS):	14,369 SF
COMMON:	975 SF
CIRCULATION:	2,355 SF
TOTAL AREA:	17,699 SF

NORTH

0 16 32 64

BUILDING PLAN - FIRST FLOOR

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 552-029
DATE 10-27-2017

A3.1

UNIT MIX DATA				
UNIT TYPE	**UNIT NAME**	**UNIT SQFT**	**# OF UNIT TYPE:**	**TOTAL SQFT PER UNIT TYPE:**
STUDIO:	A1b	398	1	398
	A1c	428	1	428
	A1d	428	1	428
	A2b	418	2	836
	A2c	428	2	856
	A2d	428	2	856
	L1a	367	2	734
	L1d	382	5	1910
	L2a	387	4	1548
	L2d	398	1	398
TOTAL:			**21**	**8392**
1-BD:	B1b	587	1	587
	B1c	587	2	1174
	B1d	587	1	587
	B2a	574	4	2296
	B2b	574	1	574
	B2c	574	2	1148
	B2d	574	1	574
	C1a	600	1	600
	D1a	605	1	605
	E1a	609	1	609
	C2a	583	1	583
	D2a	589	1	589
	E2a	588	1	588
	J1a	518	1	518
	J2a	548	2	1096
TOTAL:			**21**	**12128**
2-BD:	F1a	850	4	3400
	F2a	850	1	850
	G1a	838	1	838
	G2a	862	2	1724
TOTAL:			**8**	**6812**
3-BD:	H1a	1099	1	1099
	H1b	1099	3	3297
	H1c	1099	2	2198
	K1a	1060	3	3180
	K2a	1082	2	2164
	K2b	1082	1	1082
TOTAL:			**12**	**13020**

STORAGE SUMMARY: (IN SQUARE FEET)	
Unit Closets and Lockers:	
First Floor:	
8 Unit Storage Closets	170
TOTAL:	**170**
Second Floor:	
8 Unit Storage Closets	170
7 Unit Storage Lockers	158
TOTAL:	**328**
Third Floor:	
8 Unit Storage Closets	170
31 Unit Storage Lockers	606
TOTAL:	**776**
GROSS TOTAL ALL FLOORS:	**1274**

Bike Storage:	
Long Term Storage:	
Interior Bike Room-34 Bikes	315
Exterior Bike Lockers-28 Bikes	317
TOTAL:	**632**
Short Term Storage:	
Exterior Bike Racks- 16 Bikes	N/A

BUILDING FLOOR AREAS

SECOND FLOOR

RESIDENTIAL (WITH DECKS):	14,613 SF
COMMON:	850 SF
CIRCULATION:	2,383 SF
TOTAL AREA:	17,846 SF

NORTH

0 16 32 64

BUILDING PLAN - SECOND FLOOR

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

DAHLIN

JOB NO. 552-029
DATE 10-27-2017

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A3.2

UNIT MIX DATA				
UNIT TYPE	**UNIT NAME**	**UNIT SQFT**	**# OF UNIT TYPE:**	**TOTAL SQFT PER UNIT TYPE:**
STUDIO:	A1b	398	1	398
	A1c	428	1	428
	A1d	428	1	428
	A2b	418	2	836
	A2c	428	2	856
	A2d	428	2	856
	L1a	367	2	734
	L1d	382	5	1910
	L2a	387	4	1548
	L2d	398	1	398
TOTAL:			**21**	**8392**
1-BD:	B1b	587	1	587
	B1c	587	2	1174
	B1d	587	1	587
	B2a	574	4	2296
	B2b	574	1	574
	B2c	574	2	1148
	B2d	574	1	574
	C1a	600	1	600
	D1a	605	1	605
	E1a	609	1	609
	C2a	583	1	583
	D2a	589	1	589
	E2a	588	1	588
	J1a	518	1	518
	J2a	548	2	1096
TOTAL:			**21**	**12128**
2-BD:	F1a	850	4	3400
	F2a	850	1	850
	G1a	838	1	838
	G2a	862	2	1724
TOTAL:			**8**	**6812**
3-BD:	H1a	1099	1	1099
	H1b	1099	3	3297
	H1c	1099	2	2198
	K1a	1060	3	3180
	K2a	1082	2	2164
	K2b	1082	1	1082
TOTAL:			**12**	**13020**

