A Condominium Conversion For:
GENERAL DEVELOPMENT, INC.
256 and 292 Gibralter Drive
Sunnyvale, California

Administrative Hearing 01/13/05

VICINITY MAP NOT TO SCALE

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ARC TEC, INC.
CALIFORNIA
3333 BOWERS AVENUE
SUITE 130
SANTA CLARA, CA 95054
P: 408-496-0676
F: 408-496-1121

ARIZONA
2960 E. NORTHERN AVENUE
BUILDING C
PHOENIX, AZ 85028
P: 602-953-2355
F: 602-953-2988

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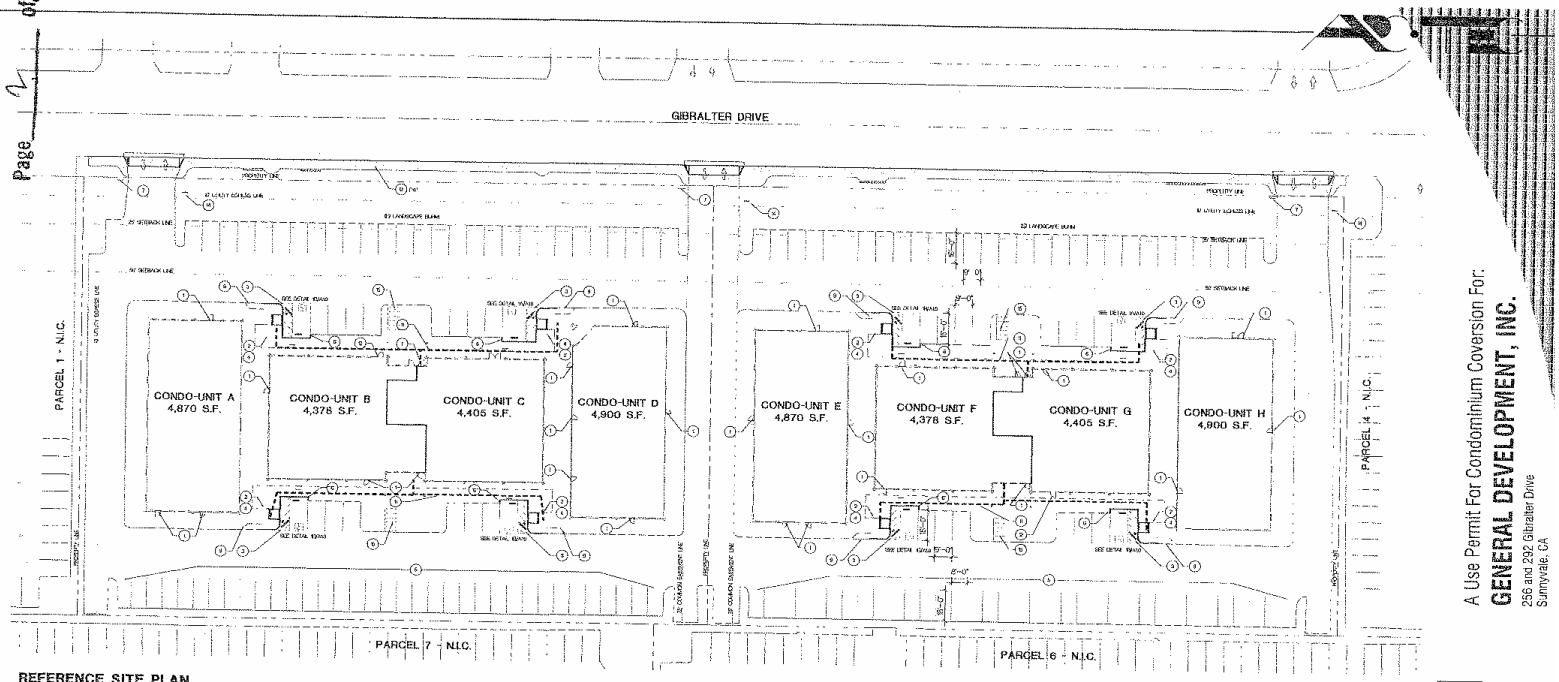

