

WOLFE ROAD TOWNHOMES

SUNNYVALE, CA | SEPTEMBER 5, 2025 | PLANNING SUBMITTAL



VICINITY MAP
PROJECT SITE

PROJECT DIRECTORY

DEVELOPER SAMIR SHARMA (206) 931-4169	ARCHITECT LANCE CRANNELL, AIA SDG ARCHITECTS INC. 3361 WALNUT BLVD. SUITE 120 BRENTWOOD, CA 94513 (925) 634-7000	CIVIL RUBEN MENDOZA BKF ENGINEERS 1730 N. FIRST ST. SUITE 600 SAN JOSE, CA 95112 (408) 467-9100	LANDSCAPE ANNIKA CARPENTER RIPLEY DESIGN GROUP 1615 BONANZA ST. SUITE 314 WALNUT CREEK, CA 94596 (925) 938-7377
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SHEET INDEX

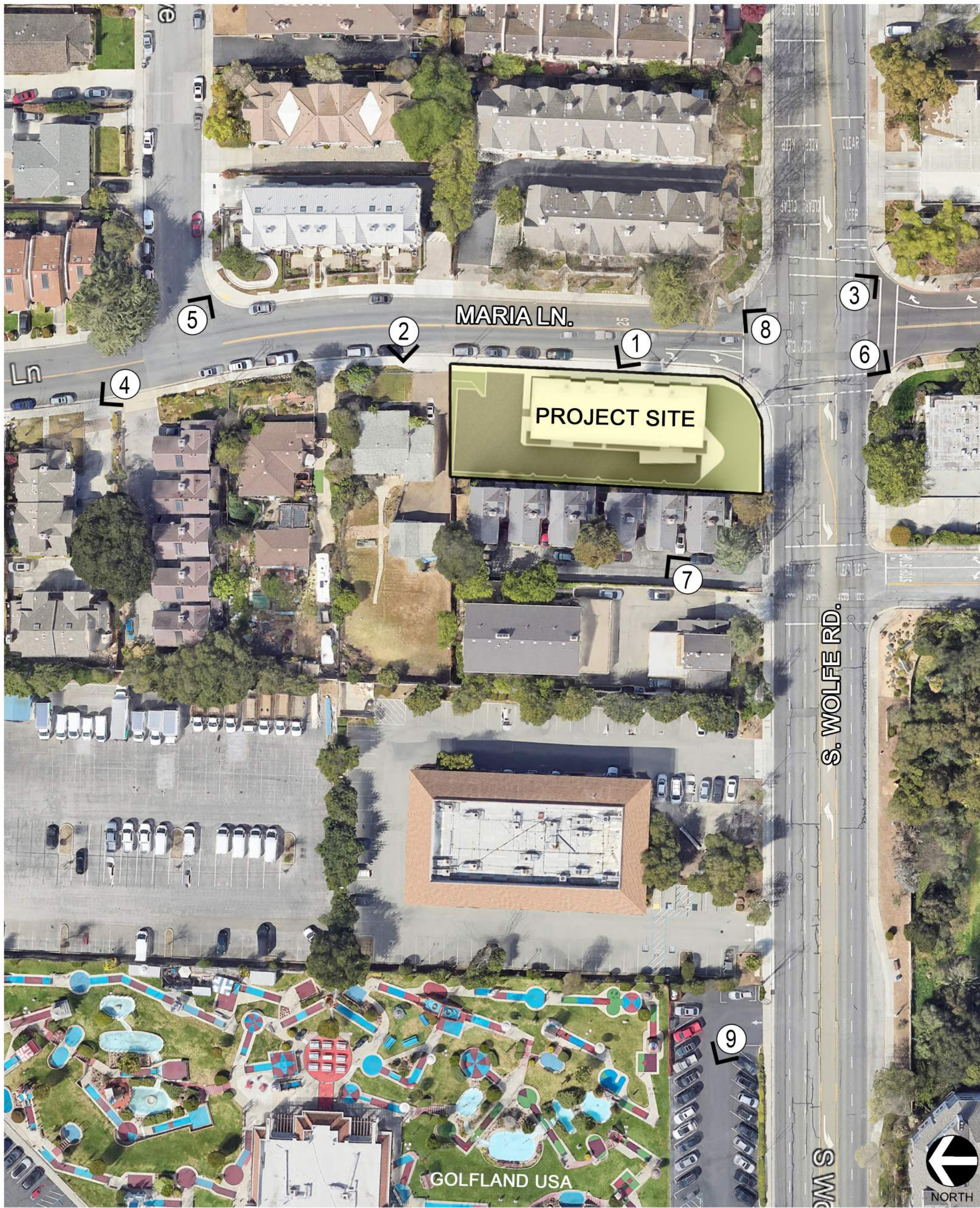
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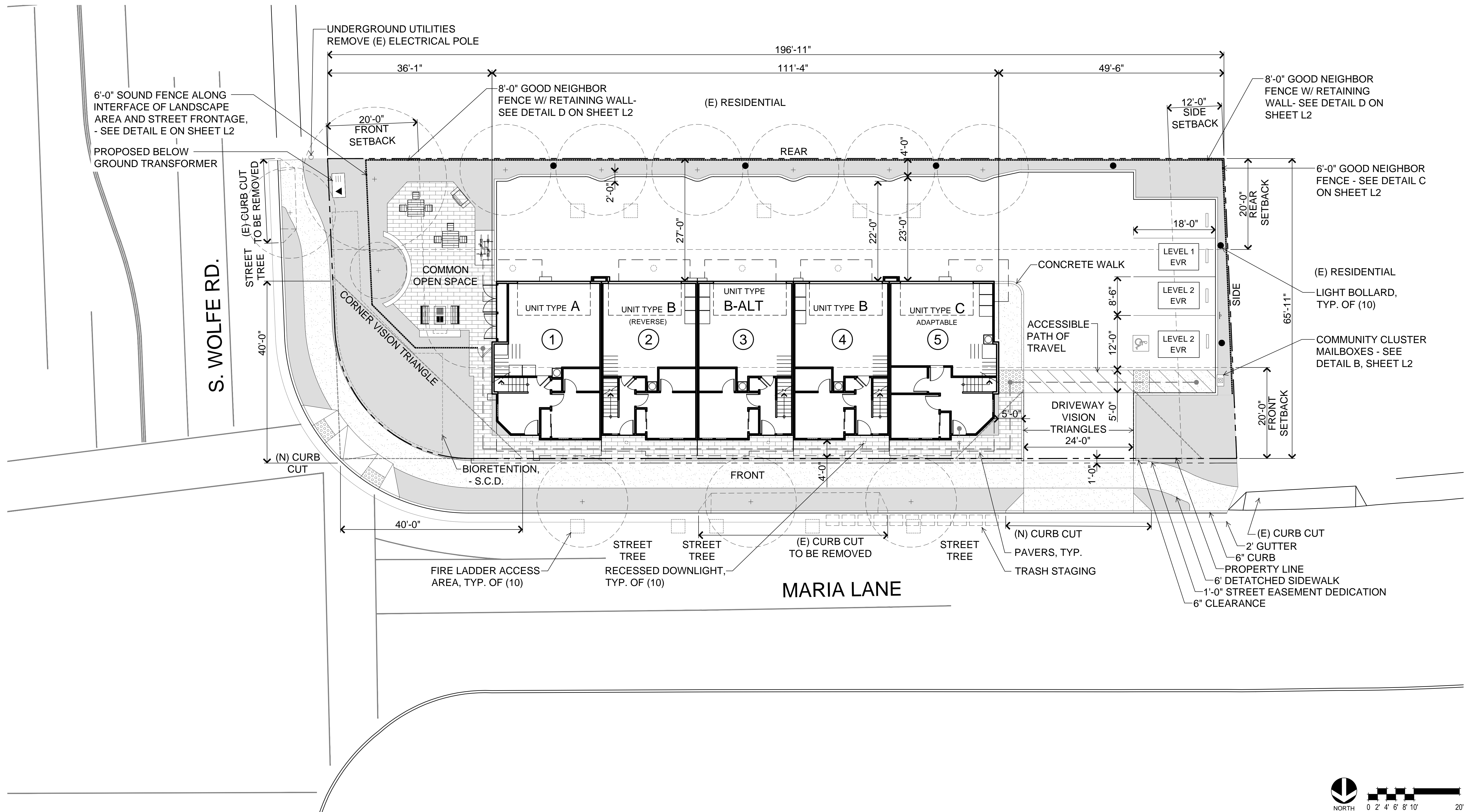
PROJECT DATA

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

PROJECT DESCRIPTION

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





399.267 Wolfe Road Townhomes
Sunnyvale, CA
September 03, 2025

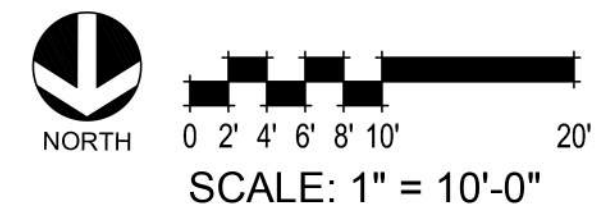
REFERENCE ARCHITECTURAL SITE PLAN
A0.3

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





399.267 Wolfe Road Townhomes
Sunnyvale, CA
September 5, 2025

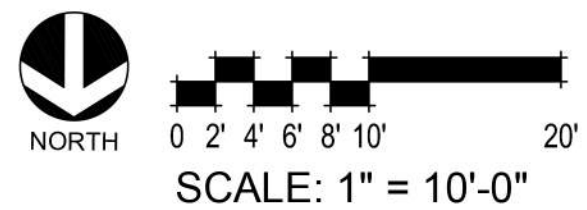


STREETScape ELEVATION
A0.4



STREETSCAPE FROM SOUTH WOLFE ROAD

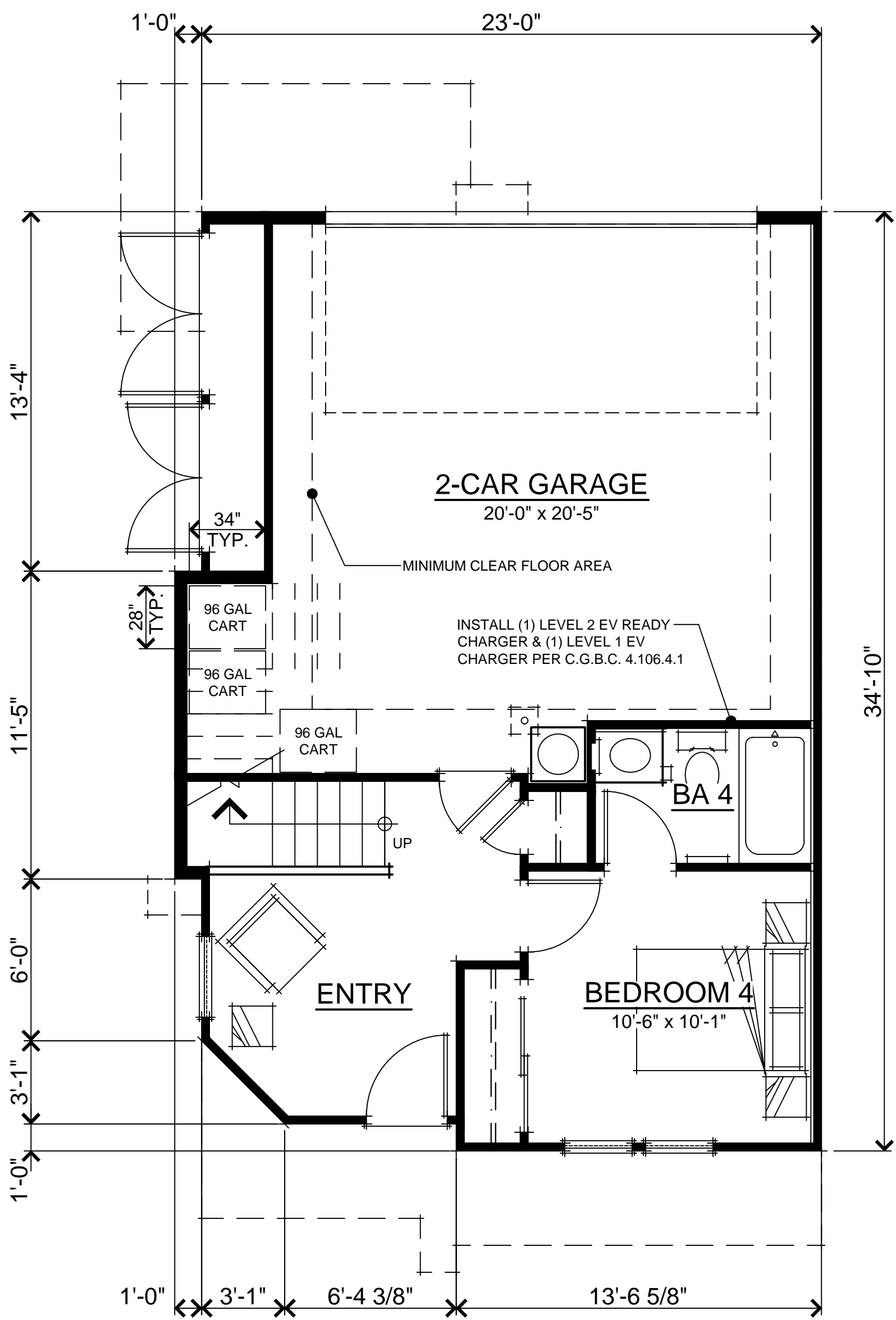
399.267 Wolfe Road Townhomes
Sunnyvale, CA
September 5, 2025



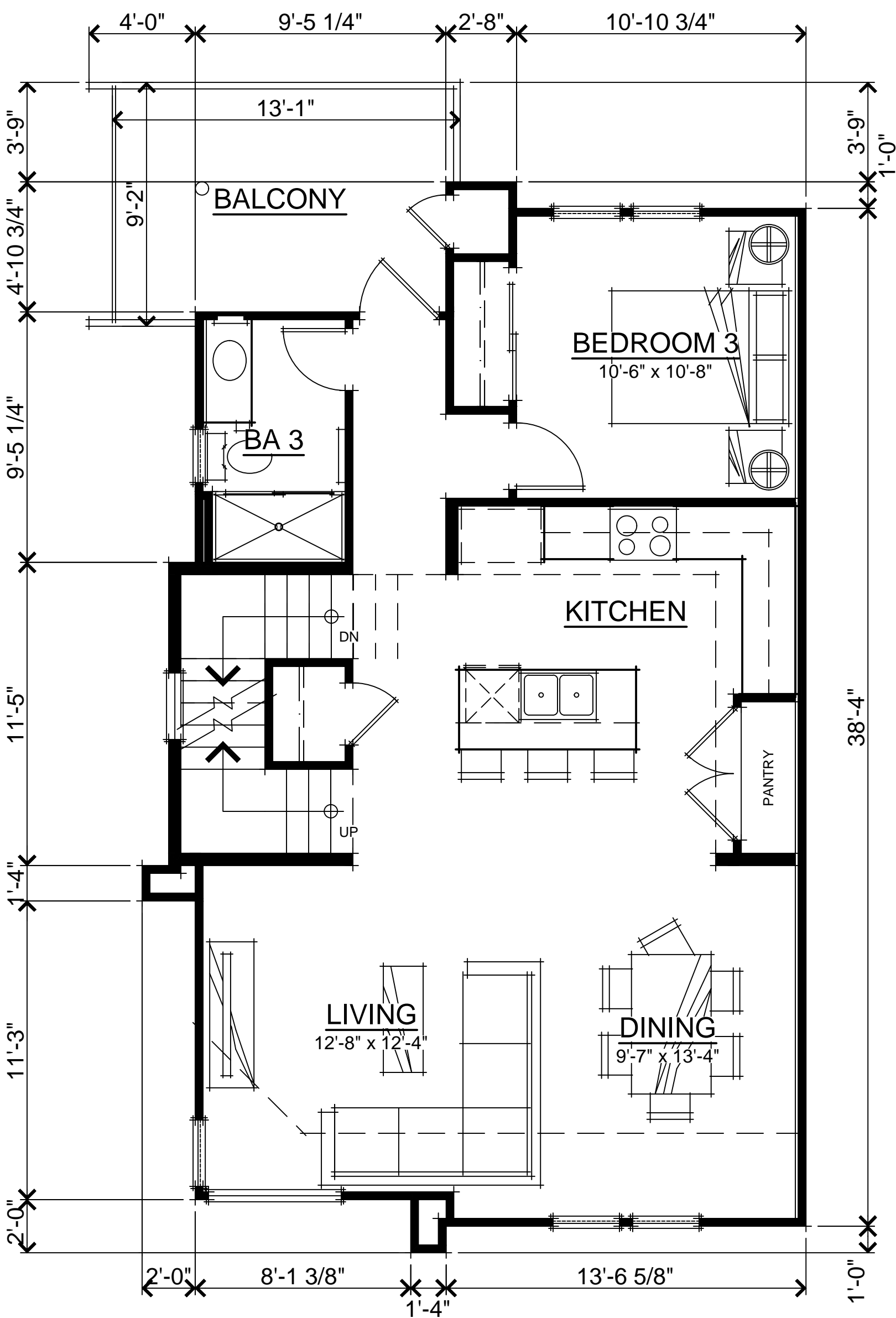
STREETSCAPE ELEVATION
A0.5

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

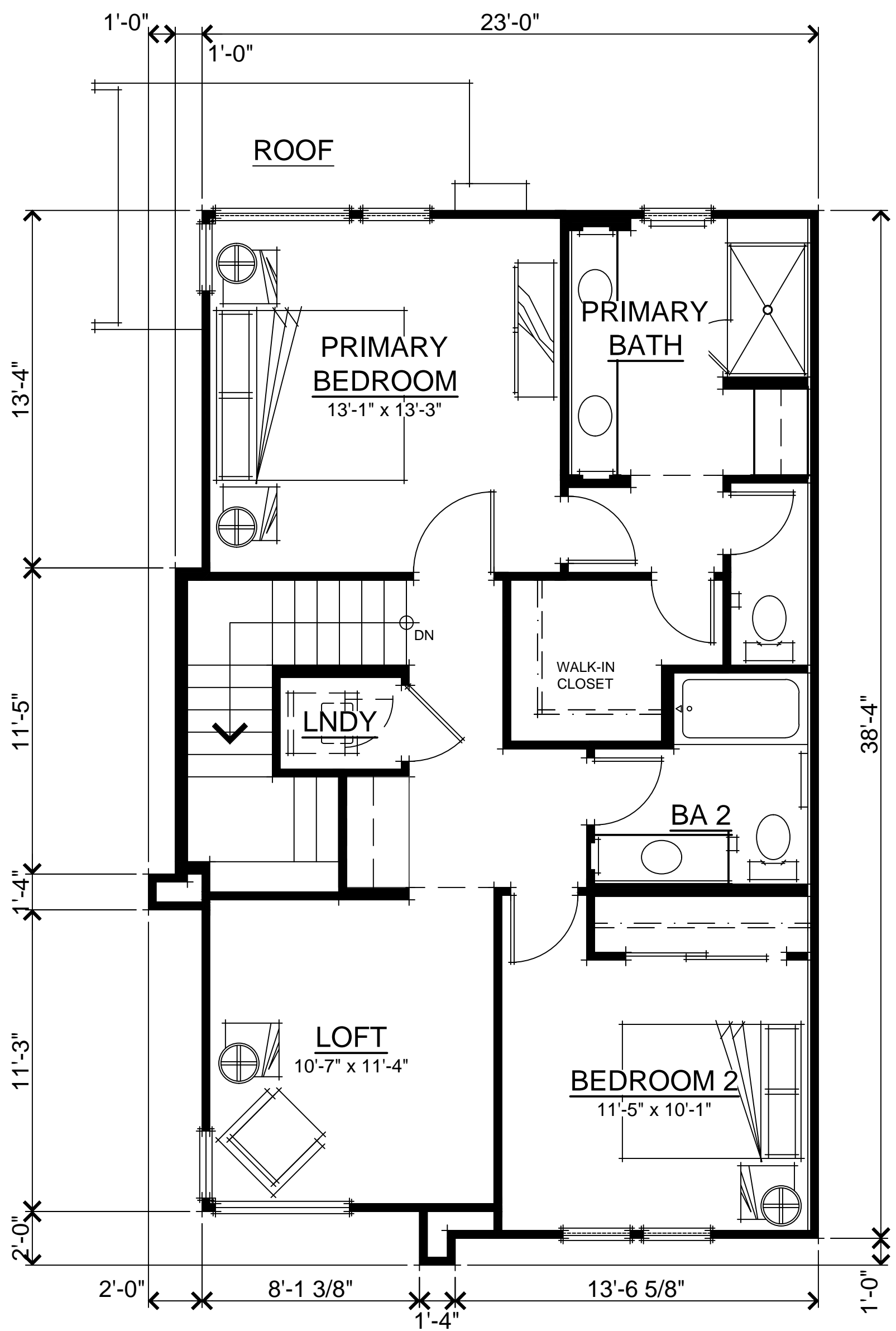




FIRST FLOOR PLAN

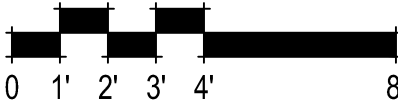


SECOND FLOOR PLAN



THIRD FLOOR PLAN

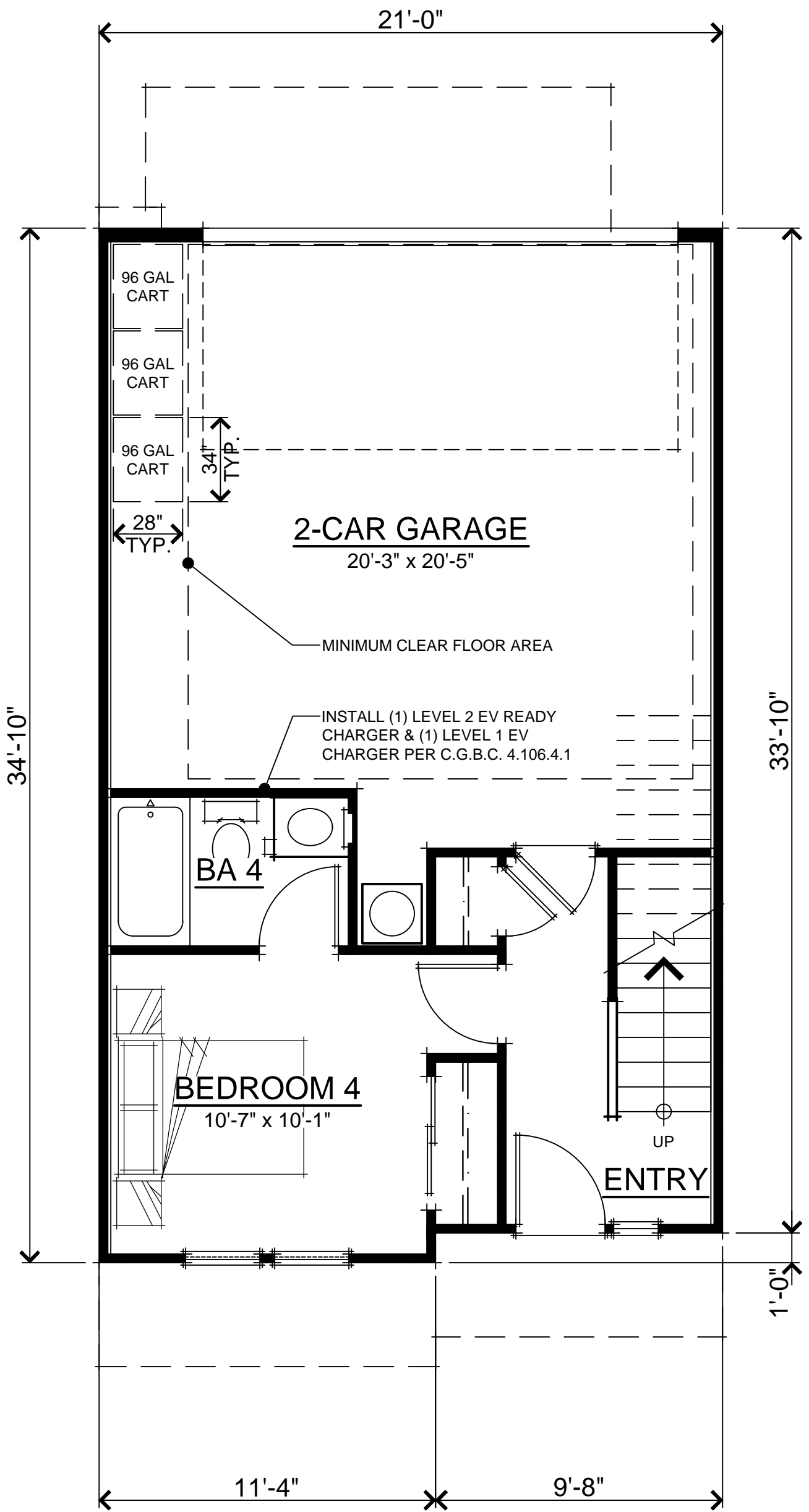
UNIT A AREAS	
FIRST FLOOR	328 SQ. FT.
SECOND FLOOR	843 SQ. FT.
THIRD FLOOR	821 SQ. FT.
TOTAL LIVING	1992 SQ. FT.
2-CAR GARAGE	439 SQ. FT.
BALCONY	118 SQ. FT.



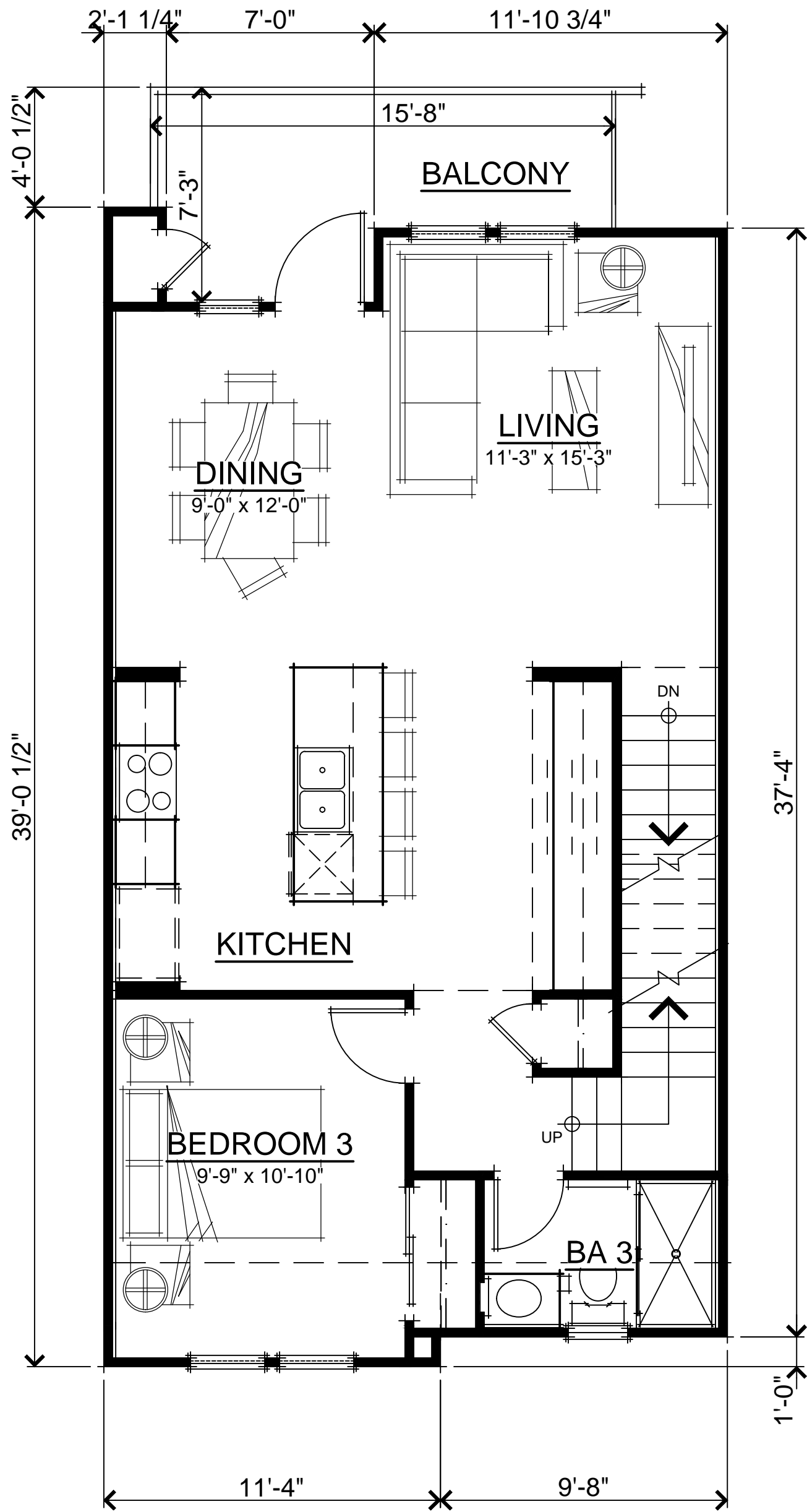
SCALE: 1/4" = 1'-0"

UNIT A FLOOR PLAN
A1.1

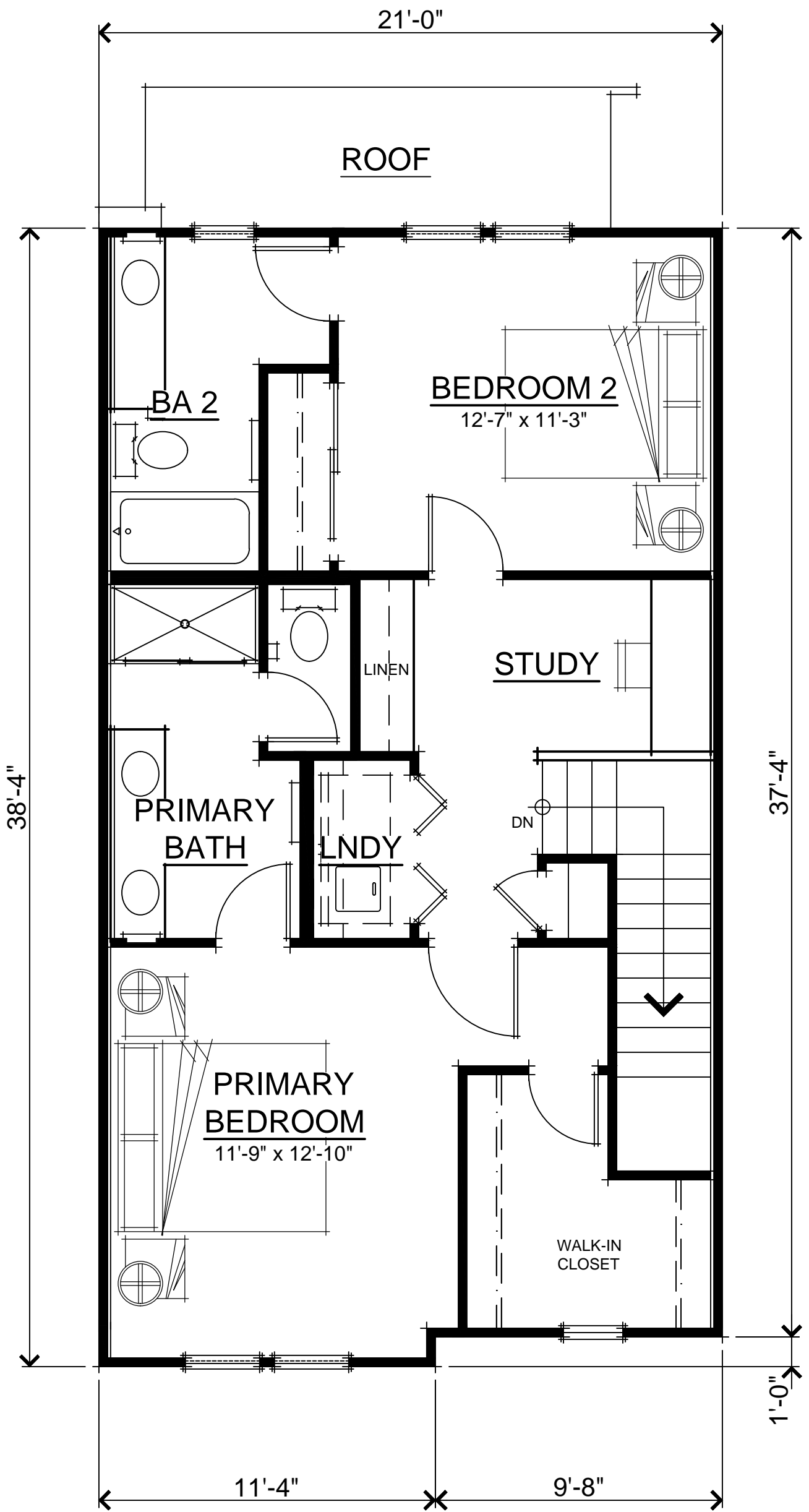




FIRST FLOOR PLAN

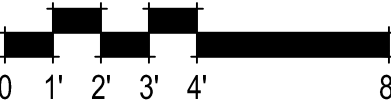


SECOND FLOOR PLAN



THIRD FLOOR PLAN

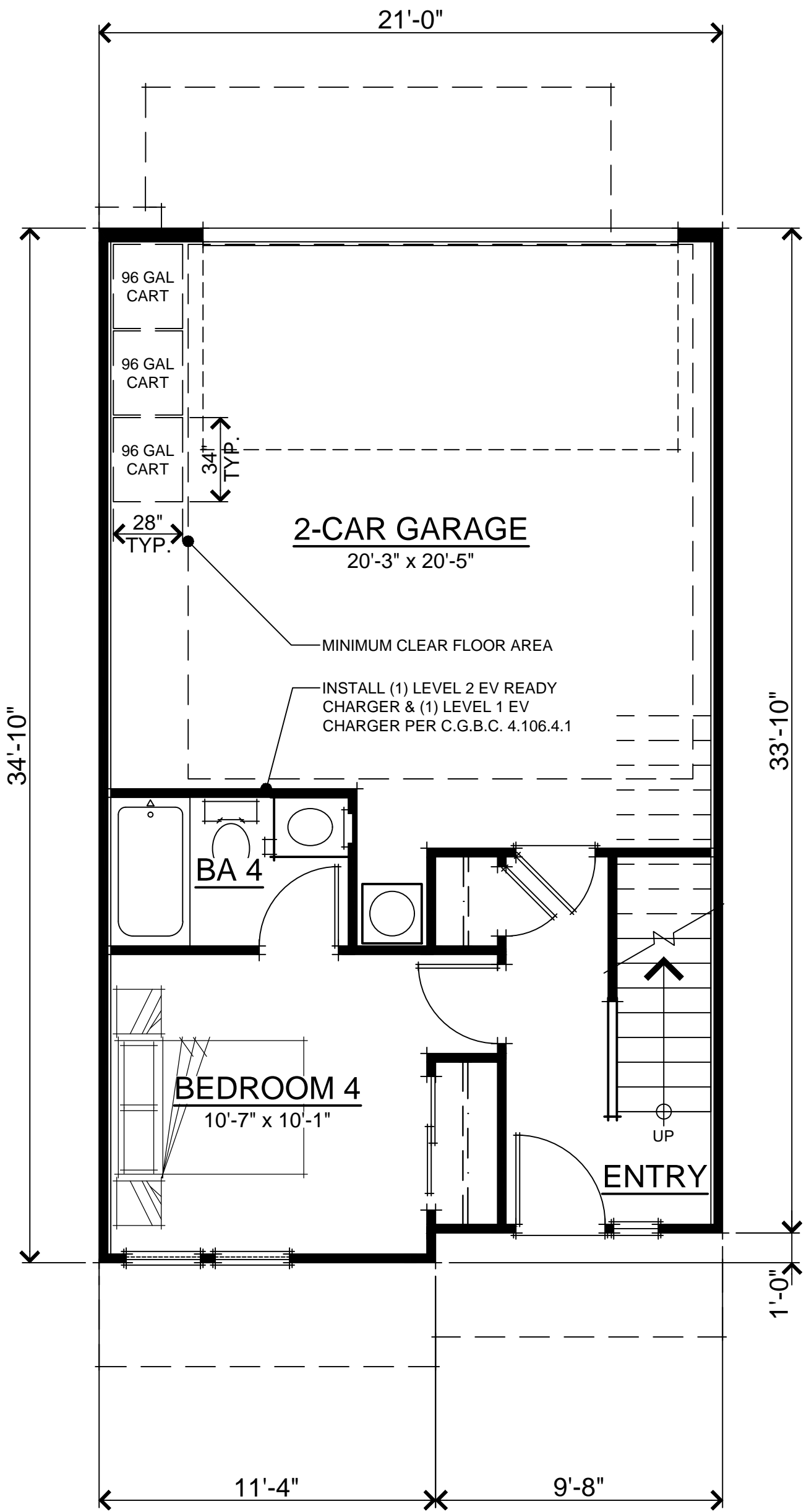
UNIT B AREAS	
FIRST FLOOR	293 SQ. FT.
SECOND FLOOR	773 SQ. FT.
THIRD FLOOR	746 SQ. FT.
TOTAL LIVING	1800 SQ. FT.
2-CAR GARAGE	429 SQ. FT.
BALCONY	98 SQ. FT.



