

WOLFE ROAD TOWNHOMES

SUNNYVALE, CA | SEPTEMBER 5, 2025 | PLANNING SUBMITTAL



VICINITY MAP
PROJECT SITE

399,267 Wolfe Road Townhomes
Sunnyvale, CA
September 5, 2025

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

SHEET INDEX

- A0.1 COVER SHEET
- A0.2 CONTEXT PHOTOS
- A0.3 REFERENCE ARCHITECTURAL SITE PLAN
- A0.4 STREETSCAPE ELEVATION
- A0.5 STREETSCAPE ELEVATION
- A1.1 UNIT A FLOOR PLAN
- A1.2 UNIT B FLOOR PLAN
- A1.3 UNIT B-ALT FLOOR PLAN
- A1.4 UNIT B-REVERSE FLOOR PLAN
- A1.5 UNIT C FLOOR PLAN
- A2.1 BUILDING FLOOR PLANS
- A2.2 BUILDING FLOOR AND ROOF PLANS
- A3.1 CONCEPTUAL EXTERIOR ELEVATIONS
- A3.2 EXTERIOR GLAZING PERCENTAGE
- A3.3 DETAILS
- A4.1 BUILDING SECTION
- A5.1 COLOR SCHEME & MATERIALS
- A5.2 SHADE STUDY
- P1 PHOTOMETRIC PLAN
- P2 PHOTOMETRIC LIGHT CUT SHEETS
- P3 PHOTOMETRIC LIGHT CUT SHEETS
- TM-1.0 VESTING TENTATIVE MAP
- C1.0 EXISTING CONDITIONS
- C1.1 DEMOLITION PLAN
- C2.0 PRELIMINARY SITE PLAN
- C3.0 PRELIMINARY GRADING & DRAINAGE PLAN
- C3.1 CROSS SECTIONS
- C4.0 PRELIMINARY UTILITY PLAN
- C5.0 PRELIMINARY STORMWATER MANAGEMENT PLAN
- L1 SITE PLAN
- L2 DETAILS
- L3.A IRRIGATION DETAILS
- L3.B IRRIGATION DETAILS
- L4 SITE DATA
- L5 PLANTING PLAN
- L6 PLANT IMAGERY
- L7 TREE DISPOSITION & MITIGATION

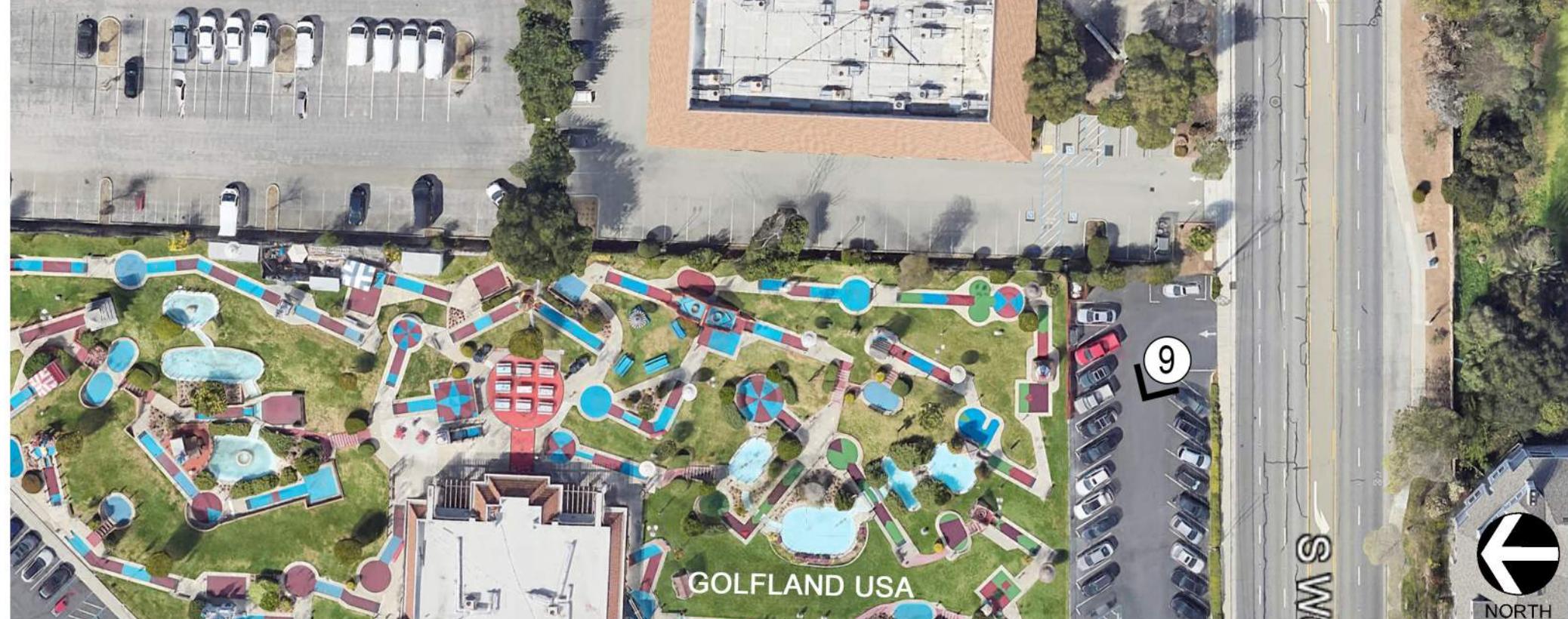
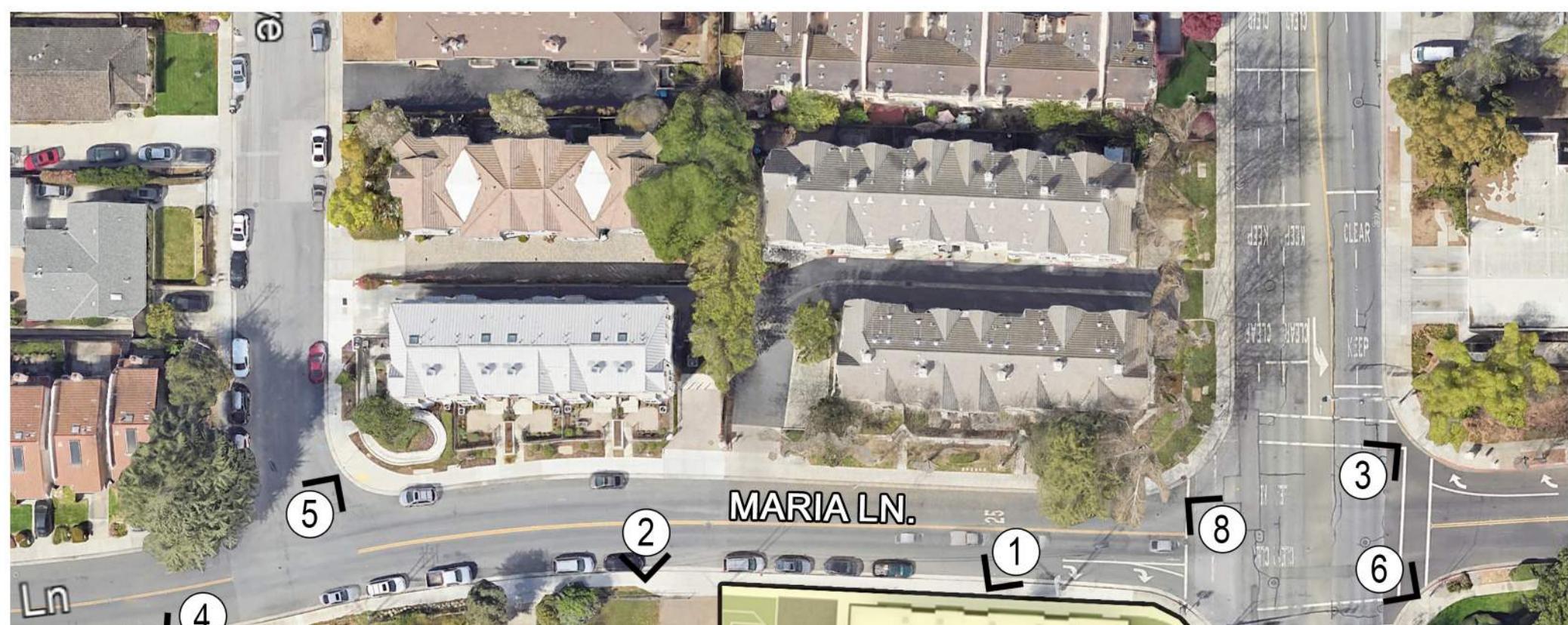
PROJECT DATA

- 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 SF = 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

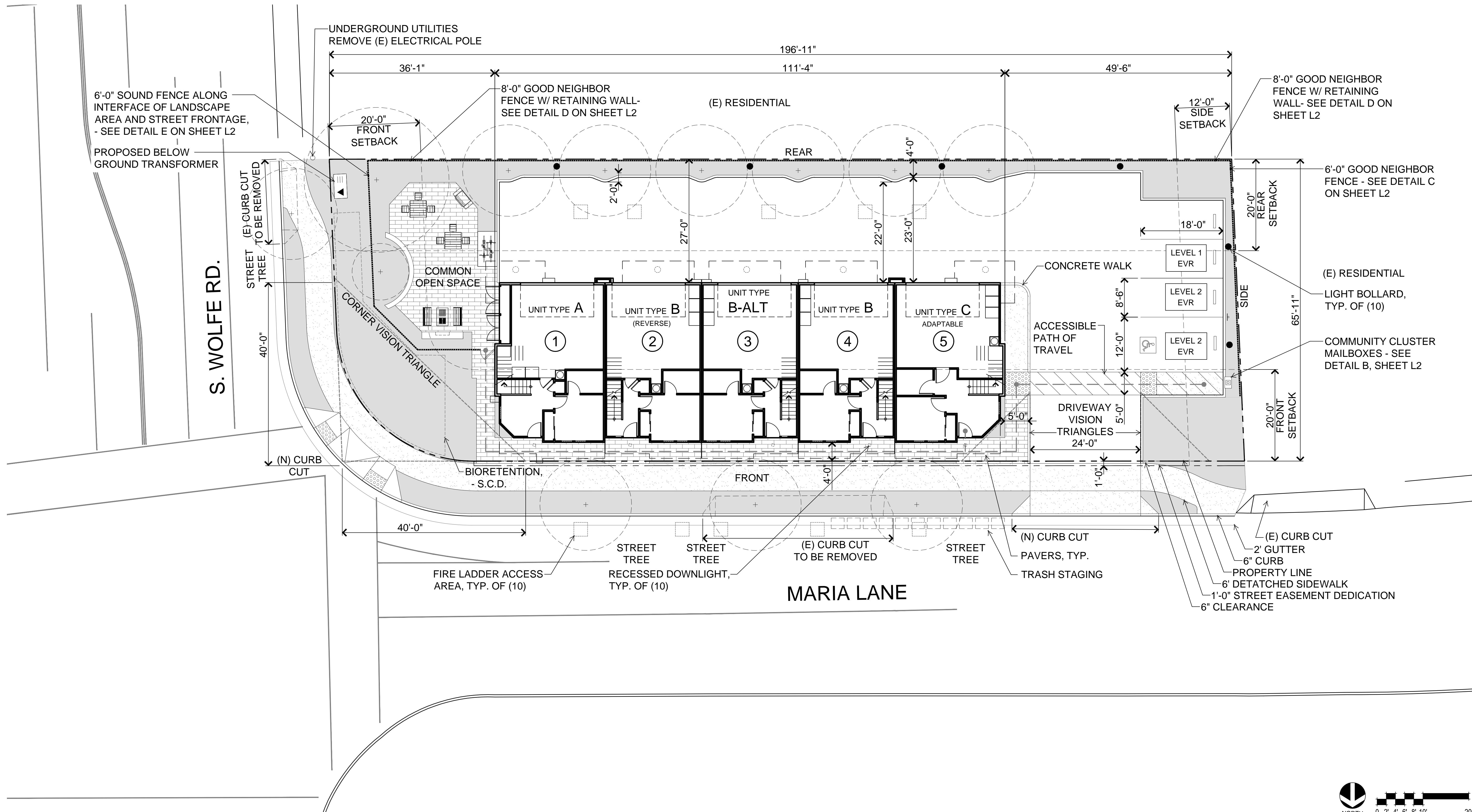
ONE (1) 3-STORY ATTACHED TOWNHOME BUILDING
COMPOSED OF 5 UNITS, EACH WITH A 2-CAR
GARAGE. PROJECT IS PRIVATELY FUNDED.

