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Project

845 Maria Ln  
Sunnyvale, CA 94087

APN:  
211-50-025

OWNER:

Manoochehr Javaherian

535 Almer Road, #4  
Burlingame, CA 94010

Phone: (650) 343-2550

Sheet Title

COVER SHEET

Job No

Drawn msh,hh,hz  
Date 5-18-2015

Revisions

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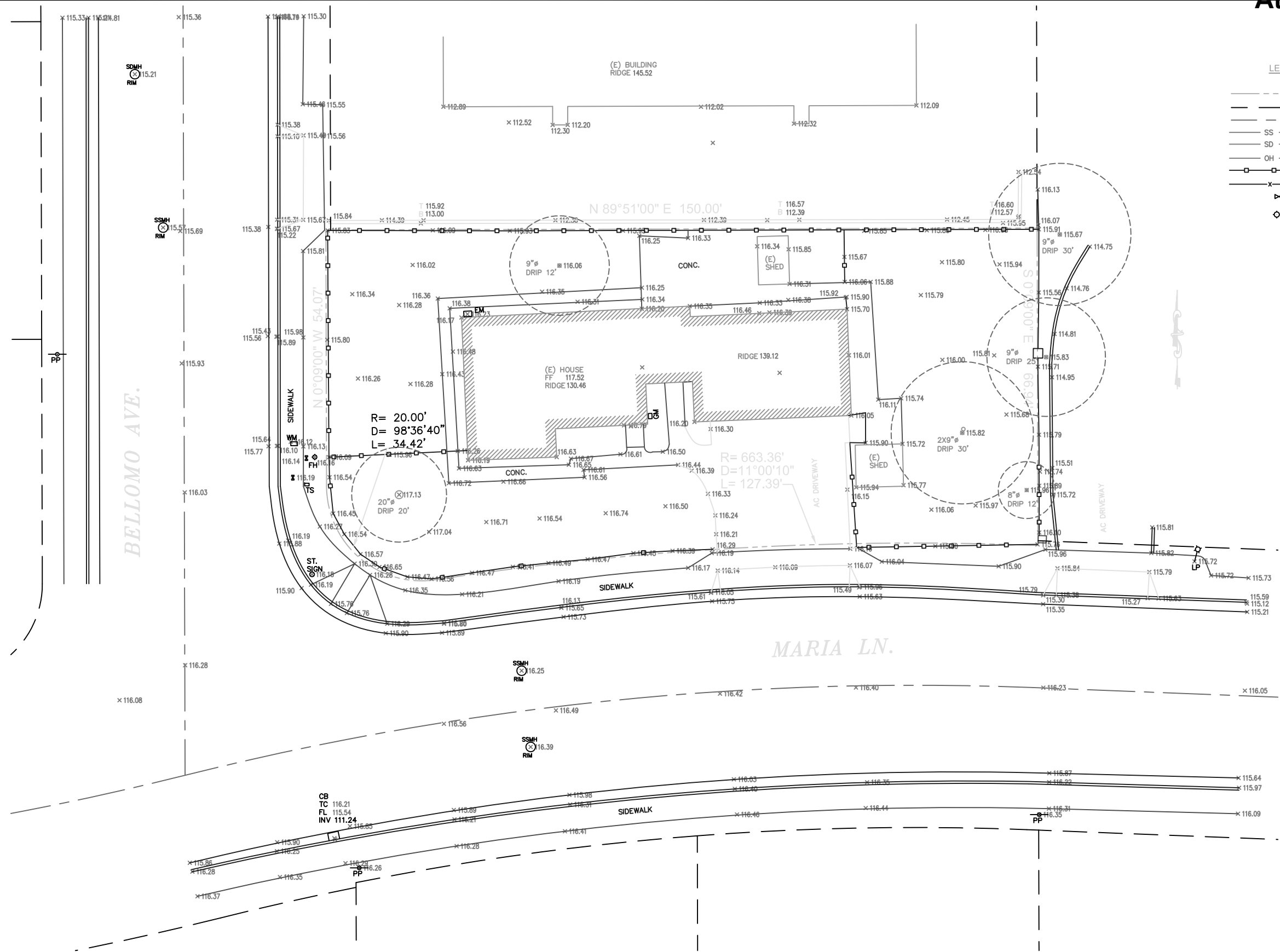
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Sheet

A-0

MARIA LANE CONDOMINIUMS  
SUNNYVALE, CALIFORNIA





LEGEND:

- PROPERTY LINE
- EXISTING LOTS
- CENTERLINE
- SS
- SD
- OH
- WOOD FENCE
- CHAINLINK FENCE
- WATER VALVE
- FIRE HYDRANT

ABBREVIATIONS:

- AC ASPHALT
- AD AREA DRAIN
- C&G CURB AND GUTTER
- CB CATCH BASIN
- DW DRIVEWAY
- EB ELECTRIC BOX
- EP EDGE OF PAVEMENT
- FH FIRE HYDRANT
- GM GAS METER
- P PLANTER AREA
- LP LIGHT POLE
- SDMH STORM DRAINAGE MANHOLE
- SSMH SANITARY SEWER MANHOLE
- SLB STREET LIGHT BOX
- TS TRAFFIC SIGN
- WM WATER METER

DISCLAIMER:

SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:

THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:

THE BEARING N 0°09'00" W OF THE CENTERLINE OF BELLOMO AVE., AS SHOWN ON CERTAIN TRACT NO. 465, RECORDED IN BOOK 15 OF MAPS AT PAGE 37, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

REFERENCED CITY OF SUNNYVALE B.M.:

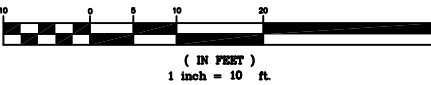
BENCHMARK # 11 EL: 127.799' (NGVD29)

NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
- THE GROSS AREA OF LAND OF RECORD IS 10,298 SQ. FT. ±
- THE SURVEY WAS BASED ON A PRELIMINARY TITLE REPORT OR. NO. 0623010984-JC OLD REPUBLIC TITLE COMPANY DATED MARCH 12, 2014, RECORDED IN SANTA CLARA COUNTY.
- ALL EXISTING BUILDINGS ARE WOOD.
- ALL EXISTING FENCES ARE WOOD.
- FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
- THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

SCALE 1"= 10'

GRAPHIC SCALE



845 MARIA LANE  
SUNNYVALE, CA  
APN: 211-50-025



SMP ENGINEERS

CIVIL ENGINEERS—LAND SURVEYORS  
1534 Carob Lane Los Altos, CA 94024  
Tel. (650) 941-8055 Fax (650) 941-8755

Scale:  
1" = 10'  
Prepared by:  
S.P.  
Checked by:  
S.R.  
Date:  
APRIL 29, 2012  
Project No:  
214061

TOPOGRAPHIC MAP

Sheet No:

T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE
1				
2				
3				
4				
5				

CITY OF SUNNYVALE



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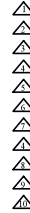
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PROJECT INFO/  
SITE PLAN

Job No

Drawn msh,hh,hz  
Date 5-18-2015

Revisions

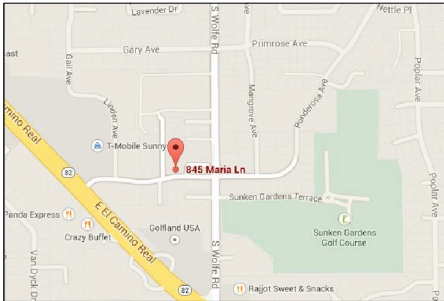


Scale

Sheet

A-1

VICINITY MAP



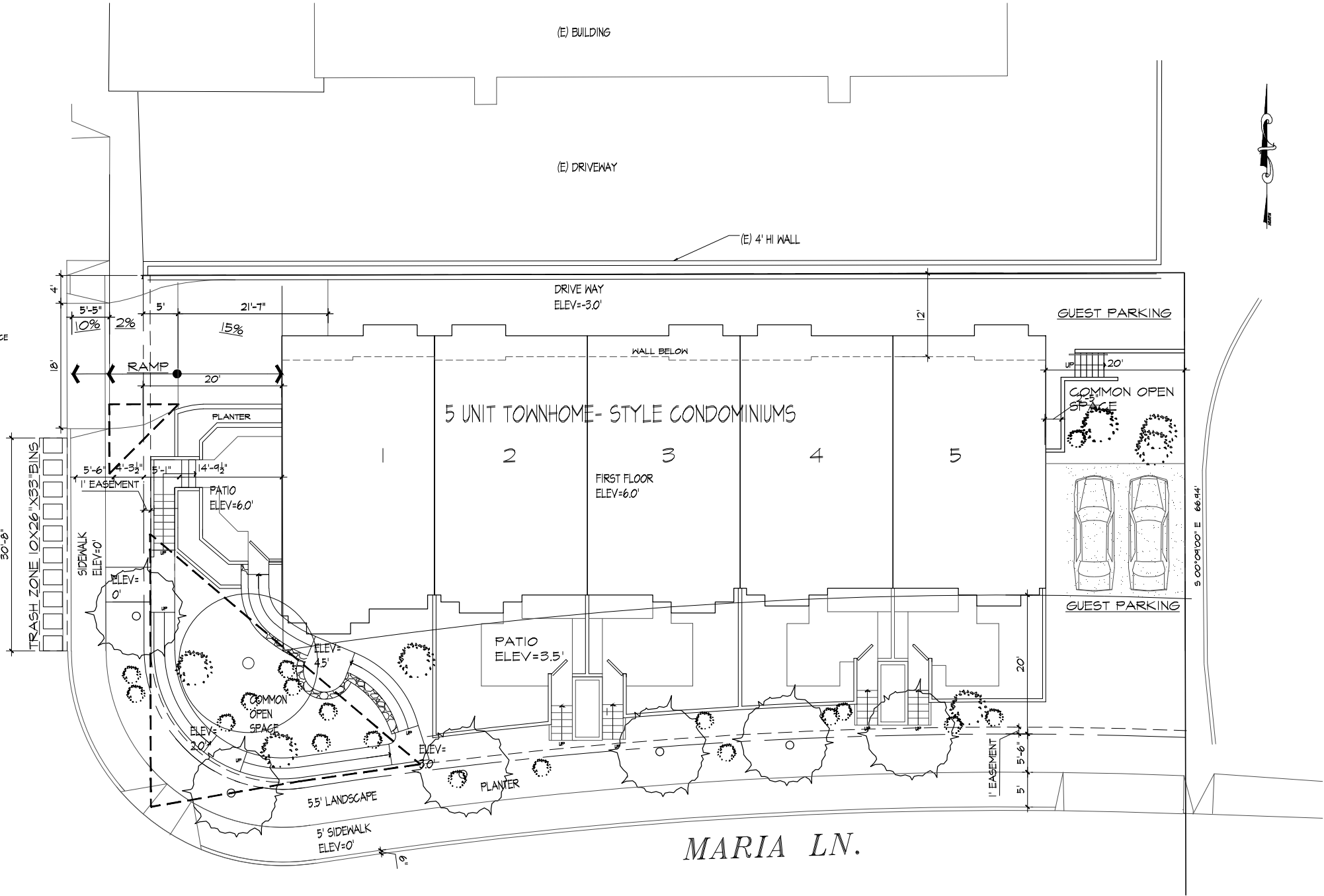
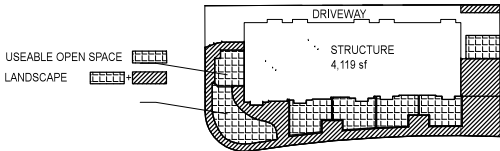
PROJECT INFORMATION

ZONING: R3  
LOT SIZE: 10,240 SF  
CONSTRUCTION: TYPE 5 UNPROTECTED WOOD FRAME  
BUILDING OCCUPANCY: S2 FOR THE GARAGE AND R2 FOR LIVING SPACE  
SPRINKLER: YES

PROJECT DATA

PROJECT DATA TABLE			
	EXISTING	PROPOSED	REQUIRED/ PERMITTED
GENERAL PLAN			
ZONING DISTRICT	R-3	R-3	PER COUNCIL ACTION
LOT SIZE (S.F.)	10,298	10,298	PER SDP
LOT WIDTH (FT.)	73.8	73.8	PER SDP
GROSS FLOOR AREA (S.F.)	HOME: 1,941 SHED: 156	11,052	NO MAX.
LOT COVERAGE (%)	20%	40.0%	40% MAX.
FLOOR AREA RATIO (FAR)	20%	107%	NO MAX.
NO. OF UNITS	1	5	7
DENSITY (UNITS/ACRE)	1	21	24 MAX.
MEETS 75% MIN?	NO	YES 87%	18 DU/AC. MIN.
BEDROOMS/UNIT	4	3	N/A
UNIT#1 SIZE (S.F.)	2,097	2,358	N/A
UNIT#2 SIZE (S.F.)	2,097	2,270	N/A
UNIT#3 SIZE (S.F.)	2,097	2,270	N/A
UNIT#4 SIZE (S.F.)	2,097	2,226	N/A
UNIT#5 SIZE (S.F.)	2,097	2,226	N/A
LOCKABLE STORAGE/UNIT	N/A	2-CAR GARAGE	3 CU. FT. MIN.
NO. OF BUILDINGS	1	1	N/A
BUILDING HEIGHT (FT.)	23	33'-6"	35
NO. OF STORIES	1	3	3

SETBACKS (FIRST/SECOND FACING PROPERTY)			
	EXISTING	PROPOSED	REQUIRED/ PERMITTED
FRONT	HOUSE: 29' SHED: 92'	20'	20' MIN.
LEFT SIDE	HOUSE: 18' SHED: 2'	1st STORY: 6' 2nd STORY: 9' MIN	1st STORY: 6' 2nd STORY: 9' MIN
RIGHT SIDE	HOUSE: 22' SHED: 12'	20'	20'
REAR	HOUSE: 110' SHED: 28'	20'	20'
LANDSCAPING (SQ. FT.)			
TOTAL LANDSCAPING	5,808	3490	2,125 MIN.
LANDSCAPING/UNIT	5,808	698	426 MIN.
TOTAL USABLE OPEN SPACE	UNKNOWN	2,206	2000
USEABLE OPEN SPACE /UNIT	UNKNOWN	441	400
FRONTAGE WIDTH (FT.)	29'	20'	15 MIN.
WATER CONSERVING PLANTS (%)	UNKNOWN	80%	70%
PARKING			
TOTAL SPACES	2	13	13
STANDARD SPACES	2	3	2
COVERED SPACES	0	10	10 MIN.
GARAGE AREA	-	452 SF	450 SF
aisle width (ft.)	N/A	24 (AT BACK UP)	24 MIN.



