

FORMAL APPLICATION S BERNARDO TOWNHOMES IN SUNNYVALE, CA



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

494 S BERNARDO AVE
SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

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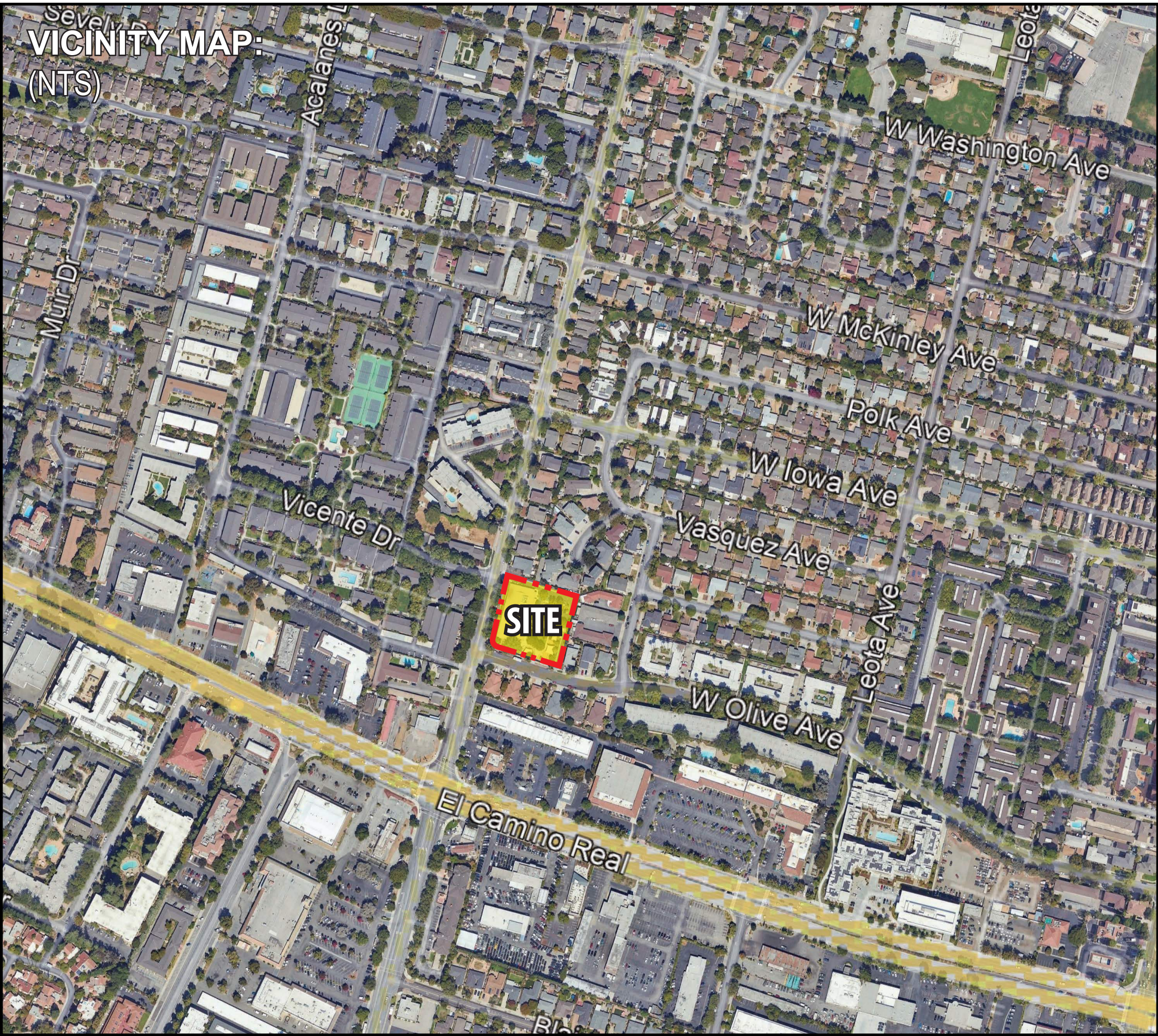
COVER SHEET

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

PROJECT NO.: 263.009
DATE: 05/22/2026

SHEET A.1.1





PROJECT TEAM INFO:

Developer

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

Architect

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

Civil Engineer

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

Landscape Architect

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

PROJECT INFORMATION:

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

DEVELOPMENT SUMMARY				
Assessor Parcel Number	161-24-001			
Lot Area - gross	70,946	sf	1.63	ac
Lot Area - net	63,235	sf	1.45	ac
DEVELOPMENT REGULATIONS	STANDARD		PROPOSED	
General Plan land use	MDR		MDR	
Density (du/ac)	15-24		19.3	
General Plan height	3 stories (35')		3 stories (+/- 41')	
Zoning designation	R-3		R-3	
Lot coverage	40% max		40.3%	
Setbacks				
Front	20' min		15' min	
Side	6' one side, 15' total min		15' min	
Rear	20' min		12' min	
Building Separation	26' min		12' min	
Solid waste storage	2 carts / unit		2 carts / unit (in garages)	
Total landscaped area	20% min		37.4%	
	12,647		23,664	
Usable open space	400 sf / unit		716	
	11,200		20,042	
Other landscaped area			3,622	
Private balconies			2,610	
Common open space			10,995	
Storage space	300 cf / unit		312 cf / unit	
Parking per Zoning	Spaces/Unit	Total required		Total Spaces Provided
Resident	2		56	56
Visitor - 3-Bed units	0.5		3	0
Visitor - 4-Bed units	0.65		14.3	7
Loading Stalls			1	1
Total			74.3	64
Accessible Stalls	5% of visitor		0.4	1 of 8 surface
Garage EV	1 level one + 1 level two		28 level one + 28 level two	28 level one + 28 level two
Surface EV (level two)	30% (rounded up)		2.1	3
Surface EV (level one)	70% (remaining)		4.9	5
Bike Parking	1 / 4 units		7	28

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

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

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PROJECT DATA

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

PROJECT NO.: 263.009
DATE: 05/22/2026

SHEET A.1.2





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SITE PHOTOS

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SITE KEY LEGEND:

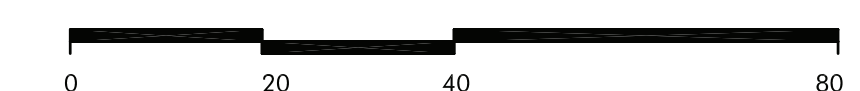
-  Water Meters
1 meter per unit
-  Electric Meters
1 meter per unit
-  Mailbox
-  Public utility easement

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

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ILLUSTRATIVE SITE PLAN



SHEET A.1.4

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PLAN TYPE KEY:

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

OVERALL SITE KEY:

- Vehicular project entry
- Pedestrian project entry
- Accessible path of travel
- Fire access route
(All exterior portions of the buildings are easily within 150' hose reach of a fire access route)
- Elevated bike racks
1 bike rack per unit (Total: 28)
- Public bike racks
2 bike stalls (Total: 8)
- Residential Parking Spaces (Parking space clearance 17'x18')
2 parking spaces per unit (Total: 56)
- Visitor Parking Spaces (Total: 7 spaces)
- Loading Zone (1 space)
8.5' x 22'
3 of 8 spaces are EV
1 of 8 spaces is ADA
- Fire hydrants

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PARKING & CIRCULATION DIAGRAM

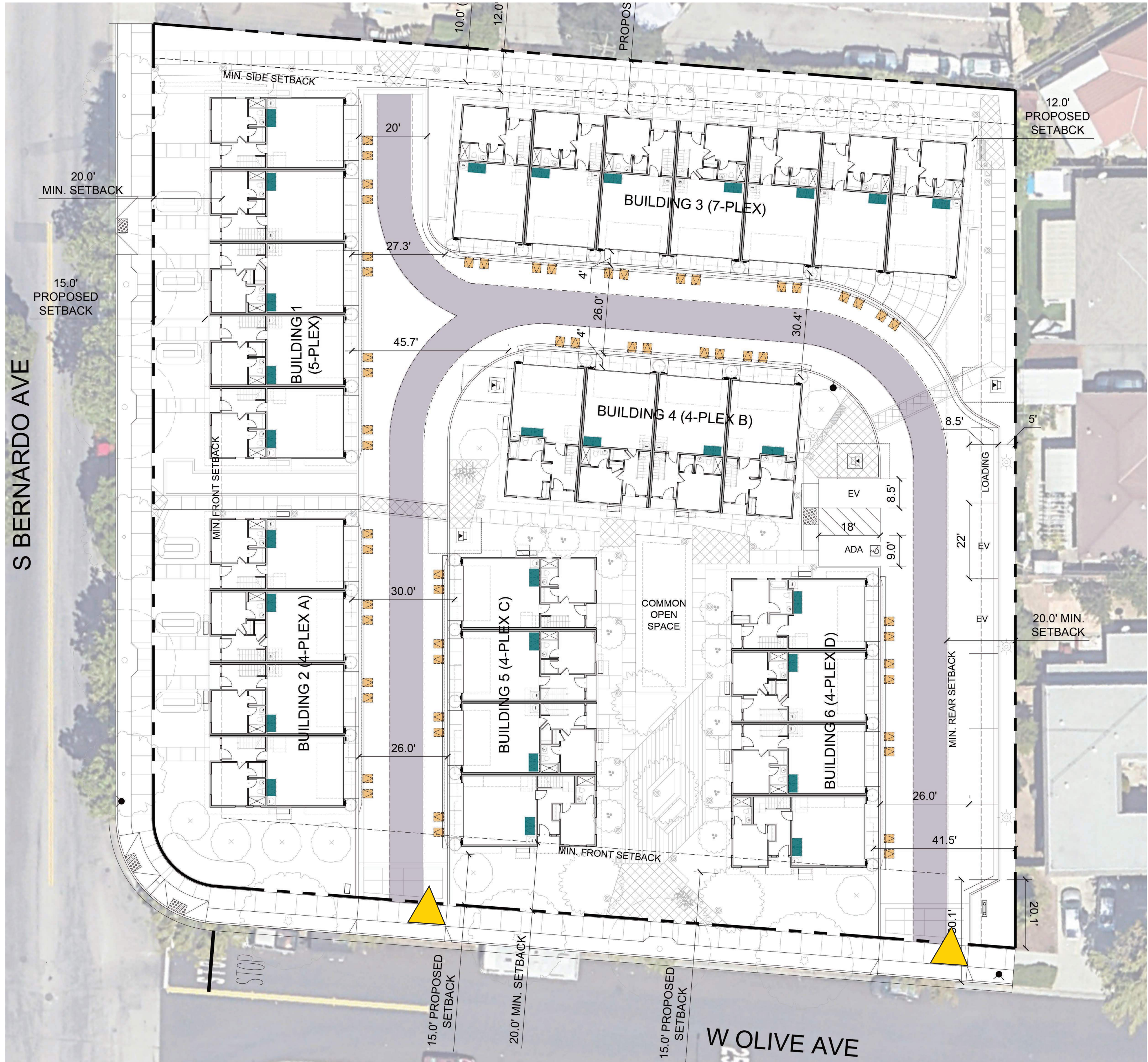


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SHEET A.15





SOLID WASTE DIAGRAM

LEGEND:

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

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OPEN SPACE & LOT COVERAGE DIAGRAM

LEGEND:

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

SITE DIAGRAMS

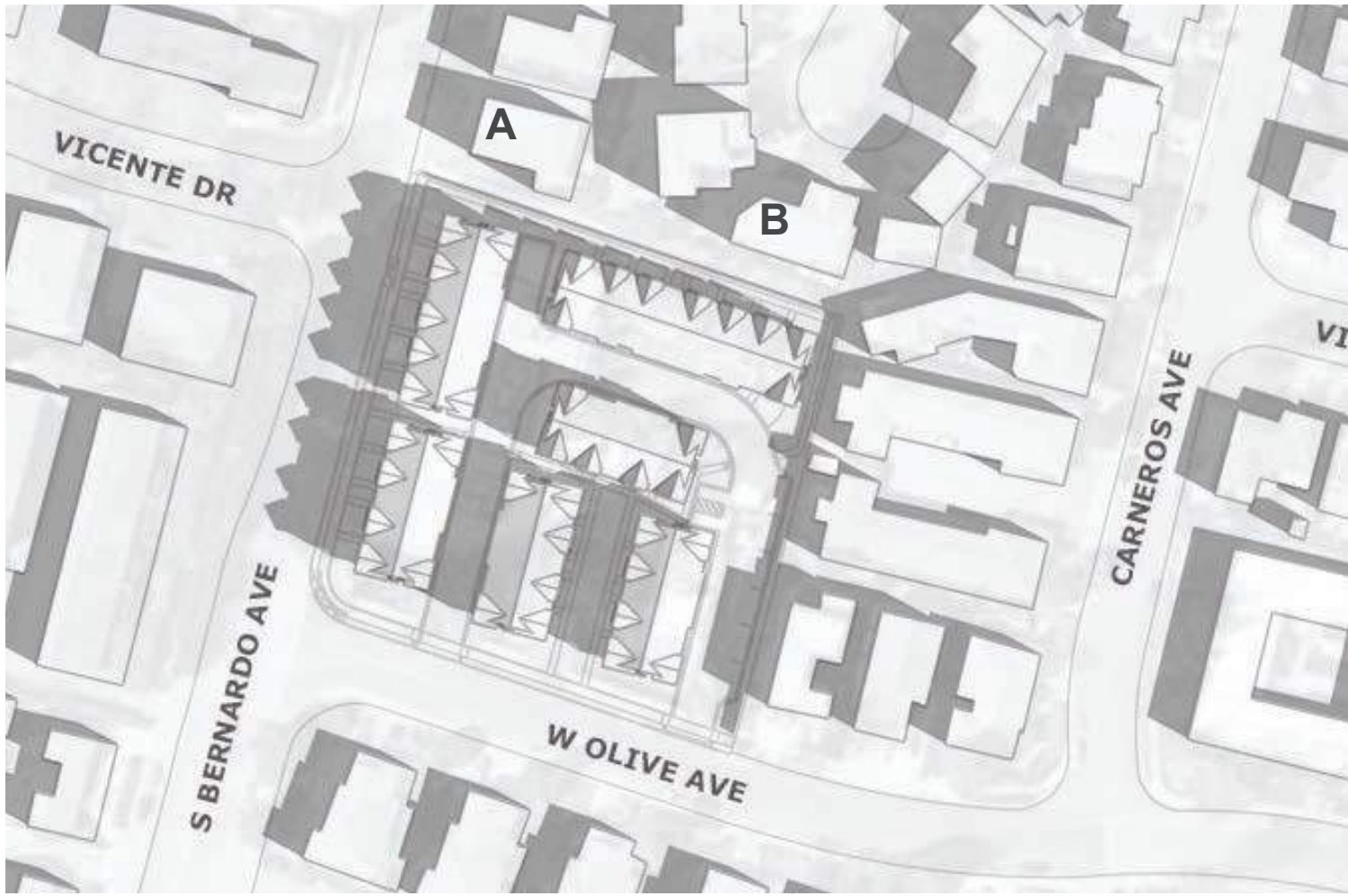


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SHEET A.1.6





MARCH 19 - 9:00 AM



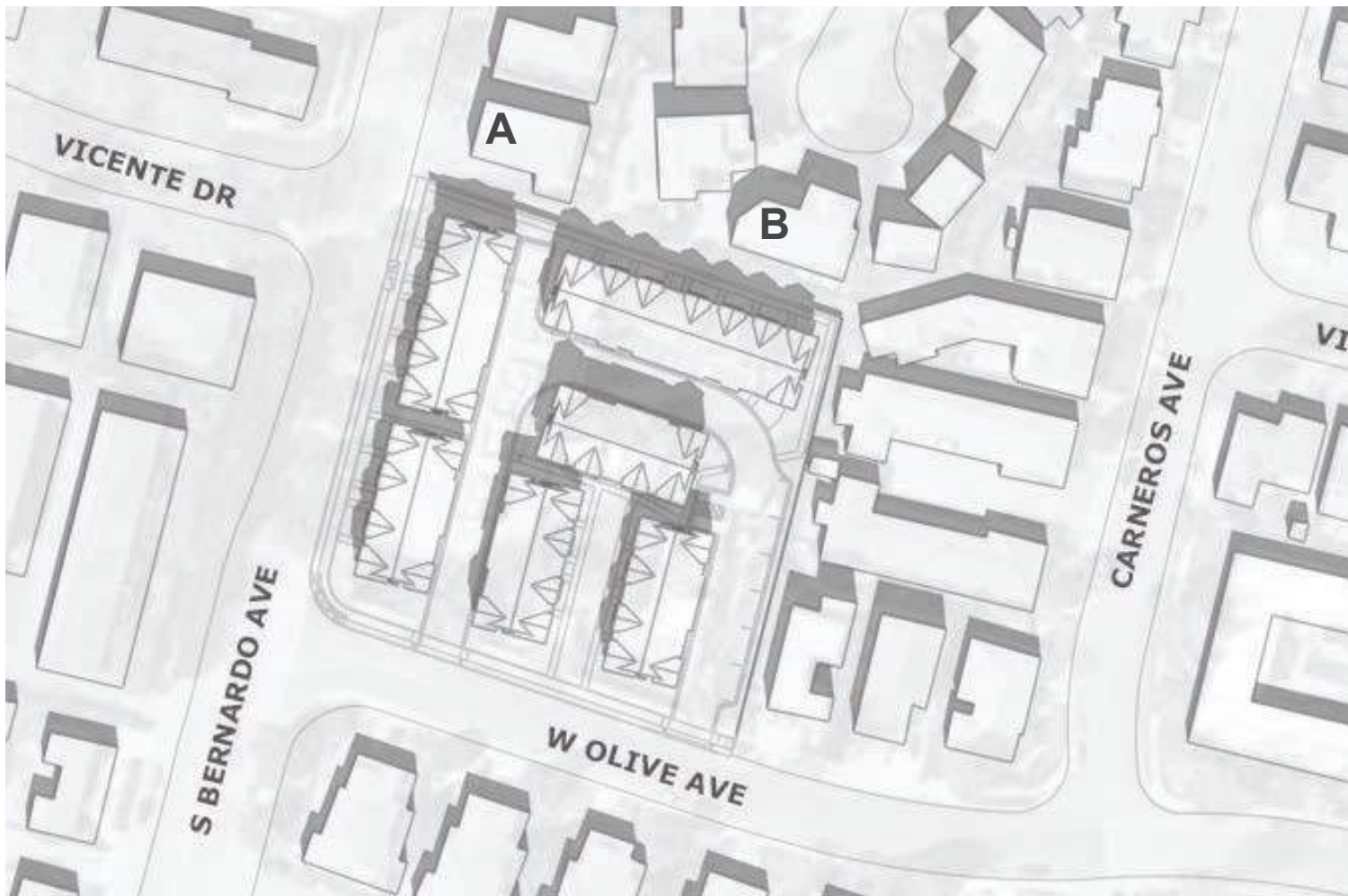
JUNE 20 - 9:00 AM



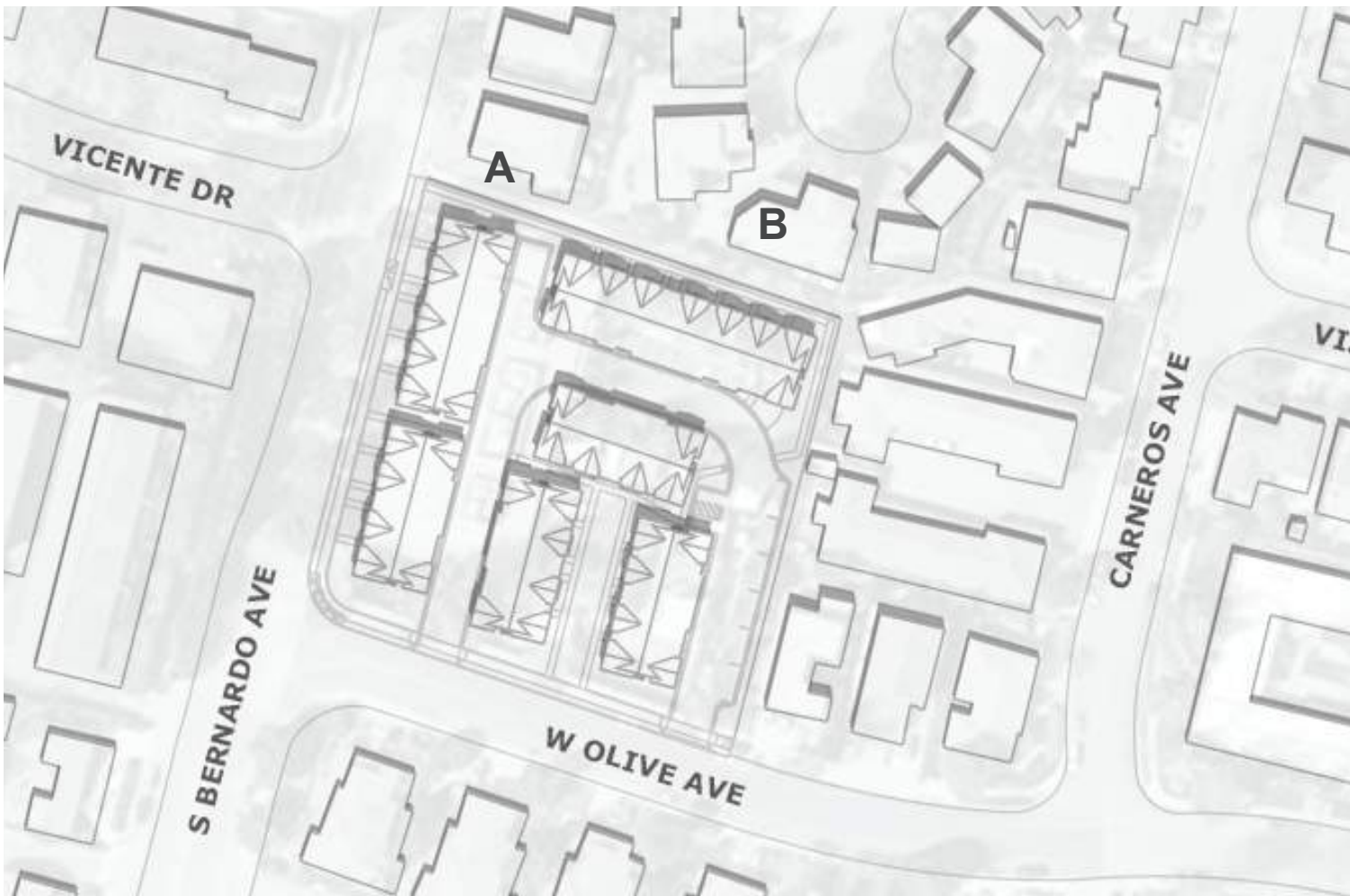
SEPTEMBER 22 - 9:00 AM



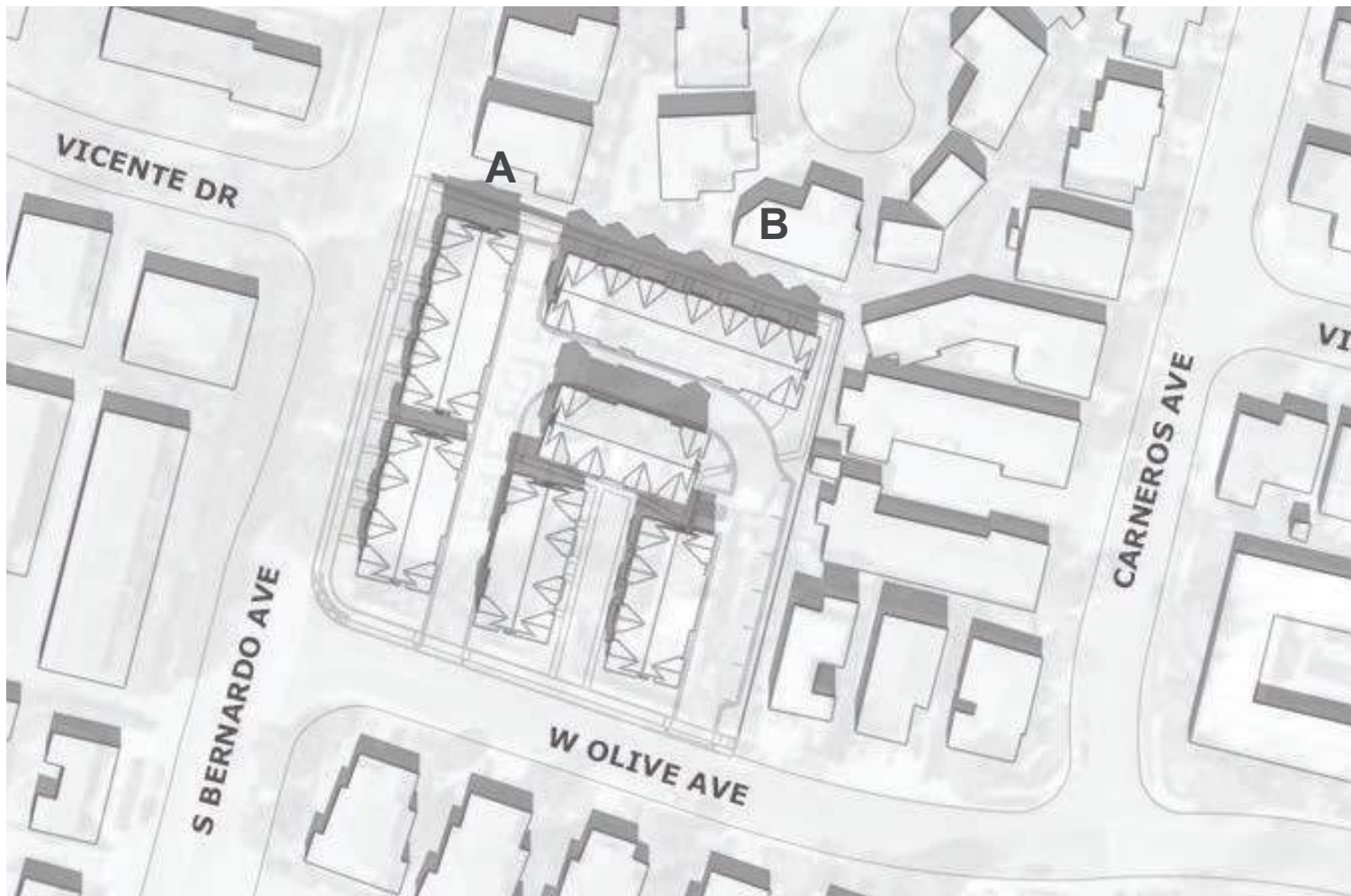
DECEMBER 21 - 9:00 AM



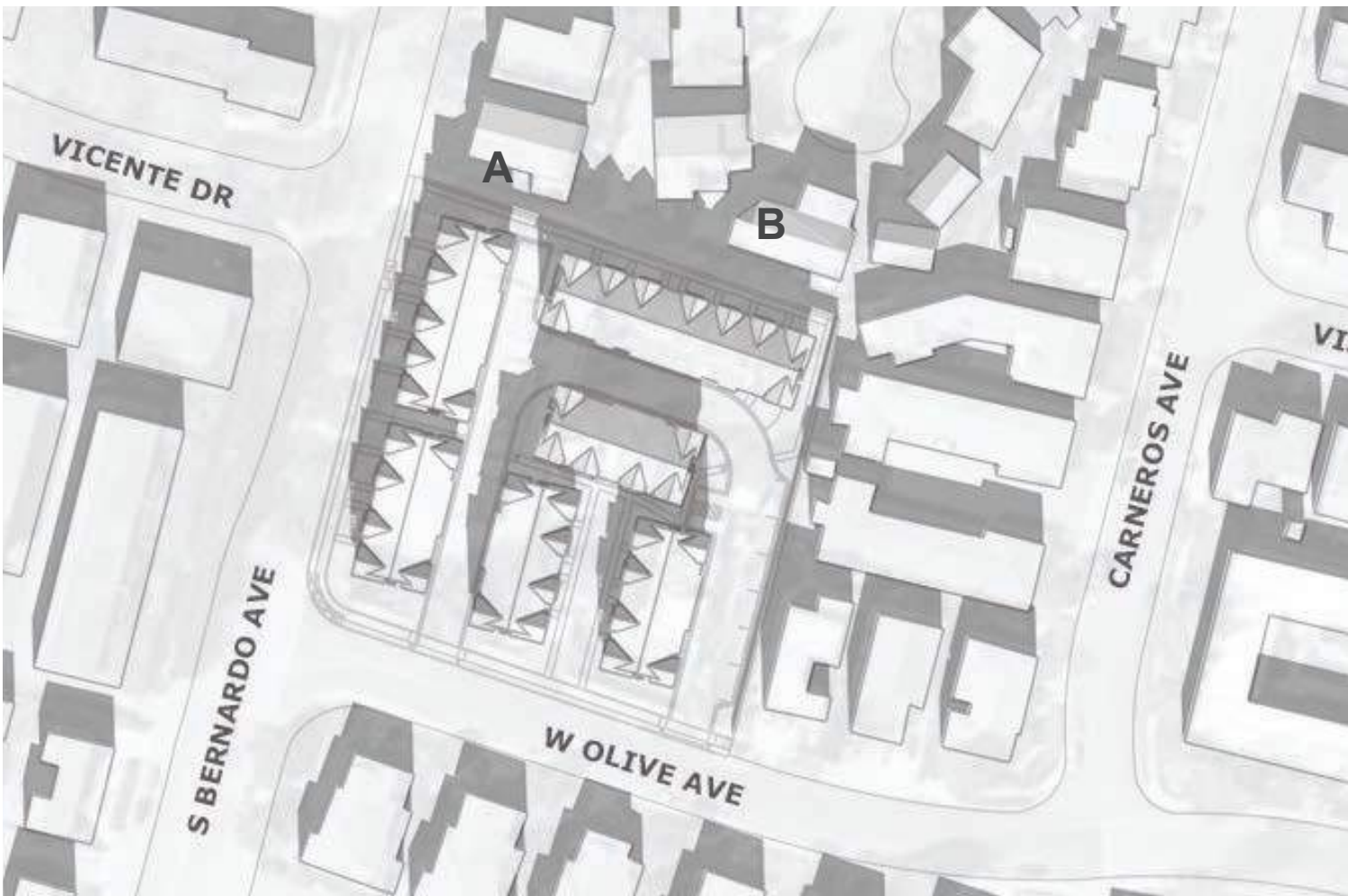
MARCH 19 - 12:00 PM



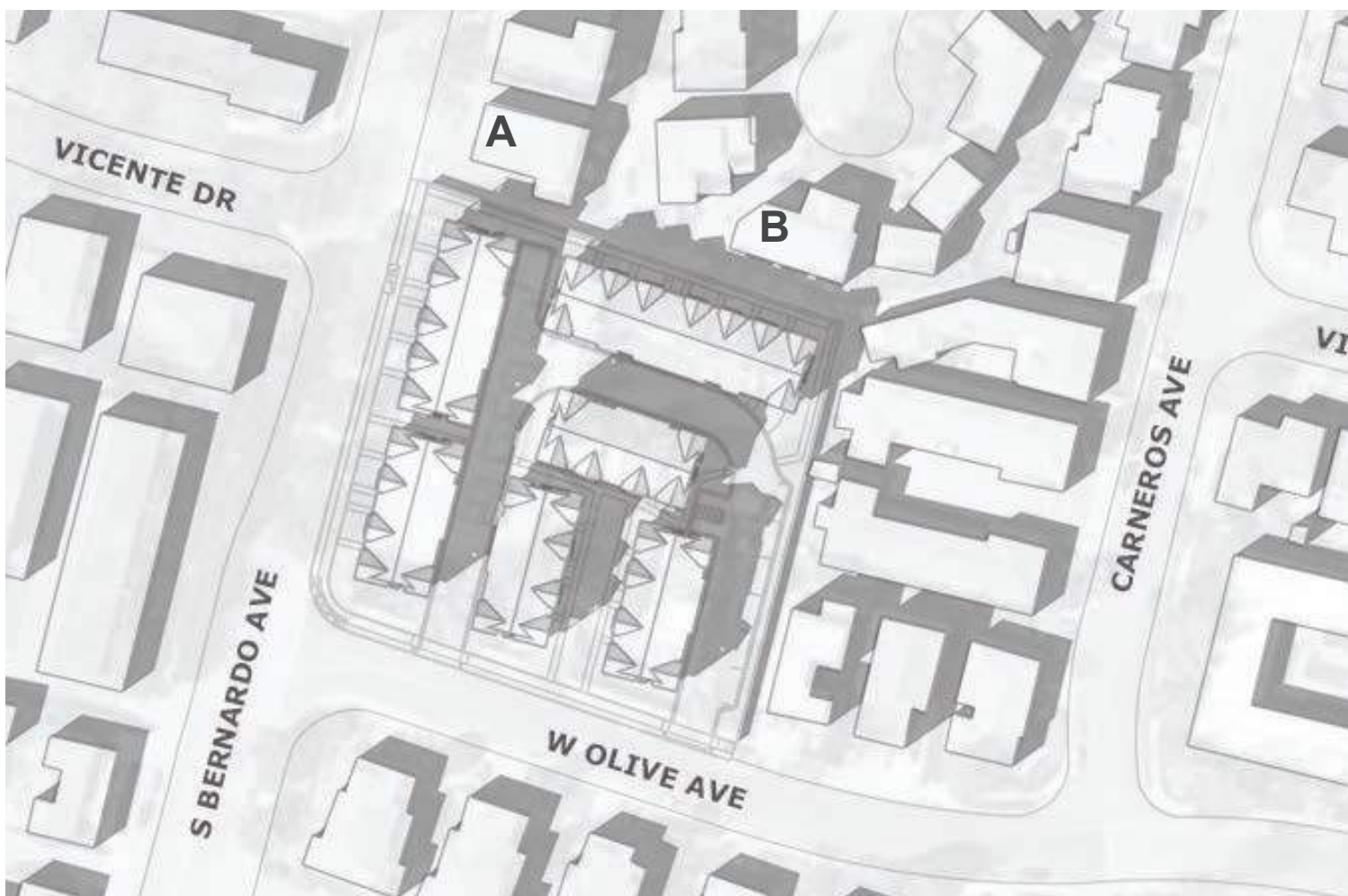
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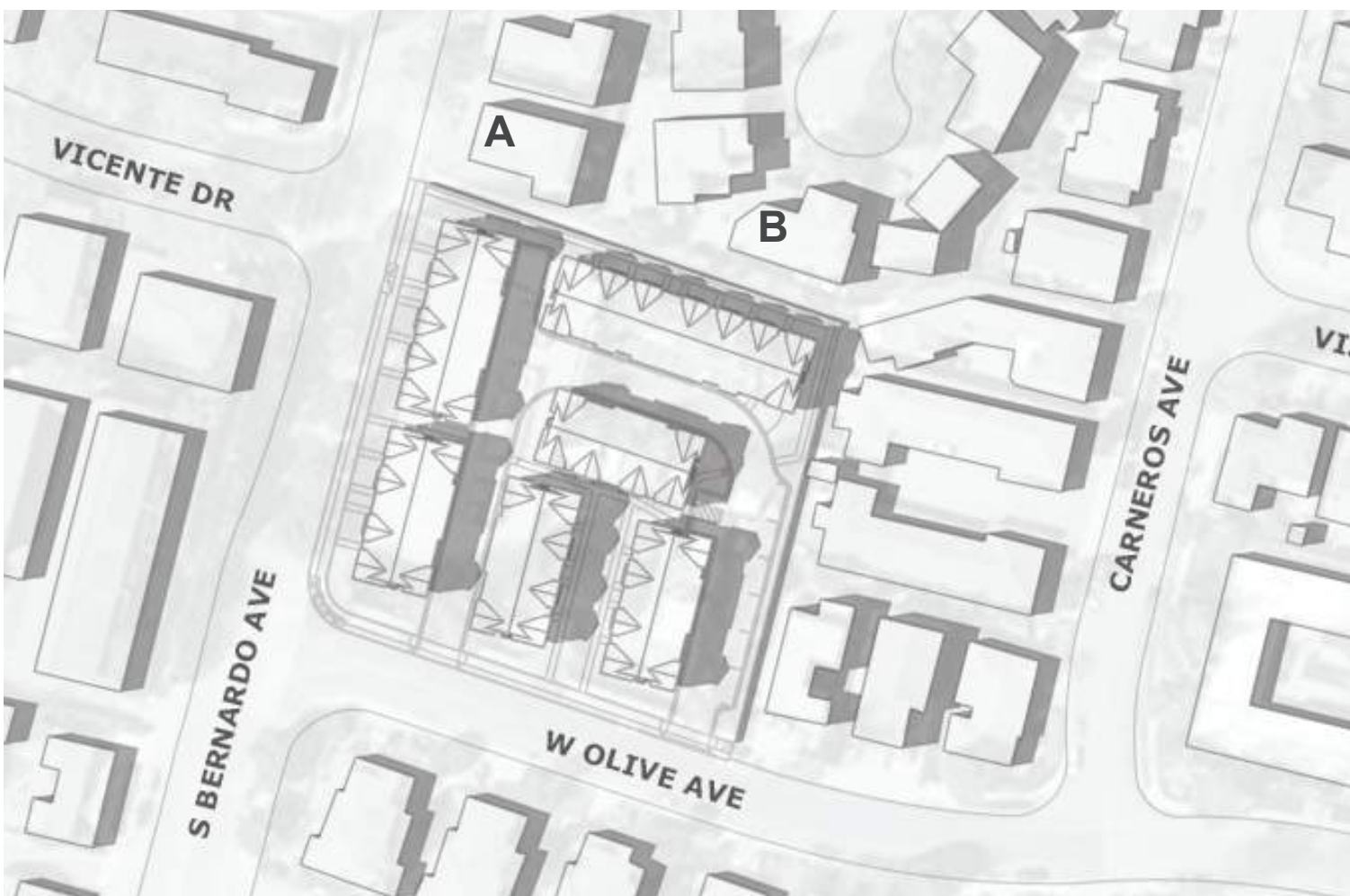
SEPTEMBER 22 - 12:00 PM



DECEMBER 21 - 12:00 PM



MARCH 19 - 3:00 PM



JUNE 20 - 3:00 PM



SEPTEMBER 22 - 3:00 PM



DECEMBER 21 - 3:00 PM

NOTES:

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

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SOLAR SHADING ANALYSIS



0 100 200 400

SHEET A.1.7

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OPEN SPACE FROM W. OLIVE RENDERING



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SHEET A.1.8





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PRIVATE STREET RENDERING



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SHEET A.1.9

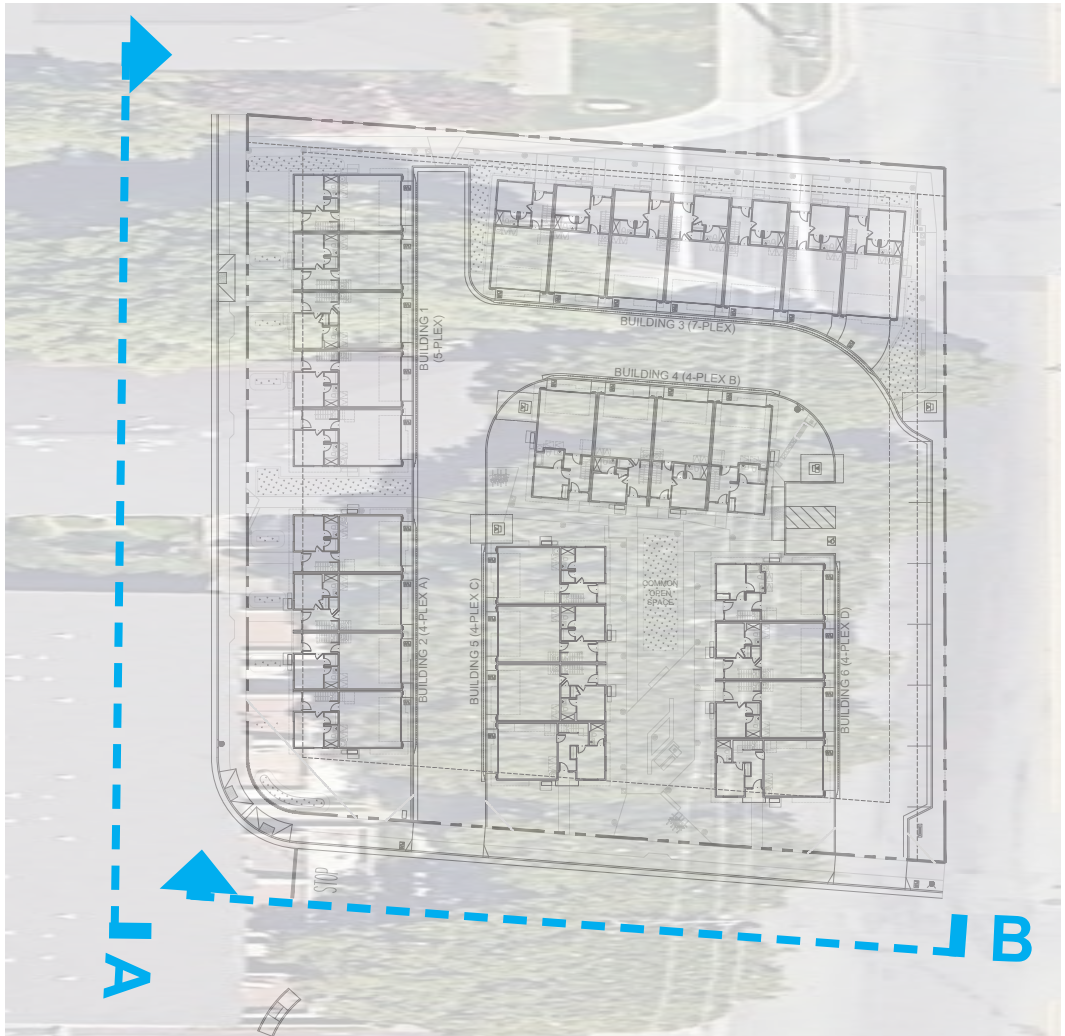




STREET ELEVATION A: S BERNARDO AVENUE



STREET ELEVATION B: W OLIVE AVENUE



KEY MAP

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STREETSCAPE RENDERINGS

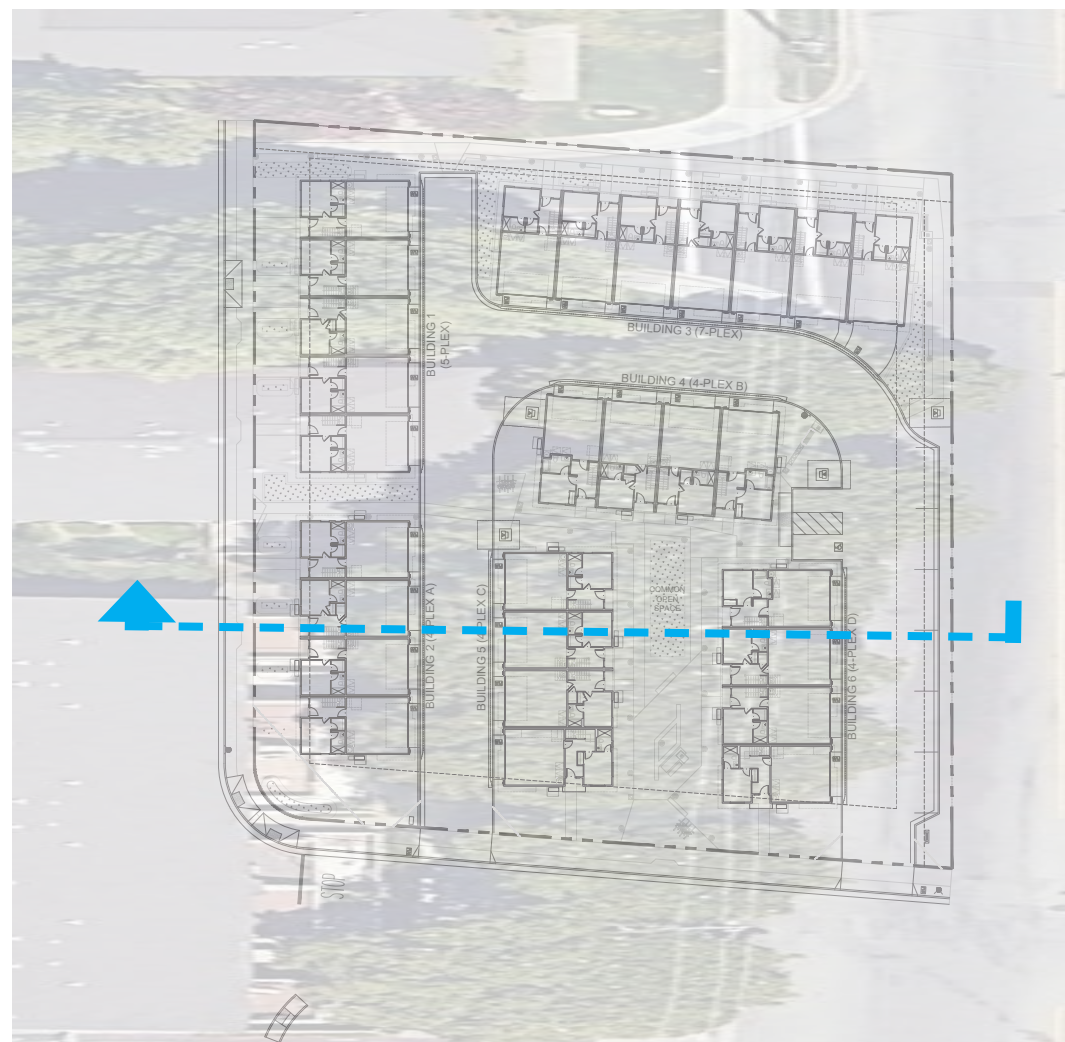


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SHEET A1.10





KEY MAP

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SITE SECTION

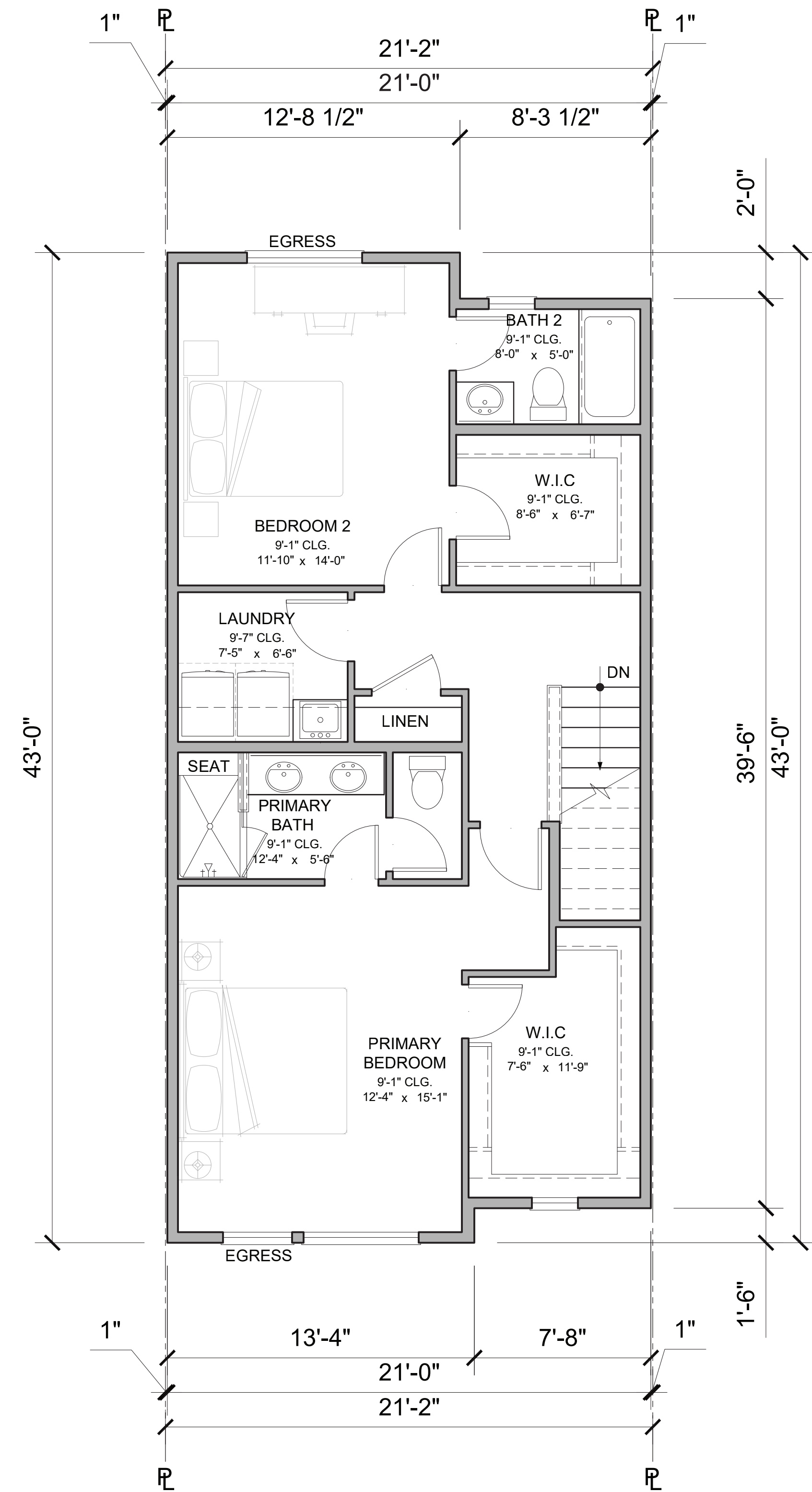


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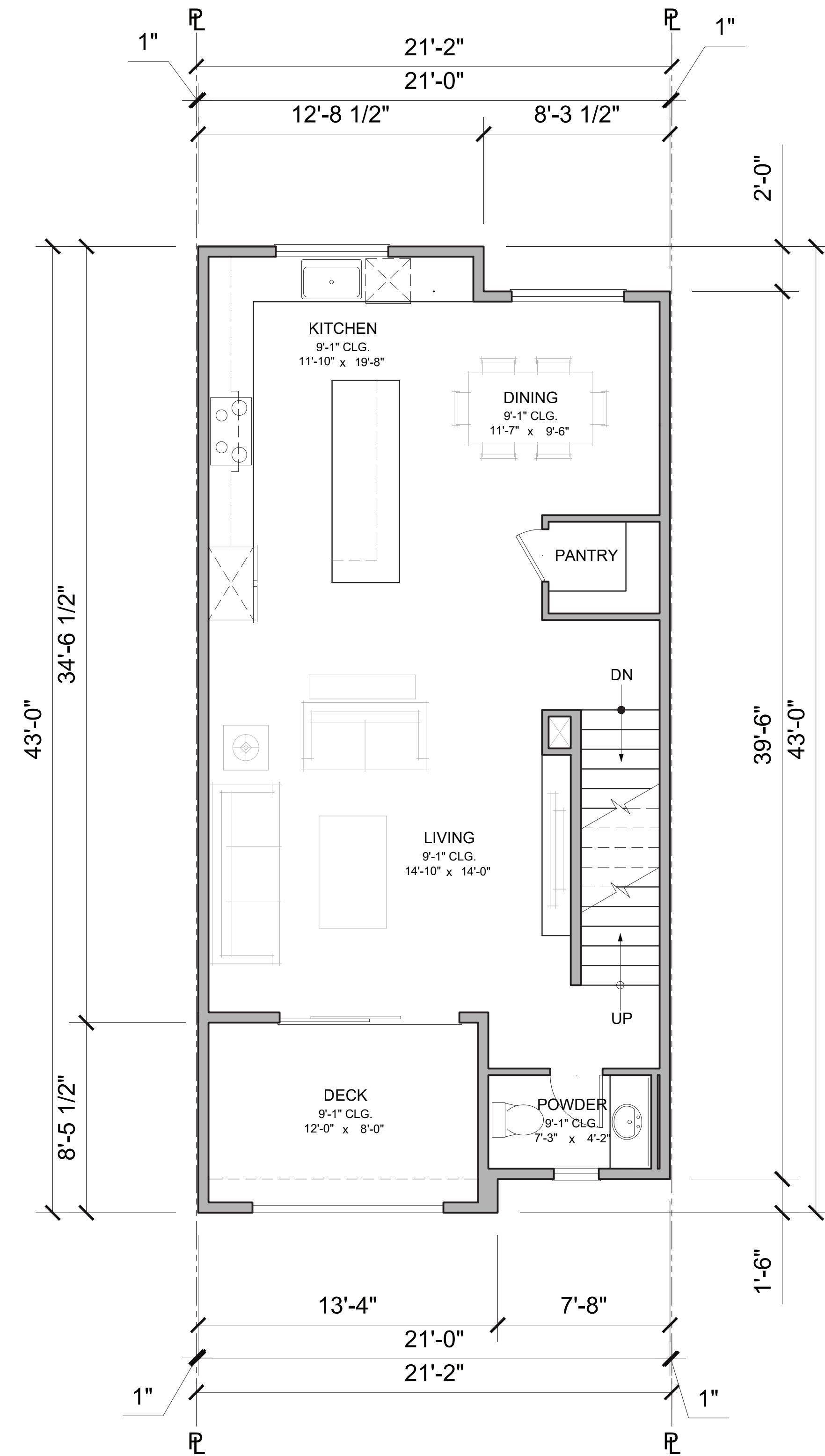
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SHEET A111

