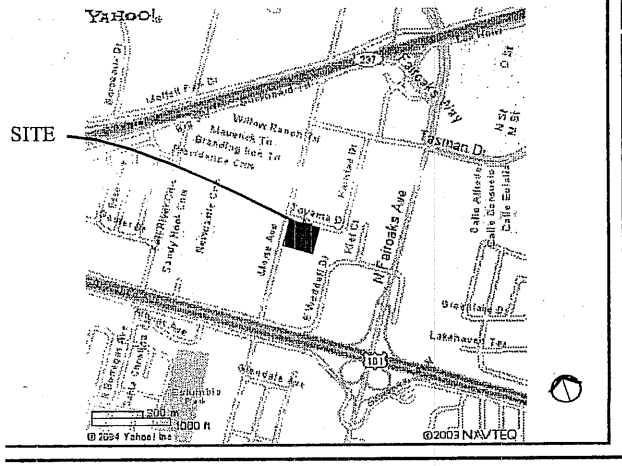
SPECIAL DEVELOPMENT PERMIT

PARKSIDE VILLAS PHASE 2

(FORMERLY TOYAMA TOWNHOMES)

TOYAMA DRIVE AND MORSE AVENUE
SUNNYVALE, CALIFORNIA

LOCATION MAP



PARCEL MAP

APN: 110-14-053, 110-14-101 AND 110-14-085

PRIOR APPLICATIONS

2004-0650

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PREPARED FOR SPECIAL
DEVELOPMENT PERMIT
JUNE 3, 2005

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Consultants

Revisions

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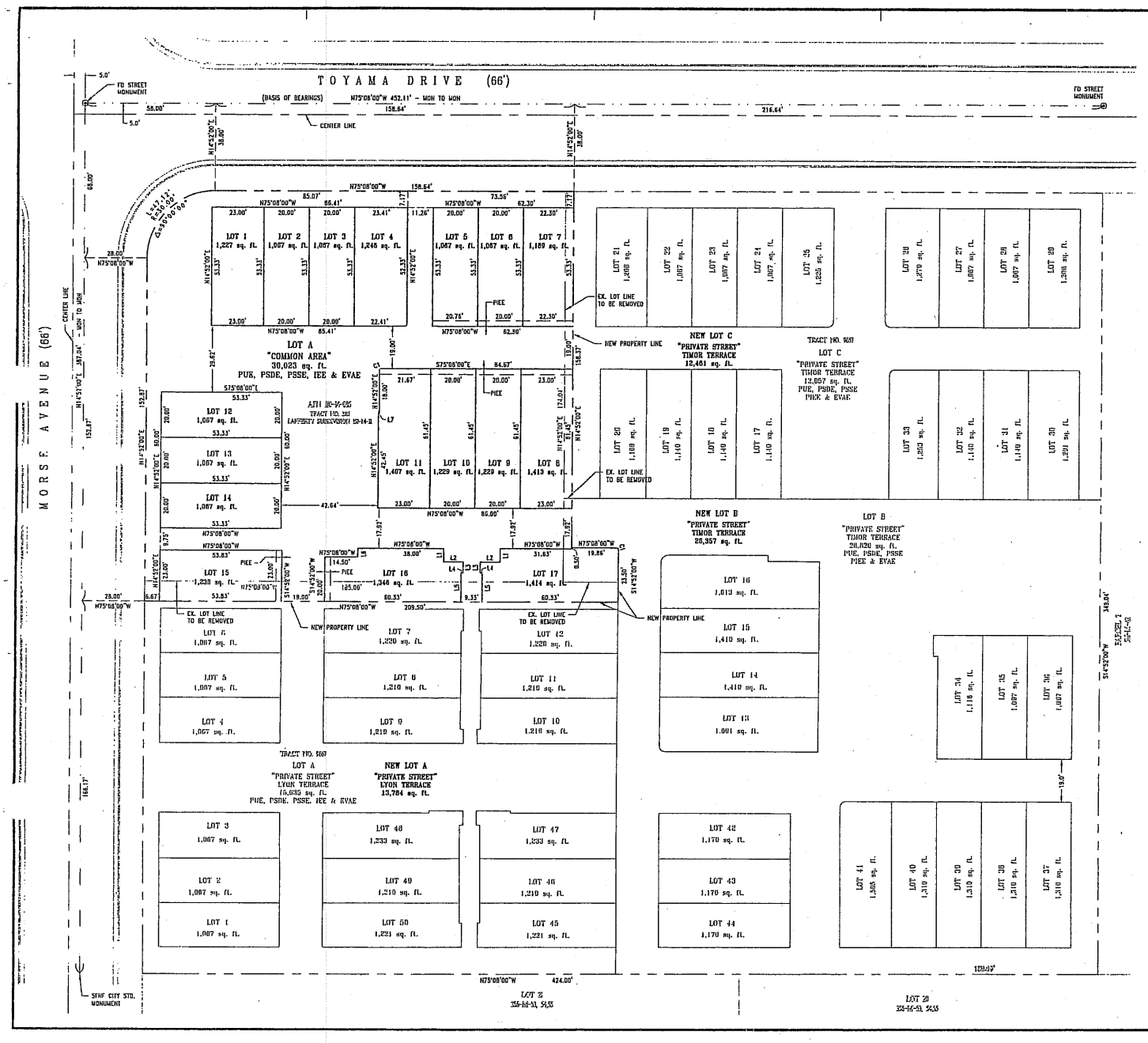
PARKSIDE VILLAS PH.2
TOYAMA DR. & MORSE AVE.
SUNNYVALE, CA
TITLE SHEET

LICENSED ARCHITECT
DANIEL H. SELL
STATE OF CALIFORNIA

Date: JUNE 3, 2005
Scale: AS NOTED
Drawn by:
Job #: 04-9054
Sheet 1 of 18

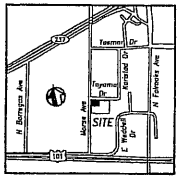
SDP-0

ATTACHMENT D
Page 1 of 141



LINE TABLE		
LINE	LENGTH	BEARING
L1	6.19'	S14°52'00"W
L2	8.75'	N75°08'00"W
L3	4.92'	S14°52'00"W
L4	0.92'	N75°08'00"W
L5	12.89'	S14°52'00"W
L6	4.00'	S14°52'00"W
L7	0.33'	S75°08'00"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	1.57'	1.00	90°00'00"



Vicinity Map
Not to Scale

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE MONUMENT LINE OF TOYAMA DRIVE AS SHOWN ON THAT MAP FILED IN VOLUME 152 OF MAPS AT PAGE 31, SANTA CLARA COUNTY RECORDS, AND ESTABLISHED BETWEEN MONUMENTS FOUND AS SHOWN NORTH 75°08'00" WEST

NOTES:

1. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP AND CONTAINS OF 0.801± ACRES.
2. DISTANCES GIVEN IN FEET AND DECIMALS THEREOF.
3. ALL LOT AND EASEMENT BEARINGS NOT SHOWN ARE PARALLEL WITH OR PERPENDICULAR TO THOSE SHOWN.

LEGEND:

- FOUND CITY MONUMENT AS NOTED
- DISTINCTIVE BORDER
- MONUMENT LINE
- CENTER LINE
- LOT LINE
- NEW EASEMENT LINE
- TIE LINE
- LOT LINE TO BE REMOVED (PER THIS MAP)

SFNF	SEARCHED FOR NOT FOUND
PUE	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PIEE	PRIVATE INGRESS/EGRESS EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT

20 0 20 40
scale 1"= 20' feet

GENERAL NOTES

NAME:	TOYAMA TOWNHOMES
OWNER:	430 TOYAMA, LLC 777 N. FIRST STREET, 5TH FLOOR SAN JOSE CA 95112
SUBDIVIDER:	430 TOYAMA, LLC 777 N. FIRST STREET, 5TH FLOOR SAN JOSE CA 95112 408-287-0246
CIVIL ENGINEER:	UNDERWOOD & ROSENBLUM, INC. DAVE B VOORHIES, P.E. 1630 OAKLAND ROAD, SUITE A114 SAN JOSE, CA 95131 RCE 26429 EXPIRES 3-31-06
ASSESSORS PARCEL NUMBERS:	APN 110-14-085
EXISTING USE:	COMMERCIAL
PROPOSED USE:	RESIDENTIAL / TOWNHOMES
EXISTING ZONING:	MS/ITR3/PD
PD ZONING APPLICATION NUMBER:	MS/ITR3/PD
GENERAL PLAN DESIGNATION:	ITR MEDIUM HIGH COMMERCIAL
WATER, SANITARY SEWER, AND STORM DRAIN :	CITY OF SUNNYVALE
GAS & ELECTRIC :	PG&E
TELEPHONE :	SBC
PROPOSED NUMBER OF LOTS:	17
TOTAL ACREAGE:	0.80

F:\2005\J04052\DEV\TM-TENTATIVE MAP.dwg 6/6/2005 9:49:18 AM PST

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REGISTERED PROFESSIONAL ENGINEER DAVID B. VOORHIES No. 26429 Exp. 3-31-06 CIVIL STATE OF CALIFORNIA

Revisions:
1 -

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PARKSIDE VILLAS

TOYAMA DR. & MORSE AVE.
SUNNYVALE, CA

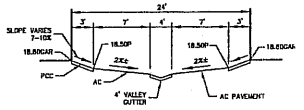
TENTATIVE MAP

Date: 06-06-05
Scale: 1"=20'
Drawn by: BH
Job #: J04052
Sheet 3 OF 8

TM1

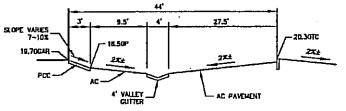
ATTACHMENT D

Page 2 of 19



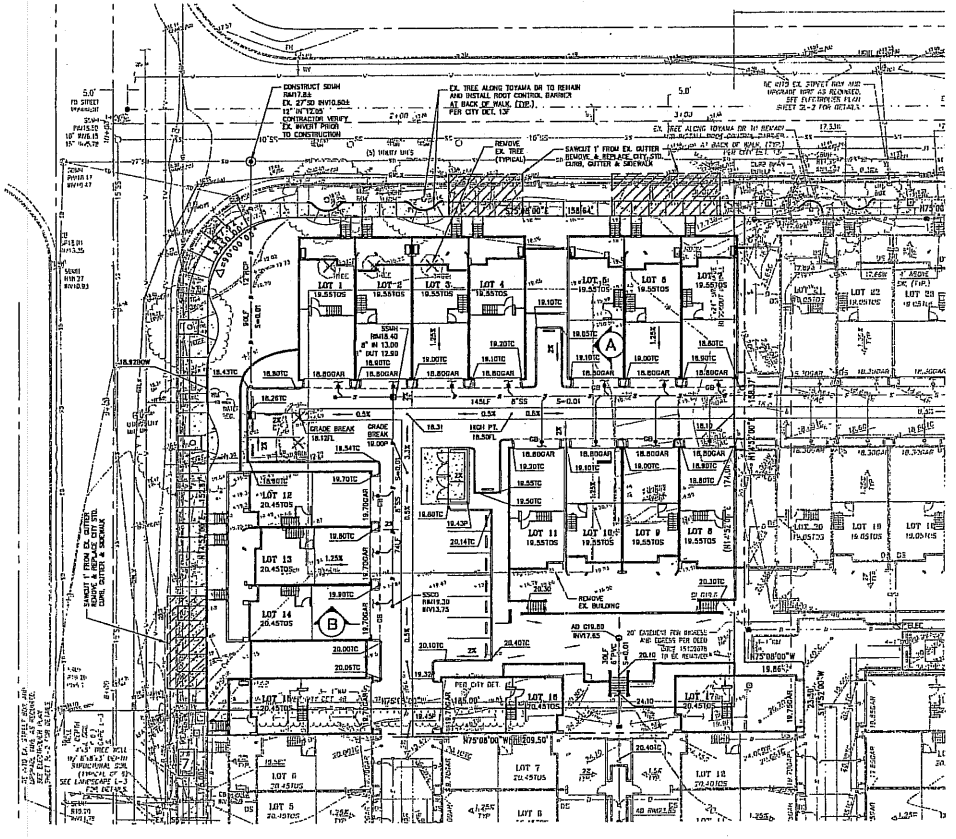
SECTION A

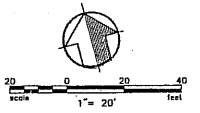
NTS



SECTION B

NTS





NOTE:

THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS OF THE SITE AT THE TIME THE SURVEY FIELD WORK WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE STRUCTURES, IF ANY, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, PILINGS, UNDERGROUND TANKS AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.

BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS MAP IS CITY OF SUNNYVALE BENCHMARK# 87. A BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN, 8' NORTH OF ELECTROLIER 27063, ON WEST SIDE OF MORSE AVENUE, APPROXIMATELY 800 FEET NORTH OF THE INTERSECTION OF MORSE AVENUE AND WEDDELL DRIVE.
ELEVATION=21.433'

LEGEND

DESCRIPTION	PROPOSED	EXIST.
PROPERTY LINE		
CENTER LINE		
EASEMENT LINE		
CURB		
CURB AND GUTTER		
INDICATES RECORD DATA PER REFERENCE TABLE		
PUBLIC UTILITIES EASEMENT		PUE
CHAIN LINK FENCE		
SANITARY SEWER MANHOLE	SSMH	
STORM DRAIN MANHOLE	SDMH	
SANITARY SEWER CLEANOUT	SSCO	
CURB INLET		
MONITORING WELL		
WATER METER		
WATER VALVE		
FIRE HYDRANT		
ELECTROLIER		
STORM DRAIN	SD	SD
SANITARY SEWER	SD	SS
GRADE BREAK	GB	
TOP OF SLAB	19.55TOS	
TOP OF CURB ELEVATION	19.00TC	
PAVEMENT ELEVATION	18.50P	
GARAGE ELEVATION	18.80GAR	
BACK OF WALK	18.92BOW	
REMOVE TREE		

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UNDERWOOD & ROSENBLUM, INC.
civil engineers and surveyors

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOGGERS
No. 26429
STATE OF CALIFORNIA

Revisions:

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PARKSIDE VILLAS
TOYAMA DR. & MORSE AVE.
SUNNYVALE, CA

GRADING AND DRAINAGE PLAN

Date: 06-06-05
Scale: 1"=20'
Drawn by: BH
Job #: J04082
Sheet 2 OF 2

TM2

ATTACHMENT D3
Page 3 of 14

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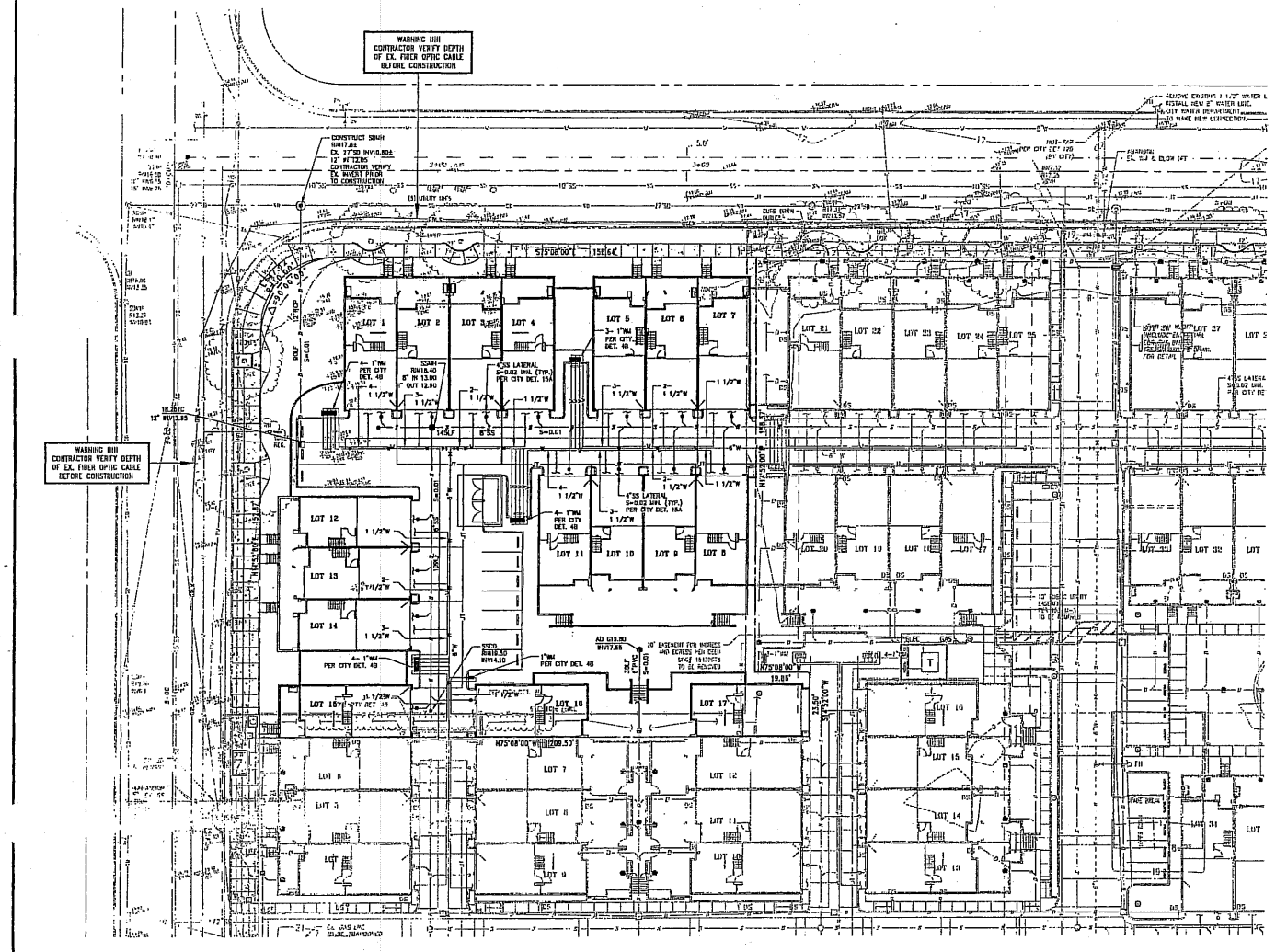

NO UTILITY TRENCH SHALL BE ALLOWED WITHIN 15' RADIUS OF AN EXISTING MATURE TREE. BORING, AIR SPADE OR OTHER EXCAVATION METHOD AS APPROVED BY THE CITY ARBORIST SHALL BE CONSIDERED TO PROTECT EXISTING MATURE TREES. ARBORIST TO ADJUST THE LOCATIONS OF WATER SERVICE LINE AND METER BOXES PRIOR TO EXCAVATION.

STORM DRAIN AND SANITARY SEWER ARE "PRIVATE"
WATER MAIN IS A "PUBLIC"

PIPE LINES	MATERIAL
STORM DRAIN	12" OR LARGER (RCP CL III) 10" OR SMALLER (PVC SDR 35 GREEN)
SANITARY SEWER	VCP EXTRA STRENGTH
WATER MAIN	AWWA C-900 CLASS 200 PVC

PLUMBING PLAN LEGEND

—— D ——	NEW STORM DRAIN SIZE AND SLOPE AS INDICATED
—— JT ——	NEW JOINT UTILITY TRENCH (CABLE, TELEPHONE & FIBER OPTIC CONDUIT)
—— S ——	NEW SANITARY SEWER (SIZE AS INDICATED) S=0.01 UNLESS OTHERWISE INDICATED
—— W ——	NEW WATER LINE (SIZE AS INDICATED)
AD	6" AREA DRAIN – (NDS #0 FOR CONCRETE AREA) (NDS #3 FOR LANDSCAPE AREA)
SDMH	STORM DRAIN MANHOLE (PER CITY DET. 1A)
	CURB INLET
SSMH	SANITARY SEWER MANHOLE (PER CITY DET. 1A)
FH	FIRE HYDRANT – (CLOW-RICH 75)
SSCO	SANITARY SEWER CLEANOUT
	WATER VALVE
INV	INVERT ELEVATION
IN	INVERT ELEVATION IN
OUT	INVERT ELEVATION OUT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
SS, SAN	SANITARY SEWER
TYP.	TYPICAL
WM	1" ELECTRONIC READ WATER METER & 1 1/2" WATER SERVICE. PER CITY DET. 4B (CONTACT SUNNYVALE WATER DEPT. FOR SPECS.)

20 0 20 40
scale 1"= 20' feet

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Revisions:

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PARKSIDE VILLAS
TOYAMA DR. & MORSE AVE.
SUNNYVALE, CA

CONCEPTUAL UTILITY PLAN

Date: 06-07-05
Scale: 1"=20'
Drawn by: BH
Job #: J05053
Sheet 1 OF 1
C2

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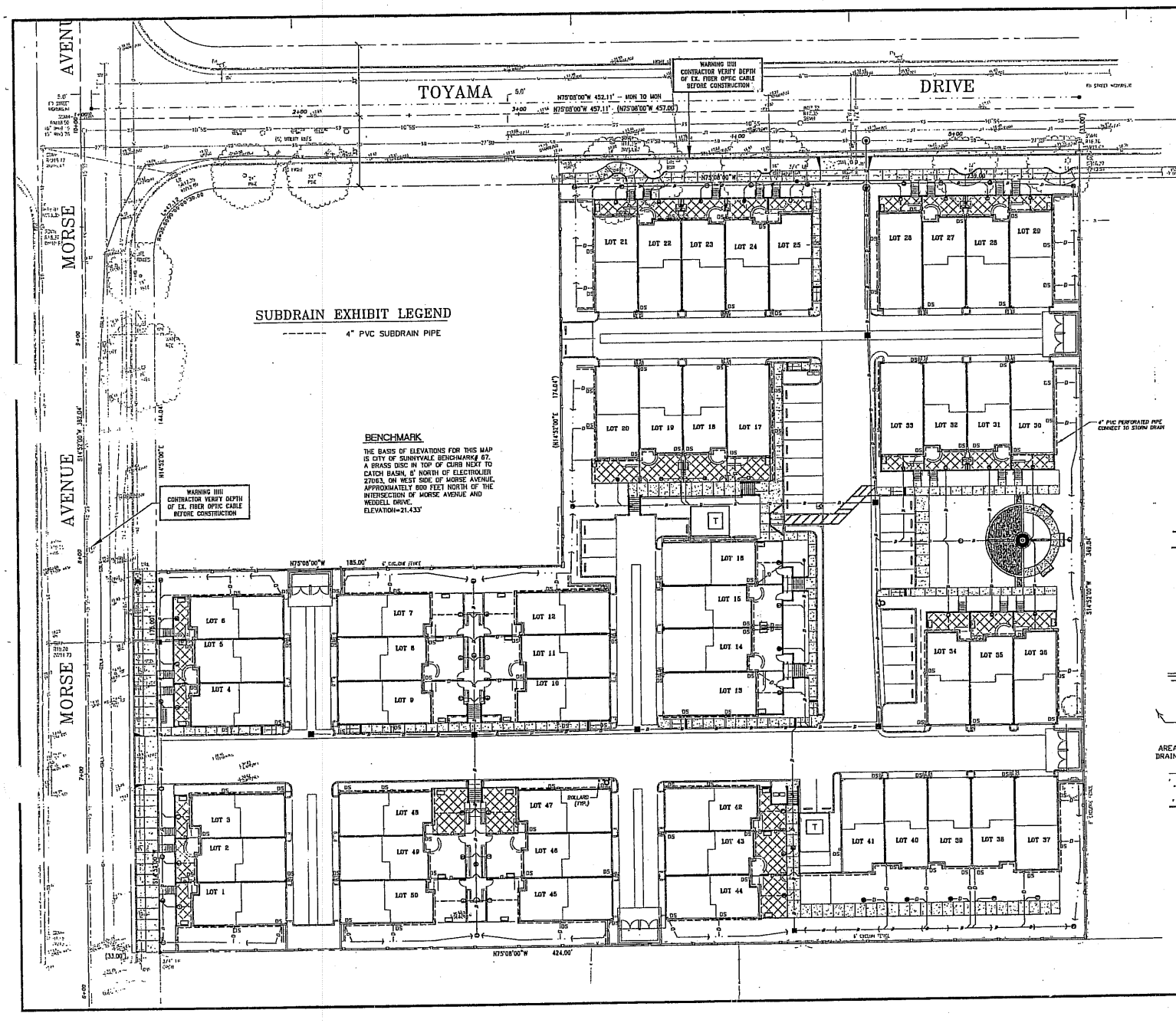
ATTACHMENT D-4
Page 4 of 10



SUBDRAIN EXHIBIT LEGEND

- - - - - - 4" PVC SUBDRAIN PIPE

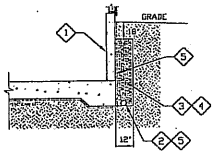
BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS MAP IS CITY OF SUNNYVALE BENCHMARK# 67. A BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN, 8' NORTH OF ELECTROLIER 27063, ON WEST SIDE OF MORSE AVENUE, APPROXIMATELY 800 FEET NORTH OF THE INTERSECTION OF MORSE AVENUE AND WEDDELL DRIVE.
ELEVATION=21.433'

20 0 20 40
scale feet
1"= 20'

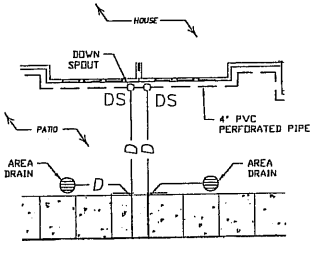
SUBDRAIN NOTES:

1. PROPOSED WALL (MIRA DRAIN 6000)
2. 4" PERFORATED PIPE SHALL BE MINIMUM - SCHEDULE 40 W/ 1/4" TO 1/2" PERFORATIONS INSTALLED FACING DOWN.
3. THE WIDTH AND THE THICKNESS OF THE ROCK SECTION- (MINIMUM OF 12" WIDE AND ALL THE WAY UP TO A DEPTH OF MINIMUM OF 18" BELOW THE TOP OF WALL. THE UPPER 12" SHALL BE BACKFILLED W/ NATIVE MATERIAL COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
4. THE DRAIN ROCK SHALL BE 3/4" CLEAN WASHED CRUSHED ROCK (NO RECYCLED ROCK SHALL BE USED FOR DRAINAGE)
5. THE PERFORATED PIPE AND THE ROCK SECTION SHALL BE WRAPPED IN A FILTER FABRIC - MIRAFI 140N OR SIMILAR.



TYPICAL SUBDRAIN DETAIL

NTS (SIMILAR) NOTE: SEE SHEET A3.1 FOR ADDITIONAL SUBDRAIN DETAILS



NOTE:
DO NOT CONNECT THE ROOF DRAINS / DOWN SPOUTS OF THE AREA DRAINS TO THE SUBSURFACE DRAINAGE.

TYPICAL PORCH SUBDRAIN DETAIL

NTS (SIMILAR) NOTE: CONNECT PORCH SUBDRAIN TO STORM DRAIN

F:\2004\J04082\Dwg\J04082 SUBDRAIN EXHIBIT.dwg 6/7/2005 2:37:45 PM PST

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STATE OF CALIFORNIA

Revisions:

2 ISSUE FOR BACKCHECK MARCH. 15, 2005

1 ISSUE FOR BACKCHECK FEB. 7, 2005

ISSUE FOR PLAN CHECK SUBMITTAL DEC. 8, 2004

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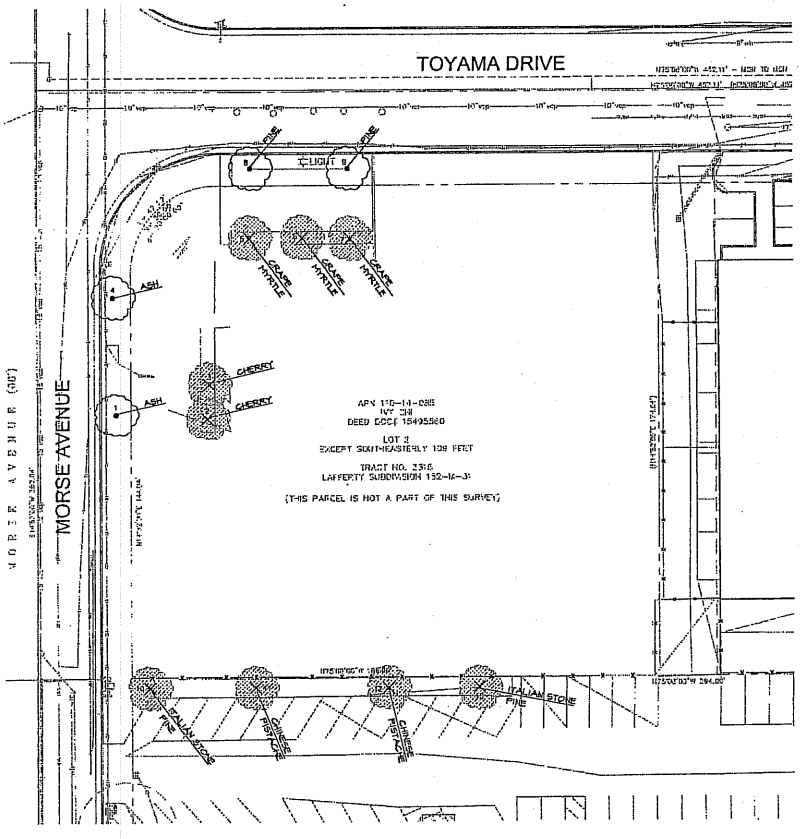
PARKSIDE VILLAS
TOYAMA DR. & MORSE AVE.
SUNNYVALE, CA

SUBDRAIN EXHIBIT

Date: 06-07-05
Scale: 1"=20'
Drawn by: JM
Job #: J04082
Sheet 3 of 8

C9

ATTACHMENT 3
Page 5 of 14



SCALE: 1" = 20'

TREE SURVEY LEGEND

TYPE OF TREE
TREE TO BE REMOVED
NUMBER CORRESPONDS TO LEGEND

TREE TO BE PRESERVED

A TOTAL OF 4 TREES ARE PROPOSED TO BE REMOVED

TRUNK DIAM BRL HT. REFER TO ARBORIST REPORT
PHYSICAL CONDITION - REFER TO ARBORIST REPORT

PLAN SYMBOL NUMBER	COMMON NAME	SAVE/REMOVE	REASON FOR REMOVAL
1. Fraxinus angustifolia 'Raywood'	Raywood Ash	Save	
2. Prunus yedoensis	Cherry	Remove	Within Building Footprint
3. Prunus yedoensis	Cherry	Remove	Landscape Improvements
4. Fraxinus angustifolia 'Raywood'	Raywood Ash	Save	
5. Lagerstroemia indica	Crape Myrtle	Remove	Within Building Footprint
6. Lagerstroemia indica	Crape Myrtle	Remove	Within Building Footprint
7. Lagerstroemia indica	Crape Myrtle	Remove	Within Building Footprint
8. Pinus pinea	Italian Stone Pine	Save	
9. Pinus pinea	Italian Stone Pine	Save	
10. Pinus pinea	Italian Stone Pine	Remove	Within Building Footprint
11. Pistacia chinensis	Chinese Pistache	Remove	Within Building Footprint
12. Pistacia chinensis	Chinese Pistache	Remove	Within Building Footprint
13. Pinus pinea	Italian Stone Pine	Remove	Within Building Footprint

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408.395.2185

Revisions:

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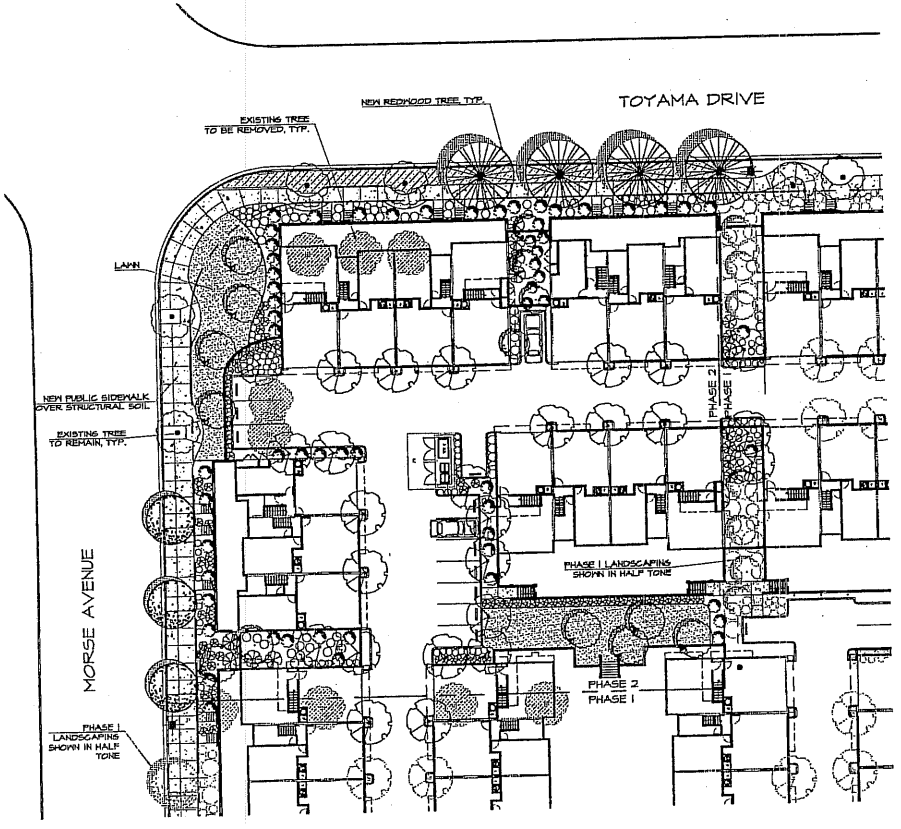
TOYAMA TOWNHOMES PH.2
TOYAMA DR. & MORSE AVE.
SUNNYVALE, CA