SITE PLAN

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

NOTES

1. ALL NEW RESIDENTIAL CONSTRUCTION IS REQUIRED TO PRE-WIRE 125% OF THE OPEN PARKING SPACES AND ALL OF THE GARAGE SPACES ARE REQUIRED TO ALLOW FOR A FUTURE LEVEL 2 ELECTRIC CAR CHARGER
2. THE GARAGE WILL BE REQUIRED TO BE MECHANICALLY VENTILATED. THIS INCLUDES THE COMMON DRIVEWAY AS WELL AS THE INDIVIDUAL GARAGE UNITS. PROVIDE GARAGE DOORS THAT ARE 20% OPEN TO THE COMMON DRIVEWAY AREA.
3. THE BUILDING IS REQUIRED TO BE EQUIPPED THROUGHOUT WITH AN APPROVED FIRE CITY OF SUNNYVALE 09/18/2014 PAGE 4 SPRINKLER SYSTEM.
4. RESCUE WINDOWS FROM EACH SLEEPING AREA CAN BE REACHED BY APPROVED LADDER ACCESS.
5. COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE SUNNYVALE MUNICIPAL CODE (SMC), CALIFORNIA FIRE CODE (CFC), TITLE 19 CALIFORNIA CODE OF REGULATIONS, AND SUNNYVALE FIRE PREVENTION PROCEDURES/REQUIREMENTS
6. THE BUILDING SHALL BE PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13.

7. THE BUILDING IS REQUIRED TO BE EQUIPPED THROUGHOUT WITH AN APPROVED FIRE CITY OF SUNNYVALE 09/18/2014 PAGE 4 SPRINKLER SYSTEM.
  8. A SEPARATE FIRE SERVICE LATERAL IS REQUIRED TO BE PROVIDED FOR EACH UNIT. FIRE SERVICE LATERALS MAY NOT BE COMBINED WITH LATERALS FOR DOMESTIC WATER SERVICE SERVING R2 OCCUPANCIES.
- APPLICABLE CODES
- 2013 CALIFORNIA BUILDING CODE  
2013 CALIFORNIA MECHANICAL CODE  
2013 CALIFORNIA ELECTRICAL CODE  
2013 CALIFORNIA PLUMBING CODE  
2013 CALIFORNIA FIRE CODE  
2013 CALIFORNIA ENERGY CODE  
2013 CALIFORNIA / AMERICANS WITH DISABILITIES ACT
- NATIONAL REFERENCE STANDARDS:  
NFPA 13 Automatic Sprinkler Systems  
NFPA 12 National Fire Alarm Code (CA Amended)
- CODE (SMC), CALIFORNIA FIRE CODE (CFC), TITLE 19 CALIFORNIA CODE OF REGULATIONS, AND SUNNYVALE FIRE PREVENTION PROCEDURES/REQUIREMENTS.

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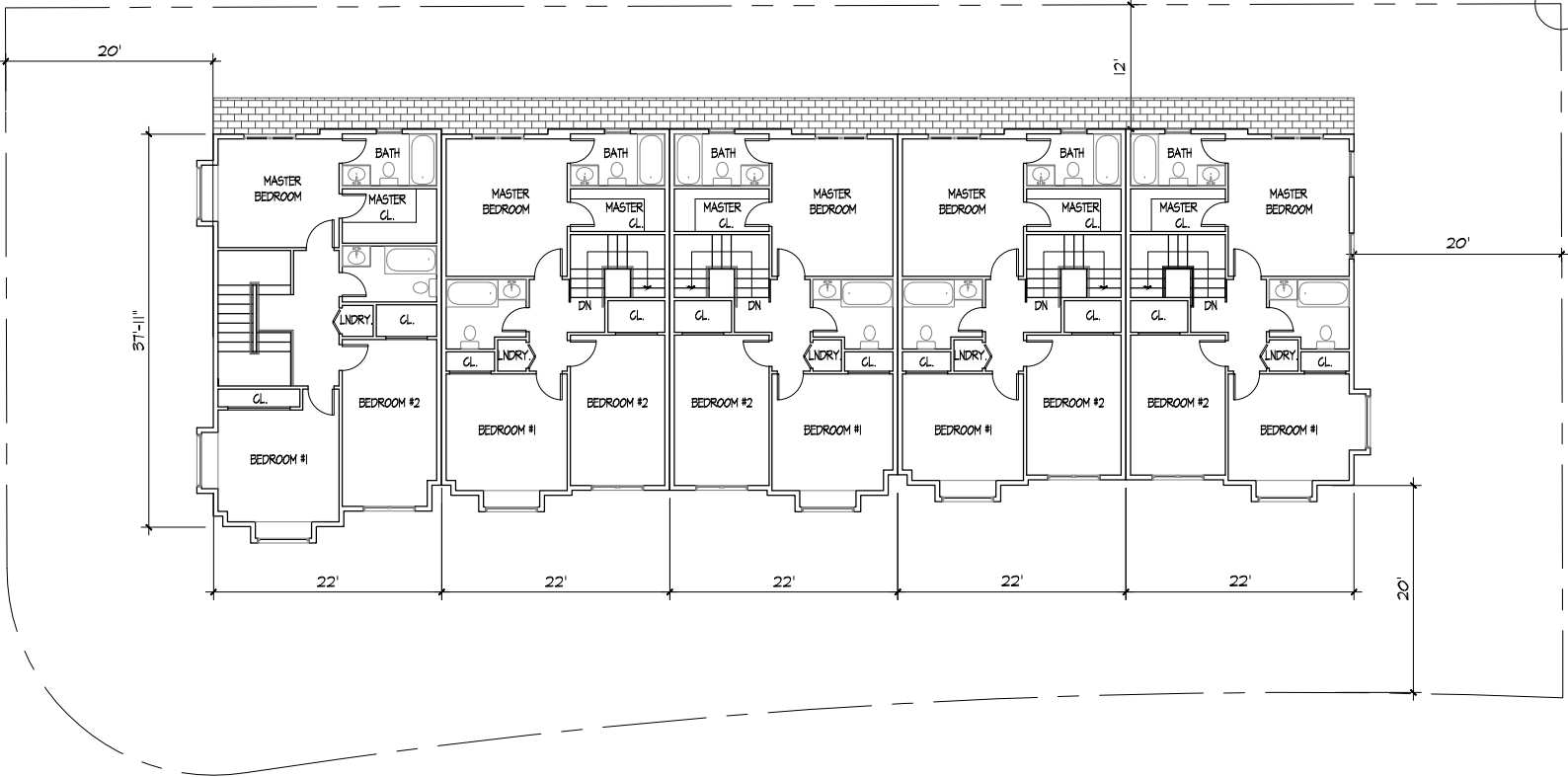
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FLOOR PLANS

Job No  
Drawn msh,hh,hz  
Date 5-18-2015

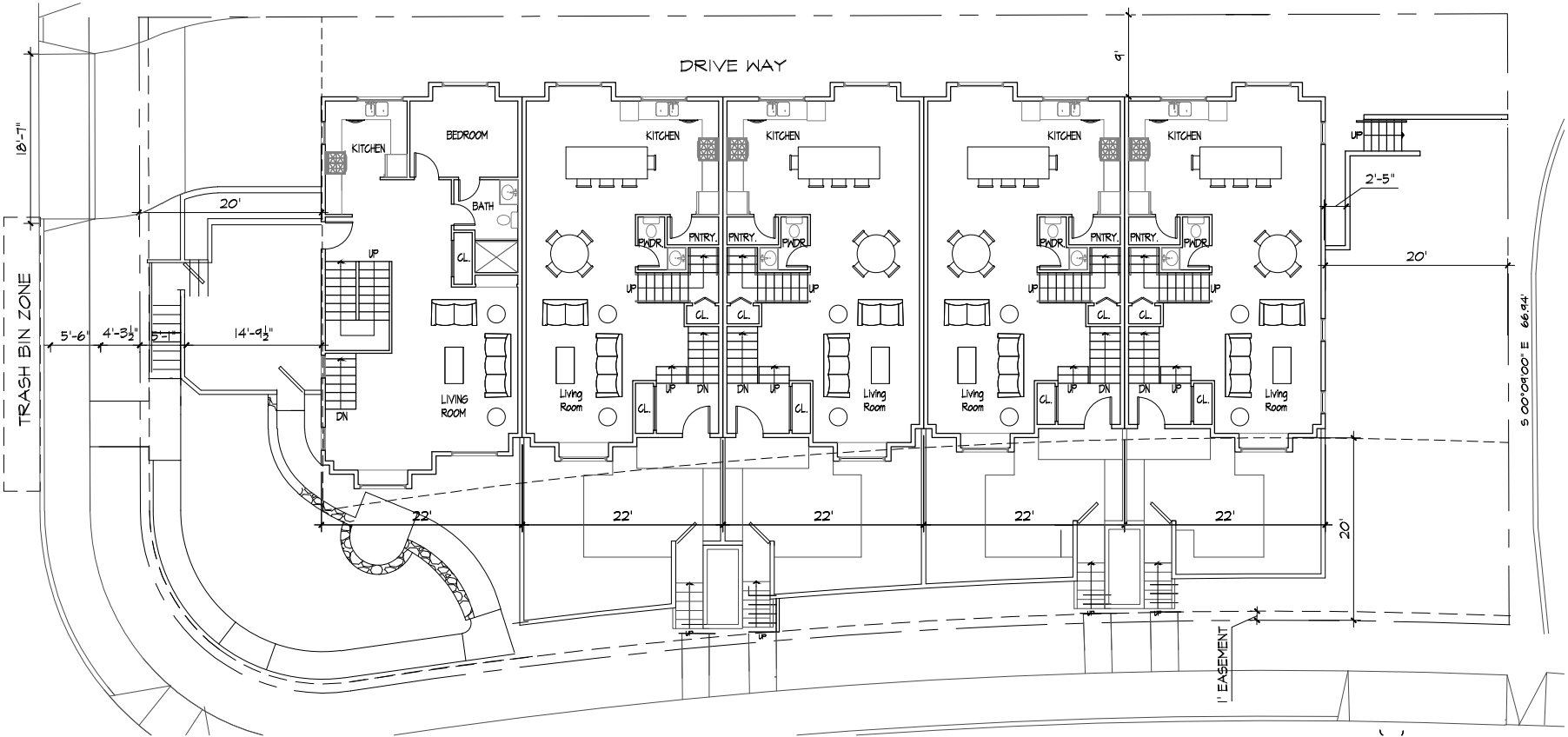
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Scale  
  
Sheet

A-2



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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Sheet Title

FLOOR PLAN/  
SECTION

Job No

Drawn msh,hh,hz

Date 5-18-2015

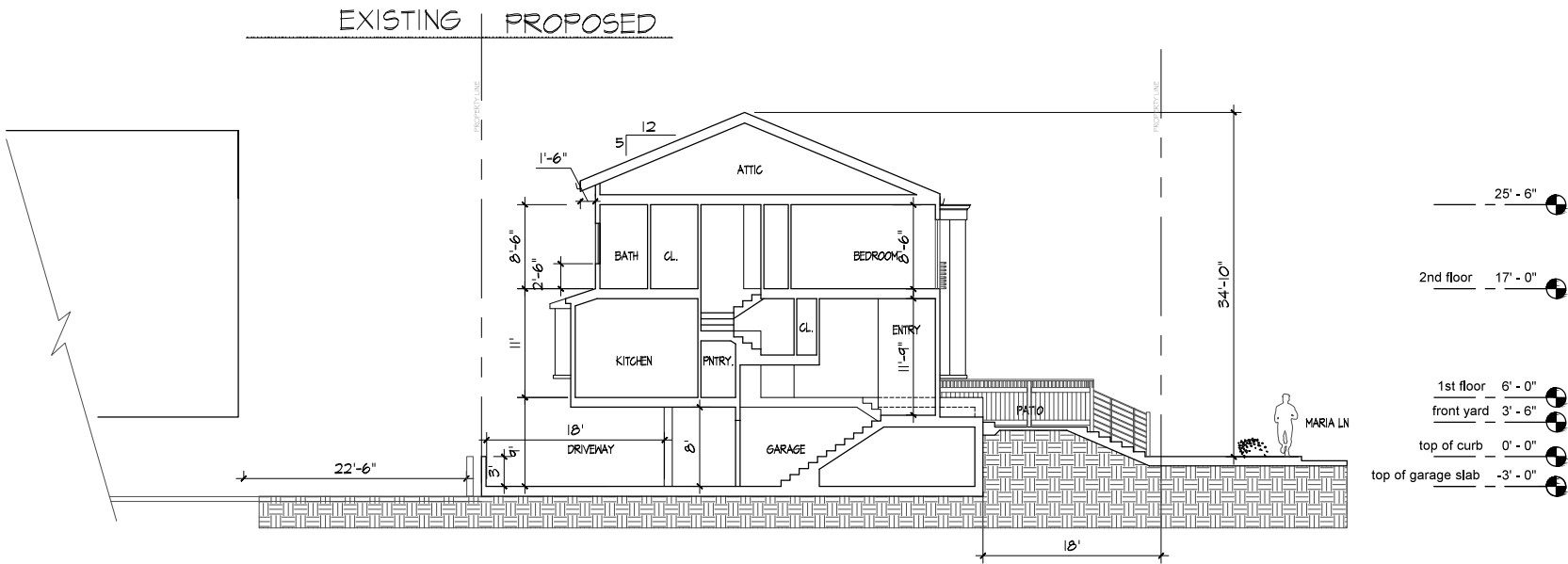
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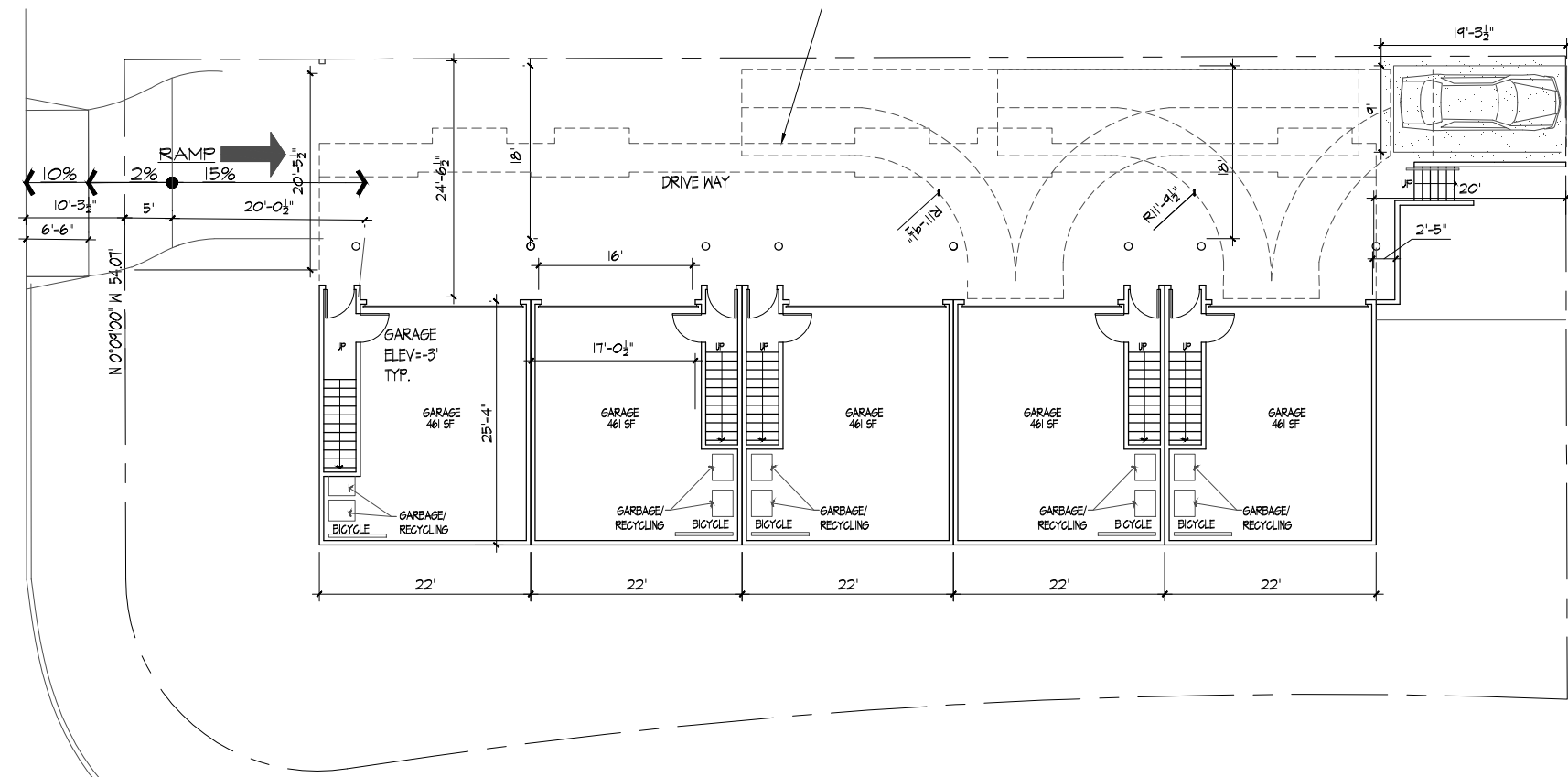
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A-3



