Attachment E (PC)

SITE, ARCHITECTURAL, AND LANDSCAPE PLANS

CLASSICS AT TOYAMA II

RESIDENTIAL DEVELOPMENT PROPOSAL
BY CLASSIC COMMUNITIES
SUNNYVALE, CALIFORNIA

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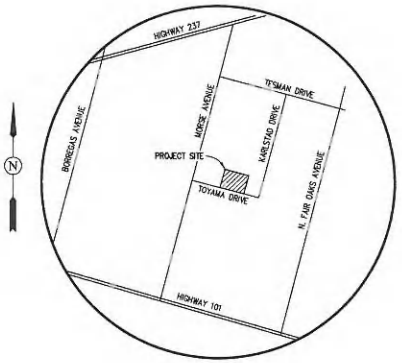

VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION :

SITE AREA:	0.87± AC
SITE ADDRESS:	435 TOYAMA DRIVE, SUNNYVALE, CA 94089
A.P.N. :	110-14-057
ZONING DESIGNATION:	(MS-ITR-R3) INDUSTRIAL AND SERVICE
EXISTING LAND USE:	COMMERCIAL
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL

CLASSIC COMMUNITIES

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2633 CAMINO RAMON, Suite 350 San Ramon, CA 94583
925-866-0322 • fax 925-866-8575
www.cbandg.com

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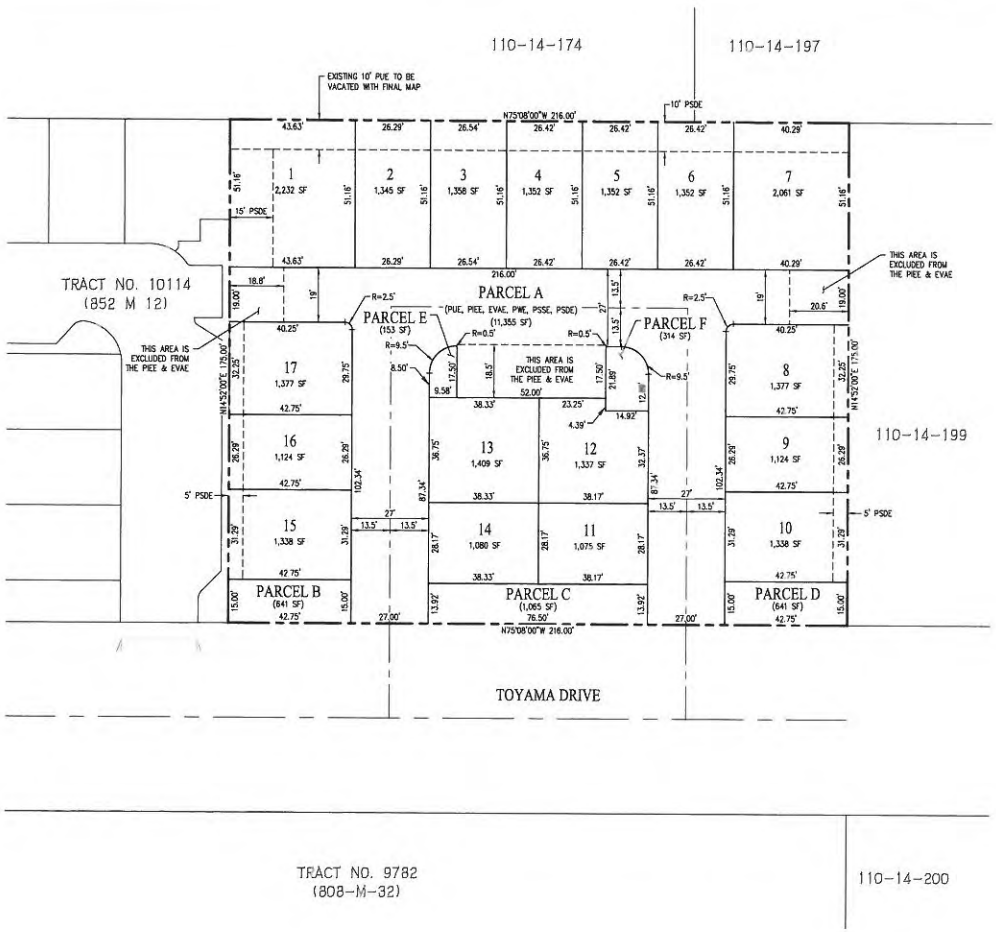
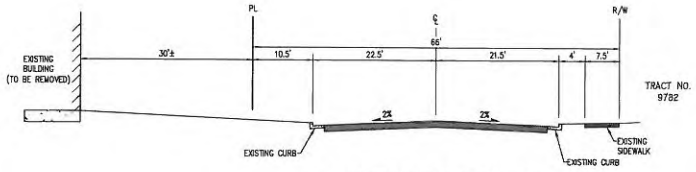
GATES & ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING URBAN DESIGN
2671 CROW CANYON RD, SAN RAMON, CA 94583
TEL 925 735 8178 FAX 925 408 8901
WWW.GGATES.COM

T.1

SEPTEMBER 6, 2023





TYPICAL EXISTING TOYAMA DRIVE
STREET SECTION
NOT TO SCALE

GENERAL NOTES:

1. OWNER: RAYMOND & AMY CHAN, 435 TOYAMA DRIVE, SUNNYVALE, CA 94089
2. DEVELOPER: CLASSIC COMMUNITIES, 1068 EAST MEADOW CIRCLE, PALO ALTO, CA 94303
3. CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC., 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583, (925) 866-0322, GORDON T. ZANIN RCE# 76794 EXPIRES 12/31/14
4. APN: 110-14-057
5. ZONING: MS-ITR-R3
6. PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
7. EXISTING LAND USE: COMMERCIAL
8. GENERAL PLAN: RESIDENTIAL MEDIUM DENSITY 14-27 DWELLING UNITS PER ACRE
9. GROSS SITE AREA: 37,600 SF (0.87 AC)
10. NUMBER OF UNITS: 17; DENSITY: 19.5 DU / NET ACRE
11. AVERAGE LOT SIZE: 1,390 SF
12. MINIMUM LOT SIZE: 1075 SF (LOT 11)
13. COMMON AREA'S:
    PARCEL A (11,355 SF)
    PARCEL B (641 SF)
    PARCEL C (1,065 SF)
    PARCEL D (641 SF)
    PARCEL E (153 SF)
    PARCEL F (314 SF)
14. NUMBER OF PARKING SPACES: 34 GARAGE, 9 ON-SITE
15. UTILITIES:
    SEWER — CITY OF SUNNYVALE
    STORM DRAIN — CITY OF SUNNYVALE
    WATER — CITY OF SUNNYVALE
16. GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
17. ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN. DESIGN SHALL ADHERE TO CITY OF SUNNYVALE STANDARDS.
18. PROJECT MAY BE BUILT IN PHASES AND MULTIPLE FINAL MAPS MAY BE FILED.
19. ALL EXISTING TREES & STRUCTURES TO BE REMOVED EXCEPT AS NOTED. SEE SHEET C-1 FOR MORE INFORMATION.
20. FOR TREE INFORMATION, SEE REPORT PREPARED BY BARRIE D. COATE AND ASSOCIATES, DATED MARCH 13, 2013.
21. EXISTING ONSITE UTILITIES TO BE REMOVED.
22. APPROVED ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTAGE AND SHALL CONTRAST WITH THEIR BACKGROUND.

