### Project Team

**DEVELOPER:**
PROMETHEUS REAL ESTATE GROUP
2800 SOUTH NORTELY ST. STE. 110
SAN JOSE, CA 95119
CONTACT: JONATHAN HEPSTEIN
PHONE: 408.391.3484

**ARCHITECT/PLANNER:**
STUDIO T SQ, INC.
420 12TH STREET. #150
OAKLAND, CA 94607
CONTACT: ONE HANG
PHONE: 510.451.1880

**CIVIL ENGINEER:**
CIVIL ENGINEERING ASSOCIATES, INC.
334 AIRPORT PKWY. SUITE 115
SAN JOSE, CA 95110
CONTACT: JOHN SALVADORE
PHONE: 408.451.1086

**LANDSCAPE ARCHITECT:**
THE GUEZARDO PARTNERSHIP, INC.
1868 GARI MIRA STREET
SAN FRANCISCO, CA 94111
CONTACT: PAUL LEWIS
PHONE: 415.438.4872 x14

### 4-Story Apartments (Type V) with Podium Parking

<table>
<thead>
<tr>
<th>UNITS</th>
<th>Quan.</th>
<th>S.F.</th>
<th>Unit Size</th>
<th>Rentable S.F.</th>
<th>Parking ratio</th>
<th>Parking provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A 1-bdrm.</td>
<td>12</td>
<td>805</td>
<td>10</td>
<td>9,600</td>
<td>1.5</td>
<td>12</td>
</tr>
<tr>
<td>1B 1-bdrm.</td>
<td>12</td>
<td>848</td>
<td>10</td>
<td>10,176</td>
<td>1.5</td>
<td>12</td>
</tr>
<tr>
<td>1C 1-bdrm</td>
<td>15</td>
<td>837</td>
<td>10</td>
<td>12,555</td>
<td>1.5</td>
<td>15</td>
</tr>
<tr>
<td>1D 1-bdrm</td>
<td>3</td>
<td>805</td>
<td>10</td>
<td>2,415</td>
<td>1.5</td>
<td>5</td>
</tr>
<tr>
<td>10 1-bdrm</td>
<td>2</td>
<td>810</td>
<td>10</td>
<td>1,620</td>
<td>1.5</td>
<td>3</td>
</tr>
<tr>
<td>1D_A 1-bdrm</td>
<td>1</td>
<td>813</td>
<td>10</td>
<td>813</td>
<td>1.5</td>
<td>2</td>
</tr>
<tr>
<td>1A 2 Bdrm</td>
<td>2</td>
<td>1006</td>
<td>10</td>
<td>2,190</td>
<td>2</td>
<td>20</td>
</tr>
<tr>
<td>1B 2-bdrm</td>
<td>10</td>
<td>1218</td>
<td>10</td>
<td>12,190</td>
<td>2</td>
<td>20</td>
</tr>
<tr>
<td>1D 2-bdrm</td>
<td>10</td>
<td>1008</td>
<td>10</td>
<td>10,930</td>
<td>2</td>
<td>20</td>
</tr>
<tr>
<td><strong>Total units</strong></td>
<td><strong>67</strong></td>
<td><strong>62,550</strong></td>
<td><strong>112</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### PARKING

- **Resid. plug regular:** (93 regular plug stalls, 12 stackers) 105
- **Resid. plug accessible:** (9% of residential plug is accessible) 3
- **Residential plug:** (77 fully secured, 31 night-time-secured) 108
- **Guest plug regular:** 3
- **Guest plug accessible:** (5% of guest plug is accessible) 1
- **Guest parking:** 4
- **Auto parking total:** 1.67 |

### DENSITY

- **Residential Density:** 67 units/0.98 acres 68 du/acre

### FLOOR AREA CALCULATIONS

<table>
<thead>
<tr>
<th>Residential</th>
<th>Gross building S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 1</td>
<td>21,730 sf</td>
</tr>
<tr>
<td>Level 2</td>
<td>21,801 sf</td>
</tr>
<tr>
<td>Level 3</td>
<td>21,512 sf</td>
</tr>
<tr>
<td>Level 4</td>
<td>17,446 sf</td>
</tr>
</tbody>
</table>

