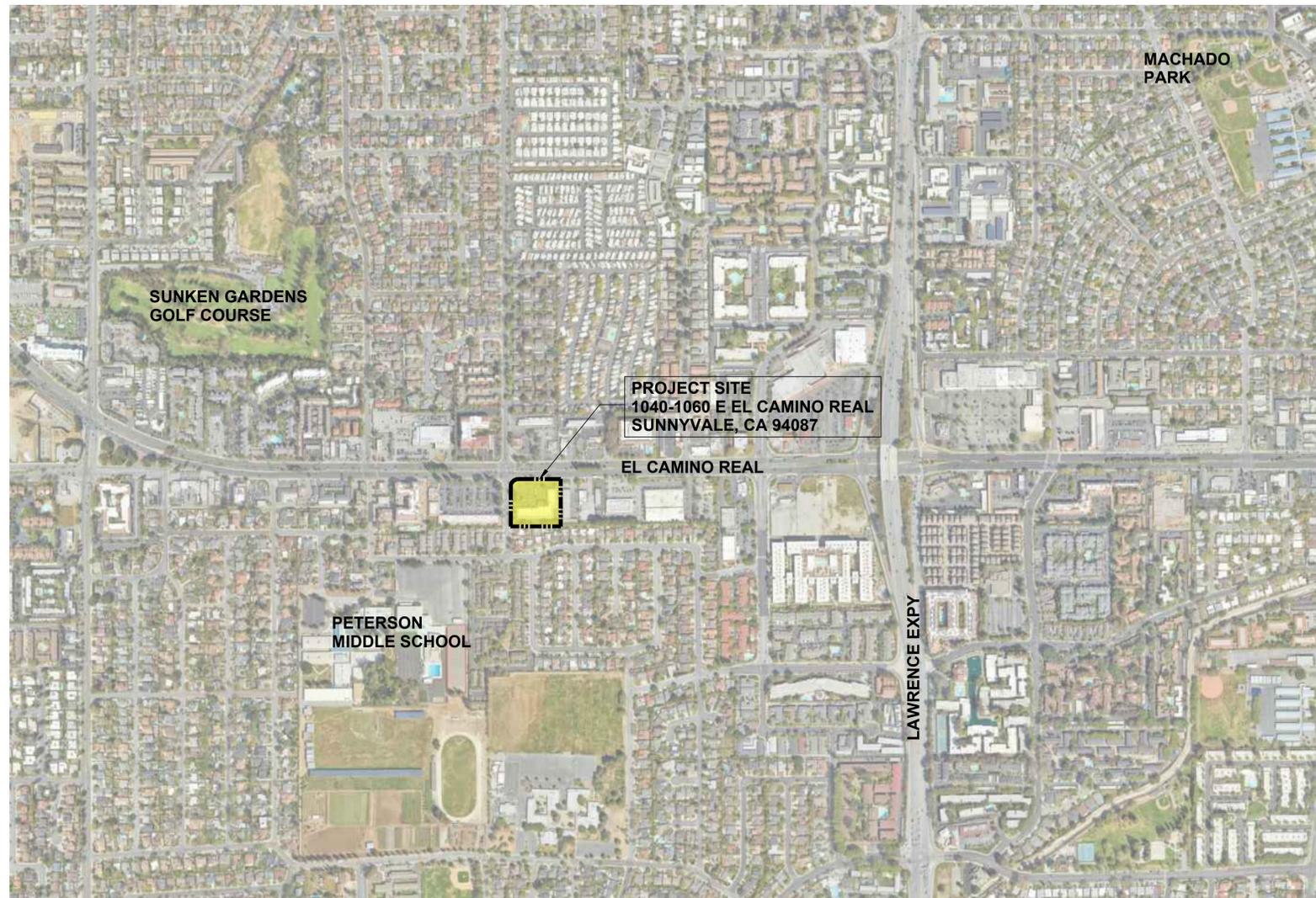


Balboa Retail-Bell Plaza

1040-1060 E El Camino Real Sunnyvale, CA
November 11, 2024





PROJECT SITE
1040-1060 E EL CAMINO REAL
SUNNYVALE, CA 94087

VICINITY MAP



SHEET INDEX

ARCHITECTURAL

- 0.0.0 Cover Sheet
- A 0.1.0 Vicinity Map & Sheet Index
- A 0.2.0 Existing Conditions
- A 0.2.1 Existing Conditions
- A 0.2.2 Existing Site Plan
- A 0.2.3 Existing Building Plan
- A 0.2.4 Existing Building Elevations
- A 0.2.5 Existing Building Elevations
- A 0.3.0 Street Scene
- A 0.3.1 Street Scene
- A 1.0.0 Architecture Site Plan
- A 1.1.0 Project Summary
- A 1.2.0 Building Coverage
- A 1.3.0 Floor Area Ratio Diagram
- A 1.4.0 Open Space Plan
- A 1.4.1 Open Space Plan
- A 1.5.0 Shadow Study
- A 1.5.1 Shadow Study
- A 1.6.0 Calgreen Residential Mandatory checklist
- A 1.7.0 Green Point Rated Checklist
- A 1.8.0 Street Elevation
- A 1.8.1 Specific Plan Compliance
- A 1.9.0 Objective Design Standards Compliance
- A 1.9.1 Objective Design Standards Compliance
- A 1.9.2 Objective Design Standards Compliance
- A 1.9.3 Objective Design Standards Compliance
- A 1.9.4 Objective Design Standards Compliance
- A 2.0.0 6-Plex_A Elevations
- A 2.0.1 6-Plex_A Elevations
- A 2.1.0 6-Plex_B Elevations
- A 2.1.1 6-Plex_B Elevations
- A 2.2.0 7-Plex Elevations
- A 2.2.1 7-Plex Elevations
- A 3.0.0 6-Plex_A Building Plans
- A 3.0.1 6-Plex_A Building Plans
- A 3.1.0 6-Plex_B Building Plans
- A 3.1.1 6-Plex_B Building Plans
- A 3.2.0 7-Plex Building Plans
- A 3.2.1 7-Plex Building Plans
- A 4.0.0 Typical Building Sections
- A 4.1.0 Daylight Plane Diagram
- A 4.2.0 Ladder Pad Exhibit
- A 5.0.0 Plan 1 - Unit Plan
- A 5.0.1 Plan 2 - Unit Plan
- A 5.0.2 Plan 3 - Unit Plan
- A 5.0.3 Plan 4 - Unit Plan
- A 6.0.0 Architectural Detail
- A 7.0.0 Color / Material

CIVIL

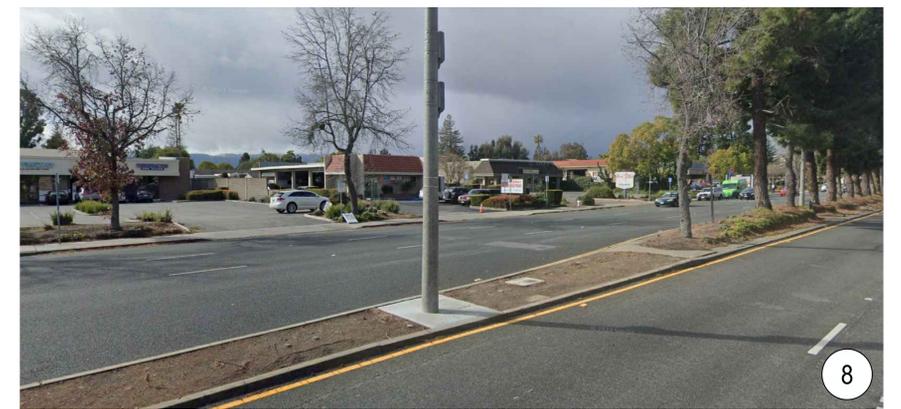
- TM-1 Vesting Tentative Subdivision Map for Condominium Purposes
- TM-2 Boundary and Existing Conditions
- TM-3 Preliminary Site Plan
- TM-4 Preliminary Grading and Drainage Plan
- TM-5 Preliminary Utility Plan
- TM-6 Preliminary Stormwater Management Plan
- TM-7 Preliminary Fire Access Plan
- TM-8 Preliminary Garbage Service Plan

LANDSCAPE

- L-01 Concept Plan
- L-02 Common Open Space Enlargement
- L-03 Site Furnishing & Paving
- L-04 Sections
- L-05 Tree Plans & Shade calculation
- L-06 Plant Palette
- L-07 Plant List
- L-08 Tree disposition Plan
- L-09 Hydrozone Plan
- L-10 Water Calculation
- L-11 Photometric Plan



VICINITY MAP N.T.S. NTS





2. PHOTOMONTAGE - VIEW FROM EL CAMINO REAL



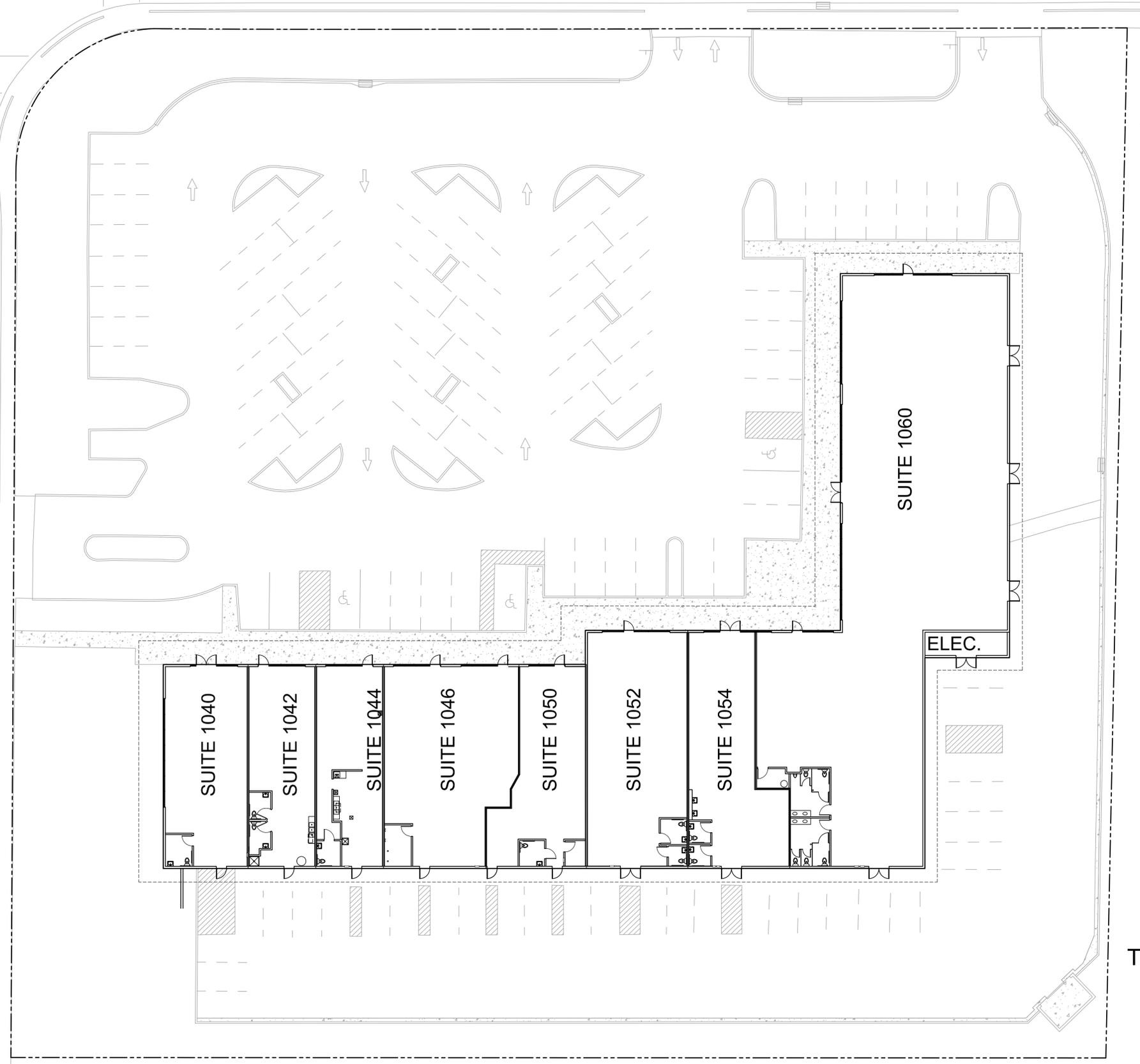
EXISTING SITE MAP N.T.S



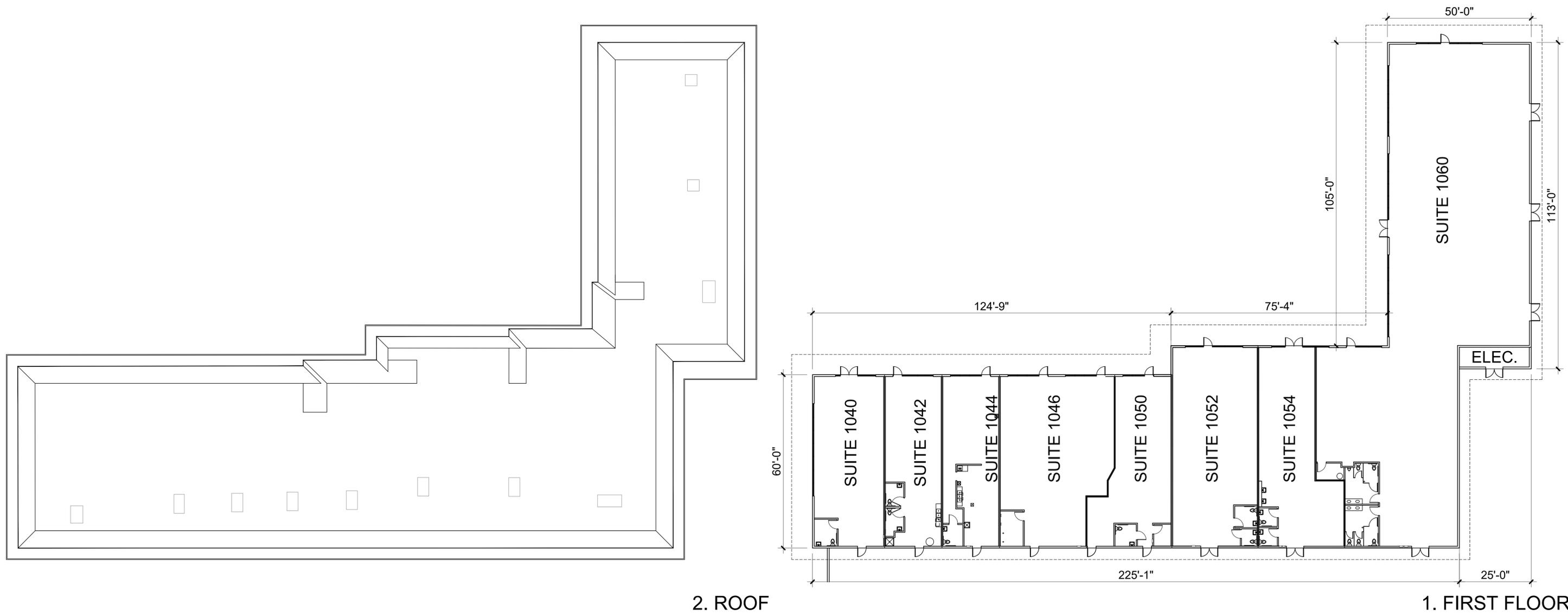
1. PHOTOMONTAGE - VIEW FROM HENDERSON AVE.

EL CAMINO REAL

HENDERSON AVENUE

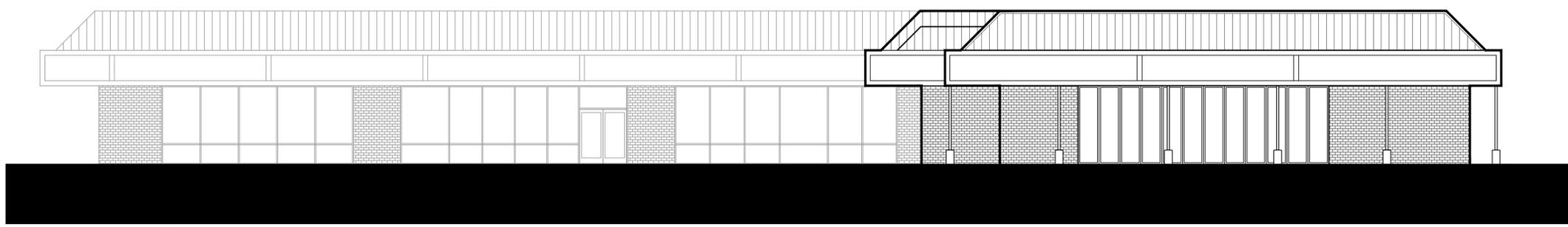
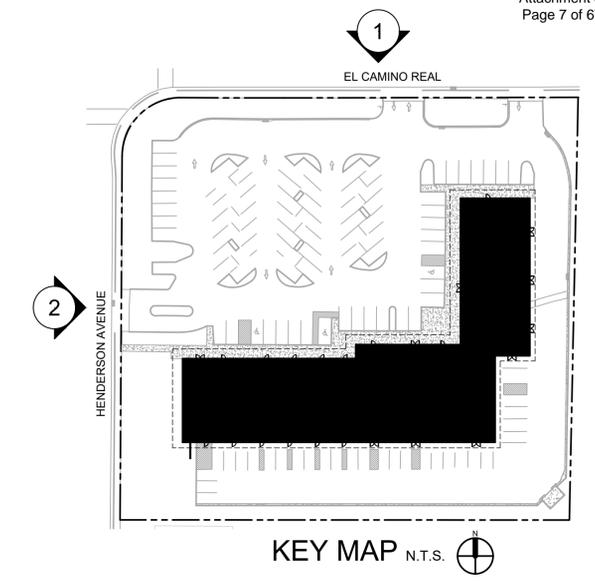


TOTAL BUILDING SQ.FT. : 24,936 sf
 TOTAL NO. OF PARKING: 106 SPACES

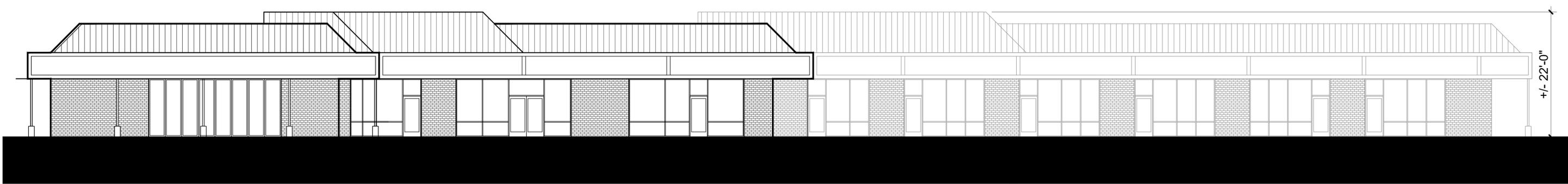


2. ROOF

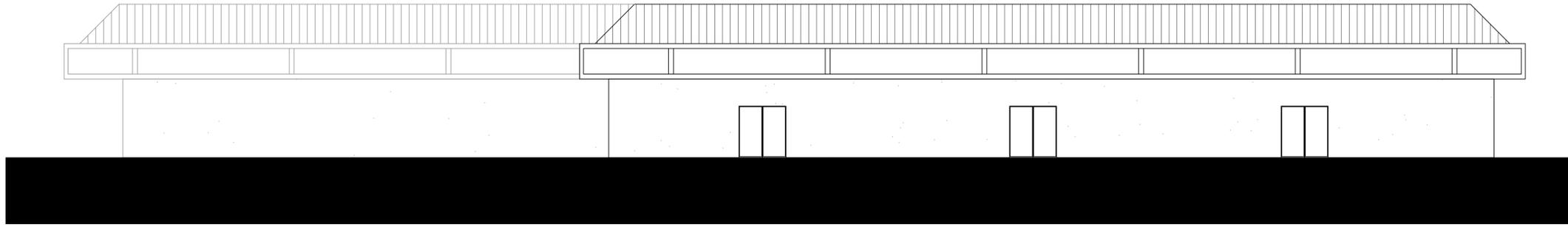
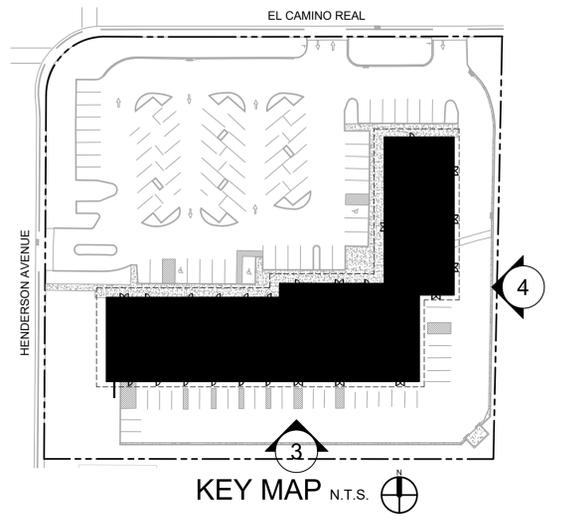
1. FIRST FLOOR



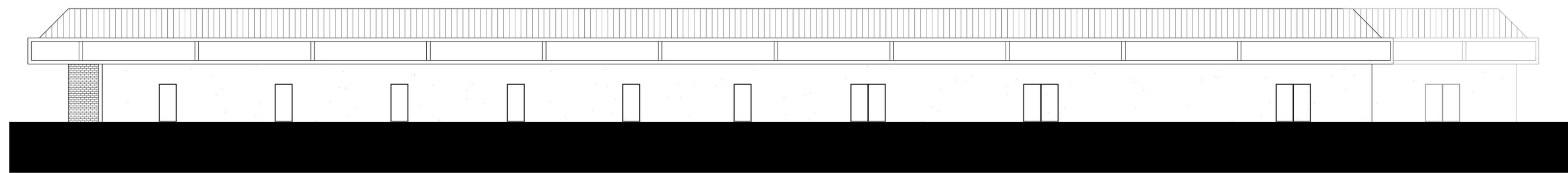
2. LEFT ELEVATION



1. FRONT ELEVATION



4. RIGHT ELEVATION



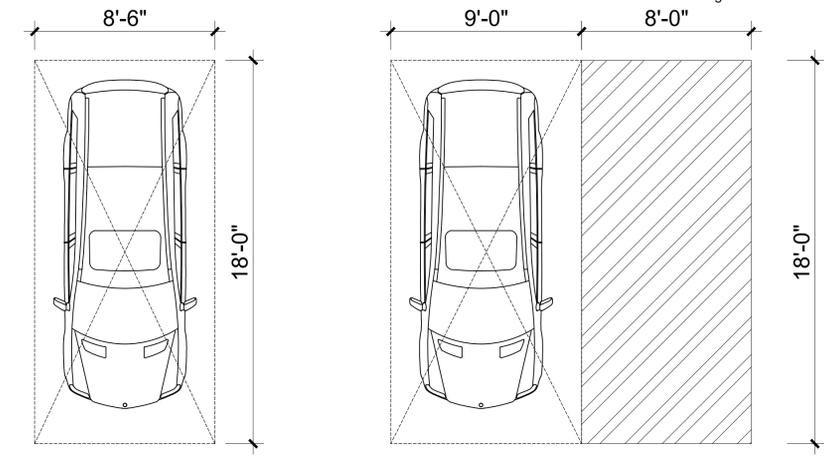
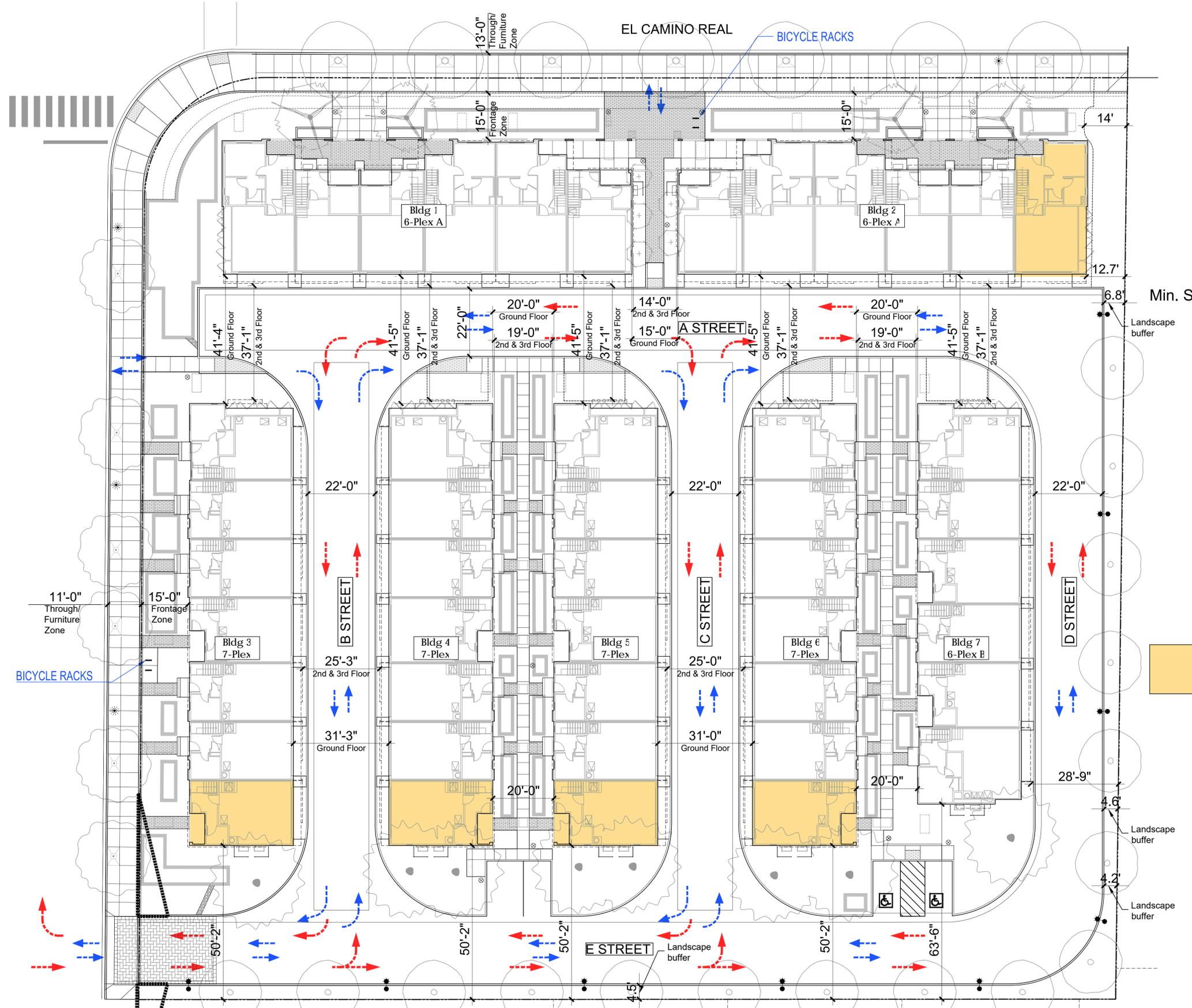
3. REAR ELEVATION



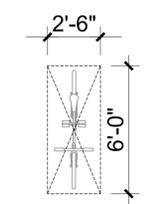
VIEW FROM EL CAMINO REAL



VIEW FROM HENDERSON AVE.



Min. Standard Parking Dimensions Accessible Parking Dimensions
Vehicle Circulation



Bicycle Parking Dimensions
Bicycle Circulation



PLAN 2 & 4- ACCESSIBLE UNITS

See A 5.0.1 & A 5.0.3 for the Accessible units layout

ACCESSIBLE UNITS
5 Multi-story dwelling units

shall comply with accessible and adaptable requirements of CBC 1102A.3. [10% of total multi-story dwelling units]
Designation of 5 complying units to be based on grading design - see Civil Engineering plan Sheet

NOTES:

1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
2. Refer to Civil sheets for accessible path of travel connecting accessible units and parking stalls with the public way
3. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

PROPERTY ADDRESS:
1040-1060 E El Camino Real
Sunnyvale, CA 94087

APN: 313-04-026

ACREAGE: 2.20 ac (gross) / 2.17 ac (net)

DESCRIPTION:

The proposed development consists of a 46-unit, 3-story townhouse development, which includes 7 BMR (Below Market Rate) ownership units as per Sunnyvale Municipal Code 19.67.050. This project is entirely privately funded. Situated at the corner of El Camino Real and Henderson Avenue in Sunnyvale, CA, the project site falls within the East Segment of the El Camino Real Specific Plan. It carries a Land Use designation of El Camino Real Specific Plan District (ECR-SP) and a Zoning designation of ECR-MU24

R2 - CONDOMINIUMS

CODE INFORMATION

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY JURISDICTION HAVING AUTHORITY.

APPLICABLE CODES:

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CAL GREEN)
- 2022 BUILDING ENERGY EFFICIENCY STANDARDS
- CITY OF SUNNYVALE MUNICIPAL CODE

CODE SUMMARY

<p>USE & OCCUPANCY (CBC SECTION 310.4 & 312.1)</p> <p>SEPARATIONS: (CBC SECTION 420)</p> <p>ALLOWABLE HEIGHT: (CBC TABLE 504.3 & SECTION 504)</p> <p>ACTUAL HEIGHT:</p> <p>ALLOWABLE STORIES: (CBC TABLE 504.4 & SEC 504.4)</p> <p>ALLOWABLE FLOOR AREA: (CBC SEC 406 & SEC 506 & 508)</p> <p>RATED EXTERIOR WALLS (CBC TABLE 601)</p> <p>FIRE RESISTIVE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: (TABLE 602)</p> <p>ACCESSIBILITY:</p>	<p>R-2: BUILDINGS CONTAINING MORE THAN TWO DWELLING UNITS U: PRIVATE GARAGES</p> <p>WALLS SEPARATING DWELLING UNITS (R2) SHALL BE 1-HOUR FIRE PARTITIONS COMPLYING WITH CBC SECTION 708.</p> <p>WALLS SEPARATING PRIVATE GARAGES (U) FROM DWELLING UNIT (R2) SHALL BE SEPARATED BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE PER 406.3.4.1. DOORS SHALL BE 20 MIN RATED.</p> <p>FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS (R2) AND DWELLING UNITS (R2) / GARAGES (U) SHALL BE 1-HR RATED HORIZONTAL ASSEMBLIES COMPLYING WITH CBC SECTION 711.</p> <p>DOOR BETWEEN PRIVATE GARAGE (U) AND ITS OWN DWELLING UNIT (R2) SHALL BE 20MIN RATED - SELF-CLOSING, SELF-LATCHING, SOLID WOOD DOOR OR SOLID OR HONEYCOMB CORE STEEL DOOR, MINIMUM 1-3/8 INCHES (34.9 MM) THICK.</p> <p>DOORS IN RATED CONSTRUCTION SHALL COMPLY WITH CBC SEC 716.5</p> <p>TYPE OF CONSTRUCTION: TYPE VB, 3-STORY</p> <p>FIRE SPRINKLERS: FIRE SPRINKLER: NFPA 13</p> <p>TYPE V-B: (WITH NFPA 13) 60 FEET MAXIMUM (WITHOUT AREA INCREASE) 40 FEET MAXIMUM (WITH AREA INCREASE) 65' FEET PER PROJECT DEVELOPMENT STANDARDS</p> <p>< 40 FEET - SEE ELEVATIONS</p> <p>R-2, TYPE V-B: 3 STORIES (2 STORIES BASE ALLOWABLE + 1 STORY SPRINKLER INCREASE FOR NFPA 13) U, TYPE V-B: 2 STORIES</p> <p>IN EACH STORY, THE BUILDING AREA SHALL BE SUCH THAT THE SUM OF THE RATIOS OF THE ACTUAL BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED ONE (1)</p> <p>IN R OCCUPANCIES WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE AGGREGATE SUM OF THE RATIOS FOR PORTIONS OF MIXED-OCCUPANCY MULTI-STORY BUILDINGS SHALL NOT EXCEED TWO(2)</p> <p>GROUP U IS PERMITTED TO BE 1,000 SQ. FT. PER GARAGE WHEN PROVIDING 1-HOUR FIRE BARRIERS BETWEEN GARAGES. MULTIPLE PRIVATE GARAGES ARE PERMITTED IN A BUILDING WHERE EACH PRIVATE GARAGE IS SEPARATE BY A 1-HR FIRE BARRIER</p> <p>TYPE VB, 3-STORY: NOT REQUIRED</p> <p>FIRE SEPARATION DISTANCE ≥ 10' FOR TYPE VB CONSTRUCTION AND R2 OCCUPANCY SHALL BE ZERO (0) (NON-RATED)</p> <p>FIRE SEPARATION DISTANCE < 10' FOR TYPE VB CONSTRUCTION AND R2 OCCUPANCY SHALL BE ONE (1) - (1 HOUR)</p> <p>SHALL COMPLY WITH CBC CHAPTER 1102A.3 MULTI-STORY DWELLINGS</p>
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PROJECT INFORMATION

Site Area: **2.20 acres (Gross)** **2.17 acres(net)**

BUILDING TYPE SUMMARY

Typology	Building Type	# Buildings	DU/Building	# Total DU	Building Gross SF*	Total Building Gross SF (per Sunnyvale Municipal code CH 19.12.080)
Townhouse	6-Plex A	2	6 DU	12 DU	15,974 SF	31,948 SF
	6-Plex B	1	6 DU	6 DU	13,795 SF	13,795 SF
	7-plex	4	7 DU	28 DU	15,363 SF	61,452 SF
TOTAL				46 DU		107,195 SF

*Per city of Sunnyvale Municipal Code CH 19.12.080 (12) (b): Commercial, Industrial, Multifamily and Other Uses. The sum of the areas computed from the outside dimensions of a building, including corridors, supporting columns and unsupported wall projections (except for: eaves, uncovered balconies, uncovered porches, covered porches on the ground floor, uncovered stairways, fire escapes, landing places, fireplaces, and similar architectural features) for each floor including mezzanine floors and enclosed and unenclosed roofed patios where the roof is more than fifty percent solid

UNIT SUMMARY

Unit Name	Description	Garage	Garage sq.ft.	Approx. Net SF	Total DU	%	Total Net SF
Plan 1	2bd/2.5ba	Side x Side	417 SF	1,415 SF	18 DU	39%	25,470 SF
Plan 2	3bd/3ba	Side x Side	460 SF	1,555 SF	16 DU	35%	24,880 SF
Plan 3	4bd/3.5ba	Side x Side	405 SF	1,842 SF	6 DU	13%	11,052 SF
Plan 4	4bd/3.5ba	Side x Side	466 SF	2,236 SF	6 DU	13%	13,416 SF
Total					46 DU	100%	74,818 SF
Average Unit Size:					1,625 SF		
Density:					21.20 du/net ac		

LANDSCAPE AND OPEN SPACE SUMMARY

	Required	Provided
Useable Open Space	Min. 9,200 SF (200 SF / unit)	11,199 SF (243 SF / unit)
Common Open Space	No min. required	1244 SF
Other Landscape Space	Min. 19,182 SF (20 % of Gross Lot Area)	Min. 18,883 SF (20 % of Net Lot Area) 19,289 SF (20.1 % of Gross Lot Area / 20.4 % of Net Lot Area)
Surface Parking Lot	Min. 7,129 SF	7,539 SF
Landscape Area	(20% of **Parking Drive Aisle)	(21.1% of Parking Drive Aisle)
Total Landscape Area		26,828 SF

Gross Lot Area 95,912 SF
Net Lot Area 94,415 SF
** Parking Drive Aisle 35,699 SF

AFFORDABLE UNIT SUMMARY

Unit Type	Total DU	%	Notes
Below Market Rate	7 DU	15%	MC 19.67.050
Density Bonus	0 DU	0%	
Market Rate	39 DU	85%	
Total Units	46 DU	100%	

COMMERCIAL SUMMARY

	Commercial Area	Notes
Required	12300 sqft	MC 19.36.090
Provided	0 sqft	

*Commercial use concession request per State Density Bonus Law [Gov. Code 65915(d)(2)]

PARKING SUMMARY

Parking Spaces Required		Required Segment		Provided	Notes	State Density Bonus Law	
# of Bedrooms	Total DU	Minimum	Maximum			Required	Provided
2-Bedroom	18	1.5 spaces	2.25 spaces	2 spaces	MC 19.36.120 (a)	1.5 Spaces	2 Spaces
3-Bedroom	16	2 spaces	2.25 spaces	2.25 spaces		1.5 Spaces	2.25 Spaces
4-Bedroom	12	2 spaces	2.25 spaces	2 spaces		2.5 Spaces	2 Spaces
Total	46	83 spaces	103.5 spaces	96 spaces		81 Spaces	96 spaces
Ratio		1.8 spaces per unit	2.25 spaces per unit	2.09 spaces per unit		1.76 spaces per unit	2.09 spaces per unit

* 4 on site parking spaces allocated for the 3 bedroom plan

Parking Spaces Provided	
In Private garage	92 spaces
On site	4 spaces
Total	96 spaces 2.09 per/du

See TM-3 and A 5.0.0 - A5.0.3 for city of sunnyvale reach code requirement for EVCS for new residential project

BICYCLE PARKING SUMMARY

	Parking spaces	Notes
Required	Class I - 31 spaces (2 spaces per 3 units) Class II - 4 spaces (1 space per 15 units)	MC 19.36.120(i)
Provided	Class I - 46 spaces (in private garage) Class II - 4 spaces on site	

