SAN ALESO

Sunnyvale, California

9/20/2017

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VIA

CalAtlantic HOMES

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SUNNYVALE, CA

SHEET INDEX

09.20.2017

0 20' 40' 80'

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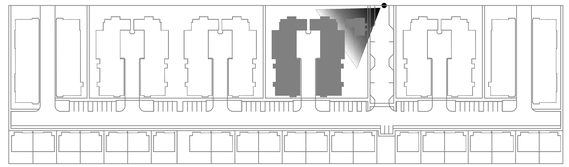

Key Map n.t.s.

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SITE PERSPECTIVE 1

SITE PERCPECTIVES

09.20.2017

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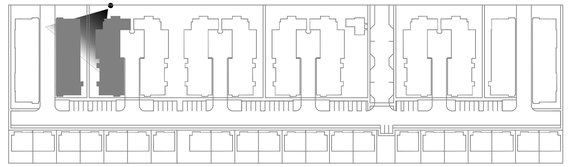

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SITE PERSPECTIVE 2

SITE PERCPECTIVES

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SITE PERSPECTIVE 3

SITE PERCPECTIVES

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A1.02

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SITE PERSPECTIVE 4

SITE PERCPECTIVES

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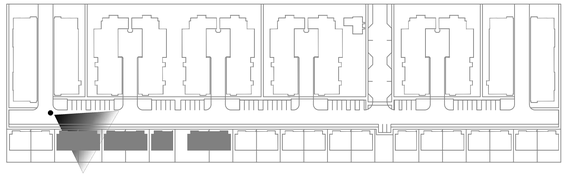

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SUNNYVALE, CA
2013-0970

SITE PERSPECTIVE 5

SITE PERCPECTIVES

09.20.2017

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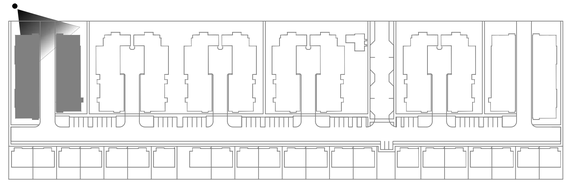

Key Map n.t.s.

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SITE PERSPECTIVE 6

SITE PERCPECTIVES

09.20.2017

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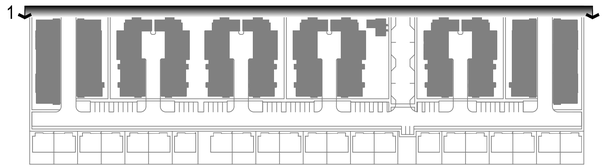

Key Map n.t.s.

1. San Aleso

A. San Aleso

B. San Aleso

0 8' 16' 32'

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Interior Design
Space Planning
Art Consultation
Visual Merchandising

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SAN ALESO # 2013-0970
SUNNYVALE, CA

SAN ALESO FRONTAGE
SITE ELEVATIONS

09.20.2017

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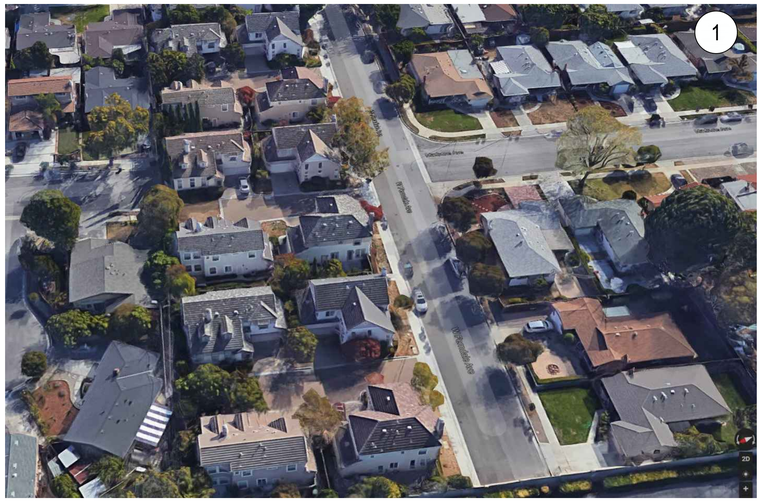

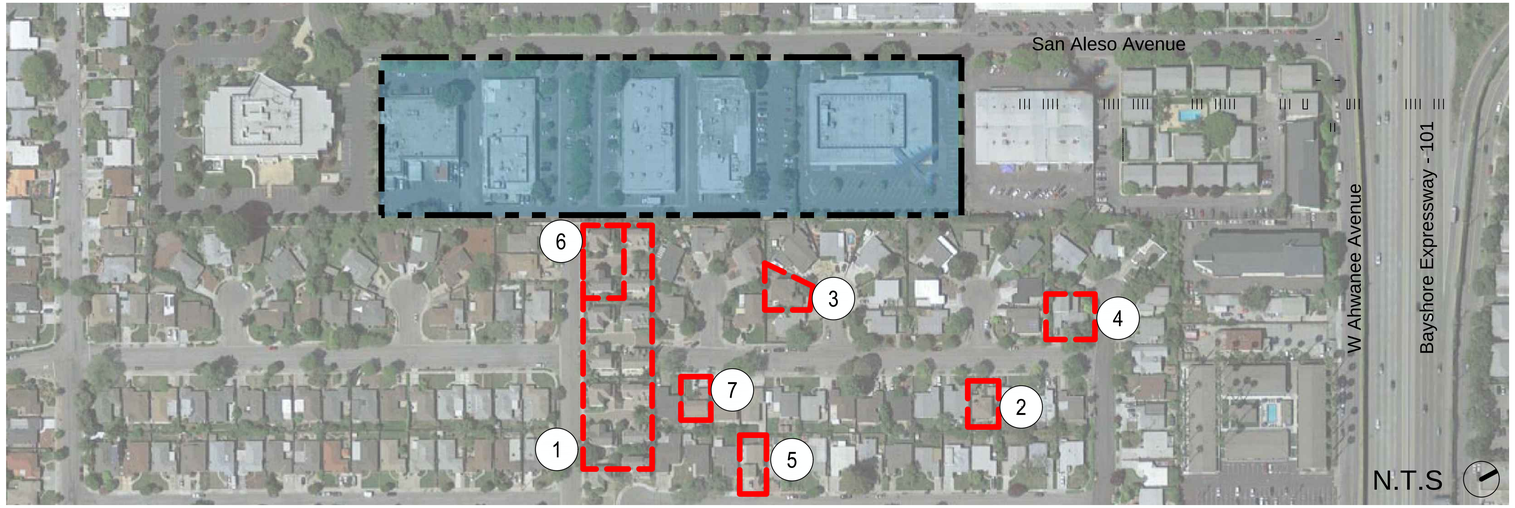

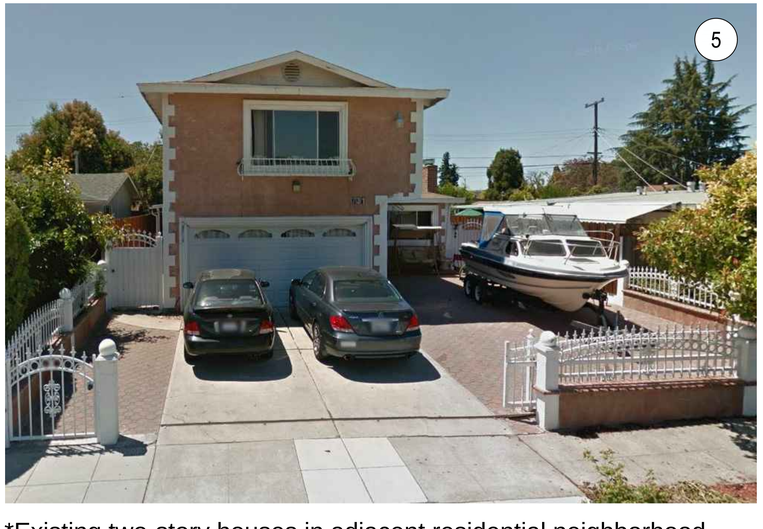

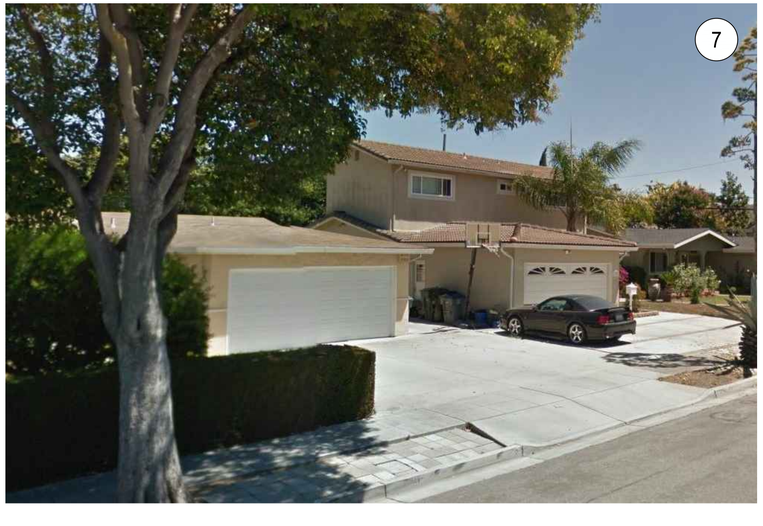

*Existing two-story houses in adjacent residential neighborhood

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2013-0970

EXISTING CONDITIONS
SITE

09.20.2017

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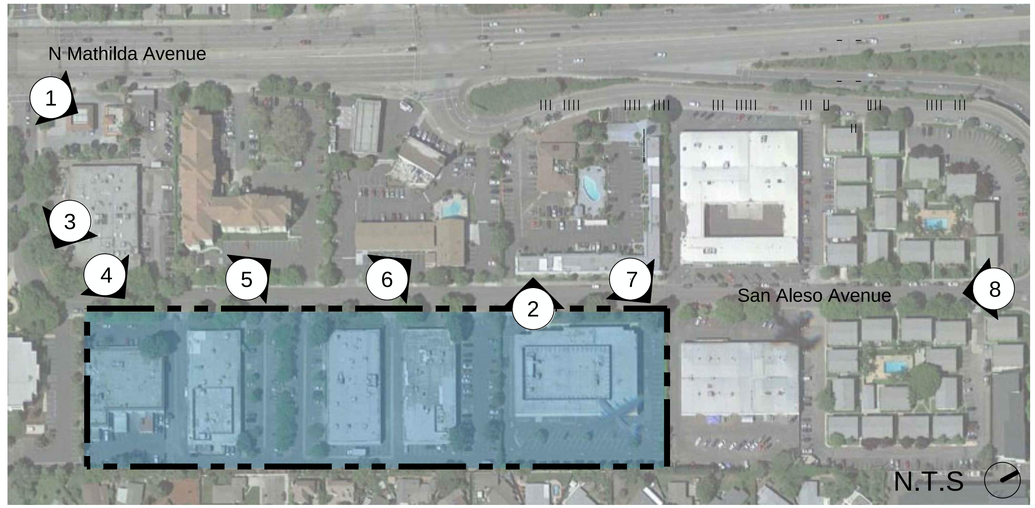

*Existing buildings in neighborhood

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SAN ALESO
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EXISTING CONDITIONS
SITE

09.20.2017

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Site Summary

Current Use: Commercial
Proposed Use: Medium Density Residential

Existing Zoning: Industrial and Service

General Plan Use Designation:
Neighborhood Transition (per Peery Park Specific Plan)

Zoning: R3 (24 DU/AC)

Parcels: 204-01-006, 204-01-007, 204-01-015, 204-01-016 & 204-02-005

Site Area: ±6.45 acres (±281,134 sf)
1016.9' X 277'

Unit Summary

Plan	Bedrooms	Baths	Type	SF (net for condo, gross for duet)	# of units	Total net SF
1	2	2.5	condo	1378	34 du	46852 sf
2	2	3.5	condo	1714	24 du	41136 sf
2X	3	3.5	condo	1755	10 du	17550 sf
3	3	3.5	condo	1845	6 du	11070 sf
4	3	3.5	condo	1886	10 du	18860 sf
5	4	3.5	condo	2185	4 du	8740 sf
6	4	3.5	condo	2297	8 du	18376 sf
duet 1	4	3.0	duet	2013	10 du	20130 sf
duet 2	4	3.0	duet	2107	10 du	21070 sf
SFD	4	3.0	SFD	2031	2 du	4062 sf
Total					**118 du**	**203784 sf**

Residential Building Summary

Building Type	# of Units in Building	# of buildings	Lot #	Total # of Units
16 Plex	16	4 buildings	25,26,27,28	64 du
8 plex_A	8	2 buildings	24, 29	16 du
8 plex_B	8	2 buildings	23,30	16 du
Duets	2	10 buildings	1 to 6, 8 to15, 17 to 22	20 du
Single	1	2 buildings	7	2 du
Total		**20 buildings**		**118 du**

NOTE: Refer to Civil C-5 and Landscape L-1 for site plan details, Refer to A2.02 for more complete data and graphics

Building Coverage and Front Setback

Building Coverage:
(Shaded Area/Site Area)
Required: 40% max
Provided: 104,861 s.f. / 281,651 s.f. site
Coverage: **±37%**

Average Front Setback Along San Aleso:
(Cross Hatched Area / Length of Hatch Area Along San Aleso)
Required: 20'
Provided: 12,685 s.f. / 690 ft
Average setback: **18.4 ft**

NOTE: Refer to A2.03 for more complete data and graphics

Usable Open Space

Usable Open Space - Private Balcony Area:

Plan	# of units	Private Balcony S.F.	Private Balcony Dim	Total S.F. Private Balcony
1	34	63	11'-0" x 5'-8"	--
2	24	94	12'-1" x 7'-0"	2256
2X	10	94	12'-0" x 7'-0"	940
3	6	146	18'-8" x 7'-0"	876
4	10	140	18'-0" x 7'-0"	1400
5	4	170	21'-10" x 7'-0"	680
6	8	128	7'-0" x 16'-0"	1024
Total	96	--	--	**7176**

Usable open space that does not meet the min dimension and/or area per Sunnyvale Municiple Code 19.37.100(c) is not included in total s.f.

Required Usable Open Space:

400 s.f./unit (Per Table 19.37.040)
400 s.f. x 118 condo units
47,200 s.f.

Usable Open Space - On Grade:

± 56,341 s.f.

Usable Open Space - Total:

Provided deck area: 7,176 s.f.
Provided on grade: ± 56,341 s.f.
Total: **63,517 s.f.** (538 s.f./unit)

NOTE: Refer to A2.04 for more complete data and graphics

Landscape Area

Required Other Landscape Area:

425 s.f./unit (Per Table 19.37.040)
400 s.f. x 96 condo units
40,800 s.f.

Provided Other Landscape Area:

± 45,319 s.f.

Required Total Landscaped Area

No less than 20% of total lot area
281,651 s.f. x (.2)
56,330 s.f.

Provided Total Landscaped Area:

± 94,672 s.f.

NOTE: Refer to A2.05 for more complete data and graphics

Parking Summary:

Parking Required:

Unit S.F.	Plan	# of units	# of Bedrooms	Covered Ratio	Total Covered Required	Open Guest Ratio	Total Guest Required
1378	1	34	2	1.0	34 spaces	0.40	13.6 spaces
1714	2	24	2 + opt.	1.0	24 spaces	0.50	12.0 spaces
1755	2X	10	2 + opt.	1.0	10 spaces	0.50	5.0 spaces
1845	3	6	3	1.0	6 spaces	0.50	3.0 spaces
1886	4	10	3	1.0	10 spaces	0.50	5.0 spaces
2185	5	4	3 + opt.	1.0	4 spaces	0.65	2.6 spaces
2297	6	8	4	1.0	8 spaces	0.65	5.2 spaces
2013	duet 1	10	4	1.0	10 spaces	0.65	6.5 spaces
2107	duet 2	10	4	1.0	10 spaces	0.65	6.5 spaces
2047	SFD	2	4	1.0	2 spaces	0.65	1.3 spaces
					118 spaces		**60.7 spaces**
Total spaces required							**178.7 spaces**

Parking Provided:

In garages (covered, s x s)		168 spaces
In garages (covered, tandem)		68 spaces
On-street (guest)		61 spaces
Total		**297 spaces**

Bicycle Parking Provided:

On-street		16 spaces
Total		**16 spaces**

% of Tandem Parking:

Plan	# of units	# of units	# of spaces
1	Tandem	34	68
2	S X S	24	48
2X	S X S	10	20
3	S X S	6	12
4	S X S	10	20
5	S X S	4	8
6	S X S	8	16
duet 1	S X S	10	20
duet 2	S X S	10	20
SFD	S X S	2	4
Total		**118**	**236**
% of Tandem			**29%**

NOTE: Refer to A2.06 for more complete data and graphics

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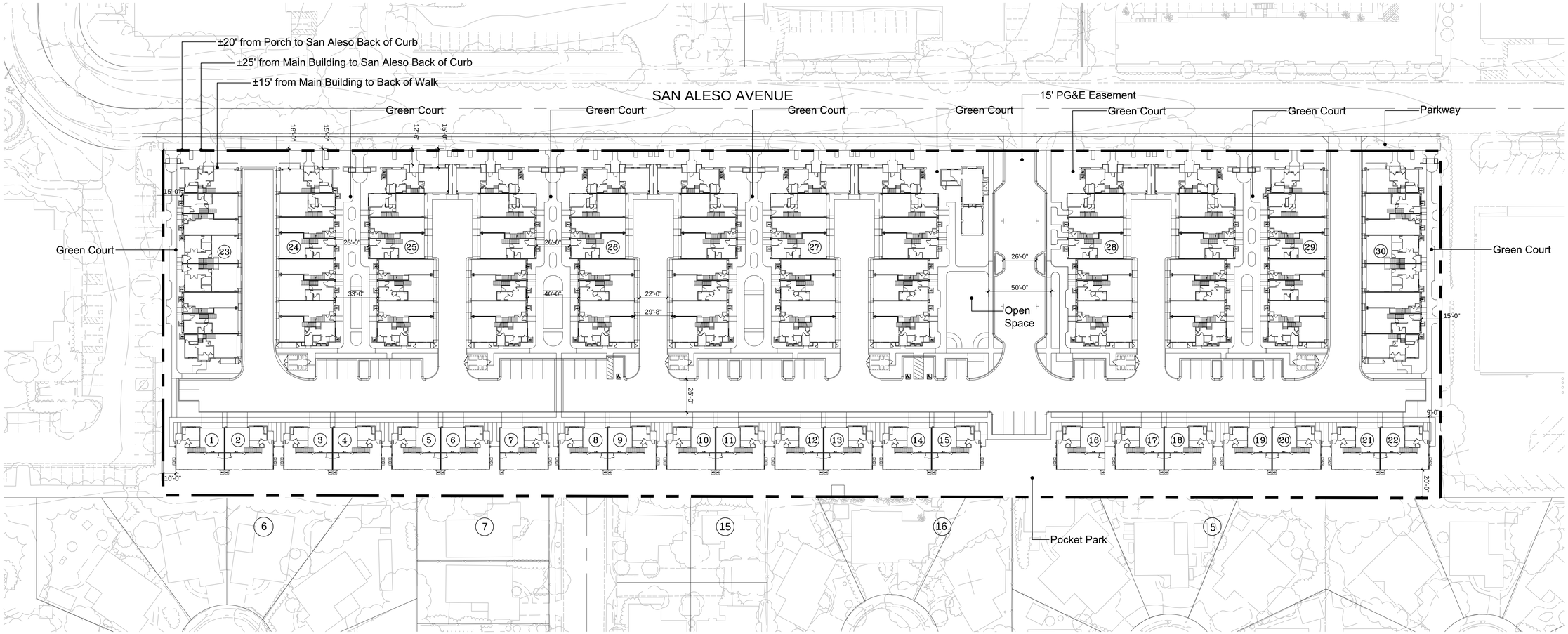
SUNNYVALE, CA
2013-0970

PROJECT DATA & SUMMARY

09.20.2017

A2.00



Site Summary:

Current Use: Commercial
Proposed Use: Medium Density Residential

Existing Zoning: Industrial and Service

General Plan Use Designation:
Neighborhood Transition (per Peery Park Specific Plan)

Zoning: R3 (24 DU/AC)

Parcels: 204-01-006, 204-01-007, 204-01-015, 204-01-016 & 204-02-005

Site Area: ±6.45 acres (±281,134 sf)
1016.9' X 277'

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CalAtlantic HOMES

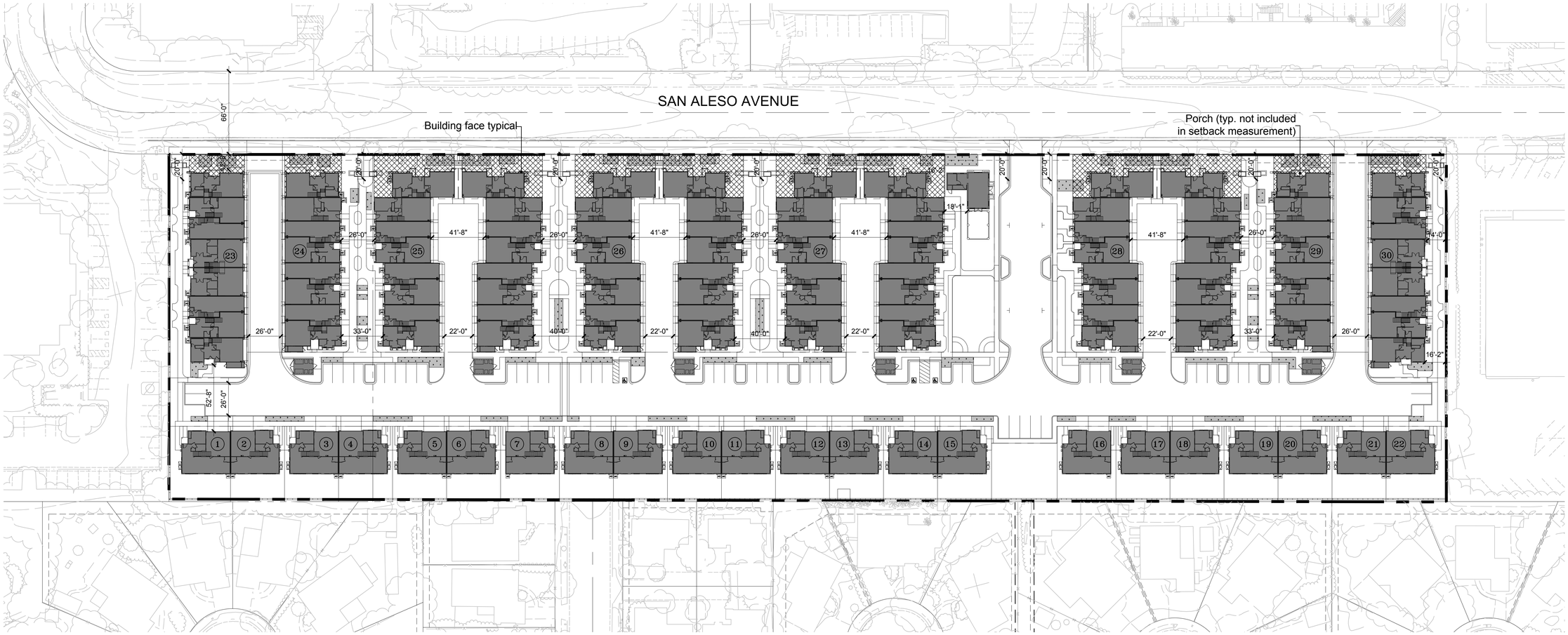
SAN ALESO
SUNNYVALE, CA
2013-0970

ARCHITECTURAL SITE PLAN & PROJECT SUMMARY

09.20.2017

0 20' 40' 80'

A2.02



Building Coverage:
(Shaded Area/Site Area)

Required:	40% max
Provided:	104,861 s.f. / 281,651 s.f. site
Coverage:	**±37%**

Average Front Setback Along San Aleso:
(Cross Hatched Area / Length of Hatch Area Along San Aleso)

Required:	20'
Provided:	12,685 s.f. / 690 ft
Average setback:	**18.4 ft**

Legend:

- Building Coverage
- Avg. Setback along San Aleso
- C-3 Water Quality

0 20' 40' 80'

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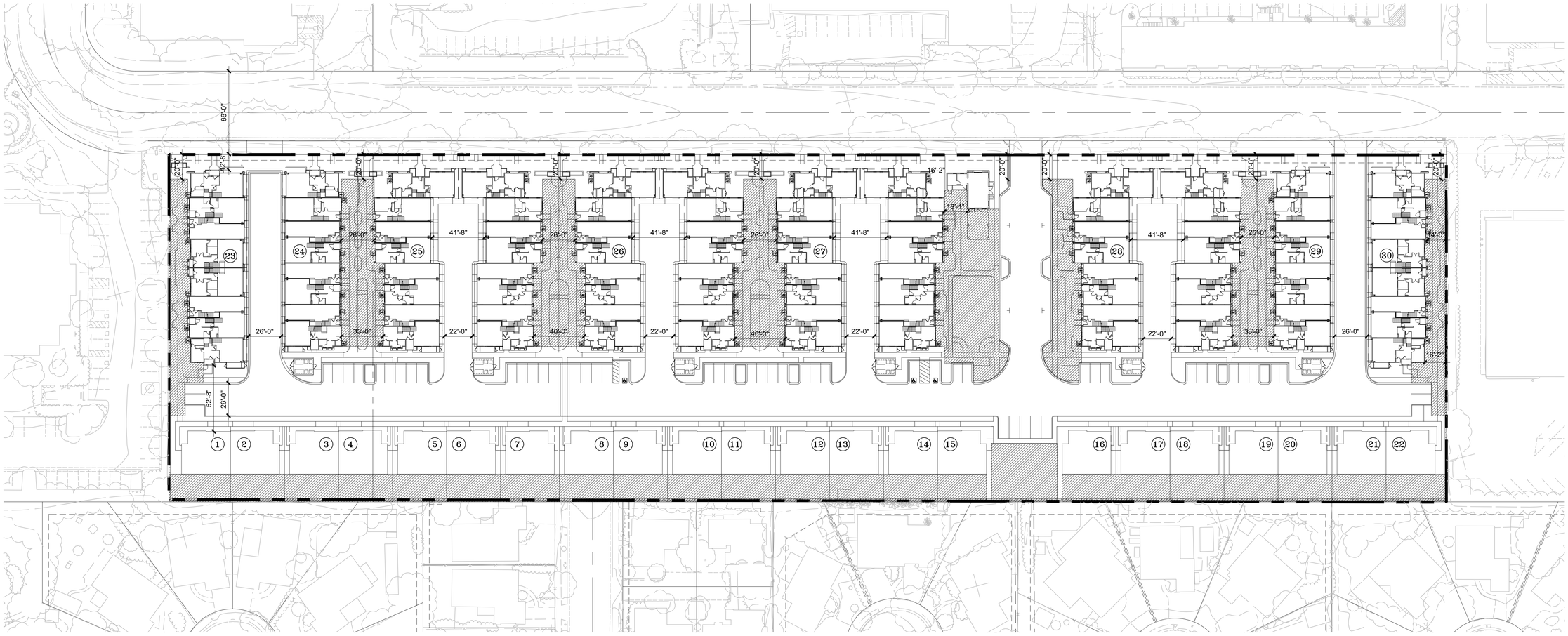
2013-0970

COVERAGE & FRONT SETBACK
SITE PLAN

09.20.2017

A2.03



Required Usable Open Space:

400 s.f./unit (Per Table 19.37.040)
400 s.f. x 118 DU
47,200 s.f.

Usable Open Space - Private Balcony Area:

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6	8	128	7'-0" x 16'-0"	1024
Total	96	--	--	**7176**

Usable open space that does not meet the min dimension and/or area per Sunnyvale Municiple Code 19.37.100(c) is not included in total s.f.

Usable Open Space - On Grade:

± 56,341 s.f.

Usable Open Space - Total:

Provided deck area:	7,176 s.f.
Provided on grade:	± 56,341 s.f.
Total:	**63,517 s.f.** (538 s.f./unit)

Legend:

Usable Open Space - On Grade

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VIA
landscape architecture

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SUNNYVALE, CA
2013-0970

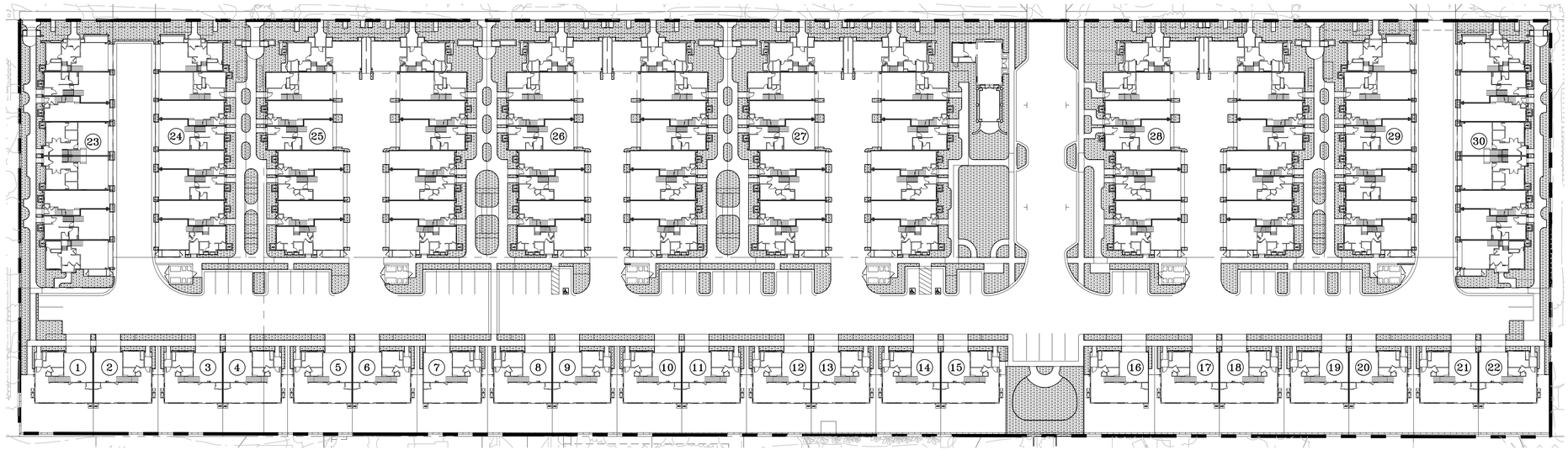
USABLE OPEN SPACE
SITE PLAN

09.20.2017

0 20' 40' 80'

A2.04

1. Other Landscaped Area:**



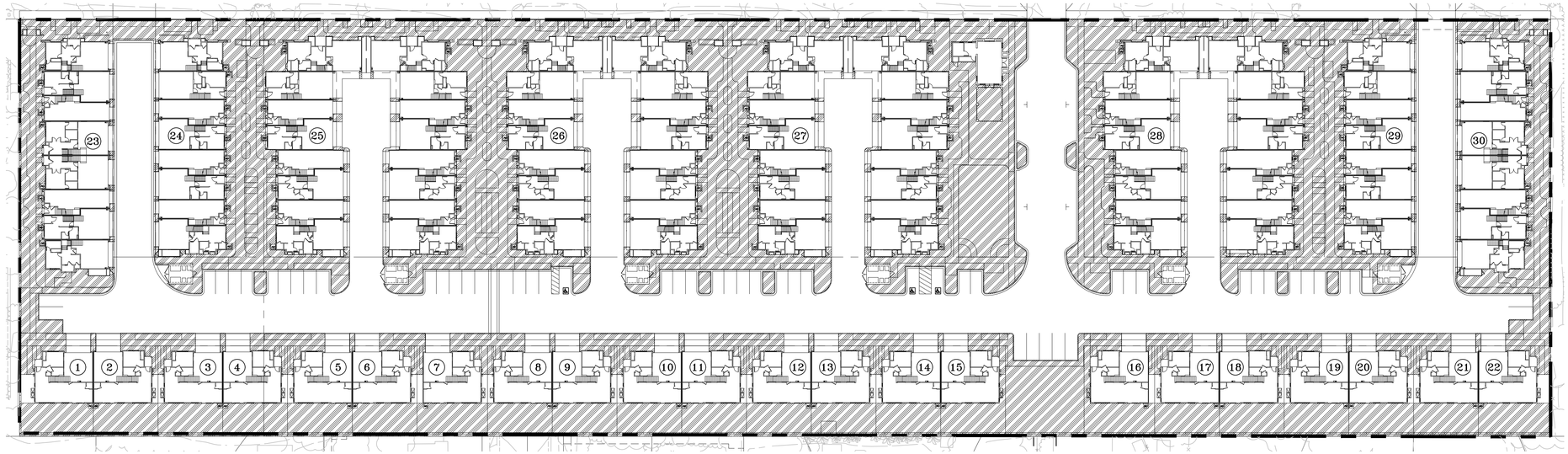
Required Other Landscape Area:**

425 s.f./unit (Per Table 19.37.040)
400 s.f. x 96 condo units
40,800 s.f.

Provided Other Landscape Area:

± 45,319 s.f.

2. Total Landscaped Area:***



Required Total Landscaped Area***

No less than 20% of total lot area
281,651 s.f. x (.2)
56,330 s.f.

Provided Total Landscaped Area:****

± 94,672 s.f.

Applicable Codes:

*19.12.130. "L" (1) “Landscaping” means the planting and maintenance of trees, ground cover, shrubs, vines, flowers, lawns or a combination thereof. The combination or design, in addition to natural plant materials, may include rock or stone and structural or decorative features including, but not limited to, fountains, reflecting pools, art work and benches, pedestrian walkways, bicycle parking, recreation facilities and outdoor eating areas.

**19.12.130. "L" (2) “Landscaped area” means a portion of a site planted with vegetation utilized for screening or ornamentation.

***Table 19.37.040 Total minimum landscaped area is the combination of the minimum parking lot landscaped area and other landscaped area. In no case shall this total be less than 20% of the lot area.

****19.37.040 (d) Usable open space areas that meet the definition of landscaping* may contribute towards the min. landscaped area of the site

Legend:

Other Landscape Area**

Total Landscaped Area***

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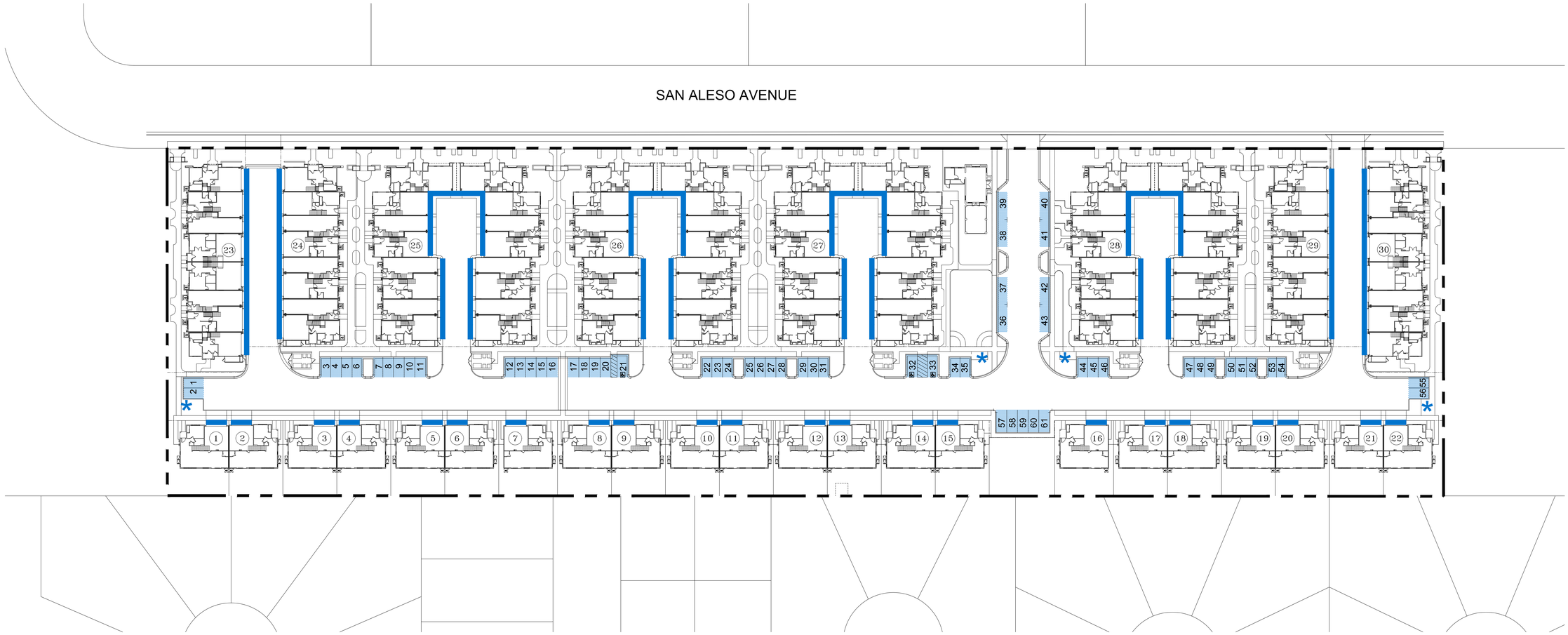
LANDSCAPE AREA
SITE PLAN

09.20.2017

0 20' 40' 80'

A2.05



Legend:

Garage Access

* Bicycle Parking (4 @ each location)
see Landscape sheets L-1.2 & L-1.3

On-street Parking (guest)

Parking Summary:

Parking Required:

Unit S.F.	Plan	# of units	# of Bedrooms	Covered Ratio	Total Covered Required	Open Guest Ratio	Total Guest Required
1378	1	34	2	1.0	34 spaces	0.40	13.6 spaces
1714	2	24	2 + opt.	1.0	24 spaces	0.50	12.0 spaces
1755	2X	10	2 + opt.	1.0	10 spaces	0.50	5.0 spaces
1845	3	6	3	1.0	6 spaces	0.50	3.0 spaces
1886	4	10	3	1.0	10 spaces	0.50	5.0 spaces
2185	5	4	3 + opt.	1.0	4 spaces	0.65	2.6 spaces
2297	6	8	4	1.0	8 spaces	0.65	5.2 spaces
2013	duet 1	10	4	1.0	10 spaces	0.65	6.5 spaces
2107	duet 2	10	4	1.0	10 spaces	0.65	6.5 spaces
2047	SFD	2	4	1.0	2 spaces	0.65	1.3 spaces
					118 spaces		**60.7 spaces**
Total spaces required							**178.7 spaces**

Parking Provided:

In garages (covered, s x s)		168 spaces
In garages (covered, tandem)		68 spaces
On-street (guest)		61 spaces
Total		**297 spaces**

Bicycle Parking Provided:

On-street		16 spaces
Total		**16 spaces**

% of Tandem Parking:

Plan	# of units	# of units	# of spaces
1	Tandem	34	68
2	S X S	24	48
2X	S X S	10	20
3	S X S	6	12
4	S X S	10	20
5	S X S	4	8
6	S X S	8	16
duet 1	S X S	10	20
duet 2	S X S	10	20
SFD	S X S	2	4
Total		**118**	**236**
% of Tandem			**29%**

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Suite 2 B
Marina Cotton, Ca 93933

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SAN ALESO # 2013-0970
SUNNYVALE, CA

PARKING EXHIBIT
SITE PLAN

09.20.2017

0 20' 40' 80'

A2.06

ALLOWABLE AREA

MIXED - OCCUPANCY, MULTISTORY BUILDINGS.

ALLOWABLE AREA PER STORY CALCULATION FOR SINGLE-OCCUPANCY MULTISTORY BUIDLING
(CBC SEC. 506.2.4):

Aa = {At + [NS x If] }

Aa = ALLOWABLE BUILDING AREA(SQUARE FEET)
At = TABULAR BUILDING AREA FACTOR (NS, S13R OR SM VALUE, AS APPLICABLE)IN ACCORDANCE WITH TABLE 506.2
NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR A NONSPRINKLERED BUILDING(REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED)

If = AREA FACTOR INCREASE DUE TO FRONTAGE PER 506.3
(EQUATION 5-5) If = {F/P - 0.25 } W /30
F= BUILDING PERIMETER THAT FRONTS ON PUBLIC WAY OR OPEN SPACE HAVING MIN. DISTANCE OF 20 FEET
P= PERIMETER OF ENTIRE BUILDING
W= WIDTH OF PUBLIC WAY OR OPEN SPACE (WHERE W VARIES, USE WEIGHTED AVERAGE, EQUATION 5-4)

WEIGHTED WIDTH AVERAGE (EQUATION 5-4)
W= (L1 X w1 + L2 x w2 + l3 x w3...)/F

W= CALCULATED WIDTH OF PUBLIC WAY OR OPEN SPACE
Ln= LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL
wn= WIDTH(GREATER THAN 20') OF A PUBLIC WAY OR OPEN SPACE ASSOCIATED WITH THAT PORTION OF THE EXTERIOR PERIMETER WALL
F= BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF 20 FEET

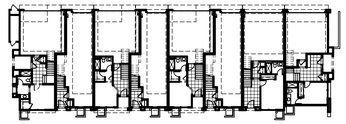
MIXED - OCCUPANCY, MULTISTORY RATIO CALCULATION

1ST STORY: R-2 ACTUAL / R-2 ALLOWABLE (Eq. 5-3) + U ACTUAL / U ALLOWABLE (Eq. 5-3) <1

2ND STORY: R-2 ACTUAL / R-2 ALLOWABLE (Eq. 5-3) <1

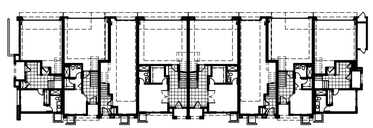
3RD STORY: R-2 ACTUAL / R-2 ALLOWABLE (Eq. 5-3) <1

TOTAL SUM OF RATIOS: <2



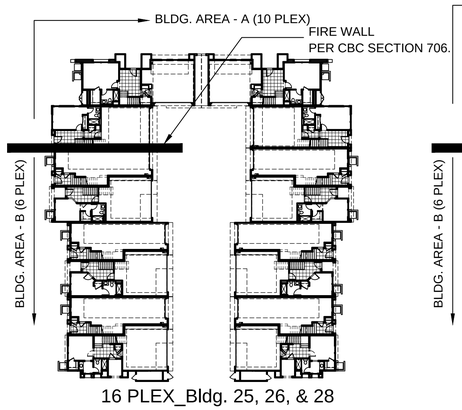
8 PLEX-A_Bldg 24 & 29

8 PLEX BLDG. _A	R-2 (IN SQ.FT.) NET CONDITIONED	R-2 (IN SQ.FT.) NET UNCONDITIONED	U (GARAGE / UTILITY) NET UNCONDITIONED	
1ST FLOOR	2,076	135	3,732	44
2ND FLOOR	5,298	678		
3RD FLOOR	5,640			
TOTAL BY OCC.	13,014	813	3,732	44

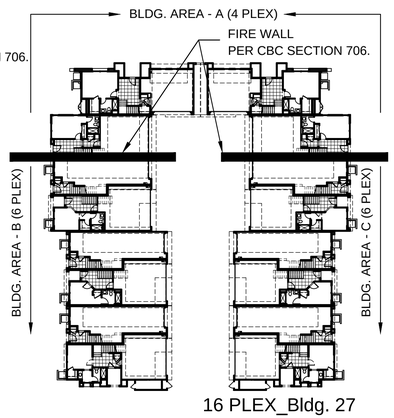


8 PLEX-B_Bldg 23 & 30

8 PLEX BLDG._B	R-2 (IN SQ.FT.) NET CONDITIONED	R-2 (IN SQ.FT.) NET UNCONDITIONED	U (GARAGE / UTILITY) NET UNCONDITIONED	
1ST FLOOR	2,496	166	3,704	44
2ND FLOOR	5,558	848		
3RD FLOOR	6,122			
TOTAL BY OCC.	14,176	1,014	3,704	44



16 PLEX_Bldg. 25, 26, & 28



16 PLEX_Bldg. 27

8 PLEX BLDG_A

Bldg # 24 & 29 (TYPE V-B CONSTRUCTION):

WEIGHTED FRONTAGE WIDTH CALCULATION (Eq 5-4)
W = (L1 x w1 + L2 x w2 + L3 x w3...)/F
W = (142.83'x26 + 47.16'x30'+47.16'x30' + 90.75'x30' + 52.08'x26) /380'
W = 27.927
FRONTAGE INCREASE CALCULATION (Eq 5-5)
If = [F/P - 0.25] W/30
If = [380/380' - 0.25] 27.927/30
If = 0.698
R-2 MIXED- OCCUPANCY ALLOWABLE AREA (Eq 5-3)
Aa = {At + [NS x If] }
Aa = {7,000 + [7,000 x 0.698]}
Aa = **11,886**

U MIXED- OCCUPANCY ALLOWABLE AREA (Eq 5-3)\
Aa = {At + [NS x If] }
Aa = {16,500 + [5,500 x 0.698]}
Aa = **20,339**

1ST STORY: 2,076 / 11,886 + 3,776 / 20,339 = 0.17 + 0.19 = 0.36 <1
2ND STORY: 5,298 / 11,886 = 0.45 <1
3RD STORY: 5,640 / 11,886 = 0.47 <1
TOTAL SUM OF RATIOS = 1.28 <2

16 PLEX BLDG_A

Bldg # 25,26 & 28 (TYPE V-B CONSTRUCTION):

WEIGHTED FRONTAGE WIDTH CALCULATION (Eq 5-4)
W = (L1 x w1 + L2 x w2 + L3 x w3...)/F
W =(47'+69.5'+7+14.5'+144.83'+34.33'+39.7'+51.9'+18.75'+7)x30 + (51.9'+18.75')x26'+69.5'x22' /583.83'
W = 25.13
FRONTAGE INCREASE CALCULATION (Eq 5-5)
If = [F/P - 0.25] W/30
If = [583.83'/622.5 - 0.25] 25.13/30
If = 0.577
R-2 MIXED- OCCUPANCY ALLOWABLE AREA (Eq 5-3)
Aa = {At + [NS x If] }
Aa = {7,000 + [7,000 x 0.577]}
Aa = **11,039**

U MIXED- OCCUPANCY ALLOWABLE AREA (Eq 5-3)\
Aa = {At + [NS x If] }
Aa = {16,500 + [5,500 x 0.577]}
Aa = **19,673.5**

1ST STORY: 3,063 / 11,039 + 4,965 / 19,673.5 = 0.3 + 0.25 = 0.55 <1
2ND STORY: 7,104 / 11,039 = 0.64 <1
3RD STORY: 7,480 / 11,039 = 0.68 <1
TOTAL SUM OF RATIOS = 1.87 <2

16 PLEX BLDG_A

Bldg # 25,26 & 28 (TYPE V-B CONSTRUCTION):

R-2 MIXED- OCCUPANCY ALLOWABLE AREA (Eq 5-3)
Aa = {At + [NS x If] }
Aa = {7,000 + [7,000 x 0]}
Aa = **7,000**

U MIXED- OCCUPANCY ALLOWABLE AREA (Eq 5-3)\
Aa = {At + [NS x If] }
Aa = {16,500 + [5,500 x 0]}
Aa = **16,500**

1ST STORY: 1,720 / 7,000 + 1,718 / 16,500 = 0.25 + 0.10 = 0.35 <1
2ND STORY: 3,188 / 7,000 = 0.45 <1
3RD STORY: 3,422 / 7,000 = 0.49 <1
TOTAL SUM OF RATIOS = 1.29 <2