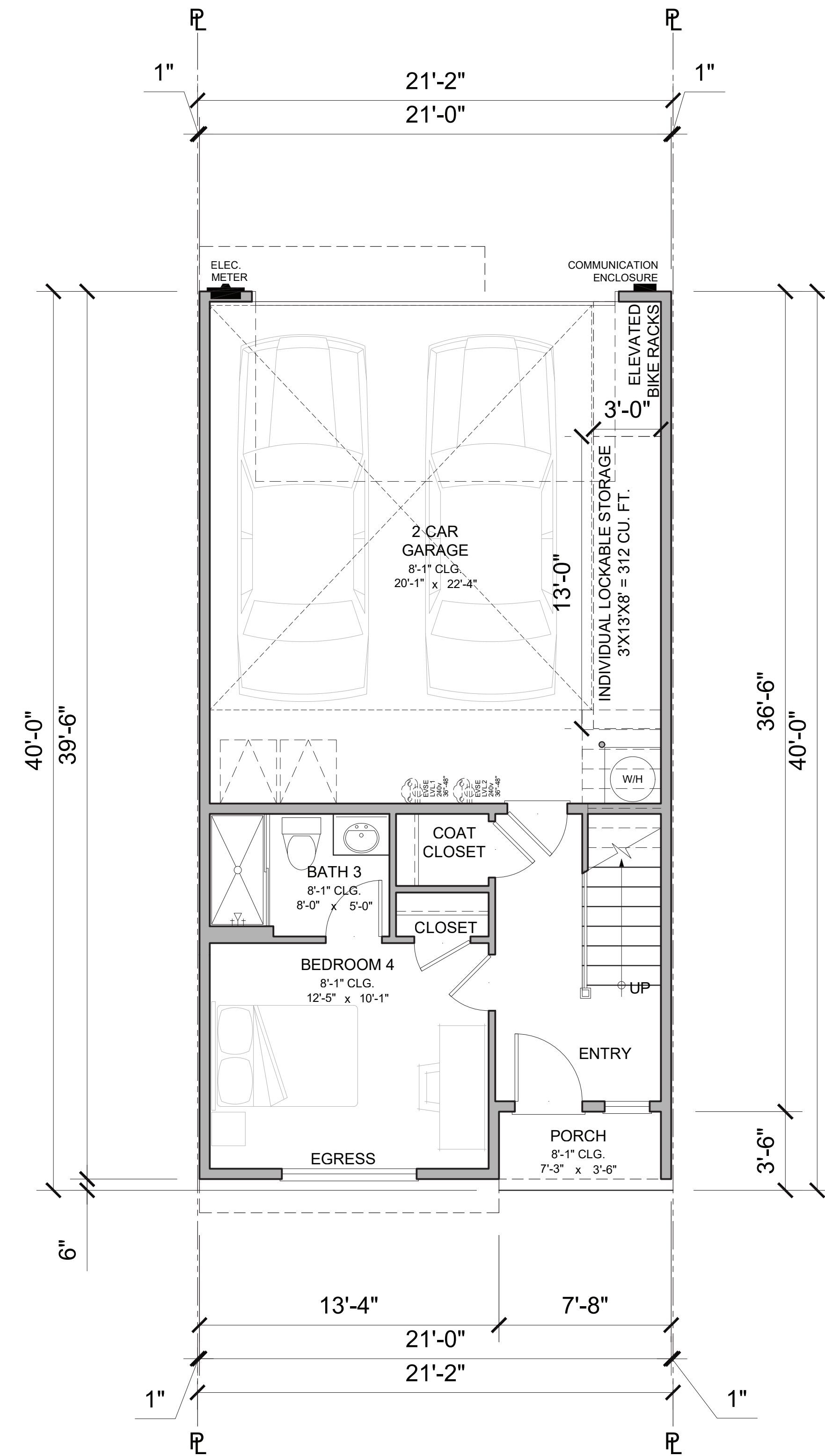
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UNIT A - THIRD FLOOR PLAN
SCALE : 1/4" = 1'-0"



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



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

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

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

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

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UNIT A FLOOR PLANS

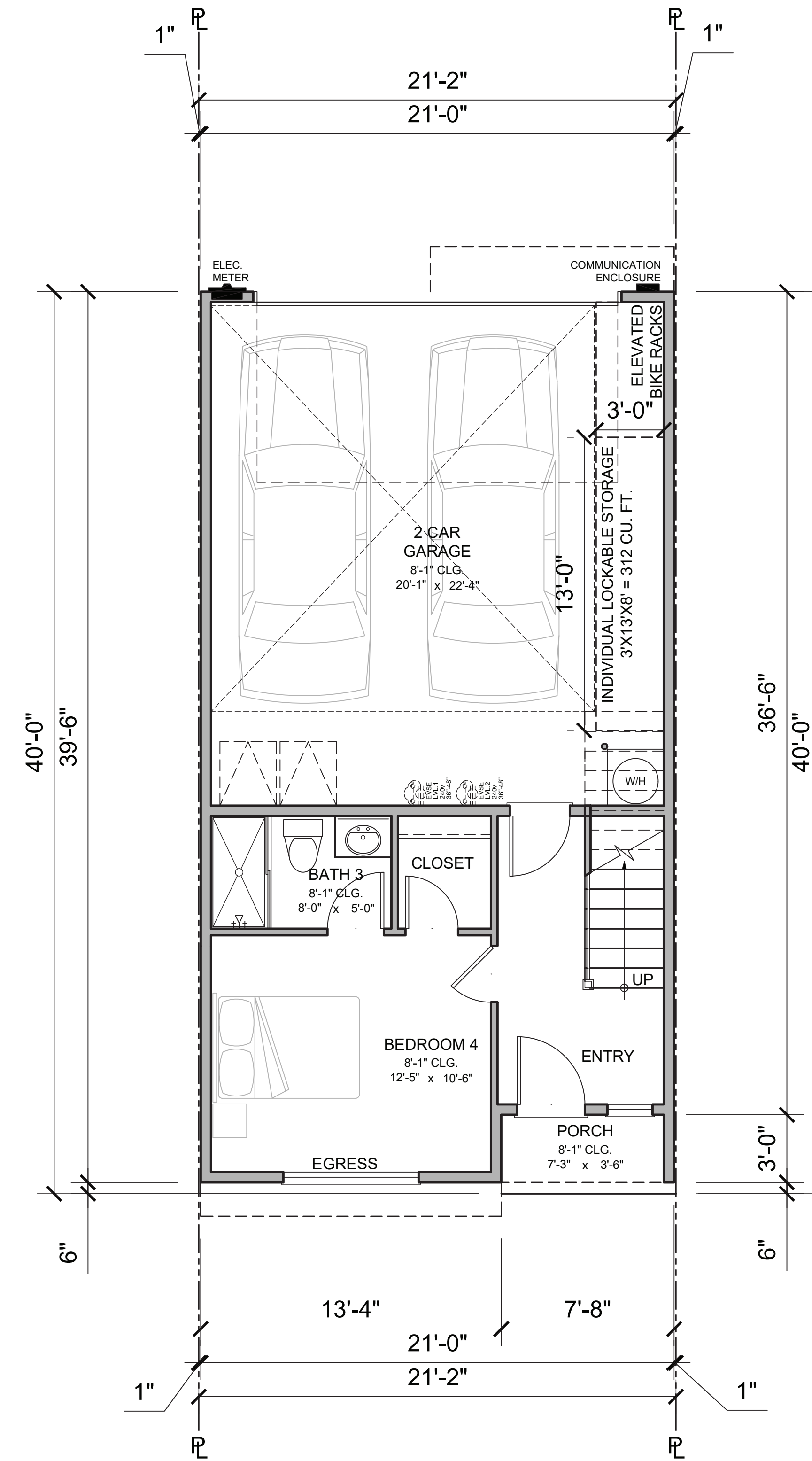
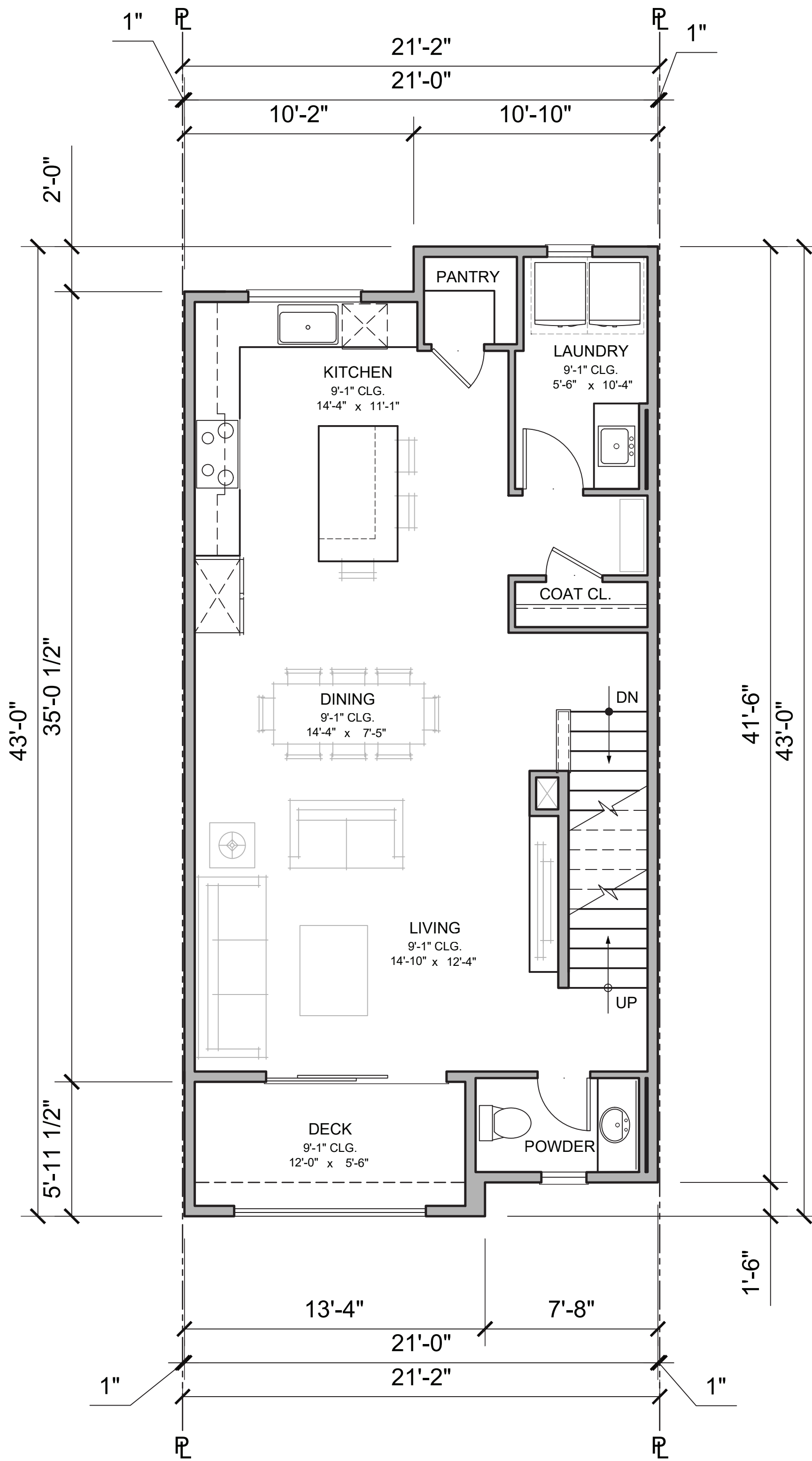
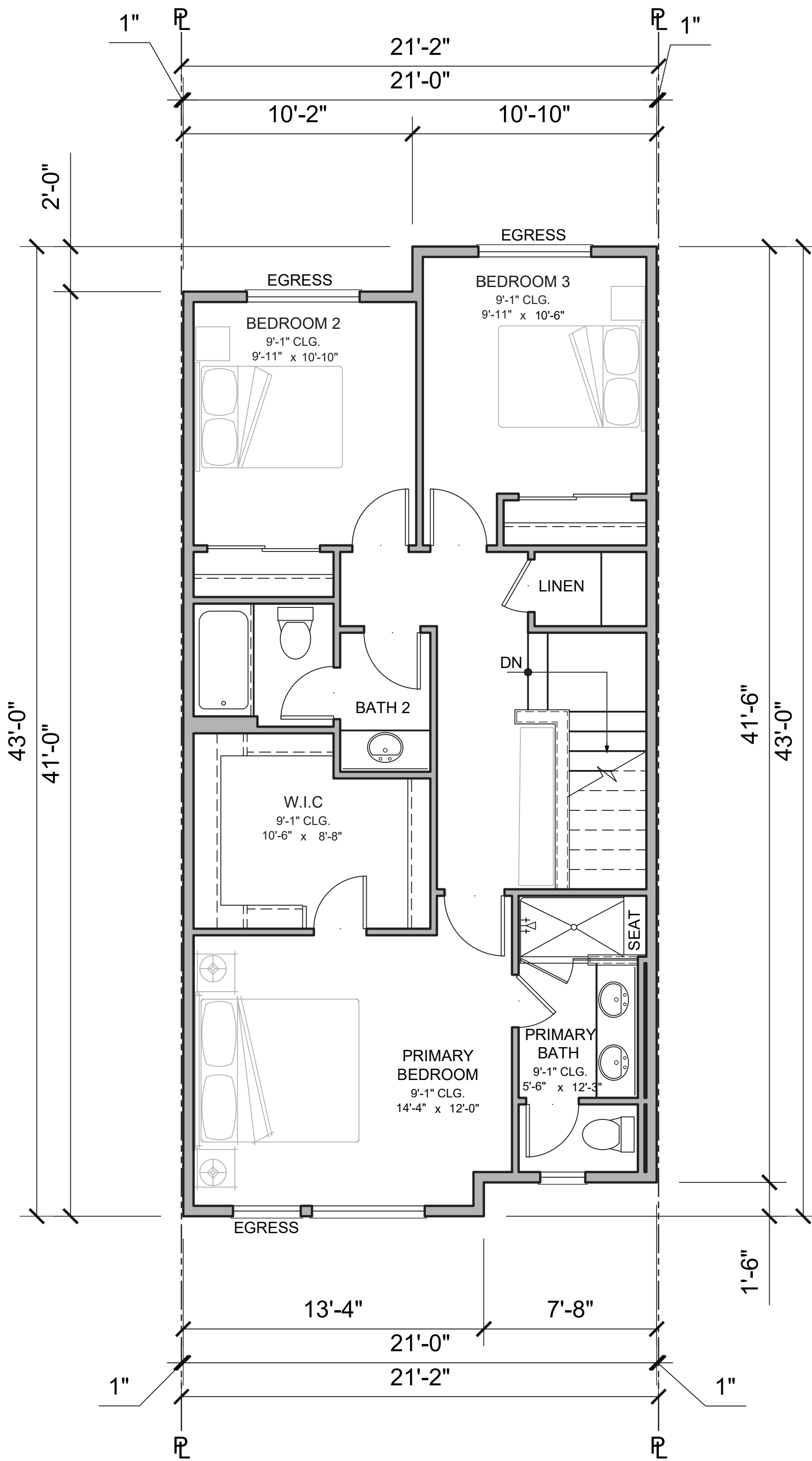


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SHEET A.2.1





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

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

*GROSS SQUARE FOOTAGE
MEASURED TO EXTERIOR STUD
INCLUDING GARAGE AND DECK
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UNIT B FLOOR PLANS

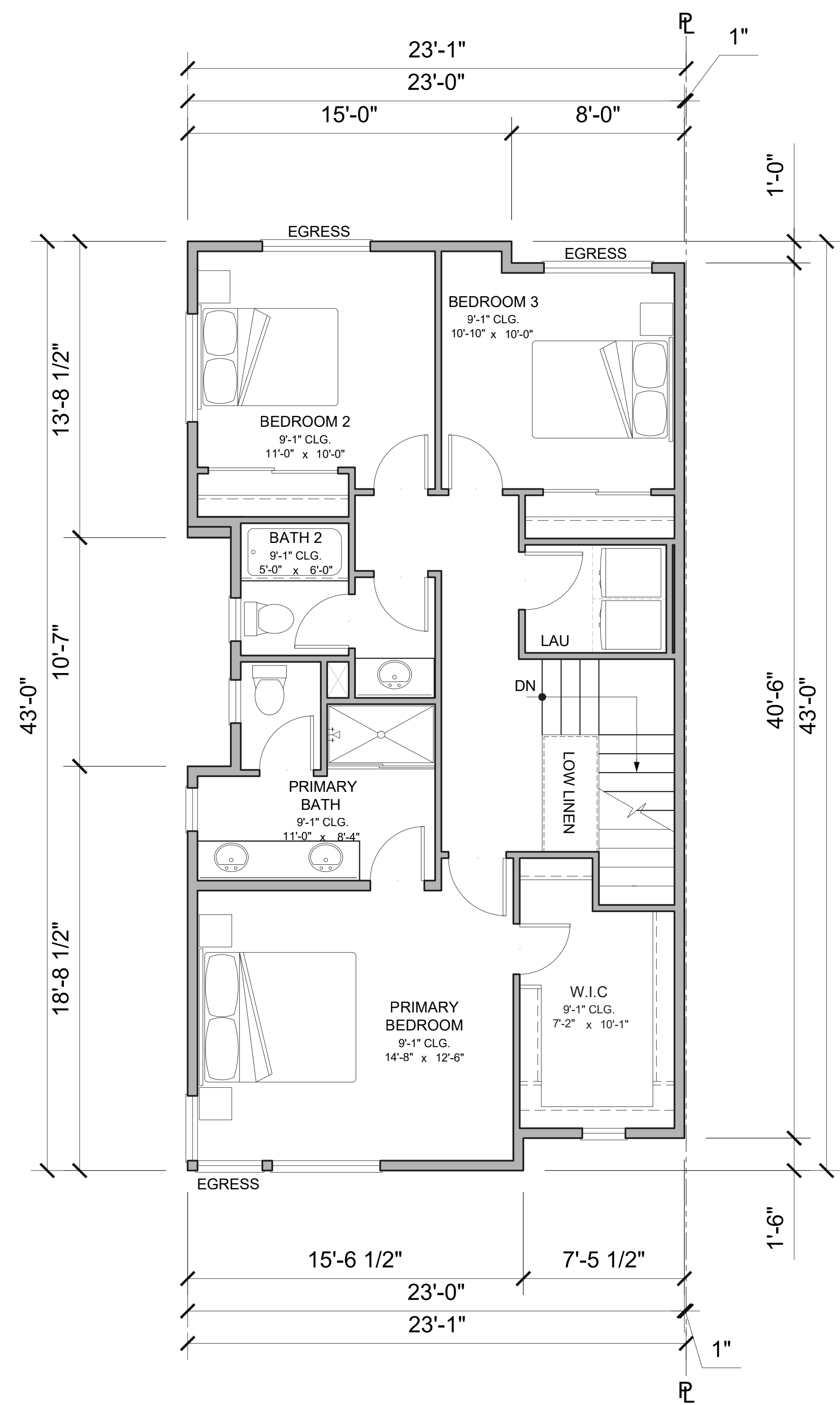


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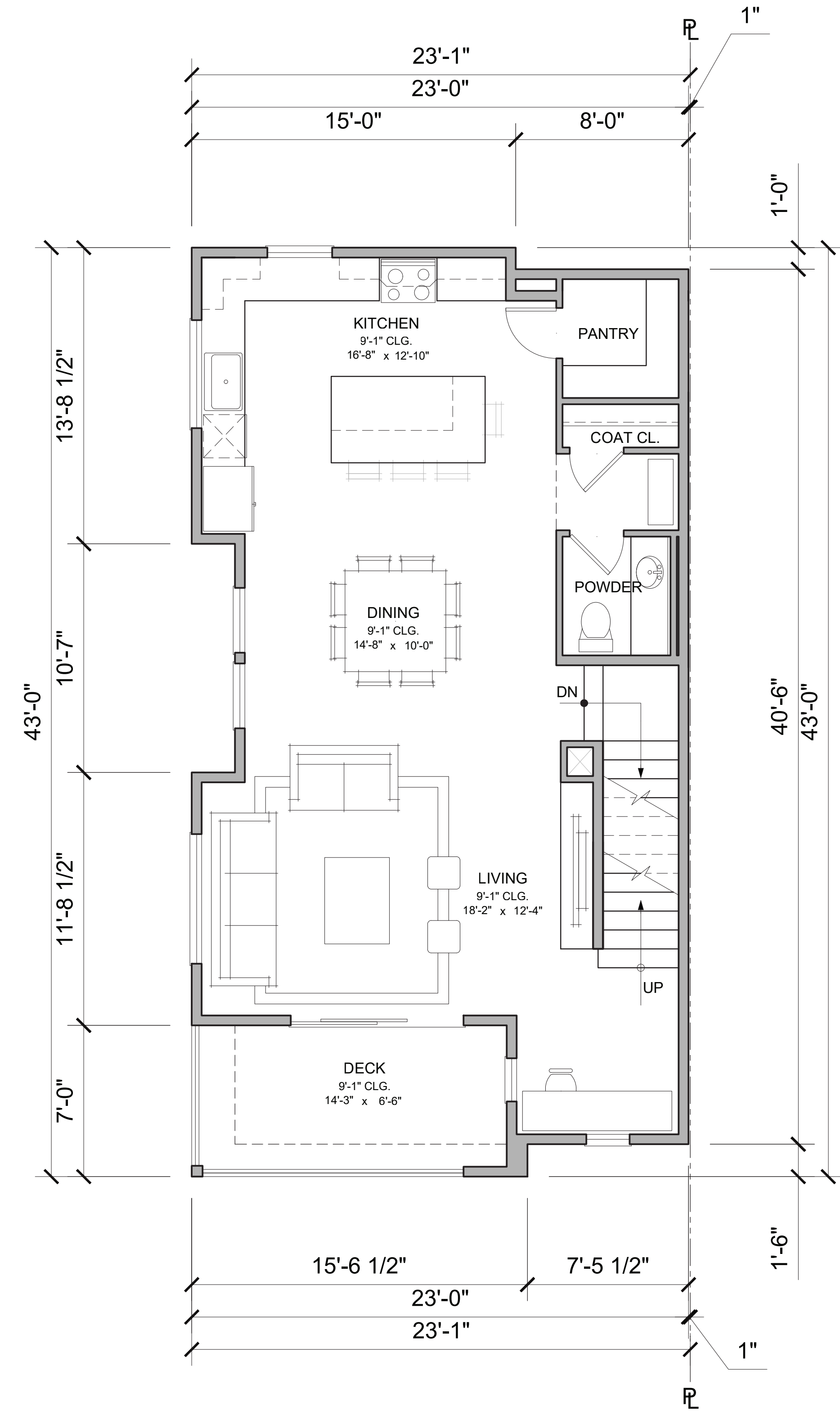
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SHEET A.2.2

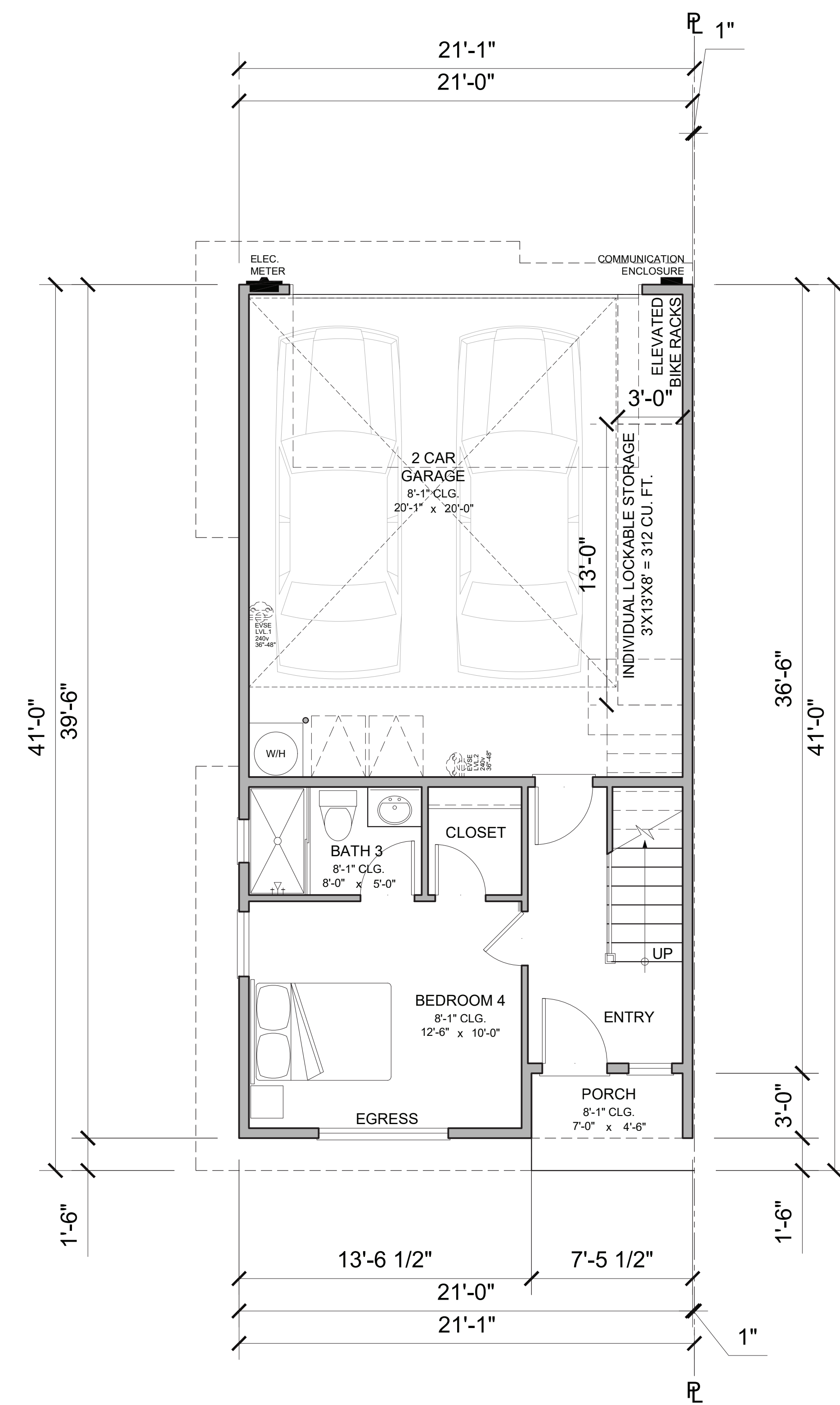




UNIT C - THIRD FLOOR PLAN
SCALE : 1/4" = 1'-0"



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



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

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

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

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

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UNIT C FLOOR PLANS



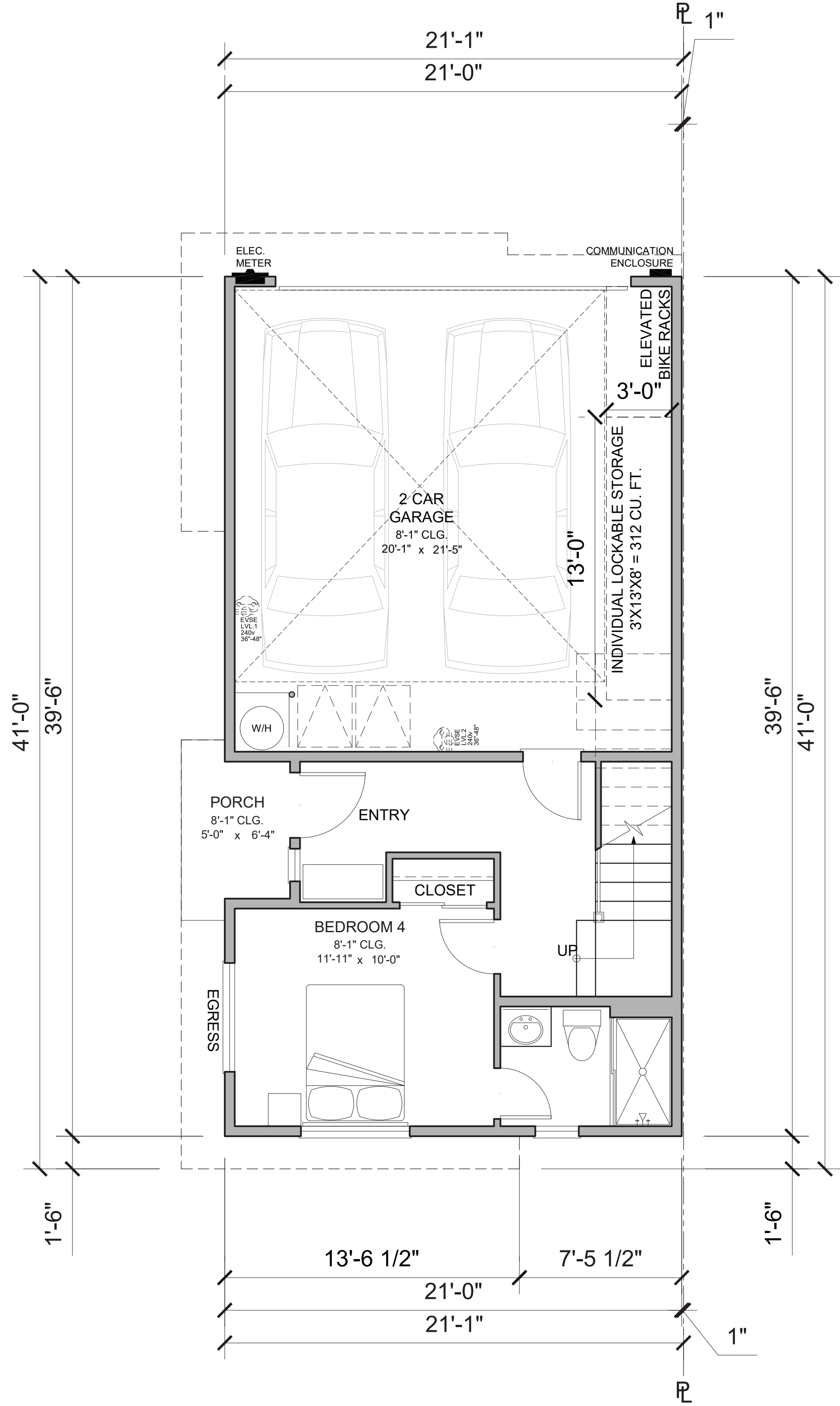
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SHEET A.2.3



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

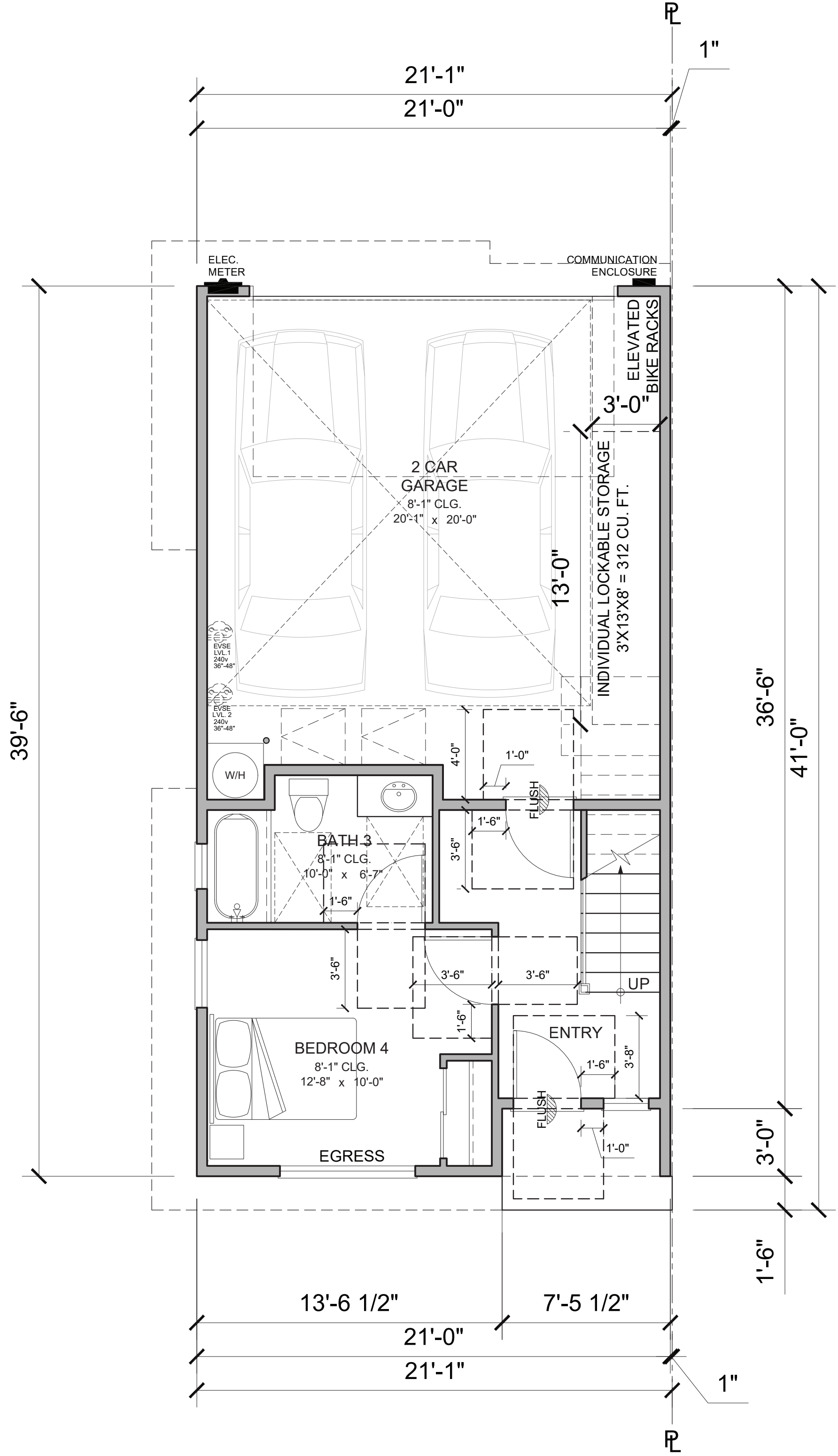


UNIT CY - FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

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

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

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



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

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

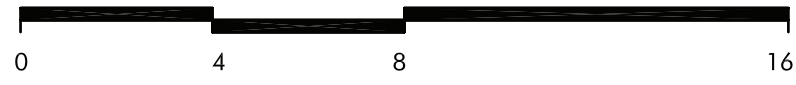
GROSS UNIT AREA	
UNIT CX - 4 BR/ 3.5 BA* ADAPTABLE	
FIRST FLOOR	343 SQ. FT.
SECOND FLOOR	849 SQ. FT.
THIRD FLOOR	897 SQ. FT.
TOTAL GROSS LIVING	2089 SQ. FT.
GARAGE	468 SQ. FT.
DECK	102 SQ. FT.
3RD FL. STAIRS	55 SQ. FT.
PORCH	34 SQ. FT.
GROSS FLOOR AREA	2714 SQ. FT.

