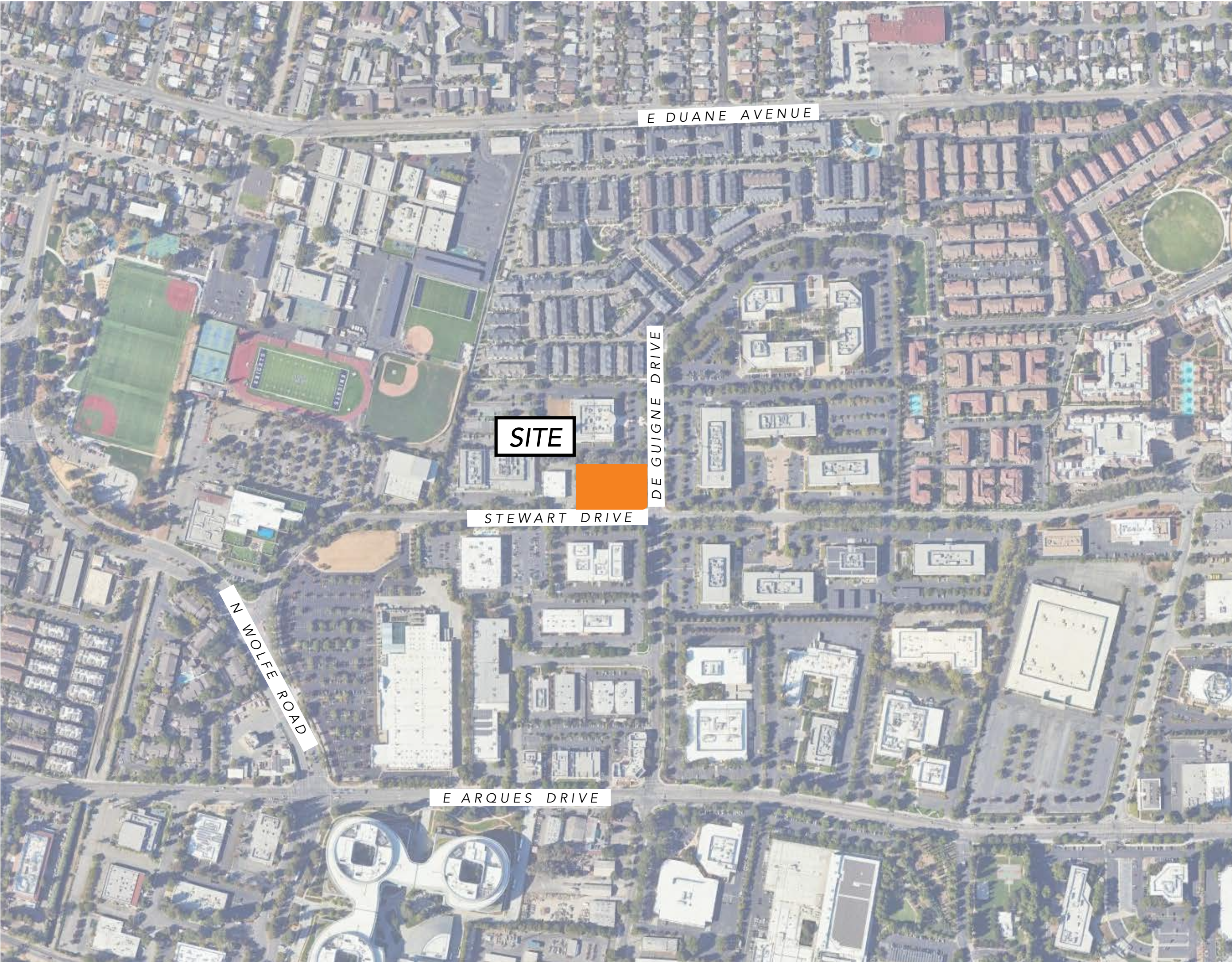


VICINITY MAP



COVER SHEET

THE ARCADE

ADDRESS:
845 STEWART DRIVE SUNNYVALE CA.

APN:
205-21-010 SANTA CLARA COUNTY

ACREAGE:
1.16AC

CURRENT USE:
COMMERCIAL

PROPOSED USE:
28 RESIDENTIAL UNITS
(24 MARKET RATE ~ 4 AFFORDABLE)

CONCEPTUAL CODE ANALYSIS:
CONSTRUCTION TYPE VB
OCCUPANCY R2/U
FIRE SUPPRESSION SYSTEM NFPA - 13 SPRINKLERS

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GENERAL

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- G-2 PROJECT INFORMATION
- G-3 EXISTING SITE PHOTOGRAPHS
- G-4 ILLUSTRATIVE SITE PLAN
- G-5 STEWART STREET FACADE RENDERING

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- A-2 CONCEPTUAL FLOOR PLANS - BUILDING 1 & 3
- A-2.1 CONCEPTUAL FLOOR AND ROOF PLANS - BUILDING 1 & 3
- A-2.2 CONCEPTUAL ELEVATIONS, COLORS & MATERIALS - BUILDING 1 & 3
- A-2.3 CONCEPTUAL ELEVATIONS, COLORS & MATERIALS - BUILDING 1 & 3
- A-3 CONCEPTUAL FLOOR & ROOF PLANS - BUILDING 2
- A-3.1 CONCEPTUAL ELEVATIONS, COLORS & MATERIALS - BUILDING 2
- A-4 CONCEPTUAL FLOOR PLANS - BUILDING 4
- A-4.1 CONCEPTUAL ELEVATIONS, COLORS & MATERIALS - BUILDING 4
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- L-2 OPEN SPACE EXHIBIT
- L-3 CONCEPTUAL WALL AND FENCE PLAN
- L-4 WATER USE CALCULATIONS
- L-5 CONCEPTUAL PLANT PALETTE
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LIGHTING

- SL3 STREET LIGHTING SITE PLAN

CIVIL

- C-1.0 VESTING TENTATIVE MAP
- C-2.0 EXISTING CONDITIONS PLAN
- C-3.0 PRELIMINARY SITE PLAN
- C-4.0 PRELIMINARY GRADING & DRAINAGE PLAN
- C-4.1 PRELIMINARY GRADING SECTIONS
- C-4.2 ACCESSIBILITY PLAN
- C-4.3 CIRCULATION PLAN
- C-5.0 PRELIMINARY UTILITY PLAN
- C-6.0 PRELIMINARY STORMWATER TREATMENT PLAN
- C-7.0 PRELIMINARY STORMWATER TREATMENT DETAILS
- C-8.0 FIRE ACCESS PLAN
- C-9.0 TRASH MANAGEMENT PLAN

PROJECT TEAM

DEVELOPER

CITY VENTURES
Contact: Adam Foster
1185 Mason Street | San Francisco, CA 94123
925.323.0443 | AFoster@City Ventures.com

DESIGNER

FOURNIER DESIGN STUDIO
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311 Main Street 10-C | Seal Beach, CA 90740
562.719.4650 | Roland@FournierDesign.Studio

ARCHITECT

HUNT HALE JONES ARCHITECTS
Contact: Dan Hale
444 Spear Street, Ste 105 | San Francisco, CA 94105
415.568.3833 | DHale@HHJA.com

CIVIL ENGINEER

RUGGERI JENSEN AZAR
Contact: David Terhune, PE
4690 Chabot Drive, Suite 200 | Pleasanton, CA 94588
925.227.9100 | DTerhune@RJA-gps.com

UTILITY CONSULTANT

TARRAR UTILITY CONSULTANTS
Contact: Alfonso Reyes
813 First Street | Brentwood, CA 94513
925.240.2595 | AReyes@Tarrar.com

LANDSCAPE ARCHITECT

C2 COLLABORATIVE
Contact: Quinn DeBence
100 Avenida Miramar | San Clemente, CA 92672
949.542.7717 | QDeBence@C2Collaborative.com

CITY SUBMITTAL

September 5, 2025

The Arcade
845 Stewart Drive
Sunnyvale, CA

PROJECT TABULATIONS

PARCEL TABULATIONS								
SITE AREA								1.16 Ac
RESIDENTIAL	Living Space	Garage	Total Unit SF	Covered Deck	Uncovered Patio		Beds	28 units
P1	3B/2.5Ba/2T	1,480	500	1,980	80	0	3	8 units
P2	3B/3/Ba/2T	1,419	480	1,899	80	160	3	11 units
P3	3B/3Ba/Den/2C/Opt 4bed	1,752	488	2,240	80	160	3	6 units
P3c	3B/3Ba/Den/2C/Opt 4bed	1,841	488	2,329	80	160	3	3 units
Parking								61 cars
Garage - ~ 2) 8.5x18 City Standard 2 car (400sfmin)								56 cars
Unassigned								5 cars
Open Space								20,285 sf
Common Open Space								13,092 sf
Private								7,193 sf
Density Ratios								24.14 du/ac
Homes								2.2 car/du
Parking								724 sf/du
Open Space per Unit								

SITE TABULATION MATRIX				
			MDR R-3	Provided
ACREAGE				1.16 Ac
DENSITY			Consistent to SDBL 24 du/ac max	24.14 du/ac
FAR			Gross Floor Area (Living Space + Garage)/Site Area	1.1 FAR
LOT COVERAGE			(Building Footprints / Site Area	41.7% %
PERVIOUS SURFACE AREA			(Permeable Area of Site, See Calculations in Below Table)	13,557 SF
IMPERVIOUS SURFACE AREA			(Building Footprint + Impervious Surfaces, See Calculations in Below Table)	36,973 SF
BUILDING HEIGHT			Consistent to SDBL 35' Max	40'
BUILDING STORIES			3 Stories max	3 Stories
RESIDENTIAL				28 Units
Moderate Affordable Units			15% Moderate 4.2 units	4 Units
Market Rate				24 Units
RESIDENTIAL LIVING SPACE SF				43,484 SF
Residential Unit Average Living Space SF				1,553 ASF
OPEN SPACE				20,285 SF
Common			400 sf/du 11,200 sf	13,092 SF
Private			200 sf/du 5,600 sf	7,193 SF

BUILDING AREAS	Living SF	Garage SF	Total SF
Building 1	15,733	4,872	20,605
Building 2	4,379	1,480	5,859
Building 3	15,733	4,872	20,605
Building 4	7,639	1,448	9,087
TOTAL SF	43,484	12,672	56,156

Impervious Surfaces Calculations	
Roofs	21,071
Roads	10,537
Walkways	5,365

Pervious Surface Calculations	
Landscaping	13,557
Site Area	50,530

ZONING SUMMARY

	Required	Proposed
General Plan Category	Medium Density Residential	Medium Density Residential
General Plan Consistent Zoning	R-3	R-3
Use	Office with a restaurant	Townhouse-style condominiums
General Plan Density	24 du/ac (Max. 28 Units)	24.14 du/ac (28 Units; 4 of which will be affordable)
Building Setback		
Front Setbacks (1 st Story/2 nd Story)	15' / 20' average	25'-10" to 27'-0"
Left Side Setbacks (1 st Story/2 nd Story facing property) / 2 nd /3 rd Story Setbacks	No 2 nd & 3 rd Story Side Setbacks w/ State Density Bonus Waiver	5' and 6'-10"
Right Side Setbacks (1 st Story/2 nd Story facing property – De Guigne)	15' / No average w/ State Density Bonus Waiver	15'-0"
Rear Setback	20'	20'-0"
Max Building Height	None w/ State Density Bonus Waiver	40'
Max Stories	3	3
Residential Required Parking	56 spaces (Government Code §65915.p - Maximum Parking Ratio [includes ADA & guest parking])	61 spaces
Bicycle Parking	1 for every 4 units	1 provided in each unit garage
Private Usable Open Space	None w/ State Density Bonus Waiver	80 square feet min per unit
Common Landscaped Area	None w/ State Density Bonus Waiver	11,720 square feet ~ 418 square feet per unit
Minimum Usable Open Space Dimensions	None w/ State Density Bonus Waiver	5 feet min

PROJECT NARRATIVE

City Ventures is excited to present The Arcade, located at 845 Stewart Drive. The 1.16 acre site is currently occupied by surface parking and existing office building that includes a restaurant. Residential development has been constructed on properties north and north-east of the site. The property's General Plan Land Use designation is Medium Density Residential, with a residential density of up to 24.14 dwelling units per acre (du/ac), or 28 total units.

City Ventures is proposing 28 solar, all-electric, three-story townhome-style condominiums, ranging from 1,419 – 1,841 square feet with 3-4 bedrooms (24.14 du/ac). The project will also include 4 below-market-rate (BMR) homes. The 4 below-market-rate homes will be sold consistent with the City's Municipal Code.

The homes will be accessed from shared paseos, common open space areas, and/or common drive aisles. Our vision for the project aims to create a vibrant, sustainable, and inclusive community that meets the needs of a modern urban lifestyle while preserving the unique character of the community. The site design includes perimeter sidewalks and an ingress/egress access point from Stewart Drive. The project will also include native plant species, trees, and flowers as well as a central picnic area.

The project's name, The Arcade, is inspired by Sunnyvale's globally significant achievements in the video game industry. We hope the project draws future innovators into the City.

Zoning at 845 Stewart Drive is Industrial and service zoning district (MS). Given the property's Medium Density Residential Land Use designation, the applicant requests the R-3 medium density residential zoning district be applied to the property as its best fit zoning.

The project is a Housing Development Project within the meaning of Government Code section 65589.5(h)(2) and has been designed to comply with applicable general plan and subdivision standards and criteria as described in Government Code section 65589.5(j). The project is eligible for a density bonus concession and waivers consistent with state Government Code §65915. City Ventures is proposing a concession and waivers as detailed in the charts in this submittal package. We reserve the right to request additional concessions or waivers and concessions in the future in accordance with state law.

Proposed Multifamily Developement is Private Housing as defined in CBC Chapter 2

REQUESTED ENTITLEMENTS
Vesting Tentative Map
Design Review
Tree Removal Permit

City Ventures is enthusiastic about the opportunity to work with the City of Sunnyvale on this project. We believe The Arcade will be an important step toward meeting the housing needs of the area and will contribute to the continued success and vibrancy of the neighborhood. We look forward to collaborating with the City and community to bring this vision to life.

Thank you for your time and consideration.

CITY SUBMITTAL

September 5, 2025

The Arcade
845 Stewart Drive
Sunnyvale, CA



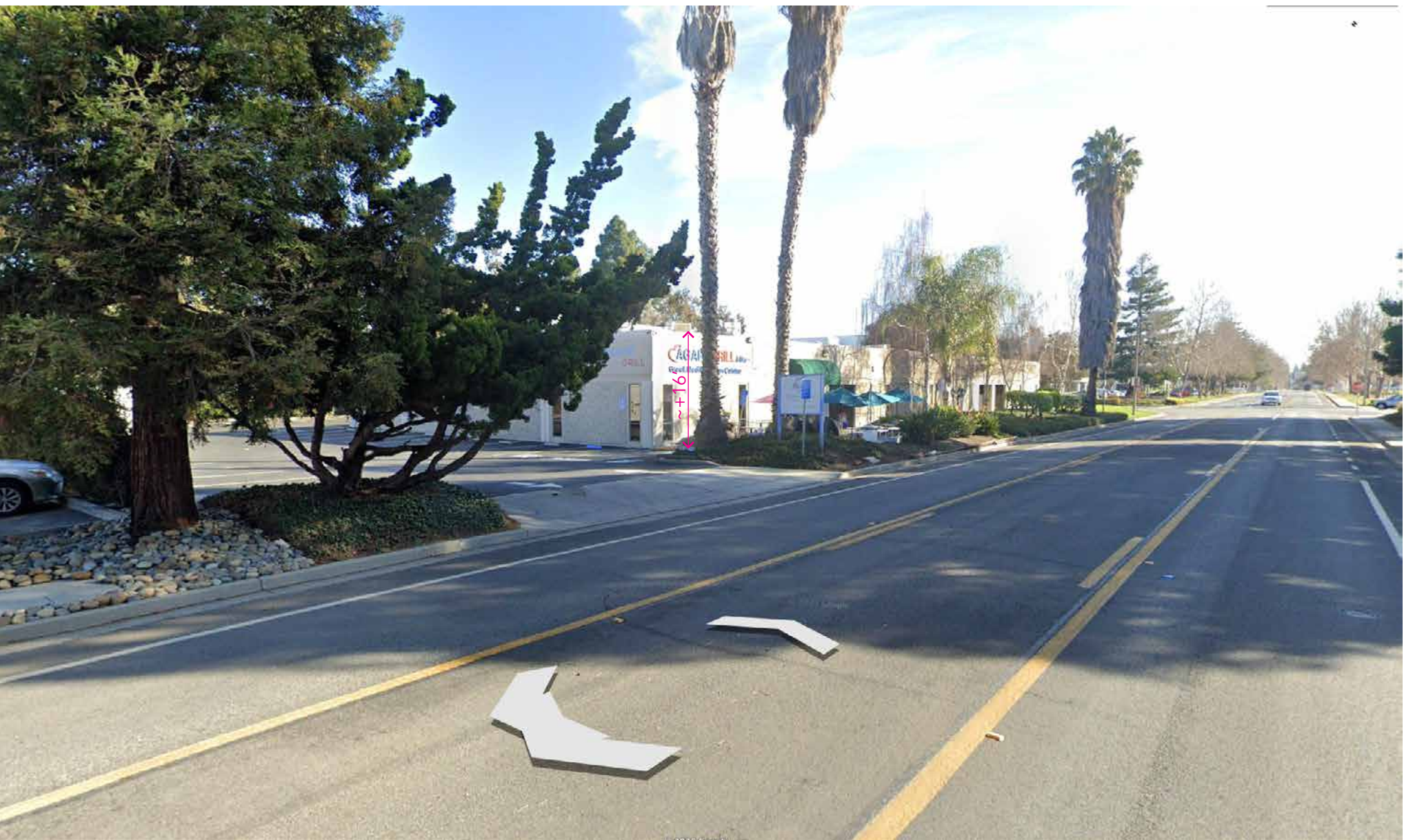
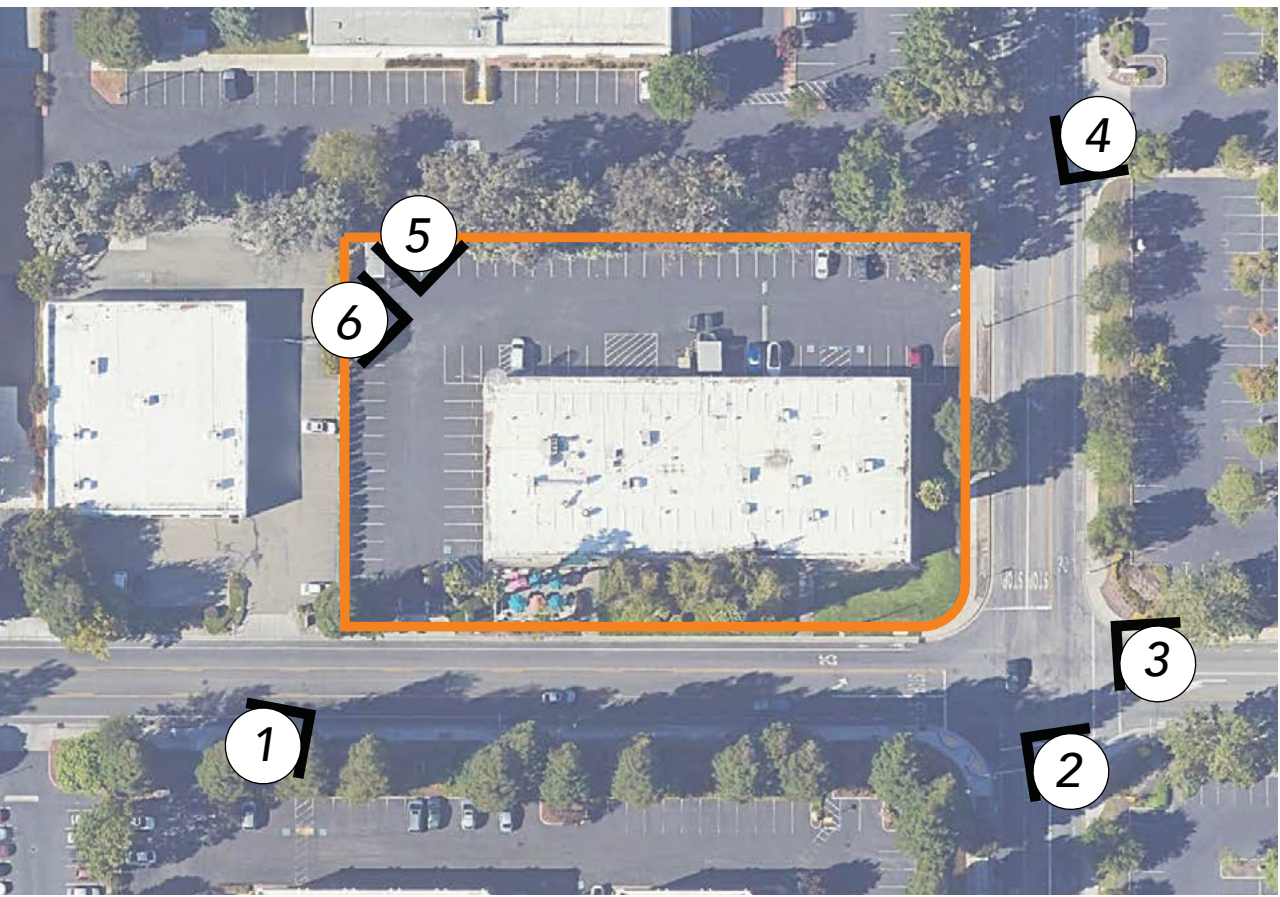
5 ~ NORTHERN PROPERTY LINE VIEWING EAST



