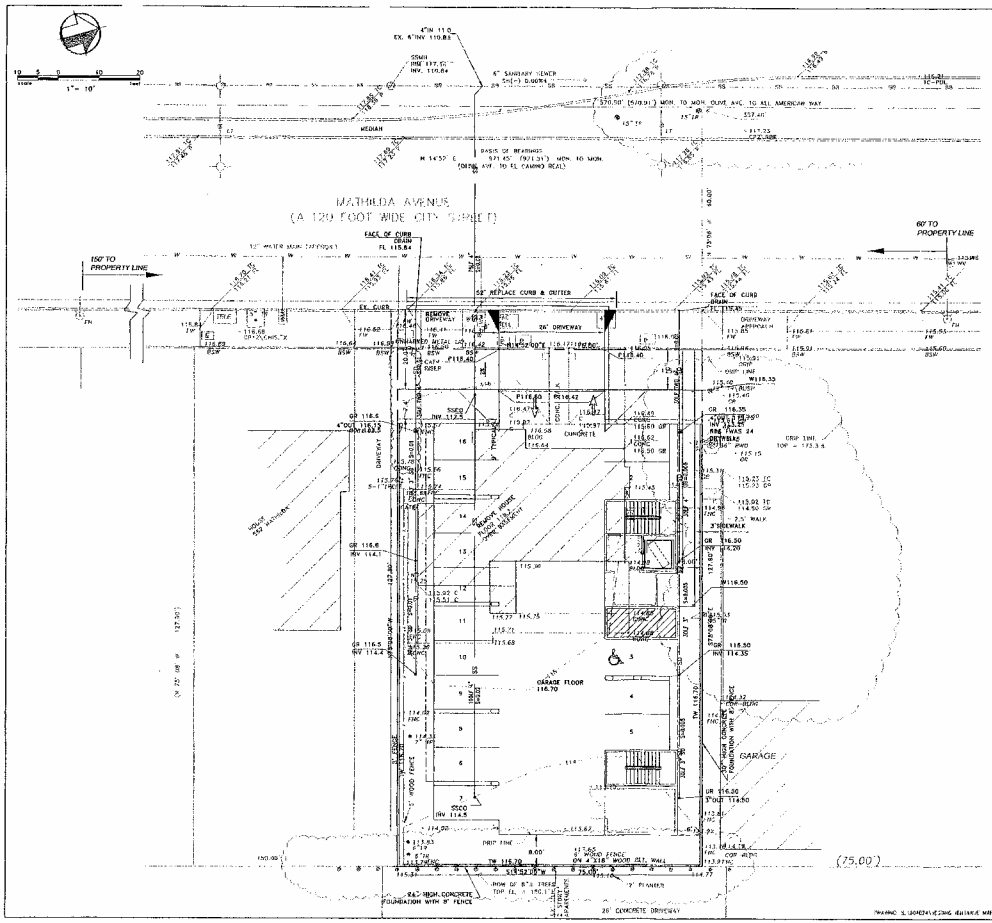
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES



OWNER/SUBDIVIDER: ANTHONY AND FAITH SYED
566 CAMALUS DRIVE
PALO ALTO, CA 94306

CIVIL ENGINEER: CREEGAN + D'ANGELO
ROGER D. MEDOW
1020 W. TAPPAN STREET, SUITE 100
SAN JOSE, CA 95112-1032
RCE 31755 EXPIRES 9-30-05

EXISTING USE: RESIDENTIAL

PROPOSED USE: 5 UNITS RESIDENTIAL
1 UNIT COMMERCIAL

PROPOSED NUMBER OF LOTS: 1

GROSS ACREAGE: 0.22 AC

NET ACREAGE: 0.20 AC NET

EXISTING

A.C.	Asphalt concrete
AP	Angle point
BLDG.	Building
BSW	Back of sidewalk
C. or Conc	Concrete
CB	Catch basin
FL	Flow line
FW	FRONT OF WALK
GR	Ground
GV	Gas valve
FH	Fire hydrant
FNC	Fence
INV	Invert
JP	Joint pole
P or PVMT	Pavement
TC	Top of curb
TW	Top of Wall
SDMH	Storm drain manhole
SSCO	Sanitary sewer cleanout
SSMH	Sanitary sewer manhole
WV	Water valve
WM	Water meter
WV	Water valve
WM	Water meter
EB	Electric box
CATV	Cable television
TR	Tree trunk
TB	Traffic signal box
	STREET LIGHT
W	WATER
SS	SANITARY SEWER
S	SANITARY SEWER
	PROPERTY LINE

