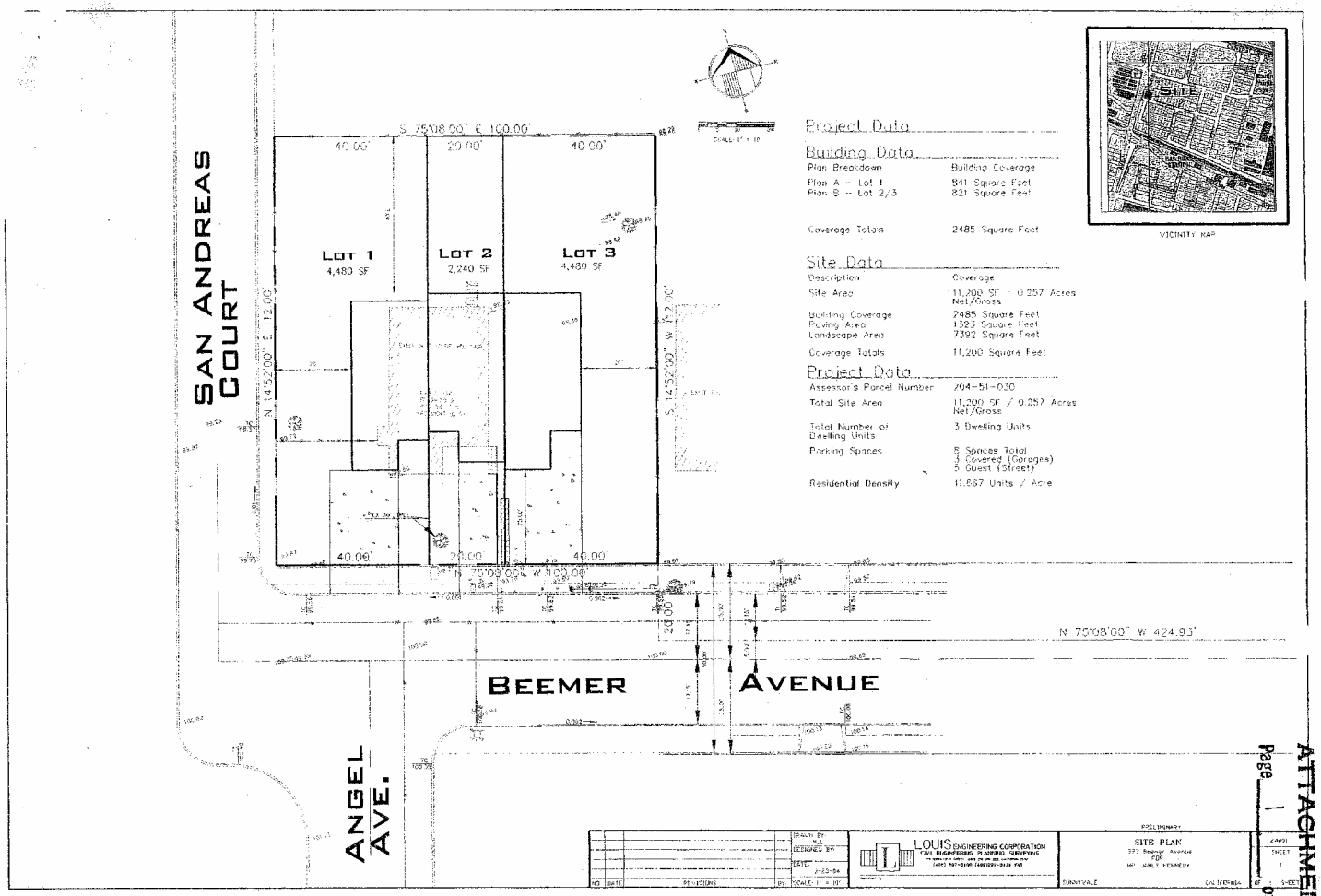


Project Data

Building Data

Plan Breakdown	Building Coverage
Plan A – Lot 1	841 Square Feet
Plan B – Lot 2/3	821 Square Feet
Coverage Totals	2485 Square Feet

Site Data

Description	Coverage
Site Area	11,200 SF / 0.257 Acres Net/Gross
Building Coverage	2485 Square Feet
Paving Area	1523 Square Feet
Landscape Area	7392 Square Feet
Coverage Totals	11,200 Square Feet