16 PLEX BLDG. AREA- A (10 Plex)	R-2 (IN SQ.FT.) NET CONDITIONED	R-2 (IN SQ.FT.) NET UNCONDITIONED	U (GARAGE / UTILITY) NET UNCONDITIONED	
1ST FLOOR	3,063	255	4,570	35
2ND FLOOR	7,104	930		
3RD FLOOR	7,480			
TOTAL BY OCC.	17,647	1,185	4,570	35

16 PLEX BLDG. AREA- B (6 Plex)	R-2 (IN SQ.FT.) NET CONDITIONED	R-2 (IN SQ.FT.) NET UNCONDITIONED	U (GARAGE / UTILITY) NET UNCONDITIONED	
1ST FLOOR	1,343	97	2,876	35
2ND FLOOR	3,916	420		
3RD FLOOR	4,256			
TOTAL BY OCC.	9,317	517	2,876	35

8 PLEX BLDG. _B

Bldg # 23 & 30 (TYPE V-B CONSTRUCTION):

WEIGHTED FRONTAGE WIDTH CALCULATION (Eq 5-4)
W = (L1 x w1 + L2 x w2 + L3 x w3...)/F
W = (45'x30' + 2.3'x30'+2.3'x27.6' + 75.5'x26') /125.2'
W = 27.52
FRONTAGE INCREASE CALCULATION (Eq 5-5)
If = [F/P - 0.25] W/30
If = [125.2/258.9 - 0.25] 27.52/30
If = 0.21
R-2 MIXED- OCCUPANCY ALLOWABLE AREA (Eq5-3)
Aa = {At + [NS x If] }
Aa = {7,000 + [7,000 x 0.21]}
Aa = **8,470**

U MIXED- OCCUPANCY ALLOWABLE AREA (Eq 5-3)\
Aa = {At + [NS x If] }
Aa = {16,500 + [5,500 x 0.21]}
Aa = **17,655**

1ST STORY: 2,496 / 8,470 + 3,748 / 17,655 = 0.29 + 0.21 = 0.50 <1
2ND STORY: 5,558 / 8,470 = 0.66 <1
3RD STORY: 6,122 / 8,470 = 0.72 <1
TOTAL SUM OF RATIOS = 1.88 <2

16 PLEX BLDG_B

Bldg # 25,26 & 28 (TYPE V-B CONSTRUCTION):

WEIGHTED FRONTAGE WIDTH CALCULATION (Eq 5-4)
W = (L1 x w1 + L2 x w2 + L3 x w3...)/F
W = (33.2'x26 + (33.2+69.5+47.2'+7+7)x30'+69.5'x22')/266.67'
W = 27.41
FRONTAGE INCREASE CALCULATION (Eq 5-5)
If = [F/P - 0.25] W/30
If = [266.67'/313.83' - 0.25] 27.927/30
If = 0.558
R-2 MIXED- OCCUPANCY ALLOWABLE AREA (Eq 5-3)
Aa = {At + [NS x If] }
Aa = {7,000 + [7,000 x 0.558]}
Aa = **10,906**

U MIXED- OCCUPANCY ALLOWABLE AREA (Eq 5-3)\
Aa = {At + [NS x If] }
Aa = {16,500 + [5,500 x 0.558]}
Aa = **19,569**

1ST STORY: 1,343 / 10,906 + 2,911 / 19,569 = 0.12 + 0.15 = 0.27 <1
2ND STORY: 3,916 / 10,906 = 0.4 <1
3RD STORY: 4,256 / 10,906 = 0.39 <1
TOTAL SUM OF RATIOS = 1.06 <2

16 PLEX BLDG_B & C

Bldg # 25,26 & 28 (TYPE V-B CONSTRUCTION):

WEIGHTED FRONTAGE WIDTH CALCULATION (Eq 5-4)
W = (L1 x w1 + L2 x w2 + L3 x w3...)/F
W =(47'+69.5'+7+14.5'+144.83'+34.33'+39.7'+51.9'+18.75'+7)x30 + (51.9'+18.75')x26'+69.5'x22' /583.83'
W = 25.13
FRONTAGE INCREASE CALCULATION (Eq 5-5)
If = [F/P - 0.25] W/30
If = [583.83'/622.5 - 0.25] 25.13/30
If = 0.577
R-2 MIXED- OCCUPANCY ALLOWABLE AREA (Eq 5-3)
Aa = {At + [NS x If] }
Aa = {7,000 + [7,000 x 0.577]}
Aa = **11,039**

U MIXED- OCCUPANCY ALLOWABLE AREA (Eq 5-3)\
Aa = {At + [NS x If] }
Aa = {16,500 + [5,500 x 0.577]}
Aa = **19,673.5**

1ST STORY: 1,343 / 10,906 + 2,911 / 19,569 = 0.12 + 0.15 = 0.27 <1
2ND STORY: 3,916 / 10,906 = 0.4 <1
3RD STORY: 4,256 / 10,906 = 0.39 <1
TOTAL SUM OF RATIOS = 1.06 <2

16 PLEX BLDG. AREA- A (4 Plex)	R-2 (IN SQ.FT.) NET CONDITIONED	R-2 (IN SQ.FT.) NET UNCONDITIONED	U (GARAGE / UTILITY) NET UNCONDITIONED	
1ST FLOOR	1,720	158	1,694	24
2ND FLOOR	3,188	510		
3RD FLOOR	3,422			
TOTAL BY OCC.	8,330	668	1,694	24

16 PLEX BLDG. AREA- B (6 Plex)	R-2 (IN SQ.FT.) NET CONDITIONED	R-2 (IN SQ.FT.) NET UNCONDITIONED	U (GARAGE / UTILITY) NET UNCONDITIONED	
1ST FLOOR	1,343	97	2,876	32
2ND FLOOR	3,916	420		
3RD FLOOR	4,256			
TOTAL BY OCC.	9,317	517	2,876	32

16 PLEX BLDG. AREA- C (6 Plex)	R-2 (IN SQ.FT.) NET CONDITIONED	R-2 (IN SQ.FT.) NET UNCONDITIONED	U (GARAGE / UTILITY) NET UNCONDITIONED	
1ST FLOOR	1,343	97	2,876	32
2ND FLOOR	3,916	420		
3RD FLOOR	4,256			
TOTAL BY OCC.	9,317	517	2,876	32

CODE ANALYSIS

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

APPLICABLE CODES:
2016 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24

2016 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24

2016 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24

2016 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24

2016 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2016 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24

2016 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

MULTI-FAMILY

OCCUPANCY TYPE: R-2 RESIDENTIAL; U PRIVATE GARAGES

CONSTRUCTION TYPE: V-B

BLDG HT: 2 STORIES, 40 FEET
THE HEIGHT, IN FEET, AND NUMBER OF STORIES OF A BUILDING SHALL BE DETERMINED BASED ON THE TYPE OF CONSTRUCTION, OCCUPANCY CLASSIFICATION AND WHETHER THERE IS AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT THE BUILDING PER CBC 504.1

ALLOWED	PROPOSED
ALLOWABLE AREA: R2 - 7,000 SF U - EACH PRIVATE GARAGE SHALL BE NO GREATER THAN 1000 SQUARE FEET. EACH PRIVATE GARAGE SHALL BE PERMITTED TO BE SEPARATED WITH A 1-HR FIRE BARRIER (707) , 1-HR HORIZONTAL ASSEMBLY (711), OR BOTH.	BLDG HT: 3 STORIES, < 40 FEET HIGH

FIRE SPRINKLER SYSTEM: NFPA 13

ALLOWABLE STORIES: 3 STORIES (WITHOUT AREA INCREASE)
(CBC TABLE 504.4)

ALLOWABLE FLOOR AREA: SEE "ALLOWABLE AREA" TABLE ON THIS SHEET.
NOTE: EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE *FIRE WALLS* THAT COMPLY WITH CBC SECTION 706 SHALL BE CONSIDERED A SEPARATE BUILDING.

FIRE RESISTIVE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARTION DISTANCE: (TABLE 602)
FIRE SEPARATION DISTANCE > 10' FOR TYPE VB CONSTRUCTION AND R2 OCCUPANCY SHALL BE ZERO (0) (NON-RATED)
FIRE SEPARATION DISTANCE < 10' FOR TYPE VB CONSTRUCTION AND R2 OCCUPANCY SHALL BE ONE (1) - (1 HOUR)
REFER TO SITE PLAN, FOR ACTUAL DIMENSIONS BETWEEN BUILDINGS

MAXIMUM AREA OF EXTERIOR WALL OPENINGS: UNPROTECTED, SPRINKLERED - PER C.B.C. TABLE 705.8
SEE SITE PLAN FOR FIRE SEPARATION DISTANCE AND ACTUAL AREA OF OPENINGS IN EXTERIOR WALLS.

ACCESSIBILITY: SHALL COMPLY WITH CBC CHAPTER 1102A.3 MULTISTORY DWELLINGS
REFER TO SITE PLAN FOR MORE INFORMATION AND LOCATION OF ACCESSIBLE UNITS. CONDOMINIUM BUILDINGS WITH LESS THAN 4 UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS. 10% OF THE REMAINING UNITS THAT ARE NOT EXEMPT MUST BE MADE ACCESSIBLE BASED ON THE CALIFORNIA BUILDING CODE REQUIREMENTS

DUET

OCCUPANCY TYPE: R-3 RESIDENTIAL; U PRIVATE GARAGES

CONSTRUCTION TYPE: V-B

ALLOWED	PROPOSED
BLDG HT: 3 STORIES, 40 FEET	BLDG HT: 2 STORIES, < 30 FEET HIGH
ALLOWABLE AREA: R3 - UL U - 3,000 SQ.FT. MAXIMUM	

FIRE SPRINKLER SYSTEM: NFPA 13D

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VIA
Vista Planning
Vista Civil
Vista Landscape
Vista Traffic

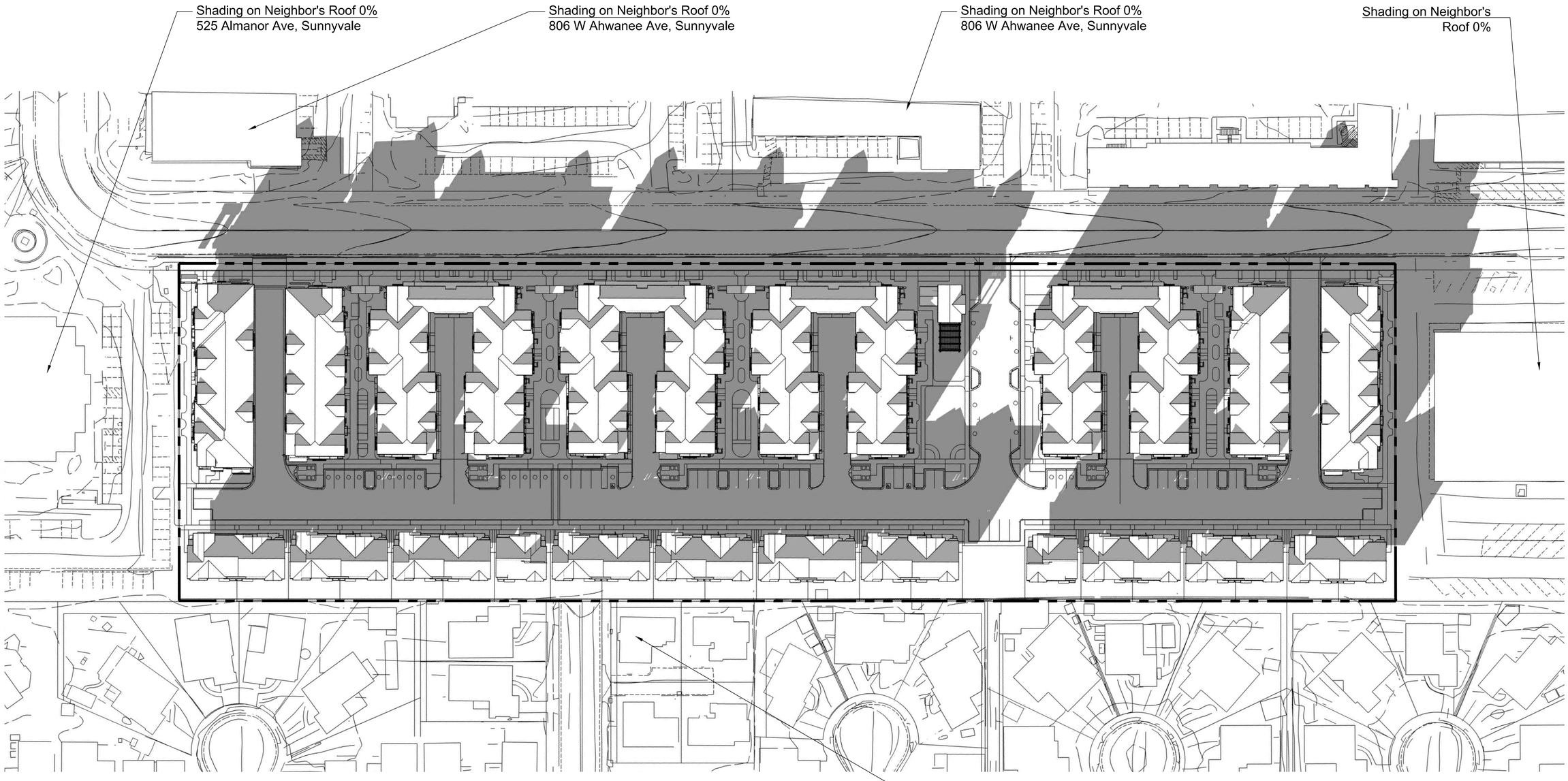
CalAtlantic HOMES

SAN ALESO
SUNNYVALE, CA # 2013-0970

CODE ANALYSIS

09.20.2017

A2.07



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

December 21, 9am

0 20' 40' 80'

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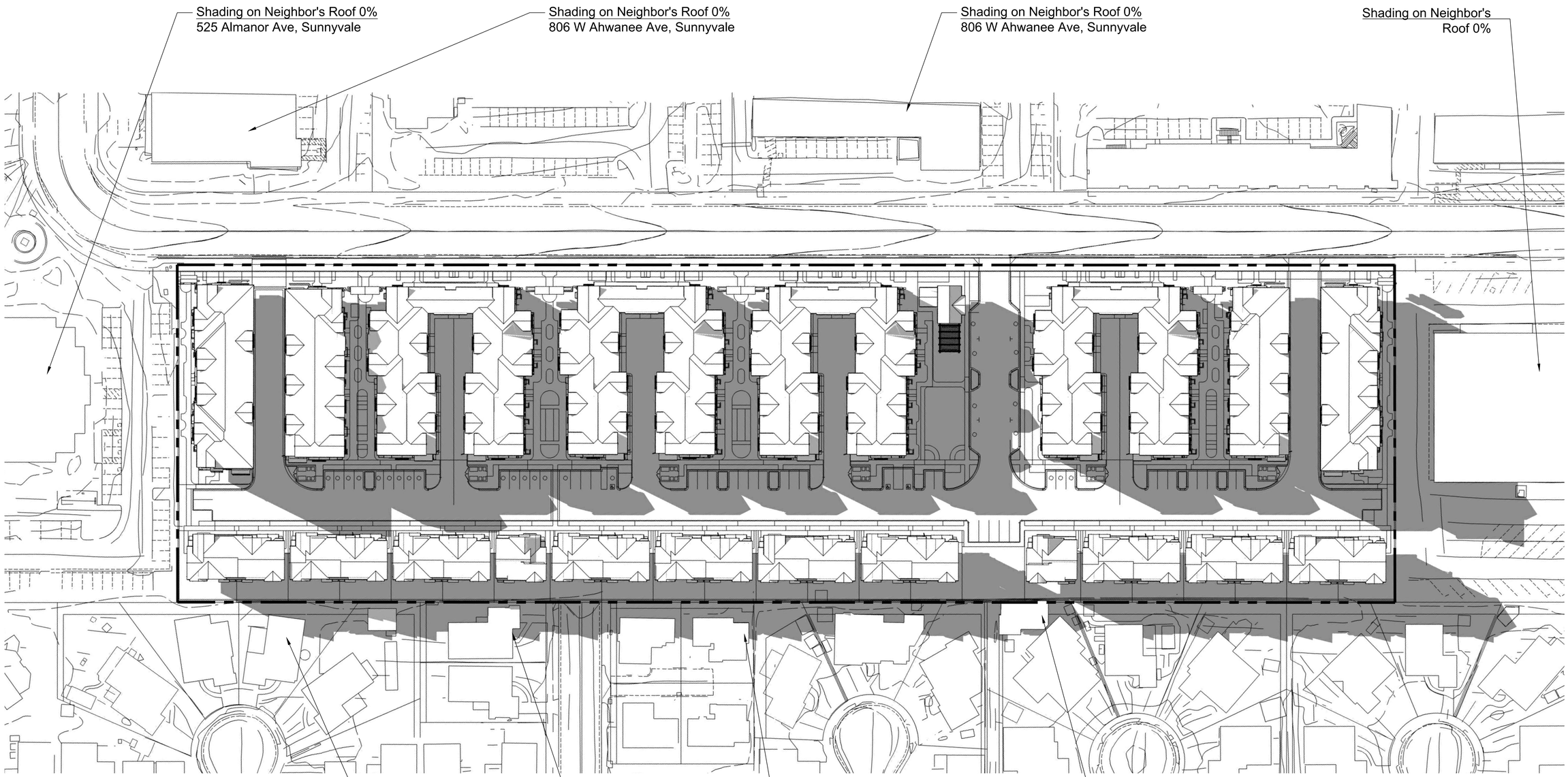
SAN ALESO
SUNNYVALE, CA # 2013-0970

SHADOW STUDY
SITE PLAN

09.20.2017

A2.08



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

December 21, 3pm

0 20' 40' 80'

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ARCHITECTURE
PHONE: (949) 261-3400 FAX: (949) 261-3500

vendorCodes: Associates
VTA

CALATLANTIC HOMES

SAN ALESO
SUNNYVALE, CA # 2013-0970

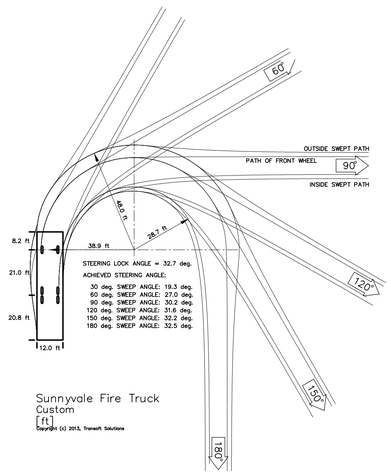
SHADOW STUDY
SITE PLAN

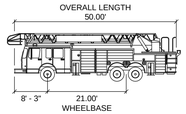
09.20.2017

A2.09

Legend:

- New Fire Hydrant
- Existing Fire Hydrant
- Ladder Pad
- Ladder Pad - Alt Location
- EVA Access Route





		feet
Width	:	12.00' *
Track	:	8.167'
Lock to Lock Time	:	7.0
Vehicle Clearance	:	13' - 6"

* Width is based on mirror to mirror of 12 feet. this number will be considered the total width of the truck for additional safety factor.

CITY OF SUNNYVALE
DEPARTMENT OF PUBLIC SAFETY
FIRE LADDER TRUCK

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vanderTuuk Associates
VTA
Walnut Creek Office
1777 Oakland Blvd.
Suite 314
Walnut Creek, CA 94596
San Jose Office
1737 North First St.
Suite 150
San Jose, CA 95112

CalAtlantic Homes

SAN ALESO
SUNNYVALE, CA
2013-0970

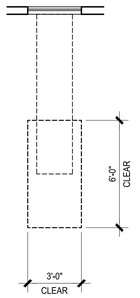
FIRE ACCESS EXHIBIT

09.20.2017

0 20' 40' 80'

A2.10

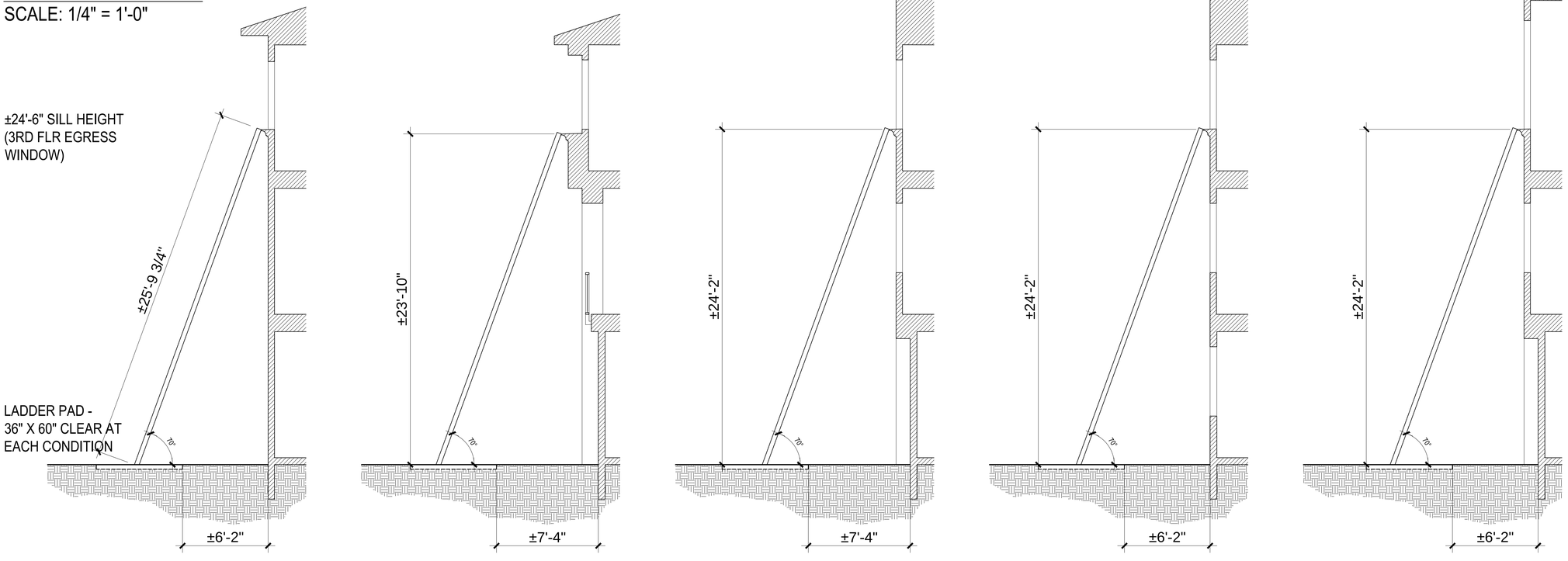
LADDER PAD @ 3RD FLOOR PLAN VIEW:
SCALE: 1/4" = 1'-0"



TYPICAL LADDER PAD

Note:
For ladder pad plan location
see fire access exhibit A2.10

LADDER PAD SECTIONS:
SCALE: 1/4" = 1'-0"



TYPICAL
(FOR ALL PLAN TYPES NOT SHOWN HERE)

PLAN 1

PLAN 2

PLAN 3, 4, 5

PLAN 2X, 6

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SUNNYVALE, CA # 2013-0970

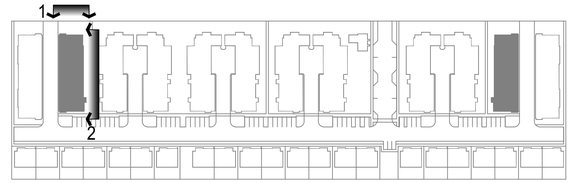
LADDER PAD EXHIBIT

09.20.2017

0 2' 4' 8'

A2.11

1. San Aleso

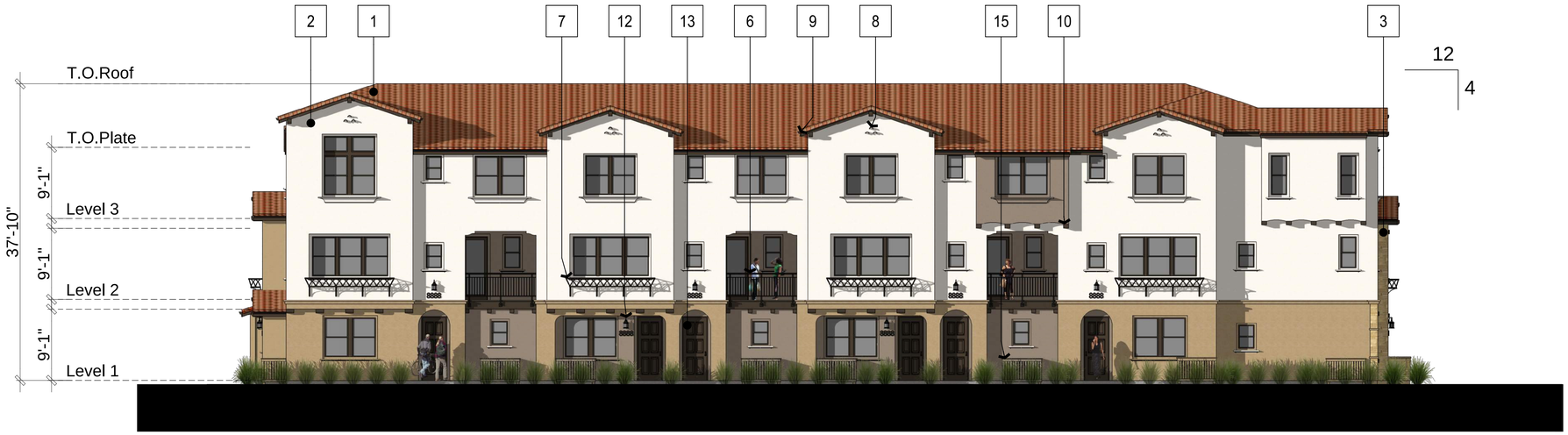


Key Map n.t.s.

Material Legend:

1. Roof Tile
2. Stucco
3. Stone Veneer
4. Not Used
5. Not Used
6. Metal Railing
7. Metal Pot Shelf
8. Decorative Clay Pipe
9. Gutter
10. Corbel
11. Not Used
12. Unit Address & Light Fixture
13. Entry Door
14. Metal Garage Door
15. AC Cover
16. Decorative Trim
17. Trellis
18. Pillar
19. Metal Screen

*All Spanish Style windows to have min. 2" recess



2. Paseo

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RUGGERI-JENSEN-AZAR

SAN ALESO
SUNNYVALE, CA # 2013-0970

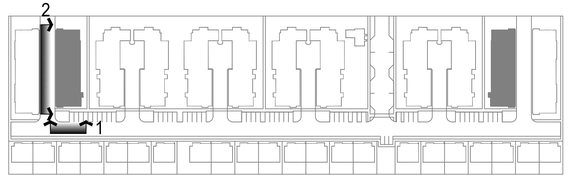
8 PLEX BUILDING_ A
BUILDING ELEVATIONS

09.20.2017

0 4' 8' 16'

A3.00

1. Street B



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*All Spanish Style windows to have min. 2" recess

2. Auto Court

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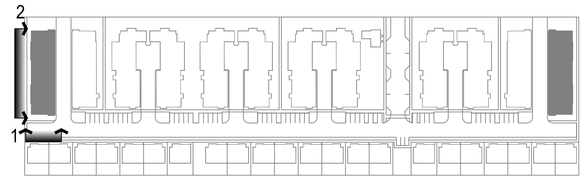
SAN ALESO
SUNNYVALE, CA
2013-0970

8 PLEX BUILDING_ A
BUILDING ELEVATIONS

09.20.2017

0 4' 8' 16'

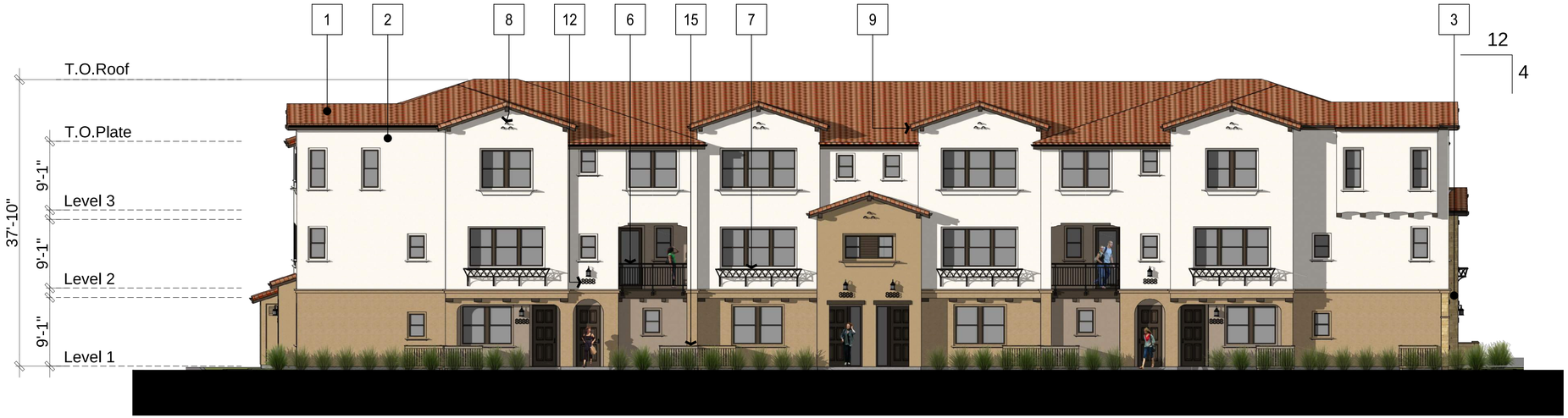
A3.01



Key Map n.t.s.

12
4

1. Street B



12
4

2. Paseo

Material Legend:

1. Roof Tile
2. Stucco
3. Stone Veneer
4. Not Used
5. Not Used
6. Metal Railing
7. Metal Pot Shelf
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VTA
Vasona Trolley Association

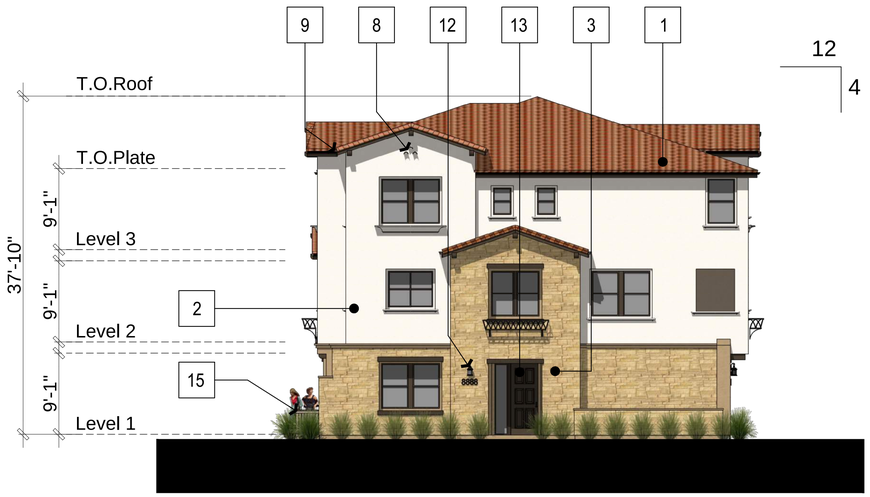
SAN ALESO
SUNNYVALE, CA # 2013-0970

8 PLEX BUILDING B
BUILDING ELEVATIONS

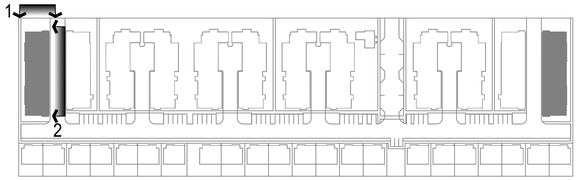
09.20.2017

0 4' 8' 16'

A3.10



1. San Aleso



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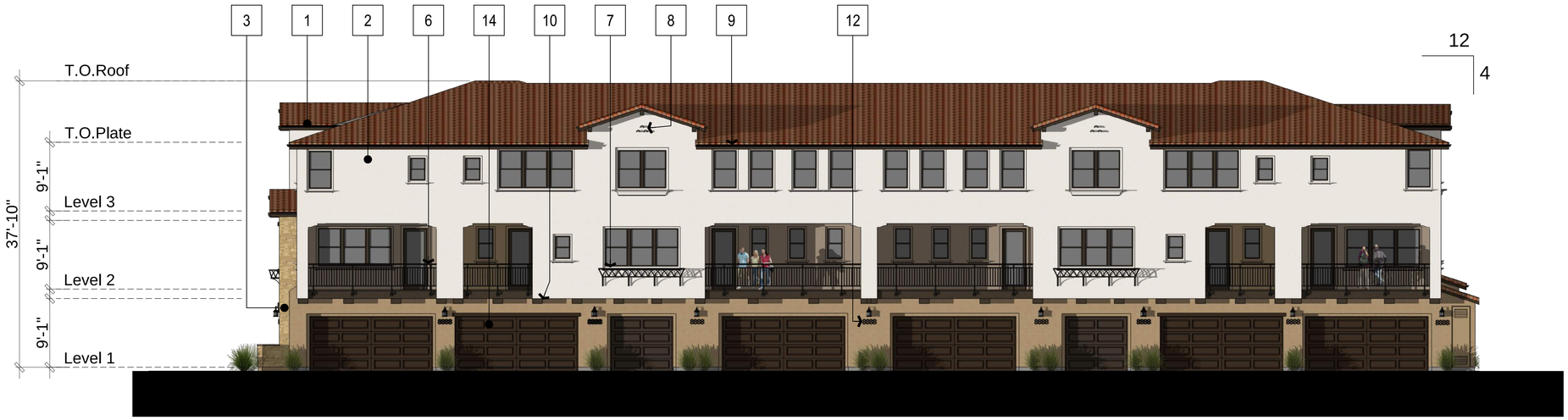

2. Auto Court

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VITA

CalAtlantic HOMES

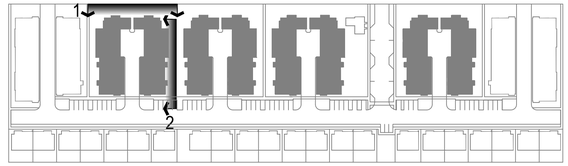
SAN ALESO
SUNNYVALE, CA # 2013-0970

8 PLEX BUILDING B
BUILDING ELEVATIONS

09.20.2017

0 4' 8' 16'

A3.11



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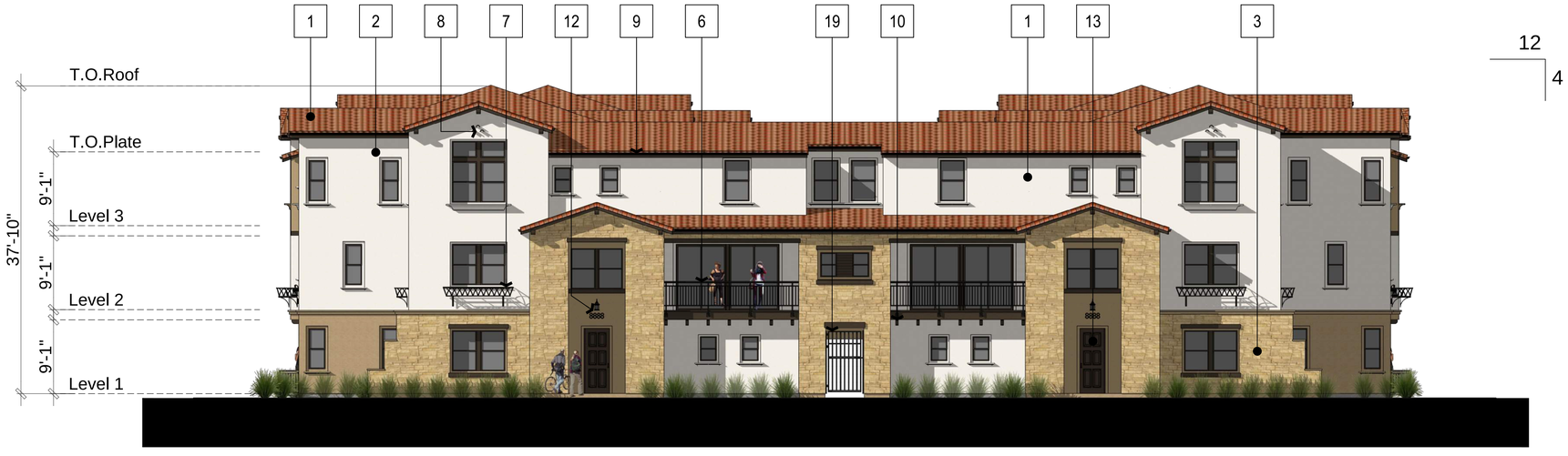
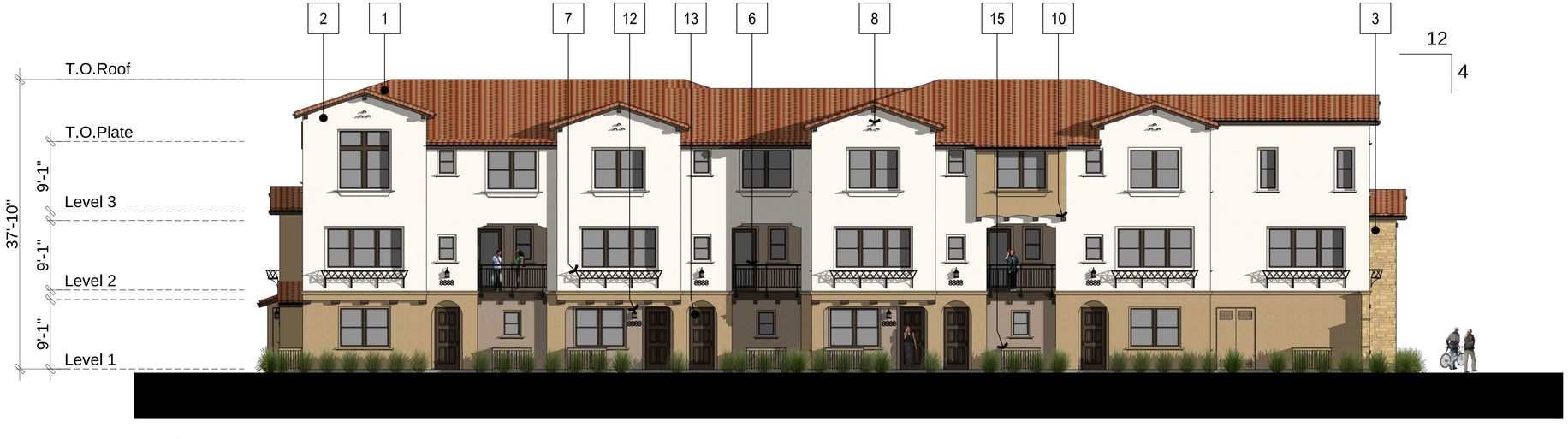


1. San Aleso



2. Paseo

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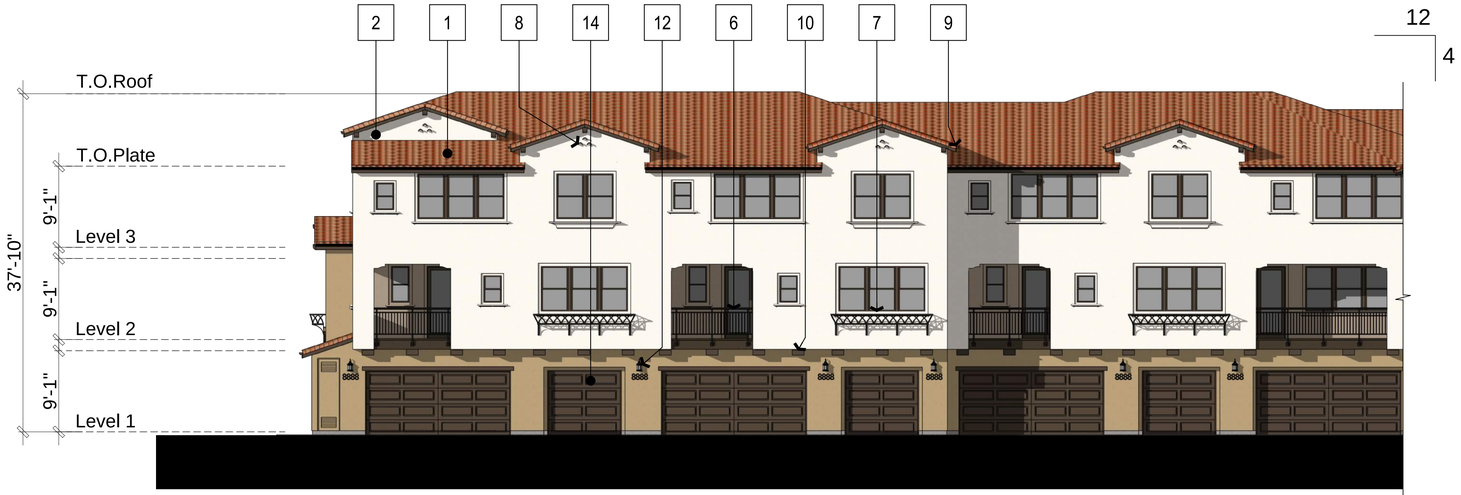
SAN ALESO
SUNNYVALE, CA # 2013-0970

16 PLEX BUILDING
BUILDING ELEVATIONS

09.20.2017

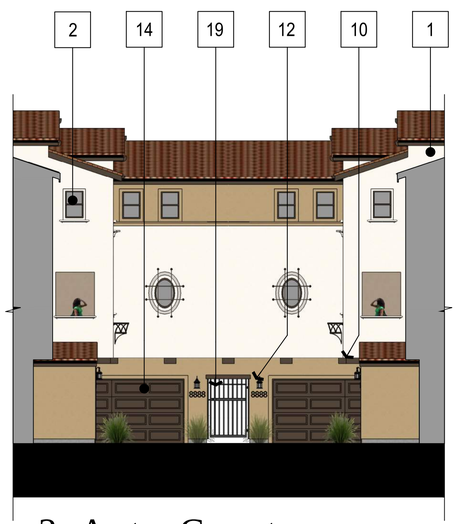
0 4' 8' 16'

A3.20



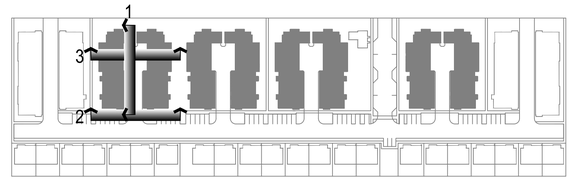
1. Auto Court

2. Street B



3. Auto Court

0 4' 8' 16'



Key Map n.t.s.

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15. AC Cover
16. Decorative Trim
17. Trellis
18. Pillar
19. Metal Screen

*All Spanish Style windows to have min. 2" recess

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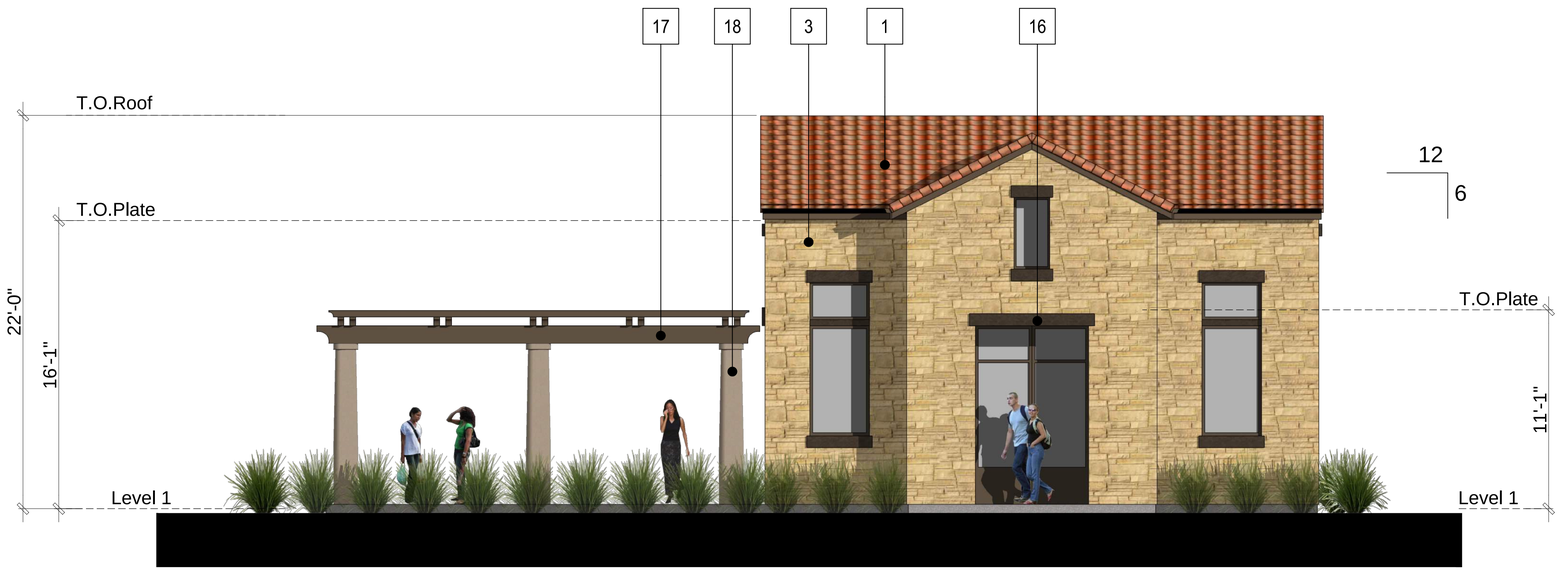
SAN ALESO
SUNNYVALE, CA
2013-0970

16 PLEX BUILDING
BUILDING ELEVATIONS

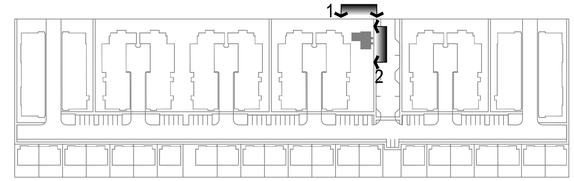
09.20.2017

A3.21

1. San Aleso



2. Street A



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Newport Beach Office: 4675 MacArthur Court, Suite 550, Newport Beach, CA 92660
Phone: 949.851.1515 Fax: 949.851.1516

CalAtlantic Homes

SAN ALESO
SUNNYVALE, CA
2013-0970

REC BUILDING
BUILDING ELEVATIONS

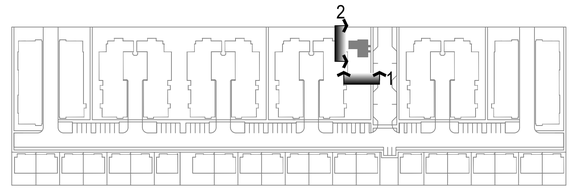
09.20.2017

0 2' 4' 8'

A3.30

1. Open Lawn

2. Side



Key Map n.t.s.