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



GARAGE FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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ELEVATIONS

Job No

Drawn msh,hh,hz  
Date 5-18-2015

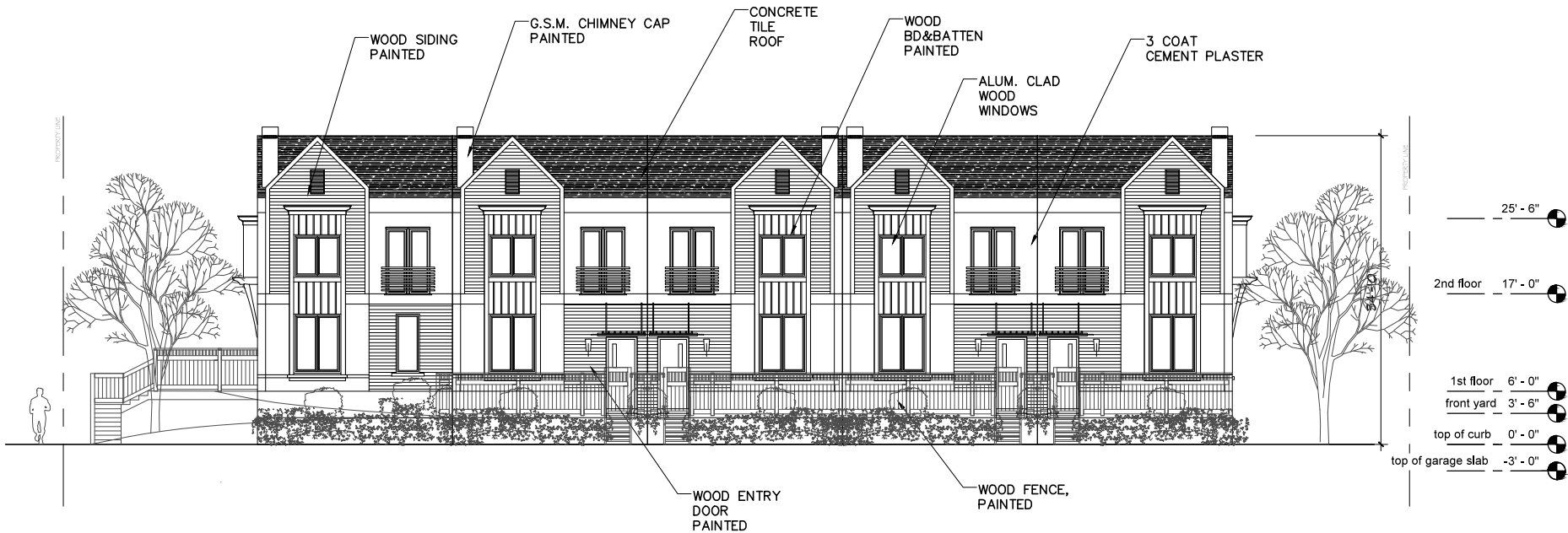
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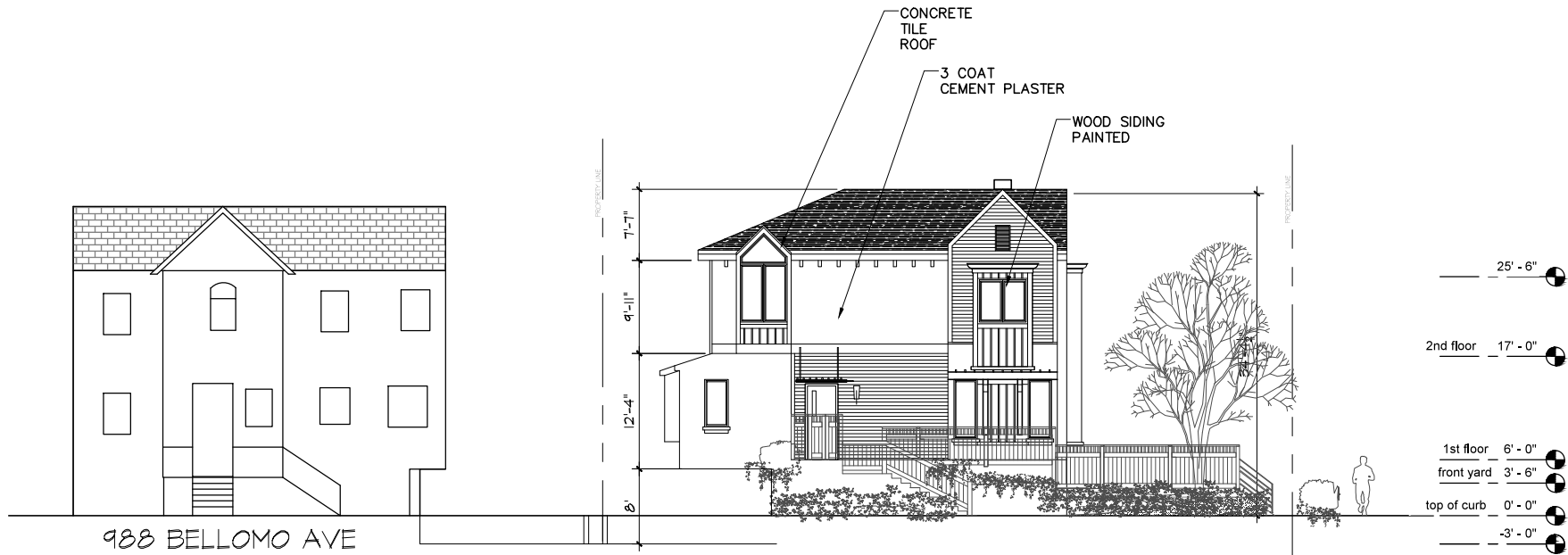
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A-4



NEW SOUTH ELEVATION

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



NEW WEST ELEVATION

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



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Sheet Title

ELEVATIONS

Job No

Drawn msh,hh,hz  
Date 5-18-2015

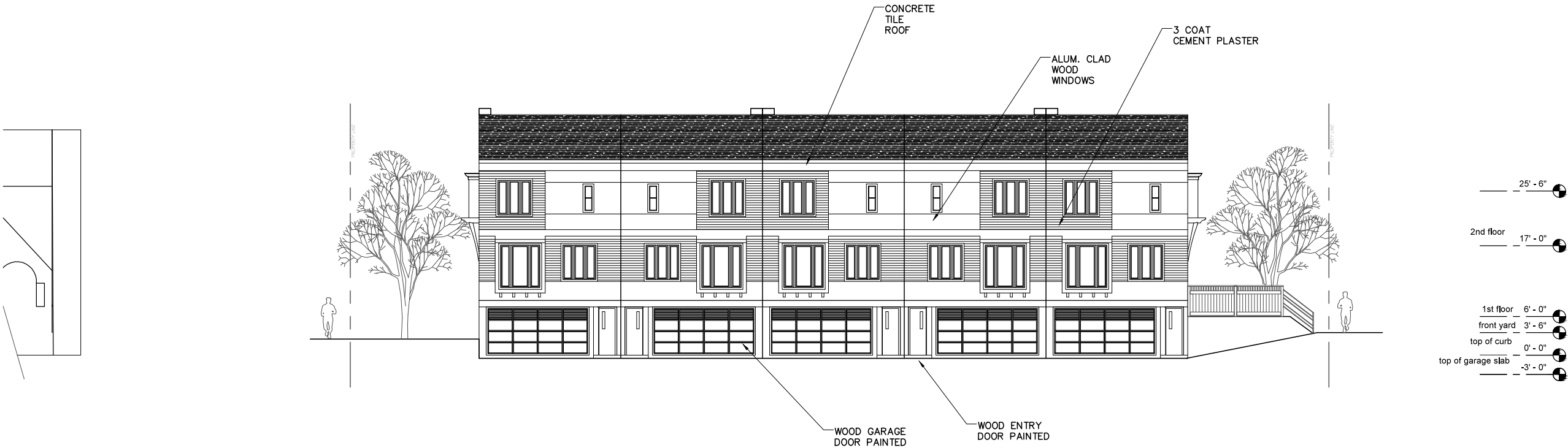
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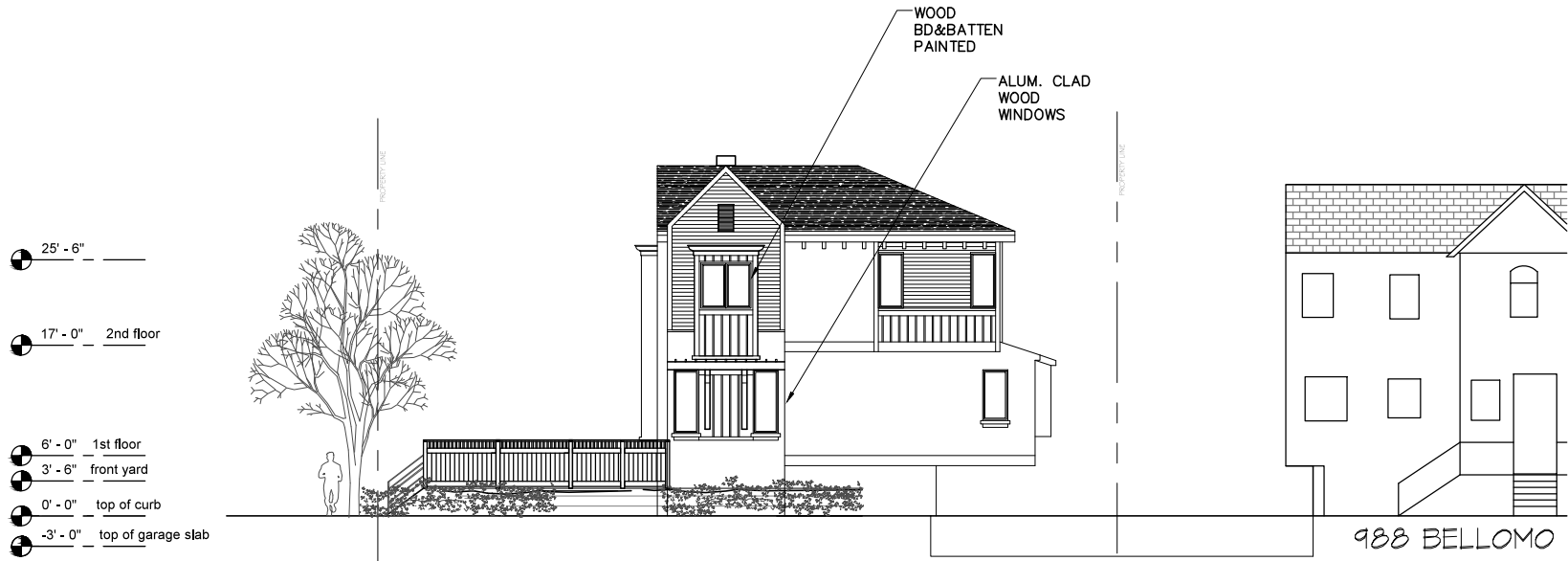
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A-5



NEW NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



NEW EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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Sheet Title

EXISTING  
ELEVATIONS

Job No

Drawn msh,hh,hz  
Date 5-18-2015

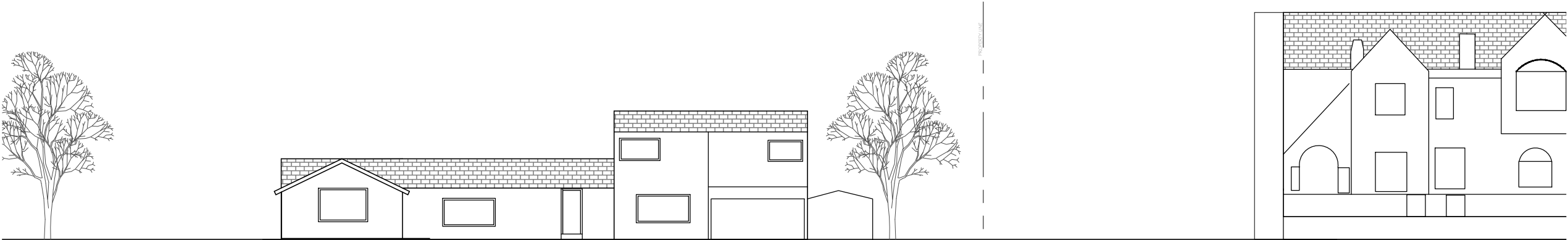
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A-6



