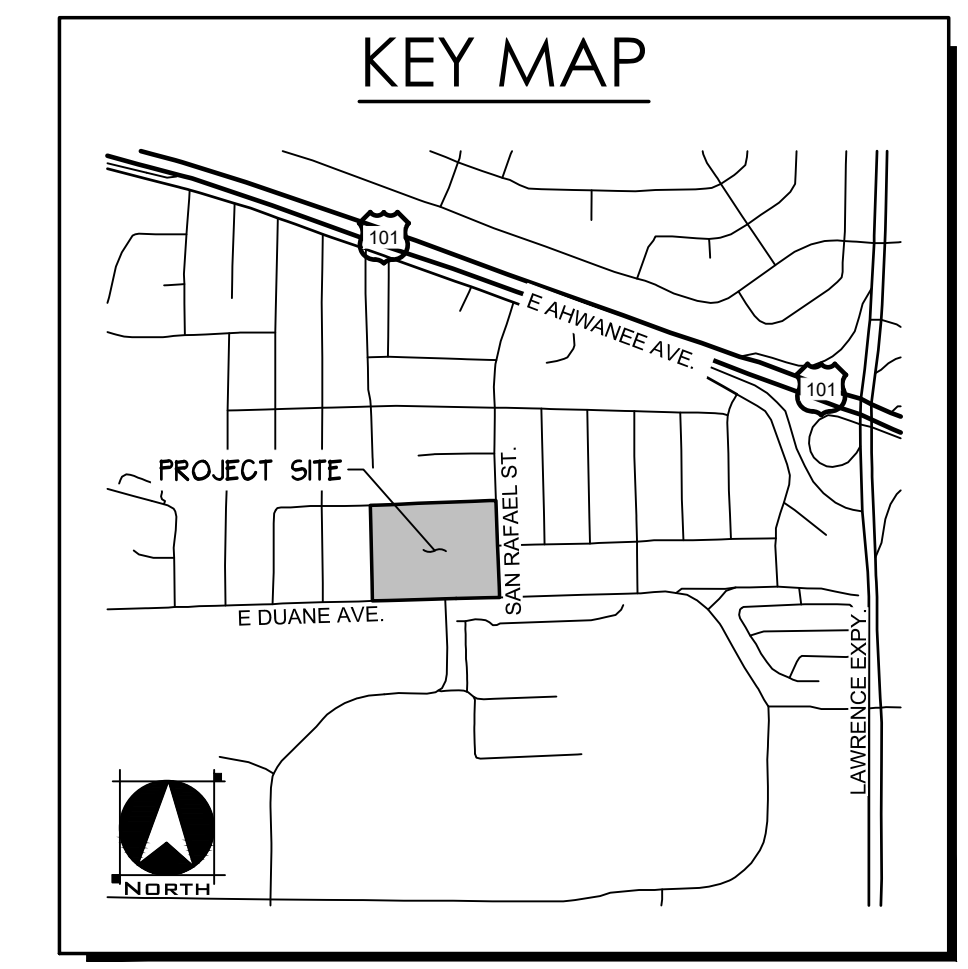


SHEET INDEX

C1	EXISTING CONDITIONS AND DEMOLITION
C2	TREE REMOVAL & PROTECTION PLAN
C3	TENTATIVE MAP FOR CONDOMINIUM PURPOSES
C4	TYPICAL CROSS SECTIONS
C5	SITE PLAN
C6	LOT COVERAGE
C7	PRELIMINARY CIRCULATION PLAN
C8	PRELIMINARY PARKING PLAN
C9	PRELIMINARY SOLID WASTE ACCESS AND FACILITIES PLAN AND DETAILS
C10	PRELIMINARY FIRE ACCESS PLAN
C11	PRELIMINARY GRADING PLAN
C12	PRELIMINARY GRADING SECTIONS
C13	PRELIMINARY UTILITY PLAN
C14	PRELIMINARY STORMWATER QUALITY CONTROL PLAN



EXISTING EASEMENT NOTES

- PURPOSE: PUBLIC UTILITIES
AFFECTS: AS DELINEATED UPON SAID MAP
RECORDING DATE: JULY 14, 1953
RECORDING NO: BOOK 44, PAGES 22 TO 26, OF MAPS
(TO REMAIN)
- PURPOSE: VEHICULAR INGRESS AND EGRESS
RECORDING DATE: APRIL 21, 1978
RECORDING NO: BOOK D613, PAGE 563, OF OFFICIAL RECORDS
(THIS IS A PRIVATE EASEMENT BETWEEN THE OWNER OF APN 205-12-002 AND 205-12-003, 205-12-004. COMMON OWNERSHIP NOW MAKES THIS EASEMENT IRRELEVANT)
(TO BE ABANDONED)
- PURPOSE: VEHICULAR INGRESS AND EGRESS AND PARKING
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(THIS IS A PRIVATE EASEMENT BETWEEN THE OWNER OF APN 205-12-002 AND 205-12-003, 205-12-004. COMMON OWNERSHIP NOW MAKES THIS EASEMENT IRRELEVANT)
(TO BE ABANDONED)

BASIS OF BEARINGS

THE BEARING NORTH 88°11'50" EAST BETWEEN FOUND MONUMENTS ON EAST DUANE AVE BETWEEN DE GUIGNE DRIVE AND SANTA ROSALIA TERRACE AS SHOWN ON THE TRACT NO. 10511 MAP FILED IN BOOK 927 OF MAPS AT PAGES 48-56 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK

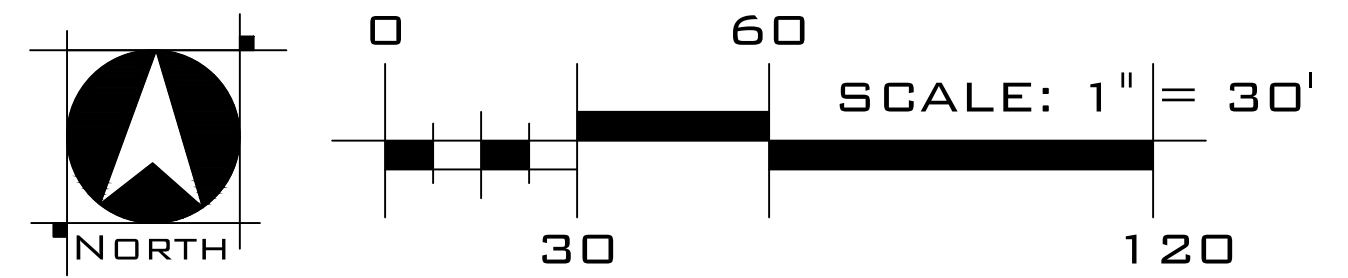
THE BENCHMARK FOR THIS SURVEY IS A BRASS DISC IN THE TOP OF THE CURB NEXT TO A CATCH BASIN AT THE SOUTHEAST CURB RETURN INTERSECTION OF DUANE AVENUE AND DE GUIGNE DRIVE. STAMPED CITY OF SUNNYVALE #55
MON ID: 55
DATUM: NAVD88
ELEVATION: 33.55'
WOOD RODGERS POINT NO. 7

DEMOLITION NOTES

- ALL EXISTING BUILDINGS, INFRASTRUCTURE, AND TREES, TO BE DEMOLISHED UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITY LINES (PUBLIC OR PRIVATE) AND/OR THEIR APPURTENANCES NOT SERVING THE PROJECT AND/OR HAVE CONFLICTS WITH THE PROJECT, SHALL BE CAPPED, ABANDONED, REMOVED, RELOCATED AND/OR DISPOSED.

LEGEND

CONTOUR-MAJOR	CONTOUR-MINOR	EDGE OF PAVEMENT	TOP CURB	GUTTER	EDGE OF CONCRETE	FENCE	OVERHEAD POWER LINE	BRUSHLINE (GROUND OBSCURED)	TREELINE (GROUND OBSCURED)	OVERHEAD POWER LINE	UTILITY POLE	BRUSH	DECIDUOUS TREE	CONIFEROUS TREE	MONITORING STATION	UTILITY POLE	GUY ANCHOR	LIGHT POLE	BOLLARD/FENCE POST	SIGN	FIRE HYDRANT	WATER SPIGOT	MANHOLE	VALVE COVER	WELL	MISC. UTILITY/OBJECT	METER	VAULT/BOX	DROP INLET	BUILDING	DECK	COVERED AREA	SHED/TRAILER/OUTBUILDING	TANKS/SILOS	EXISTING TREE TO BE REMOVED
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399.294 Hacienda Village
Sunnyvale, CA
September 5, 2025

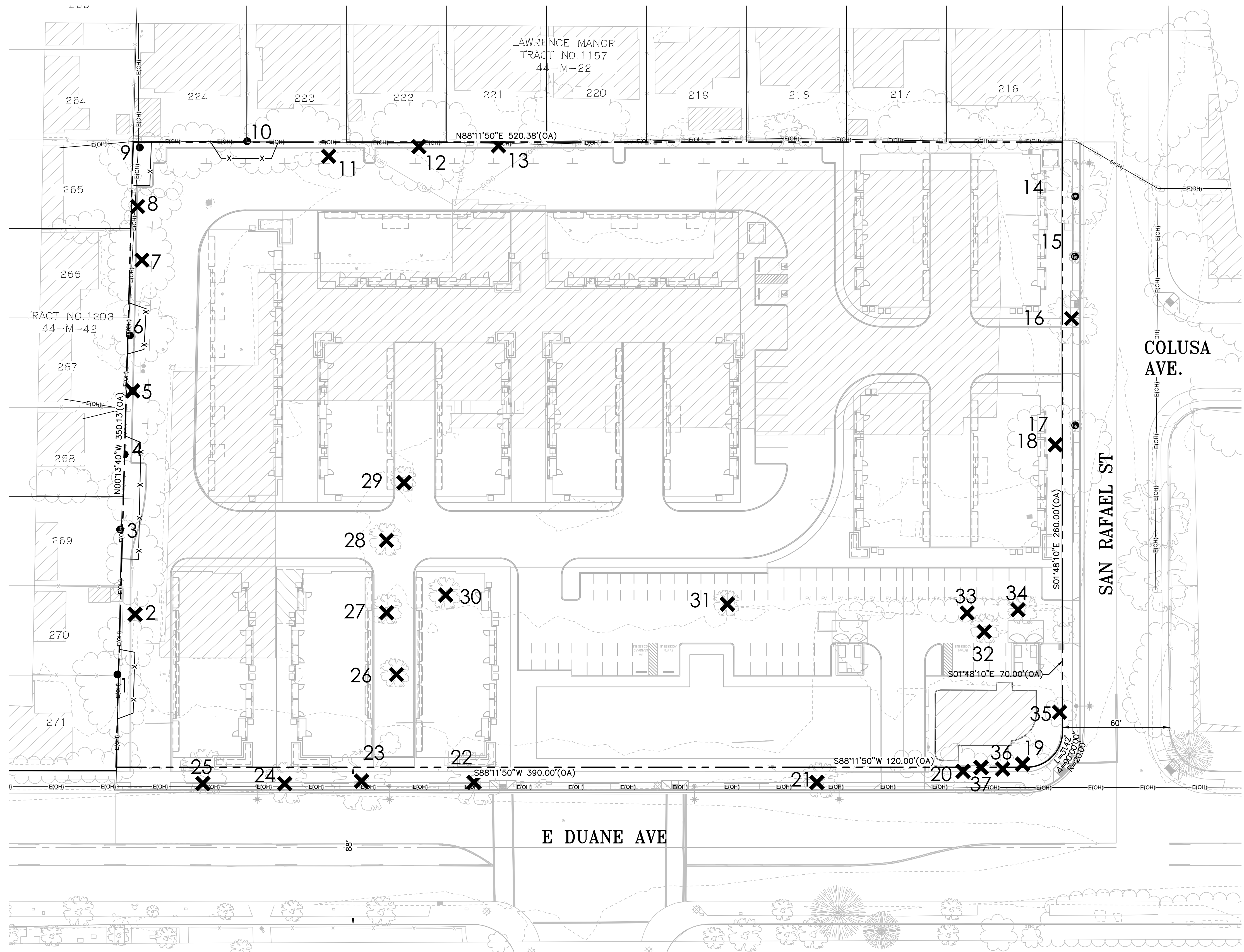
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19341 Monte Vista Drive, Saratoga, CA 95070
408.391.9081

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3875 HOPYARD ROAD, SUITE 345 Tel 925.847.1556
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EXISTING CONDITIONS AND DEMOLITION C1

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3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





LEGEND

- REMAIN
- ✕ REMOVE
- X-X- TREE PROTECTION ZONE. FENCE SHALL BE 4' CHAIN LINK WITH POSTS SUNK INTO THE GROUND OR EQUIVALENT AS APPROVED BY THE CITY.

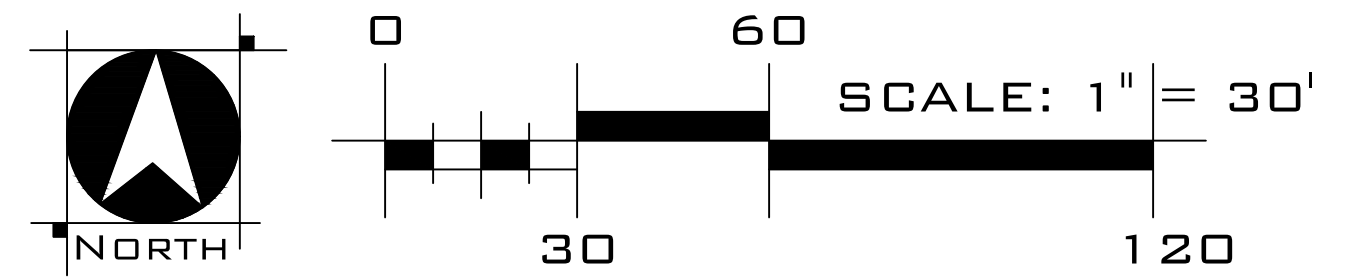
TREE REMOVAL

TREE TAG NO.	SPECIES	TRUNK DIAMETER (IN)	PROTECTED?	PROPOSED ACTION?
1	PRIVET	15"	YES	REMAIN
2	PRIVET	15"	YES	REMOVE
3	PRIVET	16", 13", 16"	YES	REMAIN
4	PRIVET	21"	YES	REMAIN
5	PRIVET	16"	YES	REMOVE
6	PRIVET	15"	YES	REMAIN
7	PRIVET	21"	YES	REMOVE
8	PRIVET	20"	YES	REMOVE
9	PRIVET	40"	YES	REMAIN
10	PRIVET	26"	YES	REMAIN
11	PRIVET	13"	YES	REMOVE
12	PRIVET	15"	YES	REMOVE
13	PRIVET	20"	YES	REMOVE
14	AMERICAN ELM	16"	NO	REMAIN
15	CYPRESS	14"	NO	REMAIN
16	AMERICAN ELM	14"	NO	REMOVE
17	CHERRY PLUM	5"	NO	REMAIN
18	CAMPHOR	30, 25, 20"	NO	REMOVE
19	FRUITLESS PEAR	12"	NO	REMAIN
20	CRATE MYRTLE	20"	NO	REMOVE
21	PRIVET	12"	NO	REMOVE
22	PRIVET	16"	NO	REMOVE
23	PRIVET	18"	NO	REMOVE
24	PRIVET	20"	NO	REMOVE
25	PRIVET	15"	NO	REMOVE
26	FRUITLESS PEAR	11"	NO	REMOVE
27	FRUITLESS PEAR	9"	NO	REMOVE
28	FRUITLESS PEAR	14"	NO	REMOVE
29	FRUITLESS PEAR	7"	NO	REMOVE
30	FRUITLESS PEAR	12"	NO	REMOVE
31	FRUITLESS PEAR	8"	NO	REMOVE
32	PLUM PHOTINIA	4"	NO	REMOVE
33	SERRATIFOLIA	6"	NO	REMOVE
34	PLUM PHOTINIA	7"	NO	REMOVE
35	SERRATIFOLIA	8"	NO	REMOVE
36	CRATE MYRTLE JAPANESE	4", 3", 2"	NO	REMOVE
37	MAPLE	6"	NO	REMOVE

NOTE: SEE ARBORIST REPORT FOR ADDITIONAL DETAILS AND TREE PRESERVATION GUIDELINES

TREE PROTECTION NOTES:

1. PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. THE FENCE SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE. THE FENCE SHALL BE OF A STURDY BUT OPEN MATERIAL (I.E., CHAIN LINK) TO ALLOW VISIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY.
2. THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. ALTERNATE GRADE LEVELS, AS DESCRIBED IN THE TREE PROTECTION PLAN, MAY BE APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
3. DRAIN WELLS SHALL BE INSTALLED WHENEVER IMPERVIOUS SURFACES WILL BE PLACED OVER THE ROOT SYSTEM OF A TREE (THE ROOT SYSTEM GENERALLY EXTENDS TO THE OUTERMOST EDGES OF THE BRANCHES).
4. PRUNING THAT IS NECESSARY TO ACCOMMODATE A PROJECT FEATURE, SUCH AS A BUILDING, ROAD OR WALKWAY SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF PUBLIC WORKS.
5. NEW LANDSCAPING INSTALLED WITHIN THE DRIPLINE OF AN EXISTING TREE SHALL BE DESIGNED TO REPRODUCE A SIMILAR ENVIRONMENT TO THAT WHICH EXISTED PRIOR TO CONSTRUCTION. (ORD. 2623-99 § 1; PRIOR ZONING CODE § 19.81.130).



