

WOLFE ROAD TOWNHOMES

SUNNYVALE, CA | SEPTEMBER 5, 2025 | PLANNING SUBMITTAL



VICINITY MAP
PROJECT SITE

PROJECT DIRECTORY

DEVELOPER
SAMIR SHARMA
(206) 931-4169

ARCHITECT
LANCE CRANNELL, AIA
SDG ARCHITECTS INC.
3361 WALNUT BLVD. SUITE 120
BRENTWOOD, CA 94513
(925) 634-7000

CIVIL
RUBEN MENDOZA
BKF ENGINEERS
1730 N. FIRST ST. SUITE 600
SAN JOSE, CA 95112
(408) 467-9100

LANDSCAPE
ANNIKA CARPENTER
RIPLEY DESIGN GROUP
1615 BONANZA ST. SUITE 314
WALNUT CREEK, CA 94596
(925) 938-7377

SHEET INDEX

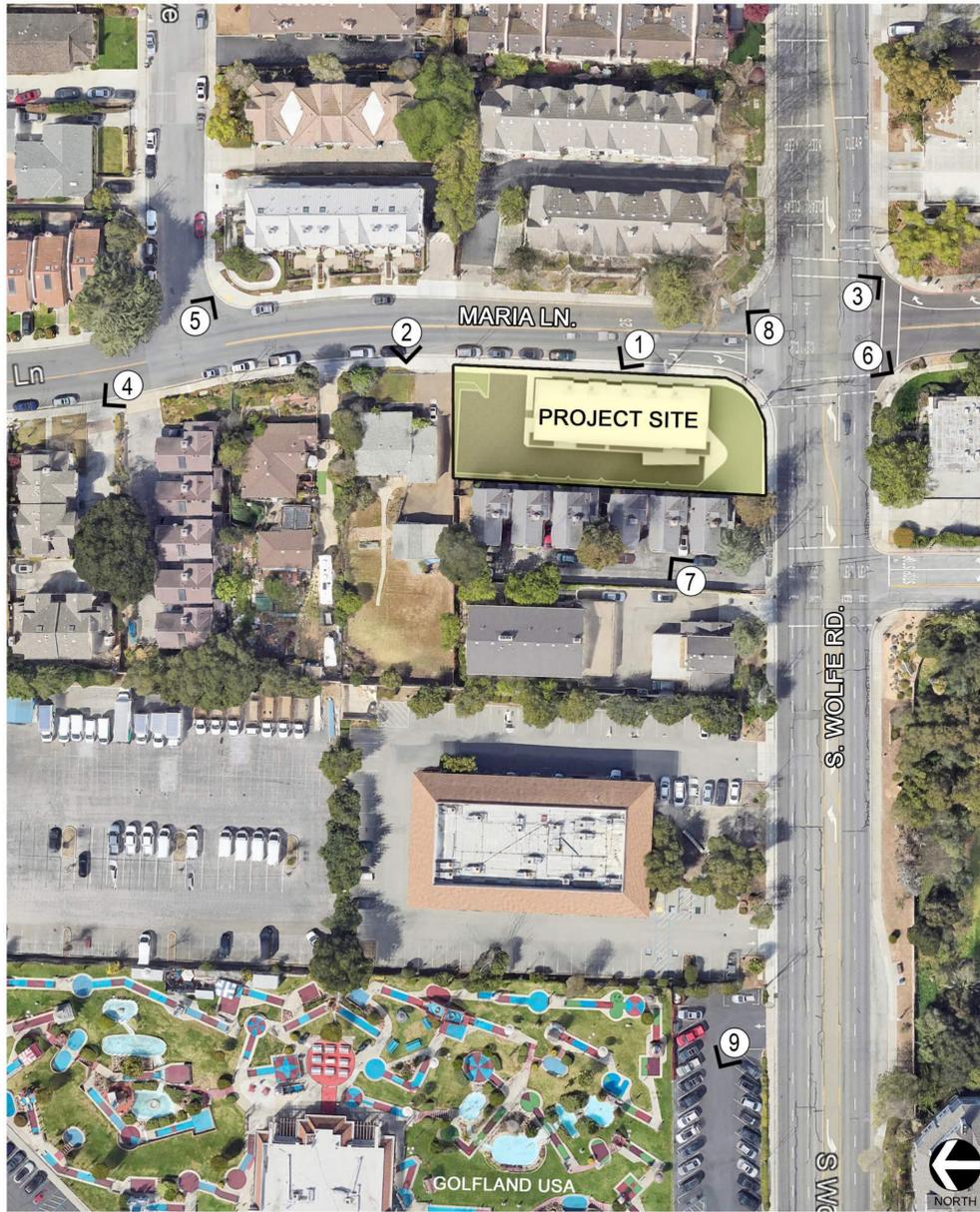
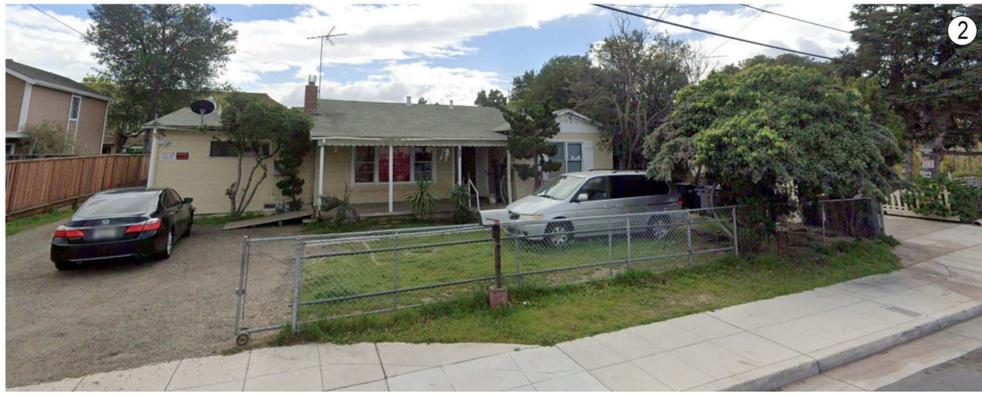
- A0.1 COVER SHEET
- A0.2 CONTEXT PHOTOS
- A0.3 REFERENCE ARCHITECTURAL SITE PLAN
- A0.4 STREETScape ELEVATION
- A0.5 STREETScape ELEVATION
- A1.1 UNIT A FLOOR PLAN
- A1.2 UNIT B FLOOR PLAN
- A1.3 UNIT B-ALT FLOOR PLAN
- A1.4 UNIT B-REVERSE FLOOR PLAN
- A1.5 UNIT C FLOOR PLAN
- A2.1 BUILDING FLOOR PLANS
- A2.2 BUILDING FLOOR AND ROOF PLANS
- A3.1 CONCEPTUAL EXTERIOR ELEVATIONS
- A3.2 EXTERIOR GLAZING PERCENTAGE
- A3.3 DETAILS
- A4.1 BUILDING SECTION
- A5.1 COLOR SCHEME & MATERIALS
- A5.2 SHADE STUDY
- P1 PHOTOMETRIC PLAN
- P2 PHOTOMETRIC LIGHT CUT SHEETS
- P3 PHOTOMETRIC LIGHT CUT SHEETS
- TM-1.0 VESTING TENTATIVE MAP
- C1.0 EXISTING CONDITIONS
- C1.1 DEMOLITION PLAN
- C2.0 PRELIMINARY SITE PLAN
- C3.0 PRELIMINARY GRADING & DRAINAGE PLAN
- C3.1 CROSS SECTIONS
- C4.0 PRELIMINARY UTILITY PLAN
- C5.0 PRELIMINARY STORMWATER MANAGEMENT PLAN
- L1 SITE PLAN
- L2 DETAILS
- L3.A IRRIGATION DETAILS
- L3.B IRRIGATION DETAILS
- L4 SITE DATA
- L5 PLANTING PLAN
- L6 PLANT IMAGERY
- L7 TREE DISPOSITION & MITIGATION

PROJECT DATA

<p>ADDRESS</p> <p>COUNTY</p> <p>APN</p> <p>COMBINING DISTRICT</p> <p>ZONING</p> <p>GROSS SITE AREA</p> <p>NET SITE AREA</p> <p>BUILDING FOOTPRINT</p> <p>BUILDING AREA</p> <p>FLOOR AREA RATIO (FAR)</p> <p>PROPOSED USE</p> <p>GENERAL PLAN</p> <p>DWELLING UNITS</p> <p>DENSITY - ALLOWED</p> <p>DENSITY - PROPOSED</p> <p>LOT COVERAGE - ALLOWED</p> <p>LOT COVERAGE - PROPOSED</p> <p>CONSTRUCTION TYPE</p> <p>FIRE PROTECTION</p> <p>OCCUPANCY</p> <p>CODE</p> <p>STORIES</p> <p>HEIGHT</p>	<p>1001 SOUTH WOLFE ROAD SUNNYVALE, CA 94086</p> <p>SANTA CLARA</p> <p>211-16-042</p> <p>PLANNED DEVELOPMENT</p> <p>R3 (MEDIUM DENSITY RESIDENTIAL)</p> <p>12,981 SF (0.30 AC)</p> <p>12,813 SF (0.29 AC)</p> <p>3,778 SF</p> <p>11,787 SF</p> <p>11,787 SF / 12,813 = 0.92 (NO MAX F.A.R. PER S.M.C. 19.32.020)</p> <p>RESIDENTIAL</p> <p>RMED</p> <p>5 UNITS</p> <p>(15-24 DU/AC) 6 UNITS MAX ALLOWED</p> <p>5 DU / 0.29 AC = 17.2 DU/AC</p> <p>40%</p> <p>3,778 SF / 12,813 SF = 29%</p> <p>TYPE V-B</p> <p>NFPA 13D FIRE SPRINKLER SYSTEM</p> <p>R-3 (TOWNHOUSE UNITS)</p> <p>2022 C.R.C.</p> <p>3 STORIES</p> <p>SEE EXTERIOR ELEVATIONS</p>
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PROJECT DESCRIPTION

ONE (1) 3-STORY ATTACHED TOWNHOME BUILDING COMPOSED OF 5 UNITS, EACH WITH A 2-CAR GARAGE. PROJECT IS PRIVATELY FUNDED.

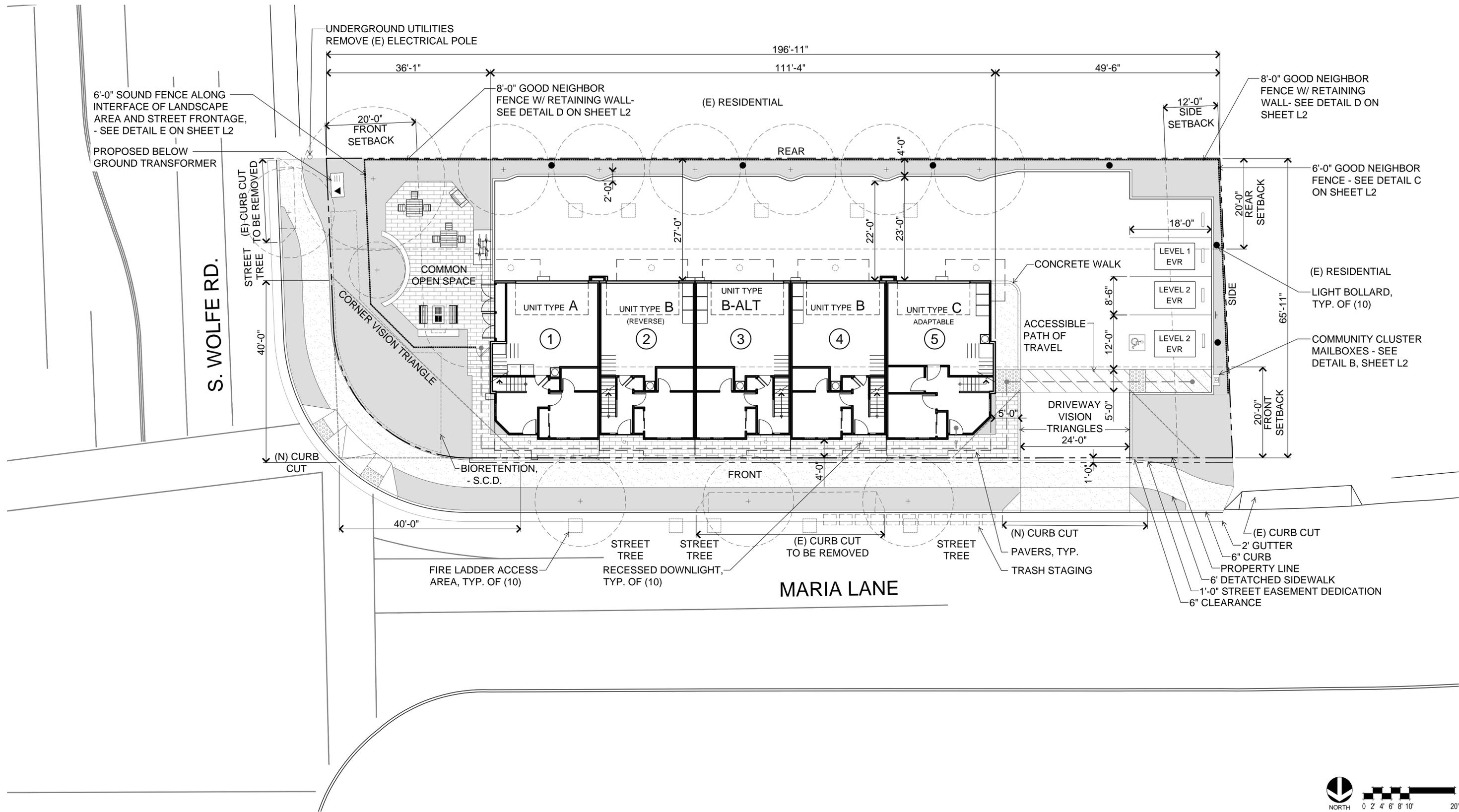


399.267 Wolfe Road Townhomes
Sunnyvale, CA
September 5, 2025

CONTEXT PHOTOS
A0.2

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





399.267 Wolfe Road Townhomes
 Sunnyvale, CA
 September 03, 2025

REFERENCE ARCHITECTURAL SITE PLAN
 A0.3



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



V:\399267 Wolfe Road Townhomes\03_CAD\399267_03_Sheets\03_03_2025\03_REFERENCE_ARCHITECTURAL_SITE_PLAN.dwg 03/30/2025 9:13:29 AM LS/Sep



S. WOLFE RD.

STREETScape FROM MARIA LANE

399.267 Wolfe Road Townhomes
Sunnyvale, CA
September 5, 2025



SCALE: 1" = 10'-0"
STREETScape ELEVATION
A0.4

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STREETSCAPE FROM SOUTH WOLFE ROAD

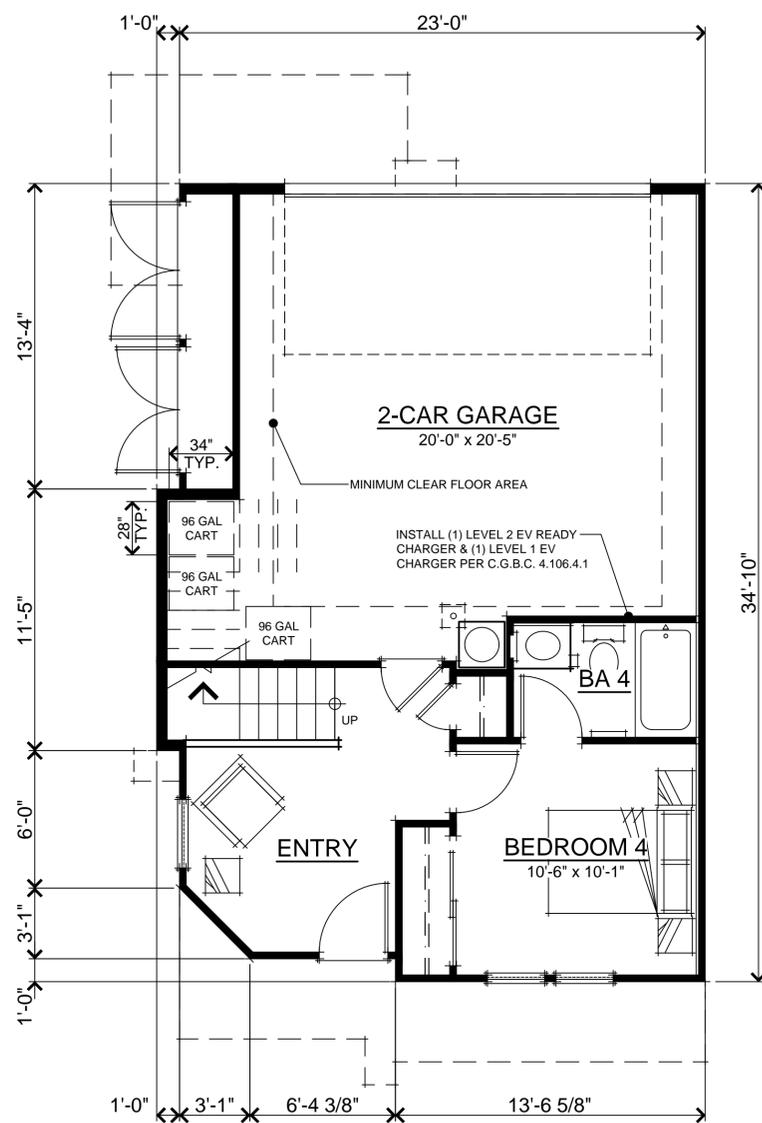
399.267 Wolfe Road Townhomes
Sunnyvale, CA
September 5, 2025



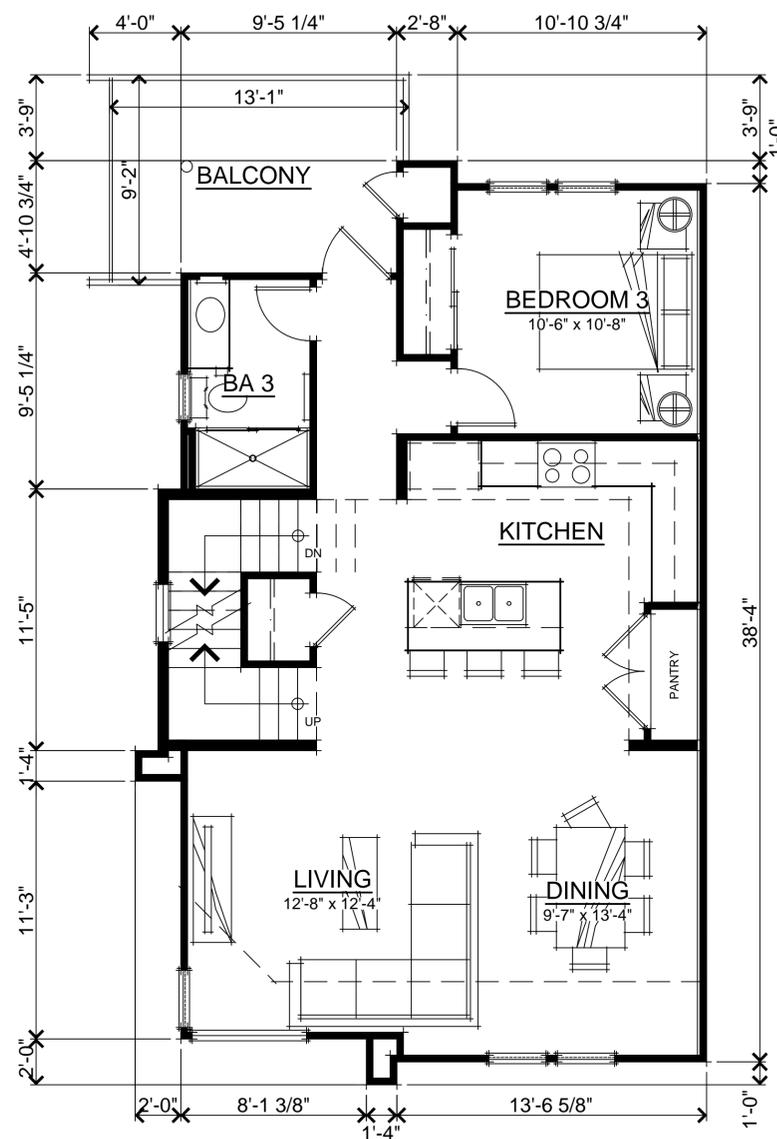
STREETSCAPE ELEVATION
A0.5

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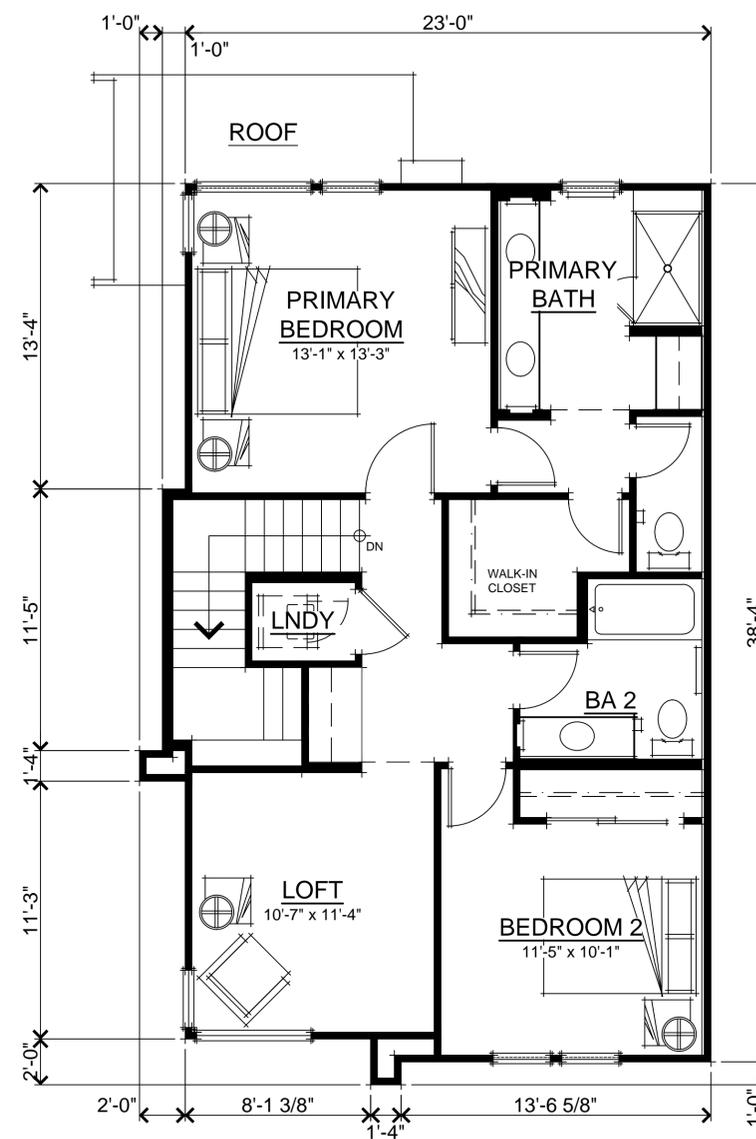




FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

UNIT A AREAS	
FIRST FLOOR	328 SQ. FT.
SECOND FLOOR	843 SQ. FT.
THIRD FLOOR	821 SQ. FT.
TOTAL LIVING	1992 SQ. FT.
2-CAR GARAGE	439 SQ. FT.
BALCONY	118 SQ. FT.

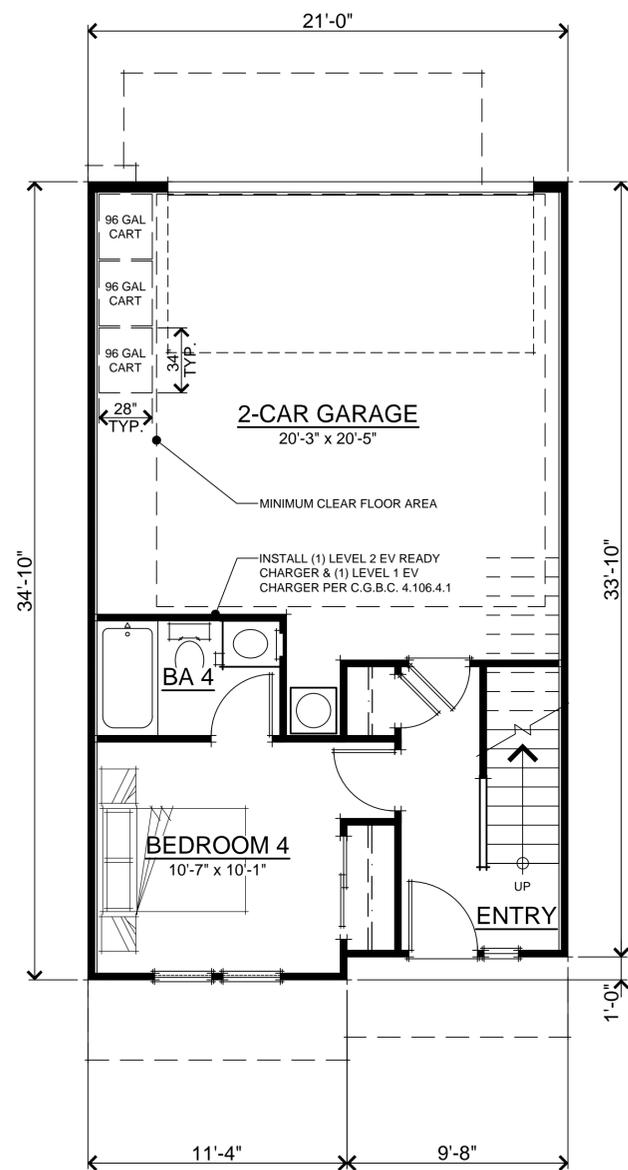


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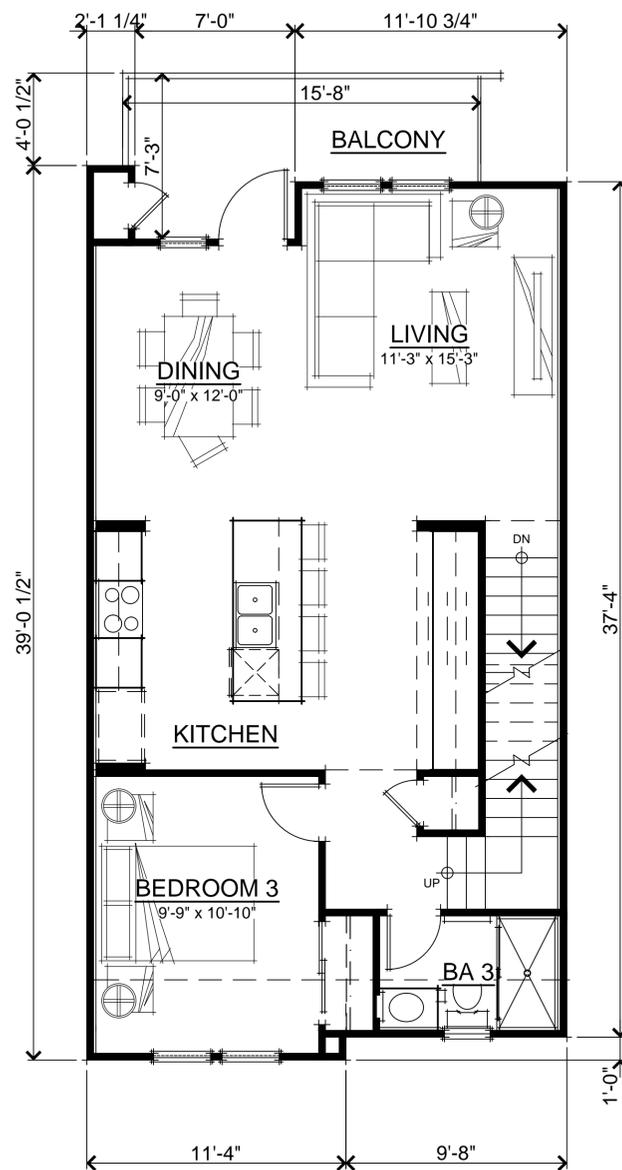
UNIT A FLOOR PLAN

