

FORMAL APPLICATION S BERNARDO TOWNHOMES IN SUNNYVALE, CA



NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION.

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM



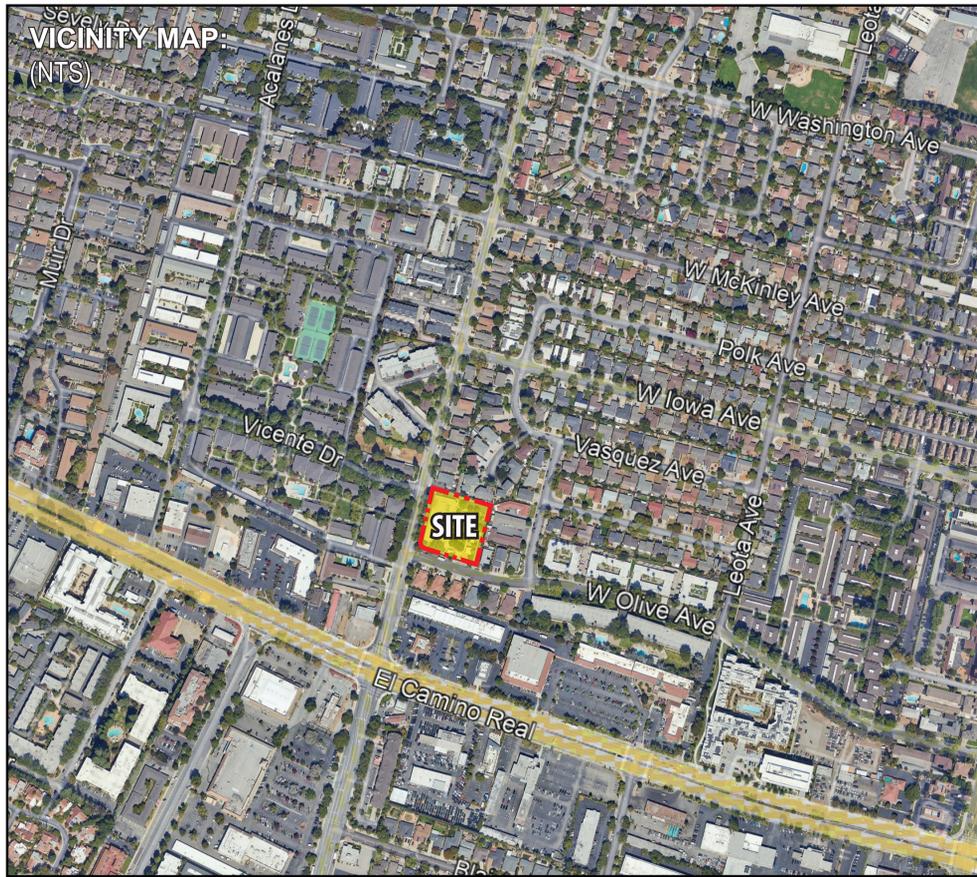
COVER SHEET

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025

SHEET A.1.1





PROJECT INFORMATION:

Occupancy: Type: R-3
 Construction Type: VB
 Sprinklers: NFPA 13D
 Proposed housing is private and project will not receive public funding.

DEVELOPMENT SUMMARY			
Assessor Parcel Number	161-24-001		
Lot Area - gross	70,946 sf	1.63 ac	
Lot Area - net	63,235 sf	1.45 ac	
DEVELOPMENT REGULATIONS	STANDARD	PROPOSED	
General Plan land use	MDR	MDR	
Density (du/ac)	15-24	19.3	
General Plan height	3 stories (35')	3 stories (+/- 41')	
Zoning designation	R-3	R-3	
Lot coverage	40% max	40.3%	
Setbacks			
Front	20' min	15' min	
Side	6' one side, 15' total min	15' min	
Rear	20' min	12' min	
Building Separation	20' min	12' min	
Solid waste storage	2 carts / unit	2 carts / unit (in garages)	
Total landscaped area	20% min	37.4%	
	12,647	23,664	
Usable open space	400 sf / unit	716	
	11,200	20,042	
Other landscaped area		3,622	
Private balconies		2,610	
Common open space		10,995	
Storage space	300 cf / unit	312 cf / unit	
Parking per Zoning	Spaces/Unit	Total required	Total Spaces Provided
Resident	2	56	56
Visitor - 3-Bed units	0.5	3	0
Visitor - 4-Bed units	0.65	14.3	8
Total		73.3	64
Accessible Stalls	5% of visitor	0.4	1 of 8 surface
Loading			
Garage EV	1 level one + 1 level two	28 level one + 28 level two	28 level one + 28 level two
Surface EV (level two)	30% (rounded up)	2.4	3
Surface EV (level one)	70% (remaining)	5.6	5
Bike Parking	1 / 4 units	7	28

Building Type	Building Count	Coverage / Building (Sq. Ft.)	Total Coverage (Sq. Ft.)	Gross Floor Area / Building (Sq. Ft.)	Total Gross Floor Area (Sq. Ft.)
4 Plex A	1	3664	3664	10,571	10571
4 Plex B	1	3664	3664	10,571	10571
4 Plex C	1	3664	3664	10,575	10575
4 Plex D	1	3664	3664	10,575	10575
5 Plex	1	4543	4543	13,142	13142
7 Plex	1	6292	6292	18,272	18272
Total			25,491		73,706

ARCHITECTURAL SUMMARY								
Plan Name	Program	Unit Count	Gross Living Area / Unit (Sq. Ft.)	Total Gross Living Area (Sq. Ft.)	Deck Area / Unit (Sq. Ft.)	Total Deck Area (Sq. Ft.)	Gross Floor Area / Unit (Sq. Ft.)	Total Gross Floor Area (Sq. Ft.)
A	3 BED / 3.5 BATH	6	1,945	11,670	106	636	2574	15,444
B	4 BED / 3.5 BATH	10	1,958	19,580	75	750	2568	25,680
C	4 BED / 3.5 BATH	7	2,075	14,525	102	714	2713	18,991
CX	4 BED / 3.5 BATH	3	2,089	6,267	102	306	2714	8,142
CY	4 BED / 3.5 BATH	2	2,089	4,178	102	204	2716	5,432
Total		28		56,220		2,610		73,689

SHEET INDEX:

ARCHITECTURE

- A.1.1 COVER SHEET
- A.1.2 PROJECT DATA
- A.1.3 SITE PHOTOS
- A.1.4 ILLUSTRATIVE SITE PLAN
- A.1.5 PARKING & CIRCULATION DIAGRAM
- A.1.6 SITE DIAGRAMS
- A.1.7 SOLAR SHADING ANALYSIS
- A.1.8 OPEN SPACE FROM W. OLIVE RENDERING
- A.1.9 PRIVATE STREET RENDERING
- A.1.10 STREETScape RENDERINGS
- A.1.11 SITE SECTION
- A.2.1 UNIT A FLOOR PLANS
- A.2.2 UNIT B FLOOR PLANS
- A.2.3 UNIT C FLOOR PLANS
- A.2.4 UNIT CX & UNIT CY FLOOR PLANS
- A.2.5 4-PLEX FIRST FLOOR PLAN VARIATIONS
- A.2.6 4-PLEX FLOOR PLANS
- A.2.7 5-PLEX FLOOR PLANS
- A.2.8 5-PLEX FLOOR PLANS
- A.2.9 7-PLEX FLOOR PLANS
- A.2.10 7-PLEX FLOOR PLANS
- A.3.1 4-PLEX A & 4-PLEX B ELEVATIONS
- A.3.2 4-PLEX C & 4-PLEX D ELEVATIONS
- A.3.3 5-PLEX ELEVATIONS
- A.3.4 7-PLEX ELEVATIONS
- A.4.1 GROSS FLOOR AREA DIAGRAMS
- A.4.2 LADDER PAD DIAGRAMS
- A.4.3 BUILDING DETAILS
- A.4.4 COLOR & MATERIALS

CIVIL

- C1.0 EXISTING CONDITION AND TREE DISPOSITION PLAN
- C2.0 VESTING TENTATIVE MAP
- C3.0 PRELIMINARY SITE PLAN
- C3.1 CROSS SECTIONS
- C4.0 PRELIMINARY GRADING AND DRAINAGE PLAN
- C5.0 PRELIMINARY UTILITY PLAN
- C6.0 STORM WATER MANAGEMENT PLAN
- C7.0 CIRCULATION PLAN

LANDSCAPE

- L-1 SITE PLAN
- L-2 CENTRAL COMMON AREA ENLARGEMENT PLAN
- L-3 PROJECT IMAGERY
- L-4 EXISTING TREE PLAN
- L-5 HYDROZONE PLAN
- L-6 USABLE OPEN SPACE EXHIBIT
- L-7 PAVING AREA EXHIBIT
- L-8 LIGHTING PLAN
- L-9 LIGHTING DETAILS

PROJECT TEAM INFO:

Developer

California Communities
 1068 East Meadow Circle
 Palo Alto, CA 94303
 Contact: Forrest Mozart
 Tel: (650) 380-5399
 fmozart@mozartdev.com

Civil Engineer

BKF ENGINEERS
 1730 N. First Street, Suite 600
 San Jose, CA 95112
 Tel: (408) 467-9126
 Contact: Scott Schork
 sschork@BKF.com

Architect

Dahlin Group
 5865 Owens Drive
 Pleasanton, CA 94588
 Tel: (925) 251-7286
 Contact: Eric Muzzy
 Eric.Muzzy@dahlingroup.com

Landscape Architect

VanderToolen Associates
 700 Ygnacio Valley Rd. , Suite 100
 Walnut Creek, CA 94596
 Tel: (925) 274-1305
 Contact: Alicia Chandler
 Alicia@vandertoolen.com

494 S BERNARDO AVE
 SUNNYVALE, CA | CALIFORNIA COMMUNITIES



PROJECT DATA

DAHLIN GROUP
 5865 Owens Drive
 Pleasanton, California 94588
 925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025





494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM



SITE PHOTOS

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025



SHEET A.1.3





SITE KEY LEGEND:

- Water Meters
1 meter per unit
- Electric Meters
1 meter per unit
- Mailbox
- - - Public utility easement

THIS PLAN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, TO CONVEY DESIGN CONCEPTS AND INTENT. FOR DETAILED SITE PLAN INCLUDING DIMENSIONS, REFER TO CIVIL SHEETS. FOR DETAILED LANDSCAPE PLAN, REFER TO LANDSCAPE SHEETS.



PLAN TYPE KEY:

- Plan A - (6 units)
- Plan B - (10 units)
- Plan C - (7 units)
- Plan CX - (3 adaptable units)
- Plan CY - (2 units)

OVERALL SITE KEY:

- ▲ Vehicular project entry
- ▲ Pedestrian project entry
- Accessible path of travel
- Fire access route
(All exterior portions of the buildings are easily within 150' hose reach of a fire access route)
- Elevated bike racks
1 bike rack per unit *(Total: 28)*
- Public bike racks
2 bike stalls *(Total: 8)*
- Residential Parking Spaces (Parking space clearance 17'x18')
2 parking spaces per unit *(Total: 56)*
- Visitor Parking Spaces (Total: 8 spaces)
3 of 8 spaces are Visitor EV
1 of 8 spaces is ADA
- ◆ Fire hydrants

THIS PLAN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, TO CONVEY DESIGN CONCEPTS AND INTENT. FOR DETAILED SITE PLAN INCLUDING DIMENSIONS, REFER TO CIVIL SHEETS. FOR DETAILED LANDSCAPE PLAN, REFER TO LANDSCAPE SHEETS.



SOLID WASTE DIAGRAM

LEGEND:

- Vehicular project entry
- Solid waste carts storage location
2 carts per unit
- Solid waste cart pick-up location
- Trash truck access route



OPEN SPACE & LOT COVERAGE DIAGRAM

LEGEND:

- Common Open Space
10,995 SF (17.4%)
- Lot Coverage
25,491 SF (40.3%)

THIS PLAN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, TO CONVEY DESIGN CONCEPTS AND INTENT. FOR DETAILED SITE PLAN INCLUDING DIMENSIONS, REFER TO CIVIL SHEETS. FOR DETAILED LANDSCAPE PLAN, REFER TO LANDSCAPE SHEETS.

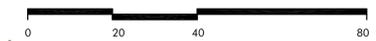
494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM



SITE DIAGRAMS



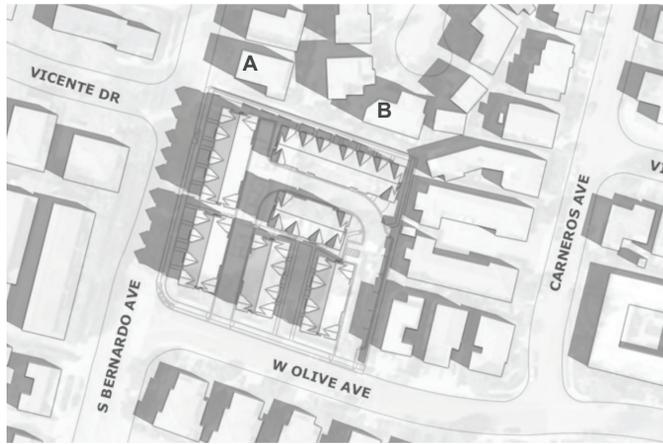
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025