PROPOSED

W	WALK
TW	TOP OF WALL
GR	GRADE
INV	INVERT
AD	AREA DRAIN
SD	STORM DRAIN PIPE
SS	SANITARY SEWER
W	WATER
	NEW RIGHT OF WAY

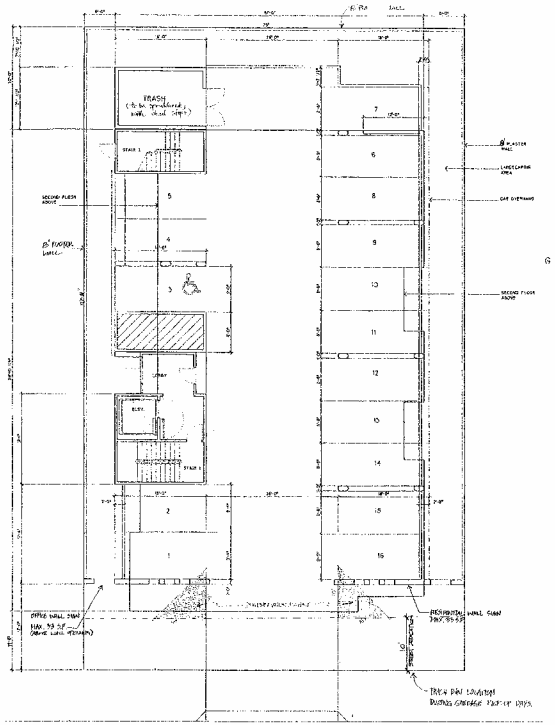
NOTES:

1. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. DATUM IS CITY OF SUNNYVALE DATUM. BENCHMARK IS A BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT TRAFFIC SIGNAL BOX AT SOUTHWEST CORNER OF OLIVE AVENUE AND MATHILDA AVENUE. ELEVATION = 113.265'
3. CONTOUR INTERVAL IS ONE FOOT.
4. BEARINGS ARE BASED ON THE CENTERLINE OF MATHILDA AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 509 OF MAPS AT PAGES 19 & 20, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CLARA COUNTY.
5. APN 209-26-008
6. PROPERTY ADDRESS IS 560 MATHILDA AVENUE.

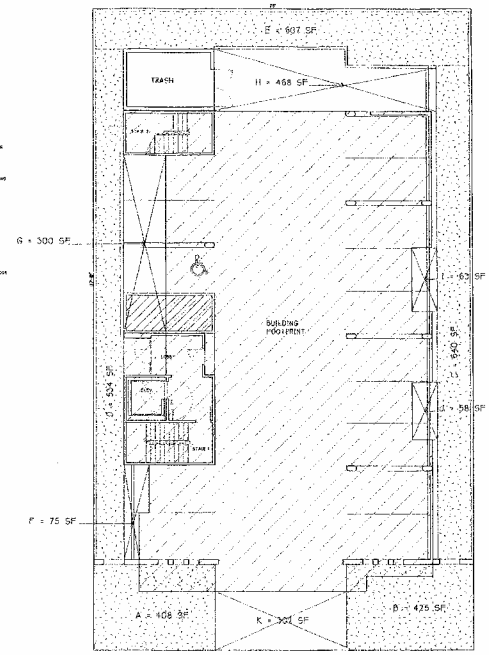
VESTING TENTATIVE MAP
560 MATHILDA AVENUE

SHEET 1 OF 1
DRAWING 10402

ATTACHMENT 1
Page 1 of 7



SITE & 1ST FLOOR PLAN



AREA ANALYSIS

PROJECT GENERAL INFORMATION :

