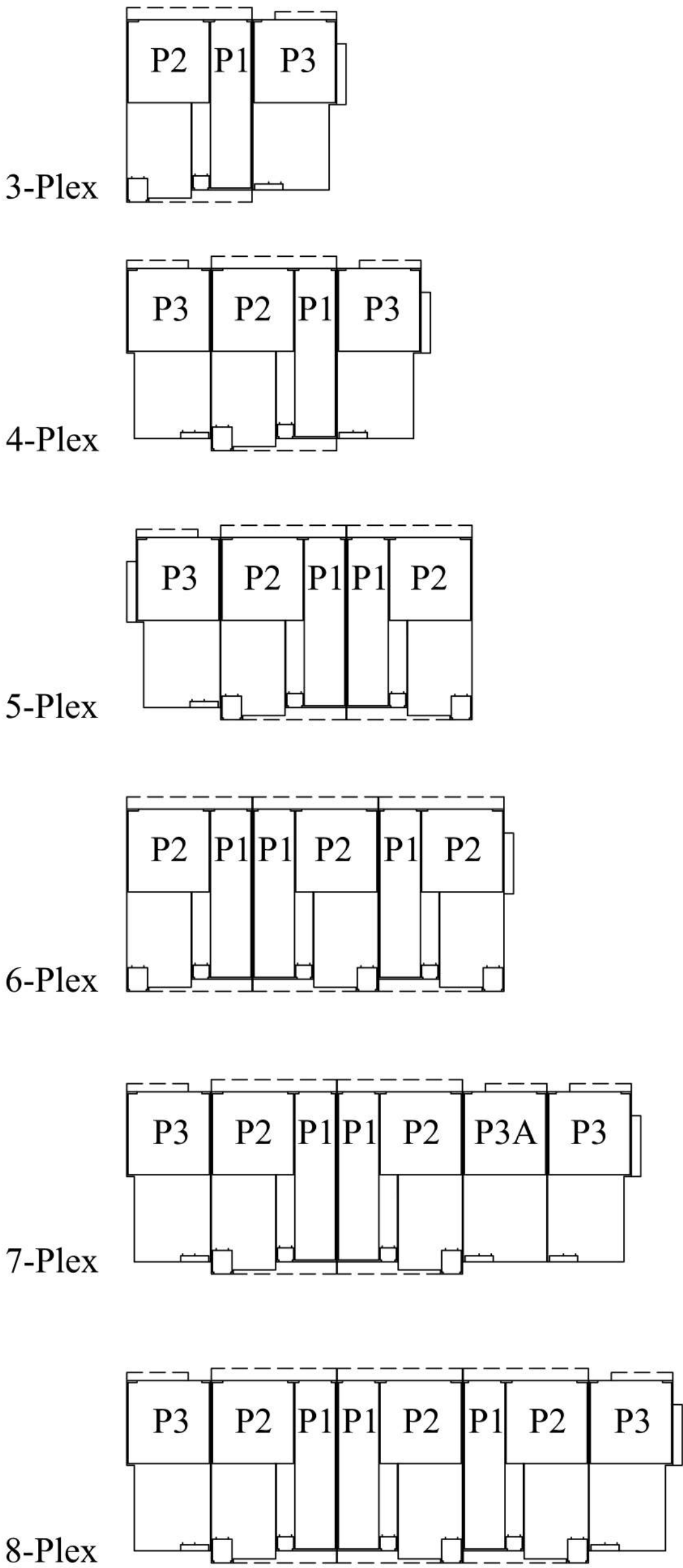




BUILDING TYPES:



SITE SUMMARY

City: Sunnyvale
Zoning: R3 - PD
Site Area: 2.34 Acres (101,811 S.F.)
Type: 3-Story Condos - R-2 Occupancy with NFPA 13.

Unit Mix:

Plan 1	1500 N.S.F.	19 Units
Plan 2	1750 N.S.F.	19 Units
Plan 3	2050 N.S.F.	11 Units*
Plan 3Alt	2050 N.S.F.	1 Units
Total Units:		50 Units

*Accessible 10% 5 Units
Gross Square Footage: 111,359 G.S.F.
Density: 21.36 Du/Ac
Bldg. Coverage: 39% (40% Allowed)

Parking Summary:

Spaces Provided:
Garage Spaces: 100 Spaces -19 Tandem Garages
On-Site Spaces: 24 Spaces
Total Spaces: 124 Spaces