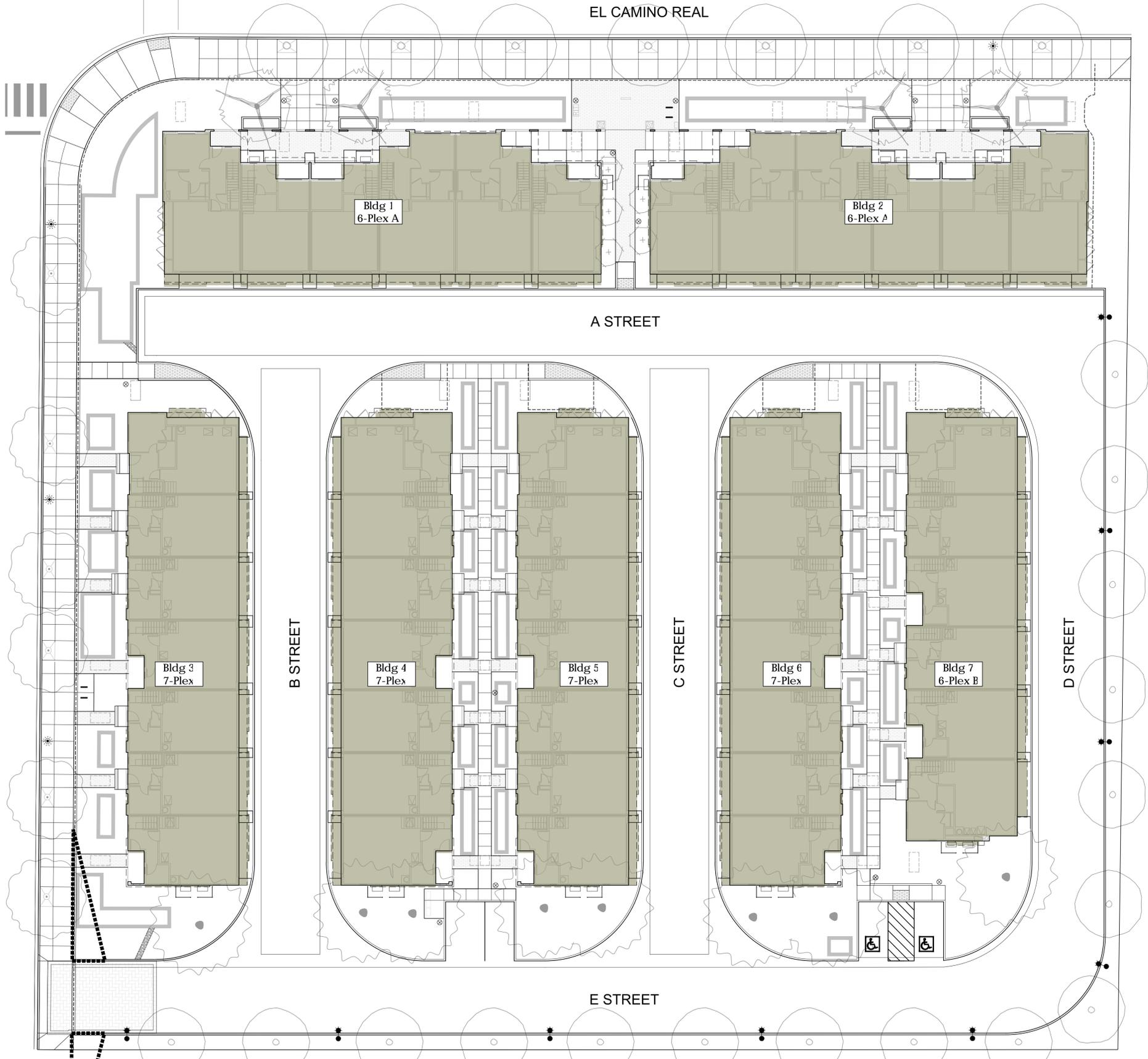


Bell Plaza - Townhomes
Sunnyvale, CA # 2022-0936

FORMAL SUBMITTAL
NOVEMBER 11, 2024

PROJECT SUMMARY

A 1.1.0



Legend:

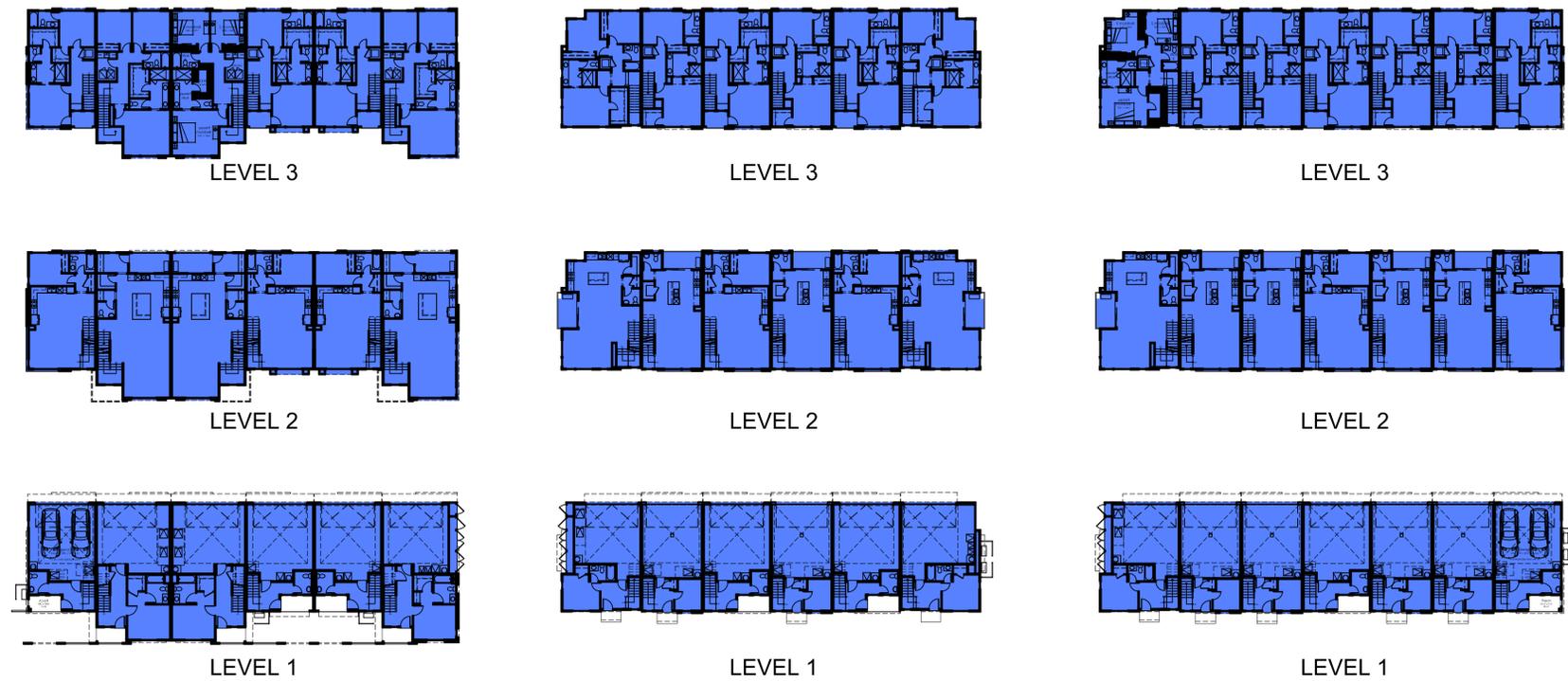
 Building Coverage

Building Coverage:
(Shaded Area/ Net Site Area)
Site Gross Area 2.20 acres (95,912 s.f.)
Site Net Area 2.17 acres (94,415 s.f.)

Required 60% Max.
Provided: 36,109 s.f. / 94,415 s.f. site
Coverage: ±38%

Sunnyvale, Municipal Code CH 19.12.130 (15)
"Lot coverage" means the land area covered by all buildings on any lot, as computed from the outside dimension of each building, including corridors, supporting columns and unsupported wall projects (except eaves; uncovered balconies, porches and stairways; fire escapes; landing places; fireplaces, and similar architectural features), and enclosed and unenclosed roofed patios where the roof is more than fifty percent solid. Underground parking structures which do not protrude above finished grade shall not be calculated in lot coverage percentages.

- NOTES:**
1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
 2. Refer to Landscape Sheets for landscape design, dimensions and detailed information.



6 Plex - A : 15,824 Gross s.f.

6 Plex - B : 13,734 Gross s.f.

7 Plex : 15,284 Gross s.f.

Legend:

Gross Floor Area

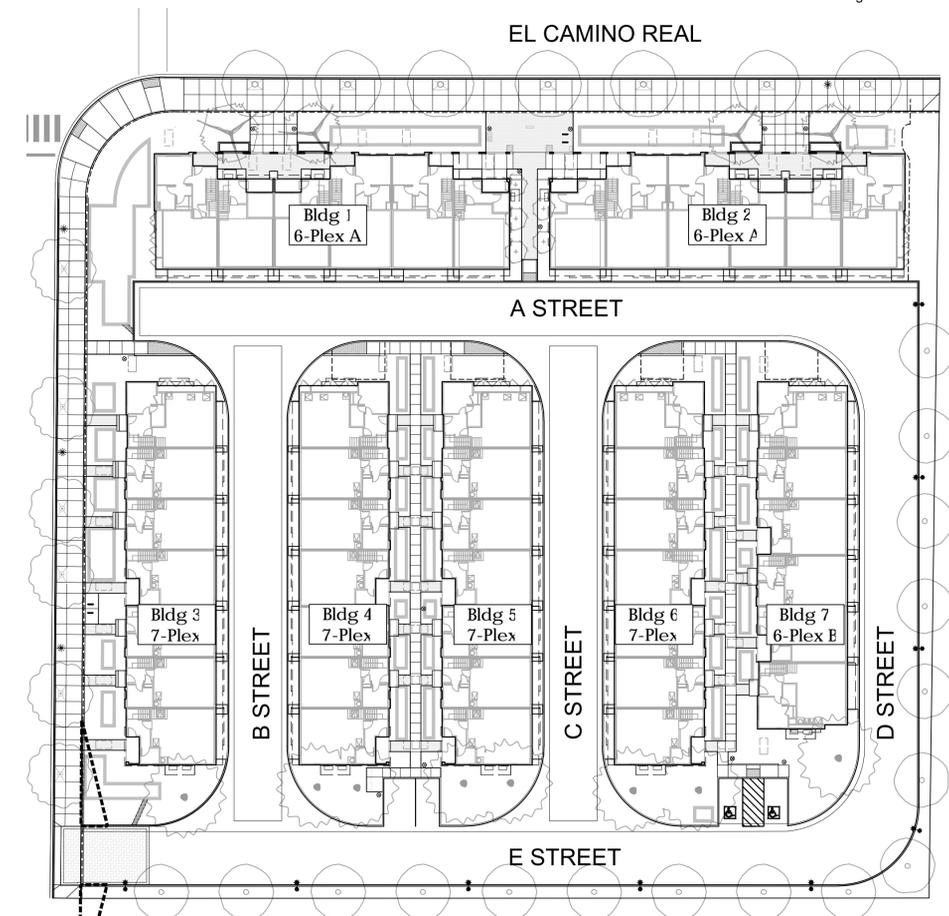
Sunnyvale, Municipal Code CH 19.12.080 (12)

“Gross floor area” means the following:

(b)Commercial, Industrial, Multifamily and Other Uses. The sum of the areas computed from the outside dimensions of a building, including corridors, supporting columns and unsupported wall projections (except for: eaves, uncovered balconies, uncovered porches, covered porches on the ground floor, uncovered stairways, fire escapes, landing places, fireplaces, and similar architectural features) for each floor including mezzanine floors and enclosed and unenclosed roofed patios where the roof is more than fifty percent solid.

NOTES:

1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
2. Refer to Landscape Sheets for landscape design, dimensions and detailed information.



F.A.R (Floor Area Ratio)

Site Gross Area 2.20 acres (95,912 s.f.)
Site Net Area 2.17 acres (94,415 s.f.)

Total Gross Floor Area 107,195 s.f.

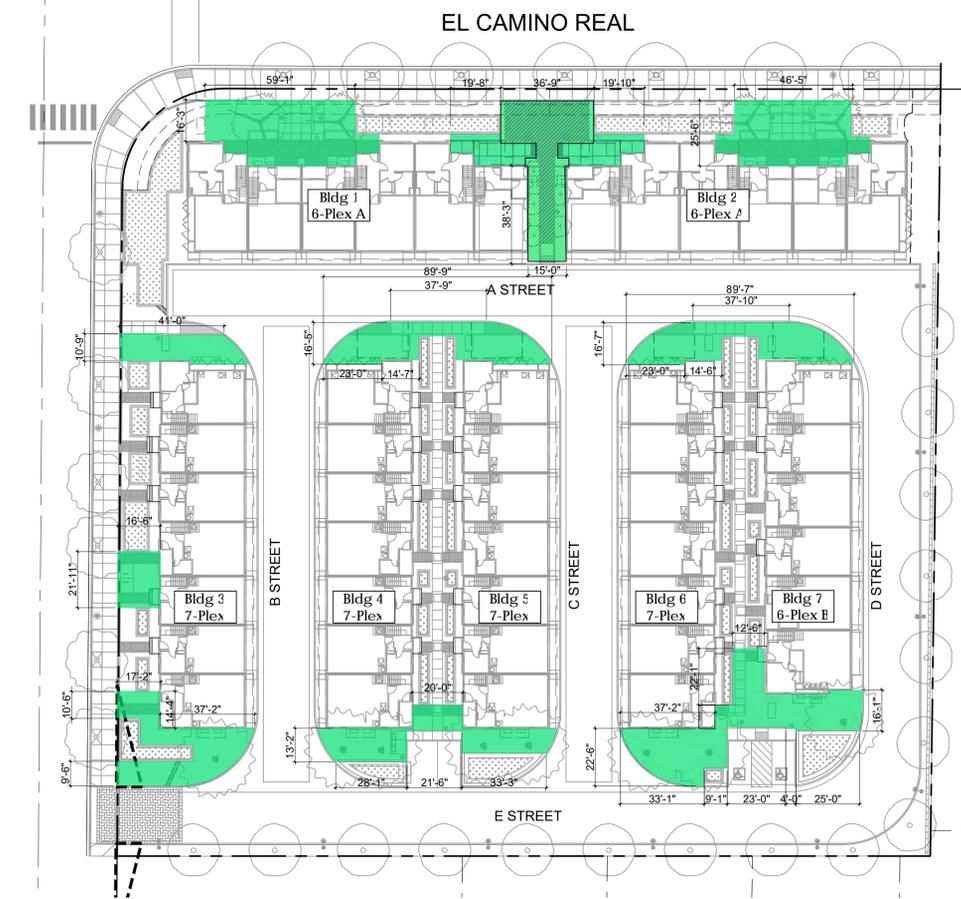
Provided: 107,195 s.f. / 94,415 s.f. site
F.A.R 1.135

Sunnyvale, Municipal Code CH 19.12.070 (7)

“**Floor area ratio (FAR)**” means a ratio, expressed as a percentage, of the gross floor area of a given building, buildings, or portion of a building, to the net area of the parcel of real property on which such building or buildings are located. In determining the FAR for residential uses, the gross floor area shall include the area devoted to covered parking; in nonresidential uses, the area devoted to covered parking shall be excluded from the gross floor area.

BUILDING TYPE SUMMARY

Typology	Building Type	# Buildings	DU/Building	# Total DU	Building Gross SF*	Total Building Gross SF (per Sunnyvale Municipal code CH 19.12.080)
Townhouse	6-Plex A	2	6 DU	12 DU	15,974 SF	31,948 SF
	6-Plex B	1	6 DU	6 DU	13,795 SF	13,795 SF
	7-plex	4	7 DU	28 DU	15,363 SF	61,452 SF
TOTAL				46 DU		107,195 SF



Useable Open Space - LEVEL 1

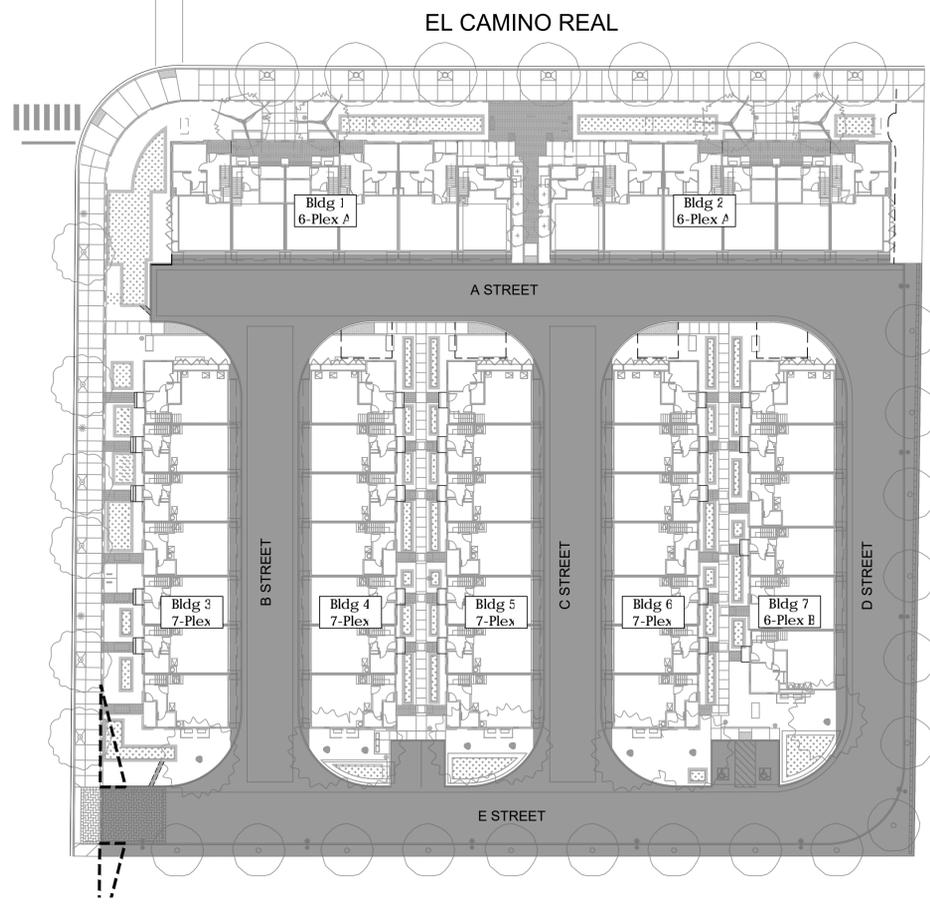
Legend:

- Useable Open Space
- Common Open Space

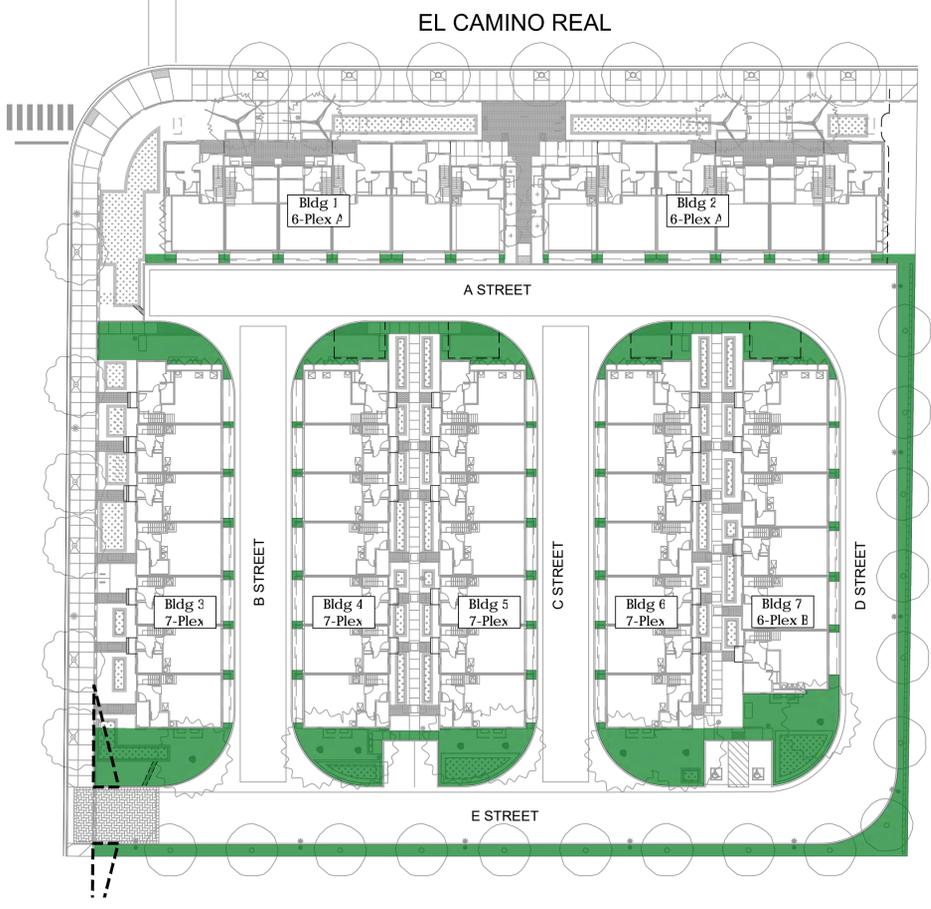
Useable Open Space Summary	
Required	Min. 9,200 sq.ft 200 sq.ft. / unit (Per Sunnyvale Municipal Code 19.36.130)
Provided	
Level 1	11,199 s.f.
Total	11,199 s.f. 243 sq.ft / unit
Common Open Space Summary	
Required	No min. required
Provided	1244 sq.ft.

NOTES:

1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
2. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

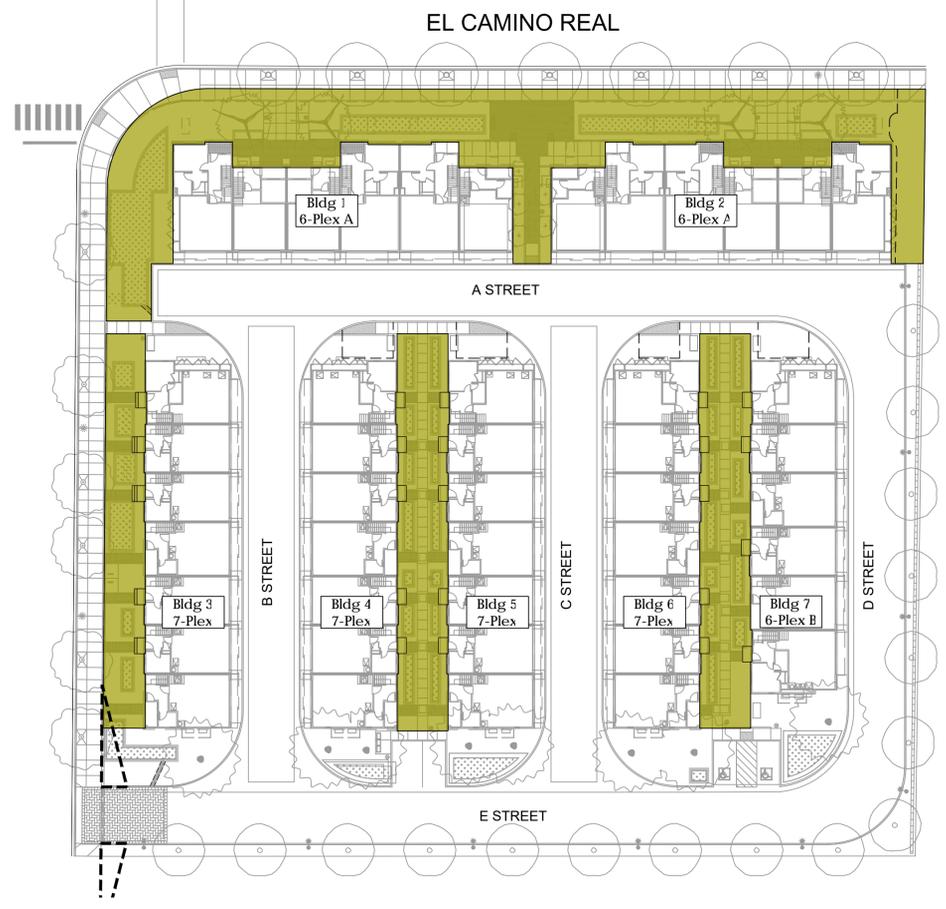


Parking Drive Aisle - 35,699 sq.ft.



Surface Parking Lot Landscape Area

Surface Parking Lot Landscape Area	
Required	Min. 7,129 sq.ft 20 % of Parking Drive Aisle (Per Sunnyvale Municipal Code 19.36.130)
Provided	7,539 sq.ft. 21.1 % of Parking Drive Aisle
Parking Drive Aisle: 35,699 s.f.	



Other Landscape Space

Other Open Space Summary	
Required	Min. 19,188 sq.ft 20% of Gross Lot Area (Per Sunnyvale Municipal Code 19.36.130)
	Min. 18,905 sq.ft. 20% of Net Lot Area (Per Sunnyvale Municipal Code 19.36.130)
Provided	19,289 sq.ft. 20.1 % of Gross Lot Area / 20.4 % of Net Lot Area

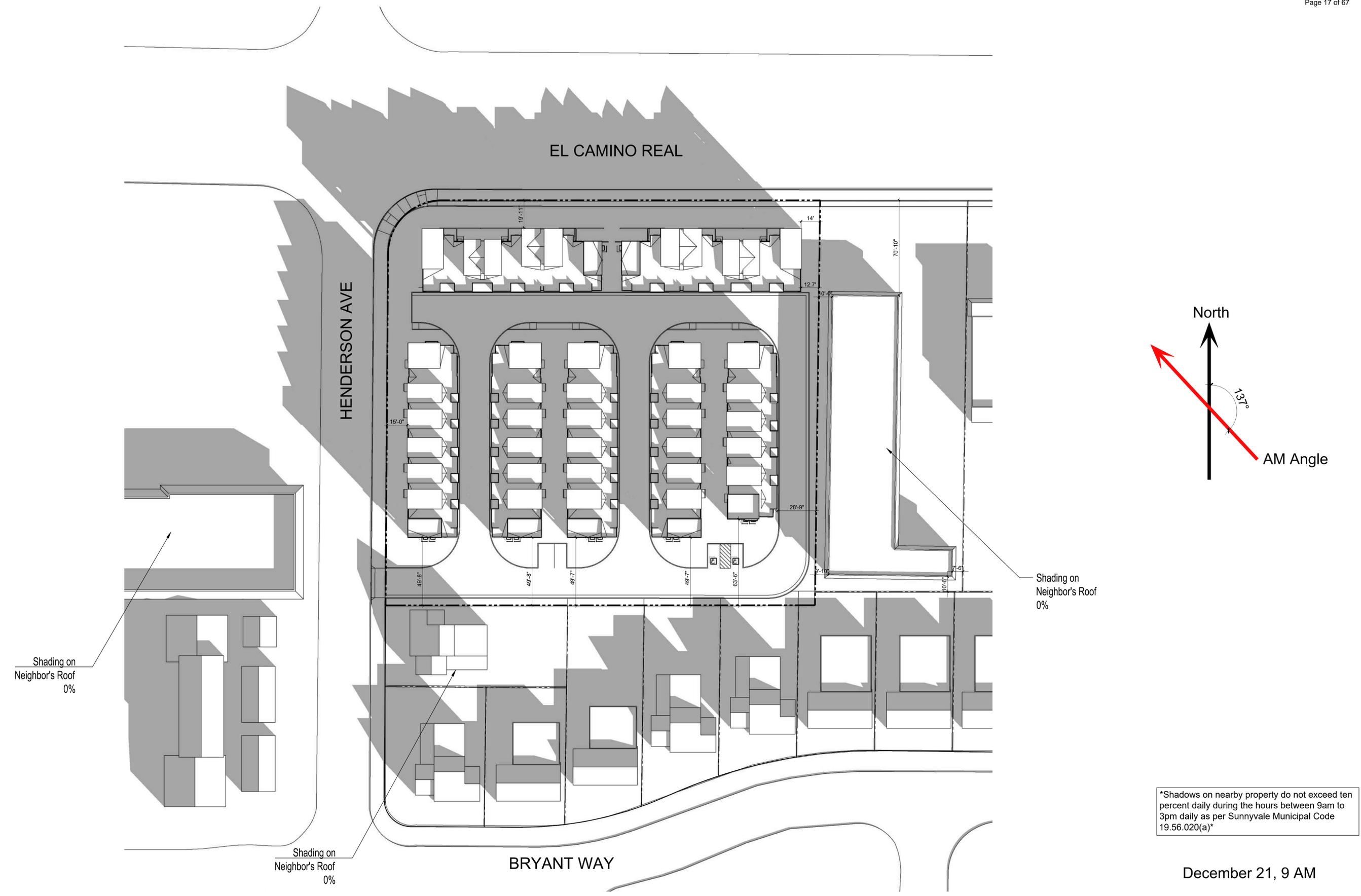
Gross Lot Size: 95,912 s.f.
Net Lot Size: 94,415 s.f.

Legend:

- Other Landscape Area
- Surface Parking Lot Landscape Area
- Parking Drive Aisle

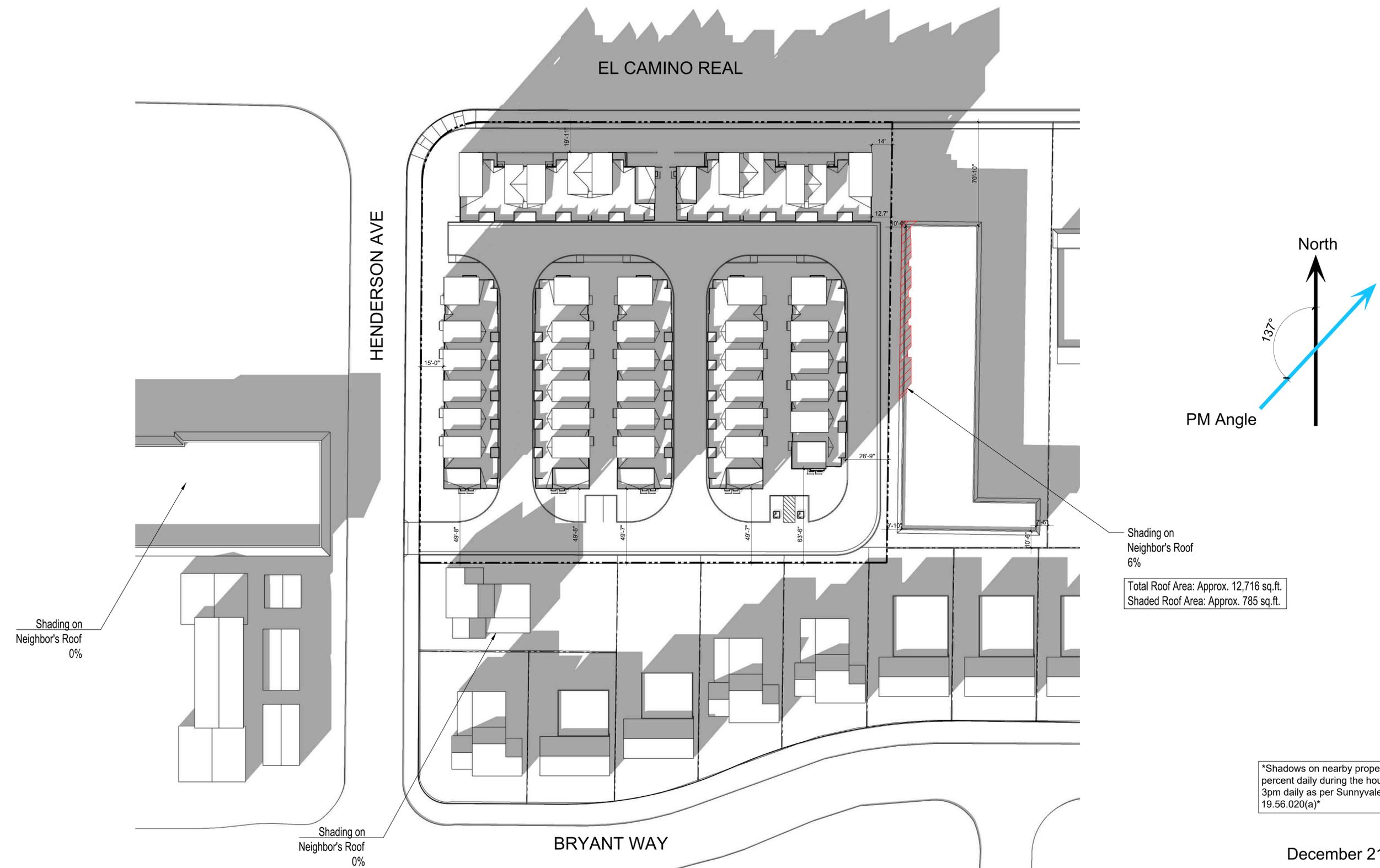
NOTES:

1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
2. Refer to Landscape Sheets for landscape design, dimensions and detailed information.



Shadows on nearby property do not exceed ten percent daily during the hours between 9am to 3pm daily as per Sunnyvale Municipal Code 19.56.020(a)

December 21, 9 AM



CALGREEN RESIDENTIAL MANDATORY CHECKLIST

702.2 Special Inspection. Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	✱
703.1 Documentation. Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	

4.2 Energy Efficiency	
4.201.1 Scope Compliance with the California Energy Commission mandatory standards.	Sheet:
4.3 Water Efficiency and Conservation	
4.303.1.1 Water Closets. Effective flush volume of all water closets shall not exceed 1.28 gallons per flush.	Sheet: ✱
4.303.1.2 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.	Sheet: ✱
4.303.1.3 Showerheads. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. When a shower is served by more than one showerhead, the combined flow rate of all shower heads shall not exceed 1.8 gallons per minute at 80 psi.	Sheet: ✱
4.303.1.4 Faucets. Residential lavatory faucets shall not exceed 1.2 gpm at 60 psi. Lavatory faucets in common and public use areas in residential buildings shall not exceed 0.5 gpm at 60 psi. Metering faucets installed in residential buildings shall not deliver more than 0.2 gallons per cycle. Kitchen faucets shall not exceed 1.8 gpm at 60 psi.	Sheet: ✱
4.303.2 Submeters for multifamily building and dwelling units in mixed-use residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.	Sheet: ✱
4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed per the California Plumbing Code.	Sheet: ✱
4.304.1 Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO).	Sheet: ✱
4.305.1 Recycled water supply systems. Newly constructed residential developments, where recycled water is available from a municipal source may be required to have recycled water supply systems installed.	Sheet: ✱
4.4 Material Conservation and Resource Efficiency	
4.406.1 Rodent Proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents.	Sheet: ✱
4.408 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. The City of Sunnyvale requires the use of Green Halo, the Construction and Demolition Waste Management Plan (CDWMP) waste-tracking program to document and monitor compliance.	Sheet: ✱
4.410.1 Operation and maintenance manual. An operation and maintenance manual shall be provided to the building occupant or owner.	Sheet: ✱
4.410.2 Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, readily accessible areas shall be identified for the collection of recycling.	Sheet: ✱
4.5 Environmental Quality	
4.503.1 Fireplaces. Any installed wood stove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable and shall have a permanent label indicating they are certified to meet the emission limit.	Sheet: ✱
4.504.1 Covering of duct openings and protection of mechanical equipment during construction. Duct openings and other related air distribution component openings shall be covered during construction.	Sheet: ✱
4.504.2 Finish material pollutant control. Adhesives, sealants and caulks. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. Paints and coatings. Paints, stains and other coatings shall be compliant with VOC limits. Aerosol paints and coatings. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. Verification. Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	Sheet: ✱
4.504.3 Carpet systems. All carpet and carpet cushion installed in the building interior shall meet the testing and product requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350.) Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.	Sheet: ✱
4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350.)	Sheet: ✱
4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.)	Sheet: ✱
4.505.2 Concrete slab foundations. Vapor retarder and capillary break is installed at slab-on-grade foundations.	Sheet: ✱
4.505.3 Moisture content of building materials. Moisture content of building materials used in wall and floor framing is checked before enclosure.	Sheet: ✱
4.506.1 Each bathroom shall be provided with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent.	Sheet: ✱
4.507.2 Heating and air-conditioning system design. Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2014 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2016 or equivalent.	Sheet: ✱
Chapter 7: Installer and Special Inspector Qualifications	
702.1 Installer Training. HVAC system installers are trained and certified in the proper installation of HVAC systems.	Sheet: ✱

CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference
4.1 Planning and Design		
4.106.2	Storm Water Drainage and Retention during construction. A plan is developed and implemented to manage storm water drainage during construction.	Sheet:
4.106.3	Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings	Sheet:
4.106.4.1	New one- and two-family dwellings and townhouses with attached private garages. 1. In private garages with two or more parking spaces, install a Level 2 EV Ready Space and Level 1 EV Ready Space. 2. In private garages with only one parking space, install a Level 2 EV Ready Space. 3. In each carport space assigned to a dwelling unit, install a Level 2 EV Ready Space. 4. For parking spaces not assigned to a dwelling unit: a. 30% of the unassigned parking space(s) shall be provided with at least one Level 2 EV Ready Space. Calculations for the required minimum number of Level 2 EV Ready spaces shall be rounded up to the nearest whole number. b. In addition, each remaining unassigned parking space(s) shall be provided with at least a Level 1 EV Ready Space.	Sheet: NOTED SEE SHEET A5.0.0 A5.0.1 A5.0.2 A5.0.3
4.106.4.1.1	Identification. The raceway termination location shall be permanently and visibly marked as "Level 2 EV-Ready".	
4.106.4.2	New multifamily dwellings. The following requirements apply to all new multifamily dwellings: 1. 30% of the dwelling units with parking space(s) shall be provided with at least one Level 2 EV Ready Space. Calculations for the required minimum number of Level 2 EV Ready spaces shall be rounded up to the nearest whole number. 2. In addition, each remaining dwelling unit with parking space(s) shall be provided with at least a Level 1 EV Ready Space.	Sheet: N/A
Notes: 1. ALMS may be installed to decrease electrical service and transformer costs associated with EV Charging Equipment subject to review of the authority having jurisdiction. 2. Installation of Level 2 EV Ready Spaces above the minimum number required level may offset the minimum number Level 1 EV Ready Spaces required on a 1:1 basis. 3. The requirements apply to multifamily buildings with parking spaces including: a) assigned or leased to individual dwelling units, and b) unassigned residential parking. 4. If a building permit applicant provides documentation detailing that the increased cost of utility service or on-site transformer capacity would exceed an average of \$4,500 for each parking spaces with Level 2 EV Ready Spaces and Level 1 EV Ready Spaces, the applicant shall provide EV infrastructure up to a level that would not exceed this cost for utility service or on-site transformer capacity. 5. All accessible parking spaces for covered newly constructed multifamily dwellings shall provide Level 1 EV Ready Space or Level 2 EV Ready Spaces.		
4.106.4.2.2.1	Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2 shall comply with Section 4.106.4.2.2.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code Chapter 11B, for applicable requirements.	
4.106.4.3	New hotels and motels. In residential new construction buildings designated primarily for hotel and motel use with parking: 1. 20% of parking spaces shall be provided with at least one Level 2 Ready Space. Calculations for the required minimum number of Level 2 Ready Space shall be rounded up to the nearest whole number. 2. An additional 50% shall be provided with at least EV Capable.	Sheet: N/A
Calculations for the required minimum number of spaces equipped with Level 2 Ready Space and EV Capable spaces shall all be rounded up to the nearest whole number. Construction plans and specifications shall demonstrate that all raceways shall be a minimum of 1" and sufficient for installation of Level 2 Ready Space and all required EV Capable spaces; Electrical calculations shall substantiate the design of the electrical system to include the rating of equipment and any on-site distribution transformers, and have sufficient capacity to simultaneously charge EVs at all required EV spaces including EV Capable spaces; and service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.		
Notes: 1. ALMS may be installed to increase the number of EV chargers or the amperage or voltage beyond the minimum requirements in this code. The option does not allow for installing less electrical panel capacity than would be required without ALMS.		
4.106.4.3	Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.	N/A
Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.		