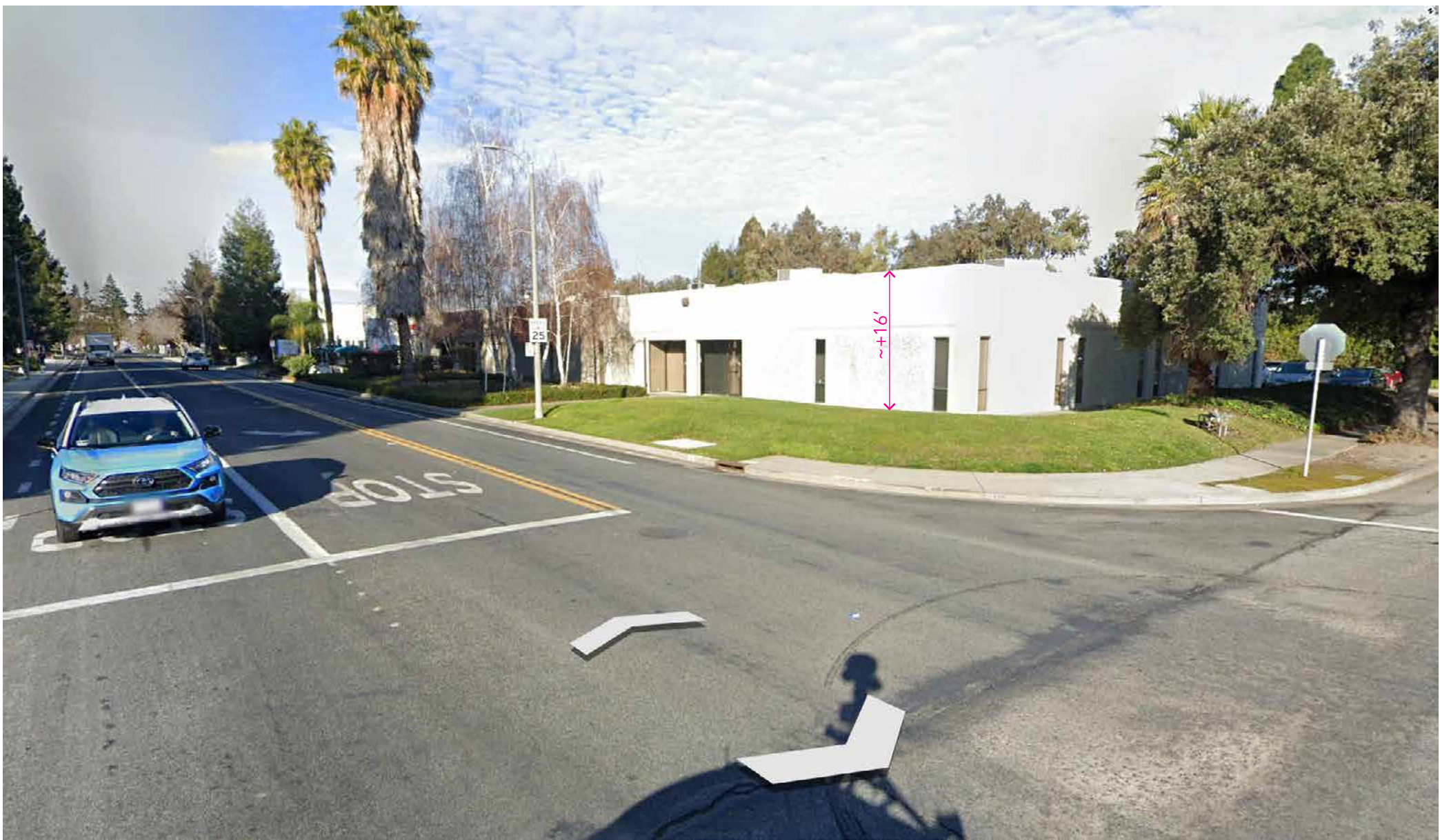
4 ~ DE GUIGNE DRIVE VIEWING SOUTH EAST



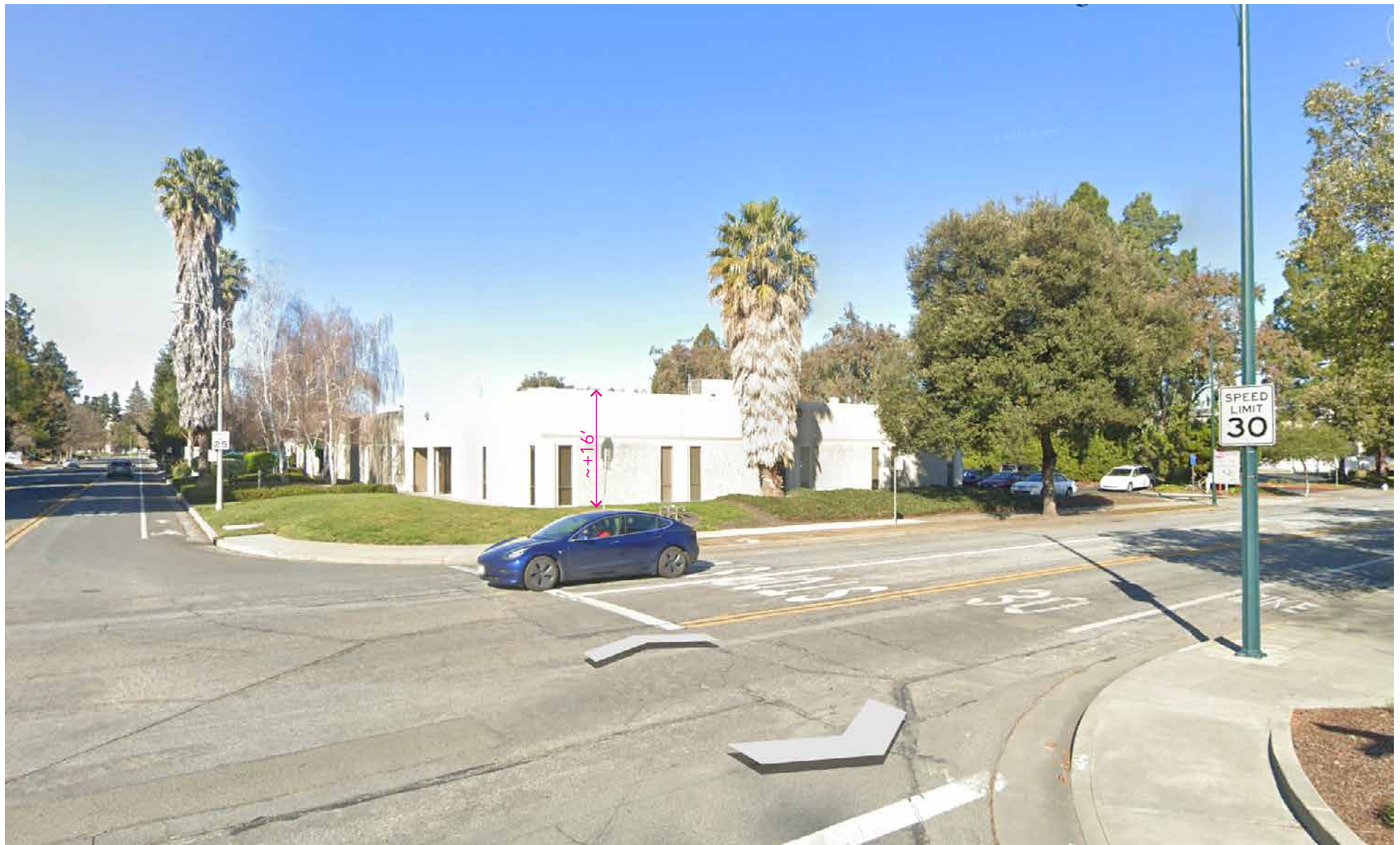
6 ~ NORTHERN PROPERTY LINE VIEWING EAST



1 ~ STEWART DRIVE VIEWING EAST NORTH



2 ~ STEWART DRIVE VIEWING WEST NORTH

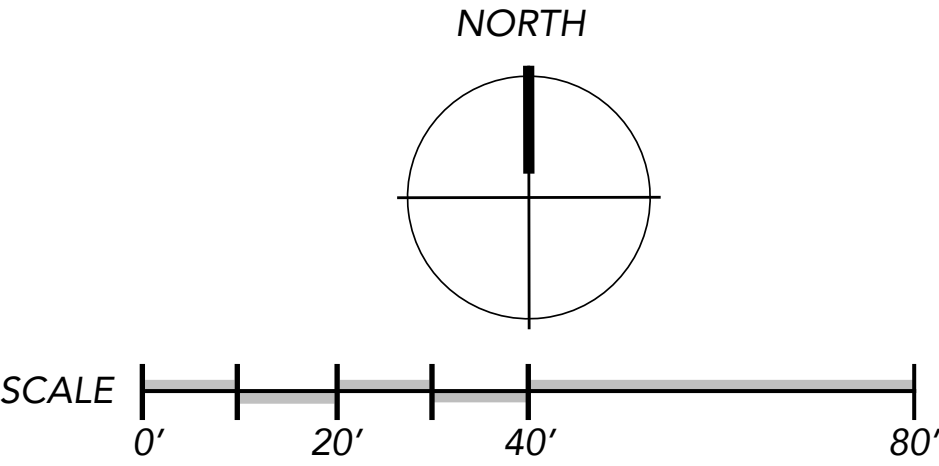


3 ~ DE GUIGNE DRIVE VIEWING NORTH WEST

EXISTING SITE PHOTOGRAPHS



ILLUSTRATIVE SITE PLAN

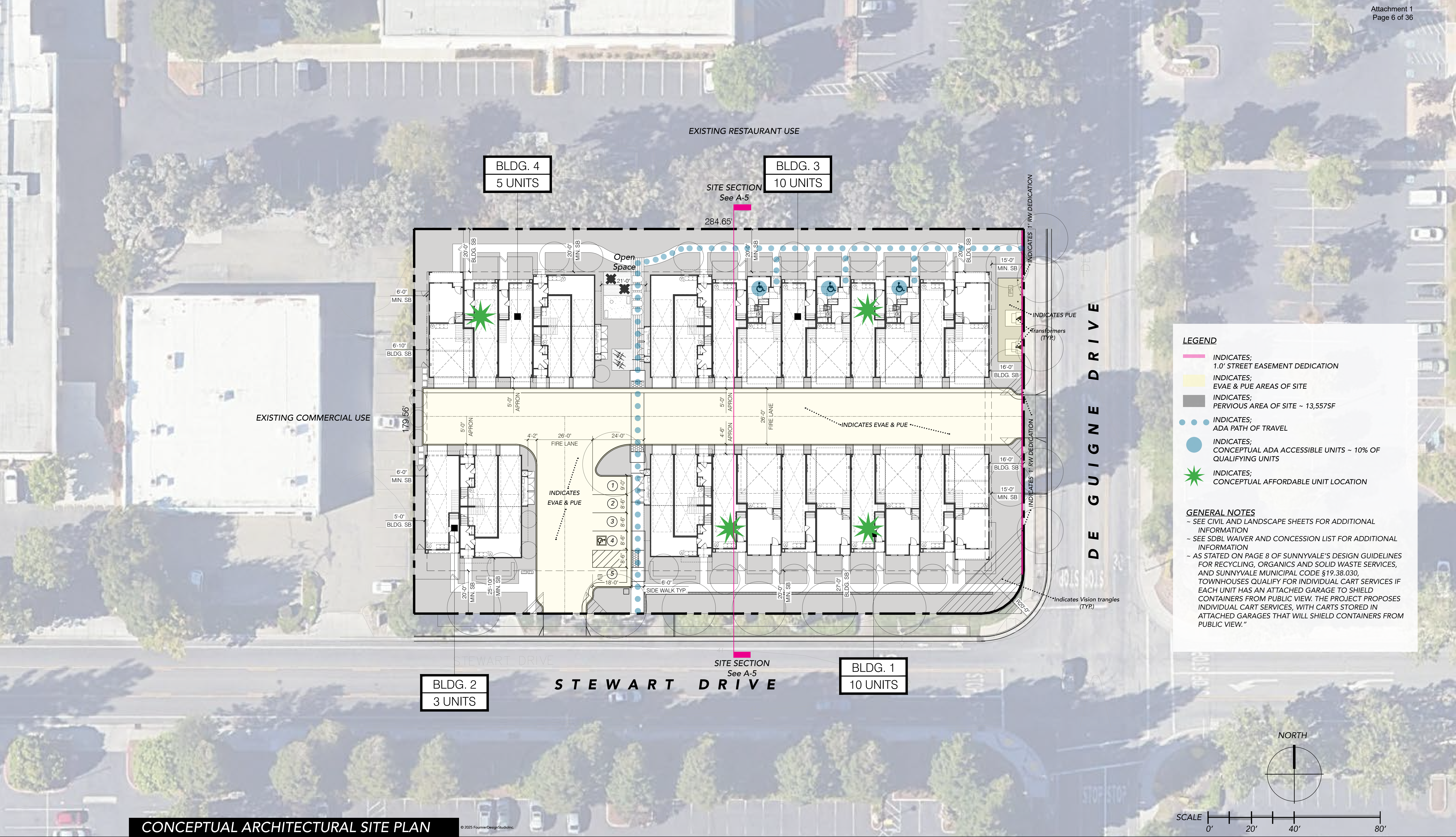




STEWART DRIVE

CONCEPTUAL STREET FACADE RENDERING

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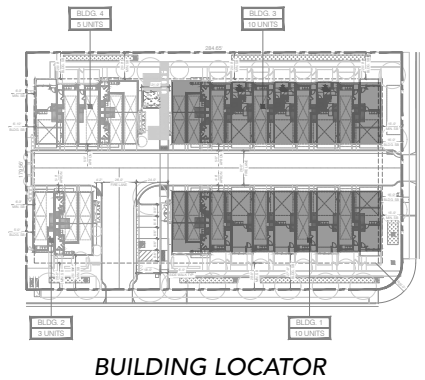
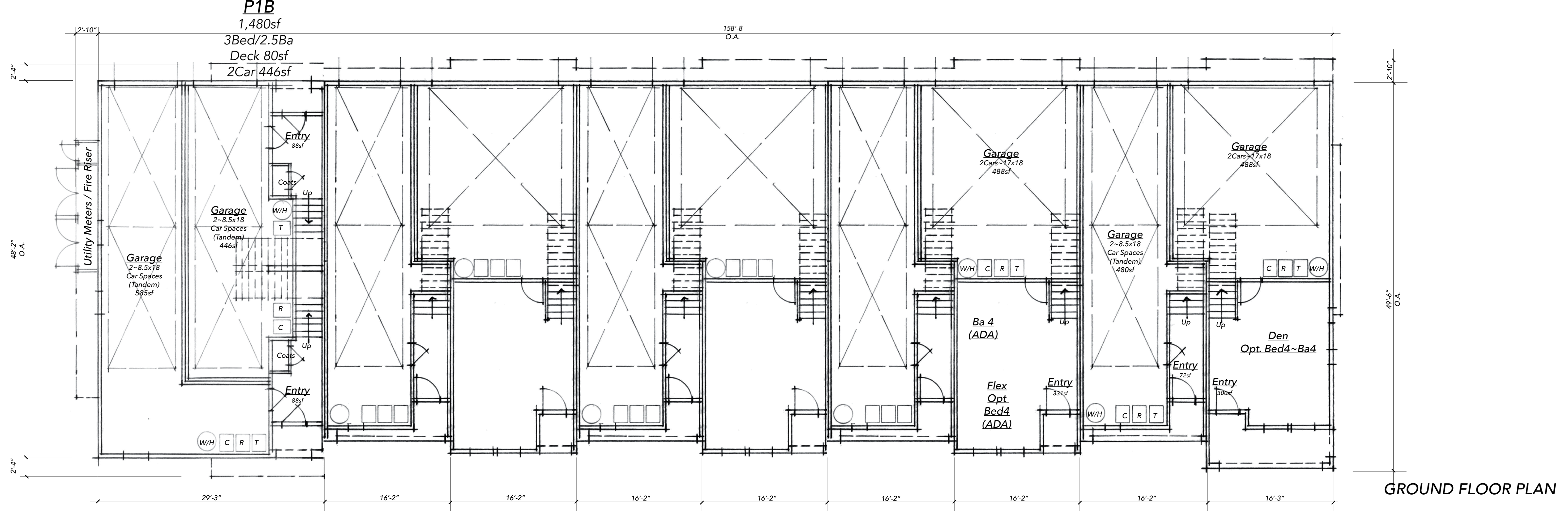
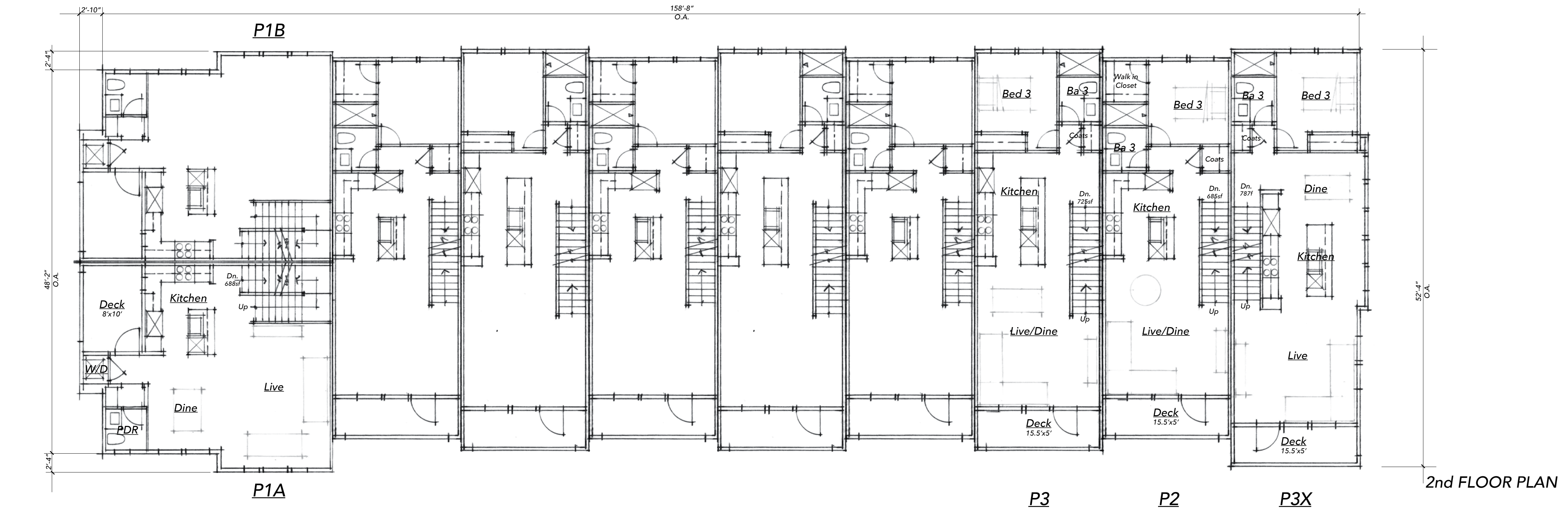


LEGEND

- INDICATES; 1.0' STREET EASEMENT DEDICATION
- INDICATES; EVAE & PUE AREAS OF SITE
- INDICATES; PERVIOUS AREA OF SITE ~ 13,557SF
- INDICATES; ADA PATH OF TRAVEL
- INDICATES; CONCEPTUAL ADA ACCESSIBLE UNITS ~ 10% OF QUALIFYING UNITS
- INDICATES; CONCEPTUAL AFFORDABLE UNIT LOCATION

GENERAL NOTES

- ~ SEE CIVIL AND LANDSCAPE SHEETS FOR ADDITIONAL INFORMATION
- ~ SEE SDBL WAIVER AND CONCESSION LIST FOR ADDITIONAL INFORMATION
- ~ AS STATED ON PAGE 8 OF SUNNYVALE'S DESIGN GUIDELINES FOR RECYCLING, ORGANICS AND SOLID WASTE SERVICES, AND SUNNYVALE MUNICIPAL CODE §19.38.030, TOWNHOUSES QUALIFY FOR INDIVIDUAL CART SERVICES IF EACH UNIT HAS AN ATTACHED GARAGE TO SHIELD CONTAINERS FROM PUBLIC VIEW. THE PROJECT PROPOSES INDIVIDUAL CART SERVICES, WITH CARTS STORED IN ATTACHED GARAGES THAT WILL SHIELD CONTAINERS FROM PUBLIC VIEW."

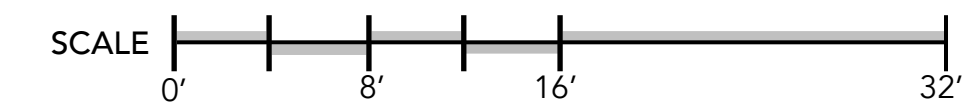


BUILDING LOCATOR

CONCEPTUAL CODE ANALYSIS:
CONSTRUCTION TYPE VB
OCCUPANCY R2/U
FIRE SUPPRESSION SYSTEM NFPA - 13 SPRINKLERS

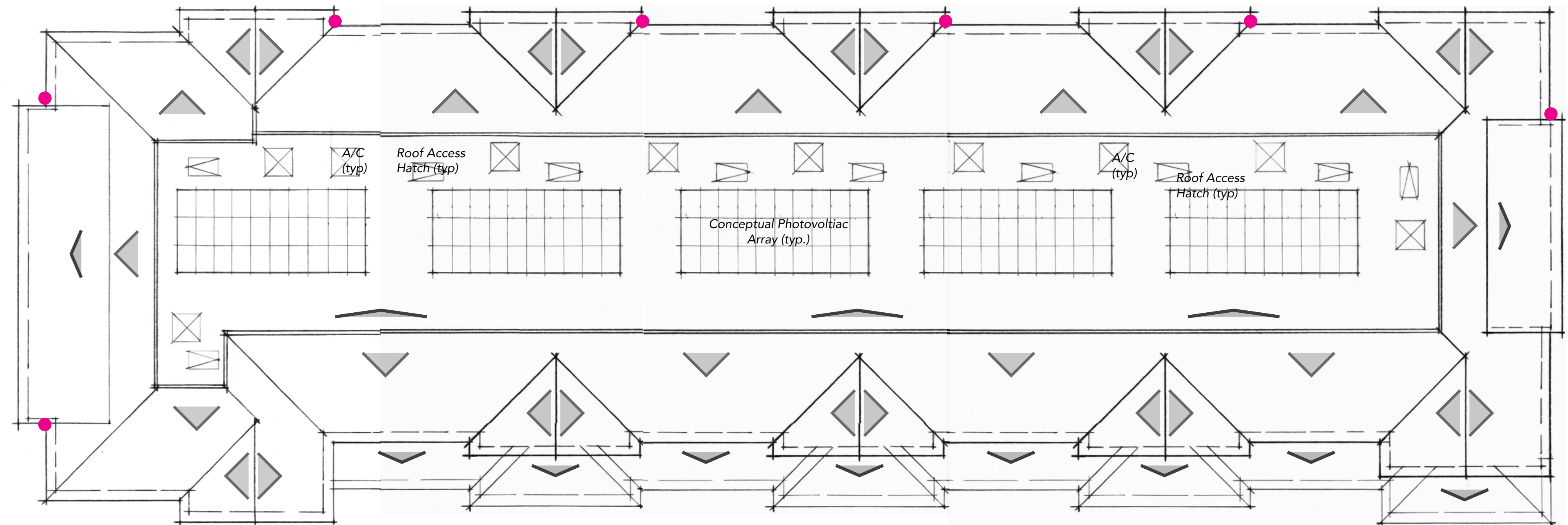
NOTE:
FOUNDATION PER GEOTECHNICAL REPORT TO INCLUDE A VAPOR BARRIER AND PASSIVE VENTING TO BE INSTALLED
AT TIME OF FOUNDATION CONSTRUCTION AS REVIEWED AND APPROVED BY SUNNYVALE BUILDING DEPT.

FLOORPLAN NOTES:
ALL BALCONIES ARE RECESSED AT LEAST 3' FROM MAIN WALL PLANE



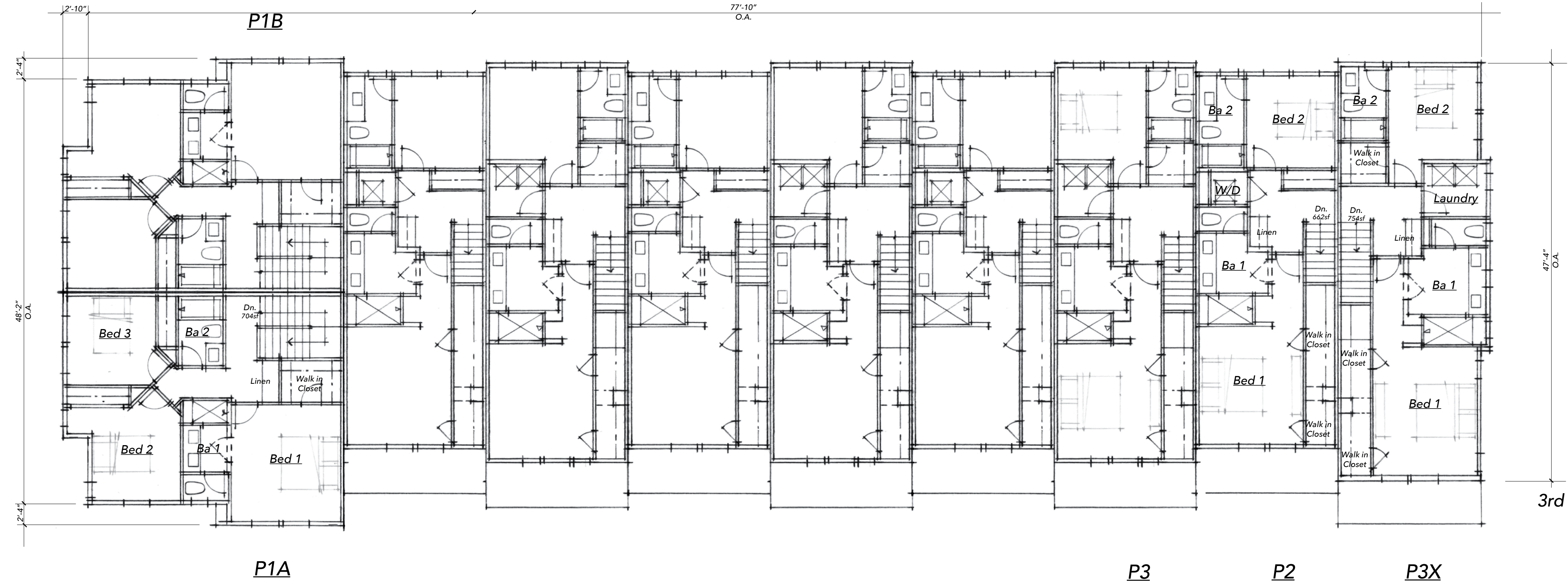
CONCEPTUAL FLOOR PLANS ~ BUILDINGS 1 & 3

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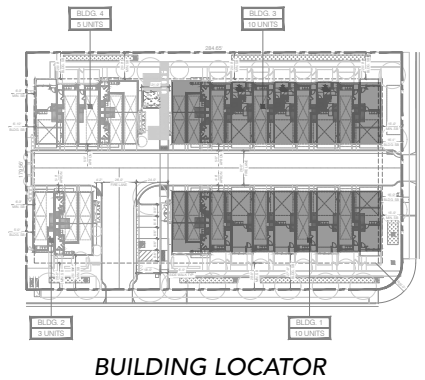


ROOF PLAN

ROOF PLAN NOTES
Roof Pitch; 8:12 4:12 2%
Overhangs Typical; Rake 1'-2" Eave 2'-0"
● Main Roof Downspout Location



3rd FLOOR PLAN



BUILDING LOCATOR

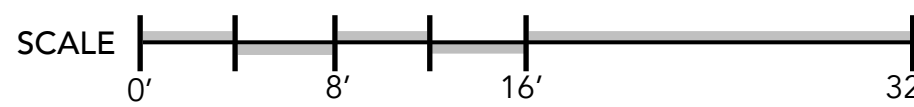
CONCEPTUAL FLOOR & ROOF PLANS ~ BUILDINGS 1 & 3

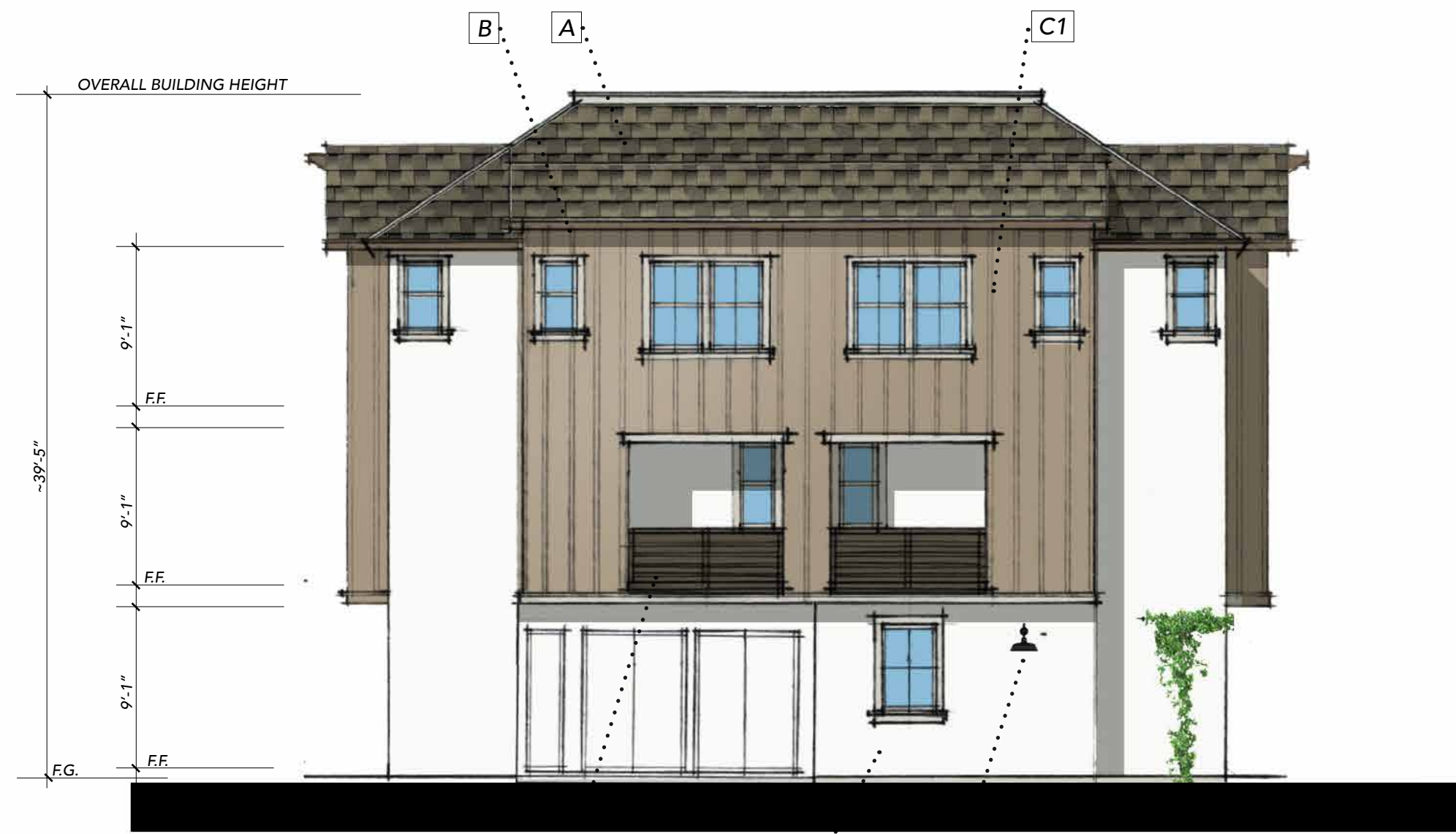
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CONCEPTUAL CODE ANALYSIS:
CONSTRUCTION TYPE VB
OCCUPANCY R2/U
FIRE SUPPRESSION SYSTEM NFPA - 13 SPRINKLERS

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FLOORPLAN NOTES:
ALL BALCONIES ARE RECESSED AT LEAST 3' FROM MAIN WALL PLANE



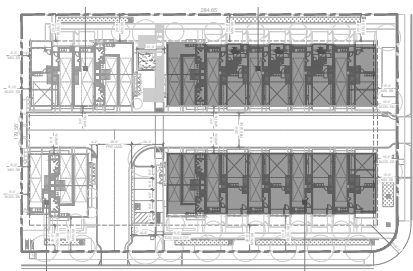


RIGHT SIDE ELEVATION ~ Building 3

LEFT SIDE ELEVATION ~ Building 1
(Street A frontage)



FRONT ELEVATION
(Stewart Dr. Frontage @ Building 1)

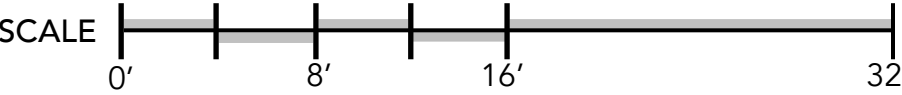


BUILDING LOCATOR



EXTERIOR MATERIALS LIST (or equal for all)	COLOR SPECIFICATIONS (or equal for all)
Asphalt Composition Shingle Roofing	A Weatherd Wood; CertainTeed
Wood Rake - Fascia - Eaves	B SW9117; 8x Rake Resawn, 6x Fascia gutter
Cementous Siding	C1 C2 C1 SW6150, C2 SW6152; .75x2.5 smooth batt @ 18"o.c.
Cementous Trim Boards	D SW7050 ; 5/4x7 Head, 4/4x4 Sides, 2x3 o/ 4/4x4 Sill
Stucco	E1 E2 E1 SW7009, E2 SW7050; Sand
Garage Door	F SW9117; Coplay
Entry Door	G SW6193; Thermatru 'Smooth Star' FibreGlass
Wood Railings	H SW 7055; 1x6 slats @ 8"o.c.
Vinyl Windows	I White; Milgard
Downspouts	J Match adjacent color; 3.5" Round
Architectural Lighting	K Black Allenbury (Downward Lighting)
Metal Vine Wire	L SW 7055
Brick Veneer	M 'Loften' Cultured Stone Tenley Brick

ELEVATION NOTES:
ALL BALCONIES ARE RECESSED AT LEAST 3' FROM MAIN WALL PLANE
STUCCO SHAL HAVE EXPANSION JOINTS PER MANUFACTURE SPECIFACATION
AND/OR NO STUCCO AREA GREATER THAN 400SF
ALL WINDOW PANES SHALL BE RECESSED A MINIMUM 2" FROM ADJACENT TRIM MATERIAL



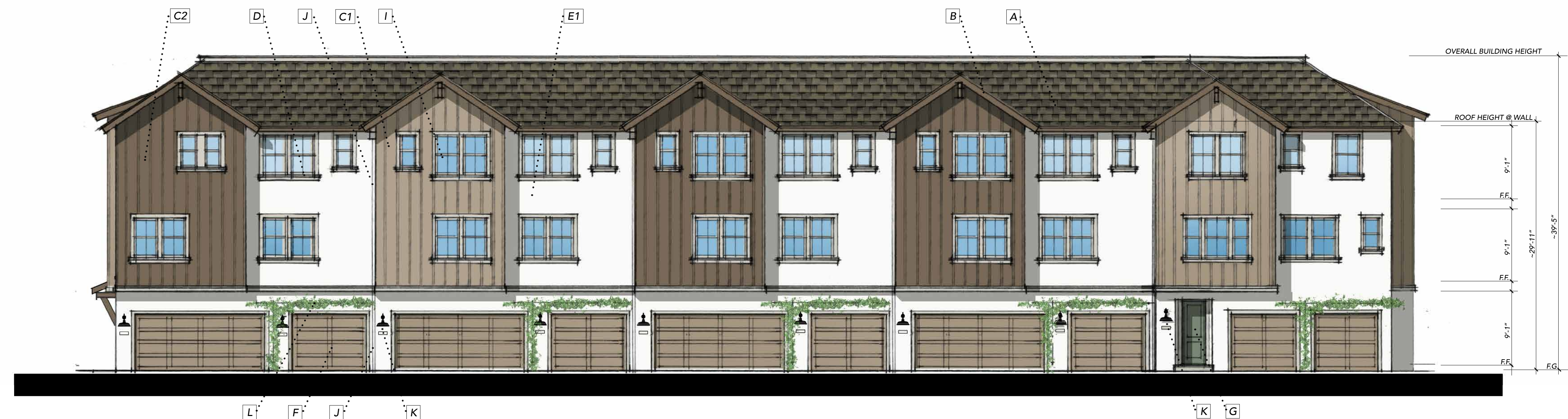
CONCEPTUAL ELEVATIONS ~ BUILDINGS 1 & 3

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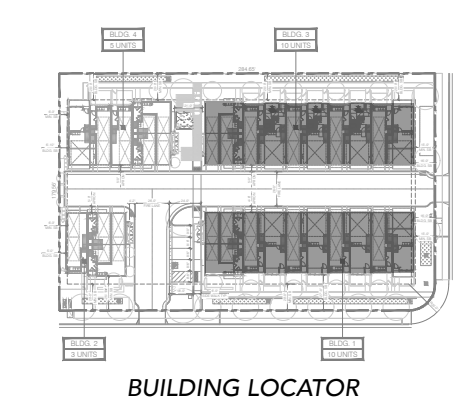


RIGHT SIDE ELEVATION ~ Building 1
DeGuigne Dr. frontage

LEFT SIDE ELEVATION ~ Building 3
DeGuigne Dr. frontage



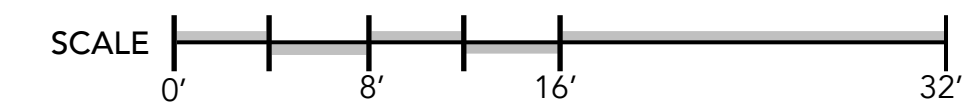
REAR ELEVATION



BUILDING LOCATOR

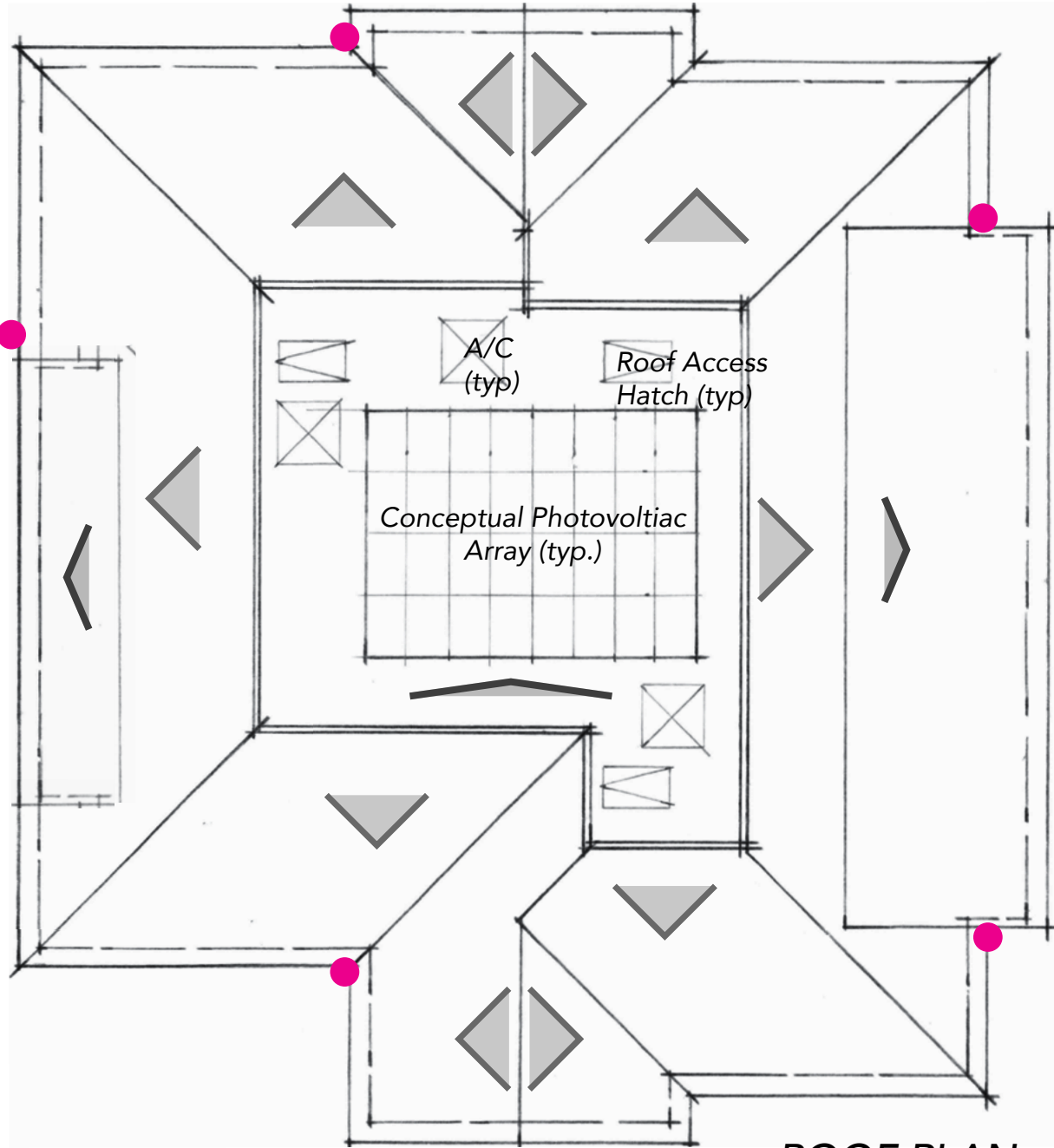


EXTERIOR MATERIALS LIST (or equal for all)	COLOR SPECIFICATIONS (or equal for all)
Asphalt Composition Shingle Roofing	A Weatherd Wood; CertainTeed
Wood Rake - Fascia - Eaves	B SW9117; 8x Rake Resawn, 6x Fascia gutter
Cementous Siding	C1 C2 C1 SW6150, C2 SW6152; .75x2.5 smooth batt @ 18"o.c.
Cementous Trim Boards	D SW7050 ; 5/4x7 Head, 4/4x4 Sides, 2x3 o/ 4/4x4 Sill
Stucco	E1 E2 E1 SW7009, E2 SW7050; Sand
Garage Door	F SW9117; Coplay
Entry Door	G SW6193; Thermatru 'Smooth Star' FibreGlass
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Vinyl Windows	I White; Milgard
Downspouts	J Match adjacent color; 3.5" Round
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Metal Vine Wire	L SW 7055
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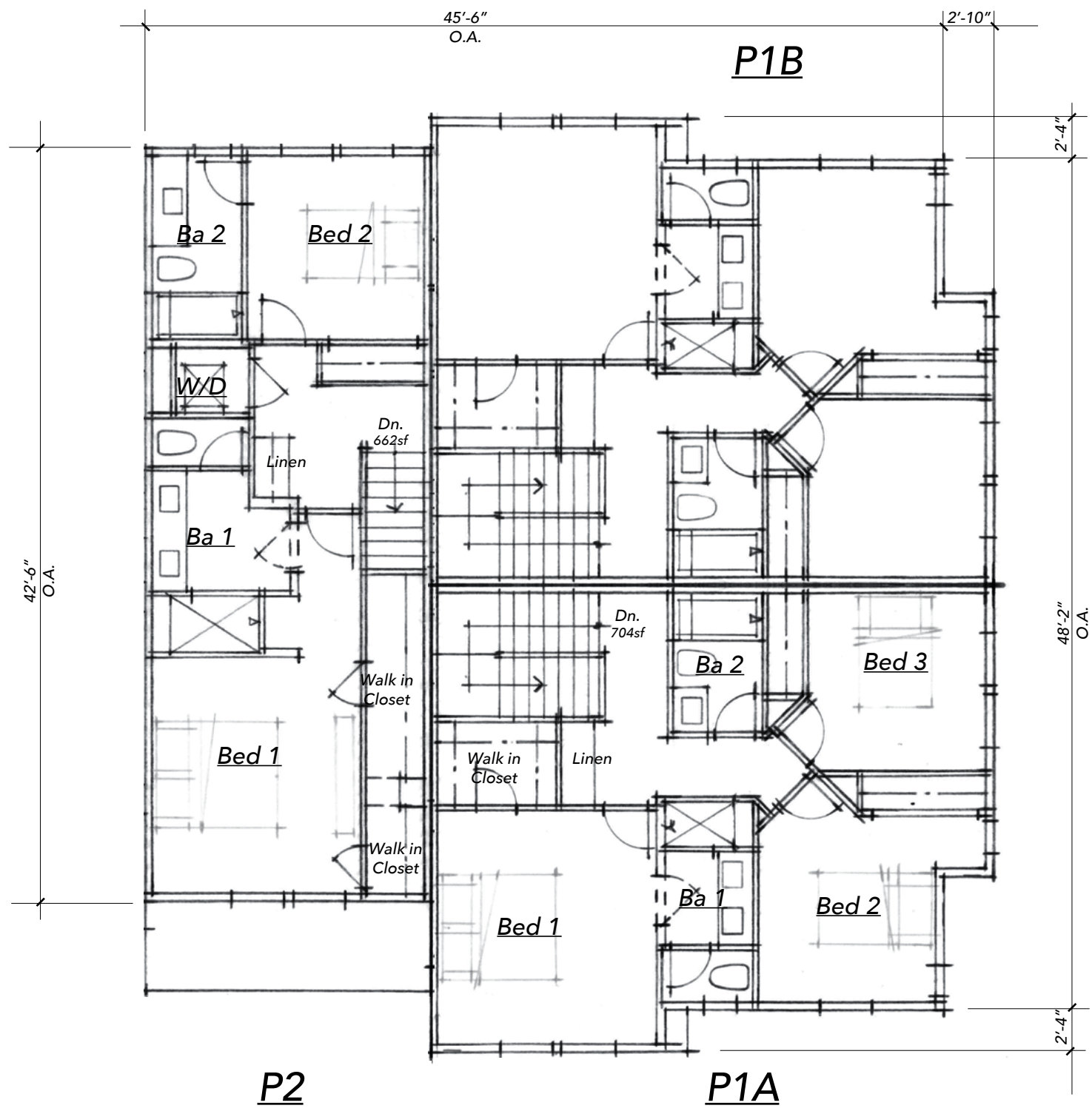
CONCEPTUAL ELEVATIONS ~ BUILDING 1 & 3