A1.1

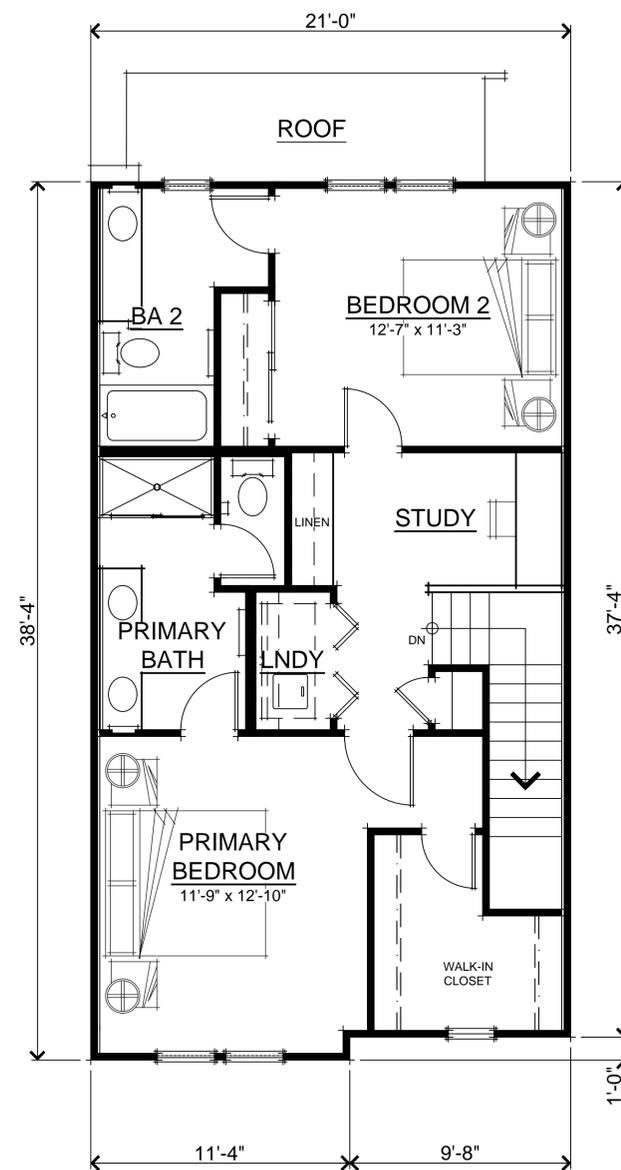




FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

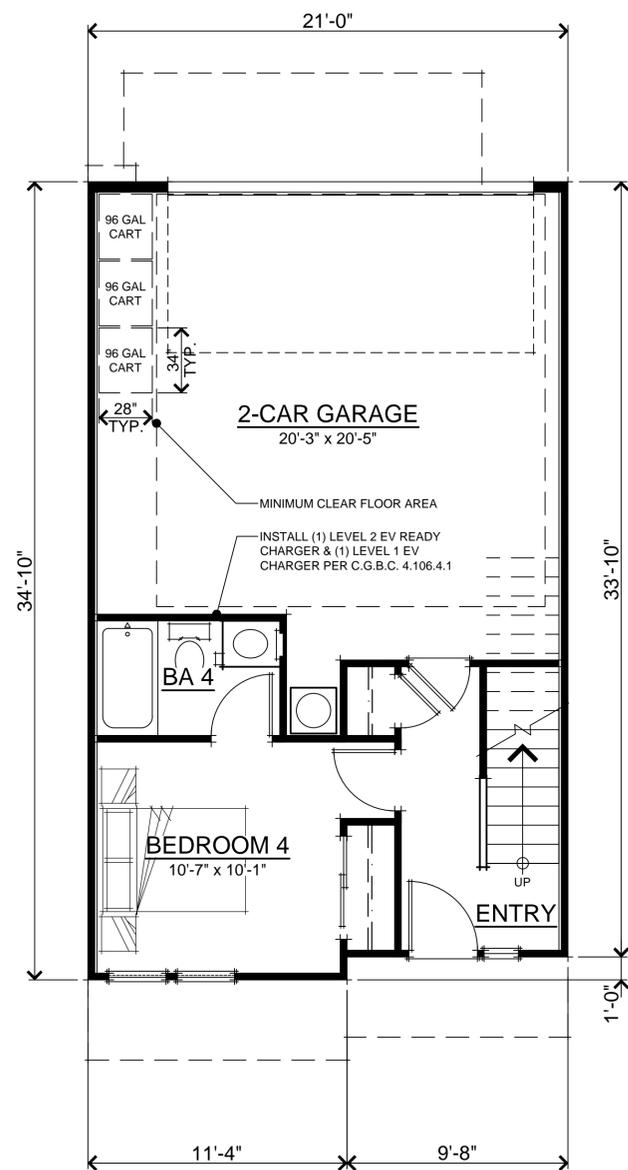
UNIT B AREAS	
FIRST FLOOR	293 SQ. FT.
SECOND FLOOR	773 SQ. FT.
THIRD FLOOR	746 SQ. FT.
TOTAL LIVING	1800 SQ. FT.
2-CAR GARAGE	429 SQ. FT.
BALCONY	98 SQ. FT.



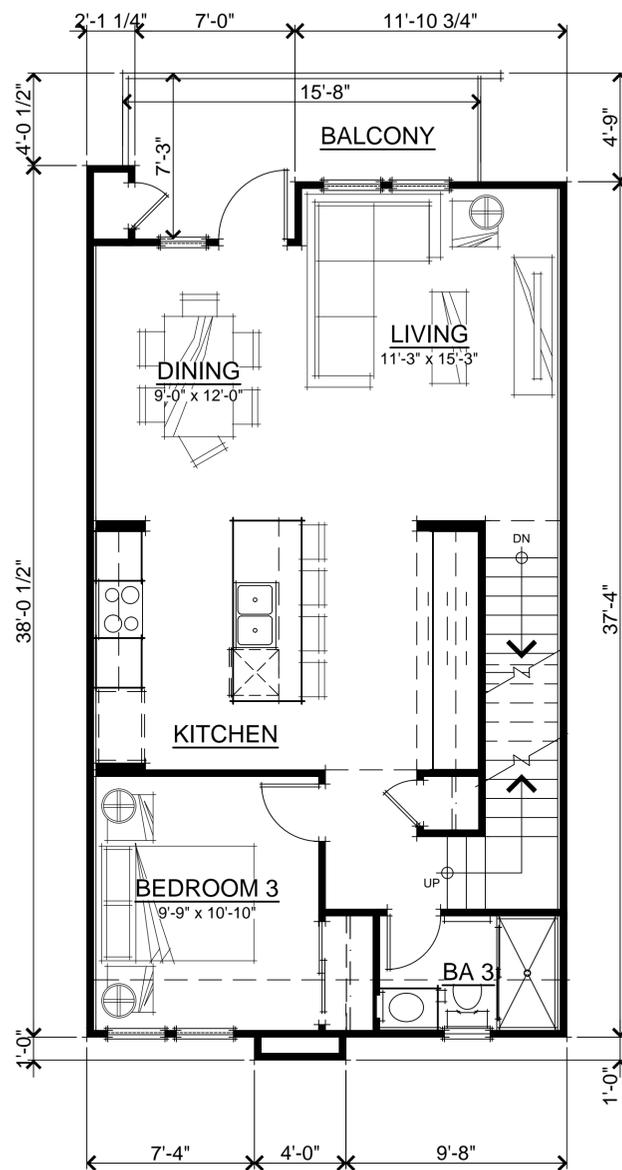
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UNIT B FLOOR PLAN
A1.2

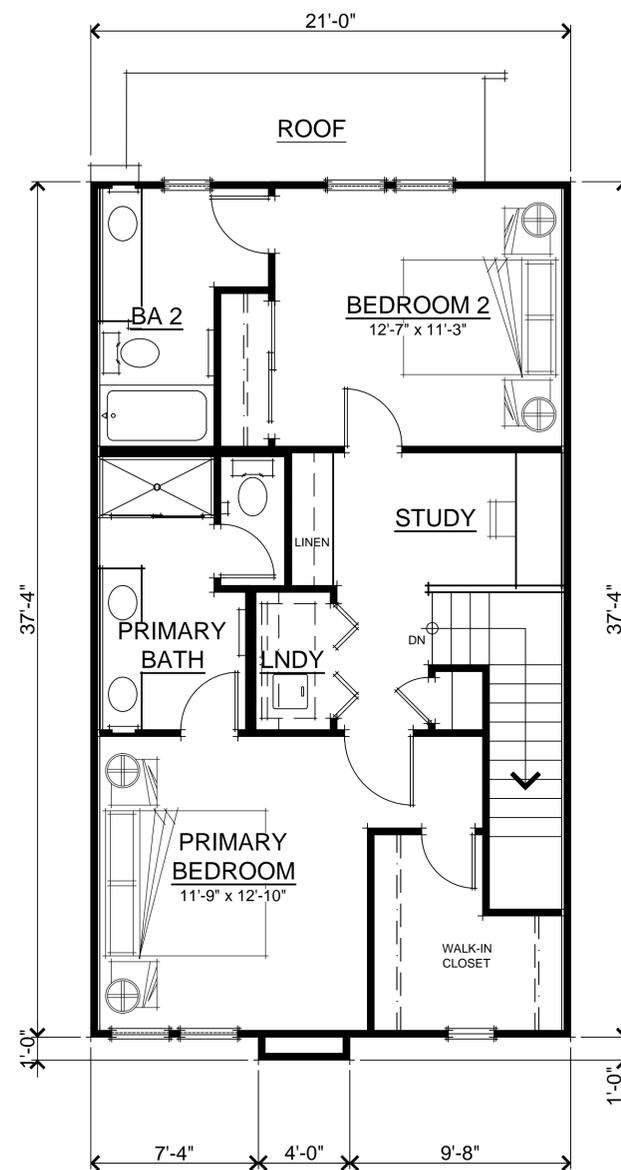




FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

UNIT B-ALT AREAS	
FIRST FLOOR	293 SQ. FT.
SECOND FLOOR	761 SQ. FT.
THIRD FLOOR	735 SQ. FT.
TOTAL LIVING	1789 SQ. FT.
2-CAR GARAGE	429 SQ. FT.
BALCONY	98 SQ. FT.

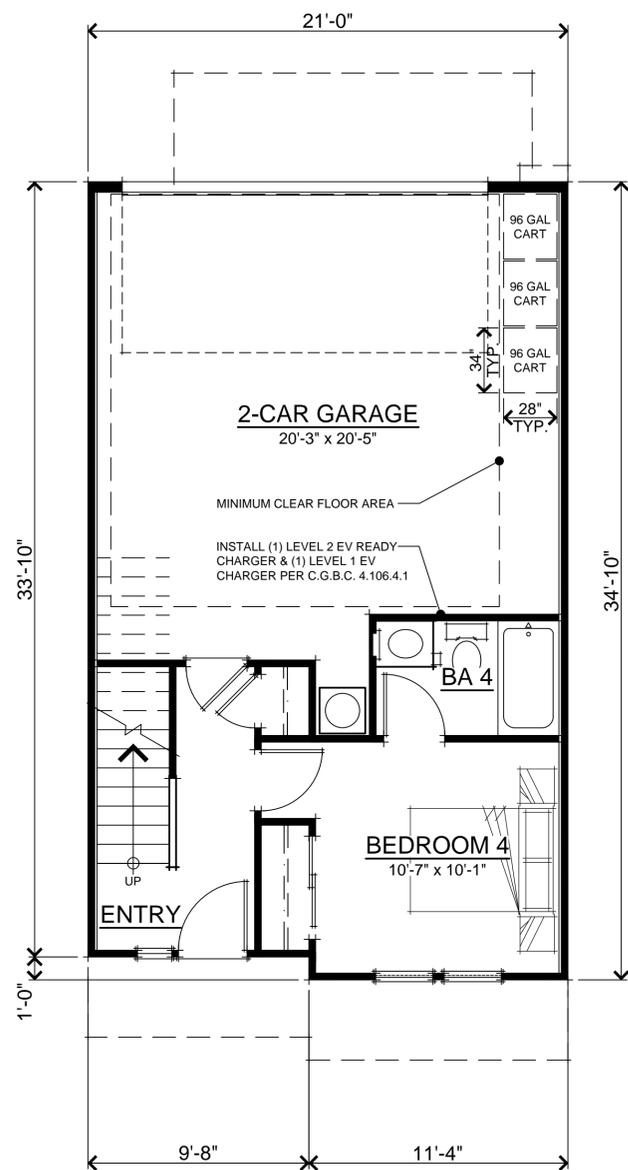


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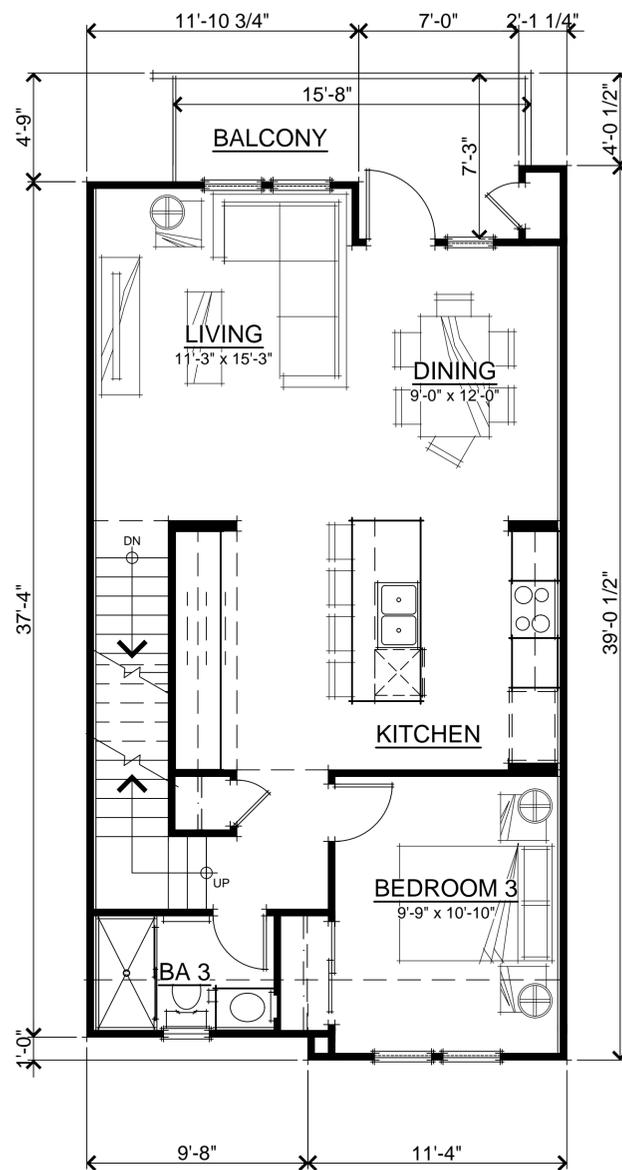
UNIT B-ALT FLOOR PLAN

A1.3

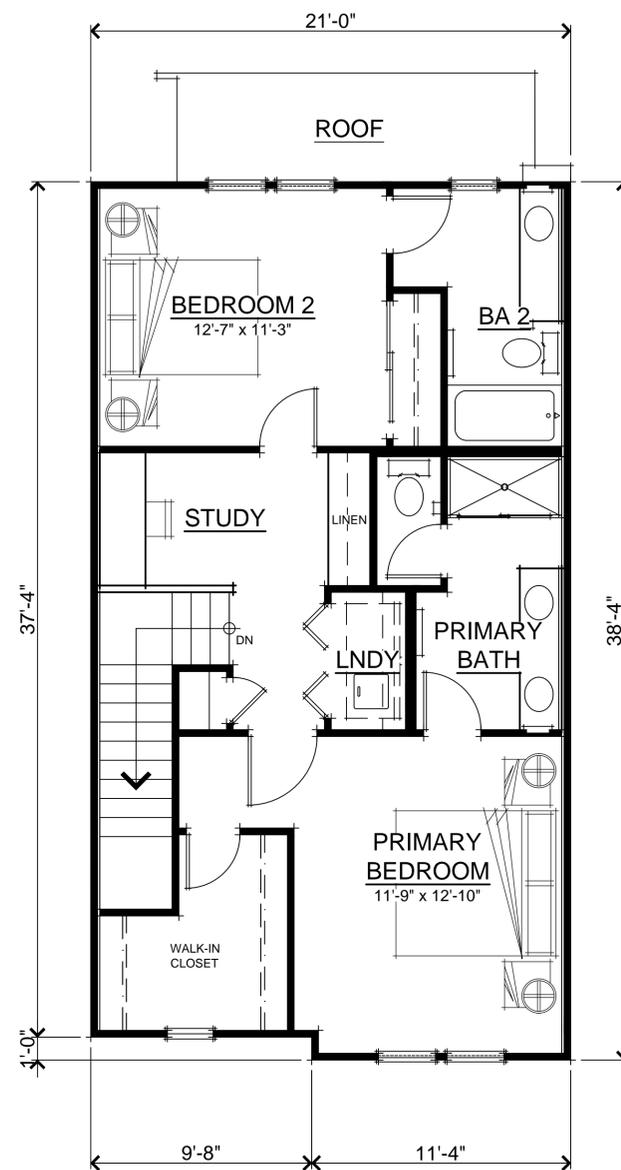




FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

UNIT B-REVERSE AREAS	
FIRST FLOOR	293 SQ. FT.
SECOND FLOOR	773 SQ. FT.
THIRD FLOOR	746 SQ. FT.
TOTAL LIVING	1800 SQ. FT.
2-CAR GARAGE	429 SQ. FT.
BALCONY	98 SQ. FT.

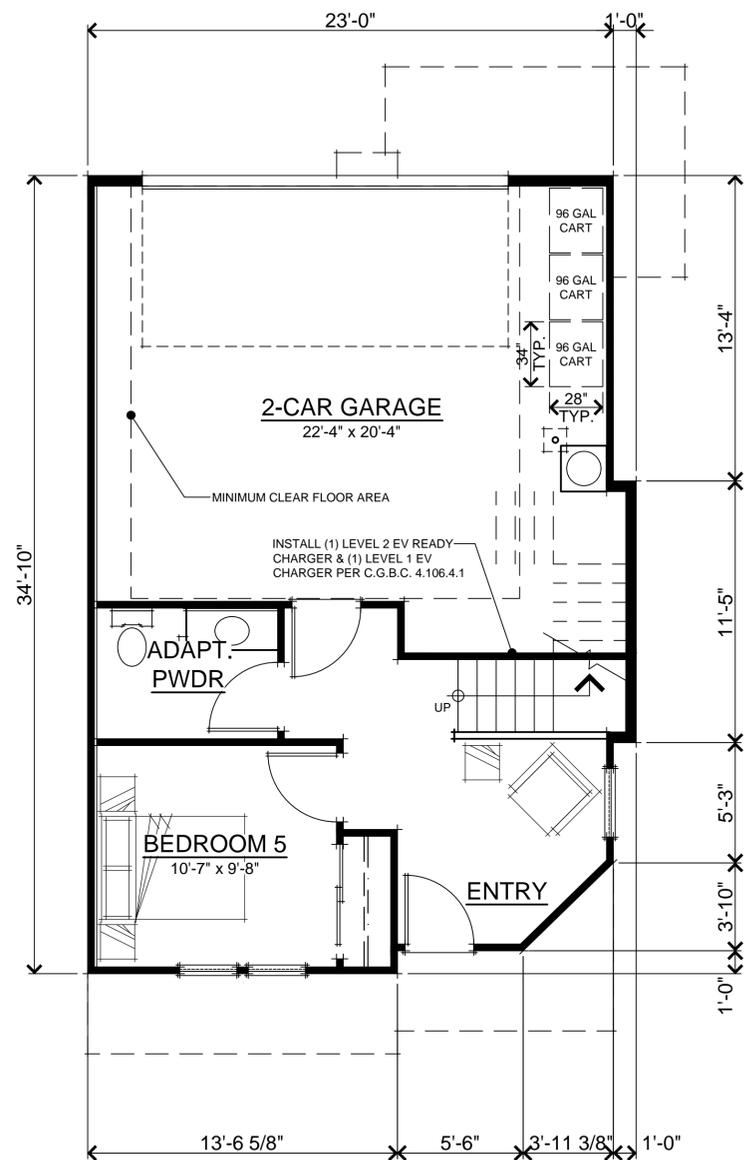


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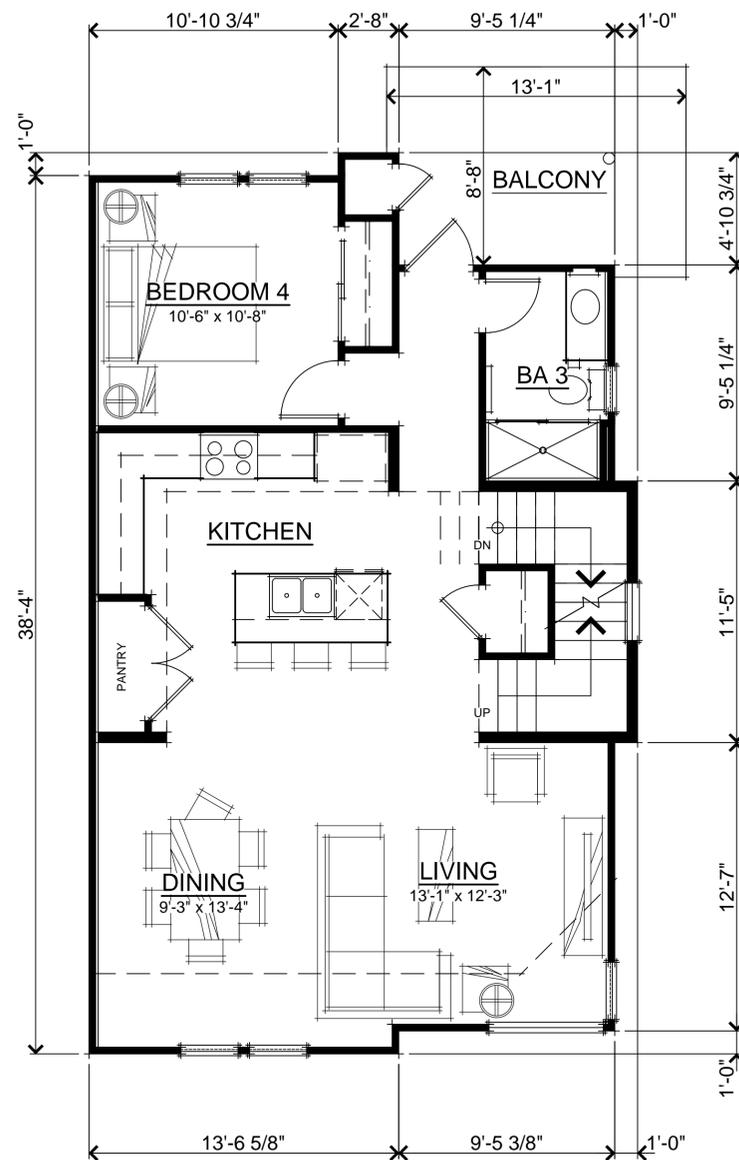
UNIT B-REVERSE FLOOR PLAN

A1.4

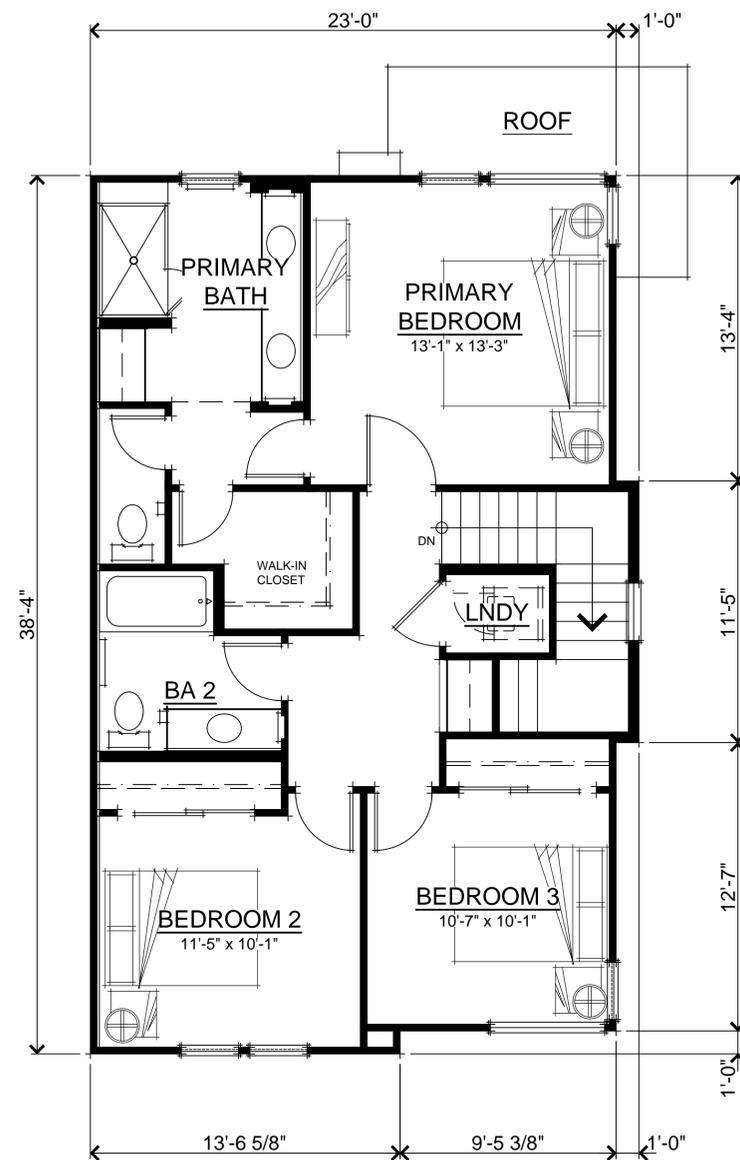




FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

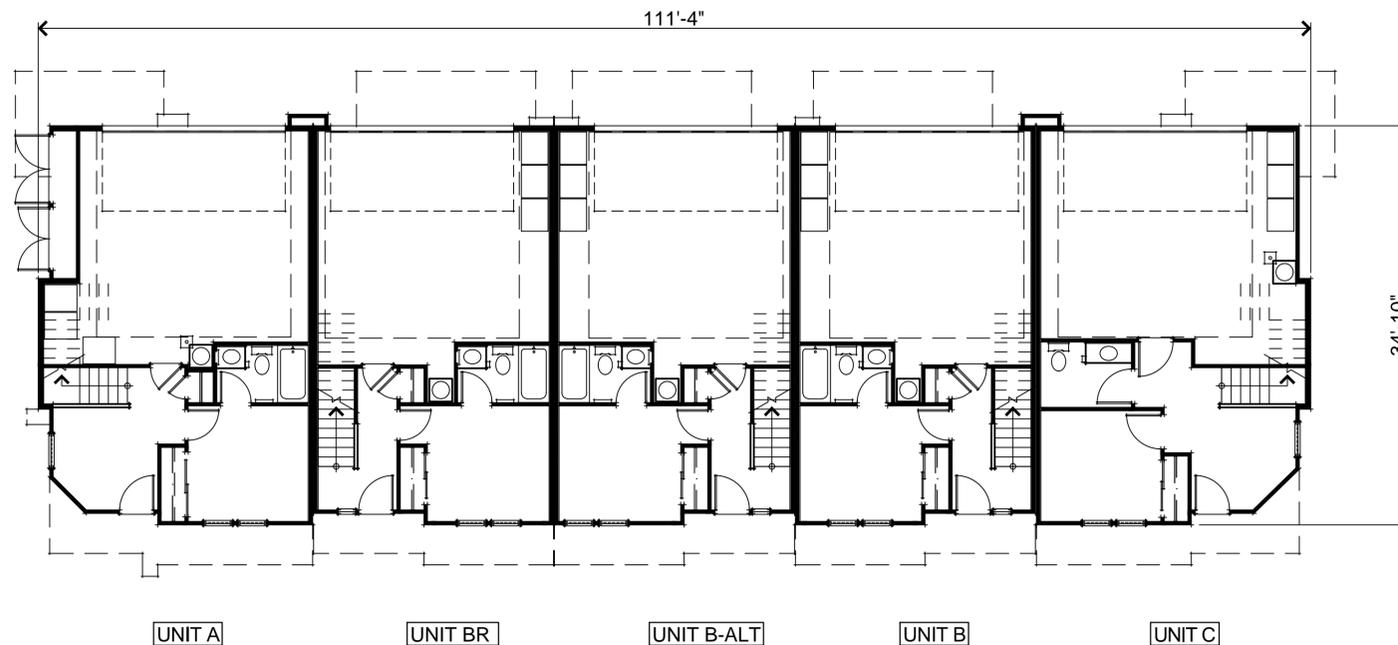
UNIT C AREAS	
FIRST FLOOR	340 SQ. FT.
SECOND FLOOR	843 SQ. FT.
THIRD FLOOR	821 SQ. FT.
TOTAL LIVING	2004 SQ. FT.
2-CAR GARAGE	455 SQ. FT.
BALCONY	119 SQ. FT.



