Stewart Village Apartment Homes

959 Stewart Drive, Sunnyvale, California

SPECIAL DEVELOPMENT PERMIT

PHASE III

08/22/2013

IRVINE COMPANY Since 1864 | APARTMENT COMMUNITIES

Silverwood landscape

Civil Engineering Associates

TCA ARCHITECTS

SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE AMENDMENT
A 16 UNIT APARTMENT DEVELOPMENT

SHEET INDEX

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RESIDENTIAL SITE DATA - PHASES I & II & III

GROSS AREA: 10.52 AC.
STREET DEDICATION: 0.30 AC.
NET AREA: 10.22 AC

NUMBER OF UNITS: 259 (243 APARTMENTS + 16 DUPLEX UNITS)
1 BEDROOM PLANS: 153 (117 IN APARTMENT BUILDINGS + 3 IN DUPLEX UNITS)
2 BEDROOM PLANS: 106 (93 IN APARTMENT BUILDINGS + 13 IN DUPLEX UNITS)

NET DENSITY: 25.34 D.U./AC.

NET AREA BREAKDOWN

	SQUARE FOOTAGE	% OF SITE
LANDSCAPE AREA	147,688 S.F.	33%
STREETS	159,393 S.F.	36%
BUILDING FOOTPRINT	138,350 S.F.	31%
TOTALS	445,381 S.F.	100%

PARKING

PARKING REQUIRED:

TOTAL PARKING REQUIRED
COVERED SPACES: 275
SURFACE SPACES: 250
TOTAL SPACES: 525

PARKING PROVIDED:

COVERED SPACES: 275 (1 CAR & 2 CAR GARAGES)
SURFACE SPACES: 251 (10% WILL BE COMPACT)
TOTAL SPACES: 526

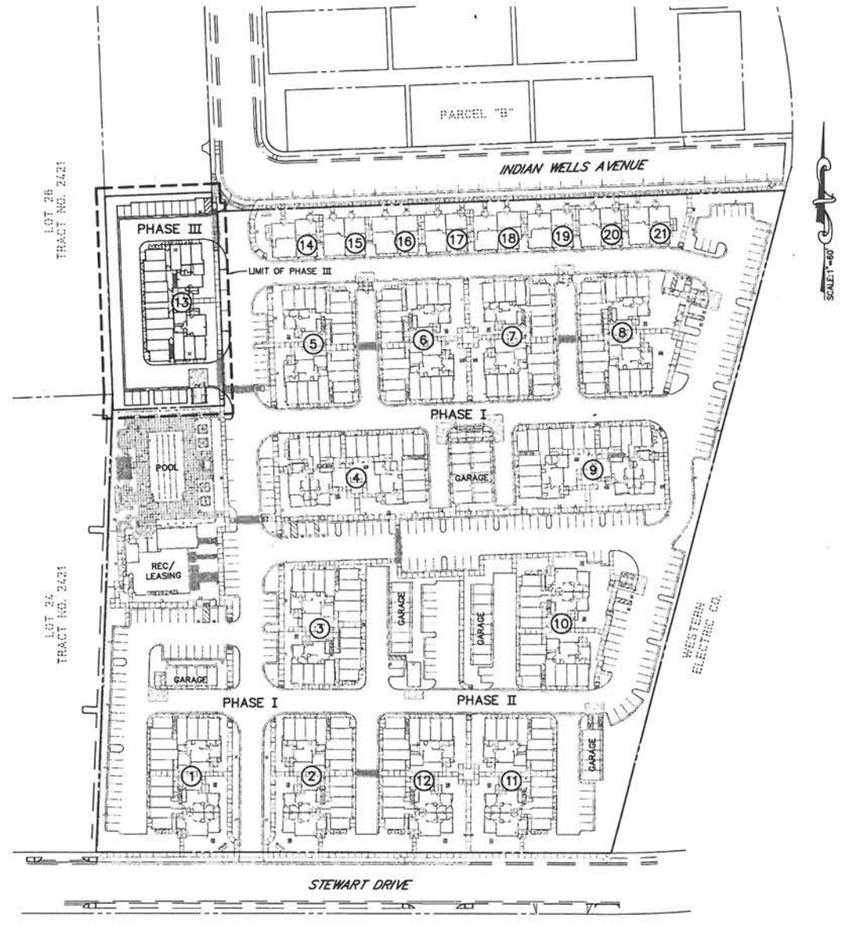
RESIDENTIAL SITE DATA - PHASE III

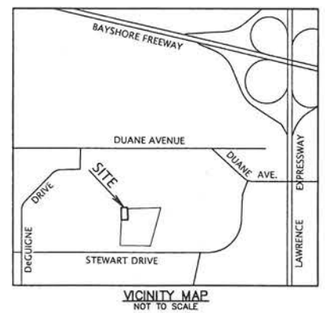
GROSS AREA: 0.62 AC.

NUMBER OF UNITS: 16
1 BEDROOM PLANS: 14
2 BEDROOM PLANS: 2

NET AREA BREAKDOWN

	SQUARE FOOTAGE	% OF SITE
LANDSCAPE AREA	7,673 S.F.	28%
STREETS	12,278 S.F.	45%
BUILDING FOOTPRINT	7,207 S.F.	27%
TOTALS	27,158 S.F.	100%





VICINITY MAP
NOT TO SCALE

APPLICANT:

IRVINE COMPANY | APARTMENT COMMUNITIES
Since 1864
690 N Mccarthy Blvd, Ste 100
Milpitas, CA 95035
(408) 263-7928

OWNER:

955-995 STEWART DRIVE LLC,
A DELAWARE LIMITED LIABILITY COMPANY
690 N Mccarthy Blvd, Ste 100
Milpitas, CA 95035
(408) 263-7928

CONSULTANTS:

CIVIL ENGINEER:

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

ARCHITECTURE:

THOMAS P. COX: ARCHITECT
19782 MacARTHUR BLVD.
SUITE 300
IRVINE, CA 92612
PHONE 949 862-0270
801 S. GRAND AVE.
SUITE 1020
LOS ANGELES, CA 90017
PHONE 213 553-1100

LANDSCAPE ARCHITECTURE:

Silverwood
landscape
1111 Baker Street
Costa Mesa, CA 92626
Phone: 714-427-6134
www.silverwoodlandscape.com

NO.	DATE	REVISIONS
△	8/23/13	CITY COMMENTS
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SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE PHASE III
COVER SHEET
SUNNYVALE CALIFORNIA

Date JULY 31, 2013
Scale –
Drawn C.H.
Designed P.M.
Job 10–112
Sheet C1
Of Sheets

SCALE: 1"=30'

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

BUILDING NUMBER (1)

BUILDING TYPE BUILDING B2

COMPACT STALL 7.5' 13'

STANDARD STALL 8.5' 16'

HANDICAP STALL 9' 18'

PARALLEL STALL 8' 22'

DIMENSIONS DO NOT INCLUDE THE 2 FOOT CAR OVERHANG

NOTE

WHEN PHASE III IS CONSTRUCTED THE FOLLOWING ITEMS WILL BE REMOVED FROM PHASE I AND RELOCATED TO PHASE III:

- 4 – PARKING STALLS

UNIT TABULATIONS PHASE I & II

BUILDING TYPE	# OF BUILDINGS	# OF UNITS	# OF BEDROOMS
B1–18 PLEX	5	90	
1 BEDROOM			55
2 BEDROOM			35
B2–19 PLEX	5	95	
1 BEDROOM			55
2 BEDROOM			40
B4–21 PLEX	2	42	
1 BEDROOM			26
2 BEDROOM			16
DUPLEX	8	16	
1 BEDROOM			3
2 BEDROOM			13
TOTAL	20	243	