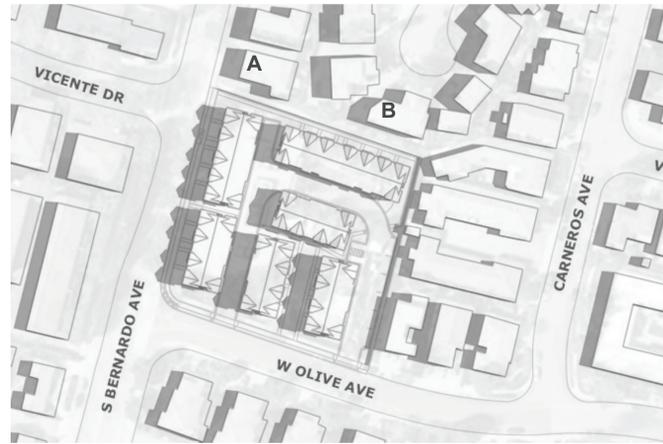


SHEET **A.1.6**

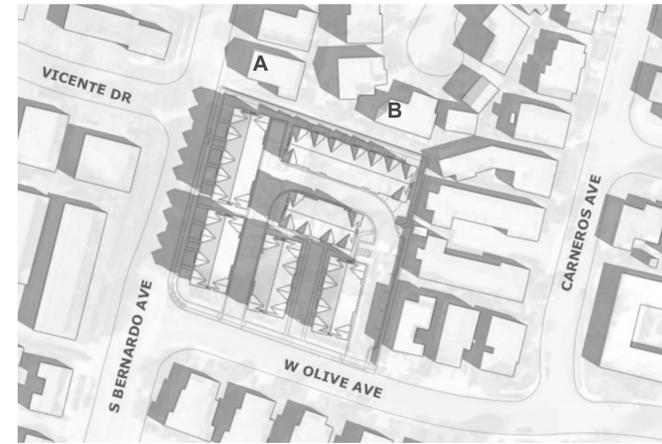




MARCH 19 - 9:00 AM



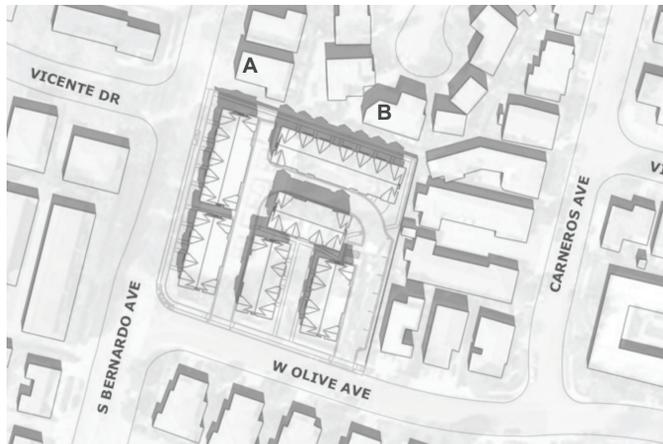
JUNE 20 - 9:00 AM



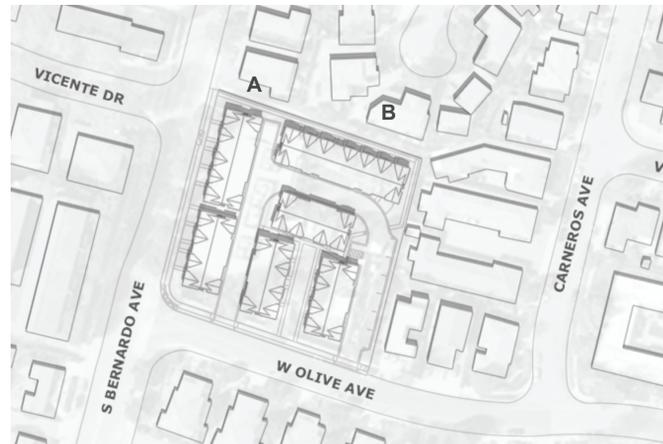
SEPTEMBER 22 - 9:00 AM



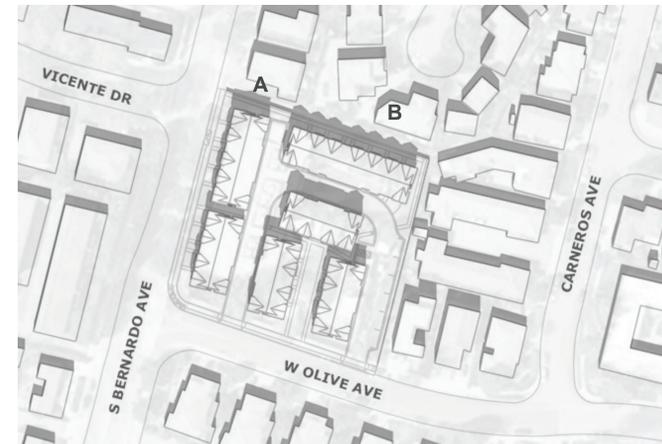
DECEMBER 21 - 9:00 AM



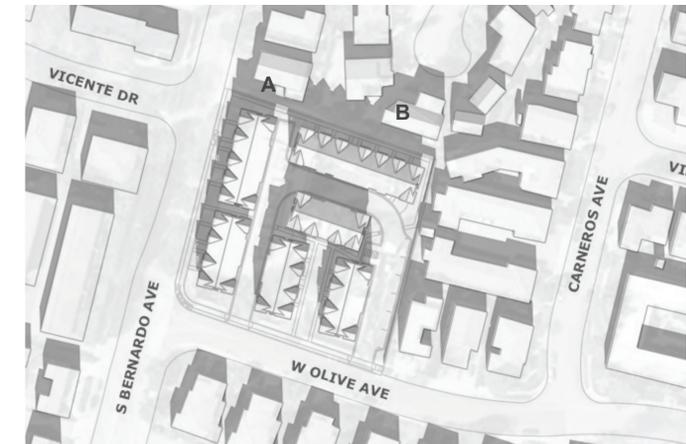
MARCH 19 - 12:00 PM



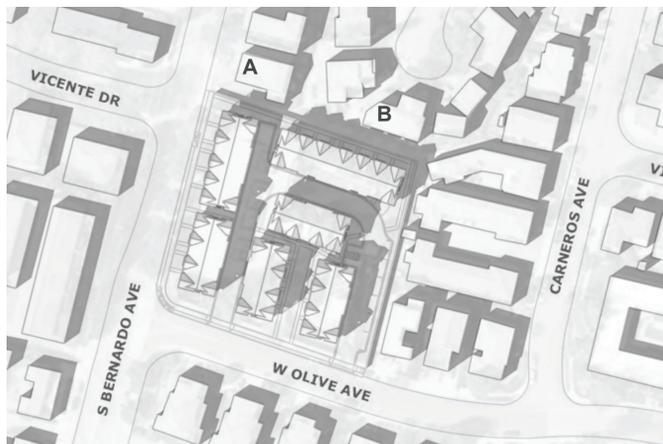
JUNE 20 - 12:00 PM



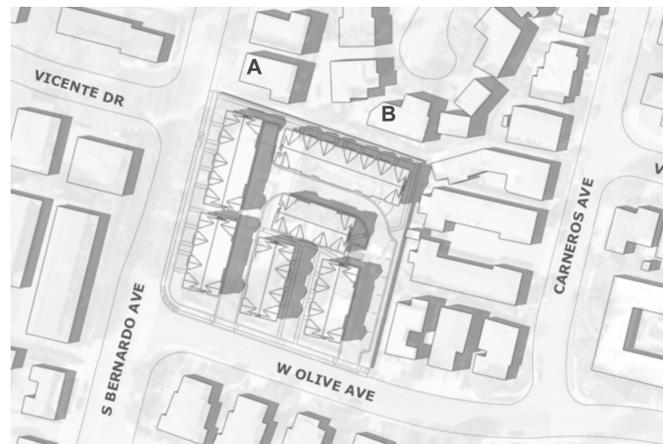
SEPTEMBER 22 - 12:00 PM



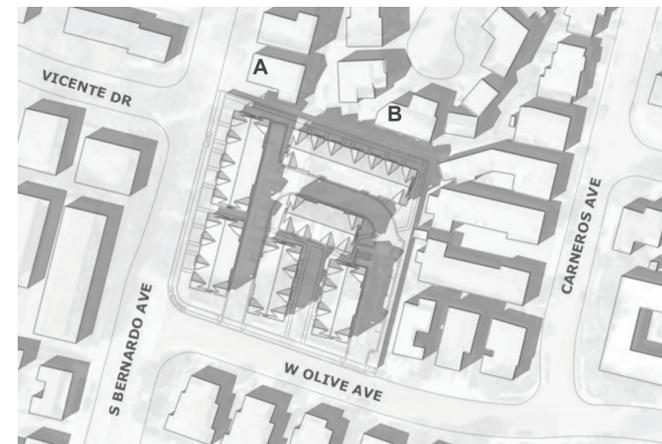
DECEMBER 21 - 12:00 PM



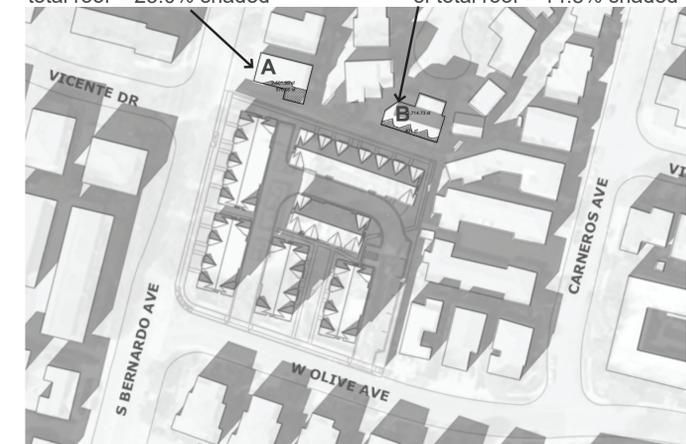
MARCH 19 - 3:00 PM



JUNE 20 - 3:00 PM



SEPTEMBER 22 - 3:00 PM



DECEMBER 21 - 3:00 PM

NOTES:

1. Roof tops of two adjacent structures (labeled A and B) are shaded by the proposed project on December 21st.
2. No adjacent structures are shaded on any other day or time shown.
3. Structure A shows 3.8% shading at 9am and 23% shading at 3pm. Cumulative shading: 26.8% total shading / 12 analysis points = 2.3%
4. Structure B shows 14.8% shading at 3pm. Cumulative shading: 14.8% total shading / 12 analysis points = 1.3%

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM

SOLAR SHADING ANALYSIS



0 100 200 400 SHEET A.1.7

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025





NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION.

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM

OPEN SPACE FROM W. OLIVE RENDERING



DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025



SHEET A.1.8





NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION.

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM

PRIVATE STREET RENDERING



DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025

SHEET A.19

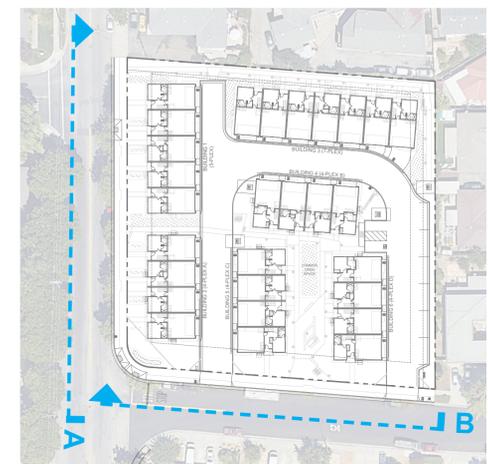




STREET ELEVATION A: S BERNARDO AVENUE



STREET ELEVATION B: W OLIVE AVENUE



KEY MAP

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM

STREETSCAPE RENDERINGS



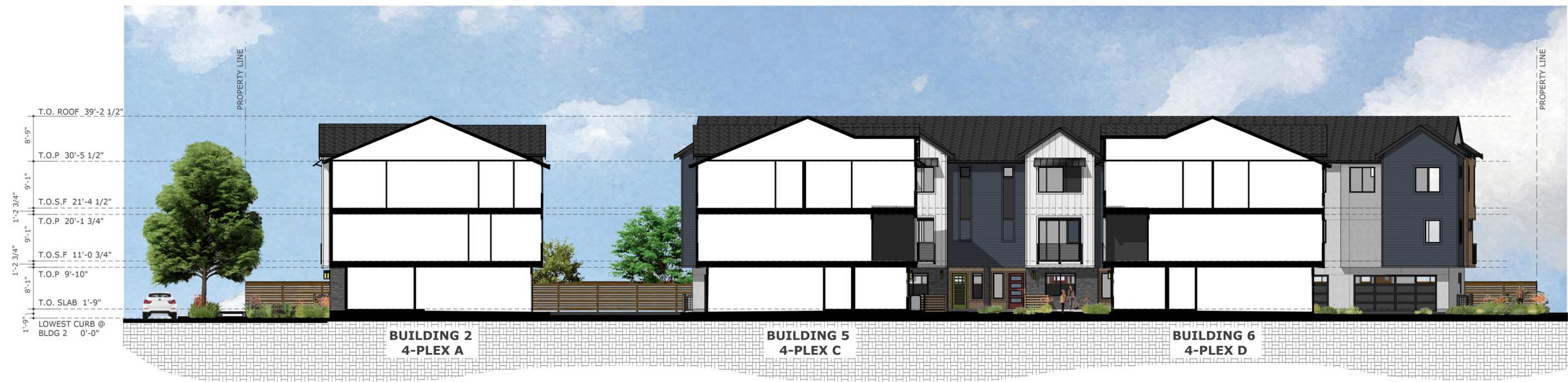
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025



SHEET A1.10





KEY MAP

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM



SITE SECTION



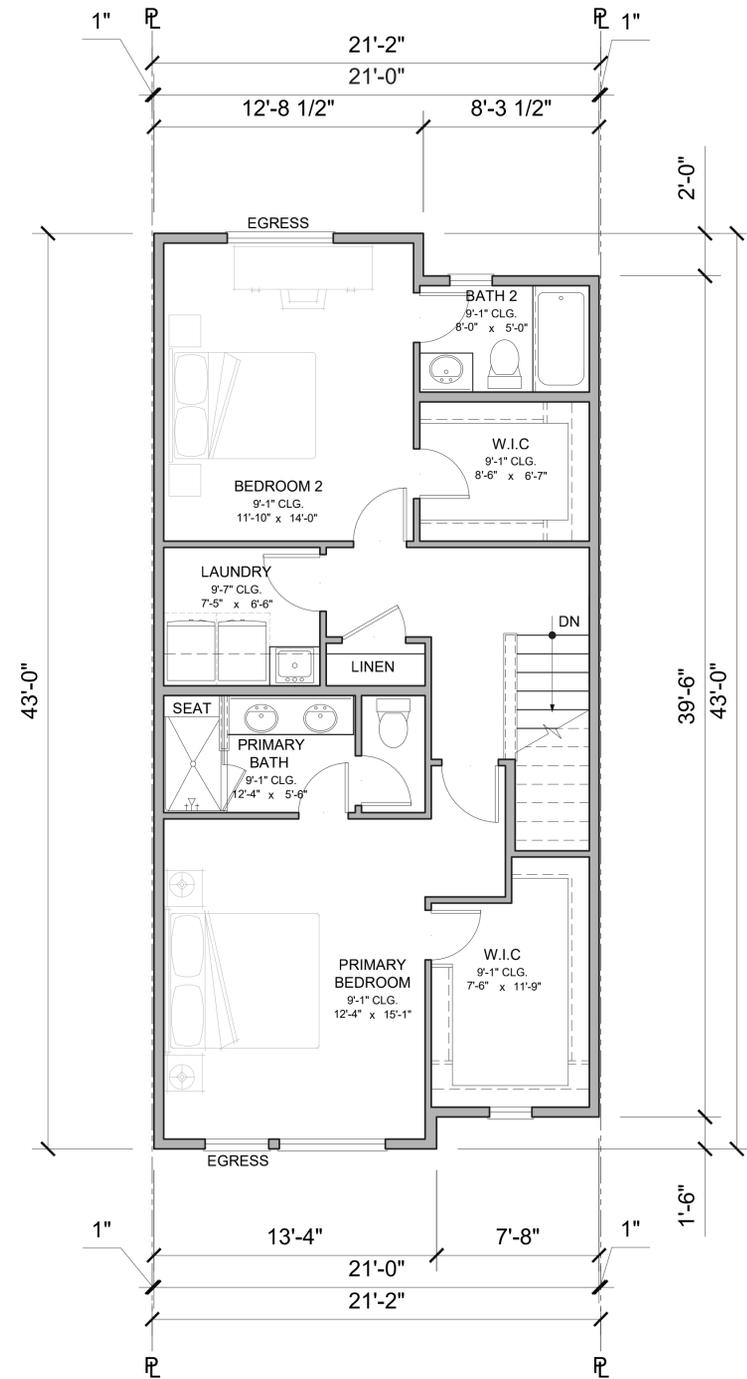
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025