**Floor Area Residential:** 82,449 sf 1.92 FAR

**Floor Area Subterranean Garage:** 17,208 sf

---

### Project Summary

**MULTI-FAMILY RESIDENTIAL ON PODIUM (SUBTERRANEAN PARKING LEVEL)
TYPE V-A (1 HR) CONSTRUCTION SPRINKLERED (RESIDENTIAL)
TYPE I CONSTRUCTION (PARKING)

**2030 CALIFORNIA BUILDING CODE**

**CURRENT ZONING:** SUNNYVALE DOWNTOWN SPECIFIC PLAN / 4

**ASSESSOR'S PARCEL:** 200505019, 200505020, 200505021, AND 200505022

**SITE AREA:** 0.98 ACRES

**DENSITY:**

**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/Site Plan
- 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 Shade 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

**Revision:** 11-13-2012

**Sheet Title:** Planning Application Submittal

**FILE NO.:** 1204

**Attach No.:** 1204

**Drawing By:** Prometheus Real Estate Group
PREVIOUS DESIGN:
2-BR 46 ea 1,343 sf avg.
1-BR 1 ea 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
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
1  Castle Dale KM3935-3  
   Stucco

2  Couscous KM3929-1  
   Stucco, Siding, Metal

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

4  Defense AC260-5  
   Metal

5  Oyster - Cut Coarse Stone  
   Eldorado Stone
<table>
<thead>
<tr>
<th>Common Name</th>
<th>Plant Name</th>
<th>Scientific Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Eucalyptus gunnii</em></td>
<td>Gunnera</td>
<td>Eucalyptus gunnii</td>
<td>Large evergreen tree with large leaves.</td>
</tr>
<tr>
<td><em>Phormium tenax</em></td>
<td>New Zealand Flax</td>
<td>Phormium tenax</td>
<td>Hardy foliage plant with red and green leaves.</td>
</tr>
<tr>
<td><em>Ilex aquifolium</em></td>
<td>Yew</td>
<td>Ilex aquifolium</td>
<td>Evergreen shrub with glossy dark green leaves.</td>
</tr>
<tr>
<td><em>Fuchsia magellanica</em></td>
<td>Magellan Fuchsia</td>
<td>Fuchsia magellanica</td>
<td>Hardy flowering shrub with pink flowers.</td>
</tr>
<tr>
<td><em>Perovskia atriplicifolia</em></td>
<td>Russian Sage</td>
<td>Perovskia atriplicifolia</td>
<td>Hardy shrub with blue flowers.</td>
</tr>
<tr>
<td><em>Salix alba</em></td>
<td>White Willow</td>
<td>Salix alba</td>
<td>Deciduous shrub with white bark and willowy branches.</td>
</tr>
<tr>
<td><em>Potentilla fruticosa</em></td>
<td>Potentilla</td>
<td>Potentilla fruticosa</td>
<td>Deciduous shrub with orange-red flowers.</td>
</tr>
<tr>
<td><em>Ligustrum ovalifolium</em></td>
<td>Oval-Leaf Privet</td>
<td>Ligustrum ovalifolium</td>
<td>Evergreen shrub with glossy dark green leaves.</td>
</tr>
<tr>
<td><em>Prunus serrulata</em></td>
<td>Japanese Cherry</td>
<td>Prunus serrulata</td>
<td>Deciduous shrub with white flowers.</td>
</tr>
<tr>
<td><em>Ribes nigrum</em></td>
<td>Blackcap</td>
<td>Ribes nigrum</td>
<td>Deciduous shrub with deep red berries.</td>
</tr>
<tr>
<td><em>Sambucus nigra</em></td>
<td>Elderberry</td>
<td>Sambucus nigra</td>
<td>Deciduous shrub with white flowers and black berries.</td>
</tr>
<tr>
<td><em>Amelanchier canadensis</em></td>
<td>Serviceberry</td>
<td>Amelanchier canadensis</td>
<td>Deciduous shrub with white flowers and purple berries.</td>
</tr>
<tr>
<td><em>Hydrangea arborescens</em></td>
<td>Smooth Hydrangea</td>
<td>Hydrangea arborescens</td>
<td>Deciduous shrub with white flowers that turn red in fall.</td>
</tr>
<tr>
<td><em>Thuja occidentalis</em></td>
<td>White Cedar</td>
<td>Thuja occidentalis</td>
<td>Evergreen tree with blue-green foliage.</td>
</tr>
<tr>
<td><em>Artemisia absinthium</em></td>
<td>Wormwood</td>
<td>Artemisia absinthium</td>
<td>Evergreen shrub with silvery-gray foliage.</td>
</tr>
<tr>
<td><em>Salix caprea</em></td>
<td>Goat Willow</td>
<td>Salix caprea</td>
<td>Deciduous shrub with yellow catkins.</td>
</tr>
<tr>
<td><em>Berberis thunbergii</em></td>
<td>Japanese Barberry</td>
<td>Berberis thunbergii</td>
<td>Deciduous shrub with yellow flowers.</td>
</tr>
<tr>
<td><em>Cotoneaster franchetii</em></td>
<td>Franchetti Cotoneaster</td>
<td>Cotoneaster franchetii</td>
<td>Deciduous shrub with orange-red flowers.</td>
</tr>
<tr>
<td><em>Hippophae rhamnoides</em></td>
<td>Seabuckthorn</td>
<td>Hippophae rhamnoides</td>
<td>Deciduous shrub with yellow flowers.</td>
</tr>
</tbody>
</table>