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UNIT CX & UNIT CY FLOOR PLANS

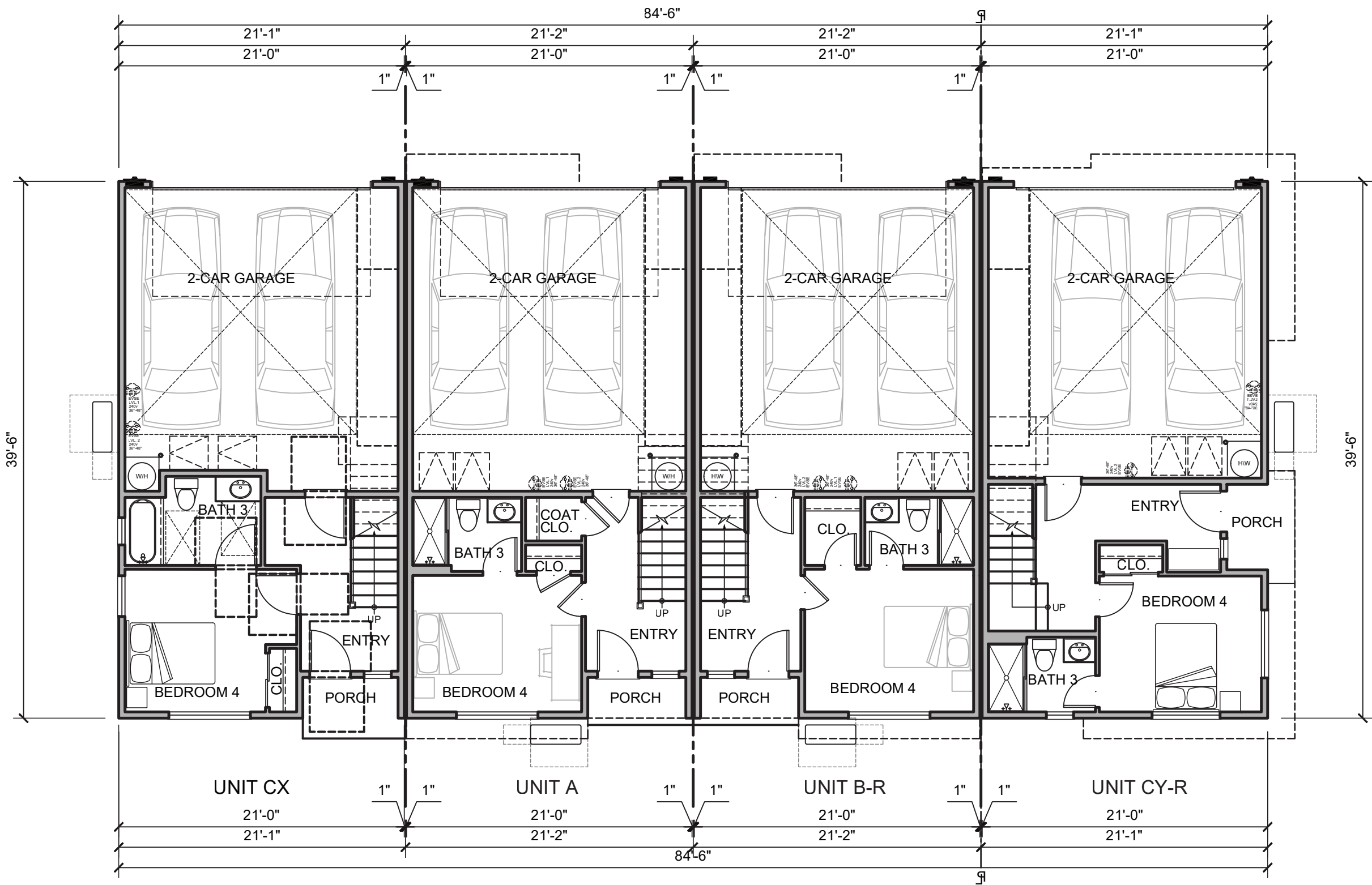


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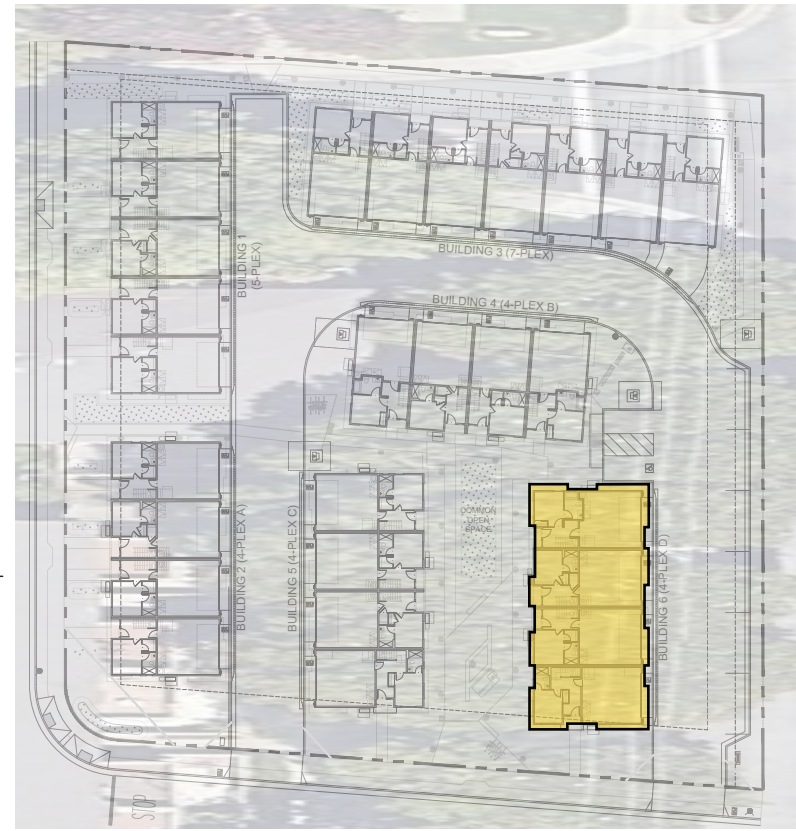
PROJECT NO.: 263.009
DATE: 05/22/2026

SHEET A.2.4

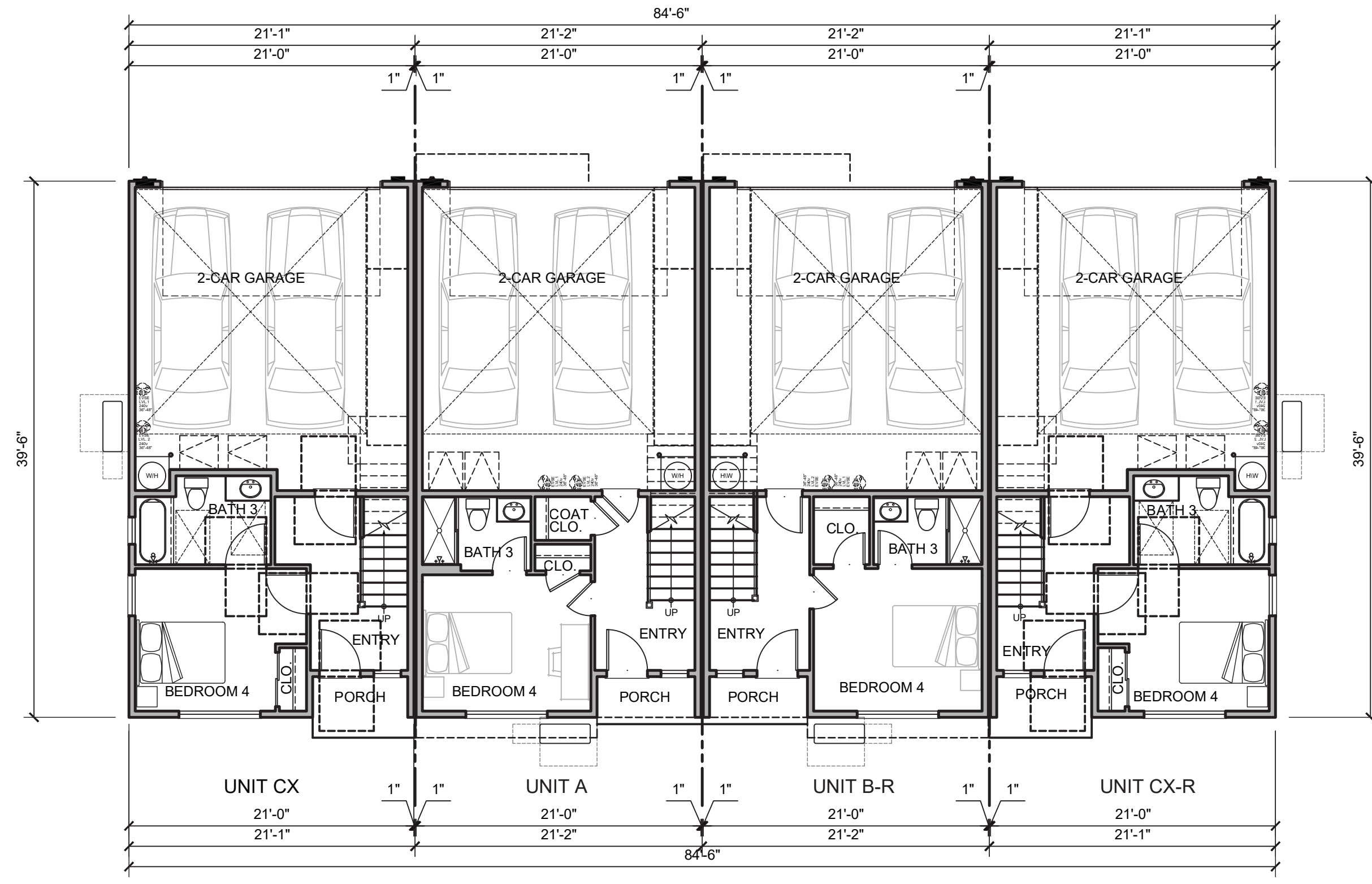




4-PLEX D - FIRST FLOOR PLAN (BUILDING 6)
SCALE: 1/8" = 1'-0"



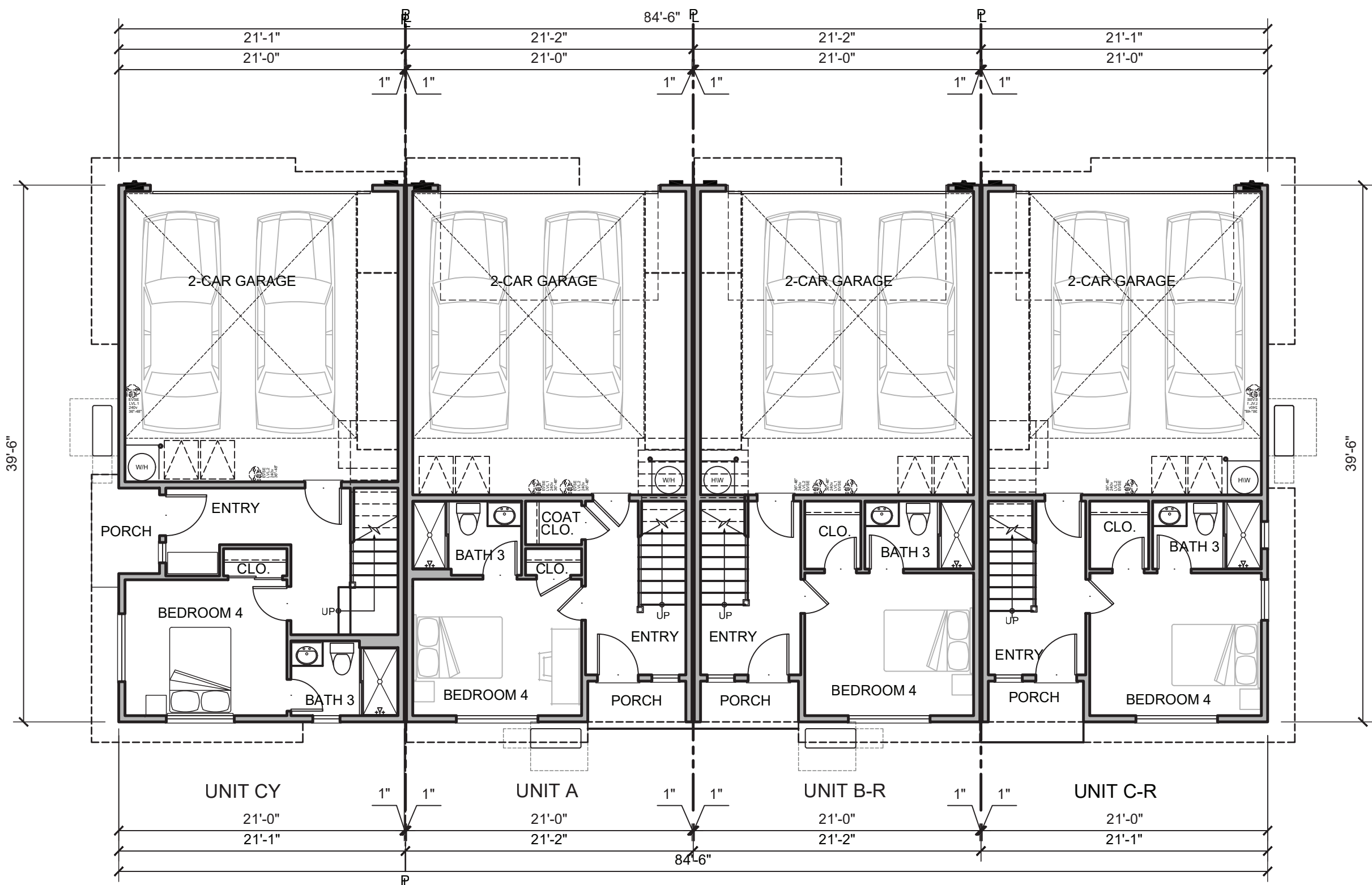
KEY MAP



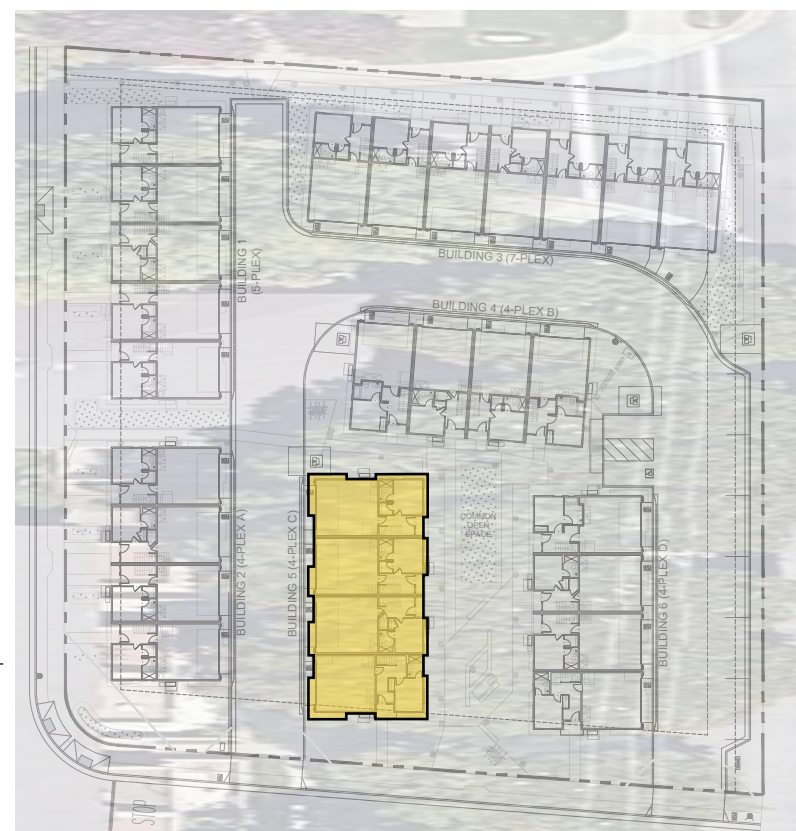
4-PLEX B - FIRST FLOOR PLAN (BUILDING 4)
SCALE: 1/8" = 1'-0"



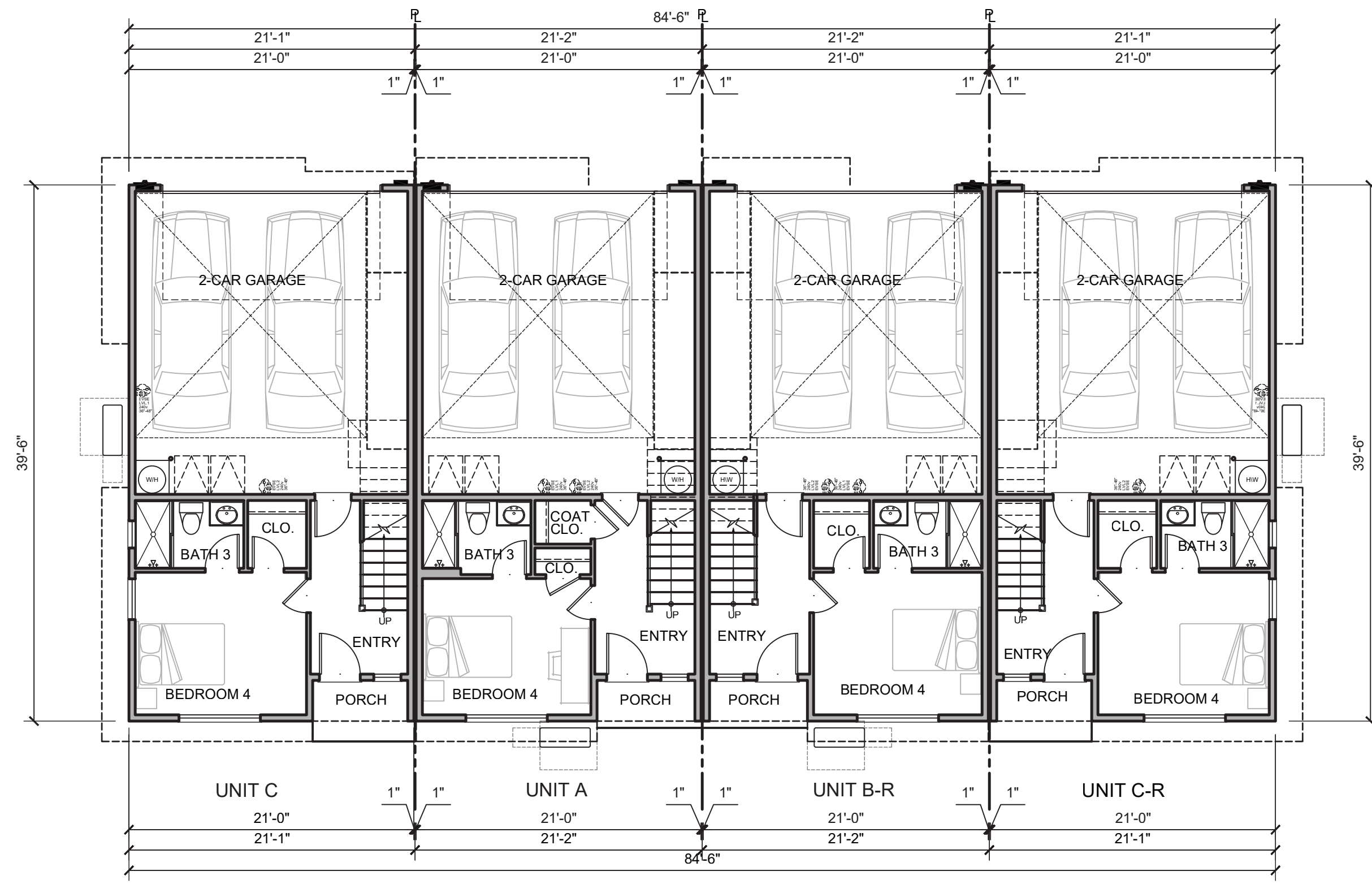
KEY MAP



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



KEY MAP



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



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4-PLEX FIRST FLOOR PLAN VARIATIONS

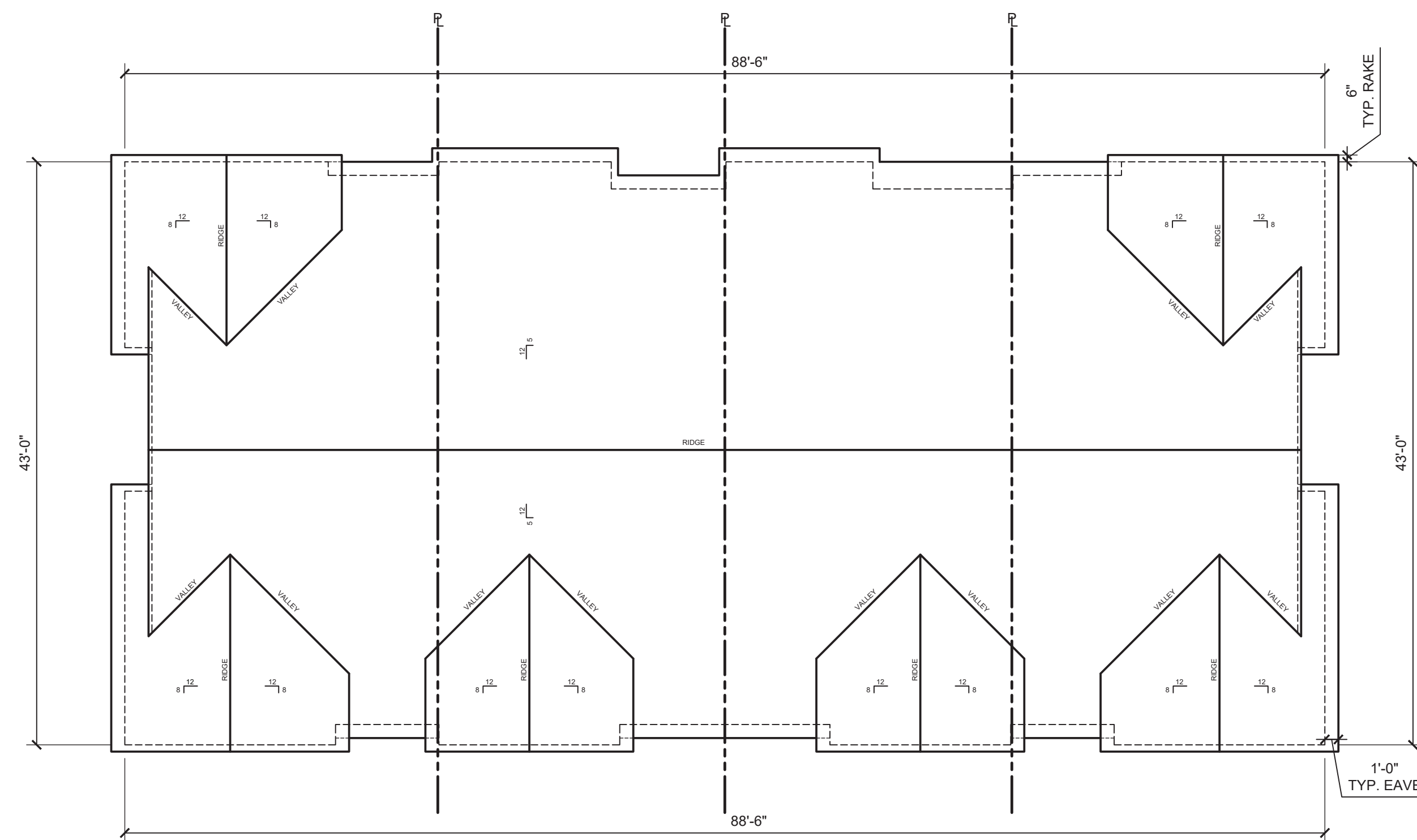


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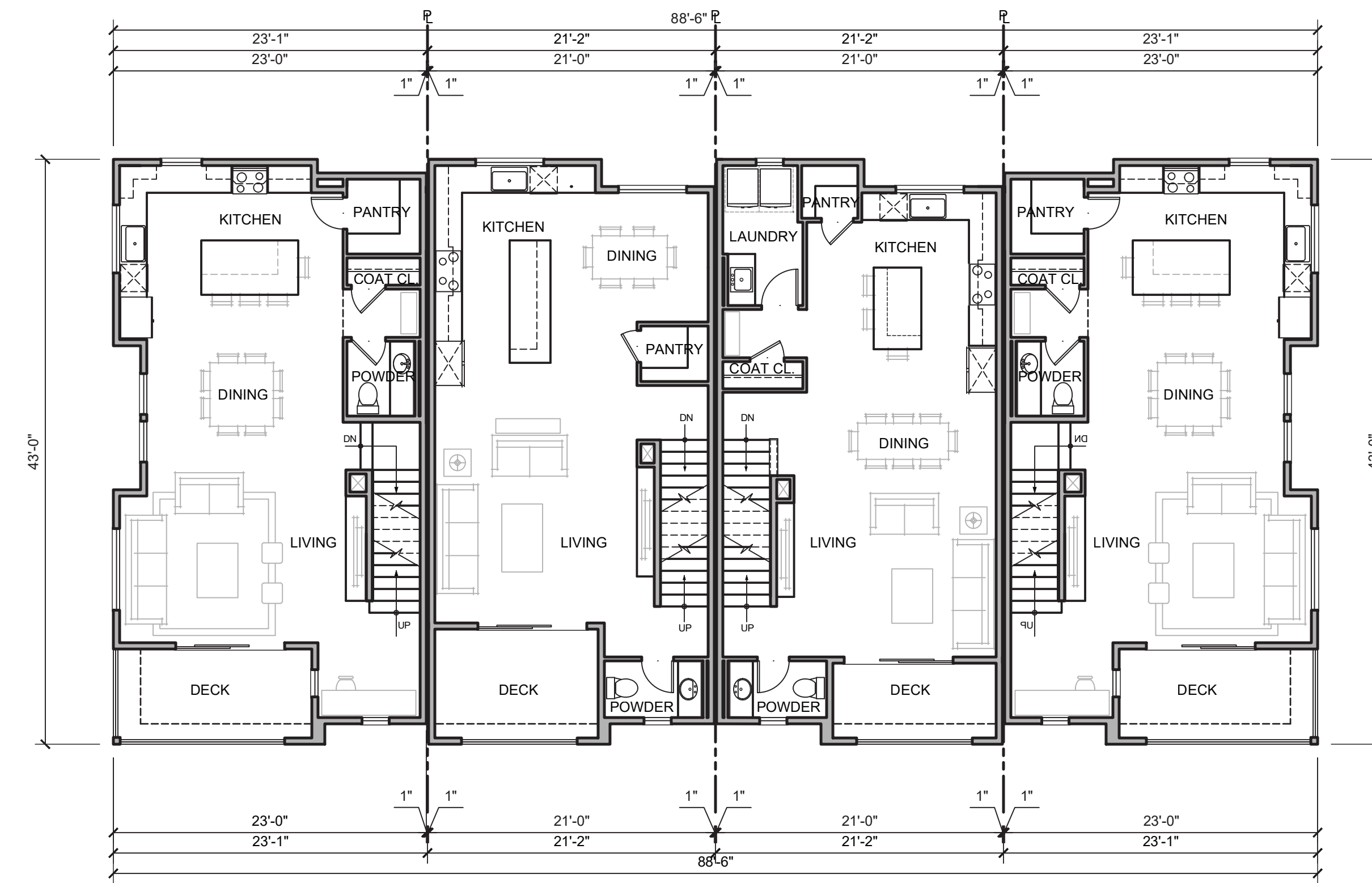
PROJECT NO.: 263.009
DATE: 05/22/2026

SHEET A.2.5



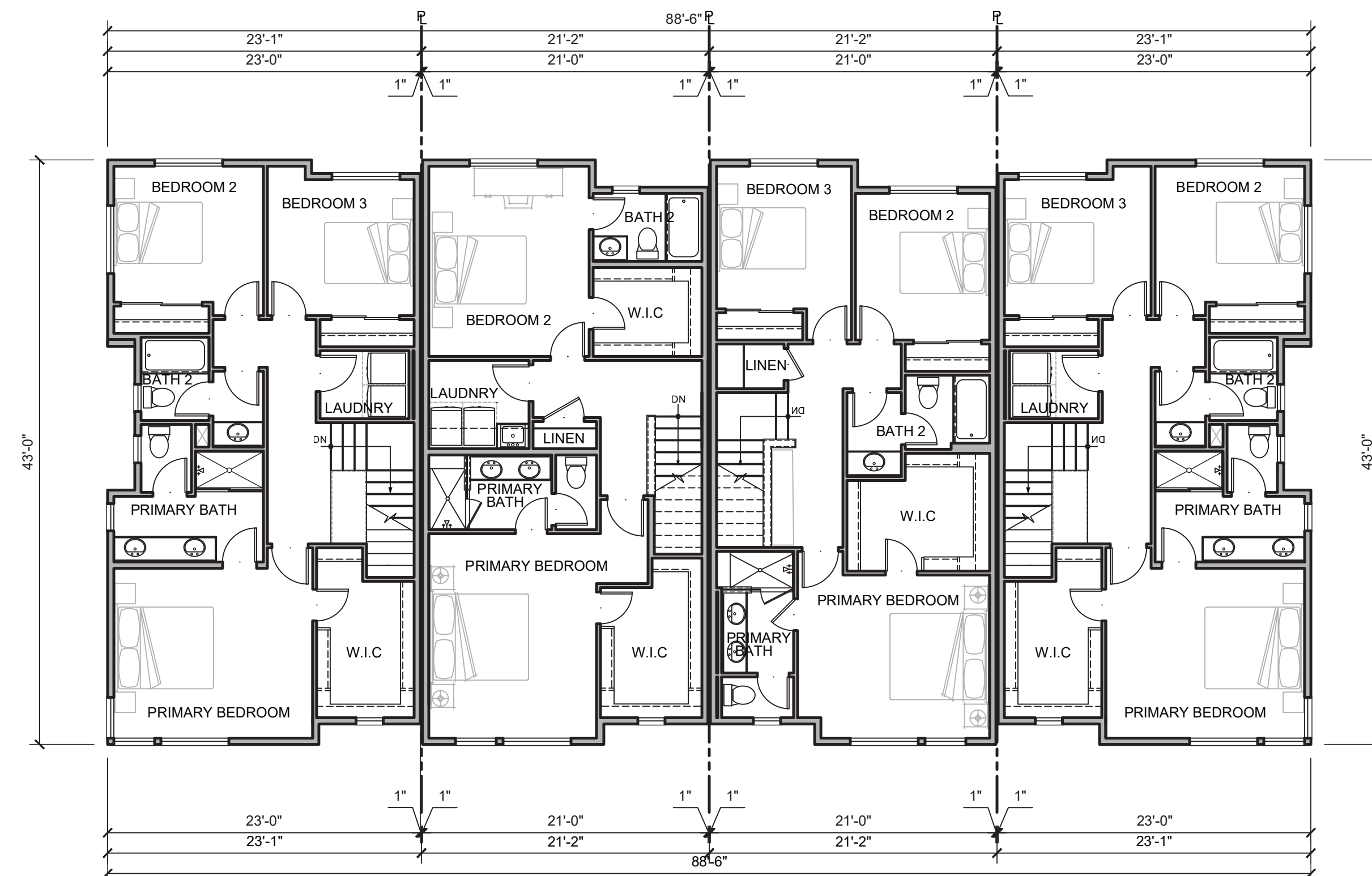


4-PLEX - ROOF FLOOR PLAN
SCALE: 1/8" = 1'-0" (BUILDING 2, 4, 5, 6)



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

NOTE:
NO EXTERNAL MECHANICAL
EQUIPMENT IS ANTICIPATED ON
ROOFS.



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

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



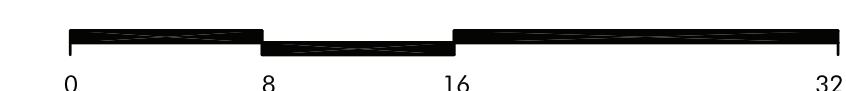
KEY MAP

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4-PLEX FLOOR PLANS

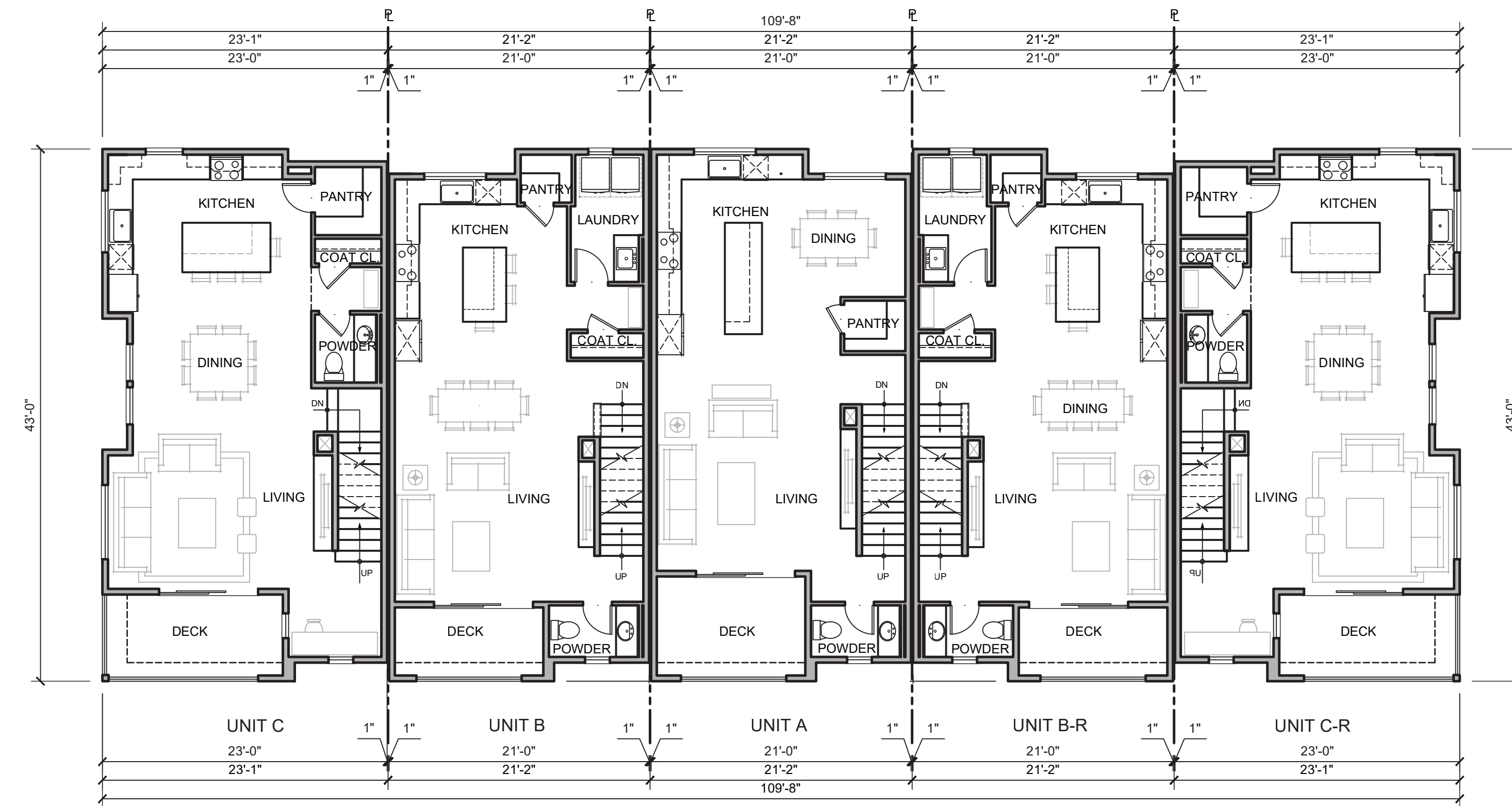


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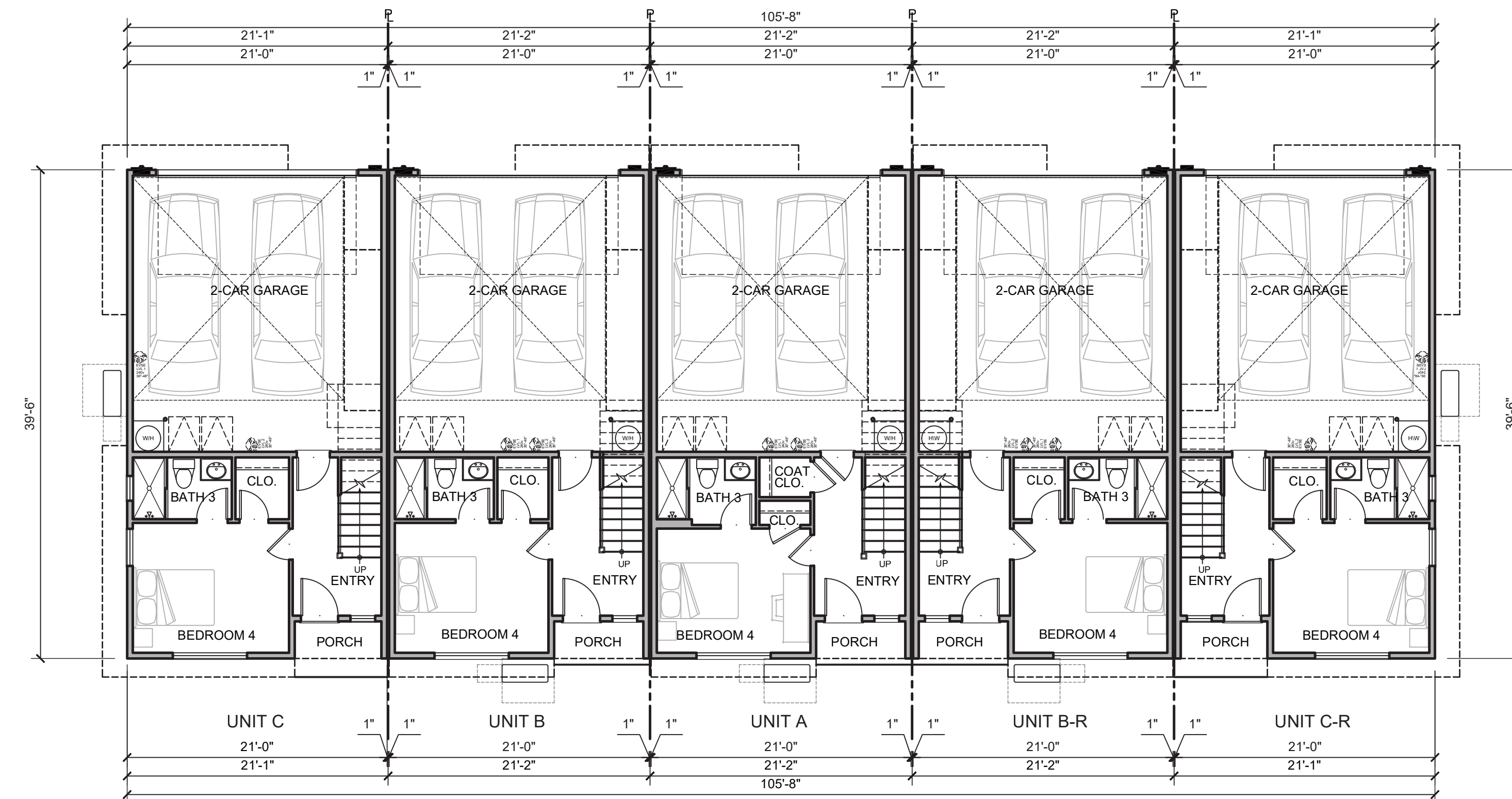
PROJECT NO.: 263.009
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SHEET A.2.6





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



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



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5-PLEX FLOOR PLANS

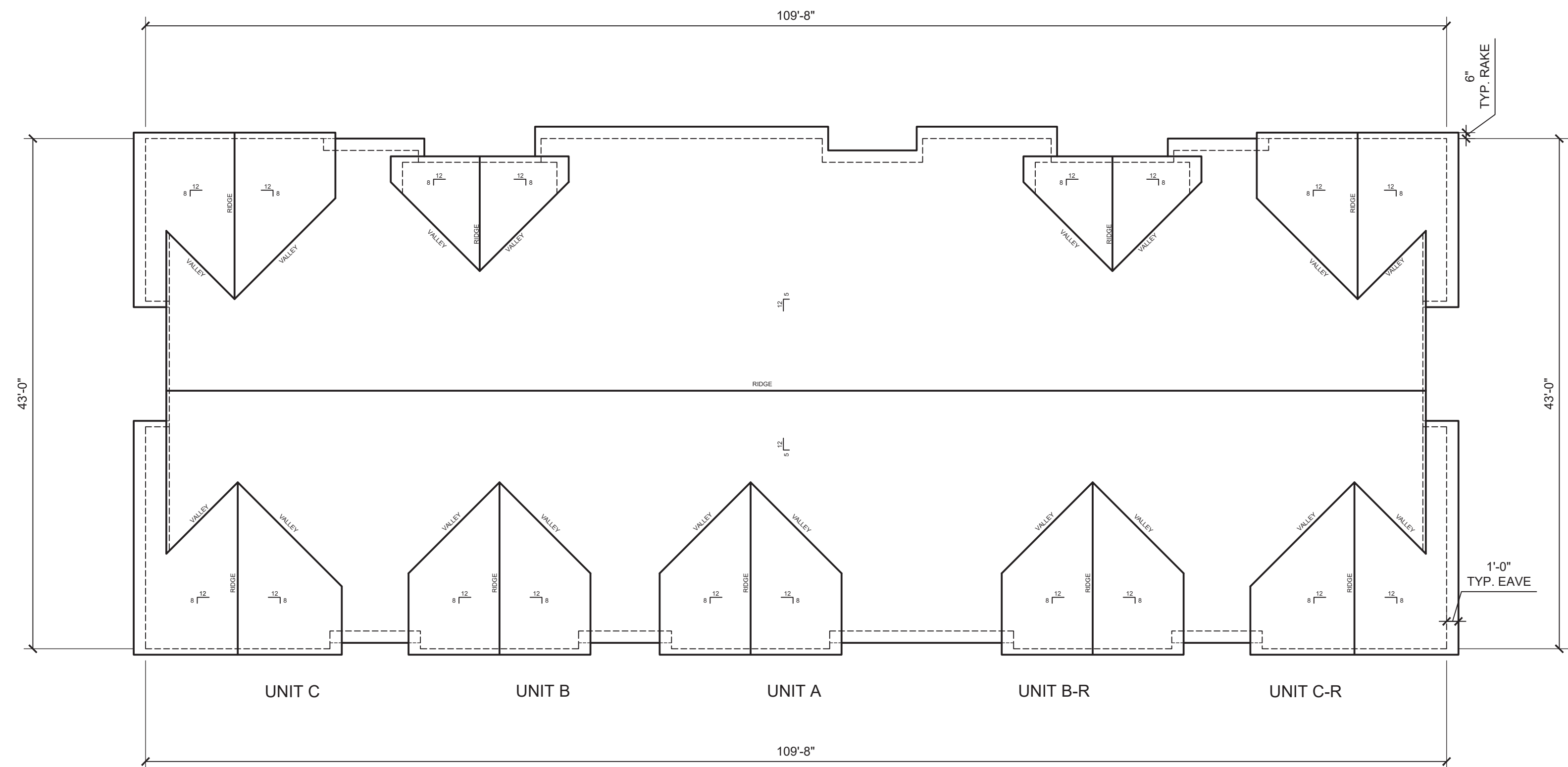


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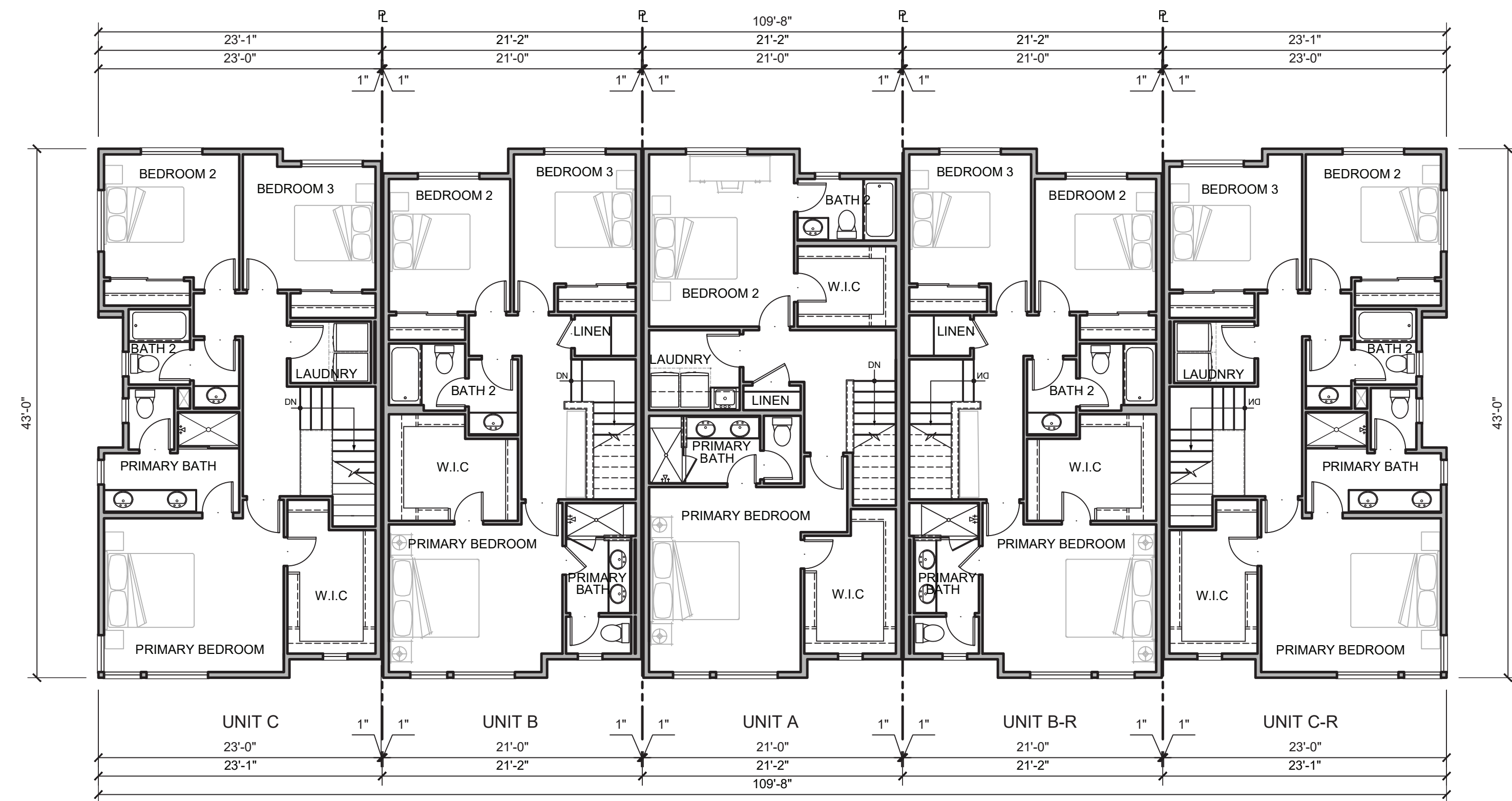
SHEET A.2.7





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

NOTE:
NO EXTERNAL MECHANICAL
EQUIPMENT IS ANTICIPATED ON
ROOFS.