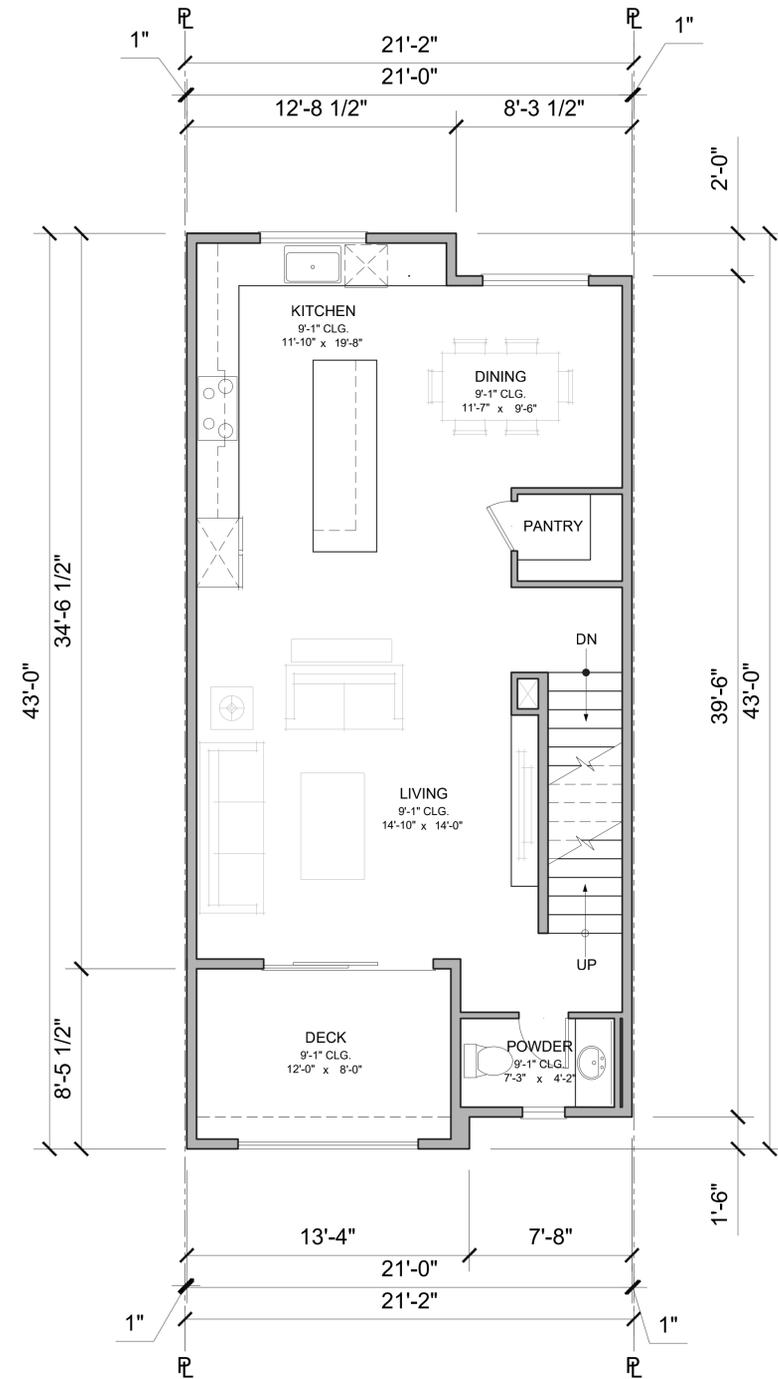


SHEET A111

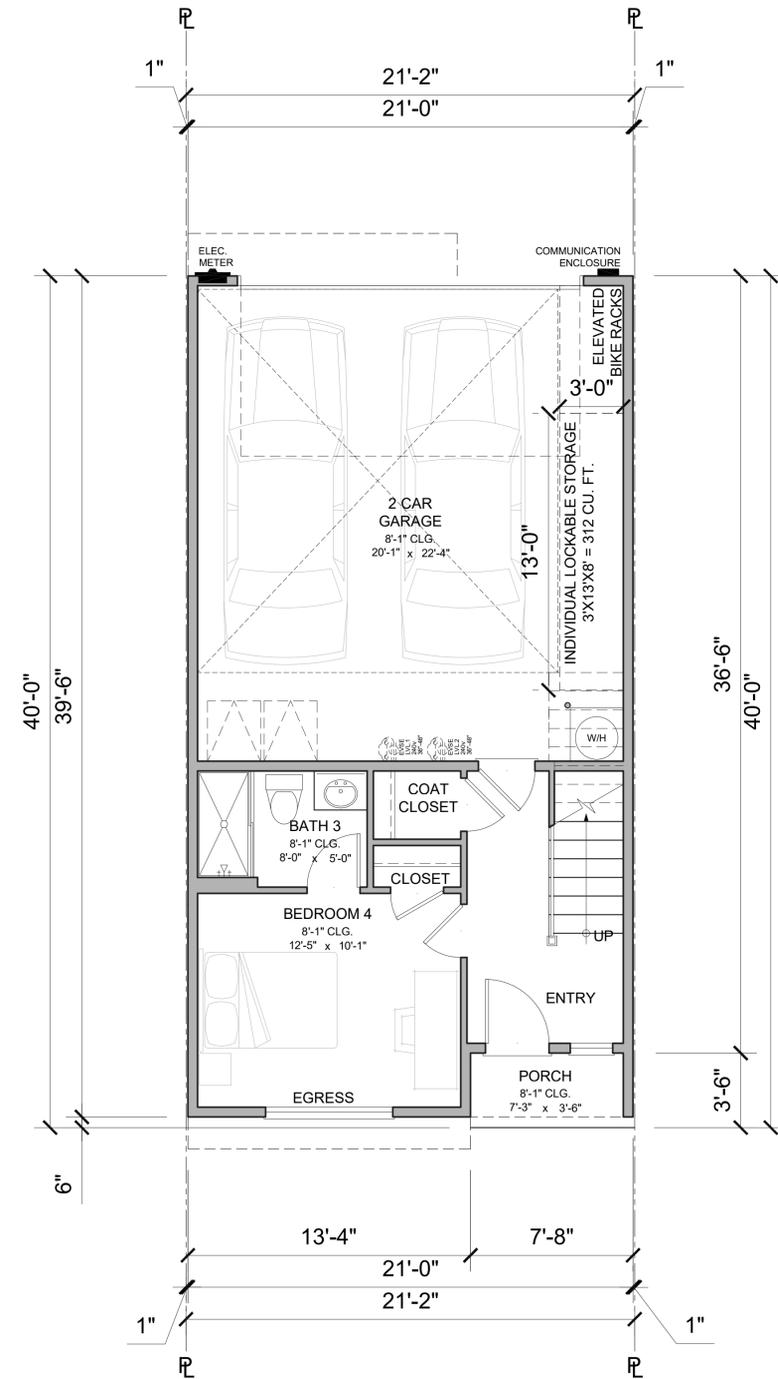




UNIT A - THIRD FLOOR PLAN
SCALE : 1/4" = 1'-0"



UNIT A - SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"



UNIT A - FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

NOTE:
INDIVIDUAL LOCKABLE STORAGE SPACE OF 300 CUBIC FEET MINIMUM IS PROVIDED AT EACH RESIDENTIAL UNIT PER SMC 19.38.040

GROSS UNIT AREA	
UNIT A - 3 BR/ 3.5 BA*	
FIRST FLOOR	330 SQ. FT.
SECOND FLOOR	774 SQ. FT.
THIRD FLOOR	841 SQ. FT.
TOTAL GROSS LIVING	1945 SQ. FT.
GARAGE	482 SQ. FT.
DECK	106 SQ. FT.
3RD FL. STAIRS	41 SQ. FT.
PORCH	27 SQ. FT.
GROSS FLOOR AREA	2574 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD INCLUDING GARAGE AND DECK AREAS EXCLUDED; PORCH ON GROUND FLOOR

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM



UNIT A FLOOR PLANS

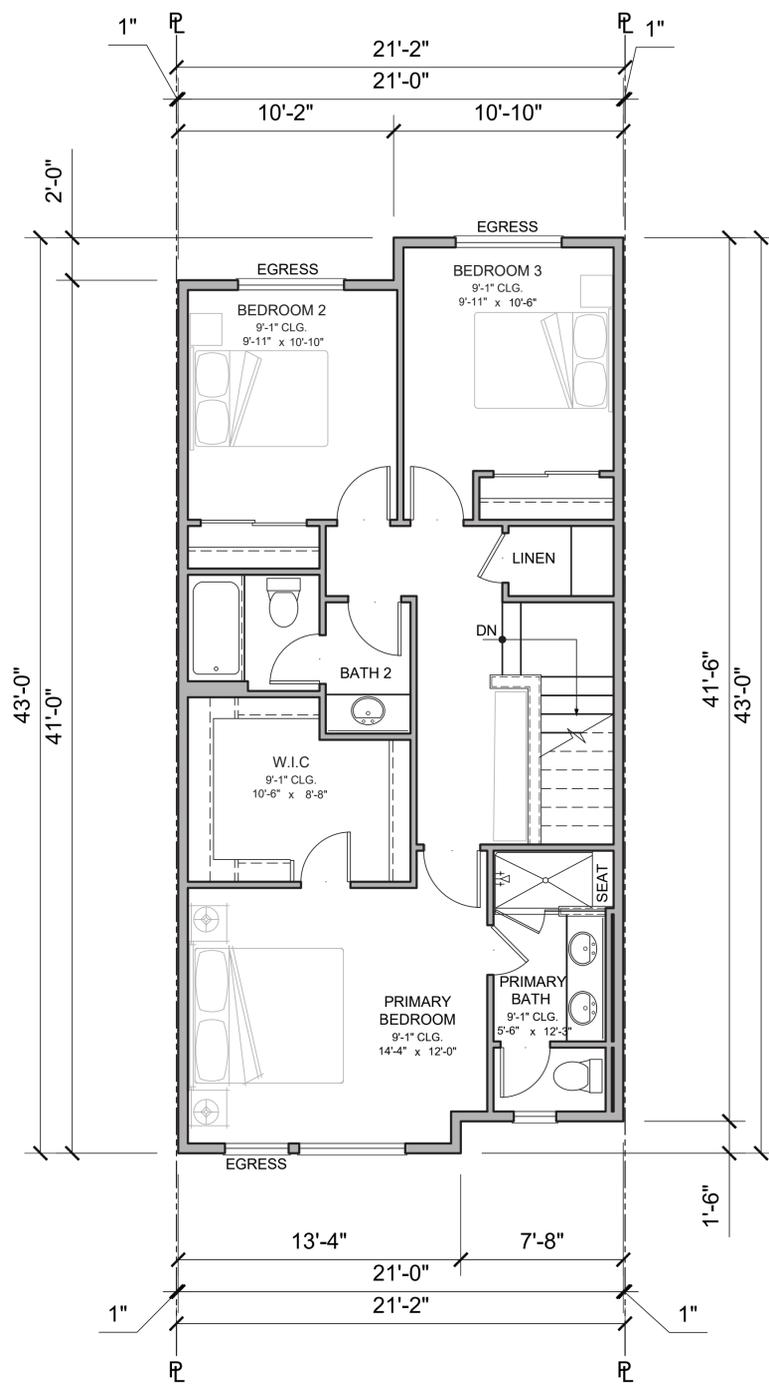


DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

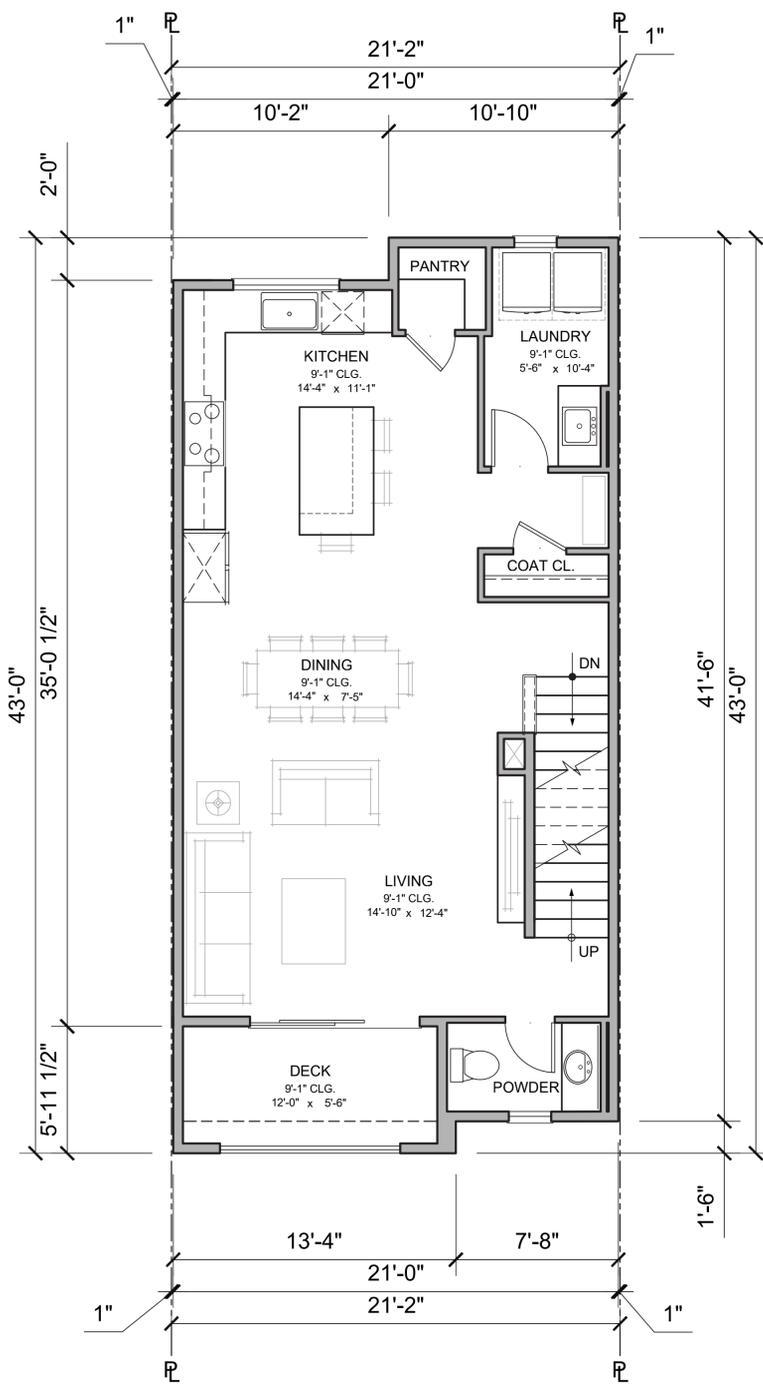
PROJECT NO.: 263.009
DATE: 11/21/2025

SHEET **A.2.1**

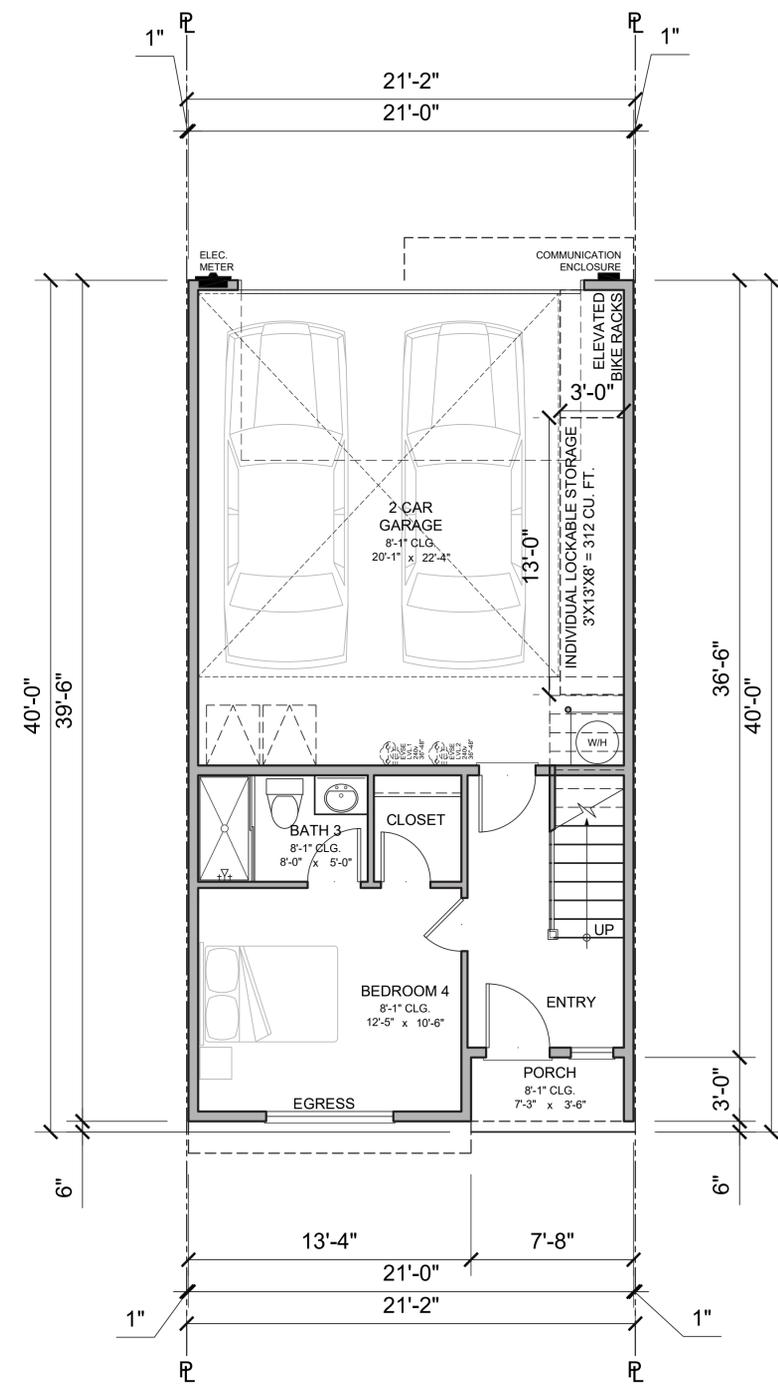




UNIT B - THIRD FLOOR PLAN
SCALE : 1/4" = 1'-0"



UNIT B - SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"



UNIT B - FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

NOTE:
INDIVIDUAL LOCKABLE STORAGE SPACE OF 300 CUBIC FEET MINIMUM IS PROVIDED AT EACH RESIDENTIAL UNIT PER SMC 19.38.040

GROSS UNIT AREA	
UNIT B - 4 BR/ 3.5 BA*	
FIRST FLOOR	330 SQ. FT.
SECOND FLOOR	802 SQ. FT.
THIRD FLOOR	826 SQ. FT.
TOTAL GROSS LIVING	1958 SQ. FT.
GARAGE	482 SQ. FT.
DECK	75 SQ. FT.
3RD FL. STAIRS	52 SQ. FT.
PORCH	27 SQ. FT.
GROSS FLOOR AREA	2568 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD INCLUDING GARAGE AND DECK AREAS EXCLUDED: PORCH ON GROUND FLOOR