STORAGE SUMMARY: (IN SQUARE FEET)	
Unit Closets and Lockers:	
First Floor:	
8 Unit Storage Closets	170
TOTAL:	**170**
Second Floor:	
8 Unit Storage Closets	170
7 Unit Storage Lockers	158
TOTAL:	**328**
Third Floor:	
8 Unit Storage Closets	170
31 Unit Storage Lockers	606
TOTAL:	**776**
GROSS TOTAL ALL FLOORS:	**1274**

Bike Storage:	
Long Term Storage:	
Interior Bike Room-34 Bikes	315
Exterior Bike Lockers-28 Bikes	317
TOTAL:	**632**
Short Term Storage:	
Exterior Bike Racks- 16 Bikes	N/A

BUILDING FLOOR AREAS

THIRD FLOOR

RESIDENTIAL (WITH DECKS):	12,011 SF
COMMON:	1,183 SF
CIRCULATION:	2,167 SF
TOTAL	15,361 SF

NORTH

0 16 32 64

BUILDING PLAN - THIRD FLOOR

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 552-029
DATE 10-27-2017

A3.3

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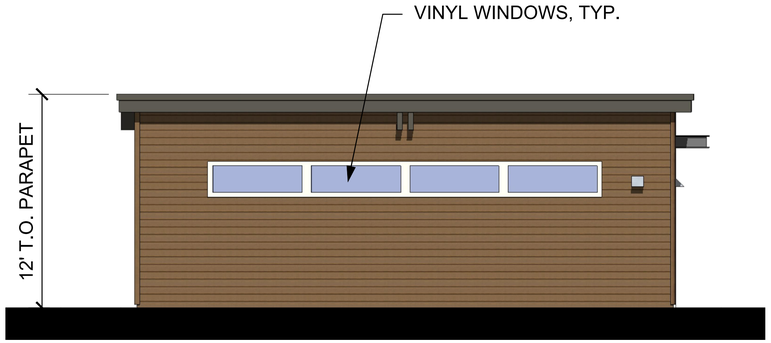
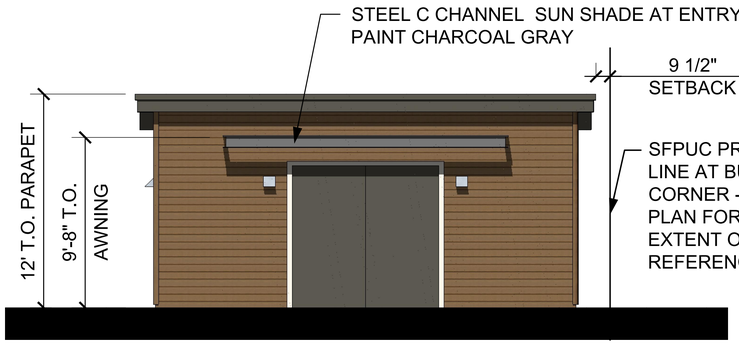
NORTH-EAST PERSPECTIVE