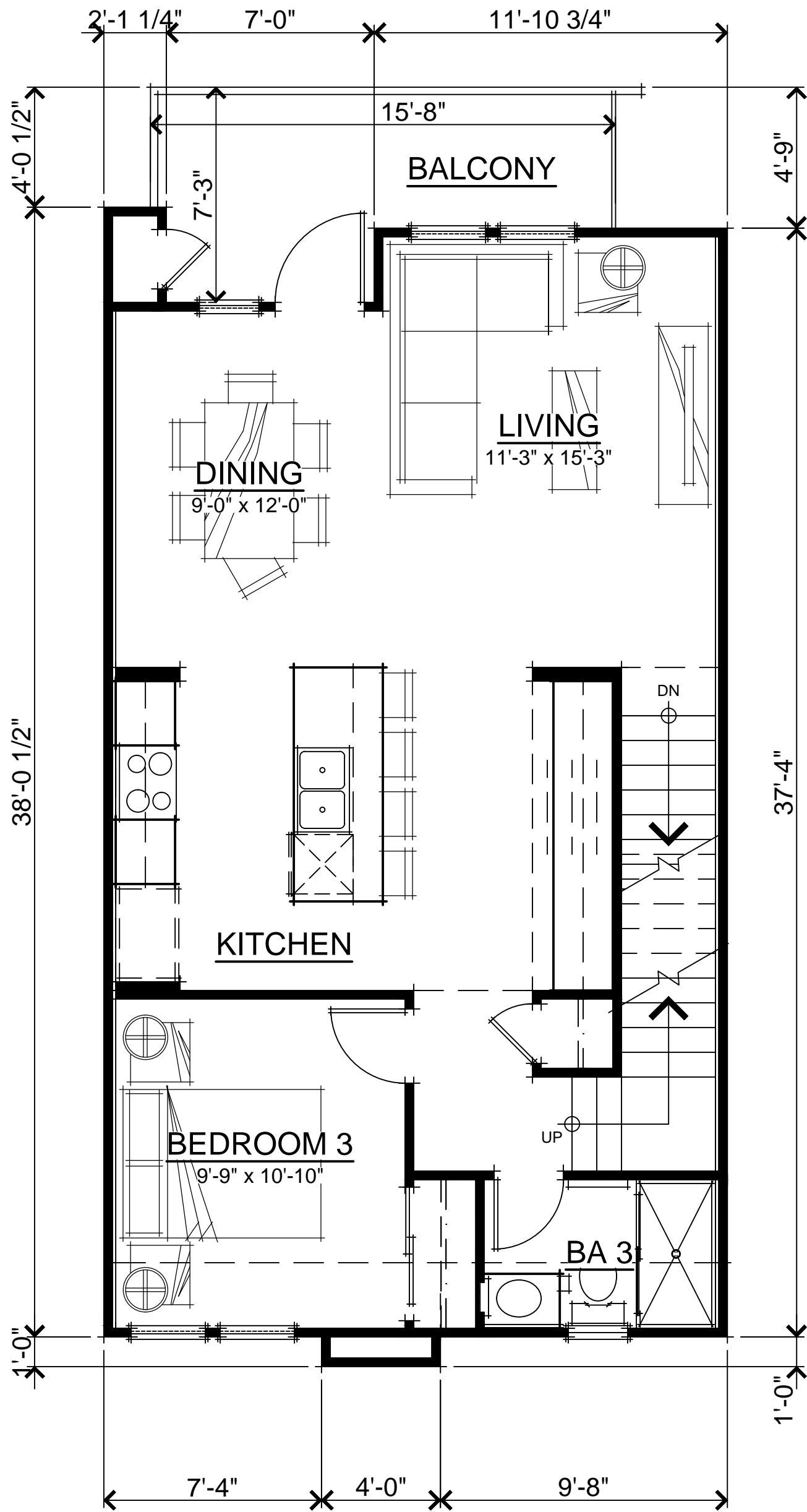
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UNIT B FLOOR PLAN
A1.2

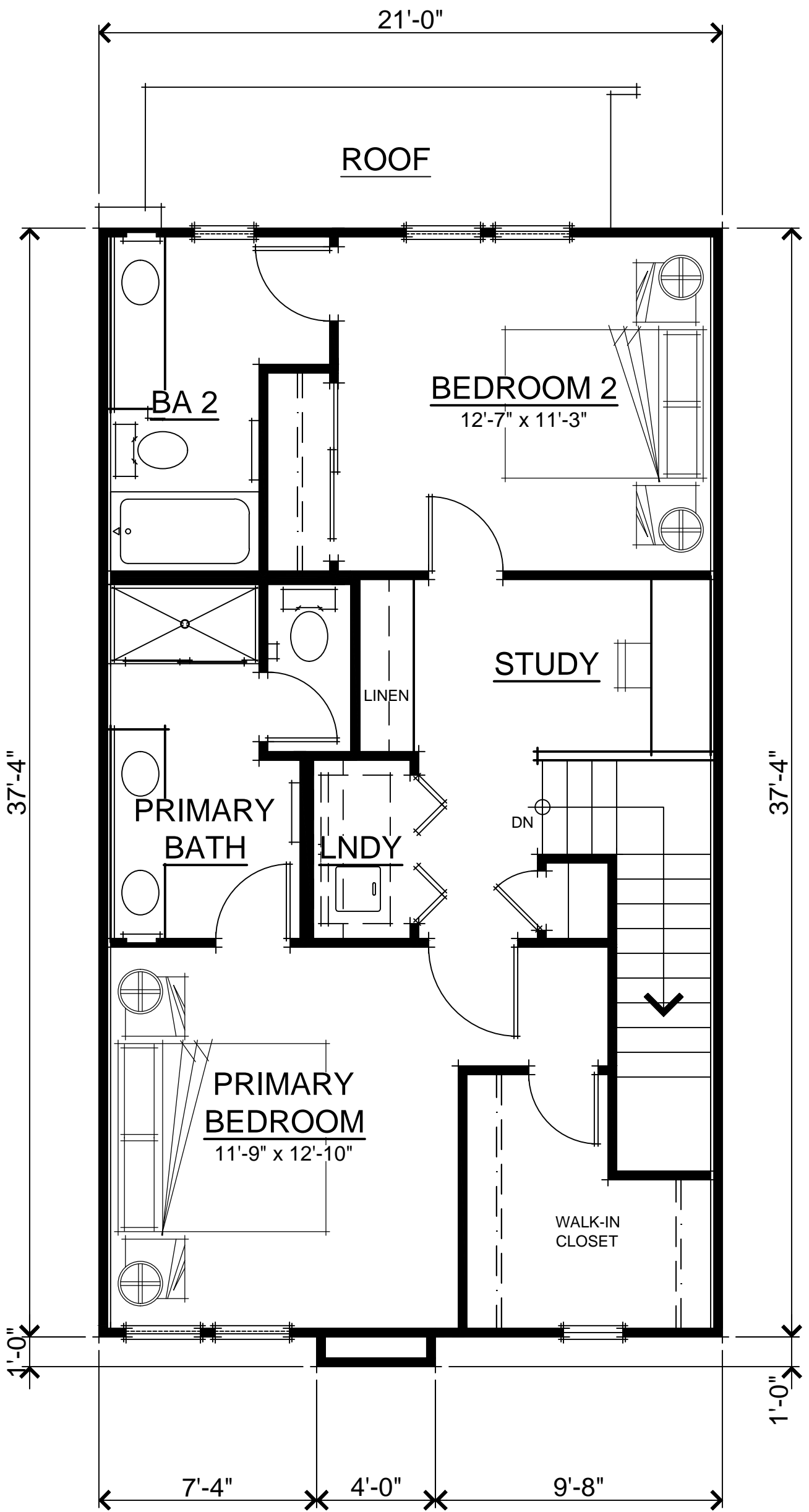




FIRST FLOOR PLAN

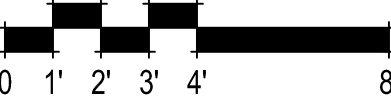


SECOND FLOOR PLAN



THIRD FLOOR PLAN

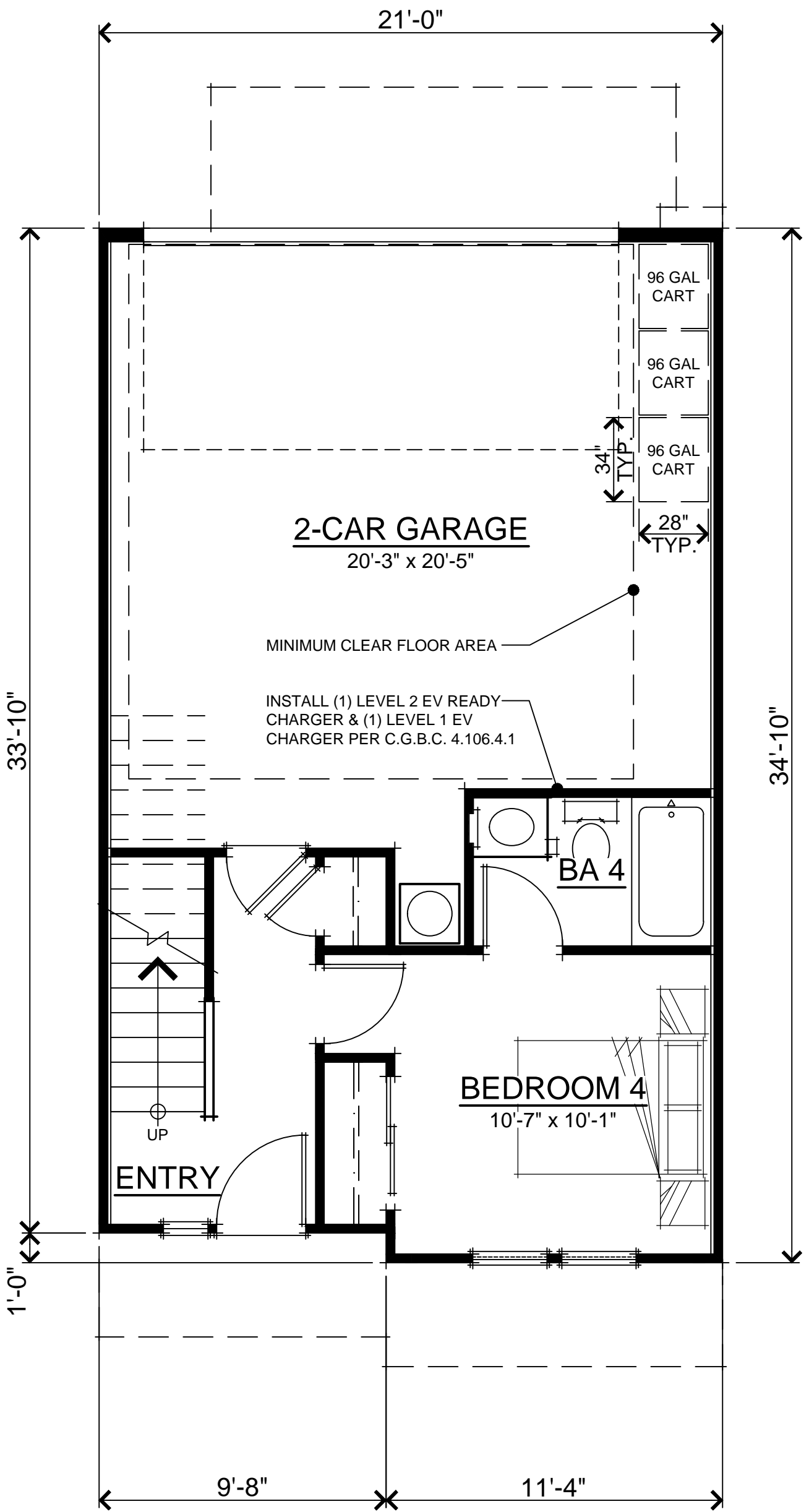
UNIT B-ALT AREAS	
FIRST FLOOR	293 SQ. FT.
SECOND FLOOR	761 SQ. FT.
THIRD FLOOR	735 SQ. FT.
TOTAL LIVING	1789 SQ. FT.
2-CAR GARAGE	429 SQ. FT.
BALCONY	98 SQ. FT.



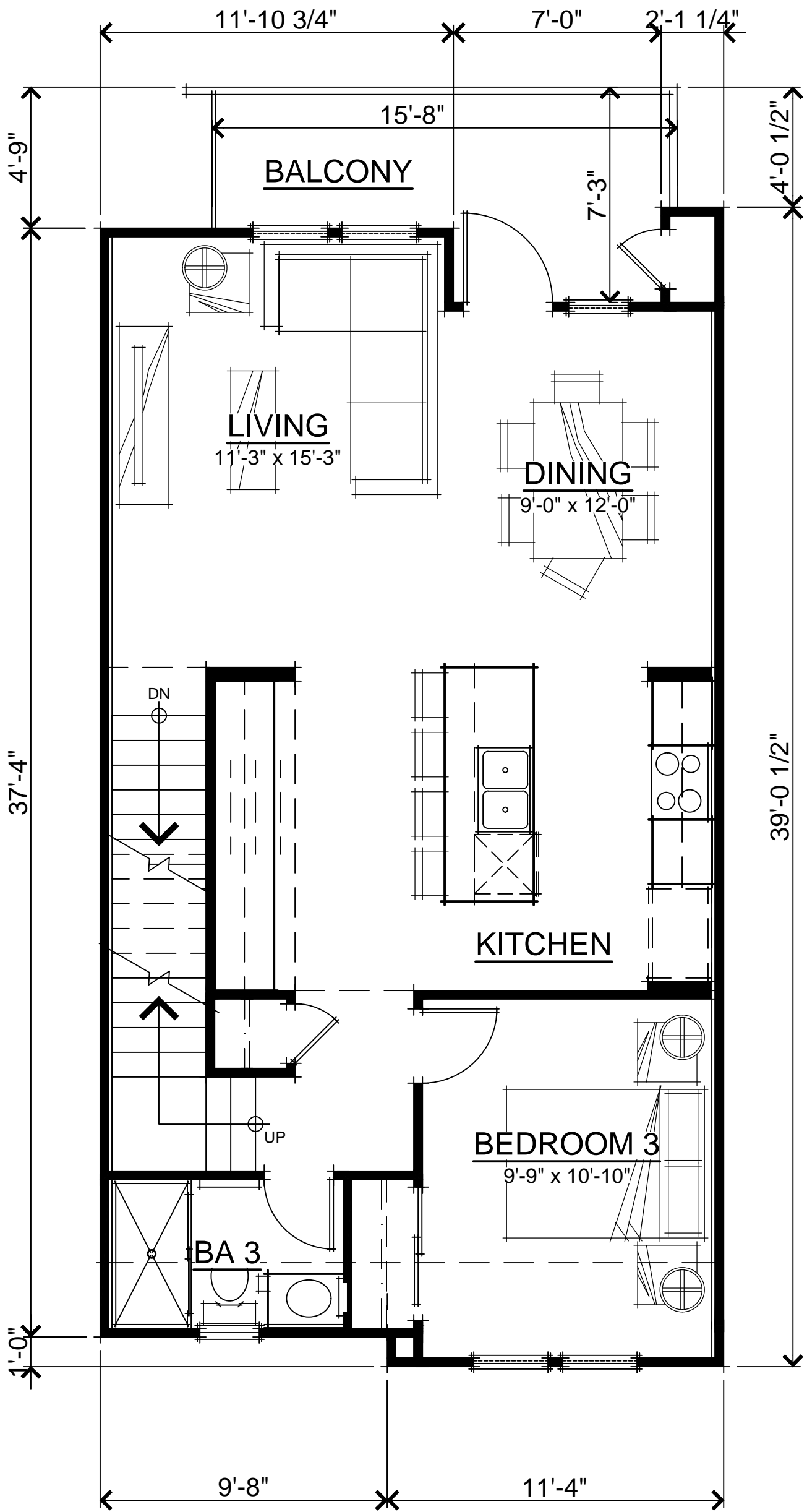
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UNIT B-ALT FLOOR PLAN
A1.3

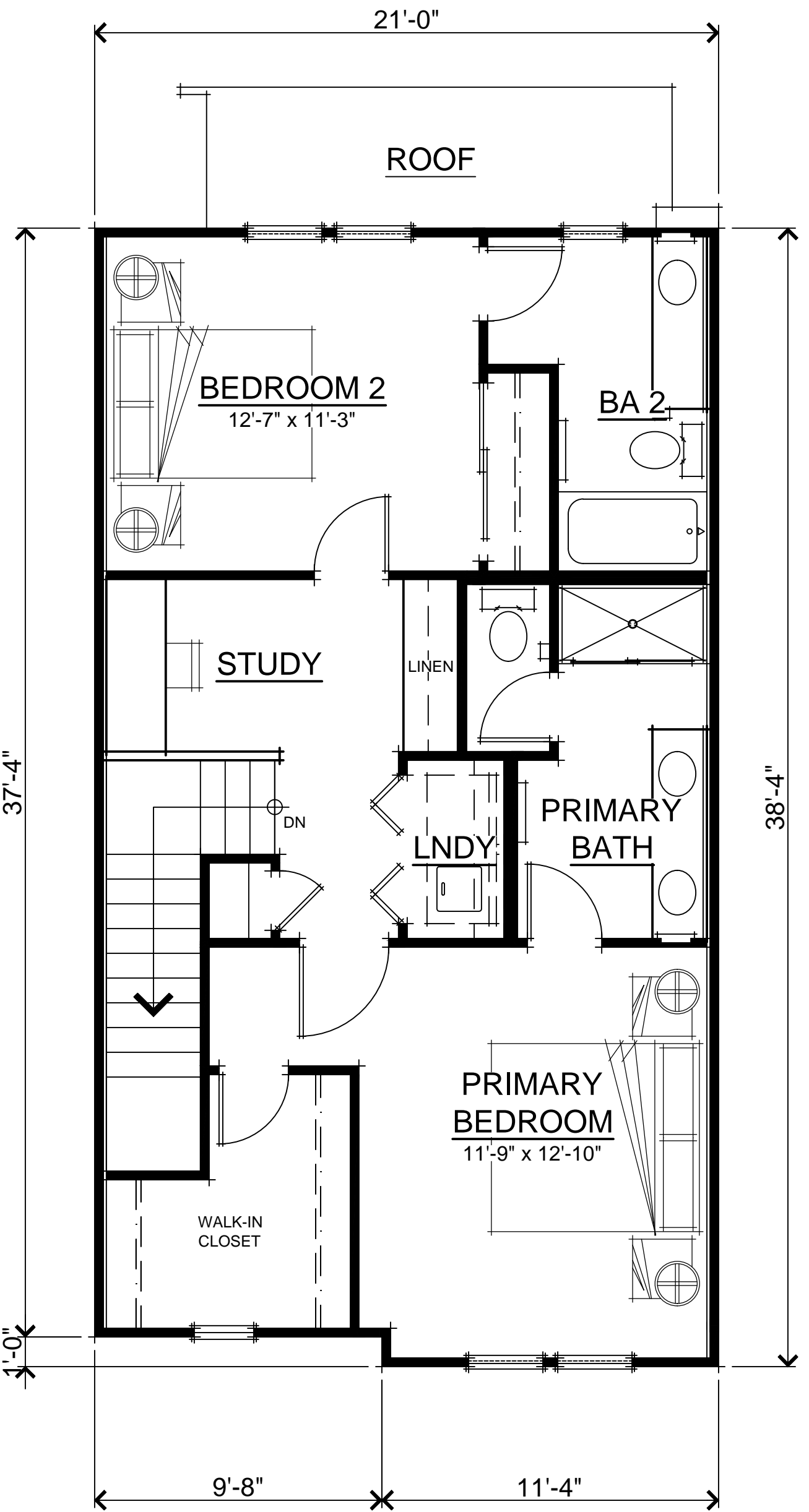




FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

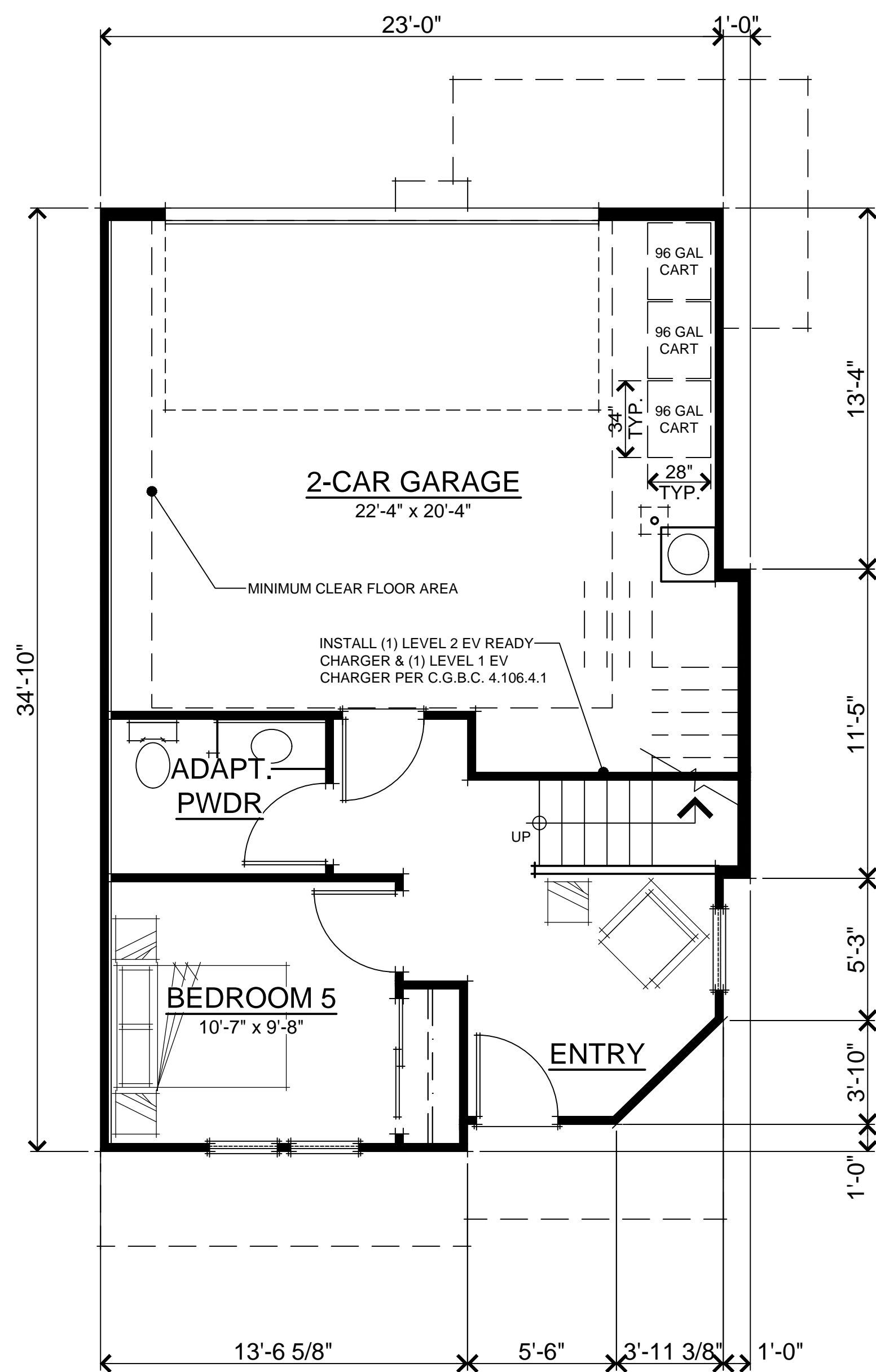
UNIT B-REVERSE AREAS	
FIRST FLOOR	293 SQ. FT.
SECOND FLOOR	773 SQ. FT.
THIRD FLOOR	746 SQ. FT.
TOTAL LIVING	1800 SQ. FT.
2-CAR GARAGE	429 SQ. FT.
BALCONY	98 SQ. FT.