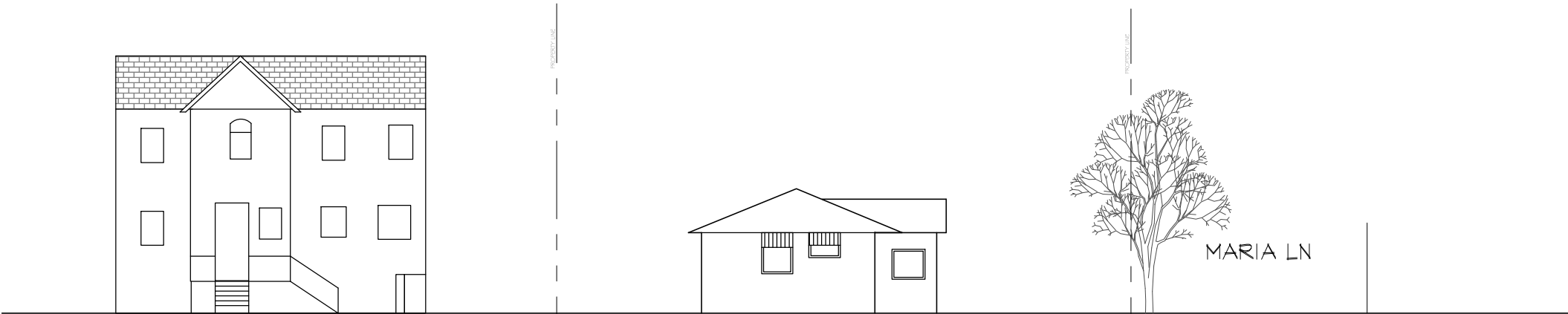
845 MARIA LN

868 ROSEMARY TER AVE



EXIST. SOUTH ELEVATION

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



988 BELLOMO AVE

845 MARIA LN

MARIA LN



EXIST. WEST ELEVATION

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



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Sheet Title

SHADOW STUDY

Job No

Drawn msh,hh,hz  
Date 12-16-2014

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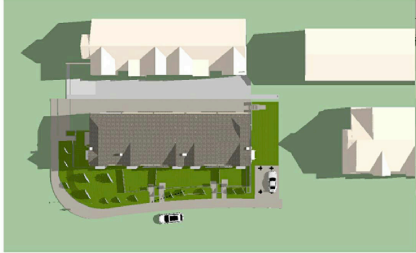
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A-7

9 AM

PROJECT ADDRESS:  
845 Maria Ln  
Sunnyvale, CA 94086

PROPOSED SHADOW:  
June 21, 9 AM



PROJECT ADDRESS:  
845 Maria Ln  
Sunnyvale, CA 94086

PROPOSED SHADOW:  
December 21, 9 AM



PROJECT ADDRESS:  
845 Maria Ln  
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PROPOSED SHADOW:  
June 21, 9 AM



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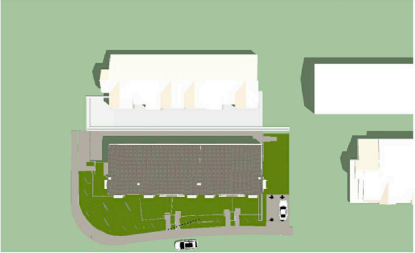
PROPOSED SHADOW:  
December 21, 9 AM



12 PM

PROJECT ADDRESS:  
845 Maria Ln  
Sunnyvale, CA 94086

PROPOSED SHADOW:  
June 21, 12 PM



PROJECT ADDRESS:  
845 Maria Ln  
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PROPOSED SHADOW:  
December 21, 12 PM



PROJECT ADDRESS:  
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PROPOSED SHADOW:  
June 21, 12 PM



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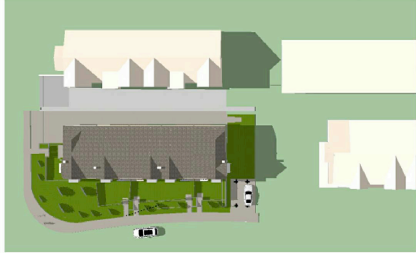
PROPOSED SHADOW:  
December 21, 12 PM



5 PM

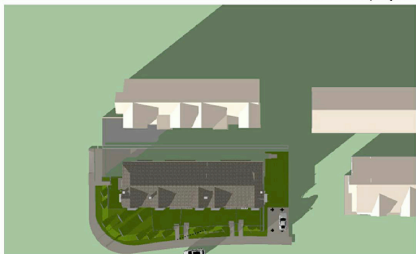
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PROPOSED SHADOW:  
June 21, 5 PM



PROJECT ADDRESS:  
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PROPOSED SHADOW:  
December 21, 5pm



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PROPOSED SHADOW:  
June 21, 5 PM



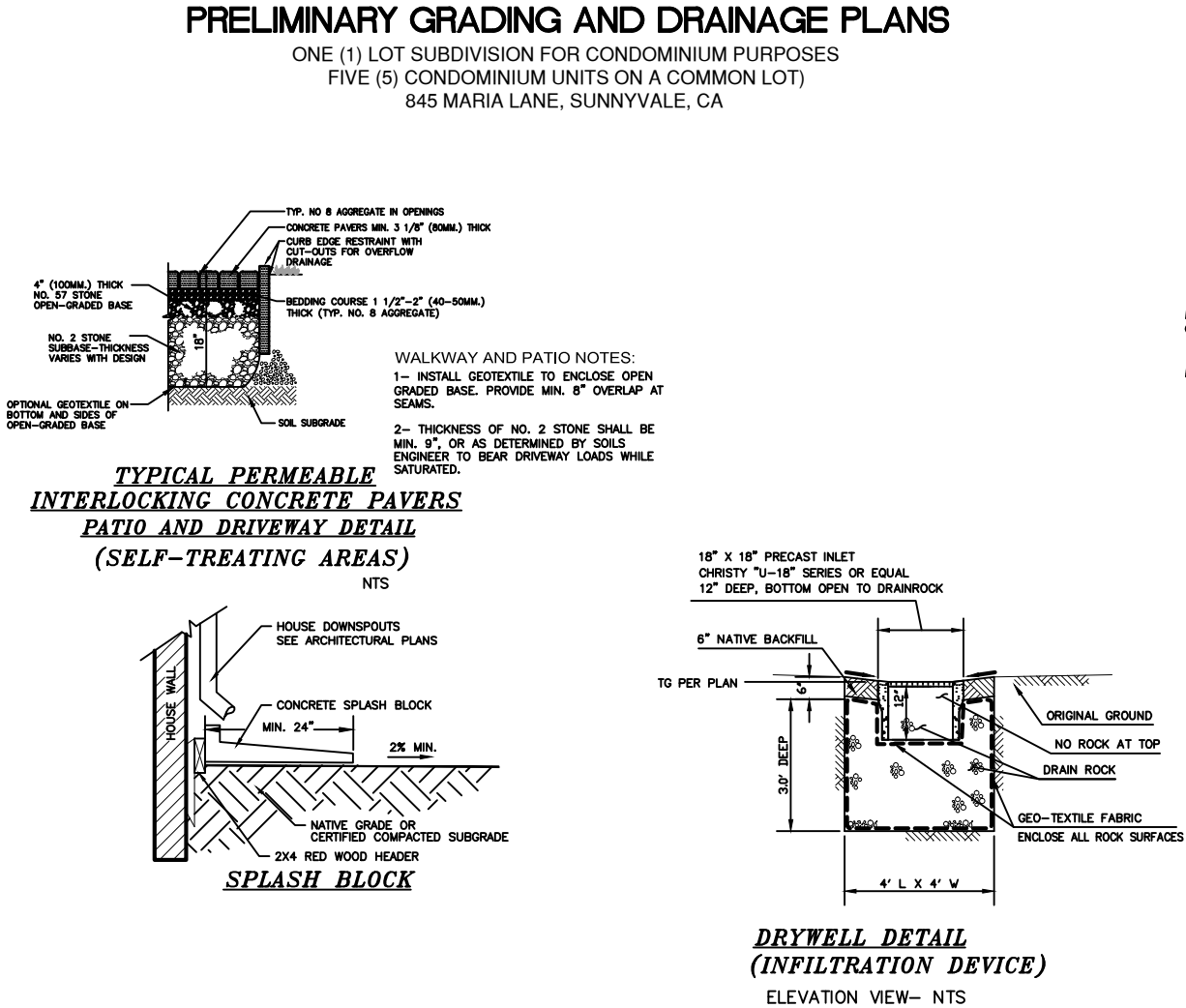
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PROPOSED SHADOW:  
December 21, 5pm



ABBREVIATIONS			
DESCRIPTION		DESCRIPTION	
AB	AGGREGATE BASE	LIP	LIP OF GUTTER
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BACK OF CURB	NEW	NEW
BFL	BACKFLOW PREVENTOR	OG	ORIGINAL GROUND
BW	BOTTOM OF WALL	PG	PULL BOX
C&G	CURB AND GUTTER	PGEV	PG&E VAULT
C/L	CENTERLINE	P/L	PROPERTY LINE
C/SW	CENTERLINE SWALE	PP	POWER POLE
CO	CLEANOUT	PP	PLASTIC PERFORATED PIPE
CP	CONTROL POINT	PSE	PUBLIC SERVICE EASEMENT
DWY	DRIVEWAY	PVC	POLYVINYL CHLORIDE
DI	DETAIL	R/W	RIGHT OF WAY
DTL	DROP INLET	ROP	REINFORCED CONCRETE PIPE
ELCT	ELECTRIC	SD	STORM DRAIN
EP	EDGE OF PAVEMENT ELEVATION	SDMH	STORM DRAIN MANHOLE
EUC	EUCALYPTUS TREE	STD	STANDARD
(E)EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOWLINE	TF	TOP OF FOUNDATION
FNC	FENCE	TG	TOP OF GRATE
FOC	FACE OF CURB	TOS	TOP OF SLAB
GB	GRADE BREAK	TP	TOP OF PAVEMENT
GUY	GUY WIRE	TW	TOP OF WALL
HP	HIGH POINT	(TYP)	TYPICAL
DIP	DUCTILE IRON PIPE	VCP	VITRIFIED CLAY PIPE
INV	INVERT	WLK	WALKWAY
JP	JOINT POLE	WM	WATER METER
JB	JUNCTION BOX (UTILITY)	WV	WATER VALVE

LEGEND		DESCRIPTION
EXISTING	PROPOSED	PROPERTY LINE
---	---	FILL AREA LIMIT
---	---	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
OH	OH	SUBDRAIN PIPE (PERFORATED)
G	G	OVERHEAD UTILITIES WITH POLE
E	E	GAS LINE
JT	JT	ELECTRIC LINE (UNDERGROUND)
SLV	SLV	JOINT TRENCH (UNDERGROUND)
SSCO	SSCO	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
SSCO	SSCO	SANITARY SEWER MANHOLE
SSCO	SSCO	STORM DRAIN MANHOLE
SSCO	SSCO	SURVEY CITY MONUMENT
SSCO	SSCO	ELECTROUER
SSCO	SSCO	WATER METER
SSCO	SSCO	TREE WITH TRUNK
SSCO	SSCO	6" WOODEN FENCE
SSCO	SSCO	SPOT ELEVATION
SSCO	SSCO	TREE PROTECTION FENCE
SSCO	SSCO	5' TALL CHAIN LINK
SSCO	SSCO	EARTH SWALE
SSCO	SSCO	CONCRETE SWALE
SSCO	SSCO	AREA DRAIN/ INLET
SSCO	SSCO	OVERLAND RELEASE PATH
SSCO	SSCO	GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE
SSCO	SSCO	1% MIN. FROM PROPERTY LINE TO SWALE
SSCO	SSCO	(E) TREE TO BE REMOVE
SSCO	SSCO	DOWN-SPOUT
SSCO	SSCO	POP-UP EMITTER
SSCO	SSCO	ROOF DOWN-SPOUT, CONNECTED TO STORM DRAIN SYSTEM



**SHEET INDEX:**

C-1	COVER SHEET/ NOTES/ DETAILS
C-2	CONCEPTUAL GRADING AND DRAINAGE PLAN
C-3	CONCEPTUAL UTILITY PLAN

**BASIS OF ELEVATIONS:**  
REFERENCED CITY OF SUNNYVALE B.M.# 66, EL: 64.198'.  
BRASS DISC IN TOP OF CURB AT THE SOUTHWEST CURB RETURN, INTERSECTION OF N. SUNNYVALE AVE. AND E. ARQUES AVE., ALSO BEING THE NORTH END OF WEST HEADWALL AT THE N. SUNNYVALE OVERPASS CROSSING CENTRAL EXPRESSWAY.

**BASIS OF BEARINGS:**  
THE BEARING N 74°13'40" W BETWEEN FOUND MONUMENTS ON CALIFORNIA AVE., AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN BOOK 350 OF MAPS AT PAGE 48, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP

**DRAINAGE NOTES**

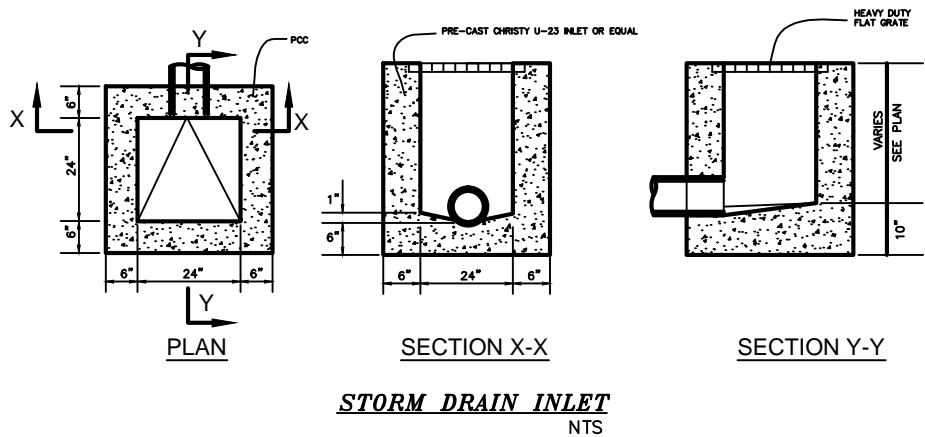
1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.
3. On site storm drain lines shall consist of solid PVC-SCH 40 minimum or better. Use PVC SCH80 for pipes running under driveway.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

**IMPERVIOUS AREA BREAKDOWN TABLE**

EXISTING PERVIOUS/ IMPERVIOUS AREA TABLE				
LOCATION/ DESCRIPTION	AREA (SQFT)	AREA (ACRES)	%	MATERIAL
EX HOUSE AND 2 EX SHEDS FOOTPRINT	2,095	0.05	20.8%	ROOF
EX AC DRIVEWAY	750	0.02	7.4%	AC
EX PATIO, PORCH, WALKWAYS, LANDINGS	1,062	0.02	10.5%	CONCRETE
TOTAL IMPERVIOUS	3,907	0.09	38.7%	IMPERVIOUS
LANDSCAPE/ GROUND	6,176	0.14	61.3%	GROUND
TOTAL PERVIOUS	6,176	0.14	61.3%	PERVIOUS
TOTAL SITE	10,083	0.23	100.0%	