REFERENCE SITE PLAN

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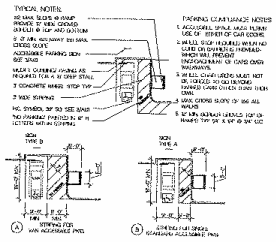
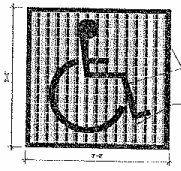
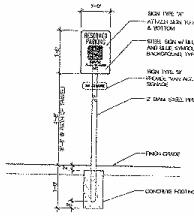
Sunnyvale, CA



1 ACCESSIBLE PARKING



2 ACCESSIBILITY PARKING SYMBOL



3 ACCESSIBLE PARKING SIGN

256 GIBRALTER DR.

APN 209-09
ZONING DISTRICT: M-1-D3D
GENERAL PLAN DESIGNATION: INDUSTRIAL
SITE AREA: 74,892 SF (1.72 ACRES)
BUILDING AREA: 35,015 SF
FAR ALLOWED UP TO 50% (PER USE PERMIT)
FAR ACTUAL: 46.8%

PARKING REQUIREMENTS
REQUIRED:
OFFICE: 1/250 = 1/1,000 SF
WAREHOUSE = 62 SPACES (8% OF WHICH ARE ACCESSIBLE)

PROVIDED:
47 STANDARD
34 COMPACT
8 ACCESSIBLE
96 TOTAL

292 GIBRALTER DR.

APN 209-09
ZONING DISTRICT: M-1-D3D
GENERAL PLAN DESIGNATION: INDUSTRIAL
SITE AREA: 74,892 SF (1.72 ACRES)
BUILDING AREA: 35,015 SF
FAR ALLOWED UP TO 50% (PER USE PERMIT)
FAR ACTUAL: 46.8%

PARKING REQUIREMENTS
REQUIRED:
OFFICE: 1/250 = 1/1,000 SF
WAREHOUSE = 62 SPACES (8% OF WHICH ARE ACCESSIBLE)

PROVIDED:
49 STANDARD
34 COMPACT
8 ACCESSIBLE
91 TOTAL

KEYNOTES

1. REMOVE AND REPLACE EXTERIOR DOOR & HARDWARE AT EXTERIOR DOOR
2. REMOVE LANDSCAPE AND IRRIGATION SYSTEM TO ALLOW FOR SIGN LOT AND CONC. IMPROVEMENT
3. 2" WIDE STRIPING @ 2'-0" OC, 3' OF WALL MIN
4. PATCH AND REPLACE LANDSCAPING IN KIND, INCLUDING TO MATCH NEW IRRIGATION SYSTEM
5. REDIMENSION PARKING SPACES TO 8'-0" WIDE x 16'-0" DEEP COMPACT SPACES
6. REMOVE 1 FT. OF CONCRETE CURB, CURBING TO ALLOW FOR 16'-0" DEEP ACCESSIBLE STALLS
7. REMOVE SITE OBSTRUCTION RESULTING FROM THE UNAUTHORIZED USE OF UNLICENSED TRAILER
8. REMOVE AND REUSE EXISTING ACCESSIBLE PARKING SIGNAGE
9. REMOVE EXISTING WHITE AND COLORED LANDSCAPE BOULDERS TO SCALPED CURB CUT
10. REMOVE EXISTING WHITE PAINT LINES TO LATEST DRAWING
11. ACCESSIBLE PATH OF TRAVEL
12. NEW CONCRETE CURB
13. REMOVED SIGNAGE, SEE CIVIL
14. NEW STOP SIGN
15. NEW BIKE RACK