AREA SUMMARY TABLE	
DESCRIPTION	AREA
LOTS	23,631 SF
PARCELS	14,169 SF
TOTAL	37,800 SF

NOTES:
1. LOT AREAS INCLUDE BACKYARDS AND LANDSCAPING ADJACENT TO UNIT (IF APPLICABLE).
2. PARCELS INCLUDE OPEN SPACE AREAS AND DRIVE AISLES.

VICINITY MAP
NOT TO SCALE

ABBREVIATIONS:

EVAE – EMERGENCY VEHICLE ACCESS EASEMENT
PIEE – PRIVATE INGRESS AND EGRESS EASEMENT
PSDE – PRIVATE STORM DRIAN EASEMENT
PSSE – PRIVATE SANITARY SEWER EASEMENT
PUE – PUBLIC UTILITY EASEMENT
PWE – PRIVATE WATER EASEMENT

VESTING TENTATIVE MAP
LOTTING PLAN
CLASSICS AT TOYAMA II

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

0' 20' 60' 80'
SCALE: 1" = 20' DATE: SEPTEMBER 6, 2013

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SHEET NUMBER: TM-1

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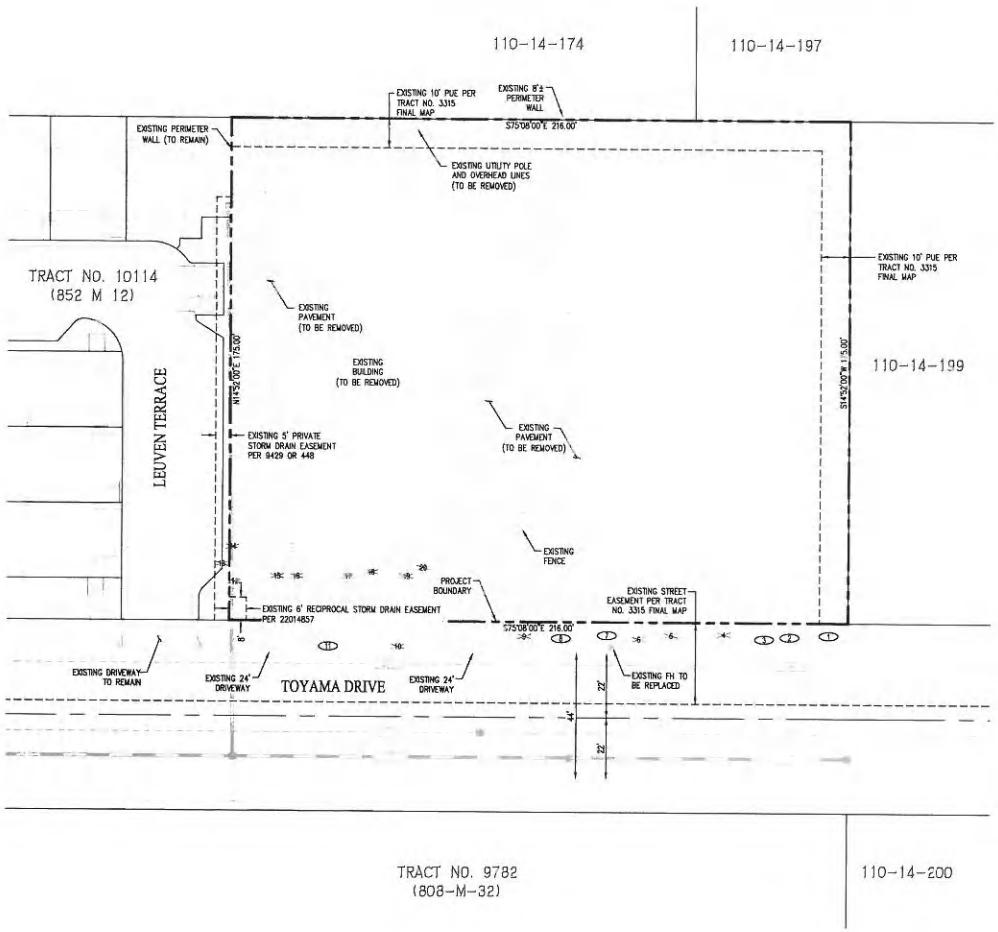

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		CURB, GUTTER, SIDEWALK & DRIVEWAYS
		EXISTING PAVEMENT TO BE REMOVED
		EXISTING PAVEMENT TO REMAIN
		BIO-RETENTION DRAINAGE AREA
		EASEMENT LINE
x HP 777.70		SPOT ELEVATIONS
		MONUMENT
SD		STORM DRAIN
SS		SANITARY SEWER
W		WATER
		MANHOLE
		CATCH BASIN
		FIELD INLET
		AREA DRAIN
		FIRE HYDRANT
		ELECTROLIER
		TREES TO BE PRESERVED
		TREES TO BE REMOVED

NOTE:
FOR SPECIFIC TREE INFORMATION PLEASE REFER TO THE TREE SURVEY PREPARED BY BARRIE D. COATE AND ASSOCIATES DATED MARCH 13, 2013.

SPECIAL DEVELOPMENT PERMIT

EXISTING CONDITIONS / DEMO PLAN

CLASSICS AT TOYAMA II

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: SEPTEMBER 6, 2013

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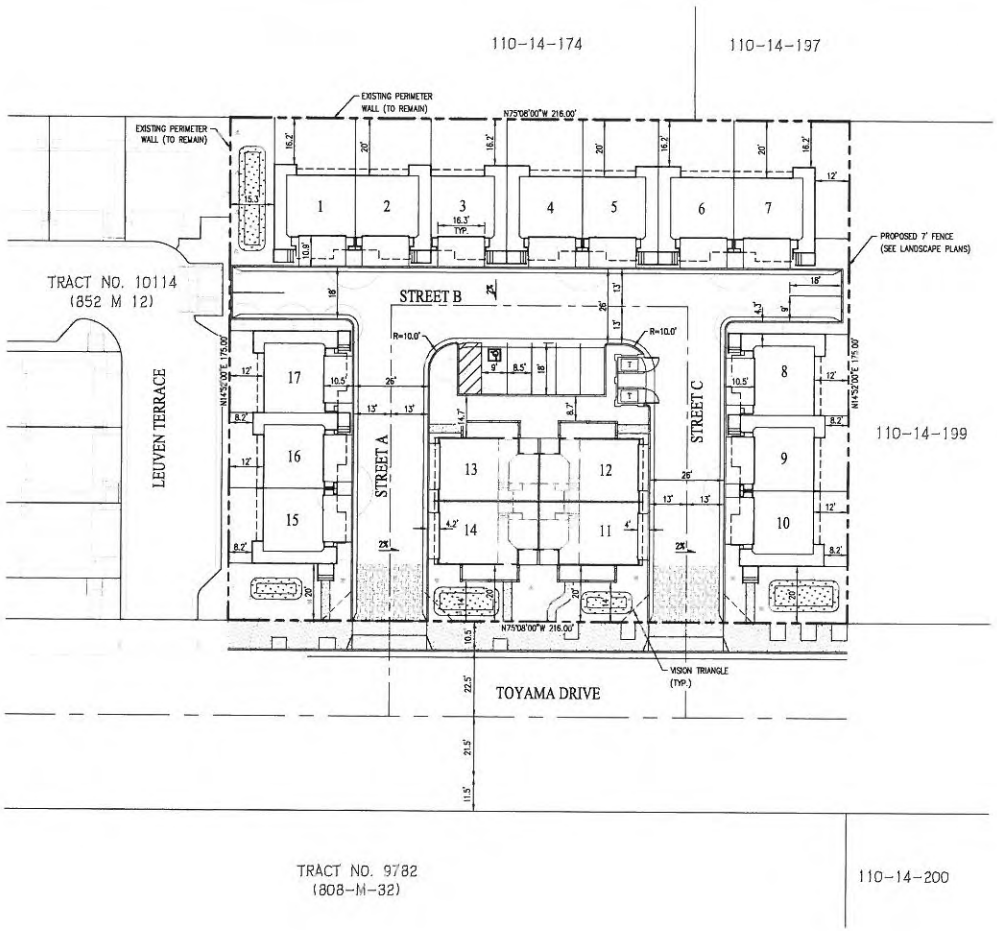
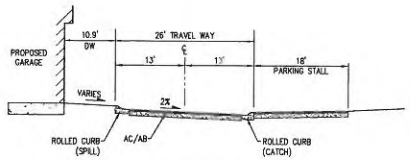
SHEET NUMBER C.1