1-ADDRESS : 560 SOUTH MATHILDA AVE.
ZONING : S-M(-R)
HIGH DENSITY RESIDENTIAL
OFFICE AND PLANNED DEVELOPMENT
CONDOMINIUM DISTRICT

SITE AREA : GROSS 9563 SF (0.22 Ac)
NET : 8012 SF (0.20 Ac)
BUILDING FOOTPRINT : 3405 SF

2-PROPOSED USE:
A- RESIDENTIAL : 1-1BR UNIT
4-2BR UNITS

TOTAL : 5 UNITS (7,935 SF Gross Floor Area)
DENSITY : 25 UNITS PER ACRE (NET)
MAXIMUM ALLOWABLE DENSITY: 37 TO 45 UNITS PER ACRE
B- OFFICE : 1817 SF GROSS (FWC PROFESSIONAL OFFICE)

3-PARKING:
REQUIRED : 1BR X 1.5 = 1.5
4-2BR X 2 = 8
1817 SF OFFICE X .85X 1/225 = 6.86
TOTAL REQUIRED = 16.36 SPACES OR (7 SPACES

PROVIDED: 16 ON-GRADE SPACES (ALTERNATE PARKING FOR MIXED - USE DEVELOPMENT)

4-LANDSCAPED AREAS:
RESIDENTIAL LANDSCAPED AREA:
REQUIRED 375 SF X 5 UNITS = 1875 SF
PARKING LANDSCAPED AREA:
OPEN PARKING AREA = F+G+H+I+J+K : 1266 SF
REQUIRED LANDSCAPED AREA = 300X1266 = 253 SF
TOTAL REQUIRED LANDSCAPED AREA:
1875 + 253 = 2128 SF

TOTAL LANDSCAPED AREA PROVIDED- A+B+C+D+E = 2614 SF

5-USABLE OPEN SPACE:
REQUIRED 360 SF X 5 UNITS = 1800 SF
PROVIDED ROOF TOP GARDEN = 2030 SF

NOTE:
1 ALL UNITS SHALL BE PARTIALLY ADAPTABLE.
2. ROOF TOP GARDEN SHALL BE FULLY HANDICAP ACCESSIBLE.

BASIC ALLOWABLE AREA (UBC TABLE 5V)

R2 V-NAT HOUR	18,500 S.F. ALLOWED (3.5 HOUR)	
N-V-NAT HOUR	14,000 S.F. ALLOWED (2.5 HOUR)	
SDV-NAT HOUR	15,700 S.F. ALLOWED (2.5 HOUR)	

R2
18,500 X 2 = 37,000 S.F. allowed for each story per floor
37,000 x 3 = 111,000 S.F. allowed per building with sprinkler addition (UBC 505.3)

ACTUAL AREA
GARAGE LEVEL — S3 ACTUAL 4,807 / ALLOWABLE 37,000 — R1 ACTUAL 4,807 / ALLOWABLE 37,000 — <1

ACTUAL AREA
SECOND FLOOR — R ACTUAL 1817 / ALLOWABLE 37,000 — R2 ACTUAL 7,128 / ALLOWABLE 37,000 — <1

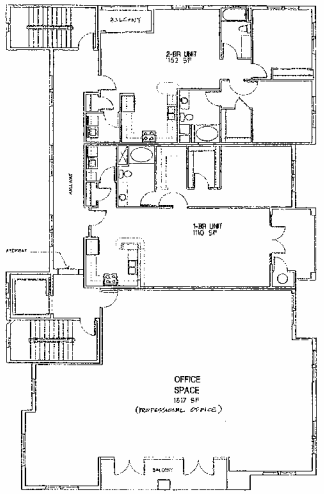
ACTUAL AREA
THIRD FLOOR — R1 ACTUAL 4,809 / ALLOWABLE 37,000 — <1

