

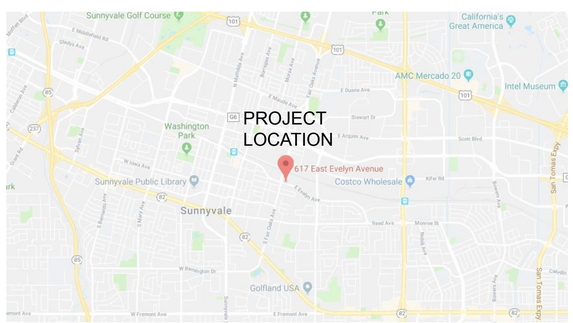
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617 EAST EVELYN AVENUE

BY EAST DUNN INVESTORS, LLC

PD SUBMITTAL 05

SUNNYVALE , CA

April 13, 2018

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

DAHLIN

REFERENCE CODES

BUILDING:	2016 California Building Code
MECHANICAL:	2016 California Mechanical Code
PLUMBING:	2016 California Plumbing Code
ELECTRICAL:	2016 California Electrical Code
ENERGY	2016 California Energy Code 2016 California Energy Standards
FIRE	2016 California Fire Code (2013 California Energy Code (CENC), Part 9) NFPA 13, NFPA Standard 13 Sunnyvale Municipal Code

2016 CALIFORNIA ENERGY CODE (CENC): BUILDING ENERGY EFFICIENCY STANDARDS, CURRENT EDITION
2016 CALIFORNIA ENERGY CODE (CENC): ACCESSIBILITY STANDARDS, CURRENT EDITION.

BUILDING CODE ANALYSIS & CODE COMPLIANCE

OCCUPANCY GROUP: R-3 Townhomes & U Private Garages
CONSTRUCTION TYPE: V-B, Fully Sprinklered, NFPA-13D FIRE and Sunnyvale Municipal Code

ROOF COVERING: Class A, Asphalt Composition Shingle

MAXIMUM LOT COVERAGE: 40%
MAXIMUM F.A.R.: None

HEIGHT LIMITATION (Townhomes): 40 ft. w/built-in green commitment per City of Sunnyvale and 3 Stories
-Additional height and story increased in buildings due to sprinkler system per CBC Section 504.2
MINIMUM LOT AREA: 8,000 sq. ft.

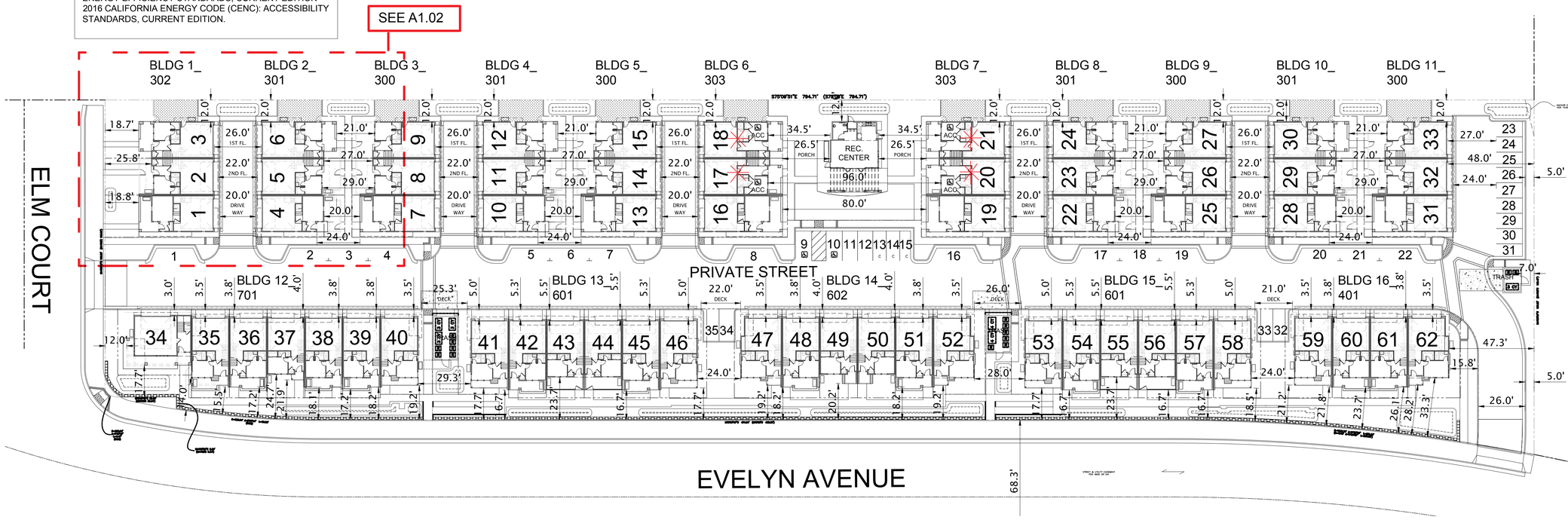
COMMUNITY BUILDING: BUILDING CODE ANALYSIS & CODE COMPLIANCE

OCCUPANCY GROUP: Section 304 - B
CONSTRUCTION TYPE: V-B, Fully Sprinklered, NFPA-13 FIRE and Sunnyvale Municipal Code

ROOF COVERING: Class A, Asphalt Composition Shingle

HEIGHT LIMITATION: 40 ft and 2 Stories
ALLOWABLE FLOOR AREA: 9,000 sf.

617 East Evelyn Avenue						
	Unit Mix	Living SF	garage SF	Bedrooms	Baths	Garage
Unit 1x	11	1,575	435	3	3.5	2 car + .5
Unit 1 (A, B, C)	7	1,472	408	3	3.5	2 car + .5
Unit 2A	6	1,581	435	3	3.5	2 car + .5
Unit 2B	1	1,591	435	3	3.5	2 car + .5
Unit 2C	3	1,700	452	3	3.5	2 car + .5
Unit 3 (A, B, C, D)	18	1,649	427	4	3.5	2 car + .65
Unit 3X(ADA)	2	1,798	402	4	3.5	2 car + .65
Unit 3XC (ADA)	2	1,791	401	4	3.5	2 car + .65
Plan (4A, D)	9	1,714	426	3	2.5	2 car + .5
Plan 4x	2	1,847	426	3	2.5	2 car + .5
Plan 5	1	1,495	546	2	2.5	2 car + .4
TOTAL	62	101,281	26,566			124 Covered Parking



SITE NOTES:

ACCESSIBLE UNITS NOTED IN UNIT SUMMARY AND ON SITE PLAN WITH "ACC" ✳

THIS SITE PLAN IS SCHEMATIC ONLY AND IS INTENDED TO PROVIDE AN OVERVIEW OF THE SITE AND IT'S BASIC LAYOUT. SEE DRAWINGS BY CIVIL ENGINEER AND LANDSCAPE ARCHITECT FOR SPECIFIC DIMENSIONS AND SITE INFORMATION.

617 EAST EVELYN AVENUE

TOTAL SITE AREA: 3.26 AC	141,981	SQ.FT.

GROSS FLOOR FLOOR AREA		
TOTAL FLOOR AREA	127,804	SQ.FT.
TOTAL SITE AREA (NET)	141,944	SQ.FT.
TOTAL FLOOR AREA RATIO:	0.90	

USABLE OPEN SPACE		
REQUIRED:		
400 SF/UNIT (MIN. 12' DIM.)	24,800	SQ.FT.
PROVIDED:	25,599	SQ.FT.

LANDSCAPE AREA		
REQUIRED:		
425 SF/UNIT	26,350	SQ.FT.
PROVIDED:	47,708	SQ.FT.

BUILDING COVERAGE CALCULATIONS:		
BUILDING #1	2,096	SQ.FT.
BUILDING #2	2,096	SQ.FT.
BUILDING #3	2,096	SQ.FT.
BUILDING #4	2,096	SQ.FT.
BUILDING #5	2,096	SQ.FT.
BUILDING #6	2,219	SQ.FT.
BUILDING #7	2,219	SQ.FT.
BUILDING #8	2,096	SQ.FT.
BUILDING #9	2,096	SQ.FT.
BUILDING #10	2,096	SQ.FT.
BUILDING #11	2,096	SQ.FT.
BUILDING #12	4,906	SQ.FT.
BUILDING #13	4,148	SQ.FT.
BUILDING #14	4,252	SQ.FT.
BUILDING #15	4,148	SQ.FT.
BUILDING #16	2,873	SQ.FT.
RECREATION CENTER	680	SQ.FT.
SUBTOTAL FLOOR AREA	44,309	SQ.FT.
TOTAL BLDG AREA:	44,309	SQ.FT.
TOTAL SITE AREA:	141,981	SQ.FT.
TOTAL BLDG COVERAGE:	31.2%	
TOTAL PAVING AREA:	34,263	SQ.FT.
TRASH ENCLOSURE (3 TOTAL) 212 SQ. FT. / EACH	818	SQ.FT.

AUTOMOBILE PARKING		
REQUIRED:		
2 COVERED SPACES / UNIT	124	STALLS
.4 GUEST SPACES / UNIT @ 1 UNIT	0.4	STALLS
.5 GUEST SPACES / UNIT @ 39 UNITS	19.5	STALLS
.65 GUEST SPACES / UNIT @ 22 UNITS	14.3	STALLS
TOTAL	158.2	STALLS
PROVIDED:		
2 COVERED SPACES / UNIT	124	STALLS
GUEST SPACES*	35	STALLS
TOTAL	159	STALLS

* INCLUDES (1) VAN ACCESSIBLE SPACE

BICYCLE PARKING		
REQUIRED:		
1 SPACE / 4 UNITS	15	SPACES
TOTAL	15	SPACES
PROVIDED:		
1 SPACE / 4 UNITS	16	SPACES

SITE PLAN & PROJECT DATA

0 15 30 60 90

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

DAHLIN

JOB NO. 297.065
DATE 04-13-2018

N

A1.01



SITE ILLUSTRATIVE
(SEE COLOR BOARD FOR MORE INFORMATION ON ROOF MATERIAL)

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

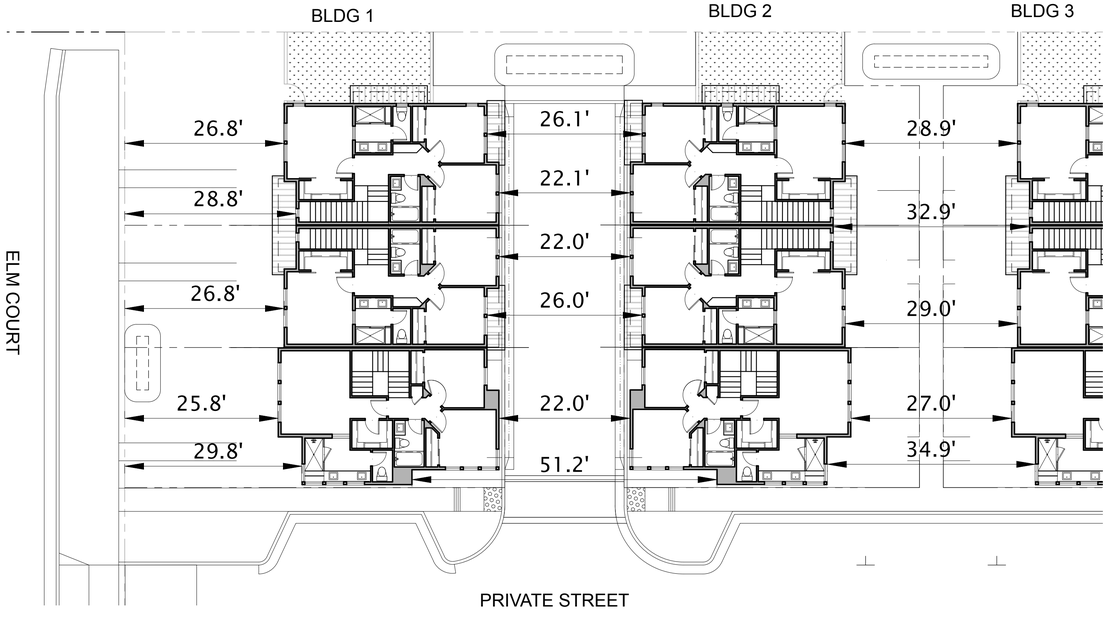
Michael Arnone + Associates LANDSCAPE ARCHITECTURE

DAHLIN

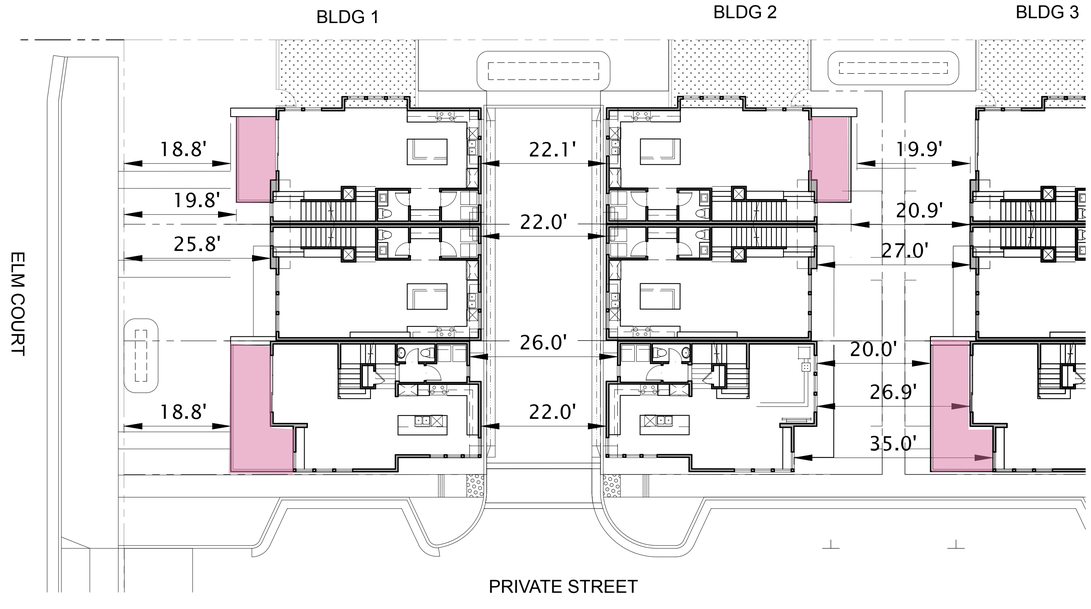
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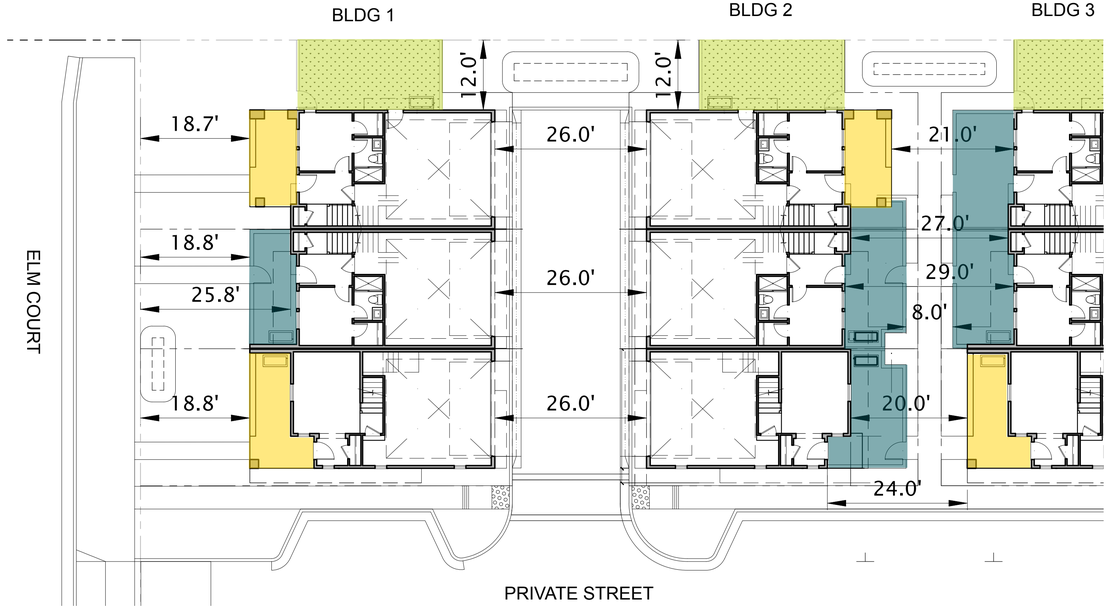
THIRD FLOOR PLAN



SECOND FLOOR PLAN

LEGEND:

- DECK
- COURTYARDS
- PRIVATE GREEN SPACE
- COVERED PORCH



FIRST FLOOR PLAN

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

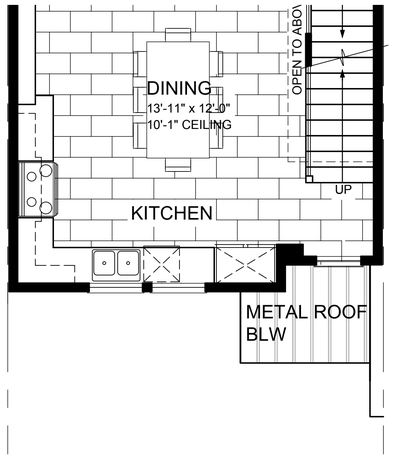
Michael Arnone + Associates LANDSCAPE ARCHITECTURE

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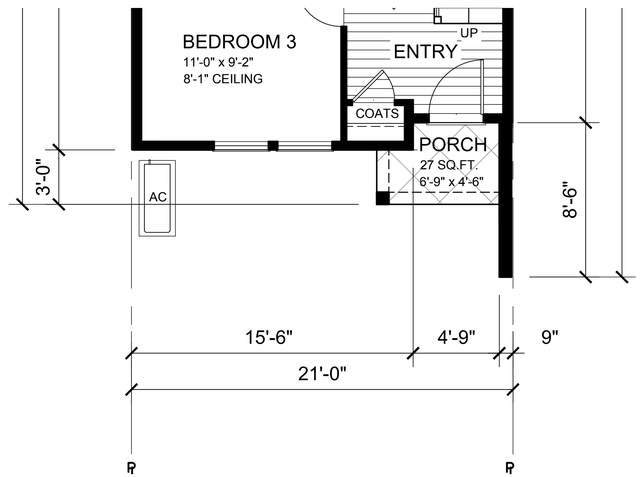
BLDG. 1-3
SETBACKS
(NOT TO SCALE)

JOB NO. 297.065
DATE 04-13-2018

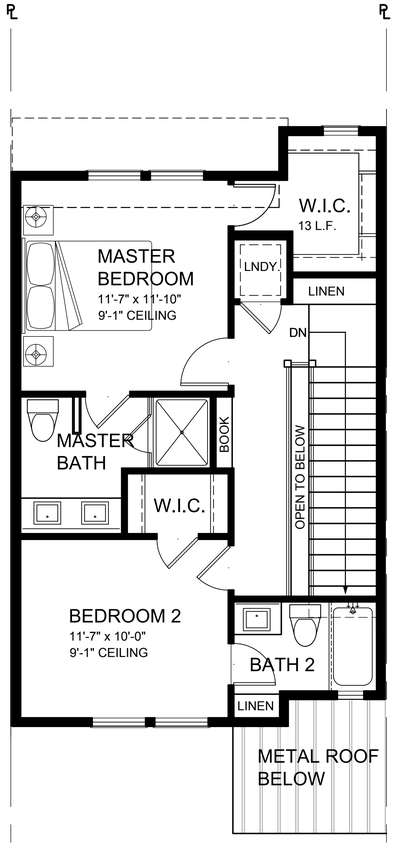
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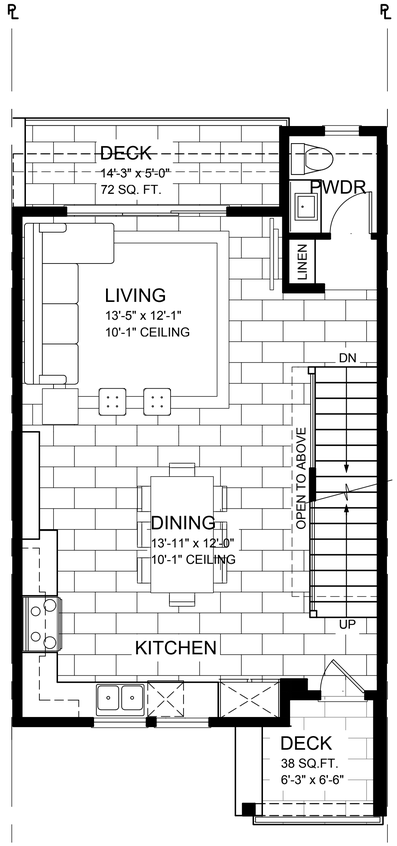
SECOND FLOOR PLAN @ LOT 37



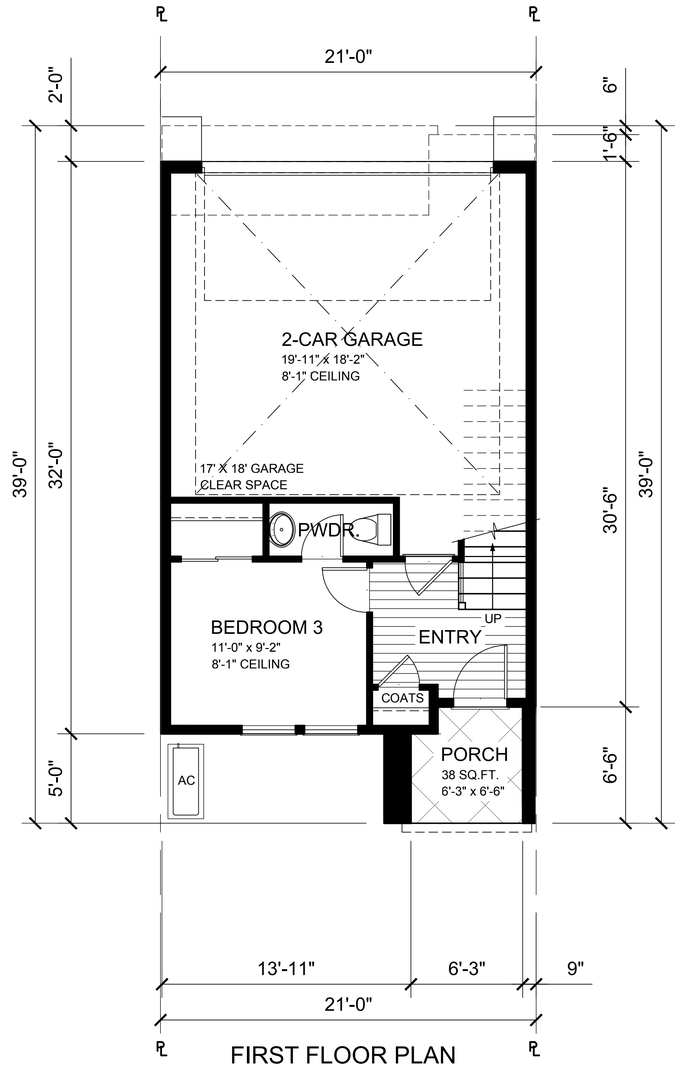
FIRST FLOOR PLAN @ LOT 37



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT ONE FLOOR PLAN AREA @ LOT 49 & 50		
FIRST FLOOR:	244	SF
SECOND FLOOR:	628	SF
THIRD FLOOR:	589	SF
TOTAL LIVING:	**1,461**	**SF**
GARAGE	420	SF
PORCH	38	SF
2nd FLOOR DECK	110	SF
FLOOR AREA	**2,029**	**SF**
PORCH:	0	SF
2nd FLOOR DECK:	0	SF
TOTAL USABLE OPEN SPACE	**0**	**SF**

UNIT ONE FLOOR PLAN AREA @ LOT 37		
FIRST FLOOR:	244	SF
SECOND FLOOR:	628	SF
THIRD FLOOR:	589	SF
TOTAL LIVING:	**1,461**	**SF**
GARAGE	420	SF
PORCH	27	SF
2nd FLOOR DECK	0	SF
FLOOR AREA	**1,908**	**SF**
PORCH:	0	SF
2nd FLOOR DECK:	0	SF
TOTAL USABLE OPEN SPACE	**0**	**SF**

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

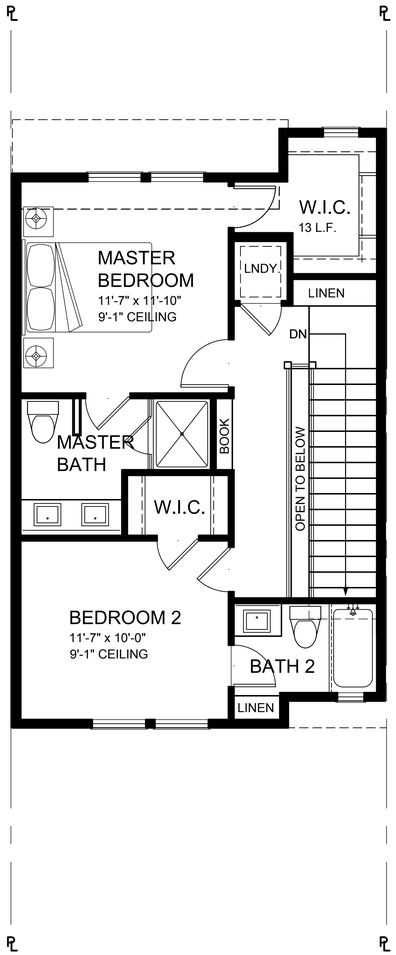
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UNIT ONE
@ LOT 37, 49 & 50
FLOOR PLANS

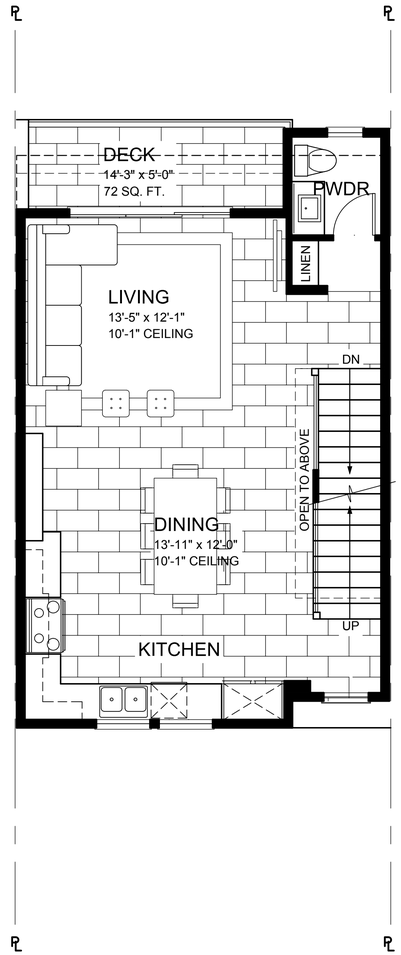
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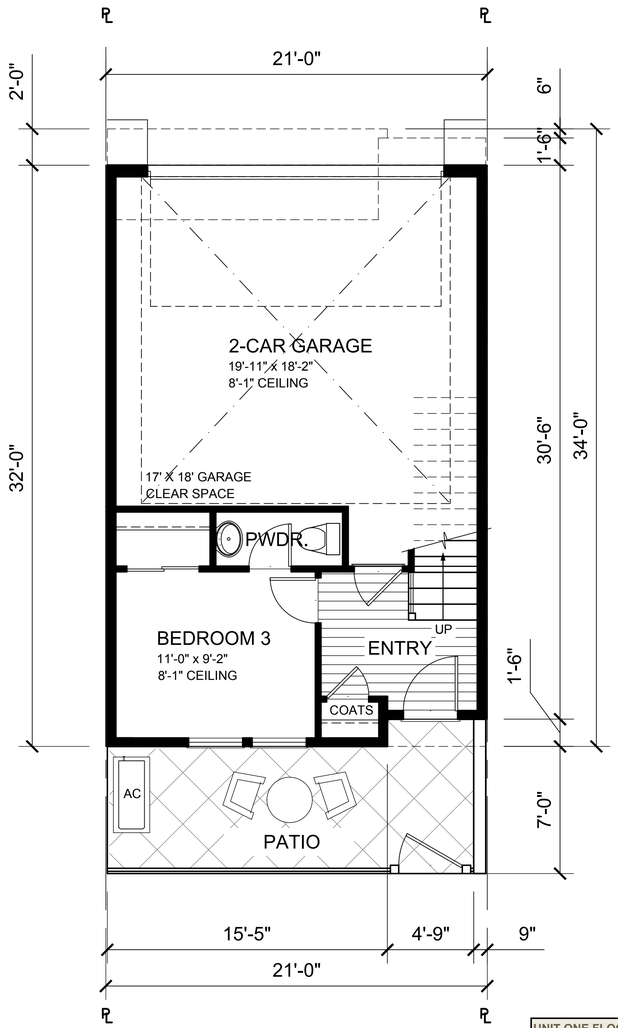
A1.03



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT ONE FLOOR PLAN AREA @ LOT 43, 44, 55 & 56		
FIRST FLOOR:	244	SF
SECOND FLOOR:	628	SF
THIRD FLOOR:	589	SF
TOTAL LIVING:	**1,461**	**SF**
GARAGE	420	SF
FRONT YARD	148	SF
2nd FLOOR DECK	72	SF
FLOOR AREA	**2,101**	**SF**
PORCH:	0	SF
2nd FLOOR DECK:	0	SF
TOTAL USABLE OPEN SPACE	**0**	**SF**

UNIT ONE
@ LOT 43, 44, 55 & 56
FLOOR PLANS

0 4 8 16

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

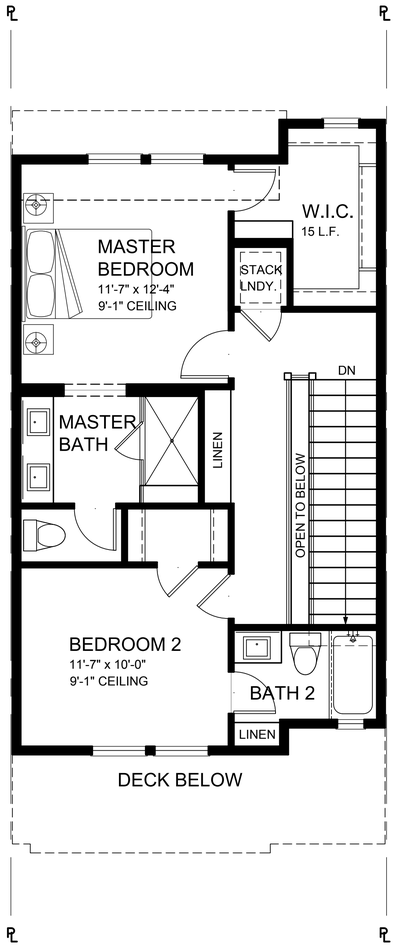
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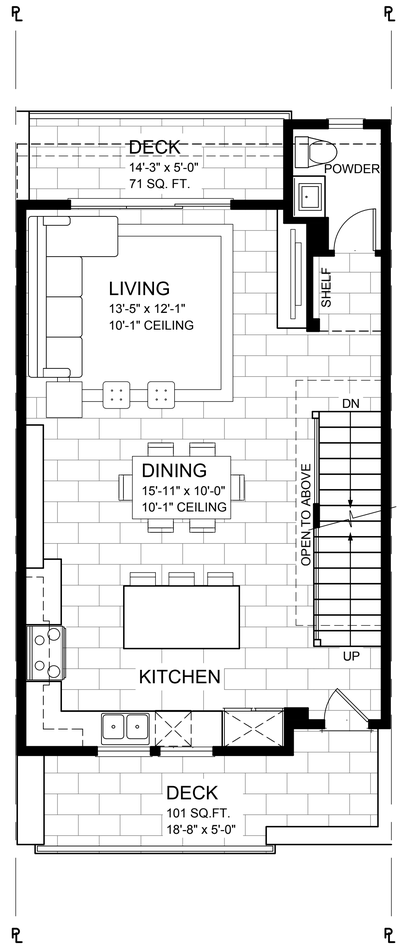
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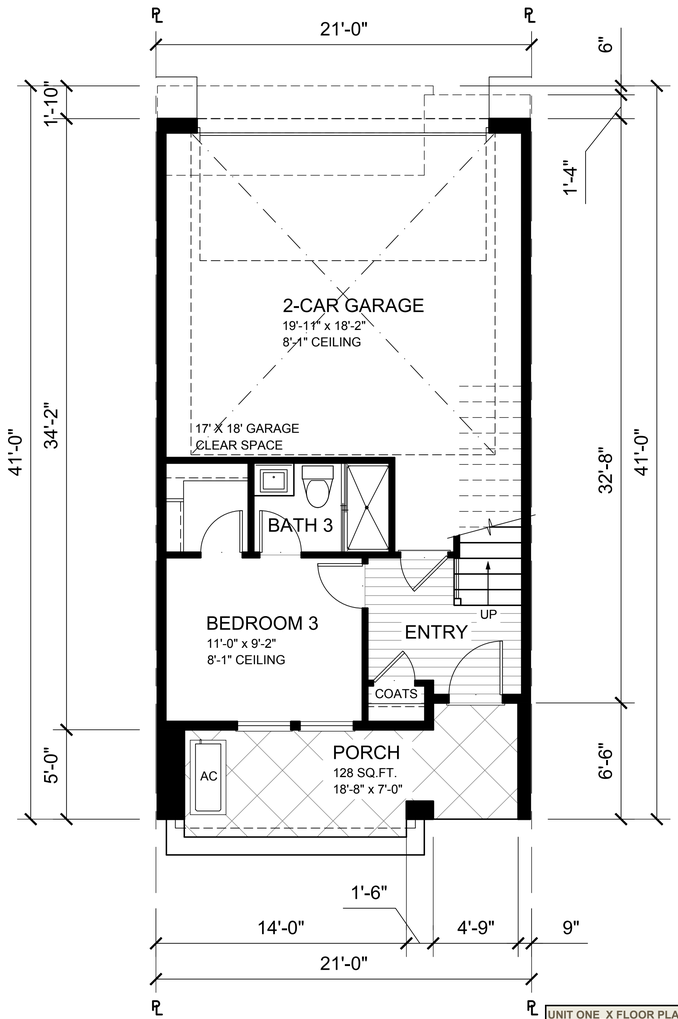
A1.04



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT ONE_X FLOOR PLAN AREA @ LOT 36, 38, 39, 42, 45, 48, 51, 54, 57, 60 & 61		
FIRST FLOOR:	271	SF
SECOND FLOOR:	670	SF
THIRD FLOOR:	634	SF
TOTAL LIVING:	**1,575**	**SF**
GARAGE	435	SF
PORCH	128	SF
2nd FLOOR DECK	172	SF
FLOOR AREA	**2,310**	**SF**
PORCH:	0	SF
2nd FLOOR DECK:	0	SF
TOTAL USABLE OPEN SPACE	**0**	**SF**

UNIT ONE_X
FLOOR PLANS

0 4 8 16

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

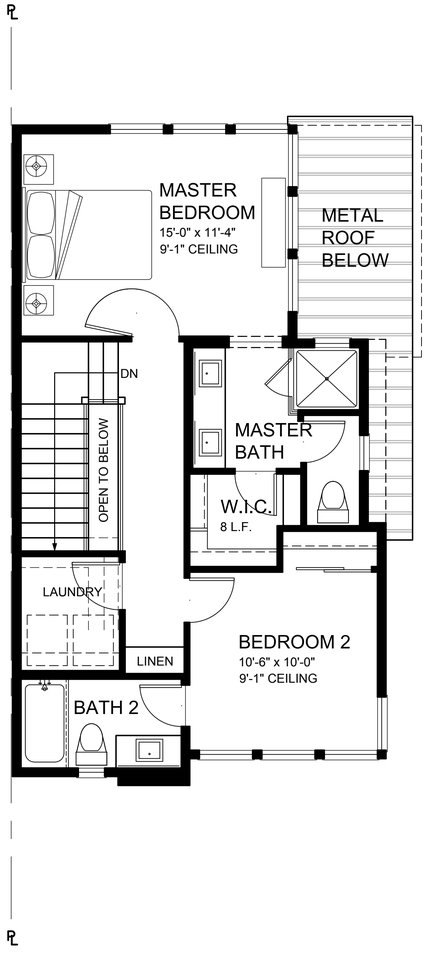
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Michael Arnone + Associates LANDSCAPE ARCHITECTURE

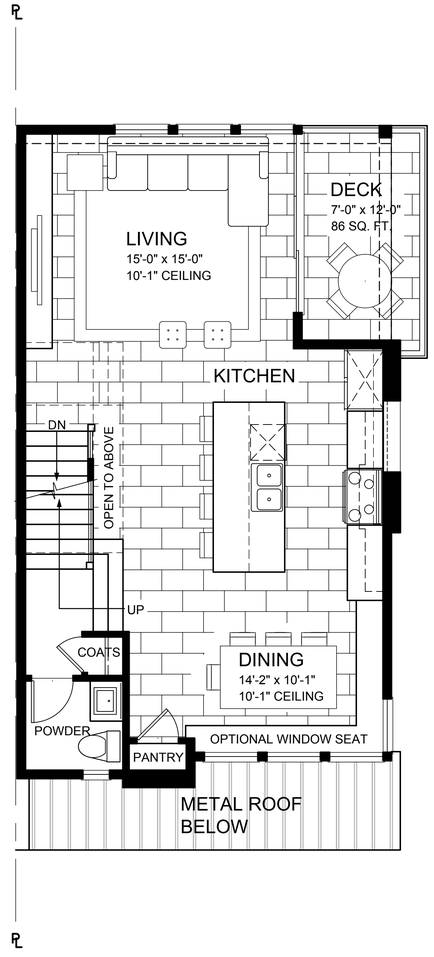
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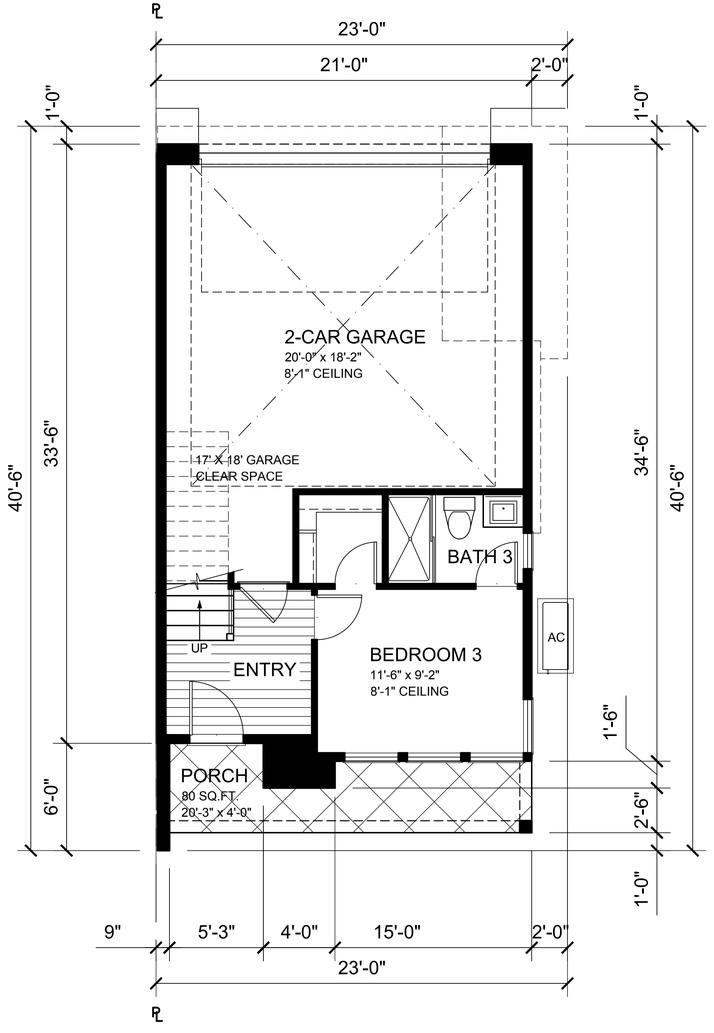
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THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT TWO FLOOR PLAN AREA @ LOT 40, 41, 46, 53, 58 & 59		
FIRST FLOOR:	270	SF
SECOND FLOOR:	696	SF
THIRD FLOOR:	615	SF
TOTAL LIVING:	**1,581**	**SF**
GARAGE	435	SF
PORCH	80	SF
2nd FLOOR DECK	86	SF
FLOOR AREA	**2,182**	**SF**
PORCH:	0	SF
2nd FLOOR DECK:	86	SF
TOTAL USABLE OPEN SPACE	**86**	**SF**

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

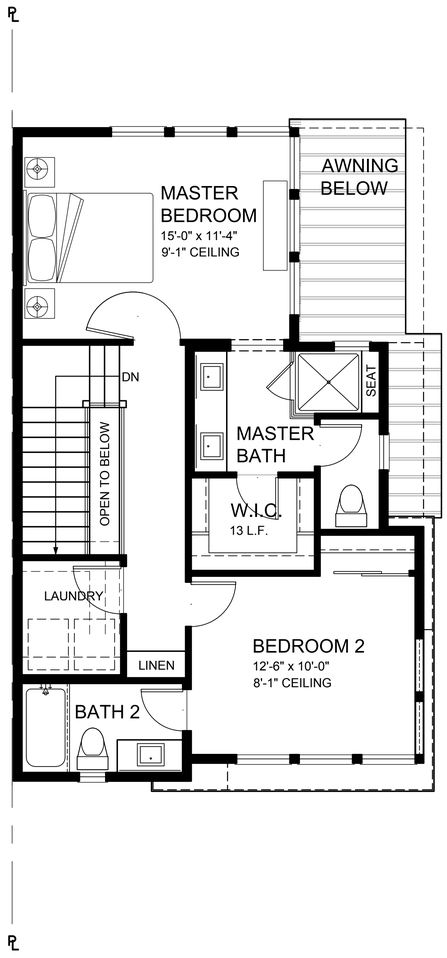
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UNIT TWO
FLOOR PLANS

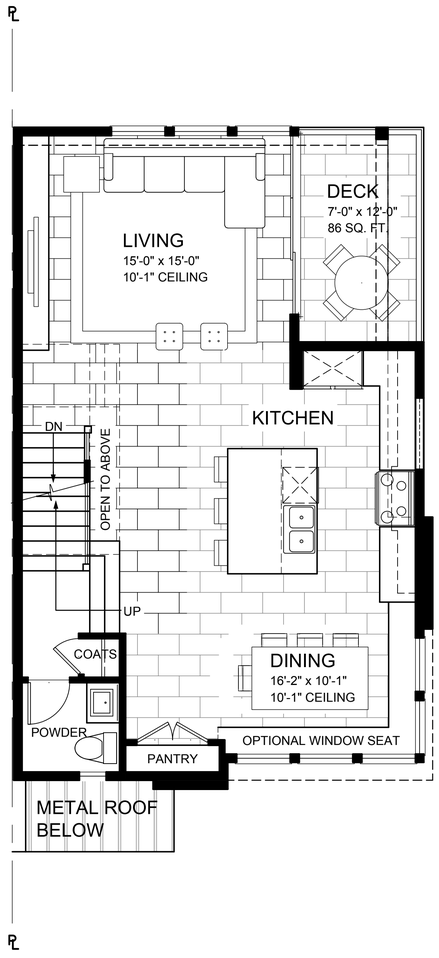
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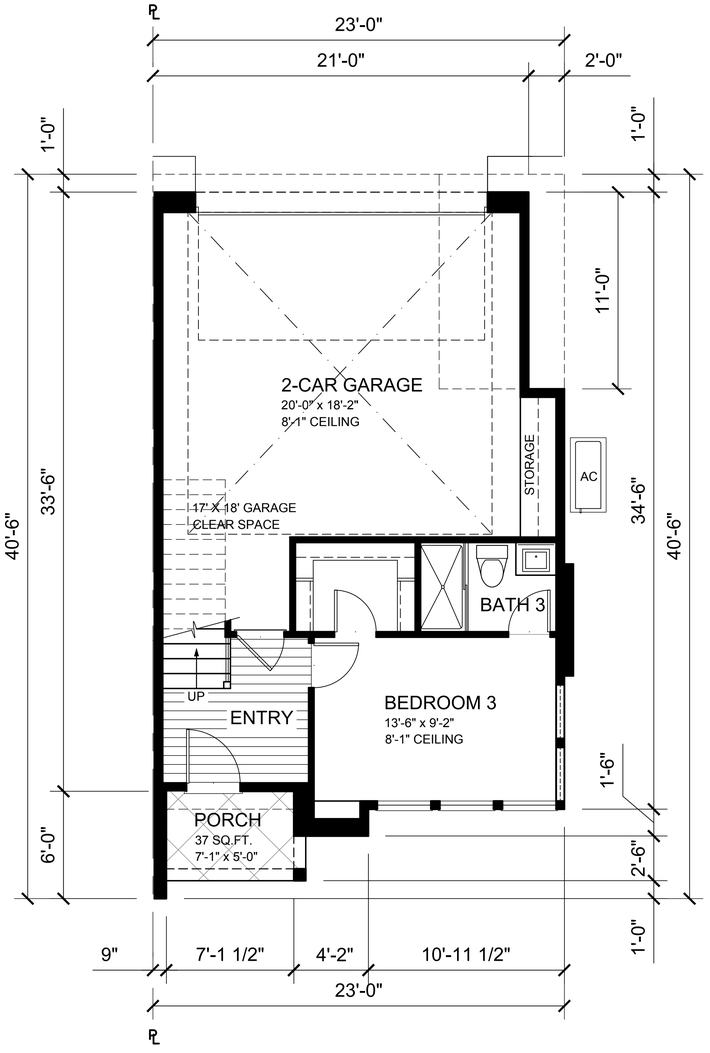
A1.06



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT TWO_X FLOOR PLAN AREA @ LOT 47, 52 & 62		
FIRST FLOOR:	304	SF
SECOND FLOOR:	745	SF
THIRD FLOOR:	651	SF
TOTAL LIVING:	**1,700**	**SF**
GARAGE	452	SF
PORCH	37	SF
2nd FLOOR DECK	86	SF
FLOOR AREA	**2,275**	**SF**
PORCH:	0	SF
2nd FLOOR DECK:	86	SF
TOTAL USABLE OPEN SPACE	**86**	**SF**

UNIT TWO_X
@ LOT 47, 52 & 62
FLOOR PLANS

0 4 8 16

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

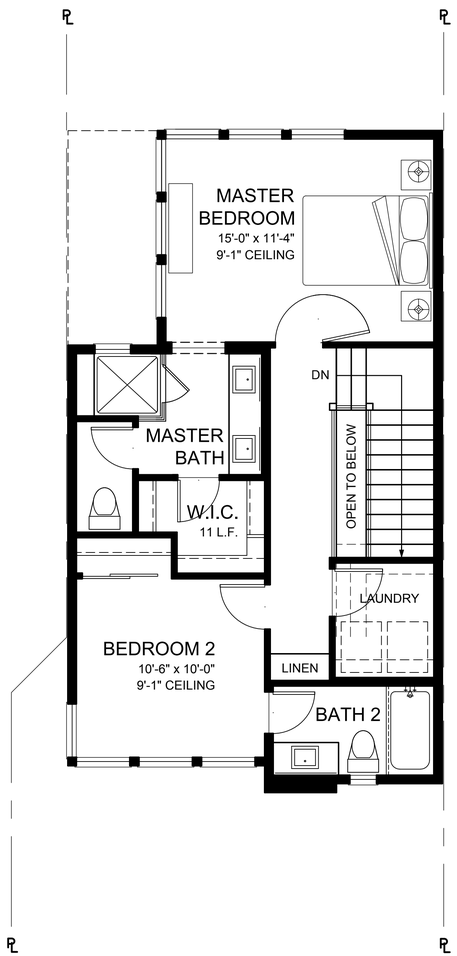
BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

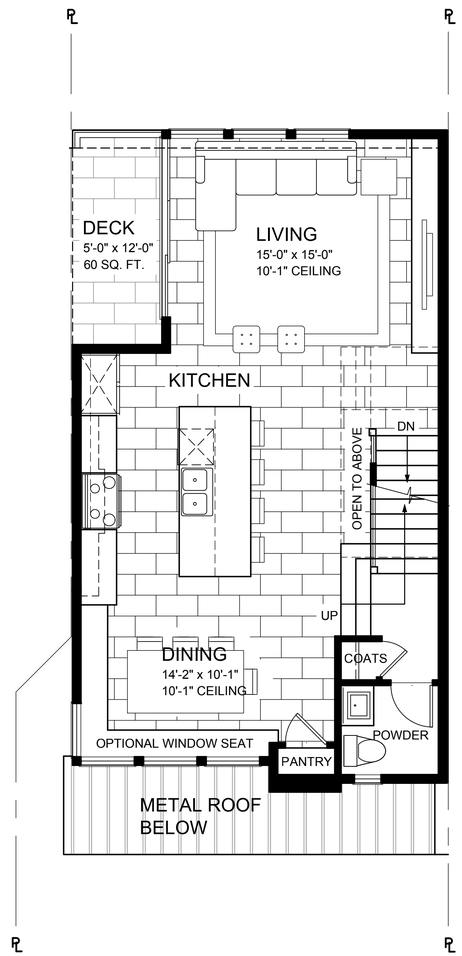
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JOB NO. 297.065
DATE 04-13-2018

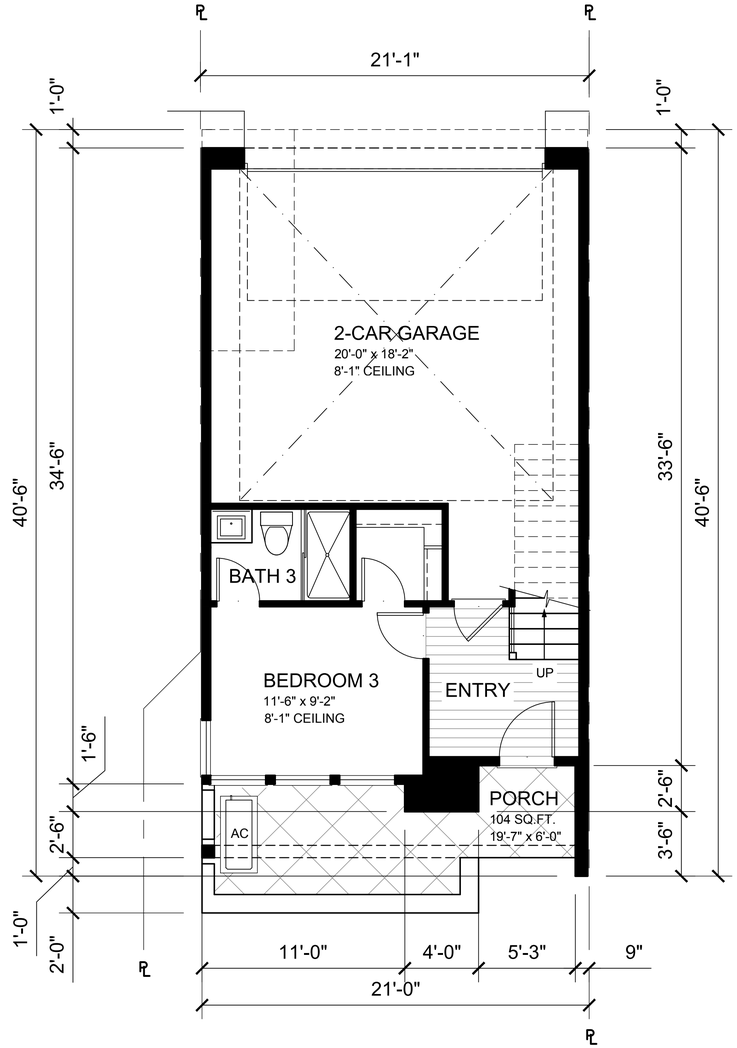
A1.07



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT TWO FLOOR PLAN AREA @ LOT 35		
FIRST FLOOR:	270	SF
SECOND FLOOR:	696	SF
THIRD FLOOR:	625	SF
TOTAL LIVING:	**1,591**	**SF**
GARAGE	435	SF
PORCH	104	SF
2nd FLOOR DECK	60	SF
FLOOR AREA	**2,190**	**SF**
PORCH:	0	SF
2nd FLOOR DECK:	0	SF
TOTAL USABLE OPEN SPACE	**0**	**SF**