UNIT TABULATIONS PHASE III

BUILDING TYPE	# OF BUILDINGS	# OF UNITS	# OF BEDROOMS
B2–19 PLEX	1	16	
1 BEDROOM			14
2 BEDROOM			2
PHASE I & II & III TOTAL	21	259	

PARKING TABULATIONS PHASE I & II

UNIT TYPE	# OF UNITS	RQMNT	COVERED	GUEST	
1 BEDROOM	136	1 COVERED/.8 GUEST	136	108.8	
2 BEDROOM	91	1 COVERED/1.33 GUEST	91	121.03	
1 BEDROOM–DUPLEX	3	2 COVERED/.25 GUEST	6	0.75	
2 BEDROOM–DUPLEX	13	2 COVERED/.4 GUEST	26	5.2	
			259	236	TOTAL
		TOTAL REQUIRED	495		

PARKING PROVIDED PHASE I & II

COVERED	259
SURFACE	225
SURFACE REMOVED & ADDED TO PHASE III	(4)
HANDICAP	12
TOTAL	492

PARKING TABULATIONS PHASE III

UNIT TYPE	# OF UNITS	RQMNT	COVERED	GUEST	
1 BEDROOM	14	1 COVERED/.8 GUEST	14	11.2	
2 BEDROOM	2	1 COVERED/1.33 GUEST	2	2.66	
			16	14	TOTAL
		TOTAL REQUIRED	30		

PARKING PROVIDED PHASE III

COVERED	16
SURFACE	13
SURFACE ADDED FROM PHASE I	4
HANDICAP	1
TOTAL	34

PARKING PROVIDED PHASES I & II & III

COVERED	275
SURFACE	237
HANDICAP	13
TOTAL	526

PARKING REQUIRED PHASES I & II & III

COVERED	275
SURFACE	250
TOTAL	525

NO.	DATE	REVISIONS	BY
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SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE PHASE III
SITE PLAN

SUNNYVALE CALIFORNIA

Date JULY 31, 2013
Scale 1"=30'
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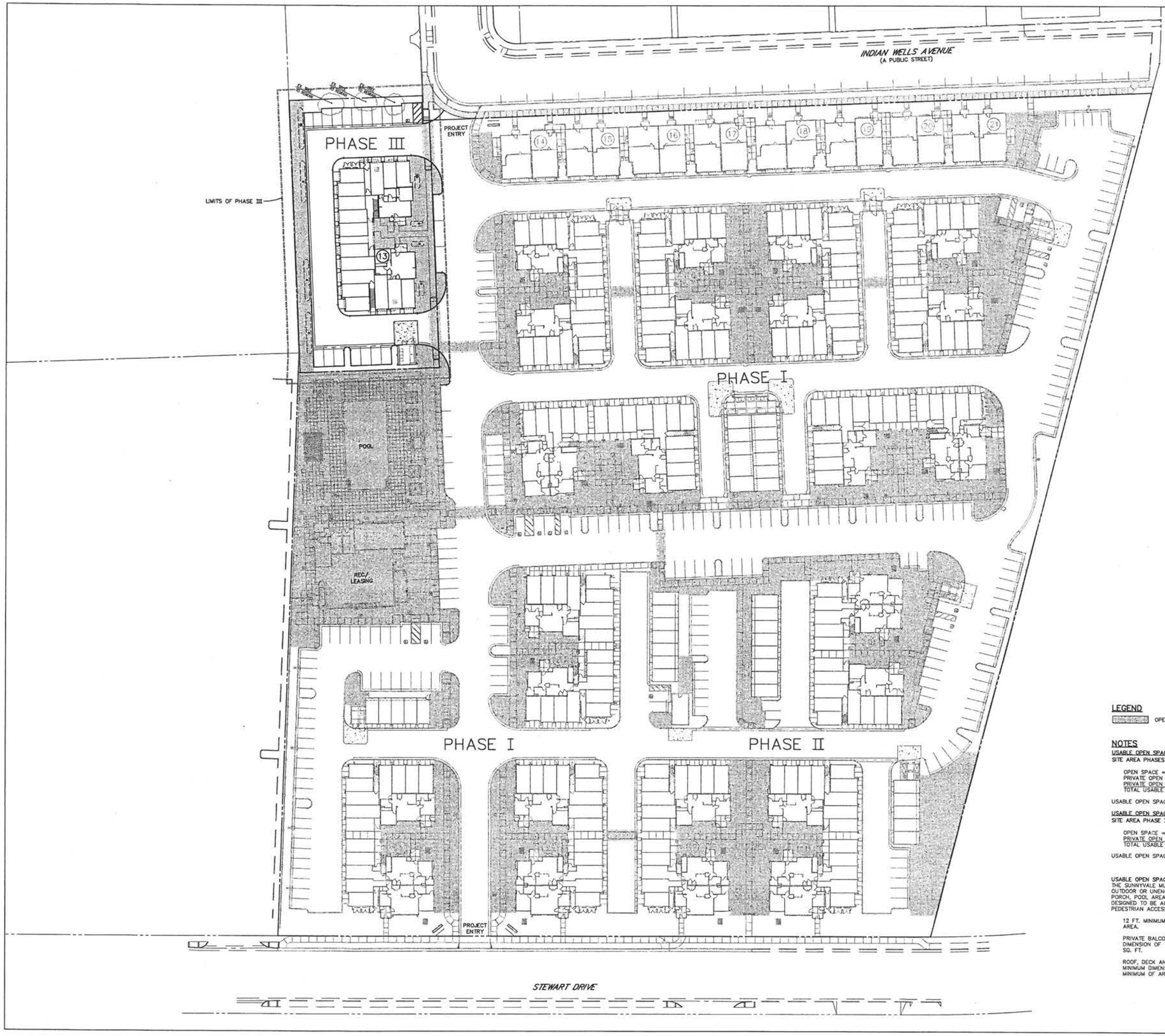
Designed P.M.
Job 10–112
Sheet C2
Of Sheets



SCALE: 1"=30'

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

LEGEND

OPEN SPACE

NOTES

USABLE OPEN SPACE PHASES I & II & III
SITE AREA PHASES I & II & III = 10.22 ACRES

OPEN SPACE =	±101,503 S.F.
PRIVATE OPEN SPACE DUPLEXES =	±960 S.F.
PRIVATE OPEN SPACE B BUILDINGS =	±2,480 S.F.
TOTAL USABLE OPEN SPACE =	±104,943 S.F.

USABLE OPEN SPACE REQUIRED @ 400 S.F. PER UNIT = 103,600 S.F.

USABLE OPEN SPACE PHASE III
SITE AREA PHASE II = 0.62 ACRES

OPEN SPACE =	±6,665 S.F.
PRIVATE OPEN SPACE B BUILDINGS =	±0 S.F.
TOTAL USABLE OPEN SPACE =	±6,665 S.F.

USABLE OPEN SPACE REQUIRED @ 400 S.F. PER UNIT = 6,400 S.F.