Open Spaces Required:
2 Bedroom with 2 car = 19 Units x 0.40 sp = 8 open spaces req'd
3 Bedroom with 2 car = 31 Units x 0.50 sp = 16 open spaces req'd
Total Open Spaces Required = 24 Spaces

Accessible Spaces Required:
24 Open Spaces X 5% = 1.25 Spaces / 2 Spaces Provided

Open Space Summary:

Useable Open Space: 21,780 S.F. (435 S.F./Unit)

Shaded Areas (12'-0" Min.) and Private Deck Area on Unit Plans

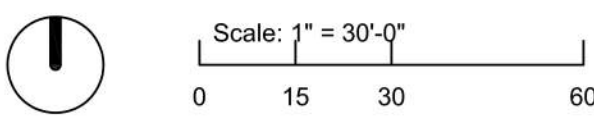


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TRUMARK HOMES

SUNNYVALE LUMBER
SUNNYVALE, CA # 2019-0077

SCHEMATIC DESIGN
APR 17, 2019



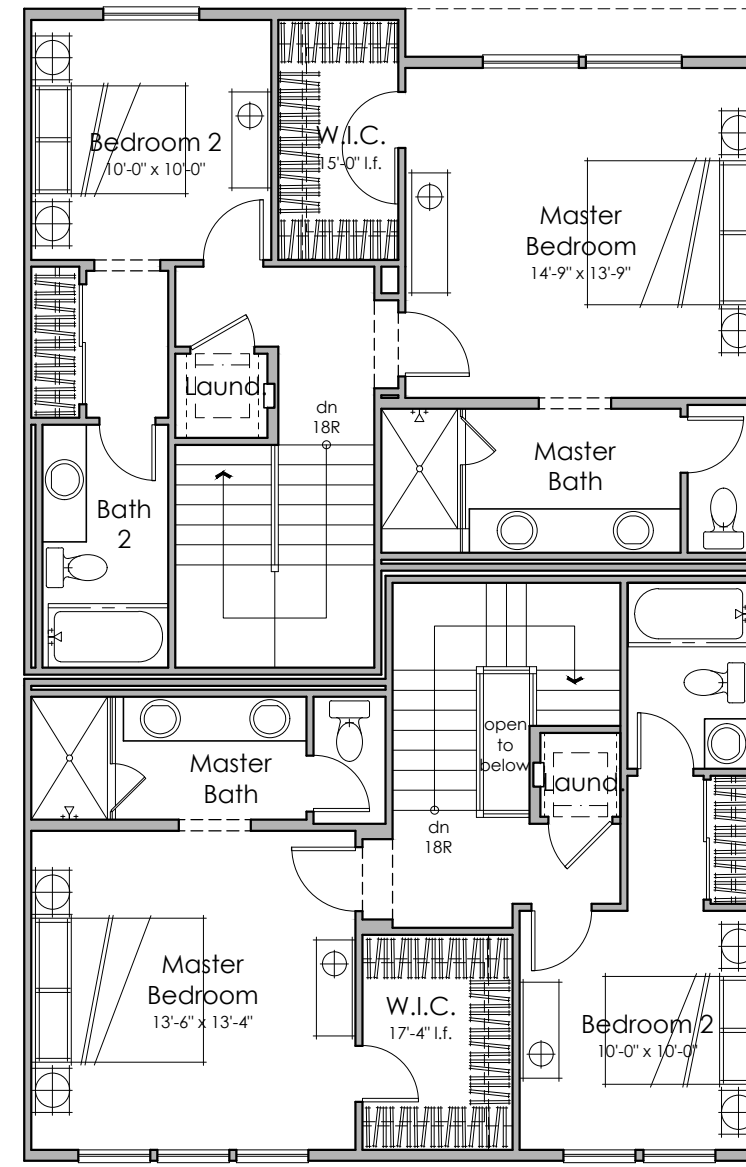
CONCEPTUAL SITE PLAN

A1.0

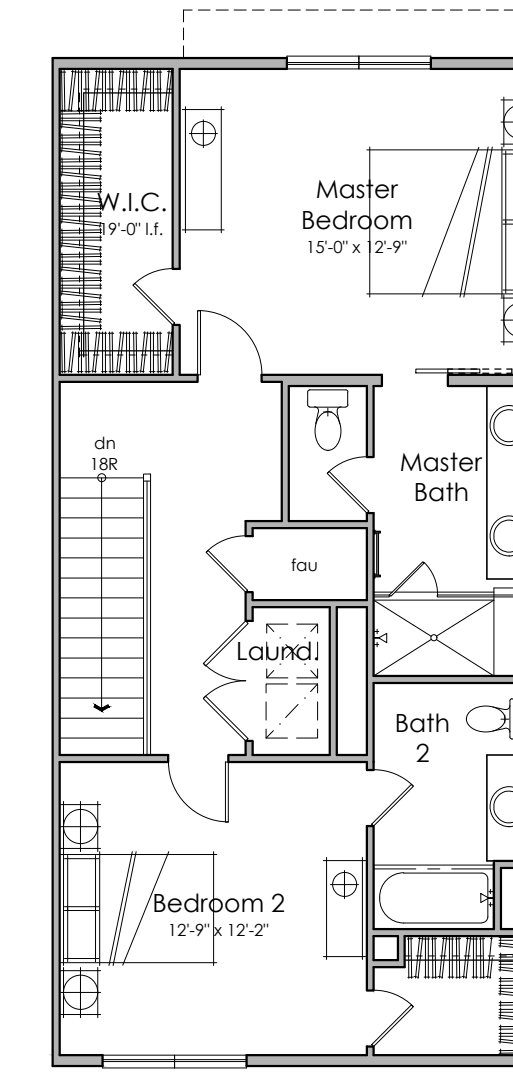
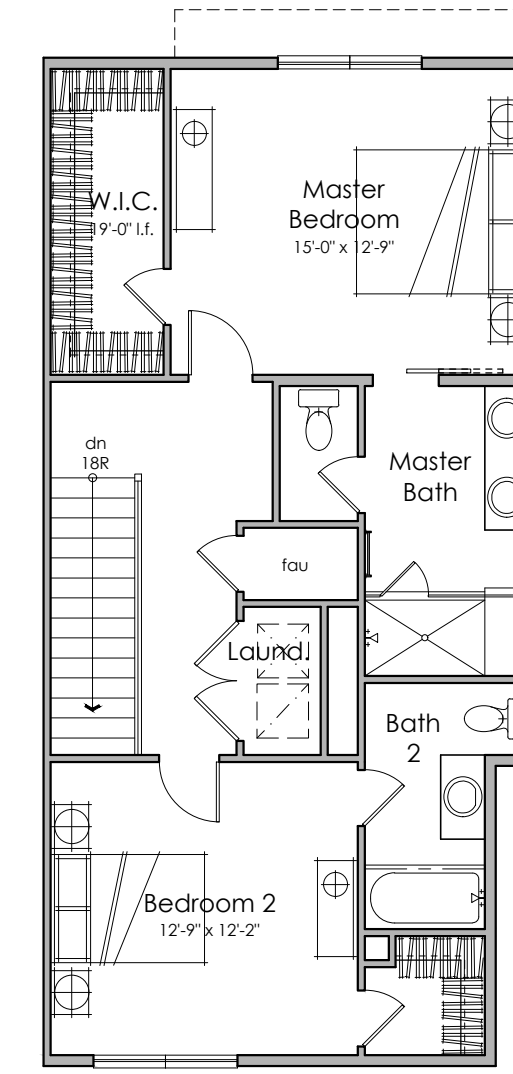