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September 5, 2025

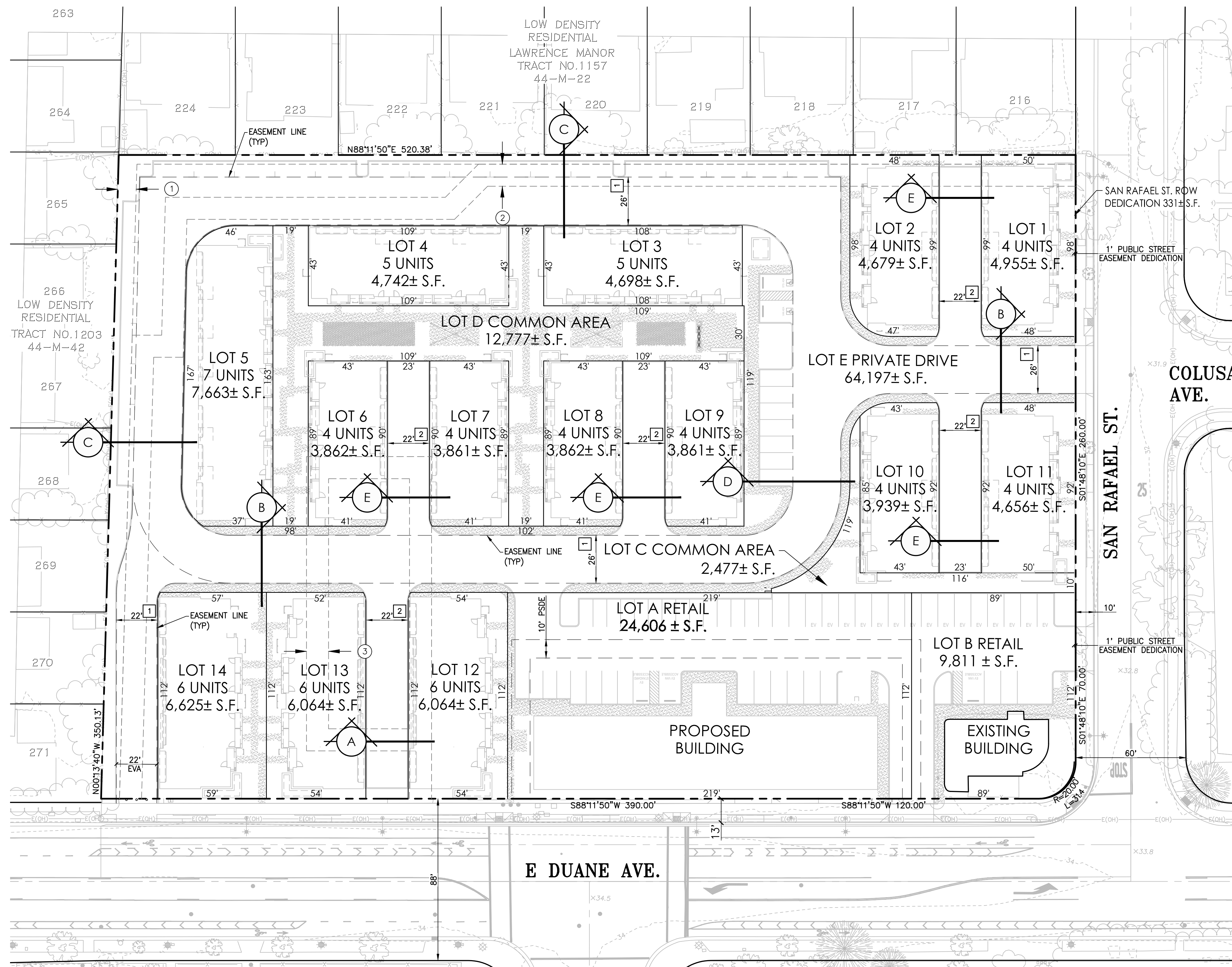
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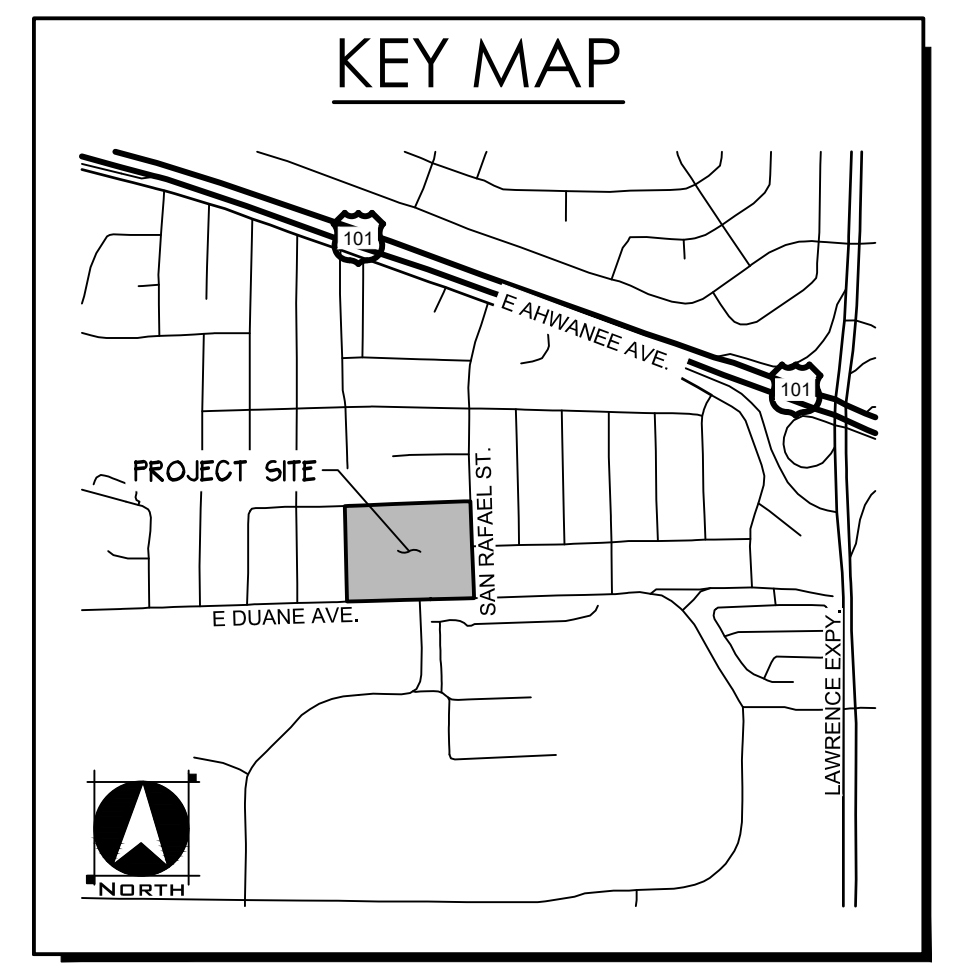


TREE REMOVAL & PROTECTION PLAN C2



ABBREVIATIONS

EVAE	EMERGENCY VEHICLE ACCESS EASEMENTS
PAE	PUBLIC ACCESS EASEMENT
PIEE	PRIVATE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT (TO BE OWNED AND MAINTAINED BY THE PROJECT HOA)
PSSE	PRIVATE SANITARY SEWER EASEMENT (TO BE OWNED AND MAINTAINED BY THE PROJECT HOA)
PUE	PUBLIC UTILITY EASEMENT
PWE	PRIVATE WATER EASEMENT (TO BE OWNED AND MAINTAINED BY THE PROJECT HOA)



PROPOSED EASEMENTS

1	EVAE, PAE, PIEE, PSDE, PSSE, PUE, PWE
2	PAE, PIEE, PSDE, PSSE, PUE, PWE

- ### EXISTING EASEMENT NOTES
- PURPOSE: PUBLIC UTILITIES
AFFECTS: AS DELINEATED UPON SAID MAP
RECORDING DATE: JULY 14, 1953
RECORDING NO: BOOK 44, PAGES 22 TO 26, OF MAPS
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(TO BE ABANDONED)

LAND USE SUMMARY

LOT NO.	LAND USE	DWELLING UNITS	NET AREA
LOTS 1-14	RESIDENTIAL	67	69,531 S.F.
LOT A, B	RETAIL		34,417 S.F.
LOTS C, D	COMMON AREA		15,254 S.F.
LOT E	PRIVATE DRIVE		64,197 S.F.
	SAN RAFAEL STREET EASEMENT DEDICATION		331 S.F.
TOTAL AREA			183,730 S.F. 4.22 AC.

LOT SUMMARY

TOTAL LOTS	19 LOTS
AVERAGE LOT SIZE	9,670 S.F.
SMALLEST LOT	3,860 S.F.
LOT COVERAGE	34.3%

TOTAL IMPERMEABLE AREA*	83,912 S.F.
TOTAL PERMEABLE AREA*	99,490 S.F.
*SEE SHEET C14 FOR AREA BREAKDOWN	

PROJECT NOTES

APPLICANT/OWNER
HACIENDA GARDEN PROPERTIES LLC
NICHOLAS GERA, MANAGER
19341 MONTE VISTA DRIVE
SARATOGA, CA 95070

PLANNER/ENGINEER
WOOD RODGERS INC.
4670 WILLOW ROAD, SUITE 125
PLEASANTON, CA 94588
CONTACT: KARRIE MOSCA, PE
PHONE: 925.847-1547
CONTACT: PAUL MEUSER, AICP
PHONE: 925.847-1549

RESIDENTIAL ARCHITECT
SDG ARCHITECTS INC.
3361 WALNUT BLVD., SUITE 120
BRENTWOOD, CA 94513
CONTACT: MARK THOMAS
PHONE: 925.634-7000

LANDSCAPE ARCHITECT
R3 STUDIOS, INC.
201 4TH STREET SUITE 101B
OAKLAND, CA 94607
CONTACT: ROMAN DE SOTA
PHONE: 510.452-4190

ADDRESS
911, 919, 923, 929 AND 933 EAST DUANE AVENUE
SUNNYVALE, CA 94087

ASSESSOR'S PARCEL NO.
205-12-001, 205-12-002, 205-12-003, 205-12-004

AREA
4.22± ACRES GROSS
4.21± ACRES NET
RESIDENTIAL DENSITY
15.87 D.U./AC. 10% COMMERCIAL F.A.R.

NUMBER OF LOTS
14 CONDOMINIUM LOTS
2 RETAIL LOTS
2 COMMON AREA LOTS
1 PRIVATE DRIVE LOT

EXISTING/PROPOSED GENERAL PLAN USE
VILLAGE MIXED-USE

PARK DISTRICT
CITY OF SUNNYVALE

FIRE PROTECTION
CITY OF SUNNYVALE

SCHOOL DISTRICT
SUNNYVALE SCHOOL DISTRICT

SEWER/STORM DRAIN
CITY OF SUNNYVALE

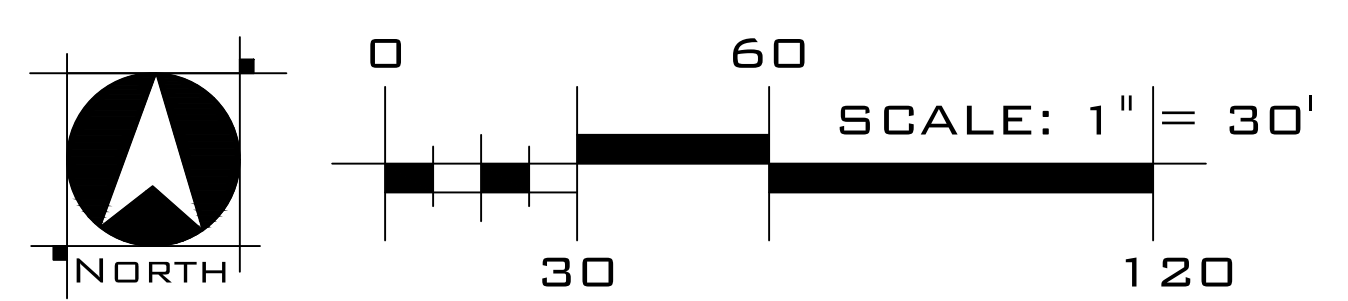
WATER
CITY OF SUNNYVALE

ELECTRICITY
PG&E

BENCHMARK
THE BENCHMARK FOR THIS SURVEY IS A BRASS DISC IN THE TOP OF THE CURB NEXT TO A CATCH BASIN AT THE SOUTHEAST CURB RETURN, INTERSECTION OF DUANE AVENUE AND DE GUIGNE DRIVE, STAMPED CITY OF SUNNYVALE #55
MON BY: 55
DATUM: NAVD88
ELEVATION: 33.55'
WOOD RODGERS POINT NO. 7

NOTES

- SUBDIVIDED RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.
- THE AERIAL TOPOGRAPHY SHOWN HEREON IS FROM JUNE 2022.
- ADDITIONAL EASEMENTS MAY BE NECESSARY ON PRIVATE LOTS, SUCH AS PUBLIC SERVICE EASEMENTS FOR JOINT TRENCH FACILITIES. ADDITIONAL EASEMENTS WILL BE ADDED ON THE FINAL MAP.
- THE PROJECT WILL CREATE A HOMEOWNER'S ASSOCIATION WHICH WILL REQUIRE THE DEVELOPMENT OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R) ALL IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF REAL ESTATE (DRE).