COVER SHEET
A0.1



399,267 Wolfe Road Townhomes
Sunnyvale, CA
September 5, 2025

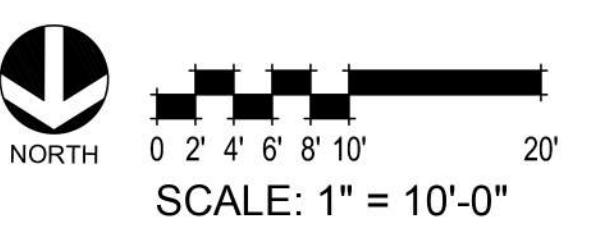
CONTEXT PHOTOS
A0.2



REFERENCE ARCHITECTURAL SITE PLAN
A0.3



399.267 Wolfe Road Townhomes
Sunnyvale, CA
September 5, 2025



STREETSCAPE ELEVATION
A0.4

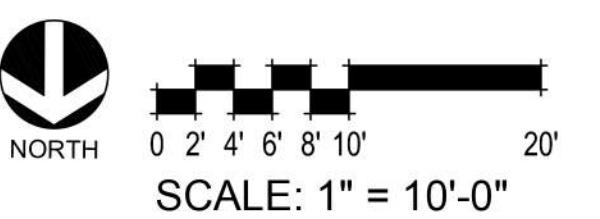
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





STREETSCAPE FROM SOUTH WOLFE ROAD

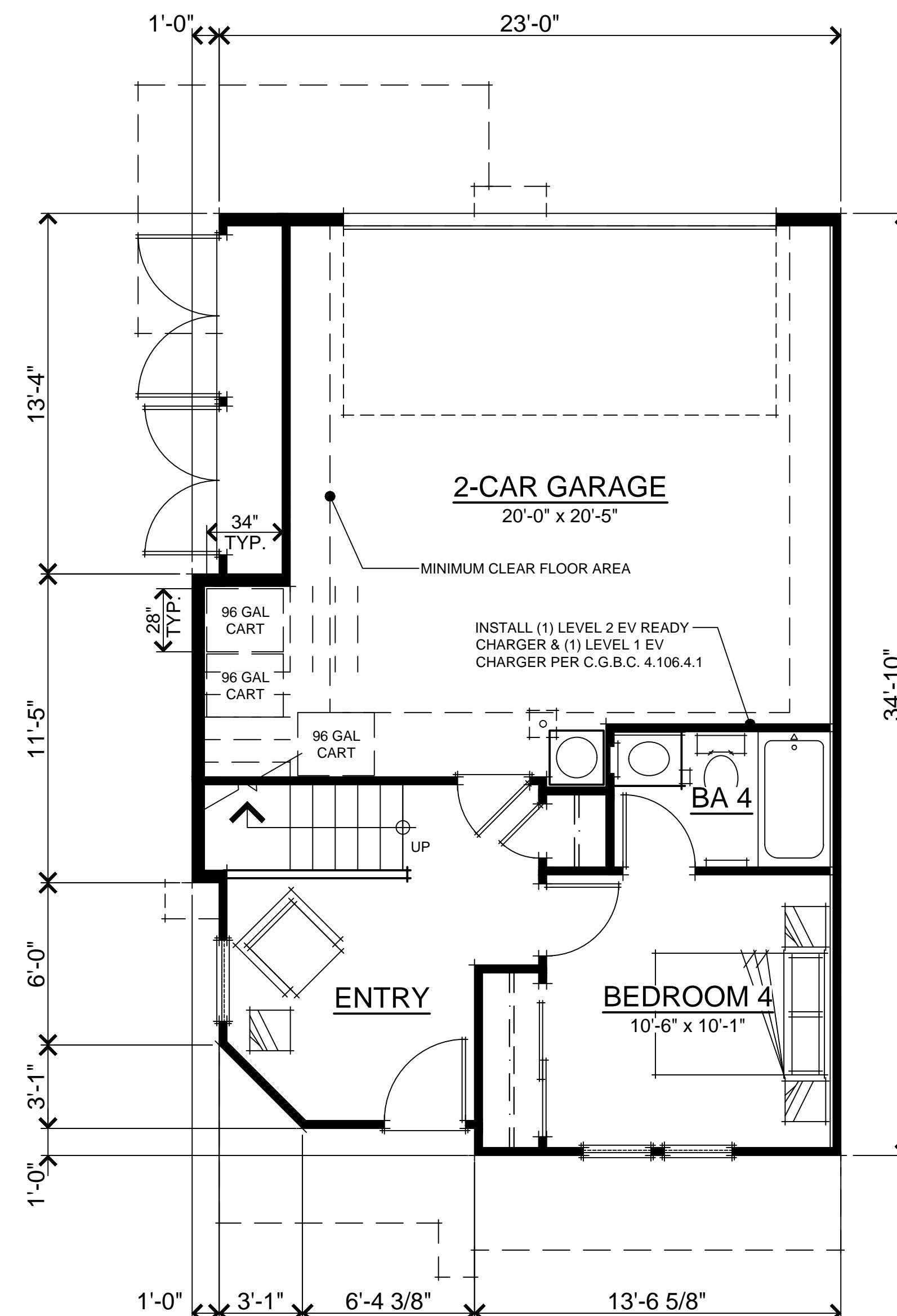
399.267 Wolfe Road Townhomes
Sunnyvale, CA
September 5, 2025