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ROOF PLAN

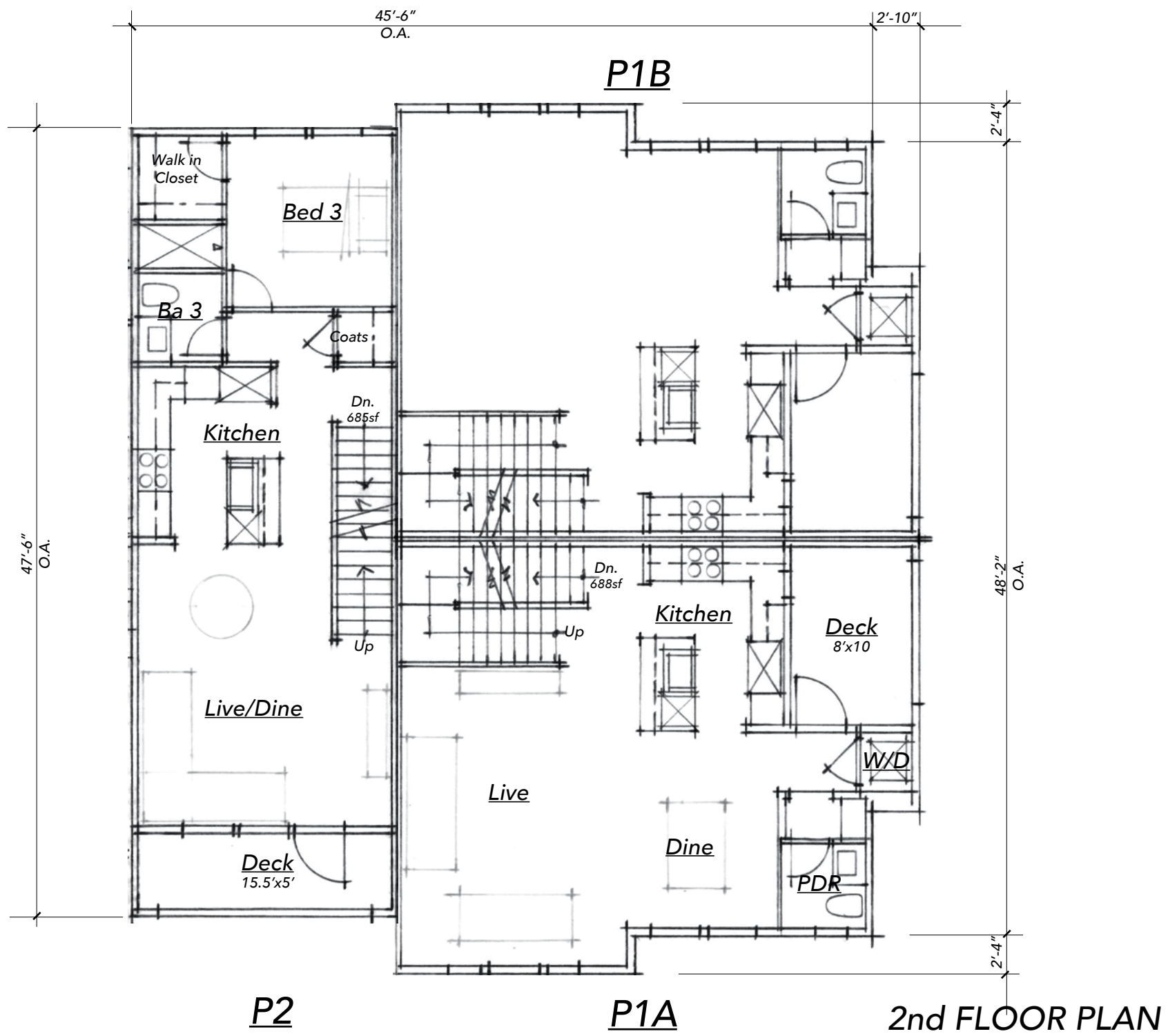
ROOF PLAN NOTES
Roof Pitch; ∇ 8:12 ∇ 4:12 ∇ 2%
Overhangs Typical; Rake 1'-2" Eave 2'-0"
● Main Roof Downspout Location



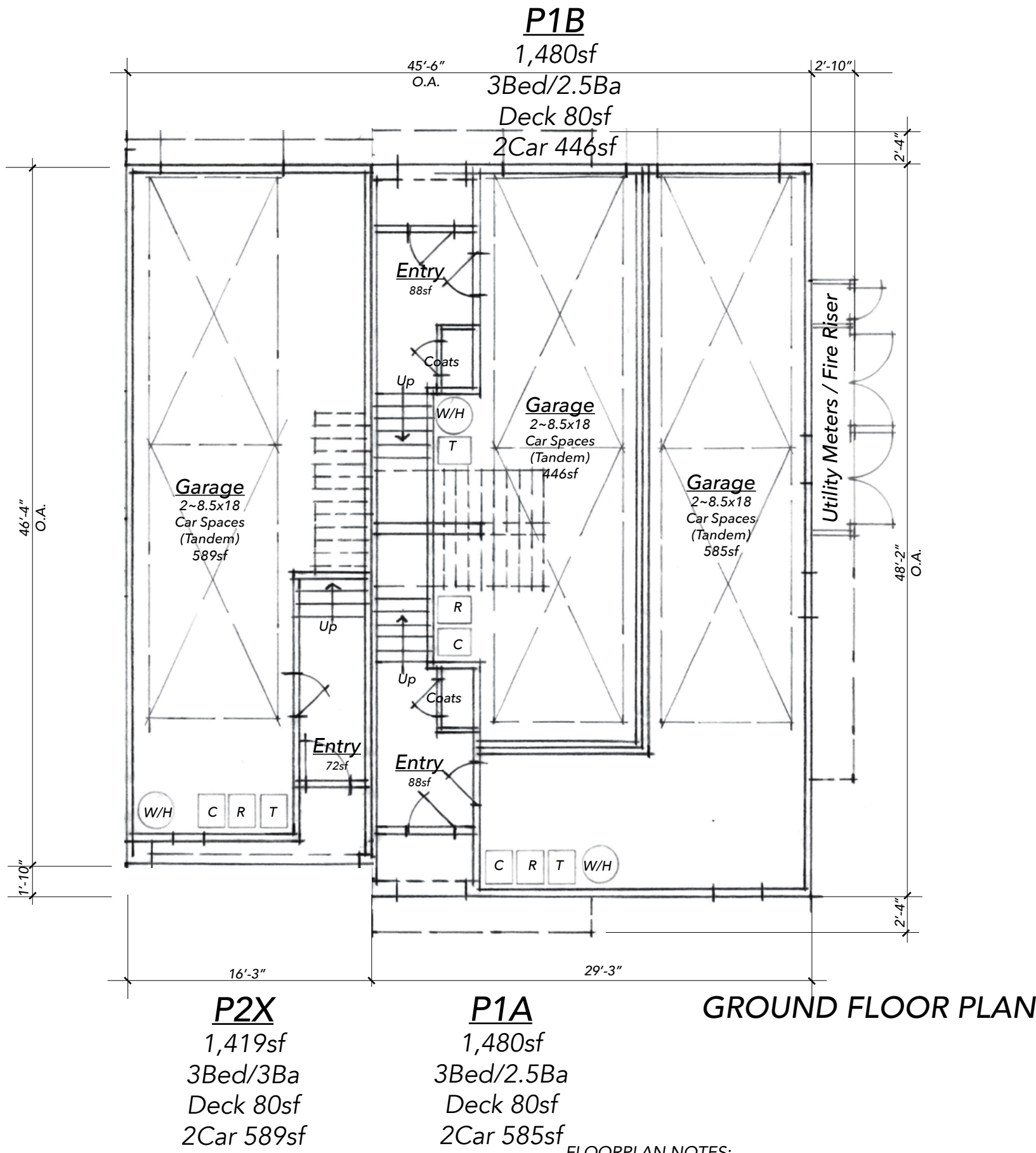
3rd FLOOR PLAN

CONCEPTUAL CODE ANALYSIS:
CONSTRUCTION TYPE VB
OCCUPANCY R2/U
FIRE SUPPRESSION SYSTEM NFPA - 13 SPRINKLERS

NOTE:
FOUNDATION PER GEOTECHNICAL REPORT TO INCLUDE A VAPOR BARRIER AND PASSIVE VENTING TO BE INSTALLED AT TIME OF FOUNDATION CONSTRUCTION AS REVIEWED AND APPROVED BY SUNNYVALE BUILDING DEPT.



2nd FLOOR PLAN

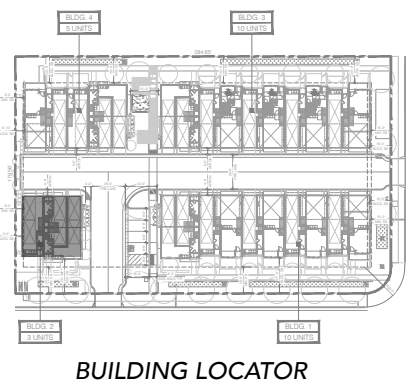
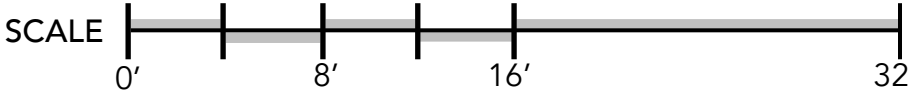


P2X
1,419sf
3Bed/3Ba
Deck 80sf
2Car 589sf

P1A
1,480sf
3Bed/2.5Ba
Deck 80sf
2Car 585sf

P1B
1,480sf
3Bed/2.5Ba
Deck 80sf
2Car 446sf

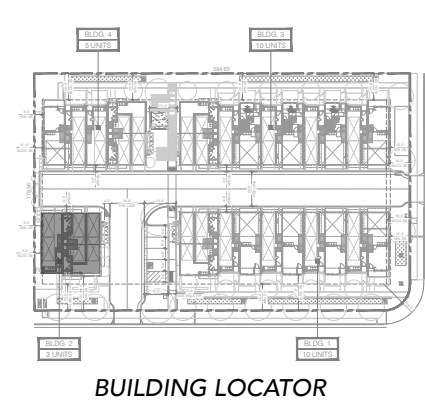
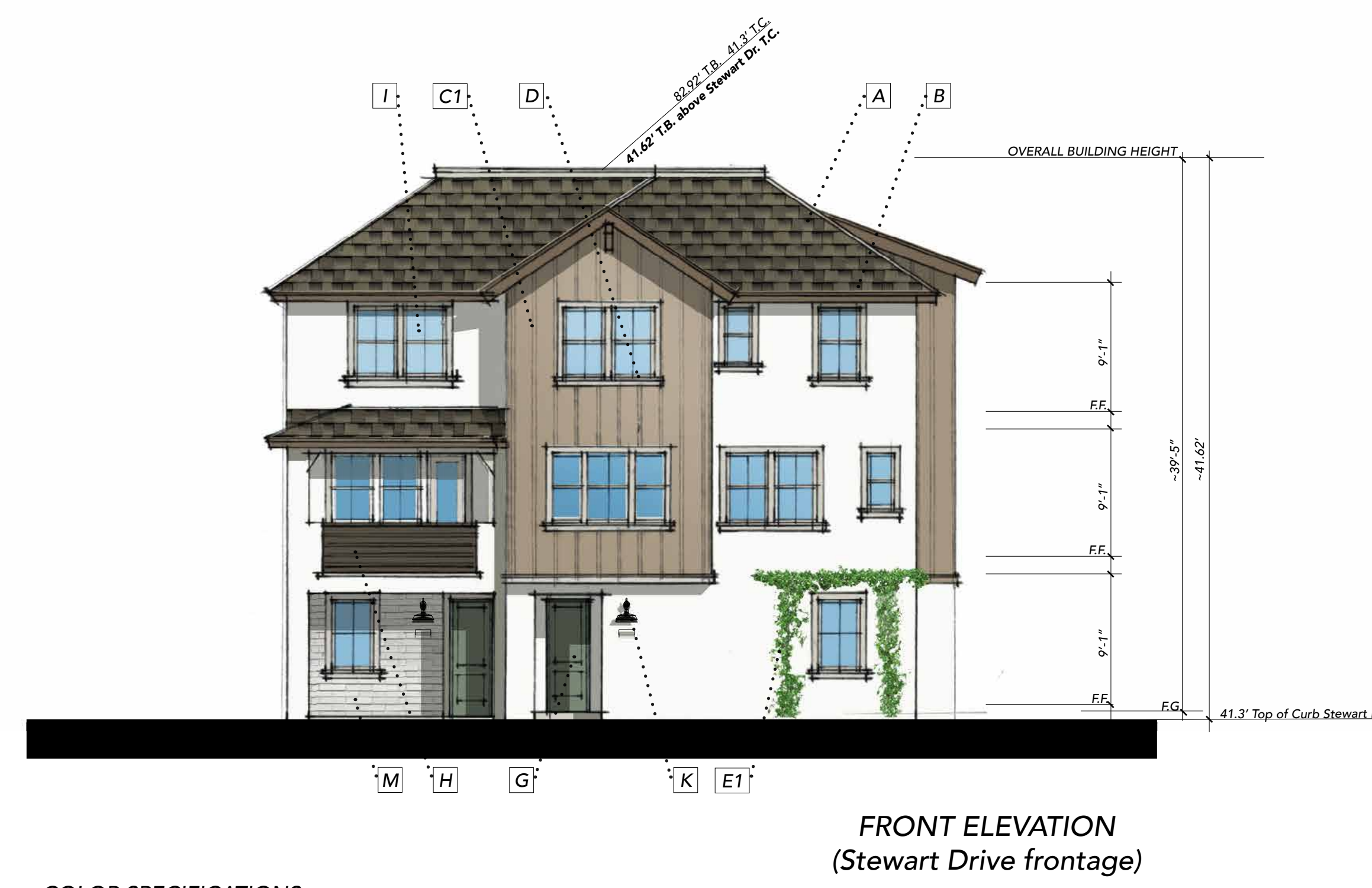
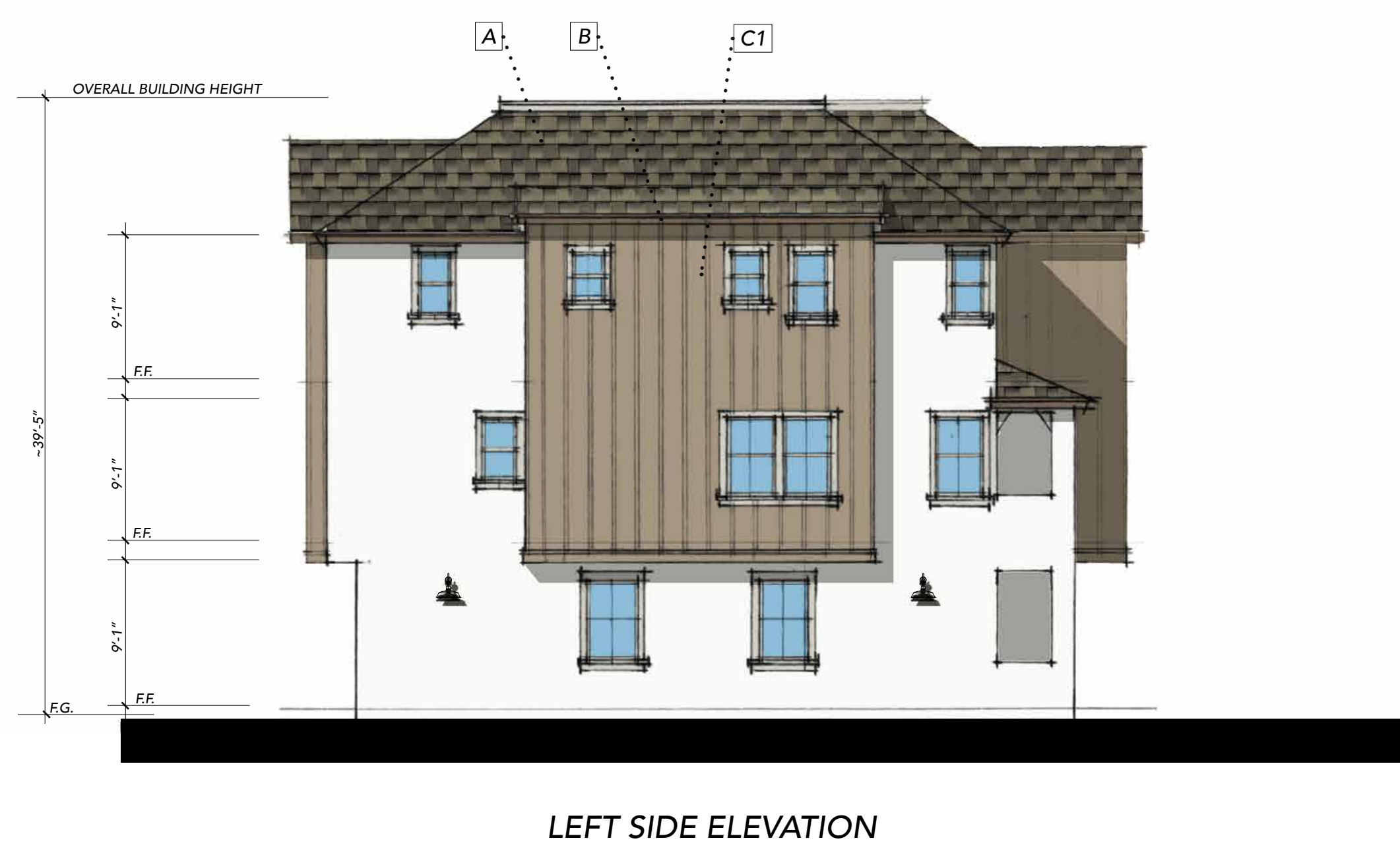
FLOORPLAN NOTES:
ALL BALCONIES ARE RECESSED AT LEAST 3' FROM MAIN WALL PLANE



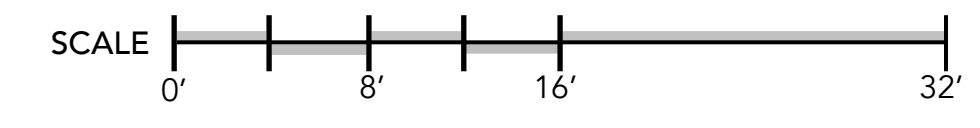
BUILDING LOCATOR

CONCEPTUAL FLOOR & ROOF PLANS ~ BUILDING 2

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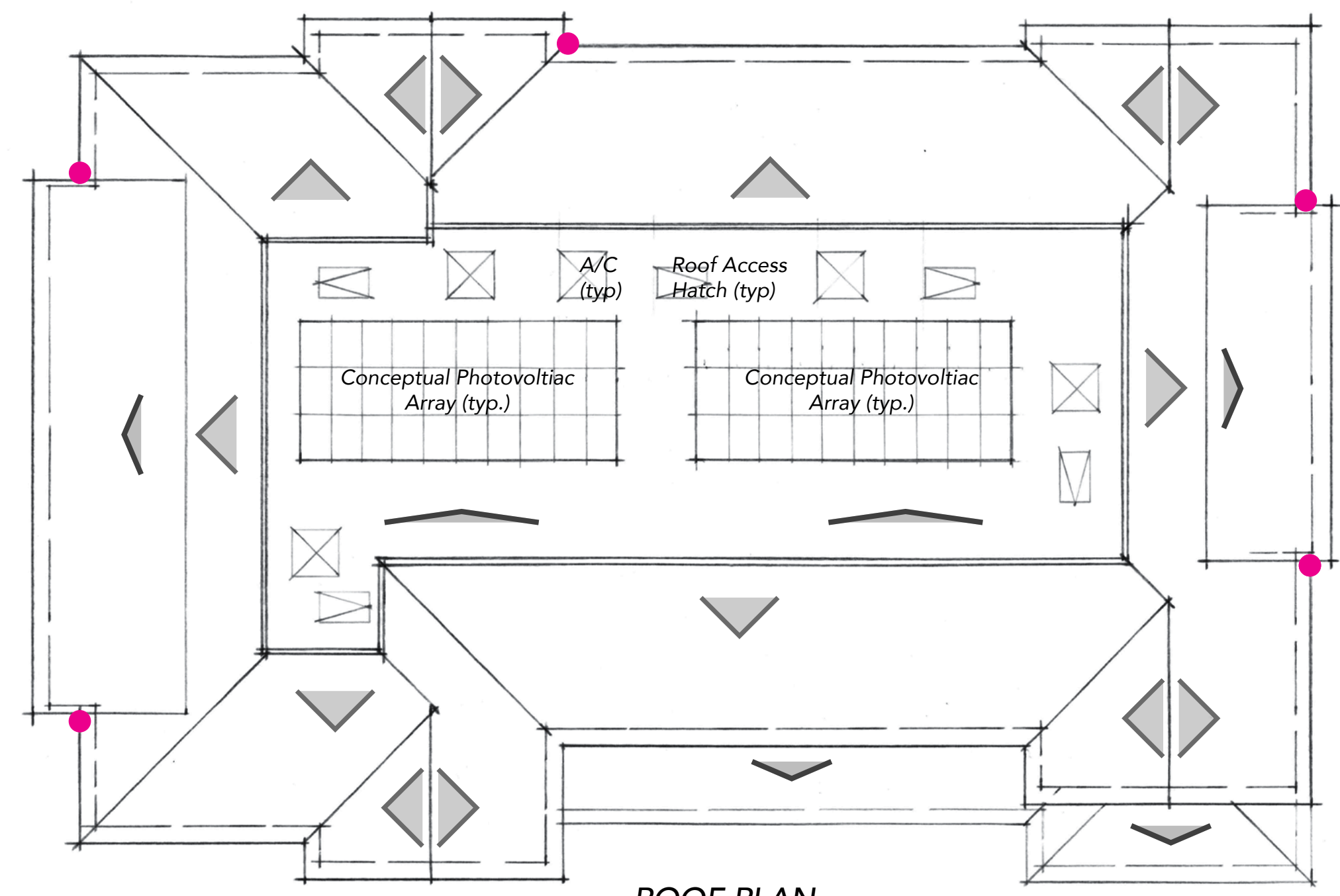


- EXTERIOR MATERIALS LIST**
(or equal for all)
- Asphalt Composition Shingle Roofing
 - Wood Rake - Fascia - Eaves
 - Cementous Siding
 - Cementous Trim Boards
 - Stucco
 - Garage Door
 - Entry Door
 - Wood Railings
 - Vinyl Windows
 - Downspouts
 - Architectural Lighting
 - Metal Vine Wire
 - Brick Veneer
- COLOR SPECIFICATIONS**
(or equal for all)
- A Weatherd Wood; CertainTeed
 - B SW9117; 8x Rake Resawn, 6x Fascia gutter
 - C1 C2 C1 SW6150, C2 SW6152; .75x2.5 smooth batt @ 18"o.c.
 - D SW7050 ; 5/4x7 Head, 4/4x4 Sides, 2x3 o/ 4/4x4 Sill
 - E1 E2 E1 SW7009, E2 SW7050; Sand
 - F SW9117; Coplay
 - G SW6193; Thermatru 'Smooth Star' FibreGlass
 - H SW 7055; 1x6 slats @ 8"o.c.
 - I White; Milgard
 - J Match adjacent color; 3.5" Round
 - K Black Allenbury (Downward Lighting)
 - L SW 7055
 - M 'Loften' Cultured Stone Tenley Brick



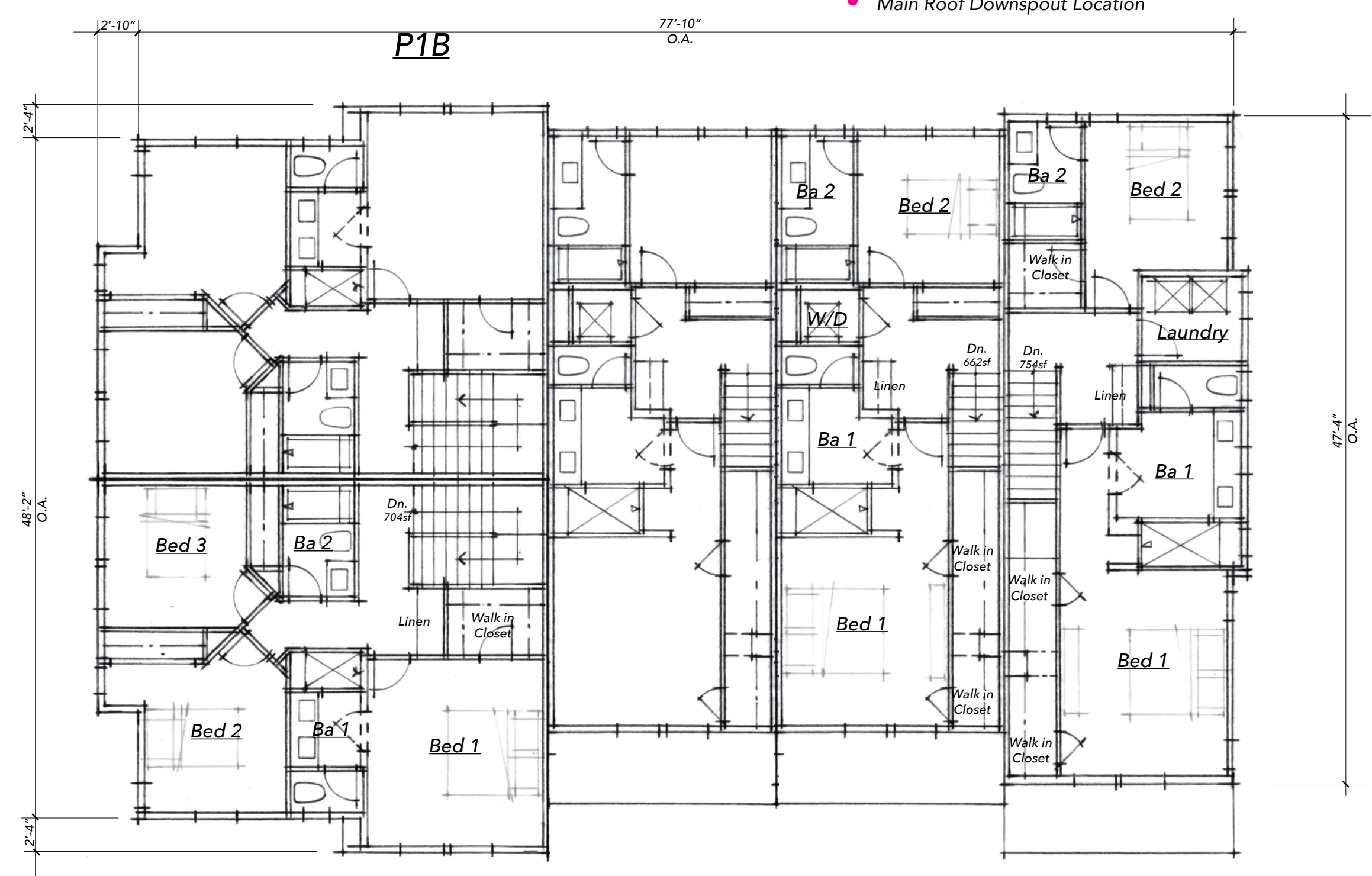
CONCEPTUAL ELEVATIONS ~ BUILDING 2

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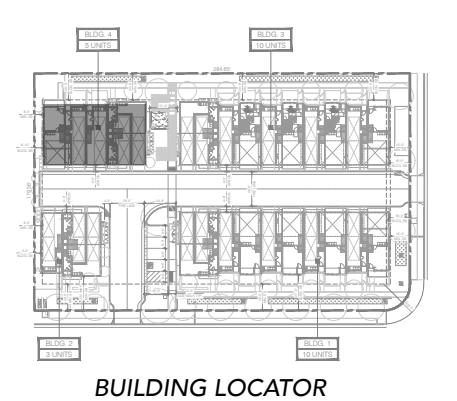


ROOF PLAN

ROOF PLAN NOTES
Roof Pitch; ∇ 8:12 ∇ 4:12 ∇ 2%
Overhangs Typical; Rake 1'-2" Eave 2'-0"
● Main Roof Downspout Location



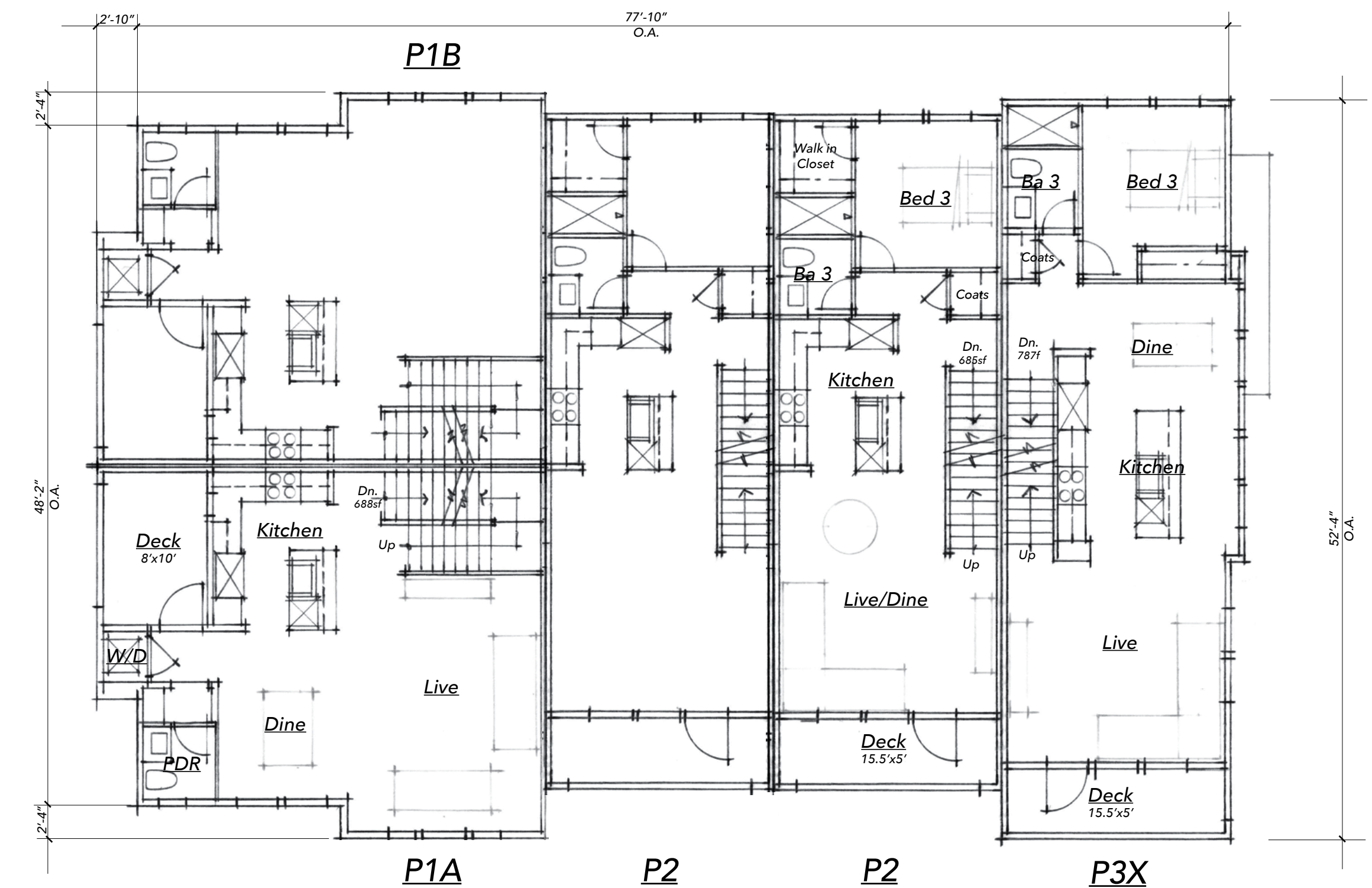
3rd FLOOR PLAN



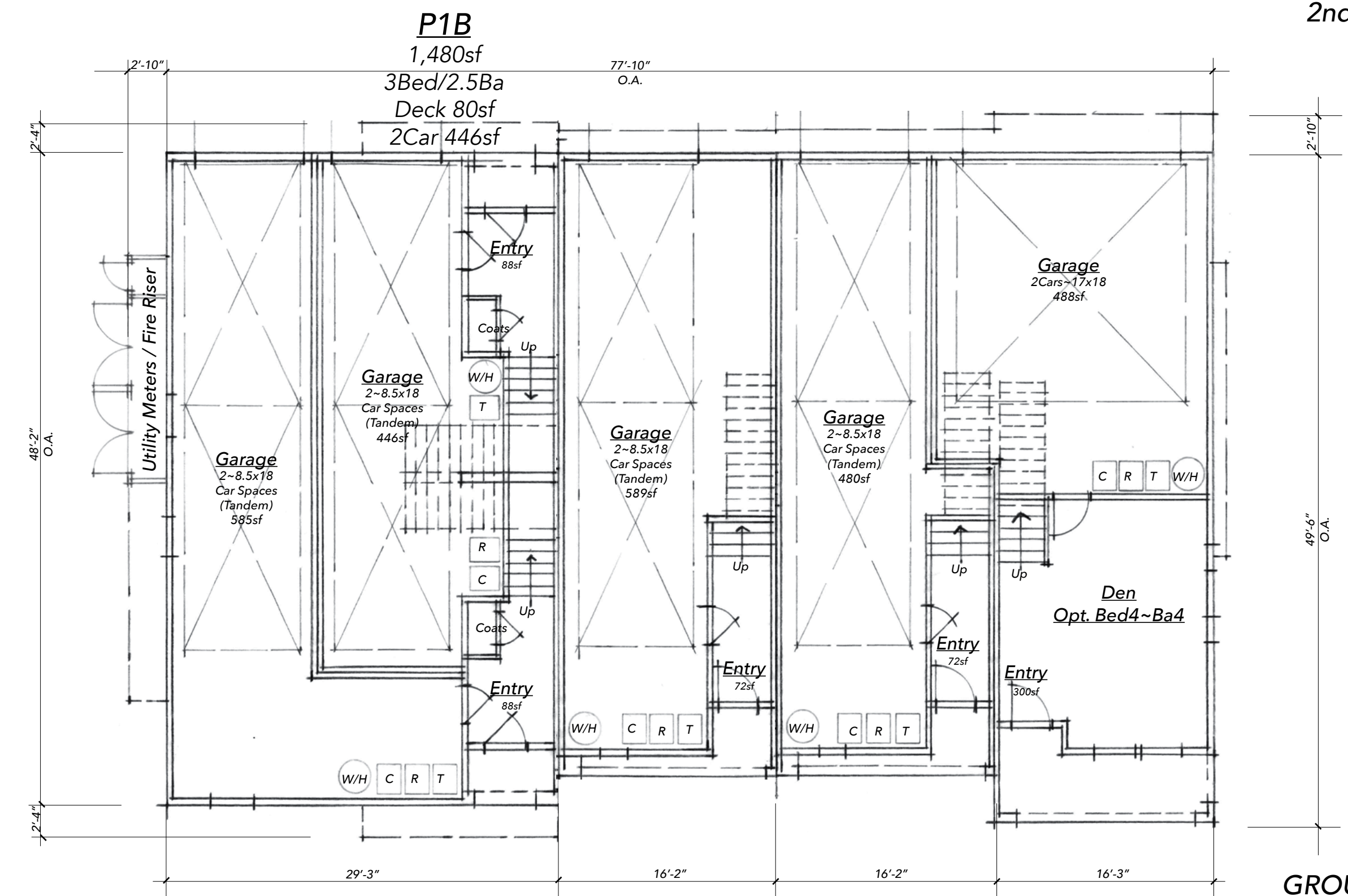
BUILDING LOCATOR

CONCEPTUAL FLOOR & ROOF PLANS ~ BUILDING 4

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2nd FLOOR PLAN

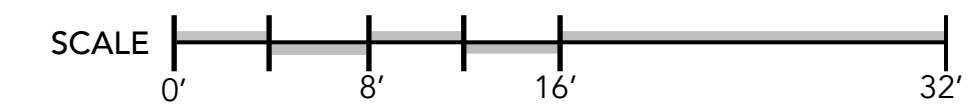


GROUND FLOOR PLAN

CONCEPTUAL CODE ANALYSIS:
CONSTRUCTION TYPE VB
OCCUPANCY R2/U
FIRE SUPPRESSION SYSTEM NFPA - 13 SPRINKLERS

NOTE:
FOUNDATION PER GEOTECHNICAL REPORT TO INCLUDE A VAPOR BARRIER AND PASSIVE VENTING TO BE INSTALLED AT TIME OF FOUNDATION CONSTRUCTION AS REVIEWED AND APPROVED BY SUNNYVALE BUILDING DEPT.