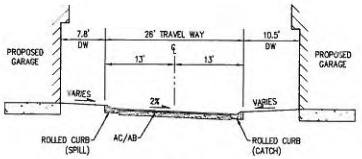


LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		CURB, GUTTER, SIDEWALK & DRIVEWAYS
		BIO-RETENTION DRAINAGE AREA
		DECORATIVE PAVEMENT (SEE LANDSCAPE PLANS)
		PAVEMENT
		EASEMENT LINE
	17.6	SPOT ELEVATIONS
		MONUMENT
	SD	STORM DRAIN
	SS	SANITARY SEWER
	W	WATER
		MANHOLE
		CATCH BASIN
		FIELD INLET
		BUBBLE UP
		AREA DRAIN
		FIRE HYDRANT
	T	TRASH
		TREES



TYPICAL STREET B SECTION
NOT TO SCALE



TYPICAL STREET C SECTION
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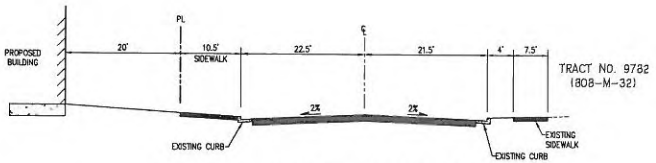

TYPICAL EXISTING TOYAMA DRIVE STREET SECTION
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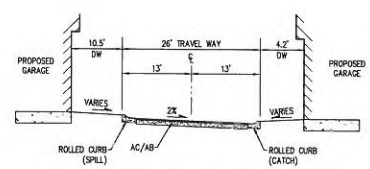

TYPICAL STREET A SECTION
NOT TO SCALE

SPECIAL DEVELOPMENT PERMIT
SITE PLAN
CLASSICS AT TOYAMA II

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

0' 20' 60' 80'
SCALE: 1" = 20' DATE: SEPTEMBER 6, 2013

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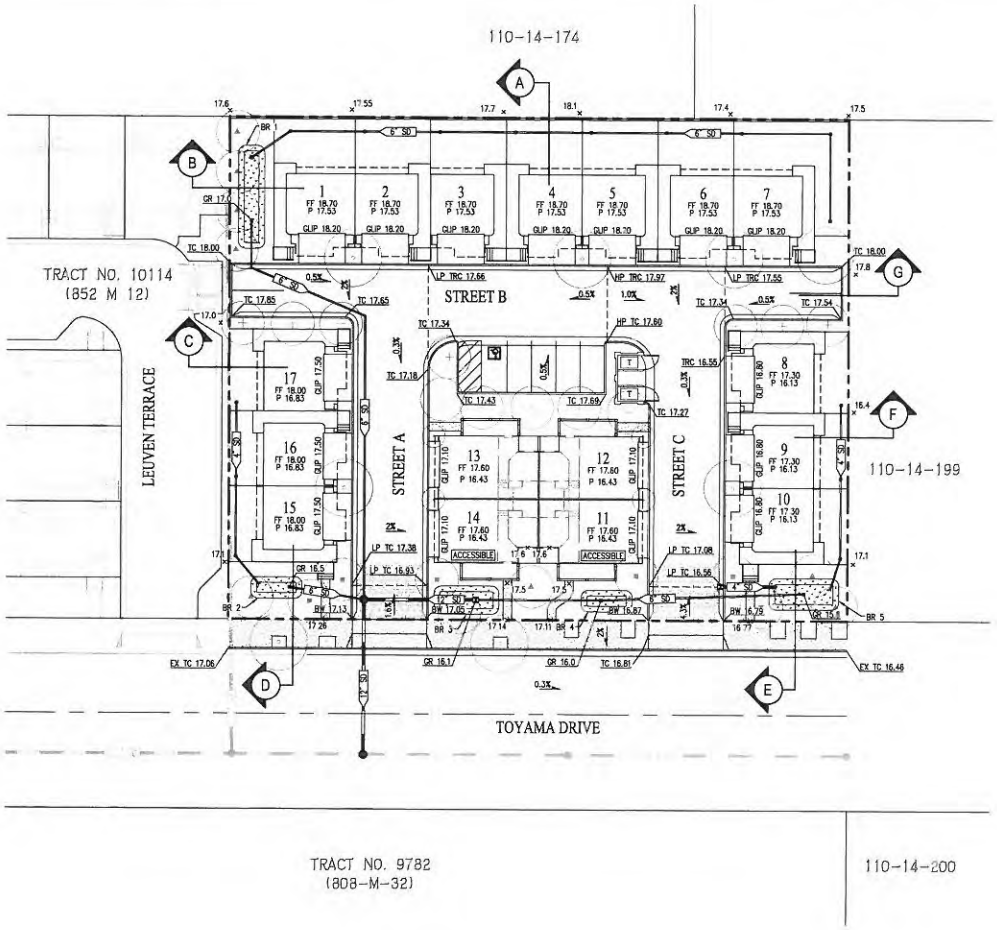
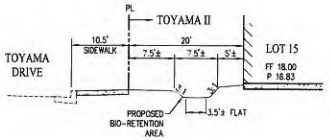
SHEET NUMBER
C.2



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		CURB, GUTTER, SIDEWALK & DRIVEWAYS
		BIO-RETENTION DRAINAGE AREA
		SPOT ELEVATIONS
		STORM DRAIN
		MANHOLE
		CATCH BASIN
		FIELD INLET
		AREA DRAIN
		ELECTROLIER
		TRASH
		TREES
	ACCESSIBLE	ACCESSIBLE UNITS

BIO-RETENTION AREAS		
BR #	TOP OF SLOPE	BOTTOM ELEVATION
1	17.2	16.2
2	16.7	15.7
3	16.3	15.3
4	16.2	15.2
5	16.0	15.0



SECTION D-D
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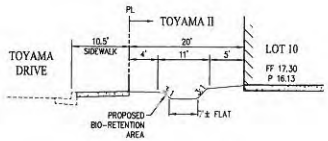

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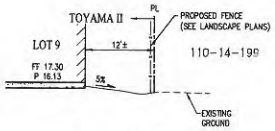

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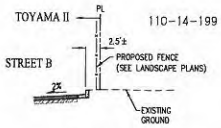

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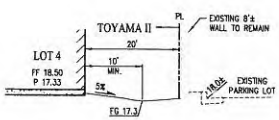

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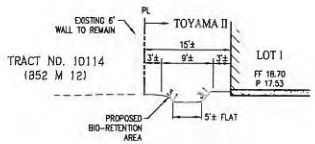

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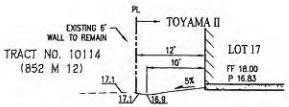