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

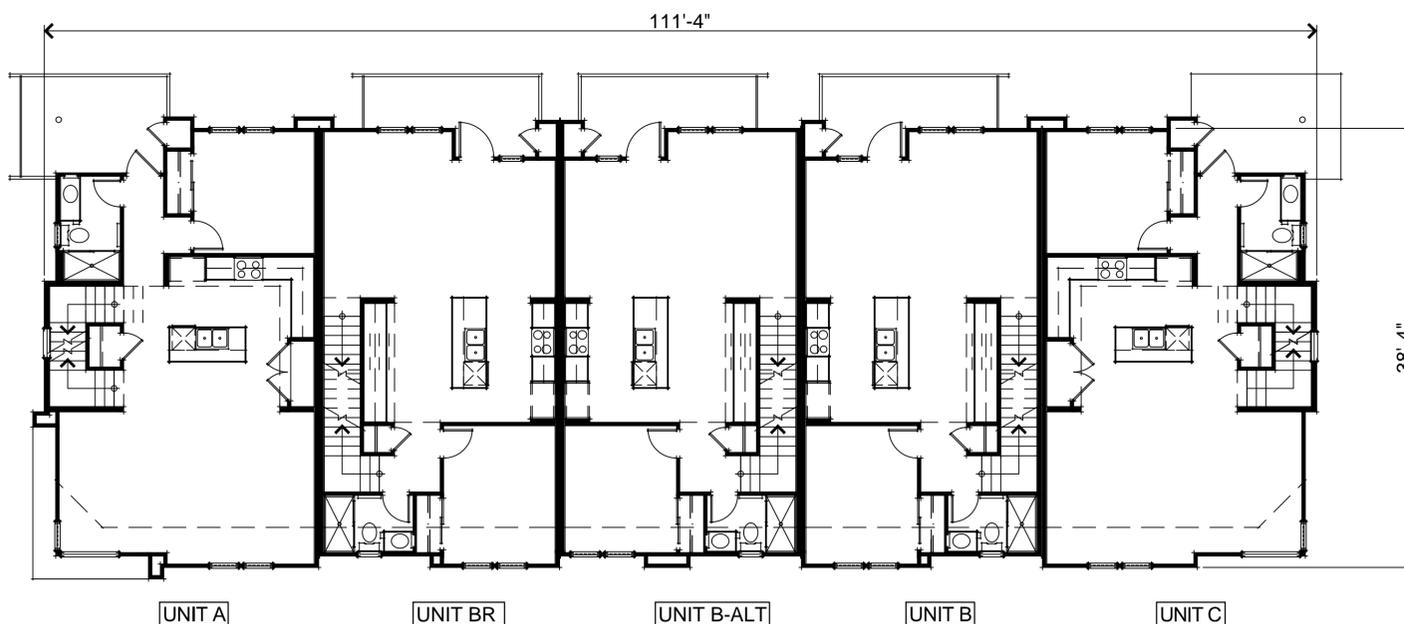
UNIT C FLOOR PLAN
A1.5



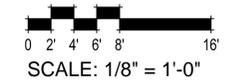


REFER TO UNIT FLOOR
PLANS FOR ADDITIONAL
DIMENSIONS

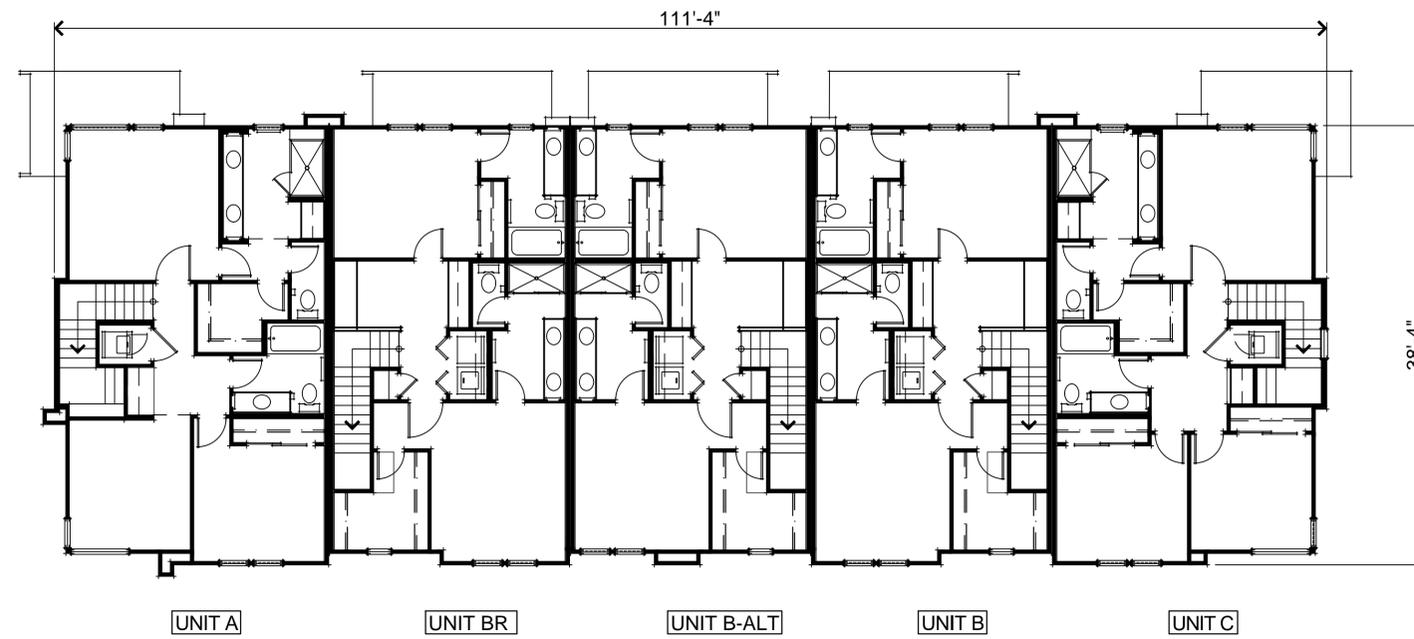
FIRST FLOOR PLAN
 TOTAL LIVING: 1,554 SF
 TOTAL GARAGE: 2,224 SF
 GRAND TOTAL: 3,778 SF



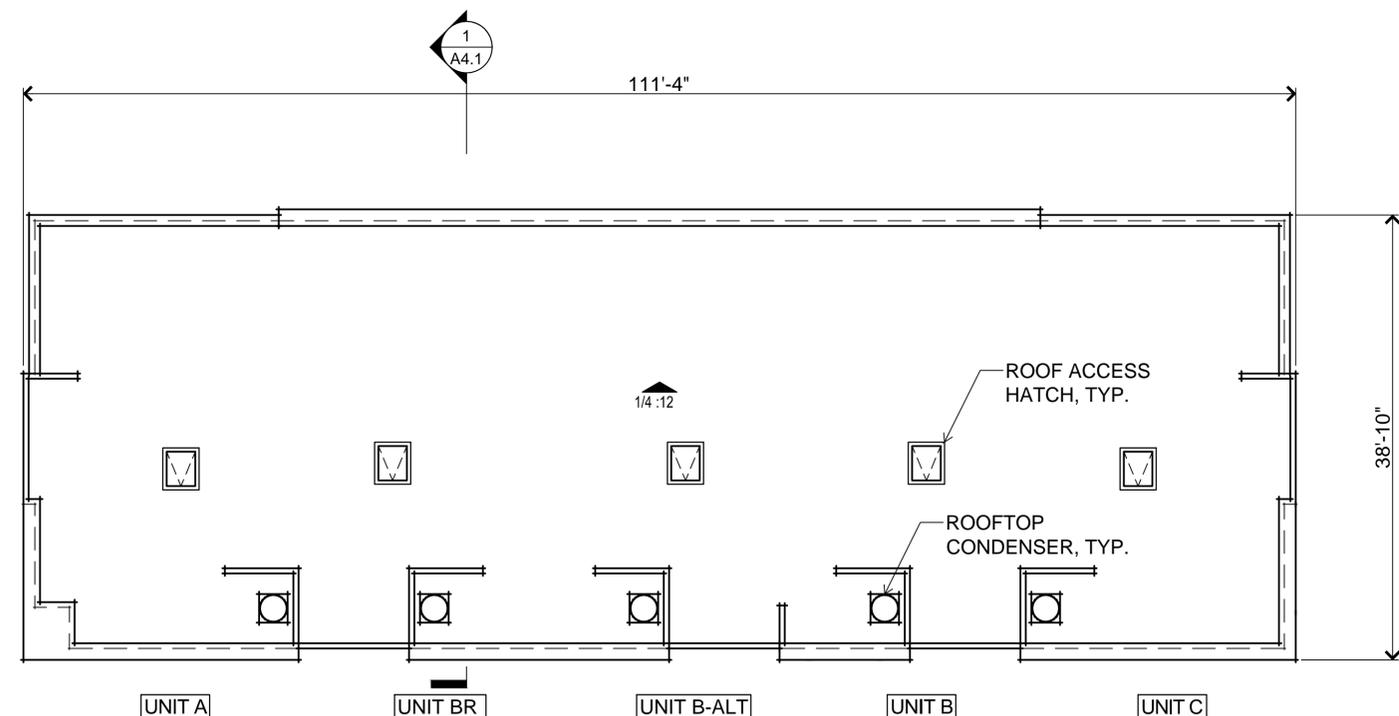
SECOND FLOOR PLAN
 TOTAL LIVING: 4,054 SF
 TOTAL BALCONY: 499 SF
 GRAND TOTAL: 4,553 SF



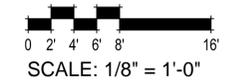
BUILDING FLOOR PLANS
A2.1



THIRD FLOOR PLAN
TOTAL LIVING: 3,955 SF



ROOF PLAN



2.3 MULTIFAMILY RESIDENTIAL TRANSITION SPACE (50 POINTS)

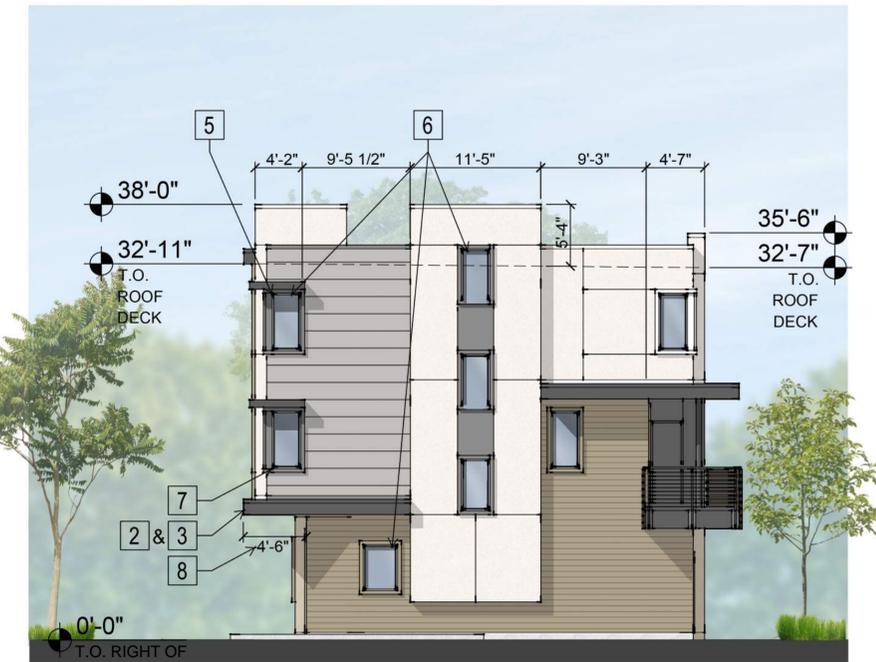
- 1 Entryways accented by a change in external building material or application of a non-structural facade accent. (20 points)
- 2 Awnings or canopies located over all entries and commercial storefronts. (10 points)
- 3 Integration of a continuous architectural shade feature spanning at least 50 percent of the building frontage. (20 points)
- 4 Use of paving stones on the ground fronting all entryways. See sheet A0.3 for paver location and material change from public sidewalk. (10 points)

4.2.1.2 VARIETY IN BUILDING ELEVATION (100 POINTS)

- 5 Recess all windows by three and one-half inches or more. (30 points)
See details 2 and 3 on sheet A5.3.
- 6 Window size variation - include at least three windows that vary in size from all other windows on each elevation. (20 points)
- 7 Provide at least a four-inch wide trim of material that contrasts with adjoining wall materials at all windows and doors. (20 points)
See details 2, 3 and 4 on sheet A5.3.
- 8 Provide a covered porch element above each exterior front entry door that projects at least three feet from the main wall plane. (20 points)
- 9 Provide a minimum six-inch wide architectural detail above and on both sides of all exterior entry doors that contrasts with the color and material of the door and adjoining wall surface. (20 points)
See detail 4 on sheet A5.3



SOUTH ELEVATION (Rear Yard)



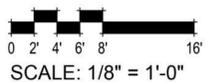
WEST ELEVATION (Driveway)
SEE SECTION ON SHEET A4.1 FOR HEIGHTS



EAST ELEVATION (Wolfe Road)



NORTH ELEVATION (Maria Lane)



399.267 Wolfe Road Townhomes
Sunnyvale, CA
September 5, 2025

CONCEPTUAL EXTERIOR ELEVATIONS
A3.1



SOUTH ELEVATION (Rear Yard)



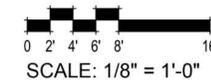
WEST ELEVATION (Driveway)

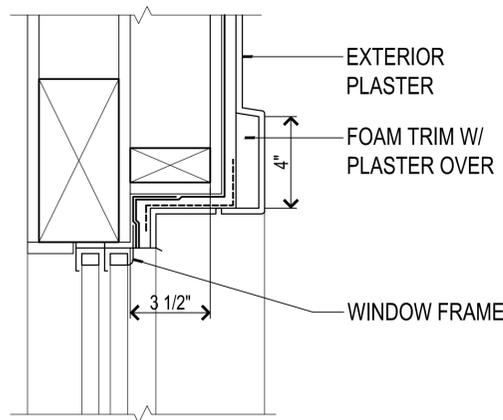


EAST ELEVATION (Wolfe Road)

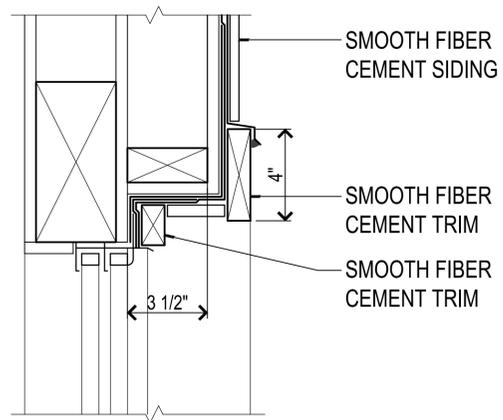


NORTH ELEVATION (Maria Lane)

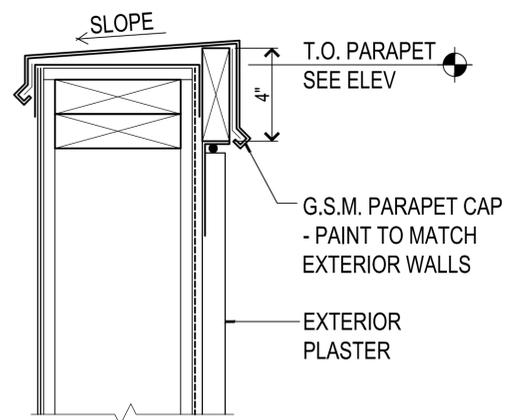




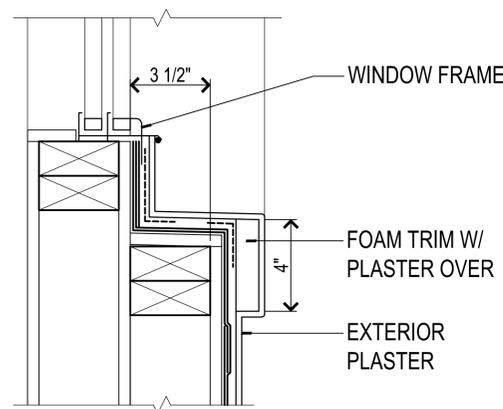
RECESSED WINDOW HEAD @ PLASTER



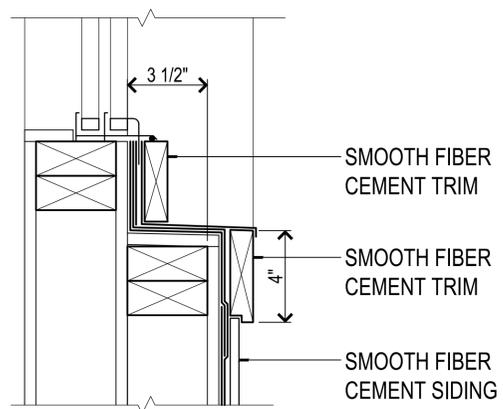
RECESSED WINDOW HEAD @ SIDING



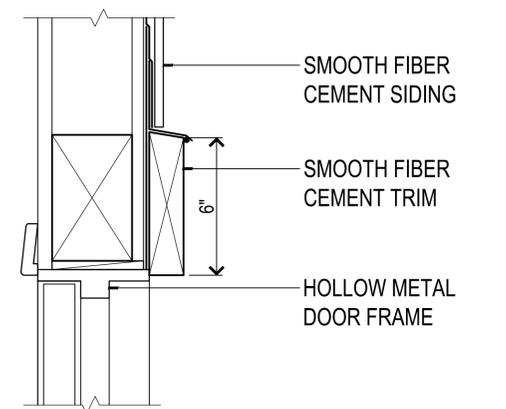
PARAPET WALL CAP @ PLASTER



RECESSED WINDOW SILL @ PLASTER

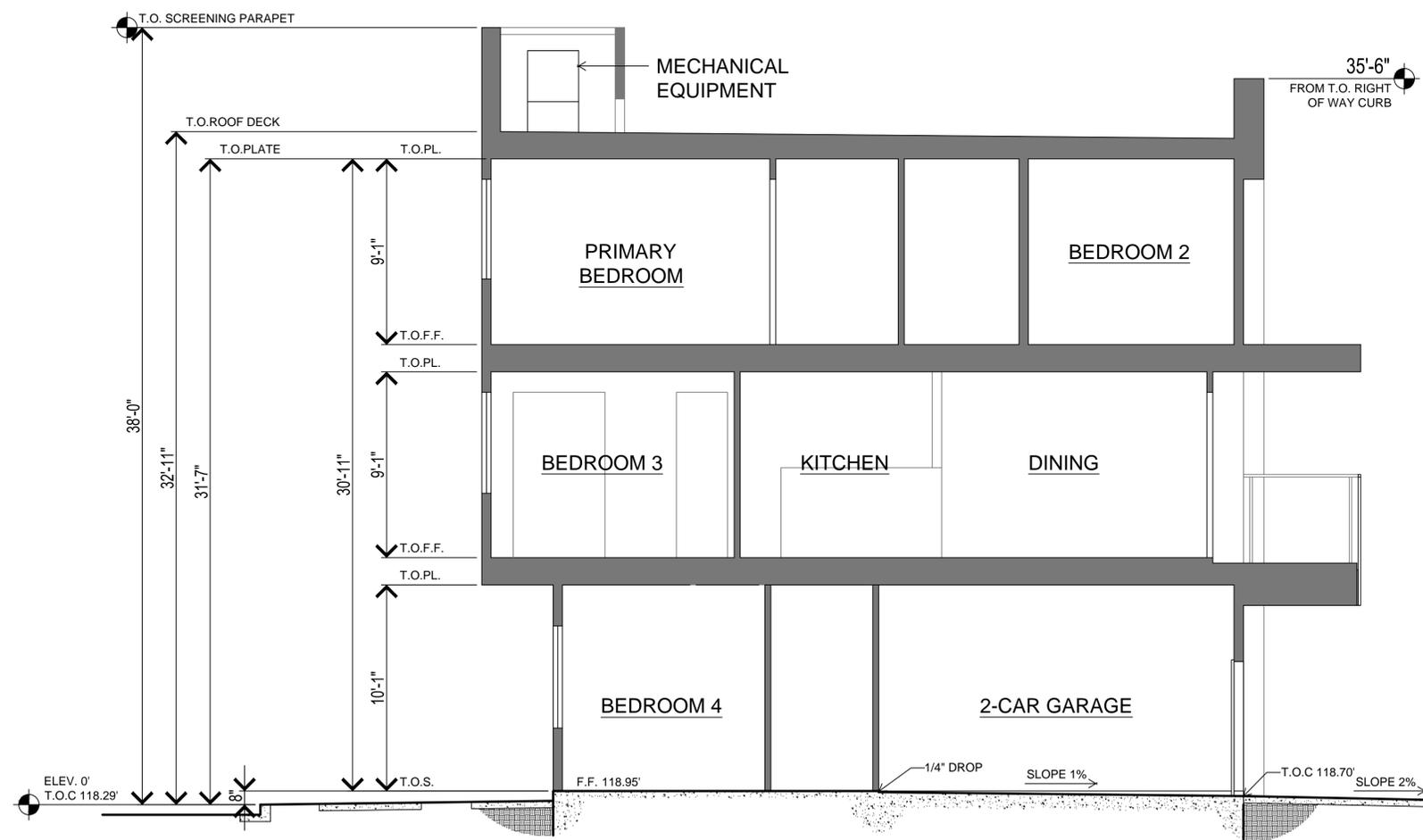


RECESSED WINDOW SILL @ SIDING

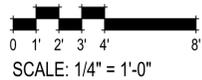


EXT. DOOR HEAD @ SIDING

WINDOWS ON THE SOUTH AND WEST FACING ELEVATIONS OF SECOND AND THIRD FLOORS ARE TO USE LOW SOLAR HEAT GAIN COEFFICIENT GLASS WITH A FACTOR OF 0.3 OR LESS.



TYPICAL BUILDING SECTION



BUILDING SECTION
A4.1

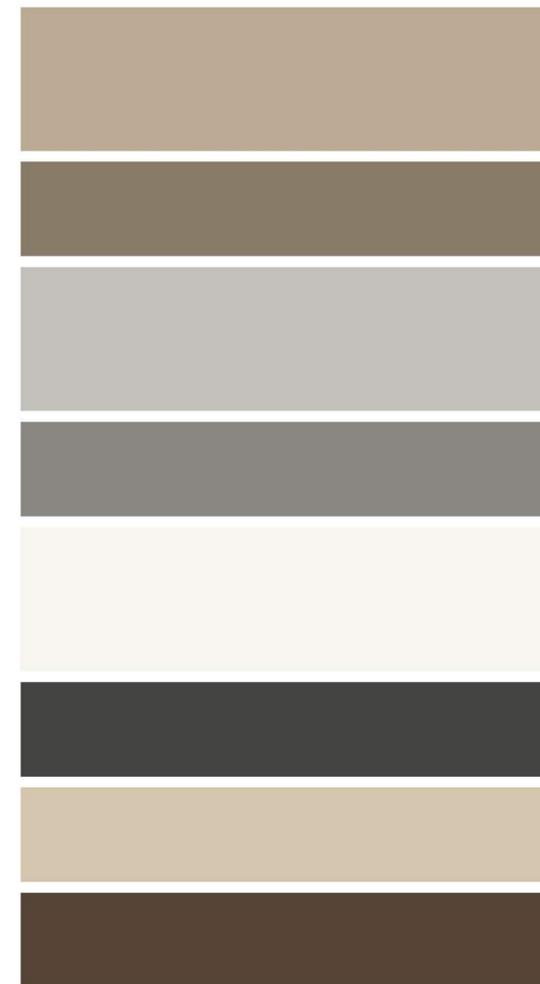
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Sunnyvale, CA
September 5, 2025



NORTH ELEVATION (Maria Lane)

COLOR SCHEME

MATERIALS



1 BODY 1
FIBER CEMENT HORIZONTAL PANELS
HARDY WOOD PANELING OR APPROVED EQUAL
SW 7548 Portico 284-C3 LRV:42

T1 TRIM 1
EXTERIOR PLASTER WITH LIGHT SAND FINISH
SW 2820 Downing Earth 311 LRV:20

2 BODY 2
FIBER CEMENT PANELS, STUCCO, & GARAGE DOORS
SW 0055 Light French Gray 305 LRV:58

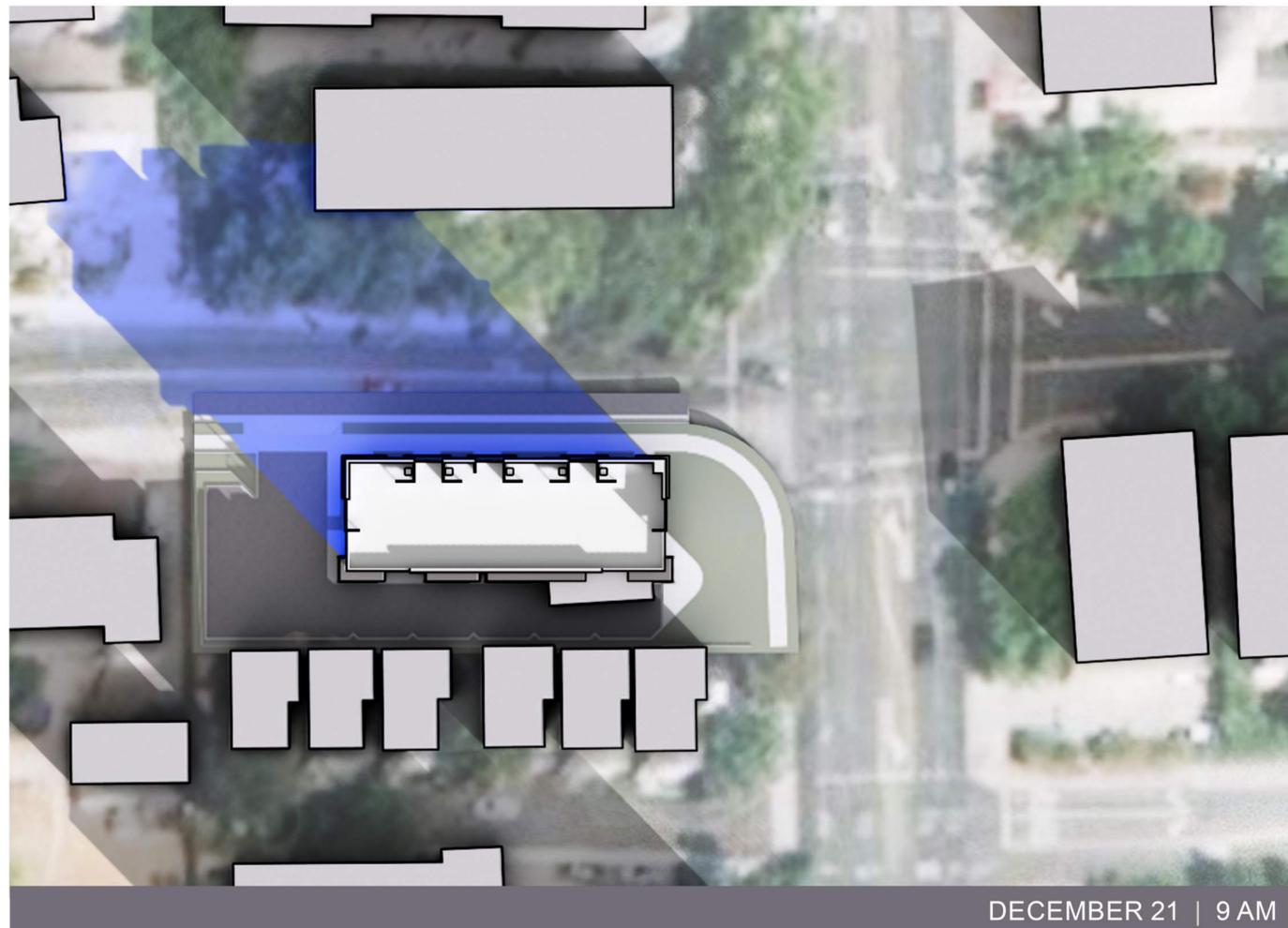
T2 TRIM 2
EXTERIOR PLASTER WITH LIGHT SAND FINISH
SW 0077 Classic French Gray 308 LRV:24