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

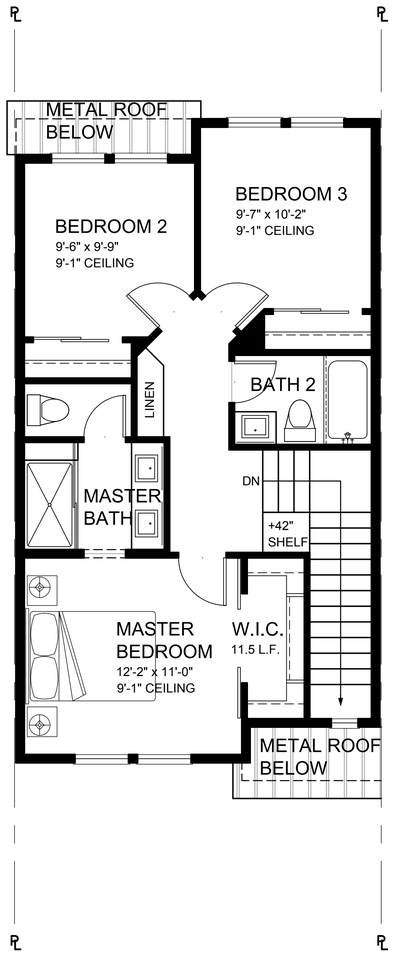
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UNIT TWO @ LOT 35
FLOOR PLANS

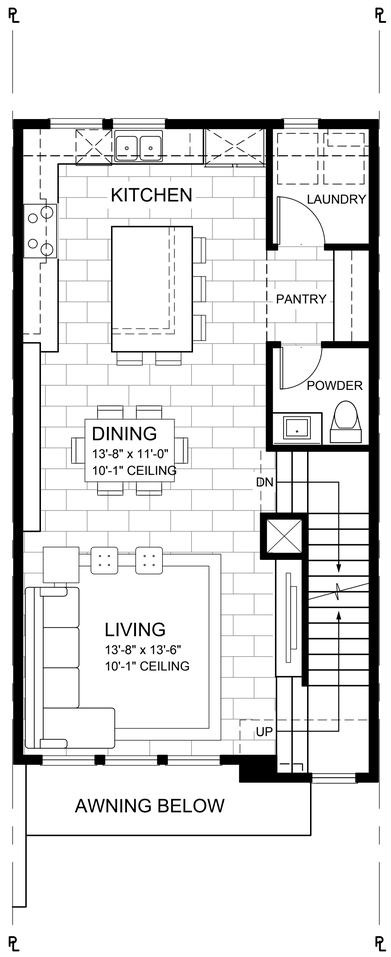
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JOB NO. 297.065
DATE 04-13-2018

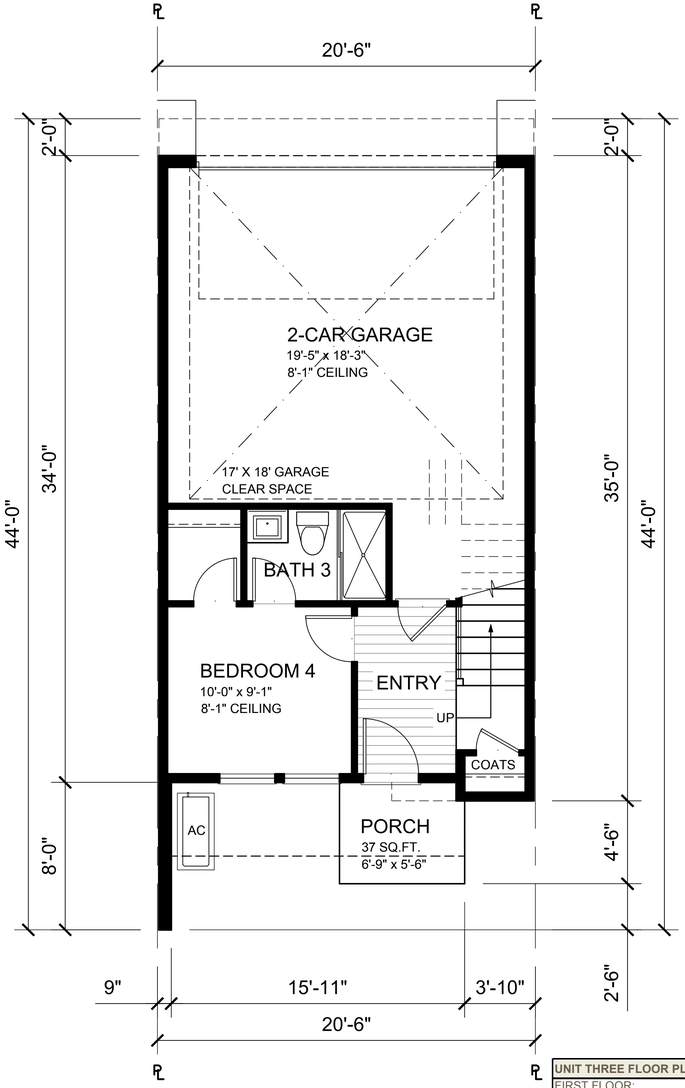
A1.08



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT THREE FLOOR PLAN AREA (INTERIOR) @ LOT 2, 8, 14, 26 & 32		
FIRST FLOOR:	273	SF
SECOND FLOOR:	744	SF
THIRD FLOOR:	632	SF
TOTAL LIVING:	**1,649**	**SF**
GARAGE	428	SF
PORCH	37	SF
2nd FLOOR DECK	0	SF
FLOOR AREA	**2,114**	**SF**
PORCH	0	SF
2nd FLOOR DECK	0	SF
TOTAL USABLE OPEN SPACE	**0**	**SF**

UNIT THREE INTERIOR @ Lot 2, 8, 14, 26 & 32

FLOOR PLANS

0 4 8 16

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

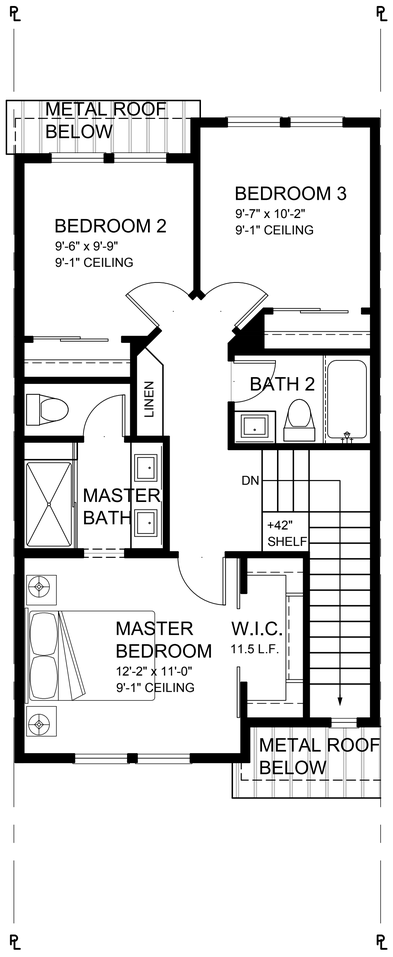
BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

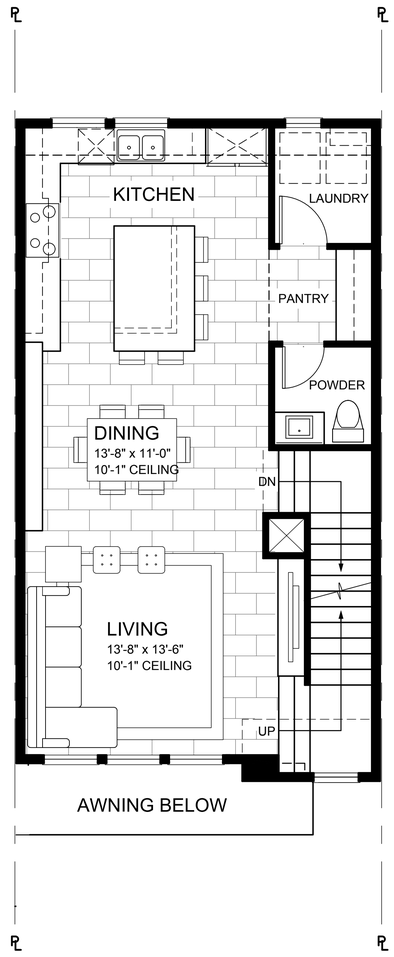
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JOB NO. 297.065
DATE 04-13-2018

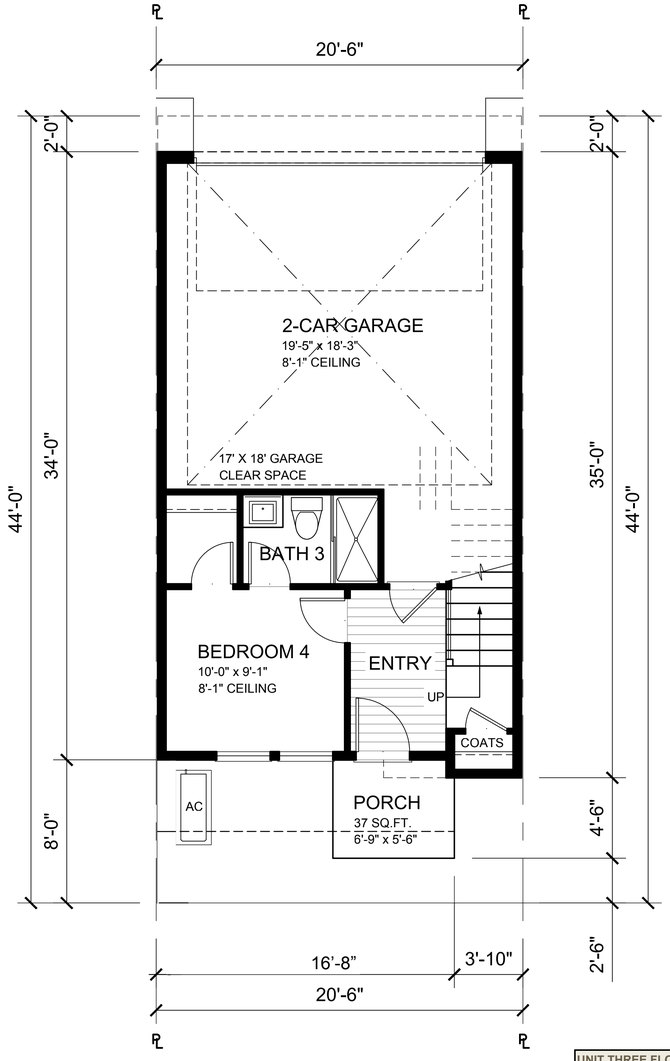
A1.09



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT THREE FLOOR PLAN AREA (INTERIOR) @ LOT 5, 11, 23 & 29		
FIRST FLOOR:	273	SF
SECOND FLOOR:	744	SF
THIRD FLOOR:	632	SF
TOTAL LIVING:	**1,649**	**SF**
GARAGE	428	SF
PORCH	37	SF
2nd FLOOR DECK	0	SF
FLOOR AREA	**2,114**	**SF**
	0	SF
2nd FLOOR DECK	0	SF
TOTAL USABLE OPEN SPACE	**0**	**SF**

UNIT THREE INTERIOR @ Lot 5, 11, 23 & 29

FLOOR PLANS

0 4 8 16

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

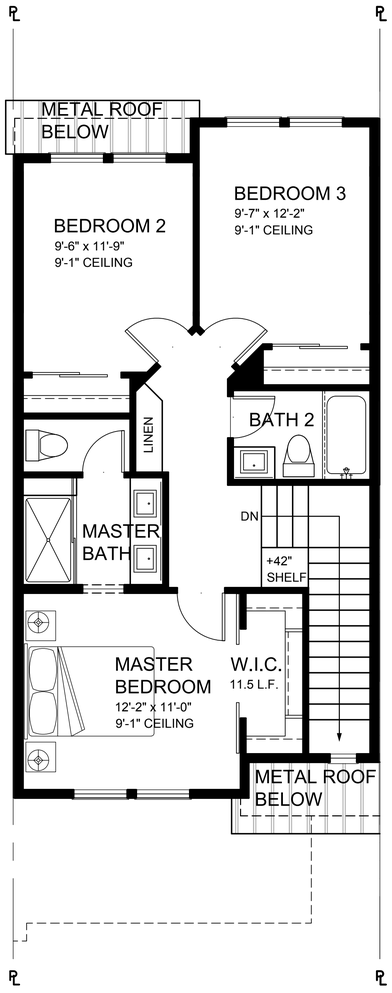
BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

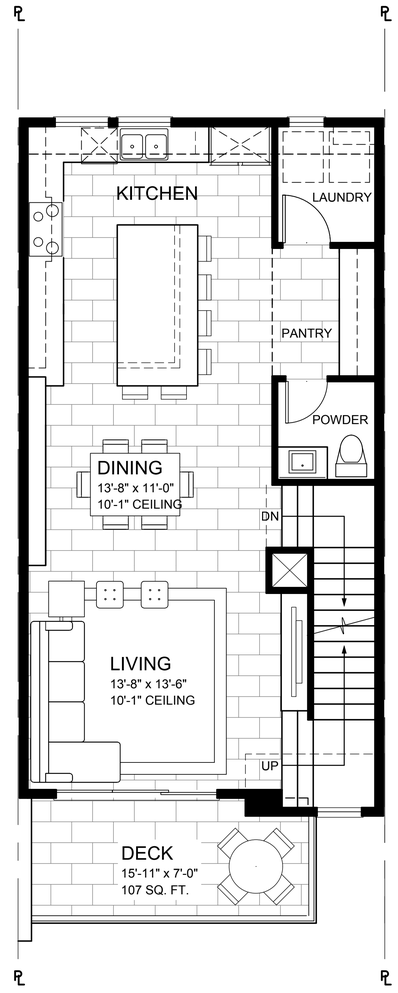
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DATE 04-13-2018

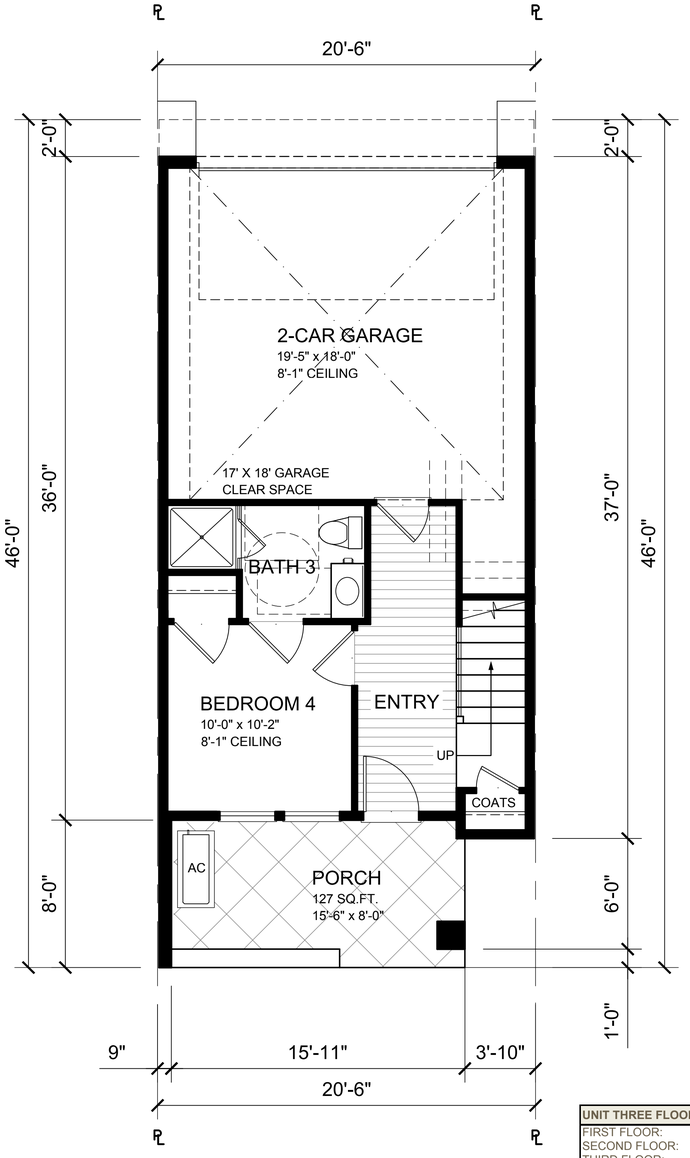
A1.10



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT THREE FLOOR PLAN AREA (INTERIOR_X) @ LOT 17 & 20		
FIRST FLOOR:	340	SF
SECOND FLOOR:	785	SF
THIRD FLOOR:	673	SF
TOTAL LIVING:	**1,798**	**SF**
GARAGE	402	SF
PORCH	127	SF
2nd FLOOR DECK	107	SF
FLOOR AREA	**2,434**	**SF**
PORCH	0	SF
2nd FLOOR DECK	107	SF
TOTAL USABLE OPEN SPACE	**107**	**SF**

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

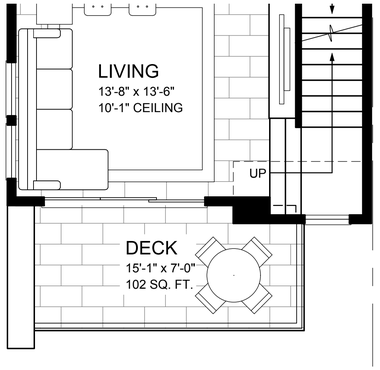
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UNIT THREE X EXTEND
INTERIOR FLOOR PLANS

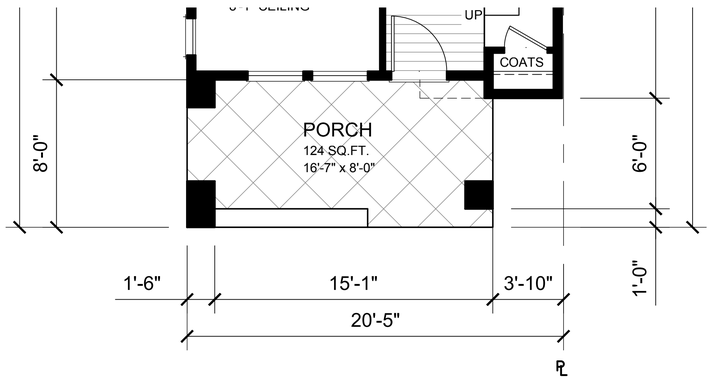
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DATE 04-13-2018

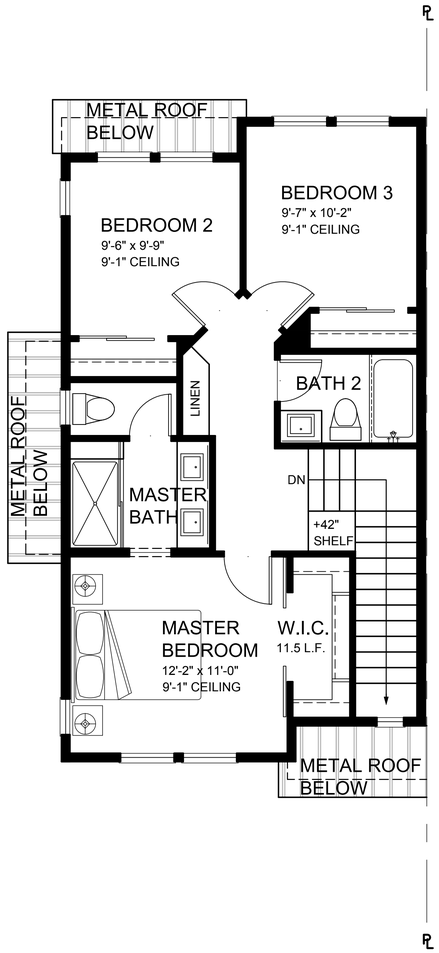
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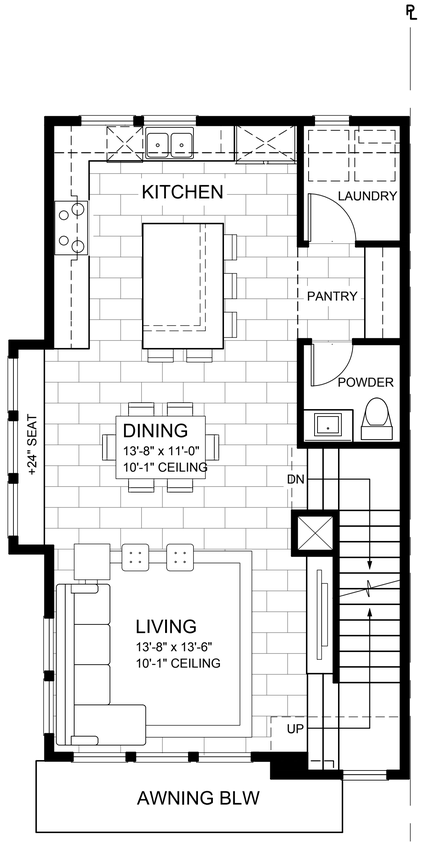
SECOND FLOOR PLAN
@ LOT 3



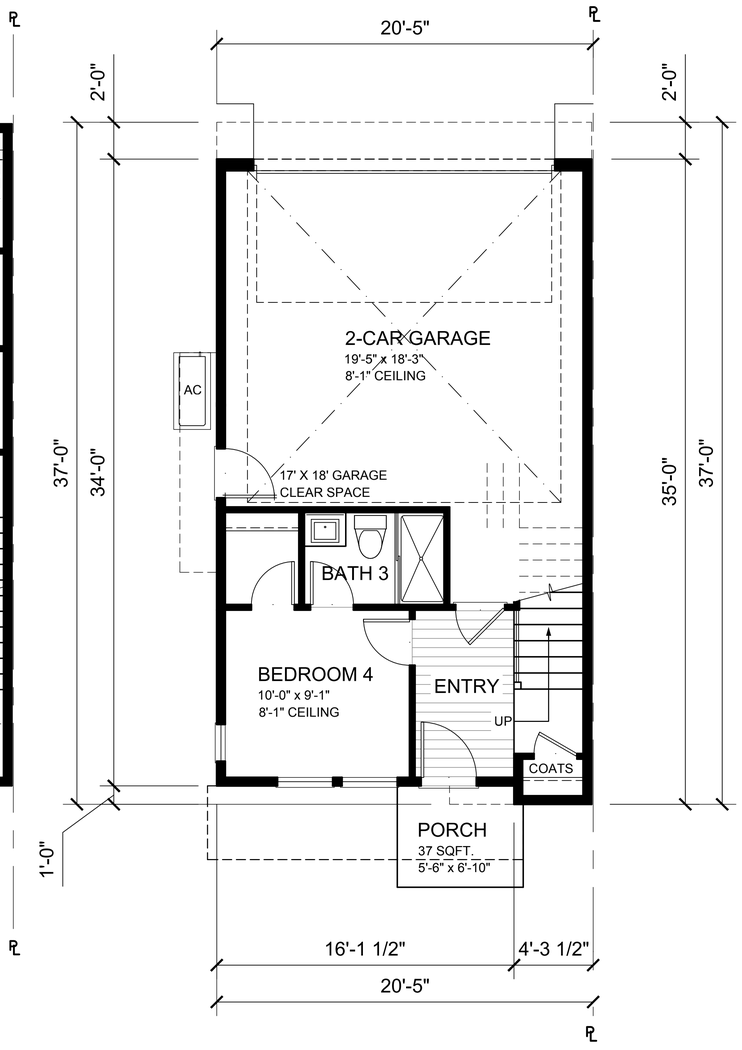
FIRST FLOOR PLAN
@ LOT 3



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT THREE FLOOR PLAN AREA (CORNER) @ LOT 3		
FIRST FLOOR:	272	SF
SECOND FLOOR:	741	SF
THIRD FLOOR:	630	SF
TOTAL LIVING:	**1,643**	**SF**
GARAGE	427	SF
PORCH	124	SF
2nd FLOOR DECK	102	SF
FLOOR AREA	**2,296**	**SF**
PORCH	0	SF
2nd FLOOR DECK	102	SF
TOTAL USABLE OPEN SPACE	**102**	**SF**

UNIT THREE FLOOR PLAN AREA (CORNER) @ LOT 9, 15, 27 & 33		
FIRST FLOOR:	272	SF
SECOND FLOOR:	741	SF
THIRD FLOOR:	630	SF
TOTAL LIVING:	**1,643**	**SF**
GARAGE	427	SF
PORCH	37	SF
2nd FLOOR DECK	0	SF
FLOOR AREA	**2,107**	**SF**
PORCH	0	SF
2nd FLOOR DECK	0	SF
TOTAL USABLE OPEN SPACE	**0**	**SF**

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

DAHLIN

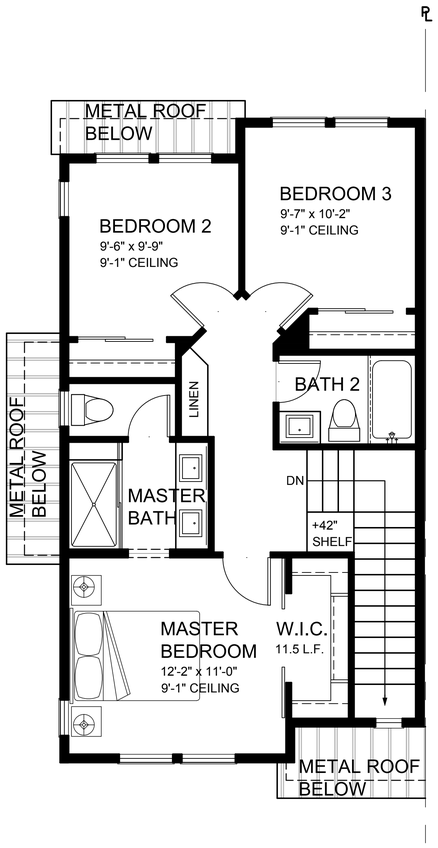
UNIT THREE CORNER @ Lot 3, 9, 15, 27 & 33

FLOOR PLANS

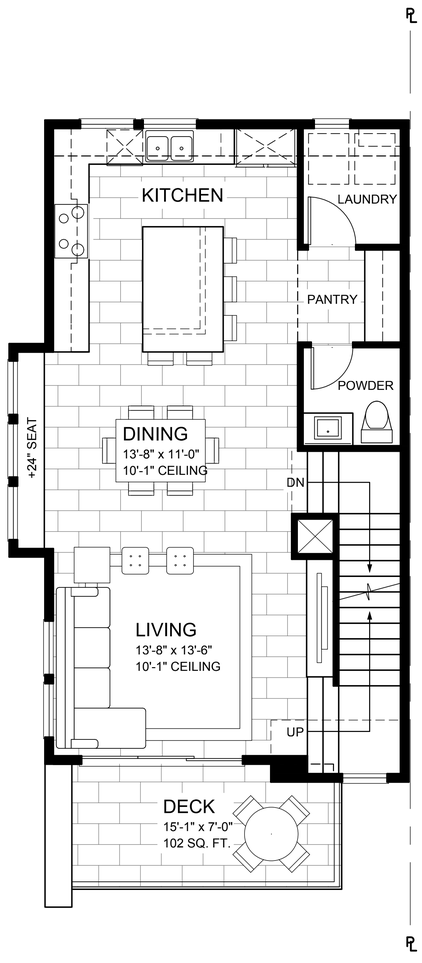
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JOB NO. 297.065
DATE 04-13-2018

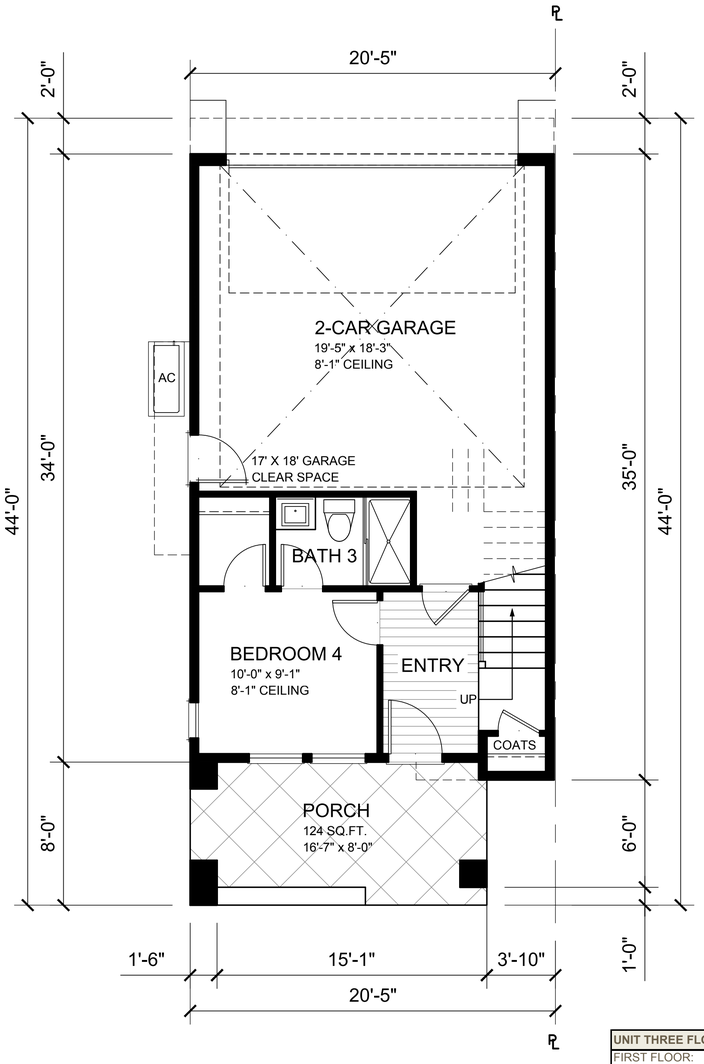
A1.12



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT THREE FLOOR PLAN AREA (CORNER) @ LOT 6, 12, 24 & 30		
FIRST FLOOR:	272	SF
SECOND FLOOR:	741	SF
THIRD FLOOR:	630	SF
TOTAL LIVING:	**1,643**	**SF**
GARAGE	427	SF
PORCH	124	SF
2nd FLOOR DECK	102	SF
FLOOR AREA	**2,296**	**SF**
PORCH	0	SF
2nd FLOOR DECK	102	SF
TOTAL USABLE OPEN SPACE	**102**	**SF**

UNIT THREE CORNER @ Lot 6, 12, 24 & 30

FLOOR PLANS

0 4 8 16

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

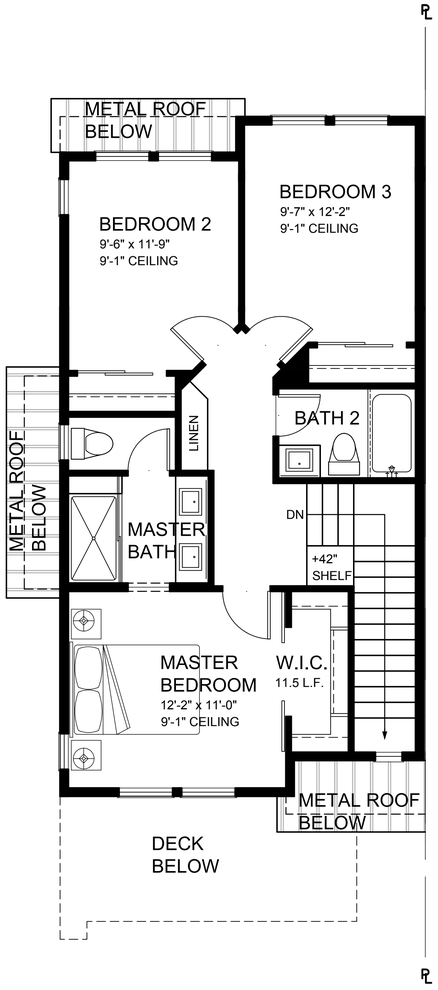
BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

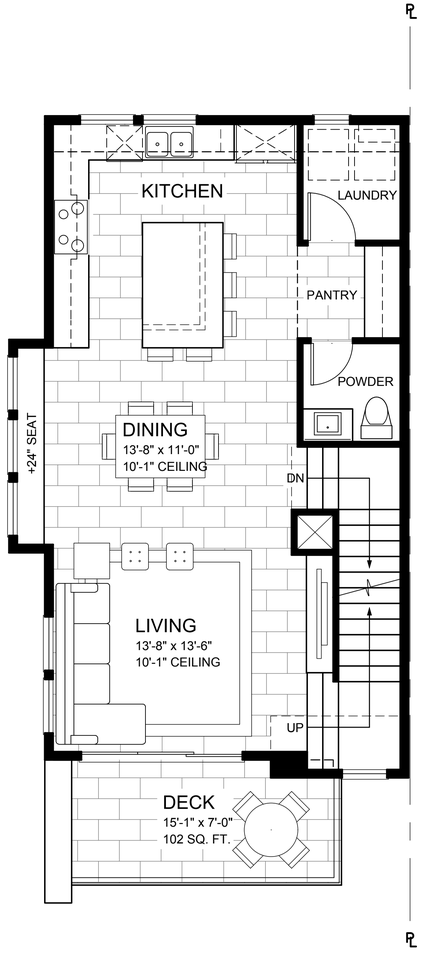
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JOB NO. 297.065
DATE 04-13-2018

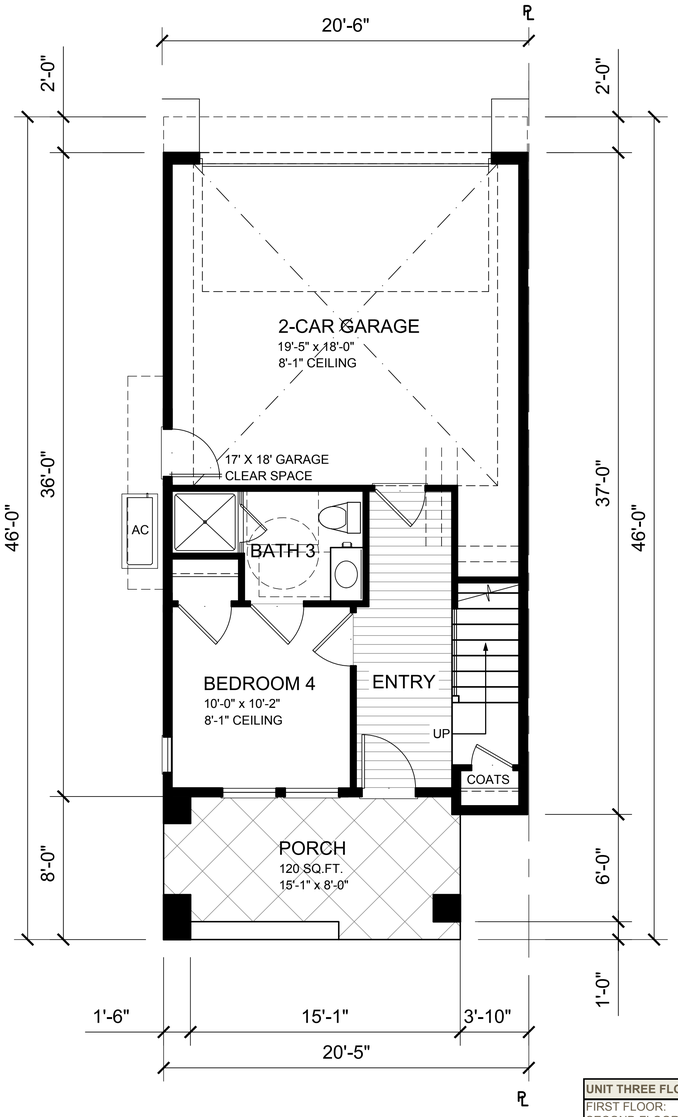
A1.13



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT THREE FLOOR PLAN AREA (CORNER_X) @ LOT 18 & 21		
FIRST FLOOR:	339	SF
SECOND FLOOR:	782	SF
THIRD FLOOR:	670	SF
TOTAL LIVING:	**1,791**	**SF**
GARAGE	401	SF
PORCH	120	SF
2nd FLOOR DECK	102	SF
FLOOR AREA	**2,414**	**SF**
PORCH	0	SF
2nd FLOOR DECK	102	SF
TOTAL USABLE OPEN SPACE	**102**	**SF**

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

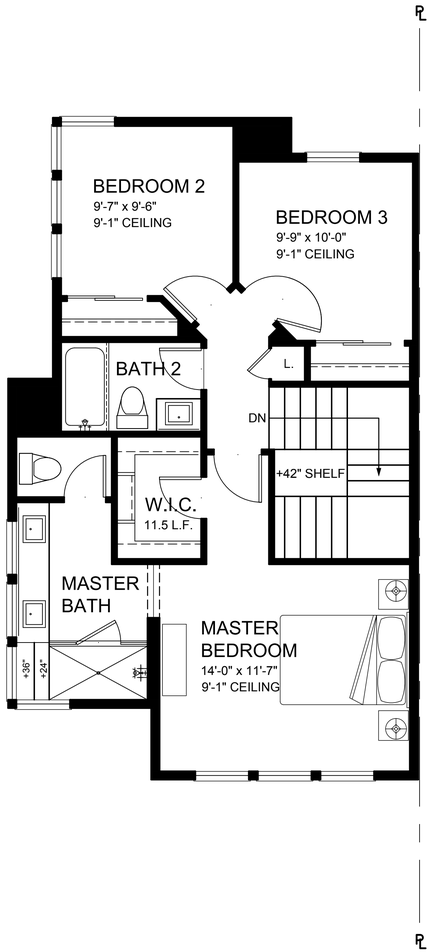
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UNIT THREE X EXTEND
CORNER FLOOR PLANS

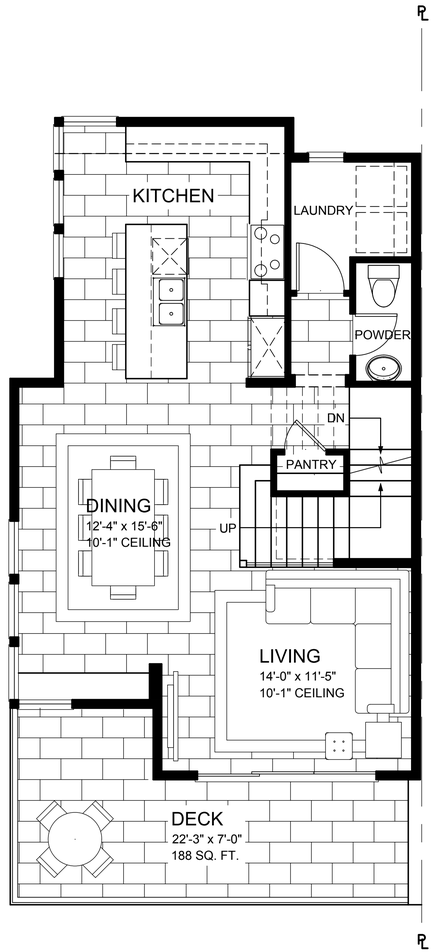
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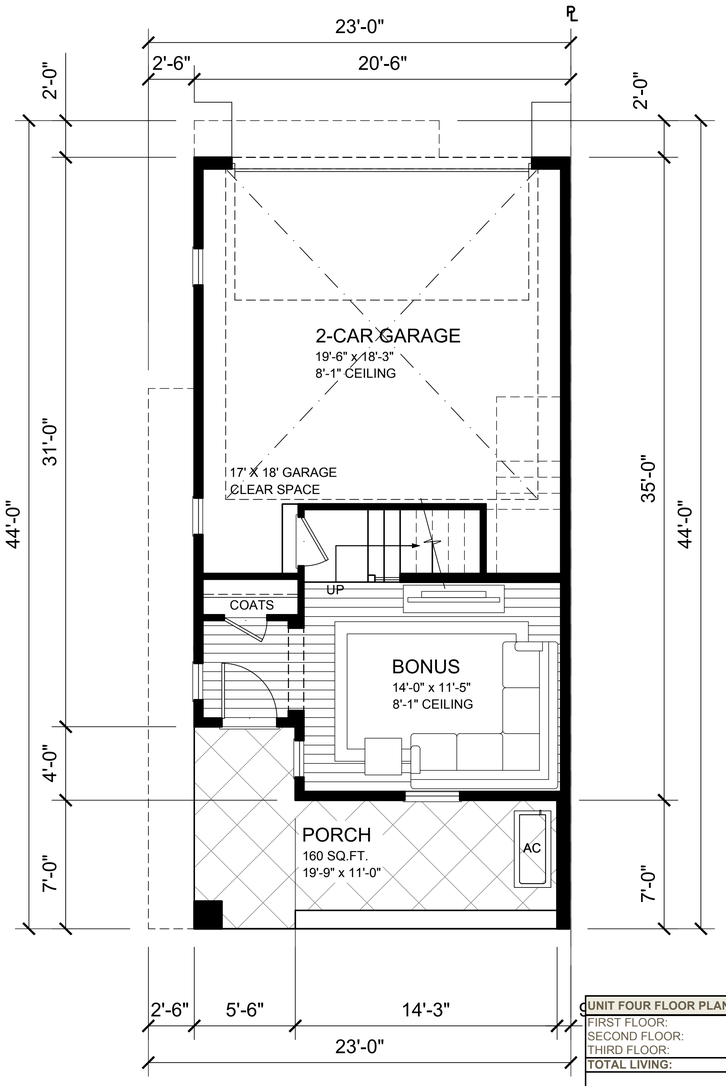
A1.14



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT FOUR FLOOR PLAN AREA @ LOT 1, 7, 13, 25 & 31		
FIRST FLOOR:	270	SF
SECOND FLOOR:	768	SF
THIRD FLOOR:	676	SF
TOTAL LIVING:	**1,714**	**SF**
GARAGE	426	SF
PORCH	160	SF
2nd FLOOR DECK	188	SF
FLOOR AREA	**2,488**	**SF**
PORCH	0	SF
2nd FLOOR DECK	188	SF
TOTAL USABLE OPEN SPACE	**188**	**SF**

UNIT FOUR
@ Lot 1, 7, 13, 25 & 31

FLOOR PLANS

0 4 8 16

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

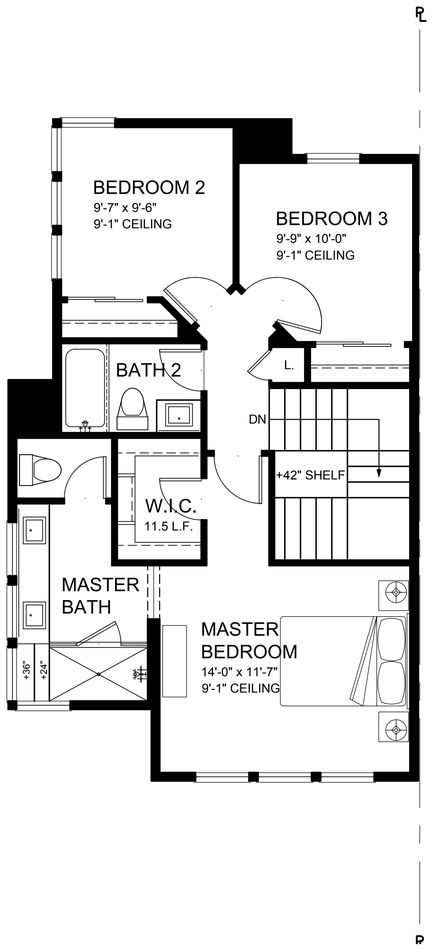
BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

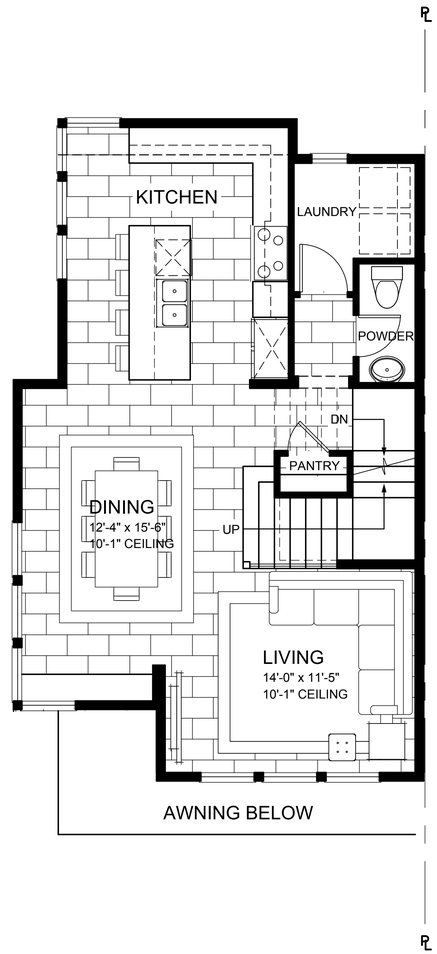
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DATE 04-13-2018

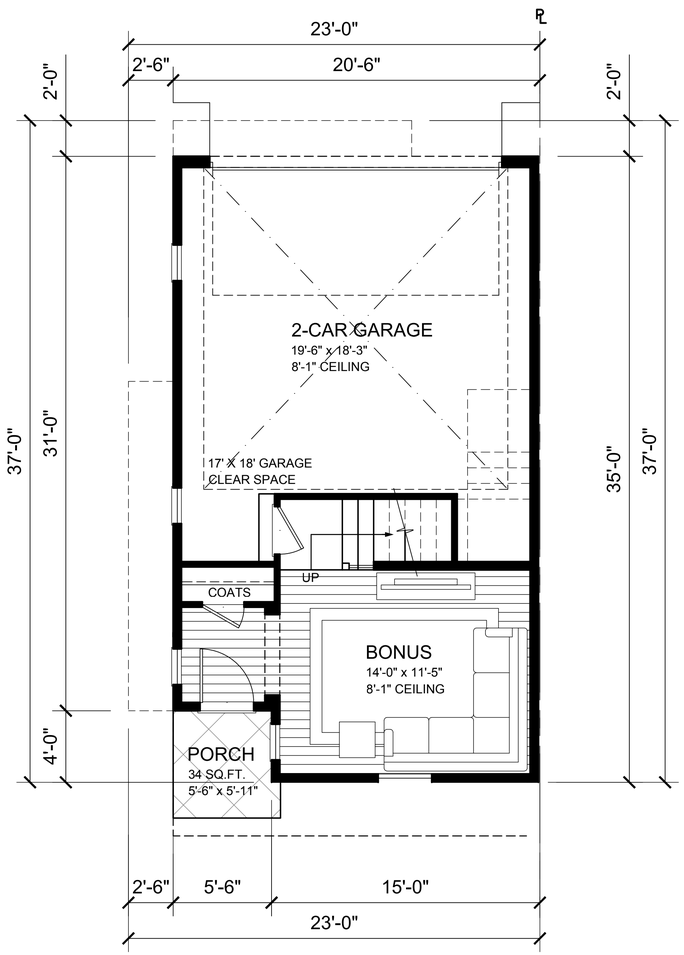
A1.15



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT FOUR FLOOR PLAN AREA @ LOT 4, 10, 22 & 28		
FIRST FLOOR:	270	SF
SECOND FLOOR:	768	SF
THIRD FLOOR:	676	SF
TOTAL LIVING:	**1,714**	**SF**
GARAGE	426	SF
PORCH	34	SF
2nd FLOOR DECK	0	SF
FLOOR AREA	**2,174**	**SF**
PORCH	0	SF
2nd FLOOR DECK	0	SF
TOTAL USABLE OPEN SPACE	**0**	**SF**

UNIT FOUR
@ Lot 4, 10, 22 & 28

FLOOR PLANS

0 4 8 16

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

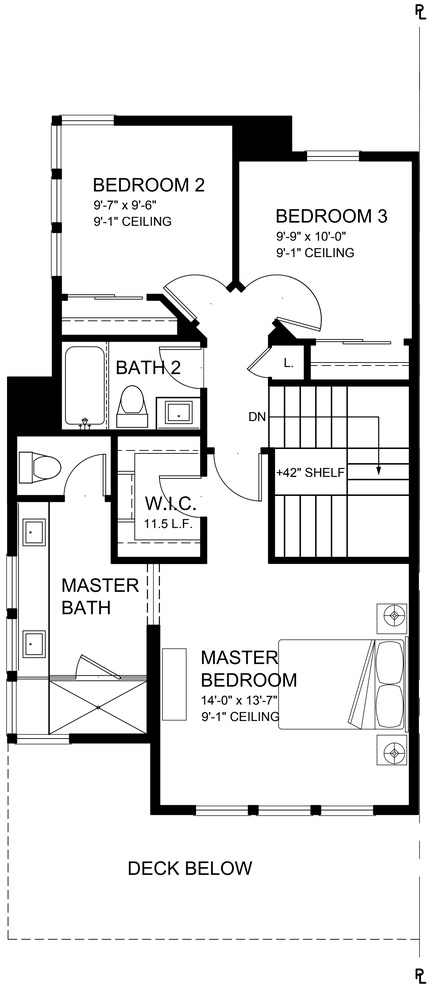
BKF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

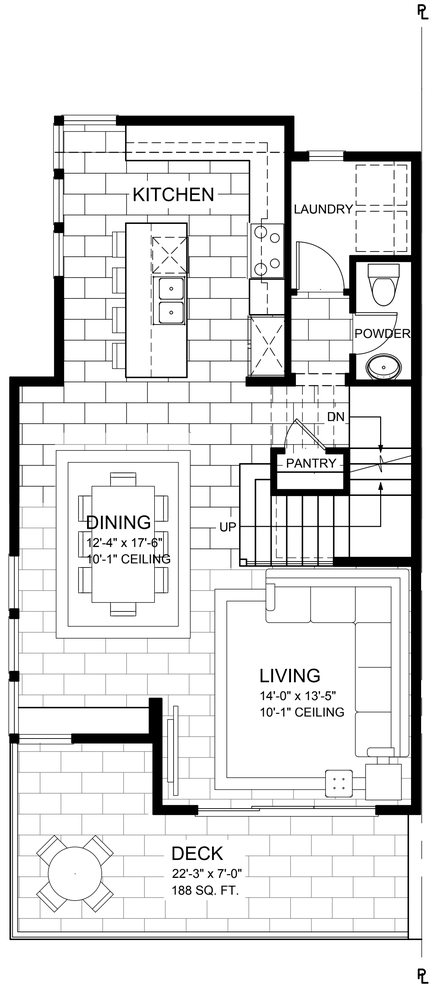
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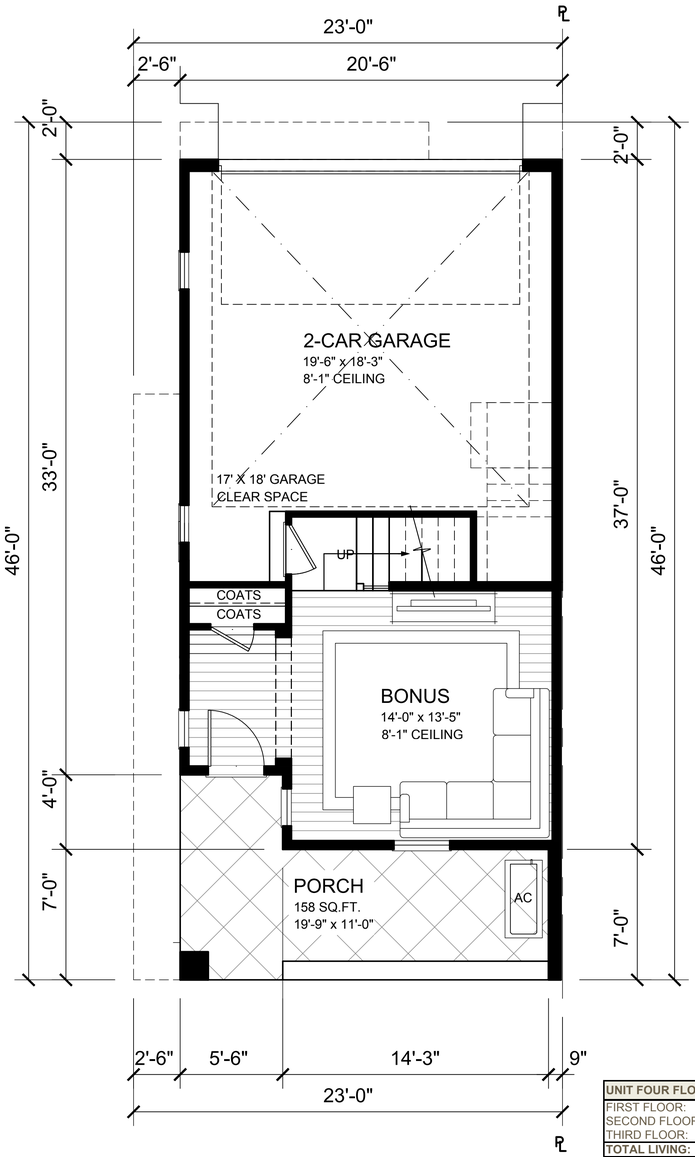
A1.16