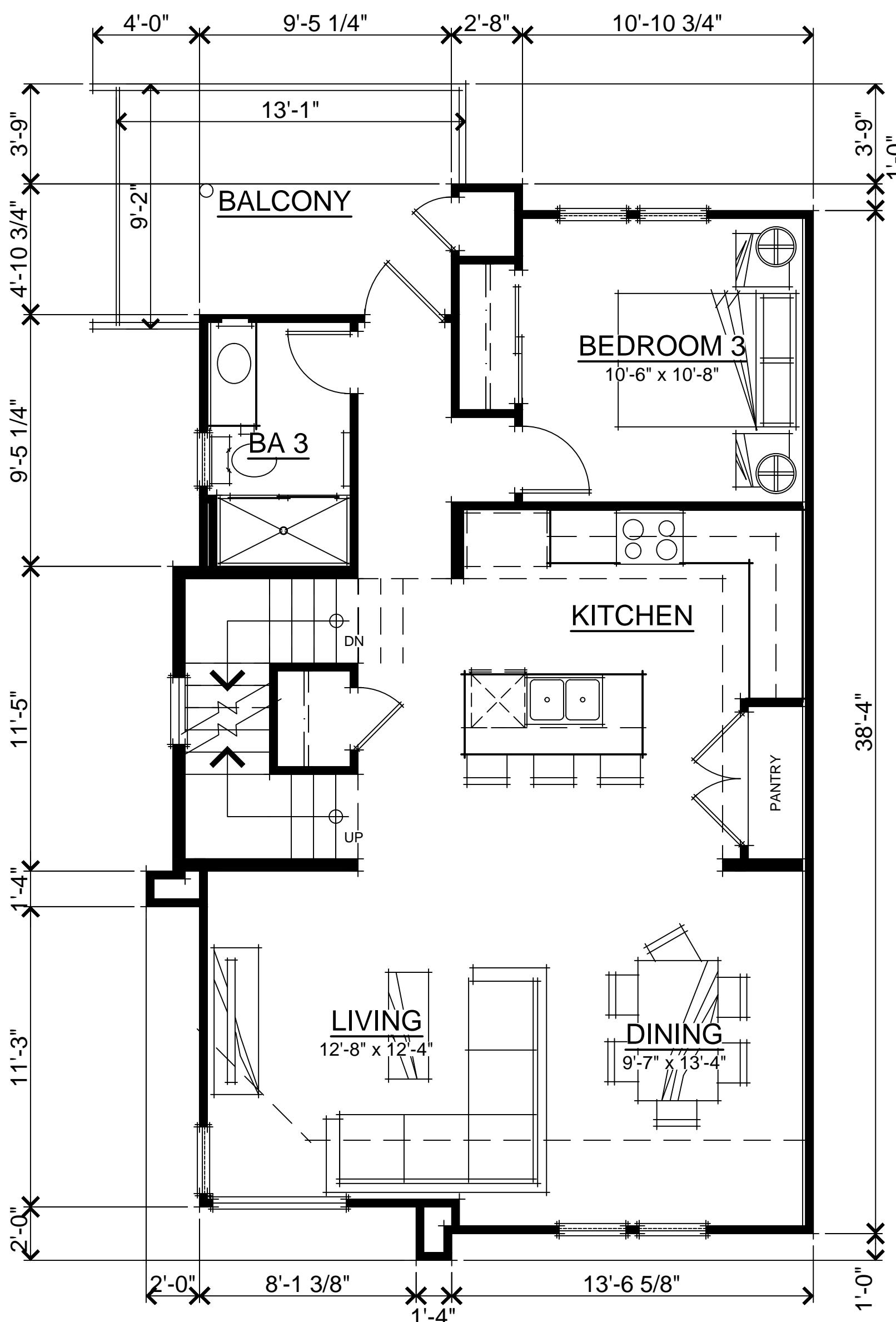
STREETSCAPE ELEVATION
A0.5

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

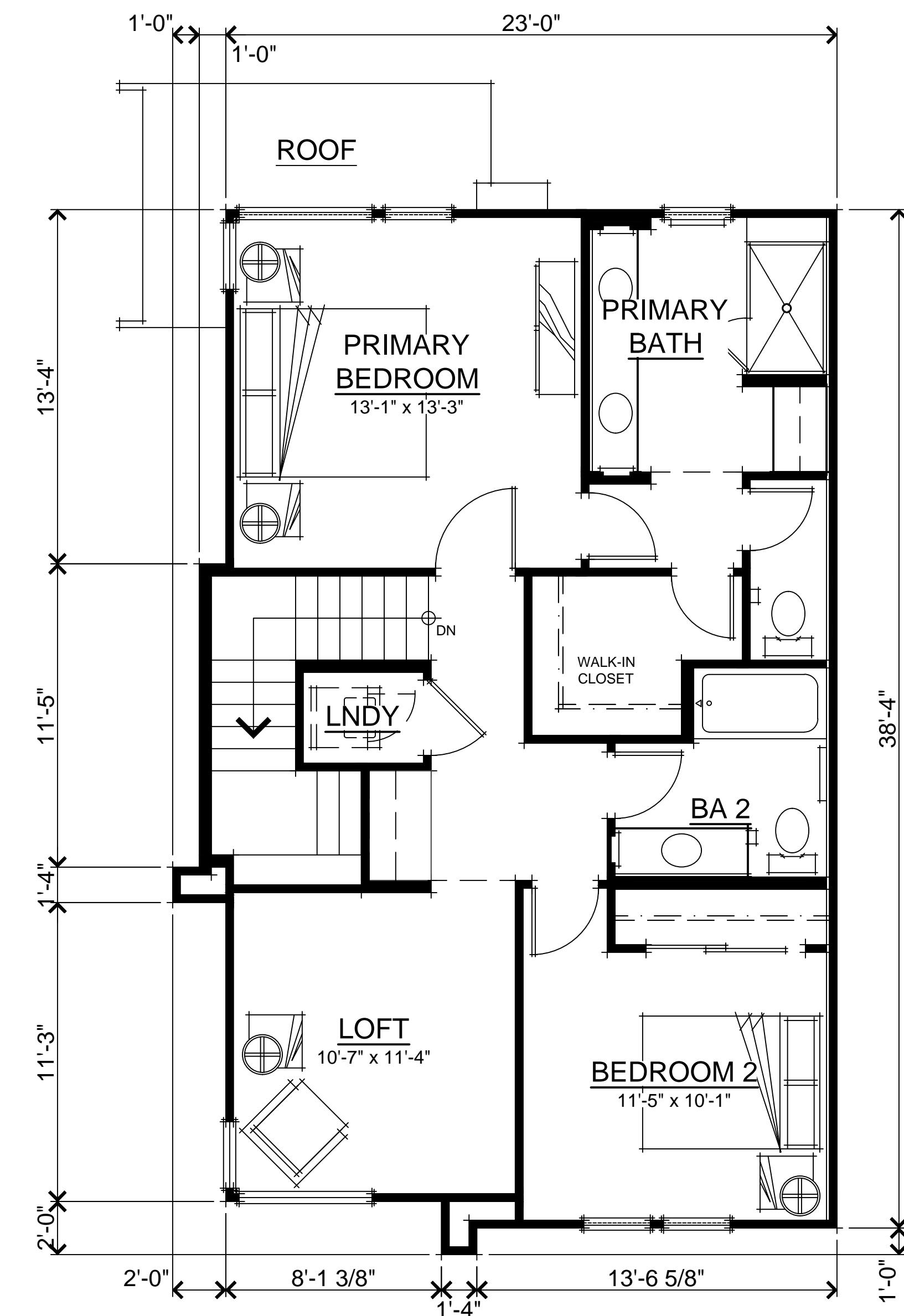




FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

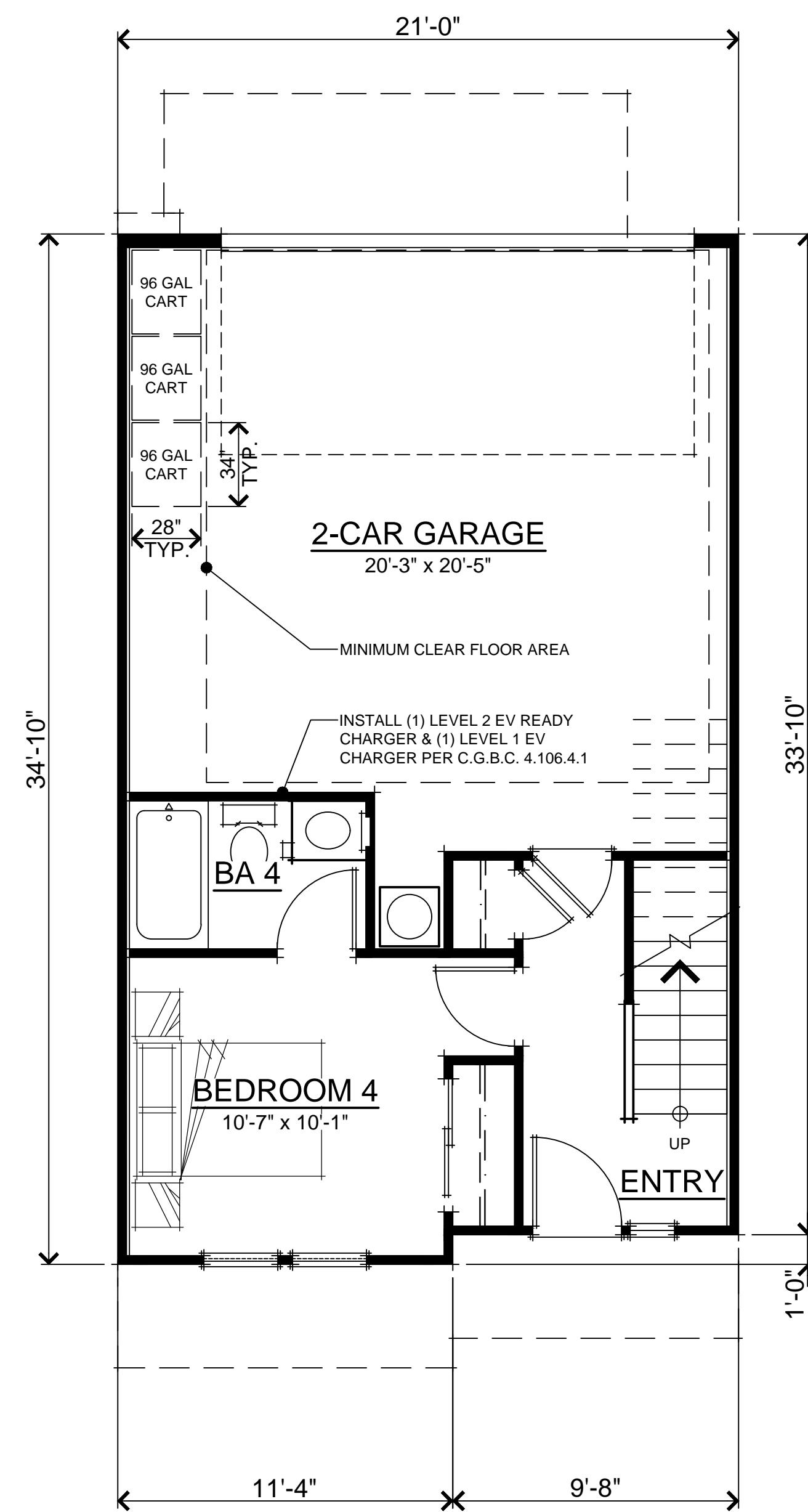
UNIT A AREAS	
FIRST FLOOR	328 SQ. FT.
SECOND FLOOR	843 SQ. FT.
THIRD FLOOR	821 SQ. FT.
TOTAL LIVING	1992 SQ. FT.
2-CAR GARAGE	439 SQ. FT.
BALCONY	118 SQ. FT.

0 1' 2' 3' 4' 8'

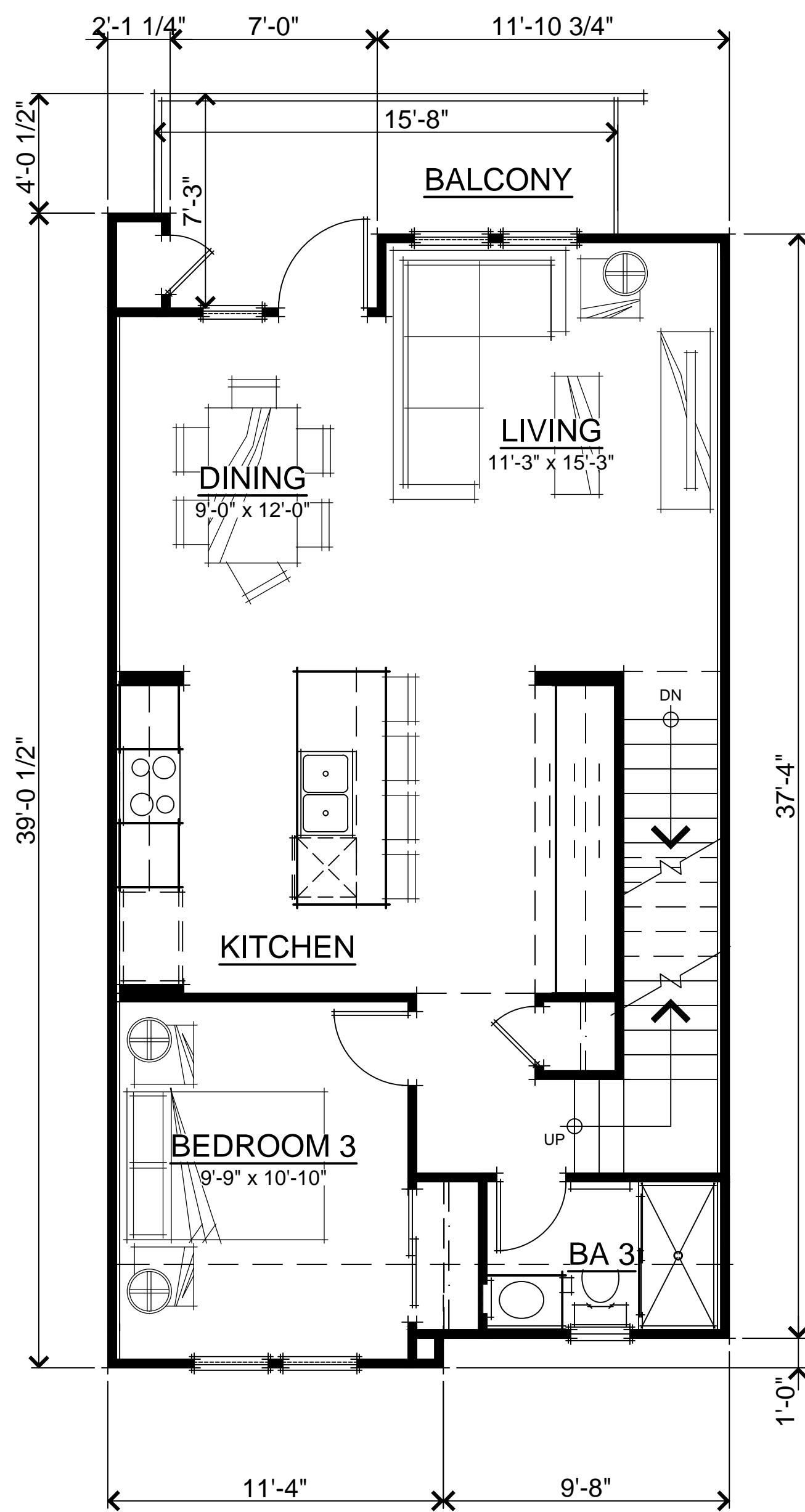
SCALE: 1/4" = 1'-0"

UNIT A FLOOR PLAN

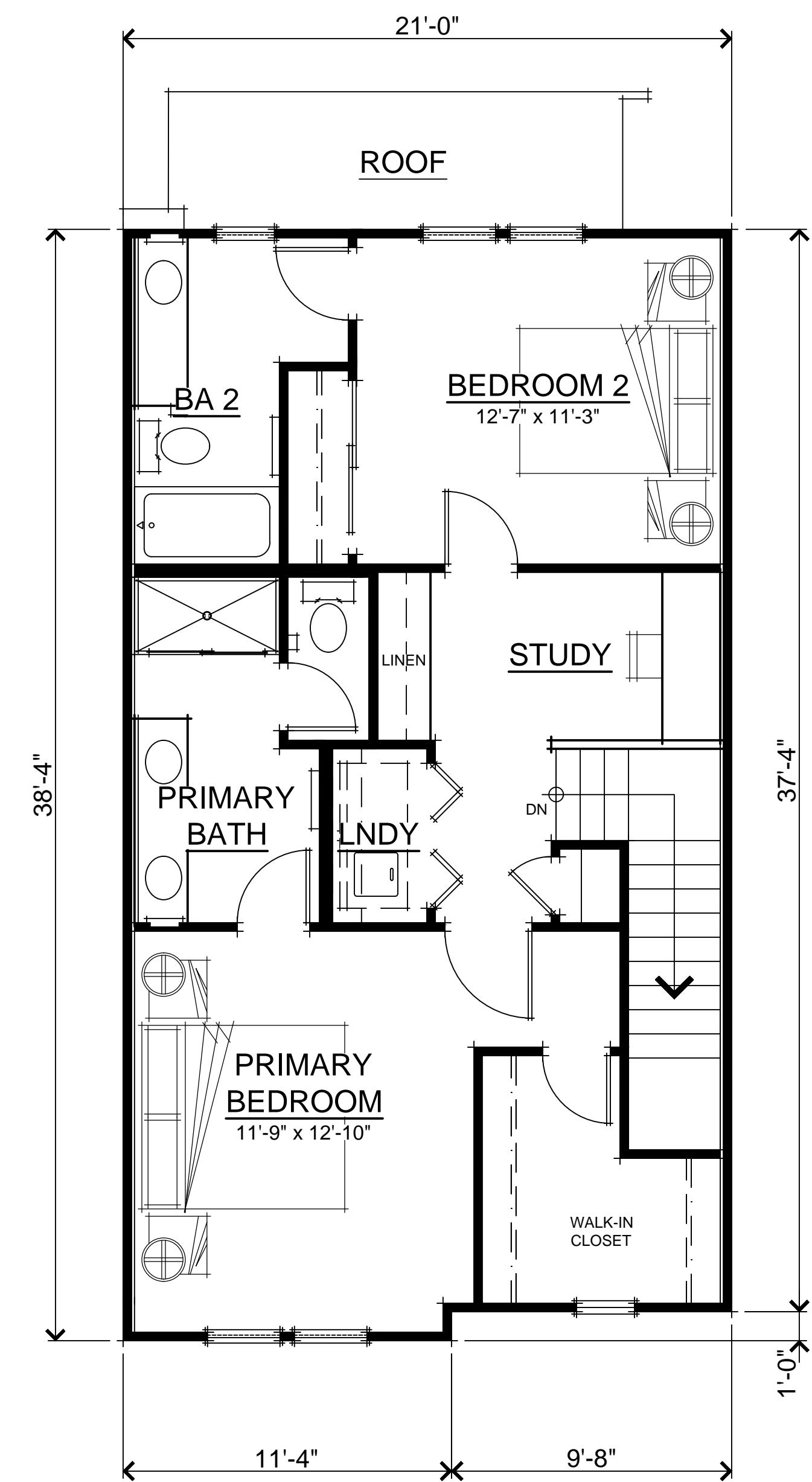
A1.1



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.

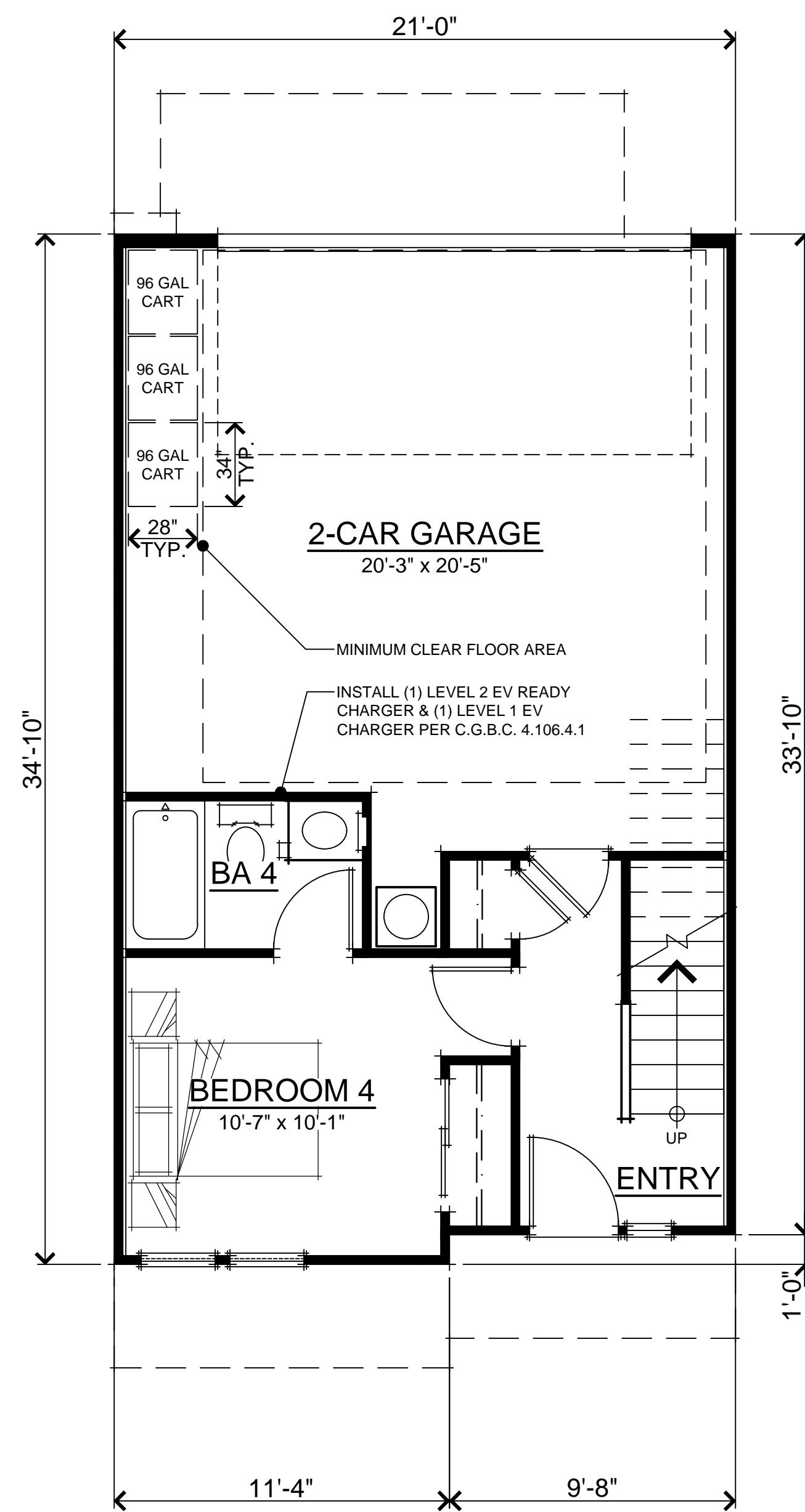
0 1' 2' 3' 4' 8'