FLOORPLAN NOTES:
ALL BALCONIES ARE RECESSED AT LEAST 3' FROM MAIN WALL PLANE





RIGHT SIDE ELEVATION



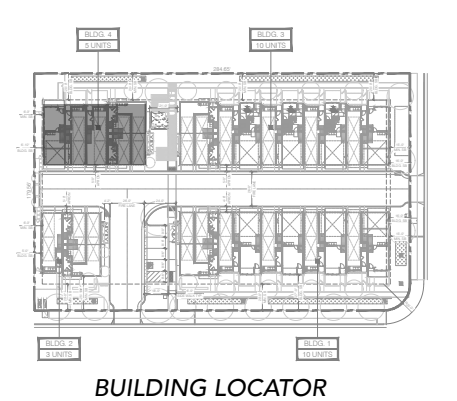
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



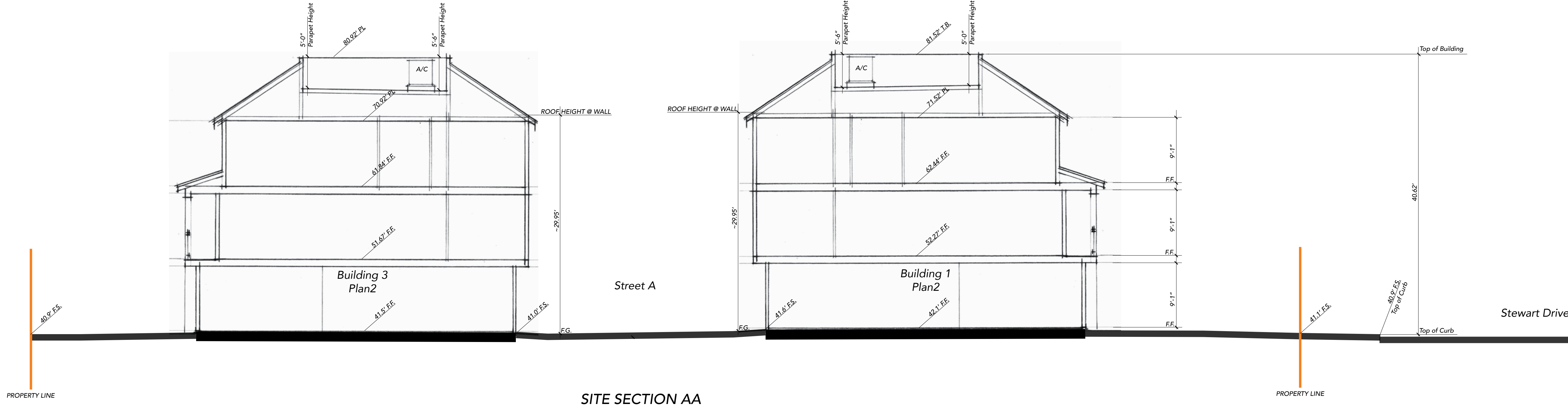
BUILDING LOCATOR



EXTERIOR MATERIALS LIST (or equal for all)	COLOR SPECIFICATIONS (or equal for all)
Asphalt Composition Shingle Roofing	A Weatherd Wood; CertainTeed
Wood Rake - Fascia - Eaves	B SW9117; 8x Rake Resawn, 6x Fascia gutter
Cementous Siding	C1 C2 C1 SW6150, C2 SW6152; .75x2.5 smooth batt @ 18"o.c.
Cementous Trim Boards	D SW7050 ; 5/4x7 Head, 4/4x4 Sides, 2x3 o/ 4/4x4 Sill
Stucco	E1 E2 E1 SW7009, E2 SW7050; Sand
Garage Door	F SW9117; Coplay
Entry Door	G SW6193; Thermatru 'Smooth Star' FibreGlass
Wood Railings	H SW 7055; 1x6 slats @ 8"o.c.
Vinyl Windows	I White; Milgard
Downspouts	J Match adjacent color; 3.5" Round
Architectural Lighting	K Black Allenbury (Downward Lighting)
Metal Vine Wire	L SW 7055
Brick Veneer	M 'Loften' Cultured Stone Tenley Brick

CONCEPTUAL ELEVATIONS ~ BUILDING 4

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ARCHITECTURAL SITE SECTION

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Existing Office Building
~ Setback approximately 130' from De Guigne Drive
Property Line

De Guigne Drive Elevation



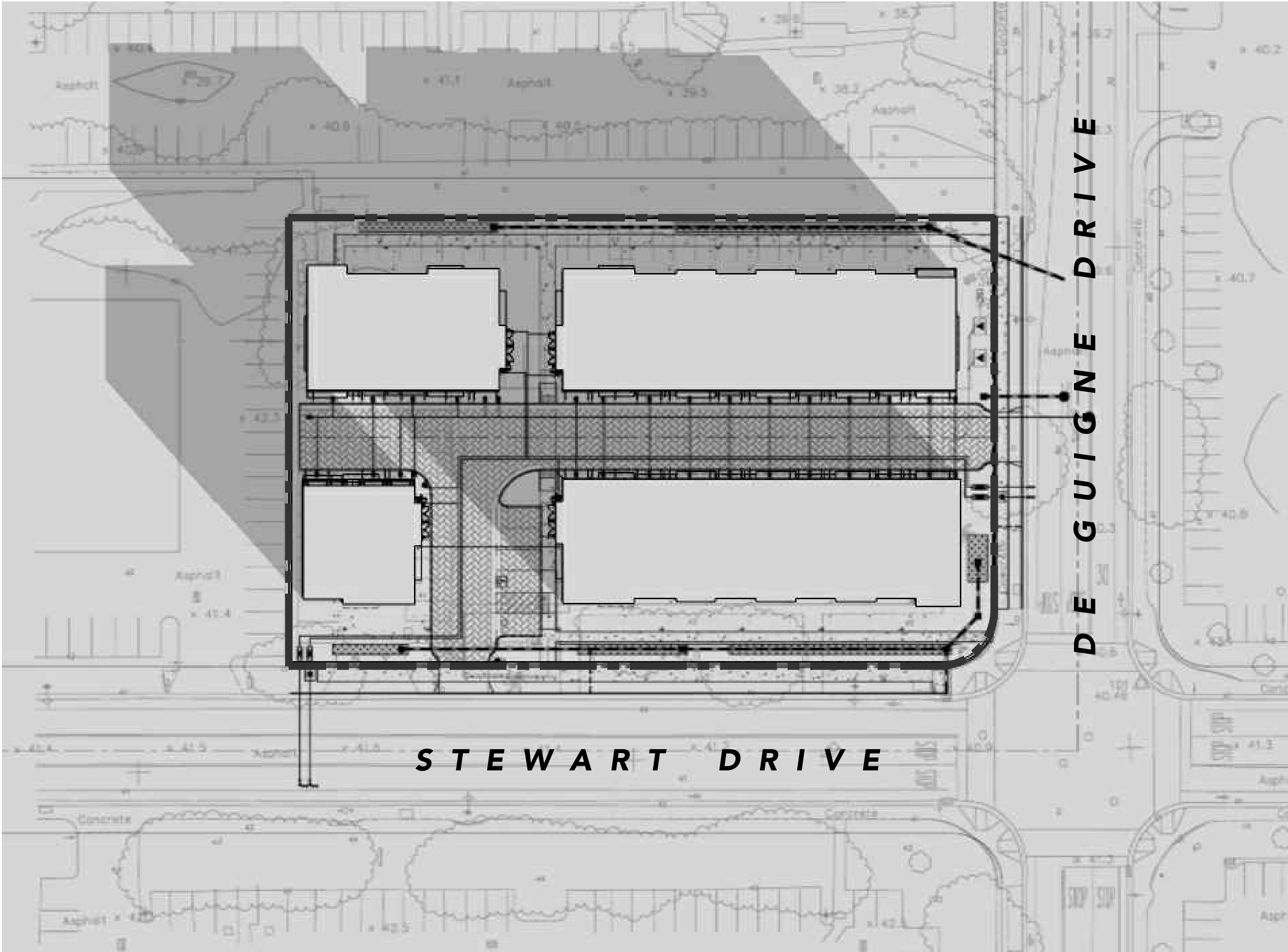
Existing Office Building
~ Setback approximately 50'
from Stewart Drive Property Line

De Guigne Drive

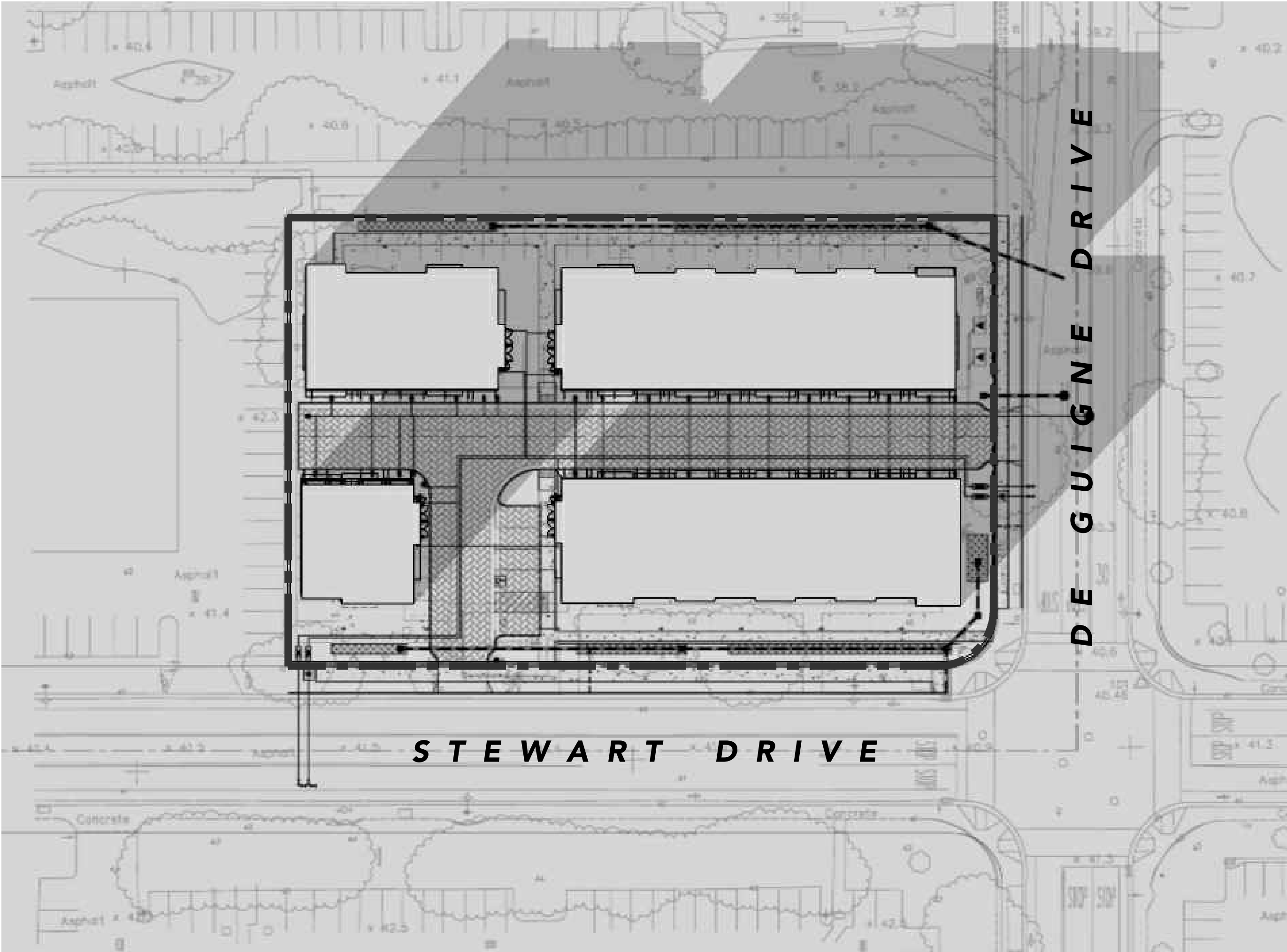
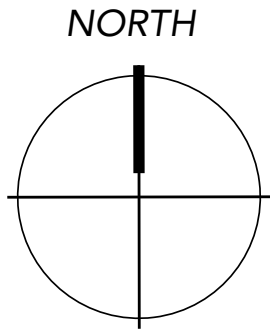
Stewart Drive Elevation

CONCEPTUAL STREET FACADES

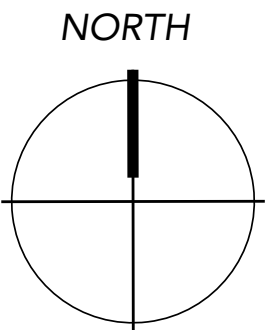
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DECEMBER 21 9:00 a.m.
Altitude angle 15°
Azimuth angle 137° East from North

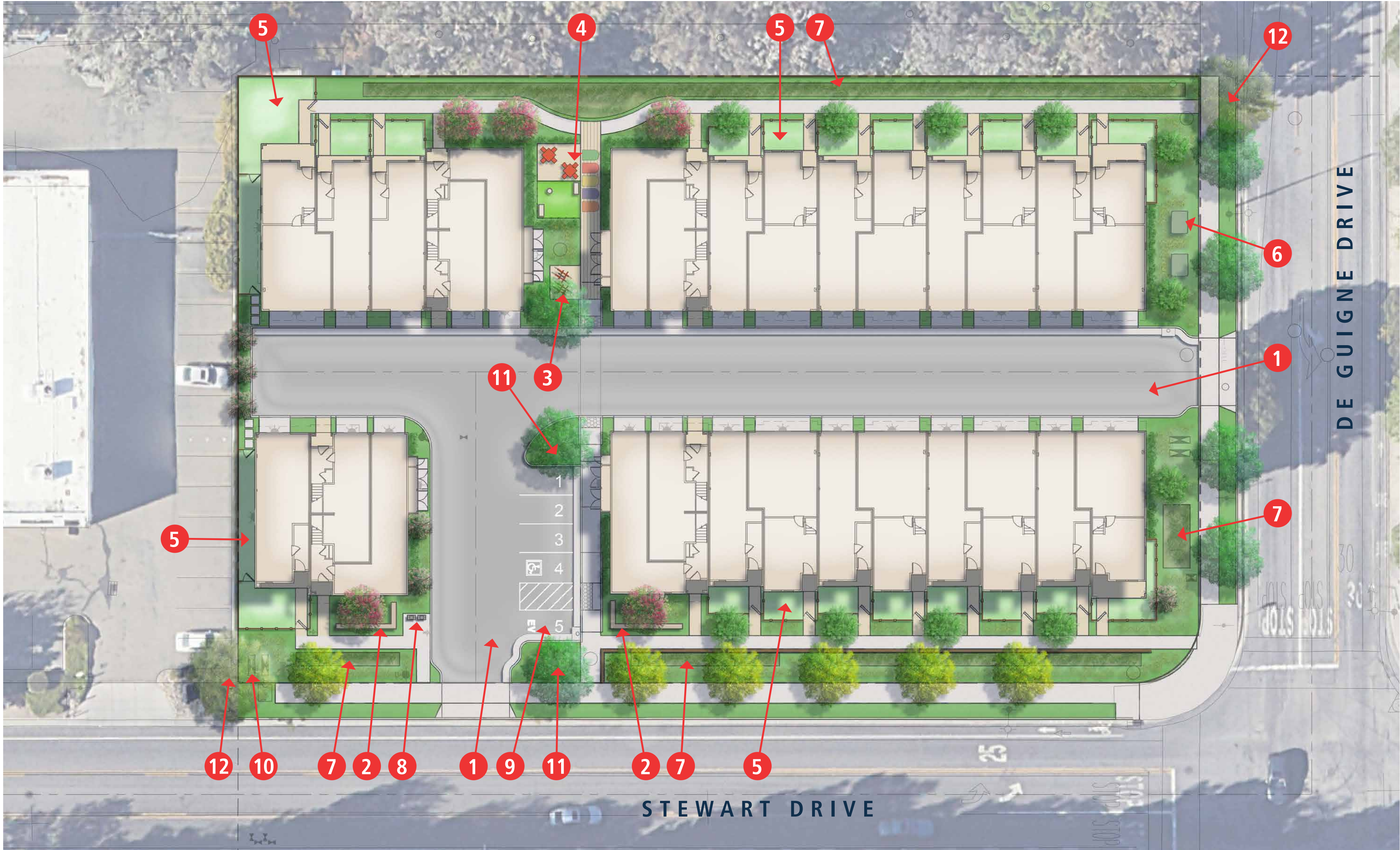


DECEMBER 21 3:00 p.m.
Altitude angle 15°
Azimuth angle 137° West from North



SOLAR ACCESS AND SHADOW ANALYSIS

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LEGEND

- 1 Permeable Paving at Drive Aisle
- 2 Decorative Low Wall
- 3 Bike Racks
- 4 'Arcade' Amenity Area:
 - Artificial Turf w/ Themed Furnishings / Integrated Seating
 - Guitar Fret Walkway (Colored Paving / Patterned Scoring)
 - Shaded Picnic Tables (2)
- 5 Private Yard/Patio
- 6 Transformer per Civil Engineer - to be screened with planting
- 7 Stormwater Basin
- 8 Community Mailboxes
- 9 Parking Stall and Striping
- 10 Meter and Backflow per Civil Engineer - to be screened with planting
- 11 Focal Tree at Entry
- 12 Existing Tree to Remain - refer to Conceptual Plant Palette



OVERALL SITE PLAN

LEGEND

COMMON OPEN SPACE

TOTAL: 13,092 SF

PER UNIT: 471 SF (13,192 SF / 28 UNITS)

PRIVATE OPEN SPACE (PATIO)

TOTAL: 7,193 SF

*Totals for each unit includes 80 SF decks on 2nd floor of each unit as part of the total calculation.

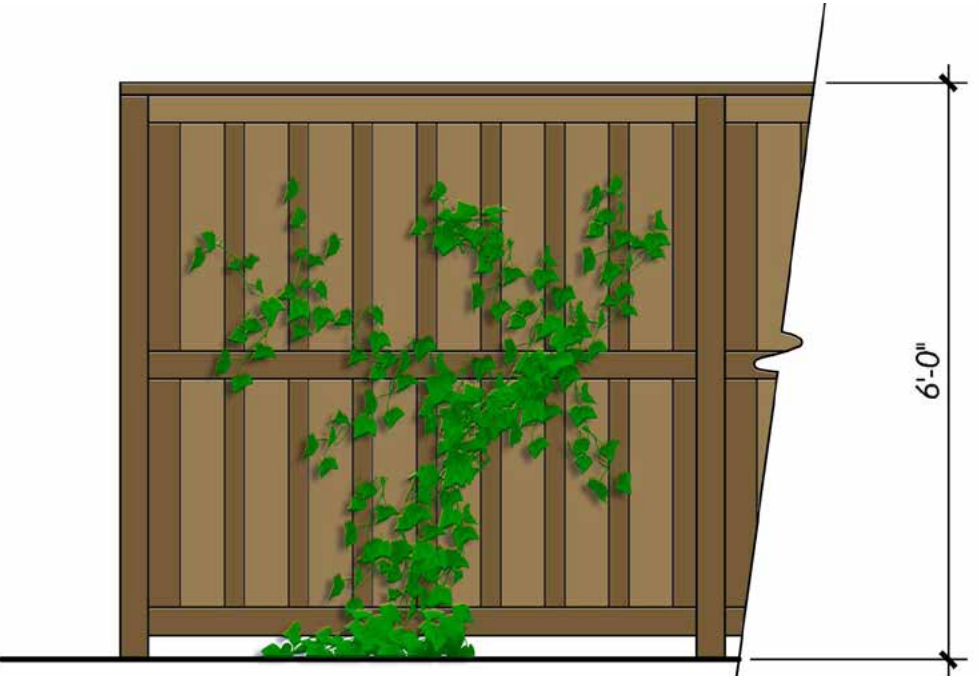


OPEN SPACE EXHIBIT



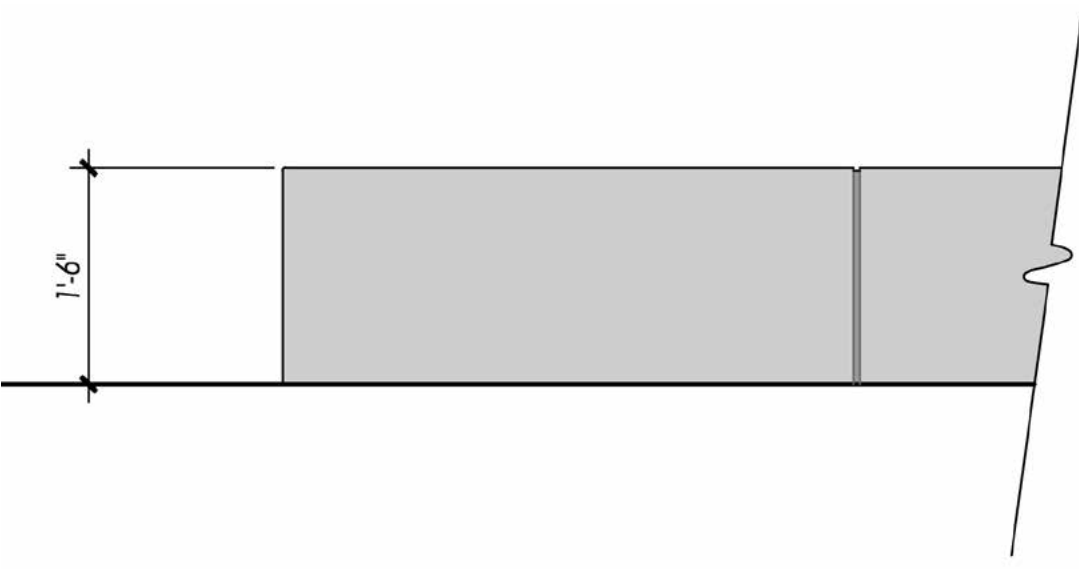


LEGEND



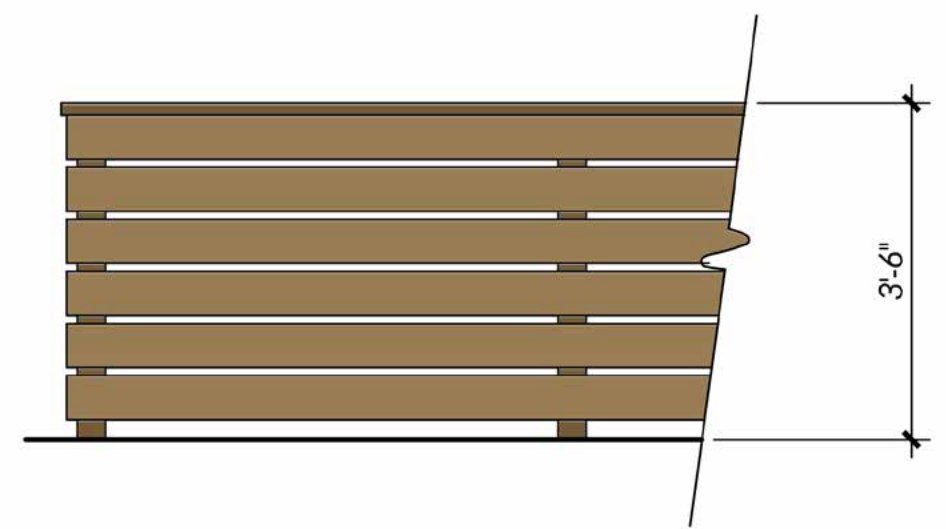
PERIMETER FENCE

- Wood Members
- 6'-0" ht.



SEAT WALL

- PIP Concrete
- 1'-6" ht.



PATIO/SCREEN FENCE

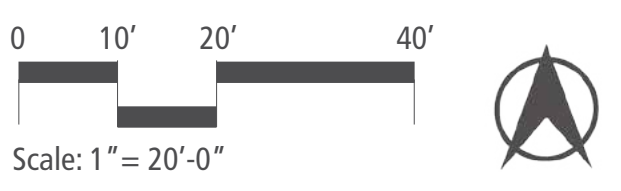
- Wood Members
- 3'-6" ht.

RETAINING WALL

- Splitface Block w/ Precision Cap
- Height varies per Civil

NOTES:

- Where fences occur within vision triangles, they are to be adjusted to comply with city open fence requirements:
 - 8' post spacing minimum
 - Max height of 4'-6"
 - 50% solid maximum at segments above 3'-6" height
 - Maximum 12" thick decorative elements
- Proposed patio fences are 3'-6" tall with 4" square posts and 1x6 wood panels.



CONCEPTUAL WALL AND FENCE PLAN



HYDROZONES:

TOTAL LANDSCAPE AREA: 11,792

- LOW WATER USE: 10,042 SF (85%)
- MODERATE WATER USE: 1,750 SF (15%)

*Refer to Conceptual Plant Palette sheet for plant species associated with each Hydrozone.

WATER USE CALCULATIONS

 MAXIMUM APPLIED WATER ALLOWANCE		PROJECT #:
MAWA = (ETo) x (0.62) x [(0.55 x LA)+(0.45 x SLA)]		
ETo**	San Jose (Sunnyvale)	
	45.30	ETo (inches/year)
Enter total project Landscaped Area	11,792	LA (square feet)
Enter Special Landscaped Area	0	SLA (square feet)
<u>RESULTS:</u>		
	182,154.56	MAWA (gallons/year)

** Eto Values derived from Appendix A of the CA Model Water Efficient Landscape Ordinance, CA Dept. of Water Resources

MAWA= Maximum applied water allowance (gallons per year)
 ETo = Reference Evapotranspiration (inches per year)
 0.55 = ET Adjustment Factor (ETAF) for residential projects
 LA = Planted landscaped area including SLA and not including hardscapes. Also include surface area of water features not using recycled water.
 0.62 = Conversion Factor (to gallons per square foot)
 SLA = Portion of the Landscaped Area identified as Special Landscaped Area. Also include surface area of water features using recycled water.
 0.45 = The additional ET Adjustment Factor for SLA ($1.0 - 0.55 = 0.45$)

	ESTIMATED TOTAL WATER USE	PROJECT #:
$ETWU = (ETo) \times (0.62) \times [(PF \times HA)/IE + SLA]$		

Drip System	0.81
Overhead Spray System	0.75
Water Feature/Other	0.75

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Moderate	0.4 - 0.6
High	0.7 - 1.0
Water Feature (High)	1.0
SLA	1.0

ETWU = Estimated total water use per year (gallons per year)
 ET_o = Reference Evapotranspiration (inches per year)
 PF = Plant Factor from WUCOLS* or equivalent reference subject to approval
 HA = Hydrozone Area (square feet)
 SLA = Special Landscaped Area (square feet)

IE = Average Irrigation Efficiency (minimum 0.75, assumed to be 0.76 for overhead spray system and 0.81 for drip system)

[illegible]

RESULTS				
MAWA = 182,155		ETWU =	106,047	gallons/year

ETWU must be less than or equal to MAWA

ETWU complies with MAWA



NOTES:

- No existing or proposed street trees are to be planted within 5 feet of sanitary sewer lateral or 10 feet of a water lateral.

-Existing utility lines run beneath the planted parkway of Stewart Dr. Proposed street trees for this project will be placed behind back of walk where necessary to allow for required utility clearances.

-Refer to water use calculations sheet for hydrozone locations.
- Low Water, visually-dense hedges will be planted to occupy a minimum of 25% of all horizontal building frontages to accommodate the City's transitional space design approach.

-Ground mounted utilities and mechanical equipment will be accommodated in the design of shrub planting to meet the city's location exception requirements (grouping utilities together, perpendicular orientation, screening shrubs, dark green paint, etc.).