LEGEND

- ACCESSIBLE ROUTE
- ADJ. PROPERTY LINE
- ACCESSIBLE PARKING STALL
- STANDARD STALL
- COMPACT STALL

SITE PLAN

A1.0

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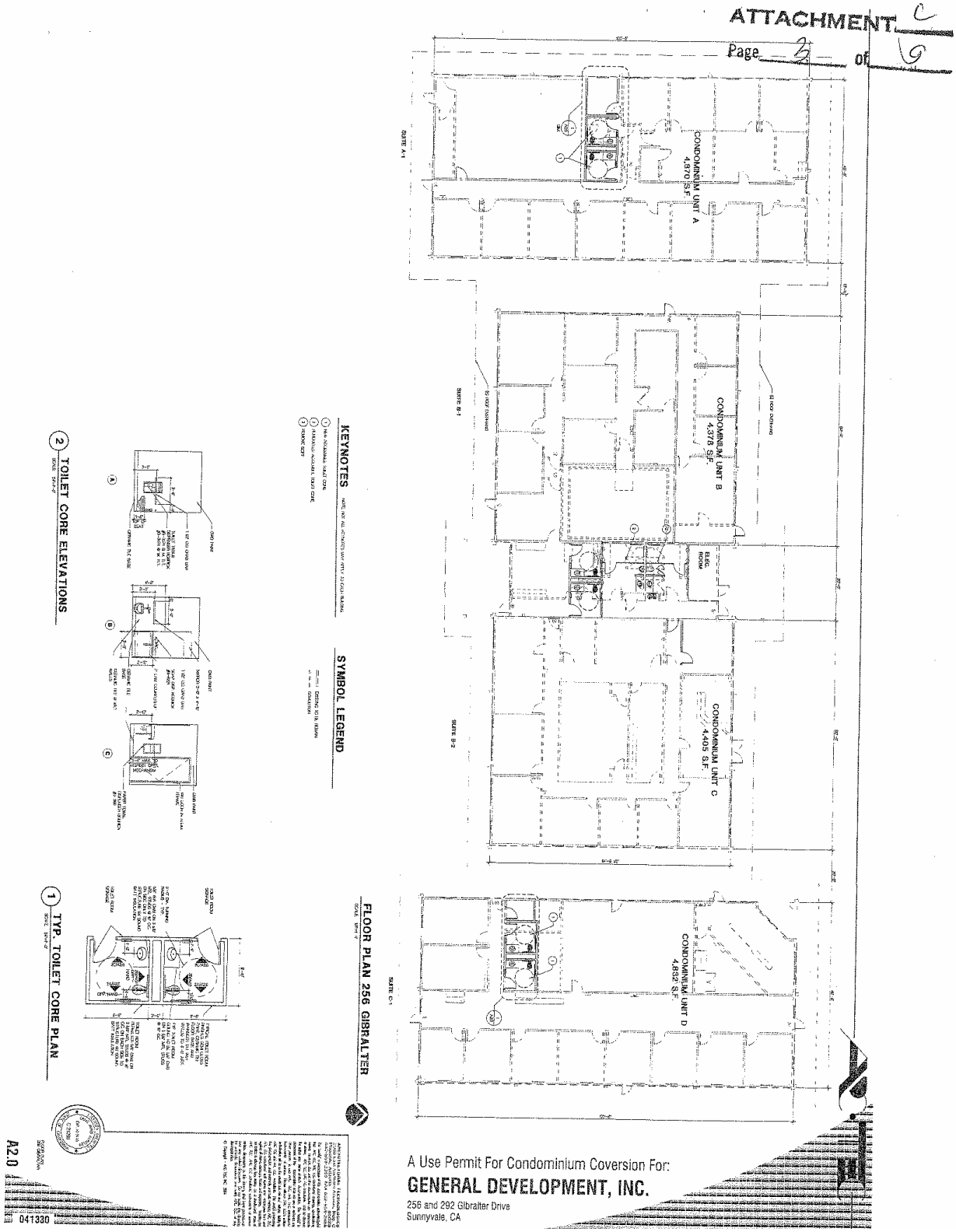