399.264 Hacienda Village
Sunnyvale, CA
September 5, 2025

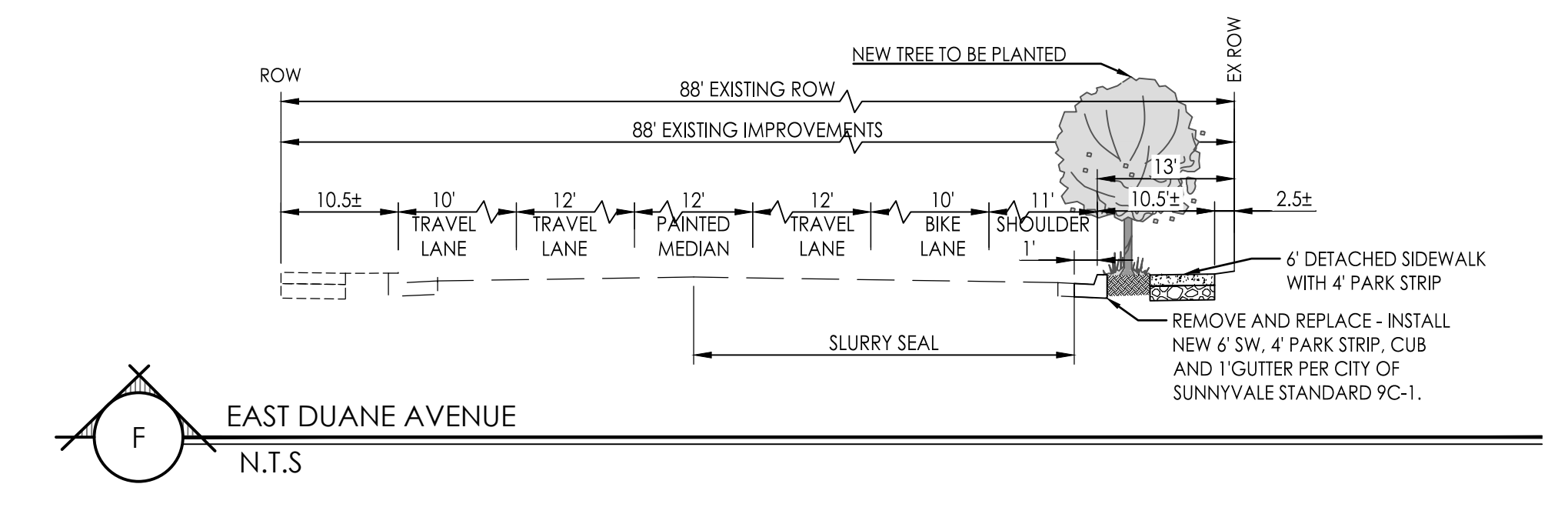
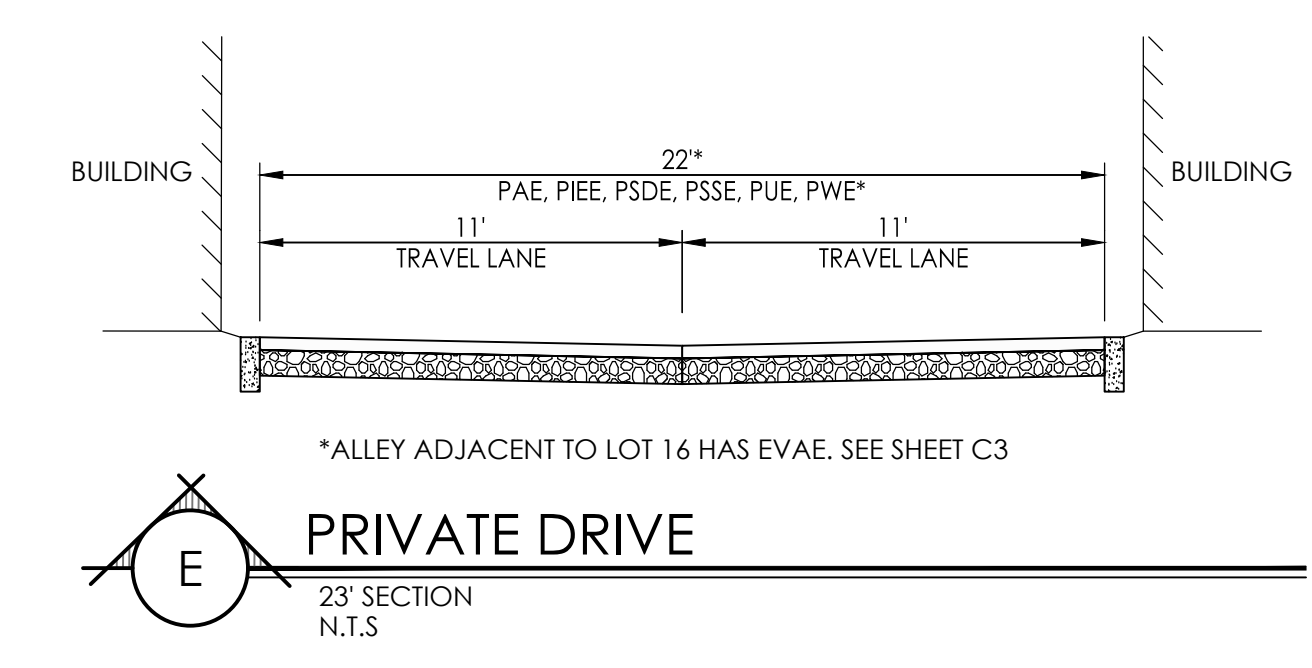
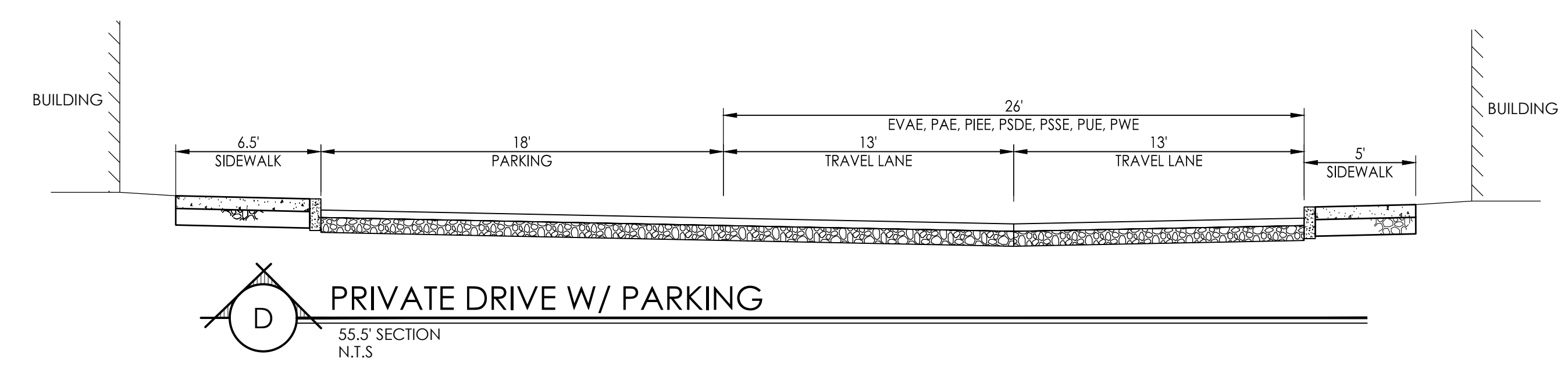
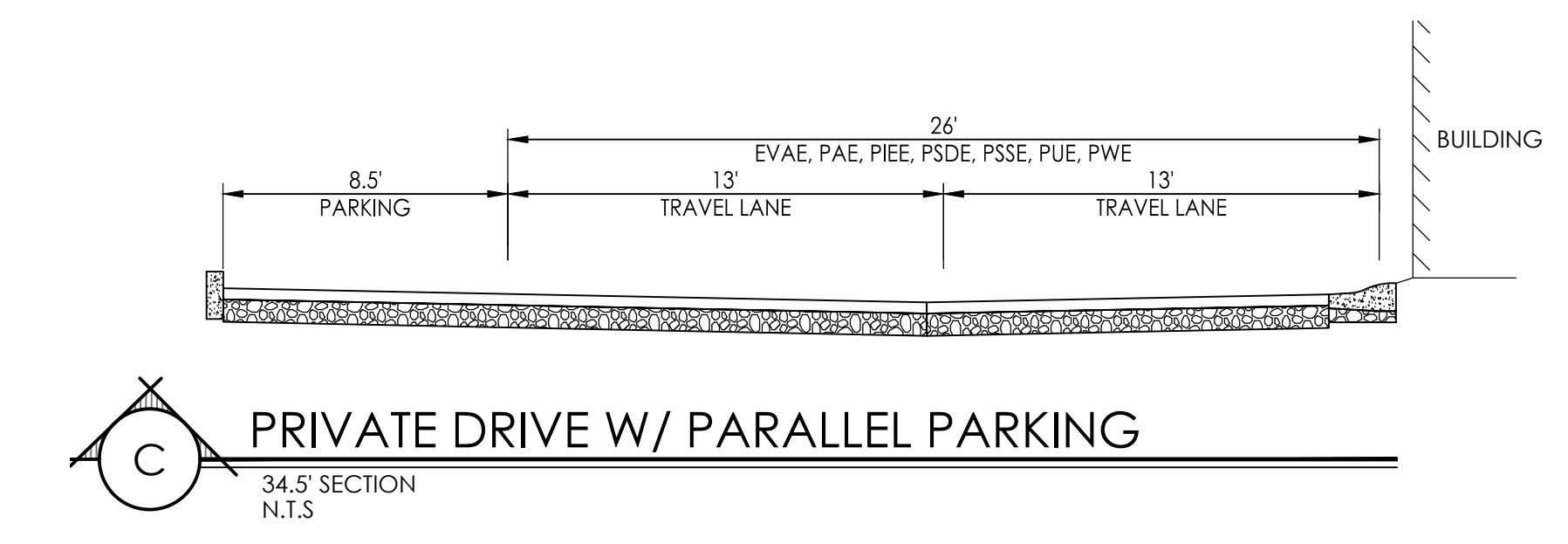
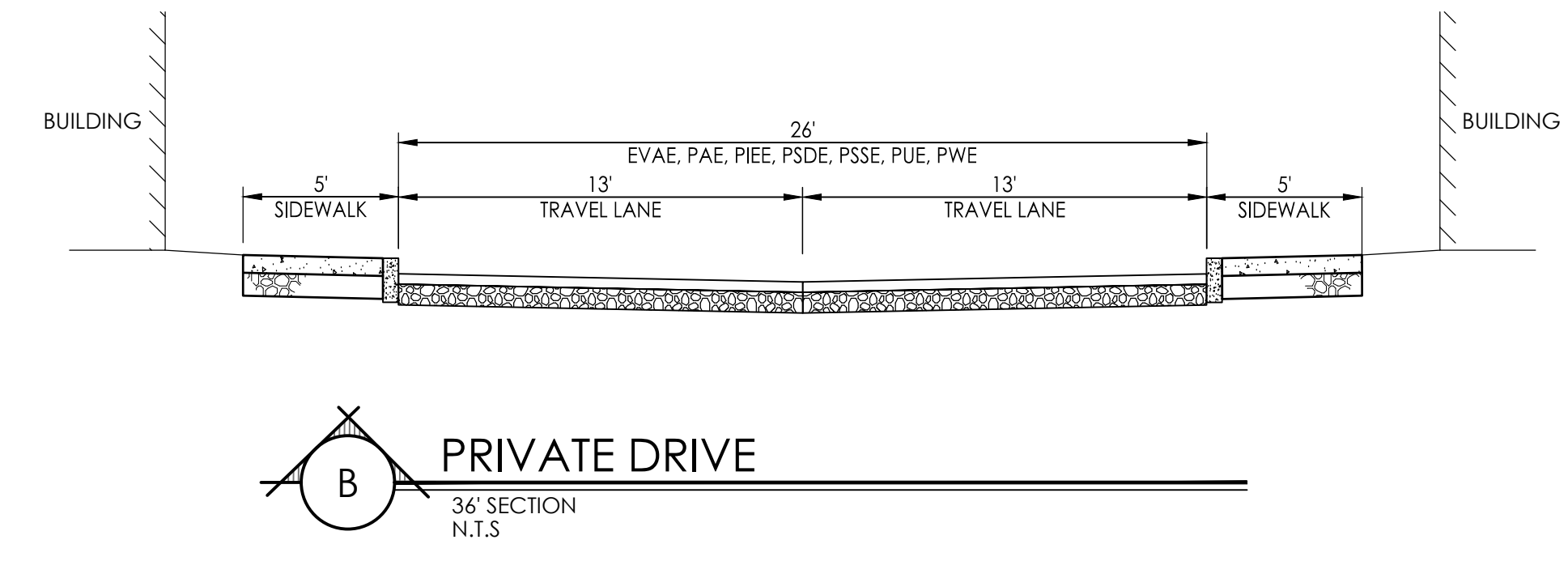
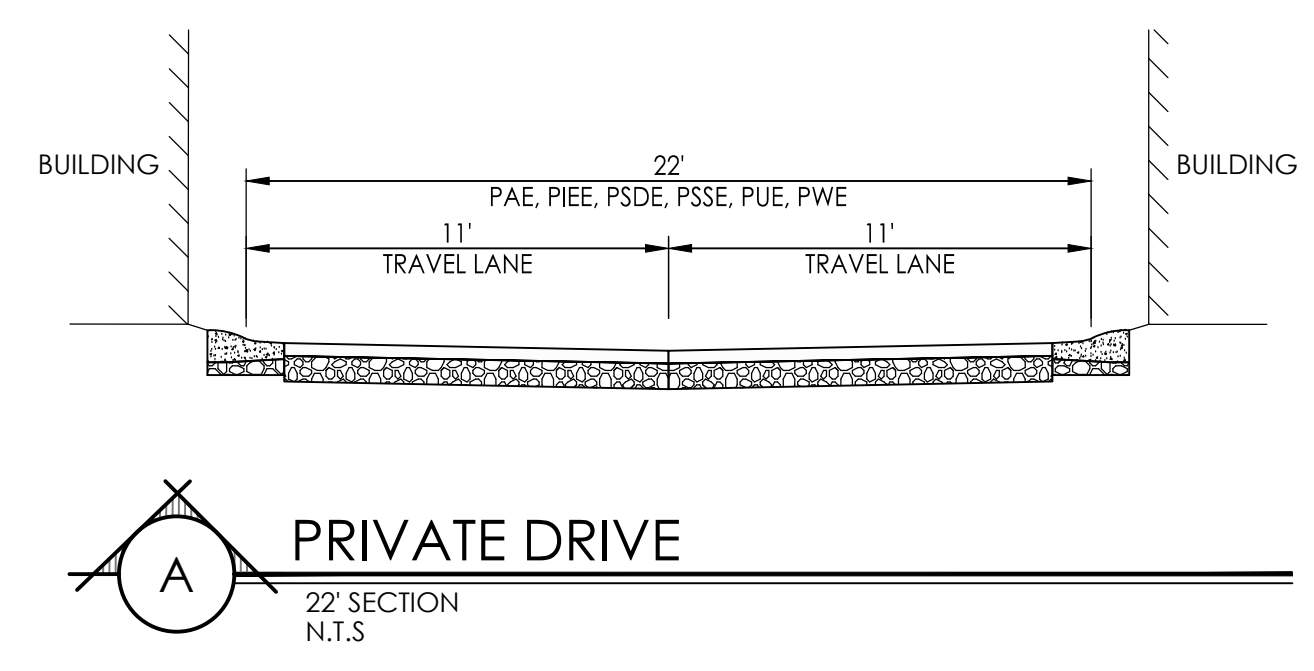
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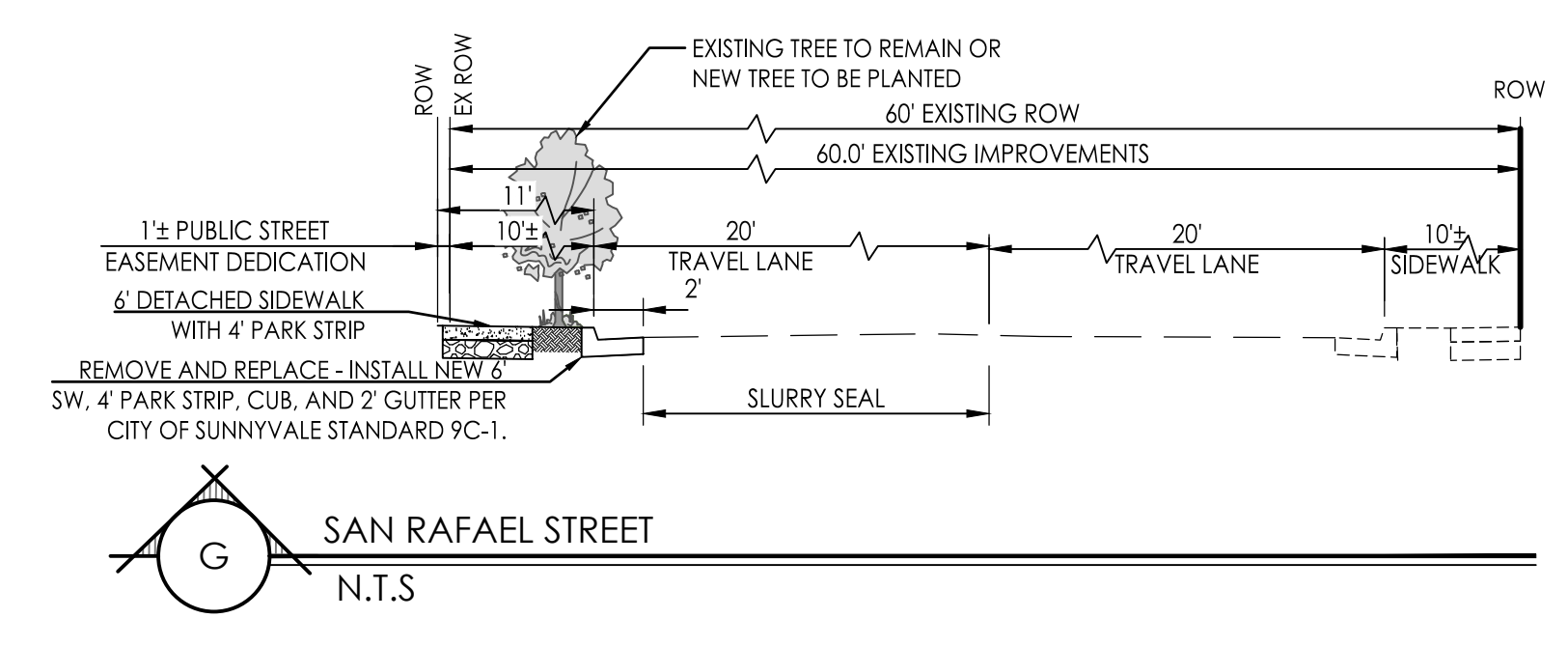
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TENTATIVE MAP FOR CONDOMINIUM PURPOSES
C 3



ABBREVIATIONS	
EVAE	EMERGENCY VEHICLE ACCESS EASEMENTS
PAE	PUBLIC ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT (TO BE OWNED AND MAINTAINED BY THE PROJECT HOA)
PUE	PUBLIC UTILITY EASEMENT
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PIEE	PRIVATE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT (TO BE OWNED AND MAINTAINED BY THE PROJECT HOA)
TC	TOP OF CURB
TBC	TOP BACK OF CURB



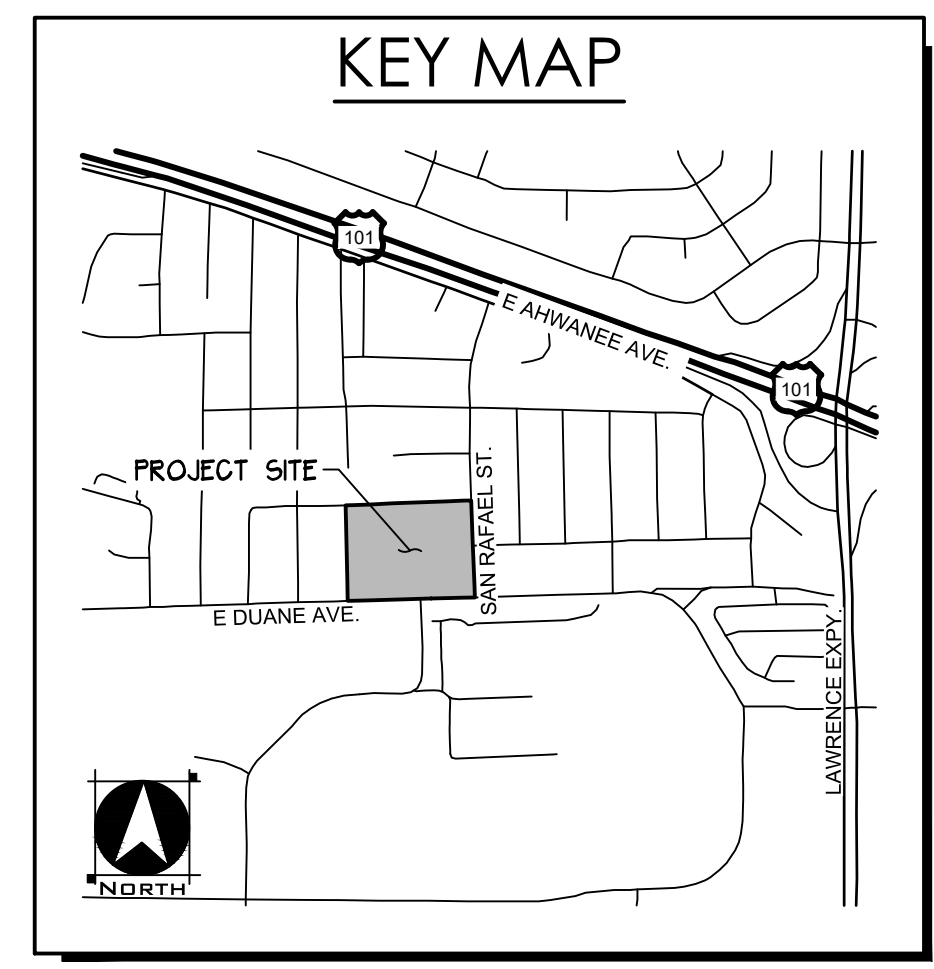
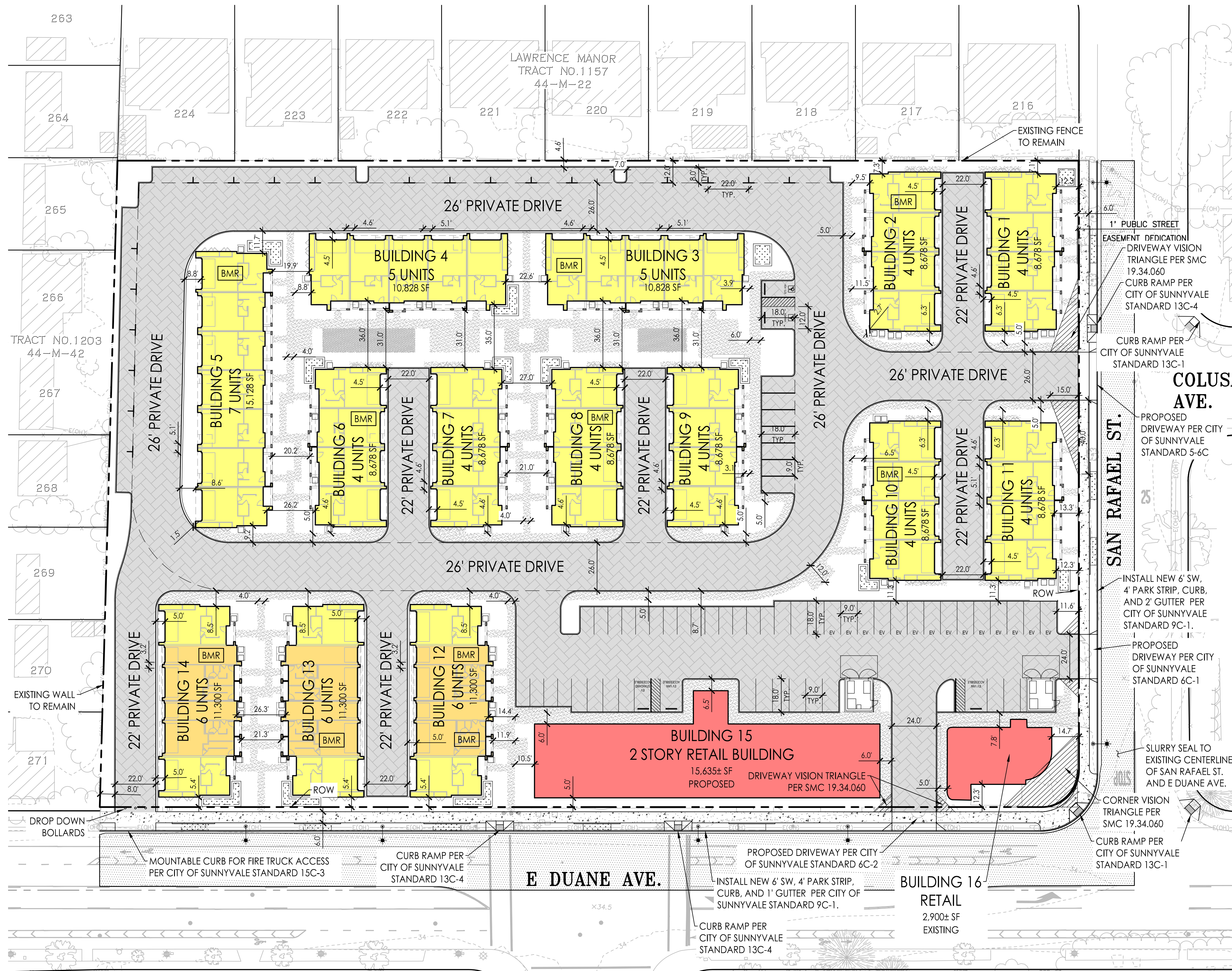
399.294 Hacienda Village
Sunnyvale, CA
September 5, 2025

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TYPICAL CROSS SECTIONS
C4

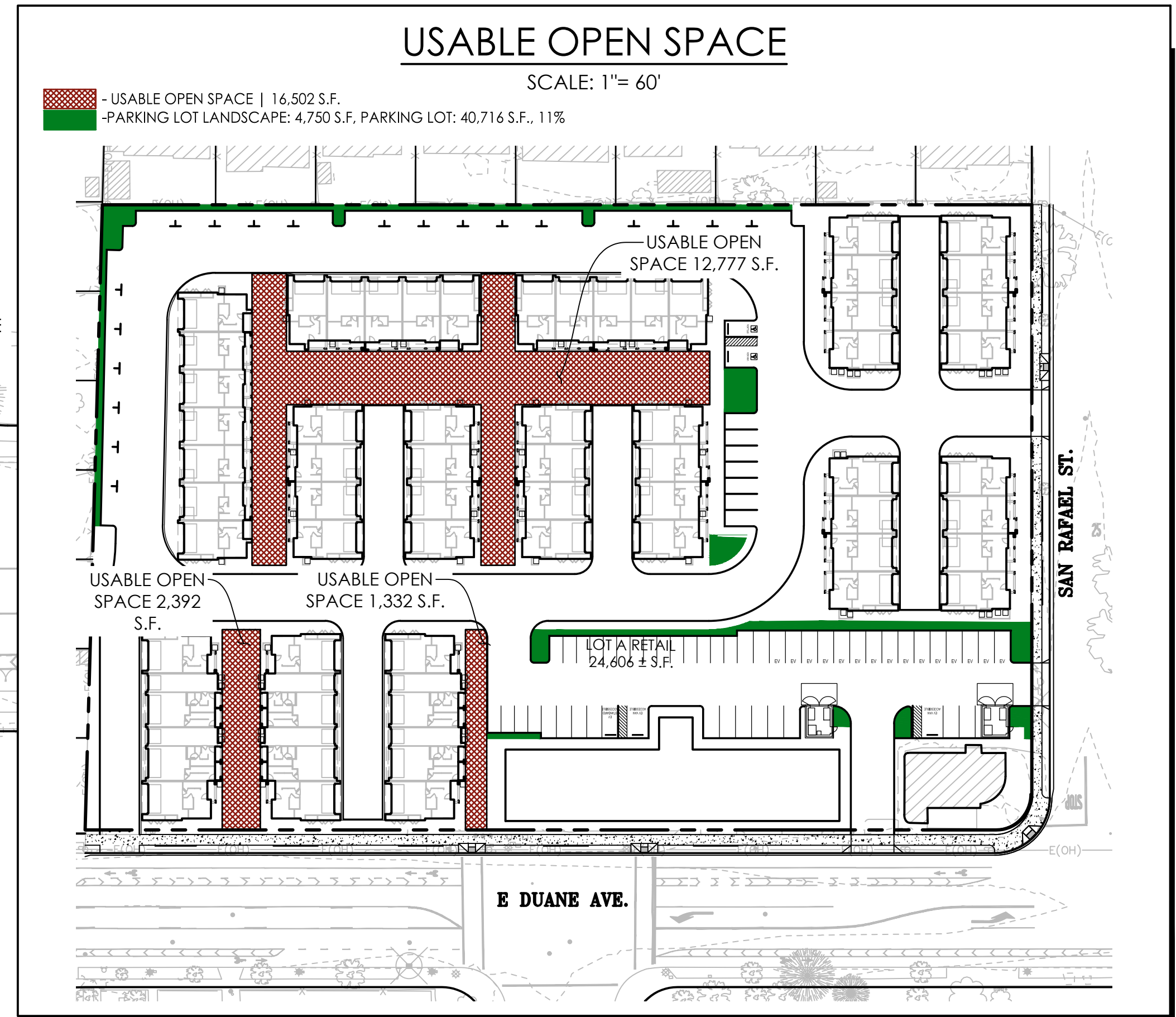
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- NOTES**
- CONTACT VTA AT BUS.STOP@VTA.ORG OR CALL 408-321-5800 A MINIMUM OF 3 DAYS PRIOR TO ANY WORK THAT WOULD BLOCK BUS OPERATIONS.
 - THE PERPETUAL MAINTENANCE OF SIDEWALK IMPROVEMENTS ALONG THE PROJECT FRONTS ON E DUANE AVENUE AND SAN RAFAEL STREET SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - HAND DIG FOR EXCAVATION NEAR EXISTING STREET TREES.