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

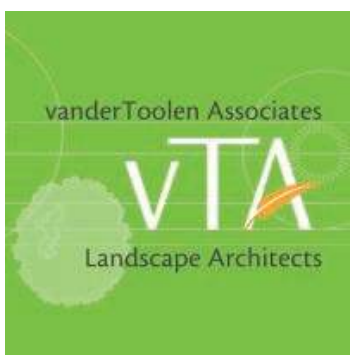


KEY MAP

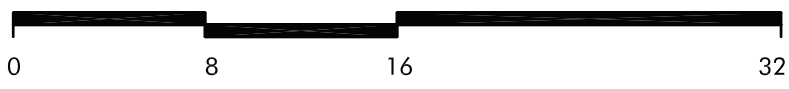
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5-PLEX FLOOR PLANS

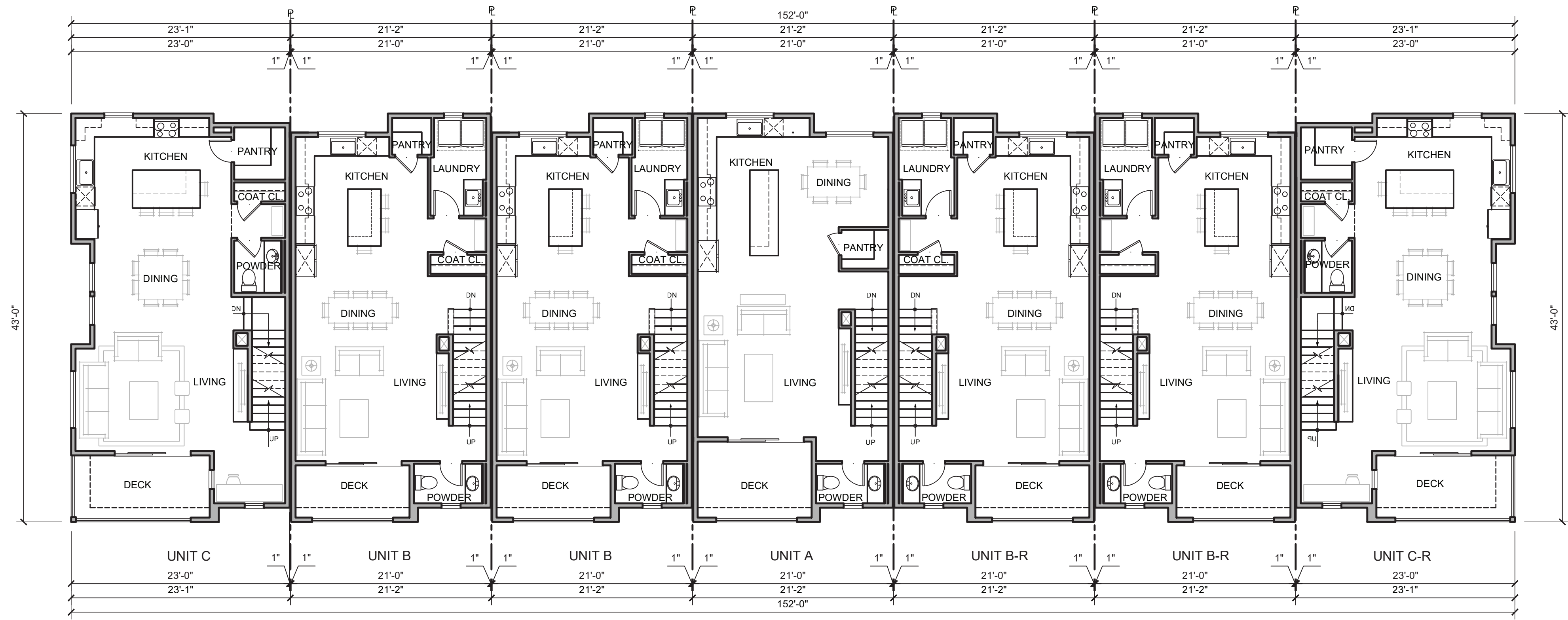


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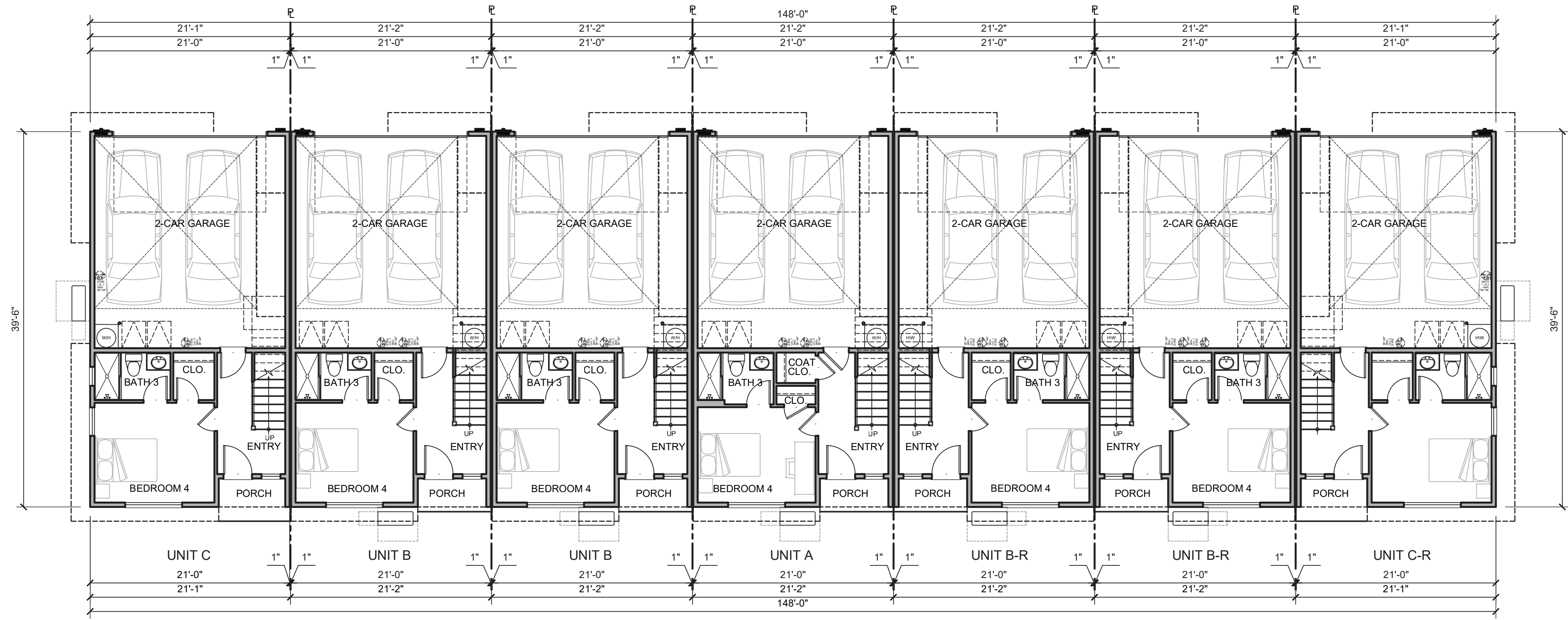
PROJECT NO.: 263.009
DATE: 05/22/2026

SHEET A.2.8





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



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



KEY MAP

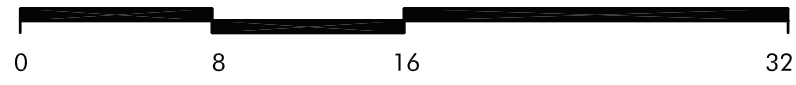
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7-PLEX FLOOR PLANS

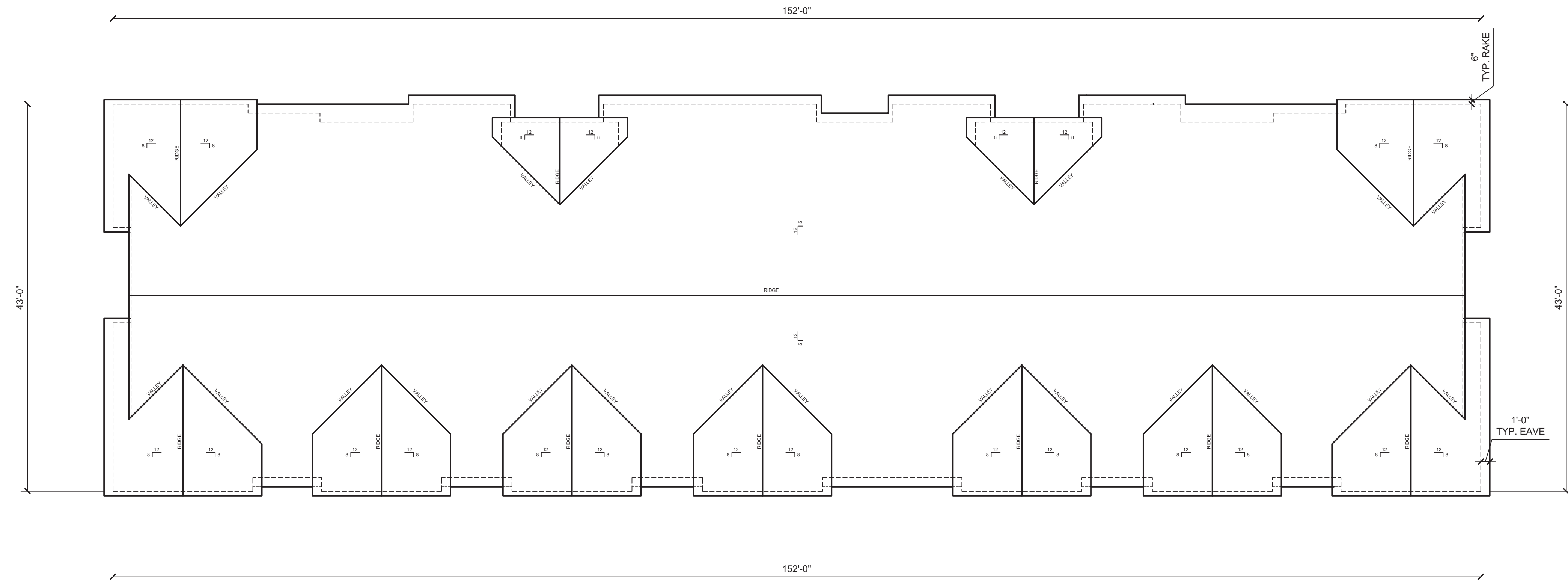


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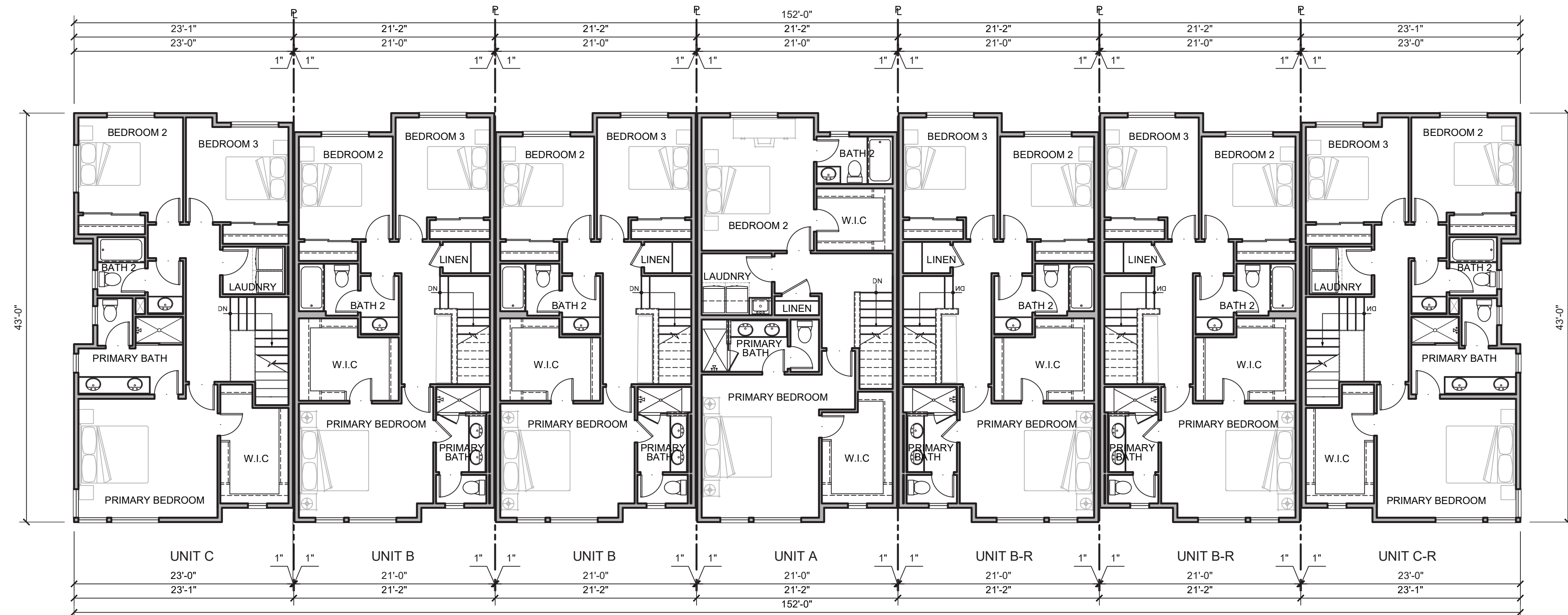
SHEET A.2.9





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

NOTE:
NO EXTERNAL MECHANICAL
EQUIPMENT IS ANTICIPATED ON
ROOFS.



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



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7-PLEX FLOOR PLANS



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SHEET A210





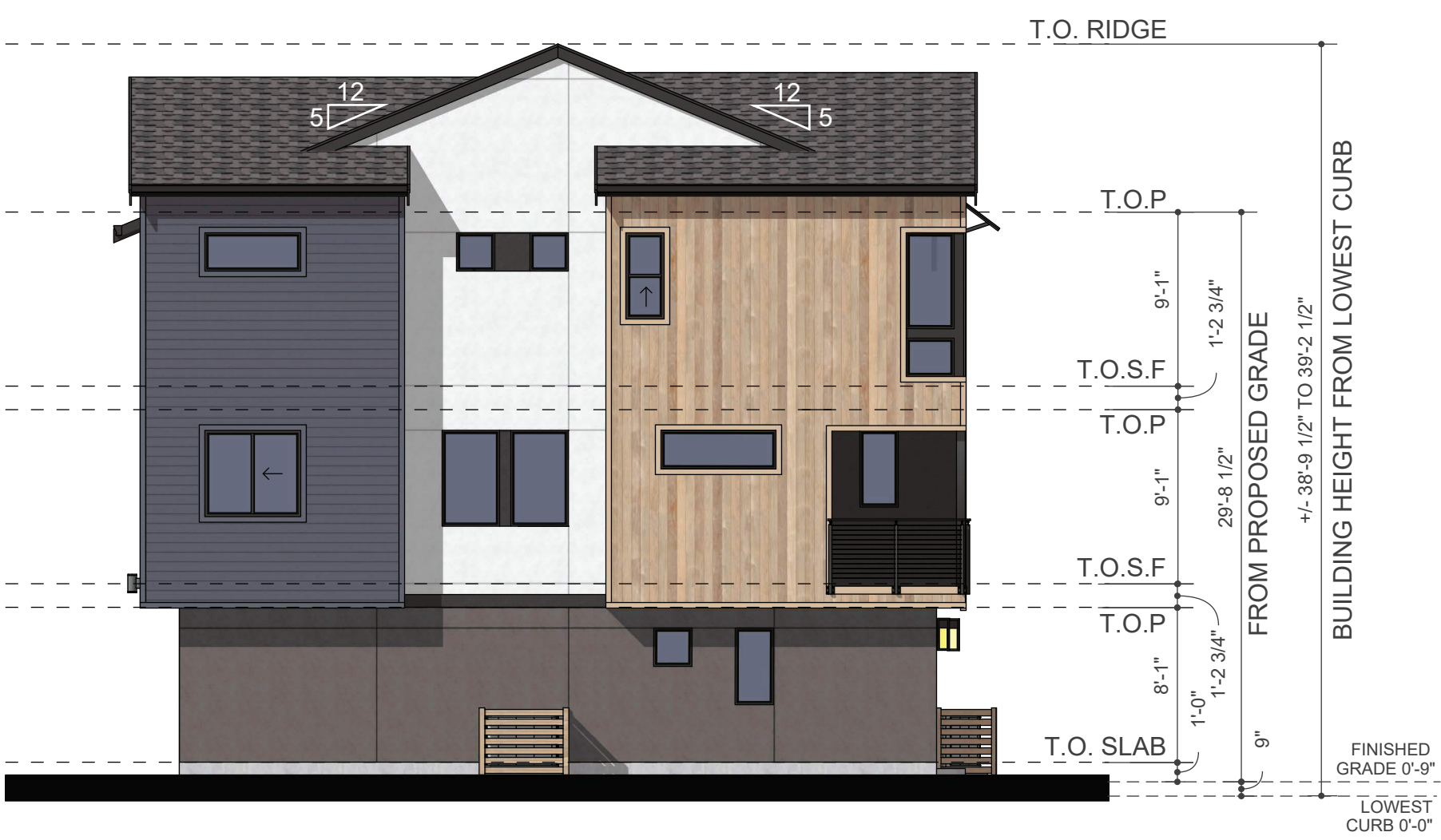
FRONT ELEVATION 1/8" = 1'-0"



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



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



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

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

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

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

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



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4-PLEX A & 4-PLEX B ELEVATIONS



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SHEET A.3.1





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



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



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



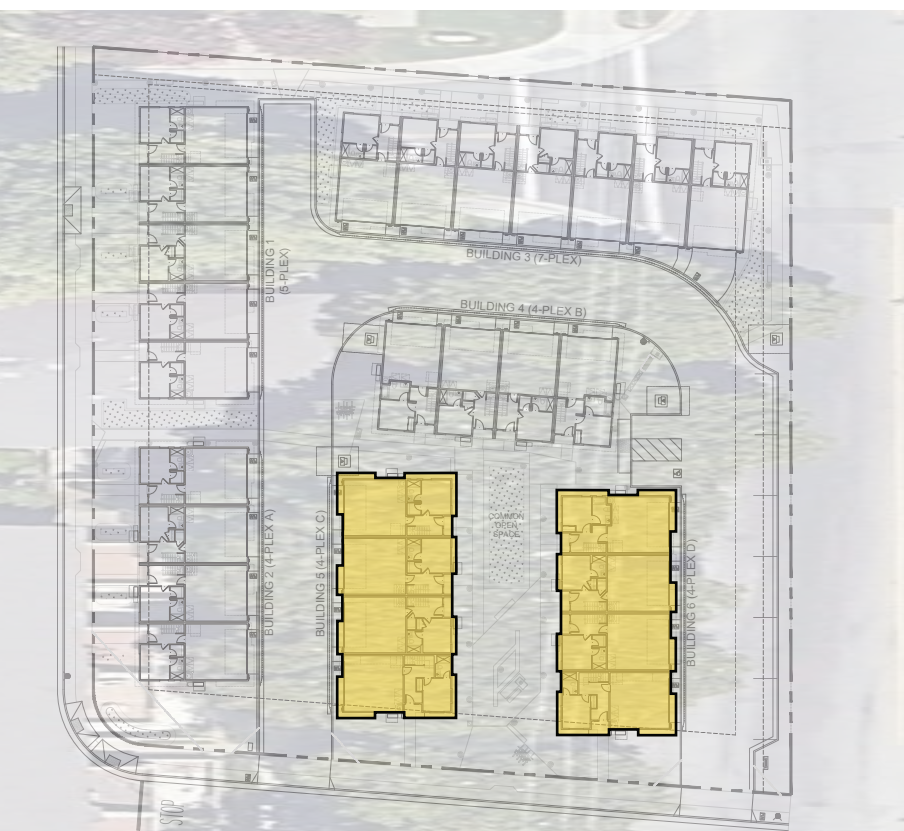
LEFT ELEVATION 1/8" = 1'-0"

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

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

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

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



KEY MAP

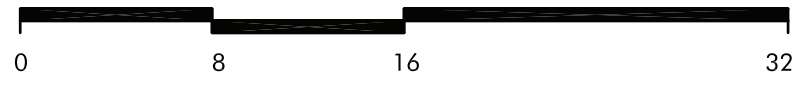
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4-PLEX C & 4-PLEX D ELEVATIONS



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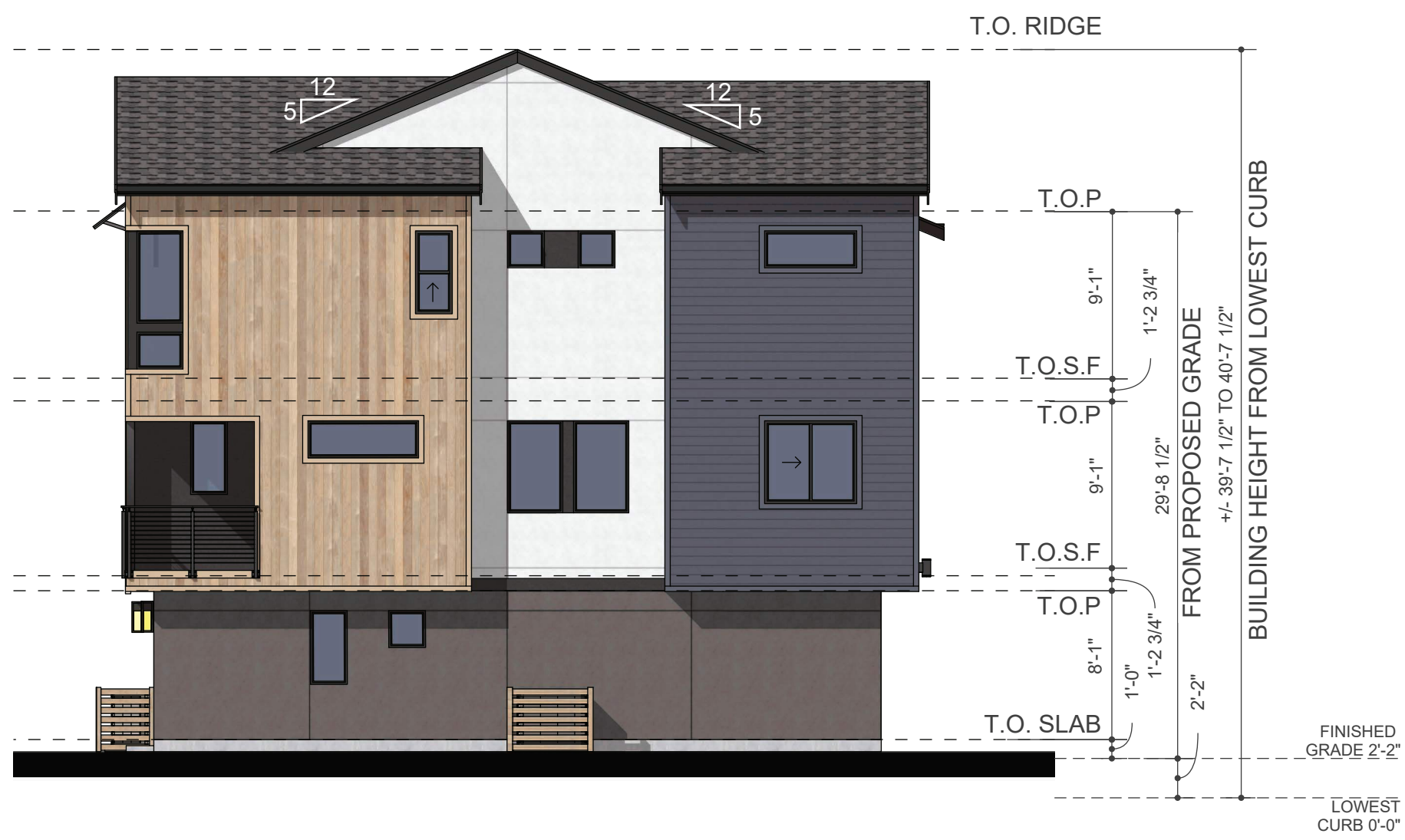
PROJECT NO.: 263.009
DATE: 05/22/2026

SHEET A.3.2





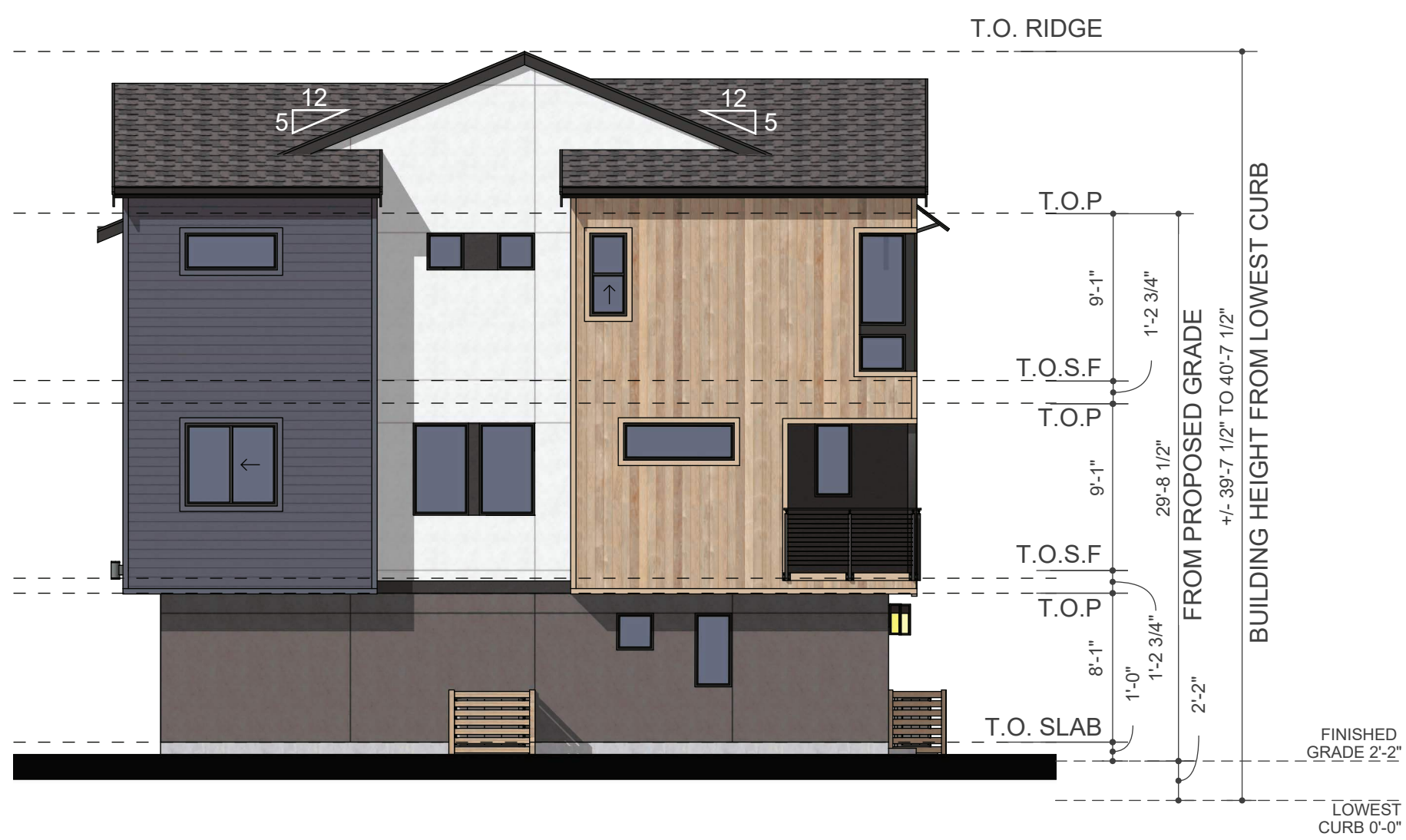
FRONT ELEVATION 1/8" = 1'-0"



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



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



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

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

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

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

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



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5-PLEX ELEVATIONS



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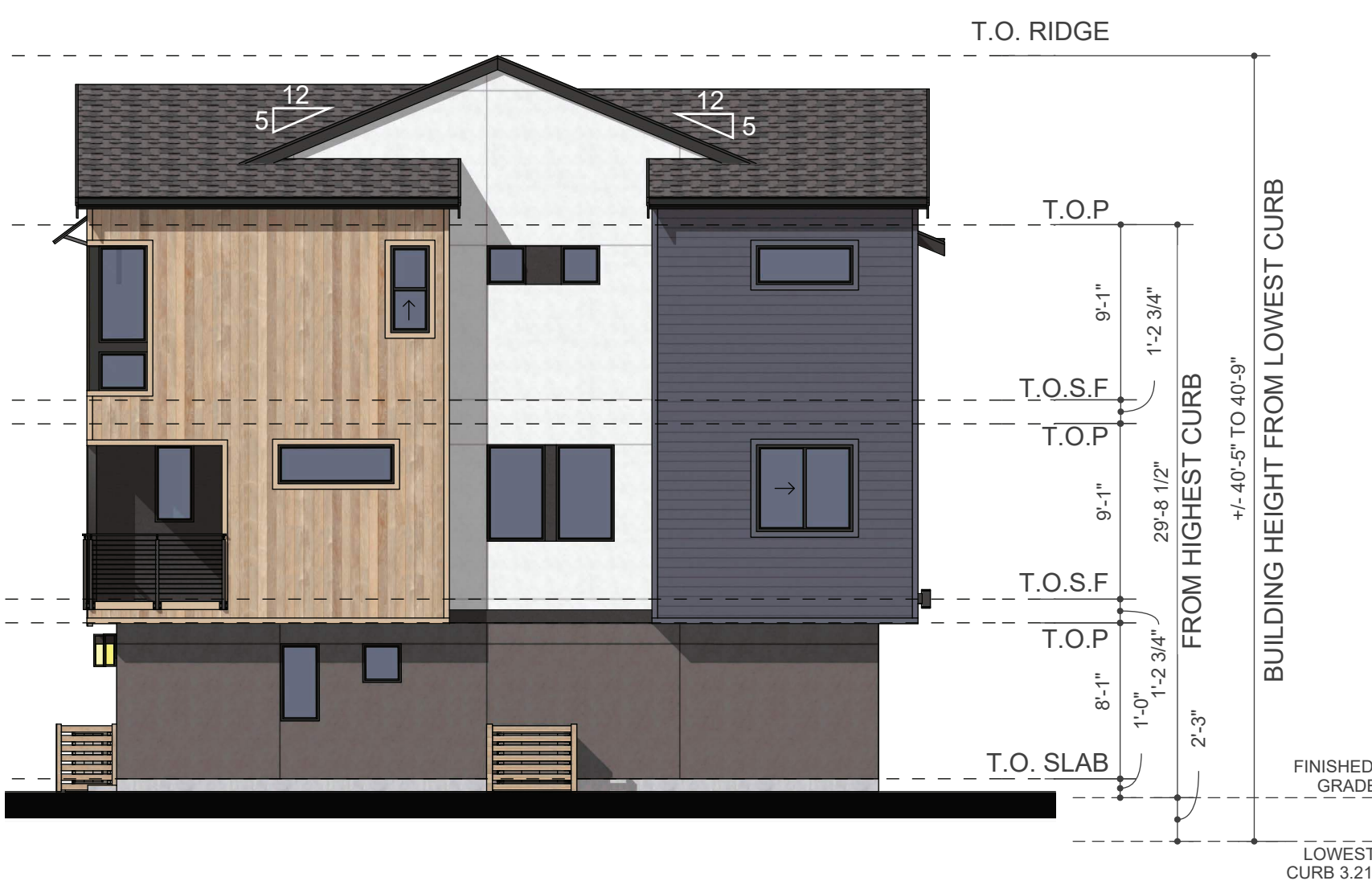
PROJECT NO.: 263.009
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SHEET A.3.3





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



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



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



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

NOTE:

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

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

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

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



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7-PLEX ELEVATIONS

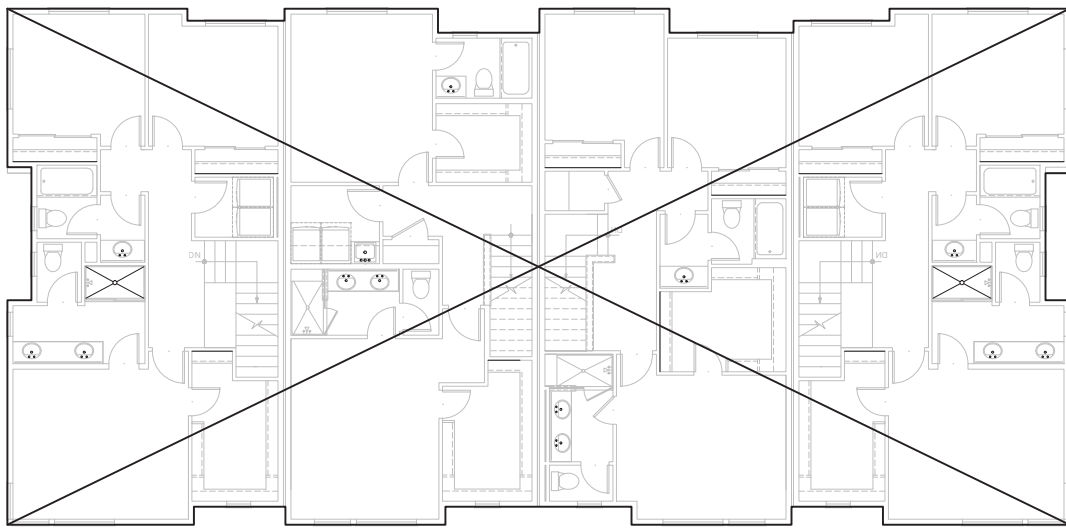


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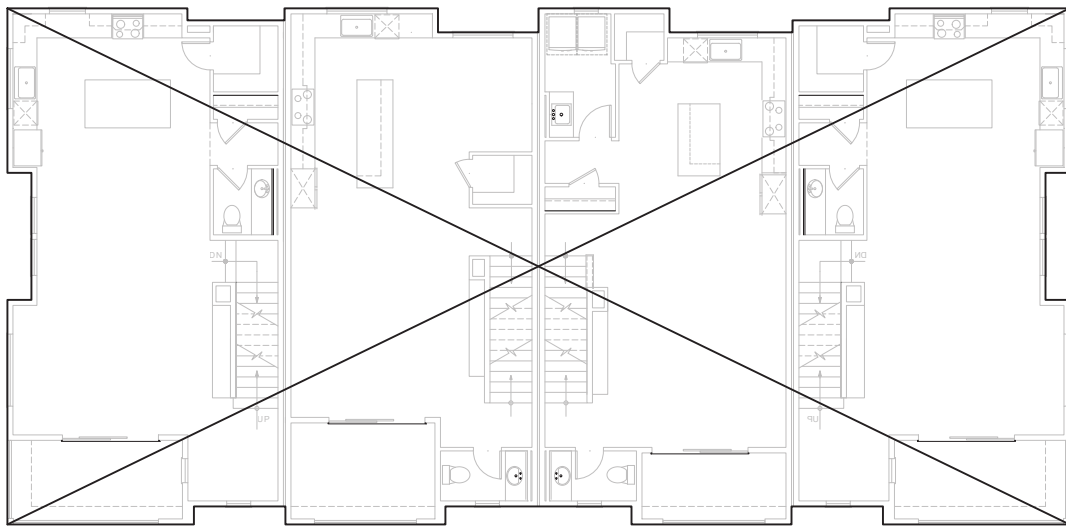
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DATE: 05/22/2026

SHEET A.3.4

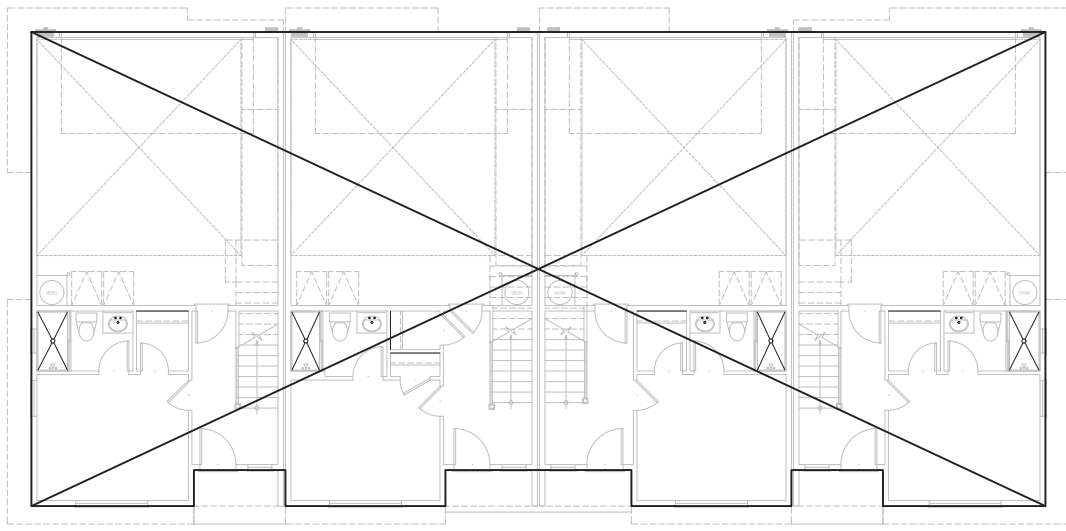




4-PLEX A - THIRD FLOOR GROSS FLOOR AREA
100% OF PROJECT

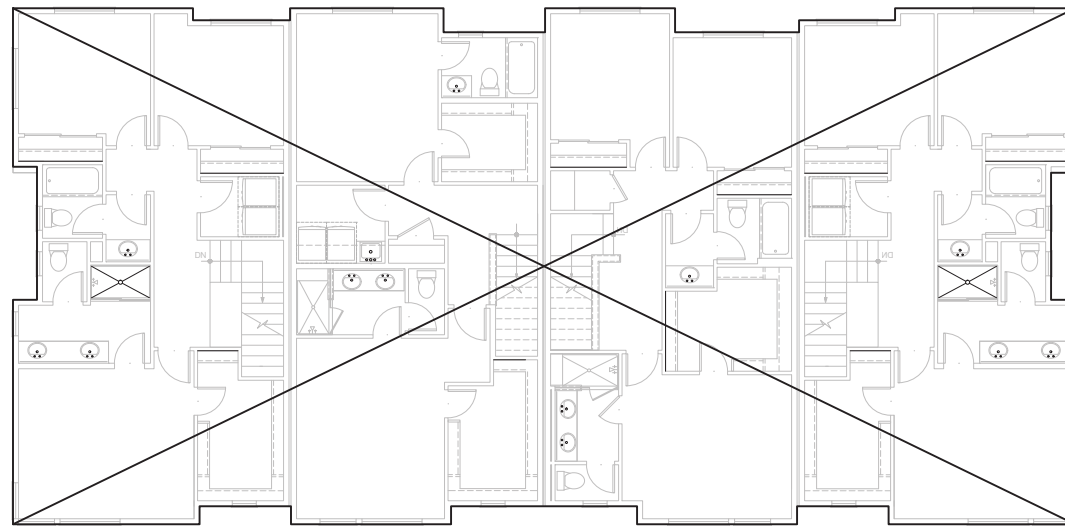


4-PLEX A - SECOND FLOOR GROSS FLOOR AREA
100% OF PROJECT

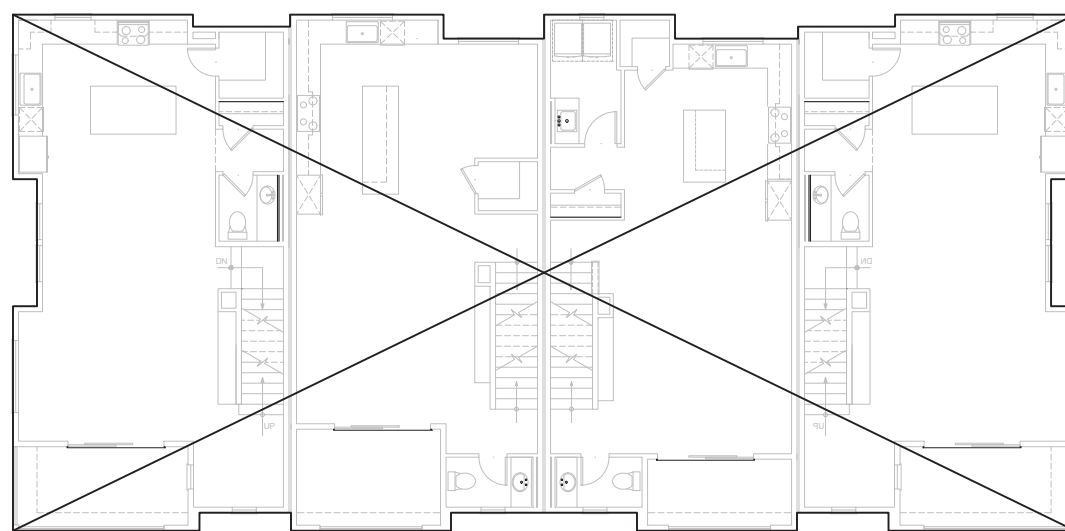


4-PLEX A - FIRST FLOOR GROSS FLOOR AREA
100% OF PROJECT

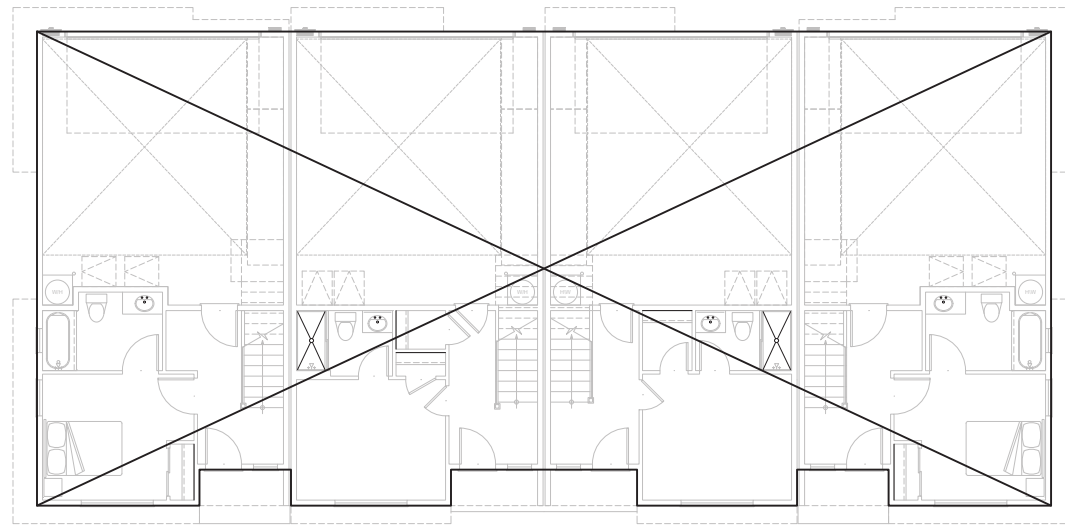
4-PLEX A GROSS FLOOR AREA	
FIRST FLOOR	3245 SQ. FT.
SECOND FLOOR	3664 SQ. FT.
THIRD FLOOR	3662 SQ. FT.
TOTAL LIVING	10571 SQ. FT.



4-PLEX B - THIRD FLOOR GROSS FLOOR AREA
100% OF PROJECT

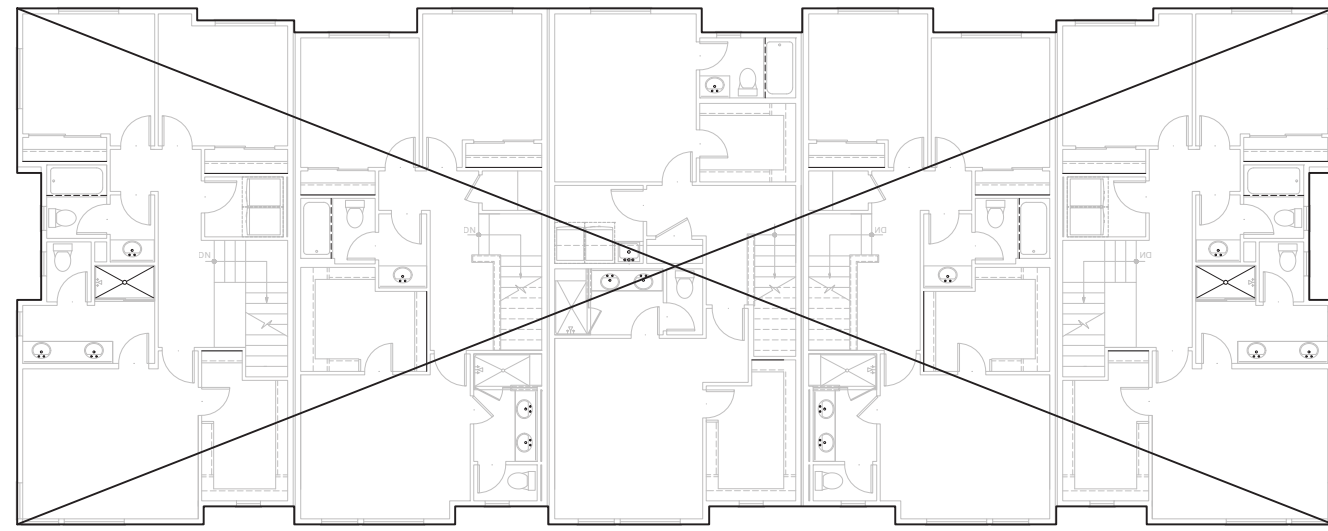


4-PLEX B - SECOND FLOOR GROSS FLOOR AREA
100% OF PROJECT

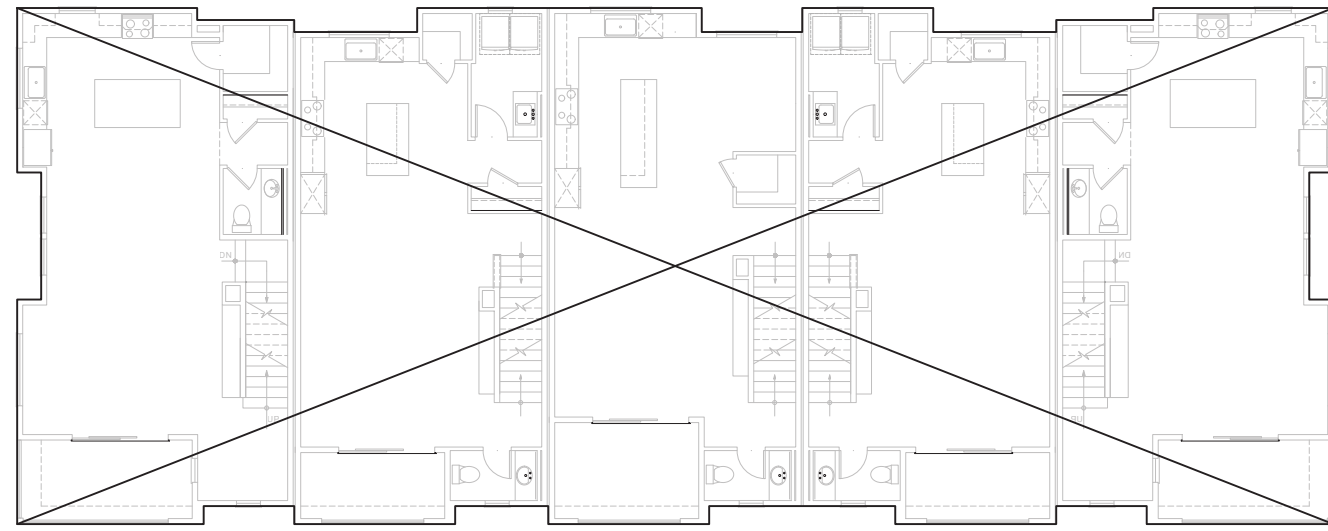


4-PLEX B - FIRST FLOOR GROSS FLOOR AREA
100% OF PROJECT

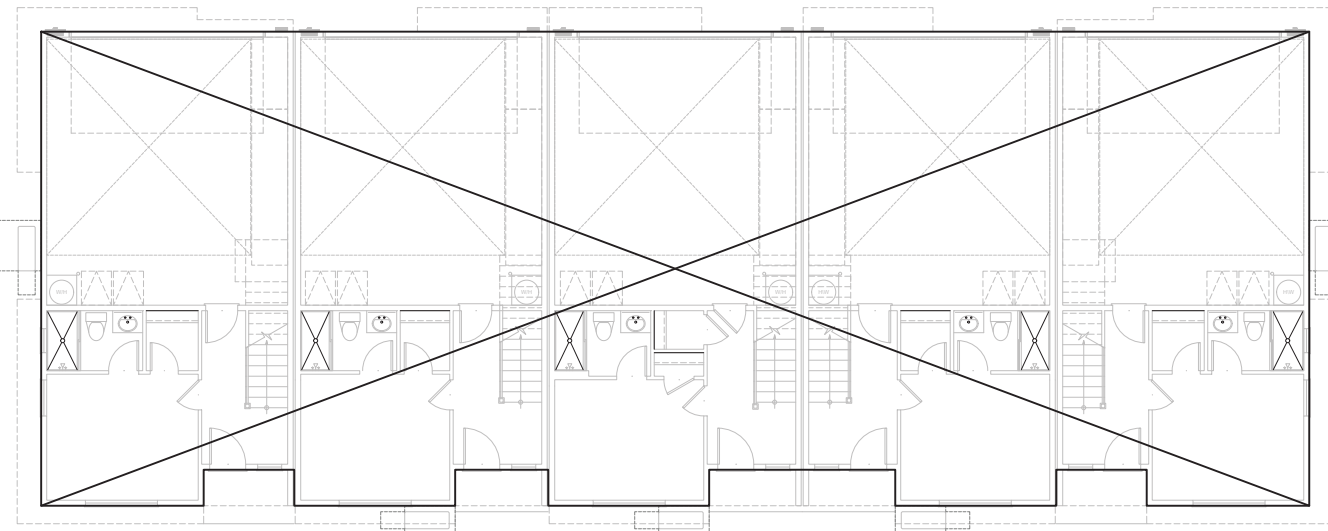
4-PLEX B GROSS FLOOR AREA	
FIRST FLOOR	3245 SQ. FT.
SECOND FLOOR	3664 SQ. FT.
THIRD FLOOR	3662 SQ. FT.
TOTAL LIVING	10571 SQ. FT.