✱ NOTED. DETAILS TO PROVIDE FOR PERMIT SUBMITTAL

GREEN POINT RATED CHECKLIST

Item	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
01. GreenPoint Rated Checklist in Blueprints	1									
02. Pre-Construction Kickoff Meeting with Rater and Subcontractors	1									
03. Orientation and Training to Occupants—Conduct Educational Walkthroughs	1									
04. Builder's or Developer's Management Staff are Certified Green Builders Professionals	1									
05. Home System Reviews										
06. Green Building Education										
07. Green Appraisal Addendum or Energy Efficiency Score										
08. Detailed Durability Plan and Third-Party Verification of Plan Implementation										
09. Residents Are Offered Free or Discounted Trash Passes										
010. Vandalism Deterrence Practices and Vandalism Management Plan										
011. Smokefree Housing										
012. Integrated Pest Management Plan										

Item	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
K1. Entrances Designed to Reduce Tracked-In Contaminants										
K1.1 Entrances to Individual Units										
K1.2 Entrances to Buildings										
K2. Zero-VOC Interior Wall and Ceiling Paints										
K3. Low-VOC Caulks and Adhesives										
K4. Environmentally Preferable Materials for Interior Finish										
K4.1 Cabinets										
K4.2 Interior Trim										
K4.3 Shelving										
K4.4 Doors										
K4.5 Countertops										
K5. Formaldehyde Emissions in Interior Finish Exceed CARB										
K5.1 Doors										
K5.2 Cabinets and Countertops										
K5.3 Interior Trim and Shelving										
K6. Products That Comply With the Health Product Declaration Open Standard										
K7. Indoor Air Formaldehyde Testing										
K8. Comprehensive Inclusion of Low-Emitting Finishes										
K9. Durable Cabinet Construction										
K9.2 Durable Cabinet Hardware										
K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes										
L. FLOORING										
L1. Environmentally Preferable Flooring										
L3. Durable Flooring										
L4. Thermal Mass Flooring										
M. APPLIANCES AND FIXTURES										
M1. ENERGY STAR® Dishwasher										
M2. Efficient Clothes Washing and Drying										
M2.1 CEE-Rated or ENERGY STAR® Clothes Washer										
M2.2 ENERGY STAR® Dryer										
M2.3 Side Dryer Laundry Lines										
M3. Size-Efficient ENERGY STAR® Refrigerator										
M4. Permanent Centers for Waste Reduction Strategies										
M4.1 Bulk in Recycling Center										
M4.2 Bulk in Composting Center										
M4.3 Triple Trash Chutes in Multifamily Building										
M5. Lighting Efficiency										
M5.1 High-Efficiency Lighting										
M5.2 Lighting System Designed to Exceed Footcandle Standards or Designed by Lighting Consultant										
M6. Electric Vehicle Charging Stations and Infrastructure										
M7. Central Laundry										
M8. Gearless Elevator										
M9. Gas Infrastructure Removed for Major Alterations										
M10. All-Electric Commercial Kitchens										
N. COMMUNITY										
N1. Smart Development										
N1.1 In-Bid Site										
N1.2 Designated Brownfield Site										
N1.3 Conserved Resources by Increasing Density										
N1.4 Cluster Homes for Land Preservation										
N1.5 Home Size Efficiency										
N2. Home(s) Development Located Near Major Transit Stop										
N2.1 Within 1 Mile of a Major Transit Stop										
N2.2 Within 1/2 Mile of a Major Transit Stop										
N3. Pedestrian and Bicycle Access										
N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services										
N3.2 Connection to Pedestrian Pathways										
N3.3 Trail: Clearing Strategies										
N3.4 Sidewalks Buffered from Roadways and 5-6-Foot Wide										
N3.5 Bicycle Storage for Residents										
N3.6 Bicycle Storage for Non-Residents										
N3.7 Revisited Feeding Capacity										
N4. Outdoor Gathering Places										
N4.1 Public or Semi-Public Outdoor Gathering Places for Residents										
N4.2 Public Outdoor Gathering Places with Direct Access to Community Services										
N5. Social Interaction										
N5.1 Resident Entries with Views to Courtyards										
N5.2 Entrances Visible from Street and/or Other Front Doors										
N5.3 Porches Oriented to Street and Public Space										
N6. Passive Solar Design										
N6.1 Heating Load										
N6.2 Cooling Load										
N7. Adaptable Building										
N7.1 Universal Design Principles in Units										
N7.2 Full-Function Independent Rental Unit										
N8. Resiliency										
N8.1 Climate Impact Assessment										
N8.2 Strategies to Address Assessment Findings										
N9. Social Equity										
N9.1 Diverse Workforce										
N9.2 Community Location										
N10. Affordability										
N10.1 Dedicated Units for Households Making 80% of AMI or Less										
N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less										
N10.3 At Least 20% of Units at 120% AMI or Less are For-Site										
N11. Mixed-Use Development										
N11.1 Live/Work Units Include a Dedicated Commercial Entrance										
N11.2 At Least 2% of Development Floor Space Supports Mixed Use										
N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services										

Item	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
E. EXTERIOR										
E1. Environmentally Preferable Decking										
E2. Flashing Installation Third-Party Verified										
E3. Rain Screen Wall System										
E4. Durable and Non-Combustible Cladding Materials										
E5. Durable and Fire-Resistant Roofing Materials or Assembly										
E6. Vegetated Roof										
E7. Cool Roof										
F. INSULATION										
F1. Insulation with 50% Post-Consumer or 80% Post-Industrial Recycled Content										
F1.1 Walls and Floors										
F1.2 Ceilings										
F2. Low-Emitting Insulation										
F2.1 Walls and Floors										
F2.2 Ceilings										
F3. Low GWP Insulation That Does Not Contain Fire Retardants										
F3.1 Cavity Walls and Floors										
F3.2 Ceilings										
F3.3 Interior and Exterior Insulation										
G. PLUMBING										
G1. Efficient Distribution of Domestic Hot Water										
G1.2 WaterSense Volume Limit for Hot Water Distribution										
G1.3 Increased Efficiency in Hot Water Distribution										
G2. Install Water-Efficient Fixtures										
G2.1 WaterSense Showerheads 1.75 gpm										
G2.2 WaterSense Bathroom Faucets with 1.0 gpm										
G2.3 WaterSense Toilets with a Maximum Performance (MP) Threshold of No Less Than 500 Gpm 1.28 gal OR 1.1 gpf										
G2.4 Urinals with Flush Rate of 0.1 gpf										
G3. Pre-Planning for Graywater System										
G4. Operational Graywater System										
G5. Thermostatic Shower Shut-Off Valve										
G6. Submeter Water for Tenants										
H. HEATING, VENTILATION, AND AIR CONDITIONING										
H1. All Electric or Sealed Combustion Units										
H1.1 Sealed Combustion Furnace or Heat Pump										
H1.2 Sealed Combustion or Heat Pump Water Heater										
H2. High-Performing Zoned Hydronic Radiant Heating System										
H3. Effective Ductwork										
H3.1 Duct Mastic or Duct Joints and Seams										
H3.2 Pressure Balance the Ductwork System										
H5. Advanced Practices for Cooling										
H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms										
H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units										
H8. Whole-House Mechanical Ventilation Practices to Improve Indoor Air Quality										
H8.1 Meet ASHRAE Standard 62.2-2019 Ventilation Revoked Standards										
H8.2 Advanced Ventilation Standards										
H8.3 Outdoor Air is Filtered and Temperature										
H7. Effective Range Design and Installation										
H7.1 Effective Range Hood Design and Design										
H7.2 Automatic Range Hood Control										
H8. High-Efficiency HVAC Filter (MERV 16+)										
H9. Advanced Refrigerants										
I. RENEWABLES										
I1. Onsite Renewable Generation (PV										



2. STREET ELEVATION VIEW FROM HENDERSON AVE.



1. STREET ELEVATION VIEW FROM EL CAMINO REAL

Ground Floor Building Form Compliance (Section 4.5)

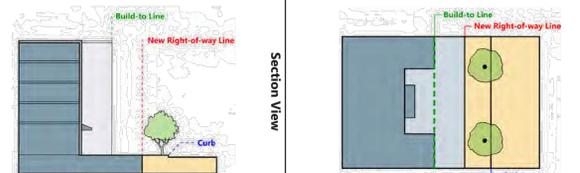
Forecourt
A forecourt is a semi-public exterior space that is partially surrounded by a building and open to the pedestrian realm. The forecourt can serve as an automobile drop-off, entrance court or public gathering area, pedestrian access, or garden.

Location Requirements:

- Permitted at residential and non-residential building frontages/entrances.
- The main building façade is aligned with the Build-to-Line, with the forecourt portion of the building set back from the street.

Dimension Requirements:

- Minimum Depth: 10 feet
- Minimum Width: 20 feet



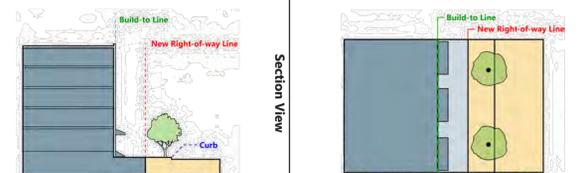
Stoop
A stoop is an elevated entry pad that corresponds directly to the building entry. The façade is aligned with the Build-to-Line, with the ground level elevated above the sidewalk grade, securing privacy at the windows. This type of frontage form is suitable for ground floor residential uses such as row houses and apartments (when applicable ADA requirements are otherwise met).

Location Requirements:

- Permitted at residential building frontages/entrances.
- May encroach from the Build-to-Line into the pedestrian realm.

Dimension Requirements:

- Minimum Depth: 4 feet
- Minimum Width: 4 feet



Pedestrian Realm Design Compliance (Table 5.4 and Figures 5-5 and 5-6)

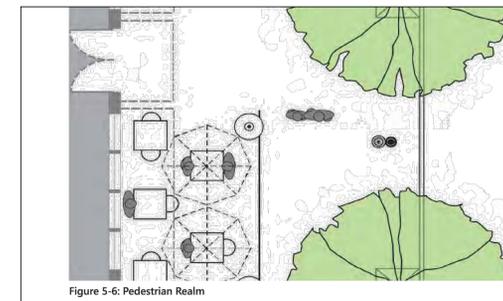
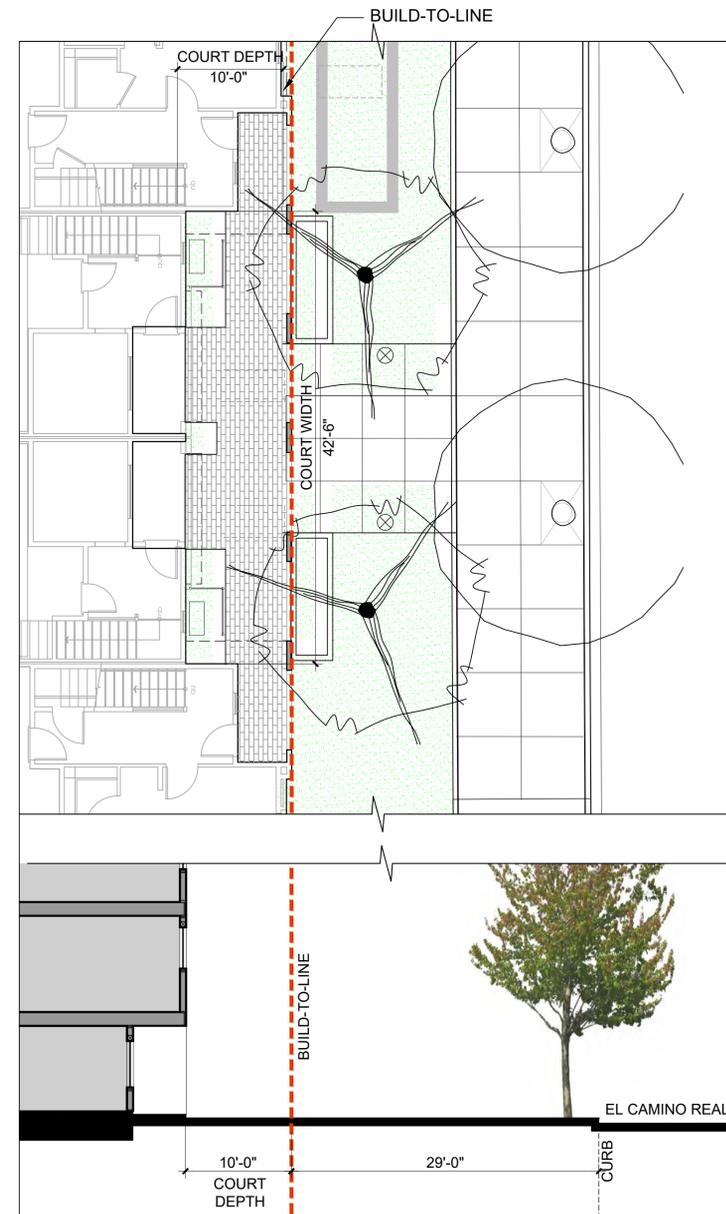
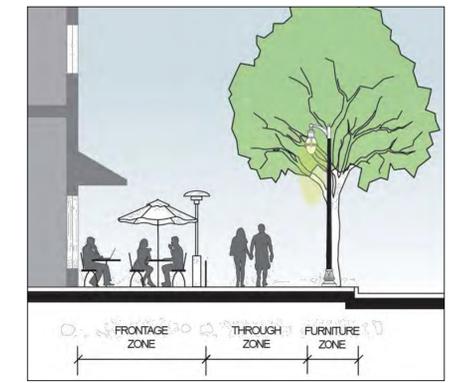
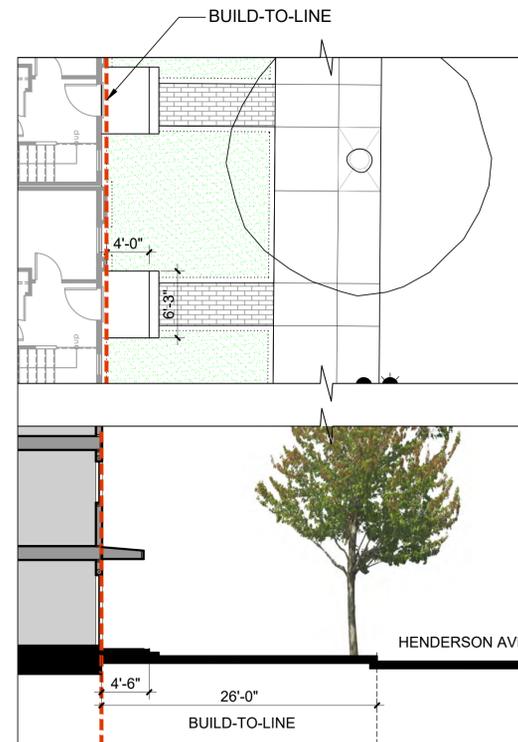


Figure 5-6: Pedestrian Realm

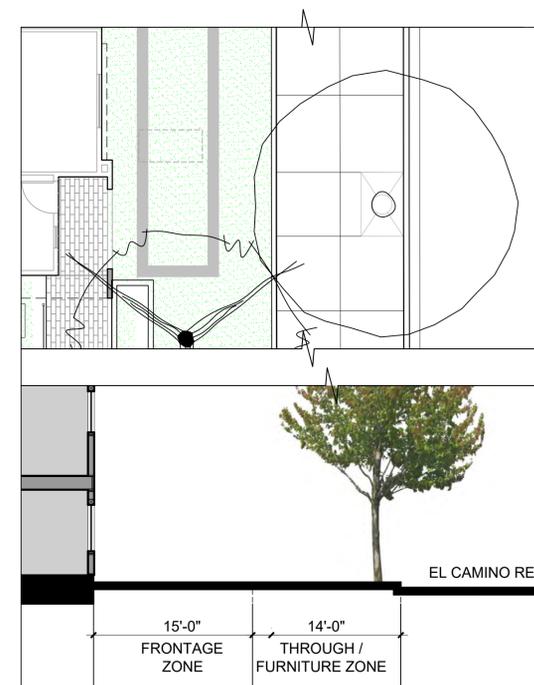
Frontage Type	Build-to-Line	Frontage Zone (1)(2) (Private Property)	Through / Furniture Zone (4)	Curb
El Camino Real Frontage	15 feet	15 feet	13 feet (6)	
Connector Street Frontage	15 feet	15 feet	11 feet (6)	



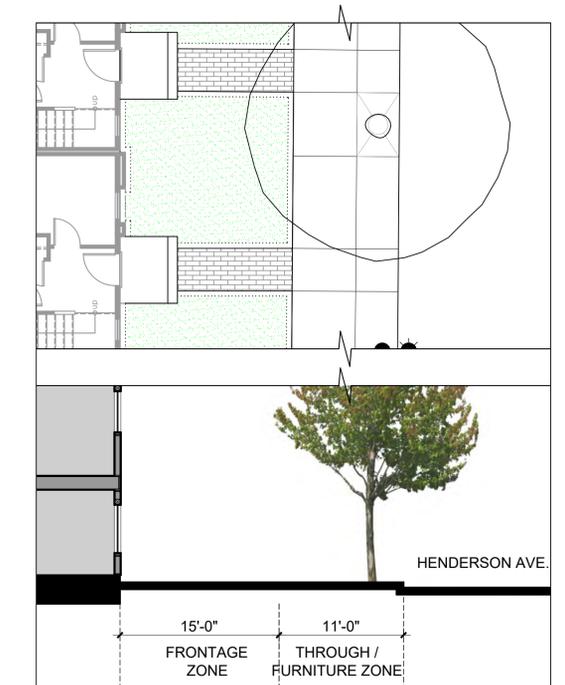
1. STREET SECTION AT EL CAMINO REAL



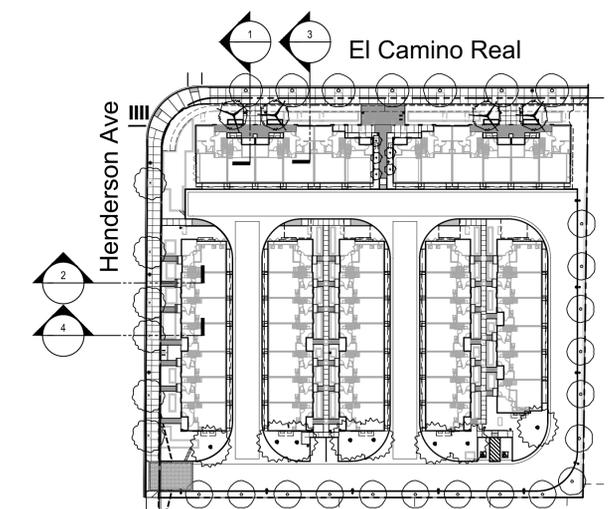
2. STREET SECTION AT HENDERSON AVE.



3. STREET SECTION AT EL CAMINO REAL



4. STREET SECTION AT HENDERSON AVE.





6 Plex A Front Elevation

CITY OF SUNNYVALE CITYWIDE OBJECTIVE DESIGN STANDARDS

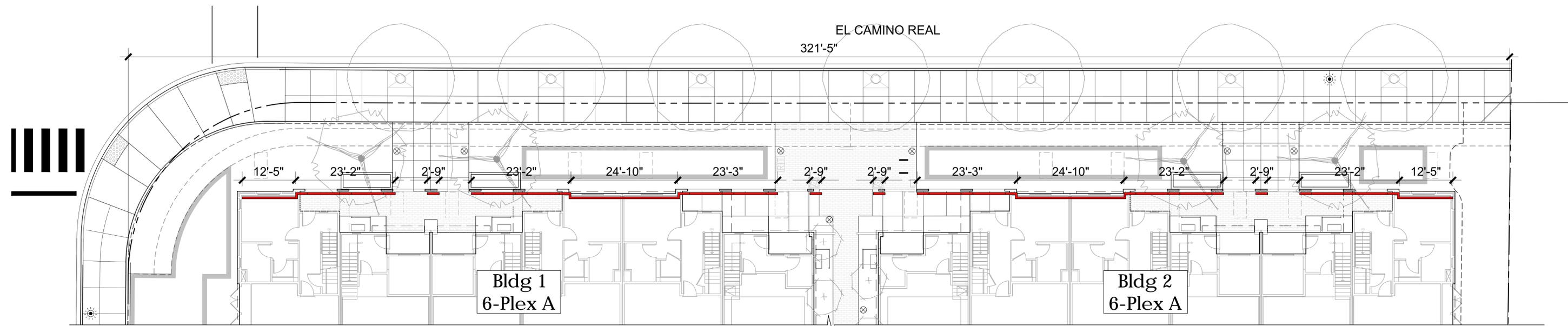
Required Building Frontage at Minimum Front Yard Setback : 65% - 85% percent building width

PROJECT COMPLIANCE

Building Frontage at Minimum Front Yard Setback along El Camino Real: 70%

Length along El Camino Real : 321'-5"

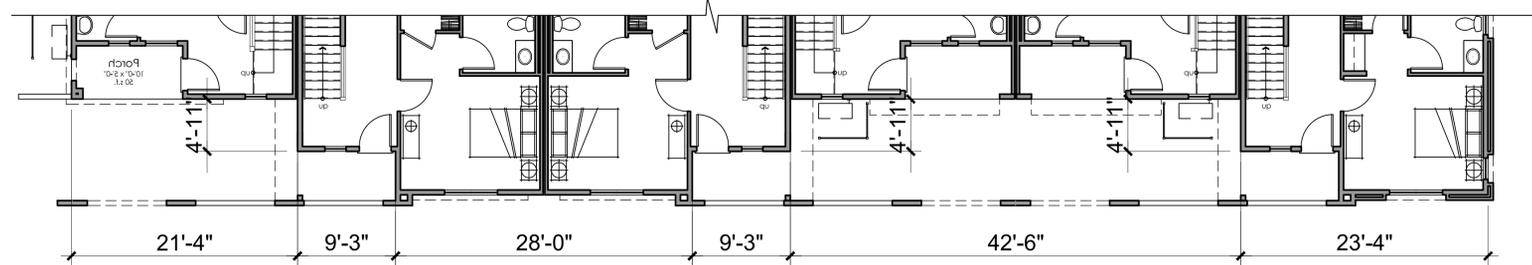
 Building Frontage at Min. Front Yard Setback: 224'-8"



Partial 6 Plex A Plans



6 Plex A Front Elevation



6 Plex A Partial Ground Floor Plan

CITY OF SUNNYVALE CITYWIDE OBJECTIVE DESIGN STANDARDS

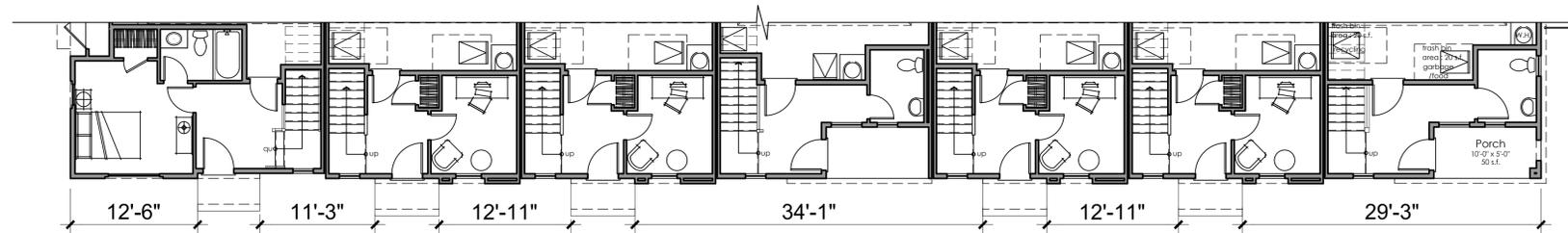
Division of Building Length Standards
3. Recesses or Projections at least 2' deep by 5' wide in/from the main wall plane at intervals of 30' to 50'

PROJECT COMPLIANCE - 6 Plex A

More than minimum required recesses and projections provided every 50' of facade



7 Plex Front Elevation



7 Plex Partial Ground Floor Plan

CITY OF SUNNYVALE CITYWIDE OBJECTIVE DESIGN STANDARDS

Division of Building Length Standards
1. Porch roofs, bay windows or balconies that protrude from the main wall plane at intervals of 30' to 50'
2. Wood or cementitious wall divisions at least 1 1/2" x 5 1/2" that run from ground level to roof level at intervals of 30' to 50', with distinct changes in cladding material from one module to the next

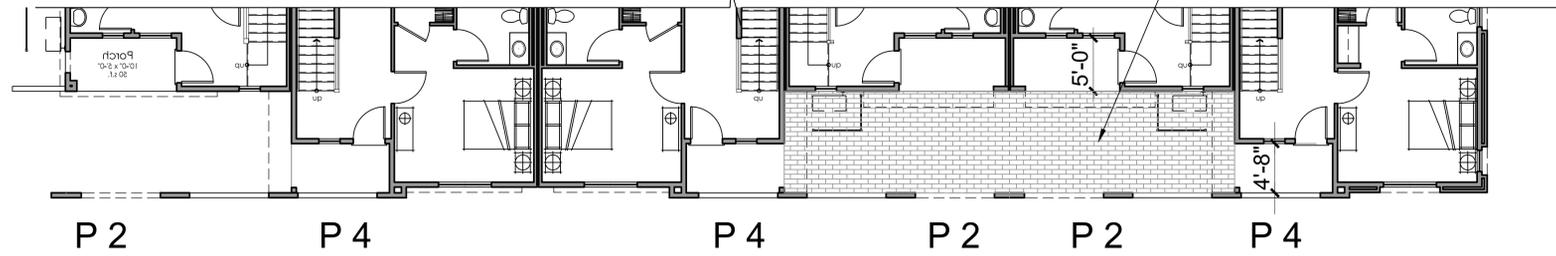
PROJECT COMPLIANCE - 6 Plex B & 7 Plex

Porch roofs protrude from the main wall plane provided every 50' of facade

1" x 3 1/2" Cementitious wall divisions run from ground level to roof level provided every 50' of facade



6 Plex A Front Elevation



6 Plex A Partial Ground Floor Plan

CITY OF SUNNYVALE CITYWIDE OBJECTIVE DESIGN STANDARDS

Ground Floor Frontage
At least one entry into the building. The entry or entries shall be one of the following

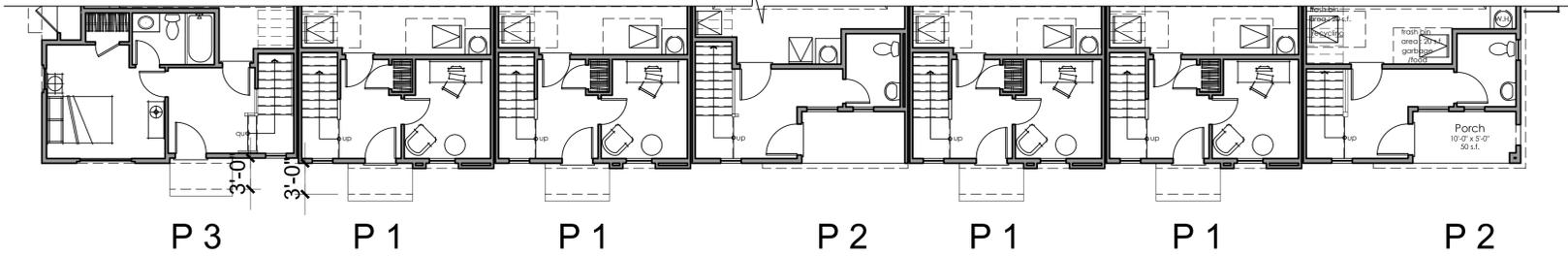
1. Recessed into the wall a minimum of 3 feet; or
2. Provided with a covered entry porch accessed from the sidewalk; or
3. A courtyard of at least 200 square feet, accessed from the public sidewalk, with direct entry or entries into the building from the courtyard

PROJECT COMPLIANCE

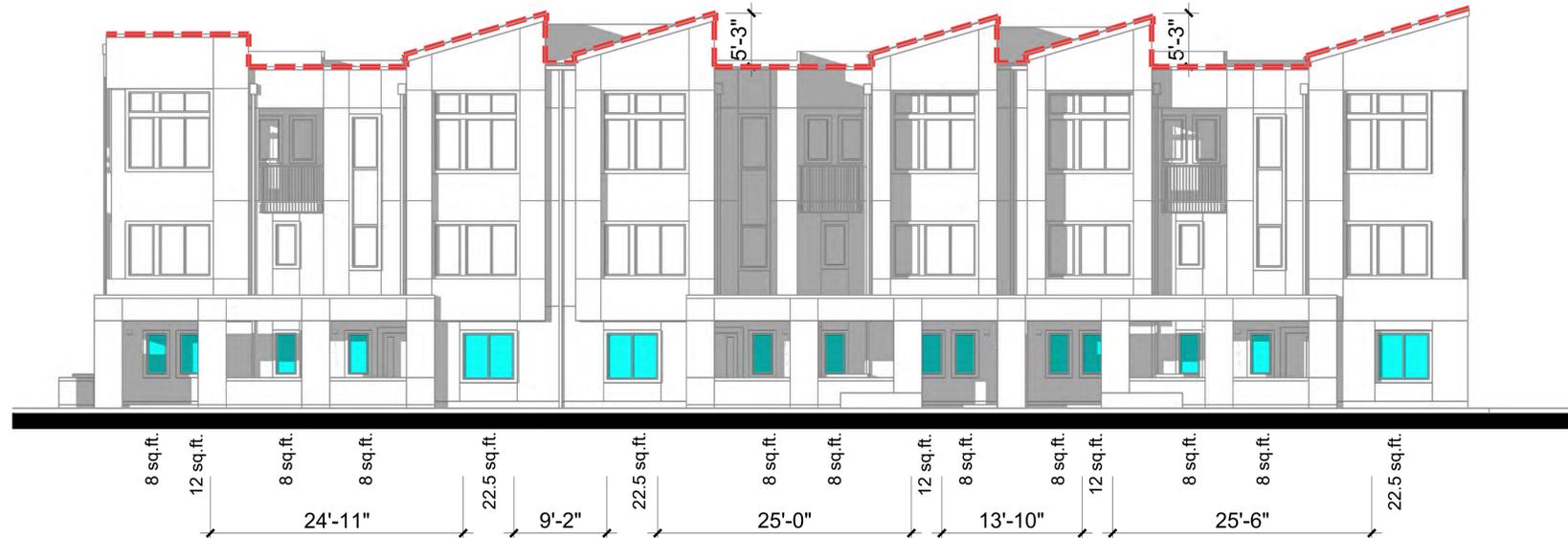
Recessed entry for plan 2 and minimum 3 feet canopies over entry doors for plan 1, 3 & 4
See the architectural details sheet A 6.0.0 for more information.
Provided 405 sf courtyard, accessed from the public sidewalk, with direct entries into the building from the courtyard



7 Plex Front Elevation



7 Plex Partial Ground Floor Plan



6 Plex A along El Camino Real - Front Elevation

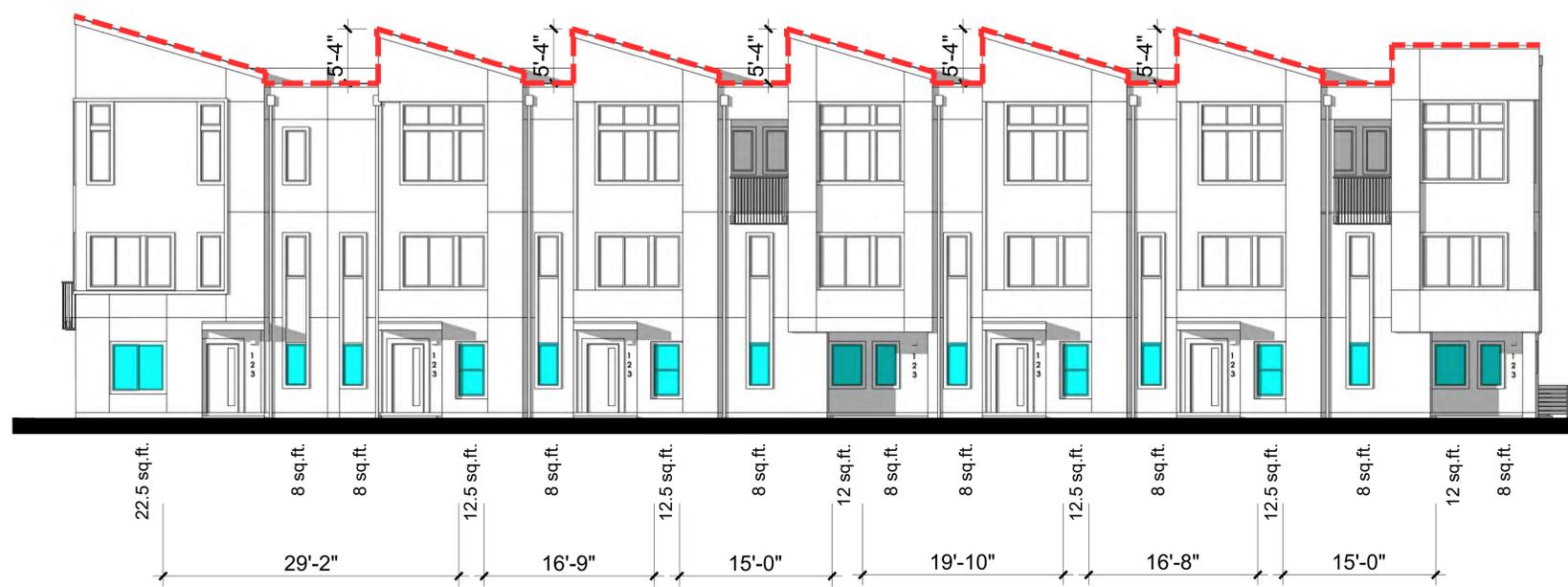
CITY OF SUNNYVALE CITYWIDE OBJECTIVE DESIGN STANDARDS

Ground Floor Frontage
Windows facing the street or public right-of-way at the ground floor, Windows shall have unobstructed, transparent glass and shall be a minimum of 12 square feet each. There shall be at least one window of this size at every 30 feet of building frontage.

PROJECT COMPLIANCE

Minimum 12 square feet transparent glazing provided every 30 feet.

 Ground Floor Glazing



7 Plex along Henderson Ave.- Front Elevation

CITY OF SUNNYVALE CITYWIDE OBJECTIVE DESIGN STANDARDS

Roof Form
A horizontal cornice element broken in one or more places with taller wall elements or roof elements at least five feet above the main roofline.