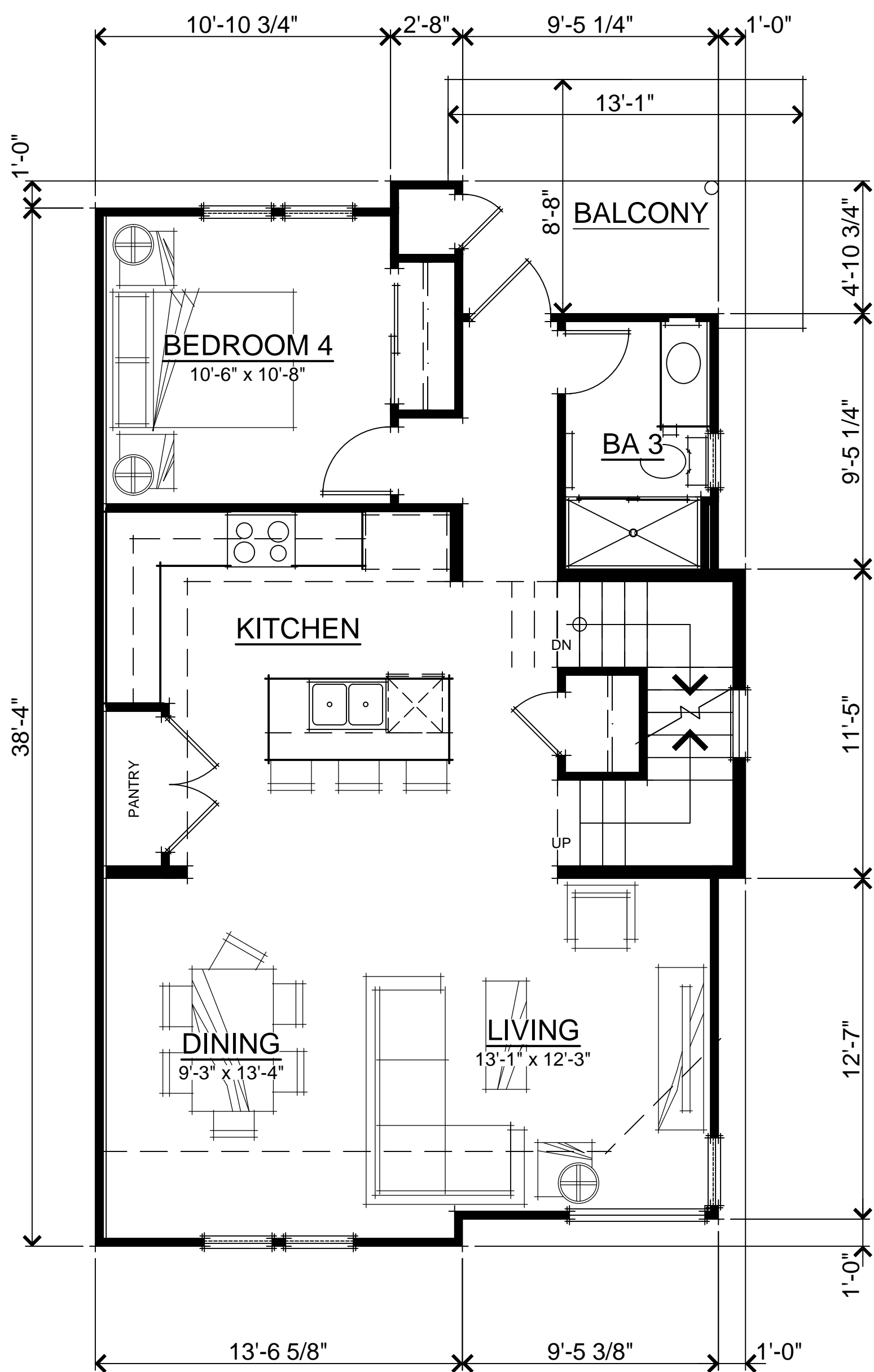
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UNIT B-REVERSE FLOOR PLAN
A1.4

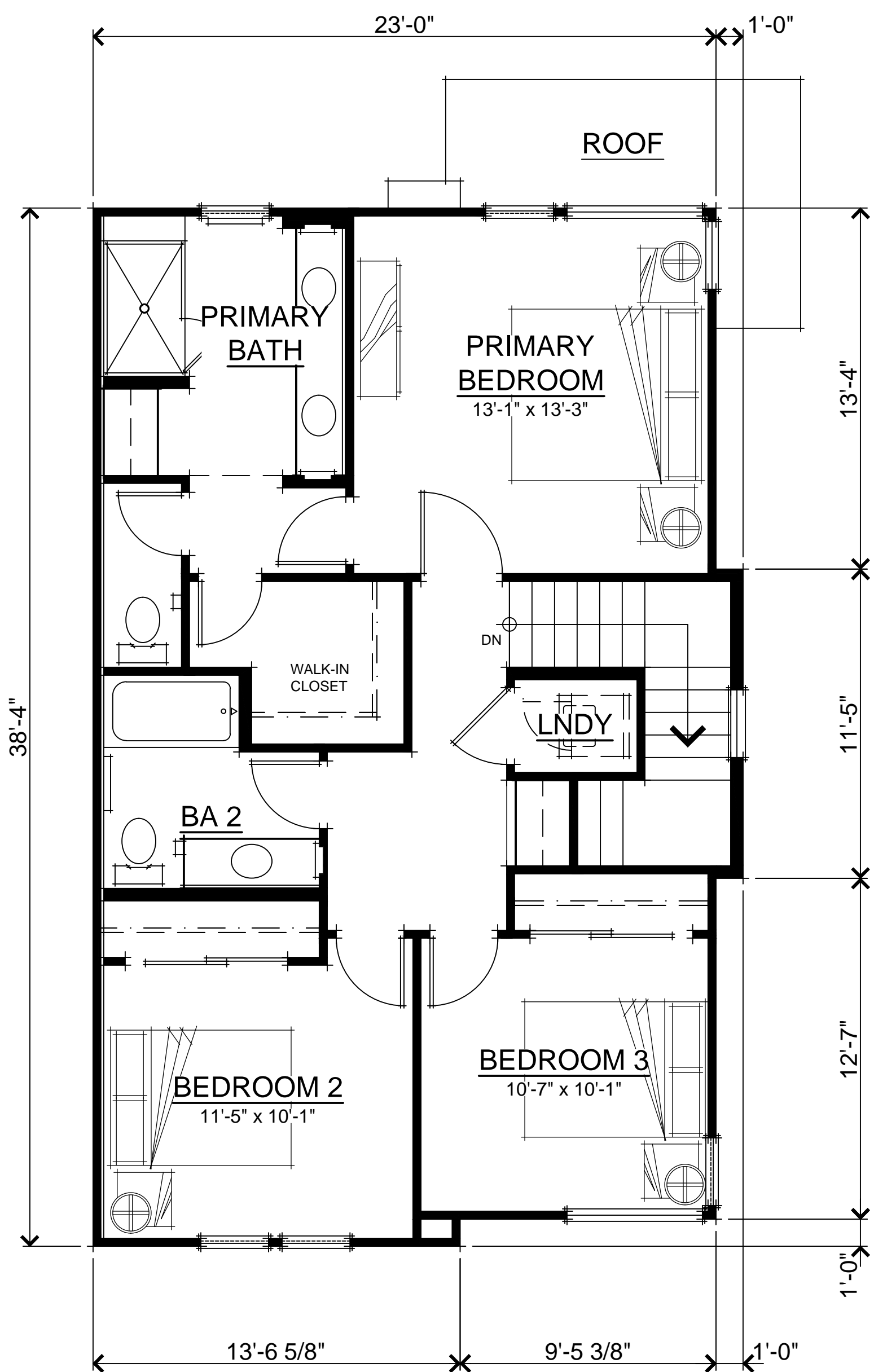




FIRST FLOOR PLAN

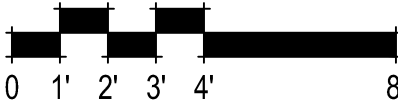


SECOND FLOOR PLAN



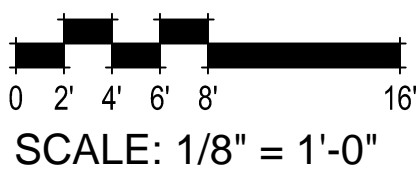
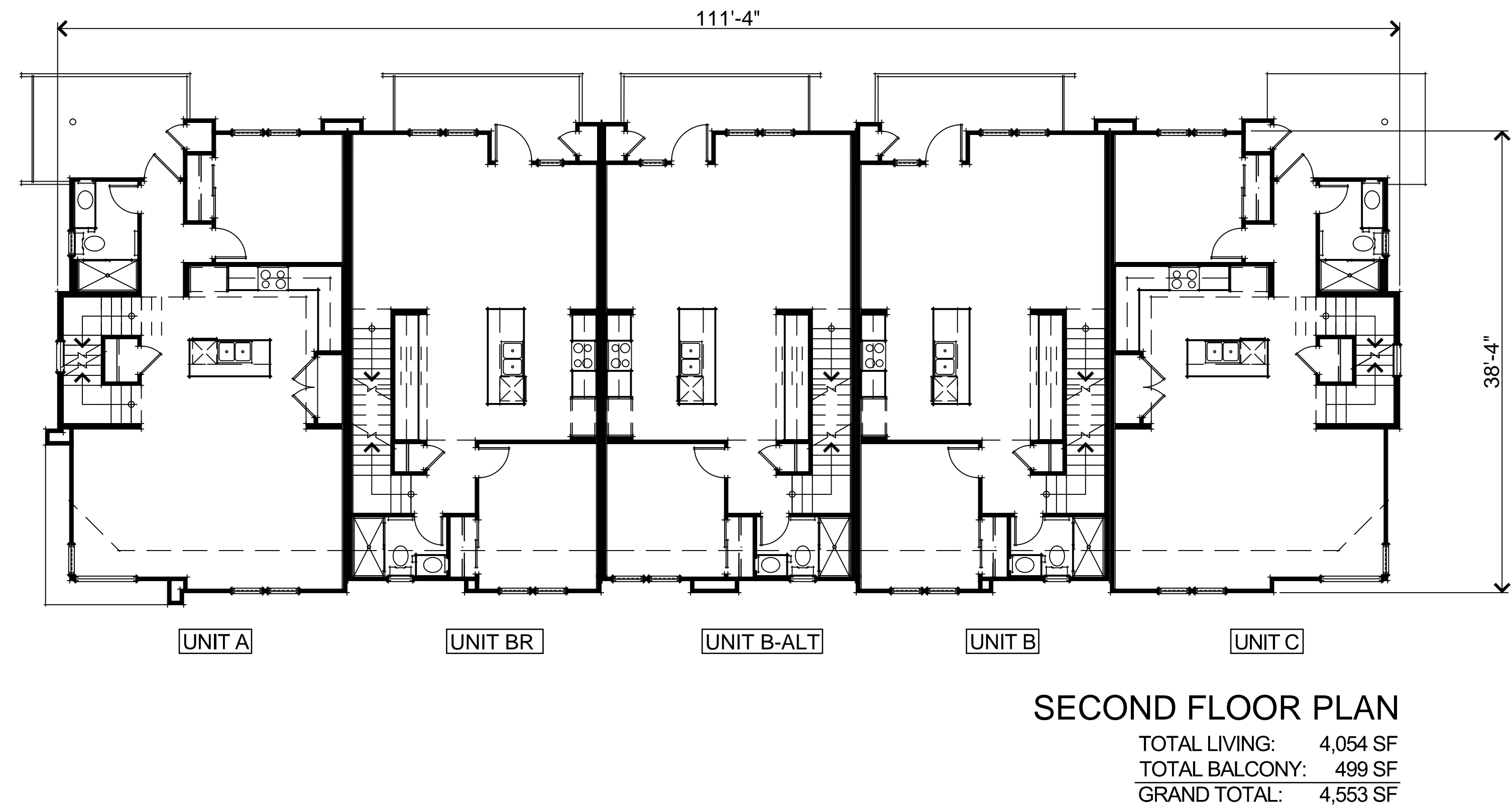
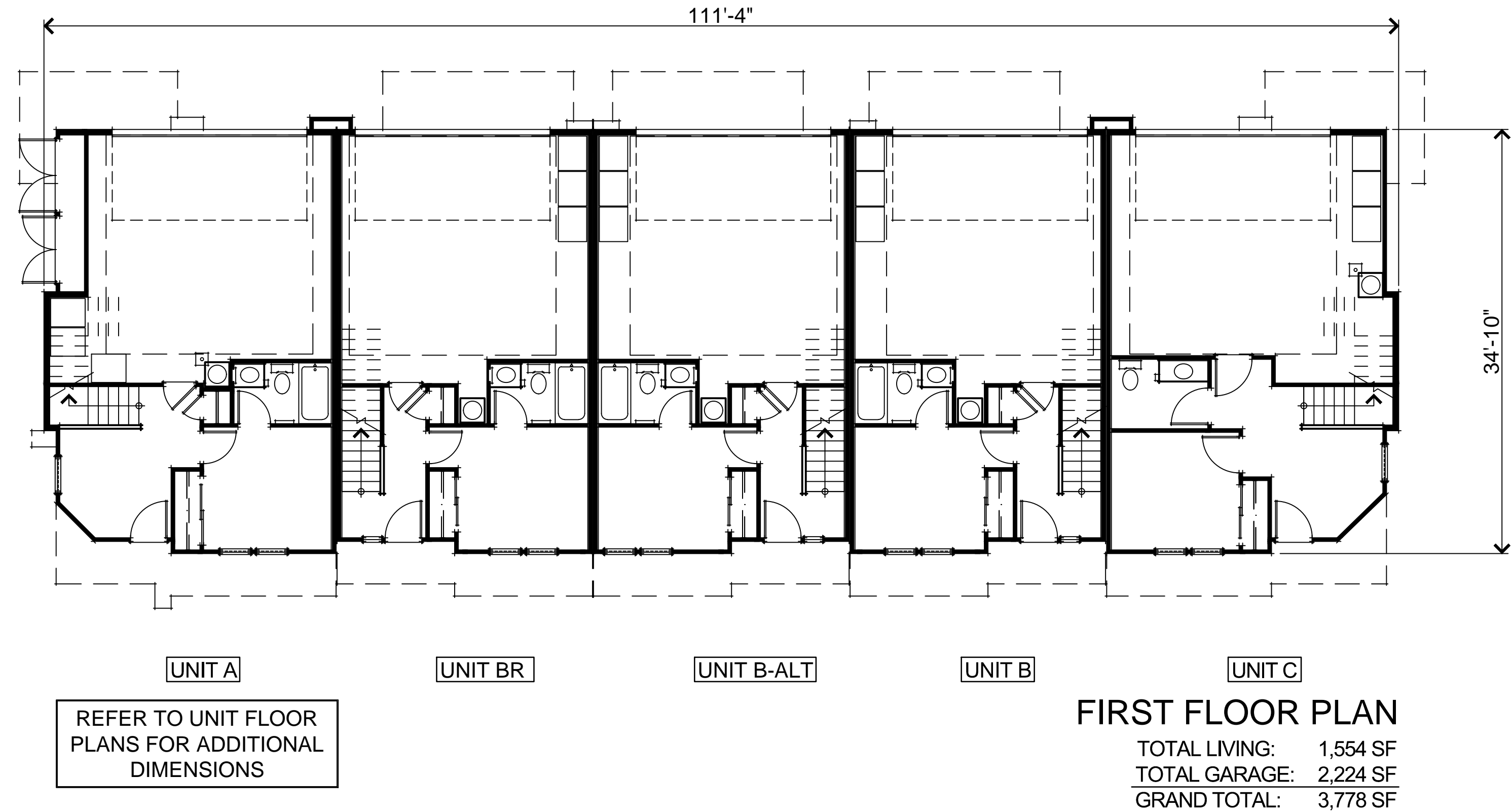
THIRD FLOOR PLAN

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

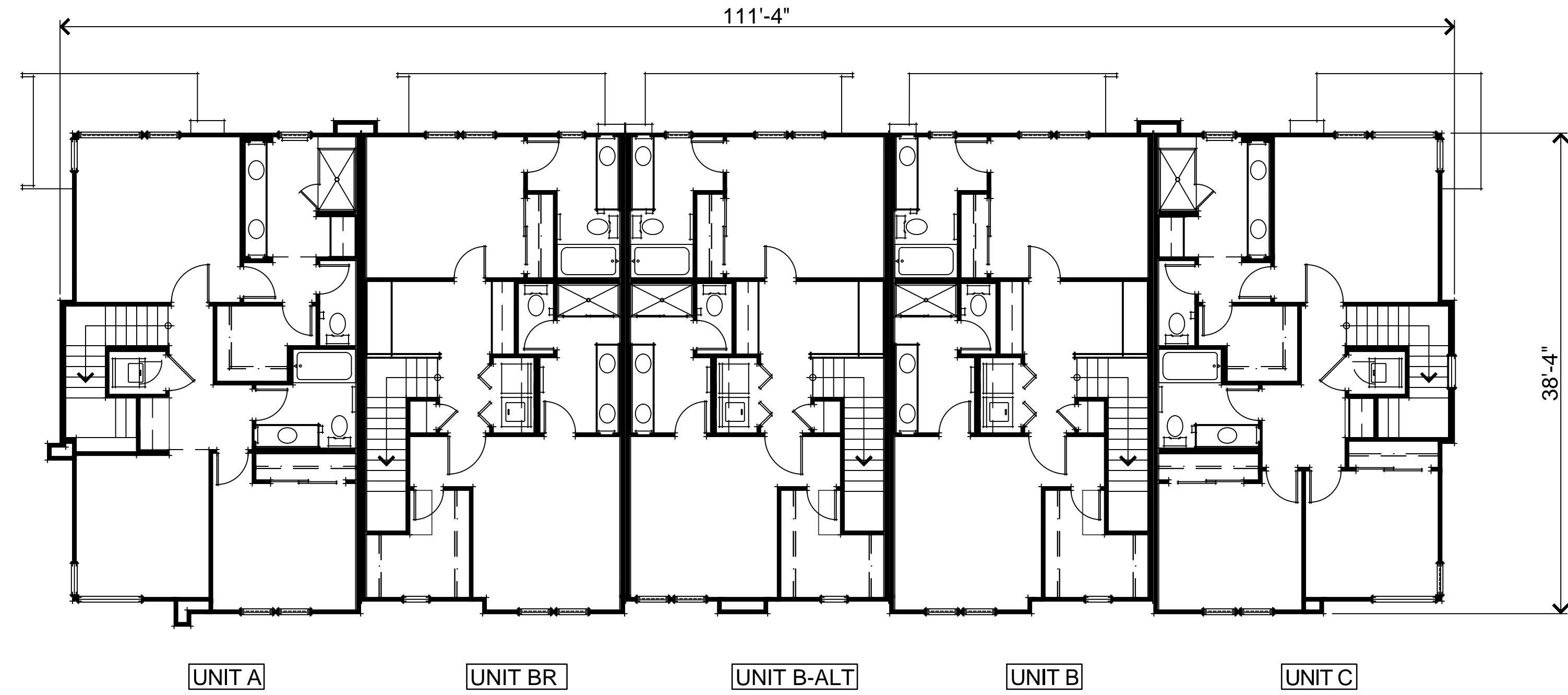


SCALE: 1/4" = 1'-0"

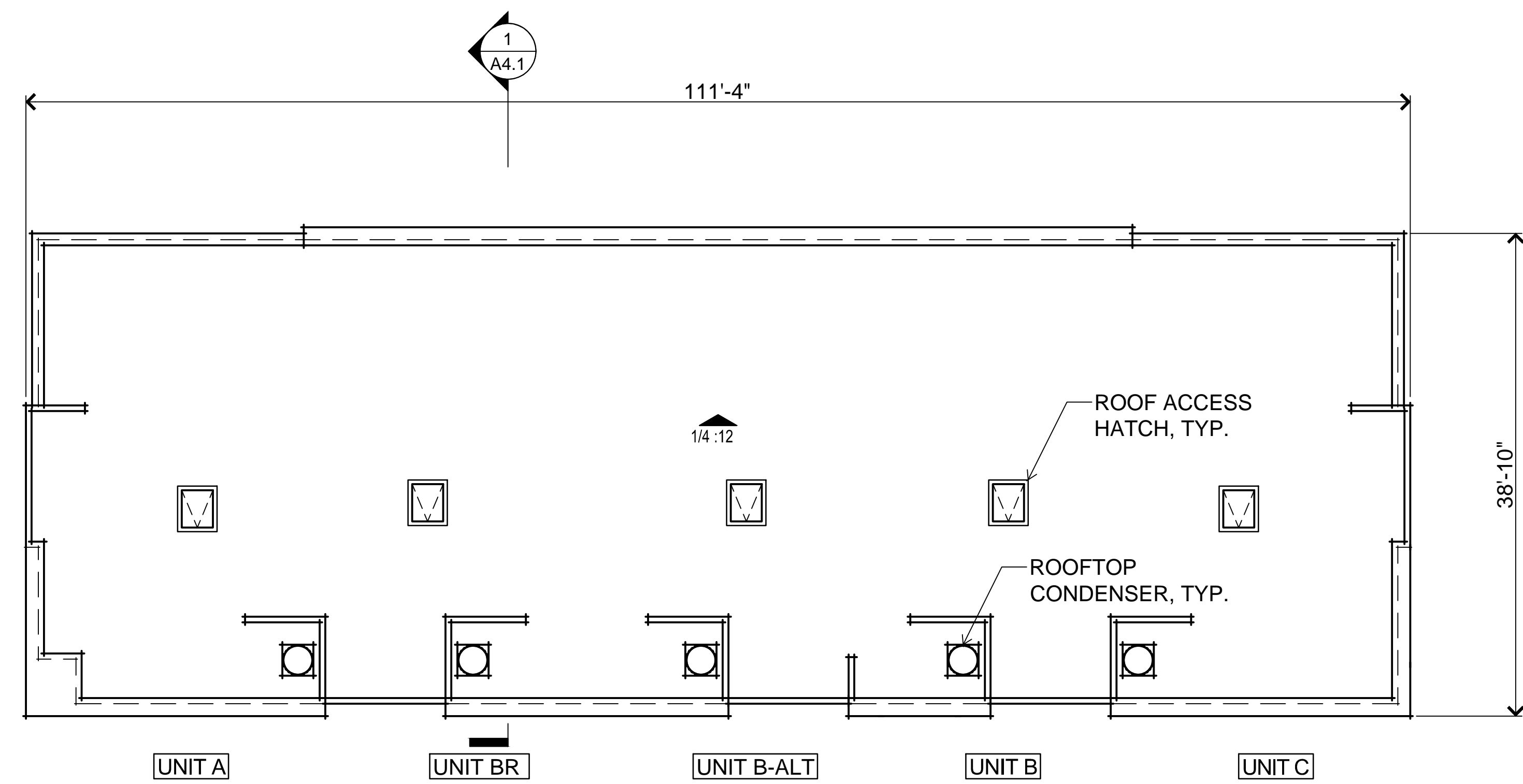
UNIT C FLOOR PLAN
A1.5



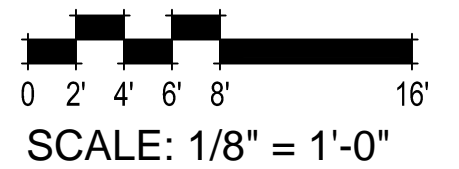
BUILDING FLOOR PLANS A2.1



THIRD FLOOR PLAN
TOTAL LIVING: 3,955 SF



ROOF PLAN



2.3 MULTIFAMILY RESIDENTIAL TRANSITION SPACE (50 POINTS)

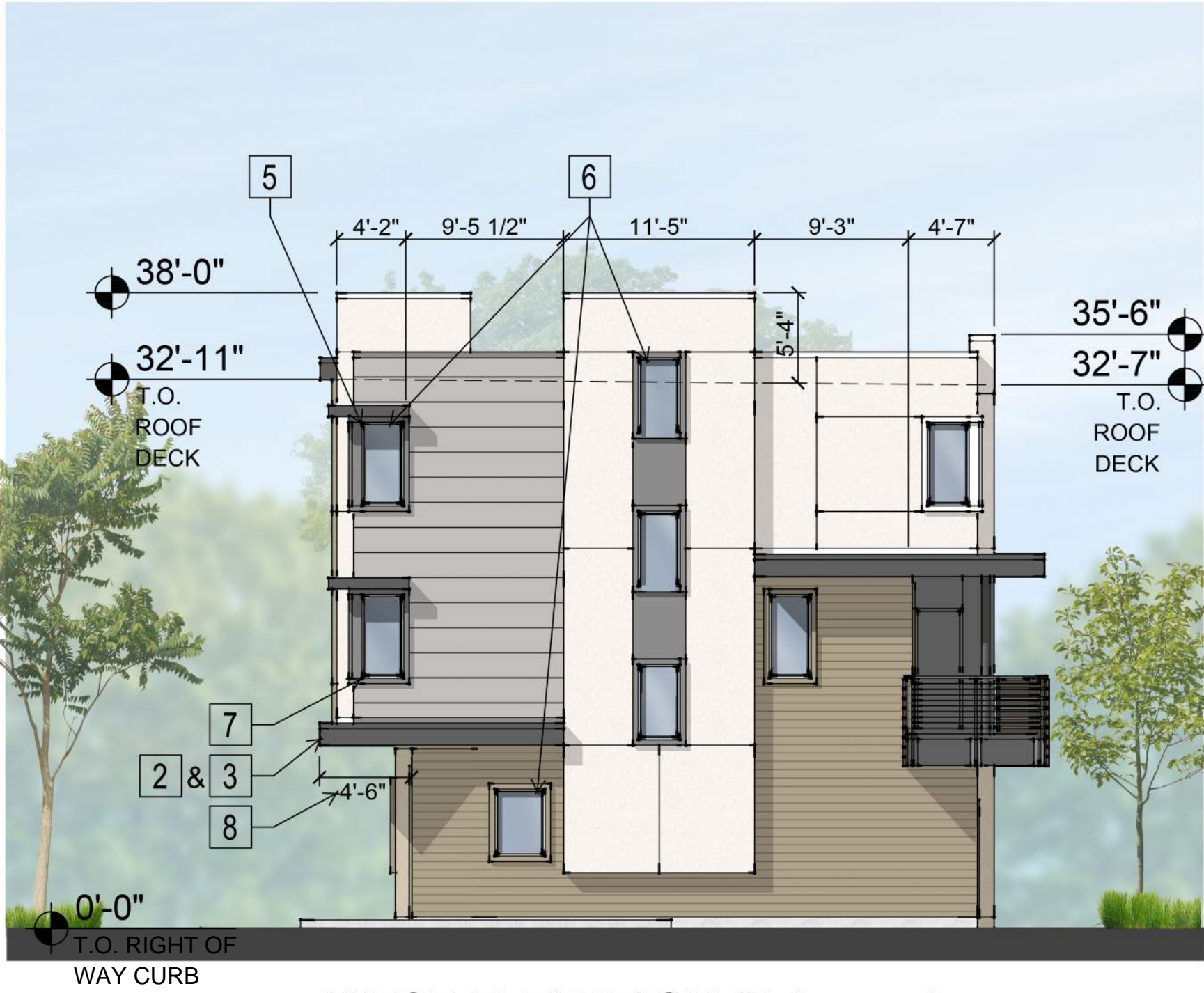
- 1 Entryways accented by a change in external building material or application of a non-structural facade accent. (20 points)
- 2 Awnings or canopies located over all entries and commercial storefronts. (10 points)
- 3 Integration of a continuous architectural shade feature spanning at least 50 percent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

4.2.1.2 VARIETY IN BUILDING ELEVATION (100 POINTS)

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



SOUTH ELEVATION (Rear Yard)



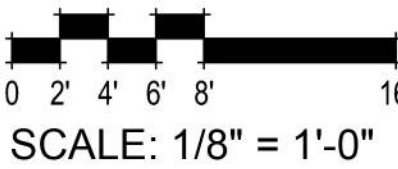
WEST ELEVATION (Driveway)
SEE SECTION ON SHEET A4.1 FOR HEIGHTS



EAST ELEVATION (Wolfe Road)



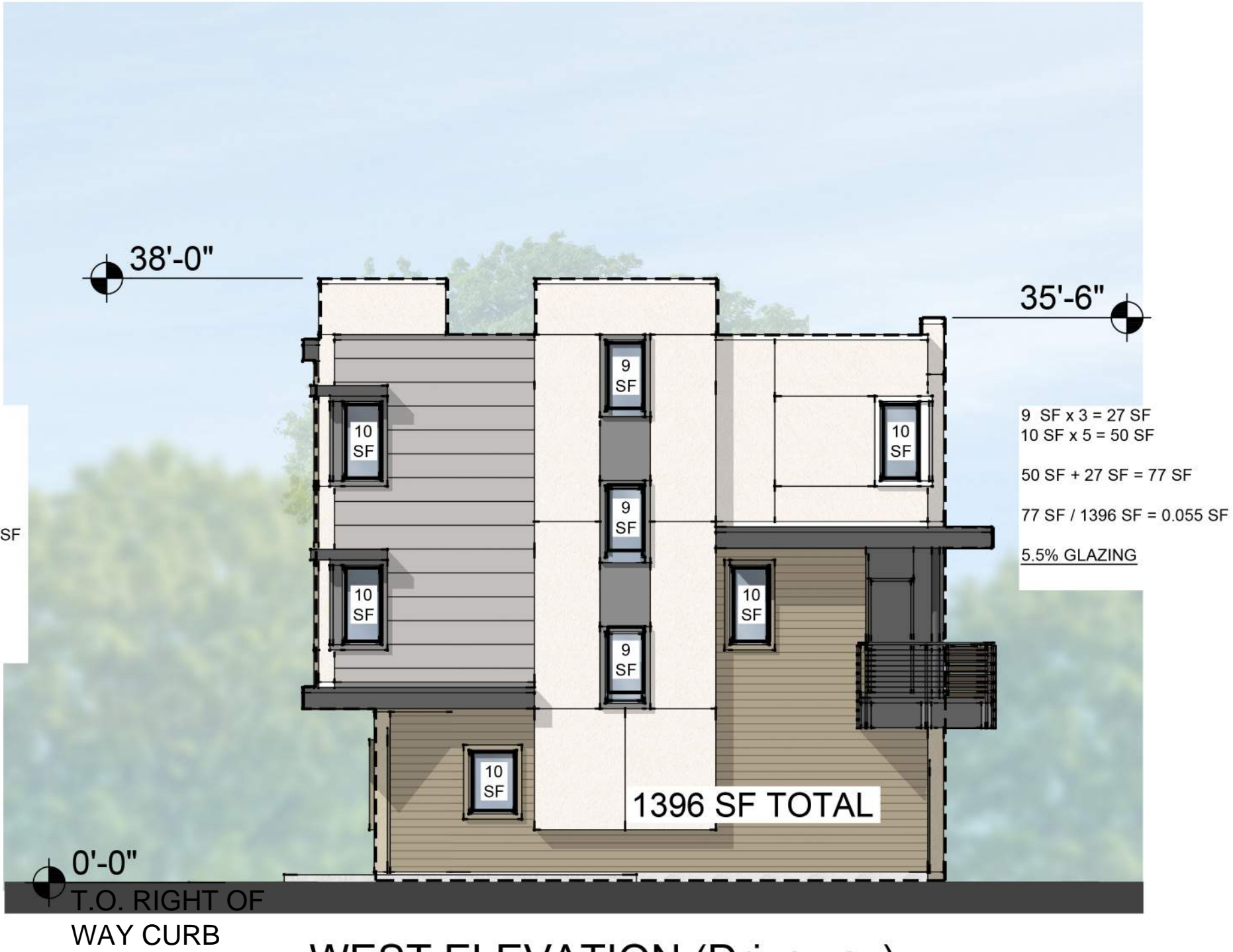
NORTH ELEVATION (Maria Lane)



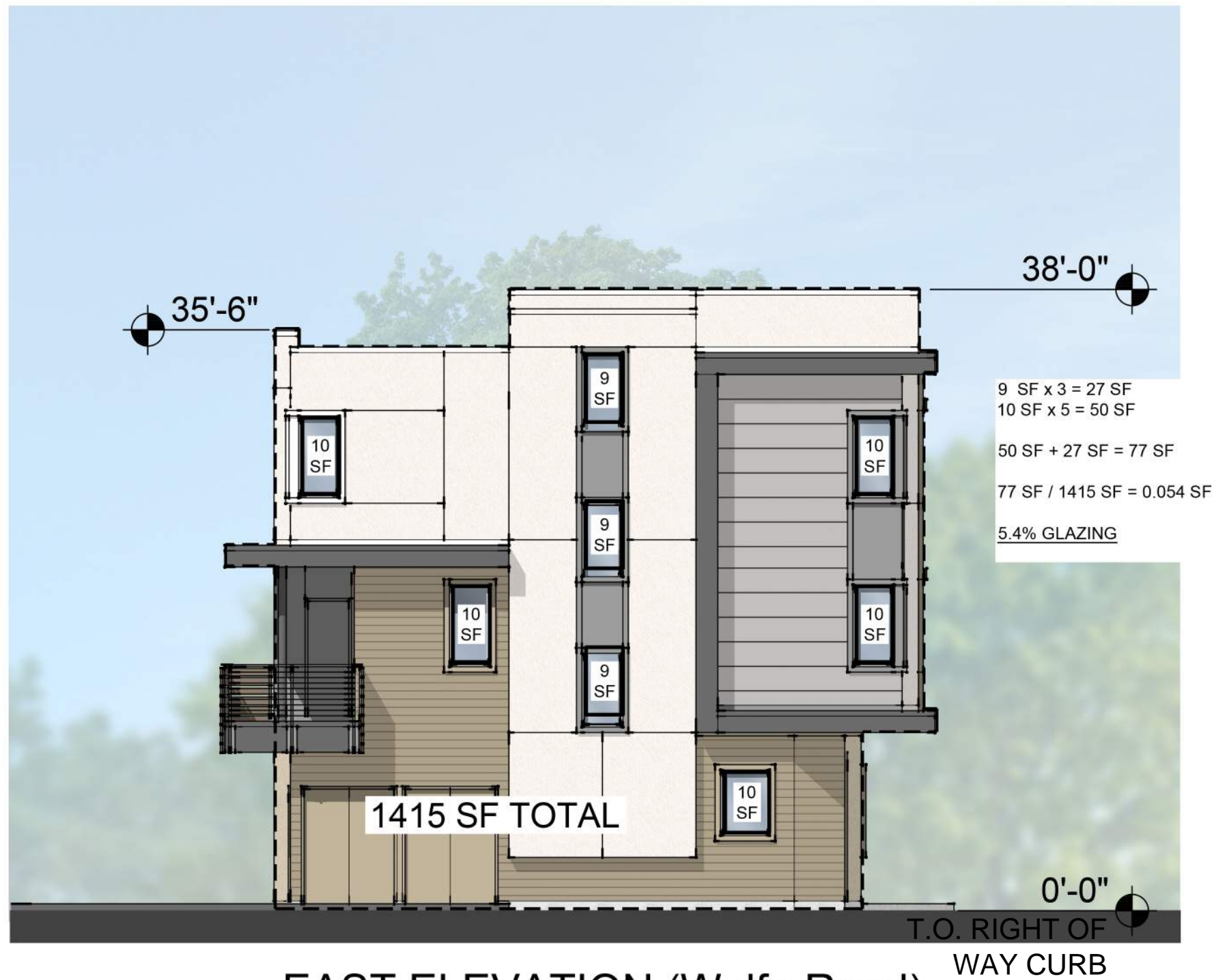
CONCEPTUAL EXTERIOR ELEVATIONS
A3.1



SOUTH ELEVATION (Rear Yard)



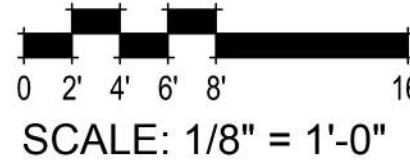
WEST ELEVATION (Driveway)



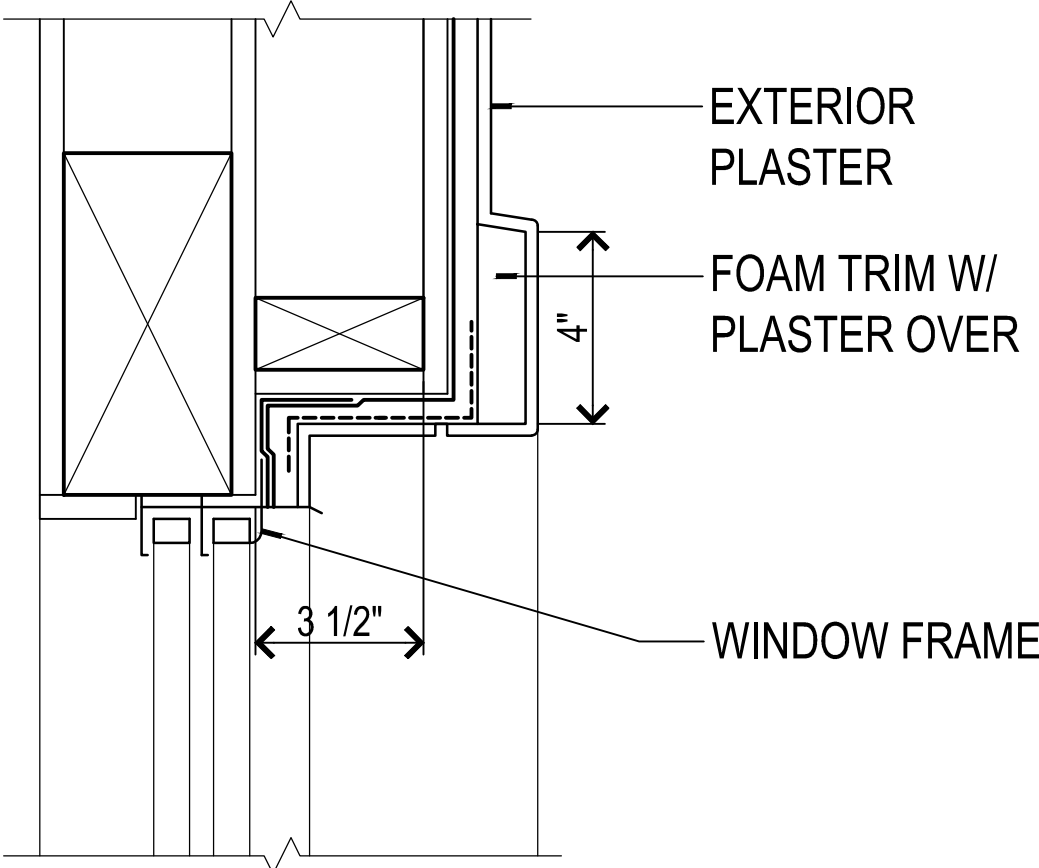
EAST ELEVATION (Wolfe Road)