PROPOSED PERVIOUS/ IMPERVIOUS AREA TABLE				
LOCATION/ DESCRIPTION	AREA (SQFT)	AREA (ACRES)	%	MATERIAL
BUILDING ROOF, 5 UNITS	4,165	0.10	41.3%	ROOF
PORCH, STEPS, LANDING, 5 UNITS	144	0.00	1.4%	CONCRETE
TOTAL IMPERVIOUS	4,309	0.10	42.7%	IMPERVIOUS
COMMON DRIVEWAY, STALLS, LOT A	2,074	0.05	20.8%	PERVIOUS CONC.
LANDSCAPE/ GROUND	3,700	0.08	36.7%	GROUND
TOTAL PERVIOUS	5,774	0.13	57.3%	PERVIOUS
TOTAL SITE (LOT A)	10,083	0.23	100.0%	

TOTAL IMPERVIOUS CHANGE (INCREASE)	402	0.01	4.0%	IMPERVIOUS
------------------------------------	-----	------	------	------------



PRELIMINARY PLANS  
NOT APPROVED FOR CONSTRUCTION



**ENGINEERS**  
CIVIL ENGINEERS

1534 CAROL LANE  
LOS ALTOS, CA 94024  
TEL: (650) 941-8055  
FAX: (650) 941-8755

OWNER/APPLICANT:  
10 BARNESON LLC  
535 ALMER RD #4  
BURLINGAME, CA 94010

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PRELIMINARY GRADING AND DRAINAGE PLANS  
FIVE (5) CONDOMINIUM UNITS ON A COMMON LOT  
APN: 211-50-025  
845 MARIA LANE, SUNNYVALE, CA  
COVER SHEET

Revisions:



Date: 3/10/2015  
Scale: 1"=10'  
Prepared by: V.G.  
Checked by: S.R.  
Job #: 214061

Sheet: 1 OF 3  
C-1



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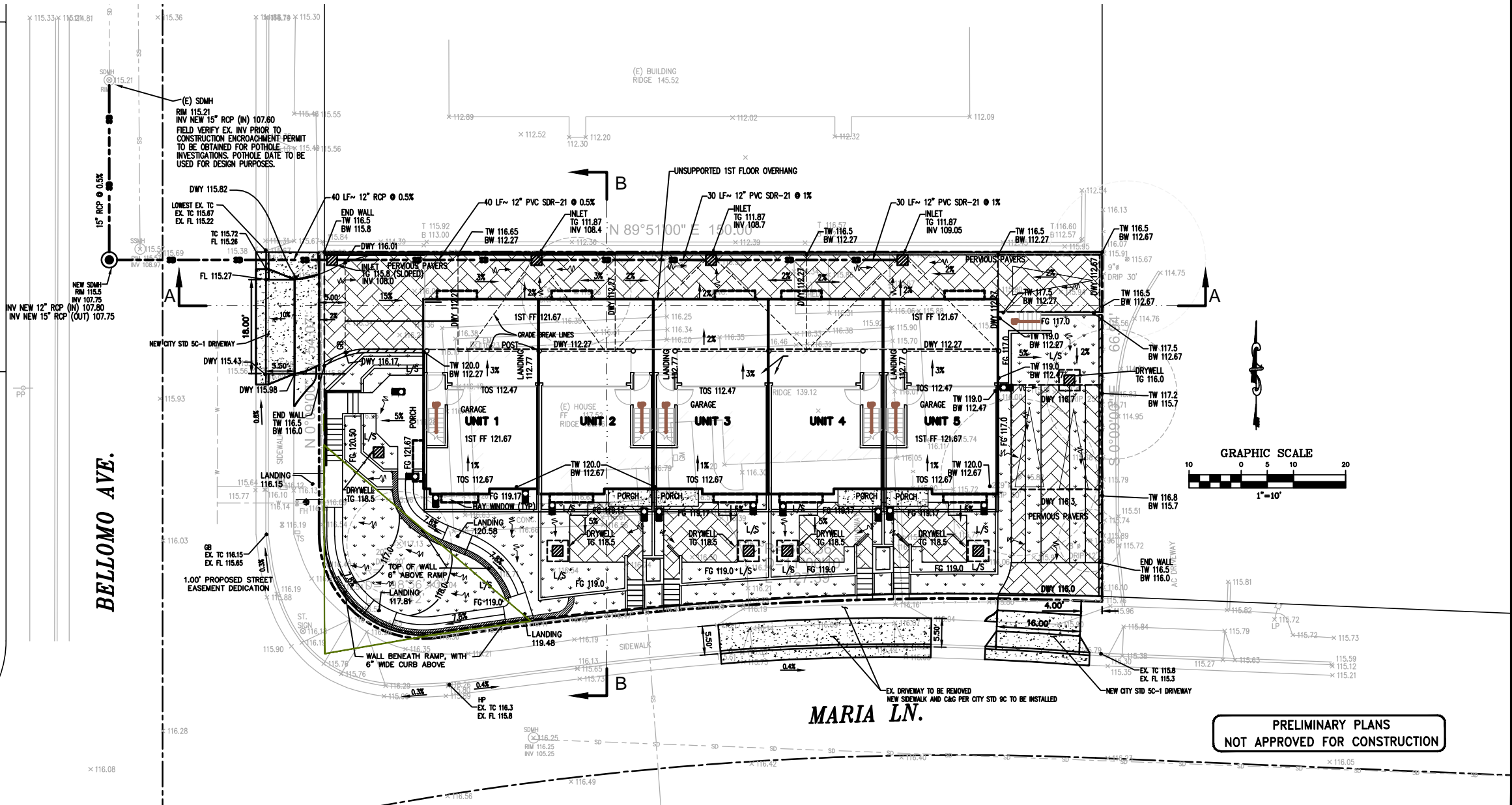
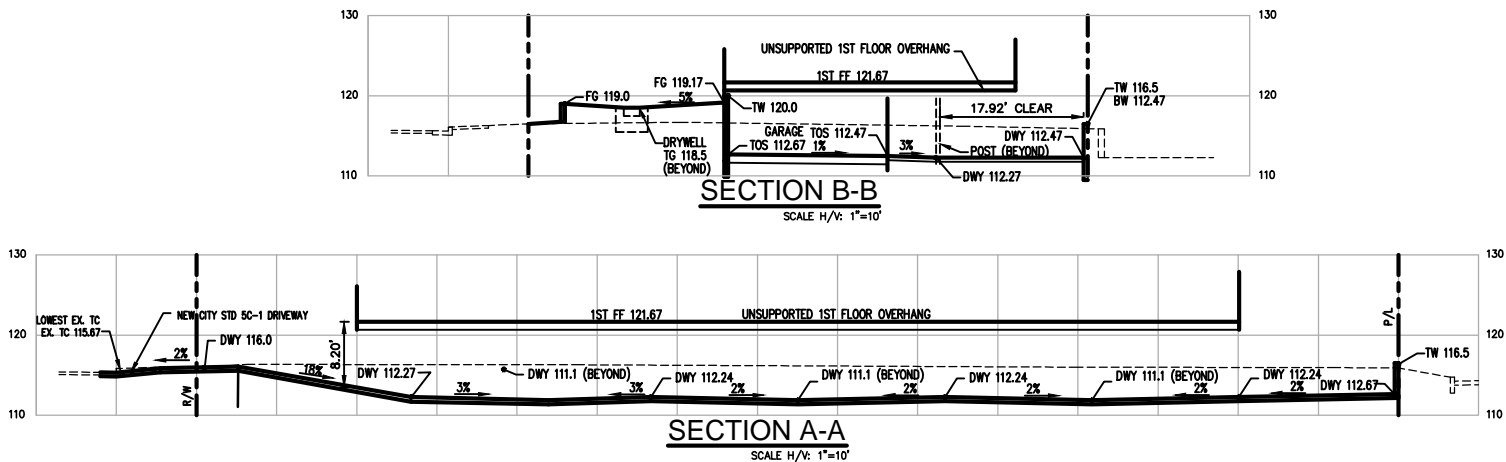
PRELIMINARY GRADING AND DRAINAGE PLANS  
FIVE (5) CONDOMINIUM UNITS ON A COMMON LOT  
APN 211-50-025  
845 MARIA LANE, SUNNYVALE, CA  
CONCEPTUAL GRADING AND DRAINAGE PLAN

Revisions:



Date: 3/10/2015  
Scale: 1"=10'  
Prepared by: V.G.  
Checked by: S.R.  
Job #: 214061

Sheet: 2 OF 3  
C-2





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1534 CAROB LANE  
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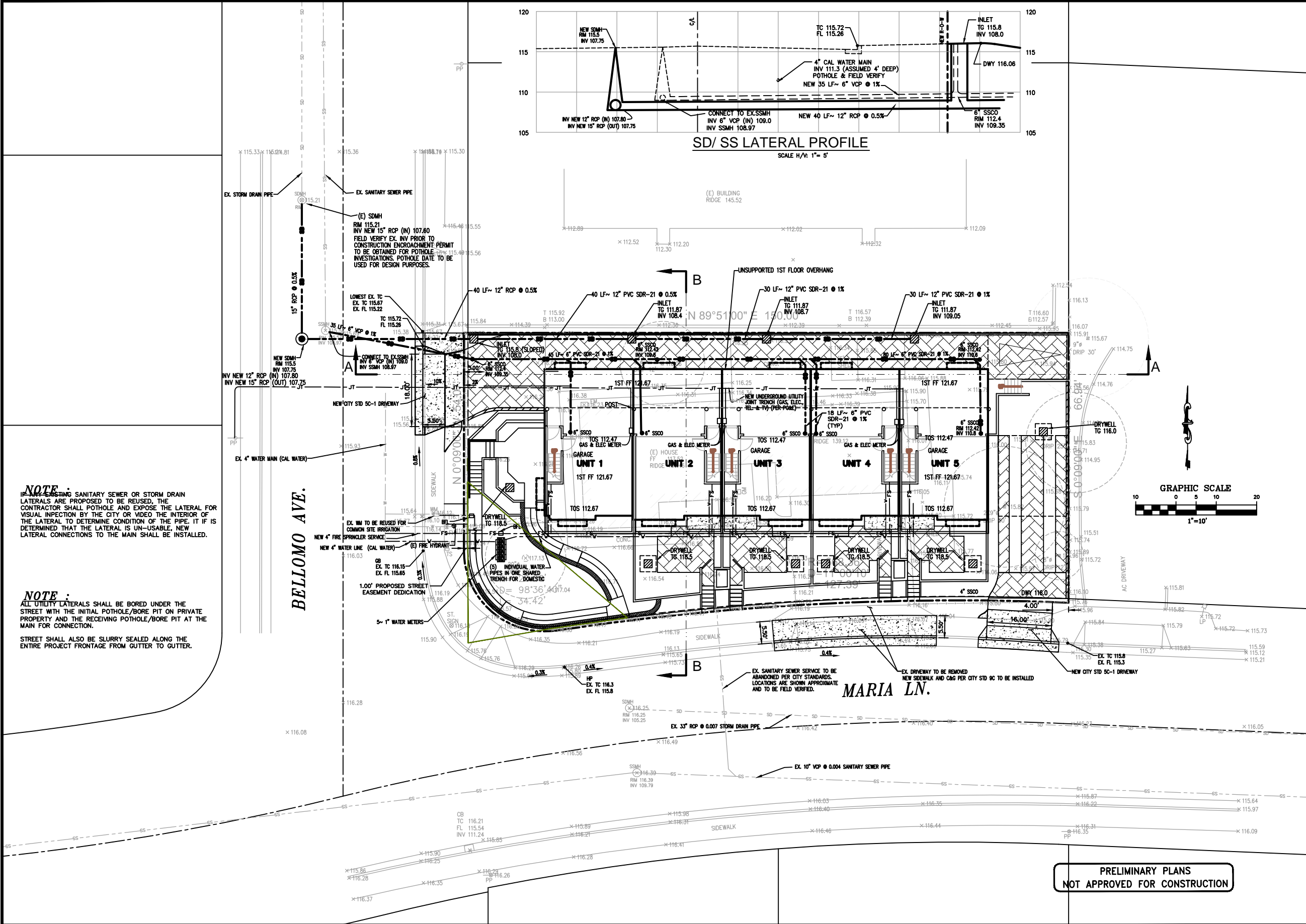
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PRELIMINARY GRADING AND DRAINAGE PLANS  
FIVE (5) CONDOMINIUM UNITS ON A COMMON LOT  
APN: 211-50-025  
845 MARIA LANE, SUNNYVALE, CA  
CONCEPTUAL UTILITY PLAN

Revisions:

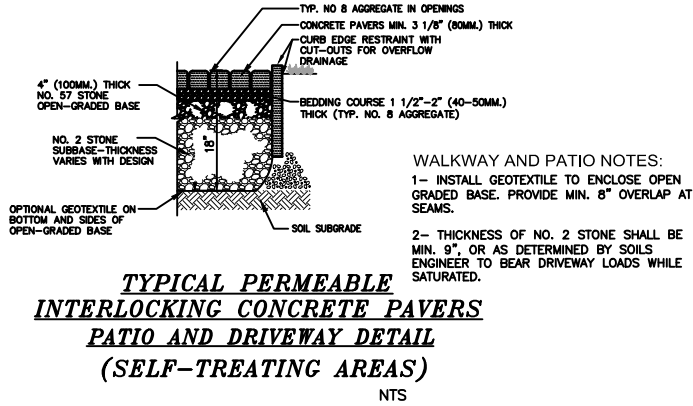
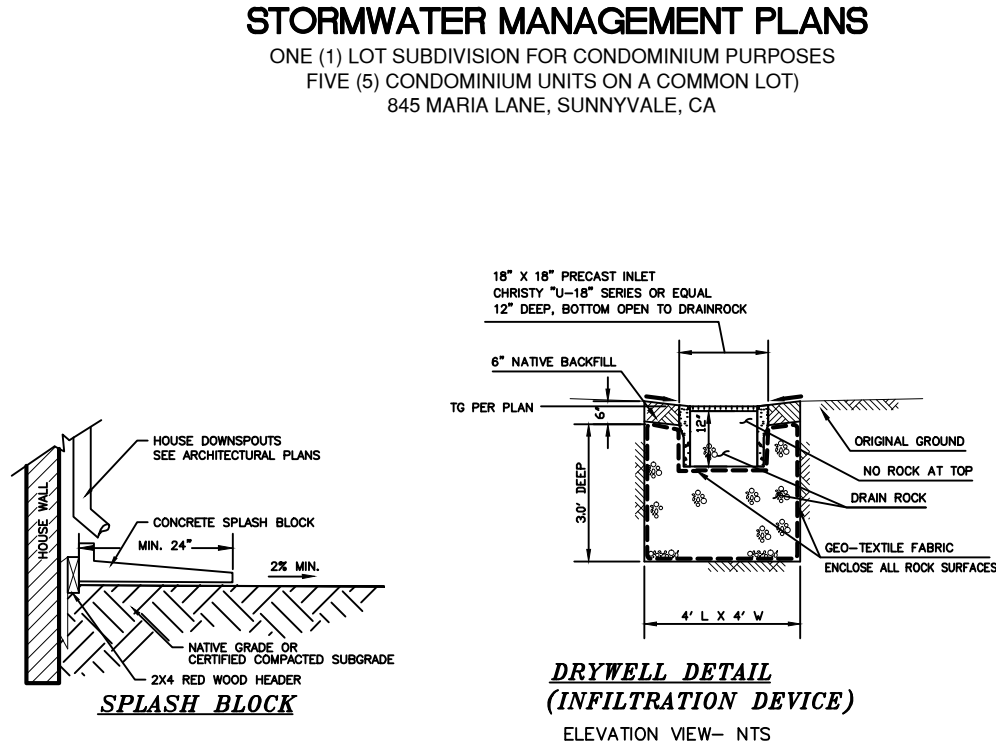