SOUTH-EAST PERSPECTIVE

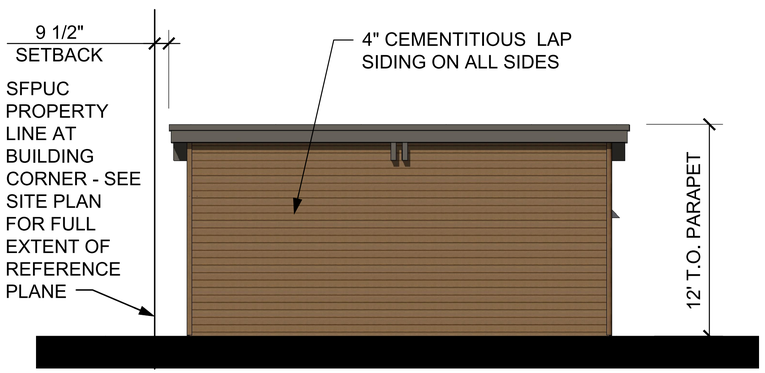


A NORTH ELEVATION

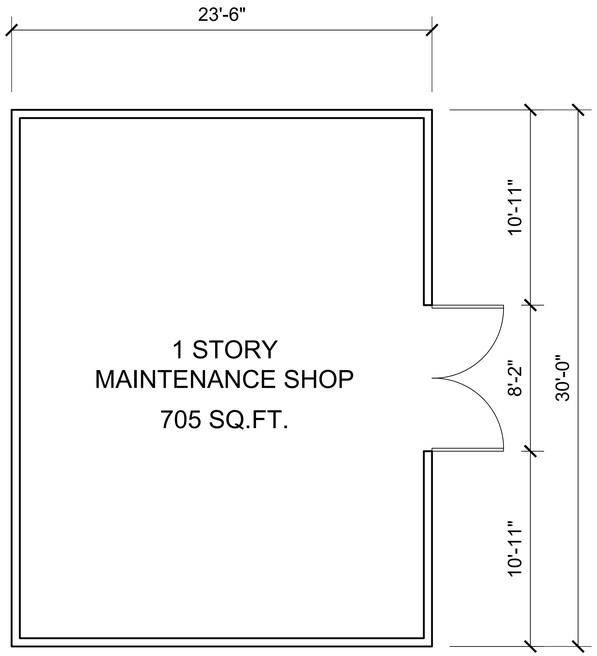
B SOUTH ELEVATION



C EAST ELEVATION



D WEST ELEVATION



NORTH
0 4 8 16

BUILDING PLAN, ELEVATIONS, AND PERSPECTIVES - MAINTENANCE SHOP

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

DAHLIN

JOB NO. 552-029
DATE 10-27-2017

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A4.4

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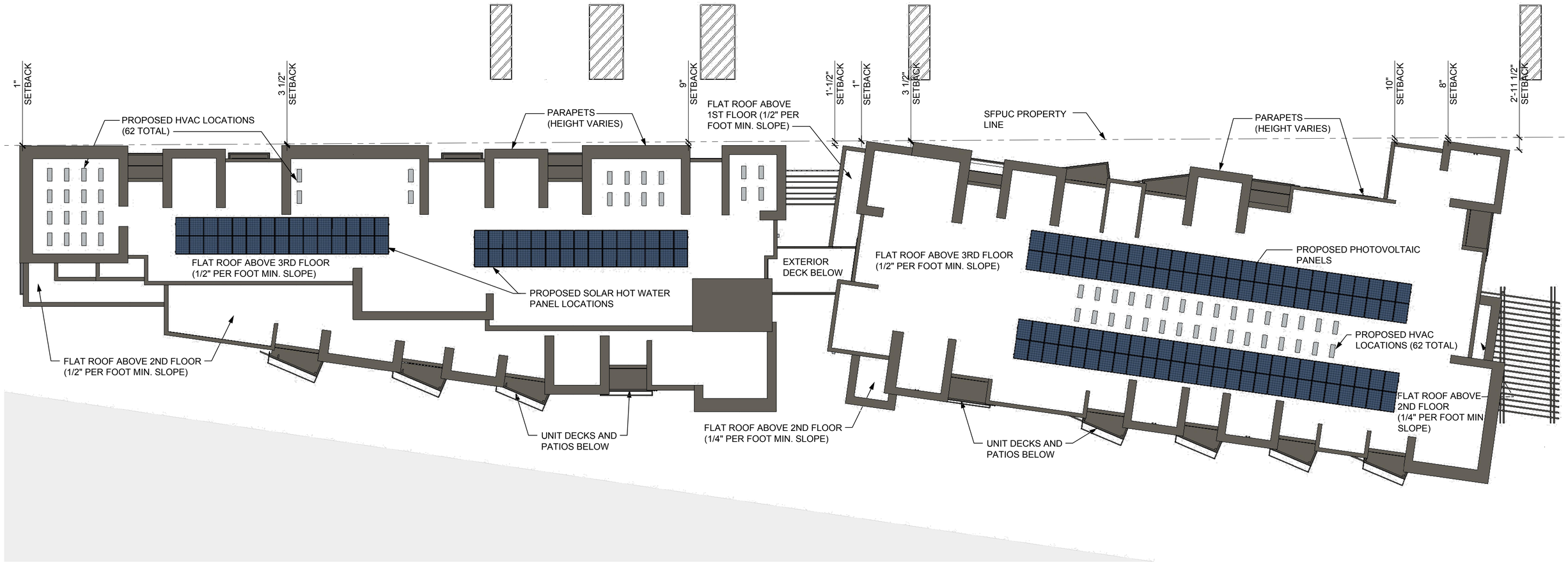


NOTE:

NO PORTION OF THE BUILDING INCLUDING ROOFS AND PARAPETS WILL ENCROACH THE SFPUC PROPERTY LINE.