5-PLEX - THIRD FLOOR GROSS FLOOR AREA
100% OF PROJECT

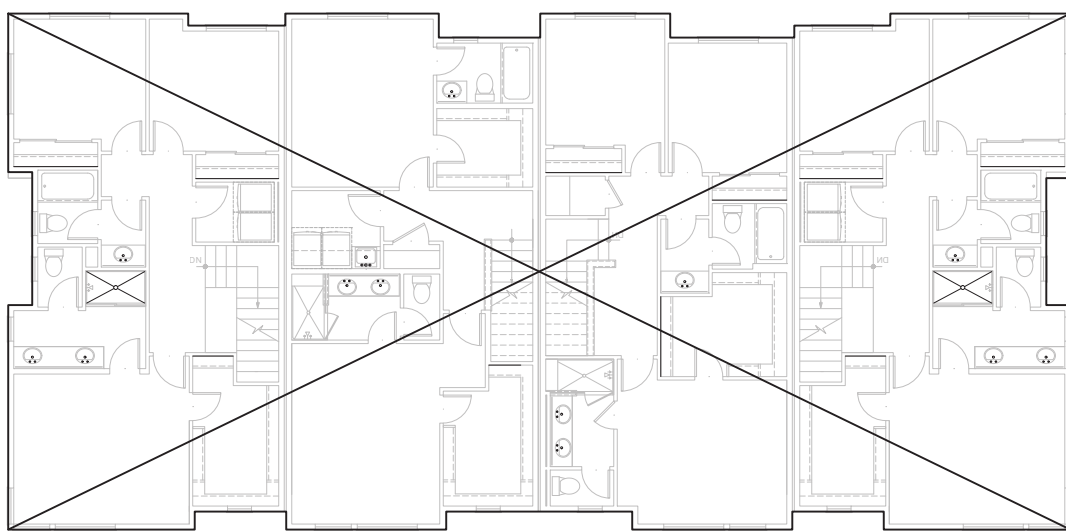


5-PLEX - SECOND FLOOR GROSS FLOOR AREA
100% OF PROJECT

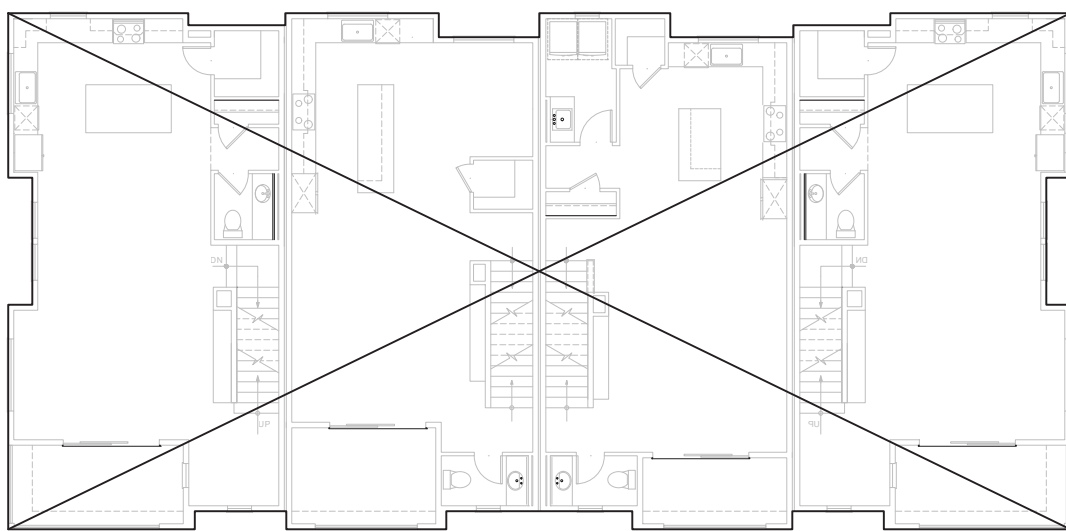


5-PLEX - FIRST FLOOR GROSS FLOOR AREA
100% OF PROJECT

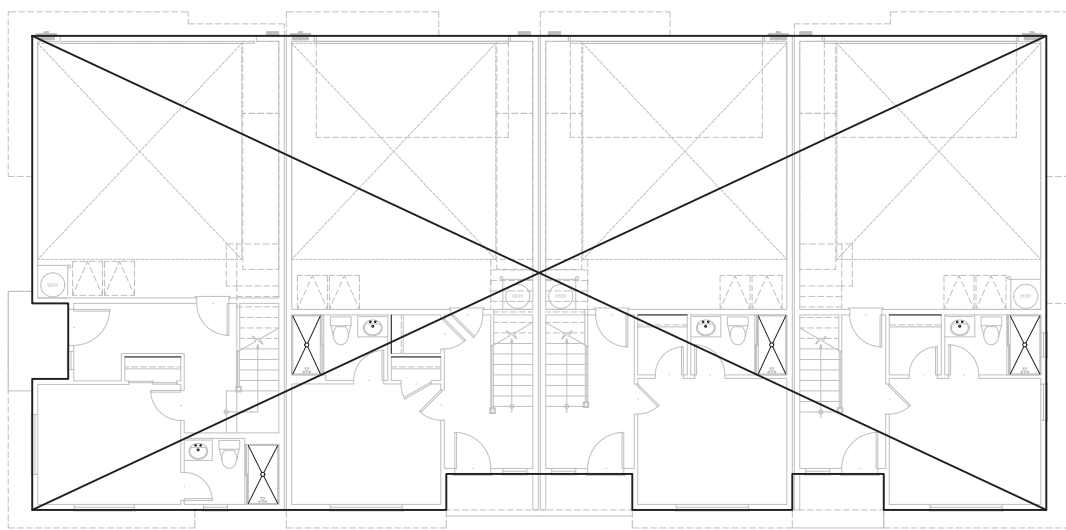
5-PLEX GROSS FLOOR AREA	
FIRST FLOOR	4059 SQ. FT.
SECOND FLOOR	4541 SQ. FT.
THIRD FLOOR	4542 SQ. FT.
TOTAL LIVING	13142 SQ. FT.



4-PLEX C - THIRD FLOOR GROSS FLOOR AREA
100% OF PROJECT

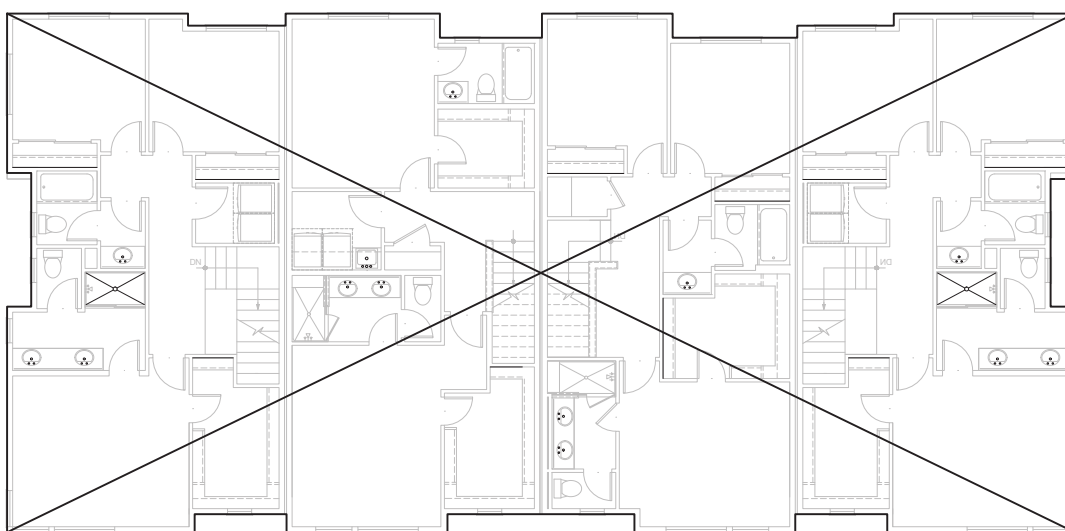


4-PLEX C - SECOND FLOOR GROSS FLOOR AREA
100% OF PROJECT

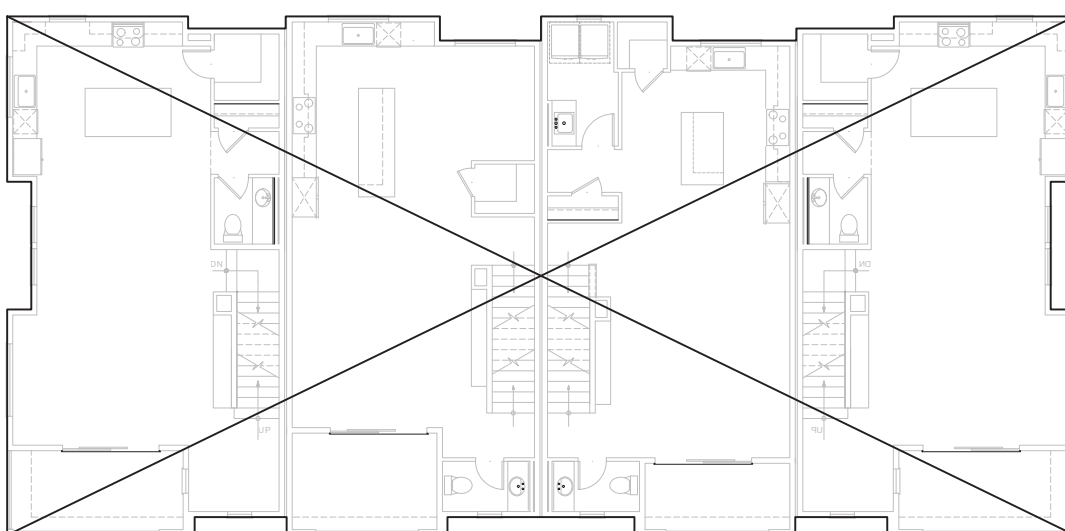


4-PLEX C - FIRST FLOOR GROSS FLOOR AREA
100% OF PROJECT

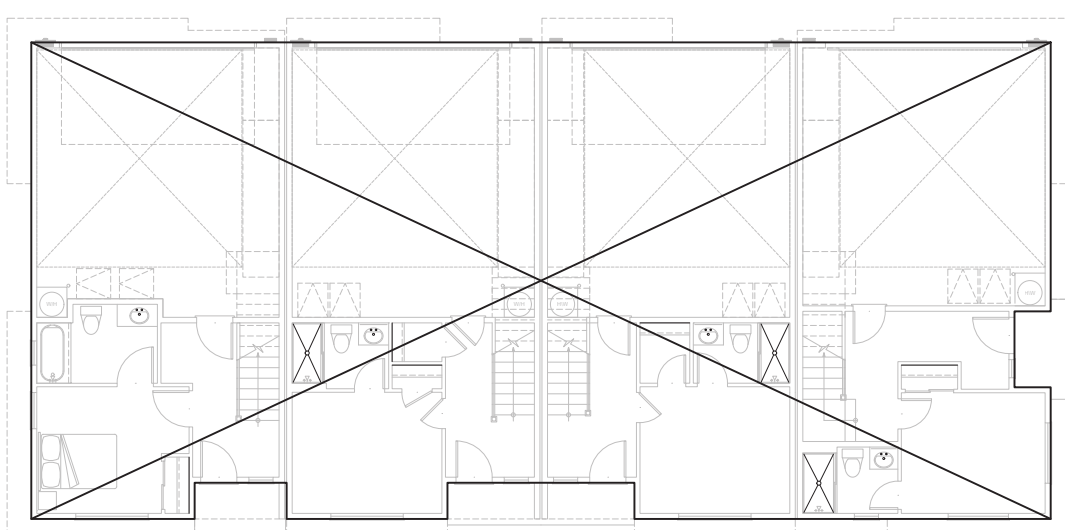
4-PLEX C GROSS FLOOR AREA	
FIRST FLOOR	3249 SQ. FT.
SECOND FLOOR	3664 SQ. FT.
THIRD FLOOR	3662 SQ. FT.
TOTAL LIVING	10575 SQ. FT.



4-PLEX D - THIRD FLOOR GROSS FLOOR AREA
100% OF PROJECT

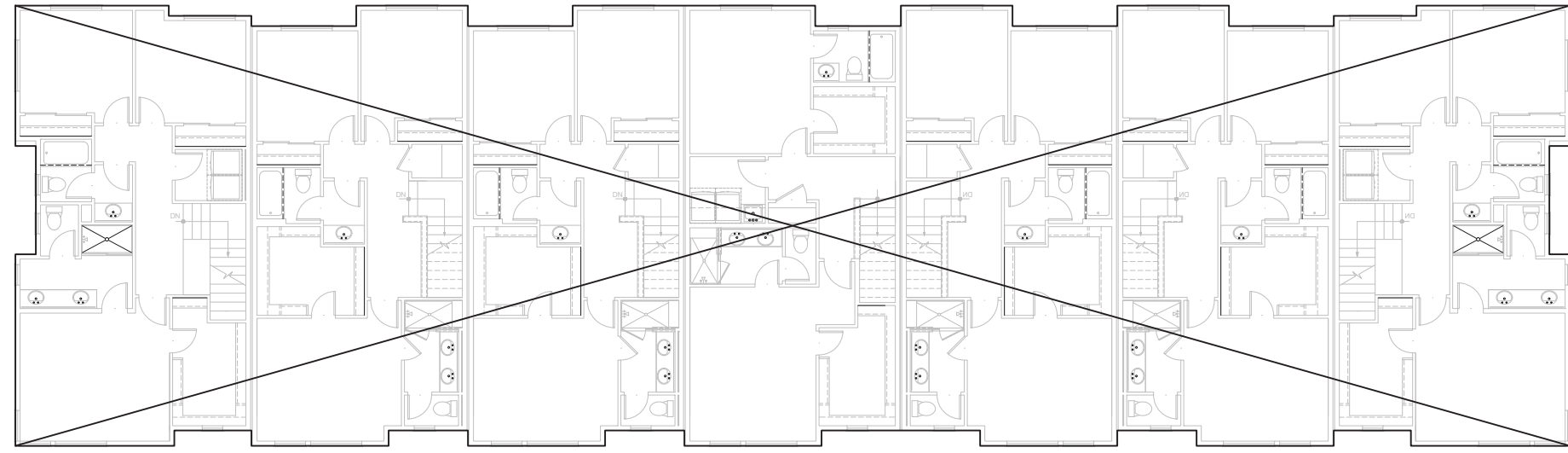


4-PLEX D - SECOND FLOOR GROSS FLOOR AREA
100% OF PROJECT

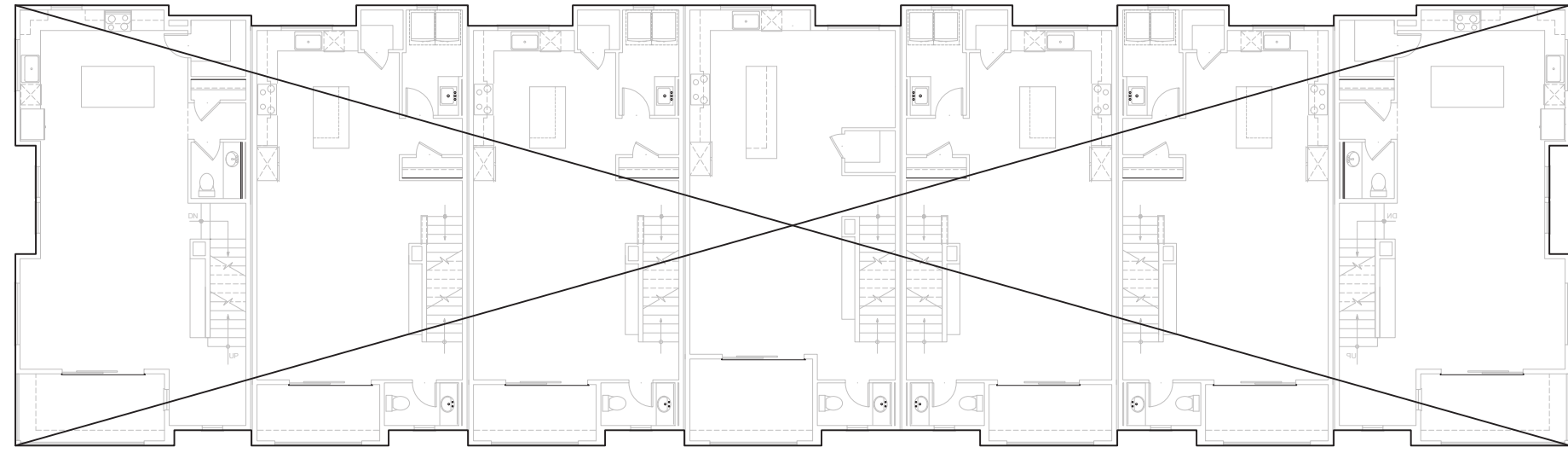


4-PLEX D - FIRST FLOOR GROSS FLOOR AREA
100% OF PROJECT

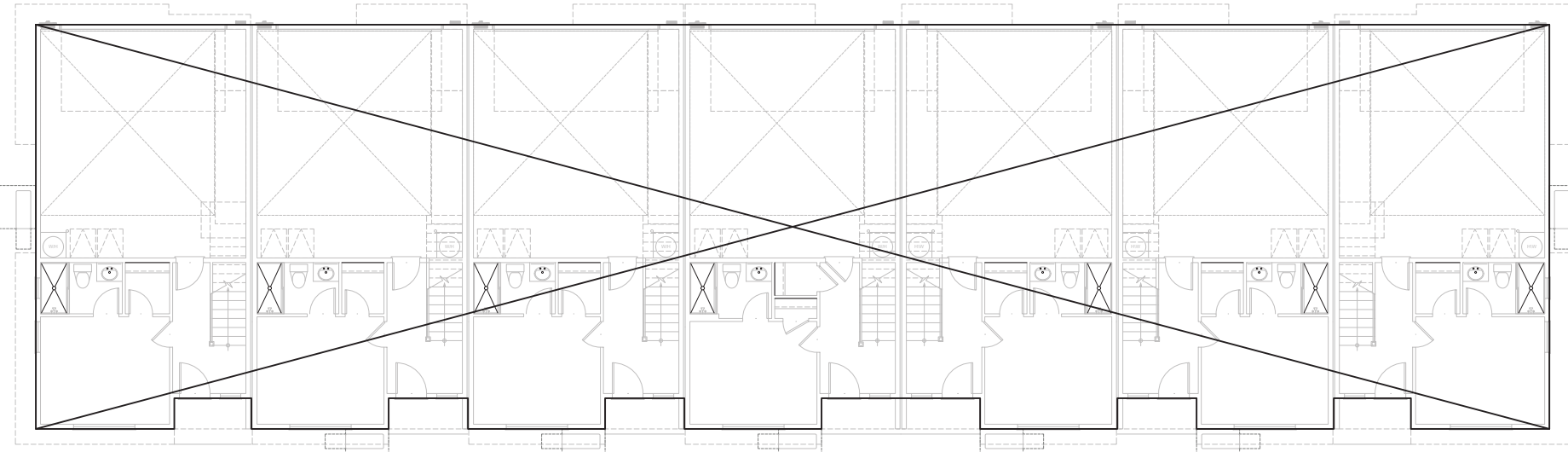
4-PLEX D GROSS FLOOR AREA	
FIRST FLOOR	3249 SQ. FT.
SECOND FLOOR	3664 SQ. FT.
THIRD FLOOR	3662 SQ. FT.
TOTAL LIVING	10575 SQ. FT.



7-PLEX - THIRD FLOOR GROSS FLOOR AREA
100% OF PROJECT



7-PLEX - SECOND FLOOR GROSS FLOOR AREA
100% OF PROJECT



7-PLEX - FIRST FLOOR GROSS FLOOR AREA
100% OF PROJECT

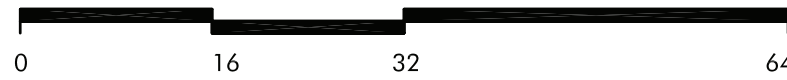
7-PLEX GROSS FLOOR AREA	
FIRST FLOOR	5682 SQ. FT.
SECOND FLOOR	6292 SQ. FT.
THIRD FLOOR	6298 SQ. FT.
TOTAL LIVING	18272 SQ. FT.

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GROSS FLOOR AREA DIAGRAMS

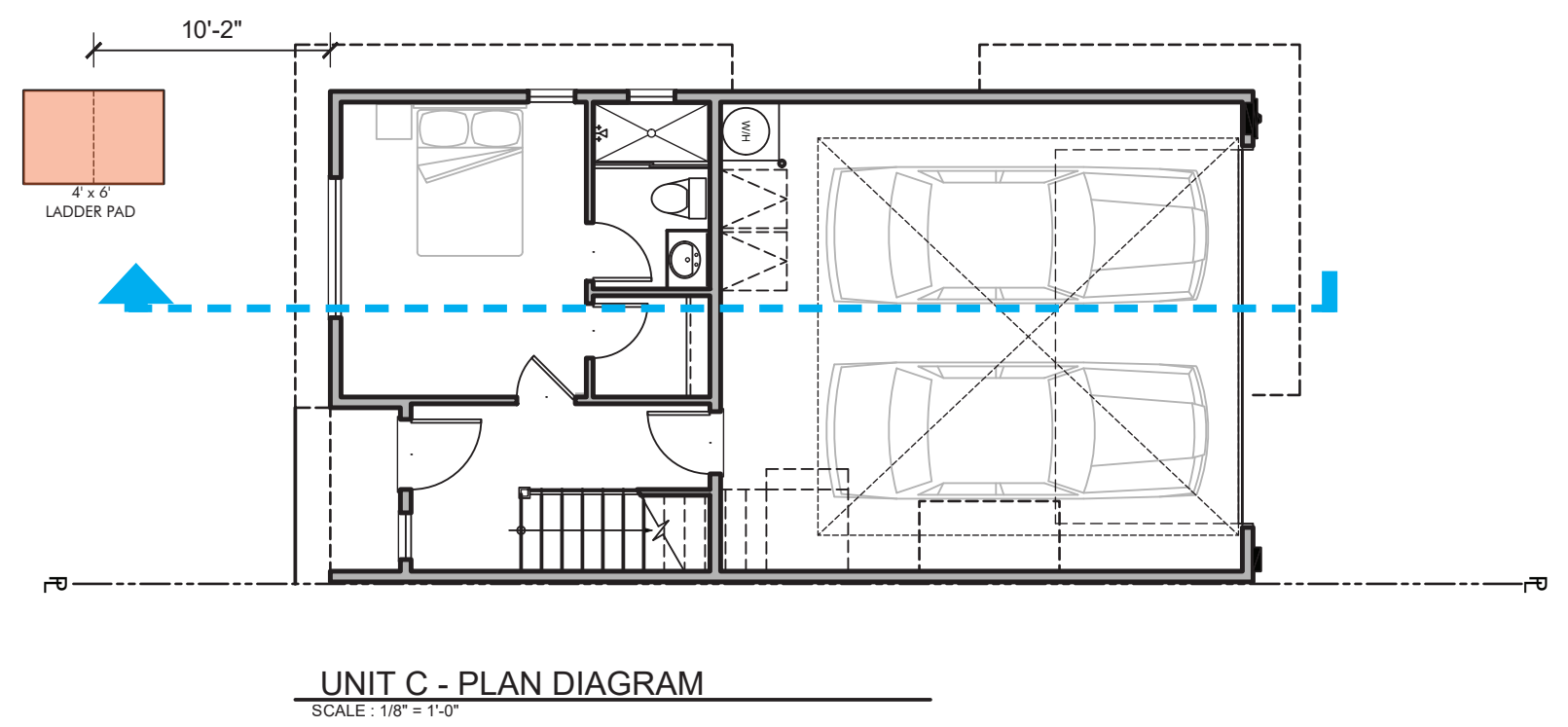
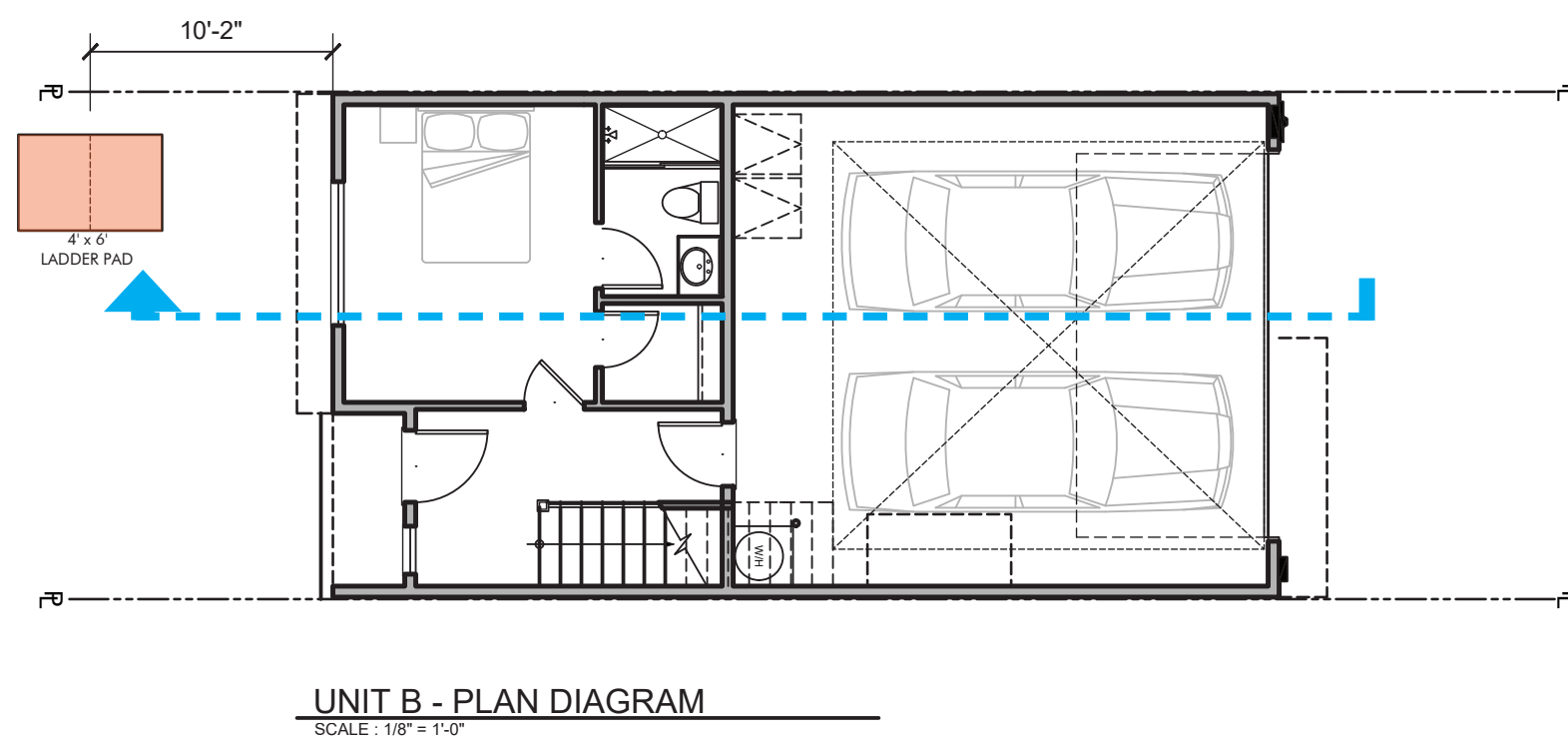
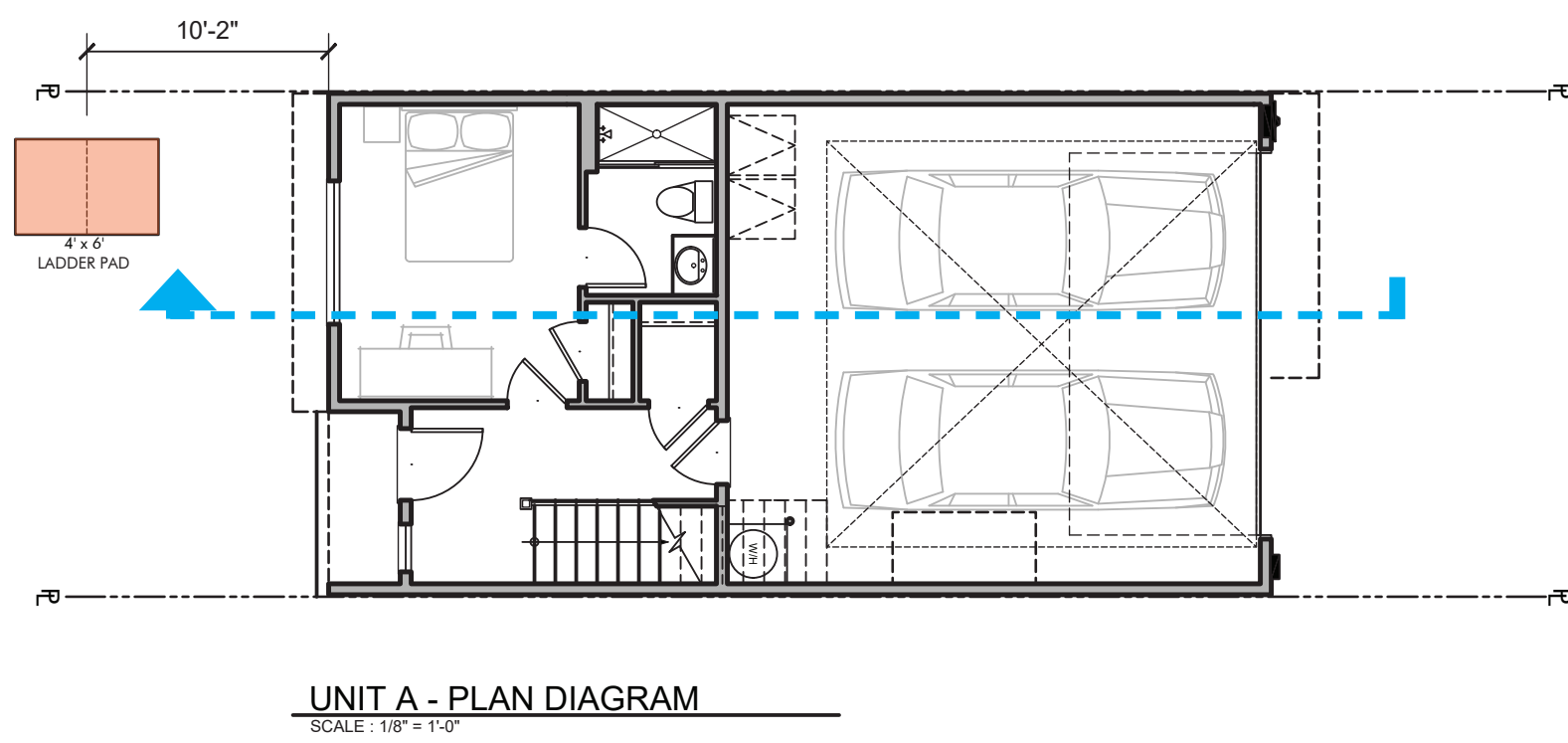
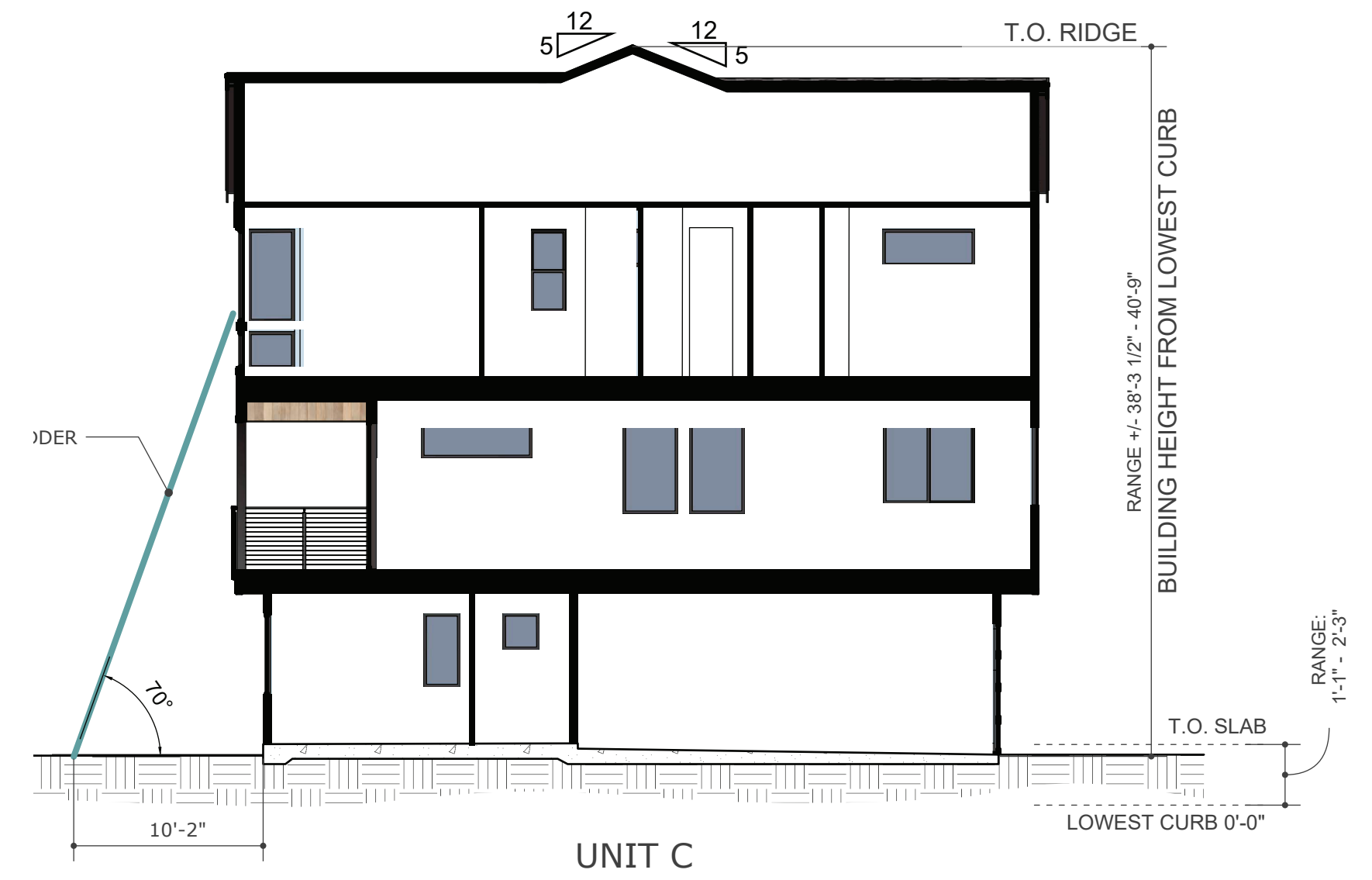
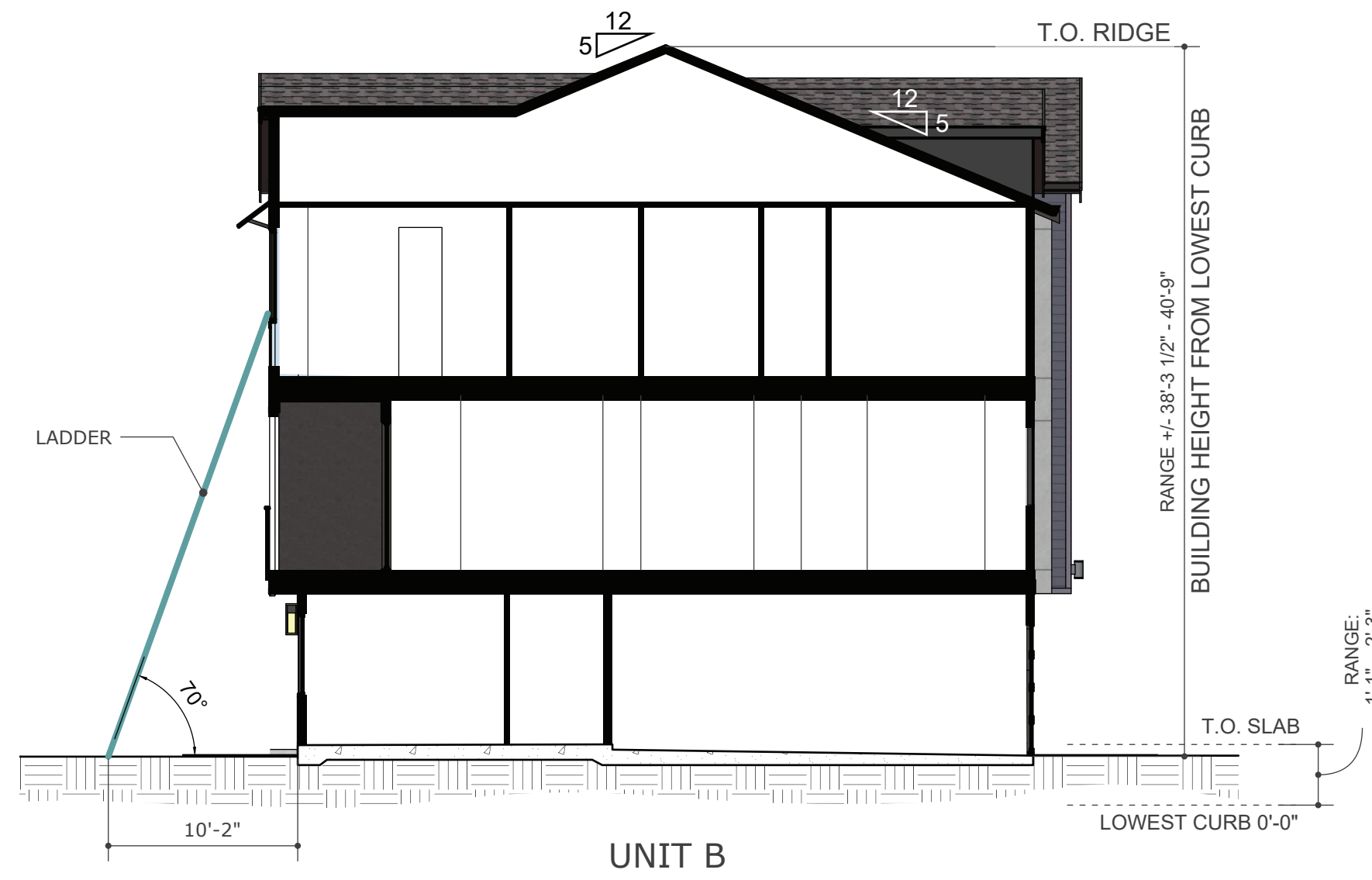
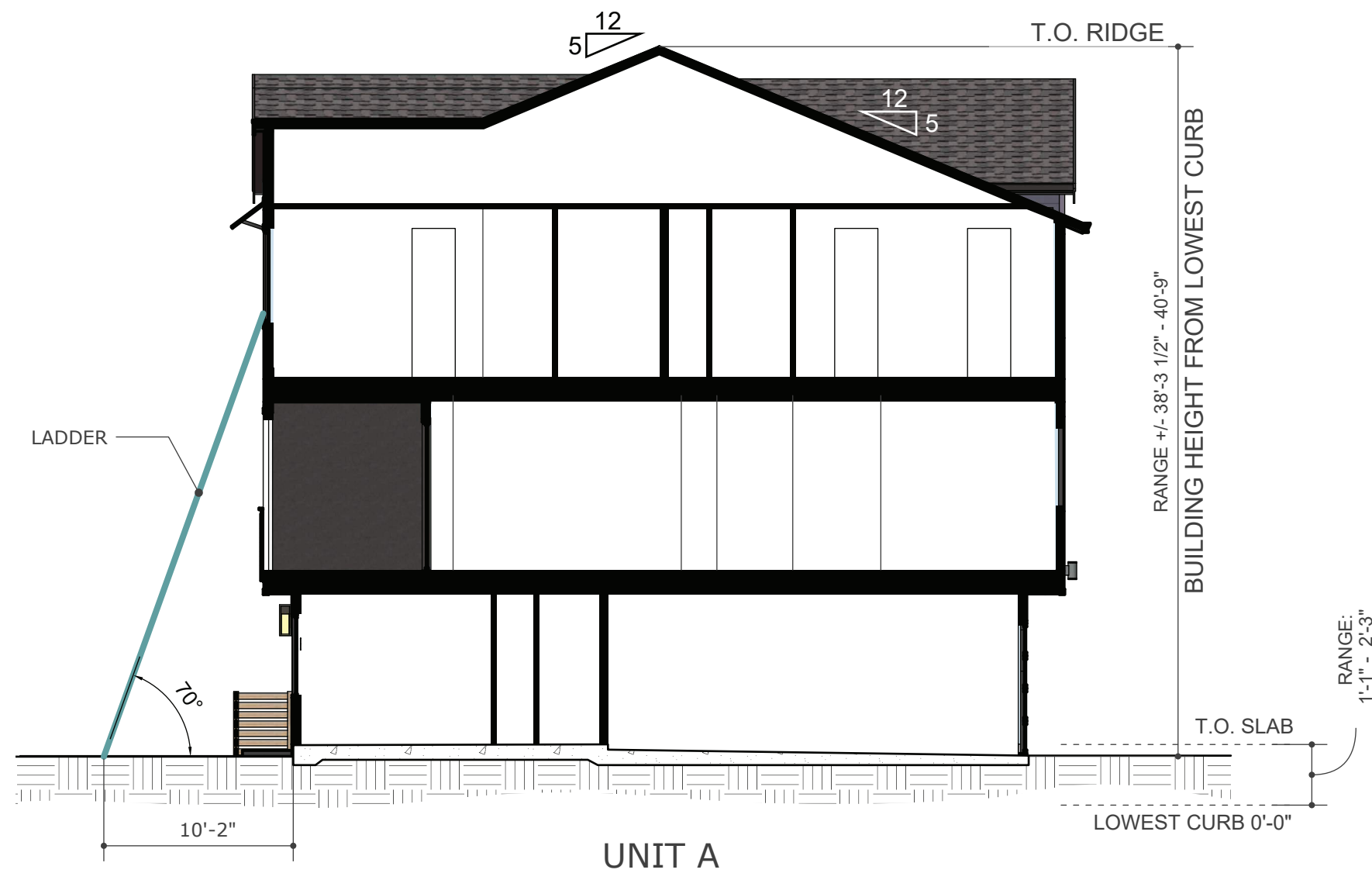


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SHEET A.4.1





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LADDER PAD DIAGRAMS



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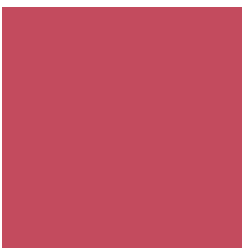
SHEET A.4.2



COLORS



RHUMBA ORANGE
SW 6642



HEARTFELT
SW 6586



ELECTRIC LIME
SW 6921



IRON ORE
SW 7069

NOTE:

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

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

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

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

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

MATERIALS

A

ASPHALT SHINGLE ROOF

CHARCOAL BY
TIMBERLINE SERIES



B

STANDING SEAM AWNING

TAYLOR METAL
ROOFING



C

ADHERED BRICK VANEER

SHADOWDANCE BY
CREATIVE MINES



D

HORIZONTAL LAP SIDING

SW 6244 NAVAL



E

VERTICAL LAP SIDING

SPRUCE -
VINTAGEWOOD BY
NICHHA



F

BOARD & BATTEN SIDING

SW 7757 HIGH
REFLECTIVE WHITE



G

STUCCO

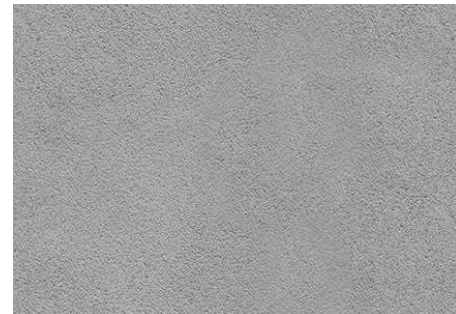
SW 7757 HIGH
REFLECTIVE WHITE



H

STUCCO

SW 7066 GRAY
MATTERS



I

CEMENTITIOUS PANEL

SW 7069 IRON ORE



J

STUCCO

SW 7068 GRIZZLE
GRAY



K

FENCE

WOOD



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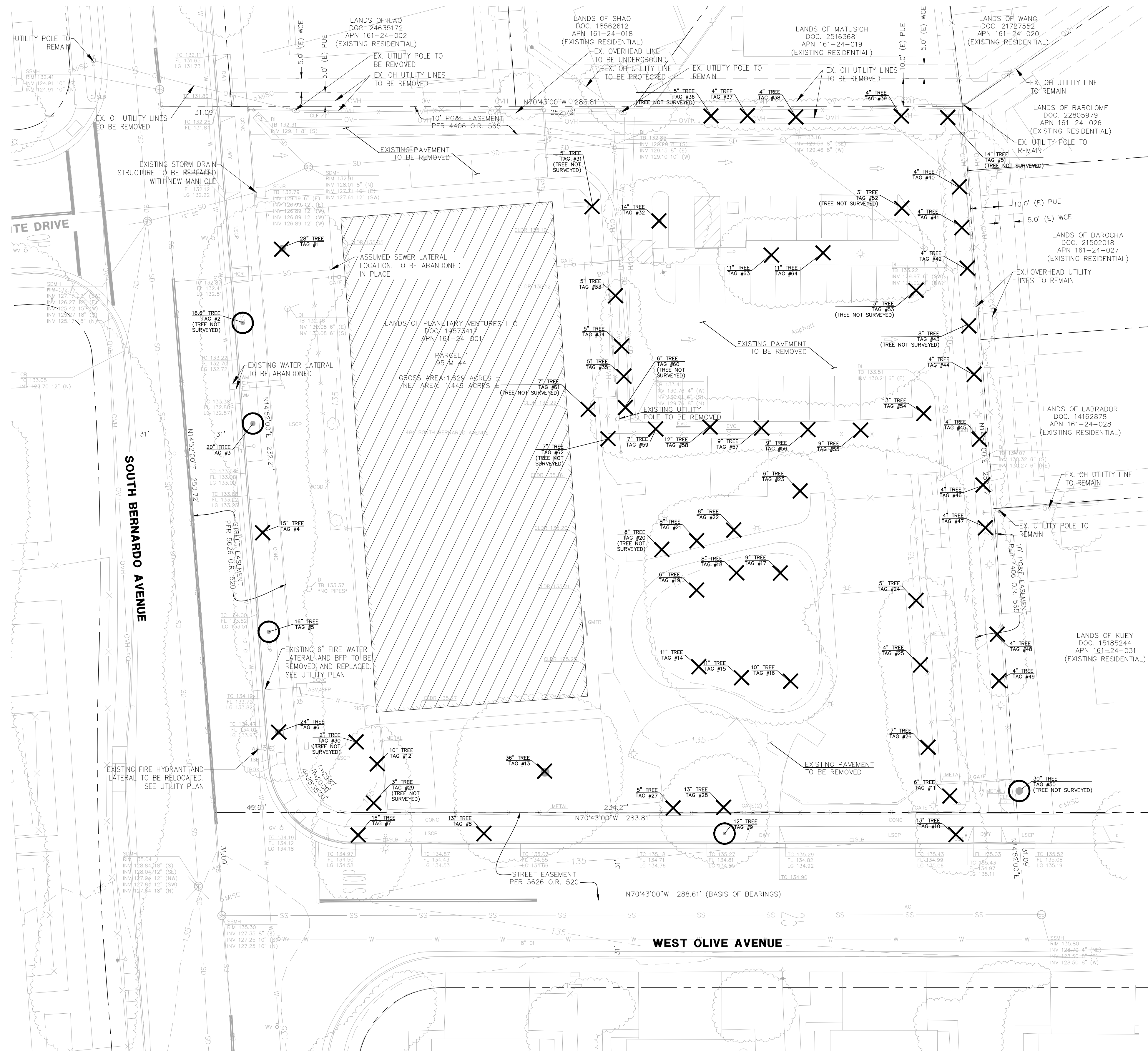
COLOR & MATERIALS

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SHEET A.4.3





TREE DISPOSITION				
TREE #	TREE NAME	PROTECTED TREE	SAVE/REMOVE	ON/OFF SITE
1	DEODAR CEDAR	YES	REMOVE	ONSITE
2	SOUTHERN MAGNOLIA	YES	SAVE	OFFSITE
3	SOUTHERN MAGNOLIA	YES	SAVE	OFFSITE
4	SOUTHERN MAGNOLIA	YES	REMOVE	OFFSITE
5	SOUTHERN MAGNOLIA	YES	SAVE	OFFSITE
6	SOUTHERN MAGNOLIA	YES	REMOVE	OFFSITE
7	AMERICAN SWEETGUM	YES	REMOVE	OFFSITE
8	AMERICAN SWEETGUM	YES	REMOVE	OFFSITE
9	AMERICAN SWEETGUM	YES	SAVE	OFFSITE
10	AMERICAN SWEETGUM	YES	REMOVE	OFFSITE
11	GALLERY PEAR	NO	REMOVE	ONSITE
12	RAYWOOD ASH	NO	REMOVE	ONSITE
13	DEODAR CEDAR	YES	REMOVE	ONSITE
14	RAYWOOD ASH	NO	REMOVE	ONSITE
15	RAYWOOD ASH	NO	REMOVE	ONSITE
16	RAYWOOD ASH	NO	REMOVE	ONSITE
17	RAYWOOD ASH	NO	REMOVE	ONSITE
18	RAYWOOD ASH	NO	REMOVE	ONSITE
19	RAYWOOD ASH	NO	REMOVE	ONSITE
20	CRAPE MYRTLE	NO	REMOVE	ONSITE
21	CRAPE MYRTLE	NO	REMOVE	ONSITE
22	ORANGE	NO	REMOVE	ONSITE
23	CRAPE MYRTLE	NO	REMOVE	ONSITE
24	CRAPE MYRTLE	NO	REMOVE	ONSITE
25	CRAPE MYRTLE	NO	REMOVE	ONSITE
26	CRAPE MYRTLE	NO	REMOVE	ONSITE
27	GALLERY PEAR	YES	REMOVE	ONSITE
28	GALLERY PEAR	NO	REMOVE	ONSITE
29	GALLERY PEAR	NO	REMOVE	ONSITE
30	KUMQUAT	NO	REMOVE	ONSITE
31	LIME	NO	REMOVE	ONSITE
32	GALLERY PEAR	YES	REMOVE	ONSITE
33	SWEET BAY	NO	REMOVE	ONSITE
34	SWEET BAY	NO	REMOVE	ONSITE
35	SWEET BAY	NO	REMOVE	ONSITE
36	SWEET BAY	NO	REMOVE	ONSITE
37	SWEET BAY	NO	REMOVE	ONSITE
38	SWEET BAY	NO	REMOVE	ONSITE
39	SWEET BAY	NO	REMOVE	ONSITE
40	SWEET BAY	NO	REMOVE	ONSITE
41	SWEET BAY	NO	REMOVE	ONSITE
42	SWEET BAY	NO	REMOVE	ONSITE
43	SWEET BAY	NO	REMOVE	ONSITE
44	SWEET BAY	NO	REMOVE	ONSITE
45	SWEET BAY	NO	REMOVE	ONSITE
46	SWEET BAY	NO	REMOVE	ONSITE
47	SWEET BAY	NO	REMOVE	ONSITE
48	SWEET BAY	NO	REMOVE	ONSITE
49	SWEET BAY	NO	REMOVE	ONSITE
50	BLACK WALNUT	YES	SAVE	OFFSITE
51	EASTERN REDBUD	NO	REMOVE	ONSITE
52	CRAPE MYRTLE	NO	REMOVE	ONSITE
53	CRAPE MYRTLE	NO	REMOVE	ONSITE
54	GALLERY PEAR	YES	REMOVE	ONSITE
55	BRISBANE BOX	NO	REMOVE	ONSITE
56	BRISBANE BOX	NO	REMOVE	ONSITE
57	BRISBANE BOX	NO	REMOVE	ONSITE
58	BRISBANE BOX	YES	REMOVE	ONSITE
59	GALLERY PEAR	NO	REMOVE	ONSITE
60	PACIFIC WAX MYRTLE	NO	REMOVE	ONSITE
61	PACIFIC WAX MYRTLE	NO	REMOVE	ONSITE
62	POMEGRANATE	NO	REMOVE	ONSITE
63	LONDON PLANE TREE	NO	REMOVE	ONSITE
64	LONDON PLANE TREE	NO	REMOVE	ONSITE

LEGEND

- | | |
|---|------------------------------------|
| — — | PROPERTY LINE |
| — — | ADJACENT LOT LINE |
| — — | GAS MAIN |
| — W — | WATER MAIN |
| — E — | ELECTRICAL LINE |
| — SS — | SANITARY SEWER LINE |
| — SD — | STORM DRAIN LINE (AERIAL TOPO) |
| — JT — | JOINT UTILITY TRENCH |
| — OHW — | OVER HEAD WIRE |
| — T — | UNDERGROUND TELEPHONE |
| — SL — | STREET LIGHT ELECTRIC |
| — X — | FENCE |
|  | EX. TREE TO BE REMOVED |
|  | EX. TREE TO BE PRESERVED |
|  | EXISTING BUILDING TO BE DEMOLISHED |

BASIS OF BEARINGS

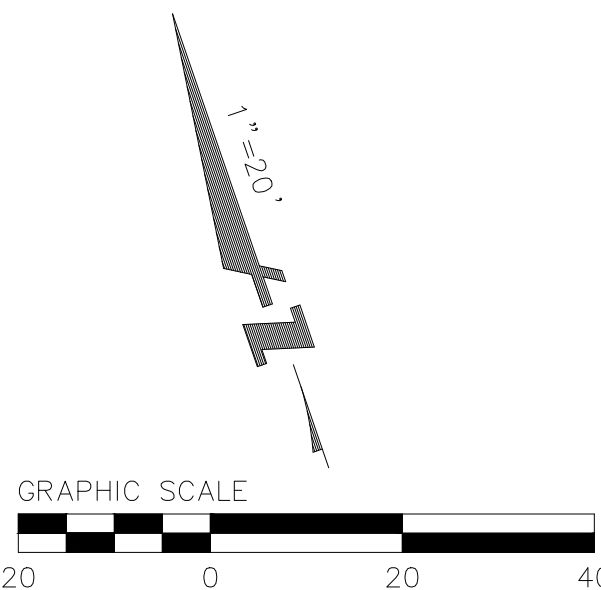
THE BEARING NORTH 70°43'00" WEST, OF THE CENTERLINE OF WEST OLIVE AVENUE, AS SAID BEARING IS SHOWN ON TRACT NO. 5788, "WEST OLIVE DUPLEXES", FILED FOR RECORD ON AUGUST 19, 1976 IN BOOK 376 OF MAPS AT PAGE 56, RECORDS OF SANTA CLARA COUNTY.

