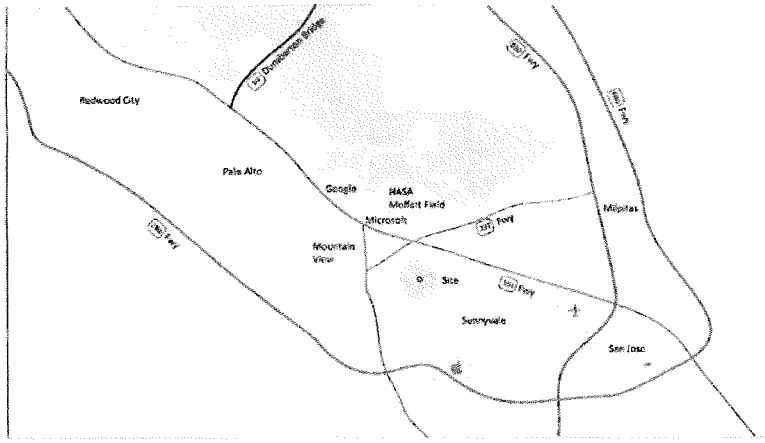

Project Summary

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:	C4
ASSESSOR'S PARCEL #:	20904053 and 20904054
SITE AREA:	2.31ACRES
DENSITY:	68 du/ac
CURRENT USE:	OFFICE, PARKING
PROPOSED USE:	HIGH-DENSITY MULTI-FAMILY RESIDENTIAL
SURROUNDING USES:	RESIDENTIAL, COMMERCIAL
BUILDING HEIGHT:	35' TO 60' TYPICAL

Project Team

DEVELOPER: **PROMETHEUS REAL ESTATE GROUP**
1900 SOUTH NORFOLK ST STE 150
SAN MATEO, CA 94403
CONTACT: JONATHAN STONE
PHONE: 650.931.3445

ARCHITECT/ PLANNER: **STUDIO T-SQ. INC**
410 12th STREET, #350
OAKLAND, CA 94607
CONTACT: CHEK TANG
PHONE: 510.451.2850

CIVIL ENGINEER: **CIVIL ENGINEERING ASSOCIATES, INC**
224 AIRPORT PARKWAY, SUITE 525
SAN JOSE, CA 95110
CONTACT: JOHN GAYLORD
PHONE: 408.453.1086

LANDSCAPE ARCHITECT: **THE GUZZARDO PARNERSHIP, INC.**
181 GREENWICH STREET
SAN FRANCISCO, CA 94111
CONTACT: PAUL LETTIERI
PHONE: 415.433.4672 x14

4-Story Apartments (Type V) with Podium Parking

UNITS	Quan.	S.F.	Unit Mix	Gross S.F.	Parking ratio provided	Parking provided
1A 1 bdrm	48	805		38,640	1.5	72
1B 1 bdrm.	20	848		16,960	1.5	30
1B_a 1 bdrm.	4	823		3,292	1.5	6
1C 1 bdrm	8	664		5,312	1.5	12
1D 1 bdrm jr	4	609		2,436	1.5	6
1E 1 bdrm.	2	774		1,548	1.5	3
1F 1 bdrm.	1	814		814	1.5	2
1G 1 bdrm	3	774		2,322	1.5	5
SPC_1 1 bdrm.	4	954	59%	3,816	1.5	6
2A 2 bdrm	46	1,093		50,278	2	92
2A_a 2 bdrm.	3	1,093		3,279	2	6
2B 2 bdrm.	3	1,219		3,657	2	6
2D 2 bdrm.	4	1,061		4,244	2	8
SPC_2 2 bdrm.	4	1,118		4,472	2	8
SPC_3 2 bdrm.	4	1,127	41%	4,508	2	8
Total units	158			145,578		269
Leasing				3,500		
Net Area				149,078		

PARKING						Parking provided
Resid. pkg regular	(201 regular pkg stalls, 45 stackers)					241
Resid. pkg accessible	(2% of residential pkg is accessible)					5
Residential pkg	(secured)					246
Guest pkg regular						21
Guest pkg accessible	(5% of guest pkg is accessible)					2
Guest parking						23
Auto parking total					1.70	269
Bike Pkg class I Bike Pkg class II					0.32 0.06	50 10
Bike parking						60

DENSITY					
Residential Density			158 units/2.31acres	68	du/ac

OPEN SPACE	Required per Sunnyvale Municipal Code	Required per Downtown Specific Plan	Provided
Balconies and Decks			7,900 sf (min)
Private Open Space Total	80 sf/du	50 sf/du	80 sf/du (min)
EVA Area			22,688 sf
Courtyard Area			11,071 sf
Rooftop Deck			2,600 sf
Total Courtyard & EVA & Roof			36,359 sf
Total Usealle Open Space			44,259 sf
Total Useable Open Space	380 sf/du	133 sf/du	280 sf/du (min)
Other Landscaped Area (Front)			12,722 sf
Other Landscaped Area	375 sf/du	N/A	81 sf/du

FLOOR AREA CALCULATIONS		
Residential	Gross building S.F.	
Level 1	49,255 sf	
Level 2	46,943 sf	
Level 3	48,640 sf	
Level 4	47,297 sf	
Floor Area Residential	192,135 sf	1.92 FAR
Subterranean Garage	84,312 sf	

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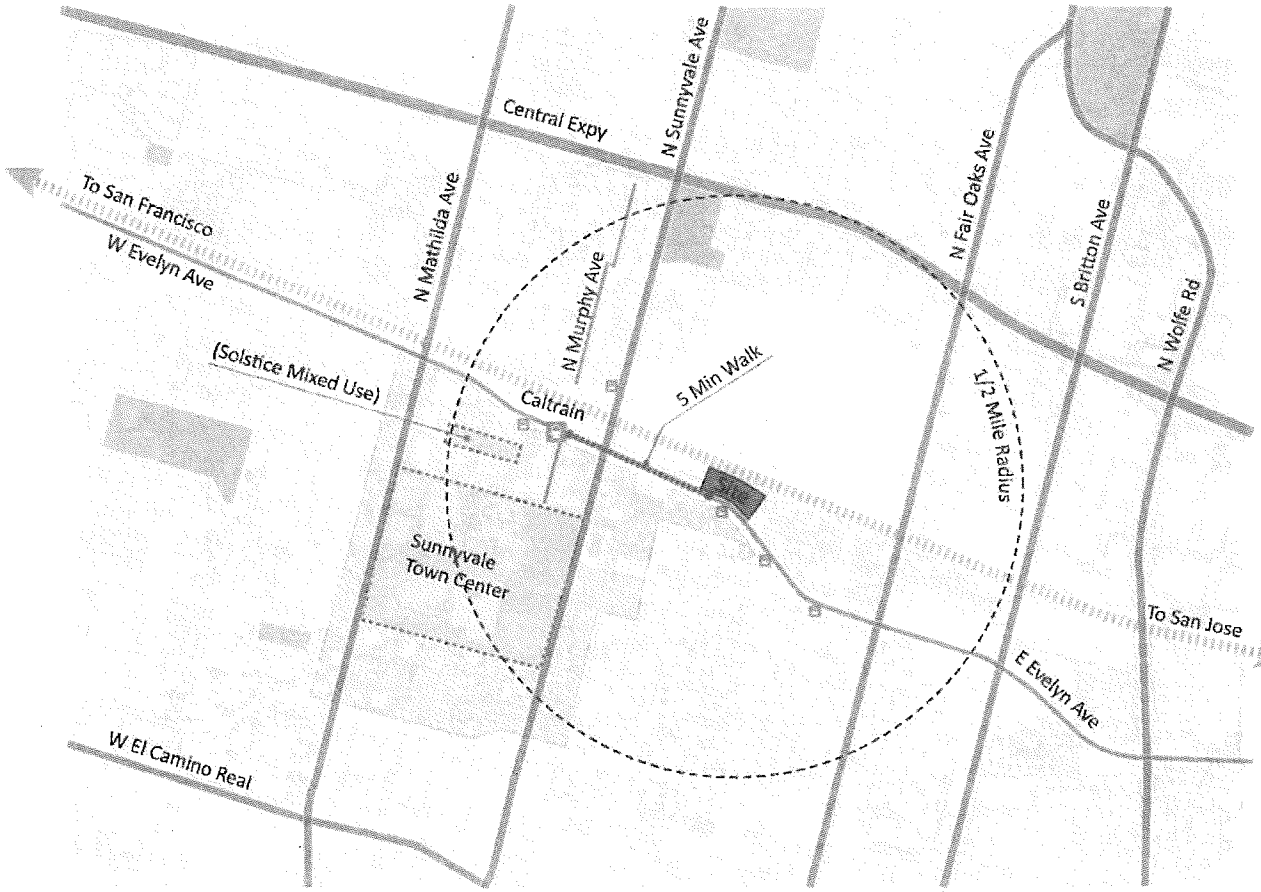
PLANNING APPLICATION

RE-SUBMITTAL
NOV 13, 2012

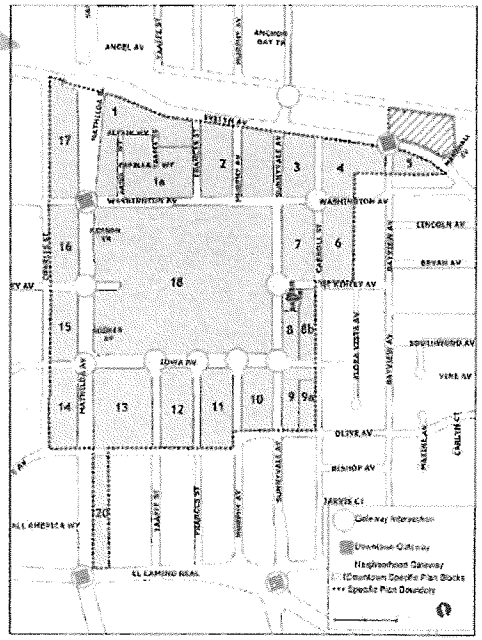
Sheet Title:

Job No.: 13031
Date: 11/13/2012
Scale:
Drawn By:

Sheet No: G1



Bus Stops | Peninsula Corridor | Parks | School | Downtown Specific Plan | Sunnyvale Caltrain Station



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Sheet Title: VICINITY MAP

Job No: 13031
Date: 11/13/2012
Scale:
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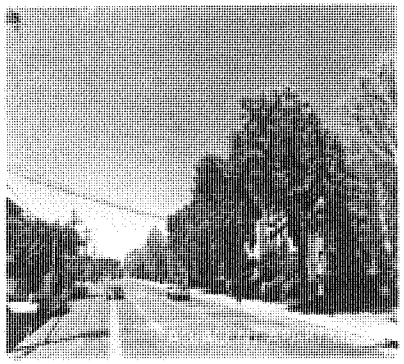
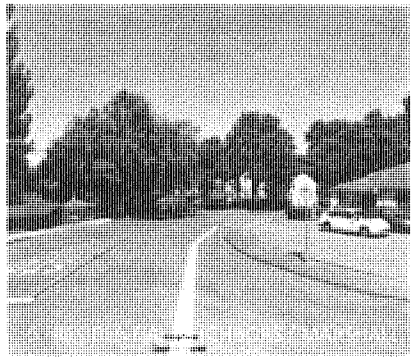
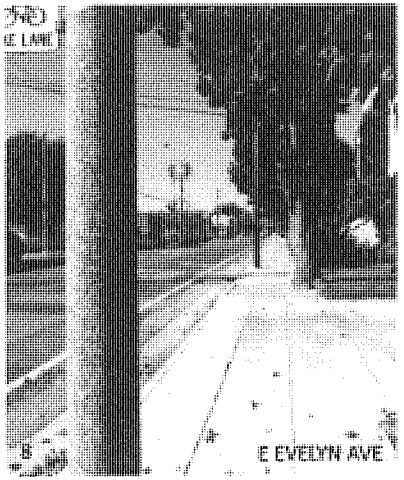
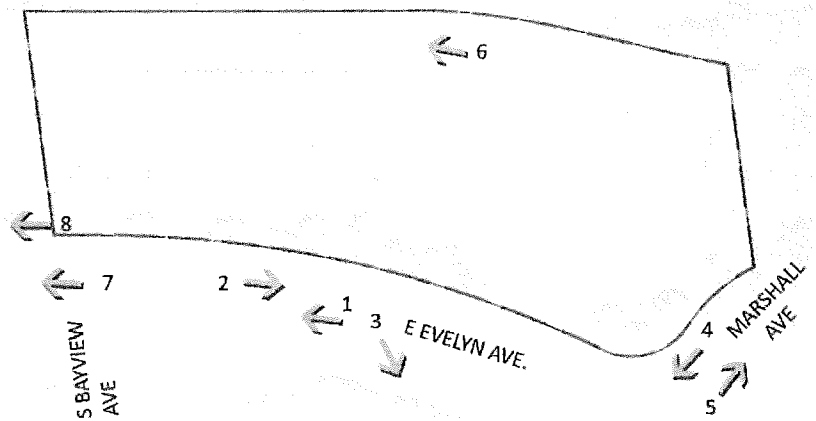
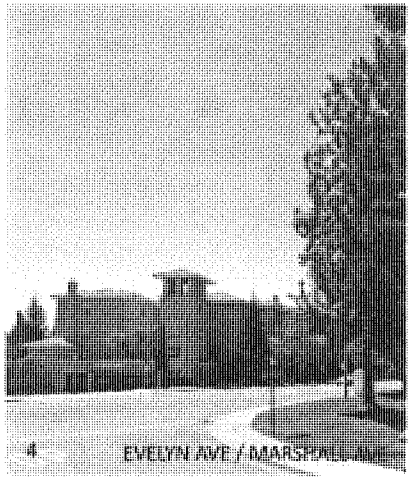
Sheet No: G2

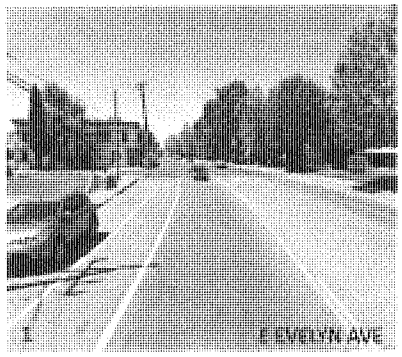


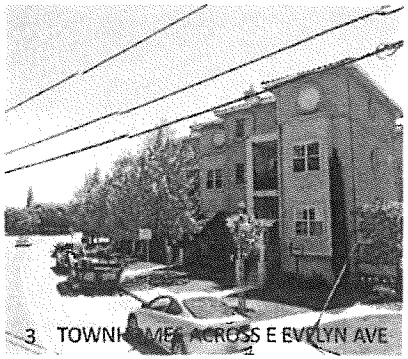












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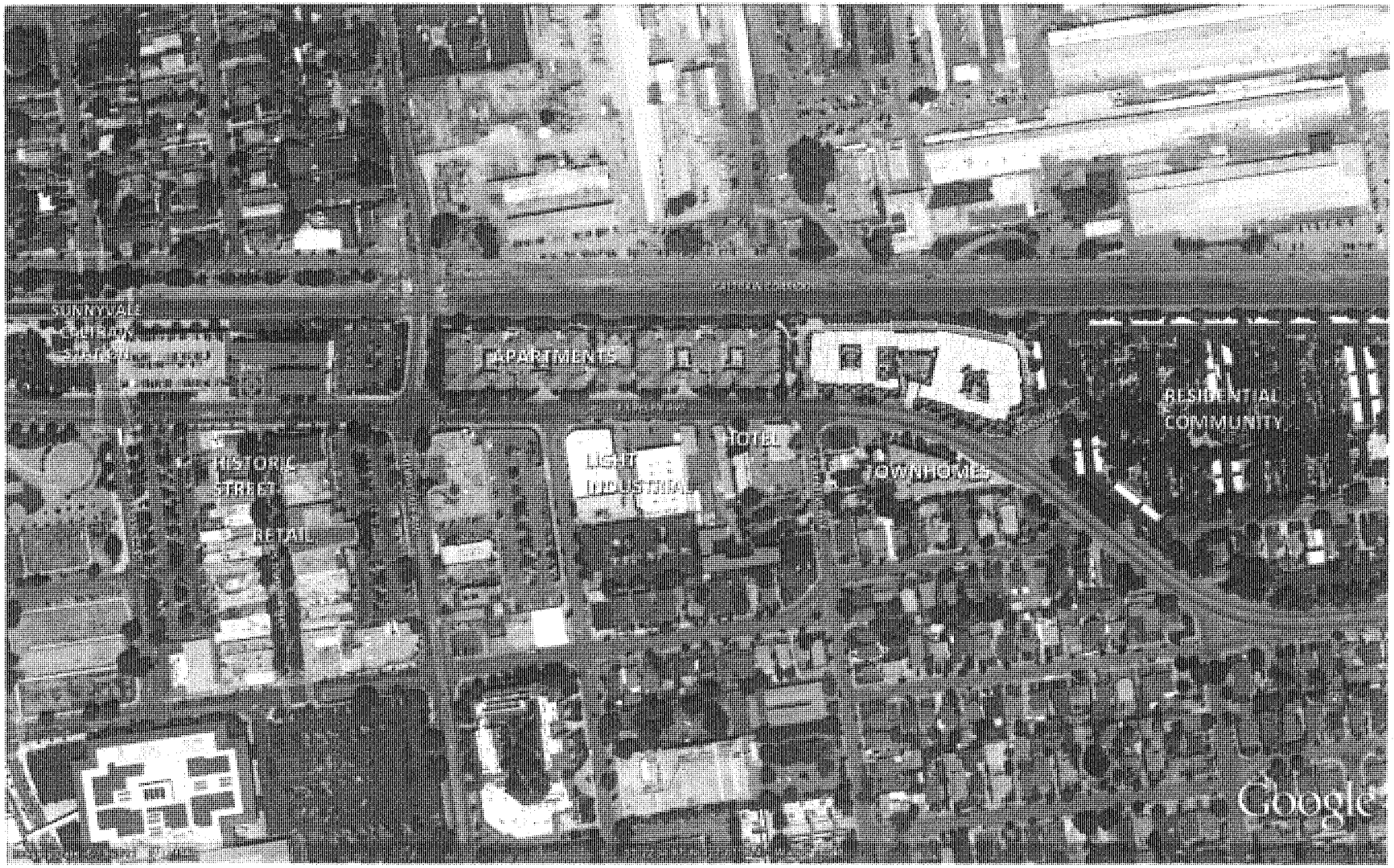
Sheet Title: EXISTING CONDITION PHOTOS