3 BODY 3
EXTERIOR PLASTER WITH LIGHT SAND FINISH
SW 7551 Greek Villa 254-C1 LRV:84

4 METAL AWNINGS & ACCENT COLORS
AWNINGS AND ACCENTS
SW 7069 Iron Ore 254-C6 LRV:6

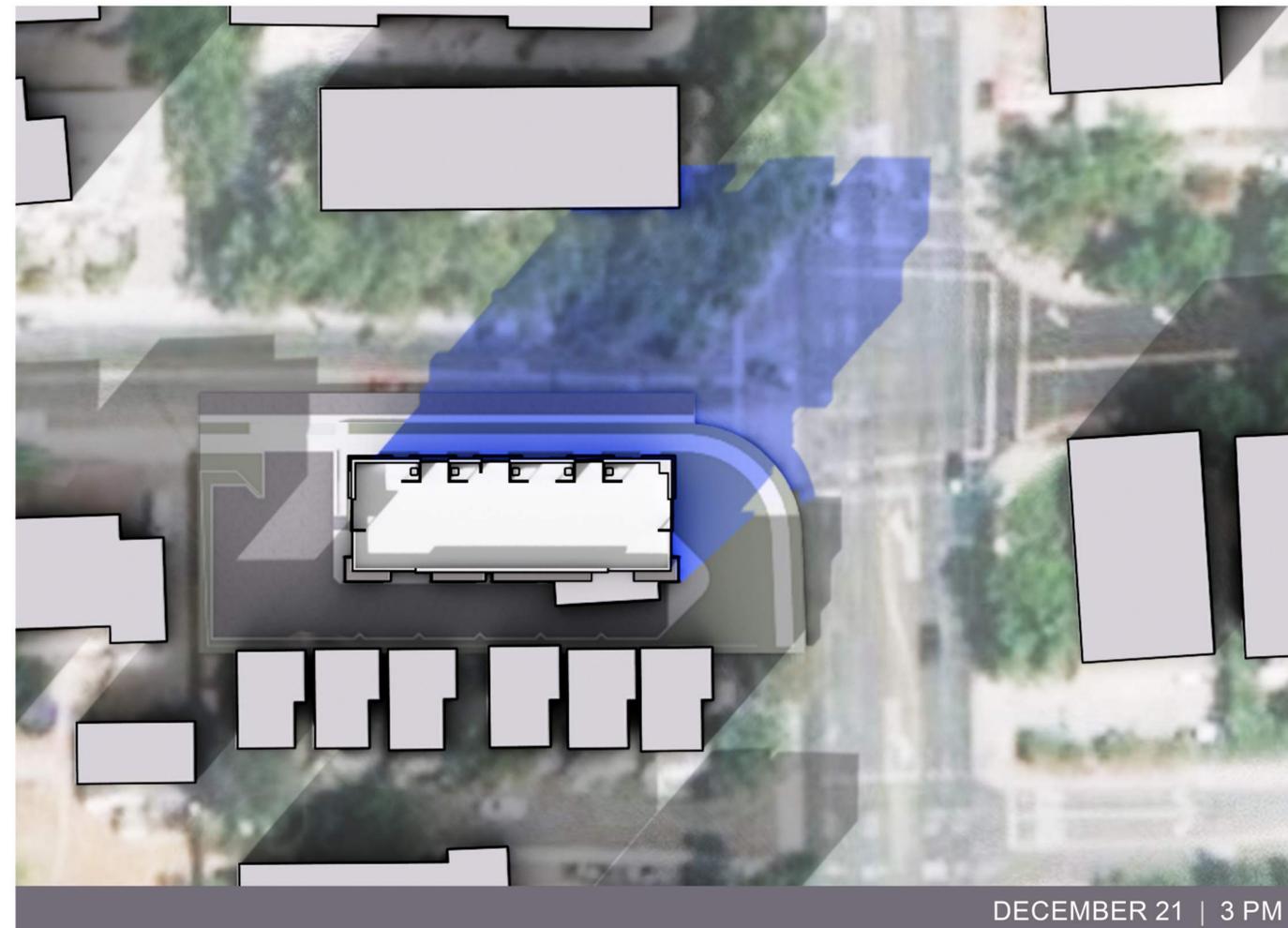
5 RAILING
PAINTED WOOD SLATS
WOOD RAILING IS TREX HORIZONTAL RAILING OR APPROVED EQUAL
SW 7529 Sand Beach 285-C1 LRV:57

E ENTRY DOOR
EXTERIOR DOORS
SW 7027 Hickory Smoke 241-C7 LRV:7



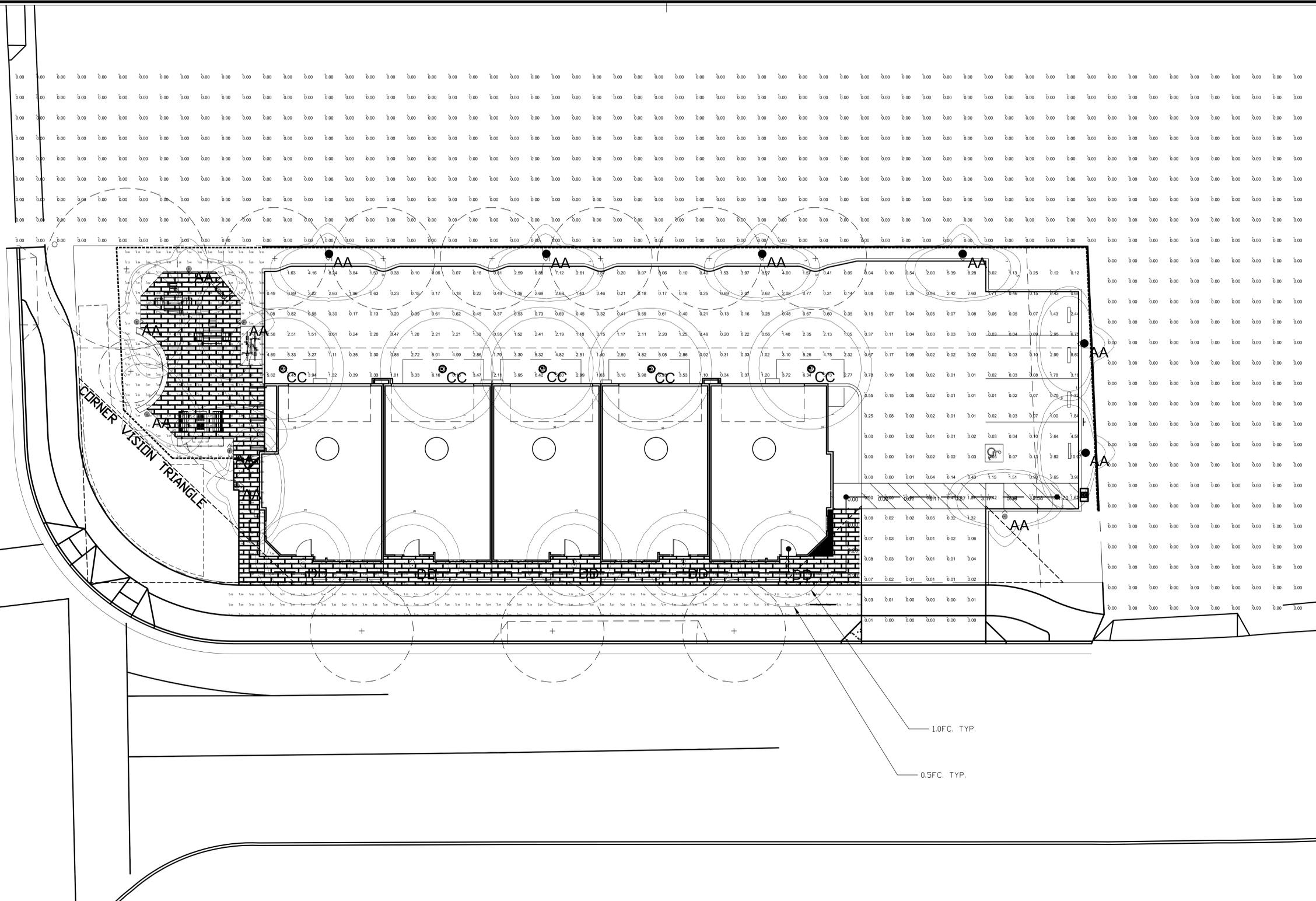
DECEMBER 21 | 9 AM

**ZERO PERCENT SHADE COVERAGE ON ANCILLARY BUILDINGS*



DECEMBER 21 | 3 PM

**ZERO PERCENT SHADE COVERAGE ON ANCILLARY BUILDINGS*



1.0FC. TYP.

0.5FC. TYP.

Luminaire Schedule - LED							
Project: WOLFE ROAD TOWNHOMES - SUNNYVALE							
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description
	13	AA	Single	0.720	965	10.6	GARDCO PBL-42-14L-200-27K-G2-3-UNV (PRORATED FOR 27K)
	5	CC	Single	0.900	1283	14.5	LIGHTOLIER Z4RDL15927WOC @ 10'-1"
	5	DD	Single	0.900	589	4.8	LIGHTOLIER Z4RDL0927WCL @ 10'-1"
Filename							
PBL-14L-200-NV-G2-3-UNV.ies							
Z4RDL15927WOC.ies							
P4RLV0927WCL.ies							

Calculation Summary							
Project: WOLFE ROAD TOWNHOMES - SUNNYVALE							
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FRONT PORCH AND SIDEWALK	Illuminance	Fc	1.14	11.08	0.00	N.A.	N.A.
OPEN SPACE	Illuminance	Fc	3.19	12.12	0.05	63.80	242.40
PARKING AND DRIVEWAY	Illuminance	Fc	1.33	10.97	0.00	N.A.	N.A.
PATHWAY	Illuminance	Fc	1.19	5.38	0.00	N.A.	N.A.
RESIDENTIAL SPILL LIGHT	Illuminance	Fc	0.00	0.00	0.00	N.A.	N.A.

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectance, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

ALR Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC.
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: SDG ARCHITECTS
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; KRISTIAN REYES



AGI32 VERSION 21.2
AGI (C) 2024 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

WOLFE ROAD TOWNHOMES
CITY OF SUNNYVALE

DRAWING NO. / INPUT FILE
23330REY-R8.DWG / 23330REY-R8.A32

SCALE 1" = 8'	SHEET P1: PHOTOMETRIC PLAN	DATE 09.05.2025	REV 8
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LIGHT AA



Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

PROFOTESTED FOR 2700K

example: PBL-42-14L-450-NW-G2-S-UNV

Luminaire	Shaft Height	Number of LEDs	Drive Current	LED Color - generation	Distribution	Emergency	Voltage
PBL	42"	14L	200	450	3	ESP	100V
PBL	42"	14L	200	450	3	ESP	208V
PBL	42"	14L	200	450	3	ESP	240V
PBL	42"	14L	200	450	3	ESP	277V
PBL	42"	14L	200	450	3	ESP	347V
PBL	42"	14L	200	450	3	ESP	480V
PBL	42"	14L	200	450	3	ESP	575V

Options	Motion Sensing	Photo-sensing	Electrical	Finish
DD: 0-10V External dimming (by other)	IMR: Integral	PCR: Photocell	F1: Single (100, 371, 347AC)	BA: Black
Field Adjuster	Wireless controls without PIR sensor	Wireless controls without PIR sensor	F2: Double (100, 371, 347AC)	BR: White
Wireless controls without PIR sensor	Wireless controls without PIR sensor	Wireless controls without PIR sensor	F3: Canadian Double Pull (100, 371, 347AC)	BL: Bronze
Wireless controls without PIR sensor	Wireless controls without PIR sensor	Wireless controls without PIR sensor	DF: Dark Gray	BN: Medium Gray

Dynalight® Automatic Profile Dimming	Surge Protection (DMS standard)	Customer Specified
CSB0: Security 50% dimming, 7 hours	SP2: Increased DMS standard	RAL: Special optional color or RAL (see RAL 5018)
CSB1: Median 50% dimming, 8 hours	SP3: Ground fault interrupter	OC: Custom color (must supply color chip for required factory quote)
CSB2: Security 50% dimming, 7 hours	SP4: Ground fault interrupter	
CSB3: Security 50% dimming, 8 hours		
CSB4: Median 50% dimming, 8 hours		

1. Extended lead times apply. Contact factory for details.
2. Not available in 100, 200 or 350mA.
3. Not available with other control options.
4. Not available with motion sensor.
5. Not available with photocell.
6. Available only with BL dimming control.
7. Not available with LLC and CDM.
8. Must specify input voltage.
9. Not available in 100V only.
10. Not available in 347 or 480V.
11. Not available in 100, 200, and 350mA.
12. Not available with LLC.

Accessories	SKU	Description
For shipment with the bollard (order 1 per bollard)	012401528601	KIT: PBL ANCHOR BOLT & TEMPL



PBL PureForm bollard 04/24 page 1 of 4

PBL PureForm LED bollard

LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color	Average System Watts	Lumen Output	Type 3 Efficacy (lm/W)	Type 3 Lumens	Type 5 Efficacy (lm/W)	Type 5 Lumens
PBL-14L-100-NW-G2-x	14	100	3000K	5.9	651	101	651	155	1662
PBL-14L-200-NW-G2-x	14	200	3000K	10.3	1077	104	1466	158	1954
PBL-14L-300-NW-G2-x	14	300	3000K	15.1	1612	107	2178	156	2484
PBL-14L-400-NW-G2-x	14	400	3000K	20.0	2148	107	2827	155	3370
PBL-14L-600-NW-G2-x	14	600	3000K	29.8	2888	107	3702	155	4527
PBL-14L-800-NW-G2-x	14	800	3000K	39.1	3563	107	4851	155	5985
PBL-14L-1000-NW-G2-x	14	1000	3000K	50.1	4671	107	6319	155	8024

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables. LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric report.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

LED Wattage and Lumen Values (Emergency Mode)

Ordering Code	LED Qty	LED Current (mA)	Color	Temp	Agg. System Watts	Emergency Mode Lumens	Emergency Mode Efficacy (lm/W)
PBL-14L-450-NW-G2-x-ESP	14	450	4000K	23.1	10.4	2007	191
PBL-14L-600-NW-G2-x-ESP	14	600	4000K	33.2	10.4	2691	191
PBL-14L-800-NW-G2-x-ESP	14	800	4000K	43.5	10.4	3598	191
PBL-14L-1000-NW-G2-x-ESP	14	1000	4000K	53.8	10.4	4633	191

For emergency ESP option, cut-off values are based on initial lumens.

Predicted Lumen Depreciation Data

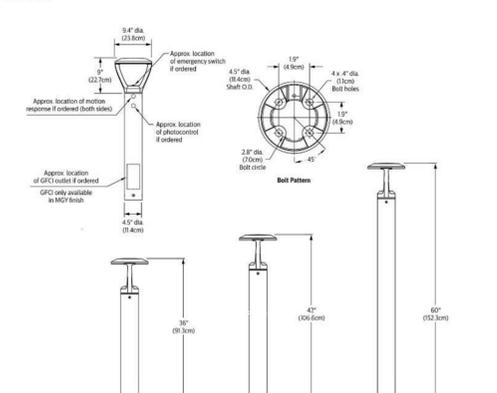
Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual performance may vary due to field application conditions. Lp is the predicted lifetime area LED performance degrades to 70% of initial lumen output. Calculated per IESNA TM-21. Published Lp hours listed for 5 times actual LED life hours.

Ambient Temperature °C	Driver mA	Calculated Lp Hours	Lp per TM-21	Lumen Maintenance % at 60,000 hrs
20°C	up to 1000mA	>100,000 hours	>100,000 hours	>90%

PBL PureForm bollard 04/24 page 2 of 4

PBL PureForm LED bollard

Dimensions



Specifications

Housing: Main body housing and yoke made of low copper cast aluminum alloy for a high resistance to corrosion. Luminaire shaft features a cylindrical extruded aluminum base housing. Bottom section has a casted ring for ease of assembly. It attaches to base assembly with four (4) hex head set screws. Most electrical components are integrated in the shaft of the bollard by design. This allows for the sleek profile, giving the freedom to have a clean minimalist aesthetic design with minimum obstruction to optical performance. Luminaire housing rated to IP66, tested in accordance to Section 9 of IEC 60598-1.

Light engine: Light engine comprises of a 14-LED module made out of aluminum metal clad board fully sealed with optics. Module is RoHS compliant. Color temperatures: 3000K v-125K, 4000K v-125K, 5000K v-200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to IEC 60598.

Energy saving benefits: System efficacy up to 100 lm/w with significant energy savings over Pulse Star Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems: Type 3 and 5 distributions available. Performance tested per LM-79 and TM-18 per IESNA TM-15.

Mounting: Base assembly consists of a cast aluminum platform. Assembly is secured and leveled to the mounting foundation with four (4) 3/8" x 8" x 1 1/2" #9SS cm x 20.32 cm x 3.81 cm anchor bolts on a 2.34" (5.9 cm) bolt circle.

PBL PureForm bollard 04/24 page 3 of 4

PBL PureForm LED bollard

Specifications (continued)

Control options: 0-10V dimming (DD): Access to 0-10V dimming leads supplied through base of luminaire (for secondary dimming controls by others). Cannot be used with other control options. Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire output and light levels. Comes pre-set to the highest position at the lumens output selected. Use chart below to estimate reduction in lumens output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumens Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Automatic Profile Dimming (APS/CDM): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 50% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule.

Automatic dimming profile scheduled with the following settings:
 - CDSO/CMQ: Security for 7 hours night duration (Ex: 11PM - 6 AM)
 - CMO/CMQ: Median for 8 hours night duration (Ex: 10 PM - 6 AM)
 All above profiles are calculated from mid point of the night. Dimming is set for 3 hours after the mid point and 2, or 3 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

Wireless system (LDL): Optional wireless controller integral to luminaire ready to be connected to a Linelight system (sold by others). The system allows you to intelligently manage the entire site. Independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well. For a completely connected outdoor solution. Motion response capability can be installed in other luminaires in the mesh or on a remote pod accessory where pod is mounted to pole or wall.

Emergency Battery Pack (EBP): Emergency battery packs included integral to the luminaire, allowing for no-fuss installation of remote emergency equipment. EBP is suitable for use in ambient temperature conditions from 0°C (-20°F) to 40°C (104°F) available on 450lm and up. The system is designed to have a secondary driver with relay to immediately detect AC power loss to power luminaire for a minimum of 90 minutes from the time power is lost. Available with 120-277V or 120V only.

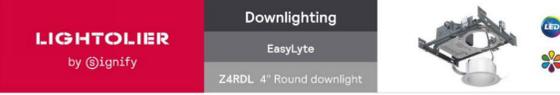
Mounting: Base assembly consists of a cast aluminum platform. Assembly is secured and leveled to the mounting foundation with four (4) 3/8" x 8" x 1 1/2" #9SS cm x 20.32 cm x 3.81 cm anchor bolts on a 2.34" (5.9 cm) bolt circle.



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PBL PureForm bollard 04/24 page 4 of 4



EasyLyte downlights are adaptable, and flexible for your changing project needs. EasyLyte is your best choice without sacrificing ease of installation or product quality. Ideal for use in open office, healthcare, design build, and other light commercial applications.

Standard luminaire = Frame + Engine/Trim + Accessories (optional)

Series	Aperture	Installation	Options
4	R	N	Universal 120/277/347V
4	R	N	347V (for non-ZD configurations)
4	R	N	347V (for non-ZD configurations)

Series	Lumen	CR/ CCT	Beam	Step	Reflector	Flange
24RDL EasyLyte 4'	65 500lm	82 3000K/2000K	W	0	WH	White
24RDL EasyLyte 4'	65 500lm	82 3000K/2000K	W	0	WH	White
24RDL EasyLyte 4'	65 500lm	82 3000K/2000K	W	0	WH	White

Accessories (learn more on page 2)

SBA Interact Ready System Bridge Accessory with integral occupancy and daylight sensor (compatible with all 0-10V options, see SBA spec sheet)¹

EM6 Fast-installable Bodine BSL6 battery pack with self-test/diagnostic for use with new construction (N) frames, 120V/277V

EM6 Ac-Lume multi-sensor (optional accessory for PoE configurations)

CAM3ETSCP Surface mount cover plate to remote mount test switch for EM6 frame option.

Series	Depth	Slope
7920 Sloped Ceiling Adapter 4"	NC 1"	MP 20"
	ND 10"	MS 20"
	NE 10"	MT 20"

1. There is a 2000hr (20) lens with 4" (484) IC hooding.
2. Universal 120/277/347V for 0-10V dimming, order 347V (N) frame with 12V light engine/trim.
3. Select trim (RADIO, Emergency, (EM6) with Occupancy/Daylight sensor only available with new construction (N) frames.
4. EM6 option compatible with new construction (N) frame only. Order CAM3ETSCP mounting plate accessory for remote mounted test switch. EM6 battery pack available with Interact Pro (EM6) or 347V trim options.
5. Integral Interact Pro RF sensor enables network lighting control, to be specified with 0-10V light engines only.
6. 0-10V dimming (0-10V) compatible with 1000lm (10), 1600lm (16), 3000lm (30) configurations.
7. Not compatible with 347V frame options.
8. The 347V light engine option is available only with ZD dimming option.
9. For other dimming protocols order (D) light engine and 347V (N) trim.
10. Requires BT2025 IR remote and Interact Pro App for commissioning.



EasyLyte-4in-24RDL_03/23 page 1 of 8

Z4RDL EasyLyte 4" Round Downlight

Features

- Provides a 30° cutoff (optional and recessed)
- Wide beam distribution for general illumination
- 5-pin aluminum outer reflector with integral flange
- Injection molded plastic trim inserts in easy and safe
- Reflector available in painted clear diffuse, white, black and dark bronze

Quality edge

- Lumen Maintenance: L70 at 50,000 hours
- Color consistency 2 SDCM
- 30 CR minimum

Construction (New Construction)

- Galvanized stamped steel for dry/plaster ceilings
- Pre-installed telescoping mounting bars (13" - 24")
- Frame accommodates C-channel, black iron, and 3/4" x 1/4" for mounting distances greater than 24" between joists
- Manufactured from ZD galvanized steel construction with rolled edge aperture to guide cutting tool for perfect hole cutting

Max ceiling thickness is 1.5" (38 mm) including trim flange 4.8" (122 mm)

Pre-installed Mounting Frame

- Pre-installed mounting bars allow for fast and easy installation
- Close-out aperture design eliminates an underlaid glue-on ceiling material and reflector
- Simple plug-and-play connection between trim and light engine from below the ceiling allows for:

- Easy upgrades
- Technology changes
- Repairs and troubleshooting

Dimming

- Adaptive 0-10V dimming
- Lutron-Lume EcoSystem H Series 1% dimming
- 347V (for non-ZD configurations)
- Integral Interact Pro RF sensor (120/277/347V)
- 347V (for non-ZD configurations)
- 347V (for non-ZD configurations)

Options and Accessories

Field-installed Emergency Battery Pack specification sheet for more details.

CAM3ETSCP Field-install EM6 with Bodine BSL6 battery pack with self-test/diagnostic, mounts to remote construction frame. Includes ceiling plate for remote test switch.

CAM3ETSCP Ceiling cover plate for remote mounted EM6 test switch. 1" (25mm) hole, 4.1" (105mm) x 2.1" (53mm) rectangular. Includes two mounting screws.

ENERGY STAR® exceptions

- 500lm configurations
- Black & Dark bronze finishes
- Power Clear Element drivers

Labels and Listings

- cULus listed for wall location
- ENR915STAR® certified
- RoHS certified
- Consult Factory for Buy America Compliance

Warranty

- 5 year limited warranty
- See Lightolier.com/warranty for more information on Lightolier, standard 5-year limited warranty on complete luminaire systems.



EasyLyte-4in-24RDL_03/23 page 2 of 8

Z4RDL EasyLyte 4" Round Downlight

Photometry

Reflector	Flux (lm)	Power (W)	Efficiency (lm/W)	CRI	RA	Beam Angle	Field Angle	Spacing Coefficient
Open DL - Bronze	485	7.3	66.4	94	60	74°	108°	1.072
Open DL - Black	489	7.3	67.3	93	58	74°	107°	1.070
Open DL - White	860	7.3	90.5	93	56	79°	129°	1.130
Open DL - Clear Diffuse	653	7.3	89.5	93	56	83°	120°	1.178
Buffer - Black	390	7.3	53.4	93	59	74°	108°	1.073
Buffer - White	721	7.3	100.2	93	57	82°	140°	1.166
Open DL - Bronze	689	10.0	68.6	94	60	74°	108°	1.072
Open DL - Black	653	10.0	65.0	93	58	74°	107°	1.070
Open DL - White	939	10.0	93.4	93	56	79°	129°	1.130
Open DL - Clear Diffuse	928	10.0	92.4	93	56	83°	120°	1.178
Buffer - Black	554	10.0	55.1	93	59	74°	108°	1.073
Buffer - White	1039	10.0	103.5	93	57	82°	140°	1.166
Open DL - Bronze	1022	14.8	70.0	94	60	74°	108°	1.072
Open DL - Black	969	14.8	66.3	93	58	74°	107°	1.070
Open DL - White	1392	14.8	95.4	93	56	79°	129°	1.130
Open DL - Clear Diffuse	1378	14.8	94.3	93	56	83°	120°	1.178
Buffer - Black	821	14.8	56.3	93	59	74°	108°	1.073
Buffer - White	1641	14.8	109.3	93	57	82°	140°	1.166
Open DL - Bronze	1534	20.6	76.7	94	60	74°	108°	1.072
Open DL - Black	1453	20.6	70.6	93	58	74°	107°	1.070
Open DL - White	2089	20.6	101.4	93	56	79°	129°	1.130
Open DL - Clear Diffuse	2086	20.6	100.3	93	56	83°	120°	1.178
Buffer - Black	1253	21.3	57.9	93	59	74°	108°	1.073
Buffer - White	2313	20.6	112.3	93	57	82°	140°	1.166
Open DL - Bronze	1895	27.4	69.1	94	60	74°	108°	1.072
Open DL - Black	1796	27.4	65.5	93	58	74°	107°	1.070
Open DL - White	2681	27.4	94.1	93	56	79°	129°	1.130
Open DL - Clear Diffuse	2552	27.4	93.1	93	56	83°	120°	1.178
Buffer - Black	1523	27.4	55.5	93	59	74°	108°	1.073
Buffer - White	2958	27.4	104.2	93	57	82°	140°	1.166

1. Tested using absolute photometry as specified in LM79-83A Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Waiver: color correlated to within 0.1.
3. Correlated Color Temperature: white spaces as defined in ANSI, NEMA, ANSI/CES E-17-2006. Specifications for the Chromaticity of Solid State Lighting Products.

EasyLyte-4in-24RDL_03/23 page 7 of 8

Z4RDL EasyLyte 4" Round Downlight

Interact Pro scalable system

	Foundation	Advanced	Enterprise
Dimming, grouping, and zoning	✓	✓	✓
Bluetooth and ZigBee enabled	✓	✓	✓
Motion sensing and daylight harvesting	✓	✓	✓
Integration with 0-10V and phase dimming fixtures	✓	✓	✓
Code compliance	✓	✓	✓
Granular dimming and dwell time	✓	✓	✓
Energy reporting and monitoring	✓	✓	✓
Scheduling	✓	✓	✓
Demand response	✓	✓	✓
BMS integration (BACnet)	✓	✓	✓
Floor plan visualization	✓	✓	✓
IoT Apps for productivity	✓	✓	✓

Currently supported maximum system size

To be able to design the lighting system correctly for the customer, it is important to know the prime characteristics of the system, its capabilities and limitations.