LANDSCAPE TREE SURVEY PLAN

LICENSED LANDSCAPE ARCHITECT
ROBERT B. WITT
STATE OF CALIFORNIA

Date:
MAY 13 2005
Scale:
1"=20'
Drawn by:
DDM
Job #:
04-9054
Sheet OF
TS-1

ATTACHMENT 4
Page 4 of 10



SCALE: 1" = 20'

PLANT PALETTE

SYMBOL	DESCRIPTION	BOTANIC NAME	COMMON NAME
	TREES		
	LARGE DECIDUOUS TREE:	PLATANUS ACERIFOLIA 'YARWOOD'	LONDON PLANE TREE VAR. 'YARWOOD'
	SMALL SCALE FLOWERING/ FALL COLOR TREE	PRUNUS YEDOENSIS 'AKEBONO'	FLOWERING CHERRY VAR. 'AKEBONO'
		PISTACIA CHINENSIS	CHINESE PISTACHE
		ARBUTUS 'MARINA'	N.C.N.
		CERCIS CANADENSIS VAR. 'FOREST PANSY'	EASTERN REDBUD VAR. 'FOREST PANSY'
		LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE 'TUSCARORA'
	SMALL SCALE PARKING LOT TREE:	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR
		PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE LEAF PLUM
	CONIFEROUS SCREEN TREE:	SEQUOIA SEMPERVIRENS 'APTOS BLUE'	COAST REDWOOD VAR. APTOS BLUE'
	SHRUBS		
	LARGE EVERGREEN SCREEN SHRUBS:	ESCALLONIA EXCN. 'FRADES' PHOTINIA FRASERI PITTOSPORUM EUGENIOIDES XYLOSMA CONGESTUM	ESCALLONIA VAR. 'FRADES' RED LEAFED PHOTINIA TARATA XYLOSMA
	FLOWERING SHRUBS/ PERENNIALS/ GRASSES	SUN TOLERANT:	
		ABELIA 'EDWARD GOUCHER' HEMEROCALLIS SPP. ESCALLONIA 'TERRI' RAPHIOLEPIS SPP. PEROVSKIA ATRIPLICIFOLIA SALVIA CLEVELANDII BERBERIS THUNBERGII 'ROSE GLOW' HISCANTHUS SINENSIS VARIEGATA' FESTUCA GLAUCA HELIOTROPICHON SEMPERVIRENS PHORMIUM VAR. 'DUSKY CHIEF' PHORMIUM VAR. 'YELLOW WAVE'	ABELIA VAR. 'EDWARD GOUCHER' DAYLILY ESCALLONIA VAR. 'TERRI' INDIA HAWTHORN RUSSIAN SAGE CLEVELAND SAGE JAPANESE BARBERRY 'ROSE GLOW' VARIEGATED ELLALIA GRASS BLUE FESCUE BLUE OAT GRASS 'DUSKY CHIEF' FLAX 'YELLOW WAVE' FLAX
		SHADE TOLERANT:	
		CAMELLIA JAPONICA DICKSONIA ANTARCTICA PITTOSPORUM TOBIRA POLYSTICHUM MUNITUM NANDINA DOMESTICA LOROPETALUM CHINENSE 'SIZZLIN PINK' AZALEA BELSIN INDICA	CAMELLIA TASMANIAN TREE FERN MOCK ORANGE WESTERN SWORD FERN HEAVENLY BAMBOO CHINESE FRINGE FLOWER 'SIZZLIN PINK' SHADE AZALEA
	VINES:	PARTHENOCISSUS TRICUPIDATA	BOSTON IVY
	GROUNDCOVERS:	FRAGARIA CHILOENSIS LANTANA MONTEVIDENSIS LANTANA MONTEVIDENSIS VAR. 'WHITE LIGHTNIN' PERSICARIA CAPITATA	SAND STRAWBERRY PURPLE LANTANA WHITE LANTANA KNOTWEED
	LAWN		

PRELIMINARY PLANTING NOTES

1. Refer to specifications for material and workmanship requirements, soil amendments, inspection schedules and general conditions.

2. The landscape contractor shall verify existing conditions at the site prior to the start of any work. Report any discrepancies to the landscape architect immediately.

3. All planted areas will be watered with a fully automatic irrigation system.

4. The final location of all trees and shrubs shall be adjusted in the field by the landscape architect to accommodate existing site conditions. Contact the landscape architect 48 hours prior to plant layout for approval.

5. All planted areas, except those areas planted in annual color or lawn, shall receive a 2" layer fir or redwood bark chips applied after the completion of planting operations. This bark mulch shall not exceed 1/2" diameter. Submit sample to landscape architect for approval prior to placing bark mulch. Rejected material will be removed from the site at the expense of the contractor.

6. All shrubs shall be planted 2" above finish grade to allow for settlement.

7. 'Cornell University Structural Soil' shall be required to be installed under all public sidewalks with adjacent street trees.

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Consultant:

HILL ASSOCIATES
Landscape Architecture/Planning
Urban Design/Site Planning
Los Gatos, CA 95030
408/395-2905

Revisions:

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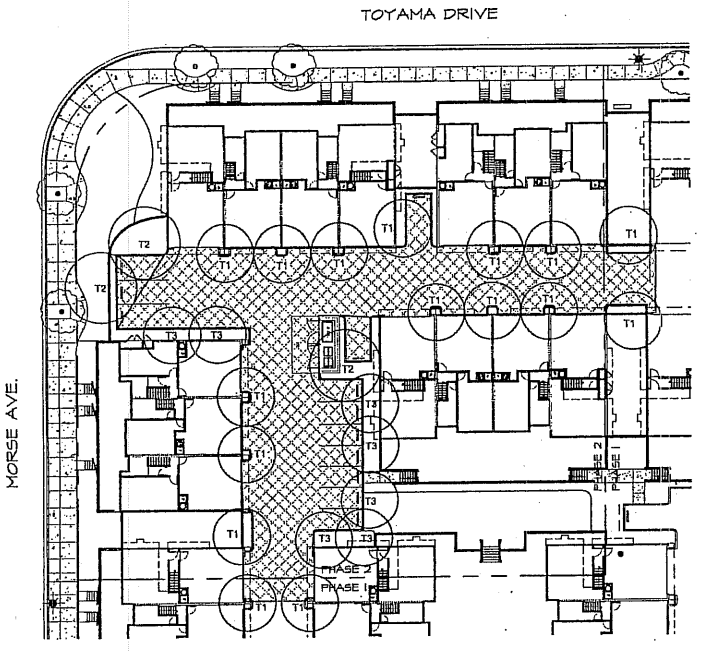
TOYAMA TOWNHOMES PH.2
TOYAMA DR. & MORSE AVE.
SUNNYVALE, CA

PRELIMINARY PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
ROBERT B. HILL
No. 2142
EXP. DEC. 31, 2007
STATE OF CALIFORNIA

Date: MAY 13 2005
Scale: 1"=20'
Drawn by: DDM
Job #: 04-9054
Sheet LP-1 of

ATTACHMENT 2
Page 7 of 10



SHADE PLAN LEGEND

PAVING AREA

T1 TREE SYMBOL

SCALE: 1" = 20'

SHADE CALCULATIONS

SYM	BOTANICAL NAME/COMMON NAME	FULL S.F.	3/4 S.F.	HALF S.F.	1/4 S.F.	TOTAL S.F.
T1	*Pyrus calleryana 'Aristocrat'* Aristocrat Pear			16 @ 157 s.f.		2,512 s.f.
T2	*Pistacia chinensis* Chinese Pistache		1 @ 368 s.f.	2 @ 245 s.f.		858 s.f.
T3	*Arbutus 'Marina'* No Common Name		1 @ 236 s.f.	5 @ 157 s.f.	1 @ 79 s.f.	1,100 s.f.

TOTAL TREE SHADE	4,470 S.F.
TOTAL PAVED AREA	8,160 S.F.
PERCENT SHADED	54.7%

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479 North Barth Cruz Avenue
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TOYAMA TOWNHOMES PH.2
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SUNNYVALE, CA