CONCEPTUAL PLANT PALETTE

TREES:

SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS
Acacia cultriformis	Knife Acacia	24" Box	L
Acer spp.	Autumn Blaze Red Maple	36" Box	M
Araucaria heterophylla	Norfolk Island Pine	36" Box	M
Arbutus 'Marina'	Marina Strawberry Tree	36" Box	L
Cassia leptophylla	Gold Medallion Tree	36" Box	L
Cercidium 'Desert Museum'	Desert Museum Palo Verde	36" Box	VL
Cercis canadensis	Eastern Redbud	24" Box	M
Cercis occidentalis	Western Redbud	24" Box	VL
X Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	36" Box	L
Cornus spp.	Dogwood	24" Box	M
Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	36" Box	M
Jacaranda mimosifolia	Jacaranda	36" Box	M
Lagerstroemia spp.	Crape Myrtle	24" Box	L
Laurus nobilis	Bay Laurel	24" Box	L
Liriodendron tulipifera	Tulip Tree	36" Box	M
Magnolia grandiflora	Southern Magnolia	36" Box	M
Magnolia stellata	Star Magnolia	24" Box	M
Melaleuca quinquervia	Paperbark Tree	24" Box	L
Olea europaea 'Swan Hill'	Olive	36" Box	VL
Pinus halepensis	Aleppo pine	24" Box	L
Pinus pinea	Italian Stone Pine	36" Box	L
Pistacia chinensis	Chinese Pistache	36" Box	L
Platanus x acerfolia	London Plane Tree	36" Box	M
Platanus racemosa	Western Sycamore	36" Box	M
Podocarpus gracilior	African Fern Pine	36" Box	M
Podocarpus elongatus 'Monmal'	Icee Blue Yellow-wood	24" Box	M
Prunus spp.	Cherry Plum	24" Box	L/M
Punica granatum	Pomegranate	24" Box	L
Pyrus spp.	Pear	36" Box	M
Quercus spp.	Valley Oak	36" Box	L/M
Rhus lancea	African Sumac	36" Box	L
Tillia spp.	Linden	24" Box	M
Ulmus parvifolia 'True Green'	True Green Chinese Elm	36" Box	M
Umbellularia californica	California Bay	24" Box	M

LEGEND



Street Tree (De Guigne and Internal)

Quercus agrifolia or similar

Street Tree (Stewart)

Platanus acerfolia or similar

Accent Tree

Lagerstoemia indica or similar

Small Accent Tree

Cercis canadensis or similar

Existing Tree to Remain

#362 Quercus agrifolia

#364 Sequioa sempervirens

SHRUB AND GROUND COVER:

LOW WATER USE HYDROZONE

SCIENTIFIC NAME	COMMON NAME	SIZE
Acacia redolens	Prostrate Acacia	1 gal.
Agave spp.	Agave	5 gal.
Aloe spp.	Aloe	5 gal.
Alogyne huegelli	Blue Hibiscus	15 gal.
Arctostaphylos spp.	Manzanita	5 gal.
Artemisia spp.	Sagebrush	1 gal.
Bouteloea gracilis	Blue Grama	1 gal.
Callistemon spp.	Bottle Brush	5 gal.
Carex tumulicola	Foothill Sedge	1 gal.
Chondropetalum tectorum	Small Cape Rush	5 gal.
Cistus 'Sunset'	Magenta Rockrose	5 gal.
Cotoneaster spp.	Cotoneaster	5 gal.
Crassula spp.	Jade Plant	5 gal.
Dasylyron spp.	Desert Spoon	5 gal.
Dianella spp.	Flax Lily	5 gal.
Dietes bicolor	Fortnight Lily	5 gal.
Festuca mairei	Atlas Fescue	5 gal.
Hesperaloe spp.	Yucca	5 gal.
Heteromeles arbutifolia	Toyon	15 gal.
Lavandula spp.	Lavender	5 gal.
Leucophyllum spp.	Barometer Bush	5 gal.
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	5 gal.
Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 gal.
Lomandra spp.	Dwarf Mat Rush	5 gal.
Myoporum p. 'Putah Creek'	Creeping Myoporum	1 gal.
Myrtus communis	Common Myrtle	5 gal.
Olea europaea 'Montra'	Little Ollie Dwarf Olive	5 gal.
Phormium spp.	New Zealand Flax	15 gal.
Prunus caroliniana 'Bright n Tight'	Bright N Tight Carolina Laurel	15 gal.
Rhaphiolepis spp.	Indian Hawthorn	5 gal.
Rosmarinus officinalis	Rosemary	5 gal.
Salvia 'Bees Bliss'	Bee's Bliss Sage	5 gal.
Westringia spp.	Coast Rosemary	5 gal.

MEDIUM WATER USE HYDROZONE

SCIENTIFIC NAME	COMMON NAME	SIZE
Asparagus densiflorus	Asparagus Fern	5 gal.
Buxus japonica 'Green Beauty'	Japanese Boxwood	5 gal.
Ilex spp.	Holly	5 gal.
Juncus patens	California Gray Rush	5 gal.
Rosa spp.	Rose	5 gal.
Trachelospermum asiaticum	Asian Star Jasmine	1 gal.

VINES AND ESPALIERS:

LOW WATER USE HYDROZONE

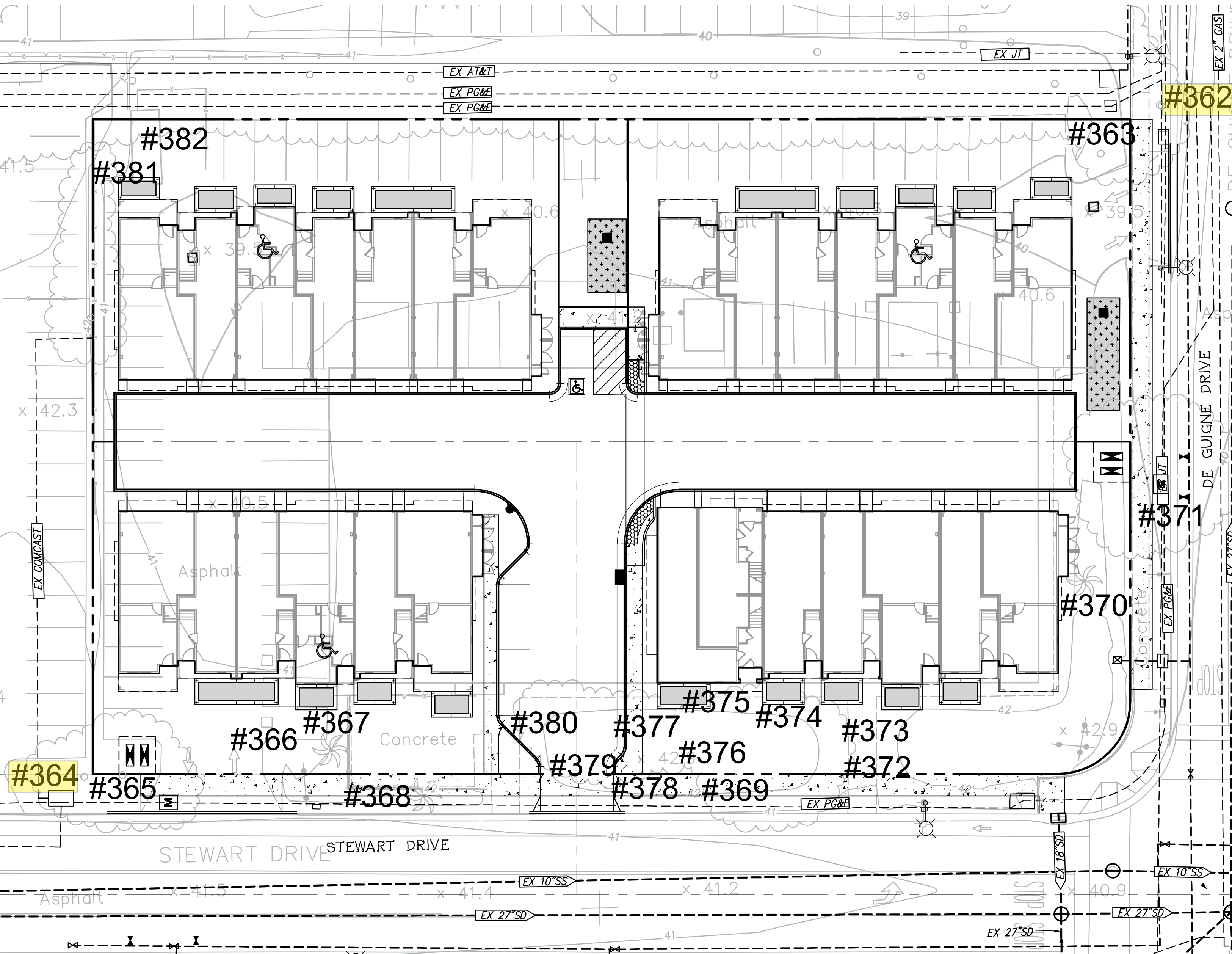
SCIENTIFIC NAME	COMMON NAME	SIZE
Bougainvillea spp.	Bougainvillea	15 gal.
Macfadyena unguis-cati	Cat's claw	5 gal.
Rosa banksiae	Lady Banks Rose	15 gal.
Vitis spp.	Roger's Red California Grape	1 gal.

MEDIUM WATER USE HYDROZONE

SCIENTIFIC NAME	COMMON NAME	SIZE
Calliandra haematocephala	Pink Powderpuff	15 gal.
Distictis spp.	Trumpet Vine	5 gal.
Eriobotrya deflexa	Bronze Loquat	15 gal.
Jasminum polyanthum	White jasmine	5 gal.
Lonicera japonica	Japanese Honeysuckle	5 gal.
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	15 gal.
Trachelospermum jasmnoides	Star Jasmine	15 gal.



EXISTING TREE PLAN:



EXISTING TREE LIST:

tag #	locale	name	Genus species	circumference inches	diameter inches	dripline feet	height feet	Health	rating	Structure	structure condition	Form	Form rating	notes	Protected in Summary	Source for Preservation
362	street near De Guigne entrance to parking lot	coast live oak	Quercus agrifolia	20.5	6.5	9,12,15,15	12	fair	3	fair	3	fair	3	bare compacted soil, limited rooting zone, no trunk taper, 33% live crown ratio (lcr)	YES	YES
363	De Guigne entrance to parking lot	Hollywood juniper	Juniperus chinensis	48,20,12,17 (97)	30.9	20,6,12,12	22	good	4	poor	2	poor	2	Hedera canariensis rooting zone limited, root crown buried, stump sprout, trunks with included bark, leaning twisted topped scaffolds, 66% lcr	YES	NO
364	Stewart Drive parking lot entrance	coast redwood	Sequoia sempervirens	86	27.4	15,15,15,15	47	good	4	good	4	fair	3	limited rooting zone, new top sprouting, lcr 65%	YES	YES
365	Stewart Drive parking lot entrance	Hollywood juniper	Juniperus chinensis	23,19,24,42,15,12 (135)	43.0	12,12,3,9	25	good	4	poor	2	fair	3	Hedera canariensis rooting zone limited, root crown buried, stump sprout, trunks with included bark, leaning twisted topped scaffolds, 75% lcr	YES	NO
366	Stewart Drive parking lot entrance	Mexican fan palm	Washingtonia robusta	78	24.8	6' radius	66	good	4	good	4	good	4	Hedera canariensis rooting zone limited, root crown small wound	YES	YES
367	Stewart Drive parking lot entrance in front of drill	Mexican fan palm	Washingtonia robusta	88	28.0	9' radius	56	good	4	fair	3	fair	3	Hedera canariensis rooting zone limited, trunk leaning twist	YES	YES
368	Agape corner	queen palm	Syagrus romanzoffiana	41	13.1	15' radius	30	good	4	good	4	good	4	limited rooting zone	YES	YES
369	near De Guigne corner	Mexican fan palm	Washingtonia robusta	72	22.9	12' radius	50	good	4	good	4	good	4	limited rooting zone	YES	YES
370	De Guigne near building	Mexican fan palm	Washingtonia robusta	75	23.9	9' radius	50	good	4	good	4	good	4	Hedera canariensis rooting zone, dead fronds to 5' above grade	YES	YES
371	De Guigne street	holly oak	Quercus ilex	61.5	19.6	12,27,18,18	60	good	4	good	4	good	4	compacted limited rooting zone, root crown wound, lcr 65%	YES	YES
372	between Stewart & building	European white birch	Betula pendula	27	8.6	3,15,9,12	40	fair	3	fair	3	fair	3	Hedera canariensis & river rock rooting decayed dead trunk remains, minimal taper, grove tree lcr70%	NO	YES
373	between Stewart & building	European white birch	Betula pendula	10,24	10.8	12,12,16,4	40	fair	3	fair	3	fair	3	Hedera canariensis & river rock girdling roots minimal taper, grove tree lcr70%	NO	YES
374	between Stewart & building	European white birch	Betula pendula	23	7.3	18,6,15,5	40	fair	3	fair	3	fair	3	star jasmine, bare soil & river rocks in rooting zone, root crown decay from sprinkler, leaning & corrected lean trunk, grove tree lcr66%	NO	YES
375	between Stewart & building	European white birch	Betula pendula	29	9.2	9,9,12,15	40	good	4	good	4	good	4	star jasmine, bare soil & river rocks in rooting zone, root crown decay from sprinkler, leaning & corrected lean trunk, grove tree lcr66%	NO	YES
376	between Stewart & building	European white birch	Betula pendula	11,5,5,5,7 (24)	10.8	9,2,3,6	20	poor	2	poor	2	poor	2	star jasmine, bare soil & river rocks in rooting zone, suppressed grove tree lcr 60%	NO	NO
377	between Stewart & building	European white birch	Betula pendula	25	8.0	6,15,7,18	30	fair	3	fair	3	fair	3	star jasmine, bare soil & river rocks in rooting zone, grove tree lcr66%	NO	YES
378	between Stewart & building	European white birch	Betula pendula	17,19 (36)	11.5	12,15,6,5	35	fair	3	fair	3	fair	3	star jasmine, bare soil & river rocks in rooting zone, codominant trunks with included bark, one dead top, dead patch of ground cover, grove tree lcr66%	NO	YES
379	between Stewart & building	European white birch	Betula pendula	11.1	3.5	18,22,9,15	40	good	4	good	4	good	4	star jasmine, bare soil & river rocks in rooting zone, dominant grove tree lcr 75%	NO	YES
380	between Stewart & building	European white birch	Betula pendula	8,5,14 (22.5)	7.2	3,2,2,4	25	poor	2	poor	2	poor	2	star jasmine, bare soil & river rocks in rooting zone, codominant trunks with included bark, dead tops, sunnressed above tree lcr 45%, suppressed stump sprout or seedling growing into fence	NO	NO
381	sw corner behind parking lot	holly oak	Quercus ilex	16,9,17,19 (61)	19.4	6,15,6,20	25	good	4	very poor	1	poor	2	suppressed stump sprout or seedling growing into fence	NO	NO
382	sw corner behind parking lot	holly oak	Quercus ilex	11,14 (25)	8.0	3,3,6,6	25	fair	3	very poor	1	very poor	1	suppressed stump sprout or seedling growing into fence	NO	NO
		low			3.5		12.0		2.0		1.0		1.0			
		high			43.0		66.0		4.0		4.0		4.0			
		average			16.4		37.0		3.5		3.0		3.0			

NOTES:

- Highlight marks existing tree to be preserved (NOTE: NO existing tree within the property line of the proposed project are to be preserved).
- Existing trees are off property and should be avoided during construction, protection fencing can be installed at tree base if necessary for preservation.
- Refer to Arborist Report for additional information.



TREE PROTECTION PLAN

CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.

[illegible]

NOTE "A"

- R/W, P.U.E. & P.S.E. ACQUISITION NOTE:**
CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC
SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION
WITHIN AREAS OF QUESTION.

ALL BOXES TO BE INSTALLED WITHIN THE R/W
AND/OR PUE AREA.

E,T,C ELECTRIC, TELEPHONE, CATV LOCATION

NOTE:
EXISTING UTILITY LOCATIONS
SHOWN ARE APPROXIMATE AND
FOR CLARITY. PLEASE REFER
TO THE CIVIL DRAWINGS FOR
SURVEY OF EXACT LOCATIONS.

CITY VENTURES
Building It Forward

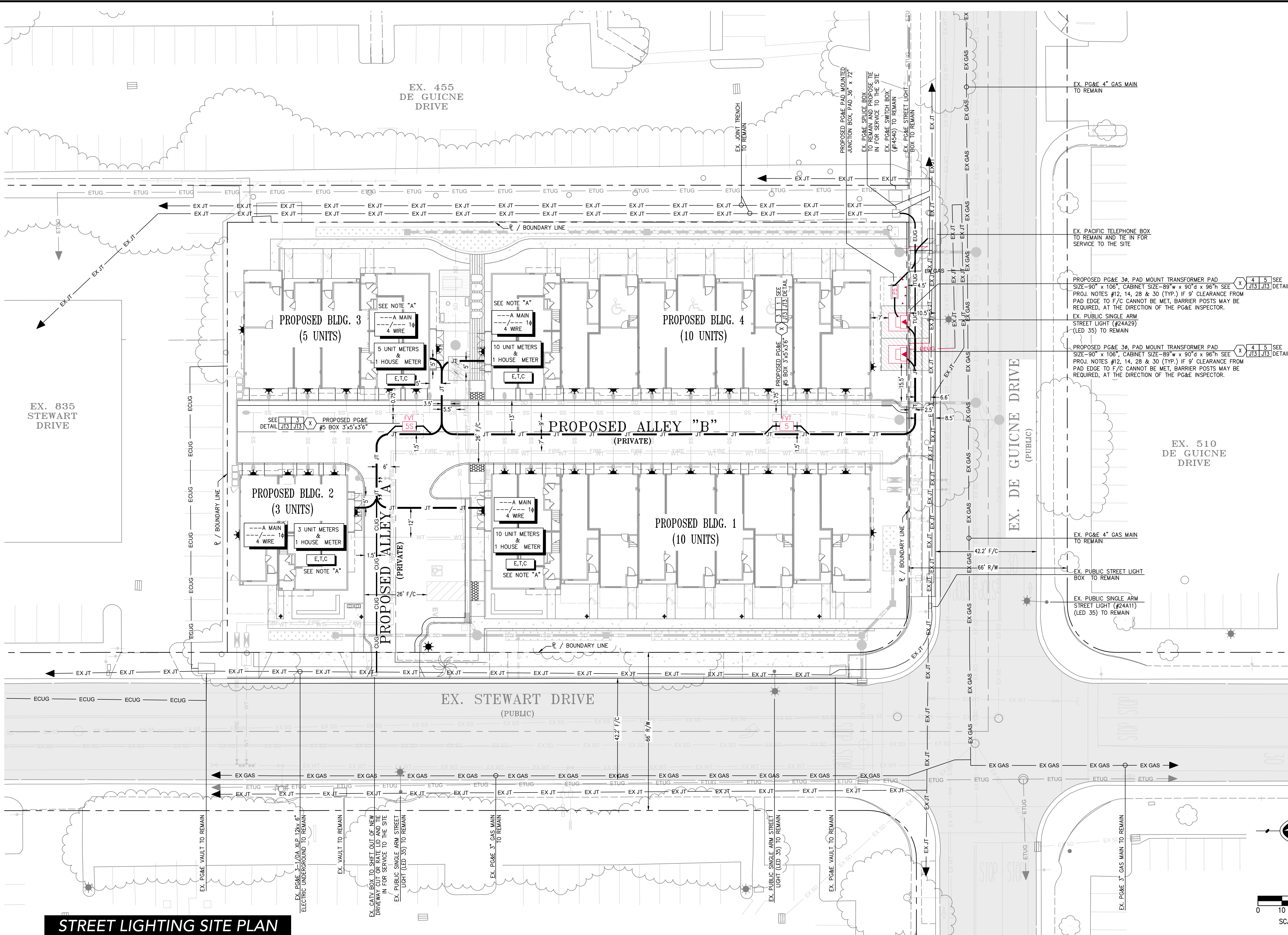
845 Stewart Dr.
Sunnyvale, CA

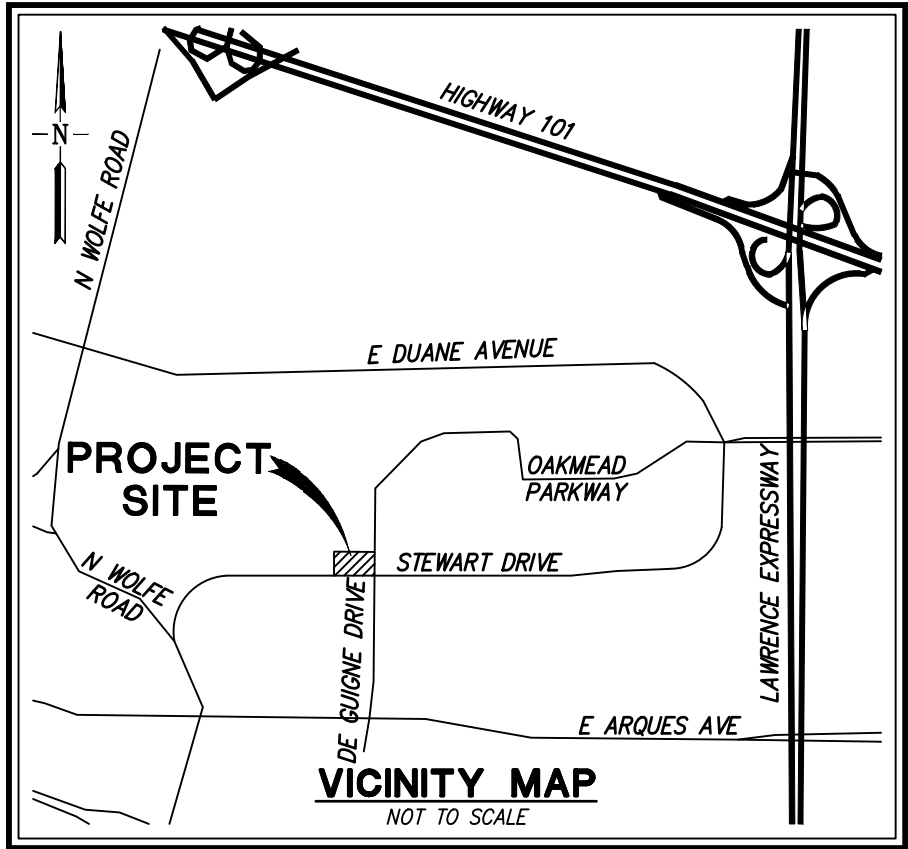


RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

HUNT
HALE
JONES

FDS#24018





BENCHMARK

CITY OF SUNNYVALE BENCHMARK NO. 53, BEING A BRASS DISC IN THE TOP OF CURB NEXT TO A CATCH BASIN AT THE SOUTHWEST CURB RETURN AT THE INTERSECTION OF OAKMEAD PARKWAY & LAKESIDE DRIVE, HAVING AN ELEVATION OF 29.42 FEET.

BASIS OF BEARING

THE LINE TAKEN AS NORTH 88°36'26"WEST, BETWEEN TWO FOUND MONUMENTS AT THE CENTERLINE OF STEWART DRIVE AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 245 OF MAPS AT PAGE 50, OFFICIAL RECORDS OF SANTA CLARA COUNTY, IS BASED ON GPS OBSERVATIONS ON THE SMARTNET OF NORTH AMERICA NETWORK.

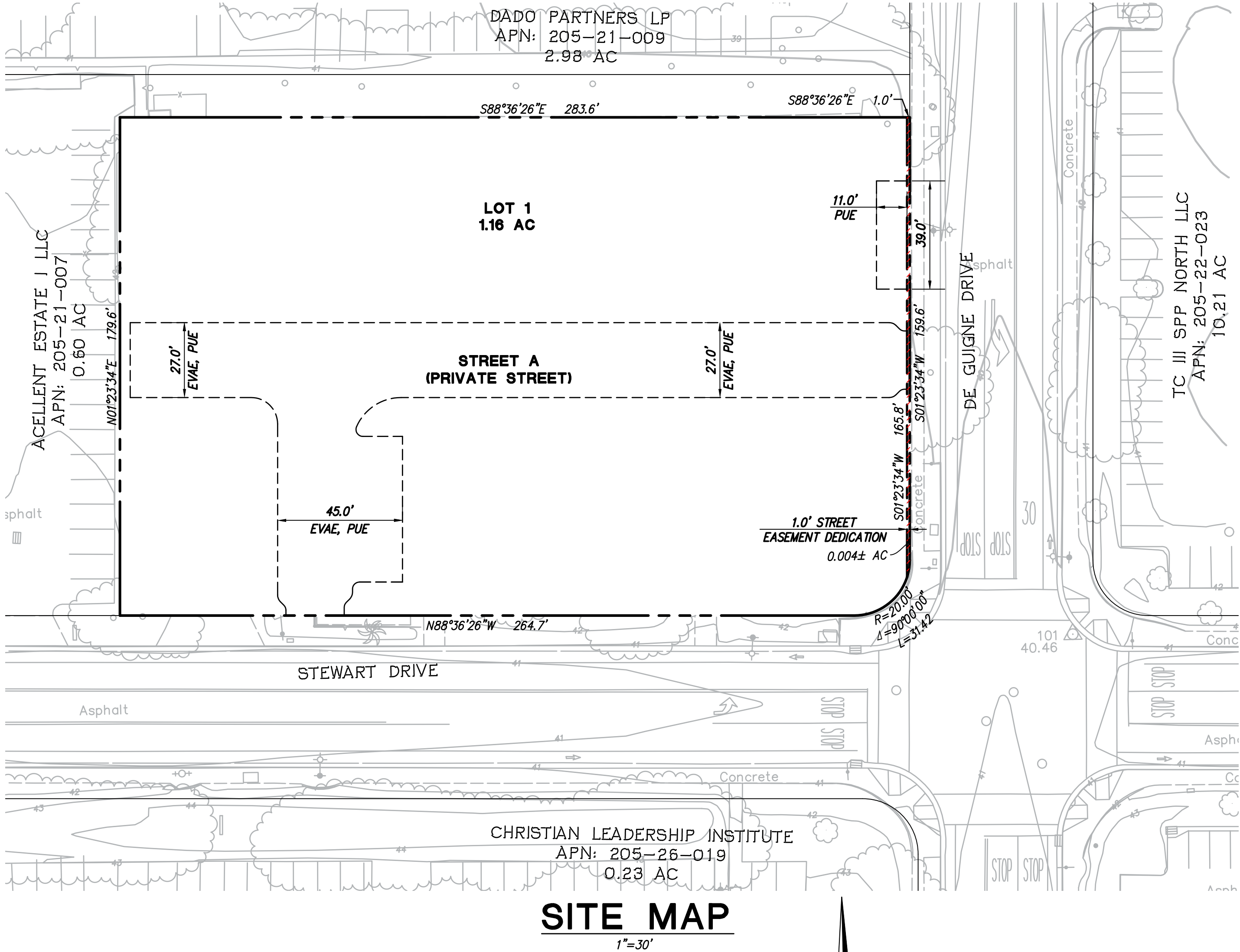
LOT AREAS	
LOT 1	50,862 SF
STREET EASEMENT DEDICATION	164 SF

SHEET INDEX

SHEET NO. DESCRIPTION

- C-1.0 VESTING TENTATIVE MAP
- C-2.0 EXISTING CONDITIONS AND SURVEY PLAN
- C-3.0 PRELIMINARY SITE PLAN
- C-4.0 PRELIMINARY GRADING & DRAINAGE PLAN
- C-4.1 PRELIMINARY GRADING SECTIONS
- C-4.2 ACCESSIBILITY PLAN
- C-4.3 CIRCULATION PLAN
- C-5.0 PRELIMINARY UTILITY PLAN
- C-6.0 PRELIMINARY STORMWATER CONTROL PLAN
- C-7.0 PRELIMINARY STORMWATER TREATMENT DETAILS
- C-8.0 FIRE ACCESS PLAN
- C-9.0 TRASH MANAGEMENT PLAN

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
THE ARCADE
845 STEWART DRIVE
CITY OF SUNNYVALE, SAN MATEO COUNTY, CALIFORNIA
FOR: CITY VENTURES



SITE MAP

1"=30'

PLANS PREPARED UNDER THE DIRECTION OF:

DAVID TERHUNE, RCE 82632
RUGGERI-JENSEN-AZAR
09-05-2025
DATE



- OWNER: BAYPART THREE, LP
JENAB FAMILY VENTURES LLC
845 STEWART DRIVE, SUNNYVALE, CA 94085
- APPLICANT: CITY VENTURES
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
(925) 323-0443
CONTACT: ADAM FOSTER
- CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94583
(925) 227-9100
CONTACT: DAVID TERHUNE
- ARCHITECT: FOURNIER DESIGN STUDIO
311 MAIN STREET #10-C
SEAL BEACH, CA 90740
(562) 719-4650
CONTACT: ROLAND FOURNIER
- LANDSCAPE DESIGNER: C2 COLLABORATIVE
100 AVENIDA MIRAMAR
SAN CLEMENTE, CA 92672
(949) 366-6624
CONTACT: CHRIS FORTUNADO
- JOINT TRENCH: TARRAR UTILITY CONSULTANTS
2000 CROW CANYON PLACE, SUITE 435
SAN RAMON, CA 94583
(925) 240-2595
CONTACT: TAMMY MEDRANO
- PROPERTY DESCRIPTION: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SUNNYVALE, IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL B, AS SHOWN ON A PARCEL MAP RECORDED FEBRUARY 10, 1978 IN BOOK 412 OF MAPS, PAGE 42 OF SANTA CLARA COUNTY.
- PROPOSED LAND USE: RESIDENTIAL (MEDIUM DENSITY)
- EXISTING GENERAL PLAN DESIGNATION: RESIDENTIAL (MEDIUM DENSITY)
- EXISTING ZONING: R3: MEDIUM DENSITY RESIDENTIAL, MS: INDUSTRIAL AND SERVICE, ITR: INDUSTRIAL TO RESIDENTIAL, PD: PLANNED DEVELOPMENT
- PROPOSED ZONING: R3: MEDIUM DENSITY RESIDENTIAL
- EXISTING SPECIFIC PLAN: EAST SUNNYVALE SENSE OF PLACE PLAN
- ASSESSOR PARCEL NUMBER: 205-21-010
- GROSS SITE AREA: 1.17± ACRES
- NET SITE AREA: 1.16 ACRES
- EXISTING STRUCTURE AREA: 16,815± SF
- NUMBER OF PROPOSED LOTS: 1
- NUMBER OF PROPOSED BUILDINGS: 4
- NUMBER OF PROPOSED UNITS: 28
- PROPOSED DENSITY: 24.2 DU/AC
- UTILITIES:
WATER: CITY OF SUNNYVALE
SANITARY SEWER: CITY OF SUNNYVALE
STORM DRAIN: CITY OF SUNNYVALE
FIRE: CITY OF SUNNYVALE
ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE TV: COMCAST
- STREETS & LIGHTING: ALL PROPOSED STREETS AND LIGHTING WITHIN THE PROJECT SITE ARE TO BE PRIVATELY OWNED AND MAINTAINED
- TRASH: INDIVIDUAL UNIT TRASH CAN PICKUP
- PARKING: SEE SHEET C-3.0
- EASEMENTS: PRIVATE STREETS SHALL HAVE A PUE AND EVAE
- COMMON AREAS: COMMON AREAS SHALL BE MAINTAINED BY THE FUTURE HOMEOWNERS ASSOCIATION. NO PUBLIC AREAS ARE PROPOSED
- SETBACK REQUIREMENTS: SEE SHEET C-3.0
- BOUNDARY AS SHOWN IS COMPLIED FROM RECORD INFORMATION.
- ALL OF THE PROPERTY LIES WITHIN FLOOD ZONE X AREA WITH REDUCED FLOOD RISK DUE TO LEVEE, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 06085C0045H, MAP DATED MAY 18, 2009.
- TOPOGRAPHY SHOWN IS BASED ON AN AERIAL TOPOGRAPHIC MAP PREPARED IN JANUARY 2025, WITH HALF CONTOUR ACCURACY.
- IT IS THE INTENT OF THE DEVELOPER TO FILE CONDOMINIUM PLANS AFTER THE FINAL MAP APPROVAL.