Job No.: 11031
Date: 11/14/2012
Scale:
Drawn By:

Sheet No: G3



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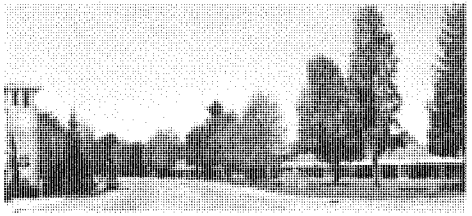
Sheet Title:
NEIGHBORHOOD CONTEXT

Job No.: 11021
Date: 11/13/2013
Scale: 1/32"=1'-0"
Drawn By:

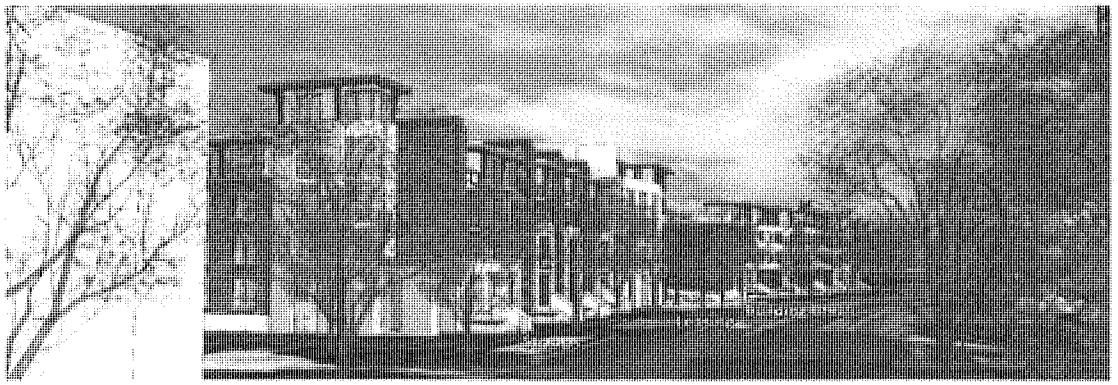
Sheet No.
SP-1

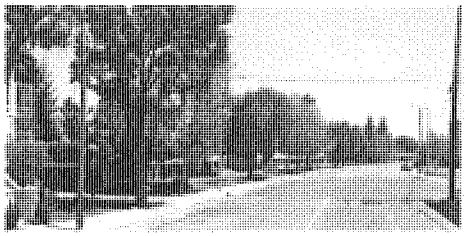


Existing Streetscape

1 View to West: E.Evelyn Ave at Marshall Ave

Gateway Site: Significant architectural corner elements
Large Building: designed as two seperate building masses

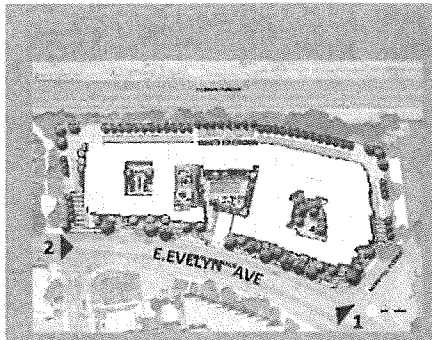




Existing Streetscape

2 View to East: E.Evelyn Ave at Bayview Ave

Variety in building massing and eave line
Taller architectural elements indicate building entries, lobbies and leasing office



Pedestrian-scaled streetscape:
Enhanced landscaping; special detailing and materials

Secondary entries to individual units on ground floor

Transparency at lobbies and leasing office

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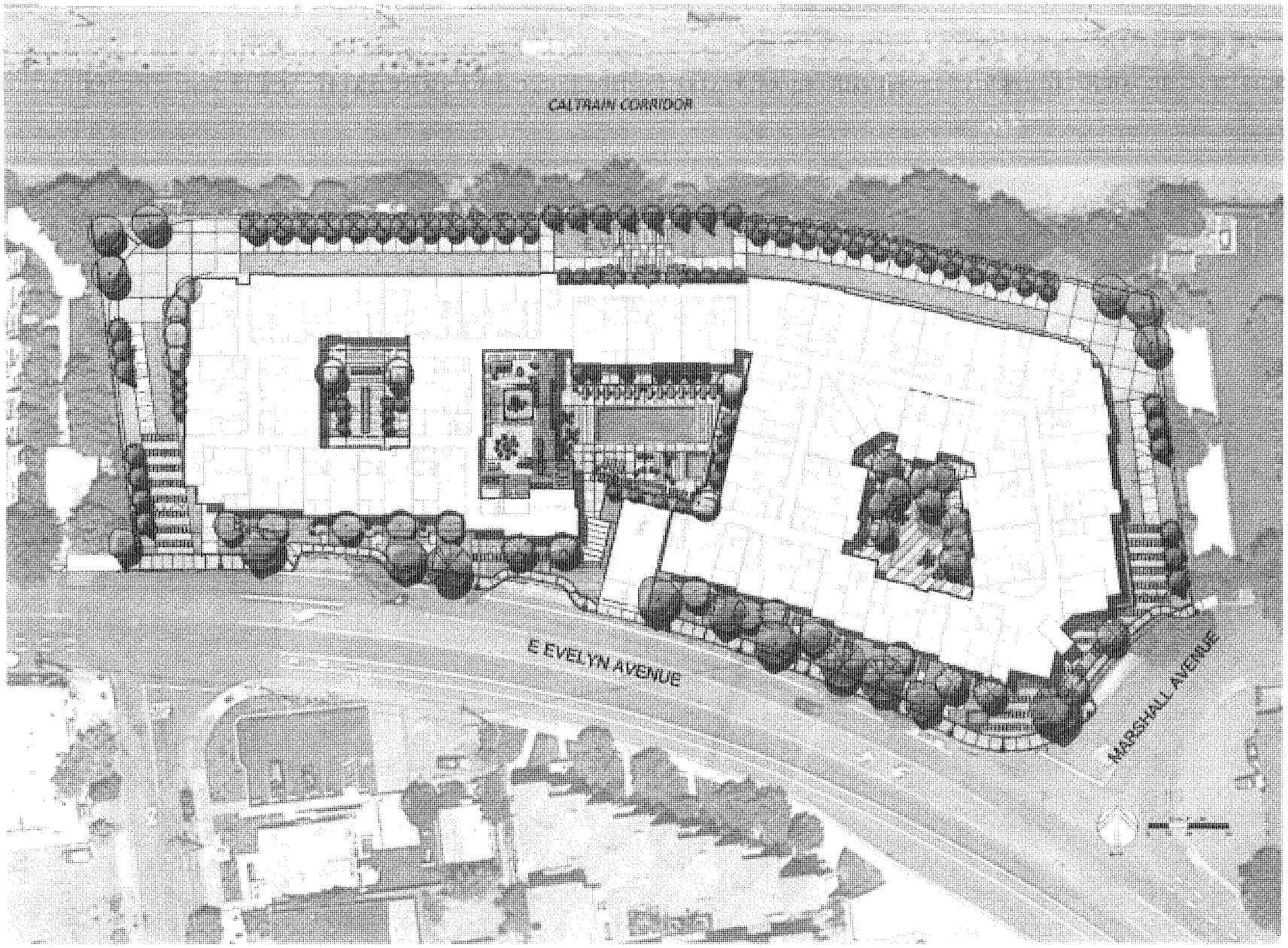
Revisions:

Sheet Title:
STREET VIEWS

Job No.: 11631
Date: 11/13/2012
Scale:
Drawn By:

Sheet No.: SP-2



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Sheet Title:
ILLUSTRATIVE PLAN & CONCEPTUAL LANDSCAPE DESIGN

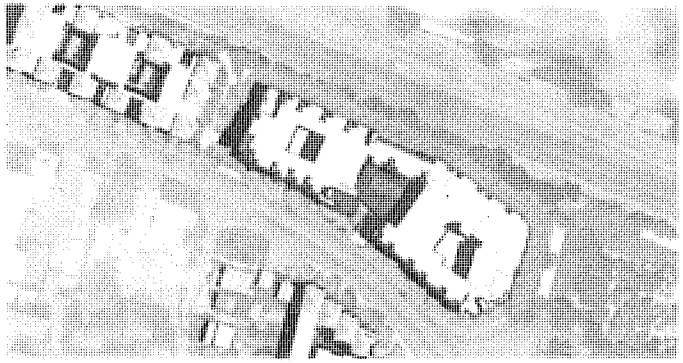
Job No.:
Date: 11/19/2012
Scale: 1"=20'
Drawn By:

Sheet No: SP-3

Dec. 21 - 10 AM

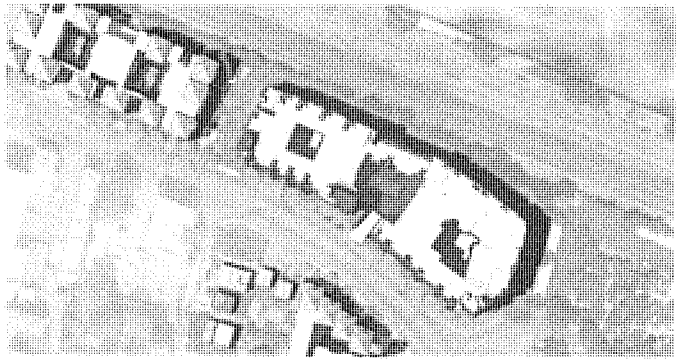
Dec. 21 - 12 PM

Dec. 21 - 3 PM



Jun. 20 - 10 AM

Jun. 20 - 12 PM



Jun. 20 - 3 PM

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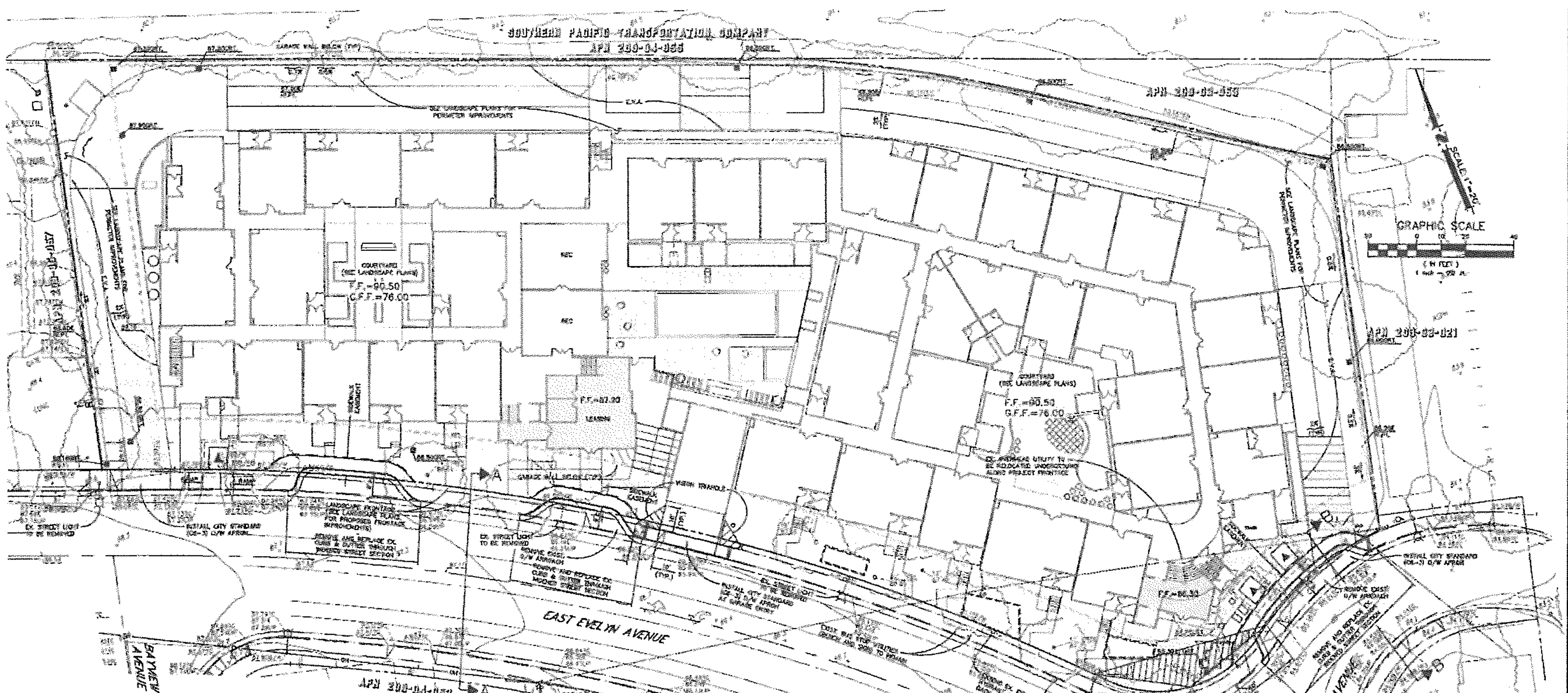
Sheet Title: SHADOW STUDY

Job No.: 11031
Date: 11/13/2012
Scale:
Drawn By:

Sheet No: SP4

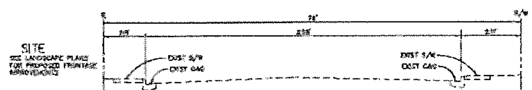


ABBREVIATIONS

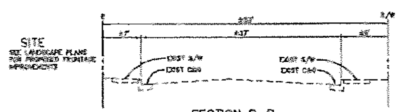
AC	ASPHALT CONCRETE	IRV	IRRIGATION VALVE
B/W	BACK OF WALK	JT	JOINT TRENCH
CB	CATCH BASIN	MH	MANHOLE
℄	CENTERLINE	PP	POWER POLE
C.L.F.	CHAIN LINK FENCE	℗	PROPERTY LINE
CO	CLEANOUT	R.O.W.	RIGHT OF WAY
EP	EDGE OF PAVEMENT	SAN.	SANITARY
EX.	EXISTING	SERV.	SERVICE
FEN.	FENCE	SEW.	SEWER
℄	FLOWLINE	STD	STANDARD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

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
		GAS MAIN
		WATER MAIN



SECTION A–A
EAST EVELYN AVENUE



SECTION B–B
MARSHALL AVENUE

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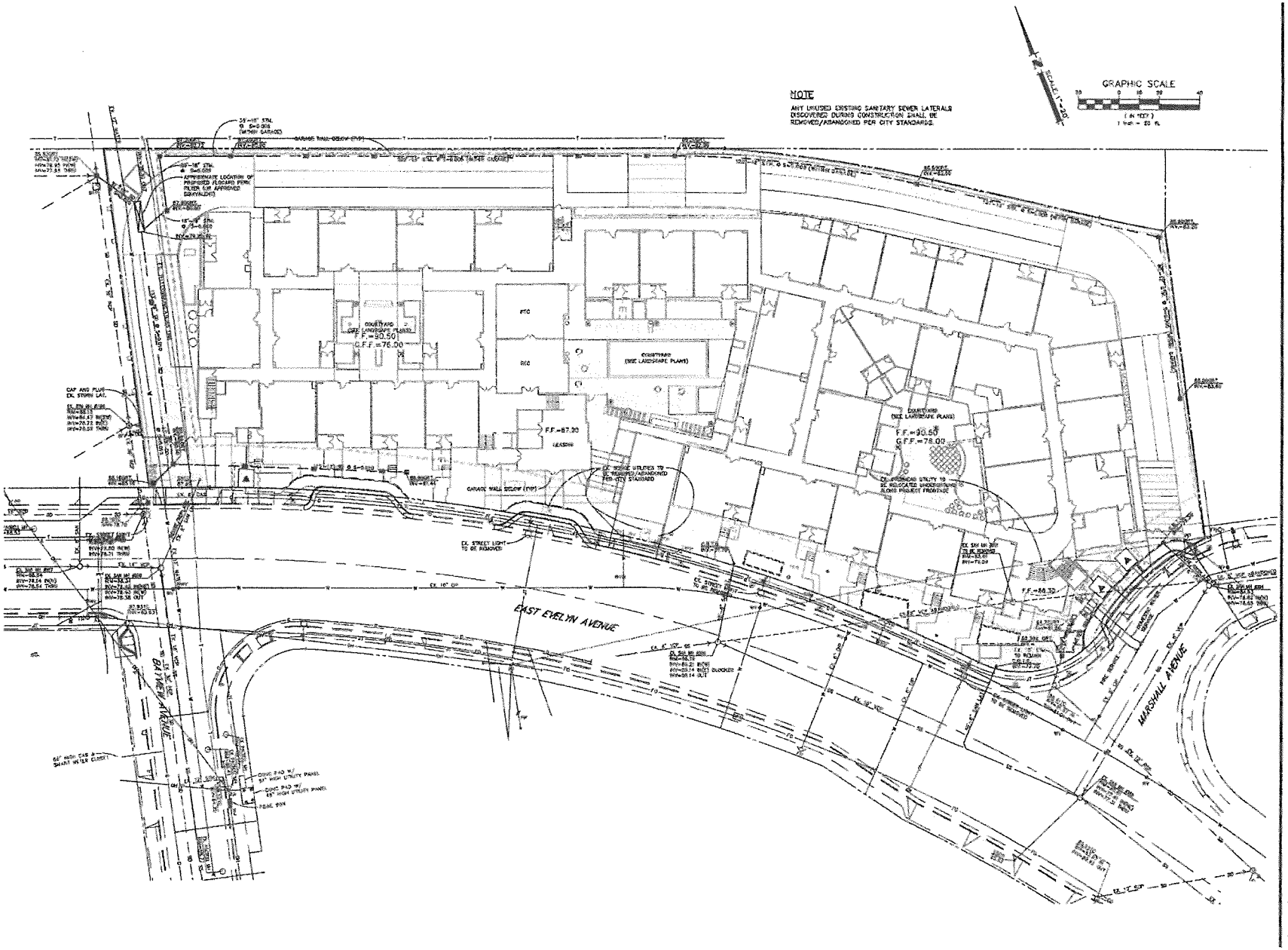
Revisions:

Sheet Title:

SPECIAL DEVELOPMENT PERMIT - GRADING AND DRAINAGE

Drawn By: Y.N.

