Project Team

DEVELOPER:
PROMETHEUS REAL ESTATE GROUP
1900 SOUTH NORFOLK ST. STE. 150
SAN MATEO, CA 94403
CONTACT: JONATHAN STONE
PHONE: 650.931.3448

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PHONE: 408.453.1066

ARCHITECT/PLANNER:
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410 12th STREET, #350
OAKLAND, CA 94607
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PHONE: 510.451.2850

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THE GUZZARDO PARNERSHIP, INC.
181 GREENWICH STREET
SAN FRANCISCO, CA 94111
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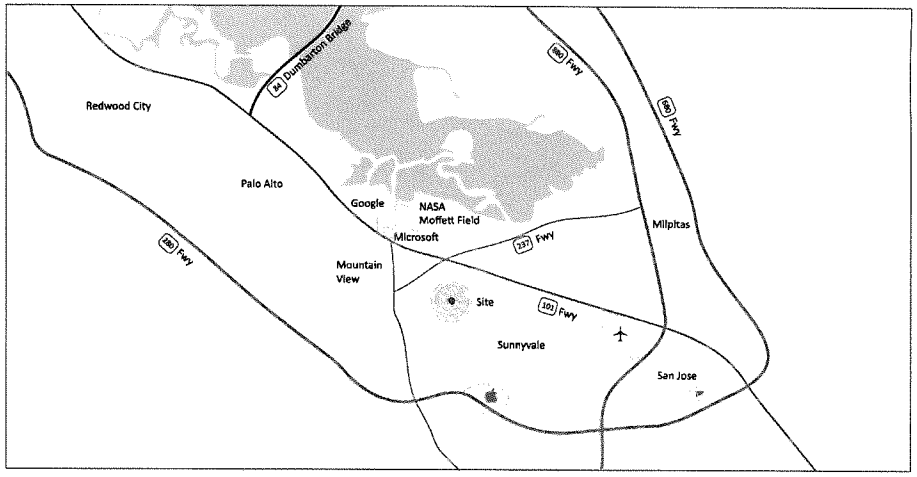
PHONE: 415.433.4672 x14



4-Story Apartments (Type V) with Podium Parking

UNITS	Quan.	S.F.	Unit Mix	Rentable S.F.	Parking ratio provided	Parking provided
1A 1-bdrm.	12	805		9,660	1.5	18
1B 1-bdrm.	12	848		10,176	1.5	18
1B_spc 1-bdrm.	15	837		12,555	1.5	23
1C spc 1-bdrm	3	805		2,415	1.5	5
1D 1-bdrm.	2	810		1,620	1.5	3
1D_spc 1-bdrm.	1	813	67%	813	1.5	2
2A spc 2-bdrm.	2	1090		2,180	2	4
2B 2-bdrm. corner	10	1219		12,190	2	20
2D 2-bdrm.	10	1093	33%	10,930	2	20
Total units	**67**			**62,539**		**112**

PARKING						Parking provided
Resid. pkg regular	(93 regular pkg stalls, 12 stackers)					105
Resid. pkg accessible	(2% of residential pkg is accessible)					3
Residential pkg	(77 fully secured, 31 night-time-secured)					**108**
Guest pkg regular						3
Guest pkg accessible	(5% of guest pkg is accessible)					1
Guest parking						**4**
Auto parking total					**1.67**	**112**
Bike parking class I					0.36	24
Bike parking class II					0.07	5
Bike parking					**0.43**	**29**

DENSITY					
Residential Density			67 units/0.98 acres	**68**	**du/ac**

FLOOR AREA CALCULATIONS		
Residential	**Gross building S.F.**	
Level 1	21,710 sf	
Level 2	21,801 sf	
Level 3	21,512 sf	
Level 4	17,446 sf	
Floor Area Residential	**82,469 sf**	**1.92 FAR**
Level A - Subterranean Garage	37,298 sf	

OPEN SPACE	Required per Downtown Specific Plan	Provided
Balconies (min 6ft in any dimension)		3,734 sf
Private Open Space Total	50 sf/du	**56 sf/du**
Frontyard Area		5,558 sf
Courtyard Area		3,402 sf
Other Open Space Area		7,756 sf
Shared Open Space Total	249 sf/du	**16,716 sf**
		39% of site
Useable Open Space Total		**20,450 sf** **305 sf/du**

Project Summary

MULTI-FAMILY RESIDENTIAL ON PODIUM (SUBTERRANEAN PARKING LEVEL)

TYPE V-A (1 HR.) CONSTRUCTION SPRINKLERED (RESIDENTIAL)
TYPE I CONSTRUCTION (PARKING)

2010 CALIFORNIA BUILDING CODE

CURRENT ZONING:	SUNNYVALE DOWNTOWN SPECIFIC PLAN / 4
ASSESSOR'S PARCEL #:	20905019, 20905020, 20905021, AND 20905022
SITE AREA:	0.98 ACRES
DENSITY:	68 du/ac
CURRENT USE:	HOTEL, PARKING, RETAIL
PROPOSED USE:	HIGH-DENSITY MULTI-FAMILY RESIDENTIAL
SURROUNDING USES:	RESIDENTIAL, COMMERCIAL
BUILDING HEIGHT:	35' TO 60'

Sheet Index

G-1 Project Summary /Sheet Index
G-2 Vicinity Map
G-3 Existing Condition Photos
G-4 Previously Approved Design
G-5 Previously Approved Design

SP-1 Neighborhood Context
SP-2 Street Views
SP-3 Illustrative Plan
SP-4 Shadow Study

C-1 Grading and Drainage Plan
C-2 Utility Plan
C-3 Stormwater Management Plan
C-4 Demolition and Tree Removal Plan

A-1 Building Plan Garage Level and Level 1
A-2 Building Plan Level 2 and Level 3
A-3 Building Plan Level 4 and Roof Plan
A-4 Street Elevations
A-5 Building Sections A and B
A-6 Building Sections C and D
A-7 Unit Plans
A-8 Unit Plans

A-9 FAR calculations
A-10 Open Space calculations

A-11 Materials and Color

L-1 Conceptual Landscape Plan
L-2 Landscape Imagery
L-3 Irrigation Hydrozone Plan

Studio T-SQ
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: Planning
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Sunnyvale, CA

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1900 South Norfolk St., Suite 150
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PLANNING APPLICATION SUBMITTAL

REVISION 11-13-2012

Sheet Title:

Job No.: 11034
Date: 11/13/2012
Scale:
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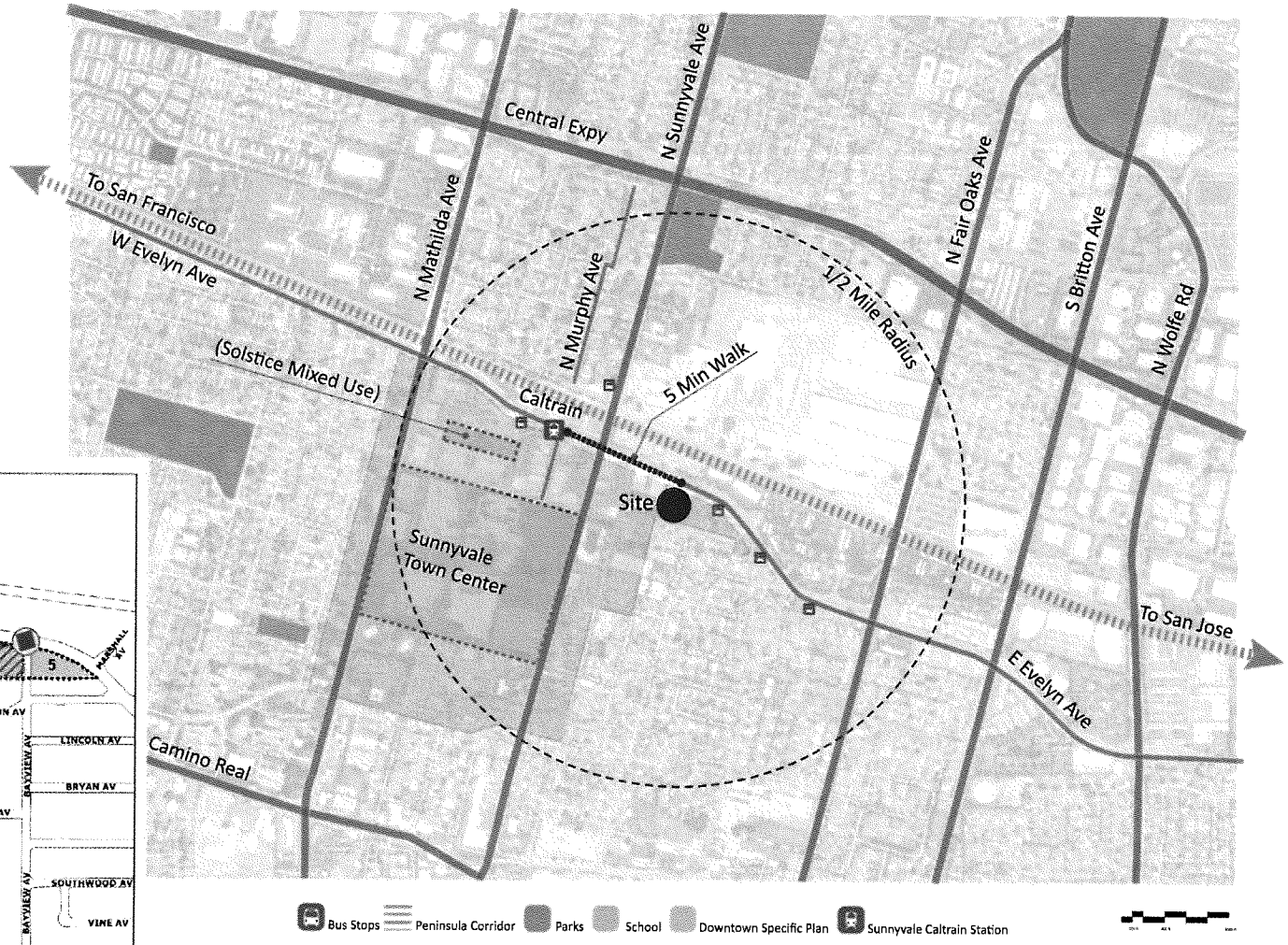

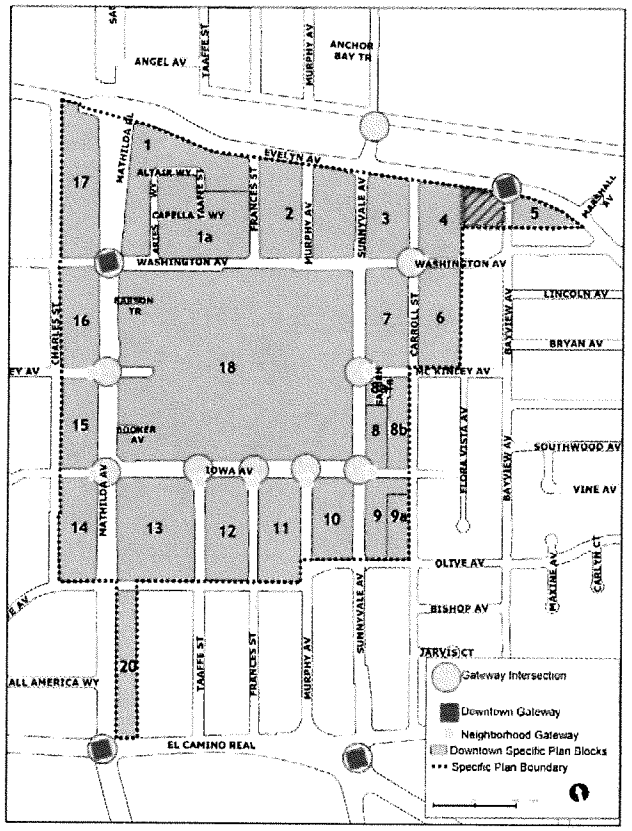

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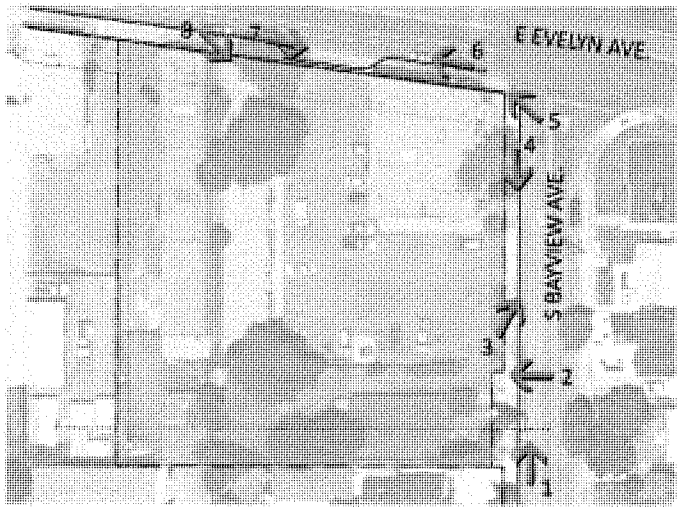
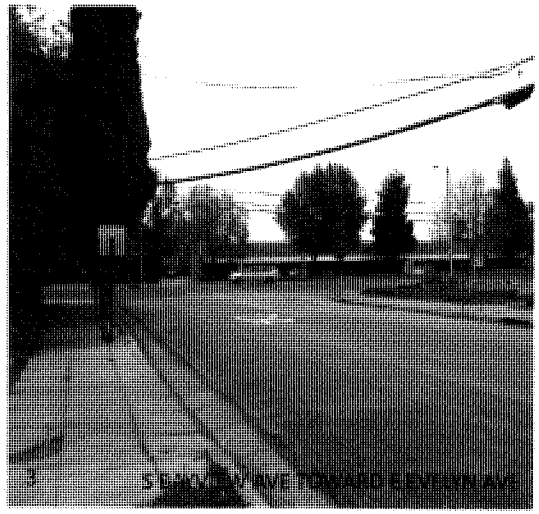
Sheet Title: VICINITY MAP

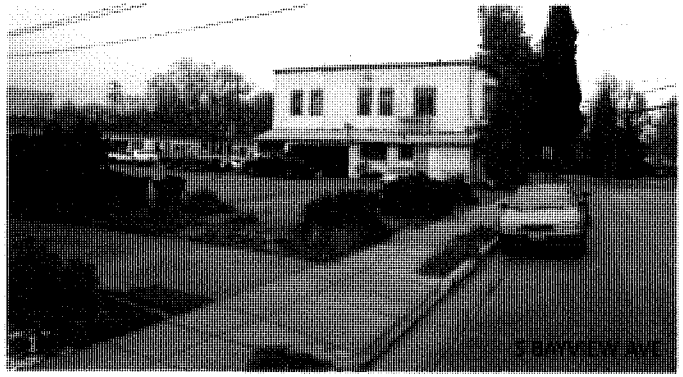
Job No.: 11034
Date: 11/13/2012
Scale:
Drawn By:

Sheet No: G2

Attachment D
Page 2 of 31







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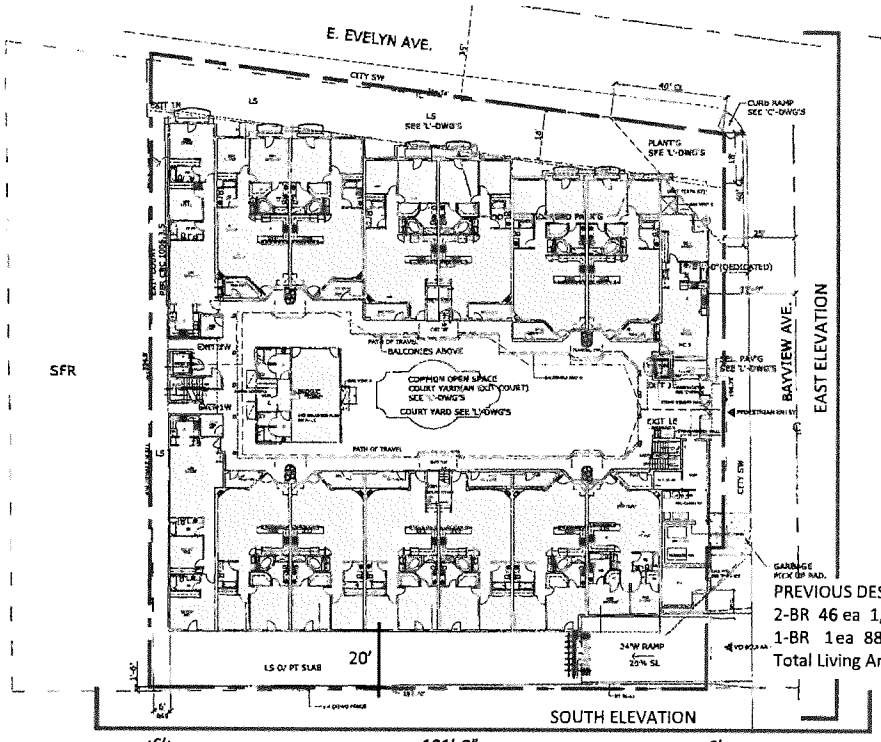
San Mateo, California

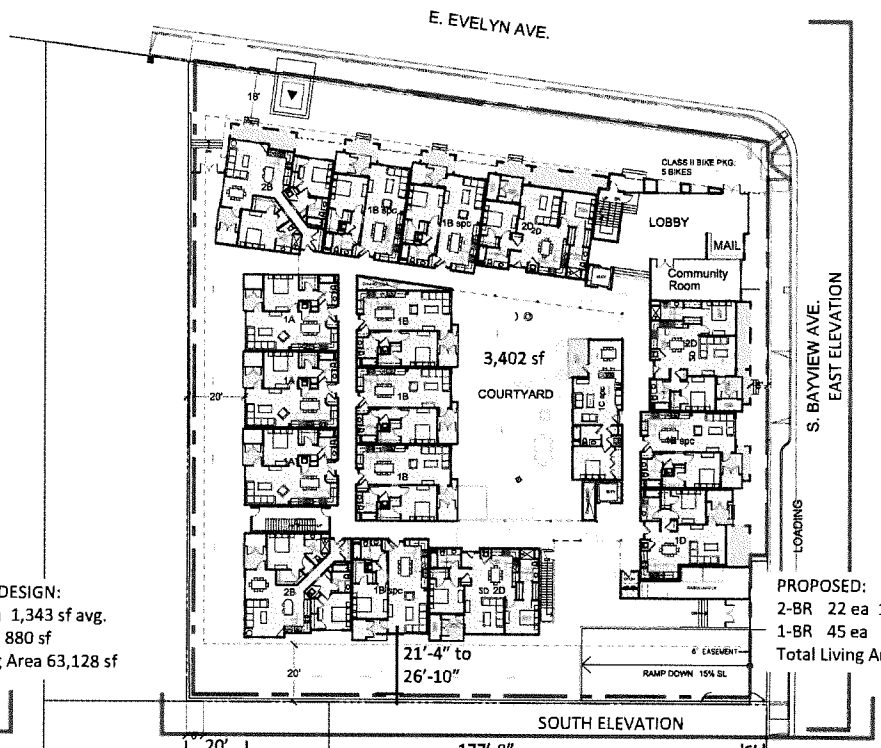
Sheet Title: EXISTING CONDITION PHOTOS

Job No.: 11034
Date: 11/13/2012
Scale:
Drawn By:

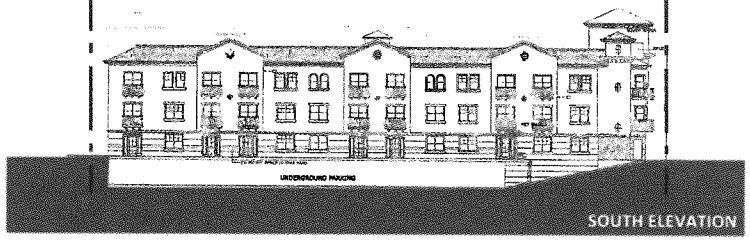
Sheet No: G3

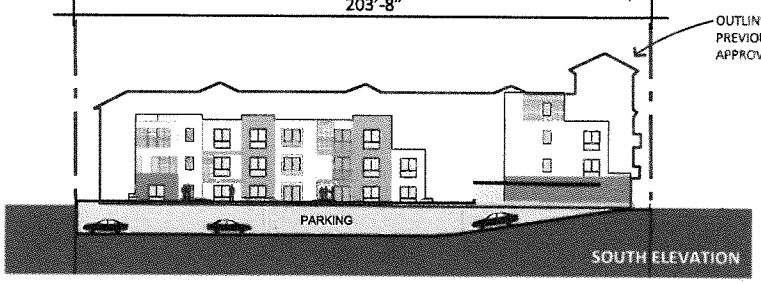


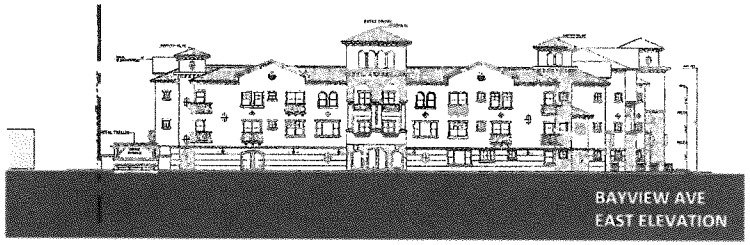
PREVIOUS DESIGN:
2-BR 46 ea 1,343 sf avg.
1-BR 1ea 880 sf
Total Living Area 63,128 sf



PROPOSED:
2-BR 22 ea 1,134 sf avg.
1-BR 45 ea 820 sf avg.
Total Living Area 62,500 sf







PREVIOUSLY APPROVED DESIGN

PROPOSED DESIGN

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SUNNYVALE, CALIFORNIA

PROMETHEUS REAL ESTATE GROUP
1900 S. NORFOLK ST. #150
SAN MATEO, CALIFORNIA

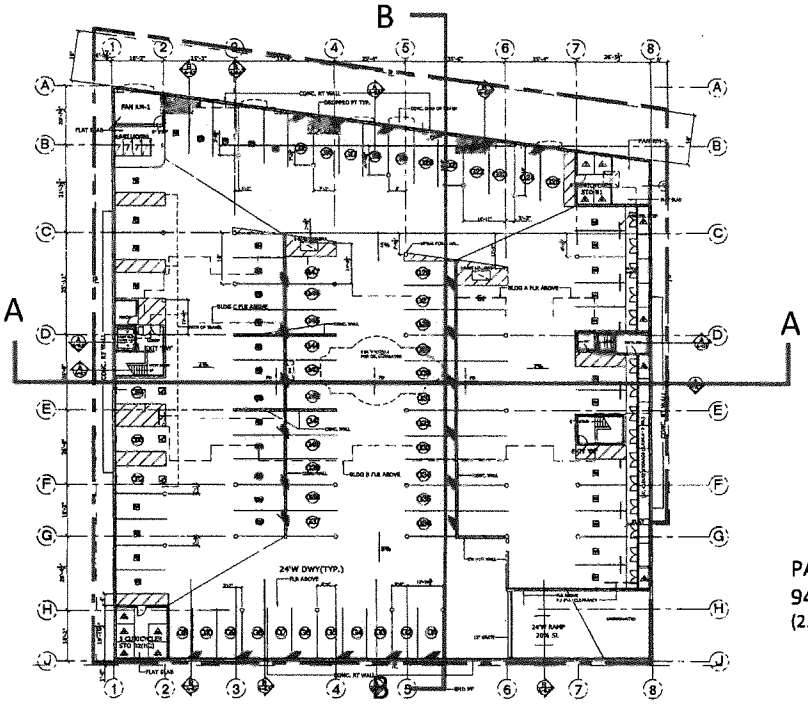
Revisions:

GRAPHIC SCALE

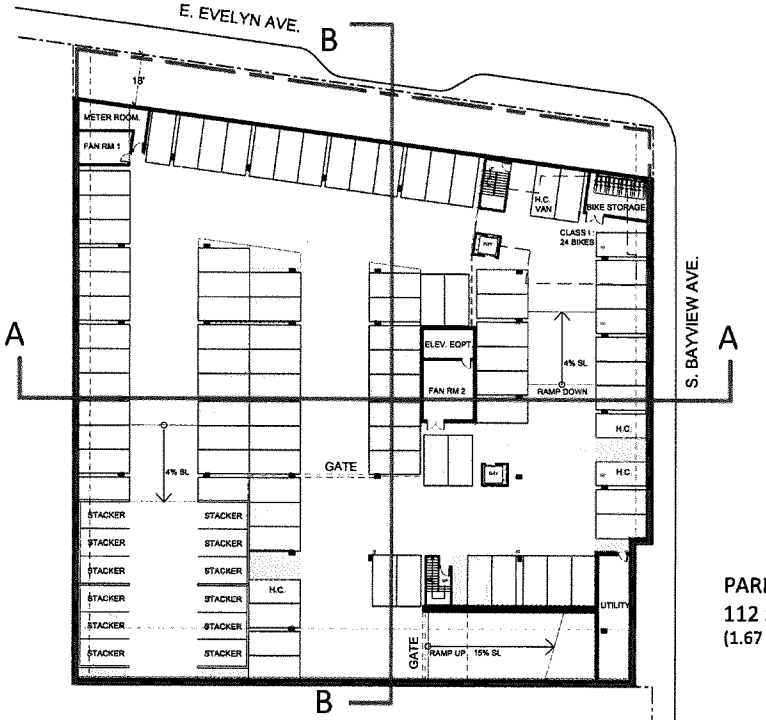
Sheet Title:
Previously Approved Design

Job No.: 11034
Date: 11/13/2012
Scale: 1" = 20'-0"
Drawn By:

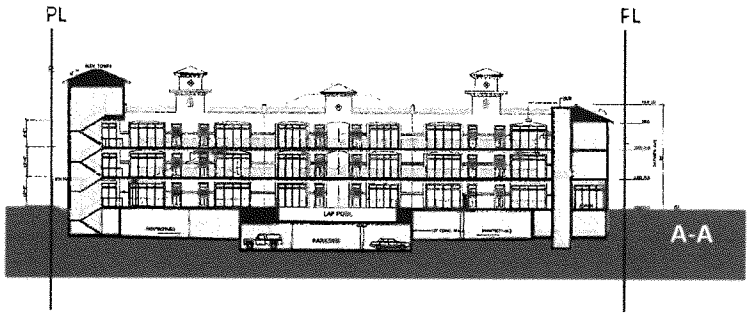
Sheet No: G4

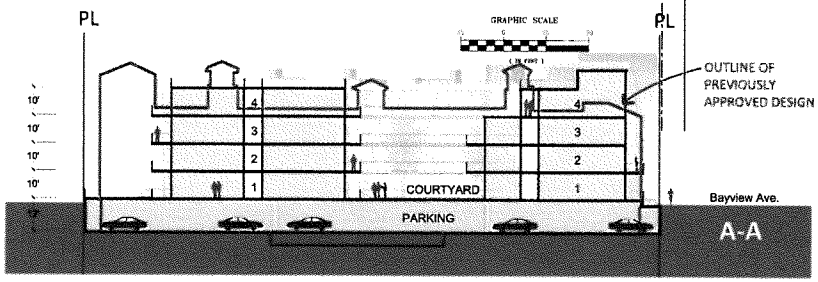


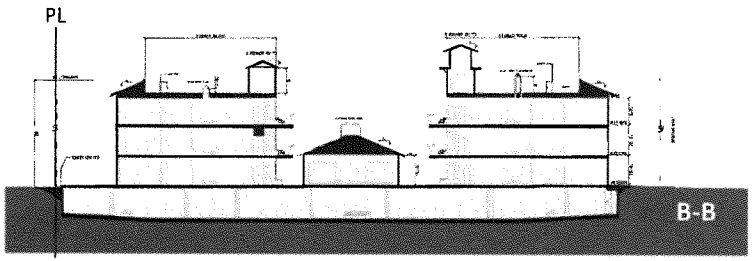
PARKING:
94 SPACES
(2.0 CARS/UNIT)



PARKING:
112 SPACES
(1.67 CARS/UNIT)







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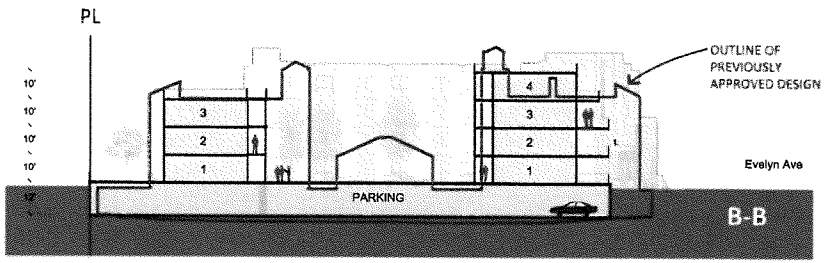

PROPOSED DESIGN

: Architecture
: Planning
: Urban Design

: 410 12th Street #350,
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SUNNYVALE HOTEL
SUNNYVALE, CALIFORNIA

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Revisions:

Sheet Title:
Previously Approved Design

Job No.: 11034
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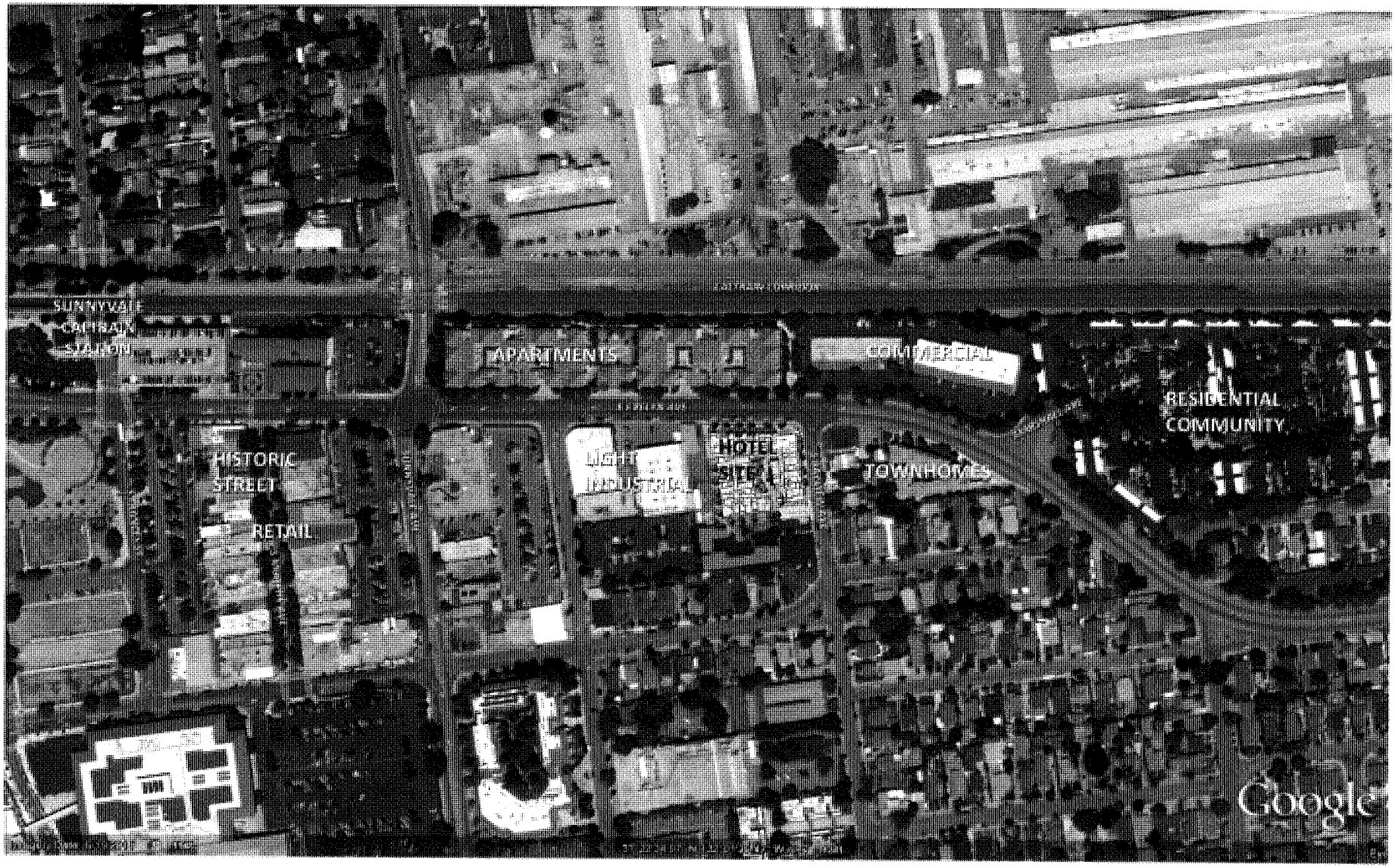

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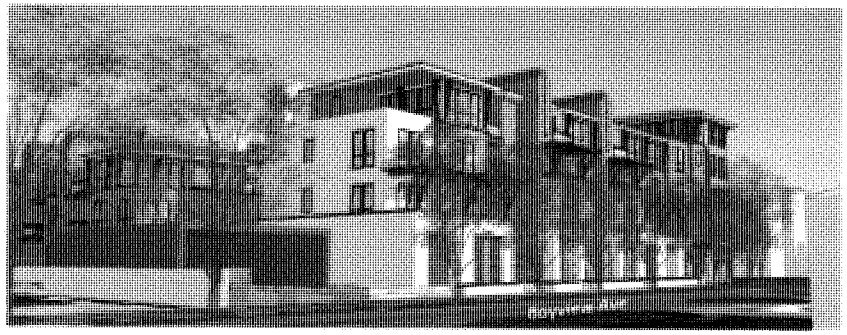
Sheet Title:
NEIGHBORHOOD CONTEXT

Job No.: 11034
Date: 11/13/2012
Scale:
Drawn By:

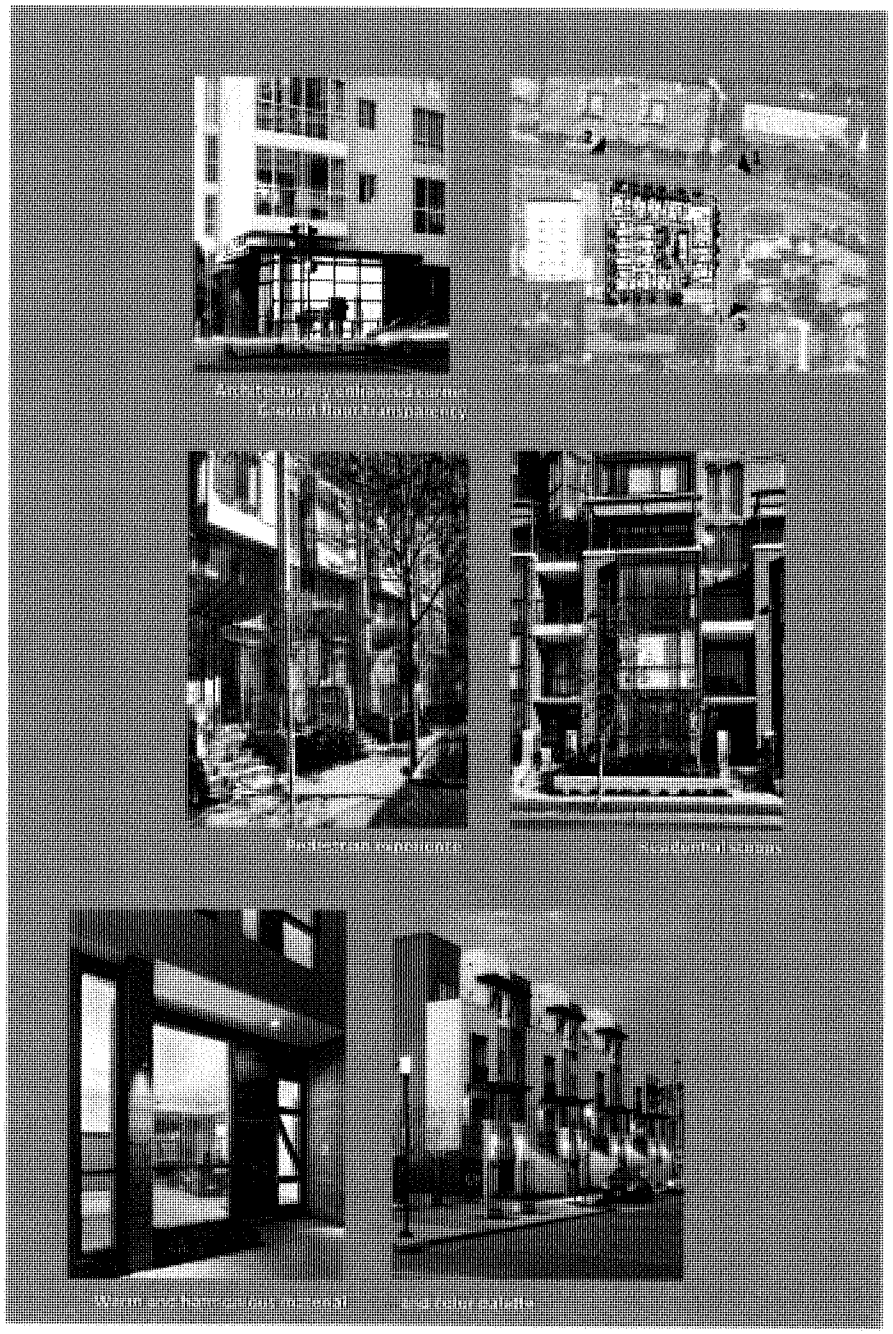
Sheet No: SP-1

1 Iconic building corner with transparent lobby on ground floor

2 Pedestrian-scaled streetscape with residential stoop entries and warm materials



3 Building mass stepping down to the south to respect neighborhood scale



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Sheet Title:
STREET VIEWS

Job No.: 11034
Date: 11/13/2012
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SP-2

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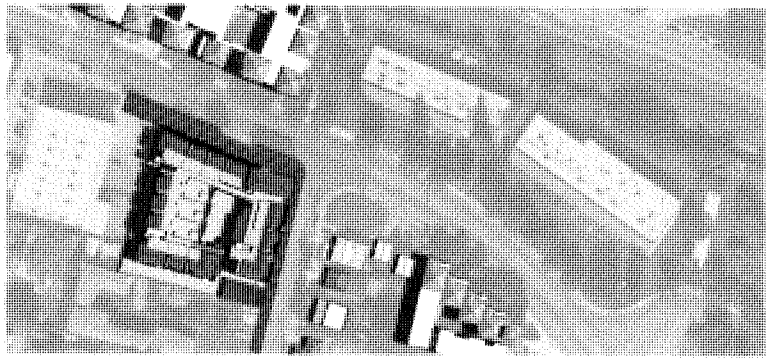
Revisions:

Sheet Title:
ILLUSTRATIVE PLAN

Job No.: 11034
Date: 11/13/2012
Scale: 1/16" = 1' - 0"
Drawn By:

Sheet No: SP 3

Dec. 21 - 10 AM



Jun. 20 - 10 AM

Dec. 21 - 12 PM

Jun. 20 - 12 PM

Dec. 21 - 3 PM

Jun. 20 - 3 PM

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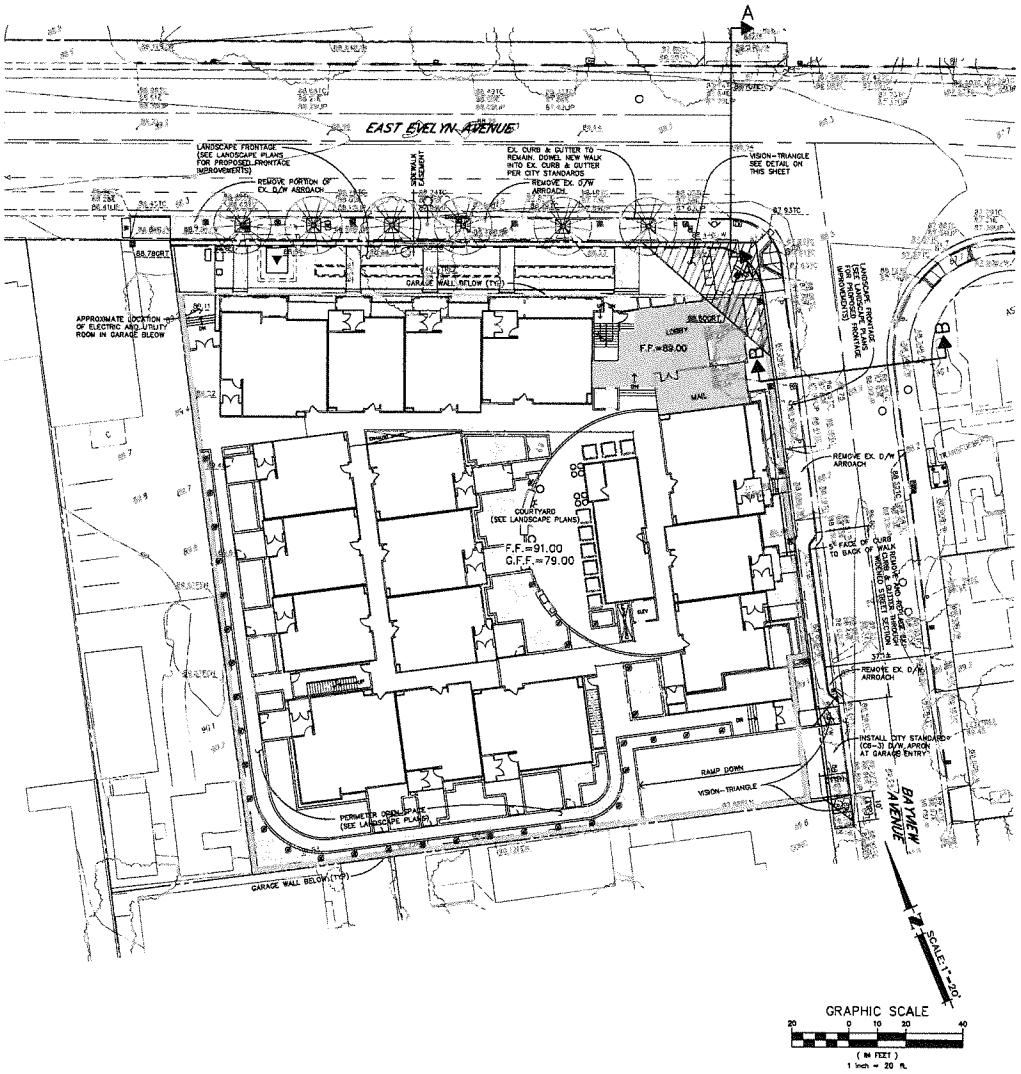
Sheet Title: SHADOW STUDY

Job No.: 11034
Date: 11/13/2012
Scale:
Drawn By:

Sheet No: SP4

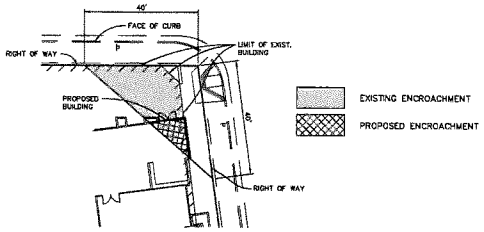


ABBREVIATIONS

AC	ASPHALT CONCRETE
B/W	BACK OF WALK
CB	CATCH BASIN
℄	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CO	CLEANOUT
EP	EDGE OF PAVEMENT
EX.	EXISTING
FEN.	FENCE
FL	FLOWLINE
F.F.	FINISHED FLOOR
FH	FIRE HYDRANT
GV	GAS VALVE
GRT.	GRATE
HC	HANDICAP
INV.	INVERT
IRV	IRRIGATION VALVE
JT	JOINT TRENCH
MH	MANHOLE
PP	POWER POLE
ℙ	PROPERTY LINE
R.O.W.	RIGHT OF WAY
SAN.	SANITARY
SERV.	SERVICE
SEW.	SEWER
STD	STANDARD
STM.	STORM
TC	TOP OF CURB
TS	TOP OF STREWWALL
WM	WATER METER
WV	WATER VALVE

LEGEND

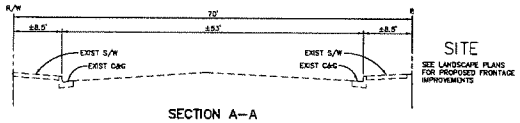
TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		PROPERTY LINE
		CENTER LINE
		EXISTING EDGE OF PAVEMENT
		CURB, GUTTER, SIDEWALK & DRIVEWAY
		HANDI-CAP RAMP
	0.50%	DIRECTION OF FLOW & GRADIENT
		CATCH BASIN
		FIRE HYDRANT
		ELECTROLIER
		SANITARY SEWER AND MANHOLE
		STORM SEWER AND MANHOLE
G	G	GAS MAIN
W	W	WATER MAIN



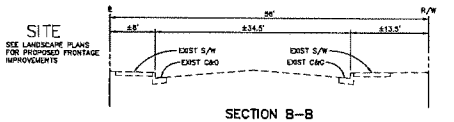
VISION-TRIANGLE DETAIL

NOTE

VISION TRIANGLE – THE EXISTING HOTEL BUILDING AT THE CORNER OF E. EVELYN AND BAYVIEW EXTENDS INTO THE CURRENT SITE TRIANGLE. THE PROPOSED DEVELOPMENT ENCROACNES INTO THE SITE TRIANGLE BUT SUBSTANTIALLY REDUCES THE IMPACT FROM THE CURRENT CONDITION.



SECTION A–A
EAST EVELYN AVENUE



SECTION B–B
BAYVIEW AVENUE

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SUNNYVALE, CALIFORNIA

PROMETHEUS REAL ESTATE GROUP
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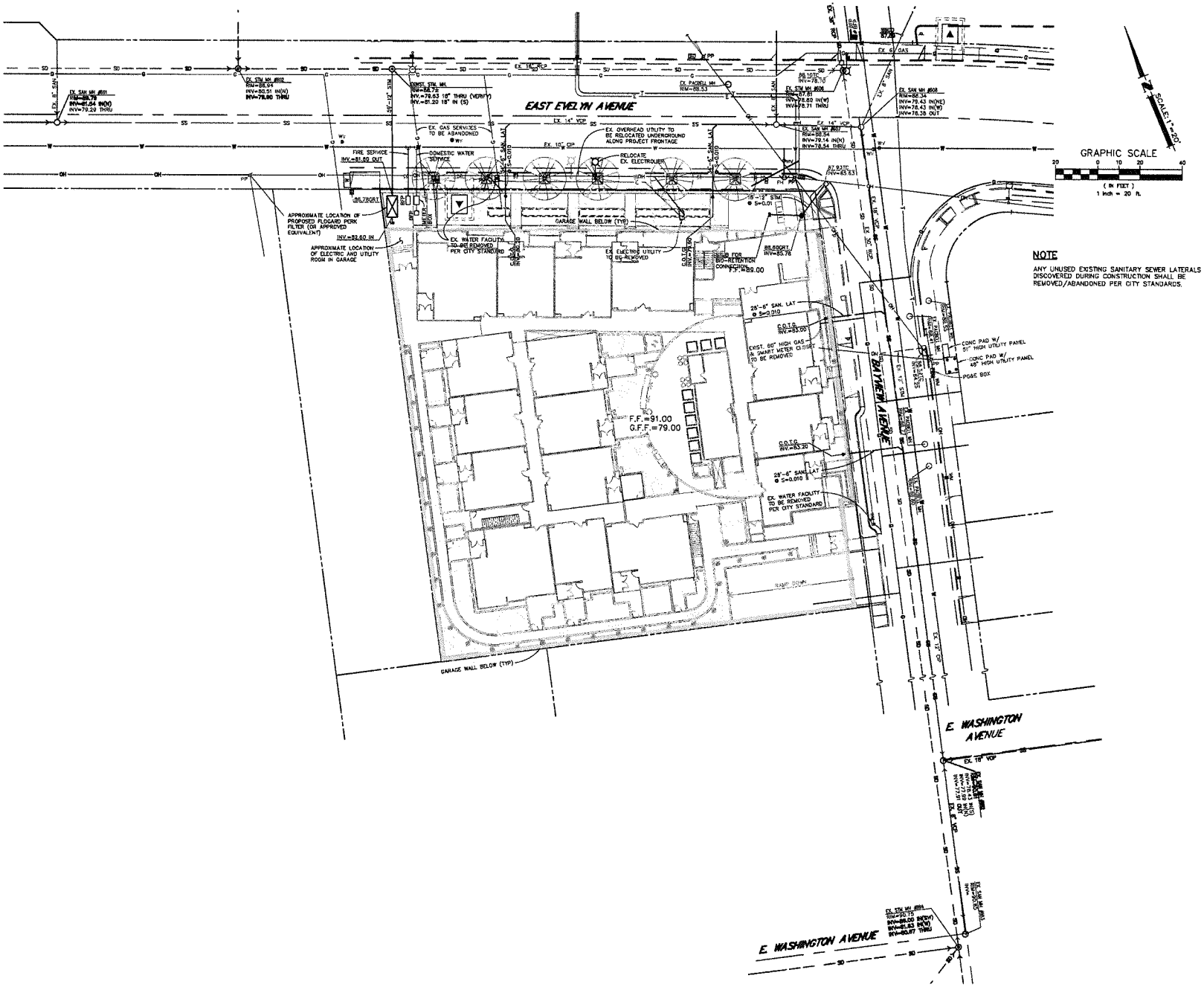
SAN MATEO, CALIFORNIA

Revisions:

Sheet Title:
SPECIAL DEVELOPMENT PERMIT - GRADING AND DRAINAGE PLAN

Job No.: 12-105
Date: 11/13/2012
Scale: 1"=20'
Drawn By: Y.N.

Sheet No: C 1



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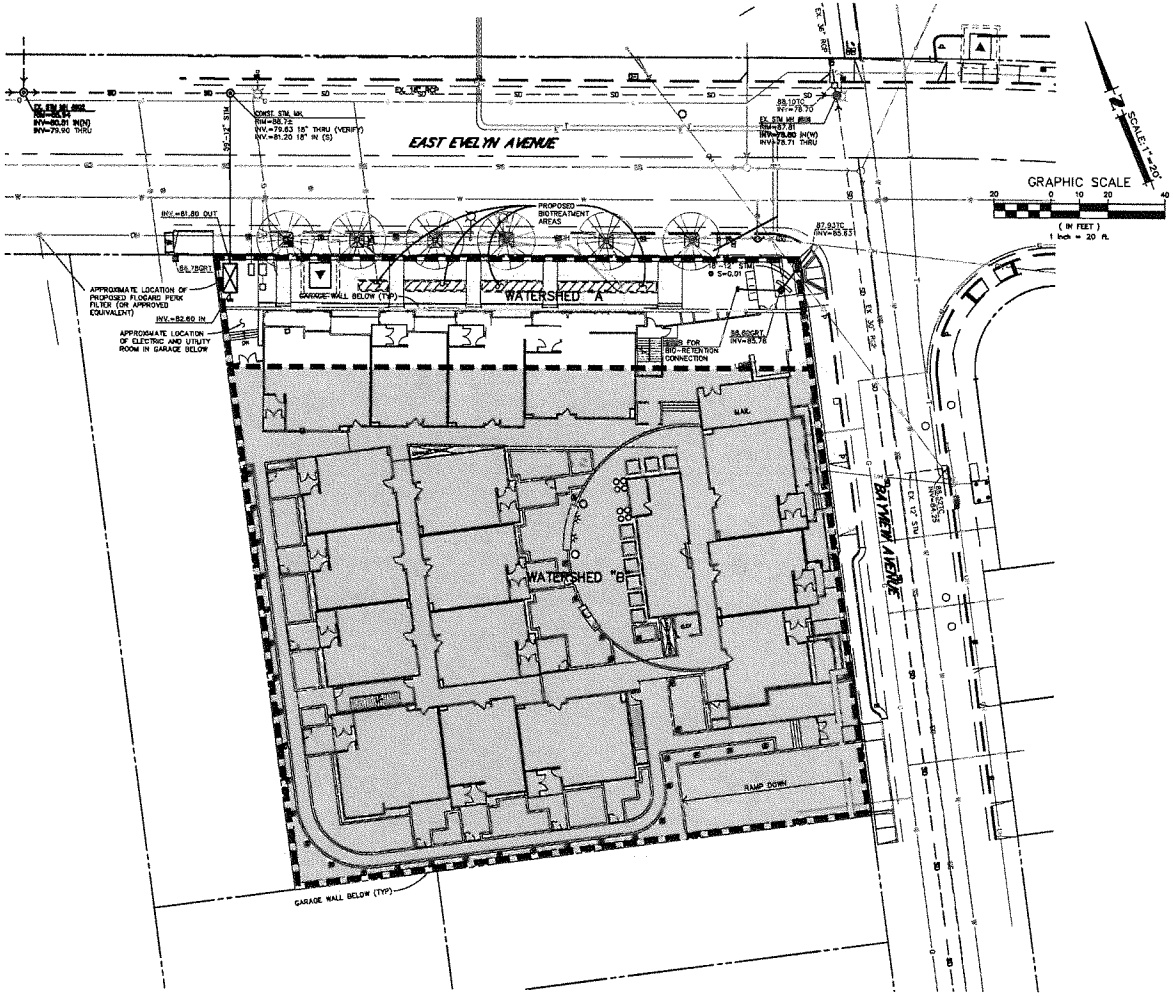
Revisions:

Sheet Title:
SPECIAL DEVELOPMENT PERMIT
UTILITY PLAN

Job No.: 12-105
Date: 11/13/2012
Scale: 1"=20'
Drawn By: Y.N.

Sheet No: C2



LEGEND

- AREAS TREATED BY LID BASED TREATMENT
- AREAS TREATED WITH MEDIA-FILTER DEVICE
- BIOTREATMENT AREAS
- WATERSHED BOUNDARY

SITE INFORMATION AND NOTES

1. PROPERTY INFORMATION
   390-394 EAST EVELYN AVENUE & 151 S BAYVIEW AVE
   SUNNYVALE, CA 94086
   APN No. 209-05-019, 020, 021 & 022
   SITE AREA = 42,865 S.F. (0.98 AC)
2. EXISTING ONSITE IMPERVIOUS AREA = 36,724 S.F. (0.84 AC)
3. EXISTING ONSITE PERVIOUS AREA = 6,141 S.F. (0.14 AC)
4. PROPOSED ONSITE IMPERVIOUS AREA = 35,045 S.F. (0.80 AC)
5. PROPOSED ONSITE PERVIOUS AREA = 7,820 S.F. (0.18 AC)
6. THE PROJECT IS LOCATED WITHIN THE PURPLE AREA OF THE HMP APPLICABILITY MAP WHICH INDICATES AREAS THAT EXTEND TO HARDENED CHANNELS. THE HM STANDARD AND ASSOCIATED REQUIREMENTS DO NOT APPLY TO PROJECTS IN THESE AREAS.
7. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF SUNNYVALE PUBLIC STORM DRAIN SYSTEM WHICH ULTIMATELY FEEDS TO SAN FRANCISCO BAY.

NPDES "SPECIAL PROJECTS" TREATMENT CREDIT CALCULATIONS

THE PROJECT HAS ALL OF THE FOLLOWING CHARACTERISTICS.

- AT LEAST 50% OF THE PROJECT AREA IS WITHIN 1/2 MILE OF AN EXISTING OR PLANNED TRANSIT HUB OR 100% WITHIN A PLANNED PRIORITY DEVELOPMENT AREA (PROXIMITY TO SUNNYVALE CALTRAIN STATION – 0.2 MILES);
- THE PROJECT IS CHARACTERIZED AS A NON-AUTO-RELATED USE;
- MINIMUM DENSITY OF 25 DWELLING UNITS PER ACRE (FOR RESIDENTIAL PROJECTS)

CATAGORY	IMPERVIOUS AREA CREATED/REPLACED (SQUARE FEET)	SITE COVERAGE (%)	PROJECT DENSITY OR FAR	DENSITY/CRITERIA	ALLOWABLE CREDIT (%)	APPLIED CREDIT (%)
C	35,165	82%	65 DU/AC	LOCATION CREDIT (SELECT ONE):		
				WITHIN 1/4 MILE OF TRANSIT HUB	50%	50%
				WITHIN 1/2 MILE OF TRANSIT HUB	25%	
				WITHIN A PLANNED POA	25%	
			65 DU/AC	DENSITY CREDIT (SELECT ONE):		
				RES ≥ 30 DU/AC OR FAR ≥ 2:1	10%	
				RES ≥ 60 DU/AC OR FAR ≥ 4:1	20%	20%
				RES ≥ 100 DU/AC OR FAR ≥ 6:1	30%	
			65 DU/AC	PARKING CREDIT (SELECT ONE):		
				≥ 10% AT-GRADE SURFACE PARKING	10%	
				NO SURFACE PARKING	20%	20%
				TOTAL TOD CREDIT =		90%

BASED UPON THE MUNICIPAL REGIONAL PERMIT AMENDED PROVISION C.3.e.ii AND THE ABOVE ANALYSIS, THE PROJECT MAY BE CLASSIFIED AS A "SPECIAL PROJECT" AND IS ELIGIBLE FOR A 50% LID TREATMENT REDUCTION CREDIT. 10% OF THE PROJECT WILL BE REQUIRED TO BE TREATED BASED ON LID BASED SOLUTIONS AND THE REMAINING 90% MAY BE TREATED USING STAND-ALONE NON-LID TREATMENT MEASURES.

WATERSHED A – LID BASED TREATMENT
≈ 8,000 S.F. (INCLUDES >10% OF SITE PROPOSED IMPERVIOUS SURFACE)

BASIS OF PRELIMINARY LID BASED BMP SIZING

ASSUMPTIONS:
1. 0.20 INCHES/HOUR STORM RAINFALL RATE
2. BIOTREATMENT AREAS WITH AMENDED SOIL WITH A PERCOLATION RATE OF 5 INCHES/HOUR. SOIL SHALL BE PER BASMAA LOW IMPACT DEVELOPMENT SOIL SPECIFICATIONS.

TOTAL IMPERVIOUS AREA x 0.040 ≈ BMP AREA REQUIRED

$$\frac{\text{RAINFALL RATE}}{\text{PERCOLATION RATE}} = \frac{0.20 \text{ INCHES/HOUR}}{5 \text{ INCHES/HOUR}} = 4\%$$

AREA OF TREATMENT = 8,000 x 4% ≈ 320 S.F. OF LID BMP REQUIRED

NOTE: FINAL TREATMENT CALCULATIONS WILL BE BASED ON THE COMBINED FLOW AND VOLUME DESIGN BASIS. THE 4% ANALYSIS HAS BEEN PROVIDED TO ENSURE PROPER SITE PLANNING.