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT FOUR FLOOR PLAN AREA_X @ LOT 16 & 19		
FIRST FLOOR:	311	SF
SECOND FLOOR:	814	SF
THIRD FLOOR:	722	SF
TOTAL LIVING:	**1,847**	**SF**
GARAGE	426	SF
PORCH	158	SF
2nd FLOOR DECK	188	SF
FLOOR AREA	**2,619**	**SF**
PORCH	0	SF
2nd FLOOR DECK	188	SF
TOTAL USABLE OPEN SPACE	**188**	**SF**

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

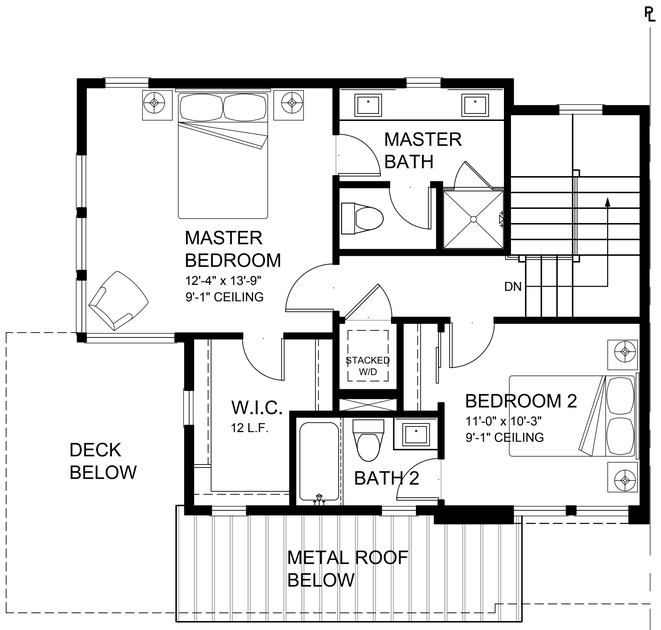
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UNIT FOUR X EXTEND FLOOR PLANS

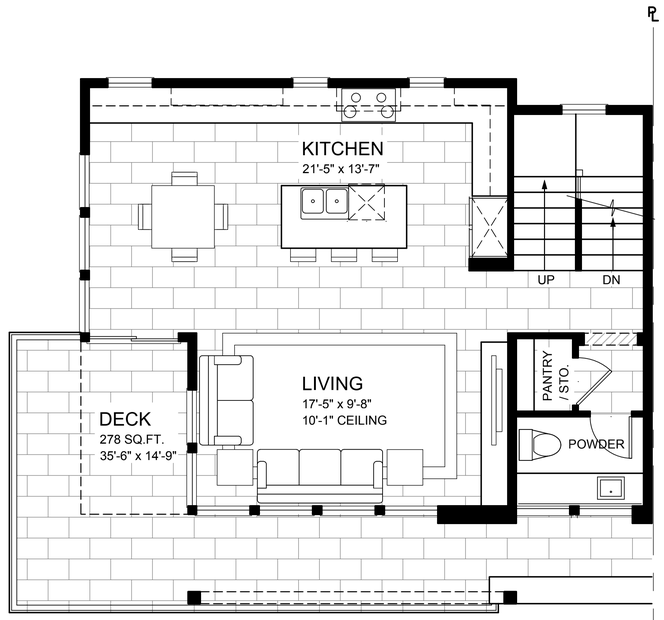
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JOB NO. 297.065
DATE 04-13-2018

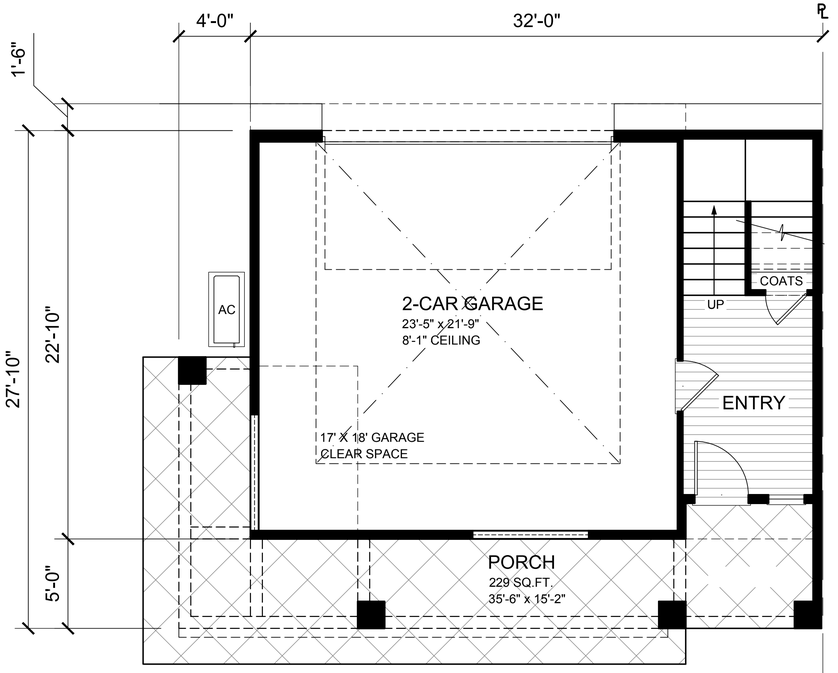
A1.17



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT FIVE FLOOR PLAN AREA @ LOT 34		
FIRST FLOOR:	169	SF
SECOND FLOOR:	709	SF
THIRD FLOOR:	617	SF
TOTAL LIVING:	**1,495**	**SF**
GARAGE	546	SF
PORCH	229	SF
2nd FLOOR DECK	278	SF
FLOOR AREA	**2,548**	**SF**
PORCH	0	SF
2nd FLOOR DECK	278	SF
TOTAL USABLE OPEN SPACE	**278**	**SF**

UNIT FIVE
FLOOR PLANS

0 4 8 16

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

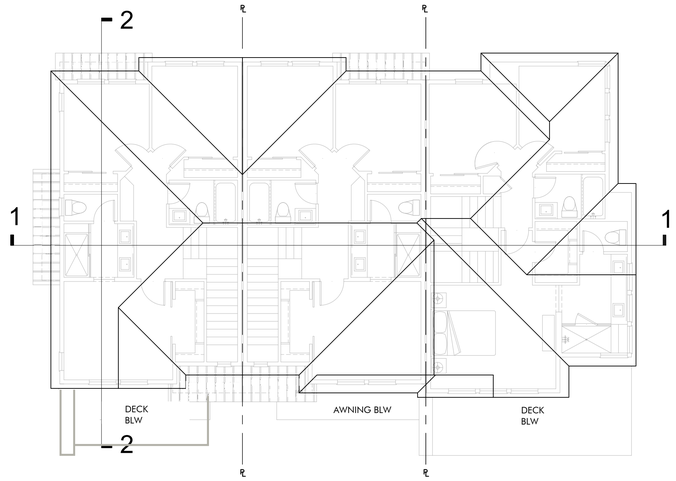
BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

DAHLIN

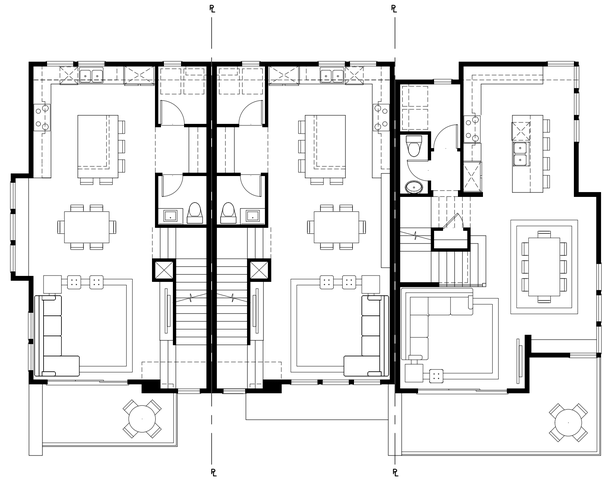
JOB NO. 297.065
DATE 04-13-2018

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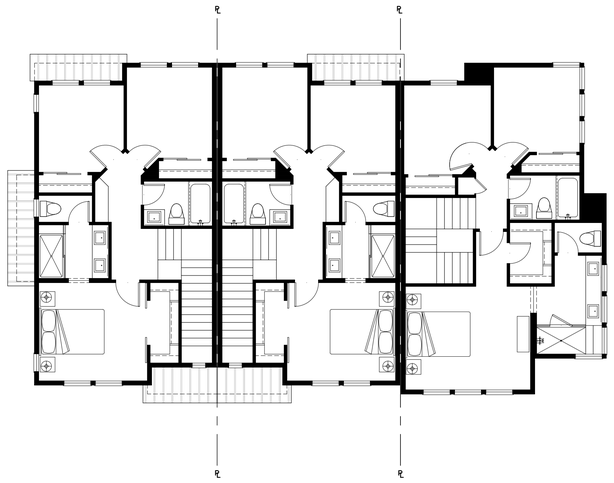


ROOF PLAN (ROOF PITCH 4:12)

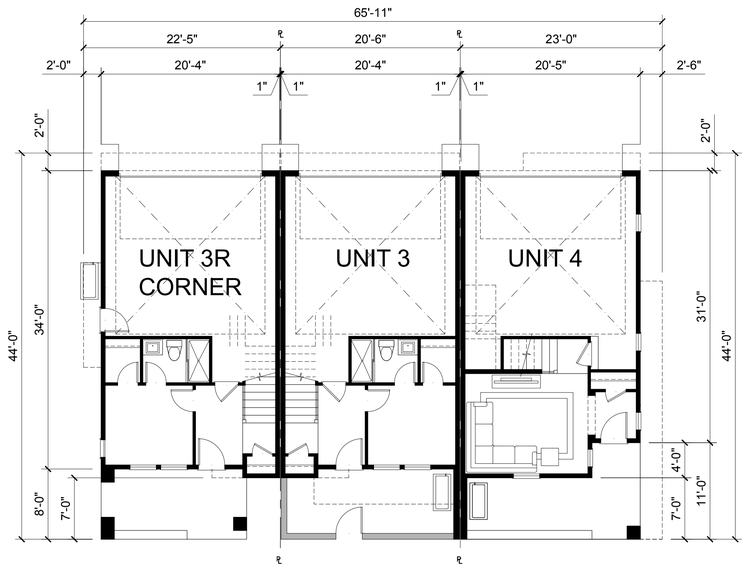
NOTE: MANDATORY SOLAR-READY BUILDINGS REQUIRED IN THE 2016 BUILDING ENERGY EFFICIENCY STANDARDS WILL BE MET USING EXCEPTION 4 PER SECTION 110.10(b)1B.



SECOND FLOOR BUILDING PLAN



THIRD FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN

3 PLEX_BLDG 1													
THIRD FLOOR AREA			SECOND FLOOR AREA			FIRST FLOOR AREA							TOTAL FIRST FLOOR AREA
UNIT	LIVING	SF	UNIT	LIVING	SF	UNIT	LIVING	SF	GARAGE	SF	PORCH	SF	
UNIT 4	676	SF	UNIT 4	768	SF	UNIT 4	270	SF	426	SF	158	SF	
UNIT 3 INTERIOR	632	SF	UNIT 3 INTERIOR	744	SF	UNIT 3 INTERIOR	273	SF	428	SF	0	SF	
UNIT 3 CORNER	630	SF	UNIT 3 CORNER	741	SF	UNIT 3 CORNER	272	SF	427	SF	124	SF	
TOTAL AREA	1,938	SF	TOTAL AREA	2,253	SF	TOTAL AREA	815	SF	1,281	SF	282	SF	2,096 SF

TOTAL FLOOR AREA = LIVING + GARAGE + ENCLOSED PORCHES (SEE UNIT PLANS)

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

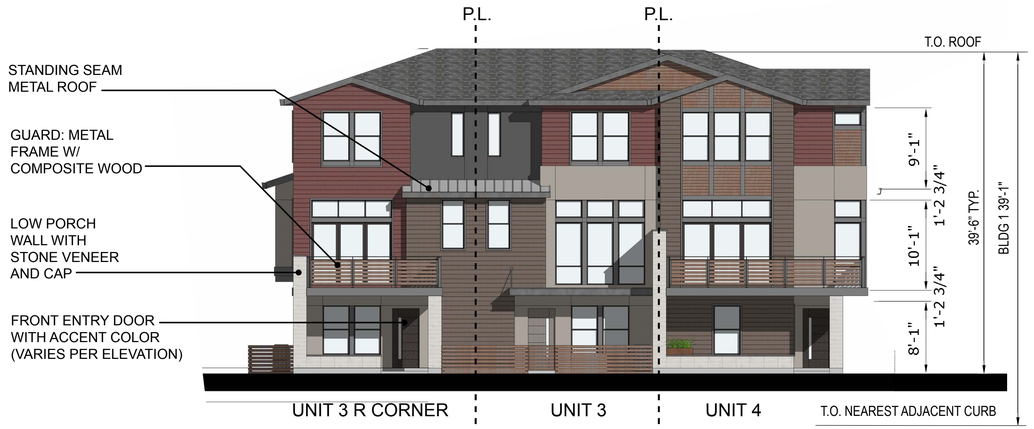
DAHLIN

3 PLEX BLDG_1 FLOOR & ROOF PLANS

0 8 16 32

JOB NO. 297.065
DATE 04-13-2018

A1.19

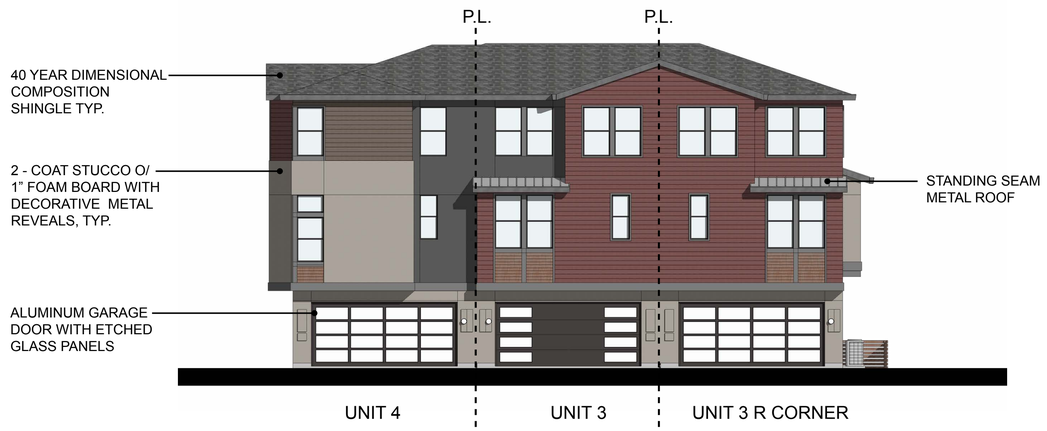


FRONT ELEVATION



UNIT 4

RIGHT ELEVATION



REAR ELEVATION

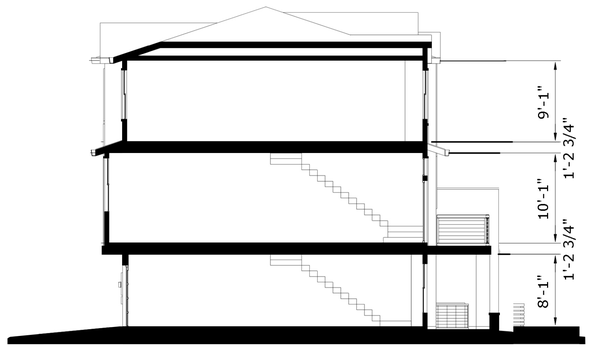


UNIT 3 R CORNER

LEFT ELEVATION



SECTION 1-1



SECTION 2-2

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

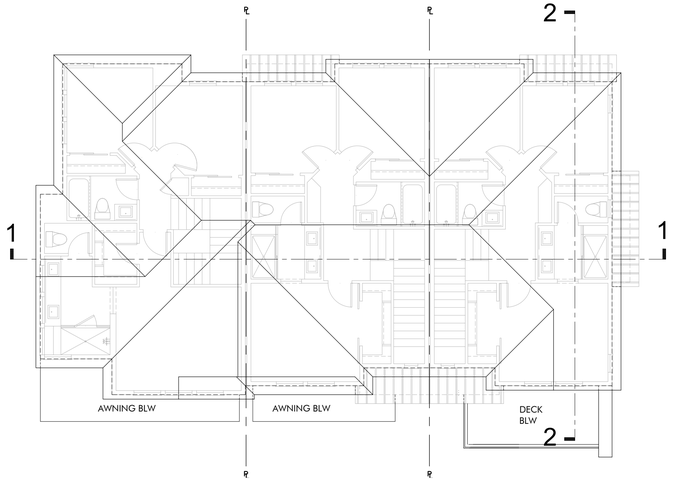
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3 PLEX
BLDG_1
ELEVATIONS & SECTIONS

0 8 16 32

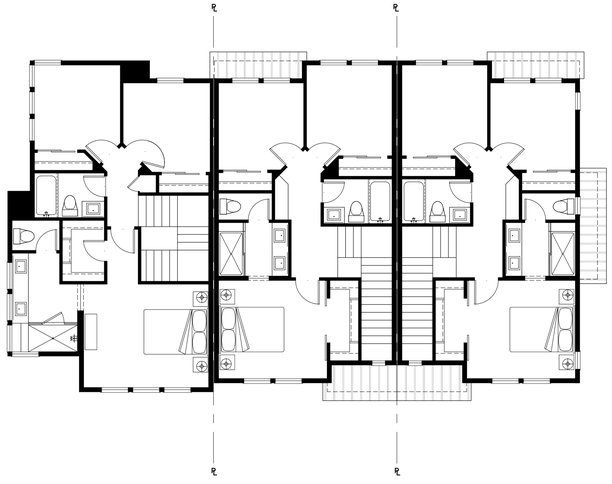
JOB NO. 297.065
DATE 04-13-2018

A1.20

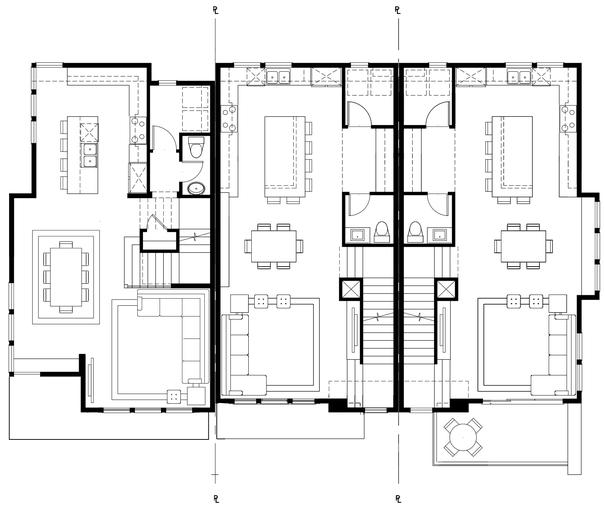


ROOF PLAN (ROOF PITCH 4:12)

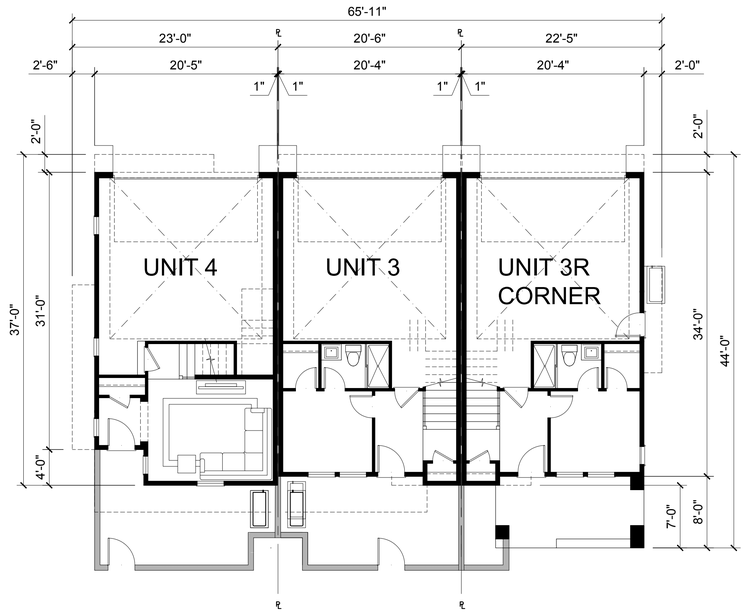
NOTE: MANDATORY SOLAR-READY BUILDINGS REQUIRED IN THE 2016 BUILDING ENERGY EFFICIENCY STANDARDS WILL BE MET USING EXCEPTION 4 PER SECTION 110.10(b)1B.



THIRD FLOOR BUILDING PLAN



SECOND FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN

3 PLEX_BLDG 2, 4, 8 & 10												
THIRD FLOOR AREA			SECOND FLOOR AREA			FIRST FLOOR AREA						TOTAL FIRST FLOOR AREA
UNIT	LIVING	SF	UNIT	LIVING	SF	UNIT	LIVING	SF	GARAGE	SF	PORCH	SF	
UNIT 4	676	SF	UNIT 4	768	SF	UNIT 4	270	SF	426	SF	0	SF	
UNIT 3 INTERIOR	632	SF	UNIT 3 INTERIOR	744	SF	UNIT 3 INTERIOR	273	SF	428	SF	0	SF	
UNIT 3 CORNER	630	SF	UNIT 3 CORNER	741	SF	UNIT 3 CORNER	272	SF	427	SF	124	SF	
TOTAL AREA	1,938	SF	TOTAL AREA	2,253	SF	TOTAL AREA	815	SF	1,281	SF	124	SF	2,096 SF

TOTAL FLOOR AREA = LIVING + GARAGE + ENCLOSED PORCHES (SEE UNIT PLANS)

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

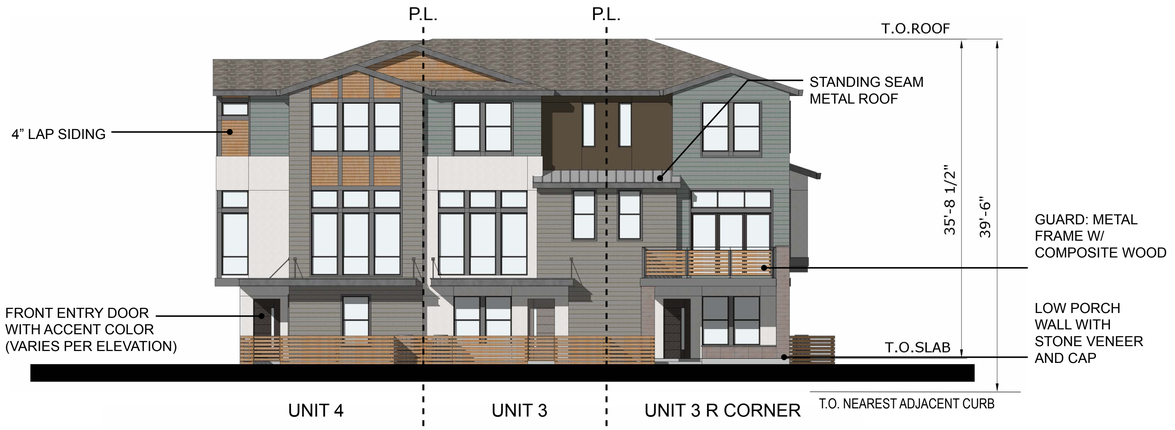
3 PLEX
BLDG_2, 4, 8 & 10
FLOOR & ROOF PLANS

0 8 16 32

DAHLIN

JOB NO. 297.065
DATE 04-13-2018

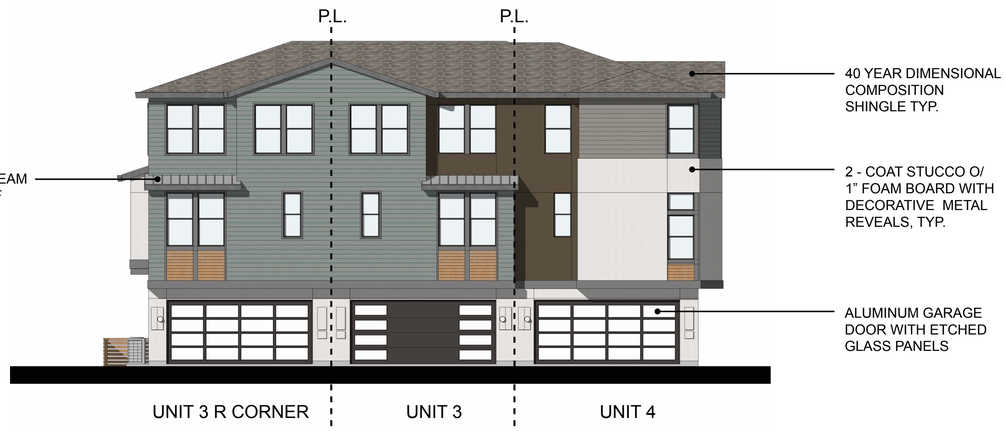
A1.21



FRONT ELEVATION



RIGHT ELEVATION

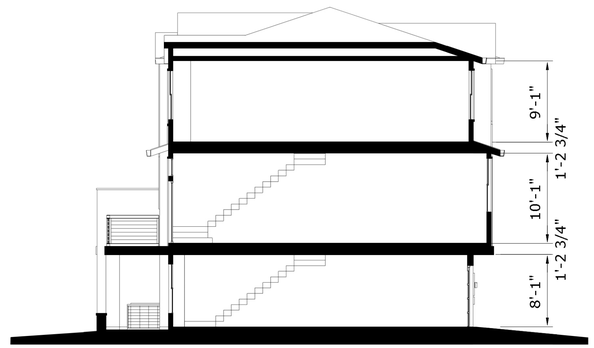


REAR ELEVATION

LEFT ELEVATION



SECTION 1-1



SECTION 2-2

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

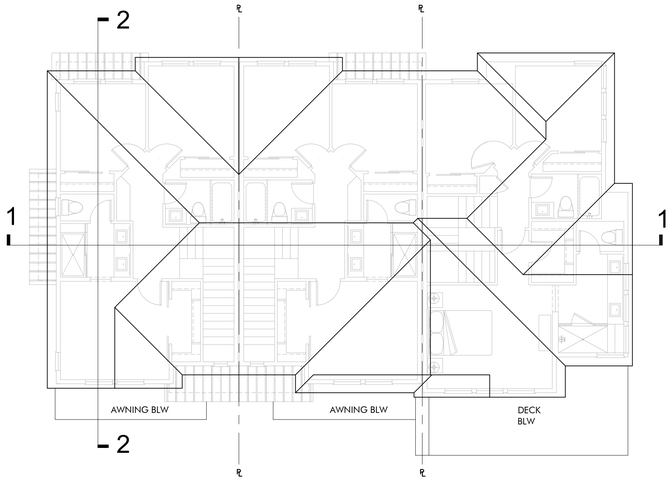
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3 PLEX
BLDG_2, 4, 8 & 10
ELEVATIONS & SECTIONS

0 8 16 32

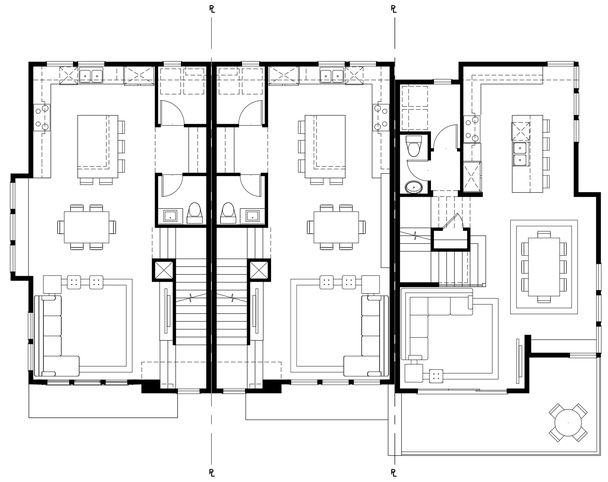
JOB NO. 297.065
DATE 04-13-2018

A1.22

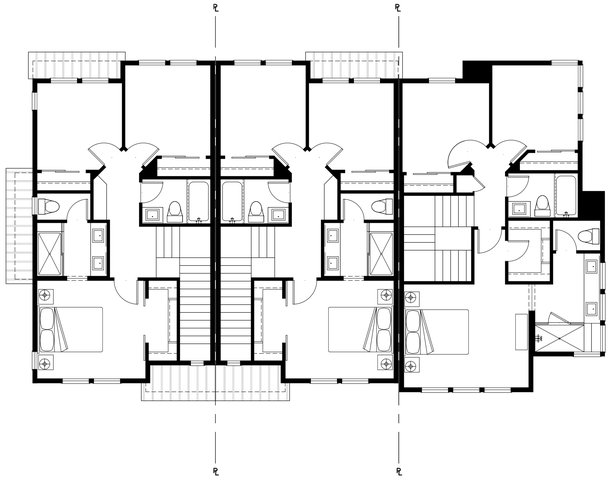


ROOF PLAN (ROOF PITCH 4:12)

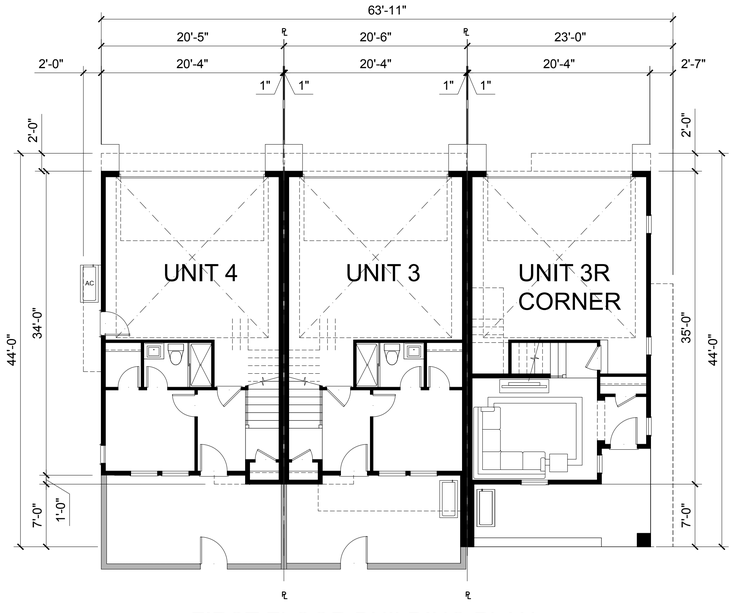
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SECOND FLOOR BUILDING PLAN



THIRD FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN

3 PLEX_BLDG 3, 5, 9 & 11														
THIRD FLOOR AREA			SECOND FLOOR AREA			FIRST FLOOR AREA								TOTAL FIRST FLOOR AREA
UNIT	LIVING	SF	UNIT	LIVING	SF	UNIT	LIVING	SF	GARAGE	SF	PORCH	SF		
UNIT 4	676	SF	UNIT 4	768	SF	UNIT 4	270	SF	426	SF	158	SF		
UNIT 3 INTERIOR	632	SF	UNIT 3 INTERIOR	744	SF	UNIT 3 INTERIOR	273	SF	428	SF	0	SF		
UNIT 3 CORNER	630	SF	UNIT 3 CORNER	741	SF	UNIT 3 CORNER	272	SF	427	SF	0	SF		
TOTAL AREA	1,938	SF	TOTAL AREA	2,253	SF	TOTAL AREA	815	SF	1,281	SF	158	SF	2,096	SF

TOTAL FLOOR AREA = LIVING + GARAGE + ENCLOSED PORCHES (SEE UNIT PLANS)

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

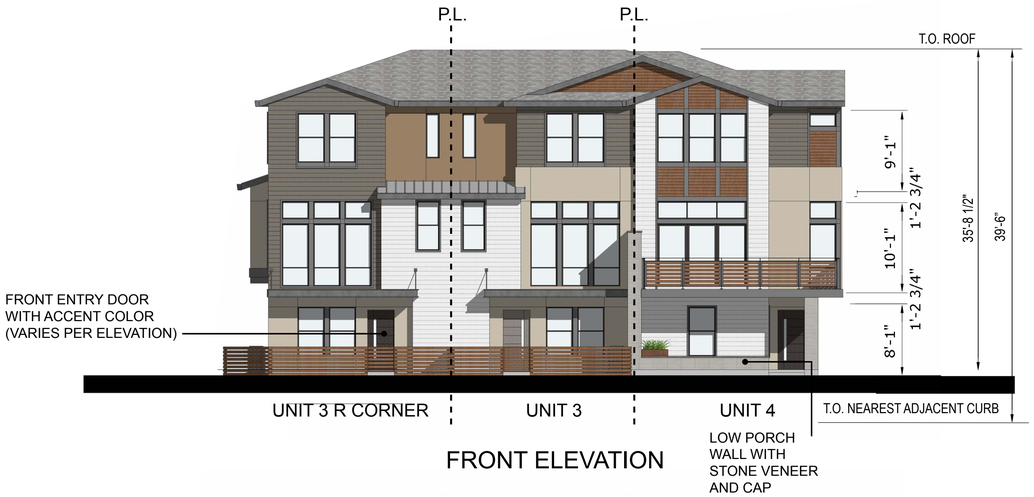
3 PLEX
BLDG_3, 5, 9 & 11
FLOOR & ROOF PLANS

0 8 16 32

DAHLIN

JOB NO. 297.065
DATE 04-13-2018

A1.23

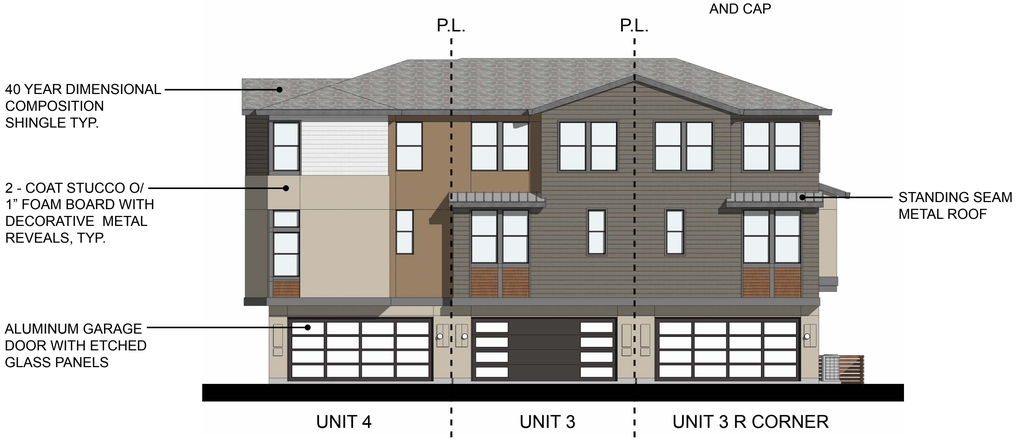


FRONT ELEVATION



UNIT 4

RIGHT ELEVATION



REAR ELEVATION

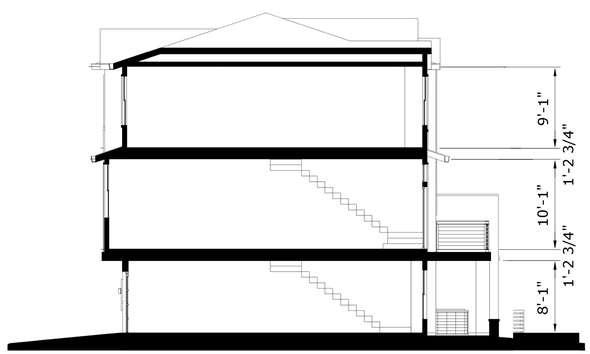


UNIT 3 R CORNER

LEFT ELEVATION



SECTION 1-1



SECTION 2-2

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

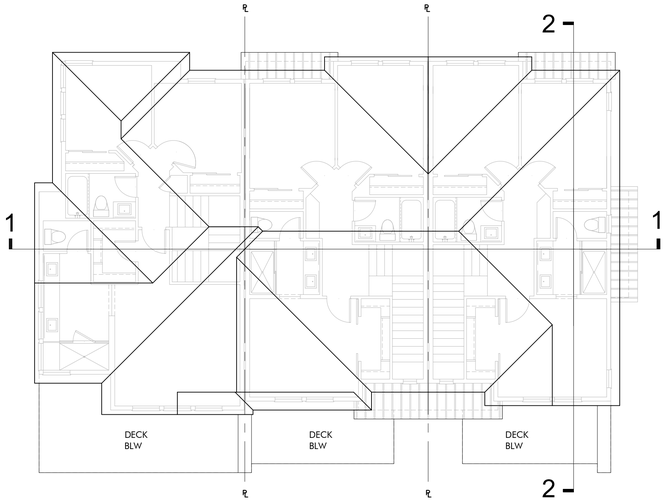
DAHLIN

3 PLEX
BLDG_3, 5, 9 & 11
ELEVATIONS & SECTIONS

0 8 16 32

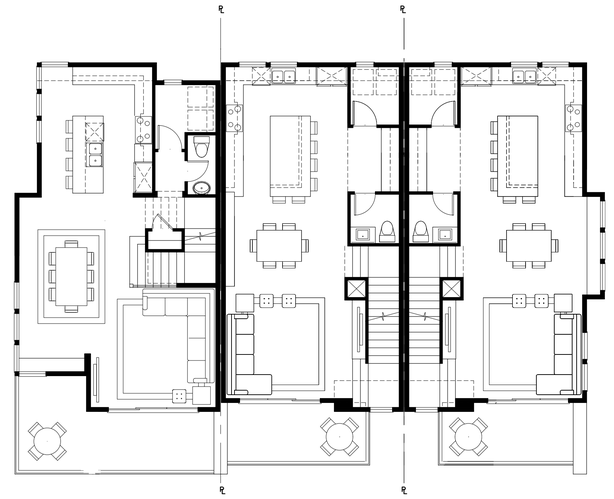
JOB NO. 297.065
DATE 04-13-2018

A1.24

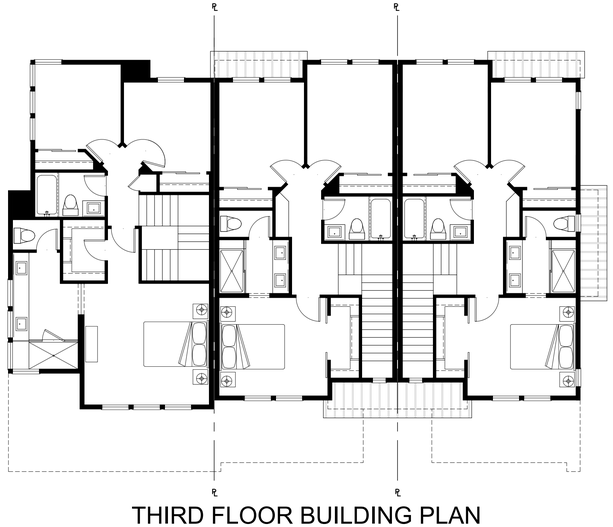


ROOF PLAN (ROOF PITCH 4:12)

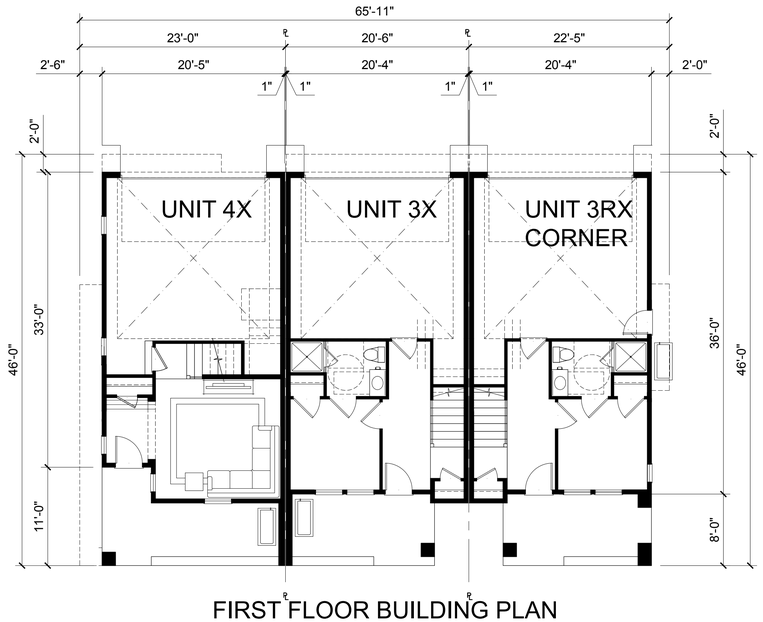
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SECOND FLOOR BUILDING PLAN



THIRD FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN

3 PLEX_X																
THIRD FLOOR AREA			SECOND FLOOR AREA			FIRST FLOOR AREA									TOTAL FIRST FLOOR AREA	
UNIT	LIVING	SF	UNIT	LIVING	SF	UNIT	LIVING	SF	GARAGE	SF	PORCH	SF				
UNIT 4_X	722	SF	UNIT 4_X	814	SF	UNIT 4_X	311	SF	426	SF	188	SF				
UNIT 3 INTERIOR_X	673	SF	UNIT 3 INTERIOR_X	785	SF	UNIT 3 INTERIOR_X	340	SF	402	SF	125	SF				
UNIT 3 CORNER_X	670	SF	UNIT 3 CORNER_X	782	SF	UNIT 3 CORNER_X	339	SF	401	SF	124	SF				
TOTAL AREA	2,065	SF	TOTAL AREA	2,381	SF	TOTAL AREA	990	SF	1,229	SF	437	SF	2,219	SF		

TOTAL FLOOR AREA = LIVING + GARAGE + ENCLOSED PORCHES (SEE UNIT PLANS)

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

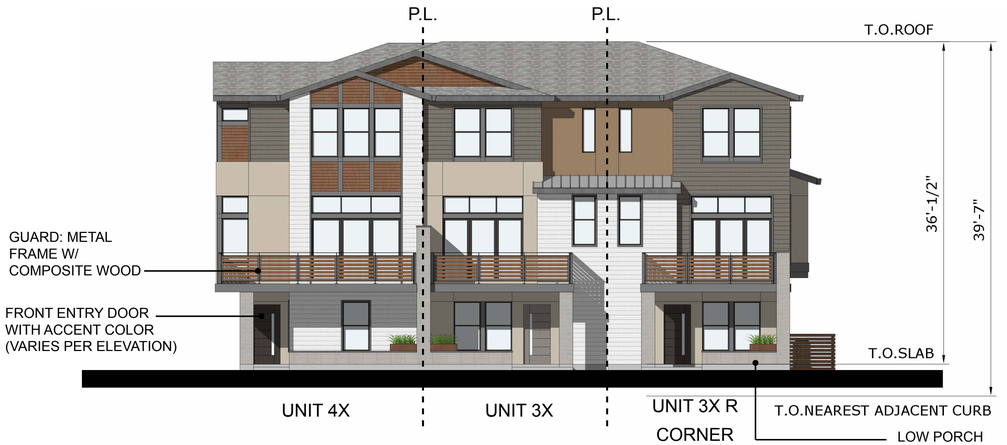
3 PLEX_X
BLDG_6 & 7
FLOOR & ROOF PLANS

0 8 16 32

DAHLIN

JOB NO. 297.065
DATE 04-13-2018

A1.25

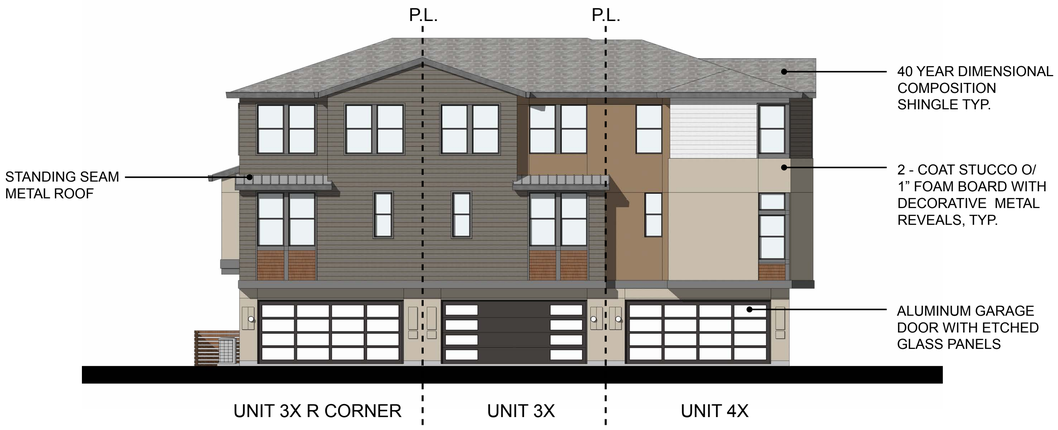


FRONT ELEVATION



UNIT 3X R CORNER

RIGHT ELEVATION

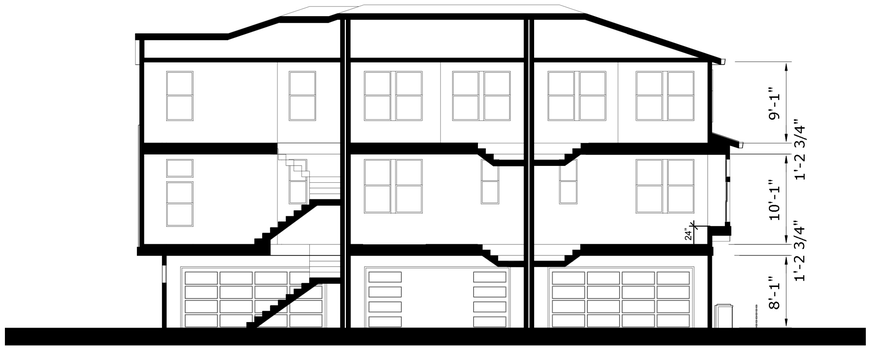


REAR ELEVATION

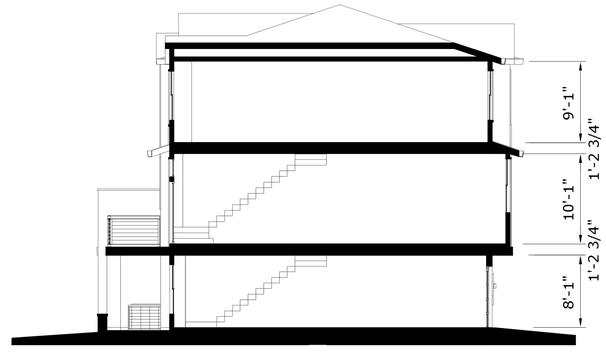


UNIT 4X

LEFT ELEVATION



SECTION 1-1



SECTION 2-2

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

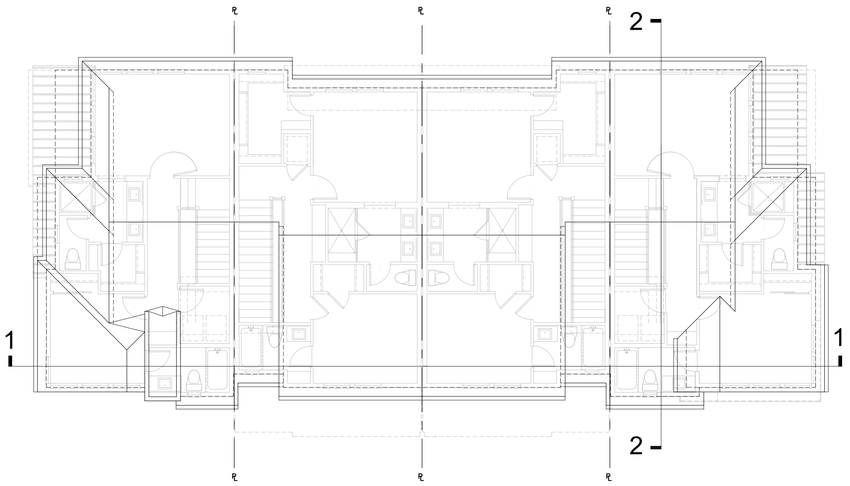
DAHLIN

3 PLEX_X
BLDG_6 & 7
ELEVATIONS & SECTIONS

0 8 16 32

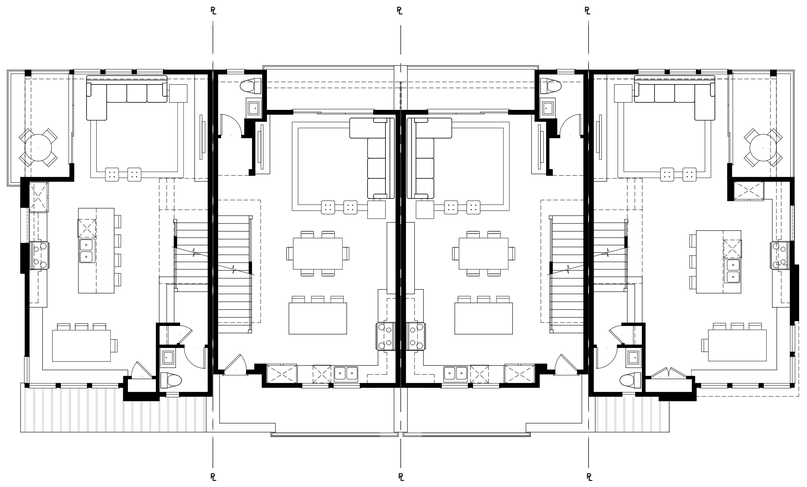
JOB NO. 297.065
DATE 04-13-2018

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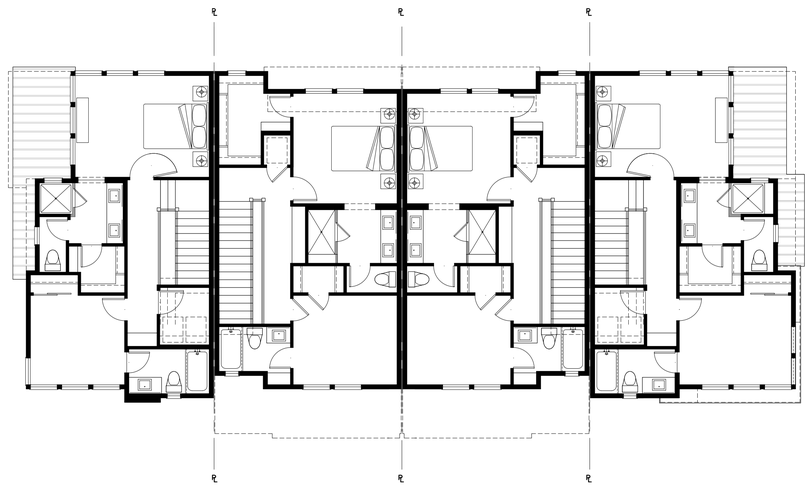


ROOF PLAN (ROOF PITCH 3.5:12)

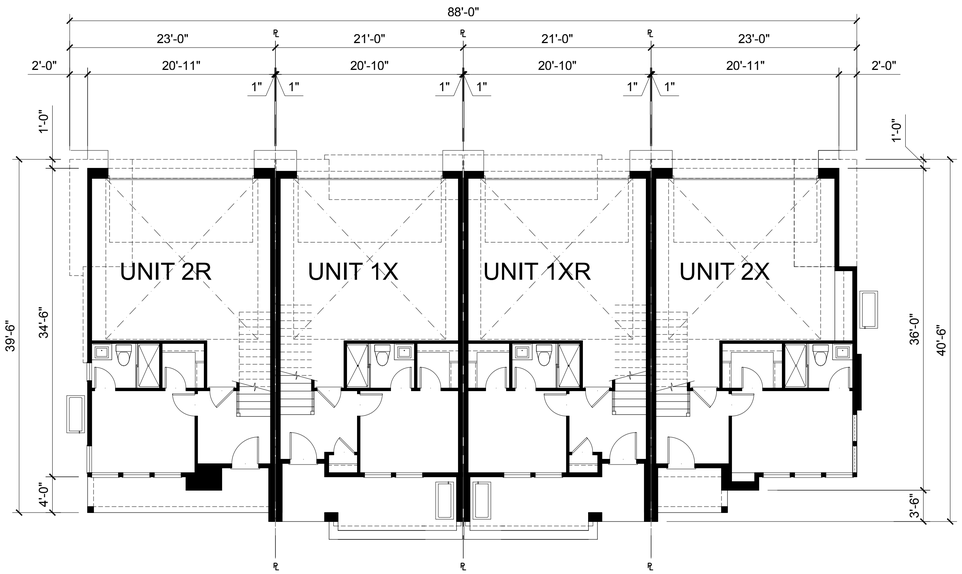
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SECOND FLOOR BUILDING PLAN



