

Building 800 (8-Plex)
Elevation B
Color Scheme #8

Building 600 (6-Plex)
Elevation A
Color Scheme #1

Building 600 (6-Plex)
Elevation B
Color Scheme #7

ATTACHED ROW TOWNHOMES CONCEPTUAL STREETSCENE



Plan 1
Elevation A
Color Scheme #2

Plan 2
Elevation B
Color Scheme #5

Plan 3
Elevation C
Color Scheme #10

Plan 4
Elevation A
Color Scheme #4

COURT HOMES CONCEPTUAL STREETSCENE



Vicinity Map

SUNNYVALE PARK PLACE

SUNNYVALE, CALIFORNIA

November 14, 2025

Project Summary
Cover Sheet ..... CS
Project Description SP1
Project Summary SP2
Context Map SP3
Illustrative Site Plan SP4
Circulation Plan SP5
Perspective Rendering|View 1 ..... SP6
Perspective Rendering|View 2 ..... SP7
Perspective Rendering|View 3 ..... SP8
Perspective Rendering|View 4 ..... SP9
Perspective Rendering|View 5 ..... SP10
GreenPoint Checklists SP11
CalGreen Checklist SP12
Objective Design Standards Checklist SP13
Building Heights & Site Sections SP14
Solar Study | December 21 ..... SP15

ARCHITECTURE
Alley Homes
Conceptual Streetscene AH1
Plot Plan AH2
Plan 1 - Floor Plans AH3
Plan 1 - Roof Plans AH4
Plan 1 - Front Elevations AH5
Plan 1 - Elevation A AH6
Plan 1 - Elevation B AH7
Plan 1 - Elevation B (Enhanced) AH8
Plan 1 - Elevation C AH9
Plan 2 - Floor Plans AH10
Plan 2 - Roof Plans AH11
Plan 2 - Front Elevations AH12
Plan 2 - Elevation A AH13
Plan 2 - Elevation A (Enhanced) AH14
Plan 2 - Elevation B AH15
Plan 2 - Elevation C AH16
Plan 3 - Floor Plans AH17
Plan 3 - Roof Plans AH18
Plan 3 - Front Elevations AH19
Plan 3 - Elevation A AH20
Plan 3 - Elevation A (Enhanced) AH21
Plan 3 - Elevation B AH22
Plan 3 - Elevation B (Enhanced) AH23
Plan 3 - Elevation C AH24
Plan 3 - Elevation C (Enhanced) AH25
Plan 3X - Floor Plans AH26
Plan 3X - Elevation A AH27
Plan 3X - Elevation B AH28
Plan 3X - Elevation C AH29
Court Homes
Conceptual Streetscene CH1
Plot Plan CH2
Plan 1 - Floor Plans CH3
Plan 1 - Roof Plans CH4
Plan 1 - Front Elevations CH5
Plan 1 - Elevation A CH6
Plan 1 - Elevation B CH7
Plan 1 - Elevation C CH8
Plan 2 - Floor Plans CH9
Plan 2 - Roof Plans CH10
Plan 2 - Front Elevations CH11
Plan 2 - Elevation A CH12
Plan 2 - Elevation B CH13
Plan 2 - Elevation C CH14
Plan 3 - Floor Plans CH15
Plan 3 - Roof Plans CH16
Plan 3 - Front Elevations CH17
Plan 3 - Elevation A CH18
Plan 3 - Elevation B CH19
Plan 3 - Elevation C CH20
Plan 4 - Floor Plans CH21
Plan 4 - Roof Plans CH22
Plan 4 - Front Elevations CH23
Plan 4 - Elevation A CH24
Plan 4 - Elevation B CH25
Plan 4 - Elevation C CH26
Attached Row Townhomes
Conceptual Streetscene ART1
Building 600 (6-Plex) - Building Plans ART2
Building 600 (6-Plex) - Building Plans ART3
Building 600 (6-Plex) - Roof Plans ART4
Building 600 (6-Plex) - Front Elevations ART5
Building 600 (6-Plex) - Elevation A ART6
Building 600 (6-Plex) - Elevation B ART7
Building 800 (8-Plex) - Building Plans ART8
Building 800 (8-Plex) - Building Plans ART9
Building 800 (8-Plex) - Roof Plans ART10
Building 800 (8-Plex) - Front Elevations ART11
Building 800 (8-Plex) - Elevation A ART12
Building 800 (8-Plex) - Elevation B ART13
Plan 1- Floor Plans ART14
Plan 2- Floor Plans ART15
Plan 3- Floor Plans ART16
Plan 4- Floor Plans ART17
Plan 5 - Floor Plans ART18
Attached Interlocking Townhomes
Conceptual Streetscene AIT1
Building 700 (7-Plex) - Building Plans AIT2
Building 700 (7-Plex) - Building Plans AIT3
Building 700 (7-Plex) - Roof Plans AIT4
Building 700 (7-Plex) - Front Elevations AIT5
Building 700 (7-Plex) - Elevation A AIT6
Building 700 (7-Plex) - Elevation C AIT7
Building 900 (9-Plex) - Building Plans AIT8
Building 900 (9-Plex) - Building Plans AIT9
Building 900 (9-Plex) - Roof Plans AIT10
Building 900 (9-Plex) - Front Elevations AIT11
Building 900 (9-Plex) - Elevation A AIT12
Building 900 (9-Plex) - Elevation C AIT13
Plan 1 & Plan 2 - Floor Plans AIT14
Plan 3- Floor Plans AIT15
Plan 4- Floor Plans AIT16
Plan 5 - Floor Plans AIT17
Building 700 (7-Plex) - Ladder Pad Exhibit AIT18
Rec Buildings
Clubhouse & Pool Building - Floor Plans RB1
Clubhouse & Pool Building -Roof Plans RB2
Clubhouse - Elevations RB3
Pool Building -Elevations RB4
Color & Materials
Exterior Color & Materials CM1
Exterior Color & Materials CM2
Exterior Color & Materials CM3
Exterior Color & Materials CM4
Exterior Color & Materials CM5
Exterior Color & Materials CM6
Lighting & Entry Door Specifications CM7
Bike Storage Specifications CM8

CIVIL
Vesting Tentative Map for Condominium Purposes TM1.0
Boundary & Existing Conditions - North TM2.0
Boundary & Existing Conditions - South TM2.1
Preliminary Site Plan - North TM3.0
Preliminary Site Plan - South TM3.1
Typical Street Section TM3.2
Preliminary Grading & Drainage - North TM4.0
Preliminary Grading & Drainage - South TM4.1
Site Grading Sections TM5.0
Preliminary Utility Plan - North TM6.0
Preliminary Utility Plan - South TM6.1
Preliminary Stormwater Management Plan TM7.0
Preliminary Stormwater Management Plan TM7.1
Preliminary Stormwater Details TM7.2
Preliminary Fire Access Plan TM8.0
Preliminary Solid Waste Plan TM9.0
Preliminary Phasing Plan TM10.0

LANDSCAPE ARCHITECTURE
Preliminary General Notes, Legends & Schedules L0.1
Preliminary Planting Notes & Material Key L0.2
Existing Tree Data & Replacement Table L0.3
Existing Tree Data L0.4
Existing Tree Data L0.5
Preliminary Irrigation Hydrozone Plan L0.6
Landscape Area Calculation Plan L0.7
Open Spacew Amenities Plan L0.8
Common Open Space Plan L0.9
Landscape @ Surface Parking Plan L0.10
Overall Landscape Plan L1.0
Layout/Planting Plan L1.1
Layout/Planting Plan L1.2
Layout/Planting Plan L1.3
Layout/Planting Plan L1.4
Layout/Planting Plan L1.5
Layout/Planting Plan L1.6
Preliminary Construction Details L2.1
Preliminary Construction Details L2.2

LIGHTING / PHOTOMETRIC
Lighting Calculations & Schedule SL-1
Lighting Calculations & Schedule SL-2

JOINT TRENCH INTENT
Joint Trench Intent Title Sheet INT1
Joint Trench Intent INT2
Joint Trench Intent INT3

Project Team:

Owner: TC III SPP North, LLC & TC III SC, LLC
351 California Street, Suite 1110
San Francisco, CA 94104

Architect: WHA Architects
6101 Bollinger Canyon Road, Suite 210
San Ramon, CA 94582
Contact: Robert Lee

Developer: TC III SPP North, LLC
351 California Street, Suite 1110
San Francisco, CA 94104
Contact: Kyle Winkler

Civil Engineering: CBG
2633 Camino Ramon, Suite 350
San Ramon, CA 94583
Contact: Ryan Hansen

Landscape Architecture: Environmental Foresight, Inc.
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
Contact: Kevin Proctor

Lighting: Associated Lighting Representatives
7777 Pardee Lane
PO. Box 2265
Oakland, CA 94621
Contact: Kristian Reyes

Joint Trench: Giacalone Design Services, Inc.
555 Mason St., Suite 150
Vacaville, CA. 95688
Contact: Larry Caskey

CS

NTS

The proposed project would occur on two parcels totaling approximately 20.55 gross acres (Assessor's Parcel Numbers 205-22-022 and 205-22-023) ("Property") that is currently developed with six office/research & development (R&D) buildings, totaling approximately 381,000 square feet, surface parking, and ornamental landscaping. The Property bounded by De Guigne Drive to the west and north, Stewart Drive to the south, and residential uses to the east. Land across the roads bounding the Property is developed with a mix of uses, including restaurants, office/R&D, and residential. Within one block of the Property, there are additional commercial and residential uses, as well as schools.

The Applicant proposes to redevelop the Property with 370 dwelling units, consisting of 329 primary, for-sale units and 41 accessory dwelling units ("ADUs") ("Project"). The primary dwelling units would consist of a mix of 178 townhomes, 71 single-family alley homes, and 80 single-family court homes that would provide a range of sizes and price points to encourage diversity in the future community. In addition, fifteen percent of the primary units would be reserved for moderate-income households. These units would be dispersed throughout the Project and would have a proportionate mix of unit types as the market-rate units.

Each primary unit would contain a 1-2 car garage, and the Project would provide a total of 651 covered parking spaces. The Project also would have an additional 116 uncovered, guest parking spaces. The on-site parking spaces will meet the community's needs and avoid spillover parking. Bicycles can be stored in garages and the there will be short-term bicycle parking at the community center.

The Project offers several on-site amenities, including a clubhouse, and a pedestrian/bicycle trail connecting Stewart Drive to De Guigne Drive along the eastern Property line. These amenities offset the Project's impacts on local parks and connect the Property to the City's existing and planned bicycle/pedestrian network. Additional improvements would be made to the Property frontages, bringing them up to City standards.

The Project includes many sustainable features, including rooftop solar, wiring for electric vehicle chargers, energy efficient lighting, low-water fixtures, and an all-electric design. To complement the architecture, the Property would be landscaped with drought-tolerant plants and trees that provide color and shade without using excessive water. Further, the Project is well-served by transit, with stops for Valley Transportation Authority ("VTA") routes 20, 55, and 255, and the ACE Gray line located within 0.5 miles of the Property.

The Project would decrease impervious surfaces compared to existing conditions, which should reduce stormwater runoff. Additionally, the Project improves the Property's existing stormwater facilities, which are outdated, by replacing those facilities with low-impact design ("LID") features, such as bioswales and bioretention basis, that filter the water, encourage recharge, and reduce the speed of water flowing into the storm drain system. The LID features improve water quality compared to existing conditions and ensure the Project will not increase the load on the City's storm drains.

In conclusion, once constructed, the Project would replace outdated, energy-inefficient office/R&D buildings with much-needed housing that is similar in density and building types to surrounding residential uses. The Project will enhance connectivity and walkability with the existing urban fabric by providing a trail system that ties into Swegles Park and will make other environmentally beneficial improvements. We look forward to working with the City and the community on this Project.

PROJECT DESCRIPTION

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

SITE INFORMATION

Neighborhood Planning Area	East Murphy
Street Addresses	510, 92 De Guigne Drive
Current General Plan Land Use	Medium Density Residential
Current Zone	M-S/ITR/R-3/PD
APN / Parcel ID	205-22-022 and 205-22-023

GENERAL PLAN: LAND USE CATEGORY	R-3	Medium Density Residential		
ZONING	R-3	(M-S/ITR/R-3/P-D)		
Minimum Density	15.0			
Maximum Density	24.0			
Average Density Required	18.0			
PROPOSED PROJECT				
Gross Ac. Site Area	20.55	Acres	895,291.0	Sq. Ft
Net Acre (Less 1' dedication along De Guigne)	20.51	Acres	893,579.0	Sq. Ft
Residential Housing Typology	82	Interlocking Townhomes		
	96	Row Townhomes		
	76	Row Homes (Alley Load)+ ADUs		
	116	Court Homes + ADUs		
Total Number of Units	370	Units		
Density	18.0	Dwelling Units/Net Acre		
Lot Coverage (40% Max)	35%		310,393	Sq. Ft

BUILDING CODE SUMMARY

Single-Family Residential	2022 CALIFORNIA RESIDENTIAL CODE (CRC), TITLE 24, PART 2.5
Occupancy	R-3
Fire Sprinkler System (SFD)	NFPA - 13D
Type of Construction	VB NON-RATED
Allowable Height	3 STORIES
Multi-Famiy Residential	2022 CALIFORNIA BUILDING CODE (CBC), TITLE 24, PART 2
Occupancy	R-2
Fire Sprinkler System (MF)	NFPA - 13
Type of Construction	VB NON-RATED
Allowable Height	3 STORIES
Allowable Area	PER C.B.C
Accessibility	PER 2022 C.B.C CHAPTER 11A
Fire Partitions	1-Hour per CBC

Development Standards - Sunnyvale Zoning Code, Chapter 19

Zoning Code Requirement (R-3)			SFD			Townhomes		
Code	**Standard**	**Required**	**Proposed**	**Compliance**	**Comments**	**Proposed**	**Compliance**	**Comments**
19.18.030	Permitted Use: SFD	Use Permit		YES				
	Permitted Use: Multifamily 3-50 units	Permitted					YES	
19.30.020	Required Lot Area	8000 SF		YES			YES	
	Lot Area per Dwelling Unit	1800 SF	1650 SF	Use Permit	Allowed with a Use Permit	1112 SF	Use Permit	Allowed with a Use Permit
	Lot Width at Min. Front Yard Setback Corner	82'		WAIVER	Allowed with a Use Permit	152'	YES	
	Lot Width at Min. Front Yard Setback Interior	120'	30'	WAIVER	Allowed with a Use Permit	141'	YES	
	Lot Width at Min. Front Yard Setback Cul-de-sac	60'		N/A			N/A	
19.30.040	Dwelling Units allowed in multiple-family zoning districts	1800 sf. per unit					WAIVER	1 unit for each 1650 sq.ft min.
19.30.060	Minimum floor elevations	4.5'		??			??	unclear of requirement
19.32.020	Building Stories	3	3	YES		3	YES	
	Building Height	35'	45'	WAIVER		45'	WAIVER	
	Lot Coverage	40%	34.70%	YES		34.70%	YES	Coverage based on overall site area
	Floor Area Ratio	None		N/A			N/A	
19.32.040	Maximum height of SFD and TH buildings adjacent to a SFD zoning district within 75' of the adjoining property line	30'		N/A	There are no SFD zoning districts adjacent to the site		N/A	There are no SFD zoning districts adjacent to the site
19.34.030	Front Yard Minimum	15'	3'	WAIVER		4'-9" or 5'	WAIVER	Building 14 looks like it gets down to 4'-9"; no other building gets less than 5'
	Front Yard Average	20'	3.5'	WAIVER		7'-9"	WAIVER	at Building 14
	Side Yards Total	15'	8'	WAIVER		14'	WAIVER	Between Interlocking TH (Buildings 14-23) at cantilever at second floor
	Side Yards One Side	6'	4'	WAIVER		3'-10"	WAIVER	at north side of Building 23 (facing towards bioswale)
	Rear Yard Minimum	20'	2'	WAIVER	min. at rear alley side	2'-6"	WAIVER	all rears along alleys
19.34.060	Vision Triangles							
19.34.080	Side Yards Increase - Each side yard shall be increased 3' for each additional story above the first story	3' / story	4'	WAIVER	applies to all three levels	3'-10"	WAIVER	applies to all three levels
19.37	LANDSCAPE							
19.39	Green Building CONSULTANT							
19.44	SIGN CODE?							
19.45	TRAFFIC?							
19.46.040	Two Car Garage Minimum Size	400 SF		YES			YES	
	Two Car Garage Minimum Clear Space	17'W x 18'D		YES			YES	Standard two car garages meet this requirement. We have two car tandem garages that have a clear space of 8.5'W x 36'D (same width and double depth of a one car garage clear space.
	One Car Garage Minimum Size	200 SF		N/A			YES	
	One Car Garage Minimum Clear Space	8.5'W x 18'D		N/A			YES	
19.46.050	SFD Minimum Number of Parking Spaces	4	2	SDBL	State Density Bonus Law Parking Standard applies		SDBL	State Density Bonus Law Parking Standard applies
	SFD Minimum Number of Covered Parking Spaces - no covered tandem spaces allowed	2	2	SDBL	State Density Bonus Law Parking Standard applies		N/A	
	SFD with limited street parking shall provide unassigned street parking in addition to the minimum spaces provided	0.4 / unit		SDBL	State Density Bonus Law Parking Standard applies		N/A	
	SFD Driveway Widths at the Rear of the Lot	10'	16'	YES			N/A	
19.46.060	MF Minimum Number of Covered Parking Spaces	1 / unit		N/A			YES	
	MF Allowances for Tandem Parking - Tandem parking is allowed for a percentage of units in a development	Max. 50% of units		N/A		50.6%	SDBL	State Density Bonus Law Parking Standard applies
	MF Bicycle Parking in accordance to 19.46.150 (An enclosed garage assigned to one unit meeting the minimum area requirements for a two car garage is considered one space)	0.25 / unit		YES	2 bicycle parking space provided in garage for each single-family unit	2 / unit	YES	2 bicycle parking space provided in garage for each multifamily unit
	MF Unassigned Parking Spaces Required - One parking space per unit in enclosed garage - 2-bedroom units	1.33 / unit		N/A			SDBL	State Density Bonus Law parking standards
	MF Unassigned Parking Spaces Required - Two parking spaces per unit in enclosed garage - 3-bedroom units	0.5 / unit		N/A			SDBL	
	MF Unassigned Parking Spaces Required - Two parking spaces per unit in enclosed garage - 4-bedroom units	0.65 / unit		N/A			SDBL	

PARKING SUMMARY

STATE DENSITY BONUS LAW PARKING STANDARD (Gov.Code section 65915(p))						PARKING PROVIDED								
							Single-Family Residential			Multi-Family Residential			Total	
Maximum Parking Requirement			**Single-Family Units**	**Multi-Family Units**	**Total Parking Required**	**Housing Type**	**Single-Family Units**	**Enclosed Parking Spaces per Unit**	**Sub-Total Enclosed Parking**	**Multi-Family Units [2]**	**Enclosed Parking Spaces per Unit**	**Sub-Total Enclosed Parking**	**Unassigned Parking Spaces [3]**	**Total Combine Parking**
						Studio/ 1 Bedroom	0	0	0					
Studio / 1 Bedroom	1.0	Space	0	0	0	2 Bedrooms	0	0	0	18	1.0	18		
2-3 Bedrooms	1.5	Space	47	124	257	3 Bedrooms	47	2.0	94.0	106	2.0	212		
4 Bedrooms	2.5	Space	104	54	395	4 Bedrooms	93	2.0	186.0	54.0	2.0	108		
						5 Bedrooms	11	3.0	33.0	0.0	0.0	0		
Total			**151**	**178**	**652**	**Total**	**151**		**313**	**178**		**338**	**116**	**767**
Accessory Dwelling Units (ADU) [1]	0		**41**		**0**	Accessory Dwelling Units (ADU) [1]	**41**	0.0				0		

Notes:
[1] SMC Section 19.79.040 (o) no off-street parking is required for Accessory Dwelling Units (ADU)
[2] Allowances for Tandem Parking. Providing two covered tandem parking spaces may satisfy covered space requirements for up to 50% of the units in a multiple-family development. Each set of tandem spaces must be assigned to the same unit.
[3] Compact Spaces allowed up to 10% of the total number of unassigned parking spaces may be compact in a parking lots of ten or more spaces.

Bicycle Parking (SMC Section 19.46.150)

Bicycle Parking Space	Single-Family per	Multi-Family per Unit	No. of Units	Total Class I-Secured Bicycle Parking	Total Class II -Bicycle Parking (2 per Racks)	Total Bike Parking	Total Bike Fix-it Station
Required	0	0.25	178	45	0	**45**	
Provided [1]	2	2	329	658	30	**688**	**2**

Note:
[1] For residential uses, an enclosed garage assigned to one residential unit meeting the minimum area requirements for a two-car garage is considered a secured bicycle parking space.
[2] Applicability: Bicycle parking shall be provided for multi-family uses and nonresidential uses as specified on Tables 19.46.100(a),(b) and (c).

UNIT SUMMARY -SITE PLAN

Unit Mix								Percentage	Bdrm / Bath	Garage Type	Number of Levels	Unit Sq. Ft.	Total Unit Sq. Ft.	Garage Sq. Ft.	Total Gross Sq.Ft.
PLAN TYPES	ADU	PHASE 1	PHASE 2	PHASE 3	TOTAL PRIMARY UNITS	TOTAL ADUs	TOTAL UNITS								
INTERLOCKING TOWNS															
Plan 1		6	4	0	10			12%	3 bdrm/ 2.5 bath	2-Car Tandem	3	1545	15,450	4,840	20,290
Plan 2		6	4	0	10			12%	4 bdrm / 3.5 bath	2-Car Tandem	3	1823	18,230	5,170	23,400
Plan 3		14	12	0	26			32%	3 bdrm /3.0 bath/ Office	2-Car Tandem	3	1819	47,294	14,560	61,854
Plan 4		14	12	0	26			32%	3 bdrm / 2.5 bath/ Den	STD. 2-Car	3	2182	56,732	13,182	69,914
Plan 5		6	4	0	10			12%	4 bdrm / 3.5 bath/ Office	STD. 2-Car	3	2381	23,810	5,230	29,040
sub-total		**46**	**36**	**0**	**82**			**100%**					**161,516**	**42,982**	**204,498**
ROW TOWNS															
Plan 1		2	14	2	18			19%	2 bdrm / 2.0 bath	1-Car	3	1183	21,294	4,536	25,830
Plan 2		2	14	2	18			19%	3 bdrm / 3.5 bath	2-Car Tandem	3	1780	32,040	8,802	40,842
Plan 3		4	14	8	26			27%	3 bdrm / 3.0 bath	2-Car Tandem	3	1513	39,338	15,808	55,146
Plan 4		4	14	8	26			27%	4 bdrm / 3.5 bath/ Den	STD. 2-Car	3	1968	51,168	13,624	64,792
Plan 5		2	0	6	8			8%	4 bdrm / 3.5 bath	STD. 2-Car	3	2113	16,904	4,408	21,312
sub-total		**14**	**56**	**26**	**96**			**100%**					**160,744**	**47,178**	**207,922**
COURT HOME- SINGLE FAMILY DETACHED (AVG. LOT SIZE: 38' X 52')															
Plan 1		4	9	3	16			20%	4 bdrm /3.5 bath	STD. 2-Car	3	2597	40,927	7,200	48,127
Plan 2		3	9	5	17			21%	4 bdrm /3.5 bath/ Loft	SPLIT 2-Car	3	2686	46,877	7,922	54,799
Plan 3		3	6	2	11			14%	5 bdrm / 3.5 bath/Office	3-Car (1 Tandem)	3	2896	31,276	7,722	38,998
Plan 4	YES	14	12	10	36	36		45%	4 bdrm /2.5 bath + ADU	STD. 2-Car	3	3112	112,032	16,632	128,664
sub-total		**24**	**36**	**20**	**80**	**36**		**100%**					**231,112**	**39,476**	**270,588**
ROW HOME- SINGLE FAMILY DETACHED (AVG. LOT SIZE: 31' X 53')															
Plan 1		19	0	0	19			26.8%	3 bdrm /3.5 bath	STD. 2-Car	3	2024	38,456	8,816	47,272
Plan 2		23	0	0	23			32.4%	3 bdrm /3.5 bath	STD. 2-Car	3	2174	50,002	10,879	60,881
Plan 3		24	0	0	24			33.8%	4 bdrm /3.5 bath	STD. 2-Car	3	2312	55,488	11,904	67,392
Plan 3X	YES	5			5	5		7.0%	3 bdrm /3.5 bath + ADU	STD. 2-Car	3	2312	11,560	2,480	14,040
sub-total		**71**	**0**	**0**	**71**	**5**		**100%**					**155,506**	**34,079**	**189,585**
GRAND TOTAL		**155**	**128**	**46**	**329**	**41**	**370**						**708,878**	**163,715**	**872,593**

PROJECT SUMMARY

TIDEWATER LENNAR

SUNNYVALE PARK PLACE

SUNNYVALE, CALIFORNIA

SP2

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



















CONTEXT MAP

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE

SUNNYVALE, CALIFORNIA

SP3

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



UNIT SUMMARY	
UNIT TYPE	UNIT COUNT
SINGLE-FAMILY ROW HOMES (3-STORIES) PLAN 1	19 UNITS
SINGLE-FAMILY ROW HOMES (3-STORIES) PLAN 2	23 UNITS
SINGLE-FAMILY ROW HOMES (3-STORIES) PLAN 3	19 UNITS
SINGLE-FAMILY ROW HOMES (3-STORIES) PLAN 3X	10 UNITS + 5 ADU*
SINGLE-FAMILY ROW HOMES (3-STORIES) TOTAL	76 UNITS
SINGLE-FAMILY COURT HOMES (3 STORIES) PLAN 1	16 UNITS
SINGLE-FAMILY COURT HOMES (3 STORIES) PLAN 2	17 UNITS
SINGLE-FAMILY COURT HOMES (3 STORIES) PLAN 3	11 UNITS
SINGLE-FAMILY COURT HOMES (3 STORIES) PLAN 4 W/ ADU	36 UNITS + 36 ADU*
SINGLE-FAMILY COURT HOMES (3 STORIES) PLAN TOTAL	116 UNITS
MULTI-FAMILY INTERLOCKING TOWNHOMES (7 PLEX)	4 BLDGS/28 UNITS
MULTI-FAMILY INTERLOCKING TOWNHOMES (9 PLEX)	6 BLDGS/54 UNITS
MULTI-FAMILT ROW TOWNHOMES (6 PLEX)	4 BLDGS/24 UNITS
MULTI-FAMILT ROW TOWNHOMES (8 PLEX)	9 BLDGS/72 UNITS
TOTAL UNITS	370 UNITS

PARKING SUMMARY TABLE	
UNIT TYPE	UNIT COUNT
STANDARD PARKING STALLS 8.5'X18' (19.46.120)	30 STALLS
COMPACT STALLS 7.5'X15' (19.46.120)	4 STALLS
EV CAPABLE STALLS (3% REQUIRED) 9'X18' (19.46.100 G6)	34 STALLS
PARALLEL PARKING STALLS 8.5'X23' (19.46.120)	42 STALLS
ADAPTABLE STALLS REQUIRED 5% 9'X18' (CBC 11B-208.2)	6 STALLS
TOTAL STALLS	116 STALLS

LEGEND

- * (41) ADU Units
- Clubhouse / Poolhouse
- Public Access Easement / Pedestrian Connectivity

ODS LEGEND

- Table 2A, Location of Parking, 3.6.1.2.1, 3.6.1.2.3
- Table 2A, Orientation & Access



Site Enlargement Showing ODS Table 2A, Orientation & Access

cbg
CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM

ILLUSTRATIVE SITE PLAN

TIDEWATER LENNAR

SUNNYVALE PARK PLACE

SUNNYVALE, CALIFORNIA

SP4

SCALE: 1"=40'

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



CIRCULATION PLAN

UNIT SUMMARY	
UNIT TYPE	UNIT COUNT
SINGLE-FAMILY ROW HOMES (3-STORIES) PLAN 1	19 UNITS
SINGLE-FAMILY ROW HOMES (3-STORIES) PLAN 2	23 UNITS
SINGLE-FAMILY ROW HOMES (3-STORIES) PLAN 3	19 UNITS
SINGLE-FAMILY ROW HOMES (3-STORIES) PLAN 3X	10 UNITS + 5 ADU*
SINGLE-FAMILY ROW HOMES (3-STORIES) TOTAL	76 UNITS
SINGLE-FAMILY COURT HOMES (3 STORIES) PLAN 1	16 UNITS
SINGLE-FAMILY COURT HOMES (3 STORIES) PLAN 2	17 UNITS
SINGLE-FAMILY COURT HOMES (3 STORIES) PLAN 3	11 UNITS
SINGLE-FAMILY COURT HOMES (3 STORIES) PLAN 4 W/ ADU	36 UNITS + 36 ADU*
SINGLE-FAMILY COURT HOMES (3 STORIES) PLAN TOTAL	116 UNITS
MULTI-FAMILY INTERLOCKING TOWNHOMES (7 PLEX)	4 BLDGS/28 UNITS
MULTI-FAMILY INTERLOCKING TOWNHOMES (9 PLEX)	6 BLDGS/54 UNITS
MULTI-FAMILT ROW TOWNHOMES (6 PLEX)	4 BLDGS/24 UNITS
MULTI-FAMILT ROW TOWNHOMES (8 PLEX)	9 BLDGS/72 UNITS
TOTAL UNITS	370 UNITS

PARKING SUMMARY TABLE	
UNIT TYPE	UNIT COUNT
STANDARD PARKING STALLS 8.5'X18' (19.46.120)	30 STALLS
COMPACT STALLS 7.5'X15' (19.46.120)	4 STALLS
EV CAPABLE STALLS (3% REQUIRED) 9'X18' (19.46.100 G6)	34 STALLS
PARALLEL PARKING STALLS 8.5'X23' (19.46.120)	42 STALLS
ADAPTABLE STALLS REQUIRED 5% 9'X18' (CBC 11B-208.2)	6 STALLS
TOTAL STALLS	116 STALLS

LEGEND

PEDESTRIAN PATH OF TRAVEL

VEHICULAR PATH OF TRAVEL

* ADA ACCESSIBLE UNIT

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

TIDEWATER LENNAR

SUNNYVALE PARK PLACE

SUNNYVALE, CALIFORNIA

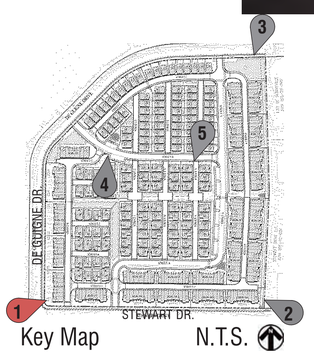
SP5

SCALE: 1"=40'

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO





Key Map N.T.S.

VIEW 1

PERSPECTIVE RENDERING
SOUTHWEST CORNER

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE

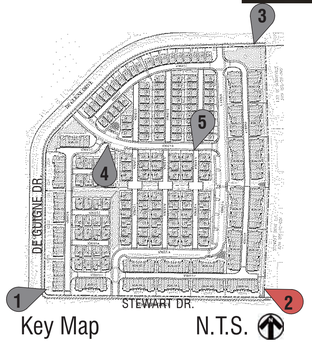
SUNNYVALE, CALIFORNIA

SP6

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO





Key Map N.T.S.

VIEW 2

PERSPECTIVE RENDERING
SOUTHEAST CORNER

SUNNYVALE PARK PLACE

SUNNYVALE, CALIFORNIA

TIDEWATER
LENNAR

SP7

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25





Key Map N.T.S.

VIEW 3

PERSPECTIVE RENDERING
NORTHEAST CORNER

TIDEWATER
LENNAR

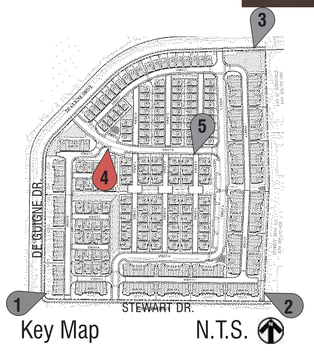
SUNNYVALE PARK PLACE
SUNNYVALE, CALIFORNIA

SP8

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25





Key Map N.T.S.

VIEW 4

PERSPECTIVE RENDERING
ALLEY HOMES - PARK

SUNNYVALE PARK PLACE
SUNNYVALE, CALIFORNIA

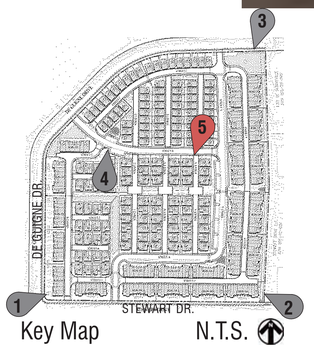
TIDEWATER
LENNAR

SP9

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25





Key Map N.T.S.

VIEW 5

PERSPECTIVE RENDERING
COURT HOMES - STREET B

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE

SUNNYVALE, CALIFORNIA

SP10

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



NEW HOME RATING SYSTEM, VERSION 6.1

GreenPoint Rated

SINGLE FAMILY CHECKLIST

The GreenPoint Rated checklist rewards green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points, Earn the following minimum points per category: Community (2) Energy (20), Indoor Air Quality/Health (6), Resources (8), and Water (5), and meet the prerequisites CALGreen Mandatory, HERS, IAQ, & IAQ.

Directions for Use: Columns A to J displayed menu with the options of "Yes", "No", or "TBD", or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit www.greenpointrated.com

Project Name: Sunnyvale Park Place
Project Street: 555 Ea Duane Dr
Project City: Sunnyvale, CA
Project Zip: 94085

Points Targeted: 95
Certification Level Targeted: Silver
Compliance Pathway Targeted: All Electric Low-Rise

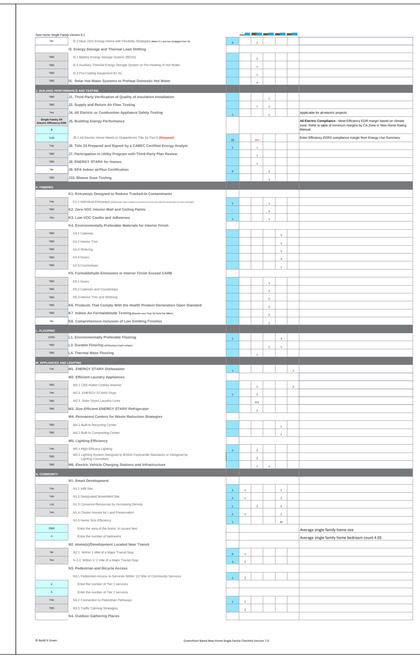
POINTS REQUIRED (Minimum Points / Targeted Points)

Energy	Water	Resources	Indoor Air Quality	Community	Bonus
20 / 20	5 / 5	8 / 8	6 / 6	2 / 2	0 / 0

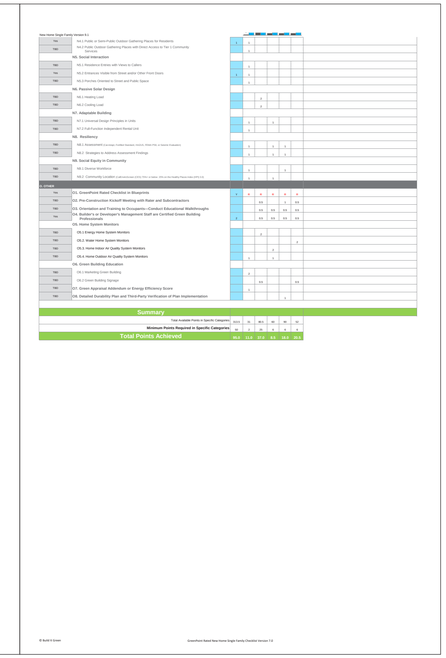
MEASURES	Possible Points: Energy	Water	Resources	Indoor Air Quality	Community	Bonus	Notes
1. Prerequisites							
Yes	CALGreen Res (REQUIRED)	Y					
2. ENERGY							
No	A1. Construction Footprint (See Prescriptive Path Required Local Ordinances OR 40% of Site Undisturbed and Undisturbed)	N					
	A2. Job Site Construction Waste Diversion						
Yes	A2.1 75% C&D Waste Diversion (including Alternative Daily Cover)	Y				Y	
Yes	A2.2 Recycling Rules from Third-Party Verified Mixed-Use Waste Facility	Y				Y	
TBD	A3. Recycled Content Base Material (Minimum 25% Post-Consumer Content)						
TBD	A4. Heat Island Effect Reduction (Non-Roof)						
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out						
	A6. Stormwater Control: Prescriptive Path (permits required & current)						
TBD	A6.1 Permeable Paving Material					Y	
TBD	A6.2 Filtration and/or Bio-Retention Features					Y	
TBD	A6.3 Non-Leaching Roofing Materials					Y	
TBD	A6.4 Small Stormwater Detail Design					Y	
	A7. Stormwater Control: Performance Path (Engineer and Third-Party Verification Required)						
N		N				N	
3. FOUNDATION							
TBD	B1. Low Carbon Concrete (Minimum of 30%)						
TBD	B2. Radon-Resistant Construction						
Yes	B3. Foundation Drainage System	Y				Y	
TBD	B4. Moisture Controlled Crawlspace						
	B5. Structural Pest Controls						
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections					Y	
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					Y	
4. LANDSCAPE							
25.00%	Enter the landscape area percentage. Points capped at 5 for less than 20%						
	C1. Plants Grouped by Water Needs (Hydrozoning)						
Yes	C2. Three Inches of Organic Mulch in Planting Beds	Y				Y	
	C3. Resource Efficient Landscapes						
Yes	C3.1 No Invasive Species Listed by Cal-IPC	Y				Y	
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)	Y				Y	
Yes	C3.3 Drought Tolerant, California Native, or Other Appropriate Species	Y				Y	
	C4. Minimal Turf in Landscape						
Yes	C4.1 No Turf in Landscape Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	Y				Y	
No Turf	C4.2 Turf in a Small Percentage of Landscaped Area	Y				Y	
Yes	C5. Trees to Moderate Building Temperature (At least 50% of West-Facing Glazing and Walls Shaded)	Y				Y	
Yes	C6. High-Efficiency Irrigation System	Y				Y	
Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil (Lab Testing)	Y				Y	
	C8. Rainwater Harvesting System						
No	C8.1 Rainwater Harvesting System with 300 Gallon Storage Capacity	N				Y	
No	C8.2 Rainwater to Flush Toilets or Meet 50% of Landscape Irrigation Demand	N				Y	
No	C9. Recycled Wastewater Irrigation System	N				Y	
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	Y				Y	
#DIV/0!	C11. Efficient Landscape Water Budget	#DIV/0!				Y	
	C12. Environmentally Preferable Materials for Site						
No	C12.1 Environmentally Preferable Materials for 75% of Hardscapes and Fencing	N				Y	
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 25%	N				Y	
Yes	C13. Reduced Light Pollution (Exterior lighting fixtures shielded and directed downward)	Y				Y	
Yes	C14. Large Stature Tree(s)	Y				Y	
Yes	C15. Third Party Landscape Program Certification	Y				Y	
No	C16. Maintenance Contract with Certified Professional (Bay Friendly Qualified Professional or Equiv.)	N				Y	
Yes	C17. Community Garden	Y				Y	
5. STRUCTURAL FRAME AND BUILDING ENVELOPE							
	D1. Optimal Value Engineering						
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center					Y	



	D2. Non-Load Bearing Door and Window Headers Sized for Load					Y	
TBD	D3.3 Advanced Framing Measures					Y	
	D2. Construction Material Efficiencies						
TBD	D2.1 Prefabricated Wall or Roof Framing (If no assembled wall and roof framing for at least 80% of project)					Y	
TBD	D2.2 Prefabricated Modular Units					Y	
TBD	D3. Engineered Beams and Headers					Y	
TBD	D4. Insulated Headers					Y	
	D5. FSC-Certified Wood						
TBD	D5.1 Dimensional Lumber, Studs, and Timber					Y	
TBD	D5.2 Panel Products					Y	
	D6. Solid Wall Systems						
TBD	D6.1 At Least 50% of Floors					Y	
TBD	D6.2 At Least 50% of Exterior Walls					Y	
TBD	D6.3 At Least 50% of Roofs					Y	
TBD	D7. Energy Heels on Roof Trusses					Y	
20.00/Ea	D8. Overhangs and Gutters						
	D9. Reduced Pollution Entering the Home from the Garage						
TBD	D9.1 Detached or No Garage					Y	
TBD	D9.2 Air Leak 50% of Walls					Y	
TBD	D9.3 Air Leak 50% of Ducts					Y	
TBD	D7. Energy Heels on Roof Trusses					Y	
20.00/Ea	D8. Overhangs and Gutters						
	D9. Reduced Pollution Entering the Home from the Garage						
TBD	D9.1 Detached or No Garage					Y	
TBD	D9.2 Air Leak 50% of Walls					Y	
TBD	D9.3 Air Leak 50% of Ducts					Y	
	D10. Structural Post and Pier Controls						
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					Y	
TBD	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					Y	
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	Y				Y	
6. EXTERIOR							
Yes	E1. Environmentally Preferable Decking	Y				Y	
TBD	E2. Flashing Installation Third-Party Verified					Y	
TBD	E3. Rain Screen Wall System					Y	
Yes	E4. Durable and Non-Combustible Cladding Materials	Y				Y	
Yes	E5. Durable and Fire Resistant Roofing Materials or Assembly	Y				Y	
TBD	E6. Vegetated Roof						
TBD	E7. Cool Roof					Y	
7. INSULATION							
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
TBD	F1.1 Walls and Floors				0.5		
TBD	F1.2 Ceilings				0.5		
	F2. Low-Emitting Insulation						
TBD	F2.1 Walls and Floors				0.5		
TBD	F2.2 Ceilings				0.5		
	F3. Low GWP Insulation That Does Not Contain Fire Retardants						
TBD	F3.1 Cavity Walls and Floors					Y	
TBD	F3.2 Ceilings					Y	
TBD	F3.3 Interior and Exterior Insulation					Y	
8. PLUMBING							
	G1. Efficient Distribution of Domestic Hot Water						
TBD	G1.2 Insulated Hot Water Lines for Hot Water Distribution					Y	
TBD	G1.3 Increased Efficiency in Hot Water Distribution					Y	
	G2. Install Water-Efficient Fixtures						
TBD	G2.1 Showerhead, Showerheads 1.75 gpm					Y	
TBD	G2.2 WaterSense Bathroom Faucets with ≤ 1.5 gpm					Y	
TBD	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28 gpf OR 1.1 gpf					Y	
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf					Y	
TBD	G3. Pre-Plumbing for Graywater System					Y	
TBD	G4. Operational Graywater System					Y	
TBD	G5. Thermostatic Shower Shut-Off Valve					Y	
TBD	G6. Submeter Water for Tenants					Y	
9. HEATING, VENTILATION, AND AIR CONDITIONING							
	H1. All Electric or Sealed Combustion Units						
TBD	H1.1 Sealed Combustion Furnace or Heat Pump					Y	
Yes	H1.2 Sealed Combustion or Heat Pump Water Heater	Y				Y	
TBD	H2. High Performing Zoned Hydronic Radiant Heating System					Y	
	H3. Effective Ductwork						
TBD	H3.1 Duct Mastic on Duct Joints and Seams					Y	
TBD	H3.2 Pressure Balance the Ductwork System					Y	
	H5. Advanced Practices for Cooling						
TBD	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms					Y	
TBD	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units					Y	



	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality						
Yes	H6.1 Meet ASHRAE Standard 62.2-2019 Ventilation Residential Standards	Y				Y	
TBD	H6.2 Advanced Ventilation Standards					Y	
TBD	H6.3 Triple Trash Chutes in Multifamily Building Common Areas					Y	
	H7. Effective Range Design and Installation						
TBD	H7.1 Effective Range Hood Ducting and Design					Y	
TBD	H7.2 Automatic Range Hood Control					Y	
TBD	H8. High Efficiency HVAC Filter (MERV 16+)					Y	
TBD	H9. Advanced Refrigerants (Low global warming potential refrigerants)					Y	
9. RENEWABLE ENERGY							
20.00%	I1. Onsite Renewable Generation (PV, Micro Hydro, and Wind)	Y	20				
TBD	I2.1 Near Zero Energy Home (what at least 80% of annual site energy use)					Y	
No	I2.2 Near Zero Energy Home with Flexibility Strategies (Meets I2.1 and has strategies from I3)	N				Y	
	I3. Energy Storage and Thermal Load Shifting						
TBD	I3.1 Battery Energy Storage System (BESS)					Y	
TBD	I3.2 Auxiliary Thermal Energy Storage System or Pre-Heating of Hot Water					Y	
TBD	I3.3 Pre-Cooling Equipment for AC					Y	
Yes	I4. Solar Hot Water Systems to Preheat Domestic Hot Water	Y				Y	
9. BUILDING PERFORMANCE AND TESTING							
TBD	J1. Third-Party Verification of Quality of Insulation Installation					Y	
TBD	J2. Supply and Return Air Flow Testing					Y	
TBD	J3. Compartmentalization of Units (Maximum unconditioned pathways for interior air pollutants between units)					Y	
Yes	J4. All Electric or Combustion Appliance Safety Testing	Y				Y	
All Items Low-Rise	J5. Building Energy Performance						
A							
3.00%	J5.1 All Dwelling Units Meet or Outperform Title 24 Part 6 (Required)	20	20				
3.00%	J5.2 Non-Residential Spaces Outperform Title 24 (Use cumulative square PV must be ≥30% of conditioned SF)	20	20				
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst (Required)	Y					
TBD	J7. Participation in Utility Program with Third-Party Plan Review					Y	
TBD	J8. ENERGY STAR® for Homes					Y	
No	J9. EPA Indoor airPlus Certification					Y	
9. ENERGY							
	K1. Entryways Designed to Reduce Tracked-In Contaminants						
Yes	K1.1 Entryways to Individual Units (Entryways not using an entryway and permanent opportunity for entry storage)	Y				Y	
TBD	K1.2 Entryways to Buildings (Entryways have various entryways and had to, permanent walk off zone or grill)					Y	
	K2. Zero-VOC Interior Wall and Ceiling Paints						
No	K2.1 Low-VOC Caulks and Adhesives	N				Y	
	K4. Environmentally Preferable Materials for Interior Finish						
TBD	K4.1 Cabinets					Y	
TBD	K4.2 Interior Trim					Y	
TBD	K4.3 Shelving					Y	
TBD	K4.4 Doors					Y	
TBD	K4.5 Countertops					Y	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
No	K5.1 Doors	N				Y	
No	K5.2 Cabinets and Countertops	N				Y	
TBD	K5.3 Interior Trim and Shelving					Y	
TBD	K6. Products That Comply With the Health Product Declaration Open Standard					Y	
TBD	K7. Indoor Air Formaldehyde Testing (Limits Less Than 75 Parts Per Billion)					Y	
No	K8. Comprehensive Inclusion of Low Emitting Finishes						
	K9. Durable Cabinets						
TBD	K9.1 Durable Cabinet Construction (Plywood for cleanout and doors, dovetail joints)					Y	
TBD	K9.2 Durable Cabinet Hardware (Ball bearing drawer slides, fully dimensional metal hinges)					Y	
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes					Y	
9. FLOORING							
100%	L1. Environmentally Preferable Flooring	Y				Y	
TBD	L3. Durable Flooring (All flooring is hard surface)					Y	
TBD	L4. Thermal Mass Flooring					Y	
9. APPLIANCES AND LIGHTING							
Yes	M1. ENERGY STAR® Dishwasher	Y				Y	
	M2. Efficient Clothes Washing and Drying						
TBD	M2.1 CEE-Rated or ENERGY STAR® Clothes Washer					Y	
Yes	M2.2 ENERGY STAR® Dryer	Y				Y	
TBD	M2.3 Solar Dryer/ Laundry Lines					Y	
TBD	M3. Size-Efficient ENERGY STAR® Refrigerator					Y	



	M4. Permanent Centers for Waste Reduction Strategies						
TBD	M4.1 Built-In Recycling Center					Y	
TBD	M4.2 Built-In Composting Center					Y	
TBD	M4.3 Triple Trash Chutes in Multifamily Building (Compost, recycle, and landfill)					Y	
	M5. Lighting Efficiency						
Yes	M5.1 High-Efficacy Lighting	Y				Y	
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant					Y	
TBD	M6. Electric Vehicle Charging Stations and Infrastructure					Y	
TBD	M7. Central Lubrication					Y	
TBD	M8. Gearless Elevator					Y	
TBD	M9. Gas Infrastructure Removed for Major Alterations					Y	
Yes	M10. All-Electric Commercial Kitchen	Y				Y	
9. COMMUNITY							
	N1. Smart Development						
Yes	N1.1 Infill Site	Y				Y	
Yes	N1.2 Designated Brownfield Site	Y				Y	
No	N1.3 Conserve Resources by Increasing Density	N				Y	
Yes	N1.4 Cluster Homes for Land Preservation	Y				Y	
Yes	N1.5 Home Size Efficiency	Y				Y	
2010	Enter the area of the home, in square feet	10	Average townhome size				
2	Enter the number of bedrooms		Average bedroom count = 3.2				
	N2. Homes@Development Located Near Major Transit Stop						
No	N2.1 Within 1 Mile of a Major Transit Stop	N				Y	
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	Y				Y	
	N3. Pedestrian and Bicycle Access						
Yes	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	Y				Y	
1	Enter the number of Tier 1 services						
1	Enter the number of Tier 2 services						
Yes	N3.2 Connection to Pedestrian Pathways	Y				Y	
TBD	N3.3 Traffic Calming Strategies					Y	
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide					Y	
100%	N3.5 Bicycle Storage for Residents	Y				Y	
TBD	N3.6 Bicycle Storage for Non-Residents					Y	
TBD	N3.7 Reduced Parking Capacity					Y	
	N4. Outdoor Gathering Places						
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	Y				Y	
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Community Services					Y	
	N5. Social Interaction						
TBD	N5.1 Residence Entries with Views to Callers					Y	
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors					Y	
TBD	N5.3 Porches Oriented to Street and Public Space					Y	
	N6. Passive Solar Design						
TBD	N6.1 Heating Load					Y	
TBD	N6.2 Cooling Load					Y	
	N7. Adaptable Building						
TBD	N7.1 Universal Design Principles in Units					Y	
TBD	N7.2 Full-Function Independent Rental Unit					Y	
	N8. Resiliency						
TBD	N8.1 Climate-Impact Assessment (CA Adapt, Fortified Standard, NHUD, FEMA P58, or Seismic Evaluation)					Y	
TBD	N8.2 Strategies to Address Assessment Findings					Y	
	N9. Social Equity						
TBD	N9.1 Diverse Workforce (Supplier Diversity or Local Hire)					Y	
TBD	N9.2 Community Location (Underserved Community)					Y	
	N10. Affordability						
TBD	N10.1 Dedicated Units for Households Making 80% of AMI or Less					Y	
TBD	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less					Y	
TBD	N10.3 At Least 20% of Units at ≤ 20% AMI or Less are For Sale					Y	
	N11. Mixed-Use Development						
TBD	N11.1 Live/Work Units Include a Dedicated Commercial Entrance					Y	
TBD	N11.2 At Least 2% of Development Floor Space Supports Mixed Use					Y	
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Services					Y	
	N12. Outdoor Gathering Places						

TBD	N12.1 Public or Semi-Public Outdoor Gathering Places for Residents	Y				Y	
TBD	N12.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services					Y	
	N13. Social Interaction						
TBD	N13.1 Residence Entries with Views to Callers					Y	
TBD	N13.2 Entrances Visible from Street and/or Other Front Doors					Y	
TBD	N13.3 Porches Oriented to Street and Public Space					Y	
	N14. Passive Solar Design						
TBD	N14.1 Heating Load					Y	
TBD	N14.2 Cooling Load					Y	
	N15. Adaptable Building						
TBD	N15.1 Universal Design Principles in Units					Y	
TBD	N15.2 Full-Function Independent Rental Unit					Y	
	N16. Resiliency						
TBD	N16.1 Assessment (Cal-Adapt, Fortified Standard, NHUD, FEMA P58, or Seismic Evaluation)					Y	
TBD	N16.2 Strategies to Address Assessment Findings					Y	
	N17. Social Equity in Community						
TBD	N17.1 Diverse Workforce					Y	
TBD	N17.2 Community Location (Underserved Community)					Y	
	O1. Greenhome Raised Checklist in Blueprints						
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors						
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs						
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals						
	O5. Home System Monitors						
TBD	O5.1 Energy Home System Monitors						
TBD	O5.2 Water Home System Monitors						
TBD	O5.3 Home Indoor Air Quality System Monitors						
TBD	O5.4 Home Outdoor Air Quality System Monitors						
	O6. Green Building Education						
TBD	O6.1 Marketing Green Building						
TBD	O6.2 Green Building Signage						
TBD	O7. Green Appraisal Addendum or Energy Efficiency Score						
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation						
TBD	O9. Residents Are Offered Free or Discounted Transit Passes						
TBD	O10. Ventilation Determine Practices and Ventilation Management Plan						
TBD	O11. Smoke/Ash Housing						
TBD	O12. Integrated Pest Management Plan						
9. INDOOR CONTAMINANTS							
	P1. Acoustics: Noise and Vibration Control						
	Enter the number of Tier 1 practices.						
	Enter the number of Tier 2 practices						
	P2. Meet Low Design Strategies						
TBD	P2.1 Tenant Improvement Requirements for Build-Outs						
TBD	P2.2 Commercial Loading Area Separated for Residential Area						
TBD	P2.3 Separate Mechanical and Plumbing Systems						
	P3. Commissioning						
TBD	P3.1 Design Phase						
TBD	P3.2 Construction Phase						
TBD	P3.3 Post-Construction Phase						
TBD	P4. Building Enclosure Testing						

Summary

	Total Available Points in Specific Categories	20.0	11.0	21.0	8.5	10.0	10.0
	Minimum Points Required in Specific Categories	20	7	20	6	6	6
Total Points Achieved		20.0	11.0	21.0	8.5	10.0	10.0

GreenPoint Checklist | Single Family



NEW HOME RATING SYSTEM, VERSION 5.1

GreenPoint Rated

MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist rewards green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points, Earn the following minimum points per category: Community (2) Energy (20), Indoor Air Quality/Health (6), Resources (8), and Water (5), and meet the prerequisites CALGreen Mandatory, HERS, IAQ, & IAQ.

Directions for Use: Columns A to J displayed menu with the options of "Yes", "No", or "TBD", or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit www.greenpointrated.com

Project Name: Sunnyvale Park Place
Project Street: 555 Ea Duane Dr
Project City: Sunnyvale, CA
Project Zip: 94085

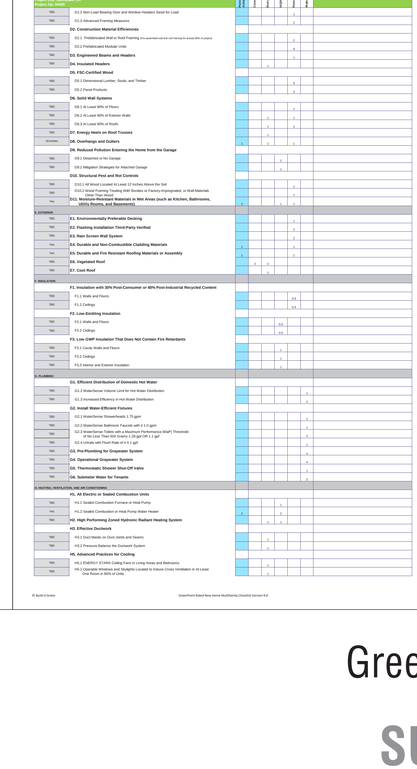
New Home Multifamily Version 5.1
A Home is only GreenPoint Rated if all features are certified by a Certified GreenPoint Rater and certified by Build It Green.

Points Targeted: 95
Certification Level Targeted: Silver
Compliance Pathway Targeted: All Electric Low-Rise

POINTS REQUIRED (Minimum Points / Targeted Points)

Energy	Water	Resources	Indoor Air Quality	Community	Bonus
20 / 20	5 / 5	8 / 8	6 / 6	2 / 2	0 / 0

MEASURES	Possible Points: Energy	Water	Resources	Indoor Air Quality	Community	Bonus	Notes
1. Prerequisites							
Yes	CALGreen Res (REQUIRED)	Y					
2. ENERGY							
No	A1. Construction Footprint (See Prescriptive Path Required Local Ordinances OR 40% of Site Undisturbed and Undisturbed)	N					
	A2. Job Site Construction Waste Diversion						
Yes	A2.1 75% C&D Waste Diversion (including Alternative Daily Cover)	Y				Y	
Yes	A2.2 Recycling Rules from Third-Party Verified Mixed-Use Waste Facility	Y				Y	
TBD	A3. Recycled Content Base Material (Minimum 25% Post-Consumer Content)						
TBD	A4. Heat Island Effect Reduction (Non-Roof)						
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out						
	A6. Stormwater Control: Prescriptive Path (permits required & current)						
TBD	A6.1 Permeable Paving Material					Y	
TBD	A6.2 Filtration and/or Bio-Retention Features					Y	
TBD	A6.3 Non-Leaching Roofing Materials					Y	
TBD	A6.4 Small Stormwater Detail Design					Y	
	A7. Stormwater Control: Performance Path (Engineer and Third-Party Verification Required)						
N		N				N	
3. FOUNDATION							
TBD	B1. Low Carbon Concrete (Minimum of 30%)						
TBD	B2. Radon-Resistant Construction						
Yes	B3. Foundation Drainage System	Y				Y	
TBD	B4. Moisture Controlled Crawlspace						
	B5. Structural Pest Controls						
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections					Y	
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					Y	
4. LANDSCAPE							
25.00%	Enter the landscape area percentage. Points capped at 5 for less than 20%						
	C1. Plants Grouped by Water Needs (Hydrozoning)						
Yes	C2. Three Inches of Organic Mulch in Planting Beds	Y				Y	
	C3. Resource Efficient Landscapes						
Yes	C3.1 No Invasive Species Listed by Cal-IPC	Y				Y	
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Maintenance)	Y				Y	
Yes	C3.3 Drought Tolerant, California Native, or Other Appropriate Species	Y				Y	
	C4. Minimal Turf in Landscape						
Yes	C4.1 No Turf in Landscape Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	Y				Y	
No Turf	C4.2 Turf in a Small Percentage of Landscaped Area	Y				Y	
Yes	C5. Trees to Moderate Building Temperature (At least 50% of West-Facing Glazing and Walls Shaded)	Y				Y	
Yes	C6. High-Efficiency Irrigation System	Y				Y	
Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil (Lab Testing)	Y				Y	
	C8. Rainwater Harvesting System						
No	C8.1 Rainwater Harvesting System with 300 Gallon Storage Capacity	N				Y	
No	C8.2 Rainwater to Flush Toilets or Meet 50% of Landscape Irrigation Demand	N				Y	
No	C9. Recycled Wastewater Irrigation System	N				Y	
Yes	C10. Submeter or Dedicated Meter for Landscape Irrigation	Y				Y	
#DIV/0!	C11. Efficient Landscape Water Budget	#DIV/0!				Y	
	C12. Environmentally Preferable Materials for Site						
No	C12.1 Environmentally Preferable Materials for 75% of Hardscapes and Fencing	N				Y	
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 25%	N				Y	
Yes	C13. Reduced Light Pollution (Exterior lighting fixtures shielded and directed downward)	Y				Y	
Yes	C14. Large Stature Tree(s)	Y				Y	
Yes	C15. Third Party Landscape Program Certification	Y				Y	
No	C16. Maintenance Contract with Certified Professional (Bay Friendly Qualified Professional or Equiv.)	N				Y	
Yes	C17. Community Garden	Y				Y	
5. STRUCTURAL FRAME AND BUILDING ENVELOPE							
	D1. Optimal Value Engineering						
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center					Y	



	D2. Non-Load Bearing Door and Window Headers Sized for Load					Y	
TBD	D3.3 Advanced Framing Measures					Y	
	D2. Construction Material Efficiencies						
TBD	D2.1 Prefabricated Wall or Roof Framing (If no assembled wall and roof framing for at least 80% of project)					Y	
TBD	D2.2 Prefabricated Modular Units					Y	
TBD	D3. Engineered Beams and Headers					Y	
TBD	D4. Insulated Headers					Y	
	D5. FSC-Certified Wood						
TBD	D5.1 Dimensional Lumber, Studs, and Timber					Y	
TBD	D5.2 Panel Products					Y	
	D6. Solid Wall Systems						
TBD	D6.1 At Least 50% of Floors					Y	
TBD	D6.2 At Least 50% of Exterior Walls					Y	
TBD	D6.3 At Least 50% of Roofs					Y	
TBD	D7. Energy Heels on Roof Trusses					Y	
20.00/Ea	D8. Overhangs and Gutters						
	D9. Reduced Pollution Entering the Home from the Garage						
TBD	D9.1 Detached or No Garage					Y	
TBD	D9.2 Air Leak 50% of Walls					Y	
TBD	D9.3 Air Leak 50% of Ducts					Y	
TBD	D7. Energy Heels on Roof Trusses					Y	
20.00/Ea	D8. Overhangs and Gutters						
	D9. Reduced Pollution Entering the Home from the Garage						
TBD	D9.1 Detached or No Garage					Y	
TBD	D9.2 Air Leak 50% of Walls					Y	
TBD	D9.3 Air Leak 50% of Ducts					Y	
	D10. Structural Post and Pier Controls						
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					Y	
TBD	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					Y	
Yes	D11. Moisture-Resistant Materials in

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

CHAPTER 3 – ADMINISTRATION

SECTION	REQUIREMENTS
	Scope
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.

CHAPTER 3 – GREEN BUILDING

SECTION	REQUIREMENTS
	Additions and alterations
301.1.1	• Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. • Requirements only apply within the specific area of the addition or alteration. • Requirements for electric vehicle charging may apply to additions to or alterations of parking facilities for multifamily buildings
	Low-rise and high-rise residential buildings
301.2	Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].
	Mixed occupancy buildings
302.1	Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy. **Exceptions:** • Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable. • Live/work units complying with the California Building Code Section 508.5 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

CHAPTER 4 – RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 – PLANNING AND DESIGN

SECTION	REQUIREMENTS
	Storm water drainage and retention during construction
4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
	Grading and paving
4.106.3	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. **Exception:** Additions and alterations which do not alter the existing drainage path.
	Electric vehicle (EV) charging for new construction and existing multifamily parking facilities
4.106.4	• Comply with Section 4.106.4.1 or 4.106.4.2 for installation and use of EV chargers and receptacles. • Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*. **Exceptions:** 1. On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following: 1.1. Where there is no local utility power supply, or the local utility is unable to supply adequate power. 1.2. Where local enforcing agency determines additional local utility infrastructure design requirements for implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units and Junior Accessory Dwelling Units without additional parking facilities.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	EV charging: New 1- & 2-family dwellings/townhouses with attached private garages
4.106.4.1	• Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. • Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). • Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. • Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. • Service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. **Exception:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.
	Identification
4.106.4.1.1	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."
	EV charging for new multifamily dwellings, hotels and motels and new residential parking facilities
4.106.4.2	• Applies to all new multifamily dwelling units, hotels and motels and new residential parking facilities. • Shall meet the requirements of Sections 4.106.4.2.1 or 4.106.4.2.2. • Calculations for spaces shall be rounded up to the nearest whole number. • A parking space served by electric vehicle supply equipment (EVSE) or designed as a future EV charging space shall be counted as at least one standard parking space in order to comply with minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	Multifamily development projects, hotels, and motels with less than 20 units
4.106.4.2.1	The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site. 1. **EV Capable.** 10% of the total number of parking spaces on a building site shall be EV spaces capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate electrical panel service capacity, electrical system, and any on-site distribution transformer(s) have sufficient capacity to charge all EVs at a minimum of 40 amps. The service panel/subpanel shall identify overcurrent protective device spaces reserved for future EV charging as "EV CAPABLE." **Exceptions:** 1. When EV chargers (Level 2 EVSE) are installed in a number greater than 5% of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the 5% required. 2. **EV Ready.** 25% of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. **Exception:** Areas of parking facilities served by parking lifts.
4.106.4.2.2	3. **EV Chargers.** 5% of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests. When low power Level 2 EV charging receptacles or EVSE are installed beyond the minimum required, automatic load management systems (ALMS) may be used to reduce electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EVCS.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	Multifamily development projects, hotels and motels with 20 or more units
4.106.4.2.2	The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site. 1. **EV Capable.** 10% of the total number of parking spaces on a building site shall be EV spaces capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate electrical panel service capacity, electrical system, and any on-site distribution transformer(s) have sufficient capacity to charge all EVs at a minimum of 40 amps. The service panel/subpanel shall identify future EV spaces as "EV CAPABLE." **Exception:** When EV chargers (Level 2 EVSE) are installed in a number greater than 5% of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the 5% required. 2. **EV Ready.** 25% of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. **Exception:** Areas of parking facilities served by parking lifts. 3. **EV Chargers.** 5% of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests. When low power Level 2 EV charging receptacles or EVSE are installed beyond the minimum required, automatic load management systems (ALMS) may be used to reduce electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EVCS.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	EV charging stations (EVCS)
4.106.4.2.2.1	EVCS required by Section 4.106.4.2.2.1.2, Item 3 (1 in 25 EVCS with chargers) shall comply with Section 4.106.4.2.2.1.1. **Exception:** EVCS serving public accommodations, public housing motels and hotel shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.
	Location
4.106.4.2.2.1.1	When EV chargers are installed, EVCS shall comply with at least one of the following options: 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route to the building, as defined in the *California Building Code*, Chapter 2. **Exception:** EVCS designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.
	EV charging stations (EVCS) dimensions
4.106.4.2.2.1.2	EV charging spaces shall be designed to comply with the following: • Minimum length of each EV space shall be 18 feet. • Minimum width of each EV space shall be 9 feet. • One in every 25 charging spaces, but not less than one, shall have an 8-foot minimum aisle. A 5-foot minimum aisle shall be permitted if the minimum width of the EV space is 12 feet. a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	Accessible EV spaces
4.106.4.2.2.1.3	In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.
	EV space requirements
4.106.4.2.3	**Single EV space required** • Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. • Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). • Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. • Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. • Service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit including an installed branch circuit overcurrent protective device; or spaces reserved to install a branch circuit overcurrent protective device. **Multiple EV spaces required** • Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations. • Plan design shall be based upon a 40-ampere minimum branch circuit. • Required raceways and related components planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction. **Exception (applies to both single and multiple EV spaces):** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the *California Electrical Code*.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	Identification
4.106.4.2.4	The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.
	EV ready space signage
4.106.4.2.5	EV ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement markings) or its successor.
	EV charging for additions and alterations of parking facilities serving existing multifamily buildings
4.106.4.3	When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, 10% of the total number of parking spaces added or altered shall be EV spaces capable of supporting future Level 2 EVSE.

DIVISION 4.2 – ENERGY EFFICIENCY

SECTION	REQUIREMENTS
	Scope
4.201.1 & 5.201.1	• Energy efficiency requirements for low-rise residential (single-family) (Section 4.201.1); and high-rise residential (multifamily) and hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. • Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2022 *California Energy Code*.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

DIVISION 4.3 – WATER EFFICIENCY AND CONSERVATION

SECTION	REQUIREMENTS
	Water conserving plumbing fixtures and fittings
4.303.1	Plumbing fixtures and fittings shall comply with the following: **4.303.1.1** – Water closets: ≤ 1.28 gal/flush. **4.303.1.2** – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush. **4.303.1.3.1** – Single showerheads: ≤ 1.8 gpm @ 80 psi. **4.303.1.3.2** – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time. **4.303.1.4.1** – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. **4.303.1.4.2** – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi. **4.303.1.4.3** – Metering faucets: ≤ 0.2 gallons per cycle. **4.303.1.4.4** – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm. **4.303.1.4.5** – Pre-rinse spray valves: comply with California Code of Regulations (CCR), Title 20, Appliance Efficiency Regulations, Sections 1605.1(h)(4) Table H-2, Section 1605.3(h)(4)(A), and Section 1607(d)(7). Shall be equipped with an integral automatic shutoff.
	Submeters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings
4.303.2	Submeters shall be installed to measure water usage on individual dwelling units in accordance with the *California Plumbing Code*.
	Standards for plumbing fixtures and fittings
4.303.3	Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code* and shall meet applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	Outdoor potable water use in landscape areas
4.304.1	New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

DIVISION 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY

SECTION	REQUIREMENTS
	Rodent proofing
4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.
	Construction waste management
4.408.1	• Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Provide documentation to the enforcing agency per Section 4.408.5. **Exceptions:** 1. Excavated soil and land-clearing debris. 2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
	Construction waste management plan
4.408.2	Submit a construction waste management plan that meets Items 1 through 5.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	Waste management company
4.408.3	Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.
	Waste stream reduction alternative
4.408.4 & 4.408.4.1	• Low-rise residential projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. • Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
	Operation and maintenance manual
4.410.1	At the time of final inspection, a manual, compact disc, web-based reference, or other media acceptable to the enforcing agency which covers 12 specific subject areas shall be placed in the building.
	Recycling by occupants
4.410.2	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. **Exception:** Rural jurisdictions that meet and apply for the exemption in *Public Resources Code* Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

DIVISION 4.5 – ENVIRONMENTAL QUALITY

SECTION	REQUIREMENTS
	Fireplaces – General
4.503.1	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.
	Protection of mechanical equipment during construction
4.504.1	At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, Sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
	Adhesives, sealants and caulks
4.504.2.1	Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of CCR, Title 17, commencing with Section 94507.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	Paints and coatings
4.504.2.2	Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.
	Aerosol paints and coatings
4.504.2.3 & 4.504.2.4	• Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone-depleting substances, in Sections 94522(a)(1) and (f)(1) of CCR, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. • Documentation is required per Section 4.504.2.4.
	Carpet systems
4.504.3	Carpet installed in the building interior shall meet the testing and product requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).
	Carpet cushion
4.504.3.1	Carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).
	Carpet adhesive
4.504.3.2	Carpet adhesives shall meet the requirements of Table 4.504.1.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	Resilient flooring systems
4.504.4	Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).
	Composite wood products
4.504.5 & 4.504.5.1	• Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (CCR, Title 17, Section 93120 et seq.) as shown in Table 4.504.5. • Documentation is required per Section 4.504.5.1. • Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-jointed lumber, all as specified in CCR, Title 17, Section 93120.1(a).
	Concrete slab foundations
4.505.2	Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the *California Building Code*, Chapter 19, or the *California Residential Code*, Chapter 5, respectively, shall also comply with this section.
	Capillary break
4.505.2.1	A capillary break shall be installed in compliance with at least one of the following: 1. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	Moisture content of building materials
4.505.3	Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. 2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified. 3. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.
	Bathroom exhaust fans
4.506.1	Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a. Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of ≤ 50% to a maximum of 80%. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. **Note:** For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with *California Energy Code*.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	Heating and air-conditioning system design
4.507.2	Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2016 (*Residential Load Calculation*), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (*Residential Duct Systems*), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (*Residential Equipment Selection*) or other equivalent design software or methods. **Exception:** Use of alternate design temperatures necessary to ensure the systems function are acceptable.

CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

SECTION	REQUIREMENTS
	Installer training
702.1	Heating, ventilation, and air conditioning (HVAC) system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.

CALGreen

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	Special inspection
702.2	When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
	Documentation
703.1	Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

CalGreen Checklist

TIDEWATER LENNAR

SUNNYVALE PARK PLACE

SUNNYVALE, CALIFORNIA

SP12

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

CITY OF SUNNYVALE - CITYWIDE OBJECTIVE DESIGN STANDARDS CHECKLIST

CHAPTER	STANDARD	REQUIREMENT	COMPLIES	WAIVER	N	POINTS
Chapter 1	**Introduction**					
1.5.1	**Low-Rise Multifamily Residential**					
	Entrances oriented towards public street or right-of way.	Townhomes unit entrances are oriented towards primary or secondary streets and public access trail	X			
	Open space for townhomes: ground-level front and/or rear yards					
Chapter 2	**Site Design**					
Table 2A	**Site Design Standards**					
	Orientation and Access	Buildings shall face the primary street and have at least one entry that fronts primary street. Buildings on corner lots shall include at least one entry and access from both street frontages. Exception: Interior buildings of multi-building residential developments may include off-street/interior access.	X			
	Pedestrian Path	Buildings shall provide a minimum 4' wide pedestrian pathway from sidewalk to building entry				
	Location of Parking	Parking, other than accessible or undergound parking spaces, is prohibite in front setback. Parking within 100' of public right-of-way shall be lcocated behind or inside buildings or in an underground facility.	X			
	Required Building Frontage at Minimum Front Yard Setback	65 - 85 percent building width		X		
	Maximum Building Setback from the Minimum Front Yard Setback	10' - to be landscaped		X		
	Ground Floor Finish Level	0' - 5'	X			
	Minimum Ground Floor Plate Height	14'		X		
2.3	**Multifamily Residential Transition Spaces**	**50 points required**				
Table 2B	**Transition Space Design Approaches**					
	Entryway Design	inches above the sidewalk elevation		--		20
		Entryways accented by a change in external building material or application of a non-structural façade accent.	X			20
	Projecting Shade Features	Awnings or canopies located over all entries and commercial storefronts.	X			10
		Integration of a continuous architectural shade feature spanning at least 50 percent of the building frontage		--		20
	Landscape Transitions	Planting beds with hedges of English Boxwood, Coyote Brush, Morning Glory, Rockrose, Lavender or other visually dense and water-efficient species, no more than 36 inches tall and occupying at least 25 percent of the overall horizontal building frontage	X			20
		Extra Landscaped buffer in addition to planting beds (additional 4 feet minimum) for at least 50 percent of the overall horizontal building frontage		--		~~10~~
	Building Materials to Articulate Ground Surface	Use of paving stones, tile, masonry or patterned and colored concrete on the ground fronting all entryways.		--		~~10~~
	Total Points		X			**50**
Chapter 3	**Building Forms**					
Table 3A	Street Stepback Standard For Residential Development Projects	No stepback required	X			
Table 3B	Division of Building Length Standards					
	Building elevations shall be vertically divided into modules of 30' to 50' wide.	Porch roofs, bay windows or balconies that protrude from the main wall plane at intervals of 30' to 50'	X			
		~~Recesses or projections at least 2' deep by 5' wide in/from the main wall plane at intervals of 30' to 50~~		X		
3.3	**Side/Rear Context**	N/A				
3.4.2.1	**Separation From Resource**	N/A				
3.4.2.2	**Setback Adjacent to Heritage Resource**	N/A				
3.5	**Massing and Bulk**	Requirements per Table 3B	X			
3.5.1	**Corning Massing**	N/A	N/A			
3.6	**Elevation Articulation**					
3.6.1	**Low-Rise Multifamily Residential Articulation Standards**					
3.6.1.1	**Ground Floor Frontage**					
	At least one entry into the building. The entry or entries shall be one of the following:	Recessed into the wall a minimum of 3 feet	X			
		Provided with a covered entry porch accessed from the sidewalk	X			
		A courtyard of at least 200 square feet, accessed from the public sidewalk, with direct entry or entries into the building from the courtyard.	NA			
	Windows	Windows facing the street or public right-of- way at the ground floor. Windows shall have unobstructed, transparent glass and shall be a minimum of 12 square feet each. There shall be at least one window of this size at every 30 feet of building frontage.	X			
3.6.1.2	**Garage Door Regulations**					
		No more than two consecutive (uninterrupted by right-of-way or gaps between buildings) at-grade garage doors shall be allowed facing a public street or right-of-way	X			
		Consecutive at-grade garages shall be separated by three-to-six-foot-wide landscaped strips that extend from the garage door of one unit to the garage door of another unit.	X			
		Garage doors directly facing the street shall be recessed at least 12 inches from the rest of the building frontage with two or more of the following elements:	X			
		Designed with architectural detailing (e.g., decorative glazing, patterns or textures).	X			
		Flanked by landscaping or front porch.	X			
		Framed by a trellis or overhang above	X			
3.7	**Roof Forms**					
3.7.1	Pitched Roofs (Required pitched roof variation)	Alternating roof pitch directions	X			
	Pitched Roofs (pitched roof eave projection) Flat Roofs	All roof eaves shall project by a minimum of two feet. Where a flat roof is proposed, cornices or wall caps shall provide a visible edge to the top of a building	X N/A			
3.7.3	Mechanical Equipment Screening	Screening of rooftop mechanical equipment and enclosed mechanical penthouses shall be designed with complementary materials and colors to the building.	N/A			
3.7.4	Rainwater Collection	Exterior roof drains and rainwater leaders shall match underlying wall color or be incorporated into the wall cavity	X			

Chapter 4	**Building Design and Lighting**					
4.2	**Architectural Character and Detailing**					
4.2.1	**Consistency within Multi-building Projects**	Every building in a housing development project shall include definable design components or features shared across all buildings.	X			
Table 4A	**Building Detail Elements**	**100 points required**				
	Window and Entry Articulation	Recess all windows by three and one-half inches or more.		--		~~30~~
		Window size variation – include at least three windows that vary in size from all other windows on each elevation.	X			20
		Provide bay or bow window features for at least 25 percent of the provided windows on each elevation		--		20
		Provide at least a four-inch wide trim of material that contrasts with adjoining wall materials at all windows and doors	X			20
		Recess all elements of proposed balconies at least three feet from the main wall plane.	X			~~30~~
		Provide a covered porch element above each exterior front entry door that projects at least three feet from the main wall plane		--		20
		Provide a minimum six-inch wide architectural detail above and on both sides of all exterior entry doors that contrast with the color and material of the door and adjoining wall surface (e.g. tile, projecting trim element).	X			20
	Elevation Articulation	Include terraces above the first floor, a minimum of 20 feet in all directions and a total of at least 500 square feet in area, with railings that are no more than 42 inches in height, on at least one public street-facing exterior building elevation.		--		~~30~~
		Include terraces above the first floor, a minimum of 10 feet in all directions and a total of at least 120 square feet in area, with railings that are no more than 42 inches in height, on at least one public street-facing exterior building elevation.		--		20
		A building entry feature of at least two stories.	X			10
		Pilasters or piers extending at elast two stories.	X			10
		Incorporation of scoring lines, reveals or expansion joints at least four inches wide at each floor of stucco/cement plaster wall surfaces.		--		~~10~~
	Total Points					**110**
4.3	**Windows and Glass**					
4.3.1.1	Recesses	Windows shall include a recess of at least two inches from the main wall plane to cast shadows and articulate the building		X		
4.3.1.2	Reflective Glass Restriction	A maximum of 10 percent of building elevation area may be comprised of glass with a reflectivity level greater than 50 percent.	X			
4.3.1.3	Maximum Window Obstruction	No more than 35 percent of total window area on the ground floor of a building may be obstructed by signage, interior walls, shelves, spandrel/opaque/obscured glass and other solid interior features that obstruct views into the spaces behind the window glazing.	X			
4.3.1.5	Solar Gain	Windows on the south and west facing elevations of second and higher floors of a building shall either: 1. Use low solar heat gain coefficient glass (with a factor of 0.3 or less); or 2. Be paired with shading devices to reduce solar gain.	X			
4.4.1	**Building Materials and Finish**					
	Stucco and Cement Plaster	A variety of color schemes has been developed for these buildings. Upper levels above grade comply with this standard. Some colors for the board and batten siding and lap siding have an LRV value that is greater than 75 percent. These colors were included to enhance the visual impact of the buildings and create greater contrast of colors across the community.	X			
		Stucco and cement plaster shall not be used to simulate the use of another material (i.e., wood trim around windows)	X			
4.4.1.2	Ground Floor Materials	Will comply with approved materials	X			
4.4.1.3	Upper Floor Materials	Will comply with approved materials	X			
4.4.1.4	Prohibited Materials	Prohibited building materials include: vinyl siding, T1-11 plywood, faux materials such as "stone" or "brick" on a foam base, foam, exterior insulation finishing system (EIFS), plastic or vinyl, chain link, and barbed wire.	X			
4.5	Color Rendering Requirements	1. Primary colors shall be limited to ornamental and accent elements. 2. The exteriors of residential units shall be a different color than the exteriors of retail portions of the building. 3. Colors with a very high Light Reflectance Value (LRV) (greater than 75 percent) shall be limited to 40 percent of the total building elevation area above the ground floor. 4. Colors used on the ground floor shall be limited to a LRV of 50 percent.	X			
4.6	Lighting	Will comply with City Standards	X			
Chapter 5	**Parking and Servica Area Design**	Will comply where applicable	X			
Chapter 6	**Open Space Design**	To be submitted with Landscape Design	X			
6.5	**Private Open Space**					
6.5.1	*UPPER STORY PRIVATE OPEN SPACE*					
6.5.1.1	Access	Each private open space area shall be directly accessible from a single residential unit.	X			
6.5.1.2	Clearance Height	Private open spaces such as balconies and porches shall have a minimum clearance height of eight feet.	X			
6.5.2	*GROUND FLOOR PRIVATE OPEN SPACE*					
6.5.2.1	Finish Floor Height	Street-facing ground floor private open spaces shall comply with the finished floor heights for ground floor multifamily residential standards in Section 2.2.	NA			
6.5.2.2	Separation from Services	Ground floor private open spaces shall be located at least 30 feet from trash collection and recycling facilities.	NA			
6.5.2.3	Access Restriction	Ground floor private open spaces shall not include unsecured direct access to exterior common spaces.	NA			
6.5.2.4	Structural Separation	Ground floor private open spaces shall be separated from common areas by a fence or wall that is composed of material and colors found in the primary building and is between three and six feet in height.	NA			
Chapter 7	**Landscape Design**	To be submitted with Landscape Design	X			
Chapter 8	**Bird Safe Design**	Will comply where applicable	X			
8.2	**Bird Safe Glass and Lighting**					
8.2.1	Architectural Glass Prohibition	Glass skyways and freestanding glass walls shall be prohibited on all residential building projects.	X			
8.2.2	Spotlight Prohibition					
8.2.3	Uplighting Restriction					
8.2.4	Corner Transparency Requirement	On all residential buildings, expanses of glass greater than one story in height that meet at a building corner shall provide bird-safe glazing treatments from the corner for at least 20 feet outward across both wall planes.	X			
8.2.5	Bird Sensitive Building Reflectivity	No portion of the elevation area of bird sensitive buildings shall be comprised of glass with a reflectivity level greater than 25 percent.	X			
8.2.3	Ground Floor Glass Restriction	Expanses of reflective or transparent glass on ground level facades shall be limited to 30 feet (10 feet for bird sensitive buildings) wide, interrupted by two - to five - foot breaks of non-reflective material.	X			

Objective Design Standards Checklist

TIDEWATER LENNAR

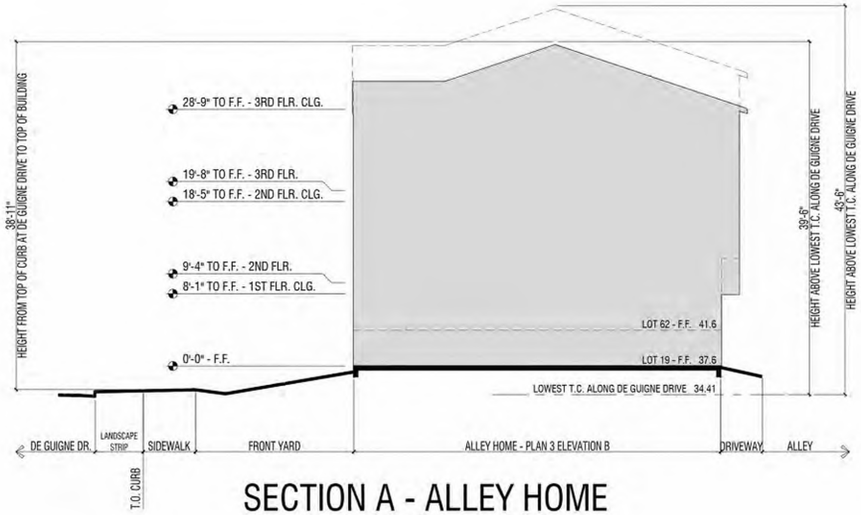
SUNNYVALE PARK PLACE

SUNNYVALE, CALIFORNIA

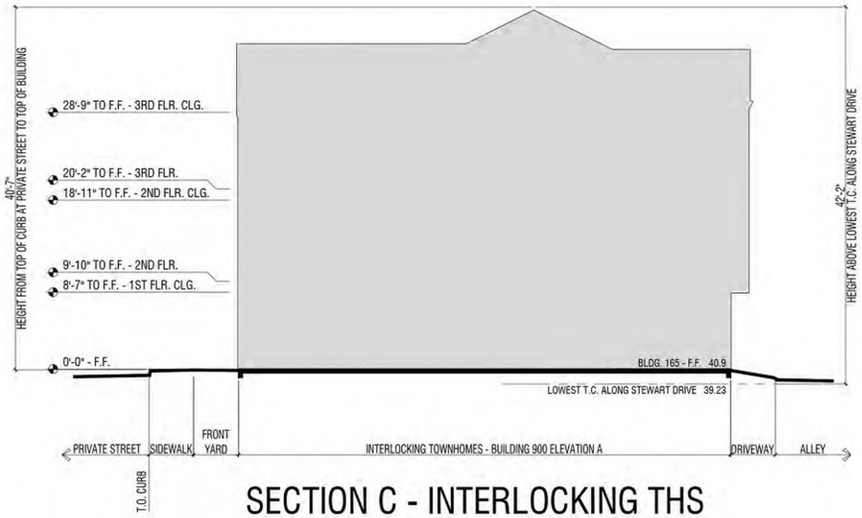
SP13

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

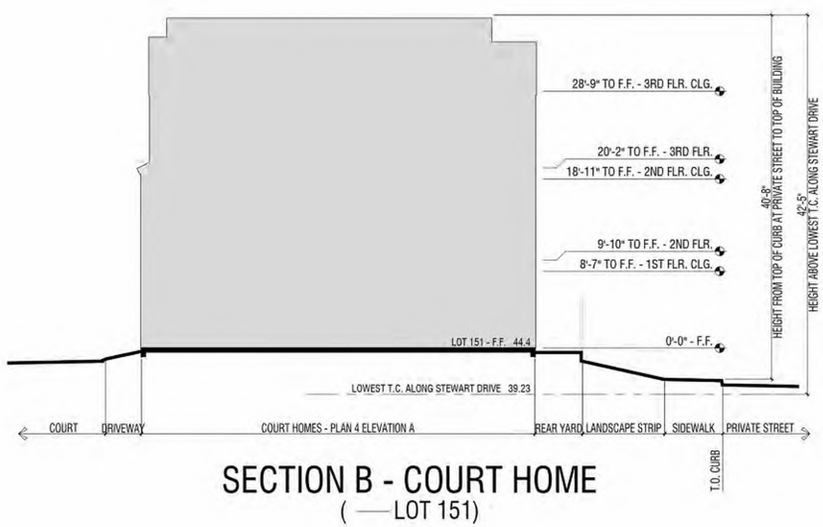


SECTION A - ALLEY HOME
(—— LOT 19; - - - LOT 62)

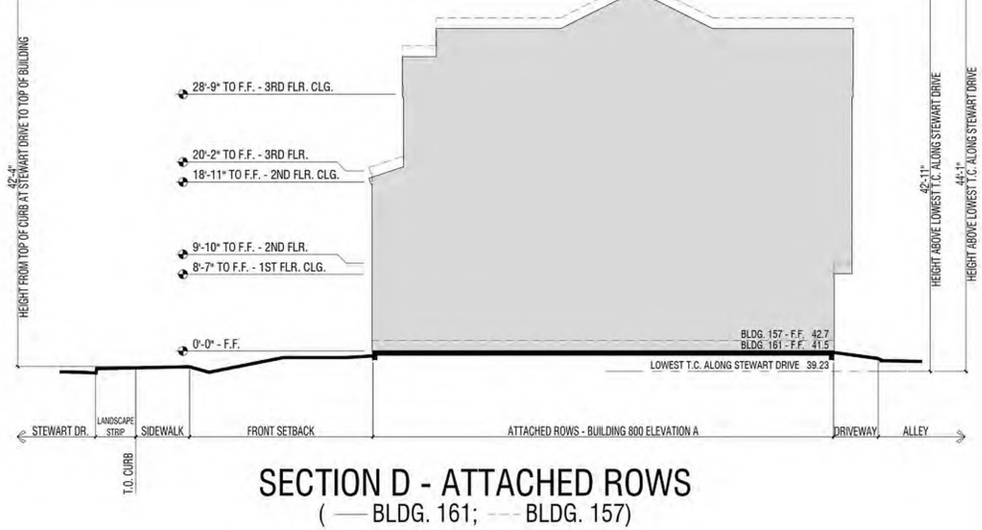


SECTION C - INTERLOCKING THS
(—— BLDG. 165)





SECTION B - COURT HOME
(—— LOT 151)



SECTION D - ATTACHED ROWS
(—— BLDG. 161; - - - BLDG. 157)

Legend

- Alley Home
- Court Home
- Interlocking THs
- Attached Rows

F.F.	Finished Floor
T.C.	Top of Curb
FLR.	Floor
CLG.	Ceiling
BLDG.	Building

ODS LEGEND

A Table 2A, ground floor finish level 6.5.2.1: 0'-5"

BUILDING HEIGHTS & SITE SECTIONS

TIDEWATER LENNAR

SUNNYVALE PARK PLACE

SUNNYVALE, CALIFORNIA

SP14

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

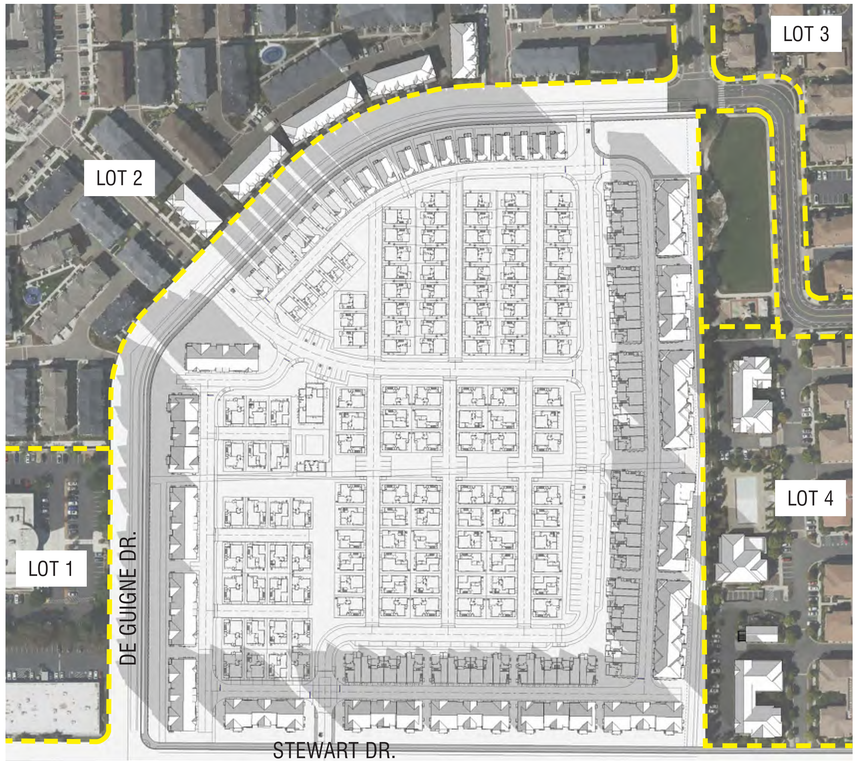
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

19.56.020. SOLAR ENERGY SYSTEMS – IMPAIRMENT OF SOLAR ACCESS BY STRUCTURES.

(B) APPLICATE FOR NEW CONSTRUCTION ABOVE THE FIRST LEVEL OF ANY STRUCTURE SHALL INCLUDE THE FOLLOWING SOLAR SHADING ANALYSIS BY A QUALIFIED PROFESSIONAL:

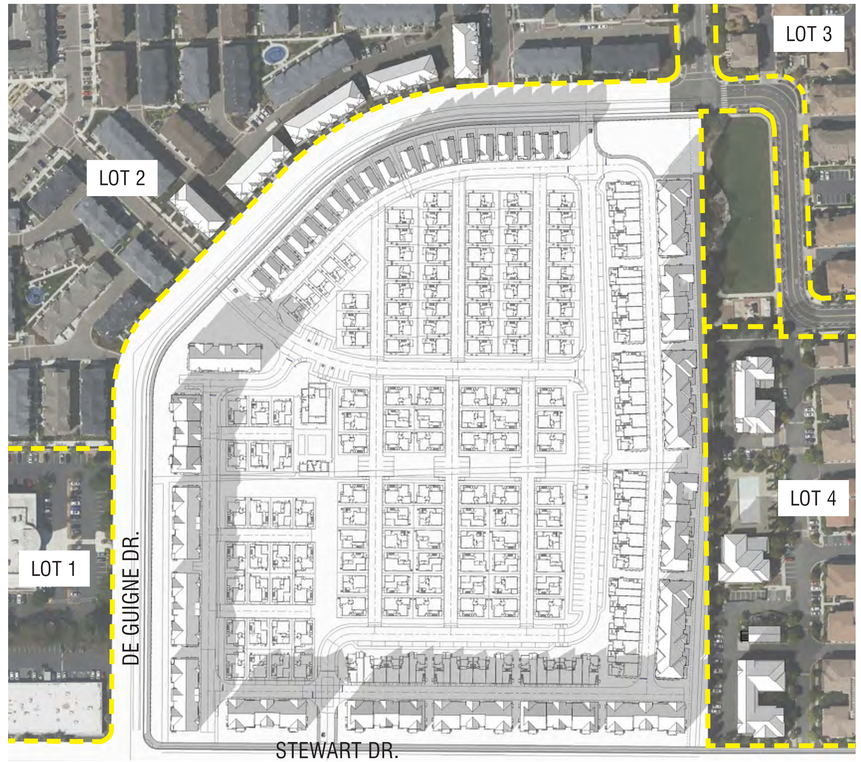
(1) THE SOLAR SHADING ANALYSIS SHALL SHOW THE EXTENT TO WHICH THE PROPOSED CONSTRUCTION WILL SHADE ADJACENT ROOFTOPS AND SOLAR COLLECTORS AT **NINE A.M. AND THREE P.M.** PACIFIC TIME ON DECEMBER 21ST.

(2) IF THE ABOVE SOLAR SHADING ANALYSIS SHOWS A CONFLICT WITH SOLAR ACCESS GREATER THAN TEN PERCENT, THE APPLICANT SHALL PROVIDE AND ADDITIONAL ANALYSIS WHICH CALCULATES THE EXTENT TO WHICH THE PROPOSED CONSTRUCTION WILL SHADE ADJACENT ROOFTOPS AND SOLAR COLLECTORS BETWEEN NINE A.M. TO THREE P.M. PACIFIC TIME THROUGHOUT THE ENTIRE THREE HUNDRED SIXTY-FIVE-DAY SOLAR CYCLE. IF THE ANALYSIS SHOWS A CUMULATIVE SHADOWING EFFECT ON LESS THAN **TEN PERCENT** TOTAL OVER THE COURSE OF THE THREE HUNDRED SIXTY-FIVE-DAY SOLAR CYCLE, THE APPLICANT SHALL BE DEEMED TO BE IN COMPLIANCE WITH THIS SECTION.



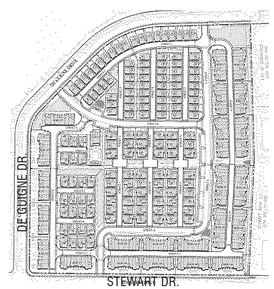
9 A.M.

LOT 1: 0% OF ADJACENT ROOFTOP SHADED < 10% COMPLIED
LOT 2: 0% OF ADJACENT ROOFTOP SHADED < 10% COMPLIED
LOT 3: 0% OF ADJACENT ROOFTOP SHADED < 10% COMPLIED
LOT 4: 0% OF ADJACENT ROOFTOP SHADED < 10% COMPLIED



3 P.M.

LOT 1: 0% OF ADJACENT ROOFTOP SHADED < 10% COMPLIED
LOT 2: 0% OF ADJACENT ROOFTOP SHADED < 10% COMPLIED
LOT 3: 0% OF ADJACENT ROOFTOP SHADED < 10% COMPLIED
LOT 4: 0% OF ADJACENT ROOFTOP SHADED < 10% COMPLIED



Key Map N.T.S.

DECEMBER 21

SOLAR STUDY

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE

SUNNYVALE, CALIFORNIA

SP15
N.T.S.

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Plan 1
Elevation A
Color Scheme #2

Plan 2
Elevation B
Color Scheme #5

Plan 3
Elevation C
Color Scheme #10

Plan 1
Elevation B
Color Scheme #7

Plan 3
Elevation A
Color Scheme #3

Plan 2
Elevation C
Color Scheme #11



Key Map N.T.S.

CONCEPTUAL STREETSCENE

TIDEWATER
LENNAR

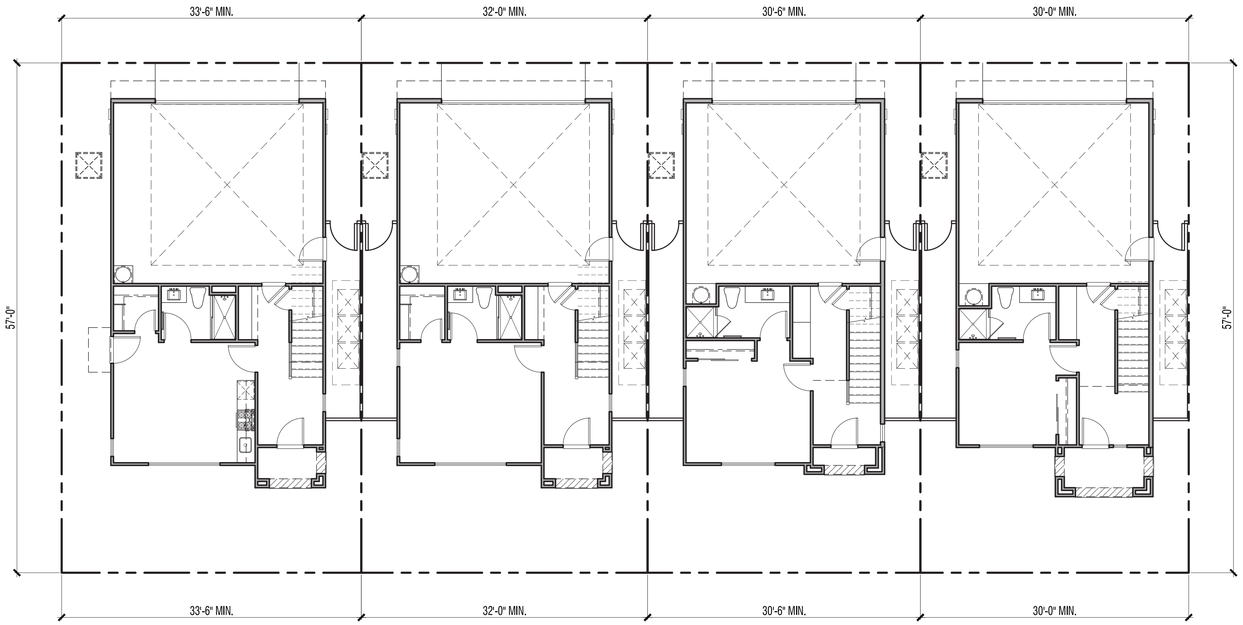
SUNNYVALE PARK PLACE - ALLEY HOMES

SUNNYVALE, CALIFORNIA

AH1

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Plan 3X | Plan 3 | Plan 2 | Plan 1



Key Map N.T.S.