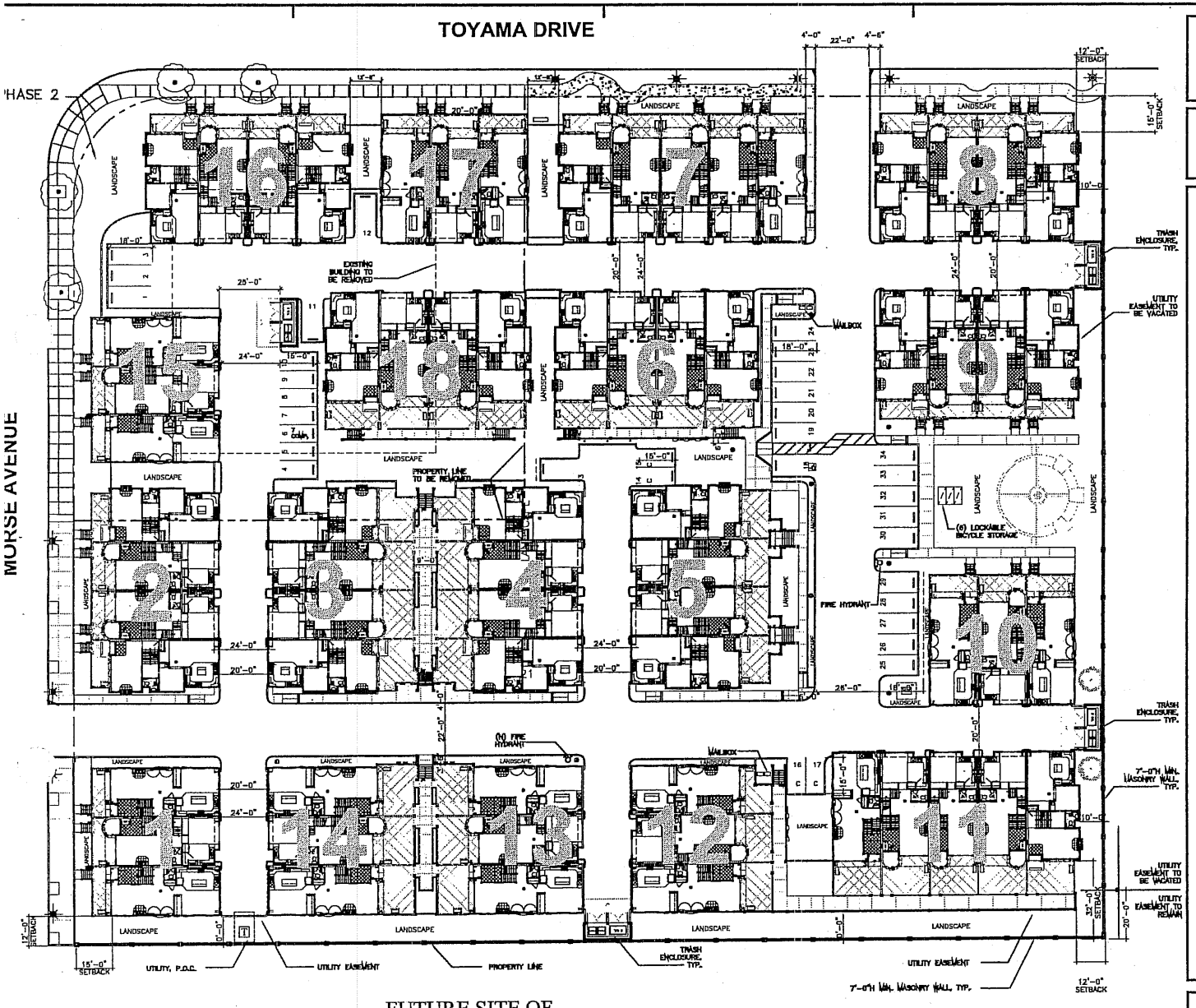
LANDSCAPE SHADING PLAN

LICENSED LANDSCAPE ARCHITECT
ROBERT B. HILL
STATE OF CALIFORNIA

Date: MAY 13 2005
Scale: 1" = 20'
Drawn by: DDM
Job #: 04-0054
Sheet of

LP-2

ATTACHMENT 4D
Page 8 of 14



1 SITE PLAN - TOYAMA DRIVE TOWNHOMES

GENERAL NOTES

1. SEE LANDSCAPE DRAWINGS AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
2. SEE SDP-2.0 FOR ADDITIONAL INFORMATION ON TRASH ENCLOSURE.

PROJECT DESCRIPTION

1. PROPOSE TO DEMOLISH VACANT INDUSTRIAL / OFFICE BUILDINGS, LEVELING SITE, BUILDING (18) TOWNHOME BUILDINGS WITH LANDSCAPE.

PROJECT DATA

PLANNING AND ZONING DATA

GENERAL PLAN DESIGNATION:
INDUSTRIAL TO RES. MED. HIGH COMM.

ZONING:
MS/ITRR3 (INDUSTRIAL TO RESIDENTIAL)
18 DWELLING UNITS (D.U.) TO 24 DWELLING UNITS (D.U.) ALLOWED

ASSESSORS PARCEL NUMBER:
110-14-053, 110-14-101 AND 110-14-085

PARCEL SITE:
3.484 ACRES (APPROX.) 151,742 S.F.

ADDRESS:
TOYAMA DRIVE AND MORSE AVENUE

DENSITY: 19.2 D.U. PER ACRE

F.A.R.: 103.4%

LOT COVERAGE: 38% (35% ALLOWED IN ITR ZONE)

NUMBER OF BUILDINGS ON-SITE:
18

FLOOR PLAN RATIO

	PHASE 1	PHASE 2	TOTAL
PLAN 1 1,615 S.F. – 3 BD/2.5 BA	27	6	33 (49%)
PLAN 2 1,679 S.F. – 3 BD/2.5 BA	12	4	16 (24%)
PLAN 3 1,740 S.F. – 3 BD/2.5 BA	11	7	18 (27%)
			67 (100%)

	PROVIDED PH. 1	PROVIDED PH. 2		REQUIRED	
COVERED SPACES (2) PER UNIT	100	34	=	134	✓
UNASSIGNED AND GUEST	PH. 1	PH. 2	TOTAL		
STANDARD	17	5	22		
COMPACTS	3	8	11(32%)	35% MAX	
ACCESSIBLE	1	0	1		
TOTAL		34	=	34	✓
TOTAL PARKING		168	=	168	✓
BICYCLE STORAGE		6	>	3	✓

PREPARED FOR SPECIAL DEVELOPMENT PERMIT
JUNE 3, 2005

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Consultant:

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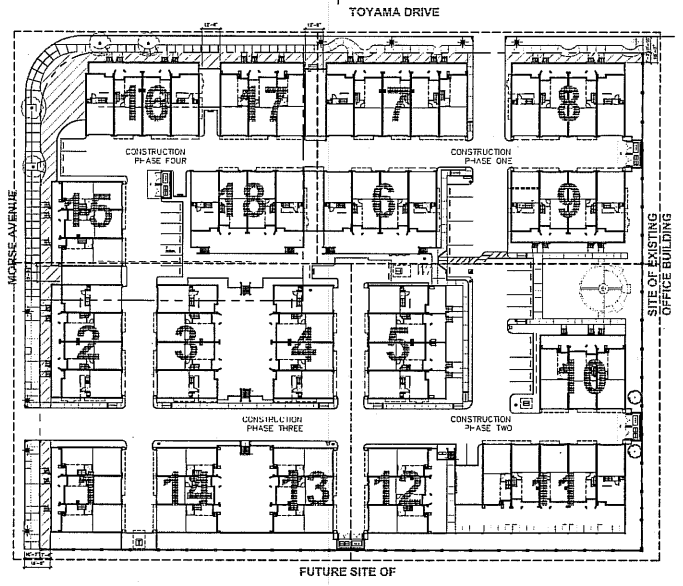
PARKSIDE VILLAS PH.2
TOYAMA DR. & MORSE AVE.
SUNNYVALE, CA
CONCEPTUAL SITE PLAN

LICENSED ARCHITECT DANIEL H. SELL C 19629 STATE OF CALIFORNIA

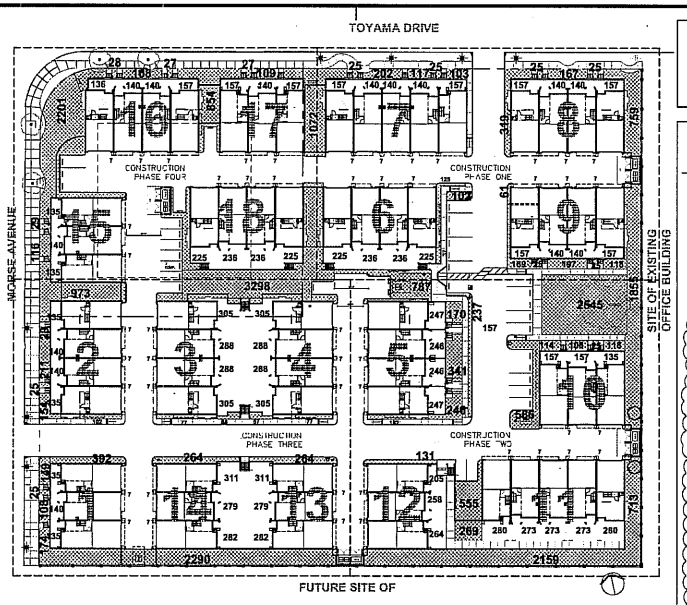
Date: JUNE 3, 2005
Scale: AS NOTED
Drawn by:
Job #: 04-9004
Sheet:

SDP-1.0

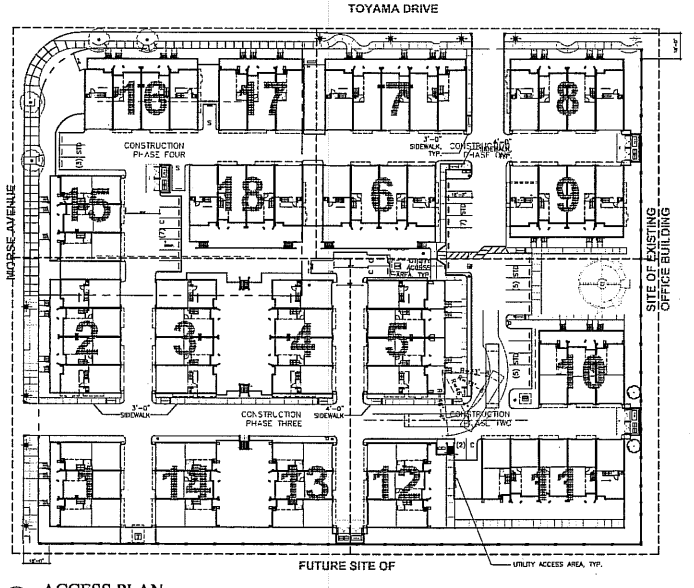
ATTACHMENT 9 of 10



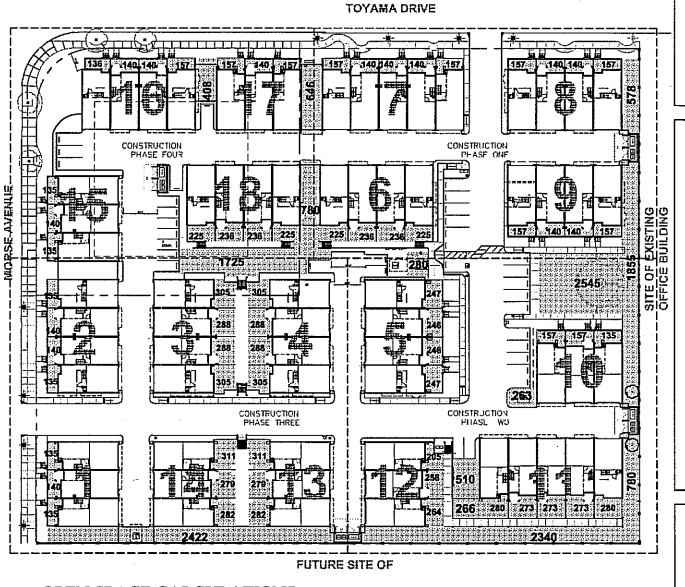
3 LANDSCAPE FRONTAGE SCALE : 1"=40'-0"



1 LANDSCAPE CALCULATIONS SCALE : 1"=40'-0"



4 ACCESS PLAN SCALE : 1"=40'-0"



2 OPEN SPACE CALCULATIONS SCALE : 1"=40'-0"

GENERAL NOTES

1. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

OPEN SPACE DATA

~~SITE AREA: 151,742 S.F. OR 3.484 ACRES~~

SITE AREA PHASE 1: 115,793.4 S.F. OR 2.66 ACRES
SITE AREA PHASE 2: 32,006.4 S.F. OR 0.73 ACRES
TOTAL 147,799.8 S.F. OR 3.39 ACRES

	PROVIDED		REQUIRED	
LANDSCAPE COVERAGE (EXC. PORCHES)	27,388 S.F. (18.5%) ~~28,846 S.F.~~			
PORCH AREA EXCL. MORSE-TOYAMA	9,223 S.F.			
TOTAL LANDSCAPE	36,611 S.F. (24.7%)	>	29,560 S.F. ~~28,475 S.F.~~ (20% SITE AREA)	✓
PER UNIT	36,611/67 = 546 S.F. ~~561 S.F.~~	>	425 S.F.	✓
USEABLE OPEN SPACE	28,346 S.F. ~~30,187 S.F.~~	>	(400X67) 26,800 S.F.	✓
PORCHES ALONG MORSE-TOYAMA	7 X 157 S.F. =1099 S.F. 12 X 140 S.F.=1680 S.F. 1 X 136 S.F. = 136 S.F. 6 X 135 S.F. = 810 S.F. 3,725 S.F.			
OTHER PORCHES	9,223 S.F.			
TOTAL PORCHES	12,948 S.F.			
USEABLE OPEN SPACE (EXCL. MORSE-TOYAMA PORCHES)	24,621 S.F.			
PER UNIT △1	28346/67 = 423 S.F. ~~451 S.F.~~	>	400 S.F.	✓
FRONTAGE STRIP LANDSCAPING (CONSISTENT WITH PHASE 1)	18'- 0"	>	15'- 0"	✓

LEGEND

- LANDSCAPE COVERAGE
- USEABLE OPEN SPACE COVERAGE
- LANDSCAPE FRONTAGE STRIP
- PROPERTY LINE
- CONSTRUCTION PHASE

PREPARED FOR SPECIAL DEVELOPMENT PERMIT JUNE 3, 2005

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Consultant:

Revisions:

△1 SEPT 22 2005 DATA CALCS.