PROJECT COMPLIANCE

Roof line varies across the building

 Roof line

City of Sunnyvale Citywide Objective Design Standards

Category	Approach	* Points	Sheet No.	Notes
Entryway Design	Stoops or porches at every public and private residential entry, elevated at least 24 inches above the sidewalk elevation.			
	Entryways accented by a change in external building material or application of a non- structural façade accent	20	A2.0.0, A2.1.0, A2.2.0 & A6.0.0	All entries have a transition from stucco to fiber cement siding. This also includes a color transition
Projecting Shade Features	Awings or canopies located over all entries and commercial storefronts	10	A2.0.0, A2.1.0, A2.2.0 & A6.0.0	All entries have either A) covered courtyard/porch element, B) a canopy, or C) cantilevered floor plane over the entry
	Integration of a continuous architectural shade feature spanning at least 50 percent of the building frontage			
Landscape Transitions	Planting beds with hedges of English Boxwood, Coyote Brush, Morning Glory, Rockrose, Lavender or other visually dense and water-efficient species, no more than 36 inches tall and occupying at least 25 percent of the overall horizontal building frontage	20		
	Extra Landscaped buffer in addition to planting beds (additional 4 feet minimum) for at least 50 percent of the overall horizontal building frontage		L-01 & L-06	
Building Materials to Articulate Ground Surface	Use of paving stones, tile, masonry or patterned and colored concrete on the ground fronting all entryways	10	L-01	
Total Points		60		

*Low-, Mid- and High-Rise Multifamily Residential development shall include a street-facing transition space that incorporates a combination of design approaches from Table 2B to score at least 50 Points. This standard also applies to residential buildings that are part of a Horizontal Mixed-Use project to provide a transition between commercial spaces and residential buildings

City of Sunnyvale Citywide Objective Design Standards

Strategy	Building Detail Element	* Points	Sheet No.	Notes
Window and Entry Articulation	Recess all windows by three and one-half inches or more			
	Windows size variation - include at least three windows that vary in size from all other windows on each elevation	20	A2.0.0, A2.1.0, A2.2.0 & A5.0.0, A5.0.1, & A5.0.2	Unit Plans show various window types and sizes
	Provide bay or bow window features for at least 25 percent of the provided windows on each elevation			
	Provide at least a four-inch wide trim of material that contrasts with adjoining wall materials at all windows and doors	20	A2.0.0, A2.1.0, A2.2.0 & A6.0.0	All windows and doors have trim that is at least four inches wide, contrasting with the adjoining wall
	Recess all elements of proposed balconies at least three feet from the main wall plane	30	A5.0.0, A5.0.1 & A5.0.2	All decks are recessed at least 5 feet from the main wall plane
	Provide a covered porch element above each exterior front entry door that projects at least three feet from the main wall plane	20	A6.0.0	All entries have either A) covered courtyard/porch element, B) a canopy, or C) cantilevered floor plane over the entry
Elevation Articulation	Provide a minimum six-inch wide architectural detail above and on both sides of all exterior entry doors that contrast with the color and material of the door and adjoining wall surface (e.g. tile, projecting trim element)	20	A6.0.0	All entries have a transition from stucco to fiber cement siding. This also includes a color transition
	Include terraces above the first floor, a minimum of 20 feet in all directions and a total of at least 500 square feet in area, with railings that are no more than 42 inches in height, on at least one public street-facing exterior building elevations			
	Include terraces above the first floor, a minimum of 10 feet in all directions and a total of at least 120 square feet in area, with railings that are no more than 42 inches in height, on at least one public street-facing exterior building elevations			
	A building entry feature of at least two stories			
	Pilasters or piers extending at least two stories			
Incorporation of scoring lines, reveals or expansion joints at least four inches wide at each floor of stucco / cement plaster wall surfaces				
Total Points		110		

*All building elevations shall incorporate a combination of design strategies from Table 4A to score at least 100 points

Strategy	Approach	* Points	Sheet No.	Notes
Location /Organization	Consolidate all BFP components in a single location	20	TMS	
	Consolidate all BFP components in a single location within 10 feet of the side property line	N/A		
	Locate all BFP components in a purpose-designed recess or alcove in a building wall plane	N/A		
Physical Screening	Screen BFP with a hedge of English Boxwood, Morning Glory, Rockrose, Lavender or other visually dense and water efficient species at least four feet tall and surrounding BFP on street-facing frontage and two other sides, while maintaining required access for maintenance	N/A		
	Install a wall, fence or screen around three sides of BFP displaying materials, colors, and design features used in the principal building	N/A		
Color	Paint all BFP components black	30	TMS	
	Paint all BFP components dark green	N/A		
Total Points		50		

*Back Flow Preventors (BFP) shall be screened from view with a combination of design approaches from Table 5B to score at least 50 points

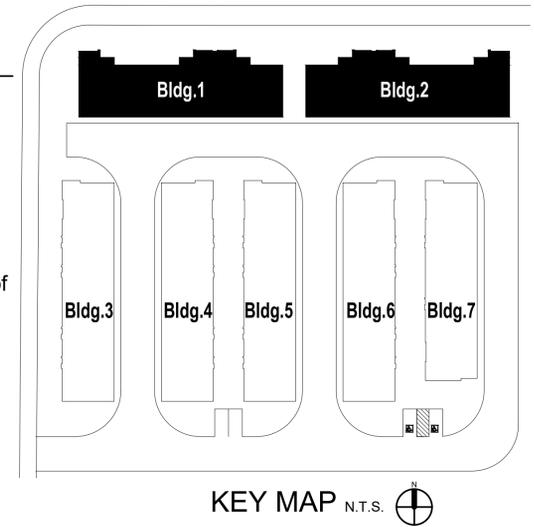
Table 6a Pedestrian Pathway Design Approaches See Sheet L-01



FRONT LEFT PERSPECTIVE

MATERIAL LEGEND

1. Stucco
2. Wood look siding
3. Metal railing
4. Metal garage door
5. Light fixture
6. Unit address
7. Entry door
8. Composition shingle roof
9. Vinyl window
10. Entry canopy



Notes:

Refer to Landscape Sheets for landscape design, dimensions and detailed information.

Per Citywide Objective Design Standards 4.3.1.5 Solar Gain
Windows on the south and west facing elevations of second and higher floors of all buildings shall use low solar heat gain coefficient glass (with a factor of 0.3 or less)



LEFT ELEVATION

FRONT ELEVATION

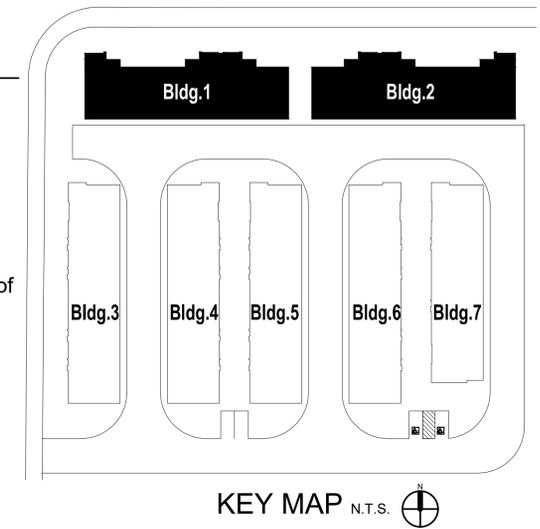
* The top of level 1, top of the foundation pad / finished slab and finished floor elevation are all the same



REAR RIGHT PERSPECTIVE

MATERIAL LEGEND

1. Stucco
2. Wood look siding
3. Metal railing
4. Metal garage door
5. Light fixture
6. Unit address
7. Entry door
8. Composition shingle roof
9. Vinyl window
10. Entry canopy



Notes:

Refer to Landscape Sheets for landscape design, dimensions and detailed information.

Per Citywide Objective Design Standards 4.3.1.5 Solar Gain
Windows on the south and west facing elevations of second and higher floors of all buildings shall use low solar heat gain coefficient glass (with a factor of 0.3 or less)



RIGHT ELEVATION



* The top of level 1, top of the foundation pad / finished slab and finished floor elevation are all the same

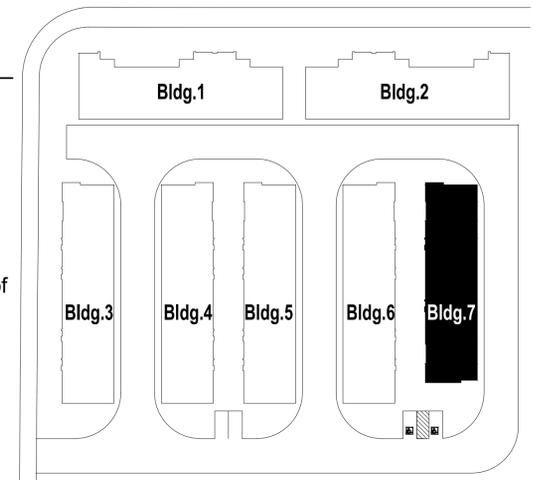
REAR ELEVATION



FRONT RIGHT PERSPECTIVE

MATERIAL LEGEND

1. Stucco
2. Wood look siding
3. Metal railing
4. Metal garage door
5. Light fixture
6. Unit address
7. Entry door
8. Composition shingle roof
9. Vinyl window
10. Entry canopy



KEY MAP N.T.S.

Notes:

Refer to Landscape Sheets for landscape design, dimensions and detailed information.

Per Citywide Objective Design Standards 4.3.1.5 Solar Gain
Windows on the south and west facing elevations of second and higher floors of all buildings shall use low solar heat gain coefficient glass (with a factor of 0.3 or less)



LEFT ELEVATION



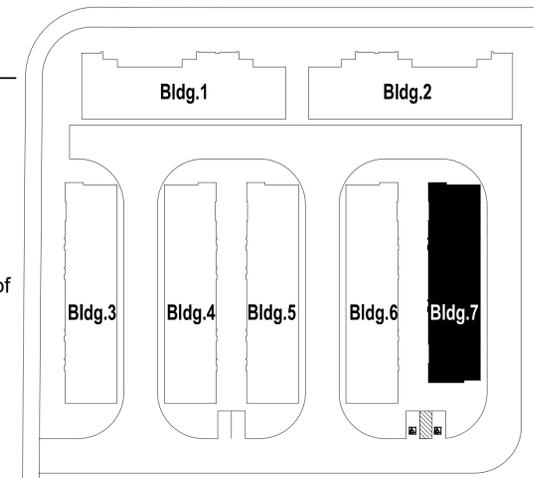
FRONT ELEVATION



REAR LEFT PERSPECTIVE

MATERIAL LEGEND

1. Stucco
2. Wood look siding
3. Metal railing
4. Metal garage door
5. Light fixture
6. Unit address
7. Entry door
8. Composition shingle roof
9. Vinyl window
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KEY MAP N.T.S.

Notes:

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Per Citywide Objective Design Standards 4.3.1.5 Solar Gain
Windows on the south and west facing elevations of second and higher floors of all buildings shall use low solar heat gain coefficient glass (with a factor of 0.3 or less)



RIGHT ELEVATION



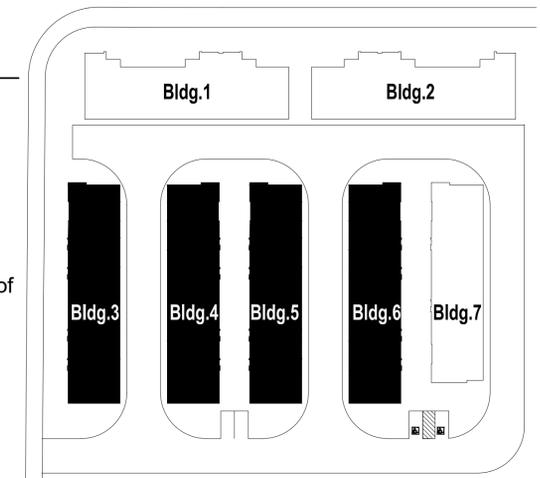
REAR ELEVATION



FRONT RIGHT PERSPECTIVE

MATERIAL LEGEND

1. Stucco
2. Wood look siding
3. Metal railing
4. Metal garage door
5. Light fixture
6. Unit address
7. Entry door
8. Composition shingle roof
9. Vinyl window
10. Entry canopy



KEY MAP N.T.S.

Notes:

Refer to Landscape Sheets for landscape design, dimensions and detailed information.

Per Citywide Objective Design Standards 4.3.1.5 Solar Gain
Windows on the south and west facing elevations of second and higher floors of all buildings shall use low solar heat gain coefficient glass (with a factor of 0.3 or less)



LEFT ELEVATION

* The top of level 1, top of the foundation pad / finished slab and finished floor elevation are all the same

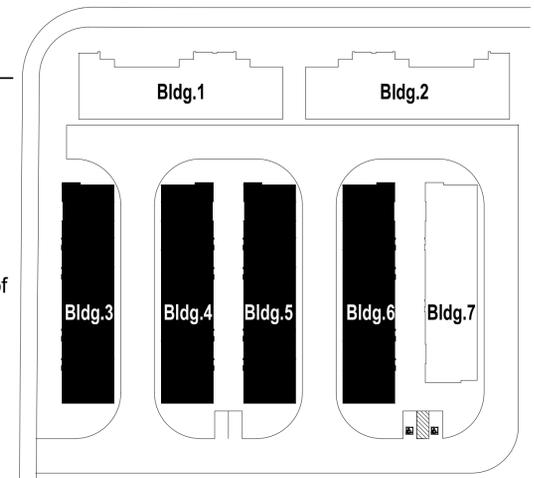
FRONT ELEVATION



REAR LEFT PERSPECTIVE

MATERIAL LEGEND

1. Stucco
2. Wood look siding
3. Metal railing
4. Metal garage door
5. Light fixture
6. Unit address
7. Entry door
8. Composition shingle roof
9. Vinyl window
10. Entry canopy

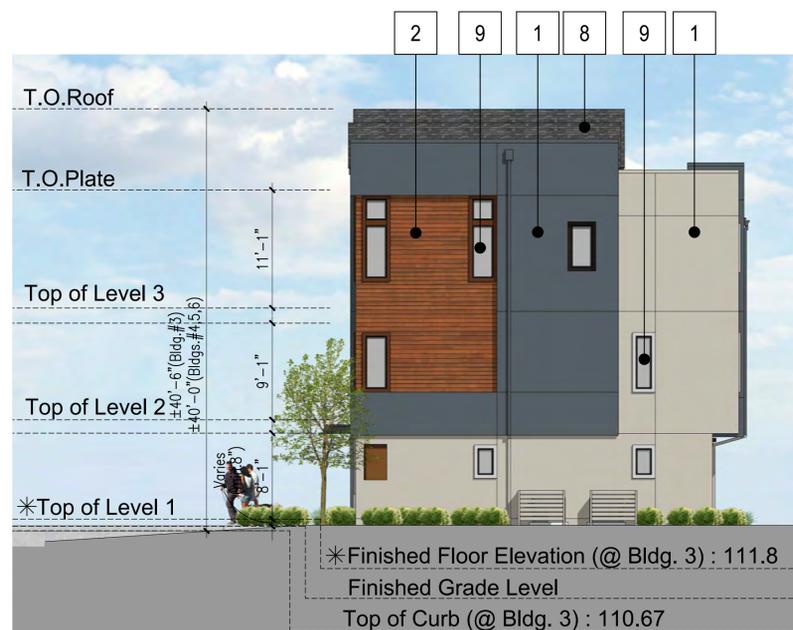


KEY MAP N.T.S.

Notes:

Refer to Landscape Sheets for landscape design, dimensions and detailed information.

Per Citywide Objective Design Standards 4.3.1.5 Solar Gain
Windows on the south and west facing elevations of second and higher floors of all buildings shall use low solar heat gain coefficient glass (with a factor of 0.3 or less)

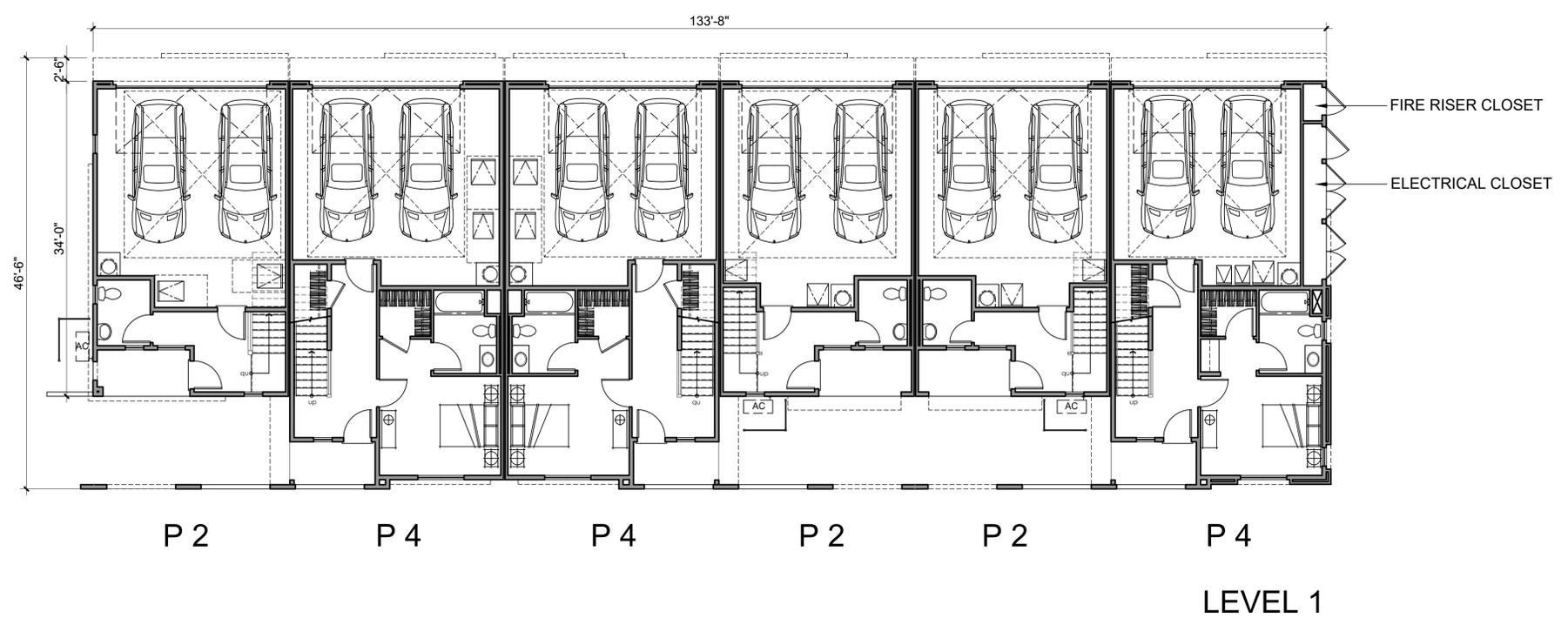
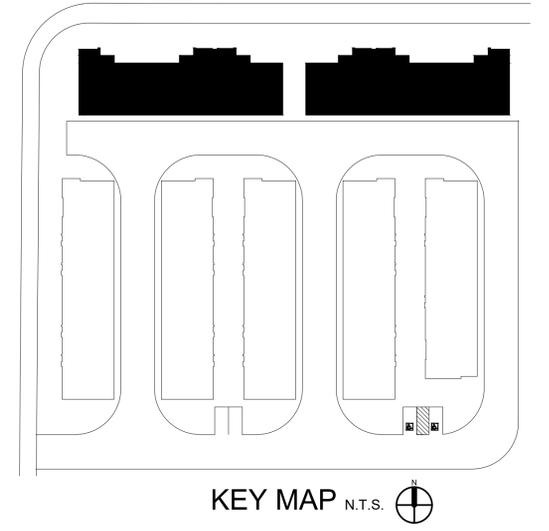
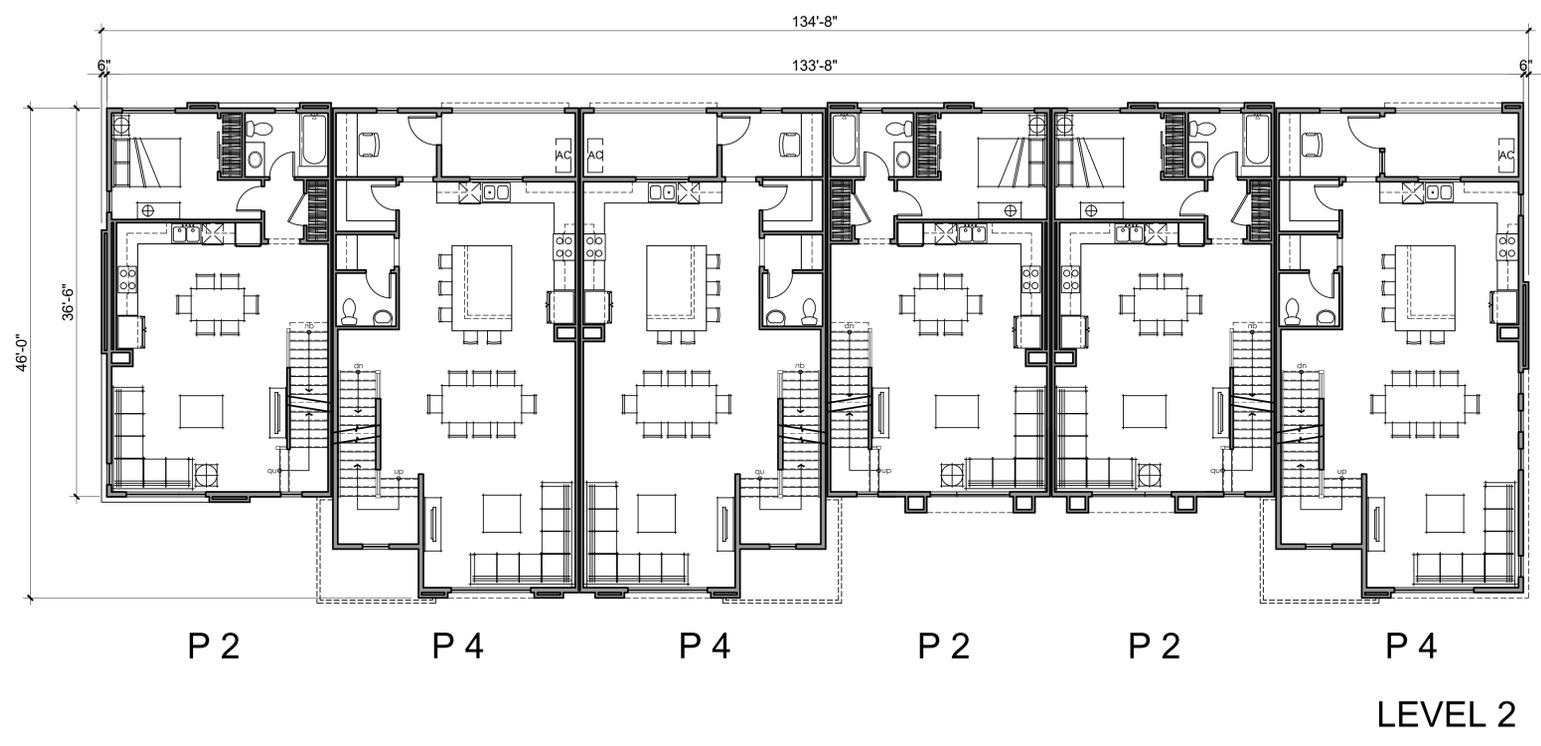


RIGHT ELEVATION

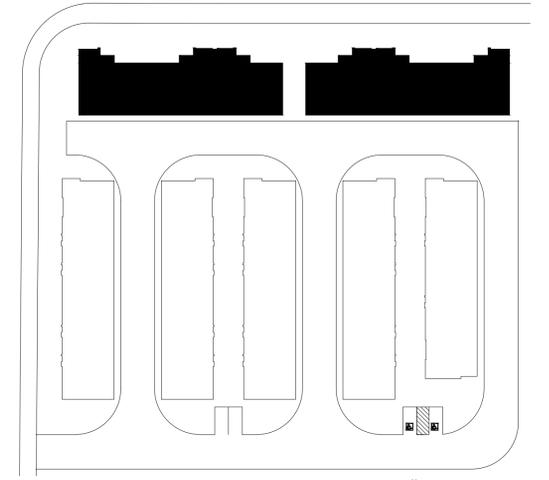
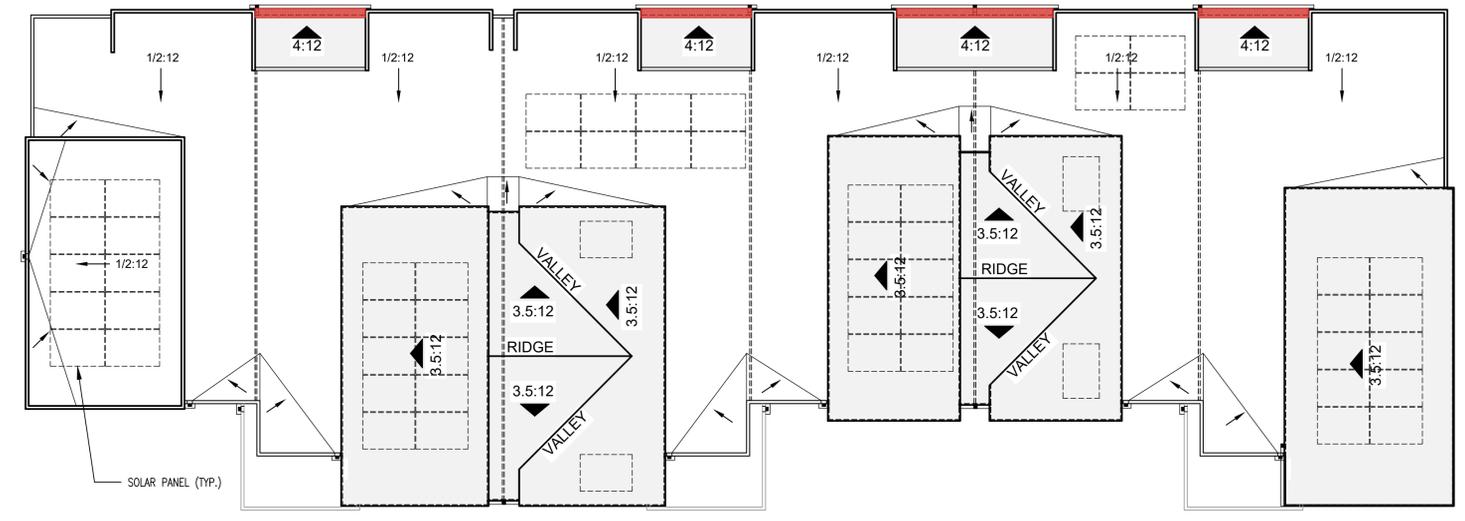


* The top of level 1, top of the foundation pad / finished slab and finished floor elevation are all the same

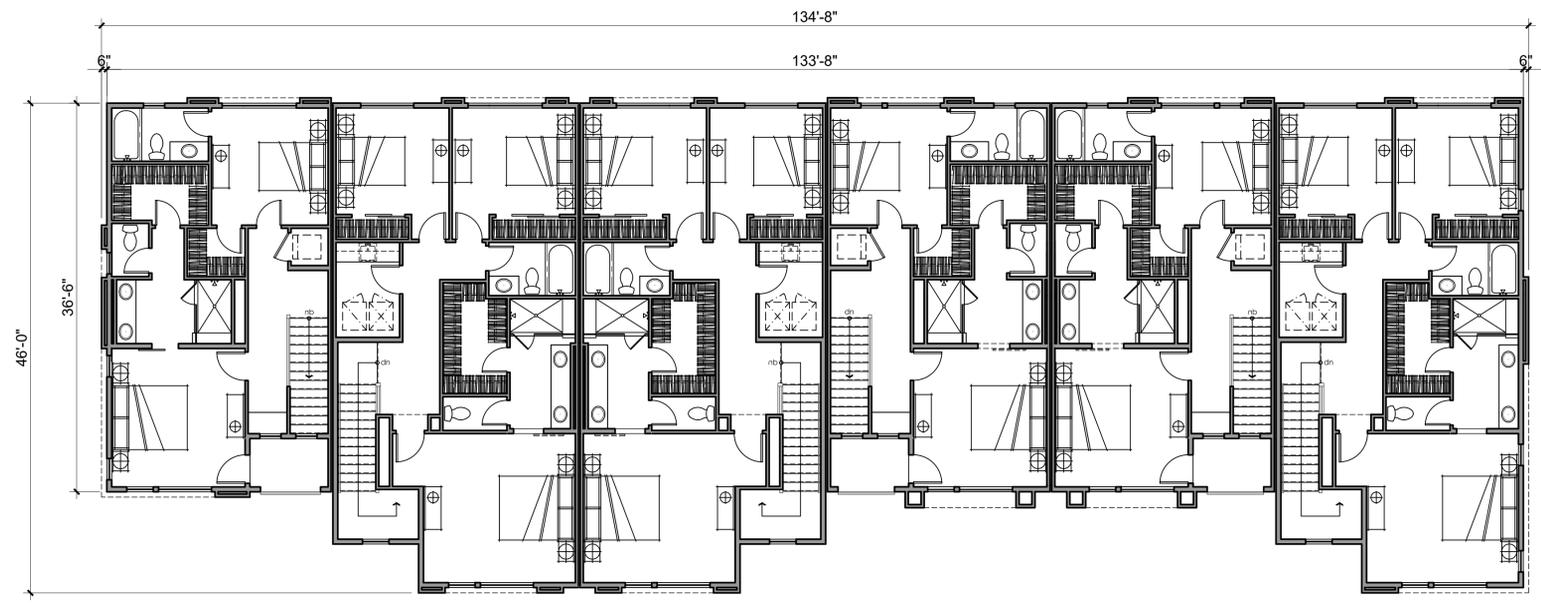
REAR ELEVATION



Eave Height Less than 30'



ROOF



P 2 P 4 P 4 P 2 P 2 P 4

LEVEL 3



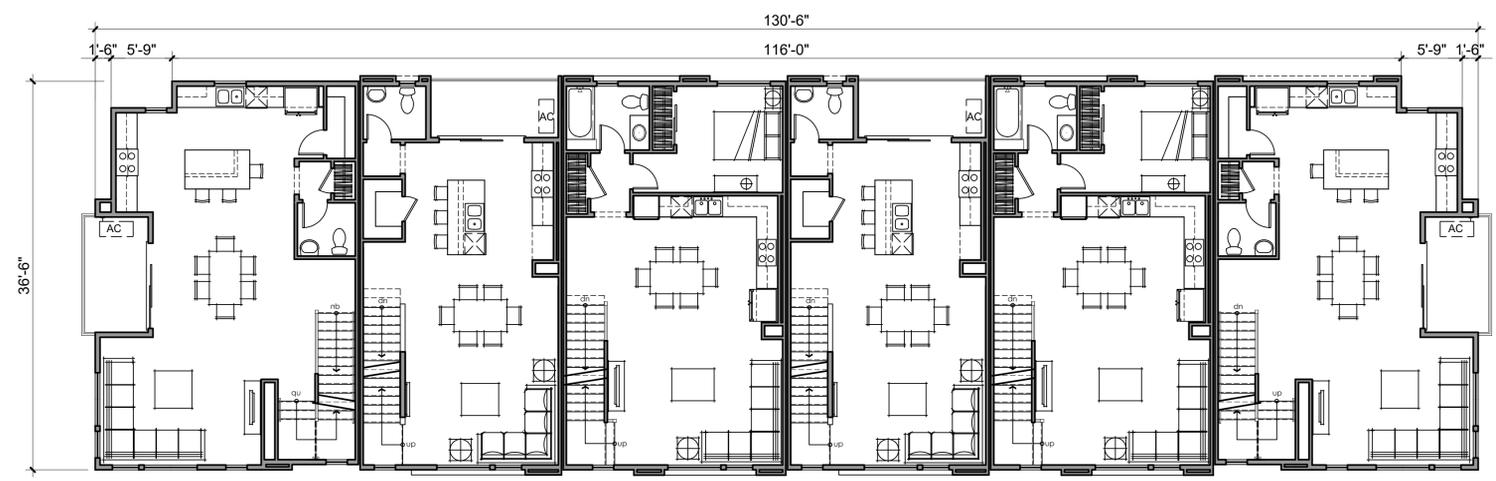
Bell Plaza - Townhomes
Sunnyvale, CA # 2022-0936

FORMAL SUBMITTAL
NOVEMBER 11, 2024



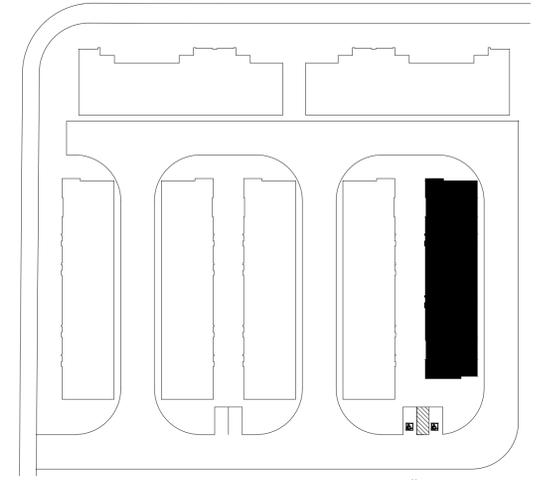
6 PLEX_A BUILDING PLAN
BUILDINGS 1 & 2

A 3.0.1

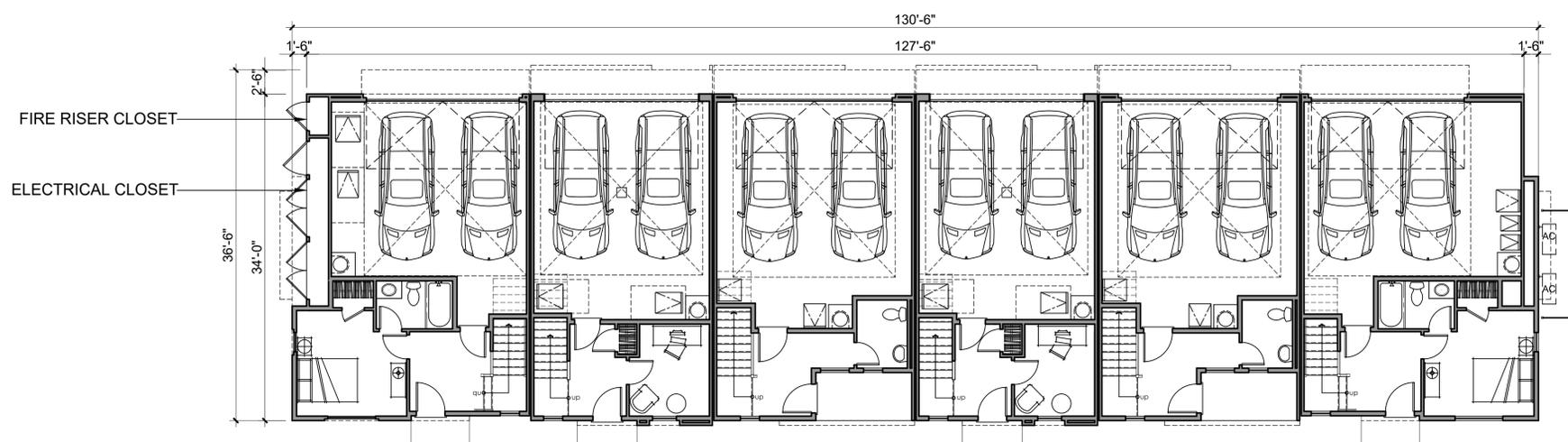


P 3 P 1 P 2 P 1 P 2 P 3

LEVEL 2



KEY MAP N.T.S. 