Date: 3/10/2015  
Scale: 1"=10'  
Prepared by: V.G.  
Checked by: S.R.  
Job #: 214061  
Sheet: 3 OF 3  
C-3



ABBREVIATIONS			
DESCRIPTION		DESCRIPTION	
AB	AGGREGATE BASE	LP	LIP OF GUTTER
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BACK OF CURB	(N)	NEW
BL	BACKFLOW PREVENTOR	OG	ORIGINAL GROUND
BW	BOTTOM OF WALL	PB	PULL BOX
C&G	CURB AND GUTTER	PG&E	PG&E VAULT
C&L	CENTERLINE	P/L	PROPERTY LINE
CLSW	CENTERLINE SWALE	PP	POWER POLE
CO	CLEANOUT	PPP	PLASTIC PERFORATED PIPE
CP	CONTROL POINT	PSE	PUBLIC SERVICE EASEMENT
CP	CONTROL POINT	PVC	POLYVINYL CHLORIDE
D	DRIVEWAY	R/W	RIGHT OF WAY
DI	DRAIN INLET	RCP	REINFORCED CONCRETE PIPE
DTL	DETAIL	SD	STORM DRAIN
ELCT	ELECTRIC	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT ELEVATION	STD	STANDARD
EUC	EUCALYPTUS TREE	SS	SANITARY SEWER
(C)EX	EXISTING	SSMH	SANITARY SEWER MANHOLE
FF	FINISH FLOOR	SW	SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
FL	FIRE HYDRANT	TF	TOP OF FOUNDATION
FL	FLOWLINE	TO	TOP OF GRADE
FNC	FENCE	TOS	TOP OF SLAB
FOC	FACE OF CURB	TP	TOP OF PAVEMENT
GB	GRADE BREAK	TW	TOP OF WALL
GUY	GUY WIRE	(TYP)	TYPICAL
HP	HIGH POINT	VCP	VITRIFIED CLAY PIPE
IP	DUCTILE IRON PIPE	WL	WHITE LINE STRIPE
INVERT	INVERT	WM	WALKWAY
JP	JOINT POLE	WM	WATER METER
JB	JUNCTION BOX (UTILITY)	WV	WATER VALVE

LEGEND		DESCRIPTION
EXISTING	PROPOSED	PROPERTY LINE
---	---	FILL AREA LIMIT
---	---	CUT AREA LIMIT
---	---	CONTOUR
---	---	WATER LINE
---	---	STORM DRAIN PIPE (SOLID)
---	---	SANITARY SEWER PIPE
---	---	SUBDRAIN PIPE (PERFORATED)
---	---	OVERHEAD UTILITIES WITH POLE
---	---	GAS LINE
---	---	ELECTRIC LINE (UNDERGROUND)
---	---	JOINT TRENCH (UNDERGROUND)
---	---	STREET LIGHT VAULT
---	---	SANITARY SEWER CLEANOUT
---	---	SANITARY SEWER MANHOLE
---	---	STORM DRAIN MANHOLE
---	---	SURVEY CITY MONUMENT
---	---	ELECTROLIER
---	---	WATER METER
---	---	TREE WITH TRUNK
---	---	6" WOODEN FENCE
---	---	SPOT ELEVATION
---	---	TREE PROTECTION FENCE
---	---	5' TALL CHAIN LINK
---	---	EARTH SWALE
---	---	CONCRETE SWALE
---	---	AREA DRAIN/ INLET
---	---	OVERLAND RELEASE PATH
---	---	GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE
---	---	1% MIN. FROM PROPERTY LINE TO SWALE
---	---	(E) TREE TO BE REMOVE
---	---	DOWN-SPOUT
---	---	POP-UP EMITTER
---	---	ROOF DOWN-SPOUT, CONNECTED TO STORM DRAIN SYSTEM



**Pervious Driveway Maintenance:**

The maintenance activity schedule presented below is based on recommendations provided in the California Stormwater BMP Handbook-New and Redevelopment, and the Interlocking Concrete Pavement Institute Manual (Second Edition).

The following maintenance activities should be performed on an ongoing basis:  
a) Keep landscaped areas well maintained;  
b) Prevent soil being washed onto pavement;

The following maintenance activities should be performed 2-3 times per year:

- a) Vacuum clean surface using commercially available sweeping machines at the following times:  
- End of Winter (April)  
- Mid-Summer (July/August)  
- After Autumn-leaf fall(November)

The following maintenance activities should be performed on as-needed (infrequent) basis, maximum 15-20 years:

- a) If routine cleaning does not restore infiltration rates, then reconstruction of part of the whole of a previous surface may be required;  
b) The surface area affected by any observed hydraulic failure should be lifted for inspection of the internal materials to identify the location and the extent of the blockage;  
c) Surface materials should be lifted and replaced after brush cleaning. Geotextiles may need complete replacement;  
d) Subsurface layers may need cleaning and replacing;  
e) Removed silts may need to be disposed of as controlled weeds;  
f) Repair ruts or deformations in pavement exceeding 1/2-inch or 13 mm;  
g) Replace broken paver units that impair the structural integrity of the surface;  
h) Replenish aggregate surface joint materials.



**SHEET INDEX:**

- STRM-1 COVER SHEET/ NOTES/ MEASURES  
STRM-2 STORMWATER MANAGEMENT PLAN

**Compliance with NPDES Permit Provision C.3:**

The San Francisco Bay Regional Water Quality Control Board (SFRWQCB) incorporated updated requirements into Santa Clara County's National Pollution Discharge Elimination System (NPDES) Permit in August 06. These updated stormwater quality control requirements are predominantly in the category of new development discharge controls. The Permit requires that permanent, post-construction stormwater quality control measures be implemented as part of development projects.

Updated stormwater quality control measures include:  
- Source Control Measures  
- Site Design Measures  
- Treatment Control Measures

Beginning August 15, 2006, all projects creating or replacing 10,000 sq. ft. or more of impervious surface area must design and install a permanent post-construction stormwater treatment facility on the site. The system must be design and installed according to numeric sizing criteria.

All projects, regardless of size that create or replace impervious surface may be required to install stormwater quality controls to the maximum extent practicable.

**Source Control Measures**

STREET MAINTENANCE, BENEFICIAL LANDSCAPING, STORMWATER INLETS LABELING.

**Site Design Measures**

DISCONNECTED DOWNSPOUTS, PERVIOUS DRIVEWAY DESIGN, MINIMIZE IMPERVIOUS SURFACE.

**Storm water Treatment Measures:**

NOT APPLICABLE

EXISTING PERVIOUS/ IMPERVIOUS AREA TABLE				
LOCATION/ DESCRIPTION	AREA (SQFT)	AREA (ACRES)	%	MATERIAL
EX. HOUSE AND 2 EX. SHEDS FOOTPRINT	2,085	0.05	20.8%	ROOF
EX. AC DRIVEWAY	750	0.02	7.4%	AC
EX. PATIO, PORCH, WALKWAYS, LANDINGS	1,062	0.02	10.5%	CONCRETE
<b>TOTAL IMPERVIOUS</b>	<b>3,907</b>	<b>0.09</b>	<b>38.7%</b>	<b>IMPERVIOUS</b>
LANDSCAPE/ GROUND	6,176	0.14	61.3%	GROUND
<b>TOTAL PERVIOUS</b>	<b>6,176</b>	<b>0.14</b>	<b>61.3%</b>	<b>PERVIOUS</b>
<b>TOTAL SITE</b>	<b>10,083</b>	<b>0.23</b>	<b>100.0%</b>	

PROPOSED PERVIOUS/ IMPERVIOUS AREA TABLE				
LOCATION/ DESCRIPTION	AREA (SQFT)	AREA (ACRES)	%	MATERIAL
BUILDING ROOF, 5 UNITS	4,165	0.10	41.3%	ROOF
PORCH, STEPS, LANDING, 5 UNITS	144	0.00	1.4%	CONCRETE
<b>TOTAL IMPERVIOUS</b>	<b>4,309</b>	<b>0.10</b>	<b>42.7%</b>	<b>IMPERVIOUS</b>
COMMON DRIVEWAY, STALLS, LOT A	2,074	0.05	20.6%	PERVIOUS CONC.
LANDSCAPE/ GROUND	3,700	0.08	36.7%	GROUND
<b>TOTAL PERVIOUS</b>	<b>5,774</b>	<b>0.13</b>	<b>57.3%</b>	<b>PERVIOUS</b>
<b>TOTAL SITE (LOT A)</b>	<b>10,083</b>	<b>0.23</b>	<b>100.0%</b>	
<b>TOTAL IMPERVIOUS CHANGE (INCREASE)</b>	<b>402</b>	<b>0.01</b>	<b>4.0%</b>	<b>IMPERVIOUS</b>

Project Impact on Impervious Surface:		
Description	Existing sq. ft.	Proposed sq. ft.
a) Impervious surface area (includes land covered by buildings, sheds, patios/covers, parking lots, streets, sidewalks, paved walkways and driveways)	3,907 sq. ft.	4,309 sq. ft.
b) Pervious Area ( includes landscaping, pervious pavement, and natural buffer areas)	6,176 sq. ft.	5,774 sq. ft.
c) Total Project Area (a + b)	10,083 sq. ft.	10,083 sq. ft.
d) Percent Impervious (a ÷ c) x 100	39 %	43 %
e) Percent Pervious (b ÷ c) x 100	61 %	57 %
f) Impervious created or added		402 sq. ft.
g) Impervious area replaced		3,907 sq. ft.
h) Estimated area of land disturbed during construction (includes clearing, grading or excavating)		10,083 sq. ft.

**PRELIMINARY PLANS  
NOT APPROVED FOR CONSTRUCTION**



1534 CAROB LANE  
LOS ALTOS, CA 94024  
TEL: (650) 941-8055  
FAX: (650) 941-8755

OWNER/APPLICANT:  
10 BARNESON LLC  
535 ALMER RD #4  
BURLINGAME CA 94010

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**PRELIMINARY STORMWATER MANAGEMENT PLANS  
FIVE (5) CONDOMINIUM UNITS ON A COMMON LOT**  
AP# 211-50-025  
**845 MARIA LANE, SUNNYVALE, CA**  
**STORMWATER MANAGEMENT NOTES MEASURES**

Revisions:



Date: 3/10/2015

Scale: NTS

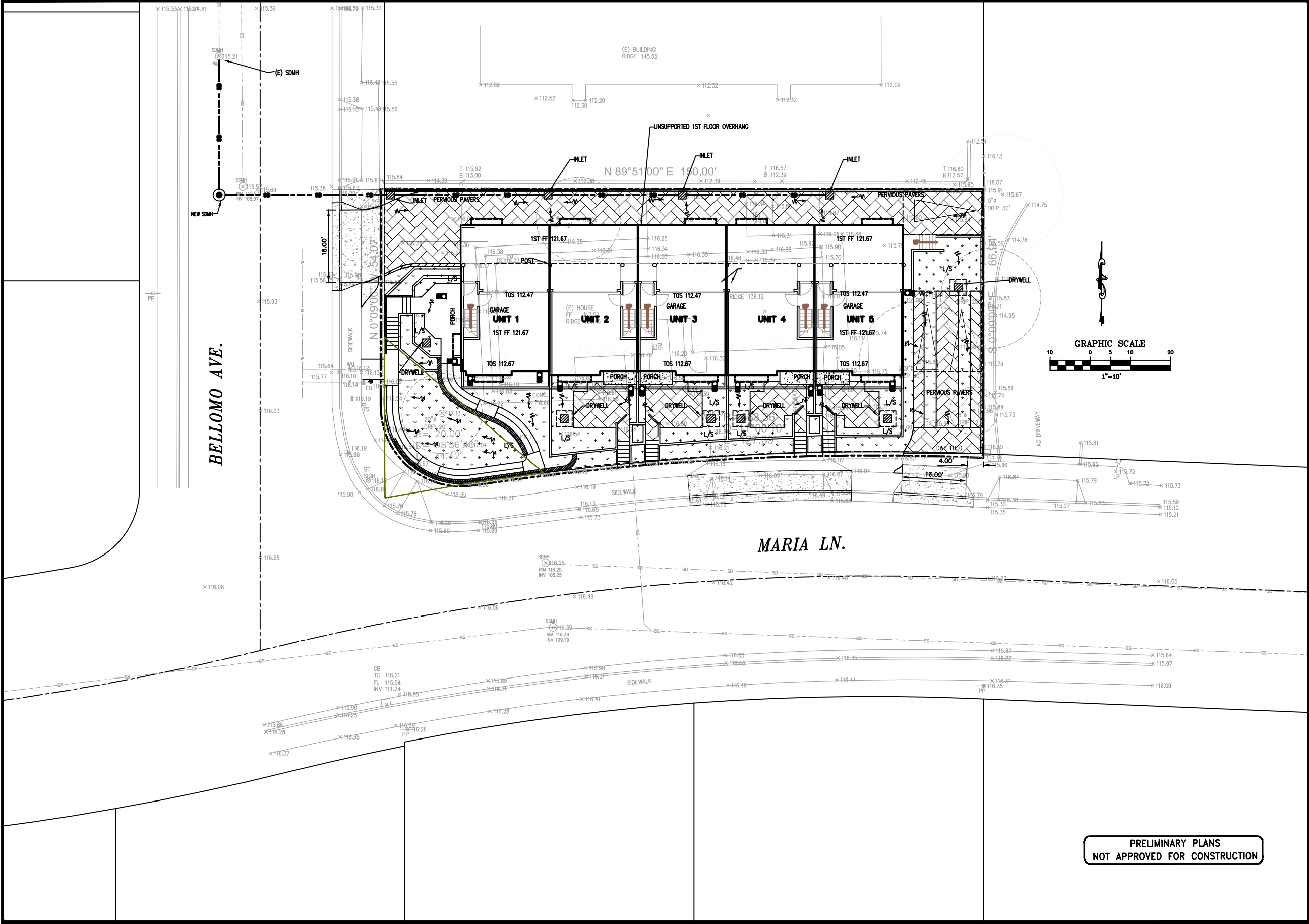
Prepared by: V.G.