USABLE OPEN SPACE
THE SUNNYVALE MUNICIPAL CODE DEFINES USABLE OPEN SPACE AS AN OUTDOOR OR UNENCLOSED AREA ON THE GROUND, ROOF, BALCONY, DECK PORCH, POOL AREA, PATIO, TERRACE OR RECREATION BUILDING, WHEN DESIGNED TO BE ACCESSIBLE FOR OUTDOOR LIVING, RECREATION, PEDESTRIAN ACCESS OR LANDSCAPING. SUCH AREAS MUST HAVE:

12 FT. MINIMUM IN ANY DIRECTION AND 200 SQ. FT. MINIMUM OF AREA.

PRIVATE BALCONIES MAY BE INCLUDED IF THEY HAVE A MINIMUM DIMENSION OF 7 FT. IN ANY DIRECTION AND A MINIMUM AREA OF 80 SQ. FT.

ROOF, DECK AND PORCH AREAS MAY BE INCLUDED IF THEY HAVE A MINIMUM DIMENSION OF 10 FT. IN ANY DIRECTION AND 120 SQ. FT. MINIMUM OF AREA.

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SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE PHASE III
OPEN SPACE PLAN

SUNNYVALE CALIFORNIA

Date	JULY 31, 2013
Scale	1"=30'
Drawn	C.H.
Designed	P.M.
Job	10-112
Sheet	C3
Of	Sheets

TYPICAL PRIVATE STREET W/ PARKING
CROSS SLOPE SECTION
SCALE: 1"=5'
A
TYPICAL PRIVATE STREET
CROSS SLOPE SECTION
SCALE: 1"=5'
B
LIMITS OF PHASE III
INDIAN WELLS AVENUE
STEWART DRIVE
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
SCALE: 1"=30'
ABBREVIATIONS
BLDG. BUILDING
B/W BACK OF WALK
EXIST. EXISTING
F.F. FINISHED FLOOR
FG FINISH GRADE
E FLOWLINE
GRT. GRATE
HC HANDICAP UNIT
HI.PI. HIGH POINT
TC TOP OF CURB
LEGEND
TO BE CONSTRUCTED
EXISTING
DESCRIPTION
PROPERTY LINE
CENTER LINE
EXISTING EDGE OF PAVEMENT
CURB, GUTTER, SIDEWALK & DRIVEWAY
FIRE HYDRANT
POWER POLE
ELECTROLIER
MISSION BELL ELECTROLIER
CITY SURVEY MONUMENT
SIGN
HANDI-CAP RAMP
0.50%
DIRECTION OF FLOW & GRADIENT
CATCH BASIN
DROP INLET
PERVIOUS STREET
TRASH PAD
BASIS OF BEARINGS
THE BEARING S89°32'18"E OF THE CENTERLINE OF STEWART DRIVE AS SHOWN UPON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 263 OF MAPS AT PAGE 19 OF MAPS RECORDS OF SANTA CLARA COUNTY, CALIFORNIA WAS TAKEN AS THE BASIS OF BEARING SHOWN HEREON.
BENCHMARK
CITY BENCHMARK 54 WAS USED FOR THE ELEVATION SHOWN HEREON. ELEVATION: 29.979 BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE NORTHWEST CURB RETURN AT THE INTERSECTION OF DUANE AVENUE AND STEWART DRIVE, AT THE ENTRANCE TO A.T.&T.
NO. DATE REVISIONS BY
1 8/23/13 CITY COMMENTS C.H.
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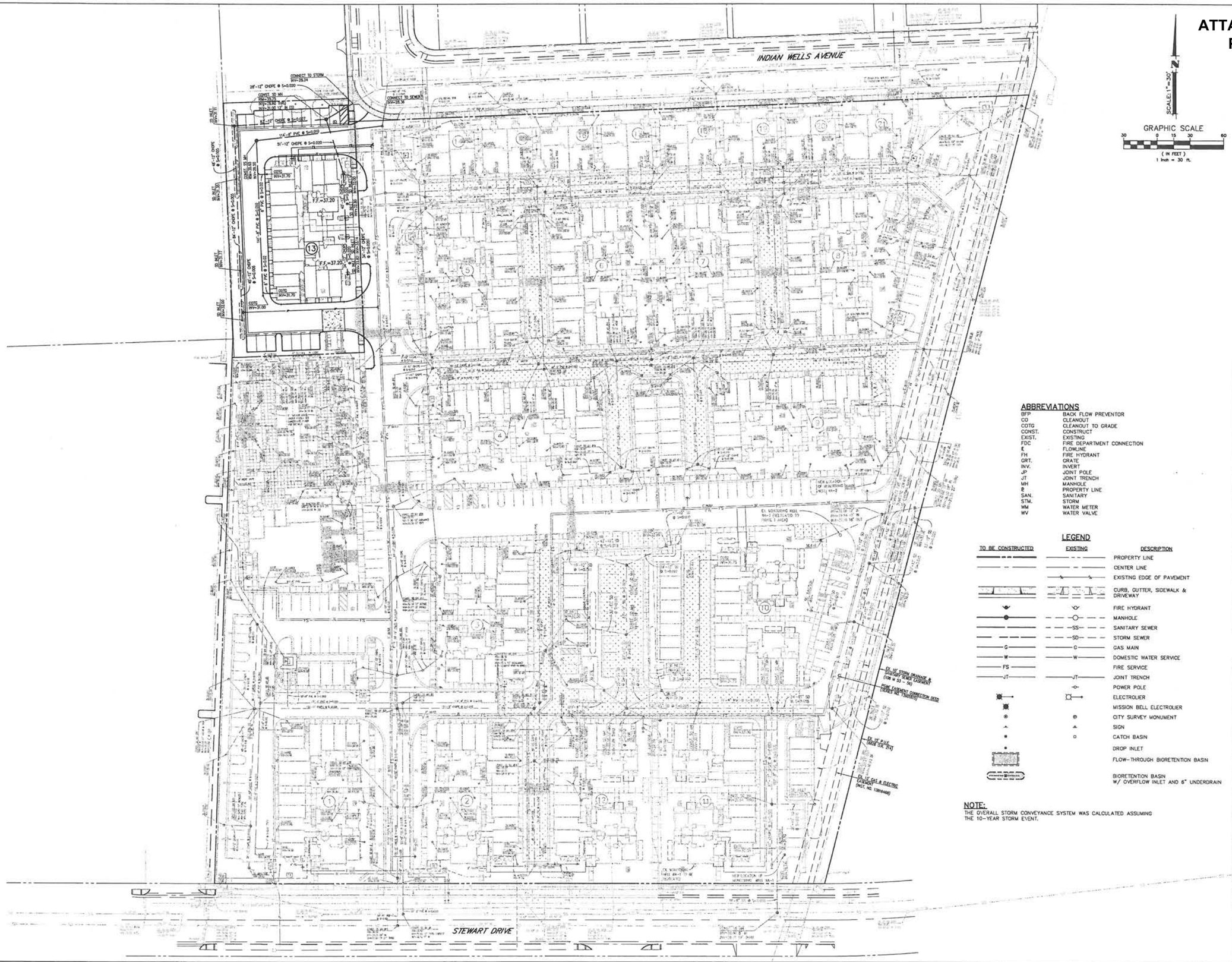
SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE PHASE III
GRADING AND DRAINAGE PLAN
SUNNYVALE CALIFORNIA
Date JULY 31, 2013
Scale 1"=30'
Drawn C.H.
Designed P.M.
Job 10-112
Sheet C4
Of Sheets



ABBREVIATIONS

BFP	BACK FLOW PREVENTOR
CO	CLEANOUT
COTG	CLEANOUT TO GRADE
CONST.	CONSTRUCT
EXIST.	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
℄	FLOWLINE
FH	FIRE HYDRANT
GRT.	GRATE
INV.	INVERT
JP	JOINT POLE
JT	JOINT TRENCH
MH	MANHOLE
℞	PROPERTY LINE
SAN.	SANITARY
STM.	STORM
WM	WATER METER
WV	WATER VALVE

LEGEND

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		PROPERTY LINE
		CENTER LINE
		EXISTING EDGE OF PAVEMENT
		CURB, GUTTER, SIDEWALK & DRIVEWAY
		FIRE HYDRANT
		MANHOLE
	SS	SANITARY SEWER
	SD	STORM SEWER
G	G	GAS MAIN
W	W	DOMESTIC WATER SERVICE
FS		FIRE SERVICE
JT	JT	JOINT TRENCH
		POWER POLE
		ELECTROLIER
		MISSION BELL ELECTROLIER
		CITY SURVEY MONUMENT
		SIGN
		CATCH BASIN
		DROP INLET
		FLOW-THROUGH BIORETENTION BASIN
		BIORETENTION BASIN W/ OVERFLOW INLET AND 6" UNDERDRAIN

NOTE:
THE OVERALL STORM CONVEYANCE SYSTEM WAS CALCULATED ASSUMING THE 10-YEAR STORM EVENT.