Sheet No.: C1



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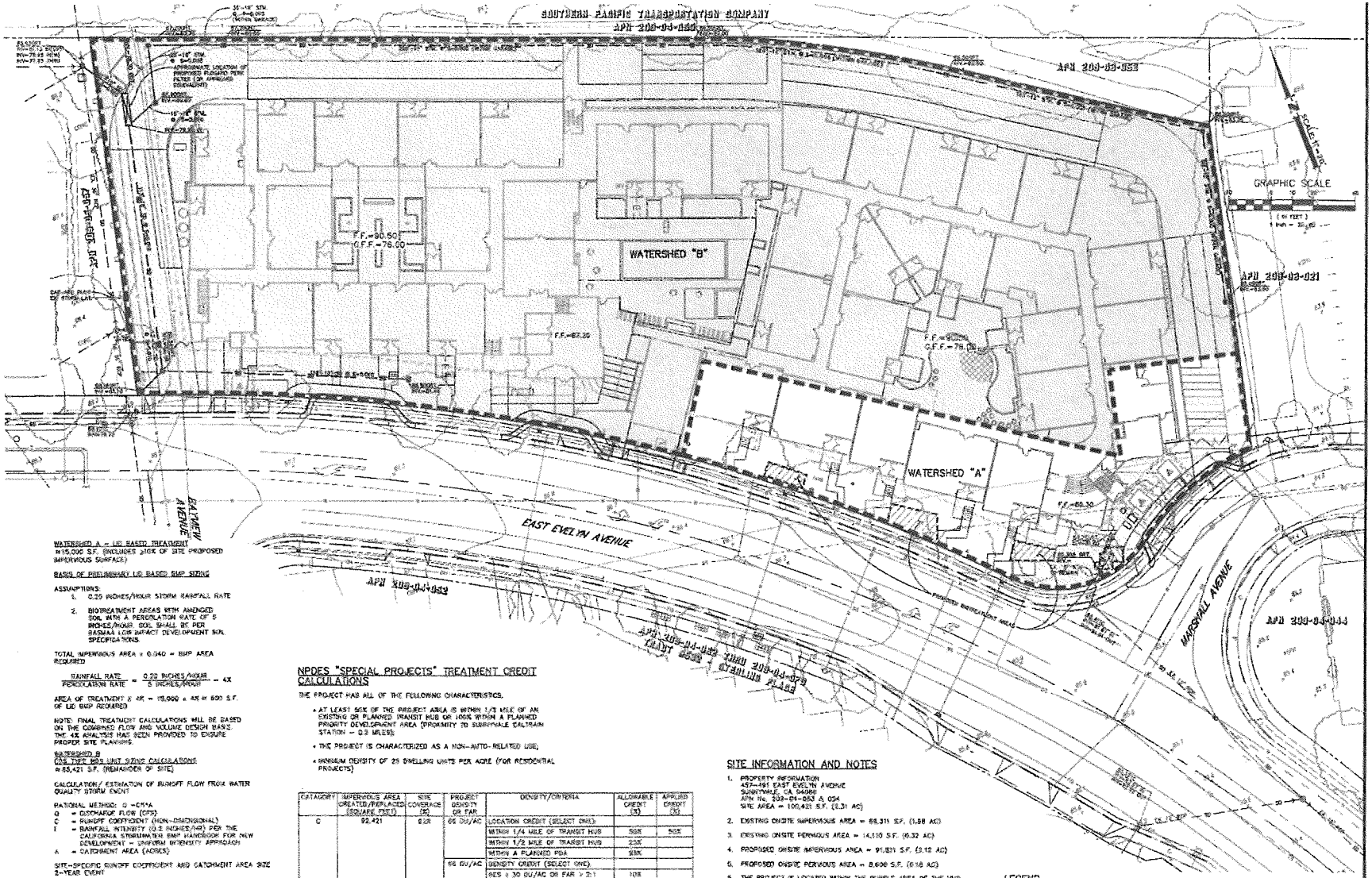
Sheet Title:
SPECIAL DEVELOPMENT PERMIT
UTILITY PLAN

Job No.: 12-106
Date: 12/13/2012
Scale: 1"=20'
Drawn By: V.N.

Sheet No: C2



WATERSHED A - LID BASED TREATMENT
≈15,000 S.F. (INCLUDES ±10% OF SITE PROPOSED IMPERVIOUS SURFACES)

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 RASMAA LOID IMPACT DEVELOPMENT SOIL SPECIFICATIONS.

TOTAL IMPERVIOUS AREA x 0.040 = BMP AREA REQUIRED

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

AREA OF TREATMENT X 4X = 15,000 x 4X = 600 S.F. OF LID BMP REQUIRED

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

WATERSHED B
CITY TYPE 6PS UNIT SIZING CALCULATIONS
≈ 85,421 S.F. (REMAINDER OF SITE)

CALCULATION/ ESTIMATION OF RUNOFF FLOW FROM WATER QUALITY STORM EVENT

RATIONAL METHOD: Q = CIA
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 = 0.79 (ASSUMED - FINAL DESIGN WILL INCORPORATE COMPOSITE C CALCULATIONS)
I = 0.2 IN/HR
A = 1.961 ACRES, STORM TREATMENT AREA
Q = 0.27 TOTAL CFS (≈120 GPM)

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

UTILIZE 12" & 18" STACKED CARTRIDGE FILTER
EACH FILTER CAN TREAT UP TO 12 GPM (12") & 45 GPM (18")
120 GPM/30 = 4 STACKED 12" & 18" FILTERS
UTILIZE A 14' X 2' (INSIDE DIMENSIONS) VAULT

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 - 0.3 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	92,421	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 PDA	25%	
			65 DU/AC	DENSITY CREDIT (SELECT ONE):		
				RES ≥ 30 DU/AC OR FAR > 2:1	10%	
				RES ≥ 65 DU/AC OR FAR ≥ 4:1	20%	20%
				RES ≥ 100 DU/AC OR FAR ≥ 6:1	30%	
			65 DU/AC	PARKING CREDIT (SELECT ONE):		
				> 1/3 AT-GRADE SURFACE PARKING	10%	
				NO SURFACE PARKING	20%	20%
				TOTAL TOD CREDIT =		20%

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 20% LID TREATMENT REDUCTION CREDIT. 10% OF THE PROJECT WILL BE REQUIRED TO BE TREATED BASED ON LID BASED SOLUTIONS AND THE REMAINING 20% MAY BE TREATED USING STAND-ALONE NON-LID TREATMENT MEASURES.

SITE INFORMATION AND NOTES

1. PROPERTY INFORMATION
   457-461 EAST EVELYN AVENUE
   SUNNYVALE, CA 94086
   APN No. 209-04-053 & 054
   SITE AREA = 100,421 S.F. (2.31 AC)
2. EXISTING ONSITE IMPERVIOUS AREA = 68,311 S.F. (1.58 AC)
3. EXISTING ONSITE PERVIOUS AREA = 14,110 S.F. (0.32 AC)
4. PROPOSED ONSITE IMPERVIOUS AREA = 91,821 S.F. (2.12 AC)
5. PROPOSED ONSITE PERVIOUS AREA = 8,600 S.F. (0.18 AC)
6. THE PROJECT IS LOCATED WITHIN THE PURPLE AREA OF THE HMP APPLICABILITY MAP WHICH INDICATES AREAS THAT EXCEED 10 IMPERVIOUS 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.

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

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SAN MATEO, CALIFORNIA

Revisions:

Sheet Title:
SPECIAL DEVELOPMENT PERMIT - STORMWATER MANAGEMENT PLAN

Job No.: 22-109
Date: 11/30/2012
Scale: 1"=20'
Drawn By: Y.N.

Sheet No: C3

LEGEND

EXISTING TREE TO BE REMOVED

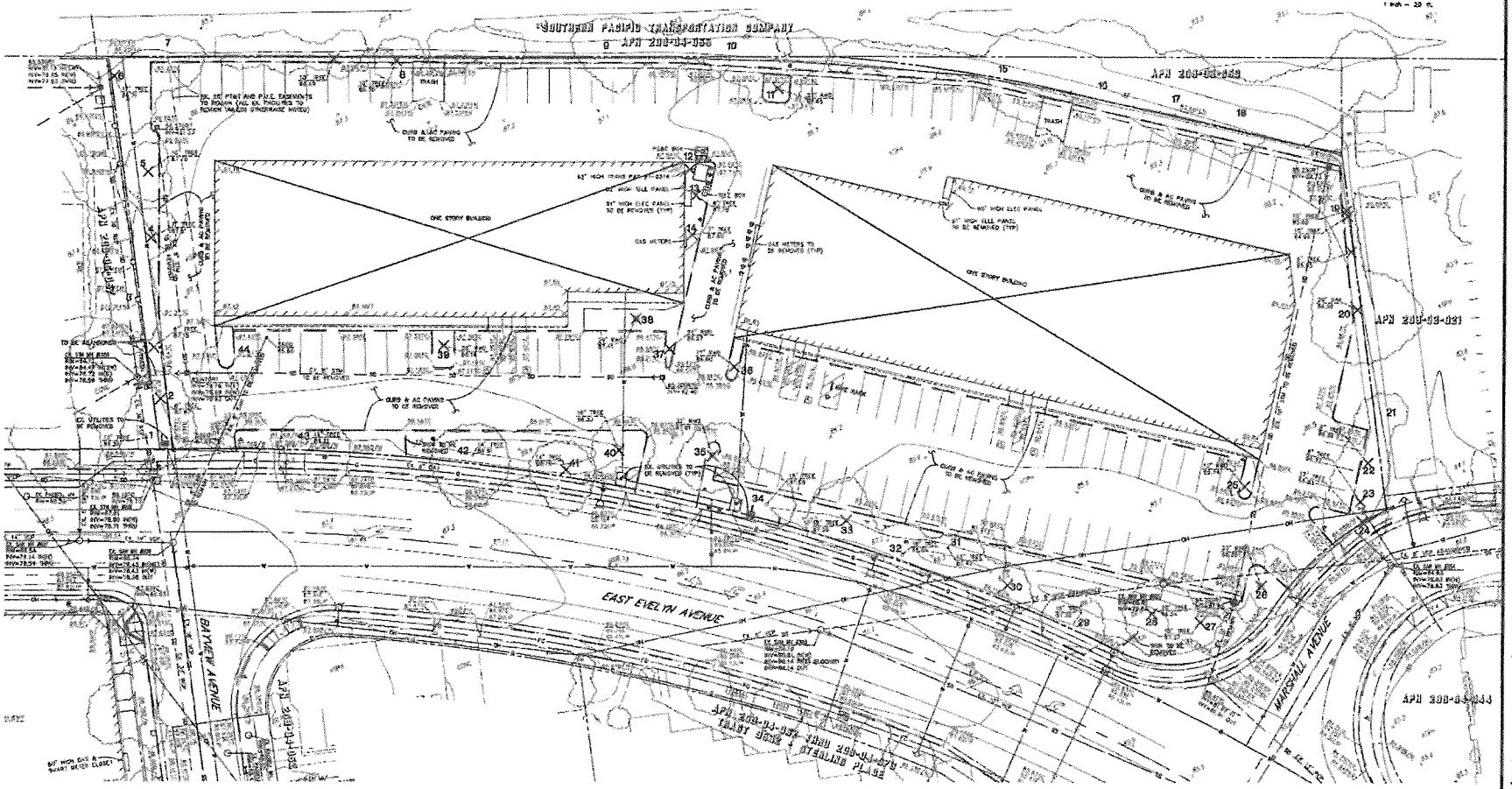
EXISTING TREE TO REMAIN

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 RESPONSIBILITY TO OBTAIN THE LEAD SURVEY AND ASBESTOS SURVEY FROM THE DEVELOPER AND COMPLETE ALL NECESSARY RECOMMENDATIONS PER SAID REPORTS.
7. ALL EXISTING STRUCTURES TO BE REMOVED.
8. ALL TREE INFORMATION SHOWN PER BARRIE D. COATE AND ASSOCIATES TREE SURVEY AT 457 + 475 EVELYN AVENUE DATED MAY 9, 2012.
9. ALL ONSITE TREES TO BE REMOVED UNLESS NOTED OTHERWISE.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



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Civil Engineers · Planners · Surveyors
221 Airport Parkway
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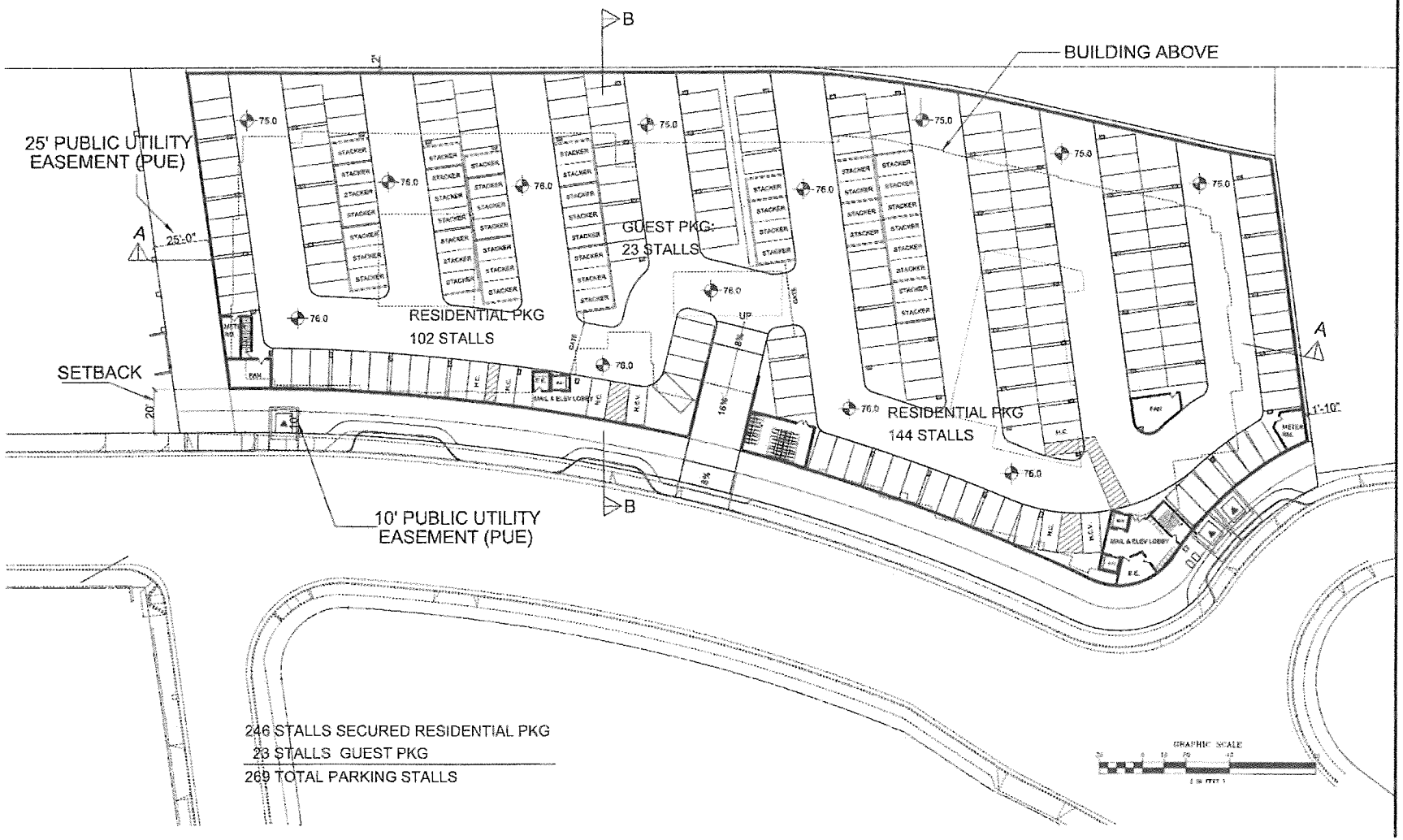
Revisions:

Sheet Title:
SPECIAL DEVELOPMENT PERMIT - DEMOLITION AND TREE REMOVAL PLAN

Job No.: 12-106
Date: 11/13/2012
Scale: 1"=20'
Drawn By: Y.N.