ELEVATION DATUM

CITY OF SUNNYVALE BENCHMARK 24

BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHEAST CURB RETURN, INTERSECTION OF BERNARDO AVENUE AND WEST EVELYN AVENUE.

ELEVATION = 120.26 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



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EXISTING CONDITION, DEMOLITION, & TREE DISPOSITION PLAN



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LEGEND

PROJECT BOUNDARY	---
EASEMENT LINE	- - - -
LOT LINE	---
EXISTING PG&E EASEMENT	---
EXISTING STREET EASEMENT	---

ABBREVIATIONS

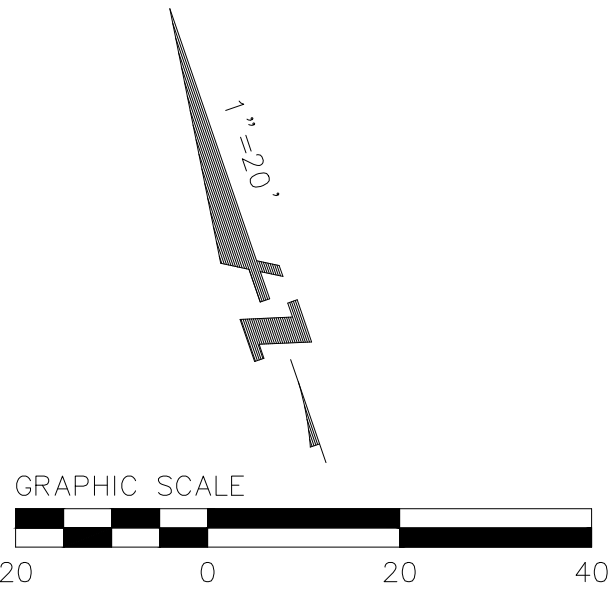
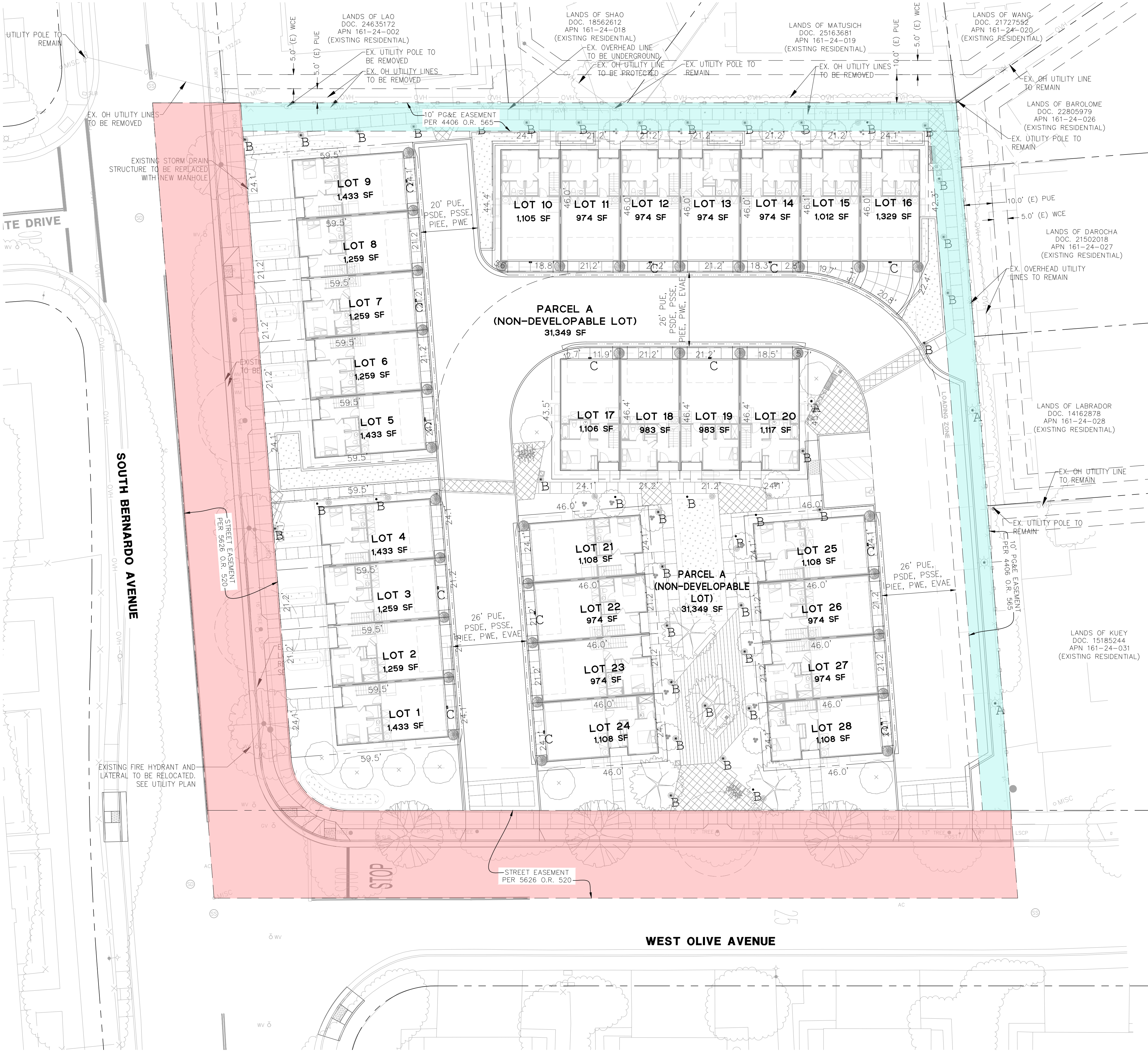
EVAE	= EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	= PRIVATE STORM DRAIN EASEMENT
PSSE	= PRIVATE SANITARY SEWER EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
PWE	= PRIVATE WATER EASEMENT
PIEE	= PRIVATE INGRESS AND EGRESS EASEMENT
WCE	= WIRE CLEARANCE EASEMENT

GENERAL NOTES

1. OWNER:	PLANETARY VENTURES, LLC
2. DEVELOPER:	CALIFORNIA COMMUNITIES 1068 EAST MEADOW CIRCLE PALO ALTO, CA 94303 CONTACT: FORREST MOZART (650) 380-5399
3. CIVIL ENGINEER:	BKF ENGINEERS 1730 N. 1ST STREET, SUITE 600 SAN JOSE, CA 95112 CONTACT: SCOTT SCHORK (408) 467-9100
4. PROPERTY:	494 S. BERNARDO AVE (161-24-001)
5. ASSESSORS' PARCEL NO.	161-24-001
6. EXISTING ZONING:	R3-MEDIUM DENSITY ZONING
7. PROPOSED ZONING:	R3-MEDIUM DENSITY ZONING
8. EXISTING USE:	COMMERCIAL
9. PROPOSED USE:	RESIDENTIAL (FEE-SIMPLE TOWNHOMES)
10. AREA:	GROSS = 1.63± ACRES NET = 1.45± (EXCLUDES EXISTING STREET EASEMENT)
11. NUMBER OF UNITS:	28
12. NUMBER OF LOTS:	28 DEVELOPABLE, 1 NON-DEVELOPABLE COMMON LOT
13. UTILITIES:	
A. WATER:	CITY OF SUNNYVALE HOMEOWNERS ASSOCIATION
B. SANITARY SEWER:	CITY OF SUNNYVALE HOMEOWNERS ASSOCIATION
C. STORM DRAIN:	CITY OF SUNNYVALE HOMEOWNERS ASSOCIATION
D. GAS/ELECTRIC:	PACIFIC GAS & ELECTRIC
E. TELEPHONE:	AT&T
F. CABLE TV:	COMCAST
14. BENCHMARK:	CITY OF SUNNYVALE BENCHMARK 24 BRASS DISK IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHEAST CURB RETURN, INTERSECTION OF BERNARDO AVENUE AND WEST EVELYN AVENUE. ELEVATION 120.26 FEET DATUM OF 1988 (NAVD88)
15. TOPOGRAPHY:	INFORMATION SHOWN IS BASED ON AERIAL AND TOPOGRAPHIC SURVEY PREPARED BY BKF ENGINEERS CONDUCTED ON NOVEMBER 2024.
16. LOT SIZES:	PARCEL A (NON-DEVELOPABLE LOT) = 31,349 SF LOT 1-28 = 31,886 SF TOTAL (NET) = 63,235 SF (EXCLUDES EXISTING STREET EASEMENT)

GENERAL NOTES:

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



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VESTING TENTATIVE MAP
28 NEW TOWNHOME LOTS & 1 NON-DEVELOPABLE LOT

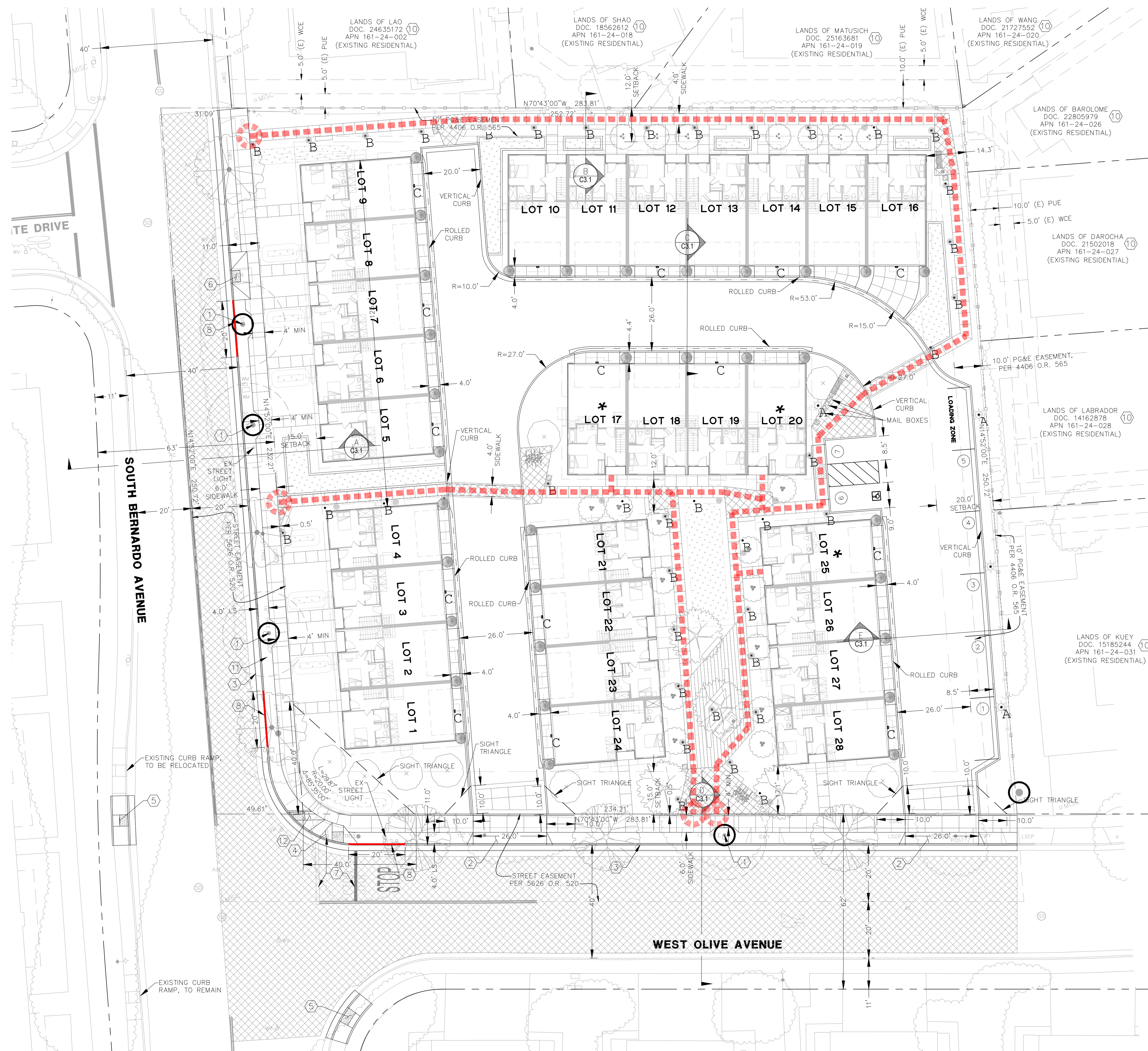


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SHEET C2.0





LEGEND

PROPERTY LINE
ADJACENT LOT LINE
RED CURB
VERTICAL CURB & GUTTER
ROLLED CURB

NEW DRIVEWAY APPROACH

TYPE II SLURRY SEAL

BIORETENTION BASIN

TRANSFORMER

BACKFLOW PREVENTER

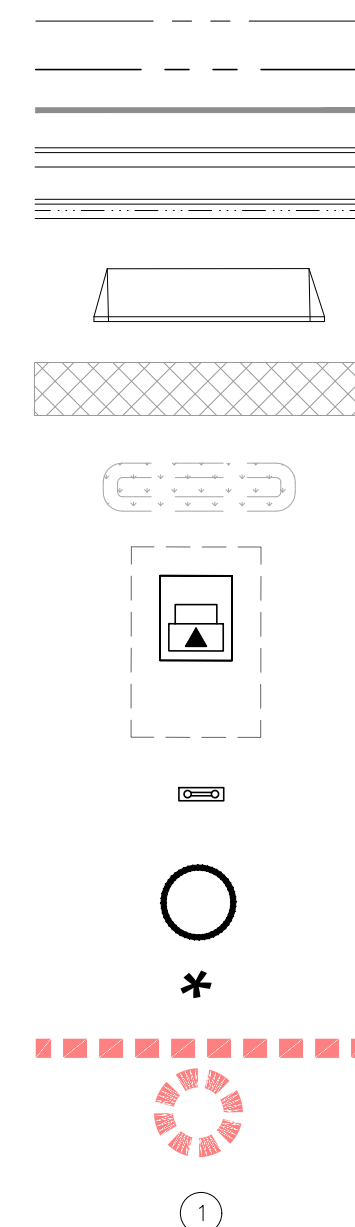
PROTECT EXISTING TREE

ACCESSIBLE UNITS

ACCESSIBLE PATH OF TRAVEL

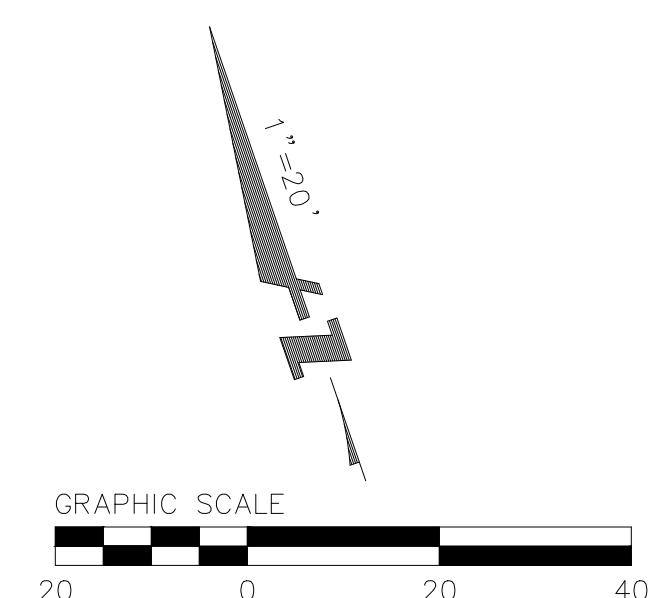
PEDESTRIAN CONNECTION A
TO PUBLIC SIDEWALK

ON-SITE PARKING STALL C



KEY NOTES

- ① MEANDER PARKWAY STRIP AROUND EXISTING TREES TO REMAIN (MAINTAIN 4' MIN. SIDEWALK WIDTH)
- ② NEW 26' DRIVEWAY APPROACH PER CITY STD 5C-6
- ③ REMOVE EXISTING SIDEWALK/CURB/GUTTER ALONG ENTIRE PROJECT FRONTAGE ON BERNARDO AVE AND OLIVE AVE AND REPLACE PER CITY STD 9C-1A
- ④ INSTALL CURB RAMP PER CITY STD 13C-1
- ⑤ INSTALL CURB RAMP PER CITY STD 13C-2
- ⑥ REMOVE EXISTING CURB RAMP AND INSTALL NEW RAMP PER CITY STD 13C-4
- ⑦ RELOCATE STOP SIGN AND STRIPING
- ⑧ PAINT CURB RED
- ⑨ NOT USED
- ⑩ MULTIFAMILY RESIDENTIAL BUILDING
- ⑪ NEW MARBELITE CONCRETE STREET LAMP, PER CITY STANDARDS
- ⑫ INSTALL CURB RAMP PER MODIFIED CITY STD 13C-1



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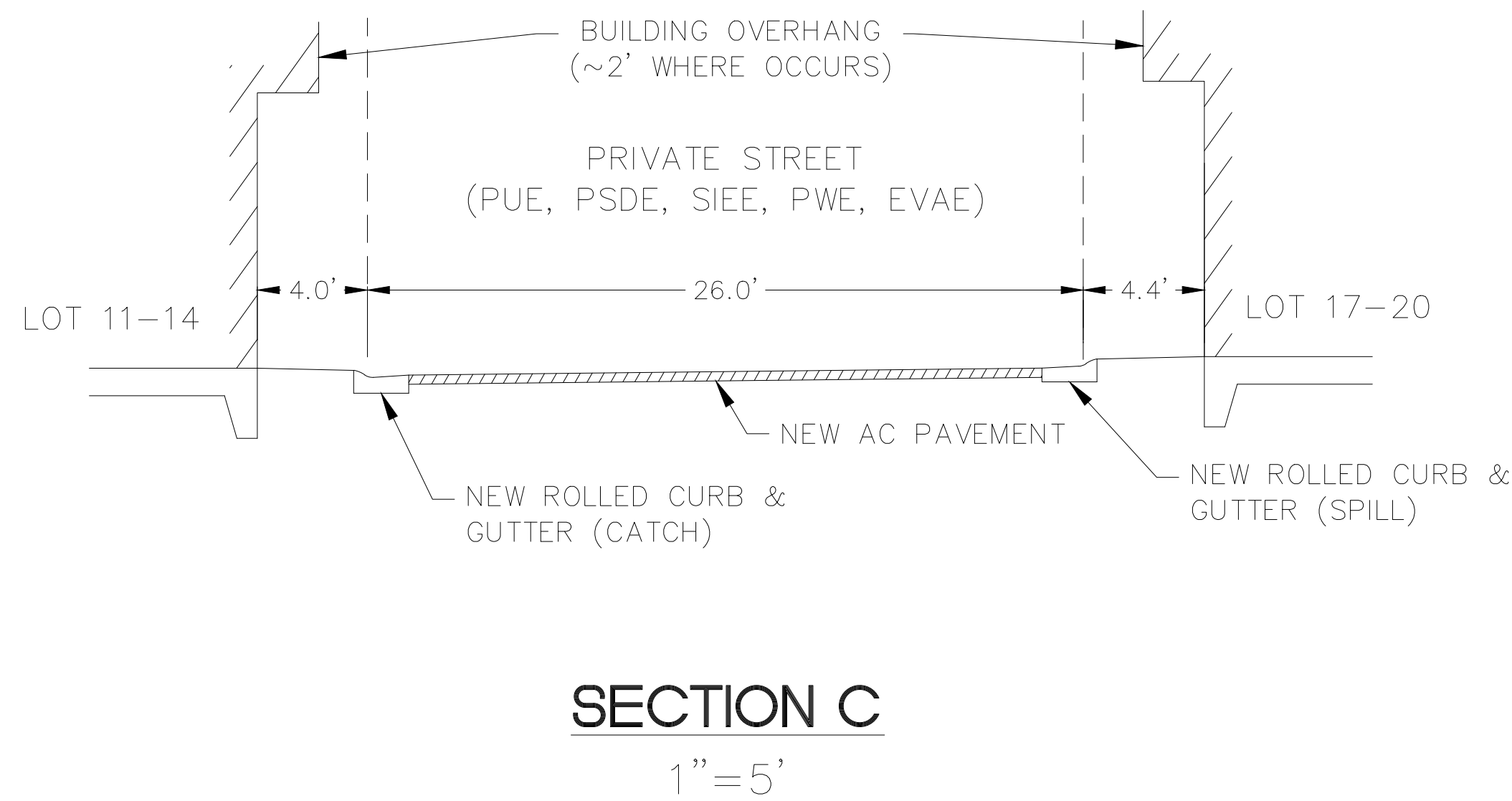
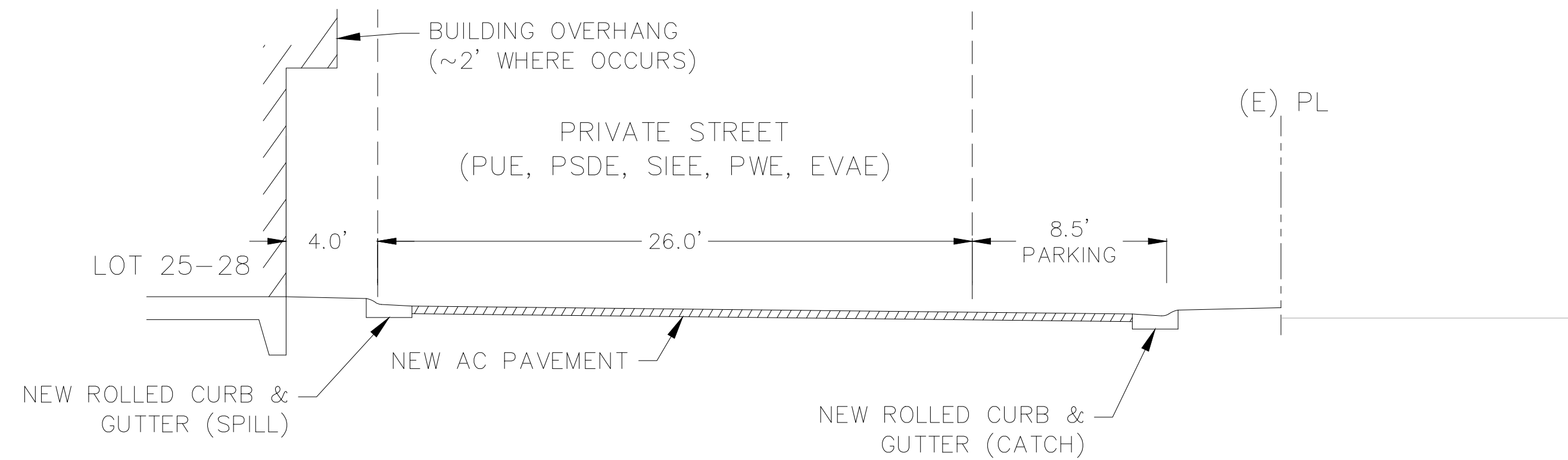
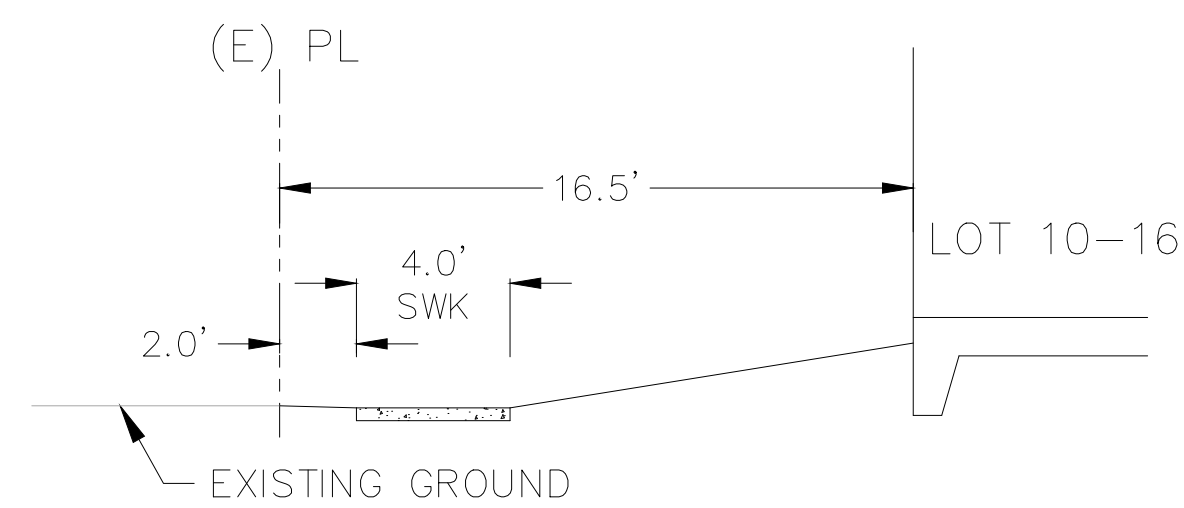
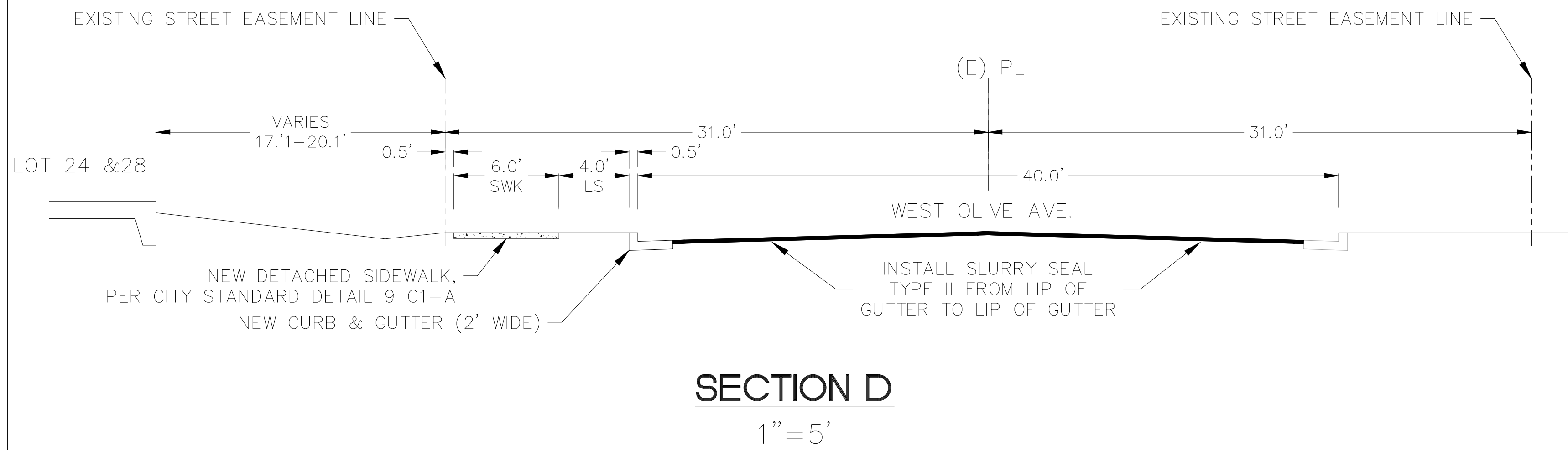
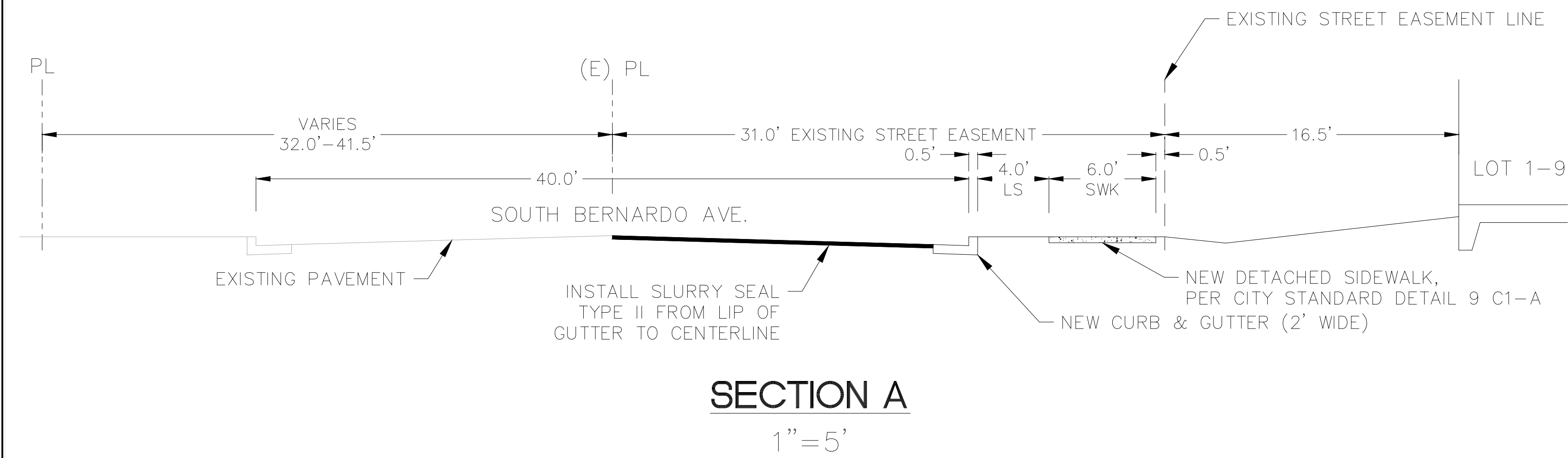
PRELIMINARY SITE PLAN

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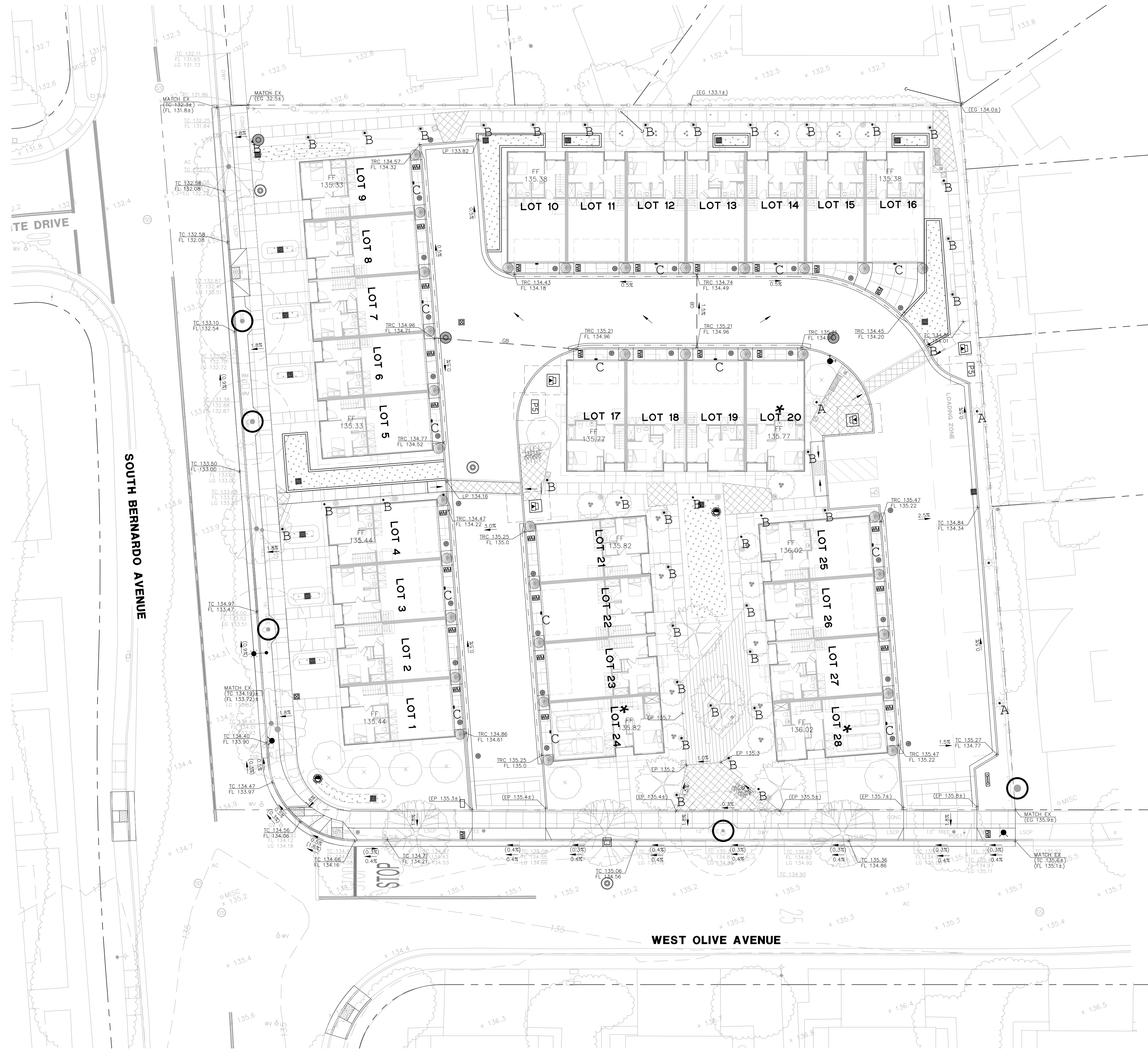
CROSS SECTIONS

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SHEET **C3.1**





LEGEND

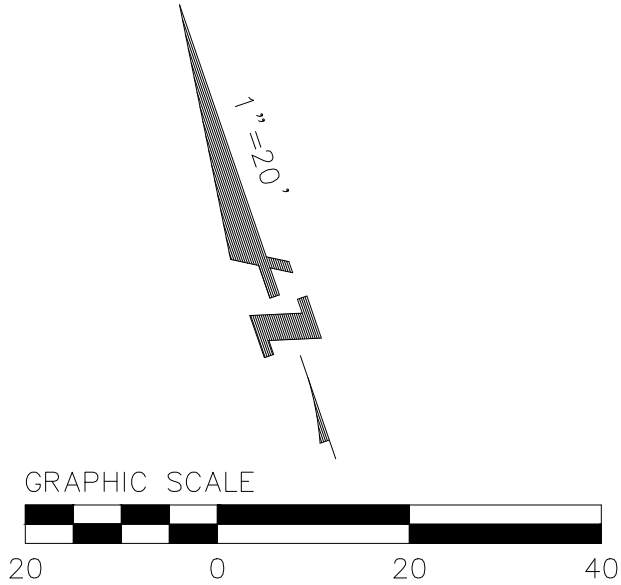
- PROPERTY LINE
- ADJACENT LOT LINE
- VERTICAL CURB & GUTTER
- STD DRIVEWAY
- BIORETENTION BASIN
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- SANITARY SEWER CLEANOUT
- JUNCTION BOX
- BUBBLER BOX
- FIRE HYDRANT
- CATCH BASIN/OVERFLOW DRAIN
- WATER METER
- TRANSFORMER
- BACKFLOW PREVENTER
- ACCESSIBLE UNITS
- PROTECT EXISTING TREE

ABBREVIATIONS

- | | |
|-----|--------------------|
| BW | BACK OF WALK |
| BTM | BOTTOM |
| CB | CATCH BASIN |
| EC | EXISTING GRADE |
| FF | FINISHED FLOOR |
| FL | FLOW LINE |
| LP | LOW POINT |
| PV | PAVEMENT |
| TB | TOP OF BANK |
| TC | TOP OF CURB |
| TRC | TOP OF ROLLED CURB |
| TOE | TOE OF SLOPE |
| TYP | TYPICAL |

NOTES

- GUTTER ALONG THE SITE FRONTAGE ON WEST OLIVE AVENUE AND SOUTH BERNARDO AVENUE TO BE REGRADED TO ELIMINATE UPLIFT FROM TREE ROOTS, RESULTING IN A SLOPE OF 0.4%.
- NEW CURB/GUTTER REPLACEMENT ALONG BERNARDO FRONTAGES TO BE REPLACED IN-KIND, MATCHING EXISTING SLOPES.