Checked by: S.R.

Job #: 214061

Sheet:

**1 OF 2  
STRM-1**



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CIVIL ENGINEERS

1534 CAROL LANE  
LOS ALTOS, CA 94024  
TEL: (650) 941-8055  
FAX: (650) 941-8755

OWNER/APPLICANT:  
10 BARNESON LLC  
535 ALMER RD #4  
BURLINGAME CA 94010

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PRELIMINARY STORMWATER MANAGEMENT PLANS  
FIVE (5) CONDOMINIUM UNITS ON A COMMON LOT  
APN: 211-50-025  
845 MARIA LANE, SUNNYVALE, CA  
STORMWATER MANAGEMENT PLAN

Revisions:

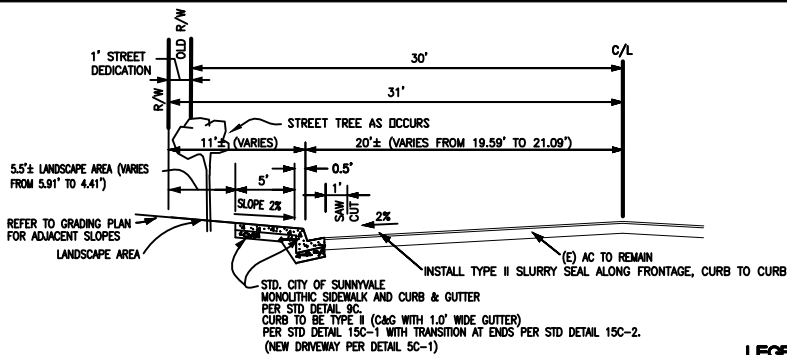


Date: 3/10/2015  
Scale: 1"=10'  
Prepared by: V.G.  
Checked by: S.R.  
Job #: 214061

Sheet: 2 OF 2  
STRM-2



PROJECT SITE  
LOCATION MAP  
N.T.S.



TYPICAL MARIA LANE AND BELLOMO AVENUE HALF STREET SECTION  
NTS

LOT AREA TABLE

LOT	AREA (SQFT)	AREA (ACRES)
1.0' STREET EASEMENT DEDICATION	215	0.005
LOT A (COMMON LOT)	10,083	0.231
TOTAL (SUBDIVISION BOUNDARY)	10,297	0.236

LEGEND AND ABBREVIATIONS

---	STREET CENTER LINE
---	DISTINCTIVE BORDER LINE
---	UNIT LINE
---	EASEMENT LINE
---	OTHER LOTS LINE
PIE	PRIVATE INGRESS EGRESS EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT

VESTING TENTATIVE MAP

ONE (1) LOT SUBDIVISION FOR CONDOMINIUM PURPOSES  
FIVE (5) CONDOMINIUM UNITS ON A COMMON LOT

845 MARIA LANE, SUNNYVALE, CA  
APN: 211-50-025

All of LOT 15, as shown upon that certain Map entitled, Tract No. 465 Bellomo Heights, which Map was filed for record on February 4, 1948 in Book 15 of Maps, at pages 36 and 37, Santa Clara County Records.

LYING ENTIRELY WITHIN THE  
CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA

MAY 2015  
SMP ENGINEERS

1534 CAROB LANE  
LOS ALTOS, CA 94024



ENGINEERS  
CIVIL ENGINEERS

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10 BARNESON LLC  
535 ALMER RD #4  
BURLINGAME CA 94010

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GENERAL NOTES & STATEMENTS

- OWNERS AND DEVELOPERS:  
10 BARNESON LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
535 ALMER RD #4  
BURLINGAME CA 94010
- APPLICANT: SAME AS ABOVE.
- EXISTING ZONING: R3/PD
- EXISTING APN: 211-50-025
- EXISTING USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED USE: RESIDENTIAL CONDOMINIUM UNITS
- EXISTING WELLS: NONE
- FLOOD ZONE: UNKNOWN
- STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE DEDICATED AND IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
- WATER: CALIFORNIA WATER SERVICE COMPANY
- FIRE PROTECTION: CITY OF SUNNYVALE
- STORM/SANITARY SEWER: CITY OF SUNNYVALE
- POWER AND GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE/CABLE: AT&T/COMCAST
- STREET TREES: STREET TREE(S) TO BE PLANTED PER CITY OF SUNNYVALE DIRECTION.
- SITE AREA: 0.236 ACRES (10,297 SQUARE FEET)
- BASEMENT: UNDERGROUND PARKING LOT IS COMMON TO ALL UNITS.
- CONTOUR ELEVATION: LOCAL DATUM AND MONUMENTS
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- ALL EXISTING STRUCTURES ON THE SITE ARE TEMPORARY AND WILL BE REMOVED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.
- UTILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE IN FINAL CONSTRUCTION PLANS.

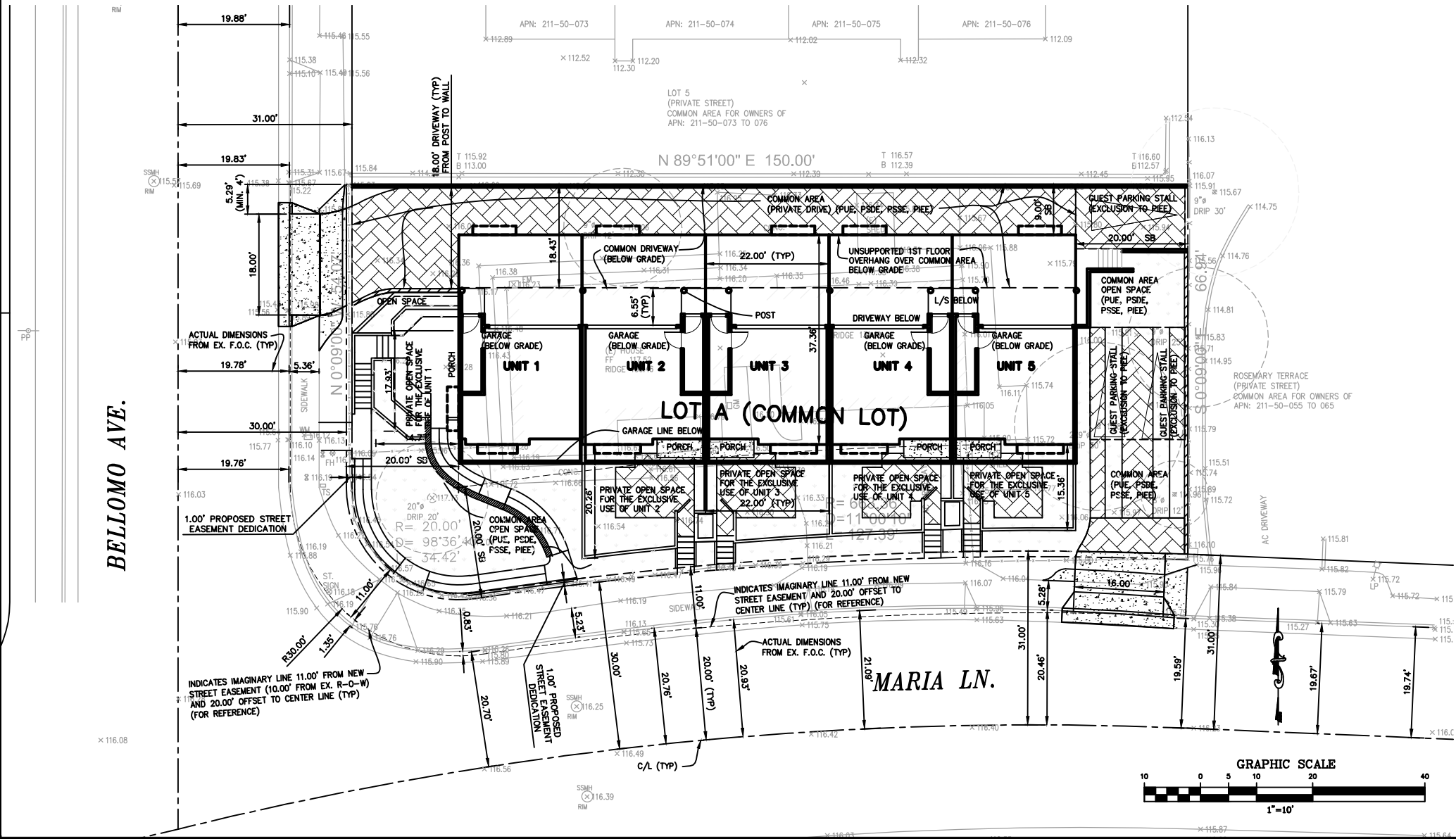
ONE (1) LOT SUBDIVISION FOR CONDOMINIUM PURPOSES  
FIVE (5) CONDOMINIUM UNITS ON A COMMON LOT  
APN: 211-50-025  
845 MARIA LANE, SUNNYVALE, CA  
VESTING TENTATIVE MAP

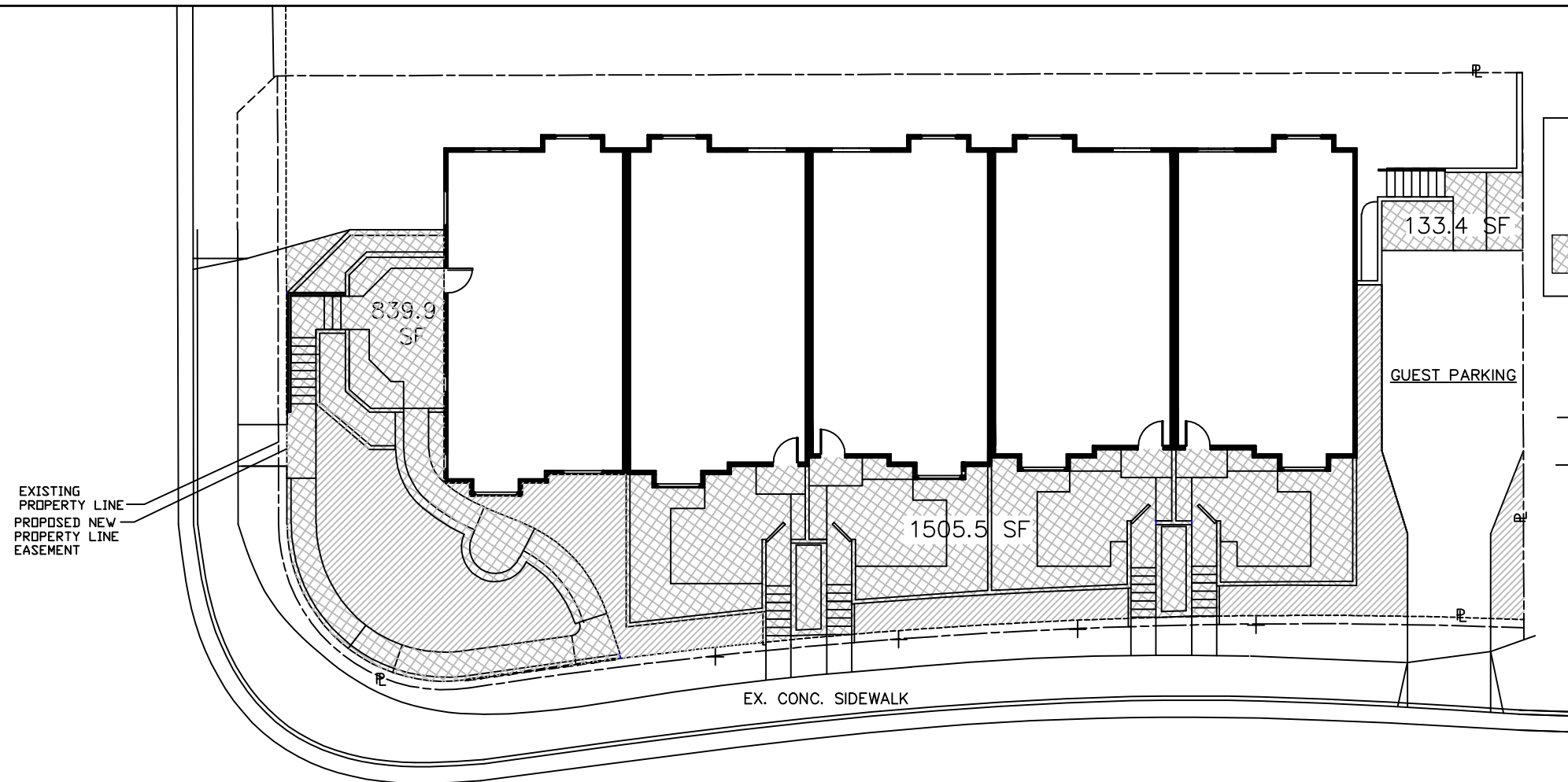
Revisions:






Date: 5/15/2015  
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Sheet: 1 OF 1  
TM-1