PLOT PLAN

SUNNYVALE PARK PLACE - ALLEY HOMES

SUNNYVALE, CALIFORNIA

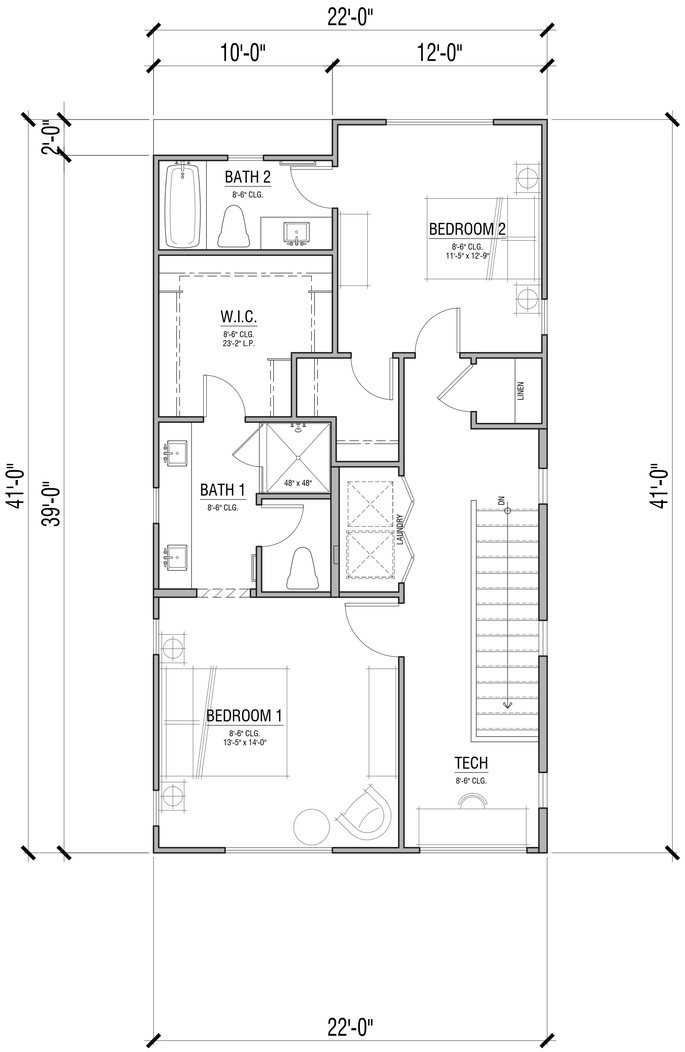
TIDEWATER LENNAR

AH2

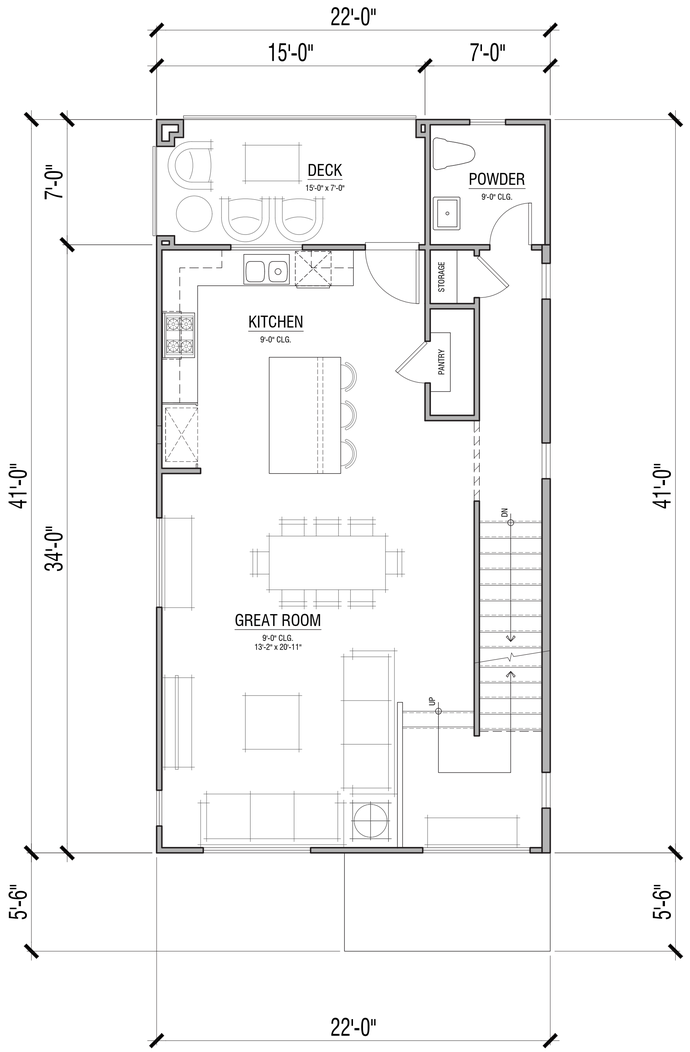
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

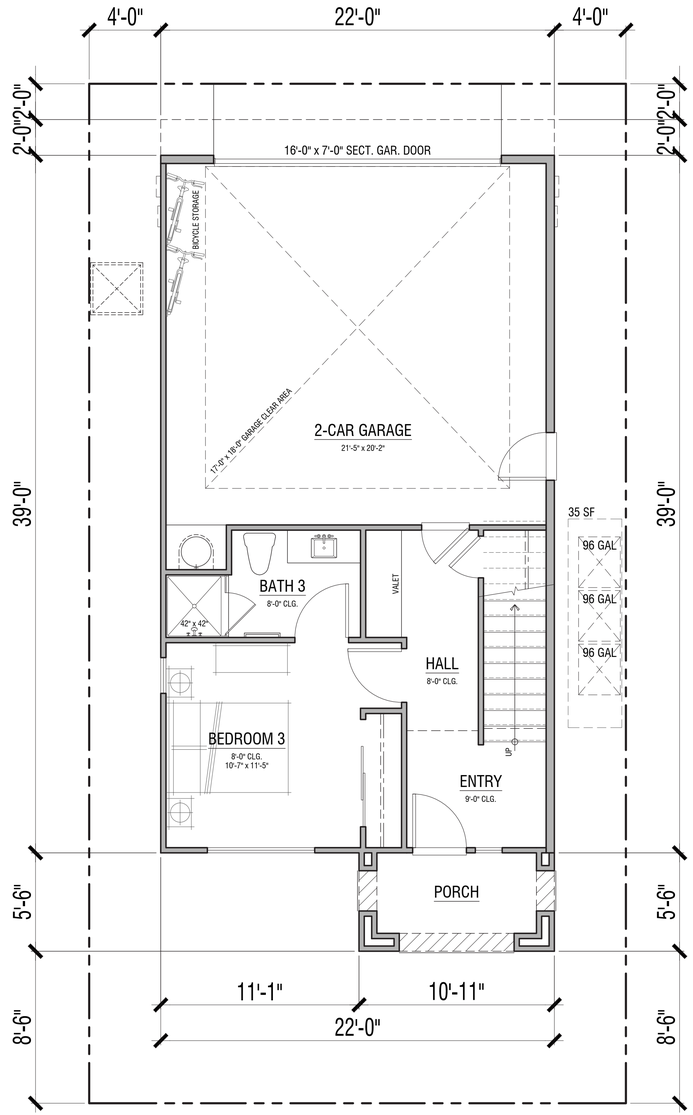
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Third Floor 832 SF



Second Floor 797 SF



First Floor 395 SF



Key Map N.T.S.

2,024 SF
3 Bdrm | 3.5 Bath
2-Car Garage - 464 SF

Open Space Calculations:
Porch: 60 SF*
Deck: 105 SF
Total: 165 SF
Total allowable for Open Space: 105 SF**
*Total may vary slightly by elevation style
**Total as permissible per Sunnyvale Zoning Code 19.37

PLAN 1
Floor Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

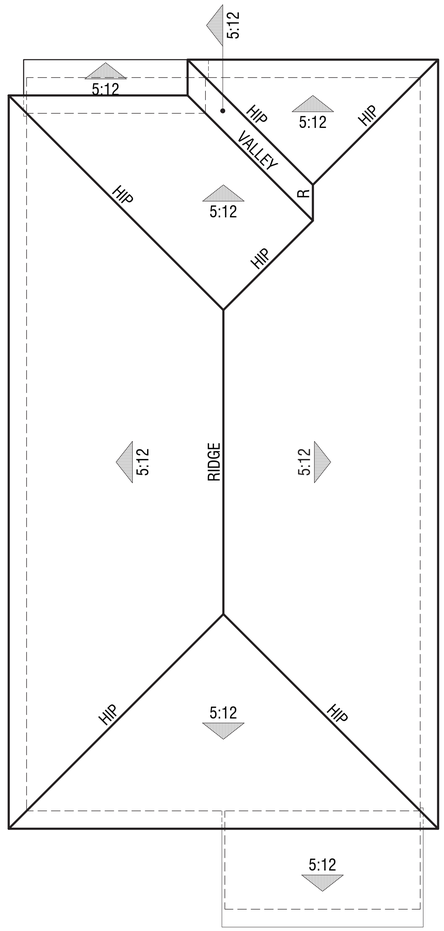
SUNNYVALE, CALIFORNIA

AH3

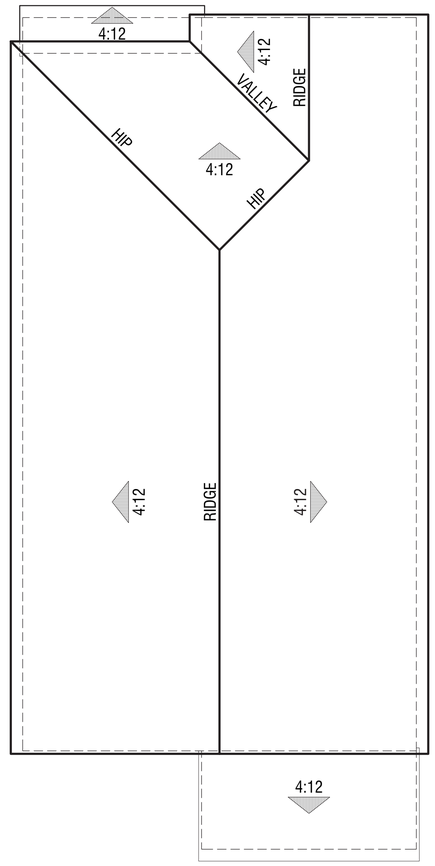
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

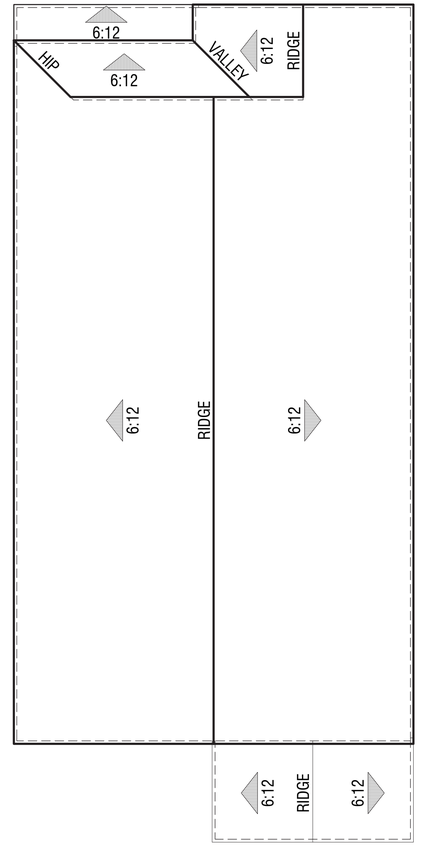
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Elevation C



Elevation B



Elevation A



Key Map N.T.S.

PLAN 1
Roof Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

SUNNYVALE, CALIFORNIA

AH4

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Elevation C
Color Scheme #12



Elevation B
Color Scheme #7



Elevation A
Color Scheme #2



Key Map N.T.S.

PLAN 1
Front Elevations

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

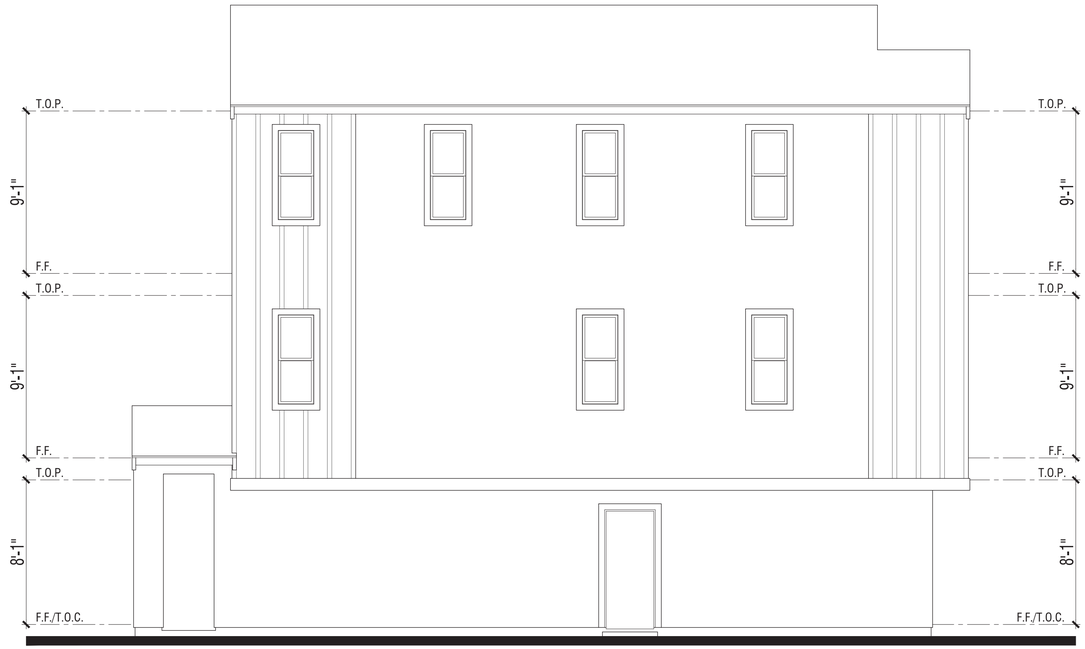
SUNNYVALE, CALIFORNIA

AH5

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation

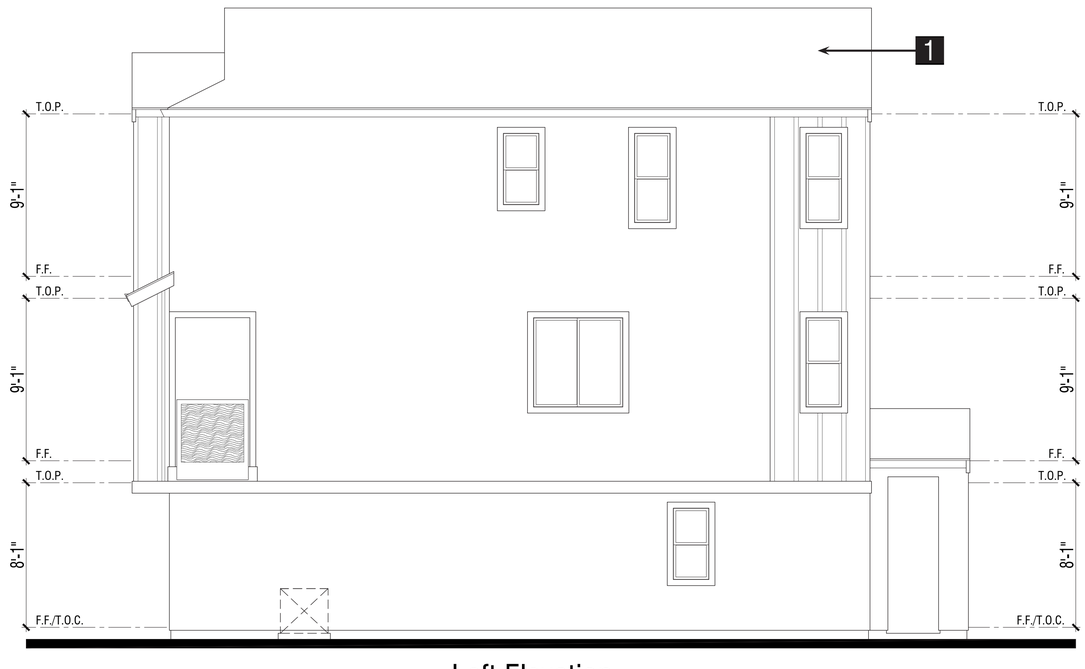


Rear Elevation

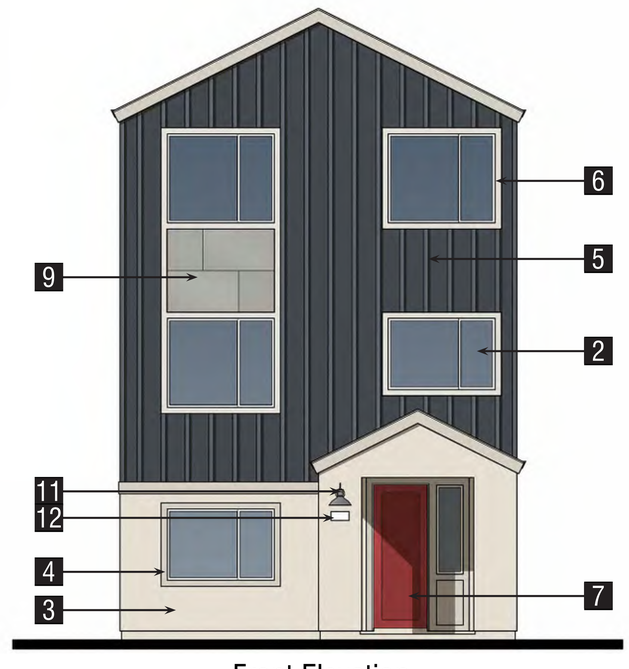
Exterior Materials: Elevation 'A'

Color Scheme #2

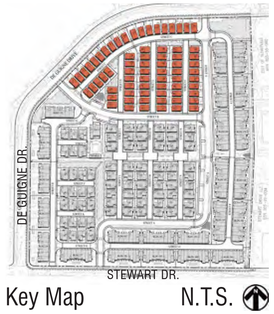
1. Composition shingle roofing
2. Insulated vinyl windows
3. Stucco
4. Stucco over foam trim
5. Fiber cement board and batten
6. Kiln-dried, pre-primed spruce trim
7. Fiberglass entry door
8. Sectional roll-up garage door
9. Panel
10. Metal railing
11. Light fixture
12. Address light



Left Elevation



Front Elevation



Key Map N.T.S.

PLAN 1
Elevations A

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

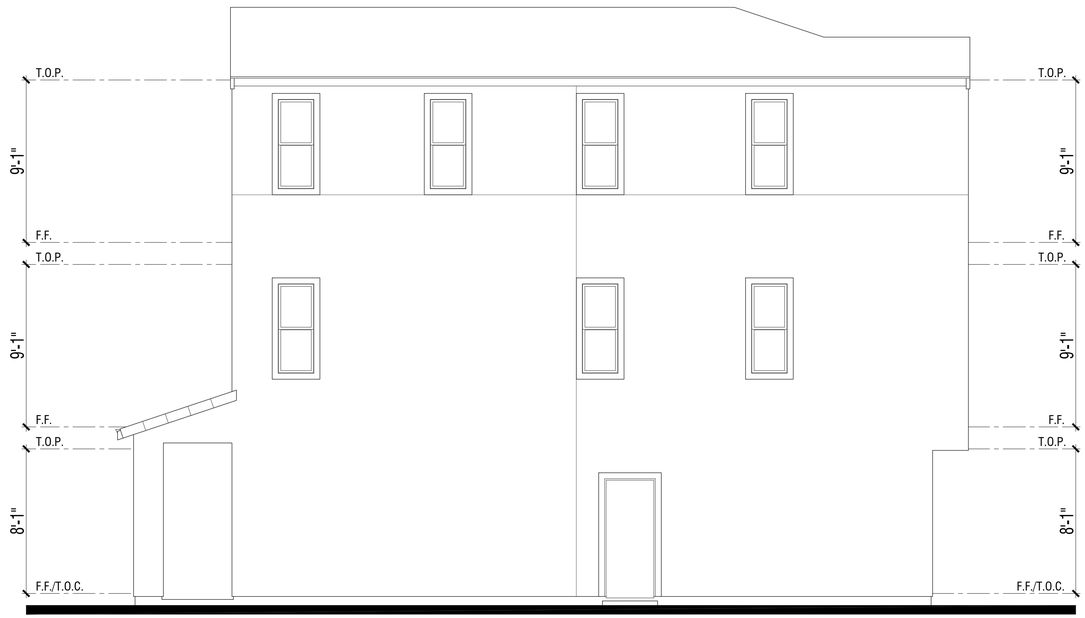
SUNNYVALE, CALIFORNIA

AH6

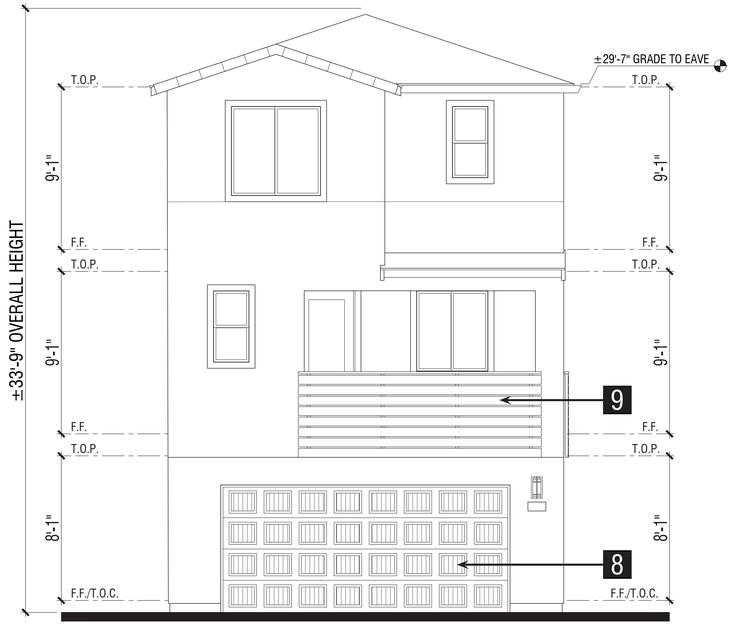
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation



Rear Elevation

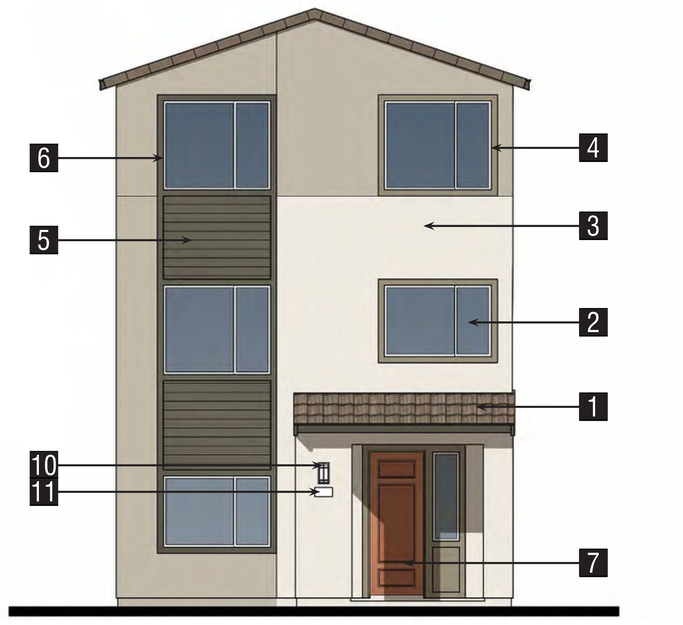
Exterior Materials: Elevation 'B'

Color Scheme #7

1 Low profile concrete tile roofing
2 Insulated vinyl windows
3 Stucco
4 Stucco over foam trim
5 Fiber cement horizontal siding
6 Kiln-dried, pre-primed spruce trim
7 Fiberglass entry door
8 Sectional roll-up garage door
9 Metal railing
10 Light fixture
11 Address light



Left Elevation



Front Elevation



Key Map N.T.S.

PLAN 1
Elevations B

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

SUNNYVALE, CALIFORNIA

AH7

0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



Left Elevation



Key Map N.T.S.

PLAN 1
Elevations B (Enhanced)

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

SUNNYVALE, CALIFORNIA

AH8

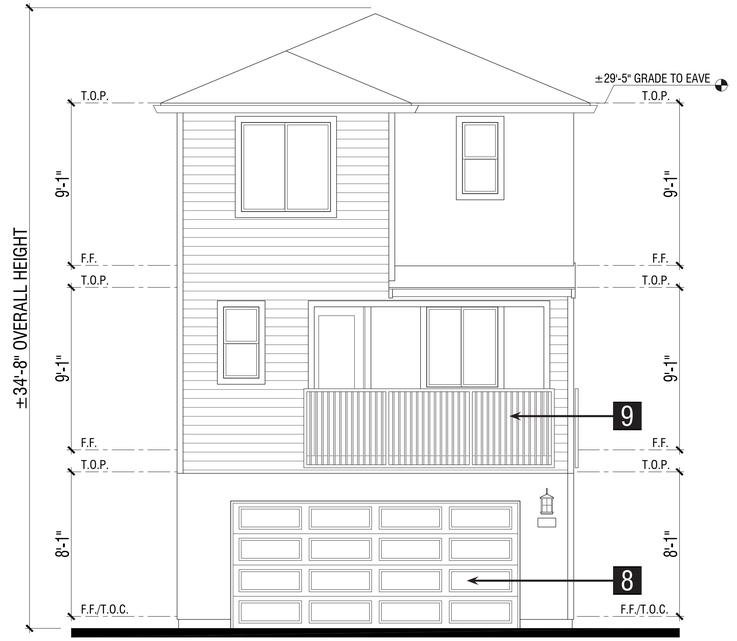
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation



Rear Elevation

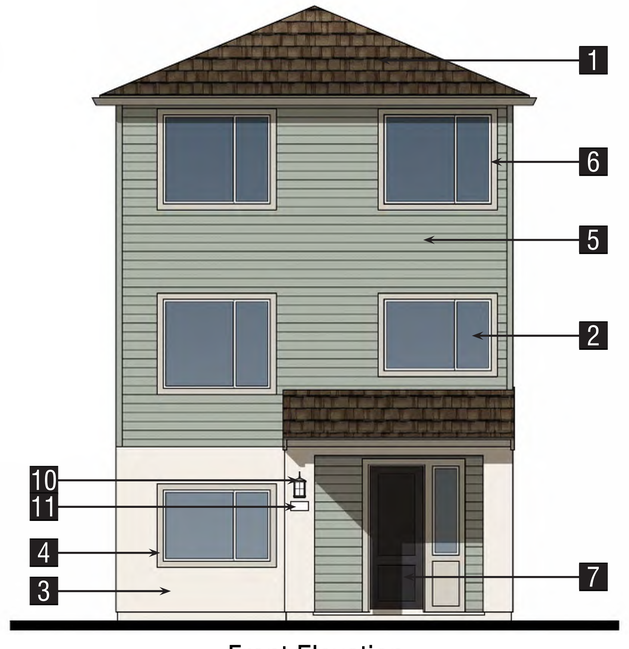
Exterior Materials: Elevation 'C'

Color Scheme #12

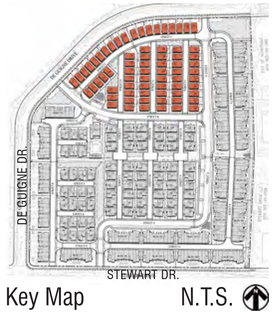
1 Composition shingle roofing
2 Insulated vinyl windows
3 Stucco
4 Stucco over foam trim
5 Fiber cement horizontal siding
6 Kiln-dried, pre-primed spruce trim
7 Fiberglass entry door
8 Sectional roll-up garage door
9 Metal railing
10 Light fixture
11 Address light



Left Elevation



Front Elevation



Key Map N.T.S.

PLAN 1
Elevations C

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

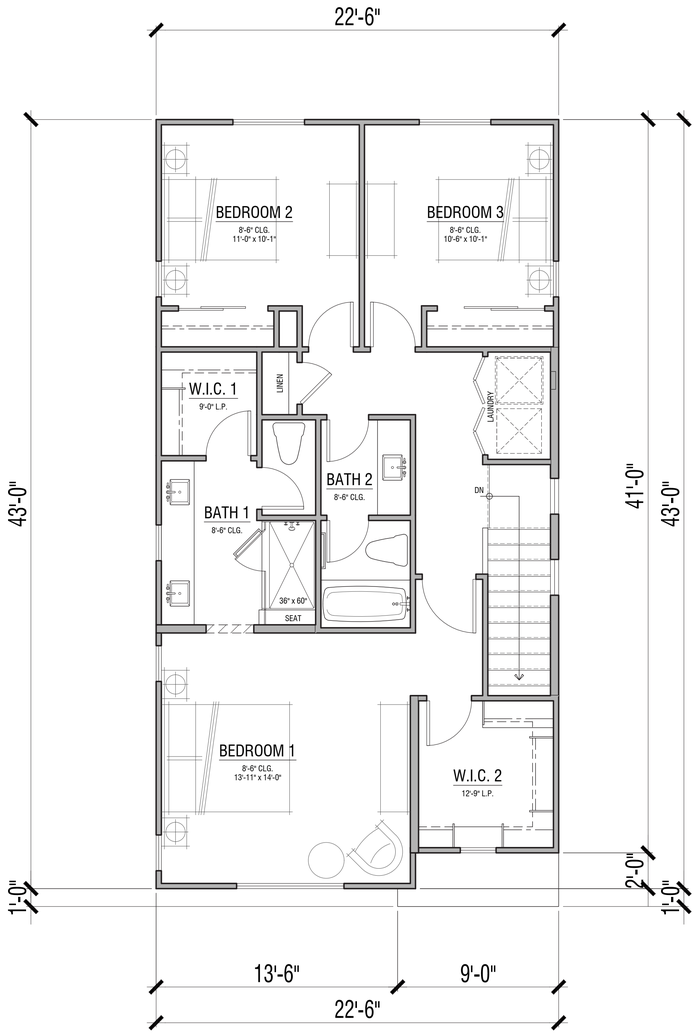
SUNNYVALE, CALIFORNIA

AH9

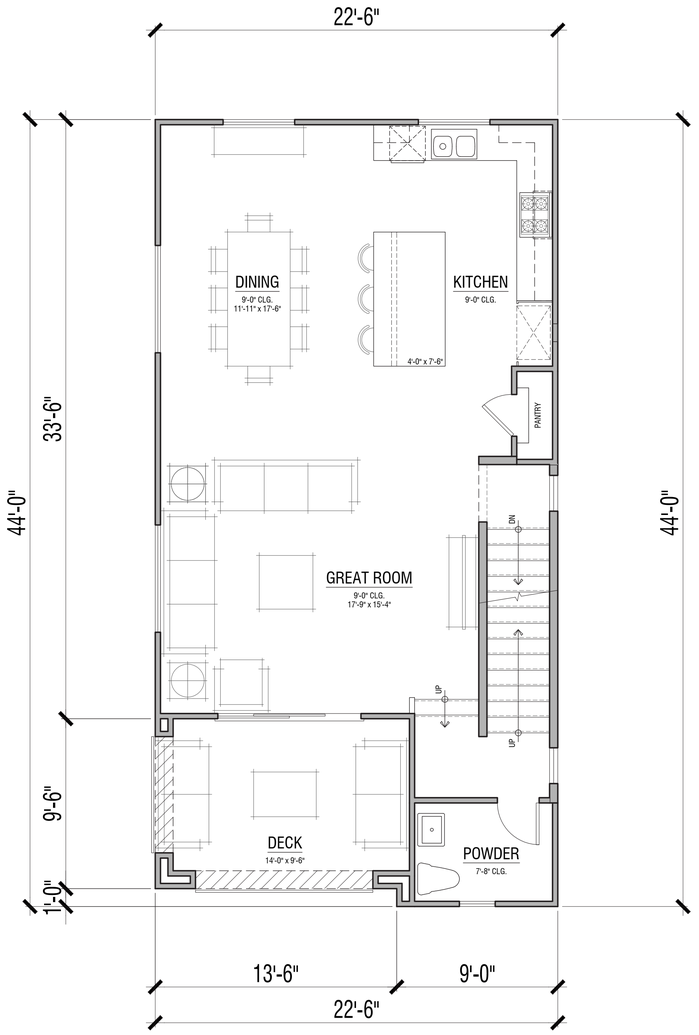
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

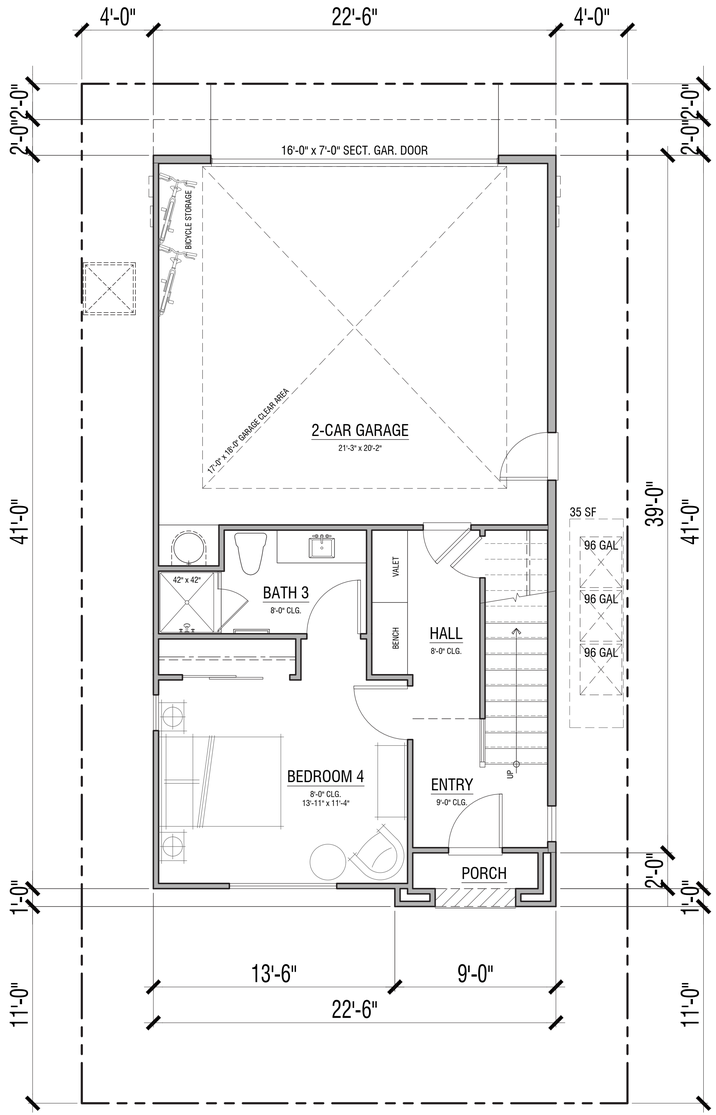
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



Third Floor 900 SF



Second Floor 841 SF



First Floor 433 SF



Key Map N.T.S.

2,174 SF
4 Bdrm | 3.5 Bath
2-Car Garage - 473 SF

Open Space Calculations:
Porch: 25 SF*
Deck: 135 SF
Total: 160 SF
Total allowable for Open Space: 135 SF**
*Total may vary by elevation style
**Total as permissible per Sunnyvale Zoning Code 19.37

PLAN 2
Floor Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

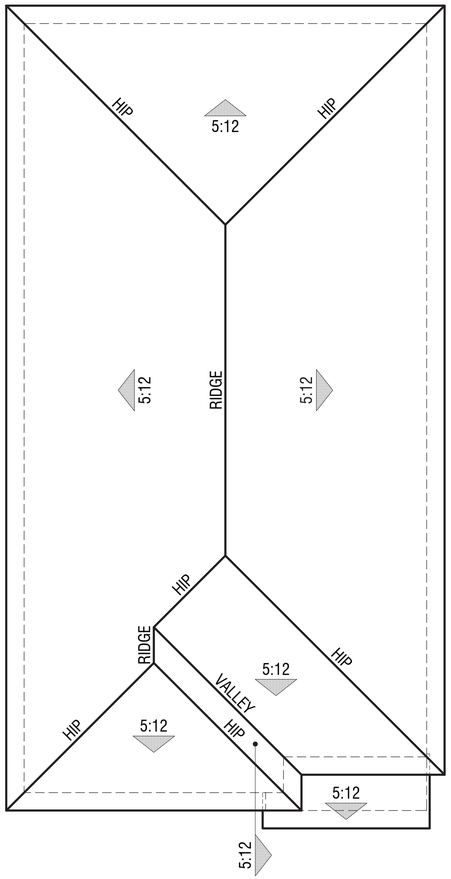
SUNNYVALE, CALIFORNIA

AH10

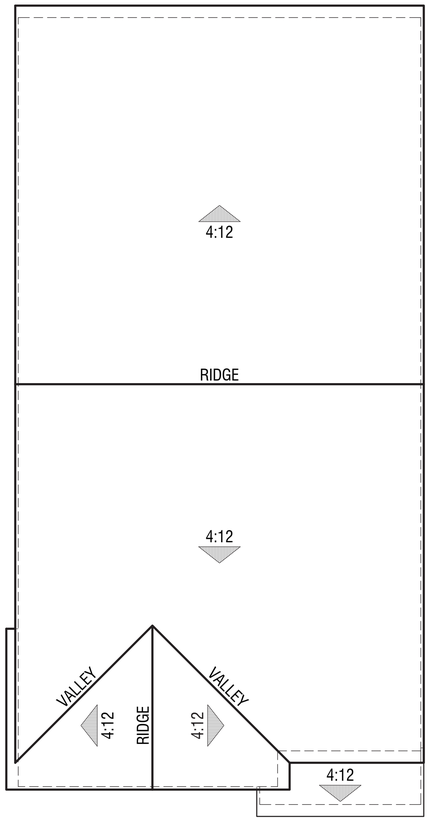
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

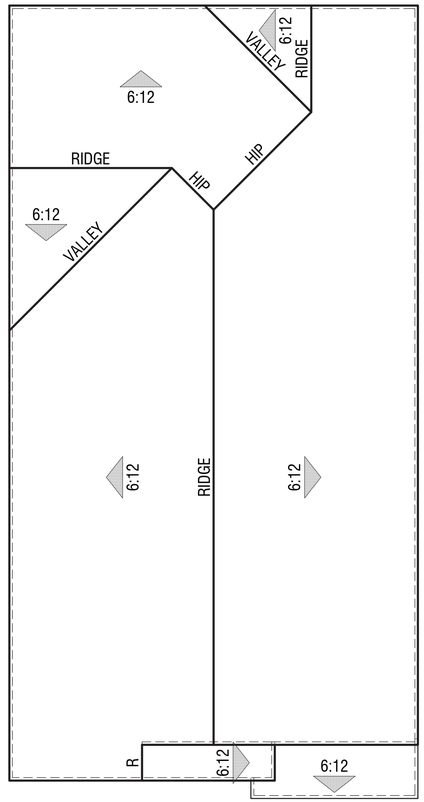
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Elevation C



Elevation B



Elevation A



Key Map N.T.S.

PLAN 2
Roof Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

SUNNYVALE, CALIFORNIA

AH11

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Elevation C
Color Scheme #11



Elevation B
Color Scheme #5



Elevation A
Color Scheme #1



Key Map N.T.S.

PLAN 2
Front Elevations

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

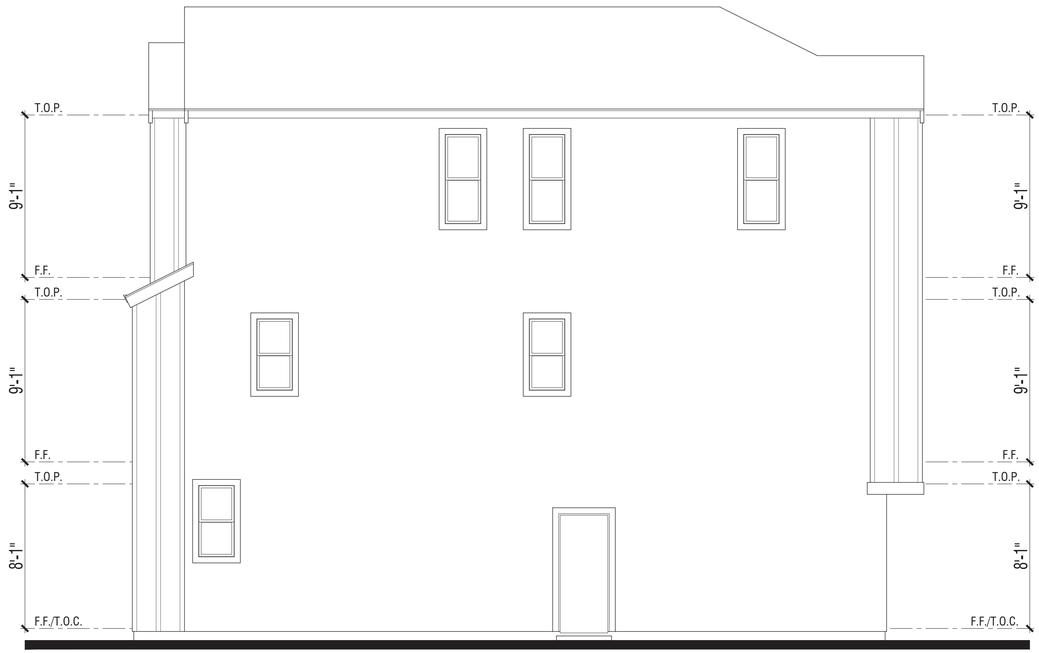
SUNNYVALE, CALIFORNIA

AH12

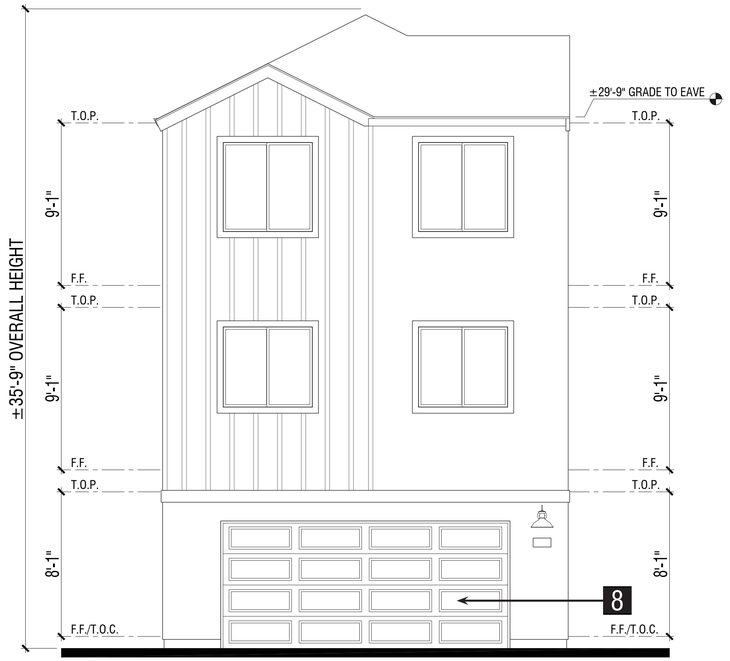
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation



Rear Elevation

Exterior Materials: Elevation 'A'

Color Scheme #1

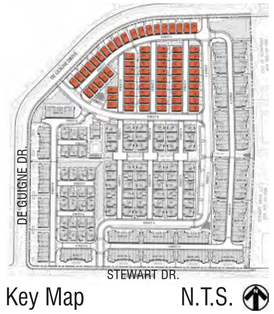
1 Composition shingle roofing
2 Insulated vinyl windows
3 Stucco
4 Stucco over foam trim
5 Fiber cement board & battens
6 Kiln-dried, pre-primed spruce trim
7 Fiberglass entry door
8 Sectional roll-up garage door
9 Metal railing
10 Light fixture
11 Address light



Left Elevation



Front Elevation



Key Map N.T.S.

PLAN 2
Elevations A

SUNNYVALE PARK PLACE - ALLEY HOMES

SUNNYVALE, CALIFORNIA

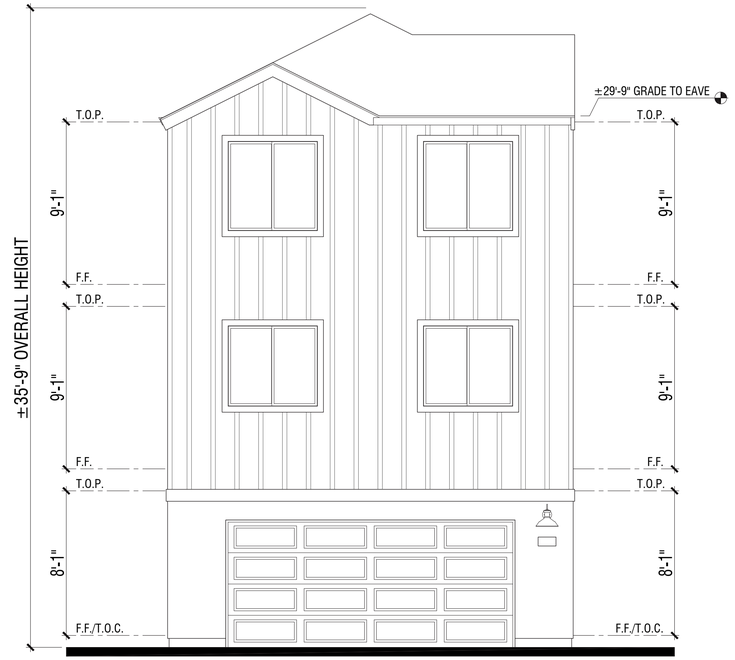
TIDEWATER LENNAR

AH13

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Rear Elevation



Left Elevation



Key Map N.T.S.

PLAN 2

Elevations A (Enhanced)

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

SUNNYVALE, CALIFORNIA

AH14

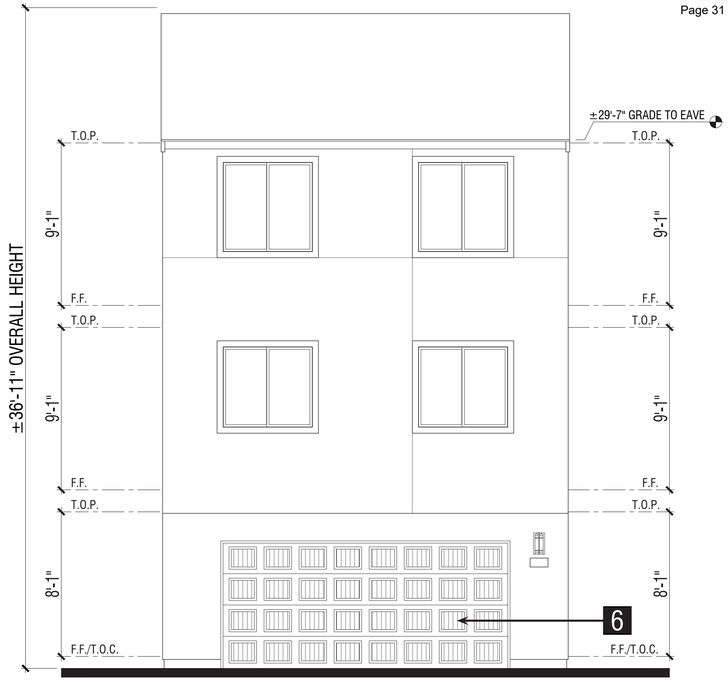
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY .. LOS ANGELES .. BAY AREA .. SACRAMENTO



Right Elevation



Rear Elevation

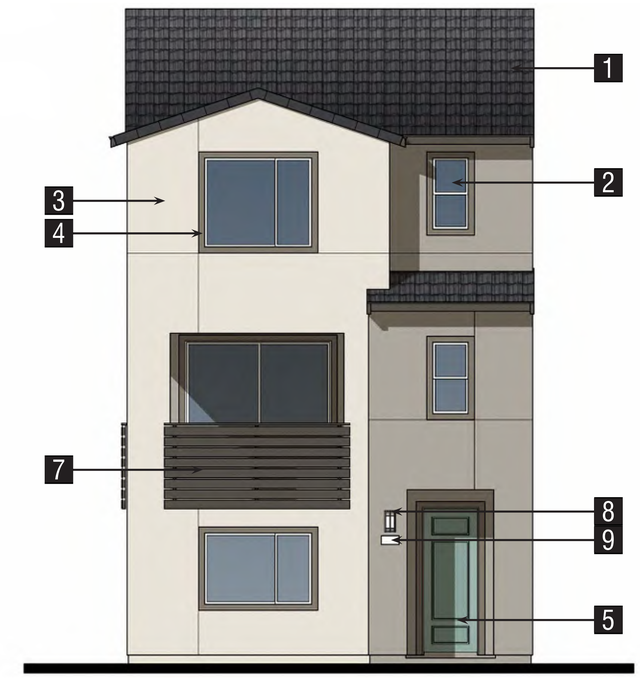
Exterior Materials: Elevation 'B'

Color Scheme #5

1 Low profile concrete tile roofing
2 Insulated vinyl windows
3 Stucco
4 Stucco over foam trim
5 Fiberglass entry door
6 Sectional roll-up garage door
7 Metal railing
8 Light fixture
9 Address light



Left Elevation



Front Elevation



Key Map N.T.S.

PLAN 2
Elevations B

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

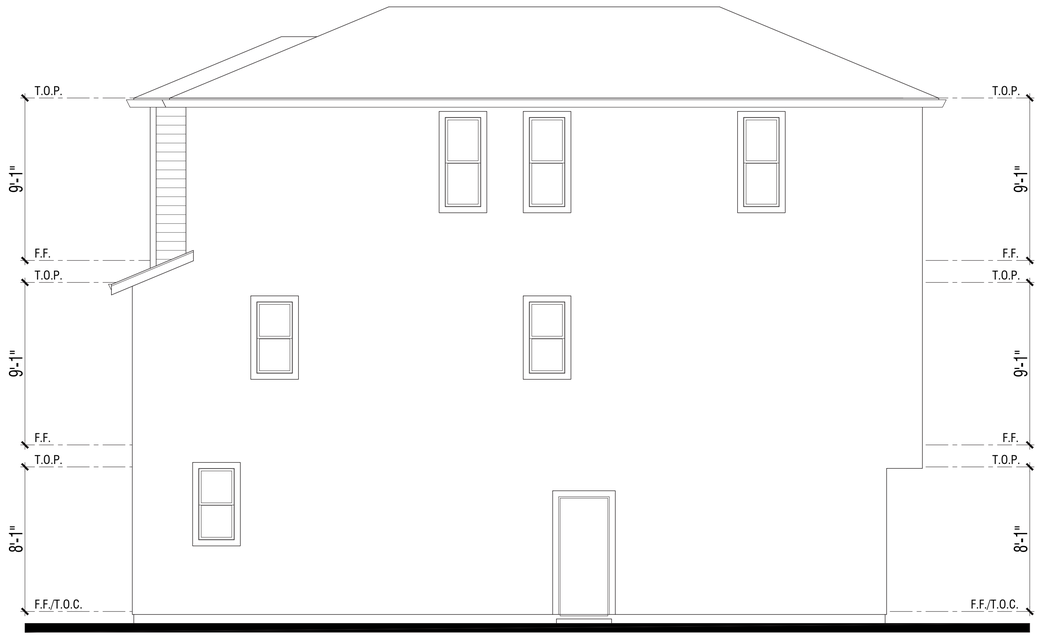
SUNNYVALE, CALIFORNIA

AH15

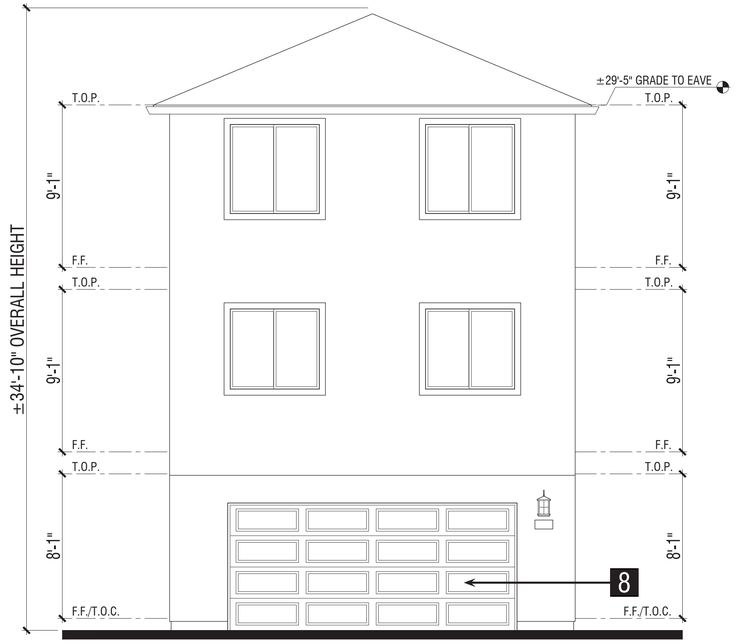
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



Right Elevation



Rear Elevation

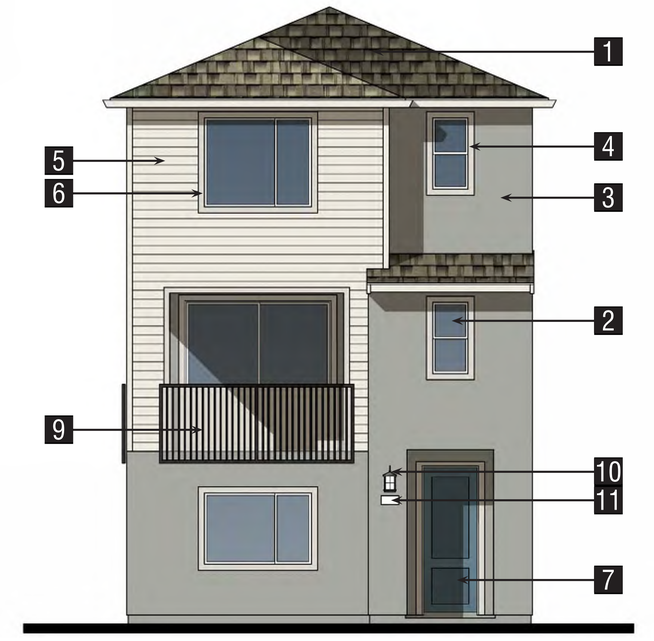
Exterior Materials: Elevation 'C'

Color Scheme #11

1 Composition shingle roofing
2 Insulated vinyl windows
3 Stucco
4 Stucco over foam trim
5 Fiber cement horizontal siding
6 Kiln-dried, pre-primed spruce trim
7 Fiberglass entry door
8 Sectional roll-up garage door
9 Metal railing
10 Light fixture
11 Address light



Left Elevation



Front Elevation



Key Map N.T.S.

PLAN 2
Elevations C

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

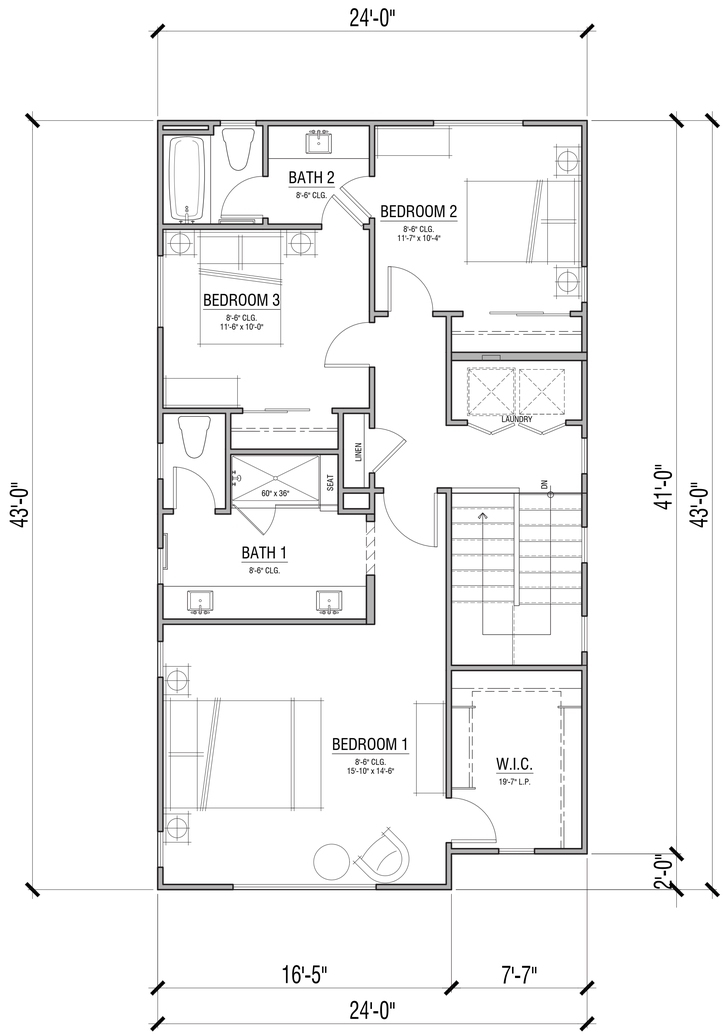
SUNNYVALE, CALIFORNIA

AH16

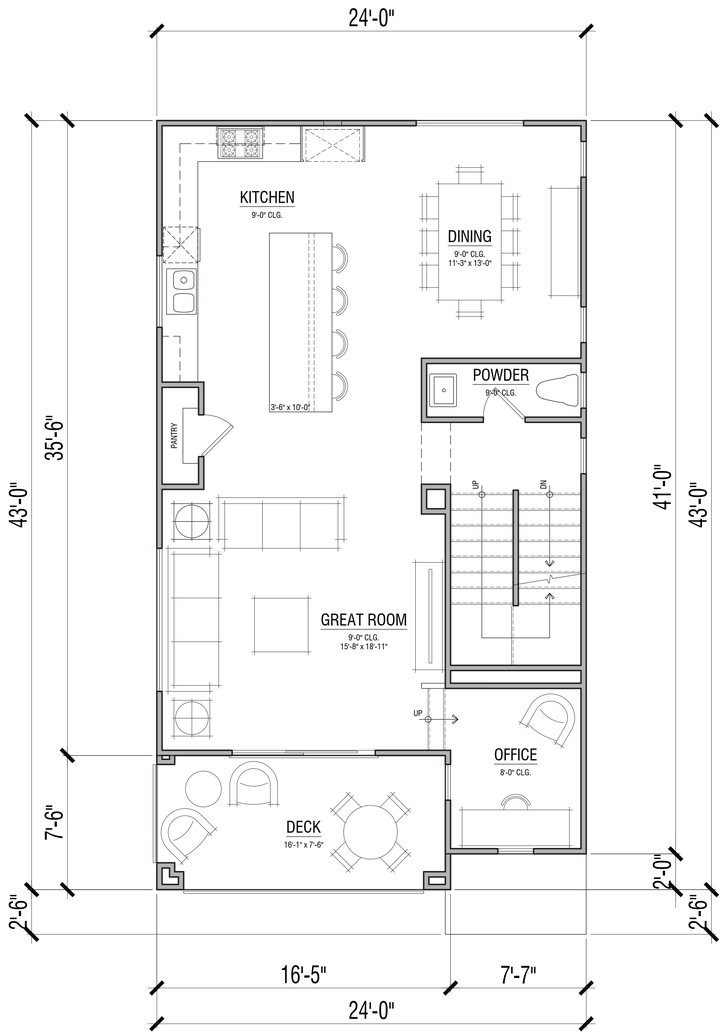
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

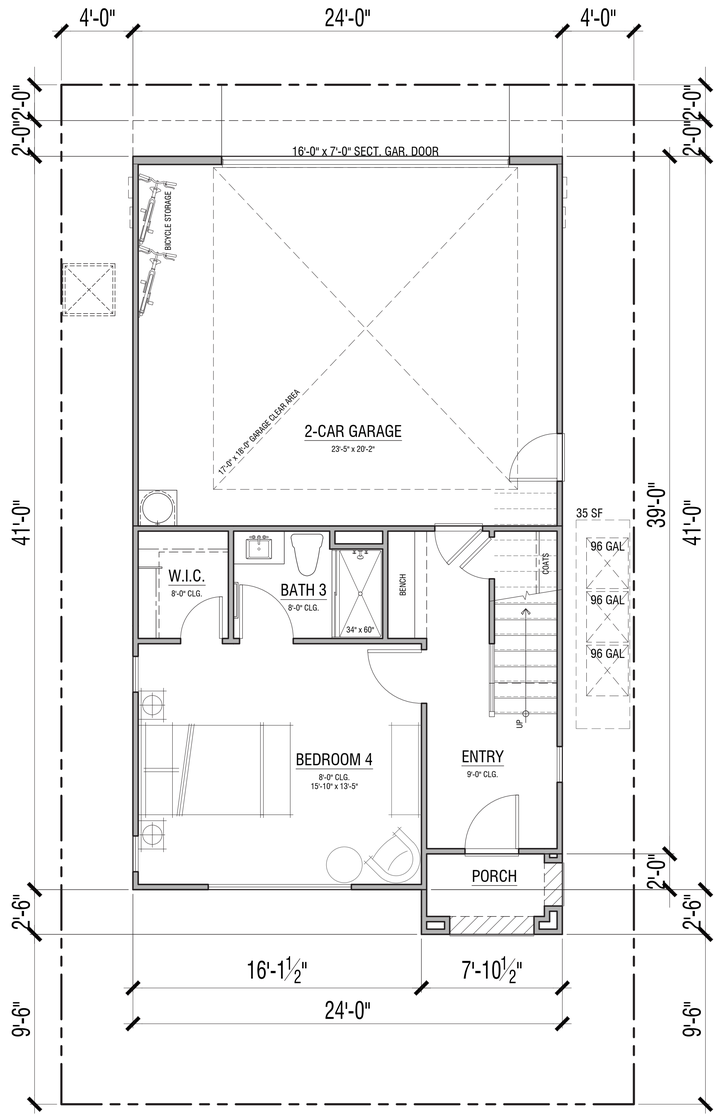
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Third Floor 944 SF



Second Floor 895 SF



First Floor 473 SF



Key Map N.T.S.

2,312 SF
4 Bdrm | 3.5 Bath | Office
2-Car Garage - 496 SF

Open Space Calculations:
Porch: 35 SF*
Deck: 122 SF
Total: 157 SF
Total allowable for Open Space: 122 SF**
*Total may vary by elevation style
**Total as permissible per Sunnyvale Zoning Code 19.37

PLAN 3
Floor Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

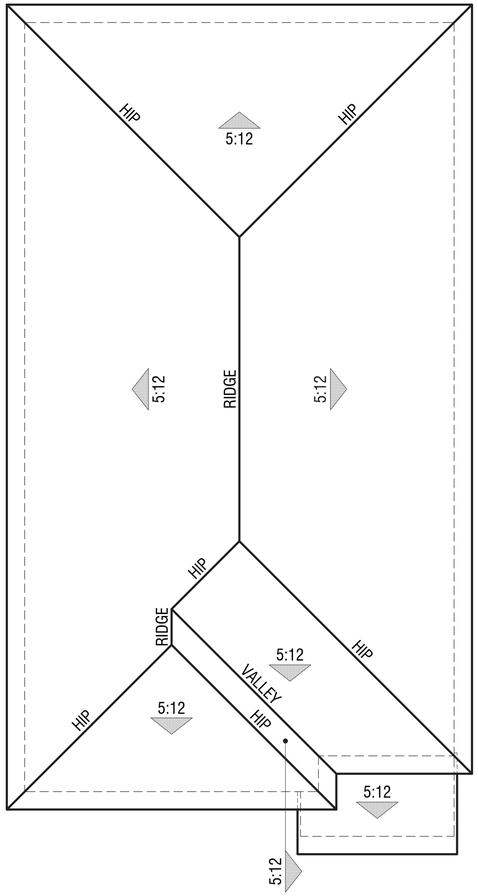
SUNNYVALE, CALIFORNIA

AH17

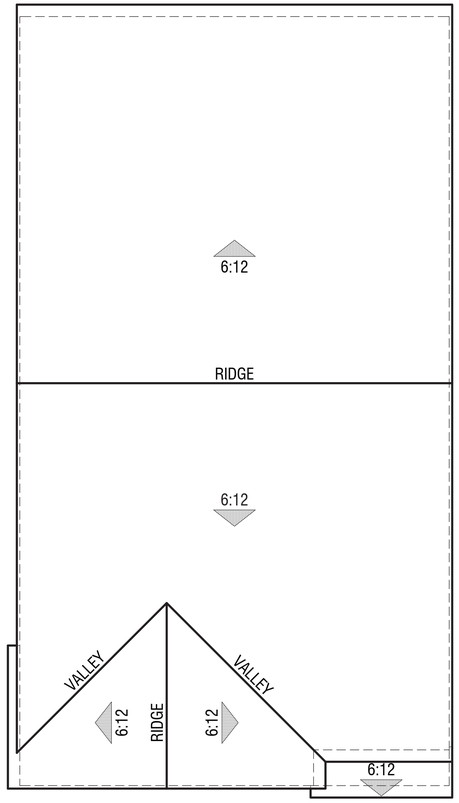
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

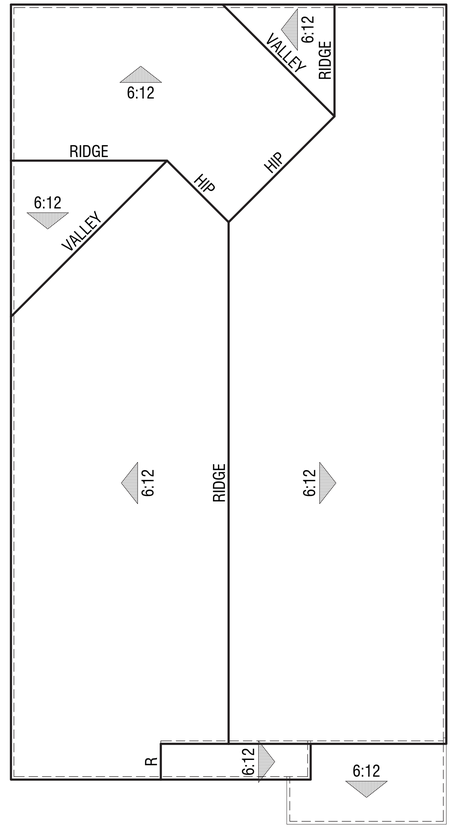
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Elevation C



Elevation B



Elevation A



Key Map N.T.S.

PLAN 3
Roof Plans

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

SUNNYVALE, CALIFORNIA

AH18

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Elevation C
Color Scheme #10



Elevation B
Color Scheme #8



Elevation A
Color Scheme #3



Key Map N.T.S.

PLAN 3
Front Elevations

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

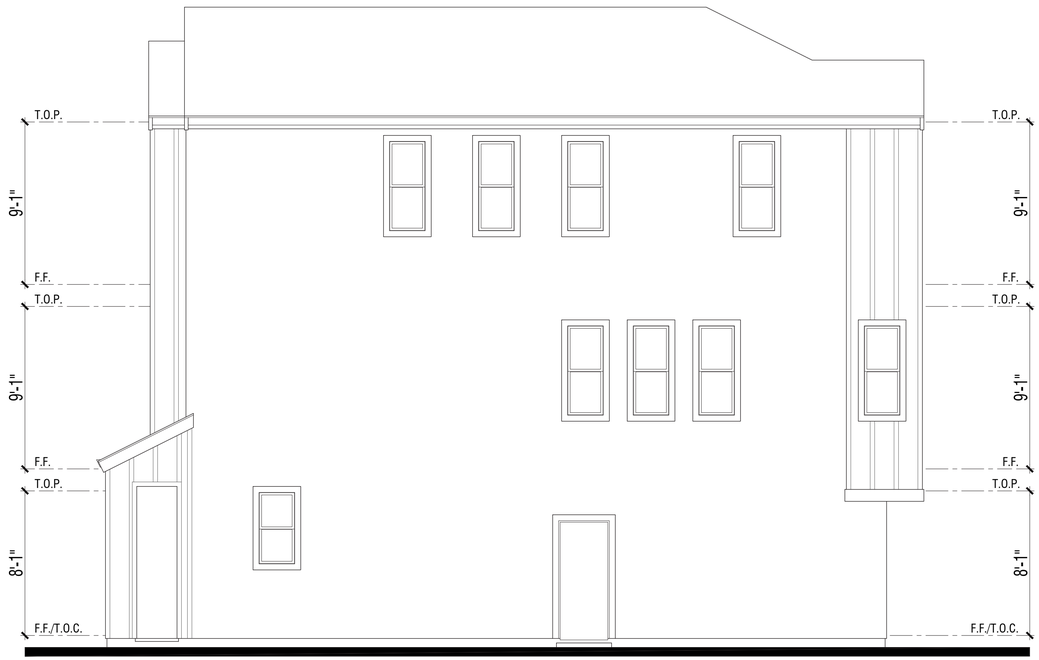
SUNNYVALE, CALIFORNIA

AH19

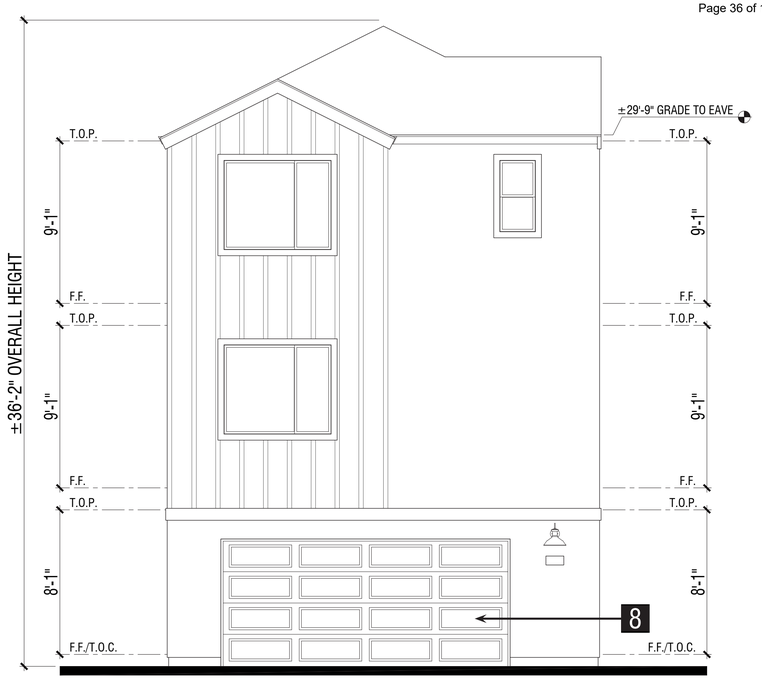
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation



Rear Elevation

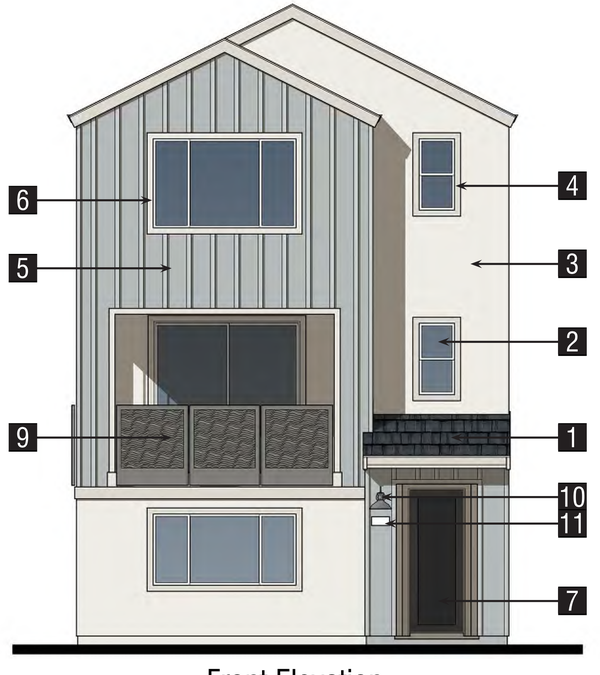
Exterior Materials: Elevation 'A'

Color Scheme #3

1 Composition shingle roofing
2 Insulated vinyl windows
3 Stucco
4 Stucco over foam trim
5 Fiber cement board & battens
6 Kiln-dried, pre-primed spruce trim
7 Fiberglass entry door
8 Sectional roll-up garage door
9 Metal railing
10 Light fixture
11 Address light



Left Elevation



Front Elevation



Key Map N.T.S.

PLAN 3
Elevations A

SUNNYVALE PARK PLACE - ALLEY HOMES

SUNNYVALE, CALIFORNIA

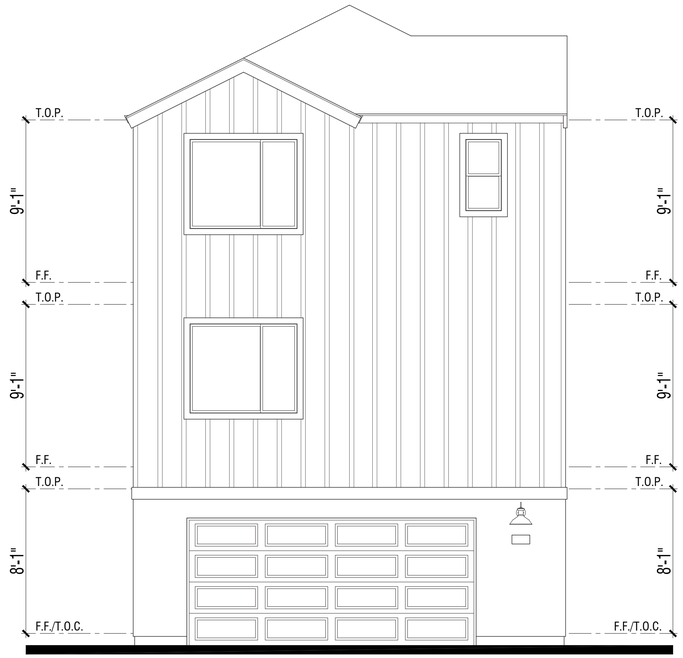
TIDEWATER LENNAR

AH20

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Rear Elevation



Left Elevation



Key Map N.T.S.

PLAN 3

Elevations A (Enhanced)

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

SUNNYVALE, CALIFORNIA

AH21

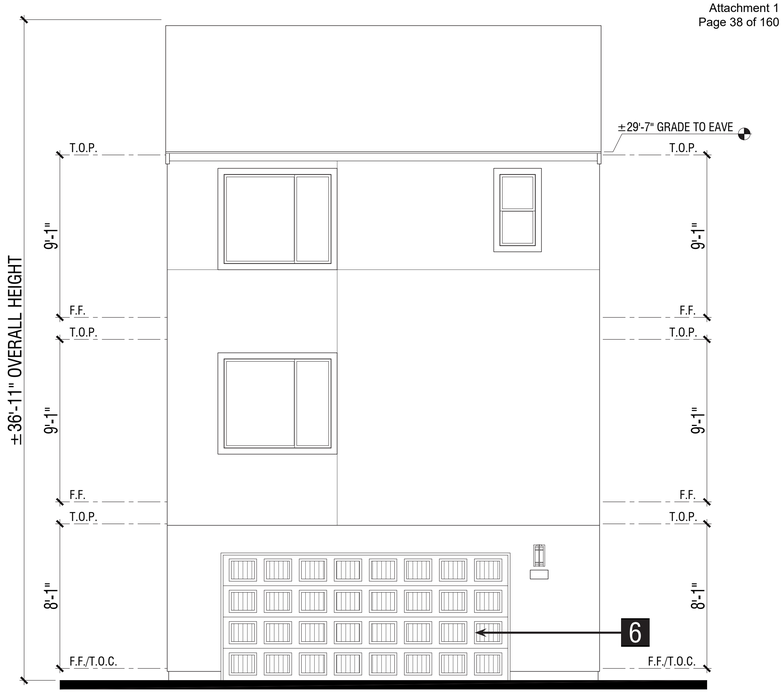
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation



Rear Elevation

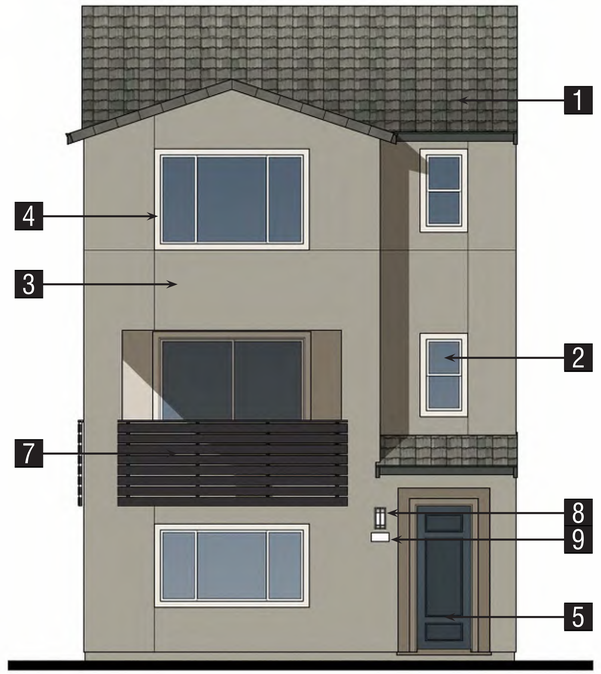
Exterior Materials: Elevation 'B'

Color Scheme #8

1. Low profile concrete tile roofing
2. Insulated vinyl windows
3. Stucco
4. Stucco over foam trim
5. Fiberglass entry door
6. Sectional roll-up garage door
7. Metal railing
8. Light fixture
9. Address light



Left Elevation



Front Elevation



Key Map N.T.S.

PLAN 3
Elevations B

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

SUNNYVALE, CALIFORNIA

AH22

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Left Elevation



Key Map N.T.S.

PLAN 3
Elevations B (Enhanced)

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

SUNNYVALE, CALIFORNIA

AH23

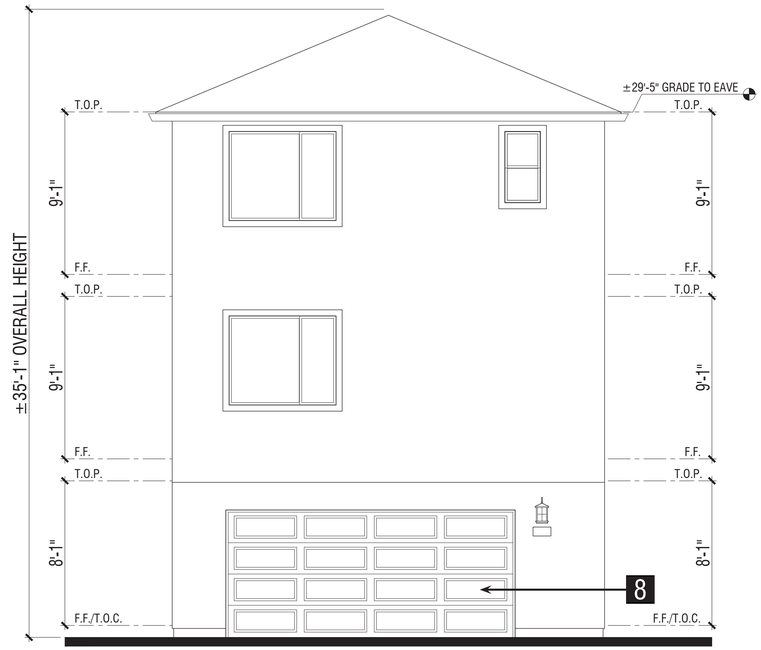
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



Right Elevation



Rear Elevation

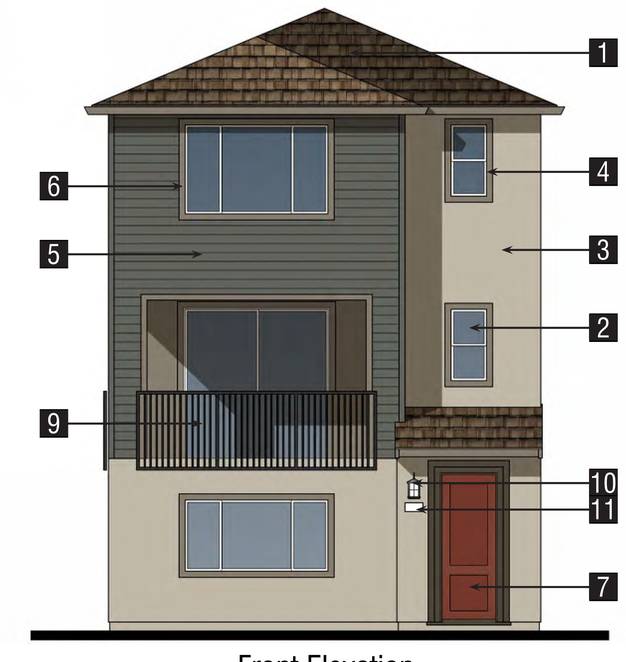
Exterior Materials: Elevation 'C'

Color Scheme #10

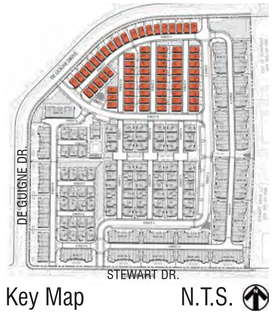
1 Composition shingle roofing
2 Insulated vinyl windows
3 Stucco
4 Stucco over foam trim
5 Fiber cement horizontal siding
6 Kiln-dried, pre-primed spruce trim
7 Fiberglass entry door
8 Sectional roll-up garage door
9 Metal railing
10 Light fixture
11 Address light



Left Elevation



Front Elevation



Key Map N.T.S.

PLAN 3
Elevations C

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

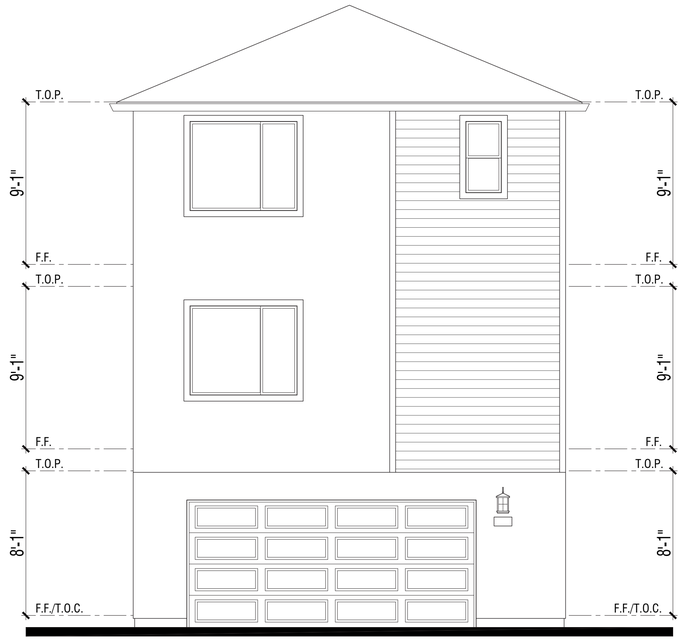
SUNNYVALE, CALIFORNIA

AH24

0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



Rear Elevation



Left Elevation



Key Map N.T.S.

PLAN 3

Elevations C (Enhanced)

SUNNYVALE PARK PLACE - ALLEY HOMES

SUNNYVALE, CALIFORNIA

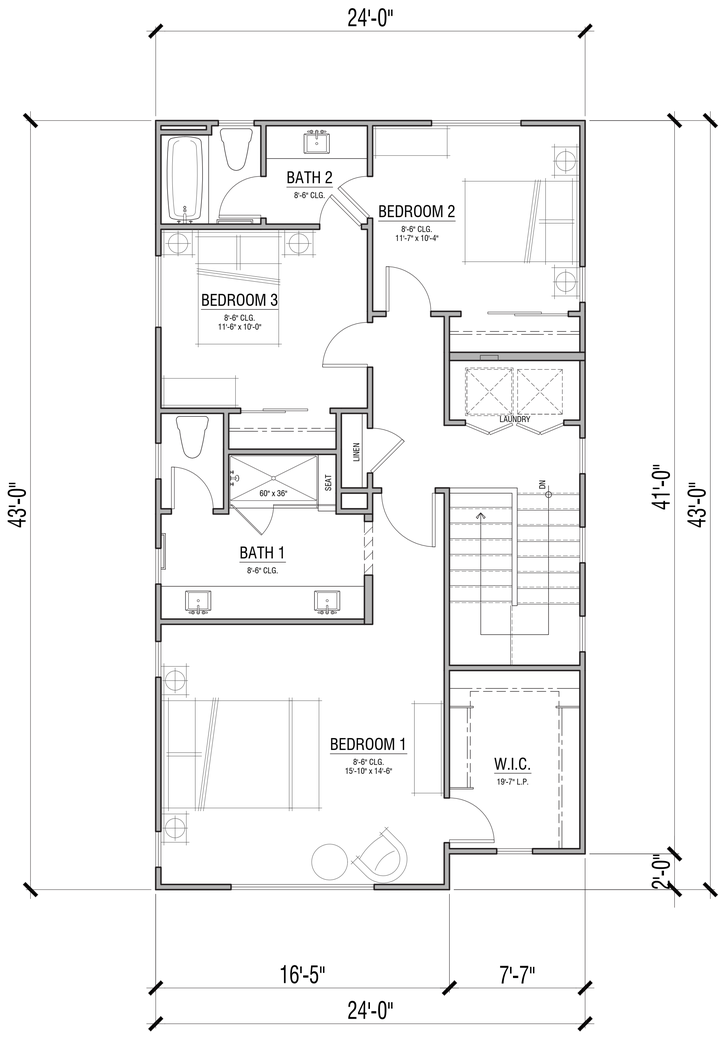
TIDEWATER LENNAR

AH25

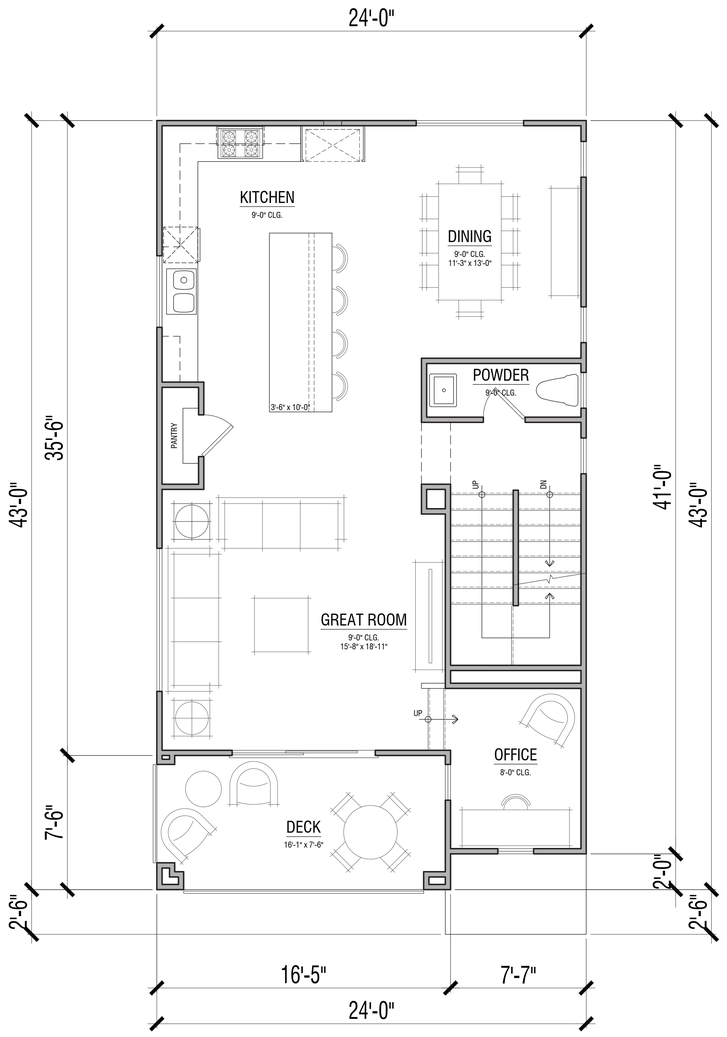
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

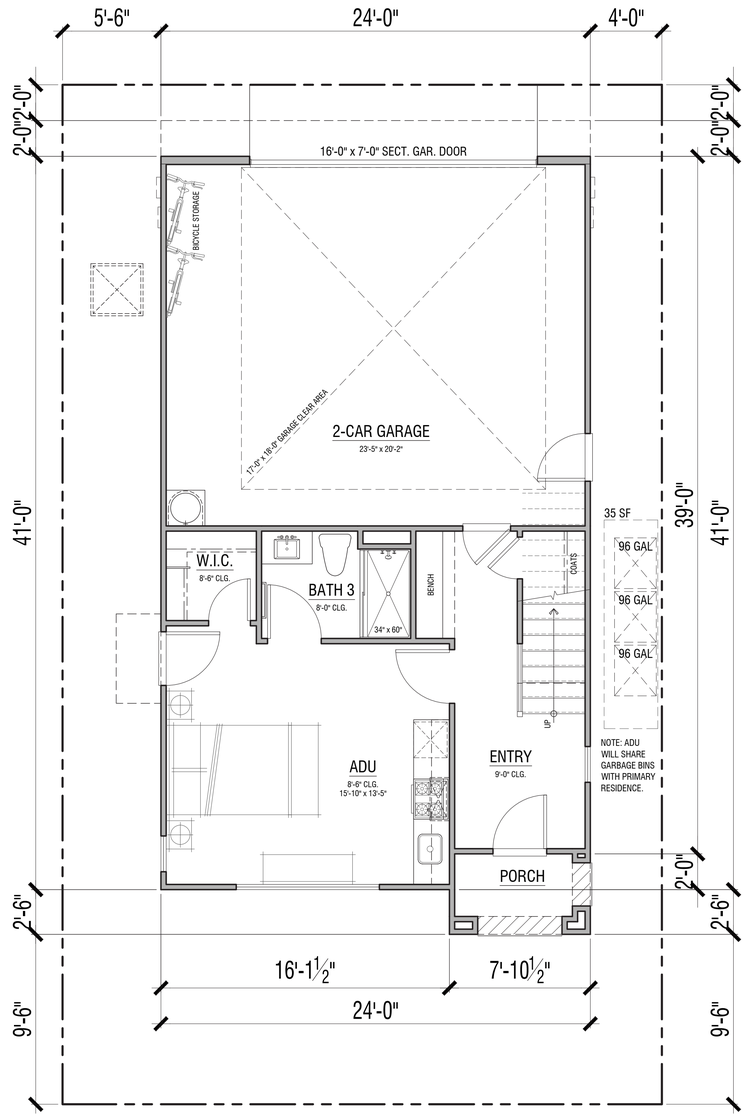
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



Third Floor 944 SF



Second Floor 895 SF



First Floor 473 SF



Key Map N.T.S.

2,312 SF
3 Bdrm | 2.5 Bath | Office | ADU
2-Car Garage - 496 SF

Open Space Calculations:
Porch: 35 SF*
Deck: 122 SF
Total: 157 SF
Total allowable for Open Space: 122 SF**
*Total may vary by elevation style
**Total as permissible per Sunnyvale Zoning Code 19.37

PLAN 3X
Floor Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

SUNNYVALE, CALIFORNIA

AH26

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

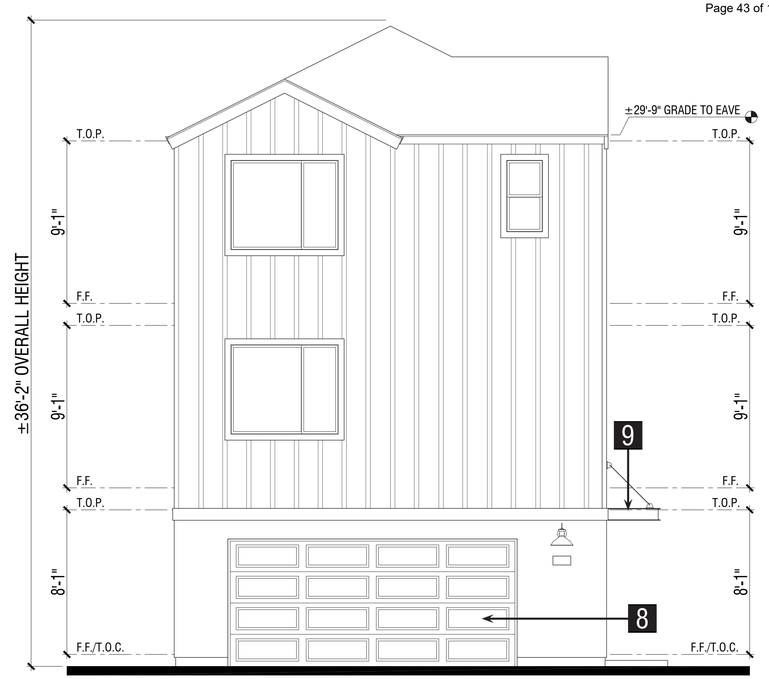
Exterior Materials: Elevation 'A'

Color Scheme #3

1 Composition shingle roofing
2 Insulated vinyl windows
3 Stucco
4 Stucco over foam trim
5 Fiber cement board & battens
6 Kiln-dried, pre-primed spruce trim
7 Fiberglass entry door
8 Sectional roll-up garage door
9 Metal awning
10 Metal railing
11 Light fixture
12 Address light



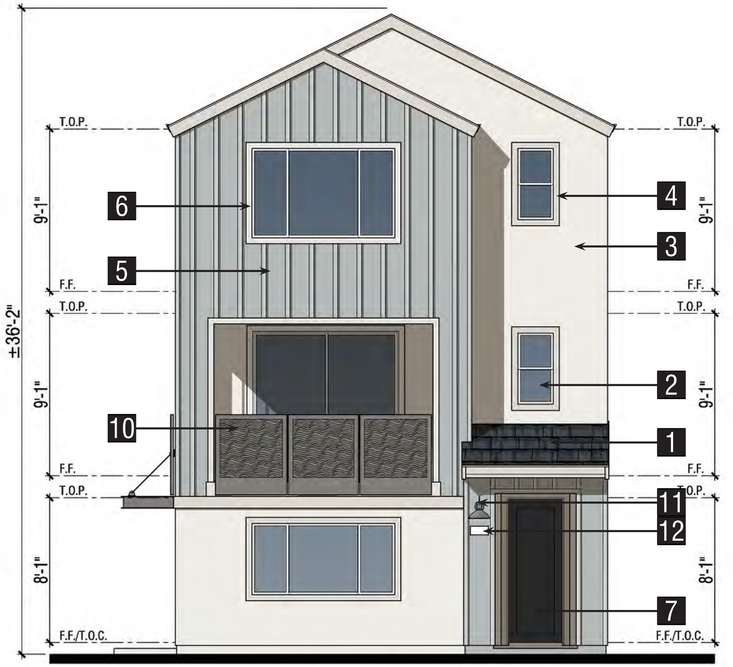
Key Map N.T.S.



Rear Elevation



Left Elevation



Front Elevation

PLAN 3X
Elevations A

SUNNYVALE PARK PLACE - ALLEY HOMES

SUNNYVALE, CALIFORNIA

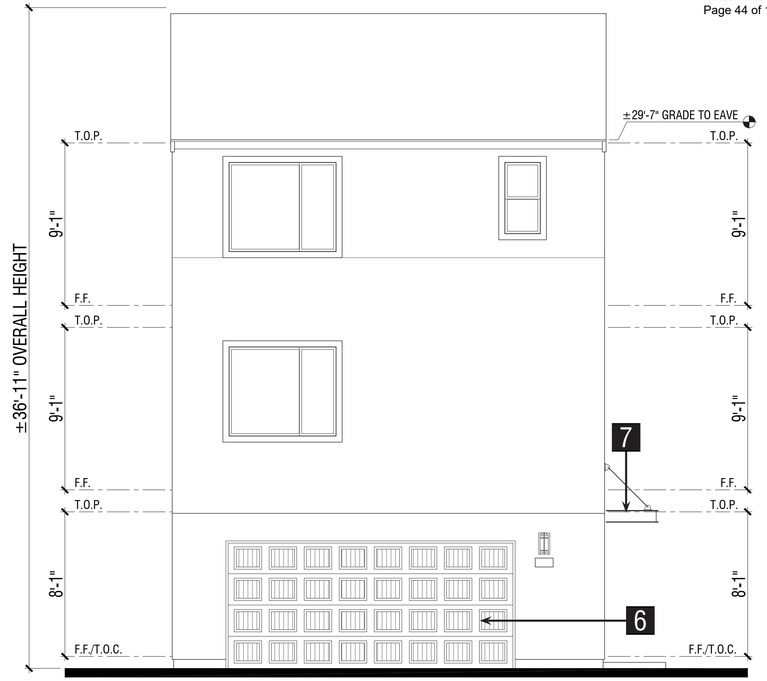
AH27

0 2 4 8

TIDEWATER LENNAR

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



Rear Elevation

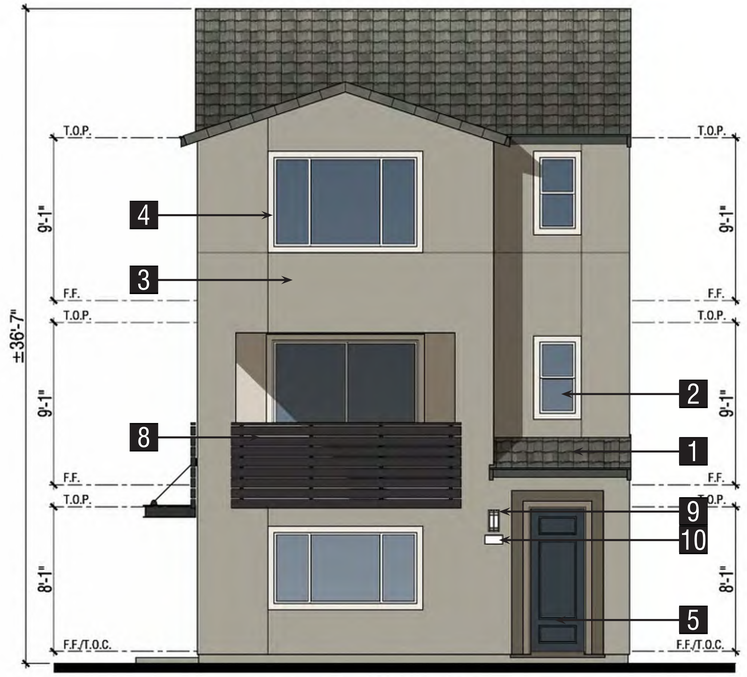
Exterior Materials: Elevation 'B'

Color Scheme #8

1. Low profile concrete tile roofing
2. Insulated vinyl windows
3. Stucco
4. Stucco over foam trim
5. Fiberglass entry door
6. Sectional roll-up garage door
7. Metal awning
8. Metal railing
9. Light fixture
10. Address light



Left Elevation



Front Elevation



Key Map N.T.S.