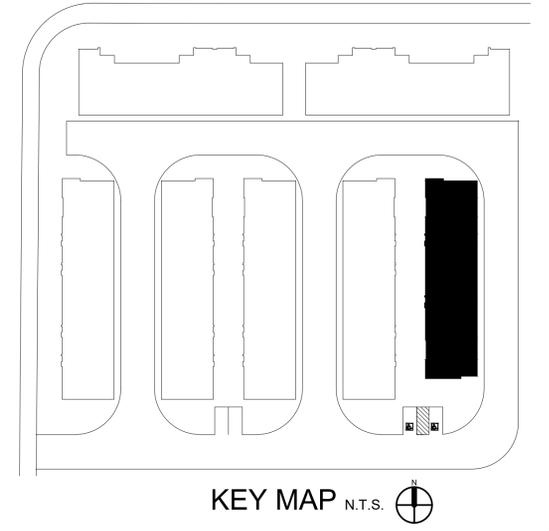
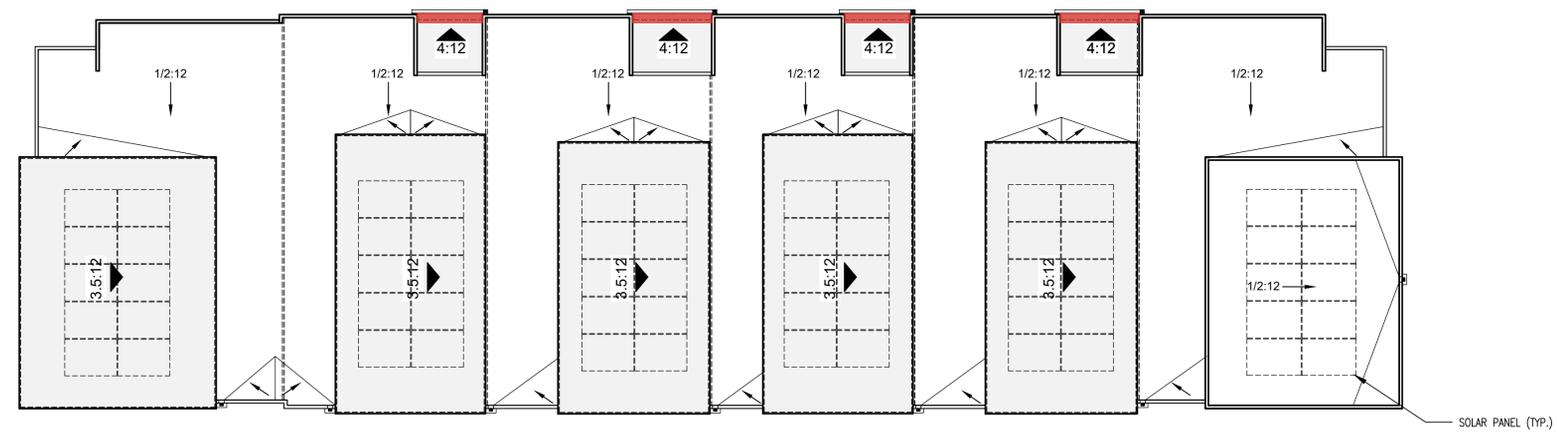


FIRE RISER CLOSET
ELECTRICAL CLOSET

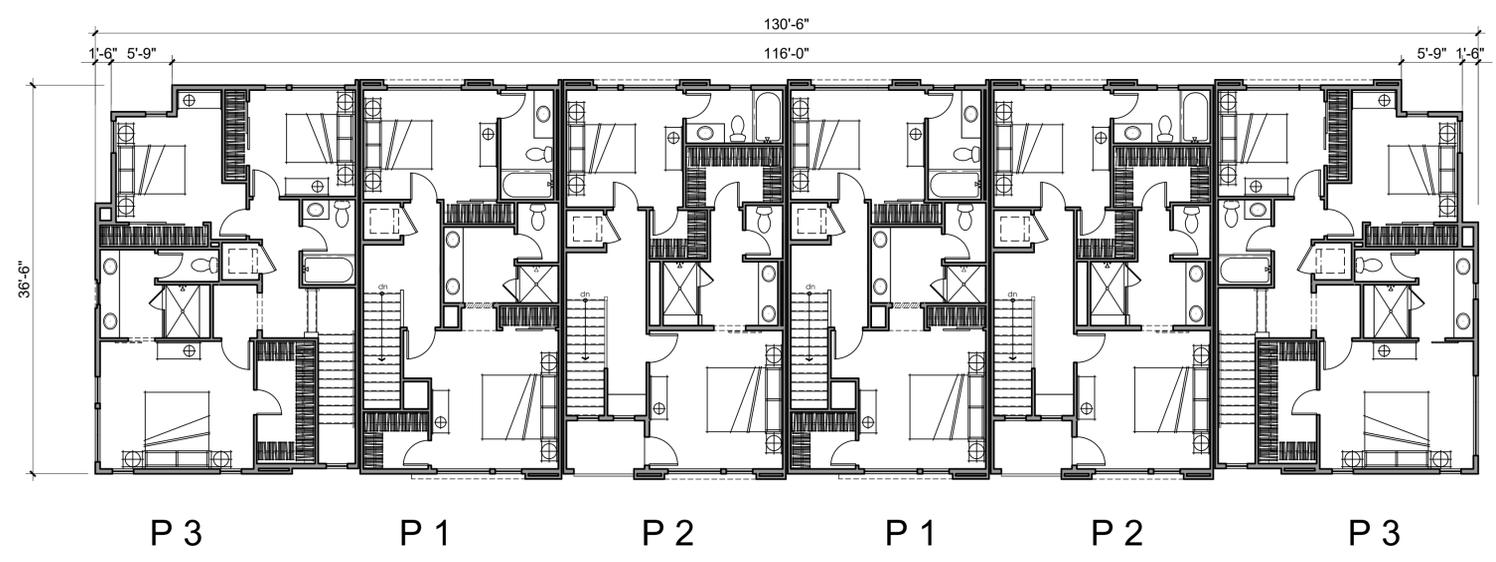
P 3 P 1 P 2 P 1 P 2 P 3

LEVEL 1

Eave Height Less than 30'



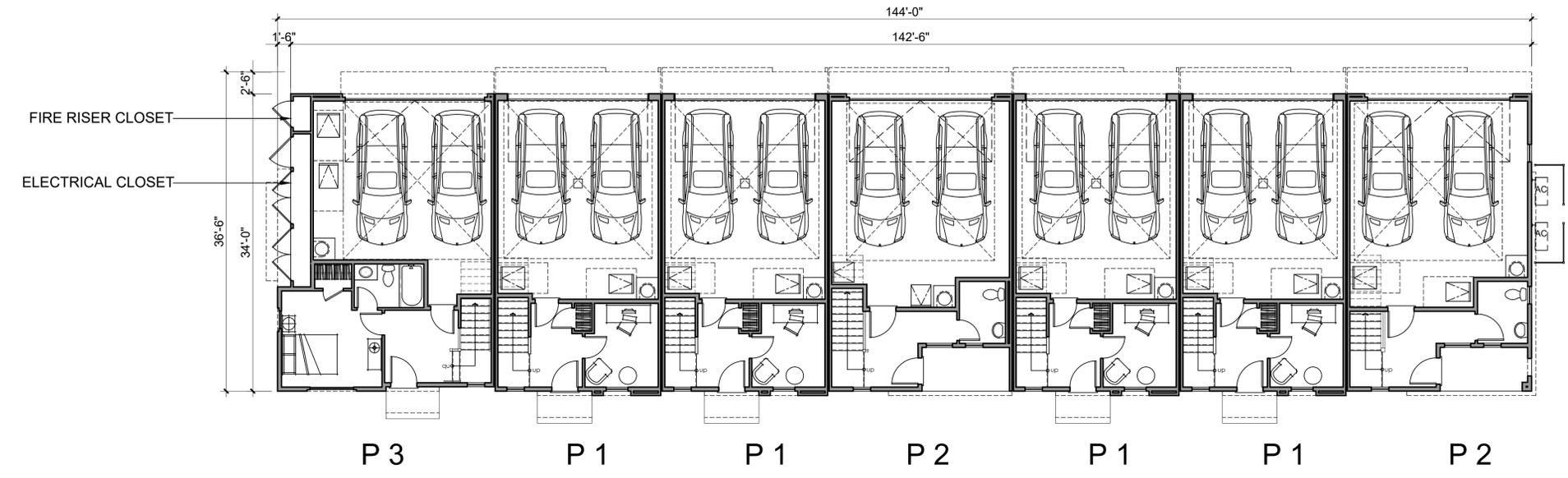
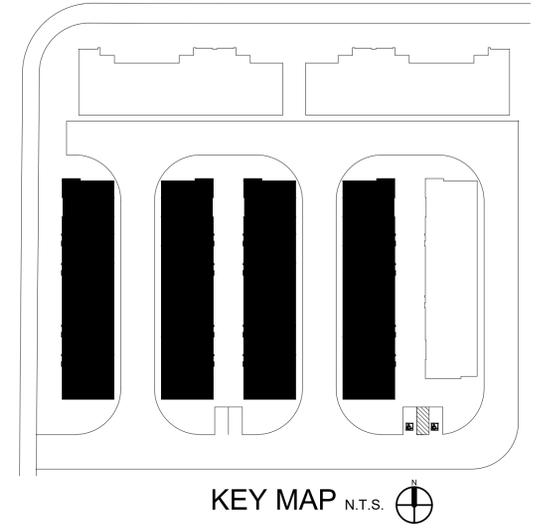
ROOF



LEVEL 3

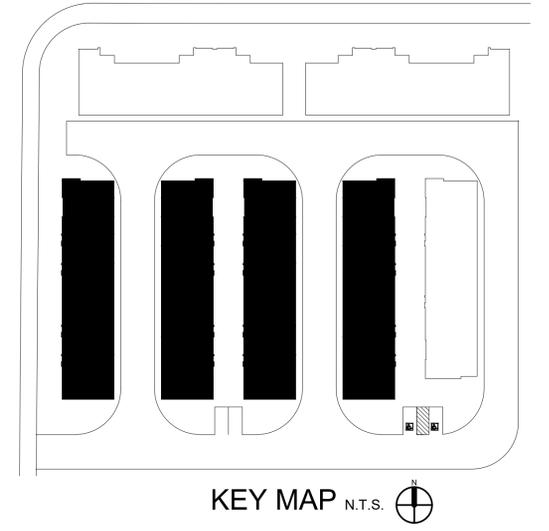
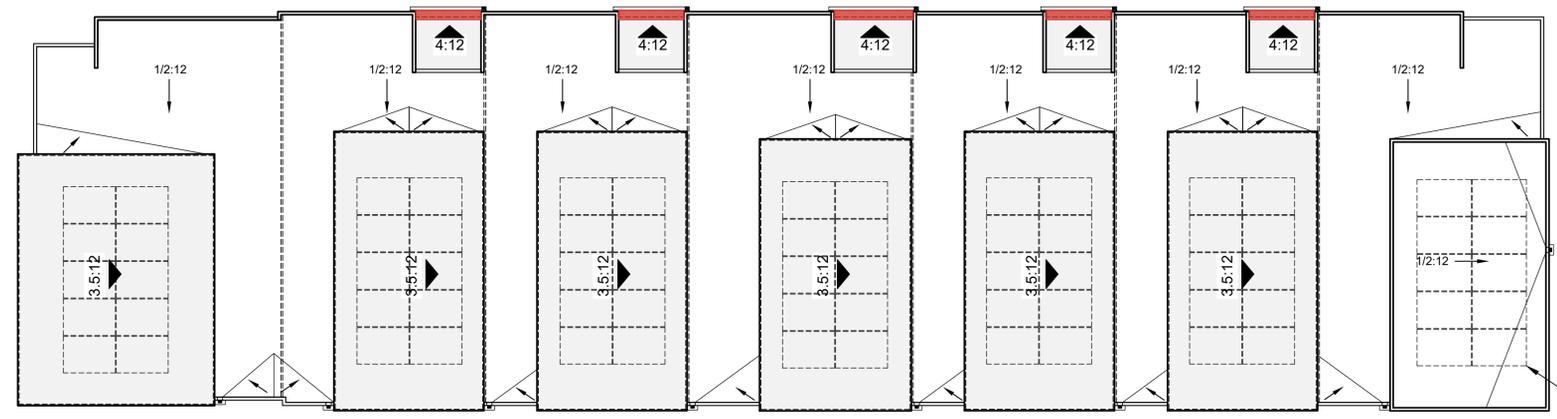


LEVEL 2

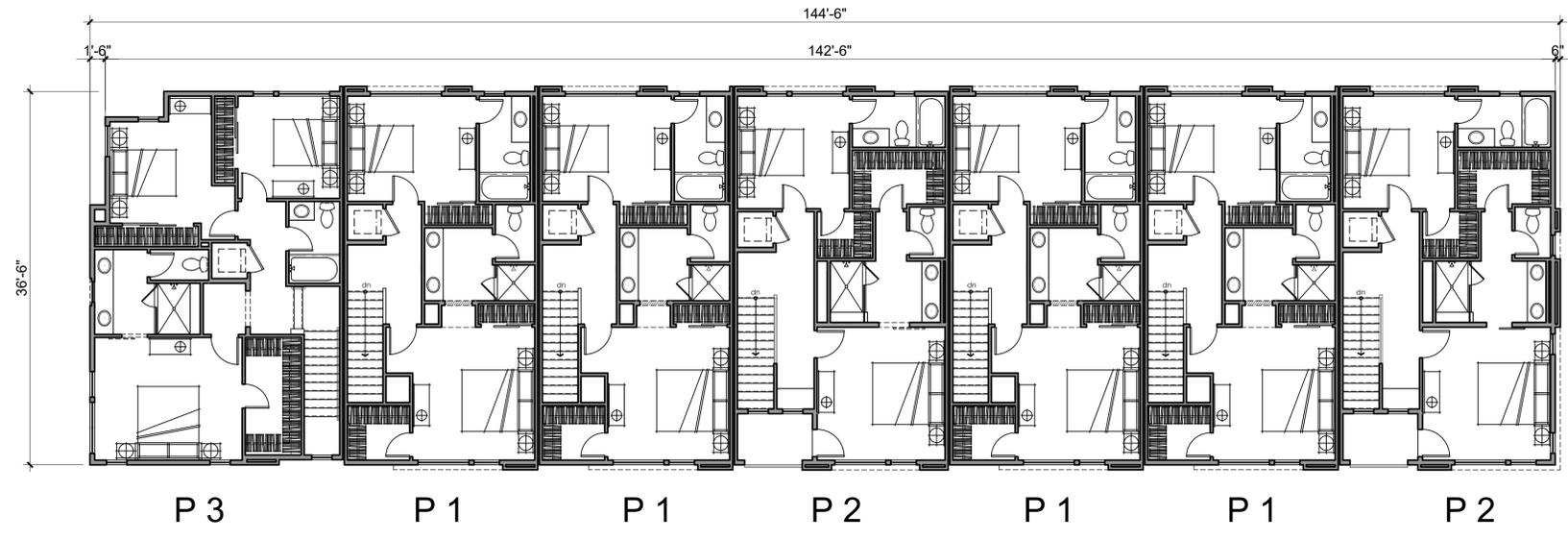


LEVEL 1

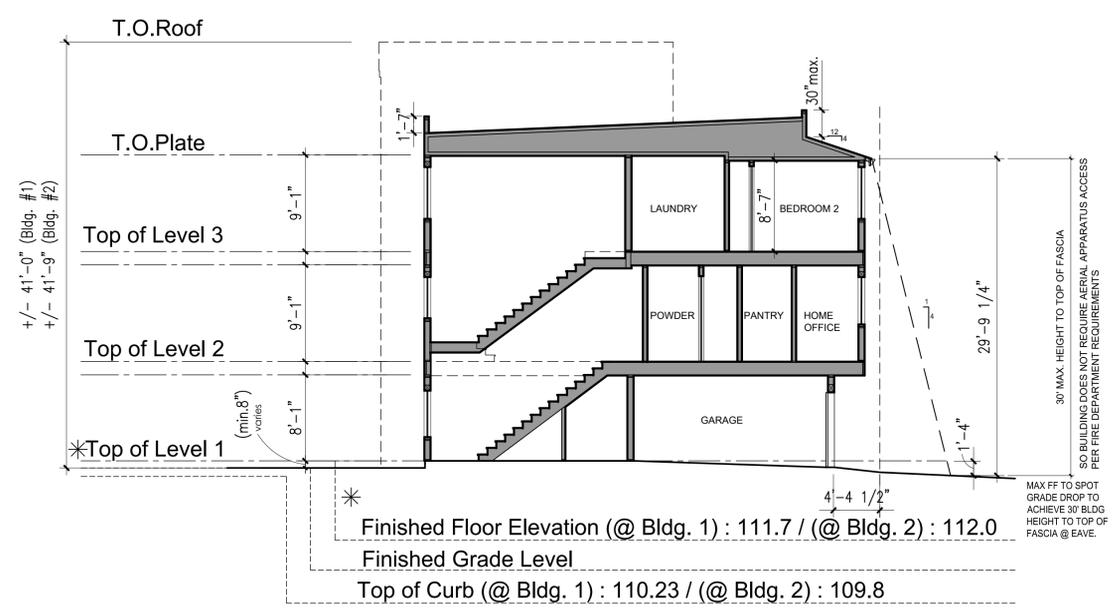
Eave Height Less than 30'



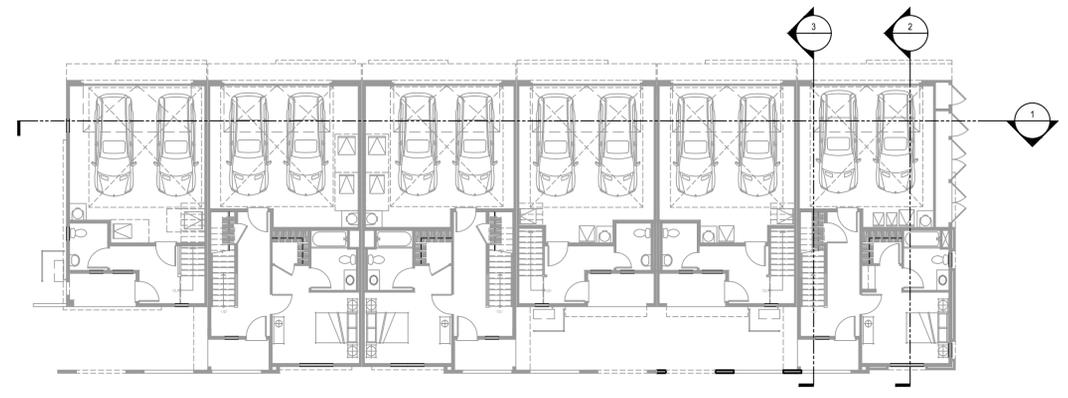
ROOF



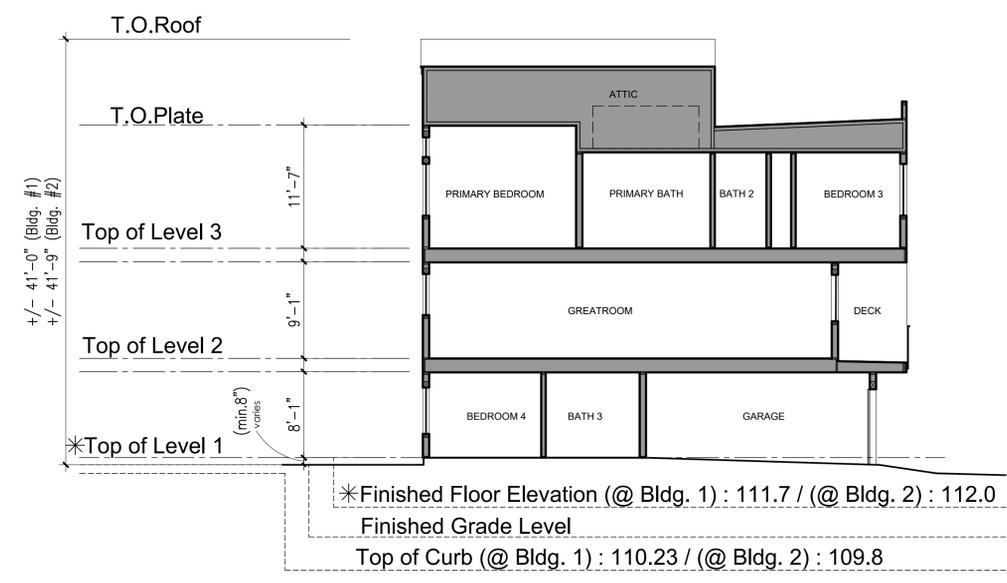
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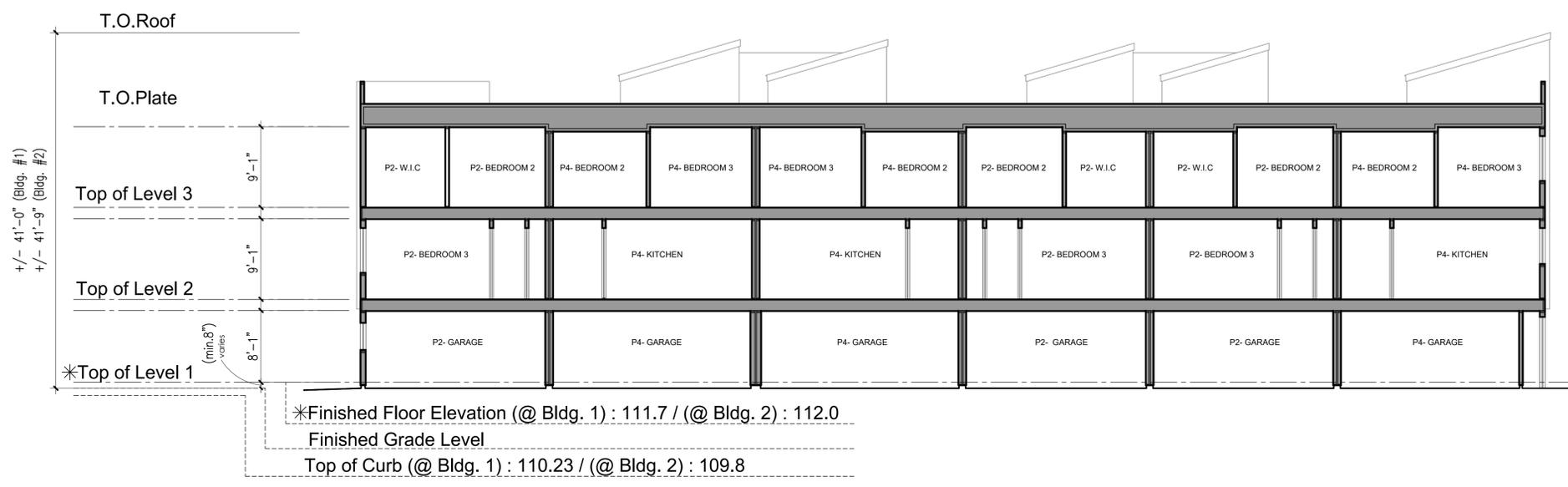
SECTION 3



KEY PLAN - 6PLEX A N.T.S.

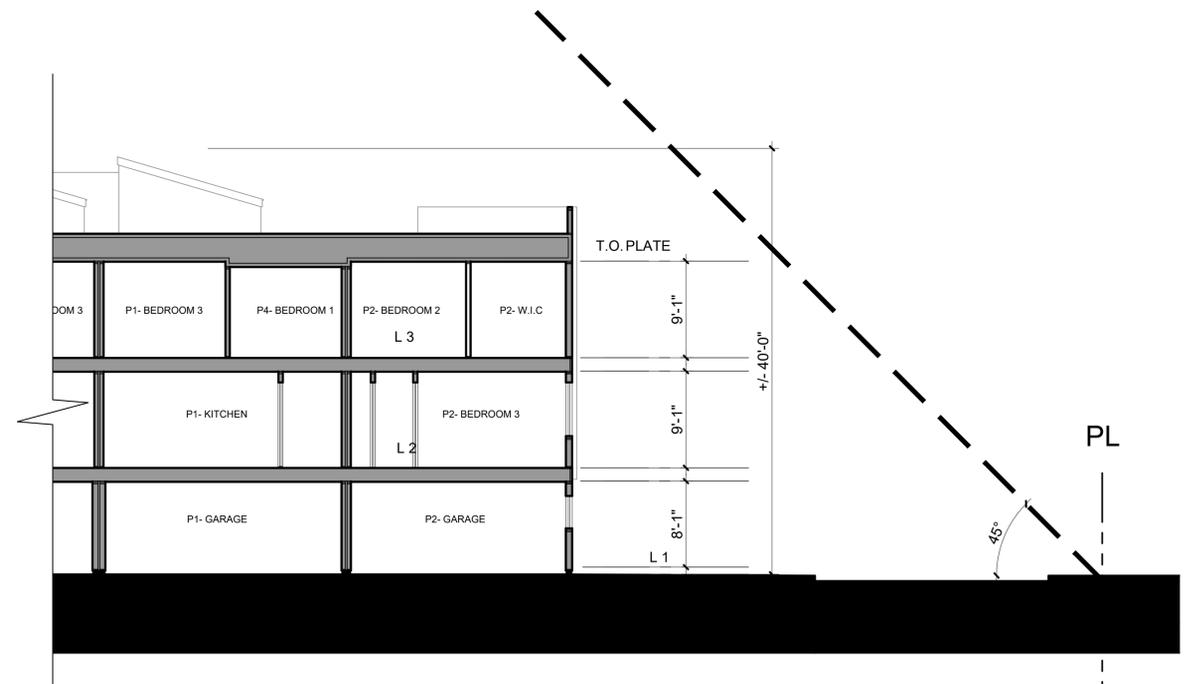
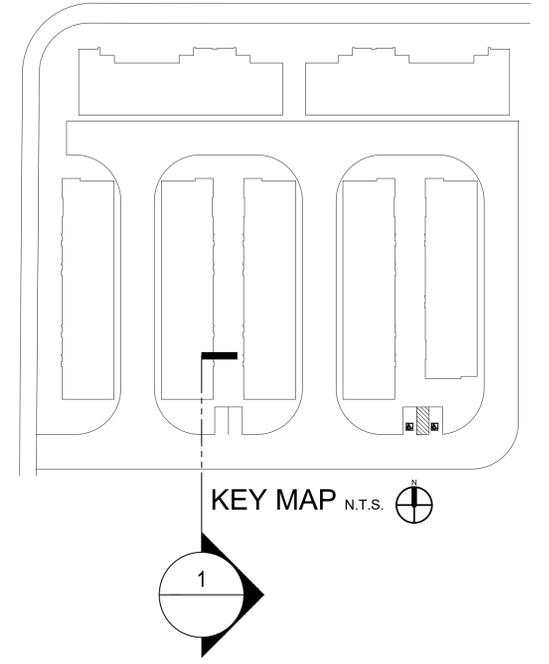


SECTION 2



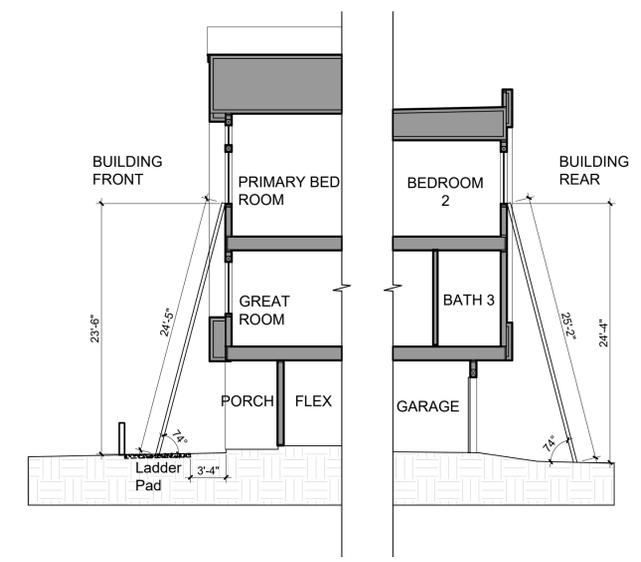
SECTION 1

* The top of level 1, top of the foundation pad / finished slab and finished floor elevation are all the same

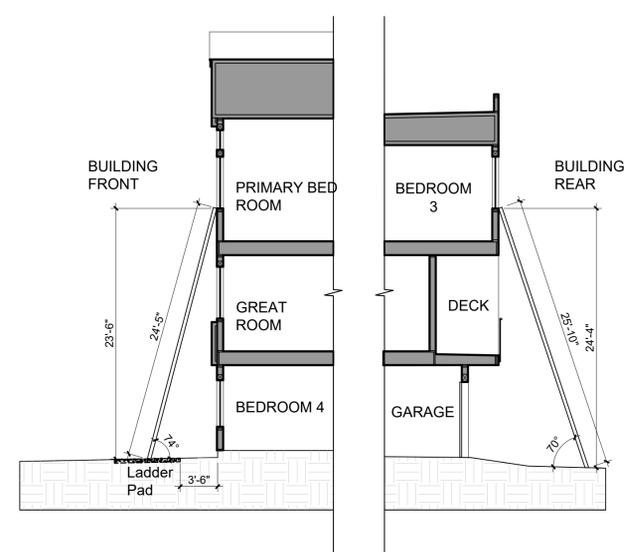
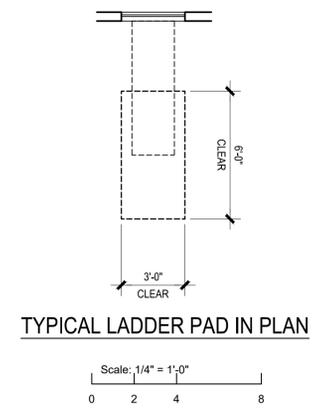


PARTIAL SECTION 1: DAYLIGHT PLANE DIAGRAM

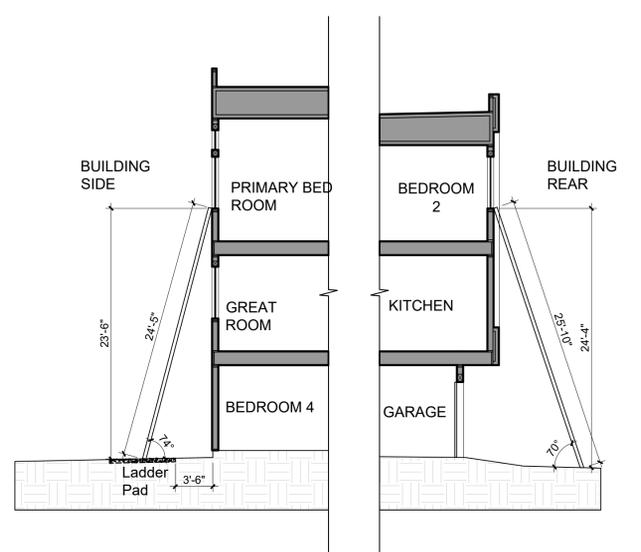
NOTE: 3' x 6' FIRE LADDER PAD (TYP.)
SEE CIVIL AND LANDSCAPE SHEETS FOR MORE INFO



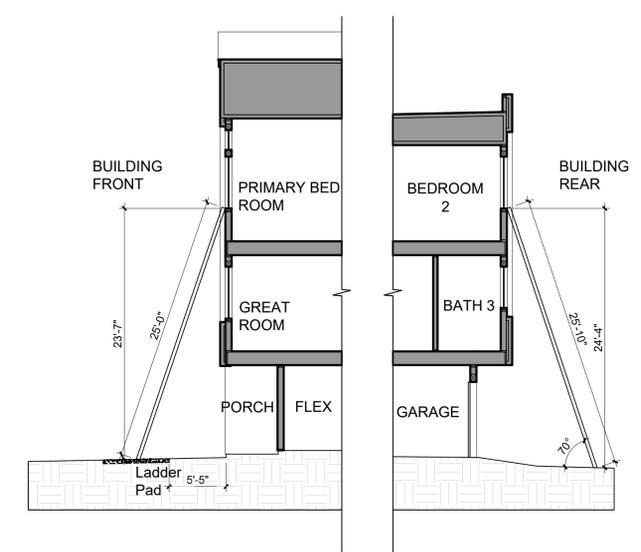
PLAN 2 ALT



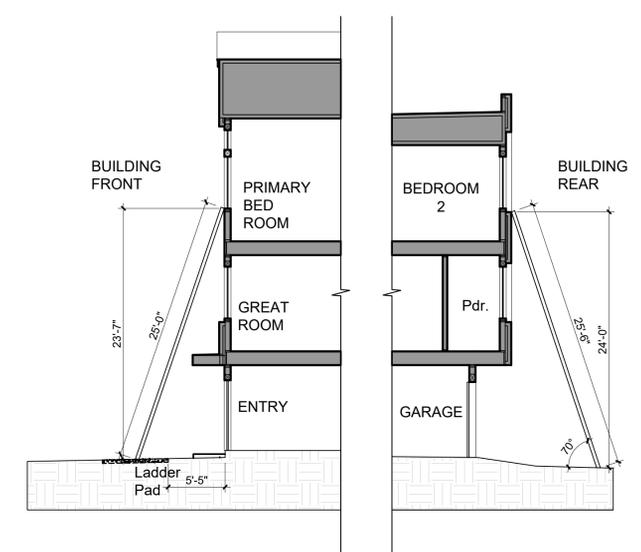
PLAN 4



PLAN 3

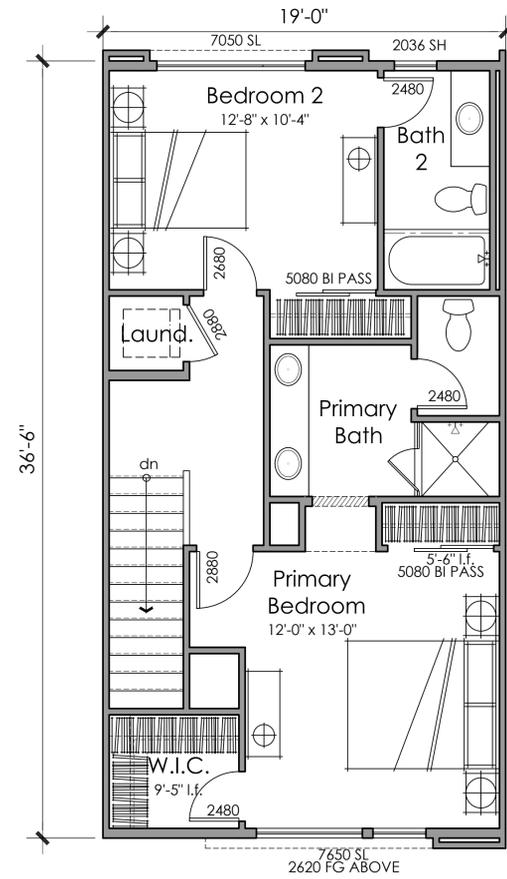


PLAN 2

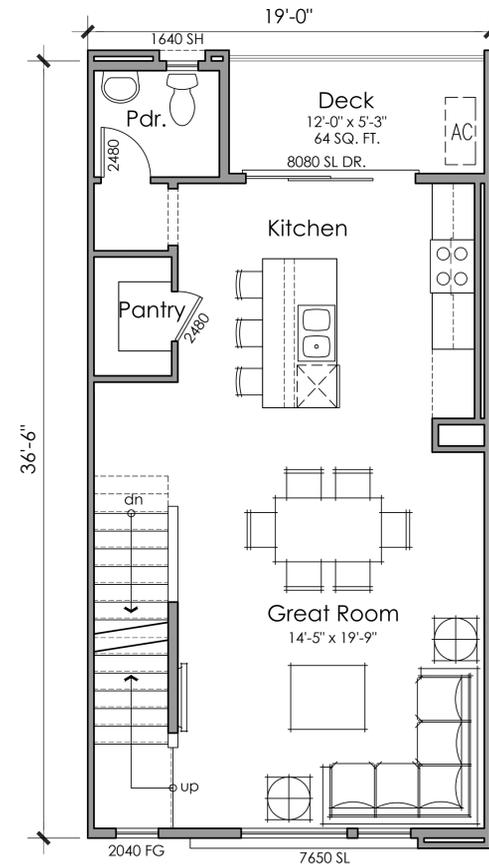


PLAN 1

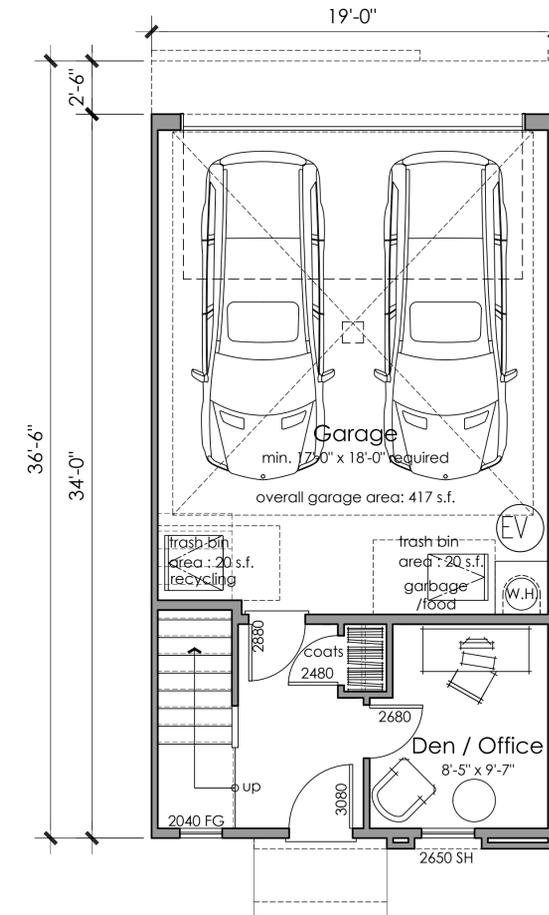
Bicycle parking : Per City of Sunnyvale Municipal code 19.46.150 (a): Secured bicycle parking means lockable facilities such as individual lockers or enclosed, locked, limited- access areas for parking of bicycles. Secured bicycle parking may also be known as Class 1 bicycle parking. For residential uses, an enclosed garage assigned to one residential unit meeting the minimum area requirements for a two car garage is considered one secured bicycle parking space



Third Floor



Second Floor

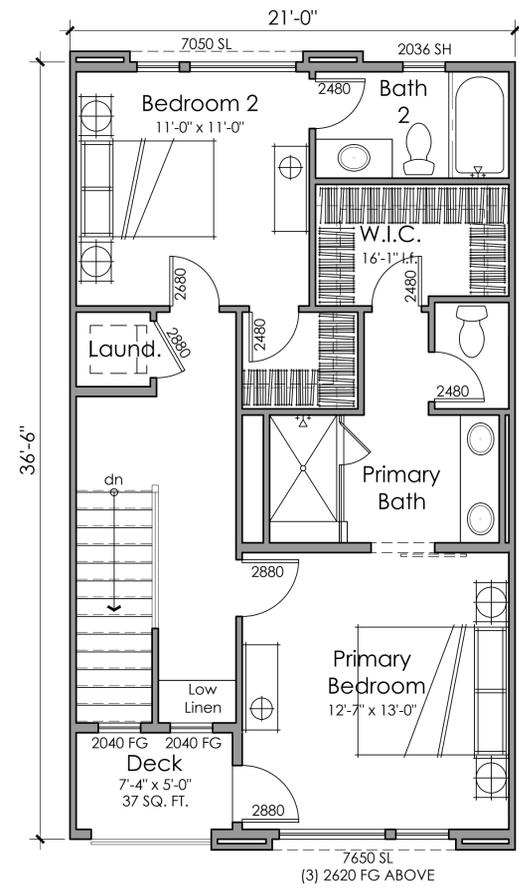


First Floor

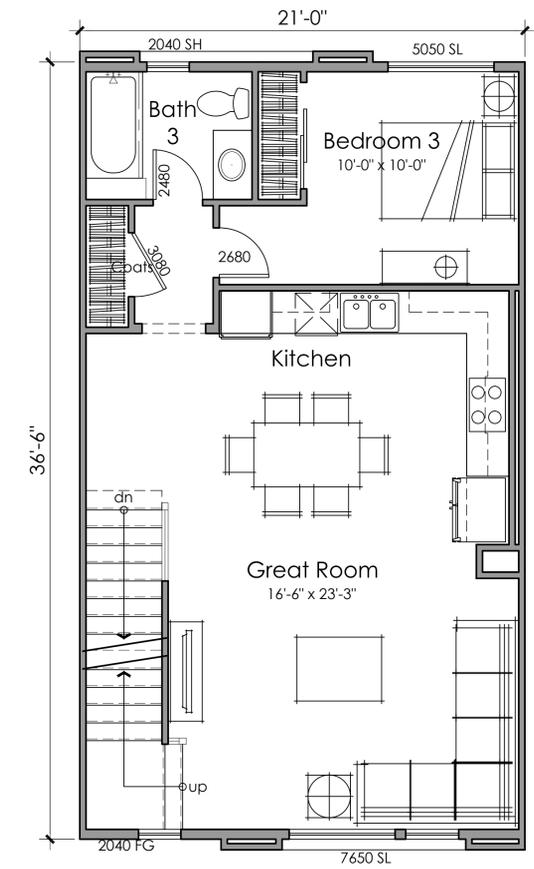
(EV) EACH PRIVATE GARAGE CONTAINS: 1 LEVEL 1 & 1 LEVEL 2 EV READY CIRCUIT PROVIDED PER CITY OF SUNNYVALE REACH CODES