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Sunnyvale, CA

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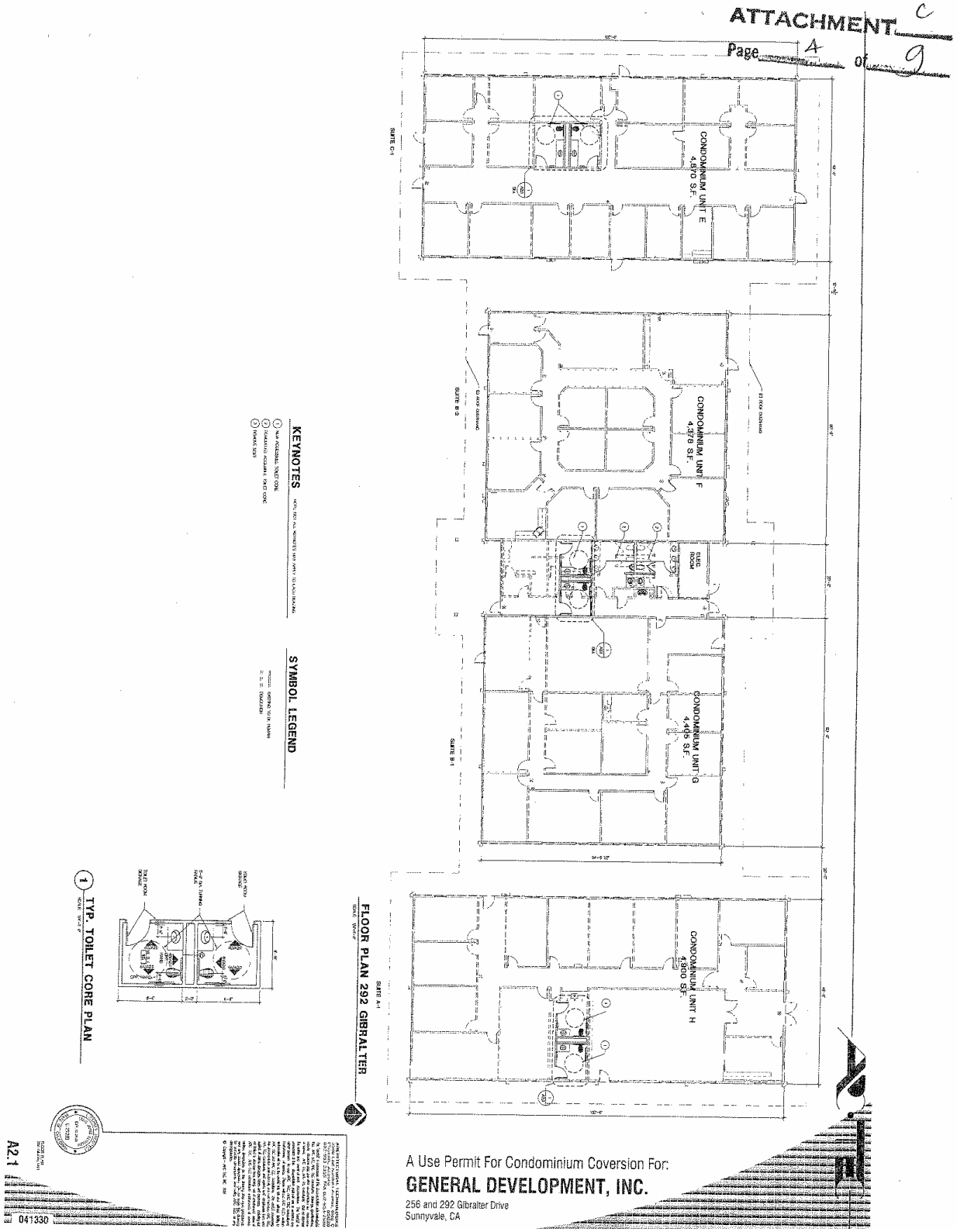

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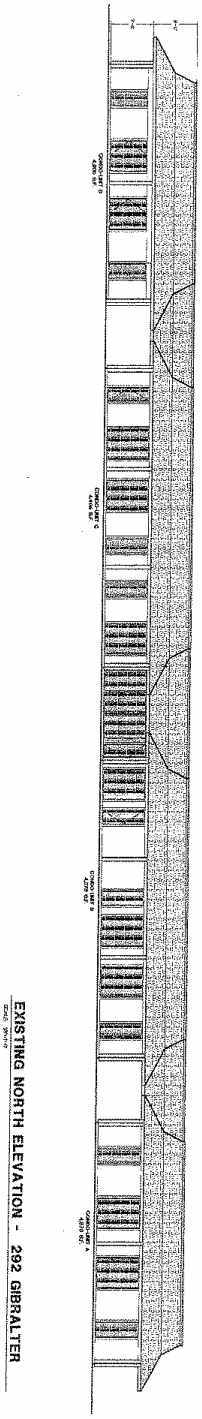
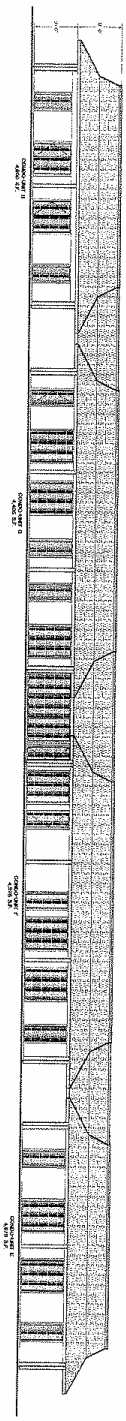