GENERAL PLAN VILLAGE MIXED USE PROJECT METRICS

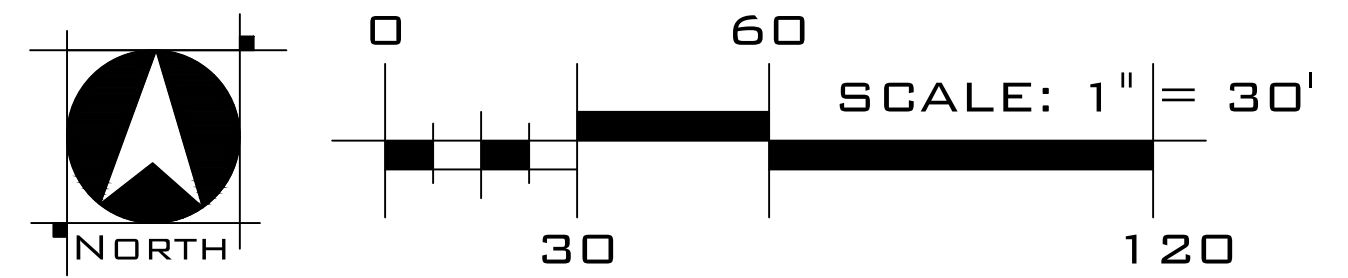
LAND USE	VILLAGE CENTER	PROPOSED
COMMERCIAL F.A.R. MINIMUM: 10% OF 4.22 ACRES	18,382 S.F. GROSS COMMERCIAL BUILDING AREA (10% F.A.R.)	18,535 GROSS COMMERCIAL BUILDING AREA (10% F.A.R.)
RESIDENTIAL DENSITY	18.0 DU/AC (EXPECTED AVERAGE)	67 UNITS ON 4.22 ACRES GROSS RESIDENTIAL AREA (15.87 DU/AC)



- NOTES**
- CONTACT VTA AT BUS.STOP@VTA.ORG OR CALL 408-321-5800 A MINIMUM OF 3 DAYS PRIOR TO ANY WORK THAT WOULD BLOCK BUS OPERATIONS.
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 - HAND DIG FOR EXCAVATION NEAR EXISTING STREET TREES.

HOUSING SUMMARY

TOWNHOMES	55
FLATS	12
TOTAL	67



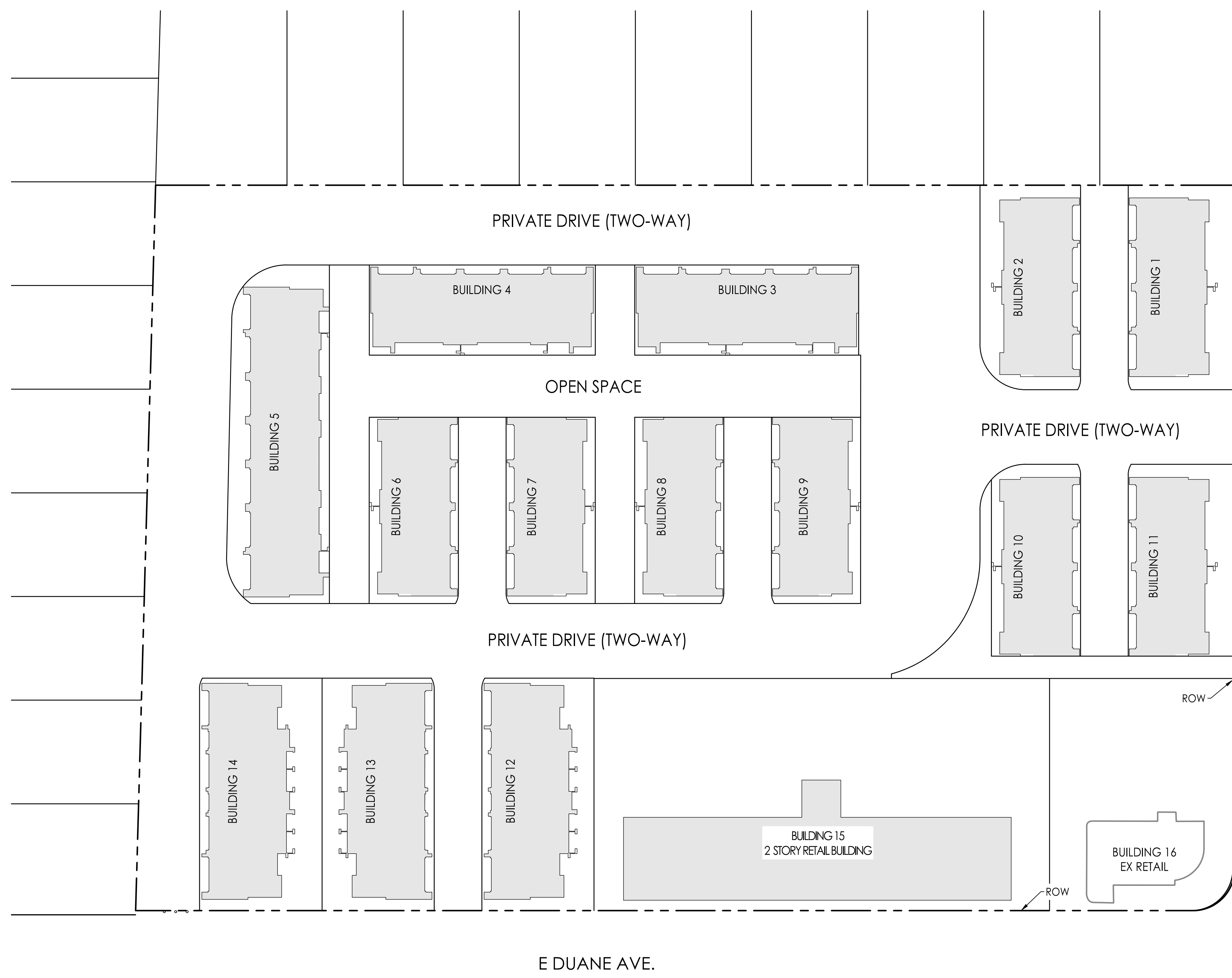
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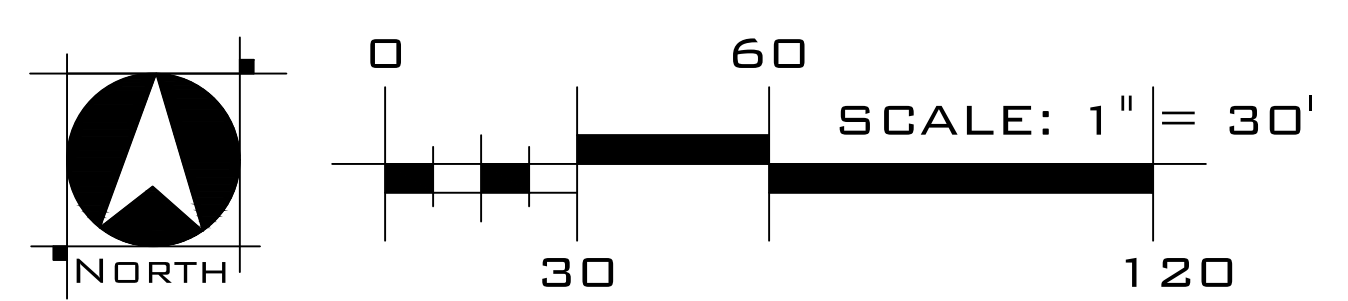
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LOT COVERAGE SUMMARY			
BUILDING TYPE	BUILDING AREA (SF)	QUANTITY	TOTAL AREA (SF)
BUILDINGS 1,2,6-9,10,11	2,942	8	23,536
BUILDINGS 3,4	3,662	2	7,324
BUILDING 5	5,091	1	5,091
BUILDINGS 12-14	3,812	3	11,436
COMMERCIAL BUILDING (PROPOSED)	15,635	1	15,635
COMMERCIAL BUILDING (EXISTING)	2,900	1	2,900
TOTAL			65,922
SITE AREA			183,730
LOT COVERAGE			35.9%



399.254 Hacienda Village
Sunnyvale, CA
September 5, 2025

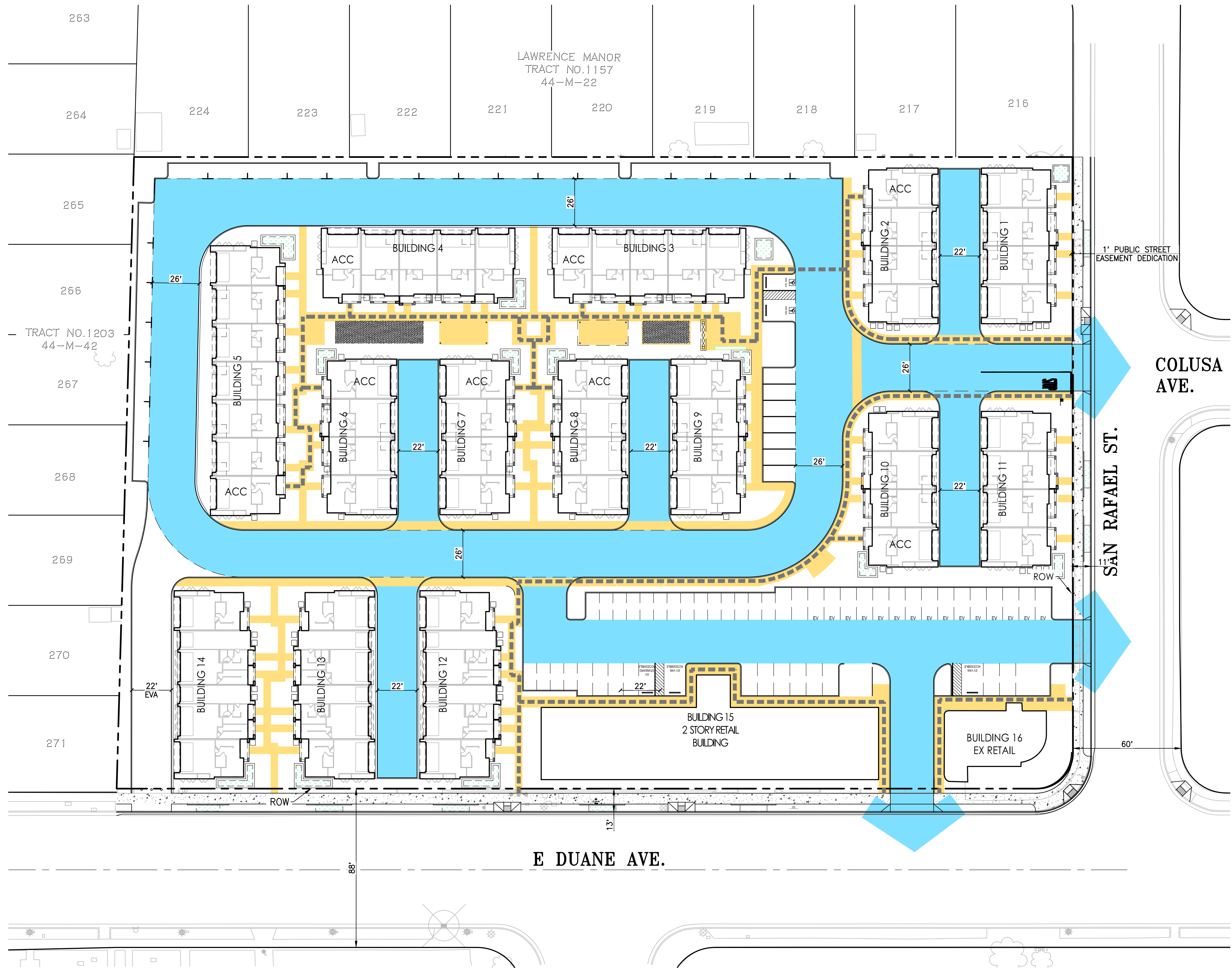
LOT COVERAGE
C6

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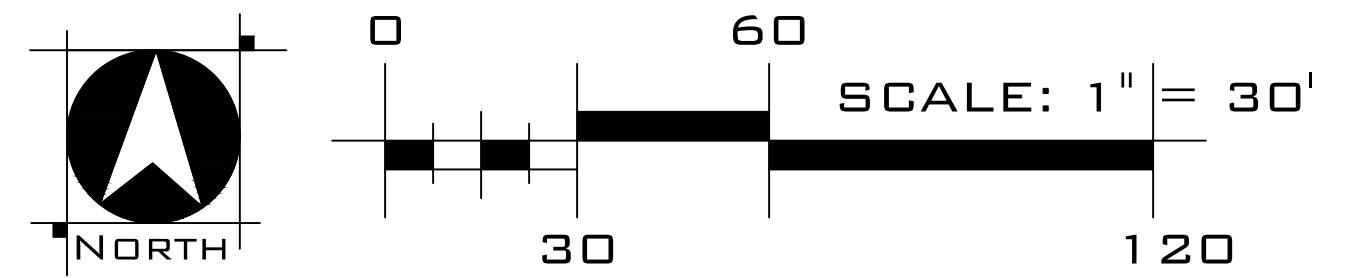
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LEGEND

- PEDESTRIAN/BICYCLE ACCESS
- VEHICULAR ACCESS
- ACCESSIBLE ROUTE



399.294 Hacienda Village
Sunnyvale, CA
September 5, 2025

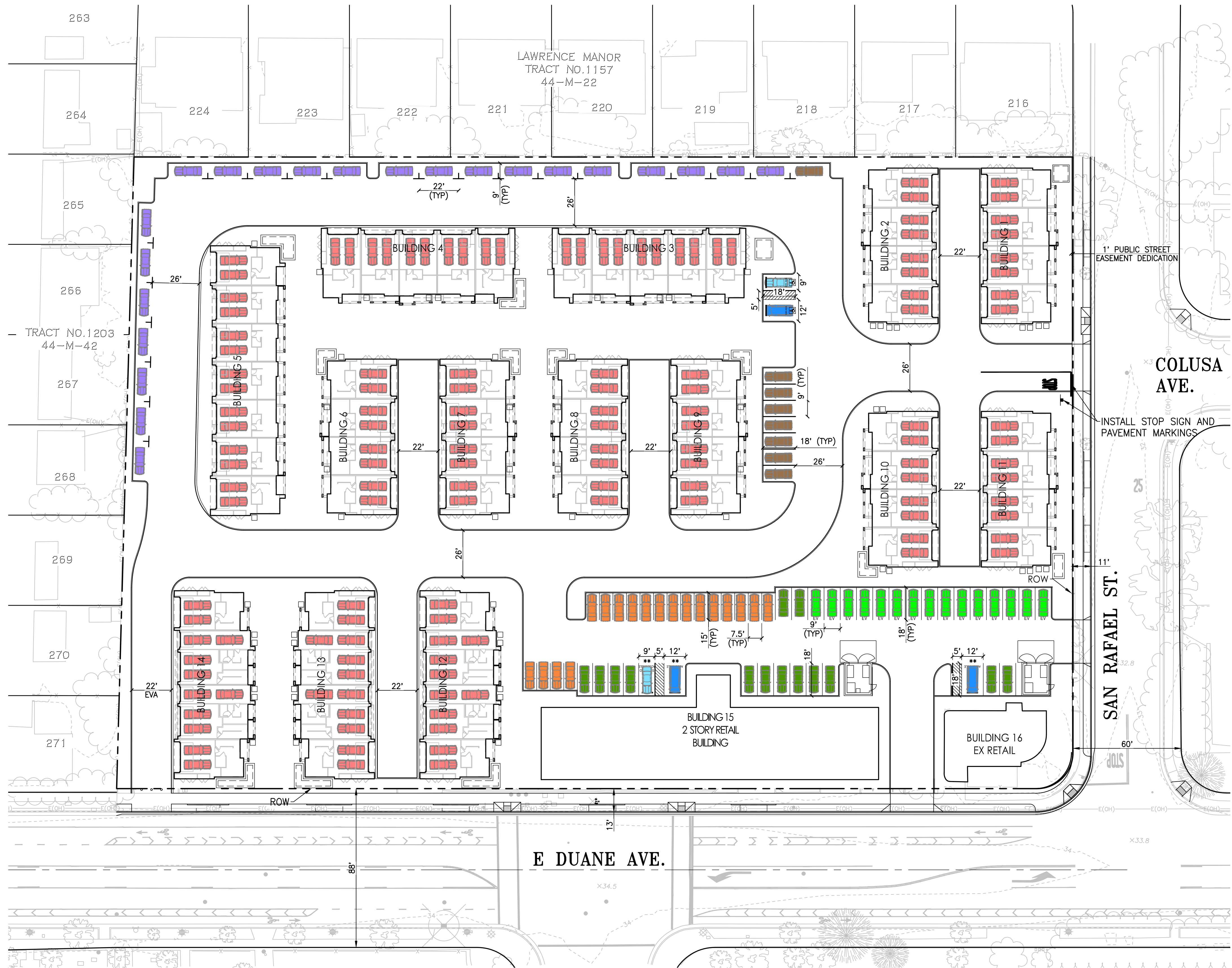
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PRELIMINARY CIRCULATION PLAN
C7

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PARKING LEGEND

RESIDENTIAL:		
	GARAGE	134
	LEVEL 1 RC	22
	LEVEL 2 RC	8
	ACCESSIBLE (LEVEL 2 RC)	1
	VAN ACCESSIBLE (LEVEL 2 RC)	1
COMMERCIAL:		
	ACCESSIBLE SPACES **EVCS	1
	COMPACT	18
	ELECTRIC VEHICLE CHARGING STATION	15
	EV CAPABLE SPACES	14
	VAN ACCESSIBLE **EVCS	2
TOTAL SPACES		216

SITE DATA:

LOCATION: 911 E DUANE AVE.
SUNNYVALE, CA 94087

SITE AREA: 4.22± AC. GROSS
(INCLUDES SAN RAFAEL STREET PUBLIC STREET EASEMENT DEDICATION)
4.21± AC. NET
(EXCLUDES SAN RAFAEL STREET PUBLIC STREET EASEMENT DEDICATION)

PARKING DATA:

REQUIRED PARKING:

RESIDENTIAL COVERED

UNIT TYPE	COUNT	SPACES REQUIRED PER UNIT	TOTAL SPACES REQUIRED
2-BEDROOM	12	2.00	24.0
3-BEDROOM	55	2.00	110.0
TOTAL	67		134.0

UNASSIGNED

UNIT TYPE	COUNT	SPACES REQUIRED PER UNIT	TOTAL SPACES REQUIRED
2-BEDROOM	12	0.40	4.8
3-BEDROOM	55	0.50	27.5
TOTAL	67		32.3

TOTAL REQUIRED RESIDENTIAL SPACES 166 SPACES

COMMERCIAL LOT:

BUILDING TYPE	BUILDING S.F.	SPACES REQUIRED PER 1,000 S.F.	TOTAL SPACES REQUIRED
GENERAL RETAIL	15635	4.00	62.5
EX OFFICE	1450	2.00	2.9
EX RESTAURANT WITHOUT BAR	1450	9.00	13.1
TOTAL	18535		79

TOTAL REQUIRED COMMERCIAL SPACES 79 SPACES

REQUIRED ACCESSIBLE PARKING:

RESIDENTIAL:

UNASSIGNED ADA SPACES
(5% MIN PER CBC 1109A.5)
23 SPACES X 0.05 = 2 SPACES

COMMERCIAL:

ADA SPACES
(PER CBC TABLE 11B-208.2)
26 TO 50 SPACES = 2 SPACES

ACCESSIBLE EVCS
TOTAL EVCS AT FACILITY = 10 SPACES
1 STANDARD, 1 AMBULATORY, 1 VAN PER CBC TABLE 11B.228.3.2.1

REACH CODE REQUIREMENTS:

RESIDENTIAL UNASSIGNED-

A) LEVEL 1 RC EV READY CIRCUIT SPACES
70% RC PER CITY OF SUNNYVALE
MULTIFAMILY DWELLINGS REACH CODES
0.70 x 32 = 22 SPACES

B) LEVEL 2 RC EV READY CIRCUIT SPACES
30% RC PER CITY OF SUNNYVALE
MULTIFAMILY DWELLINGS REACH CODES
0.30 x 32 = 10 SPACES

COMMERCIAL-

A) EVCS SPACES
35% EVCS PER CITY OF SUNNYVALE
OFFICE BUILDING REACH CODES
0.35 x 50 = 18 SPACES

B) C SPACES EV CAPABLE
35% EVCS PER CITY OF SUNNYVALE
OFFICE BUILDING REACH CODES
0.35 x 50 = 18 SPACES

C) 1 PER 100 OR FRACTION THEREOF
OTHER NON-RESIDENTIAL REACH CODES 1 SPACE

PROVIDED PARKING:

RESIDENTIAL:

PRIVATE COVERED GARAGE 134 SPACES

UNASSIGNED

LEVEL 1 RC 22 SPACES

LEVEL 2 RC 8 SPACES

ACCESSIBLE - LEVEL 2 RC 2 SPACES

TOTAL PROVIDED RESIDENTIAL SPACES 166 SPACES

COMMERCIAL:

COMPACT 18 SPACES

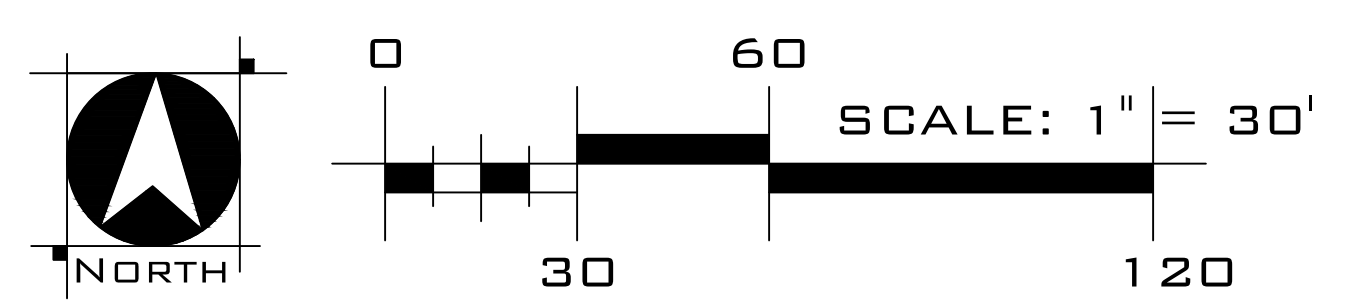
EV CHARGING STATIONS 15 SPACES

ACCESSIBLE EVCS 3 SPACES

EV CAPABLE CONDUIT 14 SPACES

TOTAL PROVIDED COMMERCIAL SPACES 50 SPACES

TOTAL PROVIDED SPACES 216 SPACES



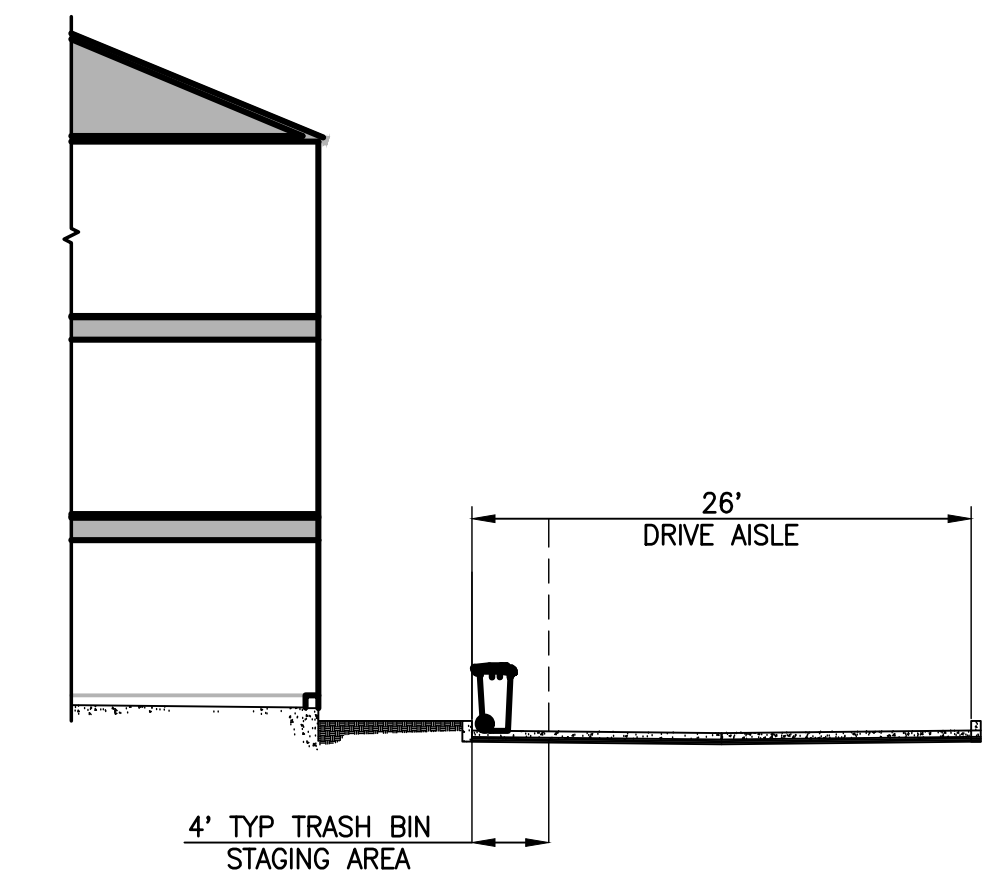
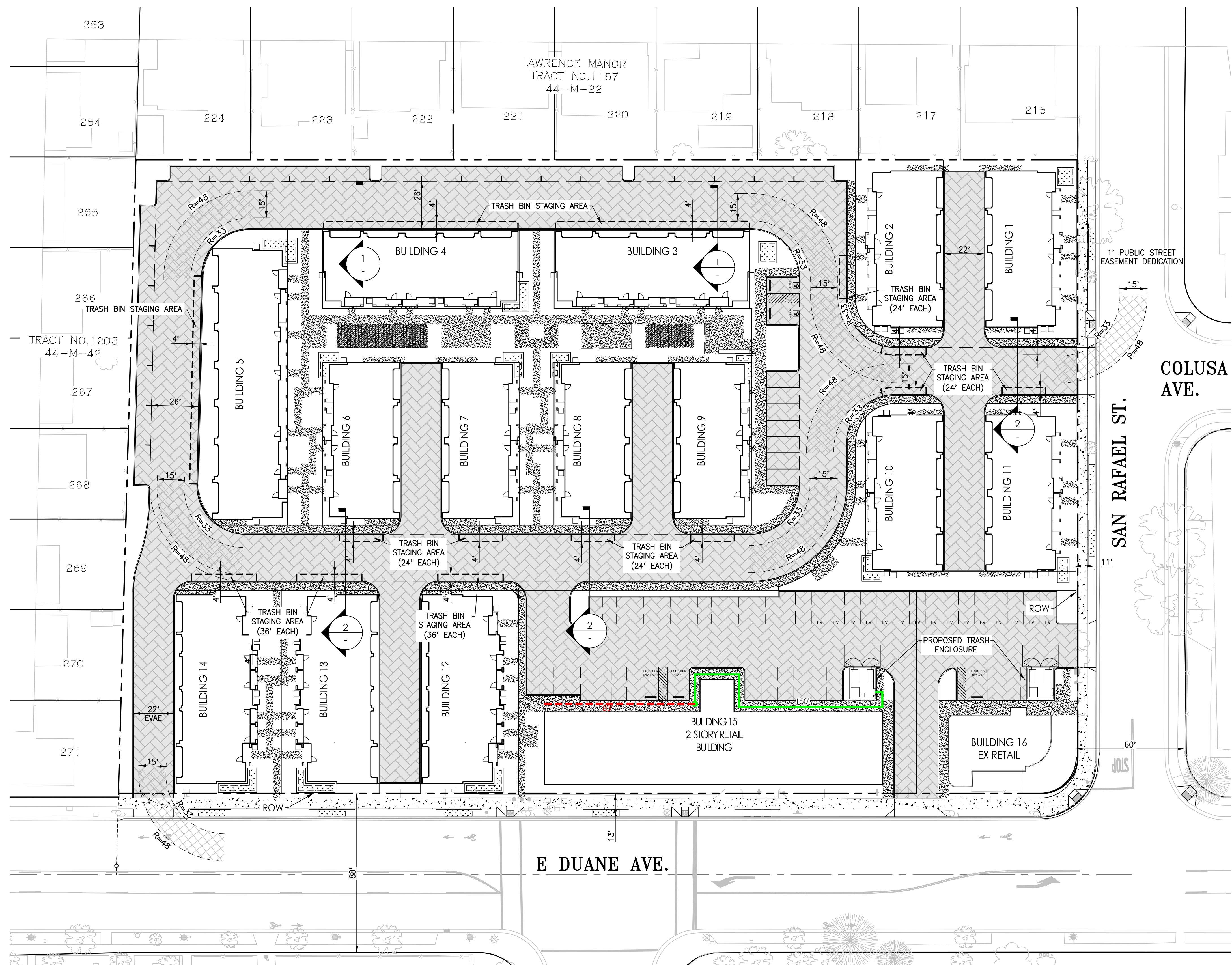
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September 5, 2025

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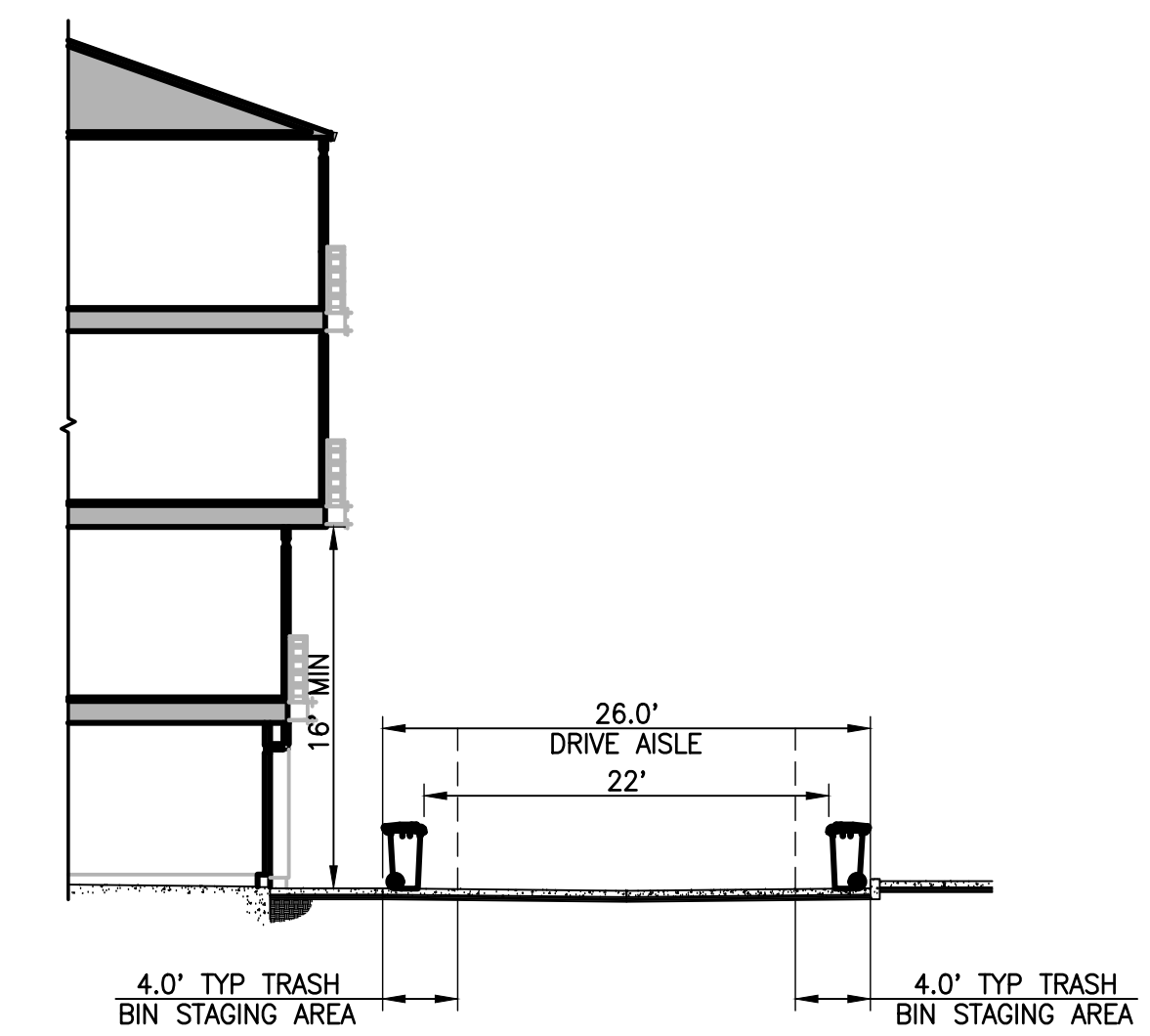
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BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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PRELIMINARY PARKING PLAN
C8

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SECTION 1
TYPICAL SECTION AT GARAGE
NOT TO SCALE



SECTION 2
TYPICAL SECTION AT GARAGE
NOT TO SCALE

WASTE CONTAINERS:

COMMERCIAL - RESTAURANT
 1 - 1 CUBIC YARD FOOD BIN SERVICED 2 TIMES PER WEEK
 1 - 4 CUBIC YARD TRASH BIN SERVICED 1 TIMES PER WEEK
 1 - 3 CUBIC YARD CARDBOARD BIN SERVICED 1 TIMES PER WEEK

FULL SERVICE RESTAURANT (2,900± SF)

ESTIMATED GENERATION	FOOD	TRASH	CARDBOARD
TOTAL GENERATION (CUBIC YARDS PER WEEK)	2.3	2.0	2.2

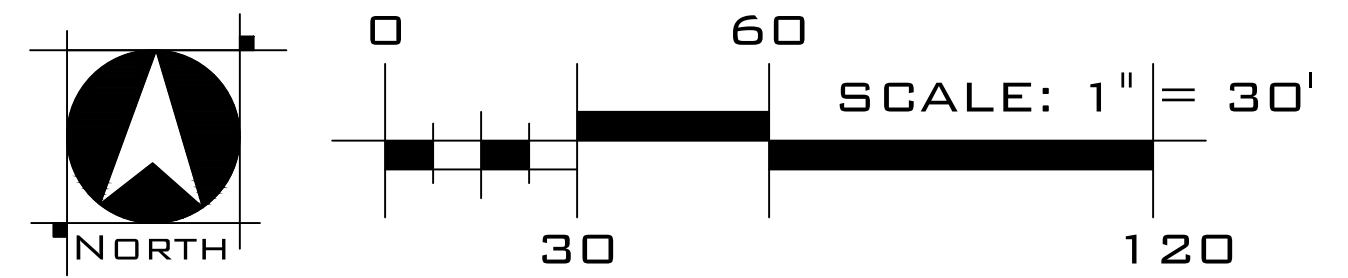
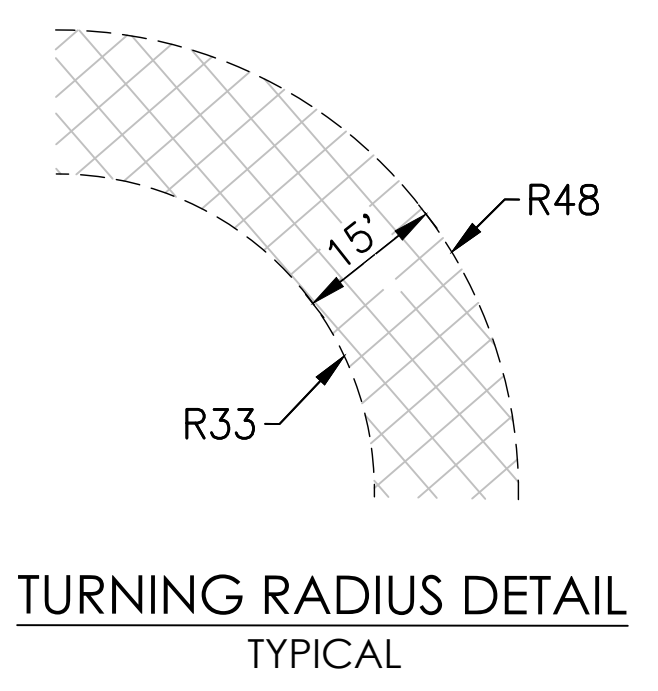
RETAIL
 1 - 1 CUBIC YARD FOOD BIN SERVICED 1 TIMES PER WEEK
 1 - 4 CUBIC YARD TRASH BIN SERVICED 2 TIMES PER WEEK
 1 - 3 CUBIC YARD CARDBOARD BIN SERVICED 3 TIMES PER WEEK
 1-96 GALLON YARD TRIMMINGS CART SERVICED 1 TIMES PER WEEK

ESTIMATED GENERATION	FOOD	TRASH	CARDBOARD
TOTAL GENERATION (CUBIC YARDS PER WEEK)	0.8	6.3	7.8

TOTAL
 3.1* 8.3 10.0

*TOTAL FOOD SCRAP INCLUDES SHRINKAGE

NOTE: ESTIMATED GENERATION WAS CALCULATED USING THE CITY OF SUNNYVALE MATERIAL GENERATION CALCULATOR



LEGEND
 — PATH OF TRAVEL TO TRASH ENCLOSURE
 - - - PATH TO TRASH ENCLOSURE EXCEEDING 150'