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM



UNIT B FLOOR PLANS

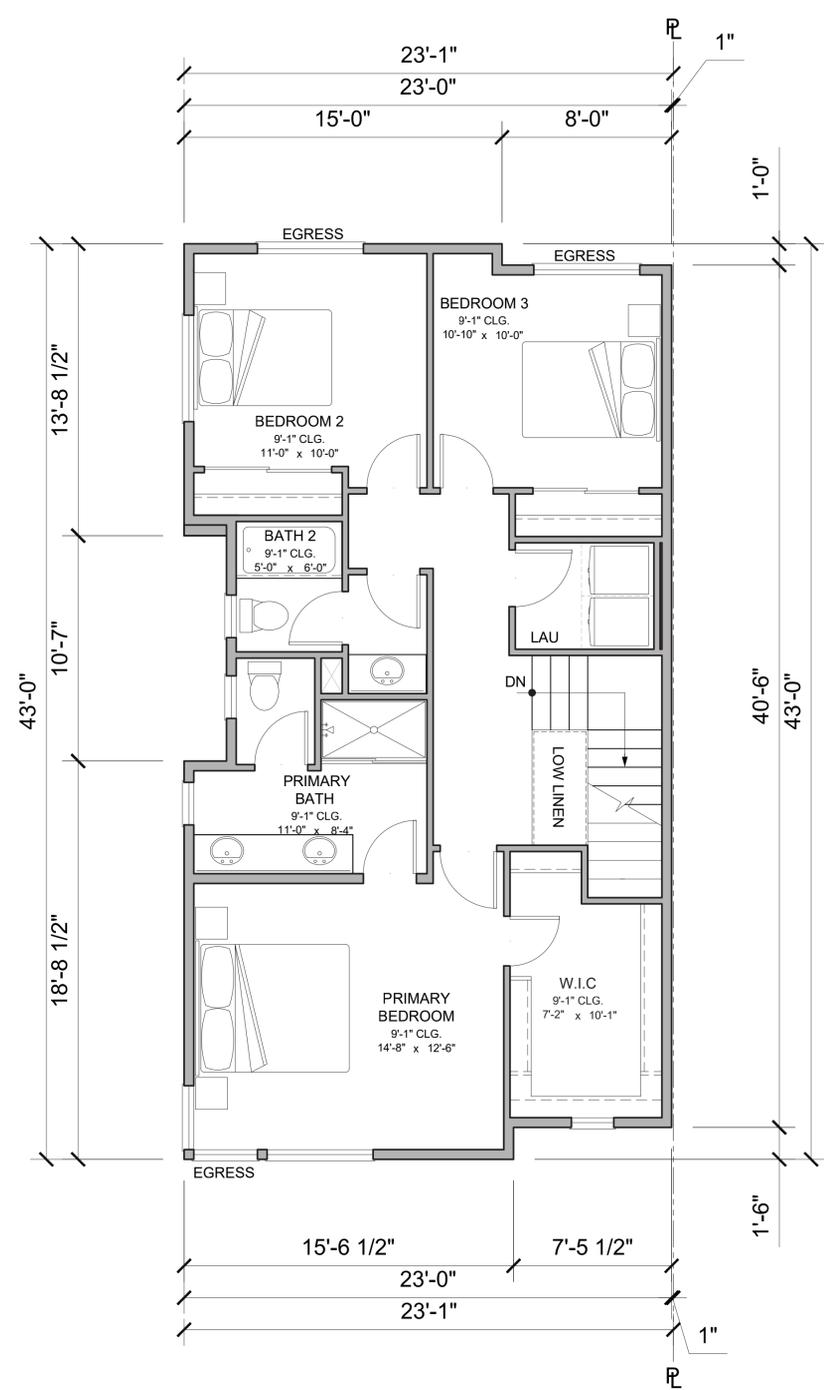


DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

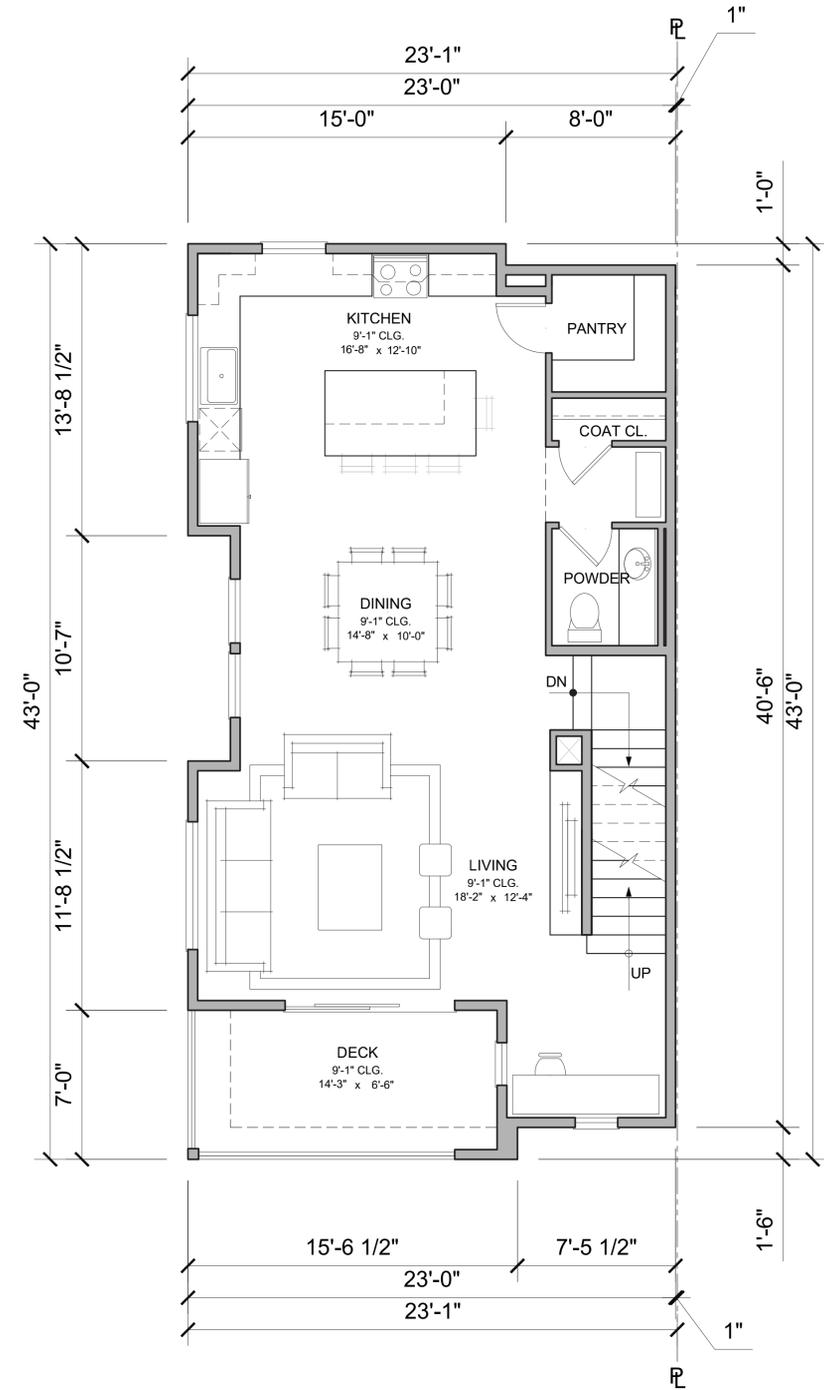
PROJECT NO.: 263.009
DATE: 11/21/2025

SHEET **A.2.2**

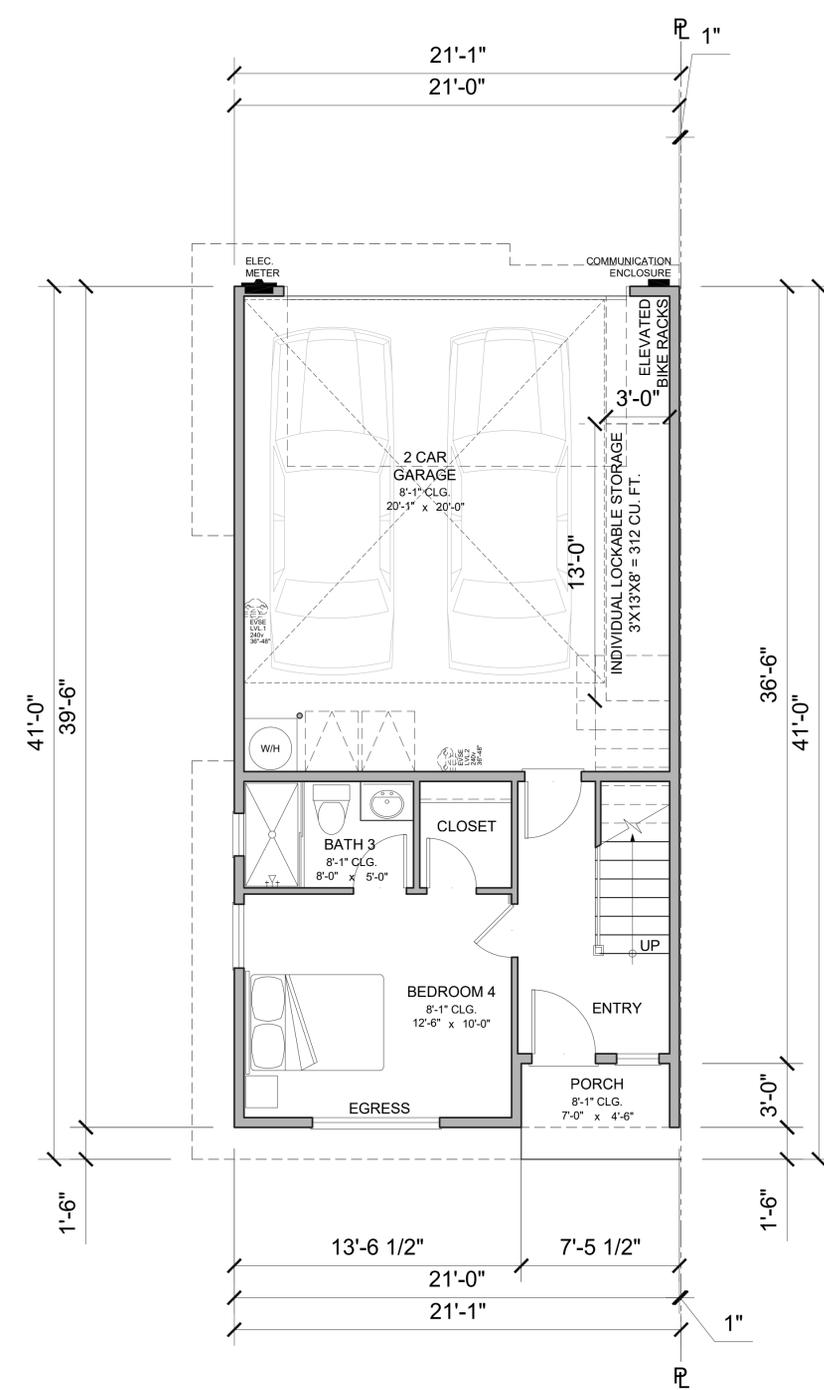




UNIT C - THIRD FLOOR PLAN
SCALE : 1/4" = 1'-0"



UNIT C - SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"



UNIT C - FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

NOTE:
INDIVIDUAL LOCKABLE STORAGE SPACE OF 300 CUBIC FEET MINIMUM IS PROVIDED AT EACH RESIDENTIAL UNIT PER SMC 19.38.040

GROSS UNIT AREA	
UNIT C - 4 BR/ 3.5 BA*	
FIRST FLOOR	330 SQ. FT.
SECOND FLOOR	848 SQ. FT.
THIRD FLOOR	897 SQ. FT.
TOTAL GROSS LIVING	2075 SQ. FT.
GARAGE	481 SQ. FT.
DECK	102 SQ. FT.
3RD FL. STAIRS	55 SQ. FT.
PORCH	34 SQ. FT.
GROSS FLOOR AREA	2713 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD INCLUDING GARAGE AND DECK. AREAS EXCLUDED: PORCH ON GROUND FLOOR

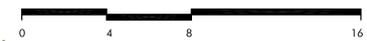
494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM



UNIT C FLOOR PLANS



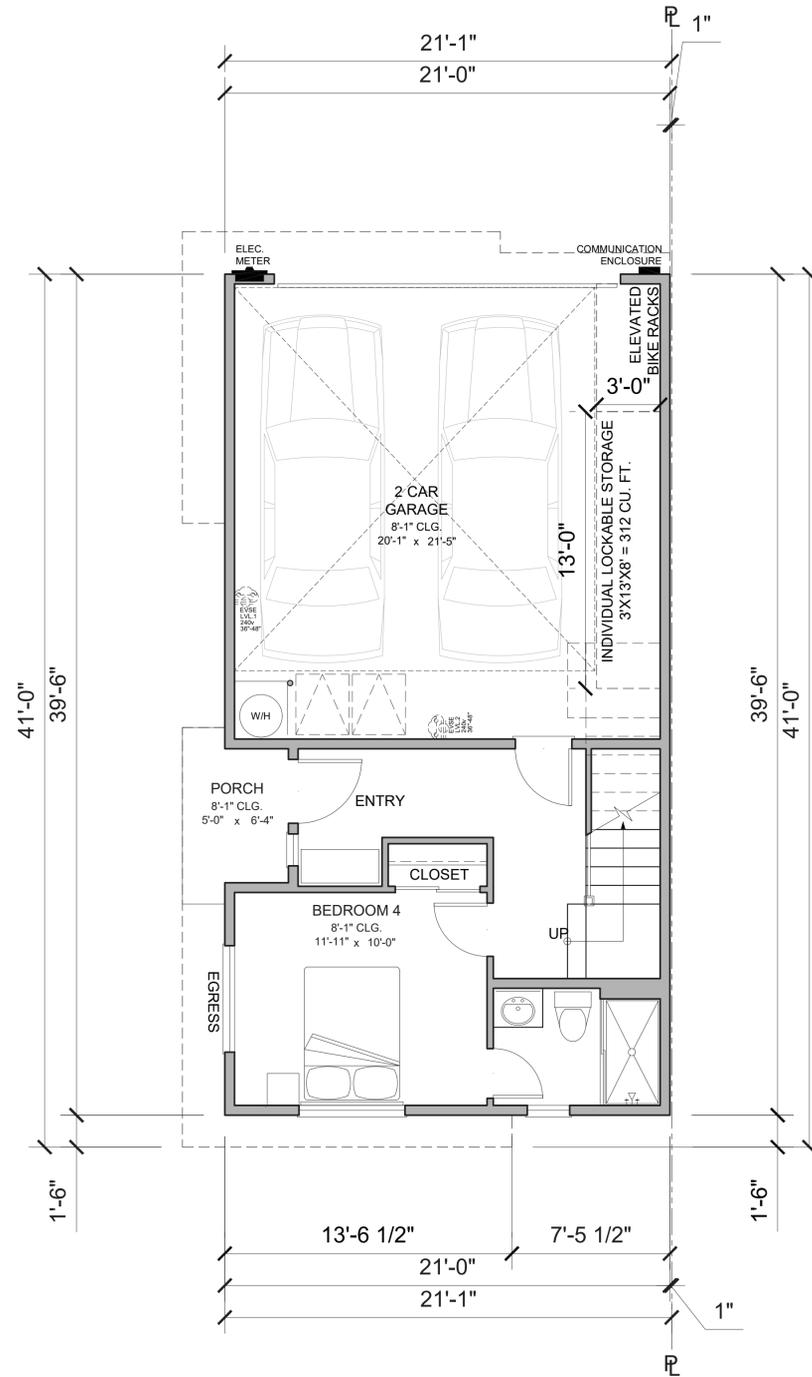
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025

SHEET A.2.3



SEE FLOOR PLANS ON THE PRECEDING SHEETS FOR 2ND & 3RD UNIT PLAN CONTEXT.

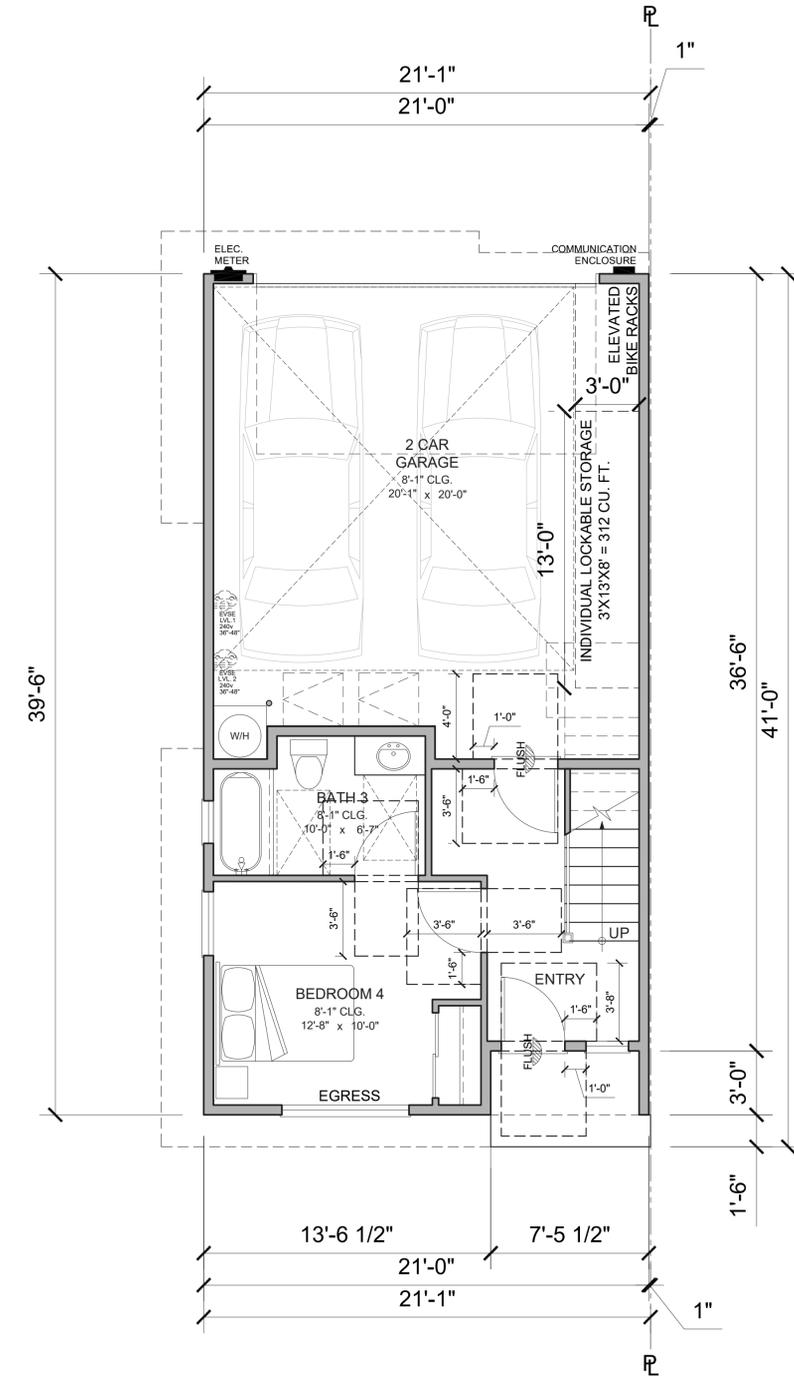


UNIT CY - FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

NOTE:
INDIVIDUAL LOCKABLE STORAGE SPACE OF 300 CUBIC FEET MINIMUM IS PROVIDED AT EACH RESIDENTIAL UNIT PER SMC 19.38.040

GROSS UNIT AREA	
UNIT CY - 4 BR/ 3.5 BA*	
FIRST FLOOR	344 SQ. FT.
SECOND FLOOR	848 SQ. FT.
THIRD FLOOR	897 SQ. FT.
TOTAL GROSS LIVING	2089 SQ. FT.
GARAGE	470 SQ. FT.
DECK	102 SQ. FT.
3RD FL. STAIRS	55 SQ. FT.
PORCH	35 SQ. FT.
GROSS FLOOR AREA	2717 SQ. FT.