NO.	DATE	REVISIONS	BY
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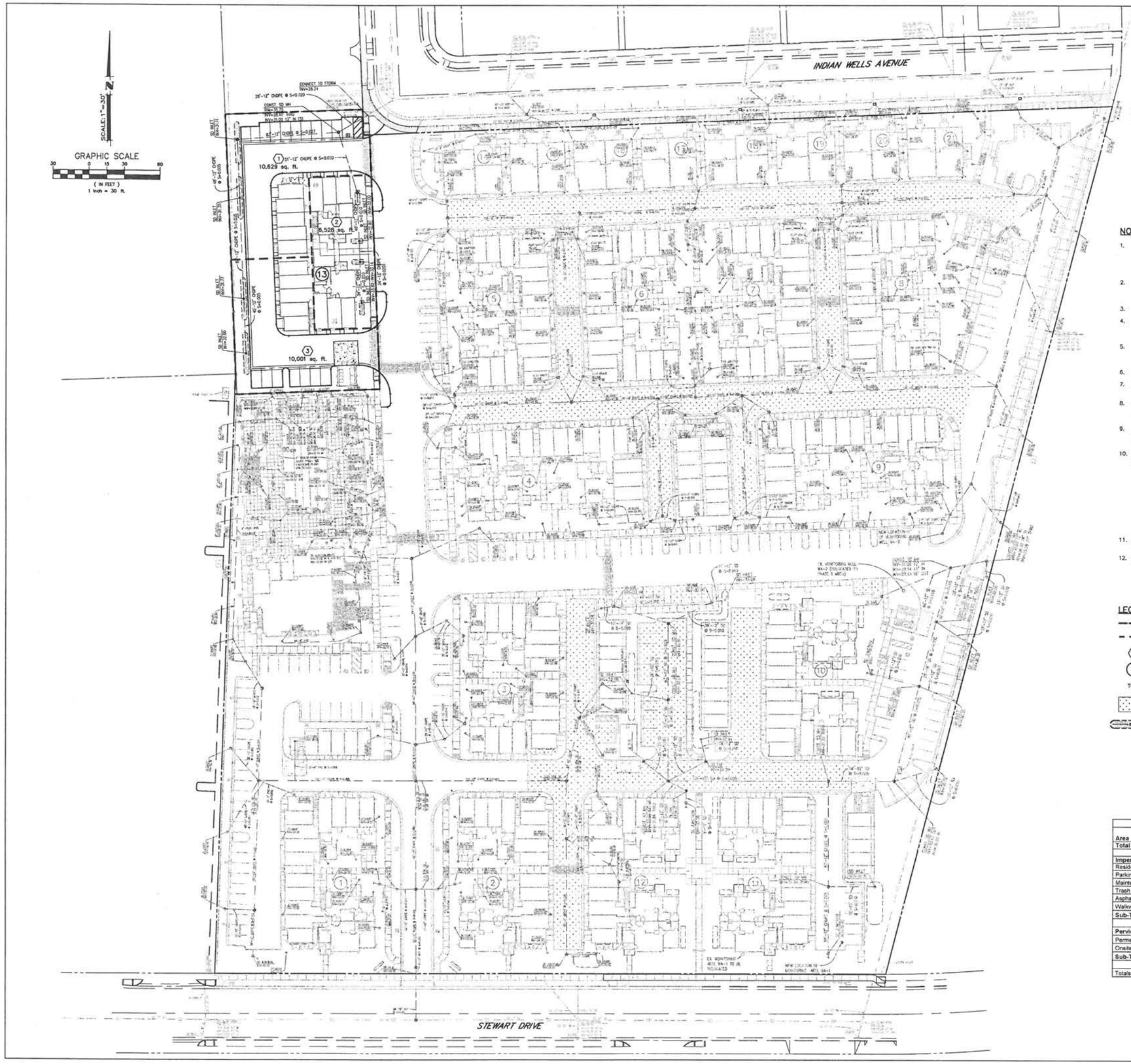
SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE PHASE III
UTILITY PLAN

SUNNYVALE CALIFORNIA

Date	JULY 31, 2013
Scale	1"=30'
Drawn	C.H.
Designed	P.M.
Job	10-112
Sheet	C5
Of	Sheets



NOTES

1. THIS AREA IN THE CITY OF SUNNYVALE IS DESIGNATED AS FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
2. TOTAL PROJECT SITE = 445,381 S.F. / 10.22 ACRES.
   PORTION OF PROJECT PHASE III SITE 27,158 S.F. / 0.62 ACRES.
   PORTION OF PROJECT FROM PHASE I & II SITE 418,381 / 9.60 ACRES
3. AREA OF SITE BEING DISTURBED/DEVELOPED = 27,159 S.F. / 0.62 ACRES.
4. EXISTING PHASE III SITE COVERAGE
   IMPERVIOUS = 24,073 S.F. / 0.55 ACRES
   PERVIOUS = 3,085 S.F. / 0.07 ACRES
5. PROPOSED PHASE III SITE COVERAGE
   IMPERVIOUS = 20,501 S.F. / 0.47 ACRES
   PERVIOUS = 6,657 S.F. / 0.15 ACRES
6. THERE IS A 15% PERCENT DECREASE OF IMPERVIOUS AREA FOR THE SITE.
7. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF SUNNYVALE PUBLIC STORM SEWER.
8. 0% (0 S.F.) OF THE SITE IS SELF TREATING AS PERVIOUS PAVEMENT. 100% (27,158 S.F.) OF THE SITE'S STORM RUNOFF WILL BE TREATED WITH VEGETATED BIORETENTION BASINS/BIOFILTRATION.
9. ROOF DOWNSPOUTS SHALL DISCHARGE ONTO SPLASH BLOCKS WHERE PRACTICAL OR INTO "POP-UP" BUBBLERS TO DISCHARGE OVERLAND TO SURROUNDING DRAINAGE COLLECTION FACILITIES.
10. THE FOLLOWING SOURCE CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THE PROJECT SITE TO LIMIT THE GENERATION, DISCHARGE AND RUNOFF OF POLLUTANTS INTO THE STORM COLLECTION SYSTEM.
    - ALL STORM INLETS WILL BE MARKED WITH THE WORDS "NO DUMPING – FLOWS TO THE BAY".
    - ALL ROOF DRAINS WILL BE DIRECTED TO DISCHARGE ONTO SPLASHBLOCKS AND AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA WHEREVER PRACTICABLE.
    - SIDEWALKS AND PARKING LOTS SHALL BE SWEPT REGULARLY TO MINIMIZE THE ACCUMULATION OF LITTER AND DEBRIS.
11. ALL PROPOSED STORMWATER TREATMENT FACILITIES WILL BE MAINTAINED BY THE PROPERTY OWNER.
12. THE OVERALL STORM CONVEYANCE SYSTEM WAS CALCULATED ASSUMING THE 10-YEAR STORM EVENT.