**REFERENCES**

- *Eucalyptus gunnii* is a popular choice for large-scale plantings due to its tall, dramatic form and large leaves.
- *Phormium tenax* is a versatile plant that can be used in a variety of settings, from gardens to street plantings.
- *Ilex aquifolium* is a classic evergreen with glossy dark green leaves and is often used in hedges and topiary.
- *Fuchsia magellanica* is a hardy flowering shrub with bright pink flowers that add color to the landscape throughout the season.
- *Perovskia atriplicifolia* is a popular choice for its large clusters of blue flowers and its hardiness in a variety of climates.
- *Salix alba* is a beloved shrub with its willowy branches and white bark, often used to add a touch of elegance to the landscape.
- *Potentilla fruticosa* is a sturdy shrub with orange-red flowers that thrive in a variety of soils.
- *Ligustrum ovalifolium* is a classic evergreen with glossy dark green leaves, often used as a hedge or screen.
- *Prunus serrulata* is a popular choice for its white flowers, which add a touch of elegance to the landscape.
- *Ribes nigrum* is a hardy shrub with deep red berries that attract wildlife.
- *Sambucus nigra* is a deciduous shrub with white flowers and black berries, adding a touch of color and interest.
- *Amelanchier canadensis* is a versatile shrub with white flowers that turn red in fall, adding color to the landscape.
- *Hydrangea arborescens* is a hardy shrub with white flowers that turn red in fall, adding color to the landscape.
- *Thuja occidentalis* is a hardy evergreen tree with blue-green foliage, often used as a specimen tree.
- *Artemisia absinthium* is a hardy shrub with silvery-gray foliage, often used in dry, sunny locations.
- *Salix caprea* is a hardy shrub with yellow catkins, often used in hanging baskets or in water features.
- *Berberis thunbergii* is a hardy shrub with yellow flowers, often used in gardens and as a groundcover.
- *Cotoneaster franchetii* is a hardy shrub with orange-red flowers, often used in gardens and as a groundcover.
- *Hippophae rhamnoides* is a hardy shrub with yellow flowers, often used in coastal gardens.