The Arcade
APN: 205-21-010 Santa Clara County

845 Stewart Dr.
Sunnyvale, CA



VESTING
TENTATIVE MAP

C-1.0

JOB #241075
SEPTEMBER 5, 2025

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	RETAINING WALL	
	EASEMENT LINE	
	STORM DRAIN	
	SANITARY SEWER	
	POTABLE WATER	
	CURB & GUTTER	
	SIDEWALK	
	STORM WATER INLET	
	DROP INLET	
	AREA DRAIN	
	BUBBLE UP	
	MANHOLE	
	SANITARY SEWER CLEAN OUT	
	SANITARY SEWER LATERAL	
	FIRE HYDRANT	
	BLOW OFF	
	WATER SERVICE WITH METER BOX	
	BACKFLOW DEVICE	
	WATER VALVE	
	FIRE DEPARTMENT CONNECTION	
	SINGLE ARM STREET LIGHT	
	MONUMENT	
	FENCE	
	CURB RAMP	
	CONTOUR ELEVATIONS	
	SPOT ELEVATION	
	BIO-RETENTION AREA IN LANDSCAPE AREA	

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BNBY	BOUNDARY
BOT	BOTTOM
BSW	BACK OF SIDEWALK
CL	CENTER LINE
DI	DROP INLET
DMA	DRAINAGE MANAGEMENT AREA
DU	DWELLING UNITS
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
LAT	LATERAL
LP	LOW POINT
JT	JOINT TRENCH
MH	MANHOLE
PAV	PAVEMENT
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
RET	CURB RETURN
RW	RIGHT OF WAY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SWK	SIDEWALK
SW	STORM WATER INLET
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
W	WATER LINE
WM	WATER METER
WS	WATER SERVICE

DEMOLITION LEGEND

	EXISTING BUILDING TO BE REMOVED
	EXISTING PAVEMENT, CURB & GUTTER, AND SIDEWALK TO BE REMOVED
	EXISTING UTILITY TO BE REMOVED
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO RETAIN
50	TREE NUMBER SEE TABLE FOR SIZE AND TREE SPECIES

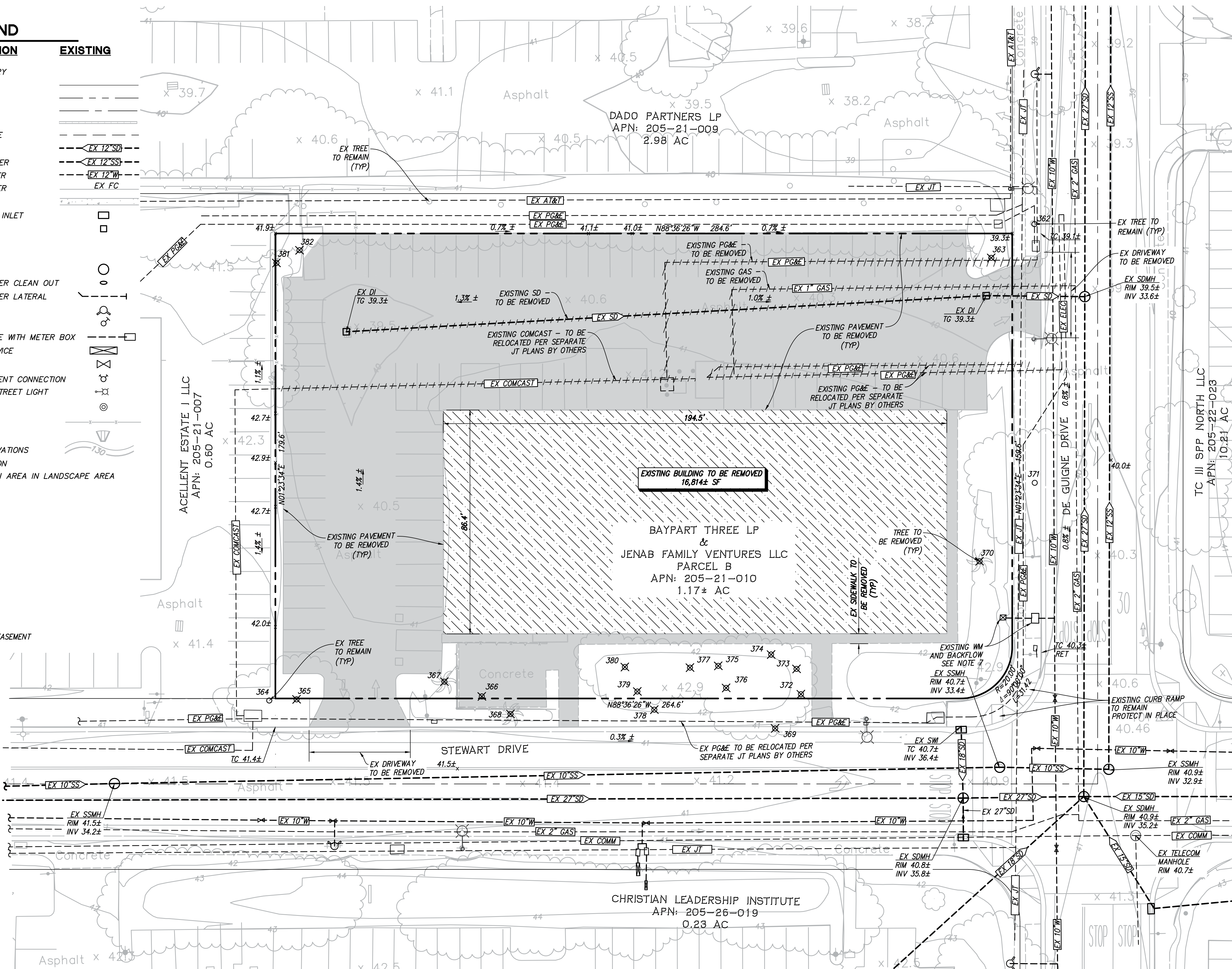
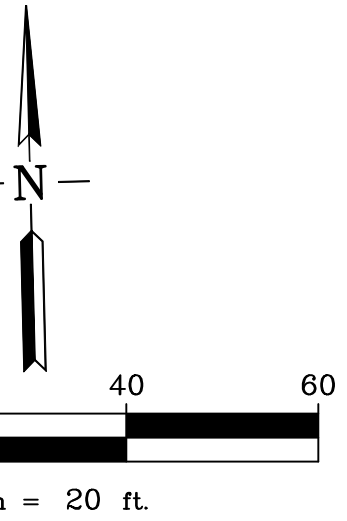
TREE NUMBER	SPECIES	TRUNK DIAMETER (IN.)	REMOVE OR REMAIN
362	COAST LIVE OAK	6.5	REMAIN
363	HOLLYWOOD JUNIPER	30.9	REMOVE
364	COAST REDWOOD	27.4	REMAIN
365	HOLLYWOOD JUNIPER	43	REMOVE
366	MEXICAN FAN PALM	24.8	REMOVE
367	MEXICAN FAN PALM	28	REMOVE
368	QUEEN PALM	13.1	REMOVE
369	MEXICAN FAN PALM	22.9	REMOVE
370	MEXICAN FAN PALM	23.9	REMOVE
371	HOLLY OAK	19.6	REMAIN
372	EUROPEAN WHITE BIRCH	8.6	REMOVE
373	EUROPEAN WHITE BIRCH	10.8	REMOVE
374	EUROPEAN WHITE BIRCH	7.3	REMOVE
375	EUROPEAN WHITE BIRCH	9.2	REMOVE
376	EUROPEAN WHITE BIRCH	10.8	REMOVE
377	EUROPEAN WHITE BIRCH	8	REMOVE
378	EUROPEAN WHITE BIRCH	11.5	REMOVE
379	EUROPEAN WHITE BIRCH	3.5	REMOVE
380	EUROPEAN WHITE BIRCH	7.2	REMOVE
381	HOLLY OAK	19.4	REMOVE
382	HOLLY OAK	8	REMOVE

- NOTES:
1. THERE ARE NO EXISTING WELLS OR WATER EASEMENT OF RECORD.
 2. THERE ARE NO EXISTING SEPTIC TANKS OF RECORD.
 3. THERE ARE NO EXISTING EASEMENTS OF RECORD.
 4. HAND DIG FOR EXCAVATION NEAR EXISTING STREET TREES.
 5. LOCATION, SIZE, AND MATERIAL OF EXISTING BUILDING SANITARY SEWER LATERAL IS UNKNOWN. EXISTING BUILDING SANITARY SEWER LATERAL WILL BE REMOVED WITH DEMOLITION ACTIVITIES. THE TYPE OF EXISTING UTILITY PIPE MATERIAL IS NOT AVAILABLE PER RECORD.
 6. EXISTING DOMESTIC WATER METER AND BACKFLOW TO BE REMOVED AND REPLACED.
 7. EXISTING WATER LATERALS AND BACKFLOW PREVENTERS SHALL BE ABANDONED IF THEY DO NOT MEET CURRENT CITY STANDARDS.
 8. EXISTING SEWER LATERALS SHALL BE ABANDONED IF THEY DO NOT MEET CITY STANDARDS.
 - 9.

PREPARED UNDER MY SUPERVISION



SCOTT A. SHORTLIDGE
PROFESSIONAL LAND SURVEYOR NO. 6441
SSHORTLIDGE@JA-GPS.COM



The Arcade

APN: 205-21-010 Santa Clara County

845 Stewart Dr.
Sunnyvale, CA

TARRAR
UTILITY CONSULTANTS

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

C2
Collaborative

HUNT
HALE
JONES

FDS
FOURNIER DESIGN STUDIO
Planning | Design | Collaboration
Rolan@FournierDesignStudio (562) 719-4650

C-2.0

JOB #241075
SEPTEMBER 5, 2025

CITY VENTURES
Building It Forward

PROJECT INFORMATION	
ASSESSOR PARCEL NUMBER	205-21-010
GROSS SITE AREA	1.17± AC
TOTAL RW DEDICATION	164 SF
NET SITE AREA	1.16 AC
PROPOSED LAND USE	RESIDENTIAL (MEDIUM DENSITY)
EXISTING ZONING	R3: MEDIUM DENSITY RESIDENTIAL
PROPOSED ZONING	R3: MEDIUM DENSITY RESIDENTIAL
NUMBER OF LOTS	1
NUMBER OF UNITS	28
CURRENT GENERAL PLAN DESIGNATION	RESIDENTIAL (MEDIUM DENSITY)
CURRENT SPECIFIC PLAN	EAST SUNNYVALE SENSE OF PLACE PLAN

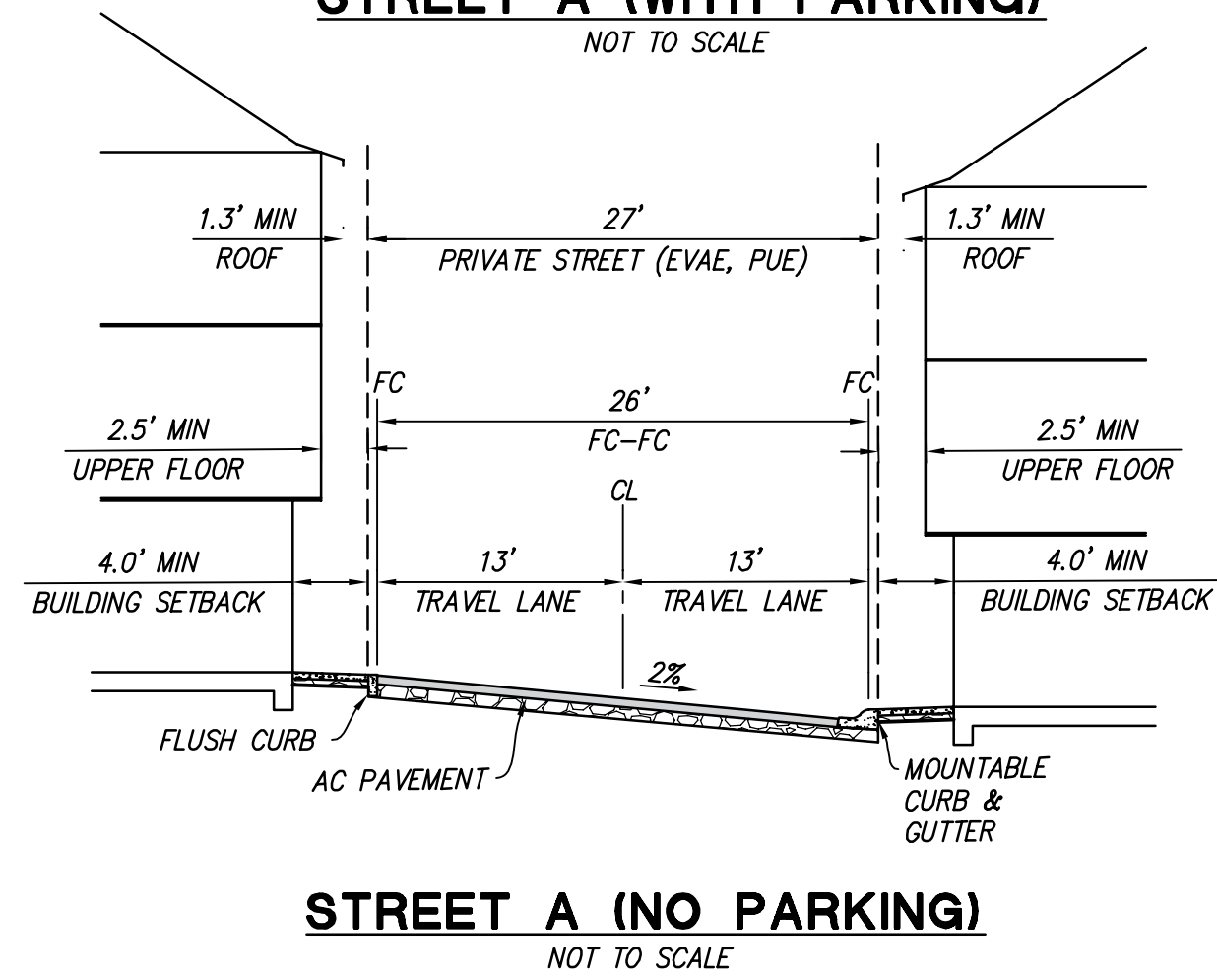
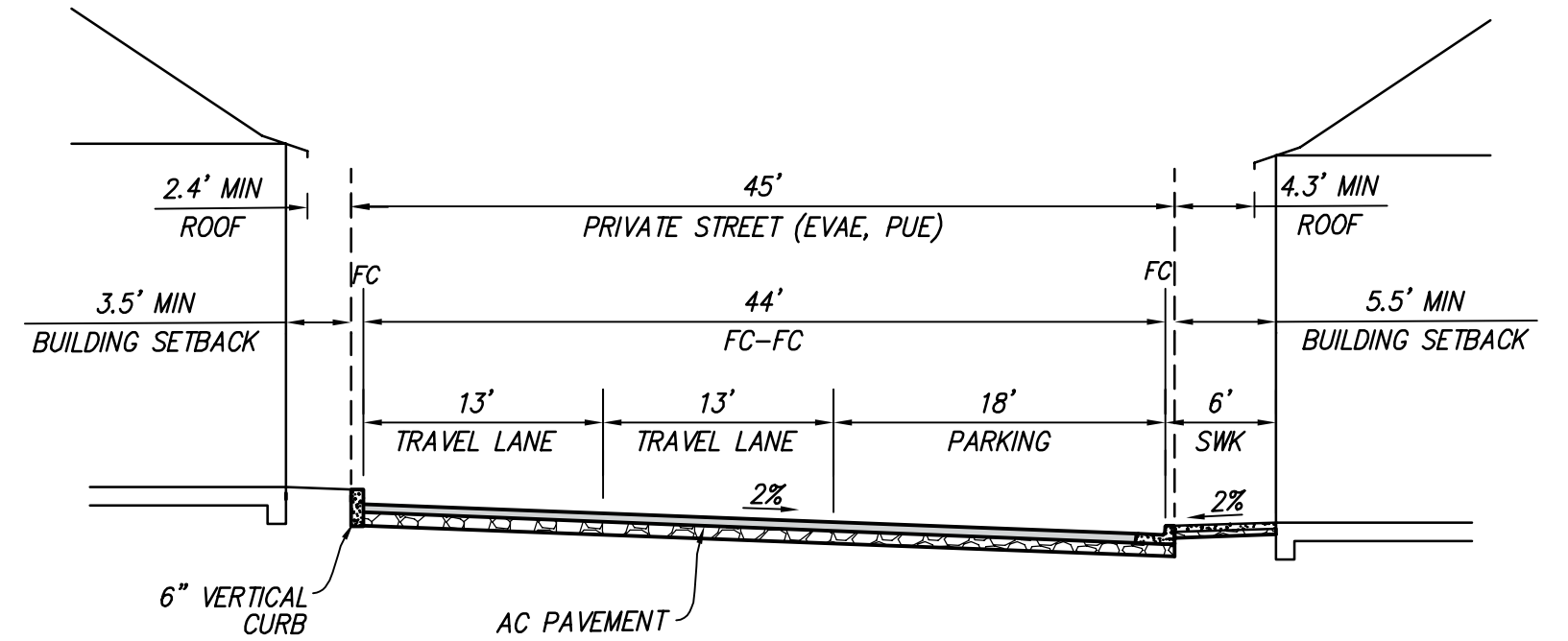
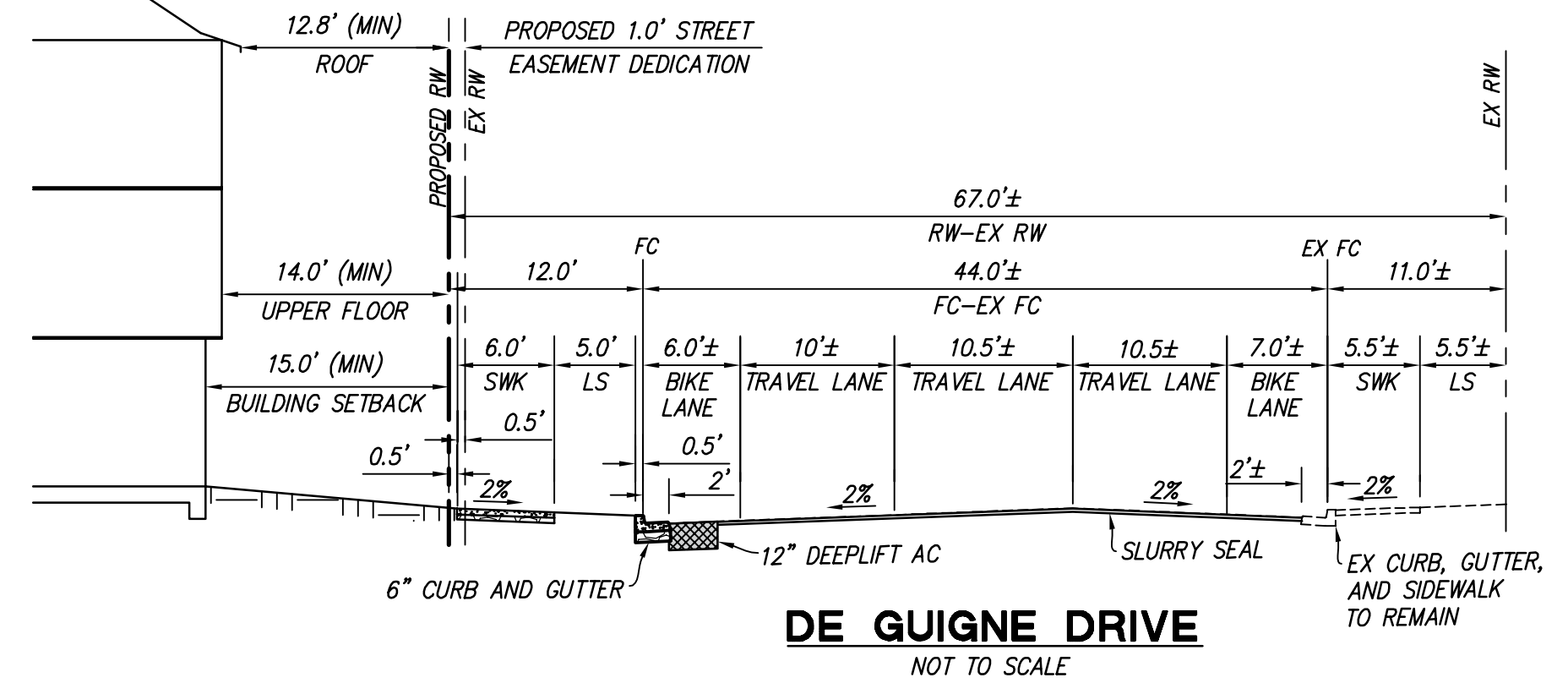
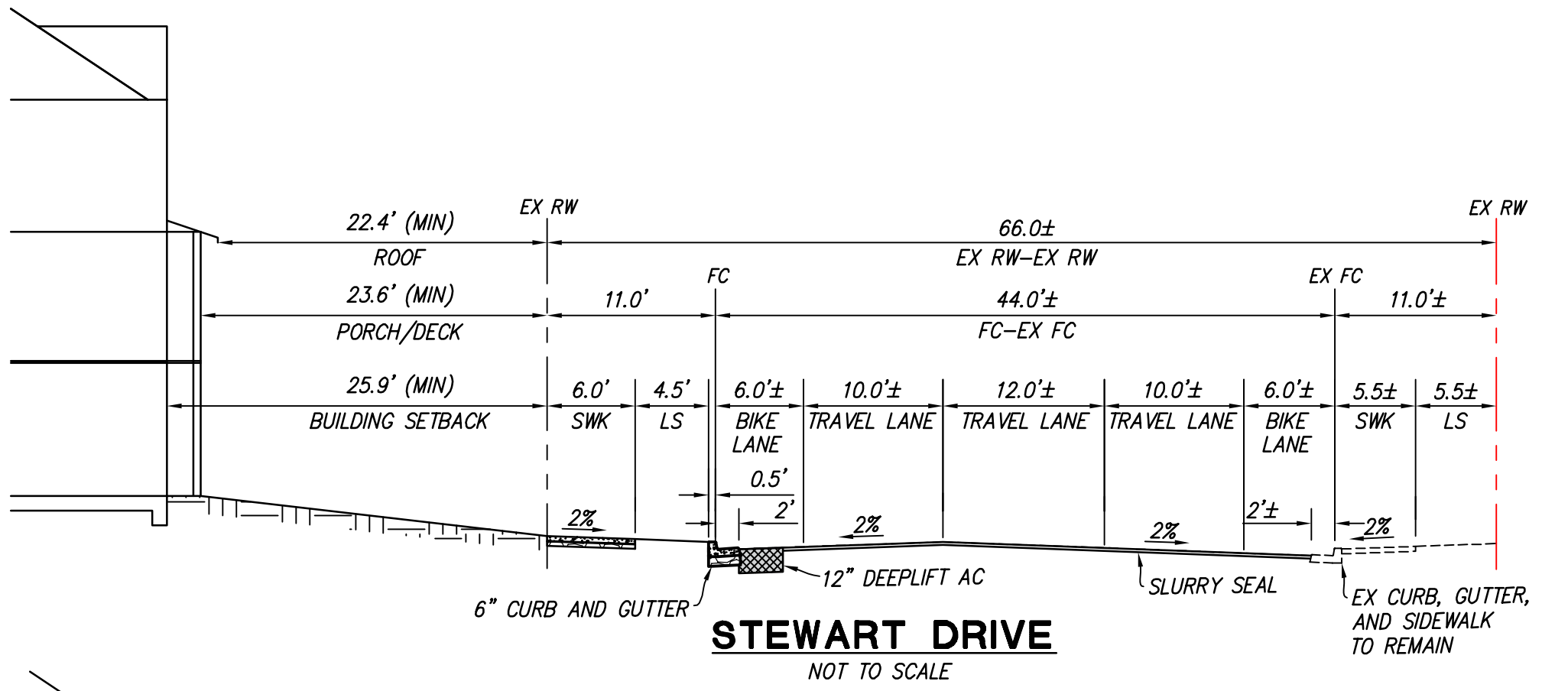
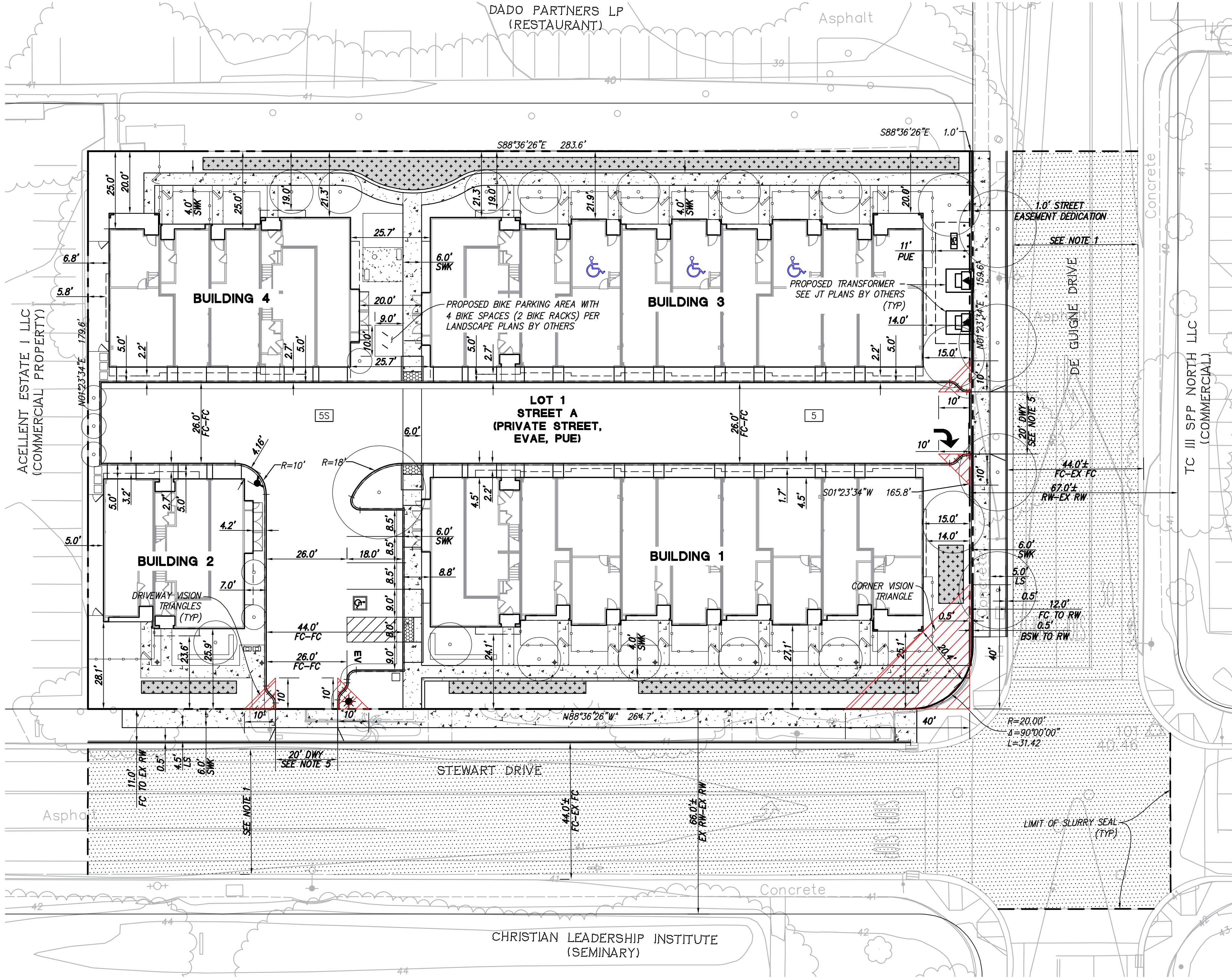
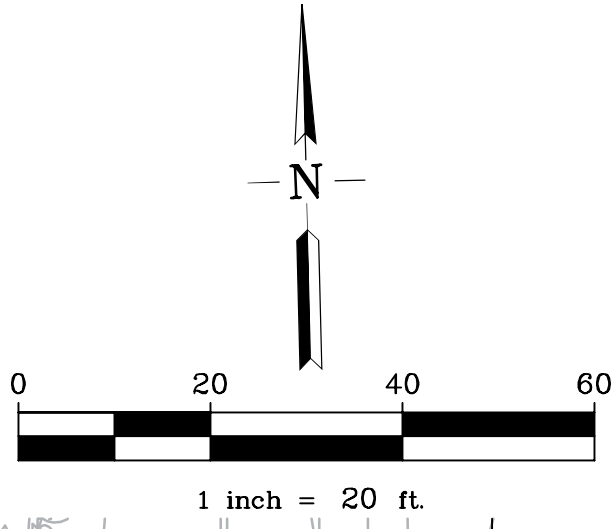
PARKING COUNTS	
GUEST PARKING	
STANDARD STALL	3
ADA (VAN) STALL	1
EV STALL	1
TOTAL	5

LEGEND

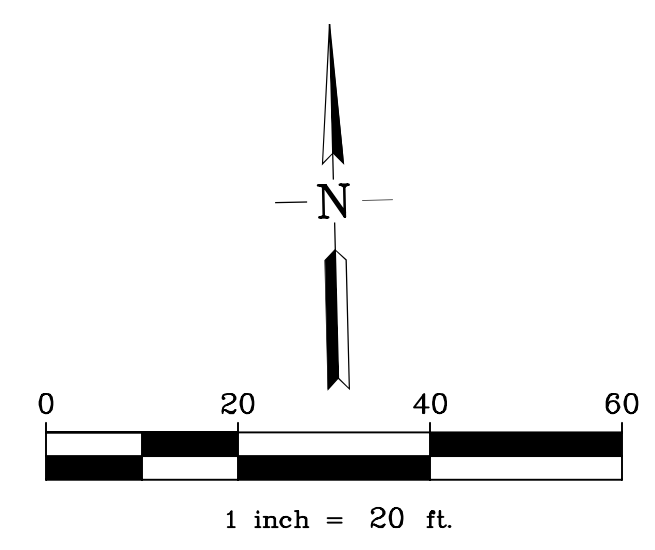
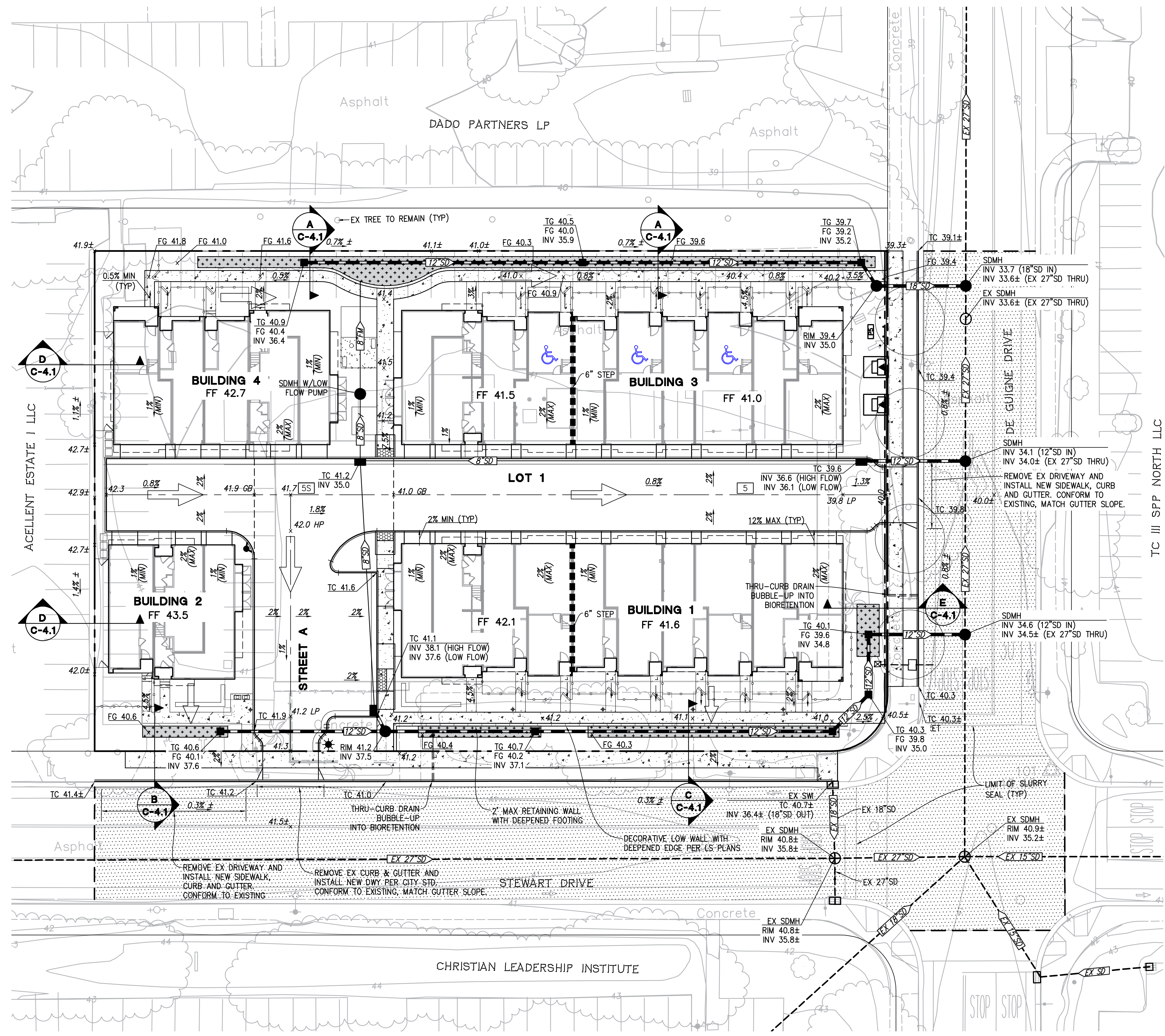
-  ACCESSIBLE UNIT
-  SLURRY SEAL

NOTES:

- FRONTAGE TO BE SLURRY-SEALED AND ALL STRIPING REPLACED IN-KIND.
- THE PERPETUAL MAINTENANCE OF SIDEWALK IMPROVEMENTS ALONG THE PROJECT FRONTAGES ON STEWART DRIVE AND DE GUIGNE DRIVE SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- THERE ARE NO EXISTING ONSITE EASEMENTS OF RECORD.
- PURSUANT TO SUNNYVALE MUNICIPAL CODE SECTION 19.34.060 VISION TRIANGLES, THIS GROUND-LEVEL PATIO AREA WILL BE CONSTRUCTED OF OPEN FENCES AND BE KEPT FREE OF VEGETATION. THE PROJECT CC&RS WILL ADVISE THE FUTURE RESIDENT THAT MAXIMUM VEGETATION HEIGHT IN THE CORNER VISION TRIANGLE IS 3 AND ONE-HALF FEET. CC&RS WILL BE ENFORCED BY THE PROJECT HOMEOWNER'S ASSOCIATION.
- PROPOSED 20' WIDE DRIVEWAY PER CITY STANDARD DRAWING 5C-5.