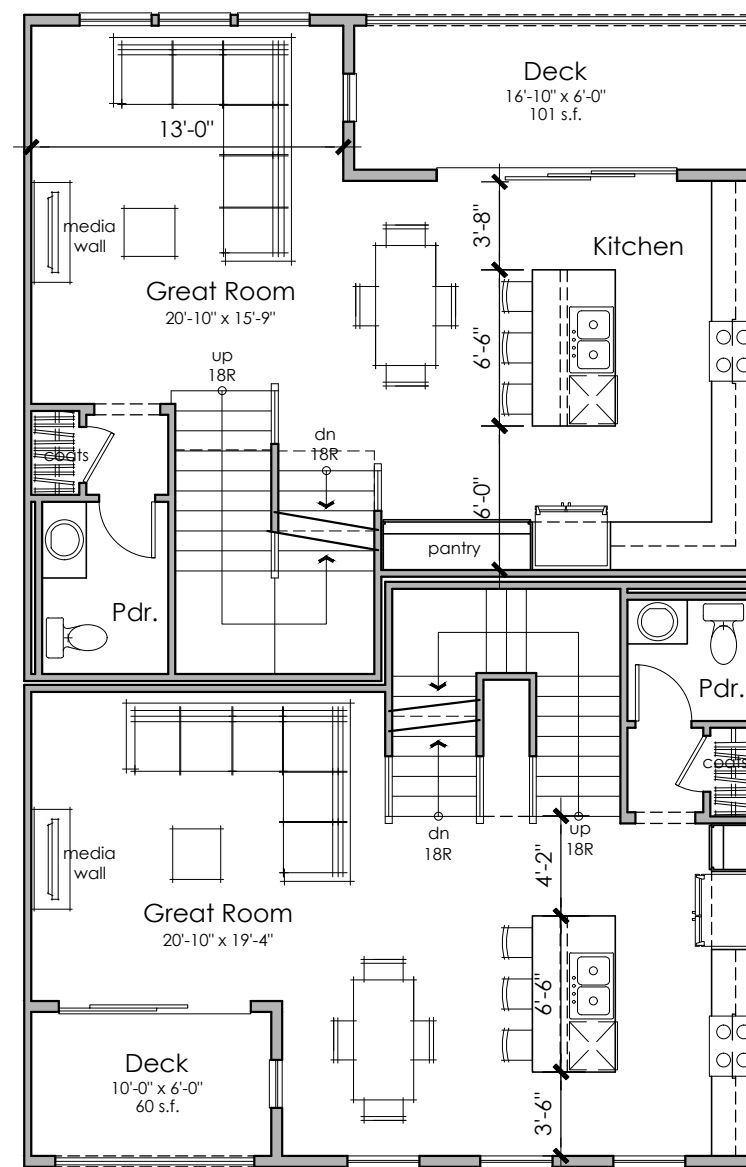
Third Floor



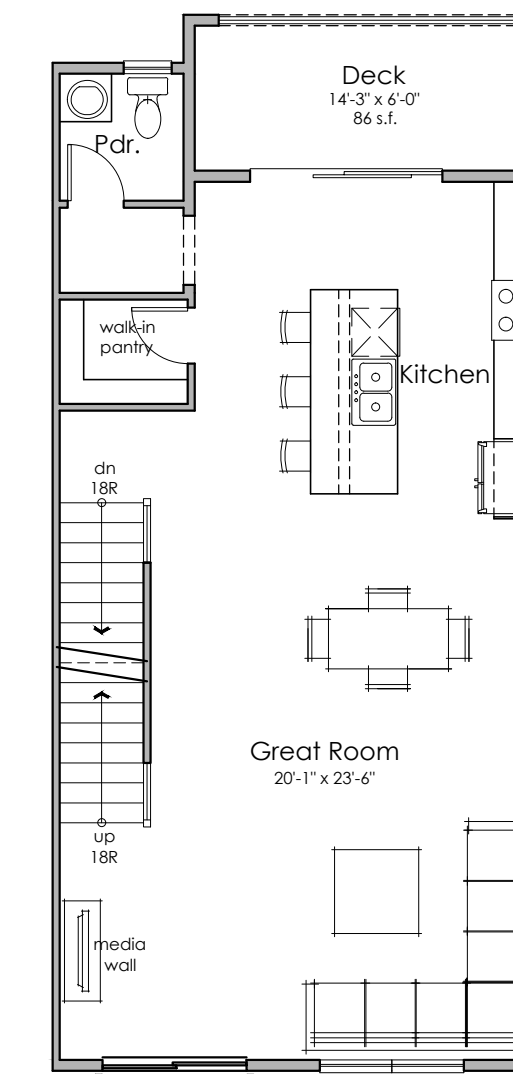
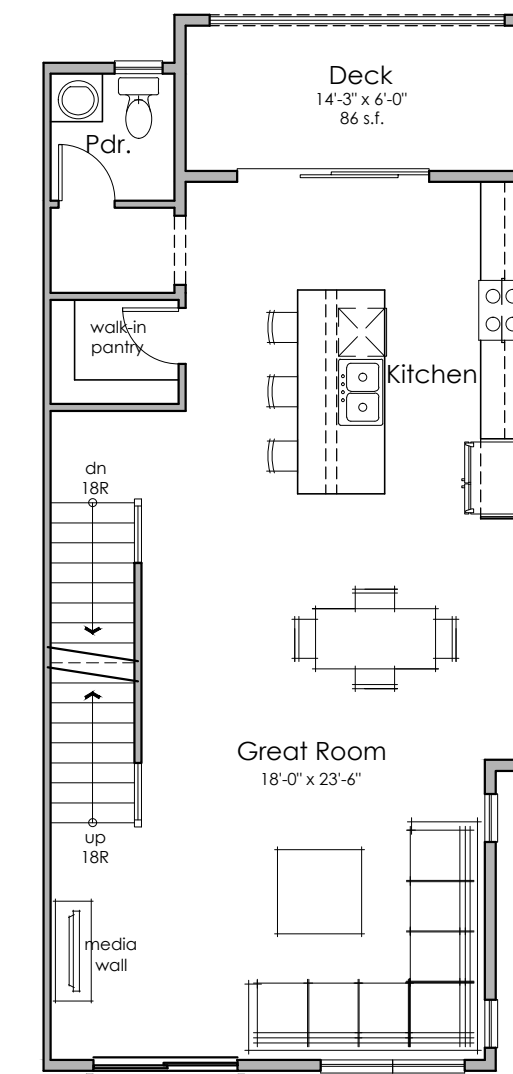
Third Floor