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VITA
Vandorn/Taylor Associates

CalAtlantic HOMES

SAN ALESO
SUNNYVALE, CA
2013-0970

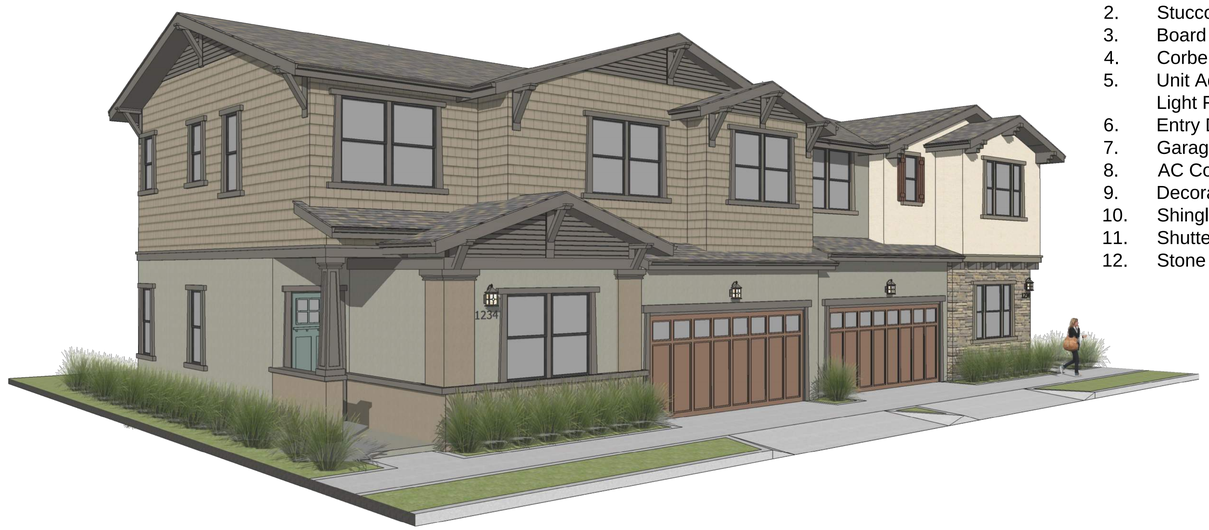
REC BUILDING
BUILDING ELEVATIONS

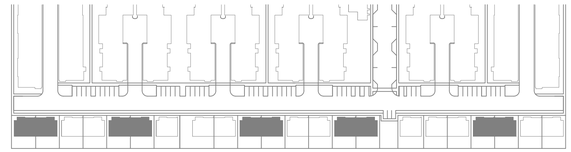
09.20.2017

0 2' 4' 8'

A3.31

Rear

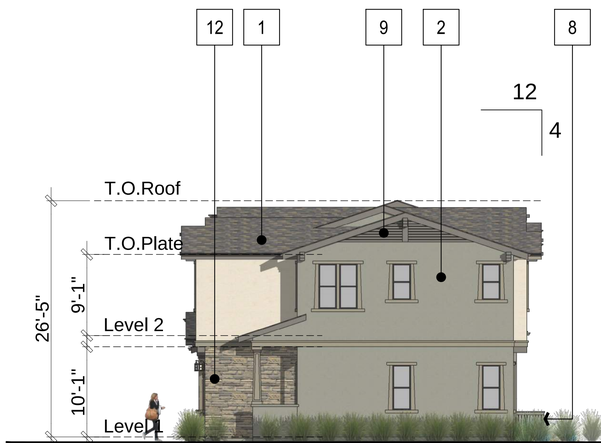




Key Map n.t.s.

Material Legend:

1. Roof Tile
2. Stucco
3. Board & Batten
4. Corbel
5. Unit Address & Light Fixture
6. Entry Door
7. Garage Door
8. AC Cover
9. Decorative Trim
10. Shingles
11. Shutter
12. Stone



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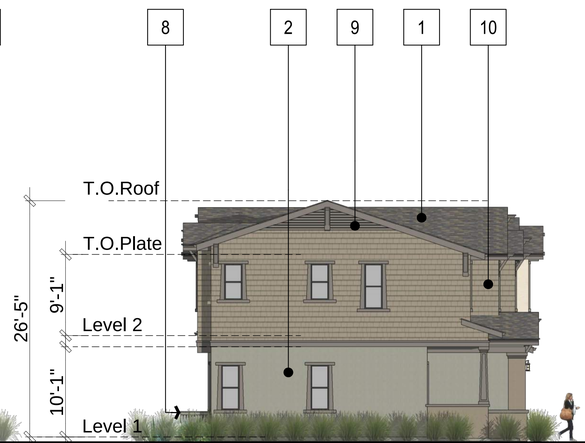

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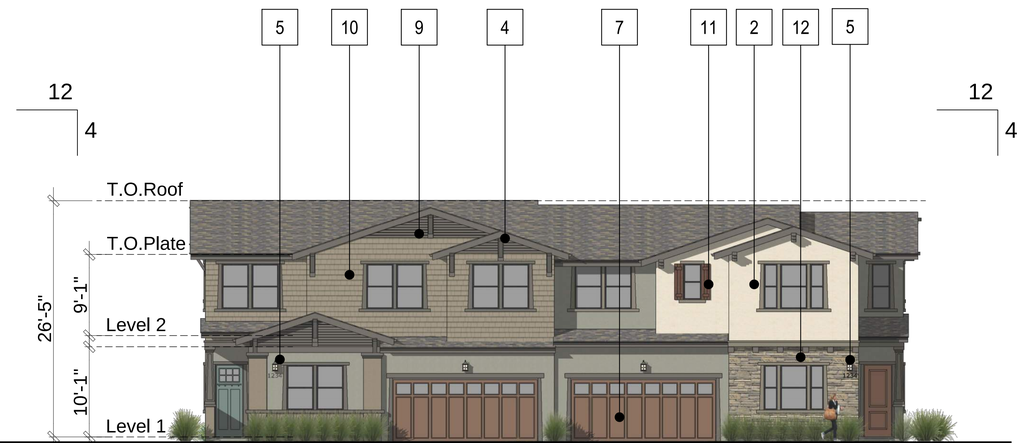

Street B

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ARCHITECTURE, INC.
434 Olivet Street, Suite 100, Redwood City, CA 94063
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VIA
Vandenberg Associates

CalAtlantic HOMES

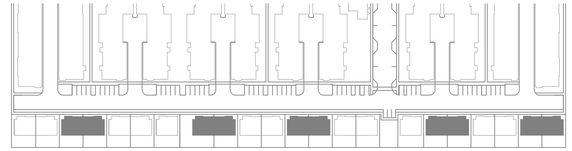
SAN ALESO
SUNNYVALE, CA # 2013-0970

DUET_A
BUILDING ELEVATIONS

09.20.2017

0 4' 8' 16'

A3.40

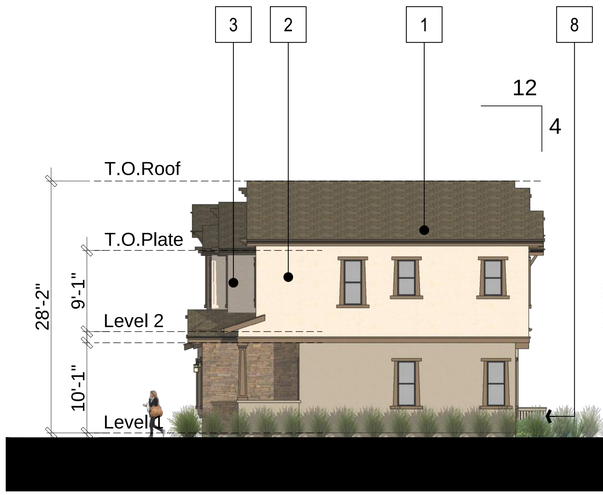


Key Map n.t.s.

Rear

Material Legend:

1. Roof Tile
2. Stucco
3. Board & Batten
4. Corbel
5. Unit Address & Light Fixture
6. Entry Door
7. Garage Door
8. AC Cover
9. Decorative Trim
10. Shingles
11. Shutter
12. Stone



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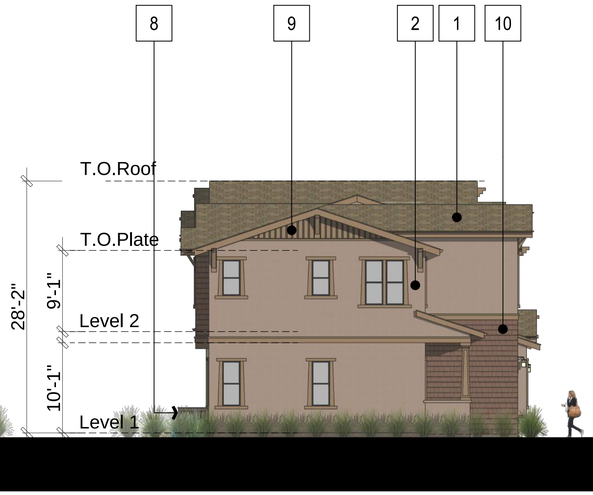

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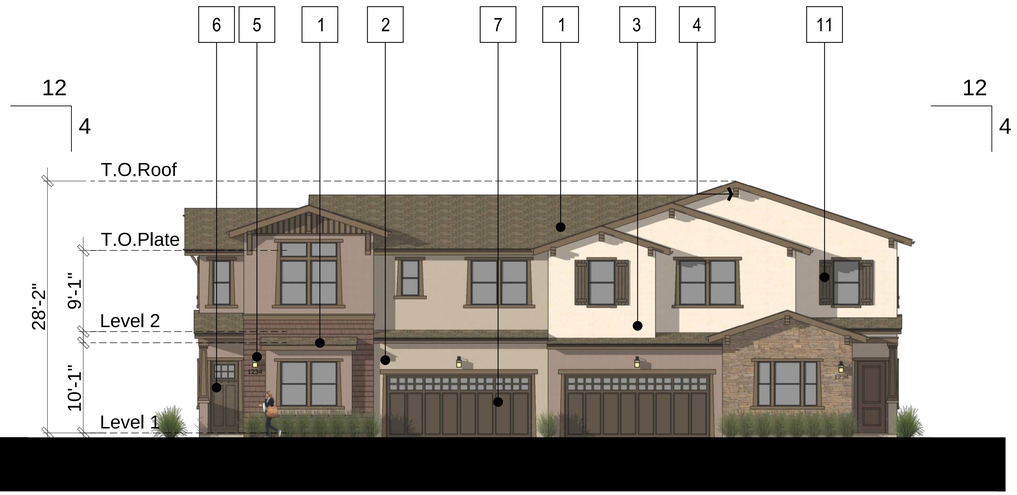

Street B

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ktgy.com

RUGGERI-JENSEN-AZAR

SAN ALESO
SUNNYVALE, CA
2013-0970

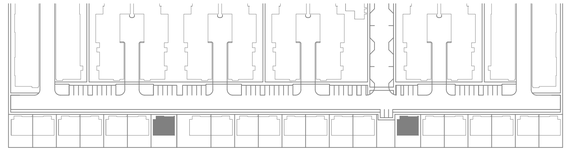
DUET_B
BUILDING ELEVATIONS

09.20.2017

0 4' 8' 16'

A3.41

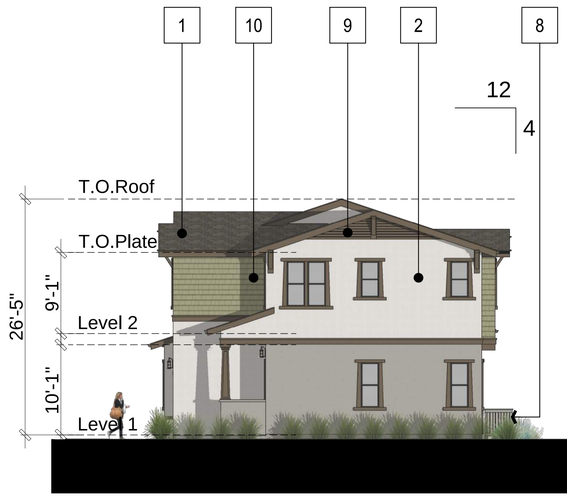
Rear



Key Map n.t.s.

Material Legend:

1. Roof Tile
2. Stucco
3. Board & Batten
4. Corbel
5. Unit Address & Light Fixture
6. Entry Door
7. Garage Door
8. AC Cover
9. Decorative Trim
10. Shingles
11. Shutter
12. Stone



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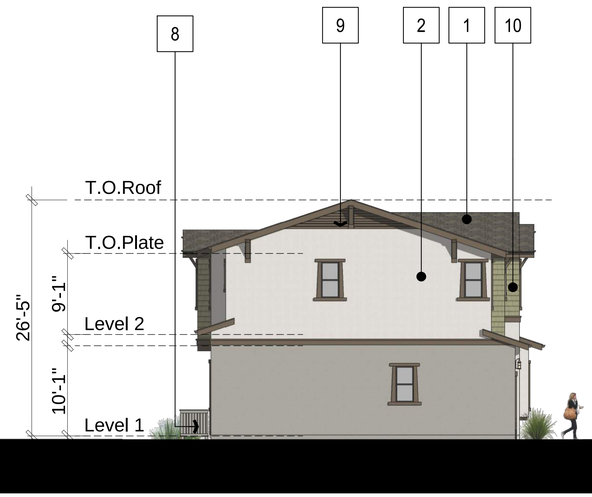
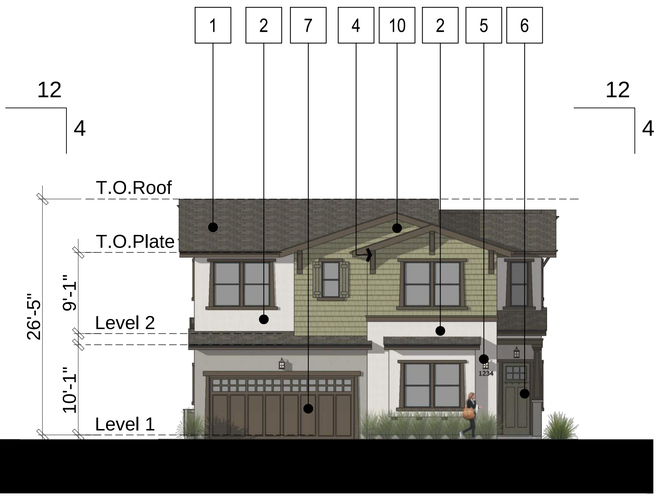


Left



Street B

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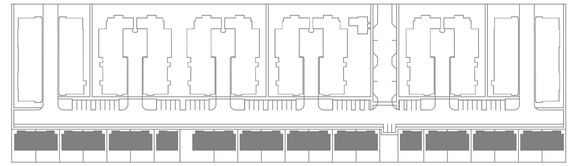
SAN ALESO # 2013-0970
SUNNYVALE, CA

SINGLE FAMILY DETACHED
BUILDING ELEVATIONS

09.20.2017

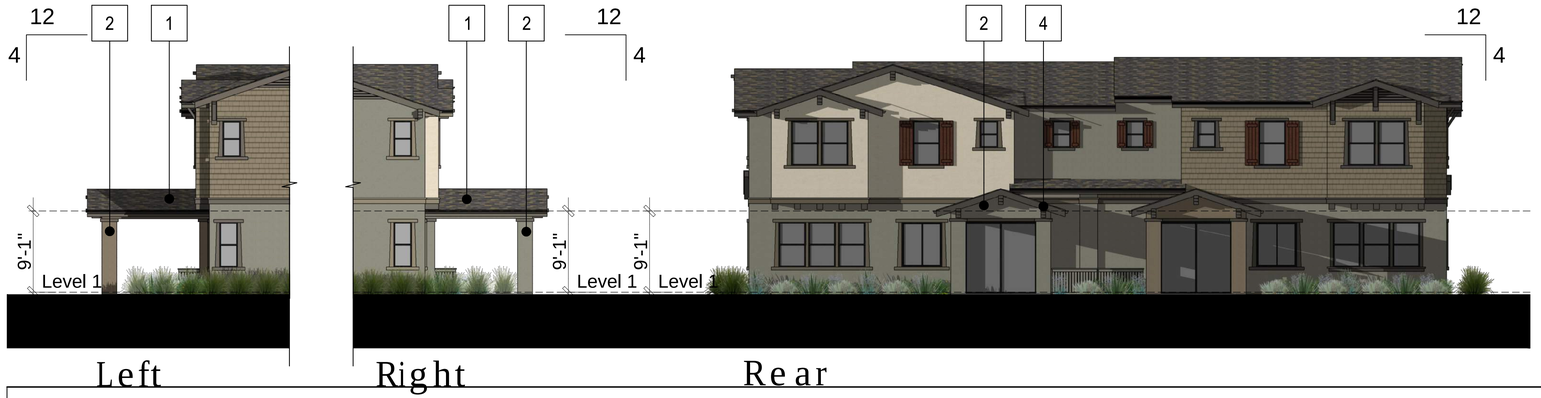
0 4' 8' 16'

A3.42

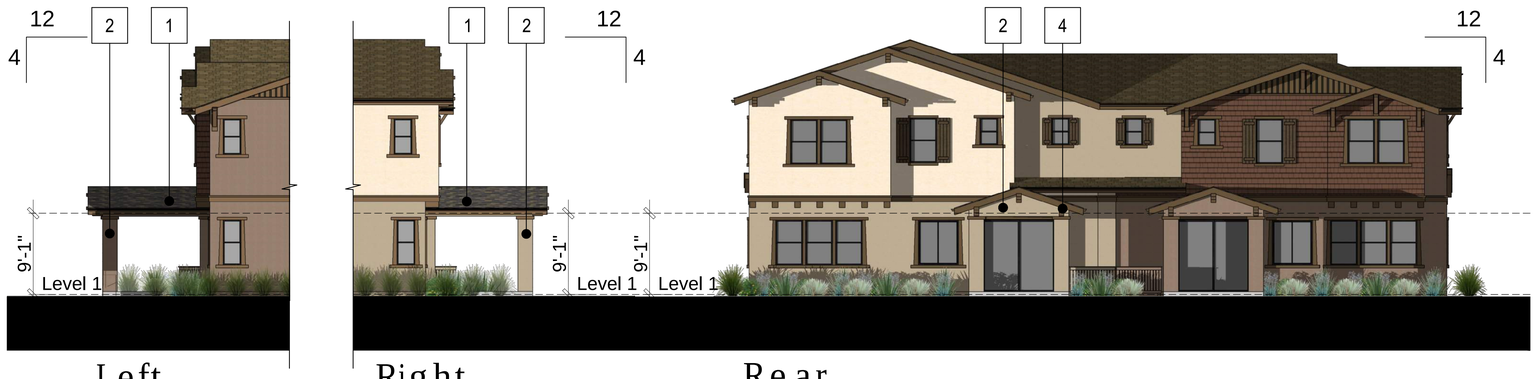


Key Map n.t.s.

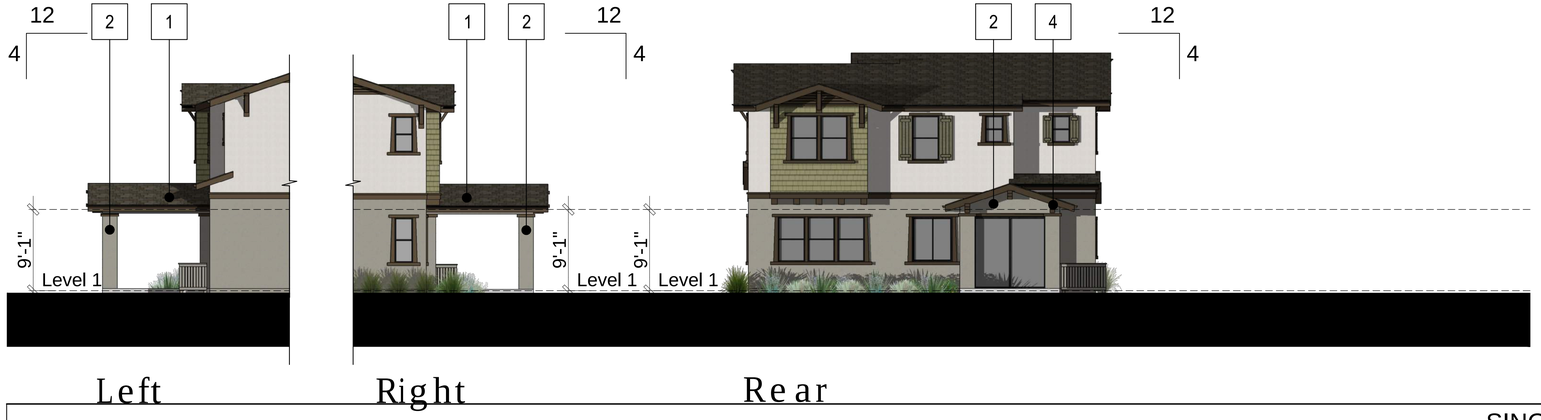
Material Legend:
1. Roof Tile
2. Stucco
3. Board & Battens
4. Corbel



DUET STYLE 'A' CALIFORNIA ROOM OPTION | SCALE: 1/8" = 1' | 1



DUET STYLE 'B' CALIFORNIA ROOM OPTION | SCALE: 1/8" = 1' | 2



SINGLE FAMILY DETACHED CALIFORNIA ROOM OPTION | SCALE: 1/8" = 1' | 1

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SAN ALESO
SUNNYVALE, CA # 2013-0970

CALIFORNIA ROOM OPTIONS
BUILDING ELEVATIONS

09.20.2017

A3.43

SPANISH STYLE CONCEPTUAL DETAILS | SCALE: N/A | 2

SPANISH STYLE CONCEPTUAL DETAILS | SCALE: N/A | 1

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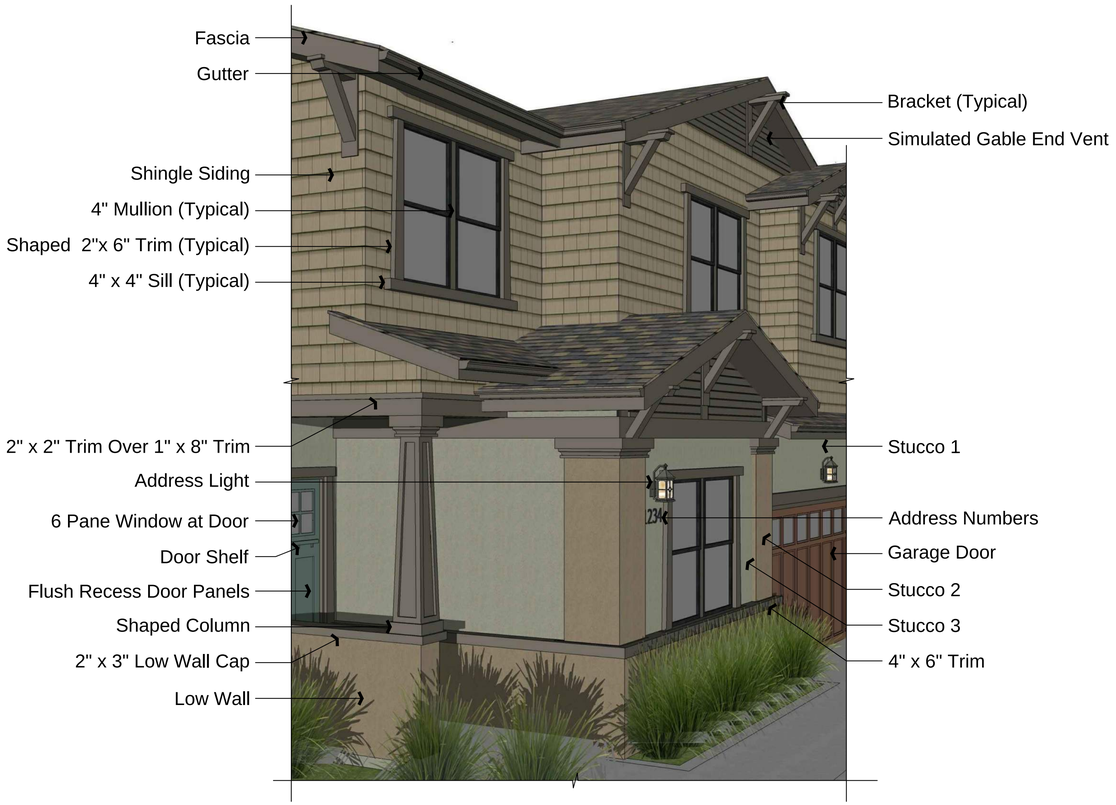
CalAtlantic HOMES

SAN ALESO
SUNNYVALE, CA
2013-0970

CONCEPTUAL DETAILS

09.20.2017

A3.50



DUET STYLE 'A' CONCEPTUAL DETAILS | SCALE: N/A | 2

DUET STYLE 'A' CONCEPTUAL DETAILS | SCALE: N/A | 1

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Singapore
Kuala Lumpur
Manila
Seoul
Taipei
Bangkok
Ho Chi Minh City
Hanoi
Jakarta
Dubai
Abu Dhabi
Doha
Riyadh
Kuwait City
Amman
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Rieti
Viterbo
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Caltanissetta
Enna
Ragusa
Siracusa
Sassari
Nuoro
Oristano
Olbia-Tempio
Ogliastra
Medio Campidano
Carbonia-Iglesias
Vibo Valentia
Crotone
Cosenza
Catanzaro
Reggio Calabria
Messina
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Agrigento
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Sassari
Nuoro
Oristano
Olbia-Tempio
Ogliastra
Medio Campidano
Carbonia-Iglesias
Vibo Valentia
Crotone

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Colorado Springs
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Amman
Cairo
Alexandria
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Ankara
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Vibo Valentia
Crotone

CalAtlantic HOMES

SAN ALESO
SUNNYVALE, CA
2013-0970

CONCEPTUAL DETAILS

09.20.2017

A3.51

DUET STYLE 'B' CONCEPTUAL DETAILS | SCALE: N/A | 2

DUET STYLE 'B' CONCEPTUAL DETAILS | SCALE: N/A | 1

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vandorn|oates Associates VIA
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Oakland, CA 94607
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Fax 510.444.1989

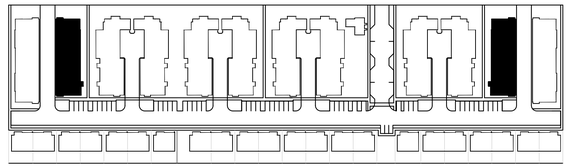
CalAtlantic HOMES

SAN ALESO
SUNNYVALE, CA
2013-0970

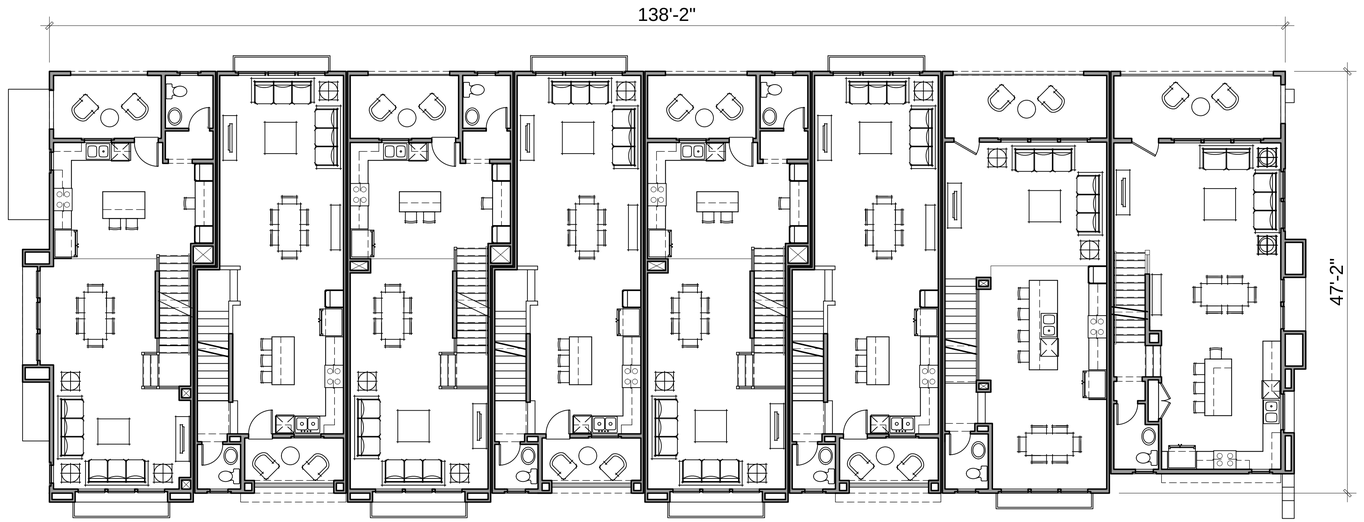
CONCEPTUAL DETAILS

09.20.2017

A3.52

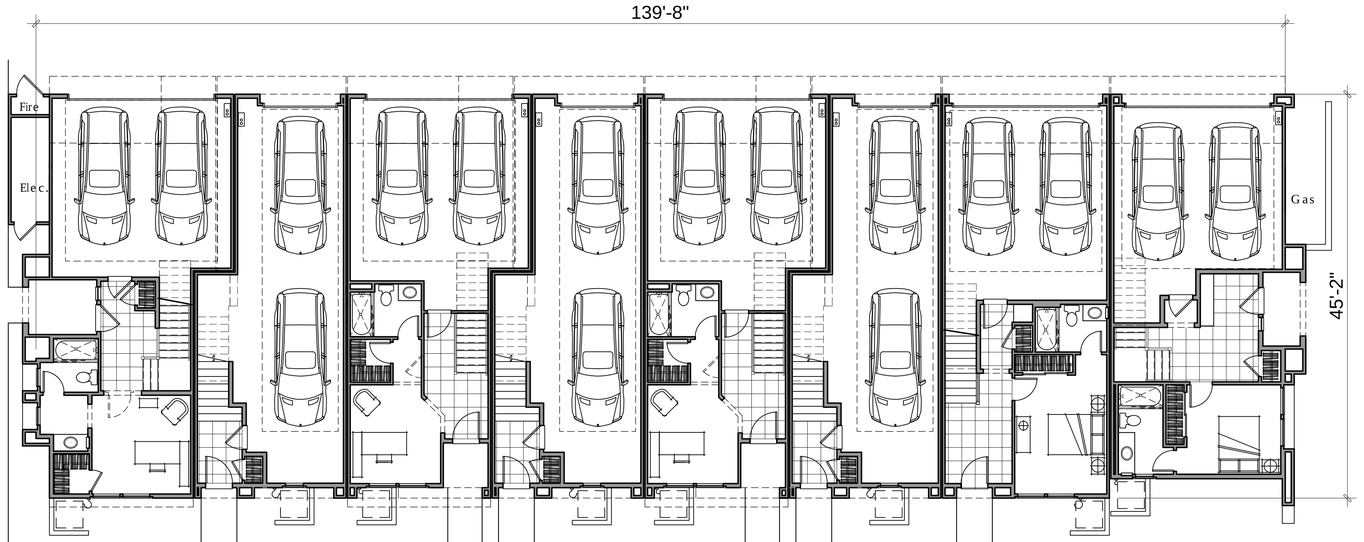


Key Map n.t.s.



Second Floor

Unit 2X | Unit 1 | Unit 2 | Unit 1 | Unit 2 | Unit 1 | Unit 4 | Unit 3



First Floor

Unit 2X | Unit 1 | Unit 2 | Unit 1 | Unit 2 | Unit 1 | Unit 4 | Unit 3

San Aleso

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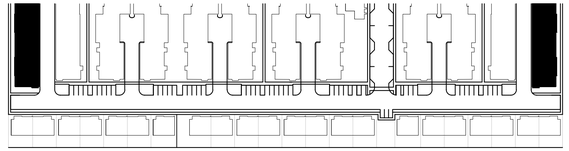
SAN ALESO
SUNNYVALE, CA # 2013-0970

8 PLEX BUILDING_ A
BUILDING PLANS

09.20.2017

0 4' 8' 16'

A4.00



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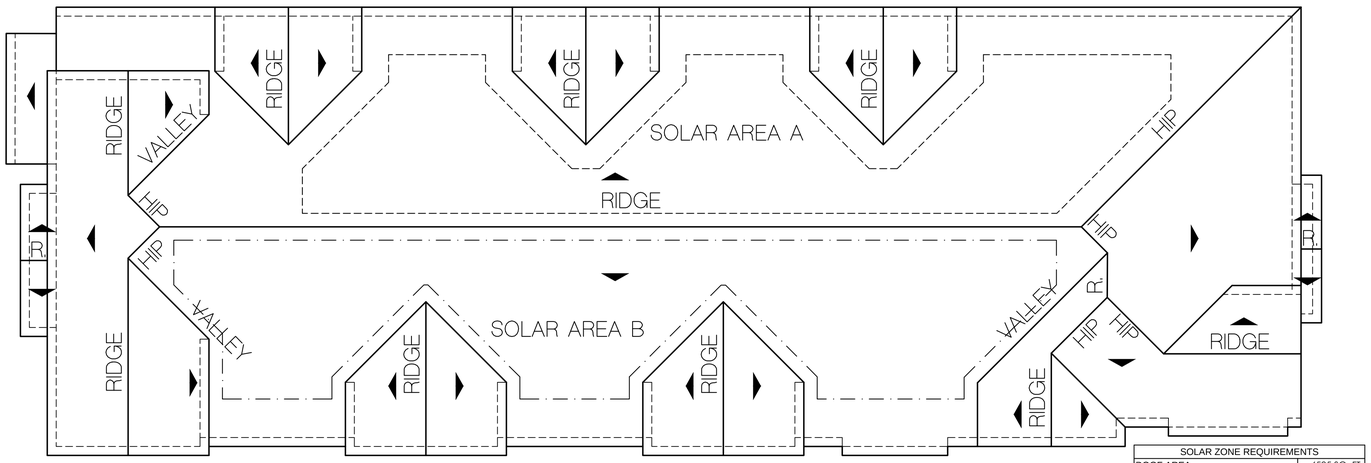
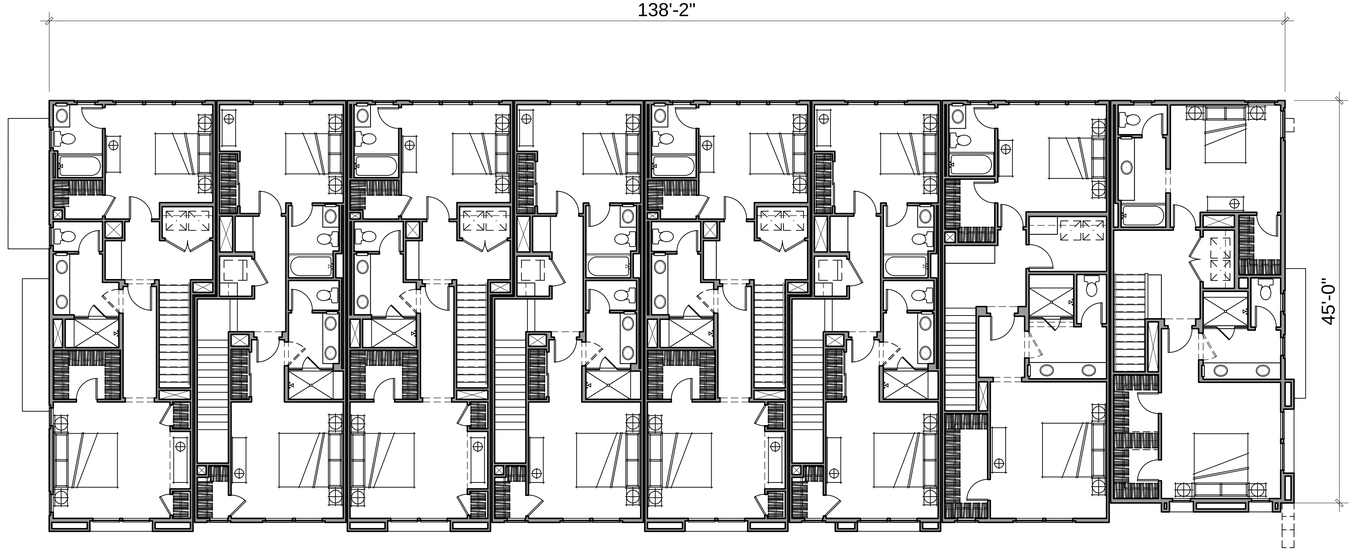


Note:
4:12 TYP U.N.O.

SOLAR ZONE REQUIREMENTS	
ROOF AREA	6585 SQ. FT.
REQUIRED SOLAR AREA (15%)	988 SQ. FT.
SOLAR AREA A	1180 SQ. FT.
SOLAR AREA B	1294 SQ. FT.

Roof Plan



Third Floor

Unit 2X | Unit 1 | Unit 2 | Unit 1 | Unit 2 | Unit 1 | Unit 4 | Unit 3

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vanderTuuk + Associates
VTA
Structural Engineers

CalAtlantic HOMES

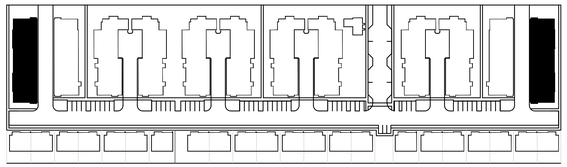
SAN ALESO
SUNNYVALE, CA # 2013-0970

8 PLEX BUILDING_ A
BUILDING PLANS

09.20.2017

0 4' 8' 16'

A4.01



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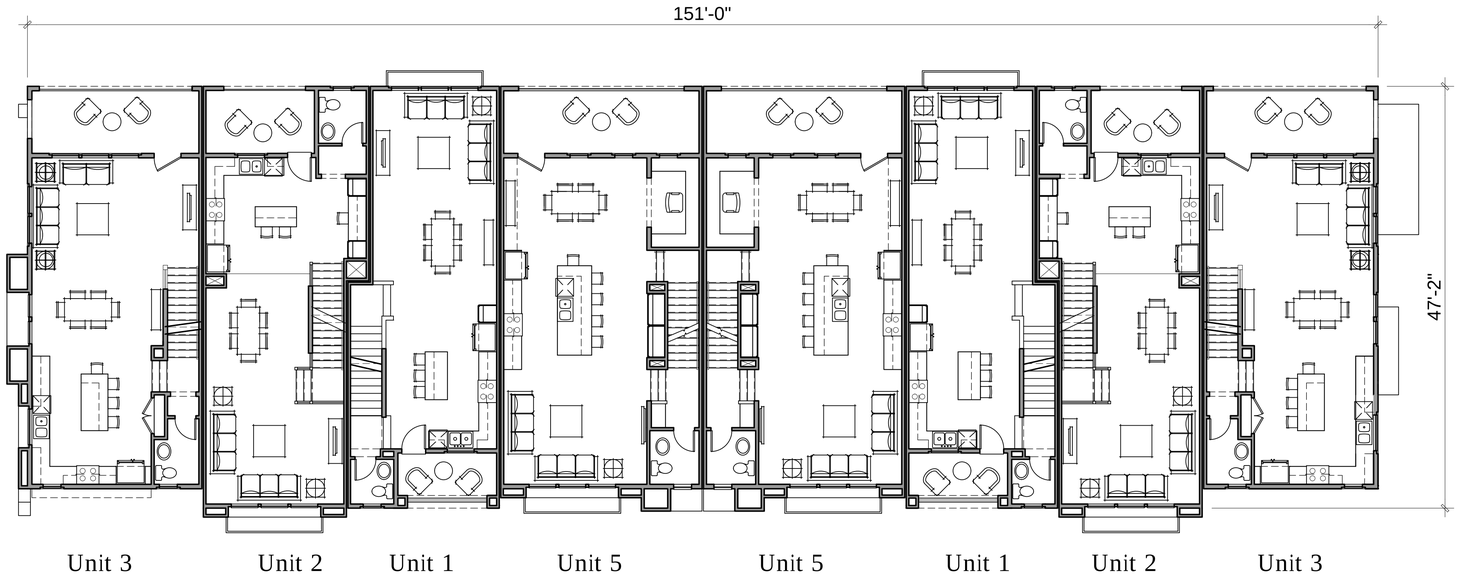
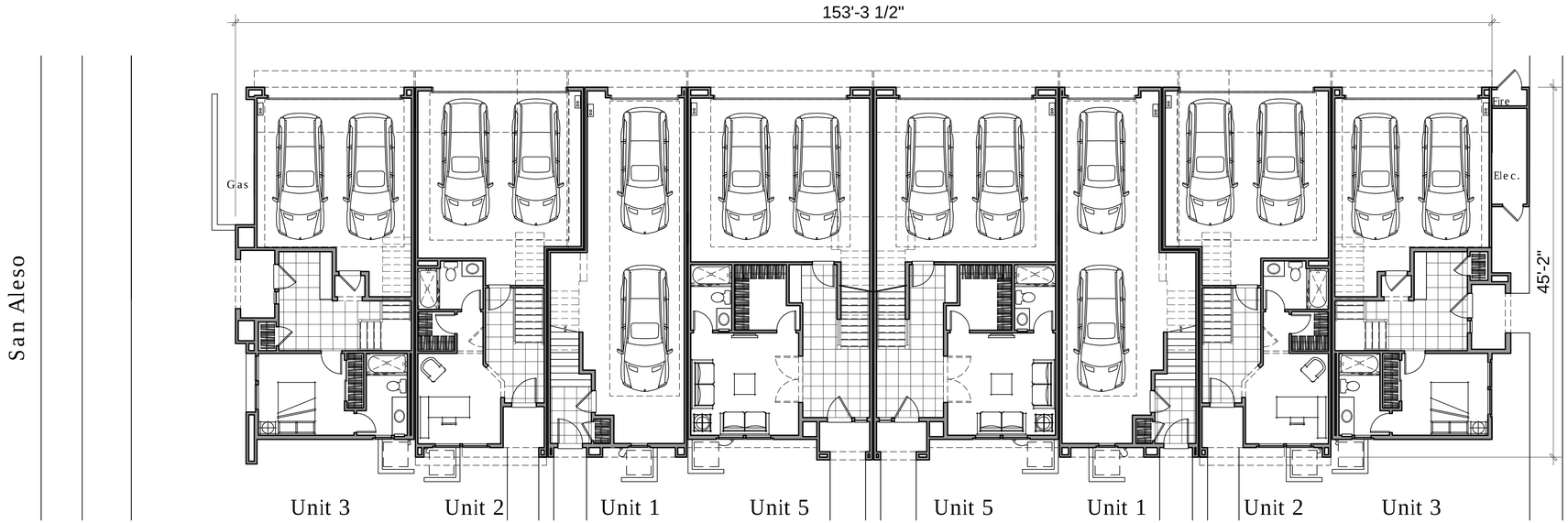


Second Floor



First Floor

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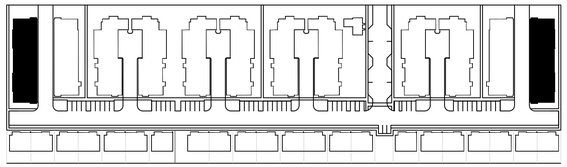
SAN ALESO
SUNNYVALE, CA # 2013-0970

8 PLEX BUILDING_ B
BUILDING PLANS

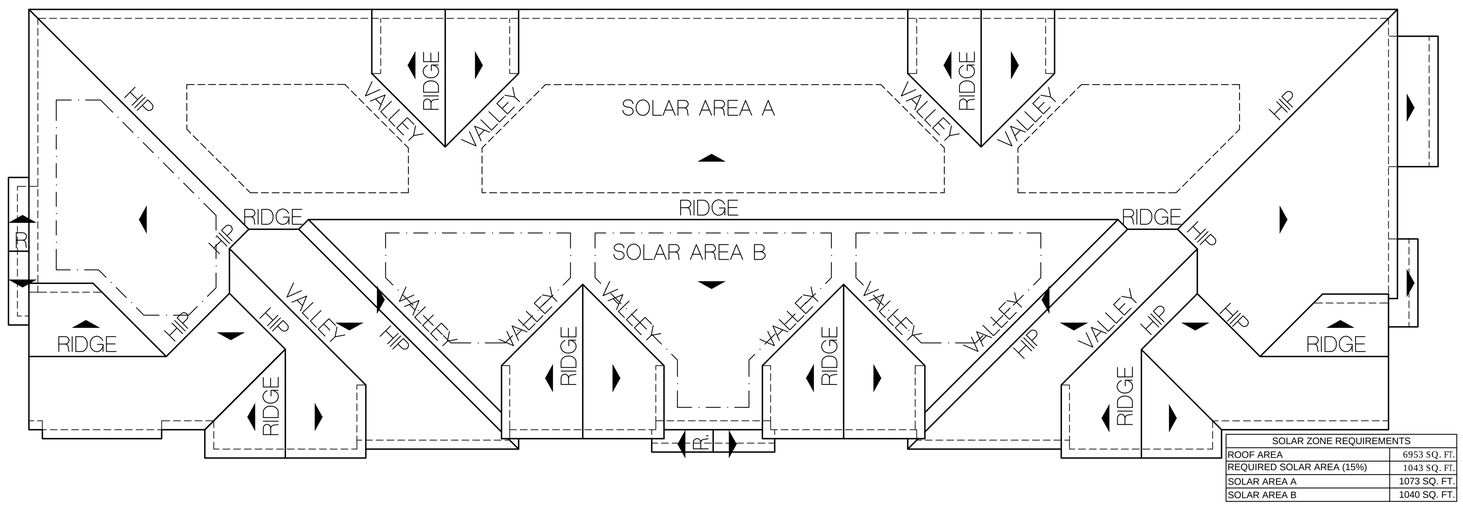
09.20.2017

0 4' 8' 16'

A4.10



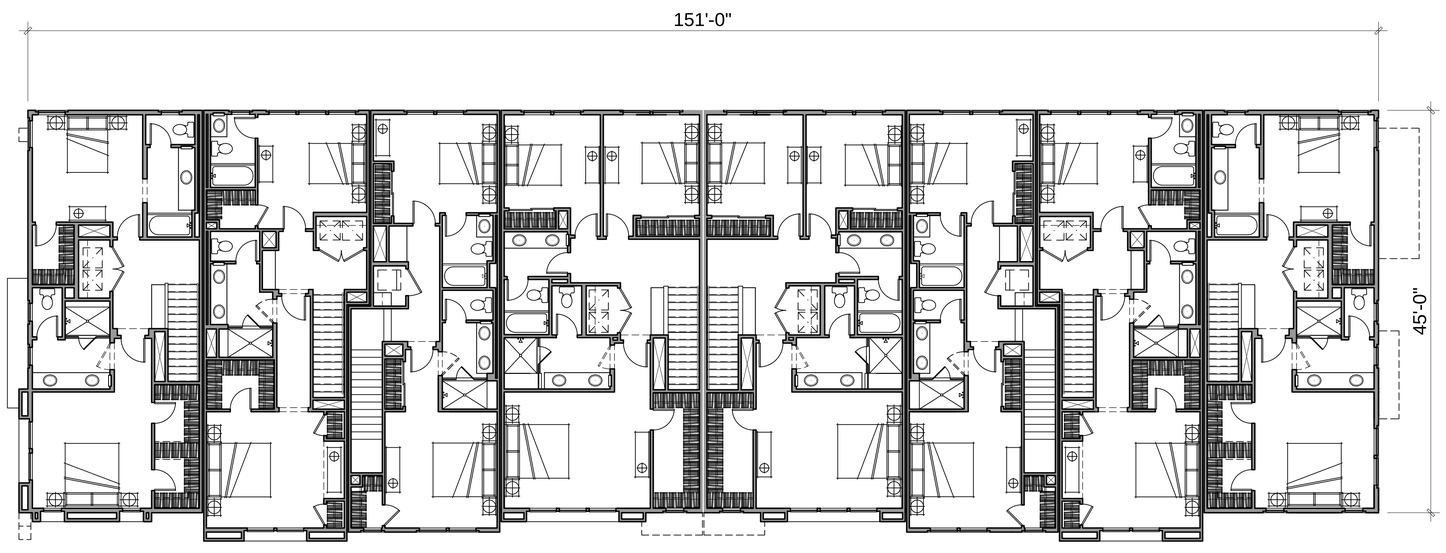
Key Map n.t.s.