Project Data

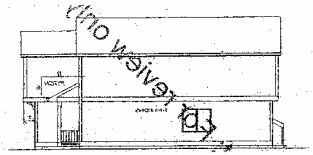
Assessor's Parcel Number	204-51-030
Total Site Area	11,200 SF / 0.257 Acres Net/Gross
Total Number of Dwelling Units	3 Dwelling Units
Parking Spaces	5 Spaces Total 3 Covered (Garages) 2 Guest (Street)
Residential Density	11.667 Units / Acre

ATTACHMENT D

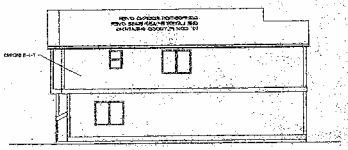
Page 1 of 5

elevations

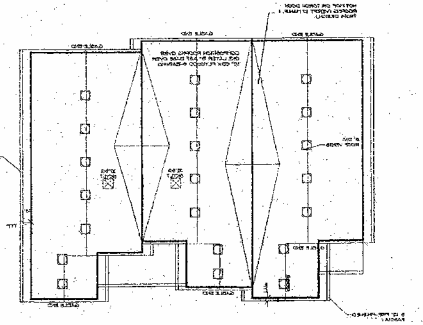
street elevation



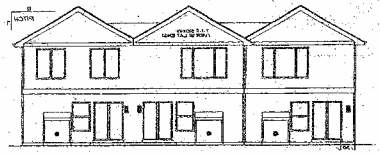
right elevation



left elevation



roof plan



rear elevation

ELEVATION

THE MANZANITA • PLAN NUMBER 62100

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

ATTACHMENT D

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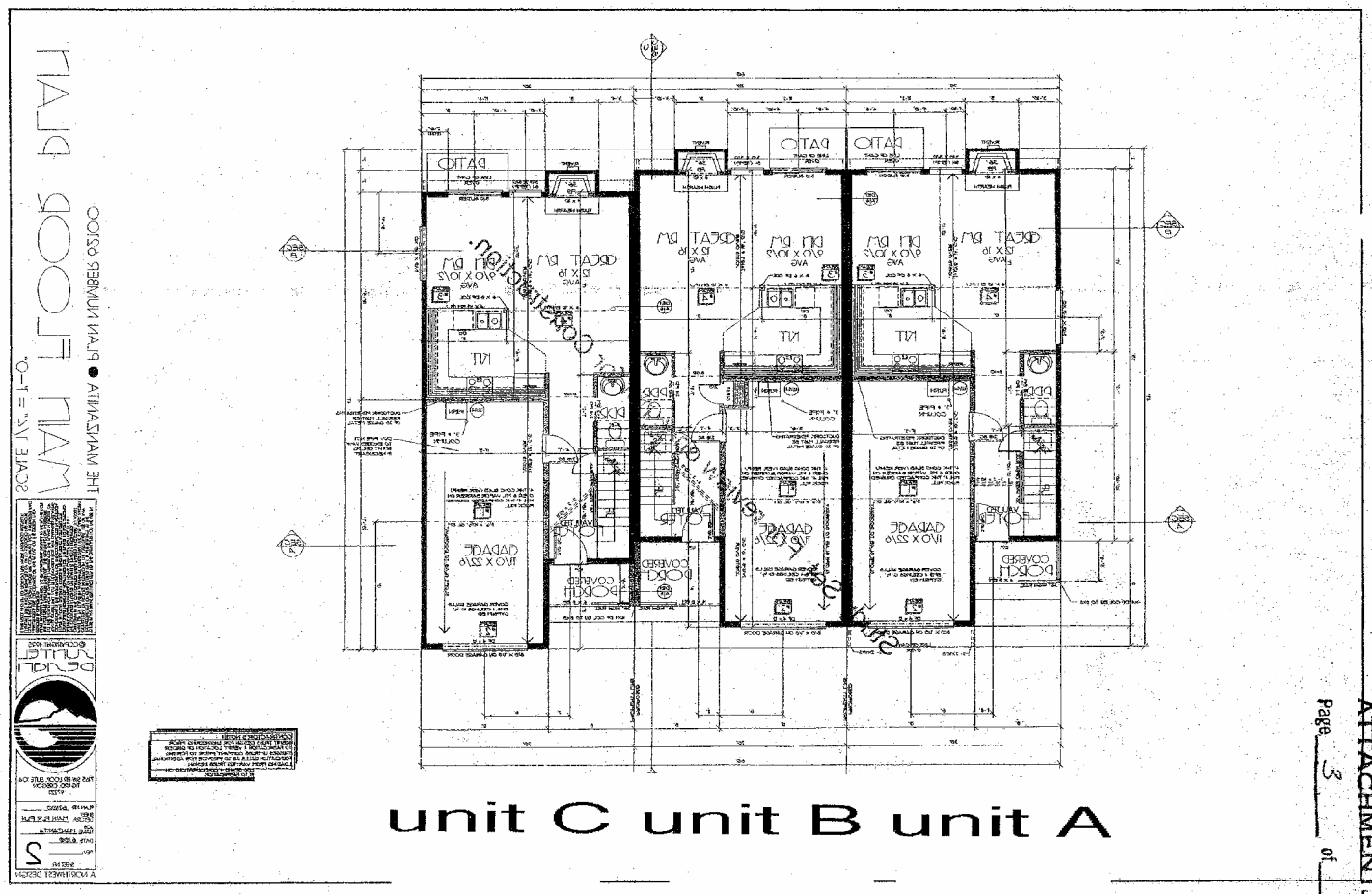
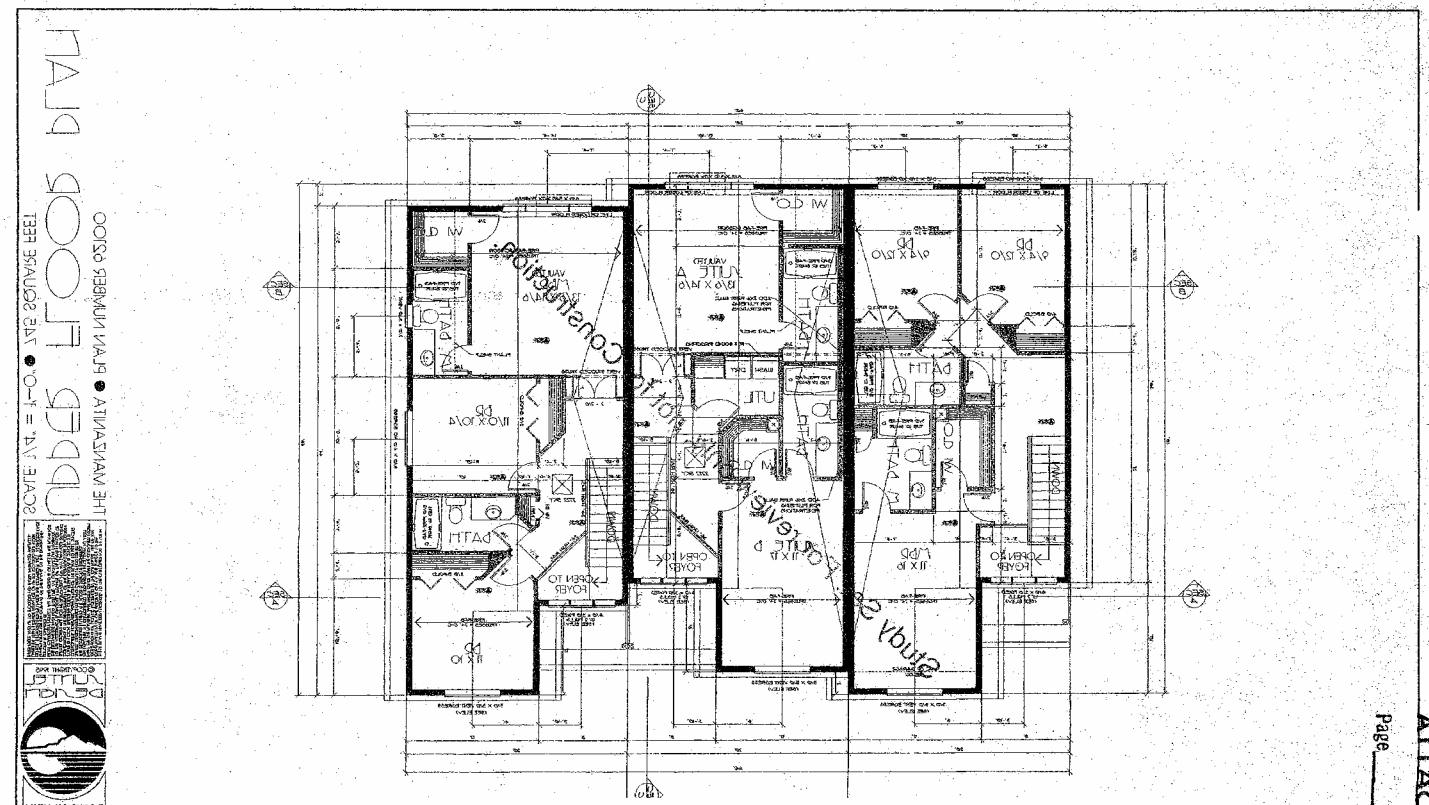