Second Floor

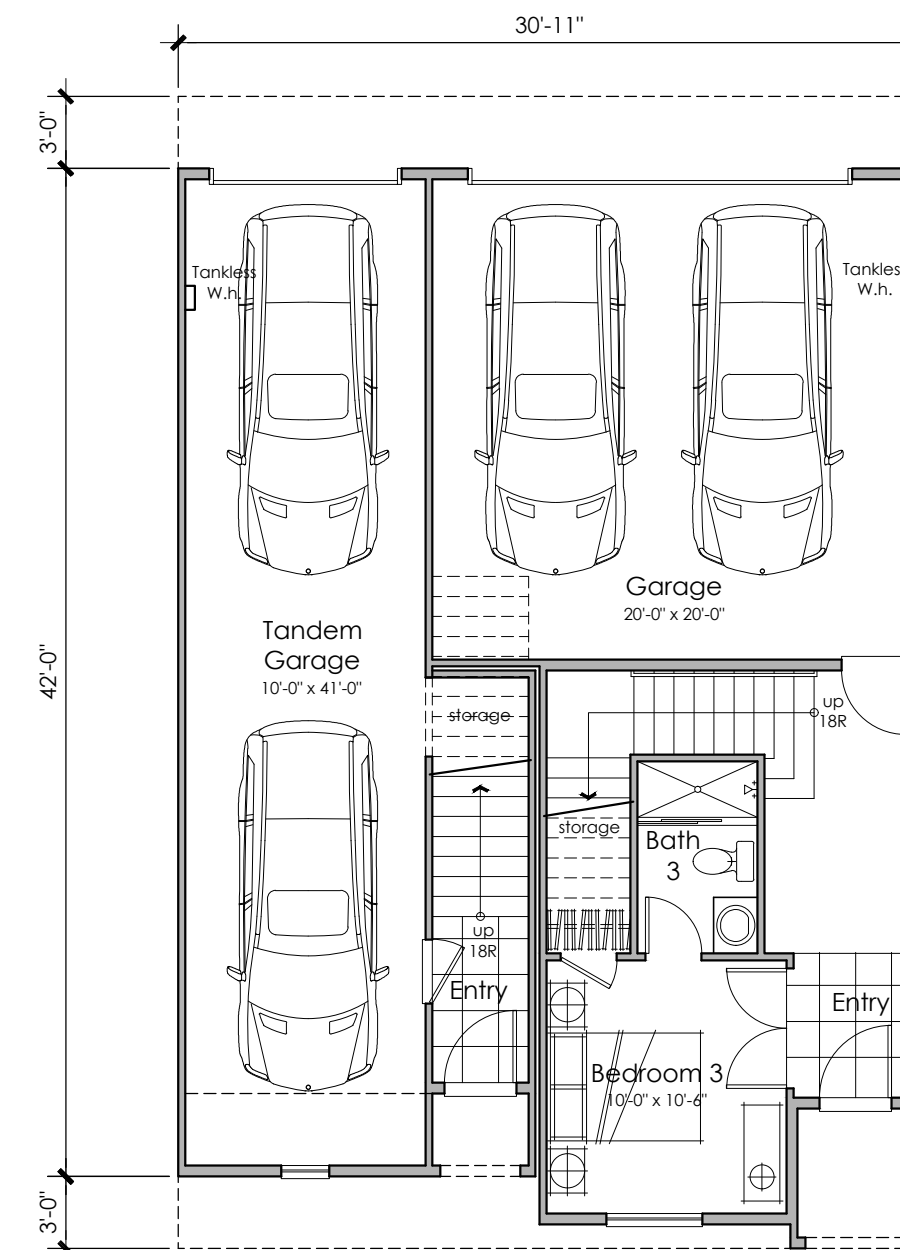


Second Floor



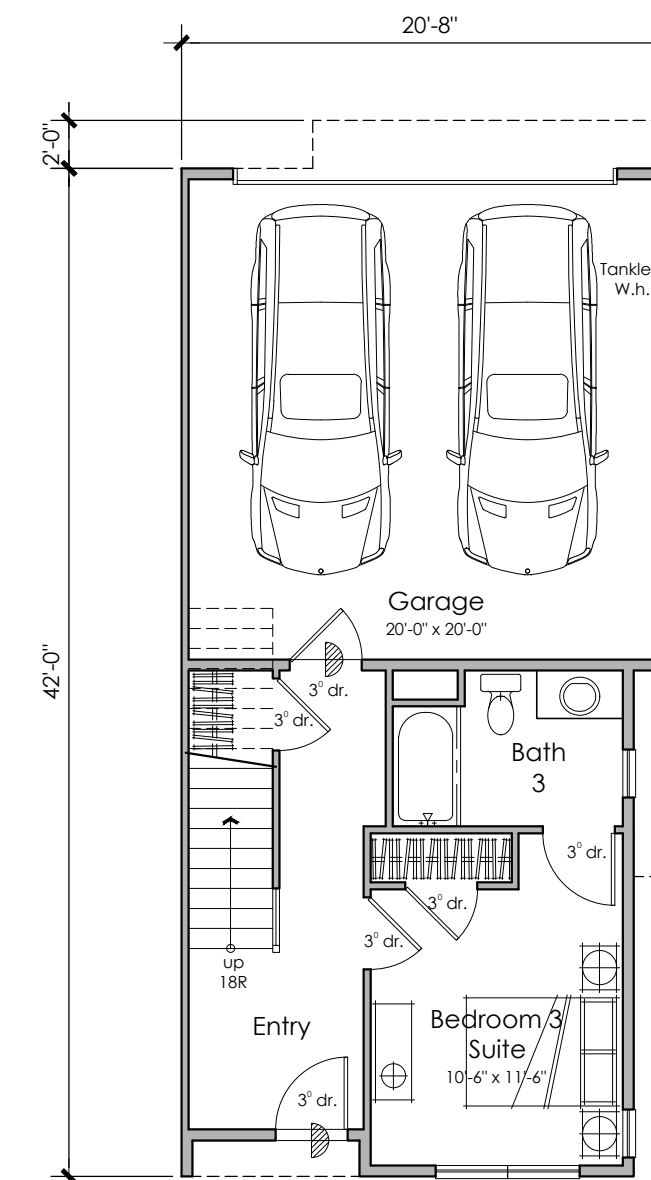
PLAN 1
Floor Plan
2 Bedrooms
2.5 Baths
1500 n.s.f.