System level	Parameter	Value
Total number of gateways	Unlimited	
	Total number of devices	200 per network
	luminaires with integrated sensors	150
	smart TLEDs	150
	Total number of ZDP devices (sensors and switches)	50
	sensors	30
Total number of scenes	50	
	zones and groups	64
Group level	Recommended number of lights	40 (recommended 25)
	Number of ZDP devices	5
	Number of scenes	16

Interact Pro system architecture

EasyLyte-4in-24RDL_03/23 page 3 of 8

Z4RDL EasyLyte 4" Round Downlight

Downlight, Wide beam, 2300lm Engine, 112lm/W at 21W

Zone	Lumen	Wattage	Efficiency
0-30	900	20.8	43.3
40	1077	20.8	51.8
50	1254	20.8	60.3

Coefficients of utilization

| Beam diameter |
|---------------|---------------|---------------|---------------|---------------|---------------|
| 10 | 15 | 20 | 25 | 30 | 35 |
| 0.15 | 0.22 | 0.29 | 0.36 | 0.43 | 0.50 |

Downlight, Wide beam, 2100lm Engine, 102lm/W at 21W

Zone	Lumen	Wattage	Efficiency
0-30	105	20.8	50.5
40	126	20.8	60.6
50	147	20.8	70.7

Coefficients of utilization

| Beam diameter |
|---------------|---------------|---------------|---------------|---------------|---------------|
| 10 | 15 | 20 | 25 | 30 | 35 |
| 0.15 | 0.22 | 0.29 | 0.36 | 0.43 | 0.50 |

EasyLyte-4in-24RDL_03/23 page 8 of 8

Z4RDL EasyLyte 4" Round Downlight

Wireless Controls Options

Interact Pro scalable sensor (System Bridge Accessory with -CS option)

- CS is a connected sensor with integral occupancy and daylight sensing and supports wireless mesh connectivity
- The sensor works in the Foundation mode (similar to Specified) when configured without a gateway or in an Interact Pro Advanced or Enterprise mode if a compatible gateway is used
- Interact Pro includes an App, a portal and a broad portfolio of wireless luminaires, lamps and retrofit kits all working on the same system
- Startup is implemented via Interact Pro App (Android or iPhone) & Bluetooth connectivity
- The App provides flexibility to choose between a gateway or non-gateway mode for setup
- Setup with the gateway requires wired internet access to the gateway. It is possible to add a gateway at a later point
- Prepare project configuration steps remotely and use BT2025 remote enable to identify and group devices together
- Compatible with:
 - 24000 wireless scene switch
 - Battery powered IP42 presence sensor OCC sensor (CA-M910)
 - Battery powered IP42 presence & daylight sensor OCC-CL sensor (CA-M920)
 - Battery powered IP42 presence sensor OCC sensor (CA-M900)
 - Battery powered IP42 presence & daylight sensor OCC-CL sensor (CA-M905)

Emergency Options (ER00) (System Bridge Accessory with -ER00 option)

- Power Sensing (Factory default)
- Recommended L824 option requires unswitched power sense line, absence of voltage on the normal circuit triggers luminaire to 100% output
- Power Interruption Detection (Field option) - Detects AC power interruption >30min triggers 90 minute emergency mode with luminaire at 100% output
- Radio only sensor (RADIO) - Interact RADIO only sensor simply enables wireless mesh connectivity to the luminaire without any occupancy or daylight sensing
- Ideal for applications where sensing functionality is managed by other Interact devices and the luminaire only needs to have wireless connectivity

Emergency Options (ER100) (System Bridge Accessory with -ER100 option)

- Power Sensing (Factory default)
- Recommended L824 option requires unswitched power sense line, absence of voltage on the normal circuit triggers luminaire to 100% output
- Power Interruption Detection (Field option) - Detects AC power interruption >30min triggers 90 minute emergency mode with luminaire at 100% output
- Radio only sensor (RADIO) - Interact RADIO only sensor simply enables wireless mesh connectivity to the luminaire without any occupancy or daylight sensing
- Ideal for applications where sensing functionality is managed by other Interact devices and the luminaire only needs to have wireless connectivity

Wired Controls Options

Interact Office Wired (P42)

- P42 based IoT connected lighting solution for large enterprises that open across multiple floors, buildings and require multiple gateways
- Use Interact Office software and insights to increase building efficiency, achieve building wide integration and optimize space through occupancy analytics
- Support advanced IoT Apps on Personal Control, Space Management, wayfinding, room/ desk reservation and offers open APIs for light, control and data exchange
- Interact Office Wired (P42), Static White - A wireless IoT connected lighting solution for large enterprises that open across multiple floors, buildings and require multiple gateways
- For more information on Interact Office Wired, visit: www.interact-lighting.com/office

Interact Office Wired (P42), Static White

- A wireless IoT connected lighting solution for large enterprises that open across multiple floors, buildings and require multiple gateways
- For more information on Interact Office Wired, visit: www.interact-lighting.com/office

EasyLyte-4in-24RDL_03/23 page 8 of 8

Z4RDL EasyLyte 4" Round Downlight

AccuRender Technology (CRI 90+)

The right light brings colors to life. Our new AccuRender technology helps ensure colors are rendered more accurately and consistently, while doing so as efficiently as CRI 80 products.

Enjoy design flexibility

Full range of products and options - Available soon in across Lightolier portfolio for application flexibility

Promote savings

High efficacy, with no penalty - Energy efficacy compares well to conventional 80 CRI - Up to 25% more energy savings in conventional 90 CRI - Helps meet Title 24 requirements

Show your true colors

High color rendering - True to life colors to help energize your environment and render better flesh tones critical for healthcare hospitality and retail applications

Achieve color consistency

Best in class color consistency - Promote aesthetic harmony in your spaces with a 2 SDCM

EasyLyte-4in-24RDL_03/23 page 8 of 8

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES 1001 S. WOLFE ROAD CITY OF SUNNYVALE, SANTA CLARA COUNTY, CA

LEGEND

PROJECT BOUNDARY	
ADJACENT LOT LINE	
INTERIOR LOT LINE	
EASEMENT	
ROAD CENTER LINE	
CURB AND GUTTER	
NEW CONCRETE SIDEWALK	
PUBLIC UTILITY EASEMENT	
PUBLIC WATER METER EASEMENT (WME)	
STREET EASEMENT	
FLOW THROUGH PLANTER	
ABOVE-GROUND TRANSFORMER FOR REFERENCE ONLY, SIZE AND LOCATION TO BE COORDINATED WITH PROJECT PLANNER AND JT CONSULTANT	

GENERAL NOTES

- DEVELOPER: SAMIR SHARMA
1184 SOLANA DRIVE
MOUNTAIN VIEW CA, 94040
- CIVIL ENGINEER: BKF ENGINEERS
1730 N. 1ST STREET SUITE #600
SAN JOSE, CA 95112
CONTACT(S): ISAAC KONTOROVSKY
PHONE: 408-467-9100
- PROPERTY: A PORTION OF CERTAIN PARCEL DEEDED TO THOMAS A. CARINE AND NINA A. CARINE, WHICH DEED WAS RECORDED ON JUNE 1, 1984 IN BOOK 1592 OF OFFICIAL RECORDS, SANTA CLARA COUNTY RECORDS, STATE OF CALIFORNIA, AT PAGE 479.
- ASSESSORS PARCEL NO.: 211-16-042
- GENERAL PLAN (LAND USE): MEDIUM DENSITY RESIDENTIAL
- ZONING: R3-PD
- EXISTING USE: SINGLE-FAMILY RESIDENTIAL
- PROPOSED USE: MULTI-FAMILY RESIDENTIAL
- GROSS AREA: 13,149 SF (±0.30 ACRES)
- NET AREA: 12,981 SF (±0.29 ACRES)
- NUMBER OF LOTS: 5 UNITS, 1 NON-DEVELOPABLE COMMON PARCEL
- UTILITIES:
 - A. WATER: CALWATER HOMEOWNERS ASSOCIATION
 - B. SANITARY SEWER: CITY OF SUNNYVALE HOMEOWNERS ASSOCIATION
 - C. STORM DRAIN: CITY OF SUNNYVALE HOMEOWNERS ASSOCIATION
 - D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
 - E. TELEPHONE: AT&T
 - F. CABLE TV: COMCAST
- BASIS OF BEARING: THE BEARING S87°43'40"E AS THE CENTERLINE OF MARIA LANE AS SHOWN ON THAT CERTAIN TRACT MAP NO. 9107, RECORDED IN BOOK 714 OF MAPS ON PAGE 40, SANTA CLARA RECORDS WAS TAKEN AS THE BASIS OF BEARINGS OF THIS SURVEY.
- BENCHMARK: CITY OF SUNNYVALE BENCHMARK #10, MORE DESCRIBED AS, A 2" BRASS DISK ON THE TOP OF CURB AT THE NORTH-WESTERLY CORNER OF THE INTERSECTION OF FREMONT AVENUE AND WOLFE ROAD. ELEVATION = 130.426 FEET (NAVD 88)
- TOPOGRAPHY: INFORMATION SHOWN IS BASED ON A GROUND SURVEY PREPARED BY BKF ENGINEERS CONDUCTED JULY 9 AND 24, 2024
- FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMLOTY PANEL NO.06085C0207H
- LOT SIZES:

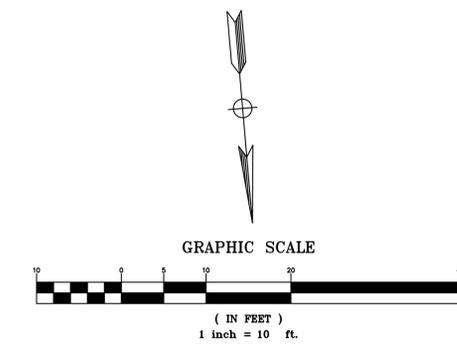
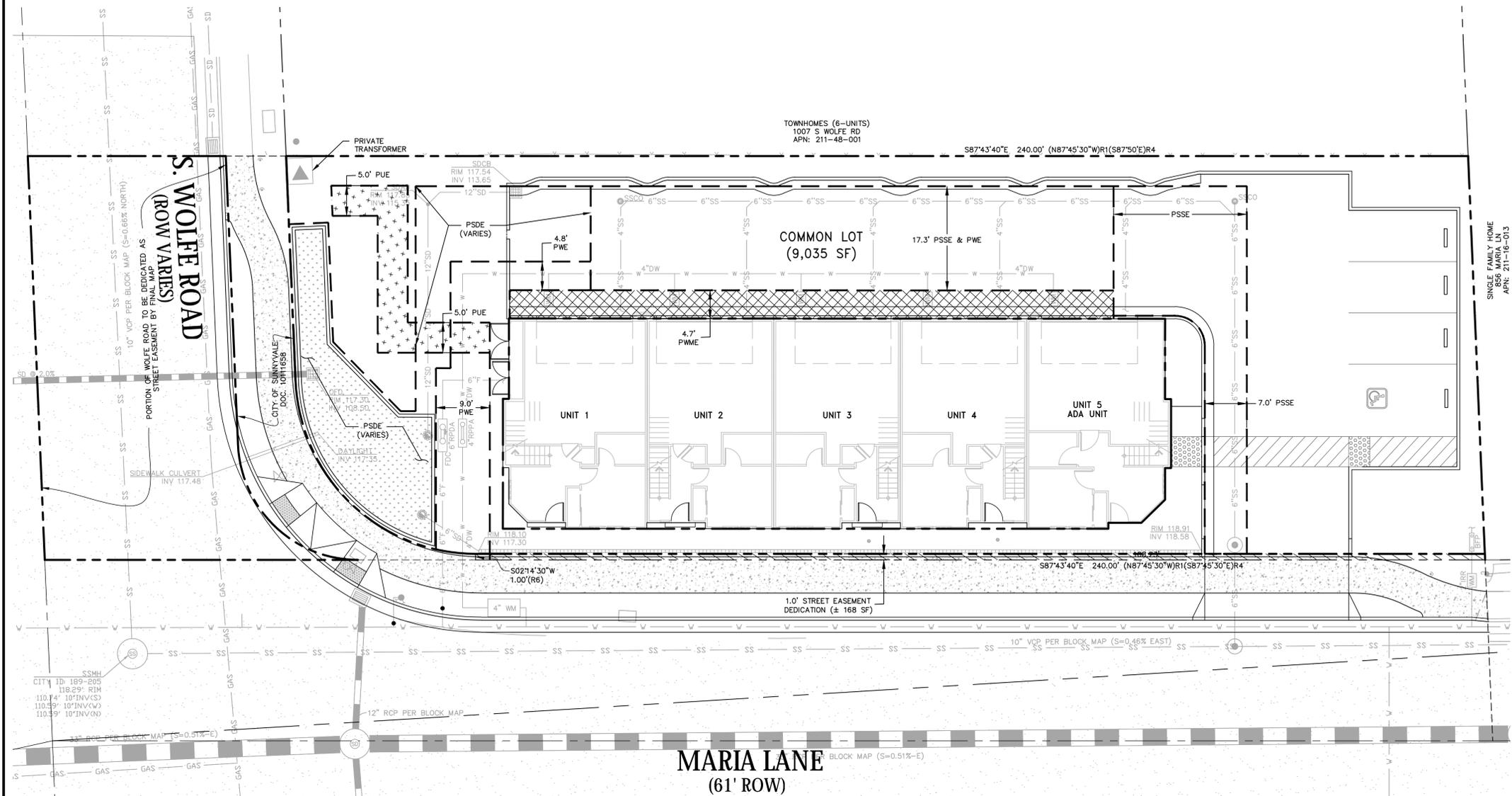
COMMON LOT	= 9,035 SF
UNITS 1-5	= 3,778 SF
STREET DEDICATION	= 168 SF
TOTAL	= 12,981 SF

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORMDRAIN EASEMENT
PWE	PRIVATE WATER EASEMENT
PWME	PRIVATE WATER METER EASEMENT

NOTES

- THE TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT AND CONFORMS TO THE REQUIREMENTS OF CHAPTER 18.20.050 & 18.20.060 OF THE CITY OF SUNNYVALE MUNICIPAL CODE.



DRAWING NAME: K:\2024\241298_Wolfe_Road_Townhomes\ENG-L\Sheets\PLANNING\CO_O_TMAP.dwg
PLOT DATE: 09-04-25 PLOTTED BY: mgarcia

Attachment 1
Page 22 of 37

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

CALIFORNIA

1001 S. WOLFE ROAD
PLANNING DOCUMENTS
VESTING TENTATIVE MAP

SANTA CLARA COUNTY

SUNNYVALE

Revisions

No.	Description

Date: 09/04/2025

Scale: 1" = 10'

Design: RM

Drawn: RM/SW

Approved: RM

Job No: 20241298

Drawing Number:

TM-10

1 OF 8

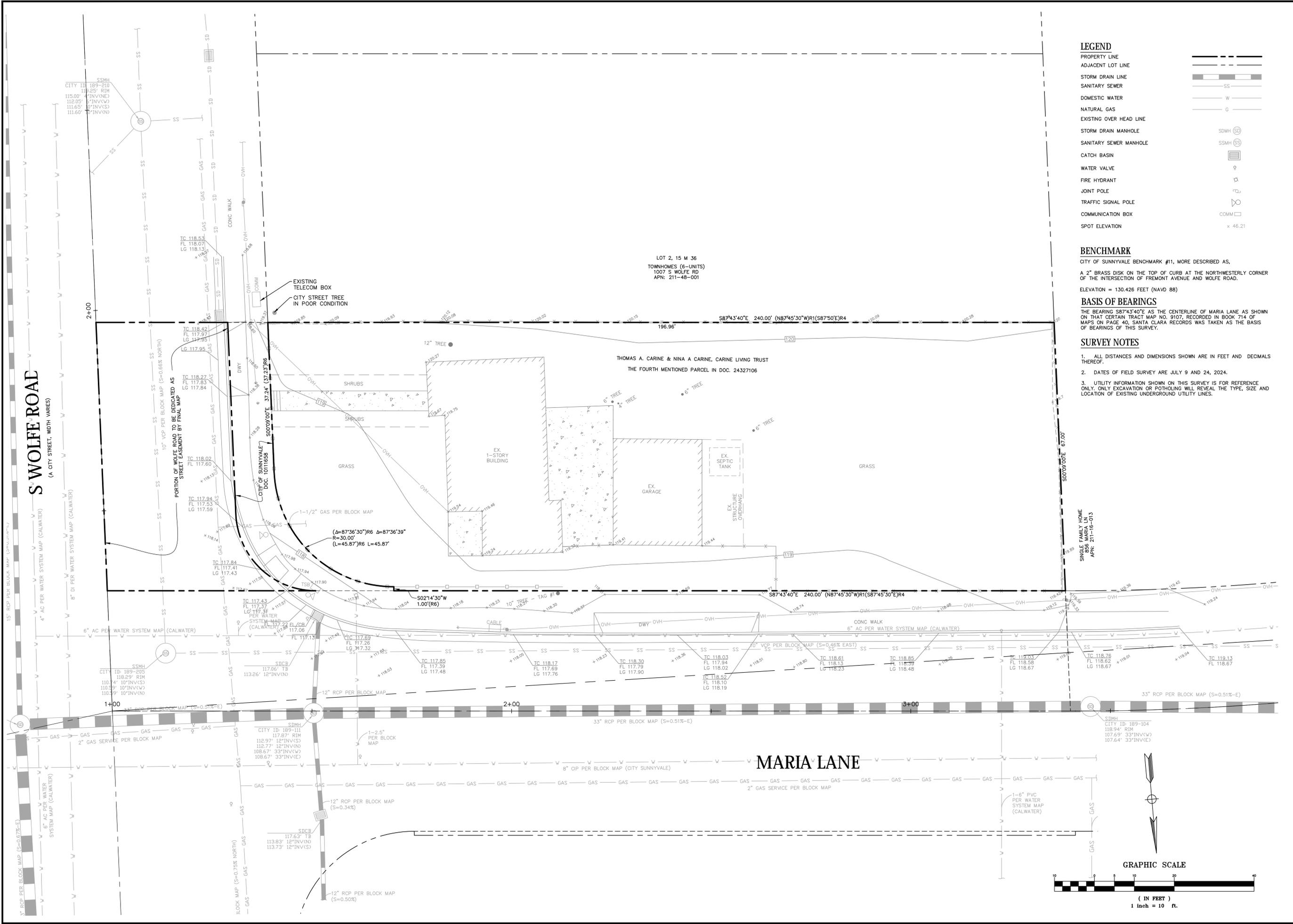


1001 S. WOLFE ROAD PLANNING DOCUMENTS EXISTING CONDITIONS

No.	Revisions

Date: 09/04/2025	Scale: 1"=10'
Design: RM	Drawn: RM/SW
Approved: RM	Job No: 20241298
Drawing Number:	

DRAWING NAME: K:\2024\241298_Wolfe_Road_Townhomes\ENG-L\Sheets\PLANNING\C1_0_EX-COND.dwg
PLOT DATE: 09-04-25
PLOTTED BY: mgarcia



LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- STORM DRAIN LINE
- SANITARY SEWER
- DOMESTIC WATER
- NATURAL GAS
- EXISTING OVER HEAD LINE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- JOINT POLE
- TRAFFIC SIGNAL POLE
- COMMUNICATION BOX
- SPOT ELEVATION

BENCHMARK
CITY OF SUNNYVALE BENCHMARK #11, MORE DESCRIBED AS,
A 2" BRASS DISK ON THE TOP OF CURB AT THE NORTHWESTERLY CORNER OF THE INTERSECTION OF FREMONT AVENUE AND WOLFE ROAD.
ELEVATION = 130.426 FEET (NAVD 88)

BASIS OF BEARINGS
THE BEARING S87°43'40"E AS THE CENTERLINE OF MARIA LANE AS SHOWN ON THAT CERTAIN TRACT MAP NO. 9107, RECORDED IN BOOK 714 OF MAPS ON PAGE 40, SANTA CLARA RECORDS WAS TAKEN AS THE BASIS OF BEARINGS OF THIS SURVEY.

- SURVEY NOTES**
- ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - DATES OF FIELD SURVEY ARE JULY 9 AND 24, 2024.
 - UTILITY INFORMATION SHOWN ON THIS SURVEY IS FOR REFERENCE ONLY. ONLY EXCAVATION OR POT-HOLING WILL REVEAL THE TYPE, SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITY LINES.

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

LOT 2, 15 M 36
TOWNHOMES (6-UNITS)
1007 S WOLFE RD
APN: 211-48-001

THOMAS A. CARINE & NINA A. CARINE, CARINE LIVING TRUST
THE FOURTH MENTIONED PARCEL IN DOC. 24327106

SINGLE FAMILY HOME
855 MARIA
APN: 211-10-013

S WOLFE ROAD

(A CITY STREET, WIDTH VARIES)

MARIA LANE

2" GAS SERVICE PER BLOCK MAP

Revisions	
No.	Description

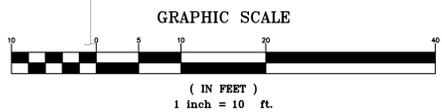
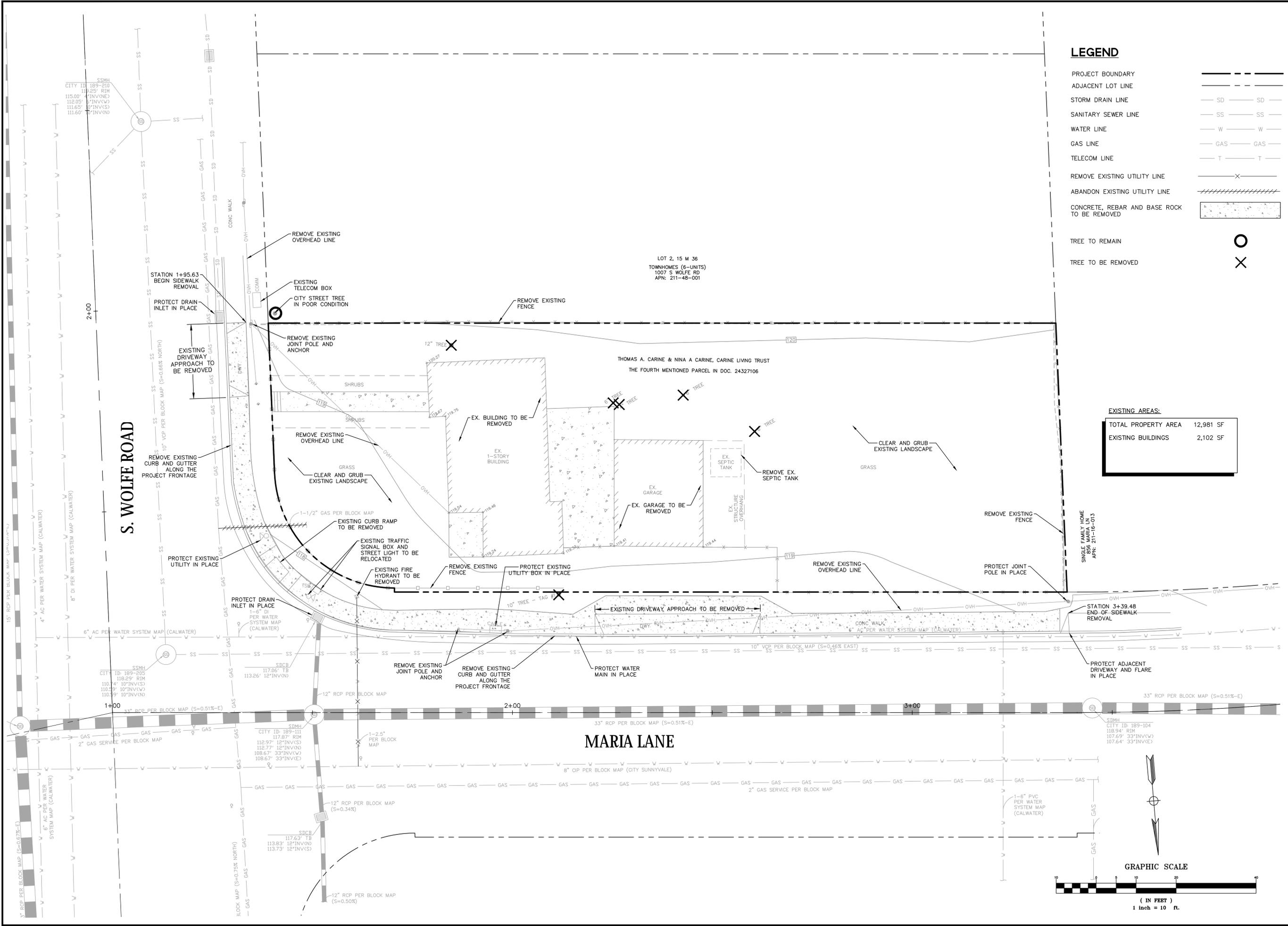
Date: 09/04/2025	No.
Scale: 1" = 10'	
Design: RM	
Drawn: RM/SW	
Approved: RM	
Job No: 20241298	
Drawing Number:	

LEGEND

- PROJECT BOUNDARY 
- ADJACENT LOT LINE 
- STORM DRAIN LINE 
- SANITARY SEWER LINE 
- WATER LINE 
- GAS LINE 
- TELECOM LINE 
- REMOVE EXISTING UTILITY LINE 
- ABANDON EXISTING UTILITY LINE 
- CONCRETE, REBAR AND BASE ROCK TO BE REMOVED 
- TREE TO REMAIN 
- TREE TO BE REMOVED 

EXISTING AREAS:

TOTAL PROPERTY AREA	12,981 SF
EXISTING BUILDINGS	2,102 SF



DRAWING NAME: K:\2024\241298_Wolfe_Road_Townhomes\ENG-L\Sheets\PLANNING\C1_0_EX-COND.dwg
PLOT DATE: 09-04-25
PLOTTED BY: mgarcia



Revisions	
No.	Description

Date: 09/04/2025	No.
Scale: 1" = 10'	
Design: RM	
Drawn: RM/SW	
Approved: RM	
Drawing Number:	

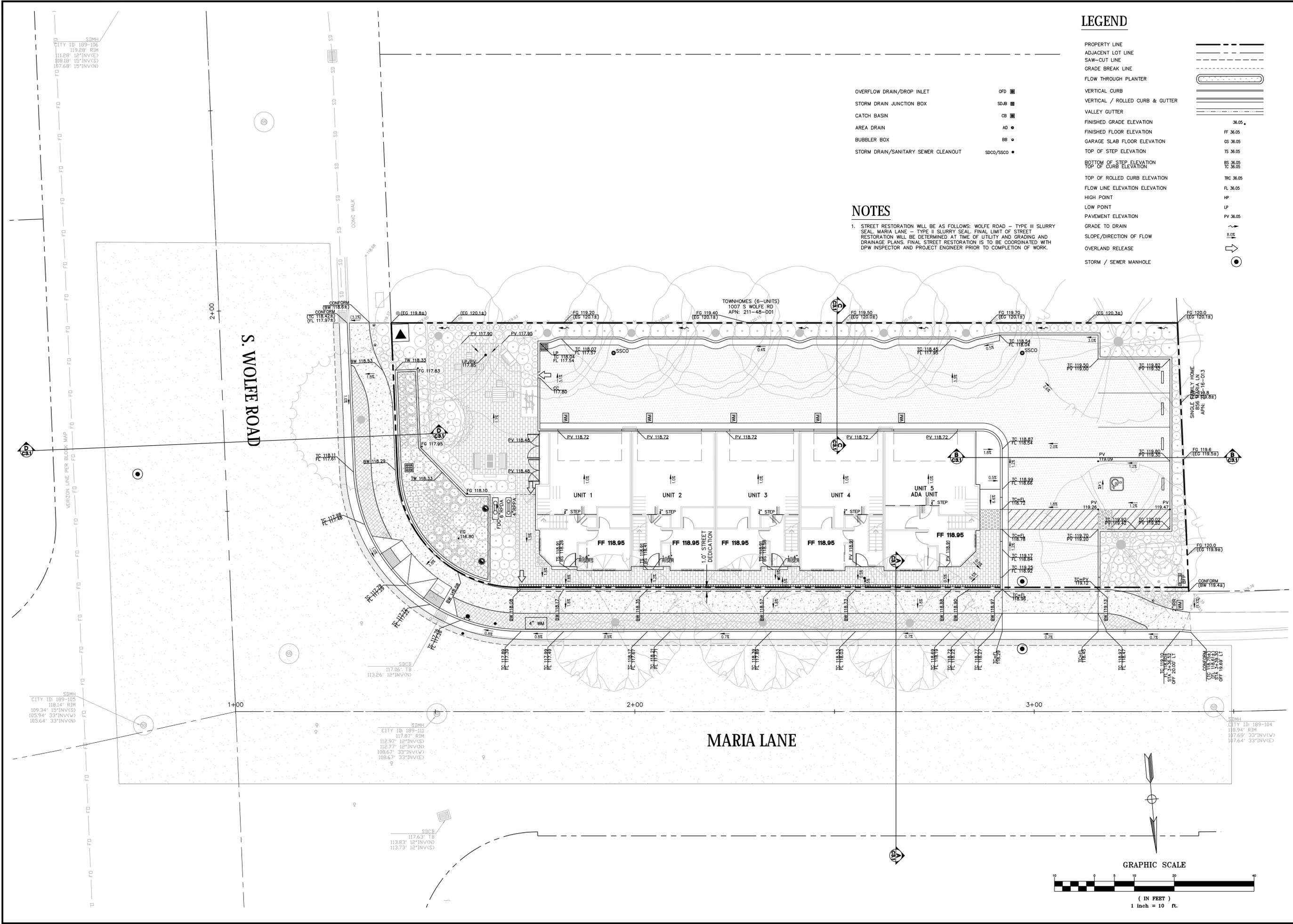
LEGEND

- OVERFLOW DRAIN/DROP INLET OFD
- STORM DRAIN JUNCTION BOX SDJB
- CATCH BASIN CB
- AREA DRAIN AD
- BUBBLER BOX BB
- STORM DRAIN/SANITARY SEWER CLEANOUT SSCO/SSCO

- PROPERTY LINE
- ADJACENT LOT LINE
- SAW-CUT LINE
- GRADE BREAK LINE
- FLOW THROUGH PLANTER
- VERTICAL CURB
- VERTICAL / ROLLED CURB & GUTTER
- VALLEY GUTTER
- FINISHED GRADE ELEVATION
- FINISHED FLOOR ELEVATION
- GARAGE SLAB FLOOR ELEVATION
- TOP OF STEP ELEVATION
- BOTTOM OF STEP ELEVATION
- TOP OF CURB ELEVATION
- TOP OF ROLLED CURB ELEVATION
- FLOW LINE ELEVATION ELEVATION
- HIGH POINT
- LOW POINT
- PAVEMENT ELEVATION
- GRADE TO DRAIN
- SLOPE/DIRECTION OF FLOW
- OVERLAND RELEASE
- STORM / SEWER MANHOLE

NOTES

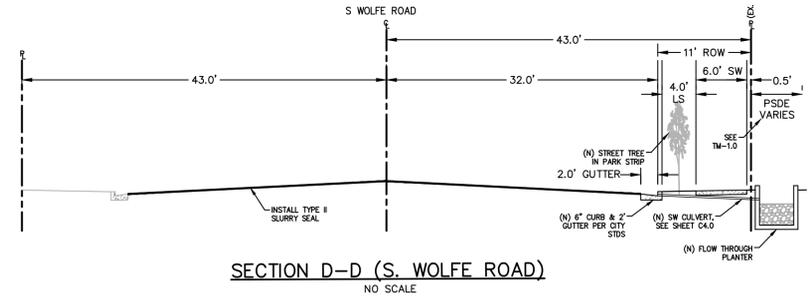
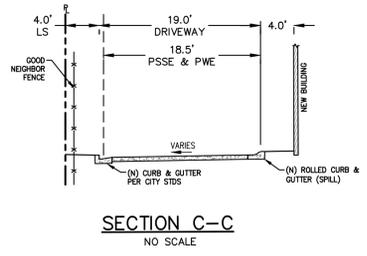
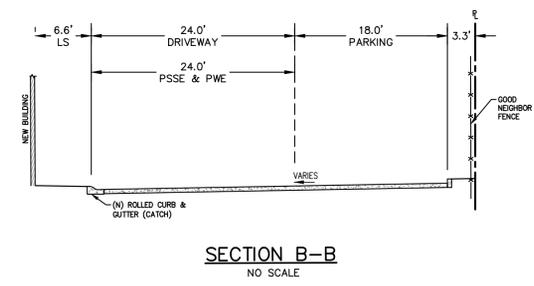
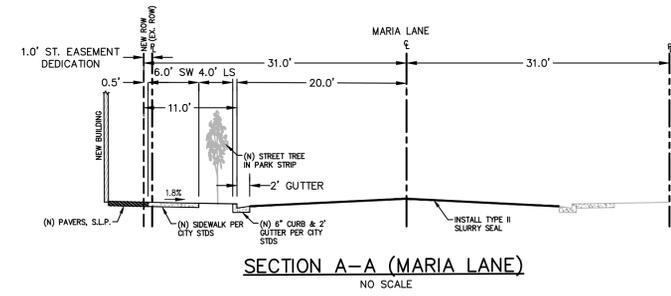
1. STREET RESTORATION WILL BE AS FOLLOWS: WOLFE ROAD - TYPE III SLURRY SEAL, MARIA LANE - TYPE II SLURRY SEAL. FINAL LIMIT OF STREET RESTORATION WILL BE DETERMINED AT TIME OF UTILITY AND GRADING AND DRAINAGE PLANS. FINAL STREET RESTORATION IS TO BE COORDINATED WITH DPW INSPECTOR AND PROJECT ENGINEER PRIOR TO COMPLETION OF WORK.