TOTAL GARAGE AREA: 4,807 < 14,000
TOTAL FLOOR AREA: 10,753 < 42,000

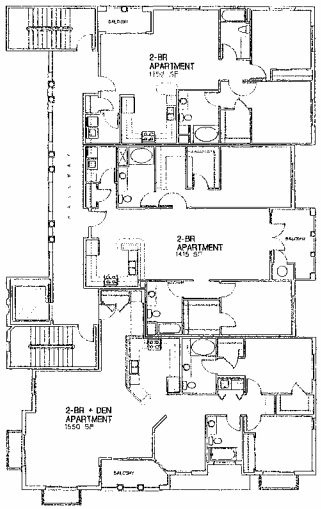
miro design group
1810 DOBBIN DRIVE
SUITE 100
SAN JOSE, CA 95133
Tel 408.928.9600
Fax 408.928.9606

MATHILDA MIXED USE
AN OFFICE/RESIDENTIAL PROJECT
560 South Mathilda Avenue
SUNNYVALE, CALIFORNIA

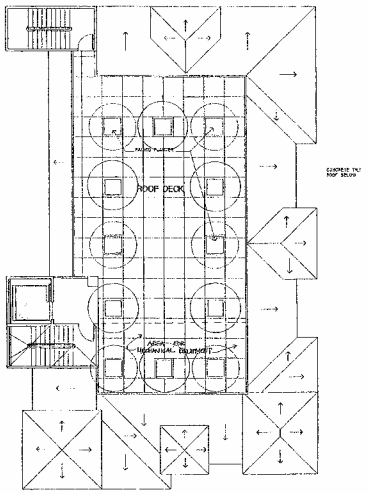
REVISION : DATE
1
2
3
4
5
SCALE 1/8" = 1'-0"
DATE 07.14.08
PROJECT
SHEET TITLE : SHEET
SITE & 1ST FLOOR PLAN
GENEAL DATA
ATTACHMENT B
2 of 7



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF GARDEN

SITE & FIRST FLOOR PLAN

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MATHILDA MIXED USE
AN OFFICE/RESIDENTIAL PROJECT

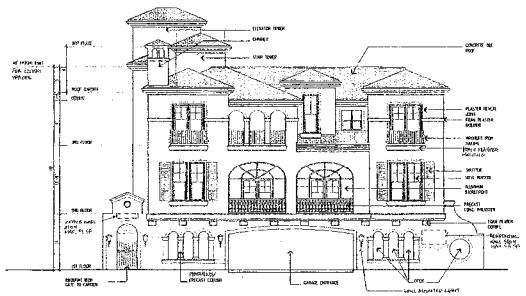
560 South Mathilda Avenue
SUNNYVALE, CALIFORNIA

FLOOR PLANS

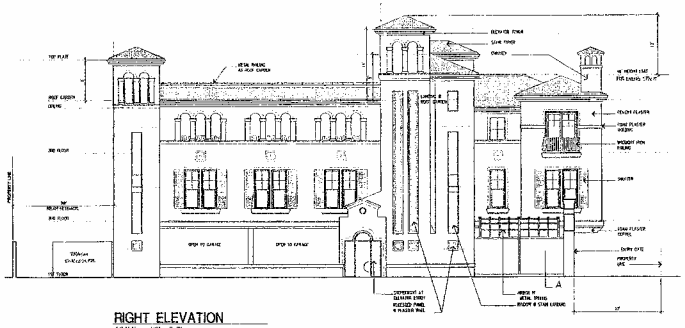
ATTACHMENT E
Page 3 of 7

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

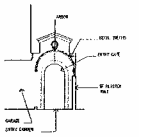
RIGHT ELEVATION
SCALE : 1/8" = 1'-0"



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



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



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

miro design group

1919 GRAND AVENUE
San Jose, CA 95123
Tel : 408-978-9000
Fax : 408-978-9001

MATHILDA MIXED USE
AN OFFICE/RESIDENTIAL PROJECT
560 South Mathilda Avenue
SUNNYVALE, CALIFORNIA

REVISION	DATE
1 PLANNING	5-21-2004
2	
3	
4	
5	

SHEET TITLE: ELEVATIONS

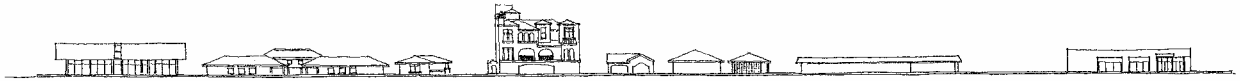
SCALE:
DATE:
DRAWN BY:
SHEET:
SHEETS: 3

ATTACHMENT 5

Page 4 of 7

SITE SECTION
SCALE 1" = 20'