*GROSS SQUARE FOOTAGE MEASURED TO EXTERIOR STUD INCLUDING GARAGE AND DECK. AREAS EXCLUDED: PORCH ON GROUND FLOOR



UNIT CX - FIRST FLOOR PLAN - ADAPTABLE
SCALE : 1/4" = 1'-0"

NOTE:
INDIVIDUAL LOCKABLE STORAGE SPACE OF 300 CUBIC FEET MINIMUM IS PROVIDED AT EACH RESIDENTIAL UNIT PER SMC 19.38.040

GROSS UNIT AREA	
UNIT CX - 4 BR/ 3.5 BA* ADAPTABLE	
FIRST FLOOR	343 SQ. FT.
SECOND FLOOR	849 SQ. FT.
THIRD FLOOR	897 SQ. FT.
TOTAL GROSS LIVING	2089 SQ. FT.
GARAGE	468 SQ. FT.
DECK	102 SQ. FT.
3RD FL. STAIRS	55 SQ. FT.
PORCH	34 SQ. FT.
GROSS FLOOR AREA	2714 SQ. FT.

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM

UNIT CX & UNIT CY FLOOR PLANS

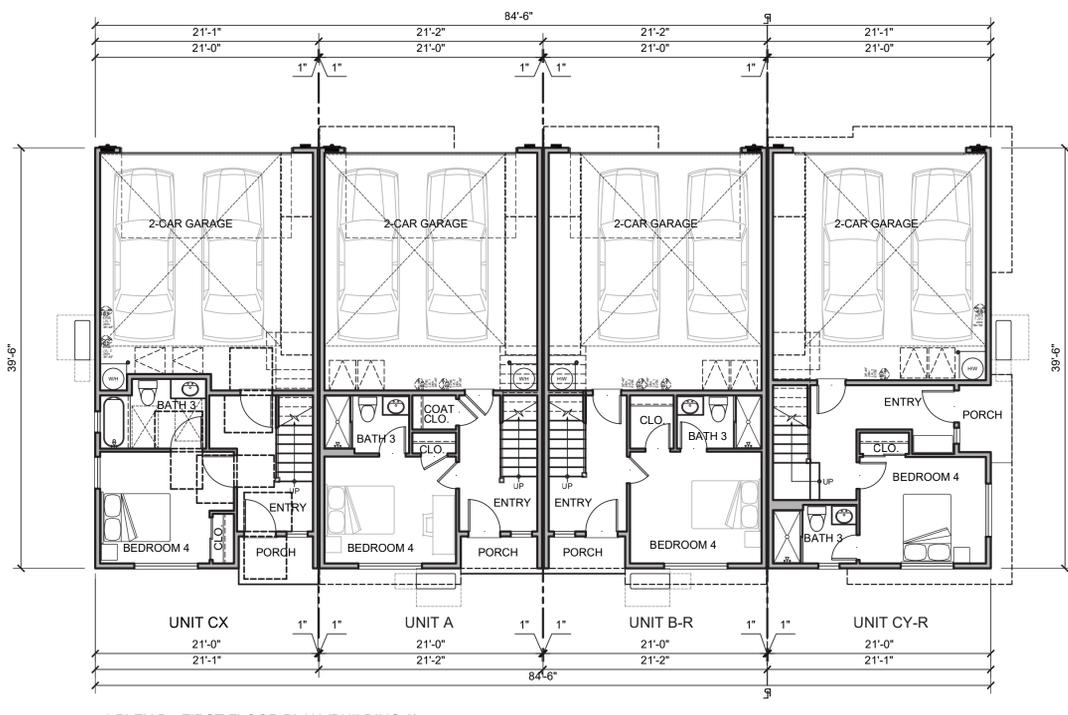


DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025

SHEET A.2.4

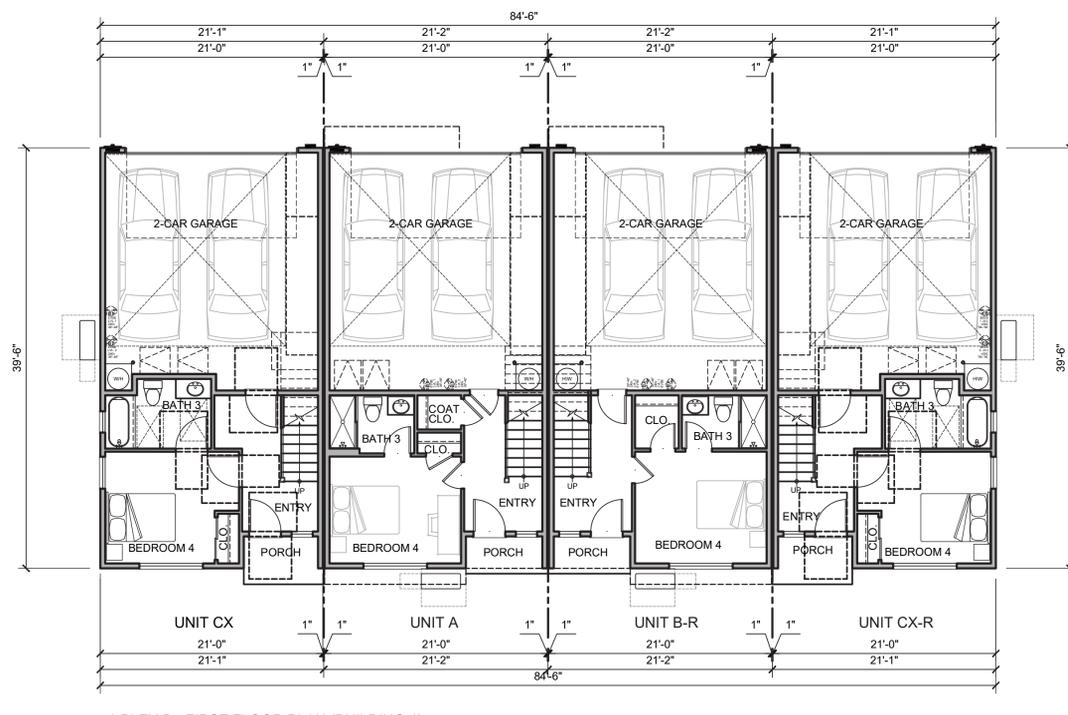




4-PLEX D - FIRST FLOOR PLAN (BUILDING 6)
SCALE: 1/8" = 1'-0"



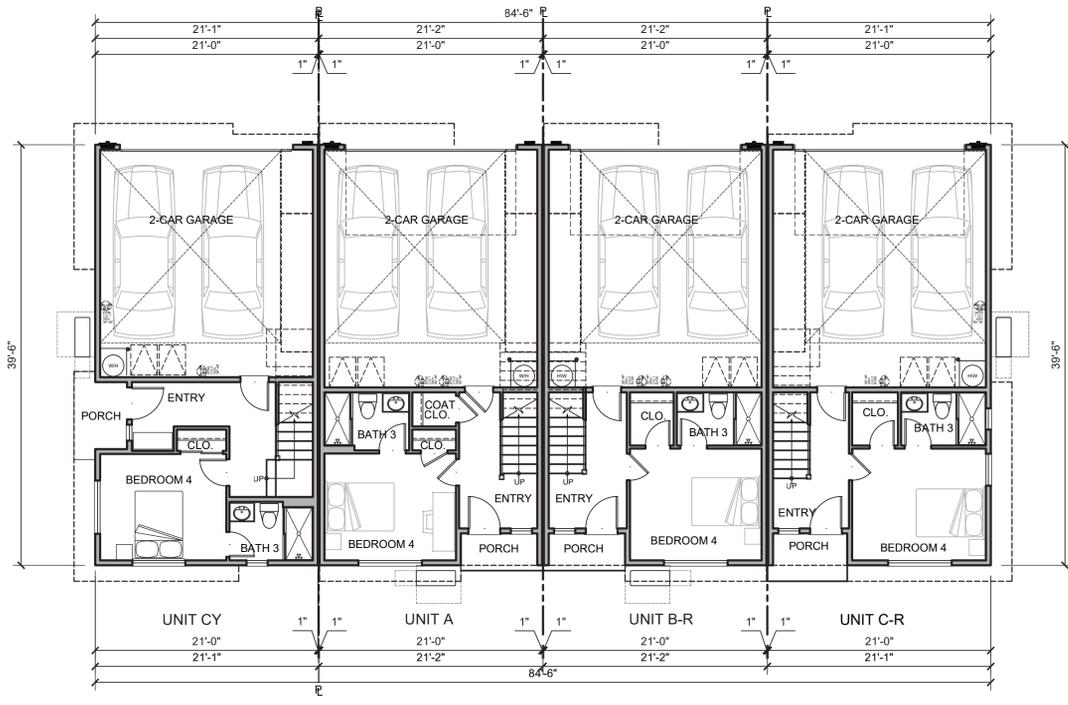
KEY MAP



4-PLEX B - FIRST FLOOR PLAN (BUILDING 4)
SCALE: 1/8" = 1'-0"



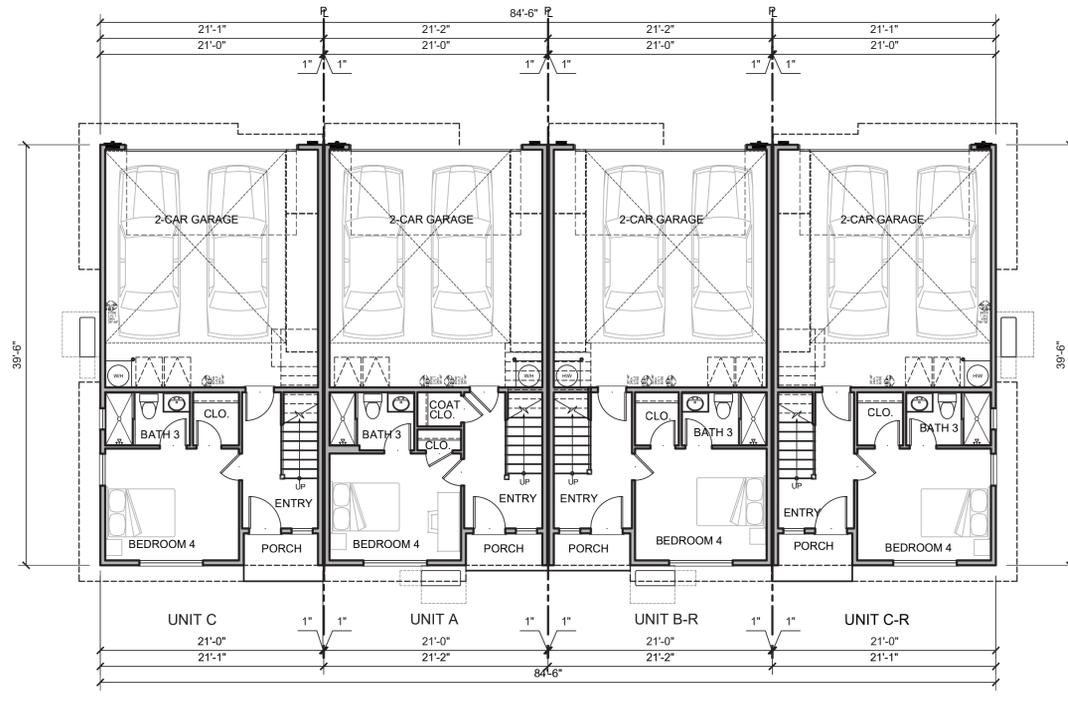
KEY MAP



4-PLEX C - FIRST FLOOR PLAN (BUILDING 5)
SCALE: 1/8" = 1'-0"



KEY MAP



4-PLEX A - FIRST FLOOR PLAN (BUILDING 2)
SCALE: 1/8" = 1'-0"



KEY MAP

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM

4-PLEX FIRST FLOOR PLAN VARIATIONS



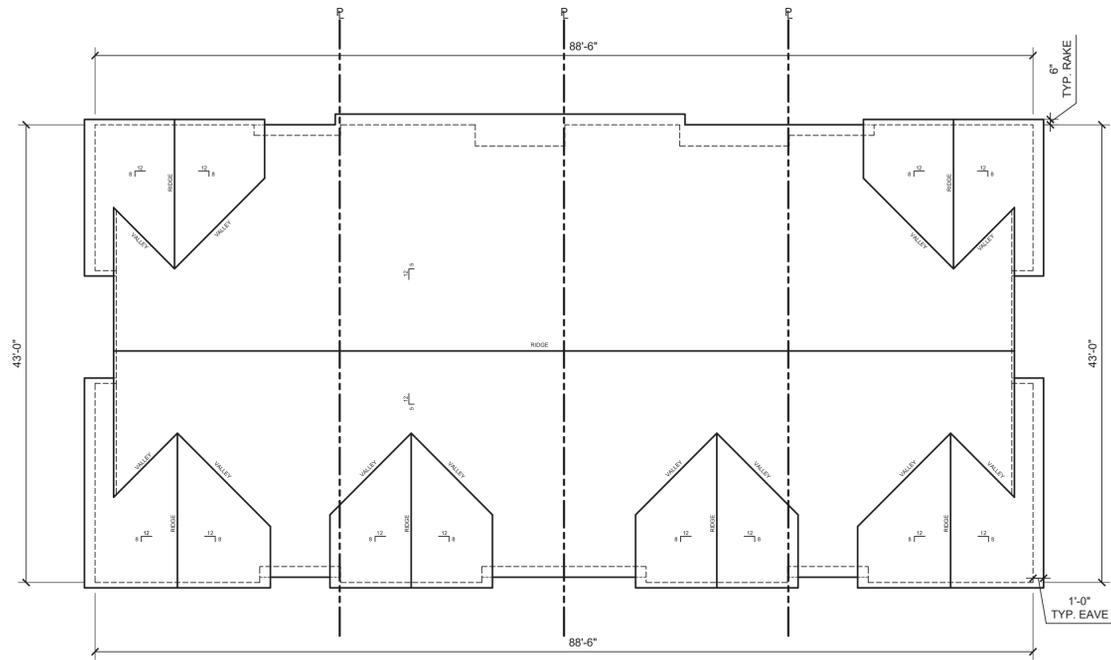
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025