SOLAR ZONE REQUIREMENTS	
ROOF AREA	6953 SQ. FT.
REQUIRED SOLAR AREA (15%)	1043 SQ. FT.
SOLAR AREA A	1073 SQ. FT.
SOLAR AREA B	1040 SQ. FT.

Note:
4:12 TYP U.N.O.

Roof Plan



Third Floor

Unit 3 | Unit 2 | Unit 1 | Unit 5 | Unit 5 | Unit 1 | Unit 2 | Unit 3

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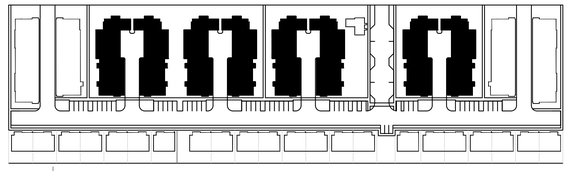
SAN ALESO
SUNNYVALE, CA # 2013-0970

8 PLEX BUILDING_ B
BUILDING PLANS

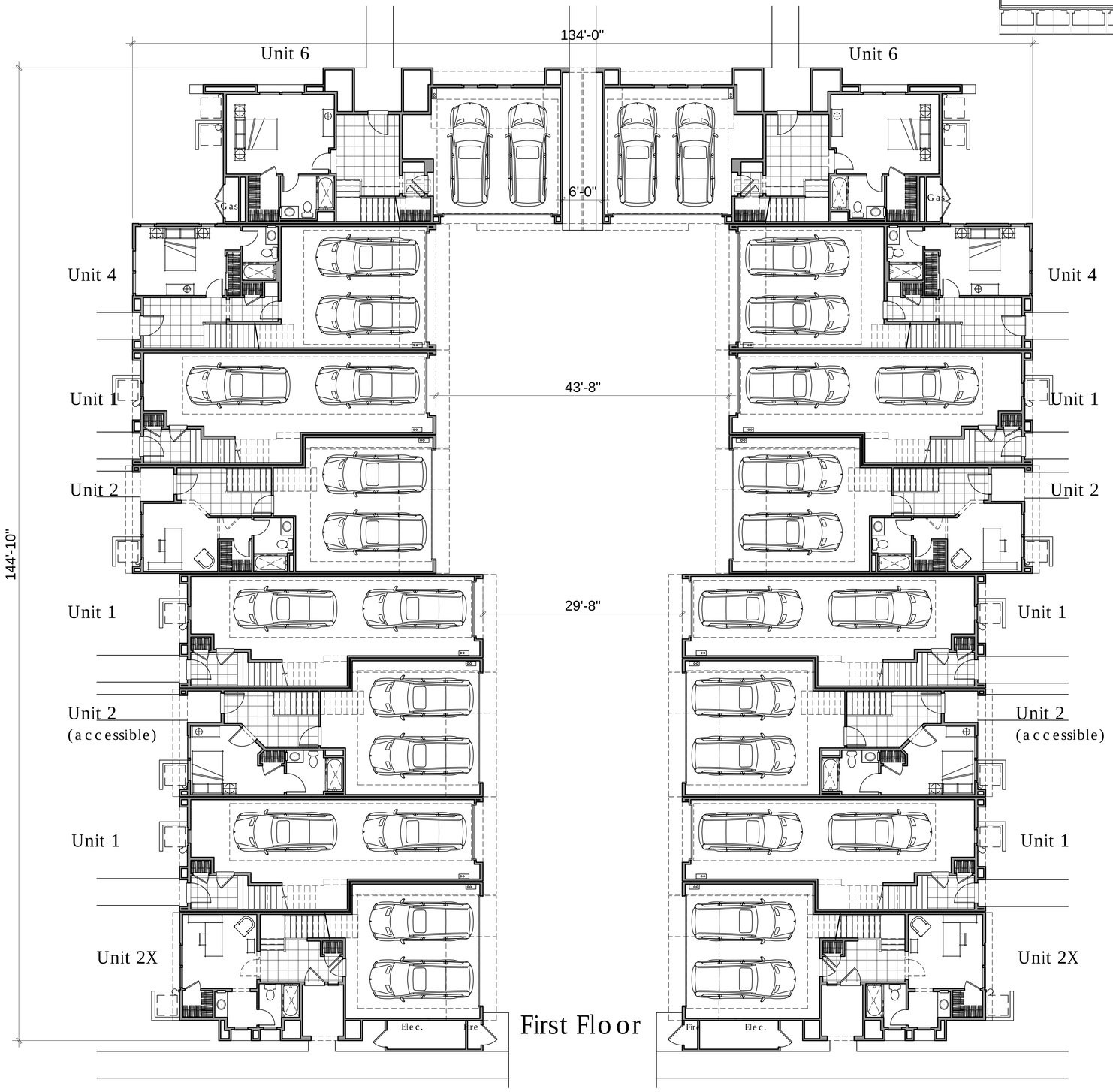
09.20.2017

0 4' 8' 16'

A4.11



Key Map n.t.s.



First Floor

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VIA

CalAtlantic HOMES

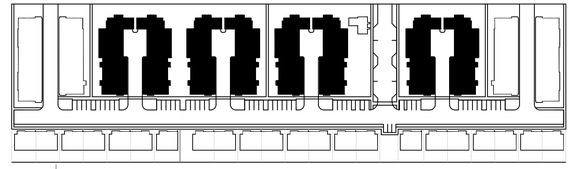
SAN ALESO
SUNNYVALE, CA # 2013-0970

16 PLEX BUILDING
BUILDING PLANS

09.20.2017

0 4' 8' 16'

A4.20



Key Map n.t.s.

Third Floor

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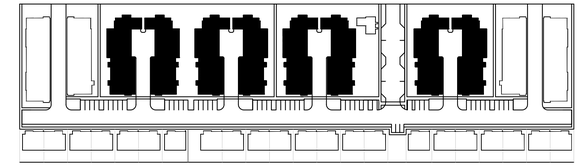
SAN ALESO
SUNNYVALE, CA
2013-0970

16 PLEX BUILDING
BUILDING PLANS

09.20.2017

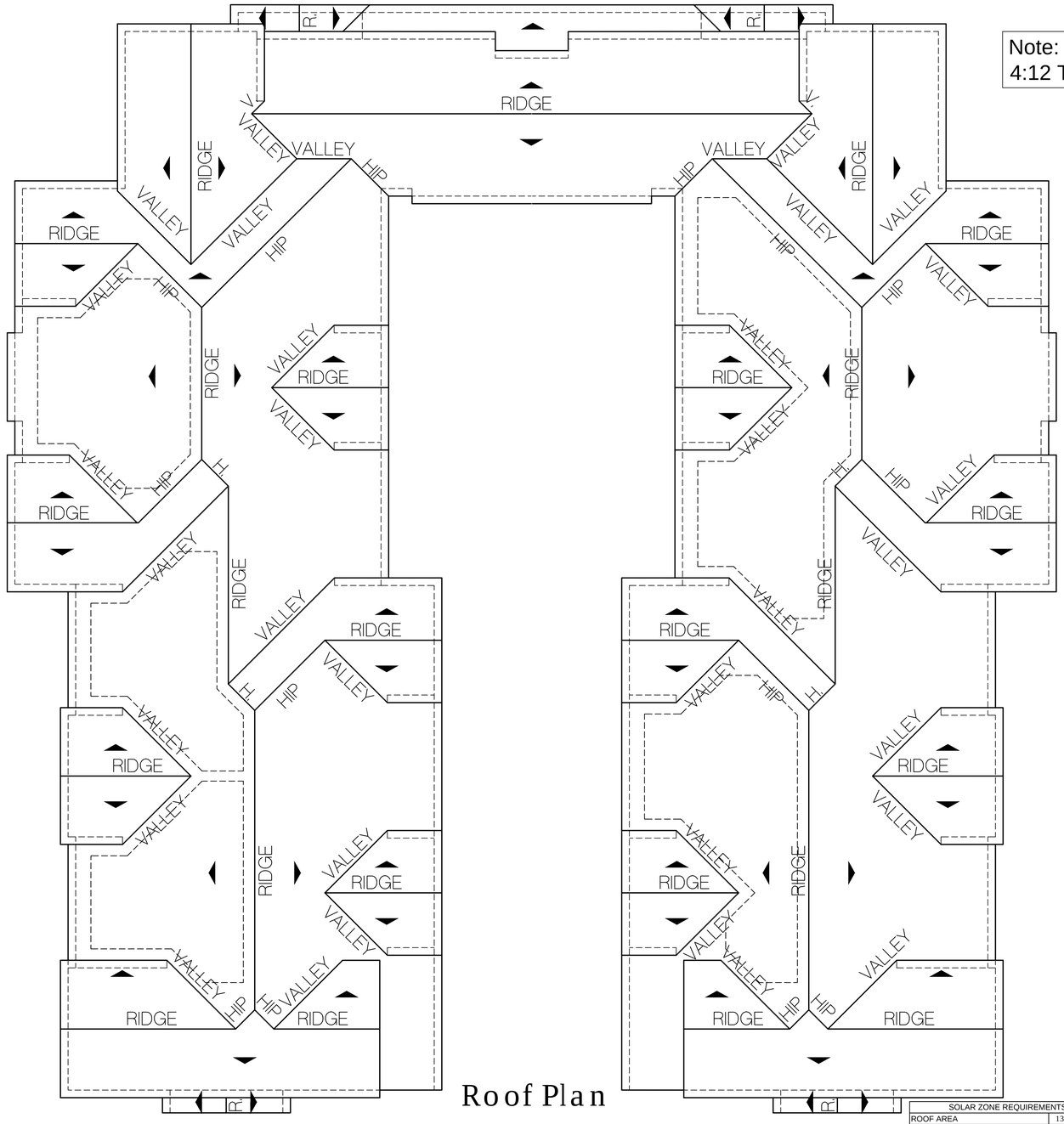
0 4' 8' 16'

A4.22



Key Map n.t.s.

Note:
4:12 TYP U.N.O.



Roof Plan

SOLAR ZONE REQUIREMENTS	
ROOF AREA	13835 SQ. FT.
REQUIRED SOLAR AREA (15%)	2075 SQ. FT.
SOLAR AREA PROVIDED	2398 SQ. FT.

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VTA
Vendor/Trades Association

CalAtlantic HOMES

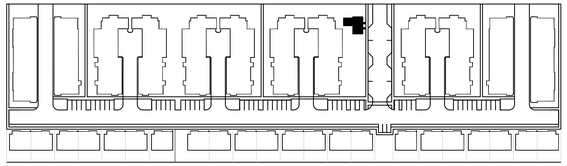
SAN ALESO
SUNNYVALE, CA # 2013-0970

16 PLEX BUILDING
BUILDING PLANS

09.20.2017

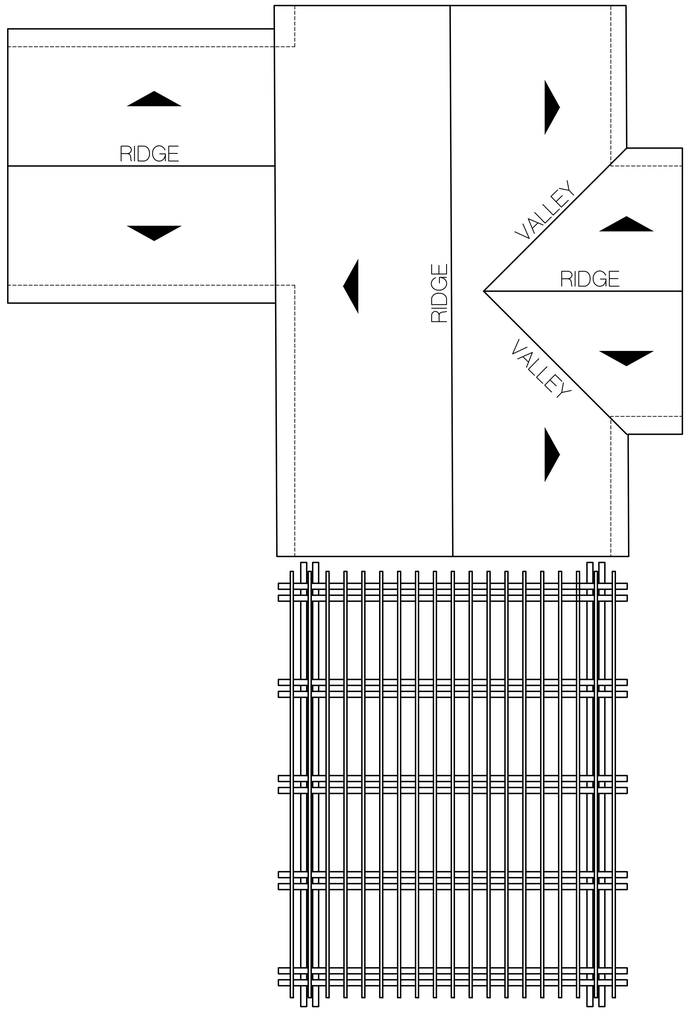
0 4' 8' 16'

A4.23

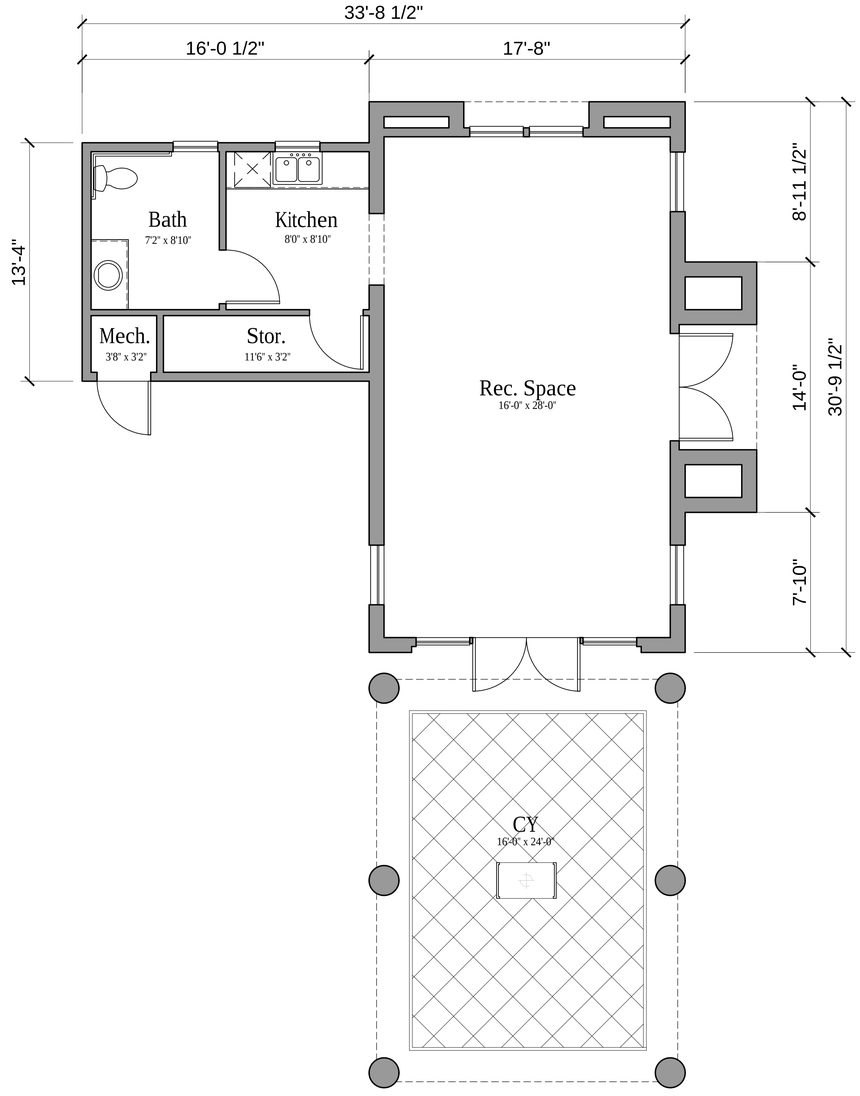


Key Map n.t.s.

Note:
4:12 TYP U.N.O.



Roof Plan



First Floor

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Oakland, CA 94612
510.272.2910
ktgy.com

RUGGERI-JENSEN-AZAR

VTA

CalAtlantic HOMES

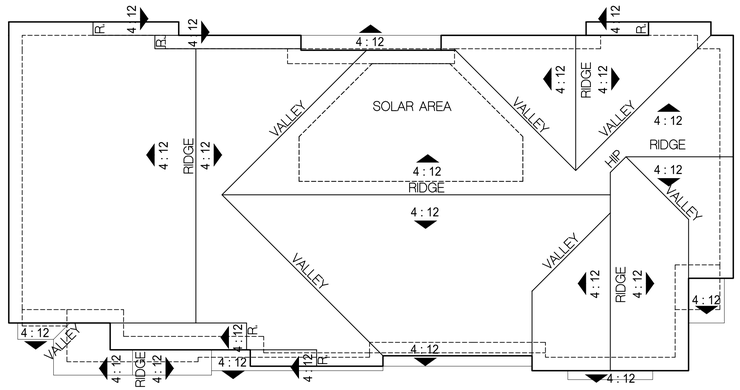
SAN ALESO
SUNNYVALE, CA
2013-0970

REC BUILDING
BUILDING PLANS

09.20.2017

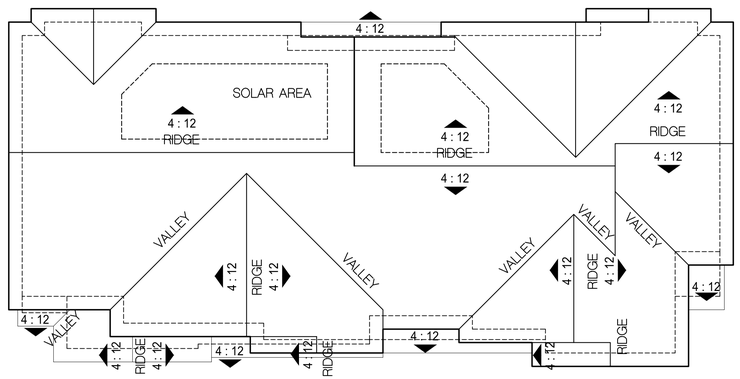
0 2' 4' 8'

A4.30



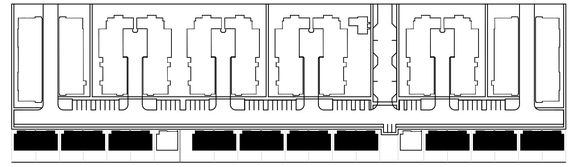
SOLAR ZONE REQUIREMENTS	
REQUIRED SOLAR AREA	250 SQ. FT.
SOLAR AREA PROVIDED	263 SQ. FT.

Roof Style B

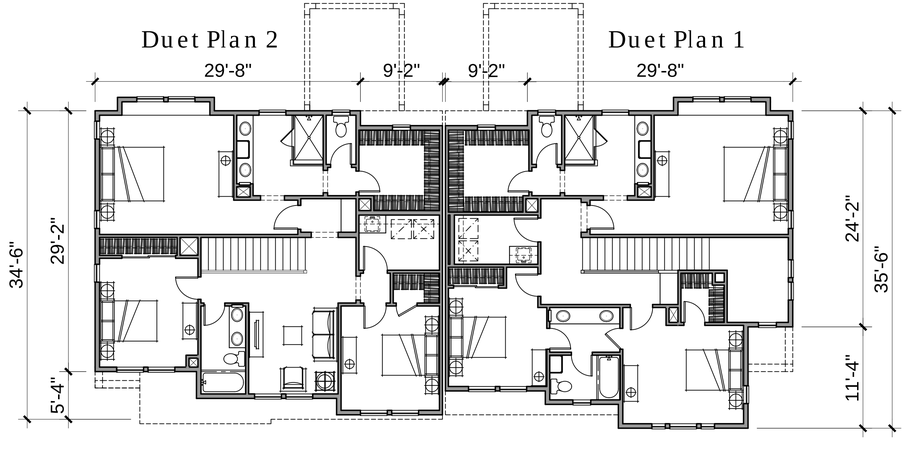


SOLAR ZONE REQUIREMENTS	
REQUIRED SOLAR AREA	250 SQ. FT.
SOLAR AREA PROVIDED	295 SQ. FT.

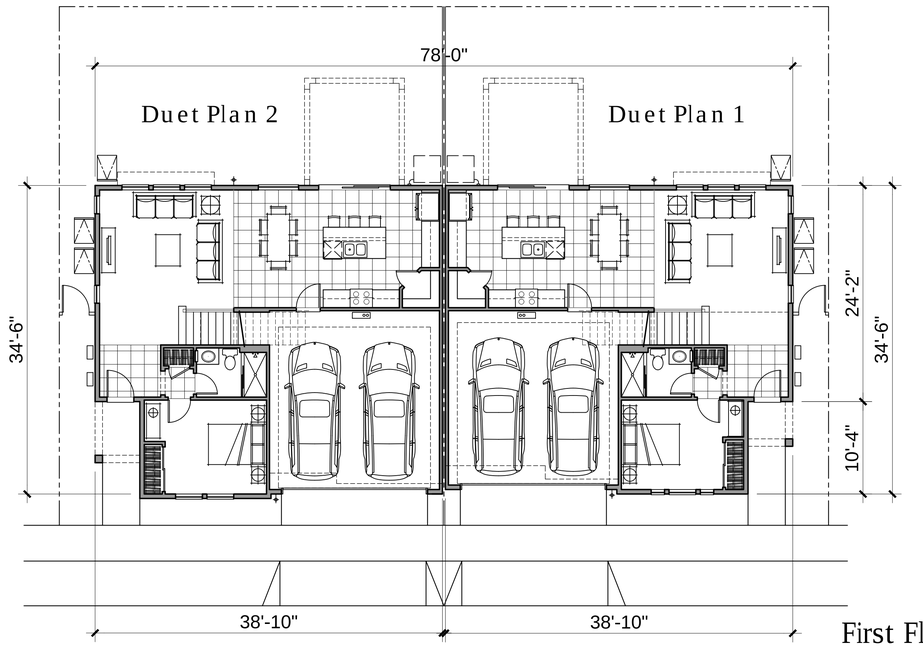
Roof Style A



Key Map n.t.s.



Second Floor



First Floor

0 4' 8' 16'

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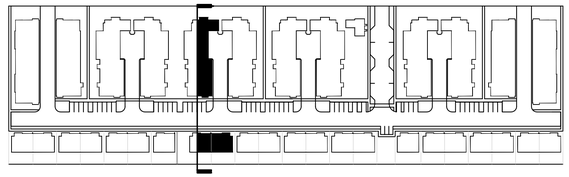
SAN ALESO
SUNNYVALE, CA # 2013-0970

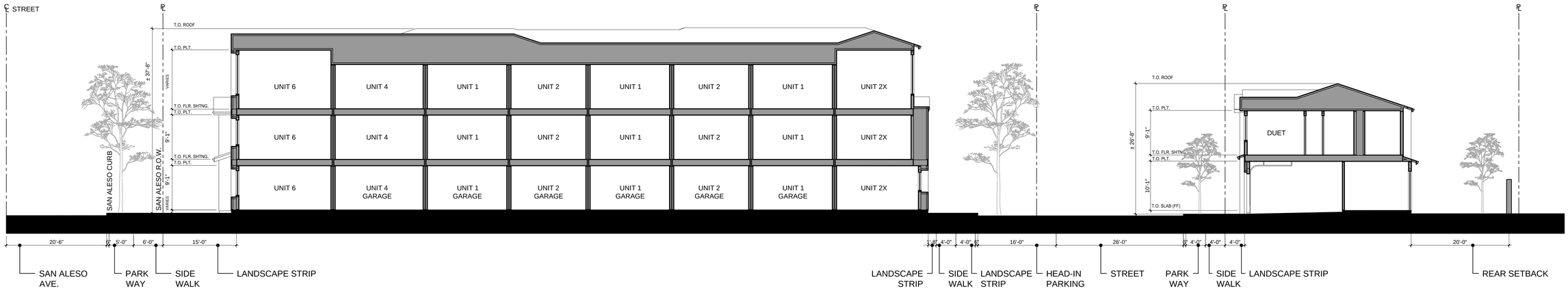
DUET BUILDING
BUILDING PLANS

09.20.2017

A4.40



Key Map n.t.s.



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ARCHITECTURE
PHONE (925) 227-9100 FAX (925) 227-9300

VIA

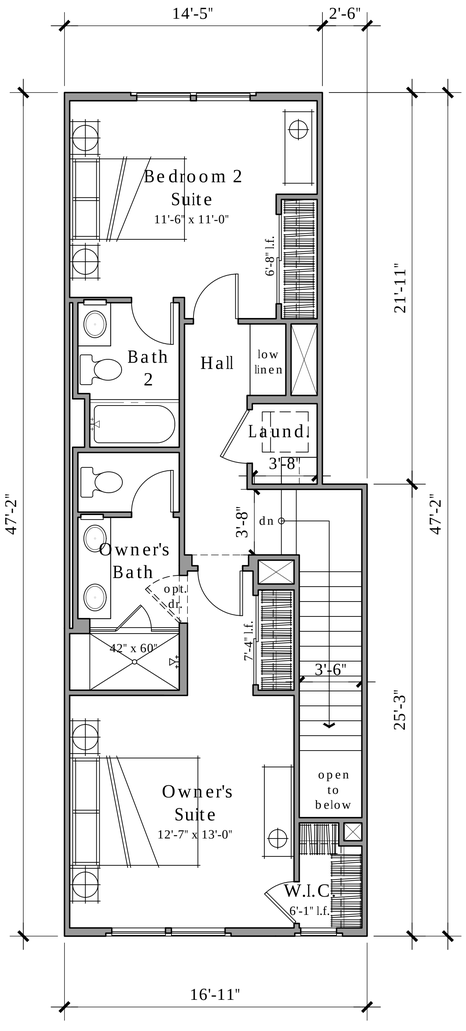
SAN ALESO
SUNNYVALE, CA
2013-0970

SITE SECTION

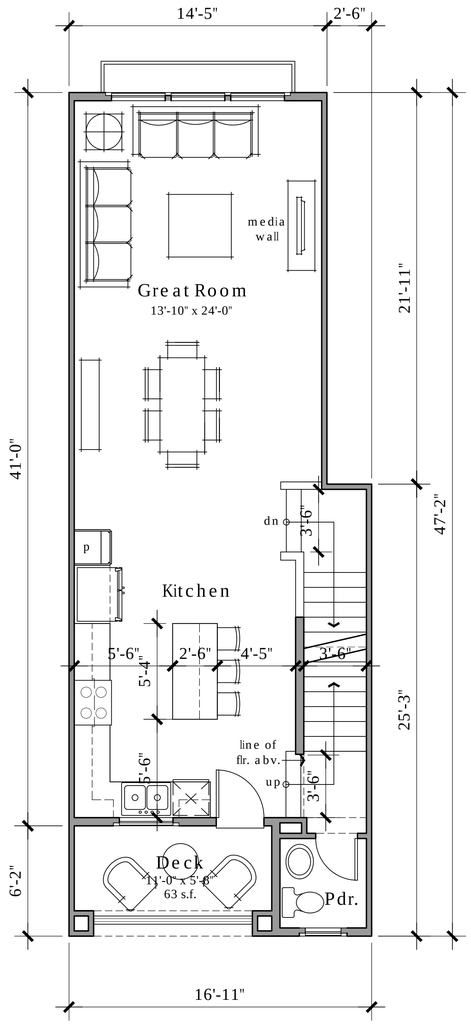
09.20.2017

0 5' 10' 20'

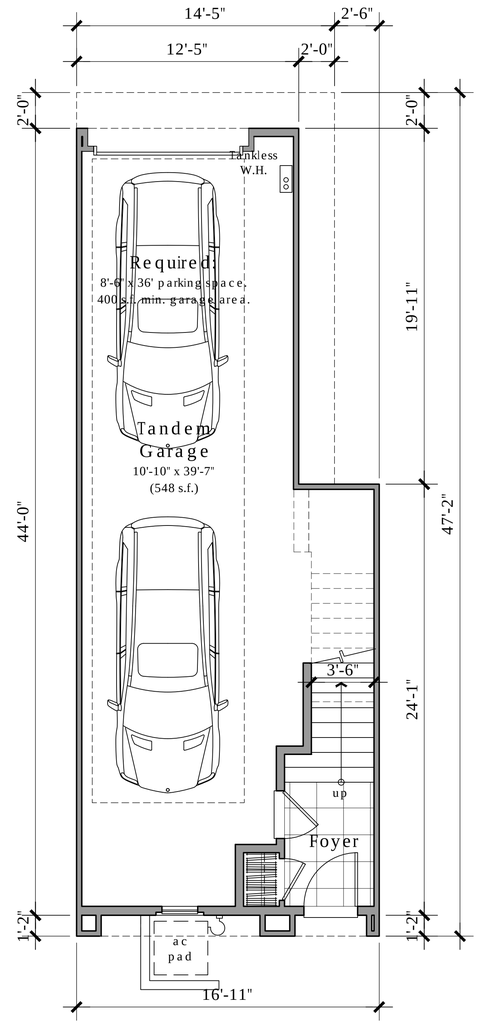
A5.00



Third Floor



Second Floor



First Floor

Floor Plan
2 Bedrooms
2.5 Baths
1,378 n.s.f.

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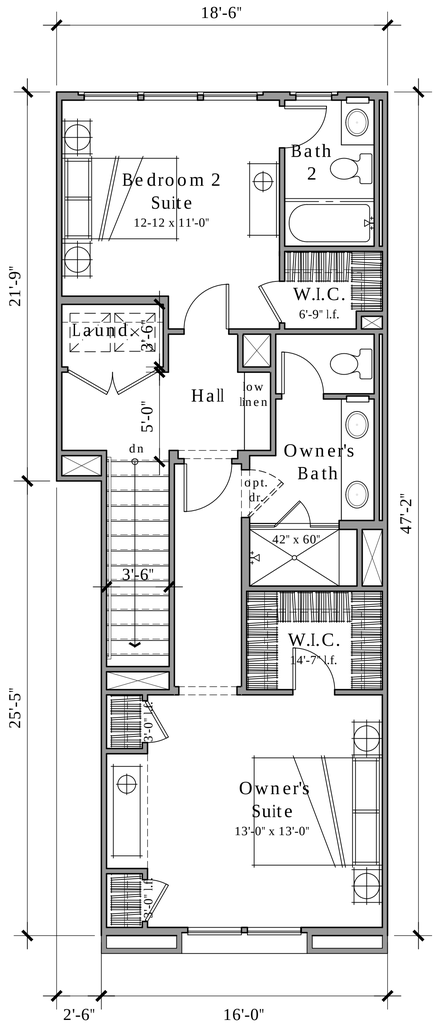
SAN ALESO
SUNNYVALE, CA # 2013-0970

PLAN 1
FLOOR PLANS

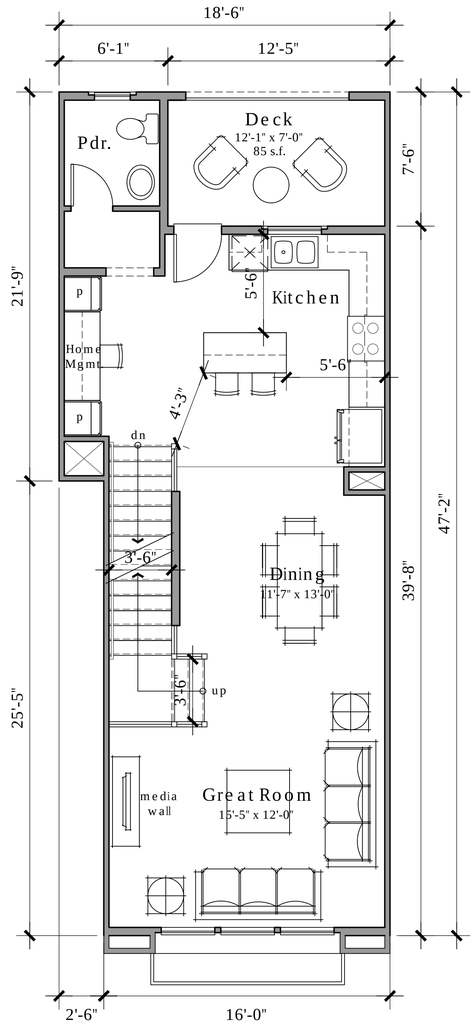
09.20.2017

0 2' 4' 8'

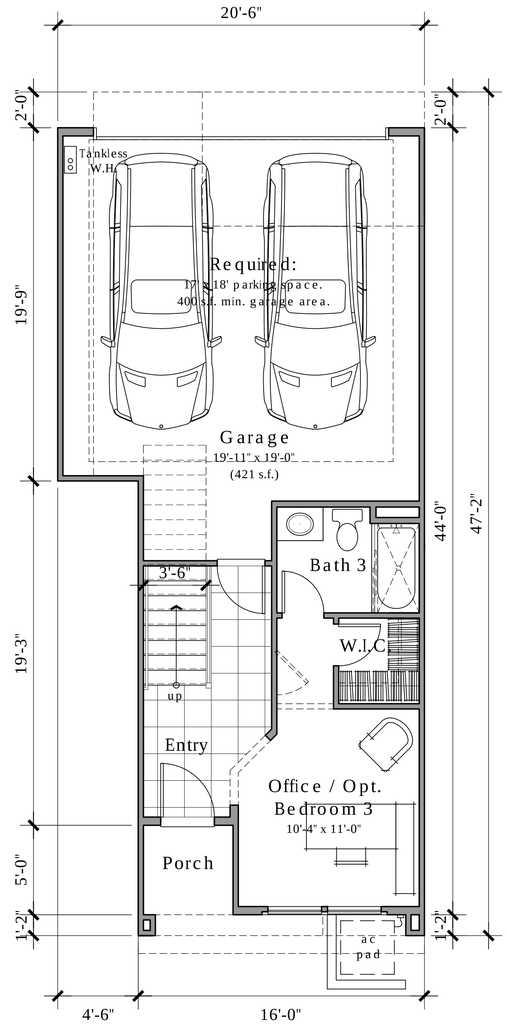
A6.00



Third Floor

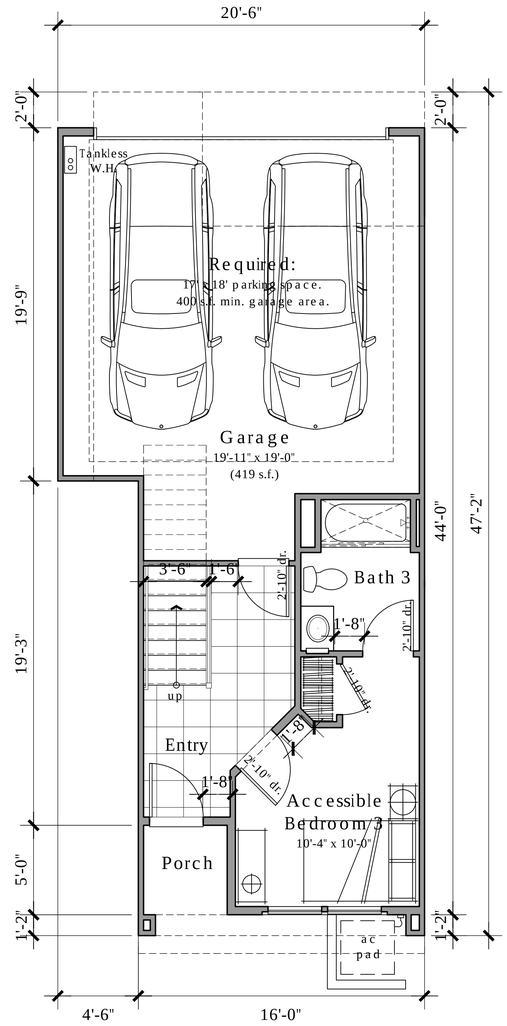


Second Floor



First Floor

Floor Plan
2 Bedrooms + Office
Opt. Bedroom 3
3.5 Baths
1,714 n.s.f.



First Floor

Accessible Bedroom 3

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VIA
Vendor/Codes Associates

CalAtlantic HOMES

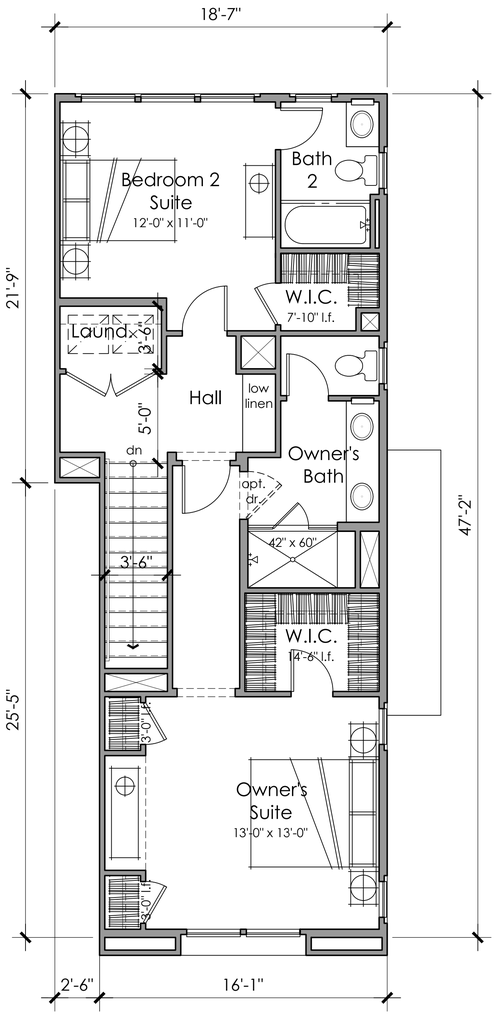
SAN ALESO
SUNNYVALE, CA # 2013-0970

UNIT PLAN 2
FLOOR PLANS

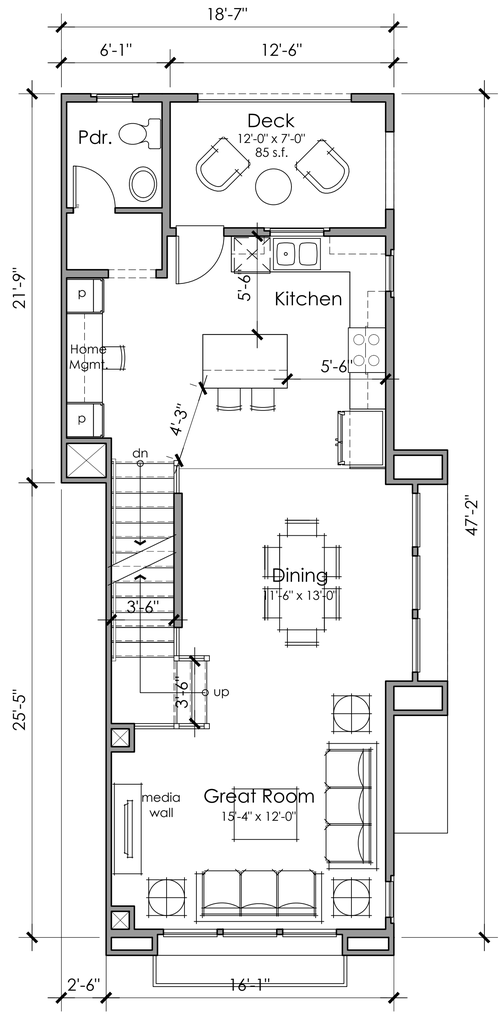
09.20.2017

0 2' 4' 8'

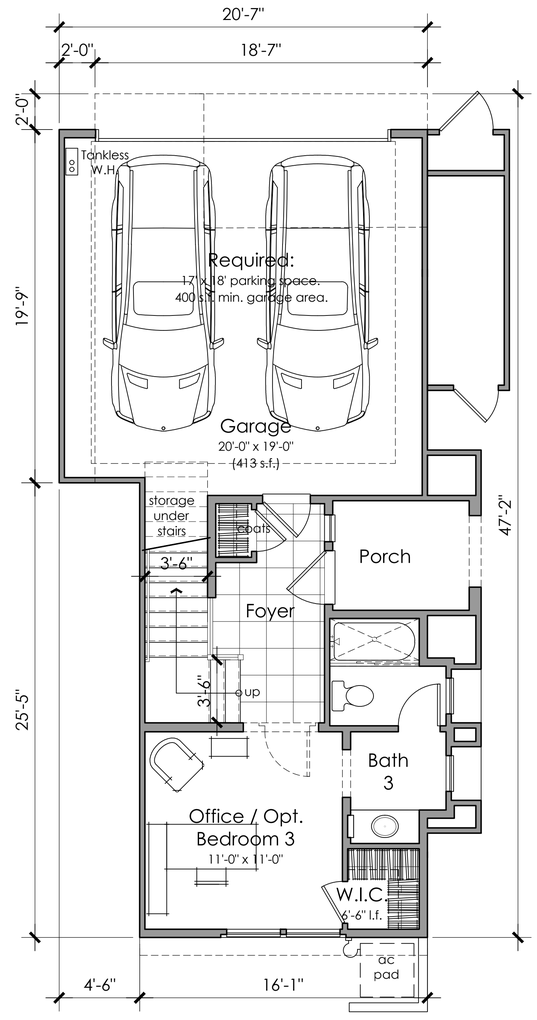
A6.01



Third Floor



Second Floor



First Floor

Floor Plan
2 Bedrooms + Office
Opt. Bedroom 3
3.5 Baths
1,755 n.s.f.

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Fax: 415.785.3815
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2483 Old Middlefield Way
Suite 140
Mountain View, CA 94043
Phone: 650.625.8161

CalAtlantic HOMES

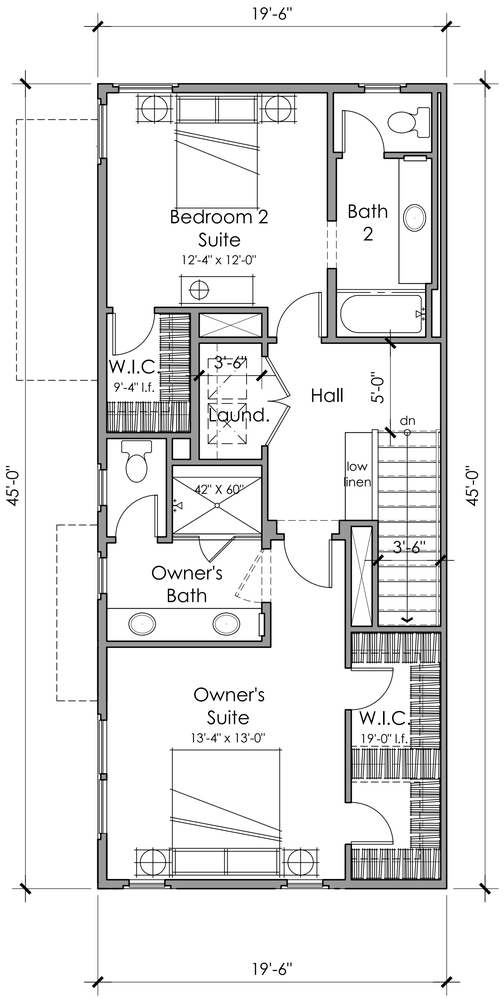
SAN ALESO
SUNNYVALE, CA # 2013-097-0

UNIT PLAN 2X END
FLOOR PLANS

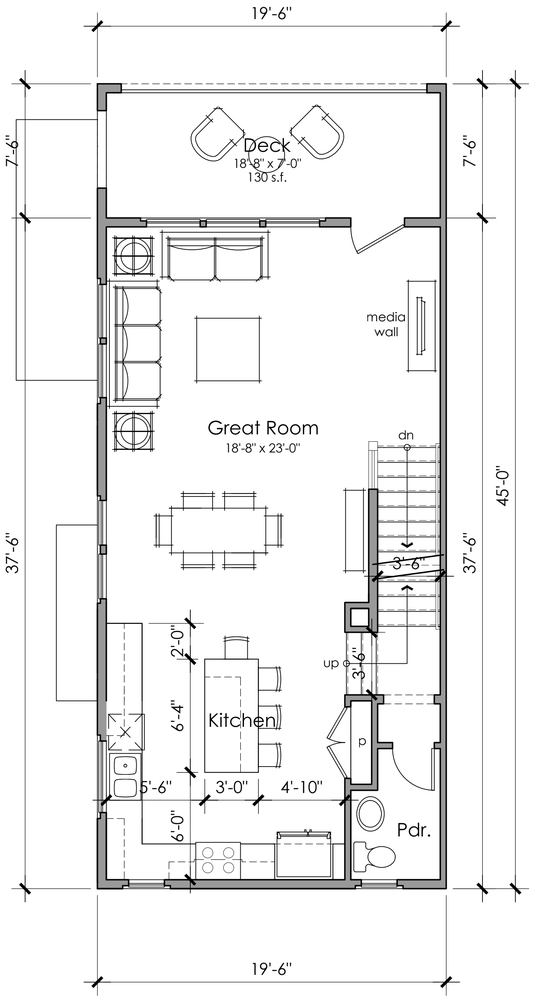
09.20.2017

0 2' 4' 8'

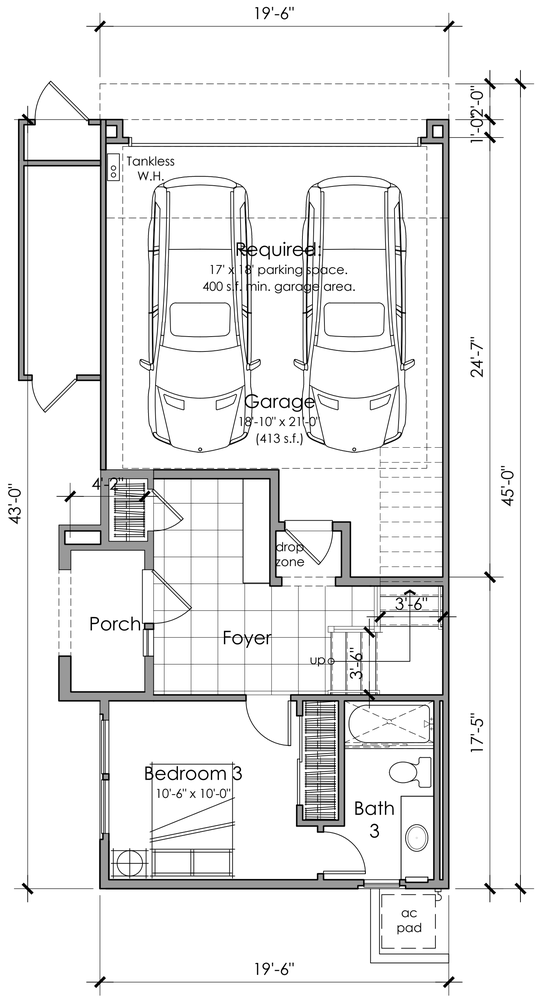
A6.02



Third Floor



Second Floor



First Floor

Floor Plan
3 Bedrooms
3.5 Baths
1845 n.s.f.