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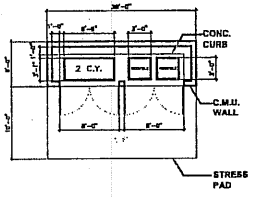
SUNNYVALE, CA
CONCEPTUAL SITE PLAN - OPEN SPACE DATA

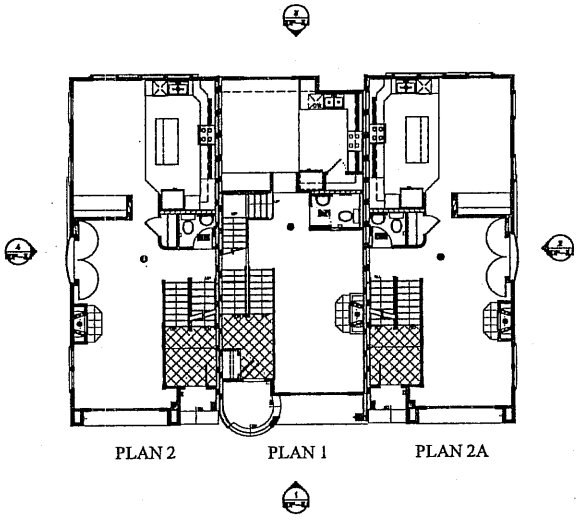
LICENSED ARCHITECT DANIEL W. SELL C 19629 STATE OF CALIFORNIA

Date: JUNE 3, 2005
Scale: AS NOTED
Drawn by:
Job #: 04-905
Sheet: SDP-1.1

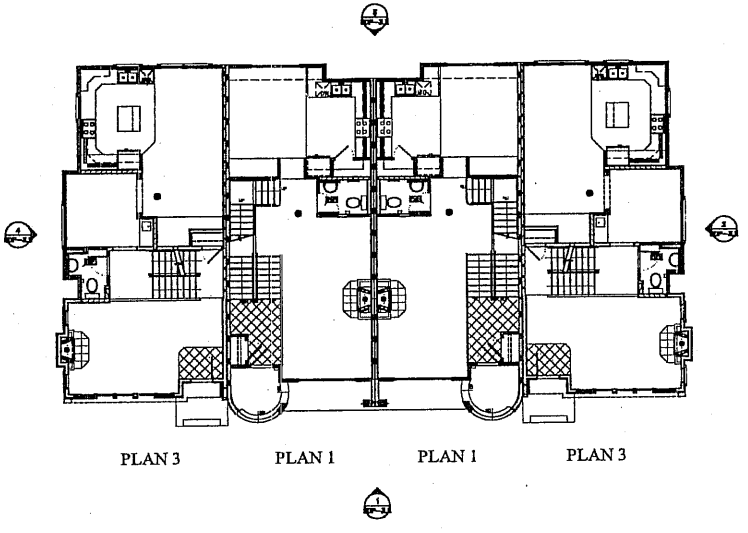
ATTACHMENT 8
Page 10 of 10



3 TYP. TRASH ENCLOSURE SCALE : 1/8"=1'-0"



1 BUILDING PLAN
3-UNIT SCALE : 1/8"=1'-0"



2 BUILDING PLAN
4-UNIT SCALE : 1/8"=1'-0"

GENERAL NOTES

1. REFER TO ENLARGED FLOOR PLANS SDP-2.1,2.2, AND 2.3 FOR ADDITIONAL INFORMATION.

KEY NOTES

1.

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JUNE 3, 2005

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Consultant:

Revisions:

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SUNNYVALE, CA

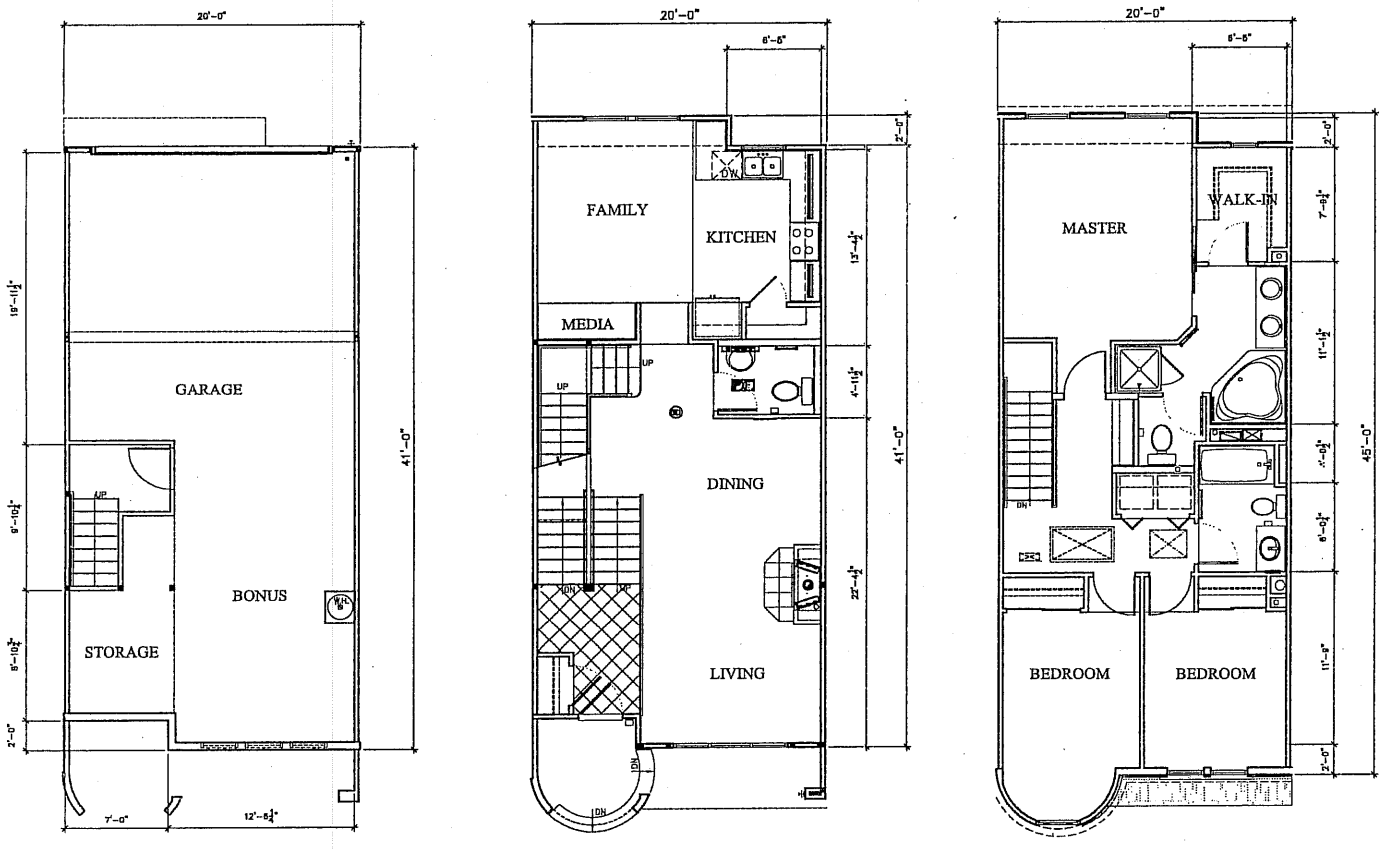
CONCEPTUAL BUILDING TYPE - FLOOR PLANS

LICENSED ARCHITECT
DANIEL W. SELL
STATE OF CALIFORNIA

Date: JUNE 3, 2005
Scale: AS NOTED
Drawn by:
Job #: 04-9054
Sheet OF

SDP-2.0

ATTACHMENT D
Page 11 of 16



G 1 2

1 FLOOR PLANS
PLAN 1

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

0 2' 4' 8'

GENERAL NOTES

1.

KEY NOTES

1.

AREA CALCULATIONS

2ND FLOOR	789 S.F.
1ST FLOOR	826 S.F.
TOTAL	1,615 S.F.
GARAGE	406 S.F.
STORAGE	297 S.F.
TOTAL	2,318 S.F.
PORCH	142 S.F. (VARIES)
TOTAL	2,460 S.F.
LOCKABLE STORAGE (300 C.F. MIN.)	306 C.F.