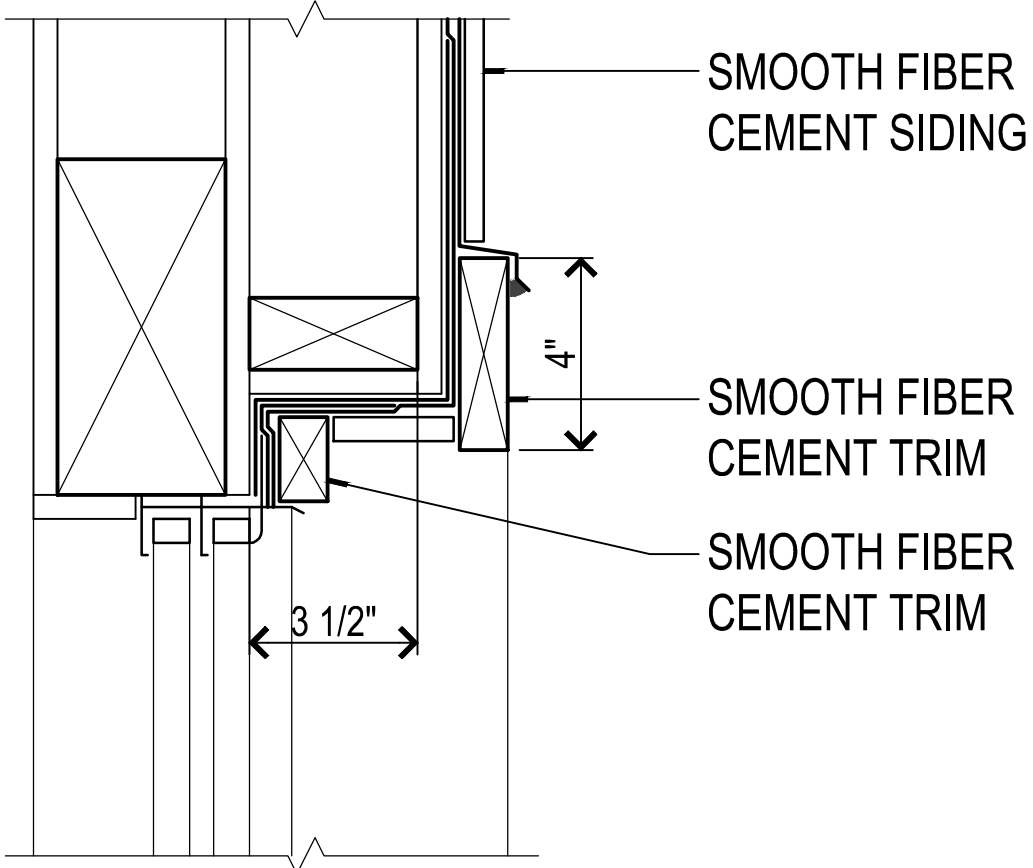
NORTH ELEVATION (Maria Lane)



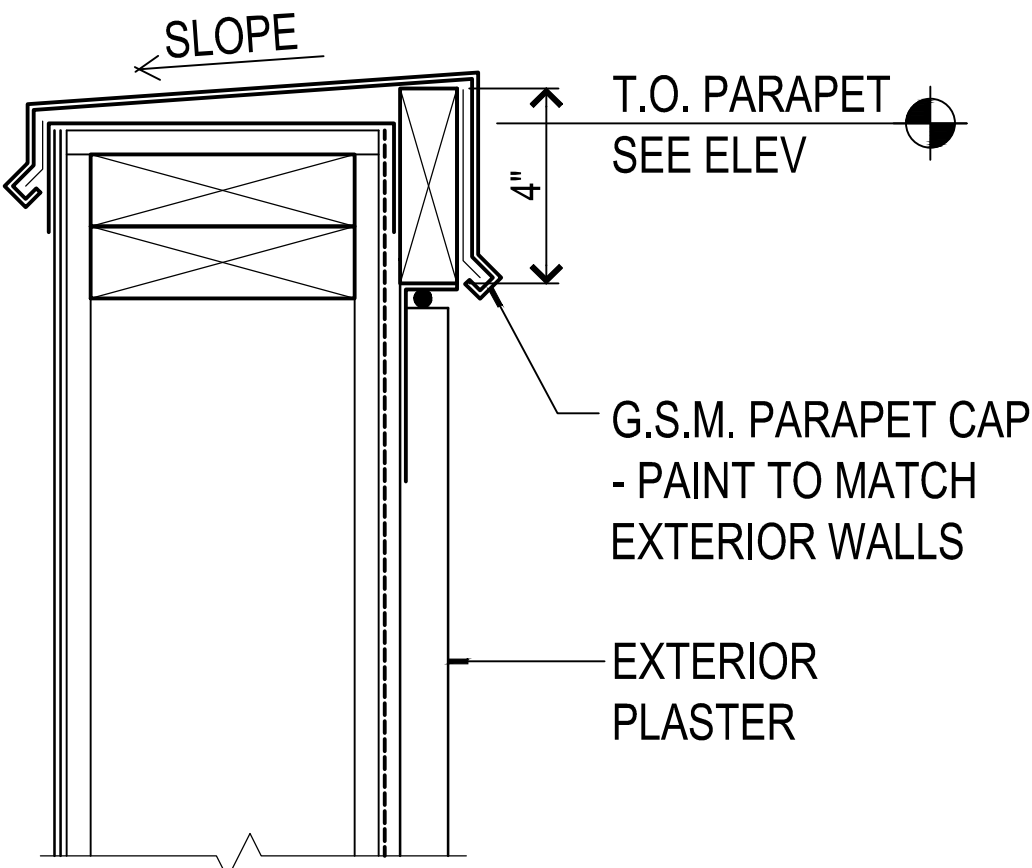
EXTERIOR GLAZING PERCENTAGE
A3.2



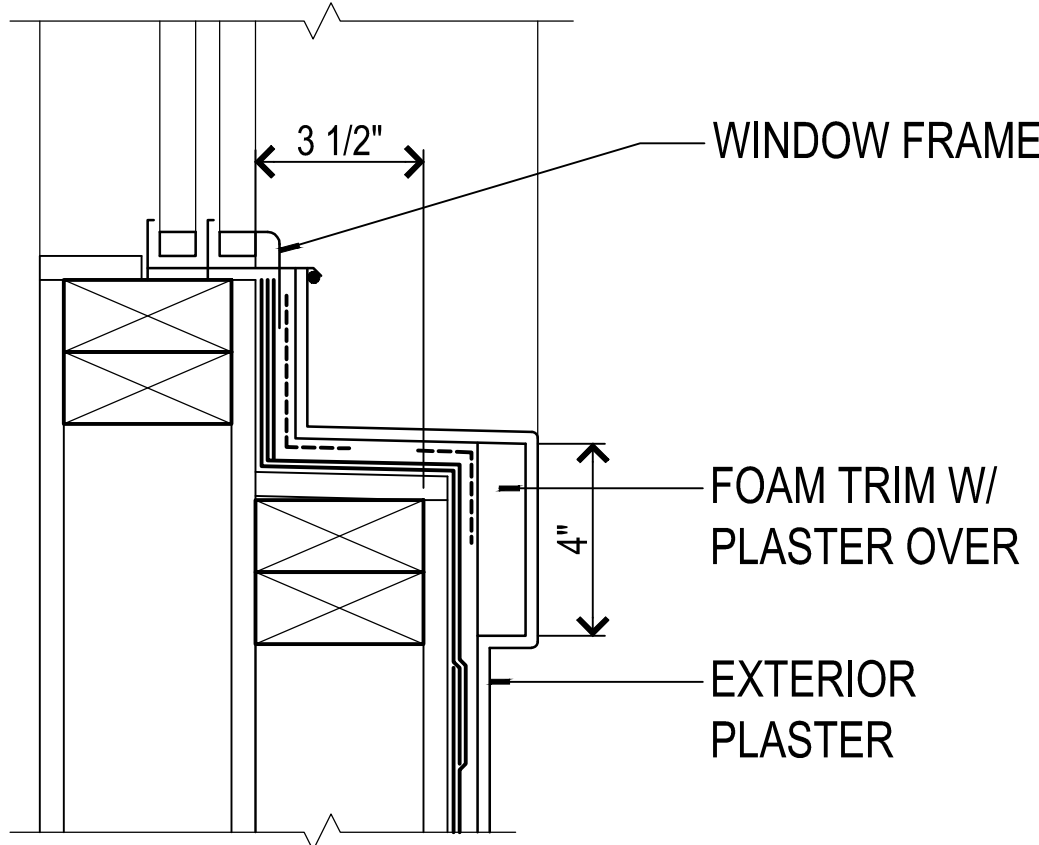
RECESSED WINDOW HEAD @ PLASTER



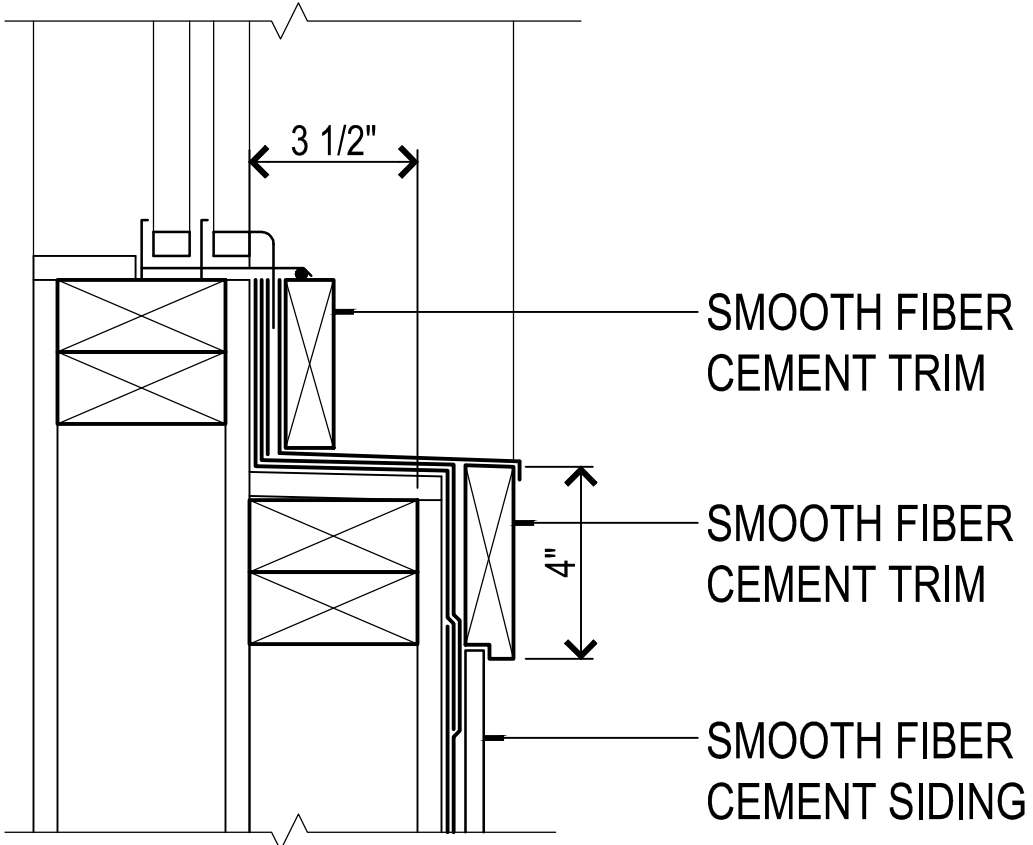
RECESSED WINDOW HEAD @ SIDING



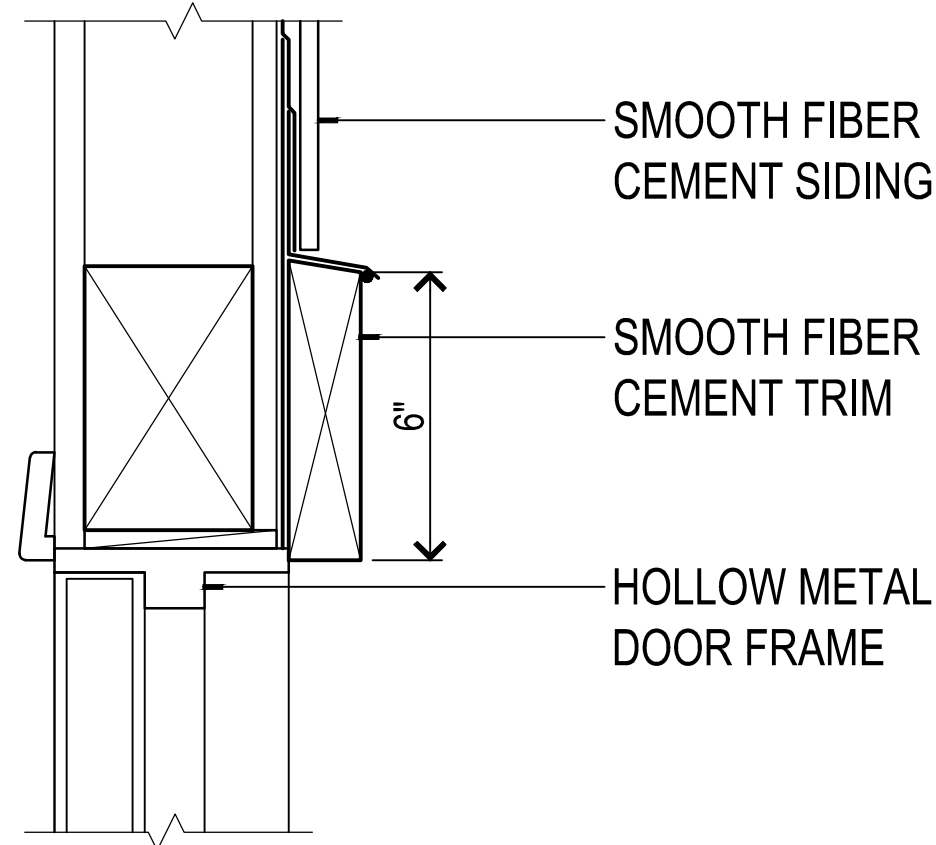
PARAPET WALL CAP @ PLASTER



RECESSED WINDOW SILL @ PLASTER

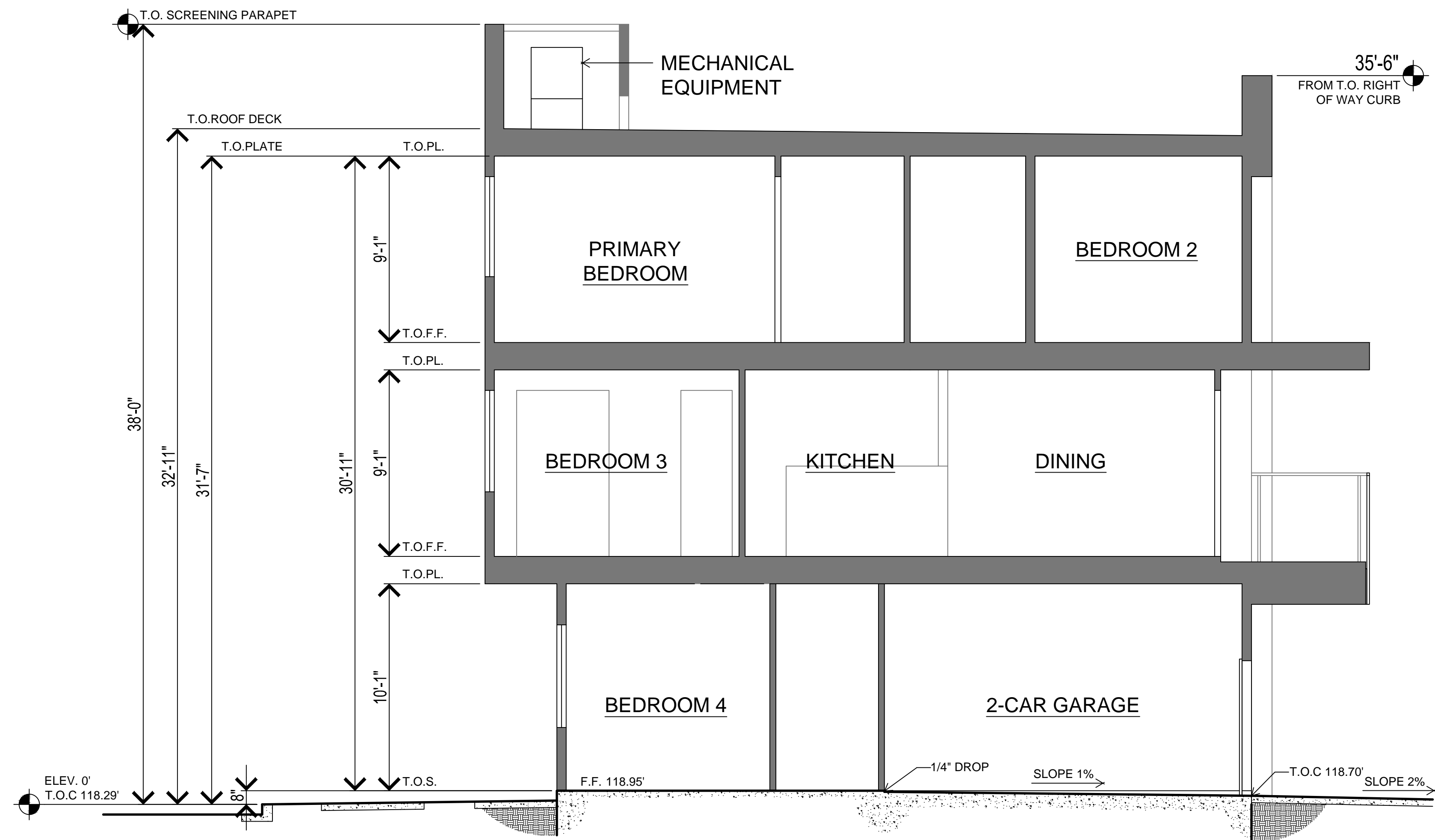


RECESSED WINDOW SILL @ SIDING

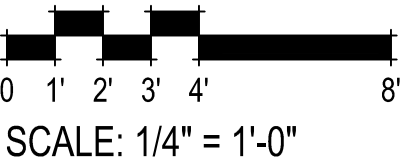


EXT. DOOR HEAD @ SIDING

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



TYPICAL BUILDING SECTION



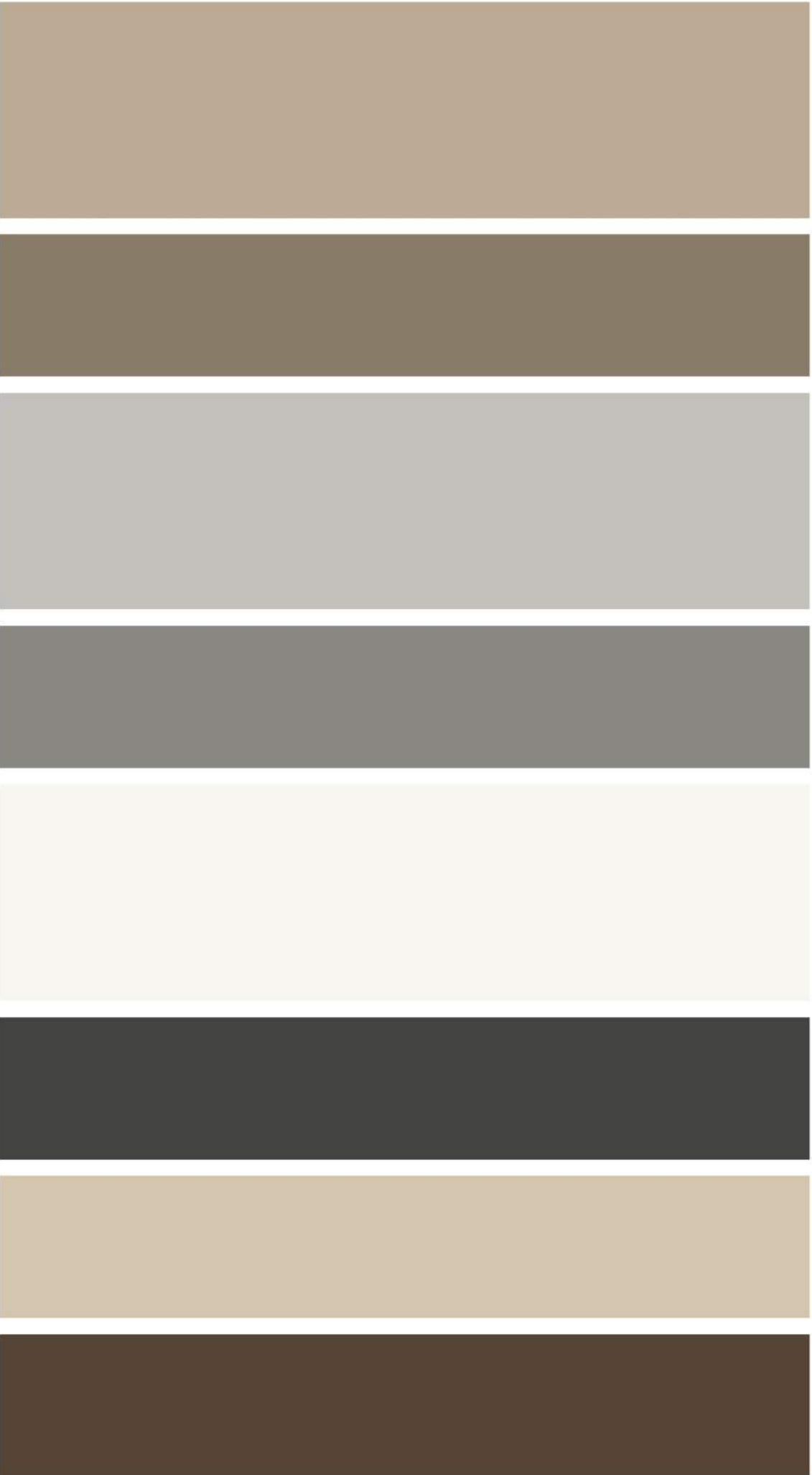
BUILDING SECTION
A4.1



NORTH ELEVATION (Maria Lane)

COLOR SCHEME

MATERIALS



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

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

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

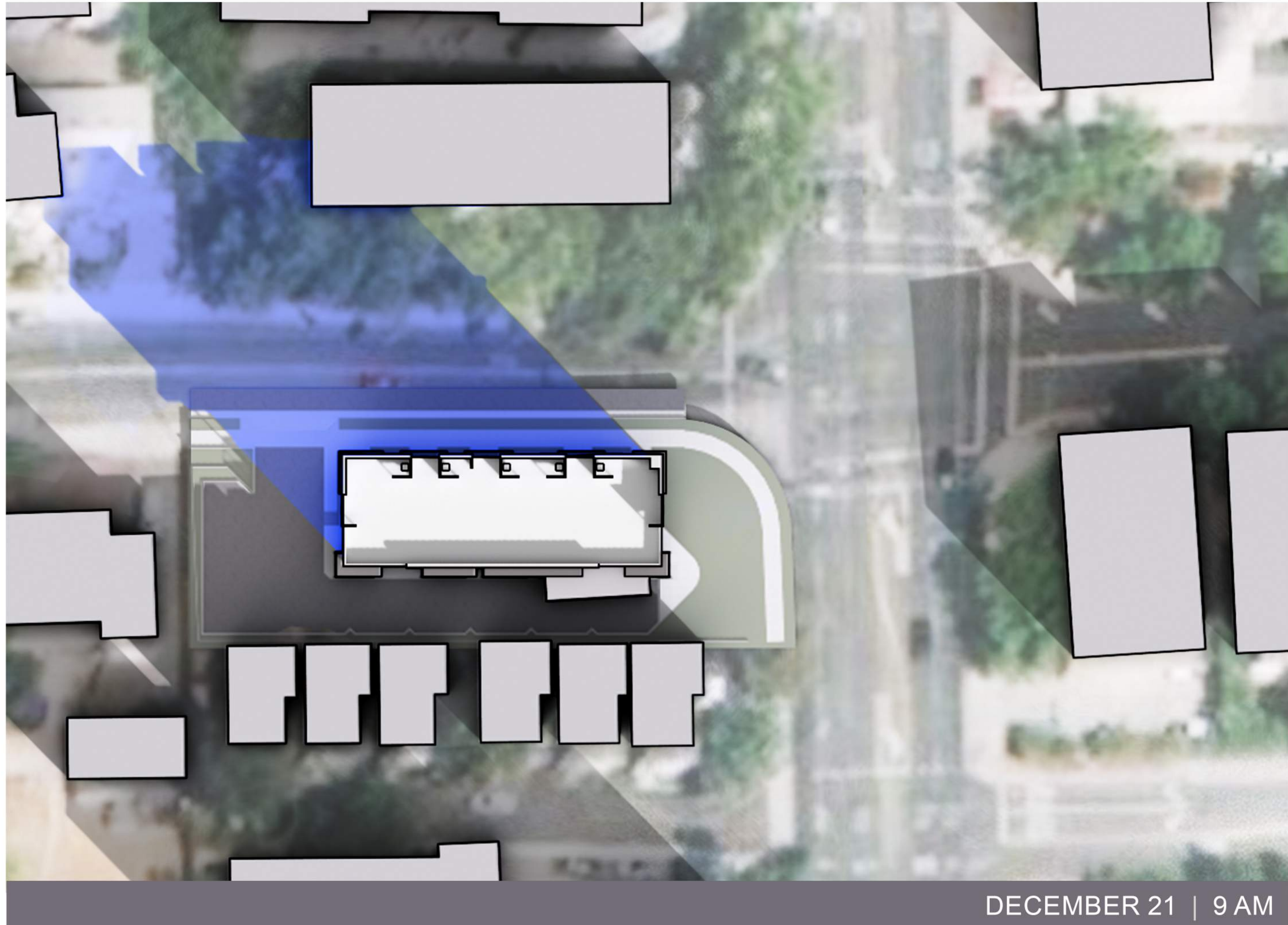
T2 TRIM 2
EXTERIOR PLASTER WITH LIGHT SAND FINISH
SW 0077 Classic French Gray 308 LRV:24

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

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

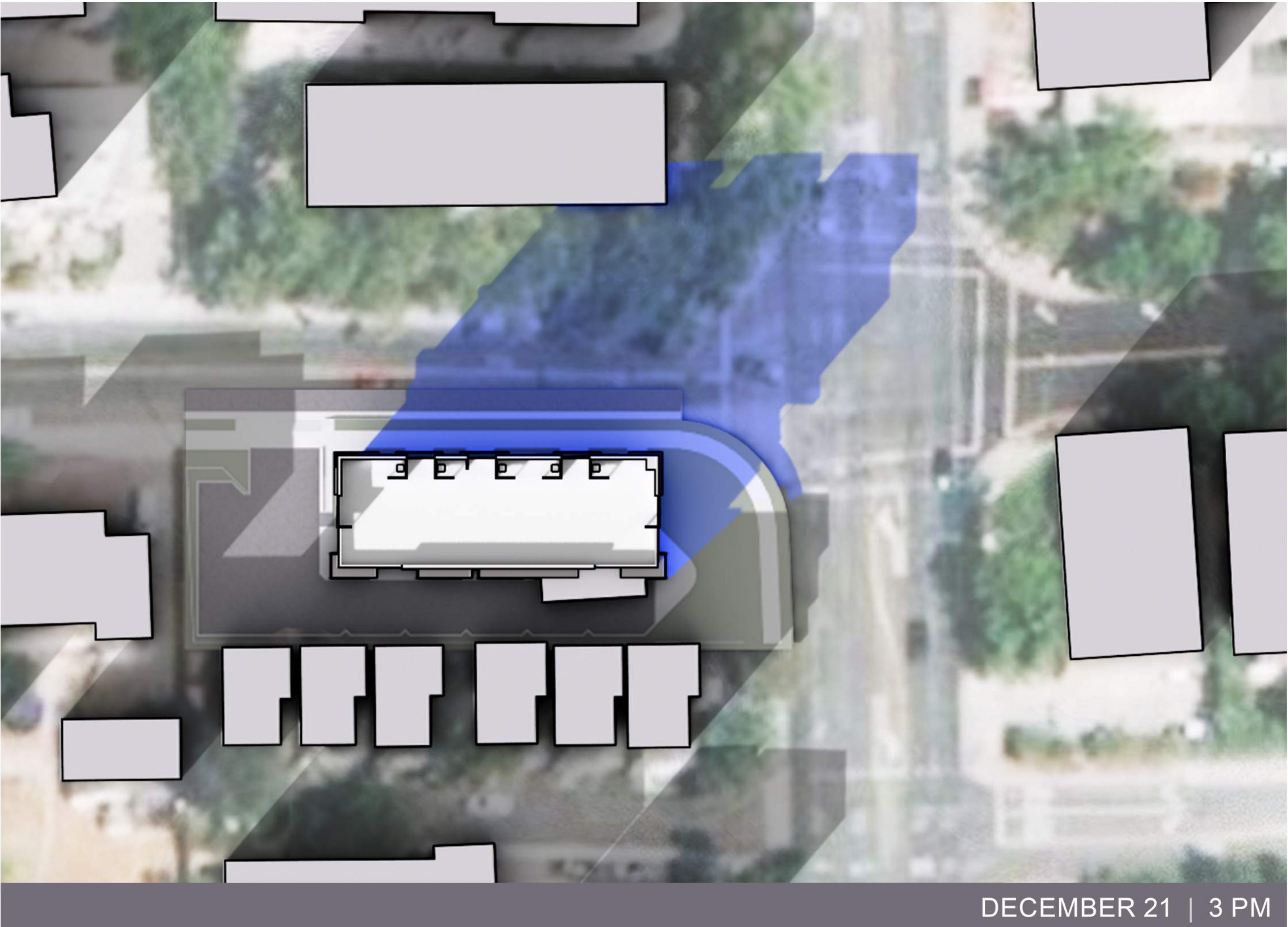
5 RAILING
PAINTED WOOD SLATS
WOOD RAILING IS TREX HORIZONTAL RAILING OR APPROVED EQUAL
SW 7529 Sand Beach 285-C1 LRV:57

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



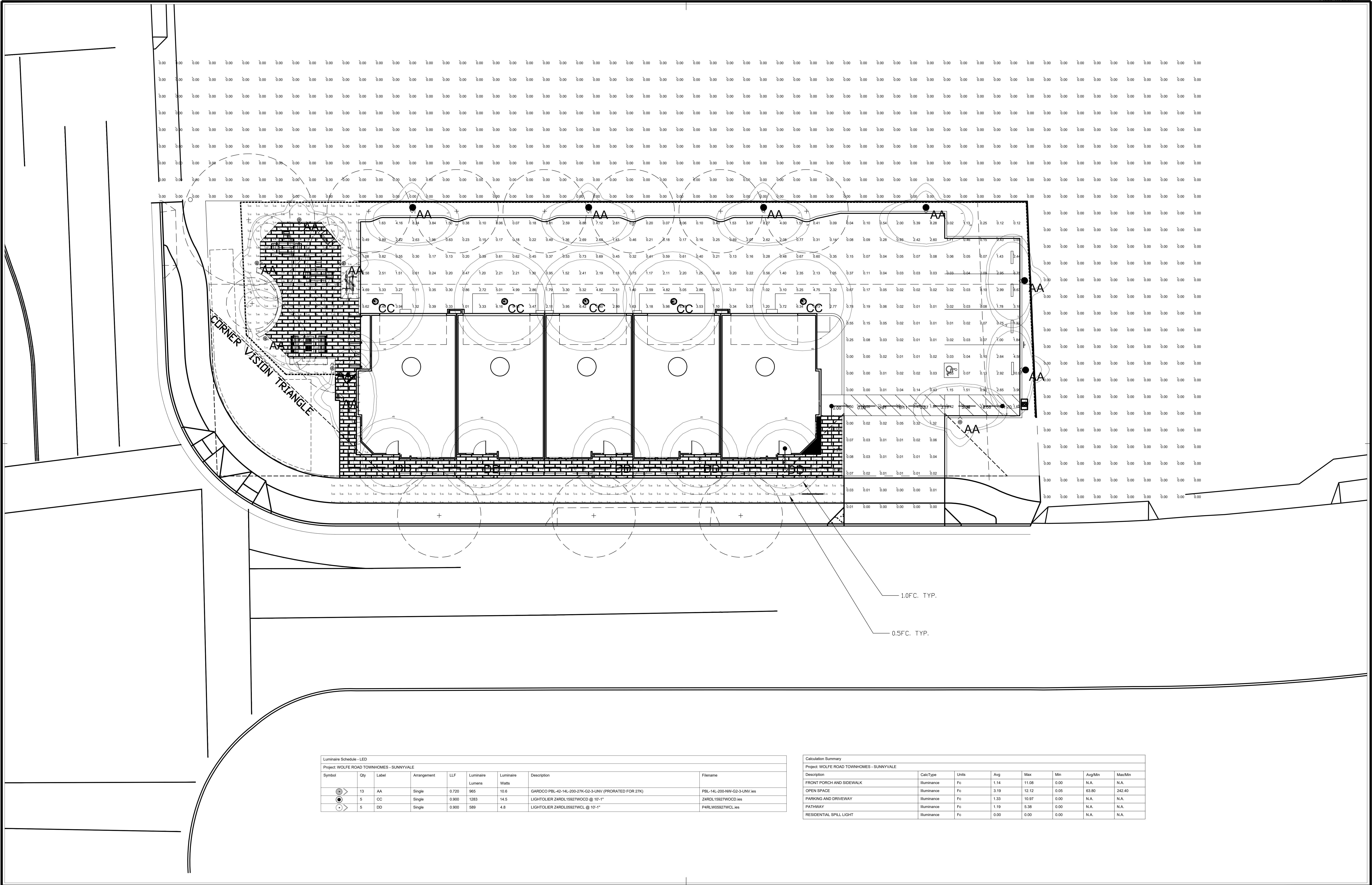
DECEMBER 21 | 9 AM




**ZERO PERCENT SHADE COVERAGE ON ANCILLARY BUILDINGS*



DECEMBER 21 | 3 PM

**ZERO PERCENT SHADE COVERAGE ON ANCILLARY BUILDINGS*



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

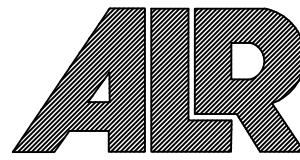
Calculation Summary							
Project: WOLFE ROAD TOWNHOMES - SUNNYVALE							
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FRONT PORCH AND SIDEWALK	Illuminance	Fc	1.14	11.08	0.00	N.A.	N.A.
OPEN SPACE	Illuminance	Fc	3.19	12.12	0.05	63.80	242.40
PARKING AND DRIVEWAY	Illuminance	Fc	1.33	10.97	0.00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

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

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

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

Associated Lighting Representatives, Inc.