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PRELIMINARY GRADING AND DRAINAGE PLAN

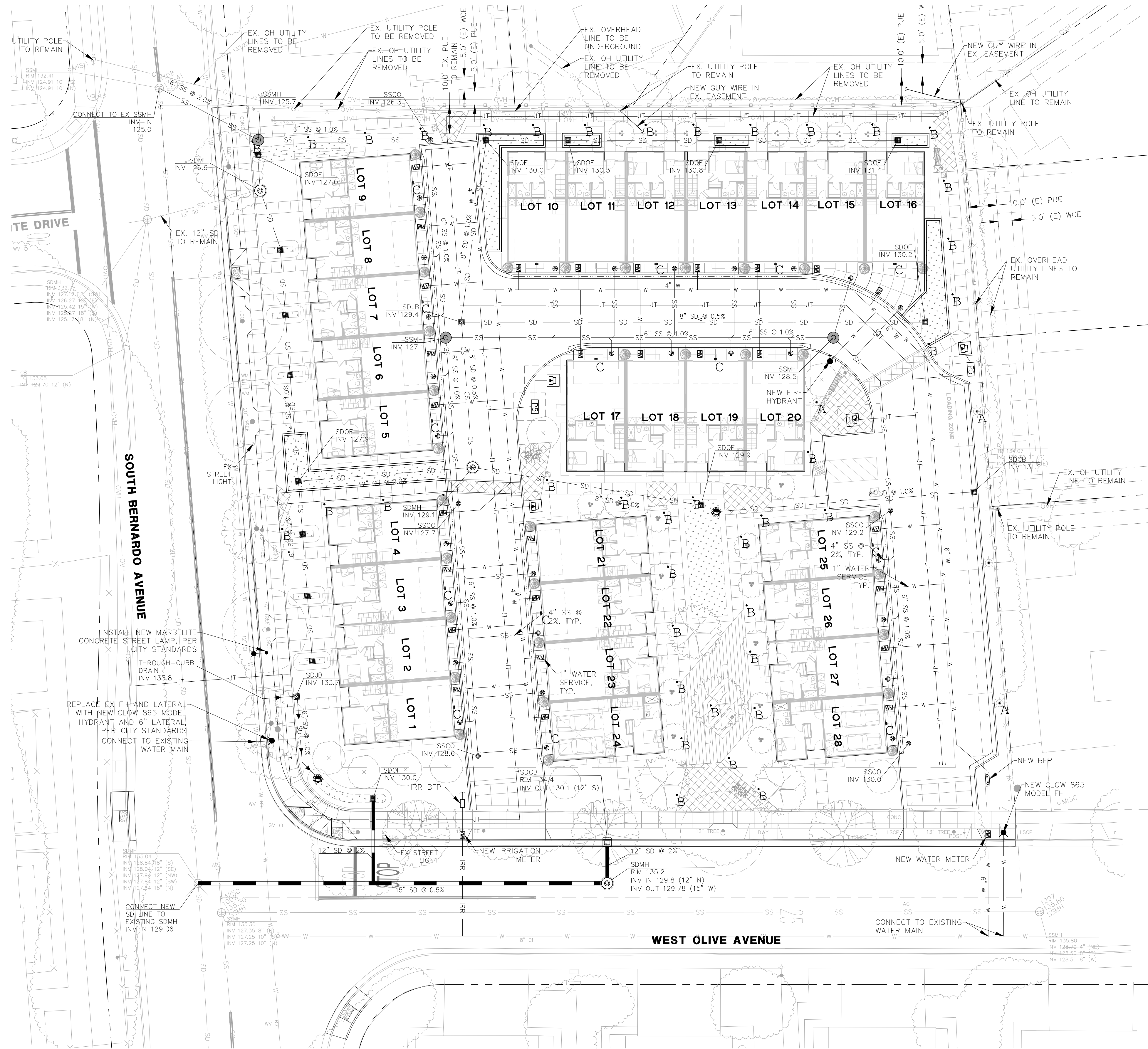


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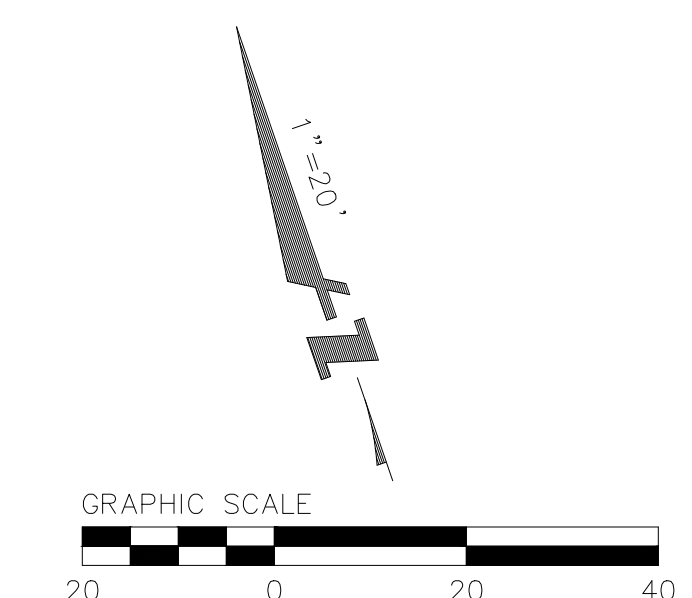
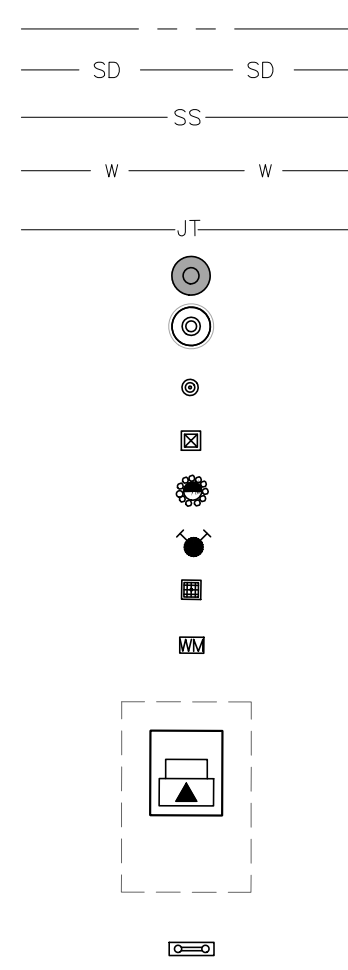
SHEET C4.0





LEGEND

- PROPERTY LINE
- STORM DRAIN
- SANITARY SEWER
- DOMESTIC WATER
- JOINT TRENCH
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- SANITARY SEWER CLEANOUT
- JUNCTION BOX
- BUBBLER BOX
- FIRE HYDRANT
- CATCH BASIN/OVERFLOW DRAIN
- WATER METER
- TRANSFORMER
- BACKFLOW PREVENTER



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PRELIMINARY UTILITY PLAN

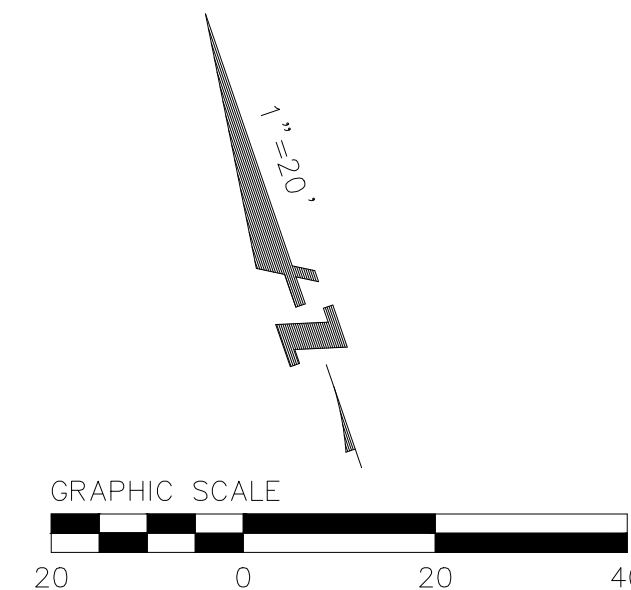
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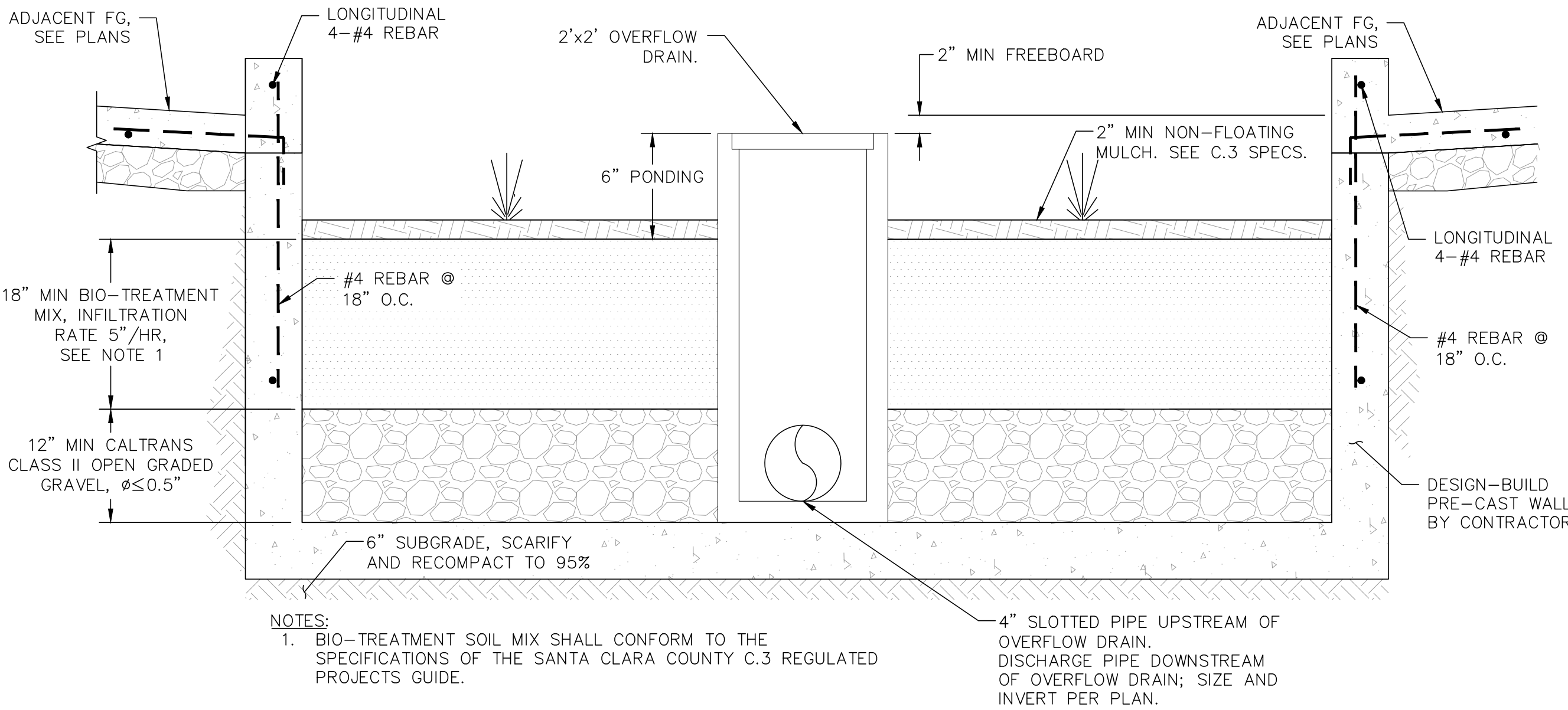
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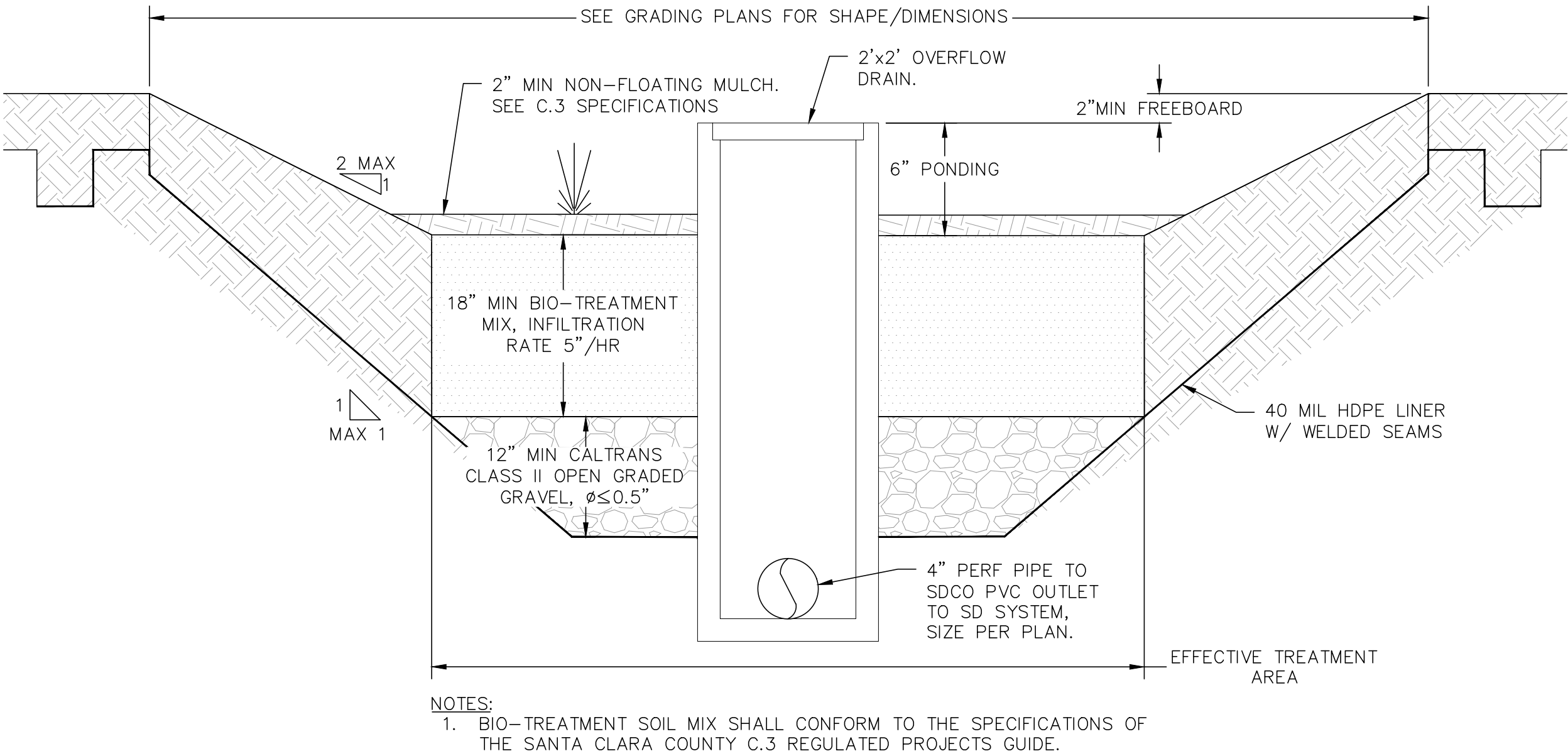
SHEET C5.0







1 FLOW-THROUGH PLANTER SECTION
NTS



2 BIO-RETENTION POND SECTION
NTS

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STORMWATER TREATMENT DETAILS

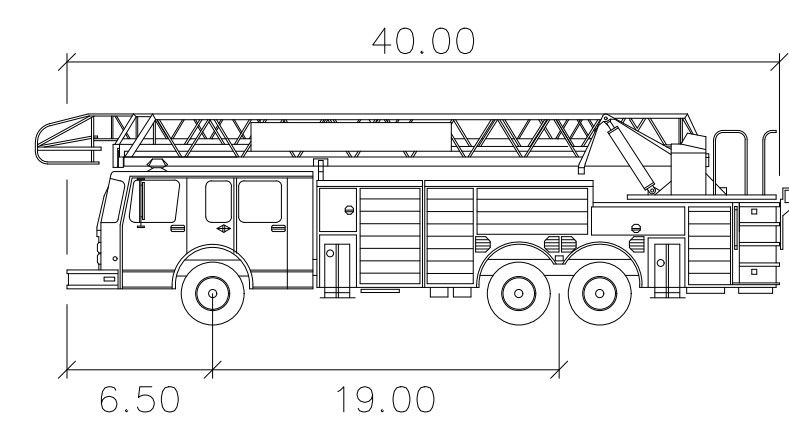
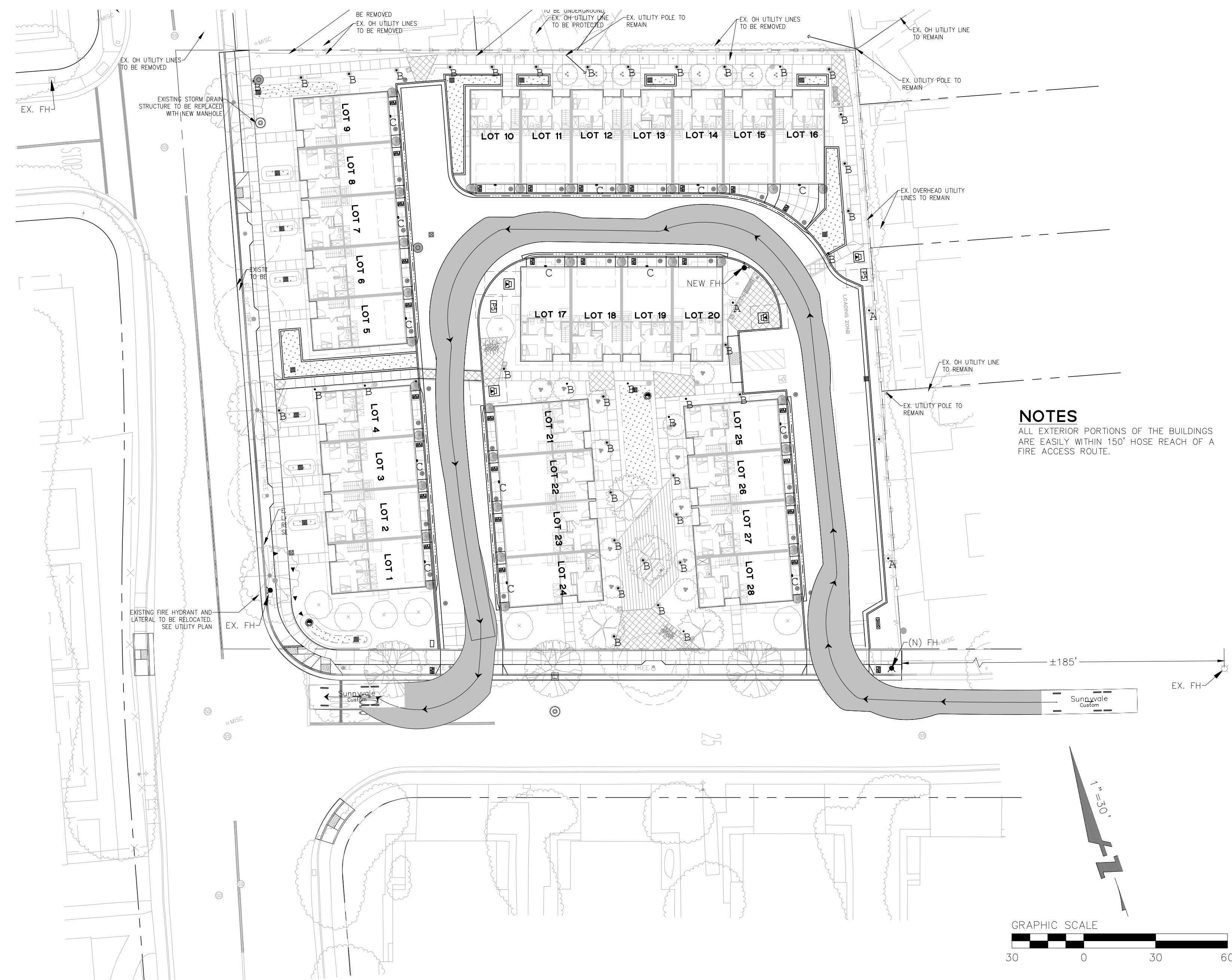


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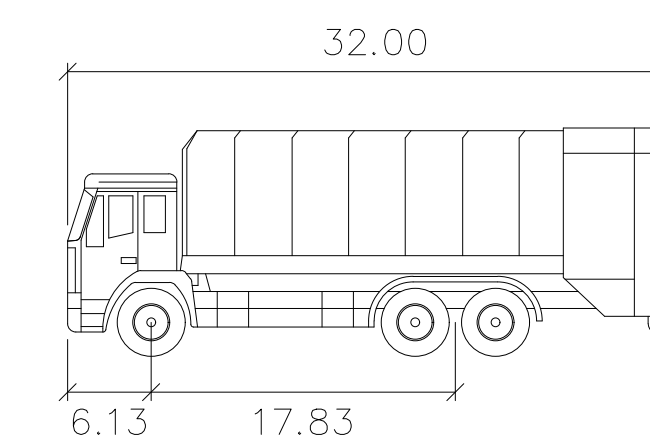
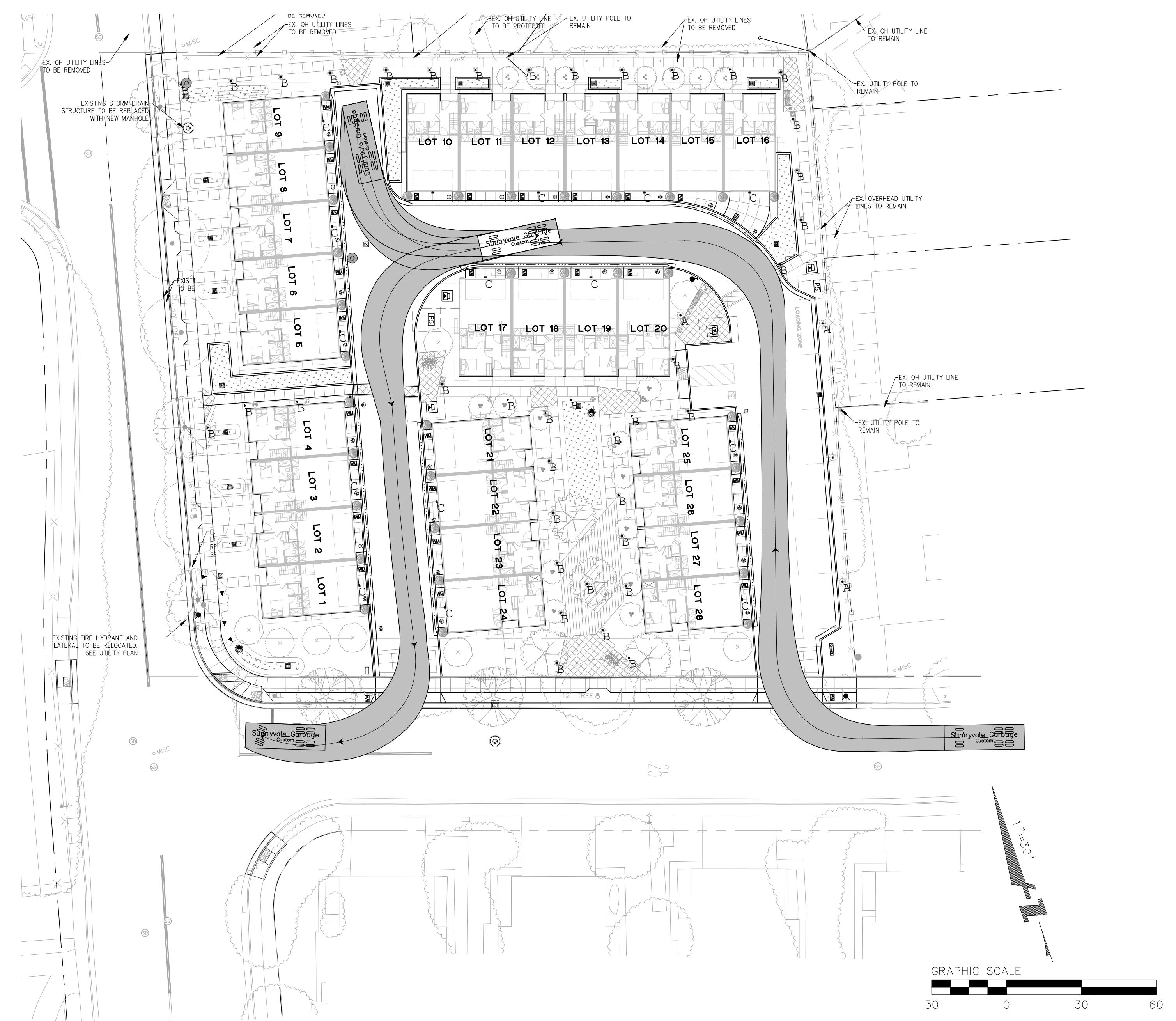
SHEET C6.1





Sunnyvale Fire Truck

	feet
Width	: 10.00
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



Sunnyvale Garbage

	feet
Width	: 10.00
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 27.6

LANDSCAPING REQUIREMENTS

Landscaping contributes to community aesthetics, property values, shading, stormwater management, and even conservation of water and protection of habitat. For more details on landscaping, irrigation and useable open space requirements, see **SMC 19.37**.

- Landscaping requirements include minimum standards for:
- Landscaped areas and useable open space
 - Parking lot and perimeter landscaping
 - Tree surveys and protection measures
 - Water-efficient landscaping design (see sidebar)
 - Planting, soil management and water features
 - Irrigation systems

LANDSCAPED AREAS

Landscaping is defined as any combination of trees, ground cover, shrubs, vines, flowers or lawns. Landscaping may also include rock, stone, structural or decorative features such as fountains, reflecting pools, art walls, benches, pedestrian walkways, bicycle parking, recreation facilities and outdoor eating areas. Useable open space that is landscaped (such as a landscaped side or rear yard and not balconies, roofs or other non-landscaped areas), parking lot landscaping and perimeter landscaping count towards the total landscaped area.

USEABLE OPEN SPACE AREAS

Useable open space is defined as an outdoor or recreation area on the ground, or on a roof, balcony, porch, pool area or enclosed building, which is accessible for outdoor recreation, landscaping or pedestrian access. For an area to be considered useable open space, it must have the following characteristics:

- **Location** - In R-2 zoning district, useable open space may not be located in any required front yard area. In R-3, R-4, or R-5 zoning districts, up to 50% of the required front yard may be counted towards the useable open space.

- **Dimensions** - Side and rear yards must be 12 ft. in any direction and 200 sq. ft. minimum area. Roofs, decks or porches must be 10 ft. in any direction and 120 sq. ft. minimum total area. Private balconies must be 7 ft. in any direction and 80 sq. ft. minimum total area.

MINIMUM LANDSCAPED AREAS AND USEABLE OPEN SPACE
Areas per unit listed below are the minimum average required for the whole development.

Zoning District	Landscaped Area	Useable Open Space
R-0, R-1, R-1.5, R-1.7/PD	50% of required front yard (see sidebar)	Not applicable
R-2	850 sq. ft./unit	500 sq. ft./unit (see sidebar)
R-3	425 sq. ft./unit	400 sq. ft./unit
R-4, R-5	375 sq. ft./unit	380 sq. ft./unit
C-1, C-2, C-3, C-4	20% of lot or 12.5% of floor area (whichever is more)	Not applicable
Dsg	See SMC 19.28	See SMC 19.28
O, P-F	20% of lot area	Not applicable
M-S, M-3	20% of lot (10% of floor area (whichever is more)	Not applicable

WATER-EFFICIENT LANDSCAPING AND IRRIGATION
Landscaping projects that include 500 sq. ft. or more of landscaped area may be subject to additional water-efficient landscaping and irrigation requirements. Refer to p. 2 of this handout for more information.

MAXIMUM PAVED SURFACES
Single-family dwellings are limited to 50% paved surface in the required front yard (including the driveway).

SINGLE-FAMILY DUPLEX LANDSCAPE REHABILITATION
A permit is not required for re-landscaping an existing yard on a single-family or duplex property as long as a landscaping plan was not previously required for the property.

REQUIRED USEABLE OPEN SPACE FOR R-2 AND OSP BLOCKS 8-12
Lots with an accessory living unit must have a total of 1,000 sq. ft. of useable open space.

***PRIVATE OPEN SPACE FOR R-4 AND R-5 ZONING DISTRICTS**
80 sq. ft. per unit must be designated as private useable open space (deck, patio, etc.).

PARKING LOT LANDSCAPING

- At least 20% of parking area must be landscaped in all multi-family residential, commercial and industrial zoning districts.
- Trees shall be planted and maintained throughout the parking lot to ensure that at least 50% of the parking area will be shaded within 15 years after planting. A portion of the parking lot shading requirement must be met with installation of solar energy systems rather than trees. (Refer to the **Parking Lot Shading and Master Parking Lot Tree List** handouts for details.)
- Landscaped islands with trees typically need to be at least 5 ft. x 5 ft. excluding curbs (curbs to include "weep holes" to allow drainage).
- Islands shall contain living ground cover or shrubs with the trees, unless it can be shown that ground cover is incompatible with the tree.

PERIMETER LANDSCAPING

- A 15-ft. wide landscape strip is required along the entire frontage of a lot, measured from the inside edge of the public sidewalk. If no sidewalk exists, the strip is measured from the curb. Frontage strip landscaping may be crossed by walkways and access drives.
- Frontage landscaping is not required for single-family residential uses with frontage on a public street.
- Buffer landscaping is required for any non-residential use that abuts a residential use or residential zoning district. The buffer shall be at least 10 ft. wide and include a minimum 6-ft. tall masonry wall. Trees and shrubs shall be planted at 20-ft. intervals.

ADDITIONAL GUIDELINES

There are specific guidelines in policy documents (e.g. Precise Plan for El Camino Real, developments adjacent to streams, etc.) that may place additional criteria on landscaping design. Please consult the Planner on duty for additional information about these requirements.

TREE SURVEYS AND PROTECTION PLANS

Tree surveys may be required for development projects. The tree survey must be conducted by an arborist who is certified by the International Society of Arboriculture. See sidebar for more information.

The City requires a Tree Protection Plan to safeguard the health of protected trees during construction. Protection plans must include a 4-ft. high fence installed along the drip line of each protected tree. Existing grade level around the tree shall be maintained. Pruning, if necessary, shall be reviewed and approved by the City Arborist. Tree bonds and soil mitigation may also be required.

WATER-EFFICIENT LANDSCAPING AND IRRIGATION

Pursuant to State law, the City adopted water-efficient landscaping and irrigation regulations. These regulations are anticipated to stretch our limited water supplies, reduce water waste in irrigation, and increase drought resistance.

In addition to minimum required landscaping areas and useable open space, the following projects are subject to water-efficiency design, planting and irrigation requirements:

- **Single-family/duplex projects:** NEW landscaping installations 500 sq. ft. or more in conjunction with NEW construction of a dwelling unit on an existing lot.
- **All other projects:** NEW landscaping installations 500 sq. ft. or more or REHABILITATED landscaping projects 1,000 sq. ft. or more.

STORMWATER MEASURES
New development or redevelopment may be required to manage stormwater runoff, as required in Chapter 12.00 of the Sunnyvale Municipal Code. It is important to coordinate your landscaping plan and stormwater management plan. Refer to the Stormwater handout regarding these requirements.

TREE SURVEY REQUIREMENTS
• Location, size and species of all trees on the site

• A letter explaining why a "protected tree" (24 inches or greater in circumference, measured at 4.5 ft. above ground level) is proposed for removal and cannot be relocated.

RESIDENTIAL PROJECTS
A green building checklist is required for all new residential dwellings (see Green Building Program handout). The water-efficient landscaping and irrigation regulations achieve many of the landscaping points on the Audit & Green checklists.

Landscaping and irrigation plans are required to be prepared by a certified professional (see sidebar), unless the project includes less than 2,500 sq. ft. of landscaped area. See p. 4 of this handout and consult with the Planner on duty for more information about permit and submittal requirements.

WATER EFFICIENCY DESIGN

Landscaping design and plant selection may be based on one of two options:

- **Option 1:** HO turf/lawn or high water use plants and at least 80% of plants installed are native, low water or no water use plants. Refer to the Landscaping Resources handout.
- **Option 2:** If the turf limitation is not selected, landscaping design must be based on Water Budget Calculations. Refer to the Landscaping Water Budget Calculations handout.

PLANTING, SOIL MANAGEMENT AND WATER FEATURES

- Plant selection and installation must be done in accordance with accepted horticultural industry practices. See **Landscaping Resources** handout. Projects may be required to plant a minimum number and size of trees, shrubs, etc.
- Plants with similar water needs must be grouped in the same area ("hydrozoning"). Areas with a mix of plants with different water needs may be allowed if Option 2 (described above) is selected.
- Tall fescue or similar turf requiring less water must be used for any allowable turf areas. Turf must not be planted on slopes greater than 10%.
- A minimum 3-in. layer of mulch must be applied on all exposed soil.
- Soil amendments and structured soil must be incorporated based on what is appropriate for selected plants. Compost must be incorporated at a minimum rate of 4 cubic yards per 1,000 sq. ft. to a depth of 6 inches.
- Water features (i.e., fountains) must have a recirculating water system and use recycled water if available.
- Covers are required for new pool and spa installations.

IRRIGATION SYSTEMS

All required landscaped areas must be provided with a permanent irrigation system for all uses, except for single-family detached and duplex dwellings. Irrigation systems must be designed and maintained to prevent water waste (e.g. runoff or overspray). Irrigation controllers must be capable of multiple programming and incorporate sensors to override the call for water during rain or if the soil is still moist. Irrigation controllers and backflow devices must be screened from public view. Irrigation can only occur between 8 p.m. and 10 a.m., or as may be restricted by City resolution (visit the City's **Drought and Water Conservation** page).

IRRIGATION AUDIT AND SCHEDULES

After landscaping and irrigation has been installed (and prior to final inspection for a building permit), a Landscaping Maintenance Schedule and Certificate of Completion must be submitted. For new landscaping installations 500 sq. ft. or more and rehabilitated landscapes 2,500 sq. ft. or more, an irrigation Audit Report and Irrigation Schedule must be prepared and submitted by a third party certified professional.

CERTIFIED PROFESSIONAL MEASURES
means a licensed landscape architect, licensed landscape contractor, licensed engineer, certified irrigation designer or any other person authorized by the State to design a landscape or irrigation system.

IRRIGATION AUDIT AND REPORT
When required, the irrigation audit must be conducted and a report must be prepared by a third party certified professional. The report must include inspection, system tune-up, system test with distribution uniformity, correction of any overspray or runoff and preparation of an irrigation schedule.

LANDSCAPING MAINTENANCE SCHEDULE
A schedule includes routine inspection, adjustment and repair of irrigation systems, fertilizing, pruning and weeding in all landscaped areas and other measures to maintain healthy landscapes.

See SMC 19.37 and Water-Efficient Landscaping Checklist for more details on the water-efficient landscaping requirements.



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

SHEET L-1

PROPOSED TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	QTY
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	24"BOX	LOW	3
	CERCIS RENIFORMIS TEXENSIS 'OKLAHOMA'	OKLAHOMA REDBUD	24"BOX	LOW	19
	CORNUS X 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	24"BOX	MOD	17
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	24"BOX	LOW	9
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"BOX	LOW	3
	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI YEW PODOCARPUS	15 GAL	MOD	33
	TILIA TOMENTOSA 'STERLING'	STERLING SLIVER LINDEN	24"BOX	LOW	6
					TOTAL 24" BOX TREES 57
					TOTAL 15 GAL TREES 33
					TOTAL TREES 90

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DAHLIN GROUP
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925-251-7200

PROJECT NO.: 263.009
DATE: 06/22/2026



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PROPOSED TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	QTY
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	24"BOX	LOW	3
	CERCIS RENIFORMIS 'TEXENSIS' 'OKLAHOMA'	OKLAHOMA REDBUD	24"BOX	LOW	19
	CORNUS X 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	24"BOX	MOD	17
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	24"BOX	LOW	9
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"BOX	LOW	3
	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI YEW PODOCARPUS	15 GAL	MOD	33
	TILIA TOMENTOSA 'STERLING'	STERLING SLIVER LINDEN	24"BOX	LOW	6
TOTAL 24" BOX TREES					57
TOTAL 15 GAL TREES					33
TOTAL TREES					90

CALLOUT LEGEND

- ① 4' WIDE COLORED CONCRETE PEDESTRIAN PATH, TYPICAL. 20 POINTS PER ODS 6.2.1.2 & TABLE 6A.

② WALKWAY TO UNIT, TYPICAL.

③ ENHANCED PAVING, TYPICAL.

④ VEHICULAR ENTRANCE WITH ENHANCED PAVING.

⑤ PEDESTRIAN CROSSING WITH ENHANCED PAVING.

⑥ 6' HIGH WOOD GOOD NEIGHBOR FENCE WITH 1' LATTICE TOP.

⑦ BIORETENTION AREA, TYPICAL.

⑧ COLUMNAR ACCENT TREE, TYPICAL.

⑨ FLOWERING TREE, TYPICAL.

⑩ SHADE TREE, TYPICAL.

⑪ STREET TREE, TYPICAL.

⑫ EXISTING STREET TREE TO REMAIN AND PROTECT ON SITE.

⑬ 6' WIDE CONCRETE SIDEWALK PER CIVIL ENGINEER.

⑭ VISION TRIANGLE, TYPICAL. TREES AND PLANT MATERIAL LOCATED WITHIN THE VISION TRIANGLE SHALL FOLLOW THE REQUIREMENTS INDICATED IN SMC 19.34.060.

⑮ 6' LONG BENCH LOCATED EVERY 50' ALONG PEDESTRIAN PATH, TYPICAL. 30 POINTS PER ODS 6.2.1.2 & TABLE 6A.

⑯ 4' LONG MINIMUM CONCRETE BENCH LOCATED EVERY 50' ALONG PEDESTRIAN PATH AND PER 1,000 SQUARE FEET OF OPEN SPACE, TYPICAL. 30 POINTS PER ODS 6.2.1.2 & TABLE 6A AND 20 POINTS PER ODS 6.4 & TABLE 6B.
- ⑰ RAISED PLANTER WITH BUILT IN SEATING. 20 POINTS PER ODS 6.4 & TABLE 6B.

⑱ PICNIC TABLE. LOCATED PER 5,000 SQ FEET OF OPEN SPACE. 20 POINTS PER ODS 6.4 & TABLE 6B.

⑲ TRASH AND RECYCLING RECEPTACLE LOCATED EVERY 150' ALONG PEDESTRIAN PATH, TYPICAL. 30 POINTS PER ODS 6.2.1.2 & TABLE 6A.

⑳ BOLLARD LIGHTS LOCATED EVERY 20' AT A MINIMUM AVERAGE OF 1 FOOTCANDLE, TYPICAL. 20 POINTS PER ODS 6.2.1.2 & TABLE 6A.

㉑ BICYCLE RACKS, TYPICAL.

㉒ CLUSTER MAILBOXES.

㉓ LANDSCAPE TRANSITIONAL AREA, TYPICAL. AT LEAST 25% OF OVERALL HORIZONTAL BUILDING FRONTAGE PER ODS 2.3, TABLE 2B.

㉔ CONCRETE UNIT PAVER BAND LOCATED EVERY 10', TYPICAL. 10 POINTS PER ODS 6.2.1.2 & TABLE 6A.

㉕ DRINKING FOUNTAIN. 10 POINTS PER ODS 6.2.1.2 & TABLE 6A.

㉖ VEGETATIVE SCREENING FOR BACKFLOW PREVENTER. 50 POINTS PER ODS 5.6.1.3 & TABLE 5B. REFER TO SHEET L-3 FOR SCREENING SHRUB SPECIES.



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CENTRAL COMMON AREA
ENLARGEMENT PLAN



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925-251-7200

PROJECT NO.: 263.009
DATE: 06/22/2026

SHEET L-2



TREES



ARBUTUS X 'MARINA'



CERCIS RENIFORMIS
TEXENSIS 'OKLAHOMA'



CORNUS 'EDDIE'S WHITE WONDER'



LAGERSTROEMIA INDICA X FAURIEI
'TUSCARORA'



PISTACIA CHINENSIS 'KEITH DAVEY'



TILIA TOMENTOSA 'STERLING'

SHRUBS



BULBINE FRUTESCENS



*CALLISTEMON VIMINALIS 'LITTLE JOHN' *CEANOTHUS SPP.



DIETES VEGETA



ERIOGONUM GRANDE RUBESCENS



LIMONIUM PEREZII



LOMANDRA LONGIFOLIA
'PLATINUM BEAUTY'



*NANDINA DOMESTICA 'HARBOUR DWARF'



NEPETA X 'WALKER'S LOW'



*RHAPHIOLEPIS SPP.



SALVIA CLEVELANDII 'WINNIFRED
GILMAN'



SENECIO SERPENS

BIORETENTION AREA



ACHILLEA MILLEFOLIUM



BOUTELOUA GRACILIS
'BLONDE AMBITION'



CHONDROPETALUM TECTORUM



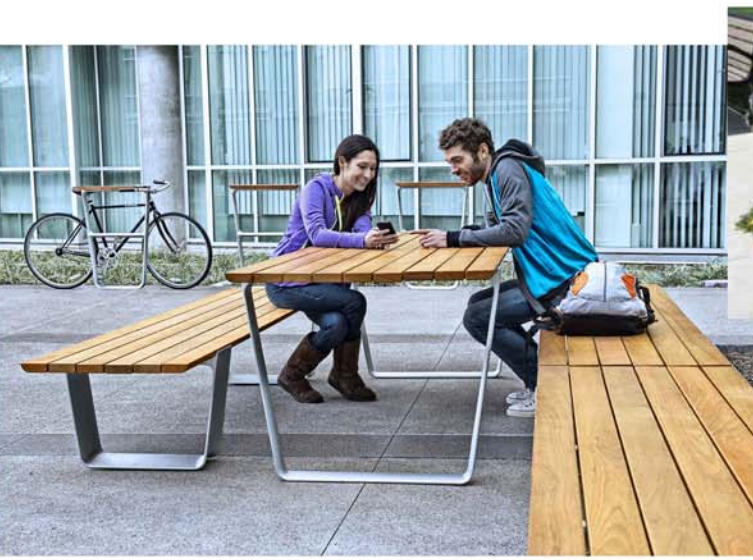
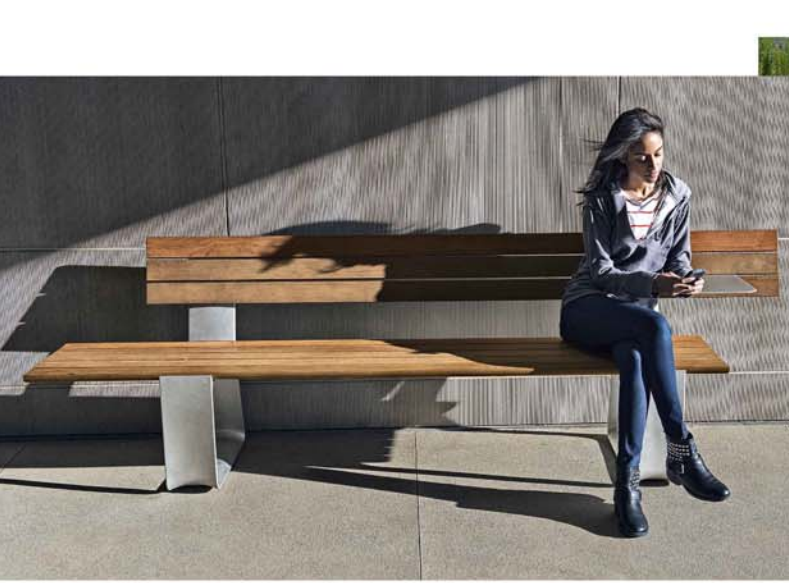
HELICOTRICHON SEMPERVIRENS



JUNCUS PATENS



MUHLENBERGIA CAPILLARIS



SITE FURNISHINGS
SCALE: N.T.S.

PROPOSED TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	QTY	SPREAD
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	24"BOX	LOW	3	20' - 30'
	CERCIS RENIFORMIS TEXENSIS 'OKLAHOMA'	OKLAHOMA REDBUD	24"BOX	LOW	19	10' - 15'
	CORNUS X 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	24"BOX	MOD	17	10' - 15'
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	24"BOX	LOW	9	10' - 15'
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"BOX	LOW	3	25' - 40'
	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI YEW PODOCARPUS	15 GAL	MOD	33	2' - 4'
	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	24"BOX	LOW	6	20' - 30'
					TOTAL 24" BOX TREES	57
					TOTAL 15 GAL TREES	33
					TOTAL TREES	90

PROPOSED SHRUB PALETTE

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	NATIVE/ ADAPTIVE	SPACING
	* ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT LITTLE RIVER WATTLE	5 GAL	LOW	A	3'-5' O.C.
	BULBINE FRUTESCENS	YELLOW BULBINE	1 GAL	LOW	A	1'-2' O.C.
	* CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	LOW	A	3' O.C.
	* CEANOTHUS SPP.	WILD LILAC	5 GAL	LOW	N	4'-8' O.C.
	* CISTUS SPP.	ROCKROSE	5 GAL	LOW	A	3'-5' O.C.
	COPROSMA KIRKII 'VARIEGATA'	CREEPING COPROSMA	1 GAL	LOW	A	4'-6' O.C.
	DIETES VEGETA	AFRICAN IRIS	1 GAL	LOW	A	3' O.C.
	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	15 GAL	LOW	A	6'-10' O.C.
	ERIOGONUM GRANDE RUBESCENS	SAN MIGUEL ISLAND BUCKWHEAT	1 GAL	LOW	N	2'-3' O.C.
	FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL	V. LOW	N	1'-2' O.C.
	* GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	5 GAL	LOW	N	2'-3' O.C.
	GREVILLEA SPP.	GREVILLEA	1 GAL	LOW	A	4'-5' O.C.
	LEUCADENDRON X 'SAFARI SUNSET'	SAFARI SUNSET CONEBUSH	5 GAL	LOW	A	6'-8' O.C.
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS SAGE	5 GAL	LOW	A	5' O.C.
	LIMONIUM PEREZII	STATICE	1 GAL	LOW	A	3' O.C.
	LOMANDRA LONGIFOLIA 'LIME TUFF'	DWARF MAT RUSH	1 GAL	LOW	A	3'-4' O.C.
	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	1 GAL	LOW	A	3'-4' O.C.
	* MYRTUS COMMUNIS 'COMPACTA'	DWARF COMMON MYRTLE	5 GAL	LOW	A	2'-4' O.C.
	* NANDINA SPP.	HEAVENLY BAMBOO	5 GAL	LOW	A	2'-4' O.C.
	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	LOW	A	2'-3' O.C.
	* PITTOSPORUM SPP.	PITTOSPORUM	5 GAL	LOW	A	3'-6' O.C.
	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA LAUREL	15 GAL	LOW	A	6'-8' O.C.
	* RHAPHIOLEPIS SPP.	INDIAN HAWTHORN	5 GAL	LOW	A	3'-5' O.C.
	SALVIA CLEVELANDII 'WINNIFRED GILMAN'	CLEVELAND SAGE	5 GAL	LOW	N	3'-4' O.C.
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW	A	2'-3' O.C.
	WESTRINGIA FRUTICOSA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	5 GAL	LOW	A	3'-5' O.C.

PROPOSED PLANTS FOR BIORETENTION AREAS

BIO-RETENTION	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	NATIVE/ ADAPTIVE/	SPACING
	ACHILLEA MILLEFOLIUM	YARROW	1 GAL	LOW	N	2' O.C.
	ANIGOZANTHOS SPP.	KANGAROO PAW	1 GAL	LOW	A	2'-3' O.C.
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	LOW	N	2'-3' O.C.
	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	LOW	N	2' O.C.
	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL	LOW	A	4'-6' O.C.
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	LOW	A	2'-3' O.C.
	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW	A	2' O.C.
	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL	LOW	N	2' O.C.
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL	LOW	A	3' O.C.
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	N	3'-5' O.C.
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	1 GAL	LOW	N	2'-4' O.C.

NOTE: LANDSCAPE TRANSITION AREA PLANT MATERIAL ARE INDICATED ABOVE WITH AN * AND HATCHED AREA ON PLAN. AT LEAST 25% OF THE OVERALL BUILDING FRONTAGE SHALL CONSIST OF THE PLANT MATERIAL ABOVE OR SIMILAR TO PROMOTE A SENSE OF PRIVACY AND SEPARATION FROM THE PUBLIC/PEDESTRIAN REALM FOR RESIDENTS OF STREET-FACING PROJECTS PER ODS 2.3, TABLE 2B.