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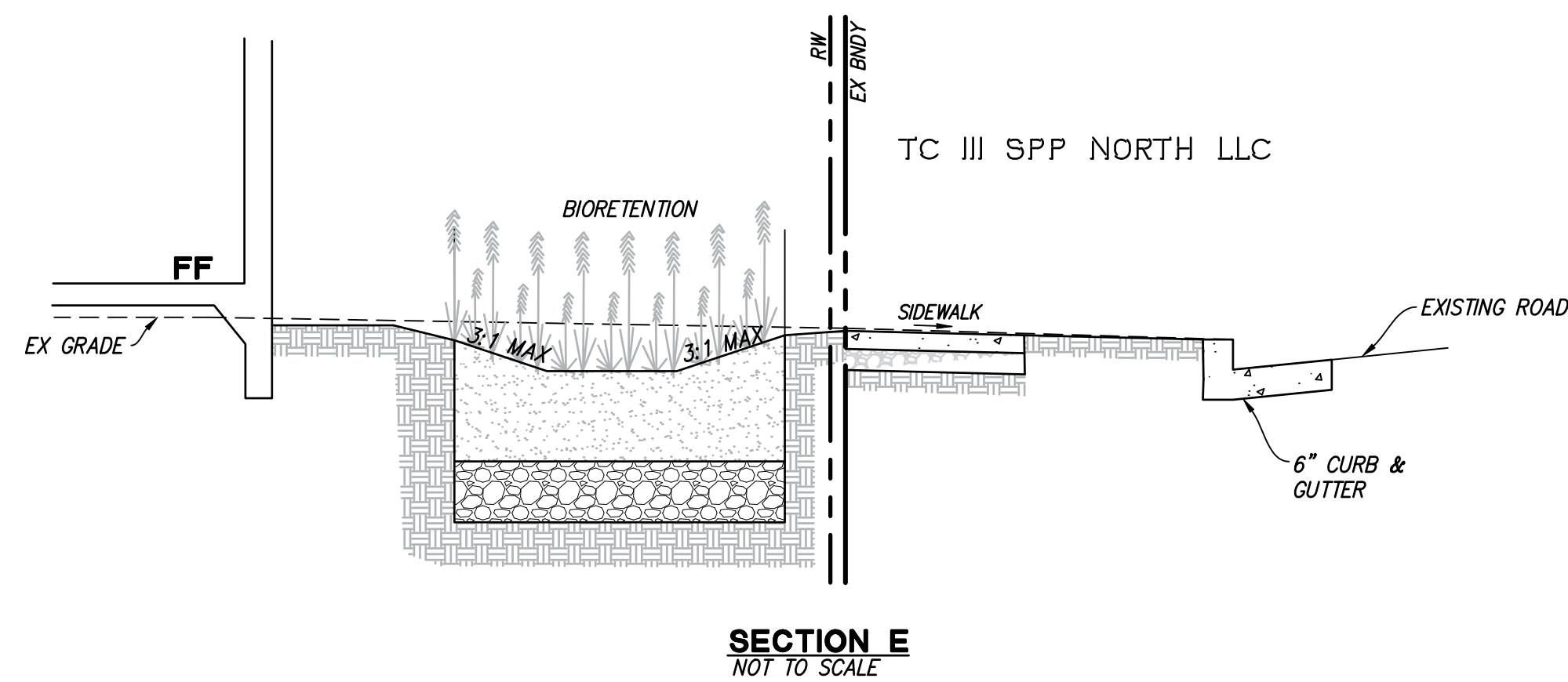
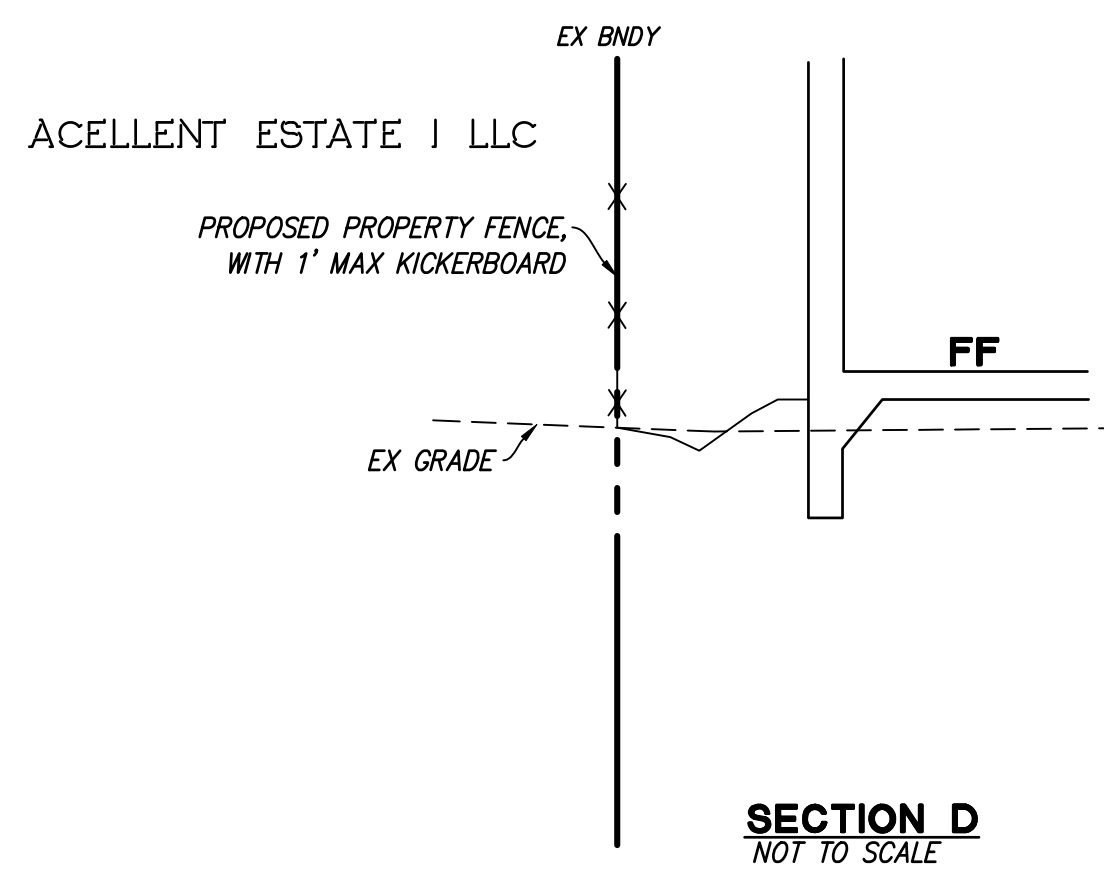
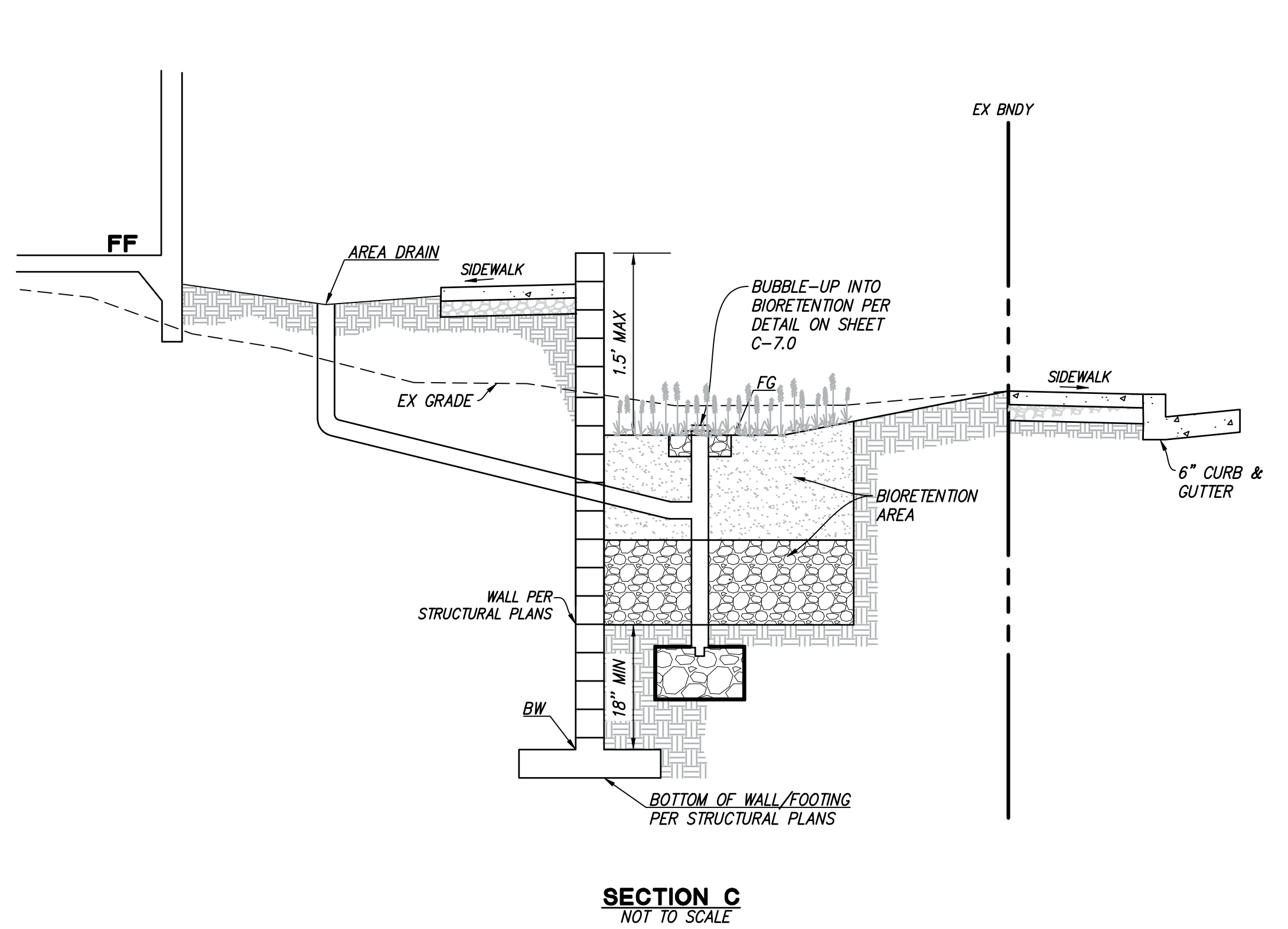
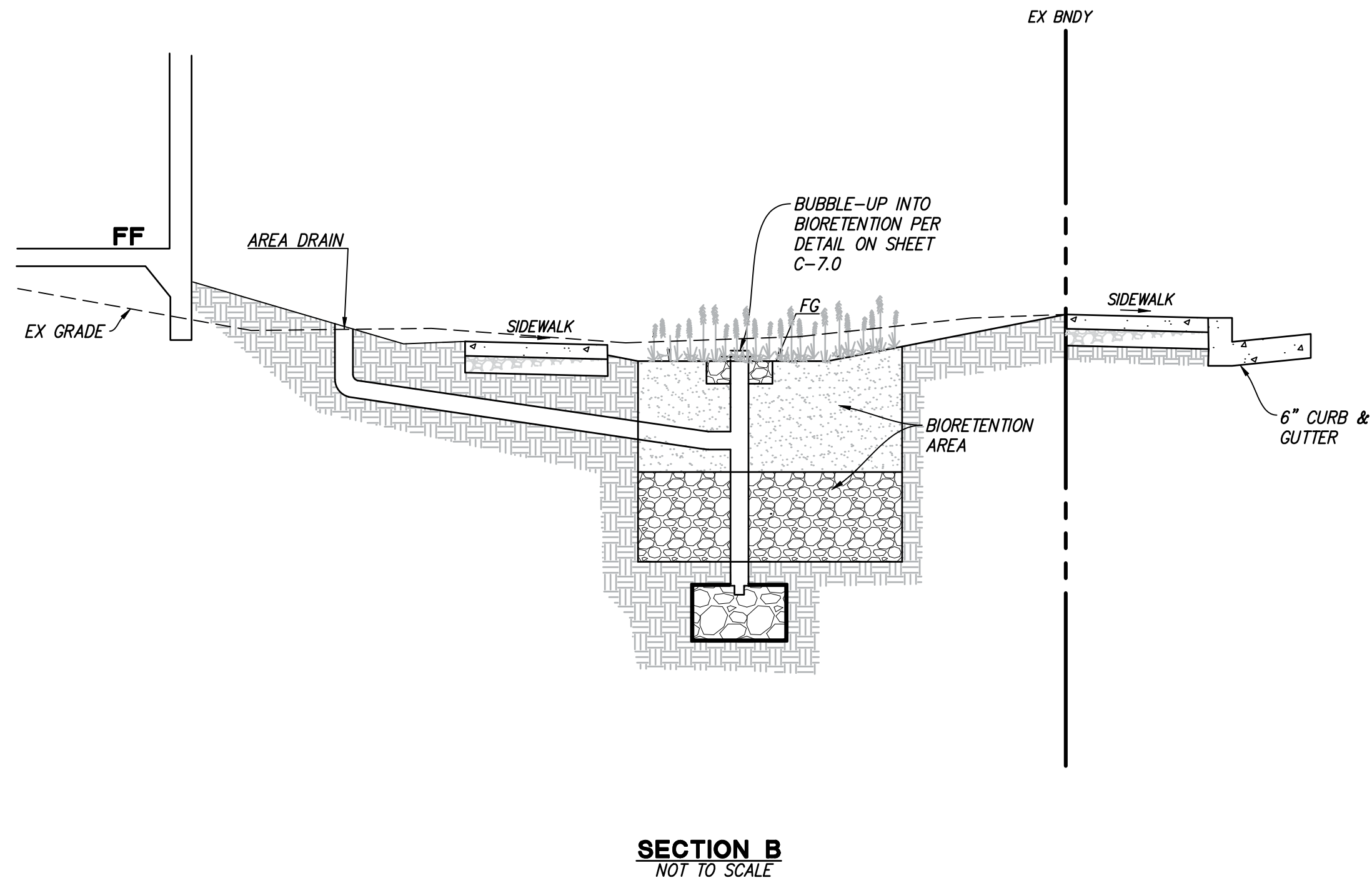
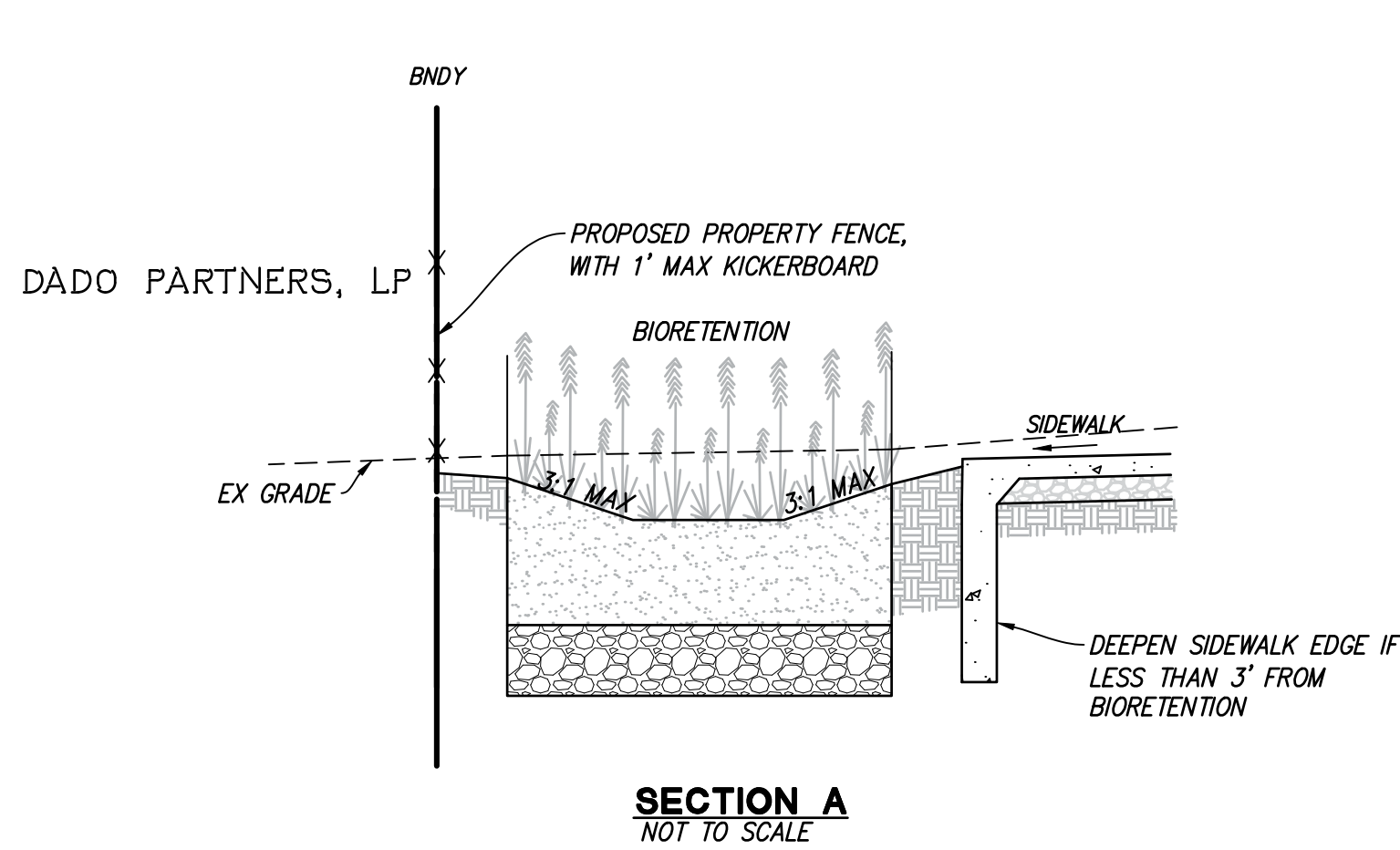
LEGEND

- OVERLAND RELEASE
- SLURRY SEAL

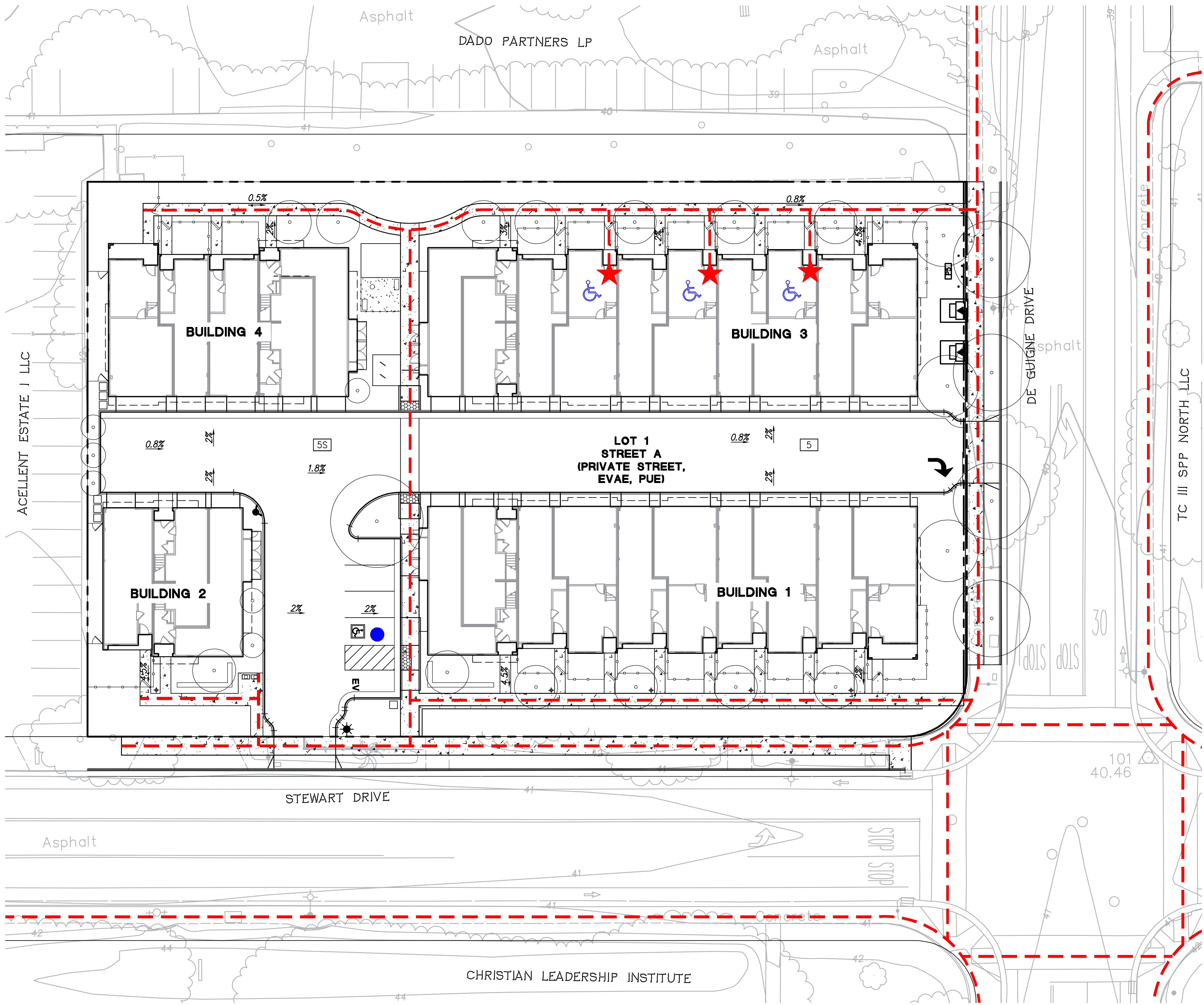
ESTIMATED EARTHWORK QUANTITIES		
ITEMS	CUT (C.Y.)	FILL (C.Y.)
DEMOLITION & OFFHAUL	(1,650)*	-
ROUGH GRADING	500	1,950
RETAINING WALL SPOILS	50	-
FOUNDATION & PLUMBING SPOILS	700	-
TRENCH SPOILS	950	-
C.3 SPOILS	150	-
TOTAL	2,350	1,950
EXPORT	400	-

- NOTES:
- ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
 - THE CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES BEFORE START OF WORK. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.
 - FOUNDATION AND PLUMBING SPOILS ARE ASSUMED AT 25 CY/UNIT.
 - ASSUMED ALL EXISTING HARDSCAPE ON-SITE (ROADS, BUILDINGS, FOUNDATIONS, SIDEWALKS, ETC.) TO BE DEMOLISHED AND OFF-HAULED.

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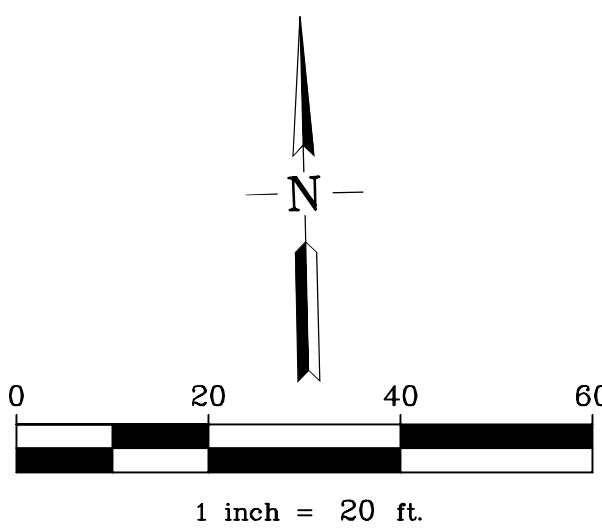


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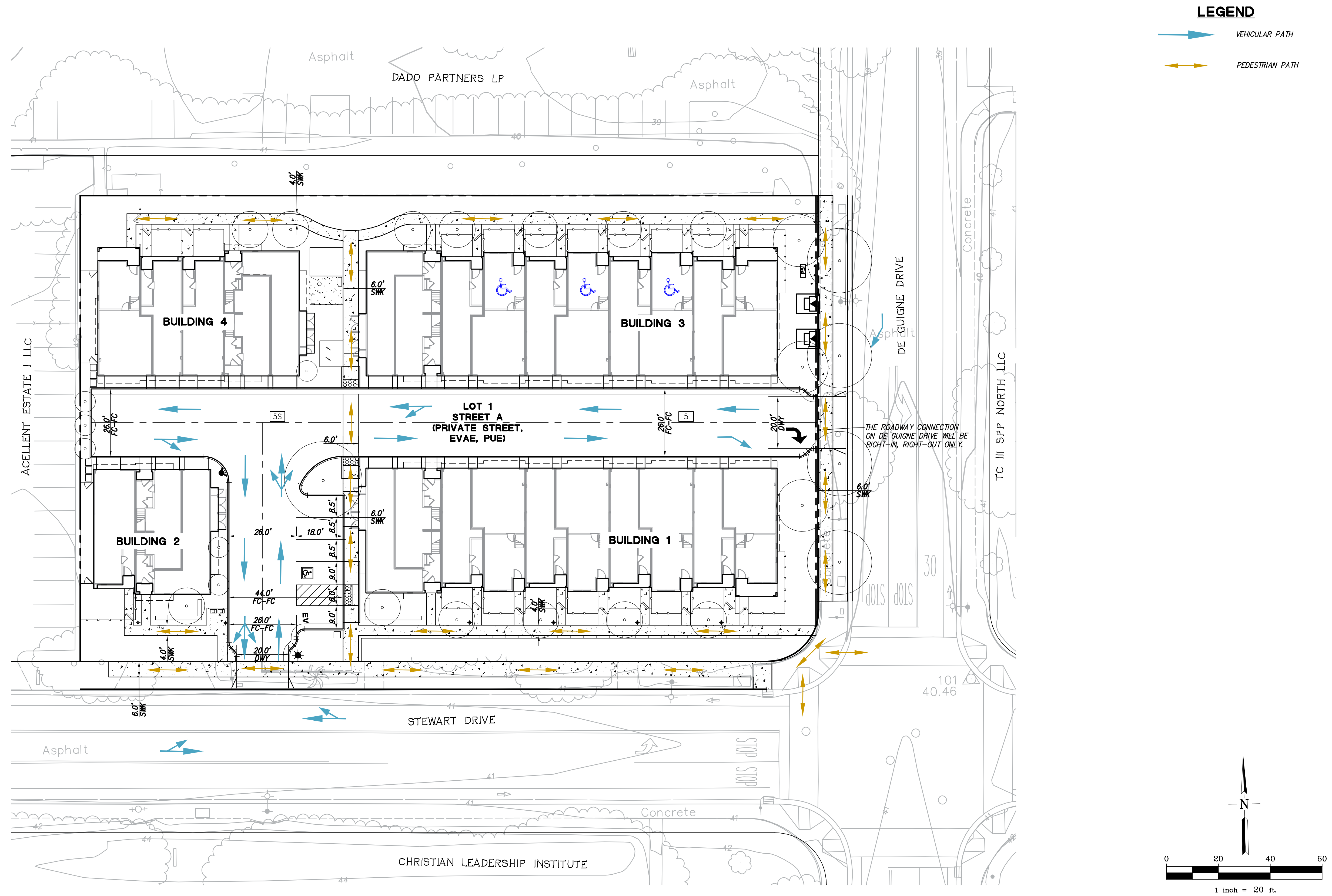
- ACCESSIBILITY PATH
- ★ ACCESSIBLE BUILDING ENTRANCE
- ACCESSIBLE PARKING SPACE

NOTES:

1. ALL CROSS SLOPES ON ADA PATH SHALL BE 2% MAX.

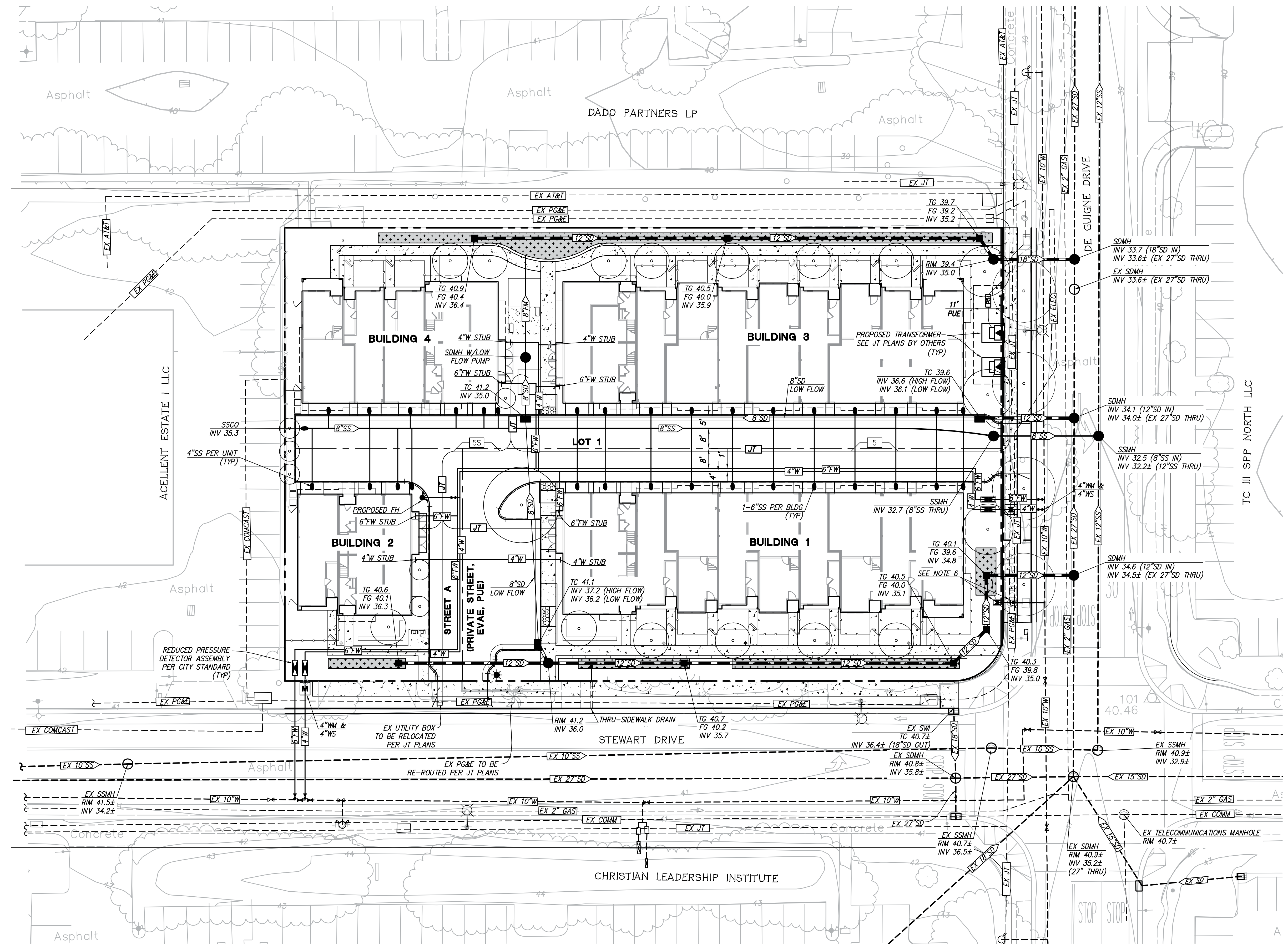


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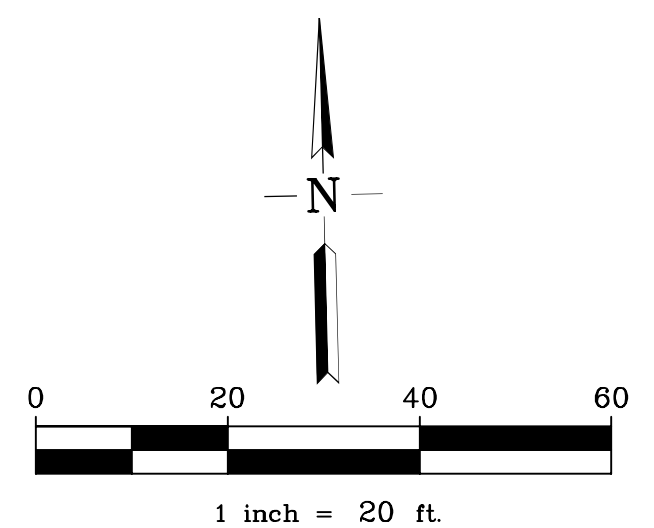


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- NOTES:**
1. ALL ONSITE UTILITIES TO BE PRIVATE.
 2. ALL EXISTING ONSITE UTILITIES TO BE REMOVED NOT SHOWN HEREIN.
 3. ON-LOT AREA DRAINS NOT SHOWN FOR PLAN CLARITY.
 4. MINIMUM SLOPE FOR 8" SANITARY SEWER SHALL BE S=0.0050.
 5. MINIMUM SLOPE FOR STORM DRAIN SHALL BE S=0.0050.
 6. REMOVE EXISTING DOMESTIC WATER METER AND BACKFLOW AND REPLACE WITH NEW IRRIGATION WATER METER AND BACKFLOW.
 7. ALL PUBLIC STORM DRAIN PIPES WILL BE RCP CLASS IV.
 8. ALL PRIVATE STORM DRAIN PIPES WILL BE HDPE.
 9. ALL SANITARY SEWER PIPES WILL BE SDR-26 PVC.
 10. ALL WATER PIPES WILL BE AWWA C900/C905 DR14 PVC.
 11. PROPOSED FIRE MAIN SHALL HAVE BACKFLOW ASSEMBLY PER CITY STANDARD DETAIL 21B. THE FDC SHALL POINT TOWARDS THE PUBLIC STREET.
 12. PROPOSED ONSITE HYDRANTS SHALL NOT BE PRESSURIZED BY FIRE DEPARTMENT CONNECTION.
 13. PROPOSED ONSITE HYDRANTS SHALL HAVE A PIV AND CHECK VALVE ON HYDRANT SUPPLY LINE.