NOTE:

NO ADDITIONAL EQUIPMENT SCREENS ARE NECESSARY AS PARAPET HEIGHT AND SOLAR PANELS AS WELL AS SETBACK FROM BUILDING EDGE SCREENS EQUIPMENT FROM VIEW.

NORTH

0 10 20 40

BUILDING ROOF PLAN

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 552-029
DATE 10-27-2017

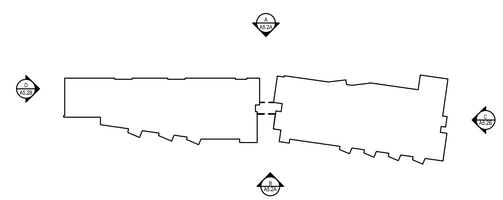
A5.1A

NOTE: FOR SFPUC PROPERTY BOUNDARIES, PLEASE REFERENCE PROJECT SITE PLAN

A NORTH ELEVATION

NOTE: FOR SFPUC PROPERTY BOUNDARIES, PLEASE REFERENCE PROJECT SITE PLAN

B SOUTH ELEVATION



NOTES:

FOR APPROPRIATE ARCHITECTURAL DETAILS TO INDICATE THE QUALITY AND NATURE OF THE DESIGN, SEE SCHEMATIC DETAILS AT SHEETS AD.1 & AD.2

0 10 20 40

BUILDING ELEVATIONS - NORTH & SOUTH ELEVATIONS

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 552-029
DATE 10-27-2017

A5.2A

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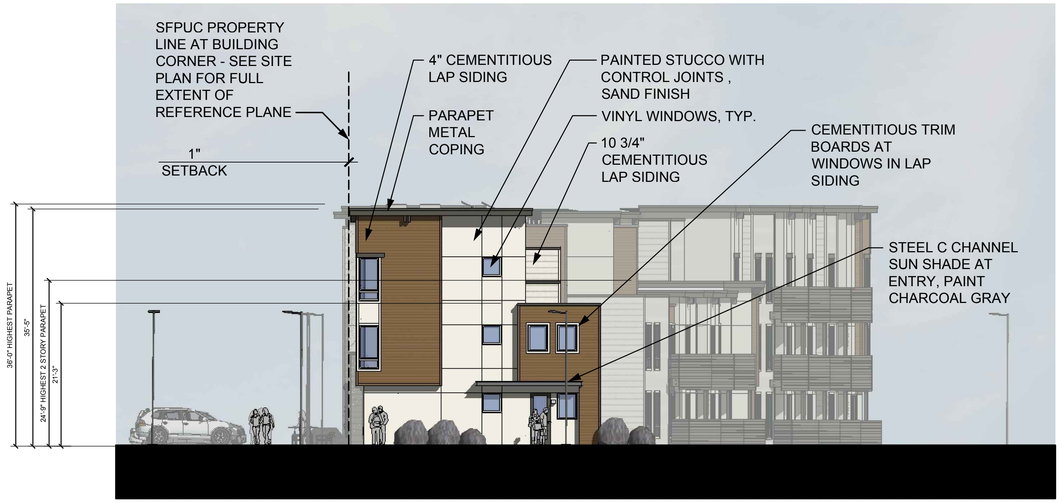
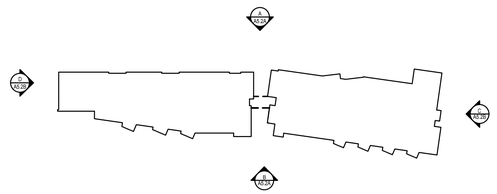
© EAST ELEVATION

NOTE: FOR SFPUC PROPERTY BOUNDARIES, PLEASE REFERENCE PROJECT SITE PLAN



Ⓓ WEST ELEVATION

NOTE: FOR SFPUC PROPERTY BOUNDARIES, PLEASE REFERENCE PROJECT SITE PLAN



NOTES:

FOR APPROPRIATE ARCHITECTURAL DETAILS TO INDICATE THE QUALITY AND NATURE OF THE DESIGN, SEE SCHEMATIC DETAILS AT SHEETS AD.1 & AD.2