Sheet No: C4



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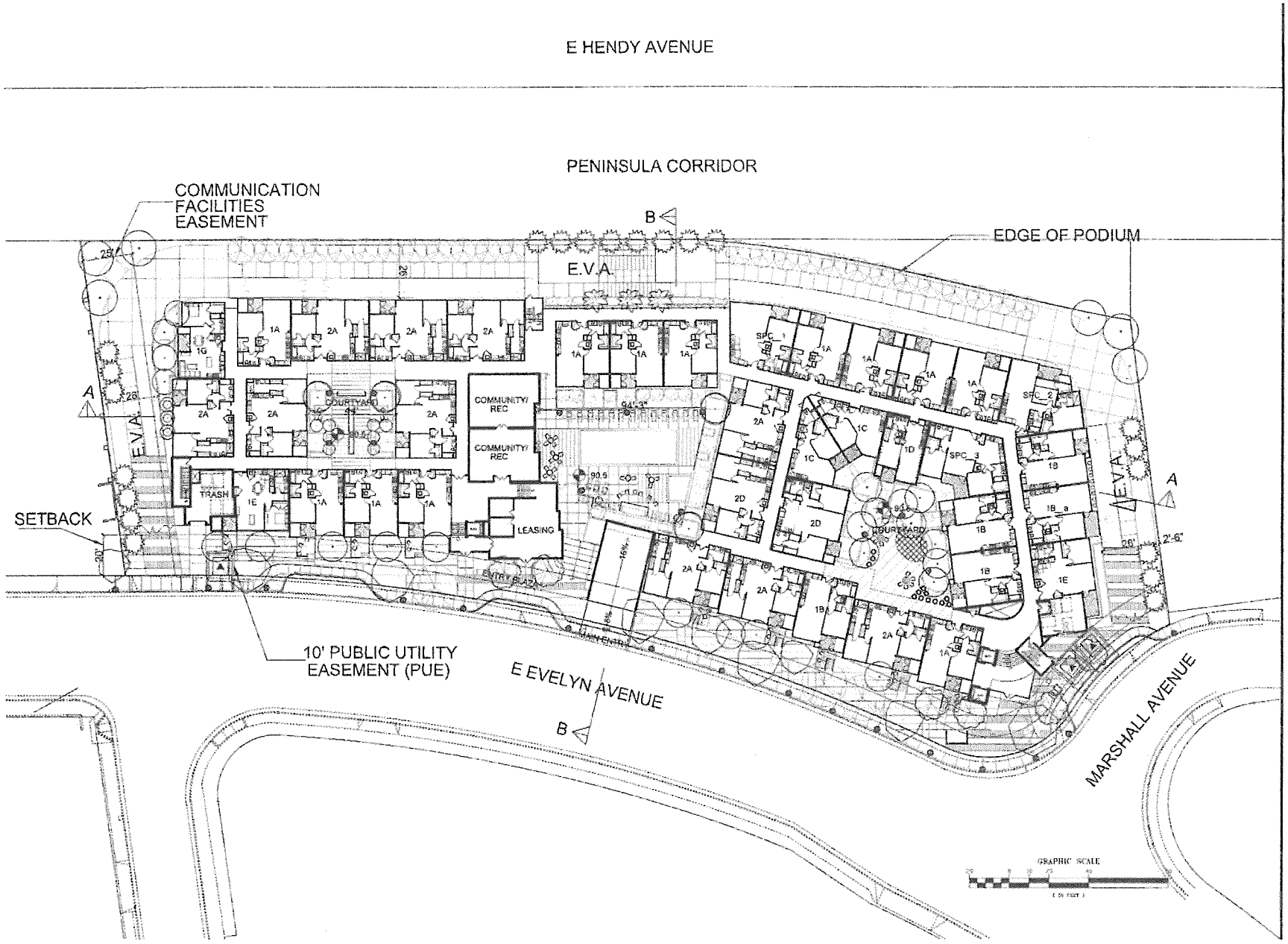
Revisions:

Sheet Title:
GARAGE LEVEL

Job No.: 11038
Date: 11/13/2013
Scale: 1" = 20' - 0"
Drawn By:

Sheet No.: A0



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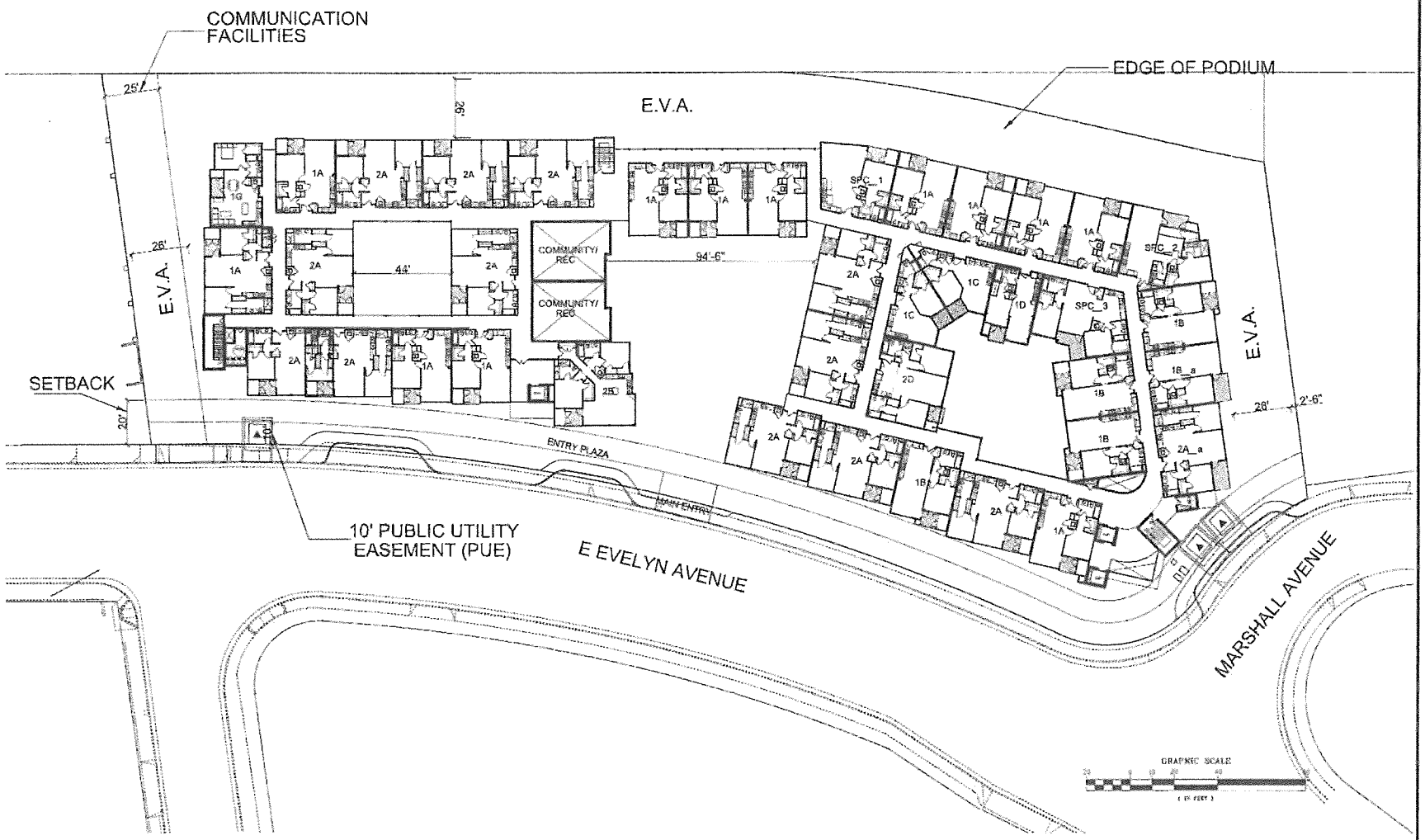
Revisions:

Sheet Title:
PODIUM LEVEL

Job No.: 11031
Date: 11/13/2012
Scale: 1" = 32' - 0"
Drawn By:

Sheet No: A1



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1300 S. MIDDLEFIELD RD. #150
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Revisions:

Sheet Title:
LEVEL 2

Job No.:
Date:
Scale:
Drawn By:

Sheet No.
A2

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Revisions:

Sheet Title:
LEVEL 3

Job No.: 11091
Date: 11/13/2012
Scale: 1" = 20' - 0"
Drawn By:

Sheet No.: A3

: Architecture
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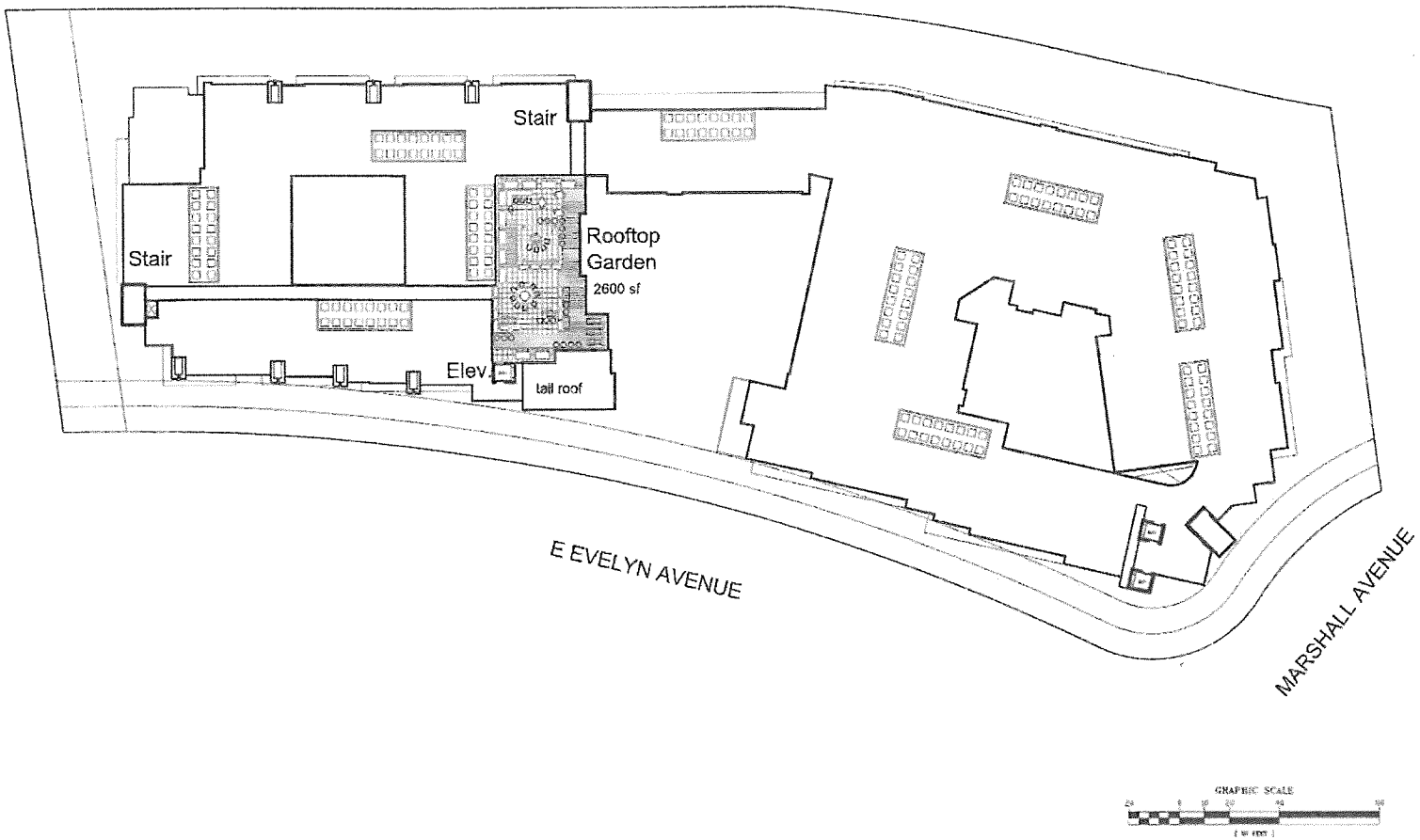
Revisions:

Sheet Title:
LEVEL 4

Job No.: 11031
Date: 11/13/2012
Scale: 1" = 20' - 0"
Drawn By:

Sheet No: A4



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Revisions:

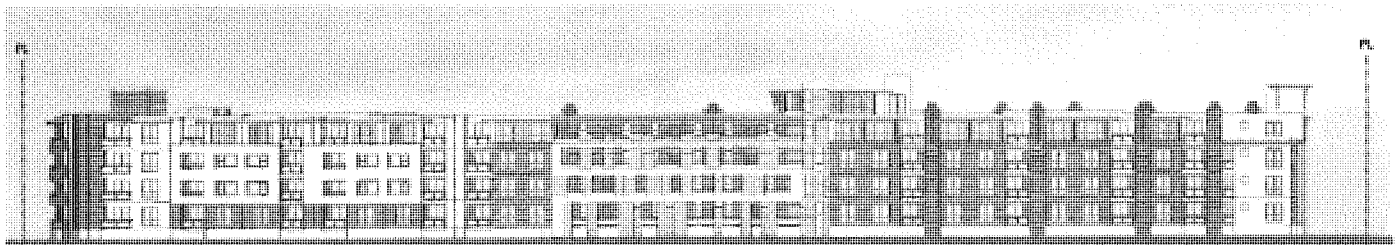
Sheet Title:
ROOF LEVEL

Job No.: 11031
Date: 11/13/2012
Scale: 1" = 20' - 6"
Drawn By:

Sheet No.: A5

EAST EVELYN AVENUE / SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION

: Architecture
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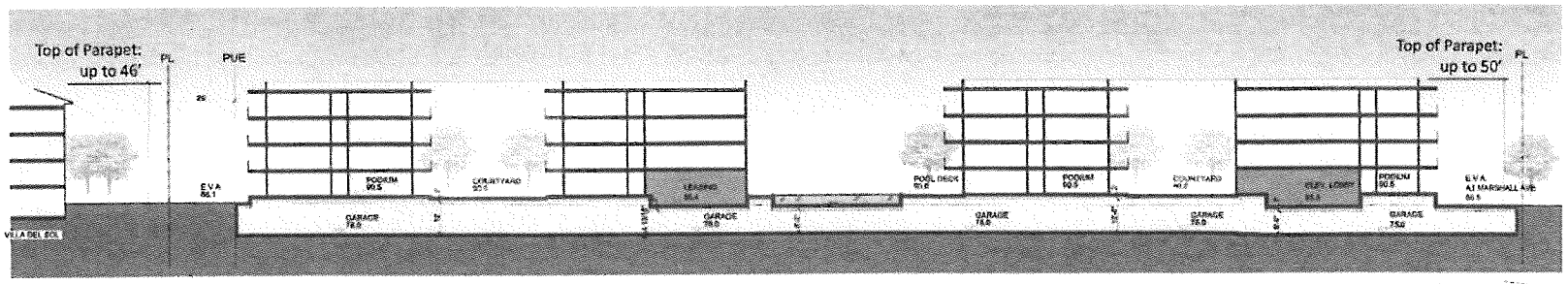
Evelyn Ave Apartments
Sunnyvale, CA