The Arcade
APN: 205-21-010 Santa Clara County
845 Stewart Dr.
Sunnyvale, CA

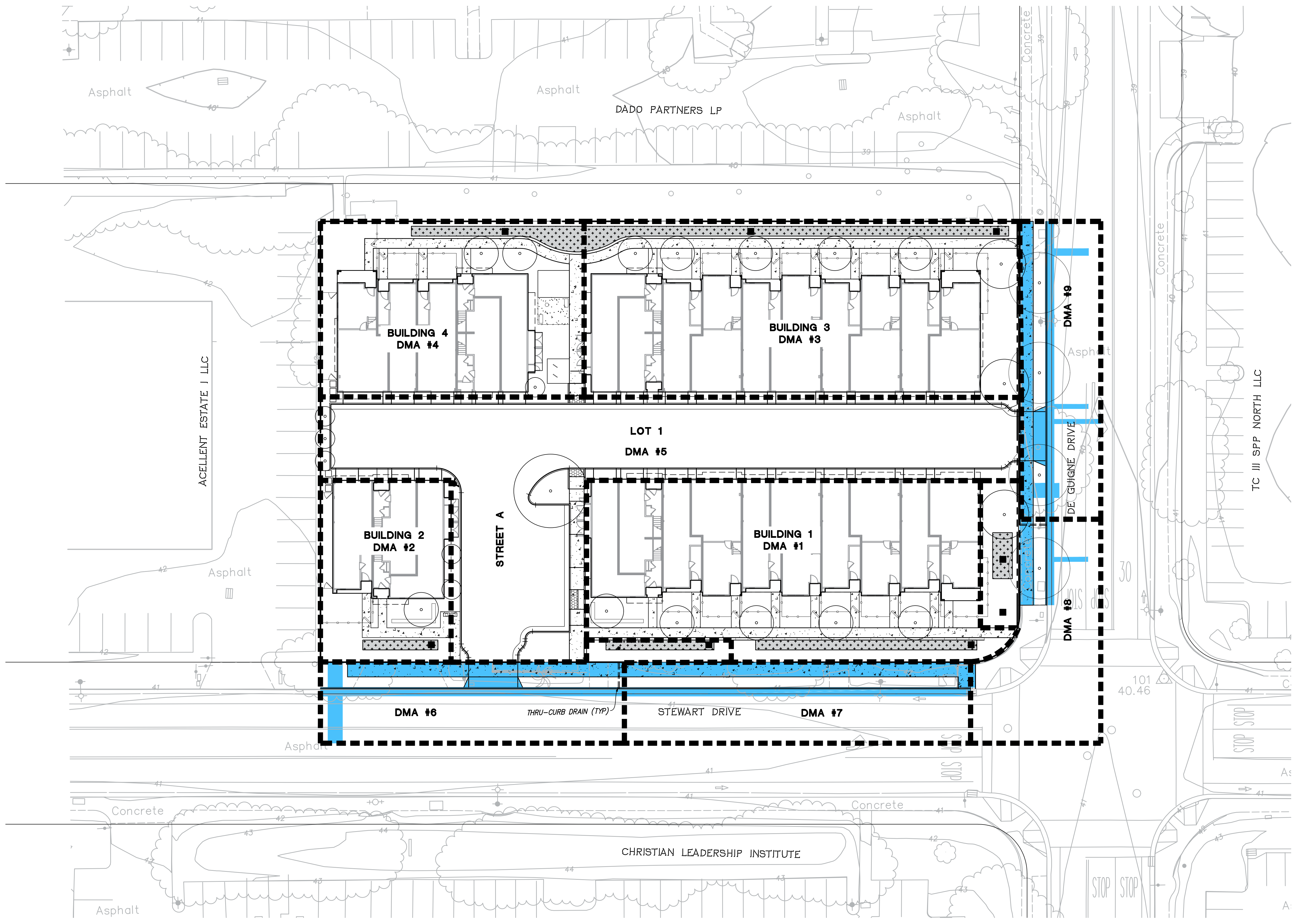


**PRELIMINARY
UTILITY PLAN**

C-5.0

JOB # 241075
SEPTEMBER 5, 2025

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LEGEND

- DMA BOUNDARY
- BIO-RETENTION AREA
- NEW/DISTURBED OFFSITE AREA

ABBREVIATIONS

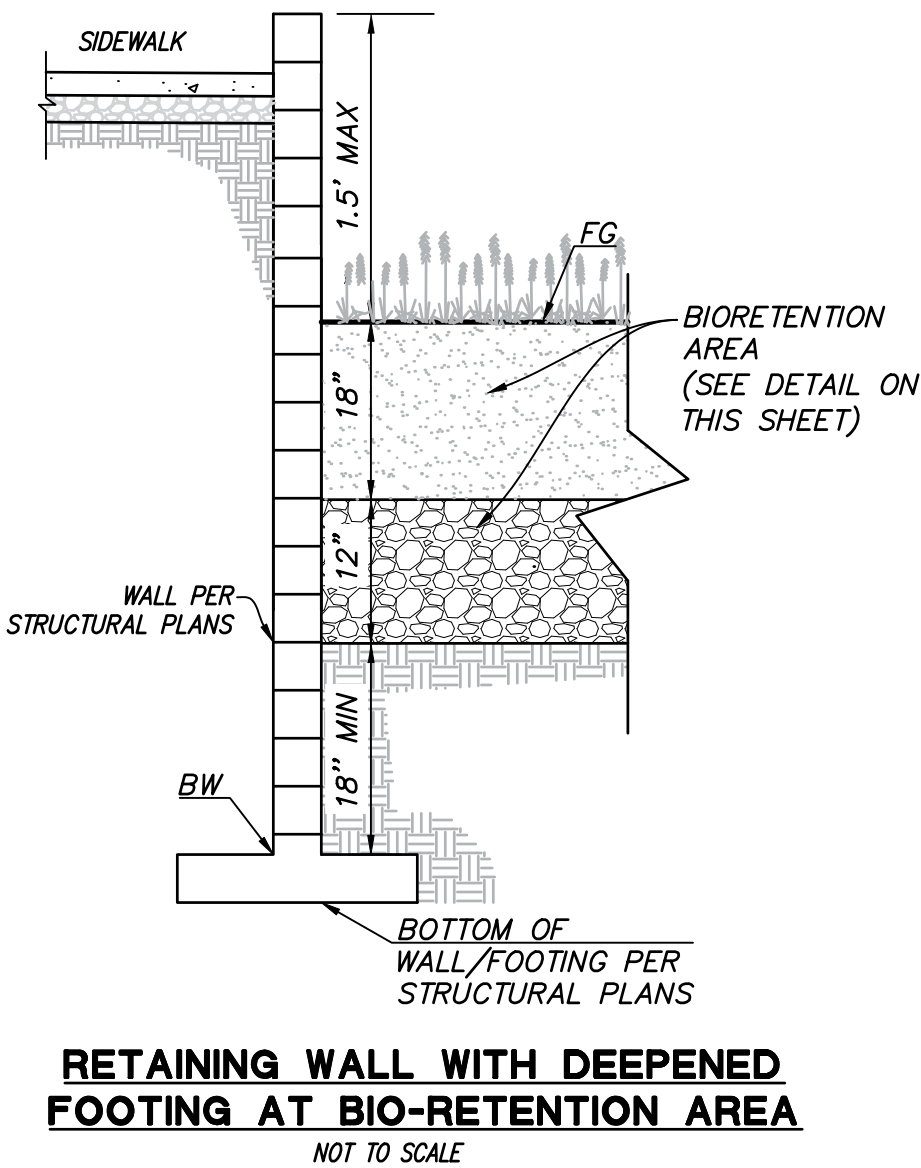
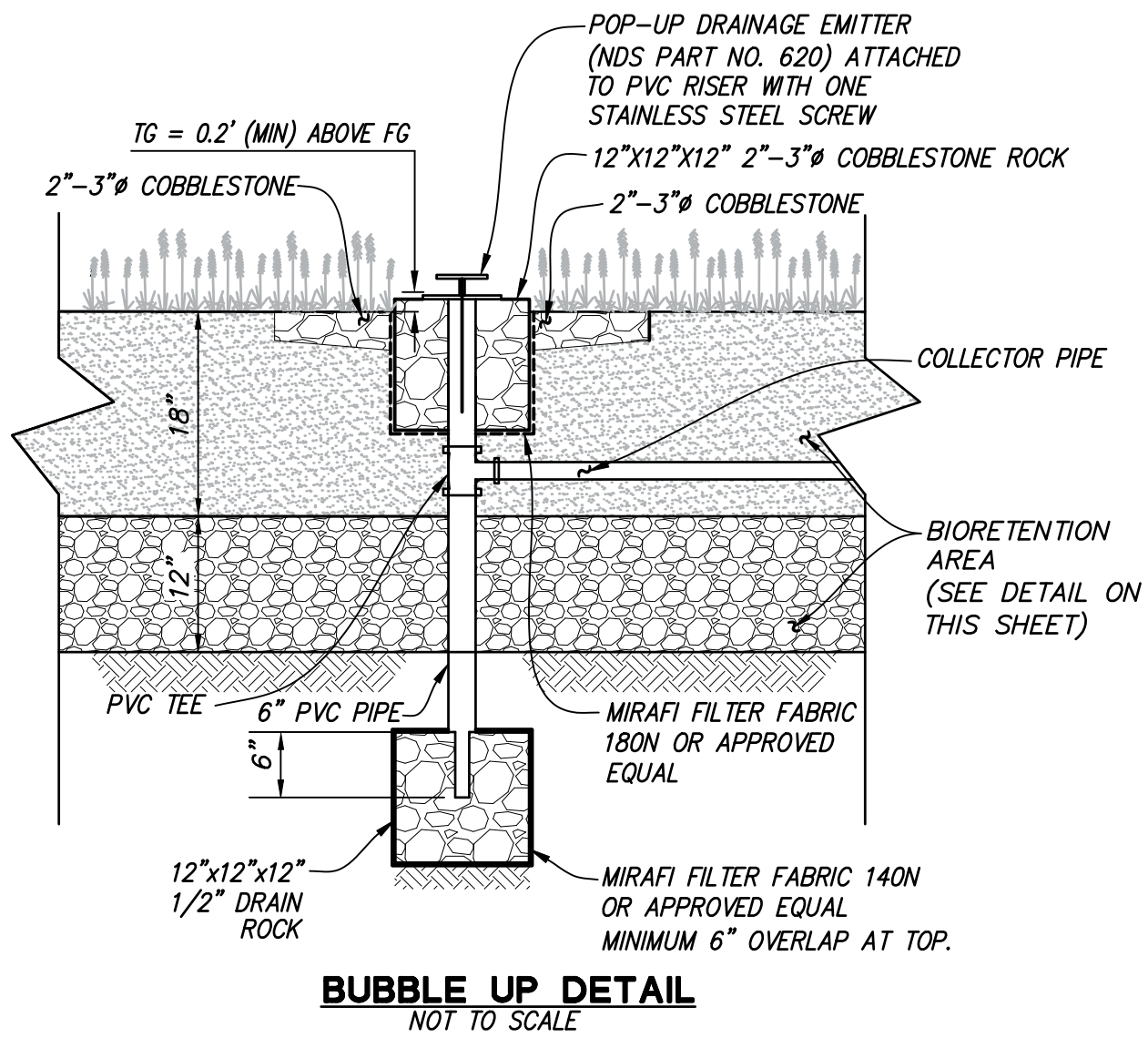
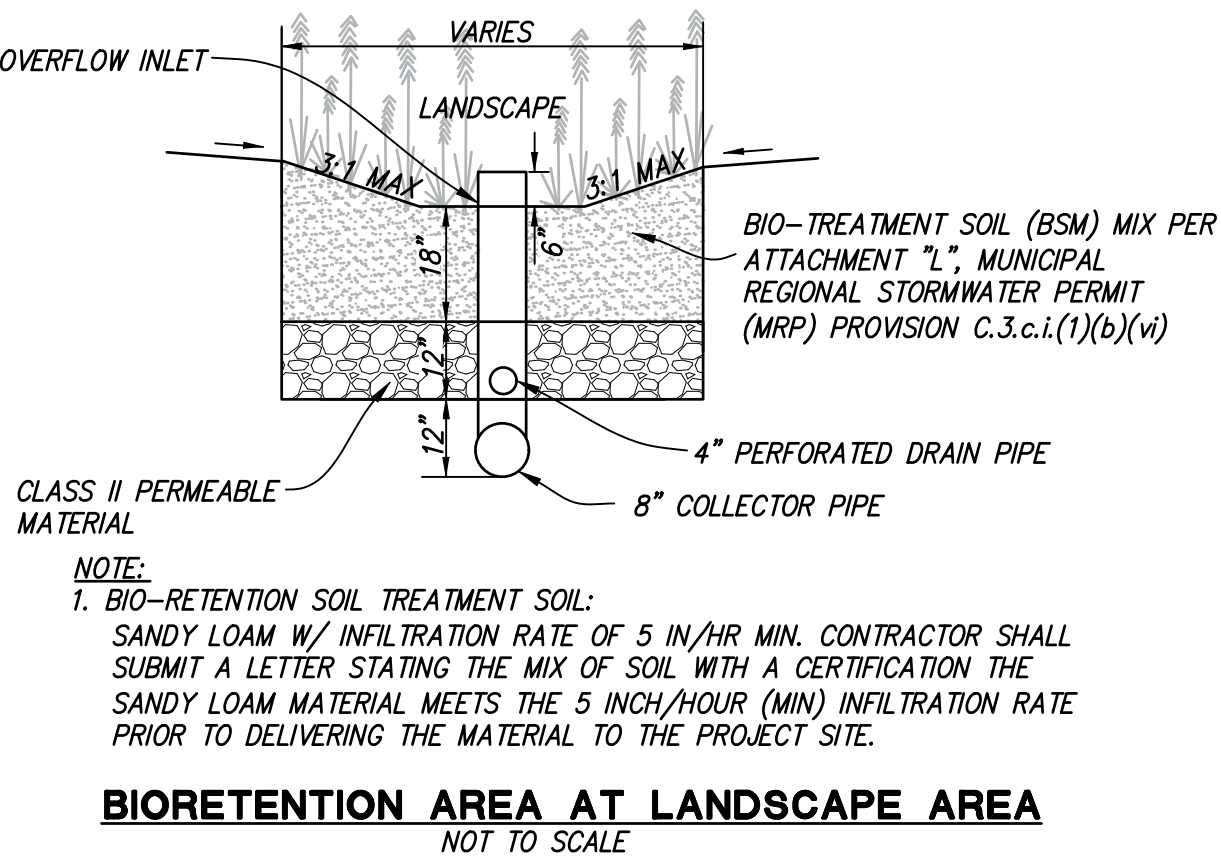
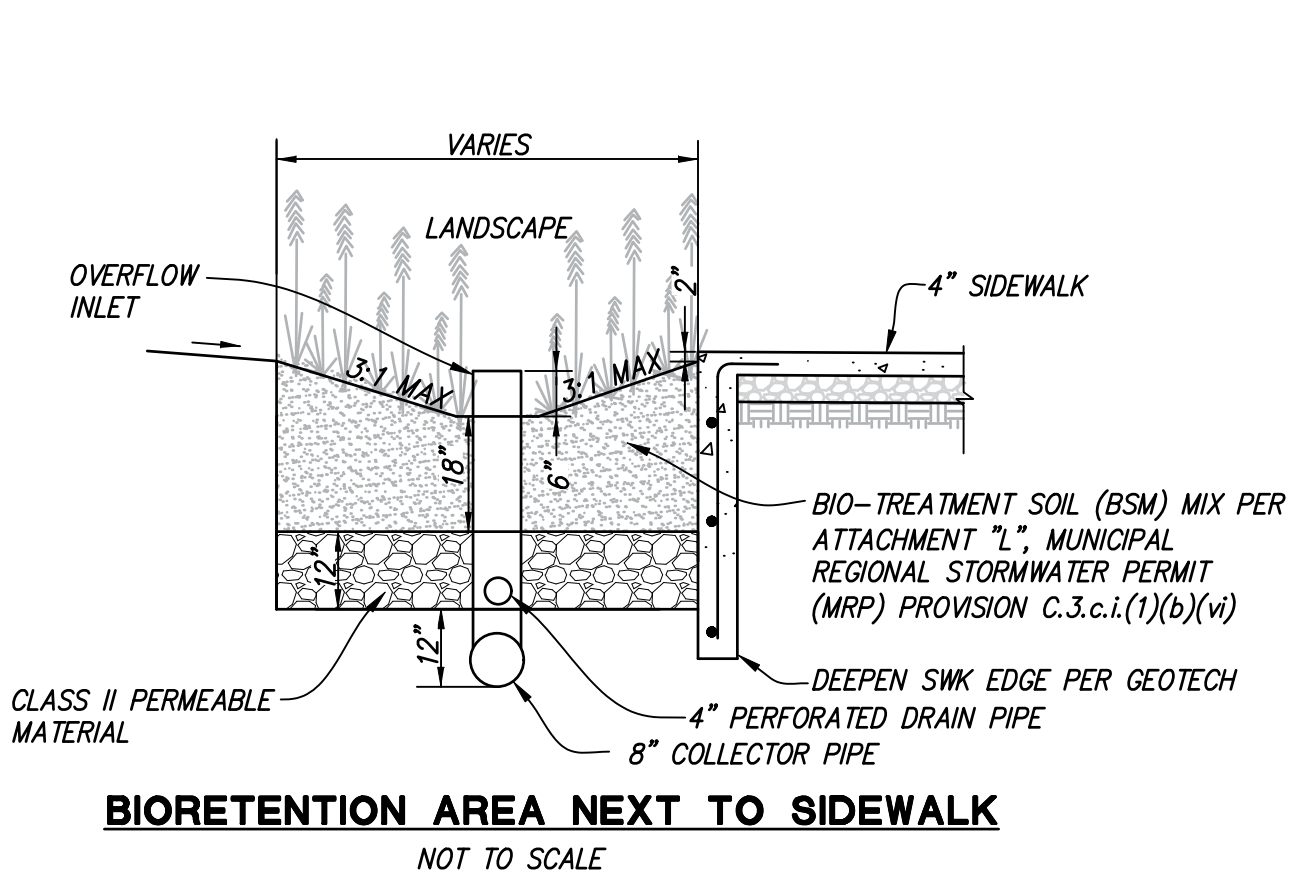
- BR BIO-RETENTION
- DMA DRAINAGE MANAGEMENT AREA

NOTES:
1. DMA #6 AND DMA #8 TREATMENT ARE OVERSIZED TO ACCOUNT AS CREDIT FOR DMA #7 AND DMA #9. SEE SHEET C-7.0 FOR C.3 CALCULATIONS.

PRELIMINARY STORMWATER TREATMENT CALCULATIONS										
DRAINAGE MANAGEMENT AREA	SURFACE	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT TYPE	NEW DISTURBED AREA ⁽¹⁾	HARDSCAPE CREDIT ⁽¹⁾
DMA # 1	ROOF/HARDSCAPE/LANDSCAPE	11,460	8,590	2,870	8,877	355	360	BIORETENTION	–	–
DMA # 2	ROOF/HARDSCAPE/LANDSCAPE	3,935	2,451	1,484	2,599	104	122	BIORETENTION	–	–
DMA # 3	ROOF/HARDSCAPE/LANDSCAPE	12,732	8,602	4,130	9,015	361	380	BIORETENTION	–	–
DMA # 4	HARDSCAPE/LANDSCAPE	7,678	4,714	2,964	5,010	200	210	BIORETENTION	–	–
DMA # 5	HARDSCAPE/LANDSCAPE	13,764	13,420	344	13,454	538	540	BIORETENTION	–	–
DMA # 6	HARDSCAPE/LANDSCAPE	4,629	3,484	1,145	3,599	144	175	BIORETENTION	1,391	2,093
DMA # 7	HARDSCAPE/LANDSCAPE	–	0	–	N/A: CREDIT APPLIED. SEE NOTE 3.			[CREDIT]	1,381	–1,381
DMA # 8	HARDSCAPE/LANDSCAPE	4,729	3,109	1,620	3,271	131	150	BIORETENTION	355	2,754
DMA # 9	HARDSCAPE/LANDSCAPE	–	0	–	N/A: CREDIT APPLIED. SEE NOTE 3.			[CREDIT]	1,375	–1,375
TOTAL		58,927	44,370	14,557	45,826	1,833	1,937		4,502	2,091

IMPERVIOUS AND PERVIOUS SURFACES					
TYPE OF IMPERVIOUS SURFACE	PRE-PROJECT IMPERVIOUS SURFACE (SQ.FT.)	EX IMPERVIOUS SURFACE TO RETAIN (SQ.FT.)	EX IMPERVIOUS SURFACE TO BE REPLACED (SQ.FT.)	NEW IMPERVIOUS SURFACE TO BE CREATED (SQ.FT.)	POST-PROJECT IMPERVIOUS SURFACE (SQ.FT.)
ROOF AREAS	16,815	0	16,815	4,275	21,090
IMPERVIOUS SIDEWALKS, PATIOS, PATHS, DRIVEWAYS, STREETS	17,322	0	10,974	0	10,974
IMPERVIOUS UNCOVERED PARKING	10,944	0	630	0	630
TOTALS OF IMPERVIOUS SURFACES	45,081	0	28,419	4,275	32,694
TOTAL IMPERVIOUS SURFACE REPLACED AND CREATED			32,694		
TYPE OF PERVIOUS SURFACE	PRE-PROJECT PERVIOUS SURFACE (SQ.FT.)			NEW PERVIOUS SURFACE TO BE CREATED (SQ.FT.)	POST-PROJECT PERVIOUS SURFACE (SQ.FT.)
LANDSCAPING	10,494			25,294	25,294
PERVIOUS PAVING	0			0	0
GREEN ROOF	0			0	0
TOTAL PERVIOUS SURFACES	10,494			25,294	25,294
TOTAL SITE AREA	55,575			TOTAL SITE AREA	57,988

- NOTES:
- THE CALCULATIONS ON THIS SHEET ARE BASED ON THE SCVURPP C.3 STORMWATER HANDBOOK, DATED OCTOBER, 2024 AND THE FOLLOWING CRITERIA:
 - 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
 - SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
 - SIZING FACTOR BASED ON 4% METHOD PER THE SCVURPP C.3 STORMWATER HANDBOOK.
 - PER THE SCVURPP C.3 STORMWATER HANDBOOK, THE BIORETENTIONS PROVIDED IN DMA #6 AND #8 ARE SIZED TO TREAT THE ENTIRE DMA AND NOT JUST THE NEW/DISTURBED AREA. THEREFORE, ADDITIONAL EXISTING HARDSCAPE SF IS BEING TREATED IN DMA #6 AND #8. THIS ADDITIONAL SQUARE FOOTAGE IS USED AS A CREDIT TO ACCOUNT FOR THE UNTREATED NEW/DISTURBED SF IN DMA #7 AND #9. THIS CREDIT IS SHOWN IN THE "HARDSCAPE CREDIT" COLUMN FOR EACH DMA AS A POSITIVE VALUE WHEN IT IS EARNED AND A NEGATIVE VALUE WHEN IT IS USED.

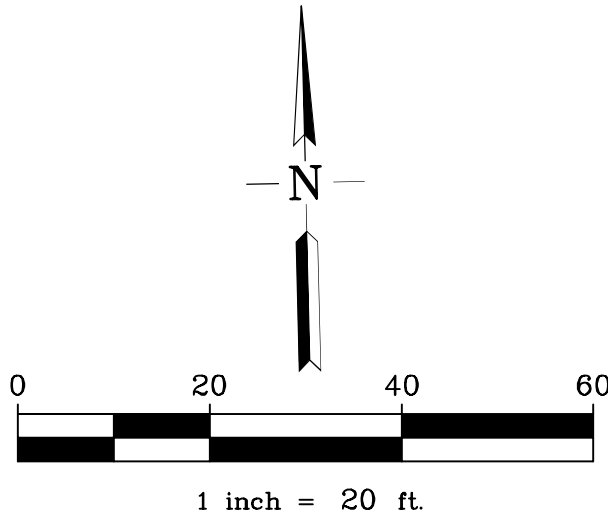
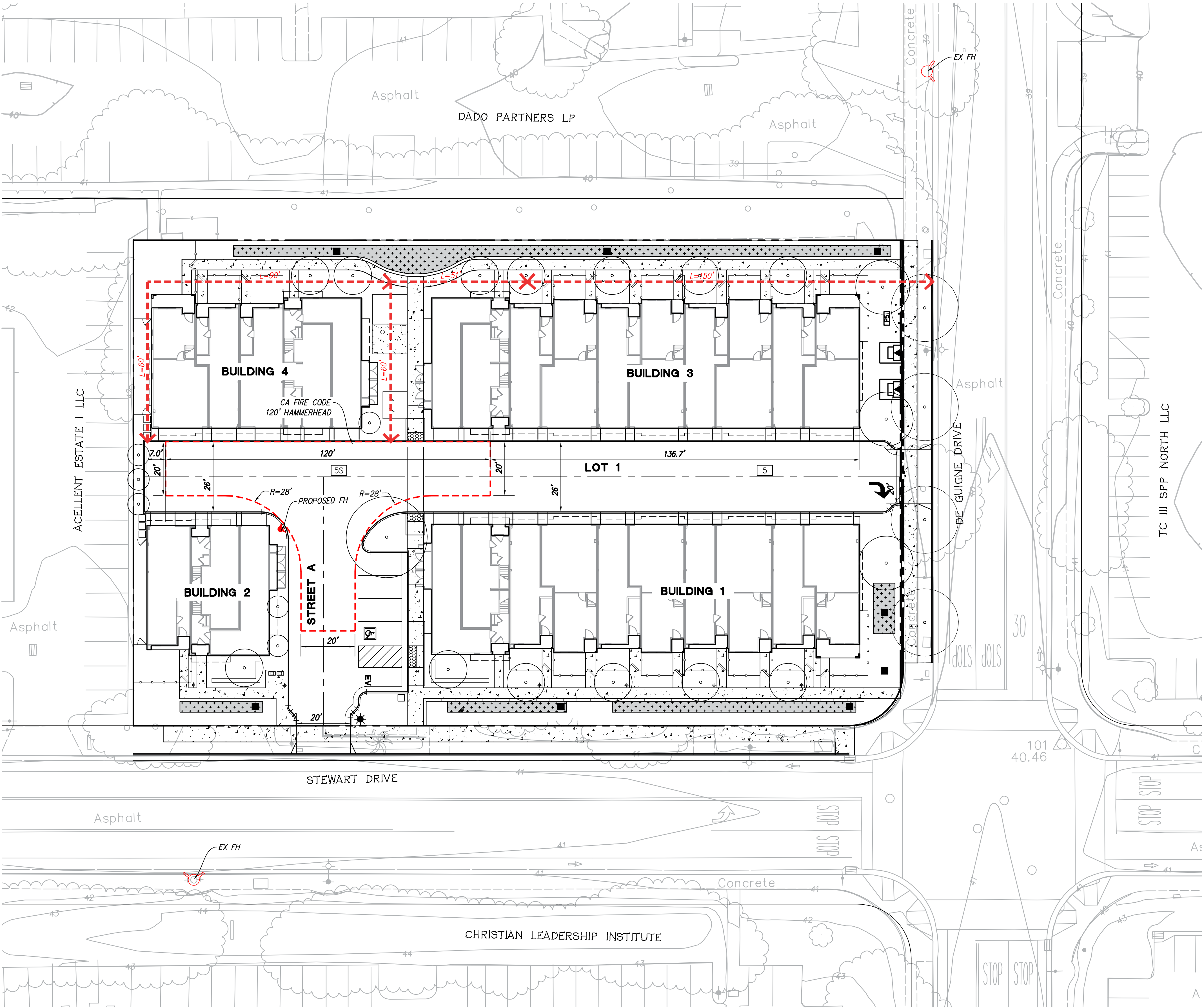


LEGEND

150' FIRE HOSE PULL
PER CA FIRE CODE

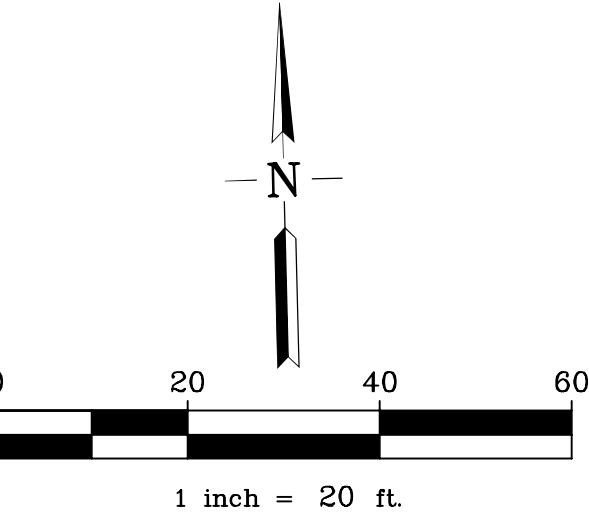
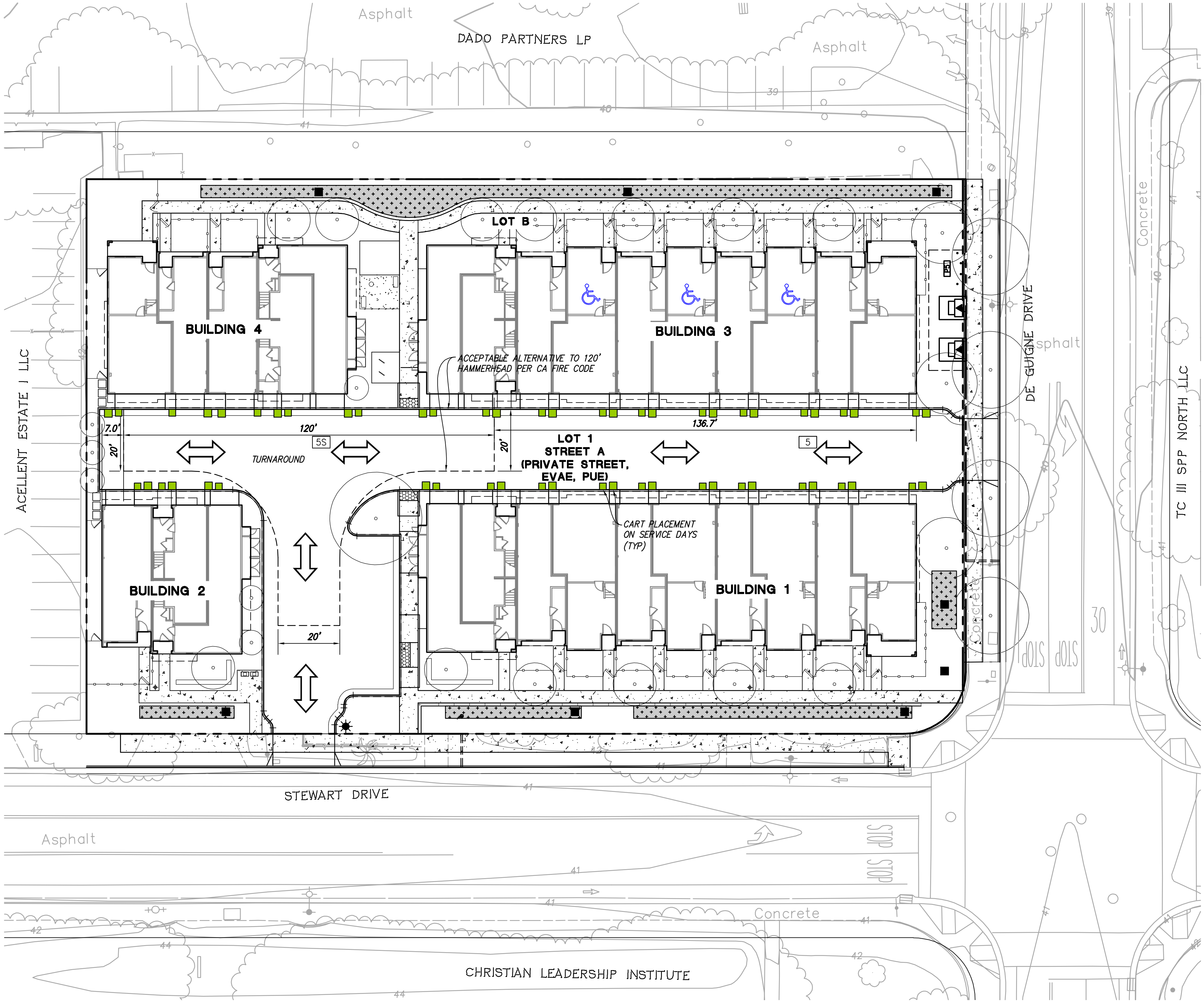
NOTES:

1. PROPOSED FIRE MAIN SHALL HAVE BACKFLOW ASSEMBLY PER CITY STANDARD DETAIL 21B. THE FDC SHALL POINT TOWARDS THE PUBLIC STREET.
2. PROPOSED ONSITE HYDRANTS SHALL NOT BE PRESSURIZED BY FIRE DEPARTMENT CONNECTION.
3. PROPOSED ONSITE HYDRANTS SHALL HAVE A PIV AND CHECK VALVE ON HYDRANT SUPPLY LINE.



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LEGEND

TRASH TRUCK ROUTE

26" X 26" BIN

30" X 30" BIN

- NOTES:**
1. EACH UNIT WILL BE PROVIDED WITH ONE 64 GALLON GARBAGE CART AND ONE 96 GALLON SPLIT-LID RECYCLING CART, SIZES AS SHOWN.
 2. ON SERVICE DAYS, CARTS SHALL BE PRESENTED IN FRONT OF EACH TOWNHOME AT OR ADJACENT TO THE RESPECTIVE UNIT'S DRIVEWAY, AS SHOWN ON THE PLAN.