0 10 20 40

BUILDING ELEVATIONS - EAST & WEST ELEVATIONS

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 552-029
DATE 10-27-2017

A5.2B

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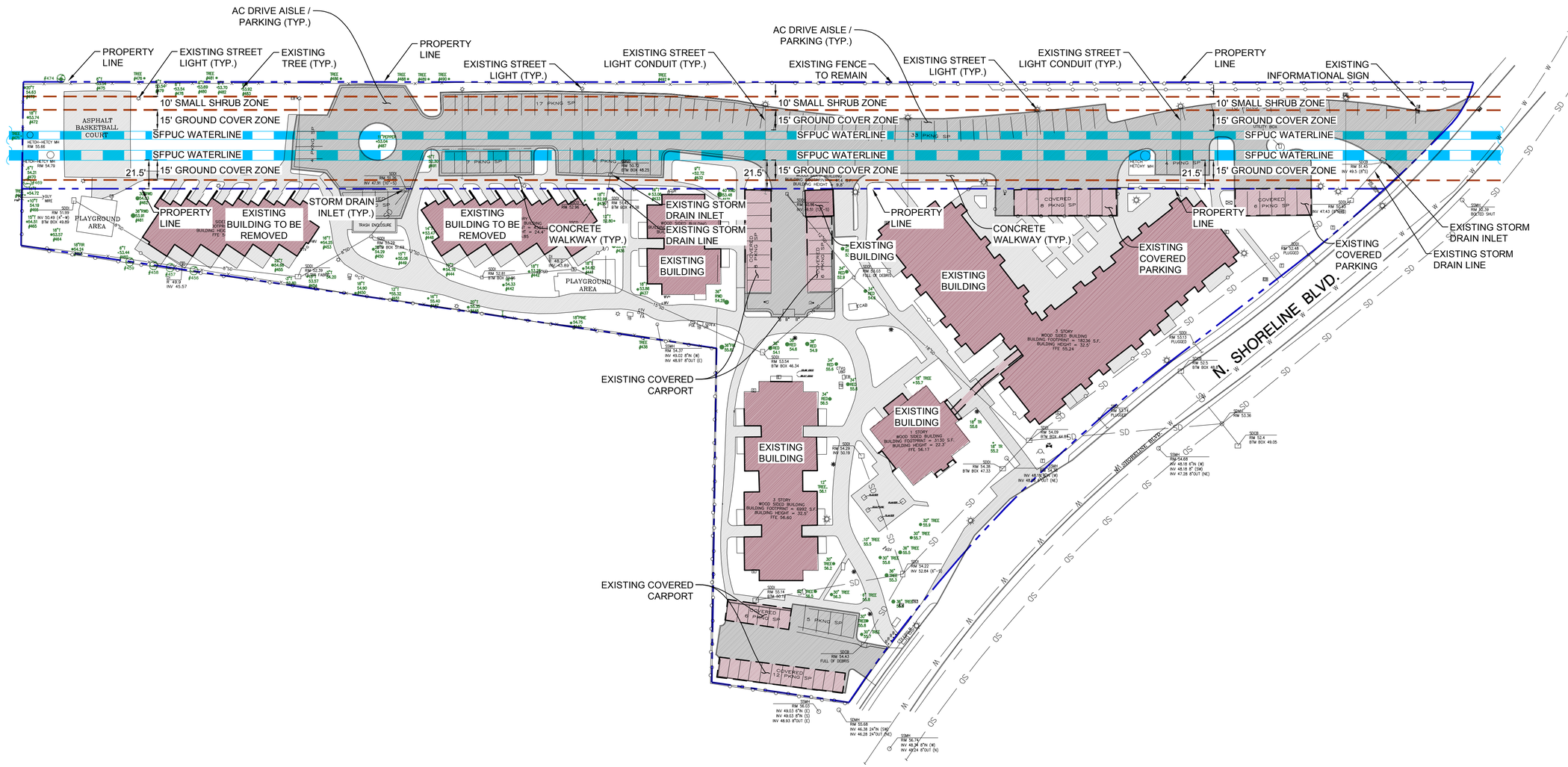
© BKF ENGINEERS



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

BKF ENGINEERS
1730 N FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100 (FAX)
408-467-9199
ENGINEERS / SURVEYORS / PLANNERS