WATERSHED B
CDS TYPE HDS UNIT SIZING CALCULATIONS
≈ 42,865 – 8,000 = 34,865 S.F. (REMAINDER OF SITE)

CALCULATION/ ESTIMATION OF RUNOFF FLOW FROM WATER QUALITY STORM EVENT

RATIONAL METHOD: Q =C*I*A
Q = DISCHARGE FLOW (CFS)
C = RUNOFF COEFFICIENT (NON-DIMENSIONAL)
I = RAINFALL INTENSITY (0.2 INCHES/HR) PER THE CALIFORNIA STORMWATER BMP HANDBOOK FOR NEW DEVELOPMENT – UNIFORM INTENSITY APPROACH
A = CATCHMENT AREA (ACRES)

SITE-SPECIFIC RUNOFF COEFFICIENT AND CATCHMENT AREA SIZE 2-YEAR EVENT

C = 0.70 (ASSUMED – FINAL DESIGN WILL INCORPORATE COMPOSITE C CALCULATIONS)
I = 0.2 IN/HR
A = 0.80 ACRES, STORM TREATMENT AREA
Q = 0.112 TOTAL CFS (≈ 50 GPM)

SELECTION OF STRUCTURAL STORM WATER TREATMENT DEVICE: KRISTAR FLOGARD / PERK FILTER OR EQUAL AS APPROVED BY CITY OF SUNNYVALE

UTILIZE 12" CARTRIDGE FILTER
EACH FILTER CAN TREAT UP TO 12 GPM
50 GPM/12 = 4.17 = 5 FILTERS
USE 5 FILTERS IN 4'x9' (INSIDE DIMENSIONS) VAULT

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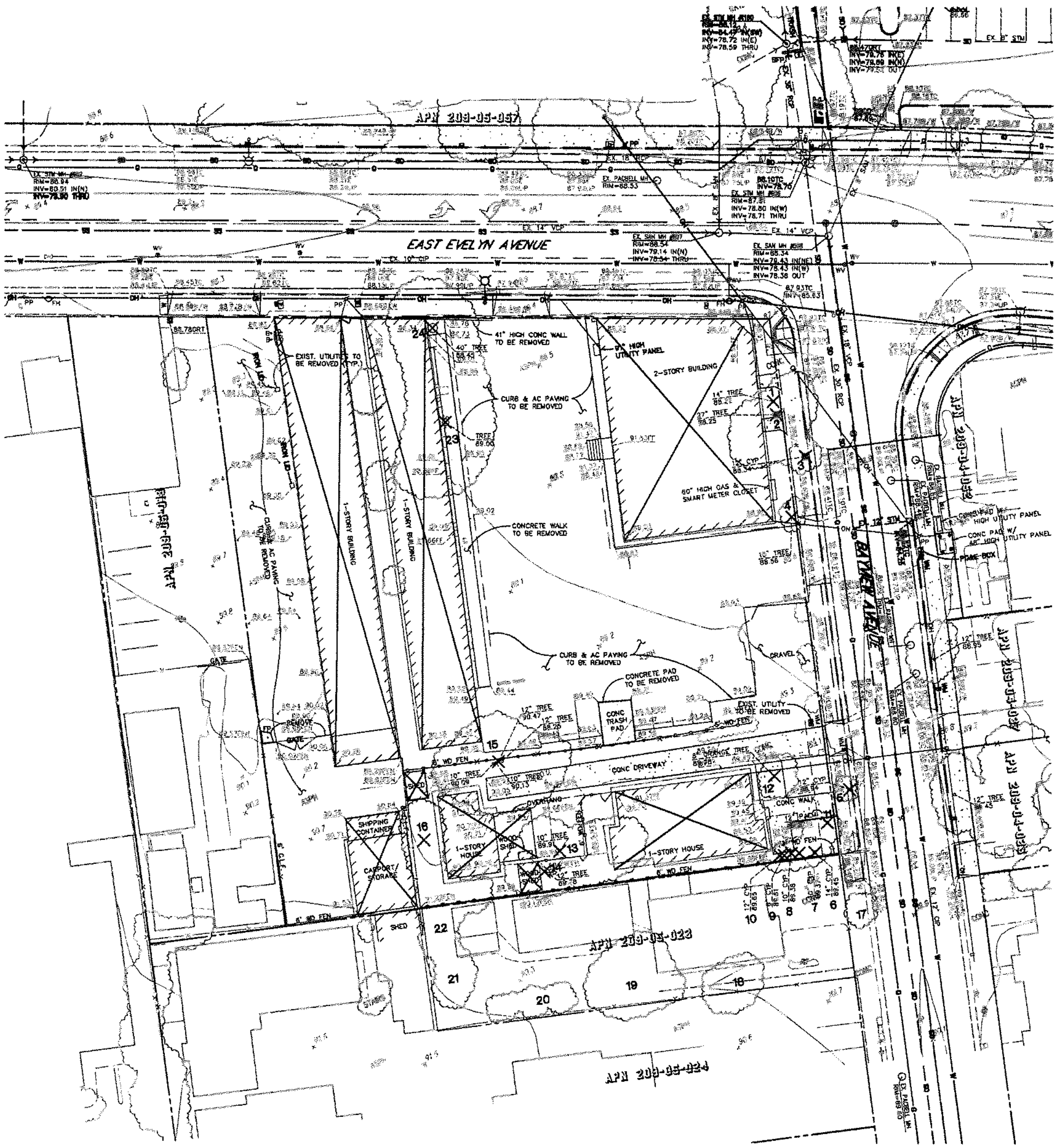
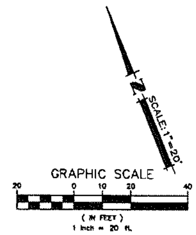
Revisions:

Sheet Title:
SPECIAL DEVELOPMENT PERMIT - STORMWATER MANAGEMENT PLAN

Job No.: 12-105
Date: 11/13/2012
Scale: 1"=20'
Drawn By: Y.N.

Sheet No: C3





LEGEND

EXISTING TREE TO BE ROMEVED

EXISTING TREE TO REMAIN

NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING ITEMS TO BE REMOVED PRIOR TO FURNISHING PROPOSAL FOR DEMOLITION.
2. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION.
3. CONTRACTOR SHALL CONTACT BAY AREA AIR QUALITY CONTROL FOR THE "J" NUMBER AND FURNISH IT TO THE DEVELOPER.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR THE TERMINATION OF ALL UTILITIES THAT SERVICE THE SITE.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN DUST CONTROL AND CLEANUP AS REQUIRED BY THE CITY OF SUNNYVALE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILTY TO OBTAIN THE LEAD SURVEY AND ASBESTOS SURVEY FROM THE DEVELOPER AND COMPLETE ALL NECESSARY RECOMMENDATIONS PER SAID REPORTS.
7. PERIMETER FENCING SHALL REMAIN, EXCEPT AS NOTED.
8. ALL EXISTING STRUCTURES TO BE REMOVED.
9. ALL TREE INFORMATION SHOWN PER BARRIE D. COATE AND ASSOCIATES TREE SURVEY AT 392 + 394 EVELYN AVENUE AND 151 + 153 BAYVIEW AVENUE DATED MAY 9, 2012.
10. ALL ONSITE TREES TO BE REMOVED UNLESS NOTED OTHERWISE.

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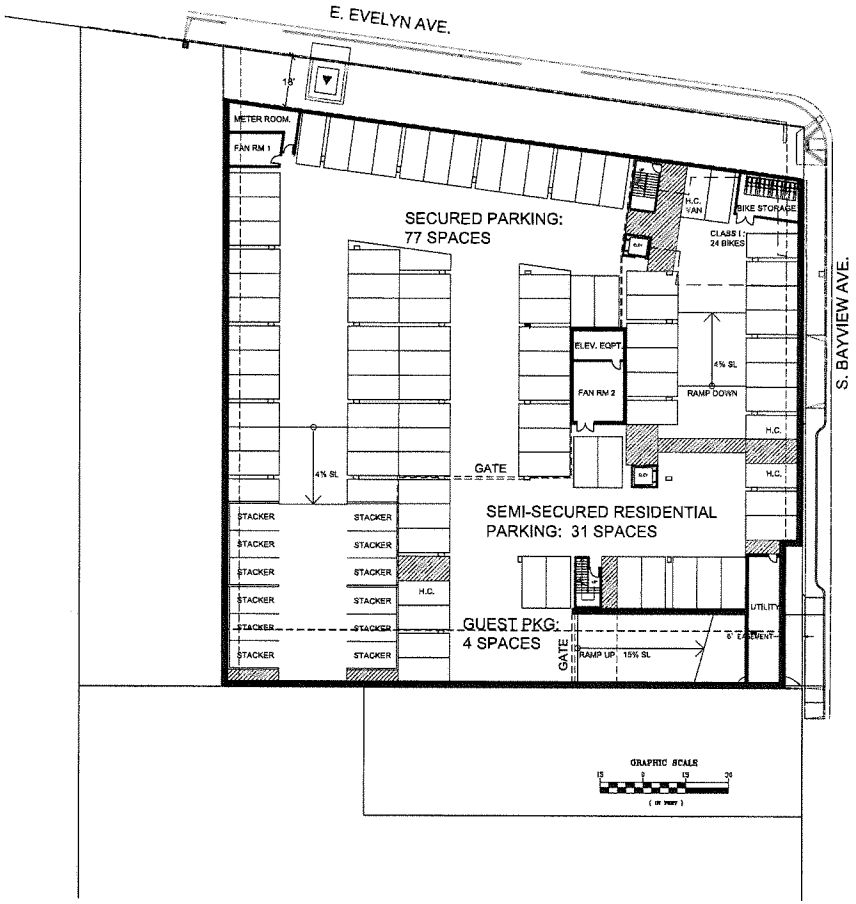
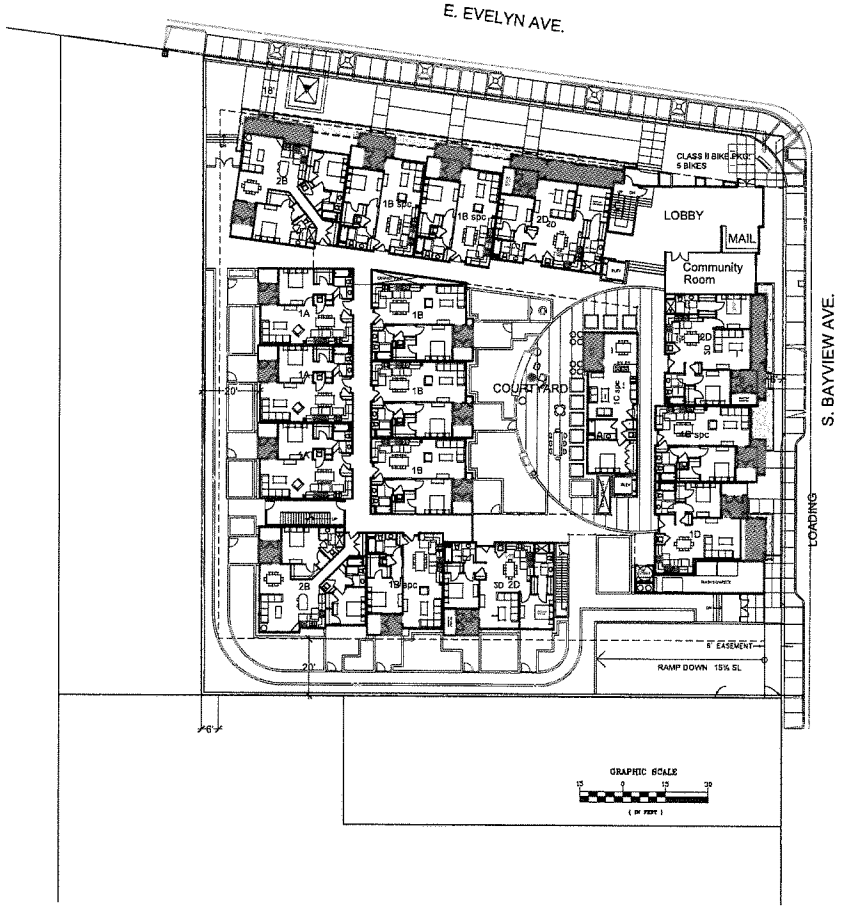
Revisions:

Sheet Title:
SPECIAL DEVELOPMENT PERMIT- DEMOLITION AND TREE REMOVAL

Job No.: 12-105
Date: 11/13/2012
Scale: 1"=20'
Drawn By: Y.N.

Sheet No: C4





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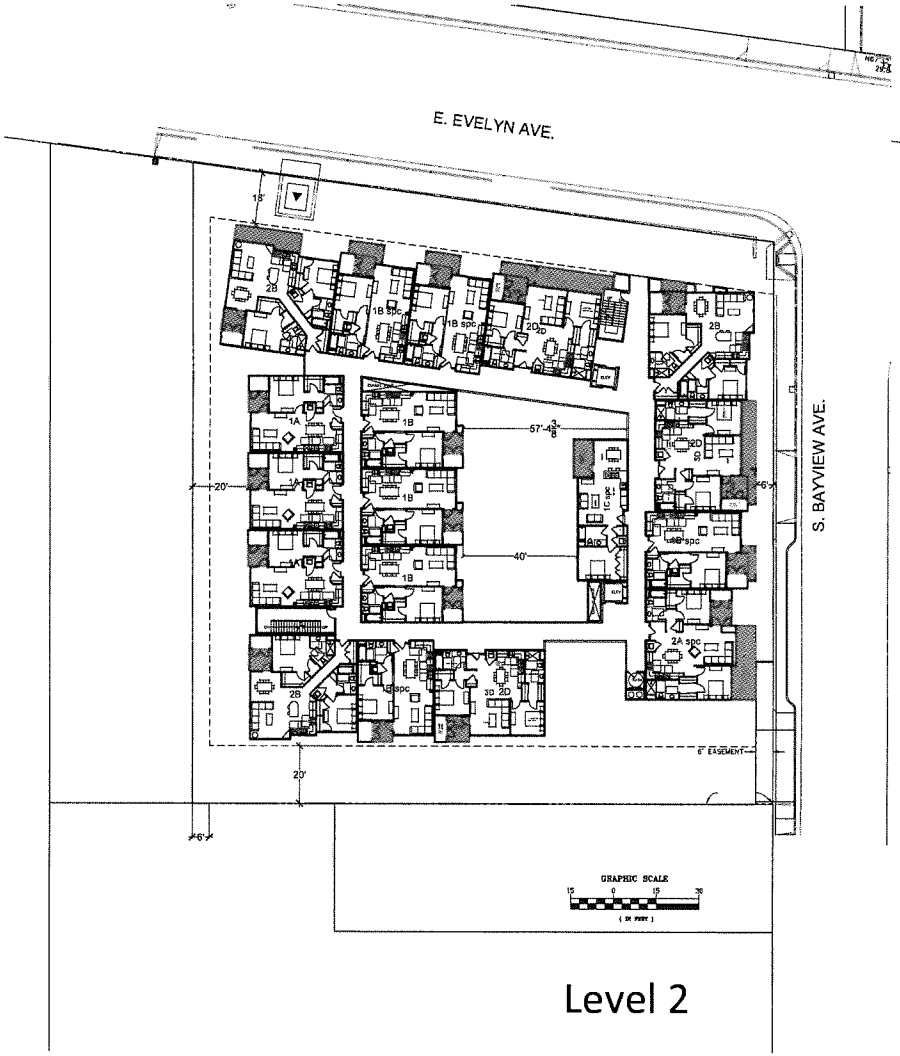
Sheet Title:
GARAGE LEVEL
& LEVEL 1

Job No.: 11034
Date: 11/13/2012
Scale: 1/20" = 1' - 0"
Drawn By:

Sheet No: A1



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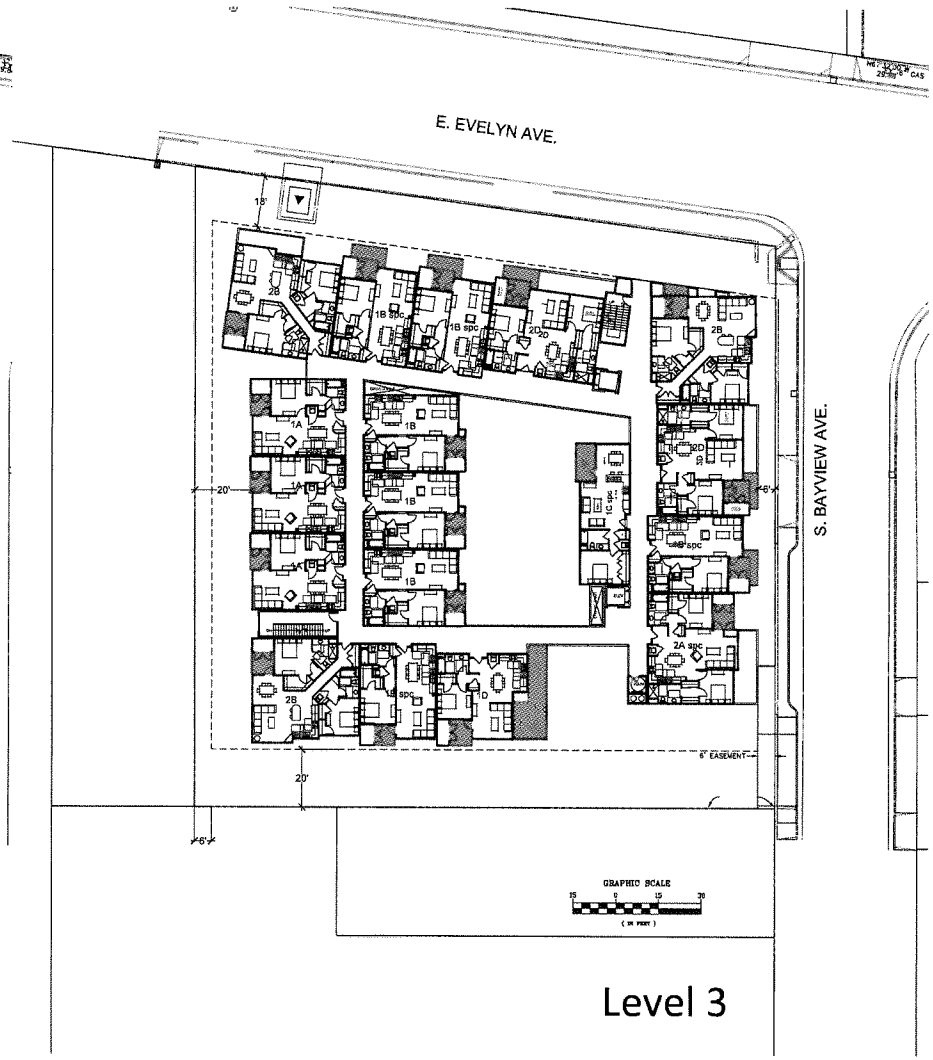