First Floor

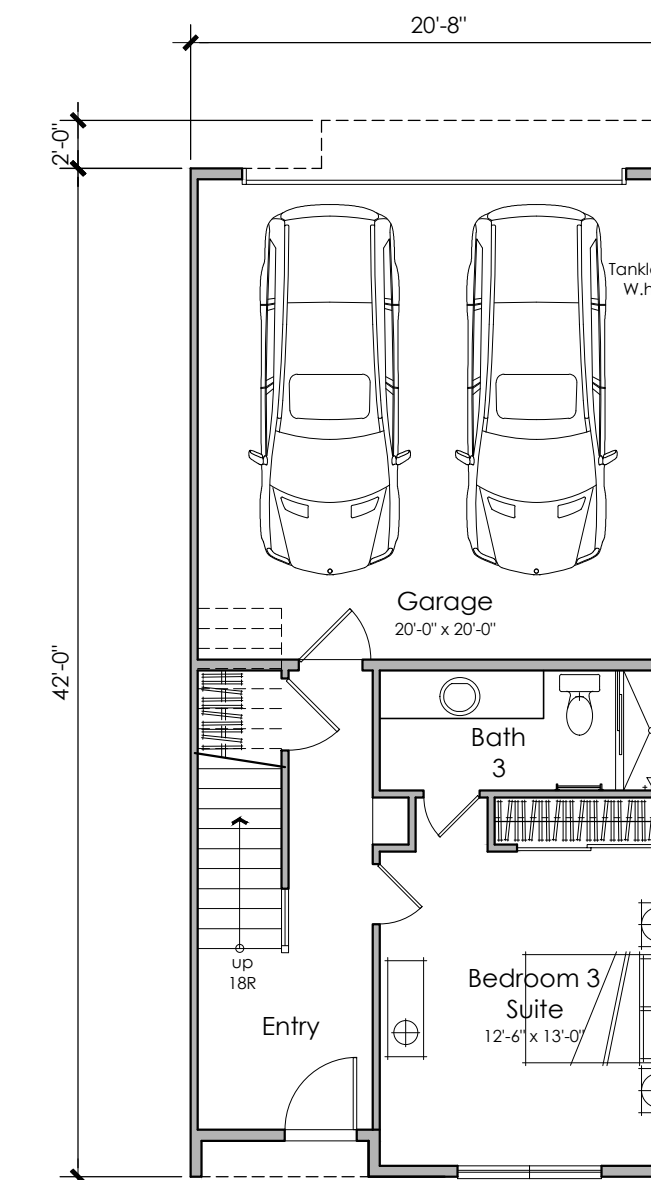


PLAN 2
Floor Plan
3 Bedrooms
3.5 Baths
1750 n.s.f.

First Floor



PLAN 3 (Accessible)
Floor Plan
3 Bedrooms
3.5 Baths
2050 n.s.f.



PLAN 3ALT
Floor Plan
3 Bedrooms
3.5 Baths
2050 n.s.f.

Note: All garages are
400 n.s.f. minimum.

BASIS OF BEARINGS

THE BEARING BETWEEN THE FOUND MONUMENTS ALONG EVELYN AVENUE, AS SHOWN ON THE MAP ENTITLED "PARCEL MAP FOR GILMORE ASSOCIATES", FILED IN BOOK 442 OF PARCEL MAPS AT PAGE 24, RECORDS OF SANTA CLARA COUNTY, TAKEN AS N67°32'00"W FOR THE BASIS OF BEARINGS FOR THIS MAP.

LEGAL DESCRIPTION

ALL OF PARCEL "A" SHOWN ON THE "PARCEL MAP FOR GILMORE ASSOCIATES" RECORDED MAY 24, 1979, PARCEL MAP BOOK 442, PAGE 24 OF SANTA CLARA COUNTY RECORDS.

REFERENCES:

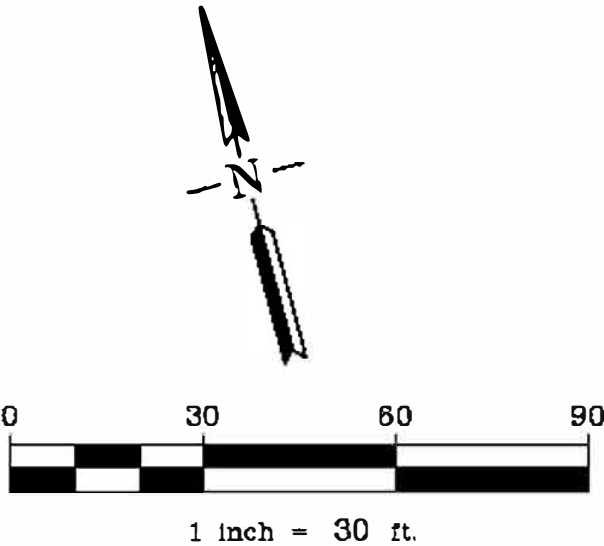
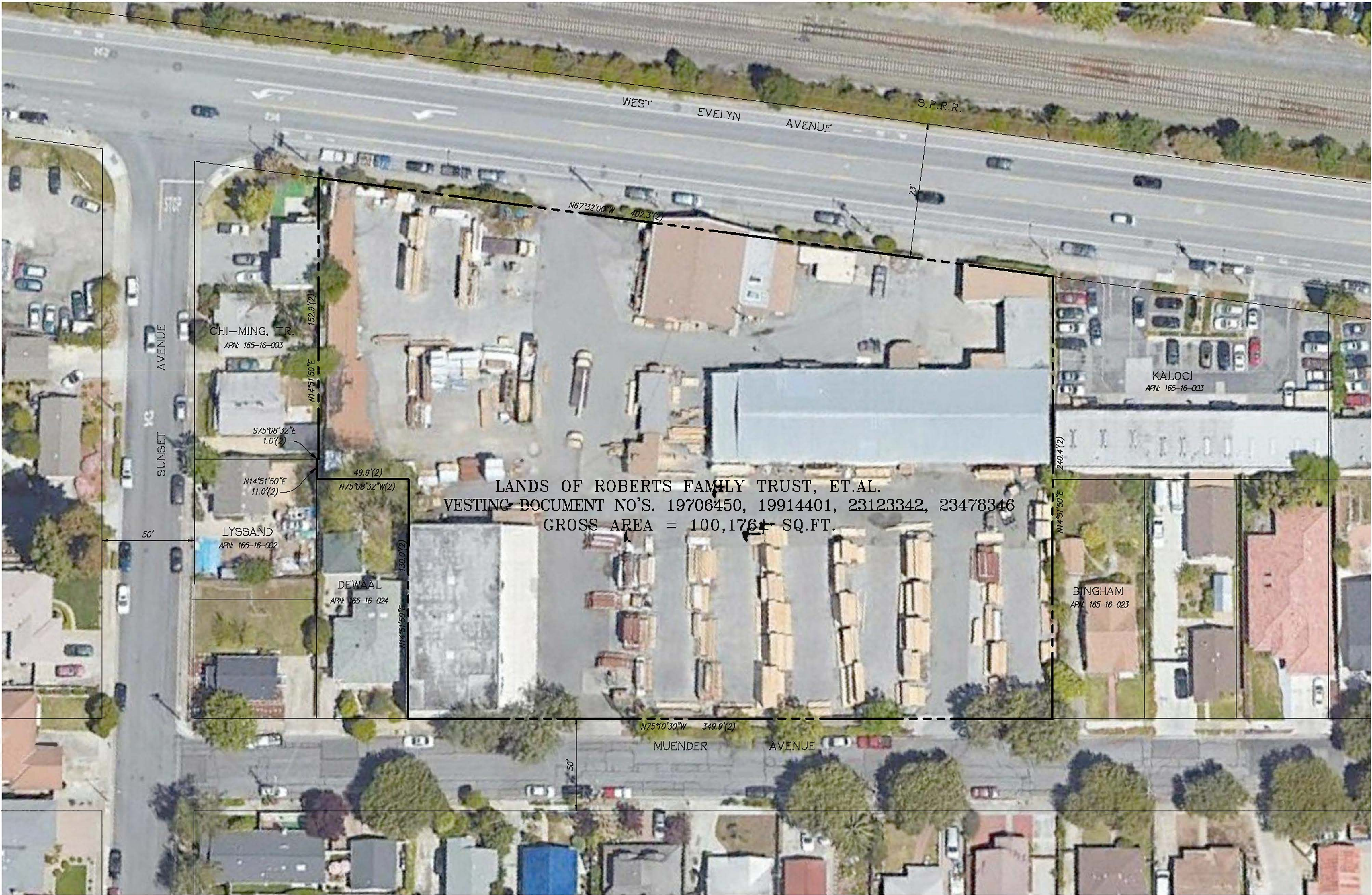
- (1) MAP OF THE MUENDER SUBDIVISION NO. 1 - BOOK L MAPS PAGE 83.
(2) PARCEL MAP FOR GILMORE ASSOCIATES - BOOK 442 PARCEL MAPS PAGE 24.

PRELIMINARY TITLE REPORT EASEMENT EXCEPTIONS

PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT		ORDER NO. 0131-623223a1a	DATED: DECEMBER 5, 2018
#	PURPOSE	DOCUMENT #	COMMENTS
2	PRIVATE SEWER EASEMENT	BOOK 1796, PAGE 141, O.R.	NON-PLOTTABLE SEE NOTE NO. 1
3	EASEMENTS BY COURT ORDER	DOCUMENT NO. 22355191 O.R.	NON-PLOTTABLE SEE NOTE NO. 2

NOTES:

1. THIS PRIVATE SEWER EASEMENT (NOT DIMENSIONED) WAS RESERVED DURING AN OWNERSHIP TRANSFER OVER AN INTERNAL PORTION OF THE PROPERTY. IT APPEARS TO HAVE MERGED OUT DUE TO COMMON OWNERSHIP. TITLE COMPANY SHOULD CONFIRM IF THIS EASEMENT IS APPLICABLE.
2. THIS THIRD PARTY EASEMENT (NOT DIMENSIONED) GRANTED BY THE COURT MAY OR MAY NOT AFFECT THIS PROPERTY. IT APPEARS TO BE ASSOCIATED WITH THE RAILROAD RIGHT OF WAY ACROSS WEST EVELYN AVENUE. TITLE COMPANY SHOULD VERIFY IF THIS EASEMENT AFFECTS THIS PARCEL.



LEGEND

- BOUNDARY LINE
--- ADJACENT PROPERTY LINE
XXX.X'(X) REFERENCE INFORMATION AND NUMBER
SQ.FT. SQUARE FEET

RECORD BOUNDARY
PARCEL "A", 442 PM 24, SANTA CLARA RECORDS
870 WEST EVELYN AVENUE
CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA
FOR: TRUMARK HOMES, LLC

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
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