MATHILDA STREET ELEVATION @ Full Development
SCALE 1" = 50'



MATHILDA STREET ELEVATION WITHOUT TREES
SCALE 1" = 50'

MATHILDA STREET ELEVATION WITH TREES
SCALE 1" = 50'

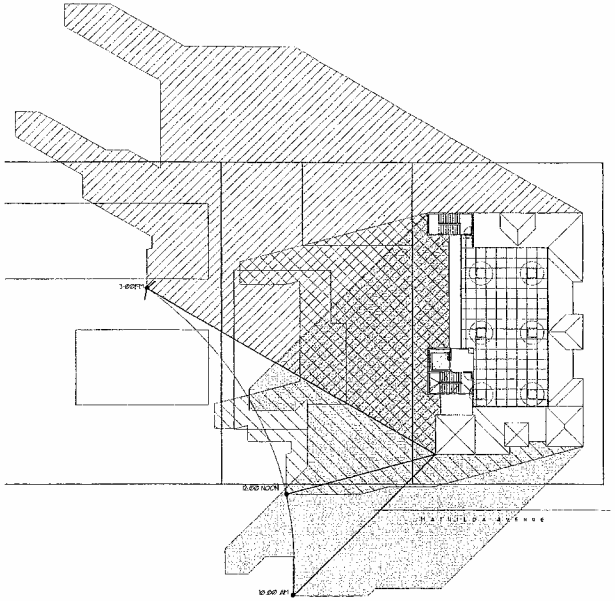
miro design group
1890 DOMINIC DRIVE
San Jose, Ca. 95125
Tel : 408-928-5400
Fax : 408-928-2600

MIXED-USE PROJECT
560 South Mathilda
SUNNYVALE, CALIFORNIA

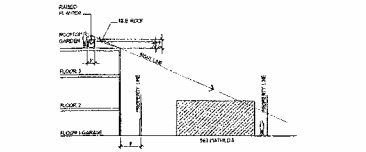
REVISIONS	DATE	BY
1		
2		
3		
4		
5		

SCALE 1" = 30'
DATE 07-15-04
PROJECT
SHEET TITLE
STREET ELEVATIONS & SITE SECTION
SHEET
OF SHEETS

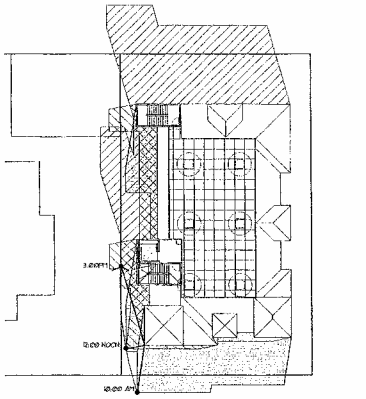
ATTACHMENT E
Page 5 of 7



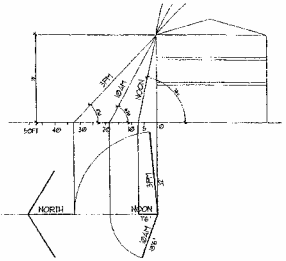
SHADOW PATTERN IN DECEMBER



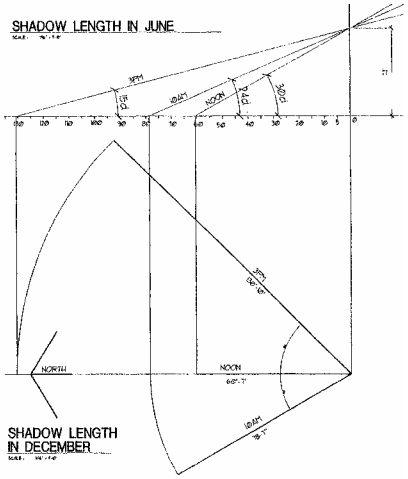
SIGHT LINE O/ADJACENT PROPERTY



SHADOW PATTERN IN JUNE



SHADOW LENGTH IN JUNE



SHADOW LENGTH IN DECEMBER

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MATHILDA MIXED USE
AN OFFICE/RESIDENTIAL PROJECT
560 South Mathilda Avenue
SUNNYVALE, CALIFORNIA