ATTACHMENT D

Page 3 of 5



unit C 745sqft unit B 743sqft unit A 745sqft

ATTACHMENT D

Page 4 of 5

GENERAL NOTES:

1. RECORD OWNER: BALLIN ROSENSOLA JR. & / BALLIN BILLIE
   & DEVELOPER: MR. JAMES KENNEDY / MR. BOB LOUIS
   1870 HILLSDALE AVE., SUITE #2
   SAN JOSE, CA. 95124
2. ARCHITECT: SIANTEL DESIGN
   7365 SW 179 LOOP, SUITE 104
   TIGARD, OREGON 97223
   (503) 624-0833
3. ENGINEER: JOSEPH E. LOUIS, RCE 25949
   LOUIS ENGINEERING CORPORATION, INC.
   278 North First Street, Suite #204
   San Jose, Ca. 95112
4. PROPOSED USE: 3 SINGLE FAMILY DETACHED RESIDENTIAL
5. EXISTING ZONING: PLN 2000-20, 206, 40N
6. EXISTING USE: 3 EXISTING STRUCTURES
7. WATER SOURCE: SUNNYVALE WATER COMPANY
8. SANITARY DISTRICT 5
9. THIS PARCEL WILL CONFORM TO THE STREET PLAN OF THE CITY OF SUNNYVALE
10. APN NO: 204-31-020
11. GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL 14-25 DU/AC
12. ALL STREET NAMES SHOWN HEREON HAVE BEEN APPROVED BY THE UNITED STATE POST OFFICE & COUNTY COMMUNICATIONS
13. ALL EXISTING WELLS & SEPTIC TANKS TO BE ABANDONED IN ACCORDANCE WITH SANTA CLARA VALLEY WATER DISTRICTS STANDARDS
14. TOTAL ACREAGE: 0.257 +/- AC

LEGAL DESCRIPTION

All that certain real property in the city of Sunnyvale, county of Santa Clara, State of California, described as follows:

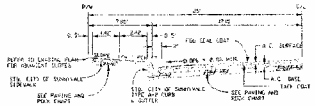
A portion of Lots 19 and 20 in Block 4 as said lots and Block are shown on that certain map entitled "Map of the Rancho Park Tract" which Map was filed for record in the office of the Recorder of the County of Santa Clara, State of California, on November 14, 1905, in Book [illegible] of Maps at Page 50, and being more particularly described as follows:

Beginning at a point on the Northwesterly line of Lot 19 in Block 4, as shown on the Map above referred to, distant thereon, South 14°52' West, 72.00 feet from the most Northerly corner thereof; thence from said point of beginning, South 14°52' West, 112.00 feet to a point; thence South 75°08' East, 100.00 feet to a point on the Southeastern line of Lot 20 in Block 4, as shown on the Map above referred to; thence along the Southeastern line of said Lot 20 in Block 4, North 14°52' West, 112.00 feet to the most Southern corner thereof on the Northeastern line of Beemer Avenue, as shown on the Map above referred to; thence along the Northeastern line of said Beemer Avenue, North 75°08' West, 100.00 feet to the most Westerly corner of said Lot 19 in Block 4; thence along the Northwestern line of said Lot 19 in Block 4, North 14°52' East, 112.00 feet to the point of beginning.