EXISTING NORTH ELEVATION - 292 GIBRALTER



EXISTING NORTH ELEVATION - 256 GIBRALTER

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256 and 292 Gibralter Drive
Sunnyvale, CA

A3.0

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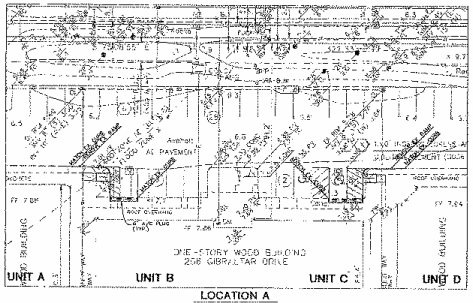
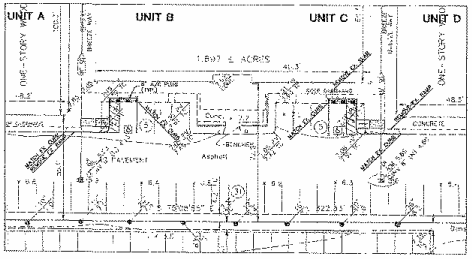
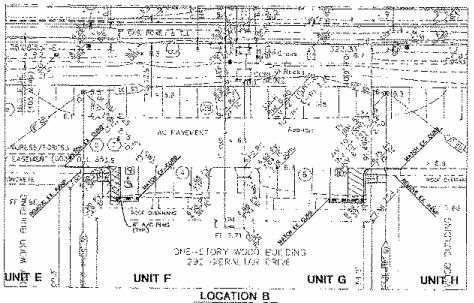


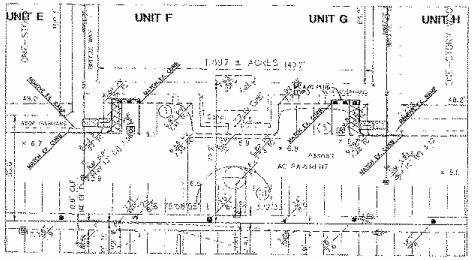
LOCATION A
SCALE: 1" = 20'



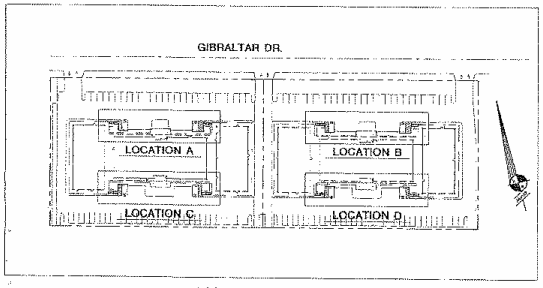
LOCATION C
SCALE: 1" = 20'



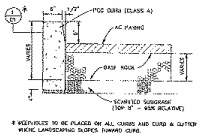
LOCATION B
SCALE: 1" = 20'



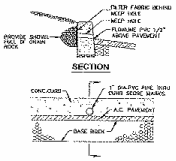
LOCATION D
SCALE: 1" = 20'



LOCATION MAP
SCALE: 1" = 50'