0 2' 4' 8'

09.20.2017

A6.03

UNIT PLAN 3
FLOOR PLANS

SAN ALESO
SUNNYVALE, CA
2013-0970

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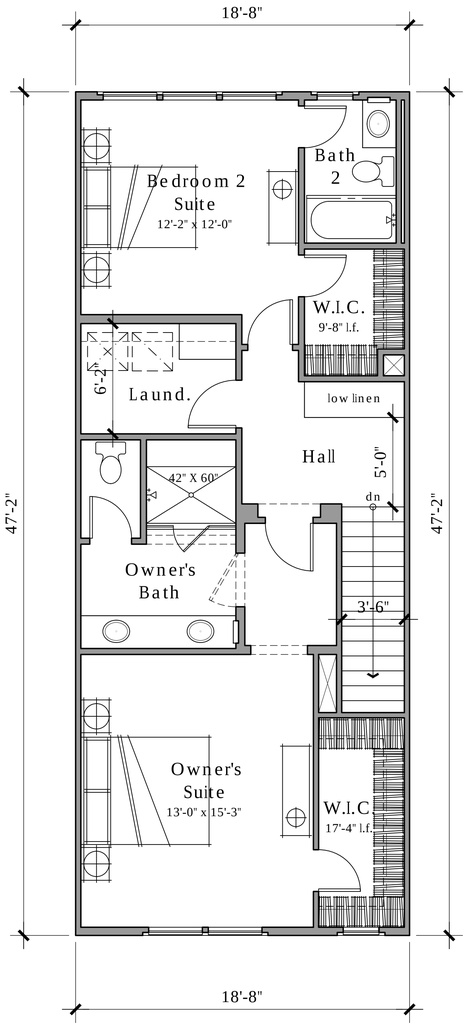
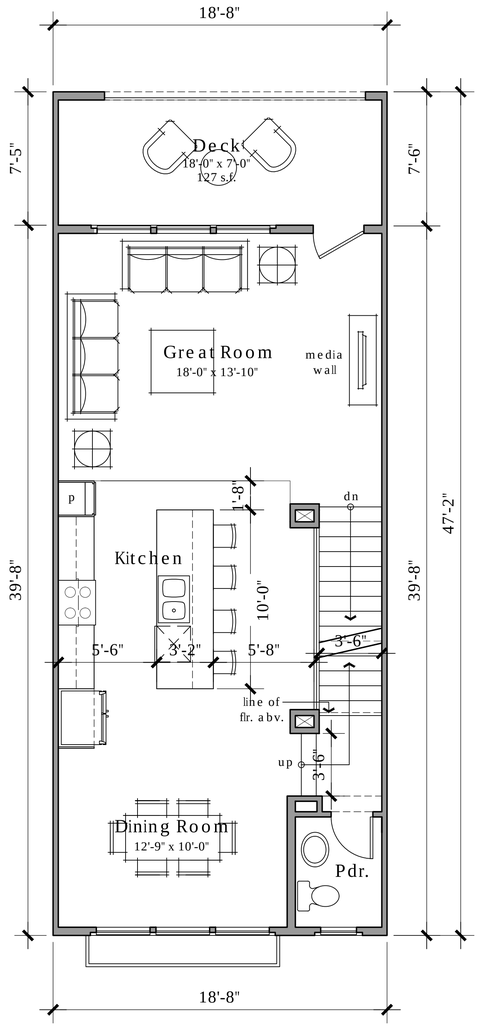
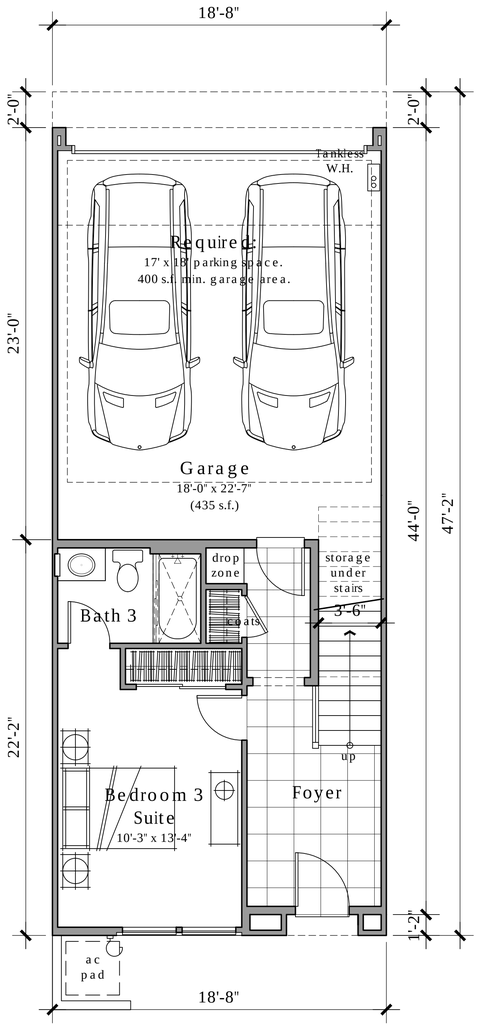


Third Floor



Second Floor



First Floor

Floor Plan
3 Bedrooms
3.5 Baths
1,886 n.s.f.

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VIA
Vandorf Castles Associates

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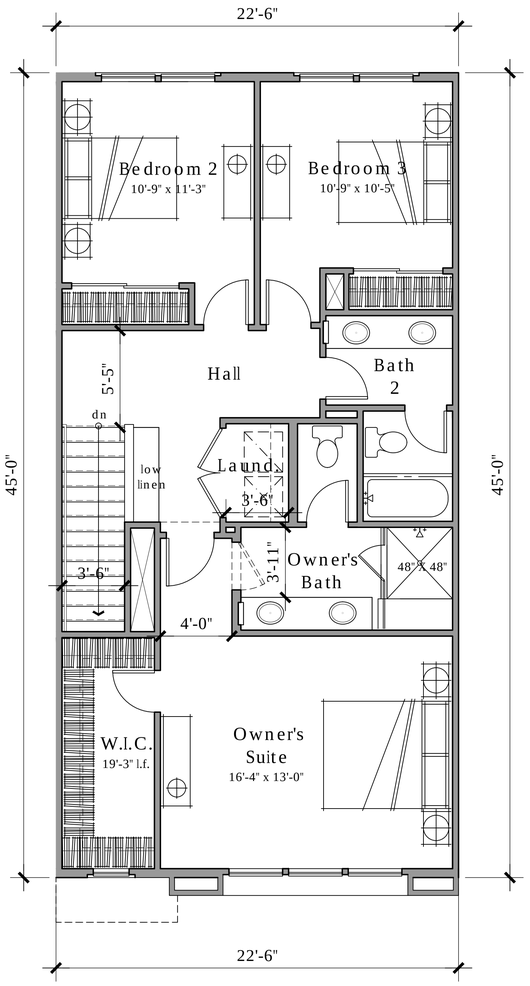
SAN ALESO
SUNNYVALE, CA
2013-0970

UNIT PLAN 4
FLOOR PLANS

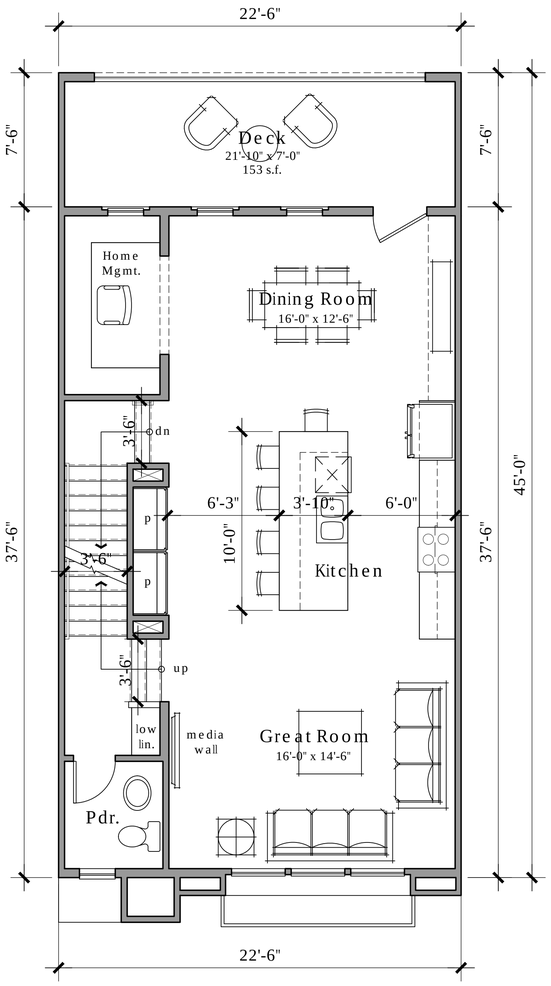
09.20.2017

0 2' 4' 8'

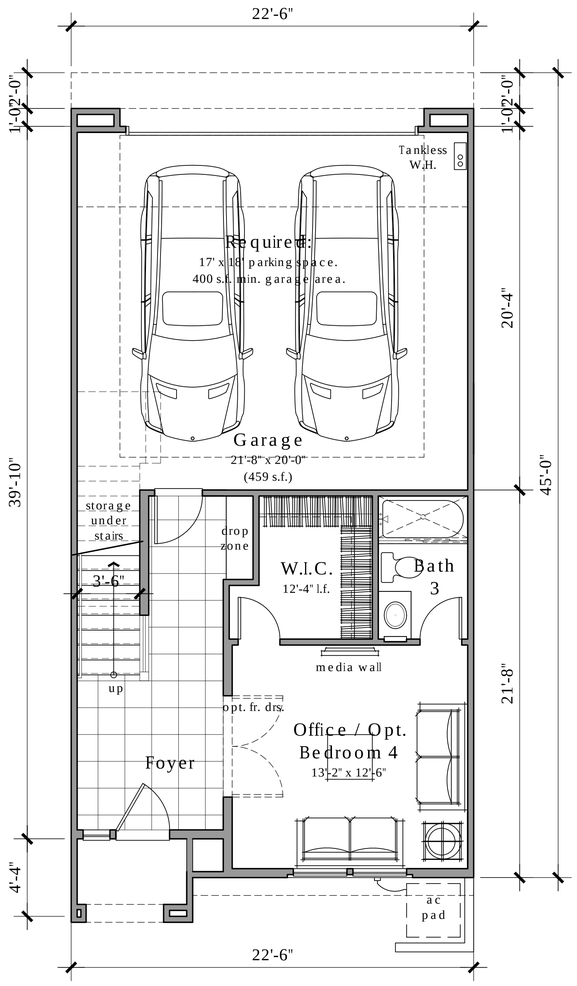
A6.04



Third Floor



Second Floor



First Floor

Floor Plan
4 Bedrooms
3.5 Baths
2,185 n.s.f.

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vanderPoolAssociates VIA

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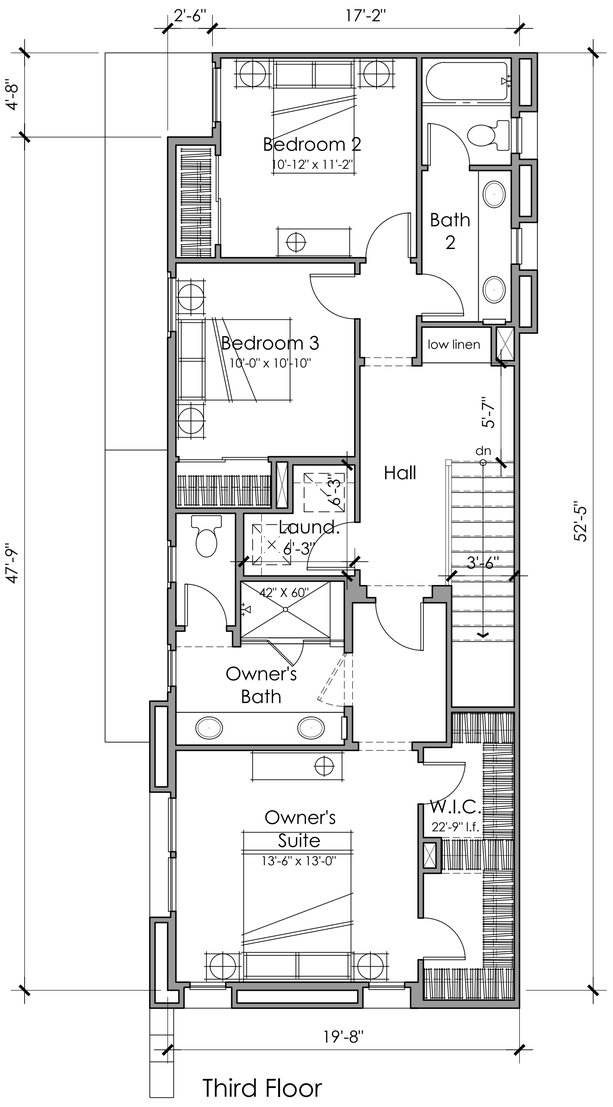
SAN ALESO
SUNNYVALE, CA
2013-0970

UNIT PLAN 5
FLOOR PLANS

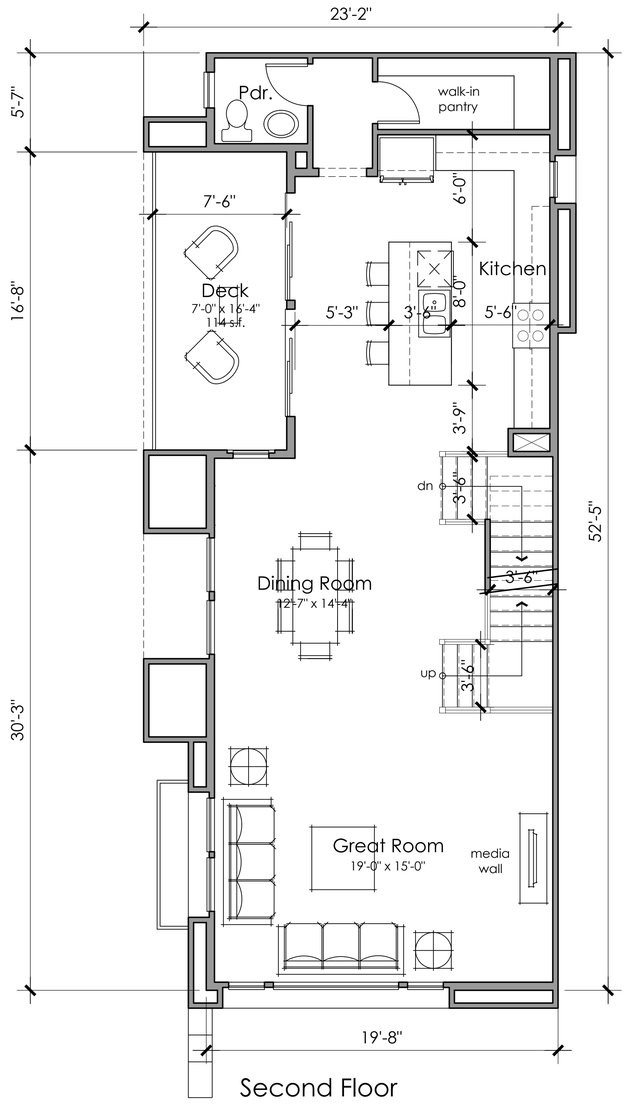
09.20.2017

0 2' 4' 8'

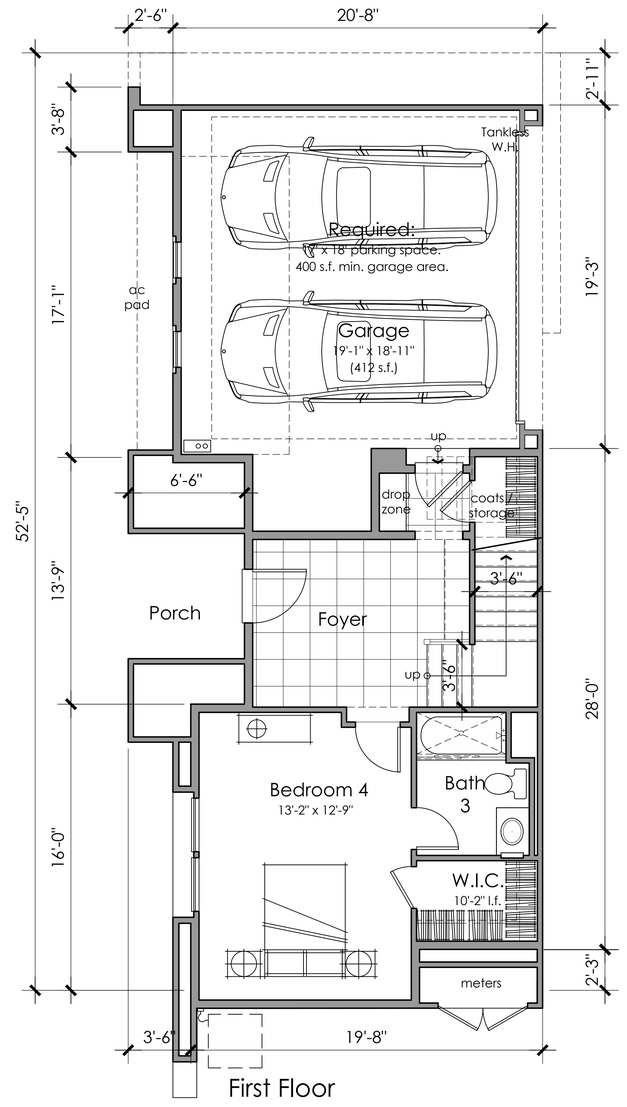
A6.05



Third Floor



Second Floor



First Floor

Floor Plan
4 Bedrooms
3.5 Baths
2,281 n.s.f.

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San Rafael, CA
Silicon Valley Office
Suite 100
Mountain View, CA

CalAtlantic HOMES

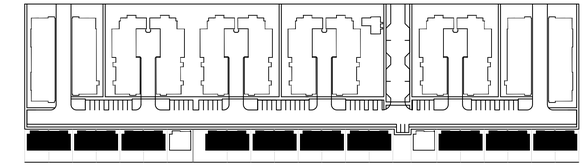
SAN ALESO
SUNNYVALE, CA # 2013-0970

UNIT PLAN 6
FLOOR PLANS

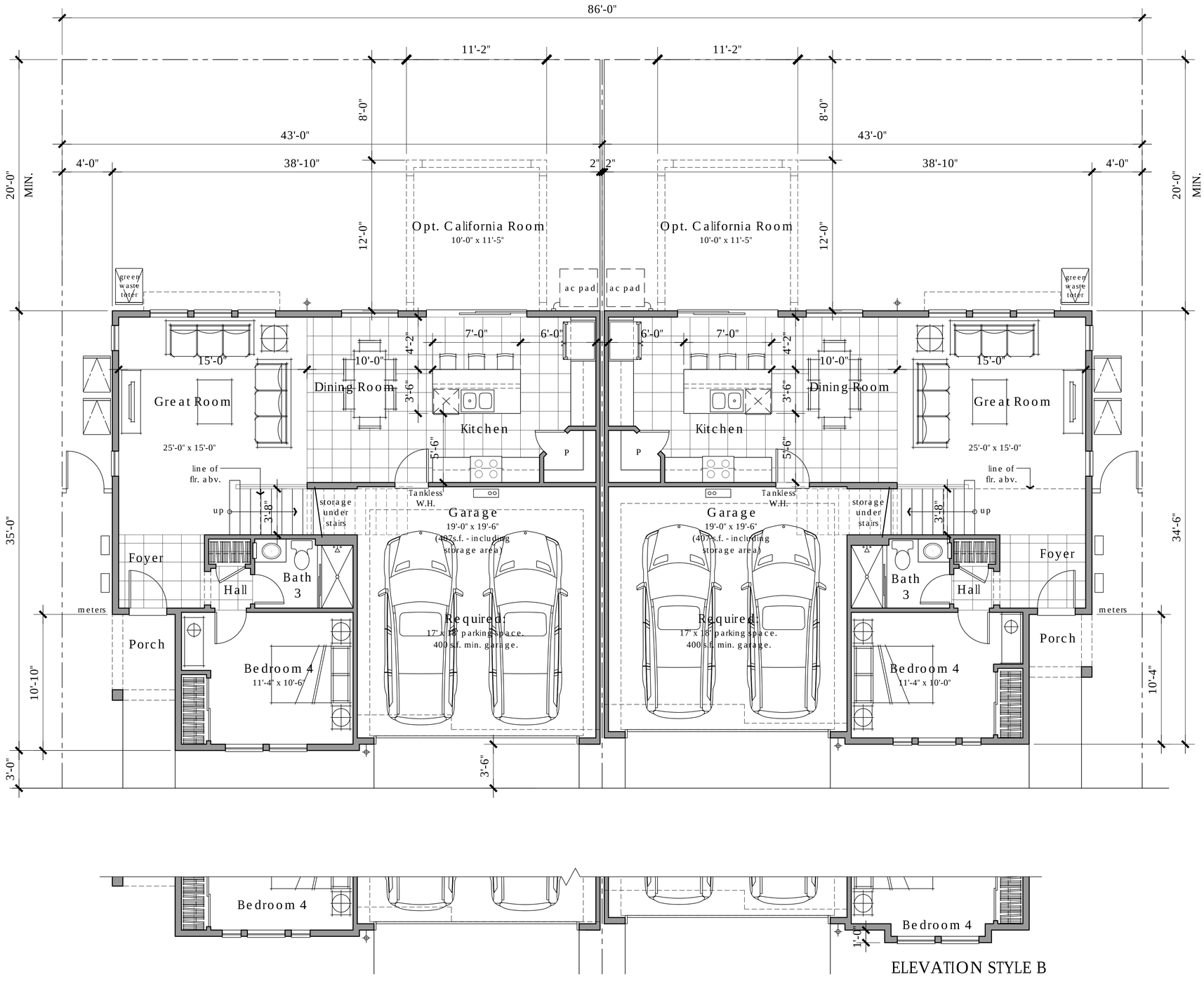
09.20.2017

0 2" 4" 8"

A6.06



Key Map n.t.s.



ELEVATION STYLE B

Floor Plan 2
4 Bedrooms + Loft
3 Baths
2,109 S.F.
2,117 S.F. @ STYLE B

First Floor
886 S.F.

Floor Plan 1
4 Bedrooms
Opt. Loft
3 Baths
2030 S.F.
2007 S.F. @ STYLE B

First Floor
878 S.F.
887 S.F. @ STYLE B

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vandePosties Associates VIA

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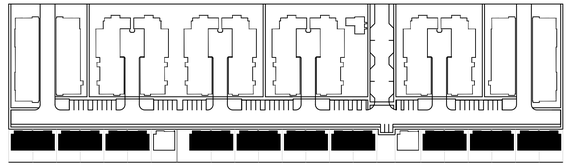
SAN ALESO
SUNNYVALE, CA
2013-0970

DUET UNIT PLAN
BUILDING PLANS

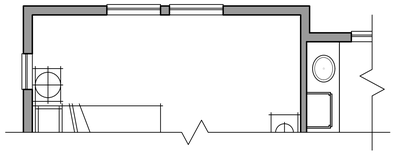
09.20.2017

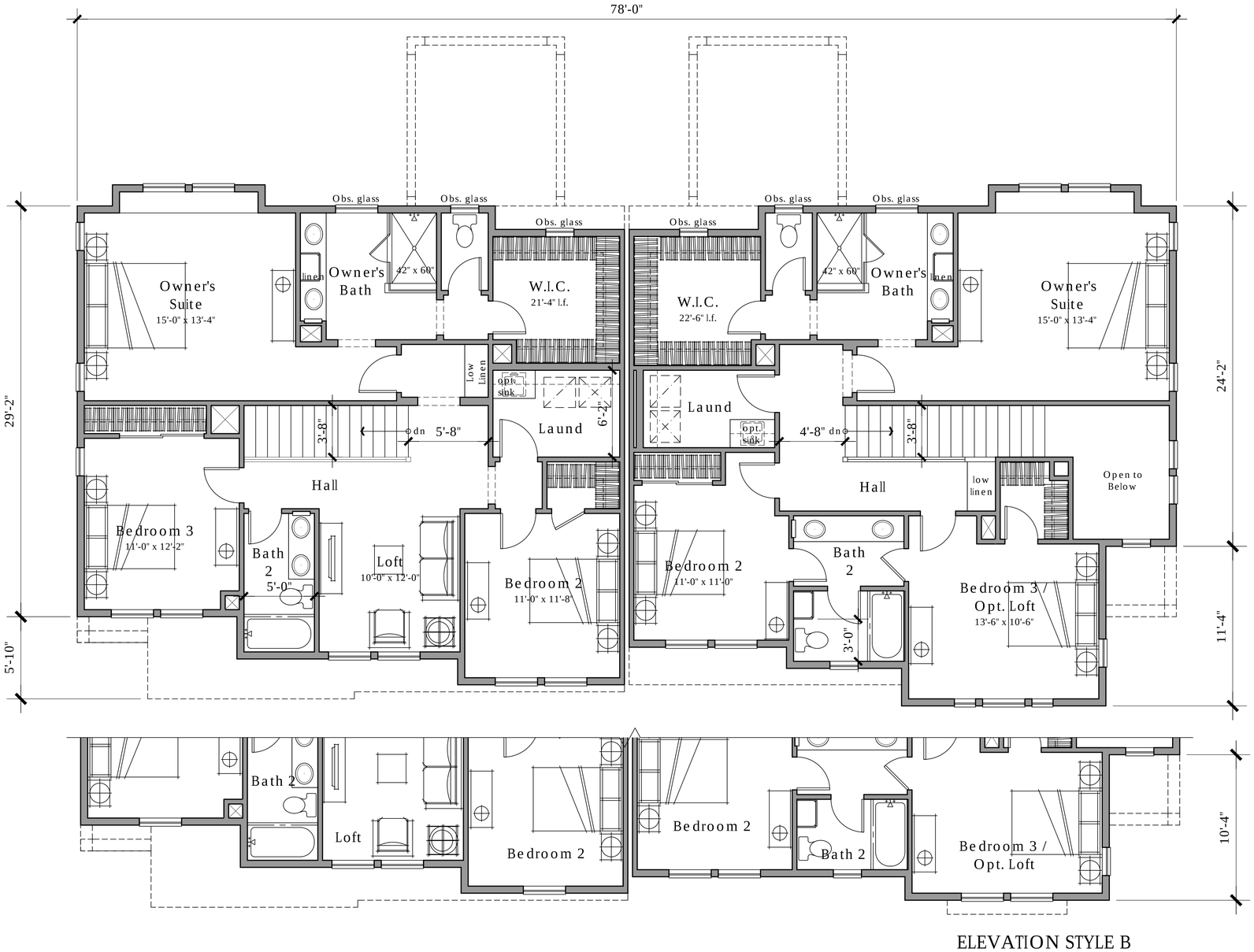
0 2' 4' 8'

A6.10



Key Map n.t.s.





ELEVATION STYLE B

Second Floor
1223 S.F.
1231 S.F. @ STYLE B

Second Floor
1151 S.F.
1153 S.F. @ STYLE B

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VIA
Vandorn Castles Associates
Mission Creek Office
1660 Mission Bay Drive
Suite 204
San Diego, CA 92109
Mission Creek Office
1660 Mission Bay Drive
Suite 204
San Diego, CA 92109

CalAtlantic HOMES

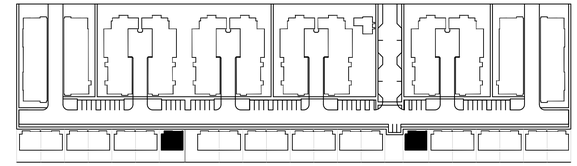
SAN ALESO
SUNNYVALE, CA # 2013-0970

DUET UNIT PLAN
BUILDING PLANS

09.20.2017

0 2' 4' 8'

A6.11



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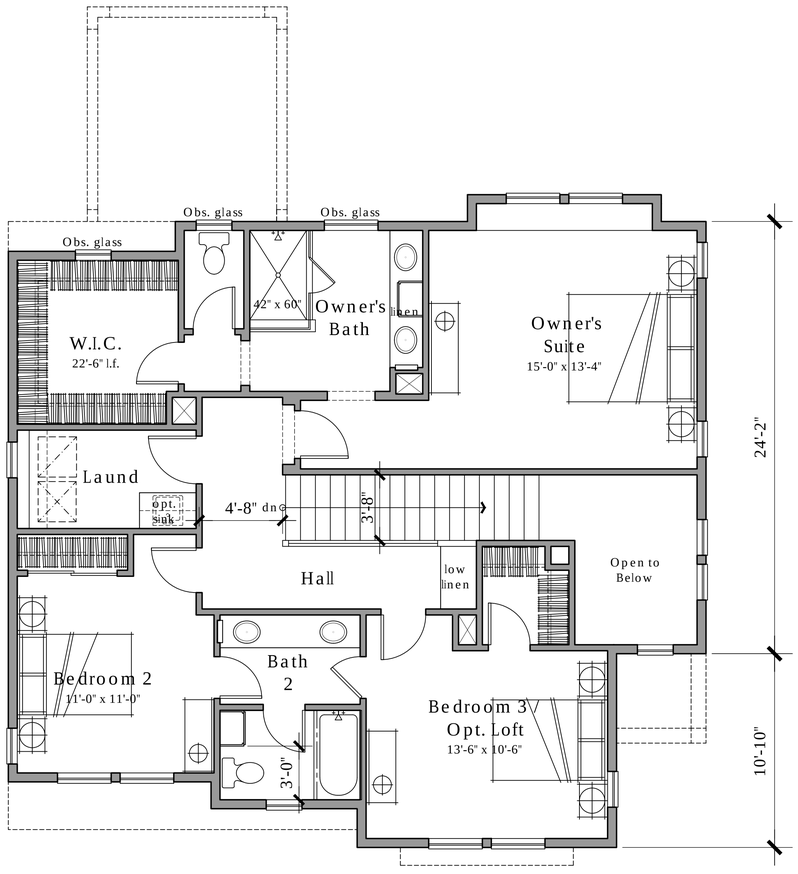
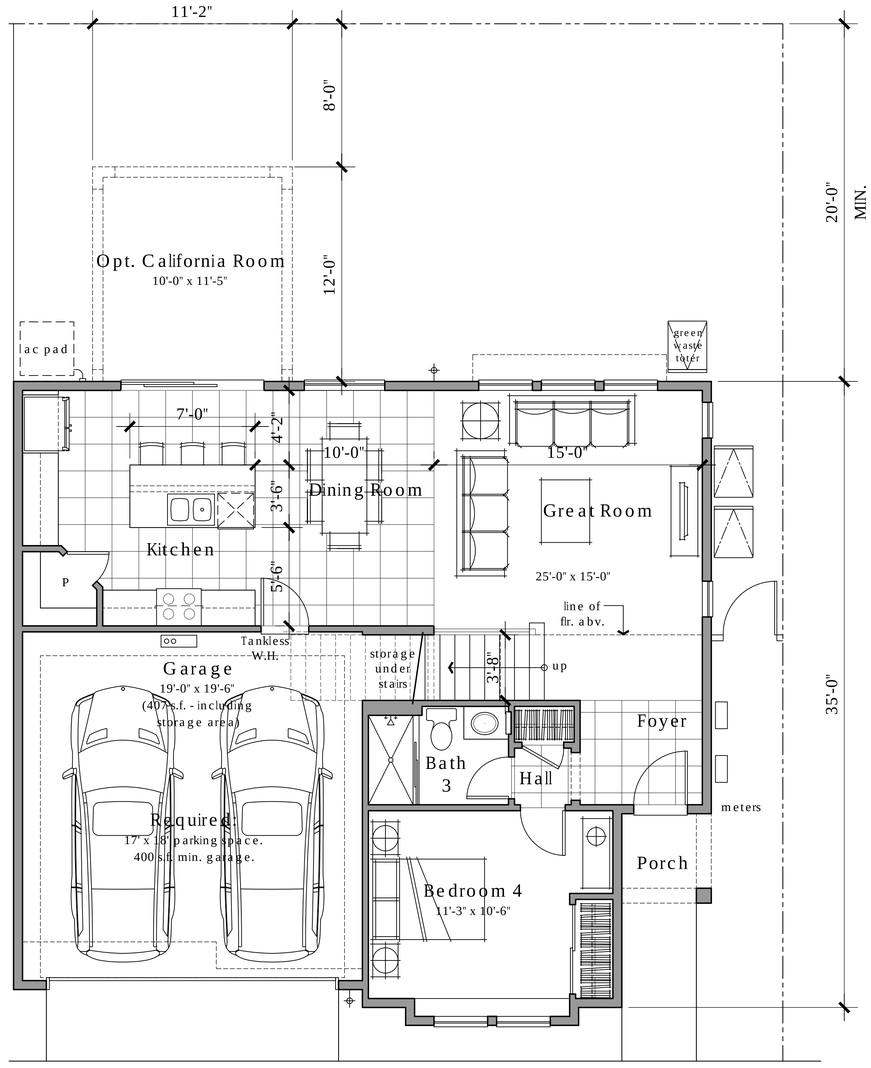


Second Floor
1149 S.F.



First Floor
898 S.F.

Floor Plan
4 Bedrooms
Opt. Loft
3 Baths
2047 S.F.

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RUGGERI-JENSEN-AZAR

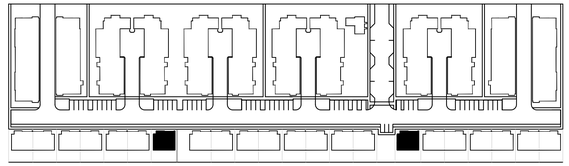
SAN ALESO
SUNNYVALE, CA
2013-0970

SINGLE FAMILY DETACHED
FLOOR PLANS

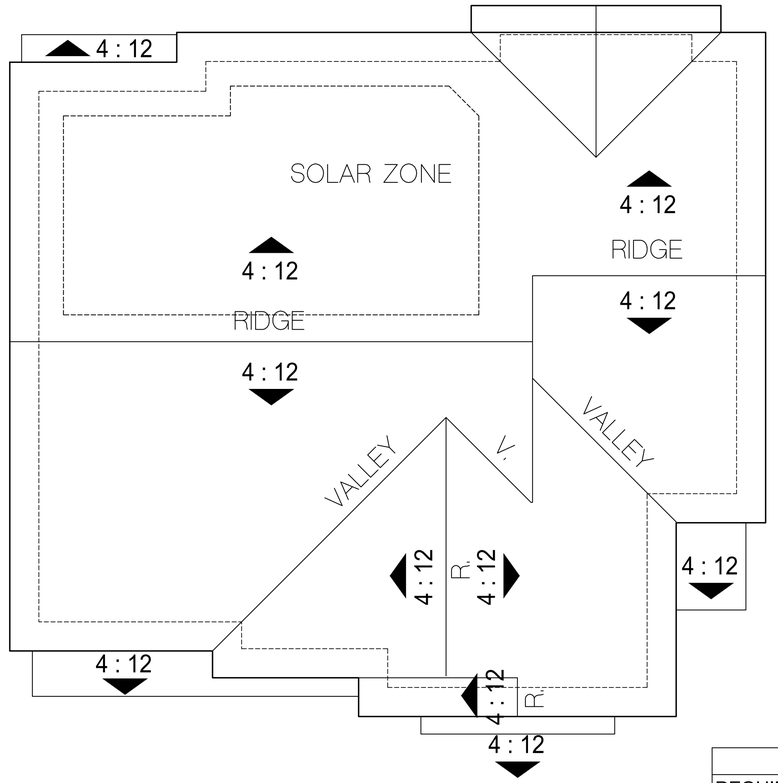
09.20.2017

0 2' 4' 8'

A6.12



Key Map n.t.s.



Roof Plan

SOLAR ZONE REQUIREMENTS	
REQUIRED SOLAR AREA	250 SQ. FT.
SOLAR AREA PROVIDED	280 SQ. FT.

ktgy

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1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
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Alta Howell Plaza, Suite 200, 4 Executive Circle, Irvine, CA 92614
PHONE: (949) 474-1960 FAX: (949) 474-0102

vanderPoolAssociates
VIA
Mission Creek Office
1660 Mission Creek Way
Suite 100
Napa, CA 94558

CalAtlantic HOMES

SAN ALESO
SUNNYVALE, CA # 2013-0970

SINGLE FAMILY DETACHED
FLOOR PLANS

09.20.2017

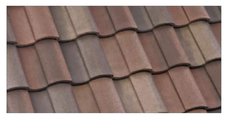
0 2' 4' 8'

A6.13

SPANISH SCHEME

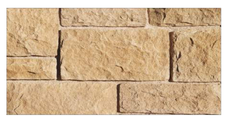
SCHEME 1 (CONDO)

ROOF MATERIAL



FASCIA/ EAVES/ ROOF DETAILS

ACCENT MATERIAL



STUCCO BODY 1

STUCCO BODY 2

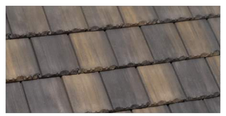
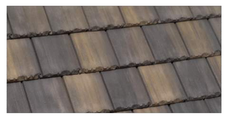
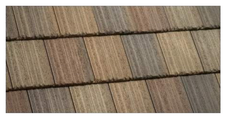
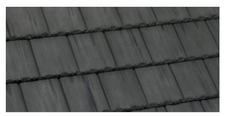
STUCCO BODY 3

WINDOW TRIM AT STONE

ENTRY/GARAGE DOOR

DECORATIVE METAL DETAILS

CRAFTSMAN SCHEMES

	SCHEME 2 (DUET A)	SCHEME 3 (DUET A)	SCHEME 4 (DUET B)	SCHEME 5 (DUET B)	SCHEME 6 (SFD)
ROOF MATERIAL					
FASCIA/ EAVES/ ROOF DETAILS					
ACCENT MATERIAL					
STUCCO BODY 1					
STUCCO BODY 2					
WINDOW & DOOR TRIM					
SHUTTERS					
ENTRY DOOR					
GARAGE DOOR					

Manufacturers:

Sherwin Williams Paint
Eagle Roofing
El Dorado Stone

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ktgy.com

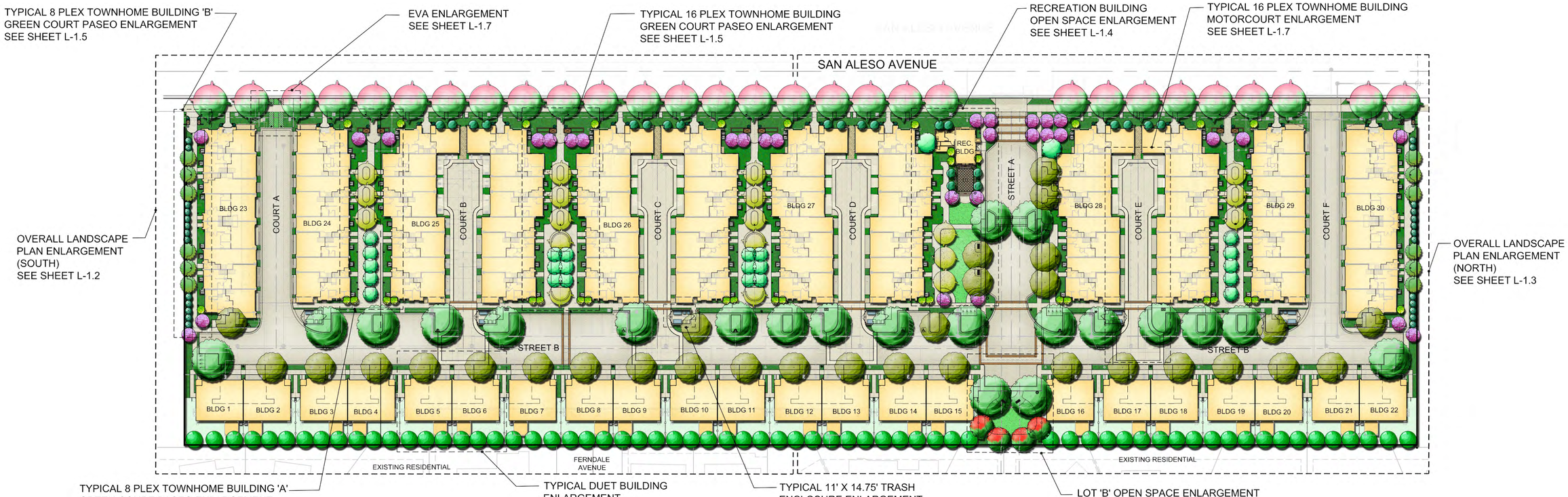
RUGGERI-JENSEN-AZAR

SAN ALESO
SUNNYVALE, CA # 2013-0970

COLOR & MATERIALS

09.20.2017

A7.00



CONCEPTUAL PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	QTY.	WATER USE (WUCOLS IV)
	SAN ALESO AVENUE STREET TREES				
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	27	MODERATE
	PARKING LOT SHADE TREES				
	MORUS ALBA 'FRUITLESS'	WHITE MULBERRY	24" BOX	21	MODERATE
	PYRUS C. 'NEW BRADFORD'	NEW BRADFORD PEAR	24" BOX	32	MODERATE
	PASEO & OPEN SPACE TREES				
	ACER BUERGERANUM	TRIDENT MAPLE	24" BOX	17	MODERATE
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	30	VERY LOW
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	35	LOW
	LAURUS X. 'SARATOGA'	SARATOGA SWEET BAY	15 GALLON	28	LOW
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE	15 GALLON	44	MODERATE
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	4	LOW
	SCREEN TREES				
	CUPRESSUS S. 'STRICTA'	COLUMNAR ITALIAN CYPRESS	24" BOX	20	LOW
	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	24" BOX	66	LOW
	MAYTENUS B. 'GREEN SHOWERS'	GREEN SHOWERS MAYTEN	24" BOX	14	MODERATE
			TOTAL	338	
	TURF				
	'BOLERO PLUS' TURF BY DELTA BLUEGRASS	90% BOLERO TALL FESCUE 10% KENTUCKY BLUEGRASS	SOD	3,177 SF	HIGH
	'NATIVE MOW-FREE' TURF BY DELTA BLUEGRASS:	BLUE RAY HARD FESCUE QUATRO SHEEPS FESCUE NAV. II CREEPING RED FESCUE RADAR CHEWINGS FESCUE	SOD	210 SF	HIGH
	BIO-FILTRATION PLANTING				
	CAREX DIVULSA	EUROPEAN GRAY SEDGE	1 GAL @ 36" O.C. TRI.	2,344 SF	LOW
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL @ 36" O.C. TRI.	2,344 SF	LOW
	JUNCAS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH	1 GAL @ 36" O.C. TRI.	2,344 SF	LOW

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	WATER USE (WUCOLS IV)
	SHRUBS			
	ABELIA X. G. 'EDWARD GOUCHER'	ABELIA	15 GAL	MODERATE
	BERBERIS THUNBERGII 'ATROPURPUREA'	RED-LEAF JAPANESE BARBERRY	5 GAL	MODERATE
	BUDDLEJA DAVIDII 'NANHOENSIS'	BUTTERFLY BUSH	5 GAL	MODERATE
	CISTUS X. PURPUREUS	ORCHID ROCKROSE	5 GAL	LOW
	COLEONEMA ALBUM	WHITE BREATH OF HEAVEN	15 GAL	MODERATE
	COLEONEMA PULCHRUM 'SUNSET GOLD'	SUNSET GOLD DIOSMA	5 GAL	MODERATE
	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	15 GAL	LOW
	ERICA VAGANS	CORNISH HEATH	5 GAL	MODERATE
	ESCALLONIA 'COMPAKTA'	ESCALLONIA	5 GAL	MODERATE
	EUONYMUS JAPONICUS	EVERGREEN EUONYMUS	5 GAL	LOW
	FORSYTHIA X. INTERMEDIA	FORSYTHIA	5 GAL	LOW
	LEPTOSPERMUM LAEVIGATUM 'REEVESII'	AUSTRALIAN TEA TREE	5 GAL	LOW
	LEPTOSPERMUM SCOPARIUM 'SNOW WHITE'	NEW ZEALAND TEA TREE	5 GAL	MODERATE
	MYRSINE AFRICANA	AFRICAN BOXWOOD	5 GAL	LOW
	MYRTUS COMMUNIS 'COMPACTA'	MYRTLE	15 GAL	LOW
	NANDINA DOMESTICA 'NANA'	HEAVENLY BAMBOO	5 GAL	LOW
	OSMANTHUS H. 'ROTUNDIFOLIUS'	HOLLY-LEAF OSMANTHUS	15 GAL	MODERATE
	PEROVSKIA 'BLUE SPIRE'	RUSSIAN SAGE	5 GAL	LOW
	RHAPHIOLEPIS I. 'WHITE ENCHANTRESS'	INDIAN HAWTHORNE	5 GAL	LOW
	ROSA 'ICY DRIFT'	WHITE DRIFT ROSE	5 GAL	MODERATE
	ROSMARINUS 'KEN TAYLOR'	TRAILING ROSEMARY	5GAL	LOW
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	LOW
	SANTOLINA ROSMARINIFOLIA	LAVENDER COTTON	5 GAL	LOW
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	5 GAL	LOW
	TECOMARIA CAPENSIS	CAPE HONEYSUCKLE	5 GAL	MODERATE
	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER	5 GAL	LOW
	VIBURNUM TINUS 'DWARF'	LAURUSTINUS	15 GAL	LOW
	WESTRING FRUTICOSA 'MORNING LIGHT'	COAST ROSEMARY	5 GAL	LOW
	WESTRIGIA FRUTICOSA 'WYNYBBIE GEM'	COAST ROSEMARY	15 GAL	LOW
	XYLOSMA CONGESTUM	SHINY XYLOSMA	15 GAL	LOW
	GROUNDCOVERS			
	ABELIA X. G. 'PROSTRATA'	DWARF ABELIA	1 GAL	MODERATE
	ACACIA REDOLENS	PROSTRATE ACACIA	1 GAL	VERY LOW
	ARCTOSTAPHYLOS H. 'MONTEREY CARPET'	MONTEREY CARPET MANZANITA	1 GAL	LOW
	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	1 GAL	LOW
	CEANOTHUS GLORIUS 'ANCHOR BAY'	ANCHOR BAY CEANOTHUS	1 GAL	LOW
	CEANOTHUS T.G. 'CARMEL CREEPER'	CARMEL CREEPER CEANOTHUS	1 GAL	LOW
	CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	1 GAL	LOW
	CONVOLVULUS MAURITANICUS	GROUND MORNING GLORY	1 GAL	LOW
	COPROSMA X. 'KIRKII'	CREEPING COPROSMA	1 GAL	LOW
	DYMODIA MARGARETAE	DYMODIA	1 GAL	LOW
	EUONYMUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTER CREEPER	1 GAL	MODERATE
	LANTANA H. 'GOLD RUSH'	GOLD RUSH LANTANA	1 GAL	LOW
	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	LOW
	SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	1 GAL	LOW
	GRASSES			
	CALAMAGROSTIS X.A. 'KARL FORESTER'	FEATHER REED GRASS	1 GAL	MODERATE
	ELYMUS TRITICOIDES	CREEPING WILD RYE	1 GAL	LOW
	FESTUCA 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL	MODERATE
	FESTUCA CALIFORNICA 'SERPENTINE BLUE'	CALIFORNIA FESCUE	1 GAL	LOW
	FESTUCA MAIREI	ATLAS FESCUE	5 GAL	LOW
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW
	MISCANTHUS SINENSIS 'MORNING LIGHT'	JAPANESE SILVER GRASS	5 GAL	MODERATE
	MUHLENBERGIA PUBESCENS	SOFT MUHLY	1 GAL	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	LOW

0' 20' 40' 80'

SCALE: 1" = 40'-0"

NORTH

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VIA
Landscape Architecture
Planning
Urban Design

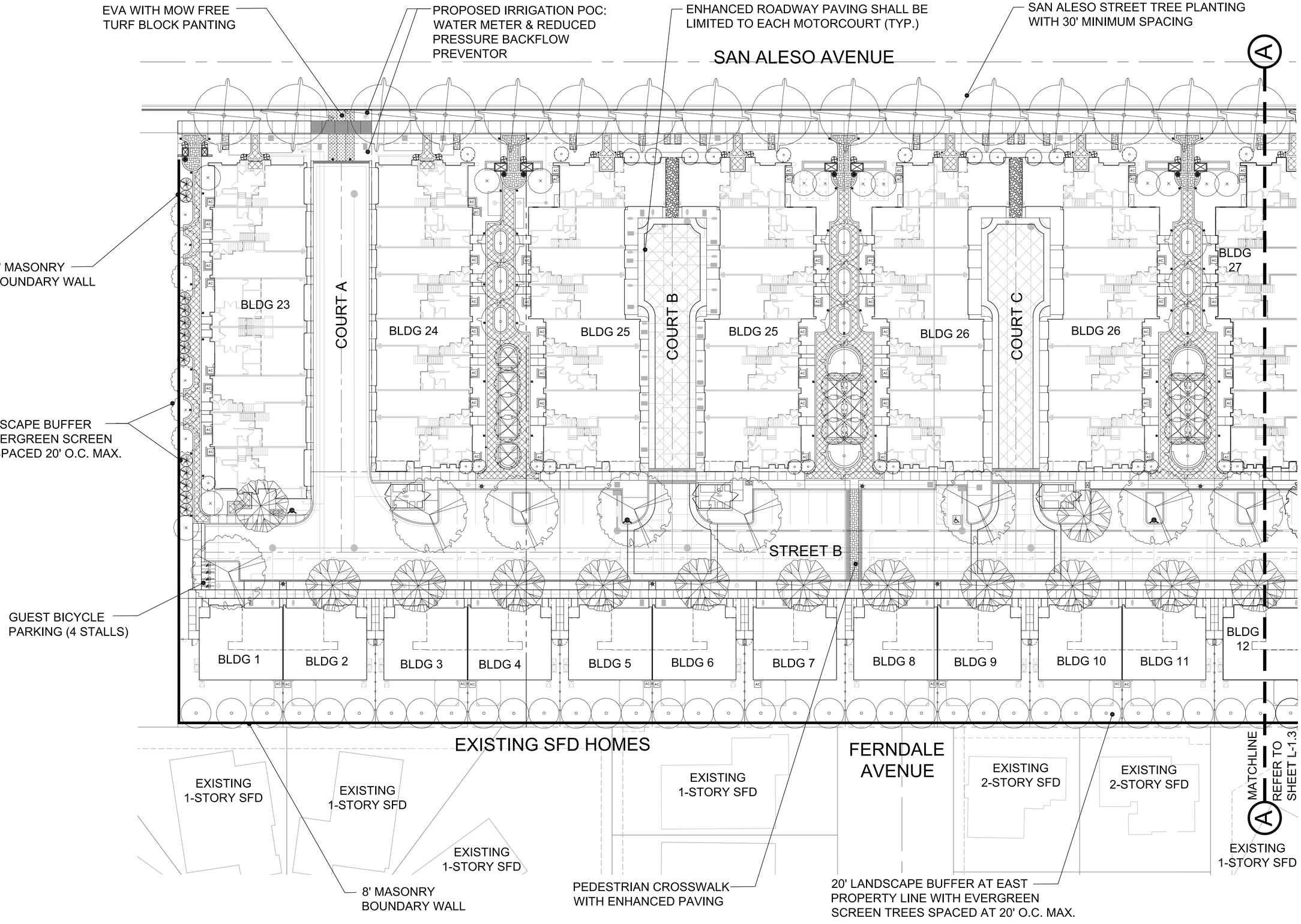
CalAtlantic Homes

SAN ALESO VTA # 00416
SUNNYVALE, CA

OVERALL LANDSCAPE PLAN
LANDSCAPE PLANS

09.20.2017

L-1.1



NOTES:
REFER TO THE OVERALL LANDSCAPE PLAN SHEET L-1.1 FOR CONCEPTUAL PLANT PALLETTE.