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

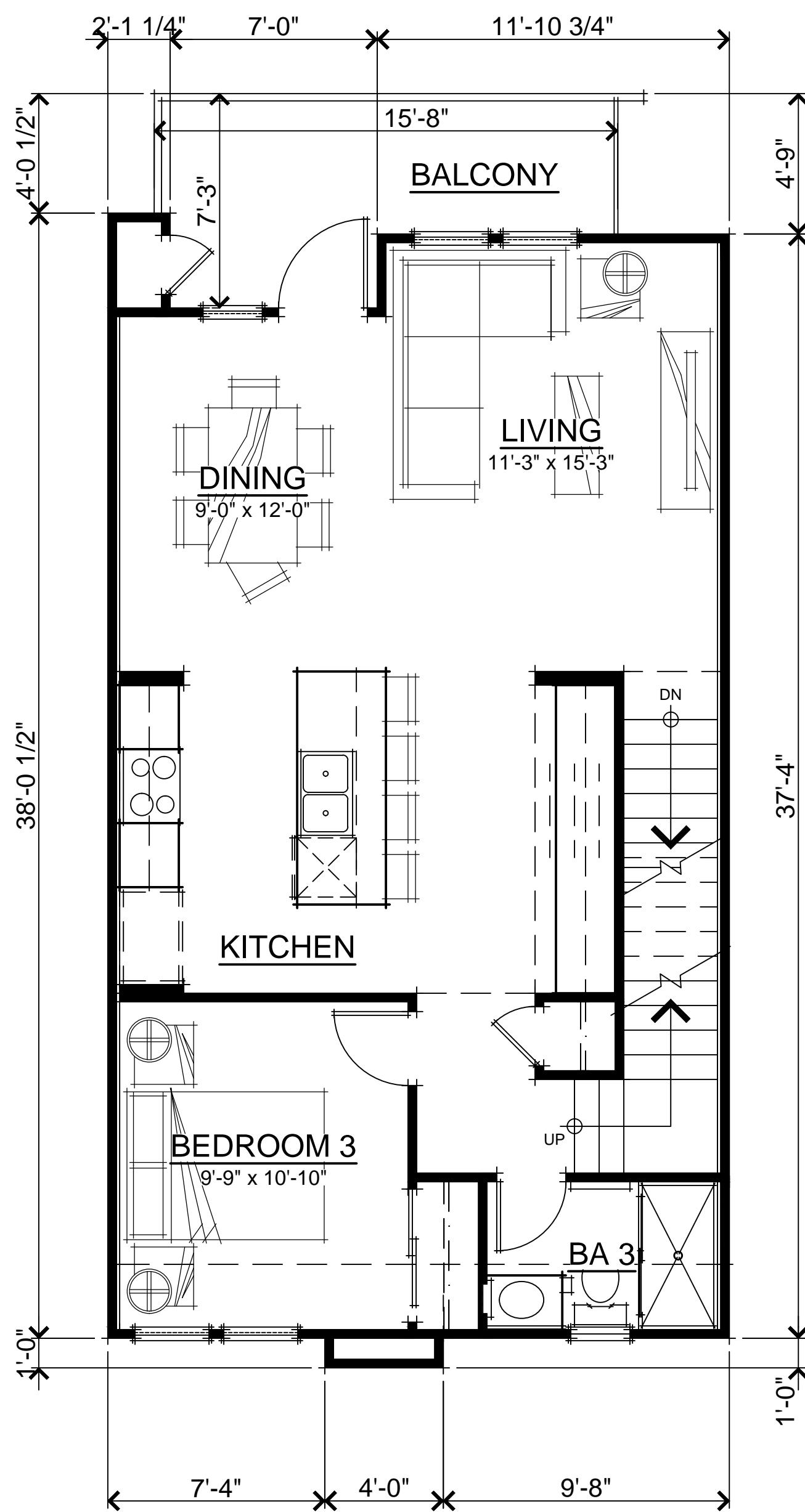
UNIT B FLOOR PLAN

A1.2

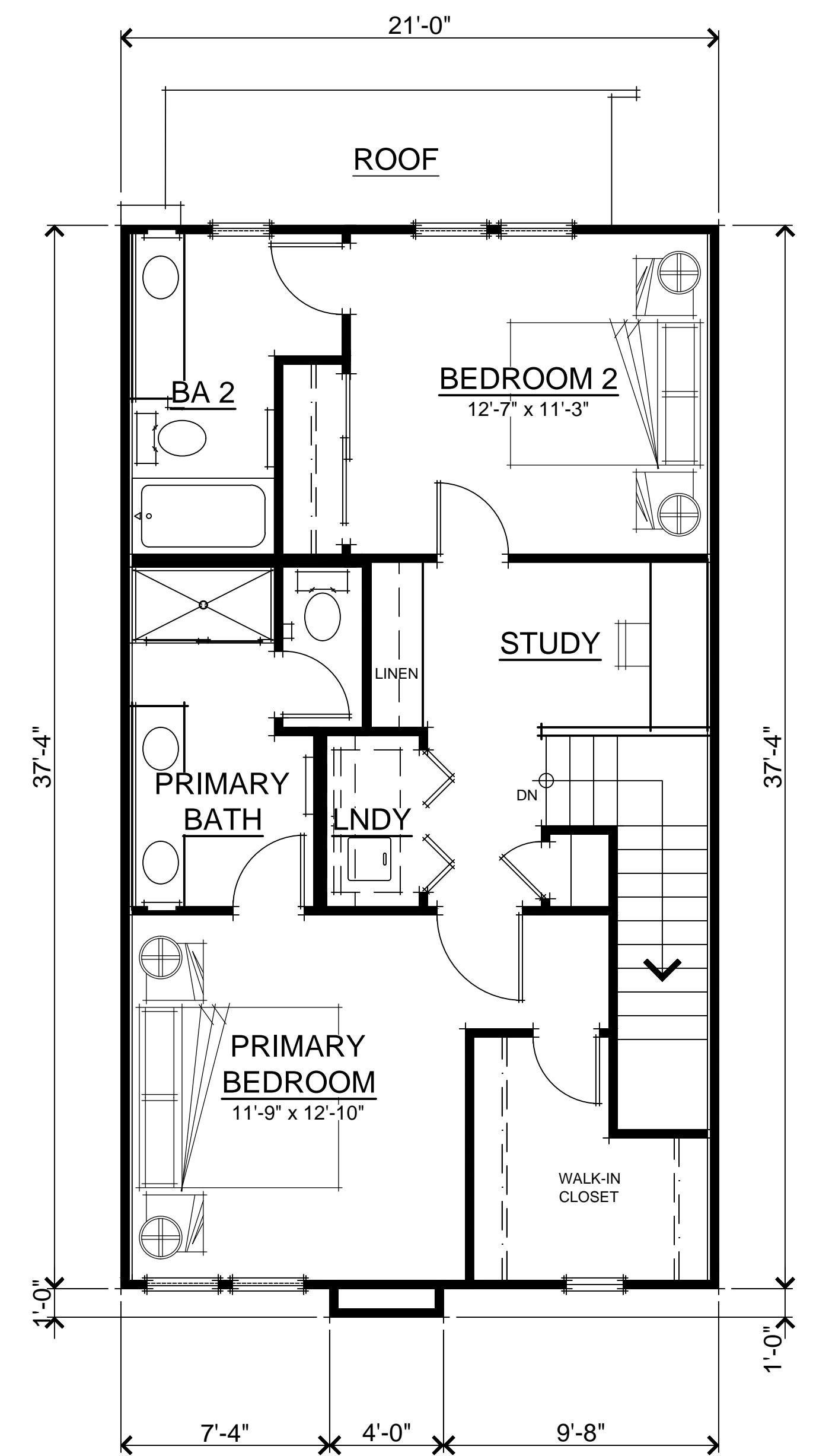
399,267 Wolfe Road Townhomes
Sunnyvale, CA
September 03, 2025



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

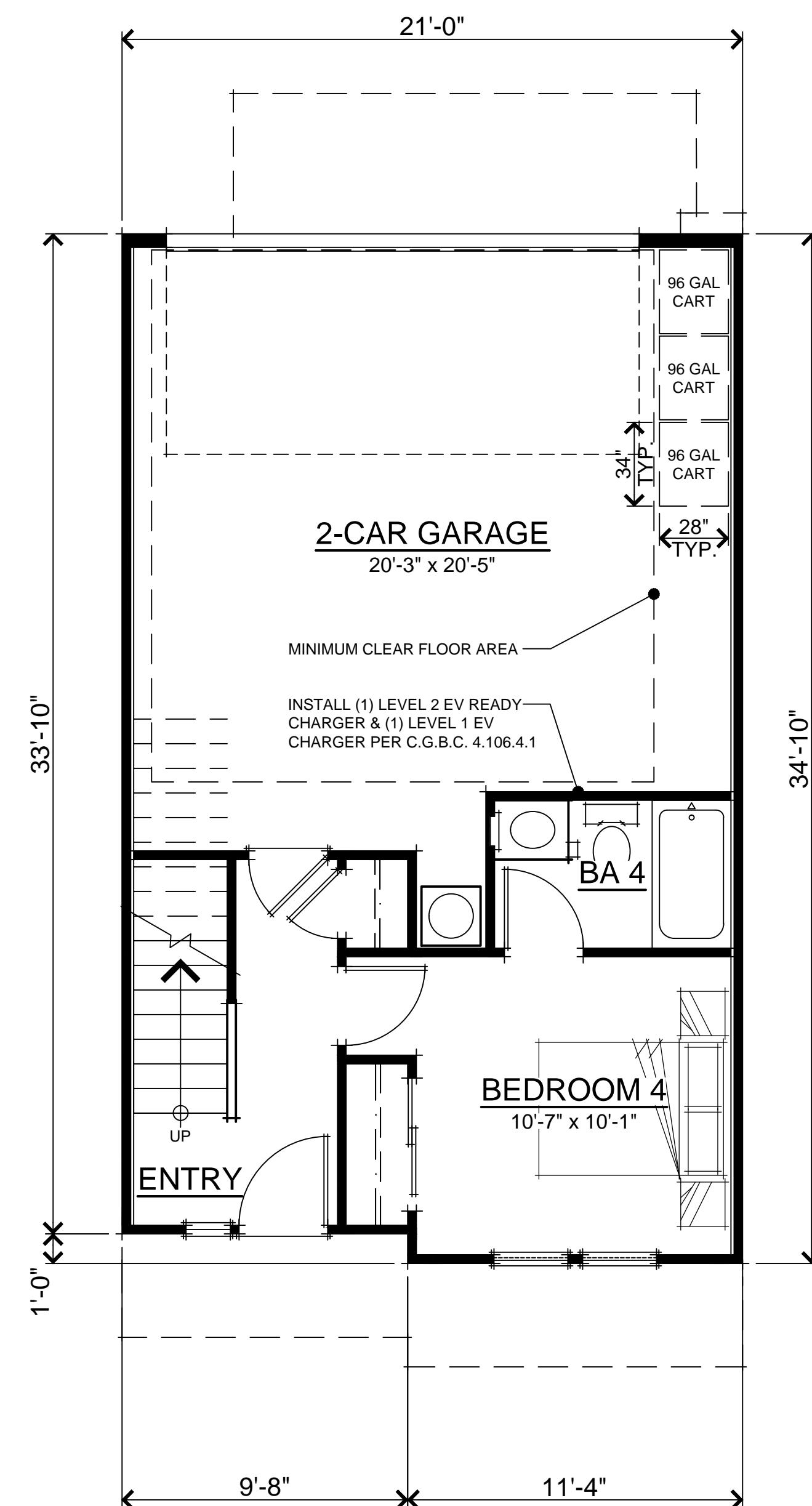
UNIT B-ALT AREAS	
FIRST FLOOR	293 SQ. FT.
SECOND FLOOR	761 SQ. FT.
THIRD FLOOR	735 SQ. FT.
TOTAL LIVING	1789 SQ. FT.
2-CAR GARAGE	429 SQ. FT.
BALCONY	98 SQ. FT.