DRAWING NAME: K:\2024\241298_Wolfe_Road_Townhomes\ENG-L\Sheets\PLANNING\CS_0_GRADING-PLAN.dwg
 PLOT DATE: 09-04-25 PLOTTED BY: mgarcia



1001 S. WOLFE ROAD
 PLANNING DOCUMENTS
 CROSS SECTIONS
 SANTA CLARA COUNTY



No.	Revisions

Date: 09/04/2025
 Scale: 1"=10'
 Design: RM
 Drawn: RM/SW
 Approved: RM
 Job No: 20241298

LEGEND

PROJECT BOUNDARY: - - - - -

ADJACENT LOT LINE: - - - - -

DRAINAGE AREA BOUNDARY: [A-1]

POINT OF TREATMENT OF DRAINAGE AREA: [A-1]

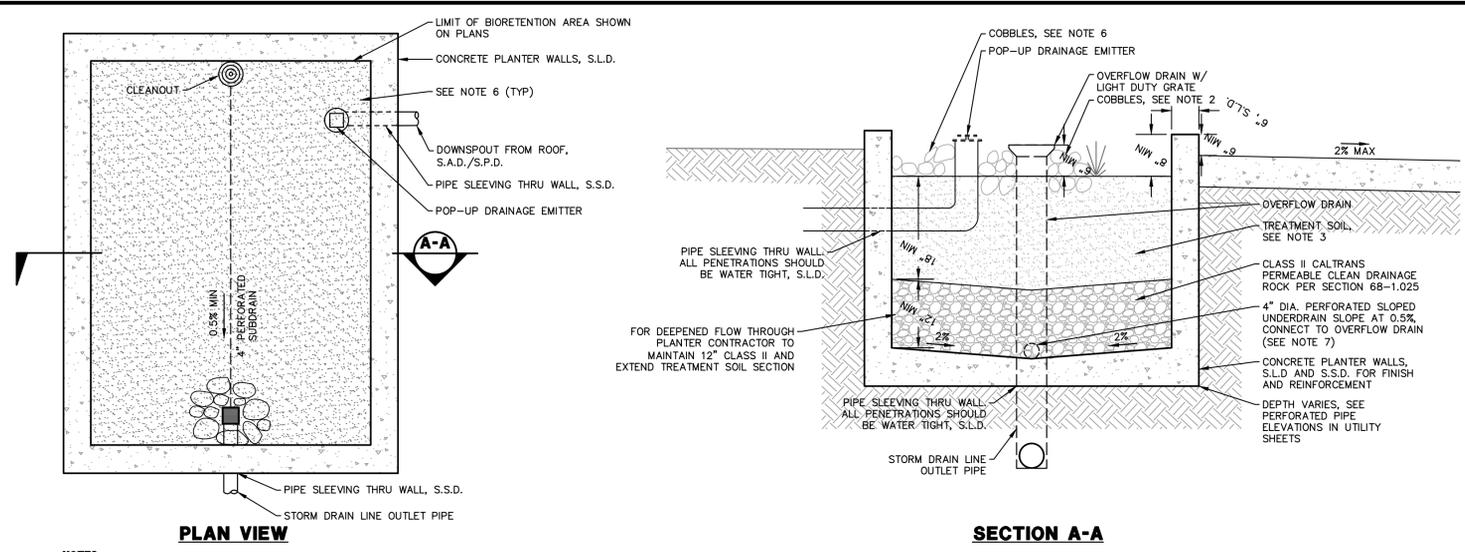
OVERLAND RELEASE: [Symbol]

DRAINAGE SLOPE (SOFTSCAPE): [Symbol]

DRAINAGE SLOPE (HARDSCAPE): [Symbol]

NEW/REPLACED IMPERVIOUS AREA (TREAT GREEN BELOW, IN LIEU, OF THIS AREA): [Orange Box]

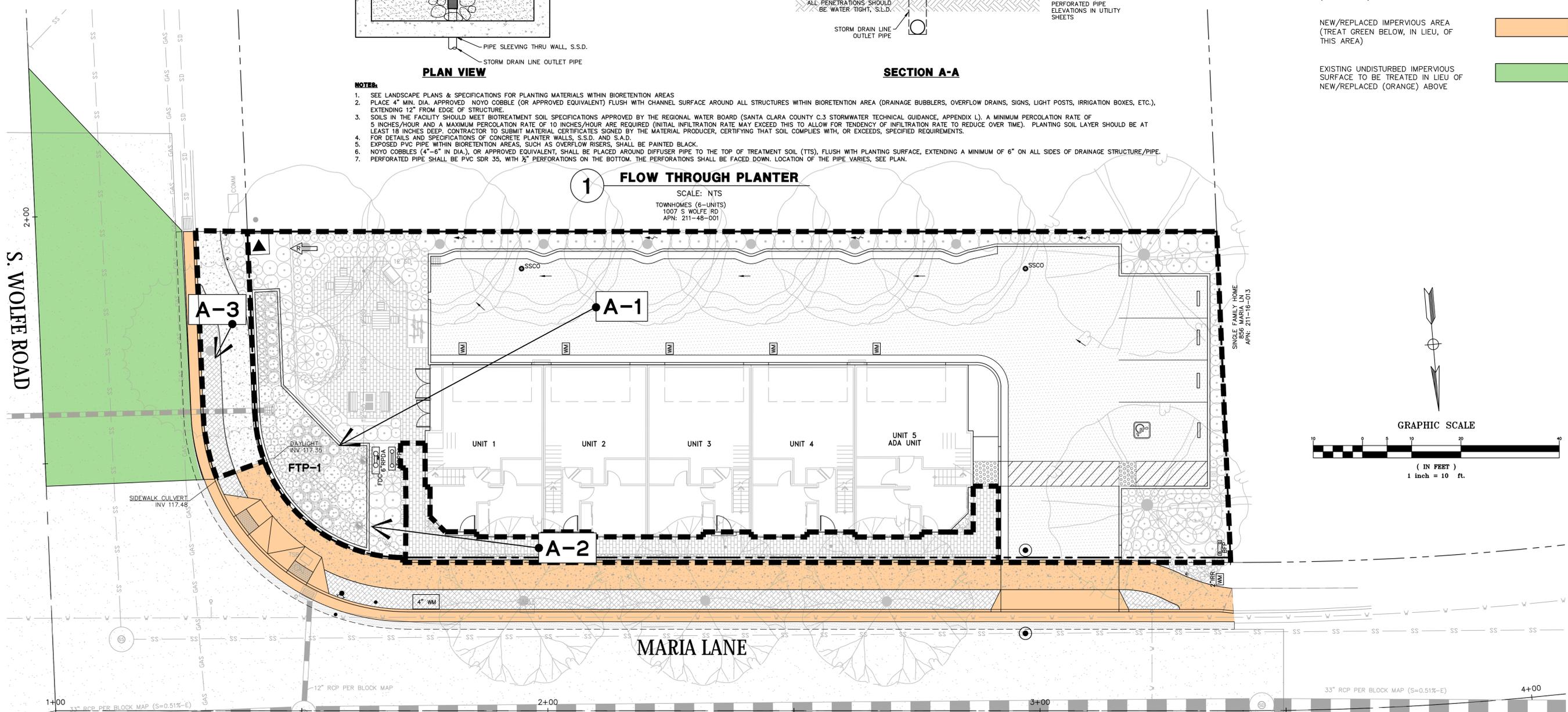
EXISTING UNDISTURBED IMPERVIOUS SURFACE TO BE TREATED IN LIEU OF NEW/REPLACED (ORANGE) ABOVE: [Green Box]



- NOTES:**
- SEE LANDSCAPE PLANS & SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION AREAS
 - PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE.
 - SOILS IN THE FACILITY SHOULD MEET BIOTREATMENT SOIL SPECIFICATIONS APPROVED BY THE REGIONAL WATER BOARD (SANTA CLARA COUNTY C.3 STORMWATER TECHNICAL GUIDANCE, APPENDIX L). A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.
 - FOR DETAILS AND SPECIFICATIONS OF CONCRETE PLANTER WALLS, S.S.D. AND S.A.D.
 - EXPOSED PVC PIPE WITHIN BIORETENTION AREAS, SUCH AS OVERFLOW RISERS, SHALL BE PAINTED BLACK.
 - NOYO COBBLES (4"-6" IN DIA.), OR APPROVED EQUIVALENT, SHALL BE PLACED AROUND DIFFUSER PIPE TO THE TOP OF TREATMENT SOIL (TTS), FLUSH WITH PLANTING SURFACE, EXTENDING A MINIMUM OF 6" ON ALL SIDES OF DRAINAGE STRUCTURE/PIPE.
 - PERFORATED PIPE SHALL BE PVC SDR 35, WITH 1/2" PERFORATIONS ON THE BOTTOM. THE PERFORATIONS SHALL BE FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.

1 FLOW THROUGH PLANTER

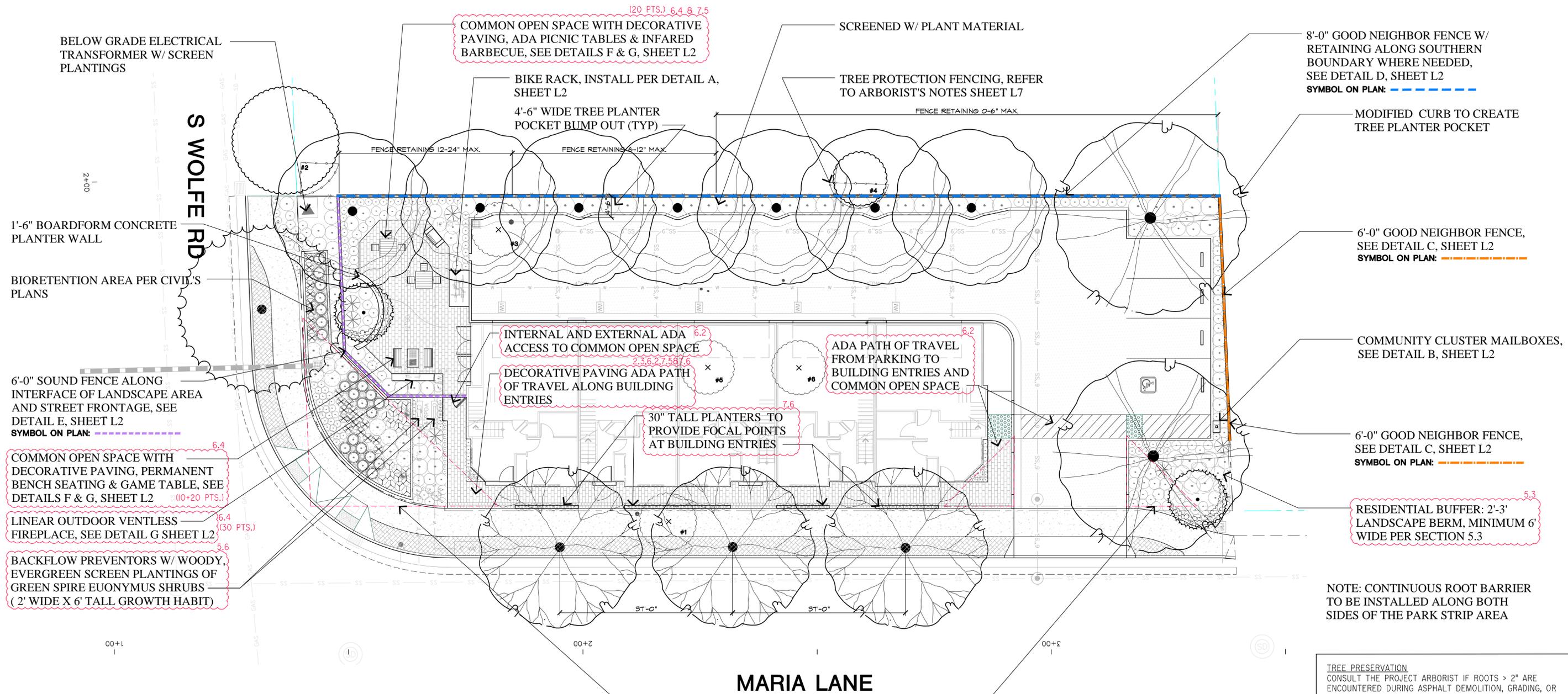
SCALE: NTS
 TOWNHOMES (6-UNITS)
 1007 S WOLFE RD
 APN: 211-48-001



TREATMENT CONTROL MEASURE SUMMARY									
LOCATION	DMA	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY		PROPOSED TREATMENT CONTROLS
							REQUIRED (SF)	PROVIDED (SF)	
On-site	A-1	12,163	2,560	Landscape	9,603	ROOF/HARDSCAPE	394	513	FTP-1
	A-2	818	14	Landscape	804	HARDSCAPE	32	513	FTP-1
	A-3	507	214	Landscape	293	HARDSCAPE	147	246	SELF-RETAINING
Off-site	New/Replaced Impervious Area	2,133	0	-	2,133	HARDSCAPE	85	0	NA
	Undisturbed Area to be Treated In-Lieu	2,025	0	-	2,025	HARDSCAPE	81	513	FTP-1
TOTAL*		17,646	2,788	--	14,858	--	654	759	--

Note: FTP-1 provide enough capacity to treat the DMA 1, DMA 2, and existing impervious surface to be treated in lieu of non-locally treated impervious surface: 372 SF + 30 SF + 81 SF = 483 SF < 513 SF
 *Total exclude the undisturbed area to be treated

DRAWING NAME: K:\2024\241298_Wolfe_Road_Townhomes\ENG-L\Sheets\PLANNING\C5.0_SWMP.dwg
 PLOT DATE: 09-04-25 PLOTTED BY: mgarcia

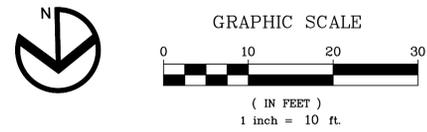


PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
EXISTING TREES TO REMAIN				
EXISTING TREES TO BE REMOVED				
TREES				
ULMUS PARVIFOLIA 'DYNASTY'	DYNASTY CHINESE ELM	24" BOX	MED	7
CERCIS OCCIDENTALIS 'ACE OF HEARTS'	EASTERN REDBUD	15 GAL	LOW	2
PLATANUS X HISPANICA 'COLUMBIA'	COLUMBIA LONDON PLANE	24" BOX	MED	3
ZELKOVA 'GREEN VASE'	GREEN VASE ZELKOVA	24" BOX	MED	2
QUERCUS ENGELMANII	ENGELMANN OAK	24" BOX	LOW	1

- NOTES:**
- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
 - TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
 - LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
 - ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
 - ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

SIGHT VISIBILITY TRIANGLE, NO STRUCTURES OR LANDSCAPING SHALL EXCEED 3'-0" IN HEIGHT. TREES SHALL BE TRIMMED TO A MINIMUM HEIGHT OF 8'-0" ABOVE GRADE



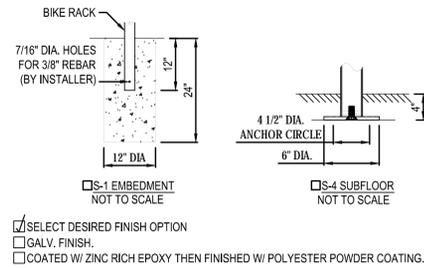
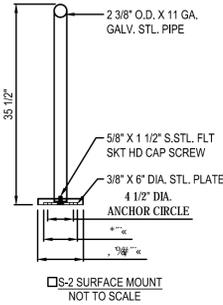
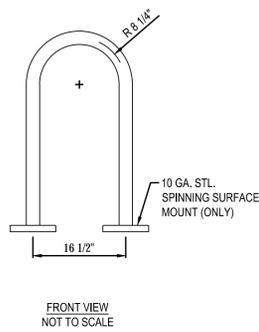
TREE PRESERVATION
CONSULT THE PROJECT ARBORIST IF ROOTS > 2" ARE ENCOUNTERED DURING ASPHALT DEMOLITION, GRADING, OR SIDEWALK CONSTRUCTION. IF APPROPRIATE, ROOTS SHALL BE CLEANLY PRUNED (WITH A HANDSAW OR SAWZALL) AND KEPT MOIST TILL BACKFILLED.

GRADING SHALL BE COMPLETED BY HAND WITHIN 5' OF THE TRUNK OF TREE. ALL PRUNING SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL ADHERE TO ISA AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS AND BEST MANAGEMENT PRACTICES.

SHOULD TPZ ENCROACHMENT BE NECESSARY, THE CONTRACTOR SHALL CONTACT THE PROJECT ARBORIST FOR CONSULTATION AND RECOMMENDATIONS. CONTRACTOR SHALL KEEP TPZS FREE OF ALL CONSTRUCTION-RELATED MATERIALS, DEBRIS, FILL SOIL, EQUIPMENT, ETC. THE ONLY ACCEPTABLE MATERIAL IS MULCH SPREAD OUT BENEATH THE TREES. SHOULD ANY DAMAGE TO THE TREES OCCUR, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT ARBORIST TO APPROPRIATELY MITIGATE THE DAMAGE.



DU MOR, INC.
15 INDUSTRIAL CIRCLE, P.O. BOX 142
MIFFLINTOWN, PA 17059-0142
TOLL FREE: 1-800-598-4018
PHONE: (717) 436-2106
FAX: (717) 436-9839
www.dumor.com

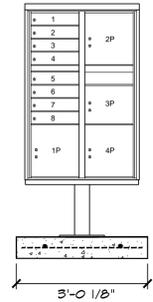


SELECT DESIRED FINISH OPTION
 GALV. FINISH.
 COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

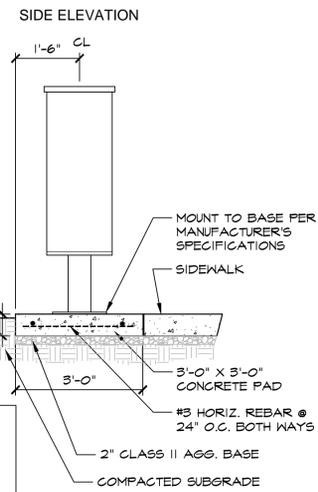
A 83 SERIES BIKE RACKS
NOT TO SCALE

REVISION DATE 04/21/2015
CADdetails.com

CBU-8T6 MODEL (8T6 DOOR TYPE VI)



MAILBOX TO BE:
 1. CBU-8T6, 8-TENANT DOOR UNIT
 COLOR: BLACK
 BY CUSTOM HOME ACCESSORIES, INC.
 WWW.MAILBOXES.INFO



B COMMUNITY MAILBOXES



PATTERN: RUNNING BOND



PAVER: SMOOTH PREMIER ARTISAN IN VERONA COLOR
 INTERLOCKING PAVERS IN RUNNING BOND PATTERN TO BE SMOOTH PREMIER ARTISAN PAVERS BY BASALITE OR SIMILAR. COLOR: VERONA OR SIMILAR

F DECORATIVE PAVING IMAGERY

NO SCALE



BARBECUE IMAGE

STAINLESS STEEL MEDALLION OUTDOOR KITCHEN WITH INFARED BARBECUE BY CHARBROIL OR SIMILAR. APPROXIMATELY 52" WIDE X 48" HIGH X 28" DEEP.



LINEAR VENTLESS MASONRY FIREPLACE IMAGE

LINEAR VENTLESS MASONRY FIREPLACE WITH STONE VENEER TO MATCH ARCHITECTURE COLORS AND MATERIALS. FIREPLACE TO BE APPROXIMATELY 108" WIDE X 60" HIGH X 20" DEEP.



CREEKSIDE PICNIC TABLE IMAGE

"CREEKSIDE" METAL/WOOD PICNIC BY KEYSTONE RIDGE OR SIMILAR WITH PERMANENT ATTACHMENT TO PATIO; COLOR TO BE ALUMINUM. (TO BE ADA COMPLIANT VERSION WITH THREE CHAIRS)



OUTDOOR PLANTER IMAGE

PREFABRICATED REGLO FIBERGLASS PLANTERS BY COSAPOTS OR SIMILAR; COLOR TO BE WHITE, APPROX. 42" WIDE X 30" HIGH X 12" DEEP.



CREEKSIDE BENCH IMAGE

5' LONG "CREEKSIDE" METAL/WOOD BENCH BY KEYSTONE RIDGE OR SIMILAR WITH PERMANENT ATTACHMENT TO PATIO; COLOR TO BE ALUMINUM



COFFEE TABLE IMAGE

4' LONG "KERRINGTON" METAL COFFEE TABLE BY KEYSTONE RIDGE OR SIMILAR WITH PERMANENT ATTACHMENT TO PATIO; COLOR TO BE ALUMINUM

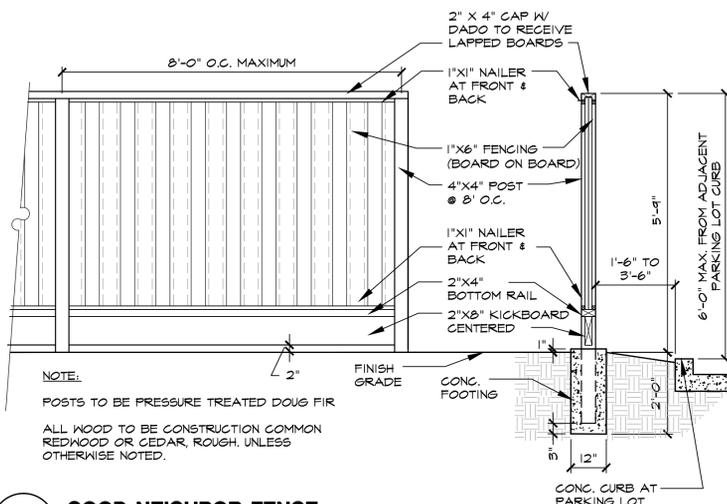


GAME TABLE DECAL IMAGE

GAMETOP TABLE DECAL FOR METAL COFFEE TABLE BY KEYSTONE RIDGE OR SIMILAR

G COMMON AREA FURNISHINGS

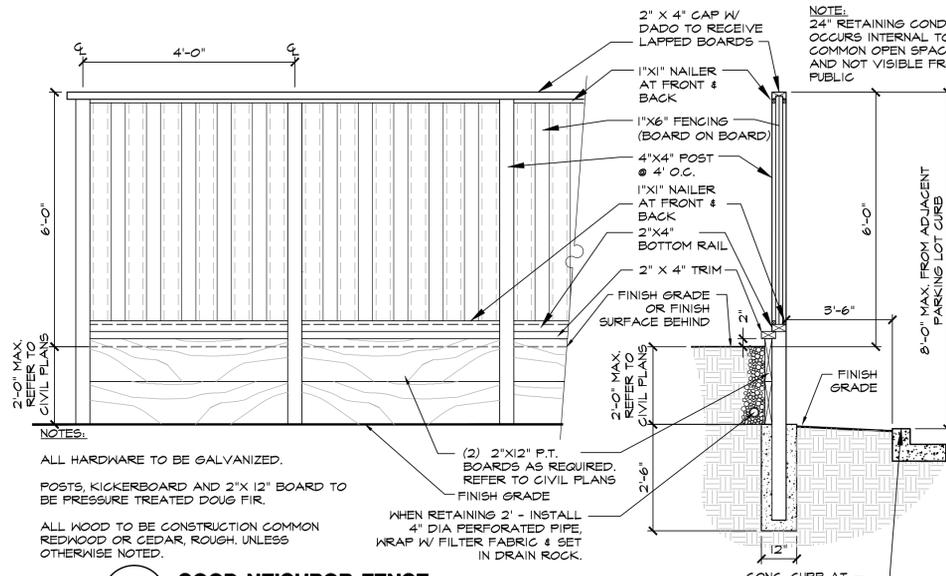
NO SCALE



C GOOD NEIGHBOR FENCE

SCALE: 1/2" = 1'-0"

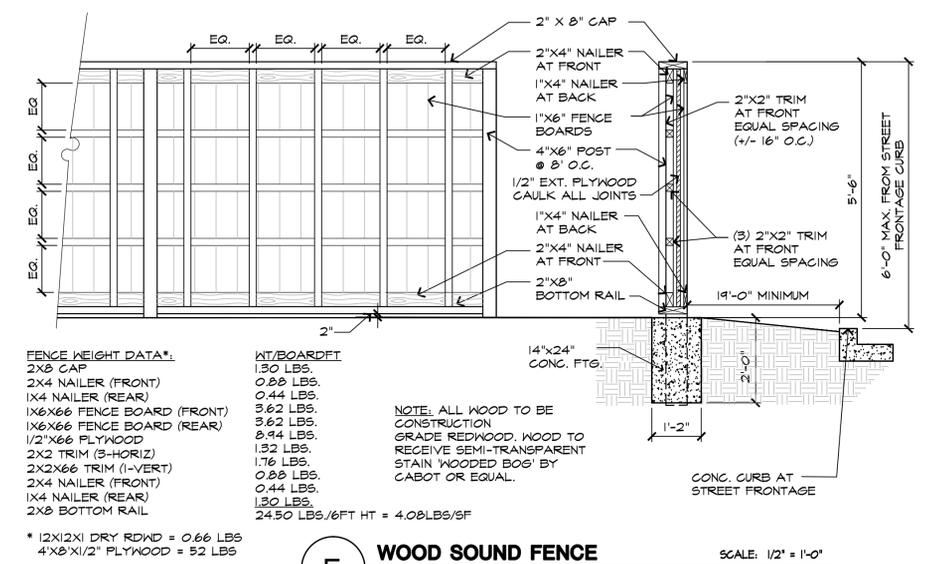
SYMBOL ON PLAN: [Dashed line symbol]