Level 3

Sunnyvale

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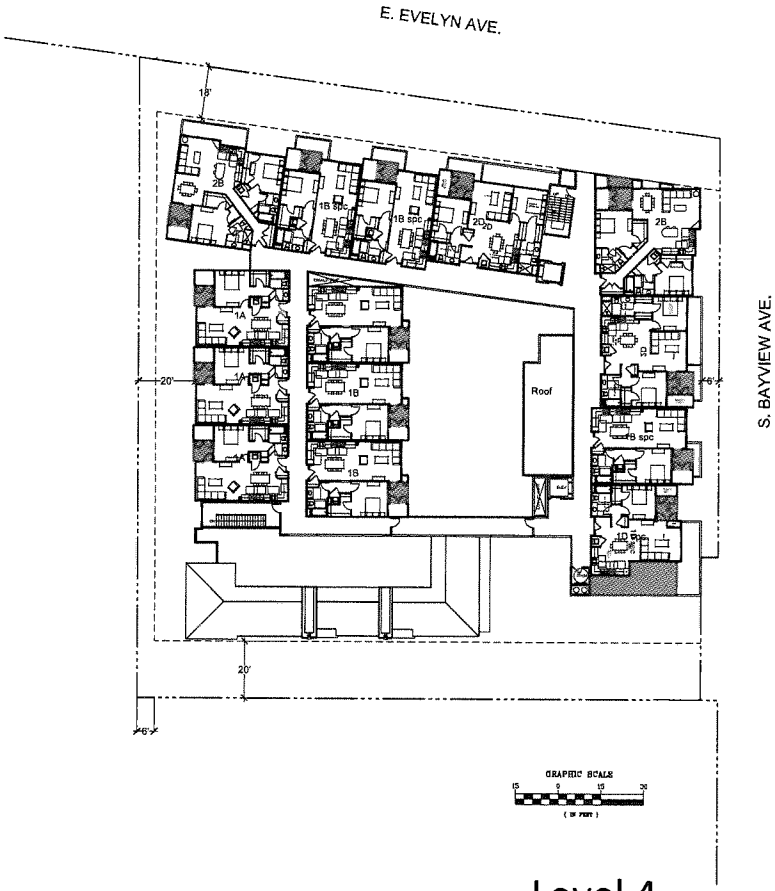
Revisions:

Sheet Title:
LEVEL 2 & LEVEL 3

Job No.: 11034
Date: 11/13/2012
Scale: 1/20" = 1' - 0"
Drawn By:

Sheet No: A2



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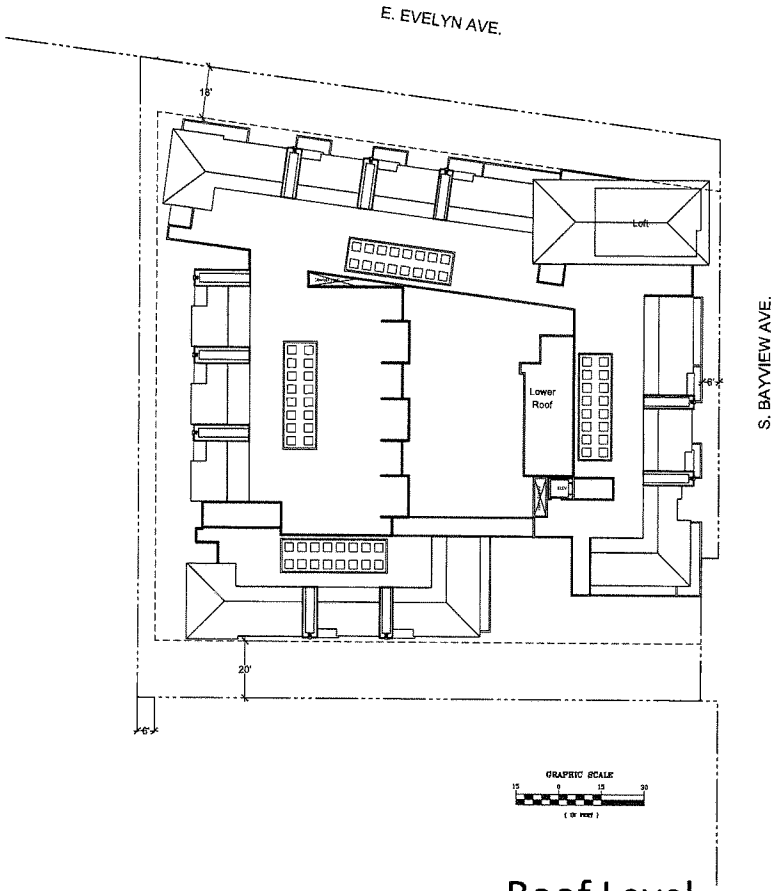

Roof Level

Sandoval

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Revisions:

Sheet Title:
LEVEL 4 & ROOF LEVEL

Job No.: 11034
Date: 11/13/2012
Scale: 1/20" = 1' - 0"
Drawn By:

Sheet No: A3

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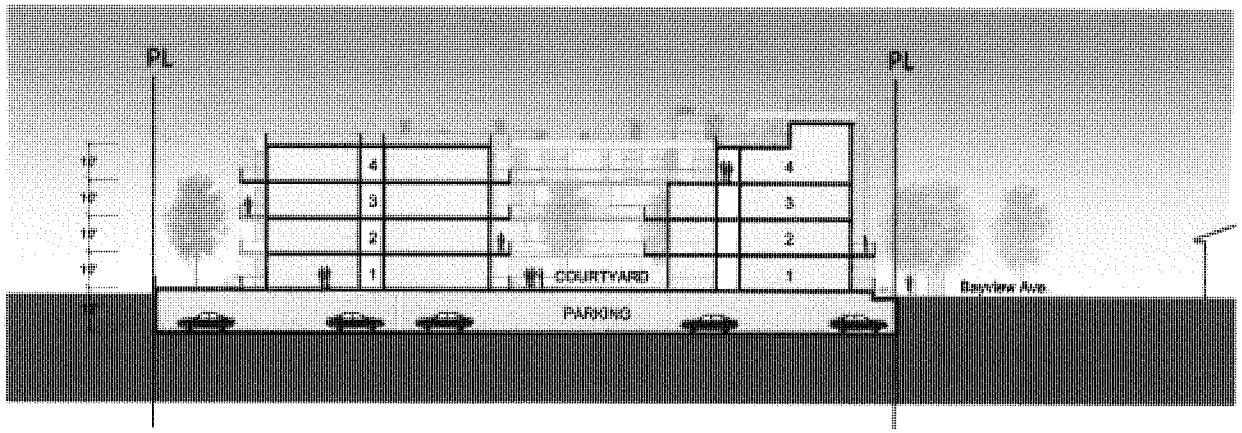
SAN MATEO, CALIFORNIA

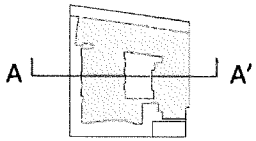
Revisions:

Sheet Title:
STREET ELEVATIONS

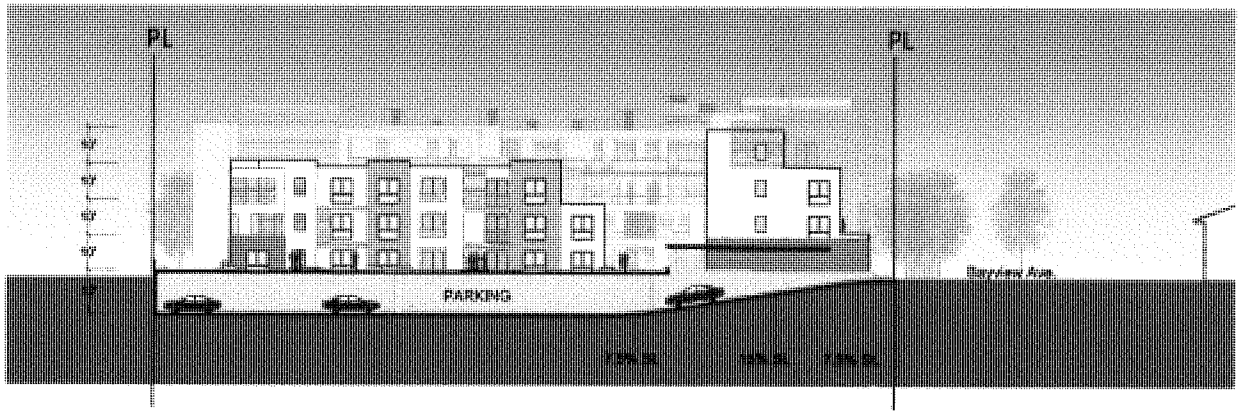
Job No.: 11034
Date: 11/13/2012
Scale: 1/16" = 1'-0"
Drawn By:

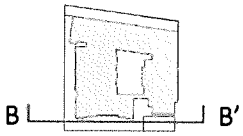
Sheet No: A4





SECTION A-A'





SECTION B-B'

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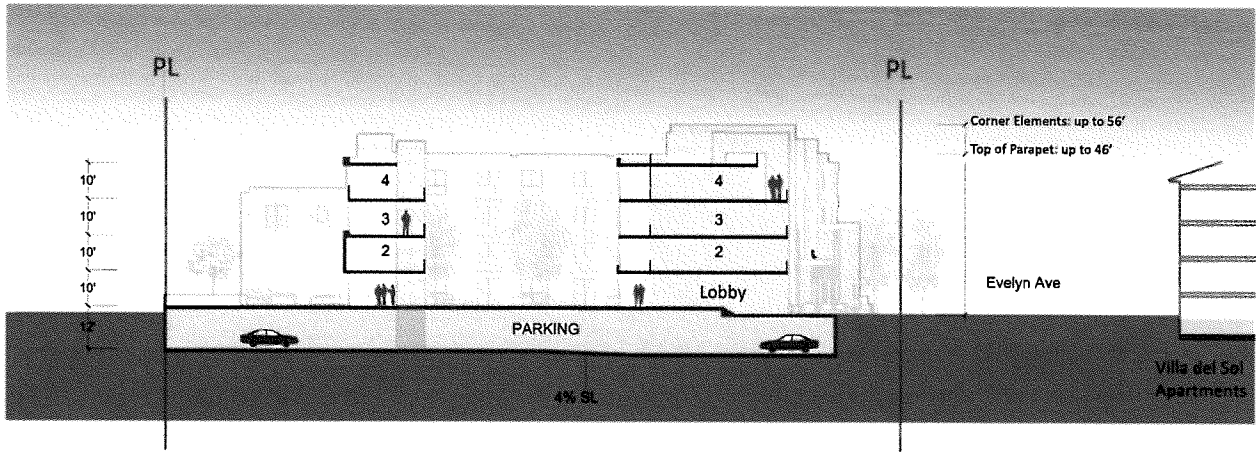
Sheet Title:
Site Sections

Job No.: 11034
Date: 11/13/2012
Scale: 1/16" = 1'-0"
Drawn By:

Sheet No: A5



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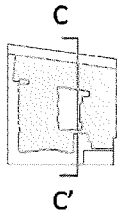

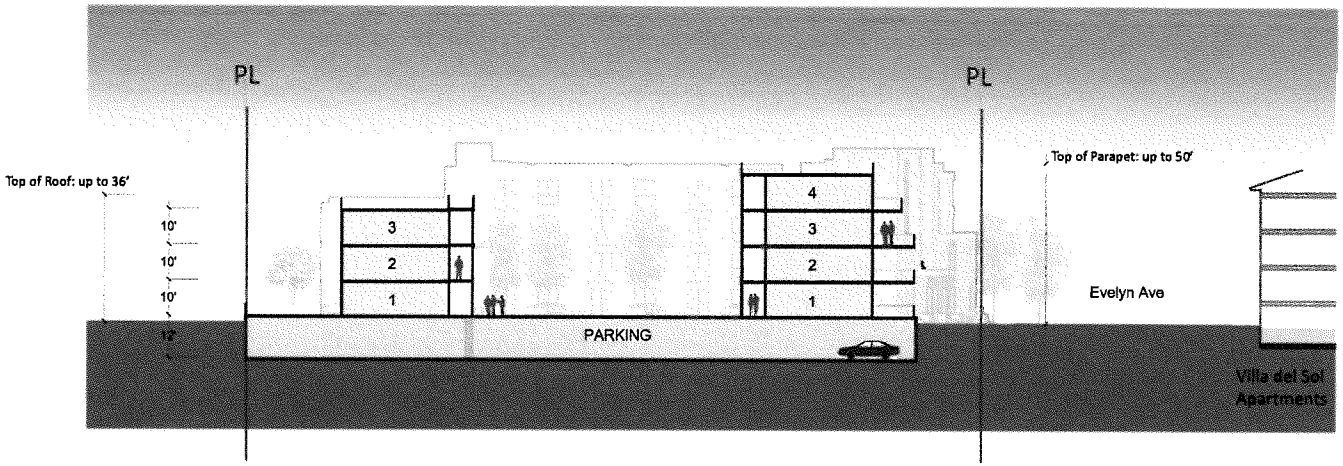

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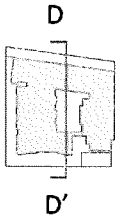

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Sheet Title:
Site Sections

Job No.: 11034
Date: 11/13/2012
Scale: 1/16" = 1'-0"
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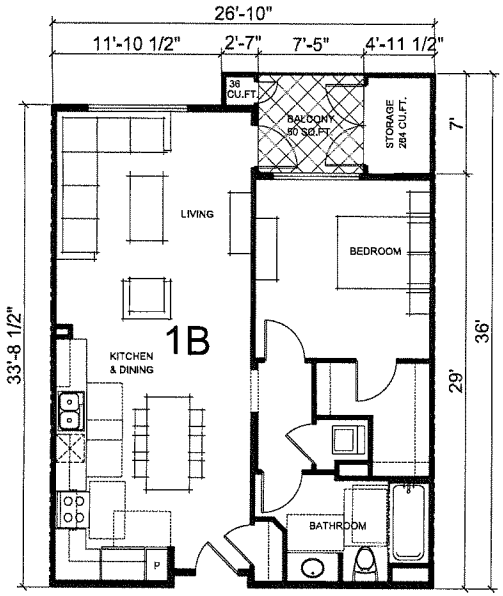
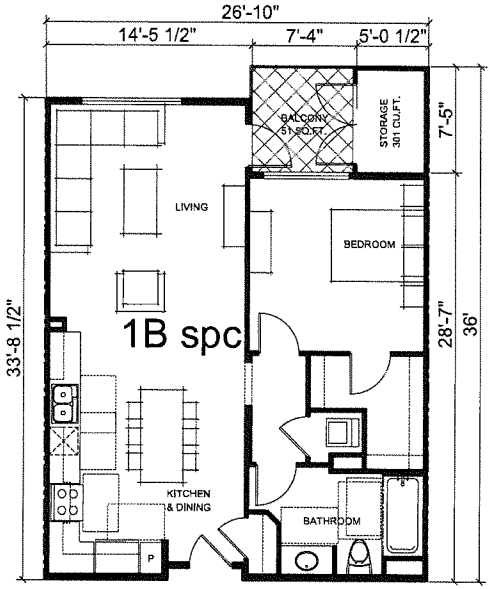
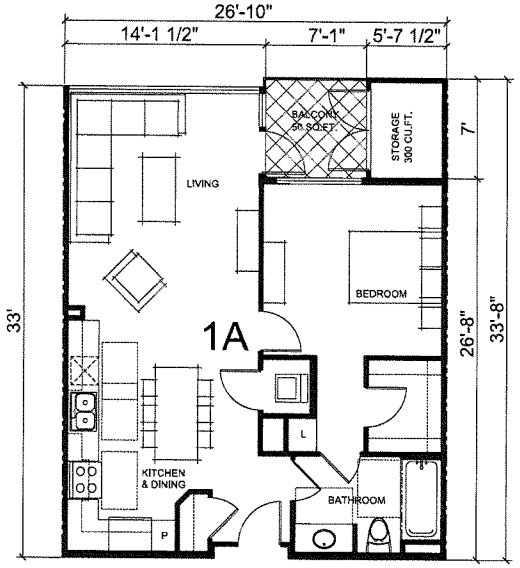
A



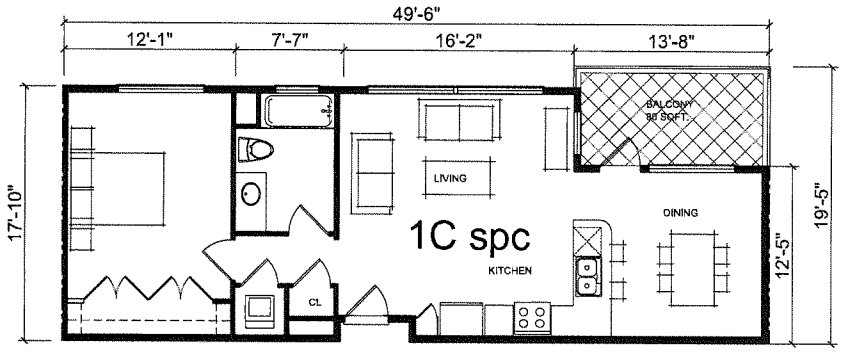
UNIT 1B		
UNIT AREA	848	SF
STORAGE AREA	33	SF
TOTAL AREA	881	SF



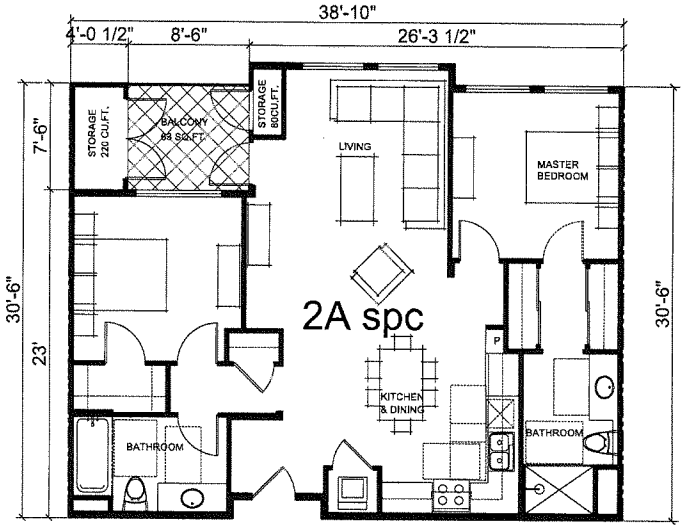
UNIT 1B_spc		
UNIT AREA	837	SF
STORAGE AREA	33	SF
TOTAL AREA	870	SF



UNIT 1A		
UNIT AREA	805	SF
STORAGE AREA	33	SF
TOTAL AREA	838	SF



UNIT 1C spc		
UNIT AREA	805	SF
STORAGE AREA	33	SF (in bldg.)
TOTAL AREA	827	SF



UNIT 2A_spec		
UNIT AREA	1090	SF
STORAGE AREA	33	SF
TOTAL AREA	1123	SF

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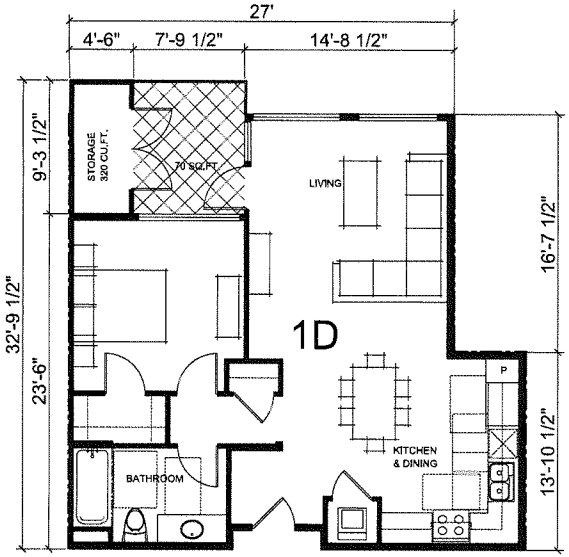
Revisions:

Sheet Title:
UNIT PLANS

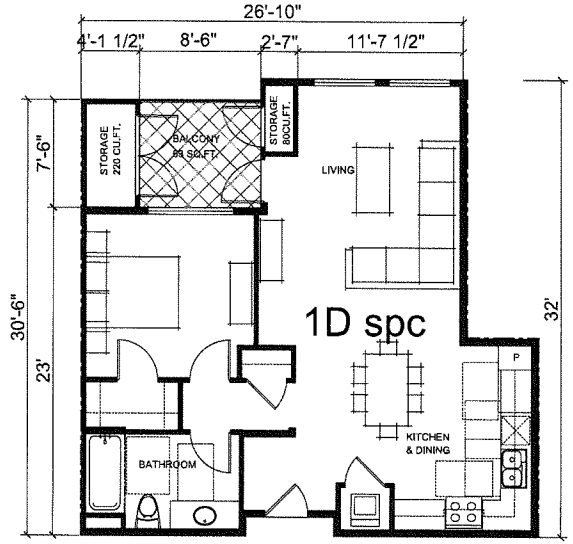
Job No.: 11034
Date: 11/13/2012
Scale: 1/4" = 1' - 0"
Drawn By:

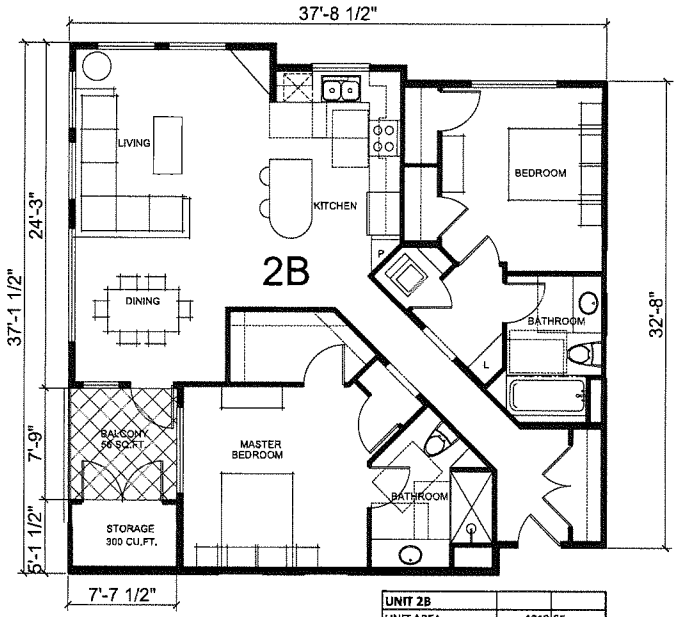
Sheet No: A7



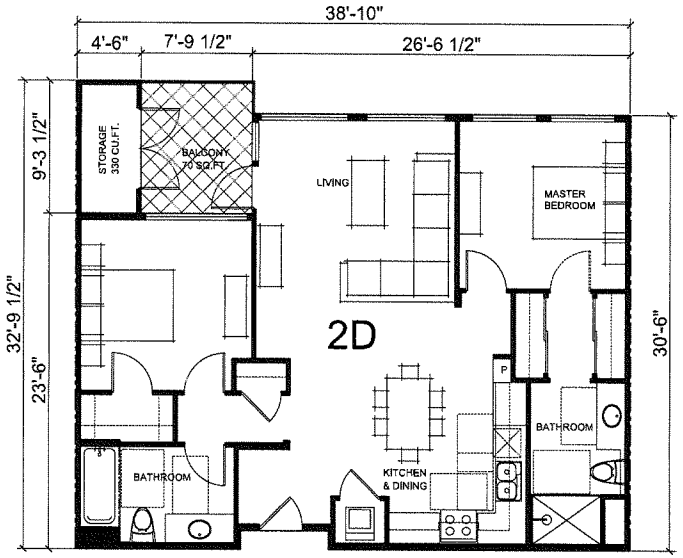
UNIT 1D		
UNIT AREA	810	SF
STORAGE AREA	36	SF
TOTAL AREA	846	SF

UNIT 1D_spc		
UNIT AREA	813	SF
STORAGE AREA	33	SF
TOTAL AREA	846	SF





UNIT 2B		
UNIT AREA	1219	SF
STORAGE AREA	33	SF
TOTAL AREA	1252	SF



UNIT 2D		
UNIT AREA	1093	SF
STORAGE AREA	36	SF
TOTAL AREA	1129	SF

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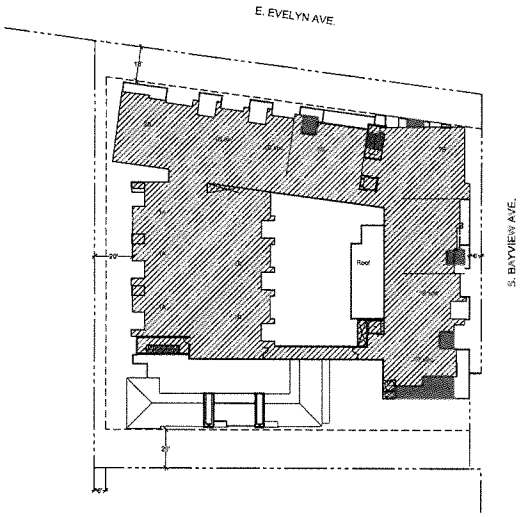
Sheet Title:
UNIT PLANS

Job No.: 11034
Date: 11/13/2012
Scale: 1/4" = 1' - 0"
Drawn By:

Sheet No: A8



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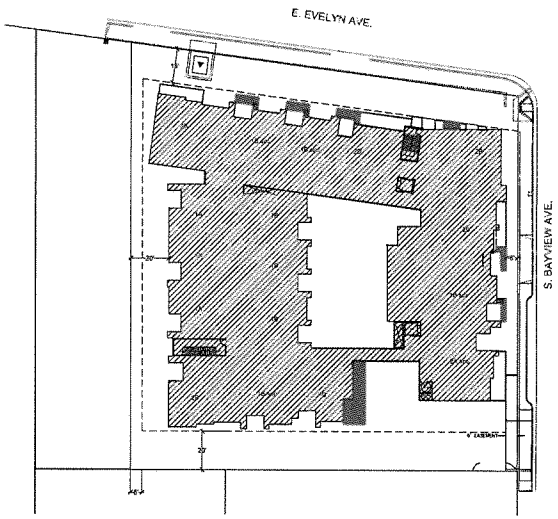

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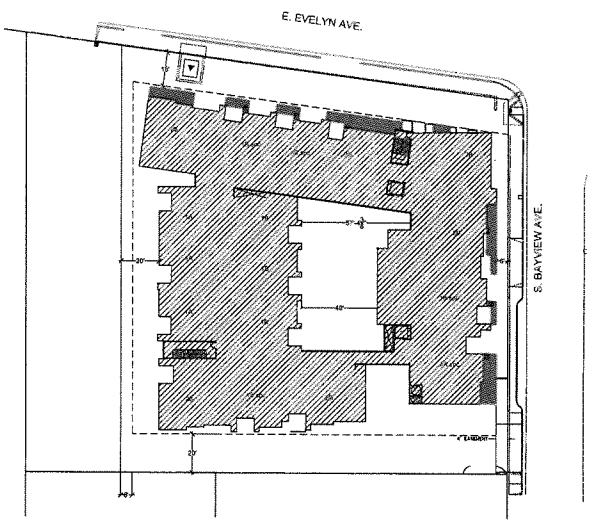

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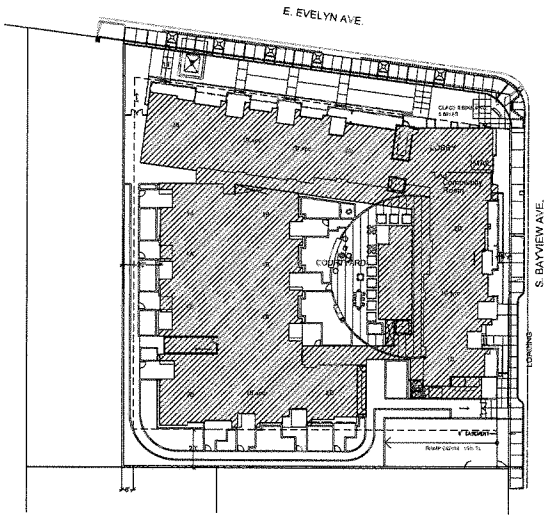

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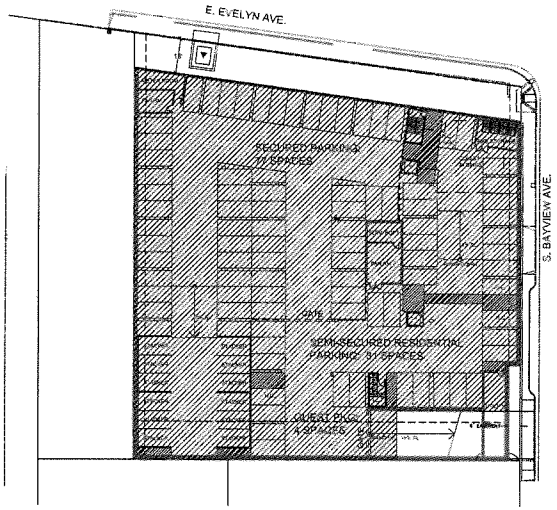

LEVEL A

GARAGE FLOOR AREA=37,298 S.F.

FLOOR AREA CALCULATIONS		
Residential	**Gross building S.F.**	
Level 1	21,710 sf	
Level 2	21,801 sf	
Level 3	21,512 sf	
Level 4	17,446 sf	
Floor Area Residential	**82,469 sf**	**1.92 FAR**
Level A - Subterranean Garage	37,298 sf	

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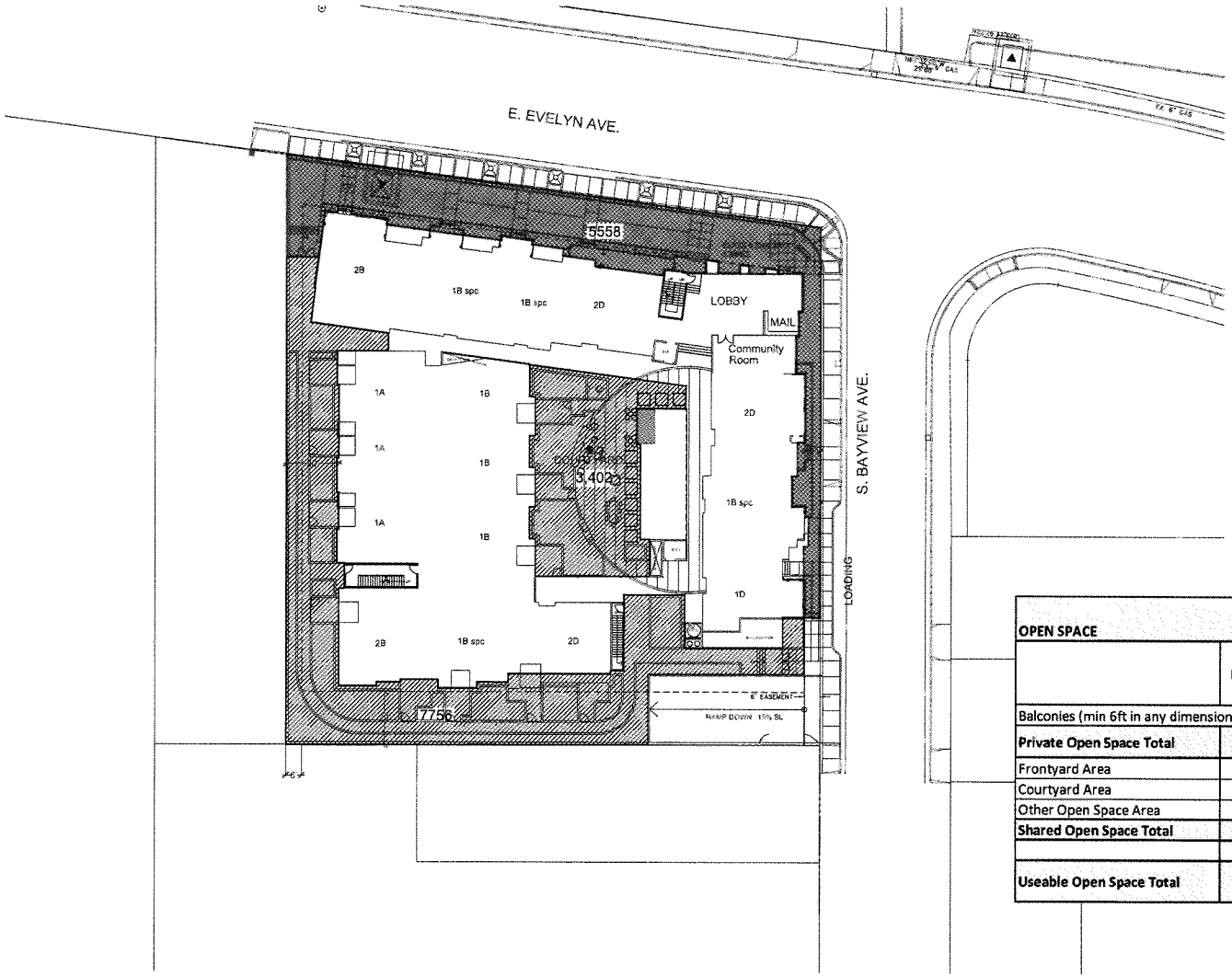
Revisions:

Sheet Title:
FAR CALCULATIONS

Job No.: 11034
Date: 11/13/2012
Scale:
Drawn By:

Sheet No: A9



OPEN SPACE		
	Required per Downtown Specific Plan	Provided
Balconies (min 6ft in any dimension)		3,734 sf
Private Open Space Total	50 sf/du	**56 sf/du**
Frontyard Area		5,558 sf
Courtyard Area		3,402 sf
Other Open Space Area		7,756 sf
Shared Open Space Total	**249 sf/du**	**16,716 sf**
		39% of site
Useable Open Space Total		**20,450 sf** **305 sf/du**

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Revisions:

Sheet Title:
OPEN SPACE CALCULATIONS

Job No.: 11034
Date: 11/13/2012
Scale: 1/16" = 1' - 0"
Drawn By:

Sheet No: A10

HANDLE

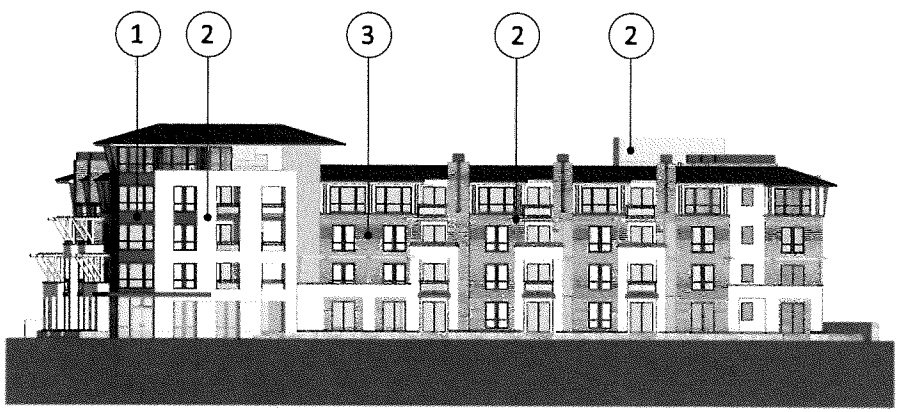
1 Castle Dale KM3935-3
Stucco

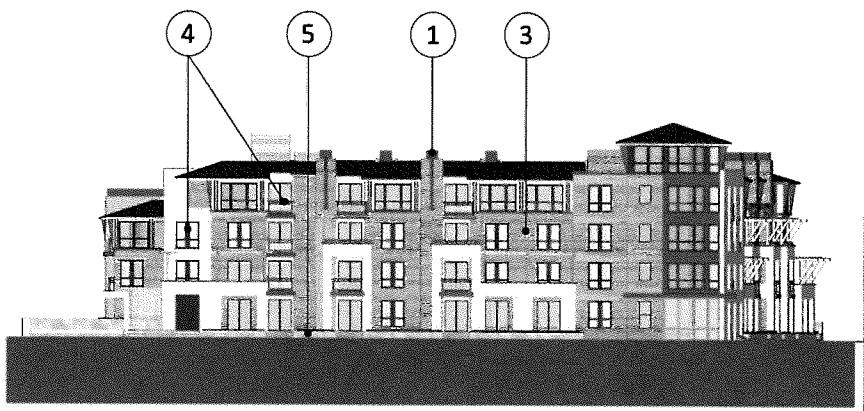
3 Golden Needles
ICI A0734 #20YY 41/264 Siding

2 Couscous KM3929-1
Stucco, Siding, Metal

5 Oyster - Cut Coarse Stone
Eldorado Stone

4 Defense AC260-5
Metal





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: Planning
: Urban Design

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SUNNYVALE, CALIFORNIA

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1900 S. NORFOLK ST. #150
SAN MATEO, CALIFORNIA

Revisions:

Sheet Title:
Building Colors and Materials

Job.No.: 11034
Date: 11/13/2012
Scale:
Drawn By:

Sheet No: A11

1 Pedestrian Concrete Paving. Per City of Sunnyvale standards and specifications.

2 Pedestrian Concrete Paving. Natural Grey with light broom finish.

3 Recycled Header.

4 Steps and handrails. See Architectural Drawings.

5 Pedestrian Accent Paving On-Grade with integral color concrete band.

6 Pedestrian Accent Paving On-Structure.

7 HC Access Ramp per City of Sunnyvale, California Building Code, and Federal ADA Guidelines

8 Unit Paver Band per City of Sunnyvale Downtown Design Guidelines.

9 Pedestrian-scale Pole Light.

10 Patio Gate and Fence.

11 Planter Wall On-Structure with pre-cast wall cap.

12 Gravel Paving On-Structure.

13 Water Feature.

14 Outdoor Fireplace.

15 Outdoor Barbeque with sink. Poured in place integral color concrete with granite counter top.

16 Bollard Light.

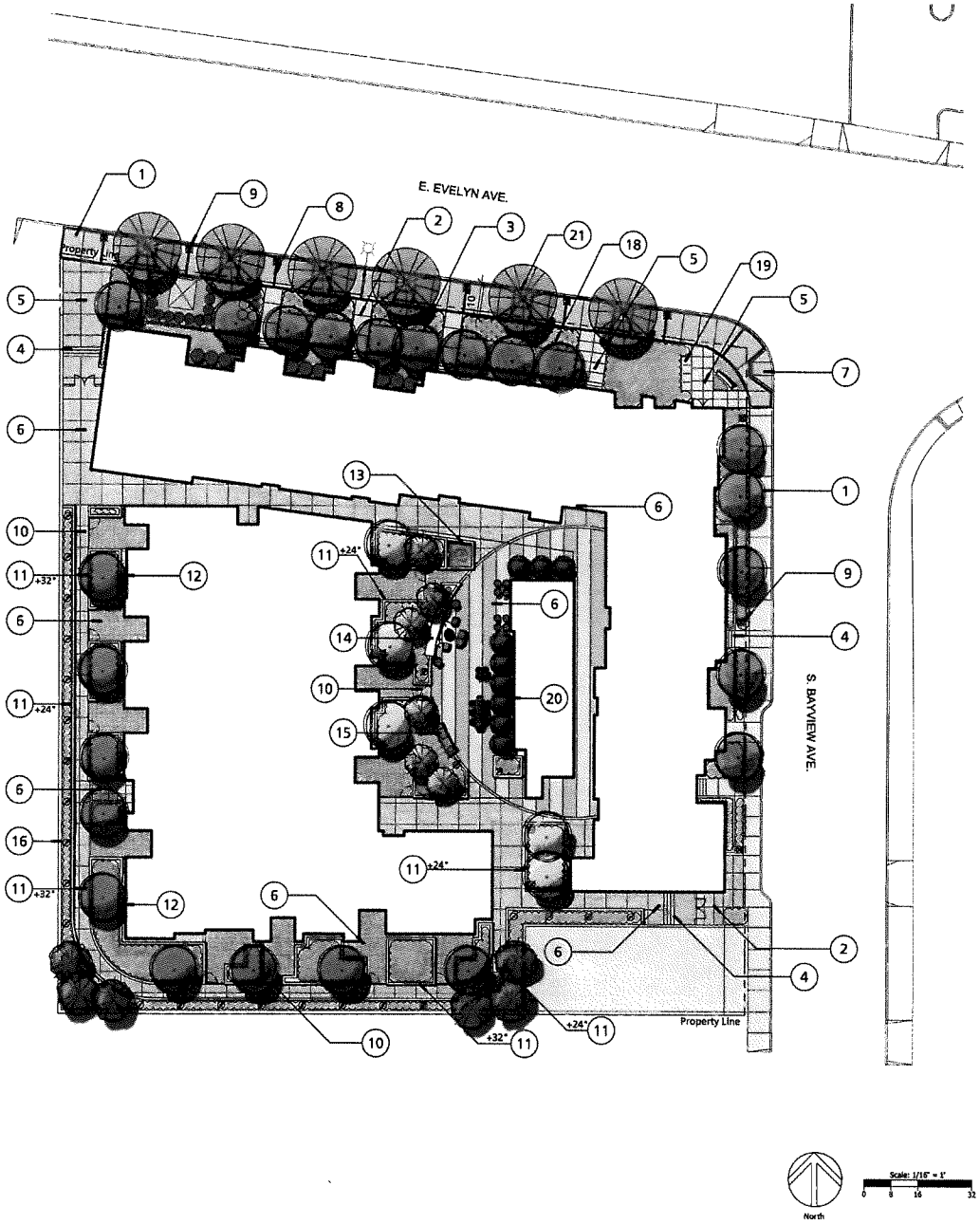
17 Wall Light.