LEGEND

- PROJECT BOUNDARY
- WATERSHED BOUNDARY
- (10) WATERSHED DRAINAGE AREA DESIGNATION – SEE TCM TABLE ON SHEET C7
- (5) BUILDING NUMBER
- TCM TREATMENT CONTROL MEASURE – SEE TCM TABLE ON SHEET C7
- PERVIOUS PAVEMENT – SELF TREATMENT
- BIORETENTION BASIN – SEE DETAILS & SECTION ON SHEET C7

STEWART VILLAGE – PHASE III

Proposed Site Coverage		
Area	**Total Area (S.F.)**	**Acres**
Total Project Area	27,158	0.62
Impervious Surfaces		
Residential Building	6,928	0.16
Parking Garages	0	0
Maintenance Facility	0	0
Trash Enclosures	279	0.01
Asphalt Streets, Parking and Driveways	12,278	0.28
Walkways	1,016	0.02
Sub-Total	20,501	0.47
Pervious Surfaces		
Permeable Pavement	0	0
Onsite Landscaping/Open-Space	6,657	0.15
Sub-Total	6,657	0.15
Totals	27,158	0.62

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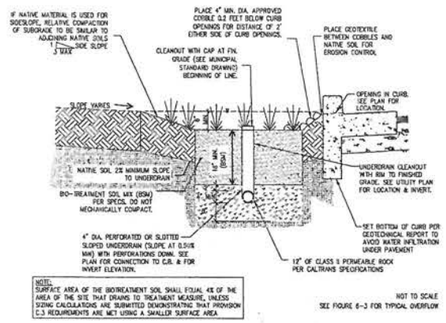
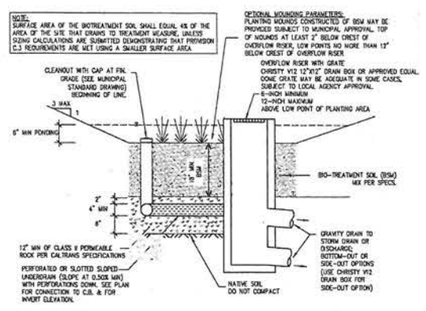
SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE PHASE III
STORMWATER MANAGEMENT PLAN

SUNNYVALE CALIFORNIA

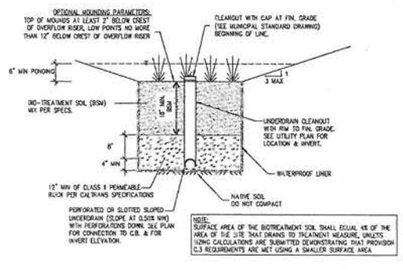
Date JULY 31, 2013
Scale 1"=30'
Drawn C.H.
Designed A.T.
Job 10-112
Sheet C6
Of Sheets



CROSS SECTION OF LINED BIORETENTION AREA
* FOR USE IN DIRECT PROXIMITY TO PROPOSED STRUCTURES



CROSS SECTION OF BIORETENTION AREA WITH OVERFLOW INLET



CROSS SECTION OF LINED BIOFILTRATION AREA
* FOR USE IN DIRECT PROXIMITY TO PROPOSED STRUCTURES

BIORETENTION/BIOFILTRATION BASIN DETAILS

STORMWATER TREATMENT SIZING & STORAGE CALCULATION SUMMARY TABLE

STORMWATER TREATMENT WATERSHED #	1	2	3
IMPERVIOUS SURFACES - Roof, Pavement, walkways & driveways (SF)	8108	4593	7800
PERVIOUS SURFACES - Landscaping & Pervious Pavements	2521	1935	2201
TOTAL DRAINAGE AREA (SF)	10629	6528	10001
VOLUME BASED SIZING - BMP HANDBOOK APPROACH			
TOTAL DRAINAGE AREA (AC)	0.24	0.15	0.23
% IMPERVIOUS	76.28%	70.36%	77.99%
MEAN ANNUAL PRECIPITATION (INCHES PER YEAR)	15.00	15.00	15.00
LOCAL RAIN GAUGE - SAN JOSE (INCHES PER YEAR)	13.90	13.90	13.90
CORRECTION FACTOR	1.08	1.08	1.08
MODIFIED SOIL TYPE - NRCS	D	D	D
AVERAGE SLOPE OF SITE	1%	1%	1%
UNIT STORAGE VOLUME - 80% CAPTURE RATE (IN)	0.38	0.41	0.43
BMP DESIGN VOLUME (CF)	363	241	387
TREATMENT TYPE	Bioretention	Bioretention	Bioretention
FLOW BASED SIZING - UNIFORM INTENSITY APPROACH			
A - TOTAL DRAINAGE AREA (AC)	0.24	0.15	0.23
C - RUNOFF COEFFICIENT	0.75	0.71	0.76
I - UNIFORM INTENSITY (0.2"/HR.)	0.2	0.2	0.2
Q - DESIGN FLOW (CFS)	0.0364	0.0212	0.0348
COMBINED VOLUME & FLOW APPROACH			
WATER QUALITY DESIGN VOLUME (CF)	363	241	387
RAINFALL INTENSITY - UNIFORM INTENSITY APPROACH (0.2"/HR.)	0.2	0.2	0.2
DURATION OF RAIN EVENT = UNIT STORAGE VOLUME x CORRECTION FACTOR / RAINFALL INTENSITY (HRS.)	2.05	2.21	2.32
PRELIMINARY TREATMENT AREA SIZING = 4% OF STORMWATER TREATMENT WATERSHED (SF)	425	261	400
REDUCED TREATMENT AREA (SF)	280	175	275
VOLUME OF WATER FILTERED THROUGH TREATMENT SOIL = REDUCED TREATMENT AREA * 5"/HR. * DURATION OF RAIN EVENT * 1'/12" (CF)	239	161	266
REQUIRED STORAGE VOLUME (= BMP DESIGN VOLUME - FILTERED TREATMENT VOLUME / REDUCED TREATMENT AREA (INCHES IN STORAGE DEPTH)	5.3	5.4	5.3