0' 10' 20' 40'
SCALE: 1" = 20'-0"

NORTH

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VTA

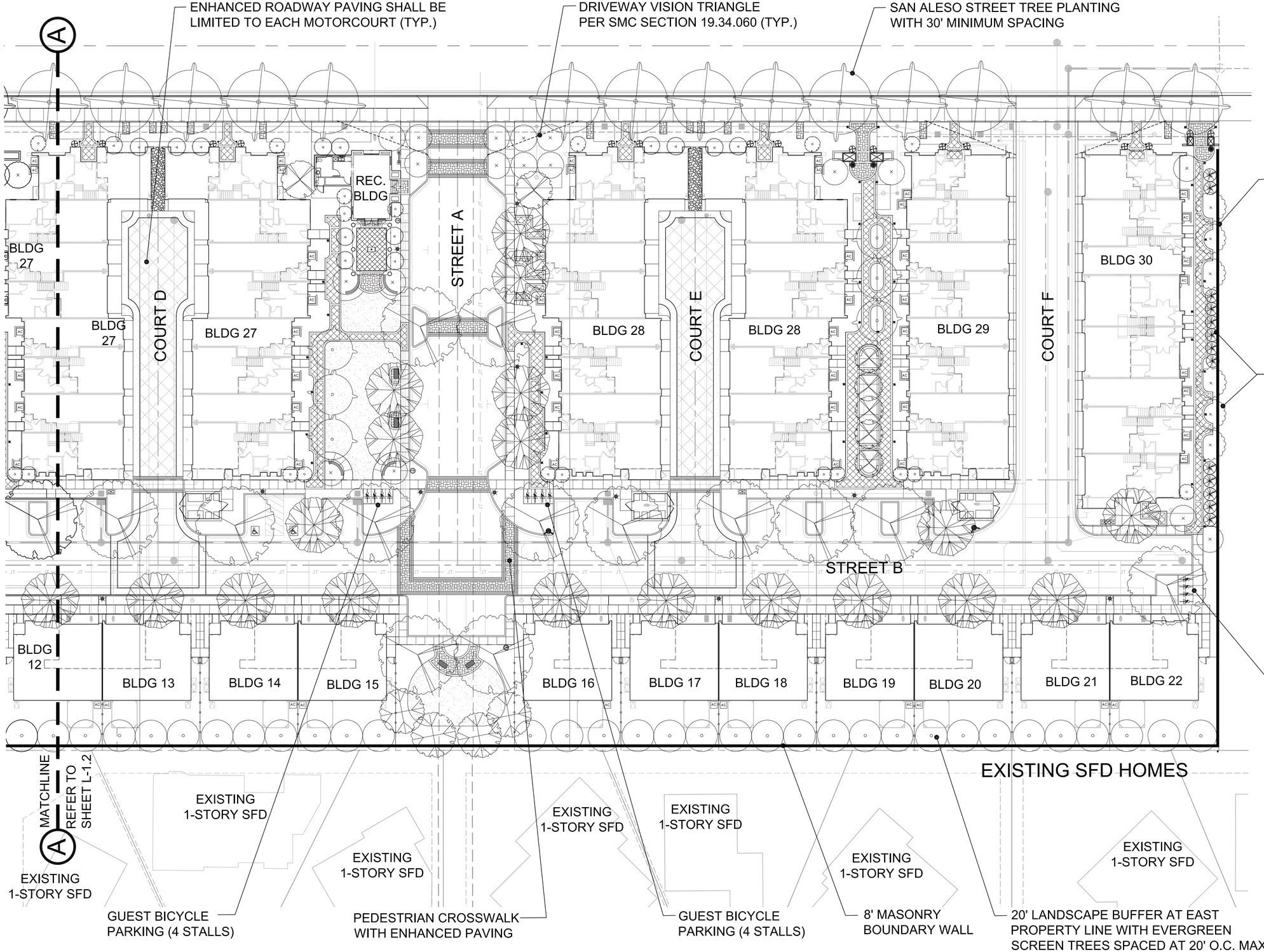
CALATLANTIC HOMES

SAN ALESO
SUNNYVALE, CA
VTA # 00416

OVERALL LANDSCAPE PLAN
ENLARGEMENT (SOUTH)
LANDSCAPE PLANS

09.20.2017

L-1.2



NOTES:
REFER TO THE OVERALL LANDSCAPE PLAN SHEET L-1.1 FOR CONCEPTUAL PLANT PALLETTE.

0' 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

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vanderPlaats Associates
VTA
civil engineering
land surveying
land development

CalAtlantic HOMES

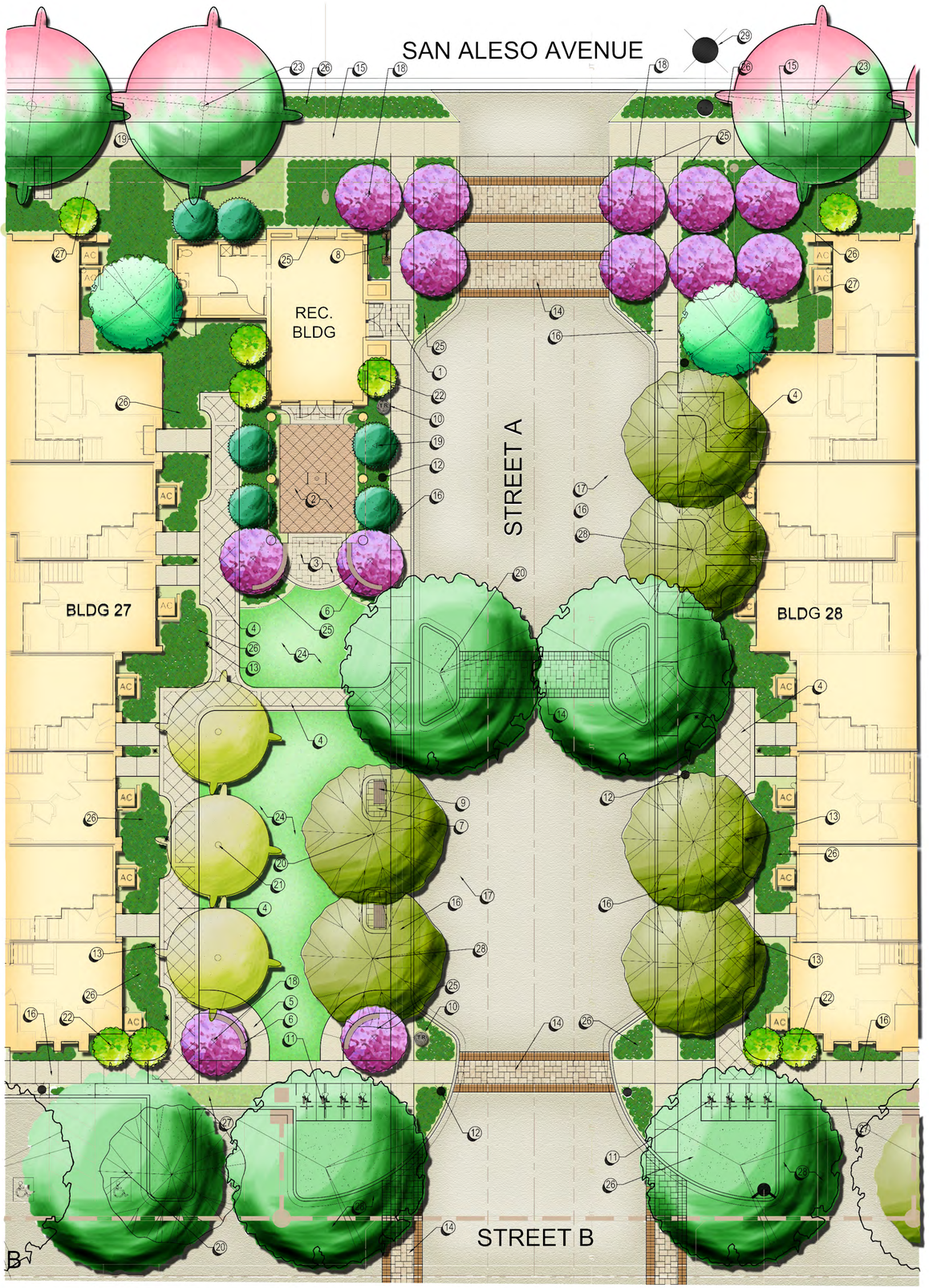
SAN ALESO
SUNNYVALE, CA
VTA # 00416

OVERALL LANDSCAPE PLAN ENLARGEMENT (NORTH)

LANDSCAPE PLANS

09.20.2017

L-1.3



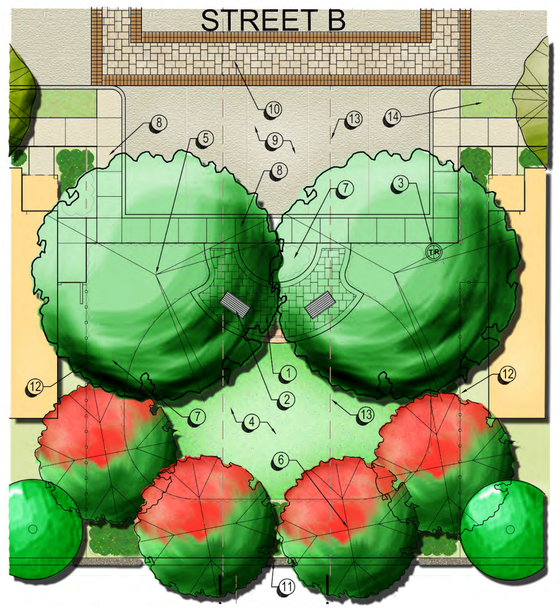
RECREATION BUILDING & PROJECT ENTRY

RECREATION BUILDING & PROJECT ENTRY CONCEPTUAL CALLOUT LEGEND

1. RECREATION BUILDING ENTRY PATIO WITH NATURAL GREY STAMPED CONCRETE AND NATURAL GRAY BAND.
2. TRELLIS COVERED OUTDOOR PATIO AT RECREATION BUILDING. REFER TO ARCHITECTURAL FLOOR PLANS.
3. PATIO TRANSITION AREA WITH NATURAL GRAY STAMPED CONCRETE AND NATURAL GRAY CONCRETE BAND.
4. PASEO CONNECTION WALK TO TOWNHOME UNIT ENTRIES WITH NATURAL GRAY 24" SQUARE DIAGONAL STAMPED CONCRETE PAVING AND SCORED BAND.
5. NATURAL GRAY, MEDIUM BROOM FINISH CONCRETE PAVING AT CURVED SEATWALL.
6. 20" TALL STONE VENEER CURVED SEATWALL WITH FAUX LIMESTONE CAP.
7. BENCH SEATING NODES WITH CONCRETE PAVERS AND NATURAL GRAY CONCRETE BAND.
8. COMMUNITY DIRECTORY MAP & TRANSPORTATION INFORMATION KIOSK
9. 4' LONG BACKLESS STEEL BENCH SEATING
10. 32-GALLON STEEL TRASH/RECYCLING COMBINATION RECEPTACLE
11. STEEL BICYCLE RACK STATION (4 STALLS) ON NATURAL GRAY CONCRETE PAD
12. 14' TALL POST-TOP PARKING LOT LIGHT WITH LOW PRESSURE SODIUM FIXTURE
13. 36" TALL PASEO LIGHT BOLLARD WITH LOW PRESSURE SODIUM FIXTURE
14. ENHANCED VEHICULAR PAVING & CROSSWALK WITH 18" WIDE PRE-CAST LINEAR CONCRETE PAVER BANDS AND NATURAL GRAY ASHLAR STONE PATTERN STAMPED CONCRETE
15. 6' PUBLIC SIDEWALK AT SAN ALESO AVENUE
16. NATURAL GRAY, MEDIUM BROOM FINISH INTERIOR PROJECT SIDEWALK
17. GUEST PARKING AREA
18. FLOWERING ACCENT TREES AT ENTRY & OPEN SPACE
19. SECONDARY FLOWERING ACCENT TREE
20. PARKING LOT DECIDUOUS SHADE TREE AT ISLAND PLANTER
21. PASEO DECIDUOUS ROW TREE
22. COLUMNAR EVERGREEN ACCENT TREE
23. EVERGREEN STREET TREE
24. PASSIVE OPEN LAWN AREA
25. ENHANCED SHRUB & GROUNDCOVER PLANTING AT ENTRY & OPEN SPACE
26. SHRUB & GROUNDCOVER PLANTING AREA
27. BIO-RETENTION BASIN & SWALE FILTRATION PLANTING AREA.
28. PARKING LOT DECIDUOUS SHADE TREE
29. EXISTING STREET LIGHT STANDARD TO REMAIN WITH UPGRADED LED FIXTURE

LOT 'B' OPEN SPACE CONCEPTUAL CALLOUT LEGEND

1. OPEN SPACE GATHERING AREA WITH NATURAL GRAY STAMPED CONCRETE AND NATURAL GRAY CONCRETE BAND.
2. 6' LONG BACKLESS BENCH SEATING
3. COMBINATION TRASH & RECYCLING RECEPTACLE
4. PASSIVE OPEN LAWN AREA
5. PARKING LOT DECIDUOUS SHADE TREE
6. EVERGREEN SCREEN TREE
7. SHRUB & GROUNDCOVER PLANTING AREA
8. NATURAL GRAY, MEDIUM BROOM FINISH INTERIOR PROJECT SIDEWALK
9. GUEST PARKING AREA
10. ENHANCED CROSSWALK WITH PRE-CAST VEHICULAR LINEAR CONCRETE PAVER BANDS AND NATURAL GRAY ASHLAR STONE PATTERN STAMPED CONCRETE
11. 8' TALL MASONRY BOUNDARY WALL
12. 6' TALL WOOD GOOD NEIGHBOR FENCE
13. 15' PG&E GAS LINE EASEMENT
14. BIO-SWALE PLANTING AREA



LOT 'B' OPEN SPACE

0' 5' 10' 20'

SCALE: 1" = 10'-0"

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RUGGERI-JENSEN-AZAR

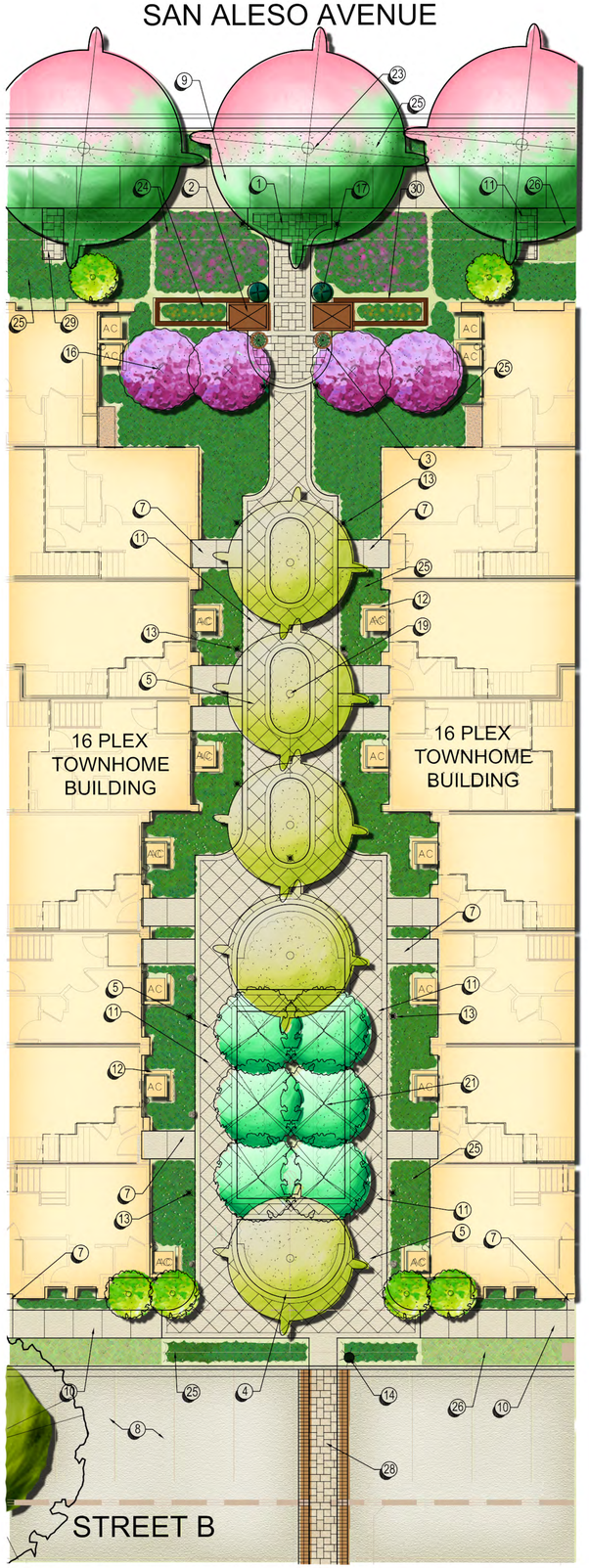
CalAtlantic Homes

SAN ALESO
SUNNYVALE, CA
vTA # 00416

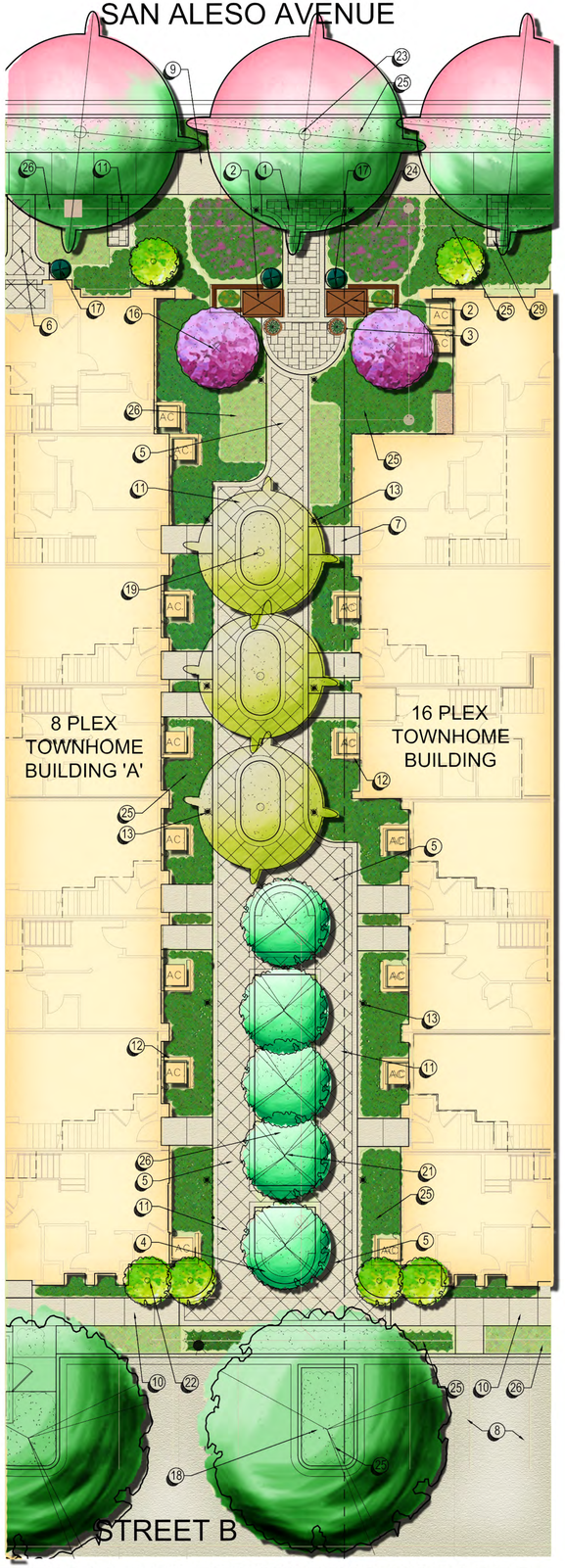
RECREATION BUILDING & LOT 'B' OPEN SPACE
LANDSCAPE ENLARGEMENT PLANS

09.20.2017

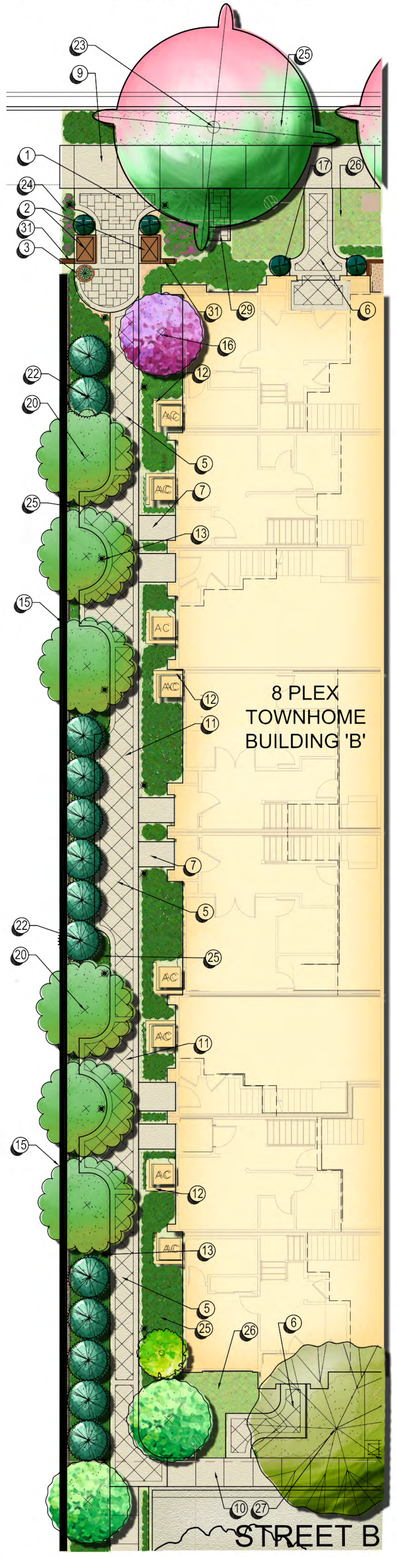
L-1.4



TYPICAL 16 PLEX BUILDING PASEO



TYPICAL 8 PLEX BUILDING 'A' PASEO



TYPICAL 8 PLEX BUILDING 'B' PASEO

TYPICAL TOWNHOME BUILDING PASEO CONCEPTUAL CALLOUT LEGEND

1. PASEO ENTRY PATIO WITH NATURAL GRAY STAMPED CONCRETE AND NATURAL GRAY CONCRETE BAND
2. STUCCO ARCH PASEO ENTRY GATEWAY PER ARCHITECT'S PLANS
3. 30" DIAMETER DECORATIVE PLANTER POTS
4. 20" TALL STONE VENEER CURVED SEATWALL WITH FAUX LIMESTONE CAP
5. PASEO CONNECTION WALK TO TOWNHOME UNIT ENTRIES WITH NATURAL GRAY 18" SQUARE TILE PATTERN STAMPED CONCRETE PAVING AND SCORED BAND
6. UNIT ENTRY WALK AT SAN ALESO AVENUE & STREET 'B' WITH NATURAL GRAY 18" SQUARE TILE PATTERN STAMPED CONCRETE PAVING AND SCORED BAND
7. 3'-6" WIDE NATURAL GRAY, MEDIUM BROOM FINISH CONCRETE TOWNHOME UNIT ENTRY WALK
8. GUEST PARKING AREA
9. 6' PUBLIC SIDEWALK AT SAN ALESO AVENUE
10. NATURAL GRAY, MEDIUM BROOM FINISH INTERIOR PROJECT CONCRETE SIDEWALK
11. FIRE DEPARTMENT 3' X 6' LADDER PAD (TYP.)
12. A/C UNIT SCREENS PER ARCHITECTURAL FLOOR PLANS
13. 36" TALL PASEO LIGHT BOLLARD WITH LOW PRESSURE SODIUM FIXTURE
14. 14' TALL POST-TOP PARKING LOT LIGHT WITH LOW PRESSURE SODIUM FIXTURE
15. 8' MASONRY BOUNDARY WALL
16. FLOWERING ACCENT TREE AT PASEO ENTRY
17. COLUMNAR ACCENT SHRUB
18. PARKING LOT DECIDUOUS SHADE TREE AT ISLAND PLANTER
19. DECIDUOUS ROW TREE
20. EVERGREEN SHADE TREE
21. EVERGREEN ACCENT TREE
22. COLUMNAR EVERGREEN SCREEN TREE
23. EVERGREEN STREET TREE AT 30' O.C. SPACING
24. ENHANCED SHRUB PLANTING AREA AT PASEO ENTRY
25. SHRUB & GROUNDCOVER PLANTING AREA
26. BIO-RETENTION BASIN & SWALE PLANTING AREAS
27. PARKING LOT DECIDUOUS SHADE TREE
28. ENHANCED VEHICULAR PAVING & CROSSWALK WITH 18" WIDE PRE-CAST LINEAR CONCRETE PAVER BANDS AND NATURAL GRAY ASHLAR STONE PATTERN STAMPED CONCRETE
29. NATURAL GRAY STAMPED CONCRETE AT FIRE DEPARTMENT LADDER PADS AT SAN ALESO AVE.
30. 18" TALL STONE VENEER PLANTER WALL PER ARCHITECT'S PLANS
31. 3' TALL STUCCO WALL PER ARCHITECT'S PLANS

0' 5' 10' 20'

SCALE: 1" = 10'-0"

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Vandorpe Associates
VIA
LANDSCAPE ARCHITECTURE

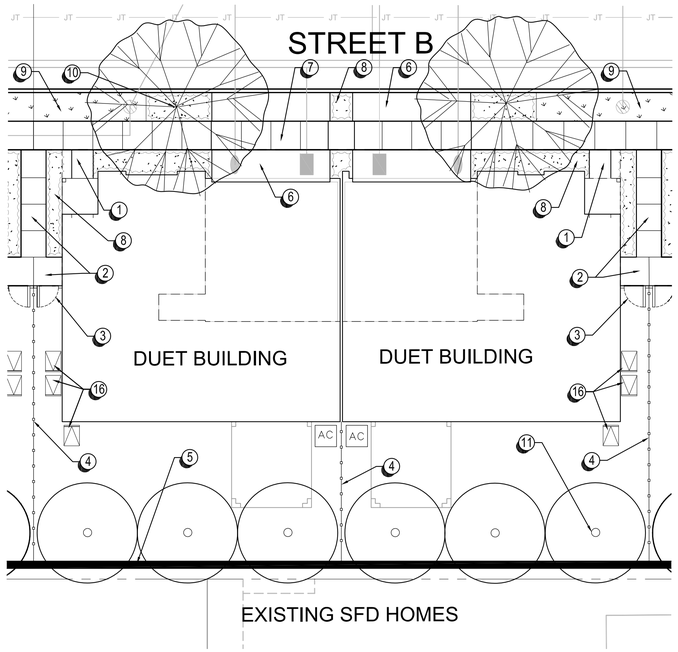
CalAtlantic HOMES

SAN ALESO
SUNNYVALE, CA
VTA # 00416

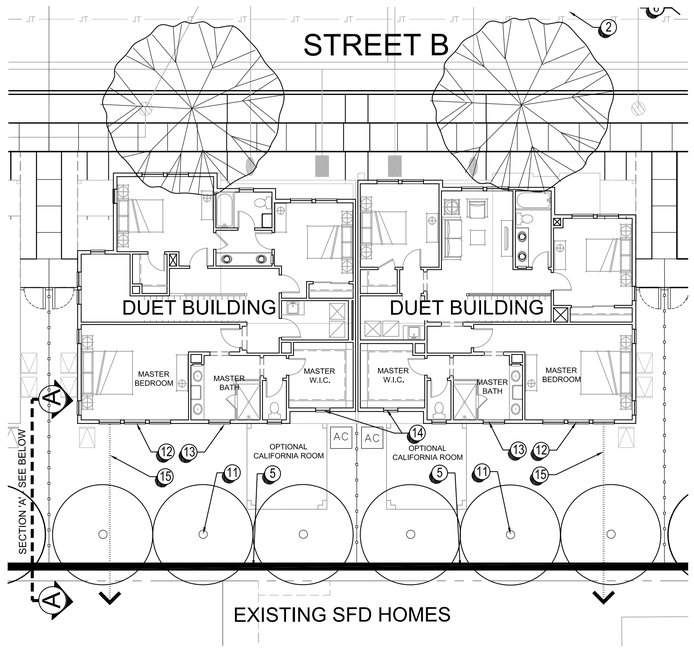
TOWNHOME BUILDING
GREEN COURT PASEOS
LANDSCAPE ENLARGEMENT PLANS

09.20.2017

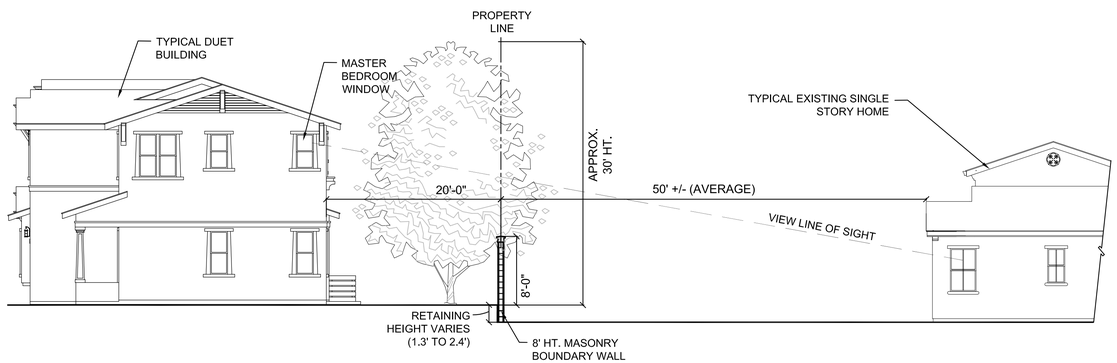
L-1.5



TYPICAL DUET BUILDING



TYPICAL DUET BUILDING SECOND FLOOR



A TYPICAL SECTION AT DUET BUILDING LOTS TO EXISTING SFD HOMES

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

TYPICAL DUET BUILDING CONCEPTUAL CALLOUT LEGEND

1. 3'-6" WIDE NATURAL GRAY, MEDIUM BROOM FINISH CONCRETE UNIT ENTRY WALK
2. NATURAL GRAY, MEDIUM BROOM FINISH CONCRETE SERVICE WALK WITH LANDING AT GATE
3. 3'-0" WIDE WOOD GATE
4. 6'-0" TALL WOOD GOOD NEIGHBOR FENCE
5. 8'-0" TALL MASONRY BOUNDARY WALL
6. NATURAL GRAY CONCRETE DRIVEWAY & APRON
7. NATURAL GRAY, MEDIUM BROOM FINISH INTERIOR PROJECT CONCRETE SIDEWALK
8. SHRUB & GROUNDCOVER PLANTING AREA
9. BIO-SWALE FILTRATION PLANTING AREA
10. DECIDOUS PARKING LOT SHADE TREE
11. EVERGREEN SCREEN TREE AT 15' WIDE LANDSCAPE BUFFER
12. 2ND FLOOR MASTER BEDROOM WINDOWS
13. 2ND FLOOR MASTER BATHROOM FIXED PRIVACY GLASS WINDOWS
14. 2ND FLOOR MASTER WALK-IN-CLOSET FIXED PRIVACY GLASS WINDOWS
15. LINE OF SIGHT FROM DUET 2ND FLOOR MASTER BEDROOM WINDOWS TO EXISTING SINGLE FAMILY DETACHED HOMES (TYP.)
16. TRASH, RECYCLING & GREEN WASTE BINS

BOTANICAL NAME **LYONOTHAMNUS FLORIBUNDUS**

COMMON NAME **CATALINA IRONWOOD**

MATURE TREE SIZE: 30'-40' TALL x 25' CANOPY

LEAVES & FLOWERS CLOSE-UP

CONTAINER SIZE: 24" BOX
INSTALLATION SIZE:
10'-12' TALL x 4'-5' CANOPY x
1-1/2" CALIPER

EVERGREEN SCREEN TREE AT LANDSCAPE BUFFER

SCALE: 1" = 10'-0"

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DUET BUILDING
LANDSCAPE ENLARGEMENT PLAN & SECTIONS

09.20.2017

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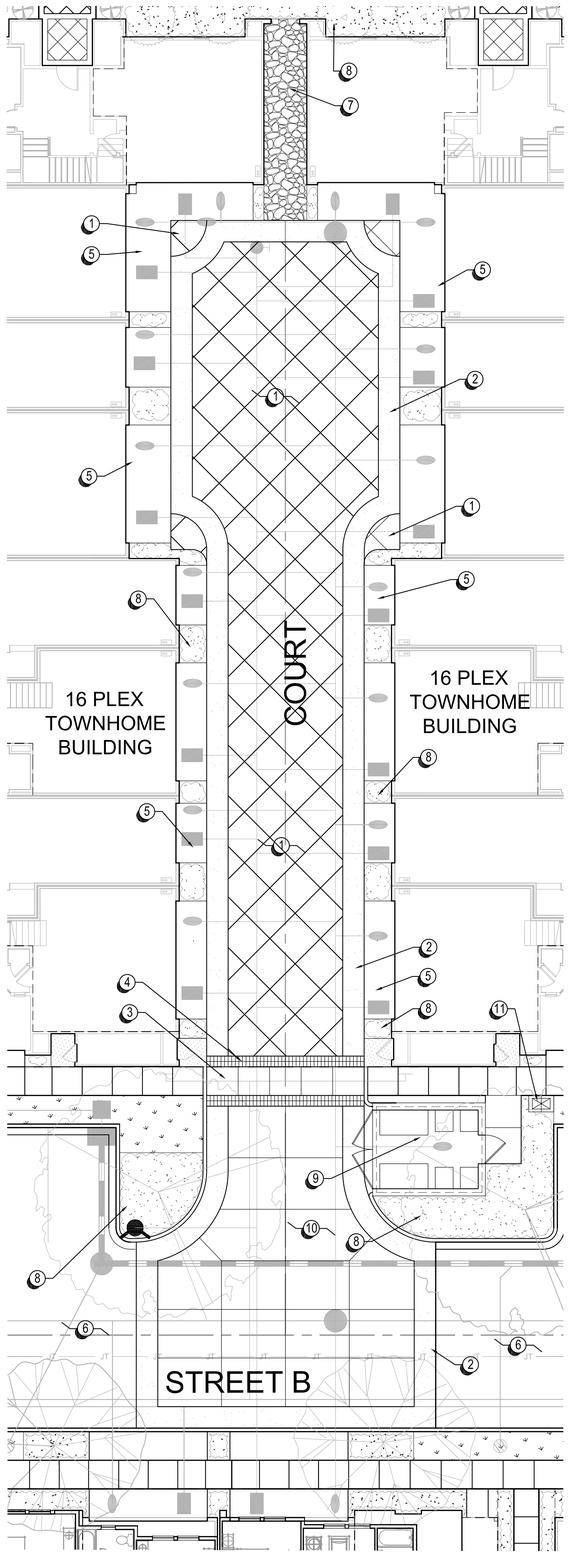
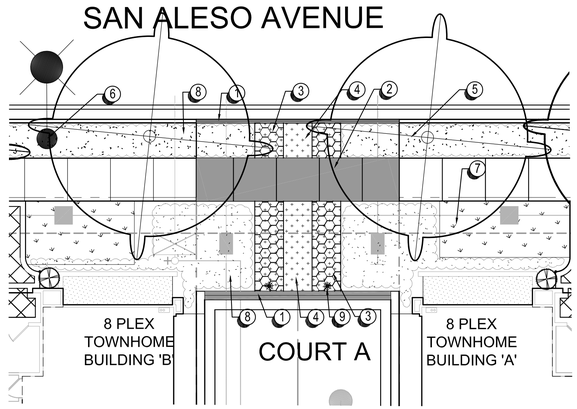
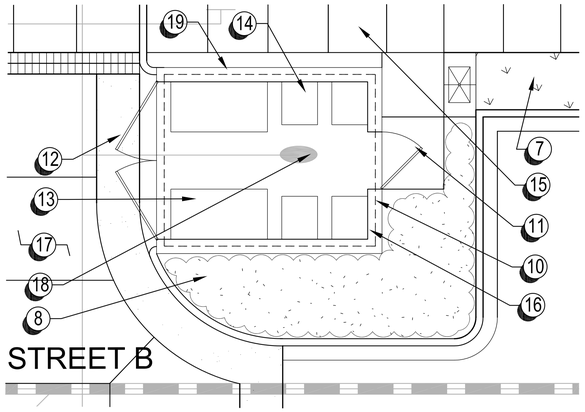


TYPICAL 16 PLEX BUILDING MOTORCOURT

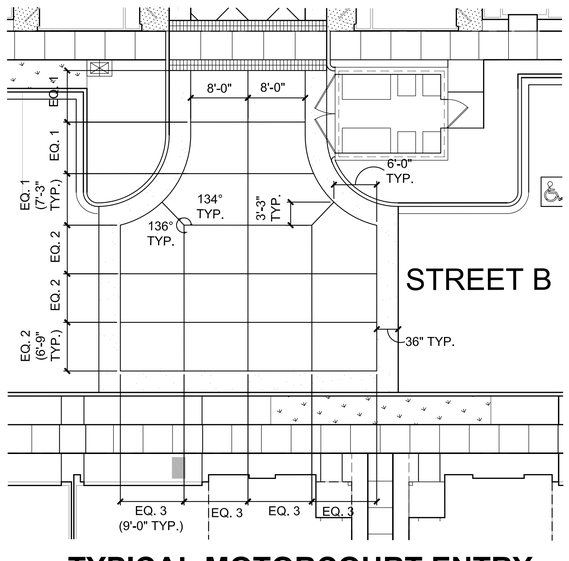


EMERGENCY VEHICULAR ACCESS



TYPICAL 11' x 14.75' TRASH ENCLOSURE

SCALE: 1" = 5'-0"



TYPICAL MOTORCOURT ENTRY VEHICULAR CONCRETE SCORING LAYOUT

TYPICAL 16 PLEX BUILDING MOTORCOURT CONCEPTUAL CALLOUT LEGEND

1. NATURAL GRAY VEHICULAR CONCRETE PAVING WITH DIAGONAL 6' SQUARE SCORE PATTERN.
2. 3'-0" WIDE SALT FINISH NATURAL GRAY VEHICULAR CONCRETE BAND.
3. CROSSWALK WITH SCORED NATURAL GRAY VEHICULAR CONCRETE PAVING.
4. 18" WIDE PRE-CAST LINEAR CONCRETE PAVER BANDS AT CROSSWALK
5. NATURAL GRAY CONCRETE DRIVEWAY
6. NATURAL GRAY CONCRETE STREET PAVEMENT
7. DECORATIVE COBBLE PAVING AT MOTORCOURT DRAINAGE OUTFALL
8. SHRUB & GROUNDCOVER PLANTING AREA.
9. TRASH ENCLOSURE.
10. NATURAL GRAY VEHICULAR CONCRETE PAVING WITH SQUARE SCORE PATTERN AT MORTOR COURT ENTRY
11. CLUSTER MAILBOX STATION.