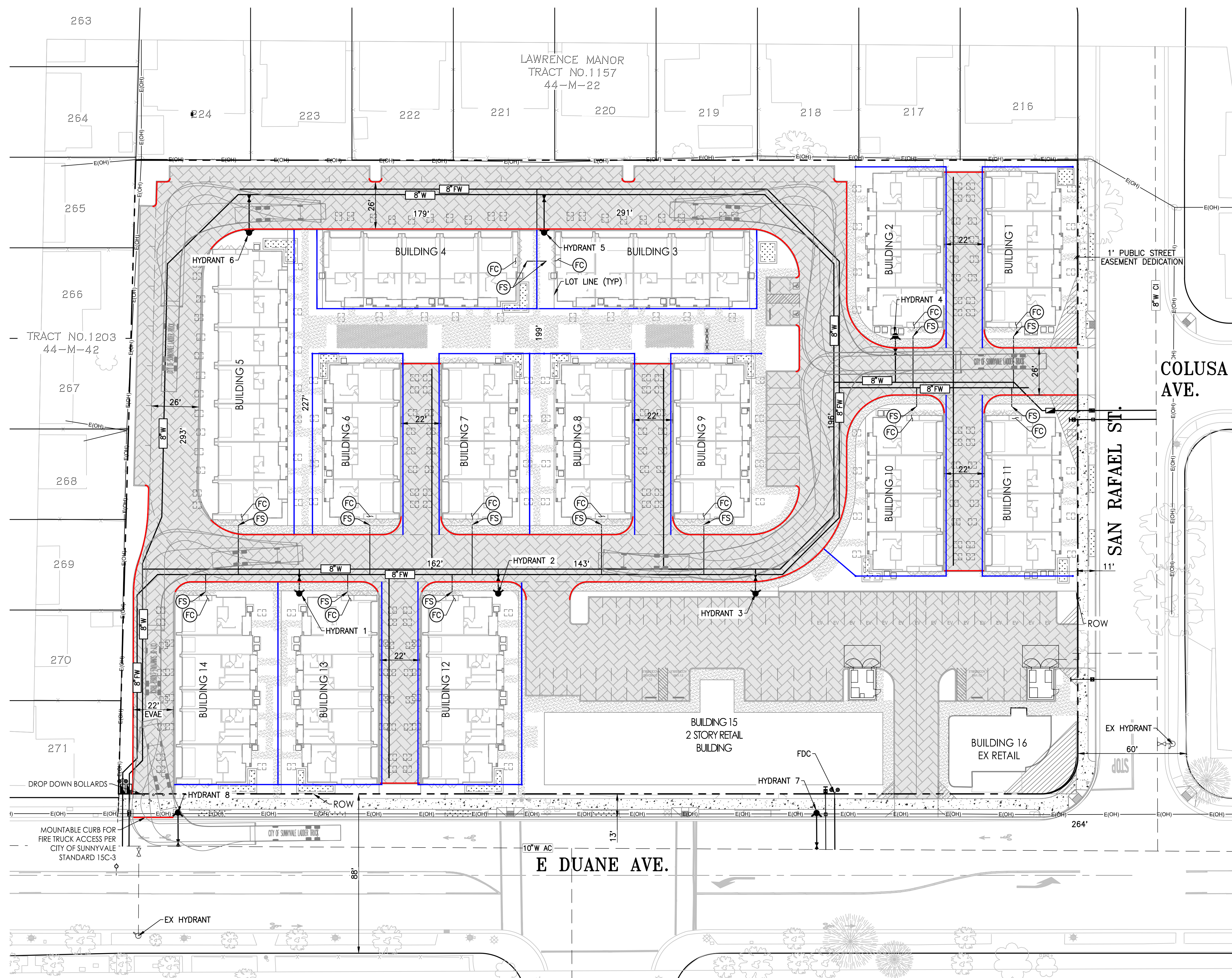
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PRELIMINARY SOLID WASTE ACCESS AND FACILITIES PLAN AND DETAILS
 C9

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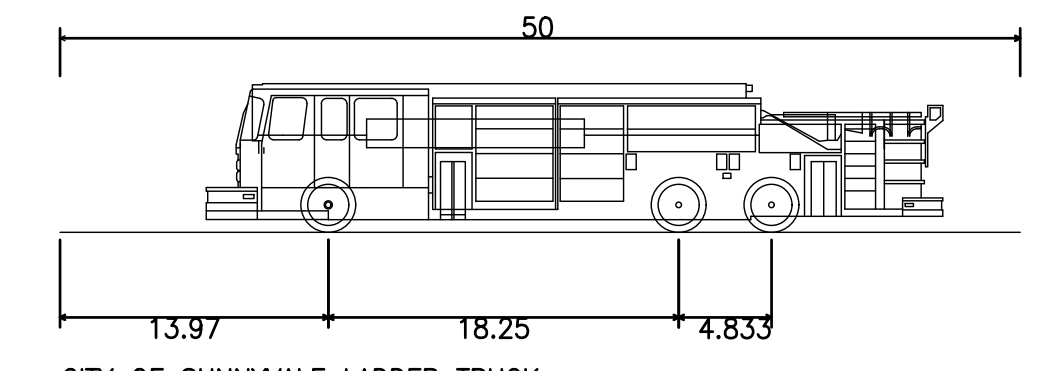


LEGEND

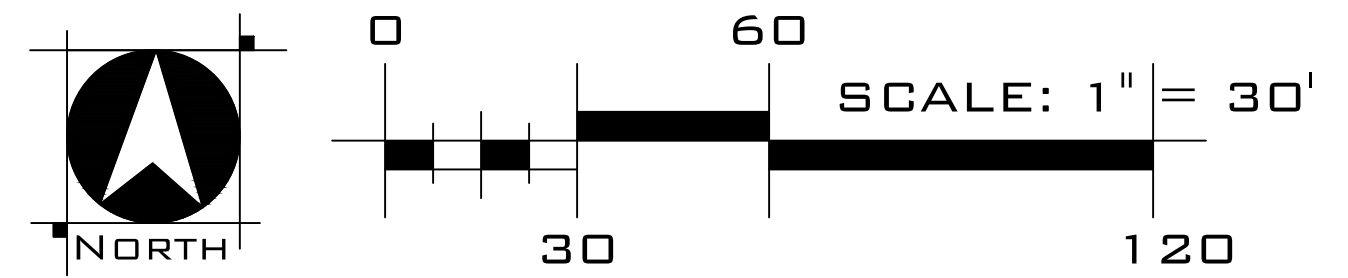
- FIRE HYDRANT
- BACKFLOW PREVENTER (BFP)
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE LADDER PAD
- 150' FOOT PATH FROM FIRE APPARATUS ACCESS ROAD
- RED CURB
- FIRE HYDRANT SPACING
- FIRE CLOSET
- FIRE SERVICE

NOTES:

1. ALL PROPOSED FIRE HYDRANTS TO BE CLOW MODEL 865 PER CITY OF SUNNYVALE FIRE HYDRANT REQUIREMENTS.
2. ALL ON-SITE FIRE ACCESS ROADS DEPICTED TO BE AN APPROVED ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE LOADS IMPOSED BY FIRE APPARATUS WEIGHING 90,000 POUNDS



CITY OF SUNNYVALE LADDER TRUCK	
OVERALL LENGTH	50.00 FT
OVERALL WIDTH	8.50 FT
TRACK WIDTH	8.167 FT
LOCK-TO-LOCK TIME	5.00 S
CURB TO CURB TURNING RADIUS	27.00 FT



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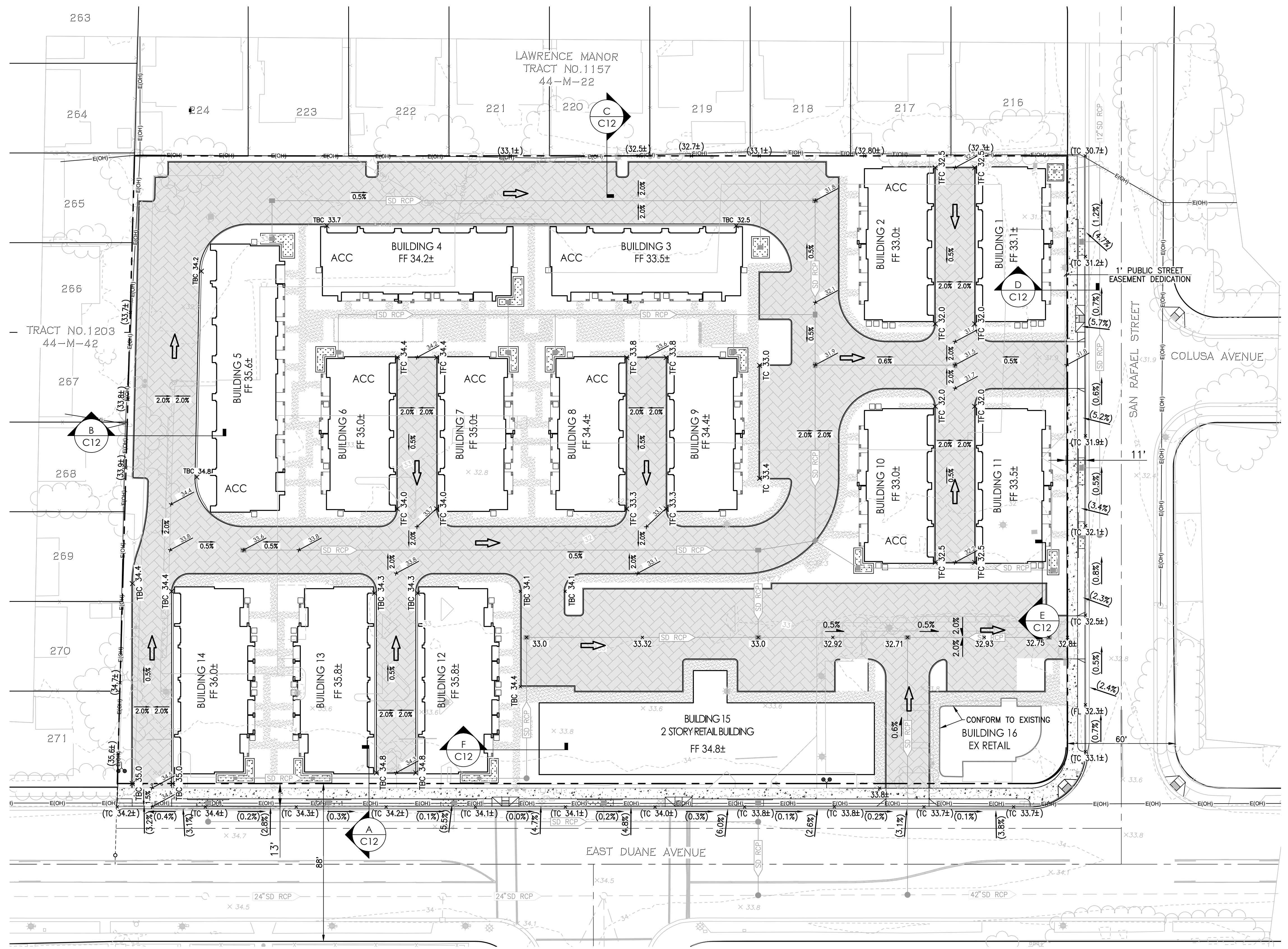
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PRELIMINARY FIRE ACCESS PLAN
C10

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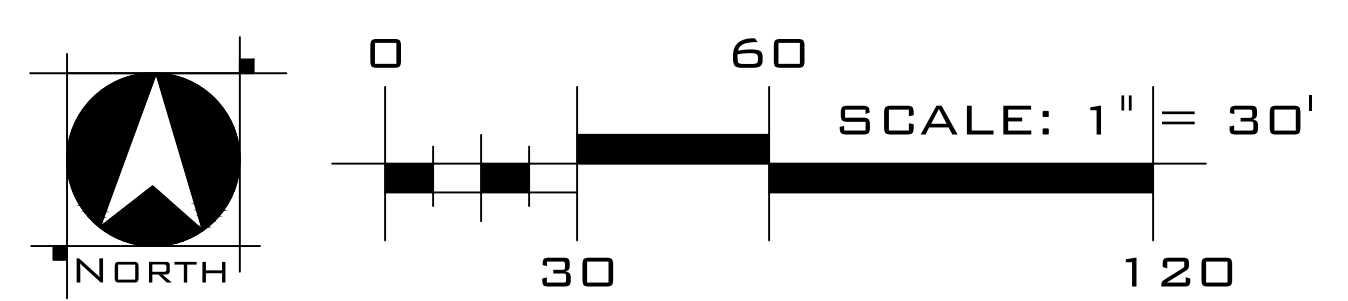
ABBREVIATIONS

EG	EXISTING GROUND	LP	LOW POINT
FF	FINISHED FLOOR	GB	GRADE BREAK
HP	HIGH POINT	SD	STORM DRAIN
INV	INVERT	TC	TOP OF CURB
		TBC	TOP BACK OF CURB

LEGEND

	STORM DRAIN PIPE
	OVERLAND RELEASE DIRECTION
	EXISTING STREET SLOPE
	EXISTING STREET TOP OF CURB ELEVATION
	PROPOSED STREET SLOPE

NOTE: EXISTING TC AND SLOPES ON EAST DUANE AVE AND SAN RAFAEL ST WERE CALCULATED USING AERIAL TOPO. ADDITIONAL DETAILED SUPPLEMENTAL TOPO TO BE GATHERED DURING DEVELOPMENT OF CONSTRUCTION DOCUMENTS.