PLAN 3X
Elevations B

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ALLEY HOMES

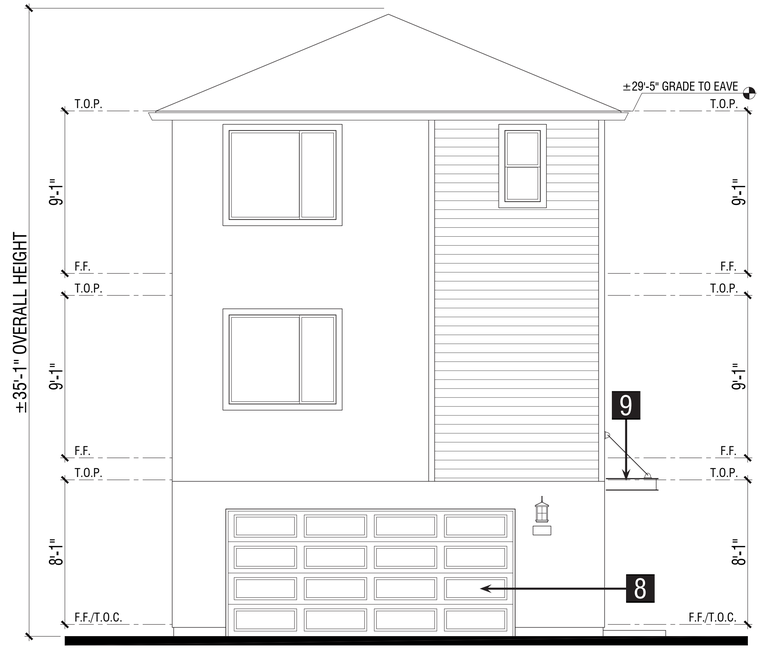
SUNNYVALE, CALIFORNIA

AH28

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Rear Elevation

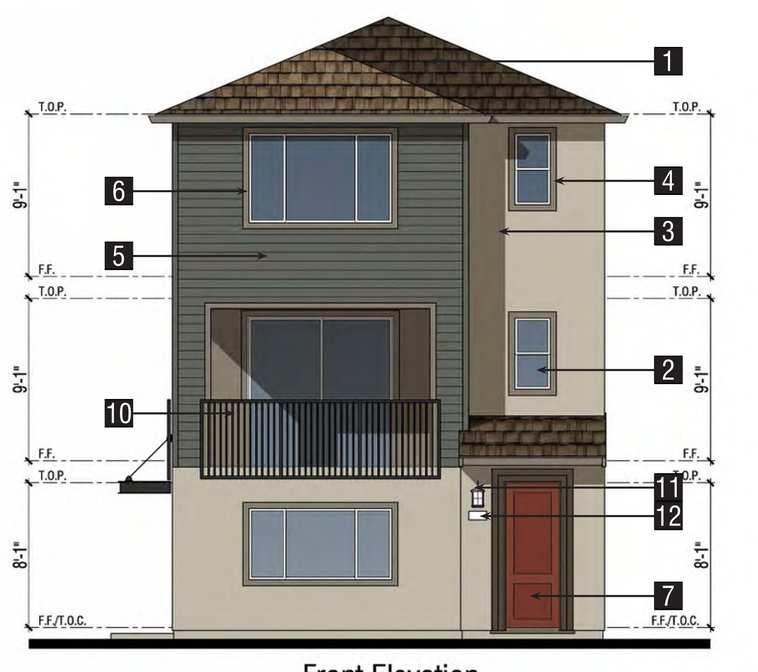
Exterior Materials: Elevation 'C'

Color Scheme #10

1 Composition shingle roofing
2 Insulated vinyl windows
3 Stucco
4 Stucco over foam trim
5 Fiber cement horizontal siding
6 Kiln-dried, pre-primed spruce trim
7 Fiberglass entry door
8 Sectional roll-up garage door
9 Metal awning
10 Metal railing
11 Light fixture
12 Address light



Left Elevation



Front Elevation



Key Map N.T.S.

PLAN 3X
Elevations C

SUNNYVALE PARK PLACE - ALLEY HOMES

SUNNYVALE, CALIFORNIA

TIDEWATER LENNAR

AH29

0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



Plan 1
Elevation A
Color Scheme #2

Plan 2
Elevation B
Color Scheme #5

Plan 3
Elevation C
Color Scheme #10

Plan 4
Elevation A
Color Scheme #4



Key Map N.T.S.

CONCEPTUAL STREETSCENE

TIDEWATER LENNAR

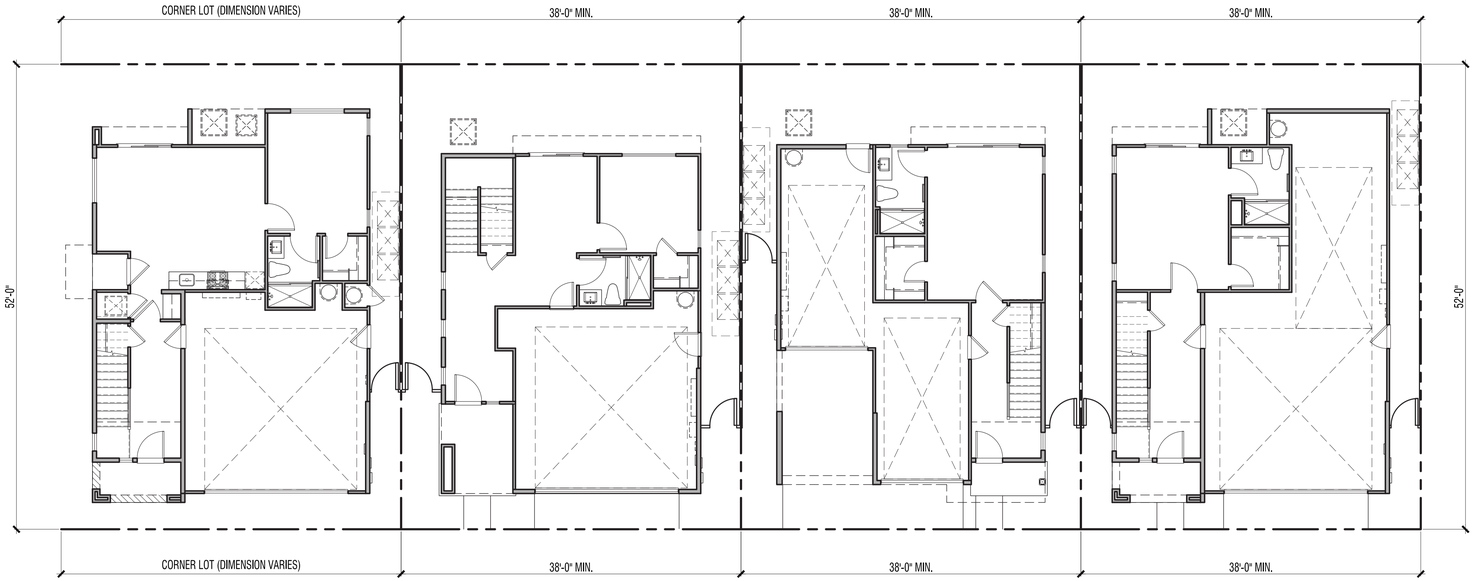
SUNNYVALE PARK PLACE - COURT HOMES

SUNNYVALE, CALIFORNIA

CH1

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Plan 4 | Plan 1 | Plan 2 | Plan 3



Key Map N.T.S.

PLOT PLAN

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

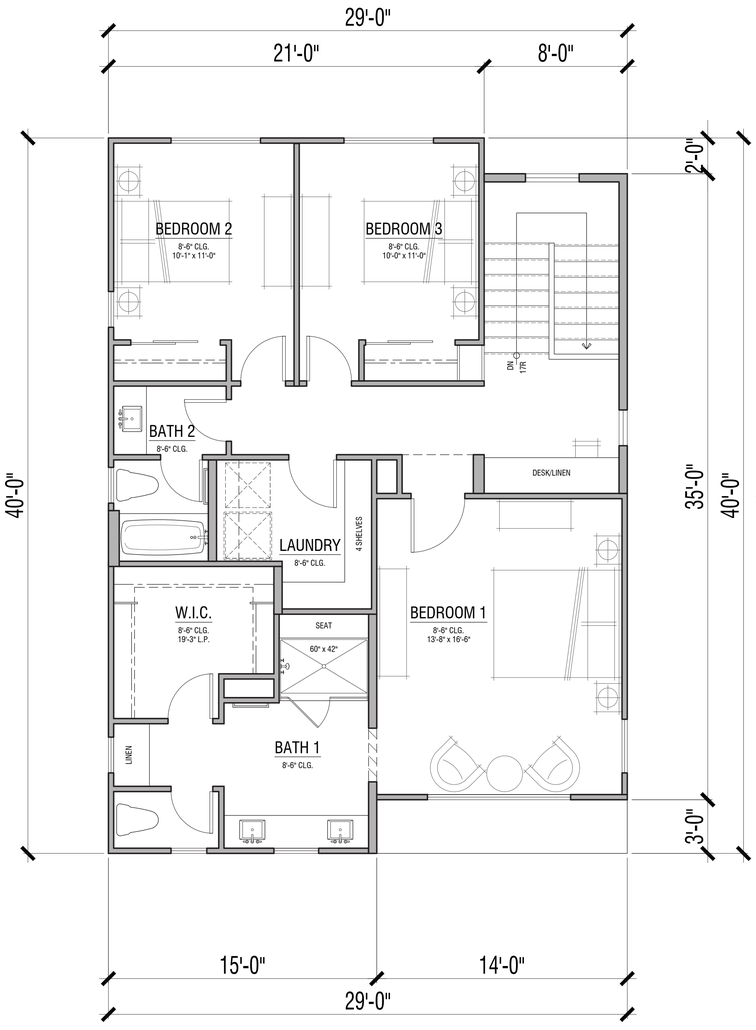
SUNNYVALE, CALIFORNIA

CH2

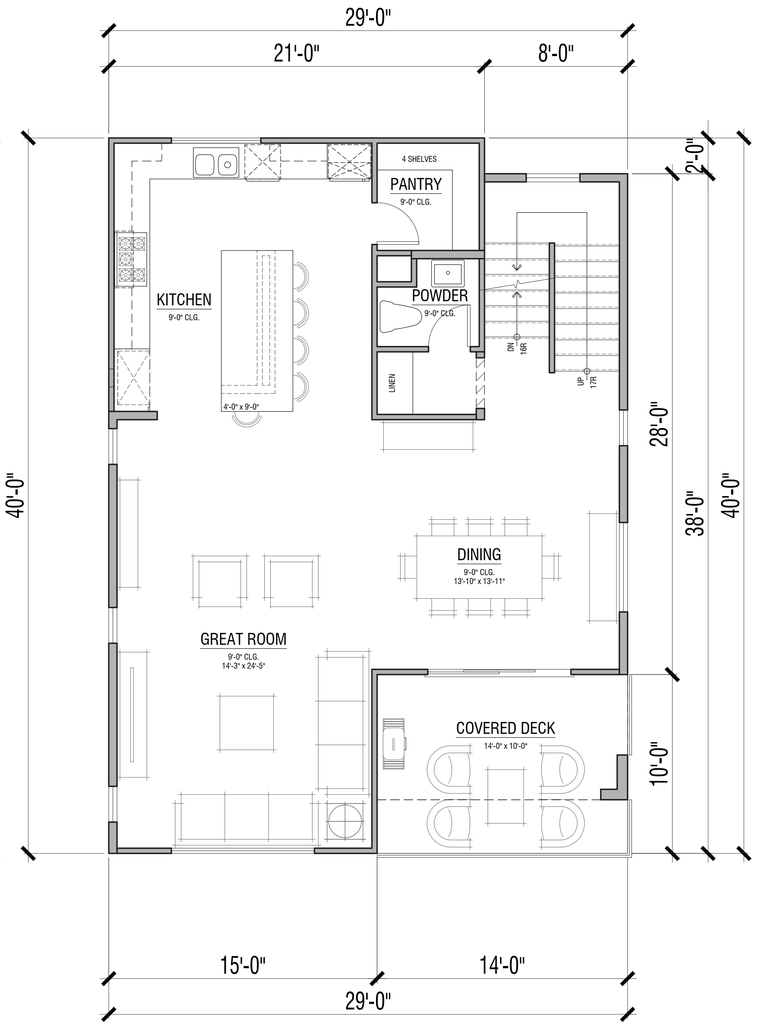
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

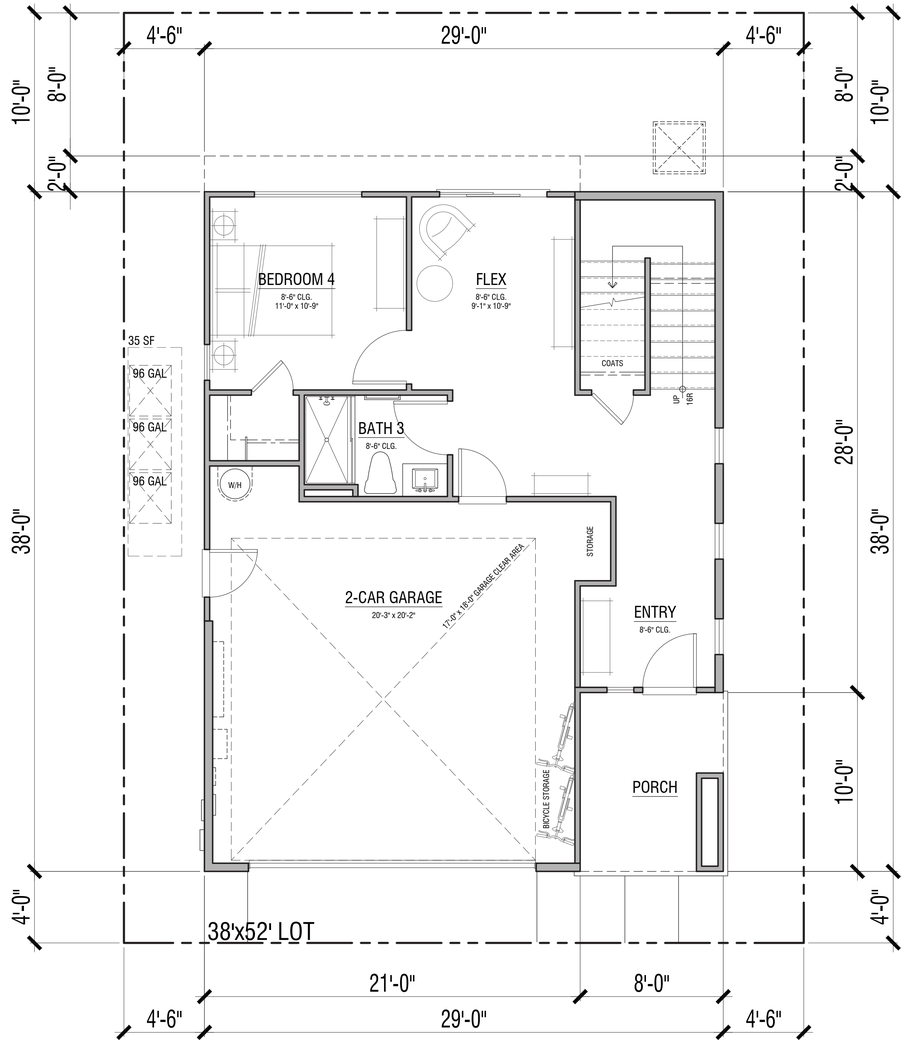
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Third Floor 1,021 SF



Second Floor 1,004 SF



First Floor 572 SF



Key Map N.T.S.

2,597 SF
4 Bdrm | 3.5 Bath | Flex
2-Car Garage - 450 SF

Open Space Calculations:
Porch: 80 SF*
Deck: 140 SF
Backyard: 380 SF*
Total: 600 SF
Total allowable for Open Space: 140 SF**
*Total may vary by elevation style
**Total as permissible per Sunnyvale Zoning Code 19.37

PLAN 1
Floor Plans

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

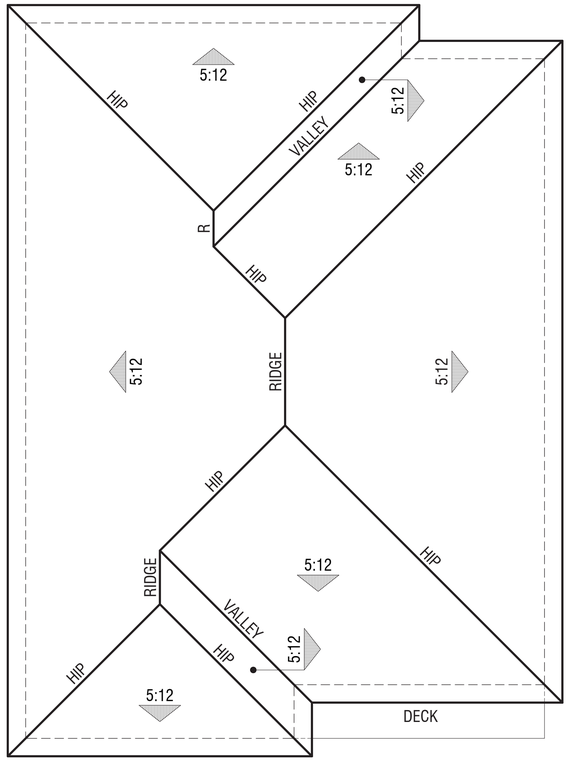
SUNNYVALE, CALIFORNIA

CH3

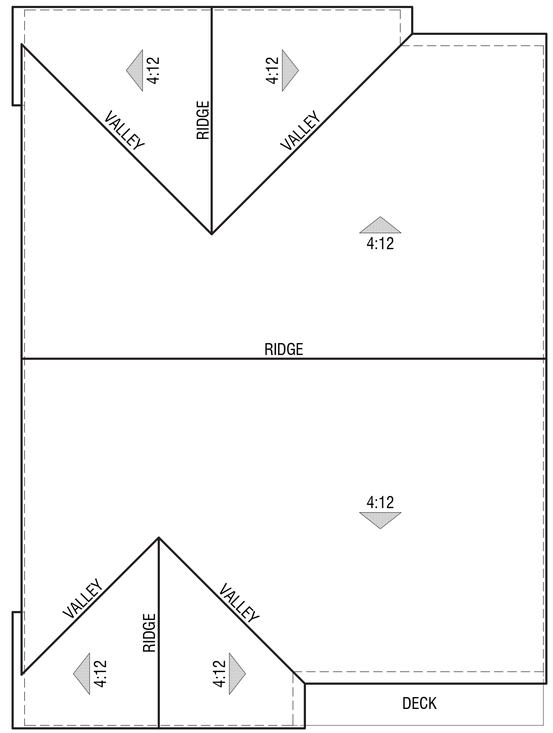
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

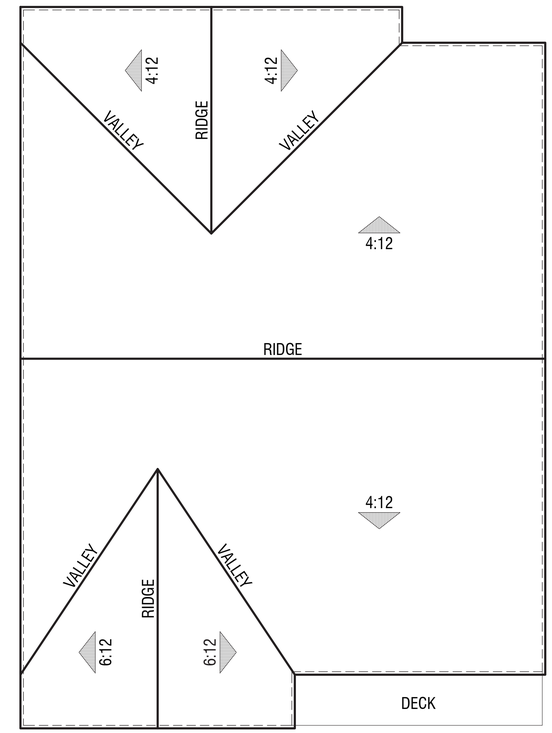
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Elevation C



Elevation B



Elevation A



Key Map N.T.S.

PLAN 1
Roof Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

SUNNYVALE, CALIFORNIA

CH4

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Elevation C
Color Scheme #12



Elevation B
Color Scheme #7



Elevation A
Color Scheme #2



Key Map N.T.S.

PLAN 1
Front Elevations

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

SUNNYVALE, CALIFORNIA

CH5

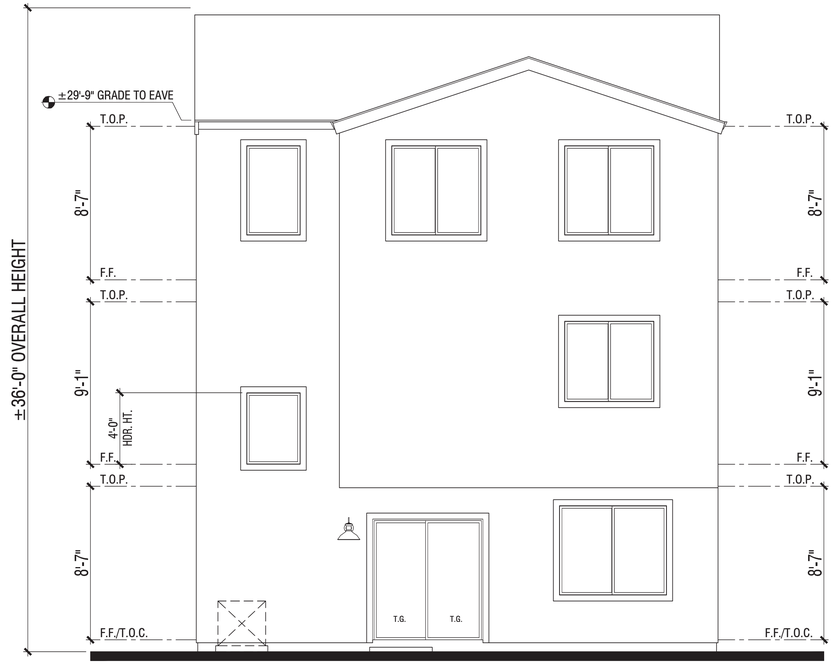
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation



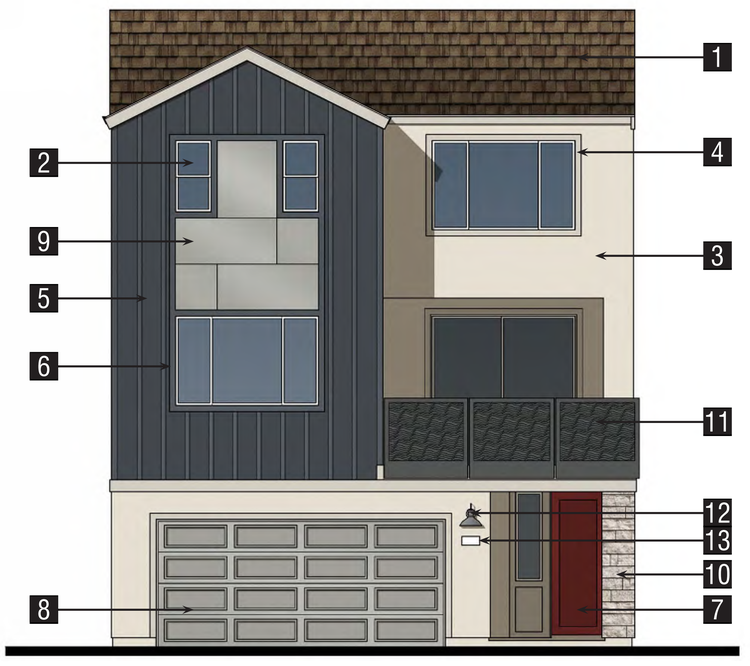
Rear Elevation

Exterior Materials: Elevation 'A'

Color Scheme #2

1 Composition shingle roofing
2 Insulated vinyl windows
3 Stucco
4 Stucco over foam trim
5 Fiber cement board & battens
6 Kiln-dried, pre-primed spruce trim
7 Fiberglass entry door
8 Sectional roll-up garage door
9 Panel
10 Manufactured stone veneer
11 Metal railing
12 Light fixture
13 Address light







Key Map N.T.S.

PLAN 1
Elevations A

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

SUNNYVALE, CALIFORNIA

CH6

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation



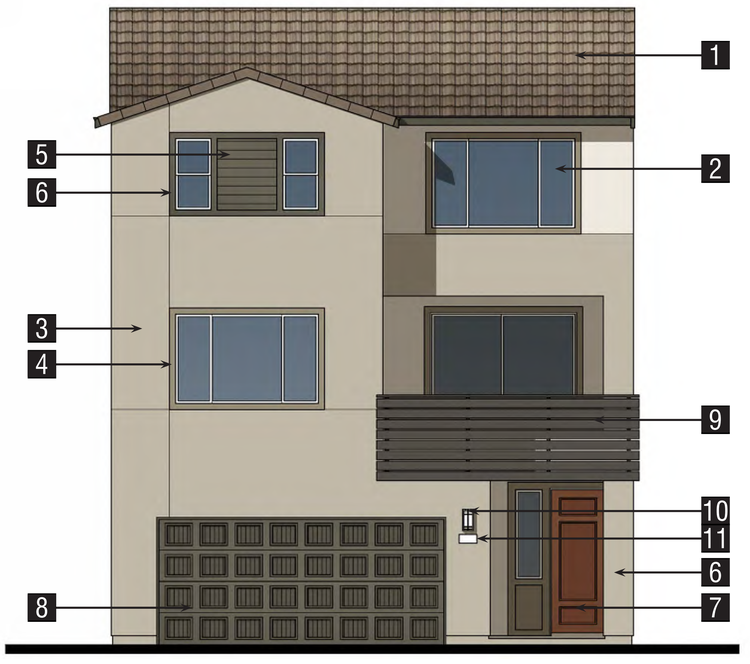
Rear Elevation

Exterior Materials: Elevation 'B'

Color Scheme #7

1 Low profile concrete tile roofing
2 Insulated vinyl windows
3 Stucco
4 Stucco over foam trim
5 Fiber cement horizontal siding
6 Kiln-dried, pre-primed spruce trim
7 Fiberglass entry door
8 Sectional roll-up garage door
9 Metal railing
10 Light fixture
11 Address light







Key Map N.T.S.

PLAN 1
Elevations B

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

SUNNYVALE, CALIFORNIA

CH7

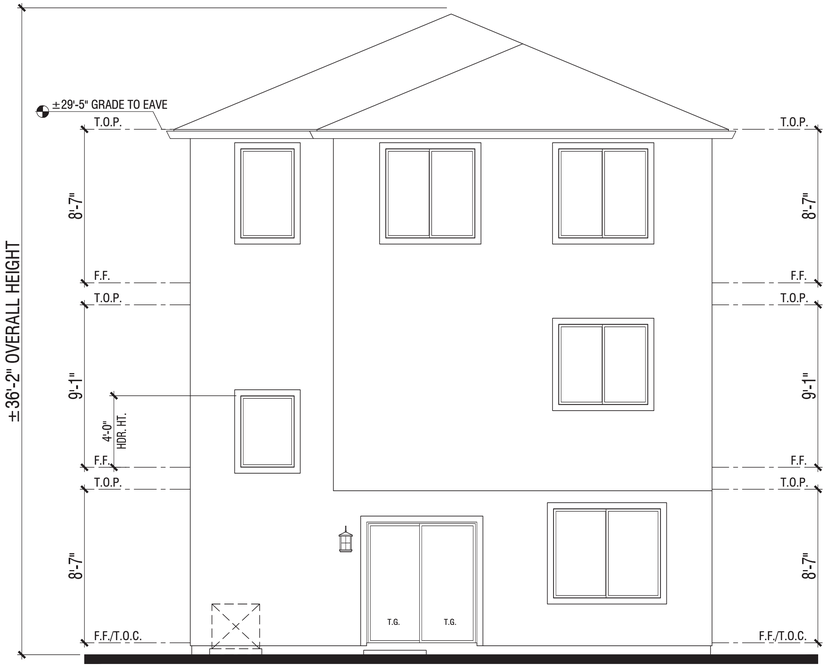
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation



Rear Elevation

Exterior Materials: Elevation 'C'

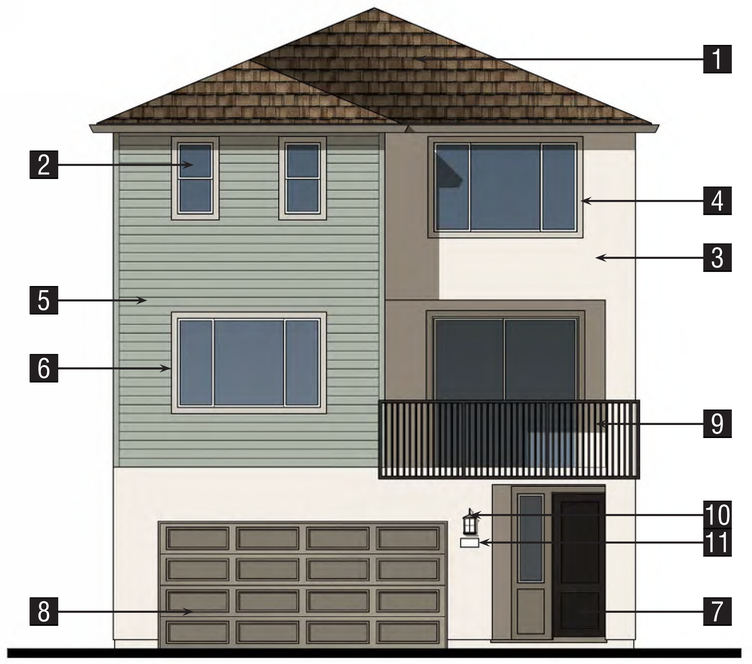
Color Scheme #12

1. Composition shingle roofing
2. Insulated vinyl windows
3. Stucco
4. Stucco over foam trim
5. Fiber cement horizontal siding
6. Kiln-dried, pre-primed spruce trim
7. Fiberglass entry door
8. Sectional roll-up garage door
9. Metal railing
10. Light fixture
11. Address light



Key Map N.T.S.





PLAN 1
Elevations C

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

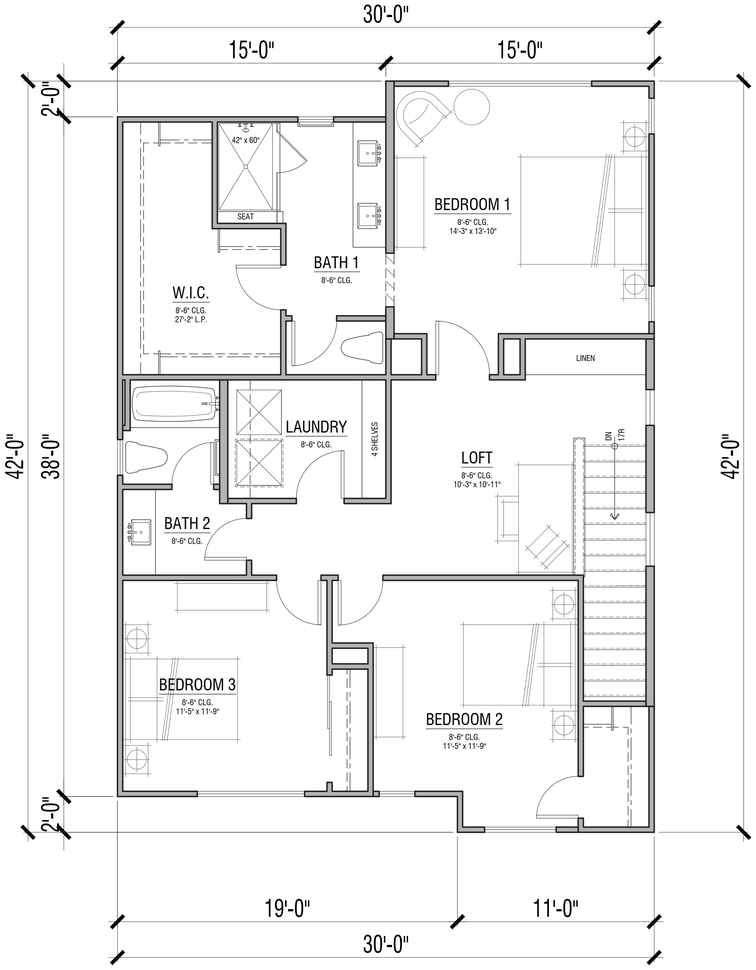
SUNNYVALE, CALIFORNIA

CH8

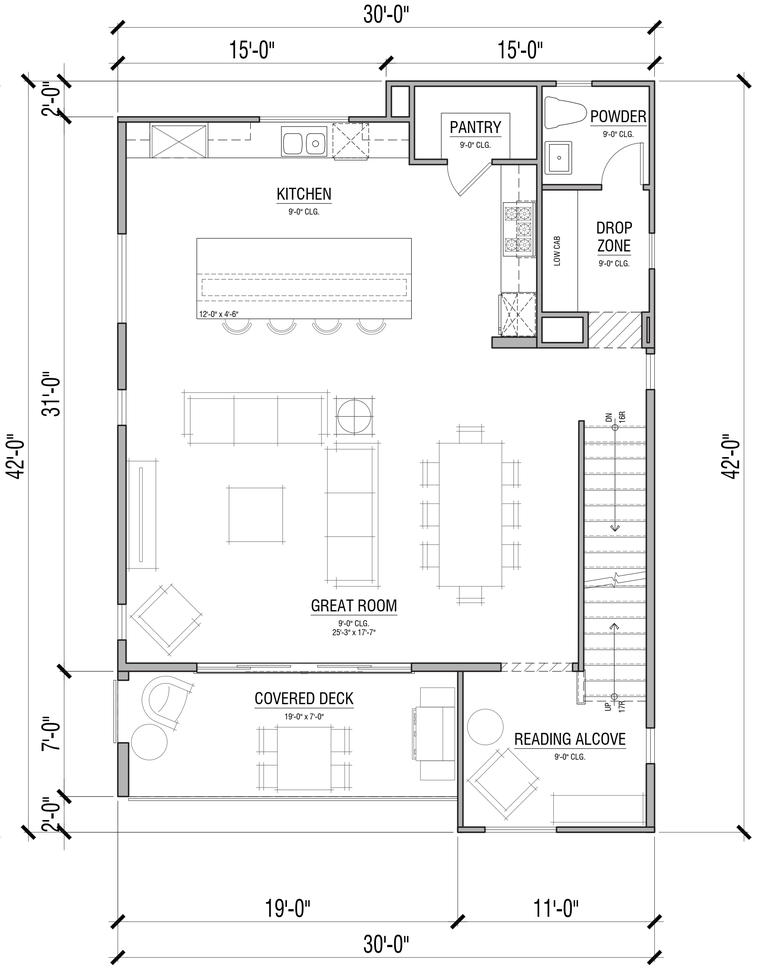
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

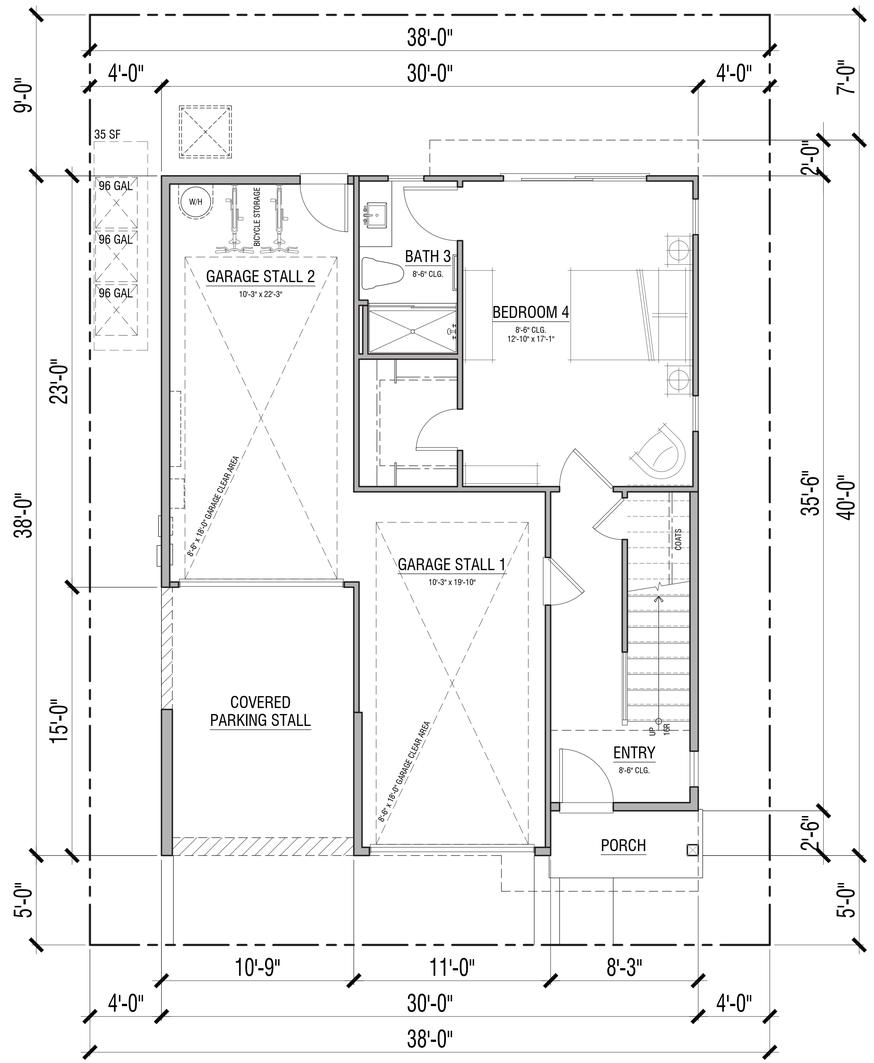
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Third Floor 1,135 SF



Second Floor 1,059 SF



First Floor 492 SF



Key Map N.T.S.

2,686 SF
4 Bdrm | 3.5 Bath | Loft
2-Car Garage - 466 SF

Open Space Calculations:
Porch: 31 SF*
Deck: 133 SF
Backyard: 342 SF*
Total: 506 SF
Total allowable for Open Space: 164 SF**
*Total may vary by elevation style or lot
**Total as permissible per Sunnyvale Zoning Code 19.37

PLAN 2
Floor Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

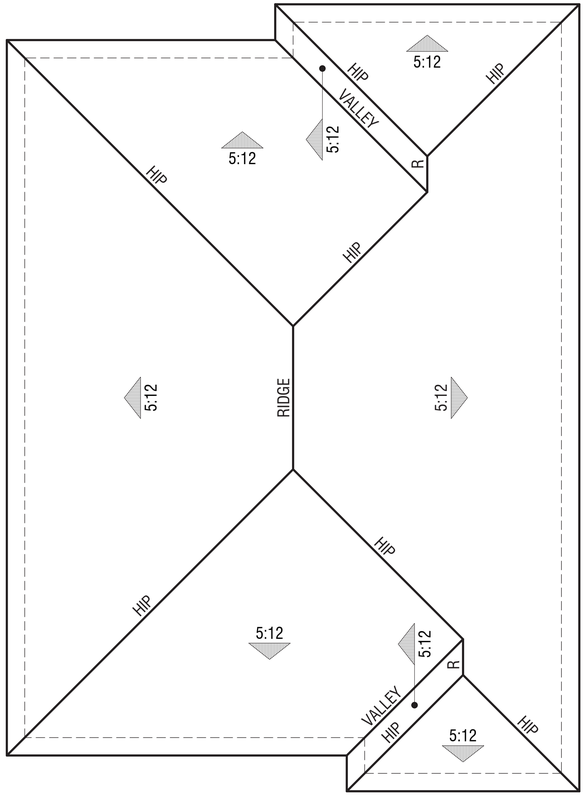
SUNNYVALE, CALIFORNIA

CH9

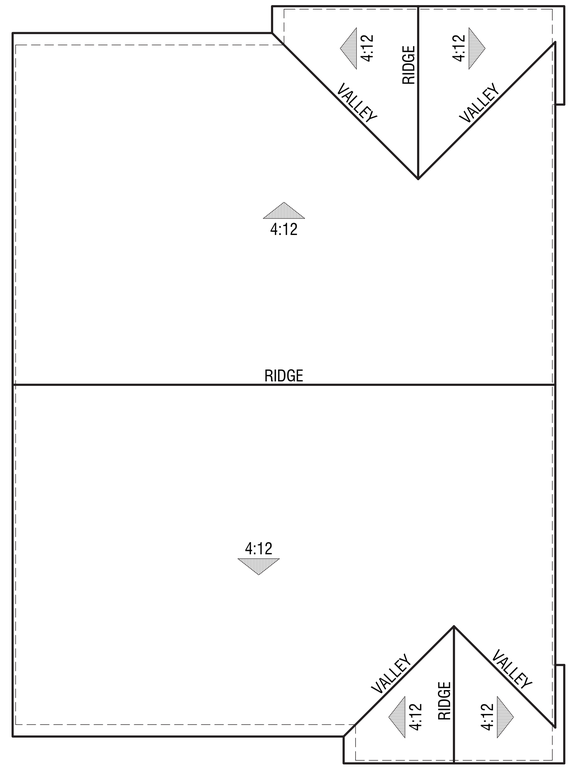
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

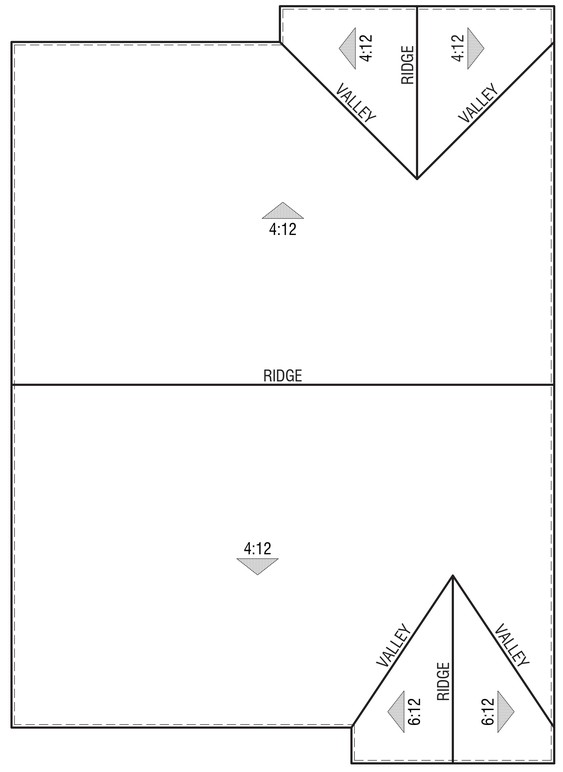
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Elevation C



Elevation B



Elevation A



Key Map N.T.S.

PLAN 2
Roof Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

SUNNYVALE, CALIFORNIA

CH10

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Elevation C
Color Scheme #11



Elevation B
Color Scheme #5



Elevation A
Color Scheme #1



Key Map N.T.S.

PLAN 2
Front Elevations

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

SUNNYVALE, CALIFORNIA

CH11

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation



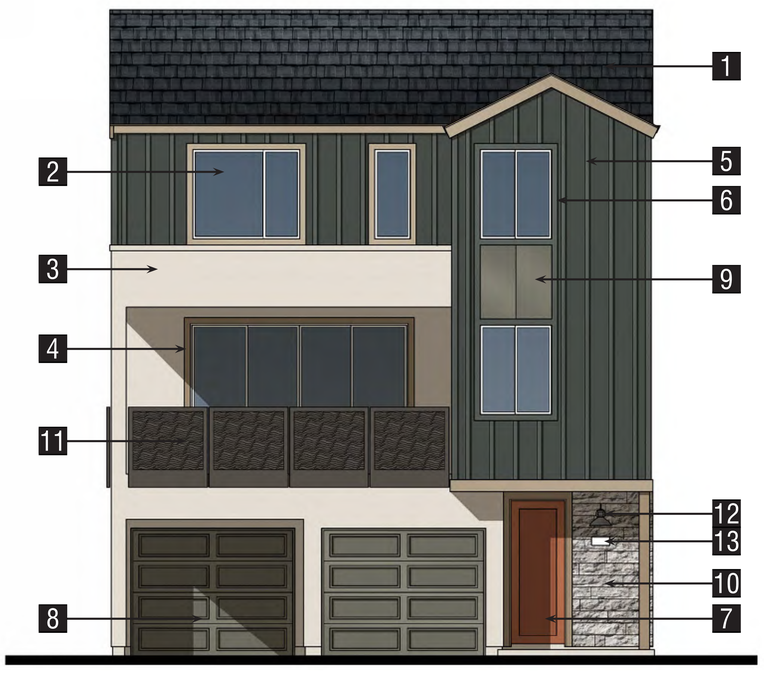
Rear Elevation

Exterior Materials: Elevation 'A'

Color Scheme #1

1. Composition shingle roofing
2. Insulated vinyl windows
3. Stucco
4. Stucco over foam trim
5. Fiber cement borad & battens
6. Kiln-dried, pre-primed spruce trim
7. Fiberglass entry door
8. Sectional roll-up garage door
9. Panel
10. Manufactured stone veneer
11. Metal railing
12. Light fixture
13. Address light







Key Map N.T.S.

PLAN 2
Elevations A

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

SUNNYVALE, CALIFORNIA

CH12

0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



Right Elevation



Rear Elevation

Exterior Materials: Elevation 'B'

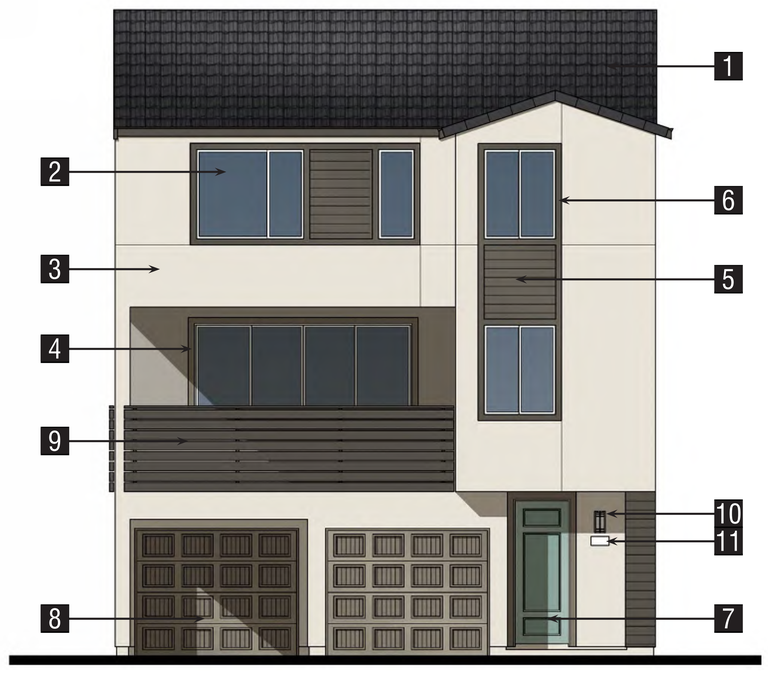
Color Scheme #5

1. Low profile concrete tile roofing
2. Insulated vinyl windows
3. Stucco
4. Stucco over foam trim
5. Fiber cement horizontal railing
6. Kiln-dried, pre-primed spruce trim
7. Fiberglass entry door
8. Sectional roll-up garage door
9. Metal railing
10. Light fixture
11. Address light





Key Map N.T.S.



PLAN 2
Elevations B

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

SUNNYVALE, CALIFORNIA

CH13

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation



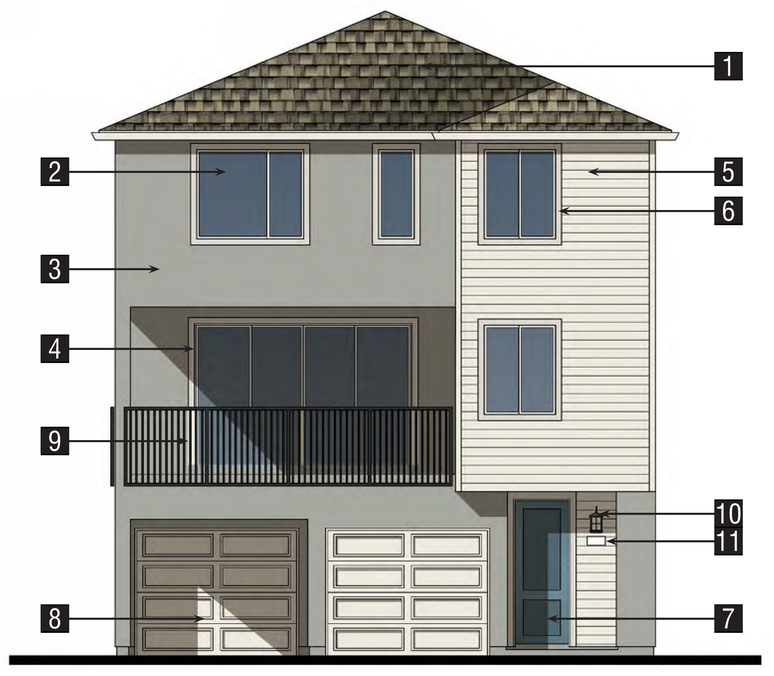
Rear Elevation

Exterior Materials: Elevation 'C'

Color Scheme #11

1 Composition shingle roofing
2 Insulated vinyl windows
3 Stucco
4 Stucco over foam trim
5 Fiber cement horizontal siding
6 Kiln-dried, pre-primed spruce trim
7 Fiberglass entry door
8 Sectional roll-up garage door
9 Metal railing
10 Light fixture
11 Address light





PLAN 2
Elevations C



Key Map N.T.S.

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

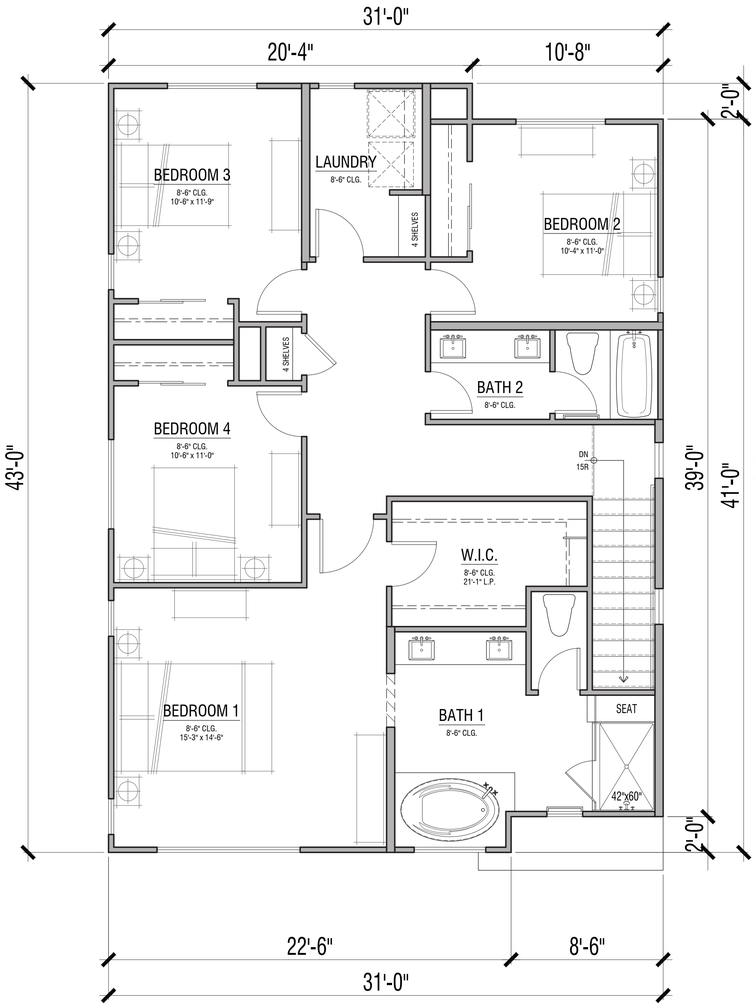
SUNNYVALE, CALIFORNIA

CH14

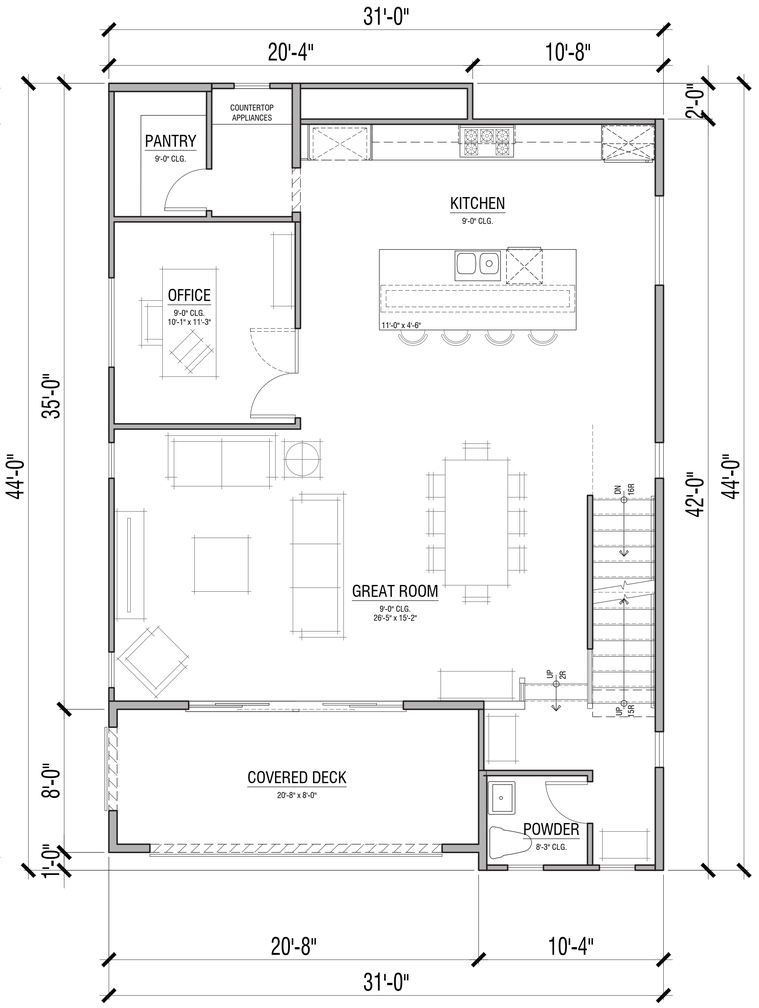
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

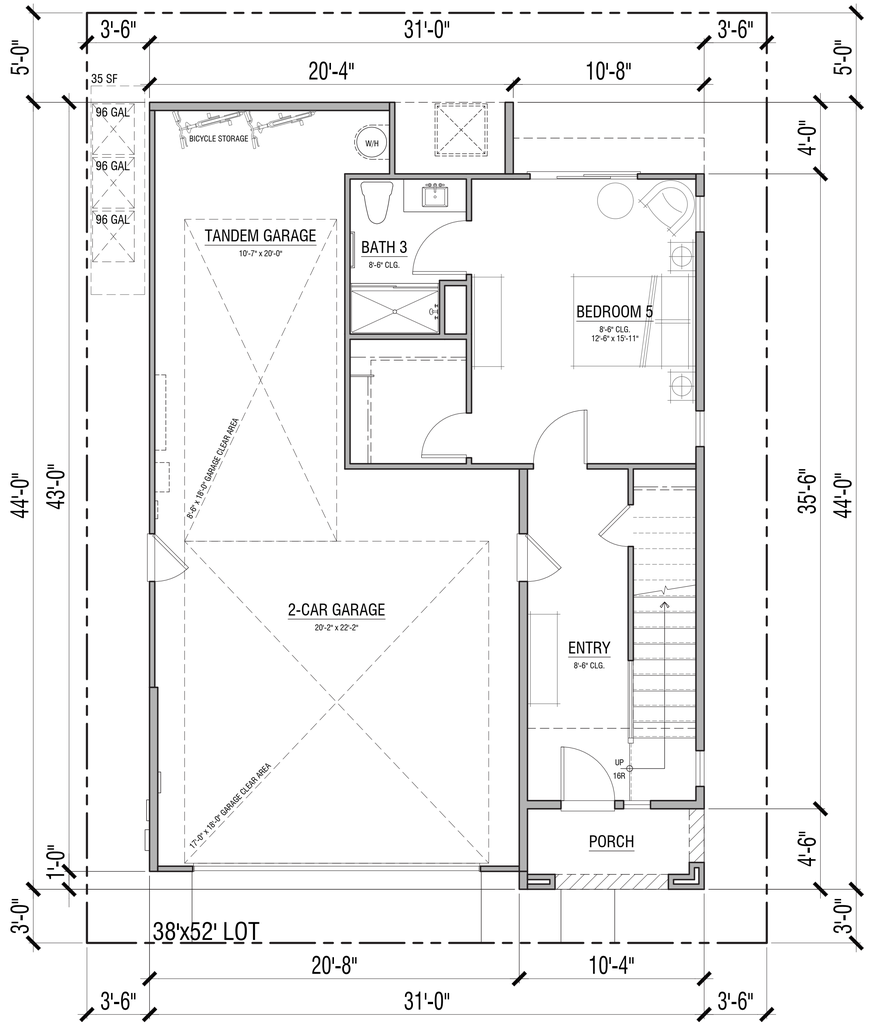
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Third Floor 1,231 SF



Second Floor 1,137 SF



First Floor 528 SF



Key Map N.T.S.

2,896 SF
5 Bdrm | 3.5 Bath | Office
3-Car Garage - 702 SF

Open Space Calculations:
Porch: 45 SF*
Deck: 165 SF
Backyard: 242 SF*
Total: 452 SF
Total allowable for Open Space: 165 SF**
*Total may vary by elevation style
**Total as permissible per Sunnyvale Zoning Code 19.37

PLAN 3
Floor Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

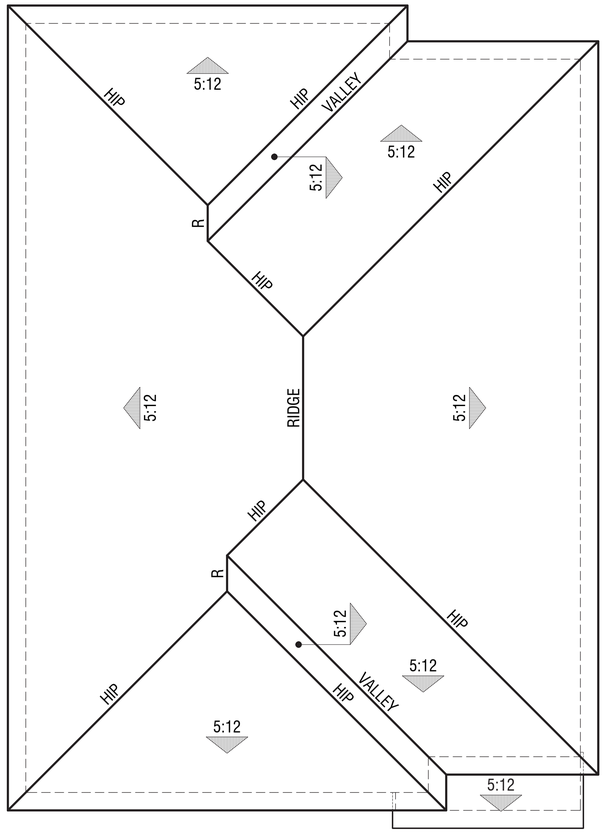
SUNNYVALE, CALIFORNIA

CH15

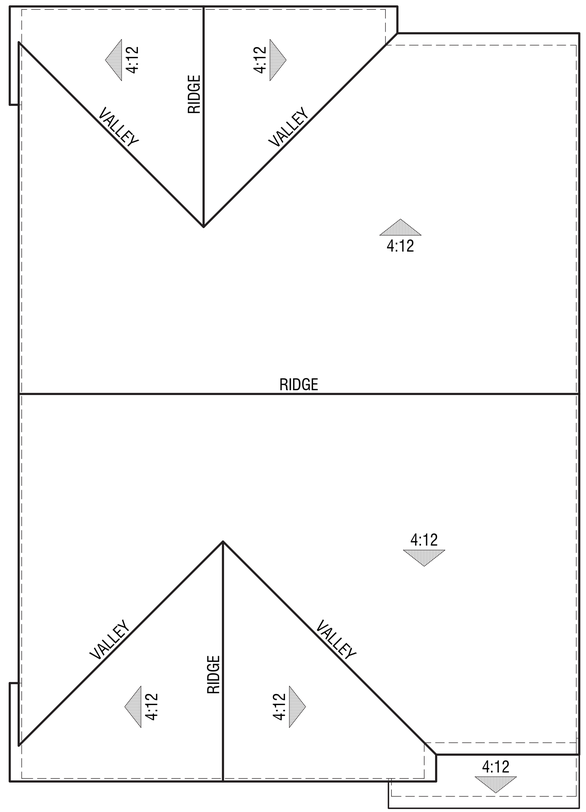
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

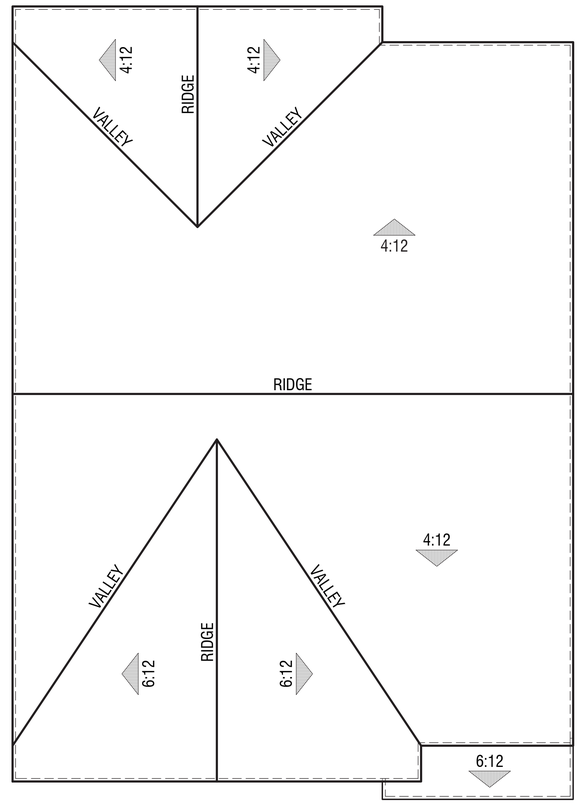
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Elevation C



Elevation B



Elevation A



Key Map N.T.S.

PLAN 3
Roof Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

SUNNYVALE, CALIFORNIA

CH16

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Elevation C
Color Scheme #10



Elevation B
Color Scheme #8



Elevation A
Color Scheme #3



Key Map N.T.S.

PLAN 3
Front Elevations

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

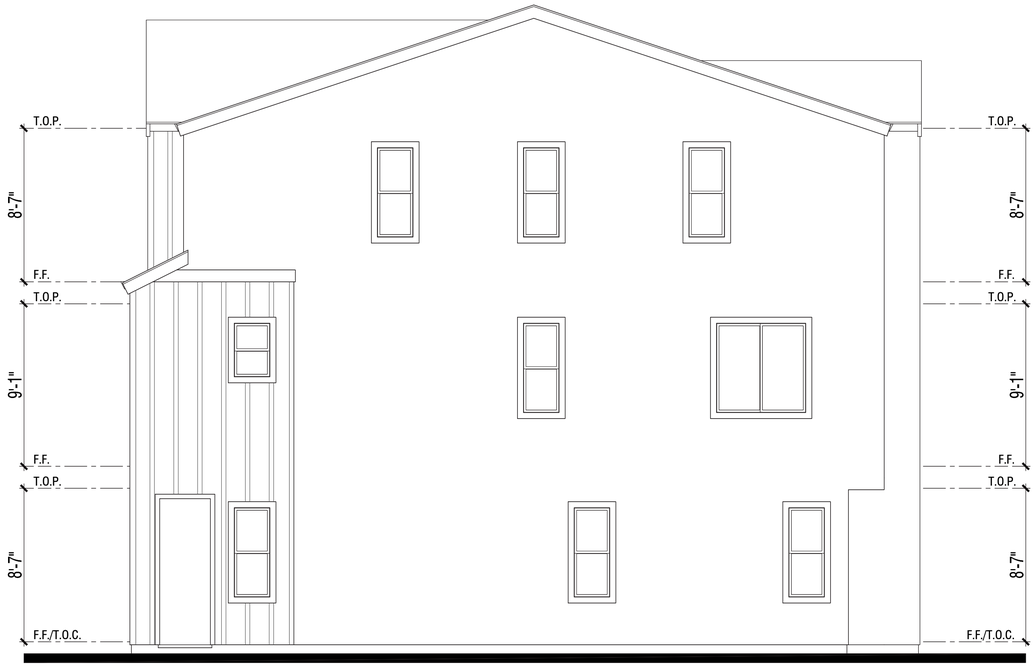
SUNNYVALE, CALIFORNIA

CH17

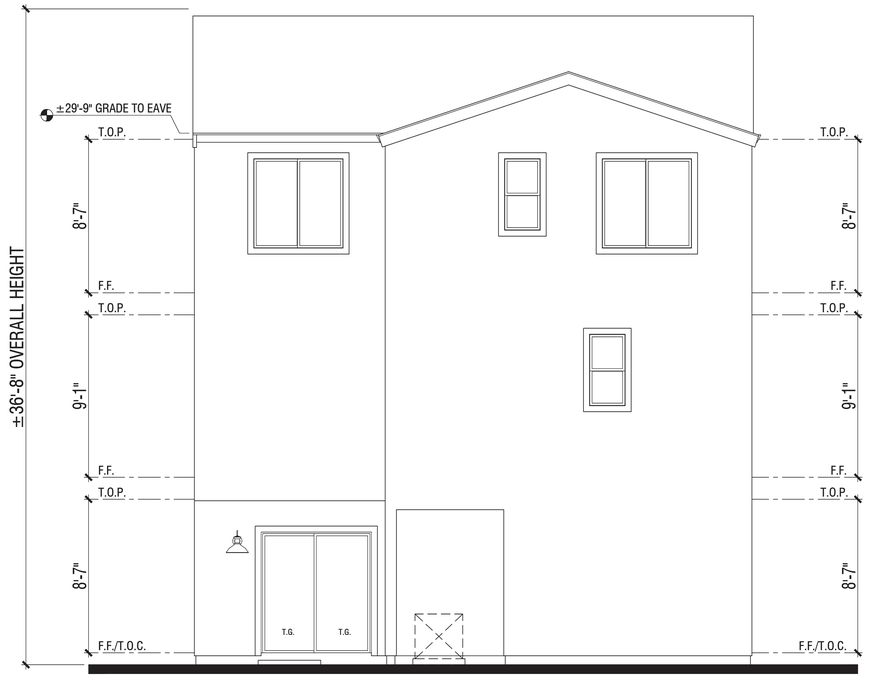
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation



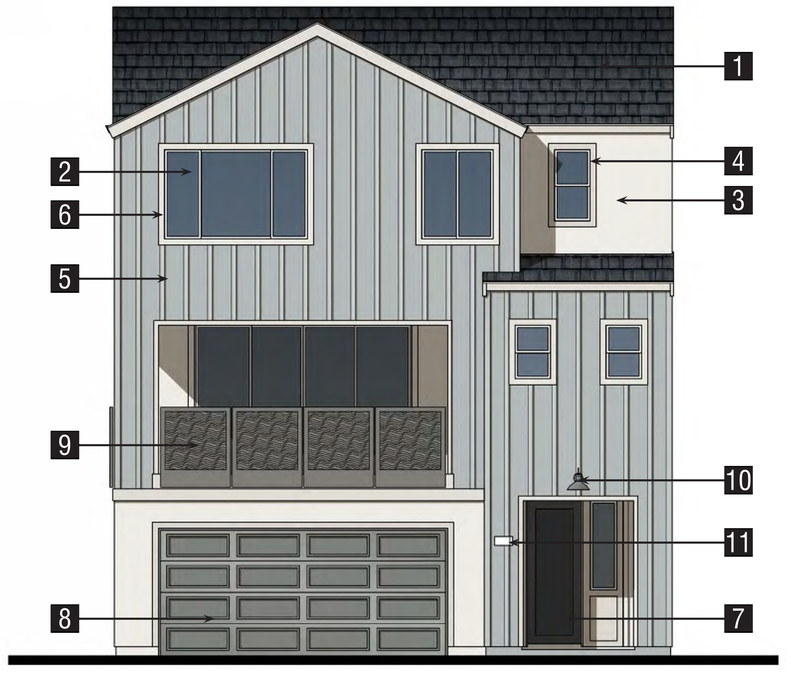
Rear Elevation

Exterior Materials: Elevation 'A'

Color Scheme #3

1. Composition shingle roofing
2. Insulated vinyl windows
3. Stucco
4. Stucco over foam trim
5. Fiber cement board & battens
6. Kiln-dried, pre-primed spruce trim
7. Fiberglass entry door
8. Sectional roll-up garage door
9. Metal railing
10. Light fixture
11. Address light







Key Map N.T.S.

PLAN 3
Elevations A

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

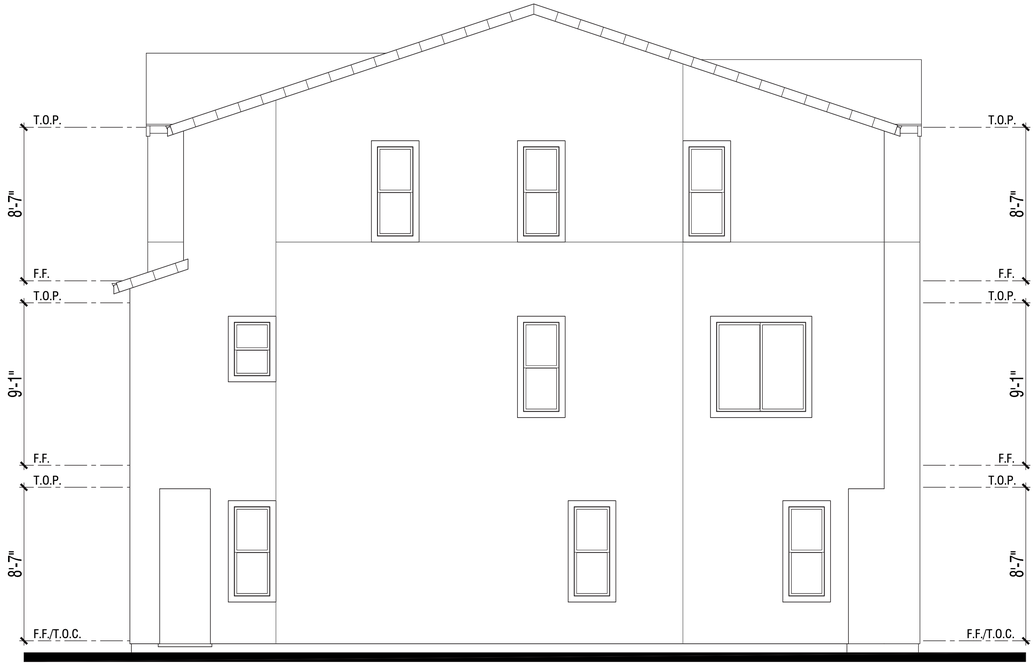
SUNNYVALE, CALIFORNIA

CH18

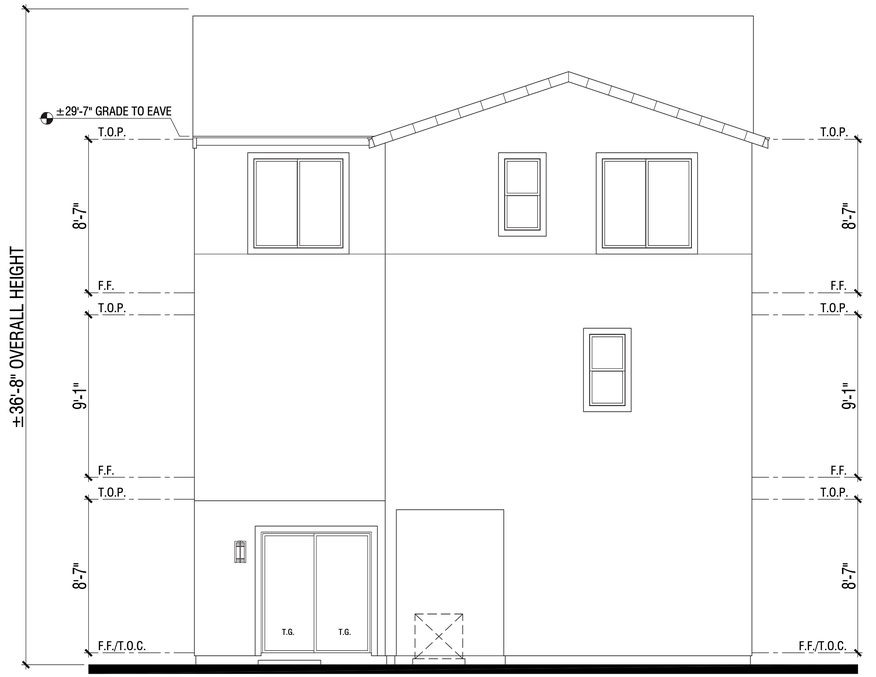
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS
WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



Right Elevation



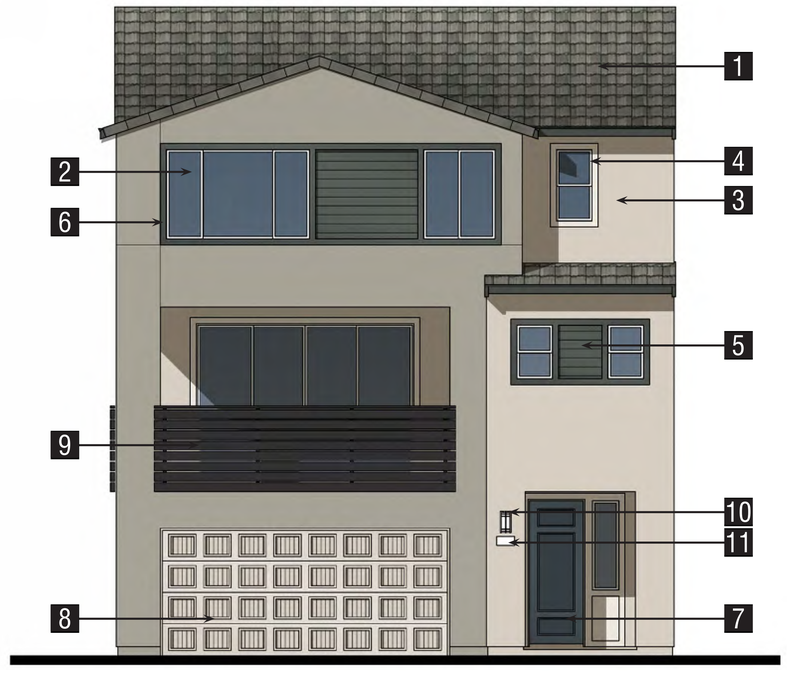
Rear Elevation

Exterior Materials: Elevation 'B'

Color Scheme #8

1 Low profile concrete tile roofing
2 Insulated vinyl windows
3 Stucco
4 Stucco over foam trim
5 Fiber cement horizontal siding
6 Kiln-dried, pre-primed spruce trim
7 Fiberglass entry door
8 Sectional roll-up garage door
9 Metal railing
10 Light fixture
11 Address light







Key Map N.T.S.

PLAN 3
Elevations B

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

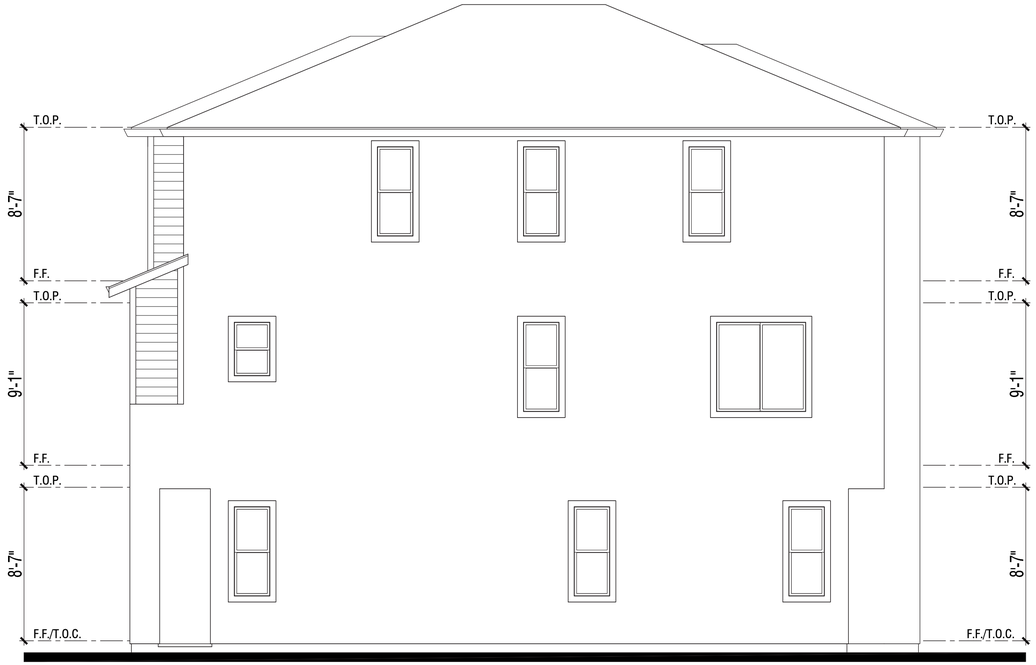
SUNNYVALE, CALIFORNIA

CH19

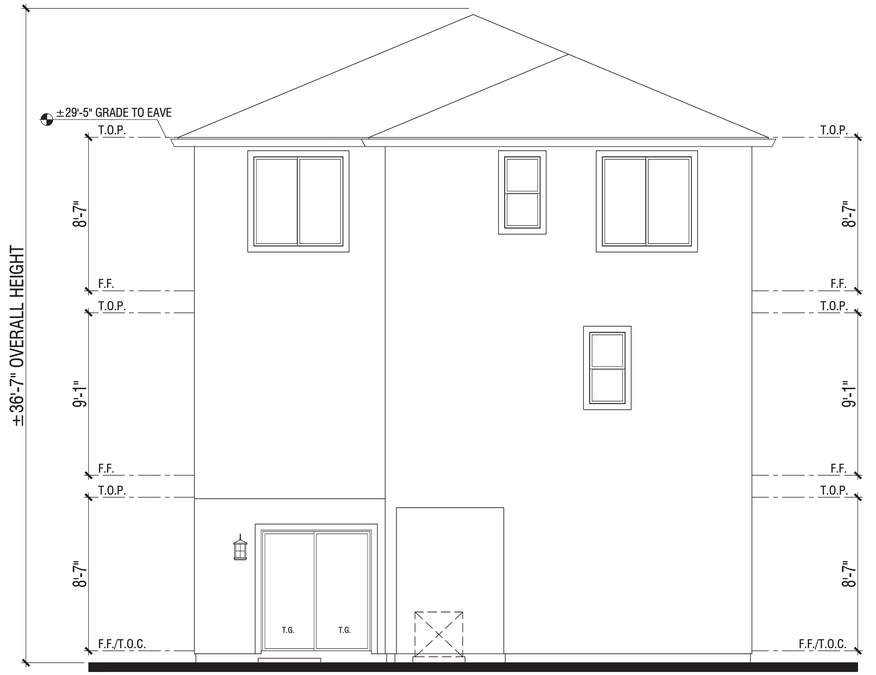
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation



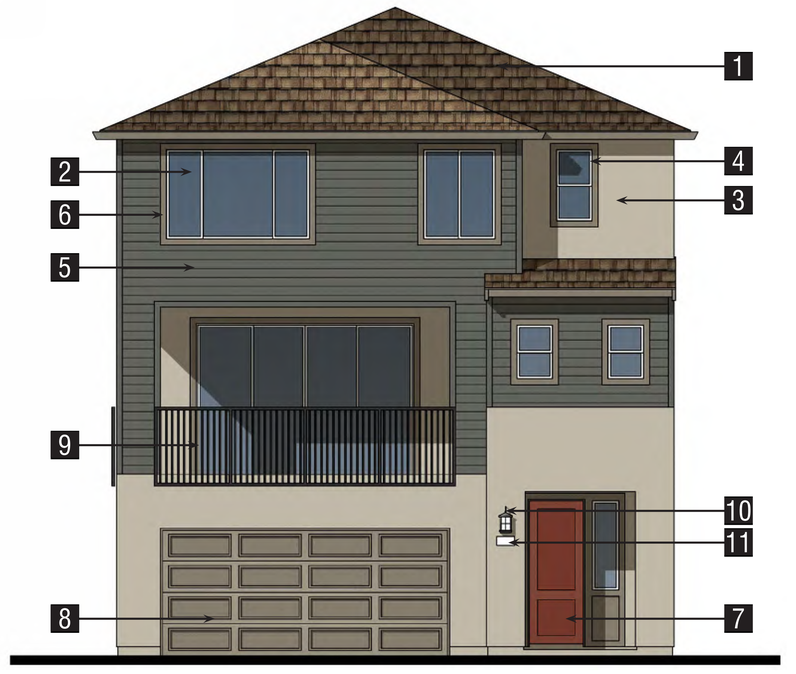
Rear Elevation

Exterior Materials: Elevation 'C'

Color Scheme #10

1. Composition shingle roofing
2. Insulated vinyl windows
3. Stucco
4. Stucco over foam trim
5. Fiber cement horizontal siding
6. Kiln-dried, pre-primed spruce trim
7. Fiberglass entry door
8. Sectional roll-up garage door
9. Metal railing
10. Light fixture
11. Address light







Key Map N.T.S.

PLAN 3
Elevations C

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

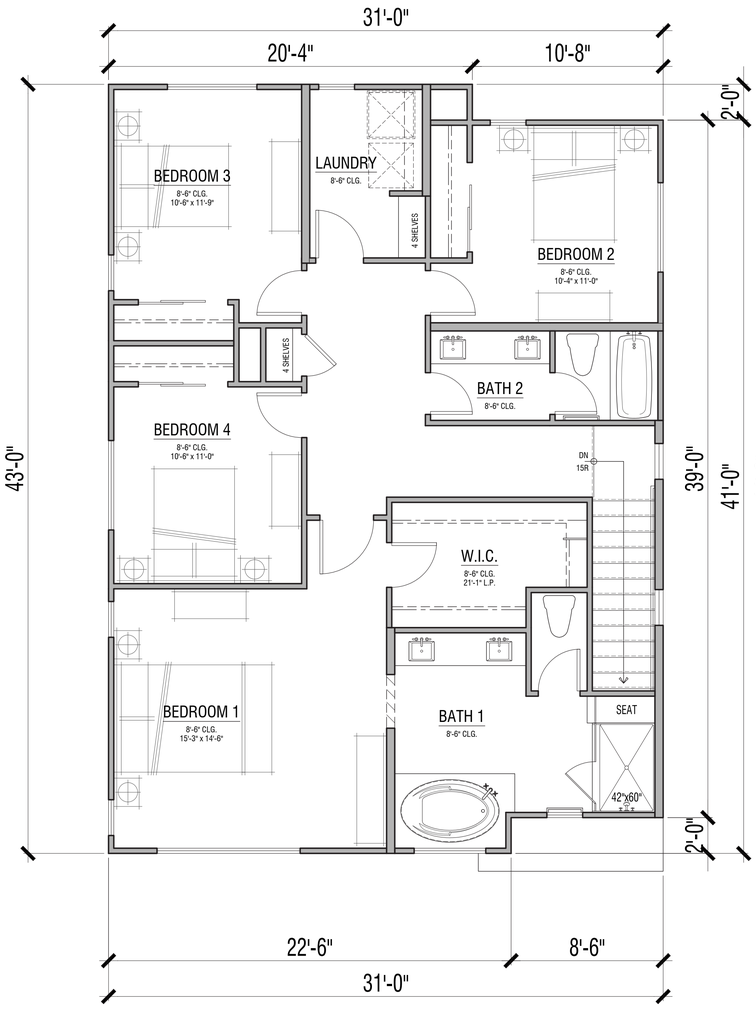
SUNNYVALE, CALIFORNIA

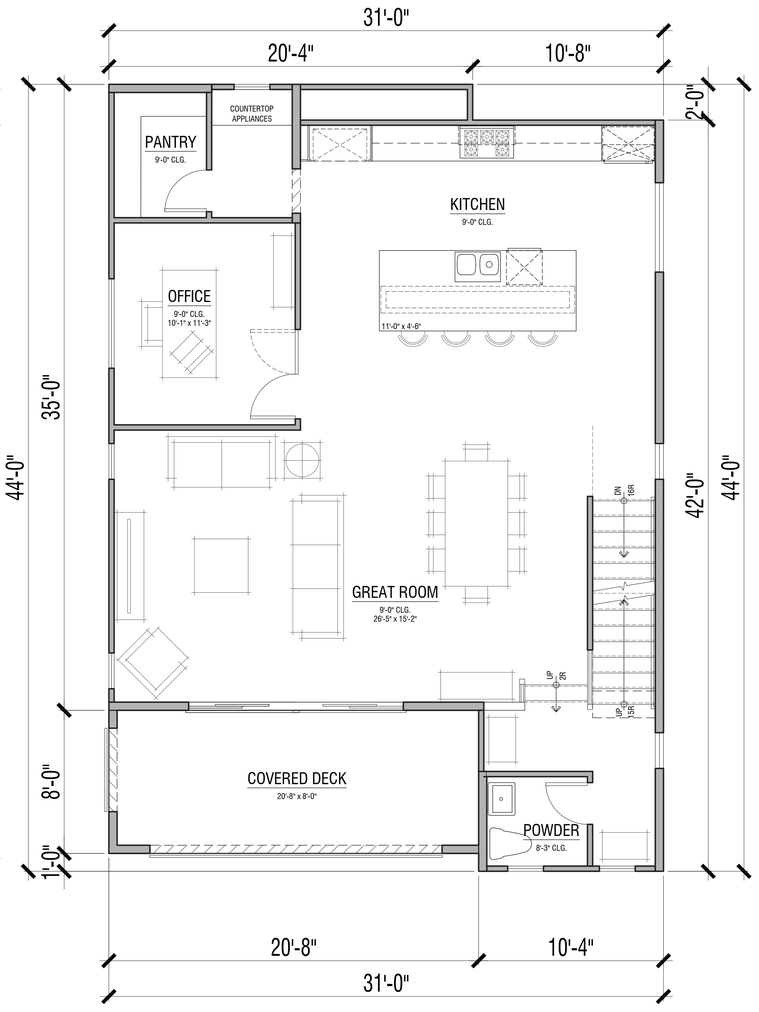
CH20

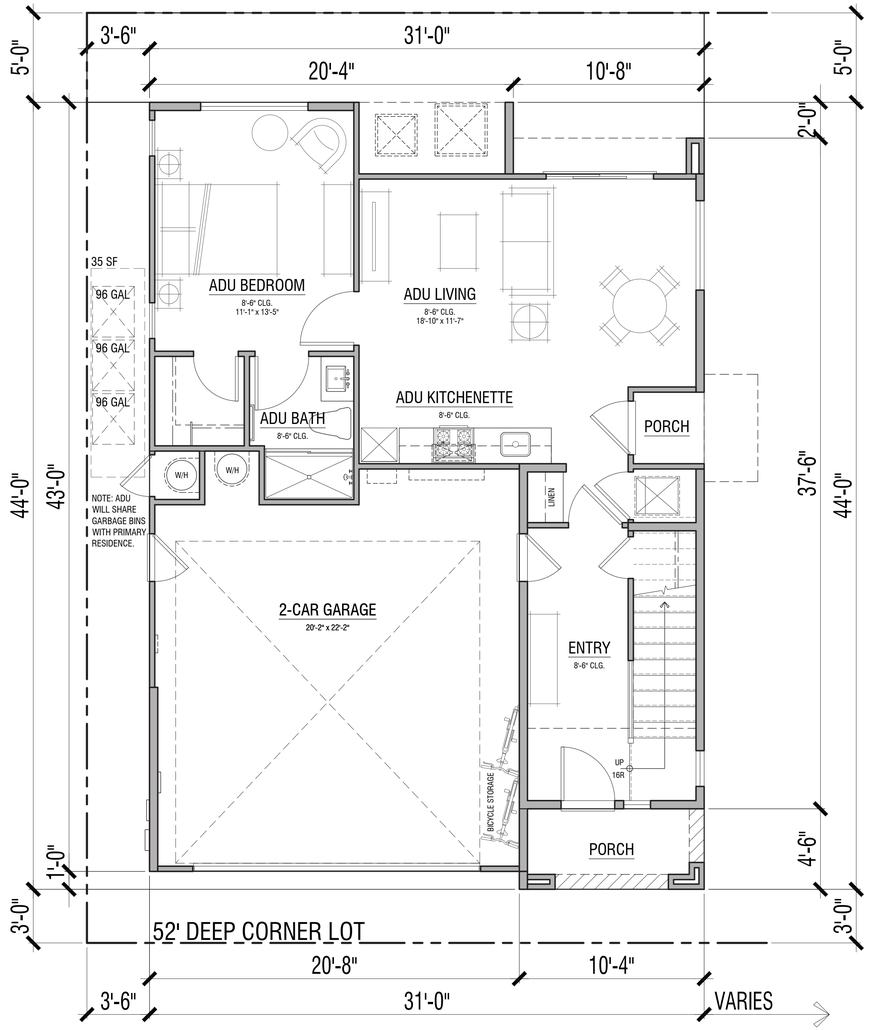
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS
WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



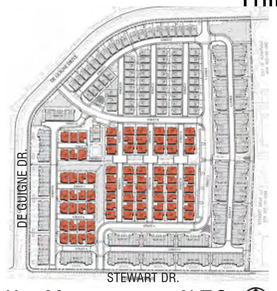




Third Floor 1,231 SF

Second Floor 1,137 SF

First Floor 744 SF
ADU: 582 SF



Key Map N.T.S.

3,112 SF
4 Bdrm | 2.5 Bath | Office | ADU
2-Car Garage - 462 SF

Open Space Calculations:
Porch: 45 SF*
Deck: 165 SF
Backyard: 250 SF*
Total: 460 SF
Total allowable for Open Space: 165 SF**
*Total may vary by elevation style
**Total as permissible per Sunnyvale Zoning Code 19.37

PLAN 4
Floor Plans

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

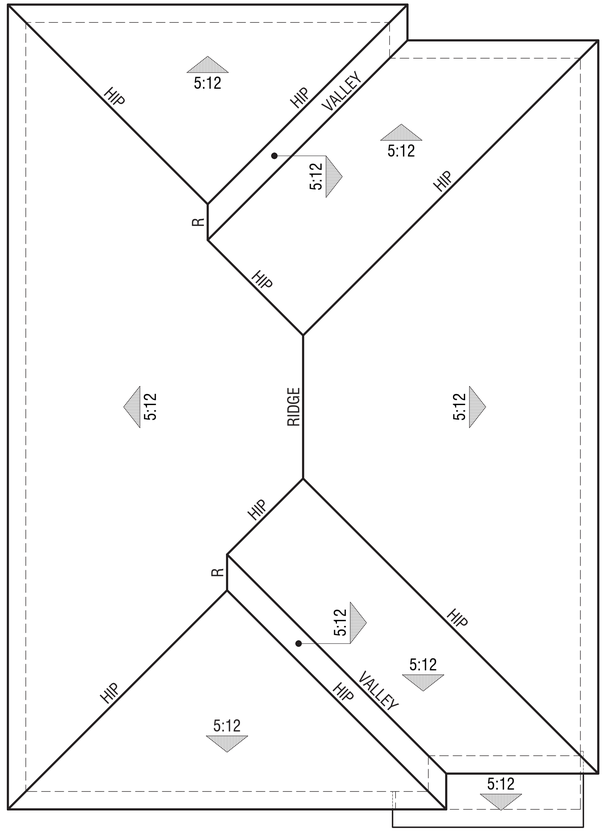
SUNNYVALE, CALIFORNIA

CH21

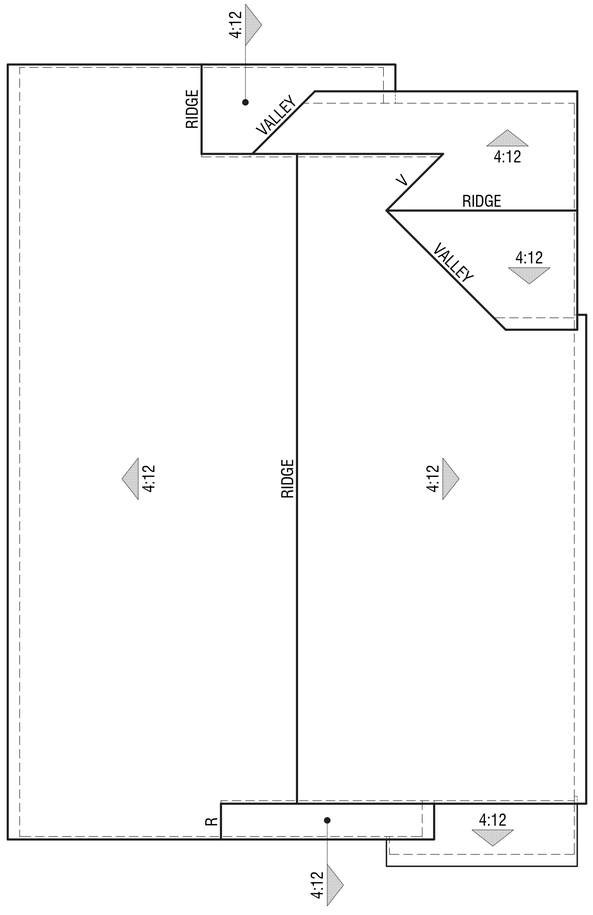
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

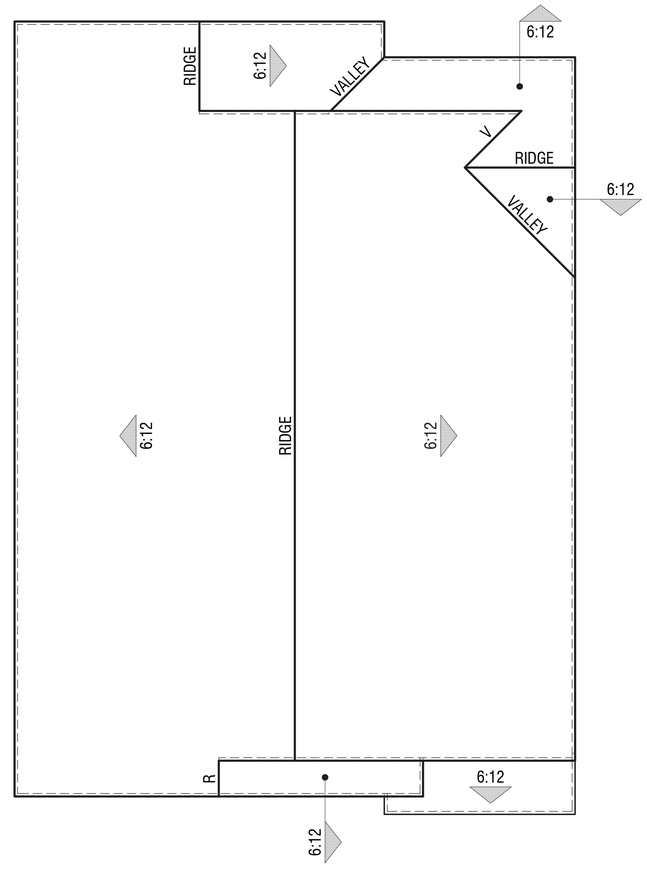
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Elevation C



Elevation B



Elevation A



Key Map N.T.S.

PLAN 4
Roof Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

SUNNYVALE, CALIFORNIA

CH22

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Elevation C
Color Scheme #9



Elevation B
Color Scheme #6



Elevation A
Color Scheme #4



Key Map N.T.S.

PLAN 4
Front Elevations

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

SUNNYVALE, CALIFORNIA

CH23

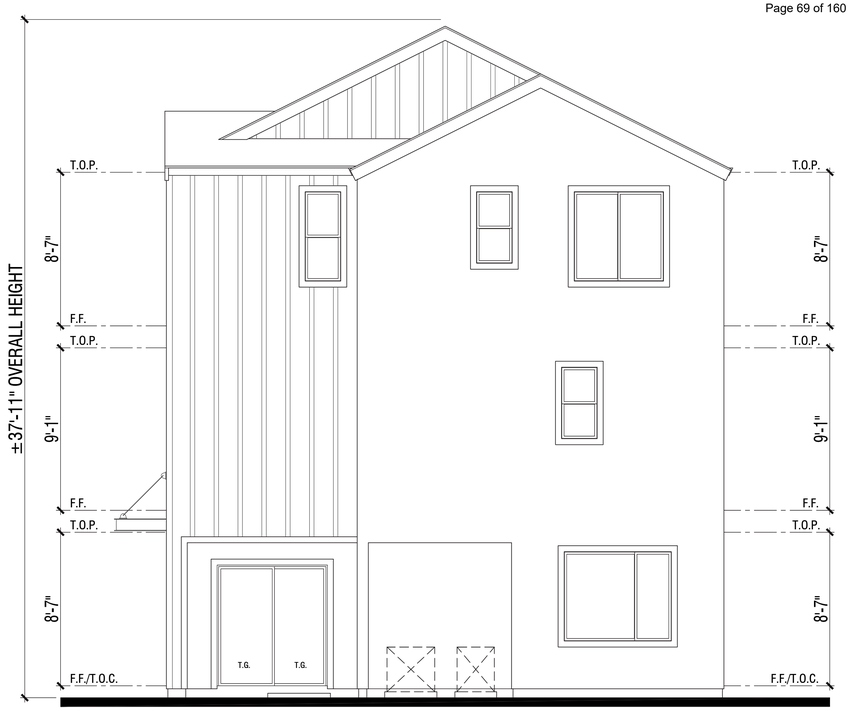
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation



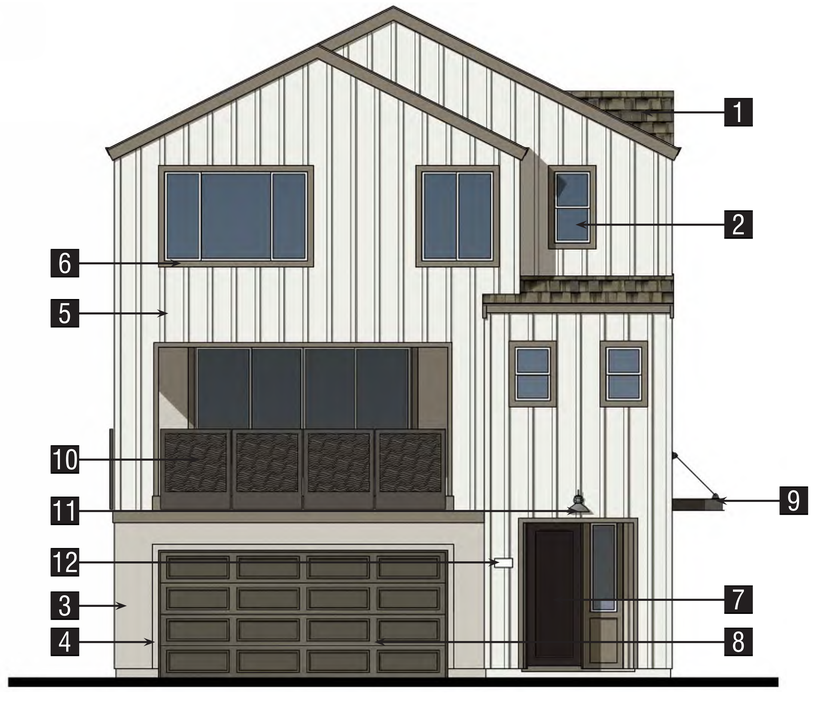
Rear Elevation

Exterior Materials: Elevation 'A'

Color Scheme #4

1 Composition shingle roofing
2 Insulated vinyl windows
3 Stucco
4 Stucco over foam trim
5 Fiber cement board & battens
6 Kiln-dried, pre-primed spruce trim
7 Fiberglass entry door
8 Sectional roll-up garage door
9 Metal awning
10 Metal railing
11 Light fixture
12 Address light







Key Map N.T.S.