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

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



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

PROJECT DESCRIPTION

WOLFE ROAD TOWNHOMES
CITY OF SUNNYVALE

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


SCALE
1" = 8'

SHEET
P1: PHOTOMETRIC PLAN

DATE
09.05.2025

REV
8

LIGHT AA



GARDCO

PureForm

PBL LED bollard



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

PRICED FOR \$2700K

↓

example PBL-42-14L-40W-G2-S-UV

Luminaire	Shaft Height	Number of LEDs	Drive Current	LED Color - generation	Distribution	Emergency	Voltage
		ML					Volts
PBL - PureForm bollard	14" Standard Street 30"	SL 1 LED (cut-off)	100 100mA	WP-G2 Warm White 3000K, B00R Generation-2	Type 3	Leads blank for no battery	100 120V
	16" Standard Street 36"	SL 1 LED (cut-off)	300 300mA	WP-G2 Warm White 3000K, B00R Generation-2	Type 3	ESP Emergency battery 12V	240 208V
	20" Standard Street 42"	SL 1 LED (cut-off)	350 350mA	WP-G2 Warm White 3000K, B00R Generation-2	Type 4		240 240V
			400 400mA	WP-G2 Warm White 3000K, B00R Generation-2	Type 4		277 277V
			800 800mA	CW-G2 Cool White 8000K, B00R Generation-2	Type 5		347 347V
			1000 1000mA				480 480V
							100V 100-277V (100-900V)

Options

Drawing controls	Motion Sensing	Photo-sensing	Electrical	Finish	Spay
DD - 0-10V External dimming (up to 100W) ¹	AMB - Integrated Infrared ¹	PCB - Photocell board ¹	F1 - Flare (SMD, 12V, 347V/42V)	F1 - Singe (SMD, 12V, 347V/42V)	Black
FAWS - Field Adjustable ¹			F2 - Double (SMD, 240, 480V/240)	F2 - Double (SMD, 240, 480V/240)	Black
LLC - Wireless control without PIR sensor ¹			F3 - Canadian Double Pail (208, 240, 480V/240)	F3 - Canadian Double Pail (208, 240, 480V/240)	White
BL - BL-Series Functionality with motion sensor ^{1,2}					Dark
					High
					Medium

Dynalizer: Automatic Profile Dimming ^{1,2}

Sensors	Surge Protection (DOA standard)	RAL Special Options
CSMD - Security 500 dimming, 7 hours	SP2 Increased DOA	RAL - Specified optical color or RAL
CSMD - Security 1000 dimming, 8 hours	GPI - Ground Fault Interrupt Outlet	RAL - Custom color (RAL 7001, 7002, 7003, 7004, 7005, 7006, 7007, 7008, 7009, 7010, 7011, 7012, 7013, 7014, 7015, 7016, 7017, 7018, 7019, 7020, 7021, 7022, 7023, 7024, 7025, 7026, 7027, 7028, 7029, 7030, 7031, 7032, 7033, 7034, 7035, 7036, 7037, 7038, 7039, 7040, 7041, 7042, 7043, 7044, 7045, 7046, 7047, 7048, 7049, 7050, 7051, 7052, 7053, 7054, 7055, 7056, 7057, 7058, 7059, 7060, 7061, 7062, 7063, 7064, 7065, 7066, 7067, 7068, 7069, 7070, 7071, 7072, 7073, 7074, 7075, 7076, 7077, 7078, 7079, 7080, 7081, 7082, 7083, 7084, 7085, 7086, 7087, 7088, 7089, 7090, 7091, 7092, 7093, 7094, 7095, 7096, 7097, 7098, 7099, 7100, 7101, 7102, 7103, 7104, 7105, 7106, 7107, 7108, 7109, 7110, 7111, 7112, 7113, 7114, 7115, 7116, 7117, 7118, 7119, 7120, 7121, 7122, 7123, 7124, 7125, 7126, 7127, 7128, 7129, 7130, 7131, 7132, 7133, 7134, 7135, 7136, 7137, 7138, 7139, 7140, 7141, 7142, 7143, 7144, 7145, 7146, 7147, 7148, 7149, 7150, 7151, 7152, 7153, 7154, 7155, 7156, 7157, 7158, 7159, 7160, 7161, 7162, 7163, 7164, 7165, 7166, 7167, 7168, 7169, 7170, 7171, 7172, 7173, 7174, 7175, 7176, 7177, 7178, 7179, 7180, 7181, 7182, 7183, 7184, 7185, 7186, 7187, 7188, 7189, 7190, 7191, 7192, 7193, 7194, 7195, 7196, 7197, 7198, 7199, 7200, 7201, 7202, 7203, 7204, 7205, 7206, 7207, 7208, 7209, 7210, 7211, 7212, 7213, 7214, 7215, 7216, 7217, 7218, 7219, 7220, 7221, 7222, 7223, 7224, 7225, 7226, 7227, 7228, 7229, 7230, 7231, 7232, 7233, 7234, 7235, 7236, 7237, 7238, 7239, 7240, 7241, 7242, 7243, 7244, 7245, 7246, 7247, 7248, 7249, 7250, 7251, 7252, 7253, 7254, 7255, 7256, 7257, 7258, 7259, 7260, 7261, 7262, 7263, 7264, 7265, 7266, 7267, 7268, 7269, 7270, 7271, 7272, 7273, 7274, 7275, 7276, 7277, 7278, 7279, 7280, 7281, 7282, 7283, 7284, 7285, 7286, 7287, 72

PBL PureForm LED bollard

LED Wattage and Lumen Values											
Ordering Code	LED Qty	LED Current (mA)	Color Temp. (K)	Average Temp. (K)	Type 3			Type 5			
					Lumen Output	Normal	Energy	Efficiency (lm/W)	Lumen Output	Normal	Energy
PSL-400-400-WB-02-2+u	100	8000	5.9	5.51	10-0-0-0	425	502	81-0-0-0	100		
PSL-400-200-WB-02-2+u	100	8000	10.3	10.72	0-0-0-0	138	168	81-0-0-0	100		
PSL-400-100-WB-02-2+u	100	8000	21.1	18.72	0-0-0-0	18	148	81-0-0-0	14		
PSL-400-400-WB-02-2+u	400	32000	5.9	5.51	10-0-0-0	174	213	81-0-0-0	100		
PSL-400-200-WB-02-2+u	400	32000	28.8	28.88	0-0-0-0	132	216	82-0-0-0	158		
PSL-400-100-WB-02-2+u	400	32000	58.1	58.63	0-0-0-0	128	258	82-0-0-0	108		
PSL-400-400-WB-02-2+u	5000	300000	5.91	4.071	0-0-0-0	128	426	83-0-0-0	96		
6000K											
PSL-400-400-WB-02-2+u	100	4000	4.9	5.88	10-0-0-0	69	82	81-0-0-0	100		
PSL-400-200-WB-02-2+u	100	4000	9.8	11.76	0-0-0-0	23	28	81-0-0-0	100		
PSL-400-100-WB-02-2+u	100	4000	19.7	19.27	0-0-0-0	18	202	82-0-0-0	91		
PSL-400-400-WB-02-2+u	400	4000	22.0	24.3	0-0-0-0	70	264	82-0-0-0	118		
PSL-400-200-WB-02-2+u	400	4000	28.8	30.83	0-0-0-0	107	316	82-0-0-0	122		
PSL-400-100-WB-02-2+u	400	4000	58.1	60.83	0-0-0-0	102	316	82-0-0-0	102		
PSL-400-400-WB-02-2+u	5000	40000	5.91	4.736	0-0-0-0	95	413	83-0-0-0	102		

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables. LED and driver tolerances and test measurement uncertainty are included in the values shown.

NOTE: Some colors may be scaled based on tests of initial, (not identical) luminaires. Contact factory for configurations not shown.

LED Wattage and Lumen Values (Emergency Mode)											
Ordering Code	LED Qty	LED Current (mA)	Color Temp. (K)	Avg. System Temp. (K)	Type 3			Lumen Outputs			
					Normal	Emergency	Normal	Emergency	Normal	Emergency	
PSL-400-400-WB-02-2+ESP	100	4000	20.0	23.1	10.4	20.07	1071	1739	3124	3244	
PSL-400-200-WB-02-2+ESP	100	4000	40.0	50.3	20.8	40.14	2151	3471	2789	3244	
PSL-400-100-WB-02-2+ESP	100	4000	80.0	100.6	41.6	80.28	4302	6942	2789	3244	
PSL-400-400-WB-02-2+u	400	4000	22.0	24.3	41.6	3853	121	4213	1324	1324	

For emergency ESP option, push button was based on initial luminaires.

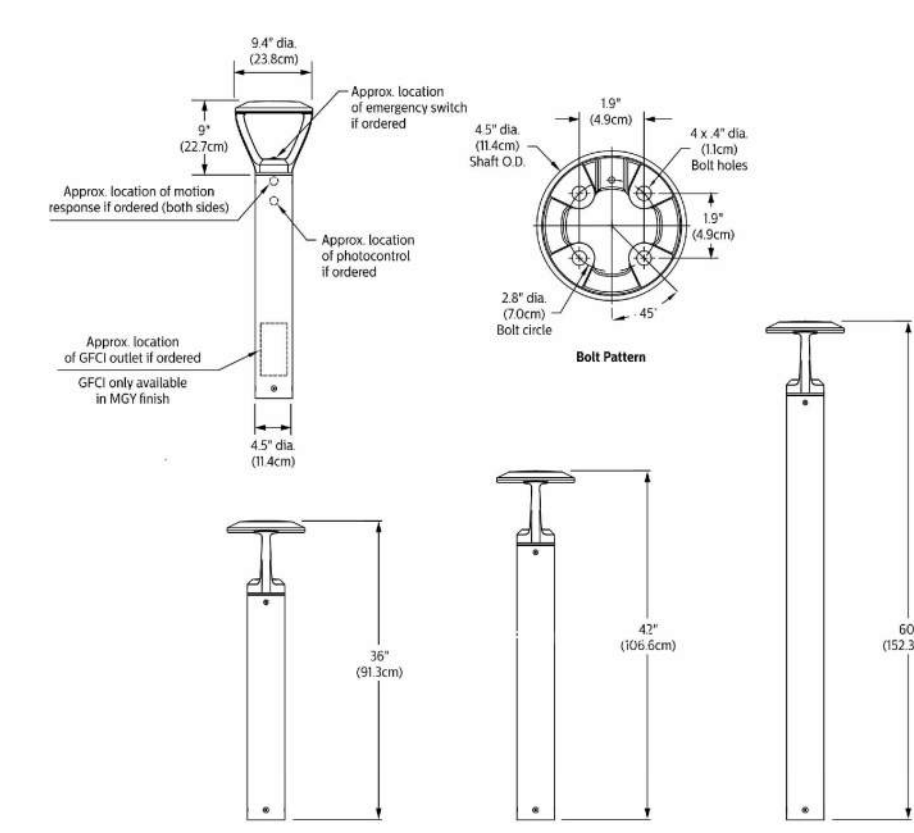
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance deprecates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance
25°C	up to 1050mA	>100,000 hours	>60,000 hours	>95%

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Dimensions



Specifications

Man holds together and yokes made of copper cast aluminum alloy for a high resistance to corrosion. Luminaire features a cylindrical reflector with a 10° beam angle. The reflector is mounted on a base of assembly. It attaches to base assembly with four (4) tie head fasteners. The tie head fasteners are made of copper cast aluminum alloy. This allows for the sleek profile, giving the freedom to design a luminaire that is aesthetically pleasing. Luminaire housing made of polycarbonate. Luminaire housing tested to IP66, tested in accordance to EN 60598-2-13.

Light engine

Light engine comprises of a 14-LED module based on aluminum heat sink fully sealed with optically pure RO4000 compound. The light engine is rated up to 9000K or 2700K. The light engine is rated up to 9000K or 2700K. The light engine is rated up to 9000K or 2700K. The light engine is rated up to 9000K or 2700K.

System

System is designed for 100 lumens/m² with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide additional energy savings.

Optical system

Optical system is designed to provide uniform light distribution. The system is designed to provide uniform light distribution. The system is designed to provide uniform light distribution. The system is designed to provide uniform light distribution.

Base assembly

Base assembly consists of a cast aluminum platform. Assembly is secured to the mounting surface with four (4) tie head fasteners. The base assembly is secured to the mounting surface with four (4) tie head fasteners. The base assembly is secured to the mounting surface with four (4) tie head fasteners. The base assembly is secured to the mounting surface with four (4) tie head fasteners.

PBL PureForm LED bollard

Specifications (continued)

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through base of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

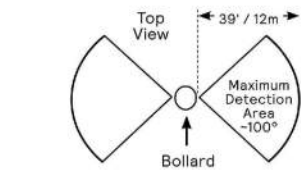
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or

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

Note: Typical value accuracy +/- 5%

Note: Typical value accuracy +/- 5%

Infrared Motion Response Integral (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 20% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion. When motion is not detected for a 5-minute period, luminaires automatically dim to 20% power and light, gradually over a 2 minute period. Once Motion is detected, luminaires immediately ramp to full power and light output until motion is not detected for a 5-minute period.



Electric

347V or 480V input require and include a step-down transformer (placed within the bollard shaft) to provide proper input voltage to the LED power supply. Open/short circuit protection. Optional 0-10V dimming to 10% power. [Bollard.com/led](#)

Surge protection: Each luminaire is provided as standard with surge protection tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA www.iforms.com Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSCL (Municipal Solid-State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA. Optional 20kV is available for additional protection.

Ground Fault Interrupt Outlet (GFCI): Optional Class A Rated White 15-Amp GFCI (Ground Fault Circuit Interrupter) Duplex Outlet provides electrical shock protection and prevents the risk of electrical fire caused by ground fault current. GFCI only available in MGY finish.

Listings
UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. Most PureForm PBL configurations are DesignLights Consortium® qualified. Consult DLC Qualified Products list for more details. CCTs 3000K and warmer are Dark Sky Approved.

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGI) textured polyester powdercoat finish. The surface treatment achieves a minimum of 1000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MG). Consult factory for specs on optional or custom colors.

PureForm luminaires feature a 5-year limited warranty. See signify.com/warranties for complete details and exclusions.

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a Signify business

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PHL_Perform format: 04/24 page 4 of 4 www.genlyteholding.com

[illegible][illegible][illegible]

24ZRDL EasyLyte 4" Round Downlight	
<p>Wireless Controls Options</p> <p>System Radio scalable sensor (CS option)</p> <p>CS is a connected sensor with integral occupancy and daylight sensing and supports wireless mesh connectivity.</p> <p>The sensor works in the Foundation mode (similar to Spaceship) when configured without a gateway or in an Interact Pro Advanced or Enterprise mode if a compatible gateway is used.</p> <p>Interact Pro includes an App, a portal and a broad portfolio of wireless luminaires, lamps and retrofit kits all working on the same system.</p> <p>It is also implemented via Interact Pro App (Android or iOS) & Bluetooth connectivity. The App provides flexibility to choose between a gateway or non gateway mode for setup.</p> <p>Setup with the gateway requires wired internet access to the gateway. It is possible to add a gateway at a later point.</p> <p>Prepare project configuration steps remotely and use RTTGS remote onsite to identify and group devices together.</p> <ul style="list-style-type: none"> Compatible with: <ul style="list-style-type: none"> SW2000 wireless scene switch Battery powered IR2 presence sensor OCC sensor A CM 1W 10T Battery powered IR2 presence & daylight sensor OCC-CL sensor A CM IR2 1W Battery powered IR65 presence sensor OCC sensor A CM IR65 1W Battery powered IR65 presence & daylight sensor OCC-CL sensor A CM IR65 1W For more information on Interact Pro visit: www.interact-lighting.com/interact-pro/scalable-system 	<p>Interact Pro Enterprise (System Bridge Accessory with -SB option)</p> <p>A wireless IoT connected lighting solution for large enterprises that span across multiple floors, buildings and require multiple gateways.</p> <ul style="list-style-type: none"> View all your projects under one dashboard and easily compare insights from multiple projects in one view. Compatible with SW2000 wireless scene switch, wireless Occ sensor (OCC SENSOR IA CM IR2 1W 10T) and wireless Day/Occ sensor (OCC MULTI SENSOR IA CM 1W 10T) and wireless Occupancy or Daylight & Occupancy sensors available. Use Interact software and insights to increase wide building efficiency, achieve building wide integration and optimize space through occupancy analysis. SB option in addition to occupancy and daylight sensing supports advanced IoT capabilities such as people estimation analysis, peak level temperature & humidity sensing, noise classification, and BLE beacon. Requires compatible Gateway and internet connectivity for commissioning. For more information, visit: www.interact-lighting.com/office or www.usa.lightingphilips.com/systems/system-area/office.
	<p>Emergency Options (ER100) (System Bridge Accessory with -ER100 option):</p> <ul style="list-style-type: none"> Power Sensing (factory default) – Recommended UL224 option requires unswitched power sense line, absence of voltage on the normal circuit triggers luminaire to 100% output. Power Interruption Detection (Fidit option) – Detects AC power interruption >0ms triggers 90 minute emergency mode with luminaire at 100% output. <p>Radio only sensor (RADIO):</p> <ul style="list-style-type: none"> Integral RADIO only sensor simply enables wireless mesh connectivity to the luminaire without any occupancy or daylight sensing. Ideal for applications where sensing functionality is managed by other internet devices and the luminaire only needs to have wireless connectivity.
<p>Interact Controls Options</p> <p>Interact Office Wired (PW):</p> <ul style="list-style-type: none"> PdL based IoT connected lighting solution for large enterprises that span across multiple floors, buildings and require multiple gateways Use Interact Office software and insights to increase building efficiency, achieve building wide integration and optimize space through occupancy analysis. Supports a advanced IoT Apps on Personal Control, Space Management, wayfinding, room/ desk reservation and offers open APIs for light, control and data exchange. PdL lighting controller is accessible from below. Integral sensor option for occupancy sensing (PW) and/or daylight harvesting available for additional energy savings. 	
<p>Interact Office Wired (PdL, Static White):</p> <p>A wireless IoT connected lighting solution for large enterprises that span across multiple floors, buildings and require multiple gateways.</p> <ul style="list-style-type: none"> View all your projects under one dashboard and easily compare insights from multiple projects in one view. Compatible ZigBee Green Power wall dimmer and wireless Occupancy or Daylight & Occupancy sensors available. Use Interact Office software and insights to increase building efficiency, achieve building wide integration and optimize space through occupancy analysis. Supports advanced IoT Apps on wayfinding, room/desk reservation and offers open APIs Requires compatible Interact Office Gateway and internet connectivity for commissioning. For more information on Interact Office Wireless, visit: www.interact-lighting.com/office or www.usa.lightingphilips.com/systems/system-area/office. 	

Z4RDL EasyLyte 4"

Round Downlight

AccuRender Technology (CRI 90+)

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

<p>Standard CRI 80 Good color rendering and high efficacy</p>	<p>Standard CRI 90 Better color rendering and low efficacy</p>	<p>AccuRender Best color rendering, color preference and high efficacy</p>
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Enjoy design flexibility

Full range of products and options:

- Available soon-in-series Lightifier portfolio for application flexibility
- Multiple color temperatures (CCTs) and lumen packages offered

Promote savings

High efficacy, with no penalty:

- Energy efficiency compares well to conventional 80 CRI
- Up to 25% more energy savings vs competitor 80 CRI
- Helps meet Title 24 requirements

Show your true colors

High color rendering:

- True to life colors to help energize your environment and render better fresh tones critical for healthcare hospitality and retail applications.
- R_a up to 94 CRI R_e up to 92 TM-30
R_s up to 87 CRI R_m up to 91 TM-30
G_i up to 89 CRI R_{scot} up to 100 TM-30
C_y up to 84 CRI R_{hmax} up to ~9% TM-30

Achieve color balance

Best in class color consistency:

Promote aesthetic harmony in your space with s 2 SEDCM

EasyLyte-4in-Z4RDL_ 03/23 page 6 of 8



1001 S. WOLFE ROAD
PLANNING DOCUMENTS
VESTING TENTATIVE MAP

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

Drawing Number:

TM-10

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

LEGEND

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

GENERAL NOTES

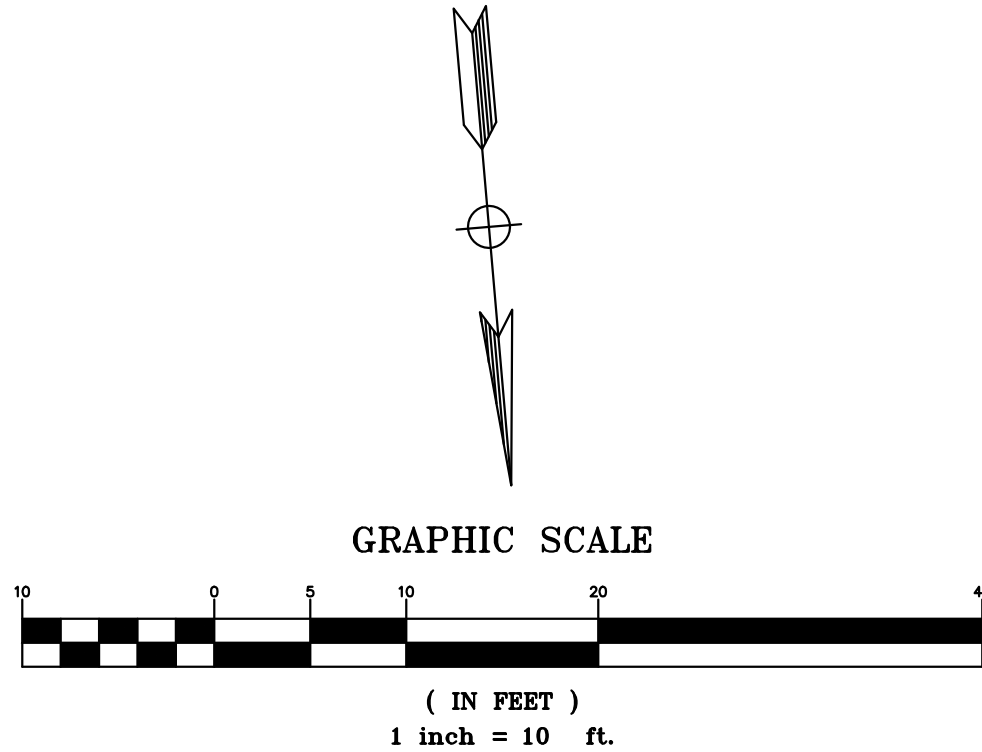
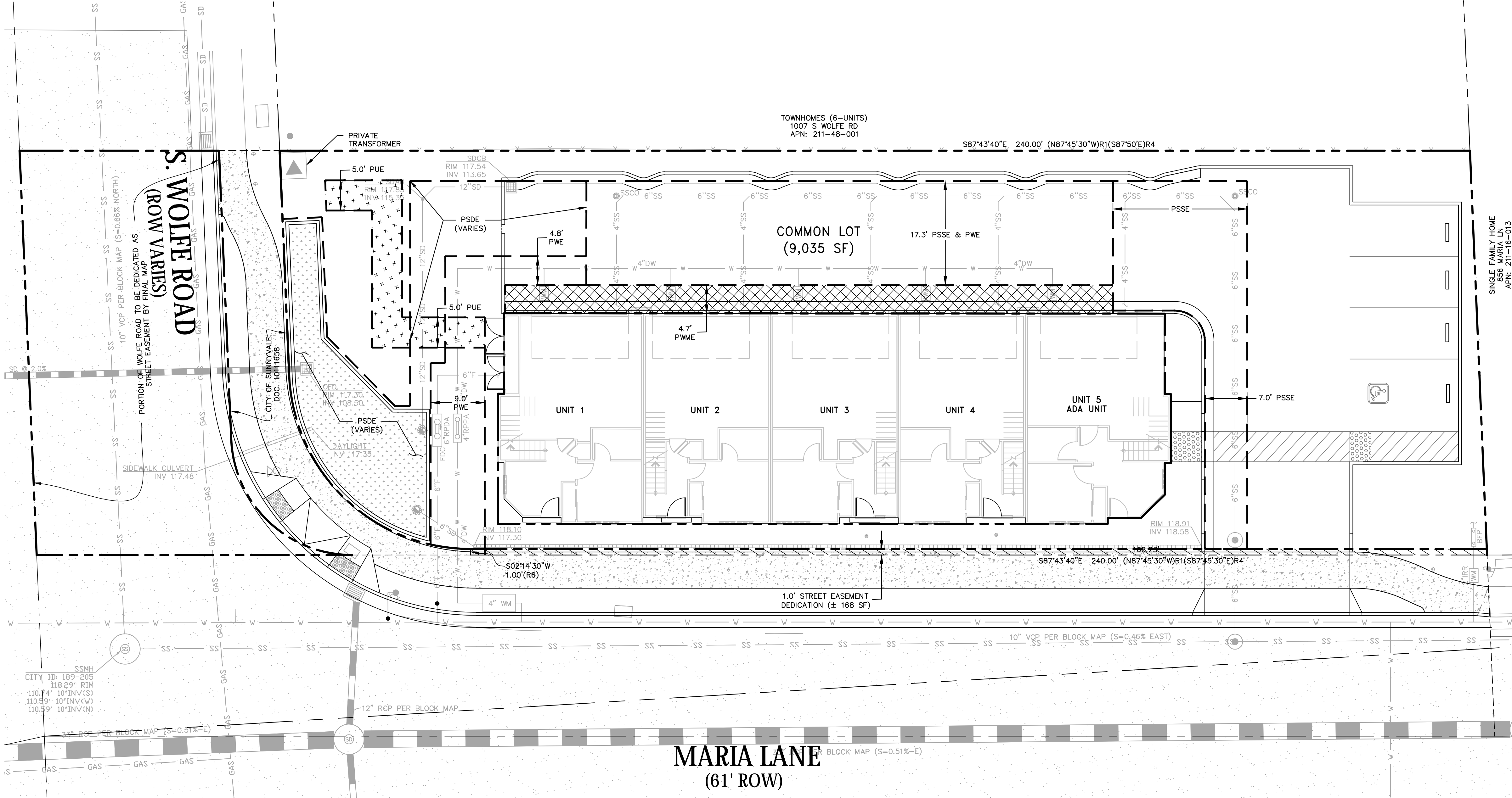
- DEVELOPER: SAMIR SHARMA
1184 SOLANA DRIVE
MOUNTAIN VIEW CA, 94040
- CIVIL ENGINEER: BKF ENGINEERS
1730 N. 1ST STREET SUITE #600
SAN JOSE, CA 95112
CONTACT(S): ISAAC KONTOROVSKY
PHONE: 408-467-9100
- PROPERTY: A PORTION OF CERTAIN PARCEL DEEDED TO THOMAS A. CARINE
AND NINA A. CARINE, WHICH DEED WAS RECORDED ON
JUNE 1, 1984 IN BOOK 1592 OF OFFICIAL RECORDS, SANTA
CLARA COUNTY RECORDS, STATE OF CALIFORNIA, AT PAGE 479.
- ASSESSORS PARCEL NO.: 211-16-042
- GENERAL PLAN (LAND USE): MEDIUM DENSITY RESIDENTIAL
- ZONING: R3-PD
- EXISTING USE: SINGLE-FAMILY RESIDENTIAL
- PROPOSED USE: MULTI-FAMILY RESIDENTIAL
- GROSS AREA: 13,149 SF (±0.30 ACRES)
- NET AREA: 12,981 SF (±0.29 ACRES)
- NUMBER OF LOTS: 5 UNITS, 1 NON-DEVELOPABLE COMMON PARCEL
- UTILITIES:
 - A. WATER: CALWATER HOMEOWNERS ASSOCIATION
 - B. SANITARY SEWER: CITY OF SUNNYVALE HOMEOWNERS ASSOCIATION
 - C. STORM DRAIN: CITY OF SUNNYVALE HOMEOWNERS ASSOCIATION
 - D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
 - E. TELEPHONE: AT&T
 - F. CABLE TV: COMCAST
- BASIS OF BEARING: THE BEARINGS S87°43'40"E AS THE CENTERLINE OF MARIA LANE
AS SHOWN ON THAT CERTAIN TRACT MAP NO. 9107, RECORDED
IN BOOK 714 OF MAPS ON PAGE 40, SANTA CLARA RECORDS
WAS TAKEN AS THE BASIS OF BEARINGS OF THIS SURVEY.
- BENCHMARK: CITY OF SUNNYVALE BENCHMARK #10, MORE DESCRIBED AS, A
2" BRASS DISK ON THE TOP OF CURB AT THE NORTHWESTERLY
CORNER OF THE INTERSECTION OF FREMONT AVENUE AND WOLFE
ROAD. ELEVATION = 130.426 FEET (NAVD 88)
- TOPOGRAPHY: INFORMATION SHOWN IS BASED ON A GROUND SURVEY
PREPARED BY BKF
ENGINEERS CONDUCTED JULY 9 AND 24, 2024
- FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN
FLOOR INSURANCE RATE MAP COMMLOTY PANEL
NO.06085C0207H
- LOT SIZES:
 - COMMON LOT = 9,035 SF
 - UNITS 1-5 = 3,778 SF
 - STREET DEDICATION = 168 SF
 - TOTAL = 12,981 SF