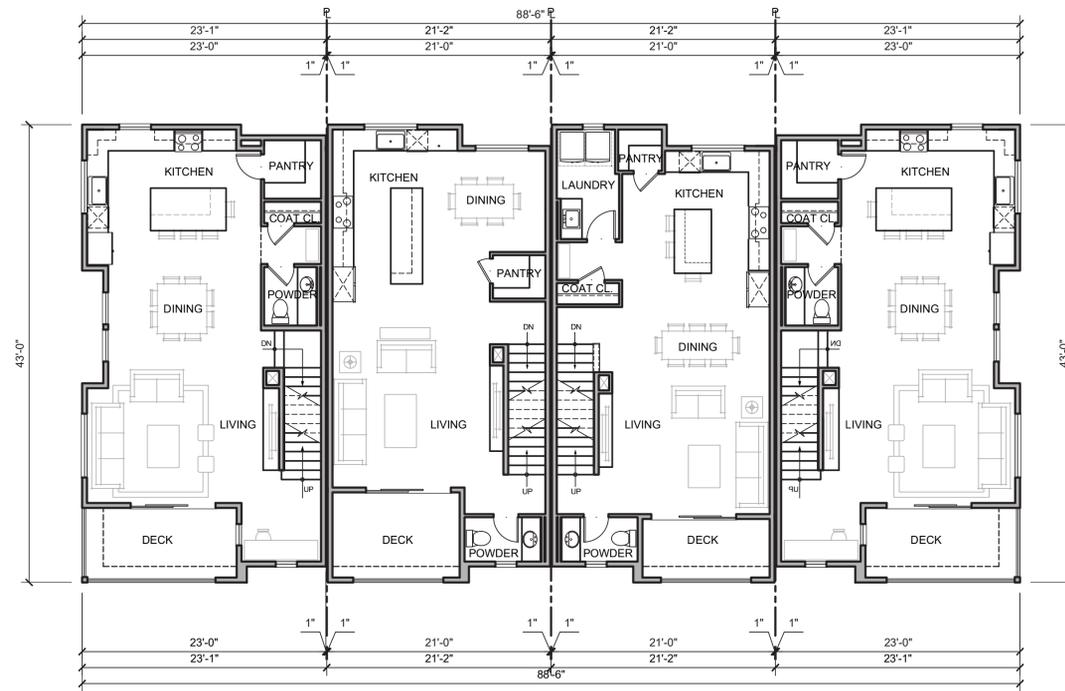


SHEET A.2.5



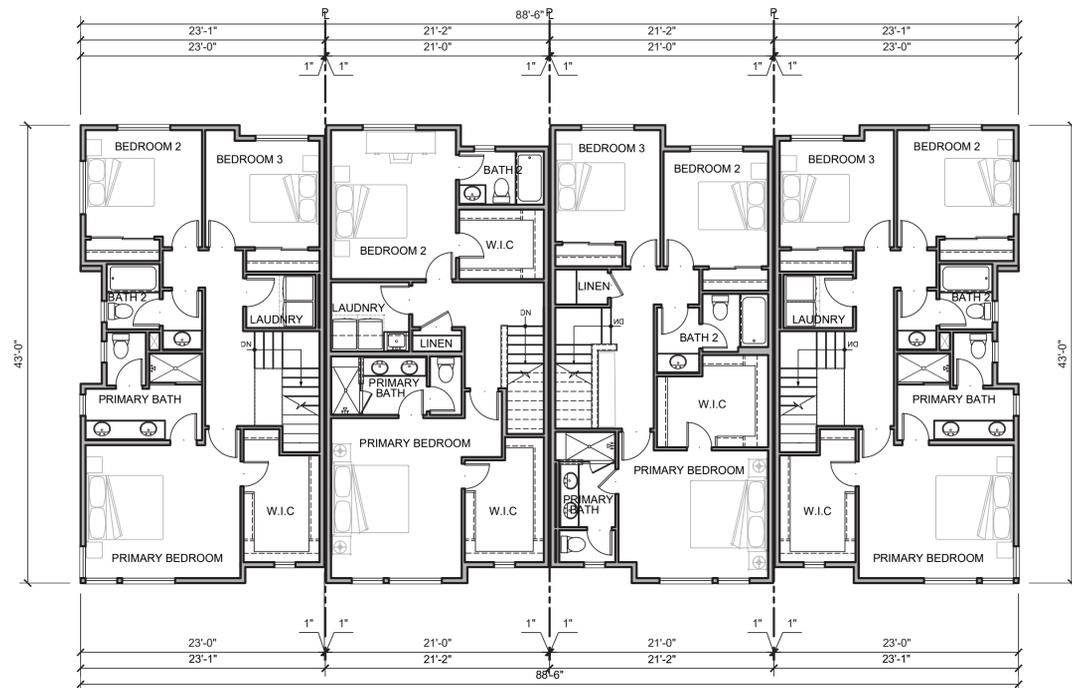


4-PLEX - ROOF FLOOR PLAN
SCALE: 1/8" = 1'-0" (BUILDING 2, 4, 5, 6)



4-PLEX - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" (BUILDING 2, 4, 5, 6)

NOTE:
NO EXTERNAL MECHANICAL EQUIPMENT IS ANTICIPATED ON ROOFS.



4-PLEX - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0" (BUILDING 2, 4, 5, 6)

SEE 4-PLEX FIRST FLOOR PLAN VARIATIONS ON THE PRECEDING SHEET FOR OVERALL PLAN CONTEXT.



KEY MAP

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM

4-PLEX FLOOR PLANS



DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

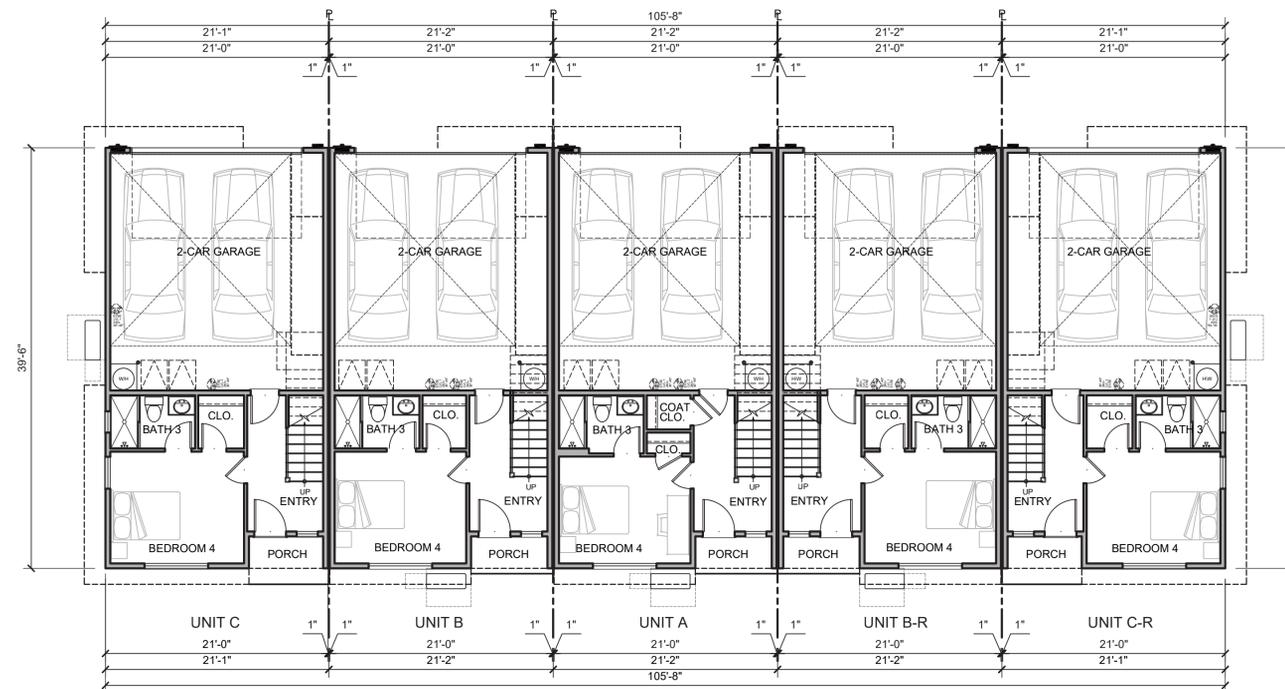
PROJECT NO.: 263.009
DATE: 11/21/2025

SHEET A.2.6





5-PLEX - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" (BUILDING 1)



5-PLEX - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" (BUILDING 1)



KEY MAP

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM



5-PLEX FLOOR PLANS



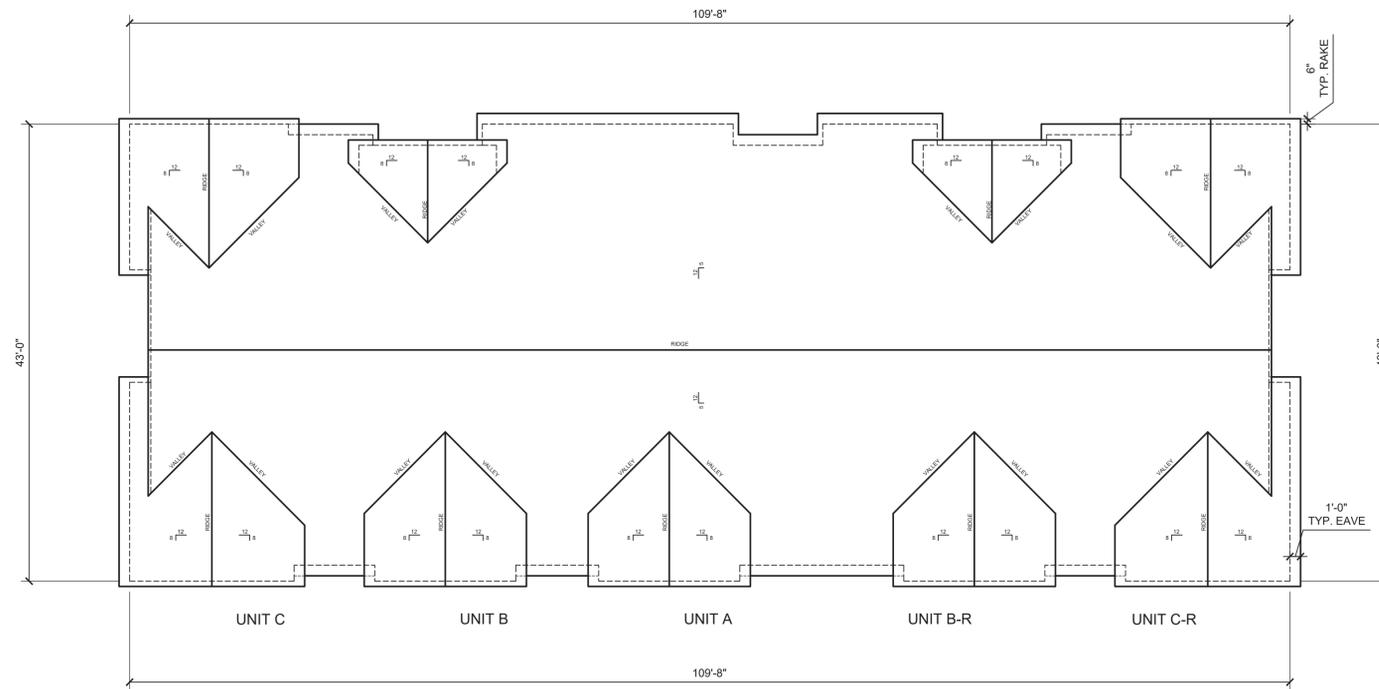
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025



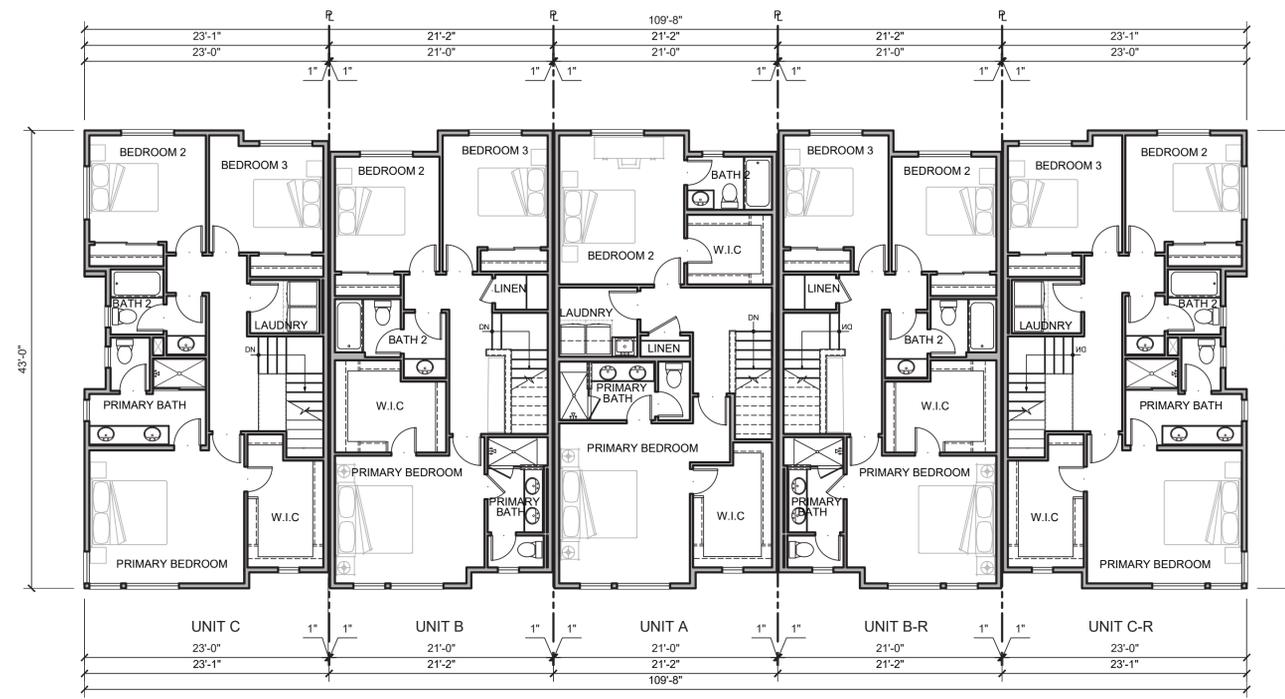
SHEET A.2.7





5-PLEX - ROOF FLOOR PLAN
SCALE: 1/8" = 1'-0" (BUILDING 1)

NOTE:
NO EXTERNAL MECHANICAL
EQUIPMENT IS ANTICIPATED ON
ROOFS.



5-PLEX - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0" (BUILDING 1)



KEY MAP

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM

BKF

CALIFORNIA COMMUNITIES

vanderToolen Associates
VTA
Landscape Architects

5-PLEX FLOOR PLANS

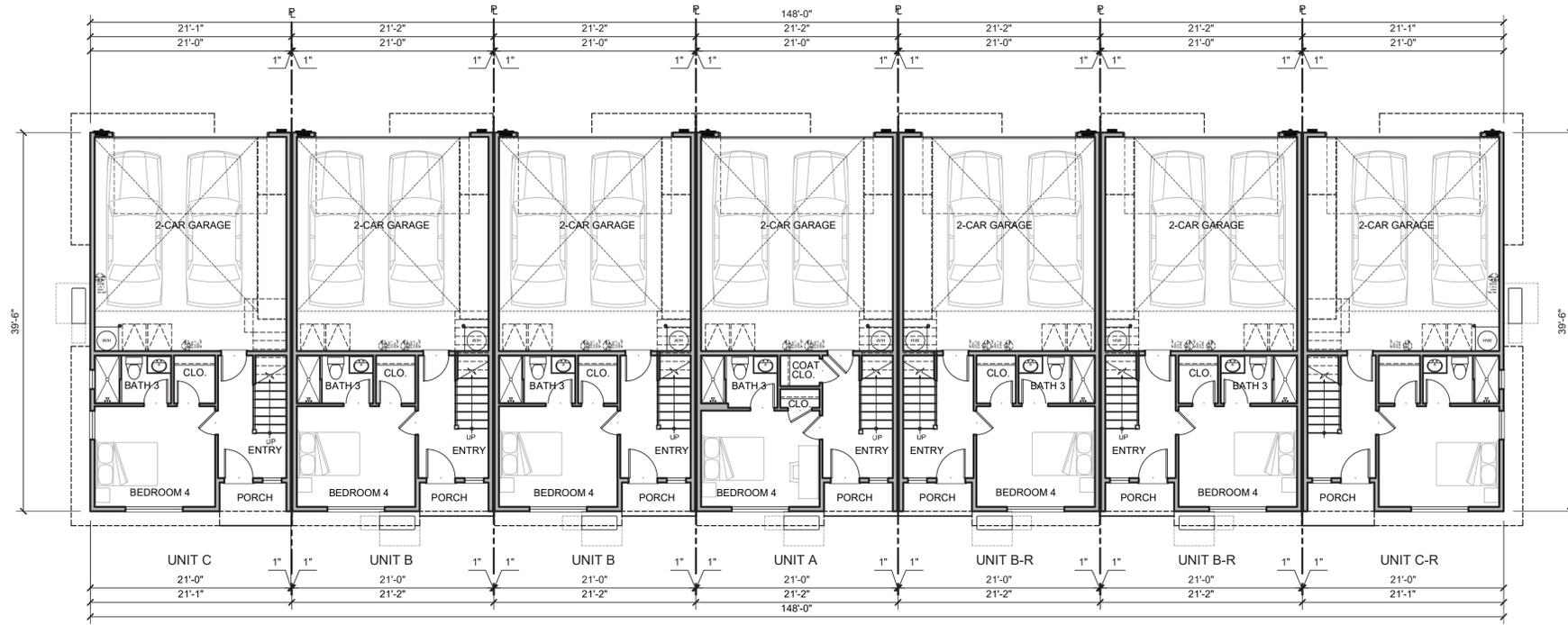


DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025

SHEET A.2.8





KEY MAP

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM



7-PLEX FLOOR PLANS

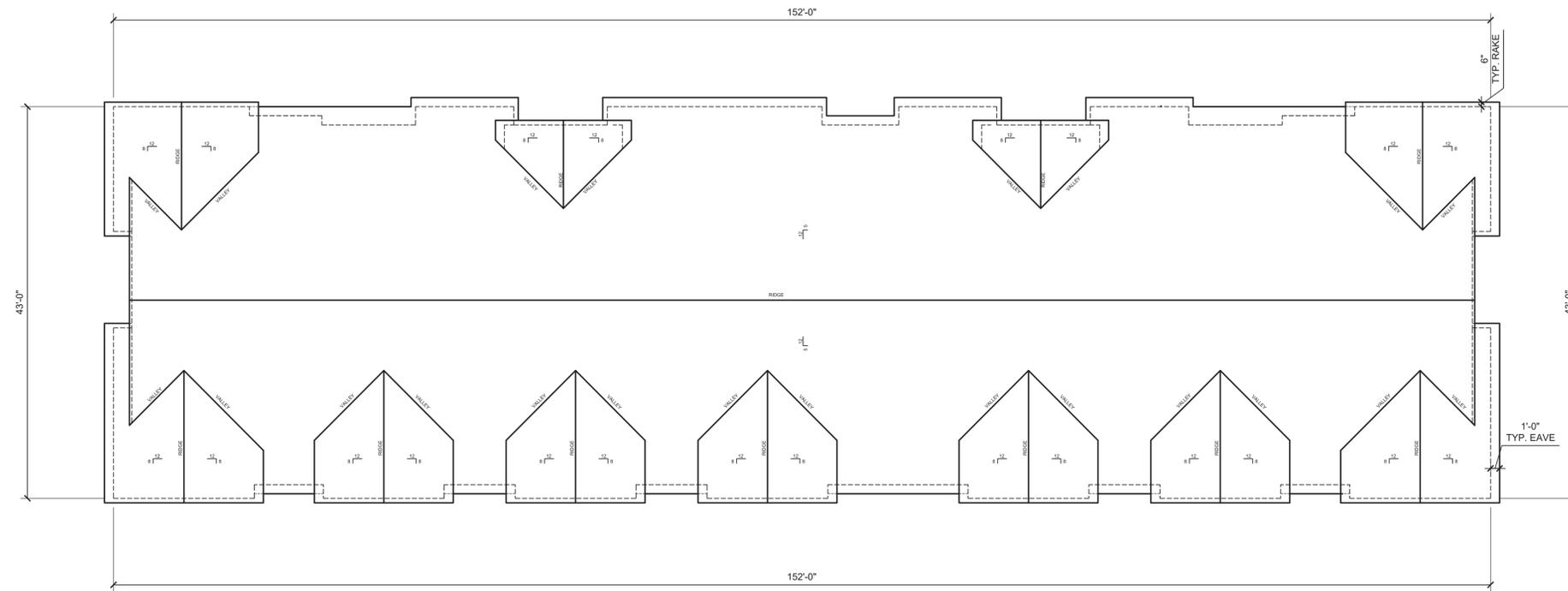


DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025

SHEET A.2.9





7-PLEX - ROOF FLOOR PLAN
SCALE: 1/8" = 1'-0" (BUILDING 3)

NOTE:
NO EXTERNAL MECHANICAL EQUIPMENT IS ANTICIPATED ON ROOFS.