PREPARED FOR SPECIAL DEVELOPMENT PERMIT
JUNE 3, 2005

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PARKSIDE VILLAS PH.2
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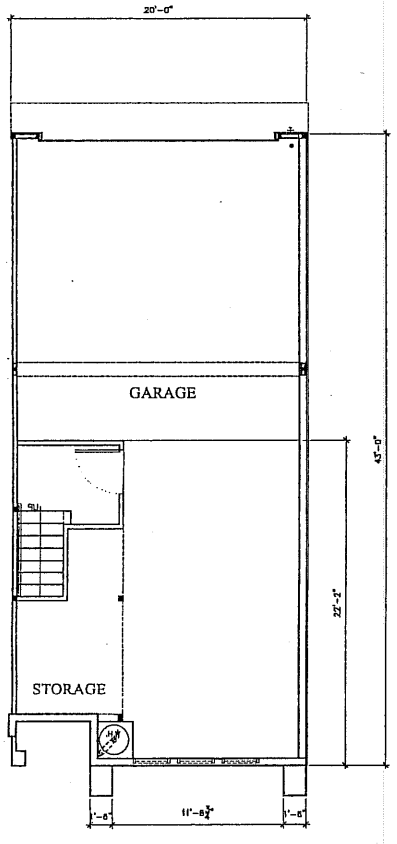
SUNNYVALE, CA
ENLARGED FLOOR PLAN - PLAN 1

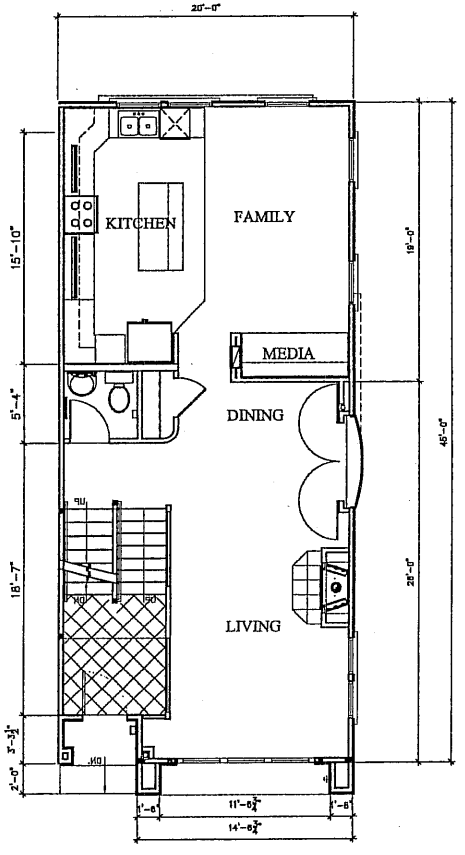
LICENSED ARCHITECT DANIEL W. SELLS C 19629 STATE OF CALIFORNIA

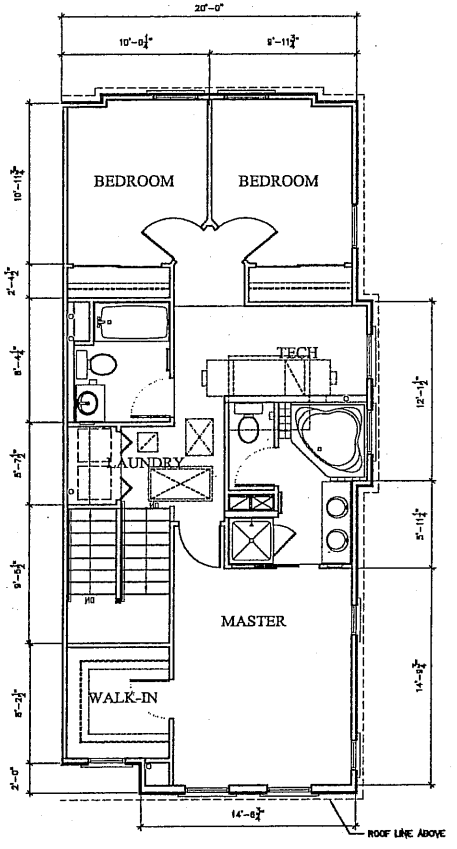
Date: JUNE 3, 2005
Scale: AS NOTED
Drawn by:
Job #: 04-9054
Sheet OF

SDP-2.1

ATTACHMENT 12



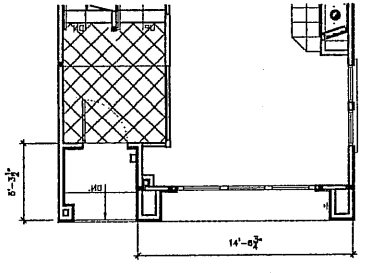


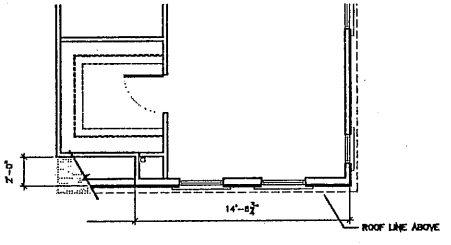


(1) FLOOR PLANS
PLAN 2

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

GARAGE PLAN SIMILAR TO PLAN 2





G 1 2

(2) FLOOR PLANS
PLAN 2A

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

0 2' 4' 8'

GENERAL NOTES

1.

KEY NOTES

1.

AREA CALCULATIONS

2ND FLOOR	837 S.F.
1ST FLOOR	842 S.F.
TOTAL	1,679 S.F.
GARAGE	407 S.F.
TOTAL	2,086 S.F.
PORCH	127 S.F. (VARIES)
TOTAL	2,213 S.F.
LOCKABLE STORAGE (300 C.F. MIN.)	306 C.F.

PREPARED FOR SPECIAL DEVELOPMENT PERMIT JUNE 3, 2005

BARRY SWENSON BUILDER
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777 NORTH FIRST STREET, 5TH FLOOR
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Consultants

Registered

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PARKSIDE VILLAS PH.2

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SUNNYVALE, CA

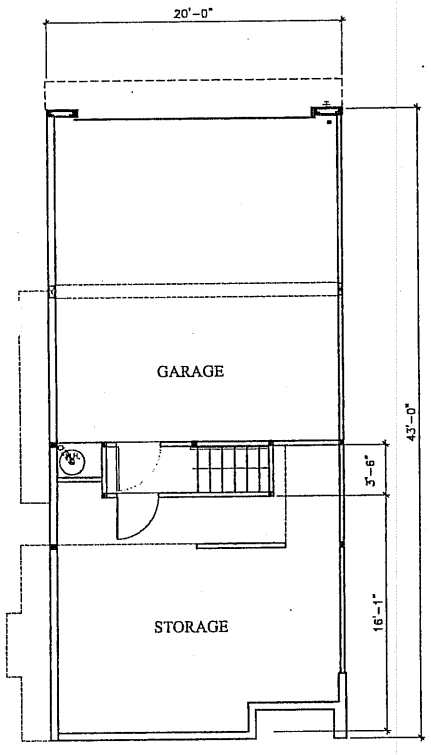
ENLARGED FLOOR PLAN - PLAN 2

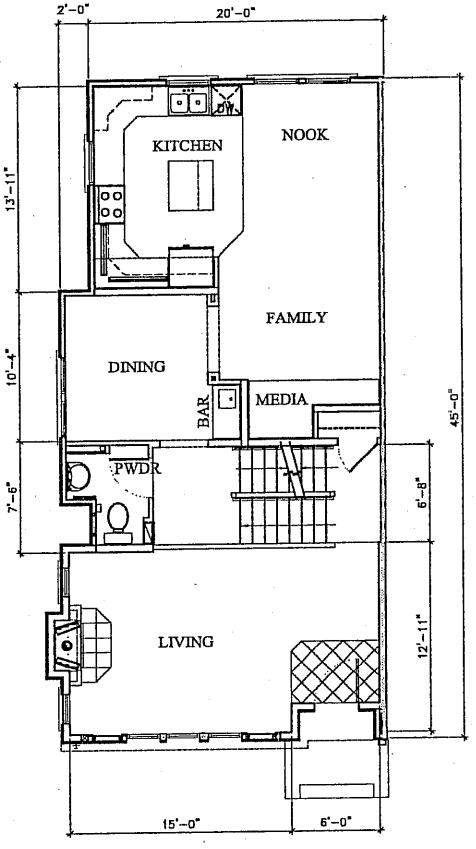
REGISTERED ARCHITECT DANIEL H. SELL C 18628 EXP. 7-31-2006 STATE OF CALIFORNIA

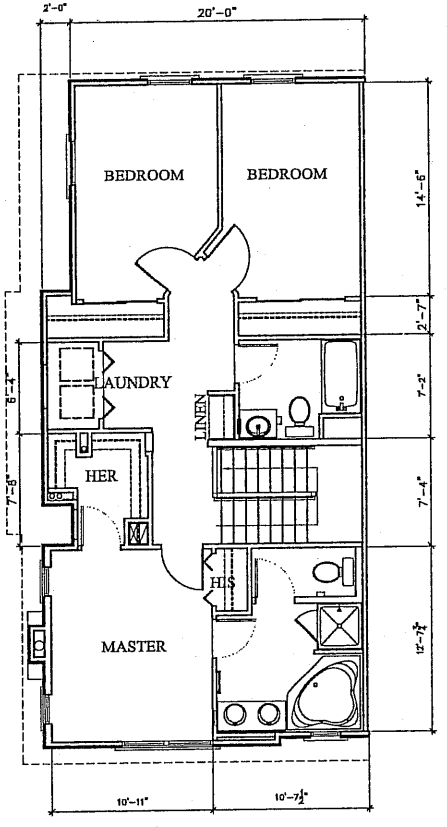
Date: JUNE 3, 2005
Scale: AS NOTED
Drawn by:
Job #: 04-9054
Sheet 1 of

SDP 2.2

ATTACHMENT 13 D







GENERAL NOTES

1.

KEY NOTES

1.

AREA CALCULATIONS

2ND FLOOR	842 S.F.
1ST FLOOR	898 S.F.
TOTAL	1,740 S.F.
GARAGE	436 S.F.
STORAGE	204 S.F.
TOTAL	2,480 S.F.
PORCH	107 S.F. (VARIES)
TOTAL	2,587 S.F.
LOCKABLE STORAGE (300 C.F. MIN.)	1,283 C.F.

PREPARED FOR SPECIAL DEVELOPMENT PERMIT
JUNE 3, 2005

G 1 2

1 FLOOR PLANS
PLAN 3

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

BARRY SWENSON BUILDER
A DIVISION OF SMITH VALLEY CORP.
777 NORTH FIRST STREET, 8TH FLOOR
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TEL: (408) 287-0244
FAX: (408) 998-1737

Consultant:

Revisions:

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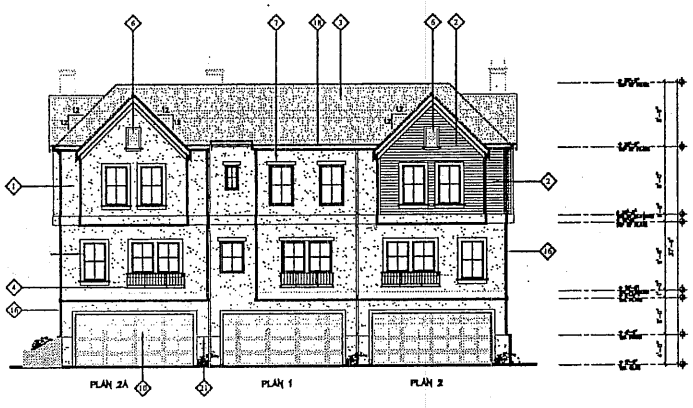
TOYAMA DR. & MORSE AVE.
SUNNYVALE, CA
ENLARGED FLOOR PLAN - PLAN 3

LICENSED ARCHITECT
DAVID J. HALL
STATE OF CALIFORNIA

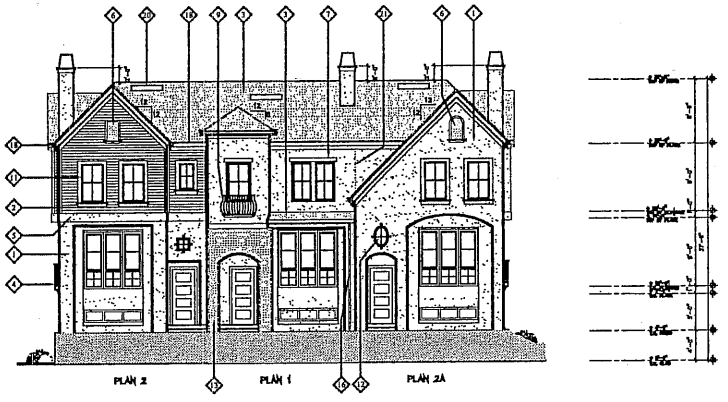
Date: JUNE 3, 2005
Scale: AS NOTED
Drawn by:
Job #: 04-9064
Sheet 14 of 16