0 1' 2' 3' 4' 8'

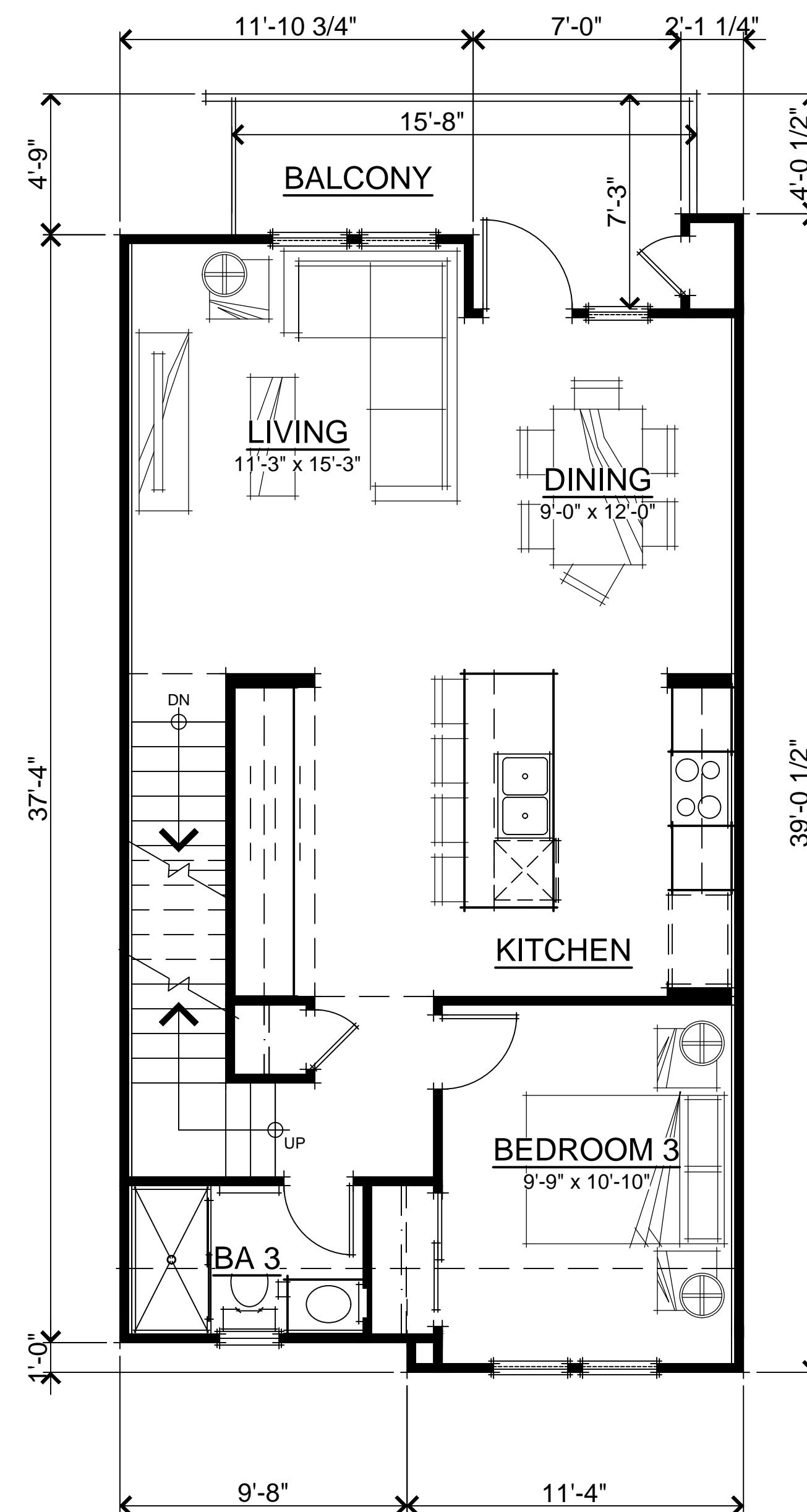
SCALE: 1/4" = 1'-0"

UNIT B-ALT FLOOR PLAN

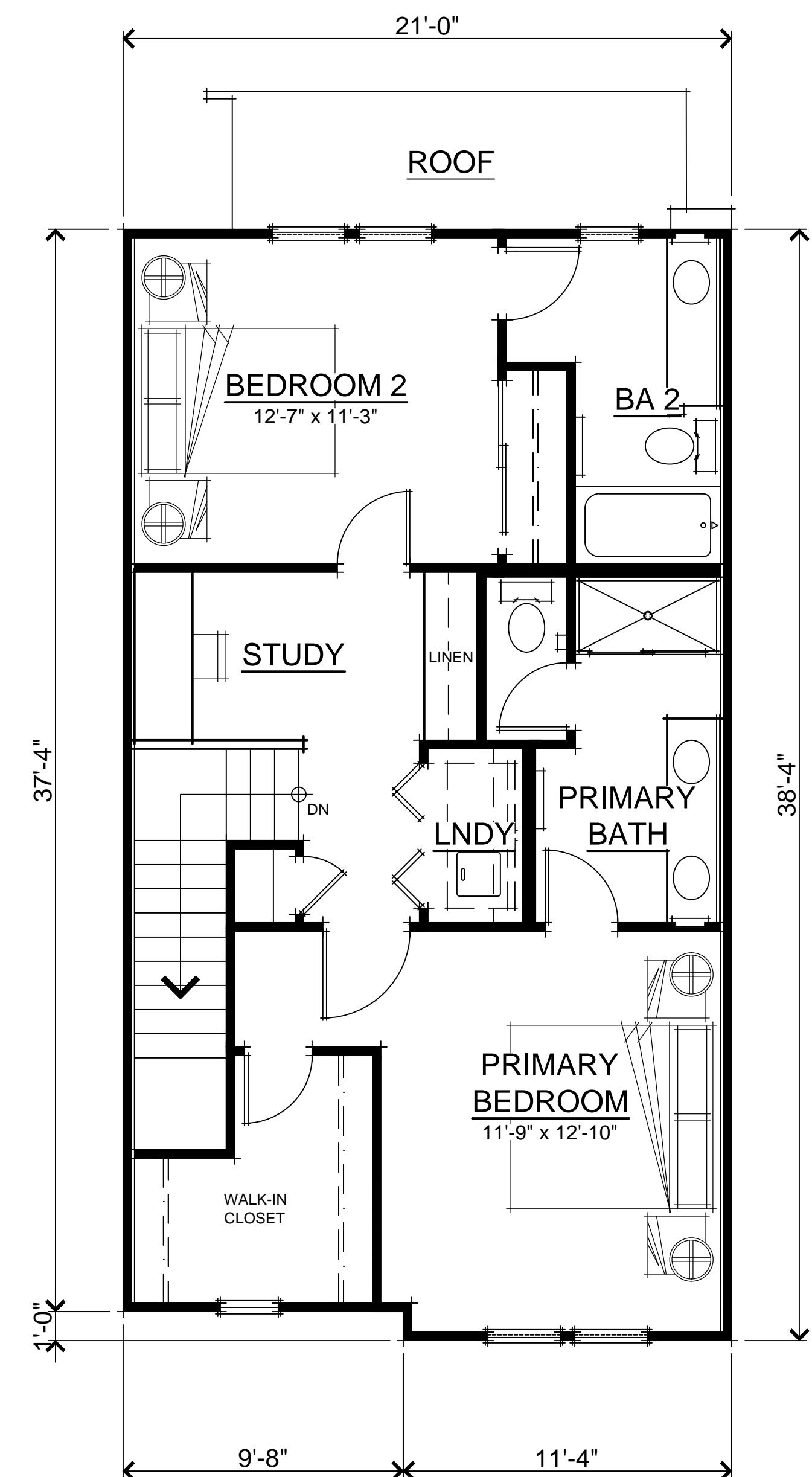
A1.3



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

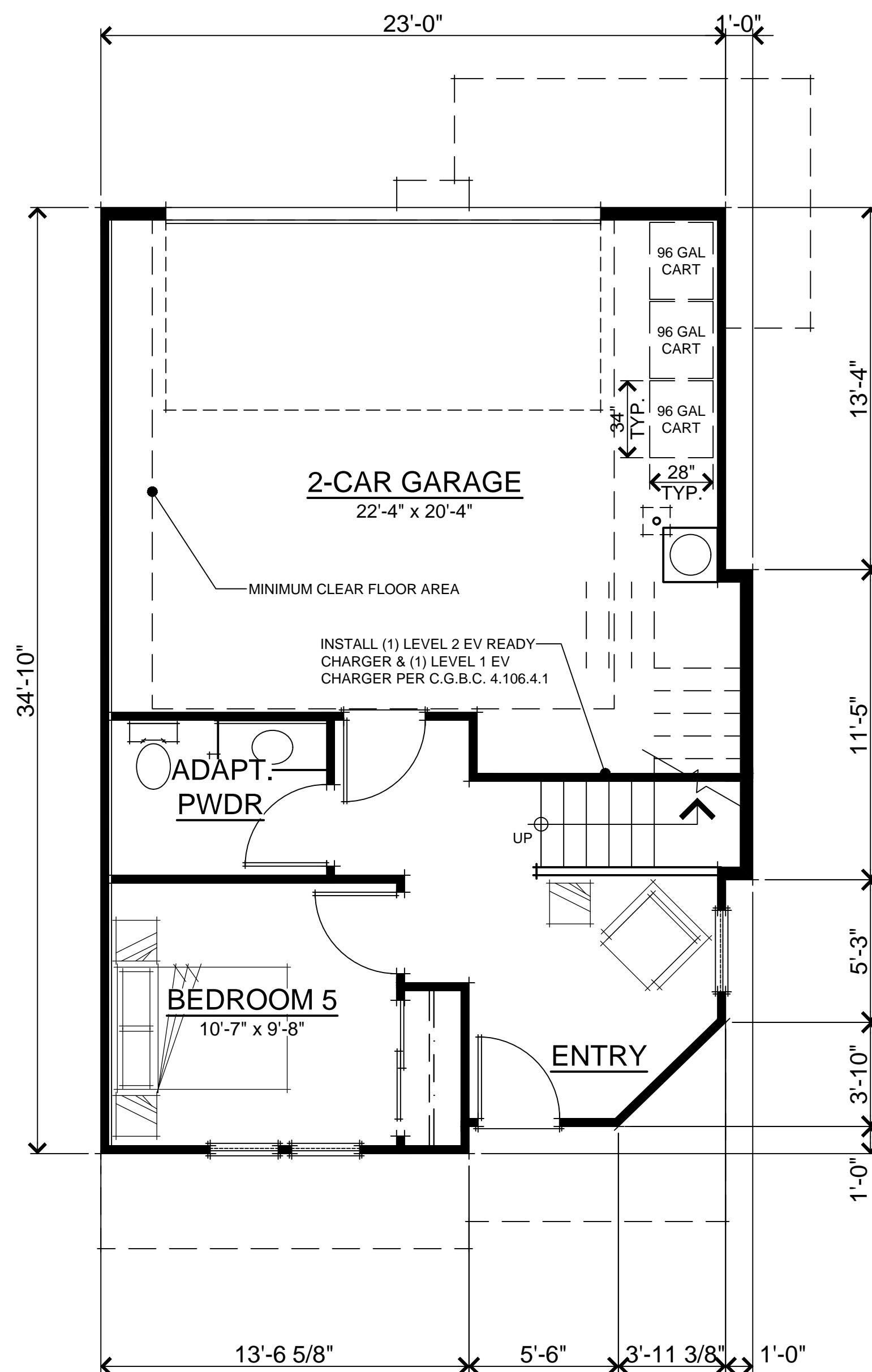
UNIT B-REVERSE AREAS	
FIRST FLOOR	293 SQ. FT.
SECOND FLOOR	773 SQ. FT.
THIRD FLOOR	746 SQ. FT.
TOTAL LIVING	1800 SQ. FT.
2-CAR GARAGE	429 SQ. FT.
BALCONY	98 SQ. FT.

0 1' 2' 3' 4' 8'

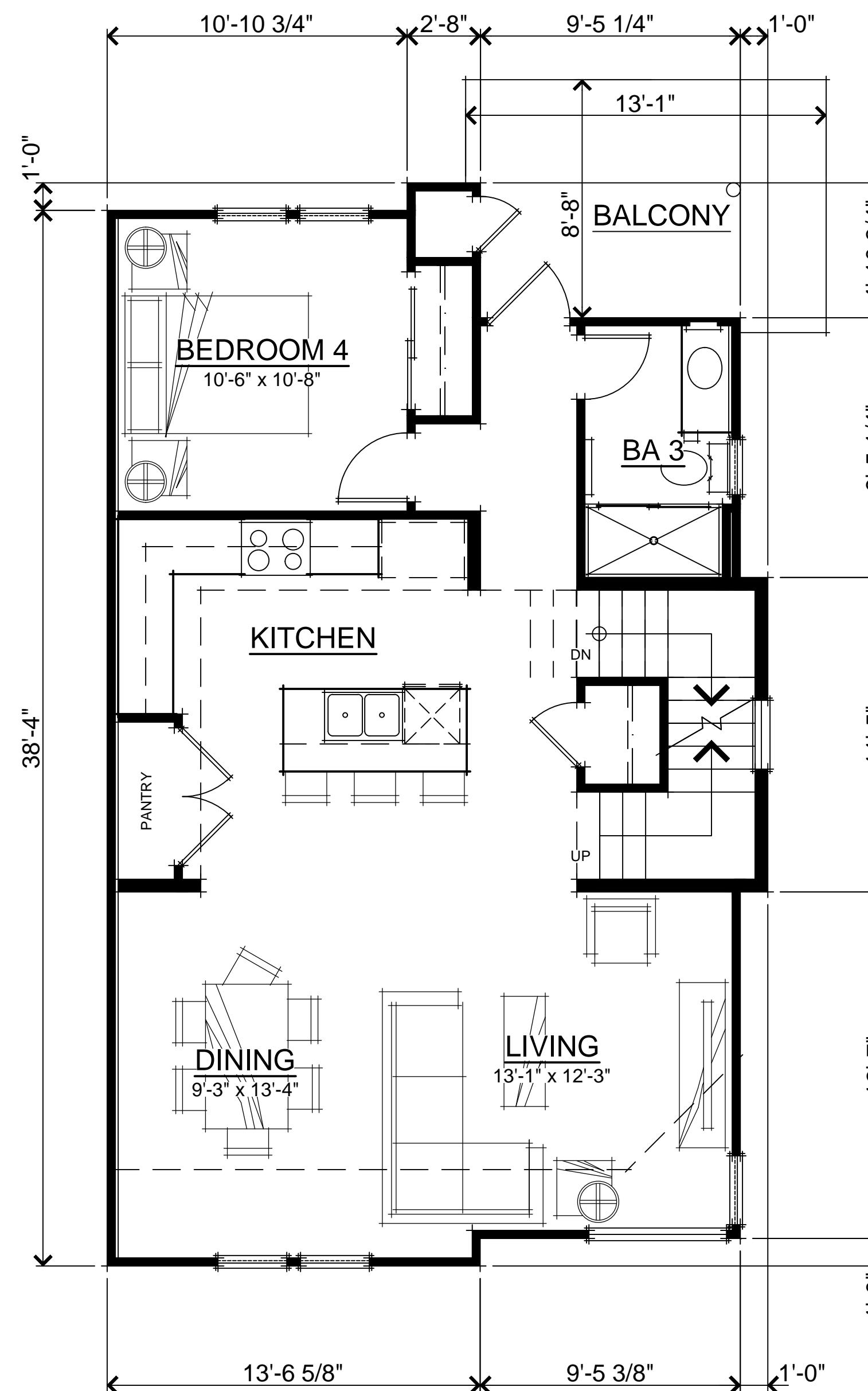
SCALE: 1/4" = 1'-0"