SECTION C-C
NOT TO SCALE

SPECIAL DEVELOPMENT PERMIT
PRELIMINARY GRADING PLAN
CLASSICS AT TOYAMA II

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: SEPTEMBER 6, 2013

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SHEET NUMBER C.3

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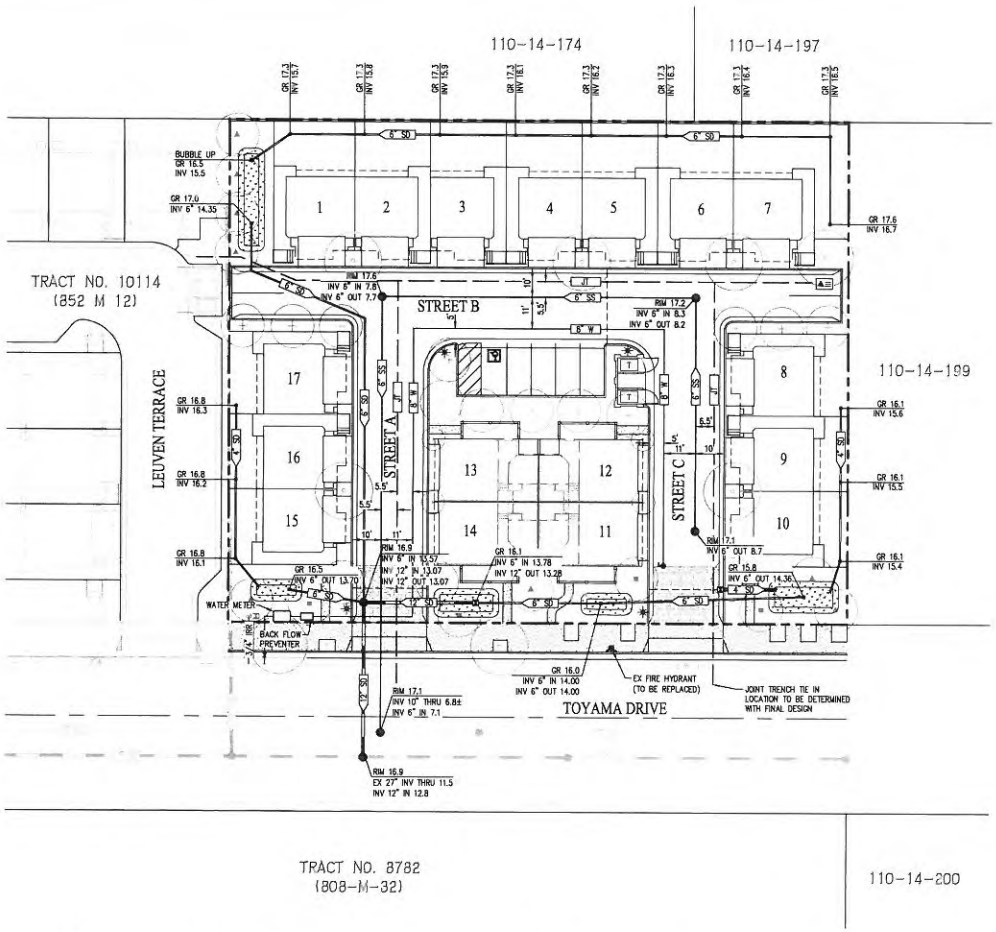
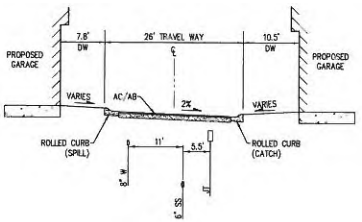
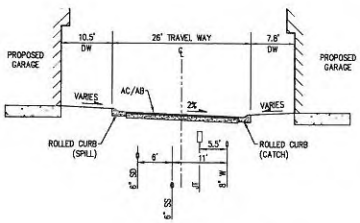


LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		CURB, GUTTER, SIDEWALK & DRIVEWAYS
		BIO-RETENTION DRAINAGE AREA
		EASEMENT LINE
	17.6	SPOT ELEVATIONS
		MONUMENT
	SD	STORM DRAIN
	SS	SANITARY SEWER
	W	WATER
	JT	JOINT TRENCH
		MANHOLE
		CATCH BASIN
		FIELD INLET
		BUBBLE UP
		AREA DRAIN
		FIRE HYDRANT
	T	TRASH
		TREES



TYPICAL UTILITY LAYOUT
(STREET C)
NOT TO SCALE



TYPICAL UTILITY LAYOUT
(STREET A)
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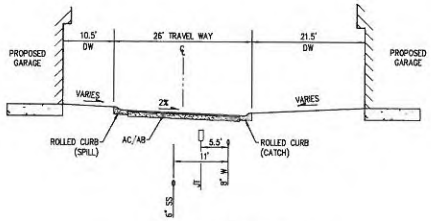

TYPICAL UTILITY LAYOUT
(STREET B)
NOT TO SCALE

SPECIAL DEVELOPMENT PERMIT
PRELIMINARY UTILITY PLAN
CLASSICS AT TOYAMA II

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: SEPTEMBER 6, 2013

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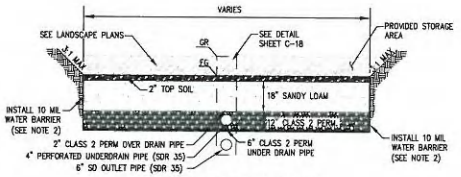
SHEET NUMBER
C.4



BIO RETENTION AREA DETAIL

NOT TO SCALE

BIO-RETENTION AREA NOTES:

1. SANDY LOAM SOIL MIX SHALL HAVE MINIMUM LONG TERM PERCOLATION RATE OF 5"/HOUR.
2. INSTALL 10-MIL WATER BARRIER AROUND THE SIDES AND BOTTOM OF THE BIO-RETENTION AREAS ADJACENT TO BUILDING FOUNDATIONS.

LEGEND

- BIO-RETENTION AREA
- ROOF AREA
- PAVEMENT AREA
- CONCRETE AREA
- OFFSITE SIDEWALK
- DMA BOUNDARY

DRAINAGE MANAGEMENT AREA SUMMARY

DMA 1:	
ROOF	4,700 SF
CONCRETE	0 SF
PAVEMENT	0 SF
SUB-TOTAL IMPERVIOUS AREA	4,700 SF
LANDSCAPING	4,842 SF
BR #1 – BIO-RETENTION AREA	323 SF
TOTAL	9,865 SF
PERCENTAGE OF SITE	26.1%

DMA 2:	
ROOF	2,002 SF
CONCRETE	42 SF
PAVEMENT	0 SF
SUB-TOTAL IMPERVIOUS AREA	2,044 SF
LANDSCAPING	1,556 SF
BR #2 – BIO-RETENTION AREA	130 SF
TOTAL	3,730 SF
PERCENTAGE OF SITE	9.9%

DMA 3:	
ROOF	1,602 SF
CONCRETE	960 SF
PAVEMENT	5,819 SF
SUB-TOTAL IMPERVIOUS AREA	8,381 SF
LANDSCAPING	2,799 SF
BR #3 – BIO-RETENTION AREA	211 SF
TOTAL	11,391 SF
PERCENTAGE OF SITE	30.1%

DMA 4:	
ROOF	1,602 SF
CONCRETE	241 SF
PAVEMENT	0 SF
SUB-TOTAL IMPERVIOUS AREA	1,843 SF
LANDSCAPING	1,118 SF
BR #4 – BIO-RETENTION AREA	129 SF
TOTAL	3,090 SF
PERCENTAGE OF SITE	8.2%

DMA 5:	
ROOF	2,002 SF
CONCRETE	1,254 SF
PAVEMENT	3,857 SF
SUB-TOTAL IMPERVIOUS AREA	7,113 SF
LANDSCAPING	2,349 SF
BR #5 – BIO-RETENTION AREA	262 SF
TOTAL	9,724 SF
PERCENTAGE OF SITE	25.7%

NOTE:
SIZING OF BIO-RETENTION AREAS IS PRELIMINARY. FINAL SIZING CALCULATIONS WILL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE SANTA CLARA COUNTY C.3 GUIDEBOOK.