SHEET L-3

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PROJECT IMAGERY



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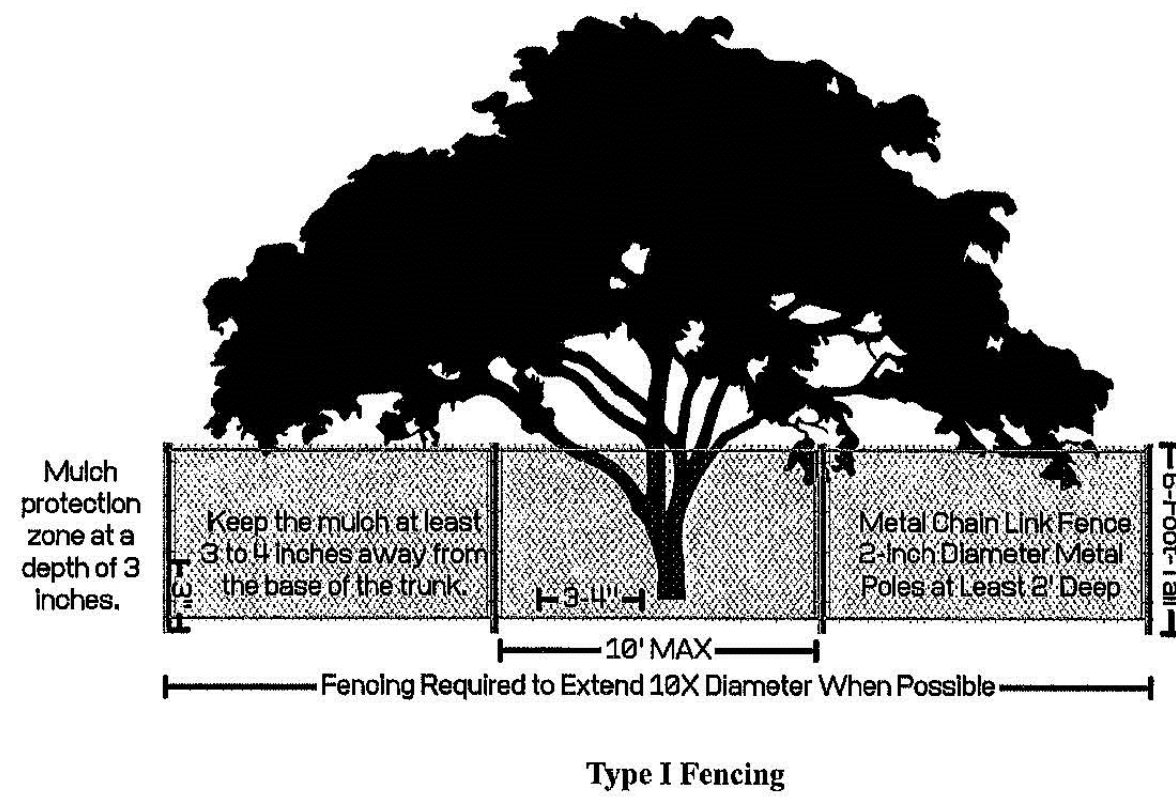
PROJECT NO.: 263.009
DATE: 06/22/2026



EXISTING TREE INVENTORY

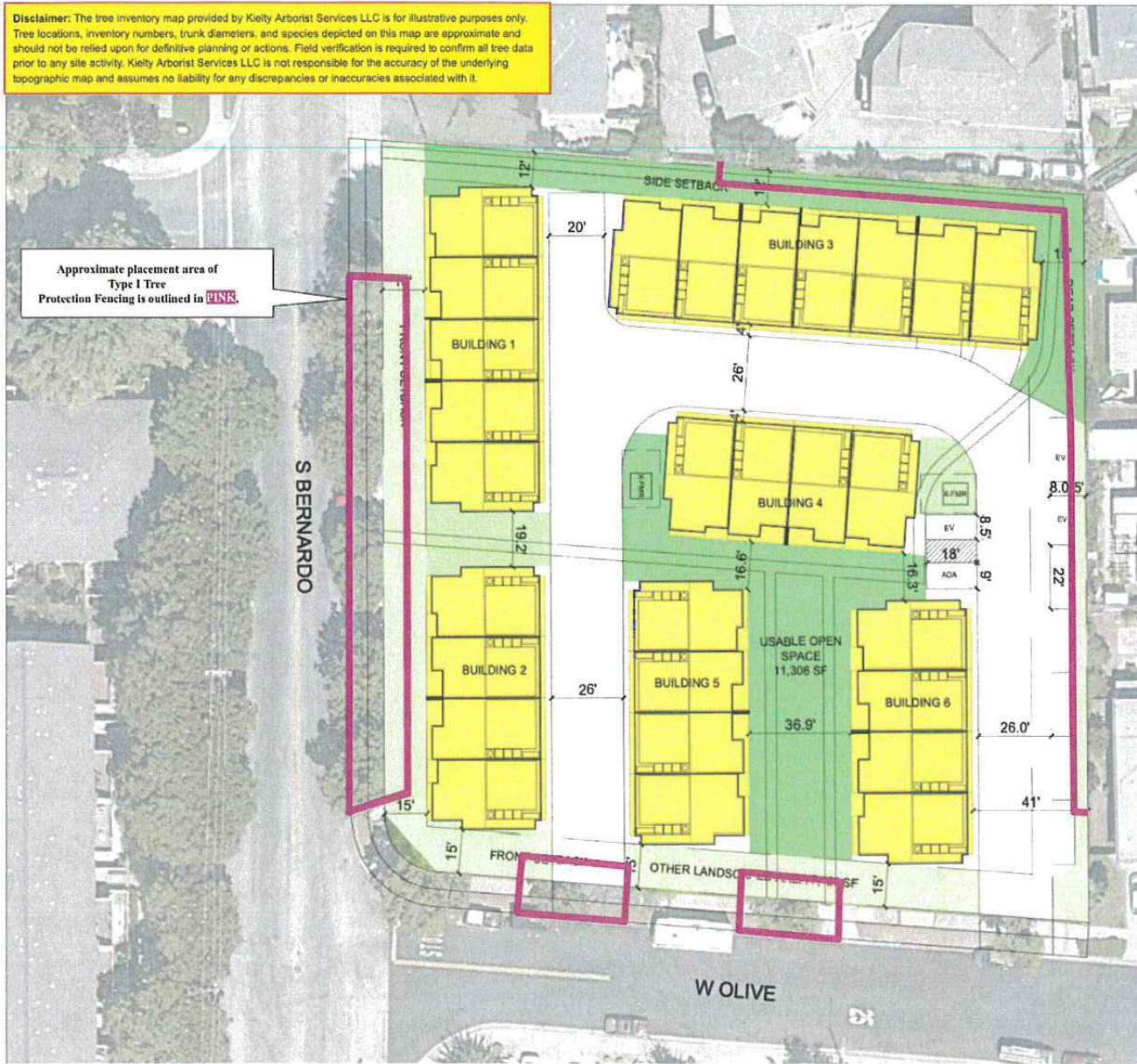
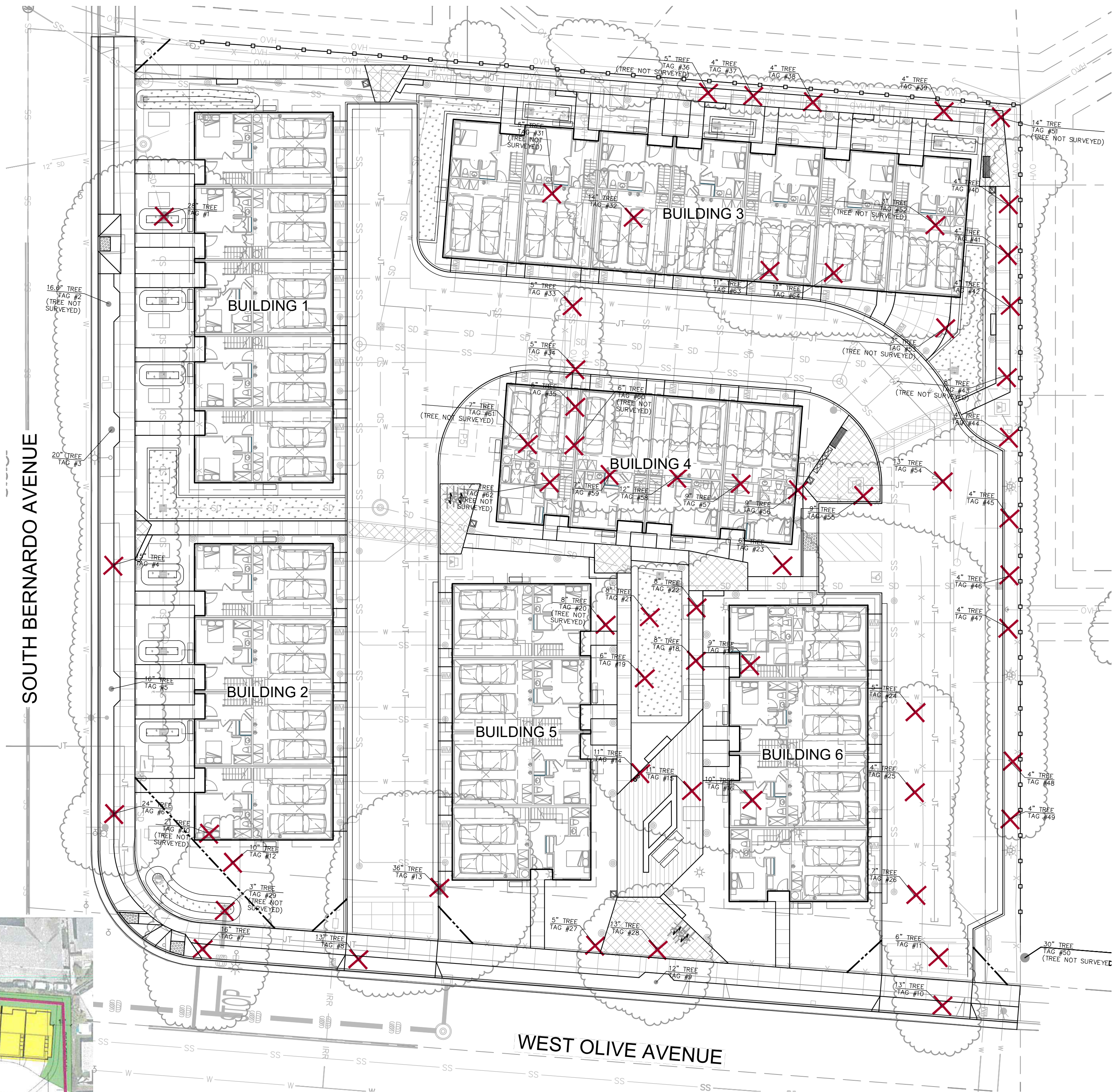
TREE TAG #	PROTECTED TREE	PRESERVE OR REMOVE	TREE SPECIES	TREE TAG #	PROTECTED TREE	PRESERVE OR REMOVE	TREE SPECIES
1	YES	R	CEDRUS DEODARA	33	NO	R	LAURUS NOBILIS
2	YES	P	MAGNOLIA GRANDIFLORA	34	NO	R	LAURUS NOBILIS
3	YES	P	MAGNOLIA GRANDIFLORA	35	NO	R	LAURUS NOBILIS
4	YES	R	MAGNOLIA GRANDIFLORA	36	NO	P	LAURUS NOBILIS
5	YES	P	MAGNOLIA GRANDIFLORA	37	NO	P	LAURUS NOBILIS
6	YES	R	MAGNOLIA GRANDIFLORA	38	NO	P	LAURUS NOBILIS
7	YES	R	LIQUIDAMBER STYRACIFLUA	39	NO	P	LAURUS NOBILIS
8	YES	P	LIQUIDAMBER STYRACIFLUA	40	NO	P	LAURUS NOBILIS
9	YES	P	LIQUIDAMBER STYRACIFLUA	41	NO	P	LAURUS NOBILIS
10	YES	R	LIQUIDAMBER STYRACIFLUA	42	NO	P	LAURUS NOBILIS
11	NO	R	PYRUS CALLERYANA	43	NO	P	LAURUS NOBILIS
12	NO	R	FRAXINUS A. 'RAYWOOD'	44	NO	P	LAURUS NOBILIS
13	YES	R	CEDRUS DEODARA	45	NO	P	LAURUS NOBILIS
14	NO	R	FRAXINUS A. 'RAYWOOD'	46	NO	P	LAURUS NOBILIS
15	NO	R	FRAXINUS A. 'RAYWOOD'	47	NO	P	LAURUS NOBILIS
16	NO	R	FRAXINUS A. 'RAYWOOD'	48	NO	P	LAURUS NOBILIS
17	NO	R	FRAXINUS A. 'RAYWOOD'	49	NO	P	LAURUS NOBILIS
18	NO	R	FRAXINUS A. 'RAYWOOD'	50*	YES	-	JUGLANS NIGRA
19	NO	R	FRAXINUS A. 'RAYWOOD'	51	NO	P	CERCIS CANADENSIS
20	NO	R	LAGERSTROEMIA INDICA	52	NO	R	LAGERSTROEMIA INDICA
21	NO	R	LAGERSTROEMIA INDICA	53	NO	R	LAGERSTROEMIA INDICA
22	NO	R	CITRUS SINENSIS	54	YES	R	PYRUS CALLERYANA
23	NO	R	LAGERSTROEMIA INDICA	55	NO	R	LOPHOSTEMON CONFERTUS
24	NO	R	LAGERSTROEMIA INDICA	56	NO	R	LOPHOSTEMON CONFERTUS
25	NO	R	LAGERSTROEMIA INDICA	57	NO	R	LOPHOSTEMON CONFERTUS
26	NO	R	LAGERSTROEMIA INDICA	58	YES	R	LOPHOSTEMON CONFERTUS
27	YES	R	PYRUS CALLERYANA	59	NO	R	PYRUS CALLERYANA
28	NO	R	PYRUS CALLERYANA	60	NO	R	MYRICA CALIFORNICA
29	NO	R	PYRUS CALLERYANA	61	NO	R	MYRICA CALIFORNICA
30	NO	R	CITRUS JAPONICA	62	NO	R	PUNICA GRANATUM
31	NO	R	CITRUS S.P.	63	NO	R	PLATANUS X HISPANICA
32	YES	R	PYRUS CALLERYANA	64	NO	R	PLATANUS X HISPANICA

NOTES:
1. REFER TO ARBORIST REPORT DATED JANUARY 30, 2025; PREPARED BY KIELTY ARBORISTS SERVICES, LLC FOR MORE INFORMATION.
2. * INDICATES NEIGHBORING TREES.



EXISTING TREES:

REFER TO ARBORIST REPORT PREPARED BY KIELTY ARBORISTS SERVICES LLC, DATED JANUARY 2025, FOR EXISTING TREE IDENTIFICATION, TREES PROPOSED FOR REMOVAL & REPLACEMENT, AND THOSE TO BE PROTECTED IN PLACE.

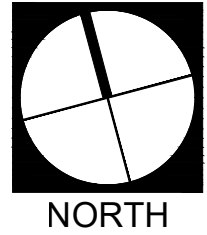


TREE PROTECTION MAP - TYPE ONE FENCING IN PINK

EXISTING TREE LEGEND

SYMBOLS	EXISTING TREES	QTY
XX' TREE TAG #XX	EXISTING TREE TO BE REMOVED	59
XX' TREE TAG #XX	EXISTING TREE TO REMAIN	5
	# REFERENCE NUMBER PER ARBORIST REPORT.	

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



SHEET L-4

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925-251-7200

PROJECT NO.: 263.009
DATE: 06/22/2026



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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: 494 S Bernardo Ave, Sunnyvale, CA	
APN: 161-24-001	Zoning: R-3
Planning Project #:	
Total Project Landscaped Area (sq. ft.): 17,295 SF	
Check all that apply to the project: ☐ Single-Family/Duplex ☒ Multifamily ☐ Nonresidential	
% Native, low water or no water use plants installed: Estimated Minimum 95.4%	
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: California Communities/ Mozart Development	Certified Professional Name (if different from applicant): Phillip vanderToolen
Phone: (650) 380-5399	License or Certification #: 2798
Email: fmozart@mozartdev.com	
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	5/14/26 DATE

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.	☐
Plant Material	Variety - Landscaping includes trees, shrubs, vines, flower, ground covers or a combination. Size - Proposed plants are sized and spaced to achieve immediate effect in accordance w/ horticultural industry practices	☐

Page 1 of 2

ESTIMATED TOTAL WATER USE		PROJECT #:				
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						
Very Low	0.1 - 0.3					
Low	0.3 - 0.5					
Moderate	0.5 - 0.7					
High	0.7 - 1.0					
Water Feature (High)	1.0					
SLA	1.0					
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)
Zone 1 (Shrubs SW Exposure)	Low	0.2	Drip System	0.81	10,969	2,708
Zone 2 (Shrubs NE Exposure)	Low	0.2	Drip System	0.81	2,318	720
Zone 3 (Trees SW Exposure)	Low	0.2	Drip System	0.81	210	52
Zone 4 (Trees SW Exposure)	Moderate	0.4	Drip System	0.81	154	76
Zone 5 (Trees NE Exposure)	Low	0.2	Drip System	0.81	70	17
Zone 6 (Trees NE Exposure)	Moderate	0.4	Drip System	0.81	196	97
Zone 7 (EX Trees SW Exposure)	Moderate	0.4	Drip System	0.81	28	14
Zone 8 (Biodetention)	Low	0.2	Overhead Spray System	0.75	2,796	746
SLA		1			0	
Sum					17,341	4,430
RESULTS						
MAWA = 267,872		ETWU =		124,429 (gallons/year)		
ETWU must be less than or equal to MAWA						
ETWU complies with MAWA						

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 "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 Turf is planted on slope < 10% if slope is adjacent to hardscape No turf in areas less than 10 ft. wide adjacent to impervious area	☒ Yes ☐ Not applicable ☐
Hydrozones	Plants with similar water needs are grouped together 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 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 Soils will be amended for selected plants and compacted soils will be transformed into a friable condition Compost will be incorporated at a minimum 4 cubic yards per 1,000 sq. ft. to a depth of 6 inches Grading is designed to minimize soil erosion, runoff and water waste	☒ Yes ☐ Not applicable ☐
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) Designed and will be maintained to meet or exceed 81% irrigation efficiency for drip systems and 75% efficiency for overhead spray Drip irrigation (non-spray) used for trees, shrubs, mulched areas, areas with slope > 10% and areas less than 10 ft. wide 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 Valves and control circuits are separated based on water needs of a hydrozone and master and manual shut-off valves are incorporated Irrigation controllers utilizing evapotranspiration or soil moisture sensor data and capable of dual or multiple programming are used Sensors that suspend irrigation during unfavorable weather conditions or if the soil is still moist are incorporated Pressure regulators are incorporated if the water pressure does not meet the recommended pressure of the devices Flow sensors installed for any landscaped areas 5,000 sq. ft. or larger Irrigation controllers and backflow devices are screened from public view	☒ Yes ☐ Not applicable ☐

One-Stop Permit Center at City Hall, 456 W. Olive Ave., 408-730-7444
Building and Planning Division representatives are available 8 a.m. - 12:30 p.m. and 1 p.m. - 5 p.m.
Sunnyvale.ca.gov - Search "Planning and Building"

Page 2 of 2

REV 6/16

MAXIMUM APPLIED WATER ALLOWANCE		PROJECT #:	
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		17,341	LA (square feet)
Enter Special Landscaped Area			SLA (square feet)
RESULTS:		267,871.63	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)			

IRRIGATION CONCEPT STATEMENT

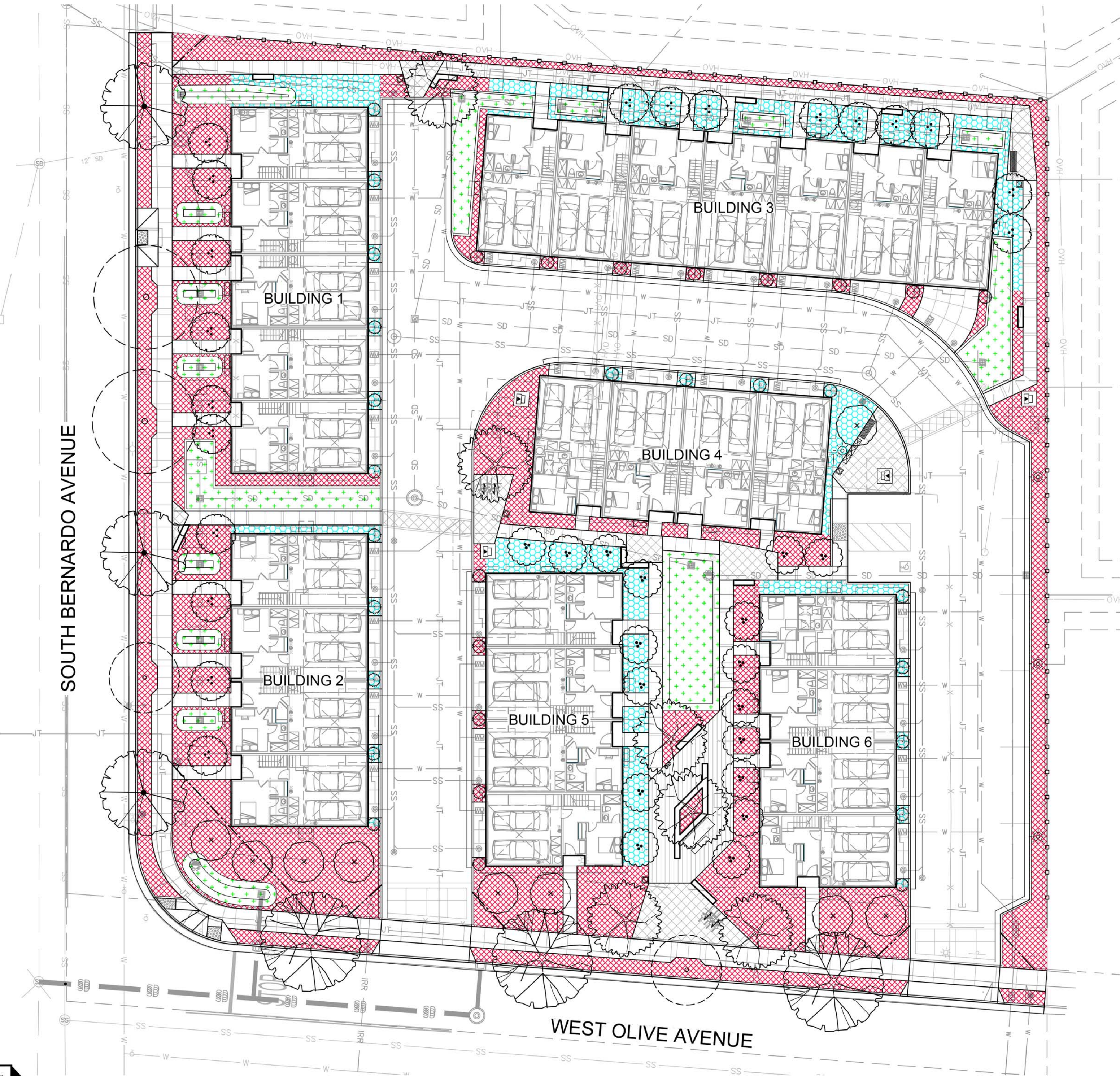
THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF SUNNYVALE WATER EFFICIENT LANDSCAPE STANDARDS.

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 AND BIODETENTION AREA 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.

SOUTH BERNARDO AVENUE



HYDROZONE LEGEND

- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR SOUTH/ WEST EXPOSURE
- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR NORTH/ EAST EXPOSURE
- BIO RETENTION AREAS - MP ROTATOR SPRAY

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



SHEET L-5

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DATE: 06/22/2026



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**USABLE OPEN SPACE
LEGEND**

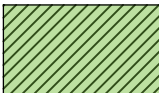
 20,042 S.F. TOTAL USABLE OPEN SPACE AREAS
(PAVED SURFACE AREAS & PLANTING AREAS WITH
12' MIN. HORIZONTAL DISTANCE IN ANY DIRECTION)

715.78 S.F. USABLE OPEN SPACE PER UNIT
20,042 SF / 28 UNITS = 715.78 SF PER UNIT

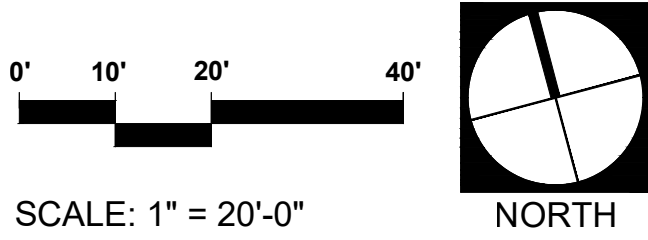
LANDSCAPE AND OPEN SPACE TABLE				
ZONING DISTRICT	USABLE OPEN SPACE (PAVED SURFACE AREAS & PLANTING AREAS WITH 12' MIN. HORIZONTAL DISTANCE IN ANY DIRECTION)	OTHER LANDSCAPED AREA (PLANTING AREA NOT MEETING 12' MIN. HORIZONTAL DISTANCE IN ANY DIRECTION)	PARKING LOT LANDSCAPE AREA	TOTAL LANDSCAPED AREA (USABLE OPEN SPACE & OTHER LANDSCAPED AREA)
R-3	TOTAL: 20,042 SF 715.78 SF / UNIT	AREA: 3,688 SF 5.37% OF LOT AREA	PARKING LOT AREA: 1,618 SF LANDSCAPE AREA: 926 SF 57.2% OF PARKING LOT AREA	TOTAL AREA: 23,730 SF 34.5% OF LOT AREA

LANDSCAPE AREA LEGEND

 23,730 SF TOTAL LANDSCAPE AREA
(USABLE OPEN SPACE & OTHER
LANDSCAPED AREA)

 3,688SF OTHER LANDSCAPED AREA
(PLANTING AREA NOT MEETING 12' MIN.
HORIZONTAL DISTANCE IN ANY DIRECTION)

LOT AREA (LIMIT OF WORK): 68,652 SF
TOTAL LANDSCAPE AREA: 23,730 SF (34.5%)
23,730 / 68,652 = 0.345
OTHER LANDSCAPE AREA: 3,688 SF (5.37%)
3,688 / 68,652 = 0.0537



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USABLE OPEN SPACE EXHIBIT

BKF

CALIFORNIA COMMUNITIES

vanderToolen Associates
VTA
Landscape Architects

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SHEET L-6

DAHLIN

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6,364 S.F. (65%)
COMMON AREA ENHANCED PAVING, MATERIALS VARY
NON-PERMEABLE PAVING MATERIALS INCLUDE:
COLORED CONCRETE
CONCRETE PAVERS
ACCENT PORCELAIN PAVERS

3,373 S.F. (35%)
WALKWAY PAVING WITH SCORING
NATURAL GRAY CONCRETE WITH MEDIUM BROOM FINISH

9,737 S.F. (100%)
TOTAL HARDSCAPE AREA

NOTE:

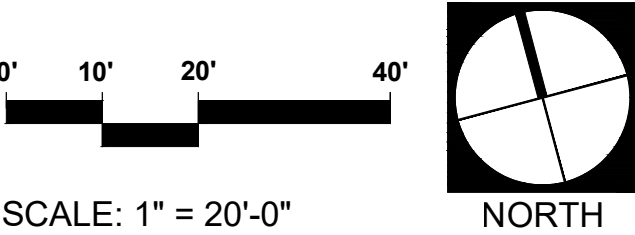
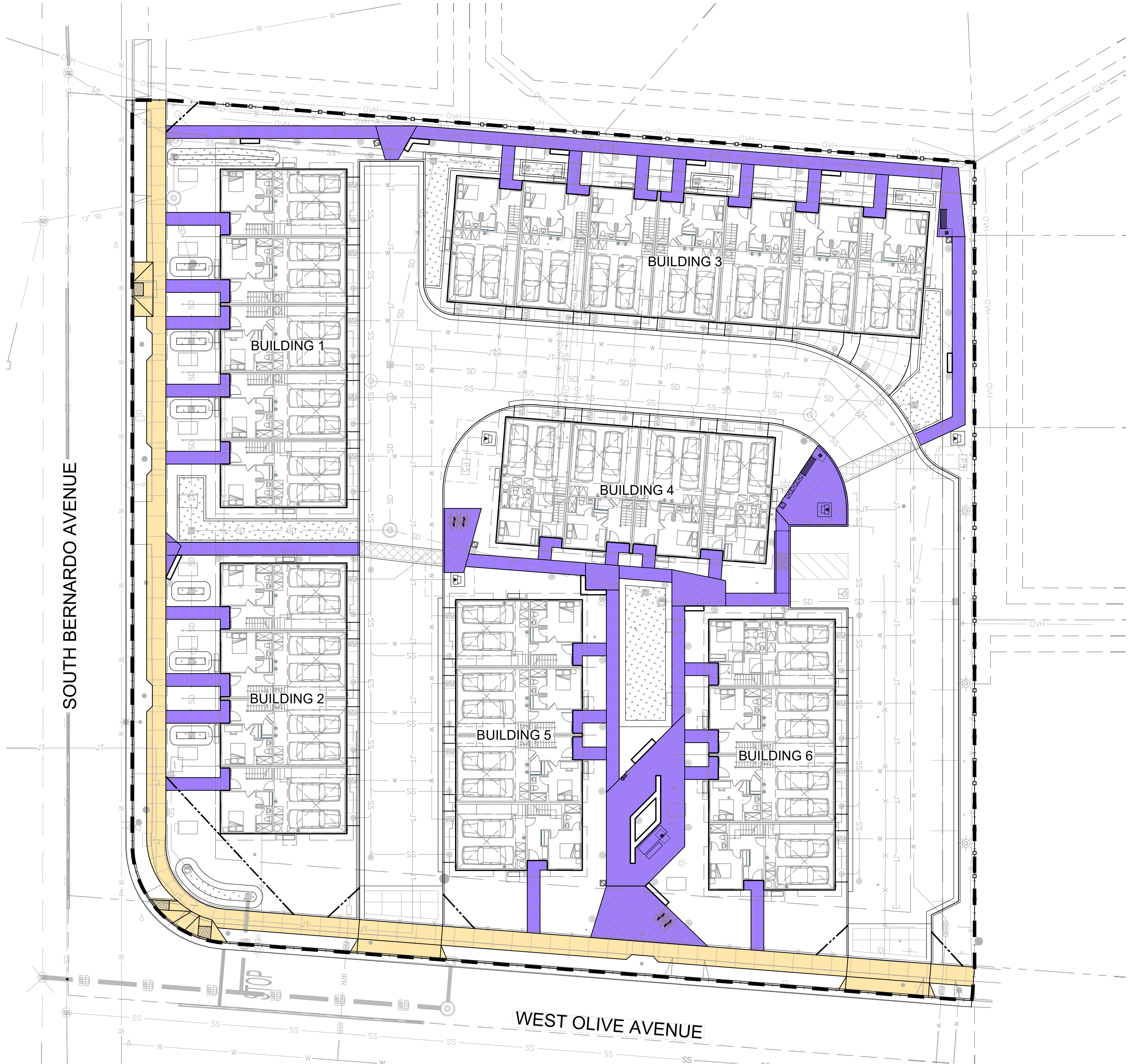
- AT LEAST 65% OF TOTAL HARDSCAPING IN COMMON OPEN SPACES SHALL CONSIST OF DECORATIVE PAVERS, COLORED CONCRETE, STAMPED OR OTHERWISE TEXTURED CONCRETE, OR OTHER DECORATIVE PAVING MATERIAL
- NO DECORATIVE PAVEMENT SHALL BE LOCATED WITHIN THE CITY RIGHT OF WAY



VEHICULAR ENHANCED PAVING



ENHANCED PAVING IMAGERY
FOR COMMON AREAS



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PAVING AREA EXHIBIT

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SHEET L-7



LIGHT FIXTURE SCHEDULE			
SYMBOL	CATALOG #	MANUFACTURER	DESCRIPTION
	BISHOP ILLUMINATING COLUMN BSP180 - 14' ROUND STRAIGHT COLUMN	HESS	14' HIGH POLE LIGHTS
	BISHOP ILLUMINATING BOLLARD BS900	HESS	35.4" HIGH SHIELDED BOLLARD LIGHTS
	GEOFORM GWM LED WALL SCONCE 9'-0" MOUNTING HEIGHT	GARDCO	WALL SCONCE
	GEOFORM GWS LED WALL SCONCE 8'-0" MOUNTING HEIGHT	GARDCO	WALL SCONCE
	RIVERS RIRW LED WALL SCONCE 8'-0" MOUNTING HEIGHT	AFX	WALL SCONCE

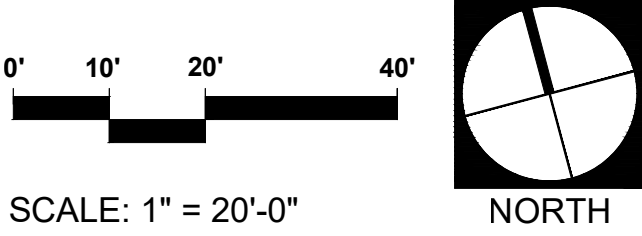
LIGHTING CONCEPT STATEMENT

THE SITE LIGHTING WILL SERVE AS BOTH FUNCTIONAL LIGHTING AS WELL AS ACCENT. LIGHTING WILL MEET OR EXCEED THE MINIMUM FOOT-CANDLE LEVELS REQUIRED BY THE CITY OF SUNNYVALE. THE STYLE OF THE FIXTURES ARE PROPOSED TO COMPLEMENT THE ARCHITECTURAL CHARACTER.

INTERIOR ROADWAY LIGHTING: POLE LIGHTS WILL BE LOCATED AROUND THE INTERIOR ROADS. THESE ARE CUTOFF STYLE FIXTURES PROVIDING "DARK SKY" LIGHTING FOR WALKWAYS AS WELL. THE BUILDING ENTRIES WILL BE LIT VIA ARCHITECTURALLY MOUNTED AREA DOWNLIGHTS.

INTERIOR OPEN SPACES: THE PROPOSED PASEO LIGHTING IS INTENDED TO BE LIT USING SCONCE LIGHTS FOR BUILDING ENTRIES AND BOLLARDS FOR WALKS.

LIGHT LOCATIONS ARE SCHEMATIC FINAL LOCATIONS SHALL BE PER PHOTOMETRIC PLAN.



SHEET L-8

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LIGHTING PLAN

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DATE: 06/22/2026



BISHOP®
Illuminating Column

.hess

DESCRIPTION

The BISHOP® illuminating column features a unique contoured form factor with fully shielded optics to provide exceptionally uniform illumination in Type II, III, and IV distributions. The column is available in pedestrian-scale heights of 10', 12', or 14' to meet varying scale requirements and may be paired with the complementary illuminating bollard for cohesive site design aesthetics. Fabricated from 6061-T6 aluminum, the column design uses concealed anchor bolts and minimized hardware for understated styling. The BISHOP column is suitable for use in LEED zones 1 through 4. All hardware is stainless steel.

PROTECTED BY

PRIMAR®

COMPLIANCE

ENERGY STAR

COMPLIANCE

ENERGY STAR

Date: _____

Type: _____

Catalog Number: _____

Project Name: _____

ORDERING INFORMATION

LUMINAIRE											
MODEL	MOUNTING	HEIGHT	OUTPUT	CCT	CONTROL	VOLTAGE	DISTRIBUTION	OPTICS	FINISH	OPTION	
BSP180 Bishop 180	IF	10	SD	30K	DIM	UNV	T2	P	BL	DS	
	Internal Flange	10' Round Straight Column	Standard Output	3000K	0-10v Dimming	120-277V	Type II	Performance	Black	Diurnal Station	
	EF	12	40K	4000K			T3	C	DB	GFCI	
	External Flange	12' Round Straight Column					Type III	Comfort	Dark Bronze	GFCI Receptacle*	
BSP180-IF-MK		14					T4	DG	GG	TVSS20	
		14' Round Straight Column					Type IV	Graphite Grey	Dark Grey	20kV Surge Suppressor	
MOUNTING KIT (Required, Ordered Separately)											
BSP180-IF-MK Mounting Kit for Bishop Column with Internal Flange; Includes (4) ø1/4" x 3" Anchor Bolts and Paper Mounting Template											
BSP180-EF-MK Mounting Kit for Bishop Column with External Flange; Includes (4) ø1/4" x 3" Anchor Bolts and Paper Mounting Template											
SPECIFICATIONS											
HOUSING											
Single piece column shaft is fabricated from round 6061 aluminum alloy tubing with T6 temper is 71" in diameter. Nominal wall thickness is 0.196". Overall column height may be 10', 12', or 14'. LED light engine and driver are housed in self-contained weather-proof enclosure at the top of the column. LED array is thermally managed using convection and transmission of heat through the use of an aluminum heat sink and the luminaire housing. All hardware is stainless steel.											
OPTICS											
LED light engine is a single LED module consisting of a field-replaceable aluminum core circuit board with four high-output LEDs and single-piece lens molded from optical quality acrylic. Light distributions include a choice of Type II, III, or IV optics in performance and comfort optics. Comfort optics utilize a proprietary coating to minimize brightness while retaining photometric control of the light distribution. The illuminating column emits zero uplight at 90 degrees horizontal and above and is suitable for use in all LEED lighting zones. Color temperature may be 3000K or 4000K.											
ELECTRICAL											
Integral LED driver is housed in the luminaire head. Power consumption is 36 watts at 700mA. Input voltage range is 120v - 277v AC, 50-60 Hz. LED driver shall be UL recognized. Optional 0-10v DC dimming is available on request.											
LED DELIVERED LUMENS / BUG RATING											
Performance Optics: 3000K											
Type II: 3326 lumens / B100s1											
Type III: 3148 lumens / B100s2											
Type IV: 3068 lumens / B010s2											
Performance Optics: 4000K											
Type II: 3606 lumens / B100s1											
Type III: 3413 lumens / B100s2											
Type IV: 3326 lumens / B010s2											
NOTE : Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for more current technical data.											
MOUNTING											
Internal flange mounting is standard. Optional external flange is available on request.											
WEIGHT:											
BISHOP 10' Column: 59 Pounds / BISHOP 12' Column: 69 Pounds / BISHOP 14' Column: 79 Pounds											
FINISH											
Standard PRIMAR® finishes are finely textured matte silver grey metallic, dark grey, graphite grey, matte black, or dark bronze. Special RAL colors available on request.											
CERTIFICATION											
CSA/US Certification for Wet Locations											
WARRANTY											
Limited product warranty period including LEDs is five years. Driver shall carry the manufacturer's limited warranty.											

BISHOP®
Illuminating Bollard

.hess

DESCRIPTION

The BISHOP® illuminating bollard delivers high-performance illumination from a unique contoured form factor. Fully shielded optics provide exceptionally uniform illumination without striations or hot spots. Bollard spacings up to 8 mounting heights or more are possible while meeting path of egress and industry recommendations for illumination levels and uniformity, resulting in fewer fixtures and reduced installation costs. The bollard is available in two standard heights to meet varying scale requirements. Crafted from 6061-T6 aluminum, subtle design features include concealed anchor bolts, concealed and minimized hardware, and rotation capability of the bollard and optics to align the light distribution to the pathway as needed. BISHOP® is suitable for use in LEED zones 1 through 4. All hardware is stainless steel.

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COMPLIANCE

ENERGY STAR

COMPLIANCE

ENERGY STAR

Date: _____

Type: _____

Catalog Number: _____

Project Name: _____

ORDERING INFORMATION

LUMINAIRE						
MODEL	OUTPUT	CCT	CONTROL	VOLTAGE	FINISH (Primar®)	OPTION
BSP900 Bishop Bollard 35.4" Height	SO Standard Output	30K 3000K	DIM 0-10v Dimming	UNV 120-277v	BL Black	GFCI GFCI Receptacle*
BSP100 Bishop Bollard 43.3" Height	HO High Output	40K 4000K			DB Dark Bronze	OCC Motion Sensor*
MOUNTING KIT (Required, Ordered Separately)						
BSP900/100-MK Bollard Mounting Kit with (4) 1/4" x 1/4" x 3" Anchor Bolts and Paper Mounting Template						
GG Graphite Grey						
SG Silver Grey						
CC Custom RAL Color						

GARDCO

Wall Mount

GeoForm

GWS LED wall sconce

Project: _____

Location: _____

Cat.No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

Geoform wedge small LED wall sconce GWS features a compact geometric design that will complement a range of architectural styles. GeoForm wedge small features specialized, highly efficient optics which balance low glare with excellent performance. Type 2, 3 and 4 optical distributions are available with up to 5500 lumens. A diffuse lens option is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination. Multiple control options further enhance energy savings.

Ordering guide

example: GWS-A01-830-T2M-120-BK

Luminaire	Configuration (nom. lumens)	Color Temperature	Distribution	Voltage	Dimming Controls	Electrical	Options	Finish
GWS	GeoForm Wedge Small	A01 1,500 lumens A02 2,500 lumens A03 4,000 lumens A04 6,000 lumens A05 8,000 lumens	830 80CRI 3000K 840 80CRI 4000K 740 70CRI 4000K 750 70CRI 8000K	T2M Type 2 T3M Type 3 T4M Type 4 277 277V UNV 120-277V 347 347V 480 480V HWU 347-480V	none Leave blank (0-10V dimming driver standard) DLEA Dimming Leads Externally Accessible (controls by others) FAWS Field Adjustable Wattage Selector	none Leave blank (100V/NA standard) SP2 Surge protector 20kV/10KA (option) F81 Single fuse (120, 277 or 347VAC) F82 Double fuse Canadian double pull (200V, 240V, or 480V) PCB Photocontrol Button (120-277V)	none Leave blank EM Emergency Battery Pack (0-40°C) BAC* Meets the requirements of the Buy American Act of 1933 (BAA) BABAP* Meets the requirements of the Buy America Act for projects funded through FHWA that are obligated before October 1, 2008, and meets the Buy America preferences for FTA Customer specified CO Specify optional color or RAL (must supply color chip, requires factory quote)	Textured BK Black WH White BZ Bronze DG Dark Gray MG Medium Gray

Luminaire Accessories (order separately)*

GF-WS-BK Wall Mounted Box for surface conduit, painted black
GF-INV Inversion Mounting kit (required with inverted mounting)

1. Only available from 120-277V, or in UNV.
2. Only one option can be selected from Dimming Controls column.
3. Only available from 120-277V, must specify voltage.
4. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (j) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Genlyte's products with a BAC option code designation are manufactured in the US and utilize a BAA CCTS exemption rule for compliance. "BABAP" designates the product will meet the standards set by FHWA for BABA and FTA for Buy America. As noted, for FHWA BABA compliance, applicable projects must be funded by October 1, 2008.
5. Consult Genlyte to confirm whether specific accessories are BAA-compliant.

GARDCO

Wall Mount

GeoForm

GWM LED wall sconce

Project: _____

Location: _____

Cat.No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

Ordering guide

example: GWM-A07-840-T3M-UNV-FAWS-DG

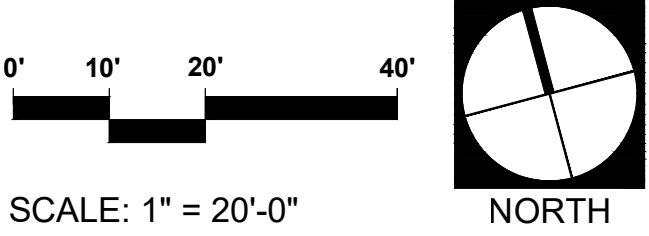
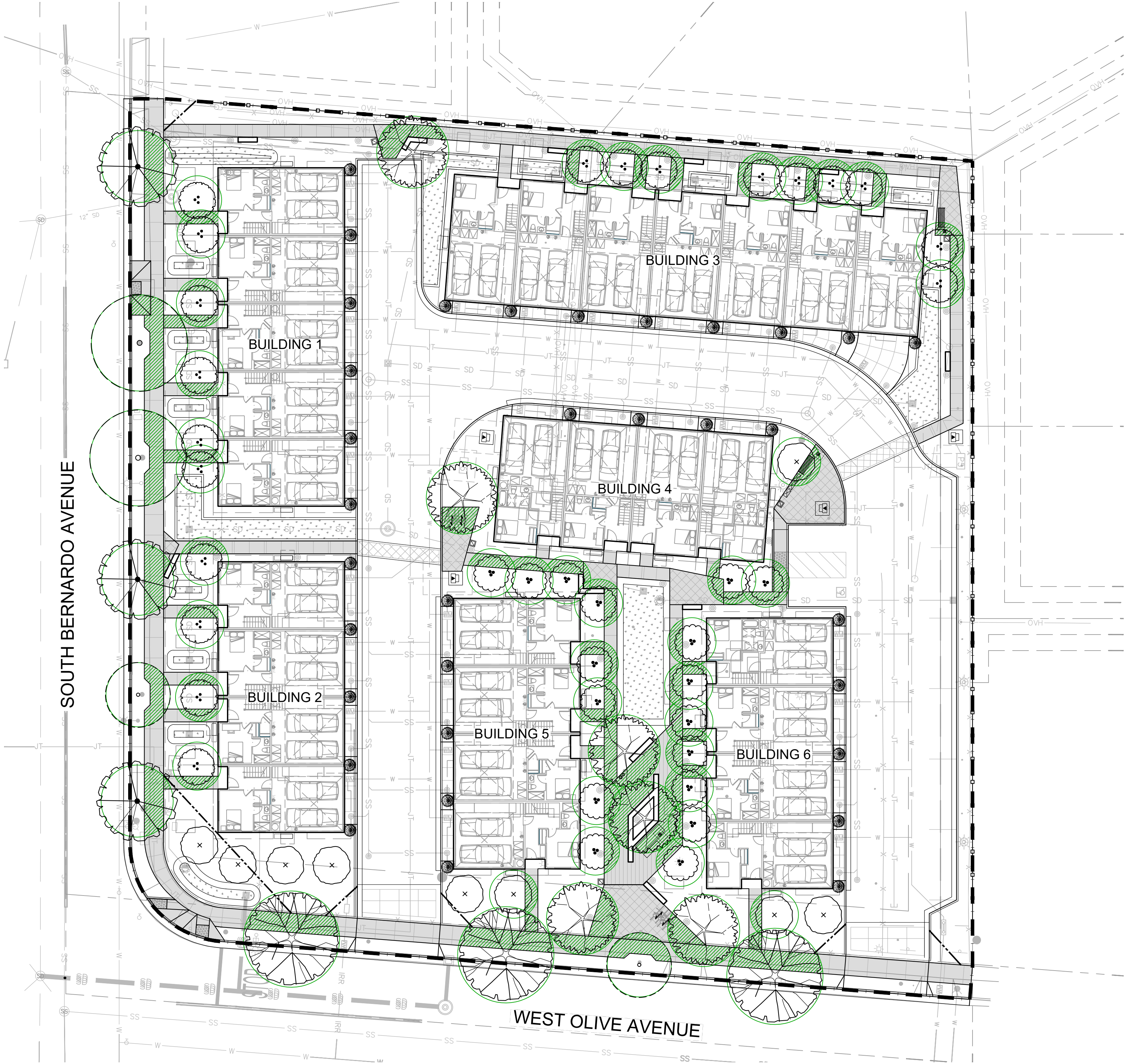
Luminaire	Configuration (nom. lumens)	Color Temperature	Distribution	Voltage	Dimming Controls	Electrical	Options	Finish
GWM	GeoForm Wedge Medium	A06 2,500 lumens A07 4,000 lumens A08 5,000 lumens A09 6,000 lumens A10 7,500 lumens A11 8,800 lumens A12 9,800 lumens A13 11,000 lumens A14 12,800 lumens	830 80CRI 3000K 840 80CRI 4000K 740 70CRI 4000K 750 70CRI 8000K	T2M Type 2 T3M Type 3 T4M Type 4 277 277V UNV 120-277V 347 347V 480 480V HWU 347-480V (50/60Hz)	none Leave blank (100V/NA standard) DLEA Dimming Leads Externally Accessible (controls by others) DUCD Dual Circuit Control (Only available with A06-A09) FAWS Field Adjustable Wattage Selector MW303 Microwave motion sensor factory set at 30% dimming Dynadimmer: Automatic Profile Dimming Only offered with A06-A13 CS303.1 Safety 50% dimming, 8 hours CM303.1 Median 50% dimming, 8 hours CS303.1.4 Safety 30% dimming, 7 hours CM303.1.4 Median 30% dimming, 8 hours	none Leave blank (100V/NA standard) SP2 Surge protector 20kV/10KA (option) F81 Single fuse (120, 277 or 347VAC) F82 Double fuse (120V, 240V, or 480V) F83 Double fuse Canadian double pull (200V, 240V, or 480V) PCB Photocontrol Button	none Leave blank EC Emergency battery pack, cold rated (-20°C to 40°C) 20 or 277V only. BAC* Meets the requirements of the Buy American Act of 1933 (BAA) BABAP* Meets the requirements of the Buy America Act for projects funded through FHWA that are obligated before October 1, 2008, and meets the Buy America preferences for FTA Customer specified RAL Specify optional color or RAL, (ex. OC-LGP or OC-RAL7024) CO Custom Color (must supply color chip, requires factory quote)	Textured BK Black WH White BZ Bronze DG Dark Gray MG Medium Gray

Luminaire Accessories (order separately)*

GF-WS-BK Wall Mounted Box for surface conduit, painted black
GF-INV Inversion Mounting kit (required with inverted mounting)

1. Emergency Battery Pack not available.
2. Only one option can be selected from Dimming Controls column.
3. Not available in 480V.
4. Only available from 120-277V, or in UNV.
5. Only available from 120-277V, must specify voltage.
6. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA

TREE CANOPY SHADE CALCULATIONS:			
		SQUARE FOOTAGE	PERCENT
	HARDSCAPE AREAS	8,979 SF	100%
	TOTAL TREE SHADE AREA PROVIDED	4,529 SF	50%
	TOTAL TREE SHADE AREA REQUIRED	4,490 SF	50%
CITY OF SUNNYVALE ODS 7.4.4 TREE CANOPY:			
TREES, LARGE STATURE SHRUBS AND/OR VEGETATED STRUCTURES (SUCH AS TRELLISES) SHALL BE PLANTED TO SHADE AT LEAST 50% OF ALL HARDSCAPED AREAS (EXCLUDING DRIVEWAYS AND PARKING LOTS). THE SHADED AREA SHALL BE CALCULATED AT NOON ON JUNE 21 WHEN THE SUN IS DIRECTLY OVERHEAD AND BASED ON THE MATURE CANOPIES OF TREES OR SHRUBS, AS DEFINED BY THIRD PARTY REFERENCE. AREAS SHADED BY OVERLAPPING VEGETATION SHALL NOT BE DOUBLE COUNTED.			



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SUNNYVALE, CA | CALIFORNIA COMMUNITIES

DAHLIN GROUPARCHITECTURE | PLANNING | INTERIORS

WWW.DAHLINGROUP.COM

TREE SHADE PLAN



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

PROJECT NO.: 263.009
DATE: 06/22/2026

SHEET L-10