SHOREBREEZE APARTMENTS
460 N SHORELINE BLVD
SFPUC EXHIBIT – EXISTING CONDITIONS

MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

Revisions	No.
REVISED TO ONE PARCEL 11/20/17	1

Date: 8/31/16
Scale: 1"=40'
Design: DP
Drawn: CU
Approved: JN
Job No: 20166038

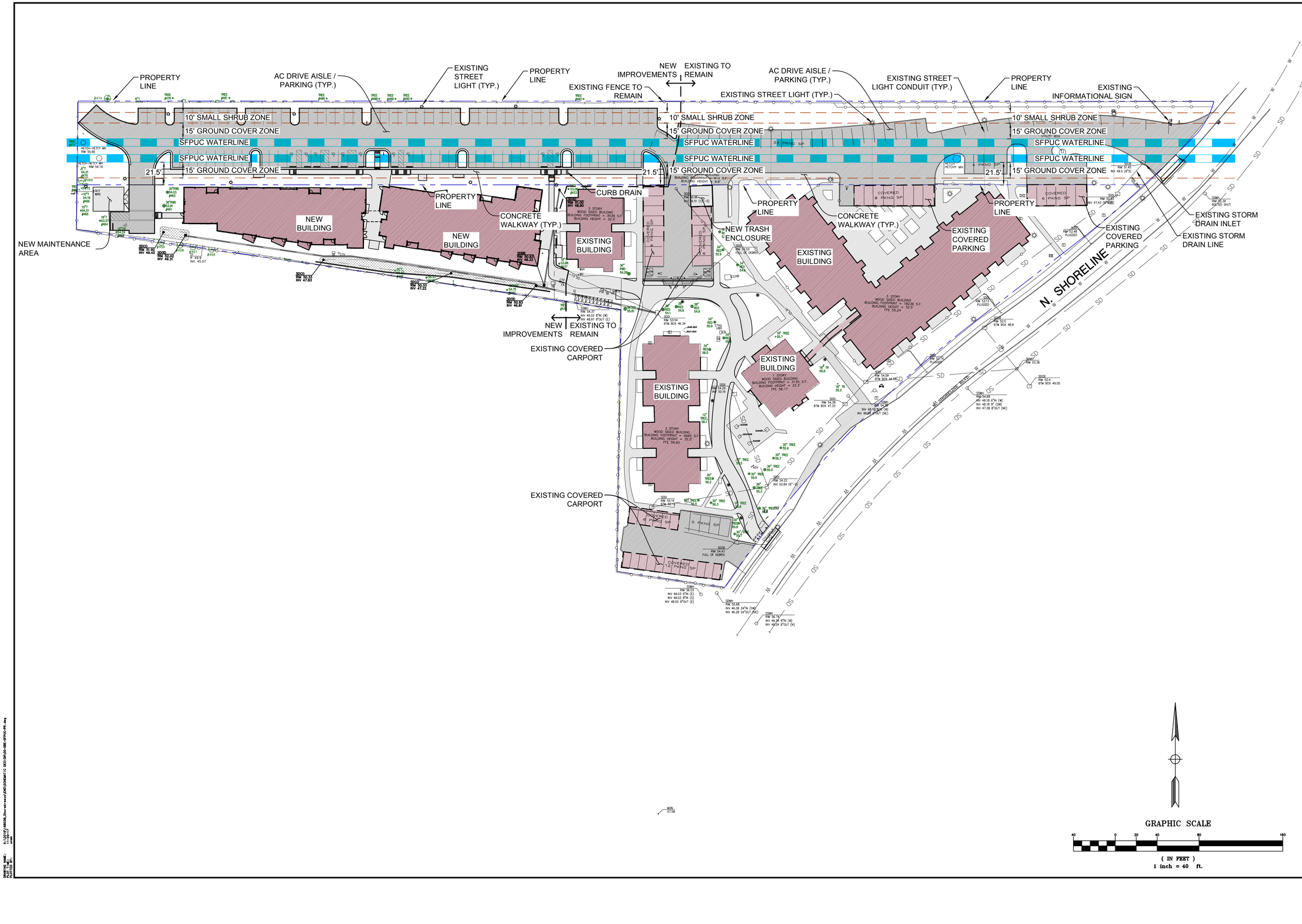
Drawing Number:

C0.1

OF

DRAWING NAME: K:\2016\166038_Shoreline\ENGINEERING\CIVIL\SHEETS\C0.1-SFPUC-EX1.dwg
LAST SAVED BY: Chris Ung
11-20-17
4:29pm
PLOTTED BY: Chris Ung
PLOT TIME: 11-20-17
4:29pm

© BKF ENGINEERS



1730 N FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

BKF
ENGINEERS | SURVEYORS | PLANNERS

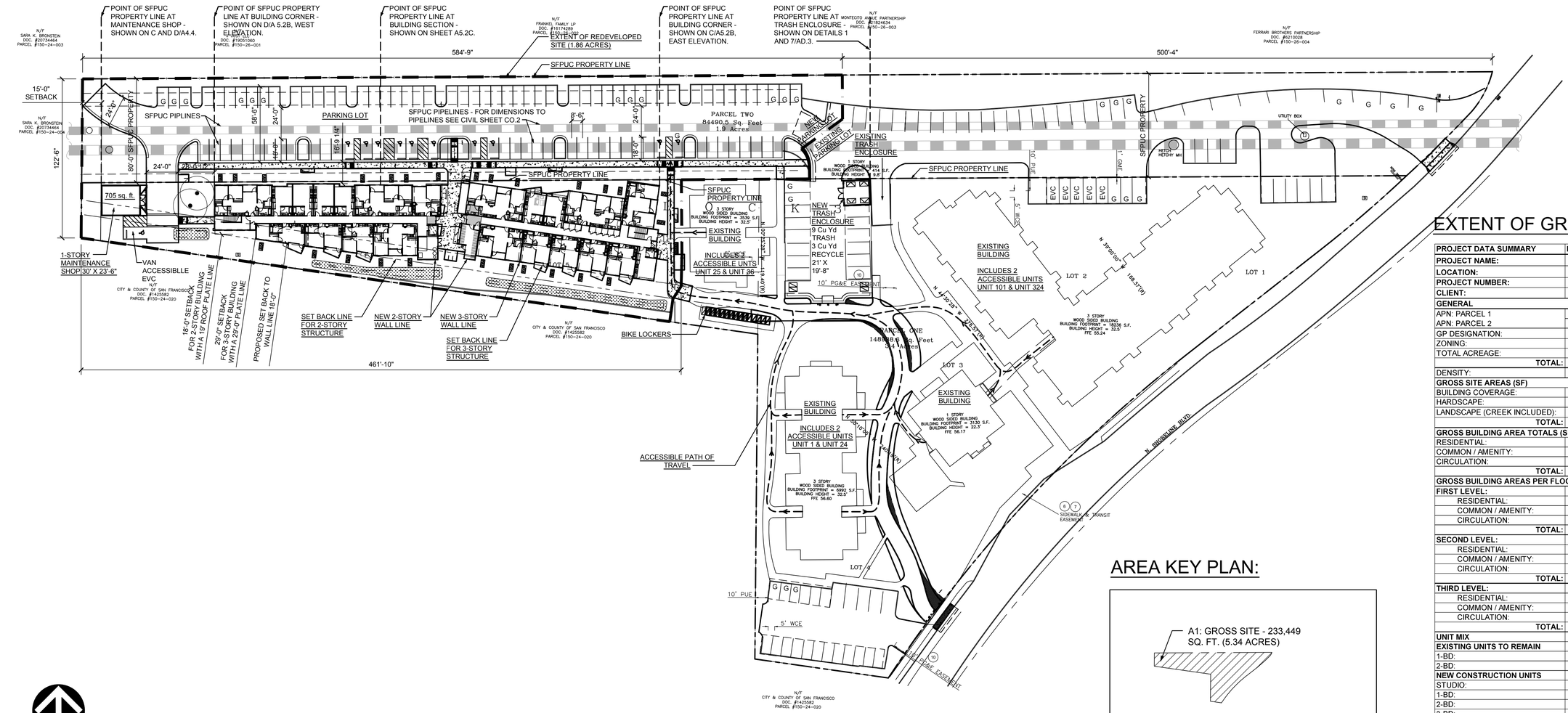
SHOREBREEZE APARTMENTS
460 N SHORELINE BLVD
SFPUC EXHIBIT – PROPOSED CONDITIONS
MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