7-PLEX - THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0" (BUILDING 3)



KEY MAP

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM



7-PLEX FLOOR PLANS



DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025

SHEET A210





FRONT ELEVATION 1/8" = 1'-0"



RIGHT ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"



LEFT ELEVATION 1/8" = 1'-0"

NOTE:
WINDOWS: WINDOWS SHALL INCLUDE A RECESSED OF AT LEAST TWO INCHES FROM THE MAIN WALL PLANE. (ODS 4.3.1.1) SEE SHEET A.4.3

GUTTERS & DOWNSPOUTS: ALL EXPOSED SIDES SHALL BE PAINTED - SW 7069 IRON ORE. (ODS 3.7.4) SEE COLOR AND MATERIALS SHEET A.4.4

REFLECTIVE GLASS: 10% OF THE BUILDING ELEVATION AREA SHALL BE COMPRISED OF GLASS WITH A REFLECTIVITY LEVEL GREATER THAN 50%. (ODS 4.3.1.2)

SOLAR GAIN: WINDOWS ON THE SOUTH AND WEST ELEVATIONS SHALL HAVE EITHER LOW SOLAR HEAT GAIN COEFFICIENT GLASS (0.3 FACTOR OR LESS) OR BE PAIRED WITH SHADING DEVICES. (ODS 4.3.1.5)



KEY MAP

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM

4-PLEX A & 4-PLEX B ELEVATIONS



DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025

SHEET **A.3.1**





FRONT ELEVATION 1/8" = 1'-0"



RIGHT ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"



LEFT ELEVATION 1/8" = 1'-0"

NOTE:
WINDOWS: WINDOWS SHALL INCLUDE A RECESSED OF AT LEAST TWO INCHES FROM THE MAIN WALL PLANE. (ODS 4.3.1.1) SEE SHEET A.4.3

GUTTERS & DOWNSPOUTS: ALL EXPOSED SIDES SHALL BE PAINTED - SW 7069 IRON ORE. (ODS 3.7.4) SEE COLOR AND MATERIALS SHEET A.4.4

REFLECTIVE GLASS: 10% OF THE BUILDING ELEVATION AREA SHALL BE COMPRISED OF GLASS WITH A REFLECTIVITY LEVEL GREATER THAN 50%. (ODS 4.3.1.2)

SOLAR GAIN: WINDOWS ON THE SOUTH AND WEST ELEVATIONS SHALL HAVE EITHER LOW SOLAR HEAT GAIN COEFFICIENT GLASS (0.3 FACTOR OR LESS) OR BE PAIRED WITH SHADING DEVICES. (ODS 4.3.1.5)



KEY MAP

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM

4-PLEX C & 4-PLEX D ELEVATIONS



DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025

SHEET **A.3.2**





FRONT ELEVATION 1/8" = 1'-0"



RIGHT ELEVATION 1/8" = 1'-0"

NOTE:
WINDOWS: WINDOWS SHALL INCLUDE A RECESSED OF AT LEAST TWO INCHES FROM THE MAIN WALL PLANE. (ODS 4.3.1.1) SEE SHEET A.4.3
GUTTERS & DOWNSPOUTS: ALL EXPOSED SIDES SHALL BE PAINTED - SW 7069 IRON ORE. (ODS 3.7.4) SEE COLOR AND MATERIALS SHEET A.4.4

REFLECTIVE GLASS: 10% OF THE BUILDING ELEVATION AREA SHALL BE COMPRISED OF GLASS WITH A REFLECTIVITY LEVEL GREATER THAN 50%. (ODS 4.3.1.2)

SOLAR GAIN: WINDOWS ON THE SOUTH AND WEST ELEVATIONS SHALL HAVE EITHER LOW SOLAR HEAT GAIN COEFFICIENT GLASS (0.3 FACTOR OR LESS) OR BE PAIRED WITH SHADING DEVICES. (ODS 4.3.1.5)



REAR ELEVATION 1/8" = 1'-0"



LEFT ELEVATION 1/8" = 1'-0"



KEY MAP

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES
DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM



5-PLEX ELEVATIONS



DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200
PROJECT NO.: 263.009
DATE: 11/21/2025

SHEET **A.3.3**





FRONT ELEVATION 1/8" = 1'-0"



RIGHT ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"



LEFT ELEVATION 1/8" = 1'-0"

NOTE:
WINDOWS: WINDOWS SHALL INCLUDE A RECESSED OF AT LEAST TWO INCHES FROM THE MAIN WALL PLANE. (ODS 4.3.1.1) SEE SHEET A.4.3

GUTTERS & DOWNSPOUTS: ALL EXPOSED SIDES SHALL BE PAINTED - SW 7069 IRON ORE. (ODS 3.7.4) SEE COLOR AND MATERIALS SHEET A.4.4

REFLECTIVE GLASS: 10% OF THE BUILDING ELEVATION AREA SHALL BE COMPRISED OF GLASS WITH A REFLECTIVITY LEVEL GREATER THAN 50%. (ODS 4.3.1.2)

SOLAR GAIN: WINDOWS ON THE SOUTH AND WEST ELEVATIONS SHALL HAVE EITHER LOW SOLAR HEAT GAIN COEFFICIENT GLASS (0.3 FACTOR OR LESS) OR BE PAIRED WITH SHADING DEVICES. (ODS 4.3.1.5)



KEY MAP

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM



5-PLEX ELEVATIONS



DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025



SHEET A.3.3





FRONT ELEVATION 1/8" = 1'-0"



RIGHT ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"



LEFT ELEVATION 1/8" = 1'-0"

NOTE:

WINDOWS:
WINDOWS SHALL INCLUDE A RECESSED OF AT LEAST TWO INCHES FROM THE MAIN WALL PLANE. (ODS 4.3.1.1) SEE SHEET A.4.3

GUTTERS & DOWNSPOUTS: ALL EXPOSED SIDES SHALL BE PAINTED - SW 7069 IRON ORE. (ODS 3.7.4) SEE COLOR AND MATERIALS SHEET A.4.4

REFLECTIVE GLASS: 10% OF THE BUILDING ELEVATION AREA SHALL BE COMPRISED OF GLASS WITH A REFLECTIVITY LEVEL GREATER THAN 50%. (ODS 4.3.1.2)

SOLAR GAIN: WINDOWS ON THE SOUTH AND WEST ELEVATIONS SHALL HAVE EITHER LOW SOLAR HEAT GAIN COEFFICIENT GLASS (0.3 FACTOR OR LESS) OR BE PAIRED WITH SHADING DEVICES. (ODS 4.3.1.5)



KEY MAP

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM



7-PLEX ELEVATIONS

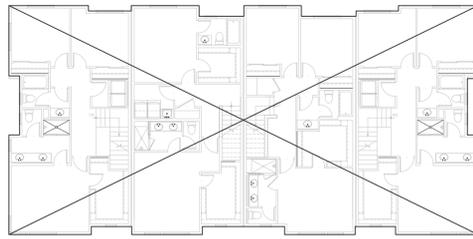


DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

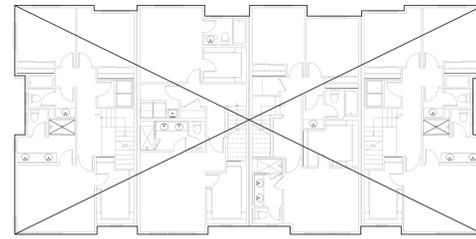
PROJECT NO.: 263.009
DATE: 11/21/2025

SHEET A.3.4

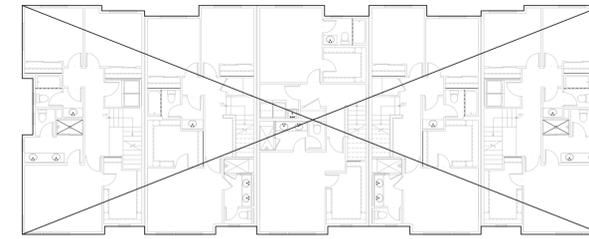




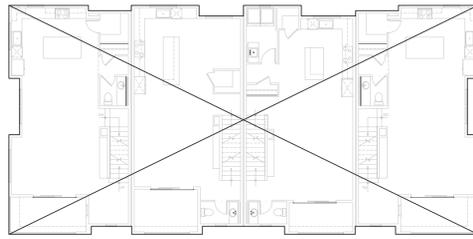
4-PLEX A - THIRD FLOOR GROSS FLOOR AREA



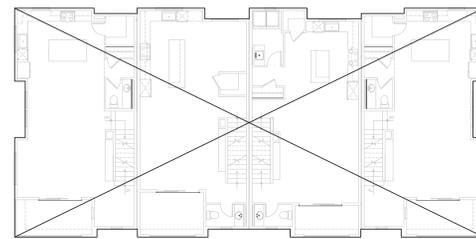
4-PLEX B - THIRD FLOOR GROSS FLOOR AREA



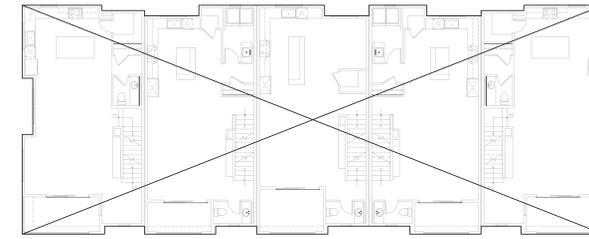
5-PLEX - THIRD FLOOR GROSS FLOOR AREA



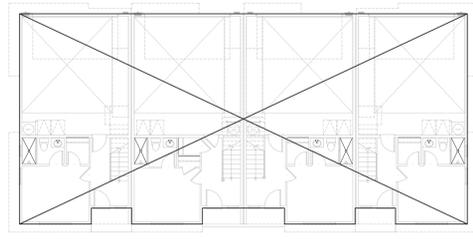
4-PLEX A - SECOND FLOOR GROSS FLOOR AREA



4-PLEX B - SECOND FLOOR GROSS FLOOR AREA

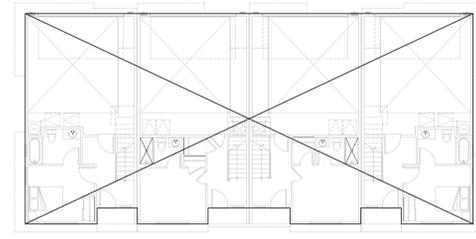


5-PLEX - SECOND FLOOR GROSS FLOOR AREA



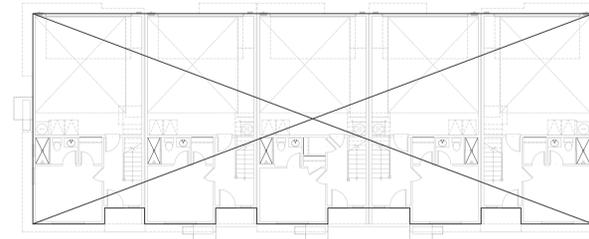
4-PLEX A - FIRST FLOOR GROSS FLOOR AREA

4-PLEX A GROSS FLOOR AREA	
FIRST FLOOR	3245 SQ. FT.
SECOND FLOOR	3664 SQ. FT.
THIRD FLOOR	3662 SQ. FT.
TOTAL LIVING	10571 SQ. FT.



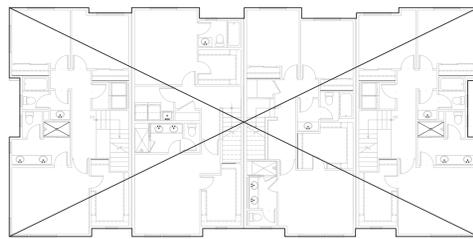
4-PLEX B - FIRST FLOOR GROSS FLOOR AREA

4-PLEX B GROSS FLOOR AREA	
FIRST FLOOR	3245 SQ. FT.
SECOND FLOOR	3664 SQ. FT.
THIRD FLOOR	3662 SQ. FT.
TOTAL LIVING	10571 SQ. FT.

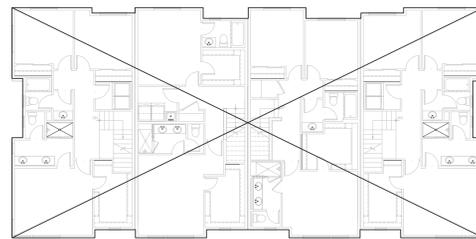


5-PLEX - FIRST FLOOR GROSS FLOOR AREA

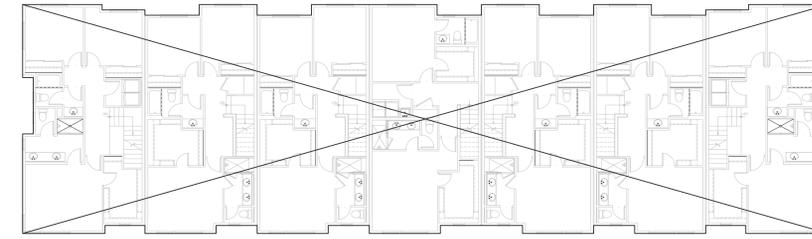
5-PLEX GROSS FLOOR AREA	
FIRST FLOOR	4059 SQ. FT.
SECOND FLOOR	4541 SQ. FT.
THIRD FLOOR	4542 SQ. FT.
TOTAL LIVING	13142 SQ. FT.



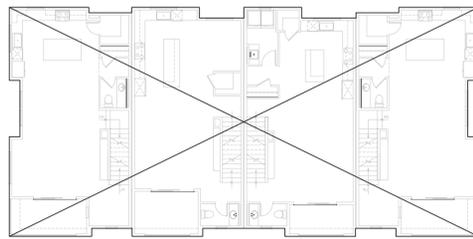
4-PLEX C - THIRD FLOOR GROSS FLOOR AREA



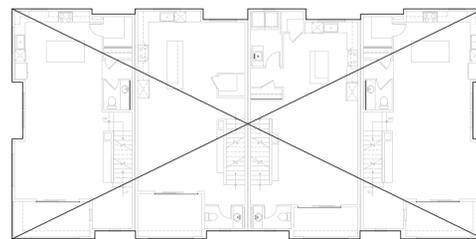
4-PLEX D - THIRD FLOOR GROSS FLOOR AREA



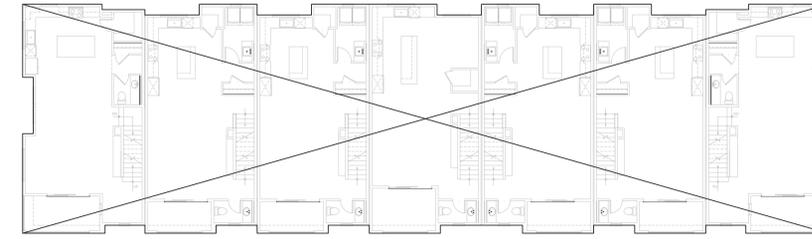
7-PLEX - THIRD FLOOR GROSS FLOOR AREA



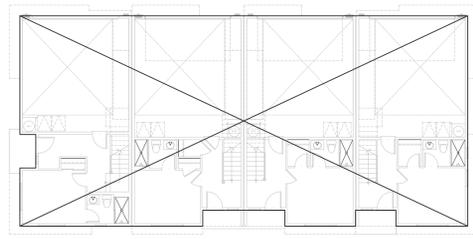
4-PLEX C - SECOND FLOOR GROSS FLOOR AREA



4-PLEX D - SECOND FLOOR GROSS FLOOR AREA

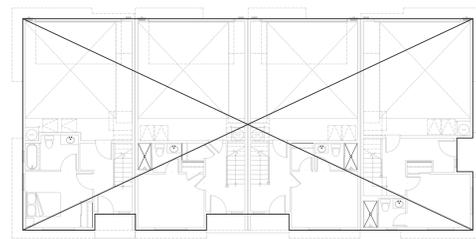


7-PLEX - SECOND FLOOR GROSS FLOOR AREA



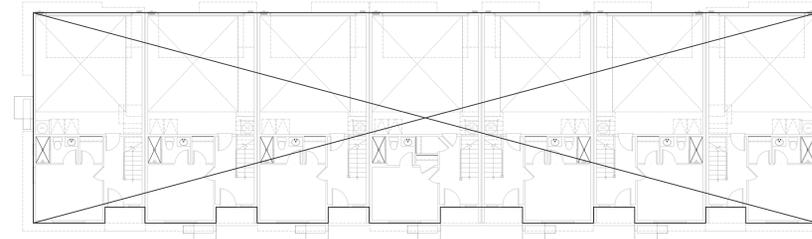
4-PLEX C - FIRST FLOOR GROSS FLOOR AREA

4-PLEX C GROSS FLOOR AREA	
FIRST FLOOR	3249 SQ. FT.
SECOND FLOOR	3664 SQ. FT.
THIRD FLOOR	3662 SQ. FT.
TOTAL LIVING	10575 SQ. FT.