PLAN 4
Elevations A

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

SUNNYVALE, CALIFORNIA

CH24

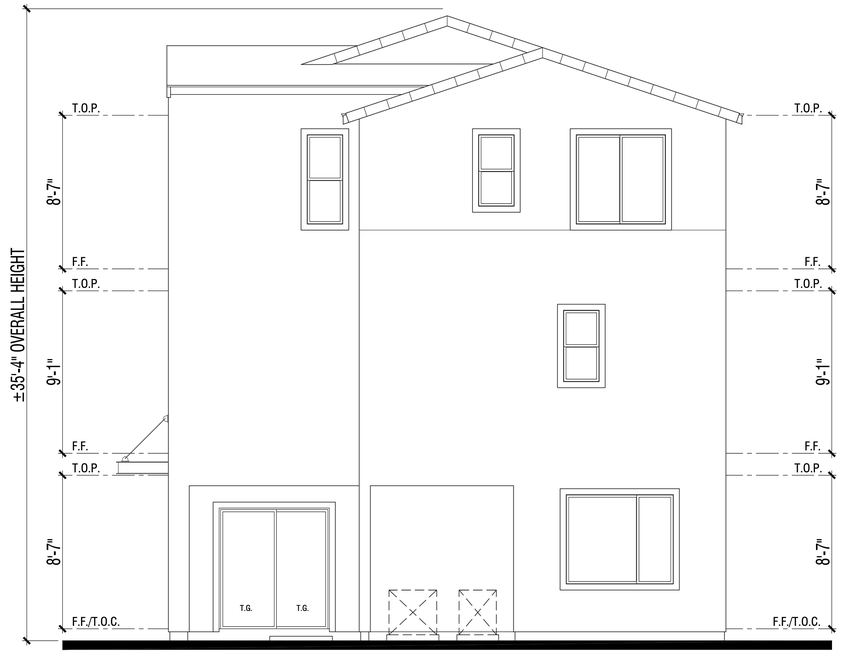
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation

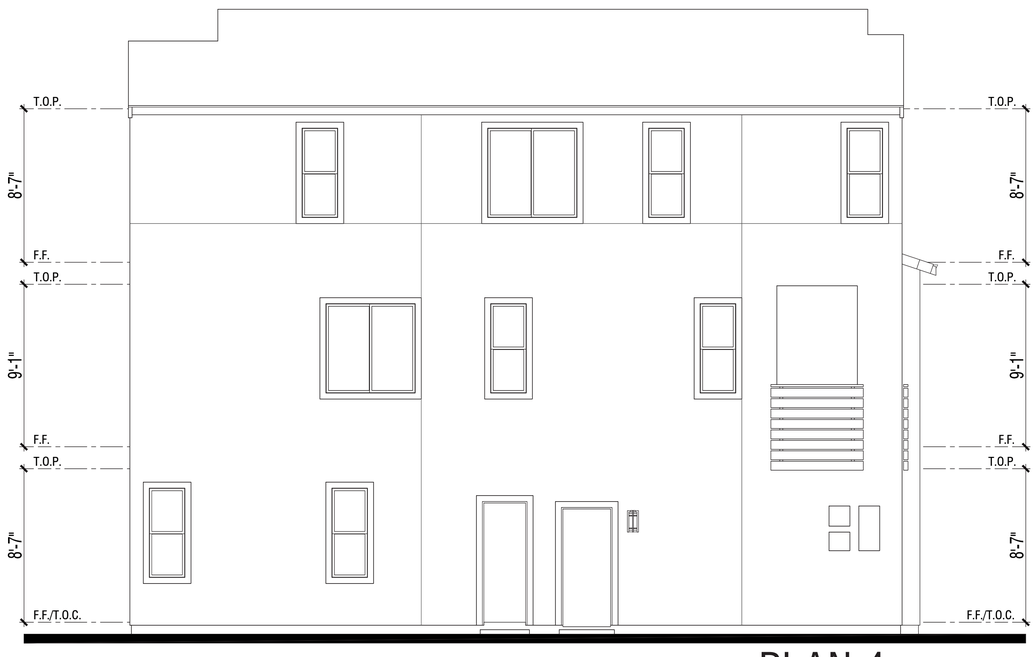


Rear Elevation

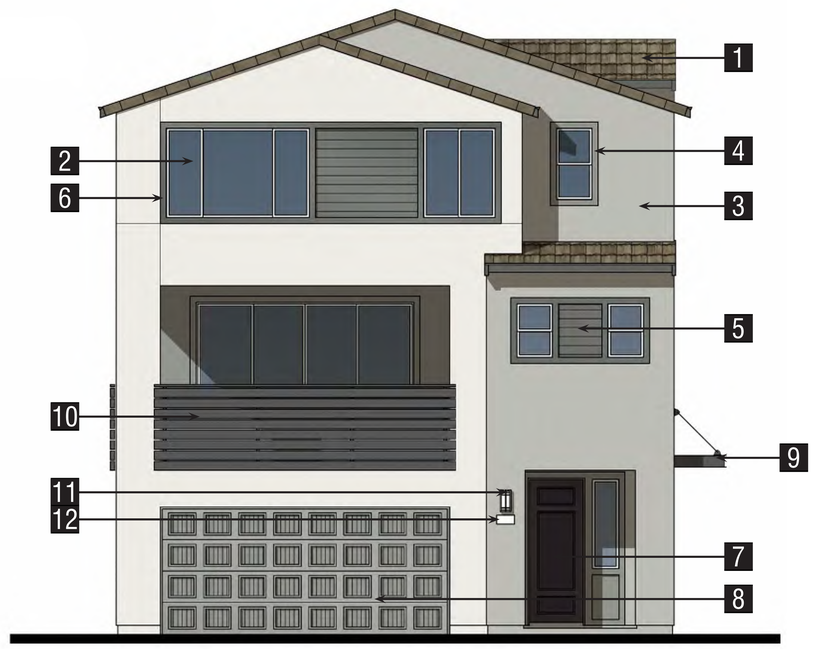
Exterior Materials: Elevation 'B'

Color Scheme #6

1 Low profile concrete tile roofing
2 Insulated vinyl windows
3 Stucco
4 Stucco over foam trim
5 Fiber cement horizontal siding
6 Kiln-dried, pre-primed spruce trim
7 Fiberglass entry door
8 Sectional roll-up garage door
9 Metal awning
10 Metal railing
11 Light fixture
12 Address light



PLAN 4
Elevations B





Key Map N.T.S.

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

SUNNYVALE, CALIFORNIA

CH25

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation



Rear Elevation

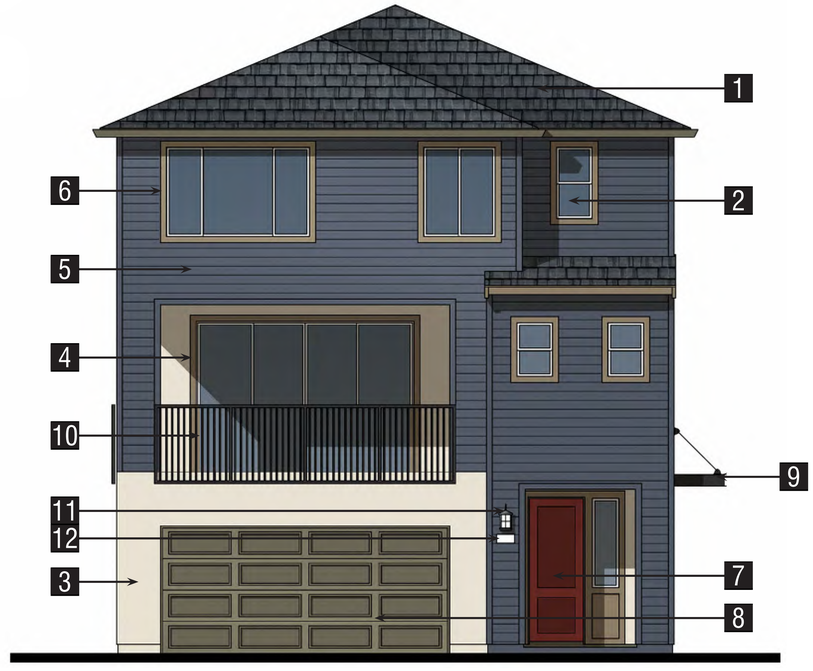
Exterior Materials: Elevation 'C'

Color Scheme #9

1 Composition shingle roofing
2 Insulated vinyl windows
3 Stucco
4 Stucco over foam trim
5 Fiber cement horizontal siding
6 Kiln-dried, pre-primed spruce trim
7 Fiberglass entry door
8 Sectional roll-up garage door
9 Metal awning
10 Metal railing
11 Light fixture
12 Address light



PLAN 4
Elevations C





Key Map N.T.S.

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - COURT HOMES

SUNNYVALE, CALIFORNIA

CH26

0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Building 800 (8-Plex)
Elevation B
Color Scheme #8

Building 600 (6-Plex)
Elevation A
Color Scheme #1

Building 600 (6-Plex)
Elevation B
Color Scheme #7



Key Map N.T.S.

CONCEPTUAL STREETSCENE

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

SUNNYVALE, CALIFORNIA

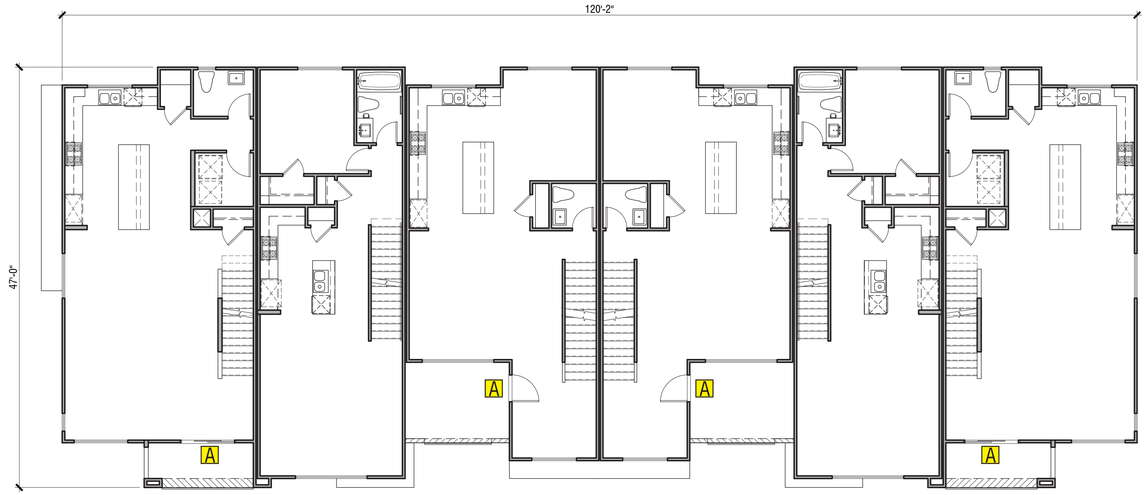
ART1
N.T.S.

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

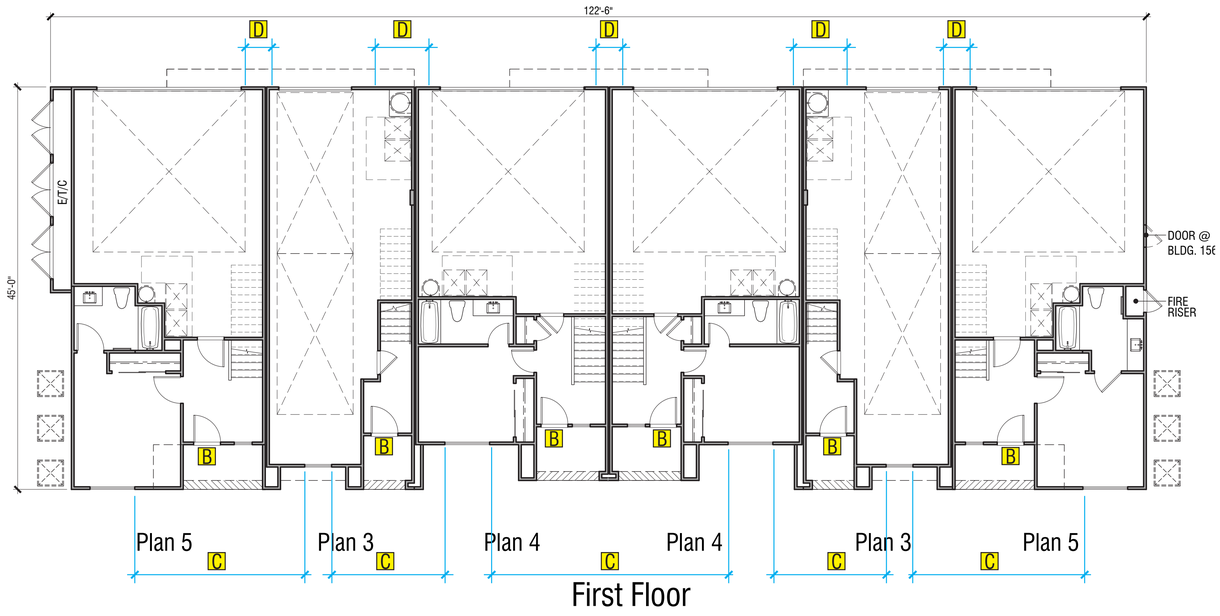
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

ODS LEGEND

- A 6.5.1.1: All balconies are private
- B 3.6.1.1.1: Covered entry porches
- C 3.6.1.1.2: Window min. 12 SF, max. 30' separation
- D 3.6.1.2.2: Garage landscape strip separation between 3'-6'
- E 4.3.1.3: No window restricted



Second Floor



First Floor



Key Map N.T.S.

BUILDING 600 (6-PLEX)

Building Plans

SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

SUNNYVALE, CALIFORNIA

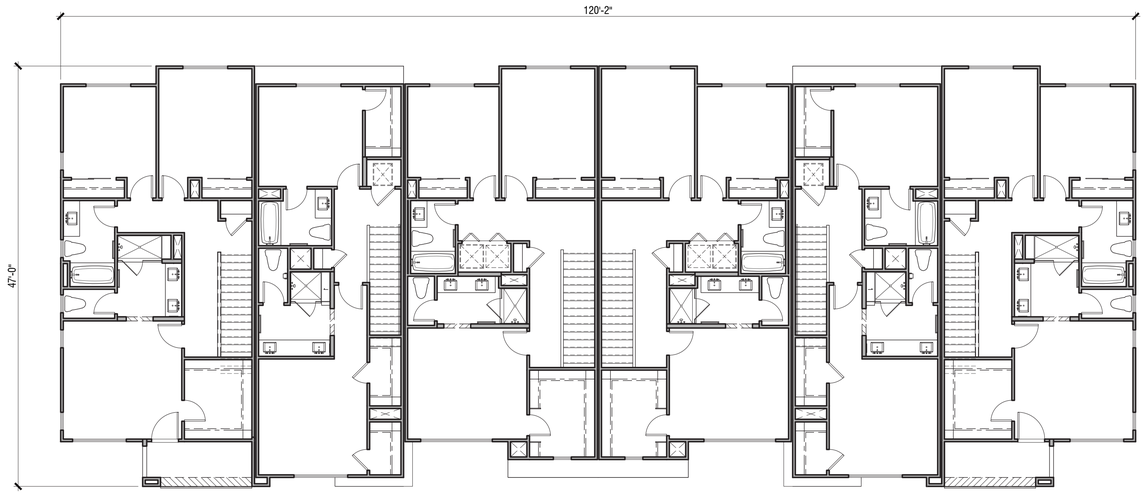
TIDEWATER LENNAR

ART2

0 4 8 16

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Plan 5 | Plan 3 | Plan 4 | Plan 4 | Plan 3 | Plan 5

Third Floor



Key Map N.T.S.

BUILDING 600 (6-PLEX)

Building Plans

SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

SUNNYVALE, CALIFORNIA

TIDEWATER LENNAR

ART3

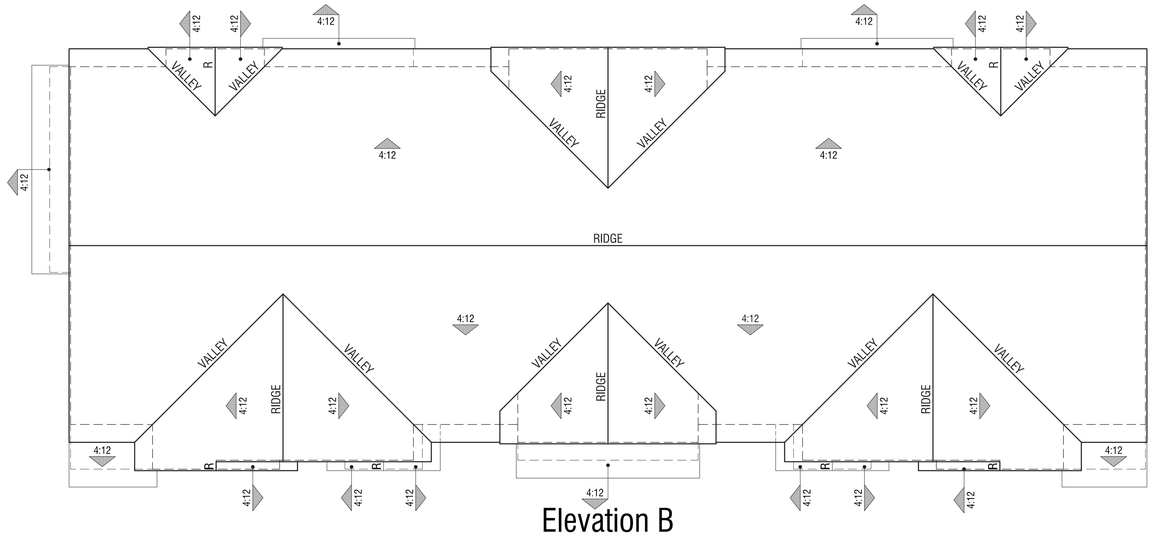
0 4 8 16

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

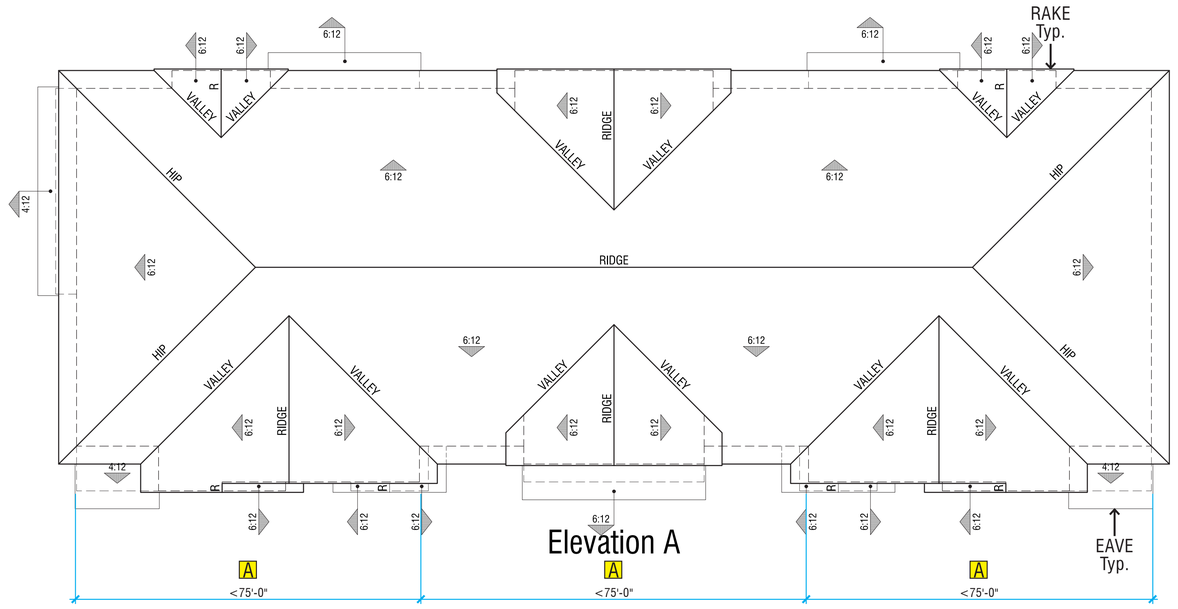
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY .. LOS ANGELES .. BAY AREA .. SACRAMENTO

ODS LEGEND

A 3.7.1.1: Alternating roof pitch directions, all segments less than 75'



Elevation B



Elevation A



Key Map N.T.S.

BUILDING 600 (6-PLEX)

Roof Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

SUNNYVALE, CALIFORNIA

ART4

0 4 8 16

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Plan 5 Plan 3 Plan 4 Plan 4 Plan 3 Plan 5

Elevation B
Color Scheme #7



Plan 5 Plan 3 Plan 4 Plan 4 Plan 3 Plan 5

Elevation A
Color Scheme #4



Key Map N.T.S.

BUILDING 600 (6-PLEX)
Front Elevations

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

SUNNYVALE, CALIFORNIA

ART5

0 4 8 16

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

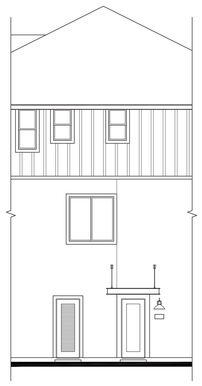
ODS LEGEND

- A Table 2B, entryway design
- B Table 2B, projecting shade features: awning or projected shade feature
- C Table 3B, General requirement: modules,greater than 30', less than 50'
- D 4.4.1.2, 4.4.1.3
- E 4.4.4.1: Stucco expanse less than 400 SF
- F 6.5.1.2: All porches/balconies min. 8' height
- G 8.2.5
- H Table 4A, minimun 6" trim at exterior entry doors
- I Table 4A, building entry feature at least two stories
- J Table 4A, pilasters or piers extending at least two stories
- K Table 4A, provide at least a 4" wide trim of material that contraasts with adjoining wall materials at all windows and doors
- L 3.7.1.2 All roof eaves project 2'-0" minimum

Exterior Materials: Elevation 'A' D

Color Scheme #4

1. Composition shingle roofing
2. Insulated vinyl windows - Reflectivity Level <25% G
3. Stucco
4. Stucco over foam trim
5. Fiber cement board & battens
6. Kiln-dried, pre-primed spruce trim
7. Fiberglass entry door
8. Sectional roll-up garage door
9. Metal railing
10. Light fixture
11. Address light



Plan 5
Right Elevation
@ Bldg. 156



Plan 5
Right Elevation



Plan 5 | Plan 3 | Plan 4 | Plan 4 | Plan 3 | Plan 5
Rear Elevation



Plan 5
Left Elevation



Plan 5 | Plan 3 | Plan 4 | Plan 4 | Plan 3 | Plan 5
Front Elevation



Key Map N.T.S.

BUILDING 600 (6-PLEX)
Elevations A

SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

SUNNYVALE, CALIFORNIA

TIDEWATER LENNAR

ART6

0 4 8 16

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

ODS LEGEND

- A Table 2B, entryway design
- B Table 2B, projecting shade features: awning or projected shade feature
- C Table 3B, General requirement: modules,greater than 30', less than 50'
- D 4.4.1.2, 4.4.1.3
- E 4.4.4.1: Stucco expanse less than 400 SF
- F 6.5.1.2: All porches/balconies min. 8' height
- G 8.2.5
- H Table 4A, minimun 6" trim at exterior entry doors
- I Table 4A, building entry feature at least two stories
- J Table 4A, pilasters or piers extending at least two stories
- K Table 4A, provide at least a 4" wide trim of material that contraasts with adjoining wall materials at all windows and doors
- L 3.7.1.2 All roof eaves project 2'-0" minimum

Exterior Materials: Elevation 'B' D

Color Scheme #7

1. Low profile 'S' concrete tile roofing
2. Insulated vinyl windows - Reflectivity Level <25% G
3. Stucco
4. Stucco over foam trim
5. Horizontal siding
6. Kiln-dried, pre-primed spruce trim
7. Fiberglass entry door
8. Sectional roll-up garage door
9. Metal railing
10. Light fixture
11. Address light



Plan 5
Right Elevation



Plan 5 | Plan 3 | Plan 4 | Plan 4 | Plan 3 | Plan 5
Rear Elevation



Plan 5
Left Elevation



Plan 5 | Plan 3 | Plan 4 | Plan 4 | Plan 3 | Plan 5
Front Elevation



Key Map N.T.S.

BUILDING 600 (6-PLEX)

Elevations B

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

SUNNYVALE, CALIFORNIA

ART7

0 4 8 16

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

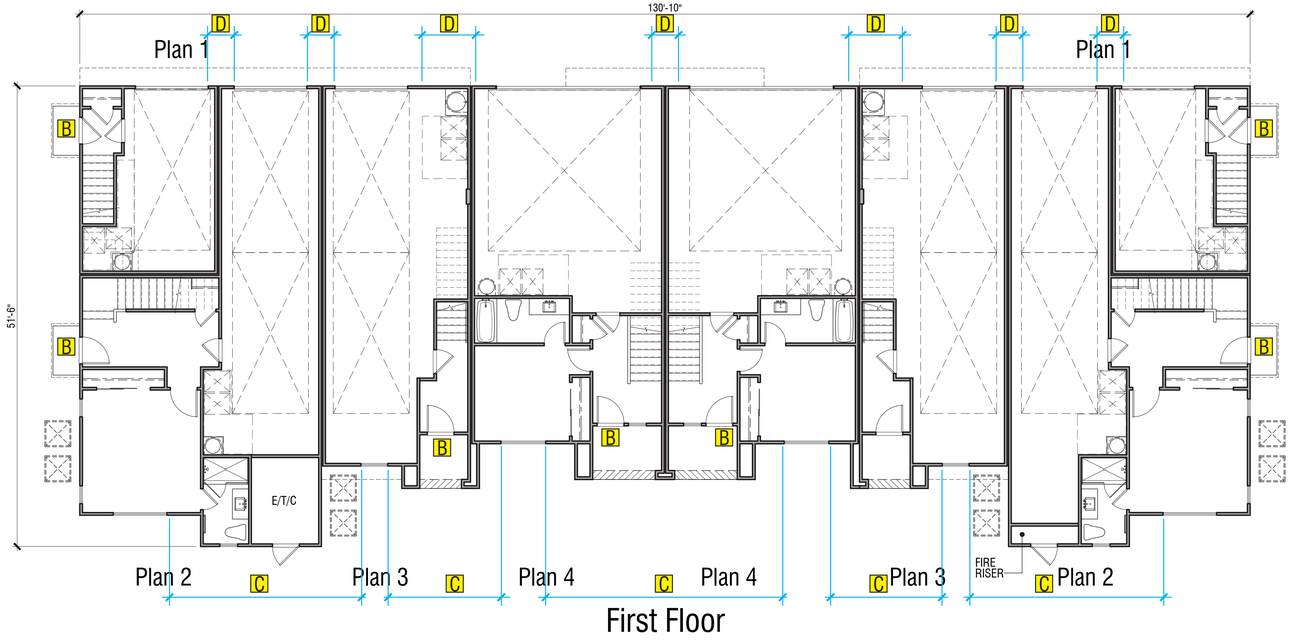
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

ODS LEGEND

- A 6.5.1.1: All balconies are private
- B 3.6.1.1.1: Covered entry porches
- C 3.6.1.1.2: Window min. 12 SF, max. 30' separation
- D 3.6.1.2.2: Garage landscape strip separation between 3'-6'
- E 4.3.1.3: No window restricted



Second Floor



First Floor



Key Map N.T.S.

BUILDING 800 (8-PLEX)

Building Plans

SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

SUNNYVALE, CALIFORNIA

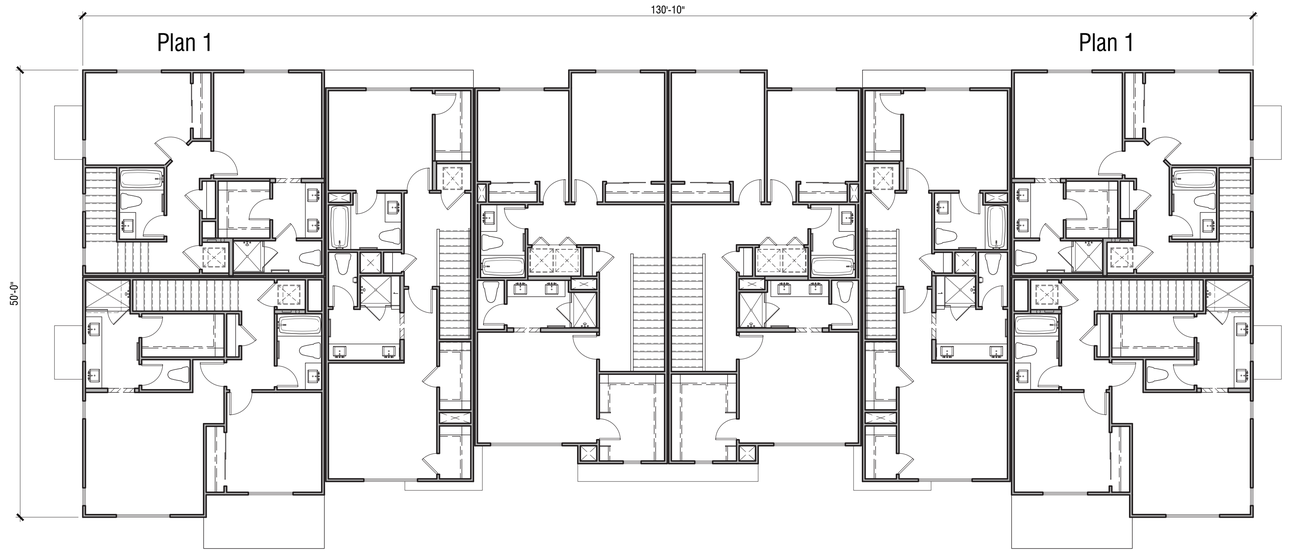
TIDEWATER LENNAR

ART8

0 4 8 16

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Third Floor



Key Map N.T.S.

BUILDING 800 (8-PLEX)

Building Plans

SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

SUNNYVALE, CALIFORNIA

TIDEWATER LENNAR

ART9

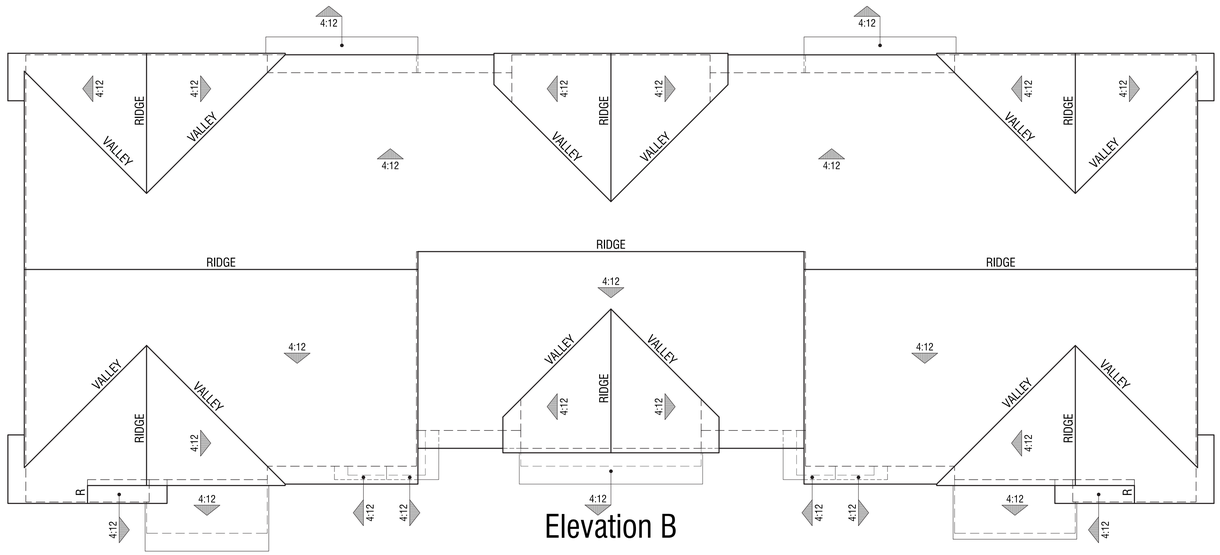
0 4 8 16

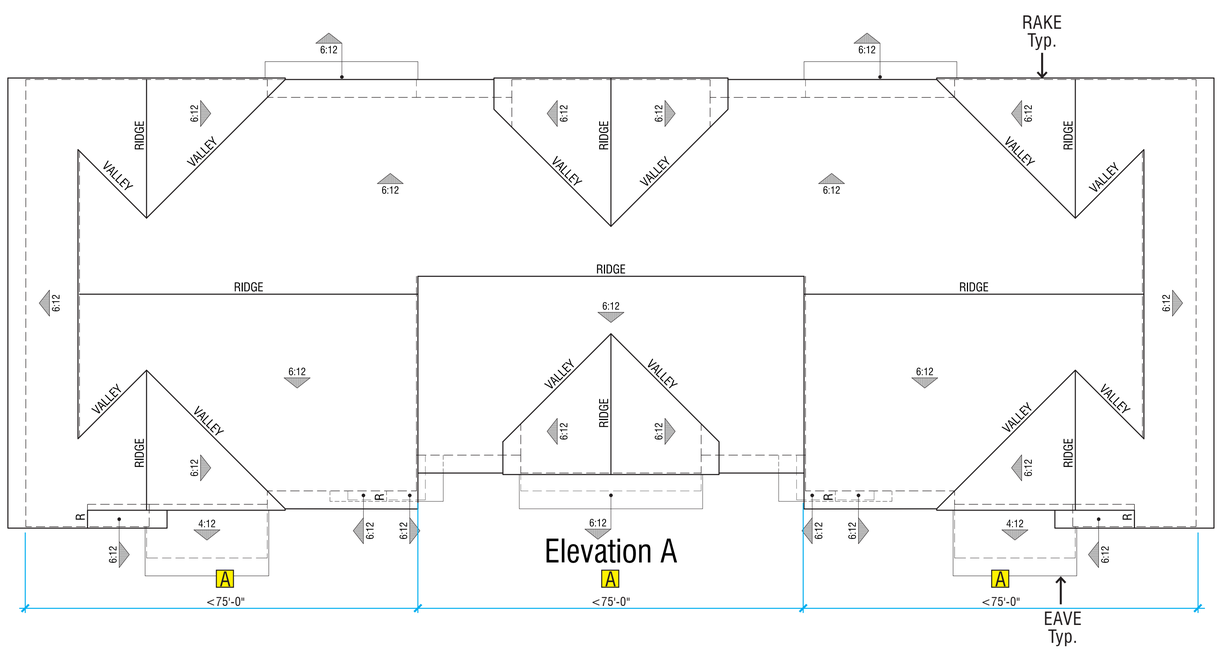
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

ODS LEGEND

[A] 3.7.1.1: Alternating roof pitch directions, all segments less than 75'







Key Map N.T.S.

BUILDING 800 (8-PLEX)
Roof Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

SUNNYVALE, CALIFORNIA

ART10

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Plan 2 Plan 3 Plan 4 Plan 4 Plan 3 Plan 2

Elevation B
Color Scheme #8



Plan 2 Plan 3 Plan 4 Plan 4 Plan 3 Plan 2

Elevation A
Color Scheme #2



Key Map N.T.S.

BUILDING 800 (8-PLEX)
Front Elevations

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

SUNNYVALE, CALIFORNIA

ART11

0 4 8 16

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ODS LEGEND

- A Table 2B, entryway design
- B Table 2B, projecting shade features: awning or projected shade feature
- C Table 3B, General requirement: modules,greater than 30', less than 50'
- D 4.4.1.2, 4.4.1.3
- E 4.4.4.1: Stucco expanse less than 400 SF
- F 6.5.1.2: All porches/balconies min. 8' height
- G 8.2.5
- H Table 4A, minimun 6" trim at exterior entry doors
- I Table 4A, building entry feature at least two stories
- J Table 4A, pilasters or piers extending at least two stories
- K Table 4A, provide at least a 4" wide trim of material that contraasts with adjoining wall materials at all windows and doors
- L 3.7.1.2 All roof eaves project 2'-0" minimum

Exterior Materials: Elevation 'A' D

Color Scheme #2

1. Composition shingle roofing
2. Insulated vinyl windows - Reflectivity Level <25% G
3. Stucco
4. Stucco over foam trim
5. Fiber cement board & battens
6. Kiln-dried, pre-primed spruce trim
7. Fiberglass entry door
8. Sectional roll-up garage door
9. Metal railing
10. Light fixture
11. Address light
12. Metal awning



Right Elevation



Rear Elevation



Left Elevation



Front Elevation



Key Map N.T.S.

BUILDING 800 (8-PLEX)

Elevations A

SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

SUNNYVALE, CALIFORNIA

TIDEWATER LENNAR

ART12

0 4 8 16

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

ODS LEGEND

- A Table 2B, entryway design
- B Table 2B, projecting shade features: awning or projected shade feature
- C Table 3B, General requirement: modules,greater than 30', less than 50'
- D 4.4.1.2, 4.4.1.3
- E 4.4.4.1: Stucco expanse less than 400 SF
- F 6.5.1.2: All porches/balconies min. 8' height
- G 8.2.5
- H Table 4A, minimun 6" trim at exterior entry doors
- I Table 4A, building entry feature at least two stories
- J Table 4A, pilasters or piers extending at least two stories
- K Table 4A, provide at least a 4" wide trim of material that contraasts with adjoining wall materials at all windows and doors
- L 3.7.1.2 All roof eaves project 2'-0" minimum

Exterior Materials: Elevation 'B' D

Color Scheme #8

1. Low profile 'S' concrete tile roofing
2. Insulated vinyl windows - Reflectivity Level <25% G
3. Stucco
4. Stucco over foam trim
5. Horizontal siding
6. Kiln-dried, pre-primed spruce trim
7. Fiberglass entry door
8. Sectional roll-up garage door
9. Metal railing
10. Light fixture
11. Address light
12. Metal awning



Key Map N.T.S.



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

BUILDING 800 (8-PLEX)

Elevations B

SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

SUNNYVALE, CALIFORNIA

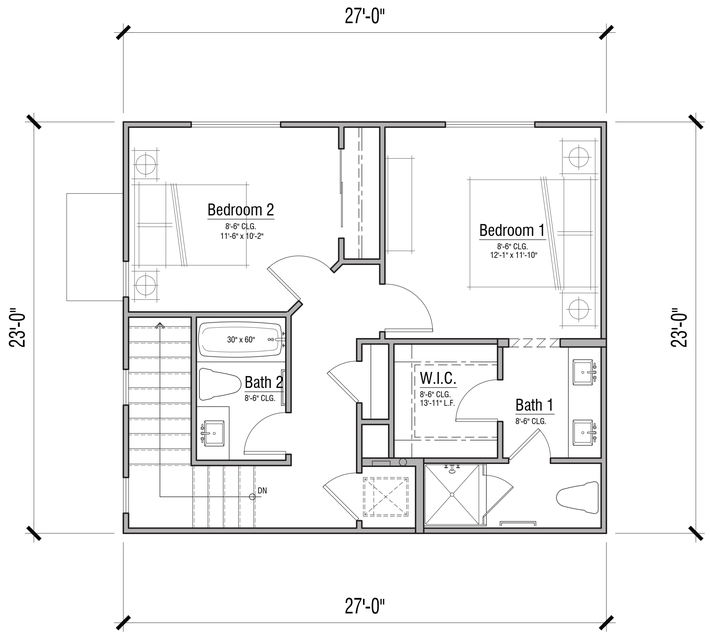
TIDEWATER LENNAR

ART13

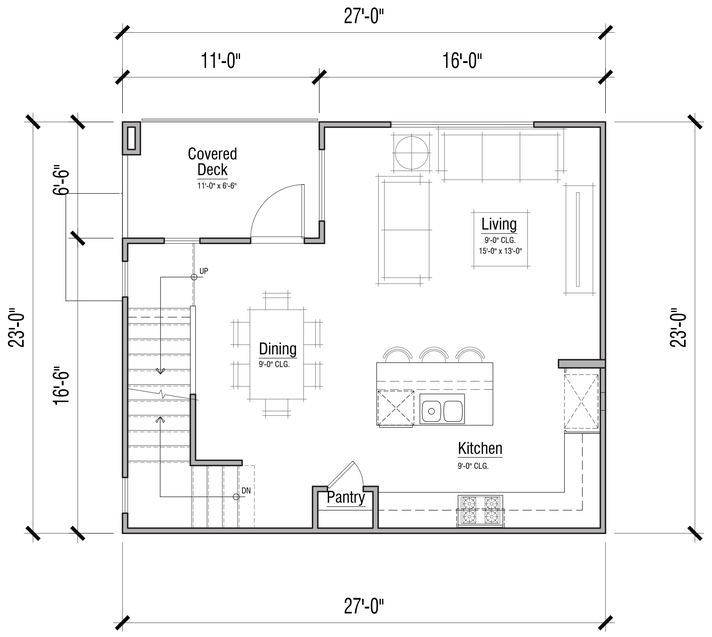
0 4 8 16

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

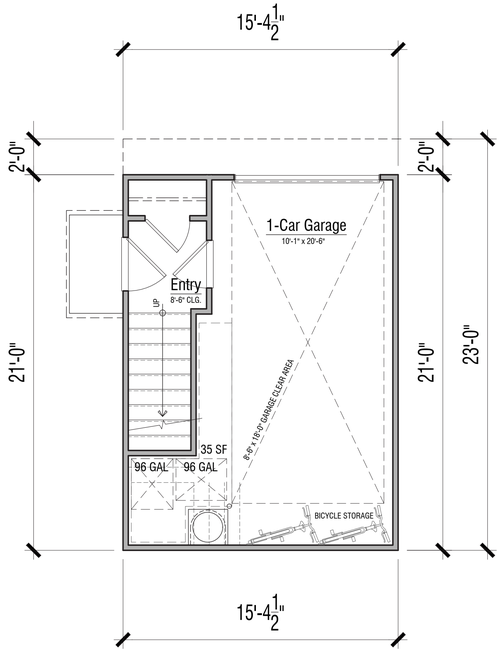
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Third Floor 562 SF



Second Floor 550 SF



First Floor 71 SF

Open Space Calculations:
Porch: 0 SF
Deck: 71 SF
Total: 71 SF
Total allowable for Open Space: 0 SF*
*Total as permissible per Sunnyvale Zoning Code 19.37

1,183 SF
2BR|2BA
1-Car Garage - 252 SF

PLAN 1
Floor Plans

TIDEWATER LENNAR

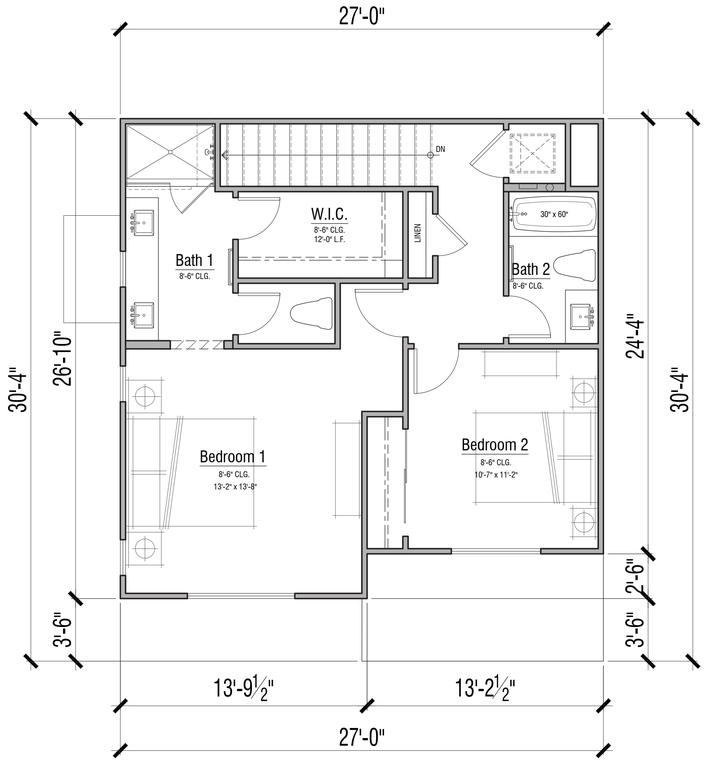
SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

SUNNYVALE, CALIFORNIA

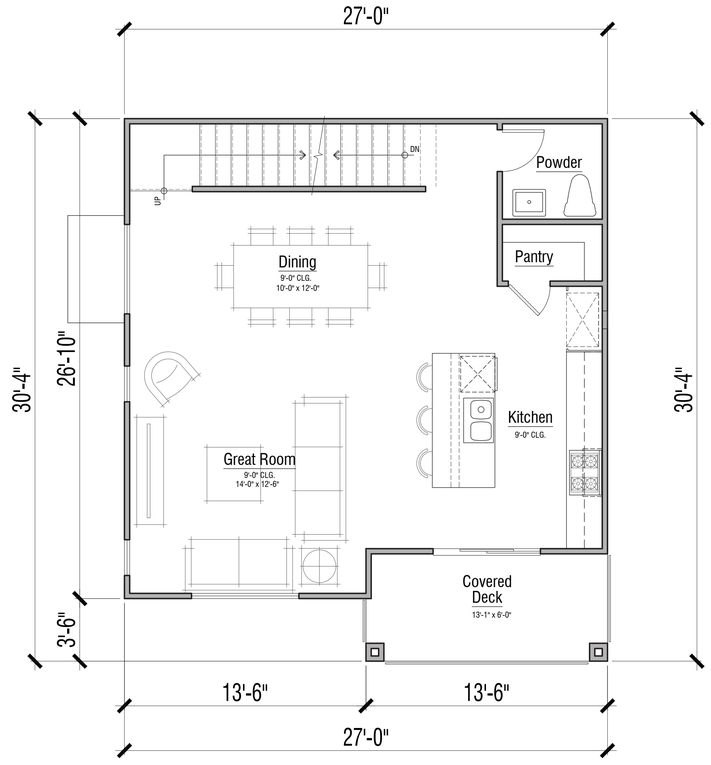
ART14

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

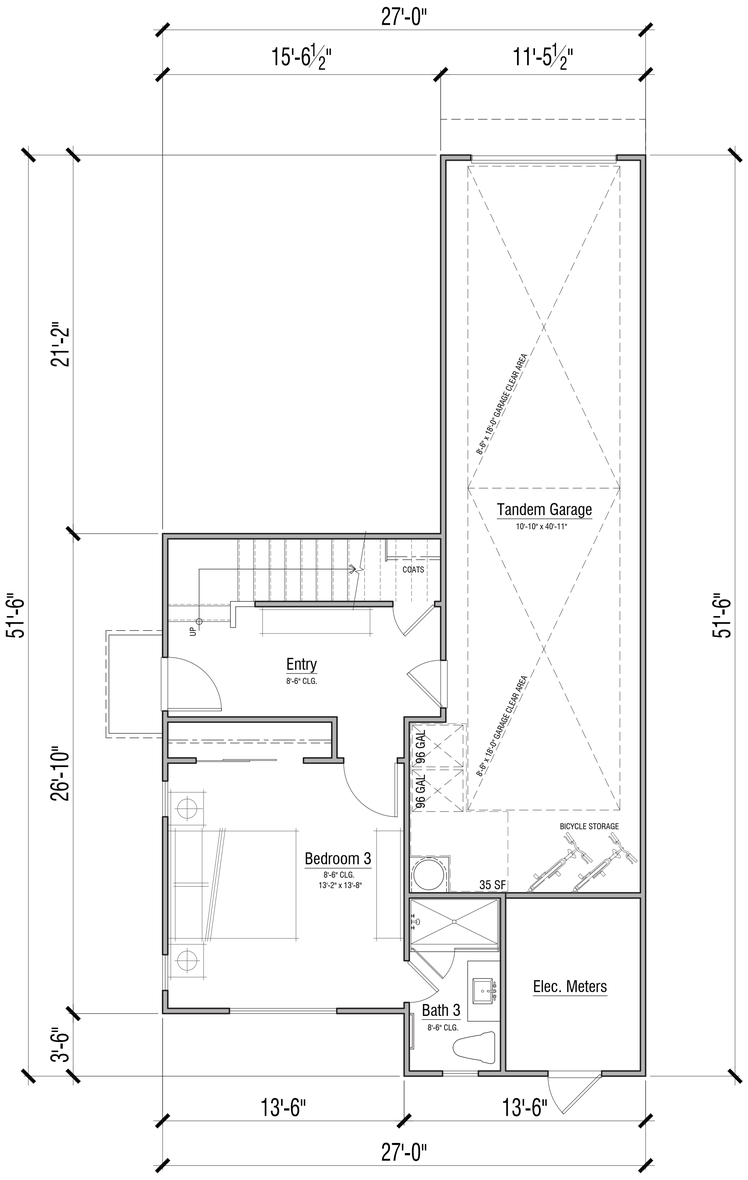
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Third Floor 640 SF



Second Floor 692 SF



First Floor 448 SF

Open Space Calculations:
Porch: 0 SF
Deck: 80 SF
Total: 80 SF
Total allowable for Open Space: 0 SF*
*Total as permissible per Sunnyvale Zoning Code 19.37

1,780 SF
3BR | 3.5BA
2-Car Tandem Garage - 489 SF

PLAN 2
Floor Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

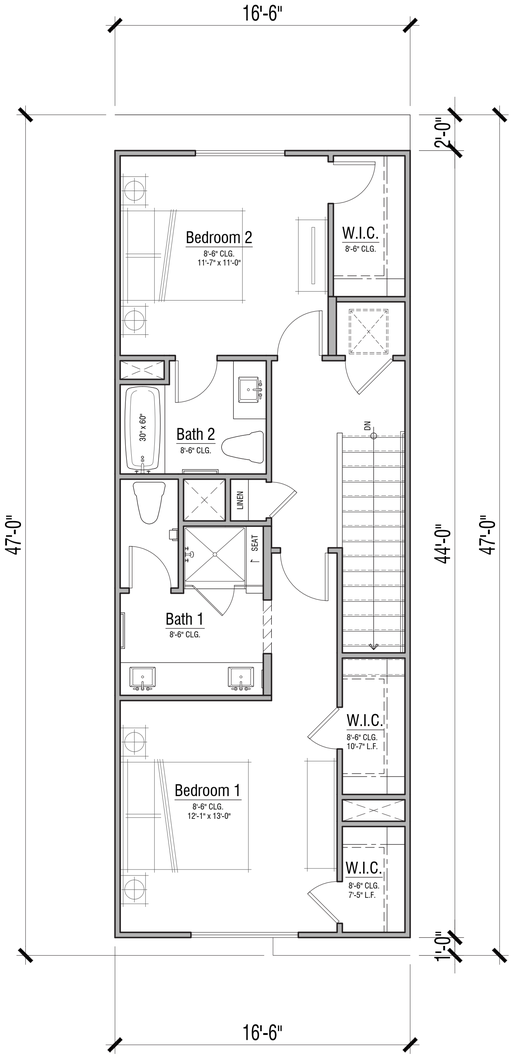
SUNNYVALE, CALIFORNIA

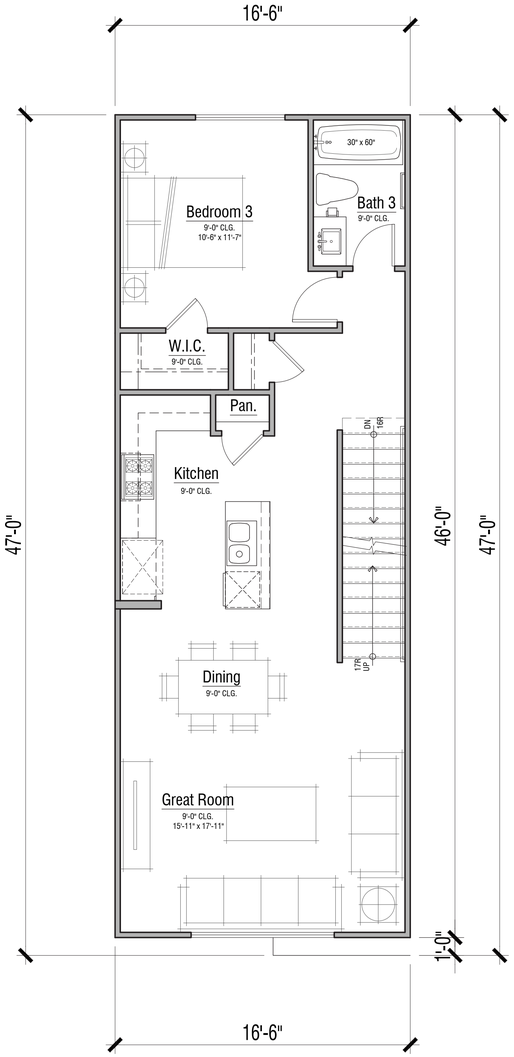
ART15

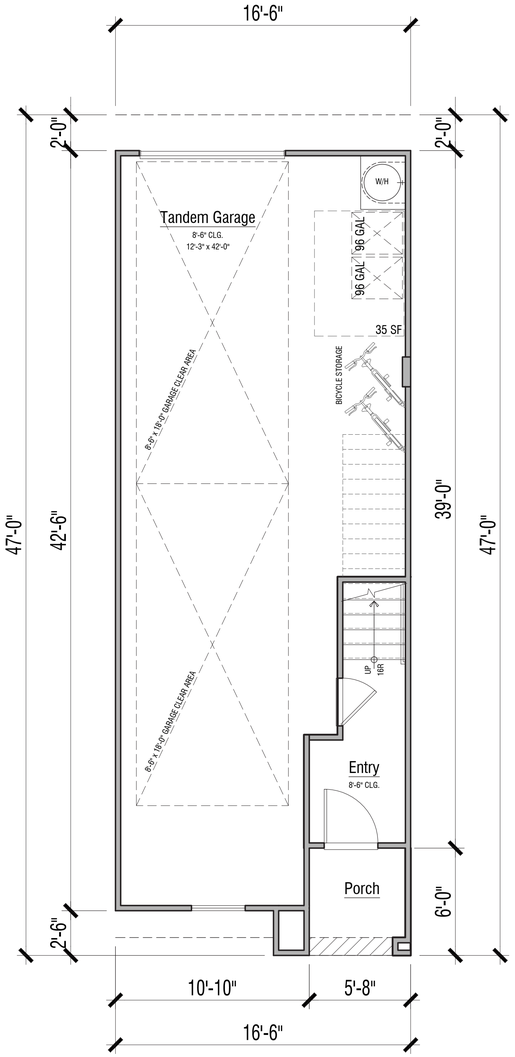
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25







Third Floor 680 SF

Second Floor 759 SF

First Floor 74 SF

Open Space Calculations:
Porch: 35 SF
Deck: 0 SF
Total: 35 SF
Total allowable for Open Space: 0 SF*
*Total as permissible per Sunnyvale Zoning Code 19.37

1,513 SF
3BR | 3BA
2-Car Tandem Garage - 608 SF

PLAN 3
Floor Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

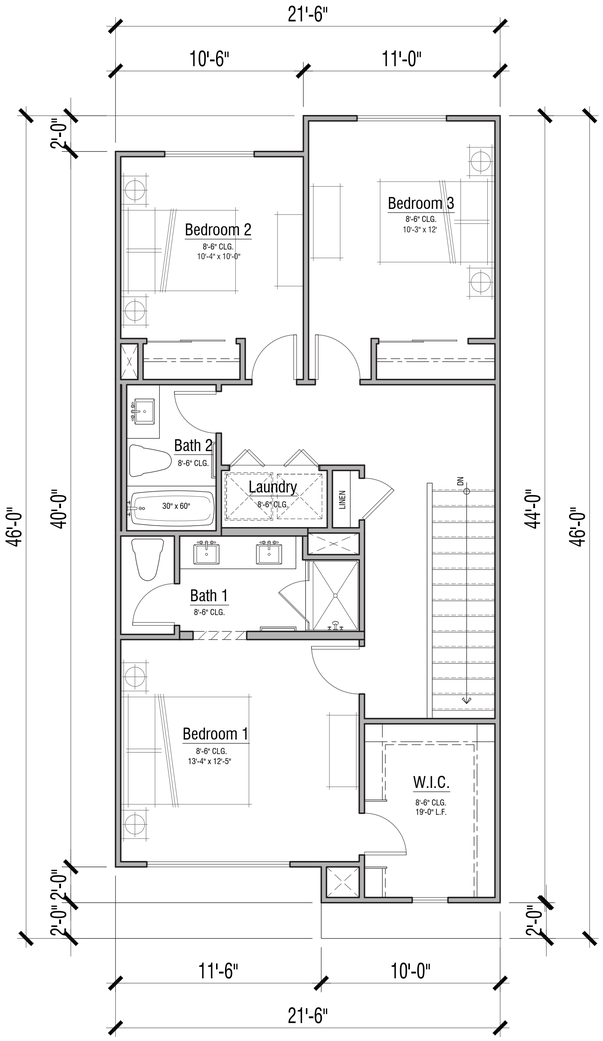
SUNNYVALE, CALIFORNIA

ART16

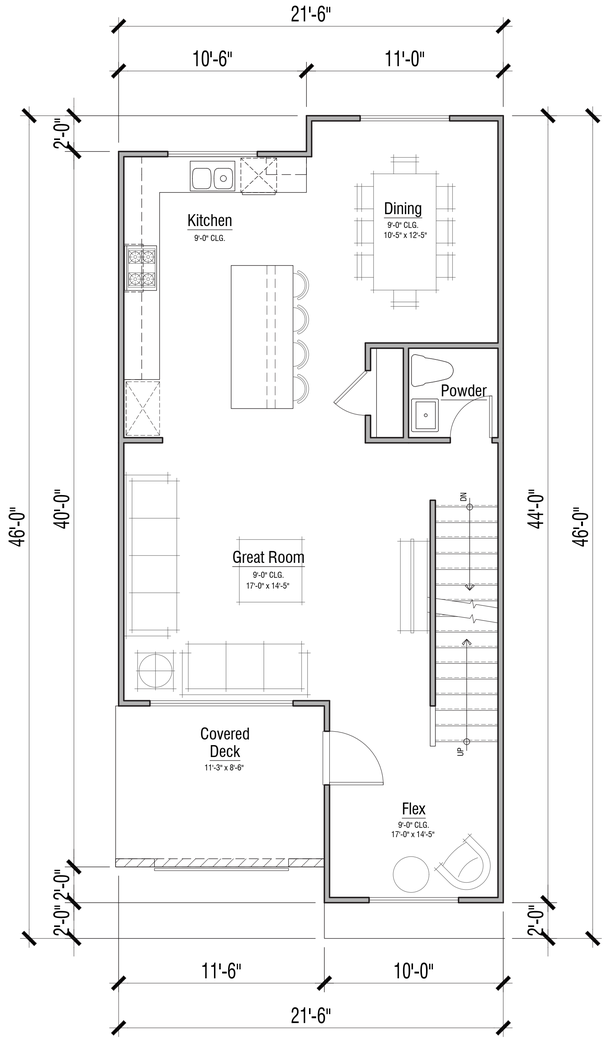
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

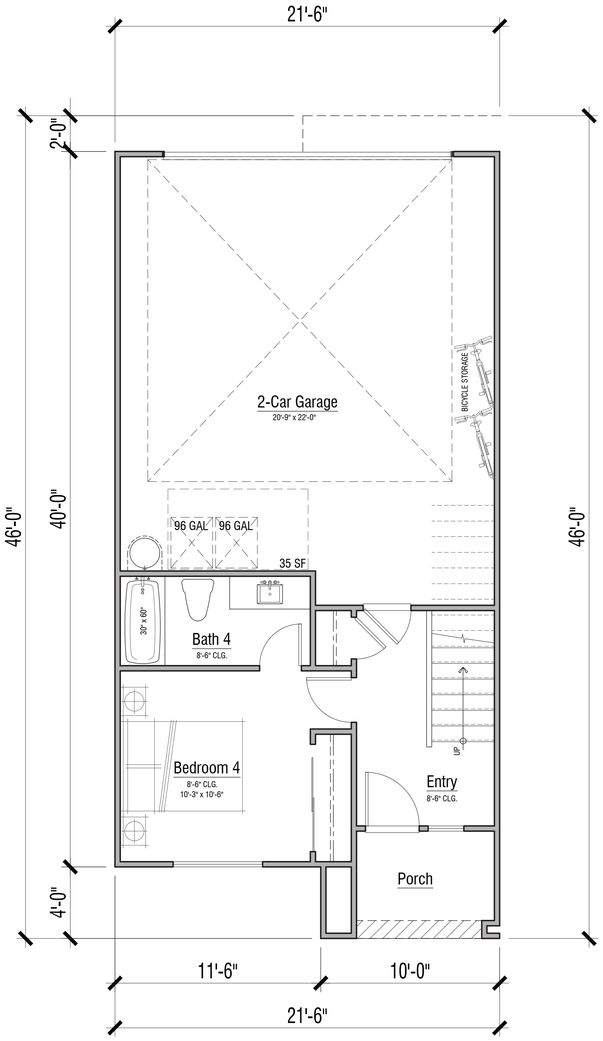
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Third Floor 849 SF



Second Floor 799 SF



First Floor 320 SF

Open Space Calculations:
Porch: 49 SF
Deck: 104 SF
Total: 153 SF
Total allowable for Open Space: 104 SF*
*Total as permissible per Sunnyvale Zoning Code 19.37

1,968 SF
4BR | 4.5BA
2-Car Garage - 524 SF

PLAN 4
Floor Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

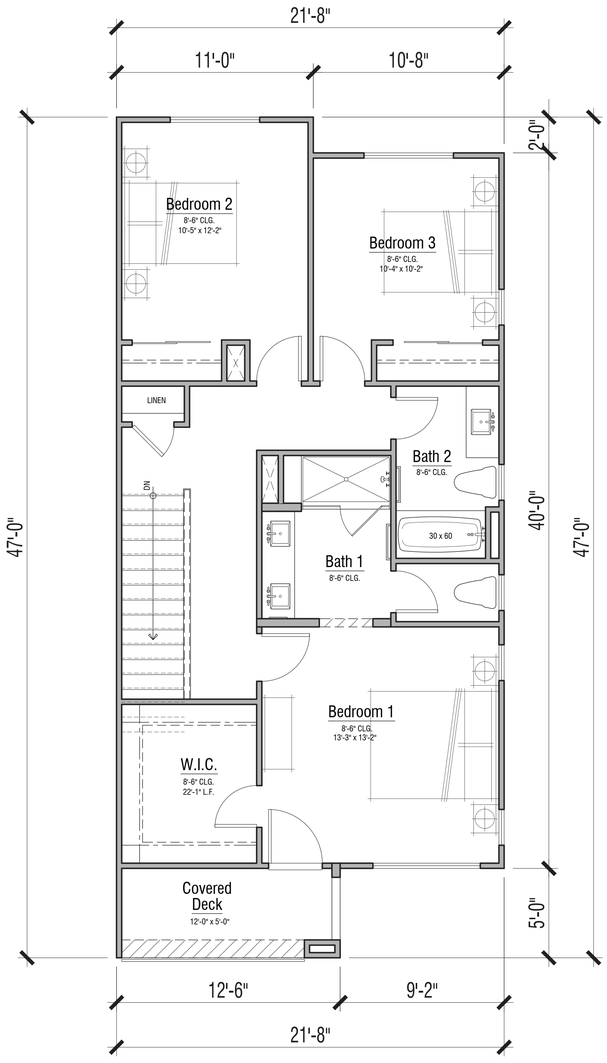
SUNNYVALE, CALIFORNIA

ART17

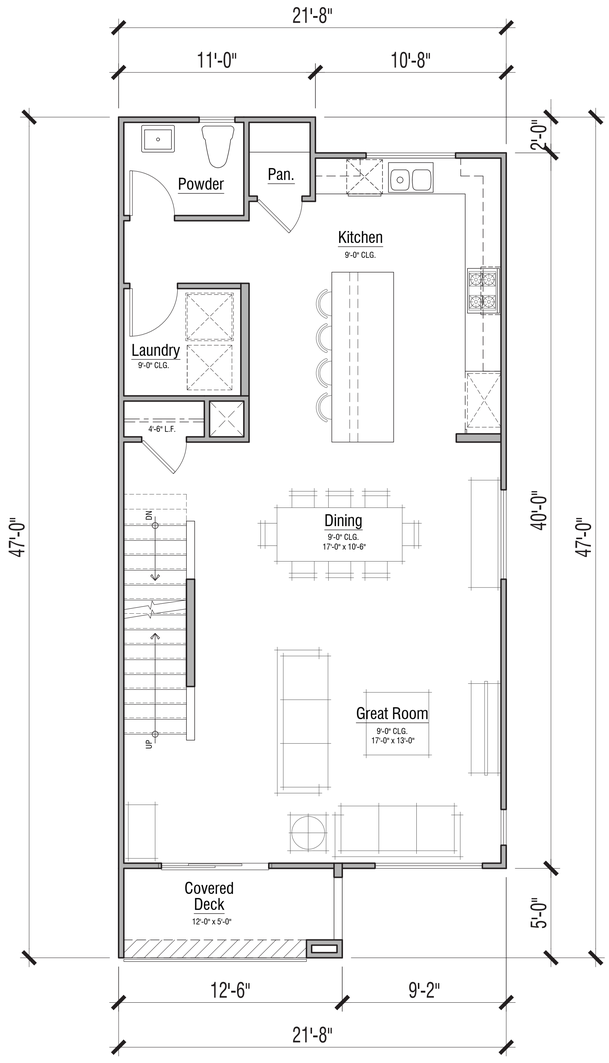
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY .. LOS ANGELES .. BAY AREA .. SACRAMENTO

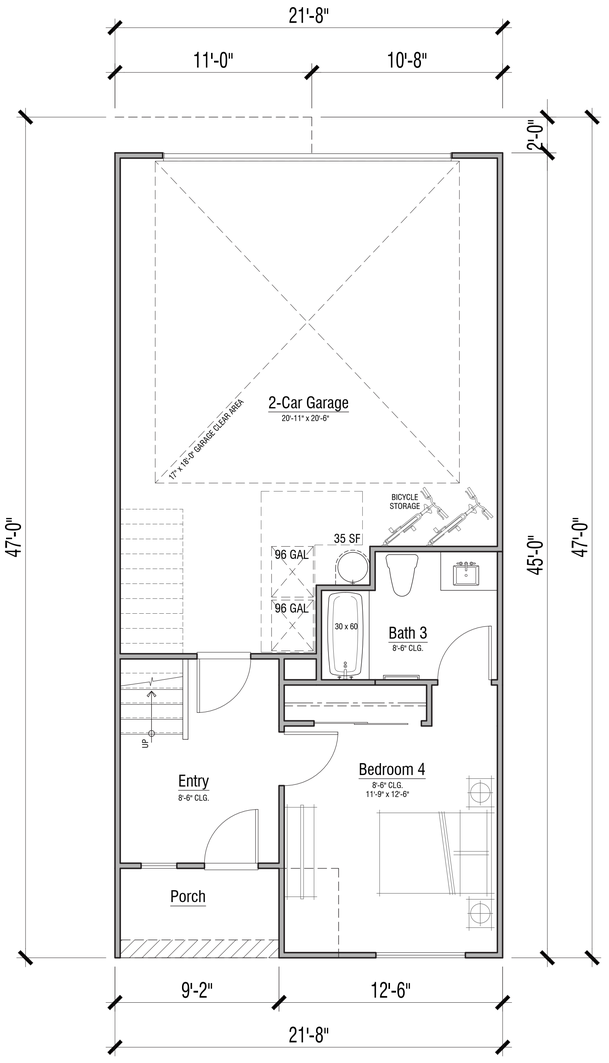
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



Third Floor 845 SF



Second Floor 889 SF



First Floor 379 SF

Open Space Calculations:
Porch: 46 SF
Deck: 126 SF
Total: 172 SF
Total allowable for Open Space: 0 SF*
*Total as permissible per Sunnyvale Zoning Code 19.37

2,113 SF
4BR | 3.5BA
2-Car Garage - 551 SF

PLAN 5
Floor Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED ROW TOWNHOMES

SUNNYVALE, CALIFORNIA

ART18

0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



Building 700 (7-Plex)
Elevation C
Color Scheme #11

Building 700 (7-Plex)
Elevation A
Color Scheme #1

Building 900 (9-Plex)
Elevation C
Color Scheme #9



Key Map N.T.S.

CONCEPTUAL STREETSCENE

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

SUNNYVALE, CALIFORNIA

AIT1

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ODS LEGEND

- A 6.5.1.1: All balconies are private
- B 3.6.1.1.1: Covered entry porches
- C 3.6.1.1.2: Window min. 12 SF, max. 30' separation
- D 3.6.1.2.2: Garage landscape strip separation between 3'-6'
- E 4.3.1.3: No window restricted





Key Map N.T.S.

BUILDING 700 (7-PLEX)

Building Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

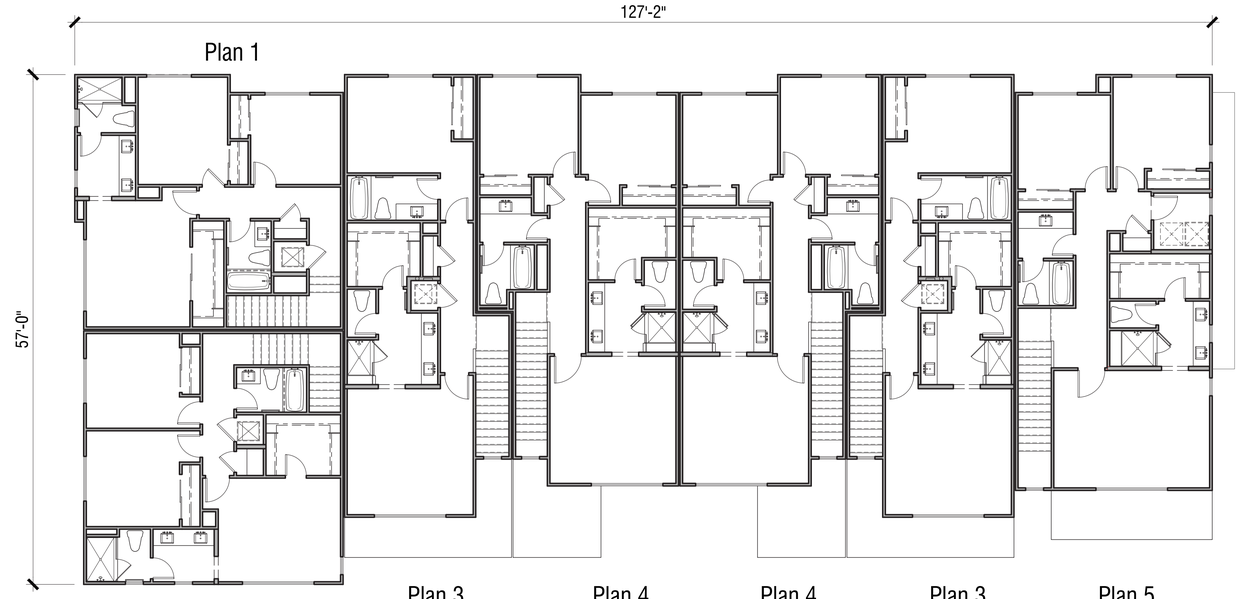
SUNNYVALE, CALIFORNIA

AIT2

0 4 8 16

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Third Floor



Key Map N.T.S.

BUILDING 700 (7-PLEX)

Building Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

SUNNYVALE, CALIFORNIA

AIT3

0 4 8 16

ARCHITECTS . PLANNERS . DESIGNERS

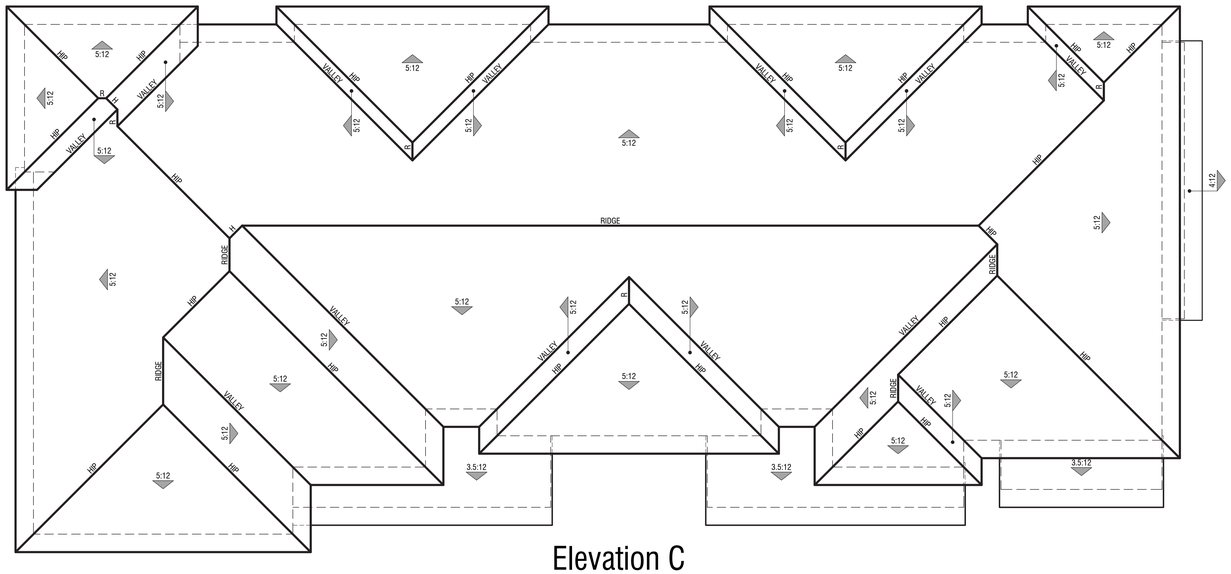
WHA.

ORANGE COUNTY .. LOS ANGELES .. BAY AREA .. SACRAMENTO

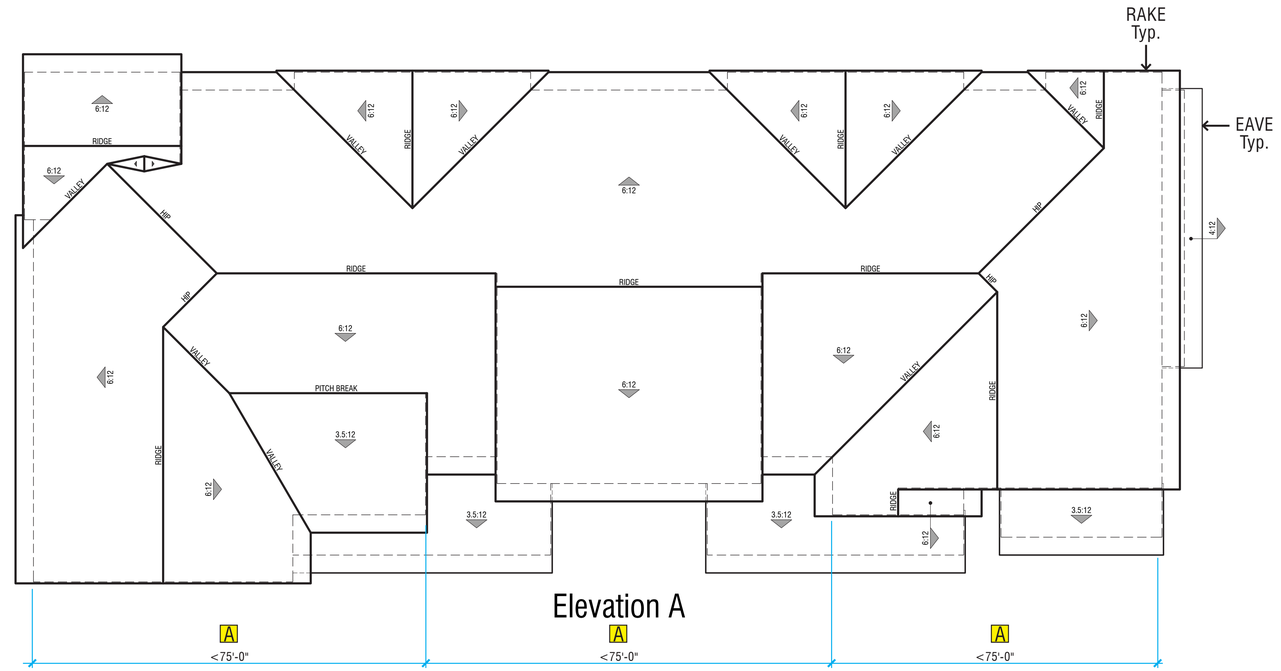
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ODS LEGEND

A 3.7.1.1: Alternating roof pitch directions, all segments less than 75'



Elevation C



Elevation A



Key Map N.T.S.

BUILDING 700 (7-PLEX)
Roof Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

SUNNYVALE, CALIFORNIA

AIT4

0 4 8 16

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Elevation C
Color Scheme #11



Elevation A
Color Scheme #1



Key Map N.T.S.

BUILDING 700 (7-PLEX)
Front Elevations

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

SUNNYVALE, CALIFORNIA

AIT5

0 4 8 16

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



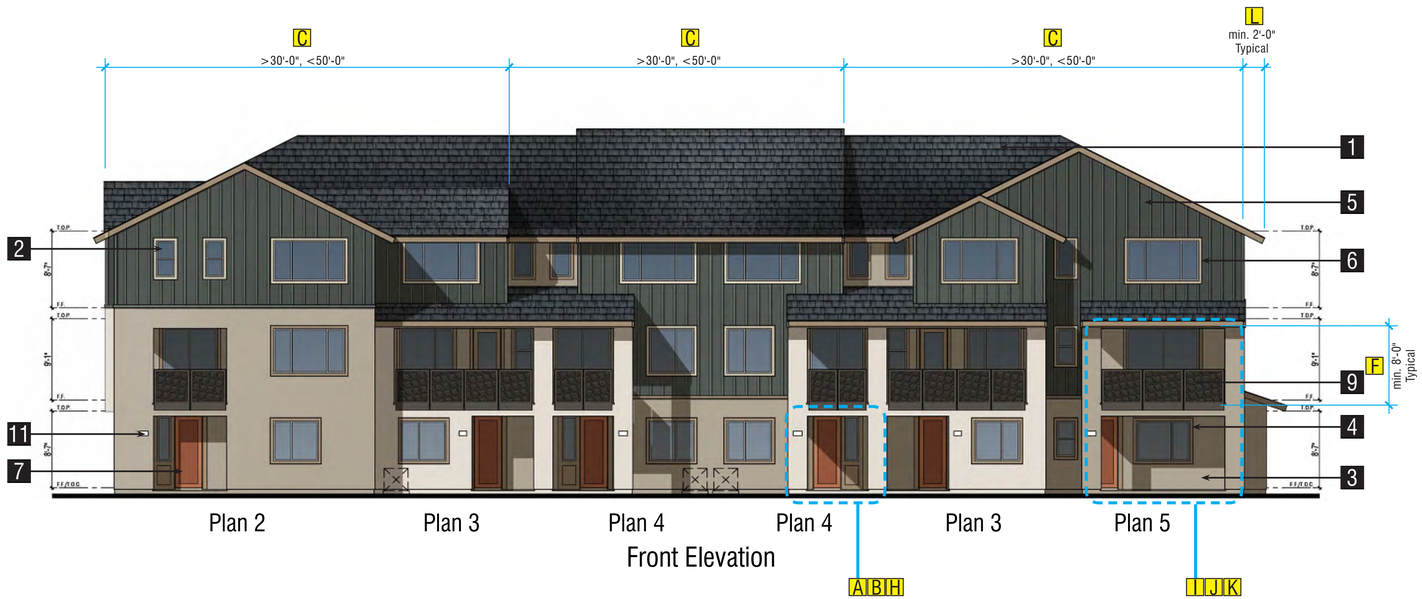
Plan 5
Right Elevation



Plan 5 Plan 3 Plan 4 Plan 4 Plan 3 Plan 2 Plan 1
Rear Elevation



Plan 1 Plan 2
Left Elevation



Plan 2 Plan 3 Plan 4 Plan 4 Plan 3 Plan 5
Front Elevation



Key Map N.T.S.

Exterior Materials: Elevation 'A' [D]

Color Scheme #1

1. Composition shingle roofing
2. Insulated vinyl windows - *Reflectivity Level <25%* [G]
3. Stucco
4. Stucco over foam trim
5. Fiber cement board & battens
6. Kiln-dried, pre-primed spruce trim
7. Fiberglass entry door
8. Sectional roll-up garage door
9. Metal railing
10. Light fixture
11. Address light

ODS LEGEND

- [A] Table 2B, entryway design
- [B] Table 2B, projecting shade features: awning or projected shade feature
- [C] Table 3B, General requirement: modules,greater than 30', less than 50'
- [D] 4.4.1.2, 4.4.1.3
- [E] 4.4.4.1: Stucco expanse less than 400 SF
- [F] 6.5.1.2: All porches/balconies min. 8' height
- [G] 8.2.5
- [H] Table 4A, minimun 6" trim at exterior entry doors
- [I] Table 4A, building entry feature at least two stories
- [J] Table 4A, pilasters or piers extending at least two stories
- [K] Table 4A, provide at least a 4" wide trim of material that contraasts with adjoining wall materials at all windows and doors
- [L] 3.7.1.2 All roof eaves project 2'-0" minimum

BUILDING 700 (7-PLEX)

Elevations A

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

SUNNYVALE, CALIFORNIA

AIT6

0 4 8 16

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



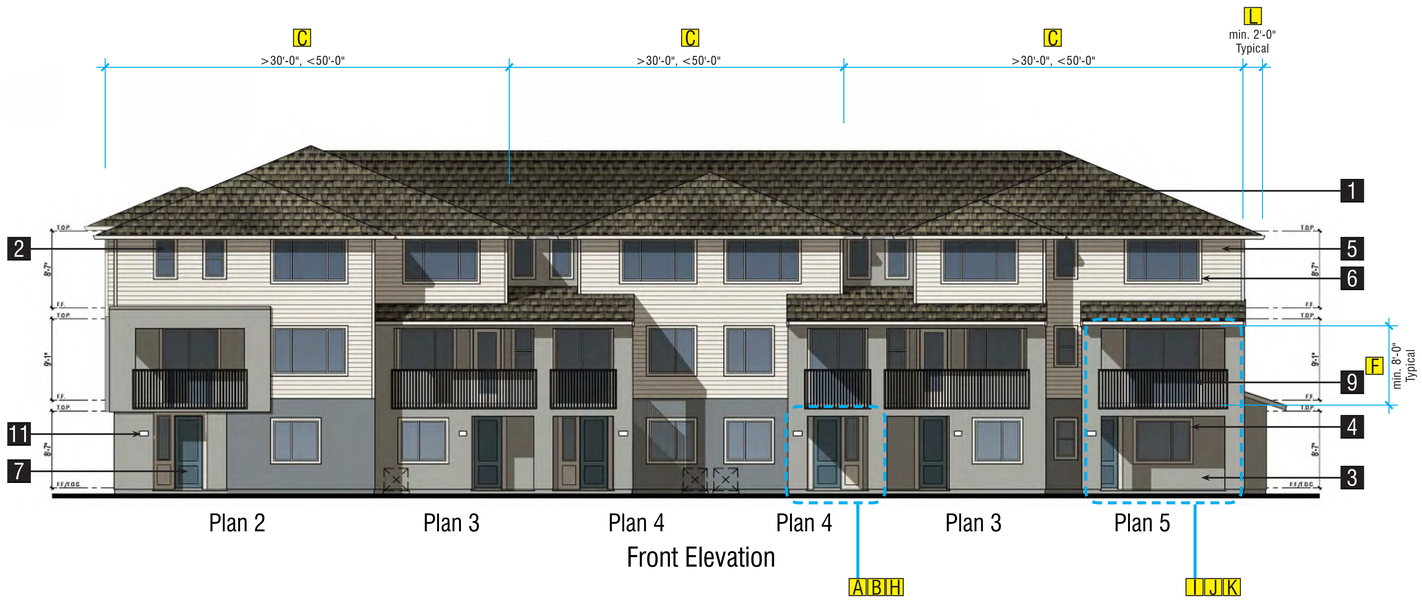
Plan 5
Right Elevation



Plan 5 Plan 3 Plan 4 Plan 4 Plan 3 Plan 2 Plan 1
Rear Elevation



Plan 1 Plan 2
Left Elevation



Plan 2 Plan 3 Plan 4 Plan 4 Plan 3 Plan 5
Front Elevation



Key Map N.T.S.

Exterior Materials: Elevation 'C' [D]

Color Scheme #11

1. Composition shingle roofing
2. Insulated vinyl windows - *Reflectivity Level <25%* [G]
3. Stucco
4. Stucco over foam trim
5. Horizontal siding
6. Kiln-dried, pre-primed spruce trim
7. Fiberglass entry door
8. Sectional roll-up garage door
9. Metal railing
10. Light fixture
11. Address light

ODS LEGEND

- [A] Table 2B, entryway design
- [B] Table 2B, projecting shade features: awning or projected shade feature
- [C] Table 3B, General requirement: modules,greater than 30', less than 50'
- [D] 4.4.1.2, 4.4.1.3
- [E] 4.4.4.1: Stucco expanse less than 400 SF
- [F] 6.5.1.2: All porches/balconies min. 8' height
- [G] 8.2.5
- [H] Table 4A, minimun 6" trim at exterior entry doors
- [I] Table 4A, building entry feature at least two stories
- [J] Table 4A, pilasters or piers extending at least two stories
- [K] Table 4A, provide at least a 4" wide trim of material that contraasts with adjoining wall materials at all windows and doors
- [L] 3.7.1.2 All roof eaves project 2'-0" minimum

BUILDING 700 (7-PLEX)
Elevations C

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

SUNNYVALE, CALIFORNIA

AIT7

0 4 8 16

ARCHITECTS . PLANNERS . DESIGNERS
WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ODS LEGEND

- A 6.5.1.1: All balconies are private
- B 3.6.1.1.1: Covered entry porches
- C 3.6.1.1.2: Window min. 12 SF, max. 30' separation
- D 3.6.1.2.2: Garage landscape strip separation between 3'-6'
- E 4.3.1.3: No window restricted





Key Map N.T.S.

BUILDING 900 (9-PLEX)

Building Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

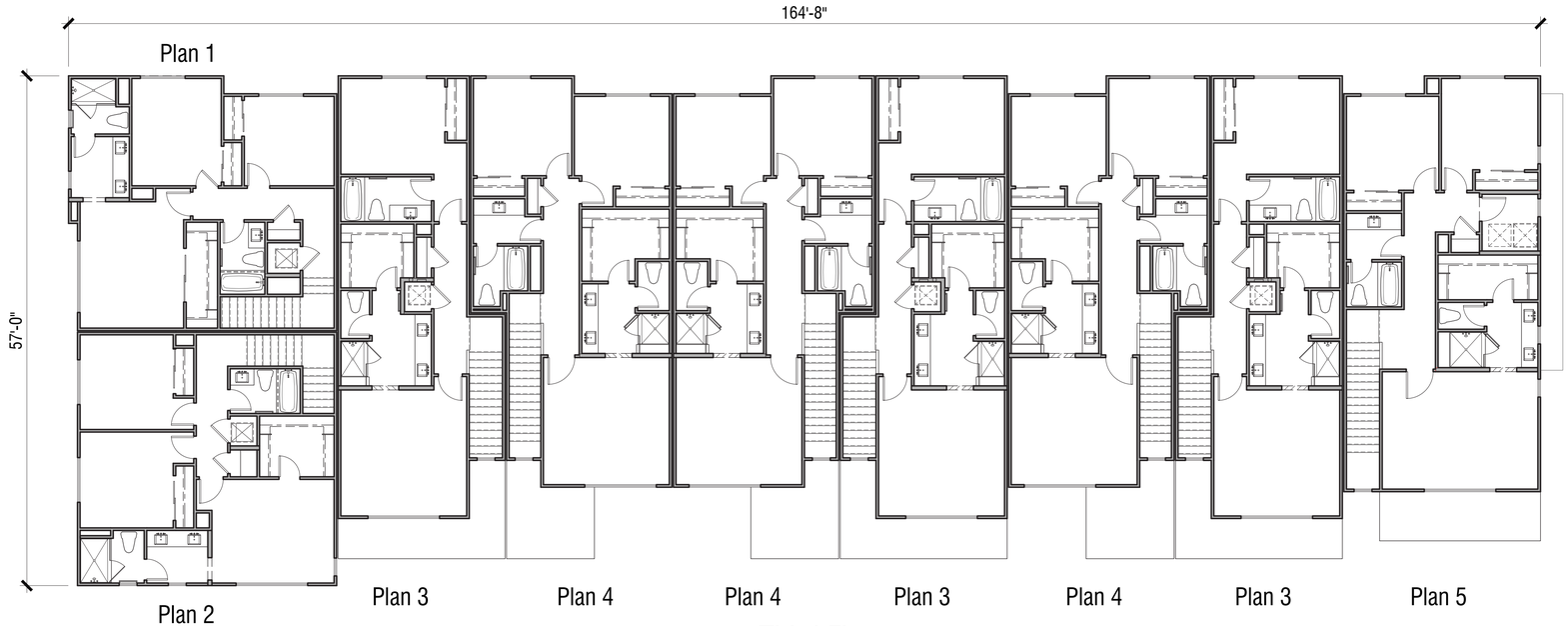
SUNNYVALE, CALIFORNIA

AIT8

0 4 8 16

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



Third Floor



Key Map N.T.S.

BUILDING 900 (9-PLEX)

Building Plans

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

SUNNYVALE, CALIFORNIA

TIDEWATER LENNAR

AIT9

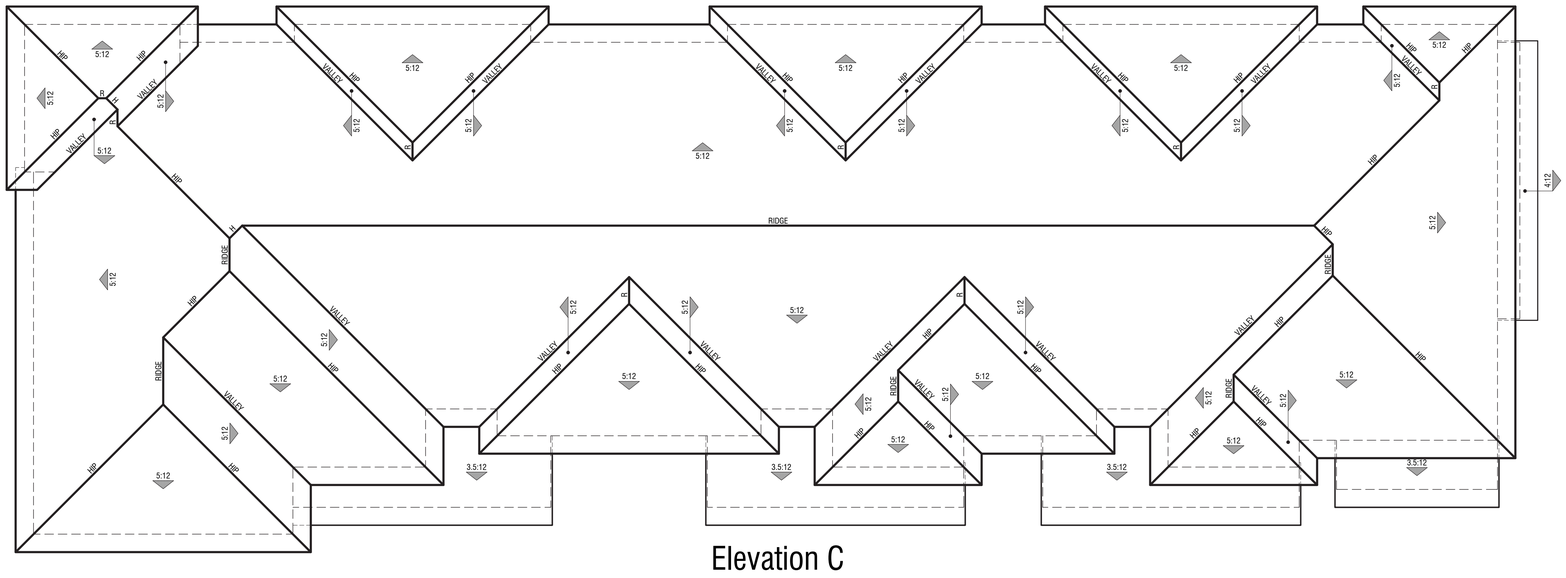
0 4 8 16

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

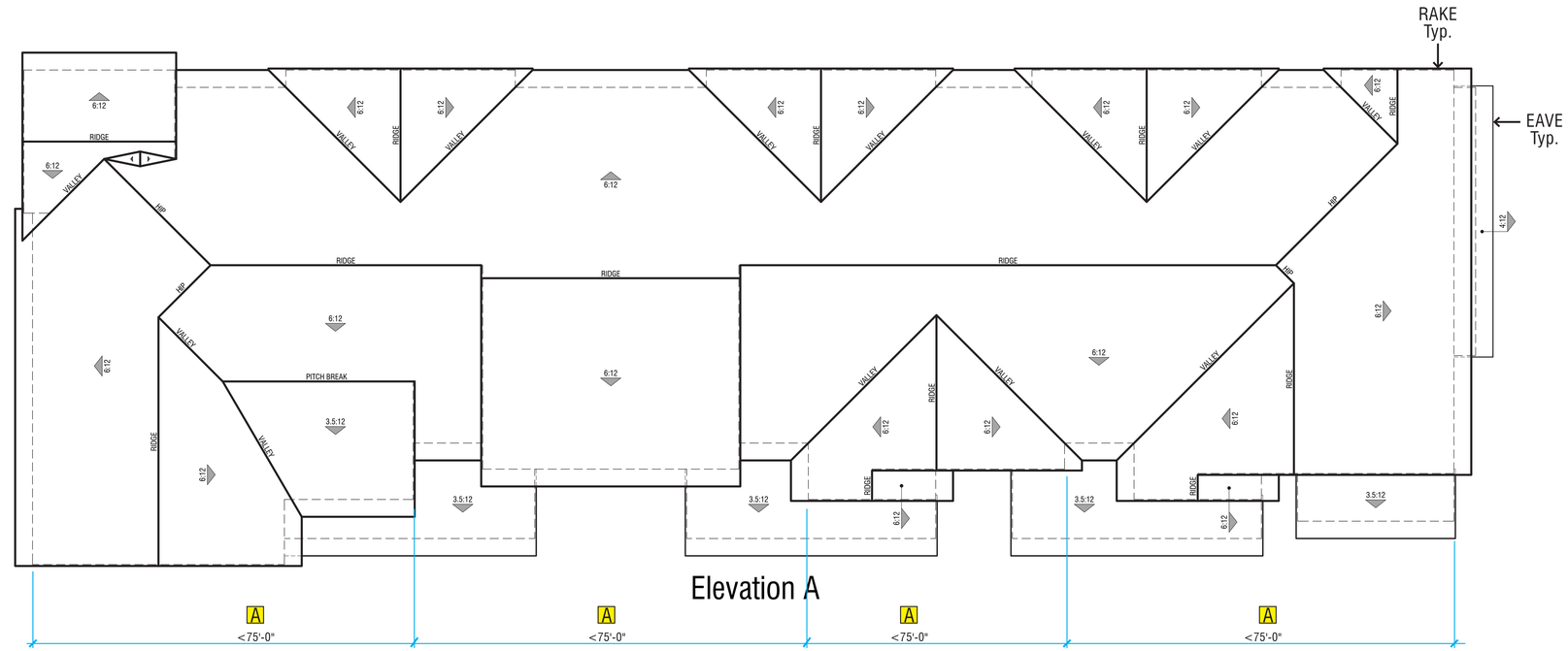
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

ODS LEGEND

[A] 3.7.1.1: Alternating roof pitch directions, all segments less than 75'



Elevation C



Elevation A



Key Map N.T.S.

BUILDING 900 (9-PLEX)
Roof Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

SUNNYVALE, CALIFORNIA

AIT10

0 4 8 16

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Plan 2 Plan 3 Plan 4 Plan 4 Plan 3 Plan 4 Plan 3 Plan 5

Elevation C
Color Scheme #9



Plan 2 Plan 3 Plan 4 Plan 4 Plan 3 Plan 4 Plan 3 Plan 5

Elevation A
Color Scheme #3



Key Map N.T.S.

BUILDING 900 (9-PLEX)
Front Elevations

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

SUNNYVALE, CALIFORNIA

AIT11

0 4 8 16

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Plan 5
Right Elevation



Plan 5 Plan 3 Plan 4 Plan 3 Plan 4 Plan 4 Plan 3 Plan 2 Plan 1
Rear Elevation



Plan 1 Plan 2
Left Elevation



Plan 2 Plan 3 Plan 4 Plan 4 Plan 3 Plan 4 Plan 3 Plan 5
Front Elevation



Key Map N.T.S.

Exterior Materials: Elevation 'A' D

Color Scheme #3

1. Composition shingle roofing
2. Insulated vinyl windows - *Reflectivity Level <25%* G
3. Stucco
4. Stucco over foam trim
5. Fiber cement board & battens
6. Kiln-dried, pre-primed spruce trim
7. Fiberglass entry door
8. Sectional roll-up garage door
9. Metal railing
10. Light fixture
11. Address light

ODS LEGEND

- A Table 2B, entryway design
- B Table 2B, projecting shade features: awning or projected shade feature
- C Table 3B, General requirement: modules,greater than 30', less than 50'
- D 4.4.1.2, 4.4.1.3
- E 4.4.4.1: Stucco expanse less than 400 SF
- F 6.5.1.2: All porches/balconies min. 8' height
- G 8.2.5
- H Table 4A, minimun 6" trim at exterior entry doors
- I Table 4A, building entry feature at least two stories
- J Table 4A, pilasters or piers extending at least two stories
- K Table 4A, provide at least a 4" wide trim of material that contraasts with adjoining wall materials at all windows and doors
- L 3.7.1.2 All roof eaves project 2'-0" minimum

BUILDING 900 (9-PLEX)
Elevations A

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

SUNNYVALE, CALIFORNIA

AIT12

0 4 8 16

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Plan 5

Right Elevation



Plan 5 Plan 3 Plan 4 Plan 3 Plan 4 Plan 4 Plan 3 Plan 2 Plan 1

Rear Elevation



Plan 1 Plan 2

Left Elevation



Plan 2 Plan 3 Plan 4 Plan 4 Plan 3 Plan 4 Plan 3 Plan 5

Front Elevation



Key Map N.T.S.