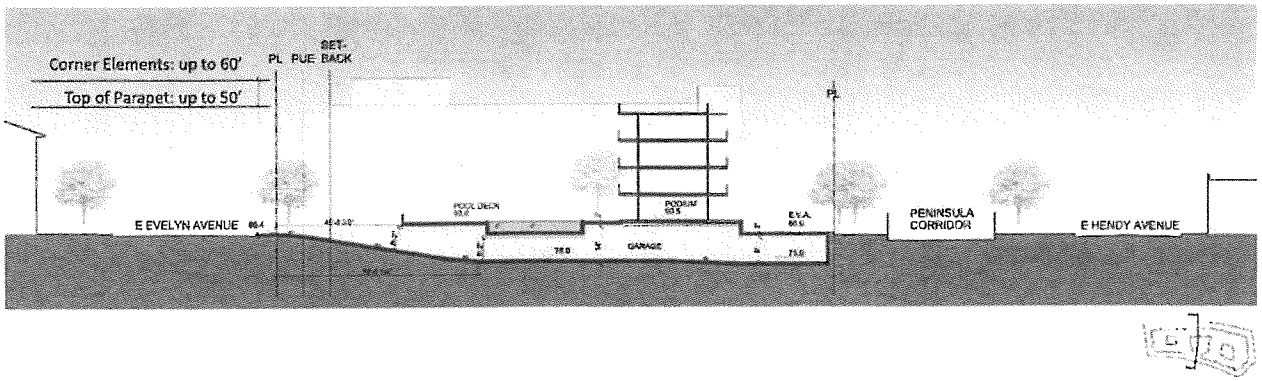
Prometheus Real Estate Group
1000 South Norfolk St., Suite 150
San Mateo, California

Sheet Title:
ELEVATIONS

Job No.: 13031
Date: 11/13/2012
Scale: 1" = 20' - 0"
Drawn By:

Sheet No: A6.1





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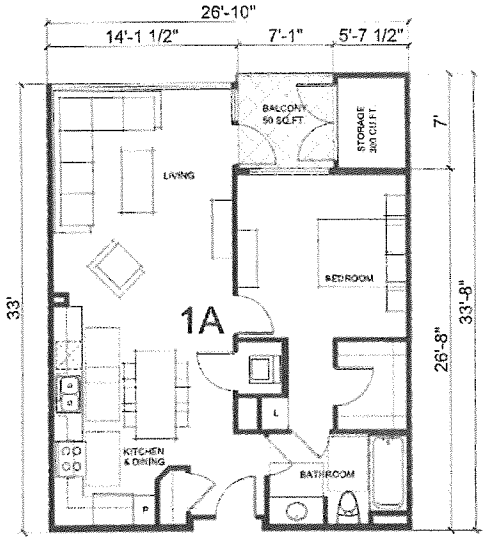
Evelyn Ave Apartments
Sunnyvale, CA

Prometheus Real Estate Group
1900 South Norfolk St., Suite 150
San Mateo, California

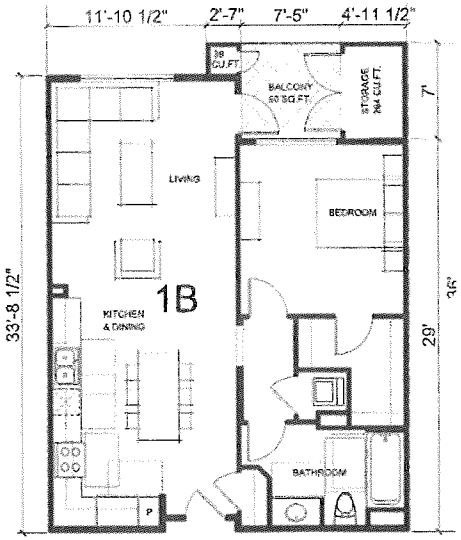
Sheet Title:
SECTIONS

Job No.: 13081
Date: 11/13/2013
Scale: 1" = 20'-0"
Drawn By:

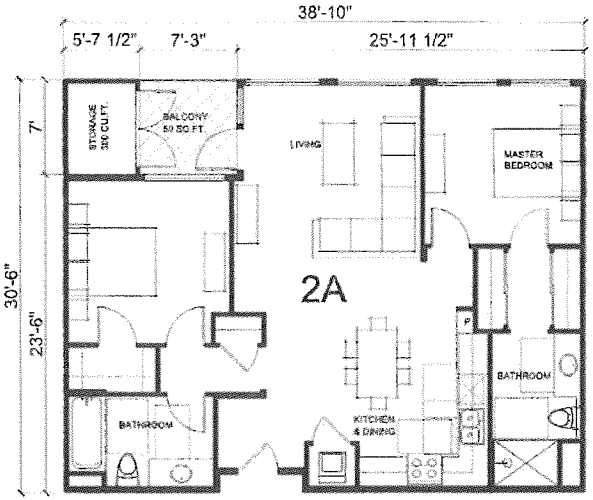
Sheet No: A6.2



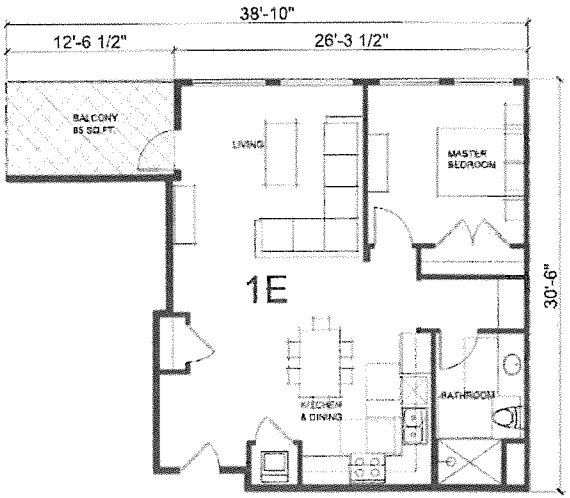
UNIT 1A		
UNIT AREA	805	SF
STORAGE AREA	33	SF
TOTAL AREA	838	SF



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

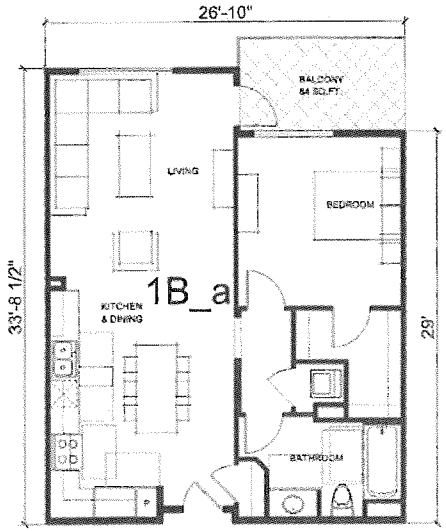


UNIT 2A		
UNIT AREA	1093	SF
STORAGE AREA	33	SF
TOTAL AREA	1126	SF



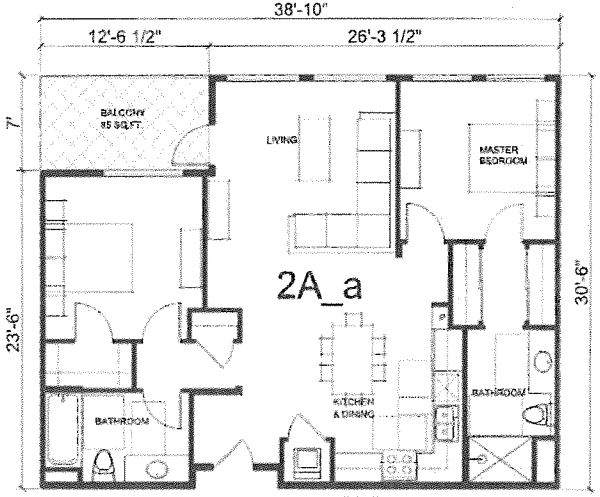
UNIT 1E		
UNIT AREA	807	SF
STORAGE AREA *	33	SF
TOTAL AREA	840	SF

*LOCATED IN BUILDING



UNIT 1B_a		
UNIT AREA	823	SF
STORAGE AREA *	33	SF
TOTAL AREA	856	SF

*LOCATED IN BUILDING



UNIT 2A		
UNIT AREA	1093	SF
STORAGE AREA *	33	SF
TOTAL AREA	1126	SF

*LOCATED IN BUILDING

: Architecture
: Planning
: Urban Design

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SUNNYVALE, CALIFORNIA

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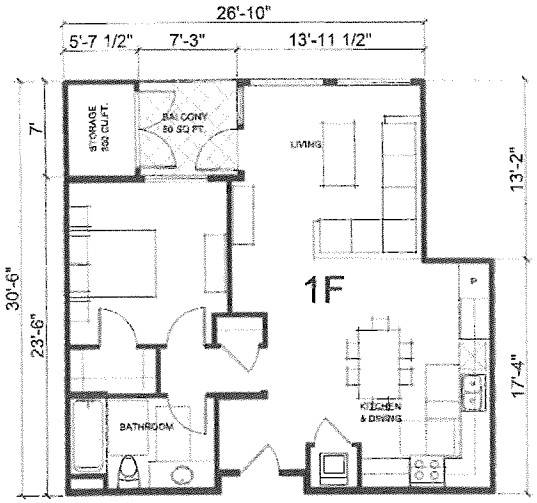
Revisions:

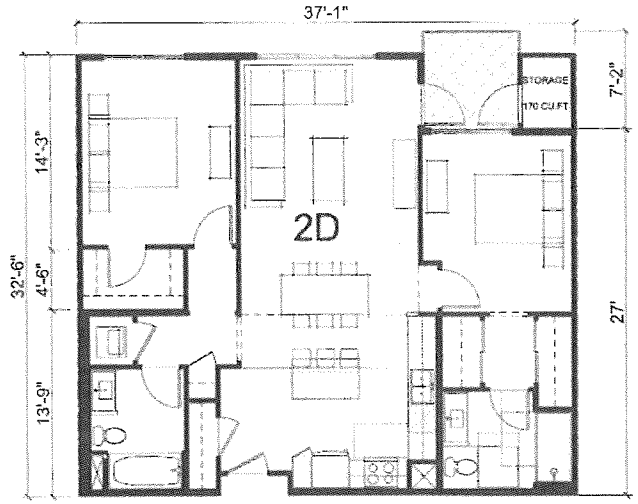
Sheet Title
UNIT PLANS

Job No.: 11071
Date: 11/17/2012
Scale: 1/4" = 1'-0"
Drawn By:

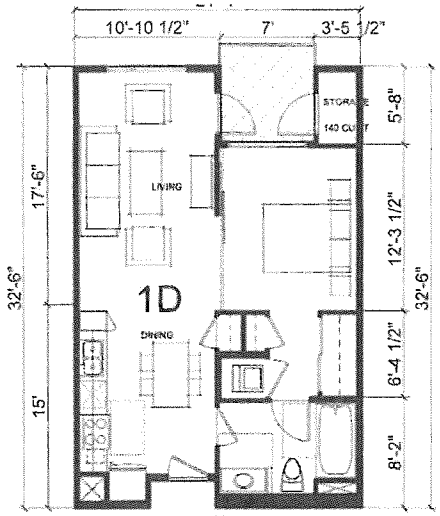
Sheet No: A7



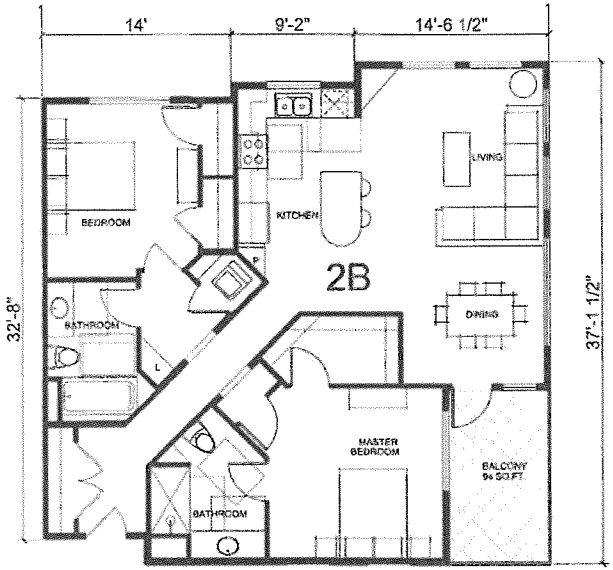
UNIT 1F		
UNIT AREA	814	SF
STORAGE AREA	33	SF
TOTAL AREA	847	SF



UNIT 2D		
UNIT AREA	1161	SF
STORAGE AREA *	33	SF
TOTAL AREA	1194	SF

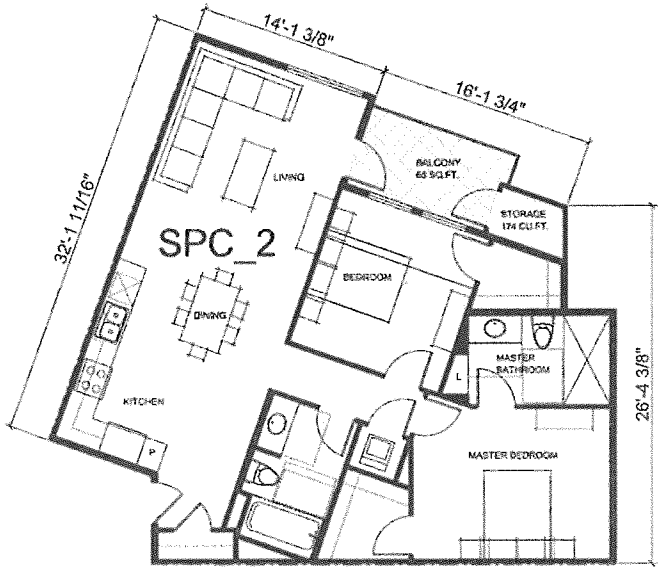


UNIT 1D Junior		
UNIT AREA	609	SF
STORAGE AREA *	33	SF
TOTAL AREA	642	SF



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

STORAGE
LOCATED IN BUILDING



UNIT SPC_2		
UNIT AREA	1118	SF
STORAGE AREA *	33	SF
TOTAL AREA	1151	SF

* STORAGE PARTIALLY
LOCATED IN BUILDING

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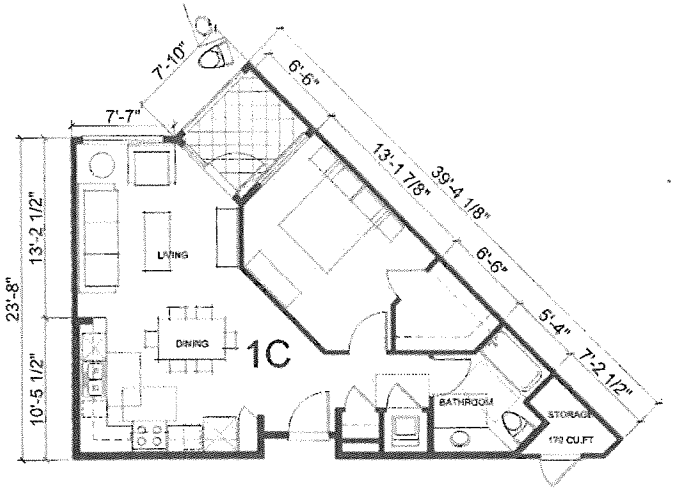
Revisions:

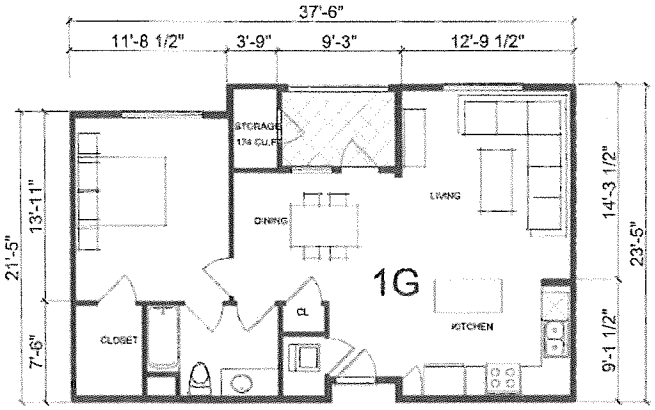
Sheet Title:
UNIT PLANS

Job No.: 11031
Date: 11/28/2012
Scale: 1/4" = 1'-0"
Drawn By:

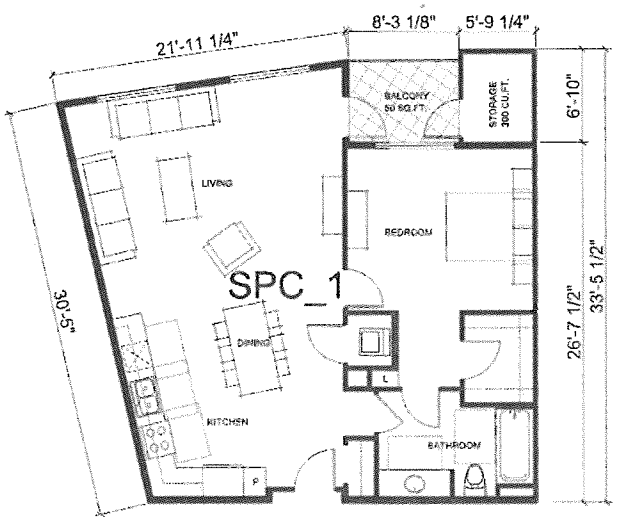
Sheet No:
A8



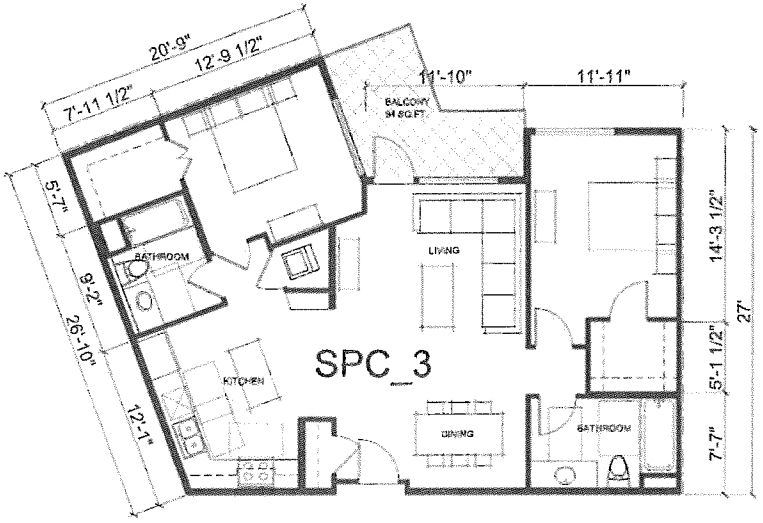
UNIT 1C		
UNIT AREA	664	SF
STORAGE AREA *	33	SF
TOTAL AREA	697	SF



UNIT 1G		
UNIT AREA	774	SF
STORAGE AREA *	33	SF
TOTAL AREA	807	SF



UNIT SPC_1		
UNIT AREA	954	SF
STORAGE AREA	33	SF
TOTAL AREA	987	SF



UNIT SPC_3		
UNIT AREA	1127	SF
STORAGE AREA *	33	SF
TOTAL AREA	1160	SF

* STORAGE PARTIALLY LOCATED IN BUILDING

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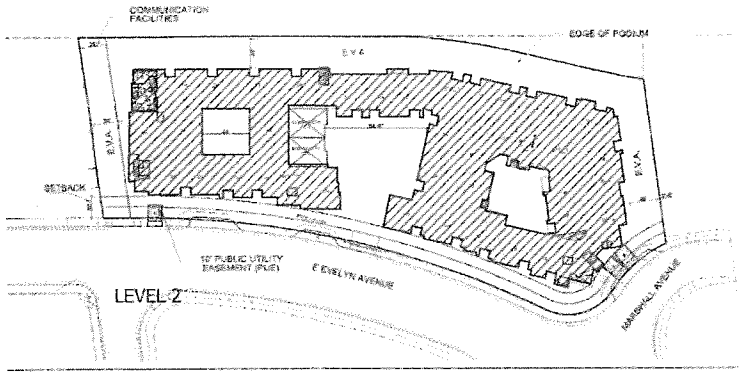
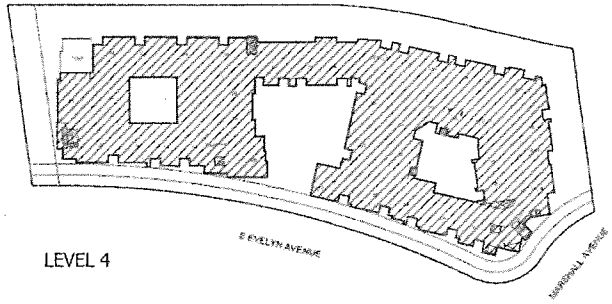
Revisions:

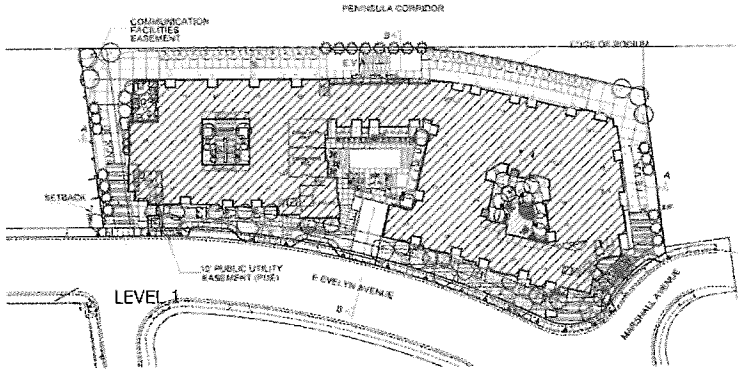
Sheet Title:
UNIT PLANS

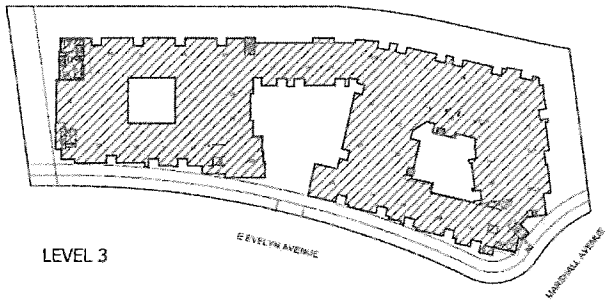
Job No.: 11921
Date: 11/13/2012
Scale: 1/4" = 1'-0"
Drawn By:

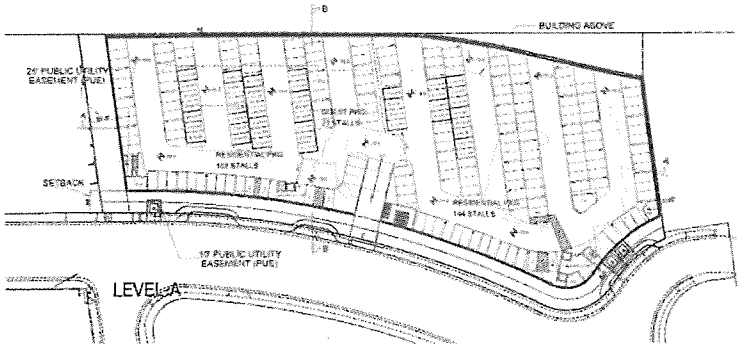
Sheet No: A9











FLOOR AREA CALCULATIONS		
Residential	**Gross building S.F.**	
Level 1	49,255 sf	
Level 2	46,943 sf	
Level 3	48,640 sf	
Level 4	47,297 sf	
Floor Area Residential	**192,135 sf**	**1.92 FAR**
Subterranean Garage	84,312 sf	

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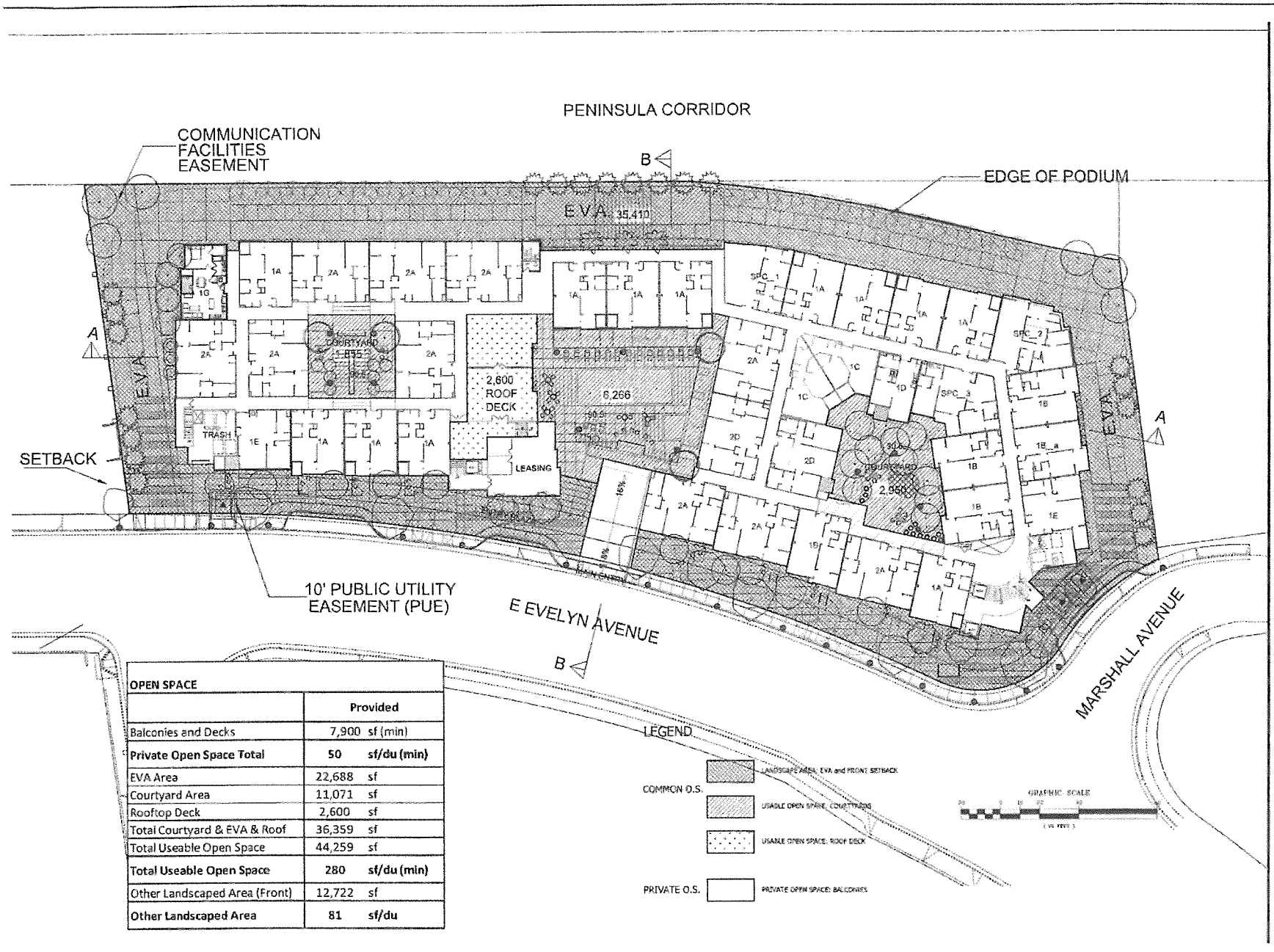
Sheet Title:
FAR CALCULATIONS

Job No.: 21031
Date: 11/13/2012
Scale: 1" = 50' - 0"
Drawn By:

Sheet No.
A10



OPEN SPACE		
	Provided	
Balconies and Decks	7,900	sf (min)
Private Open Space Total	**50**	**sf/du (min)**
EVA Area	22,688	sf
Courtyard Area	11,071	sf
Rooftop Deck	2,600	sf
Total Courtyard & EVA & Roof	36,359	sf
Total Useable Open Space	44,259	sf
Total Useable Open Space	**280**	**sf/du (min)**
Other Landscaped Area (Front)	12,722	sf
Other Landscaped Area	**81**	**sf/du**

HANDLE

1 Romantic Mood KM3798-3
Siding

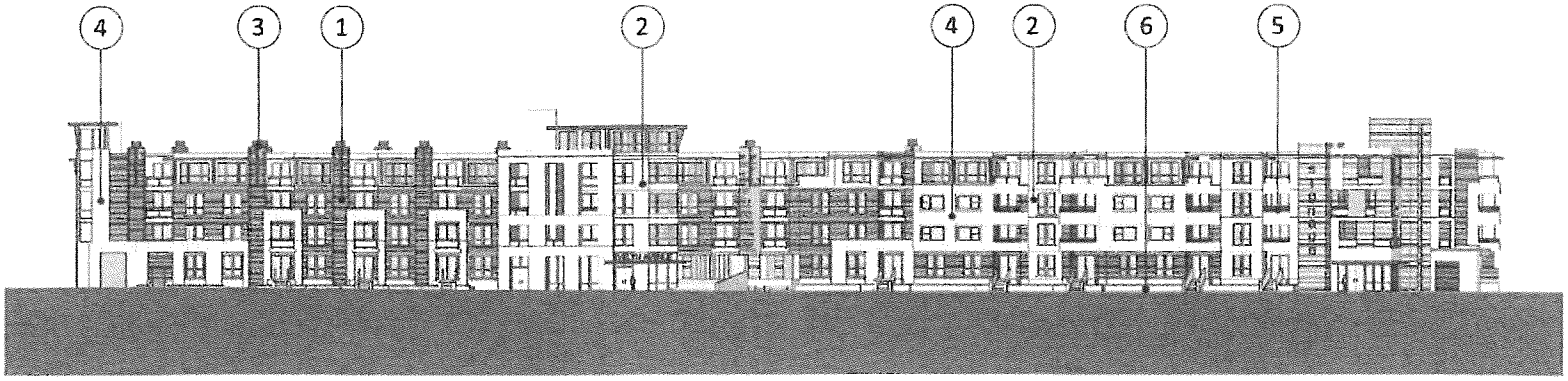
3 Castle Dale KM3935-3
Stucco

5 Defense AC260-5
Metal

2 Couscous KM3929-1
Stucco, Siding, Metal

6 Oyster - Cut Coarse Stone
Eldorado Stone

4 Meadow Brook KM3948-2
Stucco



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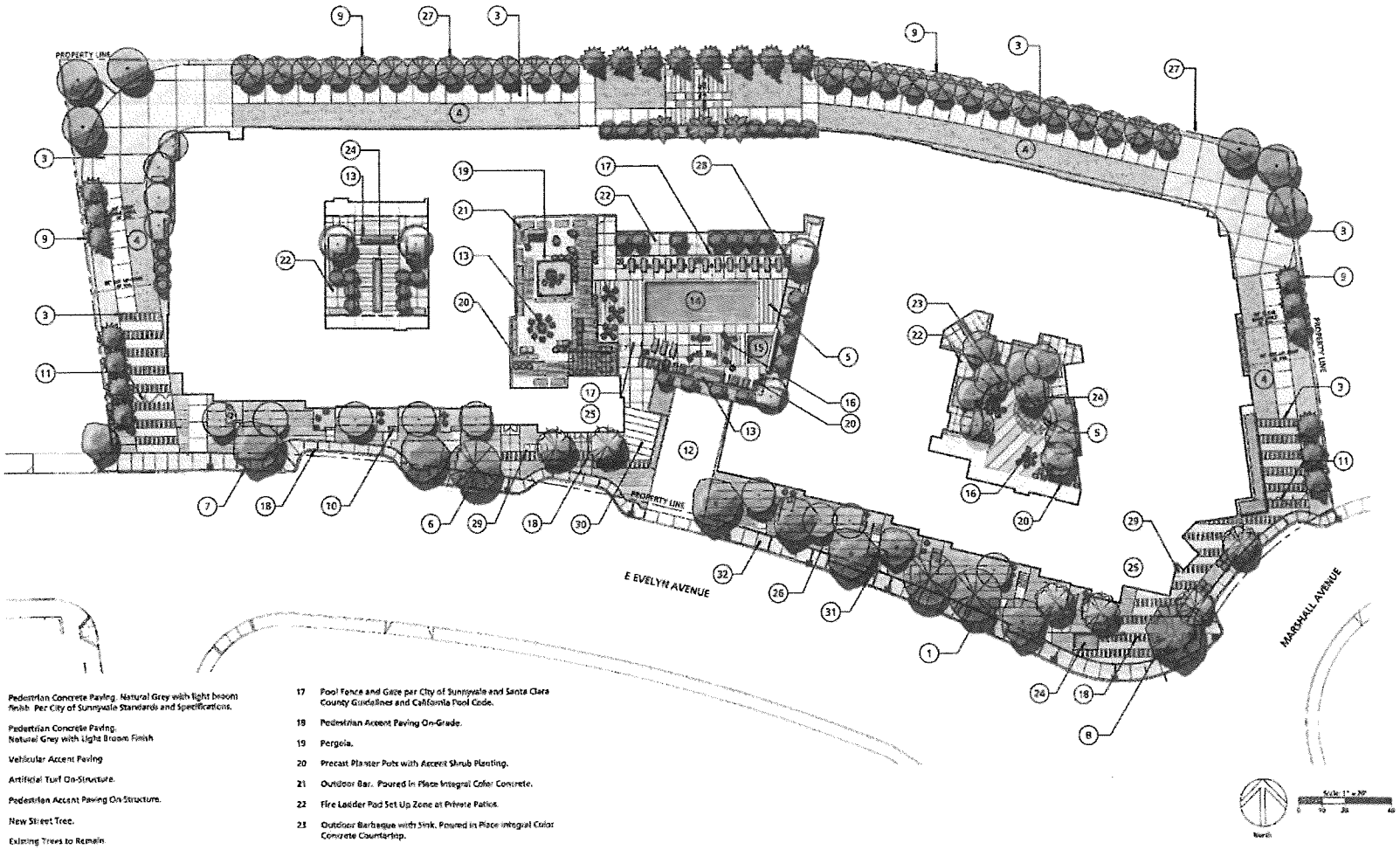
Evelyn Ave Apartments
Sunnyvale, CA

Prometheus Real Estate Group
1700 South Norfolk St., Suite 150
San Mateo, California

Sheet Title:
Building Colors and Materials

Job No.: 11031
Date: 11/13/2012
Scale:
Drawn By:

Sheet No: A12



1 Pedestrian Concrete Paving. Natural Grey with light broom finish. Per City of Sunnyvale Standards and Specifications.

2 Pedestrian Concrete Paving. Natural Grey with Light Broom Finish

3 Vehicular Accent Paving

4 Artificial Turf On-Structure.

5 Pedestrian Accent Paving On Structure.

6 New Street Tree.

7 Existing Trees to Remain.

8 Specimen Accent Tree.

9 Narrow, Upright Evergreen Trees.

10 Private Stoop and Entry. See Architectural Drawings.

11 Pedestrian and Vehicular Security Gates.

12 Garage Entry. See Architectural Drawings.

13 Outdoor Fireplace.

14 Pool.

15 Spa.

16 Tables and Chairs.

17 Pool Fence and Gate per City of Sunnyvale and Santa Clara County Guidelines and California Pool Code.

18 Pedestrian Accent Paving On-Grade.

19 Pergola.

20 Precast Planter Pots with Accent Shrub Planting.

21 Outdoor Bar. Poured in Place Integral Color Concrete.

22 Fire Ladder Pad Set Up Zone at Private Patios.

23 Outdoor Barbeque with Sink. Poured in Place Integral Color Concrete Countertop.

24 Water Feature.

25 Lobby. See Architectural Drawings.

26 Stormwater Treatment Area. See Civil Drawings.

27. Metal Picket Project Fence at Property Line.

28. Pedestrian-scale Pole Lights

29. Class II Bike Racks per VTA Guidelines and Specifications. Total Quantity: 10 Bikes.

30. Stairs and Handrail per Architect. See Architectural Drawings.

31. 5' Wide Sidewalk with Unit Paver Bands per Downtown Guidelines.