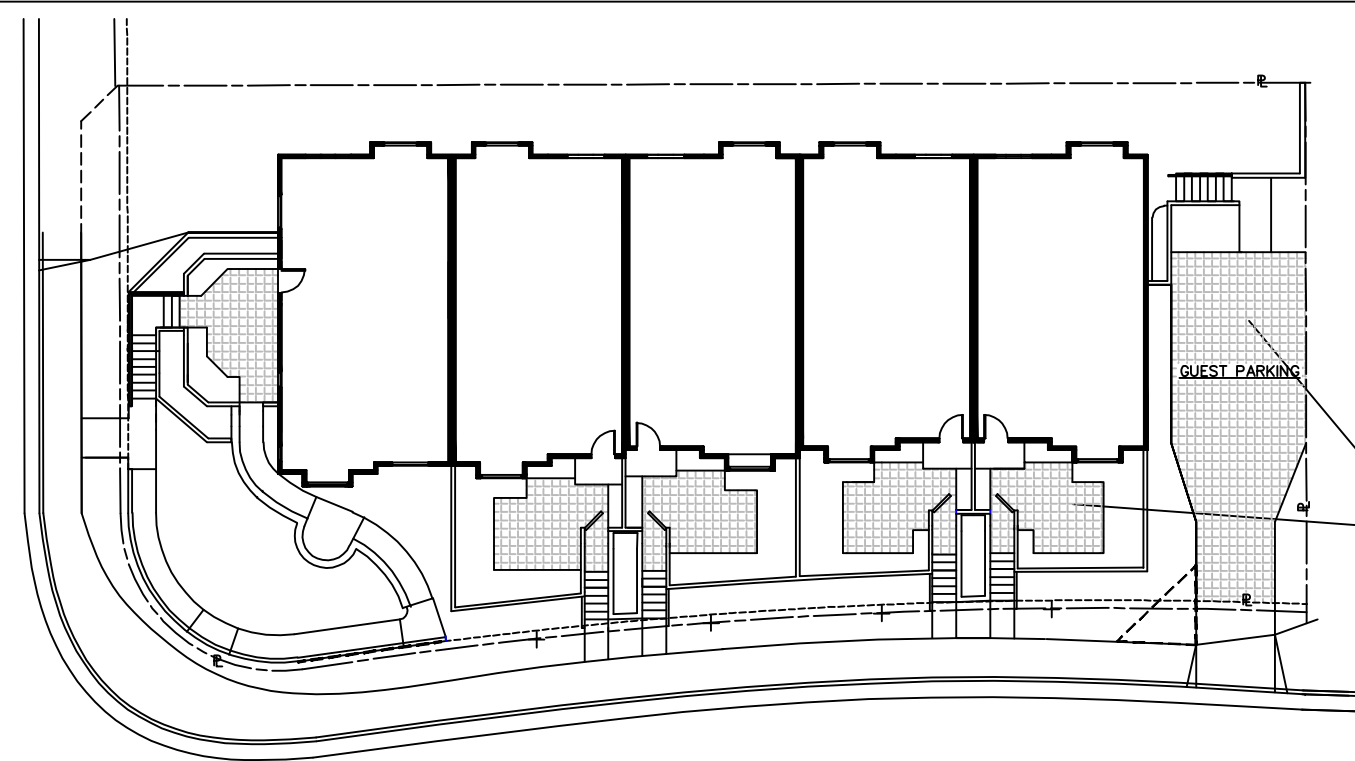
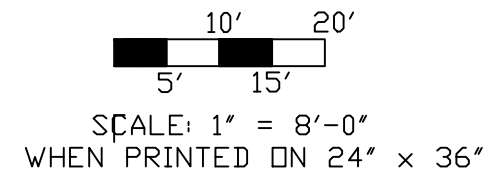


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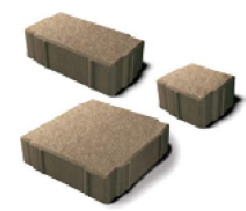

 "USABLE OPEN SPACE" = 2478.8 SF  
 (2000 SF REQ'D)


 + 
 
 "LANDSCAPED AREA" = 3490.5 SF  
 (2125 SF REQ'D)

USABLE OPEN SPACE /  
LANDSCAPED AREA PLAN



PERVIOUS PAVING PLAN  
NO SCALE



**PATIO & DRIVEWAY PAVING (FOR 2-CAR GUEST PARKING) TO BE PERVIOUS PAVERS such as AQUA-BRIC PAVERS, by ADVANCED PAVEMENT TECHNOLOGY, [www.advancedpavement.com](http://www.advancedpavement.com), OR SIMILAR. ASHLAR PATTERN SHOWN, OTHER PATTERNS & COLORS AVAILABLE.**



**845 MARIA LANE  
SUNNYVALE, CA 94086  
LANDSCAPE LAYOUT PLANS**



**Christopher Tigh**  
Landscape Architect  
CA. Lic. No. 2627  
516 S. Shoreline Blvd., Mountain View, CA 94041  
Tel. (650) 254-1415 Fax. (650) 254-1414

**845 MARIA LANE  
SUNNYVALE, CA 94086  
LANDSCAPE LAYOUT PLANS**

<b>DATE:</b> 5/15/15
PLANNING SUBMITTAL
<b>SHEET</b> <b>L-1</b>

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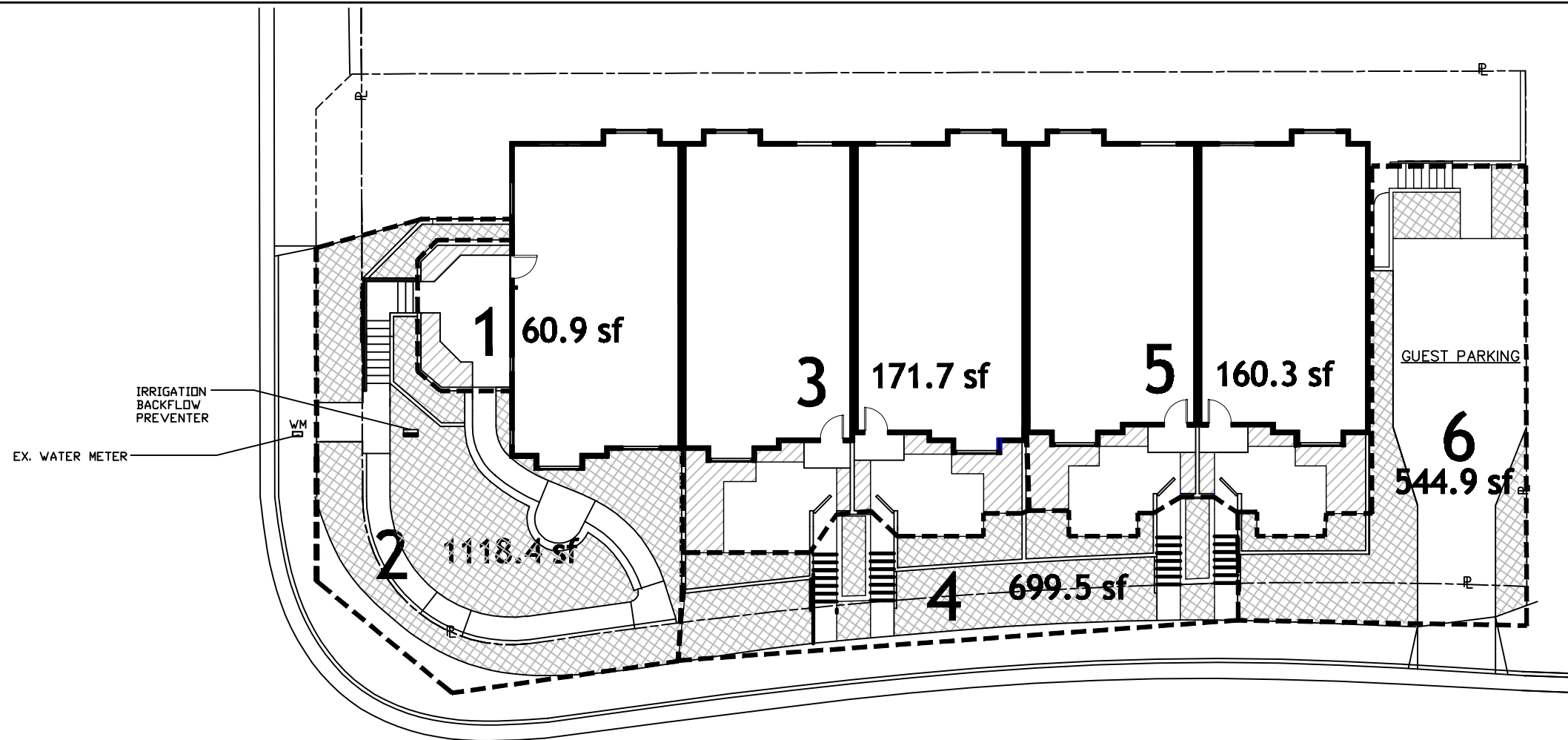






**845 MARIA LANE  
SUNNYVALE, CA 94086  
PLANTING SPECIFICATIONS & DETAILS**


## L-3

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[illegible]

 LOW WATER USE PLANTING =  
2362.8 SF (85.75% OF TOTAL)

 MODERATE WATER USE PLANTING =  
392.9 SF (14.25% OF TOTAL)

 6 HYDROZONE / VALVE ZONE

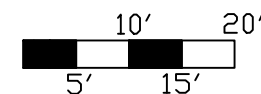
NOTE: IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO PREVENT WATER WASTE AND MEET OR EXCEED AN AVERAGE IRRIGATION EFFICIENCY OF 70%.

SYSTEM SHALL BE DESIGNED TO MEET THE INDIVIDUAL NEEDS OF EACH HYDROZONE; SPRINKLER HEADS AND OTHER EMISSION DEVICES SHALL BE SELECTED BASED ON WHAT IS APPROPRIATE FOR THE PLANT TYPE WITHIN EACH HYDROZONE; SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CIRCUIT.

LOW VOLUME IRRIGATION (E.G. BUBBLER OR DRIP-TYPE) IS TO BE USED FOR TREES, SHRUBS, MULCHED AREAS, AND AREAS WITHIN 2 FT. OF ANY IMPERMEABLE HARDSCAPE.

IRRIGATION CONTROLLERS UTILIZING EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND CAPABLE OF DUAL OR MULTIPLE PROGRAMMING SHALL BE USED. SENSORS THAT OVERRIDE THE CALL FOR WATER DURING UNFAVORABLE WEATHER CONDITIONS OR IF THE SOIL IS STILL MOIST ARE TO BE INCORPORATED INTO THE SYSTEM.

IRRIGATION CONTROLLERS AND BACKFLOW DEVICES SHALL BE SCREENED FROM PUBLIC VIEW.



SCALE: 1" = 8'-0"  
WHEN PRINTED ON 24" x 36"



**845 MARIA LANE  
SUNNYVALE, CA 94086  
HYDROZONE PLAN**



**845 MARIA LANE  
SUNNYVALE, CA 94086  
HYDROZONE PLAN**

DATE: 5/15/15

## PLANNING SUBMITTAL

SHEET

**L-4**

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TREE PROTECTION MEASURES:

1. The Project Arborist shall meet with the General Contractor prior to any Tree Removal, Demolition or Construction activities and provide a Construction Management Plan (CMP) Sheet that includes the Tree Protection Requirements within this plan and indicates the location of the any material storage, wash outs, office modules, portable sanitation, and areas of vehicle or heavy equipment access and egress and shall be clearly posted on site throughout the duration of the development project. The Contractor agrees to immediately notify the Project Arborist and the *City of Sunnyvale* if roots are damaged or exposed or if trunk or branches are wounded.

2. The Project Arborist shall designate Tree Removals and locations of Tree Protection Fencing of Tree Protection Zones prior to any tree removal, demolition or construction.

3. All tree removals shall be performed by hand using light equipment without any damage to retained trees. All stumps shall be removed by hand or using hand operated stump grinding machinery when within the Tree Protection Zones of retained trees and to a depth of no less than twelve (12) inches.

4. Following TPZ fence installation, The Project Arborist shall inspect and confirm that Tree Protection Fencing has been installed adequately and provide a written report, with photographs, that shall be submitted to the *City of Sunnyvale*.

5. Tree Protection Fencing shall be constructed of no less than 4-foot tall metal fencing and supported by no less than 6-foot metal posts on no less than 8-foot centers unless otherwise designated by the Project Arborist.

6. Preserved Trees near equipment access areas shall have their trunks wrapped with 2" x 4" wooden slats and bound securely edge to edge, without nails, as padding from grade to 8-feet above grade. A layer of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require additional protection as determined by the Project Arborist.

7. All retained trees may be maintenance pruned to include cleaning, thinning of branches using International Society of Arboriculture (ISA) Industry Standards. This can be performed before, during, or after construction.

8. The Project Arborist shall review any plan revisions within the Tree Protection Zones of preserved trees. This includes, but not limited to, plans for demolition, erosion control, improvements, utilities, drainage, grading, landscaping and irrigation.

9. The Project Arborist shall inspect the site monthly for the adequate performance of tree preservation measures and designate soil cutting areas within root zones of protected trees and assess, document, and submit a report to the *City of Sunnyvale* of any changes in the health of trees since the last inspection.

10. The Project Arborist shall inspect or supervise all construction activities within the Tree Protection Zones and will receive no less than 72 hour notice of any proposed activities within the Tree Protection Zones of retained trees and the Project Arborist shall document and provide any necessary recommendations to the *City of Sunnyvale*.

11. - Excavation shall only occur within the Tree Protection Zones of preserved trees, such as utility trenches, when designated by the Project Arborist. These will be excavated by hand, using high-pressure, air spade, or other method preserving roots over two inches in diameter, or as designated by the Project Arborist. Any roots over two (2") inches in diameter shall only be removed under the direct supervision of the Project Arborist or as otherwise designated by the Project Arborist. All root cutting shall be performed under industry standard methods, documented, and a written report with photographs provided by the Project Arborist to the *City of Sunnyvale*.

12. The Project Arborist shall inspect the site following completion of construction, assess tree condition, and make any necessary recommendations within the Final Arborist Report that shall be submitted to the *City of Sunnyvale*.

13. The Project Arborist shall provide any further recommendations to mitigate impacts to include, but not limited, to hand excavation, hand root root pruning, and fertilization.

SPECIFIC TREE PROTECTION:

14 The removal of trees T2-T8 shall be performed as stated within Itemxx of this plan.

15. Perserved tree T1 shall have tree protection fencing installed in the lcoation shown on this plan as detailed within Item x of this plan.

16. Preserved tree T1 shall be irrigated, using inline drip lines or soaker hose, with no less than 400 gallons per week throughout the construction process.

17. The proposed foundation near preserved tree T1 shall be designed using existing pier or piers(s) to avoid major roots and a reinforced concrete slab foundation at or near existing soil grade to mitigate root losses.

TREE	SPECIES	DBH	CBH	STATUS	PROTECTION	ESTIMATE	VAL
T1*	MAGNOLIA	17",13", 11"	128	PROTECTED	30 FT.	PRESERVE	\$24,300
T2	EDIBLE FIG	6", 5"	33	UNPROTECTED	6 FT.	REMOVE (DEVELOPMENT)	UPON REQUEST
T3	AVOCADO	10"	31	UNPROTECTED	12 FT.	REMOVE (DEVELOPMENT)	UPON REQUEST
T4	FRUIT TREE	8"	26	UNPROTECTED	3 FT.	REMOVE (DYING)	UPON REQUEST
T5	AVOCADO	11", 7"	58	UNPROTECTED	30 FT.	REMOVE (DEVELOPMENT)	UPON REQUEST
T6	YUCCA	10"	30	UNPROTECTED	4 FT.	REMOVE (DEVELOPMENT)	UPON REQUEST
T7	JUNIPER	8"	26	UNPROTECTED	4 FT.	REMOVE (DEVELOPMENT)	UPON REQUEST
T8	JUNIPER	6"	27	UNPROTECTED	4 FT.	REMOVE (DEVELOPMENT)	UPON REQUEST

C@24" = Total Trunk Circumference at 4.5 feet above soil grade in inches.

D@24" = Trunk Diameter(s) at 4.5 feet above soil grade in inches.

STATUS = Tree Designation as per *City of Sunnyvale* Municipal Code

DRIPLINE = Total tree canopy diameter in feet

X = TREE REMOVALS  
T1\* = PROTECTED SIZE TREES  
T2-T8 = UNPROTECTED TREES