Exterior Materials: Elevation 'C' D

Color Scheme #9

1. Composition shingle roofing
2. Insulated vinyl windows - *Reflectivity Level <25%* G
3. Stucco
4. Stucco over foam trim
5. Horizontal siding
6. Kiln-dried, pre-primed spruce trim
7. Fiberglass entry door
8. Sectional roll-up garage door
9. Metal railing
10. Light fixture
11. Address light

ODS LEGEND

- A Table 2B, entryway design
- B Table 2B, projecting shade features: awning or projected shade feature
- C Table 3B, General requirement: modules,greater than 30', less than 50'
- D 4.4.1.2, 4.4.1.3
- E 4.4.4.1: Stucco expanse less than 400 SF
- F 6.5.1.2: All porches/balconies min. 8' height
- G 8.2.5
- H Table 4A, minimun 6" trim at exterior entry doors
- I Table 4A, building entry feature at least two stories
- J Table 4A, pilasters or piers extending at least two stories
- K Table 4A, provide at least a 4" wide trim of material that contraasts with adjoining wall materials at all windows and doors
- L 3.7.1.2 All roof eaves project 2'-0" minimum

BUILDING 900 (9-PLEX)

Elevations C

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

SUNNYVALE, CALIFORNIA

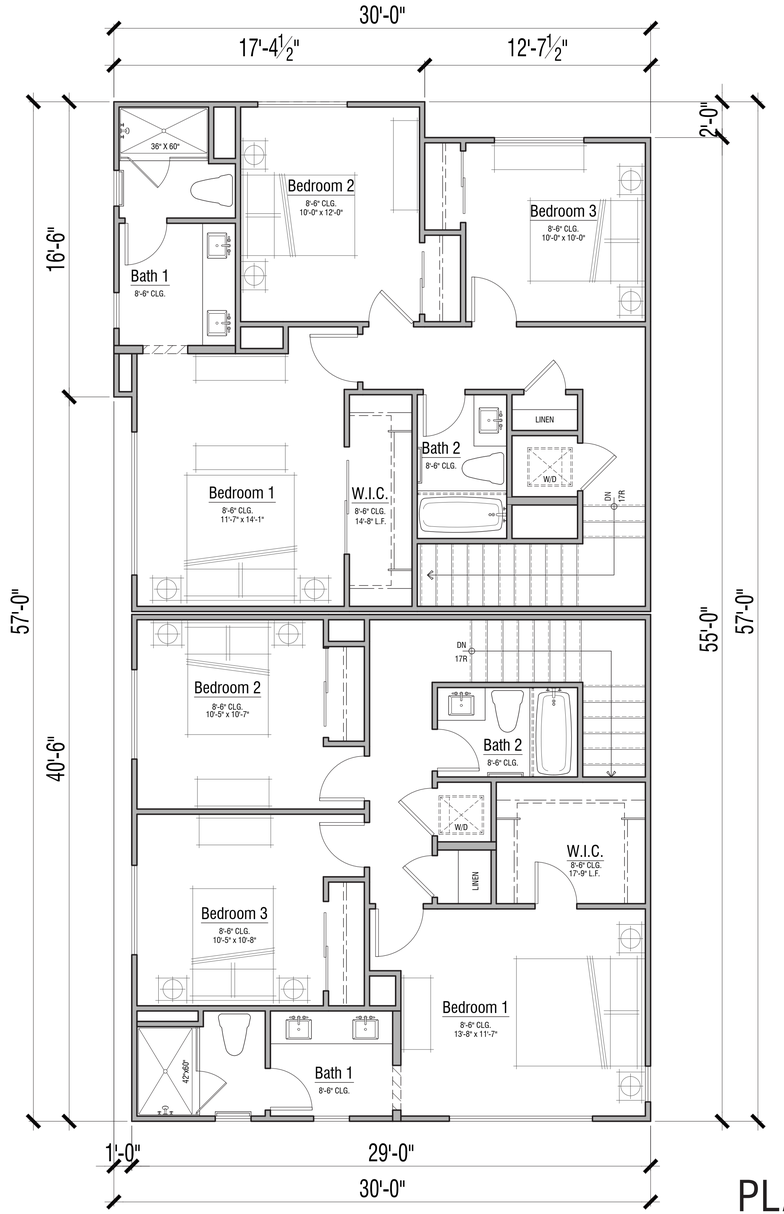
AIT13

0 4 8 16

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

PLAN 1
Third Floor 758 SF



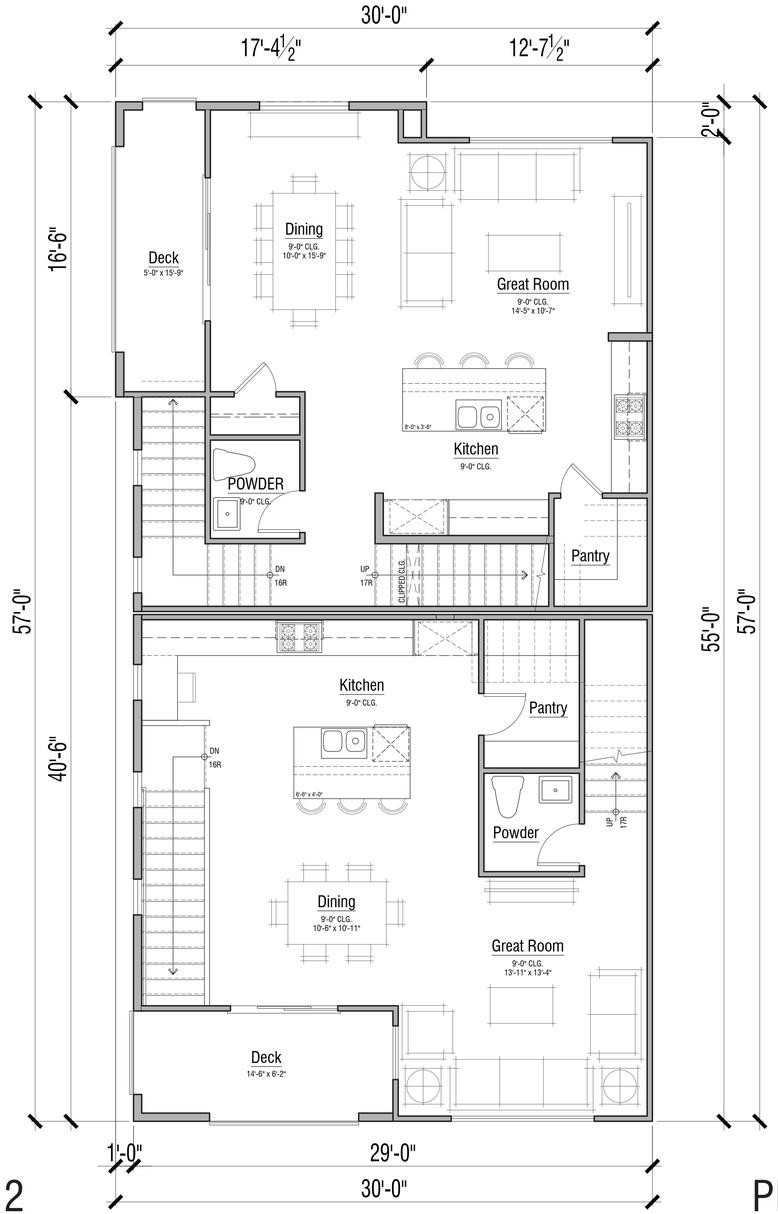
PLAN 2
Open Space Calculations:
Porch: 23 SF
Deck: 89 SF
Total: 112 SF
Total allowable for Open Space: 0 SF*
*Total as permissible per Sunnyvale Zoning Code 19.37

PLAN 2
Third Floor 763 SF

PLAN 2
1,823 SF
4BR|3.5BA
2-Car Tandem Garage - 517 SF

PLAN 1 & PLAN 2
Floor Plans

PLAN 1
Second Floor 671 SF

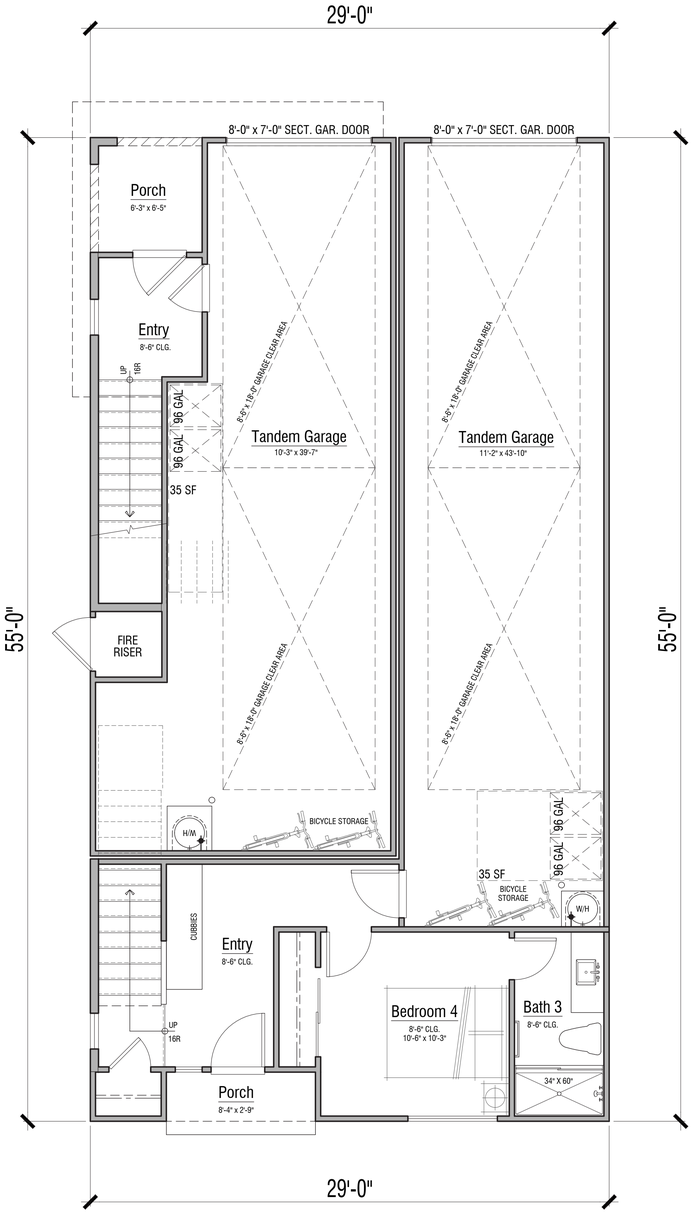


PLAN 2
Open Space Calculations:
Porch: 40 SF
Deck: 82 SF
Total: 122 SF
Total allowable for Open Space: 0 SF*
*Total as permissible per Sunnyvale Zoning Code 19.37

PLAN 2
Second Floor 669 SF

PLAN 1
1,545 SF
3BR|2.5BA
2-Car Tandem Garage - 484 SF

PLAN 1
First Floor 116 SF



PLAN 2
Open Space Calculations:
Porch: 23 SF
Deck: 89 SF
Total: 112 SF
Total allowable for Open Space: 0 SF*
*Total as permissible per Sunnyvale Zoning Code 19.37

PLAN 2
First Floor 391 SF

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

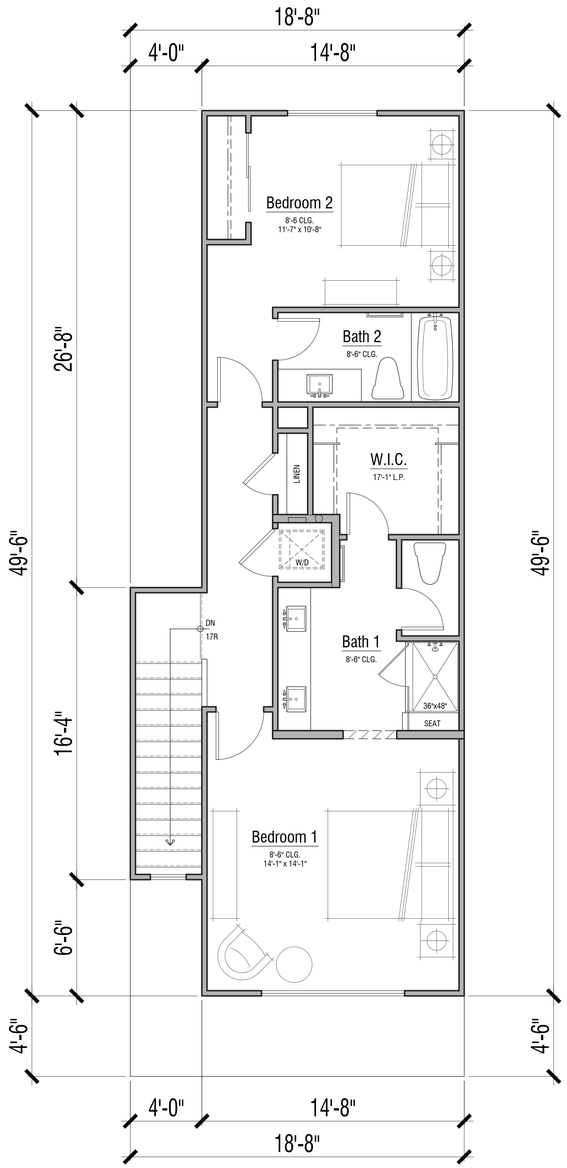
SUNNYVALE, CALIFORNIA

AIT14

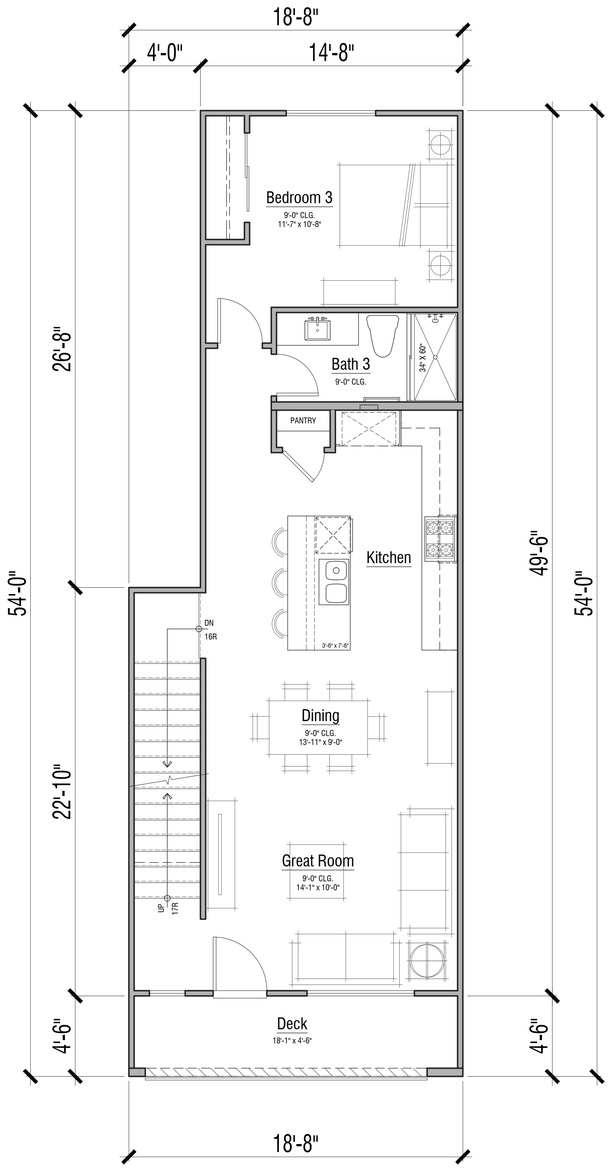
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

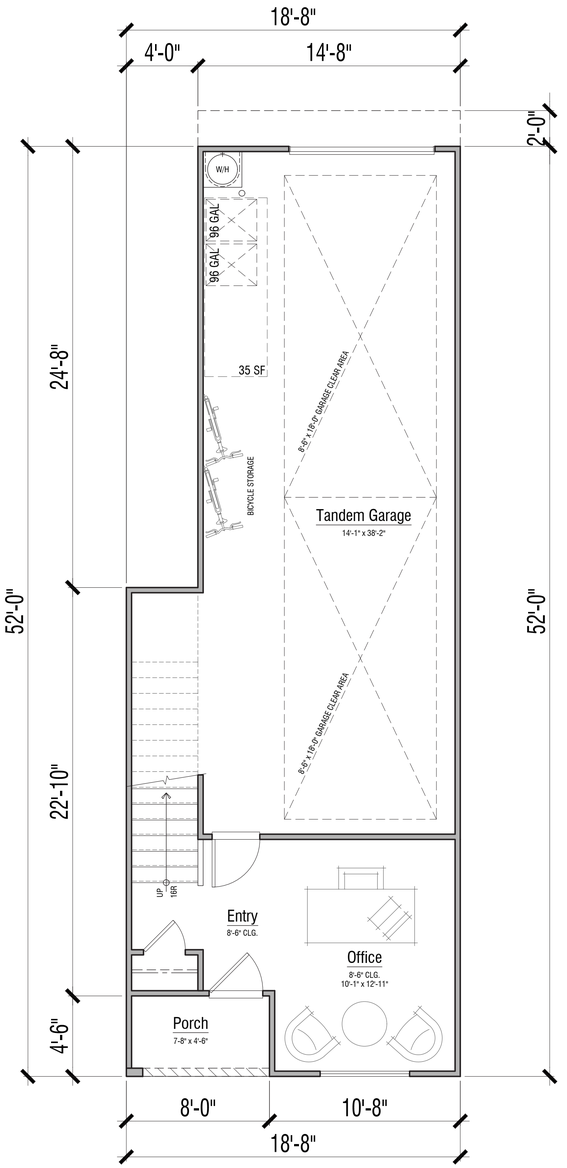
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



Third Floor 726 SF



Second Floor 817 SF



First Floor 276 SF

Open Space Calculations:
Porch: 36 SF
Deck: 84 SF
Total: 120 SF
Total allowable for Open Space: 0 SF*
*Total as permissible per Sunnyvale Zoning Code 19.37

1,819 SF
3BR | 3BA | Office
2-Car Tandem Garage - 560 SF

PLAN 3
Floor Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

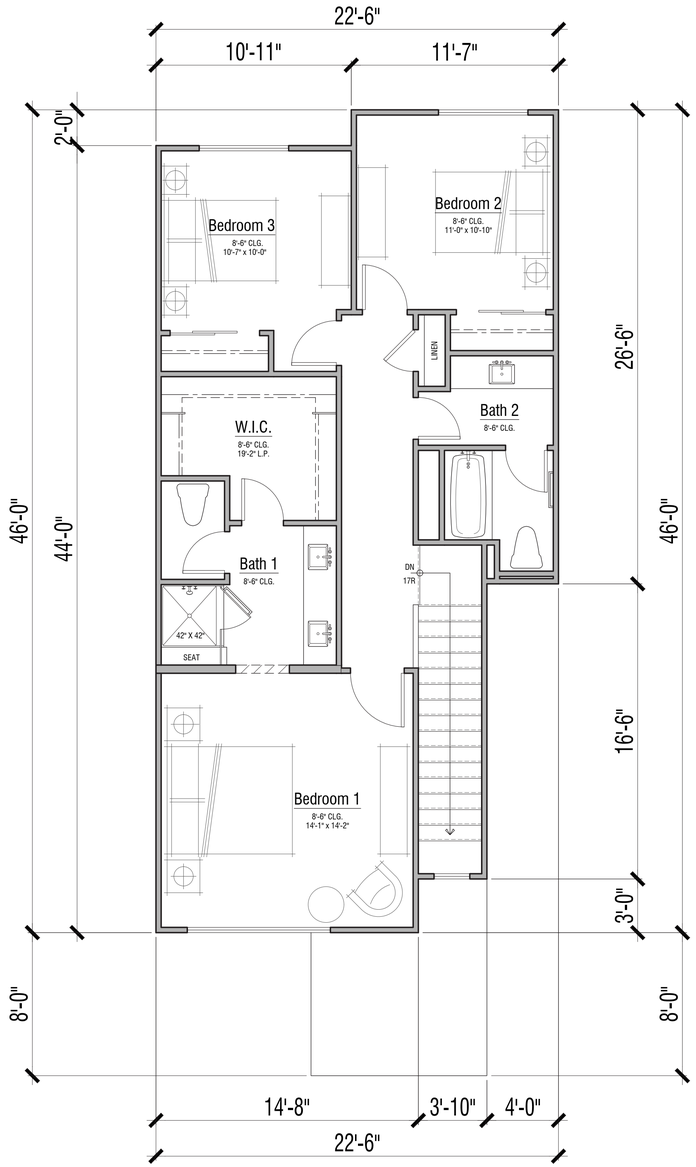
SUNNYVALE, CALIFORNIA

AIT15

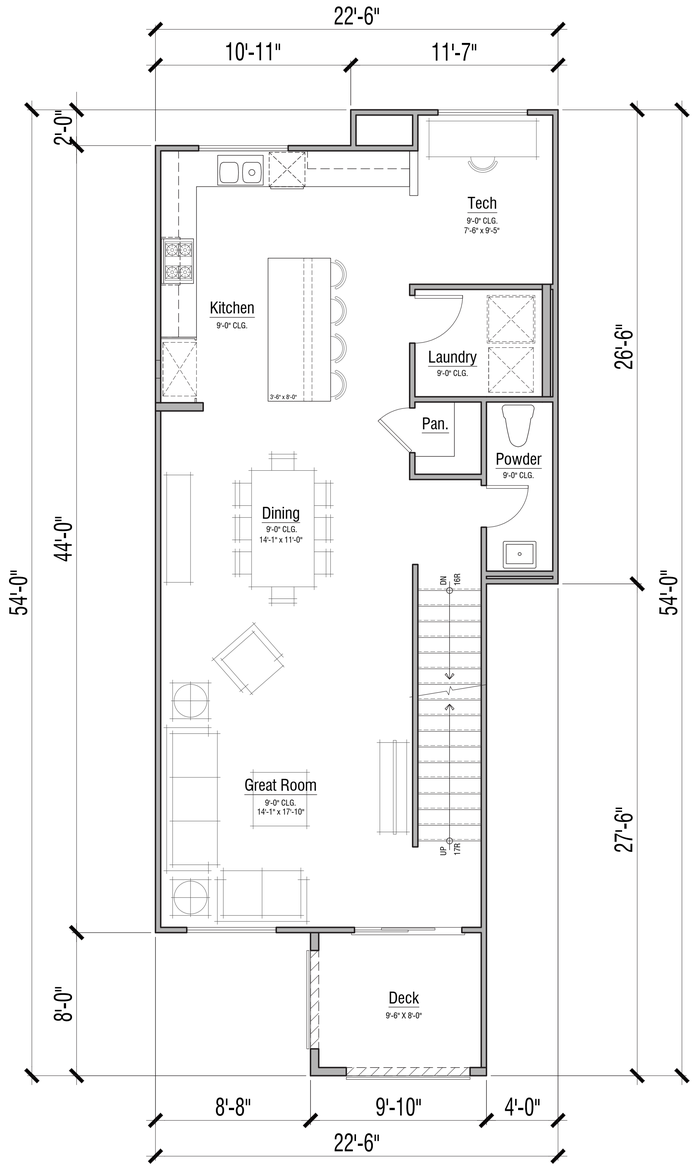
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

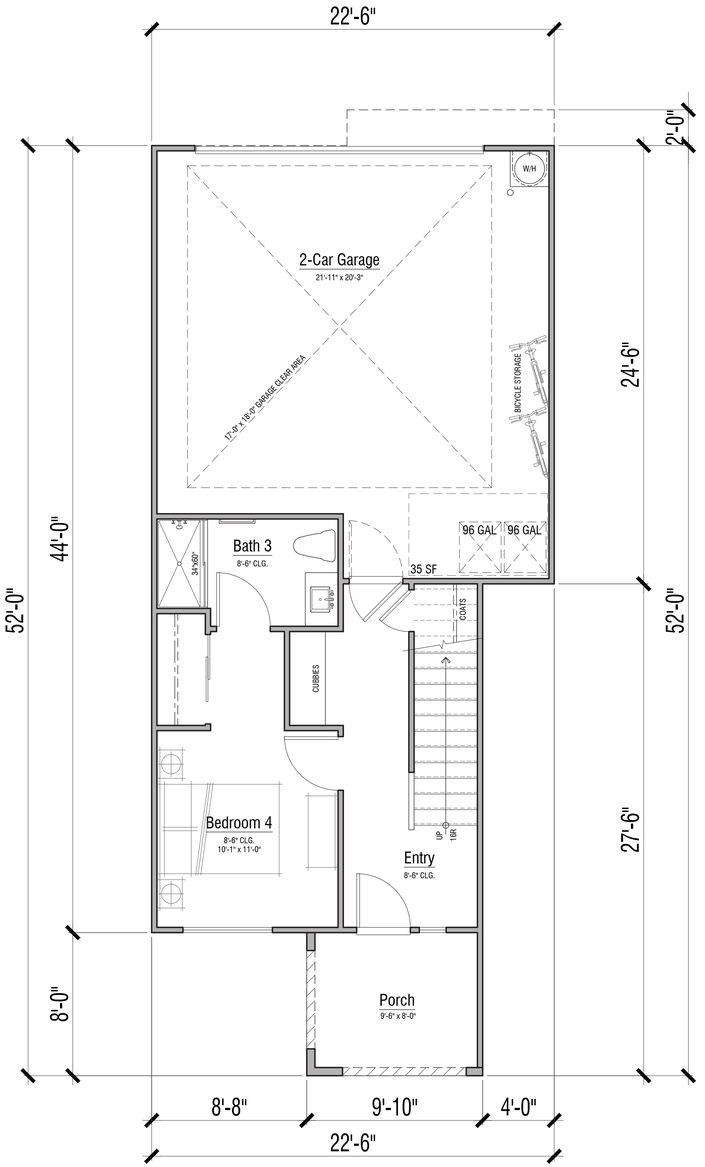
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Third Floor 850 SF



Second Floor 927 SF



First Floor 405 SF

Open Space Calculations:
Porch: 79 SF
Deck: 79 SF
Total: 158 SF
Total allowable for Open Space: 0 SF*
*Total as permissible per Sunnyvale Zoning Code 19.37

2,182 SF
4BR | 3.5BA | Tech
2-Car Garage - 507 SF

PLAN 4
Floor Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

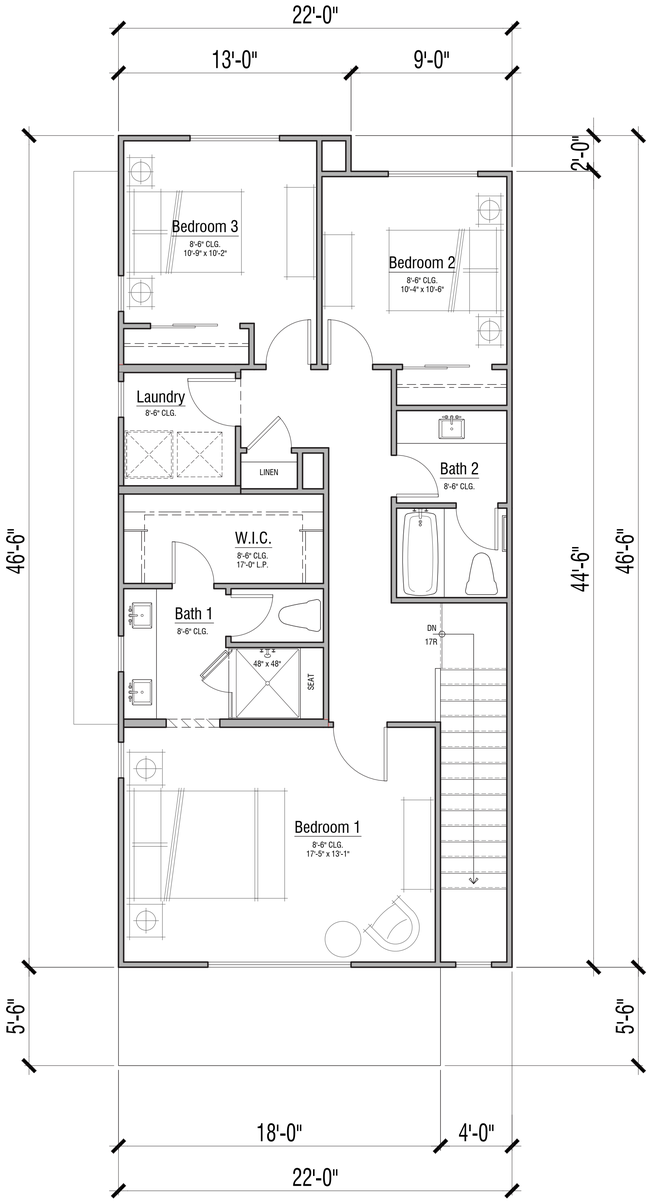
SUNNYVALE, CALIFORNIA

AIT16

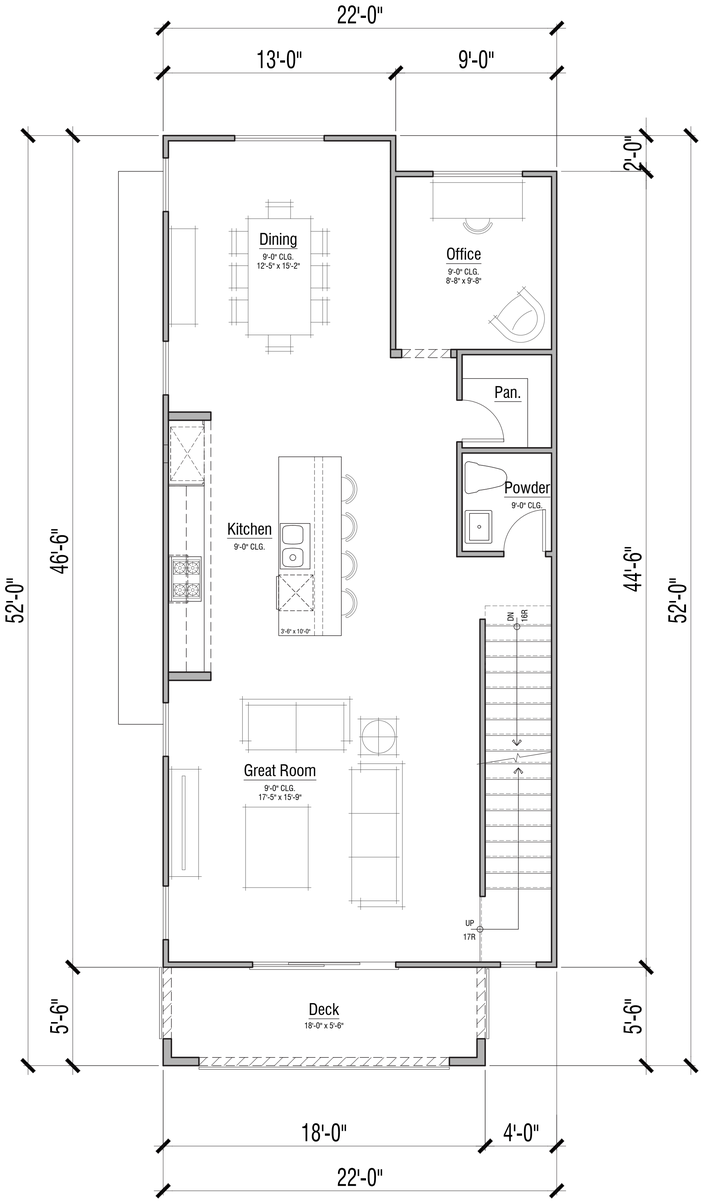
0 2 4 8

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

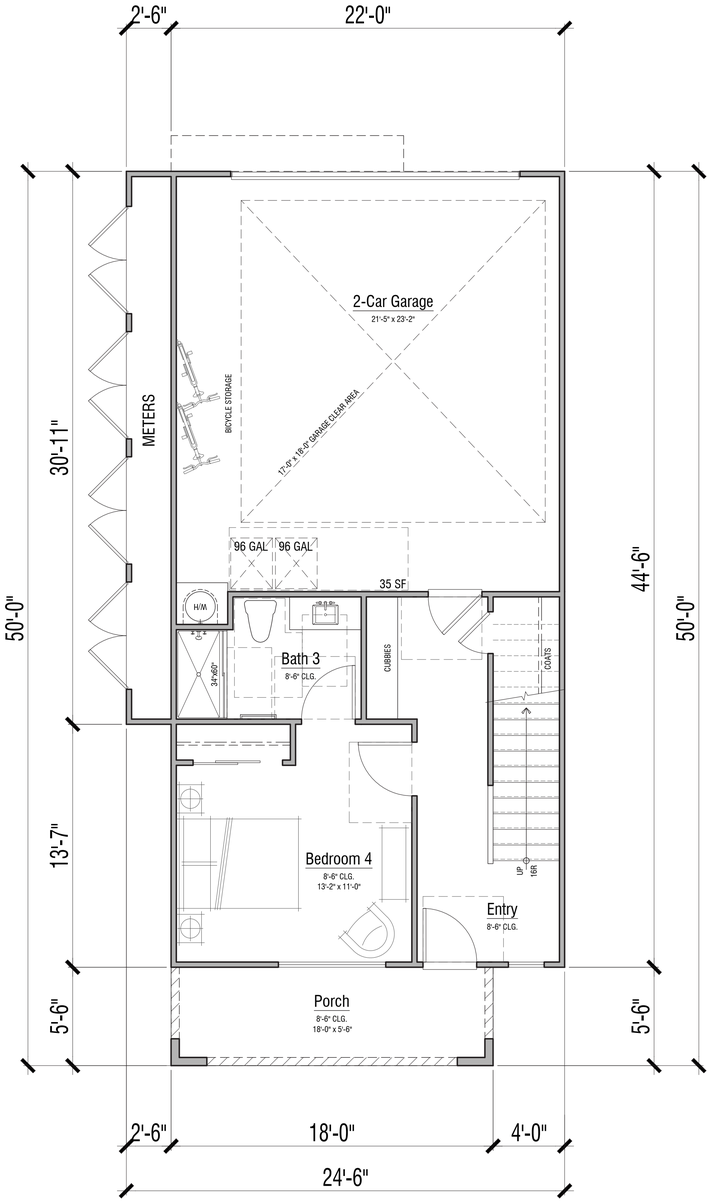
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



Third Floor 920 SF



Second Floor 1,005 SF



First Floor 456 SF

Open Space Calculations:
Porch: 99 SF
Deck: 99 SF
Total: 198 SF
Total allowable for Open Space: 0 SF*
*Total as permissible per Sunnyvale Zoning Code 19.37

2,381 SF
4BR | 3.5BA | Office
2-Car Garage - 523 SF

PLAN 5
Floor Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

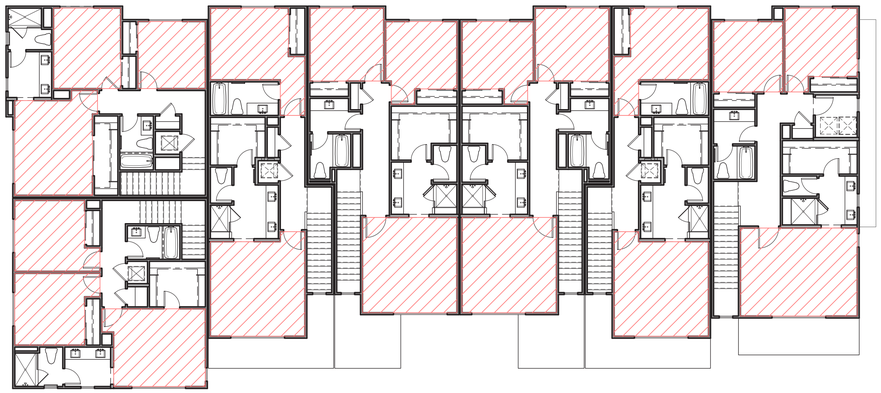
SUNNYVALE, CALIFORNIA

AIT17

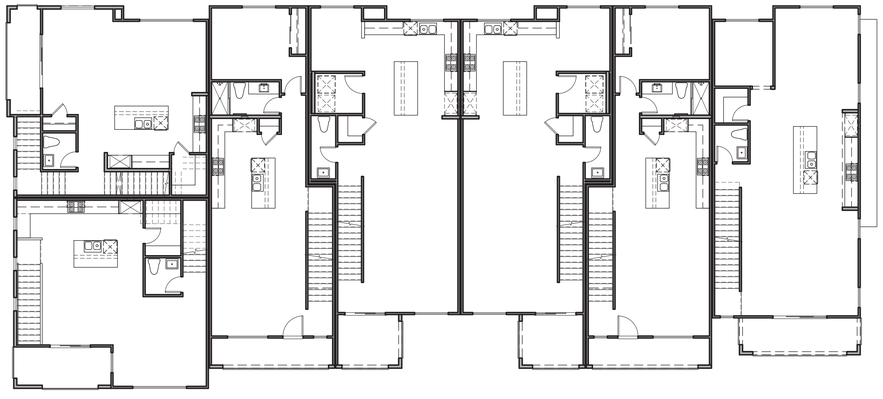
0 2 4 8

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

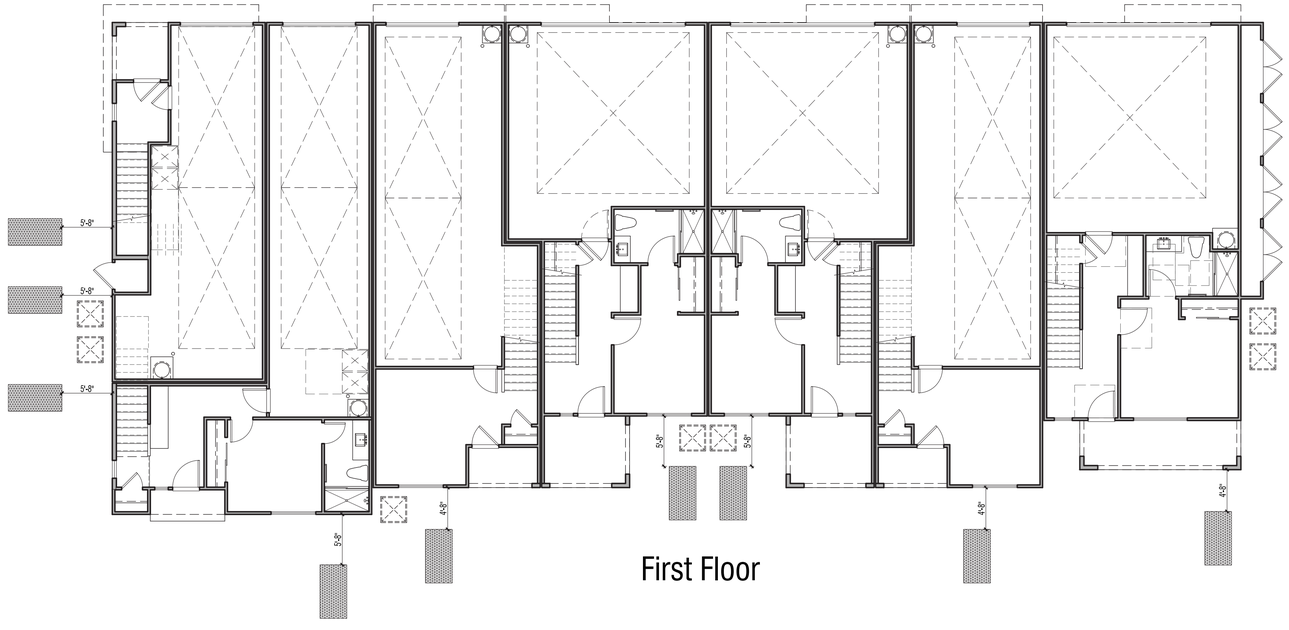
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Third Floor



Second Floor



First Floor

Egress Room

Typ. 3'x6' Ladder Pad

NOTE: Ladder pad locations not shown at rear of building. Alleys will always be located at rear of building, thus always paved and suitable for ladder placement.

BUILDING 700 (7-PLEX)

Ladder Pad Exhibit

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - ATTACHED INTERLOCKING TOWNHOMES

SUNNYVALE, CALIFORNIA

AIT18

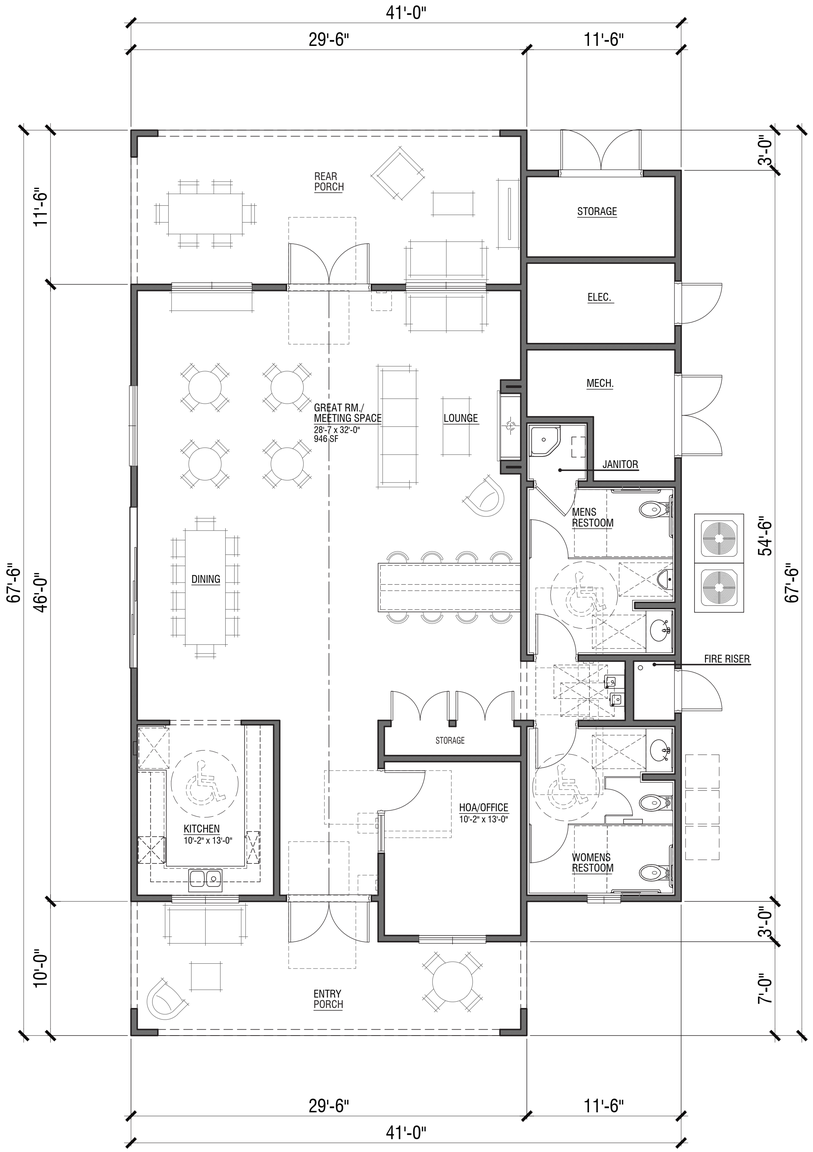
0 4 8 16

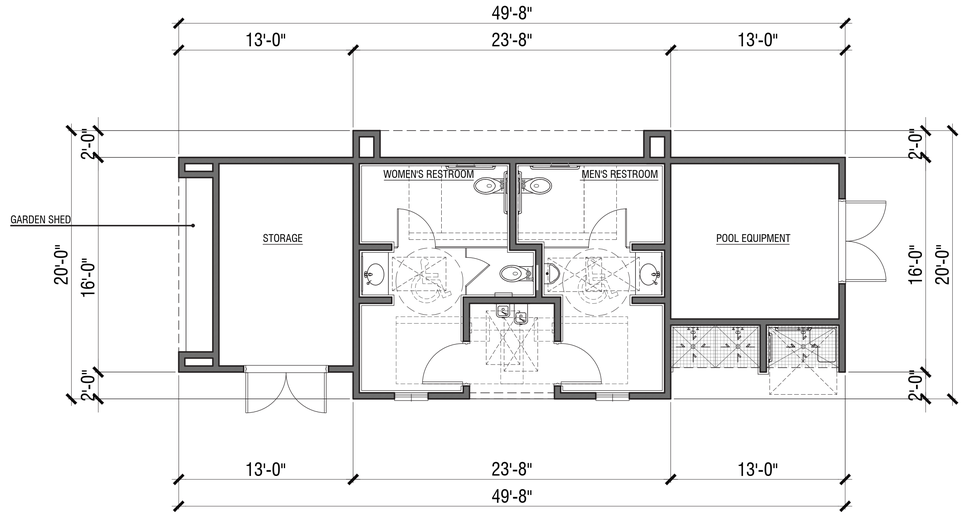
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO





CLUBHOUSE

2,021 SF (Conditioned Space)
597 SF (Entry/Rear Porch)

POOL BUILDING

711 SF (Restroom/Pool Equipment/Storage)
132 SF (Vestibule/Shower/Garden Shed)



Key Map N.T.S.

CLUBHOUSE & POOL BUILDING

Floor Plans

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - REC BUILDINGS

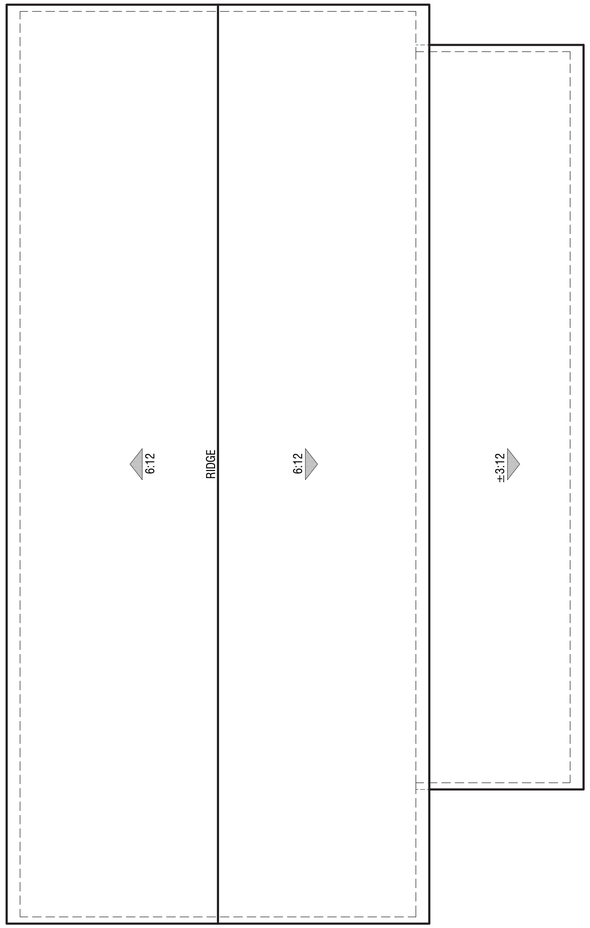
SUNNYVALE, CALIFORNIA

RB1

SCALE: 3/16"=1'-0"

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



CLUBHOUSE

POOL BUILDING



Key Map N.T.S.

CLUBHOUSE & POOL BUILDING

Roof Plans

SUNNYVALE PARK PLACE - REC BUILDINGS

SUNNYVALE, CALIFORNIA

TIDEWATER LENNAR

RB2

0 2 4 8

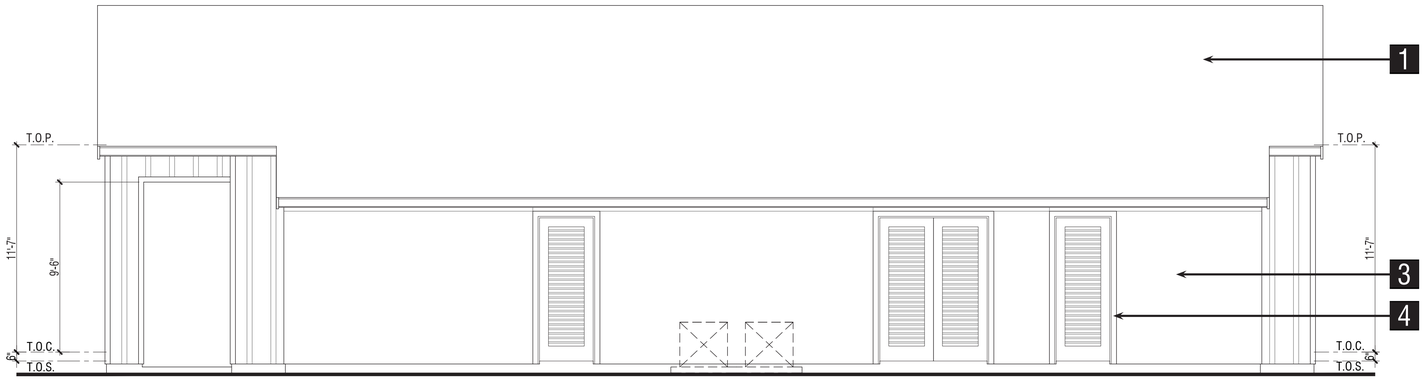
SCALE: 3/16"=1'-0"

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

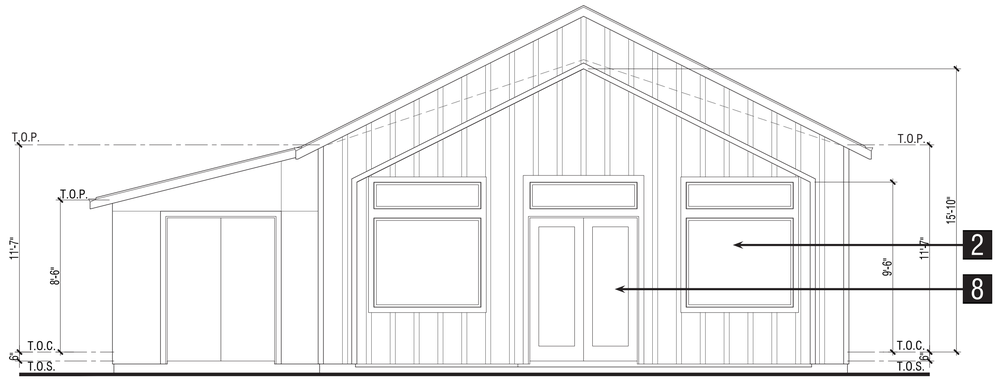
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

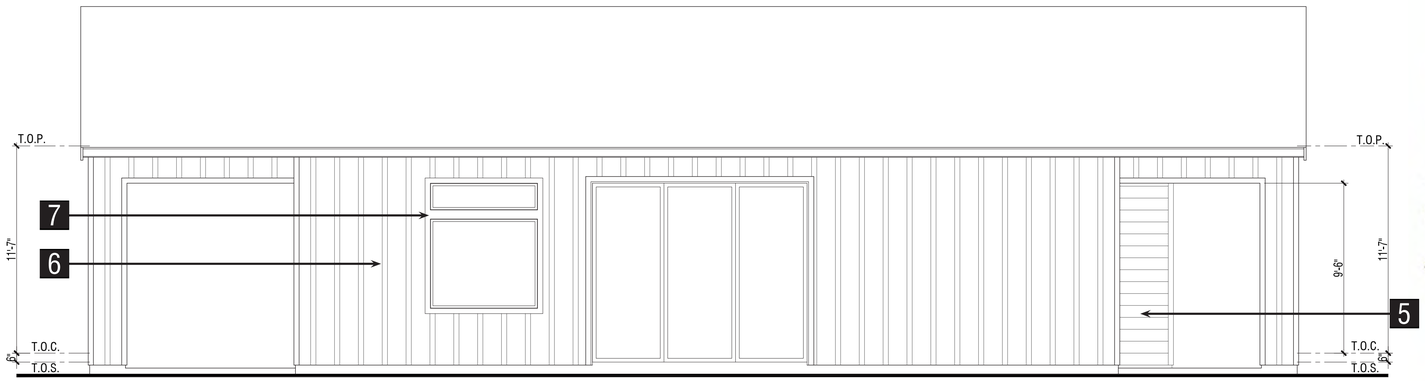
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Left



Front



Key Map N.T.S.

Exterior Materials:

1. Composition shingle roofing
2. Insulated vinyl windows
3. Stucco
4. Stucco over foam trim
5. Fiber cement horizontal siding
6. Fiber cement board & battens
7. Kiln-dried, pre-primed spruce trim
8. Fiberglass entry doors

CLUBHOUSE
Elevations

TIDEWATER LENNAR

SUNNYVALE PARK PLACE - REC BUILDINGS

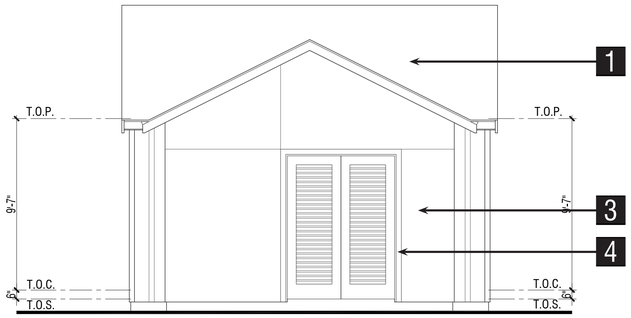
SUNNYVALE, CALIFORNIA

RB3

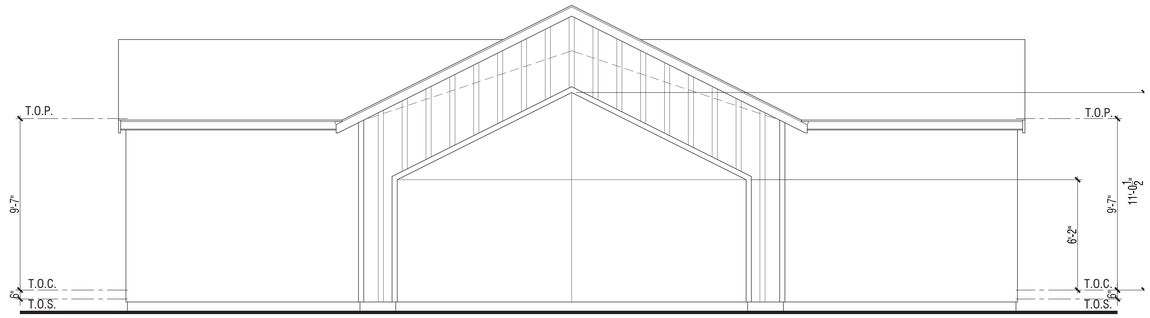
0 2 4 8
SCALE: 1/4"=1'-0"

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

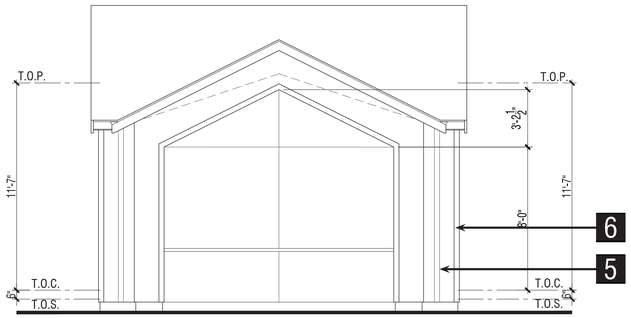
ARCHITECTS . PLANNERS . DESIGNERS
WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right



Rear



Left



Front



Key Map N.T.S.

Exterior Materials:

1. Composition shingle roofing
2. Insulated vinyl windows
3. Stucco
4. Stucco over foam trim
5. Fiber cement board & battens
6. Kiln-dried, pre-primed spruce trim
7. Ceramic tile @ showers

POOL BUILDING
Elevations

TIDEWATER
LENNAR

SUNNYVALE PARK PLACE - REC BUILDINGS

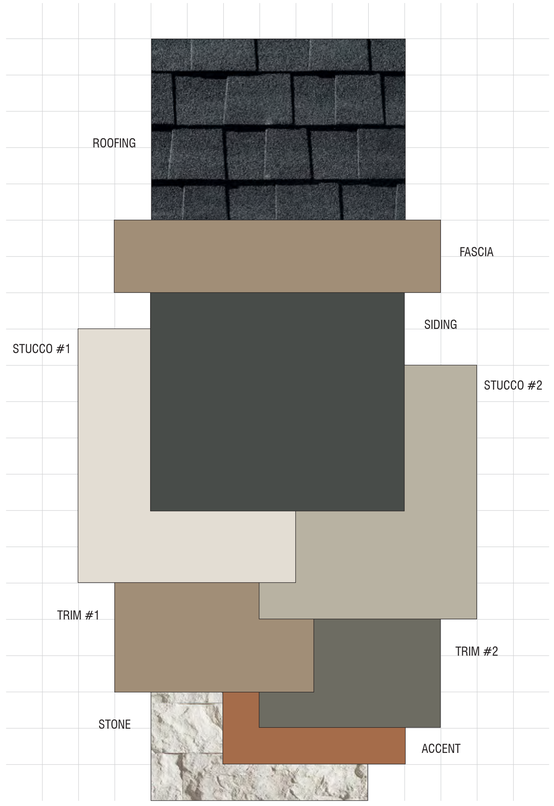
SUNNYVALE, CALIFORNIA

RB4

0 2 4 8
SCALE: 1/4"=1'-0"

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

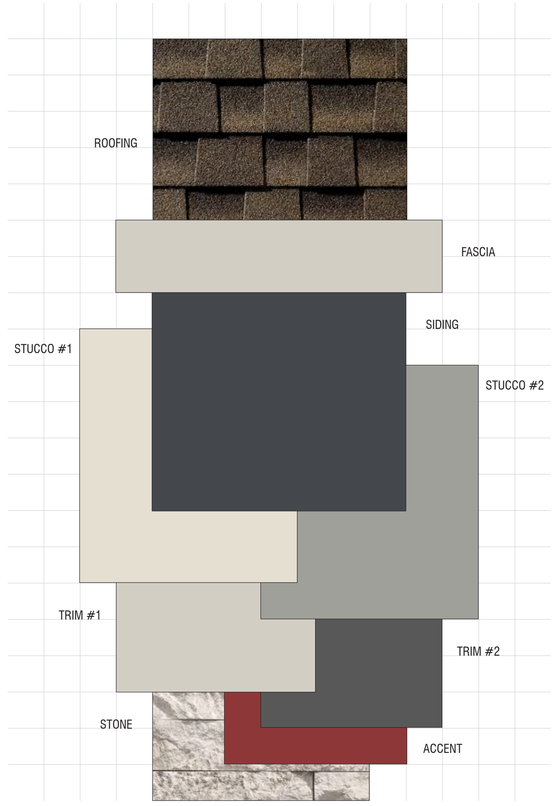


SUNNYVALE PARK PLACE
Sunnyvale, California
TIDEWATER | LENNAR
June 2, 2025 | 2024168

SCHEME 1
'A' Elevations Only

For exact color refer to manufacturers' actual samples.
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

Color Scheme 1
'A' Elevtions Only

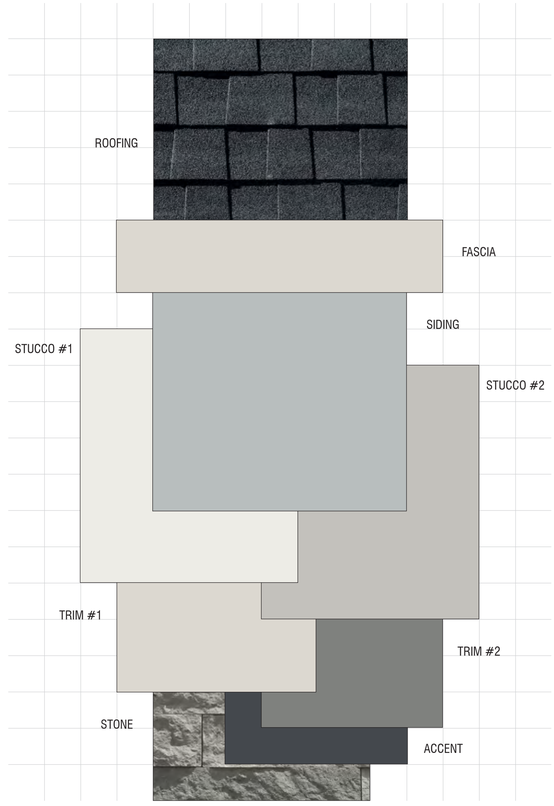


SUNNYVALE PARK PLACE
Sunnyvale, California
TIDEWATER | LENNAR
June 2, 2025 | 2024168

SCHEME 2
'A' Elevations Only

For exact color refer to manufacturers' actual samples.
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

Color Scheme 2
'A' Elevtions Only

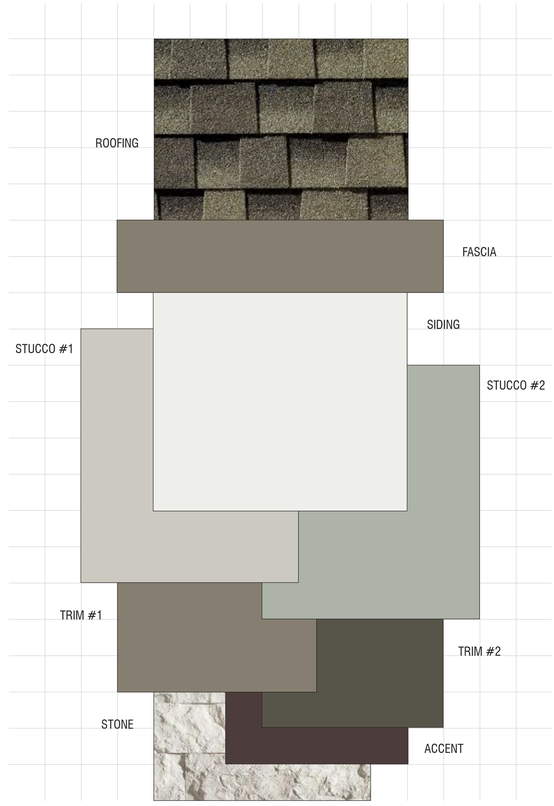


SUNNYVALE PARK PLACE
Sunnyvale, California
TIDEWATER | LENNAR
June 2, 2025 | 2024168

SCHEME 3
'A' Elevations Only

For exact color refer to manufacturers' actual samples.
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

Color Scheme 3
'A' Elevtions Only



SUNNYVALE PARK PLACE
Sunnyvale, California
TIDEWATER | LENNAR
June 2, 2025 | 2024168

SCHEME 4
'A' Elevations Only

For exact color refer to manufacturers' actual samples.
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

Color Scheme 4
'A' Elevtions Only

EXTERIOR COLOR & MATERIALS - Digital Boards

TIDEWATER LENNAR

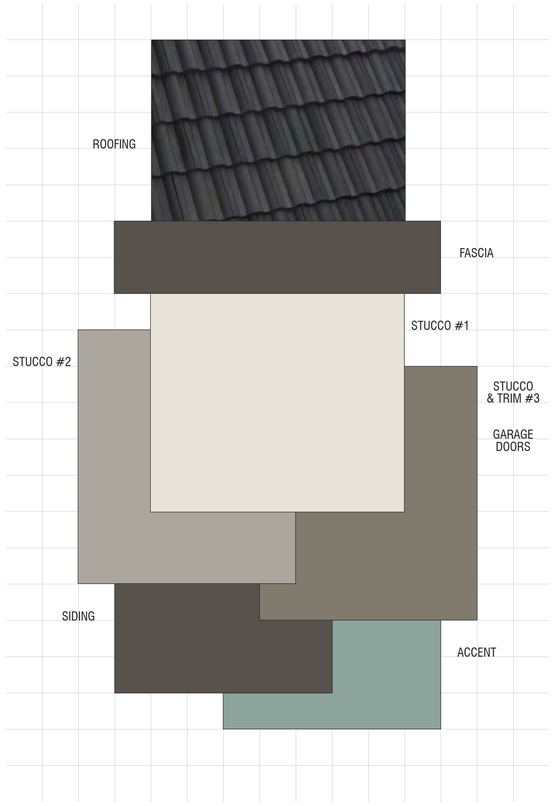
SUNNYVALE PARK PLACE

SUNNYVALE, CALIFORNIA

CM1

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

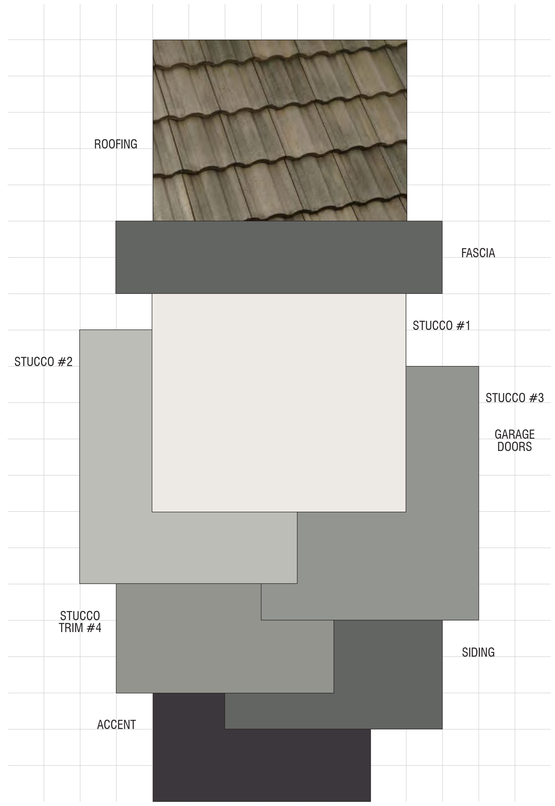


SUNNYVALE PARK PLACE
Sunnyvale, California
TIDEWATER | LENNAR
June 2, 2025 | 2024168

SCHEME 5
'B' Elevations Only

WHA.

For exact color refer to manufacturers' actual samples.
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

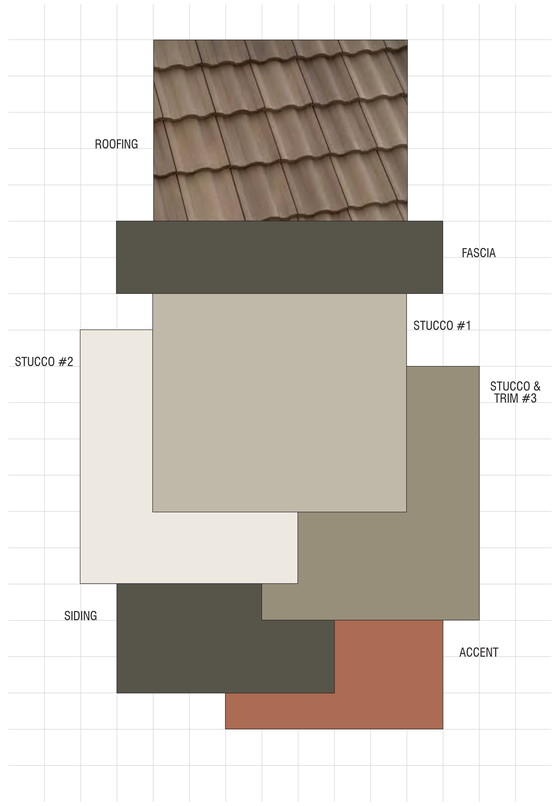


SUNNYVALE PARK PLACE
Sunnyvale, California
TIDEWATER | LENNAR
June 2, 2025 | 2024168

SCHEME 6
'B' Elevations Only

WHA.

For exact color refer to manufacturers' actual samples.
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

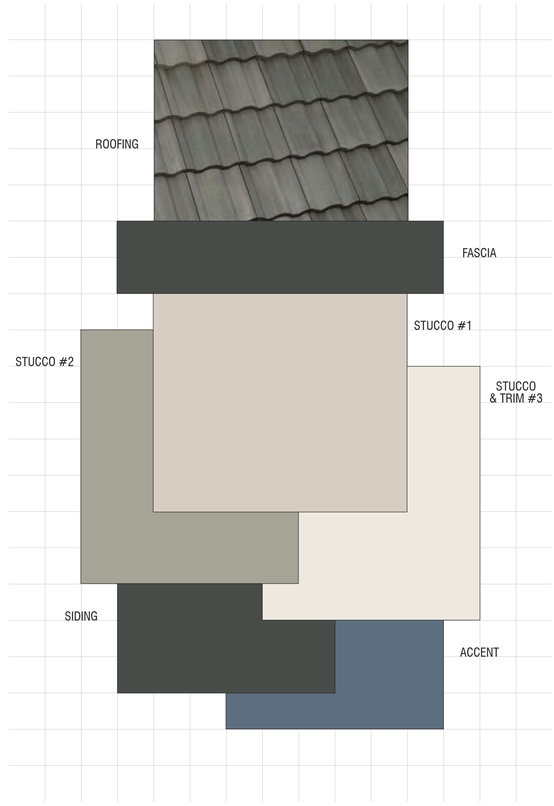


SUNNYVALE PARK PLACE
Sunnyvale, California
TIDEWATER | LENNAR
June 2, 2025 | 2024168

SCHEME 7
'B' Elevations Only

WHA.

For exact color refer to manufacturers' actual samples.
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA



SUNNYVALE PARK PLACE
Sunnyvale, California
TIDEWATER | LENNAR
June 2, 2025 | 2024168

SCHEME 8
'B' Elevations Only

WHA.

For exact color refer to manufacturers' actual samples.
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

Color Scheme 5
'B' Elevtions Only

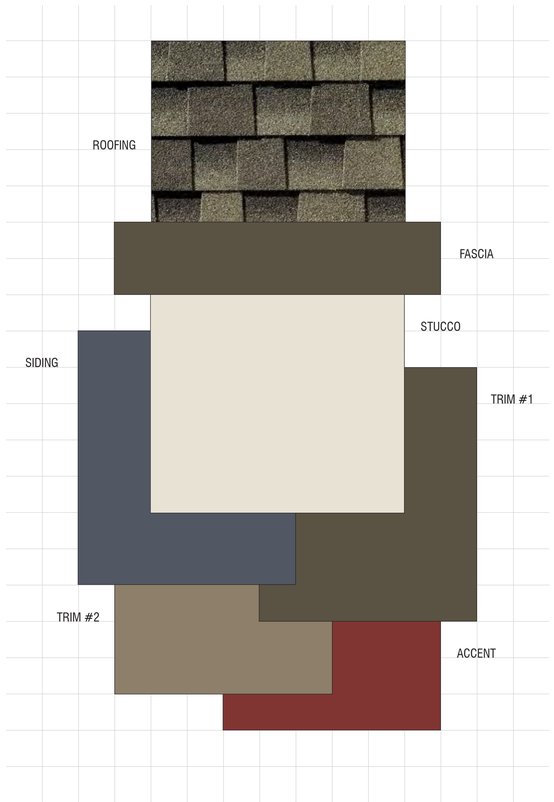
Color Scheme 6
'B' Elevtions Only

Color Scheme 7
'B' Elevtions Only

Color Scheme 8
'B' Elevtions Only

EXTERIOR COLOR & MATERIALS - Digital Boards

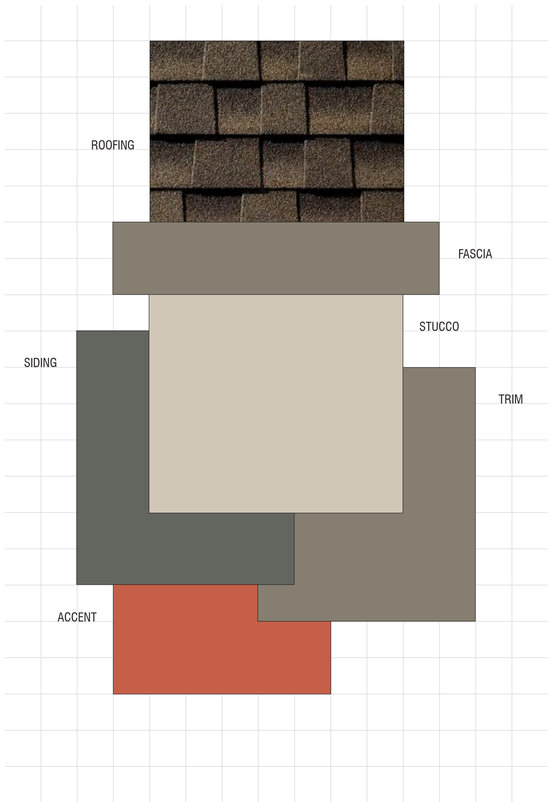
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25



SUNNYVALE PARK PLACE
Sunnyvale, California
TIDEWATER | LENNAR
June 2, 2025 | 2024168

SCHEME 9
'C' Elevations Only

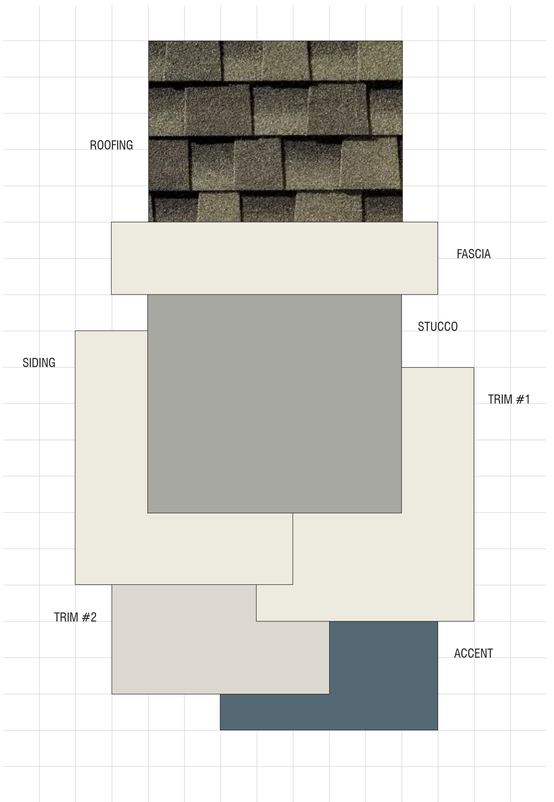
For exact color refer to manufacturers' actual samples.
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA



SUNNYVALE PARK PLACE
Sunnyvale, California
TIDEWATER | LENNAR
June 2, 2025 | 2024168

SCHEME 10
'C' Elevations Only

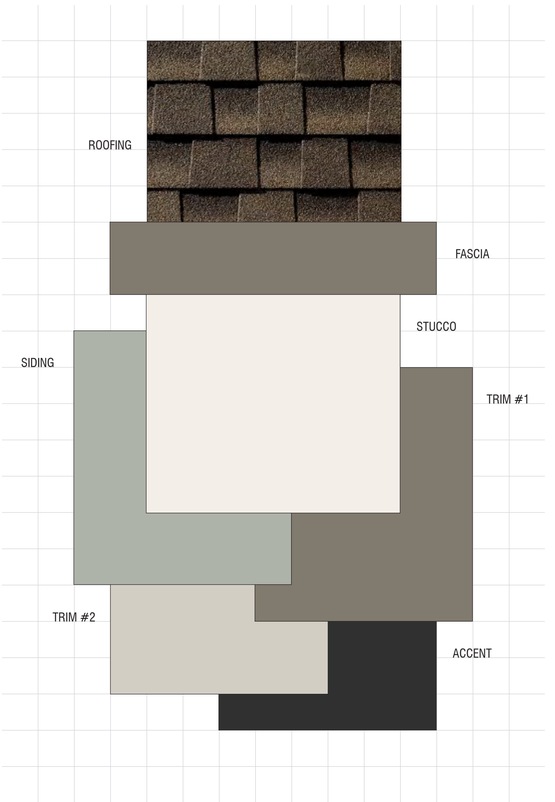
For exact color refer to manufacturers' actual samples.
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA



SUNNYVALE PARK PLACE
Sunnyvale, California
TIDEWATER | LENNAR
June 2, 2025 | 2024168

SCHEME 11
'C' Elevations Only

For exact color refer to manufacturers' actual samples.
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA



SUNNYVALE PARK PLACE
Sunnyvale, California
TIDEWATER | LENNAR
June 2, 2025 | 2024168

SCHEME 12
'C' Elevations Only

For exact color refer to manufacturers' actual samples.
© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA

Color Scheme 9
'C' Elevtions Only

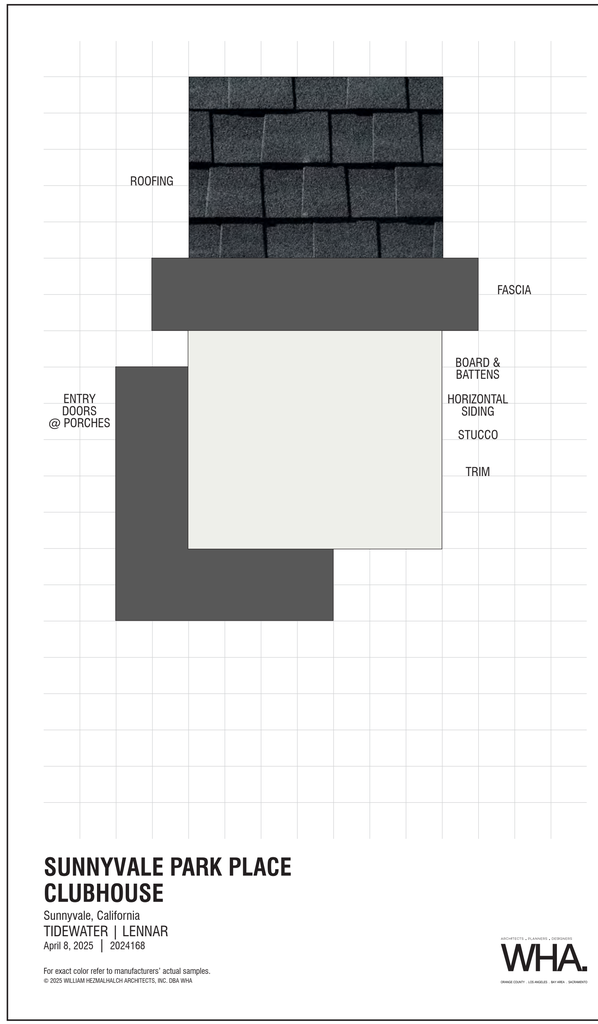
Color Scheme 10
'C' Elevtions Only

Color Scheme 11
'C' Elevtions Only

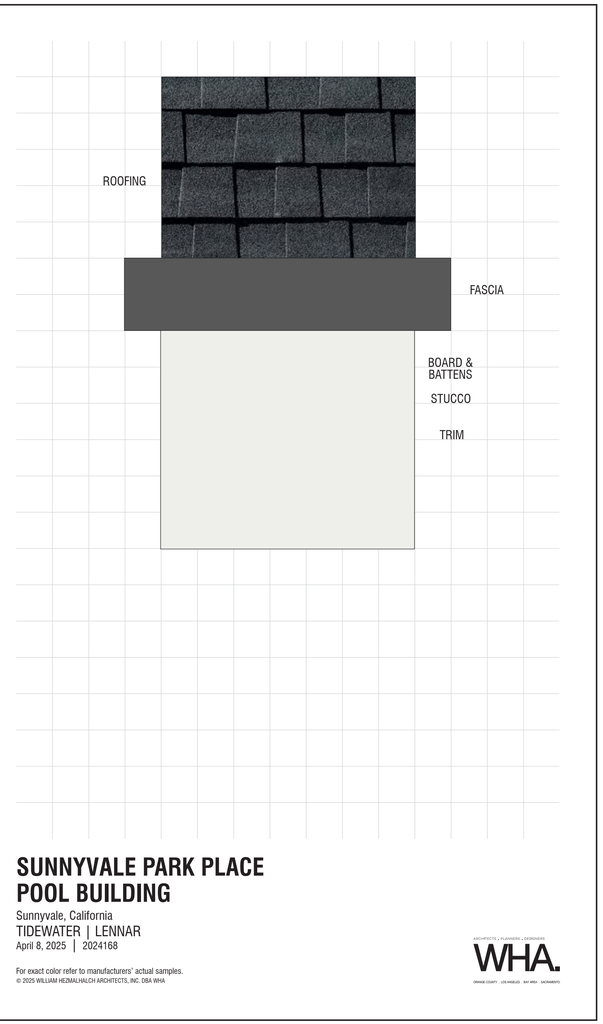
Color Scheme 12
'C' Elevtions Only

EXTERIOR COLOR & MATERIALS - Digital Boards

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.



Clubhouse Color Scheme



Pool Building Color Scheme

EXTERIOR COLOR & MATERIALS - Digital Boards

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

Exterior Color & Materials

SCHEME 1 OF 12 — 'A' ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Composition Shingles	Charcoal Timberline HDZ	GAF *(or similar)*
Vinyl Windows *(factory finish)*	White	Milgard *(or similar)*
Manufactured Stone *(dry-stack joints)*	Winterfell Craft Urban Strip	Creative Mines *(or similar)*
Gutters & Downspouts	Match to Adjacent Color	Sherwin Williams
Siding Color *(applied to):* Board & Battens Corner Boards	SW 7062 Rock Bottom [1](LRV:7)	Sherwin Williams
Stucco Color #1	SW 7035 Aesthetic White [1](LRV:73)	Sherwin Williams
Stucco Color #2	SW 0049 Silver Gray [1](LRV:45)	Sherwin Williams
[2]**Trim Color #1** *(applied to):* Barge Boards Fascia Eaves Trim	SW 7535 Sandy Ridge (LRV:28)	Sherwin Williams
Trim Color #2 *(applied to):* Garage Doors Panels	SW 6201 Thunderous [1](LRV:15)	Sherwin Williams
Accent Color *(applied to):* Entry Doors	SW 7710 Brandywine [1](LRV:19)	Sherwin Williams
Utility, Secondary & Mechanical Doors	Match to Adjacent	Sherwin Williams
Metal Railing	T025-BR01 Bronze 50 Gloss	Cardinal Paint Powder Coat
Deck Coating	Mud Pie	Pli-Dek
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

Color Scheme 1
'A' Elevtions Only

Exterior Color & Materials

SCHEME 2 OF 12 — 'A' ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Composition Shingles	Barkwood Timberline HDZ	GAF *(or similar)*
Vinyl Windows *(factory finish)*	White	Milgard *(or similar)*
Manufactured Stone *(dry-stack joints)*	Morninglight Craft Urban Strip	Creative Mines *(or similar)*
Gutters & Downspouts	Match to Adjacent Color	Sherwin Williams
Siding Color *(applied to):* Board & Battens Corner Boards	SW 7076 Cyberspace [1](LRV:6)	Sherwin Williams
Stucco Color #1	SW 7010 White Duck [1](LRV:74)	Sherwin Williams
Stucco Color #2 & Garage Doors	SW 7655 Stamped Concrete [1](LRV:35)	Sherwin Williams
[2]**Trim Color #1** *(applied to):* Barge Boards Fascia Eaves Trim	SW 9165 Gossamer Veil [1](LRV:62)	Sherwin Williams
Trim Color #2 *(applied to):* Panels	SW 7674 Peppercorn [1](LRV:10)	Sherwin Williams
Accent Color *(applied to):* Entry Doors	SW 6321 Red Bay [1](LRV:9)	Sherwin Williams
Utility, Secondary & Mechanical Doors	Match to Adjacent	Sherwin Williams
Metal Railing	PMS 431C Gray Texture	Cardinal Paint Powder Coat
Deck Coating	Executive Gray	Pli-Dek
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

Color Scheme 2
'A' Elevtions Only

Exterior Color & Materials

SCHEME 3 OF 12 — 'A' ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Composition Shingles	Charcoal Timberline HDZ	GAF *(or similar)*
Vinyl Windows *(factory finish)*	White	Milgard *(or similar)*
Manufactured Stone *(dry-stack joints)*	Shadowplay Craft Urban Strip	Creative Mines *(or similar)*
Gutters & Downspouts	Match to Adjacent Color	Sherwin Williams
Siding Color *(applied to):* Board & Battens Corner Boards	SW 6233 Samovar Silver [1](LRV:51)	Sherwin Williams
Stucco Color #1	SW 7005 Pure White [1](LRV:84)	Sherwin Williams
Stucco Color #2	SW 7672 Knitting Needles [1](LRV:53)	Sherwin Williams
[2]**Trim Color #1** *(applied to):* Barge Boards Fascia Eaves Trim	SW 9166 Drift of Mist [1](LRV:69)	Sherwin Williams
Trim Color #2 *(applied to):* Garage Doors Panels	SW 7067 Cityscape [1](LRV:22)	Sherwin Williams
Accent Color *(applied to):* Entry Doors	SW 7076 Cyberspace [1](LRV:6)	Sherwin Williams
Utility, Secondary & Mechanical Doors	Match to Adjacent	Sherwin Williams
Metal Railing	FS 26307 Gray 30 Gloss P003-GR01	Cardinal Paint Powder Coat
Deck Coating	Executive Gray	Pli-Dek
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

Color Scheme 3
'A' Elevtions Only

Exterior Color & Materials

SCHEME 4 OF 12 — 'A' ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Composition Shingles	Weathered Wood Timberline HDZ	GAF *(or similar)*
Vinyl Windows *(factory finish)*	White	Milgard *(or similar)*
Manufactured Stone *(dry-stack joints)*	Winterfell Craft Urban Strip	Creative Mines *(or similar)*
Gutters & Downspouts	Match to Adjacent Color	Sherwin Williams
Siding Color *(applied to):* Board & Battens Corner Boards	SW 7006 Extra White [1](LRV:86)	Sherwin Williams
Stucco Color #1	SW 7015 Repose Gray [1](LRV:58)	Sherwin Williams
Stucco Color #2	SW 6206 Oyster Bay [1](LRV:44)	Sherwin Williams
[2]**Trim Color #1** *(applied to):* Barge Boards Fascia Eaves Trim	SW 7053 Adaptive Shade [1](LRV:21)	Sherwin Williams
Trim Color #2 *(applied to):* Garage Doors Panels	SW 2846 Roycroft Bronze Green [1](LRV:9)	Sherwin Williams
Accent Color *(applied to):* Entry Doors	SW 6013 Bitter Chocolate [1](LRV:5)	Sherwin Williams
Utility, Secondary & Mechanical Doors	Match to Adjacent	Sherwin Williams
Metal Railing	T025-BR01 Bronze 50 Gloss	Cardinal Paint Powder Coat
Deck Coating	Mud Pie	Pli-Dek
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

Color Scheme 4
'A' Elevtions Only

Exterior Color & Materials

SCHEME 5 OF 12 — 'B' ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Low Profile Concrete 'S' Tile	2595 Dark Charcoal Ref: .08 Emi: .92 A.SRI: 10 CRRC: 0918-0116	Eagle Roofing
Metal Bird Stop @ 'S' Tile *(factory finish)*	Match to Roofing Color	Eagle Roofing
Vinyl Windows *(factory finish)*	White	Milgard *(or similar)*
Gutters & Downspouts	Match to Adjacent Color	Sherwin Williams
Stucco Color #1	SW 7009 Pearly White [1](LRV:77)	Sherwin Williams
Stucco Color #2	SW 7017 Dorian Gray [1](LRV:39)	Sherwin Williams
Stucco & Trim Color #3 & Garage Doors	SW 7046 Anonymous [1](LRV:20)	Sherwin Williams
Siding Color *(applied to):* Barge Boards Eaves Fascia Corner Boards Horizontal Siding Trim @ Horizontal Siding	SW 7645 Thunder Gray [1](LRV:9)	Sherwin Williams
Accent Color *(applied to):* Entry Doors	SW 0017 Calico [1](LRV:34)	Sherwin Williams
Utility, Secondary & Mechanical Doors	Match to Adjacent	Sherwin Williams
Metal Railing & Awnings	T025-BR01 Bronze 50 Gloss	Cardinal Paint Powder Coat
Deck Coating	Mud Pie	Pli-Dek
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

Color Scheme 5
'B' Elevtions Only

Exterior Color & Materials

SCHEME 6 OF 12 — 'B' ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Low Profile Concrete 'S' Tile	2687 Brown Gray Range Ref: .15 Emi: .91 A.SRI: 15 CRRC: 0918-0028	Eagle Roofing
Metal Bird Stop @ 'S' Tile *(factory finish)*	Match to Roofing Color	Eagle Roofing
Vinyl Windows *(factory finish)*	White	Milgard *(or similar)*
Gutters & Downspouts	Match to Adjacent Color	Sherwin Williams
Stucco Color #1	SW 7004 Snowbound [1](LRV:83)	Sherwin Williams
Stucco Color #2	SW 7065 Argos [1](LRV:51)	Sherwin Williams
Stucco Color #3 & Garage Doors	SW 9163 Tin Lizzie [1](LRV:30)	Sherwin Williams
Stucco Trim Color #4	SW 9164 Illusive Green [1](LRV:29)	Sherwin Williams
Siding Color *(applied to):* Barge Boards Eaves Fascia Corner Boards Horizontal Siding Trim @ Horizontal Siding	SW 7068 Grizzle Gray [1](LRV:13)	Sherwin Williams
Accent Color *(applied to):* Entry Doors	SW 6988 Bohemmian Black [1](LRV:4)	Sherwin Williams
Utility, Secondary & Mechanical Doors	Match to Adjacent	Sherwin Williams
Metal Railing & Awnings	PMS 431C Gray Texture	Cardinal Paint Powder Coat
Deck Coating	Dark Gray	Pli-Dek
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

Color Scheme 6
'B' Elevtions Only

Exterior Color & Materials

SCHEME 7 OF 12 — 'B' ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Low Profile Concrete 'S' Tile	2689 Brown Range Ref: .15 Emi: .92 A.SRI: 17 CRRC: 0918-0026	Eagle Roofing
Metal Bird Stop @ 'S' Tile *(factory finish)*	Match to Roofing Color	Eagle Roofing
Vinyl Windows *(factory finish)*	White	Milgard *(or similar)*
Gutters & Downspouts	Match to Adjacent Color	Sherwin Williams
Stucco Color #1	SW 7638 Jogging Path [1](LRV:49)	Sherwin Williams
Stucco Color #2	SW 7001 Marshmallow [1](LRV:82)	Sherwin Williams
Stucco & Trim Color #3	SW 2845 Bunglehouse Gray [1](LRV:28)	Sherwin Williams
Siding Color *(applied to):* Barge Boards Eaves Fascia Corner Boards Horizontal Siding Garage Doors Trim @ Horizontal Siding	SW 2846 Roycroft Bronze Green [1](LRV:9)	Sherwin Williams
Accent Color *(applied to):* Entry Doors	SW 7701 Cavern Clay [1](LRV:20)	Sherwin Williams
Utility, Secondary & Mechanical Doors	Match to Adjacent	Sherwin Williams
Metal Railing & Awnings	T025-BR01 Bronze 50 Gloss	Cardinal Paint Powder Coat
Deck Coating	Mud Pie	Pli-Dek
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

Color Scheme 7
'B' Elevtions Only

Exterior Color & Materials

SCHEME 8 OF 12 — 'B' ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Low Profile Concrete 'S' Tile	2697 Slate Range Ref: .15 Emi: .94 A.SRI: 16 CRRC: 0918-0046	Eagle Roofing
Metal Bird Stop @ 'S' Tile *(factory finish)*	Match to Roofing Color	Eagle Roofing
Vinyl Windows *(factory finish)*	White	Milgard *(or similar)*
Gutters & Downspouts	Match to Adjacent Color	Sherwin Williams
Stucco Color #1 & Garage Doors	SW 7632 Modern Gray [1](LRV:62)	Sherwin Williams
Stucco Color #2	SW 2821 Downing Stone [1](LRV:36)	Sherwin Williams
Stucco & Trim Color #3	SW 7001 Marshmallow [1](LRV:82)	Sherwin Williams
Siding Color *(applied to):* Barge Boards Eaves Fascia Corner Boards Horizontal Siding Trim @ Horizontal Siding	SW 7062 Rock Bottom [1](LRV:7)	Sherwin Williams
Accent Color *(applied to):* Entry Doors	SW 6243 Distance [1](LRV:15)	Sherwin Williams
Utility, Secondary & Mechanical Doors	Match to Adjacent	Sherwin Williams
Metal Railing & Awnings	T902-BK208 Black Superdurable 20 Gloss	Cardinal Paint Powder Coat
Deck Coating	Mud Pie	Pli-Dek
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

Color Scheme 8
'B' Elevtions Only

REVISIONS:

Number	Date	Description
1	4/16/25	LRV information added to Sherwin Williams specifications.
2	6/2/25	Revisions made per ODS standards.

EXTERIOR COLOR & MATERIALS - Written Schemes

TIDEWATER LENNAR

SUNNYVALE PARK PLACE

SUNNYVALE, CALIFORNIA

CM5

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

Exterior Color & Materials

SCHEME 9 OF 12 'C' ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Composition Shingles	Weathered Wood Timberline HDZ	GAF *(or similar)*
Vinyl Windows *(factory finish)*	White	Milgard *(or similar)*
Gutters & Downspouts	Match to Adjacent Color	Sherwin Williams
Stucco Color	SW 6154 Nacre [1](LRV:76)	Sherwin Williams
Siding Color *(applied to):* Corner Boards Horizontal Siding	SW 2740 Mineral Gray [1](LRV:9)	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Eaves Fascia Garage Doors	SW 7745 Muddled Basil [1](LRV:9)	Sherwin Williams
[2]**Trim Color #2** *(applied to):* Trim	SW 6151 Quiver Tan [1](LRV:22)	Sherwin Williams
Accent Color *(applied to):* Entry Doors	SW 7582 Salute [1](LRV:7)	Sherwin Williams
Utility, Secondary & Mechanical Doors	Match to Adjacent	Sherwin Williams
Metal Railing	T902-BK208 Black Superdurable 20 Gloss	Cardinal Paint Powder Coat
Deck Coating	Arizona Tan	Pli-Dek
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

Color Scheme 9
'C' Elevtions Only

Exterior Color & Materials

SCHEME 10 OF 12 'C' ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Composition Shingles	Barkwood Timberline HDZ	GAF *(or similar)*
Vinyl Windows *(factory finish)*	White	Milgard *(or similar)*
Gutters & Downspouts	Match to Adjacent Color	Sherwin Williams
Stucco Color	SW 7036 Accessible Beige [1](LRV:58)	Sherwin Williams
Siding Color *(applied to):* Corner Boards Horizontal Siding	SW 7061 Night Owl [1](LRV:13)	Sherwin Williams
Trim Color *(applied to):* Barge Boards Eaves Fascia Garage Doors Trim	SW 7053 Adaptive Shade [1](LRV:21)	Sherwin Williams
Accent Color *(applied to):* Entry Doors	SW 6621 Emotional [1](LRV:21)	Sherwin Williams
Utility, Secondary & Mechanical Doors	Match to Adjacent	Sherwin Williams
Metal Railing	T902-BK208 Black Superdurable 20 Gloss	Cardinal Paint Powder Coat
Deck Coating	Mud Pie	Pli-Dek
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

Color Scheme 10
'C' Elevtions Only

Exterior Color & Materials

SCHEME 11 OF 12 'C' ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Composition Shingles	Weathered Wood Timberline HDZ	GAF *(or similar)*
Vinyl Windows *(factory finish)*	White	Milgard *(or similar)*
Gutters & Downspouts	Match to Adjacent Color	Sherwin Williams
Stucco Color	SW 7066 Gray Matters [1](LRV:39)	Sherwin Williams
Siding Color *(applied to):* Corner Boards Horizontal Siding	SW 7008 Alabaster [1](LRV:82)	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Eaves Fascia Garage Doors	SW 7008 Alabaster [1](LRV:82)	Sherwin Williams
[2]**Trim Color #2** *(applied to):* Trim	SW 9166 Drift of Mist [1](LRV:69)	Sherwin Williams
Accent Color *(applied to):* Entry Doors	SW 9141 Waterloo [1](LRV:13)	Sherwin Williams
Utility, Secondary & Mechanical Doors	Match to Adjacent	Sherwin Williams
Metal Railing	T902-BK208 Black Superdurable 20 Gloss	Cardinal Paint Powder Coat
Deck Coating	Dark Gray	Pli-Dek
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

Color Scheme 11
'C' Elevtions Only

Exterior Color & Materials

SCHEME 12 OF 12 'C' ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Composition Shingles	Barkwood Timberline HDZ	GAF *(or similar)*
Vinyl Windows *(factory finish)*	White	Milgard *(or similar)*
Gutters & Downspouts	Match to Adjacent Color	Sherwin Williams
Stucco Color	SW 7100 Arcade White [1](LRV:86)	Sherwin Williams
Siding Color *(applied to):* Corner Boards Horizontal Siding	SW 6206 Oyster Bay [1](LRV:44)	Sherwin Williams
Trim Color #1 *(applied to):* Barge Boards Eaves Fascia Garage Doors	SW 7046 Anonymous [1](LRV:20)	Sherwin Williams
[2]**Trim Color #2** *(applied to):* Trim	SW 9165 Gossamer Veil [1](LRV:62)	Sherwin Williams
Accent Color *(applied to):* Entry Doors	SW 6990 Caviar [1](LRV:3)	Sherwin Williams
Utility, Secondary & Mechanical Doors	Match to Adjacent	Sherwin Williams
Metal Railing	T902-BK208 Black Superdurable 20 Gloss	Cardinal Paint Powder Coat
Deck Coating	Mud Pie	Pli-Dek
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

Color Scheme 12
'C' Elevtions Only

Exterior Color & Materials

Material	Color	Manufacturer
Roofing: Composition Shingles	Charcoal Timberline HDZ	GAF *(or similar)*
Vinyl Windows *(factory finish)*	White	Milgard *(or similar)*
Gutters & Downspouts	Match to Adjacent Color	Sherwin Williams
Body Color *(applied to):* Board & Battens Corner Boards Horizontal Siding Stucco Trim	SW 7006 Extra White	Sherwin Williams
Trim Color *(applied to):* Barge Boards Eaves Entry Doors @ Porches Fascia	SW 7674 Peppercorn	Sherwin Williams
Utility and Mechanical Doors	Match Adjacent Color	Sherwin Williams

Clubhouse Color Scheme

Exterior Color & Materials

Material	Color	Manufacturer
Roofing: Composition Shingles	Charcoal Timberline HDZ	GAF *(or similar)*
Vinyl Windows *(factory finish)*	White	Milgard *(or similar)*
Gutters & Downspouts	Match to Adjacent Color	Sherwin Williams
Body Color *(applied to):* Board & Battens Corner Boards Posts Stucco Trim	SW 7006 Extra White	Sherwin Williams
Trim Color *(applied to):* Barge Boards Eaves Fascia	SW 7674 Peppercorn	Sherwin Williams
Utility and Mechanical Doors	Match Adjacent Color	Sherwin Williams
6"x 6" Ceramic Tile @ Shower Walls	TBD	Daltile *(or similar)*
2"x 2" Ceramic Tile @ Shower Floor	TBD	Daltile *(or similar)*
Grout @ Ceramic Tile	TBD	Custom Building Products *(or similar)*

Pool Building Color Scheme

REVISIONS:

Number	Date	Description
1	4/16/25	LRV information added to Sherwin Williams specifications.
2	6/2/25	Revisions made per ODS standards.

EXTERIOR COLOR & MATERIALS - Written Schemes

TIDEWATER LENNAR

SUNNYVALE PARK PLACE

SUNNYVALE, CALIFORNIA

CM6

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2024168 | 11-14-25

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

Elevation A

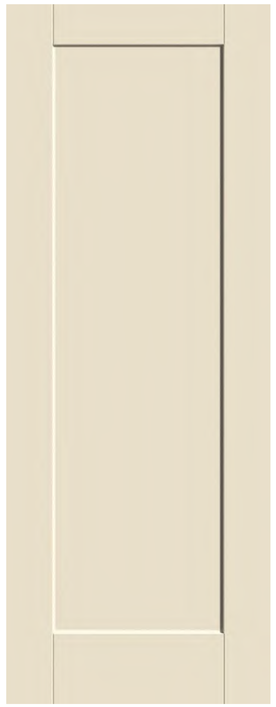
LIGHT FIXTURE:



Manufacturer: Generation Lighting
Product: Fredricksburg Collection
(One Light Outdoor Wall Lantern)
Product Number: 8647701EN3-04
Finish: Satin Aluminum
Dimensions: W: 13” H 16”

ODS: 4.6.1

ENTRY DOOR:



Manufacturer: ThermaTru
Style No. SSF81100
Style Name: Panel Shaker

Elevation B

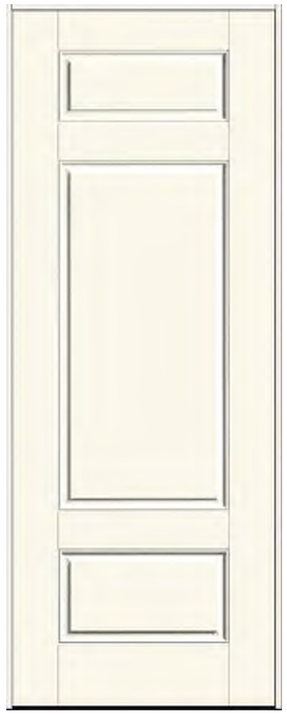
LIGHT FIXTURE:



Manufacturer: Generation Lighting
Product: Tomek Collection
(One Light Outdoor Wall Lantern)
Product Number: 8652701EN3-12
Finish: Black
Dimensions: W: 7” H 10.5”

ODS: 4.6.1

ENTRY DOOR:



Manufacturer: ThermaTru
Style No. S831
Style Name: 3 Panel

Elevation C

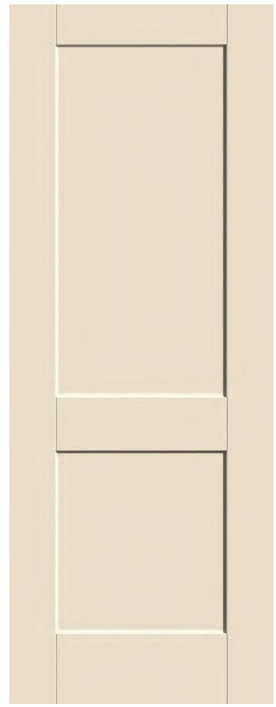
LIGHT FIXTURE:



Manufacturer: Generation Lighting
Product: Hunnington Collection
(One Light Outdoor Wall Lantern)
Product Number: 89031EN3-12
Finish: Black
Dimensions: W: 9” H 14”

ODS: 4.6.1

ENTRY DOOR:



Manufacturer: ThermaTru
Style No. SSF8120
Style Name: 2 Panel Square Top Shaker

LIGHTING AND ENTRY DOOR SPECIFICTIONS

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

BIKE HOOK:

Brand: StoreYourBoard
Model: Swivel Mount Bike Storage, 2 Pack
Finish: Powder Coated Steel
Dimensions: D: 10" W: 2.7” H: 10”







BIKE STORAGE SPECIFICTIONS

© 2025 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.



VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

CONTACTS:

1. OWNER: TC III SPP NORTH, LLC & TC III SC, LLC
   351 CALIFORNIA STREET, SUITE 1110
   SAN FRANCISCO, CA 94104
2. DEVELOPER: TC III SPP NORTH, LLC
   351 CALIFORNIA STREET, SUITE 1110
   SAN FRANCISCO, CA 94104
   (510) 290-9901
   KYLE WINKLER
3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
   2633 CAMINO RAMON, SUITE 350
   SAN RAMON, CA 94583
   (925) 866-0322
   RYAN HANSEN, P.E.
4. ARCHITECT: WHA
   5000 EXECUTIVE PKWY SUITE 375
   SAN RAMON, CA 94583
   (925) 463-1700
   ROBERT LEE
5. LANDSCAPE: ENVIRONMENTAL FORESIGHT INC.
   2065 N. BROADWAY, SUITE 203
   WALNUT CREEK, CA 94596
   (925) 945-0300
   KEVIN PROCTOR

LEGEND

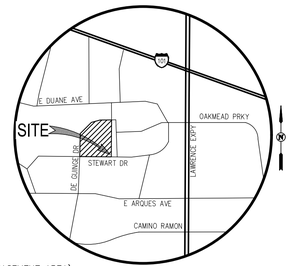
	SUBDIVISION BOUNDARY
	RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT
	PROPOSED LOT LINE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
PFSE	PRIVATE FIRE SERVICE EASEMENT
PIEE	PRIVATE INGRESS & EGRESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWE	PRIVATE WATER EASEMENT
RW	RIGHT OF WAY

SHEET SET

SHEET NO.	SHEET TITLE
TM 1.0	VESTING TENTATIVE MAP
TM 2.0	BOUNDARY & EXISTING CONDITIONS–NORTH
TM 2.1	BOUNDARY & EXISTING CONDITIONS–SOUTH
TM 3.0	PRELIMINARY SITE PLAN–NORTH
TM 3.1	PRELIMINARY SITE PLAN–SOUTH
TM 3.2	TYPICAL STREET SECTION
TM 4.0	PRELIMINARY GRADING & DRAINAGE–NORTH
TM 4.1	PRELIMINARY GRADING & DRAINAGE–SOUTH
TM 5.0	SITE GRADING SECTIONS
TM 6.0	PRELIMINARY UTILITY PLAN–NORTH
TM 6.1	PRELIMINARY UTILITY PLAN–SOUTH
TM 7.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
TM 7.1	PRELIMINARY STORMWATER MANAGEMENT PLAN
TM 7.2	PRELIMINARY STORMWATER DETAILS
TM 8.0	PRELIMINARY FIRE ACCESS PLAN
TM 9.0	PRELIMINARY SOLID WASTE PLAN
TM 10.0	PRELIMINARY PHASING PLAN

GENERAL NOTES:

1. CONTOUR INTERVAL: 1 FOOT (EXISTING)
2. ASSESSORS PARCEL NO: 205-22-022 & 205-22-023
3. SITE ADDRESS: 510 & 920 DEGUINGE DRIVE
   SUNNYVALE, CA 94085
4. SITE AREA: GROSS: 20.55 AC±
   NET: 20.51 AC±
   (LESS 1,695 SF PUBLIC STREET EASEMENT AREA)
5. DWELLING UNITS: SINGLE-FAMILY: 151
   MULTI-FAMILY: 178
   ACCESSORY DWELLING UNITS: 41
   TOTAL: 370
6. DENSITY: 18.0 DU/AC
7. EXISTING GENERAL PLAN: CITY OF SUNNYVALE GENERAL PLAN
   PROPOSED GENERAL PLAN: EAST SUNNYVALE SENSE OF PLACE PLAN
8. ZONING: MS
   PROPOSED: M-S/ITR/R-3/P-D
9. EXISTING USE: COMMERCIAL
   PROPOSED USE: SINGLE FAMILY AND MULTI-FAMILY (RESIDENTIAL)
10. EXISTING PARCELS: 2
11. PROPOSED NUMBER OF LOTS/PARCELS: SINGLE-FAMILY LOTS:151
    MULTI-FAMILY LOTS: 23
    COMMON PARCELS: 30
12. MINIMUM LOT/PARCEL SIZE: 1,689 SF±
    MAXIMUM LOT/PARCEL SIZE: 17,155 SF±
    AVERAGE: SFD: 136,056 SF / 71 LOTS =1,916 SF
    MOTOR COURT: 182,902 SF / 80 LOTS =2,286 SF
    MULTI-FAMILY: 282,028 SF / 23 LOTS = 12,262 SF
13. WATER SYSTEM: ALL SINGLE FAMILY DWELLINGS TO BE SERVED BY 13D WATER SYSTEM. ALL TOWNHOME BUILDINGS TO BE SERVED BY NFPA 13 WATER SYSTEM WHICH UTILIZES A SEPARATE FIRE/DOMESTIC WATER SERVICES.
14. STREETS: ALL STREETS WITHIN THE SUBDIVISION WILL BE PRIVATE STREETS AND WILL BE PRIVATELY MAINTAINED INCLUDING EASEMENTS DEDICATED TO CITY FOR STREET UTILITY AND EMERGENCY VEHICLE PURPOSES.
15. PARCEL EASEMENTS: ALL ONSITE PRIVATE STREETS AND PARCELS SHALL INCLUDE AN PUE, EVAE, PIEE, PFSE PSDE, PSSE, PWE & PAE (PARCELS A, B, C, D, E, F, G, H, J, L, M, N, O, P, Q, T, U, V, W, X, & Y) EASEMENTS MAY CHANGE SUBJECT TO FINAL DESIGN. PARCELS I, R, S, AA–DD SHALL INCLUDE A PSDE FOR PRIVATE BIO–RETENTION FACILITIES
16. UTILITY PROVIDERS
    WATER: CITY OF SUNNYVALE
    SANITARY SEWER: CITY OF SUNNYVALE
    STORM DRAIN: CITY OF SUNNYVALE
    GAS, ELECTRIC AND CABLE:: PG&E & AT&T
17. GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN
18. BENCHMARK: CITY OF SUNNYVALE BENCHMARK NO. 55, BEING A BRASS DISC IN TOP OF CURB NEXT TO THE CATCH BASIN AT THE SOUTHEAST CURB RETURN AT THE INTERSECTION OF DUANE AVENUE AND DEGUIGNE AVENUE, THE PUBLISHED ELEVATION BEING 33.55 FEET. (NAVD 88)
19. FLOOD ZONE: ZONE X (SHADED): AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE.
20. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP.
21. FINAL MAP: MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP
22. PHASING: PROJECT MAY BE CONSTRUCTED IN MULTIPLE PHASES. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN PER THE SUBDIVISION MAP ACT, SECTION 66456.1
23. EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG RECOMMENDATIONS
24. COMMON AREAS: COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
25. ACCESSIBILITY: ALL REQUIRED ADA ACCESSIBLE UNITS WILL BE DESIGNED PER CALIFORNIA BUILDING CODE REQUIREMENTS WITH RESPECT TO SITE ACCESSIBILITY. SEE SHEET TM 4.0 FOR PRELIMINARY ACCESSIBLE UNIT LOCATIONS.
26. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS N88°11'50" OF THE CENTERLINE OF DUANE AVE AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED NOVEMBER 30, 1973 IN BOOK 333 OF MAPS AT PAGE 30, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARING FOR THIS MAP.
27. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOTS 152 THROUGH 174 AND THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTIONS 4125 AND 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 178 RESIDENTIAL CONDOMINIUM UNITS FOR LOTS 152 THROUGH 174. THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS RELATING TO THIS VESTING TENTATIVE MAP PURSUANT TO GOVERNMENT CODE §66456.1.
28. MAINTENANCE: THE PERPETUAL MAINTENANCE OF SIDEWALK IMPROVEMENTS ALONG THE PROJECT FRONTAGE FOR DEGUIGNE DRIVE AND STEWART DRIVE SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.



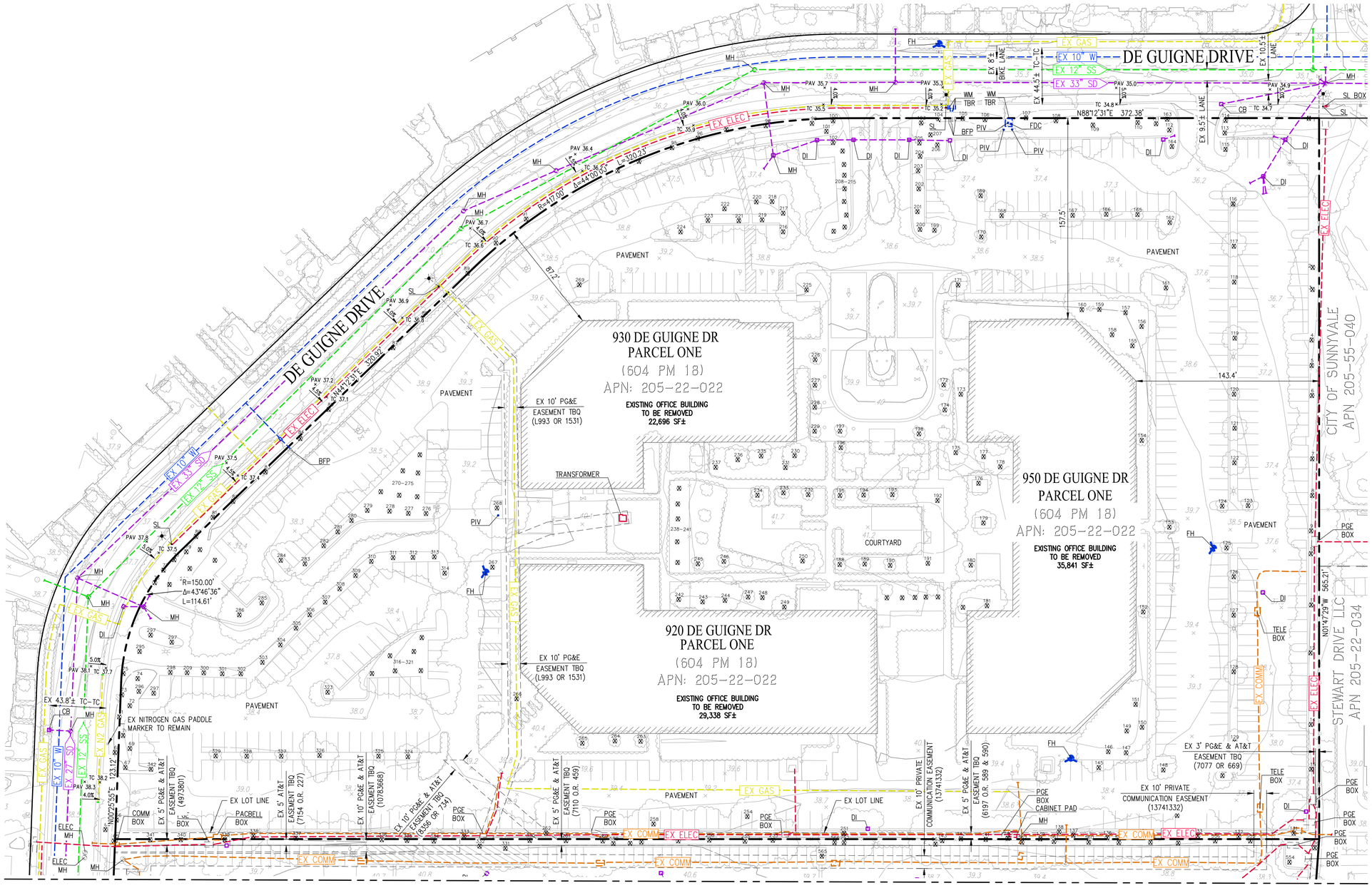
VICINITY MAP
NOT TO SCALE

SUNNYVALE PARK PLACE | VESTING TENTATIVE MAP
Sunnyvale, California
NOVEMBER 13, 2025 JOB NO: 3977-000

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

0 60 120 180

TM 1.0



SEE SHEET TM 2.1

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	EXISTING LOT LINE
EX 12" SD	EXISTING STORM DRAIN MAIN
EX 10" W	EXISTING WATER MAIN
EX 8" SS	EXISTING SANITARY SEWER MAIN
EX GAS	EXISTING GAS LINE
EX ELEC	EXISTING UNDERGROUND ELECTRIC
EX AT&T	EXISTING AT&T LINE
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN FIELD INLET
	EXISTING FIRE HYDRANT
	EXISTING BACK FLOW
	EXISTING PRESSURE INDICATOR VALVE
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING UTILITY BOX/VAULT
	EXISTING STREET LIGHT
425	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN

BLDG	BUILDING
BFP	BACK FLOW PREVENTER
CB	CATCH BASIN
CONC	CONCRETE
DWY	DRIVEWAY
DI	DRAIN INLET
ELEC	ELECTRICAL
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FS	FIRE SERVICE
GM	GAS METER
LAT	LATERAL
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEAN OUT
SSE	SANITARY SEWER EASEMENT
TBR	TO BE REMOVED
TBQ	TO BE QUITCLAIMED
TC	TOP OF CURB
TR	TO REMAIN
UTIL	UTILITY
VLT	VAULT
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE

NOTE:

1. ALL EXISTING ONSITE UTILITIES, AND IMPROVEMENTS NOT LIMITED TO BUILDINGS, RETAINING WALLS, PAVEMENT, TREES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED. THE REMOVAL AND/OR RELOCATION OF ALL DRY UTILITIES ARE SUBJECT TO JOINT TRENCH DESIGN CONSULTANT FOR REVIEW. ALL EXISTING OFFSITE UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS, MATERIAL AND DEPTHS ARE SUBJECT TO USA MARKINGS VERIFICATION AND POTHOLE INVESTIGATIONS.
3. ALL ONSITE TREES ARE TO BE REMOVED DUE TO IMPROVEMENT CONFLICTS. SEE ARBORIST REPORT BY ATLAS TREE SERVICE INC. DATED JANUARY 26, 2025.
4. SEE SHEET TM 6.0 AND TM 6.1 FOR UTILITY RELOCATIONS.
5. RE-USE OF EXISTING CITY WATER SERVICE LINES IS NOT ALLOWED AND MUST BE ABANDONED IN PLACE. RE-USE OF EXISTING CITY SANITARY SEWER AND STORM DRAIN SERVICE LINES IS SUBJECT TO CITY'S REVIEW AND APPROVAL.
6. ALONG THE PROJECT FRONTAGES ON DE GUIGNE DRIVE, REMOVE THE EXISTING CONCRETE CURB, GUTTER, AND SIDEWALK. ALONG THE PROJECT FRONTAGES ON STEWART DRIVE, REMOVE THE EXISTING CONCRETE CURB, GUTTER, AND SIDEWALK.
7. BENCHMARK: CITY OF SUNNYVALE BENCHMARK NO. 55, BEING A BRASS DISC IN TOP OF CURB NEXT TOTHE CATCH BASIN AT THE SOUTHEAST CURB RETURN AT THE INTERSECTION OF DUANE AVENUE AND DEGUIGNE AVENUE, THE PUBLISHED ELEVATION BEING 33.55 FEET. (NAVD 88)
8. TOPOGRAPHY BY GEOMAPS DATED JUNE 6, 2024.
9. THE BELOW EASEMENTS ARE NOT PLOTTABLE:
   PG&E EASEMENT PER 14092481,
   PACIFIC BELL (AT&T) EASEMENT PER 14709945
   PG&E AND PACIFIC BELL EASEMENT PER L157 OR 480
   THESE EASEMENTS ARE TO BE QUITCLAIMED, SUBJECT TO FINAL JOINT TRENCH DESIGN.

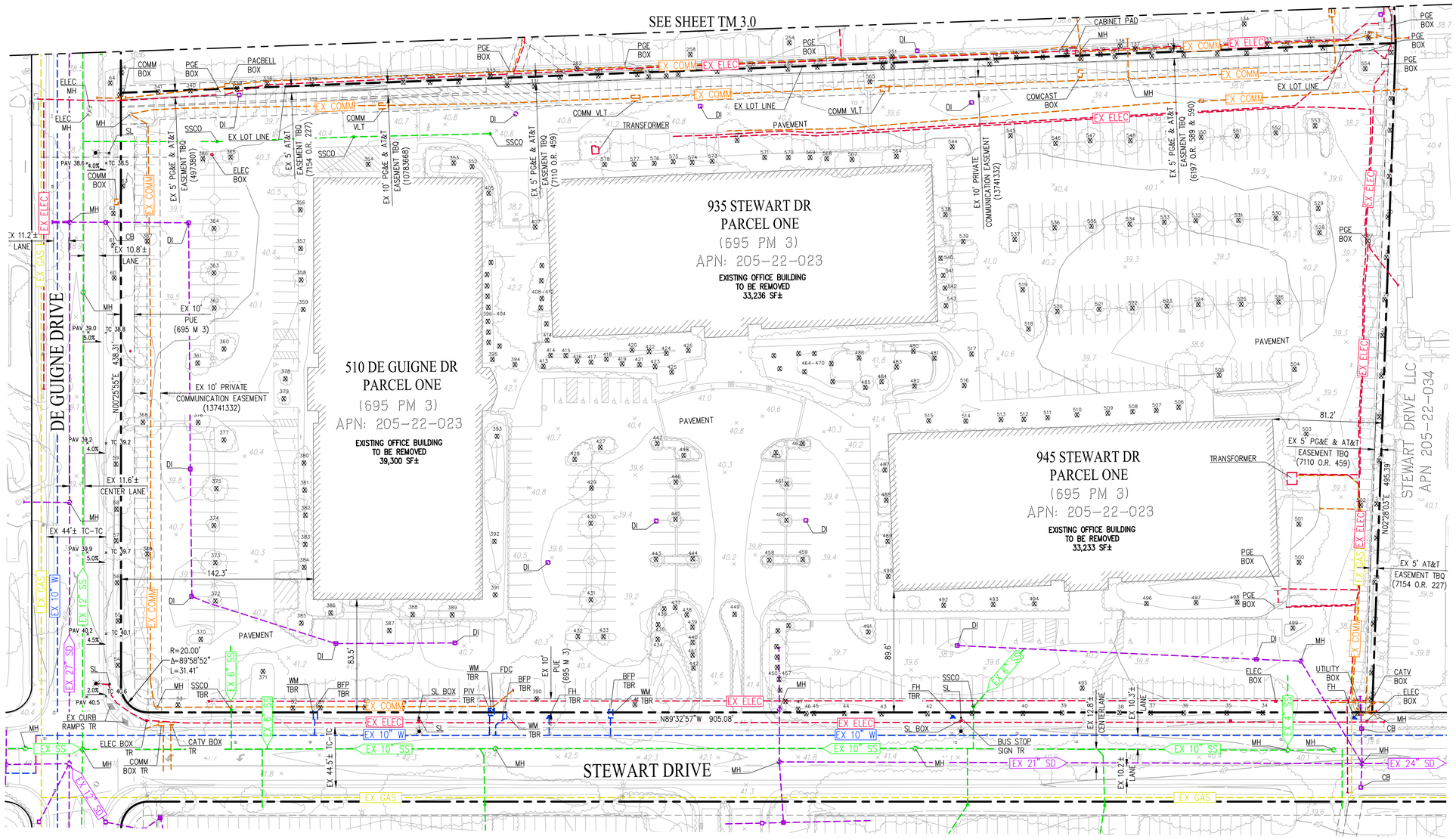
BOUNDARY & EXISTING CONDITIONS-NORTH

TM 2.0

SUNNYVALE PARK PLACE | VESTING TENTATIVE MAP
Sunnyvale, California
NOVEMBER 13, 2025 JOB NO: 3977-000

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON · ROSEVILLE

0 40 80 120



LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	EXISTING LOT LINE
EX 12" SD	EXISTING STORM DRAIN MAIN
EX 10" W	EXISTING WATER MAIN
EX 8" SS	EXISTING SANITARY SEWER MAIN
EX GAS	EXISTING GAS LINE
EX ELEC	EXISTING UNDERGROUND ELECTRIC
EX AT&T	EXISTING AT&T LINE
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN FIELD INLET
	EXISTING FIRE HYDRANT
	EXISTING BACK FLOW
	EXISTING PRESSURE INDICATOR VALVE
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING UTILITY BOX/VAULT
	EXISTING STREET LIGHT
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN

BLDG	BUILDING
BFP	BACK FLOW PREVENTER
CB	CATCH BASIN
CONC	CONCRETE
DWY	DRIVEWAY
DI	DRAIN INLET
ELEC	ELECTRICAL
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FS	FIRE SERVICE
GM	GAS METER
LAT	LATERAL
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEAN OUT
SSE	SANITARY SEWER EASEMENT
TBR	TO BE REMOVED
TBQ	TO BE QUITCLAIMED
TC	TOP OF CURB
TR	TO REMAIN
UTIL	UTILITY
VLT	VAULT
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE

NOTE:

1. THE BELOW EASEMENTS ARE NOT PLOTTABLE:
   PG&E EASEMENT PER 14092481,
   PACIFIC BELL (AT&T) EASEMENT PER 14709945
   PG&E AND PACIFIC BELL EASEMENT PER L157 OR 480
   THESE EASEMENTS ARE TO BE QUITCLAIMED, SUBJECT TO FINAL JOINT TRENCH DESIGN.

BOUNDARY & EXISTING CONDITIONS-SOUTH

TM 2.1

SUNNYVALE PARK PLACE | VESTING TENTATIVE MAP
Sunnyvale, California
NOVEMBER 13, 2025 JOB NO: 3977-000

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON · ROSEVILLE

0 40 80 120



LEGEND

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

NOTES:

1. SEE PROPOSED EASEMENTS AND LOTTING ON SHEET TM 1.0.
2. ALL ENTRANCES TO PROPERTY SHALL HAVE APPROPRIATE SIGNS PER 22658(a) CVC, TO ASSIST IN REMOVAL OF VEHICLES AT THE PROPERTY OWNER'S/MANAGER'S REQUEST.
3. NO PARKING/LOADING WILL BE PERMITTED ALONG THE ONSITE STREETS EXCEPT IN DESIGNATED STALLS. SIGNAGE WILL BE PROVIDED WITH THE CONSTRUCTION DRAWINGS.
4. ONSITE STANDARD PARKING INCLUDES ONE ACCESSIBLE AND ONE EV ACCESSIBLE STALL (VAN ACCESSIBLE)
5. TYPE OF TREE PLANTING PROPOSED CAN BE FOUND ON LANDSCAPE PLANS.
6. SIGNING AND STRIPING ARE PRELIMINARY AND WILL BE DETAILED ON THE PROJECT OFFSITE CONSTRICTION PLANS.

PARKING SUMMARY TABLE

UNIT TYPE	UNIT COUNT
STANDARD PARKING STALLS 8.5'X18' (19.46.120)	30 STALLS
COMPACT STALLS 7.5'X15' (19.46.120)	4 STALLS
EV CAPABLE STALLS (3% REQUIRED) 9'X18' (19.46.100 G6)	34 STALLS
PARALLEL PARKING STALLS 8.5'X23' (19.46.120)	42 STALLS
ADAPTABLE STALLS REQUIRED 5% 9'X18' (CBC 11B-208.2)	6 STALLS
TOTAL STALLS	116 STALLS

PRELIMINARY SITE PLAN-NORTH

TM 3.0

SUNNYVALE PARK PLACE | VESTING TENTATIVE MAP

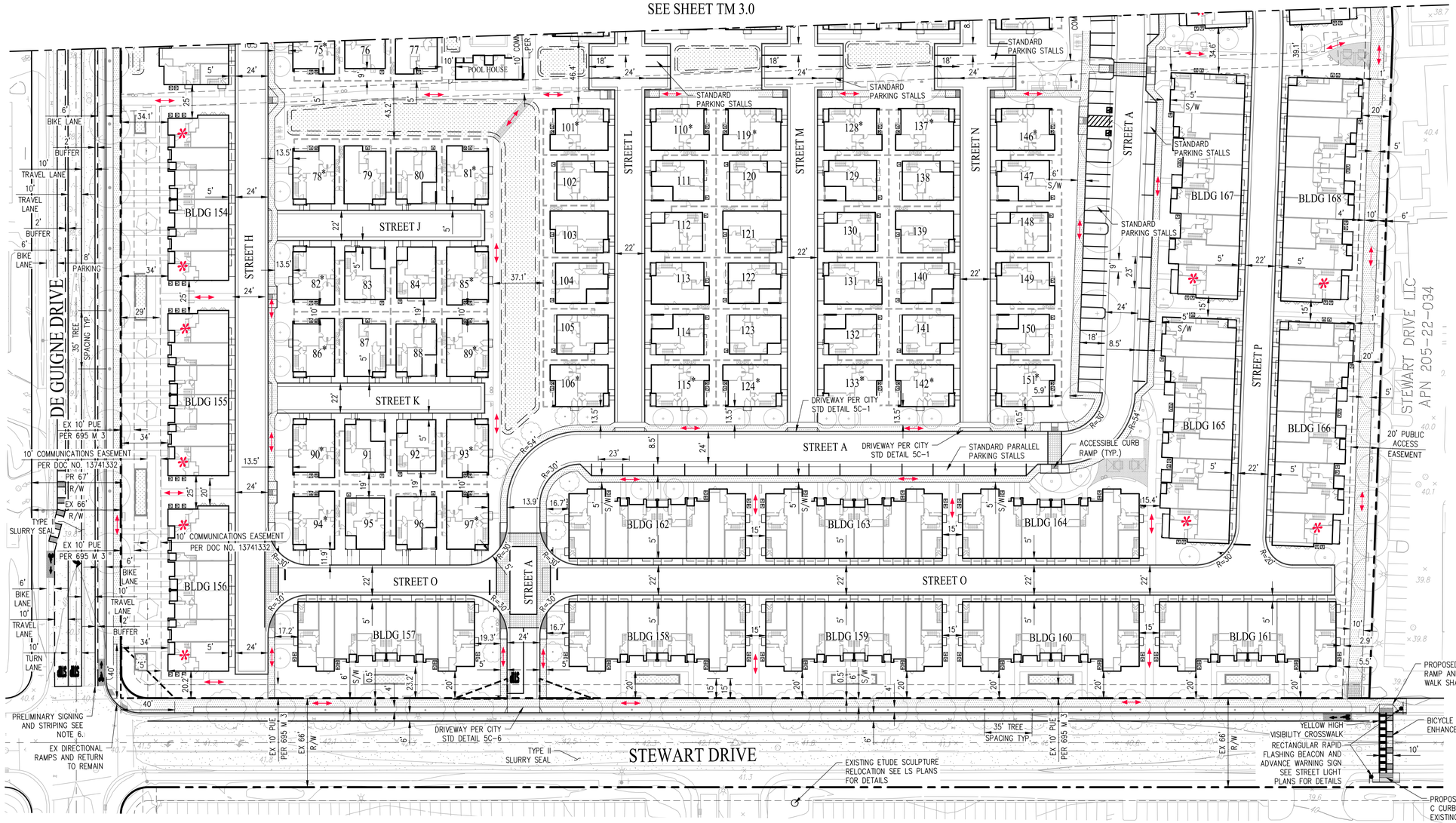
Sunnyvale, California

NOVEMBER 13, 2025 JOB NO: 3977-000

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON · ROSEVILLE

0 40 80 120

SEE SHEET TM 3.0



LEGEND

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

PRELIMINARY SITE PLAN-SOUTH

TM 3.1

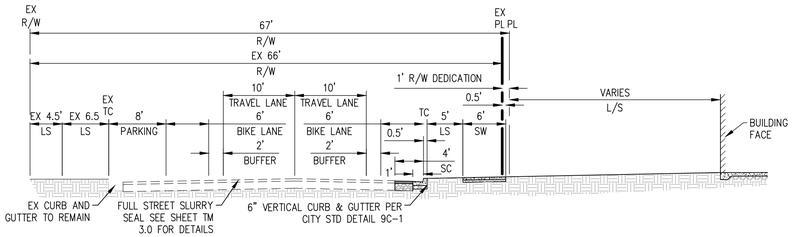
SUNNYVALE PARK PLACE | VESTING TENTATIVE MAP

Sunnyvale, California

NOVEMBER 13, 2025 JOB NO: 3977-000

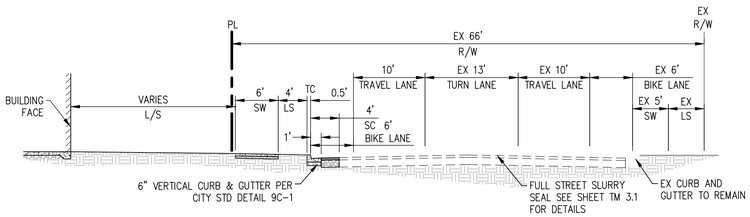
cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

0 40 80 120



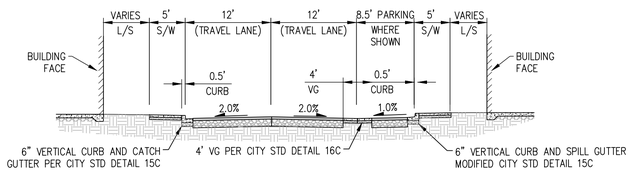
PROPOSED DE GUIGNE DRIVE SECTION

NOT TO SCALE



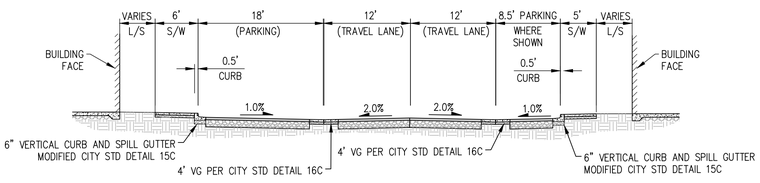
PROPOSED STEWART DRIVE SECTION

NOT TO SCALE



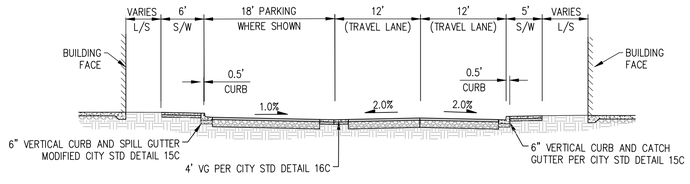
TYPICAL A STREET SECTION WITH PARKING

NOT TO SCALE



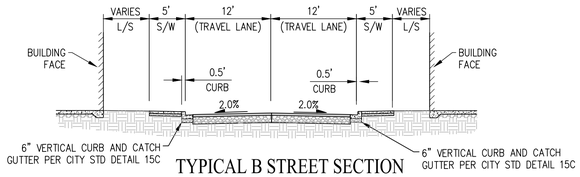
TYPICAL A STREET SECTION WITH PERPENDICULAR PARKING

NOT TO SCALE



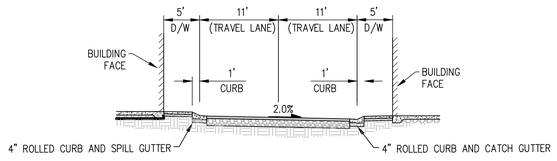
TYPICAL B STREET SECTION WITH PERPENDICULAR PARKING

NOT TO SCALE



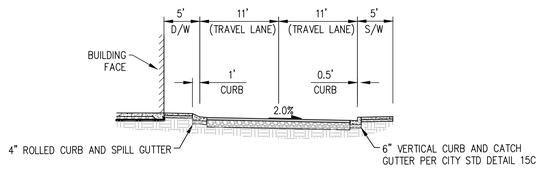
TYPICAL B STREET SECTION

NOT TO SCALE



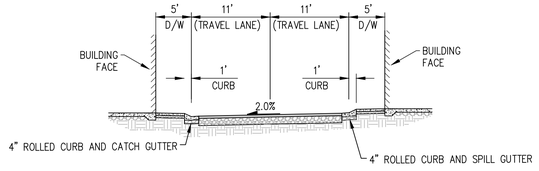
TYPICAL C STREET SECTION

NOT TO SCALE



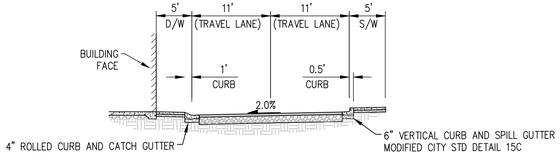
TYPICAL C STREET SECTION WITH SIDEWALK

NOT TO SCALE



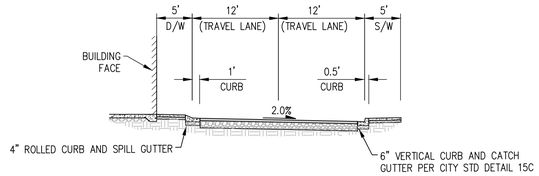
TYPICAL D, I, J, K, L, M, N & O ALLEY SECTIONS

NOT TO SCALE



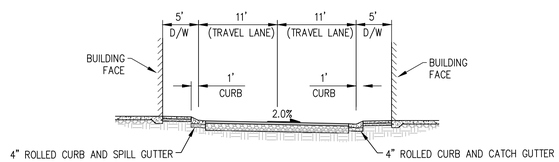
TYPICAL G ALLEY SECTION

NOT TO SCALE



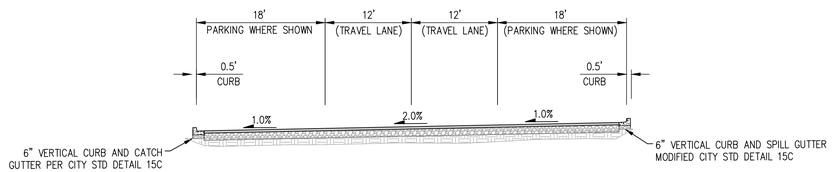
TYPICAL H STREET SECTION

NOT TO SCALE



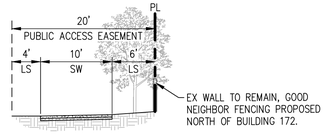
TYPICAL E, F & P ALLEY SECTIONS

NOT TO SCALE



TYPICAL L, M & N STREET SECTION WITH PERPENDICULAR PARKING

NOT TO SCALE



PROPOSED MULTI-USE PATH SECTION

NOT TO SCALE

TYPICAL STREET SECTION

TM 3.2

SUNNYVALE PARK PLACE | VESTING TENTATIVE MAP

Sunnyvale, California

NOVEMBER 13, 2025 JOB NO: 3977-000

CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

0 40 80 120



LEGEND

	DESCRIPTION
	EXISTING BOUNDARY
	EXISTING RIGHT OF WAY
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	FINISHED FLOOR SPLIT
1	UNIT NUMBER
*	ADA ACCESSIBLE UNIT
2%	THRU-CURB DRAIN/CURB CUT (PER PLAN)
2%	SLOPE ARROW
×100.00	SPOT GRADE
	OVERLAND RELEASE
	POINT OF OVERLAND RELEASE
BIO	BIO-RETENTION
BLDG	BUILDING
BW	BACK OF WALK
EG	EXISTING GROUND
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
LS	LANDSCAPE
PAV	PAVEMENT
R/W	RIGHT OF WAY
SW	SIDEWALK
TC	TOP OF CURB

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

PRELIMINARY ESTIMATED ROUGH GRADING EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
ROUGH GRADING	28,500	14,000	14,500 (C)
UTILITY & BIORETENTION SPOILS	9,000	0	9,000 (C)
TOTAL	37,500	14,000	23,500 (C)

NOTE:
1. ROUGH GRADING AND EARTHWORK QUANTITIES, ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. MAXIMUM DEPTH OF CUT IS ROUGHLY 6' AND THE MAXIMUM DEPTH OF FILL IS ROUGHLY 4'. THE MAXIMUM DEPTHS OF CUT AND FILL ARE PRELIMINARY AND ARE SUBJECT TO THE FINAL DESIGN.

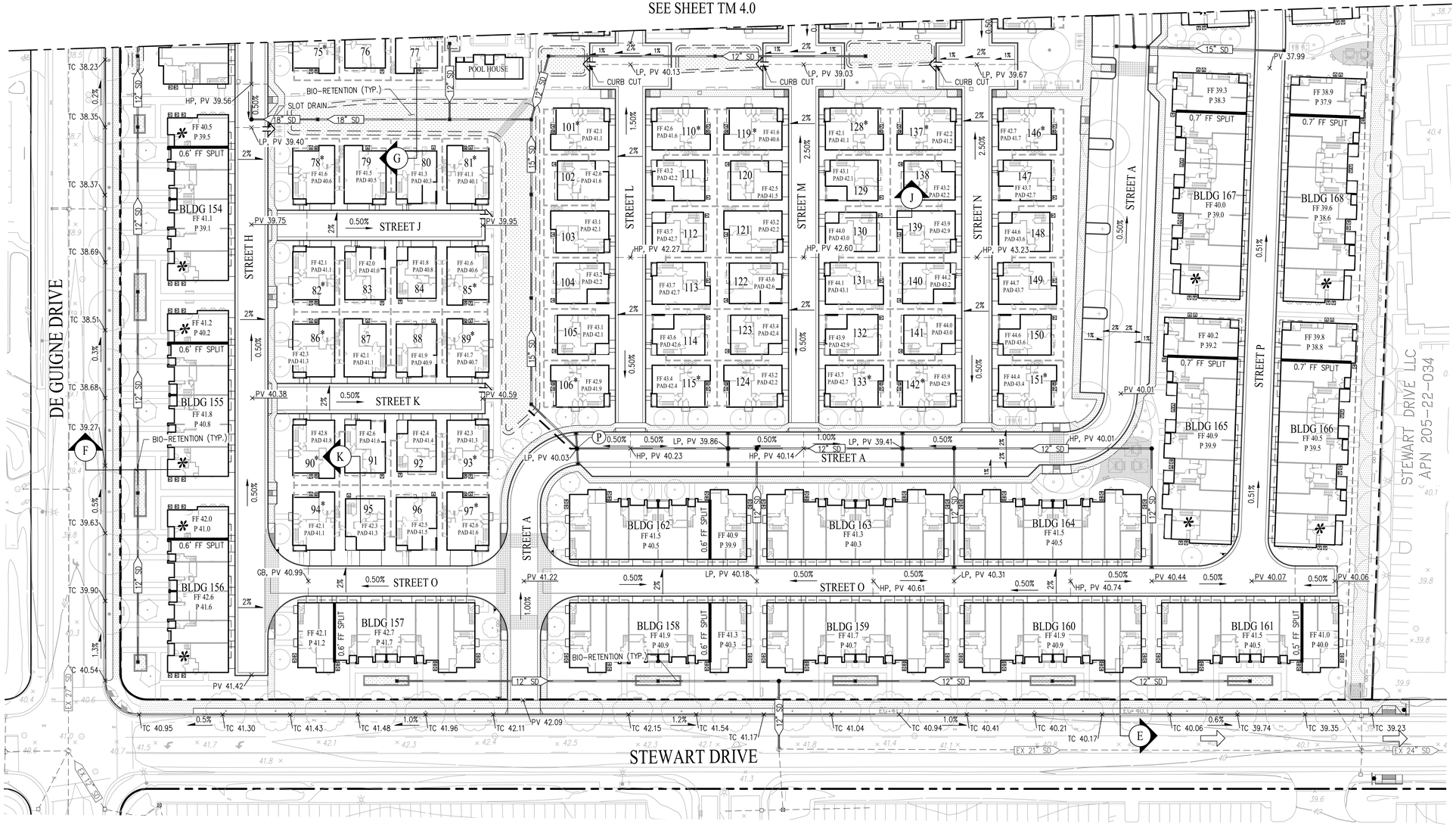
PRELIMINARY GRADING & DRAINAGE-NORTH

TM 4.0

SUNNYVALE PARK PLACE | VESTING TENTATIVE MAP
Sunnyvale, California
NOVEMBER 13, 2025 JOB NO: 3977-000

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON · ROSEVILLE

0 40 80 120



LEGEND

	DESCRIPTION
	EXISTING BOUNDARY
	EXISTING RIGHT OF WAY
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	FINISHED FLOOR SPLIT
1	UNIT NUMBER
*	ADA ACCESSIBLE UNIT
	THRU-CURB DRAIN
2%	SLOPE ARROW
×100.00	SPOT GRADE
	OVERLAND RELEASE
	POINT OF OVERLAND RELEASE
BIO	BIO-RETENTION
BLDG	BUILDING
BW	BACK OF WALK
EG	EXISTING GROUND
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
LS	LANDSCAPE
PAV	PAVEMENT
R/W	RIGHT OF WAY
SW	SIDEWALK
TC	TOP OF CURB

NOTES:

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

PRELIMINARY GRADING & DRAINAGE-SOUTH

TM 4.1

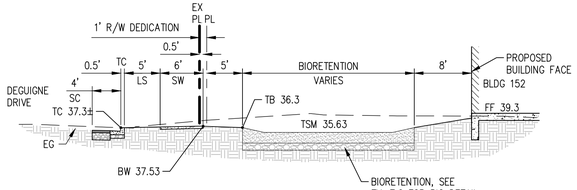
SUNNYVALE PARK PLACE | VESTING TENTATIVE MAP

Sunnyvale, California

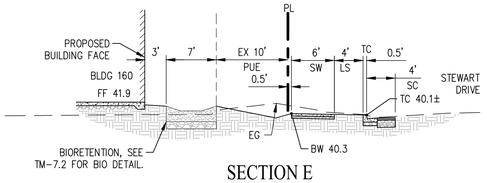
NOVEMBER 13, 2025 JOB NO: 3977-000

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

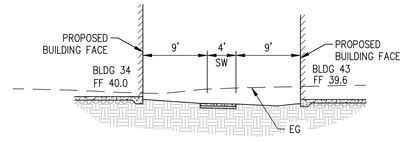
0 40 80 120



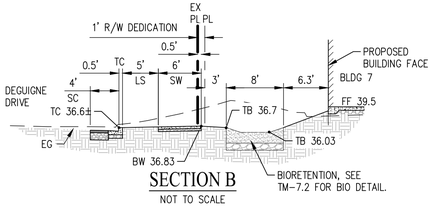
SECTION A
NOT TO SCALE



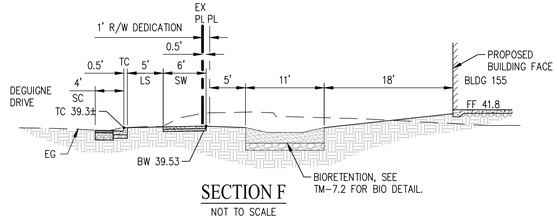
SECTION E
NOT TO SCALE



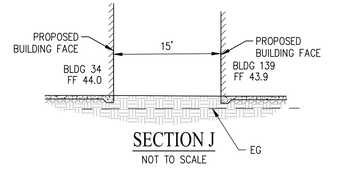
SECTION I
NOT TO SCALE



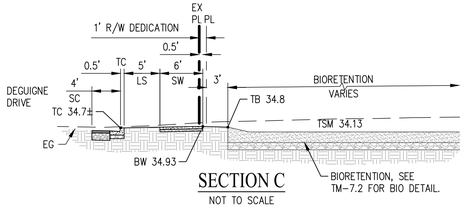
SECTION B
NOT TO SCALE



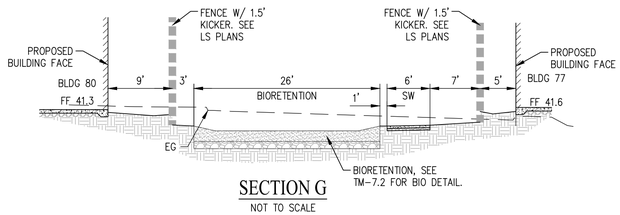
SECTION F
NOT TO SCALE



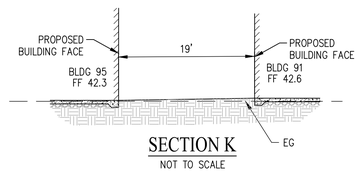
SECTION J
NOT TO SCALE



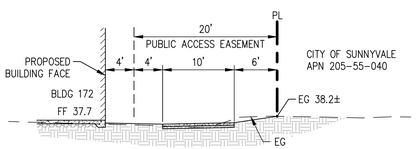
SECTION C
NOT TO SCALE



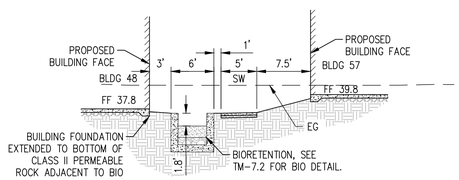
SECTION G
NOT TO SCALE



SECTION K
NOT TO SCALE



SECTION D
NOT TO SCALE



SECTION H
NOT TO SCALE

SITE GRADING SECTIONS

TM 5.0

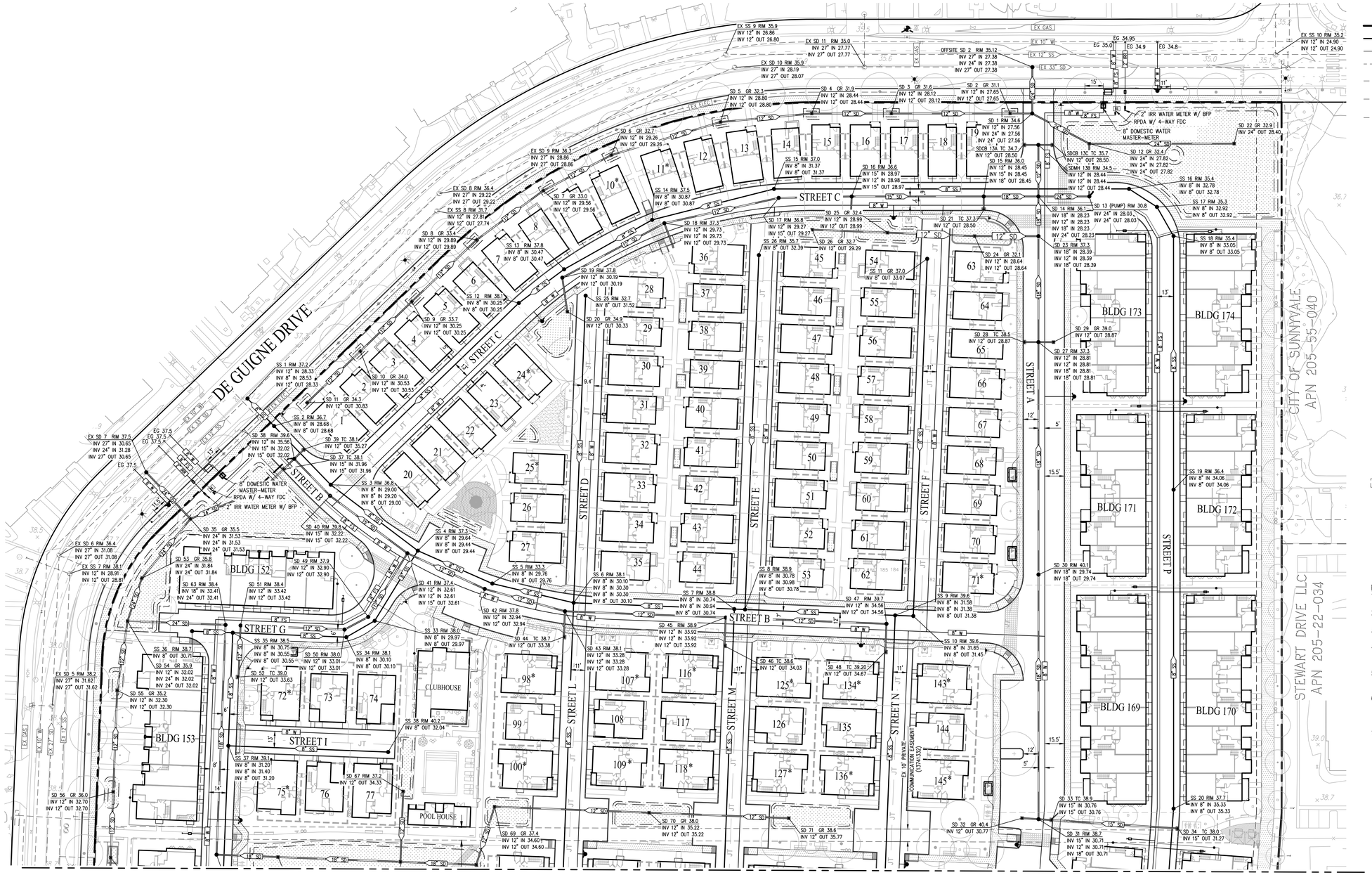
SUNNYVALE PARK PLACE | VESTING TENTATIVE MAP

Sunnyvale, California

NOVEMBER 13, 2025 JOB NO: 3977-000

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

0 40 80 120



SEE SHEET TM 6.1

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		EXISTING BOUNDARY
		RIGHT OF WAY
		ADJACENT PROPERTY LINE
		EASEMENT LINE
EX 18" SD	12" SD	STORM DRAIN PIPE (RCP)
EX 21" SS	8" SS	SANITARY SEWER (PVC)
EX 8" W	8" W	PROPOSED WATER MAIN (PVC)
	8" FS	PROPOSED FIRE SERVICE MAIN (PVC)
		BIORETENTION AREA
		MANHOLE
		STORM DRAIN CATCH BASIN
		STORM DRAIN FIELD INLET
		SANITARY SEWER CLEAN OUT
		8" MASTER WATER METER
		8" DOMESTIC WATER BACKFLOW PREVENTER
		4" WATER METER (1 PER BLDG)
		FIRE HYDRANT
		REDUCED PRESSURE DETECTOR ASSEMBLY
		FIRE DEPARTMENT CONNECTION
		POST INDICATOR VALVE
		IRRIGATION BACKFLOW PREVENTER
		PG&E SUBSURFACE TRANSFORMER (SEE JOINT TRENCH PLANS)
		PG&E PAD MOUNTED TRANSFORMER (SEE JOINT TRENCH PLANS)
		ELECTRIC UTILITY BOXES (6)
		STREET LIGHTS
		TRAFFIC LIGHT
		PEDESTRIAN CROSSING BUTTON

NOTES:
1. SIZE OF PROPOSED SEWER AND WATER LATERALS SUBJECT TO FINAL DESIGN,
2. SEPARATE SEWER LATERAL WILL BE PROVIDED TO EACH UNIT.
3. SEPARATE DOMESTIC WATER METER FOR EACH SFD, INCLUDING THOSE WITH ADU'S
4. SEPARATE DOMESTIC WATER METER FOR EACH TOWNHOME, UNITS WILL BE INTERNALLY SUB-METERED.
5. REMOVAL AND/OR RELOCATION OF DRY UTILITIES SUBJECT TO JOINT TRENCH CONSULTANT DESIGN.
6. WIRES, PULL BOXES, AND CONDUCTORS ALONG THE PROJECT FRONTAGE SHALL BE REPLACE OR UPGRADED CONDUITS, (TO CURRENT CITY STANDARDS), UNLESS OTHERWISE DIRECTED BY THE CITY."
7. ALL FIRE NEW FIRE HYDRANTS SHALL BE CLOW 865. ALL HYDRANTS TO BE TAPPED TO THE DOMESTIC WATER MAIN.

PRELIMINARY UTILITY PLAN-NORTH

TM 6.0

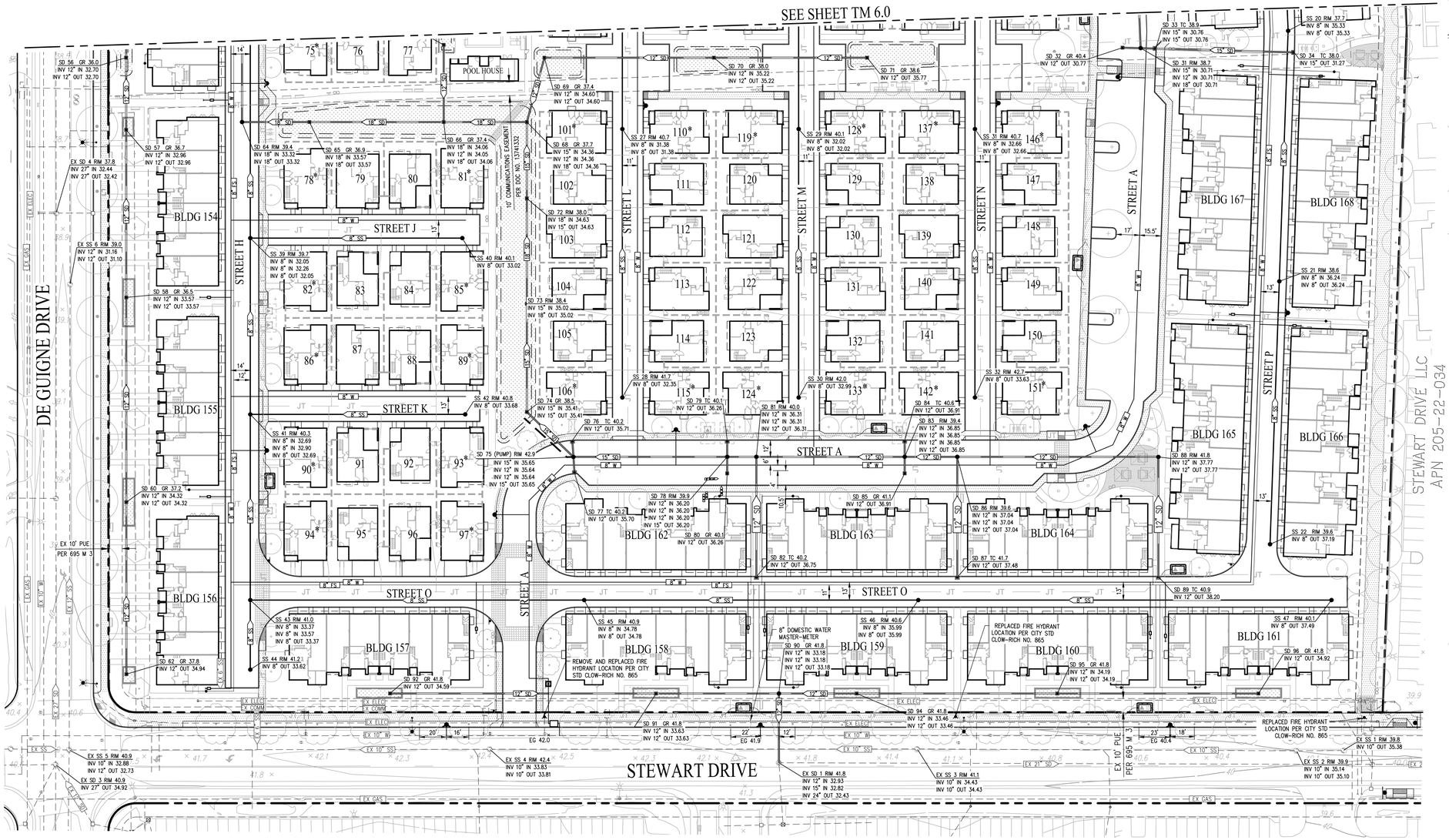
SUNNYVALE PARK PLACE | VESTING TENTATIVE MAP

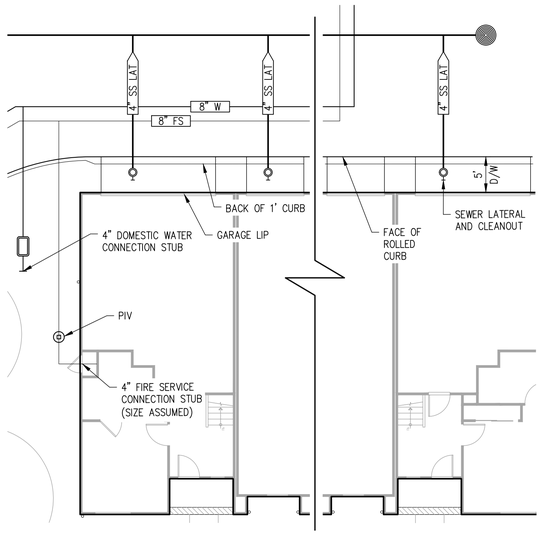
Sunnyvale, California

NOVEMBER 13, 2025 JOB NO: 3977-000

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON · ROSEVILLE

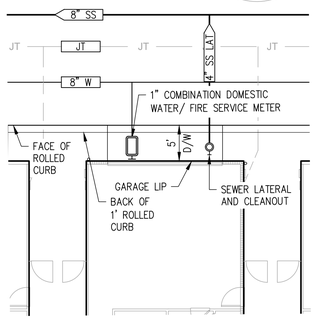
0 40 80 120





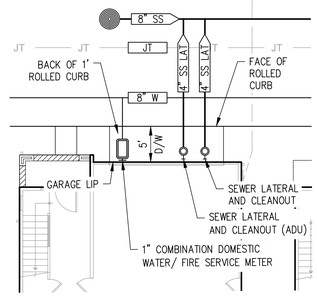
TYPICAL TOWNHOME UTILITY SERVICE DETAIL (BLDG 152)

NOT TO SCALE



TYPICAL SINGLE FAMILY UTILITY SERVICE DETAIL #1 (BLDG 31)

NOT TO SCALE



TYPICAL SINGLE FAMILY W/ ADU UTILITY SERVICE DETAIL #2 (BLDG 115)

NOT TO SCALE

PRELIMINARY UTILITY PLAN-SOUTH

TM 6.1

SUNNYVALE PARK PLACE | VESTING TENTATIVE MAP

Sunnyvale, California

NOVEMBER 13, 2025 JOB NO: 3977-000

CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON · ROSEVILLE

0 40 80 120

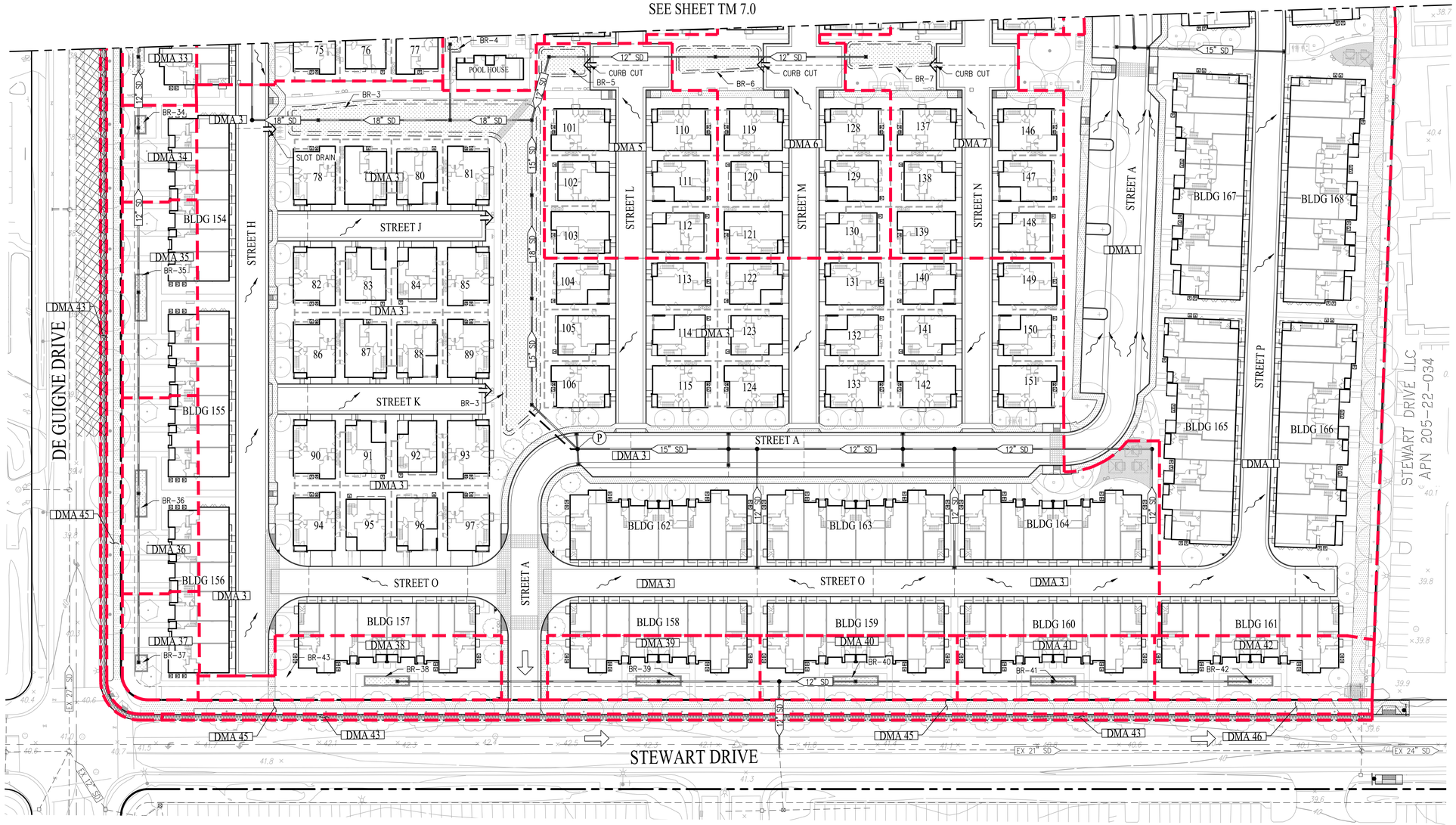


LEGEND

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- DMA BOUNDARY
- RETAINING WALL/CURB
- BIORETENTION AREA
- DRAINAGE MANAGEMENT AREA LABEL
- SUMP PUMP LOCATION
- RUNOFF DIRECTION
- CURB CUT/SLOT DRAIN (PER PLAN)
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN FIELD INLET
- REQUIRED OFFSITE TREATMENT AREA
- PROVIDED EQUIVALENT OFFSITE TREATMENT AREA
- POINT OF OVERLAND RELEASE

NOTES:

1. SEE PROPOSED EASEMENTS AND LOTTING ON SHEET TM-1.
2. ALL ENTRANCES TO PROPERTY SHALL HAVE APPROPRIATE SIGNS PER 22658(a) CVC, TO ASSIST IN REMOVAL OF VEHICLES AT THE PROPERTY OWNER'S/MANAGER'S REQUEST.
3. NO PARKING/LOADING WILL BE PERMITTED ALONG THE ONSITE STREETS EXCEPT IN DESIGNATED STALLS. SIGNAGE WILL BE PROVIDED WITH THE CONSTRUCTION DRAWINGS.
4. AVERAGE FRONT SETBACK TO EL CAMINO ROAD EXCEEDS MINIMUM 20' REQUIREMENT.
5. ONSITE STANDARD PARKING INCLUDES ONE ACCESSIBLE AND ONE EV ACCESSIBLE STALL (VAN ACCESSIBLE)
6. TYPE OF TREE PLANTING PROPOSED CAN BE FOUND ON LANDSCAPE PLANS.



LEGEND

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- DMA BOUNDARY
- RETAINING WALL/CURB
- BIORETENTION AREA
- DRAINAGE MANAGEMENT AREA LABEL
- BIORETENTION AREA (OFFSITE TREATMENT)
- SUMP PUMP LOCATION
- RUNOFF DIRECTION
- CURB CUT/SLOT DRAIN
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN FIELD INLET
- REQUIRED OFFSITE TREATMENT AREA
- PROVIDED EQUIVALENT OFFSITE TREATMENT AREA
- POINT OF OVERLAND RELEASE

PRELIMINARY STORMWATER MANAGEMENT PLAN

TM 7.1

SUNNYVALE PARK PLACE | VESTING TENTATIVE MAP

Sunnyvale, California

NOVEMBER 13, 2025 JOB NO: 3977-000

CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

0 40 80 120

PRELIMINARY ONSITE STORMWATER TREATMENT SUMMARY TABLE

DMA	TREATMENT TYPE	DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF) (IMPERVIOUS + PERVIOUS X 0.1)	SIZING METHOD	REQUIRED BIORETENTION (SF)	PROVIDED BIORETENTION (SF)
1	BIORETENTION	264,317	192,164	72,153	199,379	4%	7975	8044[2]
2	BIORETENTION	113,315	49,320	63,995	55,720	4%	2229	2643[1]
3	BIORETENTION	224,232	142,124	82,108	150,335	4%	6013	6013
4	BIORETENTION	10,933	8,948	1,985	9,147	4%	366	366
5	BIORETENTION	19,362	13,825	5,537	14,379	4%	575	575
6	BIORETENTION	30,898	21,492	9,406	22,433	4%	897	897
7	BIORETENTION	31,019	21,492	9,527	22,445	4%	898	898
8	BIORETENTION	5,560	2,112	3448	2,457	4%	98	98
9	BIORETENTION	2,436	1,468	968	1,565	4%	63	63
10	BIORETENTION	21,094	14,097	6997	14,797	4%	592	592
11	BIORETENTION	2,965	1,450	1515	1,602	4%	64	64
12	BIORETENTION	2,730	1,405	1325	1,538	4%	62	62
13	BIORETENTION	2,722	1,560	1162	1,676	4%	67	67
14	BIORETENTION	3,826	1,786	2040	1,990	4%	80	80
15	BIORETENTION	29,365	20,576	8,789	21,455	4%	858	858
16	BIORETENTION	2,959	1,502	1457	1,648	4%	66	66
17	BIORETENTION	2,628	1,392	1236	1,516	4%	61	61
18	BIORETENTION	2,688	1,496	1192	1,615	4%	65	65
19	BIORETENTION	2,613	1,423	1190	1,542	4%	62	62
20	BIORETENTION	1,386	732	654	797	4%	32	32
21	BIORETENTION	27,922	20,786	7136	21,500	4%	860	860
22	BIORETENTION	2,159	643	1516	795	4%	32	32
23	BIORETENTION	1,690	626	1064	732	4%	29	29
24	BIORETENTION	1,767	605	1162	721	4%	29	29
25	BIORETENTION	1,954	622	1332	755	4%	30	30
26	BIORETENTION	2,184	754	1430	897	4%	36	36
27	BIORETENTION	1,887	598	1289	727	4%	29	29
28	BIORETENTION	1,850	620	1230	743	4%	30	30
29	BIORETENTION	1,703	631	1072	738	4%	30	30
30	BIORETENTION	1,648	606	1042	710	4%	28	28
31	BIORETENTION	1,235	328	907	419	4%	17	17
32	BIORETENTION	3,579	1,701	1878	1,889	4%	76	76
33	BIORETENTION	4,426	2,057	2369	2,294	4%	92	92
34	BIORETENTION	3,902	1,619	2283	1,847	4%	74	74
35	BIORETENTION	8,048	3,581	4467	4,028	4%	161	161
36	BIORETENTION	8,123	3,673	4450	4,118	4%	165	165
37	BIORETENTION	4,398	1,758	2640	2,022	4%	81	81
38	BIORETENTION	9,003	3,442	5561	3,998	4%	160	160
39	BIORETENTION	7,488	3,579	3909	3,970	4%	159	159
40	BIORETENTION	6,949	3,564	3385	3,903	4%	156	156
41	BIORETENTION	6,949	3,614	3335	3,948	4%	158	158
42	BIORETENTION	7,667	3,335	4332	3,768	4%	151	151
TOTAL	–	893,579	559,106	334,473	592,553	–	23,702	13,498

PRELIMINARY OFFSITE STORMWATER TREATMENT SUMMARY TABLE

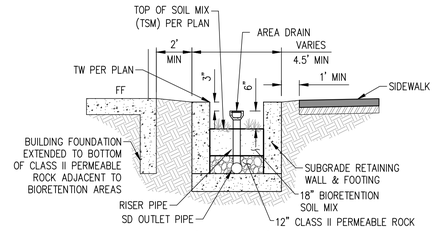
DMA	TREATMENT TYPE	DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF) (IMPERVIOUS + PERVIOUS X 0.1)	SIZING METHOD	REQUIRED BIORETENTION (SF)	PROVIDED BIORETENTION (SF)
43	BIORETENTION	10,354	10,354	0	10,354	4%	414	414[1]
44	BIORETENTION	1,729	1,729	0	1,729	4%	69	69[2]
45	SELF TREATING	29,420	16,313	13,107	17,624	N/A	N/A	N/A
TOTAL	–	41,503	28,396	13,107	29,707	–	483	###

NOTE:

1. THE EQUIVALENT OFFSITE RUNOFF FROM DMA 43 WILL BE COLLECTED AND TREATED IN BIORETENTION 2 WHICH HAS BEEN SIZED TO TREAT BOTH DMA 2 AND DMA 43.
2. THE EQUIVALENT OFFSITE RUNOFF FROM DMA 44 WILL BE COLLECTED AND TREATED IN BIORETENTION 1 WHICH HAS BEEN SIZED TO TREAT BOTH DMA 1 AND DMA 44.

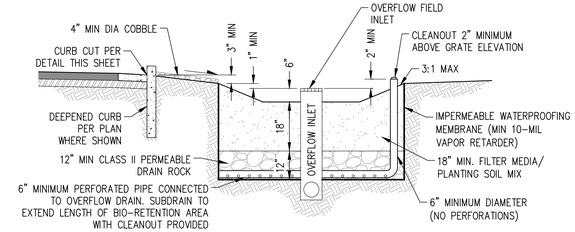
EQUIVALENT OFFSITE TREATMENT AREA SUMMARY

CRITERIA	AREA (SF)
REQUIRED EQUIVALENT OFFSITE TREATMENT AREA (NEW AND/OR REPLACED IMPERVIOUS SURFACE)	12,083
PROVIDED EQUIVALENT OFFSITE TREATMENT AREA	12,615



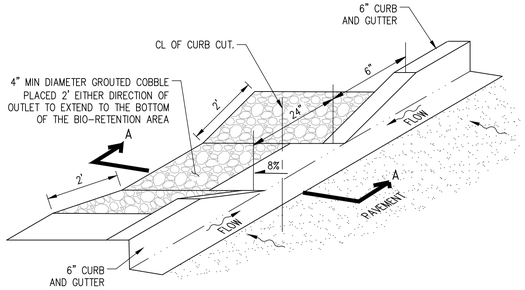
TYPICAL SUBGRADE BIORETENTION AREA

NOT TO SCALE



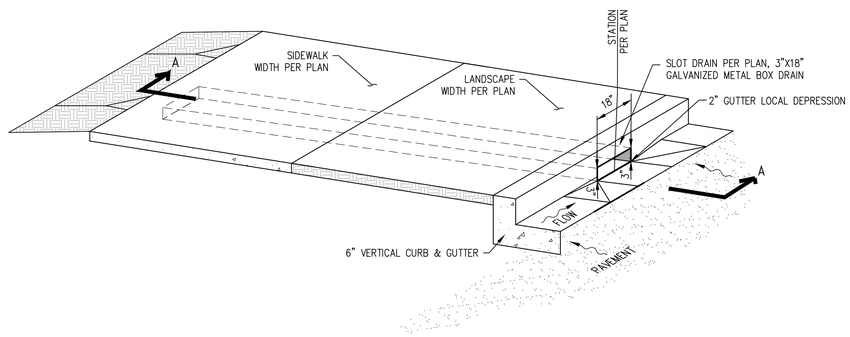
TYPICAL BIORETENTION AREA

NOT TO SCALE



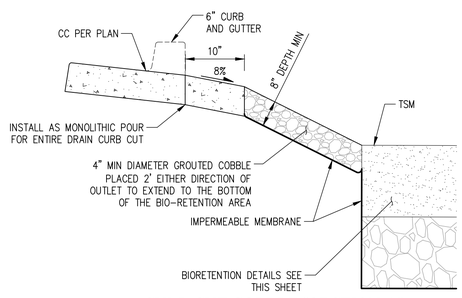
CURB CUT DETAIL 1 (CC1)

NOT TO SCALE



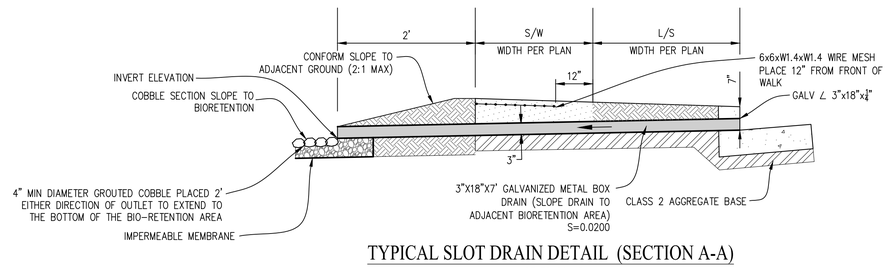
SLOT DRAIN DETAIL

NOT TO SCALE



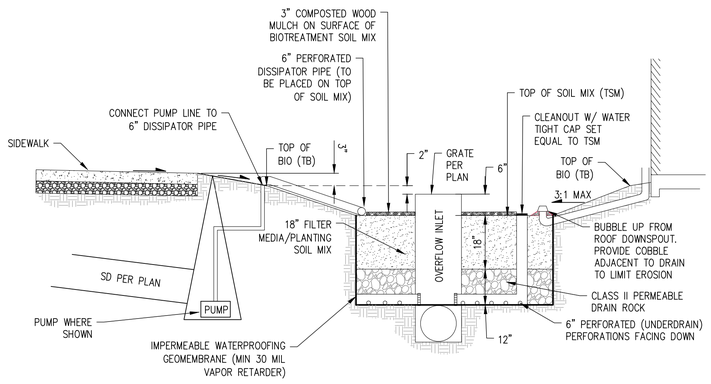
CURB CUT COBBLE "SECTION A"

NOT TO SCALE



TYPICAL SLOT DRAIN DETAIL (SECTION A-A)

NOT TO SCALE



TYPICAL BIORETENTION AREA WITH PUMP

NOT TO SCALE

PRELIMINARY STORMWATER DETAILS

TM 7.2

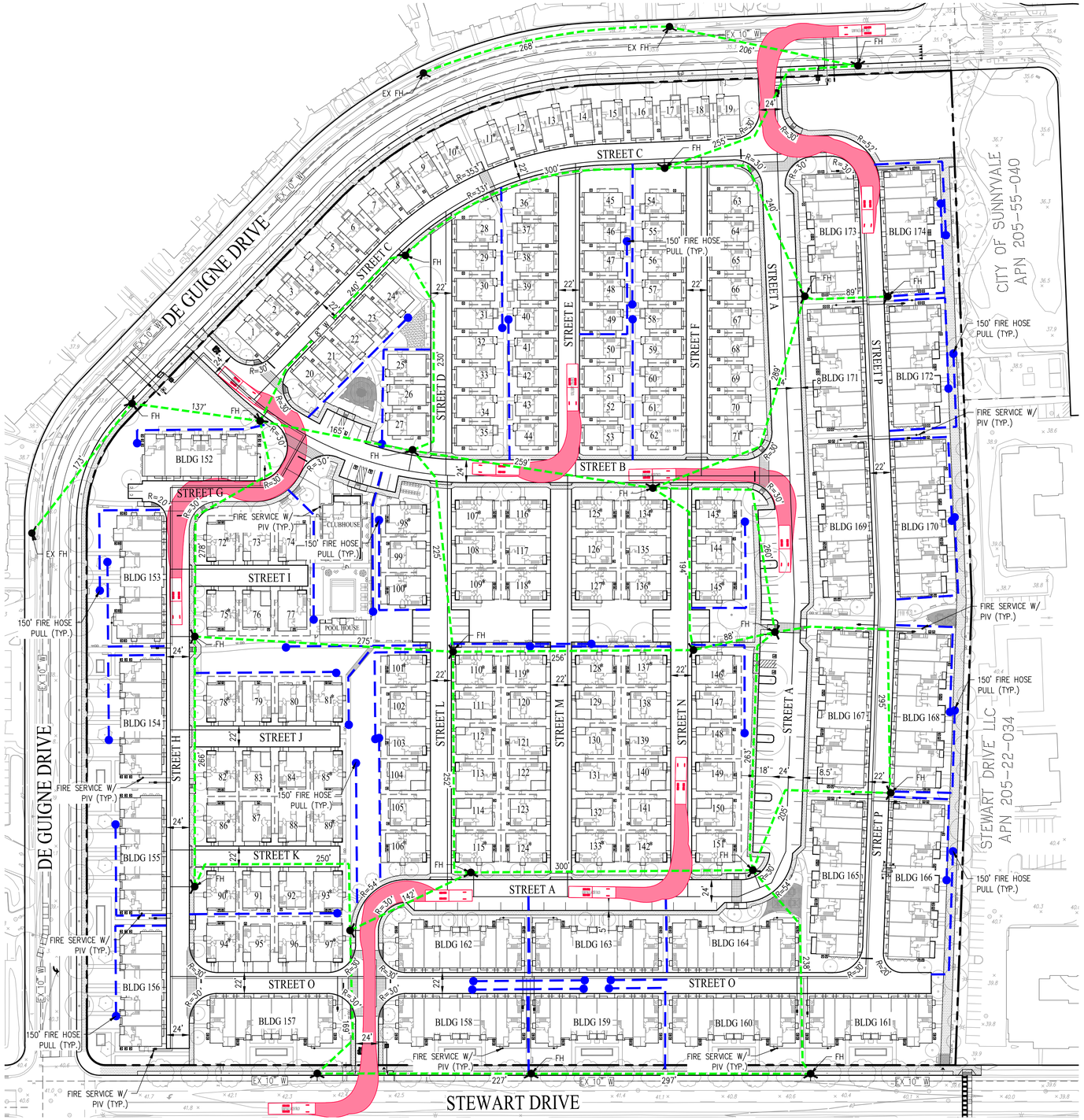
SUNNYVALE PARK PLACE | VESTING TENTATIVE MAP

Sunnyvale, California

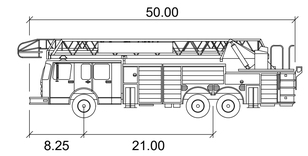
NOVEMBER 13, 2025 JOB NO: 3977-000

CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

0 40 80 120



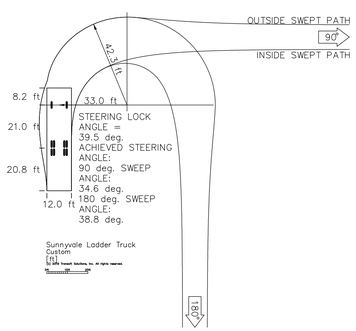
PRELIMINARY FIRE ACCESS PLAN



feet

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

SUNNYVALE FIRE TRUCK
NOT TO SCALE



SUNNYVALE FIRE TRUCK TURNING TEMPLATE
NOT TO SCALE

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

LEGEND

	DESCRIPTION
	EXISTING BOUNDARY
	RIGHT OF WAY
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	VISION TRIANGLE (PER CITY OF SUNNYVALE MUNI CODE 19.34.060)
1	UNIT NUMBER
RP	REDUCED PRESSURE DETECTOR ASSEMBLY WITH 4 WAY FDC
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	HOSE PULL (150' MAX)
300'	FIRE HYDRANT SEPARATION (300' MAX)
	WASTE
	RECYCLING
BC	BACK OF CURB
FC	FACE OF CURB
LL	LOT LINE
TRC	TOP OF ROLLED CURB
	SUNNYVALE FIRE TRUCK

NOTE

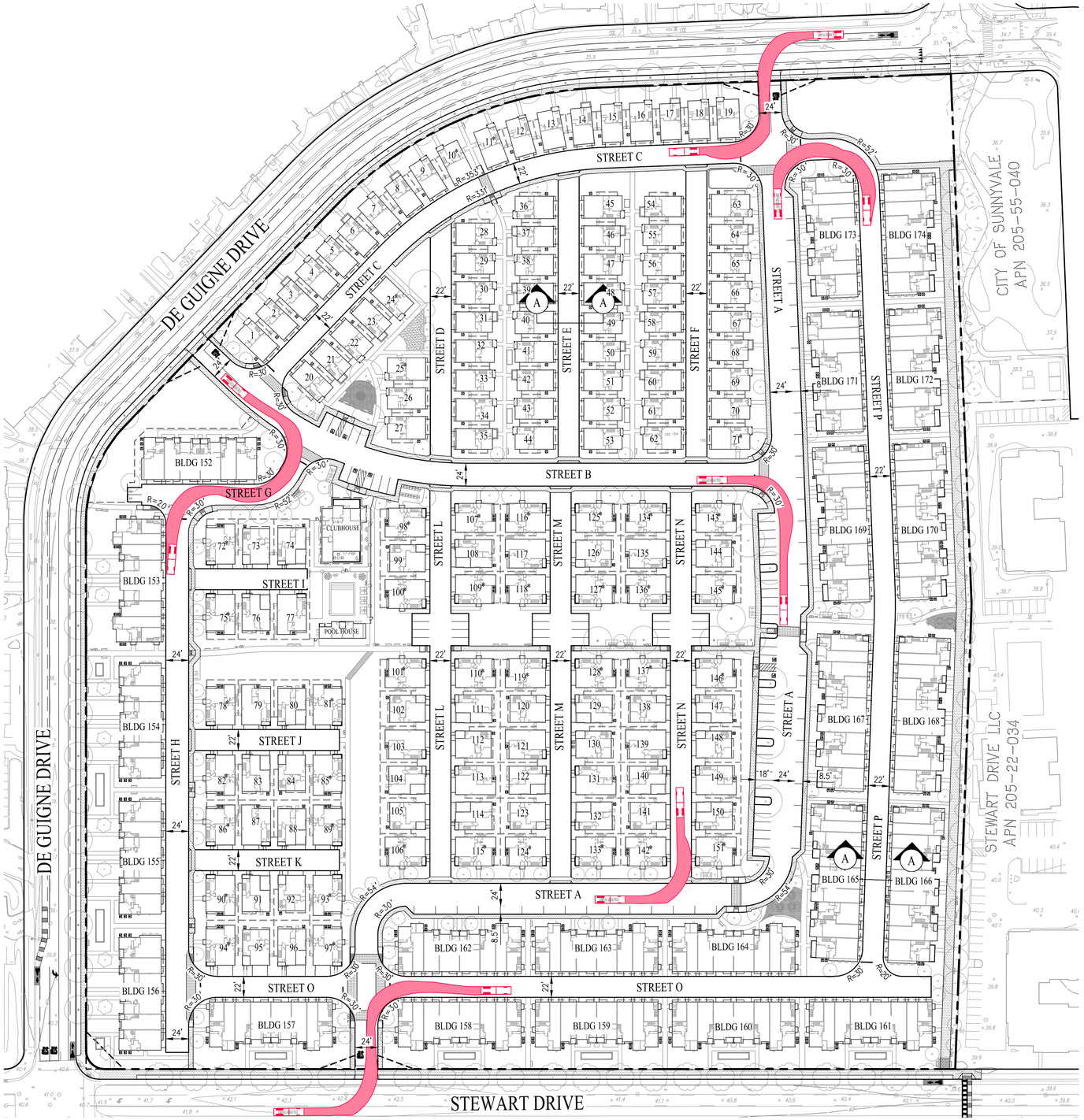
1. RED CURB FIRE LANE MARKINGS WILL BE PROVIDED ON ALL FIRE ACCESS DRIVE AISLES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.
2. ALL FIRE ACCESS DRIVE AISLES SHALL BE DESIGNED TO SUPPORT THE LOADING CAPACITY OF A 90,000 POUND FIRE TRUCK.
3. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.
4. ALL BUILDINGS ARE TO HAVE EAVES THAT ARE LESS THAN 30' IN HEIGHT. SEE ARCHITECTURAL PLANS FOR DETAILS.
5. ALL FIRE NEW FIRE HYDRANTS SHALL BE CLOW 865. ALL HYDRANTS TO BE TAPPED TO THE DOMESTIC WATER MAIN.

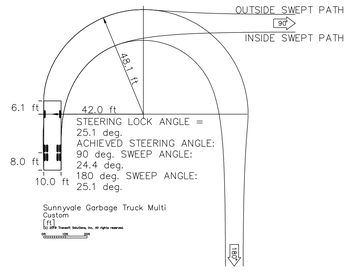
TM 8.0

SUNNYVALE PARK PLACE | VESTING TENTATIVE MAP
Sunnyvale, California
NOVEMBER 13, 2025 JOB NO: 3977-000

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON · ROSEVILLE

0 60 120 180

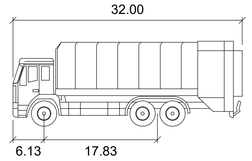




SUNNYVALE GARBAGE TRUCK TURNING TEMPLATE

NOT TO SCALE

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



feet

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

SUNNYVALE GARBAGE TRUCK

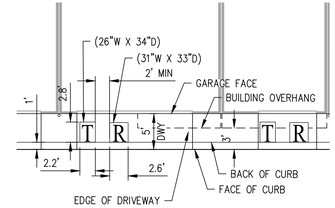
NOT TO SCALE

LEGEND

	DESCRIPTION
	EXISTING BOUNDARY
	RIGHT OF WAY
	ADJACENT PROPERTY LINE
	VISION TRIANGLE (PER CITY OF SUNNYVALE MUNI CODE 19.34.060)
T R	WASTE BINS (SEE NOTE 1)
T	WASTE
R	RECYCLING
BLDG	BUILDING
BC	BACK OF CURB
FC	FACE OF CURB
LL	LOT LINE
R	RADIUS
TRC	TOP OF ROLLED CURB
	SUNNYVALE GARBAGE TRUCK

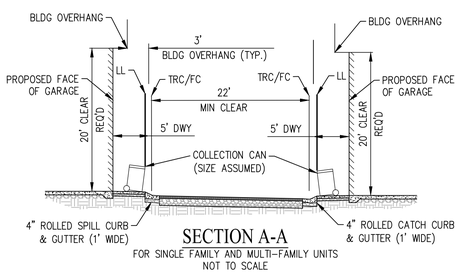
WASTE COLLECTION PLAN

1. EACH UNIT WILL BE PROVIDED ONE 90-GALLON SPLIT GARBAGE/FOOD CART (26"W X 34"D) AND A 96-GALLON SPLIT RECYCLING CART (31"W X 33"D).
2. CARTS SHALL BE STAGED ON THE 5' WIDE DRIVEWAY APRON AS SHOWN IN TYPICAL TRASH CAN CONFIGURATION DETAIL BELOW.
3. CARTS SHALL BE STORED INSIDE THE GARAGE ON NON-COLLECTION DAYS. SEE ARCHITECTURE FOR GARAGE DETAILS.
4. ADU UNITS WILL SHARE WASTE CONTAINERS WITH PRIMARY UNITS.



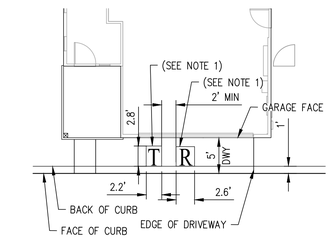
TYPICAL TRASH CAN CONFIGURATION DETAIL (MULTI-FAMILY)

NOT TO SCALE



SECTION A-A

FOR SINGLE FAMILY AND MULTI-FAMILY UNITS
NOT TO SCALE



TYPICAL TRASH CAN CONFIGURATION DETAIL (SINGLE-FAMILY)

NOT TO SCALE

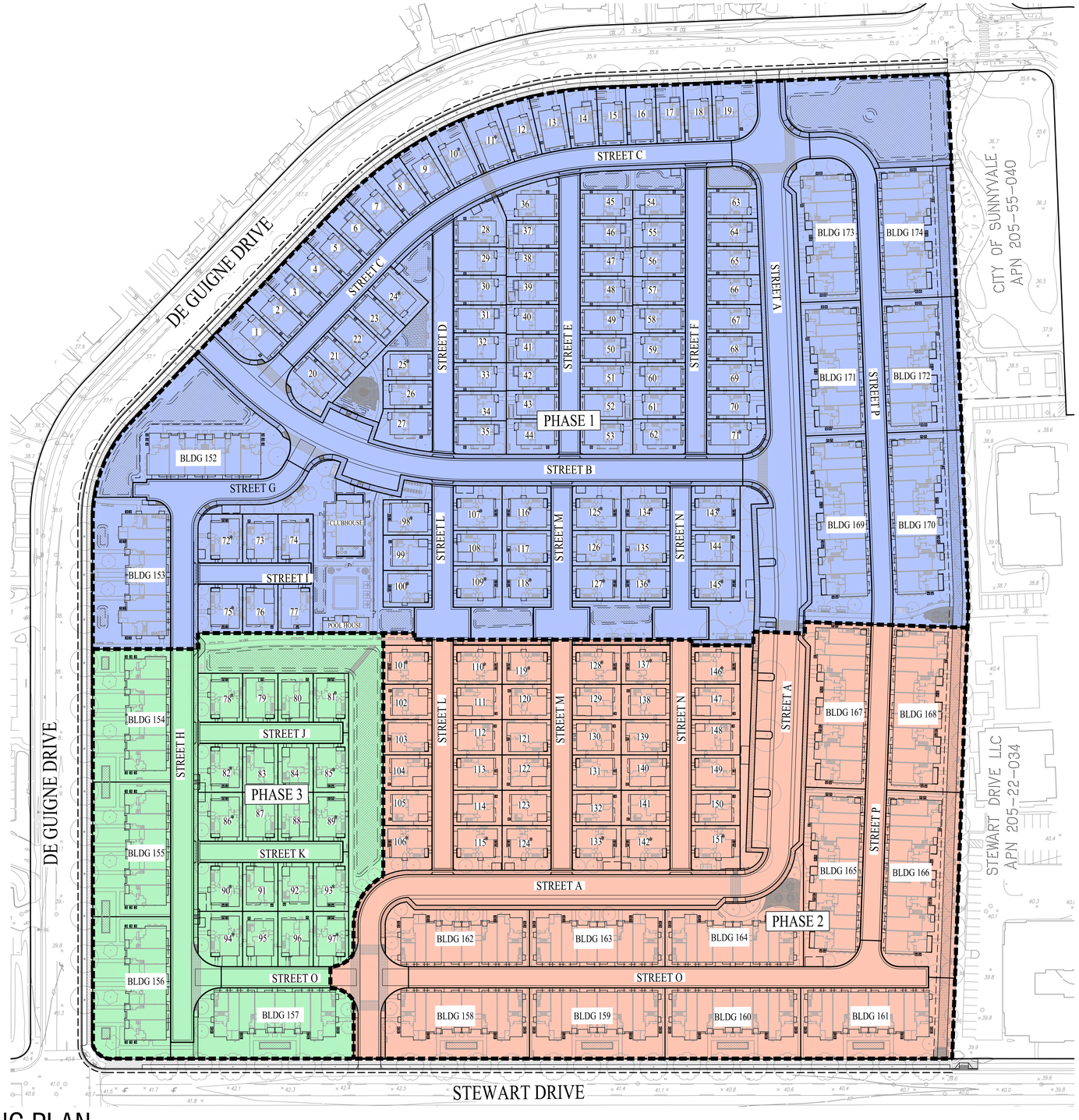
PRELIMINARY SOLID WASTE PLAN

TM 9.0

SUNNYVALE PARK PLACE | VESTING TENTATIVE MAP
Sunnyvale, California
NOVEMBER 13, 2025 JOB NO: 3977-000

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

0 60 120 180



LEGEND

BLDG 1	BUILDING NUMBER
PHASE 1	PHASE NUMBER
100	UNIT NUMBER
	SUBDIVISION BOUNDARY
	LOT LINE
	PHASE BOUNDARY
A STREET	STREET NAME

PHASING PLAN - TOWNS

	PHASE / TYPE	BLDG #	NUMBER OF UNITS
	1	UNITS 1–77, 98–100, 107–109, 116–118, 125–127, 134–136, 143–145, BLDG 1, 2, 18–23	155 + 19 ADU
	2	UNITS 101–106, 110–115, 119–124, 128–133, 137–142, 146–151 BLDG 7–17	128 + 12 ADU
	3	UNITS 78–97, BLDG 3–6	46 + 10 ADU

NOTES:
1. PROJECT MAY BE CONSTRUCTED IN MULTIPLE PHASES. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN PER THE SUBDIVISION MAP ACT, SECTION 66456.1

PRELIMINARY PHASING PLAN

TM 10.0

SUNNYVALE PARK PLACE | VESTING TENTATIVE MAP

Sunnyvale, California

NOVEMBER 13, 2025 JOB NO: 3977-000

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON · ROSEVILLE

0 60 120 180

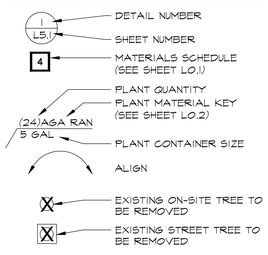
PRELIMINARY MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	DETAIL/SHEET
1	CONCRETE PAVING (PEDESTRIAN) INTEGRAL COLOR: DAVIS 'PEWTER' FINISH: MEDIUM BROOM SEE PLANS FOR SCORE PATTERN	1 / L2.1
2	DECOMPOSED GRANITE PAVING (STABILIZED) TYPE: PATHWAY FINES COLOR: TBD AVAIL.: TBD	2 / L2.1
3	STAMPED ASPHALT CROSSWALK PATTERN: TBD AVAIL.: TBD	
4	RESILIENT PLAY SURFACE MANU.: NORCAL REC. COLOR: TBD AVAIL.:www.norcalrec.com CONTACT: JOHN OSDEN (415) 937-1697	3 / L2.1
5	CONCRETE SEAT WALL INTEGRAL COLOR: TBD FINISH: LIGHT SANDBLAST	4 / L2.1
6	CLUSTER MAILBOXES & PARCEL BOXES SEE LAYOUT PLAN FOR QUANTITIES, SEE DETAIL FOR UNIT TYPE AND SPEC. M - 16 UNIT TENANT DOORS P - PARCEL BOXES	11 / L2.1
7	PLASTIC HEADER: COLOR: TBD	
8	TRASH & RECYCLING RECEPTACLES: MANU.: ULTRA SITE TYPE: 'LEXINGTON' W/ RAIN BONNET FINISH: TBD MOUNT: SURFACE AVAIL.: www.ultra-site.com INSTALL PER MANU. RECOMMENDATION	16 / L2.1
9	6'-0" HT. SOLID WOOD SIDE YARD FENCE FINISH: NO FINISH	6 / L2.1
10	6'-0" HT. SOLID WOOD SIDE YARD GATE FINISH: NO FINISH	5 / L2.1
11	BICYCLE RACKS MANU.: ULTRA SITE TYPE: 'U BIKE RACK' FINISH: TBD MOUNT: SURFACE AVAIL.: www.ultra-site.com INSTALL PER MANU. RECOMMENDATION	
12	BICYCLE REPAIR STATION MANU.: DERO TYPE: 'FIXIT PLUS W/ AIR KIT PRIME' FINISH: TBD MOUNT: SURFACE AVAIL.: www.dero.com INSTALL PER MANU. RECOMMENDATION	13 / L2.1
13	PICNIC TABLE: MANU.: ULTRA SITE TYPE: 6 FT. MADISON SEE LAYOUT PLAN FOR ADA TABLE LOCATIONS FINISH: TBD MOUNT: SURFACE AVAIL.: www.ultra-site.com INSTALL PER MANU. RECOMMENDATION	10 / L2.1
14	BENCH: MANU.: ULTRA SITE TYPE: 6 FT. 'MADISON' FINISH: TBD MOUNT: SURFACE AVAIL.: www.ultra-site.com INSTALL PER MANU. RECOMMENDATION	14 / L2.1
15	PLAY STURCTURE: MANU: PLAY & PARK NORTHERN CA RECREATION MODEL: 'MERIDIAN SUMMIT TOWER' (YP-342) AGE: 5-12 YRS COLORS: TBD AVAIL.:www.norcalrec.com CONTACT: JOHN OSDEN (415) 937-1697 INSTALL PER MANU. RECOMMENDATIONS CONTRACTOR SHALL CONFIRM FALL ZONES ARE CLEAR OF ADJACENT ELEMENTS PRIOR TO INSTALLATION	12 / L2.1

SYMBOL	DESCRIPTION	DETAIL/SHEET
16	6'-0" HT. TUBE STEEL FENCE FINISH: BLACK	7 / L2.1
17	6'-0" HT. TUBE STEEL GATE @ POOL FINISH: BLACK	8 / L2.1
18	3'-6" HT. TUBE STEEL FENCE @ PLAY AREA FINISH: BLACK	7 / L2.1
19	DRINKING FOUNTAIN MANU.: BARK PARK TYPE: 'ACCESSIBLE FIDO & ME' FINISH: TBD AVAIL.: www.dogparkproduct.com INSTALL PER MANU. RECOMMENDATION	17 / L2.1
20	SYNTHETIC LAWN MANU.: HEAVENLY GREENS TYPE: TBD AVAIL.: www.heavenlygreens.com	
21	LIGHT BOLLARD MANU.: BEGA FINISH: TBD AVAIL.: www.bega-us.com INSTALL PER MANU. RECOMMENDATION	18 / L2.1
22	10' SQ. UMBRELLA (MOUNTED) MANU.: SUPERIOR SHADE TYPE: 10 FT. CANTILEVER FINISH: TBD AVAIL.: www.srpshade.com INSTALL PER MANU. RECOMMENDATION	9 / L2.1
23	PET WASTE STATION MANU.: BARK PARK TYPE: 'ALL ALUMINUM WASTE STATION' FINISH: TBD AVAIL.: www.dogparkproduct.com INSTALL PER MANU. RECOMMENDATION	15 / L2.1
24	TRAIL WAYFINDING / ACCESS SIGNAGE FOR PEDESTRIANS & BICYCLES	
25	WOOD FOOT BRIDGE @ BIORETENTION	
26	PLAZA @ TRAIL CONNECTION BENCHES & DECORATIVE PAVING	
27	RAISED METAL PLANTERS W/ INTEGRAL SEATING MANU.: TOURNESOL SITEWORKS	1 / L2.2

NOTES:
1. **ALL CONCRETE COLORS, STAMP PATTERNS, FINISHES, AND SEALERS SHALL BE INSTALLED PER ALL MANUFACTURER'S SPECIFICATIONS AND APPLICATION RATES.**
2. CONTRACTOR TO CONFIRM ALL PRODUCTS, COLORS & FINISHES W/ OWNER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE PAINT & STAIN FINISH SAMPLES FOR REVIEW & APPROVAL.
3. PAINT FINISHES TO HAVE 1 COAT OF PRIMER & 2 COATS OF PAINT TYP.

GRAPHIC SYMBOL LEGEND



PRELIMINARY GENERAL NOTES

1. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE PROJECT IS BUILT PER THE MOST CURRENT LANDSCAPE DRAWINGS. BEFORE CONSTRUCTION BEGINS THE CONTRACTOR MUST COORDINATE W/ THE OWNER & GENERAL CONTRACTOR (IF APPLICABLE) TO CONFIRM THE MOST CURRENT LANDSCAPE DRAWINGS.**

2. CONTRACTOR SHALL VERIFY ALL GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS REGARDING THE PLANS & SPECS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF WORK.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL EXISTING AND PROPOSED UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.

4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

5. ALL GRADING & DRAINAGE INFORMATION SHOWN ON LANDSCAPE PLANS IS BASED ON PLANS SUPPLIED BY THE OWNER. CONTRACTOR SHALL VERIFY EXISTING GRADES PRIOR TO START OF CONSTRUCTION.

6. ALL PAVING AND PLANTING AREAS SHALL HAVE POSITIVE DRAINAGE. CONTRACTOR SHALL REFER TO GRADING AND DRAINAGE PLANS BY OTHERS AND INCORPORATE LANDSCAPE GRADING AND DRAINAGE SCOPE INTO THE LANDSCAPE BID.

7. PROVIDE 2% MIN. SLOPE AT ALL PLANTER AND PAVED AREAS AROUND EXISTING/PROPOSED STRUCTURES TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES.

8. ALL CROSS SLOPES FOR WALKWAYS AND ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2%.

9. FINISH GRADE OF SOD LAWN AREAS SHALL BE 3/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE OF SEED LAWN AREAS SHALL BE 1/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE FOR SHRUB & GROUNDCOVER AREAS SHALL BE THE DEPTH OF SPECIFIED MULCH BELOW THE TOP OF ADJACENT CURB AND/OR PAVEMENT.

10. SET STRAIGHT LINE GRADES BETWEEN GIVEN ELEVATIONS UNLESS OTHERWISE INDICATED.

11. TRANSITIONS BETWEEN SLOPES AND RELATIVELY FLAT AREAS SHALL BE ROUNDED AND GRADUAL.

12. SWALES SHALL SLOPE AT 2% MINIMUM UNLESS OTHERWISE NOTED.

13. ALL HORIZONTAL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.

14. TRANSITIONS BETWEEN CHANGES IN VERTICAL CURVATURE OF PAVING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.

15. DIMENSIONS ARE TO FACE OF WALL, CURB, WALK, OR PAVEMENT UNLESS OTHERWISE NOTED.

16. EXPANSION JOINTS SHALL BE PLACED AT 15 FOOT INTERVALS IN CONCRETE PAVING UNLESS OTHERWISE NOTED.

17. ALL TOPS OF WALLS SHALL BE LEVEL UNLESS OTHERWISE NOTED.

18. ALL CONSTRUCTION MATERIALS TO CONFORM TO GOVERNING CODES AND ORDINANCES. ALL REQUIRED PERMITS TO BE OBTAINED BY THE CONTRACTOR.