No.	Revisions
1	REVISED TO ONE PARCEL 11/20/17

Date: 8/31/16
Scale: 1"=40'
Design: DP
Drawn: CU
Approved: JN
Job No: 20166038

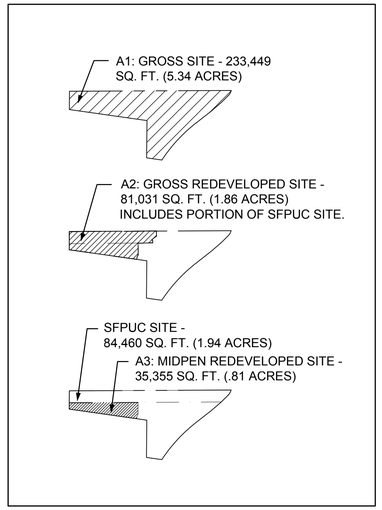
Drawing Number:
C0.2
OF

DRAWING NAME: K:\2016\166038_Shorebreeze\ENGR\SHEETS\ C0.2 EXHIBIT\166038-SBE-SFPUC-PR.dwg
PLOT DATE: 11-Jan-17
PLOT TIME: 1:46pm
PLOTTED BY: Chris Uhlenkott



NORTH

AREA KEY PLAN:



EXTENT OF GROSS SITE AREA (A1):

PROJECT DATA SUMMARY	DATE: 08/30/2017		
PROJECT NAME:			SHOREBREEZE APARTMENTS
LOCATION:			460 SHORELINE BLVD, MOUNTAIN VIEW, CA
PROJECT NUMBER:			552-029
CLIENT:			MIDPEN HOUSING
GENERAL			
APN: PARCEL 1			150-26-006 (3.4 ac)
APN: PARCEL 2			150-26-005 (1.94 ac)
GP DESIGNATION:			HIGH DE NSITY RESIDENTIAL
ZONING:			P (Planned Community District)
TOTAL ACREAGE:	5.34		233,449
TOTAL:	**5.34**		**233,449**
DENSITY:	5.34	170	32 du/acre
GROSS SITE AREAS (SF)			
BUILDING COVERAGE:			50,715
HARDSCAPE:			94,766
LANDSCAPE (CREEK INCLUDED):			87,968
TOTAL:			**233,449**
GROSS BUILDING AREA TOTALS (SF)			
RESIDENTIAL:			115,192
COMMON / AMENITY:			10,728
CIRCULATION:			15,536
TOTAL:			**141,456**
GROSS BUILDING AREAS PER FLOOR (SF)			
FIRST LEVEL:			
RESIDENTIAL:			39,378
COMMON / AMENITY:			6,105
CIRCULATION:			5,232
TOTAL:			**50,715**
SECOND LEVEL:			
RESIDENTIAL:			39,208
COMMON / AMENITY:			2,145
CIRCULATION:			5,260
TOTAL:			**46,613**
THIRD LEVEL:			
RESIDENTIAL:			36,606
COMMON / AMENITY:			2478
CIRCULATION:			5,044
TOTAL:			**44,128**
UNIT MIX			
EXISTING UNITS TO REMAIN			
1-BD:			72
2-BD:			36
NEW CONSTRUCTION UNITS			
STUDIO:			21
1-BD:			21
2-BD:			8
3-BD:			12
TOTAL:			**170**
PARKING REQUIRED (SPACES)			
EXISTING UNITS TO REMAIN			92
	Ratio	# of units	Total
NEW UNITS	1.5	62	93.0
TOTAL:			**185**
PARKING PROVIDED (SPACES)			
EXISTING UNITS TO REMAIN			92
NEW UNITS:			96
TOTAL:			**188**
BIKE PARKING REQUIRED			
	Ratio		Total
LONG TERM REQUIRED:	1 per Unit		**62**
SHORT TERM REQUIRED:	1 per 10 Units		**6**
BIKE PARKING PROVIDED			
LONG TERM PROVIDED:			62
SHORT TERM PROVIDED:			16
OPEN SPACE REQUIRED (SF)			
COMMON			55%, inclusive of private open space
PRIVATE			40 sq. ft. per unit
TOTAL:			
OPEN SPACE PROVIDED (SF)			
COMMON			87,968
PRIVATE			8,174
TOTAL:			**96,142**

0 40 80 160

TOTAL PROJECT DATA

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING

DAHLIN

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Pleasanton, CA 94588
925-251-7200

JOB NO. 552-029
DATE 10-27-2017

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