NO.	DATE	REVISIONS	BY
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△			
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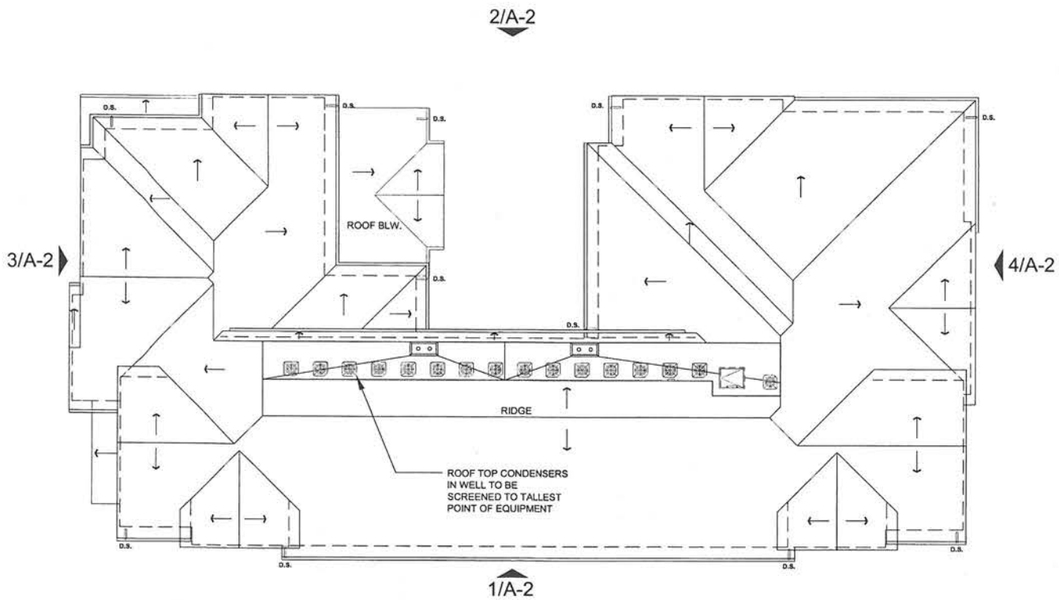
Civil Engineers - Planners - Surveyors

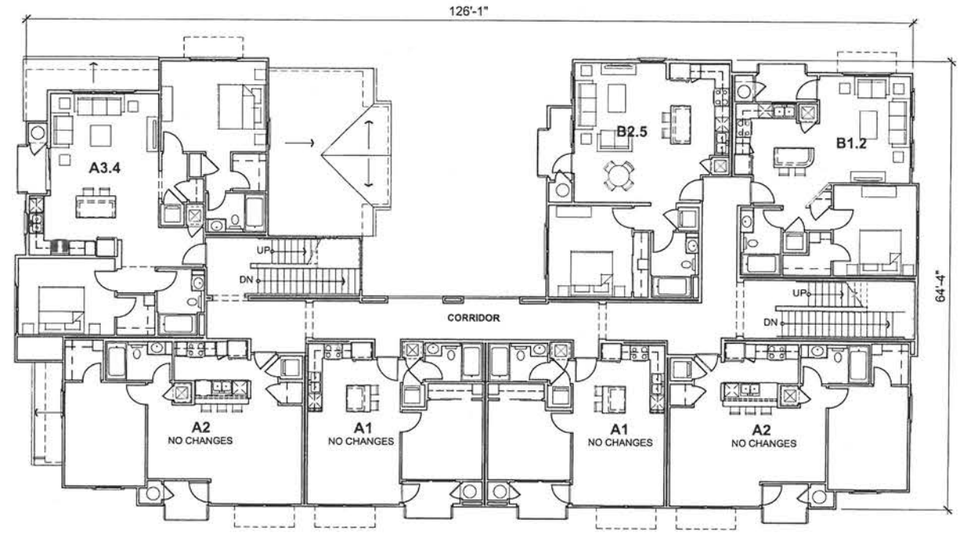
PREPARED FOR:
IRVINE COMPANY | APARTMENT COMMUNITIES
Since 1864
690 N. Mccarthy Blvd, Ste 100
Milpitas, CA 95035
(408) 263-7928

SPECIAL DEVELOPMENT PERMIT
STEWART VILLAGE PHASE III
STORMWATER MANAGEMENT PLAN
SUNNYVALE CALIFORNIA

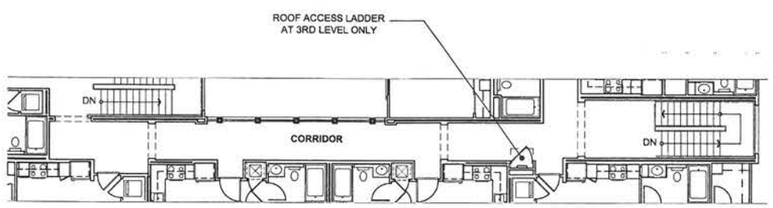
Date	JULY 31, 2013
Scale	–
Drawn	C.H.
Designed	M.S.
Job	10-112
Sheet	C7
Of	Sheets



ROOF PLAN 3.5:12 PITCH, TYPICAL 4

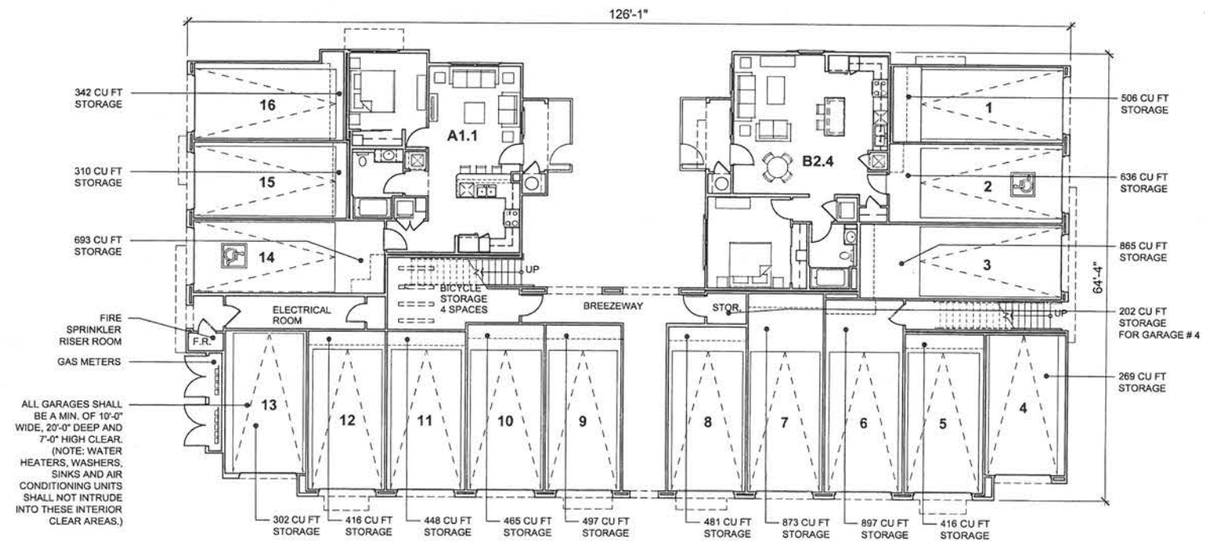


SECOND AND THIRD FLOORS 2



THIRD LEVEL CORRIDOR

THIRD FLOOR CORRIDOR 3



GROUND FLOOR 1

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

NOTE:
ALL GROUND FLOOR UNITS ARE FULLY ACCESSIBLE AS REQUIRED BY CBC CHAPTER 11A

TCA ARCHITECTS

A-1

STEWART VILLAGE - PHASE III

SUNNYVALE, CALIFORNIA

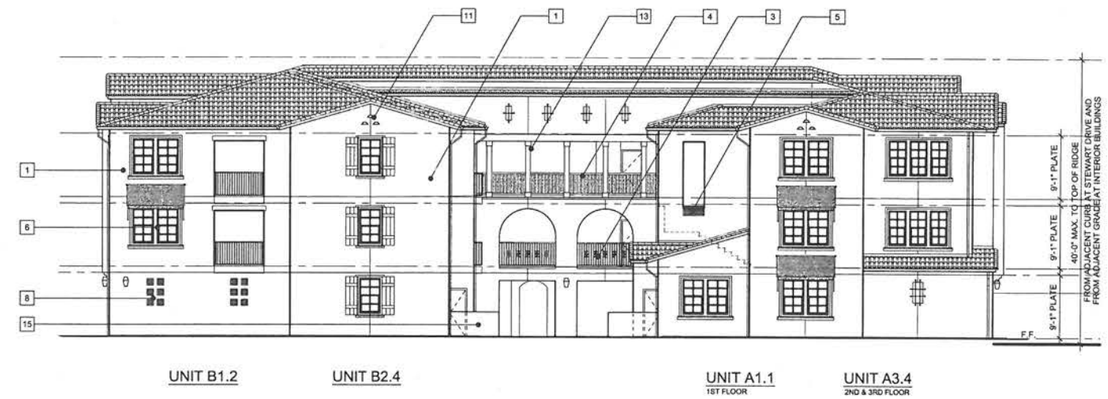
IRVINE COMPANY Since 1864 | APARTMENT COMMUNITIES