THIRD FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN

4 PLEX															
THIRD FLOOR AREA			SECOND FLOOR AREA			FIRST FLOOR AREA									TOTAL FIRST FLOOR AREA
UNIT	LIVING	SF	UNIT	LIVING	SF	UNIT	LIVING	SF	GARAGE	SF	PORCH	SF			
UNIT 2	615	SF	UNIT 2	696	SF	UNIT 2	270	SF	435	SF	80	SF			
UNIT 1_X	634	SF	UNIT 1_X	670	SF	UNIT 1_X	271	SF	435	SF	128	SF			
UNIT 1_X	634	SF	UNIT 1_X	670	SF	UNIT 1_X	271	SF	435	SF	128	SF			
UNIT 2_X	651	SF	UNIT 2_X	745	SF	UNIT 2_X	304	SF	452	SF	37	SF			
TOTAL AREA	2,534	SF	TOTAL AREA	2,781	SF	TOTAL AREA	1,116	SF	1,757	SF	373	SF	2,873	SF	

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

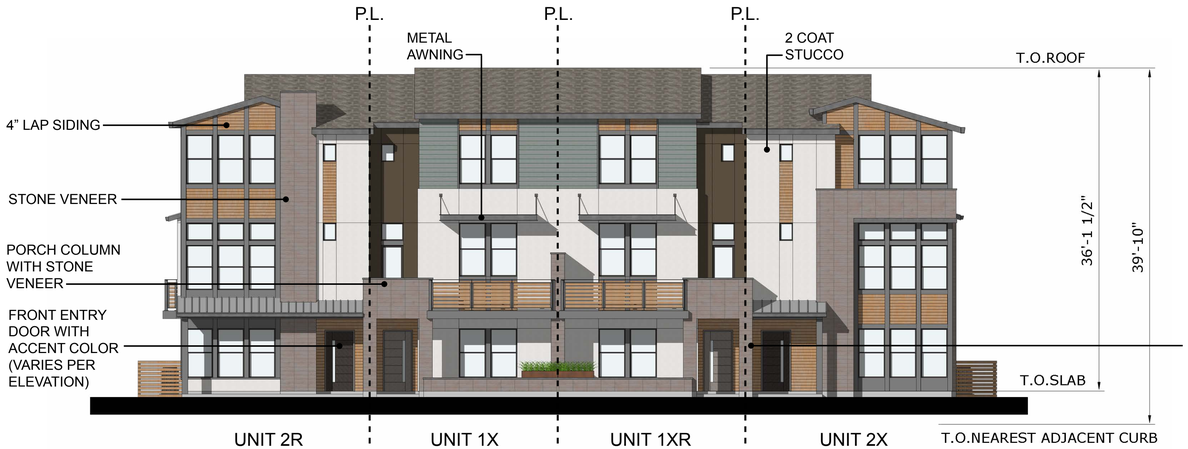
4 PLEX
BLDG_16
FLOOR & ROOF PLANS

0 8 16 32

JOB NO. 297.065
DATE 04-13-2018

DAHLIN

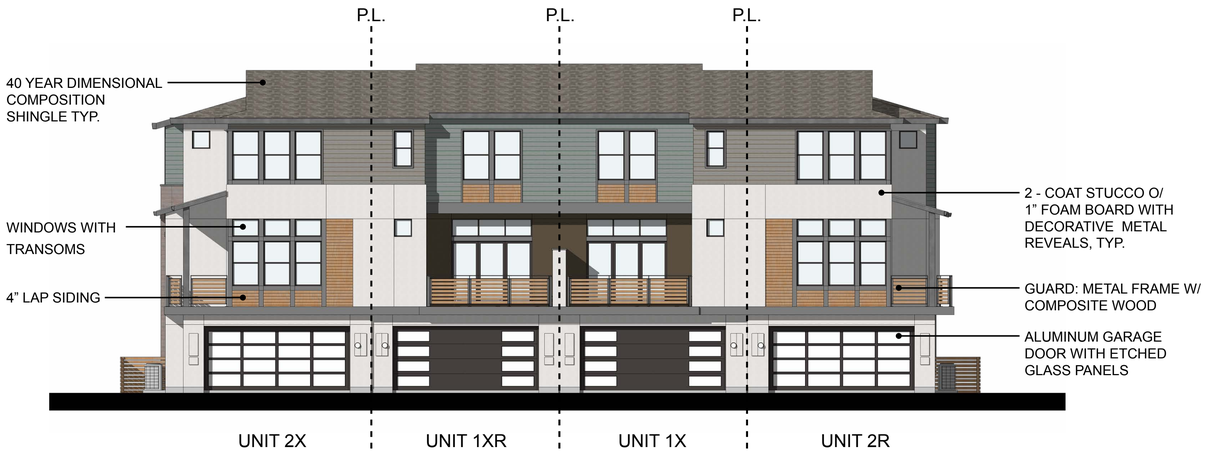
A1.27



FRONT ELEVATION



RIGHT ELEVATION



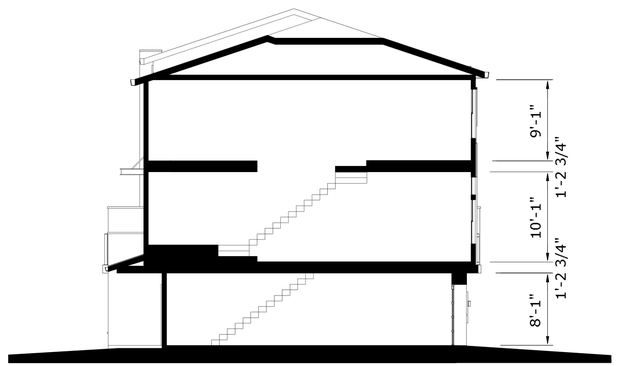
REAR ELEVATION



LEFT ELEVATION



SECTION 1-1



SECTION 2-2

NOTE:
BUILDING 16 HEIGHT: 39'-10"

4 PLEX
BLDG_16
ELEVATIONS & SECTIONS

0 8 16 32

JOB NO. 297.065
DATE 04-13-2018

A1.28

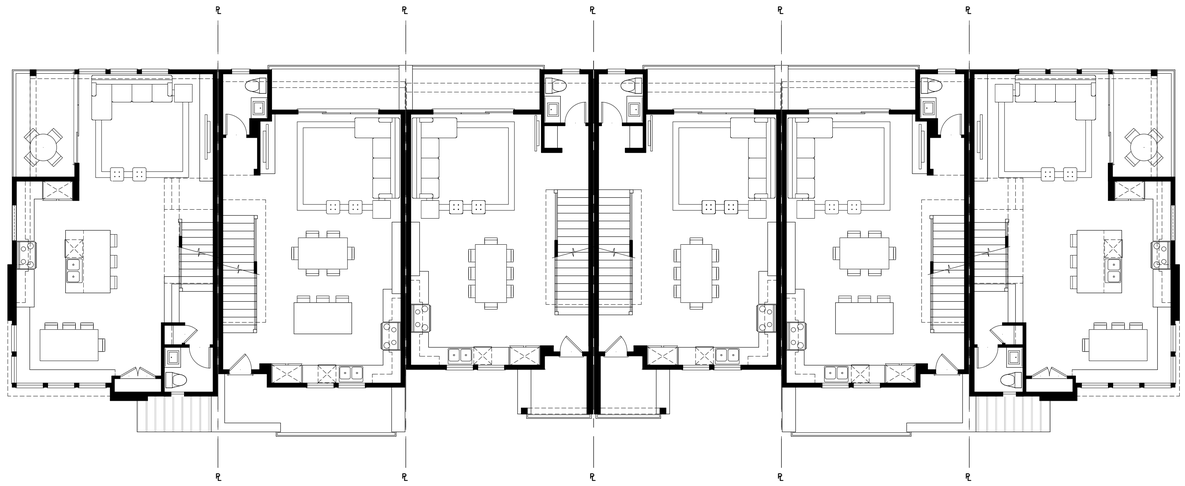
617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

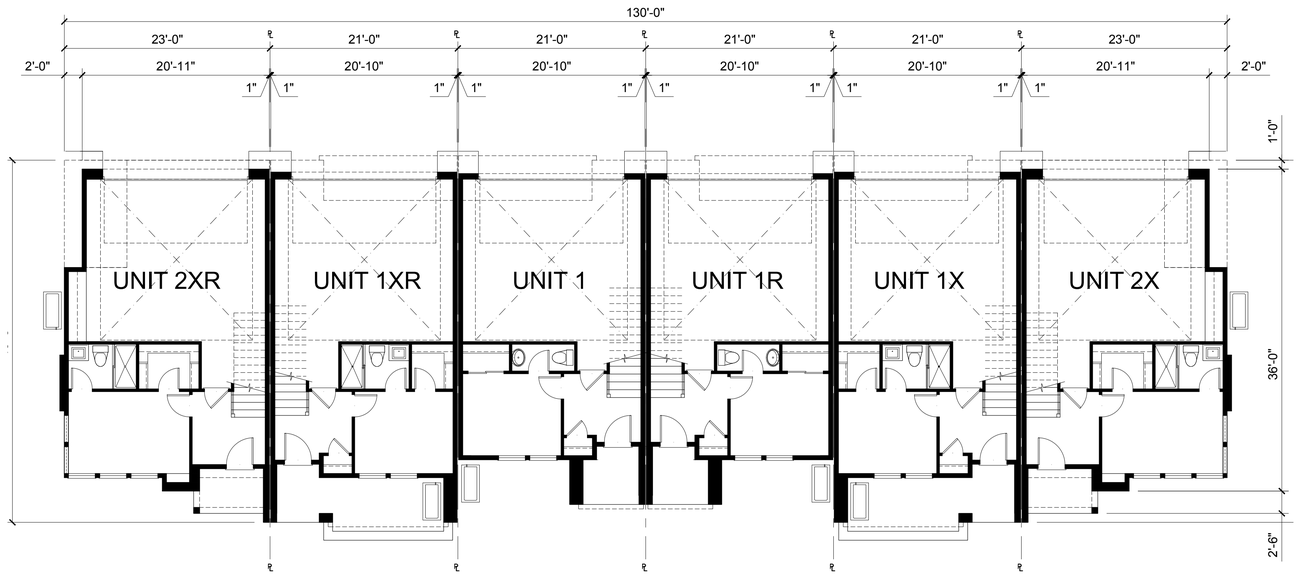
BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

DAHLIN



SECOND FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN

6 PLEX_BLDG 14																
THIRD FLOOR AREA			SECOND FLOOR AREA			FIRST FLOOR AREA										TOTAL FIRST FLOOR AREA
UNIT	LIVING	SF	UNIT	LIVING	SF	UNIT	LIVING	SF	GARAGE	SF	PORCH	SF				
UNIT 2_X @ LOT 47	651	SF	UNIT 2_X @ LOT 47	745	SF	UNIT 2_X @ LOT 47	304	SF	452	SF	37	SF				
UNIT 1_X	634	SF	UNIT 1_X	670	SF	UNIT 1_X	271	SF	435	SF	128	SF				
UNIT 1 @ LOT 49	589	SF	UNIT 1 @ LOT 49	628	SF	UNIT 1 @ LOT 49	244	SF	420	SF	38	SF				
UNIT 1 @ LOT 50	589	SF	UNIT 1 @ LOT 50	628	SF	UNIT 1 @ LOT 50	244	SF	420	SF	38	SF				
UNIT 1_X	634	SF	UNIT 1_X	670	SF	UNIT 1_X	271	SF	435	SF	128	SF				
UNIT 2_X @ LOT 52	651	SF	UNIT 2_X @ LOT 52	745	SF	UNIT 2_X @ LOT 52	304	SF	452	SF	37	SF				
TOTAL AREA	3,748	SF	TOTAL AREA	4,086	SF	TOTAL AREA	1,638	SF	2,614	SF	406	SF	4,252	SF		

TOTAL FLOOR AREA = LIVING + GARAGE + ENCLOSED PORCHES (SEE UNIT PLANS)

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

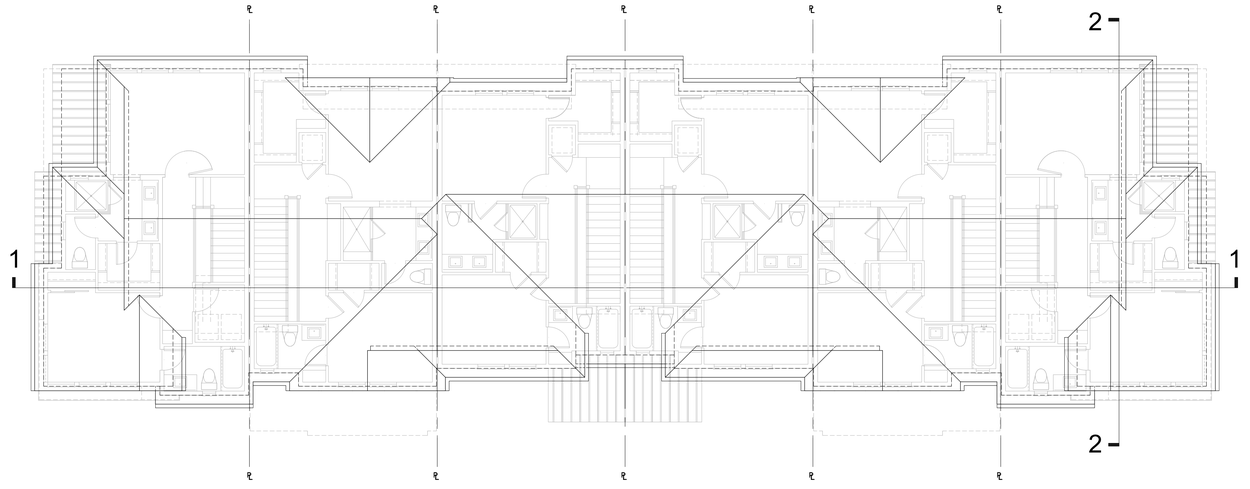
6 PLEX_BLDG 14
FLOOR PLANS

0 8 16 32

JOB NO. 297.065
DATE 04-13-2018

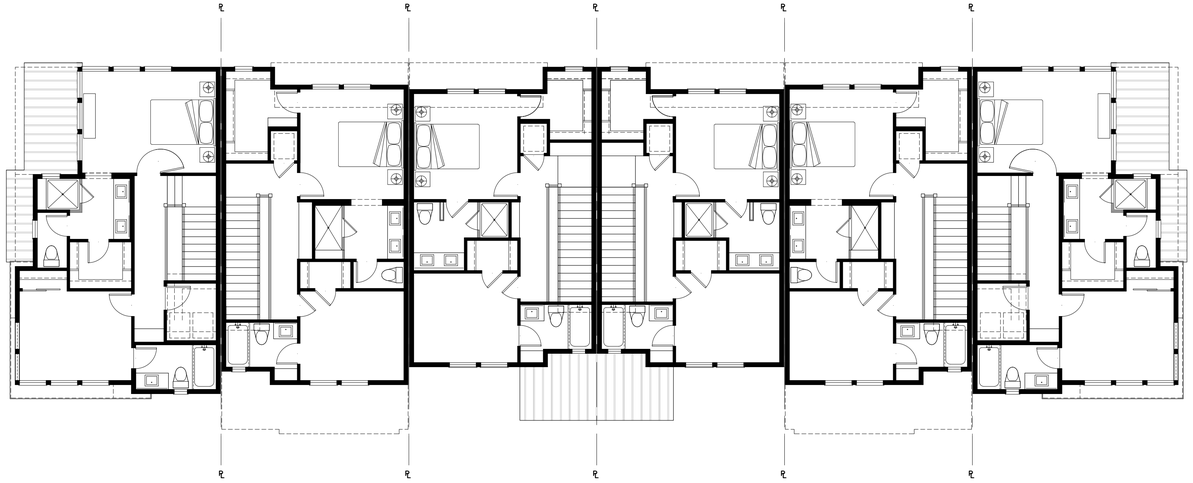
DAHLIN

A1.29



ROOF PLAN (ROOF PITCH 3.5:12)

NOTE: MANDATORY SOLAR-READY BUILDINGS REQUIRED IN THE 2016 BUILDING ENERGY EFFICIENCY STANDARDS WILL BE MET USING EXCEPTION 4 PER SECTION 110.10(b)1B.



THIRD FLOOR BUILDING PLAN

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

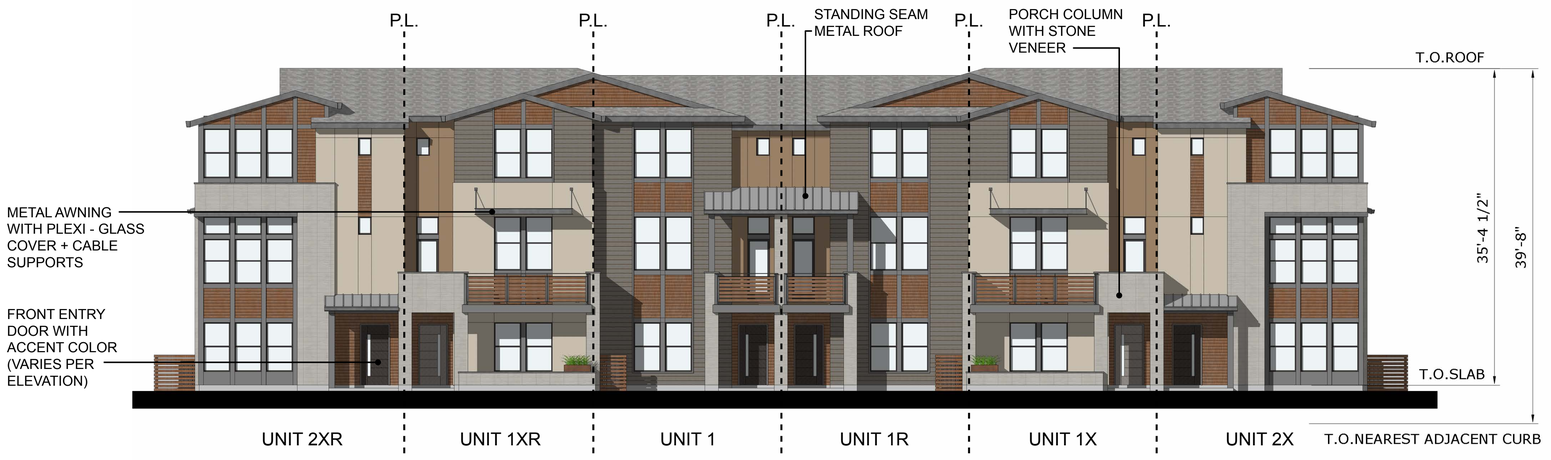
DAHLIN

6 PLEX_BLDG 14
FLOOR & ROOF PLANS

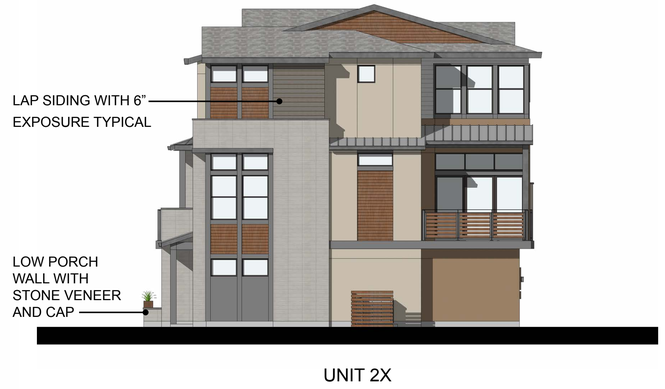
0 8 16 32

JOB NO. 297.065
DATE 04-13-2018

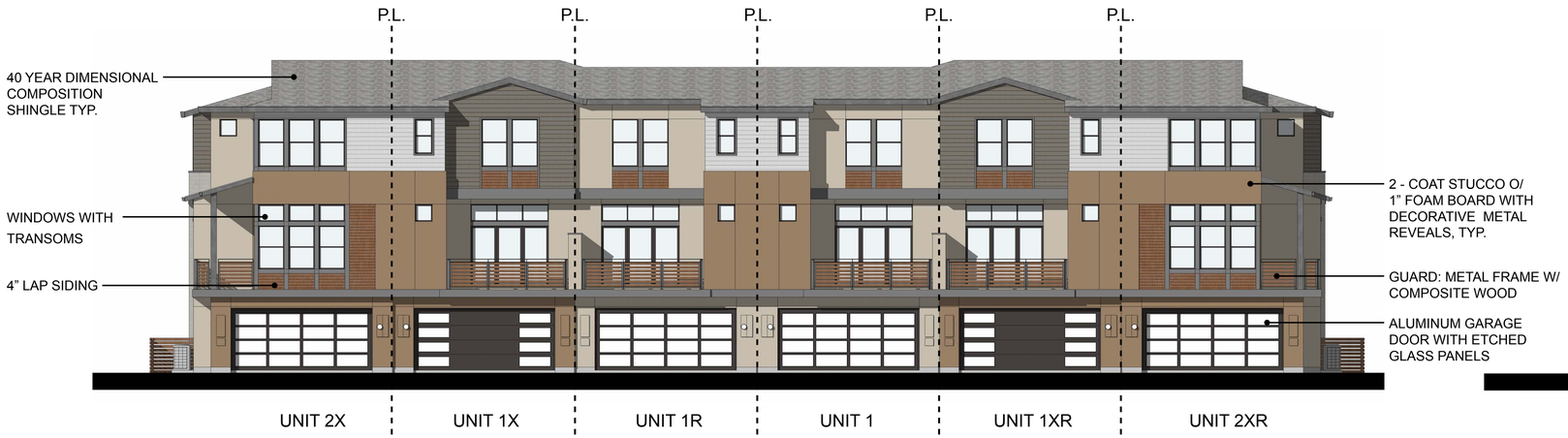
A1.30



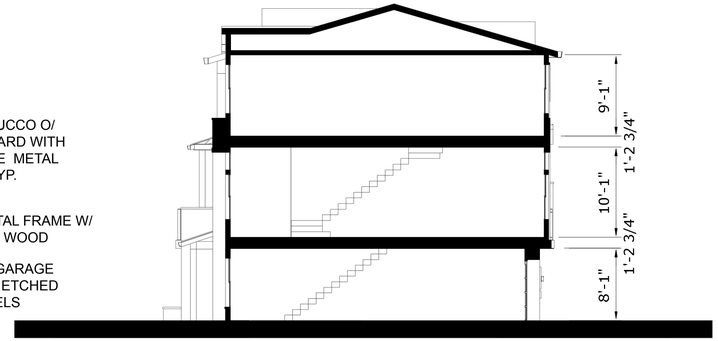
FRONT ELEVATION



RIGHT ELEVATION (LEFT SIMILAR)



REAR ELEVATION



SECTION 2-2



SECTION 1-1

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

DAHLIN

6 PLEX_BLDG 14

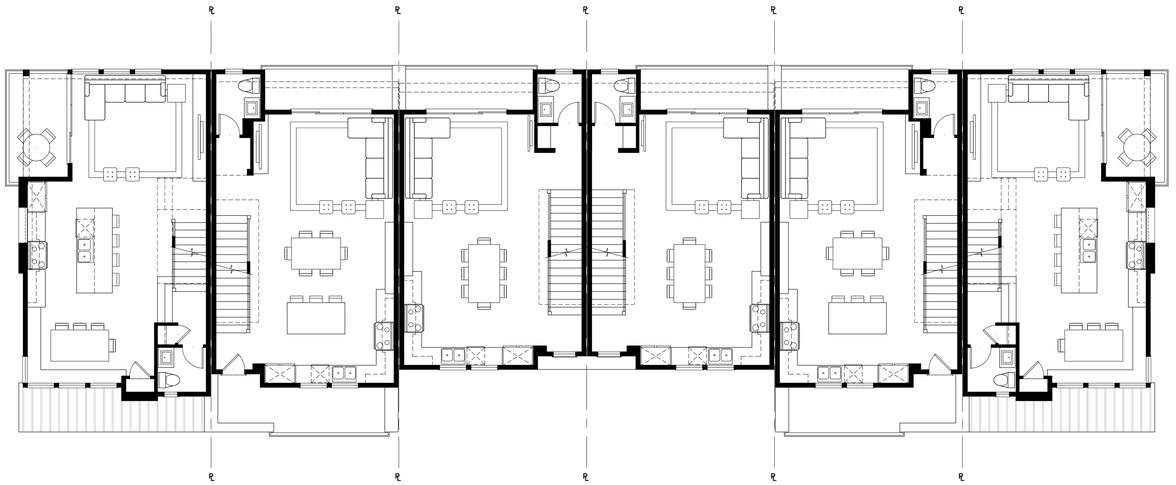
ELEVATIONS & SECTIONS

0 8 16 32

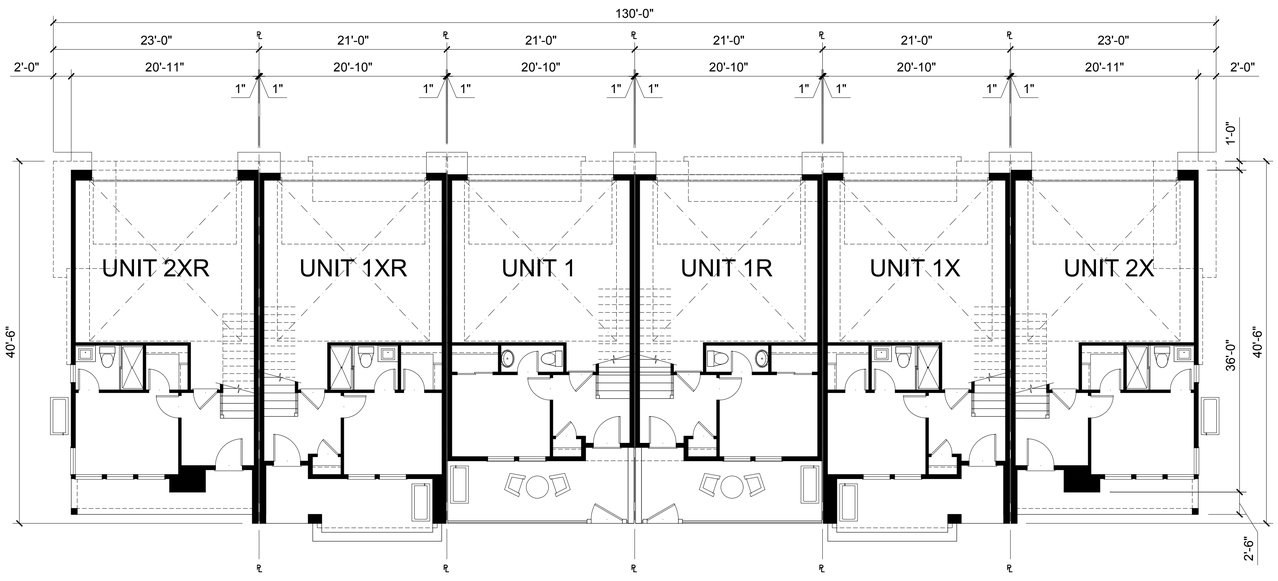
JOB NO. 297.065

DATE 04-13-2018

A1.31



SECOND FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN

6 PLEX_BLDG 13 & 15													
THIRD FLOOR AREA			SECOND FLOOR AREA			FIRST FLOOR AREA							TOTAL FIRST FLOOR AREA
UNIT	LIVING	SF	UNIT	LIVING	SF	UNIT	LIVING	SF	GARAGE	SF	PORCH	SF	
UNIT 2	615	SF	UNIT 2	696	SF	UNIT 2	270	SF	435	SF	80	SF	
UNIT 1_X	634	SF	UNIT 1_X	670	SF	UNIT 1_X	271	SF	435	SF	128	SF	
UNIT 1	589	SF	UNIT 1	628	SF	UNIT 1	244	SF	420	SF	0	SF	
UNIT 1	589	SF	UNIT 1	628	SF	UNIT 1	244	SF	420	SF	0	SF	
UNIT 1_X	634	SF	UNIT 1_X	670	SF	UNIT 1_X	271	SF	435	SF	128	SF	
UNIT 2	615	SF	UNIT 2	696	SF	UNIT 2	270	SF	435	SF	80	SF	
TOTAL AREA	3,676	SF	TOTAL AREA	3,988	SF	TOTAL AREA	1,570	SF	2,580	SF	416	SF	4,150 SF

TOTAL FLOOR AREA = LIVING + GARAGE + ENCLOSED PORCHES (SEE UNIT PLANS)

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

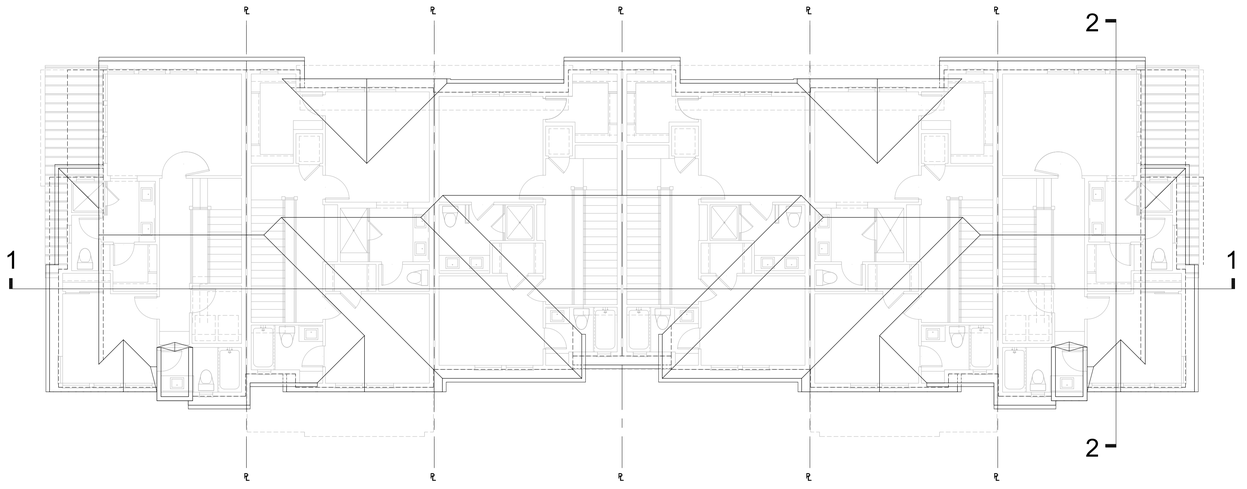
6 PLEX_BLDG 13&15
FLOOR PLANS

0 8 16 32

DAHLIN

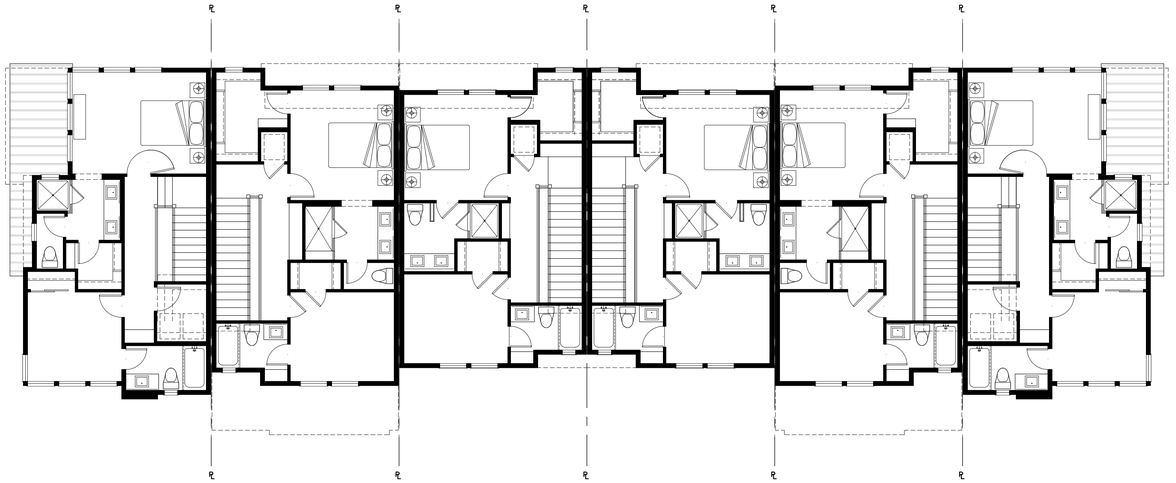
JOB NO. 297.065
DATE 04-13-2018

A1.32



ROOF PLAN (ROOF PITCH 3.5:12)

NOTE: MANDATORY SOLAR-READY BUILDINGS REQUIRED IN THE 2016 BUILDING ENERGY EFFICIENCY STANDARDS WILL BE MET USING EXCEPTION 4 PER SECTION 110.10(b)1B.



THIRD FLOOR BUILDING PLAN

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

DAHLIN

6 PLEX_BLDG 13&15
FLOOR & ROOF PLANS

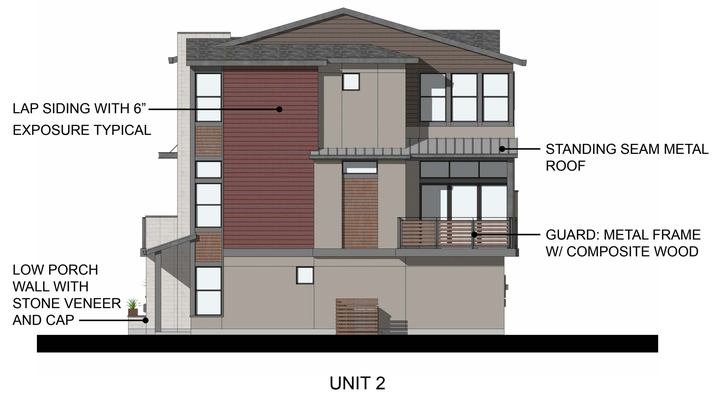
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JOB NO. 297.065
DATE 04-13-2018

A1.33



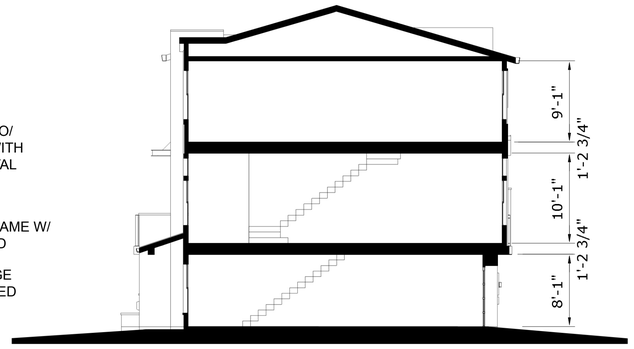
FRONT ELEVATION



RIGHT ELEVATION (LEFT SIMILAR)



REAR ELEVATION



SECTION 2-2



SECTION 1-1

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

DAHLIN

6 PLEX_BLDG 13&15

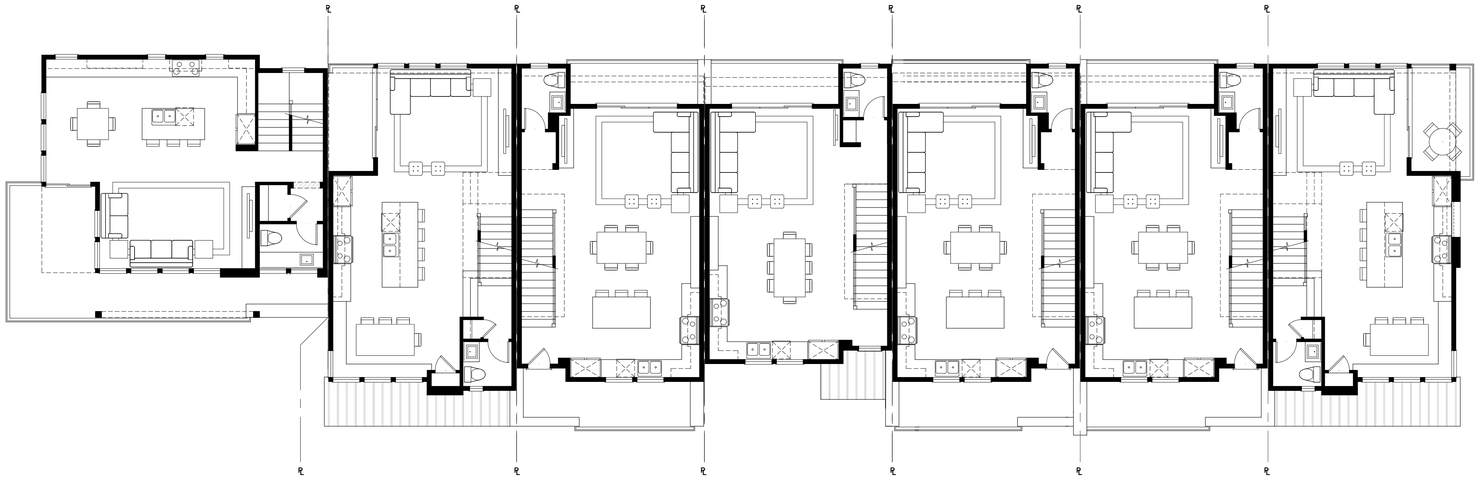
ELEVATIONS & SECTIONS

0 8 16 32

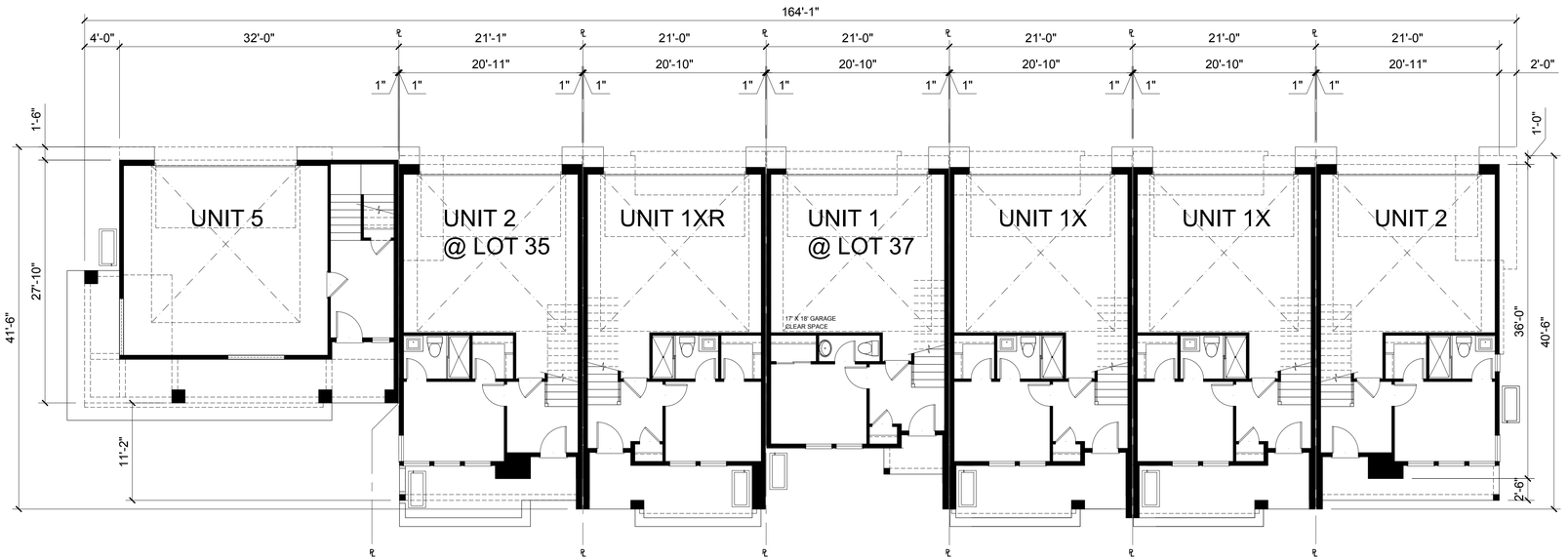
JOB NO. 297.065

DATE 04-13-2018

A1.34



SECOND FLOOR PLAN



FIRST FLOOR PLAN

7 PLEX																
THIRD FLOOR AREA			SECOND FLOOR AREA			FIRST FLOOR AREA										TOTAL FIRST FLOOR AREA
UNIT	LIVING	SF	UNIT	LIVING	SF	UNIT	LIVING	SF	GARAGE	SF	PORCH	SF				
UNIT 2	615	SF	UNIT 2	696	SF	UNIT 2	270	SF	435	SF	80	SF				
UNIT 1_X	634	SF	UNIT 1_X	670	SF	UNIT 1_X	271	SF	435	SF	128	SF				
UNIT 1_X	634	SF	UNIT 1_X	670	SF	UNIT 1_X	271	SF	435	SF	128	SF				
UNIT 1 @ LOT 37	589	SF	UNIT 1 @ LOT 37	628	SF	UNIT 1 @ LOT 37	244	SF	420	SF	27	SF				
UNIT 1_X	634	SF	UNIT 1_X	670	SF	UNIT 1_X	271	SF	435	SF	128	SF				
UNIT 2 @ LOT 35	625	SF	UNIT 2 @ LOT 35	696	SF	UNIT 2 @ LOT 35	270	SF	435	SF	125	SF				
UNIT 5	617	SF	UNIT 5	709	SF	UNIT 5	169	SF	546	SF	317	SF				
TOTAL AREA	4,348	SF	TOTAL AREA	4,739	SF	TOTAL AREA	1,766	SF	3,141	SF	933	SF	4,907	SF		

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

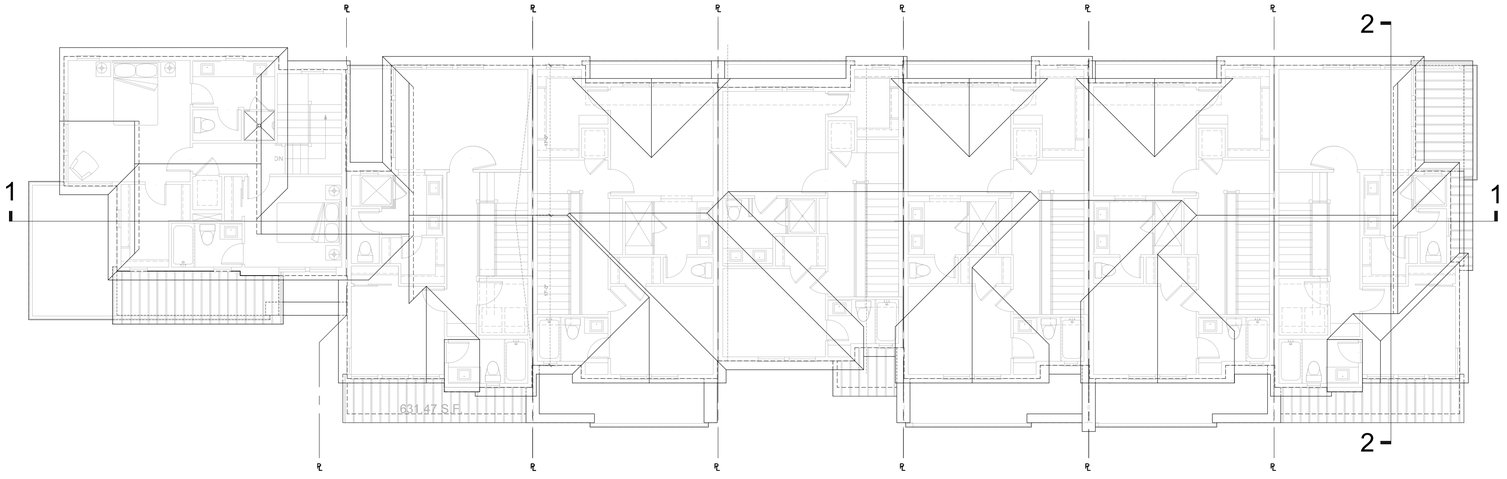
7 PLEX
FLOOR PLANS

0 8 16 32

DAHLIN

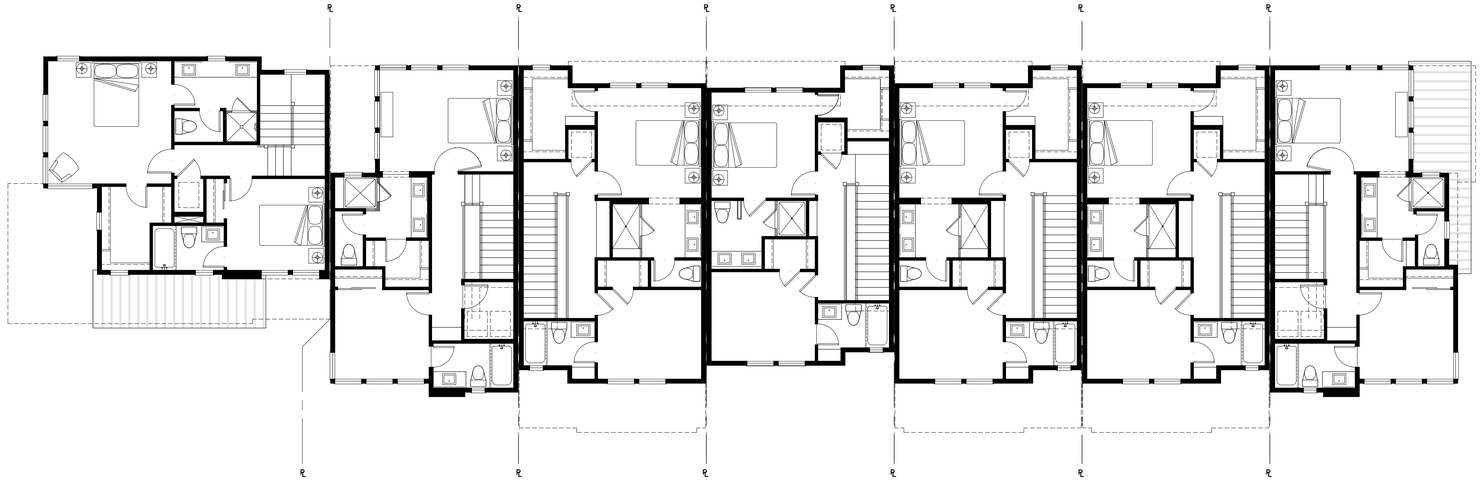
JOB NO. 297.065
DATE 04-13-2018

A1.35



ROOF PLAN (ROOF PITCH 3.5:12)

NOTE: MANDATORY SOLAR-READY BUILDINGS REQUIRED IN THE 2016 BUILDING ENERGY EFFICIENCY STANDARDS WILL BE MET USING EXCEPTION 4 PER SECTION 110.10(b)1B.