EVA & TYPICAL TRASH ENCLOSURE CONCEPTUAL CALLOUT LEGEND

1. 6" MOUNTABLE CONCRETE CURB PER CITY OF SUNNYVALE FIRE DEPARTMENT STANDARDS.
2. VEHICULAR RATED CONCRETE SECTION AT 6' PUBLIC SIDEWALK WITHIN EVA.
3. 4'-0" WIDE TURFBLOCK VEHICULAR PAVING BANDS AT FIRE TRUCK AXLE WIDTH.
4. MOW-FREE FESCUE TURF PLANTING AT EVA TURFBLOCK
5. EVERGREEN STREET TREE PLANTING
6. EXISTING SAN ALESO STREET LIGHT TO REMAIN WITH UPGRADED LED FIXTURE
7. BIO-RETENTION BASIN PLANTING AREA
8. SHRUB & GROUNDCOVER PLANTING AREA
9. FOLD DOWN BOLLARDS - SEE IMAGERY, THIS SHEET
10. TRELLIS STRUCTURE WITH SOLID ROOF SURFACE OVER TRASH ENCLOSURE. 9' MINIMUM VERTICAL CLEARANCE FOR LIDS.
11. 4' WIDE STEEL PEDESTRIAN ACCESS DOOR WITH ADA ACCESSIBLE PATH FROM INTERIOR SIDEWALK
12. 5' WIDE STEEL MESH TRASH ENCLOSURE DOUBLE DOORS
13. 3 YARD GARBAGE BIN
14. 30" X 36" RECYCLING CART
15. NATURAL GRAY, MEDIUM BROOM FINISH INTERIOR PROJECT CONCRETE SIDEWALK
16. 12" CONCRETE WHEEL STOP
17. VEHICULAR CONCRETE STREET PAVING
18. SANITARY SEWER CONNECTION
19. 6' TALL MASONRY TRASH ENCLOSURE WALLS

FOLD DOWN BOLLARDS AT EMERGENCY VEHICULAR ACCESS

0' 5' 10' 20'

SCALE: 1" = 10'-0"

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land surveying
land development

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MOTORCOURT EVA & TRASH ENCLOSURES
LANDSCAPE ENLARGEMENT PLANS

09.20.2017

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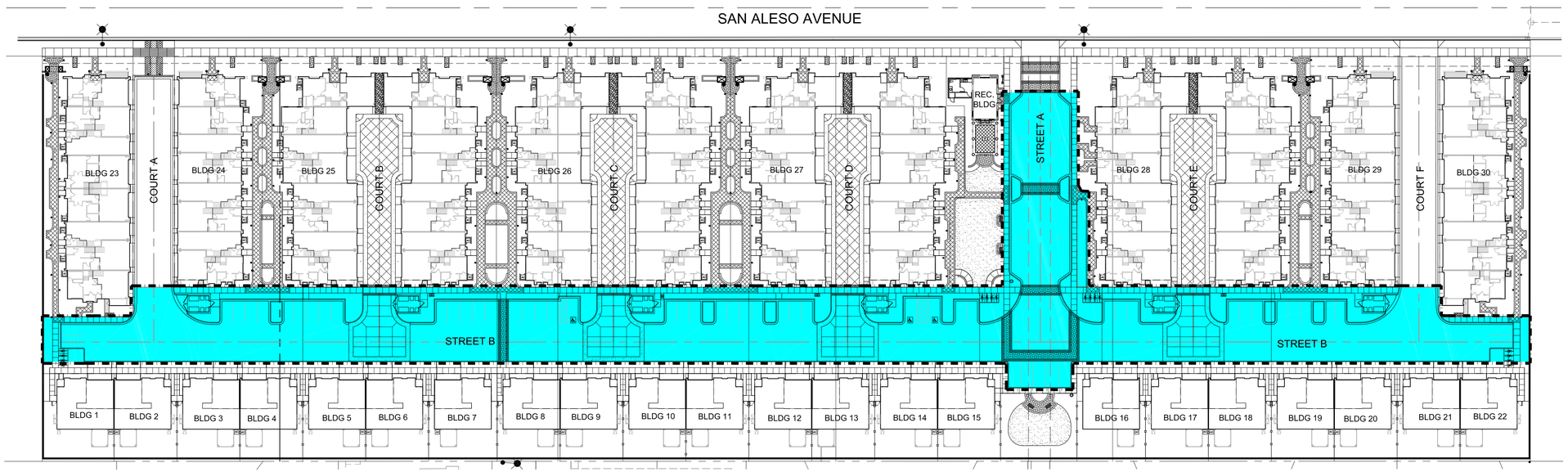
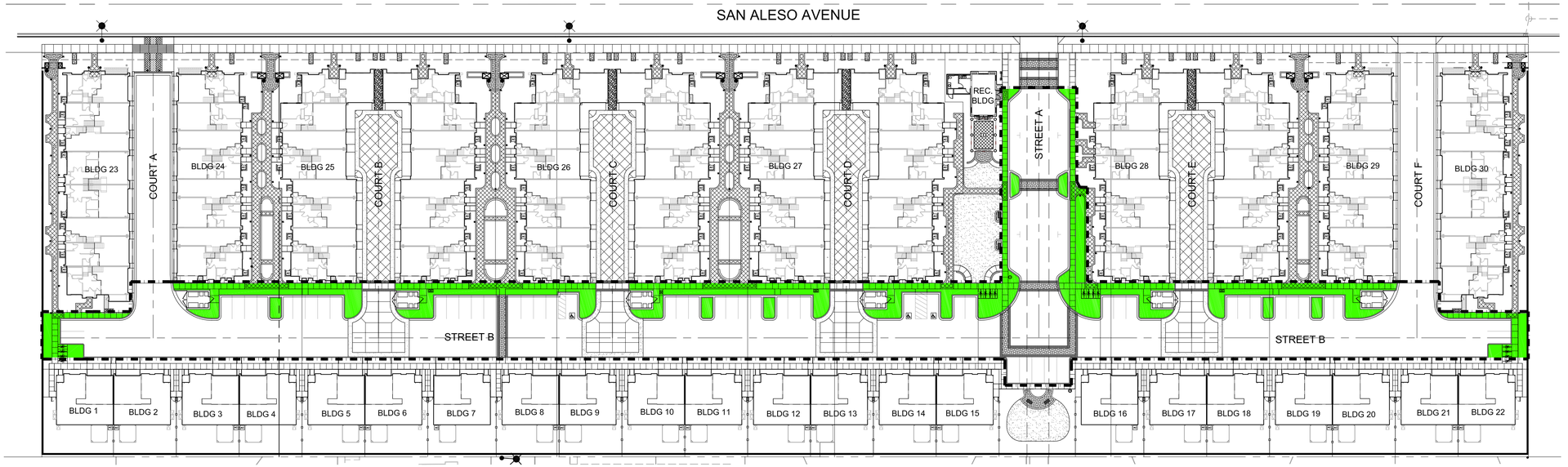


PARKING LOT AREA



PARKING LOT LANDSCAPE AREA

PARKING LOT LEGEND

	57,110 SF	PARKING LOT AREA EXTENTS
	11,449 SF (20%)	PARKING LOT LANDSCAPE AREA

0' 20' 40' 80'

SCALE: 1" = 40'-0"

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SUNNYVALE, CA

PARKING LOT LANDSCAPE COVERAGE PLAN
LANDSCAPE PLANS

09.20.2017

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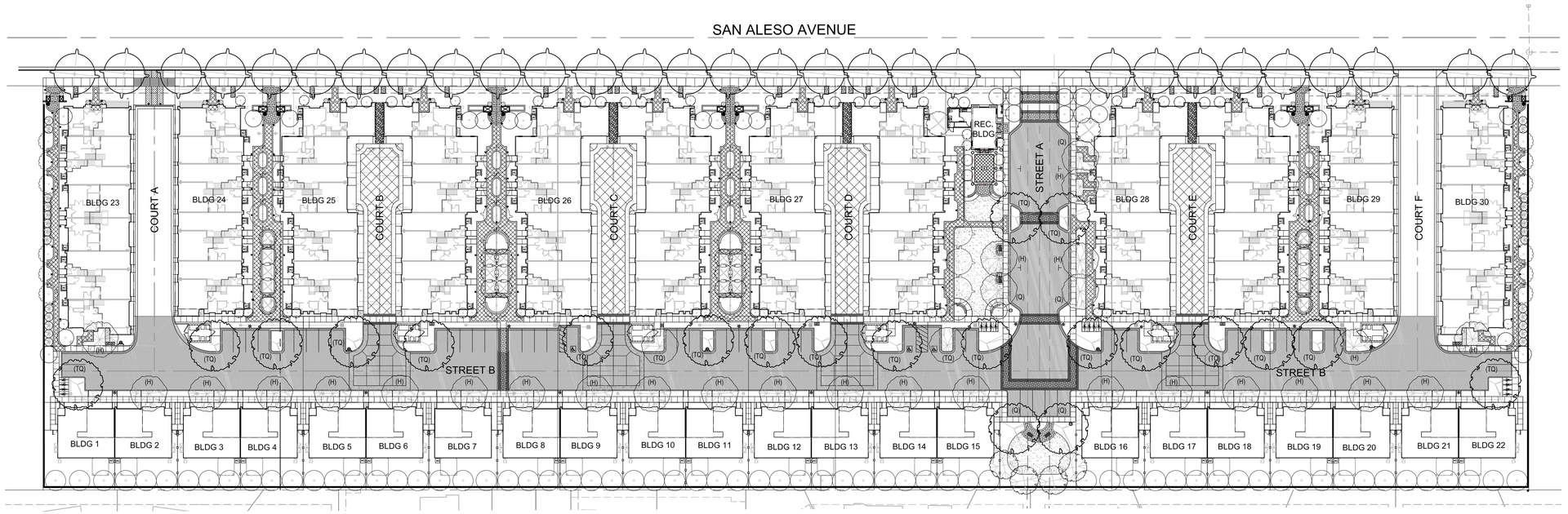

PARKING LOT SHADED CALCULATION TABLE

SYMBOL	BOTANICAL NAME / COMMON NAME	MATURE TREE CANOPY	15-YEAR TREE CANOPY	SHADE VALUE PERCENTAGES			
				(F) 100% = 962 SF/PER	(TQ) 75% = 722 SF/PER	(H) 50% = 481 SF/PER	(Q) 25% = 241 SF/PER
	MORUS ALBA 'FRUITLESS' WHITE MULBERRY	40' CANOPY	35' CANOPY	0 x 962 = 0 SF	19 x 722 = 13,718 SF	0 x 481 = 0 SF	2 x 241 = 482 SF
				(F) 100% = 491 SF/PER	(TQ) 75% = 368 SF/PER	(H) 50% = 246 SF/PER	(Q) 25% = 123 SF/PER
	PYRUS C. 'NEW BRADFORD' NEW BRADFORD PEAR	30' CANOPY	25' CANOPY	0 x 491 = 0 SF	2 x 368 = 736 SF	26 x 246 = 6,396 SF	3 x 123 = 369 SF
CALCULATED SUB-TOTAL				0 SF	14,454 SF	6,396 SF	851 SF

TOTAL TREE SHADE	21,701 SF
TOTAL PAVED AREA	42,251 SF
PERCENT SHADED	51.36%

PARKING LOT SHADED LEGEND

PARKING LOT AREA TO BE SHADED

PARKING LOT TREE SHADE VALUE (X)

0' 20' 40' 80'

SCALE: 1" = 40'-0"

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PARKING LOT SHADING
SITE PLAN
LANDSCAPE PLANS

09.20.2017

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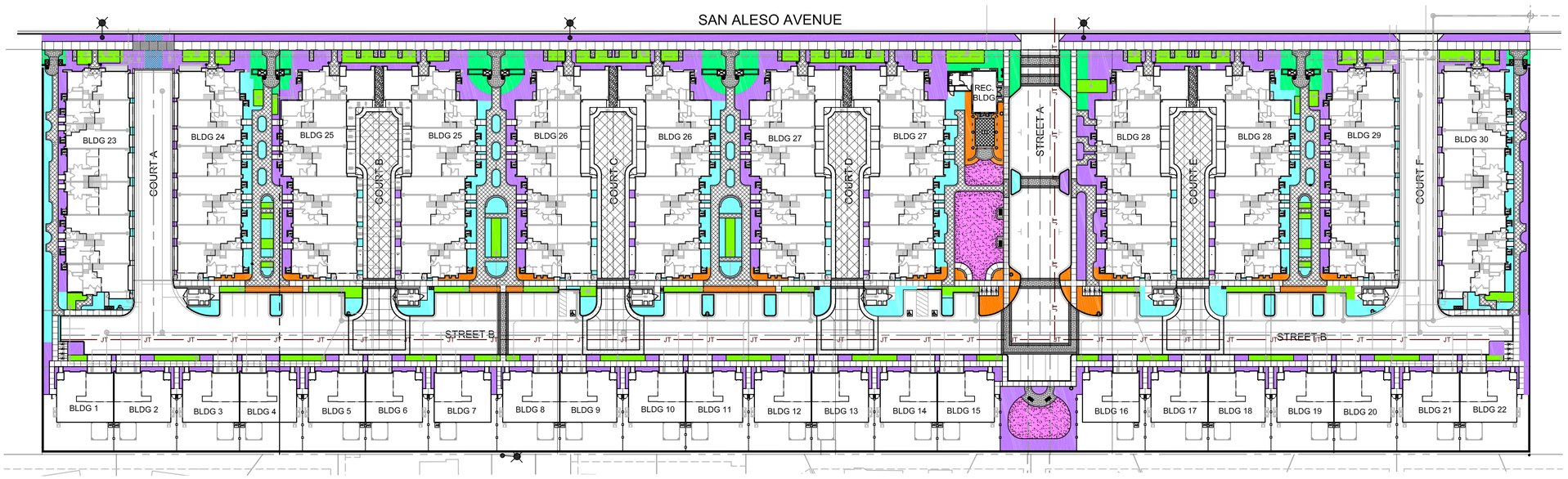

WATER-EFFICIENT LANDSCAPING CHECKLIST

This form is required for all landscaping projects requiring review and approval by the Planning Division. For more details on landscaping, irrigation and usable open space requirements, see SMC 19.37.

PROJECT INFORMATION

Site Address: 728, 740, 760 & 814 SAN ALESO AVENUE

APN: 204-01-006, 007, 015, 016, & 204-02-005 | Zoning: Proposed R3 (24 DU/AC)

Planning Project #: 2016-7189

Total Project Landscaped Area (sq. ft.): 51,451 SQ. FT.

Check all that apply to the project:

☐ Single-Family/Duplex ☐ Multifamily ☐ Nonresidential

% Native, low water or no water use plants installed: 75.4% LOW WATER USE PLANT MATERIALS

Landscaped area means a portion of a site planted with vegetation utilized for screening or ornamentation. Landscaped areas may include decorative rock or stone, provided that such materials are incidental and do not comprise more than thirty percent of the area. For purposes of computation of landscaped area as that term is used in this title, automobile parking areas, storage areas, vehicular ways and specifically permitted unenclosed uses shall not be considered as landscaping.

Turf means a ground cover surface of mowed grass.

Special landscaped area means an area of the landscaping dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, water features using recycled water, and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

APPLICANT INFORMATION

***Note: The landscaping and irrigation plans shall be prepared by, and bear the signature of, a certified professional, unless the total landscaped area is less than 2,500 square feet.*

Name: Benjamin P. Green

Certified Professional Name (if different from applicant): SAME

Phone: (707) 261-1560 | Email: ben@vandertoolen.com | License or Certification #: PLA CA#5795

CERTIFICATION

I am aware of available informational resources regarding native and water-wise plants, irrigation efficiency, and other aspects of water-efficient landscaping. I certify that the information provided on this checklist is correct, and that the landscaping project meets the specified requirements of Chapter 19.37 of the Sunnyvale Municipal Code.

APPLICANT SIGNATURE — DATE 2/2/17

COMPLIANCE CHECKLIST

REQUIREMENT		PROJECT COMPLIANCE (Applicant to complete)	STAFF REVIEW
Water Efficiency Design	Landscaping design and plant selection is based on one of two options: • Option 1: No turf/lawn or high water use plants; at least 80% of plants installed are native, low water or no water use plants. • Option 2: Landscaping design is based on water budget calculations.	☐ Option 1 ☑ Option 2. Completed Water Budget Calculation Worksheets included.	☐
Plant Material	Variety - Landscaping includes trees, shrubs, vines, flower, ground covers or a combination	☑ Yes	☐
	Size - Proposed plants are sized and spaced to achieve immediate effect in accordance w/ horticultural industry practices	☑ Yes	☐

Page 1 of 2

COMPLIANCE CHECKLIST (continued)

REQUIREMENT		PROJECT COMPLIANCE (Applicant to complete)		STAFF REVIEW
Trees	One (1) tree per 1,000 sq. ft. of required landscaped area (per SMC 19.37.040) in addition to required parking lot shading trees	☑ Yes ☐ Not applicable		☐
	"Protected trees" (SMC 19.94.030) proposed for removal will be replaced per City's Tree Replacement Policy	☑ Yes ☐ Not applicable		☐
Turf/Lawn (Option 2 - Water Budget Calc. Only)	Turf is tall fescue or similar	☑ Yes	☐ Not applicable	☐
	Turf is planted on slope < 10% if slope is adjacent to hardscape	☑ Yes		
	No turf in areas less than 10 ft. wide adjacent to impervious area	☑ Yes		
Hydrozones	Plants with similar water needs are grouped together	☑ Yes		☐
	Areas that mix plants with different water needs are captured in the water budget calculations, except that high water use plants are not mixed with low water use plants	☑ Yes ☐ Not applicable		☐
	Water features not using recycled water and any pools/spas are included in the high water use hydrozone	☐ Yes ☑ Not applicable		☐
Soil Management	Mulch will cover all exposed soil areas at a min. depth of 3 inches	☑ Yes		☐
	Soils will be amended for selected plants and compacted soils will be transformed into a friable condition	☑ Yes		☐
	Compost will be incorporated at a minimum 4 cubic yards per 1,000 sq. ft. to a depth of 6 inches	☑ Yes		☐
	Grading is designed to minimize soil erosion, runoff and water waste	☑ Yes		☐
Water Features	Uses recirculating water system; uses recycled water if available	☐ Yes ☑ Not applicable		☐
Pools/Spas (Option 2 - Water Budget Calc. Only)	Included in high water use hydrozone and will include a cover	☐ Yes ☑ Not applicable		☐
Irrigation System Design	All landscaped areas will have a permanent irrigation system (required for all projects except for single-family and duplex)	☑ Yes ☐ Not applicable		☐
	Designed and will be maintained to meet or exceed 81% irrigation efficiency for drop systems and 75% efficiency for overhead spray	☑ Yes ☐ Not applicable		☐
	Drip irrigation (non-spray) used for trees, shrubs, mulched areas, areas with slope >10% and areas less than 10 ft. wide	☑ Yes ☐ Not applicable		☐
	If used, overhead spray irrigation is used for clustered shrubs and turf areas at least 10 ft. wide, and devices meet ANSI Landscape Irrigation Sprinkler and Emitter Standards	☑ Yes ☐ Not applicable		☐
	Valves and control circuits are separated based on water needs of a hydrozone and master and manual shut-off valves are incorporated	☑ Yes ☐ Not applicable		☐
	Irrigation controllers utilizing evapotranspiration or soil moisture sensor data and capable of dual or multiple programming are used	☑ Yes ☐ Not applicable		☐
	Sensors that suspend irrigation during unfavorable weather conditions or if the soil is still moist are incorporated	☑ Yes ☐ Not applicable		☐
	Pressure regulators are incorporated if the water pressure does not meet the recommended pressure of the devices	☑ Yes ☐ Not applicable		☐
	Flow sensors installed for any landscaped areas 5,000 sq. ft. or larger	☑ Yes ☐ Not applicable		☐
	Irrigation controllers and backflow devices are screened from public view	☑ Yes ☐ Not applicable		☐

One-Stop Permit Center - City Hall - 456 W. Olive Avenue - (408) 730-7444
Planners and Building Division staff are available 8:00 a.m. to 12:30 p.m. and 1:00 to 5:00 p.m.
www.SunnyvalePlanning.com / www.SunnyvaleBuilding.com

Page 2 of 2 — REV 6/16

MAXIMUM APPLIED WATER ALLOWANCE — **PROJECT #: 2016-7189**

MAWA = (ETo) x (0.62) x [(0.55 x LA)+(0.45 x SLA)]

ETo**	San Jose (Sunnyvale) 45.30	ETo (inches/year)
Enter total project Landscaped Area	51,451	LA (square feet)
Enter Special Landscaped Area	3,091.00	SLA (square feet)
RESULTS:		
	833,845.25	MAWA (gallons/year)

** Eto Values derived from Appendix A of the CA Model Water Efficient Landscape Ordinance, CA Dept. of Water Resources

MAWA= Maximum applied water allowance (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
0.55 = ET Adjustment Factor (ETAF) for residential projects
LA = Planted landscaped area including SLA and not including hardscapes. Also include surface area of water features not using recycled water.
0.62 = Conversion Factor (to gallons per square foot)
SLA = Portion of the Landscaped Area identified as Special Landscaped Area. Also include surface area of water features using recycled water.
0.45 = The additional ET Adjustment Factor for SLA (1.0 - 0.55 = 0.45)

ESTIMATED TOTAL WATER USE — **PROJECT #: 2016-7189**

ETWU = (ETo) x (0.62) x [(PF x HA)/IE + SLA]

Irrigation Efficiency Values

Drip System	0.81
Overhead Spray System	0.75
Water Feature/Other	0.75

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Moderate	0.4 - 0.6
High	0.7 - 1.0
Water Feature (High)	1.0
SLA	1.0

ETWU = Estimated total water use per year (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
PF = Plant Factor from WUCOLS* or equivalent reference subject to approval
HA = Hydrozone Area (square feet)
SLA = Special Landscaped Area (square feet)
0.62 = Conversion Factor (to gallons per square foot)
IE = Average Irrigation Efficiency (minimum 0.75, assumed to be 0.75 for overhead spray system and 0.81 for drip system)

HYDROZONE TABLE

Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	Irrigation Type	Irrigation Efficiency (IE)	Hydrozone Area (HA) (sq ft)	[PF x HA]/IE (sq ft)
1	Low	0.2	Drip System	0.81	10,268	2,605
2	Low	0.2	Drip System	0.81	21,331	5,267
3	Moderate	0.4	Drip System	0.81	2,890	1,427
4	Moderate	0.4	Drip System	0.81	4,124	2,037
5	High	0.8	Drip System	0.81	211	208
7	Low	0.2	Overhead Spray System	0.75	6,864	1,830
8	Moderate	0.4	Drip System	0.81	2,252	1,111
	SLA	1			3,091	
		Sum			48,360	14,566

RESULTS				
MAWA =	833,845	ETWU =	495,342	gallons/year

ETWU must be less than or equal to MAWA

ETWU complies with MAWA

IRRIGATION HYDROZONE LEGEND

SYMBOL	HYDROZONE NUMBER	PLANT DESCRIPTION	PLANT WATER USE	ASPECT / EXPOSURE
	1	SHRUBS & GROUNDCOVERS	LOW	EAST / NORTH
	2	SHRUBS & GROUNDCOVERS	LOW	WEST / SOUTH
	3	SHRUBS & GROUNDCOVERS	MODERATE	EAST / NORTH
	4	SHRUBS & GROUNDCOVERS	MODERATE	SOUTH / WEST
	5	NO-MOW TURF	HIGH	WEST
	6	TURF (SPECIAL LANDSCAPE AREA)	HIGH	ALL
	7	BIO-FILTRATION PLANTING	LOW	ALL
NOT GRAPHICALLY DEPICTED	8	TREES	MODERATE	ALL

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND THE CITY OF SUNNYVALE WATER EFFICIENT LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND MP ROTATOR IRRIGATION FOR TURF PLANTINGS.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

0' 10' 20' 40'

SCALE: 1" = 20'-0"

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CalAtlantic HOMES

SAN ALESO
SUNNYVALE, CA
VTA # 00416

IRRIGATION HYDROZONE PLAN
LANDSCAPE PLANS

09.20.2017

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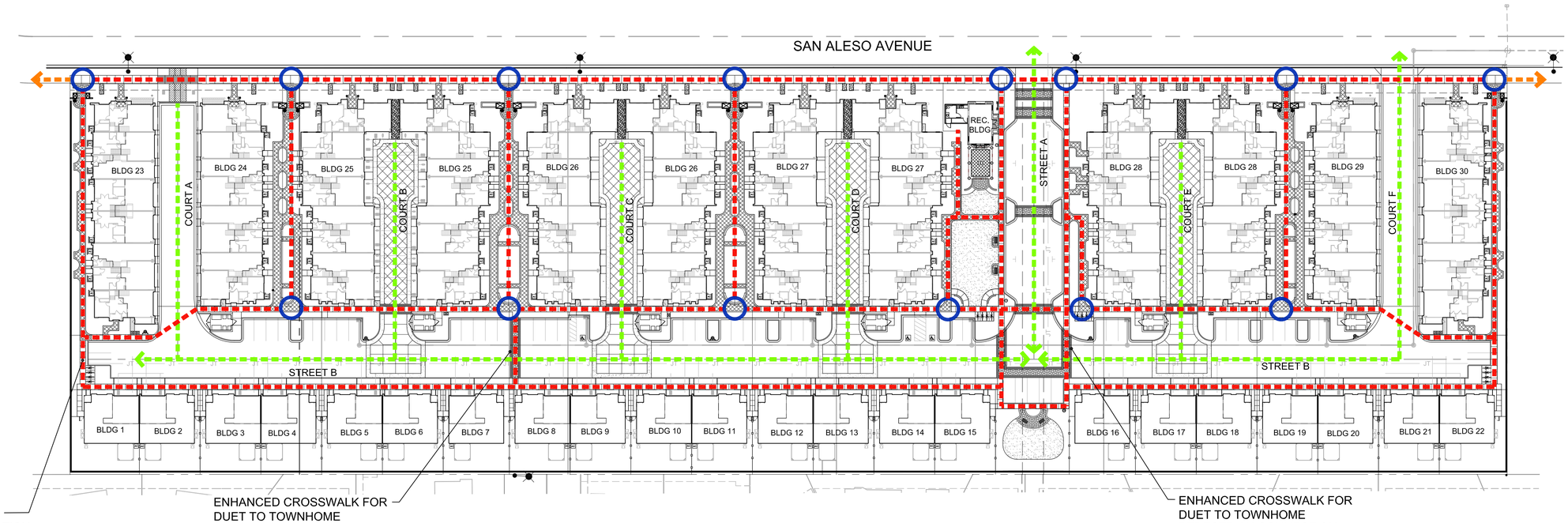

CIRCULATION LEGEND

- PEDESTRIAN CIRCULATION
- PEDESTRIAN COMMUNITY CONNECTION
- VEHICULAR CIRCULATION
- PEDESTRIAN NODE

0' 20' 40' 80'

SCALE: 1" = 40'-0"

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PEDESTRIAN & VEHICULAR CIRCULATION PLAN

LANDSCAPE PLANS

09.20.2017

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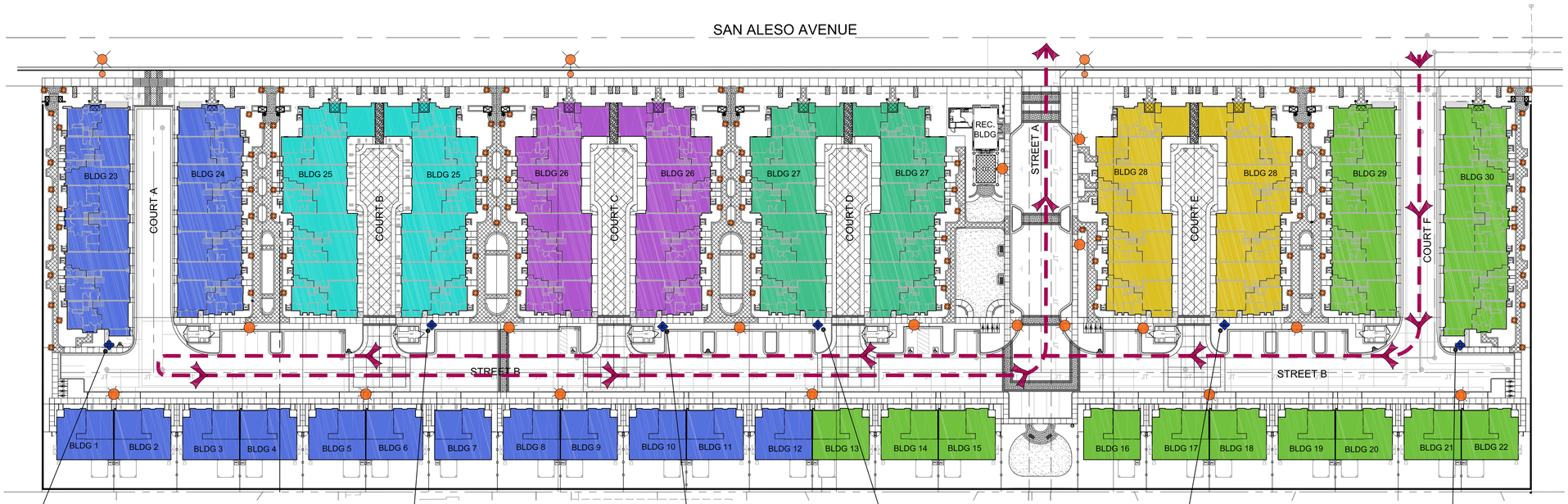

MAILBOX STATION #6
(1) 16-UNIT CLUSTER MAILBOX
TOWNHOME BUILDING 23 & 24

(1) 12-UNIT CLUSTER MAILBOX
DUET BUILDING 1 THROUGH 12

MAILBOX STATION #5
(1) 16-UNIT CLUSTER MAILBOX
TOWNHOME BUILDING 25

MAILBOX STATION #4
(1) 16-UNIT CLUSTER MAILBOX
TOWNHOME BUILDING 26

MAILBOX STATION #3
(1) 16-UNIT CLUSTER MAILBOX
TOWNHOME BUILDING 27

MAILBOX STATION #2
(1) 16-UNIT CLUSTER MAILBOX
TOWNHOME BUILDING 28

MAILBOX STATION #1
(1) 16-UNIT CLUSTER MAILBOX
TOWNHOME BUILDING 29 & 30

(1) 12-UNIT CLUSTER MAILBOX
DUET BUILDING 13 THROUGH 22

LIGHTING LEGEND

- PASEO BOLLARD LIGHT (LOW PRESSURE SODIUM FIXTURE)
- PARKING LOT POST-TOP LIGHT (LOW PRESSURE SODIUM FIXTURE)
- EXISTING STREET LIGHT STANDARD (UPGRADED TO LED FIXTURE)

MAILBOX LEGEND

- MAILBOX STATION
- MAIL DELIVERY ROUTE

0' 20' 40' 80'
SCALE: 1" = 40'-0"

NORTH

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Oakland, CA 94607
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VTA
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urban design

CalAtlantic HOMES

SAN ALESO
SUNNYVALE, CA
VTA # 00416

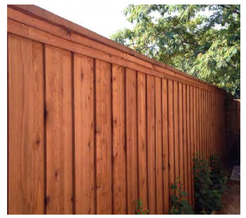
MAILBOX & SITE LIGHTING PLAN
LANDSCAPE PLANS

09.20.2017

L-4.2

LANDSCAPE MATERIALS

FENCING & GATES

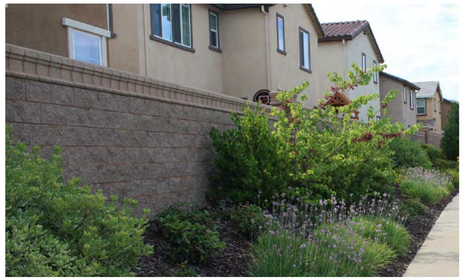


6' TALL WOOD GOOD NEIGHBOR FENCE

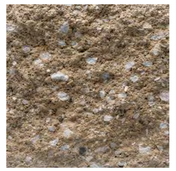
3' WIDE GOOD NEIGHBOR WOOD GATE

5' TALL ORNAMENTAL STEEL VIEW FENCE WITH 6' TALL STONE VENEER PILASTERS

WALLS

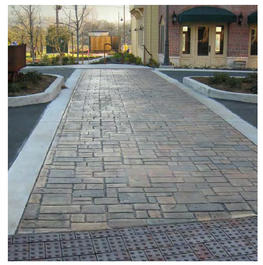


8' TALL MASONRY BOUNDARY WALL

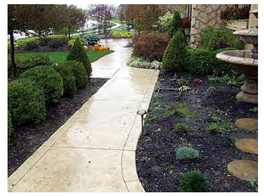


18" TALL CURVED STONE VENEER SEATWALL

PAVING & WALKS



ASHLAR STONE STAMPED CONCRETE
CROSSWALK WITH LINEAR PAVER BANDS



TILE STAMPED COLORED CONCRETE
PASEO WALK WITH SCORED BANDS

CONCRETE PAVER PATIO

SITE AMENITIES

FURNITURE

4' BACKLESS STEEL BENCH

LOOP BIKE RACK PARKING STALLS

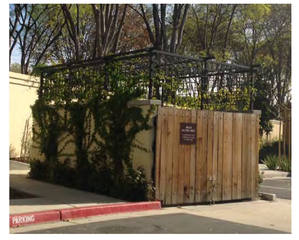
COMBINATION TRASH & RECYCLING RECEPTACLE

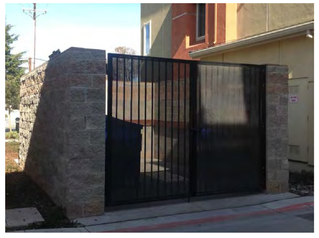
LIGHTING

14' TALL DECORATIVE PARKING LOT LIGHT
WITH LOW PRESSURE SODIUM FIXTURE

36" TALL DECORATIVE LIGHT BOLLARD
WITH LOW PRESSURE SODIUM FIXTURE

STRUCTURES





TRASH ENCLOSURE WITH OVERHEAD SOLID ROOF & STEEL MESH GATES
*NOTE: IMAGERY DOES NOT DEPICT CLOSED/SOLID
ROOF SURFACE ON TRASH ENCLOSURE STRUCTURE

DECORATIVE CLUSTER MAILBOX STATION

COMMUNITY DIRECTIONAL MAP &
TRANSPORTATION INFORMATION KIOSK

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SAN ALESO VTA # 00416
SUNNYVALE, CA

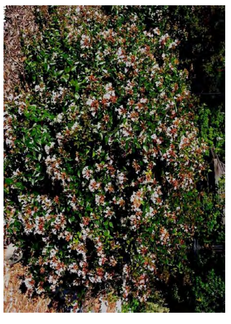
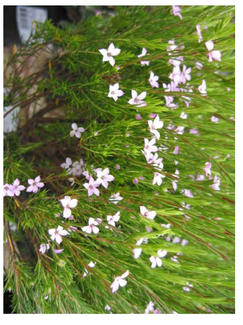
SITE AMENITIES, FURNISHINGS,
& MATERIALS IMAGERY
LANDSCAPE PLANS

09.20.2017

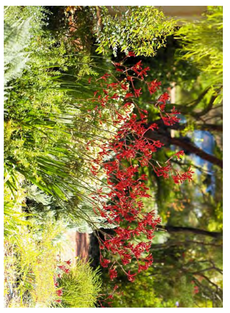
L-5.1

PLANT MATERIALS

BACKGROUND SHRUBS

MID-GROUND SHRUBS



FOREGROUND SHRUBS

TREES

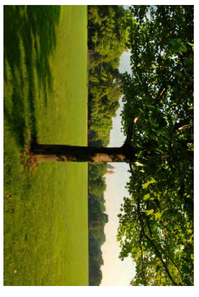
TURF & BIO-FILTRATION

CAREX DIVULSA
EUROPEAN GRAY SEDGE

DESCHAMPSIA CESPITOSA
TUFTED HAIR GRASS

JUNCAS PATENS 'ELKS BLUE'
CA GRAY RUSH

BIO-FILTRATION PLANTING


TALL FESCUE TRADITIONAL TURF SOD

MOW-FREE FESCUE AT EVA

PLANTABLE PAVING AT EVA

GRASSES

L-5.2

09.20.2017

PLANT PALETTE IMAGERY
LANDSCAPE PLANS

SAN ALESO
SUNNYVALE, CA vTA # 00416

CALATLANTIC HOMES

vanderTuolen · Associates
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LANDSCAPE ARCHITECTS

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BENCHMARK

CITY OF SUNNYVALE BM#64. BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHWEST CURB RETURN, INTERSECTION OF MATHILDA AVENUE AND ALMANOR AVENUE.
ELEVATION: NAVD88 36.753

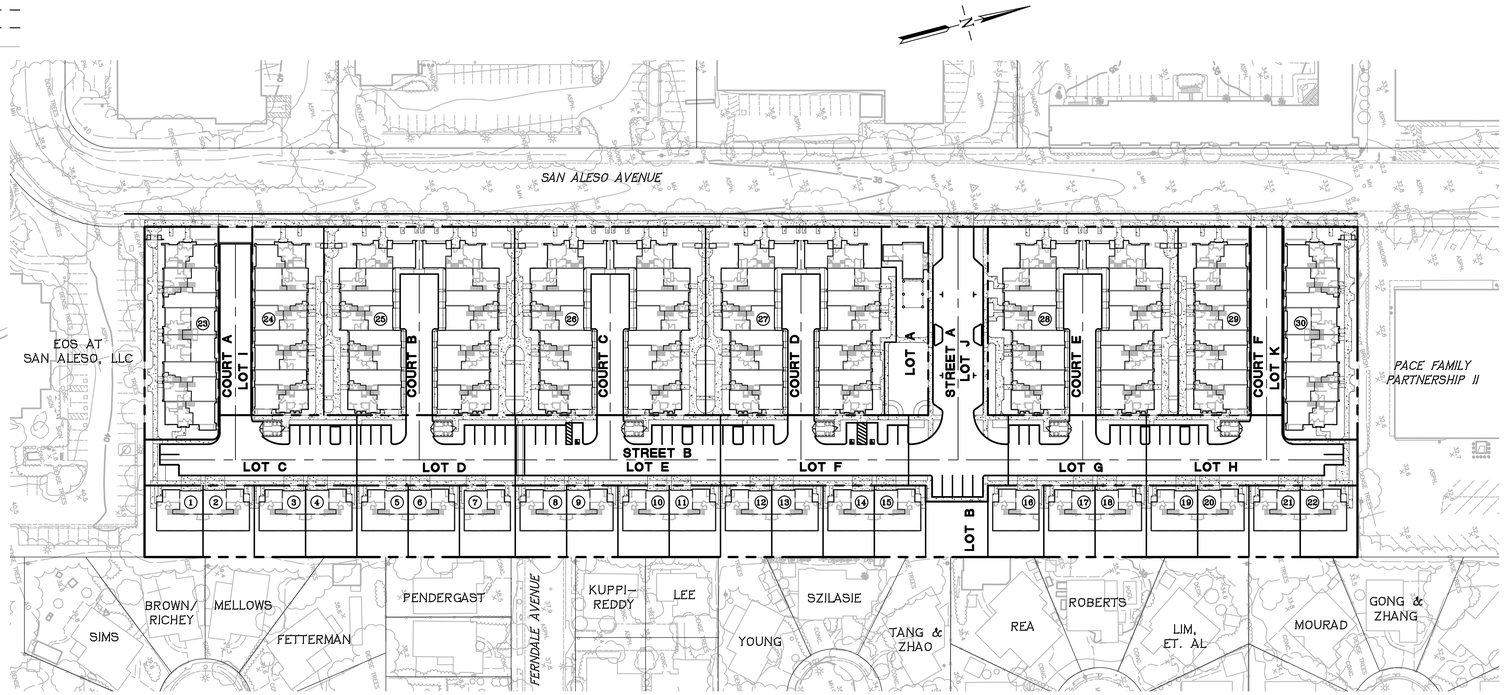
VESTING TENTATIVE MAP
728, 740, 750, 760, AND 814 SAN ALESO AVENUE
SAN ALESO PROPERTIES
CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA
FOR: CALATLANTIC HOMES

LEGEND

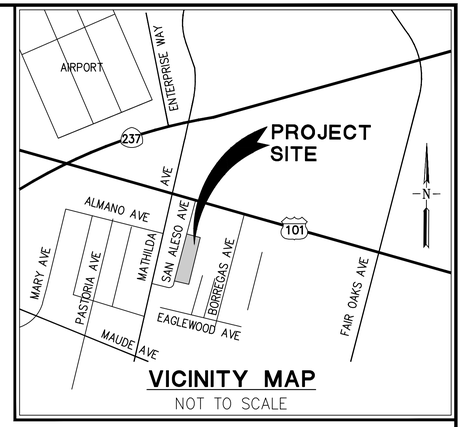
PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	RETAINING WALL	
	EASEMENT LINE	
12"SD	STORM DRAIN	EX 12"SD
8"SS	SANITARY SEWER	EX 8"SS
8"W	WATER	EX 8"W
	FACE OF CURB	
■	STORM WATER INLET (SWI)	□
■	DROP INLET (DI)	
◍	AREA DRAIN	
◉	BUBBLE-UP	
▶	DIRECTION OF FLOW	
●	MANHOLE (MH)	○
	FIRE HYDRANT	
	BLOW OFF (BO)	
⋈	WATER VALVE	⋈
■	WATER METER	□
⊠	BACKFLOW PREVENTER	
	SANITARY SEWER CLEANOUT	
	STREET LIGHT	
x—x—x	FENCE	
130	CONTOUR ELEVATIONS	130
x 525.2	SPOT ELEVATION	×525.2
	ACCESSIBLE UNIT	
	POSSIBLE GUEST BIKE STORAGE	
(24)	LOT NUMBER	
AC	AIR CONDITIONING UNIT	
	BIO-RETENTION	
→·····→	EARTH SWALE (2% MIN)	
	COBBLE DRAINAGE OUTLET	

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BNDY	BOUNDARY
BW	BOTTOM OF WALL
CL	CENTER LINE
DMA	DRAINAGE MANAGEMENT AREA
ESMT	EASEMENT
EVA	EMERGENCY VEHICLE ACCESS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FI	FIELD INLET
FL	FLOW LINE
FS	FIRE SERVICE
FW	FIRE WATER
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
LAT	LATERAL
LS	LANDSCAPE
MIN	MINIMUM
OH	OVERHEAD
PL	PROPERTY LINE
PPAE	PRIVATE PEDESTRIAN ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWLE	PRIVATE WATER LINE EASEMENT
RET	CURB RETURN
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
RW	RIGHT OF WAY
SSCO	SANITARY SEWER CLEANOUT
SL	STREET LIGHT
SWI	STORM WATER INLET
SWK	SIDEWALK
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
WM	WATER METER



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. OWNERS: DAVID A. RESSA, JR. (APN: 204-01-006)
CALATLANTIC GROUP, INC (APN: 204-02-005)
DPM SAN ALESO, LLC (APN: 204-01-007, 204-01-015, 204-01-016)
2. DEVELOPER: CALATLANTIC HOMES
4750 WILLOW ROAD, SUITE 150
PLEASANTON, CA 94588
(925) 730-1339
CONTACT: BRIDGIT KOLLER
3. CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
(925) 227-9100
CONTACT: STEVE LICHLITER
4. GEOTECHNICAL ENGINEER: ENGEO
6399 SAN IGNACIO AVENUE, SUITE 150
SAN JOSE, CA 95119
(408) 574-4900
CONTACT: ROBERT BOECHE
5. ASSESSOR'S PARCEL NUMBERS: 204-01-006, 204-01-007, 204-01-015, 204-01-016 & 204-02-005
6. LEGAL DESCRIPTION:

PARCEL 3 ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON APRIL 19, 1966 IN BOOK 208 OF MAPS, PAGE 26; PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "LANDS OF AMPEX CORPORATION" RECORDED JANUARY 30, 1973 IN BOOK 315 OF MAPS, PAGE 56, PARCEL TWO-A AND PARCEL TWO-B AS DESIGNATED UPON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP CONSISTING OF ONE SHEET, BEING A PORTION OF LOT 12, A.B. CAMPBELL'S SUBDIVISION, LYING WITHIN THE CITY OF SUNNYVALE, CALIFORNIA" FILED MARCH 6, 1974 IN BOOK 337 OF MAPS, PAGE 6; PORTION OF LOT 13, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF A.B. CAMPBELLS SUBDIVISION," FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON NOVEMBER 21, 1899 IN BOOK F-1 OF MAPS, PAGE 36.

7. CURRENT USE: COMMERCIAL
8. PROPOSED USE: MEDIUM DENSITY RESIDENTIAL
9. EXISTING ZONING: INDUSTRIAL AND SERVICE
10. PROPOSED ZONING: R3 (24 DU/AC)
11. SITE AREA: 6.5± ACRES
12. TOTAL NUMBER OF PROPOSED LOTS: DUETS – 22 LOTS
CONDOMINIUM LOTS – 8 LOTS (LOTS 23-30)
PRIVATE HOA ROADWAYS – 11 LOTS (LOTS A-K)
TOTAL 41 LOTS
13. TOTAL NUMBER OF PROPOSED UNITS: 118 UNITS
14. UTILITIES:
a. WATER: CITY OF SUNNYVALE
b. SANITARY SEWER: CITY OF SUNNYVALE
c. STORM DRAIN: CITY OF SUNNYVALE
d. SOLID WASTE: CITY OF SUNNYVALE
e. FIRE: SUNNYVALE FIRE DEPARTMENT
f. GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC
g. TELEPHONE: AT&T
h. CABLE TV: COMCAST
16. THIS PROPERTY LIES WITHIN FLOOD ZONE X (AVERAGE DEPTH OF LESS THAN 1'), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 06085C0045H, MAP DATED MAY 18, 2009.
17. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED IN APRIL 2015.
18. IT IS THE INTENT OF THE DEVELOPER TO FILE CONDOMINIUM PLANS FOR THE CONDOMINIUM UNITS AFTER THE FINAL MAP APPROVAL.

SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	TITLE SHEET
C-2	EXISTING CONDITION PLAN
C-3	EXISTING TREE PLAN
C-4	PROPOSED LOTTING PLAN
C-5	PRELIMINARY SITE PLAN
C-6	PRELIMINARY GRADING & DRAINAGE PLAN
C-7	PRELIMINARY GRADING & DRAINAGE PLAN
C-8	PRELIMINARY UTILITY PLAN
C-9	PRELIMINARY UTILITY PLAN
C-10	TYPICAL COURT UTILITY & GRADING PLAN
C-11	PRELIMINARY STORMWATER TREATMENT PLAN & DETAILS

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ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
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REV DATE: SEPTEMBER 20, 2017
DATE: FEBRUARY 2, 2017 JOB NO. 141015 SHEET C-1

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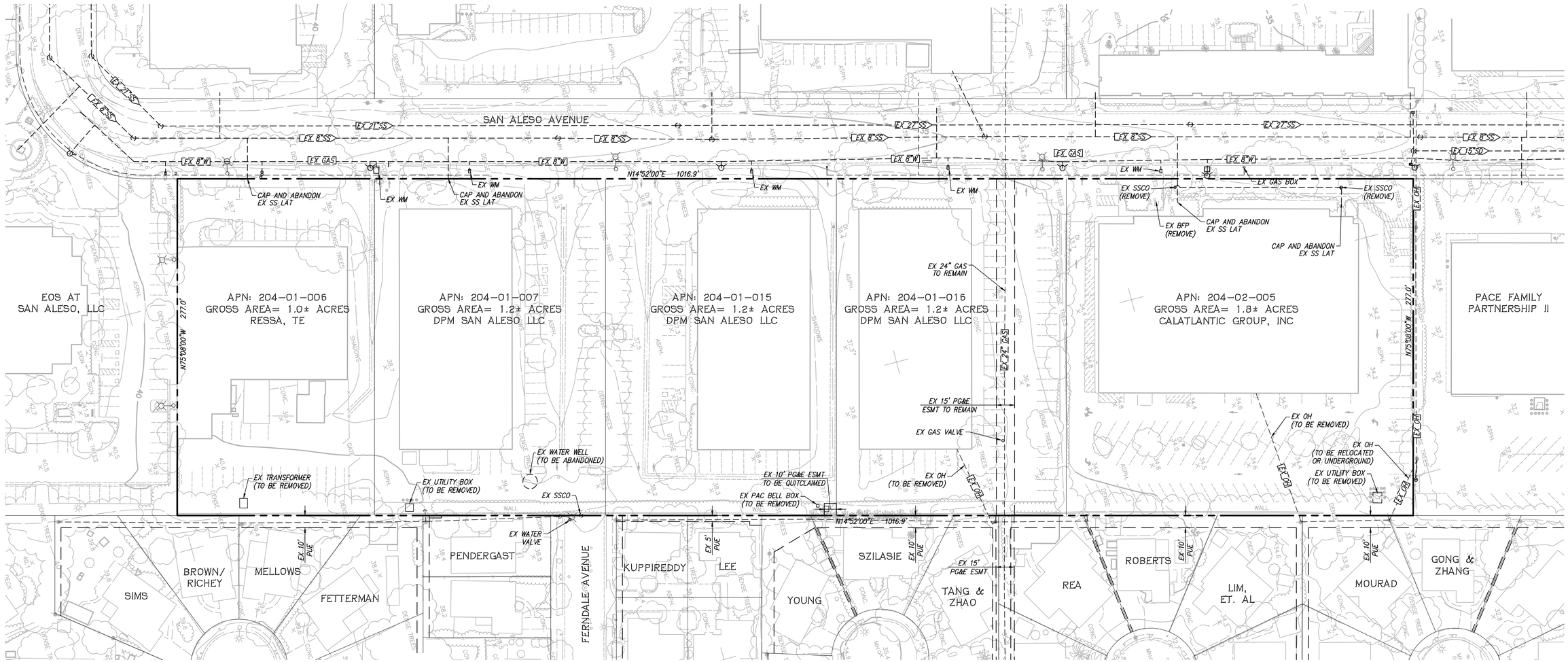

0 40 80 120

1 inch = 40 ft.