BUILDING PLANS - BLDG. B3

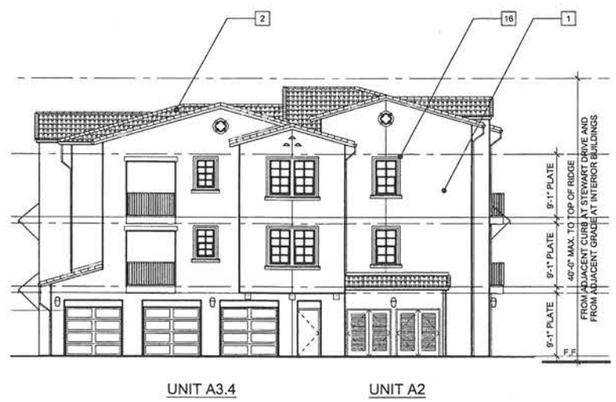
PROJECT NUMBER: 2012-026-03

08/22/2013

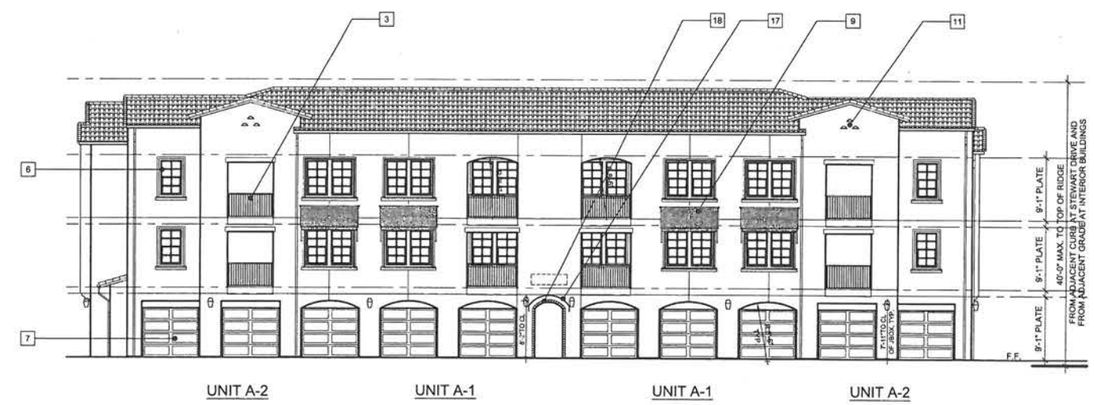
SIDE ELEVATION 4



COURTYARD ELEVATION 2



SIDE ELEVATION 3



MOTOR COURT ELEVATION 1

MATERIALS LEGEND

1. EXTERIOR PLASTER - MEDIUM SAND FINISH
2. CONCRETE 'S' OR FLAT TILE ROOF
3. METAL PICKET GUARDRAIL
4. WOOD GUARDRAIL
5. FOAM BLOCK GUARDRAIL
6. VINYL WINDOWS
7. METAL GARAGE DOOR
8. DECORATIVE FOAM BLOCK
9. FABRIC AWNING WITH METAL FRAME
10. WINDOW SHUTTER
11. FOAM VENT
12. QUATREFOIL
13. WOOD POST
14. METAL JULIET BALCONY
15. ENCLOSED PATIO WALL W/ PLASTER FINISH
16. FOAM TRIM
17. METAL TRELLIS
18. DECORATIVE TILE