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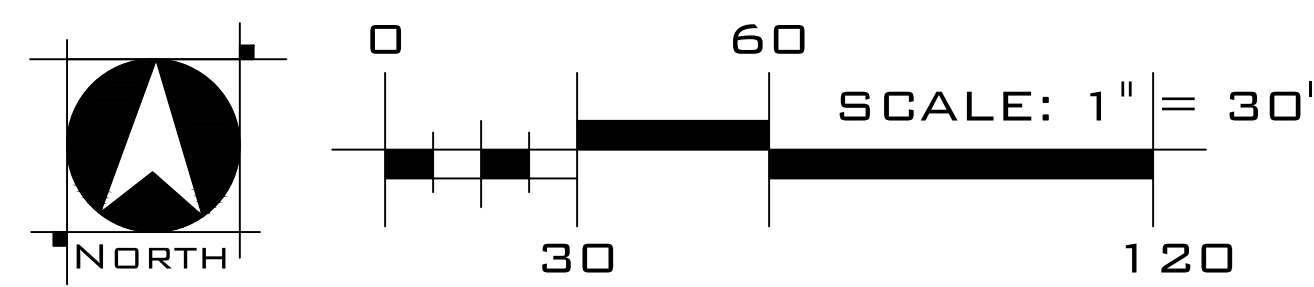
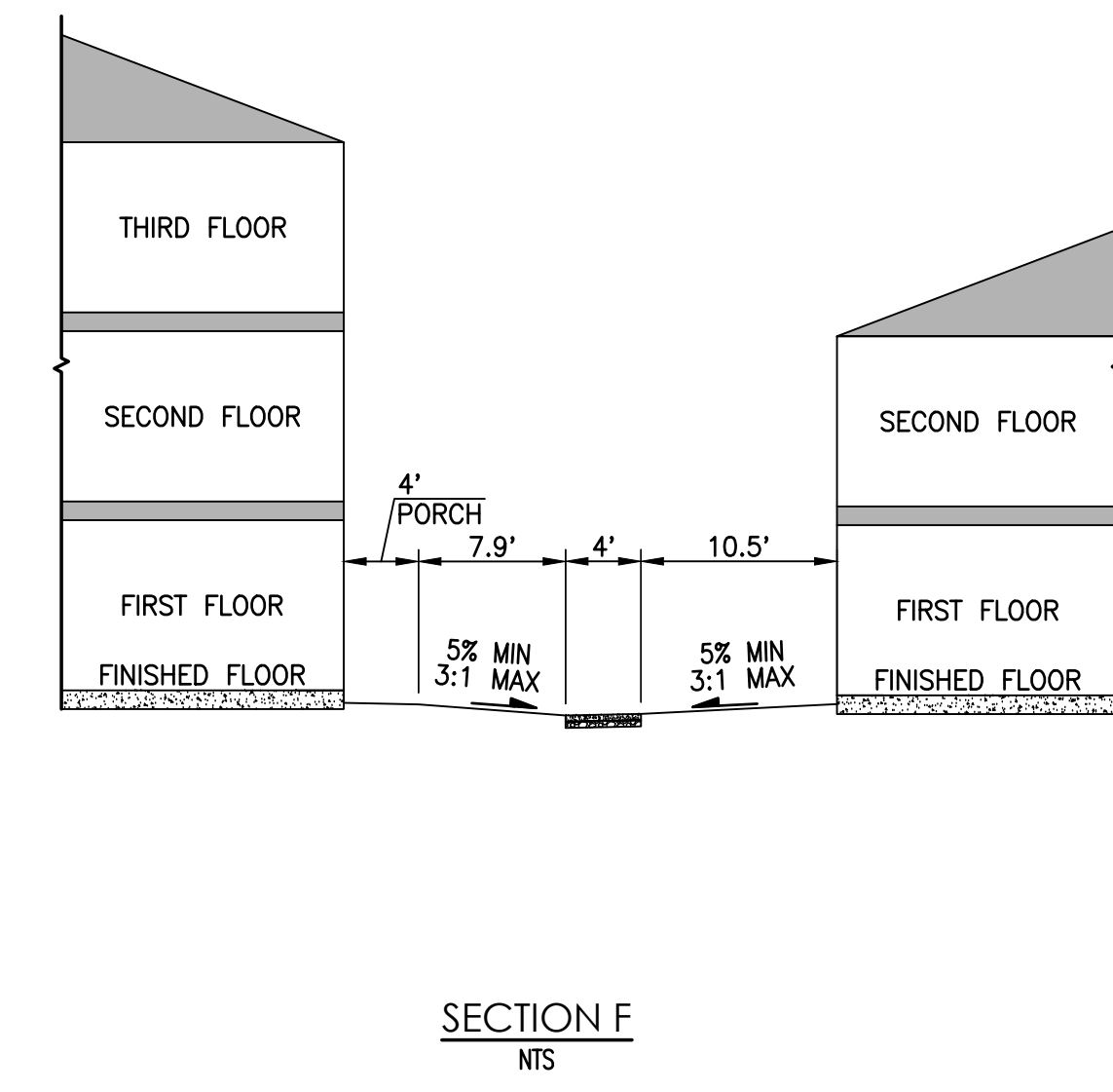
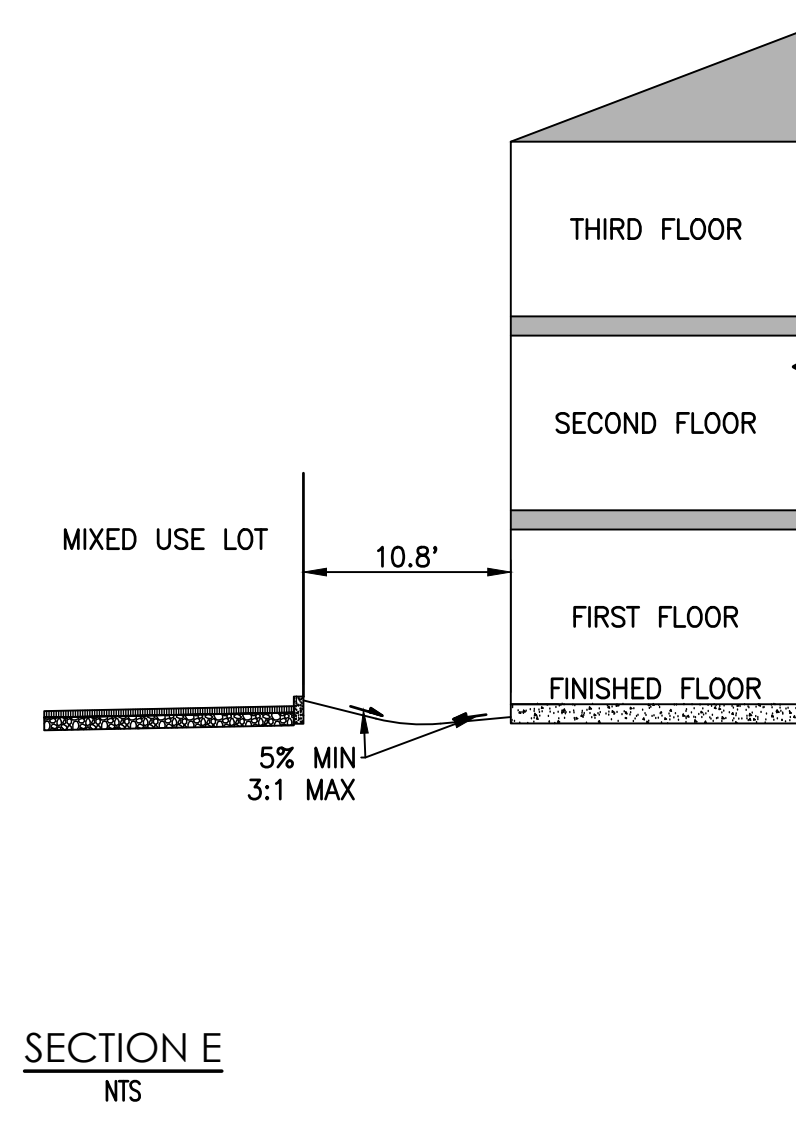
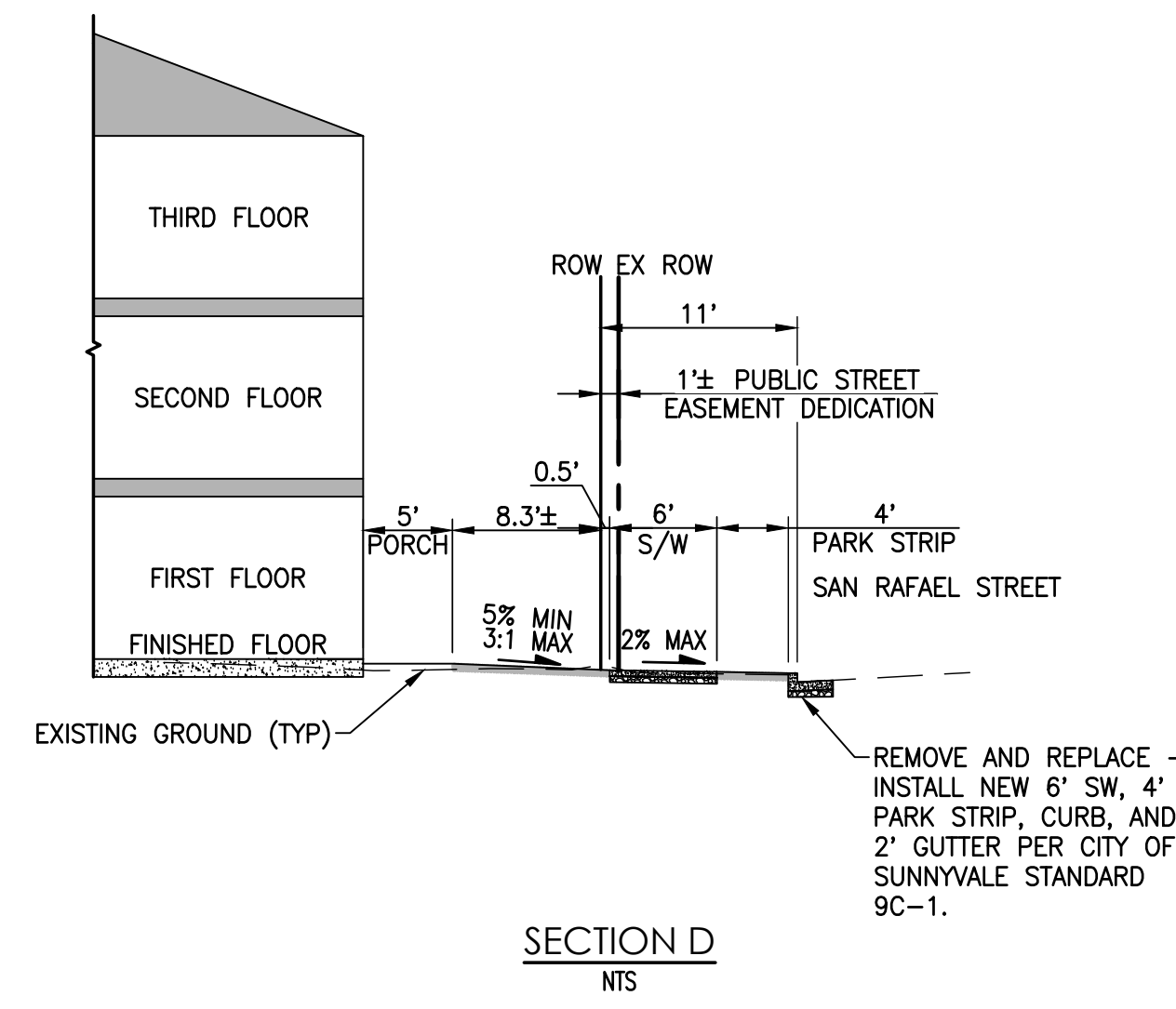
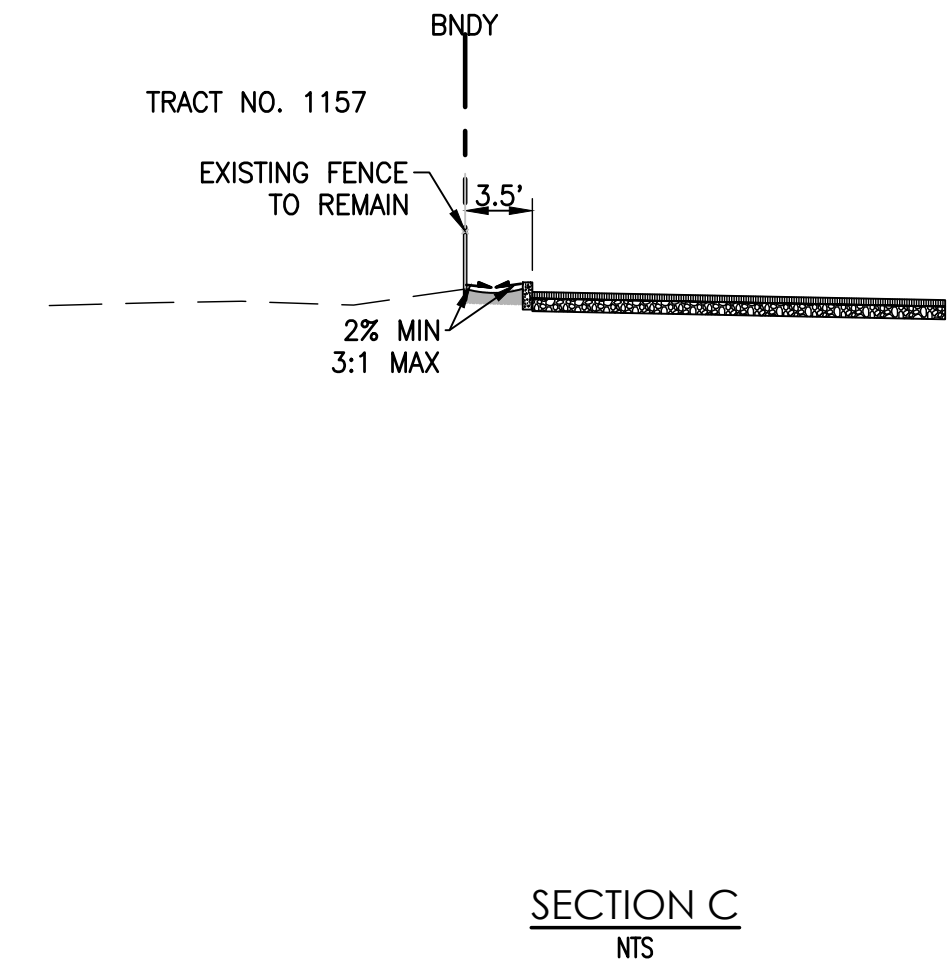
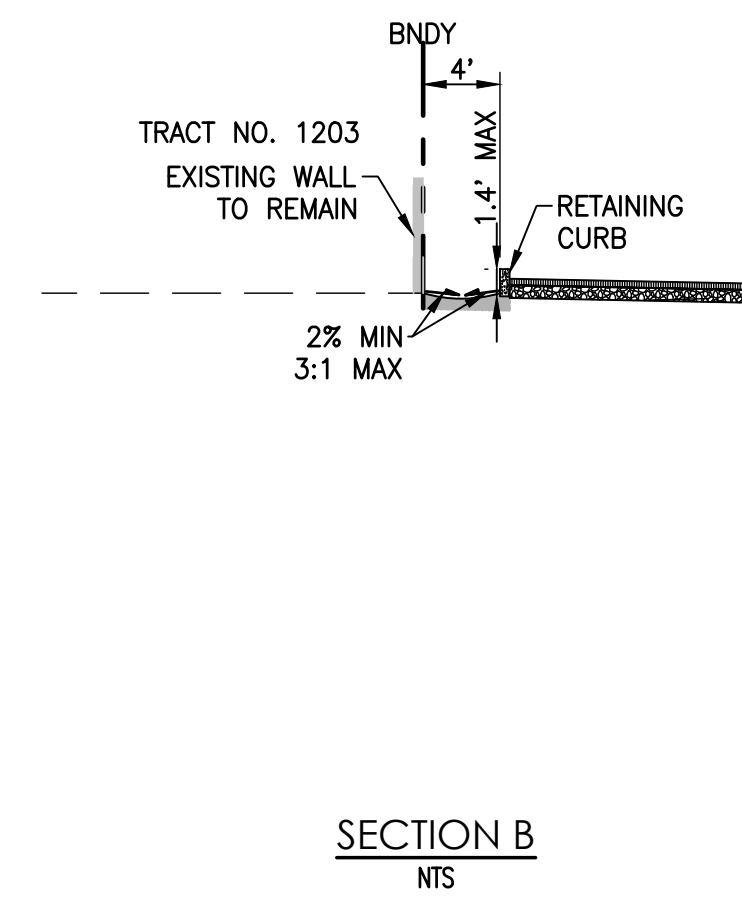
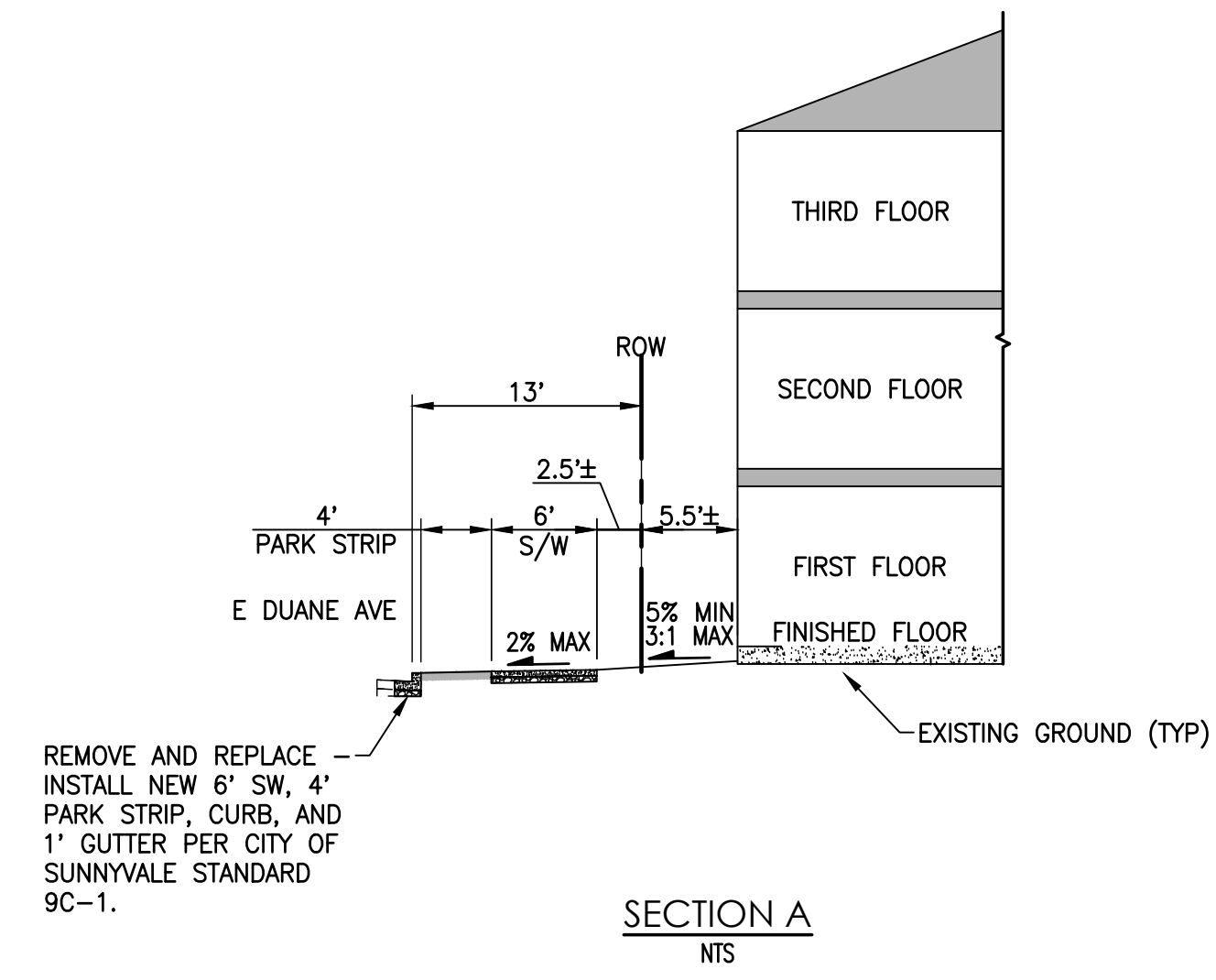
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PRELIMINARY GRADING PLAN
C11

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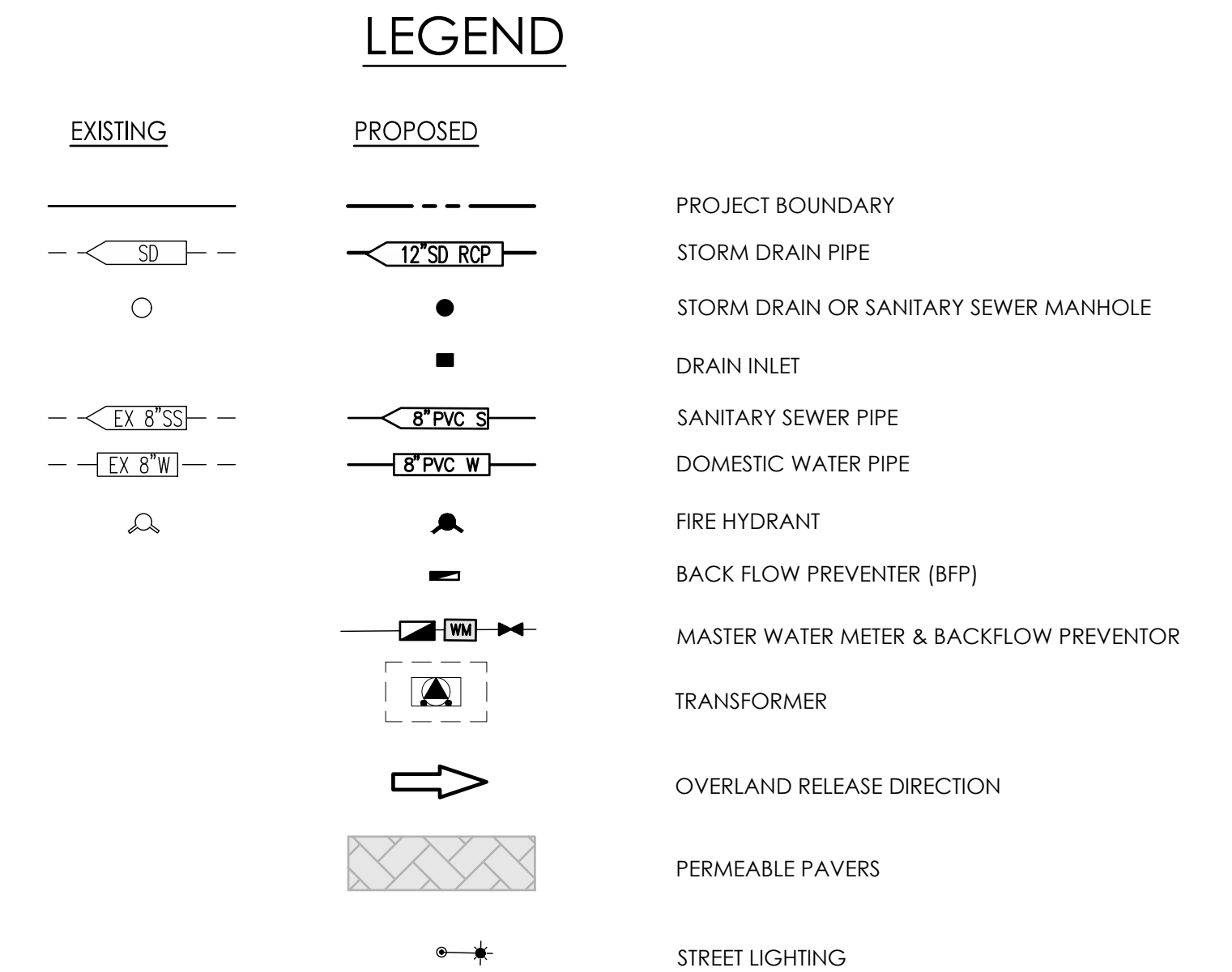
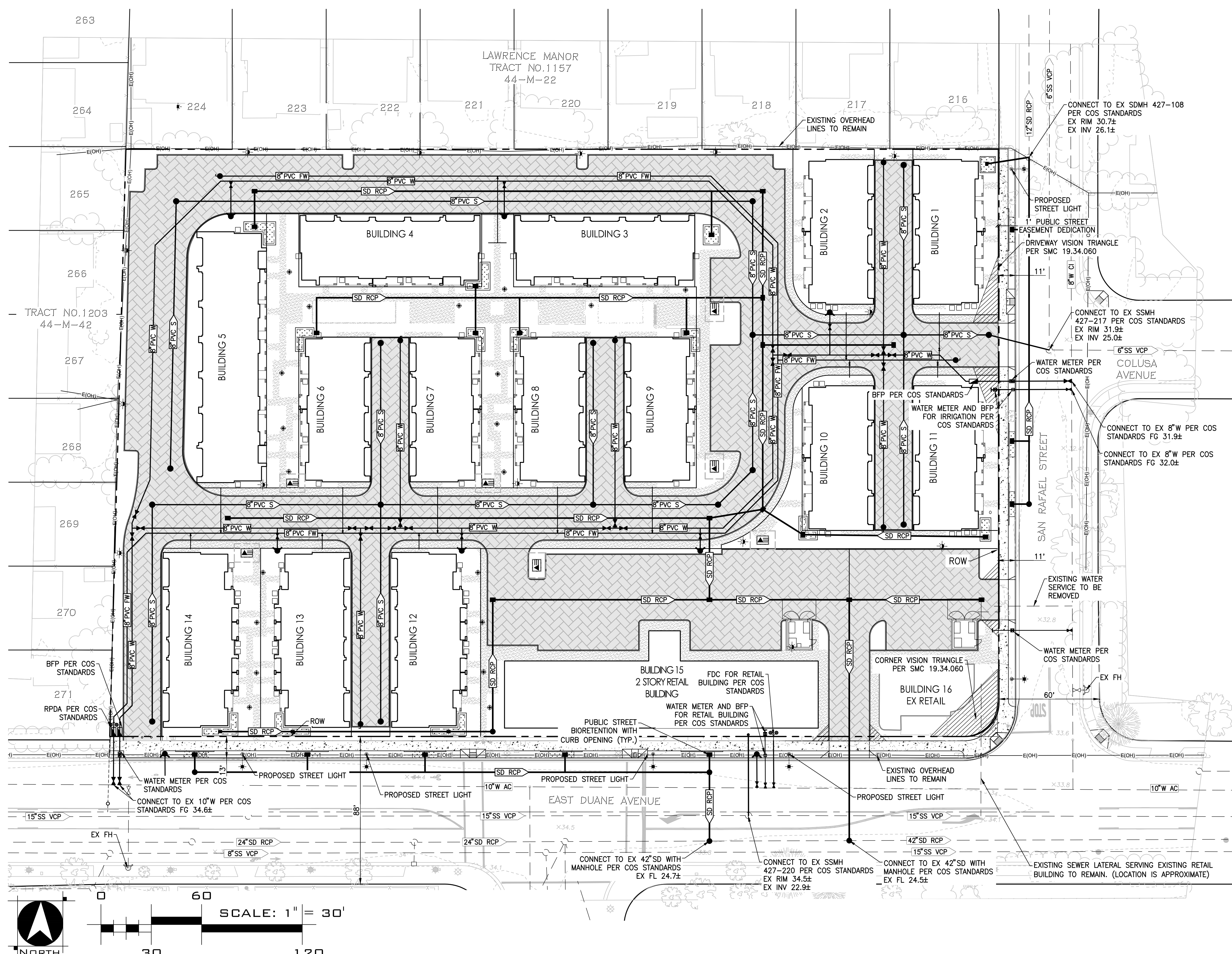
PRELIMINARY GRADING SECTIONS
C12