SPECIAL DEVELOPMENT PERMIT

PRELIMINARY STORMWATER MANAGEMENT PLAN

CLASSICS AT TOYAMA II

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: SEPTEMBER 6, 2013

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SHEET NUMBER C.5

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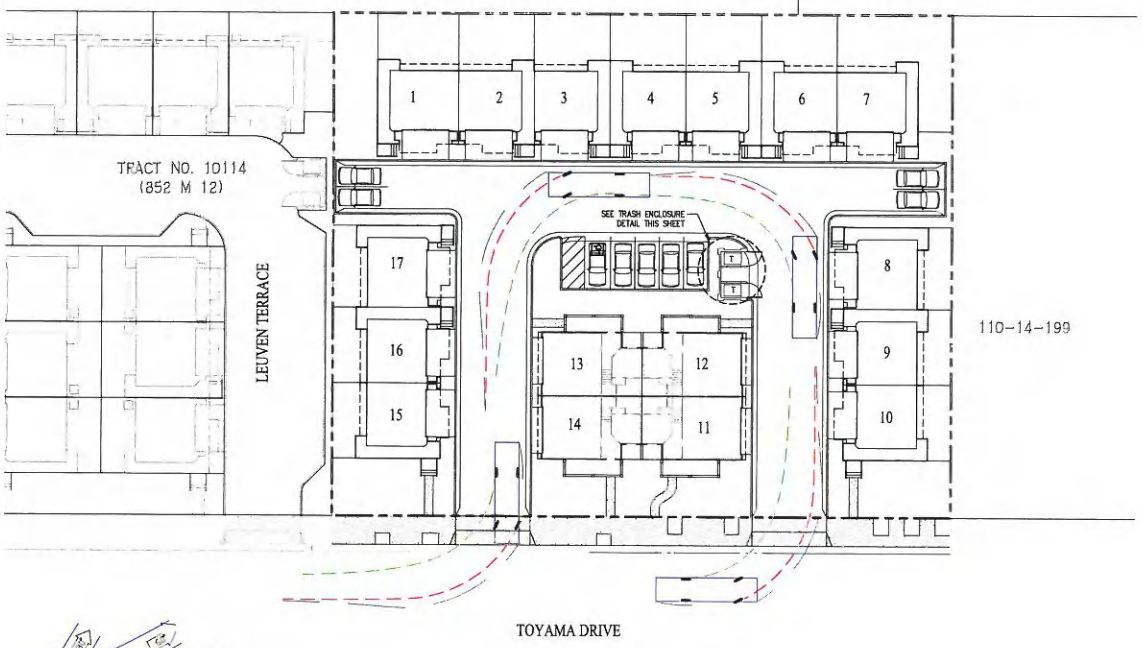

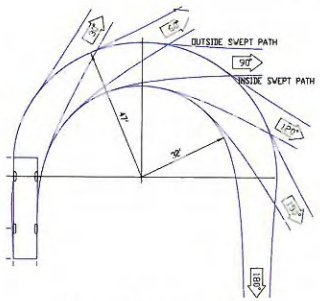

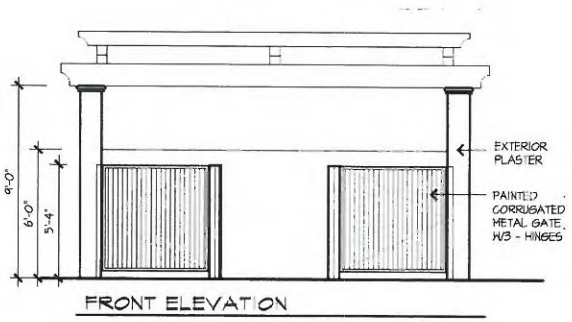

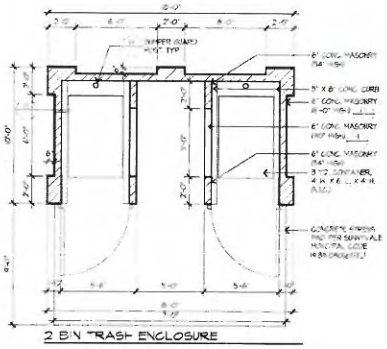

TRASH ENCLOSURE DETAIL
NOT TO SCALE

SPECIAL DEVELOPMENT PERMIT

GARBAGE TRUCK TURNING EXHIBIT

CLASSICS AT TOYAMA II

CITY OF SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

0' 20' 60' 80'

SCALE: 1" = 20' DATE: SEPTEMBER 6, 2013

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SHEET NUMBER C.6

G:\2165\CAD\ASP\FINAL DEVELOPMENT PERMIT\C.6

Site Summary :
Total Homes : 17
Site Area : 0.86 Acres
Density : 19.8 Homes/Acre

Parking Provided :
2 Garage Spaces/Home : 34
On-site Parking Spaces : 9

North

0 10 20 40 SCALE: 1" = 20'-0"

ILLUSTRATIVE SITE PLAN

P.1
09.06.13

TOYAMA II
SUNNYVALE, CA

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PLAN 2Y(T) PLAN 1 PLAN 1R PLAN 2YR(T)

0 4 8 16 SCALE: 1/8" = 1'-0"

TOYAMA DRIVE STREETSCENE

TOYAMA II

SUNNYVALE, CA

A 1.0

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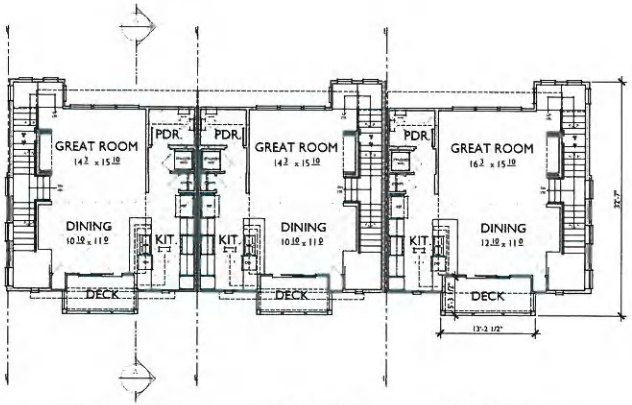
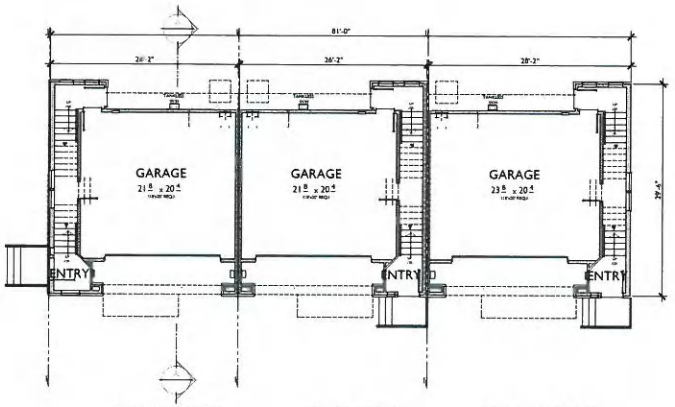