Plan 1 Floor Plan
2 Bedroom + 2.5 Bath
1,415 s.f.(net)

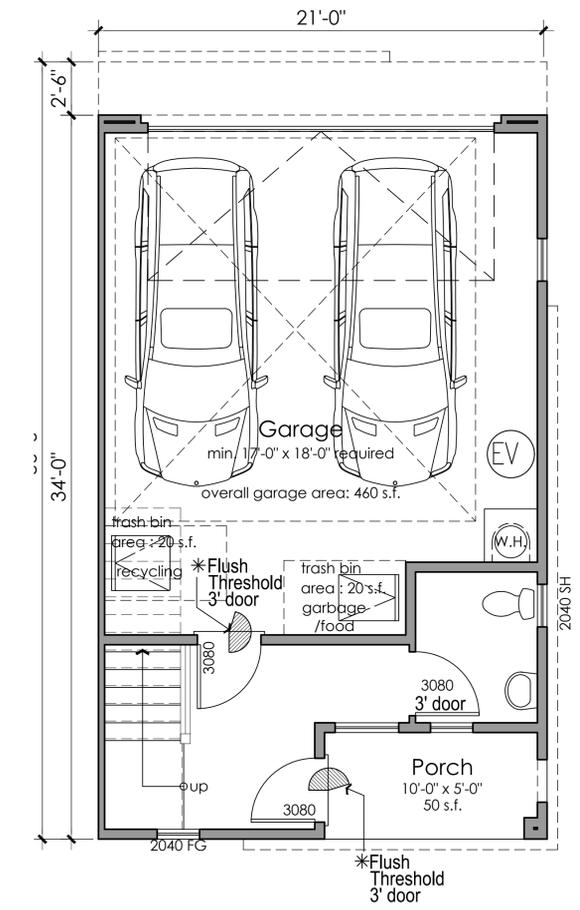
Bicycle parking : Per City of Sunnyvale Municipal code 19.46.150 (a): Secured bicycle parking means lockable facilities such as individual lockers or enclosed, locked, limited- access areas for parking of bicycles. Secured bicycle parking may also be known as Class 1 bicycle parking. For residential uses, an enclosed garage assigned to one residential unit meeting the minimum area requirements for a two car garage is considered one secured bicycle parking space



Third Floor



Second Floor



* First Floor

(EV) EACH PRIVATE GARAGE CONTAINS: 1 LEVEL 1 & 1 LEVEL 2 EV READY CIRCUIT PROVIDED PER CITY OF SUNNYVALE REACH CODES

* Accessible 1st Floor where occurs per CBC 1102 A.3

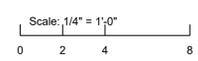
NOTE:
step@ front door & garage man door occurs @ non-accessible conditions

Plan 2 Floor Plan
3 Bedroom + 3.5 Bath
1,555 s.f.(net)



Bell Plaza - Townhomes
Sunnyvale, CA # 2022-0936

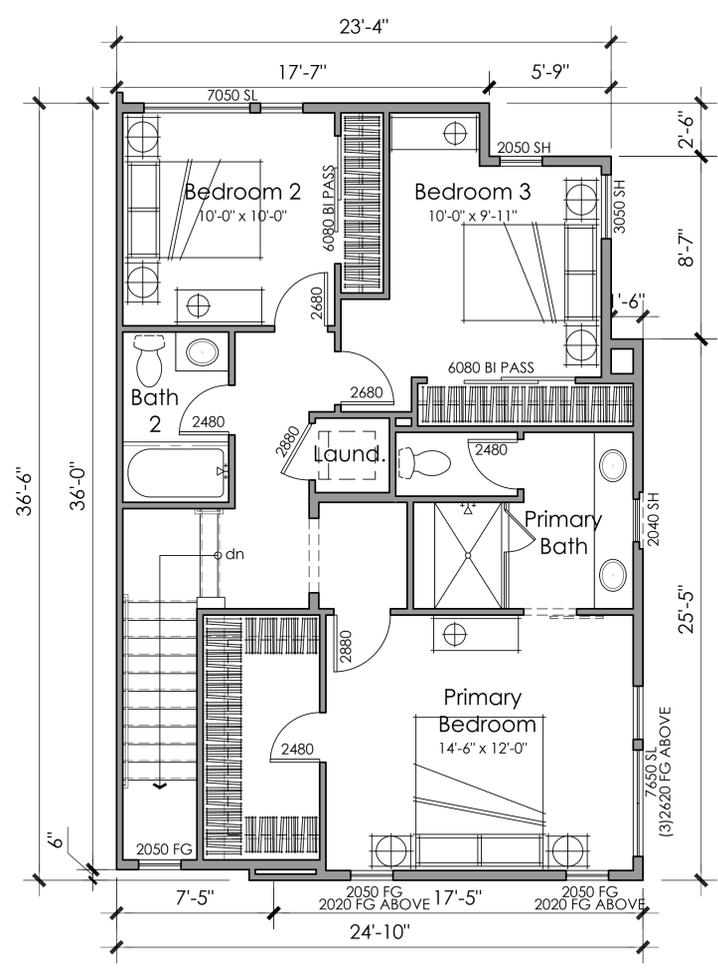
FORMAL SUBMITTAL
NOVEMBER 11, 2024



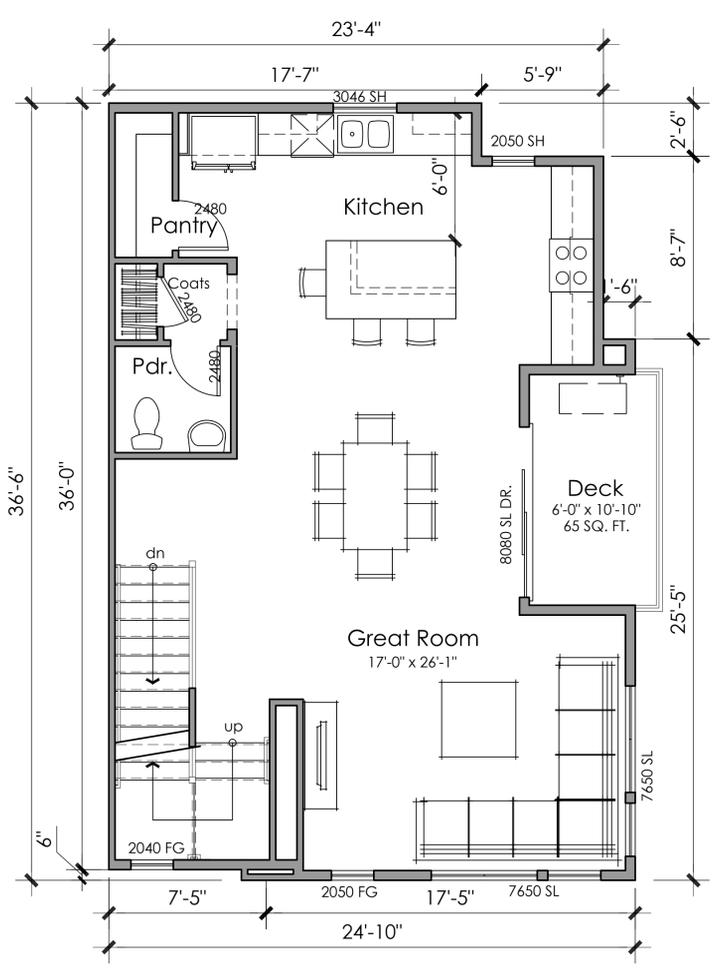
PLAN 2 - UNIT PLAN

A 5.0.1

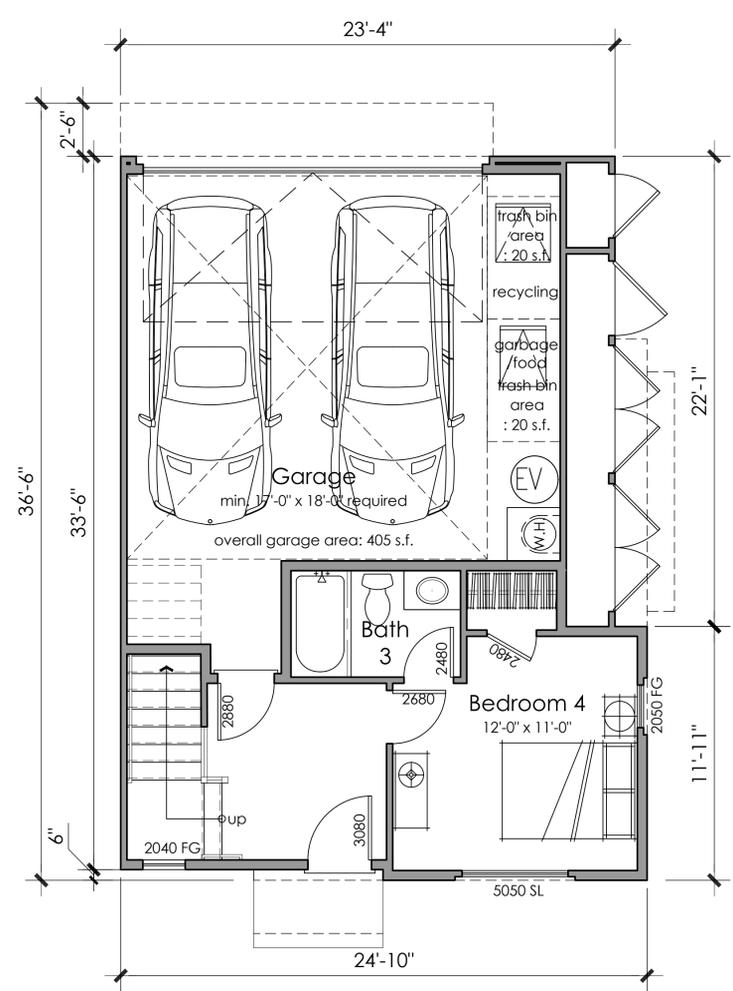
Bicycle parking : Per City of Sunnyvale Municipal code 19.46.150 (a): Secured bicycle parking means lockable facilities such as individual lockers or enclosed, locked, limited- access areas for parking of bicycles. Secured bicycle parking may also be known as Class 1 bicycle parking. For residential uses, an enclosed garage assigned to one residential unit meeting the minimum area requirements for a two car garage is considered one secured bicycle parking space



Third Floor



Second Floor



First Floor

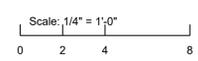
Plan 3 Floor Plan
4 Bedroom + 3.5 Bath
1,842 s.f.(net)

(EV) EACH PRIVATE GARAGE CONTAINS: 1 LEVEL 1 & 1 LEVEL 2 EV READY CIRCUIT PROVIDED PER CITY OF SUNNYVALE REACH CODES



Bell Plaza - Townhomes
Sunnyvale, CA # 2022-0936

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NOVEMBER 11, 2024



PLAN 3 - UNIT PLAN

A 5.0.2

Bicycle parking : Per City of Sunnyvale Municipal code 19.46.150 (a): Secured bicycle parking means lockable facilities such as individual lockers or enclosed, locked, limited- access areas for parking of bicycles. Secured bicycle parking may also be known as Class 1 bicycle parking. For residential uses, an enclosed garage assigned to one residential unit meeting the minimum area requirements for a two car garage is considered one secured bicycle parking space



Third Floor

Second Floor

First Floor

* Accessible 1st Floor where occurs per CBC 1102 A.3

Plan 4 Floor Plan
4 Bedroom + 3.5 Bath
2,236 s.f.(net)

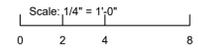
NOTE:
step@ front door & garage man door occurs @ non-accessible conditions

(EV) EACH PRIVATE GARAGE CONTAINS: 1 LEVEL 1 & 1 LEVEL 2 EV READY CIRCUIT PROVIDED PER CITY OF SUNNYVALE REACH CODES



Bell Plaza - Townhomes
Sunnyvale, CA # 2022-0936

FORMAL SUBMITTAL
NOVEMBER 11, 2024



PLAN 4 - UNIT PLAN

A 5.0.3



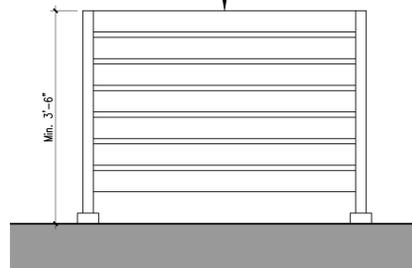
* LIGHT FIXTURE AT ENTRY



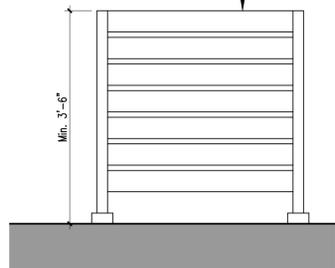
* LIGHT FIXTURE ABOVE GARAGE DOOR

* Light fixtures shall be shielded wall-mounted in compliance with Citywide Objective Design Standards 4.6 Lighting Requirements

Min. 3'-6" tall Metal AC Screen
Color match to adjacent wall



AC SCREEN - FRONT VIEW



AC SCREEN - SIDE VIEW

Min. 3'-6" tall Metal AC Screen



AC SCREEN - ISOMETRIC VIEW



Plan 4 ENTRANCE

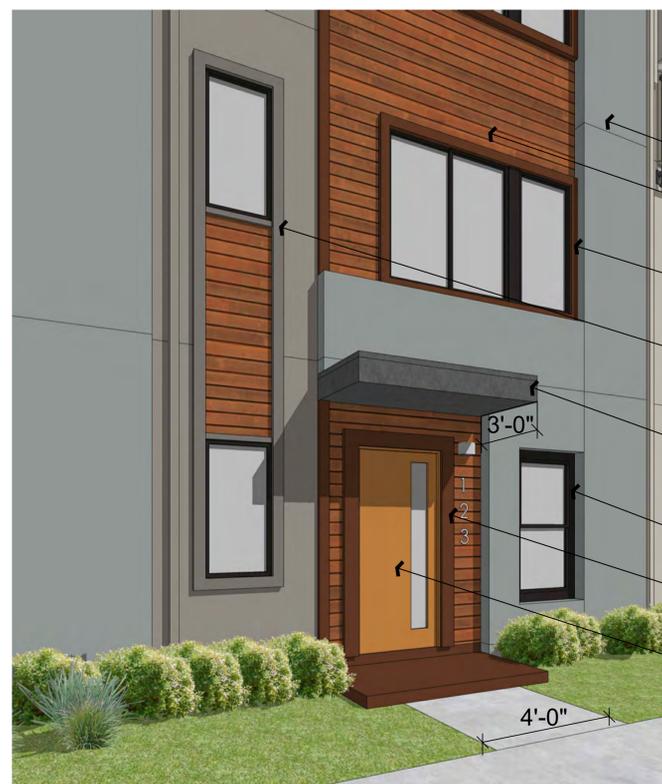
- Woodlook Siding
- Stucco
- 4" High Density Form Trim
- 5'-1"
- Stucco
- 11 foot tall arcade along El Camino Real
- 6" Fiber Cement Trim
- Entry Door

Downspout



GARAGE & DECK

- Recess Window
- Stucco
- Metal Railing
- Downspout
- Garage Door



Plan 1 ENTRANCE

- Stucco
- Woodlook Siding
- 4" Fiber Cement Trim
- 4" High Density Form Trim
- 3 feet deep Entry Canopy
- Recess Window
- 6" Fiber Cement Trim
- Entry Door

4'-0"

3'-0"



Plan 2 ENTRANCE

- Stucco
- 4" Fiber Cement Trim
- Woodlook Siding
- 4" High Density Form Trim
- Unit Address and Light Fixture
- 6" Fiber Cement Trim
- Entry Door

5'-6"

4'-0"



6 PLEX -FRONT PERSPECTIVE

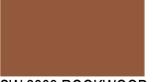


7 PLEX -FRONT PERSPECTIVE



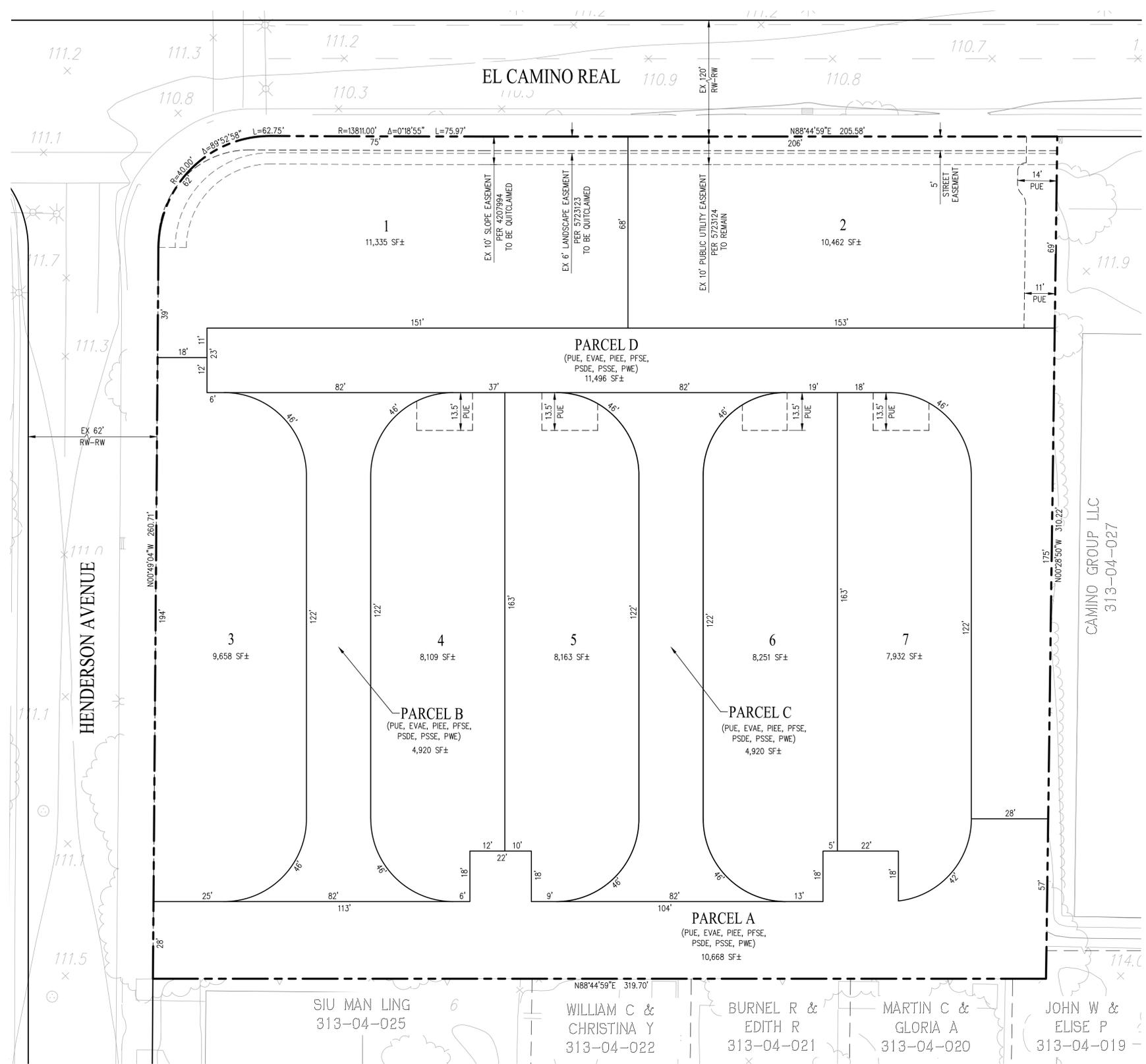
7 PLEX -REAR PERSPECTIVE

COLOR / MATERIAL SCHEME

	BODY 1		TRIM 2
SW 7018 DOVETAIL LRV : 26		SW 7019 GAUNTLET GRAY LRV : 17	
	BODY 2		WOODTONE SIDING
SW 7108 MINDFUL GRAY LRV : 48		OLD CHERRY	
	BODY 3		FASCIA
SW 9574 HULETT ORE LRV : 16		SW 6278 CLOAK GRAY LRV : 11	
	BODY 4		ENTRY DOOR 1
SW 6251 OUTERSPACE LRV : 12		SW 6370 SAUCY GOLD LRV : 23	
	BODY 5		ENTRY DOOR 2
SW 9163 TIN LIZZIE LRV : 30		SW 6439 GREENFIELD LRV : 15	
	BODY 6		GARAGE DOOR
SW 2803 ROOKWOOD TERRA COTTA LRV : 14		SW 7074 SOFTWARE LRV : 23	
	BODY 7/ TRIM 1		METAL RAILING
SW 9091 HALF-CAFF LRV : 8		SW 9565 FORGED STEEL LRV : 10	
			COMPOSITION SHINGLE ROOF
		OYSTER GRAY	

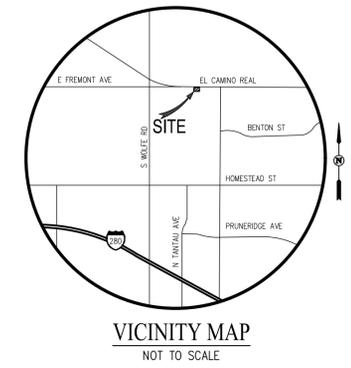
Manufacturers

- Paint - Sherwin Williams or Equal
- Garage door - Clopay garage doors or Equal
- Entry door - Therma Tru or Equal
- Wood Look Siding: Woodtone siding or Equal
- Composition Shingle Roof: GAF Roofing or Equal



CONTACTS:

1. DEVELOPER: BALBOA RETAIL PARTNERS
11611 SAN VICENTE BLVD
LOS ANGELES, CA 90049
(310) 496-4135
ALISON WARNER
2. LEGAL COUNSEL: MILLER STARR REGALIA
BRYAN WENTER
1331 NORTH CALIFORNIA BLVD, SUITE 600
WALNUT CREEK, CA 94596
(925)935-9400
3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
RYAN HANSEN, P.E.
4. ARCHITECT: KTGy GROUP, INC.
1814 FRANKLIN STREET, STE 400
OAKLAND, CA 94612
(925)634-7000
JONATHAN BORJACK



GENERAL NOTES:

1. CONTOUR INTERVAL: 1 FOOT (EXISTING)
2. ASSESSORS PARCEL NO: 313-04-026
3. SITE ADDRESS: 1040 EAST EL CAMINO REAL
SUNNYVALE, CA
4. SITE AREA: GROSS: 2.20 AC±
NET: 2.17 AC±
(LESS PUBLIC STREET EASEMENT AREA)
5. DWELLING UNITS: 46
6. DENSITY: 20.9 DU/AC
7. EXISTING GENERAL PLAN: CITY OF SUNNYVALE GENERAL PLAN
PROPOSED GENERAL PLAN: CITY OF SUNNYVALE GENERAL PLAN
7. EXISTING ZONING: ECR-MU24
PROPOSED ZONING: ECR-MU24
8. EXISTING USE: COMMERCIAL
PROPOSED USE: MULTI-FAMILY TOWNHOMES
9. EXISTING LOTS: 1
10. PROPOSED NUMBER OF LOTS/PARCELS: 7 LOTS/4 PARCELS
11. MINIMUM LOT/PARCEL SIZE: 4,920 SF±
MAXIMUM LOT/PARCEL SIZE: 11,496 SF±
12. WATER SYSTEM: ALL BUILDINGS TO BE SERVED BY NFPA 13
WATER SYSTEM WHICH UTILIZES A
SEPARATE FIRE/DOMESTIC WATER SERVICES.
13. STREETS: ALL STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS AND WILL BE
PRIVATELY MAINTAINED WITH EXCEPTION OF EXISTING EASEMENTS DEDICATED TO CITY
FOR STREET PURPOSES.
14. UTILITY PROVIDERS
WATER: CITY OF SUNNYVALE
SANITARY SEWER: CITY OF SUNNYVALE
STORM DRAIN: CITY OF SUNNYVALE
GAS & ELECTRIC: PG&E
15. GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO
FINAL DESIGN
16. BENCHMARK: CITY OF SUNNYVALE BENCHMARK NO. 78, BEING A BRASS DISC IN TOP OF CURB NEXT
TO THE CATCH BASIN AT THE NORTHWEST CURB RETURN AT THE INTERSECTION OF EL
CAMINO REAL AND HENDERSON, THE PUBLISHED ELEVATION BEING 110.781 FEET.
17. FLOOD ZONE: ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD.
18. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP.
19. FINAL MAP: MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP
20. PHASING: PROJECT MAY BE CONSTRUCTED IN MULTIPLE PHASES. MULTIPLE FINAL MAPS
MAY BE FILED ON THE LANDS SHOWN PER THE SUBDIVISION MAP ACT, SECTION 66456.1
21. EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG
RECOMMENDATIONS
22. COMMON AREAS: COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
23. ACCESSIBILITY: ALL REQUIRED ADA ACCESSIBLE UNITS WILL BE DESIGNED PER CALIFORNIA BUILDING
CODE REQUIREMENTS WITH RESPECT TO SITE ACCESSIBILITY. SEE SHEET TM-3 FOR
PRELIMINARY ADA UNIT LOCATIONS.
24. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS ON THE
CENTERLINE OF BRYANT WAY, THE BEARING BEING NORTH 89°32'20" EAST AS SHOWN
ON TRACT NO. 5245, CAMINO DEL PRADO (310 M 1).
25. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 1 THROUGH 7 AND THE
SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 ET.
SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO
THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS
SHALL BE NO MORE THAN 46 RESIDENTIAL CONDOMINIUM UNITS FOR LOTS 1 THROUGH
7. THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS RELATING TO
THIS VESTING TENTATIVE MAP PURSUANT TO GOVERNMENT CODE §66456.1.
26. MAINTENANCE: THE PERPETUAL MAINTENANCE OF SIDEWALK IMPROVEMENTS ALONG THE PROJECT
FRONTAGES ON EL CAMINO REAL AND HENDERSON AVENUE SHALL BE THE SOLE
RESPONSIBILITY OF THE PROPERTY OWNER.

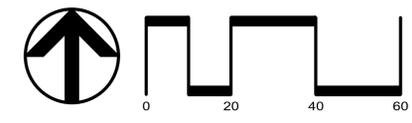
SHEET INDEX	
SHEET NO.	DESCRIPTION
TM-1	VESTING TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES
TM-2	BOUNDARY AND EXISTING CONDITIONS
TM-3	PRELIMINARY SITE PLAN
TM-4	PRELIMINARY GRADING AND DRAINAGE PLAN
TM-5	PRELIMINARY UTILITY PLAN
TM-6	PRELIMINARY STORMWATER MANAGEMENT PLAN
TM-7	PRELIMINARY FIRE ACCESS PLAN
TM-8	PRELIMINARY GARBAGE SERVICE PLAN

LEGEND	
	SUBDIVISION BOUNDARY
	PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT
	PROPOSED LOT LINE
	EMERGENCY VEHICLE ACCESS EASEMENT
	EXISTING
	PRIVATE FIRE SERVICE EASEMENT
	PRIVATE INGRESS & EGRESS EASEMENT
	PRIVATE STORM DRAIN EASEMENT
	PRIVATE SANITARY SEWER EASEMENT
	PUBLIC UTILITY EASEMENT
	PRIVATE WATER EASEMENT
	RIGHT OF WAY

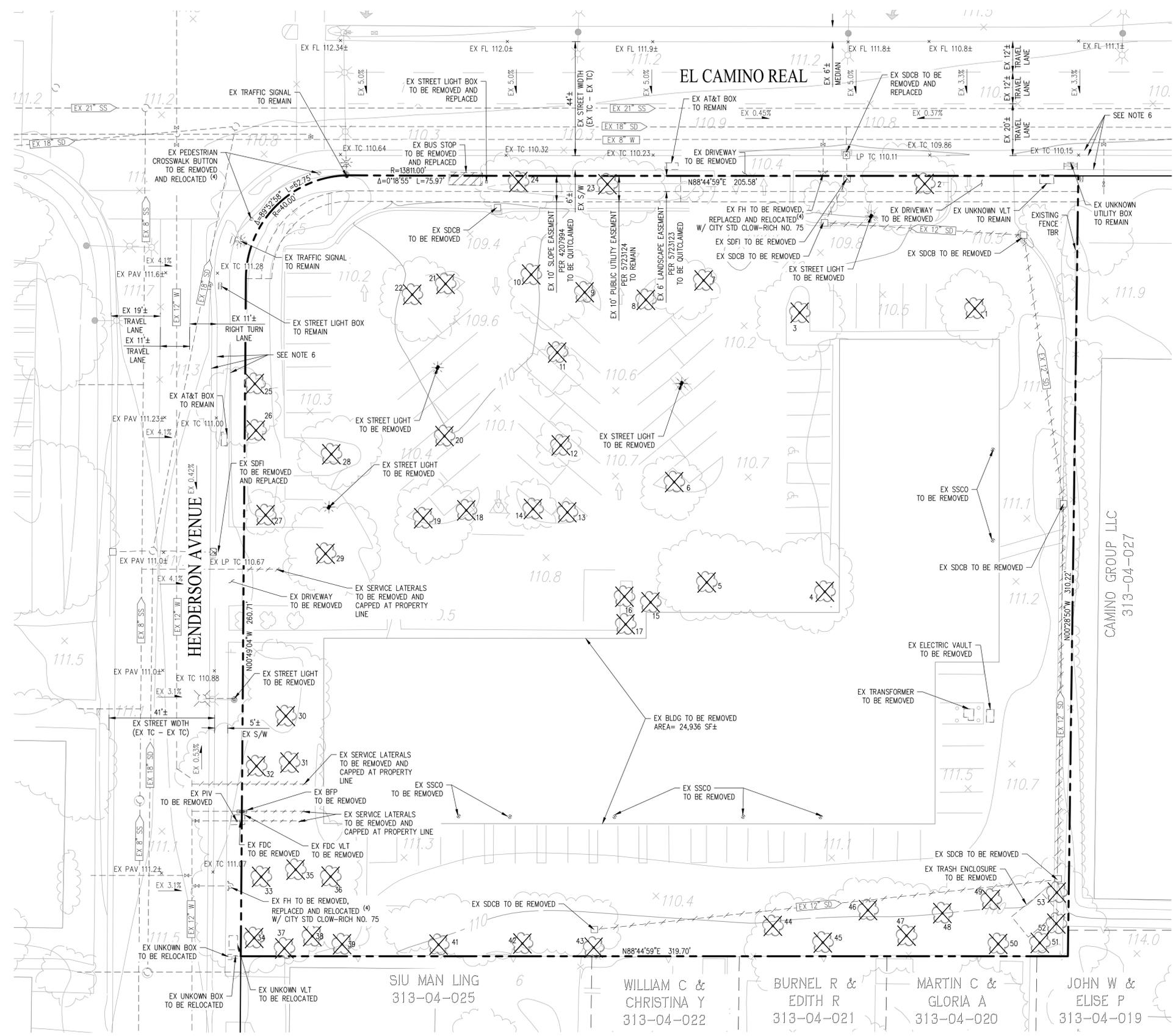


Bell Plaza - Townhomes
Sunnyvale, CA # 2022-0936

DESIGN REVIEW
NOVEMBER 11, 2024



**VESTING TENTATIVE SUBDIVISION
MAP FOR CONDOMINIUM PURPOSES** TM-1



LEGEND

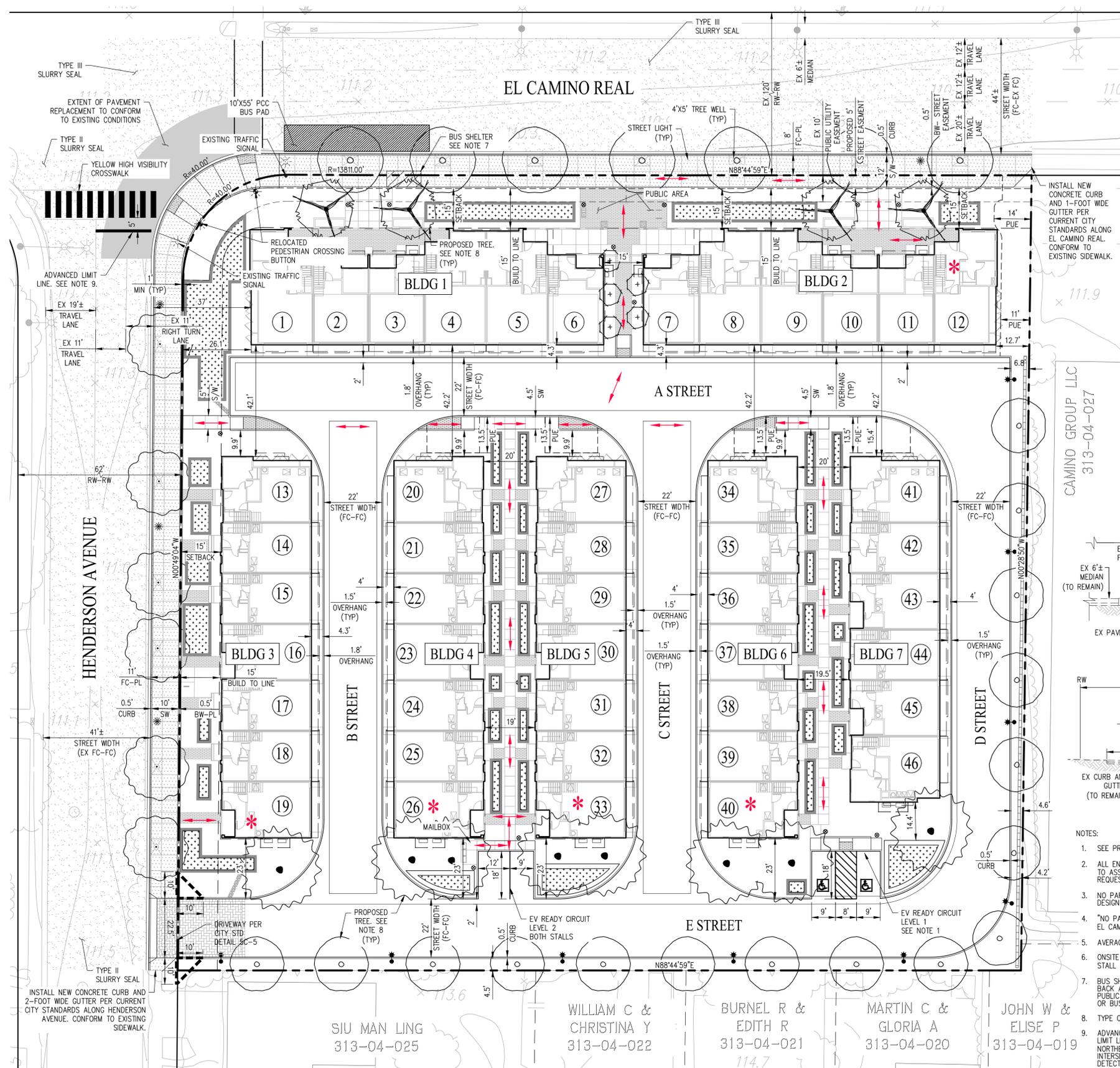
DESCRIPTION	DESCRIPTION
	EXISTING BOUNDARY
	RIGHT OF WAY
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING STORM DRAIN LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING FIELD INLET
	EXISTING CATCH BASIN
	EXISTING PARKING LIGHT
	EXISTING STREET LIGHT
	EXISTING BACKFLOW PREVENTOR
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING POST INDICATOR VALVE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING WATER VALVE
	EXISTING PEDESTRIAN CROSSWALK BUTTON
	EXISTING TRAFFIC LIGHTS
	EXISTING ELECTRIC UTILITY BOX (1)
	EXISTING BUS SHELTER AND PAD
	EXISTING TREE TO BE REMOVED
	PIPE TO BE REMOVED
	SLOPE ARROW
	SPOT GRADES

ABBREVIATIONS

BFP	BACKFLOW PREVENTOR
BLDG	BUILDING
CB	CATCH BASIN
CL	CENTERLINE
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOW LINE
PIV	POST INDICATOR VALVE
PP	POWER POLE
PAV	PAVEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
W	WATER
VLT	VAULT

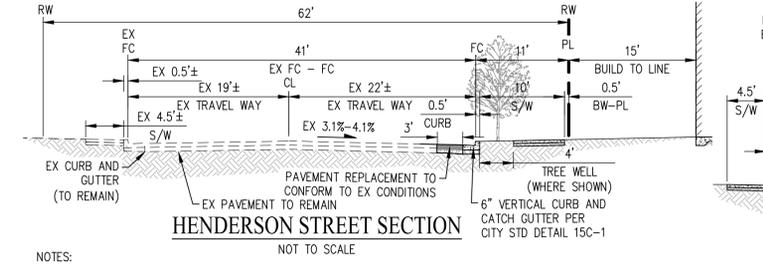
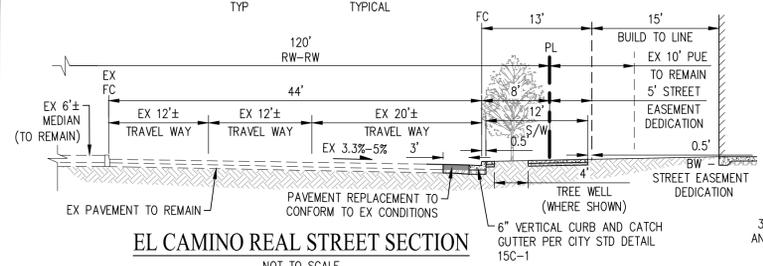
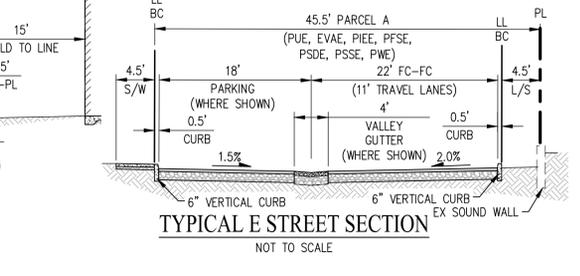
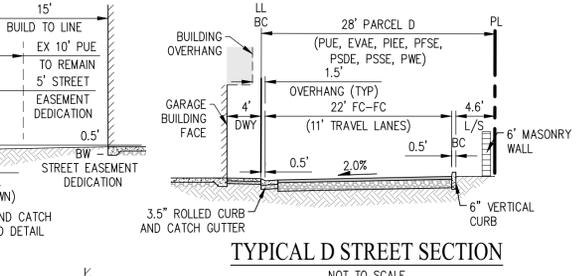
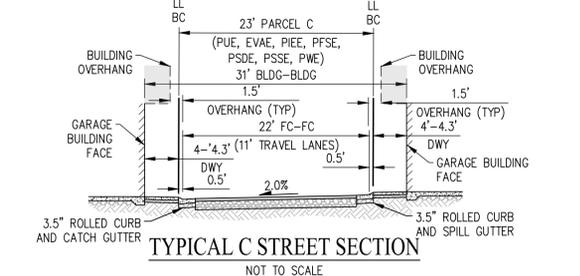
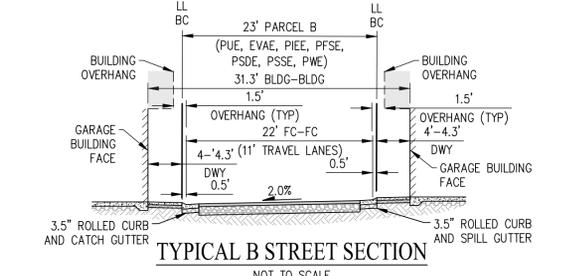
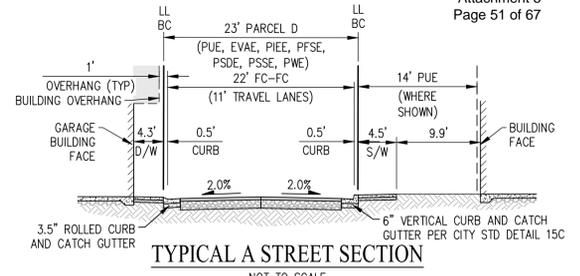
NOTE:

1. THE REMOVAL AND/OR RELOCATION OF ALL DRY UTILITIES ARE SUBJECT TO JOINT TRENCH DESIGN CONSULTANT REVIEW.
2. EXISTING TREES TO BE SURVEYED, TO KNOW PROXIMITY TO THE PROPERTY LINE AND ANY ANY OFFSITE IMPROVEMENTS. EXISTING TREES IN CONFLICT WITH OFFSITE IMPROVEMENTS MAY REQUIRED A PERMIT FROM THE CITY. ALL EXISTING ONSITE TREES TO BE REMOVED.
3. EXISTING PIPES MATERIAL IS UNKNOWN AND ARE SUBJECT TO VERIFICATION DURING CONSTRUCTION.
4. SEE SHEET TM-5 FOR EXISTING UTILITY RELOCATIONS.
5. RE-USE OF EXISTING CITY WATER SERVICE LINES IS NOT ALLOWED AND MUST BE ABANDONED IN PLACE. RE-USE OF EXISTING CITY SANITARY SEWER AND STORM DRAIN SERVICE LINES IS SUBJECT TO CITY'S REVIEW AND APPROVAL.
6. ALONG THE PROJECT FRONTAGES ON EL CAMINO REAL, REMOVE THE EXISTING CONCRETE CURB, GUTTER, AND SIDEWALK. ALONG THE PROJECT FRONTAGES ON HENDERSON AVENUE, REMOVE THE EXISTING CONCRETE CURB, GUTTER, AND SIDEWALK.