KEYED CONCRETE CURB
NOT TO SCALE
1



WEEP HOLE
NOT TO SCALE
2

1. SEE 24/NOA NOTES.
4. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE 2 OF CUV CALIFORNIA ADMINISTRATIVE CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
5. CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
6. TRANSITIONS RAMPS TO PEDESTRIANS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAMPS ARE SHOWN ON ARCHITECTURAL PLANS, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).
7. SEE MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PROVIDE CHANGES TO DIRECTION. THE LANDING SHALL HAVE A MINIMUM WIDTH OF 5'-0" AND A MINIMUM DEPTH OF 4'-0" MEASURED FROM THE EDGE OF THE RAMP. THE LANDING SHALL HAVE A MINIMUM SLOPE OF 1:48 (2%) TO THE LANDING.
8. RAMPS ARE DEFINED AS ANY WALKWAY DEVIATION SLOPES OF 1:20 (5%) OR GREATER. RAMPS SHALL HAVE A MINIMUM CLEAR WIDTH OF 4'-0" AND A MAXIMUM CROSS SLOPE OF 1:48 (2%). RAMPS EXCEEDING 30'-0" IN LENGTH SHALL HAVE INTERMEDIATE LANDINGS MAXIMUM SLOPE 1:48 (2%) AT LANDINGS. LANDINGS SHALL HAVE A MINIMUM DEPTH OF 4'-0" AND A MINIMUM LENGTH OF 5'-0".
9. MAXIMUM CROSS SLOPE ON ANY SIDEWALK OR RAMP 2:48 (2%). MAXIMUM SLOPE WITHIN PARKING STALLS 1:48 (2%) AS MEASURED PARALLEL TO THE PARKING STALL IN ANY DIRECTION.
7. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS & DETAILS.

PROGRESS PRINTS
H. BARRY SCHMITT RCE 32163 DATE
EXP. 12-31-2006
THESE PROGRESS PRINTS ARE SUBMITTED FOR PLAN CHECK PURPOSES ONLY. SUBMITTAL OF THESE PROGRESS PRINTS DOES NOT CONSTITUTE A "FINAL" SUBMITTAL OF THE CONTRACT DOCUMENTS. THE ENGINEER'S SEAL, SIGNATURE AND DATE ARE NOT PRESENT ON THESE PROGRESS PRINTS. THE ENGINEER'S SIGNATURE, SEAL AND DATE WILL BE PRESENT ON THE FINAL CONTRACT DOCUMENTS. THE ENGINEER'S SIGNATURE, SEAL AND DATE WILL BE PRESENT ON THE FINAL CONTRACT DOCUMENTS.

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256 and 292 Gibraltar Drive
Sunnyvale, CA

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.

ARCHITECTURAL: FLEMING-CORLIN
2900 East Bayshore Avenue, Bldg. C
Palo Alto, California 94303
(650) 493-2325 FAX (650) 493-2326

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PRELIMINARY GRADING PLAN

C-1

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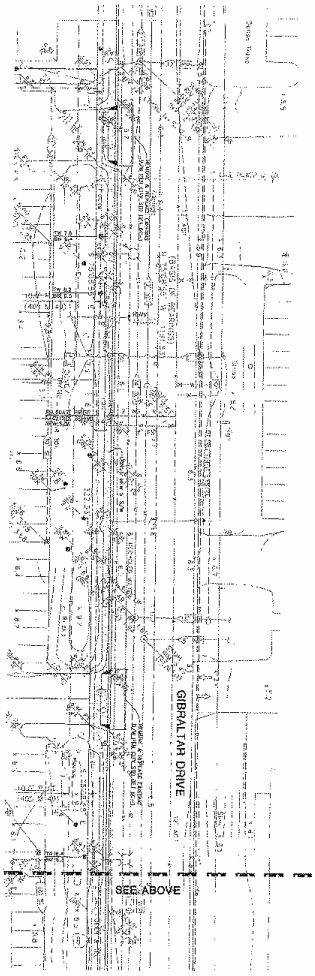