**DESIGN CONSIDERATIONS**

- Consider the size, shape, and color of the plants when designing your landscape.
- Choose plants that are appropriate for your climate and soil conditions.
- Use a variety of plant types to create a diverse and interesting landscape.
- Consider the seasonal interest of the plants, selecting those that provide color and interest throughout the year.
- Use plants that will thrive in your landscape and require minimal care.
- Consider the maintenance needs of the plants when designing your landscape.

**PLANT PALETTE**

- *Eucalyptus gunnii* (Gunnera)
- *Phormium tenax* (New Zealand Flax)
- *Ilex aquifolium* (Yew)
- *Fuchsia magellanica* (Magellan Fuchsia)
- *Perovskia atriplicifolia* (Russian Sage)
- *Salix alba* (White Willow)
- *Potentilla fruticosa* (Potentilla)
- *Ligustrum ovalifolium* (Oval-Leaf Privet)
- *Prunus serrulata* (Japanese Cherry)
- *Ribes nigrum* (Blackcap)
- *Sambucus nigra* (Elderberry)
- *Amelanchier canadensis* (Serviceberry)
- *Hydrangea arborescens* (Smooth Hydrangea)
- *Thuja occidentalis* (White Cedar)
- *Artemisia absinthium* (Wormwood)
- *Salix caprea* (Goat Willow)
- *Berberis thunbergii* (Japanese Barberry)
- *Cotoneaster franchetii* (Franchetti Cotoneaster)
- *Hippophae rhamnoides* (Seabuckthorn)

**REFERENCES**

- *Eucalyptus gunnii* is a popular choice for large-scale plantings due to its tall, dramatic form and large leaves.
- *Phormium tenax* is a versatile plant that can be used in a variety of settings, from gardens to street plantings.
- *Ilex aquifolium* is a classic evergreen with glossy dark green leaves and is often used in hedges and topiary.
- *Fuchsia magellanica* is a hardy flowering shrub with bright pink flowers that add color to the landscape throughout the season.
- *Perovskia atriplicifolia* is a popular choice for its large clusters of blue flowers and its hardiness in a variety of climates.
- *Salix alba* is a beloved shrub with its willowy branches and white bark, often used to add a touch of elegance to the landscape.
- *Potentilla fruticosa* is a sturdy shrub with orange-red flowers that thrive in a variety of soils.
- *Ligustrum ovalifolium* is a classic evergreen with glossy dark green leaves, often used as a hedge or screen.
- *Prunus serrulata* is a popular choice for its white flowers, which add a touch of elegance to the landscape.
- *Ribes nigrum* is a hardy shrub with deep red berries that attract wildlife.
- *Sambucus nigra* is a deciduous shrub with white flowers and black berries, adding a touch of color and interest.
- *Amelanchier canadensis* is a versatile shrub with white flowers that turn red in fall, adding color to the landscape.
- *Hydrangea arborescens* is a hardy shrub with white flowers that turn red in fall, adding color to the landscape.
- *Thuja occidentalis* is a hardy evergreen tree with blue-green foliage, often used as a specimen tree.
- *Artemisia absinthium* is a hardy shrub with silvery-gray foliage, often used in dry, sunny locations.
- *Salix caprea* is a hardy shrub with yellow catkins, often used in hanging baskets or in water features.
- *Berberis thunbergii* is a hardy shrub with yellow flowers, often used in gardens and as a groundcover.
- *Cotoneaster franchetii* is a hardy shrub with orange-red flowers, often used in gardens and as a groundcover.
- *Hippophae rhamnoides* is a hardy shrub with yellow flowers, often used in coastal gardens.

**DESIGN CONSIDERATIONS**

- Consider the size, shape, and color of the plants when designing your landscape.
- Choose plants that are appropriate for your climate and soil conditions.
- Use a variety of plant types to create a diverse and interesting landscape.
- Consider the seasonal interest of the plants, selecting those that provide color and interest throughout the year.
- Use plants that will thrive in your landscape and require minimal care.
- Consider the maintenance needs of the plants when designing your landscape.