THIRD FLOOR PLAN

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

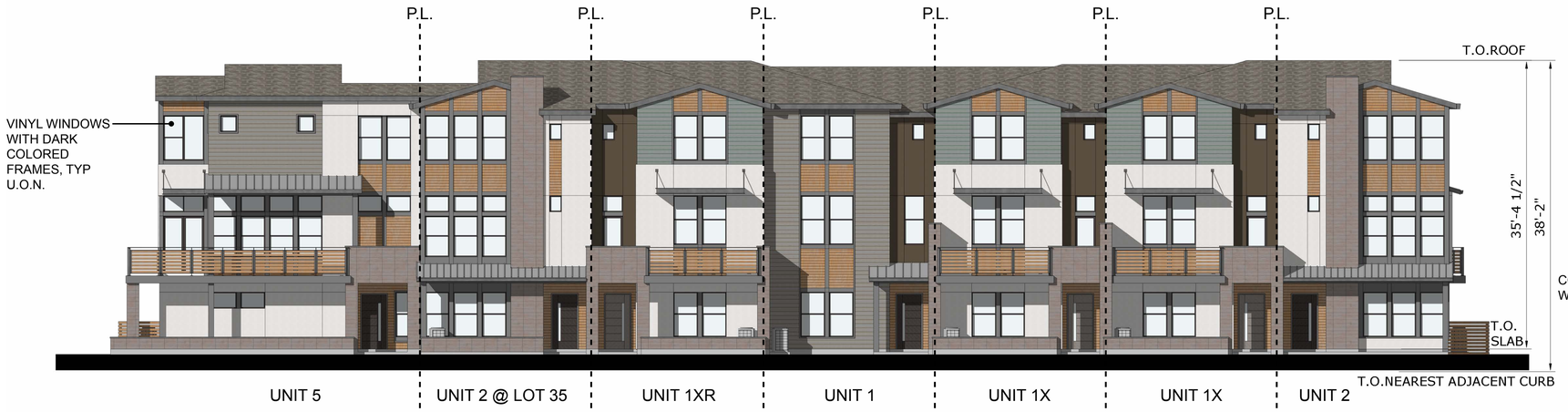
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7 PLEX
FLOOR & ROOF PLANS

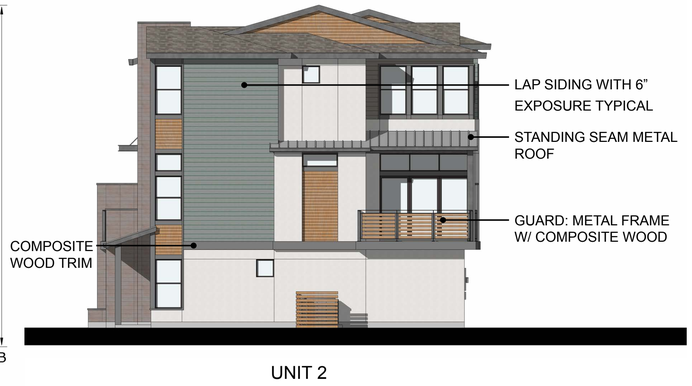
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JOB NO. 297.065
DATE 04-13-2018

A1.36



FRONT ELEVATION



RIGHT ELEVATION



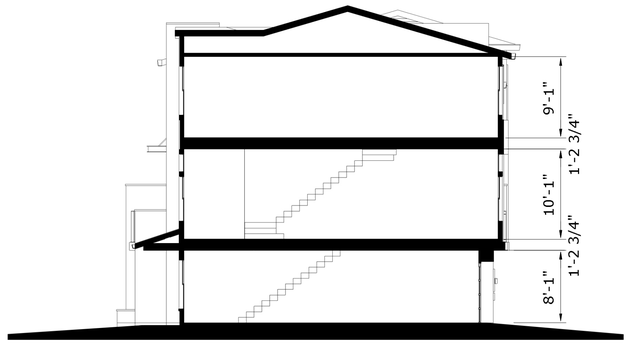
REAR ELEVATION



LEFT ELEVATION



SECTION 1-1



SECTION 2-2

NOTE:
BUILDING 12 HEIGHT: 41'-2"

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF
ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

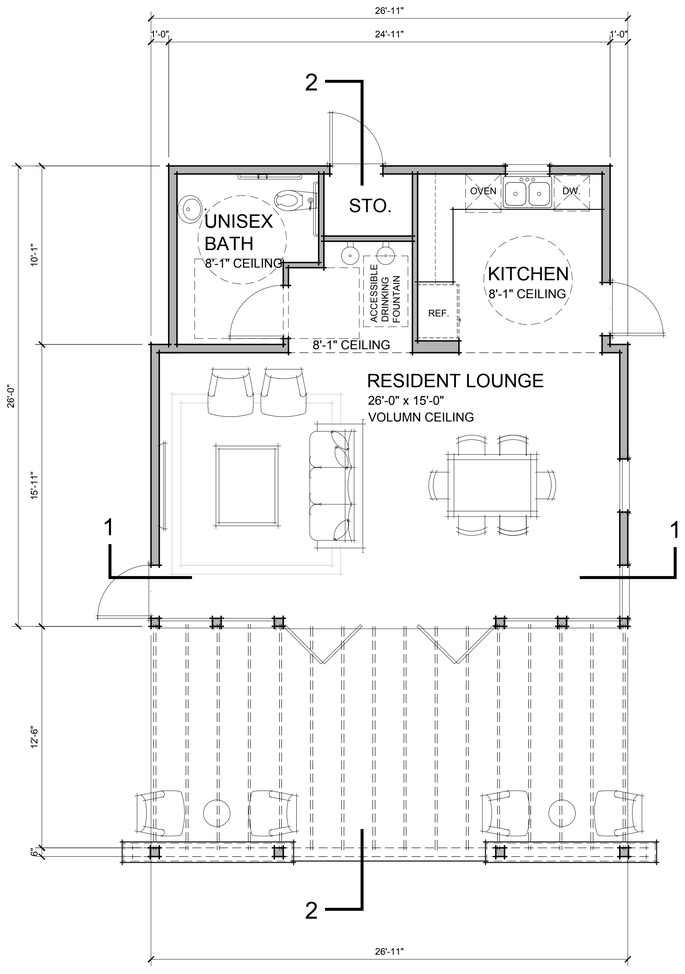
7 PLEX
ELEVATIONS & SECTIONS

0 8 16 32

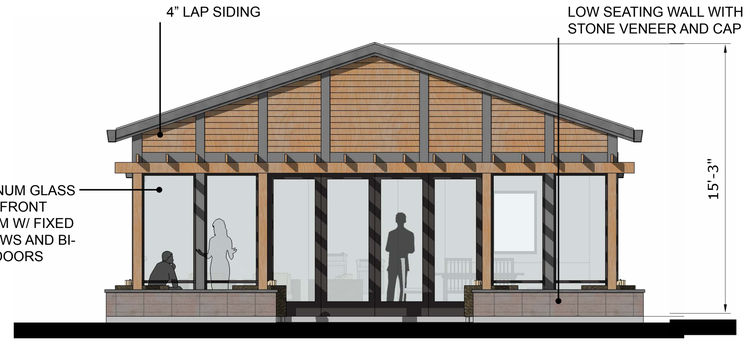
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JOB NO. 297.065
DATE 04-13-2018

A1.37



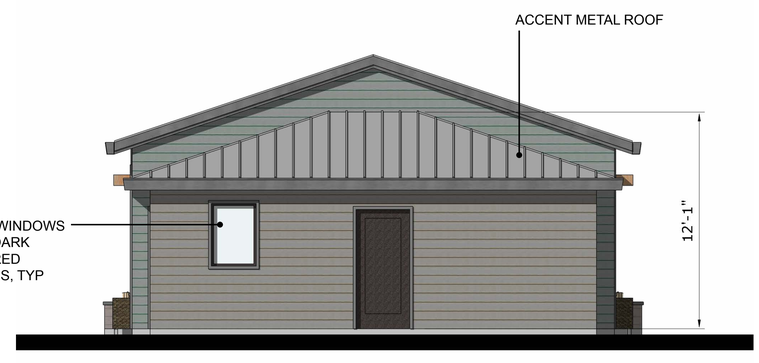
FLOOR PLAN AERA: 680 SF



FRONT ELEVATION



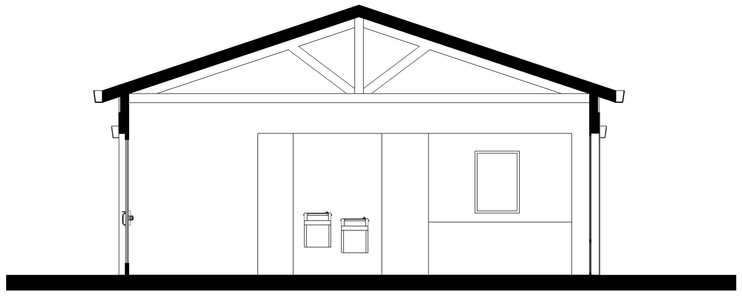
RIGHT ELEVATION



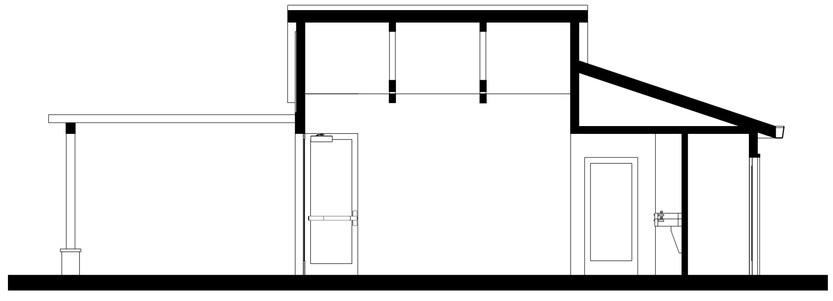
REAR ELEVATION



LEFT ELEVATION



SECTION 1-1



SECTION 2-2

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF
ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

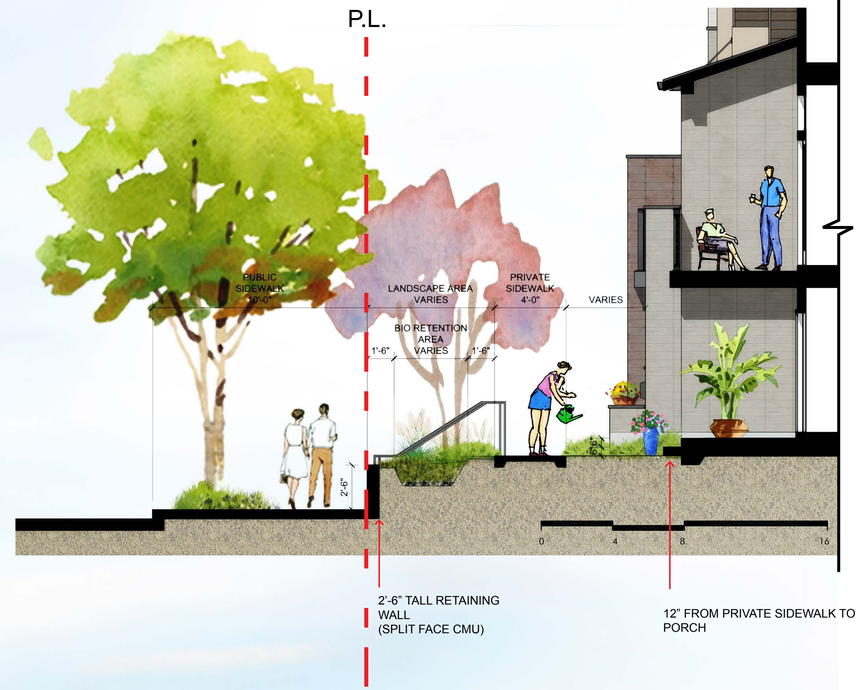
DAHLIN

REC. CENTER
FLOOR PLANS, ELEVATIONS & SECTION

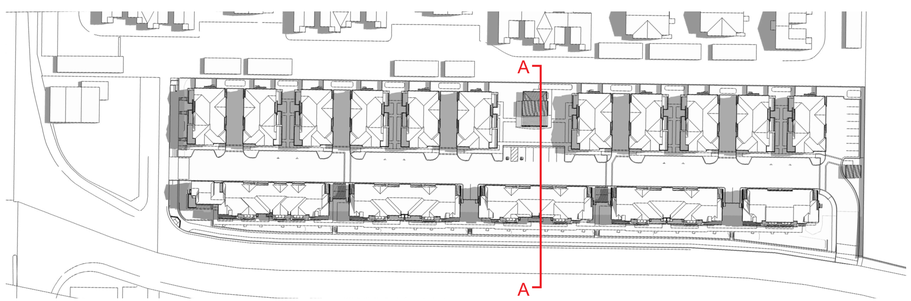
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JOB NO.	297.065
DATE	04-13-2018

A1.38



SECTION A-A (SEE CIVIL AND LANDSCAPE DRAWINGS FOR MORE INFORMATION)



617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

SITE
SECTION

DAHLIN

JOB NO. 297.065
DATE 04-13-2018

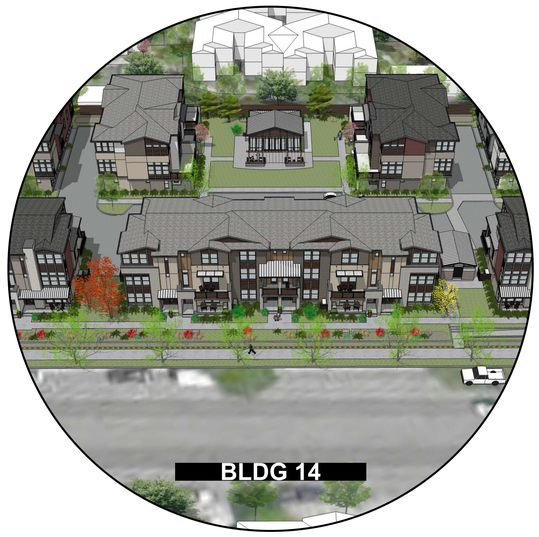
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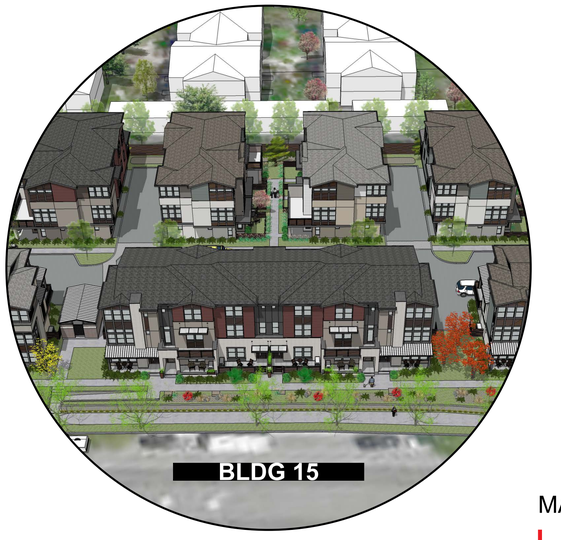
MATCH LINE

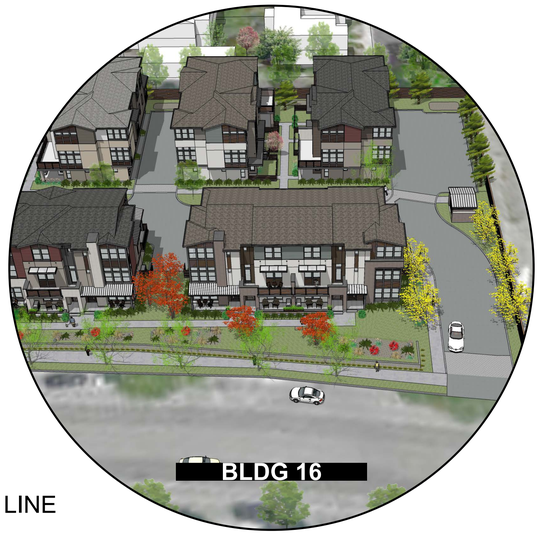


BLDG 14 BLDG 15 BLDG 16









MATCH LINE



BLDG 12 BLDG 13 BLDG 14

STREETSCAPE

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF
ENGINEERS / SURVEYORS / PLANNERS

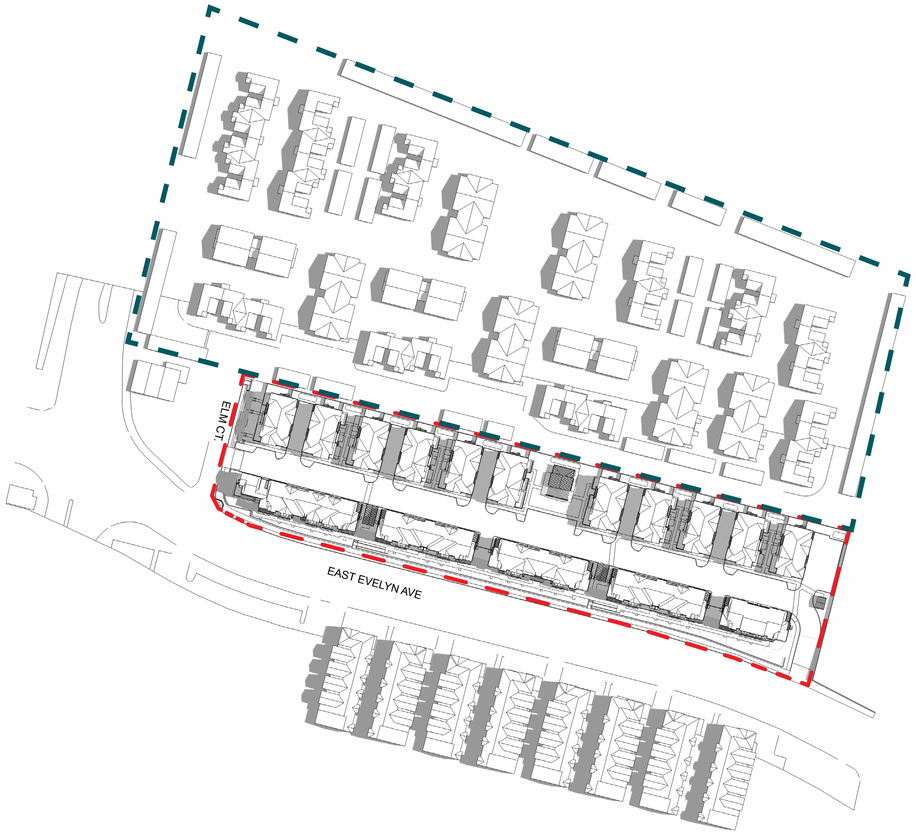
Michael Arnone + Associates
LANDSCAPE ARCHITECTURE

DAHLIN

0 16 32 64

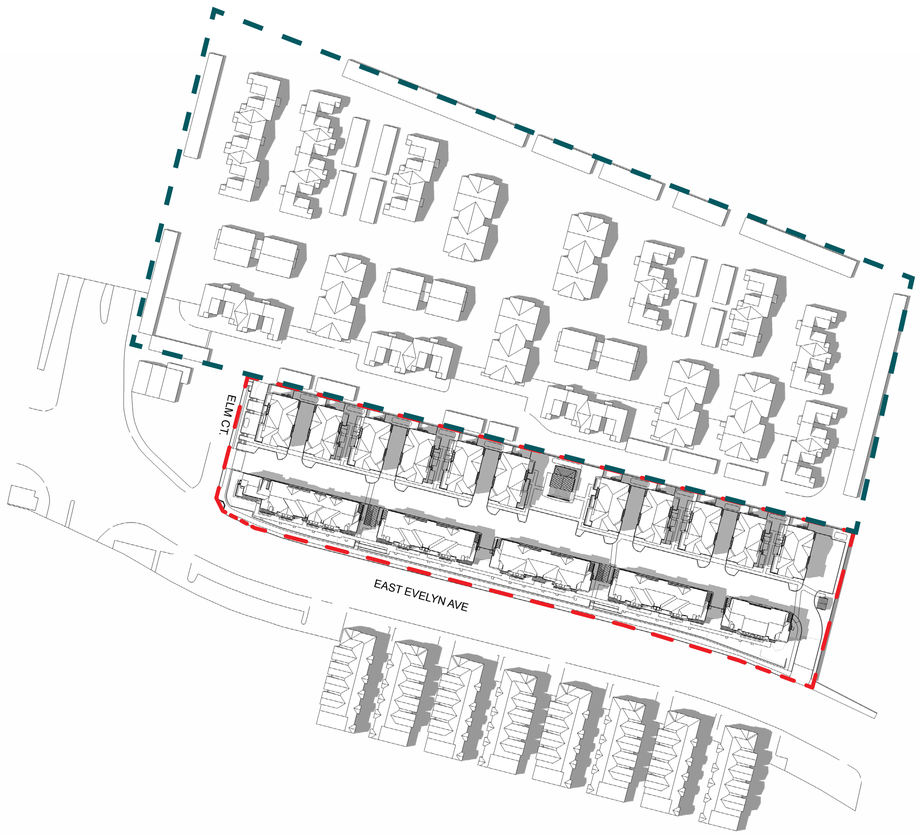
JOB NO. 297.065
DATE 04-13-2018

A1.40



6/21 SUMMER SOLSTICE - 9AM

NO ROOF FROM ADJACENT PROPERTY IS COVERED BY SHADE



6/21 SUMMER SOLSTICE - 3PM

NO ROOF FROM ADJACENT PROPERTY IS COVERED BY SHADE

LEGEND:

- EAST EVELYN
- HERITAGE PARK APARTMENT

SOLAR STUDY
SUMMER SOLSTICE

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

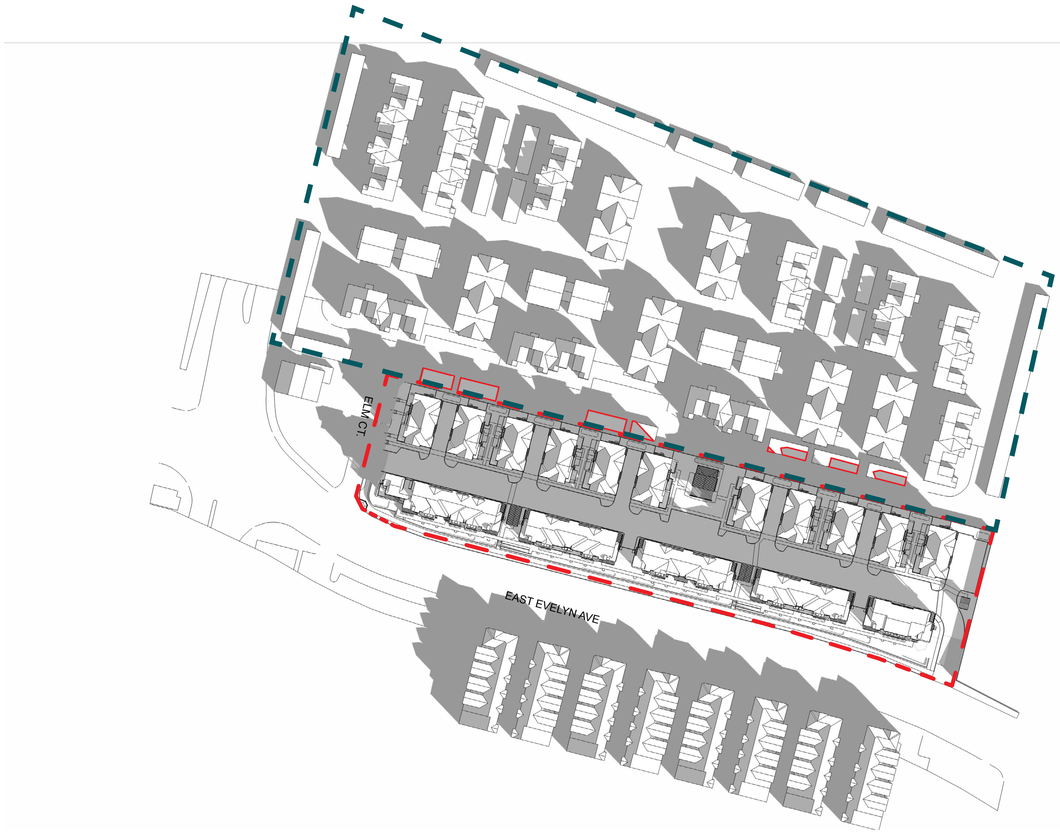
BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

DAHLIN

JOB NO. 297.065
DATE 04-13-2018

A1.41



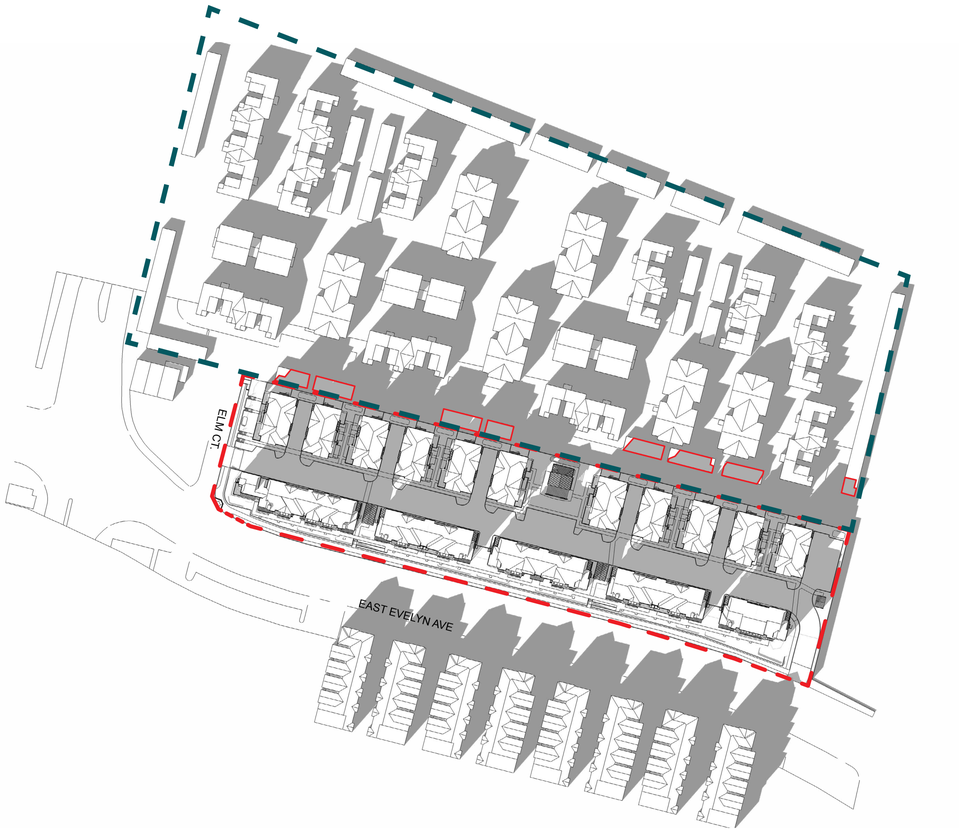
12/21 WINTER SOLSTICE - 9AM

AREA OF ROOF COVERD BY SHADE: 4700 S.F.

AREA OF ENTIRE ROOF OF ADJACENT PROPERTY 164877 S.F.

2.8% OF THE ROOF IS SHADED WHICH IS LESS THAN 10%

NOTE:
SUNNYVALE MUNICIPAL CODE SECTION 19.56.020 REQUIRES THAT DEVELOPMENT MUST NOT SHADE MORE THAN 10% OF THE SUM OF ALL ROOFTOPS ON THE ADJACENT PROPERTY.



12/21 WINTER SOLSTICE - 3PM

AREA OF ROOF COVERD BY SHADE: 6052 S.F.

AREA OF ENTIRE ROOF OF ADJACENT PROPERTY 164877 S.F.

3.7% OF THE ROOF IS SHADED WHICH IS LESS THAN 10%

NOTE:
SUNNYVALE MUNICIPAL CODE SECTION 19.56.020 REQUIRES THAT DEVELOPMENT MUST NOT SHADE MORE THAN 10% OF THE SUM OF ALL ROOFTOPS ON THE ADJACENT PROPERTY.

LEGEND:

- EAST EVELYN
- HERITAGE PARK APARTMENT

SOLAR STUDY
WINTER SOLSTICE

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

DAHLIN

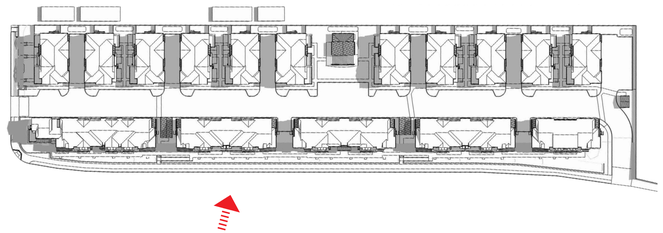
JOB NO. 297.065
DATE 04-13-2018

A1.42









617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

DAHLIN

SITE PERSPECTIVES

JOB NO. 297.065

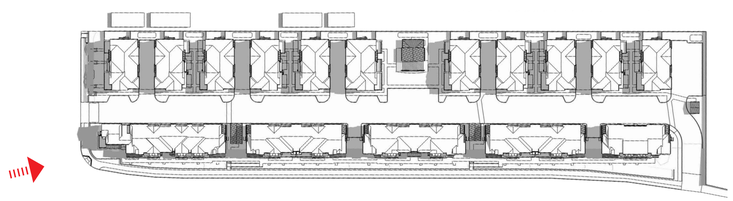
DATE 04-13-2018

A1.43



617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC



DAHLIN

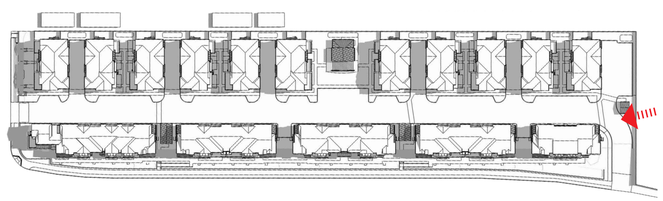
SITE PERSPECTIVES

JOB NO. 297.065

DATE 04-13-2018

A1.44





617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

DAHLIN

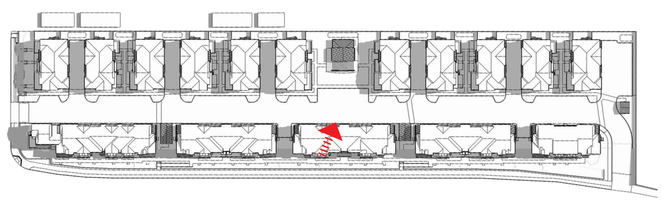
SITE PERSPECTIVES

JOB NO. 297.065

DATE 04-13-2018

A1.45





617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

DAHLIN

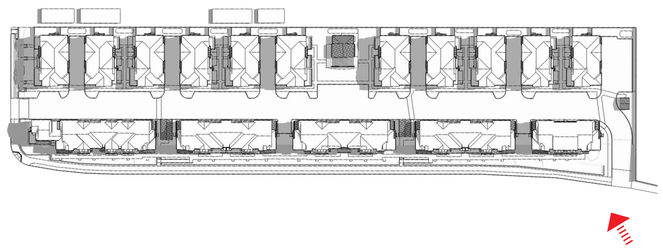
SITE PERSPECTIVES

JOB NO. 297.065

DATE 04-13-2018

A1.46





617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

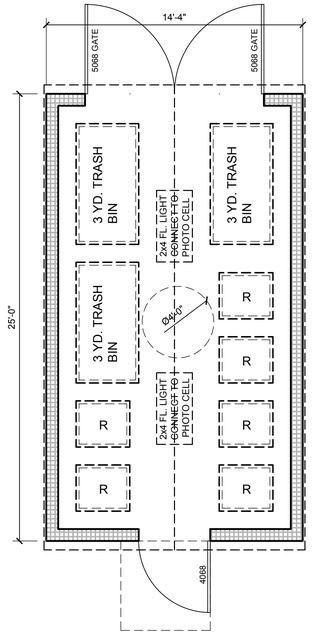
DAHLIN

SITE PERSPECTIVES

JOB NO. 297.065

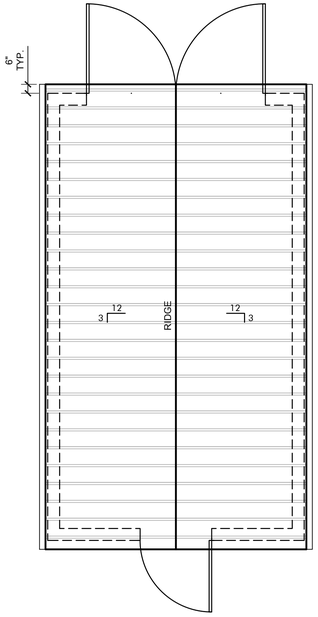
DATE 04-13-2018

A1.47

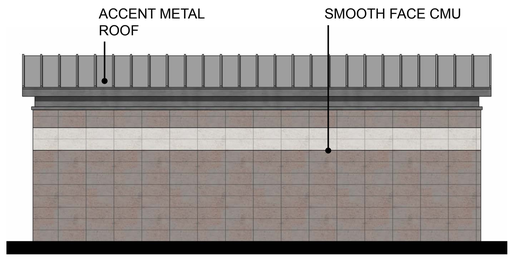


TRASH ENCLOSURE_01
(BETWEEN LOT 40 & 41)
358 S.F.

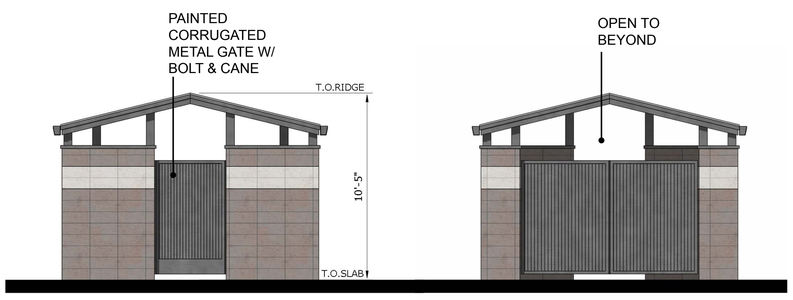
FLOOR PLAN



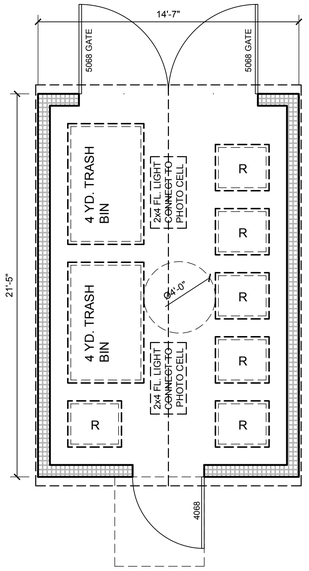
ROOF PLAN



SIDE ELEVATION

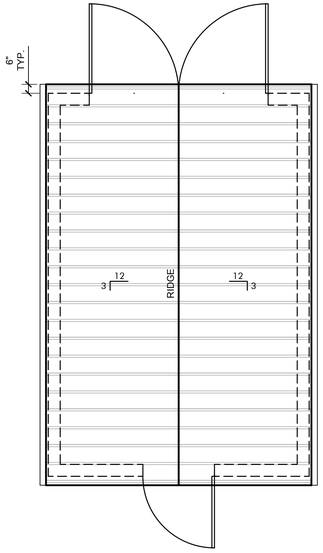


FRONT ELEVATION REAR ELEVATION

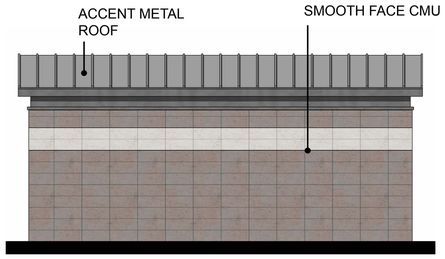


TRASH ENCLOSURE_02
(BETWEEN LOT 52 & 53)
312 S.F.

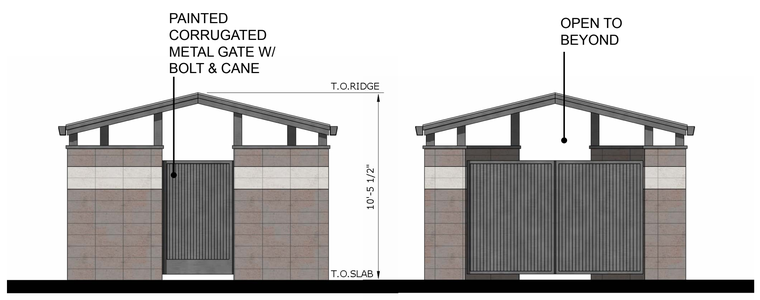
FLOOR PLAN



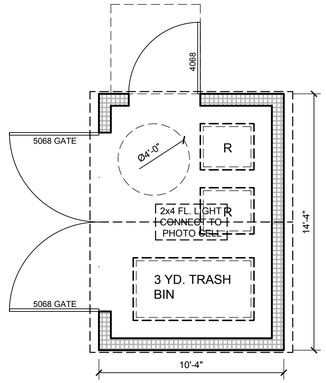
ROOF PLAN



SIDE ELEVATION

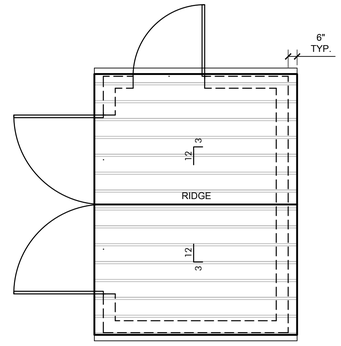


FRONT ELEVATION REAR ELEVATION

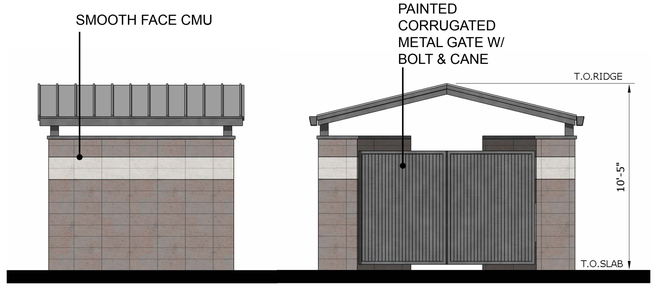


TRASH ENCLOSURE_03
148 S.F.

FLOOR PLAN



ROOF PLAN



FRONT ELEVATION LEFT ELEVATION



REAR ELEVATION RIGHT ELEVATION

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

TRASH ENCLOSURE
FLOOR PLANS & ELEVATIONS

0 4 8 16

DAHLIN

JOB NO. 297.065
DATE 04-13-2018

A1.48



NOTES:
GUTTERS & DOWNSPOUTS:
Paint all exposed sides adjacent body or trim color.
WINDOW AND DOOR FRAMES:
Bronze (factory finish) (U.O.N.)
GARAGE DOOR:
Northwest Door - Modern Classic Aluminum (Dark Bronze) with Satin Etched Single Pane Glass
EXTERIOR STUCCO:
Light Sand Finish
METAL ROOF:
AEP Span - Cool Metallic Silver

RF 

ROOF MATERIAL
40 YEAR DIMENSIONAL COMPOSITION SHINGLE
Weathered Wood, Timberline by GAF

B1 

BODY COLOR 1
EXTERIOR SIDING
Rockwood Blue green SW 2811 by Sherwin-Williams

B2 

BODY COLOR 2
EXTERIOR SIDING
Polished Concrete SW 9167 by Sherwin-Williams

B3

BODY COLOR 3
EXTERIOR STUCCO
Pure White SW 7005 by Sherwin-Williams

B4 

BODY COLOR 4
EXTERIOR STUCCO
Black Bean SW 6006 by Sherwin-Williams

AC 

ACCENT COLOR
2x4 CEDAR PLANKS
Oak Creek SW 7718 by Sherwin-Williams

T 

TRIM
FASCIA, TRIM AT BAY WINDOW & DECK, METAL AWNING, WINDOW & DOOR TRIM
Westchester Gray SW 2849 by Sherwin-Williams

S 

STONE VENEER
By Cultured Stone
Cast-Fit "French Gray"

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

DAHLIN

COLOR AND MATERIAL SCHEME 1

JOB NO. 297.065
DATE 04-13-2018

A1.49



NOTES:
GUTTERS & DOWNSPOUTS:
Paint all exposed sides adjacent body or trim color.
WINDOW AND DOOR FRAMES:
Bronze (factory finish) (U.O.N.)
GARAGE DOOR:
Northwest Door - Modern Classic Aluminum (Dark Bronze) with Satin Etched Single Pane Glass
EXTERIOR STUCCO:
Light Sand Finish
METAL ROOF:
AEP Span - Cool Metallic Silver

RF 

ROOF MATERIAL
40 YEAR DIMENSIONAL COMPOSITION SHINGLE
Pewter Gray, Timberline by GAF

B1 

BODY COLOR 1
EXTERIOR SIDING
Carriage Door SW 7594 by Sherwin-Williams

B2 

BODY COLOR 2
EXTERIOR SIDING
Manor House SW 7505 by Sherwin-Williams

B3 

BODY COLOR 3
EXTERIOR STUCCO
Functional Gray SW 7005 by Sherwin-Williams

B4 

BODY COLOR 4
EXTERIOR STUCCO
Peppercorn SW 7674 by Sherwin-Williams

AC 

ACCENT COLOR
2x4 CEDAR PLANKS
Rockwood Clay SW 2823 by Sherwin-Williams

T 

TRIM
FASCIA, TRIM AT BAY WINDOW & DECK, METAL AWNING, WINDOW & DOOR TRIM
Westchester Gray SW 2849 by Sherwin-Williams

S 

STONE VENEER
By Cultured Stone
Cast-Fit "Parchment"

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

DAHLIN

COLOR AND MATERIAL SCHEME 2

JOB NO. 297.065
DATE 04-13-2018

A1.50



NOTES:
GUTTERS & DOWNSPOUTS:
Paint all exposed sides adjacent body or trim color.
WINDOW AND DOOR FRAMES:
Bronze (factory finish) (U.O.N.)
GARAGE DOOR:
Northwest Door - Modern Classic Aluminum (Dark Bronze) with Satin Etched Single Pane Glass
EXTERIOR STUCCO:
Light Sand Finish
METAL ROOF:
AEP Span - Cool Metallic Silver

RF 

ROOF MATERIAL
40 YEAR DIMENSIONAL COMPOSITION SHINGLE
Cool Antique Slate, Timberline by GAF

B1 

BODY COLOR 1
EXTERIOR SIDING
Porpoise SW 7047 by Sherwin-Williams

B2

BODY COLOR 2
EXTERIOR SIDING
Soothing White SW 6539 by Sherwin-Williams

B3 

BODY COLOR 3
EXTERIOR STUCCO
Amazing Gray SW 7044 by Sherwin-Williams

B4 

BODY COLOR 4
EXTERIOR STUCCO
Portabello SW 6102 by Sherwin-Williams

AC 

ACCENT COLOR
2x4 CEDAR PLANKS
Quartersawn Oak SW 2836 by Sherwin-Williams

T 

TRIM
FASCIA, TRIM AT BAY WINDOW & DECK, METAL AWNING, WINDOW & DOOR TRIM
Westchester Gray SW 2849 by Sherwin-Williams

S 

STONE VENEER
By Cultured Stone
Cast-Fit "Parchment"

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

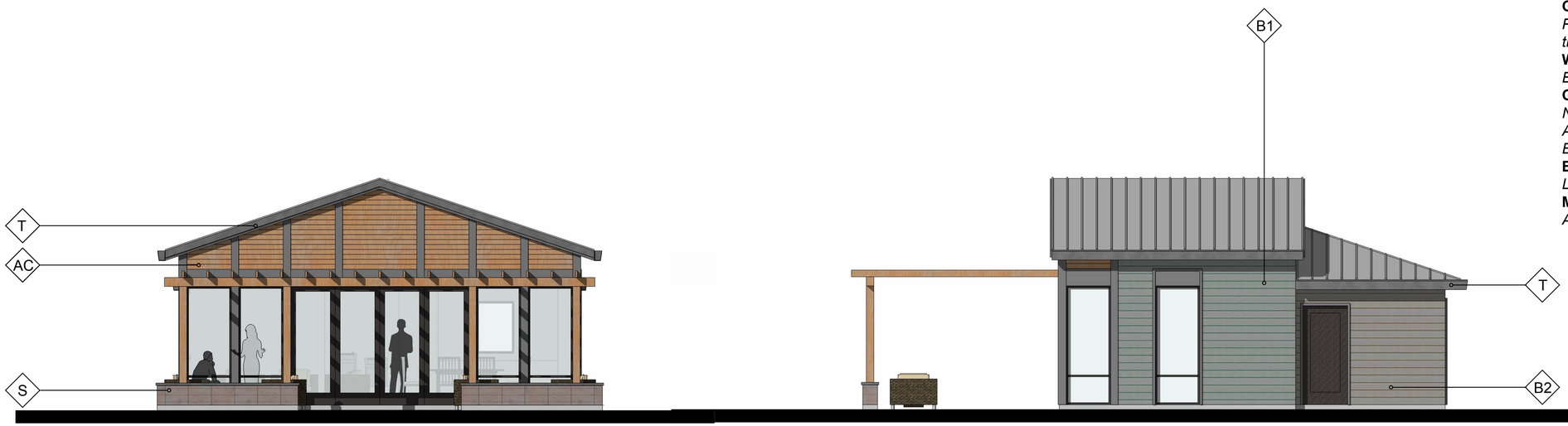
Michael Arnone + Associates LANDSCAPE ARCHITECTURE

DAHLIN

COLOR AND MATERIAL SCHEME 3

JOB NO. 297.065
DATE 04-13-2018

A1.51



NOTES:
GUTTERS & DOWNSPOUTS:
Paint all exposed sides adjacent body or trim color.
WINDOW AND DOOR FRAMES:
Bronze (factory finish) (U.O.N.)
GARAGE DOOR:
Northwest Door - Modern Classic Aluminum (Dark Bronze) with Satin Etched Single Pane Glass
EXTERIOR STUCCO:
Light Sand Finish
METAL ROOF:
AEP Span - Cool Metallic Silver

RF 

ROOF MATERIAL
40 YEAR DIMENSIONAL COMPOSITION SHINGLE
Weathered Wood, Timberline by GAF

B1 

BODY COLOR 1
EXTERIOR SIDING
Rockwood Blue green SW 2811 by Sherwin-Williams

B2 

BODY COLOR 2
EXTERIOR SIDING
Polished Concrete SW 9167 by Sherwin-Williams

AC 

ACCENT COLOR
2x4 CEDAR PLANKS
Oak Creek SW 7718 by Sherwin-Williams

T 

TRIM
FASCIA, TRIM AT BAY WINDOW & DECK, METAL AWNING, WINDOW & DOOR TRIM
Westchester Gray SW 2849 by Sherwin-Williams

S 

STONE VENEER
By Cultured Stone
Cast-Fit "French Gray"

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

Michael Arnone + Associates LANDSCAPE ARCHITECTURE

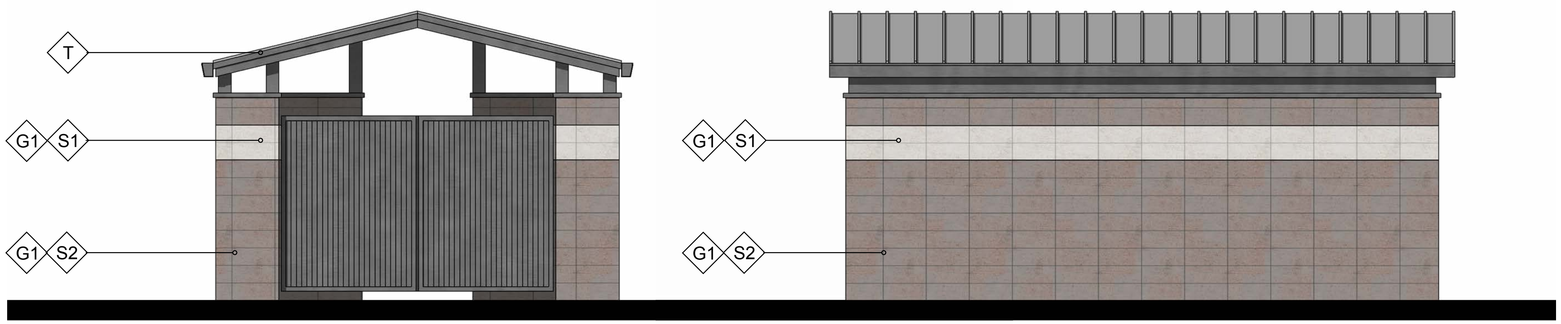
DAHLIN

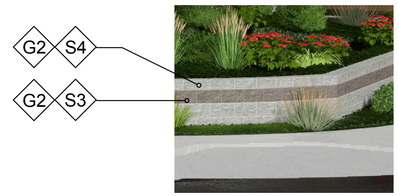
COLOR AND MATERIAL
RECREATIONAL CENTER

JOB NO. 297.065
DATE 04-13-2018

A1.52

NOTES:
GUTTERS & DOWNSPOUTS:
Paint all exposed sides adjacent body or trim color.
WINDOW AND DOOR FRAMES:
Bronze (factory finish) (U.O.N.)
GARAGE DOOR:
Northwest Door - Modern Classic Aluminum (Dark Bronze) with Satin Etched Single Pane Glass
EXTERIOR STUCCO:
Light Sand Finish
METAL ROOF:
AEP Span - Cool Metallic Silver





S1 

STONE COLOR 1
MAIN EXTERIOR STONE
Color W1 "Split Face" by Basalite

S2 

STONE COLOR 2
ACCENT BAND
Color D101 "Precision" by Basalite

G1 

GROUT COLOR 1
EXTERIOR
Natural Honey by Cohill Colors



TRIM
FASCIA & DOOR

Westchester Gray SW 2849 by Sherwin-Williams

S3 

STONE COLOR 3
MAIN EXTERIOR STONE
Color D101 "Split Face" by Basalite

S4 

STONE COLOR 4
ACCENT BAND
Color W1 "Precision" by Basalite

G2 

GROUT COLOR 2
EXTERIOR
Natural Brown by Cohill Colors

617 EAST EVELYN AVE. IN SUNNYVALE CA

BY EAST DUNN INVESTORS, LLC

BkF ENGINEERS / SURVEYORS / PLANNERS

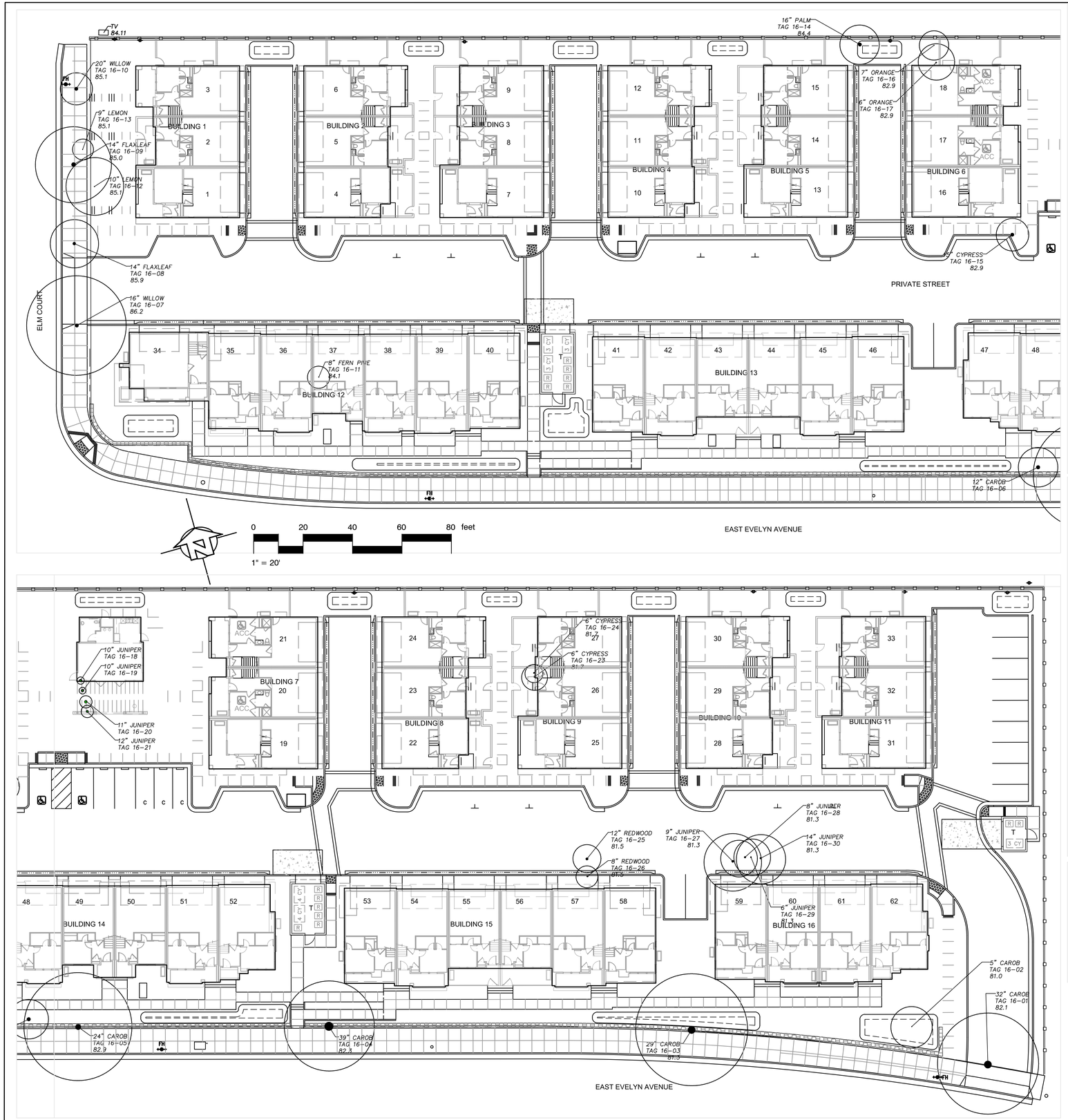
Michael Arnone + Associates LANDSCAPE ARCHITECTURE

DAHLIN

COLOR AND MATERIAL TRASH ENCLOSURE & RETAINING WALL

JOB NO. 297.065
DATE 04-13-2018

A1.53

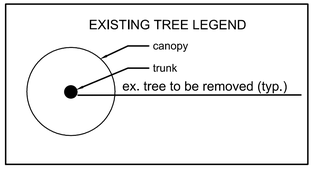


Ray Morneau, Arborist [redacted] ISA Certif. #WC-0132 650.964.7664

TREE INVENTORY - 617 East Evelyn Avenue, c/o Evelyn & Elm Court, Sunnyvale, CA 94086 **Data Date: Nov. 29, 2016**