NOTE:

1. *SEE SHEET C-3 FOR LOCATIONS AND DISPOSITIONS OF EXISTING TREES.*
2. *THE EXISTING ON-SITE WATER WELL SHALL BE ABANDONED PER SANTA CLARA VALLEY WATER DISTRICT WELL ABANDONMENT PROCEDURES.*

VESTING TENTATIVE MAP
EXISTING CONDITION PLAN
SAN ALESO PROPERTIES

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA
FOR: CALATLANTIC HOMES

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4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
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REV DATE: SEPTEMBER 20, 2017
DATE: FEBRUARY 2, 2017 JOB NO. 141015 SHEET C-2

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TREE NUMBER	SPECIES	TRUNK DIAMETER	REMOVE OR RETAIN
1	ITALIAN CYPRESS	6	POTENTIAL REMOVAL
2	CANARY ISLAND PINE	14	POTENTIAL REMOVAL
3	CANARY ISLAND PINE	16	POTENTIAL REMOVAL
4	CANARY ISLAND PINE	18	POTENTIAL REMOVAL
5	CANARY ISLAND PINE	15	POTENTIAL REMOVAL
6	CANARY ISLAND PINE	15	POTENTIAL REMOVAL
7	CANARY ISLAND PINE	15	POTENTIAL REMOVAL
8	MOCK ORANGE	7	POTENTIAL REMOVAL
9	CHINESE ELM	18	REMOVE
10	CHINESE ELM	19	REMOVE
11	CHINESE ELM	20	REMOVE
12	EUROPEAN WHITE BIRCH	9	REMOVE
13	AFRICAN FERN–PINE	23	REMOVE
14	AFRICAN FERN–PINE	21	REMOVE
15	MAYTEN	7, 7 ,6, 6, 4, 4, 3	REMOVE
16	MAYTEN	18	REMOVE
17	MAYTEN	11, 10	REMOVE
18	SILVER DOLLAR GUM	25	REMOVE
19	CALIFORNIA BLACK WALNUT	16	REMOVE
20	MAYTEN	8	REMOVE
21	MONTEREY PINE	18	POTENTIAL REMOVAL
22	MAYTEN	11, 7, 7, 7, 6, 6	REMOVE

TREE NUMBER	SPECIES	TRUNK DIAMETER	REMOVE OR RETAIN
23	MAYTEN	9, 8, 4, 4, 2, 2, 2	REMOVE
24	MAYTEN	6	REMOVE
25	ARIZONA CYPRESS	14	POTENTIAL REMOVAL
26	MAYTEN	6	REMOVE
27	GLOSSY PRIVET	12	POTENTIAL REMOVAL
28	SWEETGUM	7	REMOVE
29	AFRICAN FERN–PINE	15, 8	REMOVE
30	SOUTHERN MAGNOLIA	9	REMOVE
31	SWEETGUM	11, 5	REMOVE
32	SWEETGUM	5, 5	REMOVE
33	SOUTHERN MAGNOLIA	11	REMOVE
34	AFRICAN FERN–PINE	21	REMOVE
35	CHINESE ELM	20	REMOVE
36	OLIVE	8, 8, 8	REMOVE
37	OLIVE	9, 9	REMOVE
38	OLIVE	13, 10, 9	REMOVE
39	MULBERRY	16	REMOVE
40	MULBERRY	13	REMOVE
41	MULBERRY	10	REMOVE
42	MULBERRY	11	REMOVE
43	MULBERRY	16	REMOVE
44	MULBERRY	12	REMOVE
45	MULBERRY	16	REMOVE
46	MULBERRY	12	REMOVE
47	MULBERRY	14	REMOVE
48	MULBERRY	14	REMOVE

TREE NUMBER	SPECIES	TRUNK DIAMETER	REMOVE OR RETAIN
49	CALIFORNIA BLACK WALNUT	35	POTENTIAL REMOVAL
50	SWEETGUM	12	REMOVE
51	SOUTHERN MAGNOLIA	14	REMOVE
52	SWEETGUM	6, 6, 5, 4	REMOVE
53	SOUTHERN MAGNOLIA	13	REMOVE
54	AFRICAN FERN–PINE	17, 15, 10	REMOVE
55	OLIVE	8, 8, 8, 7, 7	REMOVE
56	JAPANESE BLACK PINE	12, 6	REMOVE
57	AFRICAN FERN–PINE	23	REMOVE
58	SOUTHERN MAGNOLIA	12	REMOVE
59	CHINESE ELM	18	REMOVE
60	CHINESE ELM	19	REMOVE
61	AFRICAN FERN–PINE	28	REMOVE
62	AFRICAN FERN–PINE	23	REMOVE
63	QUEEN PALM	6–12	RETAIN
64	ITALIAN STONE PINE	50	POTENTIAL REMOVAL
65	MONTEREY PINE	25	REMOVE
66	GLOSSY PRIVET	11	REMOVE
67	GLOSSY PRIVET	10	REMOVE
68	GLOSSY PRIVET	12	REMOVE
69	OLIVE	9, 8, 8	REMOVE
70	SAWLEAF ZELKOVA	25	REMOVE
71	MAYTEN	8	REMOVE
72	COAST REDWOOD	44	REMOVE
73	CHINESE ELM	20	REMOVE
74	MAYTEN	9	REMOVE

TREE NUMBER	SPECIES	TRUNK DIAMETER	REMOVE OR RETAIN
75	MAYTEN	8	REMOVE
76	COAST REDWOOD	40	REMOVE
77	COAST REDWOOD	22	REMOVE
78	COAST REDWOOD	18	REMOVE
79	MEXICAN FAN PALM	19	POTENTIAL REMOVAL
80	BOXELDER	9, 6, 6, 5, 4, 3	POTENTIAL REMOVAL
81	CHINESE HACKBERRY	6, 5	POTENTIAL REMOVAL
82	WATER GUM	7	REMOVE
83	WATER GUM	8	REMOVE
84	WATER GUM	8	REMOVE
85	WATER GUM	8	REMOVE
86	WATER GUM	9	REMOVE
87	WATER GUM	8	REMOVE
88	WATER GUM	8	REMOVE
89	WATER GUM	9	REMOVE
90	WATER GUM	8	REMOVE
91	WATER GUM	9	REMOVE
92	WATER GUM	7	REMOVE
93	WATER GUM	9	REMOVE
94	WATER GUM	9	REMOVE
95	WATER GUM	7	REMOVE
96	CHINESE HACKBERRY	9	REMOVE
97	CHINESE HACKBERRY	7	REMOVE
98	CHINESE HACKBERRY	9	REMOVE

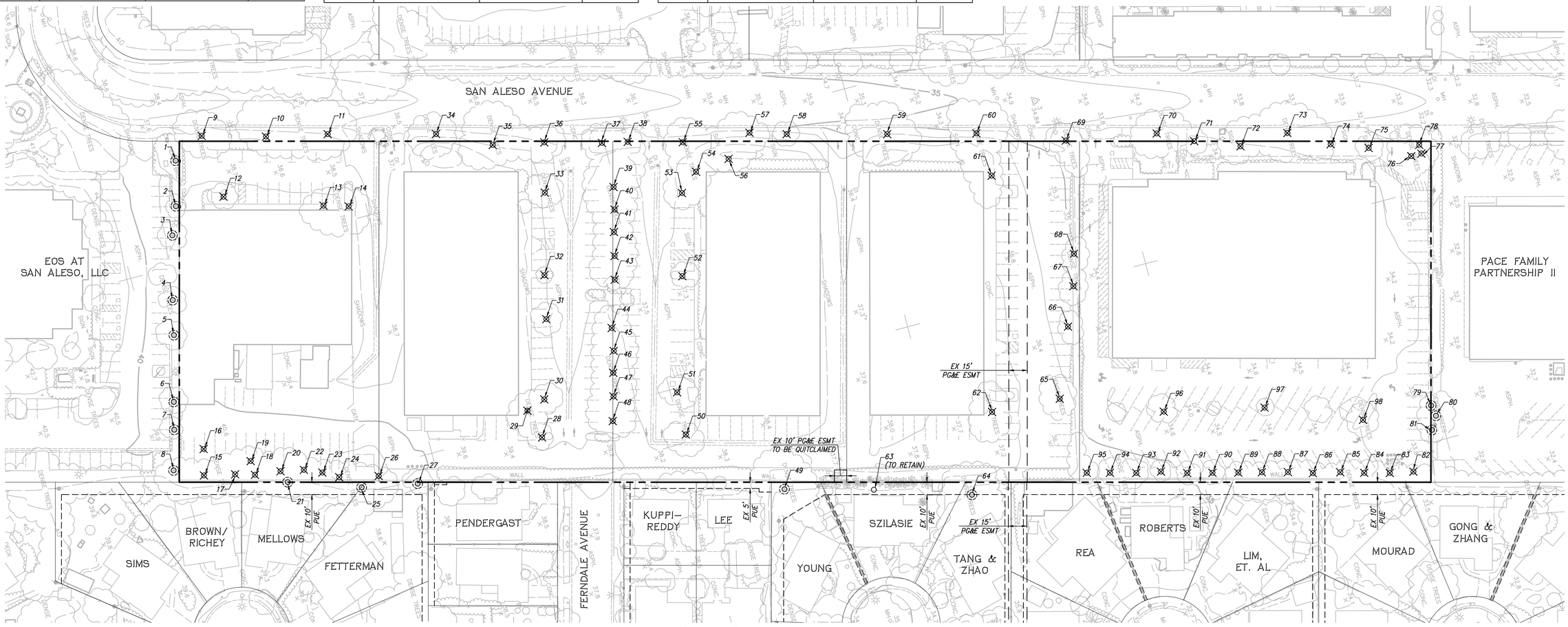
LEGEND

- ○ EXISTING TREE (TO RETAIN)
- 50 TREE NUMBER SEE TABLE FOR SIZE AND TREE SPECIES
- ⊠ EXISTING TREE (TO BE REMOVED)
- ◎ EXISTING TREE (POTENTIAL REMOVAL)

N

0 40 80 120

1 inch = 40 ft.



VESTING TENTATIVE MAP
EXISTING TREE PLAN
SAN ALESO PROPERTIES

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA
FOR: CALATLANTIC HOMES

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REV DATE: SEPTEMBER 20, 2017
DATE: FEBRUARY 2, 2017 JOB NO. 141015 SHEET C-3

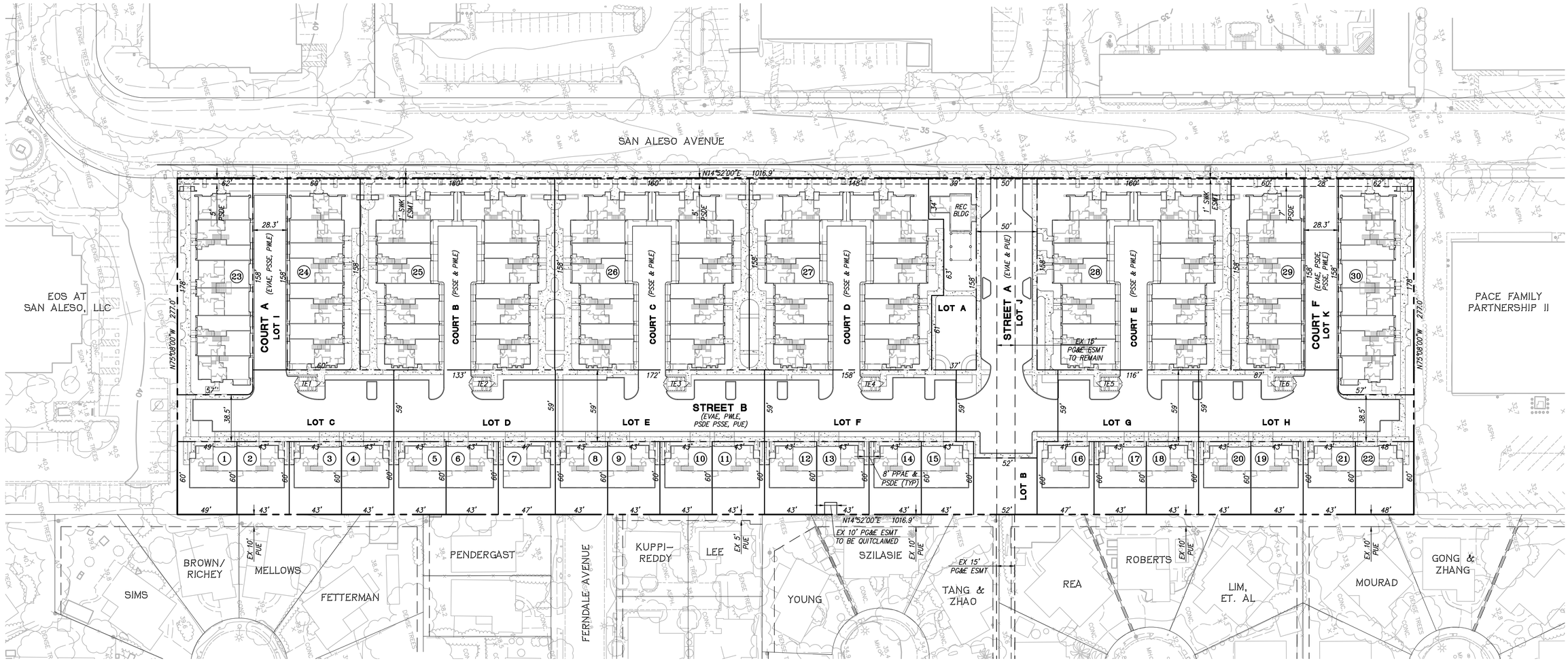
G:\JOBS\141015\CAD FILES\02-PLANNING\ENT-MAP\DESV TREE PLAN.DWG 9/18/2017 8:40:46 AM HILARY RAYA

LOT AREAS	
LOT #	AREA (SF)
1	2,940
2	2,580
3	2,580
4	2,580
5	2,580
6	2,580
7	2,810
8	2,580
9	2,580
10	2,580
11	2,580
12	2,580
13	2,580
14	2,580
15	2,580
16	2,810
17	2,580
18	2,580
19	2,580
20	2,580
21	2,580
22	2,880

LOT AREAS	
LOT #	AREA (SF)
23	11,060
24	9,478
25	25,275
26	25,275
27	24,228
28	25,196
29	9,478
30	11,060
LOT A	5,271
LOT B	2,429
LOT C	9,236
LOT D	7,837
LOT E	10,148
LOT F	9,306
LOT G	6,829
LOT H	9,177
COURT A – LOT I	4,476
STREET A – LOT J	13,536
COURT F – LOT K	4,476
TOTAL	281,651

AVERAGE LOT AREA: 6,870 SF
MINIMUM LOT AREA: 2,429 SF
MAXIMUM LOT AREA: 25,275

0 40 80 120
1 inch = 40 ft.



VESTING TENTATIVE MAP
PROPOSED LOTTING PLAN
SAN ALESO PROPERTIES

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA
FOR: CALATLANTIC HOMES

NOTES:

1. LOTS 23–30 ARE FOR CONDOMINIUM PURPOSES.
2. STREETS A AND B, AND COURTS A AND F WILL BE EMERGENCY VEHICLE ACCESS EASEMENTS.
3. STREET A AND B WILL BE PUBLIC UTILITY EASEMENTS.
4. LOTS A AND B TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. ALL PROPOSED COURTS AND STREETS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

RJA
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REV DATE: SEPTEMBER 20, 2017
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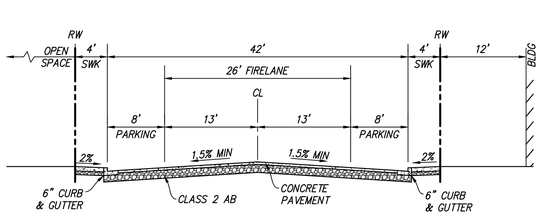

STREET A (PRIVATE)
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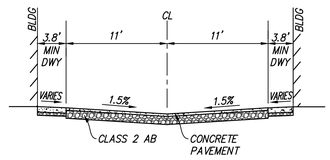
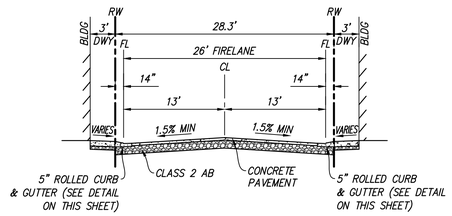


COURTS B-E (PRIVATE)
NOT TO SCALE



COURTS A & F (PRIVATE)
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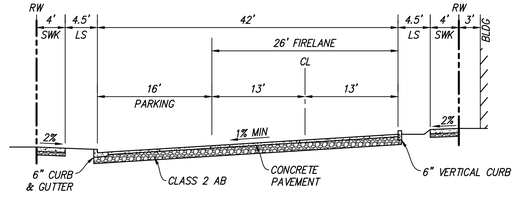

STREET B (PRIVATE)
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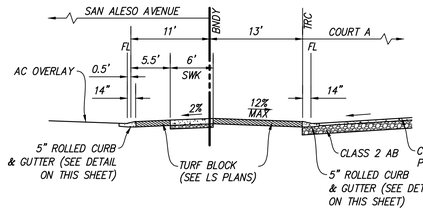
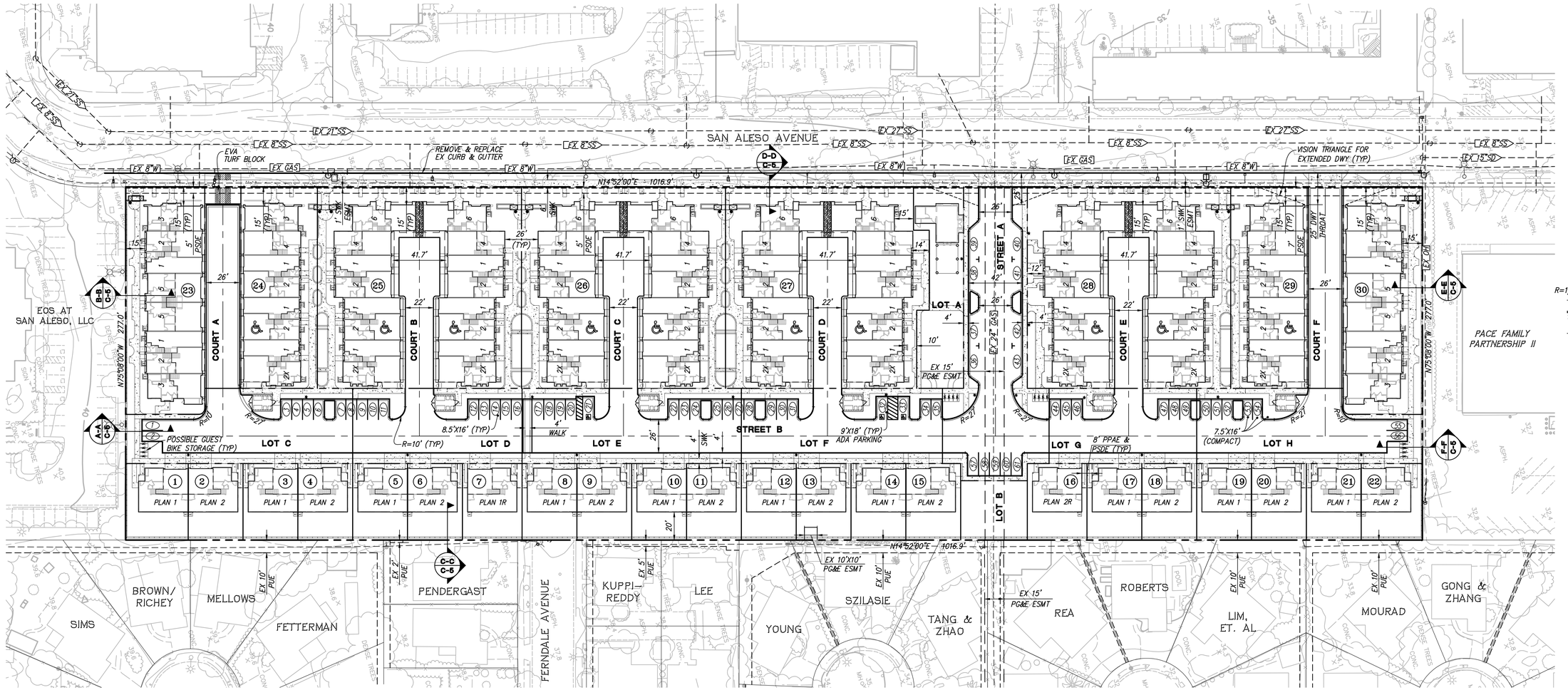


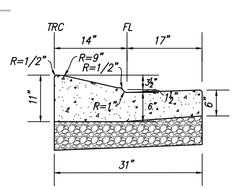
EVA ENTRY AT SAN ALESO AVENUE
NOT TO SCALE



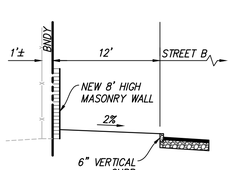
LEGEND

(7) ON-STREET PARKING SPACE

2X UNIT NUMBER



5" ROLLED CURB & GUTTER (COURTS A & F ONLY)
NOT TO SCALE



SECTION A-A
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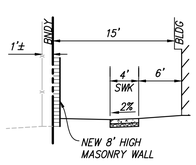

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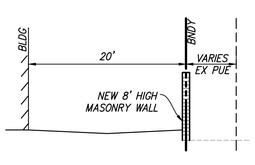
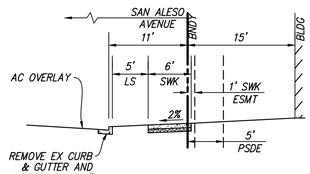


SECTION C-C
NOT TO SCALE

VESTING TENTATIVE MAP
PRELIMINARY SITE PLAN
SAN ALESO PROPERTIES

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA
FOR: CALATLANTIC HOMES



SECTION D-D
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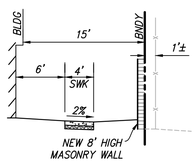

SECTION E-E
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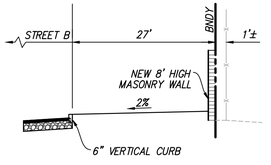

SECTION F-F
NOT TO SCALE

RUGGERI-JENSEN-AZAR
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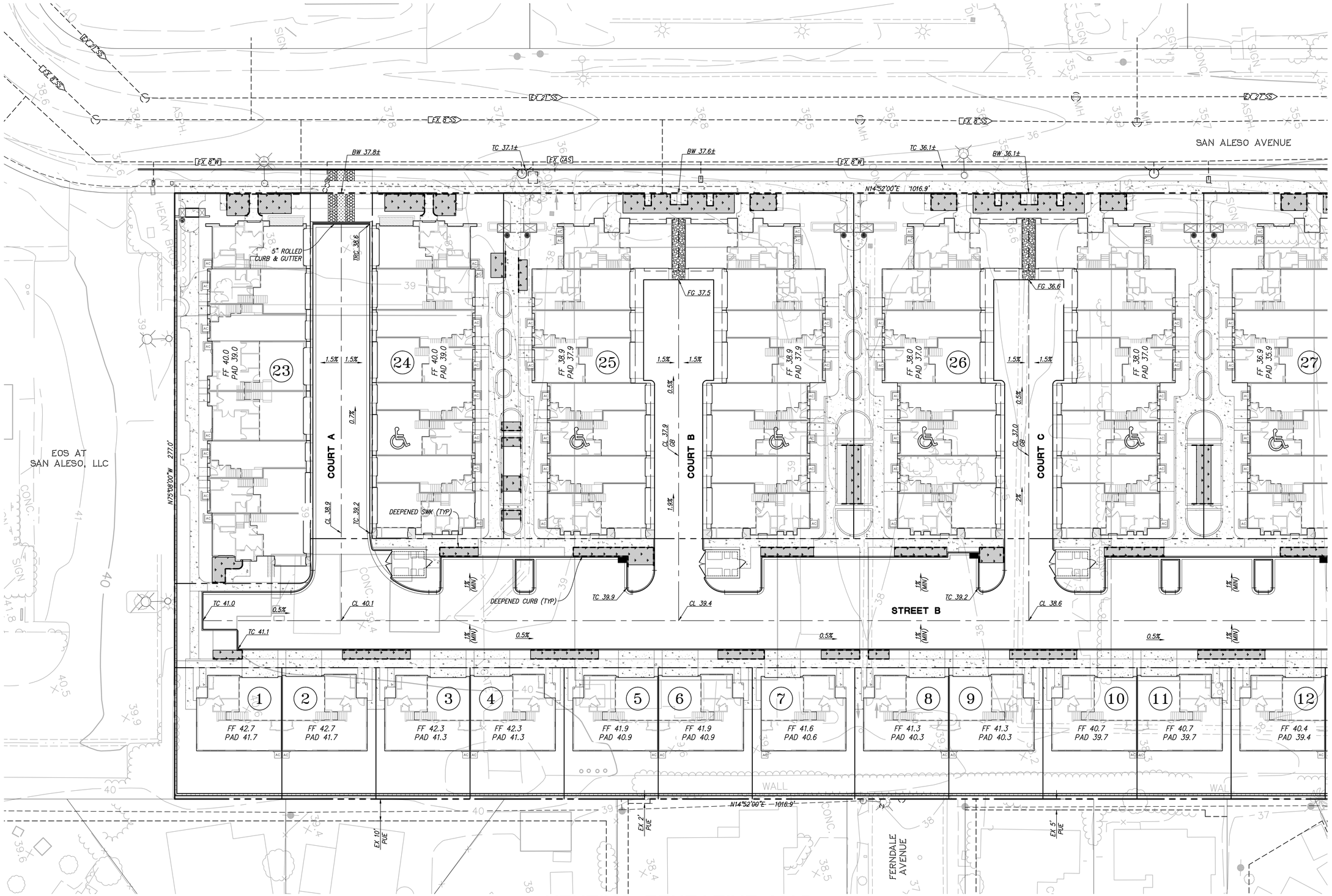

SEE SHEET C-7

VENTING TENTATIVE MAP
PRELIMINARY GRADING AND DRAINAGE PLAN
SAN ALESO PROPERTIES

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA
FOR: CALATLANTIC HOMES

0 20 40 60
1 inch = 20 ft.

RJA
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REV DATE: SEPTEMBER 20, 2017
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SEE SHEET C-6

SAN ALESO AVENUE

PACE FAMILY PARTNERSHIP II

LOT A

LOT B

STREET A

STREET B

COURT D

COURT E

COURT F

EX 15' PG&E EASEMENT

DEEPENED SWK (TYP)

DEEPENED CURB (TYP)

EX GAS VALVE

EX 10'X10' PG&E ESMT

EX 10' PUE

EX 15' PG&E ESMT

EX 24" GAS

EX OH

N14°52'00"E 1016.9'

LOT	FF	PAD
11	40.7	39.7
12	40.4	39.4
13	40.4	39.4
14	40.0	39.0
15	40.0	39.0
16	38.7	37.7
17	38.2	37.2
18	38.2	37.2
19	37.8	36.8
20	37.8	36.8
21	37.4	36.4
22	37.4	36.4
27	36.9	35.9
28	36.9	35.9
29	35.7	34.7
30	35.7	34.7

VESTING TENTATIVE MAP
PRELIMINARY GRADING AND DRAINAGE PLAN
SAN ALESO PROPERTIES

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA
FOR: CALATLANTIC HOMES

0 20 40 60
1 inch = 20 ft.

RJA
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SAN ALESO AVENUE

STREET B

COURT A

COURT B

COURT C

COURT D

EOS AT
SAN ALESO, LLC

SEE SHEET C-9

DOMESTIC RADIO-READ MASTER WM

1-1/2" IRR SERVICE & METER W/RP BACKFLOW PREVENTION DEVICE

FIRE RPDA PER CITY STD DETAIL 21B W/4-WAY FDC

PIV & ADDITIONAL CHECK VALVE

FIRE RISER ROOM

8" PSDE & PPAE (TYP)

WM (TYP)

SSCO (TYP)

8"SS S=0.0035 (MIN)

EX 10'X10' PG&E ESMT

EX 10' PUE

EX 2' PUE

EX 5' PUE

N14°52'00"E 1016.9'

N75°08'00"W 277.0'

NOTES:

1. ALL ON-SITE WET UTILITIES, INCLUDING WATER, SANITARY SEWER, AND STORM DRAIN, SHALL BE PRIVATELY OWNED AND MAINTAINED.
2. ALL EXISTING FIRE HYDRANTS ALONG SAN ALESO AVENUE BOUNDARY TO BE REMOVED AND REPLACED WITH A NEW WET BARREL FIRE HYDRANT CLOW MODEL 75 OR EQUIVALENT, AS DETERMINED BY THE CITY.
3. ALL NEW AND EXISTING TRANSFORMERS WILL BE PLACED UNDERGROUND UNLESS OTHERWISE NOTED.
4. ALL EXISTING STREETLIGHT CONDUITS, WIRES, AND PULL BOXES ALONG SAN ALESO AVENUE BOUNDARY TO BE REMOVED AND REPLACED PER CITY STANDARDS.
5. SEE SHEET C-10 FOR TYPICAL COURT UTILITY AND GRADING.
6. IRRIGATION BACKFLOW PREVENTION DEVICE TO BE INSTALLED PER CITY STD DETAIL 18B.
7. ALL SANITARY SEWER LATERALS ARE TO BE EQUIPPED WITH A CITY APPROVED SEWER BACKWATER VALVE IMMEDIATELY UPSTREAM OF THE CLEAN OUT.

VESTING TENTATIVE MAP
PRELIMINARY UTILITY PLAN
SAN ALESO PROPERTIES

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA
FOR: CALATLANTIC HOMES

0 20 40 60
1 inch = 20 ft.

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REV DATE: SEPTEMBER 20, 2017
DATE: FEBRUARY 2, 2017 JOB NO. 141015 SHEET C-8

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SEE SHEET C-8

SAN ALESO AVENUE

STREET A

STREET B

COURT D

COURT E

COURT F

LOT A

LOT B

PACE FAMILY PARTNERSHIP II

NOTES:

1. ALL ON-SITE WET UTILITIES, INCLUDING WATER, SANITARY SEWER, AND STORM DRAIN, SHALL BE PRIVATELY OWNED AND MAINTAINED.
2. ALL EXISTING FIRE HYDRANTS ALONG SAN ALESO AVENUE BOUNDARY TO BE REMOVED AND REPLACED WITH A NEW WET BARREL FIRE HYDRANT CLOW MODEL 75 OR EQUIVALENT, AS DETERMINED BY THE CITY.
3. ALL NEW AND EXISTING TRANSFORMERS WILL BE PLACED UNDERGROUND UNLESS OTHERWISE NOTED.
4. ALL EXISTING STREETLIGHT CONDUITS, WIRES, AND PULL BOXES ALONG SAN ALESO AVENUE BOUNDARY TO BE REMOVED AND REPLACED PER CITY STANDARDS.
5. IF CONNECTION TO EXISTING 27" SANITARY SEWER IS DETERMINED FEASIBLE, THE PROPOSED SEWER LIFT STATION WILL BE ELIMINATED.
6. SEE SHEET C-10 FOR TYPICAL COURT UTILITY AND GRADING.
7. ALL SANITARY SEWER LATERALS ARE TO BE EQUIPPED WITH A CITY APPROVED SEWER BACKWATER VALVE IMMEDIATELY UPSTREAM OF THE CLEAN OUT.

VESTING TENTATIVE MAP
PRELIMINARY UTILITY PLAN
SAN ALESO PROPERTIES

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA
FOR: CALATLANTIC HOMES

0 20 40 60
1 inch = 20 ft.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
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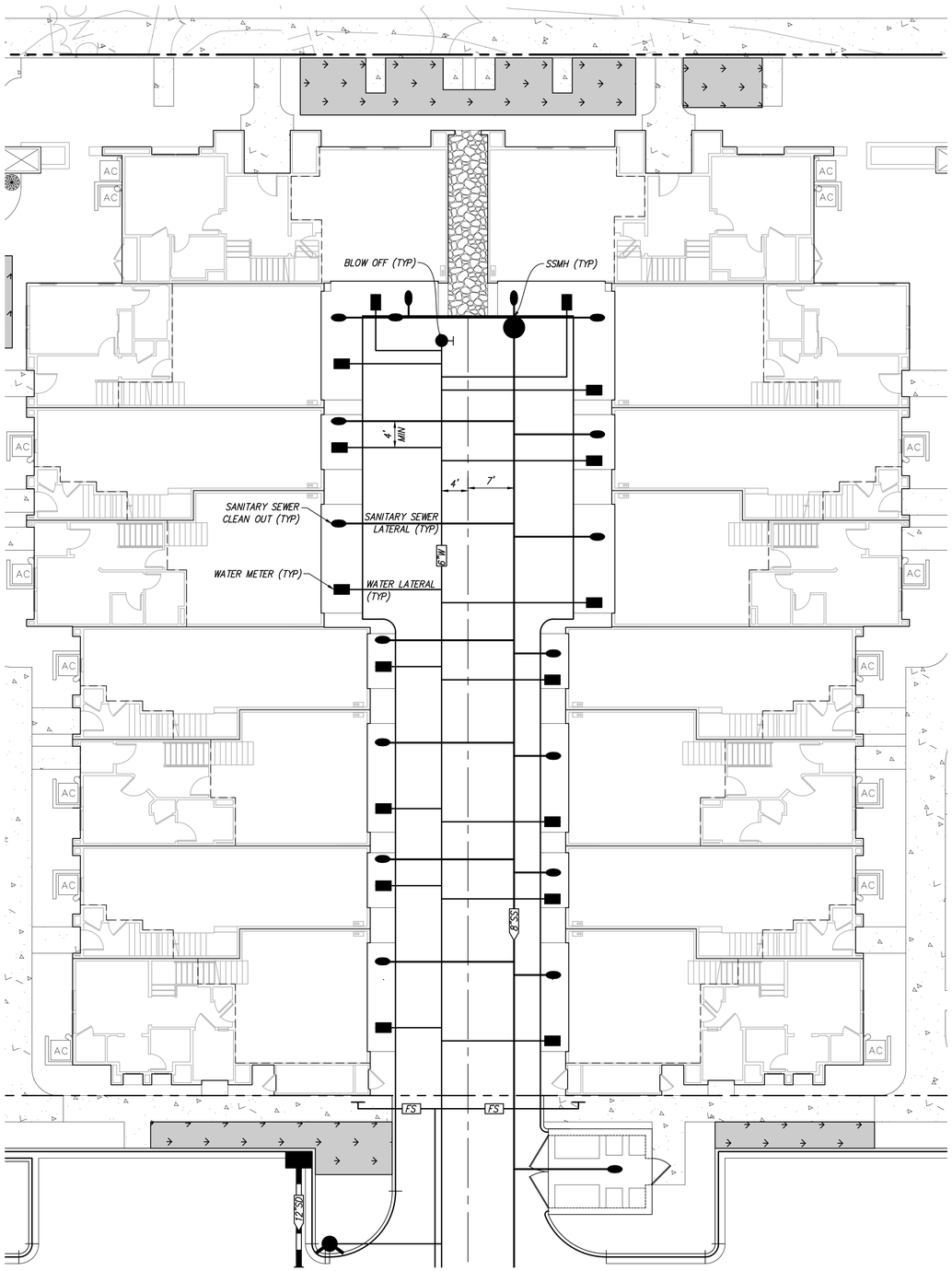

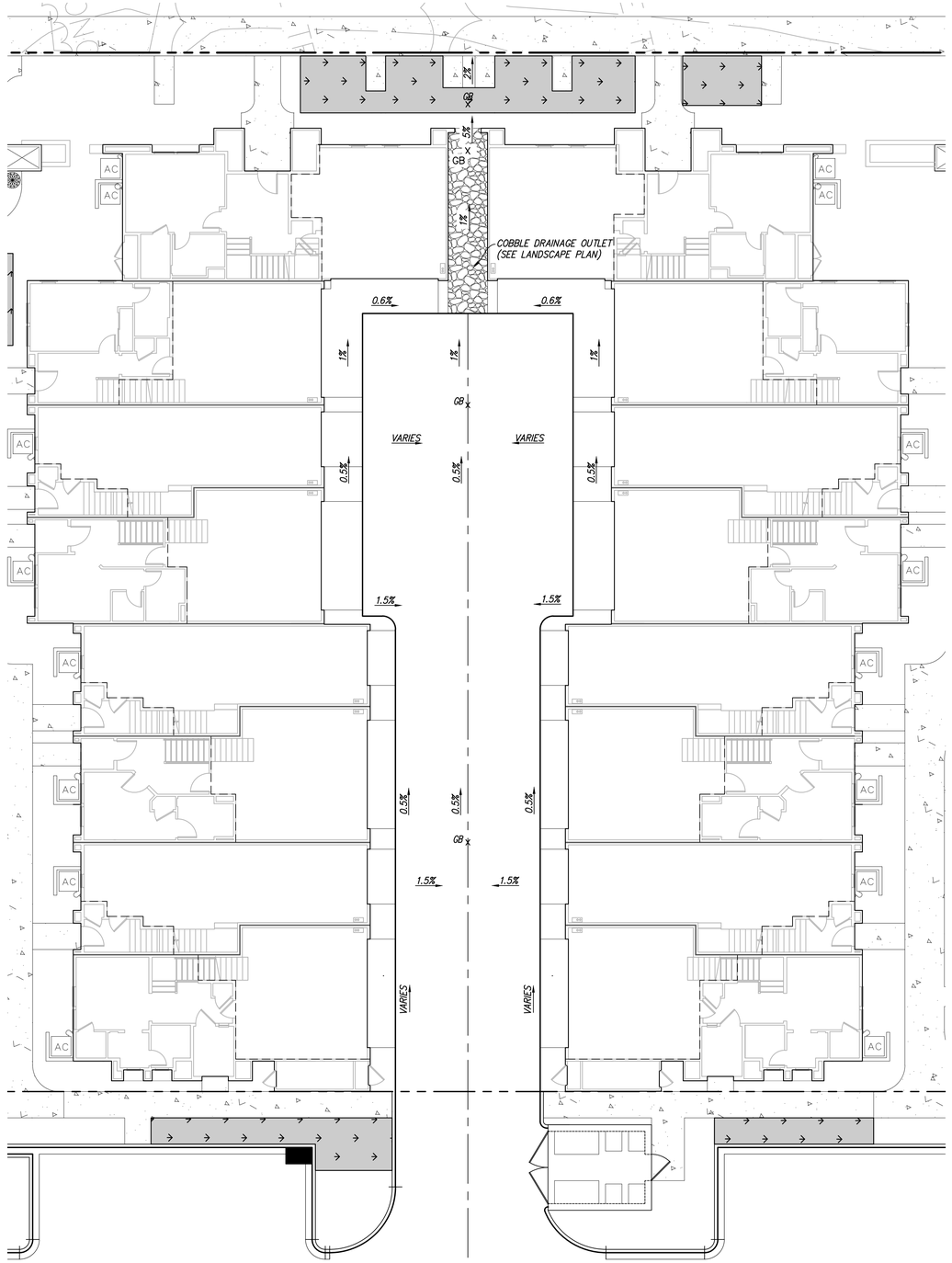

NOTE:

1. ALL SANITARY SEWER LATERALS ARE TO BE EQUIPPED WITH A CITY APPROVED SEWER BACKWATER VALVE IMMEDIATELY UPSTREAM OF THE CLEAN OUT.

VESTING TENTATIVE MAP
TYPICAL COURT UTILITY & GRADING PLAN
SAN ALESO PROPERTIES

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA
FOR: CALATLANTIC HOMES

0 10 20 30
1 inch = 10 ft.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
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DATE: FEBRUARY 2, 2017 JOB NO. 141015 SHEET C-10

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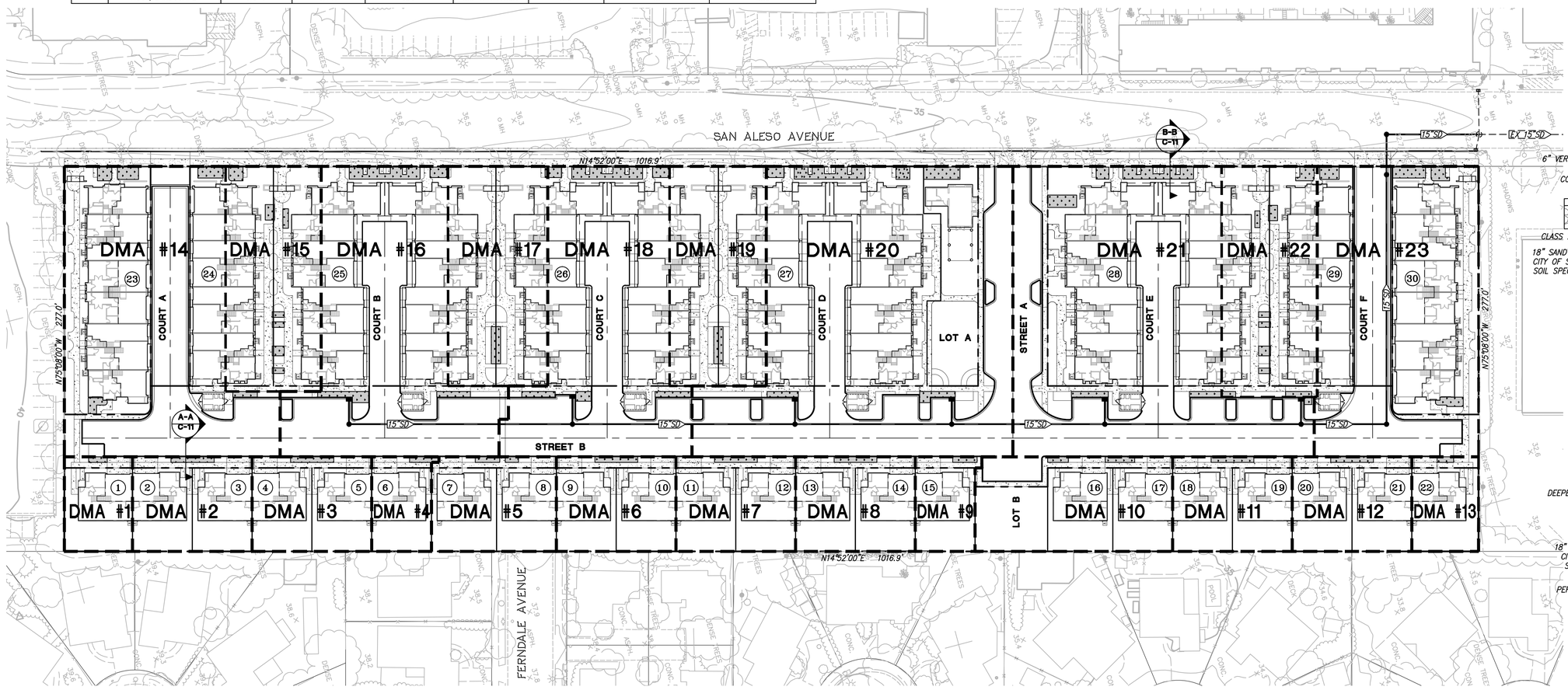
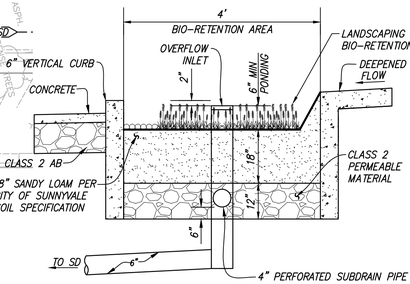
STORMWATER MANAGEMENT CALCULATIONS

DMA	SURFACE	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	TREATMENT VOLUME REQUIRED (CF)	BMP USED	TREATMENT AREA (SF)	STORAGE VOLUME REQUIRED ABOVE SOIL (CF)	PONDING DEPTH AT BIO-RETENTION (IN)
1	ROOF/LANDSCAPE	3,332	1,889	69	BIO-RETENTION	60	24	4.84
2	ROOF/LANDSCAPE	5,849	3,711	134	BIO-RETENTION	120	42	4.20
3	ROOF/LANDSCAPE	5,849	3,711	134	BIO-RETENTION	120	42	4.20
4	ROOF/LANDSCAPE	2,946	1,855	67	BIO-RETENTION	60	21	4.21
5	ROOF/LANDSCAPE	6,087	2,858	108	BIO-RETENTION	100	31	3.71
6	ROOF/LANDSCAPE	5,849	3,711	134	BIO-RETENTION	120	42	4.20
7	ROOF/LANDSCAPE	5,849	3,711	134	BIO-RETENTION	120	42	4.20
8	ROOF/LANDSCAPE	5,849	3,711	134	BIO-RETENTION	120	42	4.20
9	ROOF/LANDSCAPE	2,964	1,846	67	BIO-RETENTION	60	21	4.15
10	ROOF/LANDSCAPE	9,613	4,755	178	BIO-RETENTION	160	56	4.22
11	ROOF/LANDSCAPE	5,849	3,711	134	BIO-RETENTION	120	42	4.20
12	ROOF/LANDSCAPE	5,849	3,711	134	BIO-RETENTION	120	42	4.20

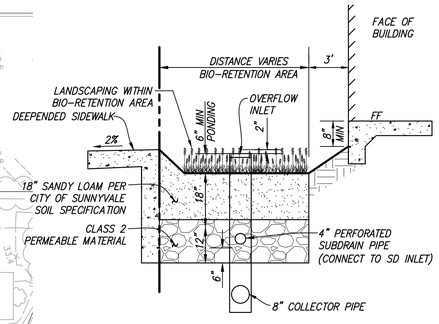
STORMWATER MANAGEMENT CALCULATIONS

DMA	SURFACE	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	TREATMENT VOLUME REQUIRED (CF)	BMP USED	TREATMENT AREA (SF)	STORAGE VOLUME REQUIRED ABOVE SOIL (CF)	PONDING DEPTH AT BIO-RETENTION (IN)
13	ROOF/LANDSCAPE	3,264	1,890	61	BIO-RETENTION	60	24	4.79
14	ROOF/ROADWAY/LANDSCAPE	26,075	21,690	753	BIO-RETENTION	670	244	4.37
15	ROOF/LANDSCAPE	11,135	8,370	294	BIO-RETENTION	260	97	4.49
16	ROOF/ROADWAY/LANDSCAPE	22,487	19,310	668	BIO-RETENTION	580	233	4.81
17	ROOF/LANDSCAPE	11,321	8,508	299	BIO-RETENTION	260	104	4.79
18	ROOF/ROADWAY/LANDSCAPE	20,750	19,240	660	BIO-RETENTION	590	211	4.28
19	ROOF/LANDSCAPE	10,979	8,248	290	BIO-RETENTION	260	92	4.23
20	ROOF/ROADWAY/LANDSCAPE	39,785	30,140	1,058	BIO-RETENTION	920	368	4.80
21	ROOF/ROADWAY/LANDSCAPE	34,233	27,500	959	BIO-RETENTION	850	314	4.43
22	ROOF/LANDSCAPE	11,410	8,578	302	BIO-RETENTION	270	96	4.26
23	ROOF/ROADWAY/LANDSCAPE	24,326	21,450	740	BIO-RETENTION	650	249	4.60





SECTION A-A
NOT TO SCALE



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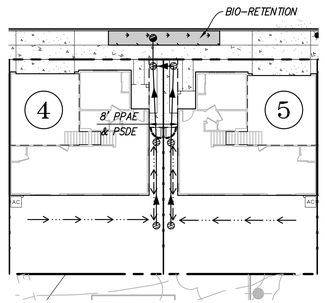
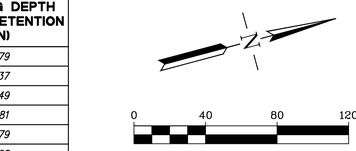


TYPICAL LOT DRAINAGE
NOT TO SCALE



NOTES:

1. THE CALCULATIONS ARE BASED ON THE SANTA CLARA VALLEY C.3 STORMWATER HANDBOOK AND THE FOLLOWING CRITERIA:
   a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
   b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
2. BIO-RETENTION AREAS SIZED USING THE COMBINED FLOW-VOLUME METHOD.

   TOTAL IMPERVIOUS SURFACE = 214,164 S.F.
   IMPERVIOUS SURFACE TREATED BY NATURAL TREATMENT = 214,164 S.F. PERCENT OF IMPERVIOUS TREATED BY LANDSCAPE BASED TREATMENT = 100%
3. EXISTING IMPERVIOUS SURFACE = 264,531 S.F.
   NEW IMPERVIOUS SURFACE = 11,661 S.F.
4. DURING FINAL DESIGN, DEVELOPER INTENDS TO EVALUATE AND INCLUDE ELIGIBLE C.3 INTERCEPTOR TREE CREDITS IN ORDER TO REDUCE AREAS OF BIO-RETENTION, PER CHAPTER 4 OF THE SANTA CLARA VALLEY C.3 STORMWATER HANDBOOK.

VESTING TENTATIVE MAP
PRELIMINARY STORMWATER TREATMENT PLAN
SAN ALESO PROPERTIES

CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA
FOR: CALATLANTIC HOMES

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
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REV DATE: SEPTEMBER 20, 2017
DATE: FEBRUARY 2, 2017 JOB NO. 141015 SHEET C-11

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