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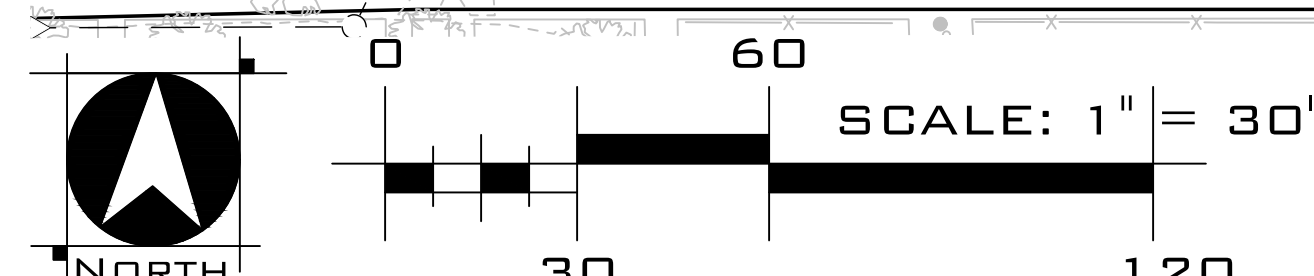
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- ### UTILITY NOTES
- STORM DRAIN
 - MINIMUM SLOPE: 0.005
 - MINIMUM MAINLINE PIPE SIZE: 12"
 - LATERAL PIPE SIZE: 8"
 - STORM DRAIN FACILITIES MAY BE RCP OR N-12 PIPE
 - SANITARY SEWER
 - MINIMUM SLOPE: 0.0035
 - SANITARY SEWER PIPE TO BE SDR-26 PVC
 - WATER PIPE TO BE CLASS 200 AWWA C900
 - UTILITIES SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO CHANGES PENDING FINAL DESIGN. FINAL DESIGN SHALL ADHERE TO CITY OF SUNNYVALE STANDARDS.
 - ALL ON-SITE SEWER, WATER, AND STORM DRAIN TO BE OWNED AND MAINTAINED BY THE PROJECT HOA.
 - PER THE BASE MAPS PROVIDED BY THE CITY OF SUNNYVALE, THE EXISTING STORM DRAIN PIPE IN EAST DUANE AVE AND SAN RAFAEL STREET IS RCP.
 - PER THE BASE MAPS PROVIDED BY THE CITY OF SUNNYVALE, THE EXISTING SANITARY SEWER PIPE IN EAST DUANE AVENUE AND SAN RAFAEL STREET IS VCP.
 - PER THE BASE MAPS PROVIDED BY THE CITY OF SUNNYVALE, THE EXISTING WATER PIPE IN EAST DUANE IS AC AND THE WATER PIPE IN SAN RAFAEL AVENUE IS CI.
 - ALL FIRE HYDRANTS TO BE CLOW-RICH MODEL NO.865 PER CITY OF SUNNYVALE FIRE HYDRANT REQUIREMENTS.
 - SEE SHEET C3 FOR UTILITY EASEMENT BOUNDARIES



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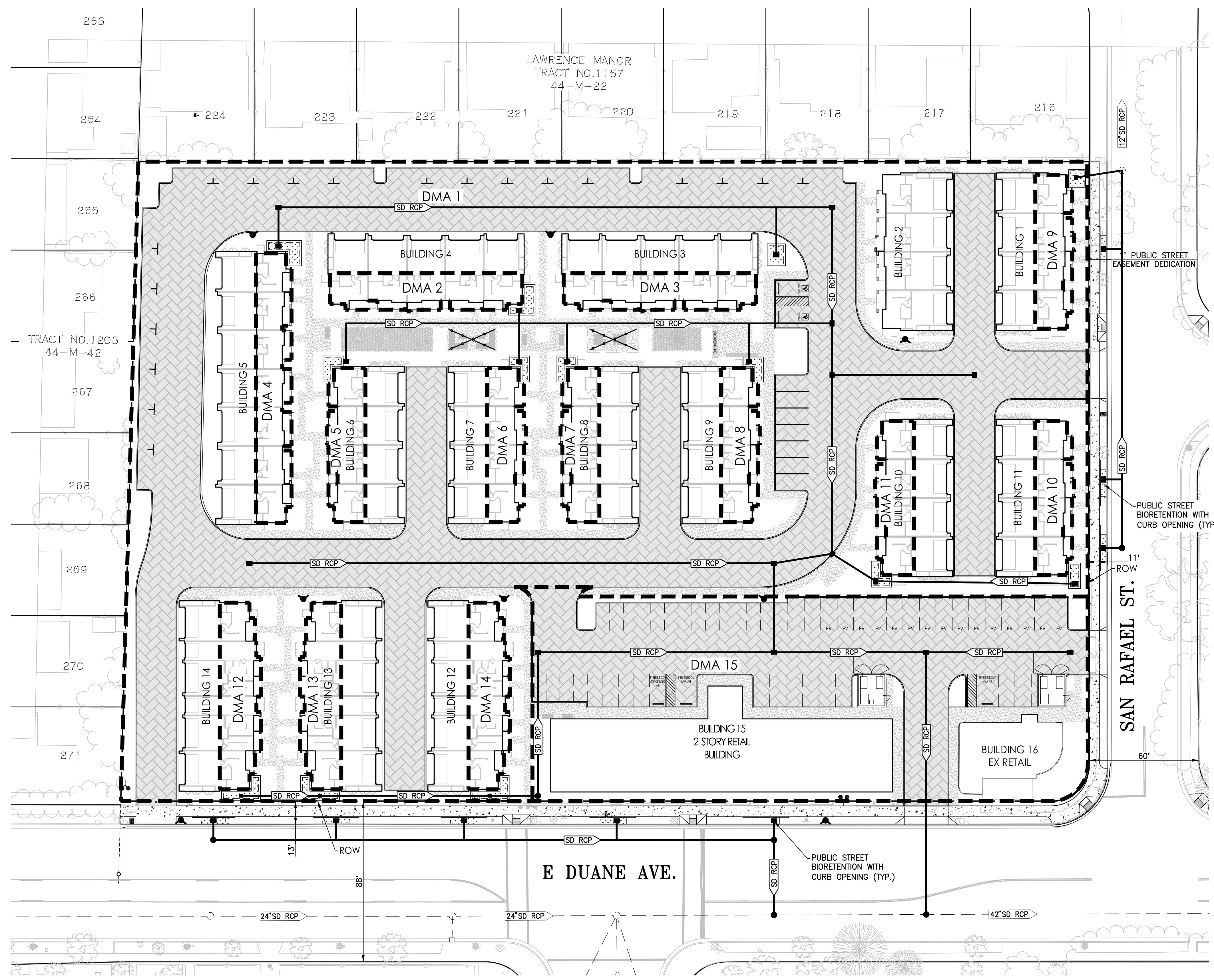
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PRELIMINARY UTILITY PLAN
C13

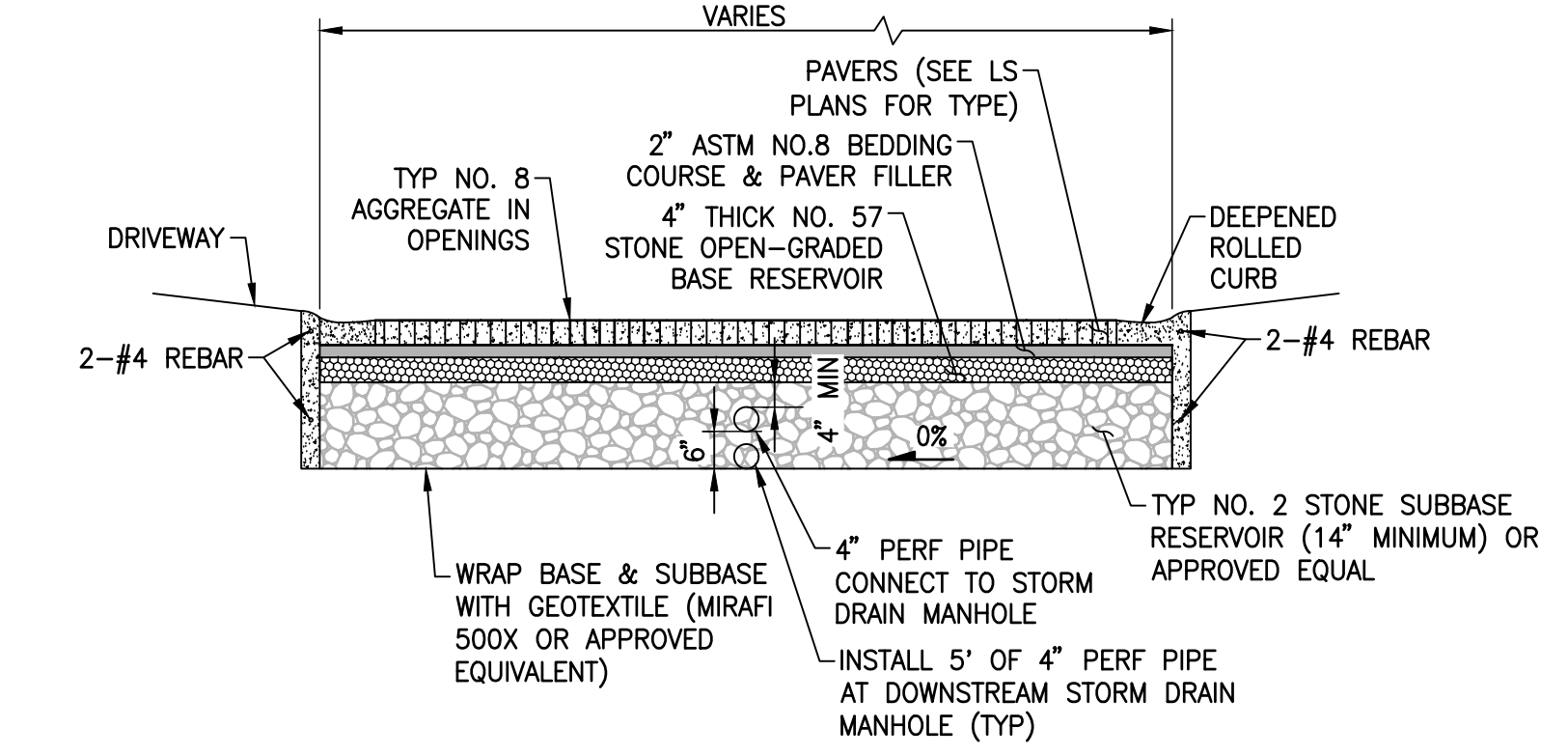
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LEGEND

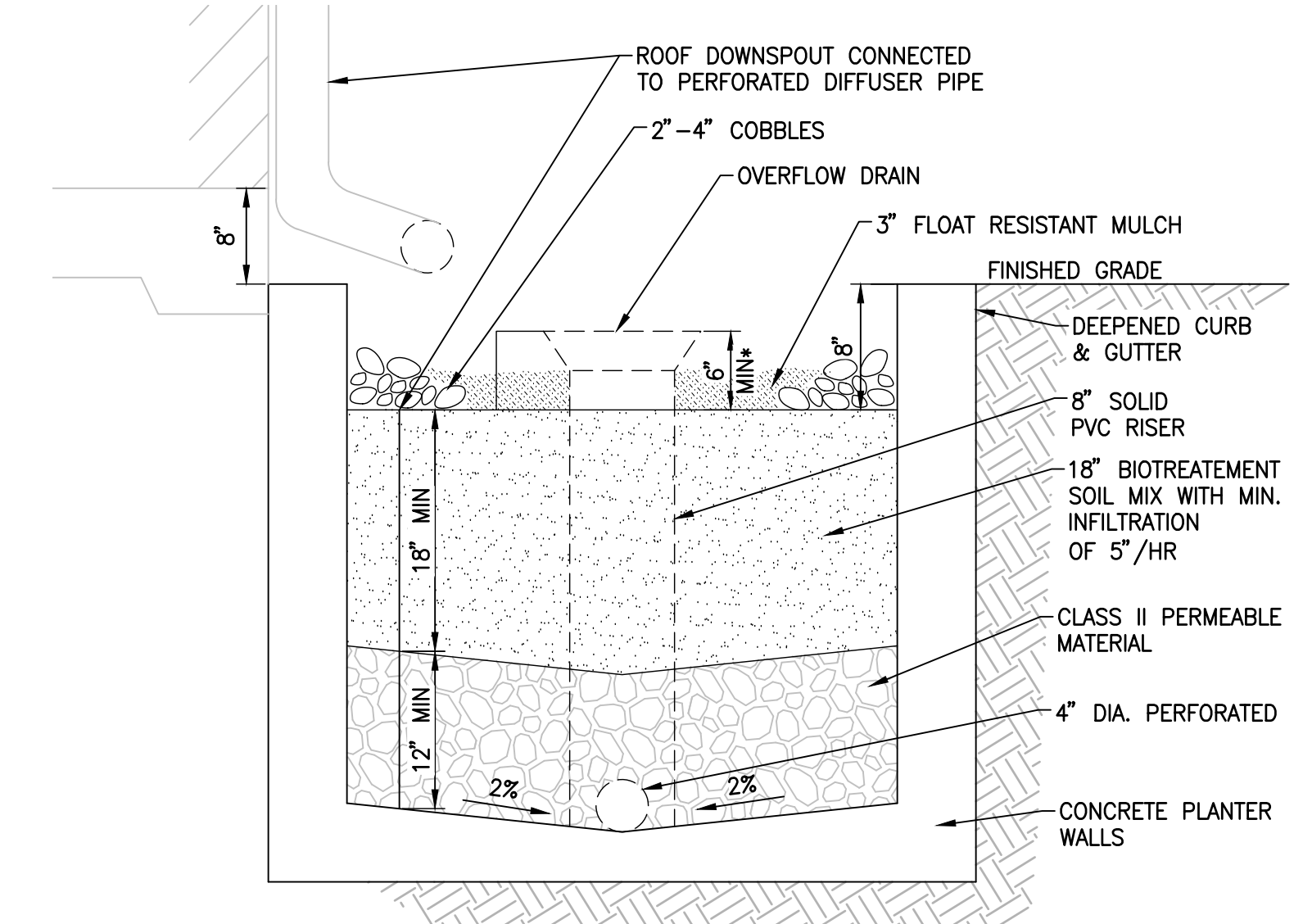
- PROPOSED**
- PROJECT BOUNDARY
 - STORM DRAIN PIPE
 - STORM DRAIN MANHOLE
 - DRAIN INLET
 - DRAINAGE MANAGEMENT AREA BOUNDARY
 - PERMEABLE PAVERS
 - FLOW THRU PLANTER



PERMEABLE PAVERS SECTION

DRAINAGE MANAGEMENT AREA SUMMARY								
DRAINAGE MANAGEMENT AREA (DMA)	SIDEWALK/ DRIVEWAY (SF)	BUILDING (SF)	TOTAL IMPERMEABLE AREA (SF)	TOTAL PERMEABLE AREA (SF)	TOTAL EFFECTIVE IMPERMEABLE AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT TYPE
1	13,420	25,165	38,585	31,947	41,780	43,343	52,098	PERMEABLE PAVERS
2	0	2,005	2,005	0	2,005	80	80	FLOW THROUGH PLANTER
3	0	2,005	2,005	0	2,005	80	80	FLOW THROUGH PLANTER
4	0	2,803	2,803	0	2,803	112	112	FLOW THROUGH PLANTER
5	0	1,609	1,609	0	1,609	64	66	FLOW THROUGH PLANTER
6	0	1,609	1,609	0	1,609	64	66	FLOW THROUGH PLANTER
7	0	1,609	1,609	0	1,609	64	66	FLOW THROUGH PLANTER
8	0	1,609	1,609	0	1,609	64	66	FLOW THROUGH PLANTER
9	0	1,609	1,609	0	1,609	64	66	FLOW THROUGH PLANTER
10	0	1,609	1,609	0	1,609	64	66	FLOW THROUGH PLANTER
11	0	1,609	1,609	0	1,609	64	66	FLOW THROUGH PLANTER
12	0	2,041	2,041	0	2,041	82	84	FLOW THROUGH PLANTER
13	0	2,041	2,041	0	2,041	82	84	FLOW THROUGH PLANTER
14	0	2,041	2,041	0	2,041	82	84	FLOW THROUGH PLANTER
15	2,878	10,516	13,394	4,158	13,810	10,700	17,219	PERMEABLE PAVERS
TOTAL			76,178	101,264				

- NOTES:**
- ALL TREATMENT MEASURES AND TECHNICAL REQUIREMENTS FOR THIS PROJECT ARE BASED ON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) C.3. STORMWATER HANDBOOK DATED JUNE 2016.
 - PROJECT IS EXEMPT FROM HYDROMODIFICATION BECAUSE THE PROJECT WATERSHED DRAINS TO A HARDENED CHANNEL AND/OR TIDAL AREA AND THE OVERALL IMPERMEABLE AREA WILL BE REDUCED WITH THE PROPOSED DEVELOPMENT.
 - REQUIRED SURFACE AREA OF THE PERMEABLE PAVERS IS CALCULATED BY USING THE 80% CAPTURE METHOD ASSUMING A MAXIMUM PONDING DEPTH OF 6 INCHES.
 - PERMEABLE PAVERS ARE INCLUDED IN TOTAL IMPERMEABLE AREA.



FLOW THROUGH PLANTER

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PRELIMINARY STORMWATER QUALITY CONTROL PLAN C14

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