PLAN 2Y(T) PLAN 2Z(T) PLAN 2XR(T)

SECOND FLOOR



PLAN 2Y(T) PLAN 2Z(T) PLAN 2XR(T)

FIRST FLOOR

FLOOR PLAN SQUARE FOOTAGE

PLAN 2Y(T):

FIRST:	148 SF
SECOND:	568 SF
THIRD:	750 SF
TOTAL:	1,466 SF
GARAGE:	464 SF

PLAN 2Z(T):

FIRST:	148 SF
SECOND:	568 SF
THIRD:	744 SF
TOTAL:	1,460 SF
GARAGE:	464 SF

PLAN 2XR(T):

FIRST:	148 SF
SECOND:	615 SF
THIRD:	808 SF
TOTAL:	1,571 SF
GARAGE:	464 SF

0 4 8 16 SCALE: 1/8" = 1'-0"

3-PLEX FLOOR PLANS

TOYAMA II

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A1.1

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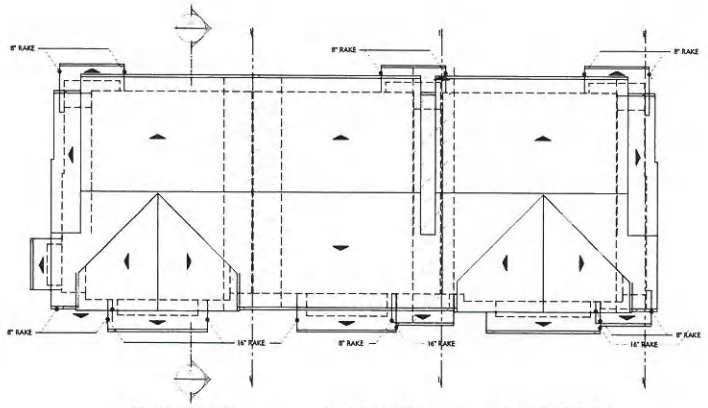
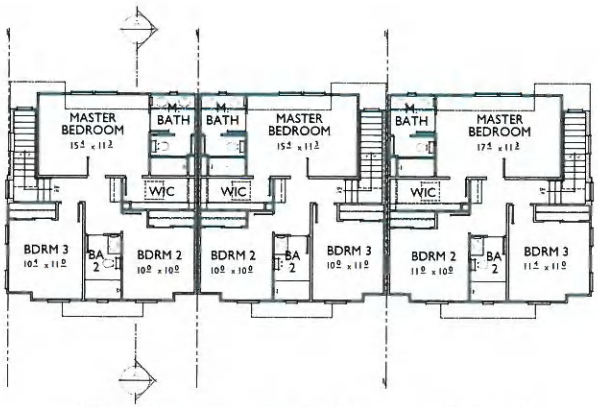


PLAN 2Y(T) PLAN 2Z(T) PLAN 2XR(T)

ROOF PLAN

ROOF PLAN

SLOPE : 4:12 U.N.O.
O.H. AT EAVE : 24"
O.H. AT RAKE : 24" U.N.O.
FAU IN ATTIC



PLAN 2Y(T) PLAN 2Z(T) PLAN 2XR(T)

THIRD FLOOR

0 4 8 16 SCALE: 1/8" = 1'-0"

3-PLEX FLOOR PLANS

TOYAMA II
SUNNYVALE, CA

A 1.2
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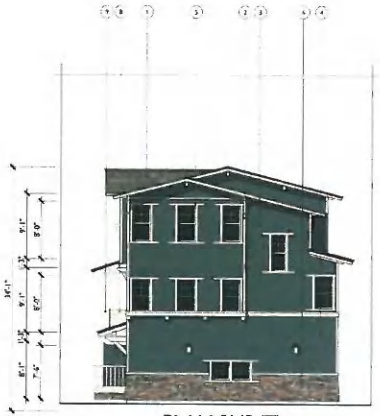
PLAN 2X(T)

LEFT ELEVATION

PLAN 2X(T) 2Z(T) PLAN 2XR(T)

FRONT ELEVATION



PLAN 2XR(T)

RIGHT ELEVATION

PLAN 2XR(T) 2Z(T) PLAN 2X(T)

REAR ELEVATION

MATERIALS

1. COMPOSITION ROOF TILE
2. 2x4 VERTICAL WOOD TRIM
3. 8.25" HORIZONTAL WOOD LAP SIDING
4. HARDIESHINGLES STRAIGHT EDGE PANEL
5. CEMENTITIOUS TRIM AT WINDOW
6. SYNTHTIC STONE VENEER
7. POTSHELF
8. WOOD RAILING
9. CEMENTITIOUS PANEL AND WOOD BUILT-UP COLUMN
10. METAL SECTIONAL GARAGE DOORS CEMENTITIOUS TRIM AND BOARD AND PANEL

0 4 8 16 SCALE: 1/8" = 1'-0"

3-PLEX ELEVATIONS

A 1.3

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TOYAMA II

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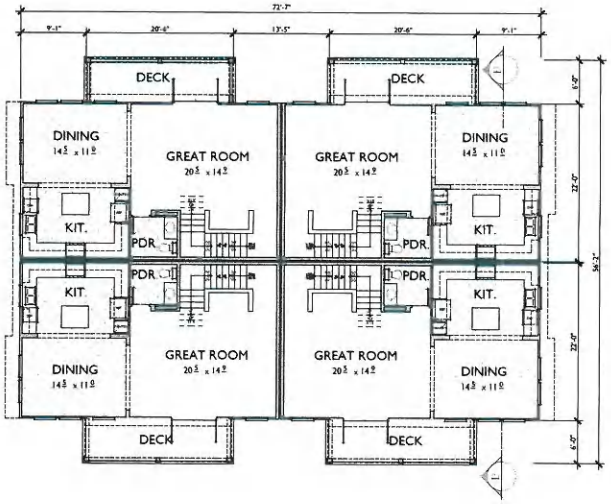
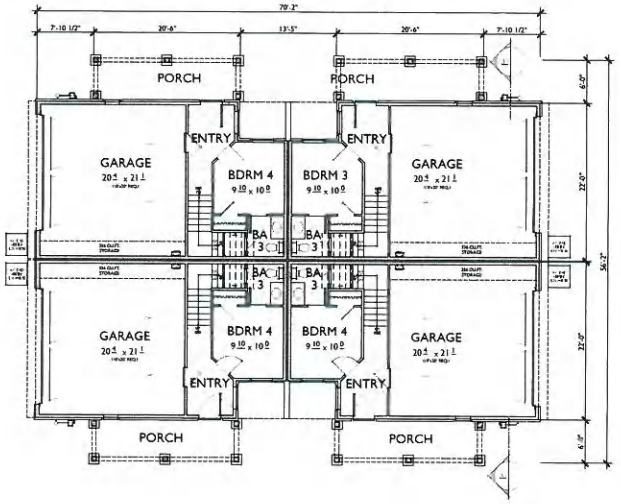
PLAN 1 PLAN 1Y



PLAN 1 PLAN 1R

SECOND FLOOR

PLAN 1 PLAN 1Y



PLAN 1 PLAN 1R

FIRST FLOOR

FLOOR PLAN SQUARE FOOTAGE

PLAN 1:

FIRST:	275 SF
SECOND:	797 SF
THIRD:	827 SF
TOTAL:	1,899 SF
GARAGE:	457 SF
STORAGE:	336 CU. FT.