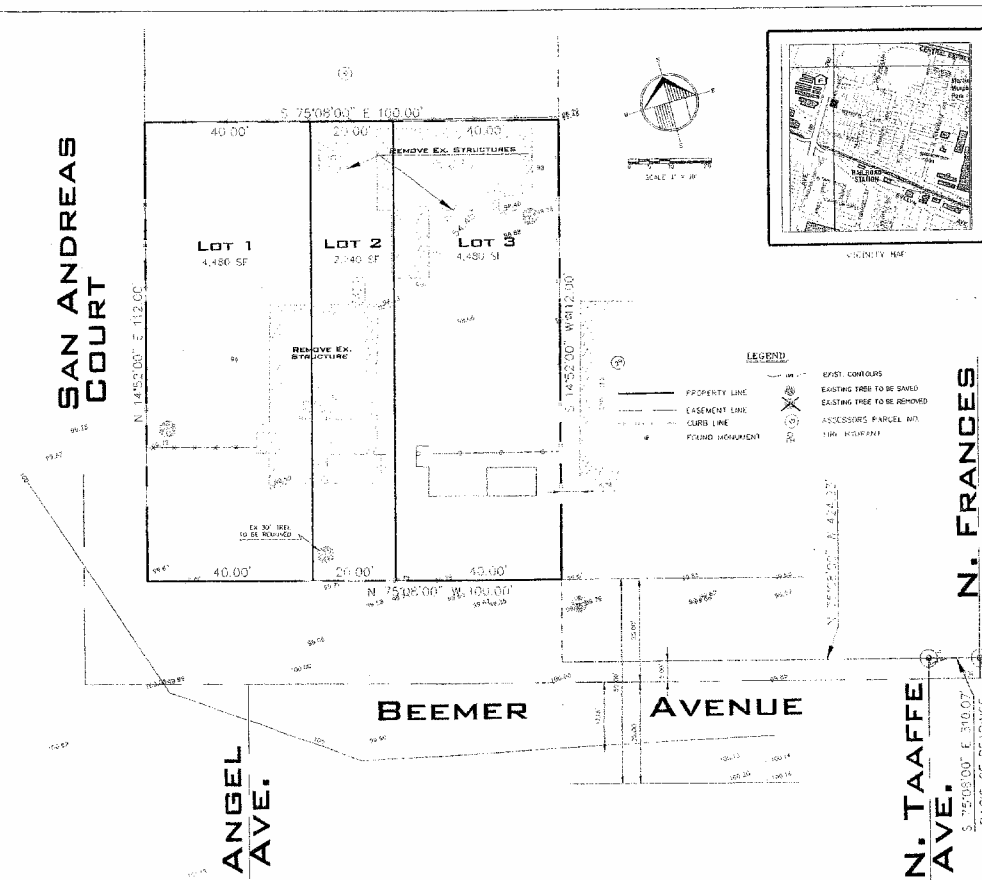
APN # 204-31-020

BASIS OF BEARING

THE BEARING OF N 75°08' W ALONG THE MONUMENT LINE OF BEEMER AVENUE BETWEEN N. TAAFFE AVENUE & N. FRANCES AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 245 OF MAPS AT PAGE 49, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED THEREON, IS THE BASIS OF BEARING SHOWN HEREIN.



EXISTING
TYPICAL 25' HALF STREET SECTION
BEEMER AVENUE



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- CURB LINE
- FOUND MONUMENT
- EXIST. CONTOURS
- EXISTING TREE TO BE SAVED
- EXISTING TREE TO BE REMOVED
- ASSESSORS PARCEL NO.
- FIRE HYDRANT

DEVELOPMENT SCHEDULE
JUNE 2005 - DECEMBER 2006

EXISTING USE
3 EXISTING STRUCTURE

NO	DATE	REVISION:	BY:	SCALE 1" = 10'

DRAWN BY: R.L.
DESIGNED BY:
DATE: 8-22-05

LOUIS ENGINEERING CORPORATION
CIVIL ENGINEERING PLANNING SURVEYING
278 N. FIRST STREET, SUITE 204, SAN JOSE, CA. 95112
(408) 297-5366 FAX(408) 297-5119 FAX

PRELIMINARY
TENTATIVE MAP
393 BEEMER AVENUE
FOR
MR. JAMES KENNEDY
SUNNYVALE CALIFORNIA
DF 1