19. ALL CONSTRUCTION TO BE PLUMB AND TRUE.

20. CONTRACTOR TO PROVIDE 48" SQ. MOCKUPS OF ALL FLATWORK, PAVING AND STUCCO COLOR/FINISH TO OWNER'S REPRESENTATIVE FOR APPROVAL, PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOT INCORPORATE MOCKUPS IN FINAL PRODUCT AND IS RESPONSIBLE FOR REMOVAL/DISPOSAL OF ALL MOCKUP MATERIAL. ALL PAVING MOCKUPS ARE TO INCLUDE EXAMPLES OF ALL SPECIFIED EXPANSION JOINT & SCORE JOINT CONSTRUCTION.

21. CONSTRUCTION MANAGER OR CONTRACTOR SHALL NOTIFY AND ARRANGE FOR SITE OBSERVATIONS WITH THE LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS BEFORE REQUIRED VISIT. THE FOLLOWING SITE OBSERVATION CHECK POINTS ARE MINIMUM REQUIREMENTS AND MUST OCCUR PRIOR TO THE NOTED INSTALLATION PHASE OR APPROVAL:
   1). COMPLETION OF ALL FLAT WORK/HARDSCAPE FORMING AND HEADER LAYOUT PRIOR TO FINAL POUR OR MASONRY UNIT INSTALL.
   2). COMPLETION OF ALL PLANT MATERIAL LAYOUT AND SPOTTING PRIOR TO PLANT INSTALLATION.
   3). PRIOR TO BEGINNING THE LANDSCAPE MAINTENANCE PERIOD.
   4). AT THE END OF THE MAINTENANCE PERIOD TO APPROVE SUBSTANTIAL COMPLETION.

22. THE CONTRACTOR SHALL CONFIRM THE ORDER LEAD TIME FOR LANDSCAPE PRODUCTS & MATERIALS TO MEET THE PROJECT SCHEDULE. IF IT IS DETERMINED THAT THE ORDER LEAD TIMES MAY CREATE A CONSTRUCTION SCHEDULE CONFLICT THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY.

23. IF IT IS THE CONTRACTORS INTENT TO INSTALL OR CONSTRUCT ANY ELEMENT THAT DIFFERS FROM WHAT IS SPECIFIED, THE CONTRACTOR MUST SUBMIT THE PROPOSED SUBSTITUTION FOR APPROVAL PRIOR TO CONSTRUCTION.

24. REFLECTIVE SUN DAMAGE FROM ENERGY EFFICIENT WINDOWS: THE CONTRACTOR SHALL MONITOR LANDSCAPE INSTALLATIONS DURING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO PLANTING, SYNTHETIC TURF, SITE AMENITIES & HARDSCAPE) FOR POSSIBLE WINDOW REFLECTIVE SUNLIGHT DAMAGE AND NOTIFY THE OWNER & LANDSCAPE ARCHITECT IMMEDIATELY.

ABBREVIATIONS

AGG	AGGREGATE
AD	AREA DRAIN
ARCH	ARCHITECTURE
BLDG	BUILDING
BOT	BOTTOM
BTH	BROWN TRUNK HEIGHT
BW	BOTTOM OF WALL
CFT	CUBIC FOOT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CJ	CONTROL JOINT
CYD	CUBIC YARDS
DG	DECOMPOSED GRANITE
DIA	DIAMETER
DIM	DIMENSIONS
DFPT	DOUGLAS FIR PRESSURE TREATED
DWGS	DRAWINGS
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EQ	EQUAL
EST	ESTIMATED
(E)	EXISTING
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
FIN	FINISH
FOC	FACE OF CURB
FTG	FOOTING
GAL	GALLON
GALV	GALVANIZED
GVL	GRAVEL
HDR	HEADER
HC	HANDICAP
HORIZ	HORIZONTAL
HT	HEIGHT
INCL	INCLUDED
ID	INSIDE DIAMETER
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
NCN	NO COMMON NAME
NIC	NOT INCLUDED
OC	ON CENTER
OD	OUTSIDE DIAMETER
PENET	PENETRATION
PA	PLANTING AREA
POB	POINT OF BEGINNING
PTDF	PRESSURE TREATED DOUGLAS FIR
PL	PROPERTY LINE
R	RADIUS
REWD	REDWOOD
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.G.D.	SEE GIVIL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
SCH	SCHEDULE
SHT	SHEET
SIM	SIMILAR
SJ	SCORE JOINT
SQ	SQUARE
SYM	SYMMETRICAL
TBD	TO BE DETERMINED
THK	THICK
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

PRELIM. GENERAL NOTES, LEGENDS & SCHED.

Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC.
ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

LICENSED LANDSCAPE ARCHITECT
SCOTT E. Feuer NO. 4666
08/31/2027
RENEWAL DATE
11/13/2025
DATE
STATE OF CALIFORNIA

Scale:	AS SHOWN
Drawn by:	KP
Date:	11/13/25
Job:	2402101
Sheet	L0.1
Of	00 Sheets

PRELIMINARY PLANT MATERIAL KEY

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS * (1)
	TREES				
ACE NEW	Acer r. 'New World'	Red Maple	24" BOX-STD.	SEE PLANS	M
ARB MAR	Arbutus x. 'Marina'	Strawberry Tree	24" BOX-STD.	SEE PLANS	L
LAG NAT	Lagerstroemia i. 'Natchez'	White Crape Myrtle	24" BOX-STD.	SEE PLANS	L
LAG TUS	Lagerstroemia x. 'Tuscarora'	Tuscarora Crape Myrtle	24" BOX-STD.	SEE PLANS	L
LOP CON	Lophostemon confertus	Brisbane Box	24" BOX-STD.	SEE PLANS	M
MAG LIT	Magnolia grandiflora 'Little Gem'	Magnolia	24" BOX-STD.	SEE PLANS	M
PIS KEI	Pistachia c. 'Keith Davey'	Fruitless Chinese Pistache	24" BOX-STD.	SEE PLANS	L
PLA COL	Platanus hispanica 'Columbia'	London Plane Tree	24" BOX-STD.	SEE PLANS	M
PRU KRA	Prunus c. 'Krauter Vesuvius'	Flowering Plum	24" BOX-STD.	SEE PLANS	L
QUE SUB	Quercus suber	Cork Oak	24" BOX-STD.	SEE PLANS	L
	SHRUBS, GROUNDCOVERS & GRASSES				
ACA LOW	Acacia redolens 'Low Boy'	NCN	5 GAL	72" O.C.	VL
ACH MOO	Achillea x. 'Moonshine'	Fern Leaf Yarrow	1 GAL	30" O.C.	L
ARB OKT	Arbutus u. 'Oktoberfest'	Strawberry Tree	5 GAL	72" O.C.	L
ARC HOW	Arctostaphylos d. 'Howard McMinn'	Manzanita	5 GAL	84" O.C.	L
ARC JOH	Arctostaphylos 'John Dourley'	Manzanita	5 GAL	72" O.C.	L
CAR ELI	Carpenteria californica 'Elizabeth'	Compact Bush Anemone	5 GAL	48" O.C.	L
CAR TUM	Carex tumulicola	Foothill Sedge	1 GAL	24" O.C.	L
CEA YAN	Ceanothus g. h. 'Yankee Point'	Wild Lilac	5 GAL	60" O.C.	L
CHO TEC	Chondropetalum tectorum	Small Cape Rush	1 GAL	48" O.C.	L
CIS WAR	Cistus crispatus 'Warley Rose'	Rockrose	5 GAL	48" O.C.	L
CIS SUN	Cistus 'Sunset'	Rockrose	5 GAL	48" O.C.	L
DIA CAE	Dianella caerulea	Blue Flax Lily	1 GAL	36" O.C.	M
DIE VEG	Dietes vegeta	Fortnight Lily	1 GAL	42" O.C.	L
ERI KAR	Erigeron karvinskianus	Santa Barbara Daisy	1 GAL	36" O.C.	L
HEM YEL	Hemerocallis x. 'Evergreen Yellow'	Evergreen Daylily	1 GAL	24" O.C.	M
LAN MON	Lantana montevidensis	Trailing Lantana	5 GAL	48" O.C.	L
LAN YEL	Lantana m. 'Dwarf Yellow'	Trailing Lantana	5 GAL	36" O.C.	L
LAV MAR	Lavatera maritima	Tree Mallow	5 GAL	72" O.C.	L
LIR SIL	Liriope m. 'Silvery Sunproof'	Varigated Lily Turf	1 GAL	24" O.C.	M
LOM PLA	Lomandra longifolia 'Platinum Beauty'	Spiny Head Mat Rush	5 GAL	36" O.C.	L
LOR CHI	Loropetalum chinense	White Fringe Flower	5 GAL	48" O.C.	L
MUH DUB	Muhlenbergia dubia	Pine Muhly	1 GAL	42" O.C.	L
MYR BUX	Myrica c. 'Buxifolia'	Pacific Wax Myrtle	5 GAL	SEE PLANS	M
PHL FRU	Phlomis fruticosa	Jerusalem Sage	5 GAL	48" O.C.	L
PIT WHE	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Tobira	5 GAL	60' O.C.	L
RHA SEA	Rhamnus c. 'Seaview'	Dwarf Coffeeberry	5 GAL	72" O.C.	L
RIB SAN	Ribes sanguineum 'King Edward'	King Edward Ribes	1 GAL	SEE PLANS	L
ROM COU	Romneya coulteri	Matilija Poppy	15 GAL	96" O.C.	VL
ROS IRE	Rosmarinus o. 'Irene'	Rosemary	5 GAL	96" O.C.	L
ROS RED	Rosa x. 'Carpet Red'	Red Carpet Rose	5 GAL	24" O.C.	M
SAL HOT	Salvia microphylla 'Hot Lips'	Hot Lips Sage	5 GAL	36" O.C.	L
SAL SAN	Salvia l. 'Santa Barbara'	Mexican Sage	5 GAL	48" O.C.	L
TEU CHA	Teucrium chamaedrys	Germander	5 GAL	36" O.C.	L
TRI LAN	Trichostema lanatum	Woolly Bluecurls	5 GAL	48" O.C.	L
WES MUN	Westringia f. 'Mundi'	Low Coast Rosemary	5 GAL	72" O.C.	L
	BIORETENTION PLANTING **				
BOU BLO	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 GAL	30" O.C.	L
CHO TEC	Chondropetalum tectorum	Cape Rush	5 GAL	36" O.C.	L
JUN ELK	Juncus patens 'Elk's Blue'	California Gray Rush	1 GAL	24" O.C.	L
MIM AUR	Mimulus aurantiacus	Sticky Monkey Flower	5 GAL	48" O.C.	VL
SAL WIN	Salvia clevelandii 'Winnifred Gilman'	Cleveland Sage	5 GAL	42" O.C.	L
SAL SON	Salvia sonomensis	Sonoma Sage	1 GAL	36" O.C.	L

NOTES:
1. WUCOLS IV RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH.
2. ** - PLANT MATERIAL FOR STORMWATER TREATMENT FACILITIES PER "SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM" APPENDIX D.

PRELIMINARY PLANTING NOTES

1. ALL PLANT MATERIAL/CONTAINER SIZES SHALL COMPLY WITH THE APPLICABLE PROVISIONS SET FORTH BY THE "AMERICAN STANDARD FOR NURSERY STOCK-ANSI Z60.1-2014", 2014 EDITION, AMERICAN ASSOCIATION OF NURSERYMEN (AVAILABLE AT www.americanhort.org)

2. SITE AND DRAWING REVIEW:
THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE LANDSCAPE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID.

3. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED IN CALLOUTS.

4. SOIL PREPARATION/AMENDMENTS:
A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING TO A TOLERANCE OF +/- 01 FT. AND SURFACE DRAINAGE OF ALL PLANTING AREAS. LOW SPOTS WHICH HOLD STANDING WATER WILL NOT BE ACCEPTED.

B. AFTER INSTALLATION OF THE IRRIGATION SYSTEM AND HEADERS, ALL PLANTING AREAS SHALL BE RAKED SMOOTHLY AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER REMOVED FROM THE SITE.

C. FOR BID PURPOSES ONLY: THE CONTRACTOR SHALL ASSUME SURFACE AMENDMENTS FOR TURF, GROUNDCOVER AND SHRUB AREAS AS PER THE PRELIMINARY SOILS REPORT INCLUDED IN THESE PLANS FOR BIDDING. ACTUAL SOIL AMENDMENTS SHALL BE DETERMINED BY THE ON-SITE SOIL TEST RECOMMENDATIONS.

D. SOIL TESTS: PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONDUCT HORTICULTURAL SOIL TESTS AFTER ROUGH GRADING HAS BEEN COMPLETED. TAKE AT LEAST 5 TO 10 SUB-SAMPLES OF EQUAL SIZE AT RANDOM LOCATIONS FROM THE SITE AT 6" TO 18" DEPTHS, THOROUGHLY MIX THESE SUB-SAMPLES AND SUBMIT TO A REPUTABLE SOILS LABORATORY FOR HORTICULTURAL TESTING. **IN ADDITION, A GUARANTEED ANALYSIS OF A NUTRIENT RICH COMPOST AMENDMENT (SPECIFIED BELOW) MUST BE SUBMITTED WITH THE SOIL SAMPLE TO PROVIDE A COMPLETE ANALYSIS FOR THE RECOMMENDED SOIL AMENDMENT MIX.**

E. A NUTRIENT RICH COMPOST AMENDMENT SHALL BE USED AS THE NITROGEN STABILIZED ORGANIC AMENDMENT. INCORPORATE 2" OF COMPOST INTO THE TOP 6" TO 12" OF SOIL (MIN. 4 CUBIC YDS/SF). THIS PRODUCT SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE PROGRAM (www.compostingcouncil.org). A GUARANTEED ANALYSIS ORGANIC COMPOST SUCH AS 'WONDERGRO PREMIUM COMPOST' AVAILABLE AT GROVER LANDSCAPING (209) 545-4401 OR 'FOUR COURSE COMPOST' AVAILABLE AT JEPSON PRAIRIE ORGANICS (800) 208-2310 OR APPROVED EQUAL SHALL BE USED.

F. THE APPROVED FINAL SOIL AMENDMENT RECOMMENDATION SHALL BE EVENLY SPREAD AND THOROUGHLY BLENDED BY CROSS-RIPPING OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING TO A UNIFORM DEPTH OF 6"-12". IN AREAS WITH A SLOPE OF 3:1 OR GREATER OR WHERE PLANT MATERIAL IS SPACED 60" O.C. OR GREATER, THE RECOMMENDED HORTICULTURAL BACKFILL MIX SHALL BE PER PLANT PIT ONLY-SEE PLANTING DETAILS. **DO NOT AMEND SOIL WITHIN BIORETENTION AREAS. REFER TO CIVIL DRAWINGS FOR SOIL PREPARATION IN THESE AREAS.** SOIL SHALL NOT BE WORKED WITH WHEN WET.

G. BACKFILL FOR GROUNDCOVER 48" O.C. SPACING OR GREATER AND ALL SHRUBS AND TREES - BACKFILL MIX AS PER THE HORTICULTURAL SOILS REPORT.

H. INSTALL TRI-C MYCO PAKS (MYCORRHIZAL FUNGI) TO ALL PLANTING PITS AS FOLLOW:
1 GALLON 1 PAK
3/5 GALLON 2 PAKS
15 GALLON 6 PAKS
24" BOX 10 PAKS
36" BOX 16 PAKS
48" BOX 20 PAKS
AVAILABLE: TRI-C ENTERPRISES, LLC. (800) 927-3311. CONTRACTOR SHALL INSTALL AND HANDLE PRODUCT PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.

5. MULCH:
A. ALL PLANTING AREAS, U.N.O., SHALL RECEIVE A 3" LAYER OF MULCH AS FOLLOWS:
1. PROJECTS W/ NO SLOPES OR LESS THAN 3:1 SLOPES: RECOLOGY RECYCLED DECORATIVE' MULCH IN 'LIGHT BROWN' COLOR.
2. PROJECTS W/ SLOPES STEEPER THAN 3:1: MULCH SLOPES WITH RECOLOGY 'SHREDDED CEDAR'.

B. MULCH AFTER ALL TREES, SHRUBS AND GROUNDCOVERS HAVE BEEN PLANTED AND AFTER PRE EMERGENT HAS BEEN APPLIED. EXCLUDE MULCH IN TURF & HYDROSEED AREAS. NO MULCH SHALL BE PLACED WITHIN A 3" CLEAR BAND AROUND TRUNK OF ALL TREES. MULCHES AVAILABLE AT RECOLOGY ORGANICS (866) 764-5765 OR APPROVED EQUAL. THE CONTRACTOR SHALL SUBMIT MULCH SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION.

C. BIORETENTION BASINS - INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS AND SIDE SLOPES

6. GROUNDCOVER:
A. PLANT AT THE SPACINGS NOTED IN THE LEGEND. GROUNDCOVER SHALL EXTEND UNDER ALL SHRUB AREAS AS NECESSARY TO PROVIDE COMPLETE GROUNDCOVER COVERAGE.

7. PRE-EMERGENT HERBICIDE:
A GRANULAR PRE-EMERGENT SHALL BE APPLIED TO ALL PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS. MATERIAL: 'SNAPSHOT 25 TG' OR APPROVED EQUAL. AVAILABLE AT HORIZON, CONCORD, CA (925) 825-3344. THE LANDSCAPE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE USE OF CHEMICAL PRODUCTS AND IS TO SUPPLY THE OWNER WITH A WRITTEN RECORD OF THE TYPE OF CHEMICAL USED, DATE APPLIED AND RATE OF APPLICATION.

8. JUTE MESH SHALL BE INSTALLED ON ALL SHRUB AND GROUNDCOVER SLOPES 2:1 OR STEEPER. CONTRACTOR SHALL ANCHOR JUTE IN CONTINUOUS TRENCHES AT TOP & BOTTOM OF SLOPES.

9. TREE PLANTING NOTES:
A. PLANT TREES A MINIMUM OF 3'-0" FROM THE EDGE OF CURBS AND WALKS, AND A MINIMUM OF 12'-0" FROM STREET LIGHTS. ALL TREES PLANTED WITHIN 5'-0" OF HARDSCAPE OR BUILT ELEMENT TO BE PLANTED WITH ROOT BARRIERS-REFER TO PLANTING DETAILS. NURSERY STAKING TO BE REMOVED AT THE TIME OF PLANTING. CONTRACTOR TO FILL HOLES LEFT BY NURSERY STAKING.

B. CONTRACTOR TO COORDINATE TREE PLANTING WITH DRAINLINES AND UNDERGROUND UTILITY LOCATIONS PER LOCAL MUNICIPALITY REQUIREMENTS TO AVOID CONFLICT.

10. MAINTENANCE.
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 90 DAYS FOLLOWING APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS, SHALL BE PERFORMED. LAWNS SHALL BE MOWED REGULARLY AND FERTILIZED AS NECESSARY TO MAINTAIN VIGOROUS GROWTH AND GOOD COLOR.

11. SITE OBSERVATIONS:
THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT 72 HOURS PRIOR TO A REQUIRED SITE OBSERVATION. THERE SHALL BE A SITE OBSERVATION OF PLANT LOCATIONS PRIOR TO INSTALLATION. FINAL SITE OBSERVATION SHALL BE MADE AT THE CONCLUSION OF THE MAINTENANCE PERIOD. PRIOR TO FINAL SITE OBSERVATION, ALL LANDSCAPE AREAS ARE TO BE WEED FREE AND ALL PLANTS IN A HEALTHY THRIVING CONDITION. NOTIFY THE LANDSCAPE ARCHITECT 7 DAYS PRIOR TO ANTICIPATED DATE OF THE FINAL SITE OBSERVATION.

12. GUARANTEE:
ALL PLANTS AND PLANTINGS SHALL BE GUARANTEED TO BE HEALTHY, THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD. ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

13. MATURE HEIGHT SHRUB OF SHRUBS ALONG WALKWAYS TO BE NO MORE THAN 30" IN HEIGHT FOR SAFETY VISIBILITY.

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

PRELIM. PLANTING NOTES & MATERIAL KEY
Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC
ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

LICENSED LANDSCAPE ARCHITECT
SCOTT E. FEUER No. 4067
08/3/2027
RENEWAL DATE
11/13/2025
DATE
STATE OF CALIFORNIA

Scale:	AS SHOWN
Drawn by:	KP
Date:	11/13/25
Job:	2402101
Sheet	L0.2
Of	00 Sheets

TPZ ZONE (FROM ARBORIST REPORT)

Tree #	Common Name	Scientific name	DBH=Diameter at breast height	Condition G=Good F=Fair P=Poor D=Dead H=Hazard	Defects, concerns, etc	Protected Tree? Yes/ NO	Suitability for Preservation	Tree Protection Zone (TPZ) radius in feet	Value Estimate	Total Dia. of Protected Tree To Be Removed	Number of 24" Box Replacement Trees
1	Olive tree	*Olea europaea*	21, 14, 15, 15	G	none	Yes	High	15 feet	$ 35,600.00	65	4
2	Afghan pine	*Pinus eldarica*	27	G	lean, sap (possible borers)	Yes	Low	15 feet	$ 9,100.00	27	4
3	Afghan pine	*Pinus eldarica*	23	G	sap (possible borers)	Yes	Low	15 feet	$ 6,700.00	23	2
4	Afghan pine	*Pinus eldarica*	38	G	lean , sap (possible borers)	Yes	Low	15 feet	$ 17,500.00	38	4
5	Afghan pine	*Pinus eldarica*	27	G	sap (possible borers)	Yes	Low	15 feet	$ 9,100.00	27	4
6	Afghan pine	*Pinus eldarica*	15, 28	G	lean , sap (possible borers)	Yes	Low	15 feet	$ 12,400.00	43	4
7	Afghan pine	*Pinus eldarica*	28	G	sap (possible borers)	Yes	Low	15 feet	$ 9,700.00	28	4
8	Afghan pine	*Pinus eldarica*	29	G	sap (possible borers), limbs 12 inch or greater removed in past	Yes	Low	15 feet	$ 10,400.00	29	4
9	Afghan pine	*Pinus eldarica*	37	G	sap (possible borers), weak fork	Yes	Low	15 feet	$ 16,600.00	37	4
10	Afghan pine	*Pinus eldarica*	33	G	sap (possible borers)	Yes	Low	15 feet	$ 13,300.00	33	4
11	Afghan pine	*Pinus eldarica*	10, 14	G	sap (possible borers)	Yes	Low	15 feet	$ 4,000.00	24	2
12	Afghan pine	*Pinus eldarica*	29	G	sap (possible borers), weak fork	Yes	Low	15 feet	$ 10,400.00	29	4
13	Afghan pine	*Pinus eldarica*	35	G	sap (possible borers)	Yes	Low	15 feet	$ 14,900.00	35	4
14	Afghan pine	*Pinus eldarica*	29	G	sap (possible borers)	Yes	Low	15 feet	$ 10,400.00	29	4
15	Afghan pine	*Pinus eldarica*	27	G	sap (possible borers)	Yes	Low	15 feet	$ 9,100.00	27	4
16	Afghan pine	*Pinus eldarica*	28	G	sap (possible borers), weak fork	Yes	Low	15 feet	$ 9,700.00	28	4
17	Coast Redwood	*Sequoia sempervirens*	18	G	none	Yes	Moderate	12 feet	$ 4,500.00	18	1
18	Coast Redwood	*Sequoia sempervirens*	19	G	none	Yes	Moderate	12 feet	$ 5,000.00	19	2
19	Coast Redwood	*Sequoia sempervirens*	20	G	none	Yes	Moderate	12 feet	$ 5,500.00	20	2
20	Coast Redwood	*Sequoia sempervirens*	17	G	none	Yes	Moderate	12 feet	$ 4,100.00	17	1
21	Coast Redwood	*Sequoia sempervirens*	20	G	none	Yes	Moderate	12 feet	$ 5,500.00	20	2
22	Coast Redwood	*Sequoia sempervirens*	19	G	none	Yes	Moderate	12 feet	$ 5,000.00	19	2
23	Coast Redwood	*Sequoia sempervirens*	19	G	none	Yes	Moderate	12 feet	$ 5,000.00	19	2
24	Coast Redwood	*Sequoia sempervirens*	20	G	none	Yes	Moderate	12 feet	$ 5,500.00	20	2
25	Coast Redwood	*Sequoia sempervirens*	19	G	none	Yes	Moderate	12 feet	$ 5,000.00	19	2
26	Coast Redwood	*Sequoia sempervirens*	17	G	none	Yes	Moderate	12 feet	$ 4,100.00	17	1
27	Coast Redwood	*Sequoia sempervirens*	17	G	none	Yes	Moderate	12 feet	$ 4,100.00	17	1
28	Coast Redwood	*Sequoia sempervirens*	16	G	none	Yes	Moderate	12 feet	$ 3,700.00	16	1
29	Coast Redwood	*Sequoia sempervirens*	18	G	none	Yes	Moderate	12 feet	$ 4,500.00	18	1
30	Coast Redwood	*Sequoia sempervirens*	19	G	none	Yes	Moderate	12 feet	$ 5,000.00	19	2
31	Coast Redwood	*Sequoia sempervirens*	19	G	none	Yes	Moderate	12 feet	$ 5,000.00	19	2
32	Coast Redwood	*Sequoia sempervirens*	23	G	growing into wall east side	Yes	Moderate	12 feet	$ 7,100.00	23	2
★ 33	London Plane	*Platanus x hispanica*	5	G	none	No	Moderate	10 feet	$ 700.00	5	
★ 34	London Plane	*Platanus x hispanica*	19	G	girdling roots, widowmakers	Yes	Moderate	10 feet	$ 4,000.00	19	
★ 35	London Plane	*Platanus x hispanica*	16	G	widowmakers	Yes	Moderate	10 feet	$ 3,000.00	16	
★ 36	London Plane	*Platanus x hispanica*	15	G	widowmakers	Yes	Moderate	10 feet	$ 2,700.00	15	
★ 37	London Plane	*Platanus x hispanica*	18	G	widowmakers	Yes	Moderate	10 feet	$ 3,600.00	18	
★ 38	London Plane	*Platanus x hispanica*	11	G	none	No	Moderate	10 feet	$ 1,700.00		
★ 39	London Plane	*Platanus x hispanica*	22	G	widowmakers	Yes	Moderate	10 feet	$ 5,200.00	22	
★ 40	London Plane	*Platanus x hispanica*	16	G	lean	Yes	Moderate	10 feet	$ 3,000.00	16	
★ 41	London Plane	*Platanus x hispanica*	17	G	widowmakers	Yes	Moderate	10 feet	$ 3,300.00	17	
★ 42	London Plane	*Platanus x hispanica*	15	G	widowmakers	Yes	Moderate	10 feet	$ 270.00	15	
★ 43	London Plane	*Platanus x hispanica*	15	G	widowmakers, girdling roots	Yes	Moderate	10 feet	$ 2,700.00	15	
★ 44	London Plane	*Platanus x hispanica*	20	G	widowmakers	Yes	Moderate	10 feet	$ 4,400.00	29	
★ 45	Paper Birch	*Betula papyrifera*	7	G	basal wound north side, buried too deep	No	Low	7 feet	$ 1,000.00		
★ 46	Paper Birch	*Betula papyrifera*	7	G	buried too deep	No	Low	7 feet	$ 1,000.00		
47	Paper Birch	*Betula papyrifera*	8	G	South side trunk wound	No	Low	8 feet	$ 1,200.00		
48	Deodar Cedar	*Cedrus deodara*	33	G	none	Yes	Moderate	18 feet	$ 20,400.00	33	4
★ 49	London Plane	*Platanus x hispanica*	14	G	none	Yes	Moderate	10 feet	$ 2,400.00	14	
★ 50	London Plane	*Platanus x hispanica*	16	G	none	Yes	Moderate	10 feet	$ 3,000.00	16	
★ 51	London Plane	*Platanus x hispanica*	15	G	none	Yes	Moderate	10 feet	$ 2,700.00	15	
★ 52	London Plane	*Platanus x hispanica*	15	G	none	Yes	Moderate	10 feet	$ 2,700.00	15	
★ 53	London Plane	*Platanus x hispanica*	19	G	surface root damage, roots cut on sidewalk side	Yes	Moderate	10 feet	$ 4,000.00	19	
★ 54	Holly Oak	*Quercus ilex*	13	G	none	Yes	Moderate	10 feet	$ 3,500.00	13	
★ 55	Southern Live Oak	*Quercus virginiana*	10	F	crown thinning	No	Low	10 feet	$ 2,200.00		
★ 56	Holly Oak	*Quercus ilex*	14	P	crown thinning	Yes	Low	10 feet	$ 5,200.00	14	
★ 57	Southern Live Oak	*Quercus virginiana*	9	F	crown thinning	No	Low	10 feet	$ 1,900.00		
★ 58	Holly Oak	*Quercus ilex*	12	F	crown thinning	Yes	Low	10 feet	$ 3,900.00	12	
★ 59	Holly Oak	*Quercus ilex*	11	G	none	No	Moderate	10 feet	$ 7,000.00		
★ 60	Holly Oak	*Quercus ilex*	10	G	none	No	Moderate	10 feet	$ 5,900.00		
★ 61	Holly Oak	*Quercus ilex*	11	G	none	No	Moderate	10 feet	$ 7,000.00		
★ 62	Holly Oak	*Quercus ilex*	11	F	crown thinning	No	Moderate	10 feet	$ 4,800.00		
★ 63	Holly Oak	*Quercus ilex*	8	F	crown thinning	No	Moderate	10 feet	$ 2,800.00		
★ 64	Holly Oak	*Quercus ilex*	13	P	crown thinning	Yes	Moderate	10 feet	$ 3,500.00	13	
65	Crape Myrtle	*Lagerstroemia indica*	5,5,9,4,3, 5, 6, 6	G	none	Yes	Moderate	10 feet	$ 11,400.00	43	4
66	Crape Myrtle	*Lagerstroemia indica*	4, 6, 8, 5	G	none	No	Moderate	10 feet	$ 6,600.00	25	4
67	Crape Myrtle	*Lagerstroemia indica*	6,9,7,5	G	none	No	Moderate	12 feet	$ 8,700.00	27	4
★ 68	Holly Oak	*Quercus ilex*	15	G	lean	Yes	Moderate	18 feet	$ 12,500.00	15	
69	Crape Myrtle	*Lagerstroemia indica*	5,7,7,5,7,5	G	surface root damage	No	Moderate	12 feet	$ 5,800.00	26	4
70	Crape Myrtle	*Lagerstroemia indica*	7,7,8,7,6,5,8	G	surface root damage	Yes	Moderate	12 feet	$ 12,900.00	46	4
★ 71	Scarlet Oak	*Quercus coccinea*	10	G	none	No	Moderate	18 feet	$ 4,400.00	10	
72	Holly Oak	*Quercus ilex*	13	G	lean, girdling roots, surface root damage	Yes	Moderate	18 feet	$ 7,400.00	13	1
73	Crape Myrtle	*Lagerstroemia indica*	7,5,9	G	surface root damage	No	Moderate	12 feet	$ 7,200.00	22	2
74	Crape Myrtle	*Lagerstroemia indica*	4,6,5,6,5,3,6,4,3	G	surface root damage	Yes	Moderate	12 feet	$ 8,900.00	42	4
75	Crape Myrtle	*Lagerstroemia indica*	9,7,9,7,6	G	surface root damage	Yes	Moderate	12 feet	$ 12,500.00	38	4
76	Crape Myrtle	*Lagerstroemia indica*	8,10,10,10	G	surface root damage	Yes	Moderate	12 feet	$ 14,100.00	38	4
77	Crape Myrtle	*Lagerstroemia indica*	5,4,8,4,7,11	G	surface root damage	Yes	Moderate	12 feet	$ 11,100.00	37	4
78	Crape Myrtle	*Lagerstroemia indica*	8,6,4,4,4,5,6,6	G	surface root damage	Yes	Moderate	12 feet	$ 9,300.00	41	4
79	Crape Myrtle	*Lagerstroemia indica*	10, 9, 10	G	surface root damage	No	Moderate	12 feet	$ 11,900.00		
80	Crape Myrtle	*Lagerstroemia indica*	9,8,11,4,9,5	G	surface root damage	Yes	Moderate	12 feet	$ 16,200.00	46	4
★ 81	Southern Live Oak	*Quercus virginiana*	14	G	none	Yes	Moderate	18 feet	$ 8,200.00	14	
★ 82	Southern Live Oak	*Quercus virginiana*	14	G	none	Yes	Moderate	18 feet	$ 8,200.00	14	
★ 83	Southern Live Oak	*Quercus virginiana*	18	G	none	Yes	Moderate	18 feet	$ 13,200.00	18	
★ 84	Southern Live Oak	*Quercus virginiana*	14	G	die back south side	Yes	Moderate	18 feet	$ 7,200.00	14	
★ 85	Pin Oak	*Quercus palustris*	14	G	none	Yes	Moderate	18 feet	$ 8,200.00	14	
★ 86	Southern Live Oak	*Quercus virginiana*	14	G	none	Yes	Moderate	18 feet	$ 8,200.00	14	
★ 87	Southern Live Oak	*Quercus virginiana*	17	G	none	Yes	Moderate	18 feet	$ 11,900.00	17	
★ 88	Southern Live Oak	*Quercus virginiana*	8	G	none	No	Moderate	18 feet	$ 3,000.00		
★ 89	Southern Live Oak	*Quercus virginiana*	25	G	none	Yes	Moderate	18 feet	$ 25,100.00	25	
★ 90	Holly Oak	*Quercus ilex*	14	G	basal wound north side	Yes	Moderate	18 feet	$ 9,600.00	14	
★ 91	Holly Oak	*Quercus ilex*	27	F	crown thinning, surface root damage	Yes	Low	18 feet	$ 34,300.00	27	
★ 92	Southern Live Oak	*Quercus virginiana*	15	G	none	Yes	Moderate	18 feet	$ 9,300.00	15	
93	Olive tree	*Olea europaea*	20	G	basal decay	Yes	Moderate	18 feet	$ 11,100.00	20	2
★ 94	Southern Live Oak	*Quercus virginiana*	14	G	none	Yes	Moderate	18 feet	$ 8,200.00	14	
★ 95	Southern Live Oak	*Quercus virginiana*	15	G	none	Yes	Moderate	18 feet	$ 9,300.00	15	
★ 96	Southern Live Oak	*Quercus virginiana*	14	G	none	Yes	Moderate	18 feet	$ 8,200.00	14	
★ 97	Holly Oak	*Quercus ilex*	14	G	none	Yes	Moderate	18 feet	$ 11,000.00	14	
★ 98	Holly Oak	*Quercus ilex*	18	G	none	Yes	Moderate	18 feet	$ 17,600.00	18	
99	Olive tree	*Olea europaea*	12,11,15,13	F	basal decay, crown dieback	Yes	Moderate	18 feet	$ 16,600.00	51	4
★ 100	Holly Oak	*Quercus ilex*	17	G	none	Yes	Moderate	18 feet	$ 16,000.00	17	
★ 101	Crape Myrtle	*Lagerstroemia indica*	6,3,3,5,6	G	none	No	Moderate	12 feet	$ 8,100.00		
★ 102	Crape Myrtle	*Lagerstroemia indica*	6,4,8,8,7	G	none	No	Moderate	12 feet	$ 10,400.00		
★ 103	Crape Myrtle	*Lagerstroemia indica*	7,9,5,9	G	none	No	Moderate	12 feet	$ 10,000.00		
★ 104	Crape Myrtle	*Lagerstroemia indica*	5,5,8,7,8,5	G	none	No	Moderate	12 feet	$ 8,400.00		
★ 105	Holly Oak	*Quercus ilex*	25	G	none	Yes	Moderate	21 feet	$ 33,900.00	25	
106	Olive tree	*Olea europaea*	13,17,14	F	crown dieback, trunk cavities with standing water	Yes	High	18 feet	$ 21,700.00	44	4
★ 107	Southern Live Oak	*Quercus virginiana*	10	G	none	No	Moderate	18 feet	$ 4,400.00		
★ 108	Southern Live Oak	*Quercus virginiana*	19	G	none	Yes	Moderate	18 feet	$ 14,700.00	19	
★ 109	Pin Oak	*Quercus palustris*	20	G	none	Yes	Moderate	18 feet	$ 16,200.00	20	
★ 110	Coast Live Oak	*Quercus agrifolia*	17	G	scale, seam on west side trunk	Yes	Moderate	18 feet	$ 13,900.00	17	
★ 111	Holly Oak	*Quercus ilex*	24	G	none	Yes	Moderate	18 feet	$ 31,300.00	24	
112	Crape Myrtle	*Lagerstroemia indica*	8,8,8,5	G	none	No	Moderate	12 feet	$ 9,300.00		
113	Crape Myrtle	*Lagerstroemia indica*	6,8,8,10,5	G	none	Yes	Moderate	12 feet	$ 12,200.00	37	4

★ CITY STREET TREE

Total 24" Box Replacement Trees - TPZ Zone 151

SECTION 1 (FROM ARBORIST REPORT)

Tree #	Common Name	Scientific name	DBH=Diameter at breast height	Condition G=Good F=Fair P=Poor D=Dead H=Hazard	Defects, concerns, etc	Protected Tree? Yes/ NO	Suitability for Preservation	Value Estimate	Total Dia. of Protected Tree To Be Removed	Number of 24" Box Replacement Trees
114	Crape Myrtle	*Lagerstroemia indica*	7,8,4,6,4	G	none	No	Moderate	$ 7,100.00		
115	Crape Myrtle	*Lagerstroemia indica*	8,8,8,5,8	G	none	Yes	Moderate	$ 10,500.00	37	4
116	Chinese Pistache	*Pistacia chinensis*	8	G	none	No	Moderate	$ 8,200.00		
117	Chinese Pistache	*Pistacia chinensis*	8	G	none	No	Moderate	$ 8,200.00		
118	Chinese Pistache	*Pistacia chinensis*	7	G	none	No	Moderate	$ 6,400.00		
119	Chinese Pistache	*Pistacia chinensis*	7	G	none	No	Moderate	$ 6,400.00		
120	Chinese Pistache	*Pistacia chinensis*	7	G	none	No	Moderate	$ 6,400.00		
121	Chinese Pistache	*Pistacia chinensis*	8	G	none	No	Moderate	$ 8,200.00		
122	Chinese Pistache	*Pistacia chinensis*	7	G	none	No	Moderate	$ 6,400.00		
123	Chinese Pistache	*Pistacia chinensis*	7	G	none	No	Moderate	$ 6,400.00		
124	Chinese Pistache	*Pistacia chinensis*	7	G	none	No	Moderate	$ 6,400.00		
125	Chinese Pistache	*Pistacia chinensis*	7	G	none	No	Moderate	$ 6,400.00		
126	Chinese Pistache	*Pistacia chinensis*	7	G	none	No	Moderate	$ 6,400.00		
127	Chinese Pistache	*Pistacia chinensis*	8	G	none	No	Moderate	$ 8,200.00		
128	Chinese Pistache	*Pistacia chinensis*	7	G	none	No	Moderate	$ 6,400.00		
129	Chinese Pistache	*Pistacia chinensis*	7	G	none	No	Moderate	$ 6,400.00		
130	Chinese Pistache	*Pistacia chinensis*	7	G	none	No	Moderate	$ 6,400.00		
131	Afghan Pine	*Pinus eldarica*	25	G	sap (possible borers)	Yes	Low	$ 7,800.00	25	4
132	Afghan Pine	*Pinus eldarica*	29	G	sap (possible borers)	Yes	Low	$ 10,400.00	29	4
133	Afghan Pine	*Pinus eldarica*	17,19	G	sap (possible borers)	Yes	Low	$ 9,100.00	36	4
134	Chinese Pistache	*Pistacia chinensis*	9	G	none	No	Moderate	$ 3,400.00		
135	Afghan Pine	*Pinus eldarica*	13	F	crown thinning, sap (possible borers)	Yes	Low	$ 2,200.00	13	1
136	Afghan Pine	*Pinus eldarica*	26	G	sap (possible borers)	Yes	Low	$ 8,400.00	26	4
137	Afghan Pine	*Pinus eldarica*	27	G	weak fork, sap (possible borers)	Yes	Low	$ 9,100.00	27	4
138	Chinese Pistache	*Pistacia chinensis*	9	G	none	No	Low	$ 3,400.00		
139	Afghan Pine	*Pinus eldarica*	25	G	sap (possible borers)	Yes	Low	$ 7,800.00	25	4
140	Afghan Pine	*Pinus eldarica*	25	G	sap (possible borers)	Yes	Low	$ 7,800.00	25	4
141	Afghan Pine	*Pinus eldarica*	24	G	sap (possible borers)	Yes	Low	$ 7,300.00	24	4
142	Afghan Pine	*Pinus eldarica*	25	G	sap (possible borers)	Yes	Low	$ 7,800.00	25	4
143	Afghan Pine	*Pinus eldarica*	32	G	sap (possible borers)	Yes	Low	$ 12,500.00	32	4
144	Afghan Pine	*Pinus eldarica*	29	G	sap (possible borers)	Yes	Low	$ 10,400.00	29	4
145	Coast Redwood	*Sequoia sempervirens*	27	G	weak fork upper co dominant x3	Yes	Moderate	$ 7,100.00	27	4
146	Coast Redwood	*Sequoia sempervirens*	29	G	none	Yes	Moderate	$ 11,000.00	29	4
147	Coast Redwood	*Sequoia sempervirens*	28	G	none	Yes	Moderate	$ 8,800.00	28	4
148	Southern Magnolia	*Magnolia grandiflora*	14	G	none	Yes	Low	$ 3,700.00	14	1
149	Coast Redwood	*Sequoia sempervirens*	26	G	none	Yes	Moderate	$ 8,600.00	26	4
150	Coast Redwood	*Sequoia sempervirens*	26	G	none	Yes	Moderate	$ 8,600.00	26	4
151	Coast Redwood	*Sequoia sempervirens*	38	G	none	Yes	Moderate	$ 16,700.00	38	4
152	Crape Myrtle	*Lagerstroemia indica*	3	G	none	No	Moderate	$ 900.00		
153	Southern Magnolia	*Magnolia grandiflora*	5	G	none	No	Low	$ 1,800.00		
154	Crape Myrtle	*Lagerstroemia indica*	3	G	none	No	Moderate	$ 900.00		
155	Coast Redwood	*Sequoia sempervirens*	28	G	none	Yes	Moderate	$ 10,300.00	28	4
156	Coast Redwood	*Sequoia sempervirens*	28	G	none	Yes	Moderate	$ 10,300.00	28	4
157	Coast Redwood	*Sequoia sempervirens*	28	G	none	Yes	Moderate	$ 8,600.00	28	4
158	Coast Redwood	*Sequoia sempervirens*	26	G	none	Yes	Moderate	$ 8,600.00	26	4
159	Coast Redwood	*Sequoia sempervirens*	23	G	none	Yes	Moderate	$ 7,100.00	23	2
160	Coast Redwood	*Sequoia sempervirens*	32	G	none	Yes	Moderate	$ 13,300.00	32	4
161	Southern Magnolia	*Magnolia grandiflora*	12	G	girdling roots	Yes	Low	$ 4,000.00	12	1
162	Black Acacia	*Acacia melanoxylon*	13	G	none	Yes	Moderate	$ 6,000.00	13	1
163	Crape Myrtle	*Lagerstroemia indica*	9,7,6,6,7,5	G	none	Yes	Moderate	$ 12,400.00	40	4
164	Crape Myrtle	*Lagerstroemia indica*	5,7,6	G	none	No	Moderate	$ 6,600.00		
165	Raywood Ash	*Fraxinus angustifolia*	12	P	topped	Yes	Low	$ 3,300.00	12	1
166	Raywood Ash	*Fraxinus angustifolia*	10	G	none	No	Low	$ 4,600.00		
167	Raywood Ash	*Fraxinus angustifolia*	12	G	none	Yes	Low	$ 6,600.00	12	1
168	Raywood Ash	*Fraxinus angustifolia*	13	P	topped	Yes	Low	$ 3,800.00	13	1
169	Italian Alder	*Alnus cordata*	4	G	none	No	Moderate	$ 1,000.00		
170	Black Acacia	*Acacia melanoxylon*	11	G	none	No	Moderate	$ 3,700.00		
171	Crape Myrtle	*Lagerstroemia indica*	8,3,4,10,9,7,8,7,8,7	G	none	Yes	Moderate	$ 11,800.00	60	4
172	Red Maple	*Acer rubrum*	5	G	none	No	High	$ 1,900.00		
173	Red Maple	*Acer rubrum*	4	G	none	No	High	$ 1,400.00		
174	Red Maple	*Acer rubrum*	3	G	none	No	High	$ 1,000.00		
175	Coast Live Oak	*Quercus agrifolia*	5,7,9	G	seams at lower trunk attachment, possible mites or gall wasps	No	Moderate	$ 6,600.00		
176	Coast Live Oak	*Quercus agrifolia*	8,7,6,6	G	seams at lower trunk attachment, possible mites or gall wasps	No	Moderate	$ 8,100.00		
177	Coast Redwood	*Sequoia sempervirens*	29	G	low crown ratio	Yes	Moderate	$ 4,700.00	29	2
178	Coast Redwood	*Sequoia sempervirens*	23	G	low crown ratio	Yes	Moderate	$ 6,000.00	23	2
179	Coast Live Oak	*Quercus agrifolia*	4,4,4,5	G	seams at lower trunk attachment, possible mites or gall wasps	No	Moderate	$ 3,700.00		
180	Coast Live Oak	*Quercus agrifolia*	6,5	G	seams at lower trunk attachment, possible mites or gall wasps, weeping trunk wound	No	Moderate	$ 3,200.00		
181	Coast Redwood	*Sequoia sempervirens*	29	G	low crown ratio	Yes	Moderate	$ 7,600.00	26	4
182	Coast Redwood	*Sequoia sempervirens*	28	G	low crown ratio	Yes	Moderate	$ 8,700.00	28	4
183	Paper Birch	*Betula papyrifera*	6,3,5,3	G	none	No	Low	$ 1,300.00		
184	Paper Birch	*Betula papyrifera*	3	G	none	No	Low	$ 800.00		
185	Paper Birch	*Betula papyrifera*	4	G	none	No	Low	$ 700.00		
186	Paper Birch	*Betula papyrifera*	7,4	G	none	No	Low	$ 1,300.00		
187	Desert willow	*Chilopsis linearis*	4	G	none	No	Moderate	$ 1,800.00		
188	Red Maple	*Acer rubrum*	6	G	none	No	Moderate	$ 2,800.00		
189	Red Maple	*Acer rubrum*	6	G	none	No	Moderate	$ 2,800.00		
190	Red Maple	*Acer rubrum*	6	G	none	No	Moderate	$ 2,800.00		
191	Southern Live Oak	*Quercus virginiana*	19	F	crown dieback	Yes	low	$ 11,000.00	19	2
192	Southern Live Oak	*Quercus virginiana*	18	F	crown dieback	Yes	low	$ 11,500.00	18	1
193	Red Maple	*Acer rubrum*	6	G	none	No	Moderate	$ 2,800.00		
194	Red Maple	*Acer rubrum*	6	G	none	No	Moderate	$ 2,800.00		
195	Red Maple	*Acer rubrum*	6	G	none	No	Moderate	$ 2,800.00		
196	Red Maple	*Acer rubrum*	3	G	none	No	Moderate	$ 1,600.00		
197	Red Maple	*Acer rubrum*	3	G	none	No	Moderate	$ 1,600.00		
198	Red Maple	*Acer rubrum*	4	G	none	No	Moderate	$ 1,400.00		
199	Red Maple	*Acer rubrum*	3	G	none	No	Moderate	$ 1,000.00		
200	Crape Myrtle	*Lagerstroemia indica*	7,5,4,10,11,6	G	none	Yes	Moderate	$ 16,500.00	43	4
201	Crape Myrtle	*Lagerstroemia indica*	7,5,8,6,6	G	none	No	Moderate	$ 10,000.00		
202	Crape Myrtle	*Lagerstroemia indica*	4,6,6,4,4,5,4,6	G	seam a lower trunk attachment	Yes	Moderate	$ 8,000.00	37	4
203	Crape Myrtle	*Lagerstroemia indica*	8,6,4,6,7,5,6	G	seam a lower trunk attachment	Yes	Moderate	$ 11,300.00	41	4
204	Crape Myrtle	*Lagerstroemia indica*	4,6,5,4,6,6,6	G	none	Yes	Moderate	$ 9,200.00	37	4
205	Crape Myrtle	*Lagerstroemia indica*	8,4,4,4,4,3,8,7,9,7	G	none	Yes	Moderate	$ 14,600.00	64	4
206	Crape Myrtle	*Lagerstroemia indica*	4,4,3,3	G	none	No	Moderate	$ 2,700.00		
207	Crape Myrtle	*Lagerstroemia indica*	4,5,5,6	G	none	No	Moderate	$ 4,800.00		

Total 24" Box Replacement Trees - Section 1 144

TREE REPLACEMENT TABLE

	QTY.
TOTAL 24" BOX REPLACEMENT TREES REQUIRED (ALL SECTIONS)	705
PROPOSED 24" BOX REPLACEMENT TREES	157
TREE REPLACEMENT BALANCE	-548

TREE REPLACEMENT IN-LIEU FEE TOTAL - 548 x $510: $279,480
($510 PER EACH 24" BOX TREE NOT PLANTED)

NOTES:
1. EXISTING TREE INFORMATION & DATA TABLES PROVIDED BY ATLAS TREE SERVICE ARBORISTS (ARBORIST REPORT DATED 01/26/25 & ADDENDUM #1 DATED 09/24/25).
2. REFER TO THE PLANT MATERIAL KEY AND PLANTING PLANS FOR TREE REPLACEMENT TREE SPECIES AND LOCATIONS.
3. TREE REPLACEMENT REQUIREMENTS ARE PER THE CITY OF SUNNYVALE TREE REMOVAL PERMIT BROCHURE.
4. PROPOSED STREET TREES ARE IN THE PUBLIC RIGHT OF WAY AND DO NOT COUNT TOWARDS TREE REPLACEMENT BALANCE.

SEE PLAN SHEETS L1.1 TO L1.6 FOR EXISTING TREE DISPOSITION & PROPOSED 24" BOX TREE PLACEMENT

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

EXISTING TREE DATA & REPLACEMENT TABLE
Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FRAUM — No. 4629 — 08/31/2027 — RENEWAL DATE — 11/13/2025 — DATE — STATE OF CALIFORNIA

Scale:
Drawn by: KP
Date: 11/13/25
Job: 2402101
Sheet L0.3
Of 00 Sheets

SECTION 2 (FROM ARBORIST REPORT)

Tree #	Common Name	*Scientific name*	DBH=Diameter at breast height	Condition G=Good F=Fair P=Poor D=Dead H=Hazard	Defects, concerns, etc	Protected Tree? Yes/ NO	Suitability for Preservation	Value Estimate	Total Dia. of Protected Tree To Be Removed	Number of 24" Box Replacement Trees
208	Crape Myrtle	*Lagerstroemia indica*	7,7,7	G	none	No	Moderate	$ 6,800.00		
209	Crape Myrtle	*Lagerstroemia indica*	6,5,5,2,6,5,2,5,6	G	none	Yes	Moderate	$ 9,900.00	42	4
210	Crape Myrtle	*Lagerstroemia indica*	7,3,6,4,6,8,7,6,5	G	none	Yes	Moderate	$ 15,000.00	53	4
211	Crape Myrtle	*Lagerstroemia indica*	3,6,5,7,7,7,6	G	none	Yes	Moderate	$ 11,400.00	41	4
212	Crape Myrtle	*Lagerstroemia indica*	7,4,5,4,5,3,4,6,5,6,5	G	none	Yes	Moderate	$ 12,500.00	54	4
213	Crape Myrtle	*Lagerstroemia indica*	5,6,8,5,9,3,4,6,7	G	none	Yes	Moderate	$ 15,200.00	53	4
214	Crape Myrtle	*Lagerstroemia indica*	7,4,6,5,5,5,5,4	G	none	Yes	Moderate	$ 9,900.00	41	4
215	Crape Myrtle	*Lagerstroemia indica*	11,8,7,5,5,7,6,9	G	none	Yes	Moderate	$ 19,900.00	58	4
216	Chinese Pistache	*Pistacia chinensis*	9	G	none	No	Moderate	$ 10,300.00		
217	Chinese Pistache	*Pistacia chinensis*	8	G	none	No	Moderate	$ 8,200.00		
218	Coast Redwood	*Sequoia sempervirens*	26	G	none	Yes	Moderate	$ 8,900.00	26	4
219	Coast Redwood	*Sequoia sempervirens*	26	G	none	Yes	Moderate	$ 5,000.00	26	2
220	Coast Redwood	*Sequoia sempervirens*	21	G	none	Yes	Moderate	$ 6,000.00	21	2
221	Coast Redwood	*Sequoia sempervirens*	19	G	cut roots on east side	Yes	Moderate	$ 4,000.00	19	2
222	Coast Redwood	*Sequoia sempervirens*	19	G	none	Yes	Moderate	$ 5,000.00	19	2
223	Coast Redwood	*Sequoia sempervirens*	25	G	none	Yes	Moderate	$ 8,300.00	25	4
224	Chinese Pistache	*Pistacia chinensis*	16	G	overweighted limbs	Yes	Moderate	$ 29,400.00	18	1
225	Crape Myrtle	*Lagerstroemia indica*	6,7,5,5,6,5,4,8,5,8,4	G	none	Yes	Moderate	$ 16,300.00	63	4
226	Red Maple	*Acer rubrum*	4	G	none	No	High	$ 1,400.00		
227	Red Maple	*Acer rubrum*	3	G	none	No	High	$ 1,000.00		
228	Red Maple	*Acer rubrum*	3	G	none	No	High	$ 700.00		
229	Red Maple	*Acer rubrum*	3	G	none	No	High	$ 1,000.00		
230	Paper Birch	*Betula papyrifera*	5	F	crown thinning	No	Low	$ 2,500.00		
231	Coast Live Oak	*Quercus agrifolia*	7,8	F	basal wounds with weeping	No	Low	$ 3,900.00		
232	Red Maple	*Acer rubrum*	6	G	none	No	Moderate	$ 1,300.00		
233	Red Maple	*Acer rubrum*	6	G	none	No	Moderate	$ 1,300.00		
234	Red Maple	*Acer rubrum*	5	G	none	No	Moderate	$ 1,100.00		
235	Coast Redwood	*Sequoia sempervirens*	32	G	none	Yes	Moderate	$ 13,300.00	32	4
236	Coast Redwood	*Sequoia sempervirens*	24	G	none	Yes	Moderate	$ 7,700.00	24	2
237	Coast Redwood	*Sequoia sempervirens*	29	G	none	Yes	Moderate	$ 11,000.00	29	4
238	Desert willow	*Chilopsis linearis*	6	G	none	No	Moderate	$ 5,500.00		
239	Desert willow	*Chilopsis linearis*	5	G	none	No	Moderate	$ 4,000.00		
240	Desert willow	*Chilopsis linearis*	5	G	none	No	Moderate	$ 4,000.00		
241	Desert willow	*Chilopsis linearis*	5	G	none	No	Moderate	$ 4,000.00		
242	Japanese maple	*Acer p. disectum*	4,4,4,4	F	possible nectria canker	No	low	$ 1,600.00		
243	Coast Redwood	*Sequoia sempervirens*	30	G	none	Yes	Moderate	$ 11,700.00	30	4
244	Coast Redwood	*Sequoia sempervirens*	26	G	none	Yes	Moderate	$ 8,900.00	26	4
245	Desert willow	*Chilopsis linearis*	5	G	none	No	Moderate	$ 2,600.00		
246	Desert willow	*Chilopsis linearis*	6	G	lean, girdling root	No	Moderate	$ 2,900.00		
247	Desert willow	*Chilopsis linearis*	4	G	none	No	Moderate	$ 1,800.00		
248	Desert willow	*Chilopsis linearis*	3	G	none	No	Moderate	$ 1,200.00		
249	Coast Redwood	*Sequoia sempervirens*	25	G	none	Yes	Moderate	$ 8,300.00	25	4
250	Coast Live Oak	*Quercus agrifolia*	10,8,9	G	seam at lower trunk attachment, crown thinning	No	Moderate	$ 12,800.00		
251	Chinese Pistache	*Pistacia chinensis*	15	G	none	Yes	Moderate	$ 25,900.00	15	1
252	Afghan Pine	*Pinus eldarica*	26	G	sap (possible borers)	Yes	Low	$ 8,400.00	26	4
253	Afghan Pine	*Pinus eldarica*	26	G	sap (possible borers)	Yes	Low	$ 8,400.00	26	4
254	Chinese Pistache	*Pistacia chinensis*	12	G	none	Yes	Moderate	$ 16,500.00	12	1
255	Afghan Pine	*Pinus eldarica*	36	G	weak major limbs attachments, sap (possible borers)	Yes	Low	$ 15,700.00	36	4
256	Afghan Pine	*Pinus eldarica*	26	G	sap (possible borers)	Yes	Low	$ 8,400.00	26	4
257	Afghan Pine	*Pinus eldarica*	24	G	canker on limbs over hanging parking stall	Yes	Low	$ 7,300.00	24	4
258	Chinese Pistache	*Pistacia chinensis*	11	G	none	No	Moderate	$ 14,200.00		
259	Afghan Pine	*Pinus eldarica*	25	G	sap (possible borers)	Yes	Low	$ 7,800.00	25	4
260	Afghan Pine	*Pinus eldarica*	35	G	weak major limb attachment, sap (possible borers)	Yes	Low	$ 14,900.00	35	4
261	Afghan Pine	*Pinus eldarica*	21,19	G	sap (possible borers)	Yes	Low	$ 9,900.00	40	4
262	Chinese Pistache	*Pistacia chinensis*	11	G	none	No	Moderate	$ 14,200.00		
263	Red Maple	*Acer rubrum*	3	G	none	No	High	$ 700.00		
264	Red Maple	*Acer rubrum*	3	G	none	No	High	$ 700.00		
265	Red Maple	*Acer rubrum*	3	G	none	No	High	$ 700.00		
266	Olive tree	*Olea europaea*	3,4,3	G	none	No	High	$ 1,400.00		
267	Crape Myrtle	*Lagerstroemia indica*	10,11,11,7,10	G	none	Yes	Moderate	$ 21,700.00	49	4
268	Crape Myrtle	*Lagerstroemia indica*	7,5,8,8,9,5,7,9,6,4,5,6,8	G	none	Yes	Moderate	$ 2,700.00	87	4
269	Southern Magnolia	*Magnolia grandiflora*	16	G	none	Yes	Low	$ 4,700.00	18	1
270	Coast Redwood	*Sequoia sempervirens*	34	G	none	Yes	Moderate	$ 14,900.00	34	4
271	Coast Redwood	*Sequoia sempervirens*	25	G	none	Yes	Moderate	$ 8,300.00	25	4
272	Coast Redwood	*Sequoia sempervirens*	30	G	none	Yes	Moderate	$ 11,700.00	30	4
273	Coast Redwood	*Sequoia sempervirens*	22	G	none	Yes	Moderate	$ 6,500.00	22	2
274	Coast Redwood	*Sequoia sempervirens*	29	G	none	Yes	Moderate	$ 11,000.00	29	4
275	Coast Redwood	*Sequoia sempervirens*	25	G	none	Yes	Moderate	$ 8,300.00	25	4
276	Crape Myrtle	*Lagerstroemia indica*	4,8,8,6,5,6,3	G	none	Yes	Moderate	$ 11,300.99	46	4
277	Crape Myrtle	*Lagerstroemia indica*	4,6,6,8,5,4,4,	G	none	Yes	Moderate	$ 9,500.00	37	4
278	Crape Myrtle	*Lagerstroemia indica*	5,5,6,5,5,5	G	none	No	Moderate	$ 7,400.00		
279	Crape Myrtle	*Lagerstroemia indica*	4,5,3,8,6,5,4,6	G	none	Yes	Moderate	$ 10,300.00	41	4
280	Crape Myrtle	*Lagerstroemia indica*	6,6,5,3,7,9,5,4,5	G	none	Yes	Moderate	$ 13,500.00	50	4
281	Crape Myrtle	*Lagerstroemia indica*	4,6,6,8,3,5,6,4,3,4	G	none	Yes	Moderate	$ 11,900.00	49	4
282	Crape Myrtle	*Lagerstroemia indica*	7,4,6,6,4,3,6	G	none	No	Moderate	$ 9,000.00		
283	Crape Myrtle	*Lagerstroemia indica*	7,3,6,3,4,4,5,4,3,5	G	none	Yes	Moderate	$ 9,600.00	44	4
284	Crape Myrtle	*Lagerstroemia indica*	5,6,5,4,4,5,6,5,3	G	none	Yes	Moderate	$ 10,400.00	47	4
285	Crape Myrtle	*Lagerstroemia indica*	8,7,6,4,5,4,5,3,4,6,5,5	G	none	Yes	Moderate	$ 14,400.00	60	4
286	Crape Myrtle	*Lagerstroemia indica*	6,4,4,5,5,5,5,5,3,13,11,6,8,	G	none	Yes	Moderate	$ 26,000.00	80	4
287	Crape Myrtle	*Lagerstroemia indica*	6,5,6,5,4,4,5,5,5,5	G	none	Yes	Moderate	$ 11,500.00	50	4
288	Crape Myrtle	*Lagerstroemia indica*	5,6,5,8,7,8,4,5	G	none	Yes	Moderate	$ 11,200.00	24	2
289	Crape Myrtle	*Lagerstroemia indica*	7,6,3,6,5	G	none	No	Moderate	$ 7,200.00		
290	Crape Myrtle	*Lagerstroemia indica*	5,3,3,5,5,5,5	G	none	No	Moderate	$ 6,700.00		
291	Crape Myrtle	*Lagerstroemia indica*	4,4,2,6,7,3,4,3,4,4	G	none	Yes	Moderate	$ 8,600.00	44	4
292	Crape Myrtle	*Lagerstroemia indica*	9,4,4,4,3,8,6,7,5	G	none	Yes	Moderate	$ 12,700.00	48	4
293	Crape Myrtle	*Lagerstroemia indica*	5,3,4,8,5,4,5,2,2	G	none	Yes	Moderate	$ 7,400.00	36	4
294	Crape Myrtle	*Lagerstroemia indica*	4,5,3,5,4,6,6,6,5,3,5,4	G	none	Yes	Moderate	$ 12,300.00	56	4
295	Crape Myrtle	*Lagerstroemia indica*	3,3,4,3,2	G	none	No	Moderate	$ 2,500.00		
296	Crape Myrtle	*Lagerstroemia indica*	3,4,8,2,5,4,4,2	G	none	No	Moderate	$ 5,900.00		
297	Crape Myrtle	*Lagerstroemia indica*	5,5,4,2,2,4,4,4,2,4,3,5,4,5	G	none	Yes	Moderate	$ 9,900.00	53	4
298	Crape Myrtle	*Lagerstroemia indica*	4,8,4,5,5,5,5,4,5,2,7,4	G	none	Yes	Moderate	$ 12,500.00	58	4
299	Crape Myrtle	*Lagerstroemia indica*	3,2,3,5,3,2,2,2,5,5,3,3,4,3	G	none	Yes	Moderate	$ 7,400.00	45	4
300	Crape Myrtle	*Lagerstroemia indica*	5,2,3,4,2,3,4,3,2	G	none	No	Moderate	$ 4,600.00		
301	Crape Myrtle	*Lagerstroemia indica*	5,5,4,4,3,6,3,3	G	none	No	Moderate	$ 6,800.00		
302	Crape Myrtle	*Lagerstroemia indica*	6,11,5,8,5	G	none	No	Moderate	$ 12,200.00		
303	Crape Myrtle	*Lagerstroemia indica*	8,4,4,4,4,11,4,5	G	none	Yes	Moderate	$ 11,800.00	39	4
304	Crape Myrtle	*Lagerstroemia indica*	4,4,4,3,4,5,3,5,4,3	G	none	Yes	Moderate	$ 7,300.00	39	4
305	Crape Myrtle	*Lagerstroemia indica*	4,4,4,4,4,3,6,3,4,4,5,5,5	G	none	Yes	Moderate	$ 10,900.00	53	4
306	Crape Myrtle	*Lagerstroemia indica*	6,3,7,3,4,4,2,4	G	none	Yes	Moderate	$ 7,900.00	37	4
307	Crape Myrtle	*Lagerstroemia indica*	6,6,7,5,5,4,3,4,5,5,5	G	none	Yes	Moderate	$ 12,300.00	53	4
308	Crape Myrtle	*Lagerstroemia indica*	6,6,3,5,6,4,4,5,4,5,2,3,4	G	none	Yes	Moderate	$ 12,100.00	57	4
309	Crape Myrtle	*Lagerstroemia indica*	5,6,4,3,6,4,4,2,6	G	none	Yes	Moderate	$ 8,000.00	38	4
310	Crape Myrtle	*Lagerstroemia indica*	8,5,5,4,4,5,2,4,4,5	G	none	Yes	Moderate	$ 9,300.00	44	4
311	Crape Myrtle	*Lagerstroemia indica*	6,4,5,6,8,5	G	none	No	Moderate	$ 8,900.00	32	4
312	Crape Myrtle	*Lagerstroemia indica*	8,4,5,4,3,4,3,4,4	G	none	Yes	Moderate	$ 8,000.00	41	4
313	Crape Myrtle	*Lagerstroemia indica*	6,5,6,8,4,4,5,5,4,4,3,4,5	G	none	Yes	Moderate	$ 12,800.00	60	4
314	Crape Myrtle	*Lagerstroemia indica*	4,5,5,4,3,4,5,8,4,4,3	G	none	Yes	Moderate	$ 9,500.00	47	4
315	Chinese Pistache	*Pistacia chinensis*	13	G	none	Yes	Moderate	$ 19,600.00	13	1
316	Coast Redwood	*Sequoia sempervirens*	32	G	none	Yes	Moderate	$ 13,300.00	32	4
317	Coast Redwood	*Sequoia sempervirens*	24	G	none	Yes	Moderate	$ 7,700.00	24	2
318	Coast Redwood	*Sequoia sempervirens*	18	F	crown thinning, roots cut	Yes	low	$ 3,600.00	18	1
319	Coast Redwood	*Sequoia sempervirens*	29	G	none	Yes	Moderate	$ 11,000.00	29	4
320	Coast Redwood	*Sequoia sempervirens*	24	G	none	Yes	Moderate	$ 7,700.00	24	2
321	Coast Redwood	*Sequoia sempervirens*	27	G	none	Yes	Moderate	$ 9,600.00	27	4
322	Chinese Pistache	*Pistacia chinesis*	14	G	none	Yes	Moderate	$ 22,700.00	14	1
323	Chinese Pistache	*Pistacia chinesis*	8	G	none	No	Moderate	$ 7,700.00		
324	Raywood Ash	*Fraxinus angustifolia*	10	G	none	No	Low	$ 4,900.00		
325	Raywood Ash	*Fraxinus angustifolia*	9	G	none	No	Low	$ 4,100.00		
326	Raywood Ash	*Fraxinus angustifolia*	18	G	none	Yes	Low	$ 14,900.00	18	1
327	Raywood Ash	*Fraxinus angustifolia*	7	F	Previously topped	No	Low	$ 2,700.00		
328	Raywood Ash	*Fraxinus angustifolia*	10	G	none	No	Low	$ 4,900.00		
329	Raywood Ash	*Fraxinus angustifolia*	10	G	weak limb attachment	No	Low	$ 4,400.00		
330	Afghan Pine	*Pinus eldarica*	19	G	sap (possible borers)	Yes	Low	$ 4,700.00	19	2
331	Afghan Pine	*Pinus eldarica*	20,21	G	sap (possible borers)	Yes	Low	$ 10,400.00	41	4
332	Afghan Pine	*Pinus eldarica*	27	G	sap (possible borers)	Yes	Low	$ 9,100.00	27	4
333	Chinese Pistache	*Pistacia chinesis*	11	G	none	No	Moderate	$ 14,200.00		
334	Afghan Pine	*Pinus eldarica*	27	G	sap (possible borers)	Yes	Low	$ 9,100.00	27	4
335	Afghan Pine	*Pinus eldarica*	29	G	sap (possible borers), weak limb attachment	Yes	Low	$ 9,600.00	29	4
336	Afghan Pine	*Pinus eldarica*	15	G	sap (possible borers)	Yes	Low	$ 3,100.00	15	1
337	Afghan Pine	*Pinus eldarica*	27	G	sap (possible borers), weak limb attachment	Yes	Low	$ 8,400.00	27	4
338	Chinese Pistache	*Pistacia chinesis*	16	G	none	No	Moderate	$ 11,300.00		
339	Afghan Pine	*Pinus eldarica*	26	G	sap (possible borers)	Yes	Low	$ 8,400.00	28	4
340	Afghan Pine	*Pinus eldarica*	29	G	sap (possible borers)	Yes	Low	$ 10,400.00	29	4
341	Afghan Pine	*Pinus eldarica*	27	G	sap (possible borers)	Yes	Low	$ 9,100.00	27	4
342	Crape Myrtle	*Lagerstroemia indica*	8,5,8,7,6	G	none	No	Moderate	$ 10,500.00		

Total 24" Box Replacement Trees - Section 2 **309**

SECTION 3 (FROM ARBORIST REPORT)

Tree #	Common Name	*Scientific name*	DBH=Diameter at breast height	Condition G=Good F=Fair P=Poor D=Dead H=Hazard	Defects, concerns, etc	Protected Tree? Yes/ NO	Suitability for Preservation	Value Estimate	Total Dia. of Protected Tree To Be Removed	Number of 24" Box Replacement Trees
343	Coast Redwood	*Sequoia sempervirens*	21	G	none	Yes	Moderate	$ 6,000.00	21	2
344	Coast Redwood	*Sequoia sempervirens*	13	G	none	Yes	Moderate	$ 2,600.00	13	1
345	Coast Redwood	*Sequoia sempervirens*	8	G	none	No	Moderate	$ 1,300.00		
346	Chinese Pistache	*Pistacia chinensis*	7	G	none	No	Moderate	$ 6,000.00		
347	Coast Redwood	*Sequoia sempervirens*	6	P	South side crown dieback	No	low	$ 600.00		
348	Coast Redwood	*Sequoia sempervirens*	13	D	Dead	Yes	N/A	$ -	13	1
349	Coast Redwood	*Sequoia sempervirens*	14	P	full crown dieback/ thinning	Yes	low	$ 1,200.00	14	1
350	Coast Redwood	*Sequoia sempervirens*	15	G	none	Yes	Moderate	$ 3,300.00	15	1
351	Coast Redwood	*Sequoia sempervirens*	16	F	crown thinning with foliage discoloration	Yes	low	$ 1,900.00	16	1
352	Chinese Pistache	*Pistacia chinensis*	9	G	none	No	Moderate	$ 9,700.00		
353	Chinese Pistache	*Pistacia chinensis*	9	G	none	No	Moderate	$ 7,700.00		
354	African Fern Pine	*Afrocarpus graciilor*	6	P	topped	No	Low	$ 2,100.00		
355	Brisbane Box	*Lophostemon confertus*	7	G	none	No	Moderate	$ 4,600.00		
356	Washington Hawthorn	*Crataegus phaenopyrum*	5	G	none	No	Low	$ 1,300.00		
357	Washington Hawthorn	*Crataegus phaenopyrum*	5	G	none	No	Low	$ 1,300.00		
358	Washington Hawthorn	*Crataegus phaenopyrum*	5	G	none	No	Low	$ 1,300.00		
359	Washington Hawthorn	*Crataegus phaenopyrum*	5	G	none	No	Low	$ 1,300.00		
360	Brisbane Box	*Lophostemon confertus*	12	G	none	Yes	Moderate	$ 12,300.00	12	1
361	Brisbane Box	*Lophostemon confertus*	8	G	none	No	Moderate	$ 5,800.00		
362	Chinese Pistache	*Pistacia chinensis*	10	G	none	No	Moderate	$ 11,800.00		
363	Chinese Pistache	*Pistacia chinensis*	9	G	none	No	Moderate	$ 9,700.00		
364	Chinese Pistache	*Pistacia chinensis*	10	G	none	No	Moderate	$ 11,800.00		
365	Brisbane Box	*Lophostemon confertus*	8	G	none	No	Moderate	$ 5,600.00		
366	Brisbane Box	*Lophostemon confertus*	11	G	none	No	Moderate	$ 10,400.00		
367	Brisbane Box	*Lophostemon confertus*	14	G	none	Yes	Moderate	$ 16,600.00	14	1
368	Brisbane Box	*Lophostemon confertus*	15	G	none	Yes	Moderate	$ 19,000.00	15	1
369	Chinese Pistache	*Pistacia chinensis*	8	G	none	No	Moderate	$ 7,700.00		
370	Brisbane Box	*Lophostemon confertus*	13	G	none	Yes	Moderate	$ 14,400.00	13	1
371	Coast Redwood	*Sequoia sempervirens*	77	F	Scattered crown dieback	Yes	Low	$ 74,600.00	77	4
372	Chinese Pistache	*Pistacia chinensis*	8	G	none	No	Moderate	$ 7,700.00		
373	Chinese Pistache	*Pistacia chinensis*	10	G	none	No	Moderate	$ 11,800.00		
374	Chinese Pistache	*Pistacia chinensis*	6	G	none	No	Moderate	$ 4,600.00		
375	Chinese Pistache	*Pistacia chinensis*	12	G	weak branch attachments, included bark	Yes	Moderate	$ 13,500.00	12	1
376	Brisbane Box	*Lophostemon confertus*	11	G	none	No	Moderate	$ 10,400.00		
377	Brisbane Box	*Lophostemon confertus*	17	G	none	Yes	Moderate	$ 24,200.00	17	1
378	Flowering Plum	*Krauler vesuvius*	2,4,3,2,1,1,2,4	G	basal wound	No	Low	$ 2,200.00		
379	Flowering Plum	*Krauler vesuvius*	3,2,3,2,1,2,3,4	G	none	No	Low	$ 2,800.00		
380	Washington Hawthorn	*Crataegus phaenopyrum*	5	G	none	No	Low	$ 1,300.00		
381	Washington Hawthorn	*Crataegus phaenopyrum*	5	G	none	No	Low	$ 1,300.00		
382	Washington Hawthorn	*Crataegus phaenopyrum*	5	G	none	No	Low	$ 1,300.00		
383	Washington Hawthorn	*Crataegus phaenopyrum*	5	G	none	No	Low	$ 1,300.00		
384	Washington Hawthorn	*Crataegus phaenopyrum*	5	G	trunk wound	No	Low	$ 1,300.00		
385	Chinese Pistache	*Pistacia chinensis*	8	G	none	No	Moderate	$ 7,700.00		
386	Maiden Hair	*Ginkgo biloba*	8	G	none	No	High	$ 15,900.00		
387	Chinese Pistache	*Pistacia chinesis*	13	G	full crown	Yes	Moderate	$ 19,600.00	13	1
388	Maiden Hair	*Ginkgo biloba*	8,4	G	lean	No	Moderate	$ 19,700.00		
389	Maiden Hair	*Ginkgo biloba*	4,10	G	lean	No	Moderate	$ 28,300.00		
390	Deodar Cedar	*Cedrus deodara*	30	G	none	Yes	Moderate	$ 27,400.00	30	4
391	Eastern Redbud	*Cercis canadensis*	5	G	none	No	High	$ 2,700.00		
392	Crape Myrtle	*Lagerstroemia indica*	7	G	none	No	Moderate	$ 2,600.00		
393	Eastern Redbud	*Cercis canadensis*	13	G	none	Yes	Moderate	$ 45,300.00	13	1
394	Southern Magnolia	*Magnolia grandiflora*	5,5,11,3,6,3,4,	P	crown dieback	Yes	Low	$ 3,600.00	37	4
395	Southern Magnolia	*Magnolia grandiflora*	10	G	none	No	Low	$ 2,100.00		
396	Paper Birch	*Betula papyrifera*	7	G	none	No	Low	$ 1,000.00		
397	Red Maple	*Acer rubrum*	3	G	none	No	High	$ 700.00		
398	Paper Birch	*Betula papyrifera*	7	G	none	No	Low	$ 1,000.00		
399	Red Maple	*Acer rubrum*	3	G	none	No	High	$ 700.00		
400	Paper Birch	*Betula papyrifera*	7	G	none	No	Low	$ 1,000.00		
401	Paper Birch	*Betula papyrifera*	5	G	none	No	Low	$ 700.00		
402	Red Maple	*Acer rubrum*	3	G	none	No	High	$ 700.00		
403	Paper Birch	*Betula papyrifera*	5	G	none	No	Low	$ 700.00		
404	Paper Birch	*Betula papyrifera*	6	G	none	No	Low	$ 800.00		
405	Brisbane Box	*Lophostemon confertus*	11	G	none	No	Moderate	$ 10,400.00		
406	Brisbane Box	*Lophostemon confertus*	6	P	crown thinning an dieback with lean	No	Low	$ 2,900.00		
407	Brisbane Box	*Lophostemon confertus*	11	G	none	No	Moderate	$ 10,400.00		
408	Paper Birch	*Betula papyrifera*	6	G	none	No	Low	$ 800.00		
409	Paper Birch	*Betula papyrifera*	7	G	none	No	Low	$ 1,000.00		
410	Paper Birch	*Betula papyrifera*	8	G	none	No	Low	$ 800.00		
411	Red Maple	*Acer rubrum*	3	G	none	No	High	$ 700.00		
412	Red Maple	*Acer rubrum*	3	G	none	No	High	$ 700.00		
413	Southern Magnolia	*Magnolia grandiflora*	1,6,3,3,2	G	none	No	Low	$ 1,500.00		
414	Crape Myrtle	*Lagerstroemia indica*	2,2,2,2,2,2,2,2,2,2,2,2,2,2	G	none	No	High	$ 3,100.00		
415	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	2,2,2,2,2,2,2,2,2,2,2,2,2,2,2,2	G	trunk wounds	No	High	$ 3,900.00		
416	Southern Magnolia	*Magnolia grandiflora*	9	G	none	No	Low	$ 1,800.00		
417	Southern Magnolia	*Magnolia grandiflora*	11	G	none	No	Low	$ 2,500.00		
418	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	1,2,2,2,2,2,2,2,2,1,2,2	G	trunk wounds	No	High	$ 2,100.00		
419	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	2,2,2,2,2,1,1,1	G	trunk wounds	No	High	$ 1,300.00		
420	Southern Magnolia	*Magnolia grandiflora*	6	G	none	No	Low	$ 1,100.00		
421	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	1,1,1,1,1,1,1,1,1,1,1,1,1	G	none	No	High	$ 1,100.00		
422	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	1,1,1,1,1,1,1,1,1	G	none	No	High	$ 900.00		
423	Brazilian Pepper Tree	*Schinus terebinthifolia*	10,18,18	G	braced/cabeled	Yes	Low	$ 10,200.00	46	4
424	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	1,1,1,1,1,1,1,1,1	G	none	No	High	$ 900.00		
425	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	1,1,1,1,1,1	G	none	No	High	$ 800.00		
426	Brazilian Pepper Tree	*Schinus terebinthifolia*	13,13,16,26,16	G	braced/cabeled, included bark	Yes	Low	$ 20,300.00	84	4
427	Brisbane Box	*Lophostemon confertus*	9	P	crown dieback and thinning	No	Low	$ 3,000.00		
428	Brisbane Box	*Lophostemon confertus*	9	P	crown dieback and thinning	No	Low	$ 3,000.00		
429	Chinese Pistache	*Pistacia chinensis*	9	G	none	No	Moderate	$ 9,700.00		
430	Chinese Pistache	*Pistacia chinensis*	9	G	none	No	Moderate	$ 9,700.00		
431	Chinese Pistache	*Pistacia chinensis*	12	G	none	Yes	Moderate	$ 16,800.00	12	1
432	Brisbane Box	*Lophostemon confertus*	12	F	dieback	Yes	Low	$ 10,100.00	12	1
433	Brisbane Box	*Lophostemon confertus*	8	G	lean	No	Moderate	$ 4,800.00		
434	Paper Birch	*Betula papyrifera*	6	G	none	No	Low	$ 900.00		
435	Paper Birch	*Betula papyrifera*	6	P	possible dead, topped	No	Low	$ 700.00		
436	Paper Birch	*Betula papyrifera*	8	G	none	No	Low	$ 1,300.00		
437	Paper Birch	*Betula papyrifera*	6	G	none	No	Low	$ 900.00		
438	Paper Birch	*Betula papyrifera*	3	F	lean	No	Low	$ 600.00		
439	Paper Birch	*Betula papyrifera*	7	G	none	No	Low	$ 1,100.00		
440	Paper Birch	*Betula papyrifera*	5	G	none	No	Low	$ 800.00		
441	Paper Birch	*Betula papyrifera*	6	G	none	No	Low	$ 900.00		
442	Paper Birch	*Betula papyrifera*	6	G	none	No	Low	$ 900.00		
443	Brisbane Box	*Lophostemon confertus*	3	F	crown thinning	No	Low	$ 1,100.00		
444	Brisbane Box	*Lophostemon confertus*	4	P	dieback	No	Low	$ 1,600.00		
445	Chinese Pistache	*Pistacia chinensis*	4	G	none	No	Moderate	$ 2,300.00		
446	Chinese Pistache	*Pistacia chinensis*	4	G	none	No	Moderate	$ 2,300.00		
447	Brisbane Box	*Lophostemon confertus*	4	P	topped	No	Low	$ 1,600.00		
448	Brisbane Box	*Lophostemon confertus*	5	P	topped, dieback	No	Low	$ 2,200.00		

Total 24" Box Replacement Trees - Section 3 **37**

SEE SHEETS L1.1 TO L1.6 FOR EXISTING TREE DISPOSITION & PROPOSED 24" BOX TREE PLACEMENT. SEE SHEET L0.03 FOR TREE REPLACEMENT TABLE

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

EXISTING TREE DATA
Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC.
ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

SECTION 4 (FROM ARBORIST REPORT)

Tree #	Common Name	Scientific name	DBH=Diameter at breast height	Condition G=Good F=Fair P=Poor D=Dead H=Hazard	Defects, concerns, etc	Protected Tree? Yes/ NO	Suitability for Preservation	Value Estimate	Total Dia. of Protected Tree To Be Removed	Number of 24" Box Replacement Trees
449	Crape Myrtle	*Lagerstroemia indica*	2,2,2,2,2,1,1,2,2,2,2,1,2,2,2,2,2	G	none	No	Moderate	$ 3,200.00		
450	Paper Birch	*Betula papyrifera*	6	G	none	No	Low	$ 900.00		
451	Paper Birch	*Betula papyrifera*	7	G	none	No	Low	$ 1,000.00		
452	Paper Birch	*Betula papyrifera*	9	G	basal wounds	No	Low	$ 1,300.00		
453	Paper Birch	*Betula papyrifera*	6	G	none	No	Low	$ 800.00		
454	Paper Birch	*Betula papyrifera*	7	G	lean	No	Low	$ 1,000.00		
455	Paper Birch	*Betula papyrifera*	5	G	basal wound	No	Low	$ 700.00		
456	Paper Birch	*Betula papyrifera*	6	G	none	No	Low	$ 800.00		
457	Paper Birch	*Betula papyrifera*	6	G	none	No	Low	$ 800.00		
458	Brisbane Box	Lophostemon confertus	5	P	crown dieback	No	Low	$ 800.00		
459	Brisbane Box	Lophostemon confertus	6	P	crown dieback	No	Low	$ 900.00		
460	Chinese Pistache	*Pistacia chinensis*	4	G	none	No	Low	$ 2,500.00		
461	Chinese Pistache	*Pistacia chinensis*	5	G	none	No	Low	$ 3,300.00		
462	Brisbane Box	*Lophostemon confertus*	5	P	dieback	No	Low	$ 800.00		
463	Brisbane Box	*Lophostemon confertus*	6	F	dieback	No	Low	$ 1,200.00		
464	Brazilian Pepper Tree	*Schinus terebinthifolia*	10,8,12,6	G	braced/cabeled	Yes	Low	$ 5,000.00	36	4
465	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	1,1,1,1,1,1,1,1,1	G	none	No	High	$ 900.00		
466	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	1,1,1,1,1,1,1,1,1	G	none	No	High	$ 900.00		
467	Brazilian Pepper Tree	*Schinus terebinthifolia*	14,12,12,18,10,11	G	braced/cabeled	Yes	Low	$ 14,300.00	78	4
468	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	1,1,1,1,1,1,1,1,1,1,1	G	none	No	High	$ 1,000.00		
469	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	2,1,1,1,1,1,1,1,1,1,1	G	none	No	High	$ 1,100.00		
470	Southern Magnolia	*Magnolia grandiflora*	10	P	dieback	No	Low	$ 1,000.00		
471	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1	G	none	No	High	$ 1,200.00		
472	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1	G	none	No	High	$ 1,100.00		
473	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	2,2,1,1,1,1,1,1,1,1,1,1,1	G	none	No	High	$ 1,300.00		
474	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	1,1,1,1,1,1,1,1,1,1,1,1,1,1,1	G	none	No	High	$ 1,100.00		
475	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	2,2,2,1,1,1,1,1,1,1,1,1,1	G	none	No	High	$ 1,500.00		
476	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	1,1,1,1,1,1,1,1,1,1,1	G	none	No	High	$ 1,000.00		
477	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	1,1,1,1,1,1,1,1,1,1	G	none	No	High	$ 900.00		
478	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	1,1,1,1,1,1,1,1,1,1	G	none	No	High	$ 900.00		
479	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	1,1,1,1,1,1,1,1,1,1,1	G	none	No	High	$ 1,100.00		
480	Southern Magnolia	*Magnolia grandiflora*	12	G	none	Yes	Low	$ 2,800.00	12	1
481	Southern Magnolia	*Magnolia grandiflora*	11	P	crown dieback	No	Low	$ 1,200.00		
482	Southern Magnolia	*Magnolia grandiflora*	10	P	crown dieback	No	Low	$ 1,000.00		
483	Flowering Plum	*Kraufer vesuvius*	8	P	cracked limbs, gummosis	No	Low	$ 1,000.00		
484	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	2	G	trunk damage	No	High	$ 600.00		
485	Crape Myrtle 'tuscarora'	*Lagerstroemia indica 'Tuscarora'*	2	G	trunk damage	No	High	$ 600.00		
486	Flowering Plum	*Kraufer vesuvius*	7	G	none	No	Low	$ 2,100.00		
487	Washington Hawthorn	*Crataegus phaenopyrum*	6	G	none	No	Low	$ 1,300.00		
488	Washington Hawthorn	*Crataegus phaenopyrum*	6	G	none	No	Low	$ 1,700.00		
489	Washington Hawthorn	*Crataegus phaenopyrum*	3	G	none	No	Low	$ 800.00		
490	Washington Hawthorn	*Crataegus phaenopyrum*	5	G	none	No	Low	$ 1,300.00		
491	Sessile Oak	*Quercus petraea*	1,1,2,2,2	G	none	No	Low	$ 1,300.00		
492	Strawberry Tree	*Arbutus 'Marina'*	3,3,3,1	G	none	No	Low	$ 1,400.00		
493	Strawberry Tree	*Arbutus 'Marina'*	3,3,3,2,2,3	G	none	No	Low	$ 2,500.00		
494	Strawberry Tree	*Arbutus 'Marina'*	3,3,1,3,3,2,1	G	none	No	Low	$ 2,400.00		
495	Chinese Pistache	*Pistacia chinesis*	5	G	none	No	Moderate	$ 3,300.00		
496	Strawberry Tree	*Arbutus 'Marina'*	3,3,2,1,1,1,2	G	none	No	Low	$ 1,800.00		
497	Strawberry Tree	*Arbutus 'Marina'*	2,2,2,2,1	G	none	No	Low	$ 1,300.00		
498	Strawberry Tree	*Arbutus 'Marina'*	1,2,2,2,2,2,1,1,2	G	none	No	Low	$ 1,700.00		
499	Brazilian Pepper Tree	*Schinus terebinthifolia*	11,19,16	G	braced/cabeled	Yes	Low	$ 10,100.00	36	4
500	Pacific Madrone	*Arbutus menziesii*	17	G	none	Yes	Low	$ 13,400.00	17	1
501	Pacific Madrone	*Arbutus menziesii*	17	G	none	Yes	Low	$ 13,400.00	17	1
502	Chinese Pistache	*Pistacia chinesis*	5	G	none	No	Moderate	$ 3,300.00		
503	Deodar cedar	*Cedrus deodara*	22	G	none	Yes	Moderate	$ 14,900.00	22	2
504	Chinese Pistache	*Pistacia chinesis*	11	G	none	No	Moderate	$ 14,200.00		
505	Chinese Pistache	*Pistacia chinesis*	10	G	none	No	Moderate	$ 12,800.00		
506	Coast Redwood	*Sequioa sempervirens*	22	G	none	Yes	Moderate	$ 6,500.00	22	2
507	Coast Redwood	*Sequioa sempervirens*	23	G	none	Yes	Moderate	$ 7,100.00	23	2
508	Coast Redwood	*Sequioa sempervirens*	27	G	none	Yes	Moderate	$ 9,600.00	27	4
509	Coast Redwood	*Sequioa sempervirens*	27	G	none	Yes	Moderate	$ 9,600.00	27	4
510	Coast Redwood	*Sequioa sempervirens*	26	G	none	Yes	Moderate	$ 8,800.00	26	4
511	Coast Redwood	*Sequioa sempervirens*	27	G	none	Yes	Moderate	$ 9,600.00	27	4
512	Coast Redwood	*Sequioa sempervirens*	27	G	none	Yes	Moderate	$ 9,600.00	27	4
513	Coast Redwood	*Sequioa sempervirens*	27	G	none	Yes	Moderate	$ 9,600.00	27	4
514	Coast Redwood	*Sequioa sempervirens*	27	G	none	Yes	Moderate	$ 9,800.00	27	4
515	Raywood Ash	*Fraxinus angustifolia 'Raywood'*	21	G	none	Yes	Low	$ 20,100.00	21	2
516	Raywood Ash	*Fraxinus angustifolia 'Raywood'*	19	G	cut roots	Yes	Low	$ 14,500.00	19	2
517	Raywood Ash	*Fraxinus angustifolia 'Raywood'*	19	G	none	Yes	Low	$ 16,500.00	19	2
518	Brisbane Box	*Lophostemon confertus*	12	G	none	Yes	Moderate	$ 4,300.00	12	1
519	Brisbane Box	*Lophostemon confertus*	14	G	none	Yes	Moderate	$ 5,800.00	14	1
520	Chinese Pistache	*Pistacia chinensis*	8	G	none	No	Moderate	$ 7,700.00		
521	Chinese Pistache	*Pistacia chinensis*	9	G	none	No	Moderate	$ 9,700.00		
522	Chinese Pistache	*Pistacia chinensis*	8	G	none	No	Moderate	$ 7,700.00		
523	Chinese Pistache	*Pistacia chinensis*	8	G	none	No	Moderate	$ 7,700.00		
524	Chinese Pistache	*Pistacia chinensis*	13	G	none	Yes	Moderate	$ 19,600.00	13	1
525	Chinese Pistache	*Pistacia chinensis*	8	G	none	No	Moderate	$ 7,700.00		
526	Chinese Pistache	*Pistacia chinensis*	10	G	none	No	Moderate	$ 11,800.00		
527	Chinese Pistache	*Pistacia chinensis*	5	G	none	No	Moderate	$ 3,300.00		
528	Brisbane Box	*Lophostemon confertus*	6	F	crown thinning	No	Low	$ 1,200.00		
529	Brisbane Box	*Lophostemon confertus*	11	G	none	No	Moderate	$ 3,700.00		
530	Chinese Pistache	*Pistacia chinensis*	6	G	none	No	Moderate	$ 4,600.00		
531	Chinese Pistache	*Pistacia chinensis*	4	G	none	No	Moderate	$ 2,300.00		
532	Chinese Pistache	*Pistacia chinensis*	8	G	none	No	Moderate	$ 7,700.00		
533	Chinese Pistache	*Pistacia chinensis*	7	G	none	No	Moderate	$ 6,000.00		
534	Chinese Pistache	*Pistacia chinensis*	6	G	none	No	Moderate	$ 4,600.00		
535	Chinese Pistache	*Pistacia chinensis*	6	G	none	No	Moderate	$ 4,600.00		
536	Chinese Pistache	*Pistacia chinensis*	8	G	none	No	Moderate	$ 7,700.00		
537	Brisbane Box	*Lophostemon confertus*	8	F	crown thinning	No	Low	$ 1,700.00		
538	Eastern Redbud	*Cercis canadensis*	9	G	none	No	Moderate	$ 7,600.00		
539	Eastern Redbud	*Cercis canadensis*	3	G	none	No	High	$ 1,300.00		
540	Eastern Redbud	*Cercis canadensis*	5	G	none	No	Moderate	$ 2,700.00		
541	Chinese Pistache	*Pistacia chinensis*	7	G	none	No	Moderate	$ 6,400.00		
542	Eastern Redbud	*Cercis canadensis*	6	G	none	No	Moderate	$ 3,700.00		
543	Eastern Redbud	*Cercis canadensis*	4	G	none	No	Moderate	$ 1,900.00		
544	Chinese Pistache	*Pistacia chinensis*	10	G	none	No	Moderate	$ 11,800.00		
545	Brisbane Box	*Lophostemon confertus*	17	G	none	Yes	Moderate	$ 8,100.00	17	1
546	Chinese Pistache	*Pistacia chinensis*	8	G	none	No	Moderate	$ 7,700.00		
547	Chinese Pistache	*Pistacia chinensis*	8	G	none	No	Moderate	$ 7,700.00		
548	Chinese Pistache	*Pistacia chinensis*	11	G	none	No	Moderate	$ 14,200.00		
549	Chinese Pistache	*Pistacia chinensis*	10	G	none	No	Moderate	$ 11,800.00		
550	Chinese Pistache	*Pistacia chinensis*	10	G	none	No	Moderate	$ 11,800.00		
551	Chinese Pistache	*Pistacia chinensis*	9	G	none	No	Moderate	$ 9,700.00		
552	Chinese Pistache	*Pistacia chinensis*	10	G	none	No	Moderate	$ 11,800.00		
553	Brisbane Box	*Lophostemon confertus*	11	G	none	No	Moderate	$ 3,700.00		
554	Coast Redwood	*Sequoia sempervirens*	15	F	foliar necrosis, limb dieback	Yes	Low	$ 1,900.00	15	1
555	Coast Redwood	*Sequoia sempervirens*	10	P	foliar necrosis, major dieback	No	Low	$ 800.00		
556	Coast Redwood	*Sequoia sempervirens*	10	D	tree is dead	No	N/A	$ -		
557	Coast Redwood	*Sequoia sempervirens*	8	F	foliar necrosis	No	Low	$ 900.00		
558	Coast Redwood	*Sequoia sempervirens*	8	G	minor foliar necrosis	No	Moderate	$ 1,200.00		
559	Coast Redwood	*Sequoia sempervirens*	7	P	foliar necrosis, major dieback	No	Low	$ 700.00		
560	Coast Redwood	*Sequoia sempervirens*	7	F	foliar necrosis, squirrel damage, dieback	No	Low	$ 800.00		
561	Coast Redwood	*Sequoia sempervirens*	8	D	tree is dead	No	N/A	$ -		
562	Chinese Pistache	*Pistacia chinensis*	7	G	none	No	Moderate	$ 6,000.00		
563	Coast Redwood	*Sequoia sempervirens*	10	D	tree is dead	No	N/A	$ -		
564	African Fern Pine	*Afrocarpus gracilior*	14	G	none	Yes	Moderate	$ 11,700.00	14	1
565	Chinese Pistache	*Pistacia chinensis*	4	G	none	No	Moderate	$ 2,300.00		
566	Coast Redwood	*Sequoia sempervirens*	7	G	none	No	Moderate	$ 1,100.00		
567	African Fern Pine	*Afrocarpus gracilior*	12	G	none	Yes	Low	$ 8,700.00	12	1
568	African Fern Pine	*Afrocarpus gracilior*	9	F	crown thinning	No	Low	$ 3,200.00		
569	African Fern Pine	*Afrocarpus gracilior*	6	P	crown thinning	No	Low	$ 1,200.00		
570	African Fern Pine	*Afrocarpus gracilior*	5	P	crown thinning	No	Low	$ 1,000.00		
571	African Fern Pine	*Afrocarpus gracilior*	13	G	none	Yes	Low	$ 10,200.00	13	1
572	Chinese Pistache	*Pistacia chinensis*	10	F	upper crown sap flow and basal trunk area dark sap	No	Low	$ 7,300.00		
573	African Fern Pine	*Afrocarpus gracilior*	3	P	crown thinning	No	Low	$ 700.00		
574	African Fern Pine	*Afrocarpus gracilior*	9	G	none	No	Low	$ 5,100.00		
575	African Fern Pine	*Afrocarpus gracilior*	9	G	none	No	Low	$ 5,100.00		
576	African Fern Pine	*Afrocarpus gracilior*	7	G	none	No	Low	$ 3,300.00		
577	African Fern Pine	*Afrocarpus gracilior*	10	G	none	No	Low	$ 6,200.00		
578	African Fern Pine	*Afrocarpus gracilior*	13	G	none	Yes	Low	$ 10,200.00	13	1
579	Chinese Pistache	*Pistacia chinensis*	7	G	none	No	Moderate	$ 6,000.00		
580	Coast Redwood	*Sequoia sempervirens*	6	G	none	No	Moderate	$ 900.00		

Total 24" Box Replacement Trees - Section 4 **64**

SEE SHEETS L1.1 TO L1.6 FOR EXISTING TREE DISPOSITION & PROPOSED 24" BOX TREE PLACEMENT. SEE SHEET L0.3 FOR TREE REPLACEMENT TABLE

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

EXISTING TREE DATA
Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

LICENSED LANDSCAPE ARCHITECT · Scott E. Feuer No. 4826 · 08/31/2027 · 11/13/2025 · STATE OF CALIFORNIA

Scale:	1" = 50'
Drawn by:	KP
Date:	11/13/25
Job:	2402101
Sheet:	L0.5
Of	00 Sheets



HYDROZONE AREA LEGEND

LOW WATER USE HYDROZONE AREA (171,499 SF)

MEDIUM WATER USE HYDROZONE AREA (8,463 SF)

TOTAL LANDSCAPE AREA (179,962 SF)

PRELIMINARY WATER USE CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 41.7

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	171,499	63,455	1,640,556
Moderate Water- Use Plants	0.50	Drip	0.81	0.62	8,463	5,247	135,657
					(A)	(B)	
				Totals	179,962	68,702	1,776,213
Special Landscape Areas							
	[redacted]						
					(C)	(D)	
			Totals		0	0	
						ETWU Total	1,776,213
			Maximum Allowed Water Allowance (MAWA)[e]				2,093,732

*Hydrozone #/Planting Description
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b]Irrigation Method
overhead spray or drip

[c]Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d]*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area*
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

[e]*MAWA (Annual Gallons Allowed) = (Eto) (.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations **Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

Regular Landscape Areas

Total ETAF x Area (B)	68,702
Total Area (A)	179,962
Average ETAF	0.39

All Landscape Areas

Total ETAF x Area	(B+D)	68,702
Total Area	(A+C)	179,962
Sitewide ETAF	(B+D) ÷ (A+C)	0.39

0 25 50 100 FT.