(164 CU. FT. MIN REQ.)

PLAN 1Y:

FIRST:	275 SF
SECOND:	797 SF
THIRD:	879 SF
TOTAL:	1,951 SF
GARAGE:	457 SF
STORAGE:	336 CU. FT.

(164 CU. FT. MIN REQ.)

0 4 8 16 SCALE: 1/8" = 1'-0"

4-PLEX FLOOR PLANS

TOYAMA II

SUNNYVALE, CA

A 1.4

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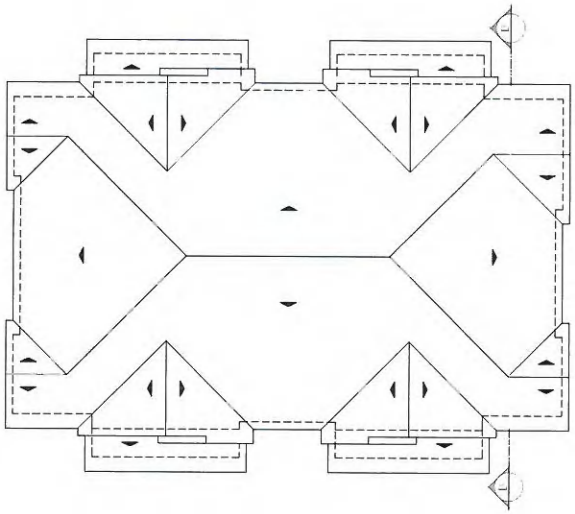
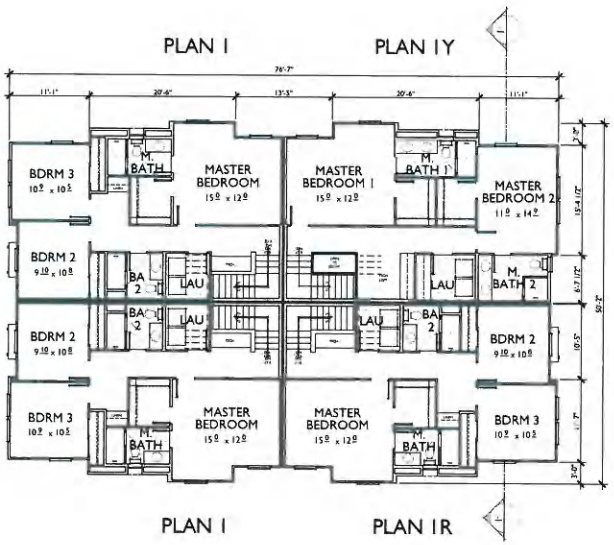


ROOF PLAN



THIRD FLOOR

ROOF PLAN

SLOPE : 3:12 U.N.O.
O.H. AT EAVE : 24"
O.H. AT RAKE : 12" U.N.O.
FAU IN ATTIC

FLOOR PLAN SQUARE FOOTAGE

PLAN 1:

FIRST:	275 SF
SECOND:	797 SF
THIRD:	827 SF
TOTAL:	1,899 SF
GARAGE:	457 SF
STORAGE:	336 CU. FT.
(164 CU. FT. MIN REQ.)	

PLAN 1Y:

FIRST:	275 SF
SECOND:	797 SF
THIRD:	879 SF
TOTAL:	1,951 SF
GARAGE:	457 SF
STORAGE:	336 CU. FT.
(164 CU. FT. MIN REQ.)	

0 4 8 16 SCALE: 1/8" = 1'-0"

4-PLEX FLOOR PLANS

TOYAMA II
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LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

MATERIALS

1. COMPOSITION ROOF TILE
2. 2x4 VERTICAL WOOD TRIM
3. 8.25" HORIZONTAL WOOD LAP SIDING
4. HARDIESHINGLES STRAIGHT EDGE PANEL
5. CEMENTITIOUS TRIM AT WINDOW
6. SYNTHTIC STONE VENEER
7. POTSHELF
8. WOOD RAILING
9. CEMENTITIOUS PANEL AND WOOD BUILT-UP COLUMN
10. METAL SECTIONAL GARAGE DOORS CEMENTITIOUS TRIM AND BOARD AND PANEL

0 3 6 12 SCALE: 1/8" = 1'-0"

4-PLEX ELEVATIONS

A 1.6

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TOYAMA II

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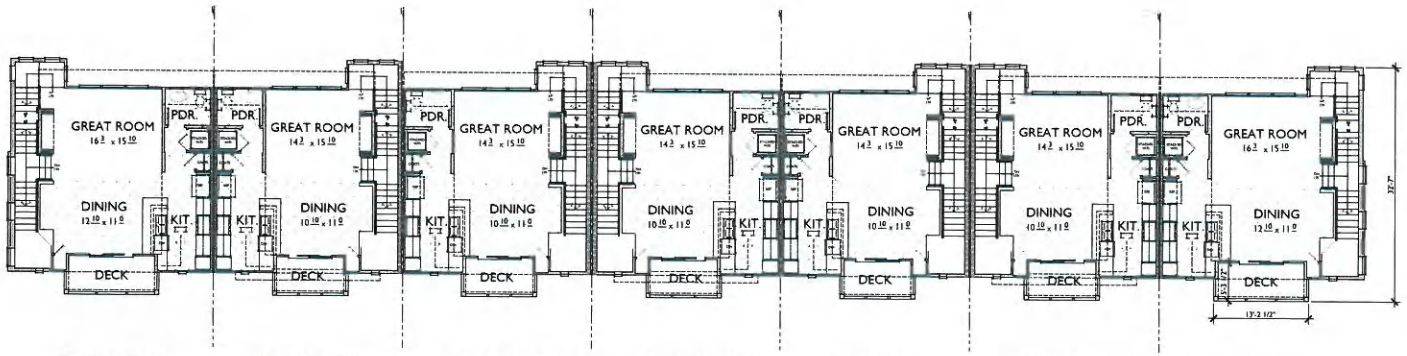
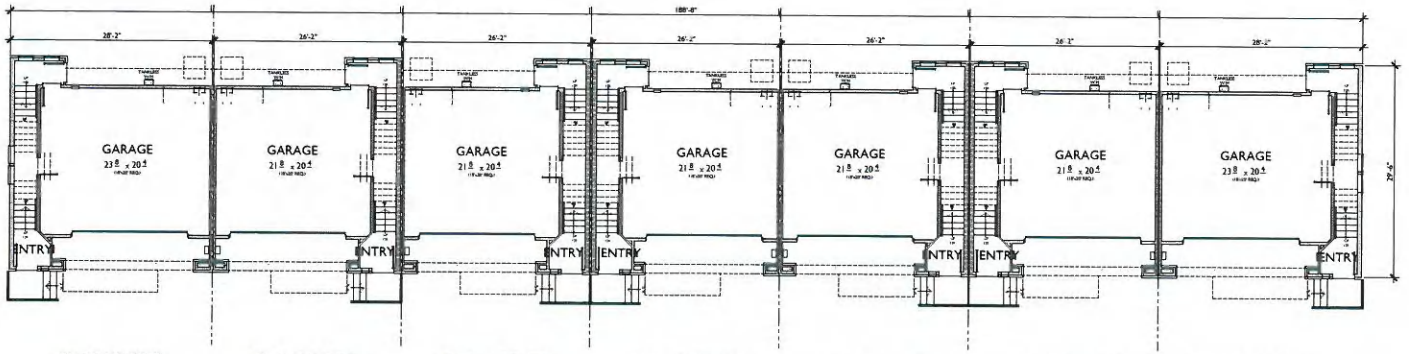