UNIT B-REVERSE FLOOR PLAN

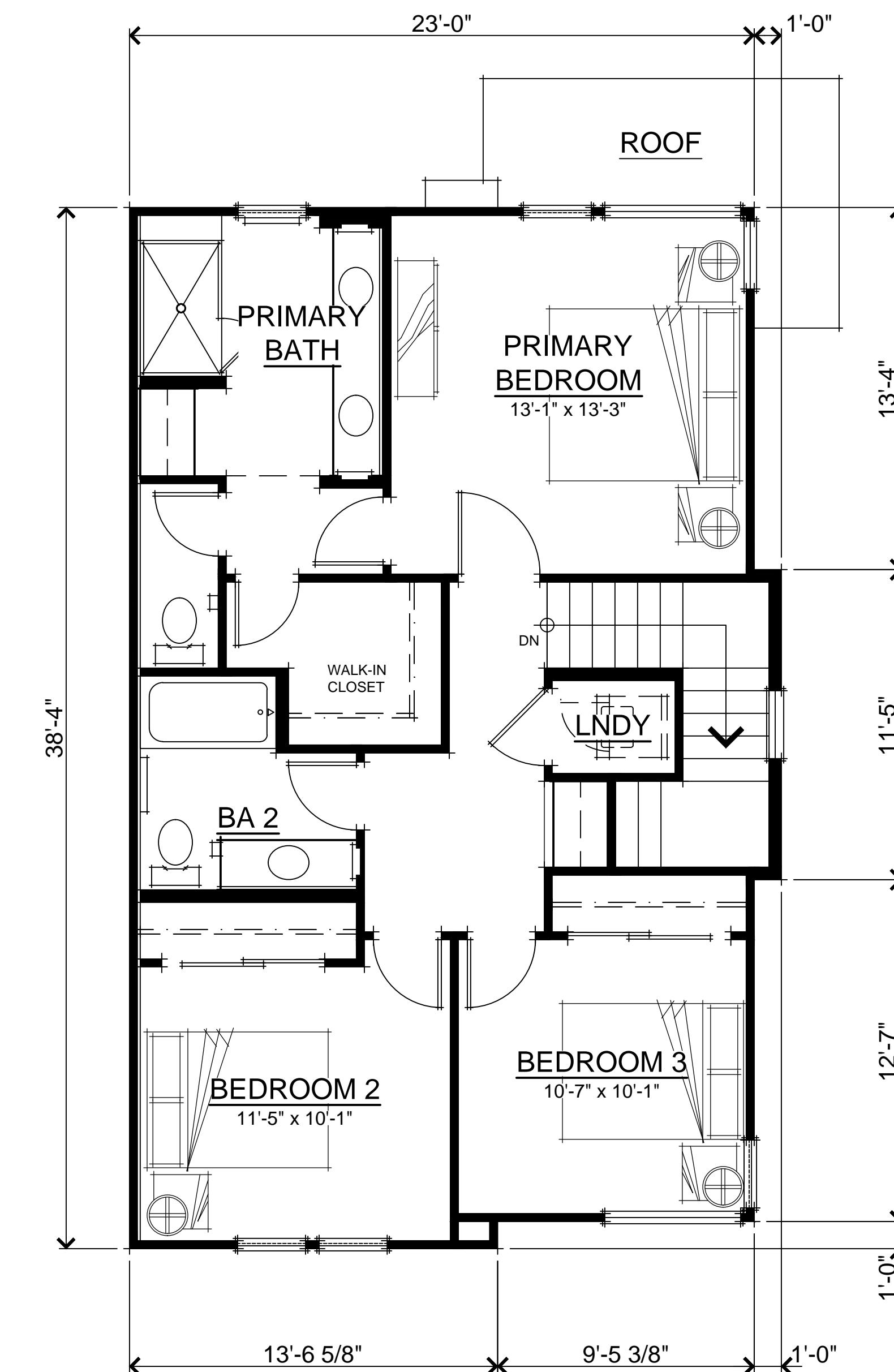
A1.4



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

UNIT C AREAS

399.267 Wolfe Road Townhomes

Sunnyvale, CA

September 03, 2025

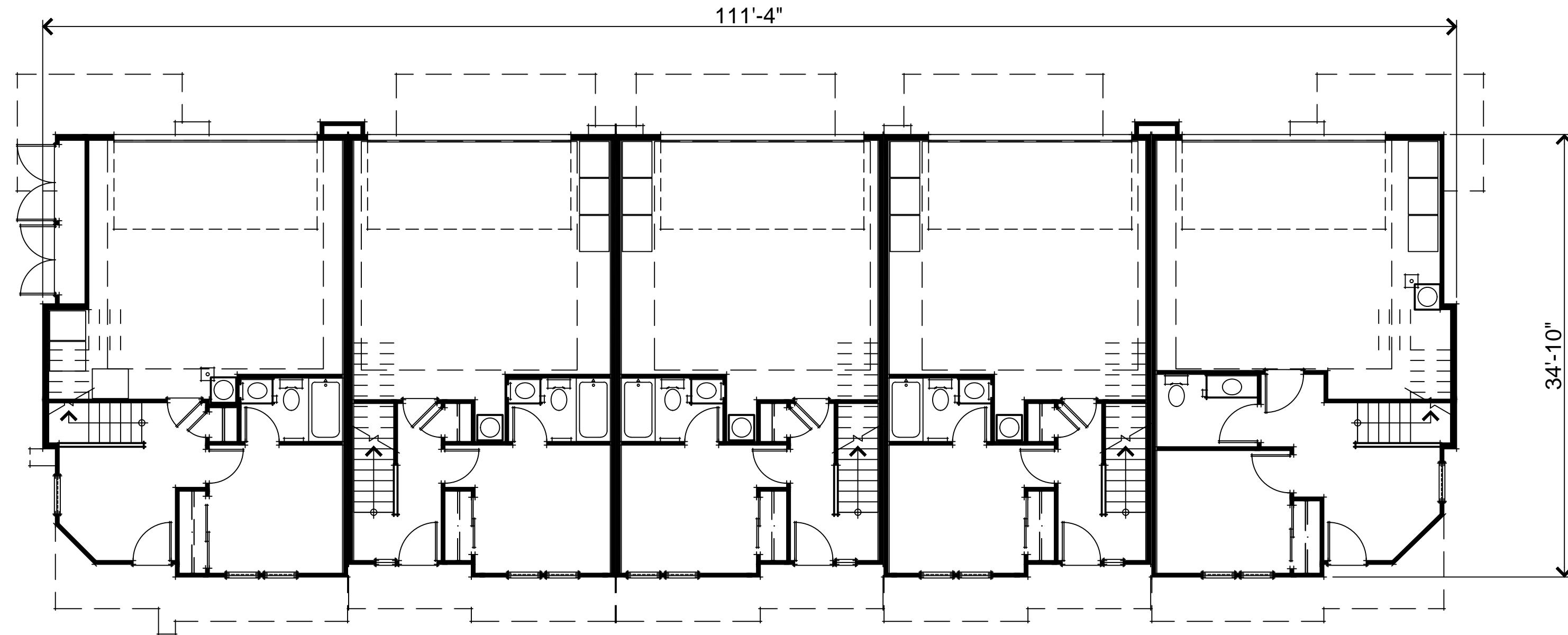
UNIT C FLOOR PLAN

A1.5

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



Diagram showing a 10' wide wall section. The wall is divided into segments: 1' (labeled 1'), 2' (labeled 2'), 3' (labeled 3'), 4' (labeled 4'), and 8' (labeled 8'). The 8' segment is a solid black bar, while the 1', 2', 3', and 4' segments are white with black outlines.



UNIT A

UNIT BR

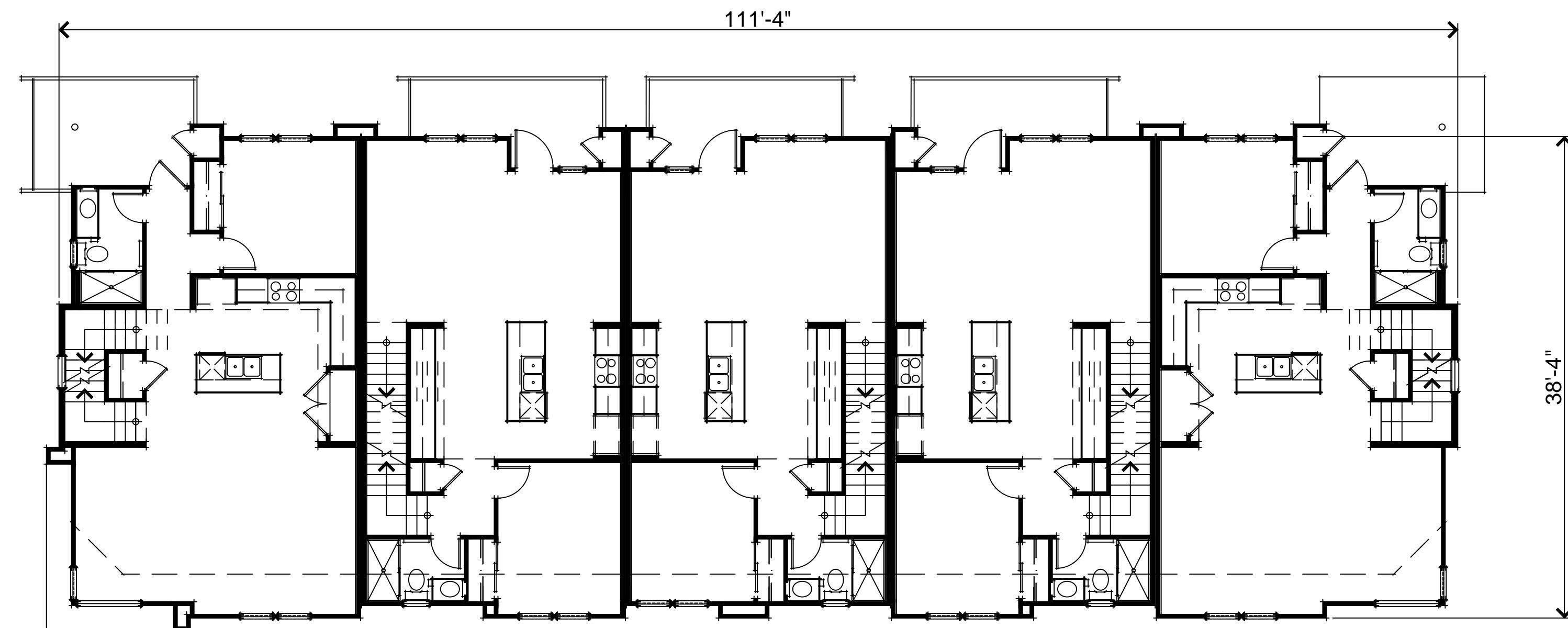
UNIT B-ALT

UNIT B

UNIT C

FIRST FLOOR PLAN

TOTAL LIVING: 1,554 SF
TOTAL GARAGE: 2,224 SF
GRAND TOTAL: 3,778 SF



UNIT A

UNIT BR

UNIT B-ALT

UNIT B

UNIT C

SECOND FLOOR PLAN

TOTAL LIVING: 4,054 SF
TOTAL BALCONY: 499 SF
GRAND TOTAL: 4,553 SF

0 2' 4' 6' 8' 16'
SCALE: 1/8" = 1'-0"