T #	Genus species / Common Name	Circumf. (inches)	Diam. Inches	Av. Crown Radius	Height	Vigor	Form	Overall Condition	Species' Aptitude	Age / Longevity	Suitability to Preserve	Comments	Protected Tree?	Keep?/Rem?
1	*Ceratonia siliqua* / Carob	100.5"	32.0	20'	27'	55%	65%	60% Fair	Mod.	Over-mature	In Foot-print	Street tree in Evelyn frontage 10' BOC (Back of Curb), 10' to front fence; 30' to driveway; 25' to drainage channel. Declining w ith scattered dieback (~10%) throughout foliage crow n.	ST, >38" = PT	Rem.
2	*Ceratonia siliqua* / Carob	~15.7" @ 6"	~5.0" @6"	7'	14'	45%	20%	30% Poor	Mod.	Semi-mature	In Foot-print	Self-seeded (?) 2' to driveway against chain link fence; multi-trunked from ground level.	No	Rem.
3	*Ceratonia siliqua* / Carob	92.4"	29.4"	25'	35'	45%	65%	55% Fair	Mod.	Over-mature	In Foot-print	Street tree in Evelyn frontage 10' BOC, 10' to front fence. Declining w ith scattered dieback (~15%) throughout foliage crow n.	ST, >38" = PT	Rem.
4	*Ceratonia siliqua* / Carob	122.8"	39.1"	20'	42'	45%	65%	55% Fair	Mod.	Over-mature	In Foot-print	Street tree in Evelyn frontage 10' BOC, 10' to front fence. Declining w ith scattered dieback (~15%) throughout foliage crow n.	ST, >38" = PT	Rem.
5	*Ceratonia siliqua* / Carob	76.0"	24.2"	25'	45'	40%	65%	52% Fair	Mod.	Over-mature	In Foot-print	Street tree in Evelyn frontage 10' BOC, 10' to front fence; 8' to above-ground w ater valves. Declining w ith scattered dieback (~15%) throughout foliage crow n.	ST, >38" = PT	Rem.
6	*Ceratonia siliqua* / Carob	36.8"	11.7"	8'	13'	30%	10%	20% V Pr	Mod.	Over-mature	In Foot-print	In Evelyn frontage 18' BOC, against front fence. Declining foliage crow n -- stubbed to as low as 6' multiple times.	No	Rem.
7	*Geijera parviflora* / Willow , Australian	57.2"	18.2"	20'	40'	60%	30%	45% Poor	Poor	Over-mature	In Foot-print	Street tree on Elm Court 8' BOC, 4' to fence. Co-dominant trunks at 6' and substantial foliage branch endw eights accumulated.	ST, >38" = PT	Rem.
8	*Melaleuca linarifolia* / Paperbark flaxleaf	42.4"	13.5"	10'	20'	55%	30%	42% Poor	Poor	Mature	In Foot-print	Street tree on Elm Court 7' BOC, 4' to fence. Notable foliage branch endw eights accumulated.	ST, >38" = PT	Rem.
9	*Melaleuca linarifolia* / Paperbark flaxleaf	44.6"	14.2"	9'	17'	45%	20%	33% Poor	Poor	Mature	In Foot-print	Street tree on Elm Court 7' BOC, 4' to fence. Multi-stemmed at ground level (three 6" to 8" trunks). Notable foliage branch endw eights accumulated.	ST, >38" = PT	Rem.
10	*Geijera parviflora* / Willow , Australian	63.5"	20.2"	20'	33'	60%	15%	37% Poor	Poor	Over-mature	In Foot-print	Street tree on Elm Court 7' BOC, 4' to fence. Multi-trunked at ground level (co-dominants w ith embedded bark attachments). Notable foliage branch endw eights accumulated.	ST, >38" = PT	Rem.
11	*Podocarpus gracilior* / Fern Pine	23.9"	7.6"	4'	6'	20%	10%	15% V Pr	Mod.	Over-mature	In Foot-print	In planter area betw een driveways; 5' to drive aisle. Pruning style = extremely severely stubbed.	No	Rem.
12	*Citrus limon* / Lemon	32.7"	10.4"	12'	14'	15%	10%	12% V Pr	Mod.	Over-mature	In Foot-print	Beside Elm Court fence (3') at trailer parking. Six trunks from ground level; severely pruned; extensive dieback.	No	Rem.
13	*Citrus limon* / Lemon	27.3"	8.7"	4'	9'	10%	10%	10% V Pr	Mod.	Over-mature	In Foot-print	Beside Elm Court fence (3') at trailer parking. Multi-trunks from ground level; severely pruned; extensive dieback.	No	Rem.
14	*Washingtonia robusta* / Palm, Mexican Fan	50.9"	16.2	7'	30'	70%	70%	70% Good	Good	Mature	In Foot-print	Root flare against north fence. Cannot be moved (not enough space to dig enough roots to survive).	>38" = PT	Rem.
15	*Juniperus chinensis 'tort'* / Juniper Hollyw ood	41.8"	13.3"	6'	14'	15%	5%	10% V Pr	Poor	Over-mature	In Foot-print	Main drive aisle at 1'; 2' to concrete parking slab. Severely stubbed.	>38" = PT	Rem.
16	*Citrus sinensis* / Orange	20.7"	6.6"	8'	18'	75%	65%	70% Good	Mod.	Mature	In Foot-print	Fence at 18' to north.	No	Rem.
17	*Citrus sinensis* / Orange	19.8"	6.3"	8'	18'	75%	80%	77% Good	Mod.	Mature	In Foot-print	Fence at 6' to north.	No	Rem.
18	*Cupressus sempervirens* / Cypress, Italian	31.4"	10.0"	2'	18'	66%	70%	68% Fair	Good	Mature	In Foot-print	Typical Italian cypress w ith lanky ends flopping out of contour.	No	Rem.
19	*Cupressus sempervirens* / Cypress, Italian	31.4"	10.0"	2'	18'	66%	70%	68% Fair	Good	Mature	In Foot-print	Typical Italian cypress w ith lanky ends flopping out of contour.	No	Rem.
20	*Cupressus sempervirens* / Cypress, Italian	34.6"	11.0"	5'	18'	66%	70%	68% Fair	Good	Mature	In Foot-print	Typical Italian cypress w ith lanky ends flopping out of contour.	No	Rem.
21	*Cupressus sempervirens* / Cypress, Italian	37.1"	11.8"	5'	18'	66%	70%	68% Fair	Good	Mature	In Foot-print	Typical Italian cypress w ith lanky ends flopping out of contour.	No	Rem.
22	*Cupressocyparis leylandii* / Cypress, Leyland	17.0"	5.4"	7'	20'	65%	65%	65% Fair	Poor	Mature	In Foot-print	Root flare against north fence.	No	Rem.
23	*Cupressocyparis leylandii* / Cypress, Leyland	19.2"	6.1"	7'	30'	55%	55%	55% Fair	Poor	Mature	In Foot-print	Lop-sided against trailer eaves; 8' to main drive aisle.	No	Rem.
24	*Cupressocyparis leylandii* / Cypress, Leyland	18.2"	5.8"	5'	28'	55%	55%	55% Fair	Poor	Mature	In Foot-print	Lop-sided against trailer eaves; 7' to main drive aisle.	No	Rem.
25	*Thuja plicata* / Red-cedar Western	34.6"	11.0"	7'	35'	60%	50%	55% Fair	Poor	Mature	In Foot-print	In the middle of trailer park by drive aisle.	No	Rem.
26	*Thuja plicata* / Red-cedar Western	20.7"	6.6"	5'	25'	40%	40%	40% Poor	Poor	Mature	In Foot-print	In the middle of trailer park by drive aisle.	No	Rem.
27	*Juniperus chinensis 'tort'* / Juniper Hollyw ood	29.2"	9.3"	12'	27'	45%	40%	42% Poor	Poor	Over-mature	In Foot-print	Betw een tw o trailer pads.	No	Rem.
28	*Juniperus chinensis 'tort'* / Juniper Hollyw ood	24.5"	7.8	6'	27'	35%	40%	37% Poor	Poor	Over-mature	In Foot-print	Betw een tw o trailer pads.	No	Rem.
29	*Juniperus chinensis 'tort'* / Juniper Hollyw ood	17.3"	5.5"	6'	27'	35%	40%	37% Poor	Poor	Over-mature	In Foot-print	Betw een tw o trailer pads.	No	Rem.
30	*Juniperus chinensis 'tort'* / Juniper Hollyw ood	43.4"	13.8"	10'	27'	45%	40%	42% Poor	Poor	Over-mature	In Foot-print	Betw een tw o trailer pads. Tw o trunks from ground level (6", 8").	>38" = PT	Rem.
30							Excellent =	0					Keep =	0
							Good =	3					Remove =	30
							Fair =	12						
							Poor =	10						
							Very Poor =	5						
							Dead =	0						
							Total =	30						

EXISTING TREE LEGEND



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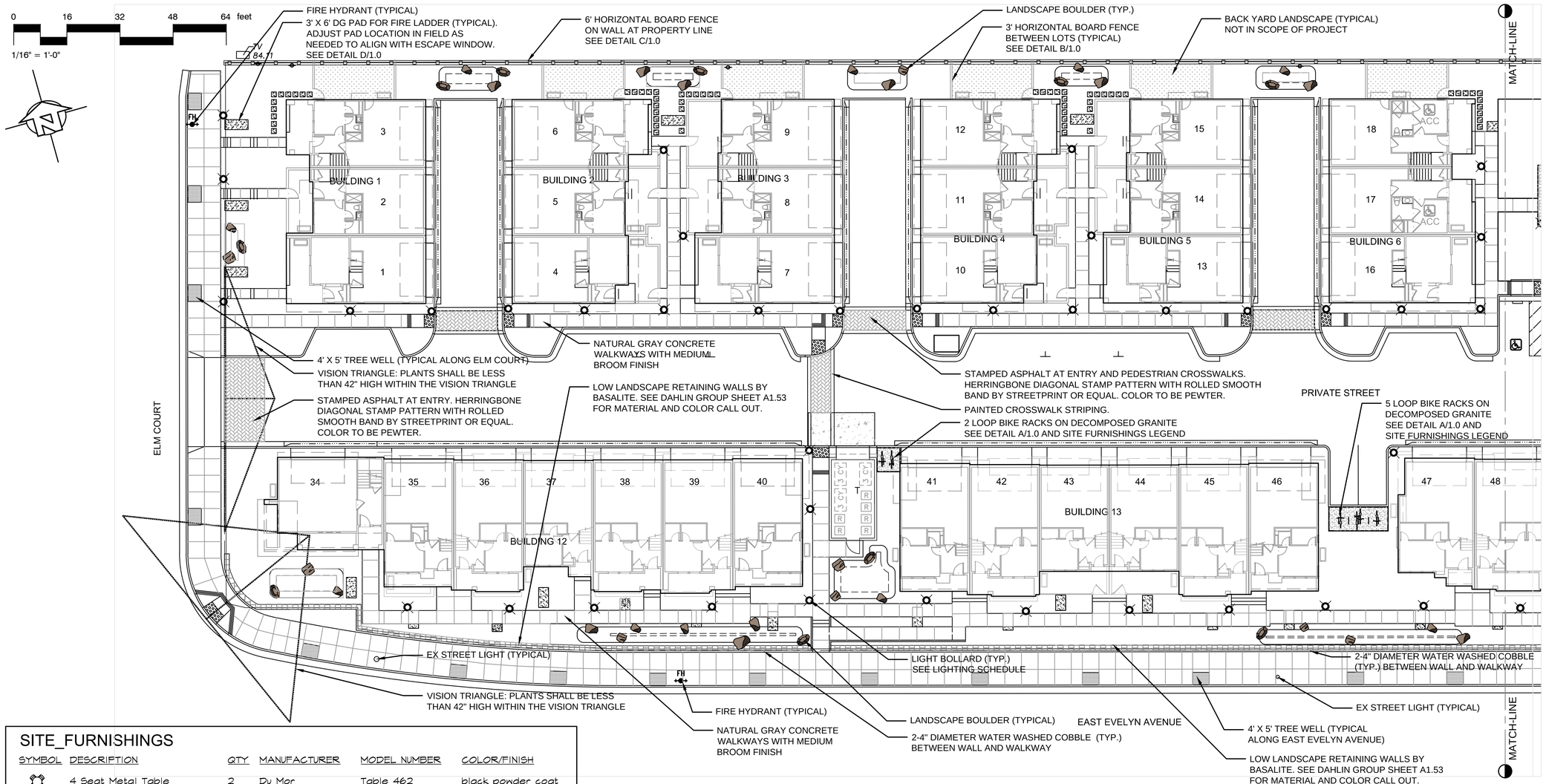
EXISTING TREES

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DRAWN MA
CHECK JC/MA
DATE 4.11.2018

SHEET **T-1.0**

SHEET 1 OF 13

PLANNING #2015-7566

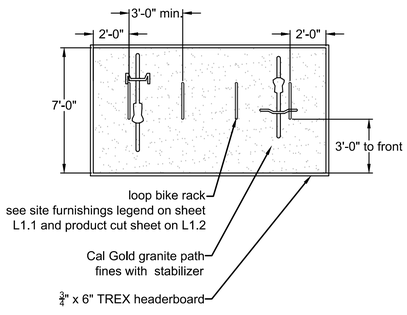


SITE_FURNISHINGS

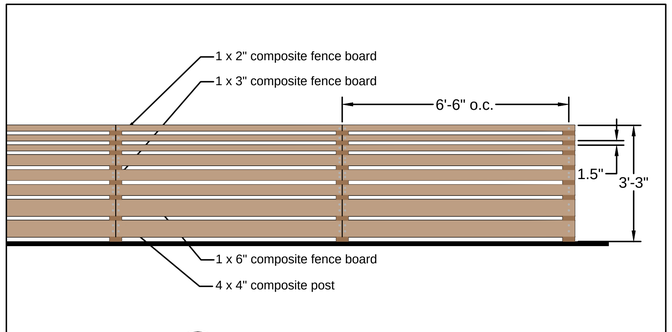
SYMBOL	DESCRIPTION	QTY	MANUFACTURER	MODEL NUMBER	COLOR/FINISH
	4 Seat Metal Table	2	Du Mor	Table 462	black powder coat
	32 Gallon Trash Receptacle	1	Du Mor	Receptacle 465	black powder coat
	Ring Bike Rack	16	Landscape Forms	Ring BR	stainless steel
	Custom Cooking Island	1	Built in Place	n/a	concrete

LIGHTING_SCHEDULE

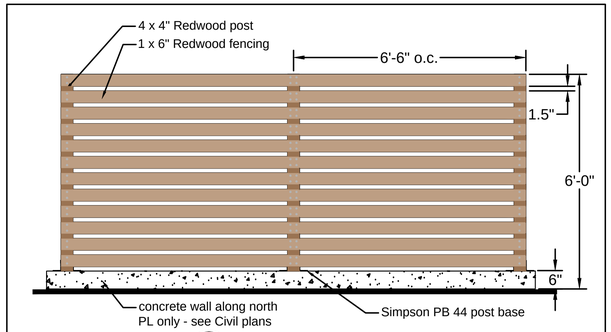
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	Material	Finish	Electrical	Lamp	Watts	Color Temp	Lens	Mounting
	30" BOLLARD LIGHT MODEL DB-30	77	DIE-CAST ALUMINUM	BRONZE	120V	8227 LED	9.5	2700K	CLEAR GLASS	ANCHOR RODS



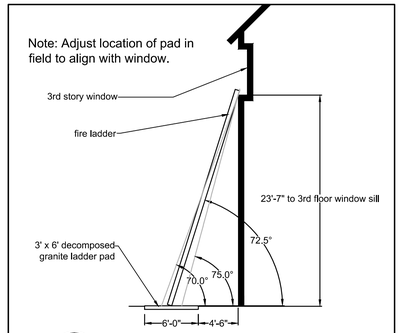
A 1.0 BIKE RACK LAYOUT
scale 1/4" = 1' - 0"



B 1.0 REAR YARD FENCE
scale 1/2" = 1' - 0"



C 1.0 PROPERTY LINE FENCE ON WALL
scale 1/2" = 1' - 0"



D 1.0 FIRE LADDER PAD LOCATION EXHIBIT
scale 1/8" = 1' - 0"

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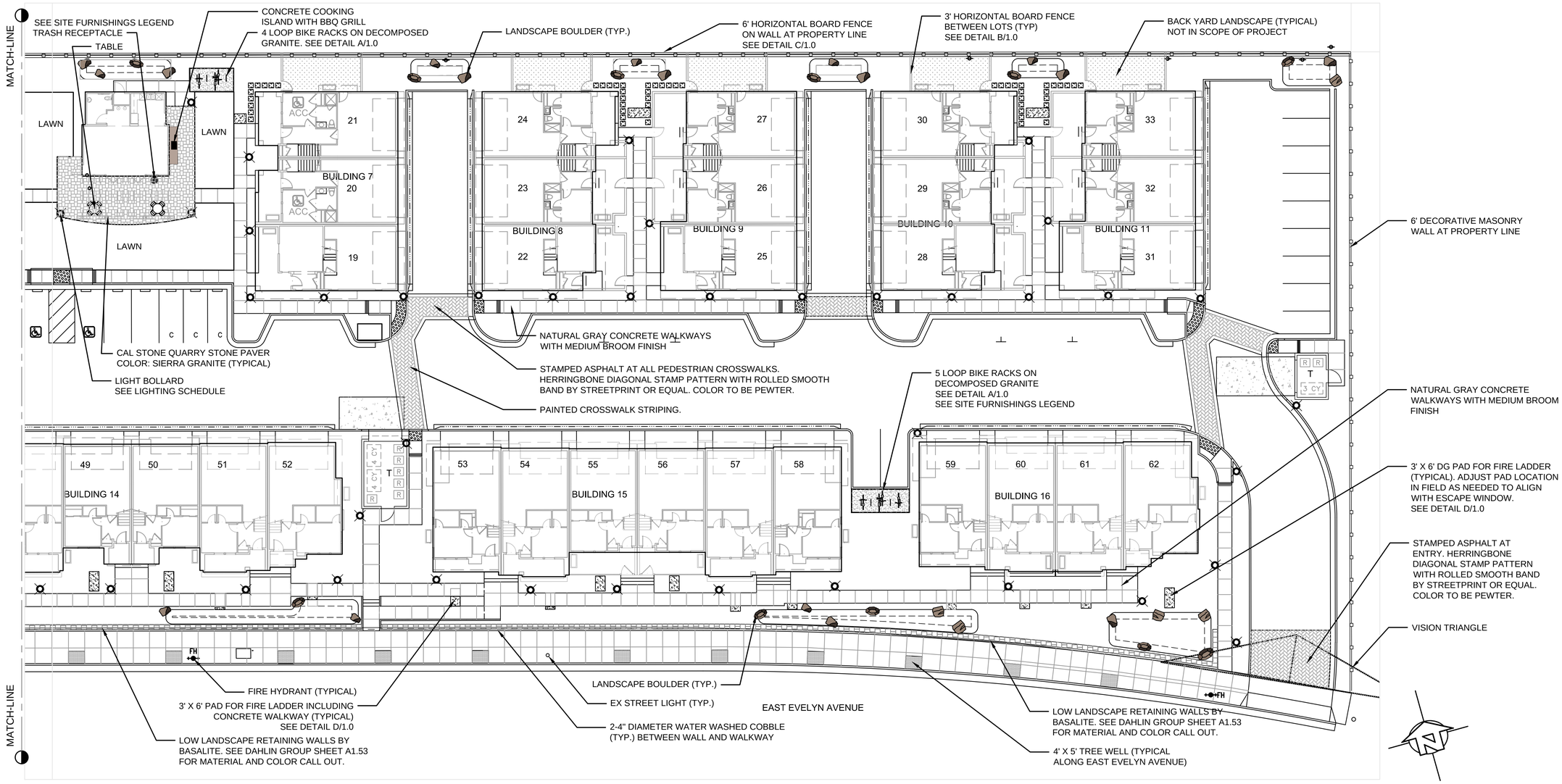
WEST HARDSCAPE PLAN

JOB NO. 201625
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK JC/MA
DATE 4.4.2018

SHEET L-1.0

SHEET 2 OF 13

PLANNING #2015-7566



0 16 32 48 64 feet

1/16" = 1'-0"

LIGHTING_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	Material	Finish	Electrical	Lamp	Watts	Color Temp	Lens	Mounting
	30" BOLLARD LIGHT MODEL DB-30	77	DIE-CAST ALUMINUM	BRONZE	120V	8227 LED	9.5	2700K	CLEAR GLASS	ANCHOR RODS

SITE_FURNISHINGS

SYMBOL	DESCRIPTION	QTY	MANUFACTURER	MODEL NUMBER	COLOR/FINISH
	4 Seat Metal Table	2	Du Mor	Table 462	black powder coat
	32 Gallon Trash Receptacle	1	Du Mor	Receptacle 465	black powder coat
	Ring Bike Rack	16	Landscape Forms	Ring BR	stainless steel

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EAST HARDSCAPE PLAN

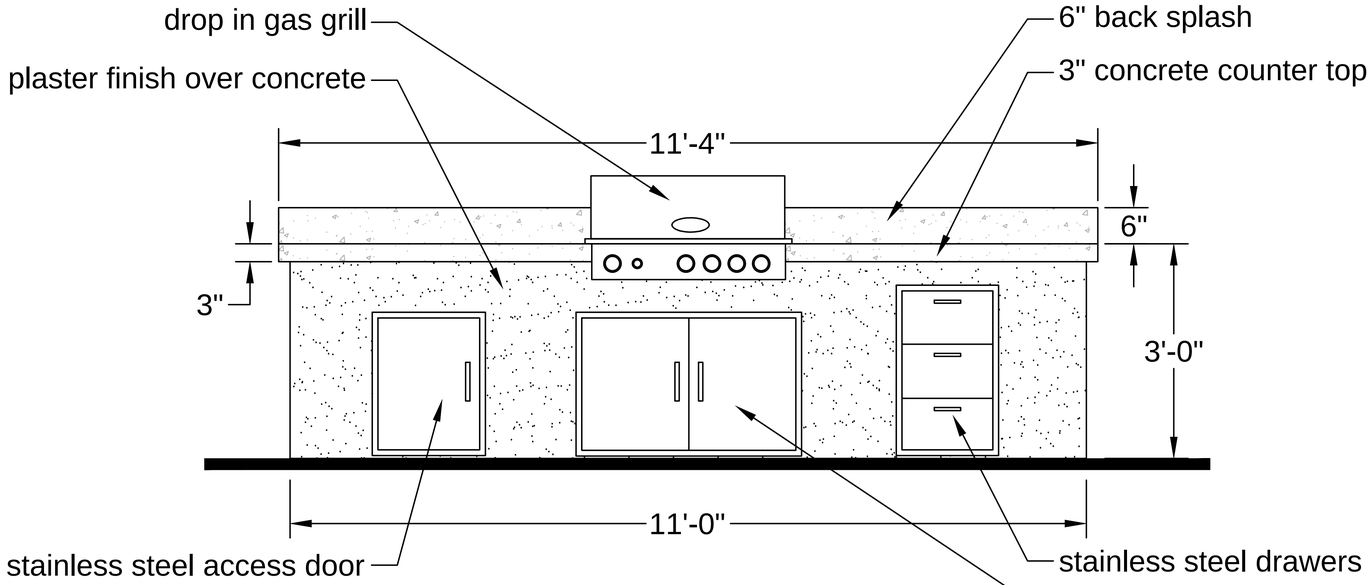
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DRAWN MA
CHECK JC/MA
DATE 4.4.2018

SHEET L-1.1

SHEET 3 OF 13

PLANNING #2015-7566

SITE FURNISHINGS



COOKING ISLAND ELEVATION

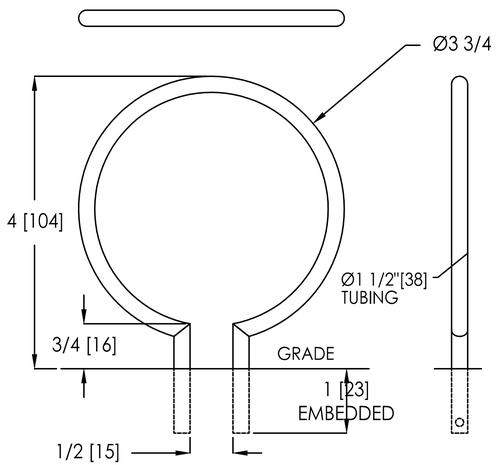


DB30 BOLLARD LIGHT

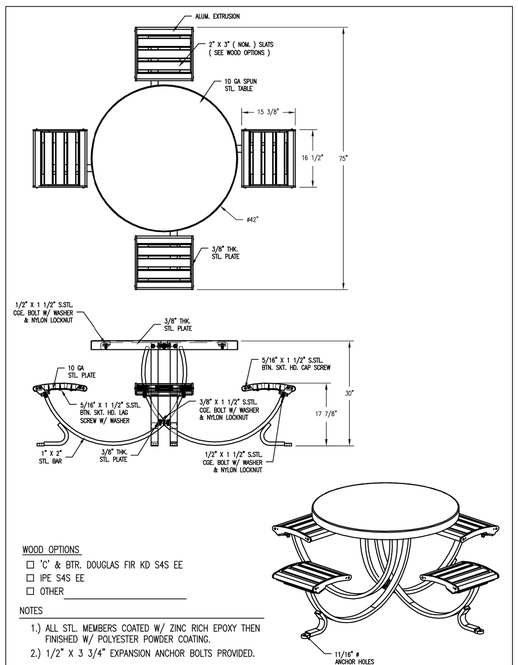
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LOOP BIKE RACK
not to scale



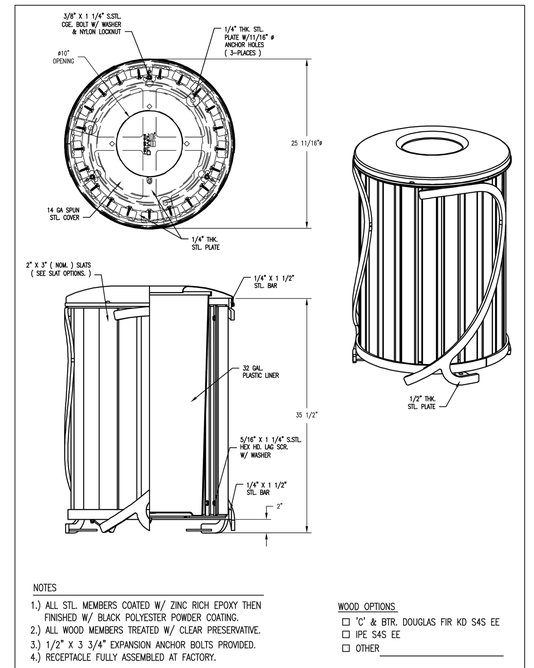
WOOD OPTIONS

- ☐ 'C' & BTR. DOUGLAS FIR KD S4S EE
- ☐ IPE S4S EE
- ☐ OTHER _____

NOTES

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

DuMor, inc.	TABLE	DATE DRAWN : 07/26/13 DRAWN BY : ESS DATE REV. : 10/15/15 REV. BY : JSB	REV. B	DRAWING NUMBER 462-40	SHEET 1 OF 2



NOTES

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ BLACK POLYESTER POWDER COATING.
2.) ALL WOOD MEMBERS TREATED W/ CLEAR PRESERVATIVE.
3.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
4.) RECEPTACLE FULLY ASSEMBLED AT FACTORY.

WOOD OPTIONS

- ☐ 'C' & BTR. DOUGLAS FIR KD S4S EE
- ☐ IPE S4S EE
- ☐ OTHER _____

DuMor, inc.	RECEPTACLE	DATE DRAWN : 09/03/13 DRAWN BY : ESS DATE REV. : 00/00/00 REV. BY : XXX	REV. A	DRAWING NUMBER 465-32-FTO	SHEET 1 OF 2

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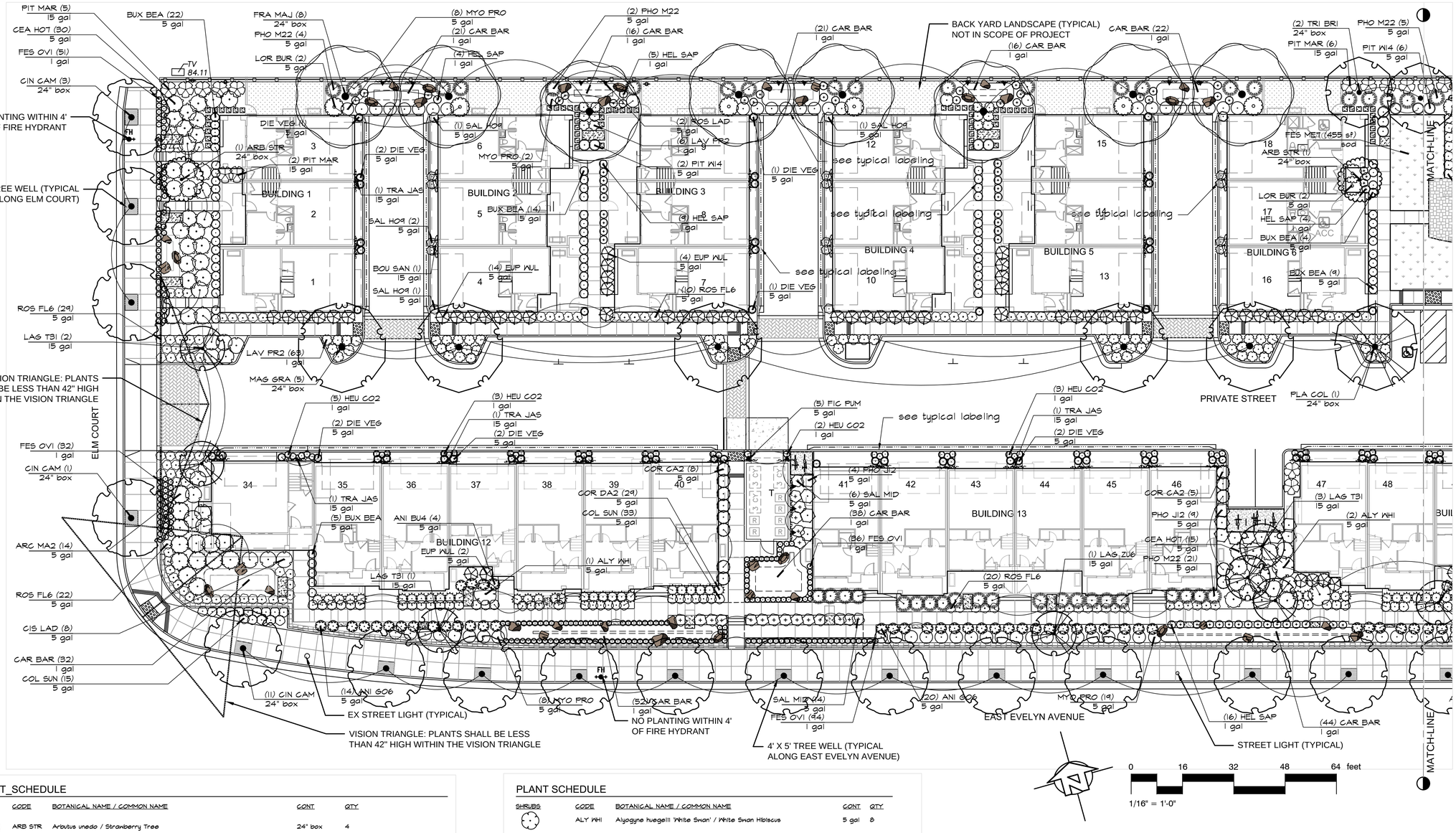
SITE FURNISHING CUT SHEETS

JOB NO. 201625
SCALE not to scale
DRAWN MA
CHECK JC/MA
DATE 4.4.2018

SHEET L-1.2

SHEET 4 OF 13

PLANNING #2015-7566



PLANT_SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	ARB STR	Arbutus unedo / Strawberry Tree	24" box	4
	CIN CAM*	Cinnamomum camphora / Camphor Tree	24" box	26
	FRA MAJ*	Fraxinus uhdei 'Majestic Beauty' TM / Majestic Beauty Shamel Ash	24" box	14
	LAG GL2	Lagerstroemia indica 'Glendora White' / Glendora White Crape Myrtle	15 gal	1
	LAG T3I	Lagerstroemia indica 'Tuscarora' / Crape Myrtle	15 gal	11
	LAG ZU6	Lagerstroemia indica 'Zuni' / Lavender Crape Myrtle Multi-Trunk	15 gal	4
	MAG GRA*	Magnolia grandiflora / Southern Magnolia	24" box	8
	PLA COL	Platanus x acerifolia 'Columbia' / London Plane Tree	24" box	8
	TRI BRI	Tristania conferta / Brisbane Box	24" box	8

* DENOTES TREE SPECIES THAT WILL REACH ESTATE SIZE (50'-60' TALL X 40' - 60' WIDE) AT MATURITY

PLANT SCHEDULE

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	CAR BAR	Carex barberae / Santa Barbara Sedge	1 gal	30" o.c.	571
	FES ME7	Festuca arundinacea 'Medallion' / Tall Fescue	sod		1,911 sf

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	ALY WHI	Alyogyne huegelii 'White Swan' / White Swan Hibiscus	5 gal	8
	ANI BU4	Anigozanthos x 'Bush Sunset' / Red Kangaroo Pan	5 gal	24
	ANI GO6	Anigozanthos x 'Gold Velvet' / Yellow Kangaroo Paw	5 gal	82
	ARC MA2	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	5 gal	19
	BOU SAN	Bougainvillea x 'San Diego Red' / Bougainvillea	15 gal	11
	BUX BEA	Buxus microphylla japonica 'Green Beauty' / Green Beauty Boxwood	5 gal	97
	CEA HO7	Ceanothus griseus horizontalis 'Carmel Creeper' / Carmel Creeper	5 gal	71
	CIS LAD	Cistus ladanifer / Crimson Spot Rockrose	5 gal	18
	COL SUN	Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven	5 gal	93
	COR DA2	Cordyline australis 'Dark Star' / Dark Star Grass Palm	5 gal	70
	COR CA2	Correa pulchella 'Carmine Bells' / Australian Fuchsia	5 gal	23
	DIE VEG	Dietes vegeta / African Iris	5 gal	115
	EUP WIL	Euphorbia characias wulfenii / Evergreen Spurge	5 gal	116
	FES OVI	Festuca ovina glauca 'Elijah Blue' / Blue Fescue	1 gal	272
	FIC PUM	Ficus pumila / Creeping Fig	5 gal	9
	HEL SAP	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	1 gal	147
	HEU CO2	Heuchera sanguinea / Coral Bells	1 gal	101
	LAV FR2	Lavandula x intermedia 'Provence' / Provence Lavender	1 gal	158
	LOR BUR	Loropetalum chinense rubrum 'Burgundy' / Burgundy Loropetalum	5 gal	21
	MYO PRO	Myoporum parvifolium 'Prostratum' / Myoporum	5 gal	126
	PHO JI2	Phormium tenax 'Jubilee' / New Zealand Flax	5 gal	23
	PHO M22	Phormium tenax 'Maori Maiden/Sunrise' / Tricolor New Zealand Flax	5 gal	56
	PHO WI3	Phormium tenax 'Wings of Gold' / New Zealand Flax	5 gal	54
	PIT MAR	Pittosporum tenuifolium 'Marjorie Channon' / Tawhiwhi	15 gal	32
	PIT WI4	Pittosporum tobira 'Wheeler's Dwarf' / Dwarf Pittosporum	5 gal	14
	ROS LAD	Rosa banksiae 'Alba' / Lady Banksia Rose	5 gal	23
	ROS FL6	Rosa x 'Flower Carpet White' / Rose	5 gal	181
	SAL HO9	Salvia greggii 'Hot Lips' / Autumn Sage	5 gal	48
	SAL MID	Salvia leucantha / Mexican Bush Sage	5 gal	36
	TRA JAS	Trachelospermum jasminoides / Chinese Star Jasmine	15 gal	45

SEE SHEET L2.4 FOR PLANTING DETAILS AND NOTES

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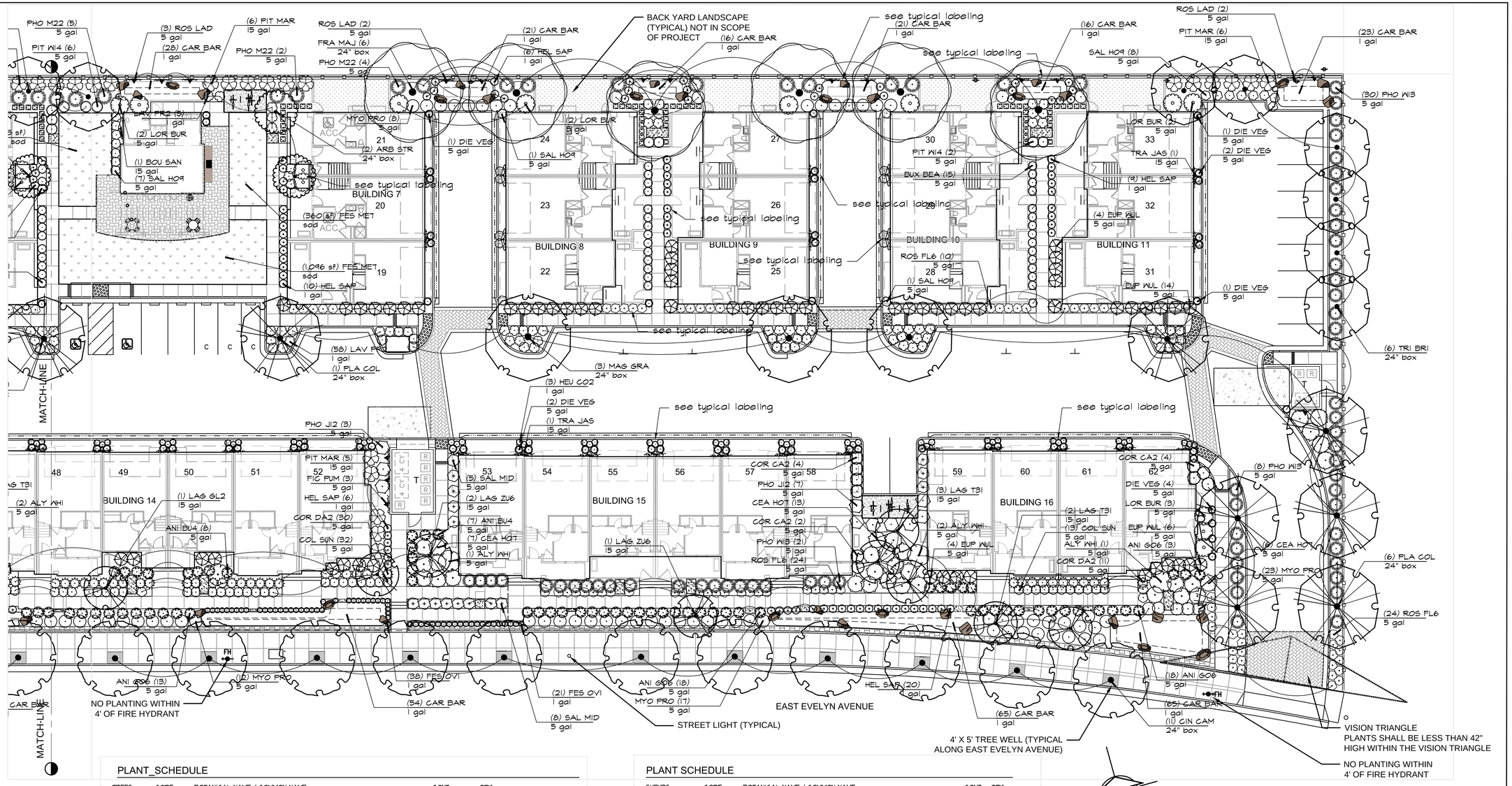
WEST PLANTING PLAN

JOB NO. 201625
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK JC/MA
DATE 4.4.2018

SHEET L-2.0

SHEET 5 OF 13

PLANNING #2015-7566



PLANT_SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	ARB STR	Arbutus unedo / Strawberry Tree	24" box	4
	CIN CAM*	Cinnamomum camphora / Camphor Tree	24" box	26
	FRA MAJ*	Fraxinus uhdei 'Majestic Beauty' TM / Majestic Beauty Shamel Ash	24" box	14
	LAG GL2	Lagerstroemia indica 'Glendora White' / Glendora White Crape Myrtle	15 gal	1
	LAG T31	Lagerstroemia indica 'Tuscarora' / Crape Myrtle	15 gal	11
	LAG ZU6	Lagerstroemia indica 'Zuni' / Lavender Crape Myrtle Multi-Trunk	15 gal	4
	MAG GRA*	Magnolia grandiflora / Southern Magnolia	24" box	8
	PLA COL	Platanus x acerifolia 'Columbia' / London Plane Tree	24" box	8
	TRI BRI	Tristania conferta / Brisbane Box	24" box	8

* DENOTES TREE SPECIES THAT WILL REACH ESTATE SIZE (50'-60' TALL X 40' - 60' WIDE) AT MATURITY

PLANT SCHEDULE

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	CAR BAR	Carex barberae / Santa Barbara Sedge	1 gal	30" o.c.	571
	FES ME7	Festuca arundinacea 'Medallion' / Tall Fescue	sod		1,911 sf

PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
	ALY WHI	Aiyogyne huegelii 'White Swan' / White Swan Hibiscus	5 gal	8
	ANI BU4	Anigozanthos x 'Bush Sunset' / Red Kangaroo Paw	5 gal	24
	ANI GO6	Anigozanthos x 'Gold Velvet' / Yellow Kangaroo Paw	5 gal	82
	ARC MA2	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	5 gal	19
	BOU SAN	Bougainvillea x 'San Diego Red' / Bougainvillea	15 gal	11
	BUX BEA	Buxus microphylla japonica 'Green Beauty' / Green Beauty Boxwood	5 gal	97
	CEA HO7	Ceanothus griseus horizontalis 'Carmel Creeper' / Carmel Creeper	5 gal	71
	CIS LAD	Cistus ladaniter / Crimson Spot Rockrose	5 gal	13
	COL SUN	Coleonema pulchrum 'Sunset Gold' / Golden Breath Of Heaven	5 gal	93
	COR DA2	Cordyline australis 'Dark Star' / Dark Star Grass Palm	5 gal	70
	COR CA2	Correa pulchella 'Carmine Bells' / Australian Fuchsia	5 gal	23
	DIE VEG	Dietes vegeta / African Iris	5 gal	115
	EUP WUL	Euphorbia characias wulfenii / Evergreen Spurge	5 gal	116
	FES OVI	Festuca ovina glauca 'Elijah Blue' / Blue Fescue	1 gal	272
	FIC PUM	Ficus pumila / Creeping Fig	5 gal	9
	HEL SAP	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	1 gal	147
	HEU CO2	Heuchera sanguinea / Coral Bells	1 gal	101
	LAV PR2	Lavandula x intermedia 'Provence' / Provence Lavender	1 gal	153
	LOR BUR	Loropetalum chinense rubrum 'Burgundy' / Burgundy Loropetalum	5 gal	21
	MYO PRO	Myoporum parvifolium 'Prostratum' / Myoporum	5 gal	126
	PHO JI2	Phormium tenax 'Jubilee' / New Zealand Flax	5 gal	23
	PHO M22	Phormium tenax 'Maori Maiden/Sunrise' / Tricolor New Zealand Flax	5 gal	56
	PHO WI3	Phormium tenax 'Wings of Gold' / New Zealand Flax	5 gal	59
	PIT MAR	Pittosporum tenuifolium 'Marjorie Channon' / Tawhiwhi	15 gal	32
	PIT WI4	Pittosporum tobira 'Wheeler's Dwarf' / Dwarf Pittosporum	5 gal	14
	ROS LAD	Rosa banksiae 'Alba' / Lady Banksia Rose	5 gal	23
	ROS FL6	Rosa x 'Flower Carpet White' / Rose	5 gal	181
	SAL HO9	Salvia greggii 'Hot Lips' / Autumn Sage	5 gal	48
	SAL MID	Salvia leucantha / Mexican Bush Sage	5 gal	86
	TRA JAS	Trachelospermum jasminoides / Chinese Star Jasmine	15 gal	45

SEE SHEET L2.4 FOR PLANTING DETAILS AND NOTES

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EAST PLANTING PLAN

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SHEET L-2.1

SHEET 6 OF 13

PLANNING #2015-7566

PLANT EXAMPLES

Shade Tree



Strawberry Tree - Arbutus unedo

Street Tree



Camphor Tree - Cinnamomum camphora

Shade Tree



Majestic Beauty Shamel Ash - Fraxinus uhdei 'Majetic Beauty'

Accent Tree



White Crape Myrtle - Lagertroemia indica 'Glendora White'

Accent Tree



Red Crape Myrtle - Lagertroemia indica 'Tuscarora'

Accent Tree



Red Crape Myrtle - Lagertroemia indica 'Tuscarora'

Street Tree



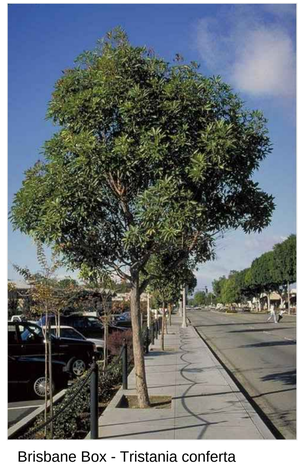
Magnolia grandiflora - Southern Magnolia

Street Tree



Platanus x acerifolia 'Columbia' - London Plane Tree

Shade Tree



Brisbane Box - Tristania conferta

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TREE IMAGES

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SHEET L-2.2

SHEET 7 OF 13

PLANNING #2015-7566

PLANT EXAMPLES

Shrubs, Ornamental Grasses, Vines and Perennials



Blue Oat Grass
Helictotrichon sempervirens



Variegated Pittosporum
Pittosporum 'Marjorie Channon'



Provence Lavender
Lavandula 'Provence'



Purple Fountain Grass
Pennestum sectaceum 'Rubrum'



Amazing Red Flax -
Phormium 'Jubilee'



Japanese Boxwood -
Buxus japonica



Japanese Fringe Flower
Loropetalum chinense



White Groundcover Rose
Rosa 'Flower Carpet White'



Star Jasmine Vine
Trachelospermum jasminoides



Lavender Trumpet Vine
Clytostoma callistegiodes



Gold Breath of Heaven
Coleonema pulchrum 'Gold Sunset'



Fortnight Lily
Dietes vegeta



Coral Bells
Huechera sanguineum



Mediterranean Spurge
Euphorbia characias



Phormium 'Wings of Gold'
Yellow Dwarf Flax



Australian Fuchsia
Correa 'Carmine Bells'



Dwarf Abelia
Abelia x grandiflora 'Confetti'



Manzanita
Arctostaphyllos 'Pacific Mist'



Creeping Fig
Ficus pumila



Red Bougainvillea
Bougainvillea 'San Diego Red'



Blue Fescue
Festuca ovina glauca



Lady Banks Yellow Flowering Rose
Rosa banksiae



Blue Hibiscus
Alyogyne huegellii 'Santa Cruz'



White Flowering Bacopa
Bacopa 'Giant Snowflake'



Kangaroo Paws
Angiozanthus hybrids

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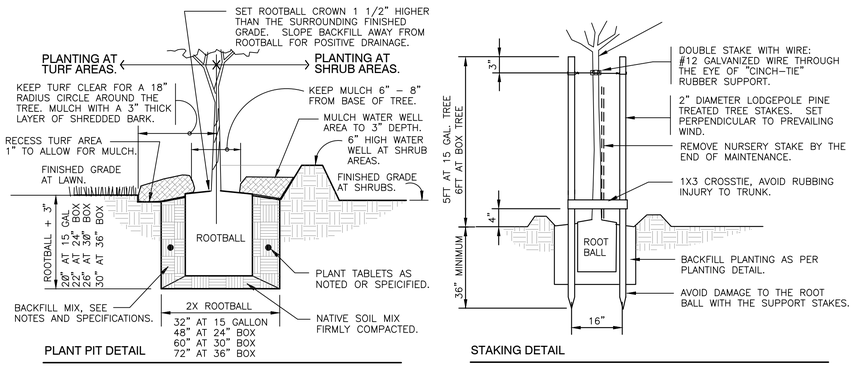
PLANT IMAGES

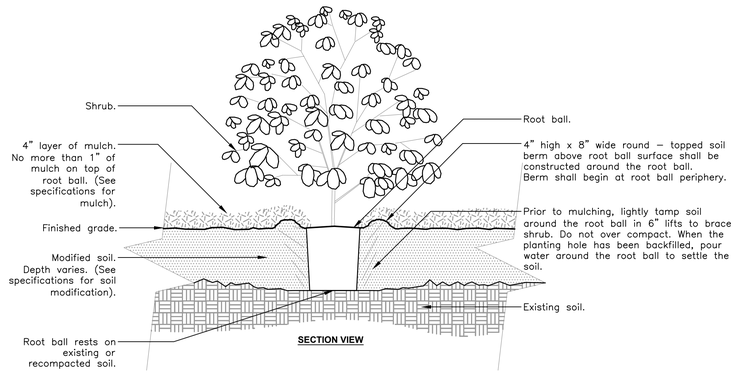
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CHECK	JC/MA
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SHEET
L-2.3

SHEET 8 OF 13

PLANNING #2015-7566





Notes:
1– Shrubs shall be of quality prescribed in the root observations detail and specifications.

2– See specifications for further requirements related to this detail.

1 TREE DOUBLE STAKE PLANTING

1" = 1'–0"

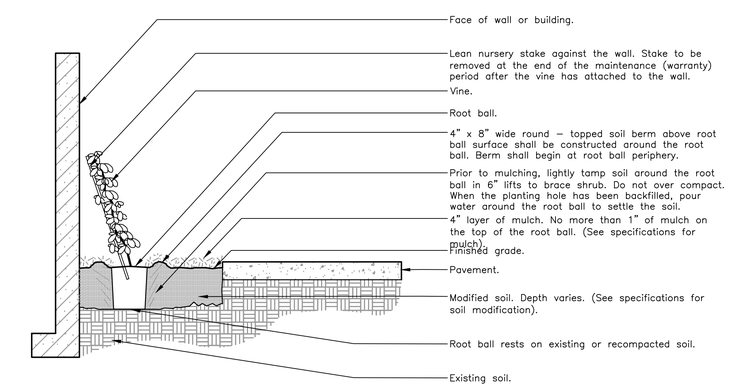
FX–PL–FX–TREE–11

2 SHRUB - MODIFIED SOIL

3/4" = 1'–0"

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FX–PL–FX–SHRB–03



Notes:
1– Vines shall be of quality as prescribed in the root observations detail and specifications.

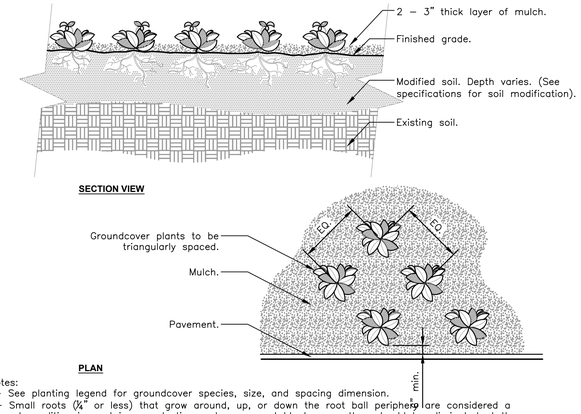
2– See specifications for further requirements related to this detail.

3 VINE - MODIFIED SOIL

1/2" = 1'–0"

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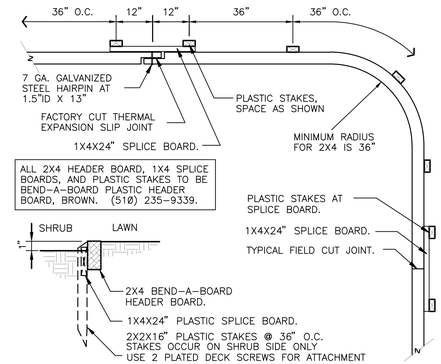
Notes:
1– See planting legend for groundcover species, size, and spacing dimension.
2– Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3– Settle soil around root ball of each groundcover prior to mulching.

4 GROUNDCOVER

3/4" = 1'–0"

URBAN TREE FOUNDATION © 2014
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FX–PL–FX–GROU–01



5 BEND-A-BOARD PLASTIC 2X4 EDGING

1" = 1'–0"

FX–PL–FX–EDG–04

PLANTING NOTES

1. All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor's work shall be repaired or replaced at the Contractor's expense and be approved by the Landscape Architect.
2. If topsoil is intact, spread 2-4 inches of compost over surface of soil and incorporate into top 12-24 inches of planting area. If topsoil has been scraped and stored, mix one cubic yard of compost to 3-5 cubic yards of topsoil before re-spreading.
3. After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
4. Quantities are for aiding in bidding only. Contractor shall verify all quantities.
5. Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
6. No plants shall be planted with root balls or new pits in a dry condition.
7. Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
8. All newly planted material shall be watered by deep soaking within 3 hours of planting.
9. All planting areas shall receive 3 inches of mini bark chip top dressing (mulch).
10. Contractor shall be responsible for irrigating all new plant material until the entire project as been approved and accepted by Owner.
11. Thirty days after planting Contractor shall re-stake and straighten all trees as necessary to be approved by Landscape Architect.

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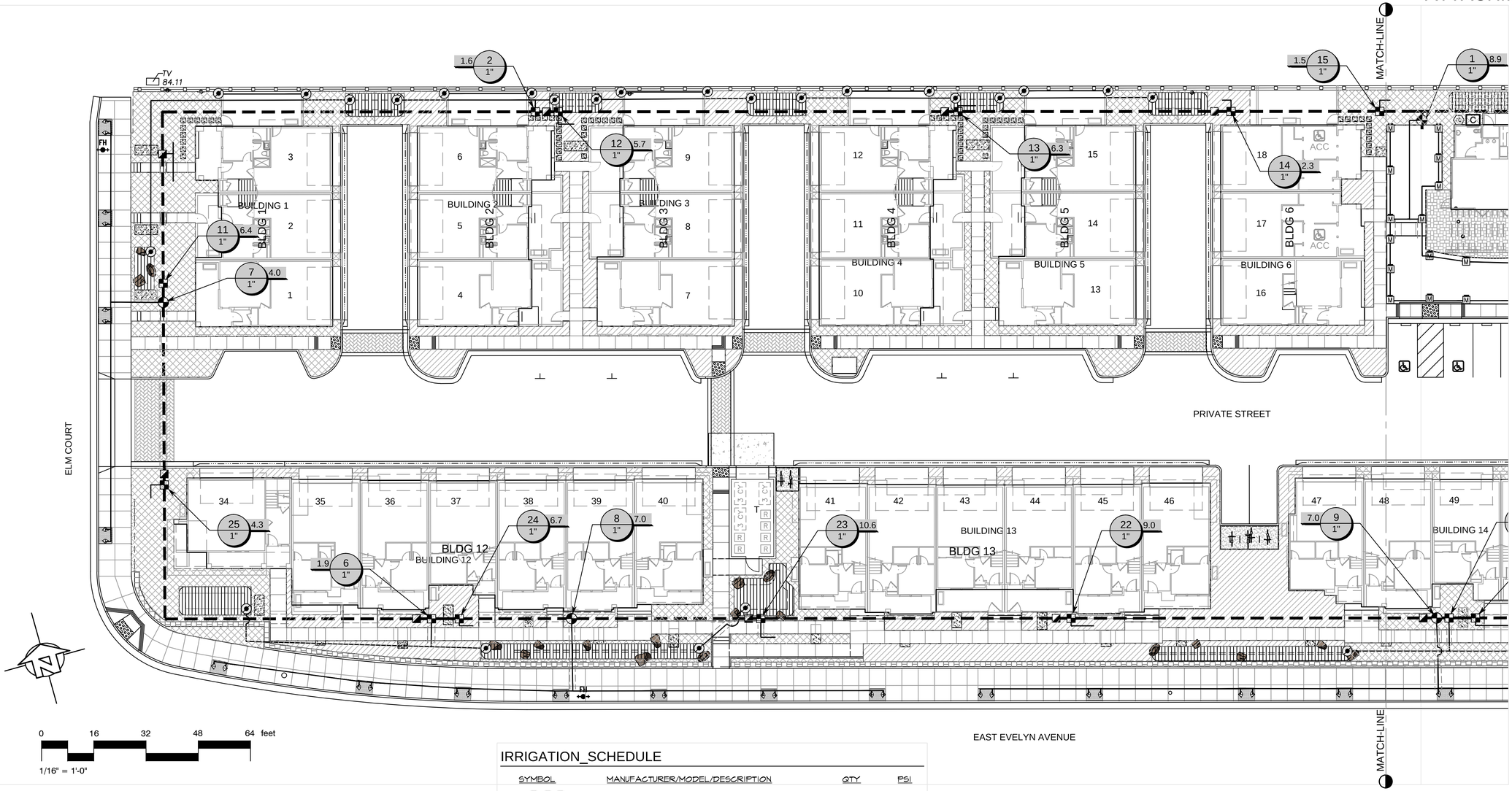
PLANTING DETAILS & NOTES

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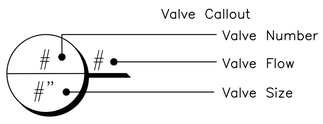
SHEET
L-2.4

SHEET 9 OF 13

PLANNING #2015-7566



Valve Callout



IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
M L O	Hunter MP1000 PROS-04-PRS40-CV (2) Turf Rotator, 4" (10.16 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	28	40
1401 1402 1404 1408	Rain Bird 1800-1400 Flood Fixed flow rate (0.25-2.0GPM), full circle bubbler, 1/2" FIPT.	52	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PCZ-101-25 Drip Control Valve Kit. 1" PGV globe valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow range: 0.5 GPM to 15 GPM. 150 mesh stainless steel screen.	20
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	46
	Area to Receive Drip Emitters Rain Bird XB-PC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 2.0 GPH emitters (4 assigned to each 15 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant)	21,823 s.f. 1,482 416 2,922
	Area to Receive Dripline Hunter PLD-06-24 In-Line Pressure Compensating Landscape Dripline with Built-In Check Valve. 0.6 GPH emitters at 24" O.C. Dripline laterals spaced at 24" apart, with emitters offset for triangular pattern. UV Resistant. Use PLD-LOC fitting or barbed fittings.	1,771 l.f.