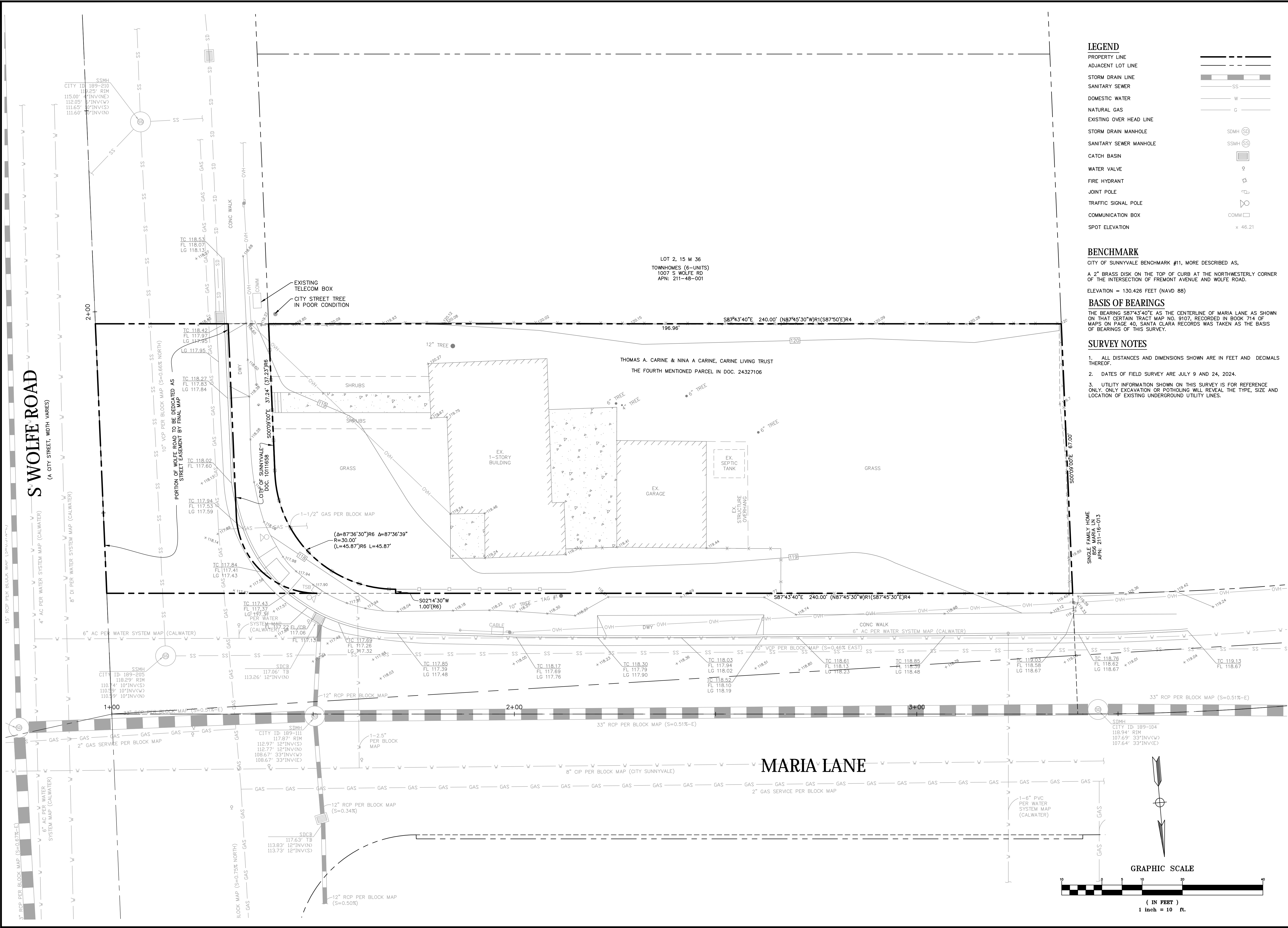
ABBREVIATIONS

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

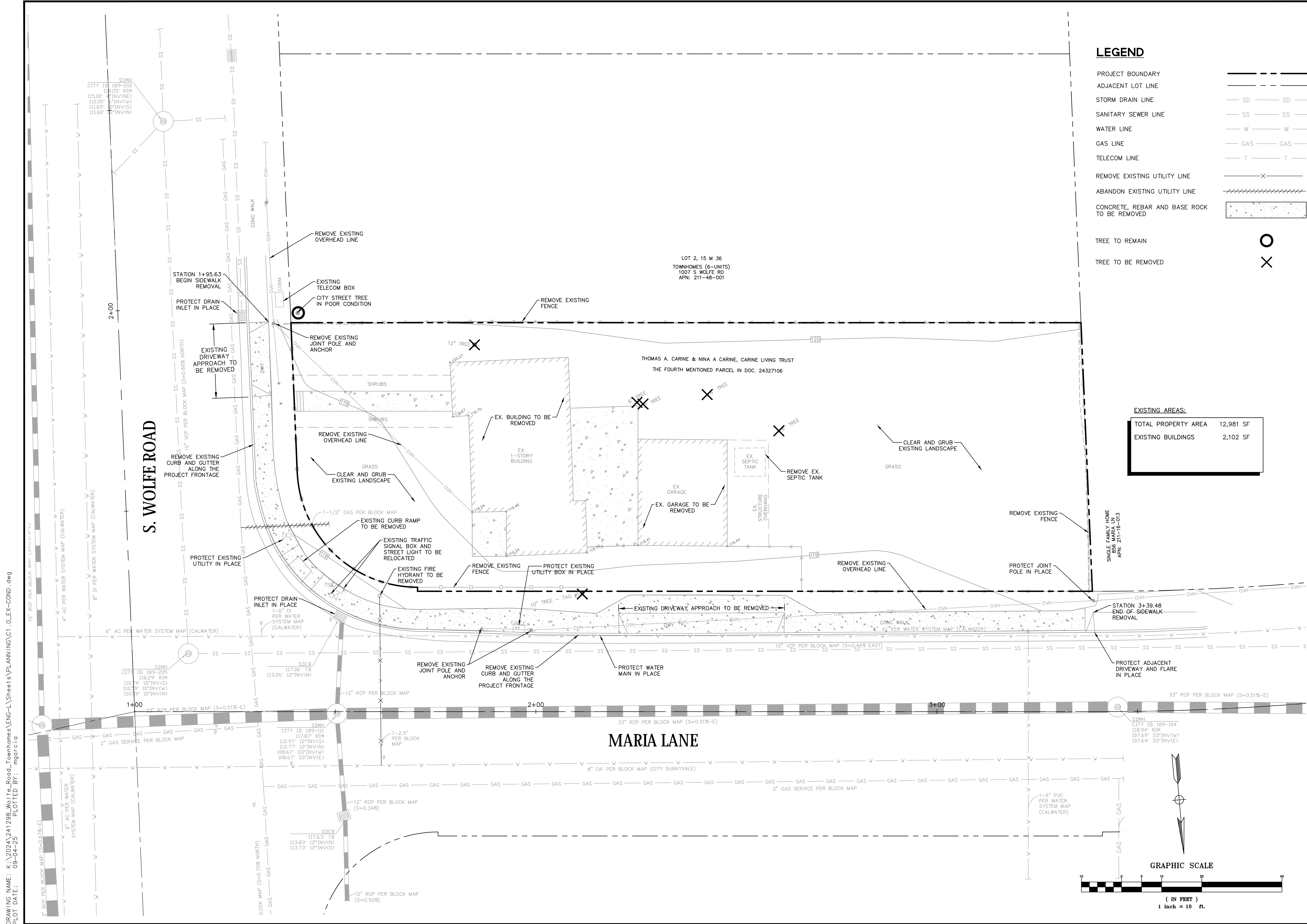
NOTES

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

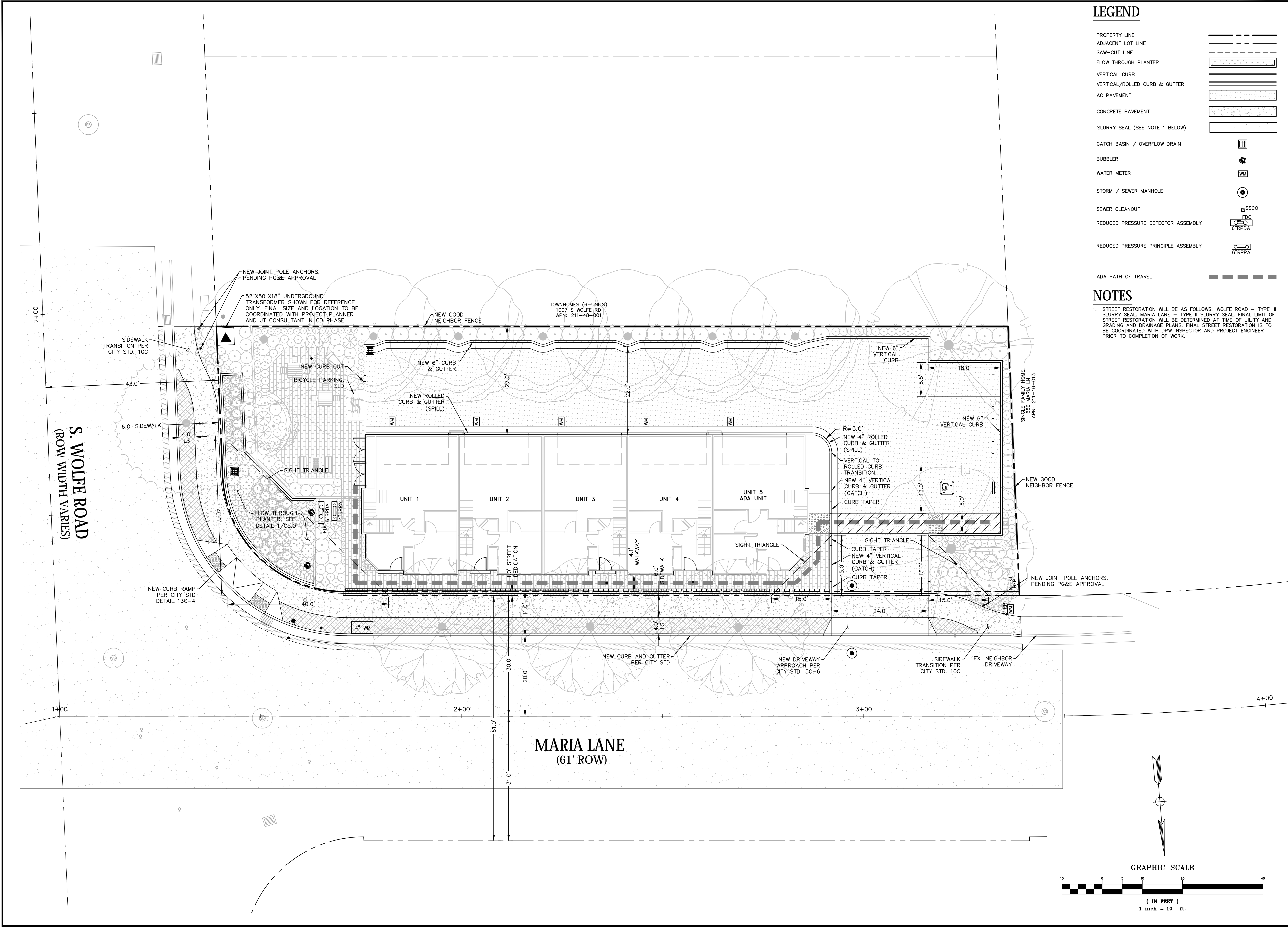




Drawing Number:			
Job No:	20241298		
Approved:	RM		
Drawn:	RM / SW		
Design:	RM		
Scale:	1"=10'		
Date:	09/04/2025	No.	Revisions



DRAWING NAME: K:\2024\241298_Wolfe_Road_Townhomes\ENG-L\Sheets\PLANNING\02_0_SITE-PLAN.dwg
PLOT DATE: 09-04-25 PLOTTED BY: mgarcia

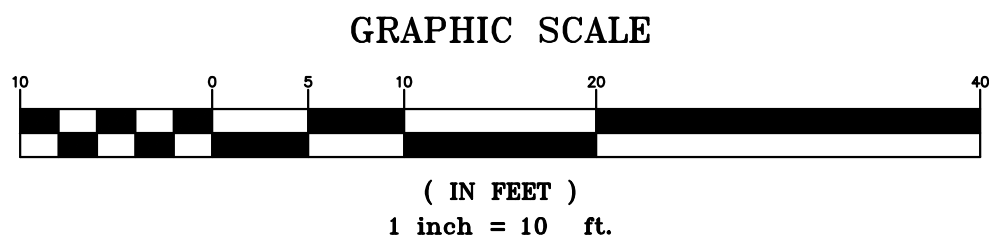


LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- SAW-CUT LINE
- FLOW THROUGH PLANTER
- VERTICAL CURB
- VERTICAL/ROLLED CURB & GUTTER
- AC PAVEMENT
- CONCRETE PAVEMENT
- SLURRY SEAL (SEE NOTE 1 BELOW)
- CATCH BASIN / OVERFLOW DRAIN
- BUBBLER
- WATER METER
- STORM / SEWER MANHOLE
- SEWER CLEANOUT
- REDUCED PRESSURE DETECTOR ASSEMBLY
- REDUCED PRESSURE PRINCIPLE ASSEMBLY
- ADA PATH OF TRAVEL

NOTES

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



Attachment 5
Page 25 of 37
Engineers

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

CALIFORNIA

1001 S. WOLFE ROAD
PLANNING DOCUMENTS
PRELIMINARY SITE PLAN
SANTA CLARA COUNTY

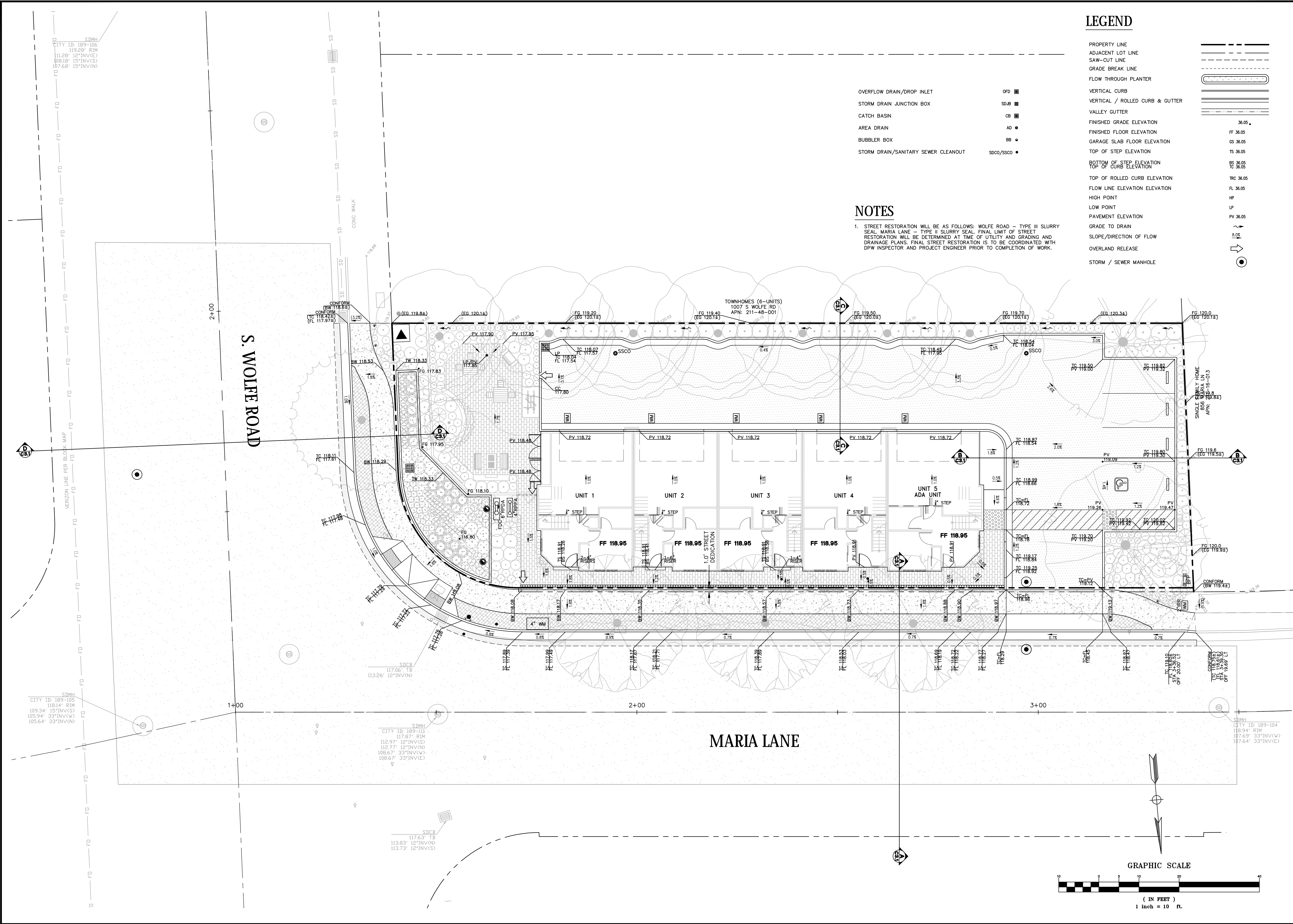
SUNNYVALE

No.	Revisions

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

C2.0

4 OF 8



NOTES

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

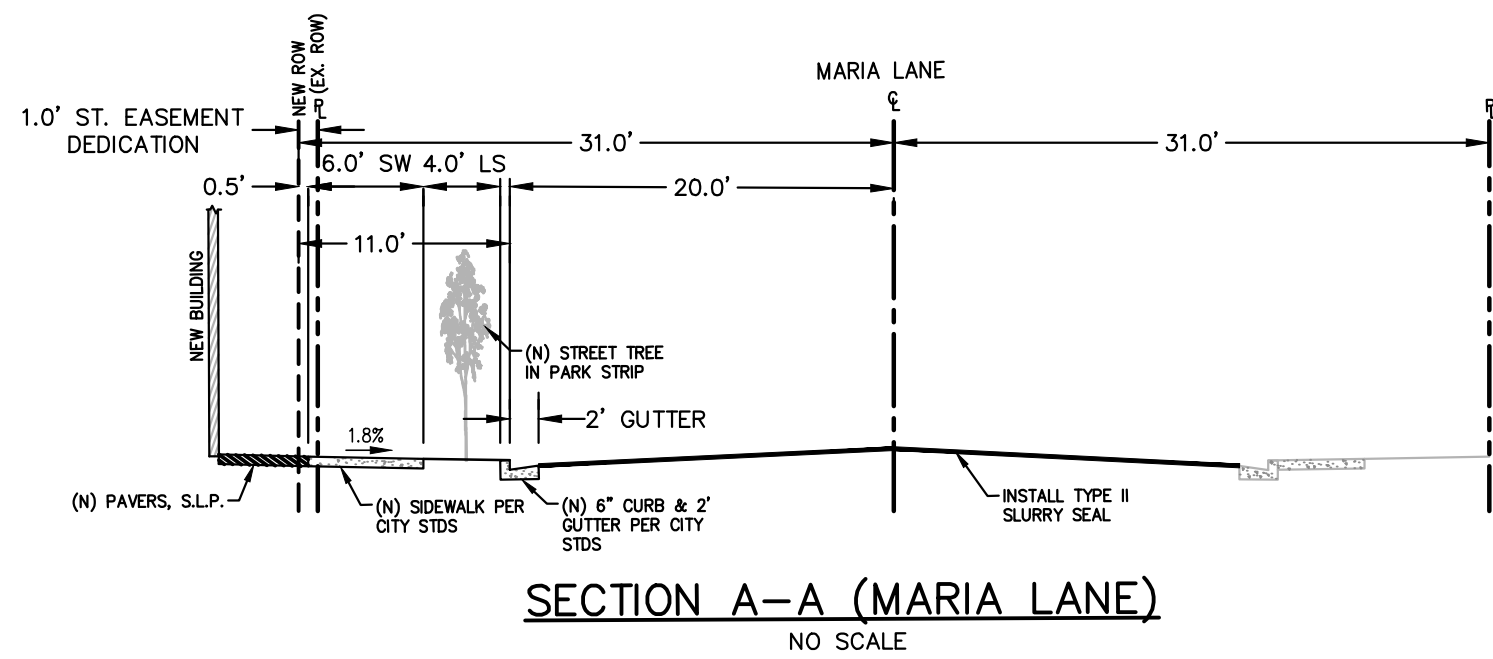
LEGEND

- OVERFLOW DRAIN/DROP INLET
STORM DRAIN JUNCTION BOX
CATCH BASIN
AREA DRAIN
BUBBLER BOX
STORM DRAIN/SANITARY SEWER CLEANOUT

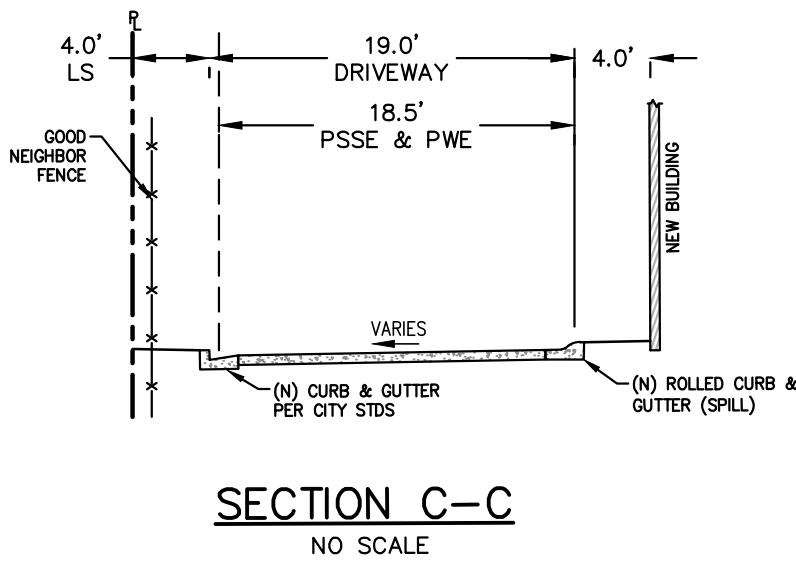
- OFD
SDJB
CB
AD
BB
SDCO/SSCO

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

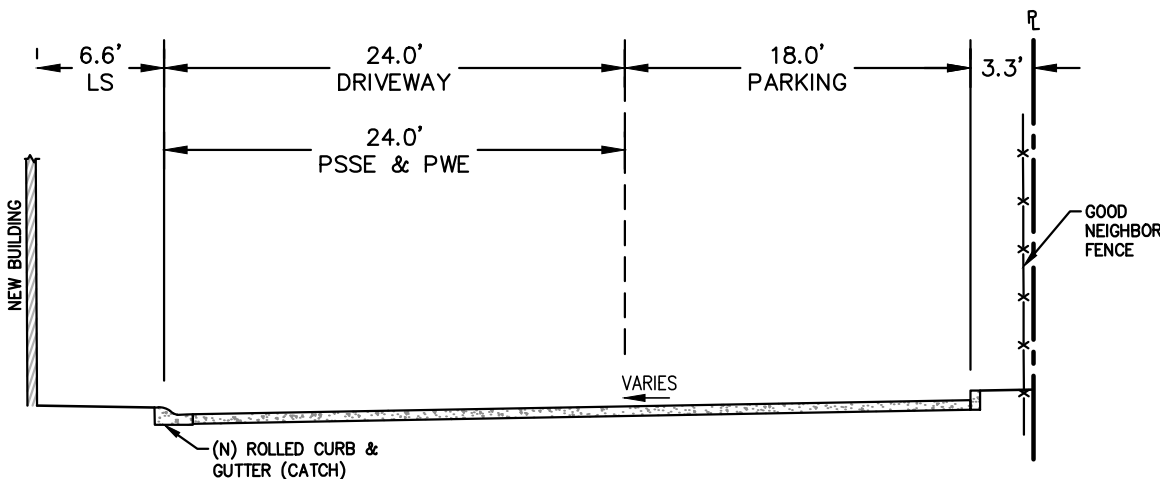
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PLOT DATE: 09-04-25 PLOTTED BY: mgarci



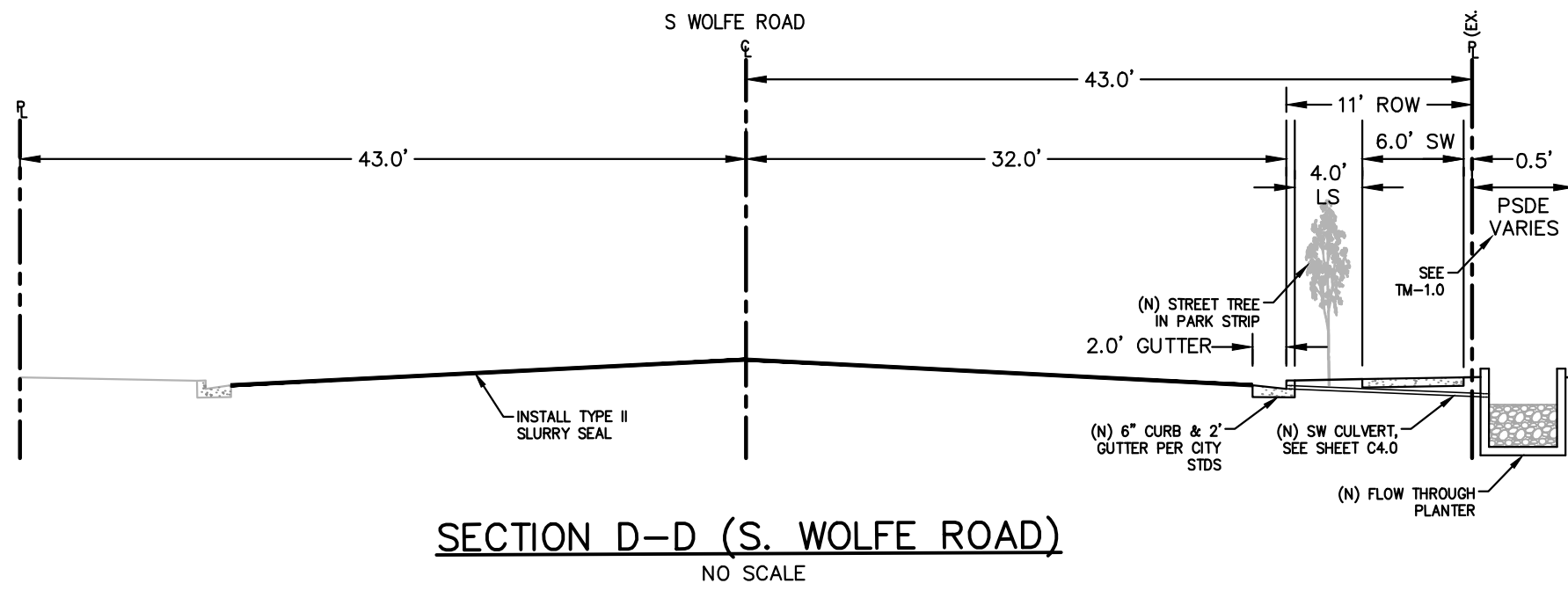
SECTION A-A (MARIA LANE)
NO SCALE



SECTION C-C
NO SCALE



SECTION B-B
NO SCALE



SECTION D-D (S. WOLFE ROAD)
NO SCALE



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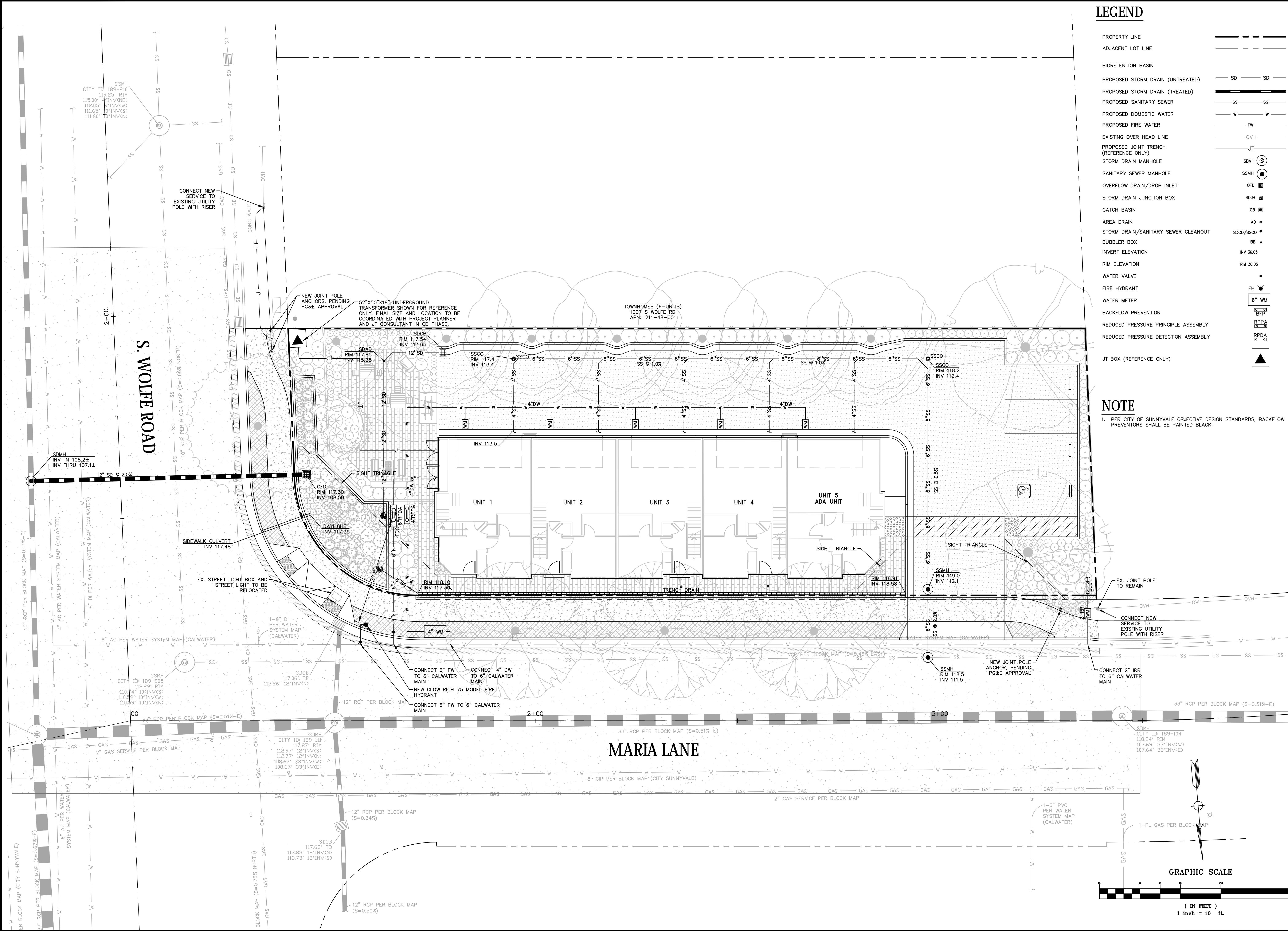
CALIFORNIA

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

SUNNYVALE

Revisions	
No.	

Date: 09/04/2025
Scale: 1"=10'
Design: RM
Drawn: RM/SW
Approved: RM
Job No: 20241298
Drawing Number:
C3.1
6 OF 8



LEGEND

PROPERTY LINE	---
ADJACENT LOT LINE	---
BIORETENTION BASIN	SD SD
PROPOSED STORM DRAIN (UNTREATED)	SD SD
PROPOSED STORM DRAIN (TREATED)	SS SS
PROPOSED SANITARY SEWER	SS SS
PROPOSED DOMESTIC WATER	W W
PROPOSED FIRE WATER	FW FW
EXISTING OVER HEAD LINE	OVH
PROPOSED JOINT TRENCH (REFERENCE ONLY)	JT
STORM DRAIN MANHOLE	SDMH
SANITARY SEWER MANHOLE	SSMH
OVERFLOW DRAIN/DROP INLET	OFD
STORM DRAIN JUNCTION BOX	SDJB
CATCH BASIN	CB
AREA DRAIN	AD
STORM DRAIN/SANITARY SEWER CLEANOUT	SDCO/SSCO
BUBBLER BOX	BB
INVERT ELEVATION	INV
RIM ELEVATION	RIM
WATER VALVE	FH
FIRE HYDRANT	FH
WATER METER	WM
BACKFLOW PREVENTION	BFP
REDUCED PRESSURE PRINCIPLE ASSEMBLY	RPPA
REDUCED PRESSURE DETECTION ASSEMBLY	RPDA
JT BOX (REFERENCE ONLY)	JT

NOTE

- PER CITY OF SUNNYVALE OBJECTIVE DESIGN STANDARDS, BACKFLOW PREVENTORS SHALL BE PAINTED BLACK.