32. 8' Wide Sidewalk with Unit Paver Bands per Downtown Guidelines.

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Landscape Architects • Land Planners

EVELYN AVE APARTMENTS
SUNNYVALE, CALIFORNIA

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

Sheet Title:

Conceptual Landscape Plan

Job No.:
Date: 11.12.2012
Scale: 1" = 30'
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 FUR		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	
ZE. SER		Zelkova serrata 'Green Vase'	Green Vase Zelkova	

* 15 Gallon minimum unless otherwise noted on plans

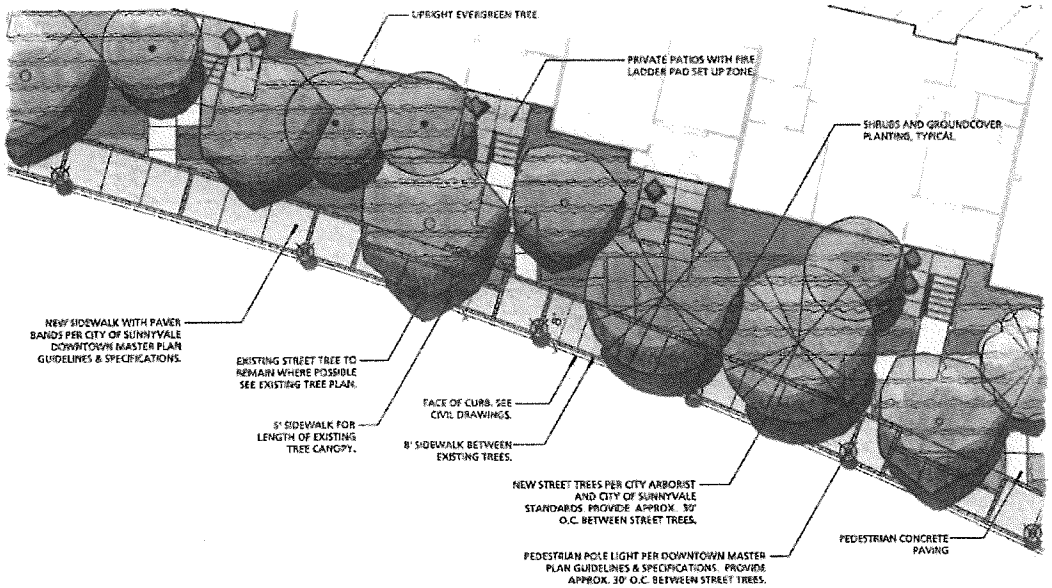
SHRUBS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
AC	1 Gal	Acorus gramineus 'Ogon'	Japanese Sweet Flag	18" O.C.
AU	2 Gal	Arbutus unedo 'Compacta'	Strawberry Tree	36" O.C. Low Water Use
AC	1 Gal	Artemesia c. 'Montana'	Montana Sagebush	36" O.C. Native/Low Water Use
BD	5 Gal	Berberis darwinii	Darwin Barberry	36" O.C. Low Water Use
CT	5 Gal	Chondropetalum tectorum	Cape Rush	36" O.C.
CP	5 Gal	Galvia purpurea	Orchid Pink Sage	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 hybrids	Evergreen Daylily	18" O.C. under 24"
HA	5 Gal	Heteromeles arbutifolia	Toyon	72" O.C. Native/Low Water Use
IV	5 Gal	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	36" O.C. Low Water Use
LC	1 Gal	Lomatium californicum	Sea Lavender	24" O.C. Native/Low Water Use
LH	5 Gal	Lonicera hispidula	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 'Maroonia 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
RM	1 Gal	Rosmarinus o. 'Ken Taylor'	Rosemary	36" O.C. Low Water Use

** used as or noted on plans as groundcover

PERENNIALS and GRASSES				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
CA	1 Gal	Calamagrostis acutiflora '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 Grey 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

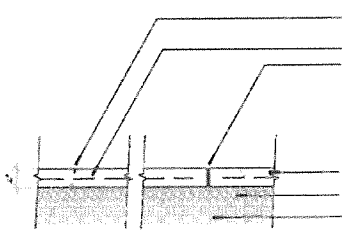
GROUNDCOVERS				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS
ARC	1 Gal	Arctostaphylos 'Pacific Mist'	Bearberry	30" O.C. Native/Low Water Use
BP	1 Gal	Baccharis pilularis	Coyote Brush	36" O.C. Native/Low Water Use
FR	1 Gal	Fragaria chiloensis 'P. Coast Hybrids'	Pacific Coast Hybrid Strawberry	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	Sarcococcus hookeriana 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
[illegible]	Sod	Lolium rifiliceum	Native Creeping Ryegrass	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



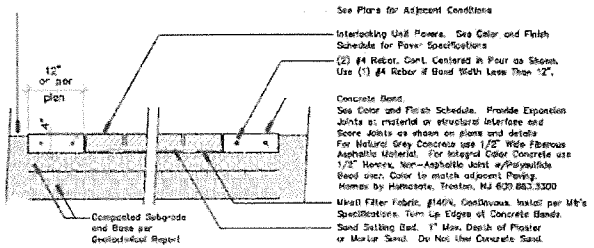
E. Evelyn Avenue Streetscape Enlargement

Scale: 16" = 1'-0"



Pedestrian Concrete Paving

Scale: 1" = 1'-0"



Pedestrian Unit Paving On Grade

Scale: 1" = 1'-0"

SUNNYVALE

: Architecture
: Planning
: Urban Design

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
201 Greenwich Street
San Francisco, CA 94133
T 415.433.4672
F 415.433.9063

EVELYN AVE APARTMENTS
SUNNYVALE, CALIFORNIA

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

Sheet title:
Landscape Notes, Details & Enlargement Plan

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

Sheet No: L2

Studio T sc

: Architecture
: Planning
: Urban Design

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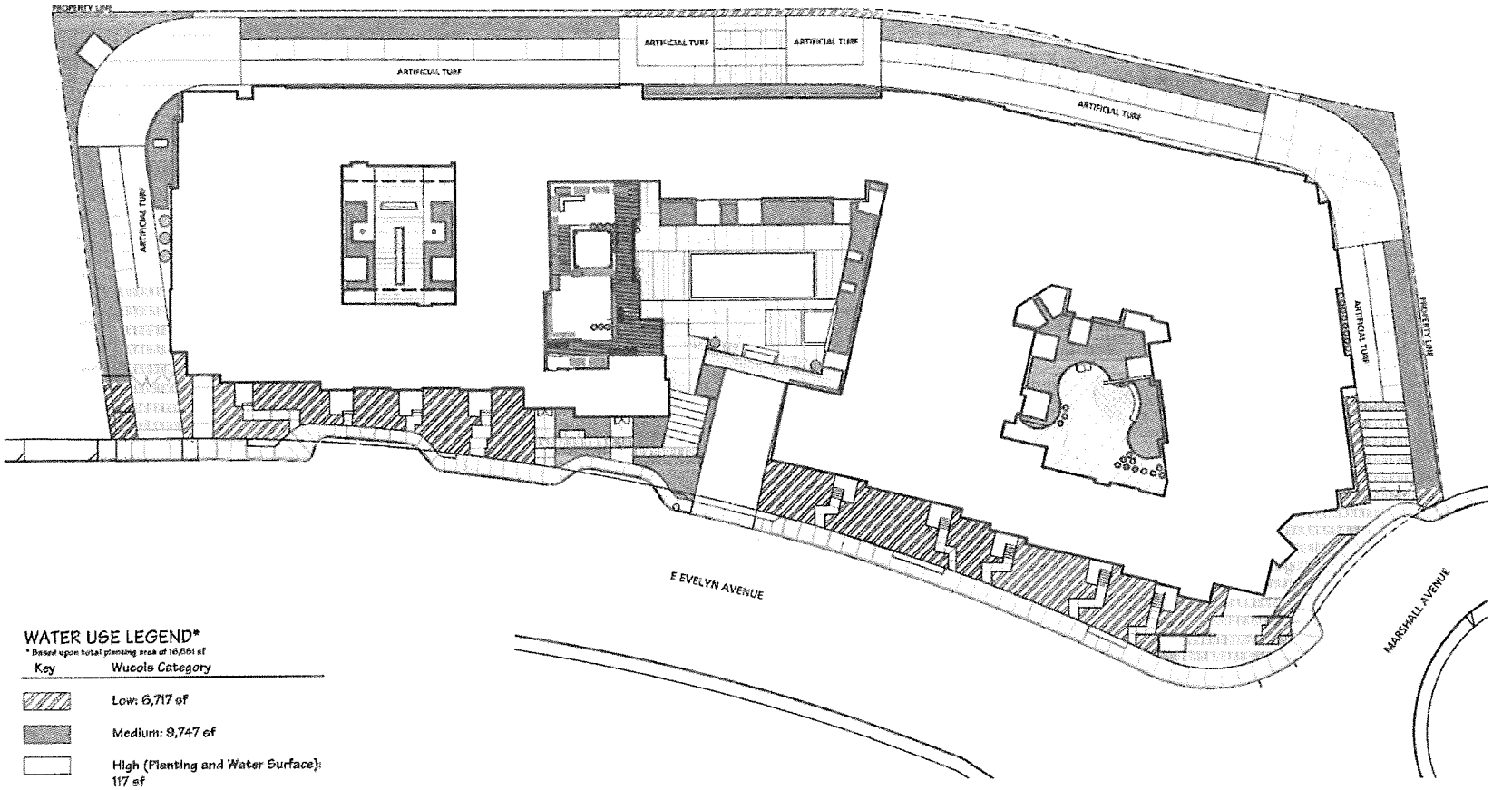
EVELYN AVE APARTMENTS
SUNNYVALE, CALIFORNIA

PROMETHEUS REAL ESTATE GROUP
1300 S. NORFOLK ST. #139
SAN MATEO, CALIFORNIA

Sheet Title:
Landscape Imagery

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

Sheet No: L3



WATER USE LEGEND*

* Based upon total planting area of 16,681 sf

Key	Wucols Category
	Low: 6,717 sf
	Medium: 9,747 sf
	High (Planting and Water Surface): 117 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	0.75	16,681	0.49			
1070	Conversion Gms inches to gallons	ETAF	Landscaped Area	Special Landscape Area	=	309,435	Gallons

Estimated Total Water Use Savings
83,763.87

Irrigation Systems Design Factors

Hydrozone Category	Plant Material	Density Factor (Kd)	Penalty Factor (Kd)	Microclimate Factor	Average Landscape	Area (SqFt)	Plant Water Requirement	System Type	Efficiency Design	Hydrozone Water
High Water Use	LAWN	0.6	1	1	0.9	0	0	Rotary/Rotor	0.75	0
High Water Use	WATER FEATURES	0.6	1	1	0.6	117	1,404.00	Rotary/Rotor	0.75	1,404.00
Medium	MIXED	0.3	1	1	0.5	9,747	139,962.51	DRIP	0.80	163,456.31
Low Water Use	MIXED	0.3	1	1	0.3	6,717	57,313.57	SUB-SURFACE DRIP	0.80	66,951.14
TOTALS						16681	198,679.08			231,811.45

Average Irrigation Design Efficiency 0.73 Option 2

Total Estimated Irrigation Requirement 223,435.95

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

PROPOSED EQUIPMENT LIST

Scale: 1" = 20'
0 10 20 40
North

: Architecture
: Planning
: Urban Design

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Landscape Architects · Land Planners

EVELYN AVE APARTMENTS
SUNNYVALE, CALIFORNIA

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

Sheet Title:
Irrigation Hydrozone Plan

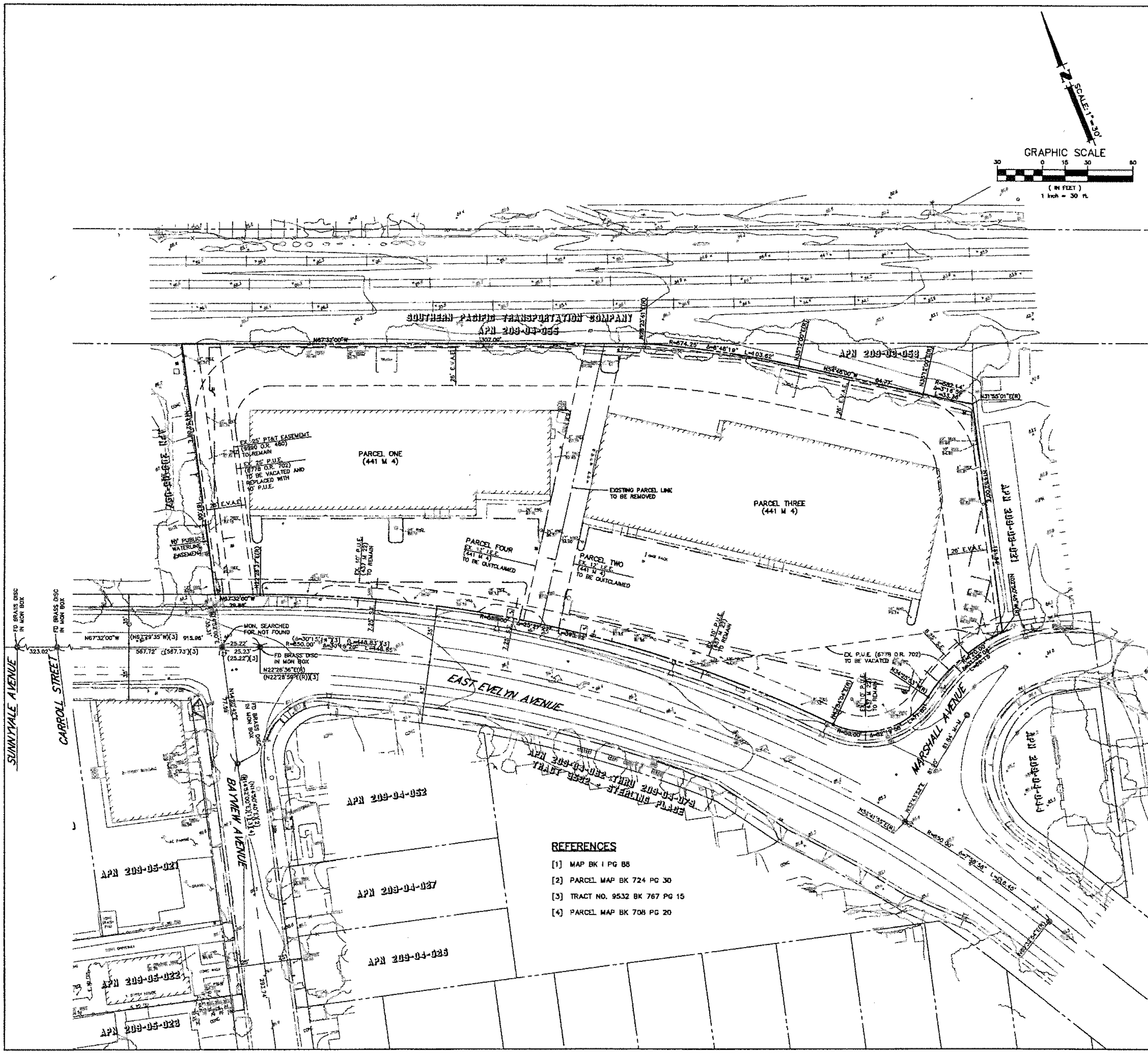
Job No.:
Date: 11.13.2062
Scale: 1" = 20'
Drawn By:

Sheet No: L4

VESTING TENTATIVE TRACT MAP

FOR CONDOMINIUM PURPOSES

BEING ALL OF PARCELS ONE, TWO, THREE AND FOUR, 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 MAY 3, 1979 IN BOOK 441 OF MAPS, AT PAGE 4.