SEE SHEET L3.2 FOR IRRIGATION DETAILS AND NOTES

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PGV-101-MM 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration, With Flow Control.	5
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	17
BF	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer	1
C	Hunter IC-3000-PED-SS Modular Controller, 30 stations, Outdoor Model, Stainless Steel Pedestal. Commercial Use. With four ICM-600 modules included.	1
RC	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	1
	Irrigation Lateral Line: 3/4" and 1" PVC Class 315	2,480 l.f.
	Irrigation Mainline: 1 1/2" PVC Schedule 40	1,900 l.f.
	Pipe Sleeve: CPVC Schedule 40	350 l.f.

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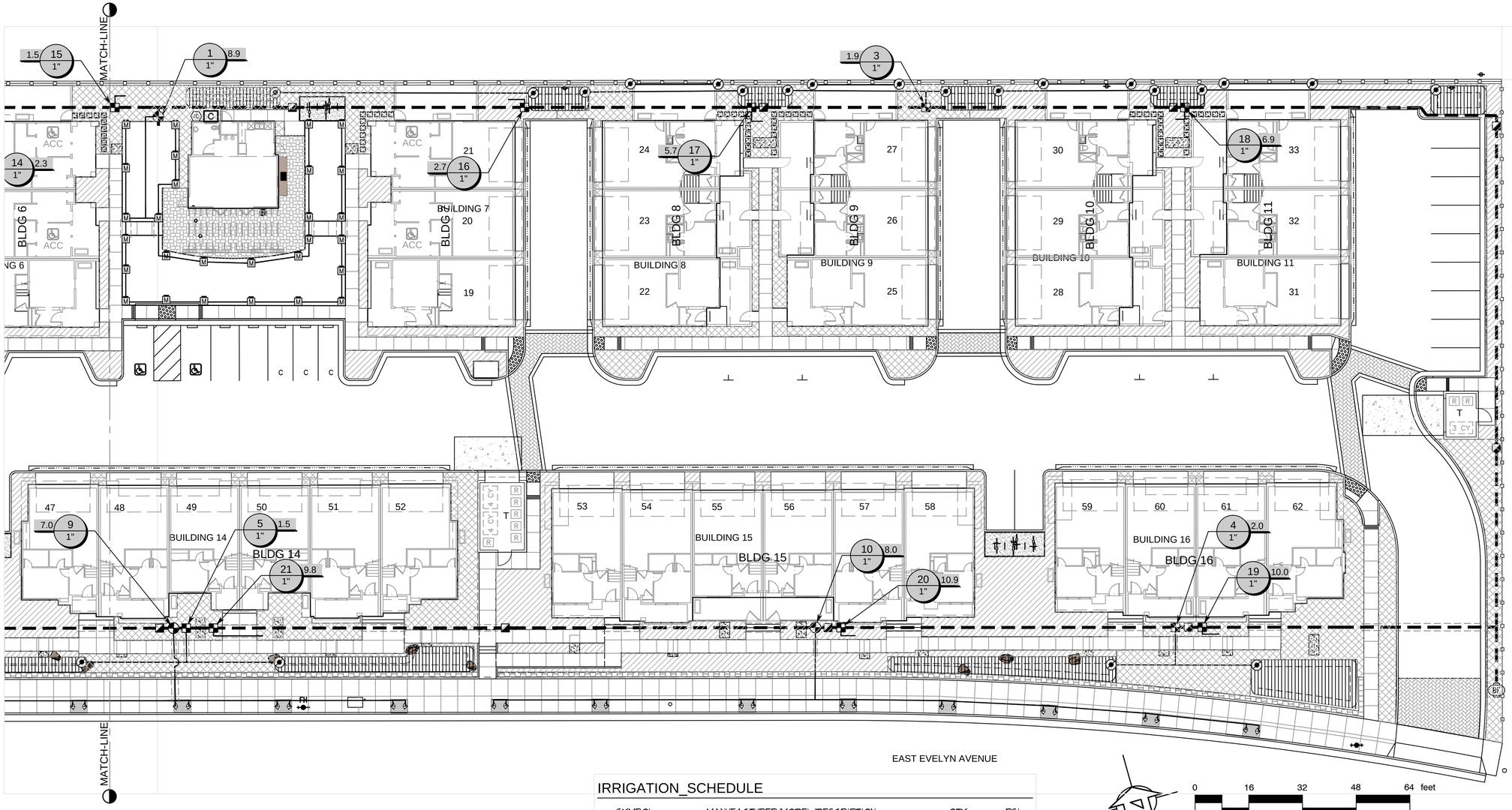
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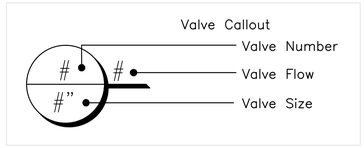
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SHEET L-3.0



SEE SHEET L3.2 FOR IRRIGATION DETAILS AND NOTES



IRRIGATION SCHEDULING AND MAINTENANCE
1. System shall be monitored and adjusted to prevent over spray and runoff of overhead spray lawn valve.
2.Irrigation schedule for common area and residential landscapes shall be regulated by automatic irrigation controllers.
3. Overhead spray for turf irrigation will be scheduled to occur between 8PM and 10AM.
4. Irrigation (overhead spray valves) will be avoided during windy or rainy weather.
5. Irrigation schedule shall be reduced (frequency and duration) after plants are established (1 year).
6. Irrigation schedule shall be adjusted seasonally based on plant needs.
7. Irrigation schedule provided to appropriate personnel and posted near irrigation controller.
8. Irrigation system to be inspected regularly and maintained in good working condition.
9. Repairs to be made using identical or improved parts.
10. Landscape maintenance schedule to be followed.

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
M L O	Hunter MP1000 PROS-04-PRS40-CV (2) Turf Rotator, 4" (10.16 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	28	40
1401 1402 1404 1408	Rain Bird 1800-1400 Flood Fixed flow rate (0.25-2.0GPM), full circle bubbler, 1/2" FIPT.	52	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PCZ-101-25 Drip Control Valve Kit. 1" PGV globe valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow range: 0.5 GPM to 15 GPM. 150 mesh stainless steel screen.	20
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	46
	Area to Receive Drip Emitters Rain Bird XB-PC (2) Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 2.0 GPH emitters (4 assigned to each 15 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant)	21,823 s.f. 1,482 416 2,922
	Area to Receive Dripline Hunter PLD-06-24 In-Line Pressure Compensating Landscape Dripline with Built-in Check Valve. 0.6 GPH emitters at 24" O.C. Dripline laterals spaced at 24" apart, with emitters offset for triangular pattern. UV Resistant. Use PLD-LOC fitting or barbed fittings.	1,771 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PGV-101-MM 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Male x Male (NPT Thread) Inlet/Outlet. Globe Configuration, With Flow Control.	5
	Rain Bird 44-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	17
BF	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer	1
C	Hunter IC-3000-PED-SS Modular Controller, 30 stations, Outdoor Model, Stainless Steel Pedestal. Commercial Use. With four ICM-600 modules included.	1
RC	Hunter WR-CLIK Rain Sensor, install within 1000 ft of controller, in line of sight. 22-28 VAC/VDC 100 mA power from timer transformer. Mount as noted.	1
	Irrigation Lateral Line: 3/4" and 1" PVC Class 315	2,480 l.f.
	Irrigation Mainline: 1 1/4" PVC Schedule 40	1,900 l.f.
	Pipe Sleeve: CPVC Schedule 40	350 l.f.

0 16 32 48 64 feet
1/16" = 1'-0"

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SUNNYVALE, CALIFORNIA

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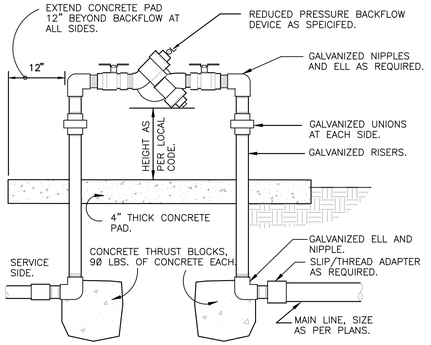
EAST IRRIGATION PLAN

JOB NO.	201625
SCALE	1/16" = 1' - 0"
DRAWN	MA
CHECK	JC/MA
DATE	4.4.2018

SHEET **L-3.1**

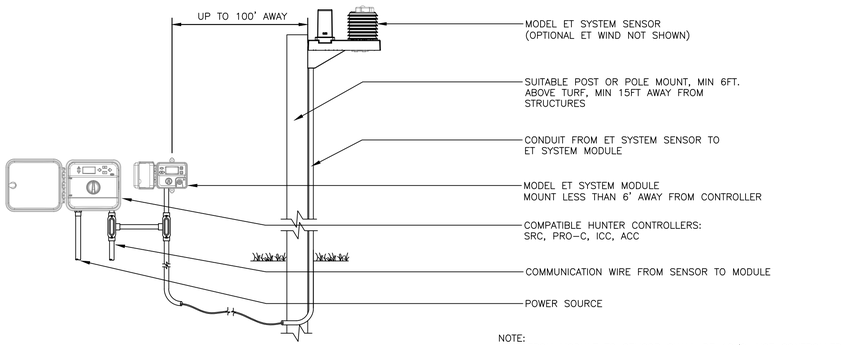
SHEET 11 OF 13

PLANNING #2015-7566



1 REDUCED PRESSURE BACKFLOW

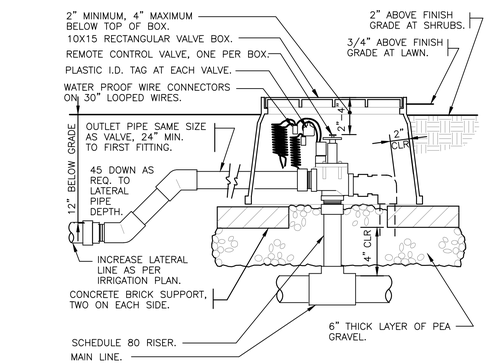
1 1/2" = 1'-0" FX-IR-FX-BACK-04



NOTE:
WIRE FROM MODULE TO SENSOR SHALL BE 18/2. USE CONTROLLER SMART PORT TO CONNECT TO MODULE UNIT.

2 ET SYSTEM

1" = 1'-0" FX-IR-HUNT-SENS-01



3 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0" FX-IR-FX-RCV-04

1. STANDARD VALVE BOX
2. FINISH GRADE
3. DRIP ZONE KIT: MODEL PCZ-101-1 FILTER, REGULATOR 25 OR 40 PSI
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. PVC SLIP UNIONS

4 PCZ-101-1 DRIP ZONE KIT

1 1/2" = 1'-0" FX-IR-HUNT-DRIP-07

NOTE:
1. PLACE EMITTERS ¾ BETWEEN THE TRUNK AND OUTTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

USE BUBBLERS FOR TREES AS NOTED IN LEGEND; USE TUBING FOR ALL SHRUBS

5 TYPICAL DRIP TUBING

1 1/2" = 1'-0" FX-IR-FX-DRIP-01

6 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0" FX-IR-FX-QUIC-04

7 PROS-06-PRS40-CV-R MP ROTATOR SPRINKLER (2)

3" = 1'-0" FX-IR-HUNT-SPRA-89

8 DRIPLINE FLUSH VALVE AT GRADE

3" = 1'-0" FX-IR-FX-DRIP-07

Notes:
1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.

2- All threaded connections from Sch. 40 to Sch. 80 PVC shall be made using teflon tape.

3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

9 IRRIGATION BUBBLER (2) W/ LAYOUT

3/4" = 1'-0" FX-IR-FX-BUBB-01

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

IRRIGATION NOTES

1. Contractor shall notify U.S.A. (Underground Service Alert) at 811, prior to start of any excavation or trenching.
2. Contractor shall review all plans and documents pertaining to the project prior to the start of work to coordinate work with other trades; this includes all Civil and Utility drawings.
3. Contractor shall install irrigation system in accordance with all local codes and ordinances.
4. Spray valve for common area lawn have been designed to operate at a maximum of 9 gallons per minute at 40 p. s. i. static pressure. Drip valves have been designed to operate at a maximum of 11 gallons per minute at 20 p. s. i. static pressure. Bubbler valves have been designed to operate at a maximum of 10 gallons per minute at 30 p. s. i. Irrigation contractor shall verify a static pressure of at least 85 p.s.i. at the point of connection prior to the installation of the irrigation system. Should the p.s.i. or the g.p.m. be insufficient to operate the system, contractor shall notify landscape architect and request review of design.
5. Point of connection shall be taken from new water service line to be located off of East Evelyn at the south east corner of the site. The contractor shall install new back flow device, mainline, valves, piping and tubing necessary to complete system as noted on plan. See Irrigation Legend and Irrigation Details.
6. The controller shall be located outside the Community Building room located in the center of the development. AC power will be provided at this location for hardwiring the controller. Programming of the controller shall be the responsibility of the contractor for a period of thirty days after acceptance of work.
7. Irrigation design is diagrammatic. Mainline, valves, laterals and other irrigation equipment may be shown outside of planting beds for graphic clarity. All irrigation equipment shall be located in adjacent planting beds. Use common trenching and common sleeving when possible.
8. Irrigation pipe depths: Mainlines under paving shall have 24" cover over pipes. Lateral lines under paving shall have 18" cover over pipes. Sleeves shall be located as per plan. Mainlines in planting beds shall have 12" of cover over pipes. Laterals in planting beds shall have 12" cover over pipes.
9. Lateral lines (non pressure lines) sizing guidelines shall be as follows: 3/4" O.D. - 0 to 10 GPM; 1" O.D. - 11 to 15 GPM; 1 1/4" O.D. - 16 to 25 GPM; 1 1/2" O.D. 26 to 30 GPM; 2" O.D. 31 to 55 GPM. Refer to Irrigation Legend and plan sheets for further data.
10. Control wires shall be 14 gauge UF direct burial wire. Use red for control wire and white for common wire. Contractor shall run one spare common and one spare control wire to each of the end valves. All low voltage wire connections shall be made only at remote control boxes. All connections shall be made with a 2' coil of wire for service. Connections shall be made with RainBird 'Snap-Tite' connectors or equal.
11. All electrical connections for the controller shall be installed by a licensed electrical contractor. All work shall comply with the most current standards and codes at the time of installation. Contractor shall hard wire new controller at location shown on plans.
12. Contractor shall use ¾" poly drip tubing for all drip valves. Contractor shall determine the location of drip emitters based on the plant counts and actual plant locations in the field. Contractor shall adjust all drip distribution tubing to effectively irrigate all plant material. Contractor shall provide a minimum of one drip end cap assembly per drip zone for ease of flushing system. Tubing should be staked at 6' intervals on top of soil and covered by mulch at completion of installation.
13. The Wireless solar sync rain sensor and Flo-Click soil sensor shall be mounted and installed as per manufacturer's instructions.
14. Contractor shall install sleeves under all paving to provide protected access for irrigation mainline, lateral lines and drip tubing. Piping for sleeves shall be Sch. 40 and sized as needed.

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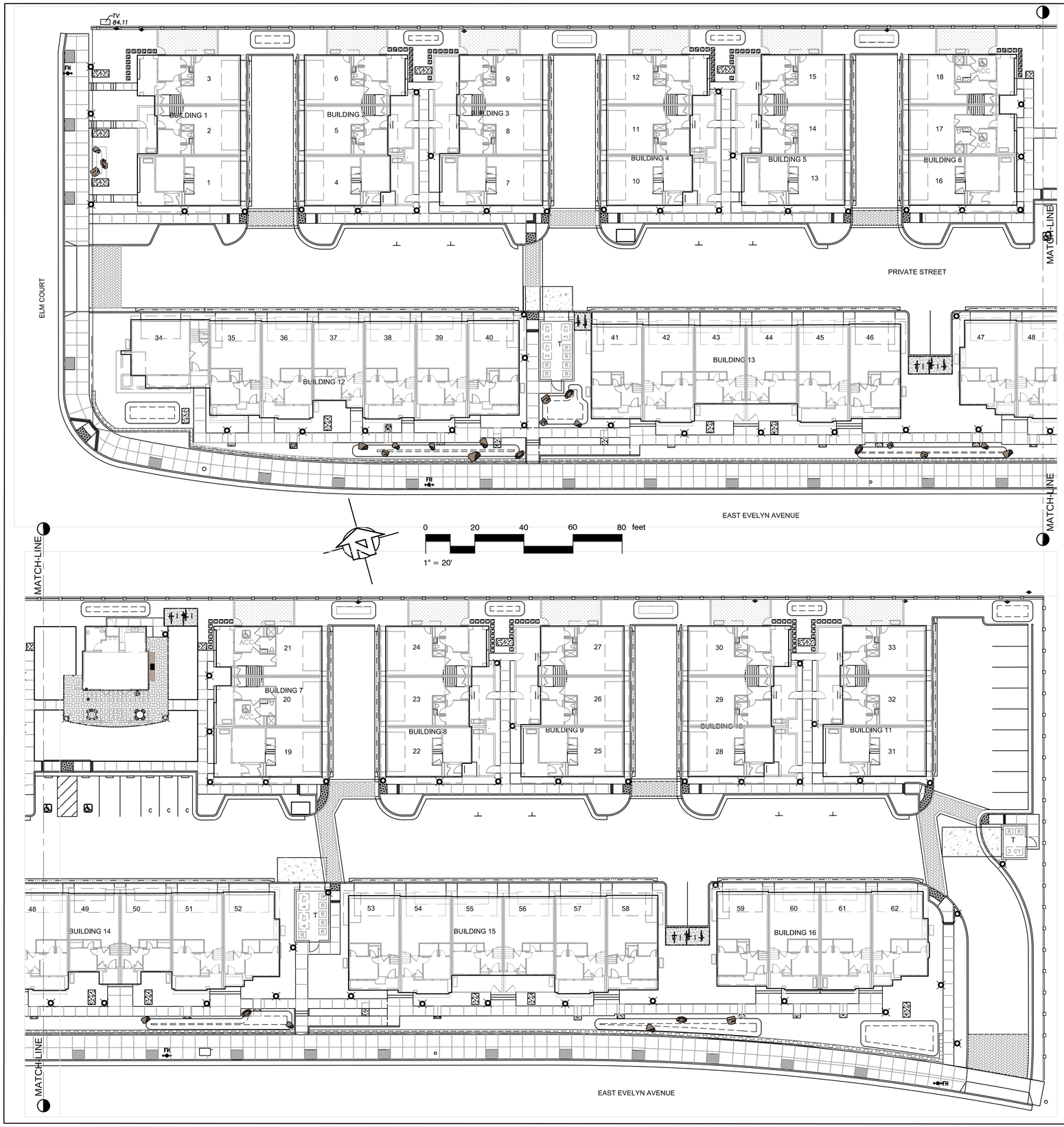
IRRIGATION DETAILS & NOTES

JOB NO. 201625
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK JC/MA
DATE 4.4.2018

SHEET L-3.2

SHEET 12 OF 13

PLANNING #2015-7566



HYDROZONE TABLE

KEY	ZONE NUMBER	PLANT TYPE	WATER USE	IRRIGATION TYPE	AREA IN SQ. FT.
	1	TURF	HIGH	ROTAR SPRAY	1,911
SEE PLANTING PLAN	2	TREES	MODERATE	BUBBLER	2,345
	3	SHRUBS/GROUND COVERS/VINES	MODERATE	DRIP	9,881
	4	SHRUBS/GROUND COVERS/VINES	LOW	DRIP	14,844
				TOTAL	28,981

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

	San Jose	Name of City
Click on the blue cell on right to Pick City Name		
ET_o of City from Appendix A	45.30	ET_o (inches/year)
	1911	Overhead Landscape Area (ft^2)
	27070	Drip Landscape Area (ft^2)
	0	SLA (ft^2)
Total Landscape Area	28,981.00	
Results:		
(ET_o) x (0.62) x [(0.55 xLA) + (1.0 - 0.55) X SLA)]	447,741.96	Gallons
	59,854.59	Cubic Feet
	598.55	HCF
	1.37	Acre-feet
	0.45	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET_o of City from Appendix A	45.30	ET_o (inches/year)
Total Landscape Area	28,981.00	LA (ft^2)
Special Landscape Area	0.00	SLA (ft^2)
		Total annual precipitation (inches/year)
Enter Effective Precipitation	0.00	Eppt (in/yr)(25% of total annual precipitation)
Results:		
MAWA = [$(ET_o$ - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
Zone 1	Overhead Spray	High	0.91	1,911	0.75	2,315
Zone 2	Drip	Medium	0.50	2,345	0.81	1,446
Zone 3	Drip	Medium	0.50	9,881	0.81	6,099
Zone 4	Drip	Low	0.30	14,844	0.81	5,498
Zone 5						
Zone 6						
Zone 7						
Zone 8						
Zone 9						
Zone 10						
Zone 11						
Zone 12						
Zone 13						
Zone 14						
Zone 15						
Zone 16						
Zone 17						
Zone 18						
Zone 19						
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Zone 22						
Zone 23						
Zone 24						
Zone 25						
Zone 26						
Zone 27						
Zone 28						
Zone 29						
Zone 30						
Zone 31						
Zone 32						
Zone 33						
Zone 34						
Zone 35						
Zone 36						
Zone 37						
Zone 38						
Zone 39						
Zone 40						
						15,363
		SLA		0		0
		Sum		28,981		

Results

MAWA =	447,742	ETWU=	431,557 Gallons
			57,691 Cubic Feet
			577 HCF
			1 Acre-feet
			0 Millions of Gallons

ETWU complies with MAWA

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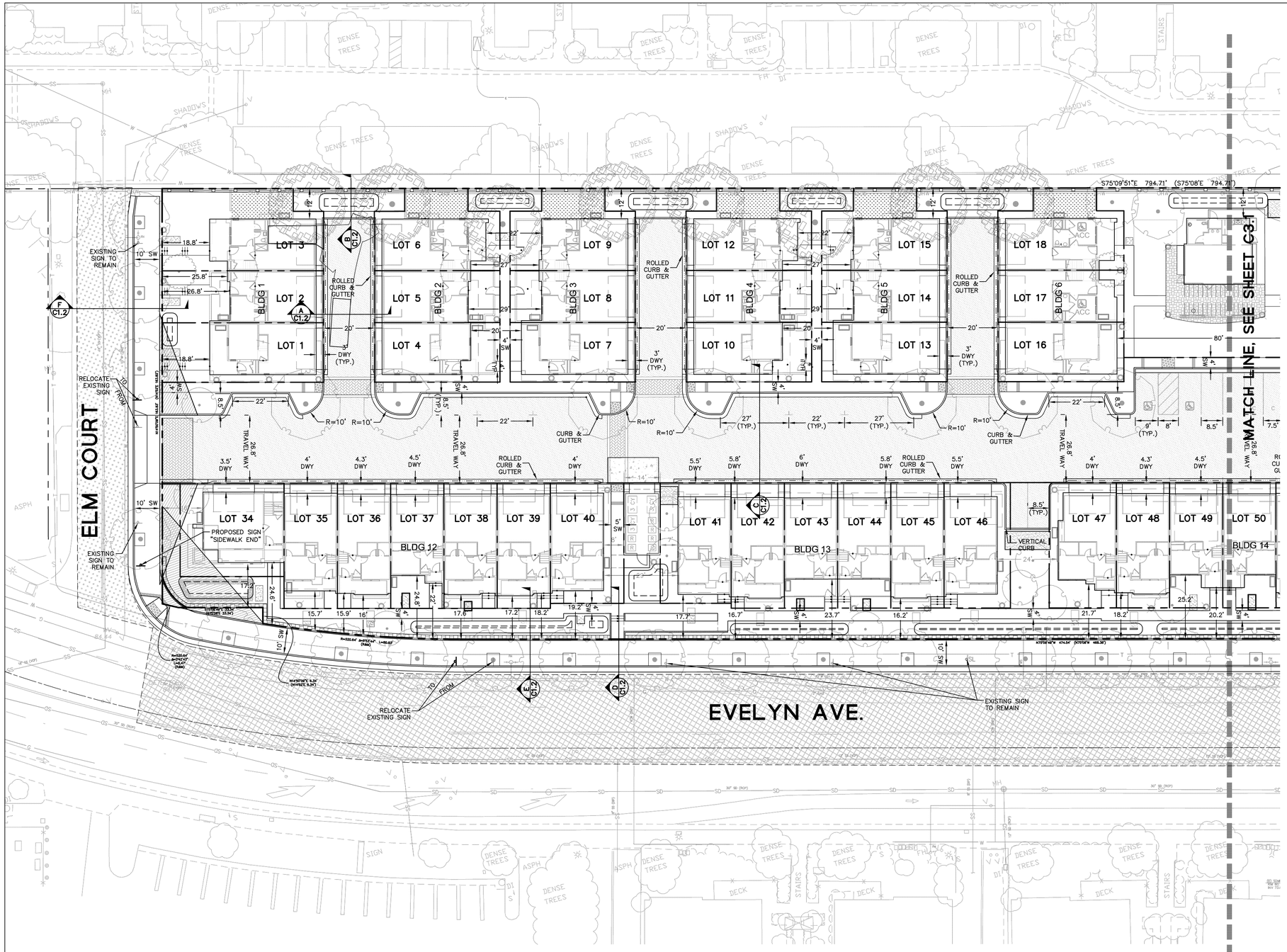
HYDROZONE MAP & LANDSCAPE WATER USE DATA

JOB NO. 201625
SCALE 1" = 20' - 0"
DRAWN MA
CHECK JC/MA
DATE 2.9.2018

SHEET L-3.3

SHEET 13 OF 13

PLANNING #2015-7566



LEGEND

- PROPERTY LINE
- LOT LINE
- CURB AND GUTTER
- VERTICAL CURB
- BIORETENTION BASIN
- SLURRY SEAL (TYPE 2)
- 2" GRIND & OVERLAY
- VISION TRIANGLE
- AC PAVEMENT
- TRUCK LOADING ZONE

617 East Evelyn Average Setback Calculations

		FRONTAGE AREA (sqft)		LENGTH (ft)		AVERAGE SETBACK (ft)
ELM COURT	BLDG 1	1,347		61.4		
	BLDG 12	481		28.3		
	TOTAL	1,828	÷	89.7	=	**20.4**
EVELYN AVENUE	BLDG 12	2,985		162.4		
	BLDG 13	2,419		126.0		
	BLDG 14	2,706		126.0		
	BLDG 15	2,438		126.0		
	BLDG 16	2,223		84.5		
	TOTAL	12,771	÷	624.9	=	**20.4**

GRAPHIC SCALE
20 0 20 40
SCALE: 1"=20'

PRELIMINARY SITE PLAN

JOB NO. 20156045
DATE 2/14/2018

617 E. EVELYN AVENUE

DIVIDEND HOMES

BkF ENGINEERS | SURVEYORS | PLANNERS
1730 N. 1st Street, Ste. 600
San Jose, CA 95112
408.467.9100 408.467.9199

REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE 47813
EXP.12/31/15
CIVIL
STATE OF CALIFORNIA

C1.0

DRAWING NAME: C:\Users\sschork\Documents\Projects\617 E. Evelyn Ave\CAD\PLANNING\SHEETS\SITE PLAN.dwg
PLOT DATE: 2/24/15
PLOTTED BY: sschork

LEGEND

- PROPERTY LINE
- LOT LINE
- CURB AND GUTTER
- VERTICAL CURB
- BIORETENTION BASIN
- SLURRY SEAL (TYPE 2)
- 2" GRIND & OVERLAY
- VISION TRIANGLE
- AC PAVEMENT

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	BLDG 16	2,223		84.5		
	TOTAL	12,771	÷	624.9	=	**20.4**

GRAPHIC SCALE
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SCALE: 1"=20'

PRELIMINARY SITE PLAN

JOB NO. 20156045
DATE 2/14/2018

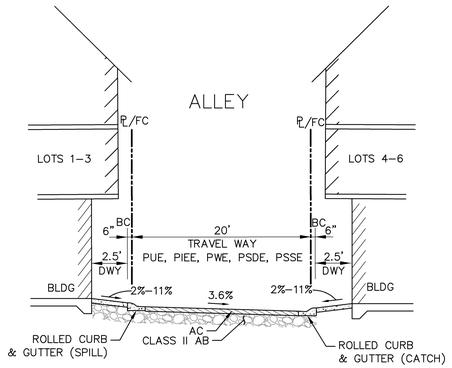
S. R. SCHORK
PE 47813
EXP.12/31/15
CIVIL
STATE OF CALIFORNIA

C1.1

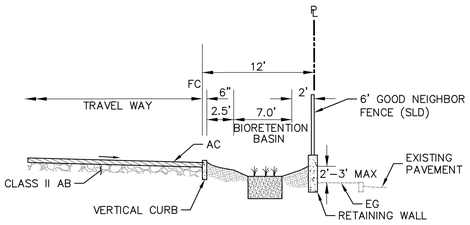
617 E. EVELYN AVENUE

DIVIDEND HOMES

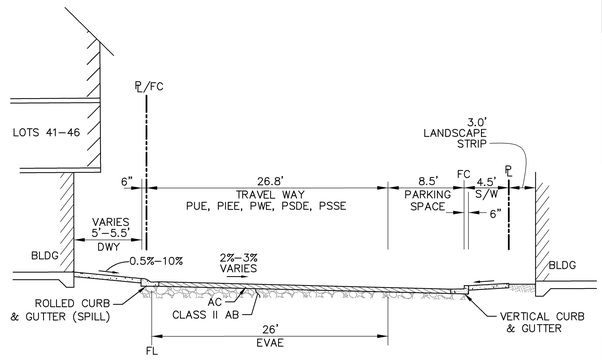
BkF ENGINEERS / SURVEYORS / PLANNERS
1730 N. 1st Street, Ste. 600
San Jose, CA 95112
408.467.9100 408.467.9199



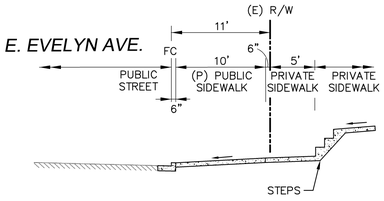
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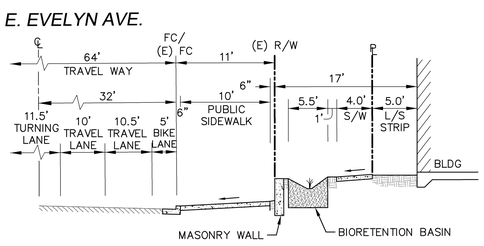
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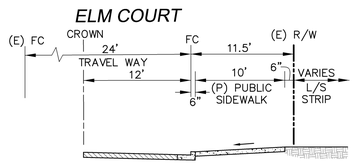
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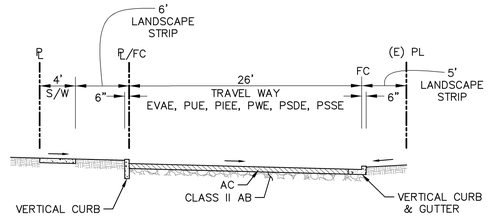
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SECTION E–E
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SECTION F–F
N.T.S.



SECTION G–G
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PLOT DATE: 02/15/18
PLOTTED BY: Mark

617 E. EVELYN AVENUE

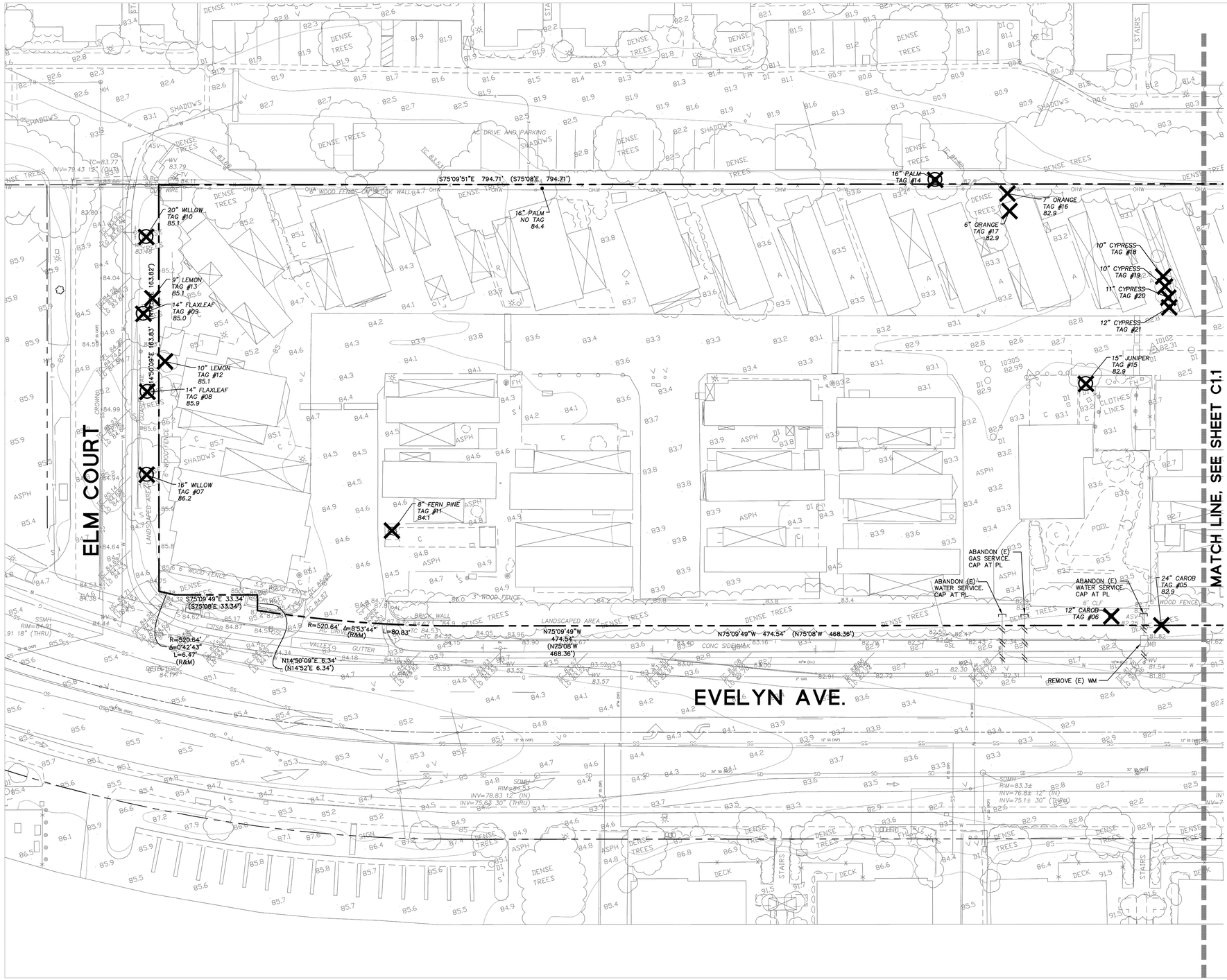
DIVIDEND HOMES

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1730 N. 1st Street, Ste. 600
San Jose, CA 95112
408.467.9100 408.467.9199

CROSS SECTIONS
JOB NO. 20156045
DATE 2/14/2018

REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE 47813
EXP.12/31/15
CIVIL
STATE OF CALIFORNIA

C1.2



LEGEND

- PROPERTY LINE
- GAS MAIN
- WATER MAIN
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- JOINT TRENCH LINE
- STREET LIGHT LINE
- FENCE LINE
- TELEPHONE LINE
- NITROGEN LINE
- CABLE TELEVISION LINE
- FLOW LINE
- EASEMENT
- CURB AND GUTTER
- EXISTING BUILDING

- WM WATER METER
- CB CATCH BASIN
- WV WATER VAULT
- SLB STREET LIGHT BOX
- PB ELECTRIC PULLBOX
- GM GAS METER
- TRANS TRANSFORMER
- FH FIRE HYDRANT
- E ELECTRICAL BOX
- U UTILITY BOX (GENERAL)
- T TELEPHONE BOX
- MH MANHOLE (UNSPECIFIED)
- TELE TELEPHONE MANHOLE
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- SDCO STORM DRAIN CLEANOUT
- ELECTROLIER
- ELECTROLIER
- TS STREETLIGHT
- STREETLIGHT
- FDC FIRE DEPARTMENT CONNECTION
- BFP BACK FLOW PREVENTOR
- SIGN (SINGLE POLE)
- JOINT UTILITY POLE
- BOLLARDS
- V WATER VALVE
- UTILITY SERVICE CAP
- TO BE ABANDONED

TREE LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED

TREE INVENTORY

T #	Name, Common	Cir-cumf.	Con-dition	Species' Aptitude	Mature?	Comments	Protected Tree?	Keep / Rem.
1	Carob	100.5"	60% Fair	Mod.	Over-mature	Declining street tree on Evelyn; 10' BOC.	ST, >38" = PT	Rem
2	Carob	~15.7"	30% Poor	Mod.	Semi-mature	Self -seeded? At driveway gate; multi-trunked.	No	Rem
3	Carob	92.4"	55% Fair	Mod.	Over-mature	Declining street tree on Evelyn; 10' BOC.	ST, >38" = PT	Rem
4	Carob	122.8"	55% Fair	Mod.	Over-mature	Declining street tree on Evelyn; 10' BOC.	ST, >38" = PT	Rem
5	Carob	76.0"	52% Fair	Mod.	Over-mature	Declining street tree on Evelyn; 10' BOC.	ST, >38" = PT	Rem
6	Carob	36.8"	20% V Pr	Mod.	Over-mature	Against front fence. Stubbed foliage crown.	No	Rem
7	Australian Willow	57.2"	45% Poor	Poor	Over-mature	Street tree 8' BOC (Elm Ct); poor form.	ST, >38" = PT	Rem
8	Melaleuca	42.4"	42% Poor	Poor	Mature	Street tree 7' BOC (Elm Ct); poor form.	ST, >38" = PT	Rem
9	Melaleuca	44.6"	33% Poor	Poor	Mature	Street tree 7' BOC (Elm Ct); poor form.	ST, >38" = PT	Rem
10	Australian Willow	63.5"	37% Poor	Poor	Over-mature	Street tree 7' BOC (Elm Ct); poor form.	ST, >38" = PT	Rem
11	Fern pine	23.9"	15% V Pr	Mod.	Over-mature	In pl Main drive aisle at 5', severely stubbed.	No	Rem
12	Lemon	32.7"	12% V Pr	Mod.	Over-mature	Six trunks from ground; extensive dieback.	No	Rem
13	Lemon	27.3"	10% V Pr	Mod.	Over-mature	Multi-trunks, severely pruned; dieback.	No	Rem
14	Palm, Mex. Fan	50.9"	70% Good	Good	Mature	Root flare against fence. Cannot be moved.	>38" = PT	Rem
15	Juniper, Hollywood	41.8"	10% V Pr	Poor	Over-mature	Main drive aisle at 1'. Severely stubbed.	>38" = PT	Rem
16	Cypress, Leyland	20.7"	70% Good	Mod.	Mature	Fence at 18' to north.	No	Rem
17	Cypress, Italian	19.8"	77% Good	Mod.	Mature	Fence at 6' to north.	No	Rem
18	Cypress, Italian	31.4"	68% Fair	Good	Mature	Typical Italian cypress with lanky, floppy tips.	No	Rem
19	Cypress, Italian	31.4"	68% Fair	Good	Mature	Typical Italian cypress with lanky, floppy tips.	No	Rem
20	Cypress, Italian	34.6"	68% Fair	Good	Mature	Typical Italian cypress with lanky, floppy tips.	No	Rem
21	Cypress, Italian	37.1"	68% Fair	Good	Mature	Typical Italian cypress with lanky, floppy tips.	No	Rem
22	Cypress, Leyland	17.0"	65% Fair	Poor	Mature	Root flare against north fence.	No	Rem
23	Cypress, Leyland	19.2"	55% Fair	Poor	Mature	Lop-sided against eaves; 8' to main drive aisle.	No	Rem
24	Cypress, Leyland	18.2"	55% Fair	Poor	Mature	Lop-sided against eaves; 7' to main drive aisle.	No	Rem
25	Red cedar, West.	34.6"	55% Fair	Poor	Mature	In the middle of trailer park by drive aisle.	No	Rem
26	Red-cedar, West.	20.7"	40% Poor	Poor	Mature	In the middle of trailer park by drive aisle.	No	Rem
27	Juniper, Hollywood	29.2"	42% Poor	Poor	Over-mature	Between two trailer pads.	No	Rem
28	Juniper, Hollywood	24.5"	37% Poor	Poor	Over-mature	Between two trailer pads.	No	Rem
29	Juniper, Hollywood	17.3"	37% Poor	Poor	Over-mature	Between two trailer pads.	No	Rem
30	Juniper, Hollywood	43.4"	42% Poor	Poor	Over-mature	Double-trunked; between two trailer pads.	>38" = PT	Rem

30 Excellent =	0
Good =	3
Fair =	12
Poor =	10
Very Poor =	5
Dead =	0
Total =	30

GRAPHIC SCALE
20 0 20 40
SCALE: 1"=20'

EXISTING CONDITIONS AND TREE REMOVAL

617 E. EVELYN AVENUE

DIVIDEND HOMES

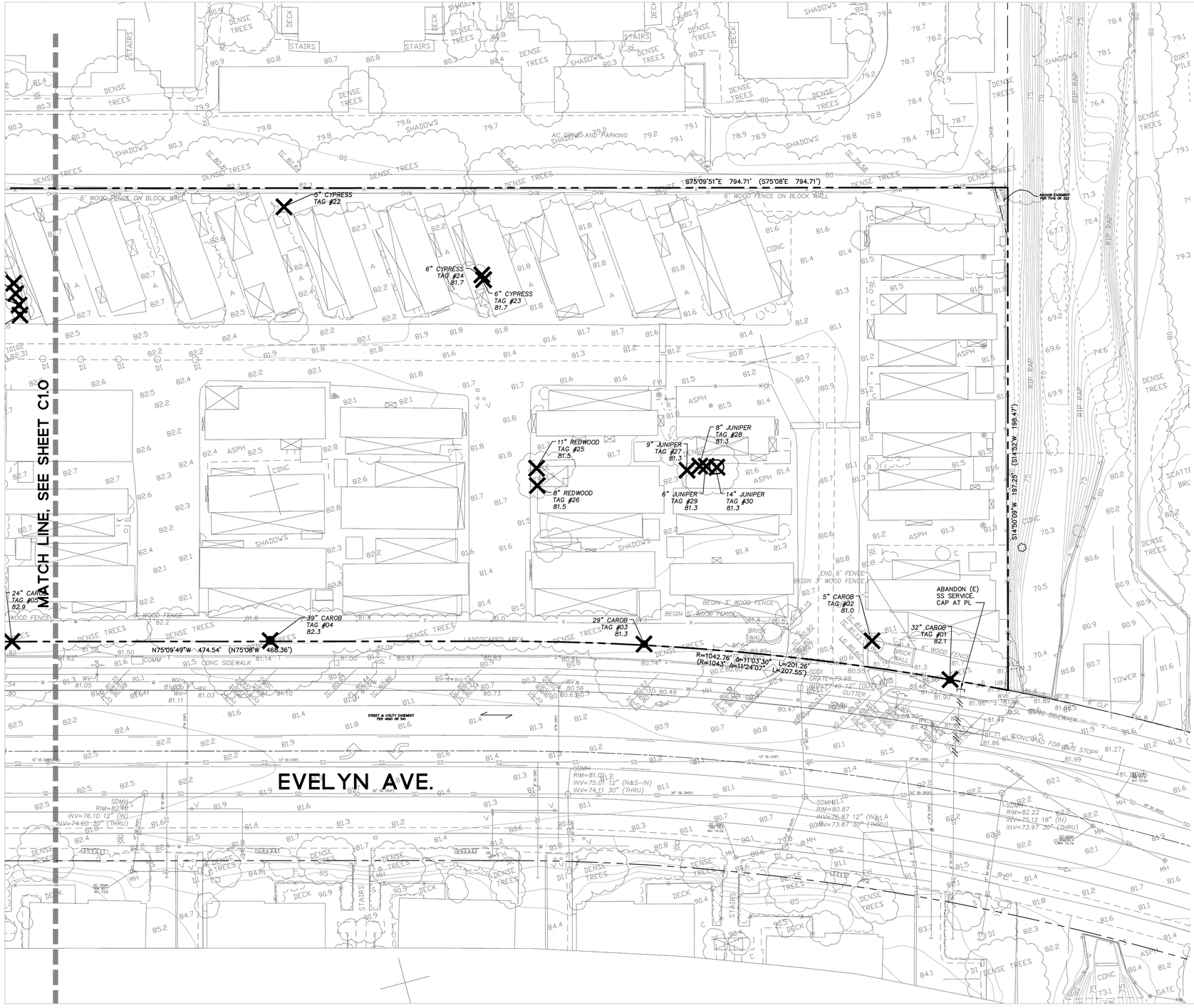
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1730 N. 1st Street, Ste. 600
San Jose, CA 95112
408.467.9100 408.467.9199

JOB NO. 20156045
DATE 2/14/2018

REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE 47813
EXP.12/31/15
CIVIL
STATE OF CALIFORNIA

C2.0

DRAWING NAME: I:\2015\15045\SHEETS\617 E. Evelyn Ave\GRADING\SHEETS\2054-01.dwg
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PLOT TIME: 8:44:1



LEGEND

- PROPERTY LINE
- GAS MAIN
- WATER MAIN
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- JOINT TRENCH LINE
- STREET LIGHT LINE
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TREE INVENTORY

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	Dead =	0						
	Total =	30						

GRAPHIC SCALE
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SCALE: 1"=20'

EXISTING CONDITIONS AND TREE REMOVAL

617 E. EVELYN AVENUE

DIVIDEND HOMES

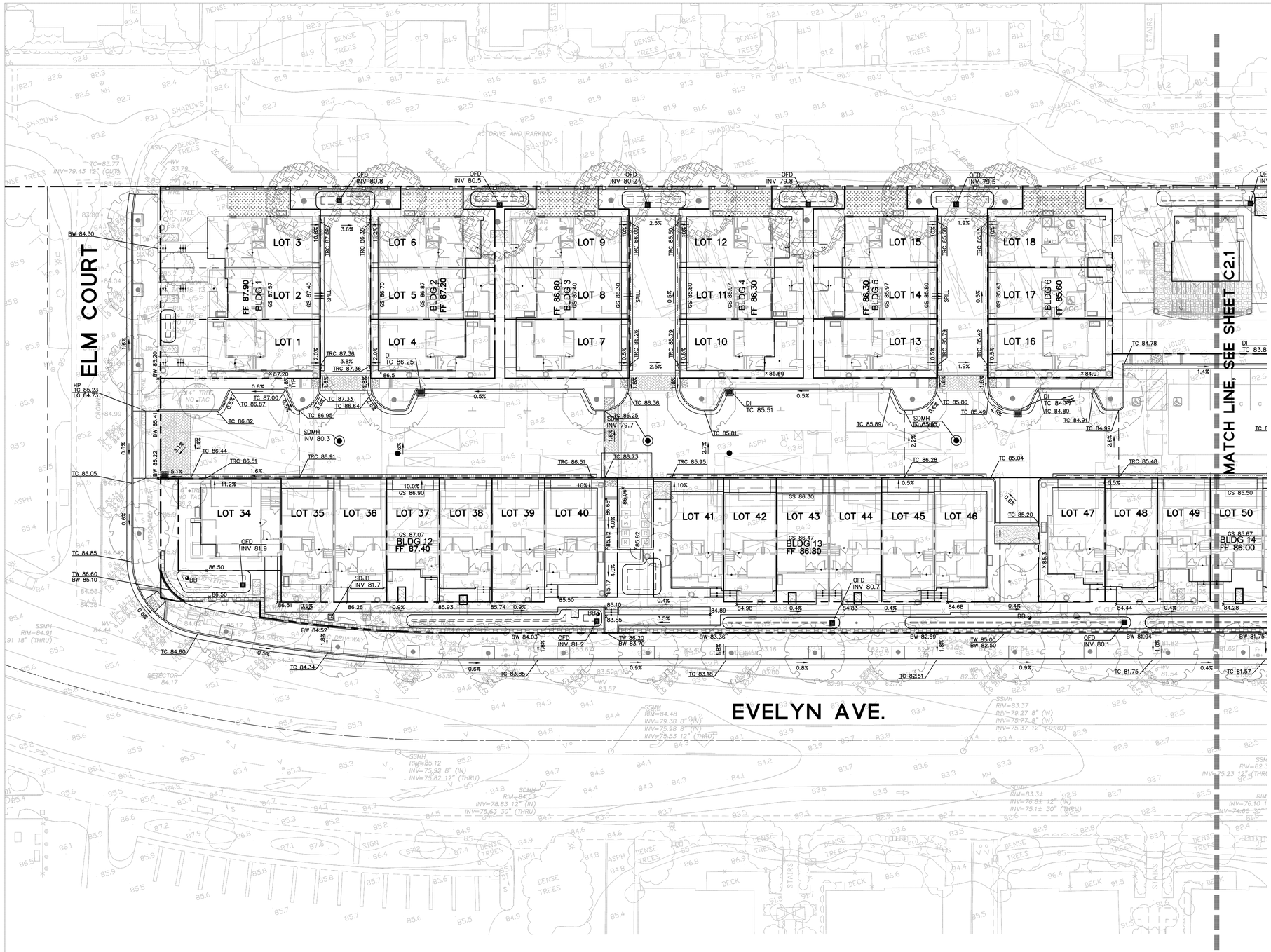
BkF ENGINEERS / SURVEYORS / PLANNERS
1730 N. 1st Street, Ste. 600
San Jose, CA 95112
408.467.9100 408.467.9199

JOB NO. 20156045
DATE 2/14/2018

REGISTERED PROFESSIONAL ENGINEER S. R. SCHORK PE 47813 EXP.12/31/15 CIVIL STATE OF CALIFORNIA

C2.1

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Saved by: Scott Hall
Last Edited: 2/14/2018 9:44
Plotted By: Scott Hall
Plotted On: 2/14/2018 9:44



LEGEND

- PROPERTY LINE
- LOT LINE
- STREET CENTERLINE
- CURB AND GUTTER
- ROLLED CURB & GUTTER
- VERTICAL CURB
- VALLEY GUTTER
- INTERIOR LOT FENCE
- RETAINING WALL
- BIORETENTION BASIN
- OVERLAND RELEASE
- AREA DRAIN
- OVER FLOW DRAIN
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- BUBBLER BOX
- STORM DRAIN JUNCTION BOX

AD · OFD · SDMH · CB · BB · JB

ABBREVIATIONS

SYMBOL	DESCRIPTION
AC	HVAC UNIT
AD	AREA DRAIN
BB	BUBBLER BOX
BW	BACK OF WALK
B/W	BOTTOM OF WALL
CB	CATCH BASIN
CC	CURB CUT (CURB OPENING)
CR	CROWN
CSV	CITY OF MOUNTAIN VIEW
DET	DETAIL
DWY	DRIVEWAY
(E)	EXISTING
FC	FLUSH CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
GB	GRADE BREAK
GS	GARAGE SLAB
HP	HIGH POINT
JB	JUNCTION BOX
LG	LIP OF GUTTER
LP	LOW POINT
MH	MANHOLE
MIN	MINIMUM
(N)	NEW
N.T.S.	NOT TO SCALE
OFD	OVER FLOW DRAIN
PV	PAVEMENT
SD	STORM DRAIN
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TRC	TOP OF ROLLED CURB
TYP	TYPICAL