Attachment 5
Page 28 of 37
1730 N. FIRST STREET
SUITE 600
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CALIFORNIA

1001 S. WOLFE ROAD
PLANNING DOCUMENTS
PRELIMINARY UTILITY PLAN

SANTA CLARA COUNTY

SUNNYVALE

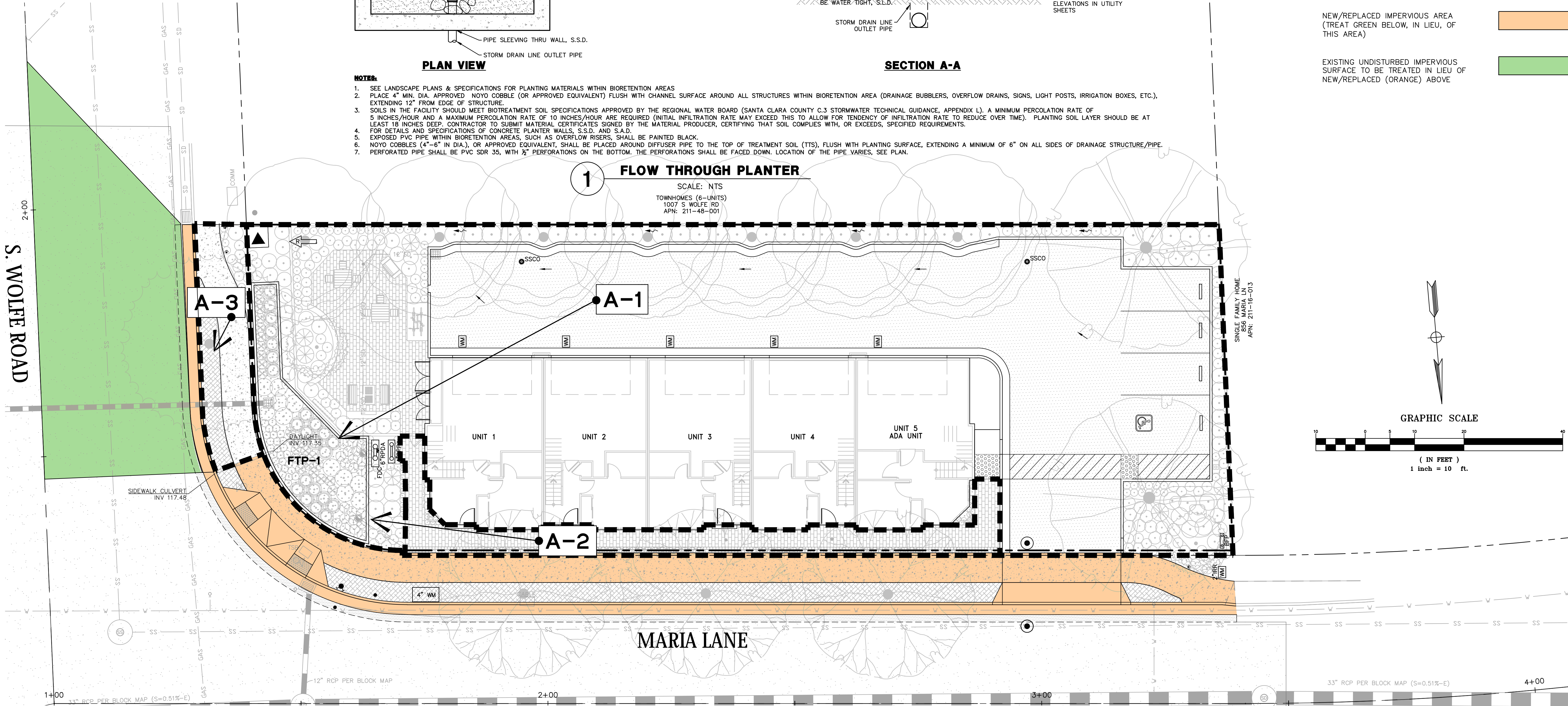
No.	Revisions

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Design: RM
Drawn: RM/SW
Approved: RM
Job No: 20241298

Drawing Number:
C40

7 OF 8

DRAWING NAME: K:\2024\241298_Wolfe_Road_Townhomes\ENG-L\Sheets\PLANNING\C5_0_SWMP.dwg
PLOT DATE: 09-04-25 PLOTTED BY: mgarcia

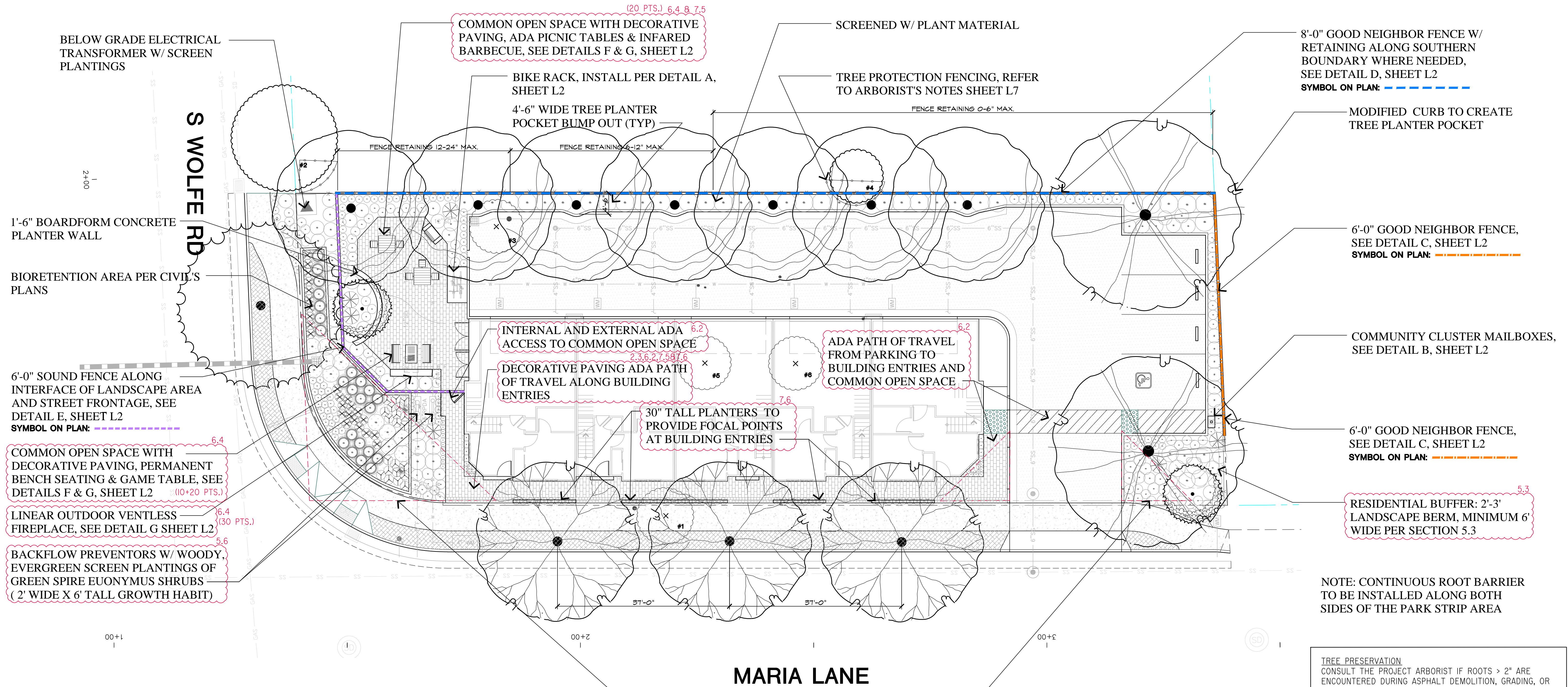


TREATMENT CONTROL MEASURE SUMMARY									
LOCATION	DMA	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY		PROPOSED TREATMENT CONTROLS
							REQUIRED (SF)	PROVIDED (SF)	
On-site	A-1	12,163	2,560	Landscape	9,603	ROOF/HARDSCAPE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

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

LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- DRAINAGE AREA BOUNDARY
- POINT OF TREATMENT OF DRAINAGE AREA
- OVERLAND RELEASE
- DRAINAGE SLOPE (SOFTSCAPE)
- DRAINAGE SLOPE (HARDSCAPE)
- NEW/REPLACED IMPERVIOUS AREA (TREAT GREEN BELOW, IN LIEU, OF THIS AREA)
- EXISTING UNDISTURBED IMPERVIOUS SURFACE TO BE TREATED IN LIEU OF NEW/REPLACED (ORANGE) ABOVE



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

NOTES:

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

GRAPHIC SCALE

0 10 20 30

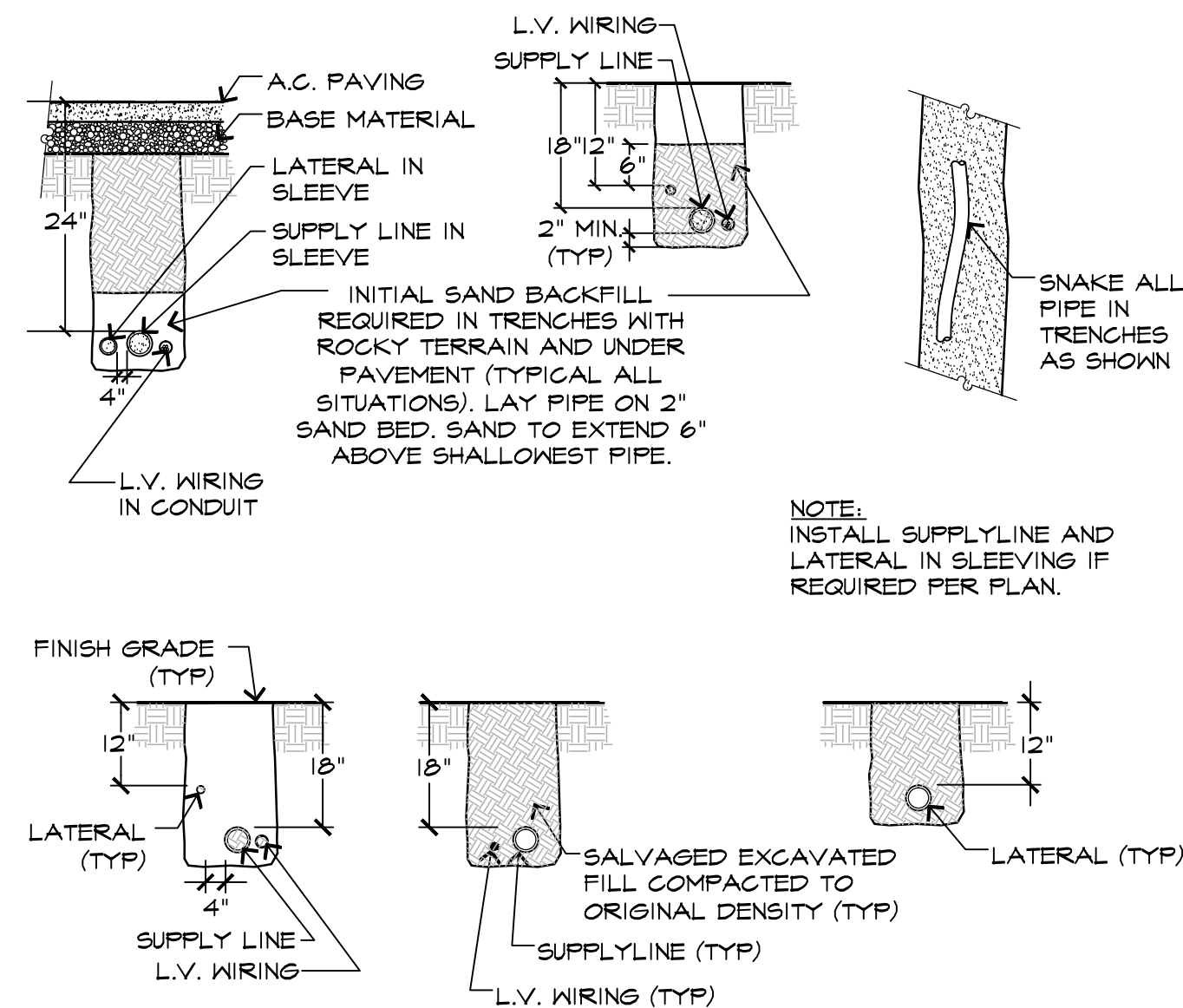
(IN FEET)

1 inch = 10 ft.

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

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

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

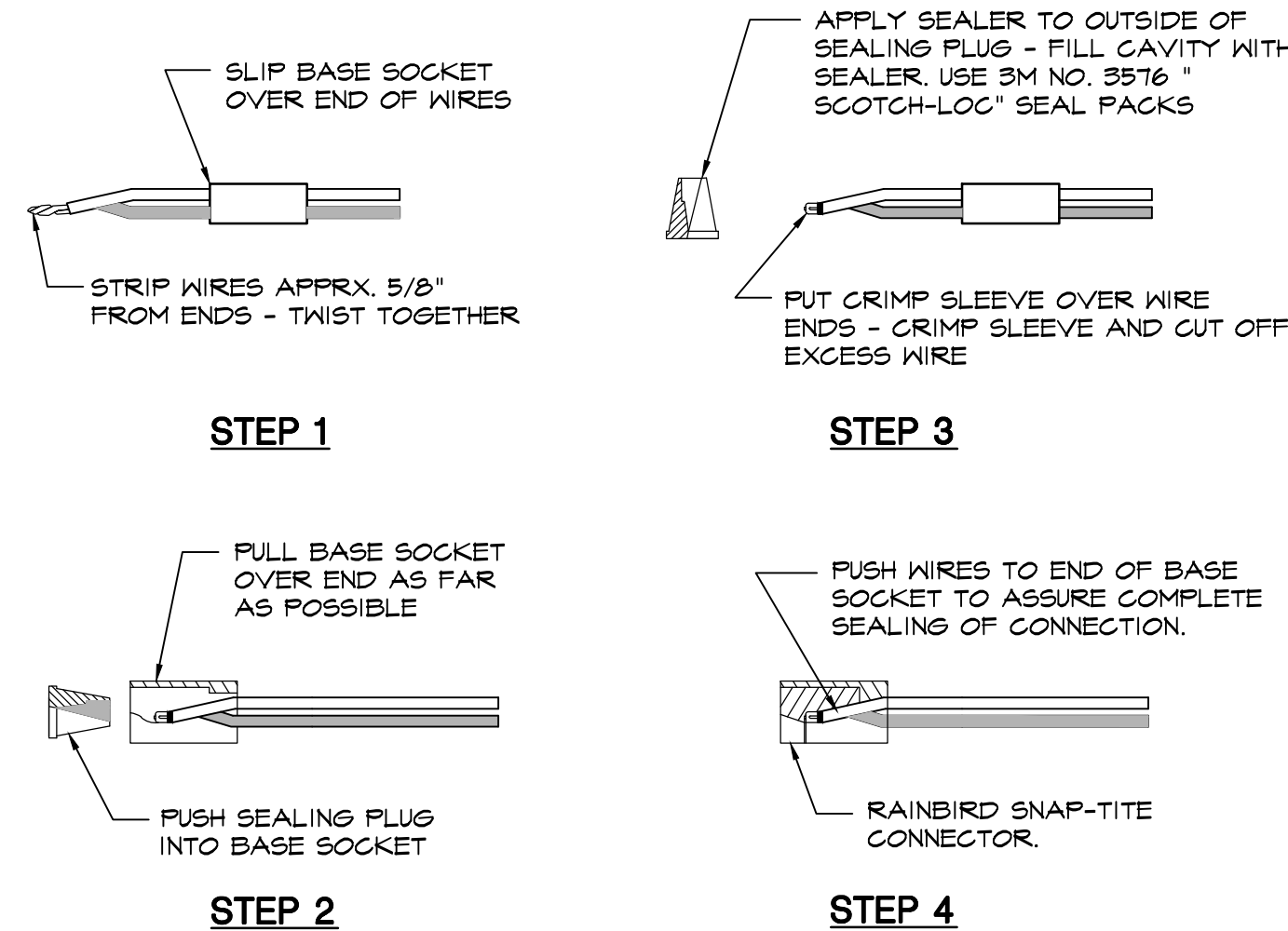


A

TRENCHING DETAILS

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

024 -

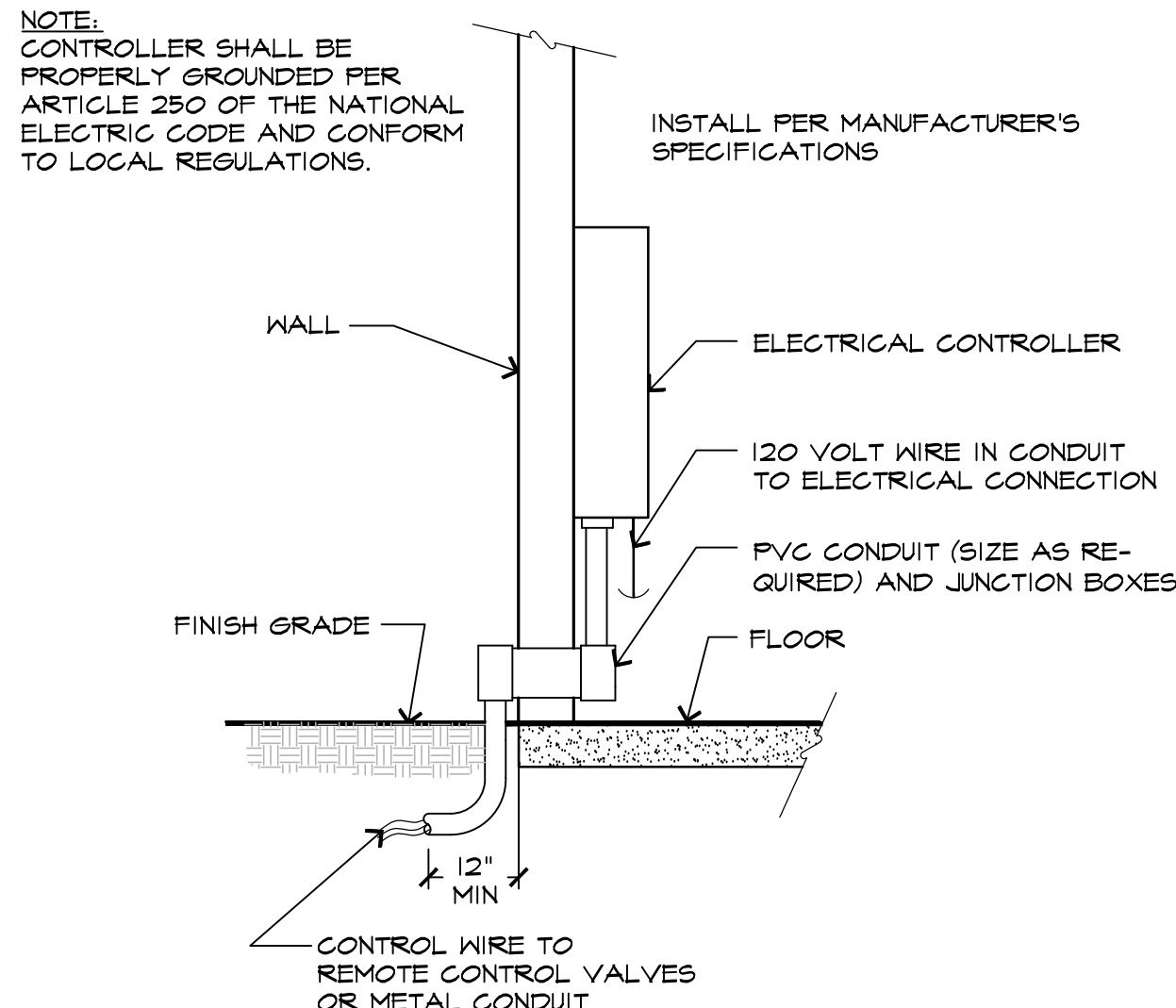


B

WIRE CONNECTION

SCALE: 3/4" = 1'-0"

016 -

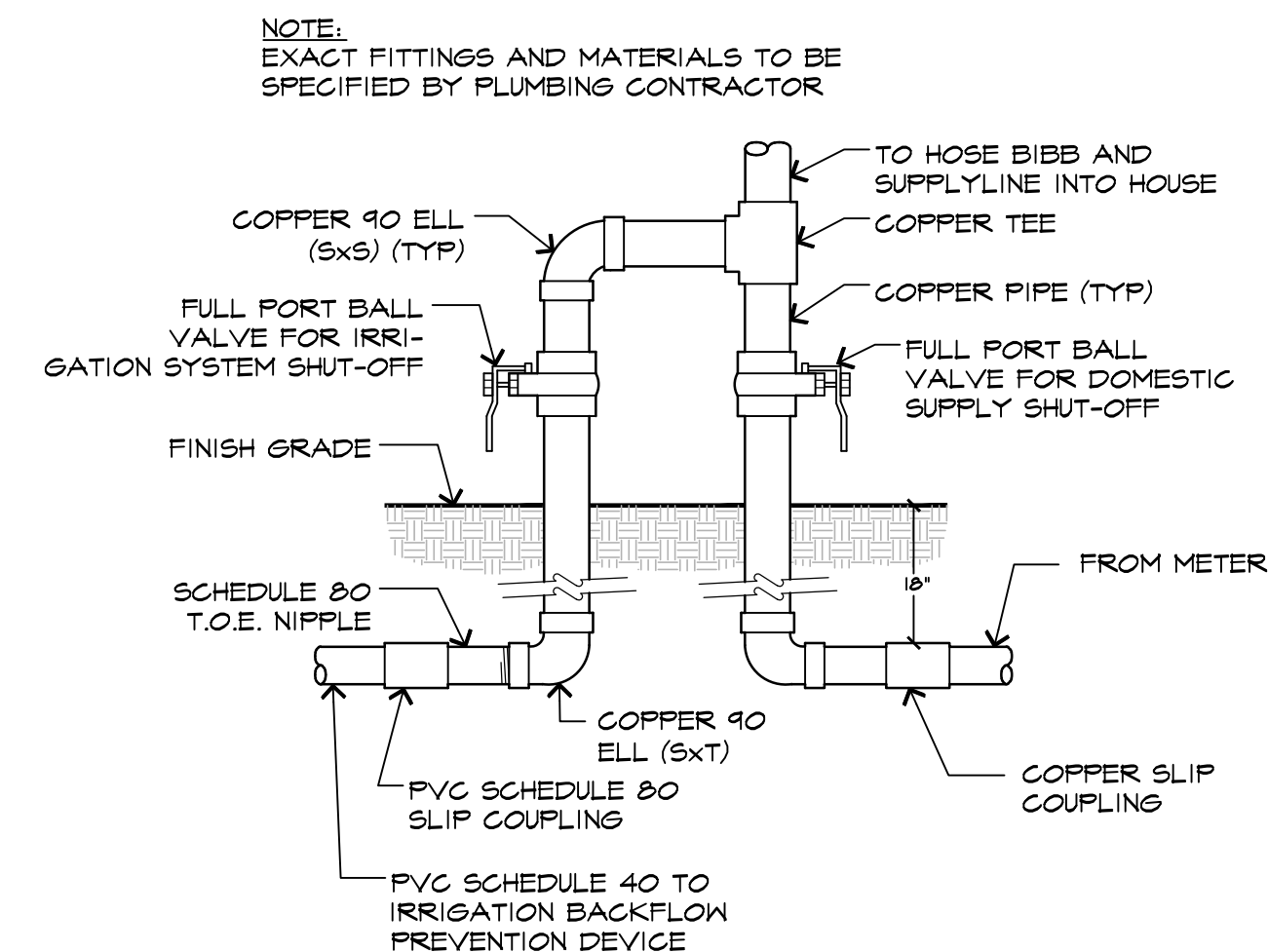


C

**WALL MOUNT
CONTROLLER INSTALLATION**

SCALE: Not To Scale

024 - HARRINGTON

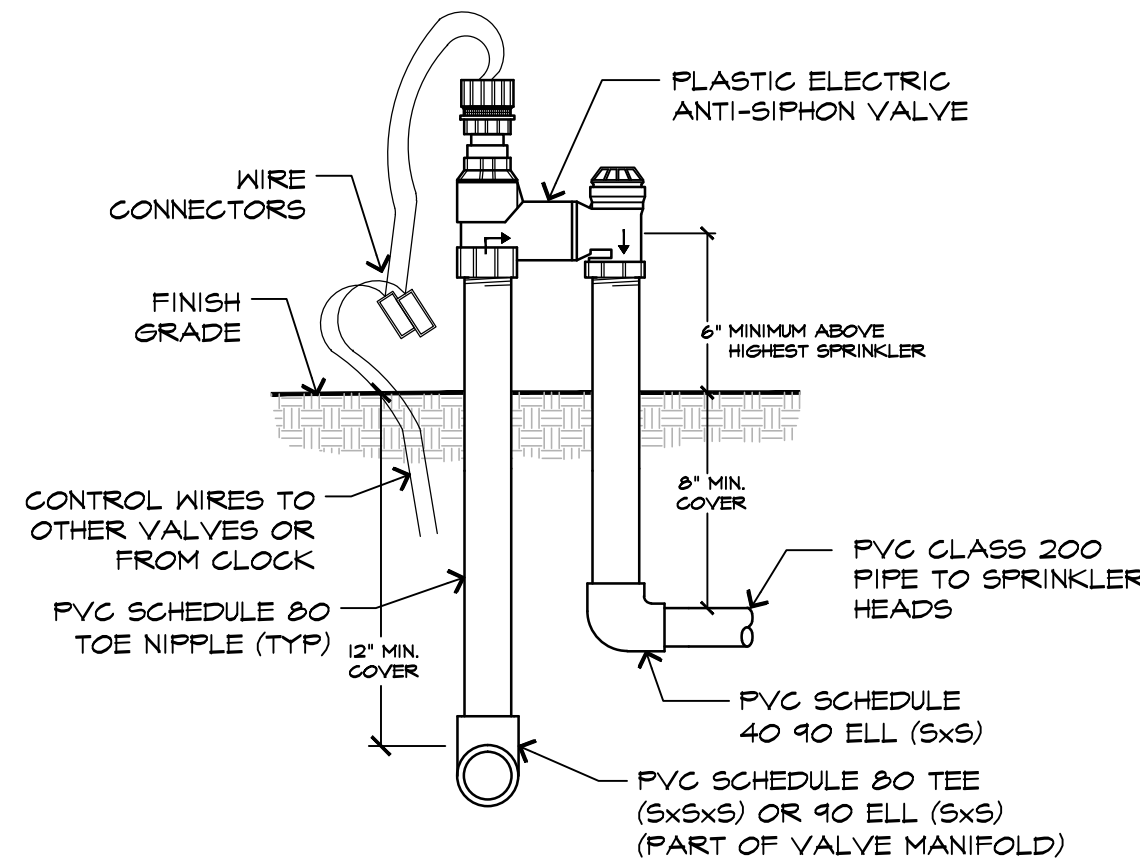


D

**DOMESTIC SUPPLYLINE
CONNECTION DETAIL**

SCALE: Not To Scale

024 - SupplylineConc

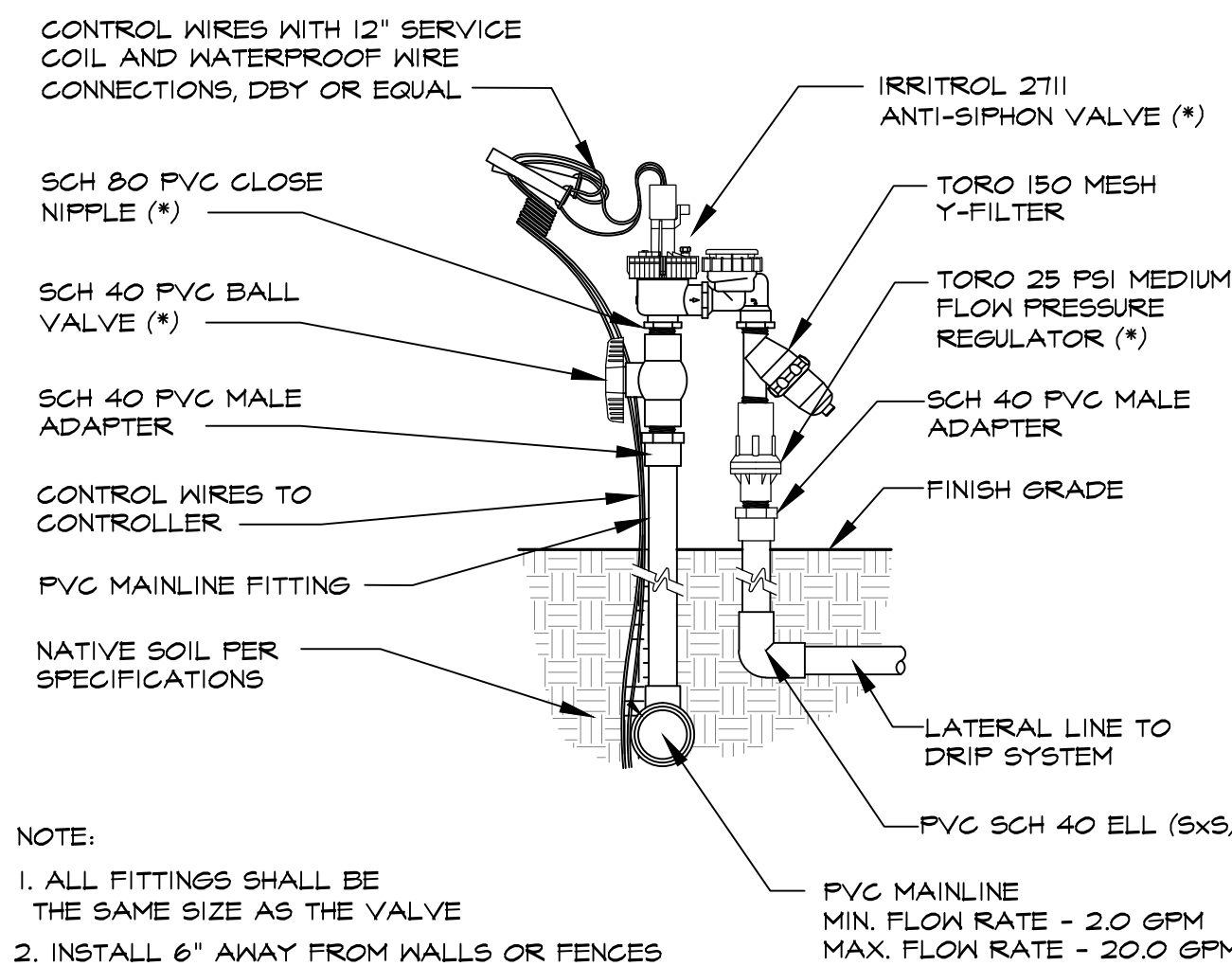


E

**ELECTRIC ANTI-SIPHON
VALVE INSTALLATION**

SCALE: Not To Scale

024 - AntiSiphon/ris

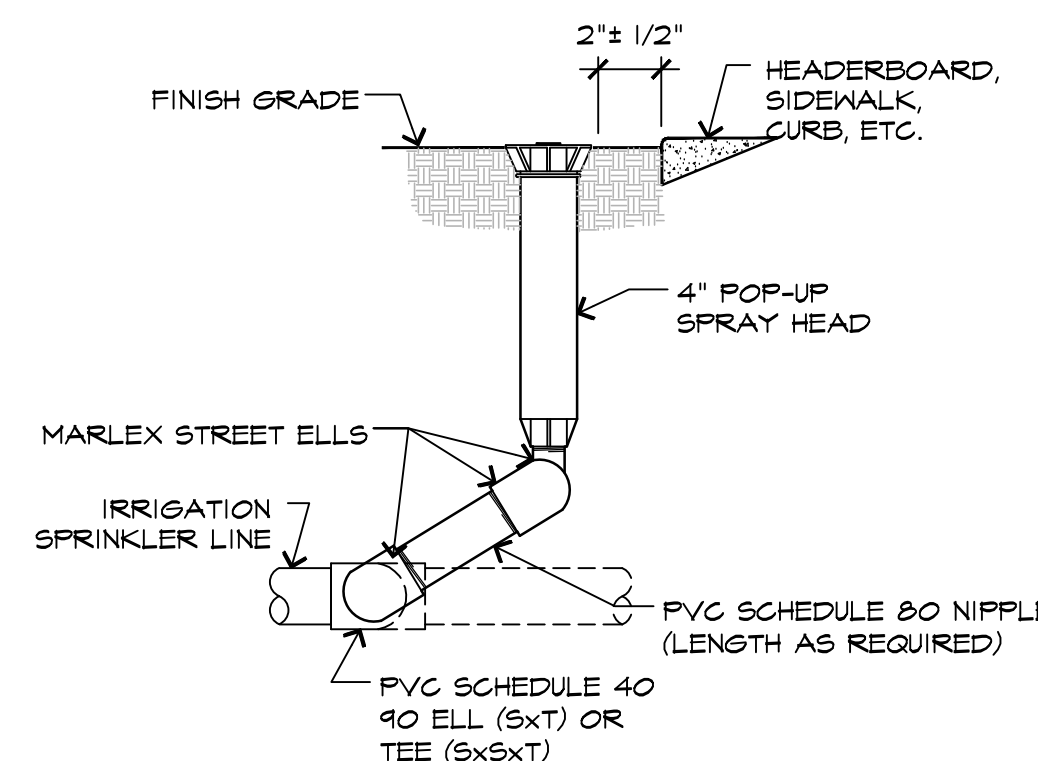


F

ANTI-SIPHON VALVE DRIP

SCALE: NOT TO SCALE

008 - DRIPANTI-SIPH

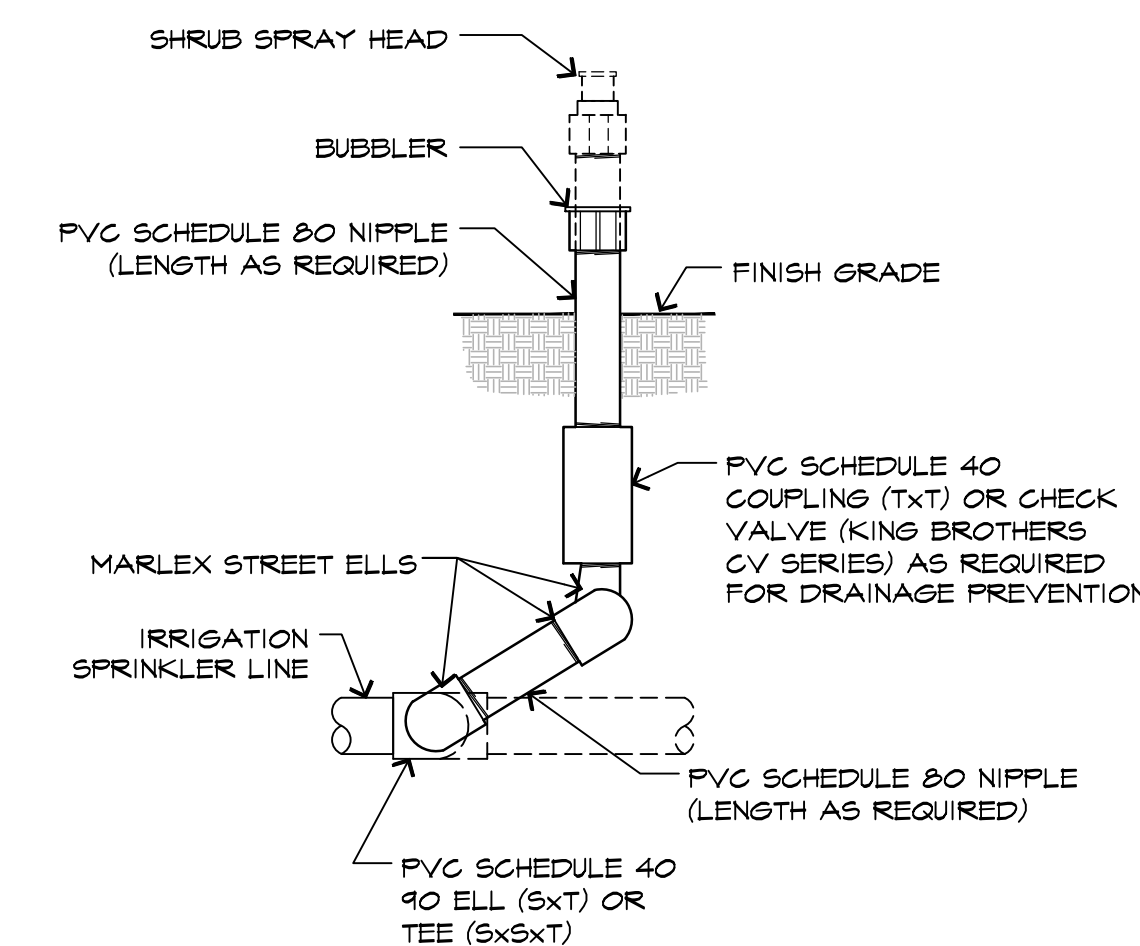


G

**4" POP-UP SPRAY HEAD
RISER ASSEMBLY DETAIL**

SCALE: 3/4" = 1'-0"