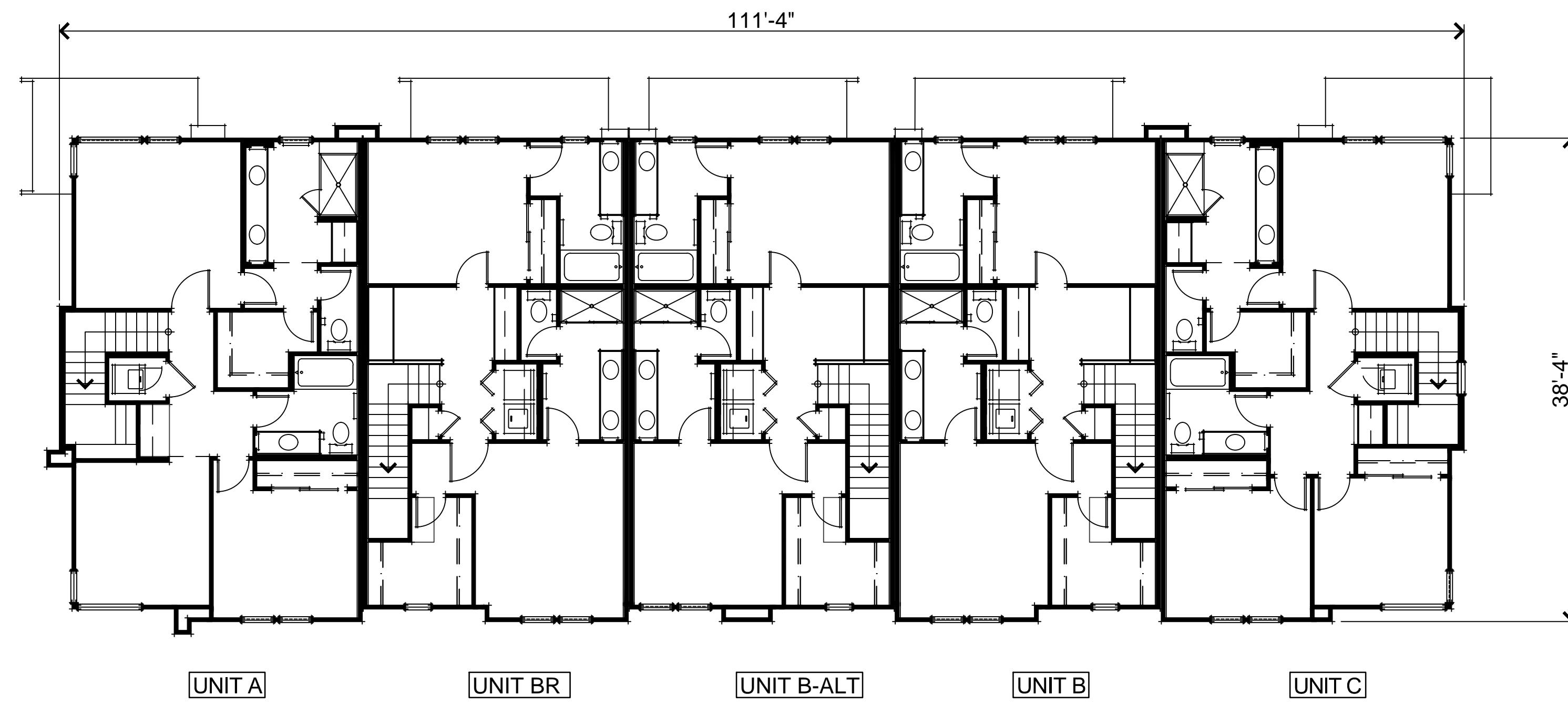
BUILDING FLOOR PLANS

A2.1

399,267 Wolfe Road Townhomes
Sunnyvale, CA
September 03, 2025

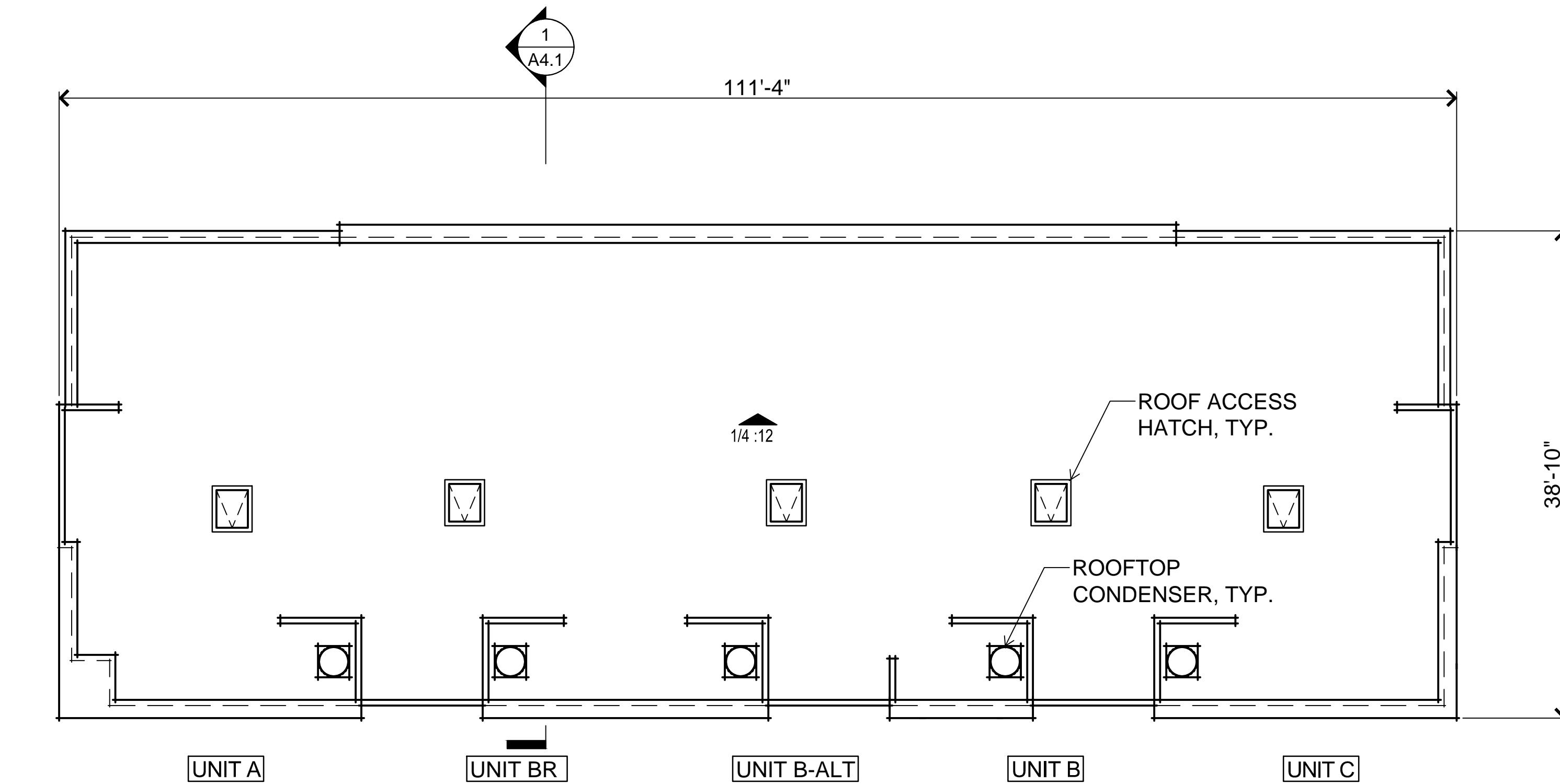
SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





THIRD FLOOR PLAN

TOTAL LIVING: 3,955 SF



ROOF PLAN

0 2' 4' 6' 8' 16'
SCALE: 1/8" = 1'-0"

399,267 Wolfe Road Townhomes
Sunnyvale, CA
September 5, 2025

BUILDING FLOOR AND ROOF PLANS
A2.2

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)

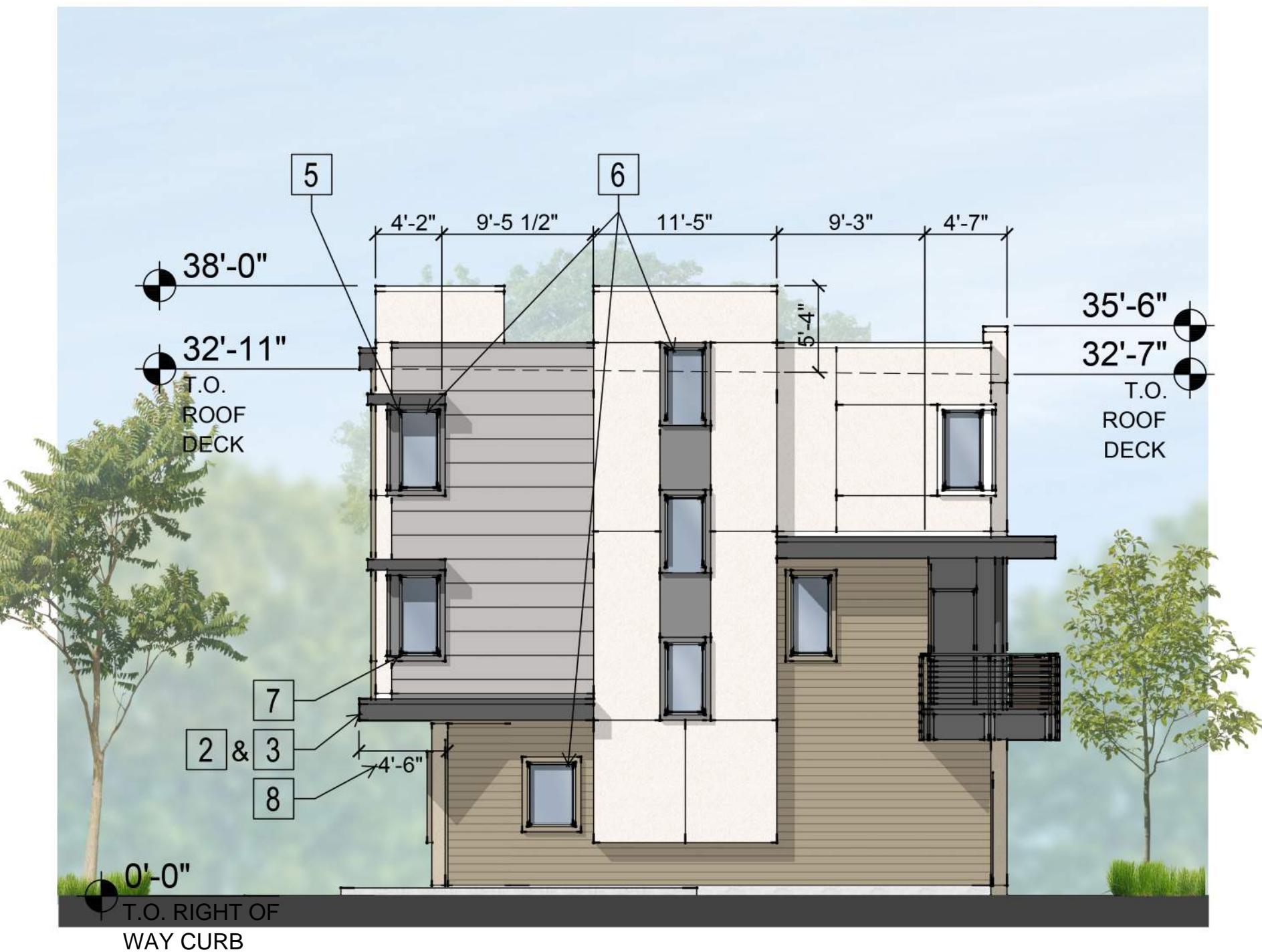
4.2.1.2 VARIETY IN BUILDING ELEVATION (100 POINTS)

- 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)

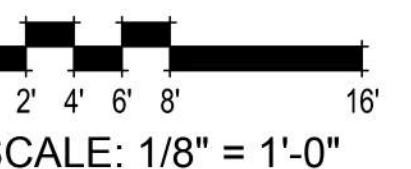
SEE SECTION ON SHEET A4.1 FOR HEIGHTS



EAST ELEVATION (Wolfe Road)



NORTH ELEVATION (Maria Lane)



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

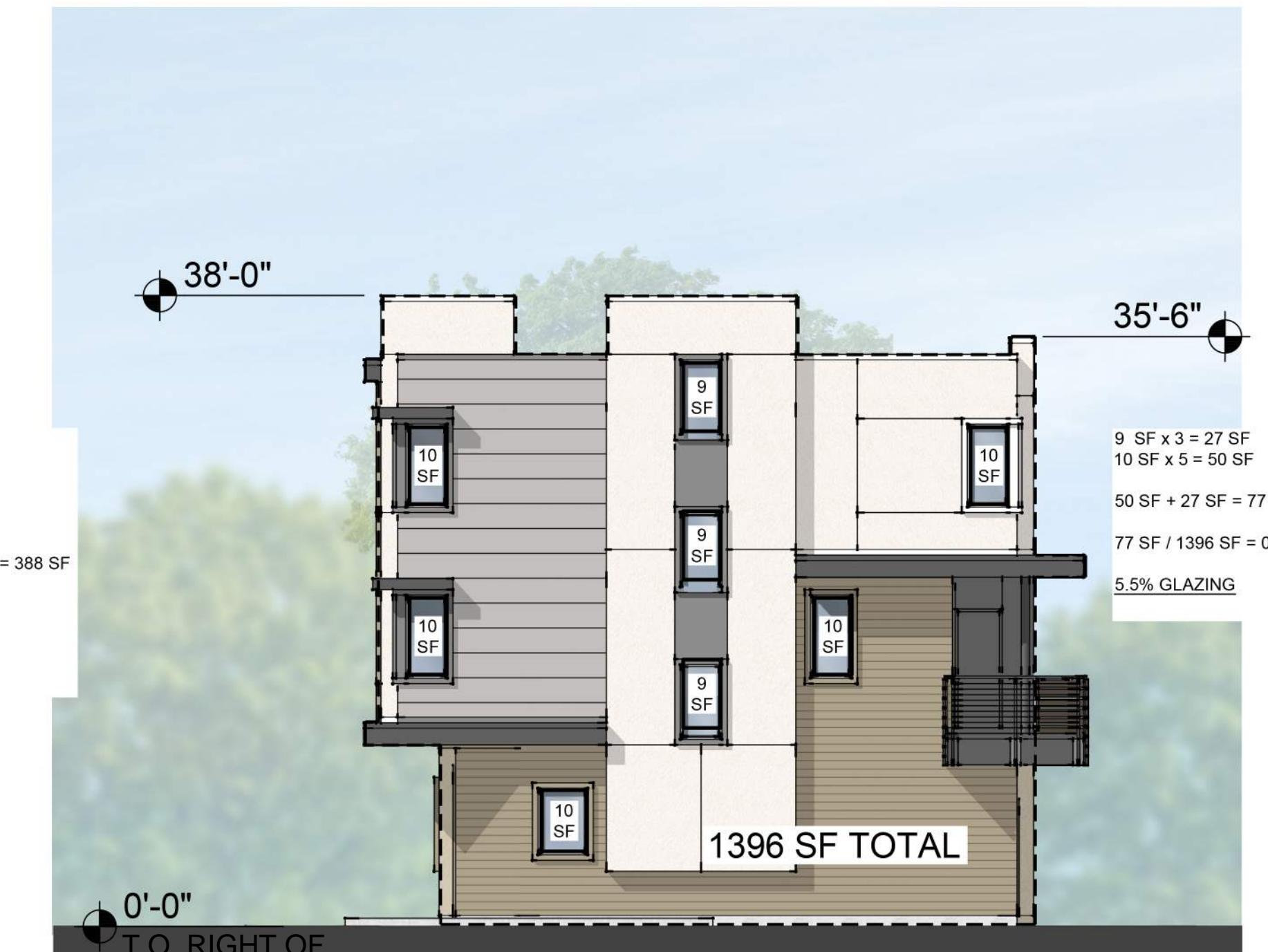
CONCEPTUAL EXTERIOR ELEVATIONS

A3.1

399,267 Wolfe Road Townhomes
Sunnyvale, CA
September 5, 2025



SOUTH ELEVATION (Rear Yard)