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

A-2

TCA ARCHITECTS

STEWART VILLAGE - PHASE III

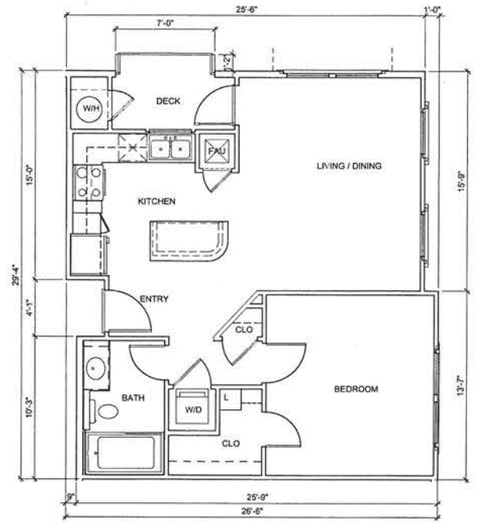
SUNNYVALE, CALIFORNIA

IRVINE COMPANY Since 1864 | APARTMENT COMMUNITIES

ELEVATIONS - BLDG. B3

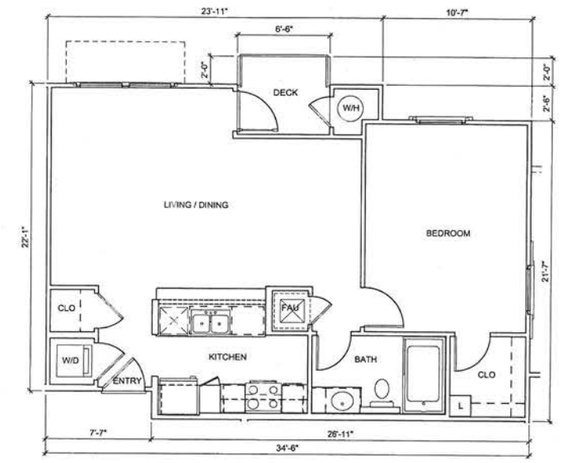
PROJECT NUMBER: 2012-026-03

08/22/2013



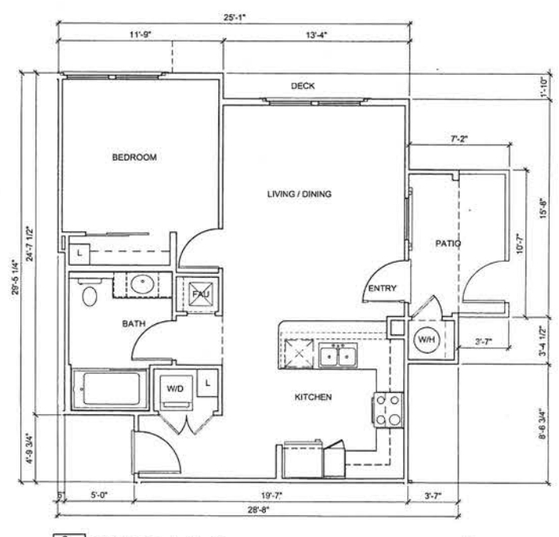
UNIT B1.2 4

709 SF NET RENTABLE
51 SF DECK



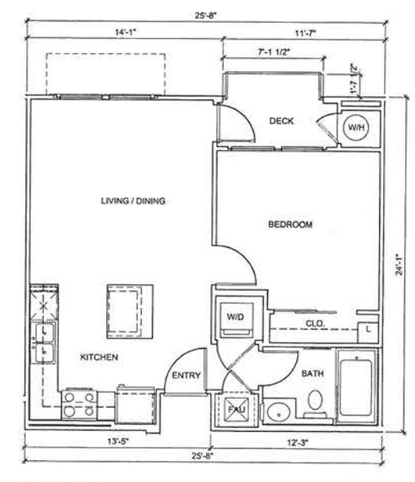
UNIT A2 2

NO CHANGES TO THIS PLAN
754 SF NET RENTABLE
37 SF DECK



UNIT A1.1 3

638 SF NET RENTABLE
70 SF PATIO



UNIT A1 1

NO CHANGES TO THIS PLAN
565, SF NET RENTABLE
42 SF DECK

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

A-3

TCA ARCHITECTS

STEWART VILLAGE - PHASE III

SUNNYVALE, CALIFORNIA

UNIT PLANS

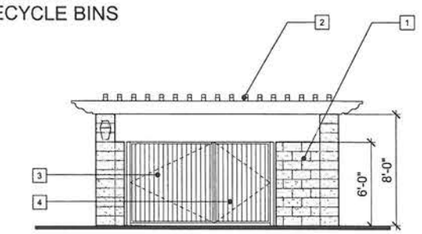
IRVINE COMPANY Since 1864 | APARTMENT COMMUNITIES

PROJECT NUMBER: 2012-026-03

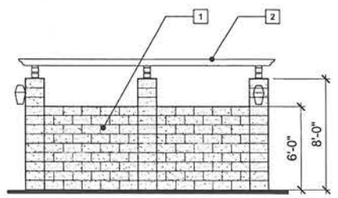
08/22/2013

TRASH ENCLOSURE MATERIALS LEGEND

1. SPLIT FACE CMU AT FREESTANDING TRASH ENCLOSURES (INTEGRAL TAN COLOR)
2. WOOD TRELLIS
3. 6'-0" ACCESS GATE (PAINTED WOOD)
4. 4'-0" PEDESTRIAN GATE (PAINTED WOOD)
5. 42X81 TRASH BINS
6. 30X35 RECYCLE BINS

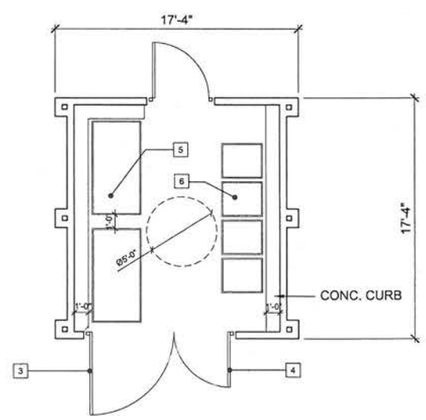


SMALL FREESTANDING TRASH ENCLOSURE — 6 — SIDE ELEVATION

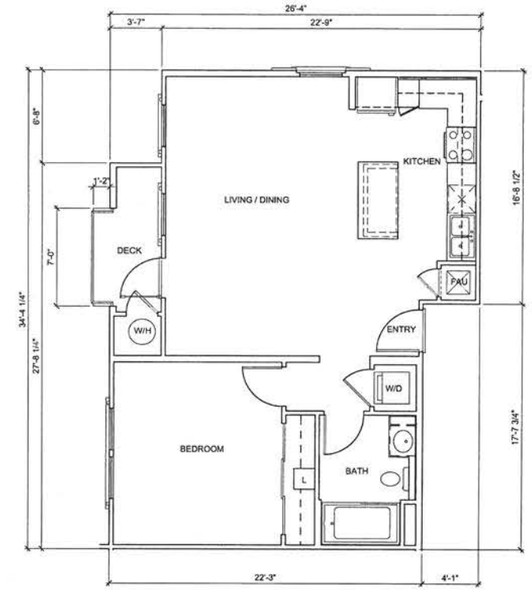


SMALL FREESTANDING TRASH ENCLOSURE — 5 — ENTRY ELEVATION

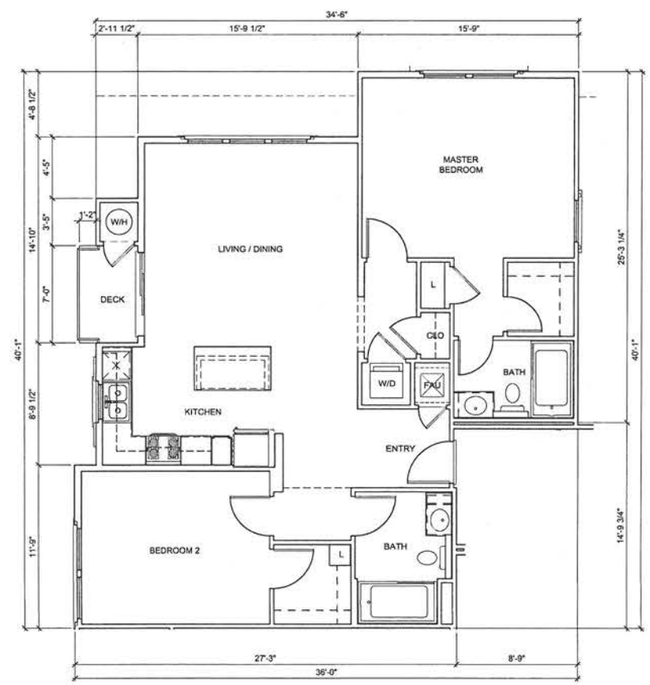
NOTE: SPLIT FACE CMU SHALL OCCUR AT ALL EXTERIOR WALLS AND SURFACES, SMOOTH FACE CMU AT ALL INTERIOR WALLS (TYPICAL AT FREESTANDING TRASH ENCLOSURES)



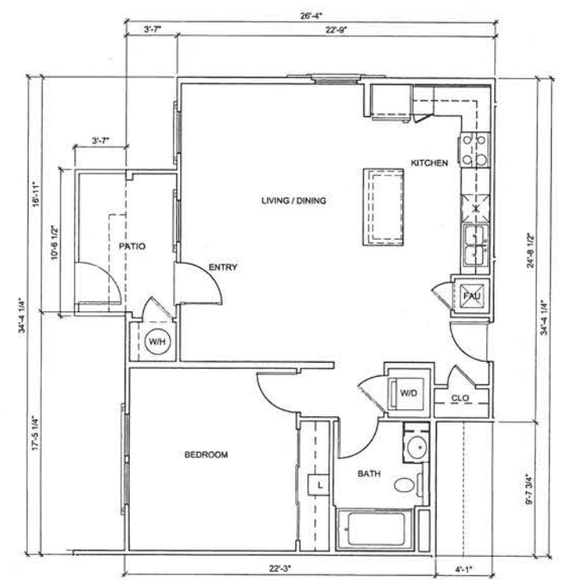
SMALL FREESTANDING TRASH ENCLOSURE — 4 — PLAN



UNIT B2.5 — 2
762 SF NET RENTABLE
44 SF DECK



UNIT A3.4 — 3
1033 SF NET RENTABLE
62 SF DECK



UNIT B2.4 — 1
762 SF NET RENTABLE
70 SF PATIO

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

A-4

TCA ARCHITECTS

IRVINE COMPANY Since 1864 | APARTMENT COMMUNITIES

STEWART VILLAGE - PHASE III

SUNNYVALE, CALIFORNIA

UNIT PLANS & TRASH ENCLOSURE

PROJECT NUMBER: 2012-026-03

08/22/2013