PLAN 2X(T) PLAN 2Z(T) PLAN 2R(T) PLAN 2ZR(T) PLAN 2R(T) PLAN 2ZR(T) PLAN 2XR(T)

SECOND FLOOR



PLAN 2X(T) PLAN 2Z(T) PLAN 2R(T) PLAN 2ZR(T) PLAN 2R(T) PLAN 2ZR(T) PLAN 2XR(T)

FIRST FLOOR

FLOOR PLAN SQUARE FOOTAGE

PLAN 2X(T):

FIRST:	148 SF
SECOND:	615 SF
THIRD:	808 SF
TOTAL:	1,571 SF
GARAGE:	506 SF

PLAN 2(T):

FIRST:	148 SF
SECOND:	568 SF
THIRD:	750 SF
TOTAL:	1,466 SF
GARAGE:	464 SF

PLAN 2Z(T):

FIRST:	148 SF
SECOND:	568 SF
THIRD:	744 SF
TOTAL:	1,460 SF
GARAGE:	464 SF

0 4 8 16 SCALE: 1/8" = 1'-0"

7-PLEX FLOOR PLANS

TOYAMA II

SUNNYVALE, CA

A 1.7

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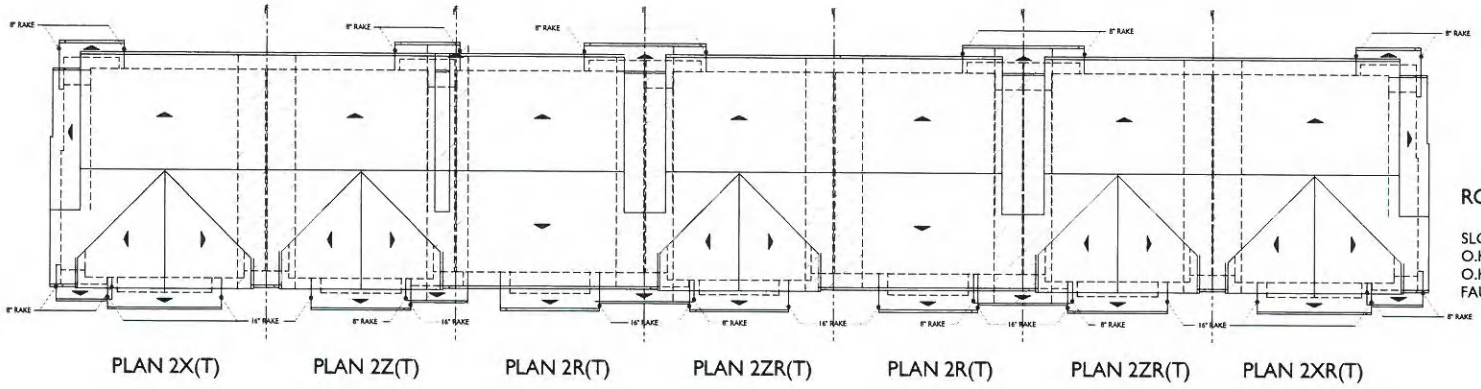
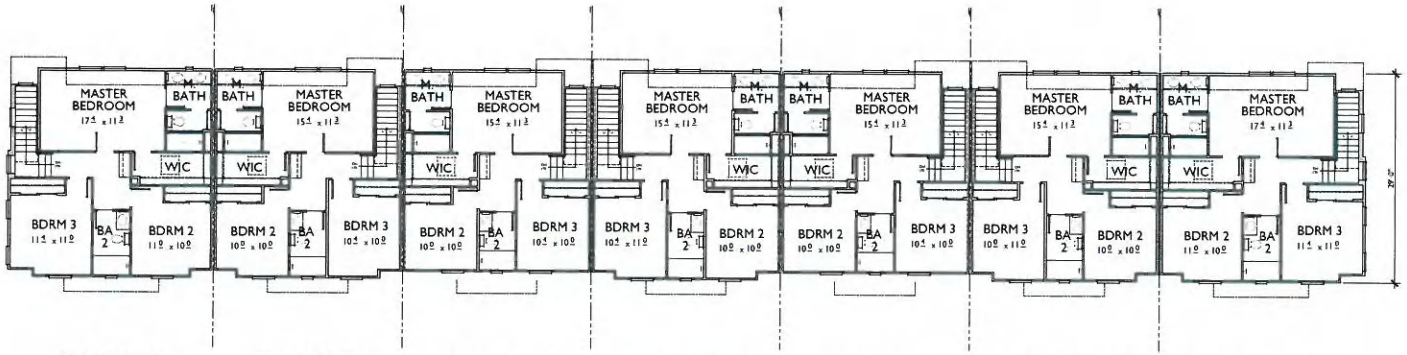


ROOF PLAN

SLOPE : 3:12 U.N.O.
O.H. AT EAVE : 24"
O.H. AT RAKE : 24" U.N.O.
FAU IN ATTIC

PLAN 2X(T) PLAN 2Z(T) PLAN 2R(T) PLAN 2ZR(T) PLAN 2R(T) PLAN 2ZR(T) PLAN 2XR(T)

ROOF PLAN



PLAN 2X(T) PLAN 2Z(T) PLAN 2R(T) PLAN 2ZR(T) PLAN 2R(T) PLAN 2ZR(T) PLAN 2XR(T)

THIRD FLOOR

0 4 8 16 SCALE: 1/8" = 1'-0"

7-PLEX FLOOR PLANS

TOYAMA II
SUNNYVALE, CA

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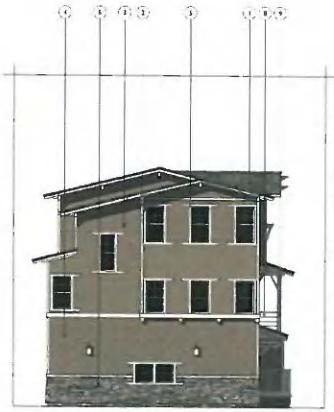

PLAN 2X(T)

LEFT ELEVATION

PLAN 2X(T) PLAN 2R(T) PLAN 2R(T) PLAN 2X(T) PLAN 2R(T) PLAN 2Z(T) PLAN 2XR(T)

FRONT ELEVATION

MATERIALS

1. COMPOSITION ROOF TILE
2. 2x4 VERTICAL WOOD TRIM
3. 8.25" HORIZONTAL WOOD LAP SIDING
4. HARDIESHINGLES STRIGHT EDGE PANEL
5. CEMENTITIOUS TRIM AT WINDOW
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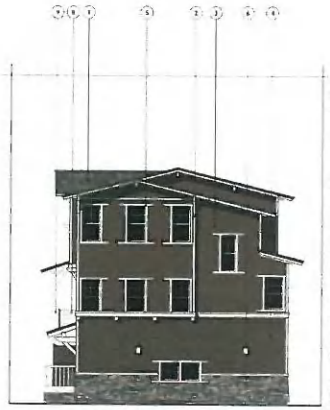
10. METAL SECTIONAL GARAGE DOORS CEMENTITIOUS TRIM AND BOARD AND PANEL



PLAN 2XR(T)

RIGHT ELEVATION

PLAN 2XR(T) PLAN 2Z(T) PLAN 2R(T) PLAN 2X(T) PLAN 2R(T) PLAN 2R(T) PLAN 2X(T)

REAR ELEVATION

0 4 8 16 SCALE: 1/8" = 1'-0"

7-PLEX ELEVATIONS

A 1.9
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