N

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

PRELIM. IRRIGATION HYDROZONE PLAN

Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC
ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

LICENSED LANDSCAPE ARCHITECT
Scott F. Feuer No. 4618
08/31/2027
RENEWAL DATE
11/13/2025
DATE
STATE OF CALIFORNIA

Scale:	1" = 50'
Drawn by:	KP
Date:	11/13/25
Job:	2402101
Sheet	L0.6
Of	00 Sheets



LANDSCAPE & OPEN SPACE TABLE

USEABLE OPEN SPACE (SEE SHEET L0.8)	OTHER LANDSCAPED AREA (SEE SHEET L0.7)	SURFACE PARKING LOT AREA (SEE SHEET L0.10)	TOTAL LANDSCAPED AREA (SEE SHEET L0.7)
TOTAL: 136,464 SF **414.7 SF/UNIT PROVIDED** (MIN. 400 SF/UNIT REQ.)	LANDSCAPE AREA: 179,962 SF **547 SF/UNIT PROVIDED** (425 SF/UNIT REQ.)	TOTAL PARKING LOT AREA = 60,208 SF LANDSCAPE AREA PROVIDED = 16,305 SF **% OF LANDSCAPE AREA PROVIDED = 27%** (MIN. 20% REQ.)	TOTAL LOT AREA: 893,579 SF LANDSCAPE AREA: 179,962 SF **20.1% OF LOT AREA LANDSCAPED** (MIN. 20% REQ.)

(ABOVE NOTED REQUIREMENTS ARE PER CITY OF SUNNYVALE TITLE 19 ZONING STANDARD 19.37.040)

LANDSCAPE AREA LEGEND

LANDSCAPE AREAS
(TOTAL 179,962 SF)

0 25 50 100 FT.

N

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

LANDSCAPE AREA CALCULATION PLAN
Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

LICENSED LANDSCAPE ARCHITECT
SCOTT F. FEUER No. 6432
08/31/2027
11/13/2025
STATE OF CALIFORNIA

Scale:	1" = 50'
Drawn by:	KP
Date:	11/13/25
Job:	2402101
Sheet	L0.7
Of	00 Sheets



OPEN SPACE AMENITIES (149,800 SF OF COMMON OPEN SPACE PROVIDED / 50 POINTS REQUIRED)

CATEGORY	AMENITY	POSSIBLE POINTS	POINTS ACHIEVED	NOTES
PASSIVE RECREATION	PLANTERS, BOXES OR LANDSCAPE STRUCTURES WITH INTEGRATED SEATING	20	20	RAISED PLANTERS WITH INTEGRATED SEATING HAVE BEEN PROVIDED. SEE PLAN THIS SHEET
	ONE PERMANENT PICNIC, GAME OR CAFE TABLE, WITH SEATING, PER 5,000 SQUARE FEET OF OPEN SPACE (30 QTY. REQUIRED)	20	0	SITE DENSITY DOES NOT ALLOW ENOUGH SPACE FOR 30 QTY. TABLES. THE CURRENT DESIGN PROVIDES 15 QTY. PICNIC TABLES & CAFE TABLES
	ONE MINIMUM 20'x20' SHADE STRUCTURE PER 5,000 SQUARE FEET OF OPEN SPACE (30 QTY. REQUIRED)	20	0	SITE DENSITY DOES NOT ALLOW ENOUGH SPACE FOR 30 QTY. 20'x20' SHADE STRUCTURES. THE CURRENT DESIGN PROVIDES 7 QTY. 10'x10' SHADE STRUCTURES THAT WORK WELL WITH THE SITE CONFIGURATION
	ONE PERMANENT BENCH PER 1,000 SQUARE FEET OF OPEN SPACE (150 QTY. BENCHES REQUIRED)	10	0	SITE DENSITY DOES NOT ALLOW SPACE FOR 150 QTY. BENCHES. 65 QTY. BENCHES & 30 LINEAR FEET OF SEAT WALL HAVE BEEN PROVIDED.
ACTIVE RECREATION	200 SQUARE FEET OF CHILDREN'S PLAY STRUCTURE PER 10,000 SQUARE FEET OF OPEN SPACE (3,000 SQUARE FT. OF PLAY STRUCTURE REQUIRED)	30	0	SITE DENSITY DOES NOT ALLOW SPACE FOR 3,000 SF OF PLAY STRUCTURE. 400 SF OF CHILDREN'S PLAY STRUCTURE HAS BEEN PROVIDED NEAR UNIT 28
	ONE FIRE PIT WITH SEATING FOR EVERY 10,000 SF OF OPEN SPACE (15 QTY. SPACES REQUIRED)	30	0	SITE DENSITY & USE OF SPACE FOR OTHER AMENITIES DOES NOT ALLOW FOR FIRE PIT SEATING SPACES
	ONE SPORTS COURT PER 10,000 SQUARE FEET OF OPEN SPACE (15 QTY. SPORTS COURTS)	30	0	SITE DENSITY & USE OF SPACE FOR OTHER AMENITIES DOES NOT ALLOW FOR SPORT COURTS
	ONE PERMANENT BBQ STRUCTURE PER 5,000 SQUARE FEET OF OPEN SPACE (30 QTY REQUIRED)	20	0	SITE DENSITY & USE OF SPACE FOR OTHER AMENITIES DOES NOT ALLOW FOR BBQ STRUCTURES
	TOTAL POINT ACHIEVED		20	

USEABLE OPEN SPACE

REQUIRED AMOUNT OF USEABLE OPEN SPACE = 400 SF PER UNIT

400 SF X 329 QTY. UNITS = 131,600 SF REQUIRED

MULTI-FAMILY UNIT USEABLE PRIVATE = 19,564 SF OPEN SPACE PROVIDED

OUTDOOR USEABLE OPEN SPACE PROVIDED = 116,900 SF

TOTAL USEABLE OPEN SPACE PROVIDED = 136,464 SF (414.7 SF/UNIT)

USEABLE OPEN SPACE AREA (MIN. 12 FT. DIMENSION IN ANY DIRECTION & 200 SF TOTAL)

BIORETENTION BASINS

EXISTING COMMUNICATION EASEMENT

NOTES:
1. STRUCTURES ARE NOT ALLOWED IN BIORETENTION BASINS OR IN THE EXISTING COMMUNICATIONS EASEMENT.
2. SEE SHEET L0.9 FOR COMMON OPEN SPACE LOCATIONS.

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

OPEN SPACE AMENITIES PLAN
Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

LICENSED LANDSCAPE ARCHITECT — SCOTT T. FAUER No. 4666 — STATE OF CALIFORNIA
08/31/2022 RENEWAL DATE
11/13/2025

Scale:	1" = 50'
Drawn by:	KP
Date:	11/13/25
Job:	2402101
Sheet	L0.8
Of	00 Sheets



PEDESTRIAN PATHWAY DESIGN

(SUNNYVALE CITYWIDE ODS - 6.2.12 EXTERNAL ACCESS FROM PUBLIC RIGHT OF WAY TO INTERNAL OPEN SPACE / 120 POINTS REQUIRED)

CHARACTERISTIC	AMENITY	POSSIBLE POINTS	POINTS ACHIEVED	NOTES
EXPANDED WIDTH OF REQUIRED PEDESTRIAN PATH/WALK	AT LEAST 6 FT. WIDE	20	20	SEE PLAN THIS SHEET
PAVER MATERIALS INSTALLED ON THE FULL EXTEND OF PEDEST. PATH/WALK	STAMPED OR COLORED CONCRETE PAVING	20	20	COLORED CONCRETE SPECIFIED
	BRICK OR NATURAL STONE	30	0	COLORED CONCRETE SPECIFIED
	SEMI-PERMEABLE PAVERS ON A 6" GRAVEL BASE	20	0	COLORED CONCRETE SPECIFIED
	CONCRETE PAVEMENT AND CONCRETE UNIT PAVER BANDS AT LEAST 8" IN WIDTH MORTARED IN PLACE EVERY 10 FT.	10	0	COLORED CONCRETE SPECIFIED
LANDSCAPING & FURNITURE ADJACENT TO PEDESTRIAN PATH/WALK	LINE PATHWAY WITH SMALL TO MEDIUM SIZED DECIDUOUS TREES AT LEAST EVERY 25 FT ON CENTER	30	0	SITE DENSITY, UTILITIES, LIGHTING LOCATIONS, BIORETENTION LOCATIONS & THE EXISTING COMMUNICATIONS EASEMENT DO NO ALLOW SPACE FOR CONTINUOUS TREES @ 25 FT. ON CENTER
	INCLUDE ONE PERMANENT BENCH OR SEATING ELEMENT, A MINIMUM OF FOUR FEET IN LENGTH, EVERY 50 FT.	30	0	SITE DENSITY & BIORETENTION LOCATIONS DO NOT ALLOW ROOM FOR BENCHES EVERY 50 FT.
	INCLUDE ONE PERMANENT LANDSCAPE PLANTER WITH INTEGRATED SEATING, A MINIMUM OF 4 FT. IN WIDTH, EVERY 50 FT.	40	0	SITE DENSITY & BIORETENTION LOCATIONS DO NOT ALLOW ROOM FOR LANDSCAPE PLANTERS EVERY 50 FT.
	INCLUDE ONE BOLLARD LIGHT EVERY 20 FT. AT A MINIMUM AVERAGE OF 1 FOOT CANDLE	20	20	SEE PLAN THIS SHEET
	INCLUDE A DRINKING FOUNTAIN ALONG THE PEDESTRIAN PATH/WALK OR WITHIN THE COMMON OPEN SPACE	10	10	SEE PLAN THIS SHEET
	INCLUDE PERMANENT TRASH BINS, RECYCLING BINS AND PET WASTE RECEPTACLES EVERY 150 FT.	30	30	SEE PLAN THIS SHEET
	TOTAL POINTS ACHIEVED	100		

COMMON OPEN SPACE LEGEND

COMMON OPEN SPACE
(TOTAL 149,800 SF)

TREES IN COMMON OPEN SPACE

REQUIRED AMOUNT OF TREES IN COMMON OPEN SPACE = ONE TREE PER 300 SF OF COS

149,800 SF OF COMMON OPEN SPACE DIVIDED BY 300 SF = 500 TREES REQUIRED

TREES IN COMMON OPEN SPACE PROVIDED = 75 QTY.

TREES IN COMMON OPEN SPACE DEFICIT = -425 QTY.

NOTES:
1. TREES & STRUCTURES ARE NOT ALLOWED IN BIORETENTION BASINS. STRUCTURES ARE NOT ALLOWED IN THE EXISTING COMMUNICATIONS EASEMENT. SEE SHEET L0.8 FOR BIORETENTION & EASEMENT LOCATIONS.
2. CITY STREET TREE UTILITY OFFSETS:
   -5' FROM SEWER LATERALS
   -10' FROM POTABLE WATER METER BOXES
   -17.5' FROM STREET LIGHTS

0 25 50 100 FT.

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

COMMON OPEN SPACE PLAN
Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

LICENSED LANDSCAPE ARCHITECT
Scott E. Feuer No. 4826
08/31/2027
11/13/2025
STATE OF CALIFORNIA

Scale:	1" = 50'
Drawn by:	KP
Date:	11/13/25
Job:	2402101
Sheet	L0.9
Of	00 Sheets



LANDSCAPING @ SURFACE PARKING LOTS (MIN. 20% OF PARKING AREA TO BE LANDSCAPED)

PARKING LOT 'A'
TOTAL AREA = 2,519 SF
LANDSCAPE AREA PROVIDED = 709 SF
% OF LANDSCAPE AREA = 28%

PARKING LOT(S) 'C'
TOTAL AREA = 13,621 SF
LANDSCAPE AREA PROVIDED = 4,419 SF
% OF LANDSCAPE AREA = 32%

PARKING LOT 'B'
TOTAL AREA = 2,903 SF
LANDSCAPE AREA PROVIDED = 451 SF
% OF LANDSCAPE AREA = 15%

PARKING LOT 'D'
TOTAL AREA = 41,265 SF
LANDSCAPE AREA PROVIDED = 10,726 SF
% OF LANDSCAPE AREA = 26%

LANDSCAPING @ SURFACE PARKING LOTS TOTALS
TOTAL AREA = 60,208 SF
LANDSCAPE AREA PROVIDED = 16,305 SF
% OF LANDSCAPE AREA = 27%

SURFACE PARKING LOT LANDSCAPE AREAS



TREE SHADING @ SURFACE PARKING LOTS (MIN. 50% OF PARKING AREA TO BE SHADED W/TREES WITHIN 15 YRS.)

SURFACE PARKING LOT SHADE CALCULATION
TOTAL SURFACE PARKING LOT PAVED AREA = 31,547 SF
SHADE AREA PROVIDED = 3,556 SF
% OF PAVED AREA SHADED = 11.2%

TREE SHADE PROVIDED @ SURFACE PARKING AREA PAVING

0 25 50 100 FT.

N

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

LANDSCAPING @ SURFACE PARKING PLAN

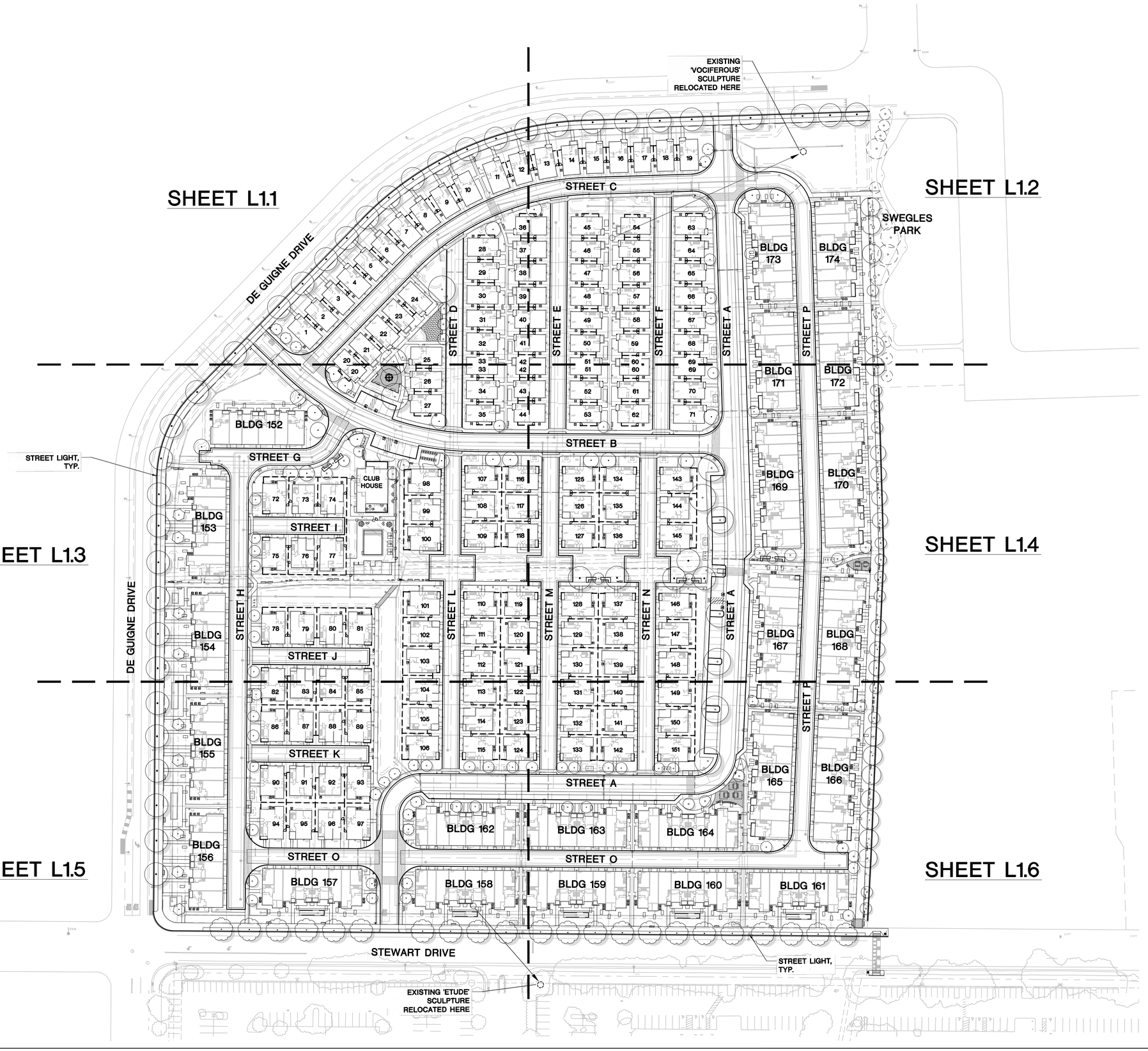
Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FOUST No. 4815 — 08/31/2027 — 11/13/2025 — STATE OF CALIFORNIA

Scale:	1" = 50'
Drawn by:	KP
Date:	11/13/25
Job:	2402101

Sheet
L0.10
Of 00 Sheets





EXISTING 'VOCIFEROUS' SCULPTURE



EXISTING 'ETUDE' SCULPTURE

REVISIONS	BY

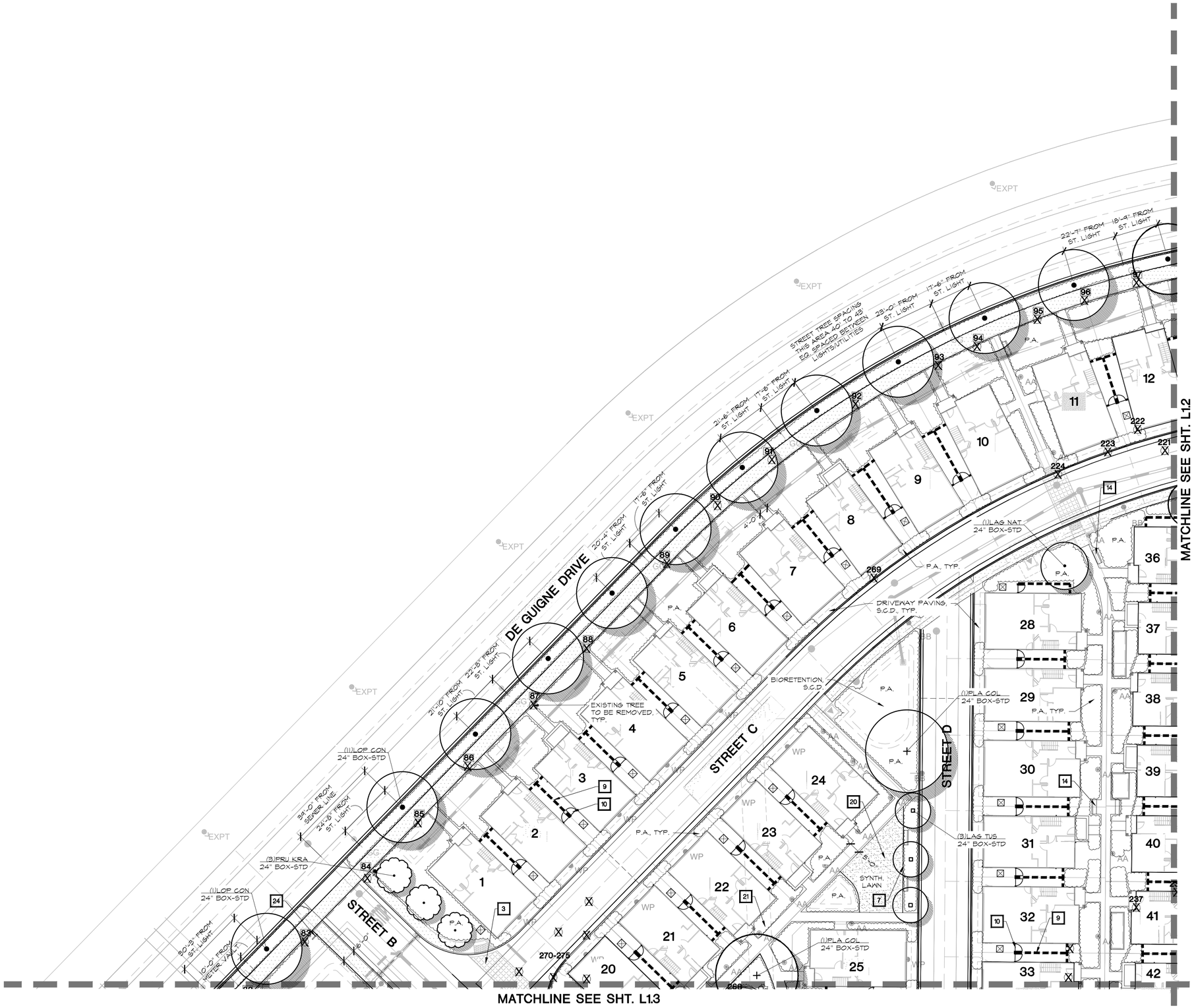
ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

OVERALL LANDSCAPE PLAN
Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

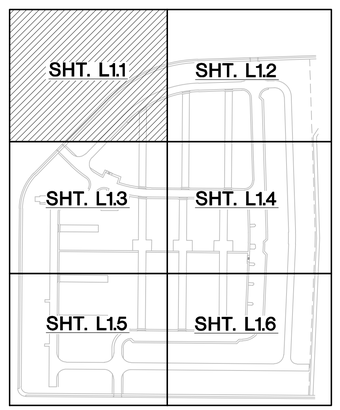
LICENSED LANDSCAPE ARCHITECT
Scott E. Feuer No. 4812
08/31/2027
11/13/2025
STATE OF CALIFORNIA

Scale:	1" = 60'
Drawn by:	KP
Date:	11/13/25
Job:	2402101
Sheet	L1.0
Of	00 Sheets



GRAPHIC SYMBOL LEGEND

- L5.1 — DETAIL NUMBER / SHEET NUMBER
- 4 — MATERIALS SCHEDULE (SEE SHEET L0.1)
- (24)AGA RAN 5 GAL — PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET L0.2) / PLANT CONTAINER SIZE
- ALIGN
- EXISTING ON-SITE TREE TO BE REMOVED
- EXISTING STREET TREE TO BE REMOVED



SHEET KEY

N.T.S.

NOTES:
1. REFER TO SHEET L0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND MATERIALS SCHEDULE. REFER TO SHEET L0.2 FOR PLANT MATERIAL KEY AND PLANTING NOTES.

0 10 20 40 FT.

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

LAYOUT/PLANTING PLAN
Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC.
ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

LICENSED LANDSCAPE ARCHITECT — SCOTT F. FEUER No. 4629 — STATE OF CALIFORNIA
08/31/2027 RENEWAL DATE
11/13/2025 DATE

Scale:	1" = 20'
Drawn by:	KP
Date:	11/13/25
Job:	2402101
Sheet	L1.1
Of	00 Sheets

DE GUIGNE DRIVE

STREET C

STREET E

STREET F

STREET A

STREET P

BLDG 173

BLDG 174

BLDG 171

BLDG 172

SWEGLES PARK

MATCHLINE SEE SHT. L1.1

MATCHLINE SEE SHT. L1.4

23'-3" FROM ST. LIGHT

23'-5" FROM ST. LIGHT

STREET TREE SPACING THIS AREA 42' TO 46' EQ. SPACED BETWEEN LIGHTS/UTILITIES

17'-6" FROM ST. LIGHT

BIORETENTION, S.C.D.

35'-2" FROM STORM LINE

24'-8" FROM ST. LIGHT

STREET LIGHT, TYP.

14'-4" FROM METER VAULT

10'-0" FROM HYDRANT

BIORETENTION, S.C.D.

17'-6" FROM ST. LIGHT

17'-6" FROM ST. LIGHT

(9)LOP CON 24" BOX-STD

NOTE: THE DETAILED LANDSCAPE PLANTING SCHEMES WILL COMPLY W/ CITY BIRD SAFE DESIGN GUIDELINES.

(E) PARK TREE TO REMAIN, TYP.

EXISTING PAVING @ PARK

(2)PRU KRA 24" BOX-STD

EXISTING TREE TO BE REMOVED, TYP.

BIORETENTION, S.C.D.

(1)LAG NAT 24" BOX-STD

(1)ARB MAR 24" BOX-STD

NOTE: BACKFLOW PREVENTERS TO BE SCREENED WITH PLANT MATERIAL @ MIN. 4 FT. HT., TYP.

FIRE LADDER PAD, S.A.D., TYP.

(3)PIS KEI 24" BOX-STD

MULTI-USE PATH

(1)LAG TUS 24" BOX-STD

(1)PIS KEI 24" BOX-STD

(4)ARB MAR 24" BOX-STD

P.A.

P.A., TYP.

EXPT

GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER / SHEET NUMBER
- MATERIALS SCHEDULE (SEE SHEET L0.1)
- (24)AGA RAN 5 GAL — PLANT QUANTITY, PLANT MATERIAL KEY (SEE SHEET L0.2), PLANT CONTAINER SIZE
- ALIGN
- EXISTING ON-SITE TREE TO BE REMOVED
- EXISTING STREET TREE TO BE REMOVED

SHT. L1.1	SHT. L1.2
SHT. L1.3	SHT. L1.4
SHT. L1.5	SHT. L1.6

SHEET KEY N.T.S.

NOTES:
1. REFER TO SHEET L0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND MATERIALS SCHEDULE. REFER TO SHEET L0.2 FOR PLANT MATERIAL KEY AND PLANTING NOTES.

0 10 20 40 FT.

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

LAYOUT/PLANTING PLAN
Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

LICENSED LANDSCAPE ARCHITECT — Scott E. Feuer No. 4826 — 08/31/2027 — 11/13/2025 — STATE OF CALIFORNIA

Scale:	1" = 20'
Drawn by:	KP
Date:	11/13/25
Job:	2402101
Sheet	L1.2
Of	00 Sheets

MATCHLINE SEE SHT. L1.1

NOTE: BACKFLOW PREVENTERS TO BE SCREENED WITH PLANT MATERIAL @ MIN. 4 FT. HT., TYP.

STREET LIGHT, TYP.

11'-3" FROM HYDRANT

23'-3" FROM ST. LIGHT

10'-0" FROM HYDRANT

MONOLITHIC SIDEWALK, S.C.D., TYP.

FIRE LADDER PAD, S.A.D., TYP.

BIORETENTION, S.C.D.

BLDG 152

BLDG 153

BLDG 154

STREET B

STREET G

STREET I

STREET J

STREET D

STREET L

STREET H

DE GUIGNE DRIVE

(1)LAG NAT 24" BOX-STD

(8)LAG NAT 24" BOX-STD

(2)LAG NAT 24" BOX-STD

(6)LAG TUS 24" BOX-STD

(1)ARB MAR 24" BOX-STD

(1)PLA COL 24" BOX-STD

(1)ARB MAR 24" BOX-STD

(4)MAG LIT 24" BOX-STD

(9)LOP CON 24" BOX-STD

22'-9" FROM ST. LIGHT

24'-2" FROM ST. LIGHT

27'-6" FROM ST. LIGHT

19'-11" FROM ST. LIGHT

17'-11" FROM ST. LIGHT

STREET TREE SPACING THIS AREA IS TOO FAR FOR SHADE TREES PLANTING UNDER LIGHTS/UTILITIES

CLUBHOUSE

POOL 32'x24'

FURNITURE BY OWNER, TYP.

(E) COMMUNICATIONS EASEMENT

BIORETENTION, S.C.D.

MONOLITHIC SIDEWALK, S.C.D., TYP.

EXISTING TREE TO BE REMOVED, TYP.

NOTE: BACKFLOW PREVENTERS TO BE SCREENED WITH PLANT MATERIAL @ MIN. 4 FT. HT., TYP.

P.A.

P.A., TYP.

MATCHLINE SEE SHT. L1.5

MATCHLINE SEE SHT. L1.4

GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER / SHEET NUMBER
- MATERIALS SCHEDULE (SEE SHEET L0.1)
- PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET L0.2)
- PLANT CONTAINER SIZE
- ALIGN
- EXISTING ON-SITE TREE TO BE REMOVED
- EXISTING STREET TREE TO BE REMOVED

SHEET KEY

SHT. L1.1	SHT. L1.2
SHT. L1.3	SHT. L1.4
SHT. L1.5	SHT. L1.6

N.T.S.

NOTES:
1. REFER TO SHEET L0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND MATERIALS SCHEDULE. REFER TO SHEET L0.2 FOR PLANT MATERIAL KEY AND PLANTING NOTES.

0 10 20 40 FT.

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

LAYOUT/PLANTING PLAN
Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

LICENSED LANDSCAPE ARCHITECT · SCOTT E. FEUER No. 6446 · STATE OF CALIFORNIA
08/31/2027
11/13/2025

Scale:	1" = 20'
Drawn by:	KP
Date:	11/13/25
Job:	2402101
Sheet	L1.3
Of	00 Sheets

MATCHLINE SEE SHT. L1.2

MATCHLINE SEE SHT. L1.3

MATCHLINE SEE SHT. L1.6

STREET E

STREET F

STREET B

STREET M

STREET N

STREET A

STREET P

BLDG 171

BLDG 172

BLDG 169

BLDG 170

BLDG 167

BLDG 168

(1)ARB MAR
24" BOX-STD

(2)LAG NAT
24" BOX-STD

MONOLITHIC
SIDEWALK, S.C.D., TYP.

22'-0" FROM
HYDRANT

(3)PLA COL
24" BOX-STD

(2)PLA COL
24" BOX-STD

(1)PIS KEI
24" BOX-STD

(E) PARK
TREE TO
REMAIN, TYP.

(E)WALL TO
REMAIN, TYP.

(3)LAG TUS
24" BOX-STD

NOTE: BACKFLOW
PREVENTERS TO BE
SCREENED WITH
PLANT MATERIAL @
MIN. 4 FT. HT., TYP.

FIRE LADDER
PAD, S.A.D.,
TYP.

POLE
LIGHT, TYP.

(4)LAU SAR
24" BOX-STD

(5)LAG TUS
24" BOX-STD

(1)LAG TUS
24" BOX-STD

(2)LAG TUS
24" BOX-STD

(3)LOP CON
24" BOX-STD

(2)LOP CON
24" BOX-STD

(3)LAU SAR
24" BOX-STD

MULTI-USE
PATH

BIORETENTION,
S.C.D.

(E) COMMUNICATIONS
EASEMENT

DRIVEWAY PAVING,
S.C.D., TYP.

EXISTING TREE TO BE
REMOVED, TYP.

P.A., TYP.

GRAPHIC SYMBOL LEGEND

- L5.1 — DETAIL NUMBER
- 4 — MATERIALS SCHEDULE (SEE SHEET L0.1)
- (24)AGA RAN 5 GAL. — PLANT QUANTITY; PLANT MATERIAL KEY (SEE SHEET L0.2); PLANT CONTAINER SIZE
- ALIGN
- EXISTING ON-SITE TREE TO BE REMOVED
- EXISTING STREET TREE TO BE REMOVED

SHEET KEY

N.T.S.

SHT. L1.1	SHT. L1.2
SHT. L1.3	SHT. L1.4
SHT. L1.5	SHT. L1.6

NOTES:
1. REFER TO SHEET L0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND MATERIALS SCHEDULE. REFER TO SHEET L0.2 FOR PLANT MATERIAL KEY AND PLANTING NOTES.

0 10 20 40 FT.

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

LAYOUT/PLANTING PLAN
Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITEN CONSENT OF THE LANDSCAPE ARCHITECT.

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FEUER No. 4826 — STATE OF CALIFORNIA
08/3/2027
11/13/2025

Scale:	1" = 20'
Drawn by:	KP
Date:	11/13/25
Job:	2402101
Sheet	L1.4
Of	00 Sheets

MATCHLINE SEE SHT. L1.3

MATCHLINE SEE SHT. L1.6

DE GUIGNE DRIVE

STREET H

STREET K

STREET L

STREET A

STREET O

STEWART DRIVE

BLDG 155

BLDG 156

BLDG 157

BLDG 158

BLDG 162

STREET TREE SPACING THIS AREA 36' TO 37' EQ. SPACED BETWEEN LIGHTS/UTILITIES

17'-1" FROM ST. LIGHT

STREET LIGHT, TYP.

(5)MAG LIT
24" BOX-STD

(4)ARB MAR
24" BOX-STD

(3)ARB MAR
24" BOX-STD

(6)LOP CON
24" BOX-STD

(6)QUE SUB
24" BOX-STD

(4)QUE SUB
24" BOX-STD

(6)ARB MAR
24" BOX-STD

(11)PRU KRA
24" BOX-STD

DRIVEWAY PAVING, S.C.D., TYP.

BIORETENTION, S.C.D.

NOTE: BACKFLOW PREVENTERS TO BE SCREENED WITH PLANT MATERIAL @ MIN. 4 FT. HT., TYP.

FIRE LADDER PAD, S.A.D., TYP.

P.A.

P.A., TYP.

EXISTING TREE TO BE REMOVED, TYP.

10'-10" FROM STORM LINE

10'-8" FROM STORM LINE

10'-9" FROM HYDRANT

MONOLITHIC SIDEWALK, S.C.D., TYP.

14'-9" FROM METER VAULT

16'-3" FROM HYDRANT

17'-6" FROM ST. LIGHT

17'-6" FROM ST. LIGHT

4'-0"

GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER / SHEET NUMBER (L5.1)
- MATERIALS SCHEDULE (SEE SHEET L0.1)
- PLANT QUANTITY / PLANT MATERIAL KEY (SEE SHEET L0.2) — (24)AGA RAN 5 GAL
- PLANT CONTAINER SIZE
- ALIGN
- EXISTING ON-SITE TREE TO BE REMOVED
- EXISTING STREET TREE TO BE REMOVED

SHEET KEY

SHT. L1.1	SHT. L1.2
SHT. L1.3	SHT. L1.4
SHT. L1.5	SHT. L1.6

N.T.S.

NOTES:
1. REFER TO SHEET L0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND MATERIALS SCHEDULE. REFER TO SHEET L0.2 FOR PLANT MATERIAL KEY AND PLANTING NOTES.

0 10 20 40 FT.

REVISIONS	BY

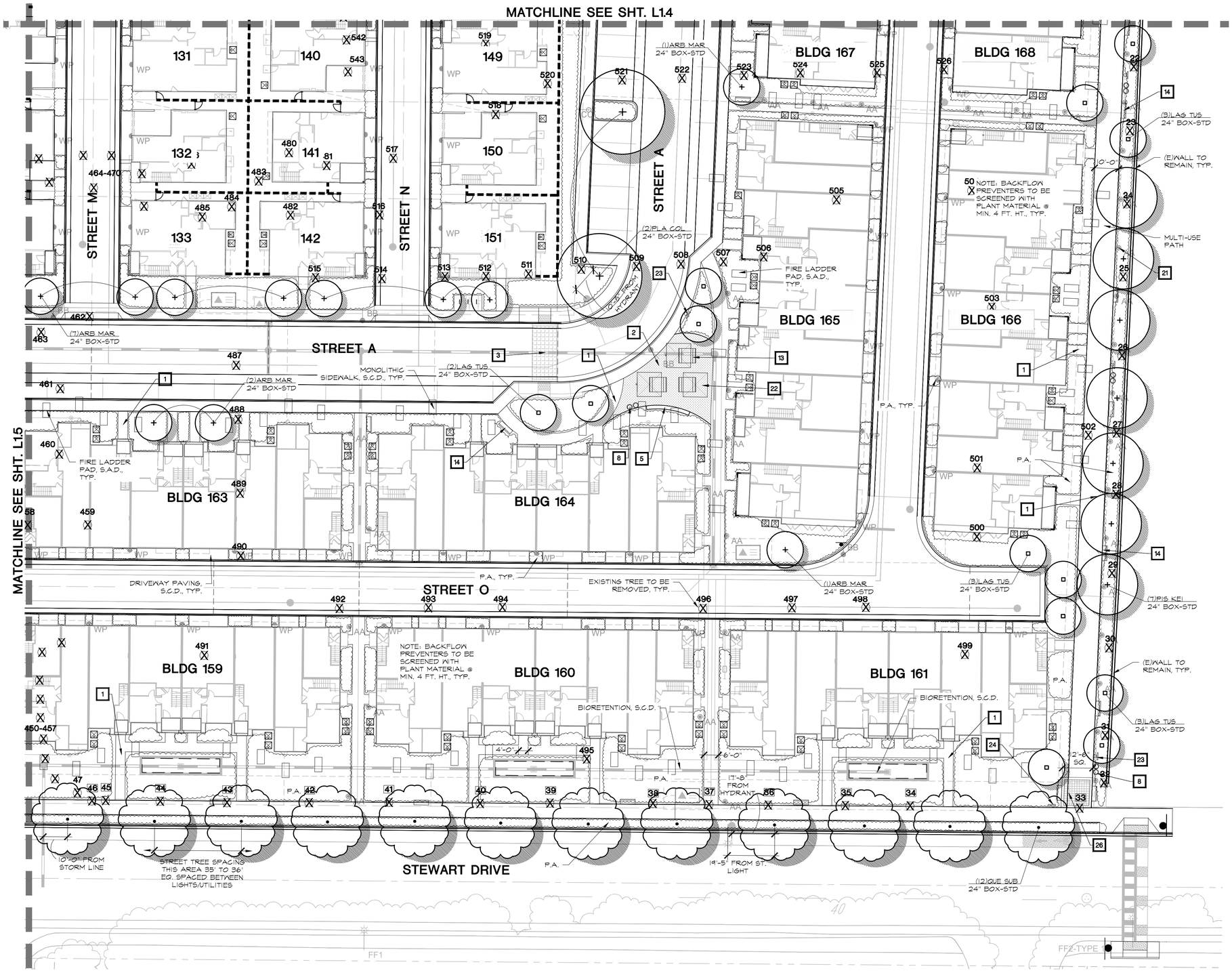
ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

LAYOUT/PLANTING PLAN
Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC.
ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

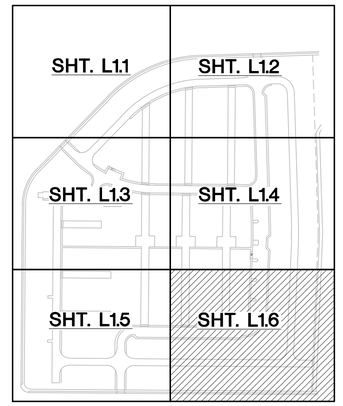
LICENSED LANDSCAPE ARCHITECT — Scott E. Feurer No. 4815 — STATE OF CALIFORNIA — 08/31/2027 — 11/13/2025

Scale:	1" = 20'
Drawn by:	KP
Date:	11/13/25
Job:	2402101
Sheet	L1.5
Of	00 Sheets



GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER
- SHEET NUMBER
- MATERIALS SCHEDULE (SEE SHEET L0.1)
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET L0.2)
- PLANT CONTAINER SIZE
- ALIGN
- EXISTING ON-SITE TREE TO BE REMOVED
- EXISTING STREET TREE TO BE REMOVED



SHEET KEY N.T.S.

NOTES:
1. REFER TO SHEET L0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND MATERIALS SCHEDULE. REFER TO SHEET L0.2 FOR PLANT MATERIAL KEY AND PLANTING NOTES.

0 10 20 40 FT.

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

LAYOUT/PLANTING PLAN
Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FEUERI No. 6432 — STATE OF CALIFORNIA
08/31/2027
11/13/2025

Scale:	1" = 20'
Drawn by:	KP
Date:	11/13/25
Job:	2402101
Sheet	L1.6
Of	00 Sheets



PET WASTE RECEPTACLE:
MANU.:BARK PARK
SEE MATERIAL SCHED. FOR INFO.

15 PET WASTE
1/1 DTI-Pet.dwg SCALE: NTS



16 TENANT DOORS & 2 PARCEL LOCKERS (M' ON PLANS)
MODEL: 16 DOOR FLORENCE CLUSTER MAILBOX CBU
COLOR: 'BRONZE'
DIMENSIONS: 62"H X 30-1/2"W X 17-7/8" DEEP
USPS APPROVED



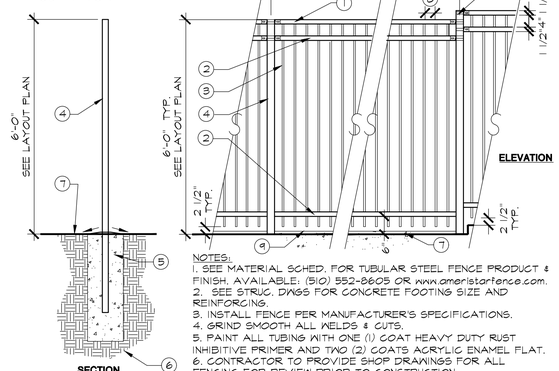
4 DOOR PARCEL LOCKER (P' ON PLANS)
MODEL: '4 DOOR PARCEL LOCKER'
COLOR: 'BRONZE'
DIMENSIONS: 62"H X 30-1/2"W X 17-7/8" DEEP
USPS APPROVED

MOUNTING EXPANSION ANCHOR BOLTS PER MANU.:
MANU.: HILTI (AVAIL. www.hilti.com)
TYPE: KWIK BOLT II (GALV.)
SIZE: 1/2" DIA. x 5-1/2" LONG EMBED.: MIN. 3-1/2"
INSTALL W/ RUBBER PAD BELOW PLATE PER MANU.
MOUNT TO 5" THICK CONCRETE PAD

NOTES:
1. MOUNT/INSTALL TO CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS.
2. REFER TO LAYOUT PLANS FOR QUANTITY AND LOCATIONS.
3. CLUSTER MAILBOX UNITS AND PARCEL LOCKER UNITS AVAILABLE AT CUSTOM HOME ACCESSORIES (800) 265-0041 OR www.store.mailboxes.info

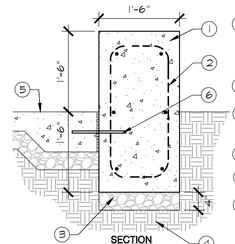
11 CLUSTER MAILBOXES & PARCEL BOXES
SCALE: NTS 1/1 DTI-Mailbox-02.dwg

1. 1 1/2" SQUARE TOP & BOTTOM RAIL
2. 1 1/2" WIDE MID RAIL
3. 5/8" SQUARE TUBE STEEL PICKETS SPACED W/ 3-15/16" CLR BTWN
4. 2-1/2" SQ. TUBE STEEL POST WITH CAP
5. CONCRETE FOOTING 2'-6" DEEP x 10" MIN. DIAMETER, 1'-6" MIN. POST EMBED, TYP.
6. COMPACTED SUBGRADE
7. FINISH SOIL GRADE
8. 3-3/4" CLR. SPACE TYP. OPENING SHALL NOT ALLOW THE PASSAGE OF A 4" DIA. SPHERE, TYP.
9. CONCRETE BAND, SEE DETAIL, TYP. (8 L5.3)
10. FENCE TO STEP NHR SOIL GRADE & PAVING TRANSITION TO MAINTAIN 6'-0" HT.



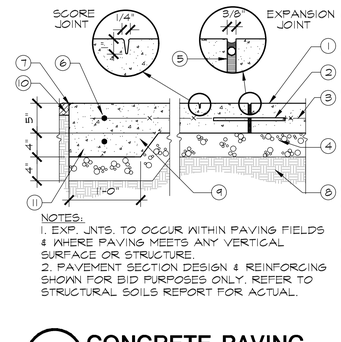
NOTES:
1. SEE MATERIAL SCHED. FOR TUBULAR STEEL FENCE PRODUCT & FINISH. AVAILABLE: (510) 552-8605 OR www.ameristarfence.com.
2. SEE STRUC. DWGS FOR CONCRETE FOOTING SIZE AND REINFORCING.
3. INSTALL FENCE PER MANUFACTURER'S SPECIFICATIONS.
4. GRIND SMOOTH ALL WELDS & CUTS.
5. PAINT ALL TUBING WITH ONE (1) COAT HEAVY DUTY RUST INHIBITIVE PRIMER AND TWO (2) COATS ACRYLIC ENAMEL FLAT.
6. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCING FOR REVIEW PRIOR TO CONSTRUCTION.

7 6' HT. TUBULAR STEEL FENCE (TYPICAL)
SCALE: 1/2" = 1'-0" 1/24 DT-FenMetal07.dwg



1. C.I.P. CONCRETE WALL; COLOR: SEE MATERIAL SCHED. FINISH: LIGHT SANDBLAST EASE ALL EDGES
2. #4 REBAR, 12" O.C., B/W, TYP.
3. AGGREGATE SUBASE COMPACTED PER SOILS REPORT
4. COMPACTED SUBGRADE
5. ADJACENT SURFACE, SEE PLANS
6. #4 REBAR, 1'-6" LONG AT 2'-0" O.C. WHR PAVING OCCURS, WRAP ONE END WITH FELT

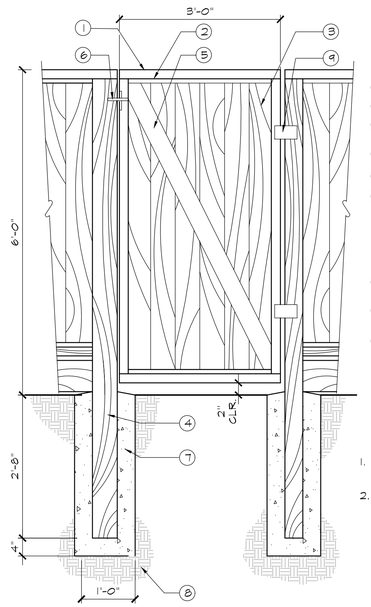
4 CONCRETE SEAT WALL
SCALE: 3/4" = 1'-0" 1/16 DT-Table.dwg



1. CONCRETE PAVING; SEE PLAN OR SPECS FOR COLOR AND FINISH.
2. #4 REBAR; 1'-6" LONG AT 2'-0" o.c./ WRAP ONE END WITH FELT
3. #3 REBAR 18" O.C. B.W.
4. CLASS II AGGREGATE BASE; COMPACTED TO 95%.
5. EXPANSION JOINT W/ PREMOLDED MAT'L AT 15'-0" O.C. MAX. SCORE JTS. AT 5'-0" O.C. (U.N.O.)
6. 2-#2 REBAR 1 TOP, 1 BOTTOM
7. EASED EDGE @ PLANTING AREA, TYP.
8. COMPACT SUBGRADE TO 90%
9. THICKENED EDGE, TYP.
10. FINISH GRADE ADJACENT TO PAVEMENT/CURB - REFER TO GENERAL NOTES
11. PAVING TO EXTEND UNDERNEATH DECK STRINGER MIN. 12", SEE LAYOUT PLAN

NOTES:
1. EXP. JNTS. TO OCCUR WITHIN PAVING FIELDS & WHERE PAVING MEETS ANY VERTICAL SURFACE OR STRUCTURE.
2. PAVEMENT SECTION DESIGN & REINFORCING SHOWN FOR BID PURPOSES ONLY. REFER TO STRUCTURAL SOILS REPORT FOR ACTUAL.

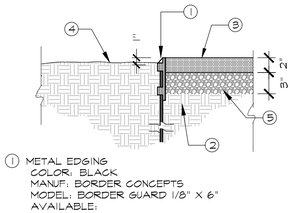
1 CONCRETE PAVING (PEDESTRIAN)
SCALE: 1" = 1'-0" 1/12 DT-PavConc02.dwg



1. 2x4 FRAME AROUND.
2. 1x1 FRAME
3. 1x6 BOARDS W/ 1" OVERLAP
4. 6x6 POST P.T.D.F.
5. 1x4 BRACE (INSIDE)
6. GATE LATCH, GATEMATE 10-1/2" BLACK POST MOUNTED LATCH, OR APPROVED EQUAL. MOUNT ON INSIDE OF GATE
7. CONCRETE FOOTING AT GATE
8. SUBGRADE COMPACTED TO 95%.
9. STANLEY 909 GATE HINGE (BLACK FINISH) OR APPROVED EQUAL. (TYP. OF 2)

NOTE:
1. ALL GATE WOOD SHALL BE CONST. COMMON RDWD S4S, 2. EXCEPT WHR NOTED, LOCATE LATCH SIDE OF GATE TOWARD GARAGE.

5 6'-0" HT. SOLID WOOD GATE
1/16 SCALE: 3/4" = 1'-0" DT-GateWood01.dwg



1. METAL EDGING
COLOR: BLACK
MANUF: BORDER CONCEPTS
MODEL: BORDER GUARD 1/8" X 6"
AVAILABLE:
www.borderconcepts.com
2. SUBGRADE COMPACTED TO 90%
3. FINISH GRADE OF DECOMPOSED GRANITE PAVING. SEE MATERIAL SCHED. FOR COLOR.
STABILIZER:
ADD TO MIX PER MANUF. SPECS.:
MATERIAL/TYPE: 'STABILIZER'
AVAIL.: STABILIZER SOLUTIONS www.stabilizer.com
ADD 10% DRY CEMENT TO DECOMPOSED GRANITE MIX
CONTRACTOR SHALL FILL ANY LOW SPOTS & RE-COMPACT AS NECESSARY
4. FINISH GRADE OF ADJACENT PLANTING AREA.
5. CLASS II AGGREGATE BASE COMPACTED PER GEOTECH REPORT

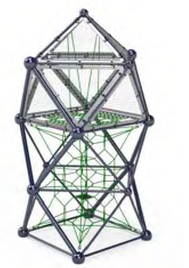
NOTES:
1. PRE-BLENDED STABILIZER SHALL BE ADDED PER MANUF. SPECS.
MATERIAL/TYPE: 'STABILIZER'
AVAIL.: STABILIZER SOLUTIONS
www.stabilizersolutions.com OR (800)336-2468
2. WATER HEAVILY WITH A HOSE TO ENSURE THAT THE WATER GOES THROUGH THE ENTIRE DEPTH OF THE MATERIAL.
3. COMPACT WITH A VIBRATORY PLATE COMPACTOR TO 85% WITHIN 3 TO 48 HOURS.

2 DECOMPOSED GRANITE W/ METAL HEADER
N.T.S. 1/1 DT-Pav0001.dwg



TRASH/RECYCLE RECEPTACLE:
MANU.: ULTRA SITE
SEE MATERIAL SCHED. FOR INFO.

16 TRASH/RECYC. RECEPTACLE
1/1 SCALE: NTS DTI-Trash.dwg



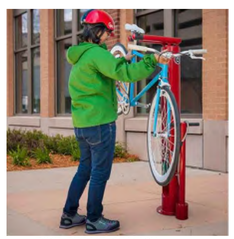
BENCH:
MANU.: PLAY AND PARK STRUCTURES.
SEE MATERIAL SCHED. FOR INFO.

12 PLAY STRUCTURE (5-12 YR)
1/1 SCALE: NTS DTI-PlayStruct.dwg



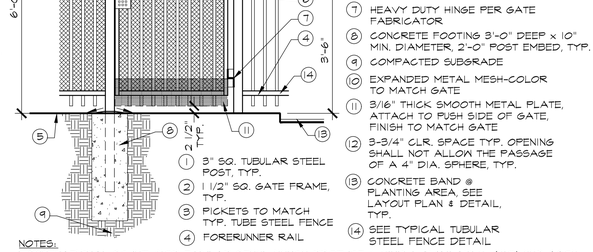
DRINKING FOUNTAIN:
MANU.:BARK PARK
SEE MATERIAL SCHED. FOR INFO.

17 DRINKING FOUNTAIN
SCALE: NTS 1/1 DTI-Pet.dwg



BIKE REPAIR STATION:
MANU.: DERO
SEE MATERIAL SCHED. FOR INFO.

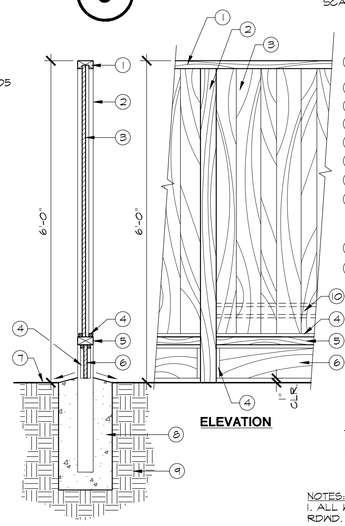
13 BIKE REPAIR STATION
SCALE: NTS 1/1 DTI-BikeFix.dwg



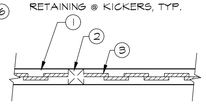
1. 3" SQ. TUBULAR STEEL POST, TYP.
2. 1 1/2" SQ. GATE FRAME, TYP.
3. PICKETS TO MATCH TYP. TUBE STEEL FENCE
4. FORERUNNER RAIL
5. FINISH PAVING GRADE
6. RIM PANIC BAR EXIT DEVICE AT EACH LEAF. MOUNT AT 42" A.F.F. SINGLE EXTERIOR BLANK TRIM AND SINGLE EXTERIOR KEYPAD / LEVER LOCKSET. PROVIDE VON DUPRIN 98EO - 630 FINISH EXIT DEVICE W/ SCHLAGE ELECTRONICS CO-100-99BE-70-KP-SPA-PD KEYPAD ENTRY DEVICE. PREP GATES AT MANUFACTURER'S FACTORY TO RECEIVE HARDWARE INDICATED.
7. HEAVY DUTY HINGE PER GATE FABRICATOR
8. CONCRETE FOOTING 3'-0" DEEP x 10" MIN. DIAMETER, 2'-0" POST EMBED, TYP.
9. COMPACTED SUBGRADE
10. EXPANDED METAL MESH-COLOR TO MATCH GATE
11. 3/16" THICK SMOOTH METAL PLATE, ATTACH TO PUSH SIDE OF GATE, FINISH TO MATCH GATE
12. 3-3/4" CLR. SPACE TYP. OPENING SHALL NOT ALLOW THE PASSAGE OF A 4" DIA. SPHERE, TYP.
13. CONCRETE BAND @ PLANTING AREA, SEE LAYOUT PLAN & DETAIL, TYP.
14. SEE TYPICAL TUBULAR STEEL FENCE DETAIL

NOTES:
1. SEE MATERIAL SCHED. FOR TUBULAR STEEL FENCE PRODUCT & FINISH. AVAILABLE: (510) 552-8605 OR www.ameristarfence.com.
2. SEE STRUC. DWGS FOR CONCRETE FOOTING SIZE AND REINFORCING.
3. INSTALL GATES PER MANUFACTURER'S SPECIFICATIONS.
4. GATE TO BE INSTALLED PER ALL APPLICABLE BUILDING & POOL CODES.
5. GRIND SMOOTH ALL WELDS & CUTS.
6. PAINT ALL TUBING WITH ONE (1) COAT HEAVY DUTY RUST INHIBITIVE PRIMER AND TWO (2) COATS ACRYLIC ENAMEL FLAT- COLOR TBD.
7. GATE SHALL BE EQUIPPED WITH SELF CLOSING AND SELF LATCHING DEVICE.
8. CONTRACTOR TO PROVIDE AN EXIT SIGN AT ALL GATES PER ALL APPLICABLE CODES
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL GATES FOR REVIEW PRIOR TO CONSTRUCTION.

8 6' HT. SINGULAR TUBULAR STEEL GATE @ POOL ENTRY
SCALE: 1/2" = 1'-0" 1/24 DT-GateMetal08.dwg



1. 2X4 CAP W/ DADO TO RECEIVE LAPPED BOARDS
2. 4X4 POST D.F.P.T. @ 8'-0" O.C.
3. 1X6 BOARDS W/ 1" OVERLAP
4. 1X1 FRAME
5. 2X4 BOTTOM RAIL
6. 1X8 KICKBOARD
7. FINISH GRADE
8. CONCRETE FOOTING; 12" DIA. X 24" DEEP. CORNER POST FOOTINGS SHALL BE 12" DIA. X 36" DEEP
9. COMPACTED SUBGRADE
10. NHR, RETAINING IS NECESSARY CONTRACTOR SHALL ADD 2ND KICKER DIRECTLY ATOP BOTTOM KICKER. BOTTOM RAIL & NAILER TO BE ABOVE TOP KICKER. KICKERS TO BE BROWN P.T.D.F. MAX. 12" OF RETAINING @ KICKERS, TYP.

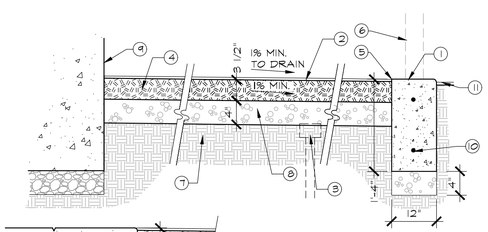


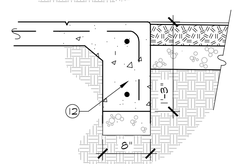
PLAN VIEW

NOTES:
1. ALL WOOD SHALL BE CONST. COMMON RDWD. ROUGH, UNLESS OTHERWISE NOTED.

SECTION

6 6'-0" HT. SOLID WOOD FENCE 1x6 BOARD ON BOARD
SCALE: 3/4" = 1'-0" 1/16 DT-FenWood01.dwg





TURN-DOWN EDGE @ CONC. PAVING

1. CONCRETE HEADER, SEE MATERIAL SCHED. FOR FINISH. EDGE @ PLANTING AREA TO BE TOOLED, TYP.
2. 1/2" EPDM/TPV FULL COLOR WEAR COURSE (NOT 50/50) W/ ALIPHATIC BINDER, SEE MATERIAL SCHED. FOR COLOR
3. DRAIN, S.C.D.
4. 3-1/2" SHREDDED SBR CUSHION LAYER, TOTAL THICKNESS IS BASED UPON MAXIMUM FALL HEIGHT OF PLAY EQUIPMENT
5. RUBBER SURFACE SHALL BE FLUSH WITH ADJACENT BAND OR CONC. SURFACE, TYP.
6. TUBE STEEL POST, SEE LAYOUT PLAN FOR LOCATIONS
7. SUBGRADE COMPACTED TO 90%
8. AGGREGATE BASE COMPACTED TO 90%
9. VERTICAL STRUCTURE, NHR OCCURS, TYP.
10. (2) #3 HORIZ. REBAR CONT.
11. SEE LAYOUT PLAN FOR MATERIAL
12. THICKENED EDGE @ ADJACENT CONCRETE PAVING, TYP.

3 RESILIENT PLAY SURFACE
SCALE: 1" = 1'-0" 1/12 DT-Play03.dwg



BOLLARD LIGHT:
MANU.: BEGA
SEE LIGHTING PLANS FOR INFO.

18 BOLLARD LIGHT
1/1 DTI-Bollard.dwg SCALE: NTS



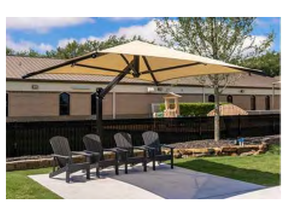
BENCH:
MANU.: ULTRA SITE
SEE MATERIAL SCHED. FOR INFO.

14 BENCH
1/1 SCALE: NTS DTI-Bench.dwg



PICNIC TABLE:
MANU.: ULTRA SITE
SEE MATERIAL SCHED. FOR INFO.

10 PICNIC TABLE
1/1 SCALE: NTS DTI-Picnic.dwg



UMBRELLA (CANTILEVERED):
MANU.: SUPERIOR SHADE
SEE MATERIAL SCHED. FOR INFO.

9 UMBRELLA
SCALE: NTS 1/1 DTI-Umbrella.dwg

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

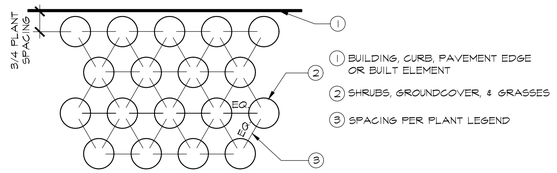
REVISIONS	BY

PRELIMINARY CONSTRUCTION DETAILS
Sunnyvale Park Place
Sunnyvale, California

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

LICENSED LANDSCAPE ARCHITECT — SCOTT E. FEUER No. 4740 — 08/31/2027 RENEWAL DATE — 11/13/2025 DATE — STATE OF CALIFORNIA

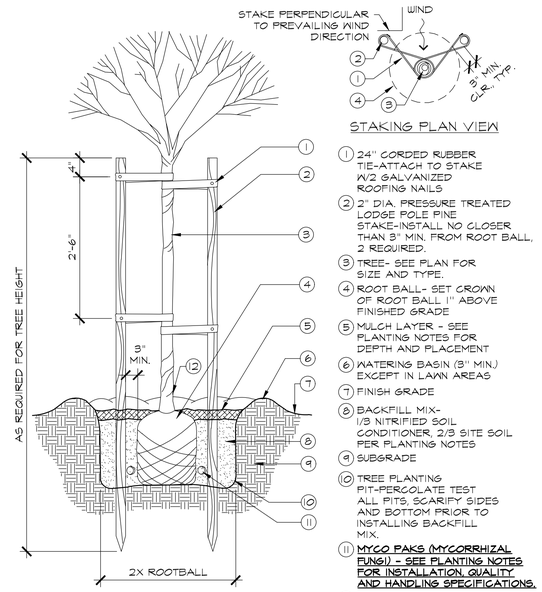
Scale:	AS SHOWN
Drawn by:	KP
Date:	11/13/25
Job:	2402101
Sheet	L2.1
Of	00 Sheets



1 BUILDING, CURB, PAVEMENT EDGE OR BUILT ELEMENT
2 SHRUBS, GROUNDCOVER, & GRASSES
3 SPACING PER PLANT LEGEND

7 PLANT SPACING/LAYOUT

SCALE: N.T.S.
1/1 DT-GrndCov01.dwg

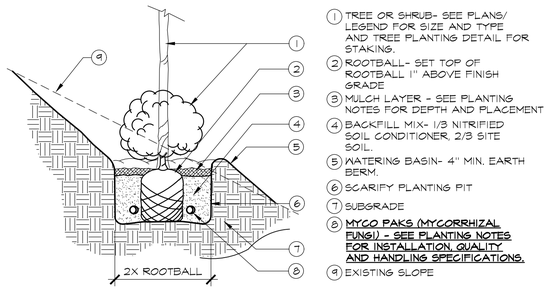


1 24" CORDED RUBBER TIE-ATTACH TO STAKE W/2 GALVANIZED ROOFING NAILS
2 2" DIA. PRESSURE TREATED LODGE POLE PINE STAKE-INSTALL NO CLOSER THAN 3" MIN. FROM ROOT BALL, 2 REQUIRED.
3 TREE- SEE PLAN FOR SIZE AND TYPE.
4 ROOT BALL- SET CROWN OF ROOT BALL 1" ABOVE FINISHED GRADE
5 MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT
6 WATERING BASIN (3" MIN.) EXCEPT IN LAWN AREAS
7 FINISH GRADE
8 BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL PER PLANTING NOTES
9 SUBGRADE
10 TREE PLANTING PIT-PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.
11 **MYCO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.**
12 TREE TRUNK GUARDS AT ALL TREES IN LAWN AREAS.
MANUF.: NDS
MODEL: TP-128, GREY
AVAILABLE: www.ndspro.com

NOTES:
1. SEE PLANTING NOTES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

4 TREE PLANTING

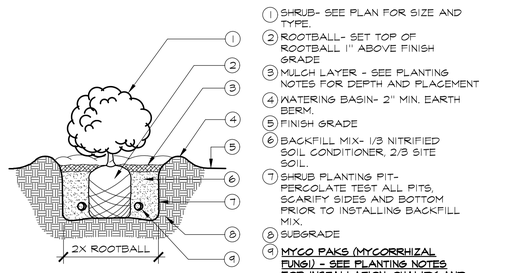
SCALE: N.T.S.
1/1 DT-Tree-Green02.dwg



1 TREE OR SHRUB- SEE PLANS/ LEGEND FOR SIZE AND TYPE AND TREE PLANTING DETAIL FOR STAKING.
2 ROOTBALL- SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE
3 MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT
4 BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL.
5 WATERING BASIN- 4" MIN. EARTH BERM.
6 SCARIFY PLANTING PIT
7 SUBGRADE
8 **MYCO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.**
9 EXISTING SLOPE

5 PLANTING ON SLOPE

SCALE: N.T.S.
1/1 DT-Shrub-Green02.dwg



1 SHRUB- SEE PLAN FOR SIZE AND TYPE.
2 ROOTBALL- SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE
3 MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT
4 WATERING BASIN- 2" MIN. EARTH BERM.
5 FINISH GRADE
6 BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL.
7 SHRUB PLANTING PIT-PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.
8 SUBGRADE
9 **MYCO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.**

6 SHRUB PLANTING

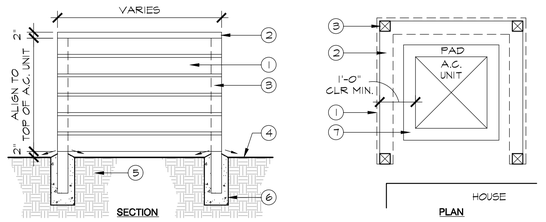
SCALE: N.T.S.
1/1 DT-Shrub-Green01.dwg



RAISED PLANTER W/ SEATING:
MANU.: TOURNESOL SITEWORKS
SEE MATERIAL SCHED. FOR INFO.

1 RAISED PLANTER W/ SEATING

1/1 SCALE: NTS
DT1-Planter-Seat.dwg

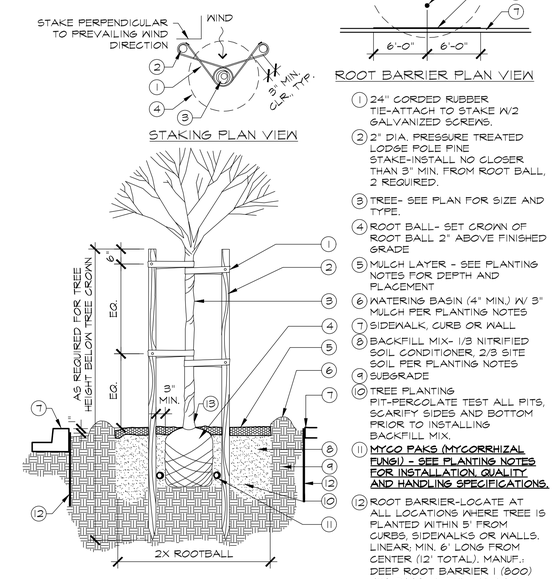


1 I X 6 HORIZONTAL BOARDS WITH I" GAP
2 2 X 6 WOOD CAP.
3 4 X 4 PTDF POST
4 FINISH GRADE
5 COMPACTED SUBGRADE OR ENGINEERED FILL
6 8" DIA. CONC. FOOTING
7 CONC. AC PAD, REFER TO AC MANUF. SPECS.

NOTE
1. INSTALLER TO VERIFY CORRECT A.C. UNIT ORIENTATION FOR ACCESS PRIOR TO CONSTRUCTING SCREEN.
2. ALL WOOD TO BE S4S WESTERN RED CEDAR U.O.N.

2 WOOD A.C. SCREEN

SCALE: 1/2" = 1'-0"
1/24 DT-FenWood-AC.dwg



1 24" CORDED RUBBER TIE-ATTACH TO STAKE W/2 GALVANIZED SCREWS.
2 2" DIA. PRESSURE TREATED LODGE POLE PINE STAKE-INSTALL NO CLOSER THAN 3" MIN. FROM ROOT BALL, 2 REQUIRED.
3 TREE- SEE PLAN FOR SIZE AND TYPE.
4 ROOT BALL- SET CROWN OF ROOT BALL 2" ABOVE FINISHED GRADE
5 MULCH LAYER - SEE PLANTING NOTES FOR DEPTH AND PLACEMENT
6 WATERING BASIN (4" MIN.) W/ 3" MULCH PER PLANTING NOTES
7 SIDEWALK, CURB OR WALL
8 BACKFILL MIX- 1/3 NITRIFIED SOIL CONDITIONER, 2/3 SITE SOIL PER PLANTING NOTES
9 SUBGRADE
10 TREE PLANTING PIT-PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO INSTALLING BACKFILL MIX.
11 **MYCO PAKS (MYCORRHIZAL FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.**
12 ROOT BARRIER-LOCATE AT ALL LOCATIONS WHERE TREE IS PLANTED WITHIN 5' FROM CURBS, SIDEWALKS OR WALLS. LINEAR; MIN. 6' LONG FROM CENTER (12' TOTAL). MANUF.: DEEP ROOT BARRIER 1 (800) 458-7668 MODEL: UB 24-2
13 TREE TRUNK GUARDS AT ALL TREES IN LAWN AREAS.
MANUF.: NDS
MODEL: TP-128, GREY
AVAILABLE: www.ndspro.com

NOTES:
1. SEE PLANTING NOTES AND/OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.

3 TREE PLANTING WITH ROOT BARRIER

SCALE: N.T.S.
1/1 DT-Tree-Green01.dwg

REVISIONS	BY

ENVIRONMENTAL FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300
www.environmentalforesight.com

PRELIMINARY CONSTRUCTION DETAILS
Sunnyvale Park Place
Sunnyvale, California

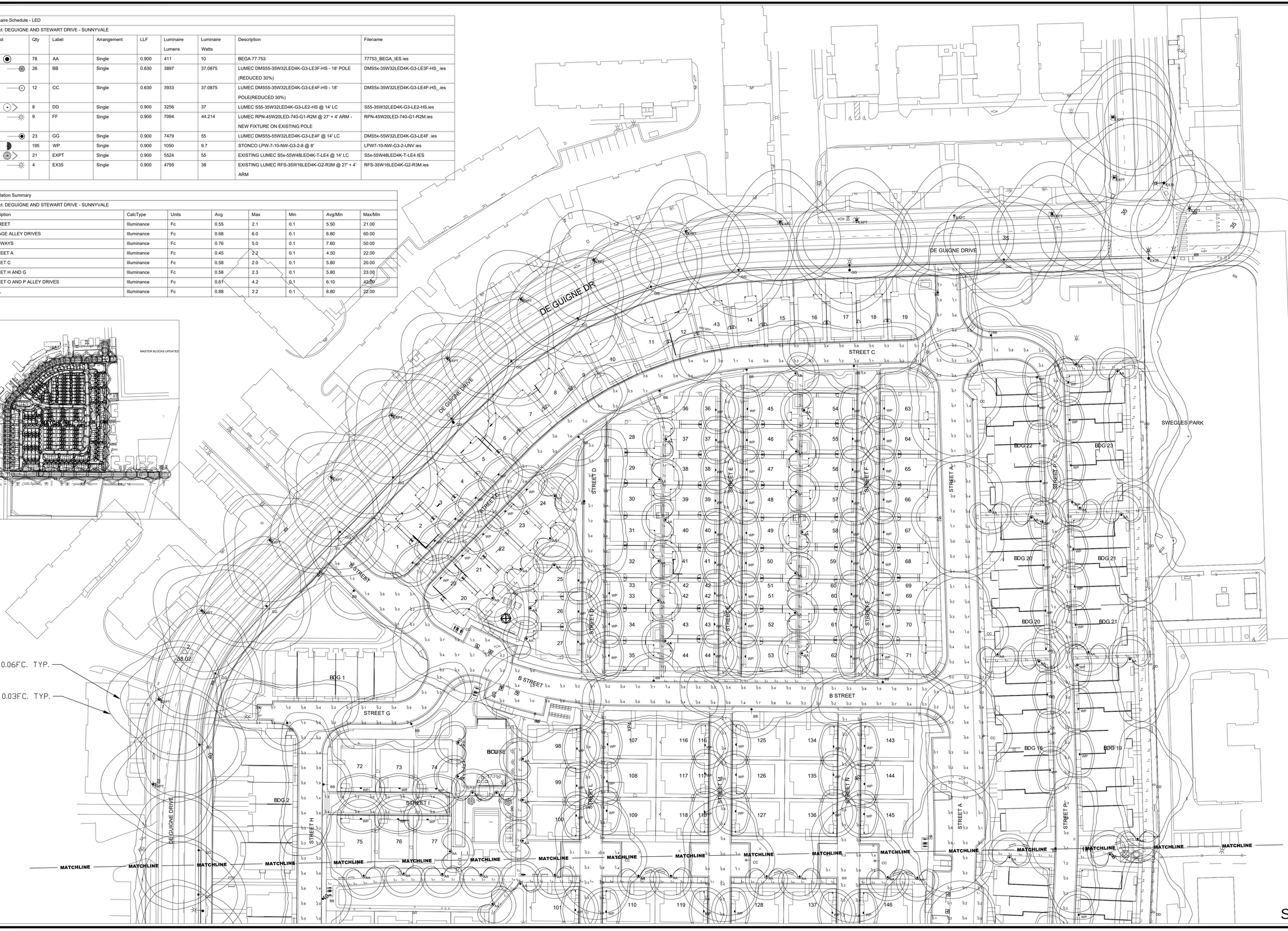
COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

LICENSED LANDSCAPE ARCHITECT · SCOTT E. Feuer No. 4666 · 08/31/2027 RENEWAL 11/13/2025 · STATE OF CALIFORNIA

Scale:	AS SHOWN
Drawn by:	KP
Date:	11/13/25
Job:	2402101
Sheet	L2.2
Of	00 Sheets

Luminaire Schedule - LED								
Project: DEGUIGNE AND STEWART DRIVE - SUNNYVALE								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	78	AA	Single	0.900	411	10	BEGA 77 753	77753_BEGA_IES.ies
	26	BB	Single	0.630	3897	37.0875	LUMEC DMS55-35W32LED4K-G3-LE3F-HS - 18' POLE (REDUCED 30%)	DMS5x-35W32LED4K-G3-LE3F-HS_.ies
	12	CC	Single	0.630	3933	37.0875	LUMEC DMS55-35W32LED4K-G3-LE4F-HS - 18' POLE(REDUCED 30%)	DMS5x-35W32LED4K-G3-LE4F-HS_.ies
	8	DD	Single	0.900	3256	37	LUMEC S55-35W32LED4K-G3-LE2-HS @ 14' LC	S55-35W32LED4K-G3-LE2-HS.ies
	9	FF	Single	0.900	7094	44.214	LUMEC RPN-45W20LED-740-G1-R2M @ 27' + 4' ARM - NEW FIXTURE ON EXISTING POLE	RPN-45W20LED-740-G1-R2M.ies
	23	GG	Single	0.900	7479	55	LUMEC DMS55-55W32LED4K-G3-LE4F @ 14' LC	DMS5x-55W32LED4K-G3-LE4F .ies
	195	WP	Single	0.900	1050	9.7	STONCO LPW-7-10-NW-G3-2-8 @ 8'	LPW7-10-NW-G3-2-UNV.ies
	21	EXPT	Single	0.900	5524	55	EXISTING LUMEC S5x-55W48LED4K-T-LE4 @ 14' LC	S5x-55W48LED4K-T-LE4.IES
	4	EX35	Single	0.900	4795	38	EXISTING LUMEC RFS-35W16LED4K-G2-R3M @ 27' + 4' ARM	RFS-35W16LED4K-G2-R3M.ies

Calculation Summary							
Project: DEGUIGNE AND STEWART DRIVE - SUNNYVALE							
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
B STREET	Illuminance	Fc	0.55	2.1	0.1	5.50	21.00
GARAGE ALLEY DRIVES	Illuminance	Fc	0.68	6.0	0.1	6.80	60.00
PATHWAYS	Illuminance	Fc	0.76	5.0	0.1	7.60	50.00
STREEET A	Illuminance	Fc	0.45	2.2	0.1	4.50	22.00
STREET C	Illuminance	Fc	0.58	2.0	0.1	5.80	20.00
STREET H AND G	Illuminance	Fc	0.58	2.3	0.1	5.80	23.00
STREET O AND P ALLEY DRIVES	Illuminance	Fc	0.61	4.2	0.1	6.10	42.00
TRAIL	Illuminance	Fc	0.88	2.2	0.1	8.80	22.00



SL-1

Associated Lighting Representatives, Inc.
Oregon | SW Washington
Bend, OR
Vancouver, WA
503-994-7000
Reno, NV
Sparks/Carson/Diamond Peak
775-241-3770
Fresno, CA
Visalia/Tulare/Kings
559-233-5444
Sacramento, CA
Roseville/Auburn
916-435-1400
Ontario, CA
Los Angeles/Orange
909-673-3000

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON TESTING PERFORMED USING IESNA PROCEDURES AND ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Some differences between measured values and calculated results may occur due to variations in electrical input, ballast characteristics, photometric measurement techniques and field conditions such as voltage and temperature. Additionally, manufacturing tolerances, normal depreciation, and maintenance of luminaires, surfaces and architectural elements significantly affect the light levels in an installation. Reasonable engineering judgment must be used when differences will occur between measured values and calculated values.

Lighting Analysts
Lighting Software
www.agi32.com

AGI32 VERSION 22.1
AGI PC-2024 LIGHTING ANALYSIS, INC. (C) 2024 LIGHTING ANALYSTS, INC. REVALUE SOFTWARE
8950 BAYMEADOWS WAY WEST, SUITE 800, JACKSONVILLE, FL 32256

REPORT FOR:
GIACALONE DESIGN SERVICES

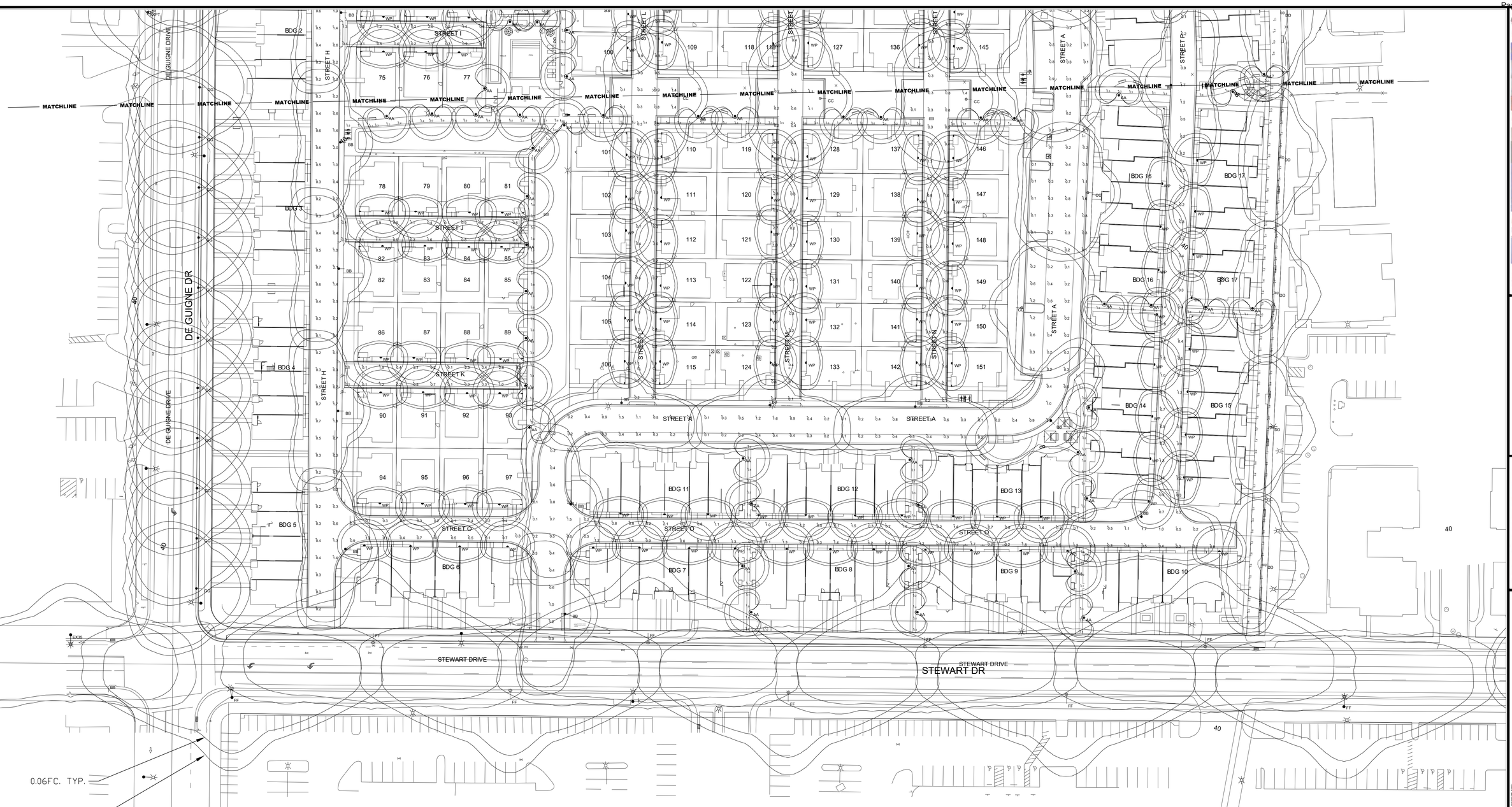
SALES REPRESENTATIVE:
KRISTIAN REYES
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

PREPARED BY:
RAMON ZAPATA
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

PROJECT DESCRIPTION:
DeGUIGNE AND STEWART DRIVE
CITY OF SUNNYVALE

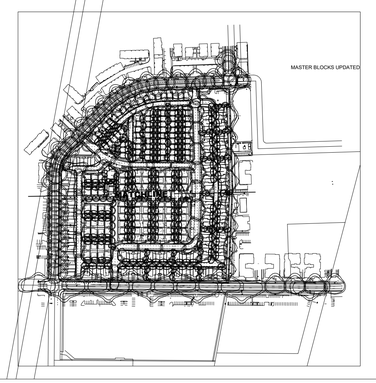
DRAWING NO. / .WDT FILE:
23844REY-R1.DWG / 23844REY-R1.A32

REV	SHEET	DATE	SCALE
1	1 OF 2	05.29.2025	1 : 40



Luminaire Schedule - LED								
Project: DEGUIGNE AND STEWART DRIVE - SUNNYVALE								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	78	AA	Single	0.900	411	10	BEGA 77 753	77753_BEGA_IES.ies
	26	BB	Single	0.630	3897	37.0875	LUMEC DMS55-35W32LED4K-G3-LE3F-HS - 18' POLE (REDUCED 30%)	DMS5x-35W32LED4K-G3-LE3F-HS_.ies
	12	CC	Single	0.630	3933	37.0875	LUMEC DMS55-35W32LED4K-G3-LE4F-HS - 18' POLE(REDUCED 30%)	DMS5x-35W32LED4K-G3-LE4F-HS_.ies
	8	DD	Single	0.900	3256	37	LUMEC S55-35W32LED4K-G3-LE2-HS @ 14' LC	S55-35W32LED4K-G3-LE2-HS.ies
	9	FF	Single	0.900	7094	44.214	LUMEC RPN-45W20LED-740-G1-R2M @ 27' + 4' ARM - NEW FIXTURE ON EXISTING POLE	RPN-45W20LED-740-G1-R2M.ies
	23	GG	Single	0.900	7479	55	LUMEC DMS55-55W32LED4K-G3-LE4F @ 14' LC	DMS5x-55W32LED4K-G3-LE4F .ies
	195	WP	Single	0.900	1050	9.7	STONCO LPW-7-10-NW-G3-2-8 @ 8'	LPW7-10-NW-G3-2-UNV.ies
	21	EXPT	Single	0.900	5524	55	EXISTING LUMEC S5x-55W48LED4K-T-LE4 @ 14' LC	S5x-55W48LED4K-T-LE4.IES
	4	EX35	Single	0.900	4795	38	EXISTING LUMEC RFS-35W16LED4K-G2-R3M @ 27' + 4' ARM	RFS-35W16LED4K-G2-R3M.ies

Calculation Summary							
Project: DEGUIGNE AND STEWART DRIVE - SUNNYVALE							
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
B STREET	Illuminance	Fc	0.55	2.1	0.1	5.50	21.00
GARAGE ALLEY DRIVES	Illuminance	Fc	0.68	6.0	0.1	6.80	60.00
PATHWAYS	Illuminance	Fc	0.76	5.0	0.1	7.60	50.00
STREEET A	Illuminance	Fc	0.45	2.2	0.1	4.50	22.00
STREET C	Illuminance	Fc	0.58	2.0	0.1	5.80	20.00
STREET H AND G	Illuminance	Fc	0.58	2.3	0.1	5.80	23.00
STREET O AND P ALLEY DRIVES	Illuminance	Fc	0.61	4.2	0.1	6.10	42.00
TRAIL	Illuminance	Fc	0.88	2.2	0.1	8.80	22.00



SL-2

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IESNA TESTING PROCEDURES AND LABORATORY ACCREDITATIONS. HOWEVER, ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY due to variations in electrical voltage, tolerance in LED performance, application and maintenance. Some differences between measured values and calculated results may occur due to variations in measurement technique, instrumentation, calibration, photometric measurement techniques and field conditions such as voltage and temperature. Calculations do not include obstructions such as buildings, trees, shrubs or other site features. Reflectance factors and dimensions, reflectances, furniture and architectural elements significantly affect the performance of lighting systems. Calculations are approximate and cannot account for all variables. Actual performance may differ from calculated values. Differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.
Oregon | SW Washington
2020 SW 4th Avenue, Suite 300
Portland, OR 97201
503-294-7000

Reno, NV
1495 Ridgeview Drive, Suite 220
Reno, NV 89509
775-971-6775

Phoenix, AZ
2152 W. Dunlap Avenue
Phoenix, AZ
85021
602-861-4544

Sacramento, CA
2700 Gateway Oaks Dr.
Sacramento, CA
95833
916-419-3000

Ventura, CA
1317 Del Norte Road
Camarillo, CA
93010
805-419-3000

Lighting Analysis
www.agi32.com

AGI32 VERSION 22.1
LUMINAIRE LIBRARY: REVALUE SOFTWARE
8600 BAYMEADOWS WAY WEST, SUITE 600, JACKSONVILLE, FL 32256

AGI-ID 2014 LIGHTING ANALYSIS, INC.

DESIGNED FOR:
GIACALONE DESIGN SERVICES

SALES REPRESENTATIVE:
KRISTIAN REYES
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

APPLICATION ENGINEERING:
RAMON ZATA
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

PROJECT DESCRIPTION:
DeGUIGNE AND STEWART DRIVE
CITY OF SUNNYVALE

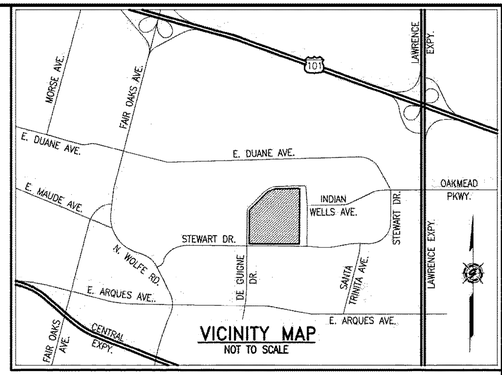
DRAWING NO. / INPUT FILE:
23844REY-R1.DWG / 23844REY-R1.A32

REV	SHEET	DATE	SCALE
1	2 OF 2	05.29.2025	1 : 40

TIDEWATER CAPITAL
DEGUIGNE & STEWART DRIVES PHASE 1 & 2
SUNNYVALE, CALIFORNIA

(JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)





INDEX MAP

100 0 50 100 200
(IN FEET)
1 INCH = 100 FT.

NOTE

PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

TYPICAL SINGLE-FAMILY HOME
1 ELECTRIC METER 200A 120/240V, 1ø, 3W W/ 5 TON A/C SOLAR PV = 4KW

REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT TITLE SHEET

TIDEWATER CAPITAL
DEGUIGNE & STEWART DRIVES PHASE 1 & 2
SUNNYVALE CALIFORNIA

PROJECT MANAGER: LARRY CASKEY
DRAWN BY: MB2
CHECKED BY: LARRY CASKEY
SCALE: 1"=100'
JOB NUMBER: 24-242
DATE LAST MODIFIED: 09-24-25
SHEET INT1 OF 3 SHEETS

PROJECT TEAM CONTACTS

COMPANY:	CONTACT:	EMAIL:	PHONE:
TIDEWATER CAPITAL	KYLE WINKLER	kwinkler@tidewatercap.com	510-290-9901
CBG	RYAN HANSEN	RHansen@cbandg.com	925-866-0322
ENVIRONMENTAL FORESIGHT, INC.	KEVIN PROCTOR	kproctor@environmentalforesight.com	925-945-0300
GIACALONE DESIGN SERVICES, INC.	LARRY CASKEY	LarryC@dryutilitydesign.com	925-467-1740

PG&E PM NO.

ELECTRIC:
RULE 15:
RULE 16:
RULE 20:
RELOC:
AFS:
GAS:
RULE 15:
RELOC:

LATEST FILES RECEIVED

DESCRIPTION:	BY:	DATE:	STATUS:
GAS DESIGN	–	–	–
ELECTRIC DESIGN	GDSI		
TELEPHONE LAYOUT			
CATV LAYOUT			
STREET LIGHT PLANS - PUBLIC	–	–	–
STREET LIGHT PLANS - PRIVATE	GDSI		
IMPROVEMENT PLANS (ELECTRONIC FILE)	CBG	09-23-25	

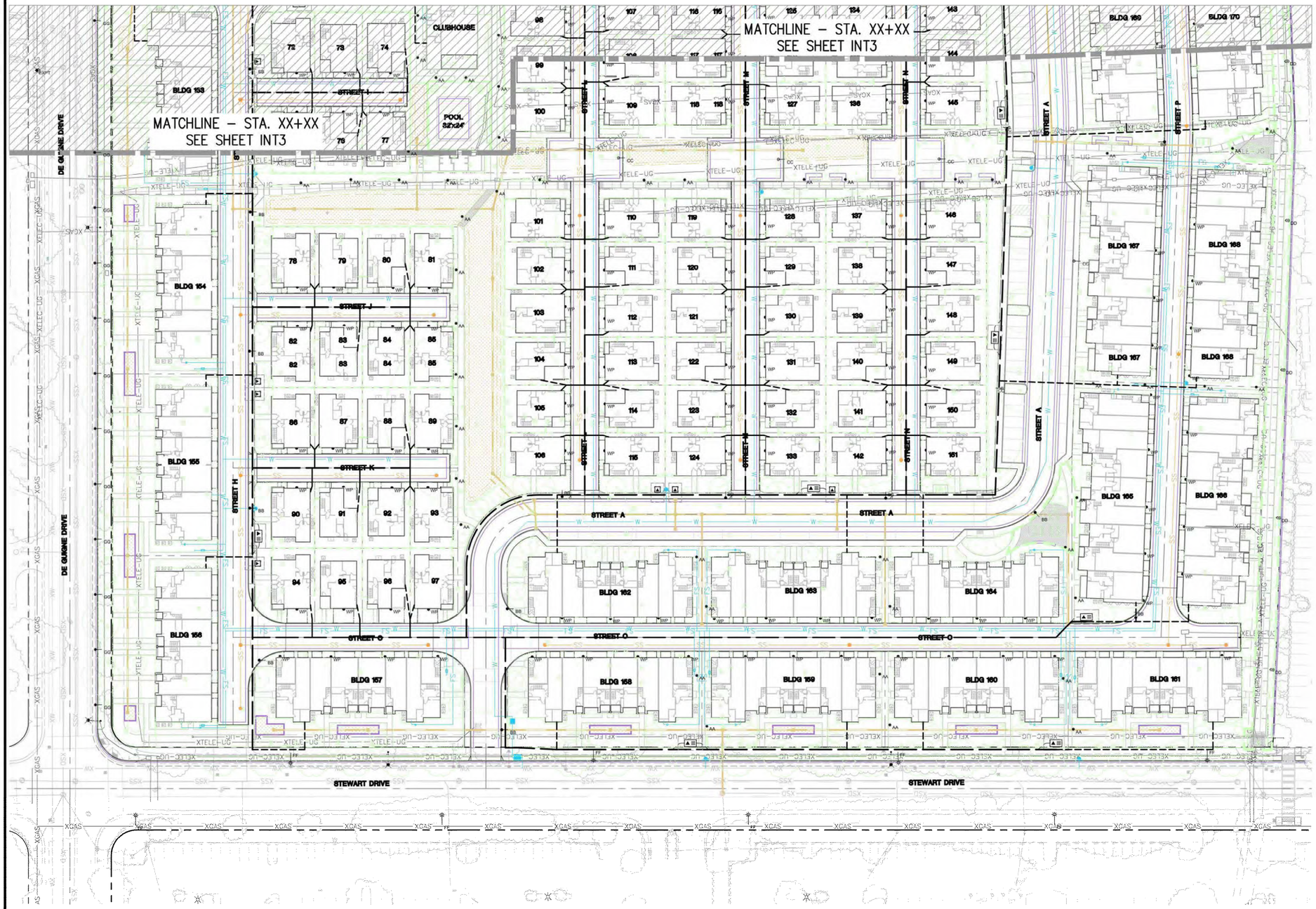
A=Approved · ANS=Approved Not Signed · NA=Not Approved · F=First Submittal · SS=Second Submittal

PROJECT DESCRIPTION & SCOPE

- NEW SERVICE TO (XX) RESIDENTIAL LOTS (SFD) (200A, 120/240V, 1ø, 3W,) (E,T,C)
- NO GAS ON THIS PROJECT
- PG&E PAD-MOUNT TRANSFORMERS
- PRIVATE STREET LIGHTING (METERED)
- APPLICANT DESIGN / APPLICANT INSTALL
-

SHEET INDEX

SHEET	DESCRIPTION
INT1	JOINT TRENCH INTENT TITLE SHEET
INT2-INT3	JOINT TRENCH INTENT



LEGEND

XJT	EXISTING TRENCH OR UTILITIES
	PROPOSED TRENCH (DISTRIBUTION)
	PROPOSED TRENCH (SERVICE)
	EXISTING UTILITY SPLICE BOX
	4'6"x8'6"x7'6" PG&E 3ø TRANSFORMER
	50"x52" PG&E 1ø PAD MOUNT TRANSFORMER
(F.V.T.)	FULL VEHICULAR TRAFFIC LID
(N.T.S.)	NOT TO SCALE

JOINT TRENCH OCCUPANCY GUIDE

SECTION	G	T	C	S	P	OTHER
*A	X	X	X	X	X	
*B	X	X		X	X	
*C	X		X	X	X	
*D		X	X	X	X	
*E	X			X	X	
*F		X		X	X	
*G			X	X	X	
*H				X	X	
I	X	X	X			
J	X	X				
K	X		X			
L		X	X			
M	X	X	X	X		
N	X	X		X		
O	X		X	X		
P		X	X	X		
Q	X			X		
R		X		X		
S			X	X		
T	X					
U		X				
V			X			
W				X		

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE–IN POINTS ON INTENT RESPONSE

NOTE:
EXISTING STREET LIGHT CONDUIT TO BE RELOCATED TO AVOID NEW STREET TREES ALONG STEWART DR. AND DE GUIGNE DR.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

REVISIONS

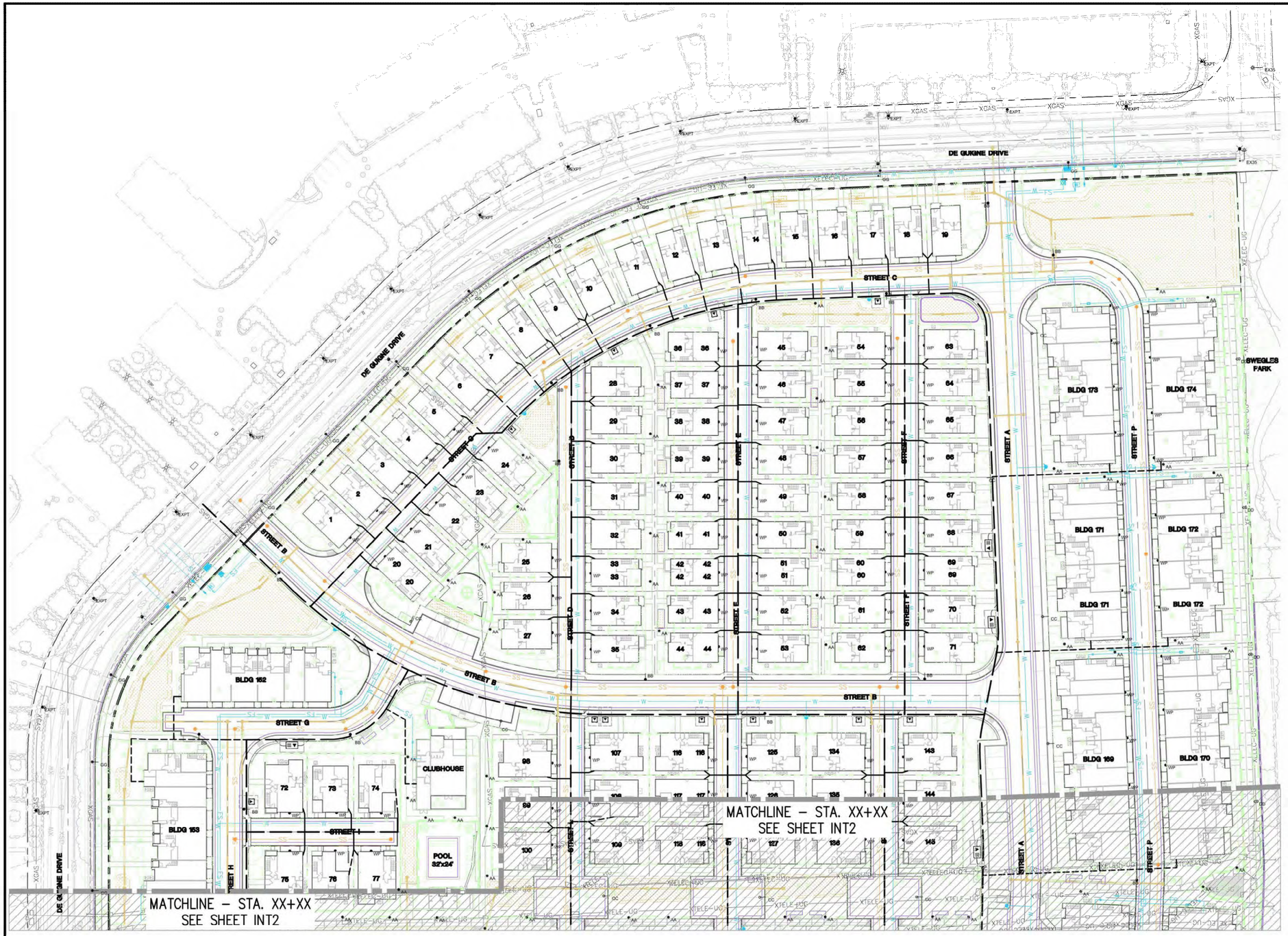
SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT

TIDEWATER CAPITAL
DEGUIGNE & STEWART DRIVES PHASE 1 & 2
SUNNYVALE CALIFORNIA

PROJECT MANAGER:	LARRY CASKEY
DRAWN BY:	MB2
CHECKED BY:	LARRY CASKEY
SCALE:	1"=40'
JOB NUMBER:	24-242
DATE LAST MODIFIED:	09-24-25
SHEET	INT2
OF	3 SHEETS



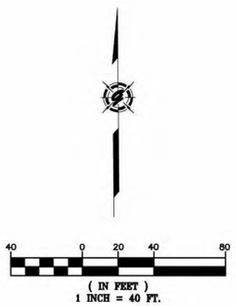
LEGEND

XJT	EXISTING TRENCH OR UTILITIES
	PROPOSED TRENCH (DISTRIBUTION)
	PROPOSED TRENCH (SERVICE)
	EXISTING UTILITY SPLICE BOX
	4'6"x8'6"x7'6" PG&E 3ø TRANSFORMER
	50"x52" PG&E 1ø PAD MOUNT TRANSFORMER
(F.V.T.)	FULL VEHICULAR TRAFFIC LID
(N.T.S.)	NOT TO SCALE

JOINT TRENCH OCCUPANCY GUIDE

SECTION	G	T	C	S	P	OTHER
*A	X	X	X	X	X	
*B	X	X		X	X	
*C	X		X	X	X	
*D		X	X	X	X	
*E	X			X	X	
*F		X		X	X	
*G			X	X	X	
*H				X	X	
I	X	X	X			
J	X	X				
K	X		X			
L		X	X			
M	X	X	X	X		
N	X	X		X		
O	X		X	X		
P		X	X	X		
Q	X			X		
R		X		X		
S			X	X		
T	X					
U		X				
V			X			
W				X		

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY



NOTE

PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:

PLEASE INDICATE TIE–IN POINTS ON INTENT RESPONSE

NOTE:
EXISTING STREET LIGHT CONDUIT TO BE RELOCATED TO AVOID NEW STREET TREES ALONG STEWART DR. AND DE GUIGNE DR.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

R/W, P.U.E. & P.S.E. ACQUISITION NOTE:

CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.487.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT

TIDEWATER CAPITAL
DEGUIGNE & STEWART DRIVES PHASE 1 & 2
SUNNYVALE CALIFORNIA

PROJECT MANAGER:	LARRY CASKEY
DRAWN BY:	MB2
CHECKED BY:	LARRY CASKEY
SCALE:	1"=40'
JOB NUMBER:	24-242
DATE LAST MODIFIED:	09-24-25
SHEET	INT3
OF	3 SHEETS