18 Stormwater Treatment Aeas, See Civil Drawings.

19 Class II Bike Racks per VTA Guidelines and Specifications. Quantity: 5 Bikes.

20 Precast Planter Pots. 60" Square.

21 Street Tree and Tree Grate per City of Sunnyvale standards and specifications.



StudioT SC.

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EVELYN HOTEL SITE
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1900 S. NORFOLK ST. #150
SAN MATEO, CALIFORNIA

Sheet Title:
Conceptual Landscape Plan

Job No.:
Date: 11.13.2012
Scale: 1/16" = 1'-0"
Drawn By:

Sheet No:
L1

PLANT PALETTE

KEY

TREES	SIZE*	BOTANICAL NAME	COMMON NAME	COMMENTS
ARB MAR		Arbutus 'Marina'	Strawberry Tree	Low Water Use
CER CAN		Cercis c. 'Forest Pansy'	Redbud	Low Water Use
LAG NAT		Lagerstroemia 'Natchez'	Crape Myrtle	Low Water Use
LOP CON		Lophostemon confertus	Brisbane Box	
LAU NOB		Laurus nobilis 'Saratoga'	Saratoga Laurel	Low Water Use
OLE EUR		Olea europaea 'Swan Hill'	Olive	Low Water Use
POD MAK		Podocarpus m. 'Maki'	Japanese Yew	
PLA COL		Platanus x acerifolia 'Columbia'	Plane Tree	
PYR WHI		Pyrus c. 'Whitehouse'	Flowering Pear	
QUE SUB		Quercus suber	Cork Oak	
QUE VIR		Quercus virginiana	Southern Live Oak	
ZEL SER		Zelkova serrata 'Green Vase'	Green Vase Zelkova	

* 15 Gallon minimum unless otherwise noted on plans

SHRUBS

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
AG	1 Gal	Acorus gramineus 'Ogon'	Japanese Sweet Flag	18" O.C.
AU	5 Gal	Arbutus unedo 'Compacta'	Strawberry Tree	36" O.C. Low Water Use
AC	1 Gal	Artemesia c. 'Montara'	Montara Sagebush	36" O.C. Native/Low Water Use
BD	5 Gal	Berberis darwinii	Darwin Barberry	36" O.C. Low Water Use
CT	5 Gal	Chondropetalum tectorum	Cape Rush	36" O.C.
CP	5 Gal	Cistus purpureus	Orchid Rock Rose	36" O.C. Low Water Use
DL	5 Gal	Dietes 'Lemon Drops'	Fortnight Lily	30" O.C. Low Water Use
DV	5 Gal	Dodonea viscosa	Hopseed Bush	60" O.C. Low Water Use
EW	5 Gal	Euphorbia characias wulfenii	Euphorbia	30" O.C. Low Water Use
HH	1 Gal	Hemerocallis hybrida	Evergreen Daylily	18" O.C. color as noted on plans
HA	5 Gal	Heteromeles arbutifolia	Toyon	72" O.C. Native/Low Water Use
IV	5 Gal	Ilex vomitoria 'Nana'	Dwarf Youpon Holly	36" O.C. Low Water Use
LC	1 Gal	Limonium californicum	Sea Lavender	24" O.C. Native/Low Water Use
LH	5 Gal	Loropetalum chinensis	Fringe Flower	36" O.C. Low Water Use
MA	5 Gal	Mahonia a. 'Compacta'	Dwarf Oregon Grape	48" O.C. Native
PS	5 Gal	Phormium 'Sea Jade'	New Zealand Flax	30" O.C. Low Water Use
PM	5 Gal	Phormium 'Monrovia Red'	New Zealand Flax	36" O.C. Low Water Use
PI	5 Gal	Prunus ilicifolia	Hollyleaf Cherry	60" O.C. Native/Low Water Use
RC	5 Gal	Rhamnus c. 'Mound San Bruno'	Mound San Bruno Coffeeberry	42" O.C. Native/Low Water Use
RV	5 Gal	Ribes viburnifolium	Catalina Perfume	60" O.C. Native/Low Water Use
RO	1 Gal	Rosa californica	California Rose	48" O.C. Native/Low Water Use
RK	1 Gal	Rosmarinus o. 'Ken Taylor'	Rosemary	36" O.C. Low Water Use

**If used as or noted on plans as groundcover

PERENNIALS and GRASSES

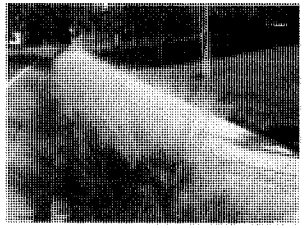
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
CA	1 Gal	Calamagrostis acutifolia 'Stricta'	Feather Reed Grass	36" O.C. Low Water Use
HS	1 Gal	Helictotrichon sempervirens	Blue Oat Grass	24" O.C. Low Water Use
JE	5 Gal	Juncus patens 'Elk Blue'	California Gray Rush	24" O.C. Native
MU	1 Gal	Muhlenbergia 'Regal Mist'	Purple Deer Grass	24" O.C. Native/Low Water Use
CE	5 Gal	Carex elata 'Aurea'	Fountain Grass	24" O.C.
PM	5 Gal	Polystichum munitum	Sword Fern	24" O.C. Native

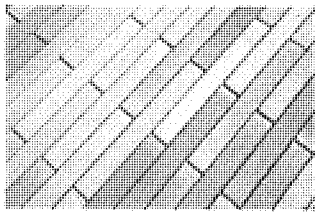
GROUNDCOVERS

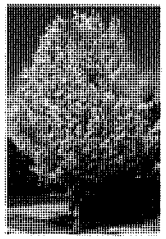
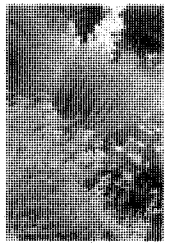
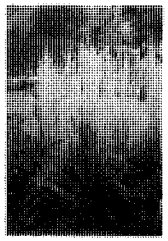
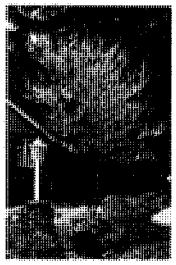
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
ARC	1 Gal	Arctostaphylos 'Pacific Mist'	Bearberry	30" O.C. Native/Low Water Use
BP	1 Gal	Baccharis pilularis	Coyote Brush	36" O.C. Native/Low Water Use
IRI	1 Gal	Iris douglasiana 'P. Coast Hybrids'	Pacific Coast Hybrid Iris	18" O.C. Native/Low Water Use
OST	1 Gal	Osteospermum fruticosum	Freeway Daisy	18" O.C. Low Water Use
ROS	1 Gal	Rosmarinus officinalis 'Irene'	Rosemary	24" O.C. Low Water Use
SAR	1 Gal	Sarcococca hookerana humilis	Sweet Box	36" O.C. Low Water Use
TRA	1 Gal	Trachelospermum jasminoides	Star Jasmine	24" O.C.
ZAU	1 Gal	Zauschneria c. 'Everett's Choice'	California Fuchsia	24" O.C. Native/Low Water Use
	Sod	Leymus triticoides	Native Creeping Wildrye	Turfgrass

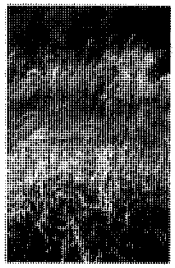
VINES

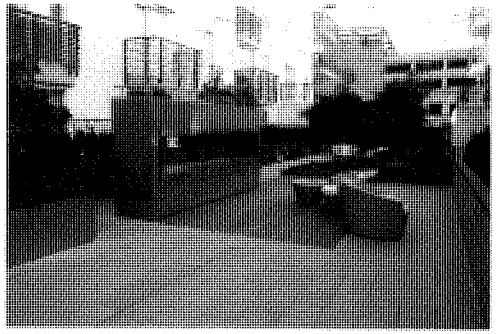
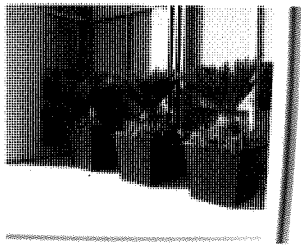
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
CL	5 Gal	Clematis lasiantha	Chaparral Clematis	Native/Low Water Use
DB	5 Gal	Distictis buccinatoria	Blood-Red Trumpet Vine	
PA	5 Gal	Polygonum aubertii	Silver Lace Vine	Low Water Use







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Sheet Title:
Landscape Imagery

Job No.:
Date: 11.13.2012
Scale:
Drawn By:

Sheet No:
L2

WATER USE LEGEND*

** Based upon total planting area of 8,018 sf*

Key	Wucols Category
	Low: 3,991 sf
	Medium: 3,973 sf
	High (Planting and Water Feature): 54 sf

IRRIGATION WATER USE

Maximum Applied Water Allowance (MAWA)
The maximum allowed water to be used on a site is calculated based on the formula below.

43	0.62	0.70	8,018	0.00			
ETO	Conversion from inches to gallons.	ETAF	Landscaped Area	Special Landscape Area	=	149,632	Gallons

Estimated Total Water Use Savings
46,319.81

Irrigation System Design Factors

Hydrozone Category	Plant Material	Species Factor (Ks	Density Factor (Kd -	Microclimate Factor	Average Landscape	Area (Sqft)	Plant Water Requirement	System Type	Estimated Design	Hydrozone water
High Water Use	LAWN	0.8	1	1	0.8	0	0.00	Spray/Rotor	0.70	0.00
High Water Use	WATER FEATURES	0.8	1	1	0.8	54	1,151.71	Spray/Rotor	0.70	1,645.30
Medium	MIXED	0.5	1	1	0.5	3,973	52,980.09	DRIP	0.89	66,200.11
Low Water Use	MIXED	0.3	1	1	0.3	3,991	31,920.02	SUB-SURFACE DRIP	0.89	35,468.69
TOTALS						8018	86,031.82			103,312.10

	Option 2
Average Irrigation Design Efficiency	**0.83**
Total Estimated Irrigation Requirement	**103,312.10**

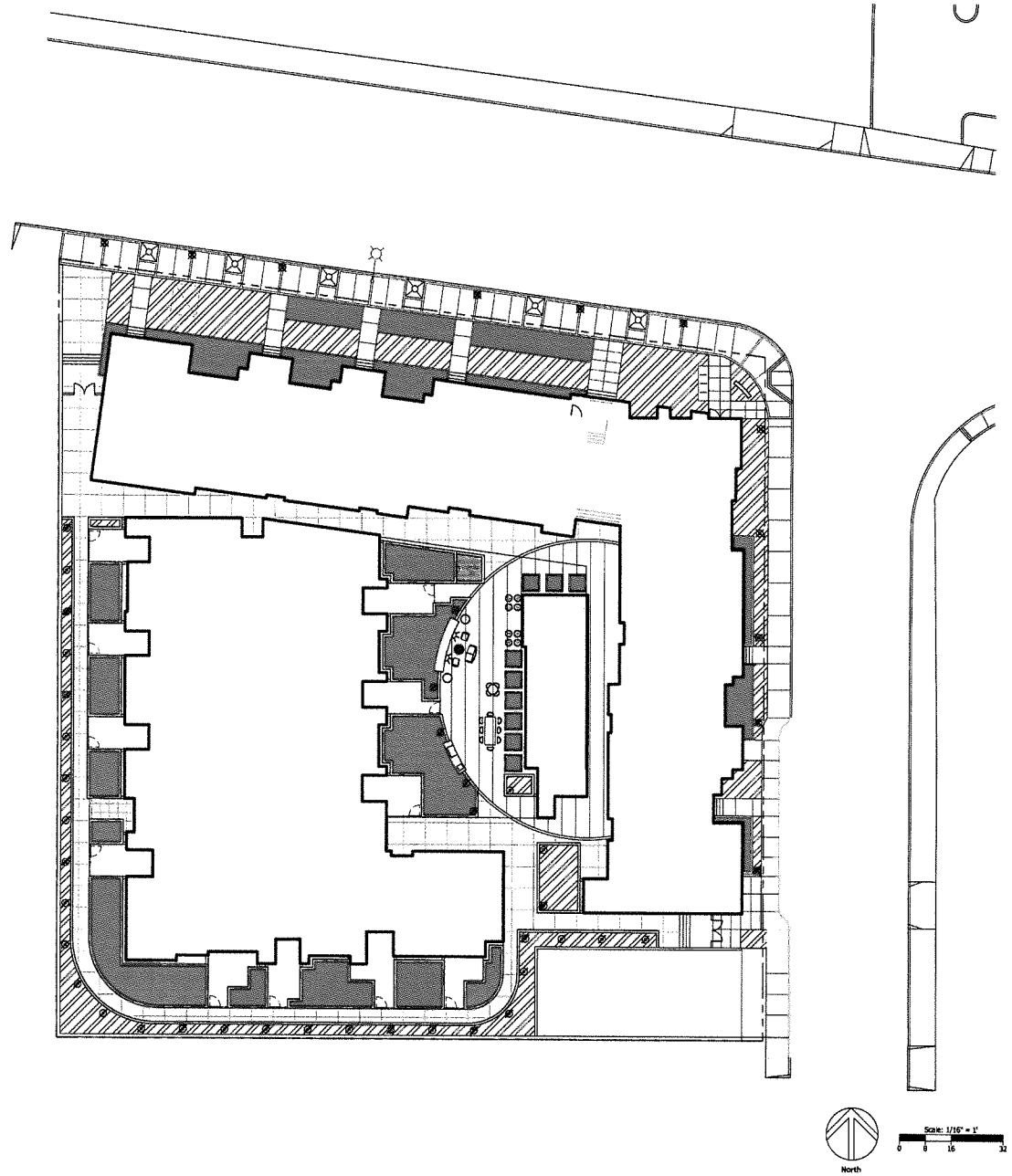
The information included on this sheet and associated landscape and irrigation plans represent the landscape water allowance and estimated water requirements of this project.

NOTES OF DESIGN INTENT

1. IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE
2. IRRIGATION CONTROLLER SHALL BE "SMART" SELF ADJUSTING BASED ON DAILY ET REQUIREMENTS OF THE PLANT MATERIAL.
3. DEDICATED IRRIGATION SYSTEM WATER METER SHALL CONNECT TO A LOOPED IRRIGATION SYSTEM SUPPLYLINE
4. LOW PRECIPITATION RATE IRRIGATION SPRAY HEADS SHALL BE USED WHEREVER PLANTING MATERIAL AND WATER EFFICIENT LANDSCAPE ORDINANCE WILL ALLOW
5. HIGH EFFICIENCY DRIP IRRIGATION SHALL BE USED WHEREVER PRACTICAL WITHIN GROUNDCOVER AND SHRUB AREAS
6. DEDICATED IRRIGATION ZONES FOR TREES SHALL BE DESIGNED WITH BUBBLER IRRIGATION
7. VALVE BOX LOCATIONS SHALL BE IN GROUNDCOVER AREAS WHEREVER POSSIBLE

PROPOSED EQUIPMENT LIST

DOMESTIC WATER METER 4"	4" DRILL SADDLE OR COUPLING	
IRRIGATION WATER METER ON SERVICE	4" DRILL SADDLE OR COUPLING	
MASTER CONTROL VALVE	4" DRILL SADDLE OR COUPLING	
FLOW SENSOR	DATA INSTRUMENTS 4"	
IRRIGATION SYSTEM 225 GALLON	4" SIZE	
LUCOMES CONTROLLER ACCESSORIES	BASELINE SIZE X-HEADS	
REMOTE CONTROL VALVES	1" DRILL SADDLE	
1" REMOTE CONTROL VALVES	TORO 1" SERIES WITH DRIP FLUSHER ASSEMBLY	
GATE VALVES 4" INCHES	4" SIZE	
GATE VALVES 1" INCHES	1" SIZE	
DIGITAL SOIL MOISTURE SENSOR	BASELINE-BL 3SENSOR	
RAIN SENSOR	TORO 1"	
RAIN SENSOR	1" SIZE	
1" WATER FOR IRRIGATION	1" SIZE	
TORO SUPPLIES	TORO 1"	
IRRIGATION SUPPLYLINE - DOMESTIC SYSTEM	1-1/2" SCHEDULE 40 PVC PIPE	24" COVER
IRRIGATION SPRAY TREES	1-1/2" SCHEDULE 40 PVC PIPE	18" COVER
IRRIGATION SUPPLYLINE AS INDICATED	1-1/2" SCHEDULE 40 PVC PIPE	24" COVER
SLEEVING - SIZE AS INDICATED	1-1/2" SCHEDULE 40 PVC PIPE	24" COVER
IRRIGATION SUPPLYLINE SWITCHLINE	1" SCHEDULE 40 PVC PIPE	24" COVER