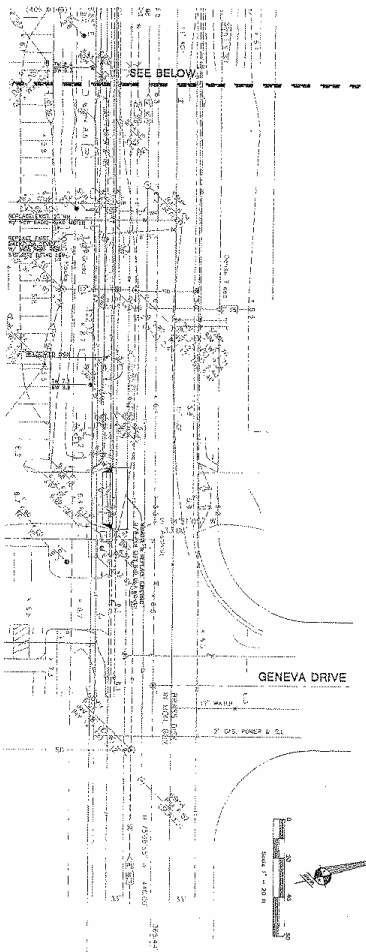

CITY OF SUNNYVALE GENERAL NOTES

PROGRESS PRINTING

PLANS FOR THE IMPROVEMENT FOR
GIBRALTAR DRIVE

SUNNYVALE

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 (408) 727-6665
Santa Clara, California 95054 FAX (408) 727-5847