D GOOD NEIGHBOR FENCE W/ RETAINING

SCALE: 1/2" = 1'-0"

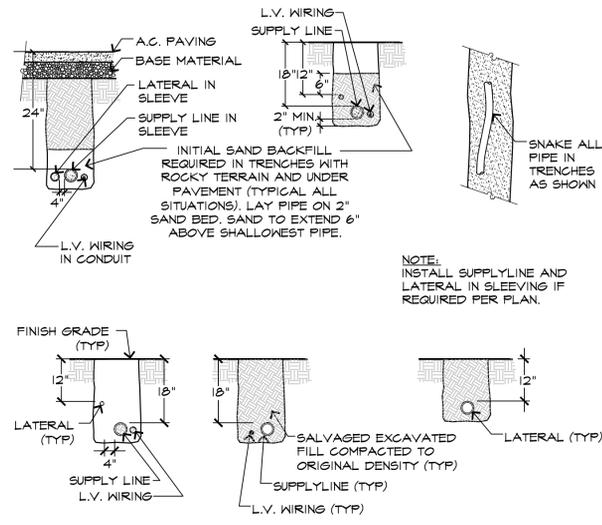
SYMBOL ON PLAN: [Dashed line symbol]



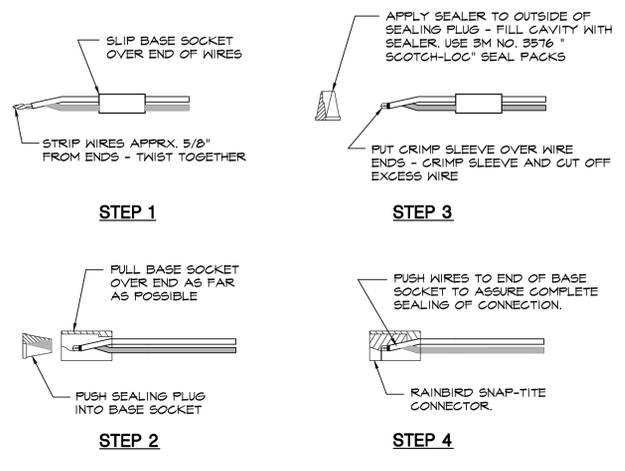
E WOOD SOUND FENCE AT S WOLFE ROAD TOWNHOMES

SCALE: 1/2" = 1'-0"

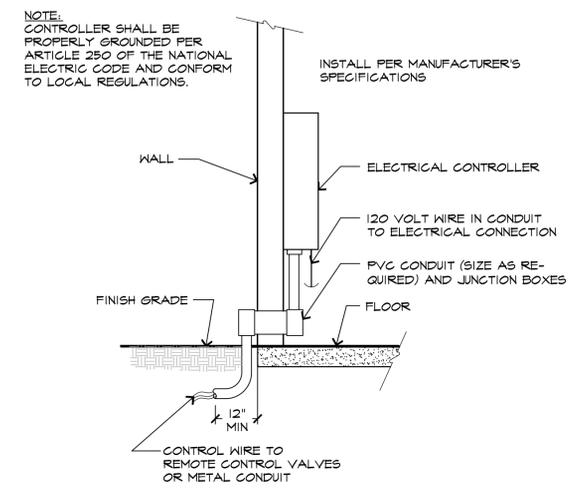
SYMBOL ON PLAN: [Dashed line symbol]



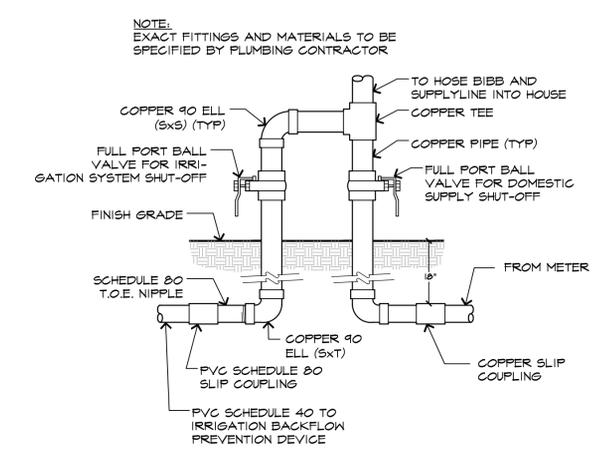
A TRENCHING DETAILS SCALE: 1/2" = 1'-0"
024 -



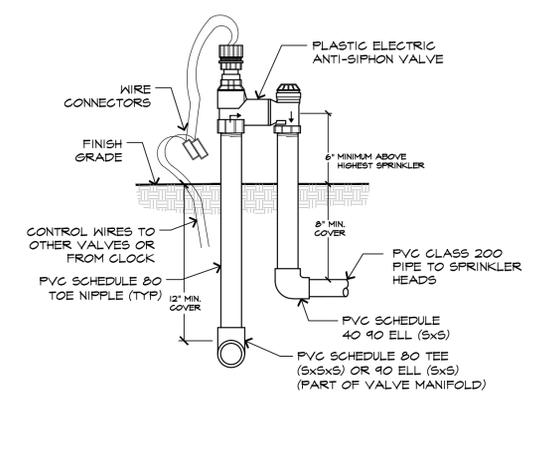
B WIRE CONNECTION SCALE: 3/4" = 1'-0"
016 -



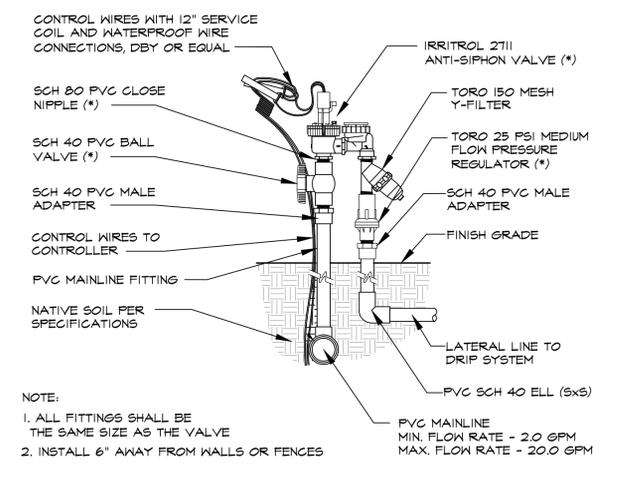
C WALL MOUNT CONTROLLER INSTALLATION SCALE: Not To Scale
024 -



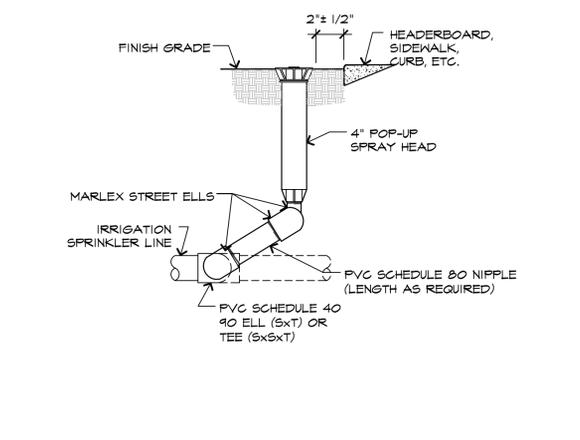
D DOMESTIC SUPPLYLINE CONNECTION DETAIL SCALE: Not To Scale
024 -



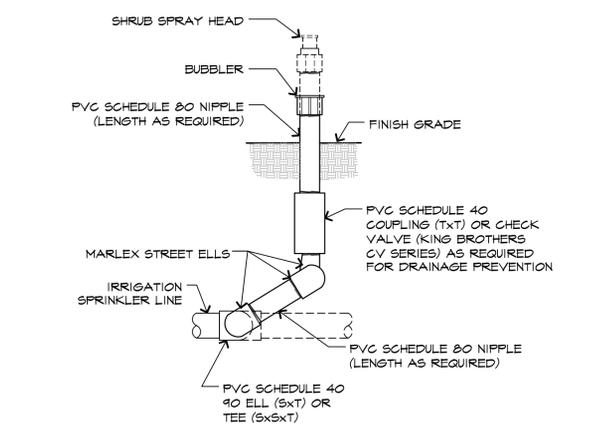
E ELECTRIC ANTI-SIPHON VALVE INSTALLATION SCALE: Not To Scale
024 -



F ANTI-SIPHON VALVE DRIP SCALE: NOT TO SCALE
016 -



G 4" POP-UP SPRAY HEAD RISER ASSEMBLY DETAIL SCALE: 3/4" = 1'-0"
016 -



H BUBBLER AND SHRUB SPRAY HEAD RISER ASSEMBLY SCALE: Not To Scale
016 -

WATER USE CALCULATIONS:

WOLFE ROAD TOWNHOMES
PAGE 1 of 2
Water Efficient Landscape Worksheet for projects in Sunnyvale, CA

This worksheet is filled out for each Point of Connection.
This form determines the specific water budget.
This form demonstrates that the Estimated Total Water Use is less than the Maximum Applied Water Allowance.

$MAWA = (Eto)(0.62)[(0.55xLA) + (0.45xSLA)]$
 $ETWU = (Eto)(0.62)[(PFxHA/IE) + SLA]$

Where:
MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
0.62 = Conversion Factor (to gallons)
0.55 = ET Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)
ETWU = Estimated Total Water Use (gallons per year)
PF = Plant Factor from WUCOLS
HA = Hydrozone Area [high, medium and low water use areas] (square feet)
IE = Irrigation Efficiency (minimum 0.71)

Net Evapotranspiration (inches per year)

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total Annual Eto
Net Eto	1.5	1.8	2.8	3.8	5.2	5.3	6.2	5.6	5	3.2	1.7	1.0	43.0

Maximum Applied Water Allowance Calculation
 $MAWA = (Eto)(0.62)[(0.55xLA) + (0.45xSLA)]$

Total Landscaped Area	3,156	x	0.55	=	1,736
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Special Landscaped Area	0	x	0.45	=	0
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$MAWA = 43.0 \times 0.62 \times 1,736 = 46,276$ gallons per year

PAGE 2 of 2
Water Efficient Landscape Worksheet

Estimated Total Water Use Calculation
 $ETWU = (Eto)(0.62)[(PFxHA/IE) + SLA]$

HYDROZONE INFORMATION TABLE

Hydrozone	Plant Water Use Type (low, medium or high)	Plant Factor (PF) (0-1.0, see below)	Hydrozone Area (HA) (sq ft)	% of Total Area	Type of Irrigation (rotors, spray, drip, bubblers, etc.)	Irrigation Efficiency (IE) (71-100%, see below)	PFxHA/IE
A-1	low	0.20	1,161	37%	drip	81%	287
A-2	medium	0.50	506	16%	drip	81%	312
A-3	medium	0.50	168	5%	bubblers	81%	104
A-4	low	0.20	12	0%	bubblers	81%	3
A-5	low	0.20	620	20%	drip	81%	153
A-6	low	0.20	689	22%	drip	81%	170
			SUM	3,156	100%		1,029

$ETWU = 43.0 \times 0.62 \times 1,029 = 27,430$ gallons per year

Estimated Total Adjustment Factor Calculations

Total ETAF(PF/IE) x Area	1029
Total Area	3156
Average ETAF*	0.33

*Average ETAF must be less than 0.55 for residential
*Average ETAF must be less than 0.45 for non-residential

Plant Factor Typical Ranges (PF)

To calculate plant factor see "Guide to Estimating Irrigation Water Needs of Landscape Plantings in California and WUCOLS" www.water.ca.gov/docs/wucols00.pdf

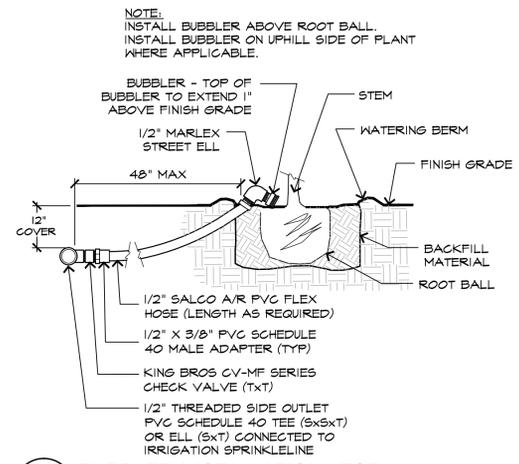
Low Water Use	0.0-0.3
Medium Water Use	0.4-0.6
High Water Use	0.7-1.0

Plant Factor Formula - Plants with a Factor over 1.0 are prohibited.
 $PF = K_s \times K_d \times K_{cc}$
 K_s = Species Factor (range 0.1-0.9, see WUCOLS list)
 K_d = Density Factor (range 0.5-1.3, see WUCOLS list)
 K_{cc} = Microclimate Factor (range 0.5-1.4, see WUCOLS list)

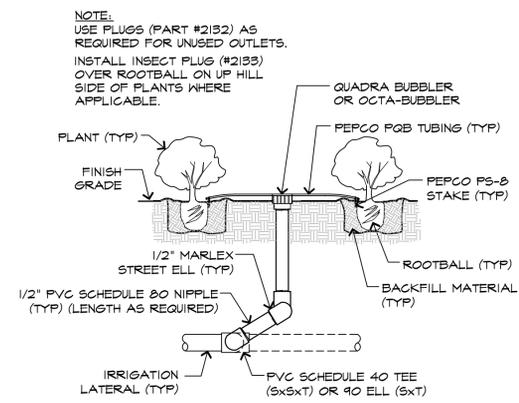
Irrigation Efficiency Ranges (IE)

Irrigation efficiency will vary by soil type, weather conditions, design, head type, construction quality, maintenance, etc. Please estimate irrigation efficiency somewhere in the ranges listed below.

Stream Rotor Heads	75%
Spray Heads	75%
Bubblers	81%
Drip Emitters	81%
Subsurface Irrigation	81%

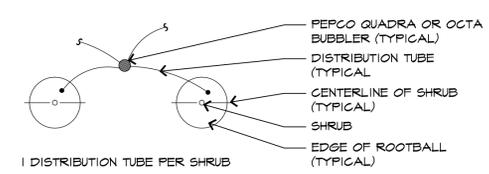


A BUBBLER INSTALLATION FOR TREES IN GC/BARK AREAS SCALE: Not To Scale
024 - 04/Trees



B OCTA-BUBBLER OR QUADRA-BUBBLER INSTALLATION SCALE: 1/2" = 1'-0"
024 -

NOTES:
1. MAXIMUM LENGTH OF DISTRIBUTION TUBE FROM EMITTER BODY TO OUTLET LOCATION SHALL NOT EXCEED TEN (10) FEET
2. EMITTER OUTLETS SHALL BE AS FOLLOWS:
(1) 2-GPH EMITTER PER 1 GAL. LOW WATER USE SHRUB
(1) 2-GPH EMITTER PER 1 GAL. MEDIUM WATER USE SHRUB
(1) 2-GPH EMITTER PER 5 GAL. LOW WATER USE SHRUB
(1) 2-GPH EMITTER PER 5 GAL. MEDIUM WATER USE SHRUB



C EMITTER TUBE PLACEMENT SCALE: 3/4" = 1'-0"
016 -

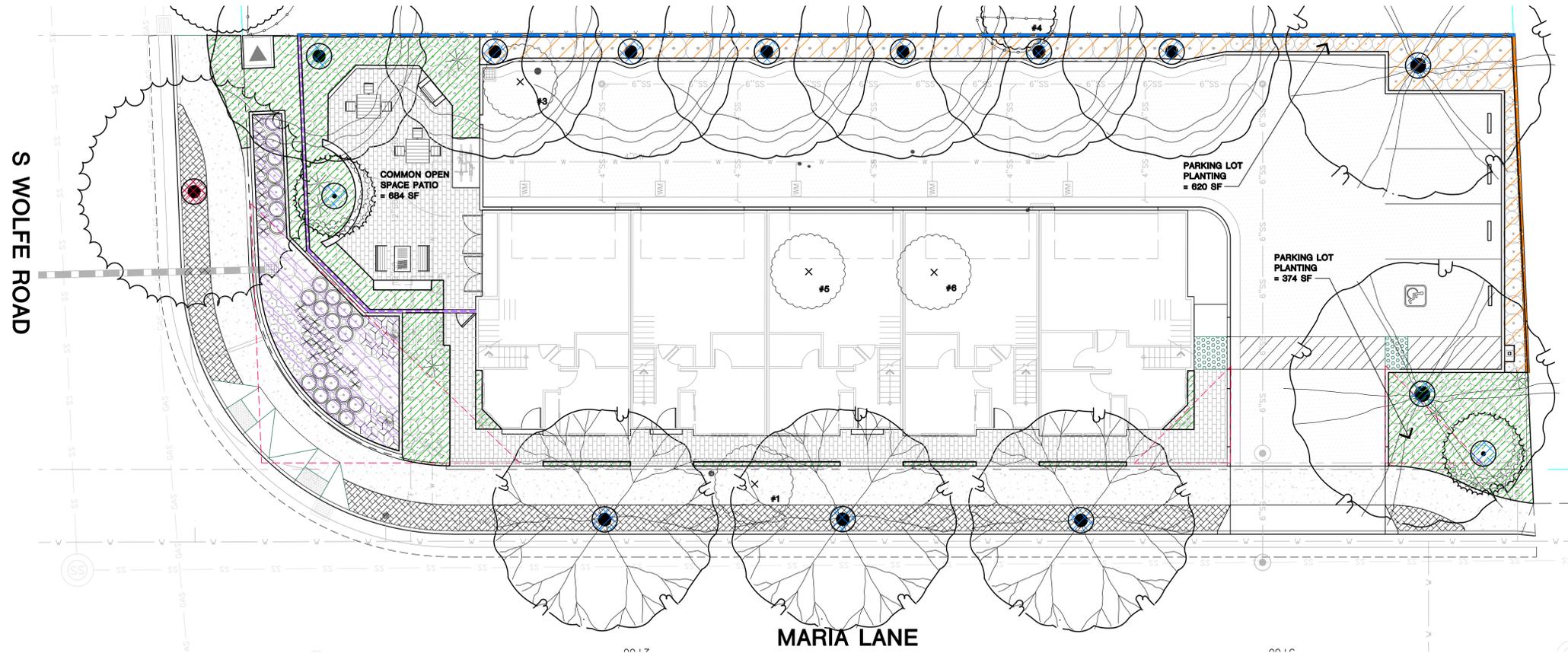
NOTES

- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
- TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
- LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
- CONTRACTOR TO OBTAIN SOIL MANAGEMENT REPORT AFTER THE ROUGH SITE GRADING. CONTRACTOR SHALL FOLLOW PROVISIONS OF THE REPORT & A COPY SHALL BE SUBMITTED TO CITY.
- ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
- IRRIGATION SYSTEM WILL BE EQUIP WITH INTEGRAL OR AUXILIARY SENSORS TO SUSPEND OPERATION DURING UNFAVORABLE WEATHER CONDITIONS. MANUAL SHUT-OFF VALVES AS CLOSE TO THE POINT-OF-CONNECTION TO MINIMIZE WATER LOSS IN AN EMERGENCY AND BACKFLOW PREVENTION DEVICE TO PREVENT WATER SUPPLY CONTAMINATION BY IRRIGATION SYSTEM.
- IRRIGATION CONTROLLER SHALL BE WEATHER-BASED, USING ET RATES.
- ALL PLANTING AREAS SHALL RECEIVE COMPOST AT A RATE OF FOUR (4) CUBIC YARDS PER 1,000 FEET OF PERMEABLE AREA, WHICH WILL BE INCORPORATED TO A DEPTH OF SIX (6) INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
- ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3". EXCEPT IN TURF AREAS, CREEPING OR ROTTING GROUNDCOVERS. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5% OF THE LANDSCAPE MAY BE LEFT WITHOUT MULCH.
- TURF WILL NOT BE ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE AND WHERE 25% MEANS 1 FOOT OF VERTICAL ELEVATION CHANGE FOR EVERY 4 FEET OF HORIZONTAL LENGTH.
- THE PLANTING DESIGN SHALL AVOID FIRE-PRONE PLANT MATERIALS AND HIGHLY FLAMMABLE MULCHES.
- THIS PROJECT WILL USE POTABLE WATER FOR IRRIGATION. NO RECYCLED WATER IS AVAILABLE AT THIS TIME. IF RECYCLED WATER BECOMES AVAILABLE BEFORE TIME OF BUILD, IRRIGATION SYSTEM WILL BE REDESIGNED TO USE RECYCLED WATER.

LANDSCAPE DOCUMENT PACKAGE CHECKLIST:

- PROJECT INFORMATION:
DATE - June 10, 2025
APPLICANT - Nimana Construction
ADDRESS - 220 Carroll St, Sunnyvale, CA
TOTAL LANDSCAPE AREA = 3,156 sf
PROJECT TYPE - Multi-Family Residential
WATER SUPPLY TYPE - Potable
CHECKLIST - Sheet L3.B
CONTACT INFORMATION - See Titleblock
SIGNED COMPLIANCE STATEMENT - Sheet L3.B
- ESTIMATED TOTAL WATER USE = 27,430 gal/yr
- ESTIMATED TOTAL ADJUSTMENT FACTOR = 0.33
- SOIL MANAGEMENT REPORT
(BUILDER TO PROVIDE TO CITY AFTER GRADING)
- LANDSCAPE DESIGN PLAN - Sheet L1 & L5
- IRRIGATION DESIGN PLAN-Sht. L3A, L3B, & L4
- GRADING DESIGN PLAN - Sheet C3.0
- WATER EFFICIENT LANDSCAPE WORKSHEET
HYDROZONE INFORMATION TABLE -Sheet L3.B
WATER BUDGET CALCULATION -Sheet L3.B
- MAXIMUM APPLIED WATER ALLOWANCE = 46,276 gal/yr

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
Annika Carpenter
ANNIKA M. CARPENTER LANDSCAPE ARCH. #5684



SYMBOLS	NAME TYPE	WATER USE	SQUARE FOOTAGE (LOW)	SQUARE FOOTAGE (MEDIUM)
	A-1 DRIP SHRUBS-SHRUB & GROUNDCOVER PLANTING AREAS	LOW	1,161 SQ FT	
	A-2 DRIP SHRUBS-BIORETENTION AREA	MEDIUM		506 SQ FT
	A-3 BUBBLER TREES-ACCENT & PERIMETER TREES	MEDIUM		168 SQ FT
	A-4 BUBBLER TREES-WOLFE RD. STREET TREE	LOW	12 SQ FT	
	A-5 DRIP SHRUBS-PLANTING AREAS AT PARKING LOT	LOW	620 SQ FT	
	A-6 DRIP SHRUBS-PLANTING AREAS ALONG FRONT	LOW	689 SQ FT	
			2,482 SQ FT (78%)	674 SQ FT (22%)
			TOTAL = 3,156 SQ FT (100%)	

LANDSCAPE AREAS

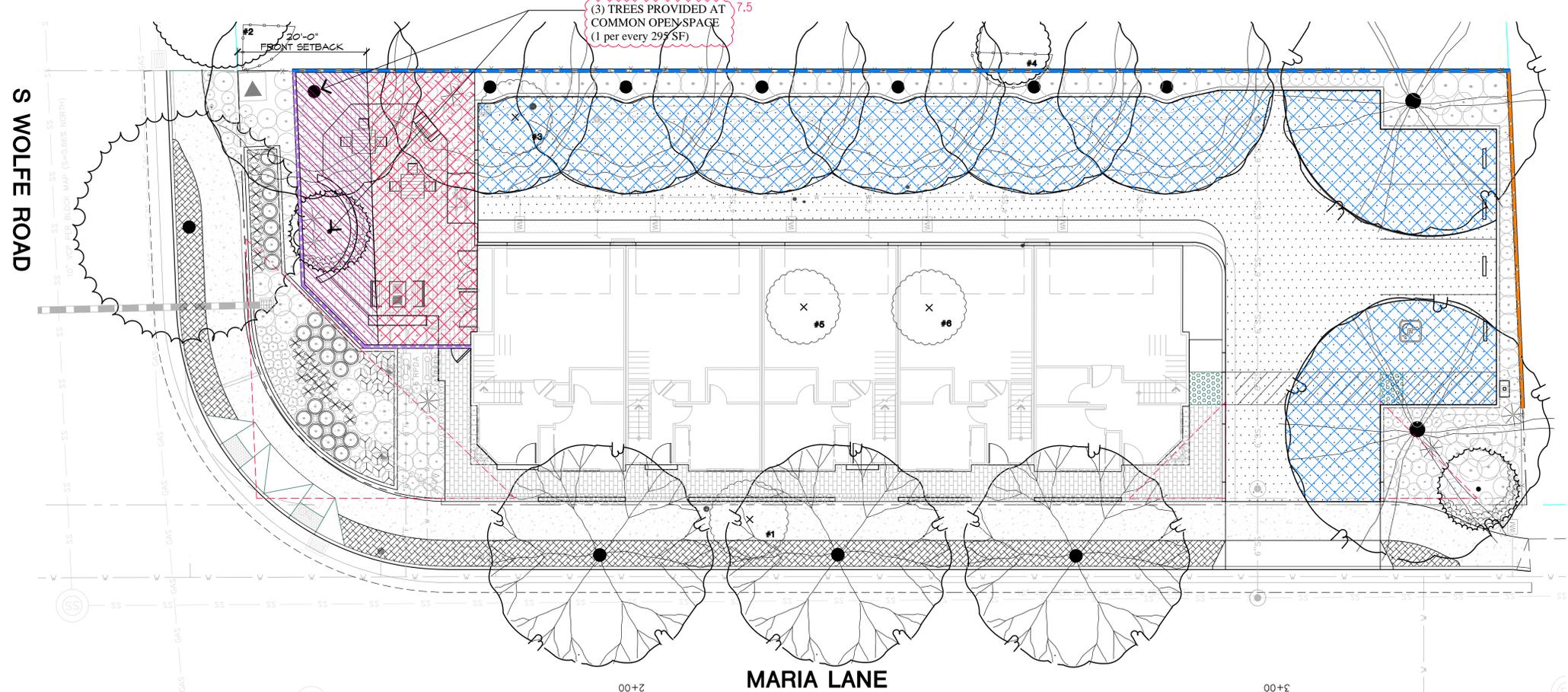
OVERALL SITE AREA
3,156 S.F. PLANTING AREA + 684 S.F.=3,840 S.F. / 12,813 FT. OVERALL SITE AREA = 29.9% LANDSCAPED AREA

PARKING LOT AREA
620 S.F.+ 374 S.F. = 994 S.F. PLANTING AREA / 4,466 SQ. FT. OVERALL PARKING LOT AREA = 22.2% LANDSCAPE AREA

LANDSCAPED AREA PER UNIT
3,840 S.F.(TOTAL LANDSCAPED AREA) - 994 S.F.(PARKING LOT LANDSCAPE) = 2,846 S.F. > 2,125 S.F.
2,846 S.F.(OTHER LANDSCAPE AREA) / 5 UNITS = 569 S.F. > 425 S.F.

INORGANIC MATERIAL COVERAGE
0 SQ. FT. GRAVEL AREA / 3,156 SQ. FT. OVERALL PLANTING AREA = 0% INORGANIC MATERIALS COVERAGE

NOTE:
CITY RIGHT-OF-WAY OFFSITE IRRIGATION TO BE COORDINATED WITH PUBLIC WORKS AND CALWATER AT CONSTRUCTION DOCUMENT STAGE ONCE OFFSITE CURB SITE LAYOUT IS APPROVED. RIGHT-OF-WAY WILL BE IRRIGATED PER CITY STANDARDS.