SHADOW STUDY

ATTACHMENT E
6 of 7

PRELIMINARY PLANT LIST:

TREES: TO BE 15 GALLON SIZE
CARPINUS BETULUS 'FASTIGIATA' (EUROPEAN HORNBEAM)
LIGUSTRUM JAPONICUM 'TEXANUM' (TOPIARY CONICAL PRIVET)
LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' (SWEETGUM)
PRUNUS SERRULATA 'KWANZAN' (FLOWERING CHERRY)

ACCENT PERENNIALS: TO BE ONE GALLON SIZE
AGAPANTHUS ORIENTALIS (LILY-OF-THE-NILE)
DIETES VEGETA (FORTNIGHT LILY)
HEMEROCALLIS SPECIES (DAYLILY)
HEUCHERA SANGUINEA (CORAL BELLS)

SHRUBS: TO BE 5 GALLON SIZE
ESCALLONIA SPECIES (ESCALLONIA)
NANDINA DOMESTICA (HEAVENLY BAMBOO)
PITTOSPORUM SPECIES (MOCK ORANGE)
ROSE MEIDILAND (BUSH ROSE)
VIBURNUM TINUS 'SPRING BOUQUET' (LAURUSTINUS)

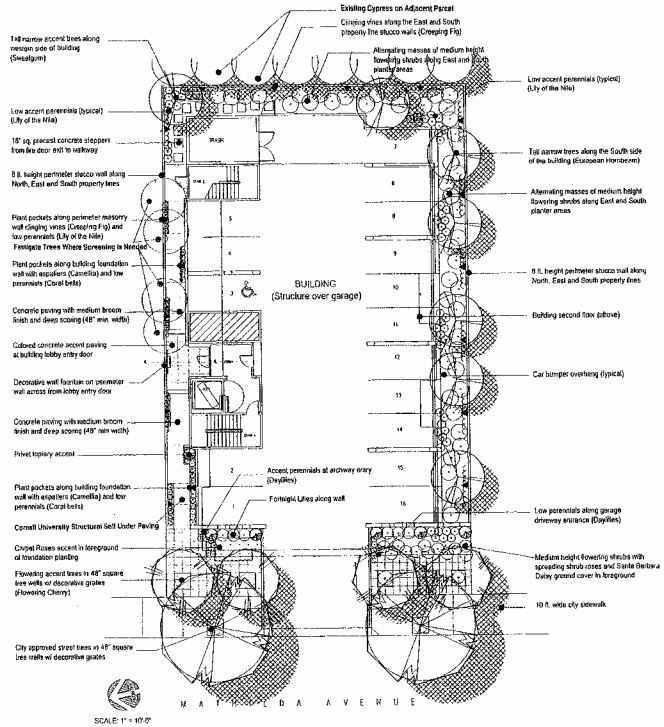
CLIMBING VINES: TO BE ONE GALLON SIZE
FICUS PUMILA (CREEPING EVERGREEN FIG)

ESPALIERS: TO BE 15 GALLON
CAMELLIA SASANQUA 'HANA JIMAN' (CAMELLIA)

GROUNDCOVERS:
ERIGERON KARVINSKIANUS (SANTA BARBARA DAISY)
ROSE (CARPET ROSE)

GENERAL NOTES:

1. ALL PLANTING SHALL BE WATERED BY A FULLY AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEM.
2. ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF MULCH DRESSING.
3. TREE PROTECTION PLAN IS REQUIRED FOR EXISTING TREES ON ADJACENT PROPERTIES DURING CONSTRUCTION.



Thomas & Associ
REVISI
ATHILDA
560 SOUTH
PRELIMINARY

ATTACHMENT F
Page 7 of 7