016 -



H

**BUBBLER AND SHRUB SPRAY
HEAD RISER ASSEMBLY**

SCALE: Not To Scale

016 - BubblerSprayRiser

S WOLFE ROAD

S WOLFE ROAD

MARIA LANE

MARIA LANE

HYDROZONES

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

LANDSCAPE AREAS

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

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

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

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

NOTE:

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

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

PARKING LOT AREA = 4,466 SF

TREE SHADE AREA = 2,806 SF

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

SHADE LEGEND

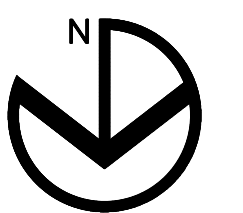
	PARKING ARE REQUIRED FOR SHADING
	PARKING AREA SHADED BY PROPOSED TREES

USABLE OPEN SPACE = 1,122 SF

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

USABLE OPEN SPACE LEGEND

	667 SF 15'-0" MINIMUM WIDTH
	+ 437 SF / 2 = 218 SF 15'-0" MINIMUM WIDTH
	+ 118 SF + 119 SF = 237 SF (SHOWN ON ARCHITECTURE)
	BALCONIES
	1,122 SF TOTAL



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

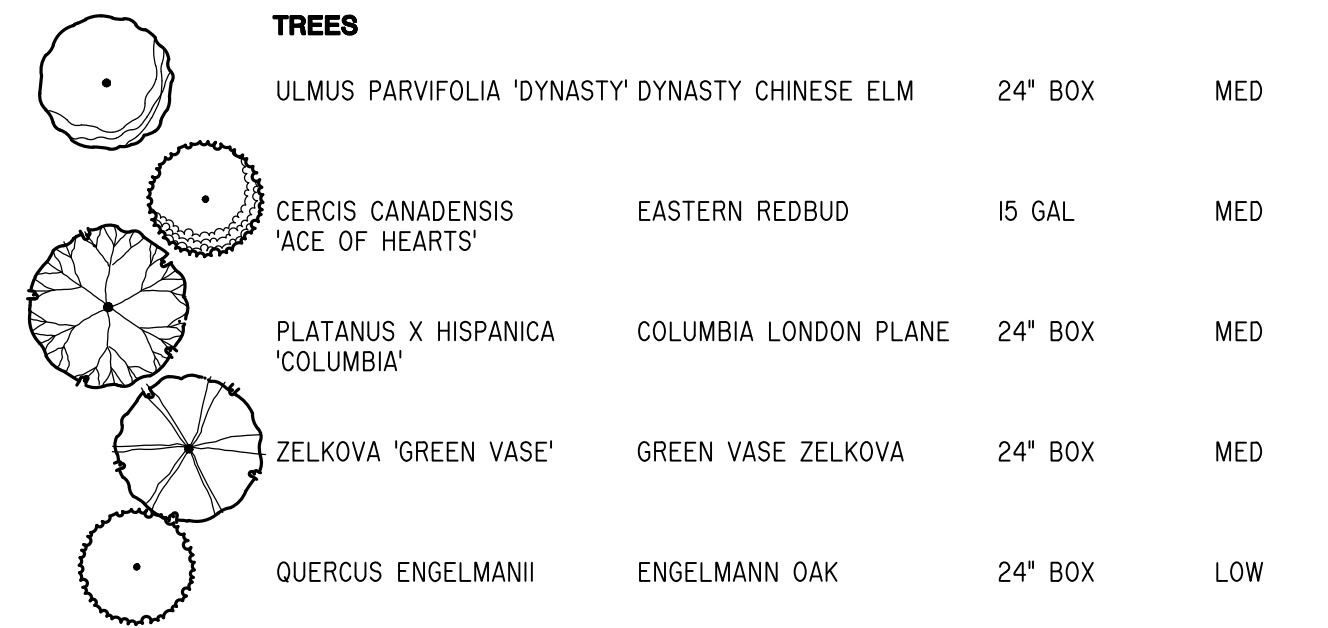
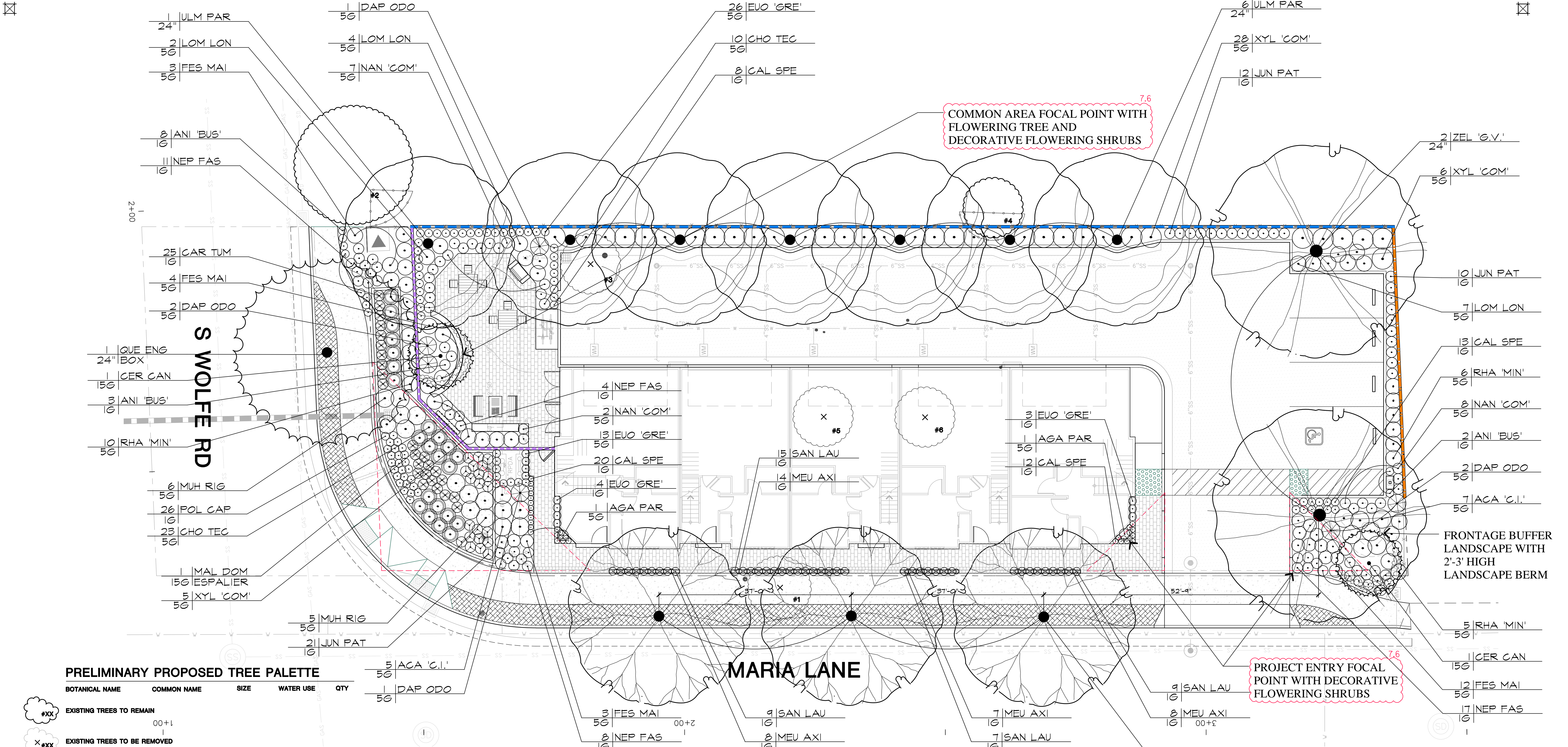


LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

S Wolfe Road Townhomes
Sunnyvale
October 31, 2025

Preliminary Landscape Plan
Site Data

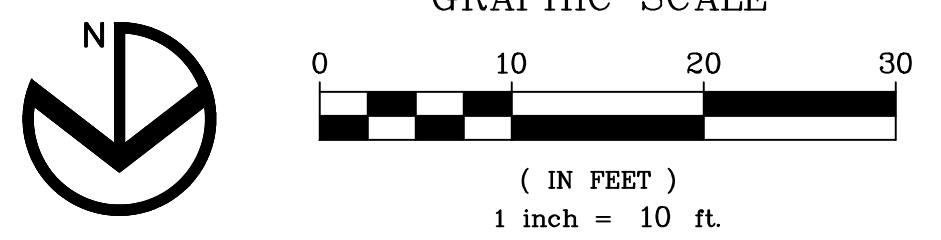
L4



PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACA 'C.I.'	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT WATTLE	5 GALLON	LOW
AGA PAR	AGAVE PARRYI 'TRUNCATA'	ARTICHOKE AGAVE	5 GALLON	LOW
ANI 'BUS'	ANIGOZANTHOS 'BUSH PEARL'	KANGAROO PAW	5 GALLON	LOW
CAL SPE	CALANDRINIA 'SPECTABILIS'	ROCK PURSELANE	1 GALLON	LOW
CAR TUM	CAREX TUMICOLA	BERKELEY SEDGE	1 GALLON	LOW
CHO TEC	CHORONOPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW
DAP ODO	DAPHNE ODORA	FRAGRANT DAPHNE	5 GALLON	LOW
EVO 'GRE'	EUONYMUS J. 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GALLON	LOW
FES MAI	FESTUCA MAIREI	MAIRE'S FESCUE	5 GALLON	LOW
JUN PAT	JUNCUS PATENS	COMMON RUSH	1 GALLON	LOW
LOM LON	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GALLON	LOW
MEU AXI	MEULENBECKIA AXILLARIS	CREeping WIRE VINE	1 GALLON	LOW
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
NAN 'COM'	NANDINA DOMESTICA 'COMPACTA'	COMPACT HEAVENLY BAMBOO	5 GALLON	LOW
NEP FAS	NEPETA FAASSENII	CATMINT	1 GALLON	LOW
POL CAP	POLYGONUM CAPITATA	PINK KNOTWEED	1 GALLON	LOW
RHA 'MIN'	RHAPHOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORNE	5 GALLON	LOW
SAN LAU	SANSEVIERIA LAURNTII	SNAKE PLANT	1 GALLON	LOW
XYL 'COM'	XYLOSMA C. COMPACTA	COMPACT XYLOSMA	5 GALLON	LOW
GROUND COVER	ARCTOSTAPHYLOS D. 'EMERALD CARPET'	MANZANITA	1 GALLON @ 36" O.C.	LOW

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





NEPETA FAASSENNII
CATMINT



EUONYMUS J. 'GREEN SPIRES'
GREEN SPIRES EUONYMUS



FESTUCA MAIREI
MAIRE'S FESCUE



CERCIS CANADENSIS 'ACE OF HEARTS'
EASTERN REDBUD



MALUS DOMESTICA
MULTI-GRAFTED APPLE



CALANDRINIA SPECTABILIS
ROCK PURSELANE



ARCTOSTAPHYLOS 'EMERALD CARPET'
EMERALD CARPET MANZANITA



CHONDROPETALUM TECTORUM
CAPE REED



AGAVE PARRYI 'TRUNCATA'
ARTICHOKE AGAVE



DAPHNE ODORA
FRAGRANT DAPHNE



SANSEVIERIA LAURENTII
SNAKE PLANT



NANDINA DOMESTICA 'COMPACTA'
COMPACT HEAVENLY BAMBOO



RHAPHIOLEPIS UMBELLATA 'MINOR'
YEDDO HAWTHORNE



CAREX TUMICOLA
BERKELEY SEDGE



QUERCUS ENGELMANII
ENGLISH OAK



MEUHLENBECKIA AXILLARIS
CREEPING WIRE VINE



LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH



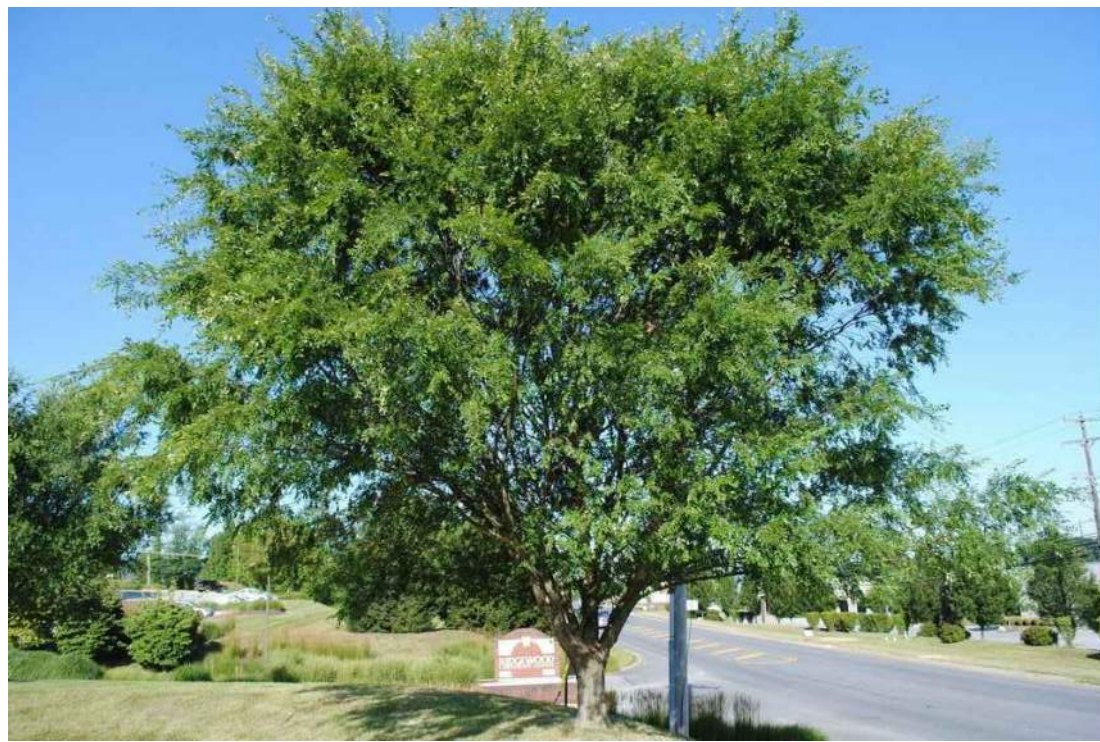
MUHLENBERGIA RIGENS
DEER GRASS



ZELKOVA SERRATA 'GREEN VASE'
GREEN VASE ZELKOVA



POLYGONUM CAPITATA
PINK KNOTWEED



ULMUS PARVIFOLIA 'DYNASTY'
DYNASTY CHINESE ELM



XYLOSMA C. 'COMPACTA'
COMPACT SHINY XYLOSMA



ACACIA 'COUSIN ITT'
COUSIN ITT RIVER WATTLE



ANIGOZANTHOS 'BUSH PEARL'
KANGAROO PAW

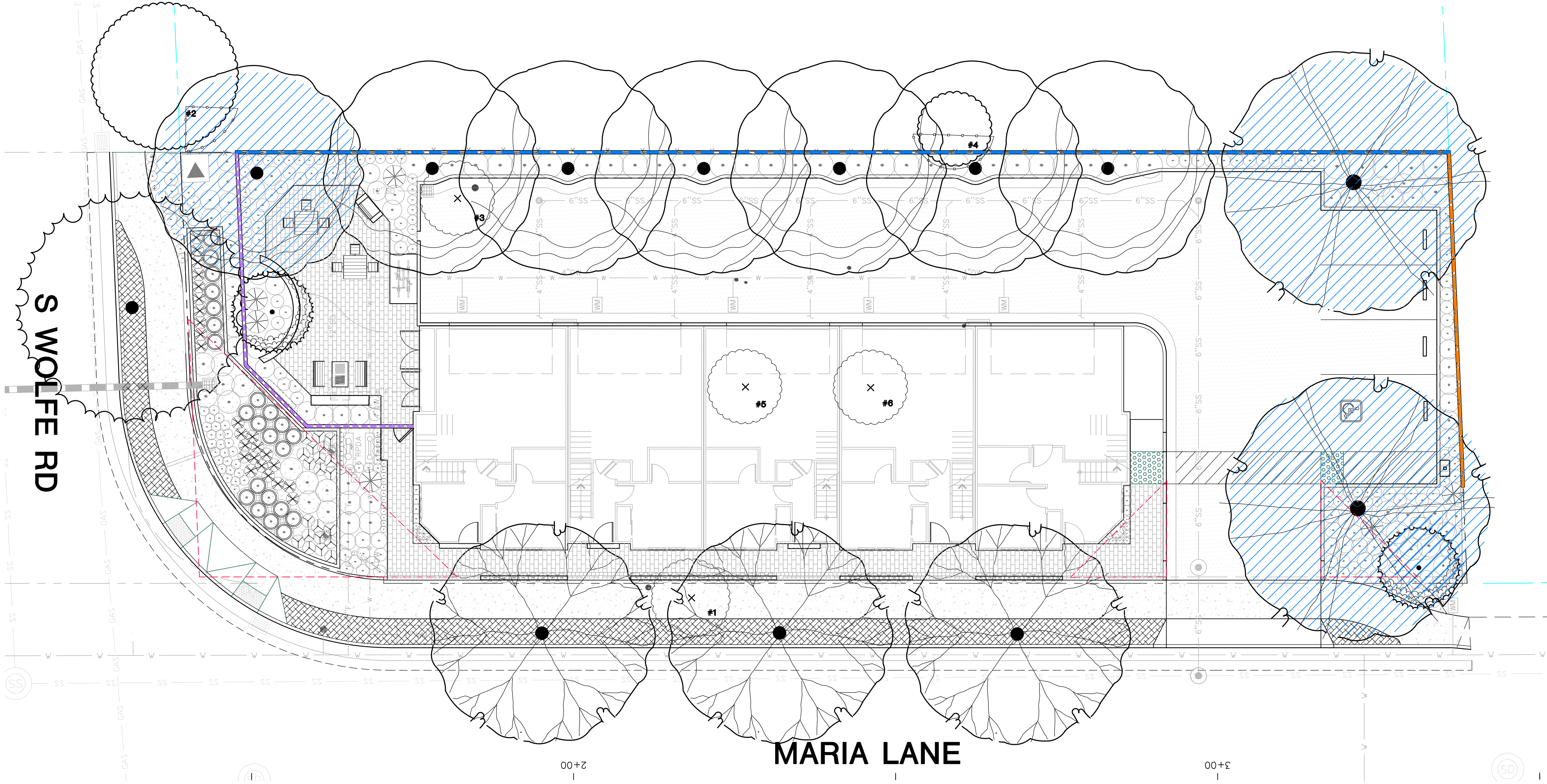


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S Wolfe Road Townhomes
Sunnyvale
October 31, 2025

Preliminary Landscape Plan
Plant Imagery

L6



PROJECT PLAN REVIEW

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

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

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

General construction recommendations

Maintain all existing grades underneath the driplines of protected trees for the following reasons:

Concerns regarding soil grading near protected trees

Grading often involves the use of heavy machinery and equipment, which can result in soil compaction. Compacted soil restricts the movement of air, water, and nutrients within the soil, making it difficult for tree roots to access essential resources. Compacted soil can also inhibit root growth and development, leading to poor tree health and vitality.

Root damage: During grading activities, tree roots may be inadvertently severed, injured, or exposed. Tree roots are critical for anchoring the tree and absorbing water and nutrients from the soil. Damage to the root system can disrupt the tree's ability to take up essential resources, weakening its overall health and stability.

Soil Erosion: Grading can disrupt the natural drainage patterns of the land, leading to increased soil erosion. When soil erodes, it can expose tree roots, destabilize the tree's base, and affect the tree's ability to acquire nutrients. Excessive soil erosion can also result in the loss of topsoil, which is rich in organic matter and essential for healthy tree growth.

Changes in Water Availability: Altering the topography through grading can impact water availability and drainage around trees. If grading changes the natural flow of water, it can cause water logging or excessive water runoff, both of which can have detrimental effects on tree health. Insufficient water availability can lead to drought stress, while excessive water accumulation can lead to root suffocation and fungal diseases.

Structural damage: Grading activities near trees can cause physical damage to the tree's trunk, branches, or canopy. Machinery, equipment, or debris may inadvertently come into contact with the tree, leading to wounds or injuries. Structural damage weakens the tree's integrity and can create entry points for pests, diseases, or decay.

Driveway construction near protected trees:

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

No more than 6" of excavation (mostly for rough grading and scarifying the soil) shall be allowed for the driveway construction when working within 33 feet (10x diameter) from redwood #2, and within 8 feet (10x diameter) Japanese maple #4. The existing grade and proposed driveway grade will need to be nearly identical to allow for this work to take place with minimal impacts to the tree. The finished grade of the driveway is recommended to be at or slightly above the existing grade. After minor grading and scarifying the soil has been completed, the Geogrid material shall be laid directly on top of the soil with the driveway being constructed entirely on top of the root zone. Edging for the driveway construction is recommended to be supported by individual piers as excavating for a continuous edge would nullify the use of Geogrid. By building

the driveway using the techniques described above, the impact on trees #2 and #4 would be minor. Because the driveway work is to take place within the tree's tree protection zone, the work will require the direct supervision of the Project Arborist. Grading and scarifying the soil will need to be done by hand under the Project Arborist supervision when working within 33 feet (10x diameter) from redwood #2, and within 8 feet (10x diameter) of Japanese maple #4. Any exposed roots during the driveway work will need to be kept moist by covering roots in layers of wetted down burlap to help avoid root desiccation. Exposed roots will be required to be documented by the Project Arborist. Before the driveway work is to start, the tree protection zone is recommended to be heavily irrigated using 50 gallons of water. The top foot of the soil within the tree protection zone is recommended to be saturated.

Data Summary:

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

Protected Southern Magnolia #2, and non-protected trees #1, 5, and 6 are proposed for removal, as they conflict with proposed project features. The remaining neighboring redwood tree #2 is in poor condition and not expected to improve. Neighboring Japanese maple tree #4 is in fair condition. All retained trees (neighboring trees) are to be protected as detailed in the recommendations below. With proper protection and cultural practices, retained Japanese maple tree #4 is expected to survive and thrive during and after construction. Redwood tree #2 is expected to continue to decline regardless of the proposed work. It is recommended to talk with the neighboring property owner about the possible removal of this tree as it is at high risk of damaging utility lines and causing damage to the adjacent structures.

(1) The number, species, size and location of existing trees on the site, and
(2) Good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support.

(b) At the discretion of the director of community development, other mitigation measures may be required, where either it is not feasible to plant any replacement trees on the site, or where the replacement trees to be planted are deemed inadequate by the director to sufficiently mitigate the effects of the removal of the tree(s). Mitigation measures could include, but would not be limited to, paying for the planting of additional trees in parks or other public areas of the city.

Tree to be Removed	Replacement Tree(s)
12" - 18" diameter (36"-54" circumference)	One 24" box tree, or Three 15-gallon trees
18" - 24" diameter (54"-72" circumference)	One 36" box tree, or Two 24" box trees
Over 24" diameter (greater than 72" circumference)	One 48" box tree, or Two 36" box trees, or Four 24" box trees

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

Non-Protected Trees to be Removed:

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



Showing coast live oak #1 and privet #5

Replacement Tree Plan:

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

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

Replacement trees:

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

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
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EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

TREES

ULMUS PARVIFOLIA 'DYNASTY'	DYNASTY CHINESE ELM	24" BOX	MED	7
CERCIS OCCIDENTALIS 'ACE OF HEARTS'	EASTERN REDBUD	15 GAL	LOW	2
PLATANUS X HISPANICA 'COLUMBIA'	COLUMBIA LONDON PLANE	24" BOX	MED	3
ZELKOVA 'GREEN VASE'	GREEN VASE ZELKOVA	24" BOX	MED	2
QUERCUS ENGELMANNII	ENGELMANN OAK	24" BOX	LOW	1

NOTES:

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

Tree #	Tree Name	Tree Size	Tree Health	Tree Condition	Tree Location	Tree Notes	Tree Status
1	No	(R)	Good	Good	Good	5 feet from sidewalk. Near electrical utility pole, under utility line.	Tree #2 (R)
2	Yes	(R)	Good	Good	Good	Neighboring tree, 3 feet from property boundary. Near utility pole. Near other 5 feet from property boundary. Planted away from building/structure.	Tree #3 (R)
3	Yes	(R)	Good	Good	Good	Gate locked. In backyard. 5 feet from existing home. 5 feet from property boundary. Planted away from building/structure.	Tree #4 (R)
4	No	(R)	Good	Good	Good	Gate locked. Neighboring tree, limited utility inspection. 5 feet from property boundary.	Tree #5 (R)
5	No	(R)	Good	Good	Good	Gate locked. In backyard. Contaminated at grade. Near utility line. Near other 5 feet from property boundary. Planted away from building/structure.	Tree #6 (R)
6	No	(R)	Good	Good	Good	Gate locked. In backyard. Near building/structure.	Tree #7 (R)

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

NOTE:

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

TREE PROTECTIVE FENCING, INSTALL PER ARBORIST'S SPECIFICATIONS

TREE PROTECTION PLAN

Detailed Tree Protection Plan

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

Fencing Specifications:

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

Type I Tree Protection:

Description: This is the most comprehensive form of tree protection fencing. It encompasses the full canopy dripline or Tree Protection Zone (TPZ) of trees designated for preservation.

Application: Typically used in areas where trees are a significant distance away from construction activity or when trees have a large canopy spread.

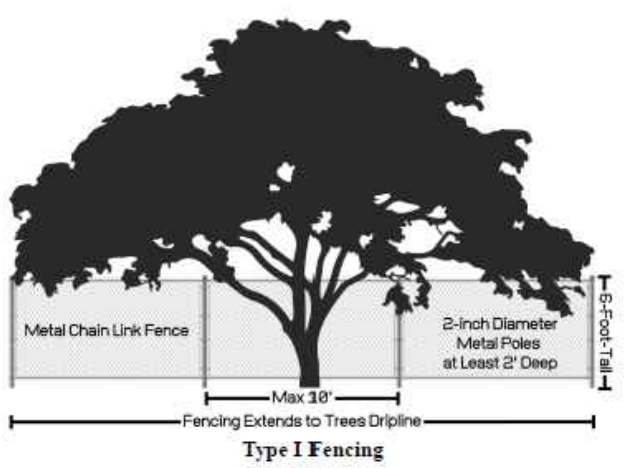
TREE MITIGATION

PROPOSED 24" BOX MITIGATION TREE

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

Specifications:

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



Staging

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

Root Cutting

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

Trenching/excavation

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

Grading

All existing grades underneath the dripline of a protected tree shall remain as is where possible. Grading within the dripline of a protected tree is required to be done under the supervision of the project arborist.

Irrigation

Non native trees- Irrigating the retained mature trees in the landscape is important to ensure their health and vitality. Proper watering can help the trees continue to thrive. Deep irrigation is recommended to take place every other week during the dry season. During the dry season, trees typically need deep, infrequent watering. Watering every 2 weeks is sufficient for the retained trees on this site. Applying water slowly and consistently until it penetrates at least 12-18 inches into the soil is recommended. Avoid spraying water directly on the trunks, as this can lead to disease and decay. Mulch is recommended to be maintained with mulch added overtime as needed. Mulch helps retain soil moisture, regulates temperature, and prevents weeds, which can compete with the tree for water. The use of soaker hoses or an inline drip emitter system set up in a grid like manner to provide deep irrigation during the dry season is recommended. The irrigation system should be placed on top of grade and require no excavation. This will help to keep the trees healthy.

Tree Pruning

Tree pruning during construction is not just about aesthetics and safety; it's also about adhering to best practices and standards set by professional bodies like the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI A300 Pruning Standards). The ISA sets rigorous standards to ensure trees are cared for sustainably and scientifically. Under these guidelines, and for the well-being of trees during construction, it's imperative to have an expert arborist oversee any pruning. Their knowledge guarantees that only the necessary branches are removed, ensuring both safety and tree health. The guideline to prune no more than 25% of the tree's total foliage is grounded in sound arboricultural practices. This safeguards the tree's photosynthetic capability, reduces undue stress, and preserves the balance between its roots and canopy. Homeowners should be aware of these standards and ensure they are being met, trusting in the expertise of their arborist and keeping open communication about their tree care decisions. This approach not only ensures the tree's compatibility with new construction aesthetics but also its long-term health and vitality.

Traffic Within TPZs

Strictly prohibit driving vehicles or heavy foot traffic on bare soil within the TPZs of protected trees. Such activities can crush roots directly and compact the soil, impeding oxygen and water infiltration. In areas without existing pavement, use temporary anti-compaction materials, such as wood chips covered with plywood, to prevent damage to roots (landscape barrier). Footpaths or boardwalks can be constructed to facilitate access while minimizing soil compaction within the TPZ.

Chemical and Material Handling

Store chemicals and construction materials away from TPZs to prevent accidental spills or exposure that may harm tree health. Follow proper handling and disposal procedures for chemicals to ensure compliance with environmental regulations. Minimize the use of toxic materials near trees and opt for environmentally friendly alternatives whenever possible.

GRAPHIC SCALE