4-PLEX D - FIRST FLOOR GROSS FLOOR AREA

4-PLEX D GROSS FLOOR AREA	
FIRST FLOOR	3249 SQ. FT.
SECOND FLOOR	3664 SQ. FT.
THIRD FLOOR	3662 SQ. FT.
TOTAL LIVING	10575 SQ. FT.



7-PLEX - FIRST FLOOR GROSS FLOOR AREA

7-PLEX GROSS FLOOR AREA	
FIRST FLOOR	5682 SQ. FT.
SECOND FLOOR	6292 SQ. FT.
THIRD FLOOR	6298 SQ. FT.
TOTAL LIVING	18272 SQ. FT.

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM



GROSS FLOOR AREA DIAGRAMS



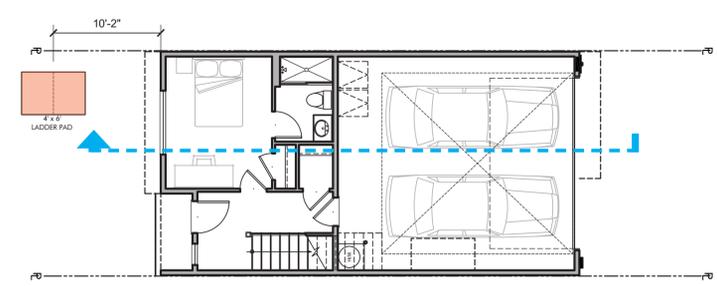
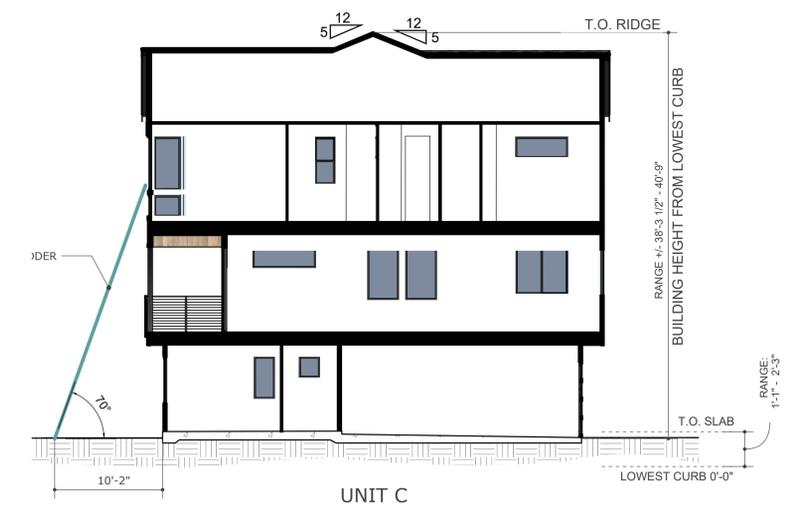
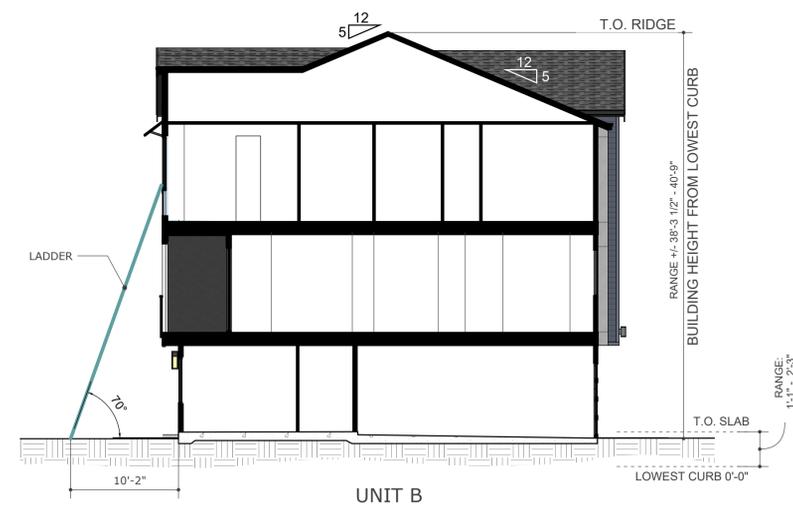
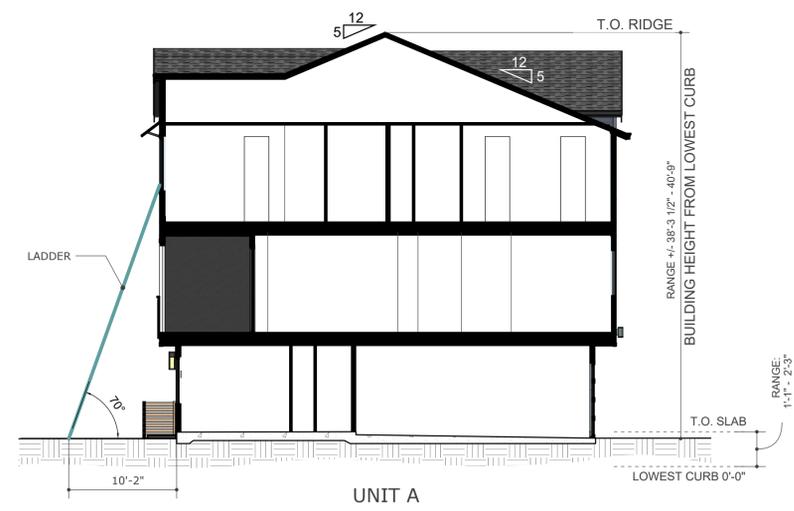
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025

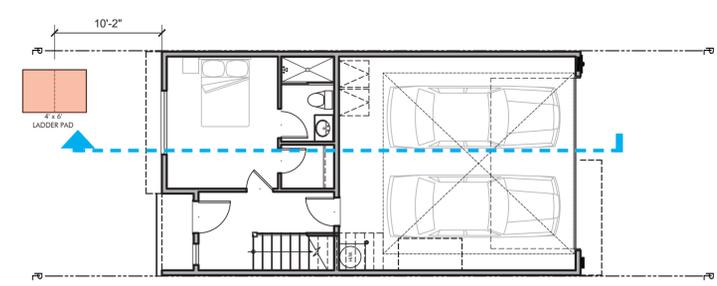


SHEET A.4.1

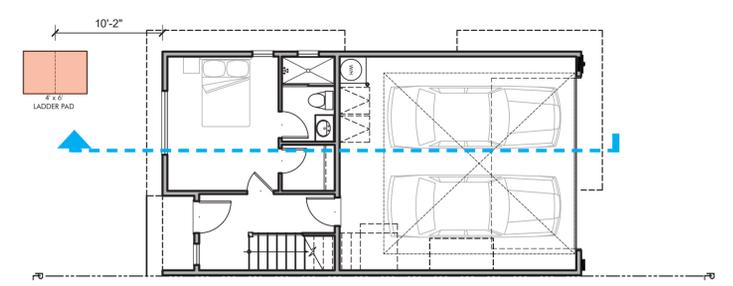




UNIT A - PLAN DIAGRAM
SCALE: 1/8" = 1'-0"



UNIT B - PLAN DIAGRAM
SCALE: 1/8" = 1'-0"



UNIT C - PLAN DIAGRAM
SCALE: 1/8" = 1'-0"

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM



LADDER PAD DIAGRAMS

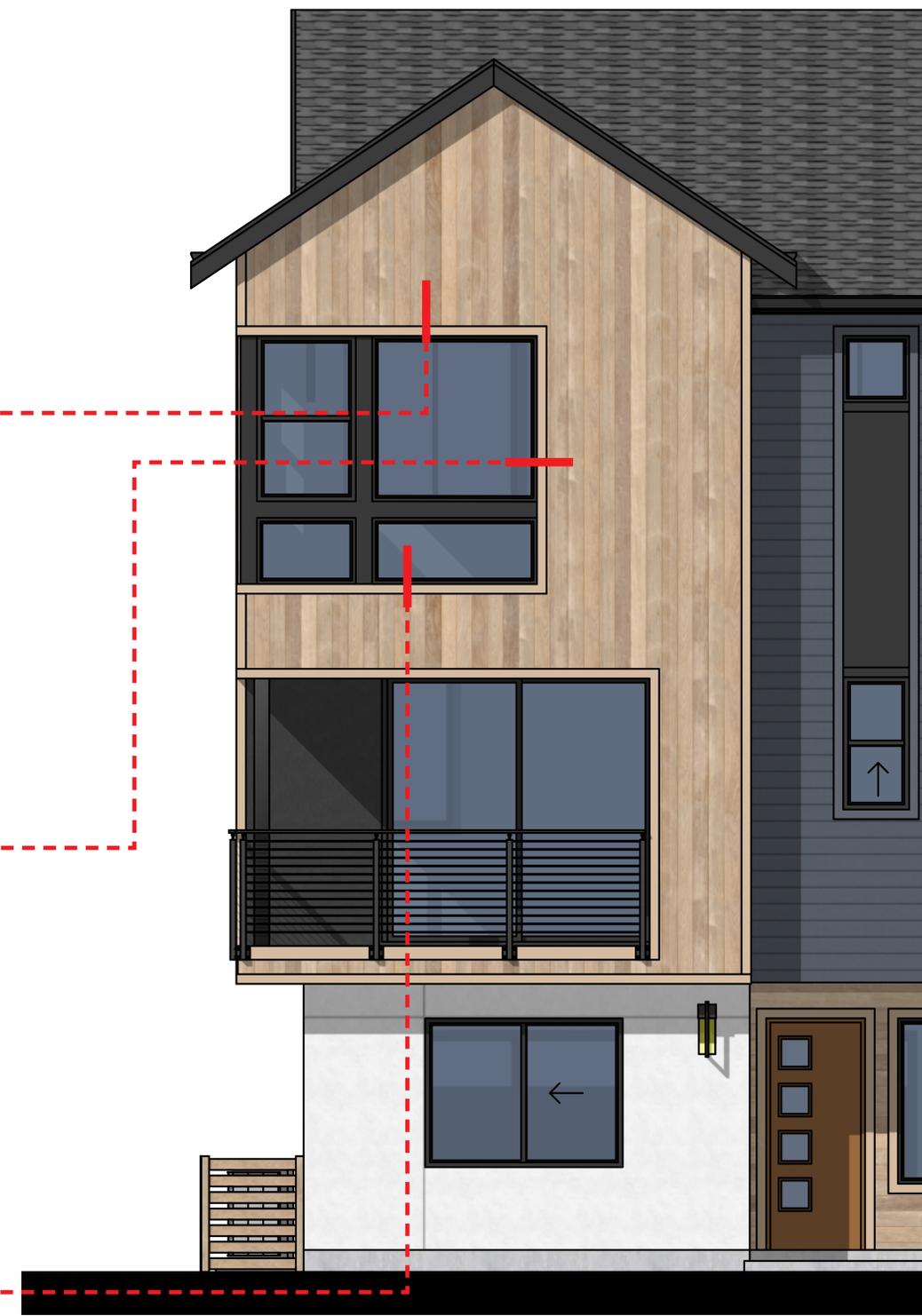
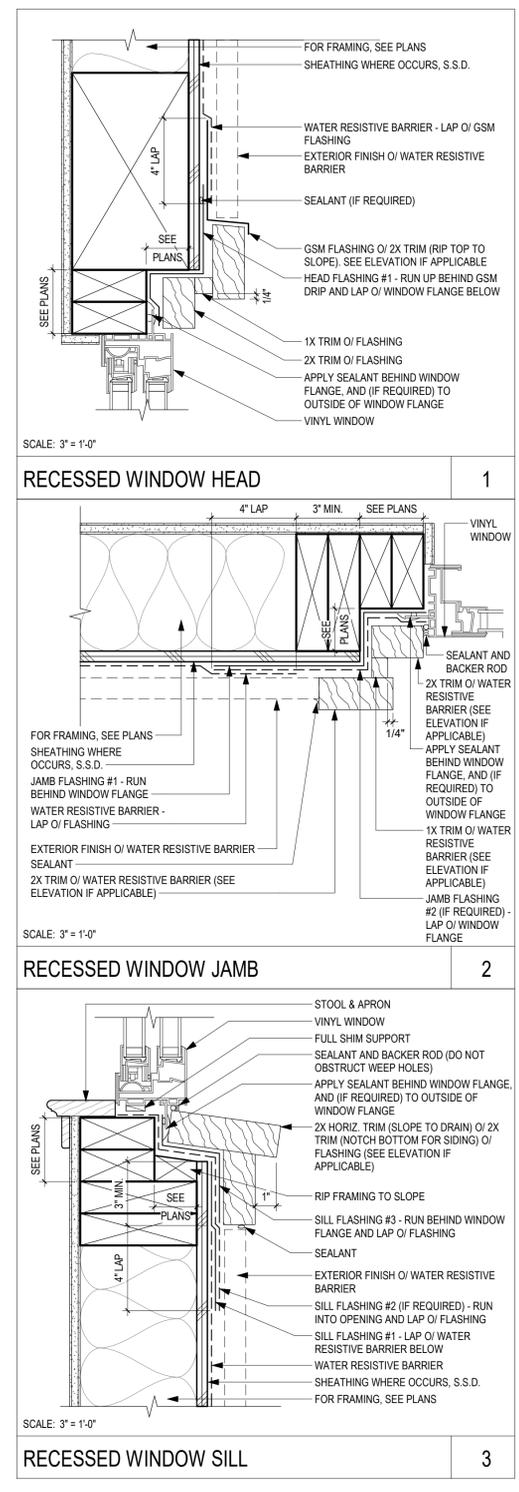


DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200
PROJECT NO.: 263.009
DATE: 11/21/2025



SHEET A.4.2





494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM



BUILDING DETAILS

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025



SHEET A.4.3



COLORS



RHUMBA ORANGE
SW 6642



HEARTFELT
SW 6586



ELECTRIC LIME
SW 6921



IRON ORE
SW 7069

NOTE:

PAINT COLORS AND PHOTO IMAGES OF MATERIALS SEEN ON SCREEN MAY NOT ACCURATELY REPRESENT COLORS AND TEXTURES.

GUTTERS & DOWNSPOUTS: ALL EXPOSED SIDES SHALL BE PAINTED - SW 7069 IRON ORE.

WINDOWS: 100 SERIES VINYL WINDOWS WITH BLACK FRAME OR EQUIVALENT BY ANDERSEN WINDOWS & DOORS OR EQUIVALENT.

GARAGE DOORS: PAINTED WITH ACCENT COLOR BY ANDERSEN WINDOWS & DOORS OR EQUIVALENT.

FRONT DOORS: PAINTED WITH ACCENT COLOR BY ANDERSEN WINDOWS & DOORS OR EQUIVALENT.

MATERIALS

A ASPHALT SHINGLE ROOF CHARCOAL BY TIMBERLINE SERIES	B STANDING SEAM AWNING TAYLOR METAL ROOFING	C ADHERED BRICK VANEER SHADOWDANCE BY CREATIVE MINES	D HORIZONTAL LAP SIDING SW 6244 NAVAL	E VERTICAL LAP SIDING SPRUCE - VINTAGEWOOD BY NICHHA	F BOARD & BATTEN SIDING SW 7757 HIGH REFLECTIVE WHITE	G STUCCO SW 7757 HIGH REFLECTIVE WHITE	H STUCCO SW 7066 GRAY MATTERS	I CEMENTITIOUS PANEL SW 7069 IRON ORE

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM

COLOR & MATERIALS

BKF **CALIFORNIA COMMUNITIES** **vanderToolen Associates VTA Landscape Architects**

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 263.009
DATE: 11/21/2025

SHEET **A.4.4**

DAHLIN