C-2

PRELIMINARY
STREET
IMPROVEMENT
PLAN

041330

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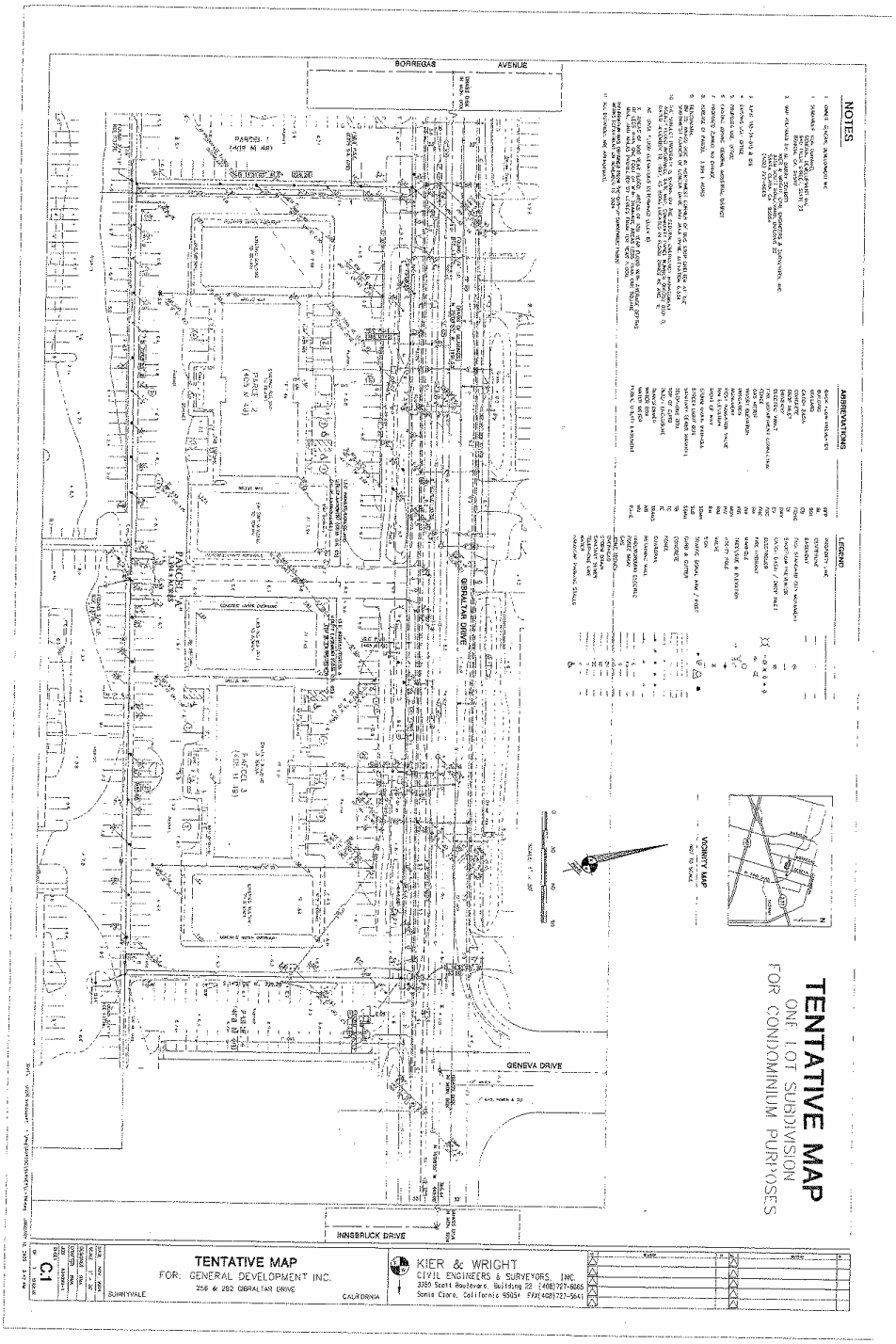
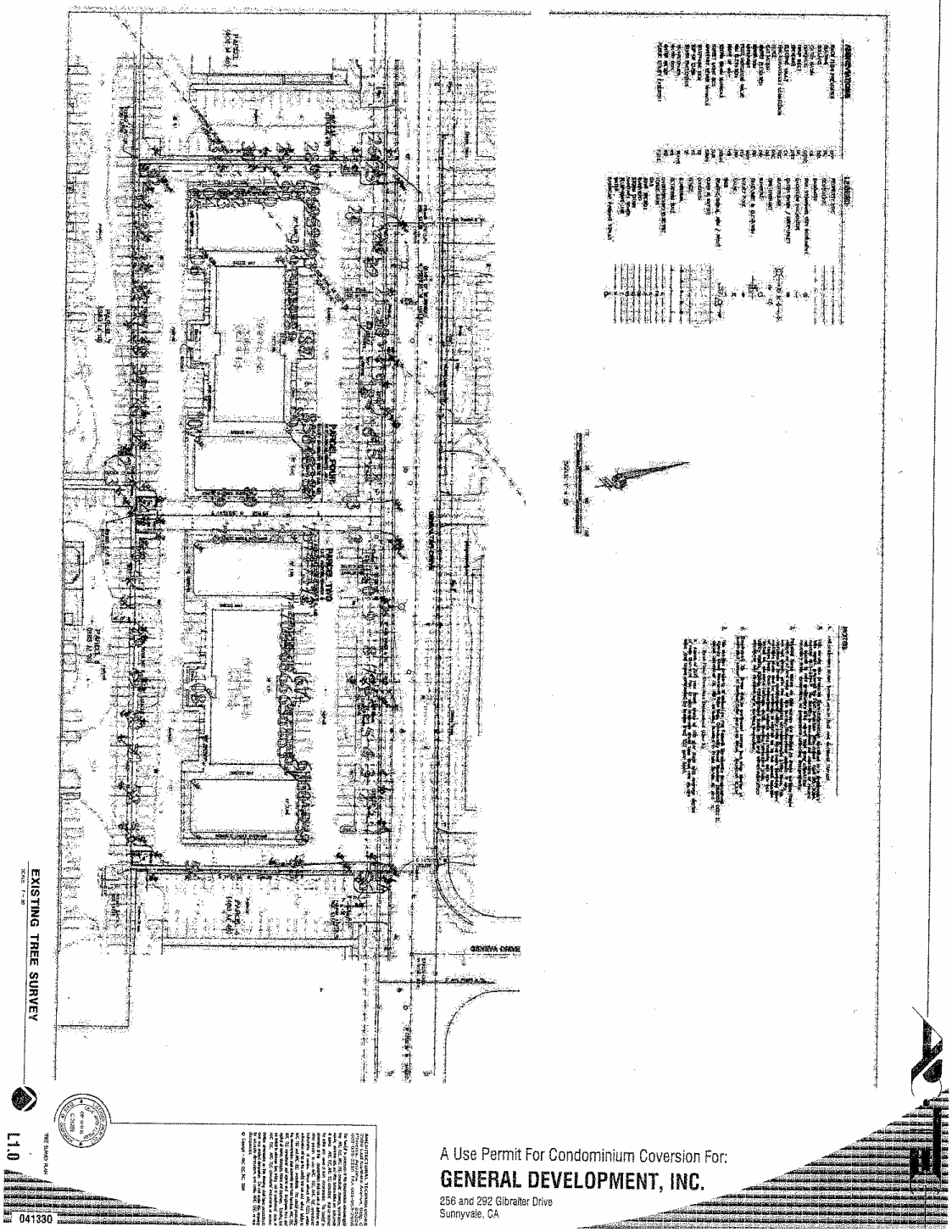
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