PRELIMINARY GRADING & DRAINAGE PLAN

617 E. EVELYN AVENUE

DIVIDEND HOMES

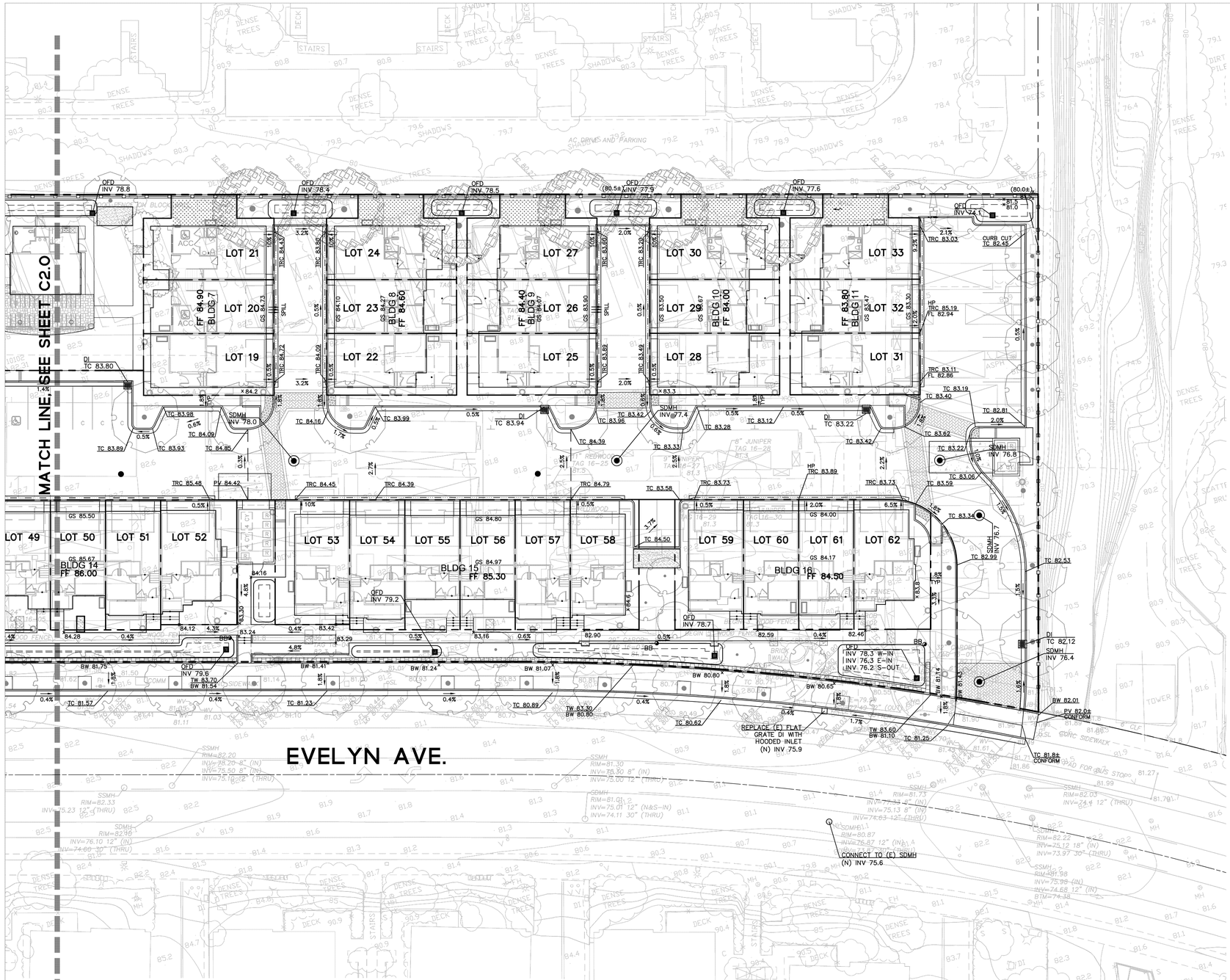
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JOB NO. 20156045
DATE 2/14/2018

REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE 47813
EXP.12/31/15
CIVIL
STATE OF CALIFORNIA

C3.0

PLOTTED: 2/14/2018 2:29:15 PM
PLOTTED BY: Mark
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LEGEND

- PROPERTY LINE
- LOT LINE
- STREET CENTERLINE
- CURB AND GUTTER
- ROLLED CURB & GUTTER
- VERTICAL CURB
- VALLEY GUTTER
- INTERIOR LOT FENCE
- RETAINING WALL
- BIORETENTION BASIN
- OVERLAND RELEASE
- AREA DRAIN (AD)
- OVER FLOW DRAIN (OFD)
- STORM DRAIN MANHOLE (SDMH)
- STORM DRAIN CURB INLET (CB)
- BUBBLER BOX (BB)
- STORM DRAIN JUNCTION BOX (JB)
- TRENCH DRAIN

ABBREVIATIONS

SYMBOL	DESCRIPTION
AC	HVAC UNIT
AD	AREA DRAIN
BB	BUBBLER BOX
BW	BACK OF WALK
B/W	BOTTOM OF WALL
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FL	FLOW LINE
GB	GRADE BREAK
GS	GARAGE SLAB
HP	HIGH POINT
JB	JUNCTION BOX
LG	LIP OF GUTTER
LP	LOW POINT
MH	MANHOLE
MIN	MINIMUM
(N)	NEW
N.T.S.	NOT TO SCALE
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PV	PAVEMENT
SD	STORM DRAIN
STD	STANDARD
TC	TOP OF CURB
TW	TOP OF WALL
TRC	TOP OF ROLLED CURB
TYP	TYPICAL

GRAPHIC SCALE
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SCALE: 1"=20'

PRELIMINARY GRADING & DRAINAGE PLAN

617 E. EVELYN AVENUE

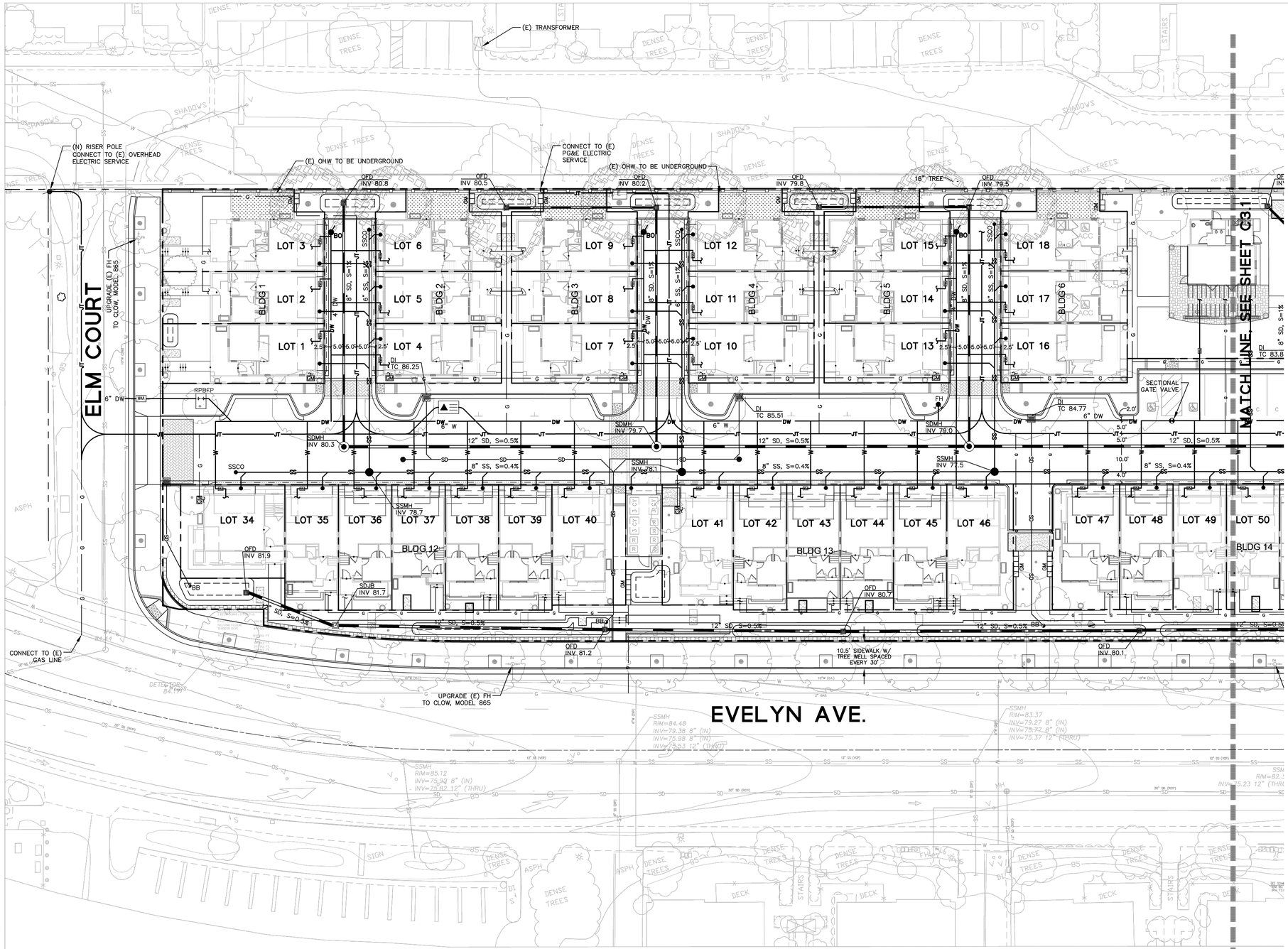
DIVIDEND HOMES

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S. R. SCHORK
PE 47813
EXP.12/31/15
CIVIL
STATE OF CALIFORNIA

C3.1



LEGEND

PROPERTY LINE		OVER FLOW DRAIN	OFD
LOT LINE		SANITARY SEWER MANHOLE	SSMH
CURB AND GUTTER		SANITARY SEWER CLEANOUT	SSCO
VERTICAL CURB		STORM DRAIN MANHOLE	SDMH
SANITARY LINE	SS	STORM DRAIN JUNCTION BOX	JB
STORM DRAIN LINE (TREATED)		FIRE HYDRANT	FH
STORM DRAIN LINE (UNTREATED)	SD	FIRE DEPARTMENT CONNECTION	FDC
DOMESTIC WATER LINE	DW	SUBSURFACE TRANSFORMER	
FIRE WATER LINE	FW	IRRIGATION BACKFLOW PREVENTER	IRR BFP
JOINT TRENCH	JT	REDUCED PRESSURE ASSEMBLY	RP
BIORETENTION BASIN		DOUBLECHECK DETECTOR ASSEMBLY	DCDA
		WATER METER	WM

GRAPHIC SCALE
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SCALE: 1"=20'

617 E. EVELYN AVENUE

PRELIMINARY UTILITY PLAN

JOB NO. 20156045
DATE 2/14/2018

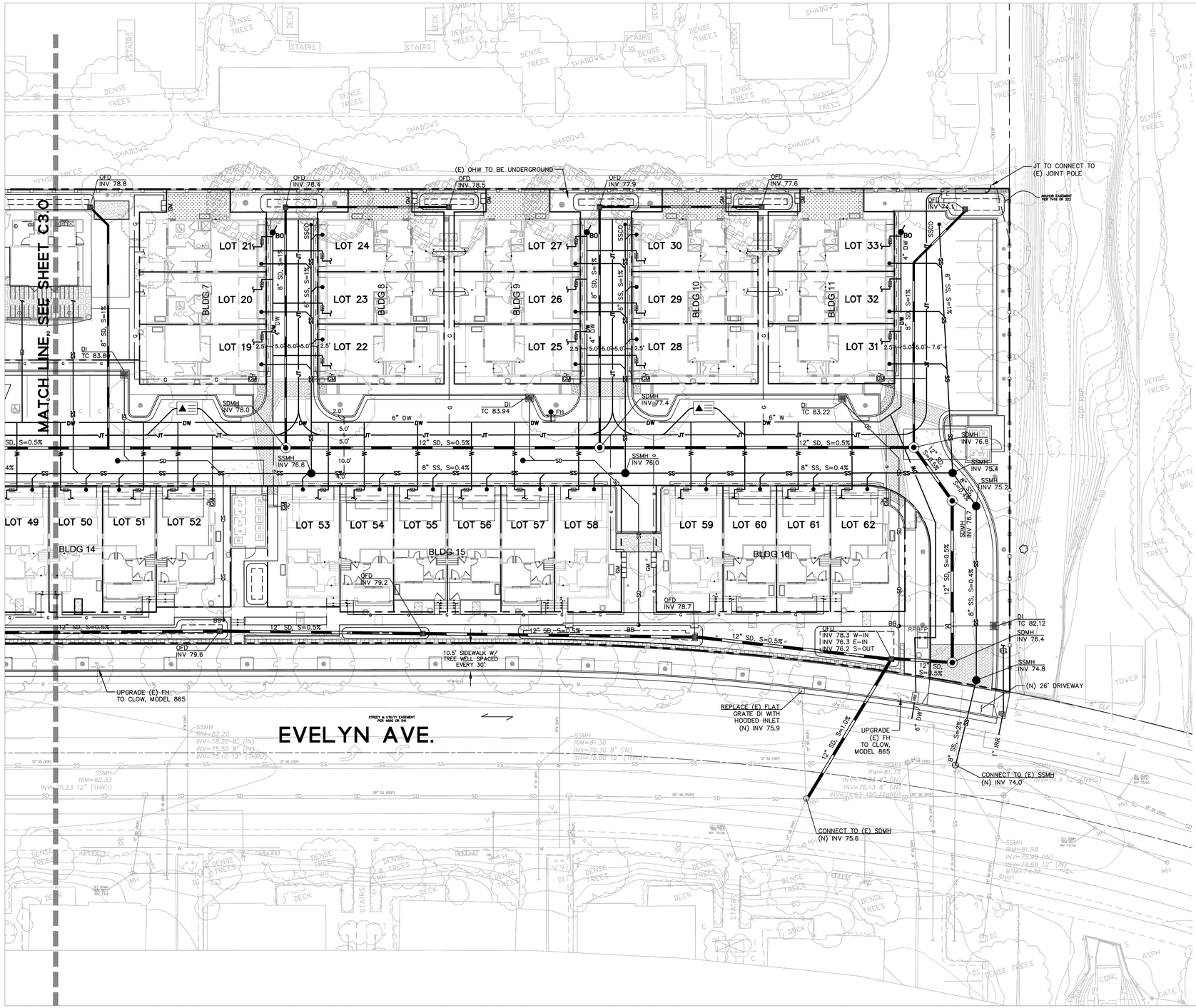
DIVIDEND HOMES

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1730 N. 1st Street, Ste. 600
San Jose, CA 95112
408.467.9100 408.467.9199

REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE 47813
EXP.12/31/15
CIVIL
STATE OF CALIFORNIA

C4.0

DRAWN: MWG
LAST SAVED: 2/21/18
PLOTTED: 2/21/18 9:00
\\SJPC-FS01\Projects\20156045 E. Evelyn Ave\SURVEY\MAIN\SHEETS\DATA-XIT.dwg



LEGEND

PROPERTY LINE	OVER FLOW DRAIN (OFD)
LOT LINE	SANITARY SEWER MANHOLE (SSMH)
CURB AND GUTTER	SANITARY SEWER CLEANOUT (SSCO)
VERTICAL CURB	STORM DRAIN MANHOLE (SDMH)
SANITARY LINE (SS)	STORM DRAIN JUNCTION BOX (JB)
STORM DRAIN LINE (TREATED)	FIRE HYDRANT (FH)
STORM DRAIN LINE (UNTREATED) (SD)	FIRE DEPARTMENT CONNECTION (FDC)
DOMESTIC WATER LINE (DW)	SUBSURFACE TRANSFORMER
FIRE WATER LINE (FW)	IRRIGATION BACKFLOW PREVENTER (IRR BFP)
JOINT TRENCH (JT)	REDUCED PRESSURE ASSEMBLY (RP)
BIORETENTION BASIN	DOUBLECHECK DETECTOR ASSEMBLY (DCDA)
	WATER METER (WM)

GRAPHIC SCALE
20 0 20 40
SCALE: 1"=20'

PRELIMINARY UTILITY PLAN

617 E. EVELYN AVENUE

DIVIDEND HOMES

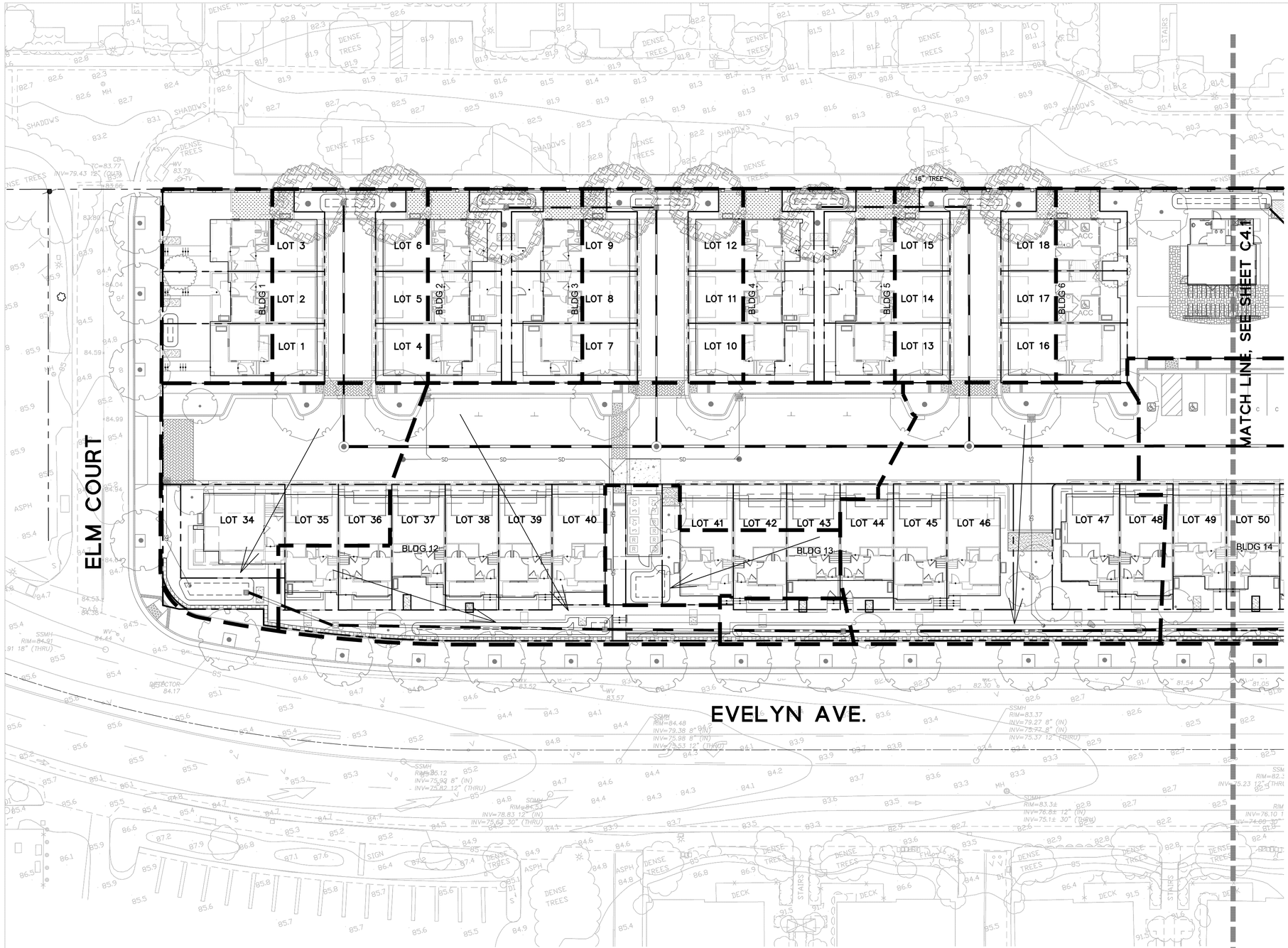
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S. R. SCHORK
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CIVIL
STATE OF CALIFORNIA

C4.1

PLOTTED: 2/14/2018 4:26:15 PM
PLOTTED BY: Adam
DRAWING NAME: C:\Users\Adam\Documents\20156045 E. Evelyn Ave\GRAPHICS\SHEETS\20156045 E. Evelyn Ave\GRAPHICS\SHEETS\DATA-UTILITY.dwg



LEGEND

- PROPERTY LINE
- LOT LINE
- TREATED STORM DRAIN LINE
- SD — UNTREATED STORM DRAIN LINE
- A-X — DRAINAGE AREA BOUNDARY
- TREATMENT AREA
- STORM DRAIN MANHOLE
- OVER FLOW DRAIN
- STORM DRAIN CATCH BASIN
- AREA DRAIN
- JUNCTION BOX
- BUBBLER BOX
- STORM CLEANOUT
- DRAINAGE SLOPE
- B.B.# BIORETENTION SWALE/BASIN
- DIRECTION OF RUNOFF

GRAPHIC SCALE
20 0 20 40
SCALE: 1"=20'

PRELIMINARY STORMWATER MANAGEMENT PLAN

617 E. EVELYN AVENUE

DIVIDEND HOMES

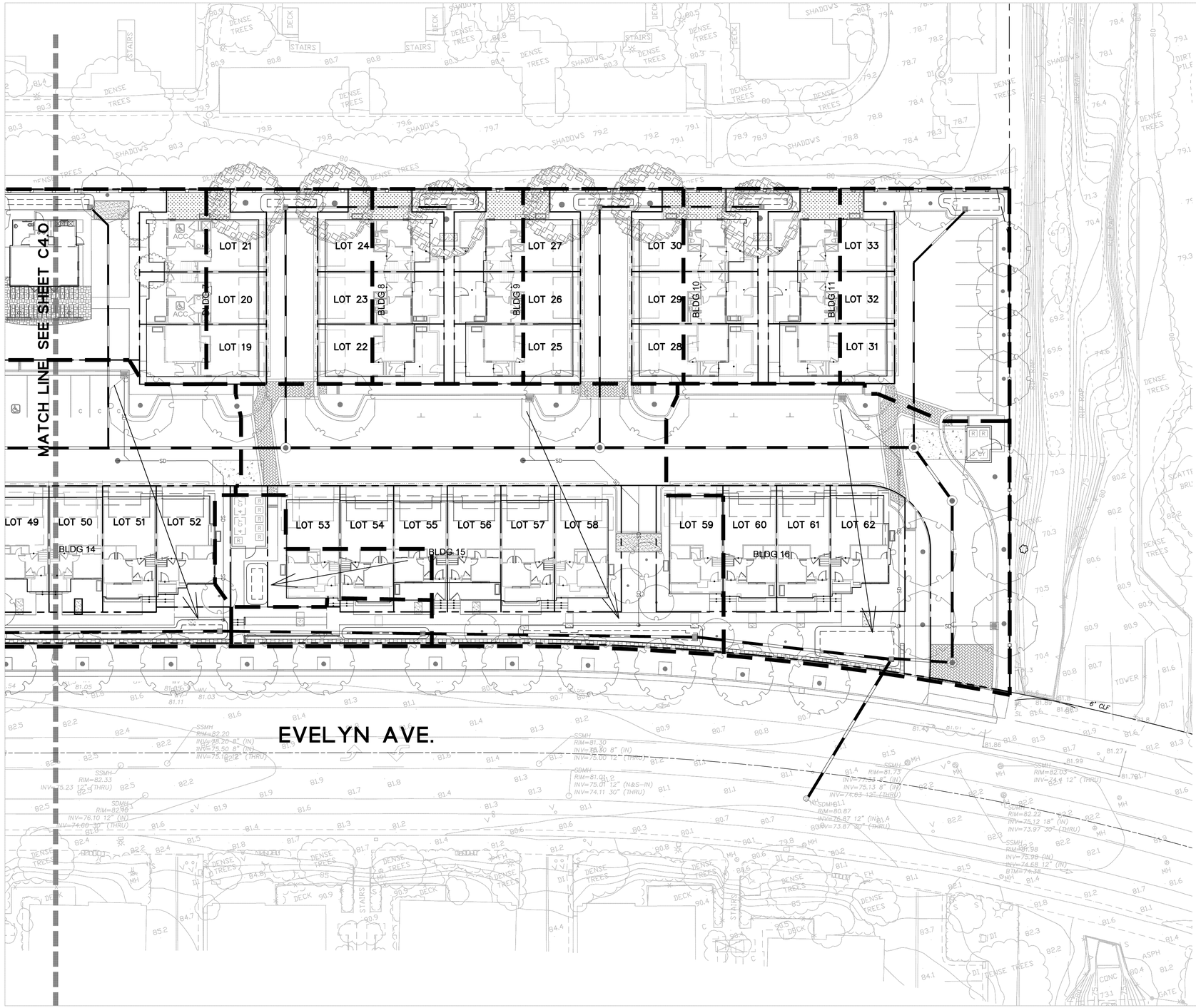
BkF ENGINEERS / SURVEYORS / PLANNERS
1730 N. 1st Street, Ste. 600
San Jose, CA 95112
408.467.9100 408.467.9199

JOB NO. 20156045
DATE 2/14/2018

REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE 47813
EXP.12/31/15
CIVIL
STATE OF CALIFORNIA

C5.0

PLOTTED: 2/14/2018 2:07:18 PM
BY: Sarah Hall
PLOT TABLE: BKF.ctb
PLOT SCALE: 1.0000
DRAWING NAME: C:\BKF\Projects\20156045\SHEETS\617 E. Evelyn Ave\CIVIL\PLANS\SHEETS\C5.0 - PSMP.dwg



LEGEND

- PROPERTY LINE
- LOT LINE
- TREATED STORM DRAIN LINE
- SD — UNTREATED STORM DRAIN LINE
- A-X — DRAINAGE AREA BOUNDARY
- TREATMENT AREA
- STORM DRAIN MANHOLE
- OVER FLOW DRAIN
- STORM DRAIN CATCH BASIN
- AREA DRAIN
- JUNCTION BOX
- BUBBLER BOX
- STORM CLEANOUT
- DRAINAGE SLOPE
- B.B.# — BIORETENTION SWALE/BASIN
- DIRECTION OF RUNOFF

GRAPHIC SCALE
20 0 20 40
SCALE: 1"=20'

PRELIMINARY STORMWATER MANAGEMENT PLAN

617 E. EVELYN AVENUE

DIVIDEND HOMES

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STATE OF CALIFORNIA

C5.1

LEGEND

- PROPERTY LINE
- BIORETENTION BASIN
- USABLE OPEN SPACE (US)
- LANDSCAPE AREA (LS)

LANDSCAPE AREA TABLE

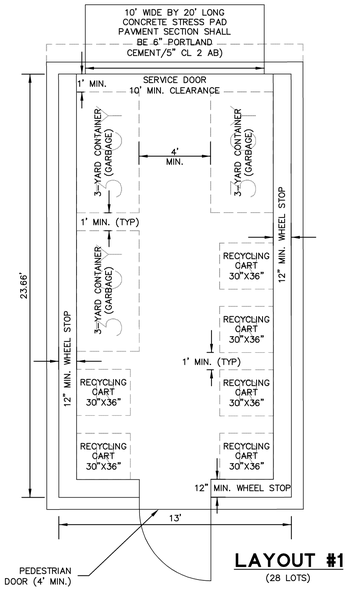
	TOTAL LANDSCAPE PROVIDED (SQ. FT)	PROVIDED (SQ. FT/UNIT)	REQUIRED (SQ. FT/UNIT)
LANDSCAPE AREA	47,708	769	425

	PRIVATE USABLE OPEN SPACE PROVIDED (SQ. FT)	USABLE OPEN SPACE PROVIDED (SQ. FT)	TOTAL USABLE OPEN SPACE PROVIDED (SQ. FT)	USABLE OPEN SPACE PROVIDED PER UNIT (SQ. FT/UNIT)	REQUIRED USABLE OPEN SPACE PER UNIT (SQ. FT/UNIT)
USABLE OPEN SPACE	3,296±	22,303±	25,599±	412	400

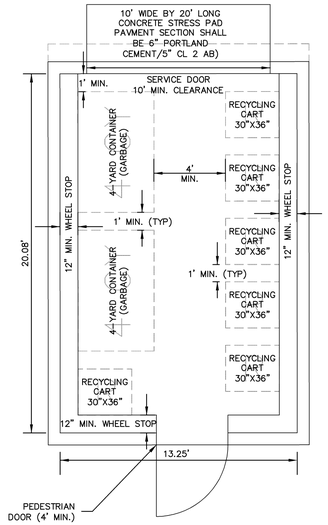
NOTE:
PRIVATE USABLE OPEN SPACE CALCULATION IS INCLUDED IN THE TOTAL USABLE OPEN SPACE CALCULATION.

PRIVATE USEABLE OPEN SPACE TABLE

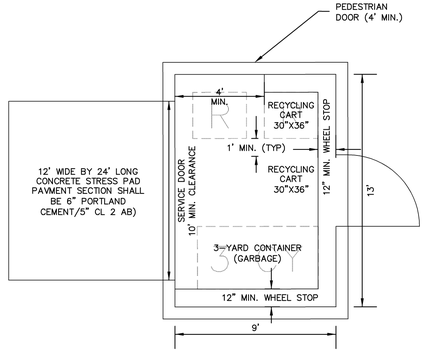
	# OF UNITS	PORCHES (SQ. FT) + PRIVATE BALCONIES (SQ. FT)	USABLE OPEN SPACE PROVIDED (SQ. FT)
UNIT 1X	11	0 + 0	0
UNIT 1	7	0 + 0	0
UNIT 2/2X	9	0 + 86	774
UNIT 2 (LOT 35)	1	0 + 0	0
UNIT 3 INTERIOR (2,8,14,26,32)	5	0 + 0	0
UNIT 3 INTERIOR (5,11,23,29)	4	0 + 0	0
UNIT 3 CORNER (9,15,27,33)	5	0 + 0	0
UNIT 3 CORNER (3)	1	0 + 102	102
UNIT 3 CORNER (6,12,24,30)	4	0 + 102	408
UNIT 3X INTERIOR	2	0 + 107	214
UNIT 3X CORNER	2	0 + 102	204
UNIT 4 (1,7,13,25,31)	5	0 + 188	940
UNIT 4 (4,10,22,28)	4	0 + 0	0
UNIT 4X	2	0 + 188	376
UNIT 5	1	0 + 278	278
		TOTAL	3,296



LAYOUT #1
(28 LOTS)



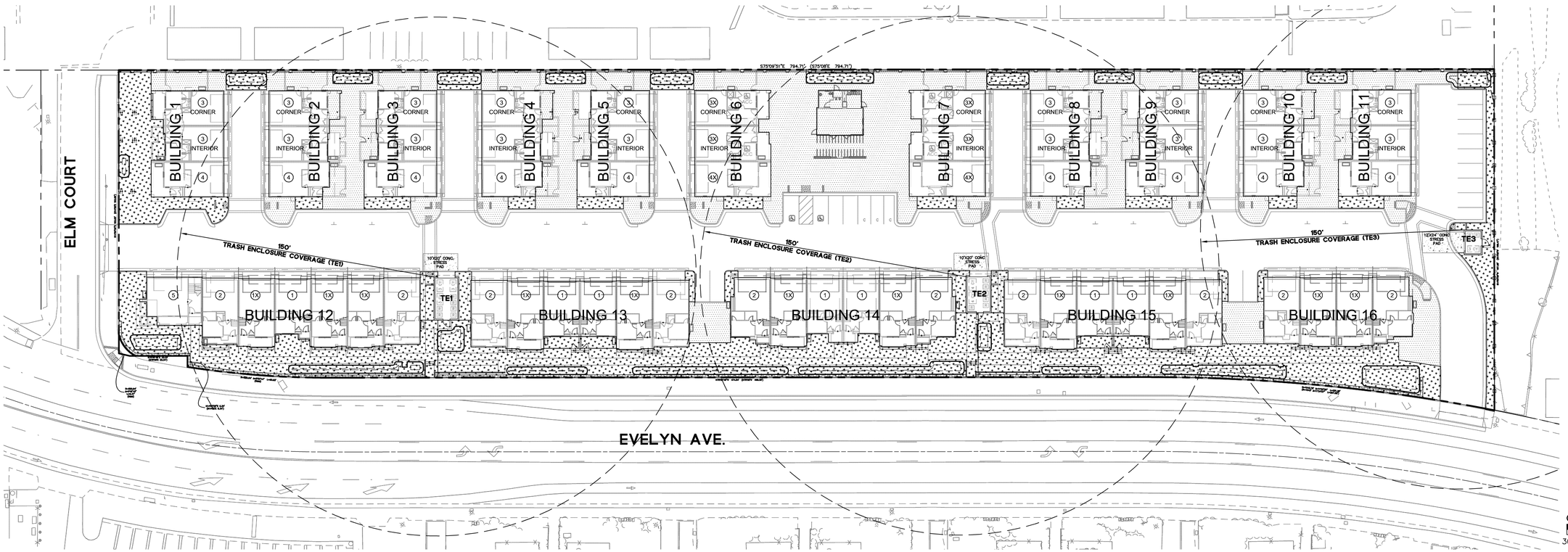
LAYOUT #2
(24 LOTS)



LAYOUT #3
(10 LOTS)

TRASH ENCLOSURE LAYOUT
N.T.S.

NOTES:
1. DESIGN OF ENCLOSURE TO BE PROVIDED BY OTHERS.
2. SIZING IS BASED ON CITY'S CRITERIA OF 10 UNITS EQUAL A 3-YARD BIN AND 2-96 GALLON RECYCLING CARTS.
3. BIN SIZES ARE PER CITY'S COMMON CONTAINER SIZES.



617 E. EVELYN AVENUE

PRELIMINARY TRASH AND OPEN SPACE EXHIBIT

JOB NO. 20156045
DATE 2/14/2018

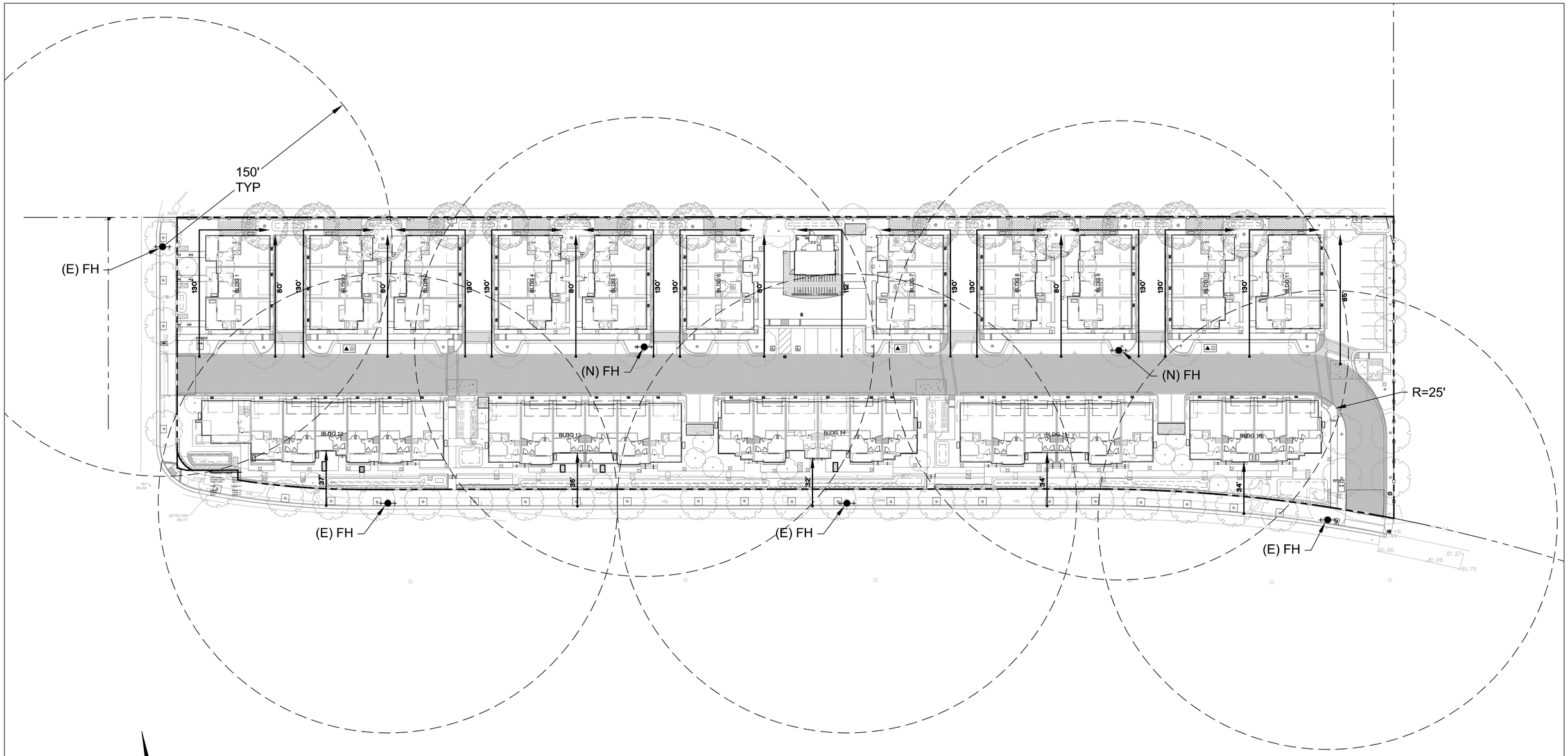
DIVIDEND HOMES

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REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE 47813
EXP.12/31/15
CIVIL
STATE OF CALIFORNIA

C6.0

DRAWING NAME: \\BKF-SJ\Proj\20156045\CAD\PLANNING\SHEETS\SHEET-C6.dwg
PLOT DATE: 2/2/2018
PLOT BY: Kevin



GRAPHIC SCALE

30 0 30 60

LEGEND

- PROPERTY LINE
- LOT LINE
- 26' EMERGENCY VEHICLE ACCESS ROAD (SEE NOTE 3)
- FIRE HOSE REACH FROM EVAE
- FIRE HYDRANT

FIRE NOTES:

1. THE PROJECT IS A R3 OCCUPANCY. THE ON-SITE FIRE HYDRANT CONNECTS TO THE WATER MAIN SYSTEM.
2. ALL NEW HYDRANTS SHALL BE CLOW-RICH 865.
3. THE APPROVED FIRE APPARATUS ACCESS ROADS WILL BE ASPHALT/CONCRETE PAVEMENT CAPABLE OF SUPPORTING A LOAD OF AT LEAST 90,000 LBS.

617 E. EVELYN AVENUE

FIRE HYDRANT EXHIBIT

JOB NO. 20156045

DATE 2/14/2018

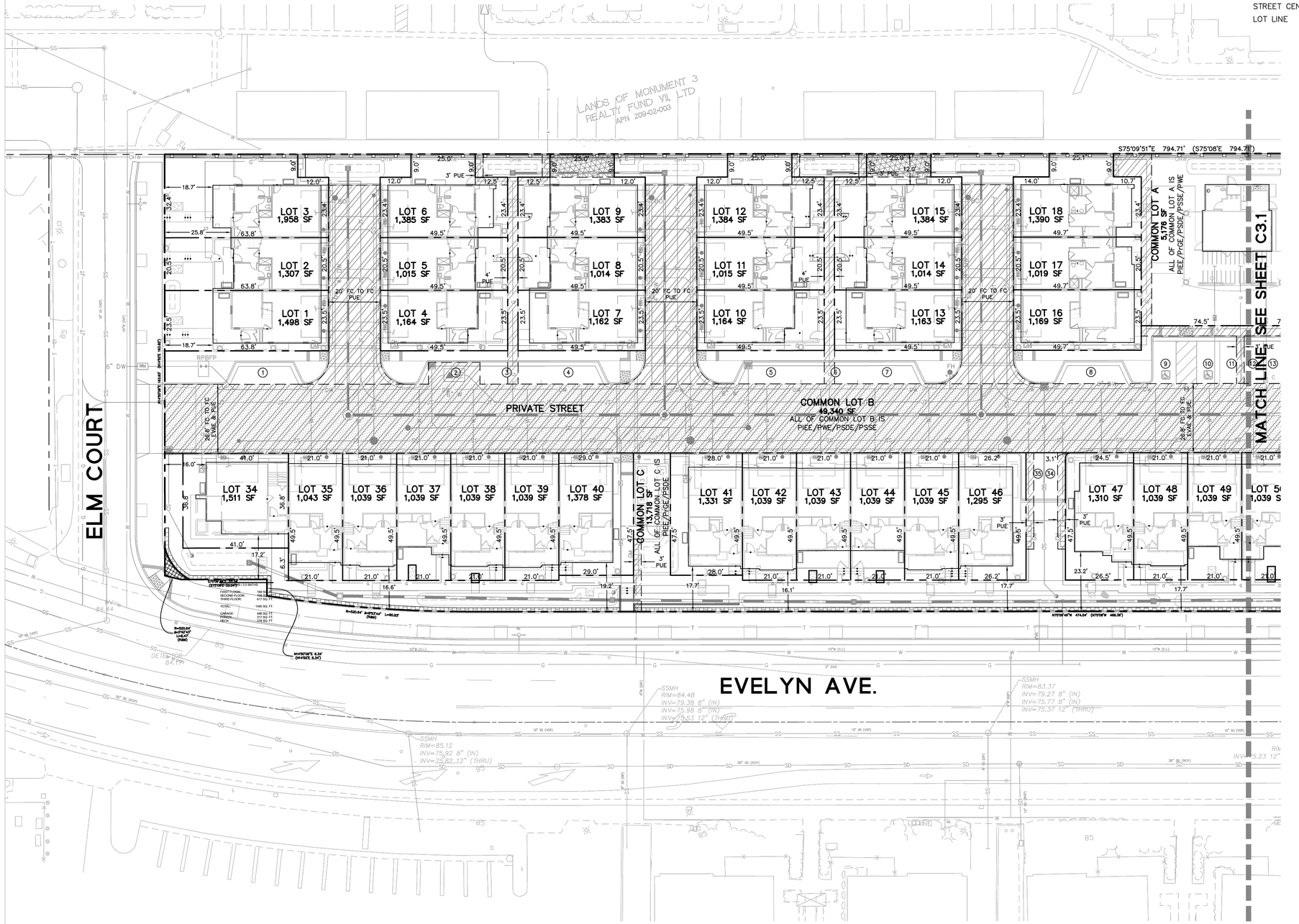
REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE 47813
EXP.12/31/15
CIVIL
STATE OF CALIFORNIA

C7.0

DIVIDEND HOMES

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San Jose, CA 95112
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DRAWING SHEET: \\SJPLAN1\data\projects\20156045_617 E. Evelyn Ave\DWG\PLANNING\SHEETS\EXHIBITS\20156045_617 E. Evelyn Ave_EXHIBIT_C7.0.dwg
PLOTTED BY: Kevin
PLOT TIME/DATE: 02/25/2015 - 2:48pm



LEGEND

	PROPOSED
PROJECT BOUNDARY	
EASEMENT LINE	
STREET CENTERLINE	
LOT LINE	

PROPOSED EASEMENTS

- EVAE
- PUE
- PGE ACROSS LOTS
- PSDE ACROSS LOTS
- STREET EASEMENT DEDICATION

ABBREVIATIONS

EVAE = EMERGENCY VEHICLE ACCESS EASEMENT
PSDE = PRIVATE STORM DRAIN EASEMENT
PSSE = PRIVATE SANITARY SEWER EASEMENT
PUE = PUBLIC UTILITY EASEMENT
PWE = PRIVATE WATER EASEMENT
PIEE = PRIVATE INGRESS AND EGRESS EASEMENT
PRCE = PRIVATE ROLLED CURB EASEMENT
PSE = PUBLIC SIDEWALK EASEMENT
PrGE = PRIVATE GAS EASEMENT

GENERAL NOTES

1. OWNER:	EAST DUNNE INVESTORS, LLC
2. DEVELOPER:	DIVIDEND HOMES 385 WOODVIEW AVENUE, SUITE 100 MORGAN HILL, CA 95037 CONTACT: JOSH VROTSOS (408) 762–7108
3. CIVIL ENGINEER:	BKF ENGINEERS 1730 N. 1ST STREET, SUITE 600 SAN JOSE, CA 95112 CONTACT: SCOTT SCHORK (408) 467–9100
4. PROPERTY:	617 E. EVELYN AVE. (APN 209–02–001) BEING A PORTION OF LOT 3, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 1 OF MAPS AT PAGE 35, RECORDS OF THE COUNTY OF SANTA CLARA.
5. ASSESSORS PARCEL NO.	617 E. EVELYN AVE.: 209–02–001
6. GENERAL PLAN	INDUSTRIAL TO RESIDENTIAL (LOW MED DENSITY)
7. EXISTING ZONING:	PD/R3 (PLANNED DEVELOPMENT/MEDIUM DENSITY RES.)
8. PROPOSED ZONING:	R3–MEDIUM DENSITY ZONING
9. EXISTING USE:	MOBILE HOMES
10. PROPOSED USE:	RESIDENTIAL (TOWNHOMES)
11. AREA:	GROSS = 3.26± ACRES; NET = 3.26±
12. NUMBER OF UNITS:	62
13. NUMBER OF LOTS:	62 DEVELOPABLE, 3 NON–DEVELOPABLE COMMON LOTS
14. UTILITIES: A. WATER: PUBLIC STREETS: PRIVATE STREETS: B. SANITARY SEWER: PUBLIC STREETS: PRIVATE STREETS: C. STORM DRAIN: PUBLIC STREETS: PRIVATE STREETS: D. GAS/ELECTRIC: E. TELEPHONE: F. CABLE TV:	 CITY OF SUNNYVALE HOMEOWNERS ASSOCIATION CITY OF SUNNYVALE HOMEOWNERS ASSOCIATION CITY OF SUNNYVALE HOMEOWNERS ASSOCIATION PACIFIC GAS & ELECTRIC AT&T COMCAST
15. BENCHMARK:	CITY OF SUNNYVALE BENCHMARK #47; BRASS DISK IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHEAST CURB RETURN, INTERSECTION OF FAIR OAKS AVENUE AND EVELYN AVENUE. ELEVATION 86.325 FEET – (NAVD 88)
16. TOPOGRAPHY:	INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED BY AMERICAN AERIAL MAPPING AND GROUND SURVEY PREPARED BY BKF ENGINEERS CONDUCTED JUNE 2015.
17. FLOOD ZONE:	THIS PROPERTY IS LOCATED WITHIN ZONE AO (DEPTH 1.5') AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06085C0207H.
18. LOT SIZES:	LOT A = 5,176 SF LOT B = 49,340 SF LOT C = 13,705 SF LOT 1–62 = 73,723 SF STREET EASEMENT DEDICATION = 37 SF TOTAL = 141,981 SF AVERAGE LOT SIZE = 1,189 SF (EXCLUDES COMMON LOTS) SMALLEST LOT = 1,014 SF

GENERAL NOTES:

1. THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT AND CONFORMS TO THE REQUIREMENTS OF CHAPTER 18.20.050 & 18.20.060 OF THE CITY OF SUNNYVALE MUNICIPAL CODE.

617 E. EVELYN AVENUE

GRAPHIC SCALE
20 0 20 40
SCALE: 1"=20'

VESTING TENTATIVE MAP

JOB NO. 20156045
DATE 2/14/2018

REGISTERED PROFESSIONAL ENGINEER
S. R. SCHORK
PE 47813
EXP.12/31/15
CIVIL
STATE OF CALIFORNIA

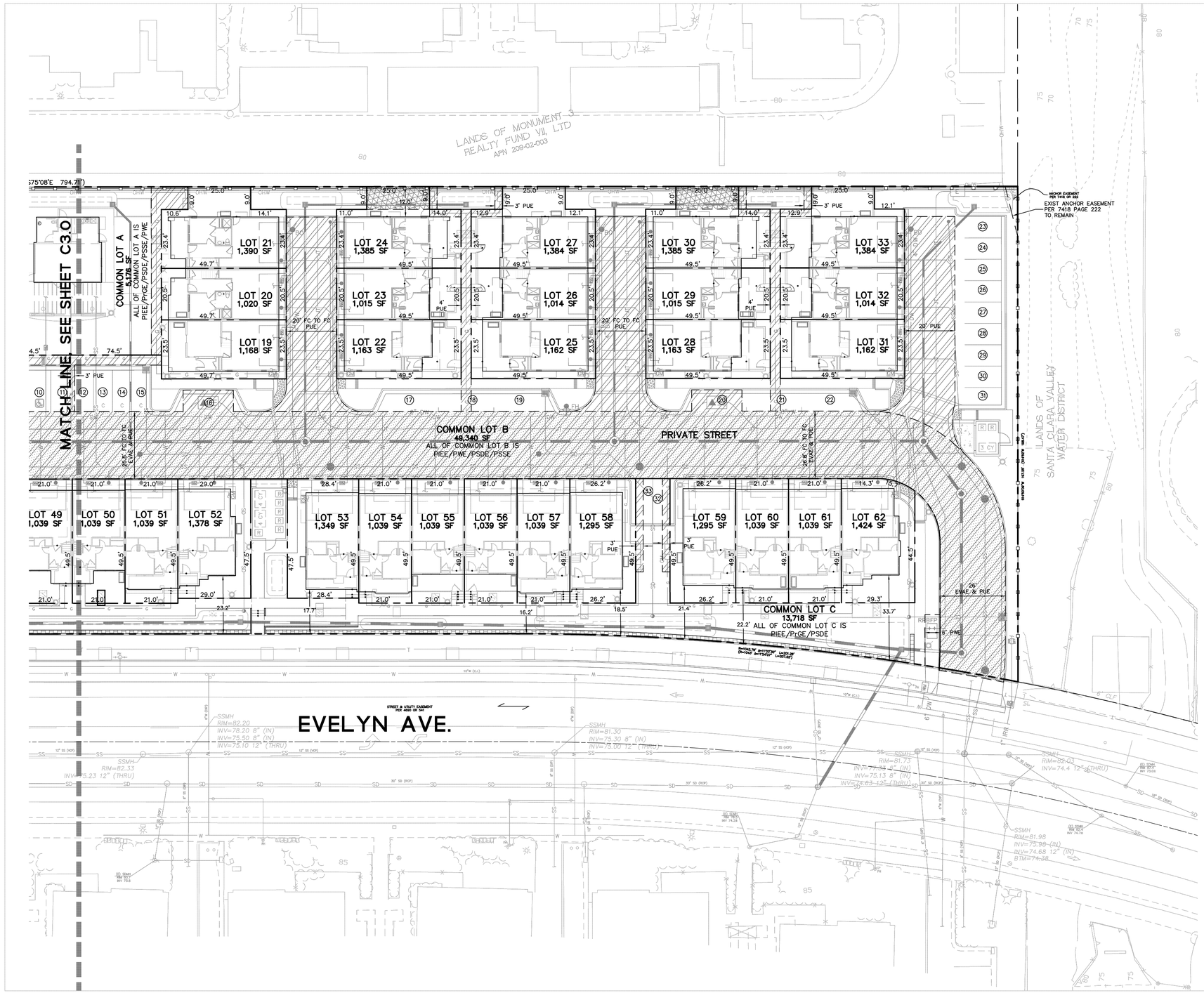
C8.0

DIVIDEND

DIVIDEND HOMES

BkF
ENGINEERS | SURVEYORS | PLANNERS
1730 N. 1st Street, Ste. 600
San Jose, CA 95112
408.467.9100 408.467.9199

PLOTTED BY:
PLOTTED ON:
DRAWING NAME:



LEGEND

	PROPOSED
PROJECT BOUNDARY	
EASEMENT LINE	
STREET CENTERLINE	
LOT LINE	

PROPOSED EASEMENTS	
EVAE	
PUE	
PGE ACROSS LOTS	
PSDE ACROSS LOTS	
STREET EASEMENT DEDICATION	

ABBREVIATIONS

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PrGE	=	PRIVATE GAS EASEMENT

GRAPHIC SCALE
20 0 20 40
SCALE: 1"=20'

VESTING TENTATIVE MAP

JOB NO. 20156045
DATE 2/14/2018

REGISTERED PROFESSIONAL ENGINEER S. R. SCHORK PE 47813 EXP.12/31/15 CIVIL STATE OF CALIFORNIA

C8.1

617 E. EVELYN AVENUE

DIVIDEND HOMES

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