SDP-2.3

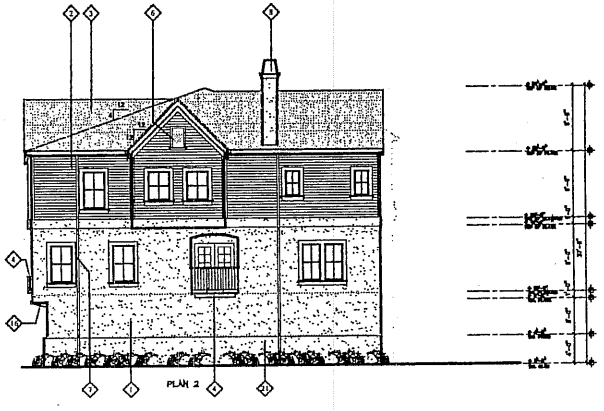
ATTACHMENT 42



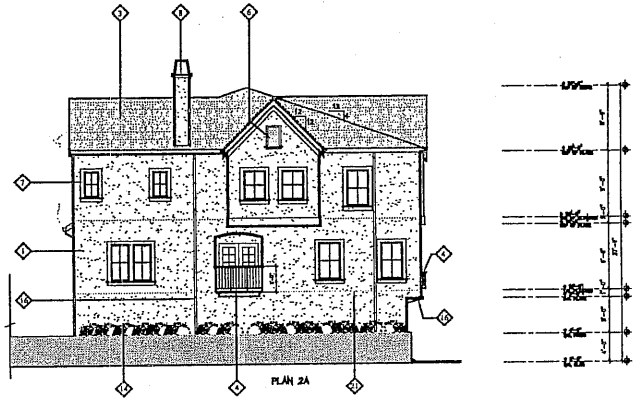
3 REAR ELEVATION
3-UNIT
SCALE : 1/8"=1'-0"



1 FRONT ELEVATION
3-UNIT
SCALE : 1/8"=1'-0"



4 SIDE ELEVATION
3-UNIT
SCALE : 1/8"=1'-0"



2 SIDE ELEVATION
3-UNIT
SCALE : 1/8"=1'-0"

GENERAL NOTES FOR PHASE 2

1. 3-UNIT BUILDING TYPE ELEVATIONS ARE FOR BUILDINGS 15, AND 17.
2. ENTRY CONFIGURATION TO BE EITHER COURTYARD PATIO OR PORCH WITH PRIVATE STAIRWAY. SEE SHEET SDP-1.0 FOR LAYOUT.

KEY NOTES

1. CEMENT PLASTER, TYP.
2. CEMENT FIBER LAPBOARD SIDING
3. COMPOSITION ROOF SHINGLES, TYP.
4. DECORATIVE METAL RAILING, TYP.
5. CEMENT FIBER CORBEL BAND
6. LOUVERED ATTIC VENT, SEE LOUVER SCHEDULE
7. CEMENT FIBER TRIM LINTELS
8. FABRICATED METAL CHIMNEY SCREEN
9. DECORATIVE CURVED METAL RAILING, TYP.
10. RAISED PANEL METAL GARAGE DOOR
11. VINYL WINDOWS (WHITE)
12. DECORATIVE WROUGHT IRON OPENING (OVAL)
13. STONE VENEER
14. LANDSCAPE, TYP.
15. ADDRESS NUMBER LOCATION, TYP.
16. GUTTER & DOWN SPOUT
17. LIGHT FIXTURE
18. SHEET METAL GUTTER, PAINTED
19. UTILITY CLOSET DOORS
20. SKYLIGHT
21. CONTROL JOINT, TYP.
22. DECORATIVE SHUTTERS
23. DECORATIVE WROUGHT IRON OPENING (18"x18" SQ.)

0' 2' 4' 8' 16' 32'

PREPARED FOR SPECIAL DEVELOPMENT PERMIT
JUNE 3, 2005

BARRY SWENSON BUILDER
A DIVISION OF GREEN VALLEY CORP.
777 NORTH FIRST STREET, 6TH FLOOR
SAN JOSE CA, 95112
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Consultants

Revisions

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PARKSIDE VILLAS PH.2
TOYAMA DR. & MORSE AVE.
SUNNYVALE, CA

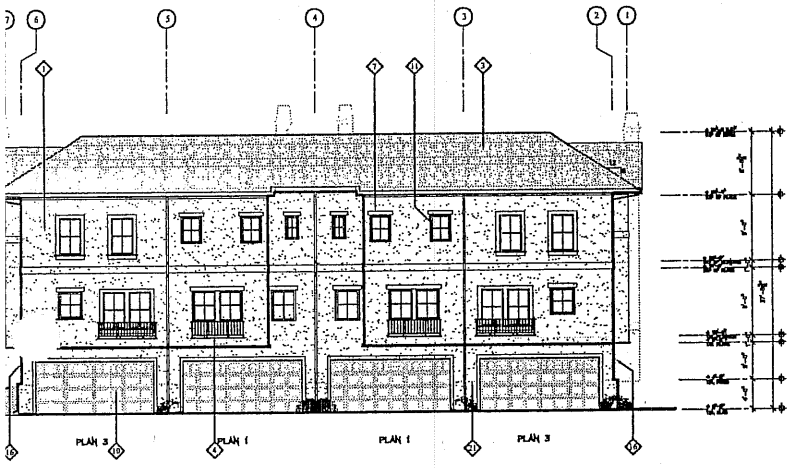
EXTERIOR ELEVATIONS
BUILDING - 3 UNITS

LICENSED ARCHITECT DANIEL W. SELL C 19629 STATE OF CALIFORNIA

Date: JUNE 3, 2005
Scale: AS NOTED
Drawn by:
Job #: 04-9054
Sheet OF

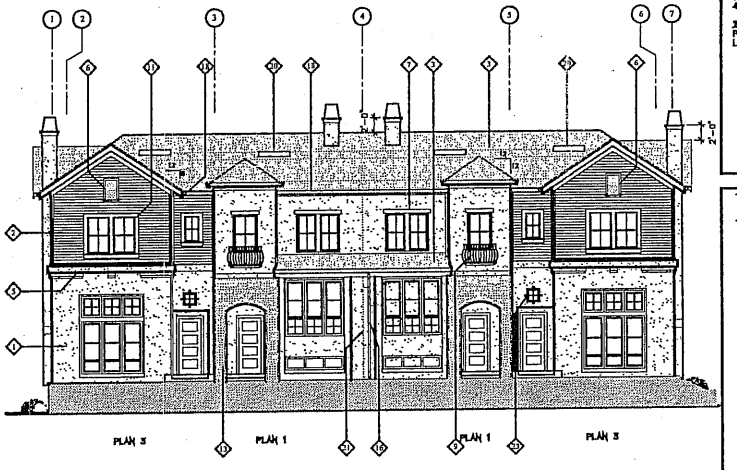
SDP-3.1

ATTACHMENT 15 of 16



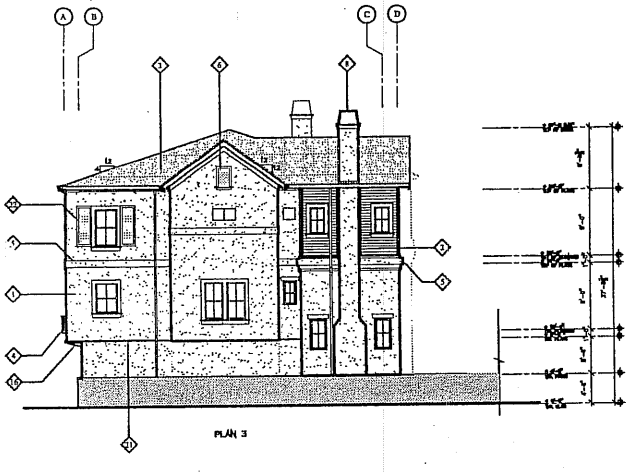
3 REAR ELEVATION
4-UNIT

SCALE : 1/8"=1'-0"



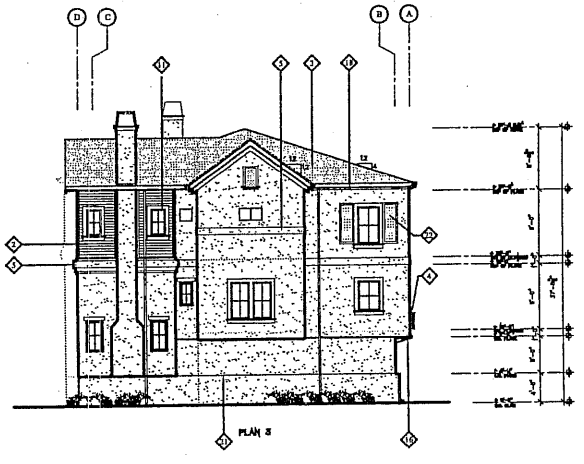
1 FRONT ELEVATION
4-UNIT

SCALE : 1/8"=1'-0"



4 SIDE ELEVATION
4-UNIT

SCALE : 1/8"=1'-0"



2 SIDE ELEVATION
4-UNIT

SCALE : 1/8"=1'-0"

GENERAL NOTES FOR PHASE 2

1. 4-UNIT BUILDING TYPE ELEVATIONS ARE FOR BUILDINGS 2, 3, 4, 16, AND 18.
2. ENTRY CONFIGURATION TO BE EITHER COURTYARD PATIO OR PORCH WITH PRIVATE STAIRWAY. SEE SHEET SDP-L0 FOR LAYOUT.

KEY NOTES

1. CEMENT PLASTER, TYP.
2. CEMENT FIBER LAPBOARD SIDING
3. COMPOSITION ROOF SHINGLES, TYP.
4. DECORATIVE METAL RAILING, TYP.
5. CEMENT FIBER CORBEL BAND
6. LOUVERED ATTIC VENT, SEE LOUVER SCHEDULE
7. CEMENT FIBER TRIM LINTELS
8. FABRICATED METAL CHIMNEY SCREEN
9. DECORATIVE CURVED METAL RAILING, TYP.
10. RAISED PANEL METAL GARAGE DOOR
11. VINYL WINDOWS (WHITE)
12. DECORATIVE WROUGHT IRON OPENING (OVAL)
13. STONE VENEER
14. LANDSCAPE, TYP.
15. ADDRESS NUMBER LOCATION, TYP.
16. GUTTER & DOWN SPOUT
17. LIGHT FIXTURE
18. SHEET METAL GUTTER, PAINTED
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PARKSIDE VILLAS PH.2
TOYAMA DR. & MORSE AVE.
SUNNYVALE, CA
EXTERIOR ELEVATIONS
BUILDING - 4 UNITS

REGISTERED ARCHITECT
STATE OF CALIFORNIA

Date: JUNE 3, 2005
Scale: AS NOTED
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ATTACHMENT 16