REQUIRED CANOPY TREE COVERAGE TO PARKING AREA RATIO (50%)

PARKING LOT AREA = 4,466 SF
TREE SHADE AREA = 2,806 SF

$2,806 / 4,466 = 63.0\%$

SHADE LEGEND

- PARKING ARE REQUIRED FOR SHADING
- PARKING AREA SHADED BY PROPOSED TREES

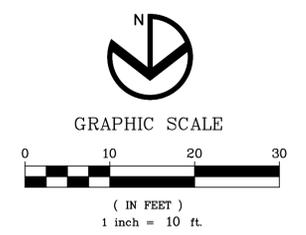
USABLE OPEN SPACE = 1,122 SF

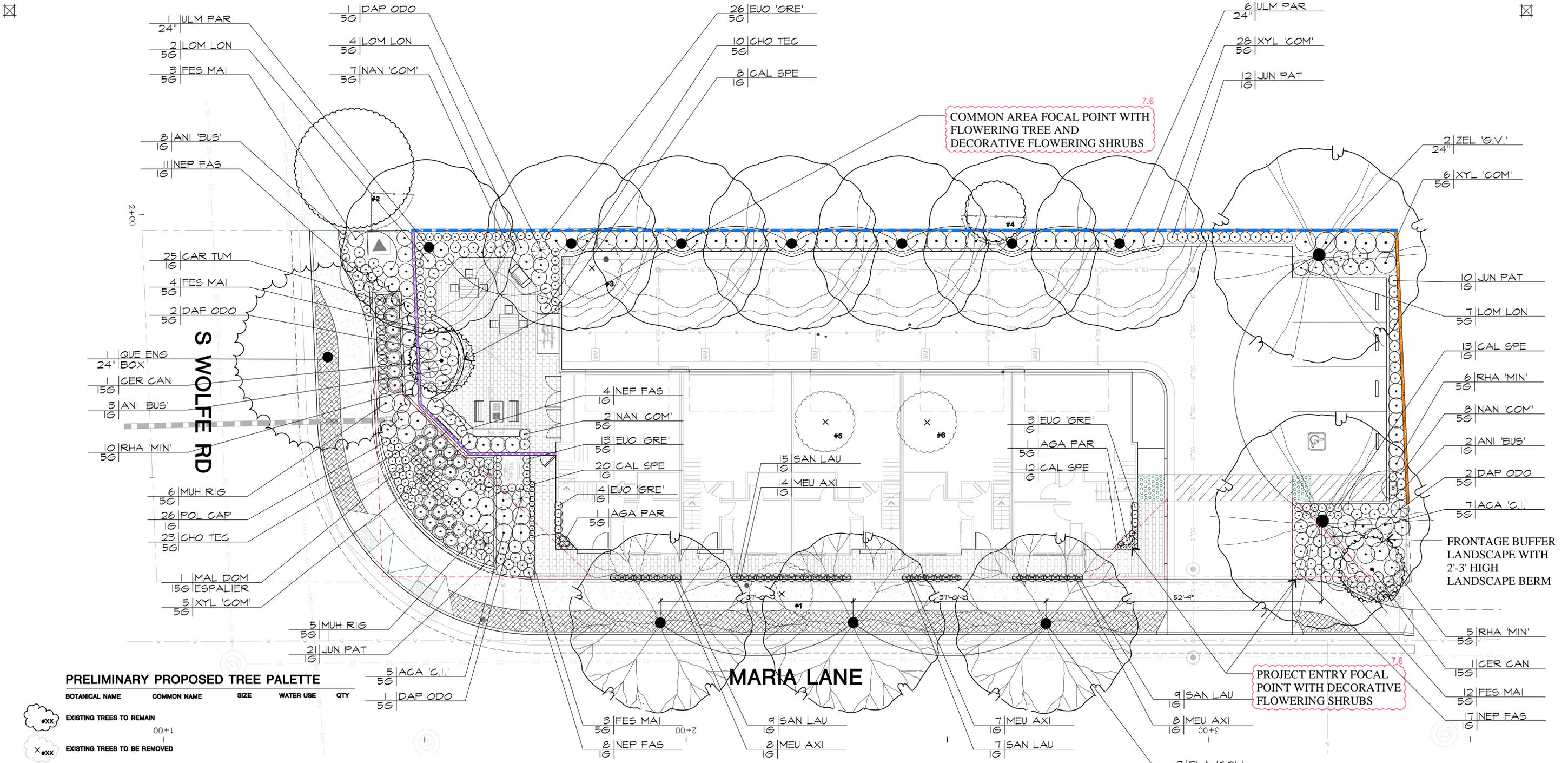
$1,122 \text{ SF} / 5 \text{ UNITS} = 224 \text{ SF/UNIT}$

USABLE OPEN SPACE LEGEND

- 667 SF 15'-0" MINIMUM WIDTH
- 437 SF / 2 = 218 SF 15'-0" MINIMUM WIDTH
- BALCONIES 118 SF + 119 SF = 237 SF (SHOWN ON ARCHITECTURE)

1,122 SF TOTAL





PRELIMINARY PROPOSED TREE PALETTE

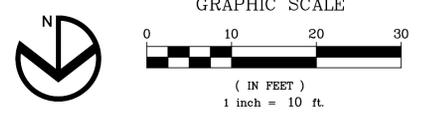
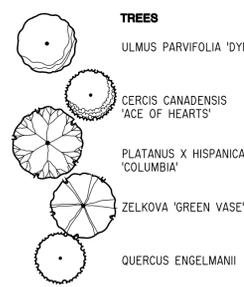
BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
#XX	EXISTING TREES TO REMAIN	00+1		
X#XX	EXISTING TREES TO BE REMOVED			

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
○	ACA 'C.I.'	ACACIA COGNATA 'COUSIN ITT'	5 GALLON	LOW
○	AGA PAR	AGAVE PARRYI 'TRUNCATA'	5 GALLON	LOW
○	ANI 'BUS'	ANIGOZANTHOS 'BUSH PEARL'	5 GALLON	LOW
○	CAL SPE	CALANDRINIA 'SPECTABILIS'	1 GALLON	LOW
○	CAR TUM	CAREX TUMICOLA	1 GALLON	LOW
○	CHO TEC	CHORONDIETALLUM TECTORUM	5 GALLON	LOW
○	DAP ODO	DAPHNE ODOORA	5 GALLON	LOW
○	EVO 'GRE'	EUONYMUS J. 'GREEN SPIRE'	5 GALLON	LOW
○	FES MAI	FESTUCA 'MAIREI'	5 GALLON	LOW
○	JUN PAT	JUNCUS PATENS	1 GALLON	LOW
○	LOM LON	LOMANDRA LONGIFOLIA 'BREEZE'	5 GALLON	LOW
○	MEU AXI	MEULENBECKIA AXILLARIS	1 GALLON	LOW
○	MUH RIG	MUHLENBERGIA RIGENS	5 GALLON	LOW
○	NAN 'COM'	NANDINA DOMESTICA 'COMPACTA'	5 GALLON	LOW
○	NEP FAS	NEPETA FAASSENNII	1 GALLON	LOW
○	POL CAP	POLYGONIUM CAPITATA	1 GALLON	LOW
○	RHA 'MIN'	RHAPHIOLEPIS UMBELLATA 'MINOR'	5 GALLON	LOW
○	SAN LAU	SANSEVIERIA LAURNTII	1 GALLON	LOW
○	XYL 'COM'	XYLOSMA C. COMPACTA	5 GALLON	LOW
■	ARCTOSTAPHYLOS D. 'EMERALD CARPET'	MANZANITA	1 GALLON @ 36" O.C.	LOW

NOTES:

- NO INVASIVE SPECIES ARE PROPOSED FOR THIS PROJECT.
- PLANTS HAVE BEEN SELECTED AND SPACED TO REQUIRE MINIMAL MAINTENANCE.
- ALL NON-PAVED AREAS TO BE MULCHED WITH ORGANIC MULCH TO A MINIMUM DEPTH OF 3". NO INORGANIC MATERIALS PROPOSED.
- NO HIGH WATER USE PLANT MATERIAL HAS BEEN PROPOSED.
- SHRUBS AND GROUNDCOVER PLANTS HAVE BEEN SPACED TO FILL IN TO AT LEAST 80% COVERAGE WITHIN THE FIRST THREE (3) YEARS.
- NO PALM TREES ARE PROPOSED FOR THIS PROJECT.
- PROPOSED TREES THAT FOLLOW THE INTERNAL PATHWAY ARE ALL NON-FLORERING AND ARE SPACED AS BEST TO MEET THE 50' MAXIMUM SEPARATION EXCEPT WHERE UTILITY STRUCTURES (BACKFLOW PREVENTORS) AND SETBACKS (SITE TRIANGLES) PREVENT TREE PLACEMENT.
- SHRUBS HAVE BEEN PLACED TO AVOID CREATING HIDING PLACES. PLANTINGS ALONG BUILDING ENTRIES AND PATHWAYS ARE LIMITED TO 2.5' IN HEIGHT.





NEPETA FAASSENNII
CATMINT



EUONYMUS J. 'GREEN SPIRES'
GREEN SPIRES EUONYMUS



FESTUCA MAIREI
MAIRE'S FESCUE



CERCIS CANADENSIS 'ACE OF HEARTS'
EASTERN REDBUD



MALUS DOMESTICA
MULTI-GRAFTED APPLE



CALANDRINIA SPECTABILIS
ROCK PURSELANE



ARCTOSTAPHYLOS 'EMERALD CARPET'
EMERALD CARPET MANZANITA



AGAVE PARRYI 'TRUNCATA'
ARTICHOKE AGAVE



DAPHNE ODORA
FRAGRANT DAPHNE



SANSEVIERIA LAURENTII
SNAKE PLANT



NANDINA DOMESTICA 'COMPACTA'
COMPACT HEAVENLY BAMBOO



RAPHIOLEPIS UMBELLATA 'MINOR'
YEDDO HAWTHORNE



CHONDROPETALUM TECTORUM
CAPE REED



QUERCUS ENGELMANII
ENGLISH OAK



MEUHLNBECKIA AXILLARIS
CREEPING WIRE VINE



LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH



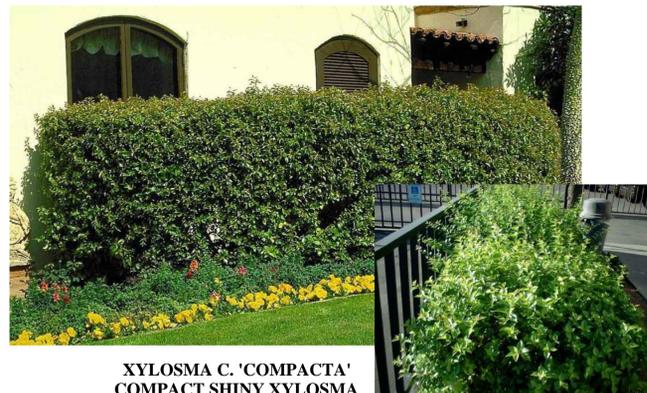
MUHLNBERGIA RIGENS
DEER GRASS



CAREX TUMICOLA
BERKELEY SEDGE



ULMUS PARVIFOLIA 'DYNASTY'
DYNASTY CHINESE ELM



XYLOSMA C. 'COMPACTA'
COMPACT SHINY XYLOSMA



ACACIA 'COUSIN ITT'
COUSIN ITT RIVER WATTLE



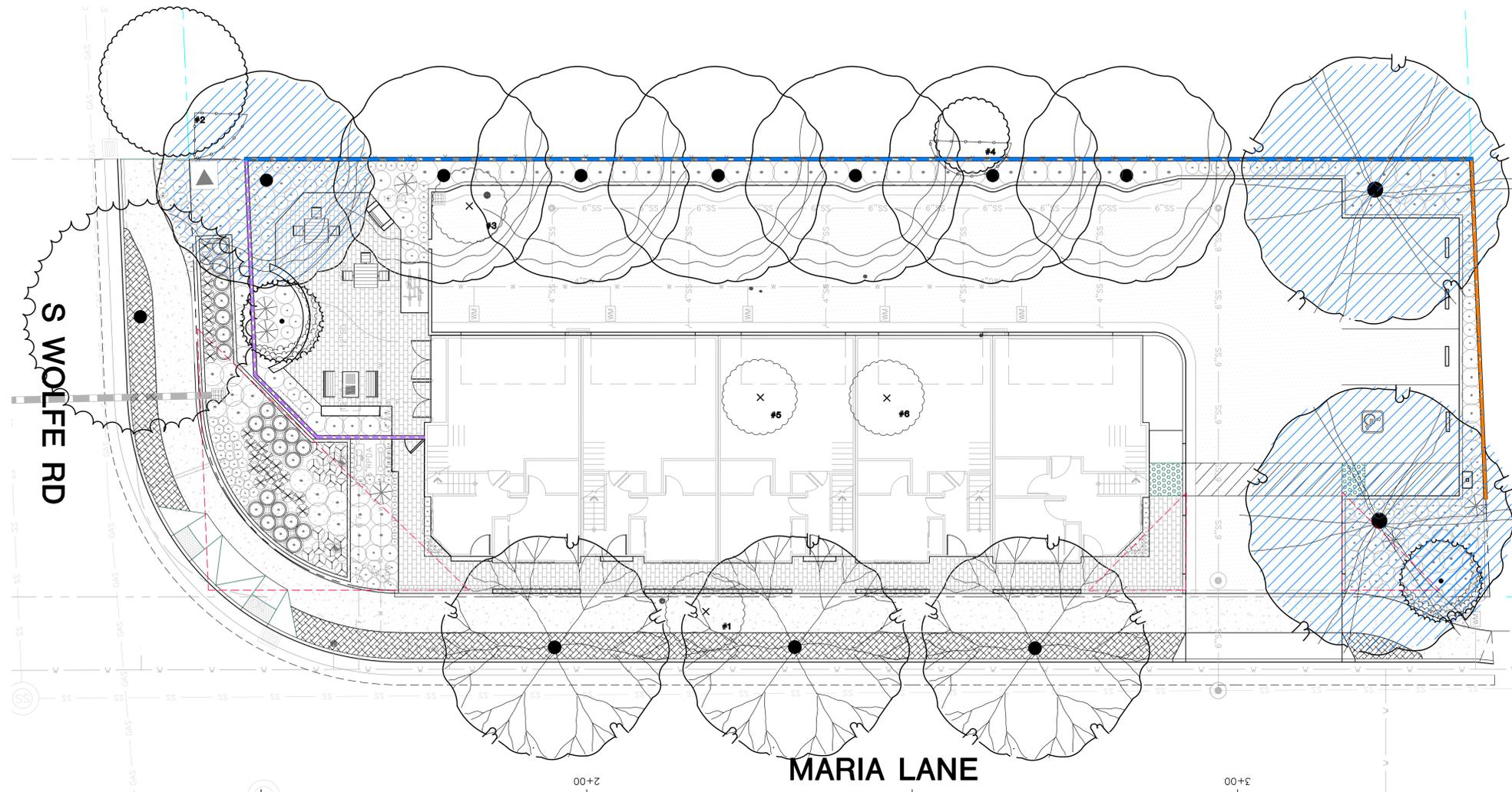
ANIGOZANTHOS 'BUSH PEARL'
KANGAROO PAW



ZELKOVA SERRATA 'GREEN VASE'
GREEN VASE ZELKOVA



POLYGONUM CAPITATA
PINK KNOTWEED



PROJECT PLAN REVIEW

The site plan provided to the Project Arborist, titled *Conceptual Site Plan A02* by SDG Architects, dated April 15, 2024 was reviewed for the findings in this report. Work proposed for the site will involve the demolition of the existing residential home, driveway, detached garage, and landscaping. Proposed construction will include one (1), 3-story attached townhome building composed of 5 units, each with a 2-car garage, and a large driveway shared by the units.

Trees #2 and #4 are to be protected by Type I Tree Protection Fencing. This fencing type is specifically designed for trees in a large area of the landscape that will have construction activity taking place near or at the dripline of trees. The fencing shall be installed to completely enclose the tree's drip line, where possible, ensuring the protection of the trees while maintaining access to areas of construction activity.

Impacts to retained trees are expected to be minor to non-existent. To ensure the health and resilience of trees impacted by construction activities, a meticulously planned approach is essential. This comprehensive strategy is designed to mitigate stress, promote root and shoot growth, and ensure long-term tree vitality.

General construction recommendations:

Maintain all existing grades underneath the driplines of protected trees for the following reasons:
Concrete regarding soil grading near protected trees:
 Grading often involves the use of heavy machinery and equipment, which can result in soil compaction. Compacted soil restricts the movement of air, water, and nutrients within the soil, making it difficult for tree roots to access essential resources. Compacted soil can also inhibit root growth and development, leading to poor tree health and vitality.
Root damage: During grading activities, tree roots may be inadvertently severed, injured, or exposed. Tree roots are critical for anchoring the tree and absorbing water and nutrients from the soil. Damage to the root system can disrupt the tree's ability to take up essential resources, weakening its overall health and stability.
Soil Erosion: Grading can disrupt the natural drainage patterns of the land, leading to increased soil erosion. When soil erodes, it can expose tree roots, destabilize the tree's base, and affect the tree's ability to acquire nutrients. Excessive soil erosion can also result in the loss of topsoil, which is rich in organic matter and essential for healthy tree growth.
Changes in Water Availability: Altering the topography through grading can impact water availability and drainage around trees. If grading changes the surface flow of water, it can cause water logging or excessive water runoff, both of which can have detrimental effects on tree health. Insufficient water availability can lead to drought stress, while excessive water accumulation can lead to root suffocation and fungal diseases.
Structural damage: Grading activities near trees can cause physical damage to the tree's trunk, branches, or canopy. Machinery, equipment, or debris may inadvertently come into contact with the tree, leading to wounds or injuries. Structural damage weakens the tree's integrity and can create entry points for pests, diseases, or decay.

Driveway construction near protected trees:

The driveway along the entire length of the neighboring property boundary is proposed for installation 8 feet from neighboring redwood #2, and 3 feet from Japanese maple #4. At this distance, using standard driveway construction techniques would have a high impact on the health of the tree as excavation would likely sever roots needed for stability. It is recommended to construct the driveway using Biastal Geogrid (Tensar BX-1100 or equivalent). Biastal Geogrid can be used as a subgrade layer below aggregate for reinforcing the driveway. The Geogrid allows for pinning down of the surrounding soil and can be constructed over tree root zones. Using the Geogrid material will improve filtration, reduce the base thickness needed for load compaction of underlying parent soil to be no greater than 85-90%, reduce incidents of tire ruts and soil migration, and relieve the roots from strain/compaction caused by vehicles.

No more than 6" of excavation (mostly for rough grading and scarifying the soil) shall be allowed for the driveway construction when working within 33 feet (10x diameter) from redwood #2, and within 15 feet (10x diameter) Japanese maple #4. The existing grade and proposed driveway grade will need to be nearly identical to allow for this work to take place with minimal impacts to the tree. The finished grade of the driveway is recommended to be at or slightly above the existing grade. After minor grading and scarifying the soil has been completed, the Geogrid material shall be laid directly on top of the soil with the driveway being constructed entirely on top of the root zone. Edging for the driveway construction is recommended to be supported by individual piers as excavating for a continuous edge would multiply the use of Geogrid. By building the driveway using the techniques described above, the impact on trees #2 and #4 would be minor. Because the driveway work is to take place within the tree's tree protection zone, the work will require the direct supervision of the Project Arborist. Grading and scarifying the soil will need to be done by hand under the Project Arborist supervision when working within 33 feet (10x diameter) from redwood #2, and within 8 feet (10x diameter) of Japanese maple #4. Any exposed roots during the driveway work will need to be kept moist by covering roots in layers of wetted down mulch to help avoid root desiccation. Exposed roots will be required to be documented by the Project Arborist. Before the driveway work is to start, the tree protection zone is recommended to be heavily irrigated using 50 gallons of water. The top foot of the soil within the tree protection zone is recommended to be saturated.

Data Summary:

Total Trees	Significant / Protected Trees	Non-Protected Trees
6	2	4

Protected Southern Magnolia #3, and non-protected trees #1, 5, and 6 are proposed for removal, as they conflict with proposed project features. The remaining neighboring redwood tree #2 is in poor condition and is expected to improve. Neighboring Japanese maple tree #4 is in fair condition. All retained trees (neighboring trees) are to be protected as detailed in the recommendations below. With proper protection and cultural practices, retained Japanese maple tree #4 is expected to survive during and after construction. Redwood tree #2 is expected to continue to decline regardless of the proposed work. It is recommended to talk with the neighboring property owner about the possible removal of this tree as it is at high risk of damaging utility lines and causing damage to the adjacent structures.

- (1) The number, species, size and location of existing trees on the site; and
 - (2) Good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support.
- (b) At the discretion of the director of community development, other mitigation measures may be required, where either it is not feasible to plant any replacement trees on the site, or where the replacement trees to be planted are deemed inadequate by the director to sufficiently mitigate the effects of the removal of the trees. Mitigation measures could include, but would not be limited to, paying for the planting of additional trees in parks or other public areas of the city.

Tree to be Removed	Replacement Tree(s)
17" - 18" diameter (36"-48" circumference)	One 24" box tree, or Three 15-gallon trees
18" - 24" diameter (36"-75" circumference)	One 36" box tree, or Two 24" box trees
Over 24" diameter (greater than 75" circumference)	One 48" box tree, or Two 36" box trees, or Four 24" box trees

According to the City of Sunnyvale, if space permits, smaller size container trees are generally preferred over larger size boxed trees to maximize the quantity of replacement trees. Additionally, smaller size container trees usually adapt easier to soil conditions and over time may exceed the size of larger boxed trees. However, if immediate screening or visual impact is desired and space is limited, larger boxed trees may be required. Where insufficient space is available to plant all or some of the required replacement trees or other site conditions or uses limit the feasibility of replacement trees, the following tree replacement in-lieu fees shall be assessed.

Non-Protected Trees to be Removed:
 Coast live oak #1, glossy privet #5, and edible fig #6 are recommended for removal to facilitate proposed construction improvements to the site. Due to the proximity of proposed townhome construction, it is likely that the trees will be damaged, killed, or become structurally unsound when the improvements are implemented. Removal aligns with the City of Sunnyvale Tree Preservation Ordinance used in considerations for tree removal approvals. The trees are in basically sound condition, but restricts the owner's ability to enjoy the reasonable use or economic potential of the property. In the event this is the sole basis for the application, the following criteria shall be used to evaluate the application under this subsection: (1) The necessity of the requested removal to allow construction of improvements such as additions to existing buildings or incidental site amenities or to otherwise allow economic or reasonable enjoyment of property.



Showing coast live oak #1 and privet #5

Replacement Tree Plan:
 The Tree Replacement Standards as seen in the City of Sunnyvale Tree Removal Permit Application was used to establish the number of replacement trees required on site. The following protected trees shall be replaced in the following manner, based on city ordinance:

- Southern Magnolia #3 shall be replaced with one (1) 24" box tree, or three 15-gallon trees.

Replacement trees (b) At the discretion of the director of community development, replacement trees may be required as a condition of issuance of a protected tree removal permit, or as a condition of any discretionary permit for development or redevelopment. The need for replacement trees shall be evaluated based on the following criteria:

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
EXISTING TREES TO REMAIN				
EXISTING TREES TO BE REMOVED				
TREES				
ULMUS PARVIFOLIA 'DYNASTY'	DYNASTY CHINESE ELM	24" BOX	MED	7
CERCIS OCCIDENTALIS 'ACE OF HEARTS'	EASTERN REDBUD	15 GAL	LOW	2
PLATANUS X HISPANICA 'COLUMBIA'	COLUMBIA LONDON PLANE	24" BOX	MED	3
ZELKOVA 'GREEN VASE'	GREEN VASE ZELKOVA	24" BOX	MED	2
QUERCUS ENGELMANNII	ENGELMANN OAK	24" BOX	LOW	1

Tree No.	Proposed Plant	Proposed Species	Common Name / Scientific Name	Tree (in.)	Height (ft.) / Canopy Spread (ft.)	Health Status	Special Notes	Remarks	Tree Photo(s)			
1	No	(R)	Coast live oak <i>Quercus agrifolia</i>	9	25/15	Good	Good	Fair	US	8 feet from sidewalk. Near electrical utility pole, under utility lines.		
2	Yes	(P)	Redwood <i>Sequoia sempervirens</i>	48	75/30	Poor	Poor	Poor	Good	W	Neighboring tree. 3 feet from property boundary. Near utility pole. Near other old tree with high canopy utility lines. Planned for utility line clearance. 75 feet of drive to back to alley.	
3	Yes	(R)	Southern magnolia <i>Magnolia grandiflora</i>	14	20/20	Good	Fair	Fair	Fair	US	Gate locked. In backyard. 5 feet from existing home. 5 feet from property boundary. Placed away from existing fence.	
4	No	(P)	Japanese maple <i>Acer palmatum</i>	18	15/10	Good	Good	Good	Good	US	Gate locked. Neighboring tree. Limited visual impact. 5 feet from property boundary.	
5	No	(R)	Edible fig <i>Ficus carica</i>	7.8	20/15	Fair	Poor	Fair	Fair	US	Gate locked. In backyard. Contaminated at grade. Near patio. Heritage. Overgrown and difficult to remove.	
6	No	(R)	Coast live oak <i>Quercus agrifolia</i>	7	15/8	Good	Fair	Fair	Fair	US	Gate locked. In backyard. Near existing structure.	

An (*) next to the tree tag number indicates a neighboring tree.

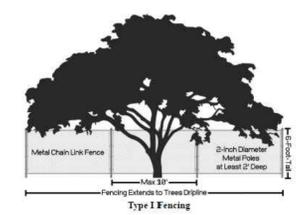
TREE PROTECTION PLAN

Detailed Tree Protection Plan
 For the aforementioned tree protection plan, this detailed guide has been designed by Kielty Arborists Services LLC. The following section offers an in-depth perspective on the recommended tree preservation guidelines. The aim is to ensure the conservation, vitality, and beauty of trees during construction and developmental endeavors, mitigating any potential detrimental effects. Adherence to these guidelines is essential to uphold both the ecological significance and visual allure of trees within the designated project vicinity. Effective tree protection during construction or development projects requires the use of fencing to demarcate and protect sensitive areas around trees. Should you have any questions or require further clarification, please contact Kielty Arborists Services directly.

Fencing Specifications:
 The tree protection fencing should be established and maintained throughout the entire length of the project. It's essential that no equipment, materials, or debris are stored or cleaned inside these protection zones. The zones should remain free from human activity unless explicitly authorized. The choice of fencing type depends on the tree's location and the nature of the surrounding environment.

Type I Tree Protection:
Description: This is the most comprehensive form of tree protection fencing. It encompasses the full canopy dripline or Tree Protection Zone (TPZ) of trees designated for preservation.
Application: Typically used in areas where trees are a significant distance away from construction activity or when trees have a large canopy spread.

Specifications:
 The fencing shall remain intact throughout the duration of the project or until activities within the TPZ are finalized. Tree protection fencing should be a 6-foot-tall metal chain link type supported by 2-inch thick diameter metal posts pounded into the ground to a depth of no less than 2 feet, ensuring stability even in challenging conditions. Posts should be spaced no more than 10 feet apart from center to center, providing a consistent and strong barrier. For trees near existing hardscapes or structures, tree protection fencing shall be placed as close as possible while still allowing access. Sensitive areas may require a landscape barrier if fencing needs to be reduced for access reasons. The location for tree protection fencing for the protected trees on site should be placed at 10x the tree diameter where possible (TPZ). All other non-protected trees are recommended to be protected by fencing placed at the drip line. No equipment or materials should be stored or cleaned inside protection zones. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". If fencing needs to be reduced for access or any other reasons, the non-protected areas must be protected by a landscape buffer. All tree protection and inspection schedule measures, design recommendations, watering, and construction schedules shall be implemented in full by the owner and contractor. Trees #1 and #4 are required to be protected by Type I Tree Protection Fencing.



Staging
 All tree protection measures must be in place before the start of construction. An inspection prior to the start of construction is often required by the town. All vehicles must remain on paved surfaces if possible. Existing pavement should remain and should be used for staging. If vehicles are to stray from paved surfaces, 6 inches of chips shall be spread, and plywood laid over the mulch layer. This type of driveway buffer will help reduce the compaction of desired trees. Parking will not be allowed off the paved surfaces.

Root Cutting
 If for any reason roots are to be cut, the work shall be monitored and documented. Large roots (over 2 inches in diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching/Excavation
 Trenching or excavation for irrigation, drainage, electrical, foundation, or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near their original level, as soon as possible. Trenches to be left open for a period of time (24 hours), will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

TREE MITIGATION

PROPOSED 24" BOX MITIGATION TREE

*PER CITY OF SUNNYVALE'S CRITERIA, TREE NO. 3 IS THE ONLY PROTECTED TREE (DIA. >38") TO BE REMOVED. PER THE CITY'S REPLACEMENT STANDARD, A TREE BETWEEN 36"-56" SHALL BE MITIGATED WITH EITHER, (3) 15 GALLON TREES OR (1) 24" BOX TREE.

NOTE:
 ALL EXISTING TREES FOR PRESERVATION AND NEW TREES SHALL BE PROTECTED IN ACCORDANCE WITH TREE PRESERVATION. REMOVED TREES SHALL BE REPLACE WITH LIKE-KIND & LIKE-SIZE WITH A TREE REMOVAL PERMIT FROM THE CITY OF SUNNYVALE.

— TREE PROTECTIVE FENCING, INSTALL PER ARBORIST'S SPECIFICATIONS

- NOTES:**
- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
 - TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
 - LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
 - ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
 - ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