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SAN MATEO, CALIFORNIA

Sheet Title:
Irrigation
Hydrozone Plan

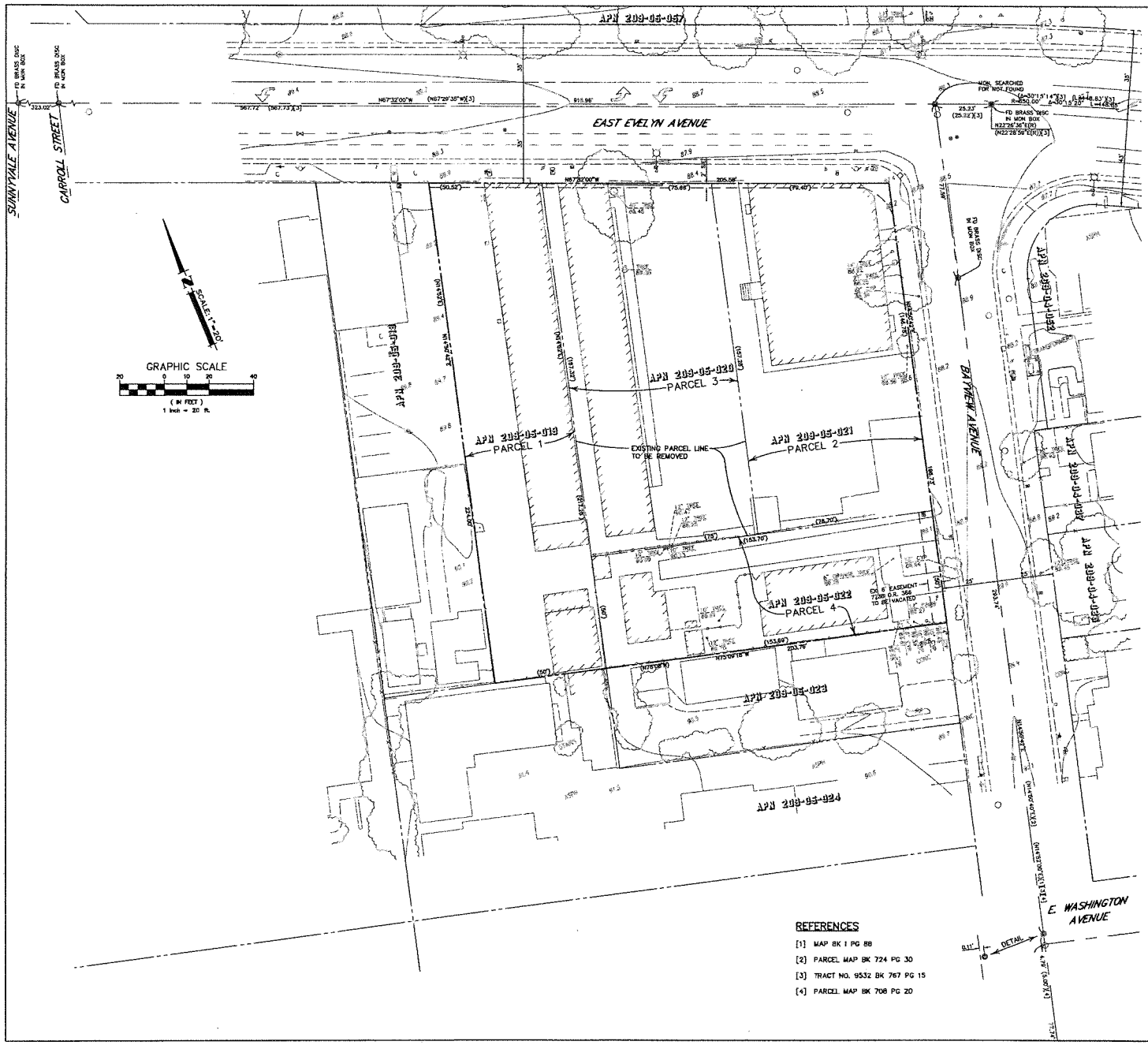
Job No.:
Date: 11.13.2012
Scale: 1/16" = 1'-0"
Drawn By:

Sheet No:
L3

VESTING TENTATIVE TRACT MAP

FOR CONDOMINIUM PURPOSES

BEING ALL OF PARCELS 1, 2, 3 AND 4, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON JANUARAY 25, 1898 IN BOOK "I" OF MAPS, AT PAGES 88 AND 89.



LEGEND

— · — · — · —	BOUNDARY LINE
———	EXISTING LOT LINE
— — — —	CENTER LINE
— — — —	EASEMENT LINE
— — — —	EXISTING EASEMENT LINE
⊙	CITY SURVEY MONUMENT
FD.	FOUND
MON.	MONUMENT
S.E.	SIDEWALK EASEMENT

NOTES

OWNERS: LENZEN LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
LIAM BALFE
DESMOND A. NOLAN
691 NORTH MATHILDA AVENUE
SUNNYVALE, CALIFORNIA 94085

DEVELOPER: PROMETHEUS REAL ESTATE GROUP
1900 SOUTH NORFOLK STREET, SUITE 150
SAN MATEO, CALIFORNIA 94403
P: (650) 931-3400

ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC.
224 AIRPORT PARKWAY, SUITE 525
SAN JOSE, CALIFORNIA 95110
P: (408) 453-1068

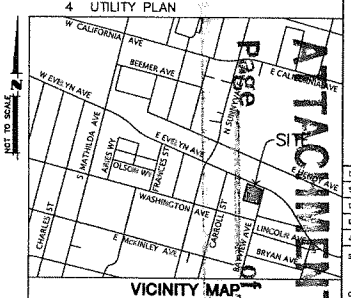
1. EXISTING ZONING: OSP BLOCK 4 (DOWNTOWN SPECIFIC PLAN)
2. PROPOSED ZONING: DOWNTOWN SPECIFIC PLAN
3. PROPOSED USE: 66 RESIDENTIAL CONDOMINIUM UNITS ON PODIUM
4. FLOOD ZONE DESIGNATION: "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
5. ASSESSORS PARCEL NUMBER: 209-05-019, 020, 021 & 022
6. 0 KNOWN WELLS ON SITE
7. STORM SEWER TO BE PROVIDED BY CITY OF SUNNYVALE
8. WATER TO BE PROVIDED BY CITY OF SUNNYVALE
9. SANITARY SEWER TO BE PROVIDED BY CITY OF SUNNYVALE
10. FIRE PROTECTION IS TO BE PROVIDED BY CITY OF SUNNYVALE
11. GAS AND ELECTRIC IS TO BE PROVIDED BY PG&E
12. NUMBER OF LOTS: 1
13. TOTAL AREA: 0.98 ACRES GROSS

REFERENCES

[1] MAP BK I PG 88
[2] PARCEL MAP BK 724 PG 30
[3] TRACT NO. 9532 BK 767 PG 15
[4] PARCEL MAP BK 708 PG 20

SHEET INDEX

1 VESTING TENTATIVE TRACT MAP
2 SITE PLAN
3 GRADING AND DRAINAGE PLAN
4 UTILITY PLAN



VICINITY MAP

NO.	DATE	REVISIONS	BY

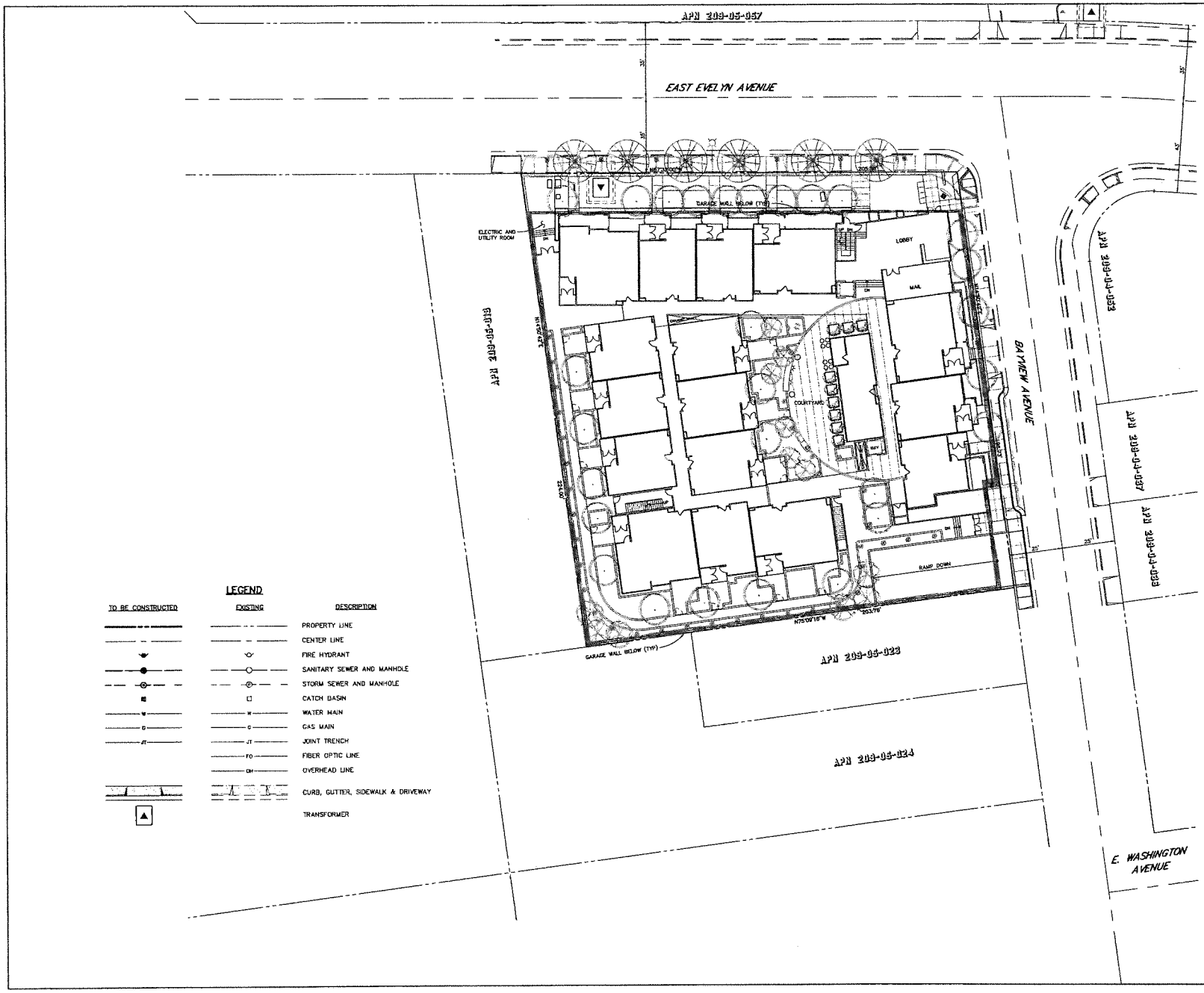
Civil Engineering Associates
Civil Engineers • Planners • Surveyors
224 Airport Parkway, Suite 525, San Jose, CA 95110, T (408) 453-1068

PREPARED FOR:
PROMETHEUS
1900 South Norfolk Street, Suite 150
San Mateo, CA, 94403
650/931-3400

VESTING TENTATIVE TRACT MAP
390-394 E. EVELYN AVENUE
& 151 BAYVIEW AVENUE
SUNNYVALE CALIFORNIA

DATE	MAR. 6, 13
SCALE	1"=20'
DESIGNED	J.G.
DRAWN	C.H.
JOB NO.	12-105
SHEET	1 OF 4 SHEETS

ATTACHMENT D
Page 28 of 31



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

SCALE: 1" = 20'

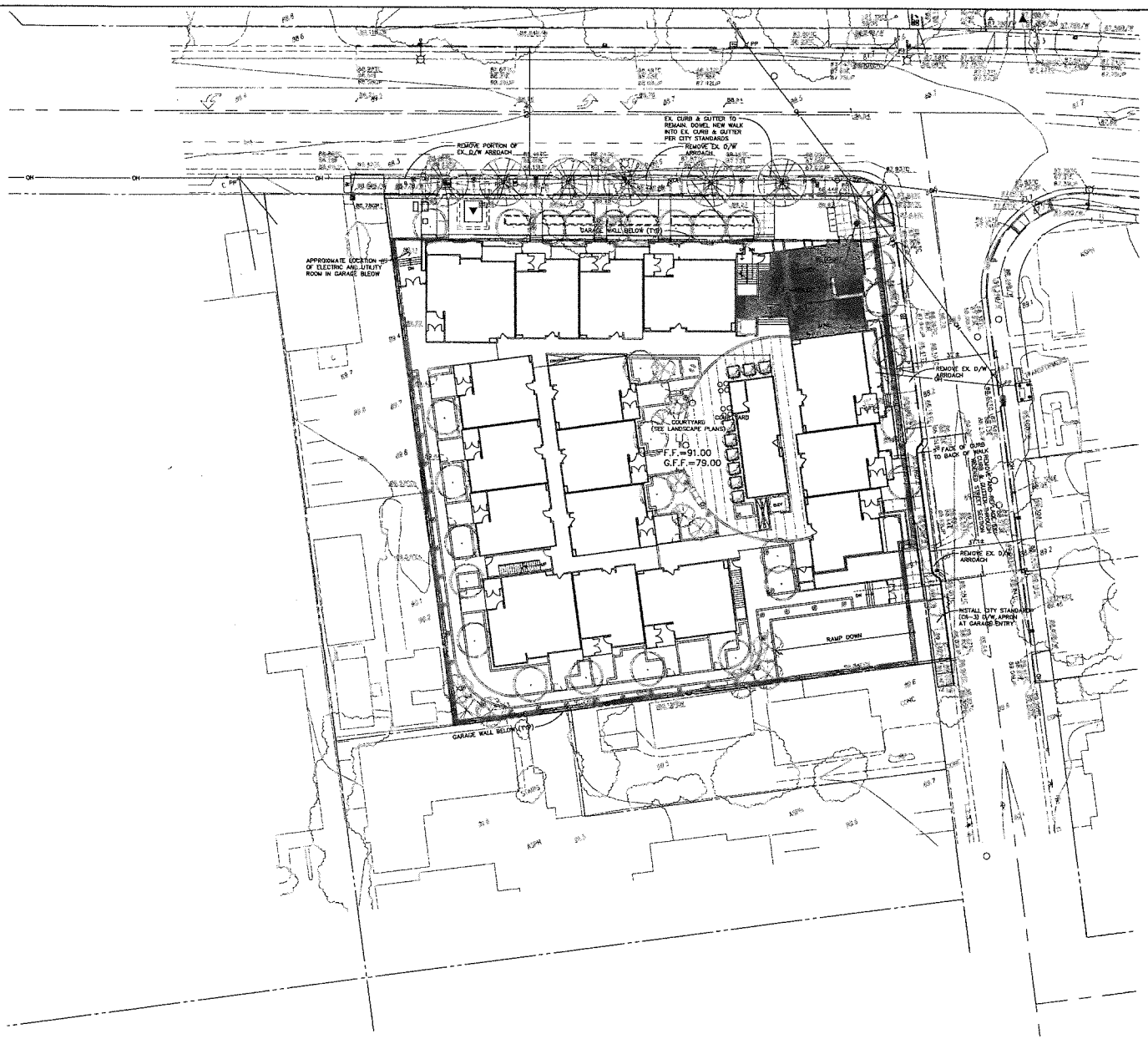
PREPARED FOR:
PROMETHEUS
1900 South Norfolk Street, Suite 150
San Mateo, CA 94403
650.931.3100

Civil Engineering Associates
Civil Engineers • Planners • Surveyors

VESTING TENTATIVE TRACT MAP
390-394 E. EVELYN AVENUE
& 151 BAYVIEW AVENUE
SITE PLAN
SUNNYVALE CALIFORNIA

DATE	MAR. 6,
SCALE	1"=20'
DESIGNED	J.G.
DRAWN	C.H.
JOB NO.	12-109
SHEET	2
OF	4 SHEETS

ATTACHMENT
Page ___ of ___



NO.	DATE	REVISIONS	BY

Civil Engineering Associates
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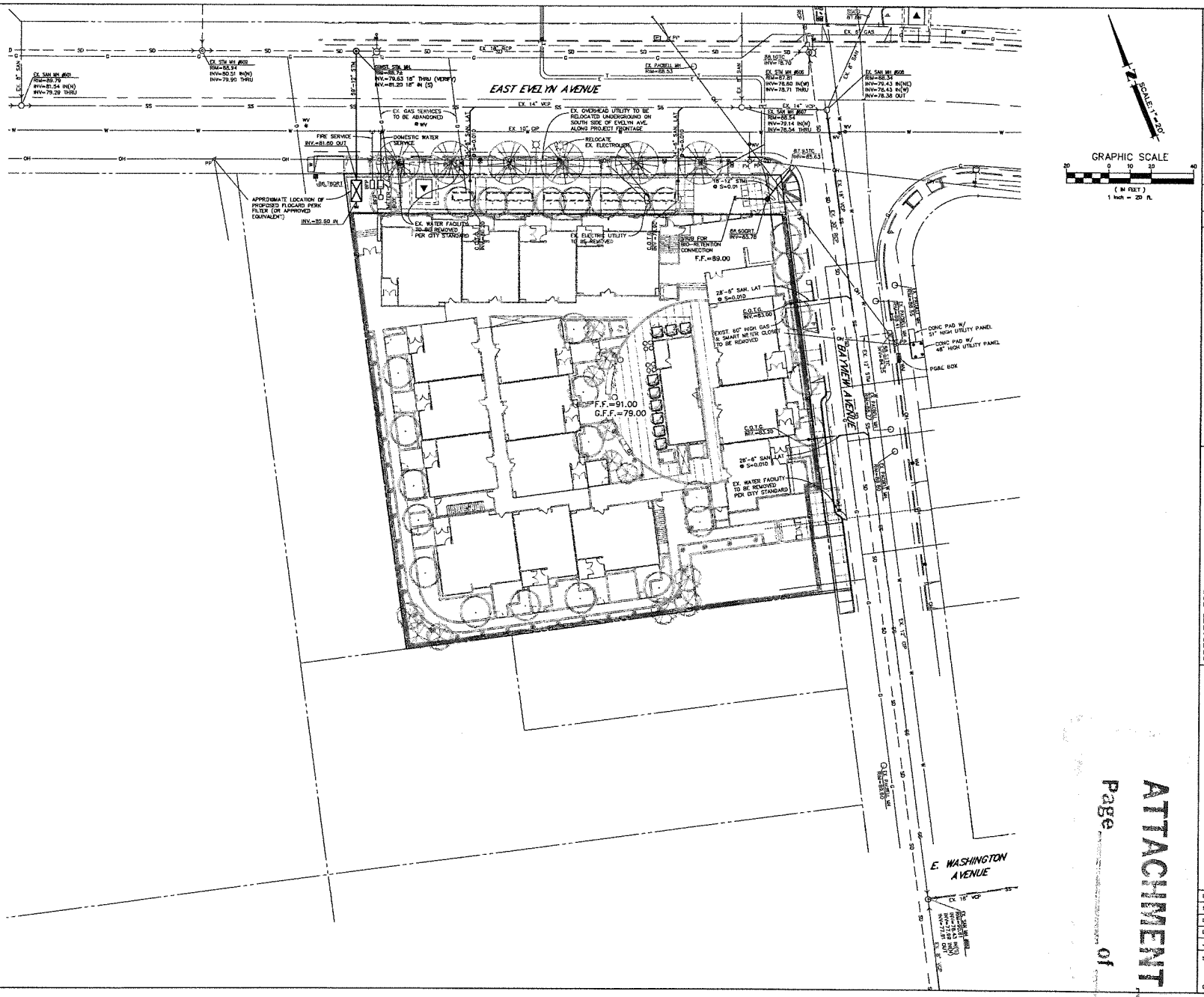
203 Airport Parkway
Suite 333
San Jose, CA 95110
(408) 441-1000

PREPARED FOR:
PROMETHEUS
1900 South Norfolk Street, Suite 150
San Mateo, CA 94403
650 931 3400

VESTING TENTATIVE TRACT MAP
390-394 E. EVELYN AVENUE
& 151 BAYVIEW AVENUE
GRADING AND DRAINAGE PLAN
SUNNYVALE CALIFORNIA

DATE	MAR. 6, 13
SCALE	1"=20'
DESIGNED	J.G.
DRAWN	C.H.
JOB NO.	12-105
SHEET	3
OF	4 SHEETS

ATTACHMENT
Page of



NO	DATE	REVISIONS	BY

Civil Engineering Associates
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231 Josephi Parkway
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VESTING TENTATIVE TRACT MAP
390-394 E. EVELYN AVENUE
& 151 BAYVIEW AVENUE
UTILITY PLAN
SUNNYVALE CALIFORNIA

DATE	MAR. 6, 13
SCALE	1"=20'
DESIGNED	J.G.
DRAWN	C.H.
JOB NO.	12-105
SHEET	4
OF	4 SHEETS

ATTACHMENT
Page ___ of ___