LEGEND

DESCRIPTION	SYMBOL
EXISTING BOUNDARY	---
RIGHT OF WAY	---
ADJACENT PROPERTY LINE	---
EXISTING EASEMENT LINE	---
PROPOSED EASEMENT LINE	---
VISION TRIANGLE (PER CITY OF SUNNYVALE MUNI CODE 19.34.060)	---
UNIT NUMBER	①
BUILDING NUMBER	BDLG 2
ACCESSIBLE PATH	→
ACCESSIBLE PARKING SPACE	→
ADA ACCESSIBLE UNIT	*
SLURRY SEAL	■
PAVEMENT REPLACEMENT	■
SIDEWALK	■
BIO RETENTION BOX	■
BCK OF CURB	BC
BUILDING	BLDG
BACK OF WALK	BW
DRIVEWAY	DWY
EXISTING	EX
ELECTRICAL VEHICLE CHARGING STATION	EVCS
FACE OF CURB	FC
MINIMUM	MIN
LOT LINE	LL
LANDSCAPE	L/S
PROPERTY LINE	PL
PUBLIC UTILITY EASEMENT	PUE
RIGHT OF WAY	RW
SIDEWALK	S/W
TYPICAL	TYP

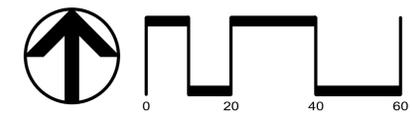


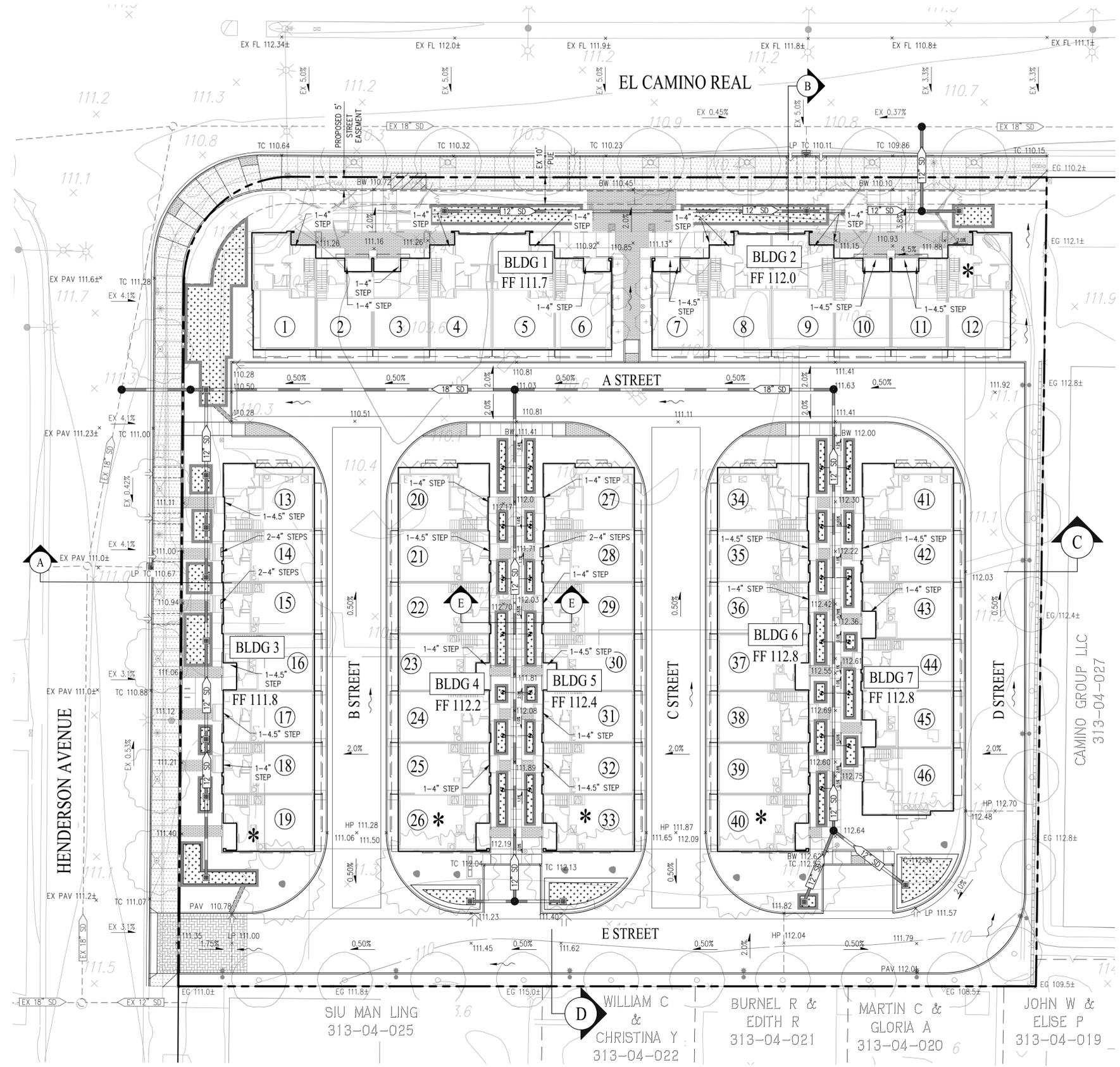
- NOTES:
- SEE PROPOSED EASEMENTS AND LOTTING ON SHEET TM-1.
 - ALL ENTRANCES TO PROPERTY SHALL HAVE APPROPRIATE SIGNS PER 22658(a) CVC, TO ASSIST IN REMOVAL OF VEHICLES AT THE PROPERTY OWNER'S/MANAGER'S REQUEST.
 - NO PARKING/LOADING WILL BE PERMITTED ALONG THE ONSITE STREETS EXCEPT IN DESIGNATED STALLS. SIGNAGE WILL BE PROVIDED WITH THE CONSTRUCTION DRAWINGS.
 - "NO PARKING ANY TIME" (SIGN R26(CA)) SIGNS TO BE PLACED ON SOUTH SIDE OF EL CAMINO ROAD ALONG PROJECT'S FRONTAGE.
 - AVERAGE FRONT SETBACK TO EL CAMINO ROAD EXCEEDS MINIMUM 20' REQUIREMENT.
 - ONSITE STANDARD PARKING INCLUDES ONE ACCESSIBLE AND ONE EV ACCESSIBLE STALL (VAN ACCESSIBLE)
 - BUS SHELTER TO BE REMOVED AND REPLACED WITH A NEW VTA BRASCO 13' FULL BACK ADVERTISEMENT SHELTER. COORDINATION NEEDED WITH THE DEPARTMENT OF PUBLIC WORKS AT THE CITY OF SUNNYVALE FOR TEMPORARY BUS STOP LOCATION OR BUS REROUTING PRIOR TO ENCROACHMENT PERMIT ISSUANCE.
 - TYPE OF TREE PLANTING PROPOSED CAN BE FOUND ON LANDSCAPE PLANS.
 - ADVANCED LIMIT LINE TO EXTEND TO DOUBLE YELLOW CENTER LINE. THE ADVANCED LIMIT LINE WILL MOST LIKELY AFFECT THE VEHICULAR DETECTION LOOPS FOR THE NORTHBOUND APPROACH OF THE EL CAMINO REAL/HENDERSON AVENUE INTERSECTION. THEREFORE, THE DEVELOPER SHALL RELOCATE THE VEHICULAR DETECTION LOOPS PER CALTRANS STANDARD.

PARKING SPACES REQUIRED					
# OF BEDROOMS	TOTAL DU	REQUIRED SEGMENT		PROVIDED (SPACES)	NOTES
		MINIMUM (SPACES)	MAXIMUM (SPACES)		
2-BEDROOM	18	1.5	2.25	2	MC 19.36.120(a)
3-BEDROOM	16	2	2.25	2	
4-BEDROOM	12	2	2.25	2	
TOTAL	46	83	103.5	96	
RATIO		1.8 SPACES PER UNIT	2.25 SPACES PER UNIT	2.09 SPACES PER UNIT	

PARKING SPACES PROVIDED	
IN PRIVATE GARAGE	92 SPACES
ONSITE	4 SPACES
TOTAL	96 SPACES

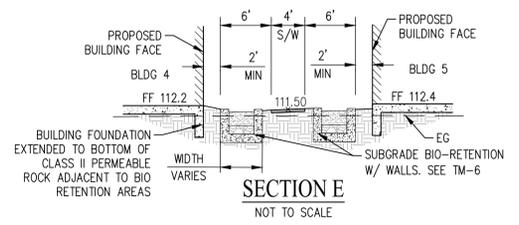
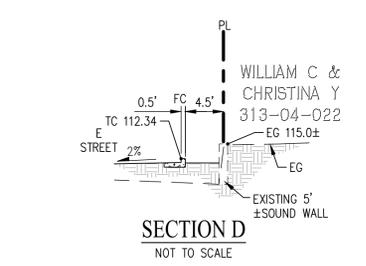
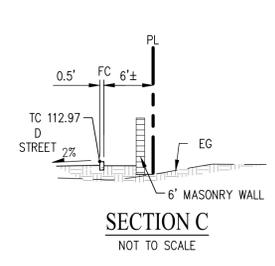
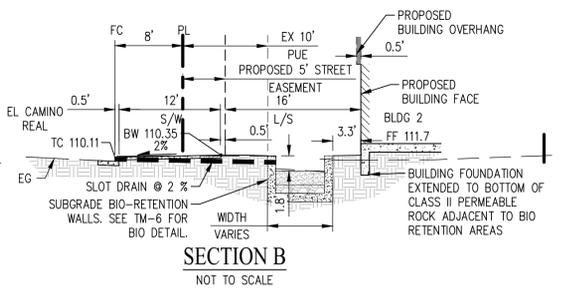
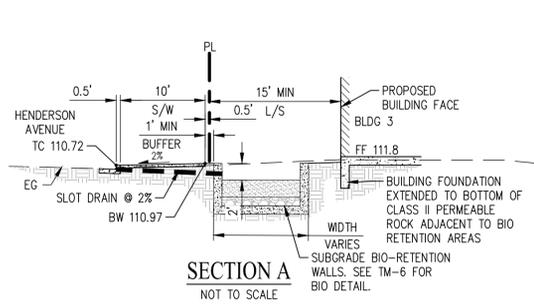
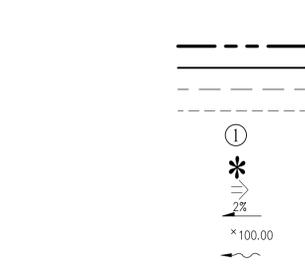
*4 ONSITE PARKING SPACES ALLOCATED FOR 3-BEDROOM PLAN.
SEE THIS SHEET AND A5.0.0 - A5.0.3 FOR CITY OF SUNNYVALE REACH CODE REQUIREMENT FOR EVCS FOR NEW RESIDENTIAL PROJECT.



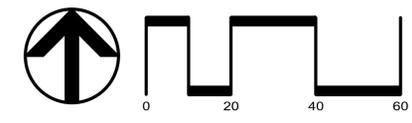


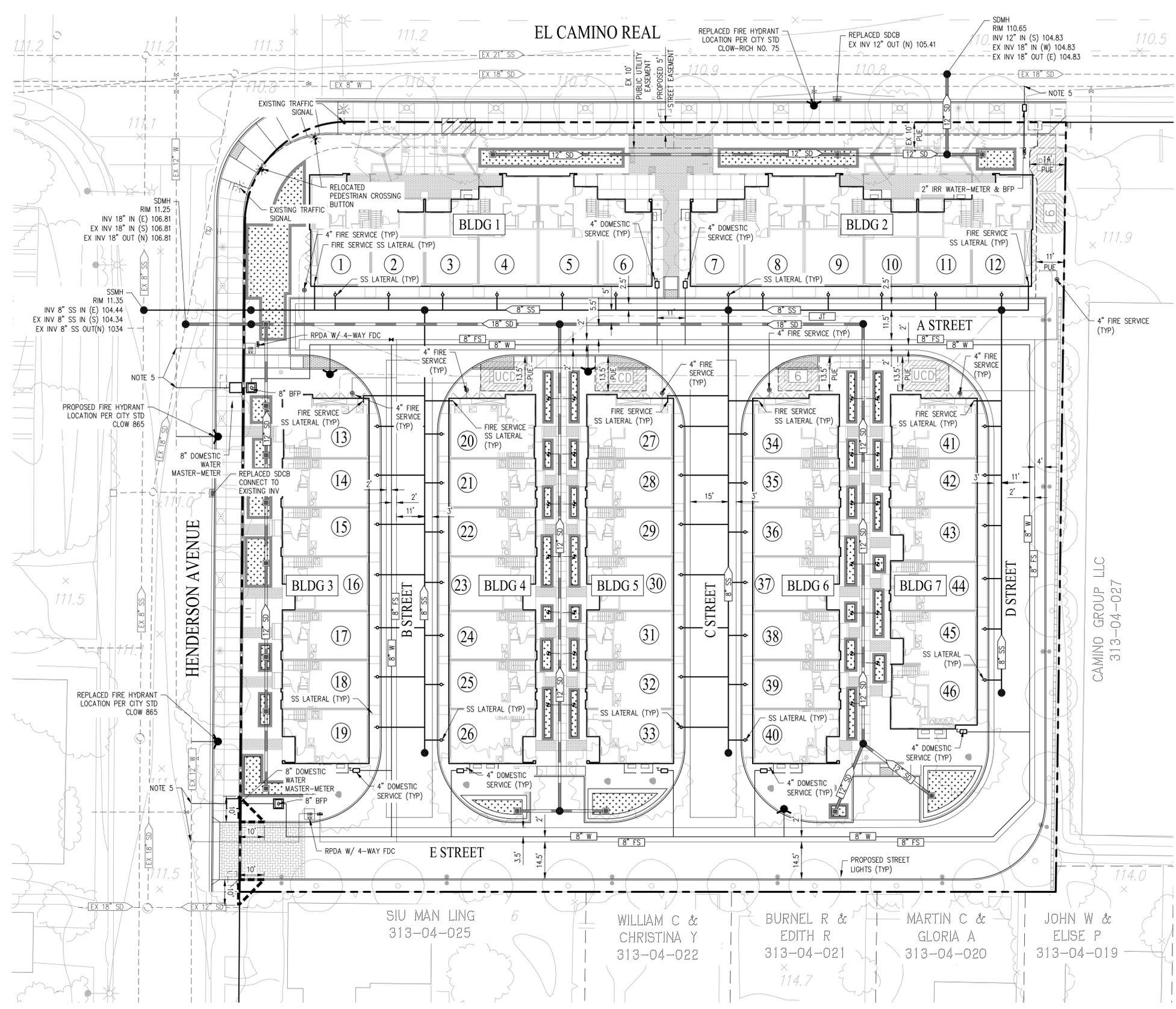
LEGEND

DESCRIPTION	DESCRIPTION
---	BIO
---	BLDG
---	BW
---	EG
---	EX
---	FF
---	FL
---	HP
---	LP
---	PAV
---	R/W
---	S/W
---	TC
---	BIO-RETENTION
---	BUILDING
---	BACK OF WALK
---	EXISTING GROUND
---	EXISTING
---	FINISHED FLOOR
---	FLOW LINE
---	HIGH POINT
---	LOW POINT
---	PAVEMENT
---	RIGHT OF WAY
---	SIDEWALK
---	TOP OF CURB



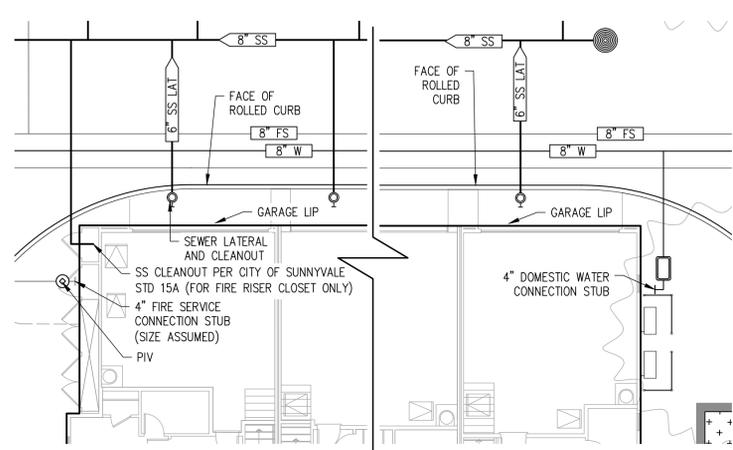
- NOTES:**
- ROUGH GRADING EARTHWORK ALLOWS FOR PROPOSED STREET SUBGRADE, AND ASSUMES REMOVAL OF EXISTING PAVEMENT.
 - ASSUMED FOUNDATION THICKNESS OF 12"
 - DEEPENED FOOTING/FOUNDATION MAY BE REQUIRED FOR GEOTECHNICAL AND STRUCTURAL RECOMMENDATION WHEN PROPER UTILITY SEPARATION CANNOT BE PROVIDED.
 - HAND DIG FOR EXCAVATION NEAR EXISTING TREES.



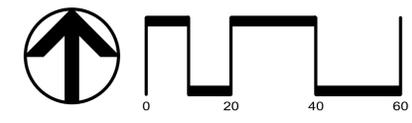


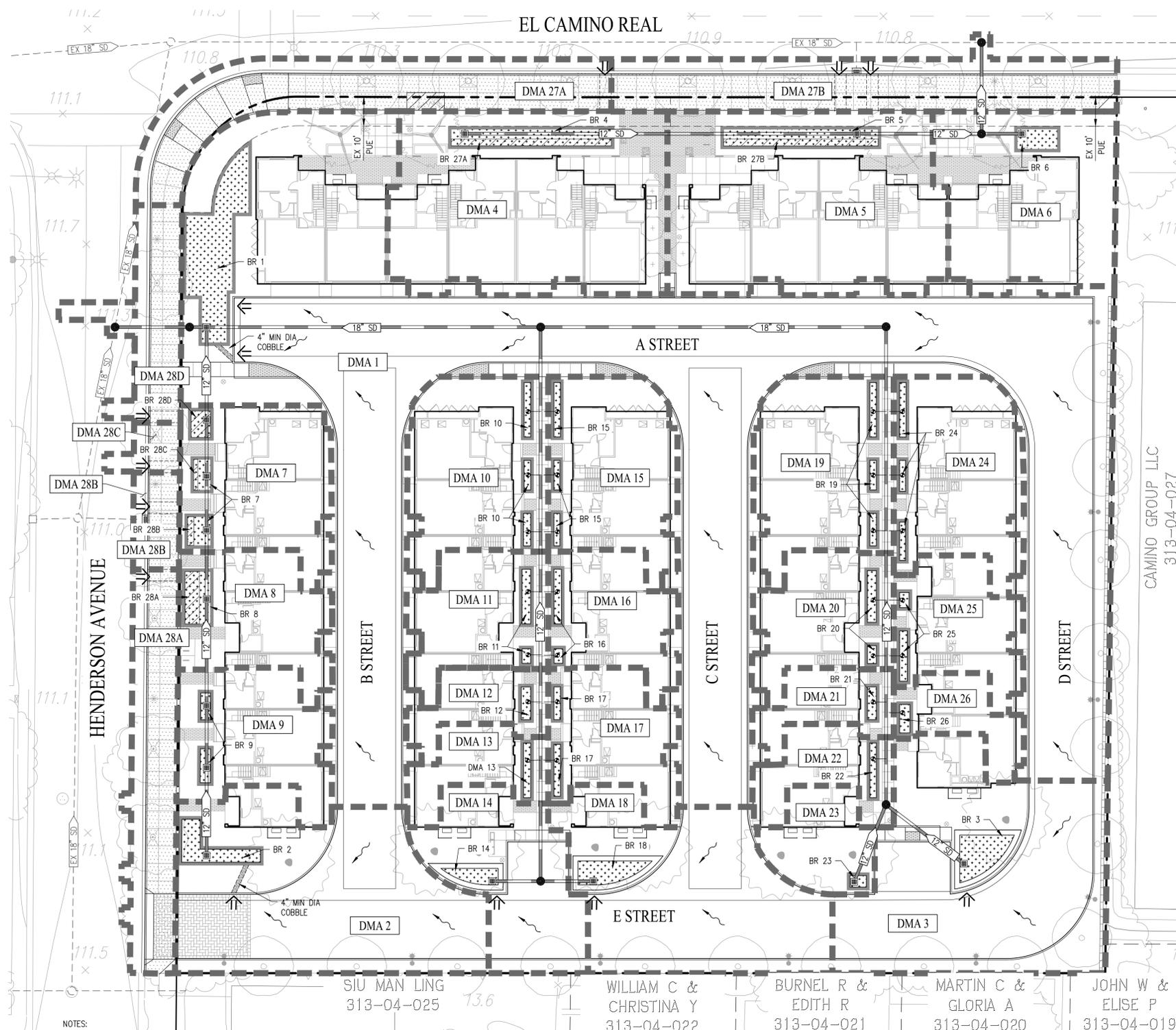
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	EXISTING BOUNDARY
---	---	RIGHT OF WAY
---	---	ADJACENT PROPERTY LINE
---	---	EASEMENT LINE
---	---	STORM DRAIN PIPE (RCP)
---	---	SANITARY SEWER (PVC)
---	---	PROPOSED WATER MAIN (PVC)
---	---	PROPOSED FIRE SERVICE MAIN (PVC)
---	---	PROPOSED JOINT TRENCH
---	---	BIORETENTION AREA AND WALL
●	●	MANHOLE
■	■	STORM DRAIN CATCH BASIN
■	■	STORM DRAIN FIELD INLET
○	○	SANITARY SEWER CLEAN OUT
□	□	8" MASTER WATER METER
□	□	4" WATER METER (1 PER BLDG)
□	□	8" DOMESTIC WATER BACKFLOW PREVENTER
●	●	FIRE HYDRANT
■	■	REDUCED PRESSURE DETECTOR ASSEMBLY
■	■	FIRE DEPARTMENT CONNECTION
■	■	POST INDICATOR VALVE
■	■	IRRIGATION BACKFLOW PREVENTER
■	■	PG&E PAD (SEE JOINT TRENCH PLANS)
■	■	TRANSFORMER (SEE JOINT TRENCH PLANS)
■	■	PG&E SPLICE BOX (SEE JOINT TRENCH PLANS)
■	■	ELECTRIC UTILITY BOXES (6)
●	●	STREET LIGHTS
●	●	TRAFFIC LIGHT
●	●	PEDESTRIAN CROSSING BUTTON



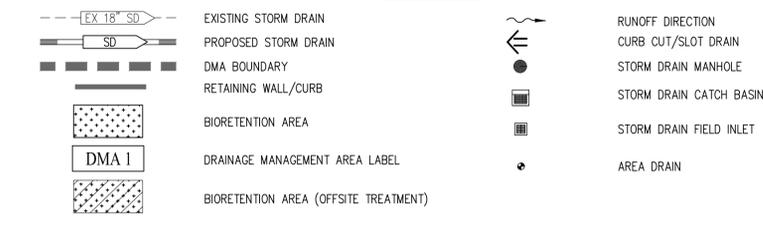
- NOTES:**
1. SIZE OF PROPOSED SEWER AND WATER LATERALS SUBJECT TO FINAL DESIGN
 2. RIM ELEVATIONS OF EX MANHOLES TO REMAIN ON-SITE TO BE ADJUSTED TO FINISHED GRADE.
 3. SEPARATE SEWER LATERAL WILL BE PROVIDED TO EACH UNIT.
 4. SEPARATE WATER LATERAL WILL BE PROVIDED TO EACH BUILDING WITH INDIVIDUAL UNITS INTERNALLY SUB-METERED.
 5. DEPTH OF EXISTING WATER MAIN IS UNKNOWN AND IS TO BE FIELD VERIFIED. ALL NEW WATER CONNECTIONS WILL REQUIRE EITHER A HOTTAP OR CUT IN TEE BY CITY CREW PER CITY DESIGN GUIDELINES.
 6. THE REMOVAL AND/OR RELOCATION OF ALL DRY UTILITY BOXES ARE SUBJECT TO JOINT TRENCH DESIGN CONSULTANT REVIEW.
 7. WIRES, PULL BOXES, AND CONDUCTORS ALONG THE PROJECT FRONTAGE SHALL BE REPLACE OR UPGRADED CONDUITS, (TO CURRENT CITY STANDARDS), UNLESS OTHERWISE DIRECTED BY THE CITY.*





- NOTES:
- SEE PROPOSED EASEMENTS AND LOTTING ON SHEET TM-1.
 - ALL ENTRANCES TO PROPERTY SHALL HAVE APPROPRIATE SIGNS PER 22658(a) CVC, TO ASSIST IN REMOVAL OF VEHICLES AT THE PROPERTY OWNER'S/MANAGER'S REQUEST.
 - NO PARKING/LOADING WILL BE PERMITTED ALONG THE ONSITE STREETS EXCEPT IN DESIGNATED STALLS. SIGNAGE WILL BE PROVIDED WITH THE CONSTRUCTION DRAWINGS.
 - "NO PARKING ANY TIME" (SIGN R26(CA)) SIGNS TO BE PLACED ON SOUTH SIDE OF EL CAMINO ROAD ALONG PROJECT'S FRONTAGE.
 - AVERAGE FRONT SETBACK TO EL CAMINO ROAD EXCEEDS MINIMUM 20' REQUIREMENT.
 - ONSITE STANDARD PARKING INCLUDES ONE ACCESSIBLE AND ONE EV ACCESSIBLE STALL (VAN ACCESSIBLE)
 - BUS SHELTER TO BE REMOVED AND REPLACED WITH A NEW VTA BRASCO 13' FULL BACK ADVERTISEMENT SHELTER. COORDINATION NEEDED WITH THE DEPARTMENT OF PUBLIC WORKS AT THE CITY OF SUNNYVALE FOR TEMPORARY BUS STOP LOCATION OR BUS REROUTING PRIOR TO ENCROACHMENT PERMIT ISSUANCE.
 - TYPE OF TREE PLANTING PROPOSED CAN BE FOUND ON LANDSCAPE PLANS.
 - ADVANCED LIMIT LINE TO EXTEND TO DOUBLE YELLOW CENTER LINE. THE ADVANCED LIMIT LINE WILL MOST LIKELY AFFECT THE VEHICULAR DETECTION LOOPS FOR THE NORTHBOUND APPROACH OF THE EL CAMINO REAL/HENDERSON AVENUE INTERSECTION. THEREFORE, THE DEVELOPER SHALL RELOCATE THE VEHICULAR DETECTION LOOPS PER CALTRANS STANDARD.

LEGEND

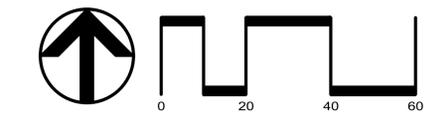
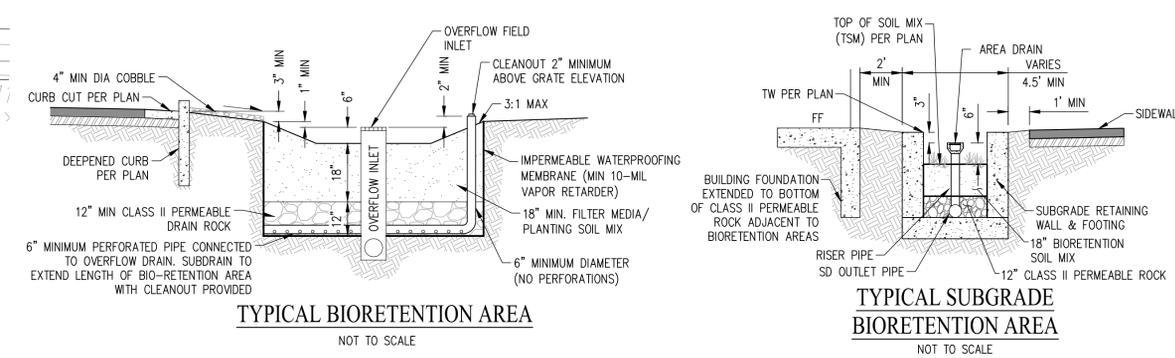


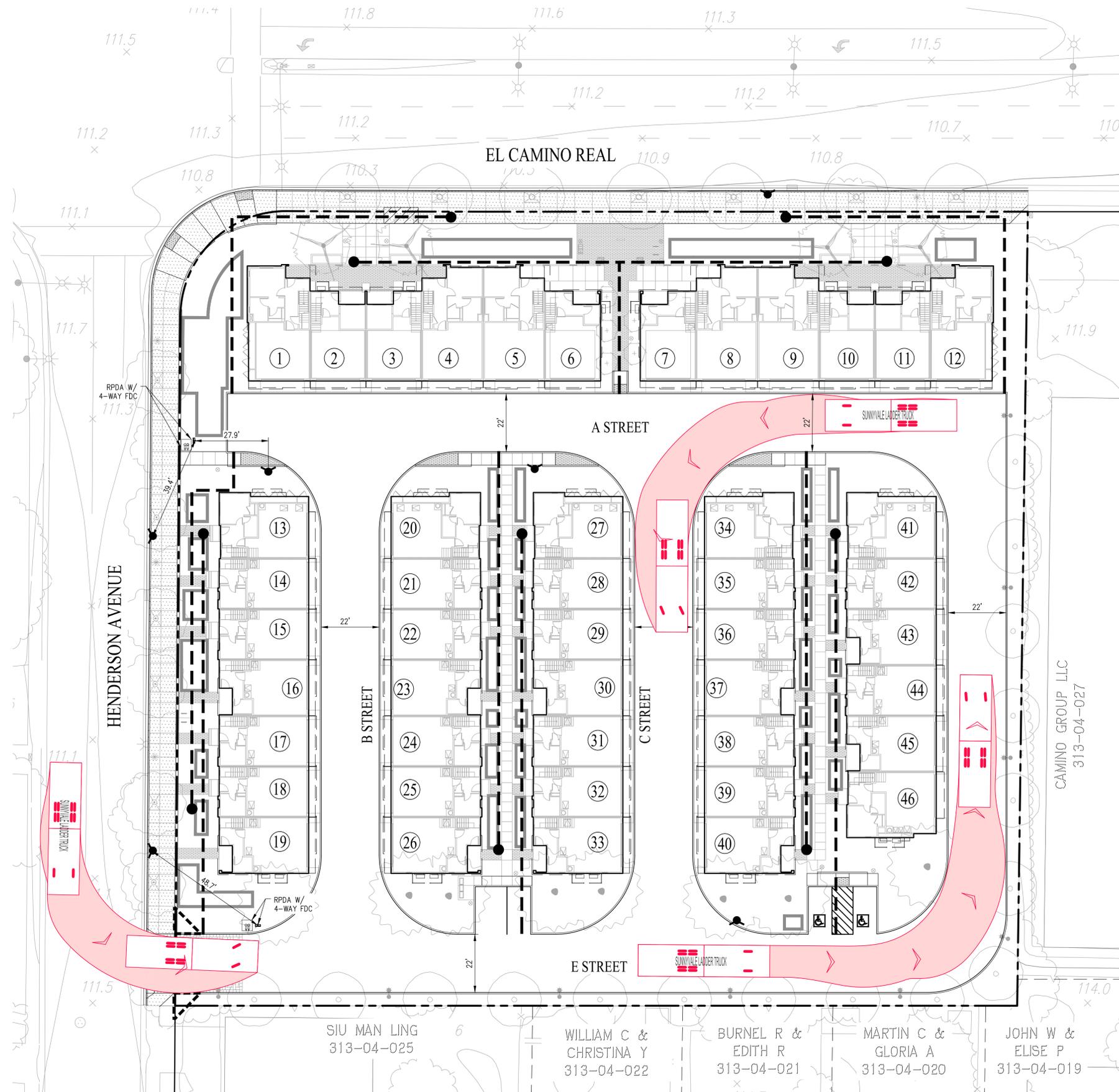
PRELIMINARY ONSITE STORMWATER TREATMENT SUMMARY TABLE

DMA	TREATMENT TYPE	DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF) (IMPERVIOUS + PERVIOUS X 0.1)	SIZING METHOD	REQUIRED BIORETENTION (SF)	PROVIDED BIORETENTION (SF)
1	BIORETENTION	27,229	23,274	3,955	23,670	4%	947	952
2	BIORETENTION	5,626	4,451	1,175	4,569	4%	183	185
3	BIORETENTION	6,071	4,895	1,176	5,013	4%	201	205
4	BIORETENTION	5,563	3,720	1,843	3,904	4%	156	176
5	BIORETENTION	5,807	4,196	1,611	4,357	4%	174	176
6	BIORETENTION	3,653	2,185	1,468	2,332	4%	93	93
7	BIORETENTION	2,694	2,016	678	2,084	4%	83	83
8	BIORETENTION	2,066	1,537	529	1,590	4%	64	64
9	BIORETENTION	2,245	1,619	626	1,682	4%	67	71
10	BIORETENTION	2,934	2,136	798	2,216	4%	89	92
11	BIORETENTION	2,834	2,451	383	2,489	4%	100	102
12	BIORETENTION	979	836	143	850	4%	34	36
13	BIORETENTION	1,131	929	202	949	4%	38	45
14	BIORETENTION	2,530	1,790	740	1,864	4%	75	79
15	BIORETENTION	2,671	1,873	798	1,953	4%	78	85
16	BIORETENTION	1,761	1,493	268	1,520	4%	61	63
17	BIORETENTION	1,859	1,543	316	1,575	4%	63	65
18	BIORETENTION	4,540	3,788	752	3,863	4%	155	157
19	BIORETENTION	2,923	2,125	798	2,205	4%	88	89
20	BIORETENTION	1,911	1,643	268	1,670	4%	67	72
21	BIORETENTION	979	836	143	850	4%	34	34
22	BIORETENTION	1,186	953	233	976	4%	39	42
23	BIORETENTION	1,188	360	828	443	4%	18	22
24	BIORETENTION	2,816	1,985	831	2,068	4%	83	90
25	BIORETENTION	1,746	1,478	268	1,505	4%	60	62
26	BIORETENTION	971	833	138	847	4%	34	34
TOTAL	-	95,913	74,945	20,968	76,064	-	3,042	3,089