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

LEGEND

———— – – ————	BOUNDARY LINE
———— - - ————	EXISTING LOT LINE
———— — ————	CENTER LINE
— — — — —	EASEMENT LINE
— — — — —	EXISTING EASEMENT LINE
⊚	CITY SURVEY MONUMENT
FD.	FOUND
MON.	MONUMENT
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
I.E.E.	INGRESS EGRESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.E.	SIDEWALK EASEMENT

NOTES

OWNER: EVELYN AVENUE ASSOCIATES, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
142A SOUTH SANTA CRUZ AVENUE
LOS GATOS, CALIFORNIA 95030

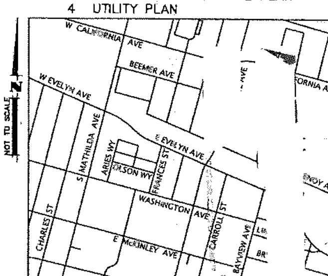
DEVELOPER: PROMETHEUS REAL ESTATE GROUP
1900 SOUTH NORFOLK STREET, SUITE 150
SAN MATEO, CALIFORNIA 94403
P: (650) 931-3400

ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC.
224 AIRPORT PARKWAY, SUITE 525
SAN JOSE, CALIFORNIA 95110
P: (408) 453-1066

1. EXISTING ZONING: C4-PD
(SERVICE COMMERCIAL)
(PLANNED DEVELOPMENT)
2. PROPOSED ZONING: DOWNTOWN SPECIFIC PLAN
3. PROPOSED USE: 156 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 CHANGE FLOOD.
5. ASSESSORS PARCEL NUMBER: 209-04-053 & 054
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: 2.31 ACRES GROSS

SHEET INDEX

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



VICINITY MAP

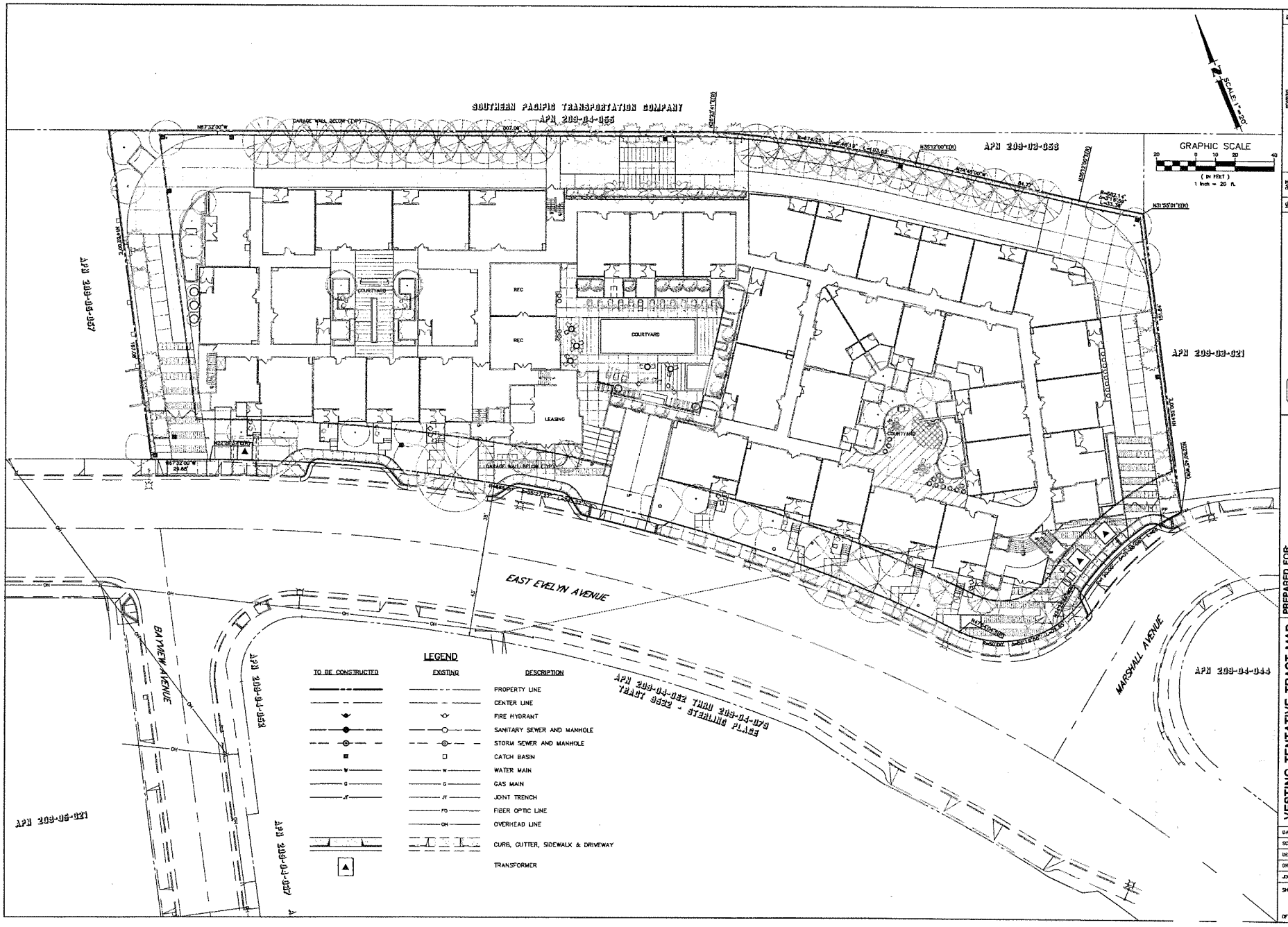
Civil Engineering Associates
Civil Engineers • Planners • Surveyors
224 Airport Parkway
Suite 525
San Jose, CA 95110
T: (408) 453-1066

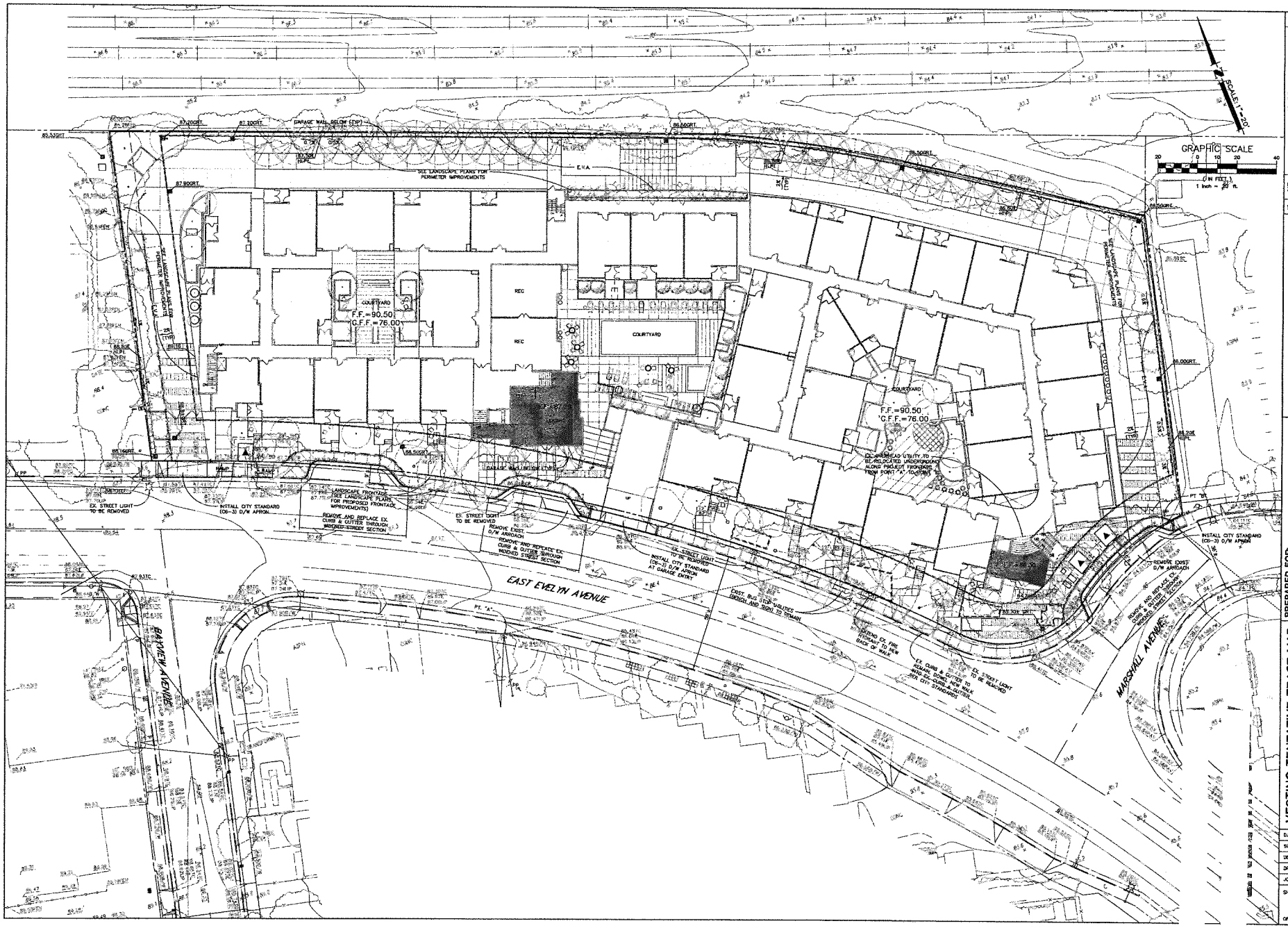
PREPARED FOR:
PROMETHEUS
1900 South Norfolk Street, Suite 150
San Mateo, CA 94403
650.931.3400

VESTING TENTATIVE TRACT MAP
457-491 EAST EVELYN AVENUE
SUNNYVALE CALIFORNIA

DATE	MAR. 6, 13
SCALE	1"=30'
DESIGNED	J.C.
DRAWN	C.H.
JOB NO.	12-106
SHEET	1
OF 4 SHEETS	

Attachment D


SOUTHERN PACIFIC TRANSPORTATION COMPANY
APN 209-04-055
APN 209-03-058
APN 209-03-021
APN 209-04-044
APN 209-05-057
APN 209-05-021
APN 209-04-052
APN 209-04-057
APN 209-04-062 THRU 209-04-079
TRACT 9522 - STERLING PLACE
EAST EVELYN AVENUE
BAYVIEW AVENUE
MARSHALL AVENUE
COURTYARD
REC
LEASING
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
SCALE: 1"=20'
LEGEND
TO BE CONSTRUCTED
EXISTING
DESCRIPTION
PROPERTY LINE
CENTER LINE
FIRE HYDRANT
SANITARY SEWER AND MANHOLE
STORM SEWER AND MANHOLE
CATCH BASIN
WATER MAIN
GAS MAIN
JOINT TRENCH
FIBER OPTIC LINE
OVERHEAD LINE
CURB, GUTTER, SIDEWALK & DRIVEWAY
TRANSFORMER
Civil Engineering Associates
Civil Engineers • Planners • Surveyors
PREPARED FOR:
PROMETHEUS
1900 South Norfolk Street, Suite 150
San Mateo, CA 94403
650.931.3400
VESTING TENTATIVE TRACT MAP
457-491 EAST EVELYN AVENUE
SITE PLAN
SUNNYVALE
CALIFORNIA
DATE MAR. 6, 13
SCALE 1"=20'
DESIGNED J.G.
DRAWN C.H.
JOB NO. 12-106
SHEET 2
OF 4 SHEETS



NO.	DATE	REVISION	BY

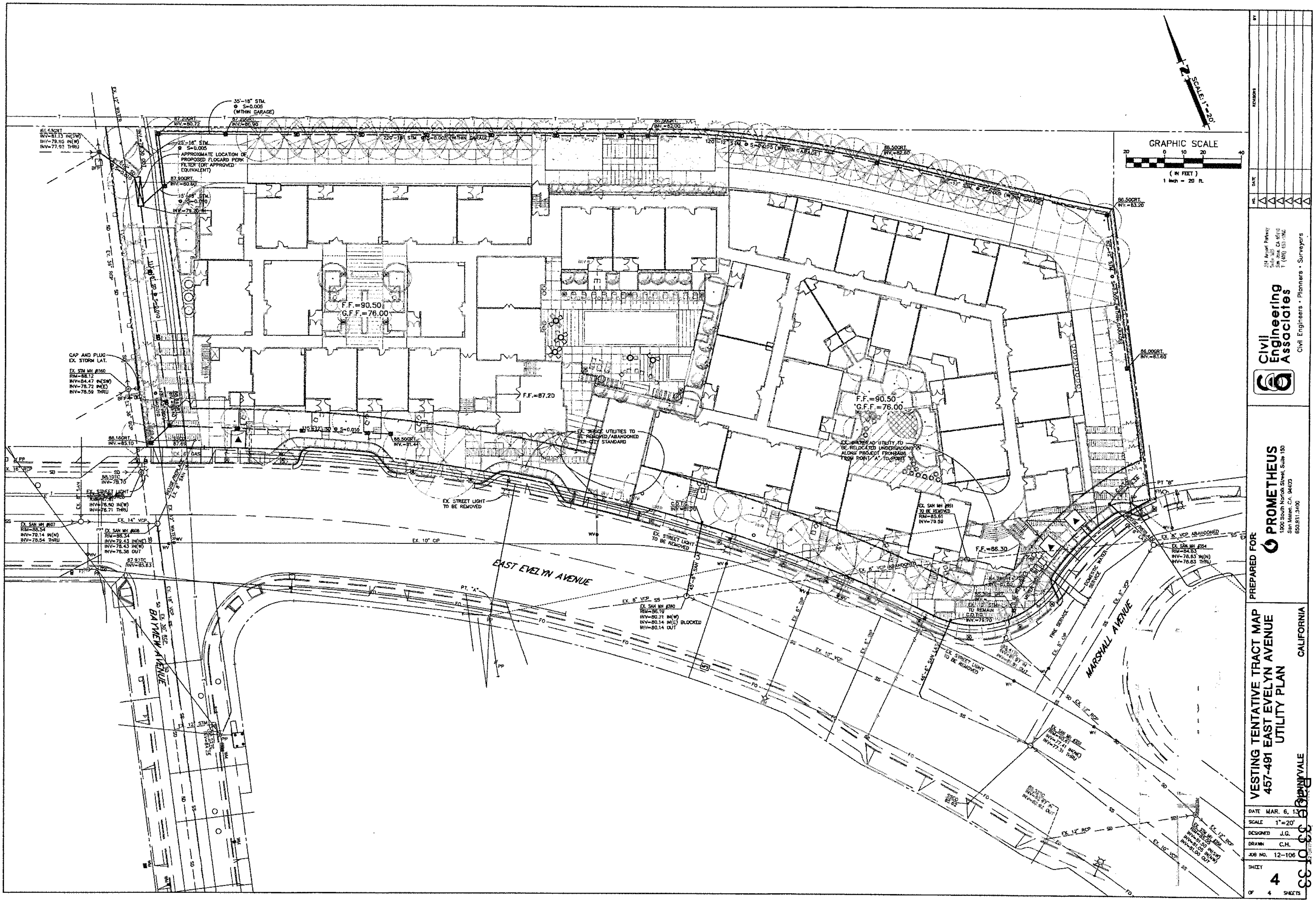
Civil Engineering Associates
Civil Engineers • Planners • Surveyors
224 Napoli Parkway
San Jose, CA 95123
T (408) 413-1884

PREPARED FOR
PROMETHEUS
1900 South Norfolk Street, Suite 150
San Mateo, CA 94403
650.513.3000

VESTING TENTATIVE TRACT MAP
457-491 EAST EVELYN AVENUE
GRADING AND DRAINAGE PLAN

SUNNYVALE CALIFORNIA

DATE	MAR. 6, 1[illegible]
SCALE	1"=20'
DESIGNED	J.G.
DRAWN	C.H.
JOB NO.	12-106
SHEET	3 OF 4 SHEETS


GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
SCALE: 1"=20'
EAST EVELYN AVENUE
BAYVIEW AVENUE
MARSHALL AVENUE
F.F.=90.50
G.F.F.=76.00
F.F.=87.20
F.F.=86.30
Civil Engineering Associates
Civil Engineers • Planners • Surveyors
PREPARED FOR:
PROMETHEUS
VESTING TENTATIVE TRACT MAP
457-491 EAST EVELYN AVENUE
UTILITY PLAN
SUNNYVALE
CALIFORNIA
DATE MAR. 6, 13
SCALE 1"=20'
DESIGNED J.G.
DRAWN C.H.
JOB NO. 12-106
SHEET
4
OF 4 SHEETS