PRELIMINARY OFFSITE STORMWATER TREATMENT SUMMARY TABLE

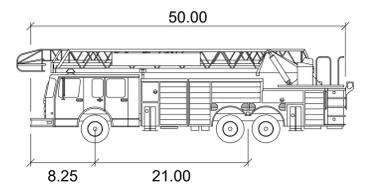
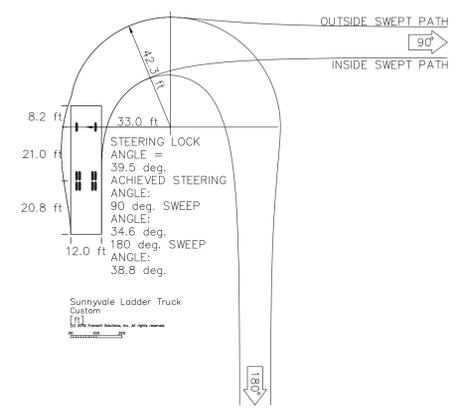
DMA	TREATMENT TYPE	DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF) (IMPERVIOUS + PERVIOUS X 0.1)	SIZING METHOD	REQUIRED BIORETENTION (SF)	PROVIDED BIORETENTION (SF)
27A	BIORETENTION	3,250	3,250	0	3,250	4%	130	130
27B	BIORETENTION	3,166	3,166	0	3,166	4%	127	129
28A	BIORETENTION	2,222	2,222	0	2,222	4%	89	89
28B	BIORETENTION	526	526	0	526	4%	21	21
28C	BIORETENTION	333	333	0	333	4%	13	13
28D	BIORETENTION	1,462	1,462	0	1,462	4%	58	58
TOTAL	-	10,959	10,959	0	10,959	-	438	440





LEGEND

SYMBOL	DESCRIPTION
--- (dashed line)	EXISTING BOUNDARY
— (solid line)	RIGHT OF WAY
- - - (long dashed line)	ADJACENT PROPERTY LINE
- · - · (dash-dot line)	EASEMENT LINE
△ (triangle)	VISION TRIANGLE (PER CITY OF SUNNYVALE MUNI CODE 19.34.060)
① (circle with 1)	UNIT NUMBER
RPDA (square with RPDA)	REDUCED PRESSURE DETECTOR ASSEMBLY WITH 4 WAY FDC
● (solid circle)	PROPOSED FIRE HYDRANT
○ (open circle)	EXISTING FIRE HYDRANT
— (line with circle)	HOSE PULL (150' MAX)

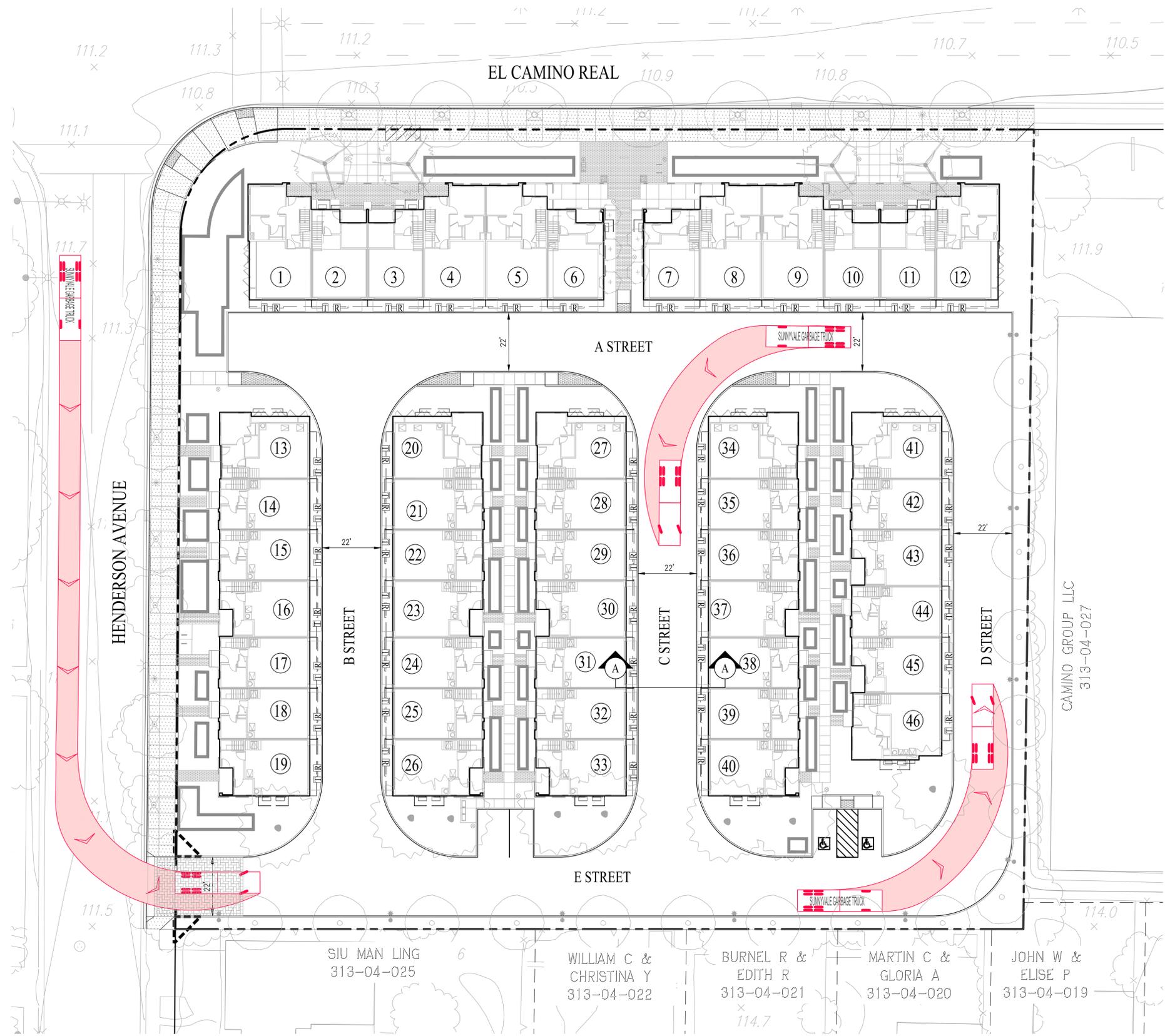


feet	
Width	: 12.00
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 39.5

SUNNYVALE FIRE TRUCK TURNING TEMPLATE
NOT TO SCALE

- NOTE:**
- TRUCK TURNING TEMPLATES DEPICT THE MOST RESTRICTIVE MOVEMENTS IN AND OUT OF THE PROPERTY.
 - PARKING IS PROHIBITED ALONG THE ENTIRE ROADWAY SYSTEM.

SUNNYVALE FIRE TRUCK
NOT TO SCALE

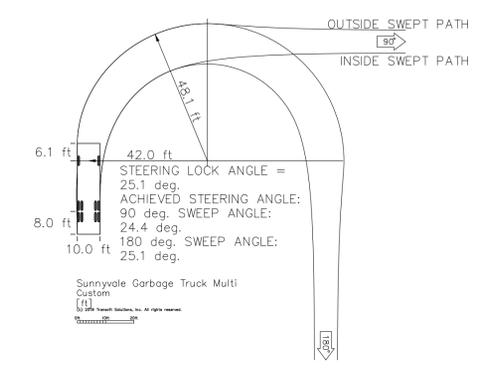


LEGEND

SYMBOL	DESCRIPTION
---	EXISTING BOUNDARY
---	RIGHT OF WAY
---	ADJACENT PROPERTY LINE
△	VISION TRIANGLE (PER CITY OF SUNNYVALE MUNI CODE 19.34.06D)
①	UNIT NUMBER
T R	WASTE BINS (95 GALLON)
T	WASTE
R	RECYCLING
BC	BACK OF CURB
FC	FACE OF CURB
LL	LOT LINE
TRC	TOP OF ROLLED CURB

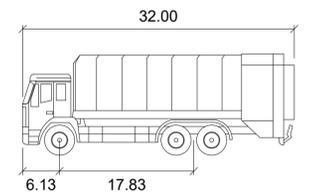
WASTE COLLECTION PLAN

- EACH UNIT WILL BE PROVIDED ONE 95-GALLON SPLIT GARBAGE/FOOD CART (26"W X 34"D) AND A 95-GALLON SPLIT RECYCLING CART (31"W X 33"D).
- CARTS SHALL BE STAGED ON THE 4" WIDE DRIVEWAY APRON AS SHOWN IN TYPICAL TRASH CAN CONFIGURATION DETAIL BELOW.
- CARTS SHALL BE STORED INSIDE THE GARAGE ON NON-COLLECTION DAYS. SEE ARCHITECTURE FOR GARAGE DETAILS.



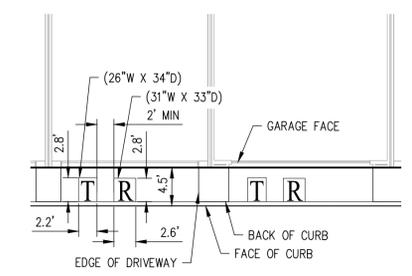
SUNNYVALE GARBAGE TRUCK TURNING TEMPLATE
NOT TO SCALE

NOTE: TRUCK TURNING TEMPLATES DEPICT THE MOST RESTRICTIVE MOVEMENTS IN AND OUT OF THE PROPERTY.

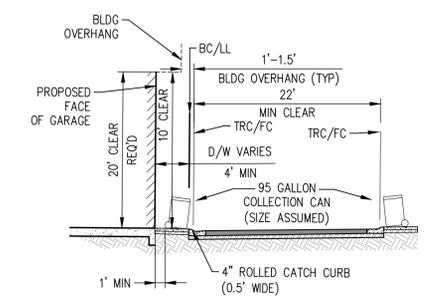


	feet
Width	: 10.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4

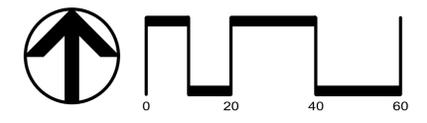
SUNNYVALE GARBAGE TRUCK
NOT TO SCALE



TYPICAL TRASH CAN CONFIGURATION DETAIL
NOT TO SCALE



SECTION A-A
NOT TO SCALE



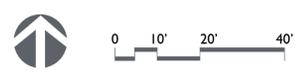


- 1 Street Trees in 4'x5' Tree Well
 - 2 Accent Trees
 - 3 Screen Trees
 - 4 Driveway Entrance
 - 5 Bus Stop
 - 6 Mailbox
 - 7 Bollard Light
 - 8 Street Light
 - 9 Post Top Light
 - 10 Bio-Retention
 - 11 Accent Seat Wall
 - 12 Planter Pot
 - 13 Pedestrian Crossing
 - 14 Class II Bike Storage, Required: 4 spaces (1 space per 15 units) Provided: 8 spaces (2 bike racks per location, 4 racks total) *SMC 19.36.120
- ⋮ Ladder Pad
 - 6'H Decorative Masonry Wall (See L-04 for detail) *SMC 19.37.040
 - 4'H Wood Fence (See L-04 for detail)
 - Existing Wall to Remain
 - - - Build-to Line

ODS CHECKLIST

- ODS 6.2.1.1 Internal Accessibility
- ODS 6.2.1.2 External Accessibility
- ODS 6.2.2.1 Percent of Useable Open Space
- ODS 7.5.3 Side-lot Landscaping
- ODS 7.5.7 Hardscape Design
- ODS 7.6.2 Pedestrian Entries

Table 6A. Pedestrian Pathway Design Approaches		
Characteristic	Approach	Points
Expanded width of Required Pedestrian Pathway/Walkway	At least six feet wide	20
	Stamped or colored concrete paving	20
Paver Materials installed on the full extent of pedestrian pathway/walkway	Brick or natural stone	30
	Semi-permeable Pavers on a 6" gravel base	20
	Concrete pavement and concrete unit paver bands at least eight inches in width mortared in place every 10 feet.	10
Landscaping and Furniture Adjacent to Pedestrian Pathway/Walkway	Line pathway with small to medium sized deciduous trees at least every 25 feet on center.	40
	Include one permanent bench or seating element, a minimum of four feet in length, every 50 feet	30
	Include one permanent landscape planter with integrated seating, a minimum of four feet in width, every 50 feet	40
	Include one lighting bollard every 20 feet at a minimum average of 1 footcandle	20
	Include a drinking fountain along the pedestrian pathway/walkway or within the common open space area	10
	Include permanent trash bins, recycling bins and pet waste receptacles every 150 feet	30





PAVING



A Standard Concrete Paving



B Top Cast Concrete



C Concrete Pavers



D Vehicular Concrete Paving



E Vehicular Stamped Concrete Paving

SITE FURNISHING



Mailbox
MFR: Salsbury Industries
Model: 3316BLK-U
Color: Black



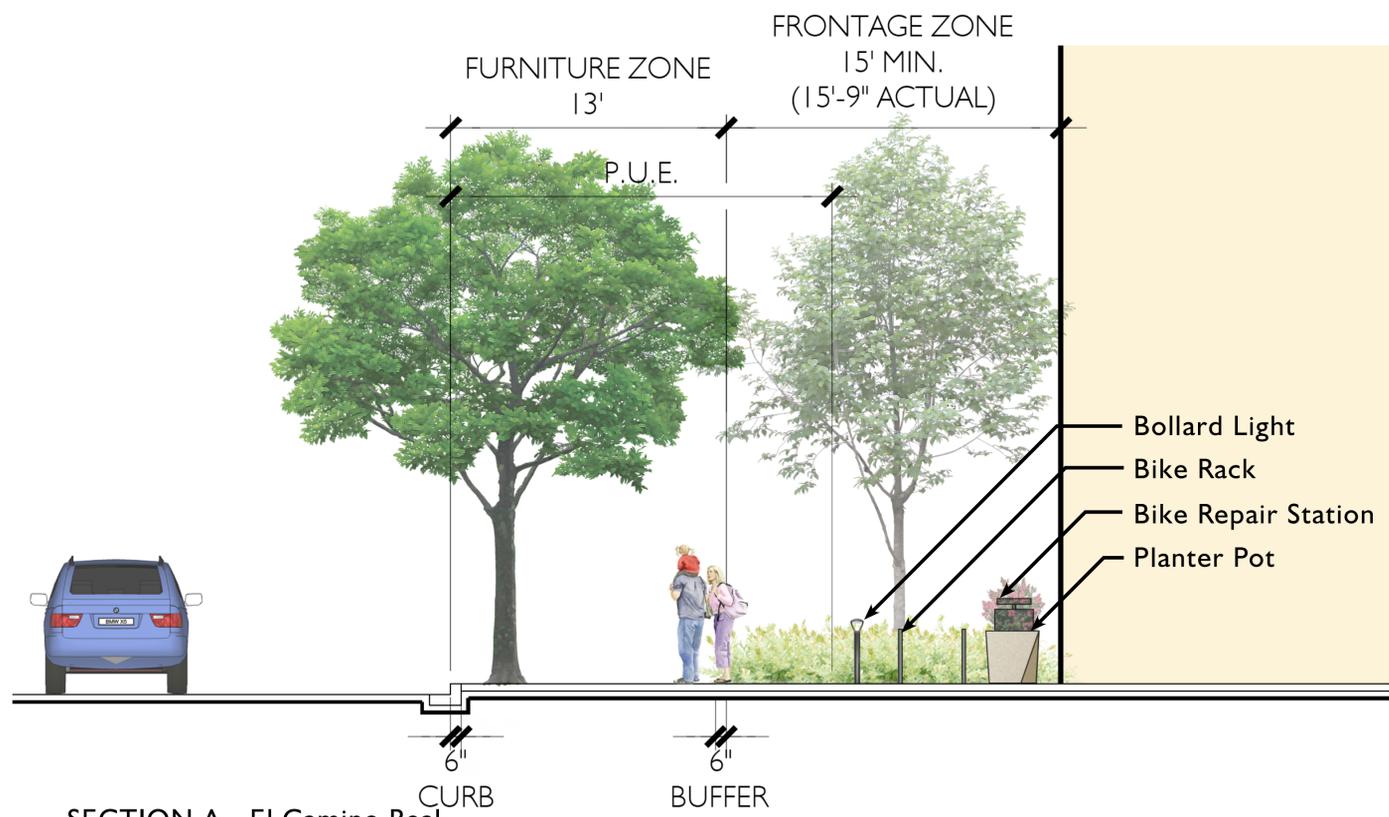
Trash Receptacle
MFR: mmcite
Model: Prax



Planter Pot
MFR: QCP
Model: Shear
Color: Natural

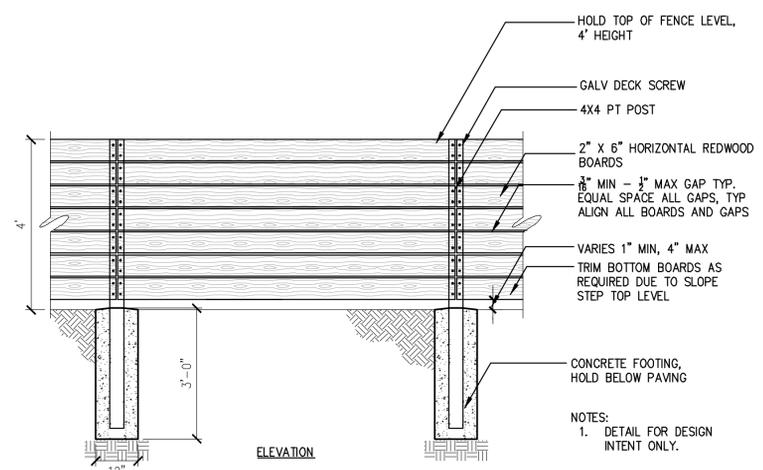


Bike Rack
MFR: Landscape Forms
Model: Loop
Color: Dusk

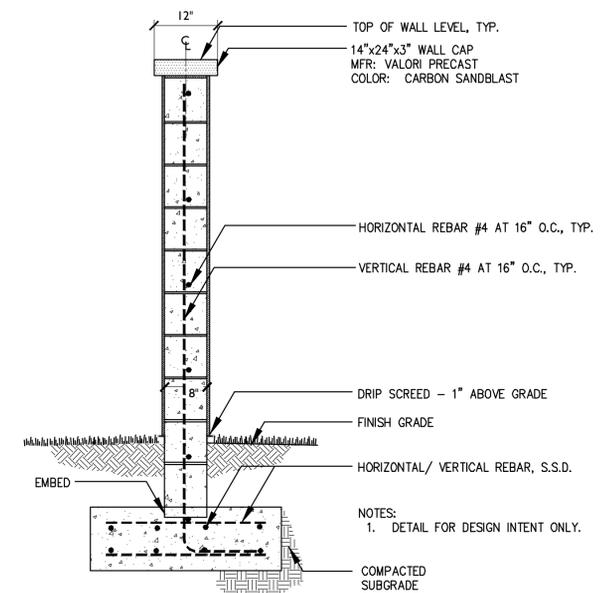


SECTION A - El Camino Real

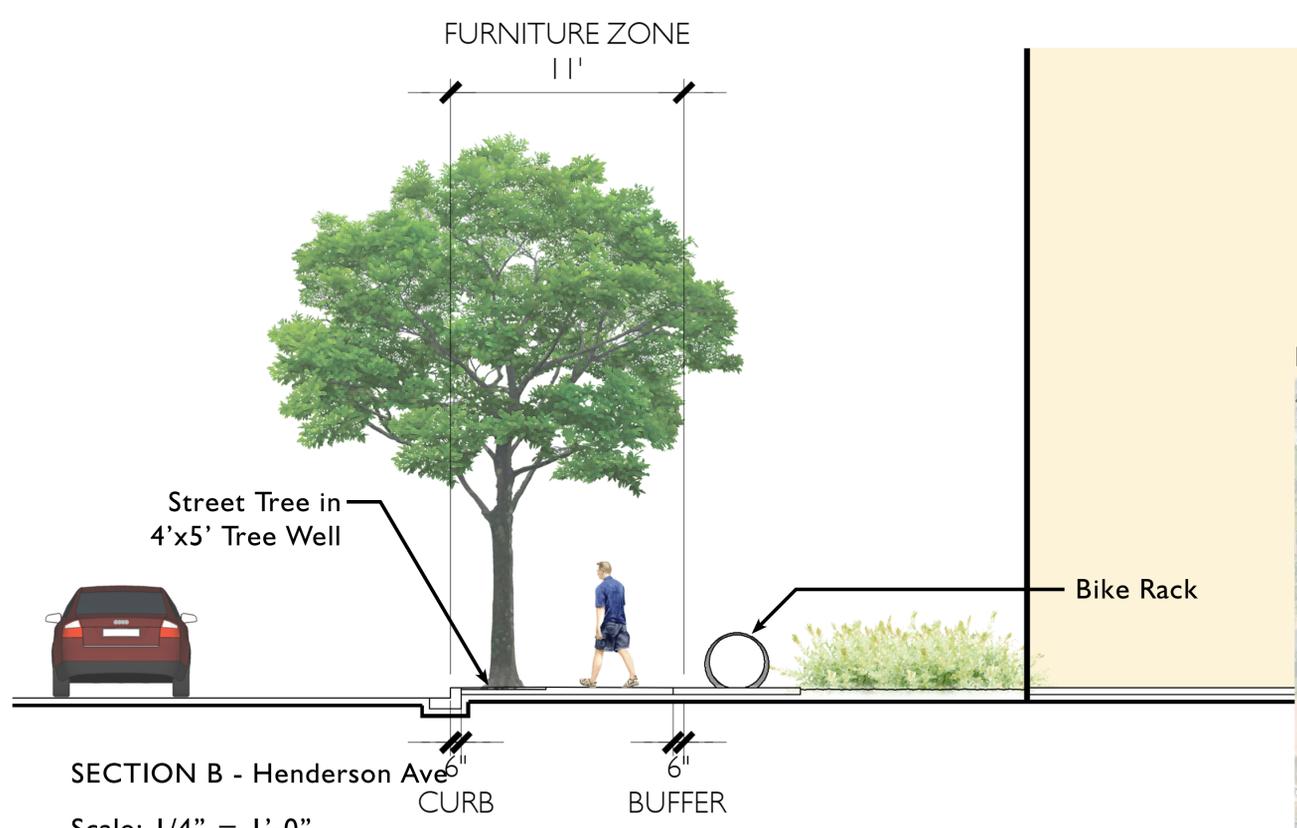
Scale: 1/4" = 1'-0"



4'H WOOD FENCE
SCALE: 1/2" = 1'-0"

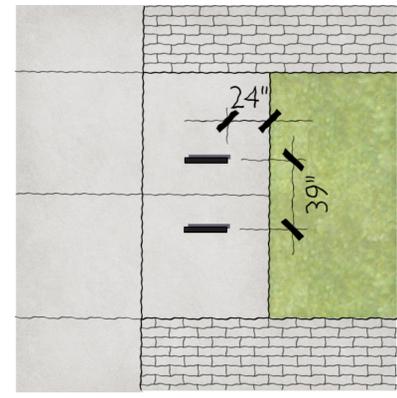
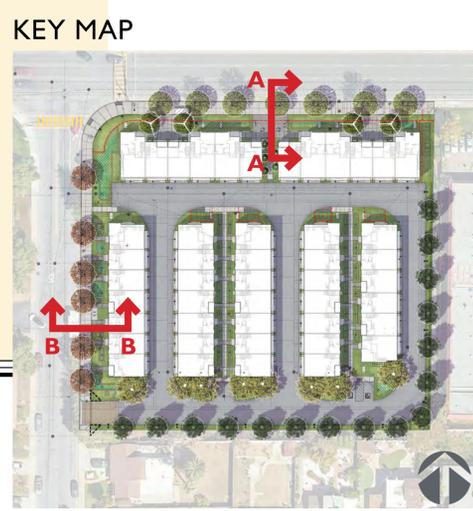


6'H DECORATIVE MASONRY WALL
SCALE: 3/4" = 1'-0"

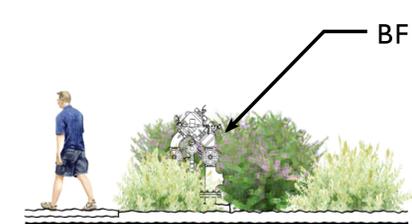
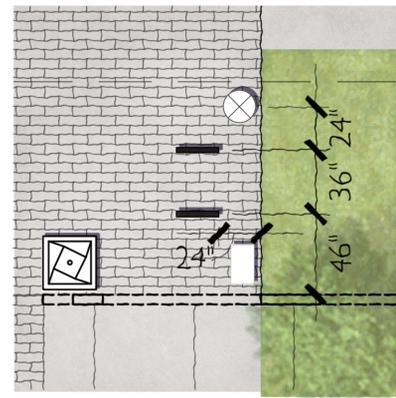


SECTION B - Henderson Ave

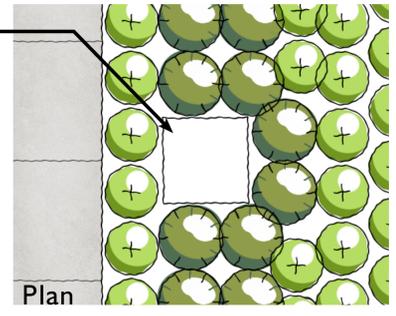
Scale: 1/4" = 1'-0"



Bike Rack Layout
Scale: 1/4" = 1'-0"



BFP Screening
Scale: 1/4" = 1'-0"



Note: See sheet L-07 for screening shrub options.



TREE LEGEND

Botanical Name	Common Name	Size	Water Use	Qty
<i>Acer × freemanii</i> 'Armstrong'	Freeman Maple	15 gal	M	16
<i>Ginkgo biloba</i>	Ginkgo	15 gal	M	4
<i>Lagerstroemia indica</i> 'pink lace'	Pink Lace Crape Myrtle	15 gal	L	5
<i>Pistacia chinensis</i>	Chinese Pistache	15 gal	L	6
<i>Quercus lobata</i>	Valley Oak	15 gal	L	7
<i>Tilia tomentosa</i>	Silver Linden	15 gal	L	8

SHADE REQUIREMENTS

Total Vehicular Surface Area: 28,022 SF
 Shade Area Required : 14,011 SF (50%)
 Shade Area Provided : 6,050 SF (22%)
 * SMC 19.46.120. Waiver requested under State Density Bonus Law.

Total Hardscape Area: 12,403 SF
 Shade Area Required: 6,201 SF (50%)
 Total Shade Provided: 6,200 SF (50%)
 Total Surface Parking Area: 786 SF
 Shade Area Provided: 708 SF (90%)
 *ODS 7.4.4.

TREES



Acer x freemanii
'Armstrong'
Freeman Maple



Ginkgo biloba
Ginkgo



Lagerstroemia indica 'pink lace'
Pink Lace Crape Myrtle



Pistacia chinensis
Chinese Pistache



Quercus lobata
Valley Oak



Tecoma stans
Yellow Bells



Tilia tomentosa
Silver Linden

SHRUB AND GRASSES



Abutilon palmeri
Palmer's Indian Mallow



Arctostaphylos manzanita 'Dr. Hurd'
Dr. Hurd Manzanita



Arctostaphylos x Emerald Carpet
Emeral Carpet Manzanita



Berberis thunbergii 'Atropurpurea'
Japanese Barberry



Bouteloua gracilis
Blue Grama



Euonymus japonicus 'Microphyllus'
Boxleaf Euonymus



Calamagrostis foliosa
Leafy Reedgrass



Carex spp.
Sedge



Correa spp.
Australian Fuchsia



Cotinus coggygria
Smoke Tree



Hesperaloe parviflora
Red Yucca



Grevillea spp.
Grevillea



Leucadendron spp.
Leucadendron



Muhlenbergia capillaris 'Pink Cloud'
Pink Muhly Grass



Senecio serpens
Blue Chalksticks

SHADE SHRUBS AND GRASSES



Heuchera maxima
Channel Island Coral Bells



Limonium perezii
Sea Statice



Mahonia



Myrtus 'Compacta'
Myrtle



Nepeta
Catmint



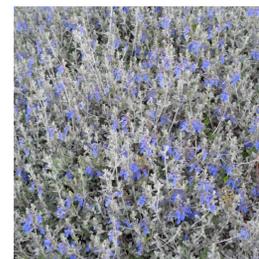
Polystichum munitum
Western Sword Fern



Rhamnus californica 'Eve Case'
Eve Case Coffeeberry



Ribes sanguineum
Currant / Gooseberry



Teucrium f. 'Azurem'
Germander

STORMWATER GRASSES



Chondropetalum t.
Small Cape Rush



Juncus patens 'Carmen's Grey'
Carmen's Grey Rush



Muhlenbergia rigens
Deer Grass

PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE		NATIVE	INVASIVE
<u>TREES</u>							
AFA	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	15 GAL	M		N	N
GKB	GINKGO BILOBA	MAIDENHAIR TREE	15 GAL	M		N	N
LAG	LAGERSTROEMIA INDICA 'PINK LACE'	CRAPE MYRTLE	15 GAL	L		N	N
PIC	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL	L		N	N
QUL	QUERCUS LOBATA	VALLEY OAK	15 GAL	L		Y	N
TEC	TECOMA STANS	YELLOW BELLS	15 GAL	L		N	N
TIL	TILIA TOMENTOSA	SILVER LINDEN	15 GAL	L		N	N
CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	NATIVE	INVASIVE
<u>SHRUBS</u>							
AP	ABUTILON PALMERI	INDIAN MALLOW	5 GAL	L	48" o.c.	Y	N
* AH	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD COMMON MANZANITA	5 GAL	VL	96" o.c.	Y	N
* BN	BERBERIS NEVINII	NEVIN'S BARBERRY	5 GAL	L	72" o.c.	Y	N
BG	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	5 GAL	L	18" o.c.	Y	N
CF	CALAMAGROSTIS FOLIOSA	REED GRASS	5 GAL	M	18" o.c.	Y	N
CD	CAREX DIVULSA	EUROPEAN GREY SEDGE	5 GAL	L	18" o.c.	N	N
CP	CORREA PULCHELLA	AUSTRALIAN FUCHSIA	5 GAL	L	36" o.c.	N	N
* CC	COTINUS COGGYRIA	SMOKE TREE	5 GAL	L	120" o.c.	N	N
EM	EUONYMUS JAPONICUS 'MICROPHYLLUS'	BOXLEAF EUNONYMUS	5 GAL	L	24" o.c.	N	N
GA	GREVILLEA X 'AMBER BLAZE'	AMBER BLAZE GREVILLEA	5 GAL	L	48" o.c.	N	N
HP	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	L	48" o.c.	N	N
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	5 GAL	M	36" o.c.	Y	N
LP	LEUCADENDRON SPP.	CONEBUSH	5 GAL	L	36" o.c.	N	N
LI	LIMONIUM PEREZII	STATICE	5 GAL	L	24" o.c.	N	N
MS	MAHONIA EURYBRACTEATA 'SOFT CARESS'	SOFT CARESS MAHONIA	5 GAL	L	48" o.c.	Y	N
MP	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK CLOUD PINK MUHLY GRASS	5 GAL	L	36" o.c.	N	N
MC	MYRTUS COMPACTA	COMPACT MYRTLE	5 GAL	L	36" o.c.	N	N
NF	NEPETA X FAASSENII	CATMINT	5 GAL	L	24" o.c.	N	N
PM	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	M	36" o.c.	Y	N
* RE	RHAMNUS CALIFORNICA 'EVE CASE'	EVE CASE COFFEEBERRY	5 GAL	L	72" o.c.	Y	N
RS	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL	L	48" o.c.	Y	N
SS	SENECIO SERPENS	BLUE CHALKSTICKS	5 GAL	L	12" o.c.	N	N
TA	TEUCRIUM FRUTICANS 'AZUREUM'	AZURE BUSH GERMANDER	5 GAL	L	48" o.c.	N	N
<u>STORMWATER TREATMENT</u>							
CT	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	L	36" o.c.	N	N
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH	5 GAL	L	18" o.c.	Y	N
JC	JUNCUS PATENS 'CARMAN'S GREY'	SPREADING RUSH	5 GAL	L	24" o.c.	Y	N
MR	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	L	48" o.c.	Y	N

* Utility screening shrub options

LANDSCAPE CHECKLIST

- ODS 7.3.1 Invasive Species Restriction
- ODS 7.3.6 Stormwater Compliance
- ODS 7.3.7 Low Maintenance Planting Design
- ODS 7.3.8 Inorganic Material Restriction
- ODS 7.4.1 High-Water Use Restriction
- 7.4.2 Shrub Growth
- 7.4.3 Groundcover Growth
- 7.4.4 Tree Canopy
- 7.5.4 Root Barrier Requirement
- 7.5.5 Internal Pathway Landscape
- 7.5.8 Crime Prevention
- ODS 8.3.1 Landscape Funneling Requirement
- ODS 8.3.2 Bird Sensitive Building Standard: Maximum Landscape Height
- ODS 8.3.3 Bird Sensitive Building Standard: Water Feature



TREE SURVEY			
Tree #	Species	DBH (in.)	Designation
1	Sweetgum	13	Demo
2	Sweetgum	17	Demo
3	Podocarpus	22	Demo
4	Podocarpus	16	Demo
5	Blue Atlas Cedar	17	Demo
6	Deodar Cedar	13	Demo
7	Chinese Pistache	7	Demo
8	Chinese Pistache	1	Demo
9	Chinese Pistache	2	Demo
10	Chinese Pistache	11	Demo
11	Chinese Pistache	6	Demo
12	Chinese Pistache	5	Demo
13	Chinese Pistache	1	Demo
14	Chinese Pistache	5	Demo
15	Podocarpus	3	Demo
16	Podocarpus	4	Demo
17	Podocarpus	2	Demo
18	Chinese Pistache	2	Demo
19	Olive	15	Demo
20	Chinese Pistache	4	Demo
21	Chinese Pistache	1	Demo
22	Chinese Pistache	6	Demo
23	Sweetgum	21	Demo
24	Sweetgum	16	Demo
25	Deodar Cedar	15	Demo
26	Deodar Cedar	8	Demo
27	Canary Island Pine	7	Demo
28	Canary Island Pine	38	Demo
29	Canary Island Pine	32	Demo
30	Canary Island Pine	21	Demo
31	Deodar Cedar	15	Demo
32	Australian Willow	25	Demo
33	Australian Willow	20	Demo
34	Australian Willow	21	Demo
35	Deodar Cedar	30	Demo
36	Coast Live Oak	10	Demo
37	Lemonwood Tree	7	Demo
38	Lemonwood Tree	3	Demo
39	Lemonwood Tree	6	Demo
40	Lemonwood Tree	5.5	Demo
41	Red Ironbark	27	Demo
42	Red Ironbark	26	Demo
43	Red Ironbark	23	Demo
44	Red Ironbark	17	Demo
45	Red Ironbark	22	Demo
46	Red Ironbark	16	Demo
47	Mayten	12	Demo
48	Red Ironbark	22	Demo
49	Coast Redwood	21	Demo
50	Coast Redwood	6	Demo
51	Coast Redwood	33	Demo
52	Lemonwood Tree	9	Demo
53	Lemonwood Tree	10.5	Demo

Legend

Tree to be Removed

ODS 7.2.1 Tree Disposition and Replacement Plan



EL CAMINO REAL

HENDERSON AVE

HYDROZONE LEGEND

LOW WATER USE	21,900 SF	100%
TOTAL PLANTING AREA		21,900 SF 100%

WATER CONSERVATION STATEMENT

1. THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF SPRAY IRRIGATION, SUBSURFACE DRIP IRRIGATION, AND BUBBLERS TO THE SHRUBS/GROUNDCOVER AREAS AND BUBBLERS TO THE TREES.

WATER USE ESTIMATION

WATER TYPE	POTABLE
SITE ETO=	45.3

REGULAR LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	TREES - M	MOD	0.5	BUBBLER	0.81	0.62	200	123	3,467	0.01	4.64	1%
2	TREES - L	LOW	0.3	BUBBLER	0.81	0.37	250	93	2,601	0.01	3.48	1%
3	MIXED SHRUB/GROUNDCOVER	LOW	0.2	DRIP	0.81	0.25	21,900	5,407	151,872	0.47	203.04	98%
TOTALS							22,350	5,623	157,940	0.48	211.15	100%

SPECIAL LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME											
3					1							0%
TOTALS						0						0%

MAWA	GALLONS/YR	345,247
	ACRE FEET/YR	1.06
	HCF/YR	461.56

ETWU	GALLONS/YR	157,940
	ACRE FEET/YR	0.48
	HCF/YR	211.15

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.20	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	5,623
TOTAL AREA	22,350
AVG. ETAF	25.16%

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION
 0.55= ET ADJUSTMENT FACTOR
 LA=LANDSCAPED AREA (SQUARE FEET)
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETo)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
 PF = PLANT FACTOR FOR HYDROZONES
 HA = HYDROZONE AREA (SQ.FT)
 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

 IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
 IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