WEST ELEVATION (Driveway)



EAST ELEVATION (Wolfe Road)



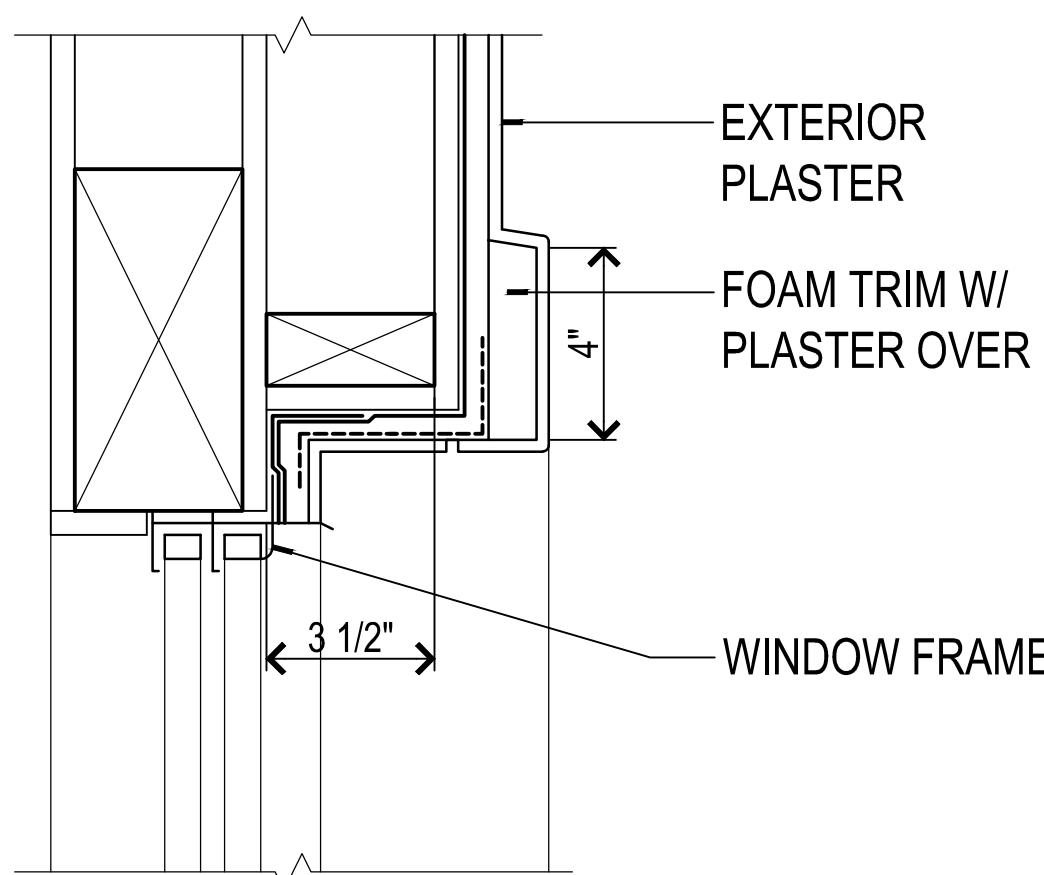
NORTH ELEVATION (Maria Lane)

399.267 Wolfe Road Townhomes Sunnyvale, CA September 5, 2025

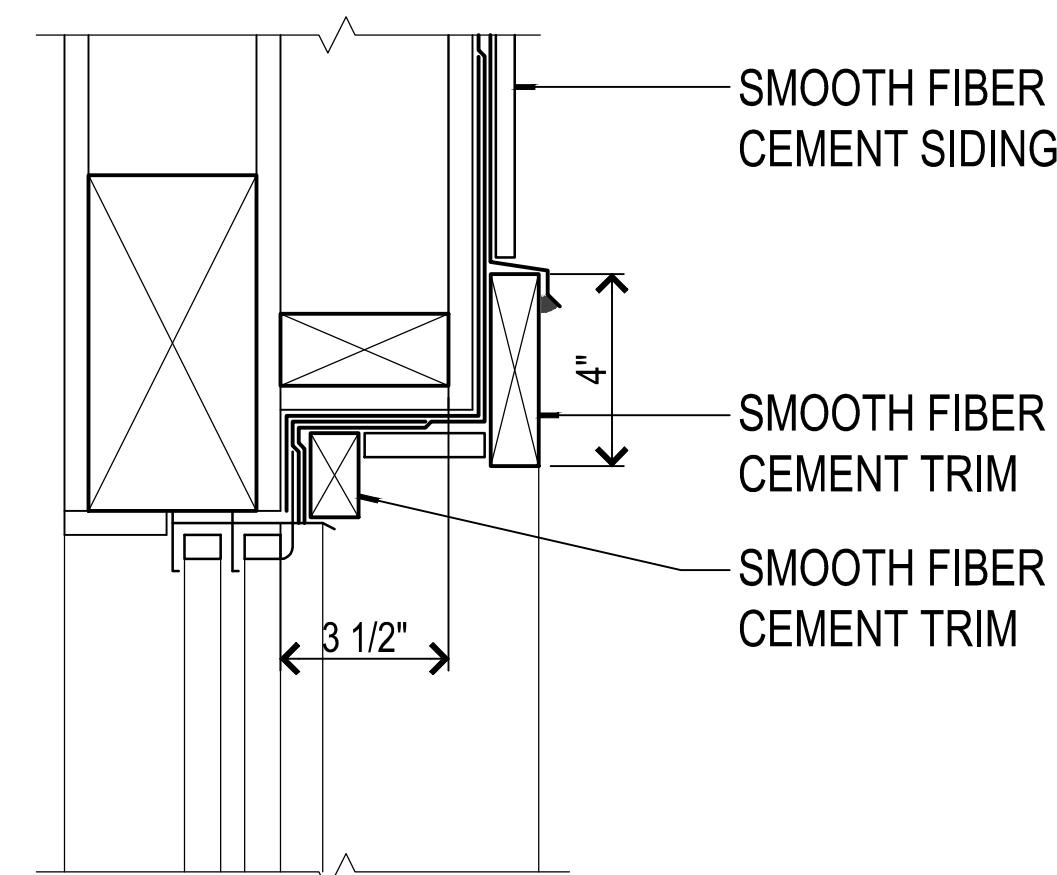
EXTERIOR GLAZING PERCENTAGE

A3.2

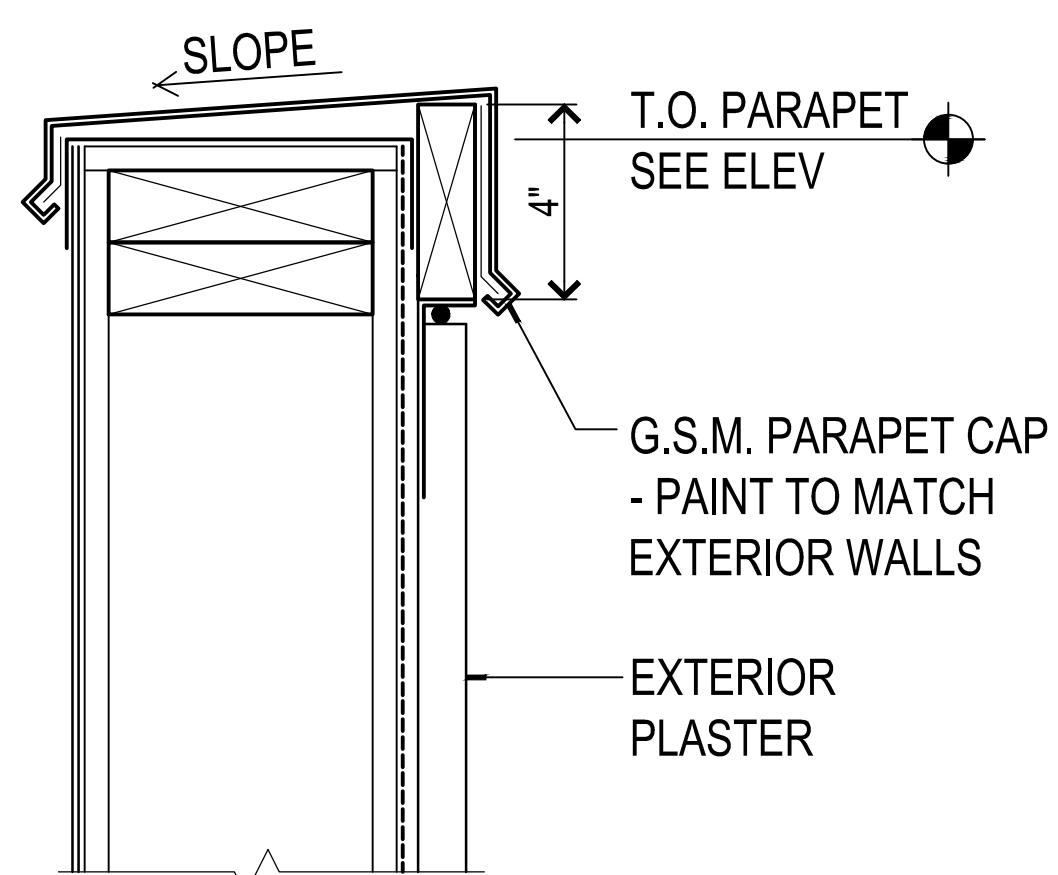
A horizontal scale bar with markings at 0, 2', 4', 6', 8', and 16'. The markings are evenly spaced, and the total length is 16'.



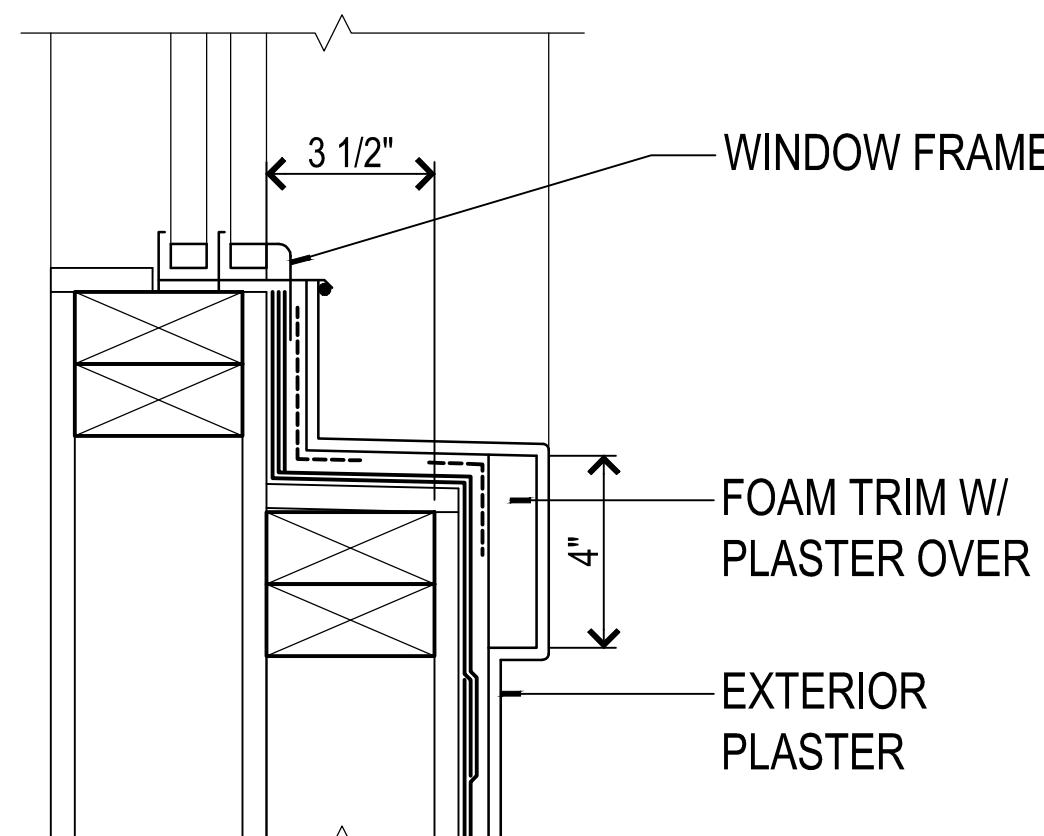
RECESSED WINDOW HEAD @ PLASTER



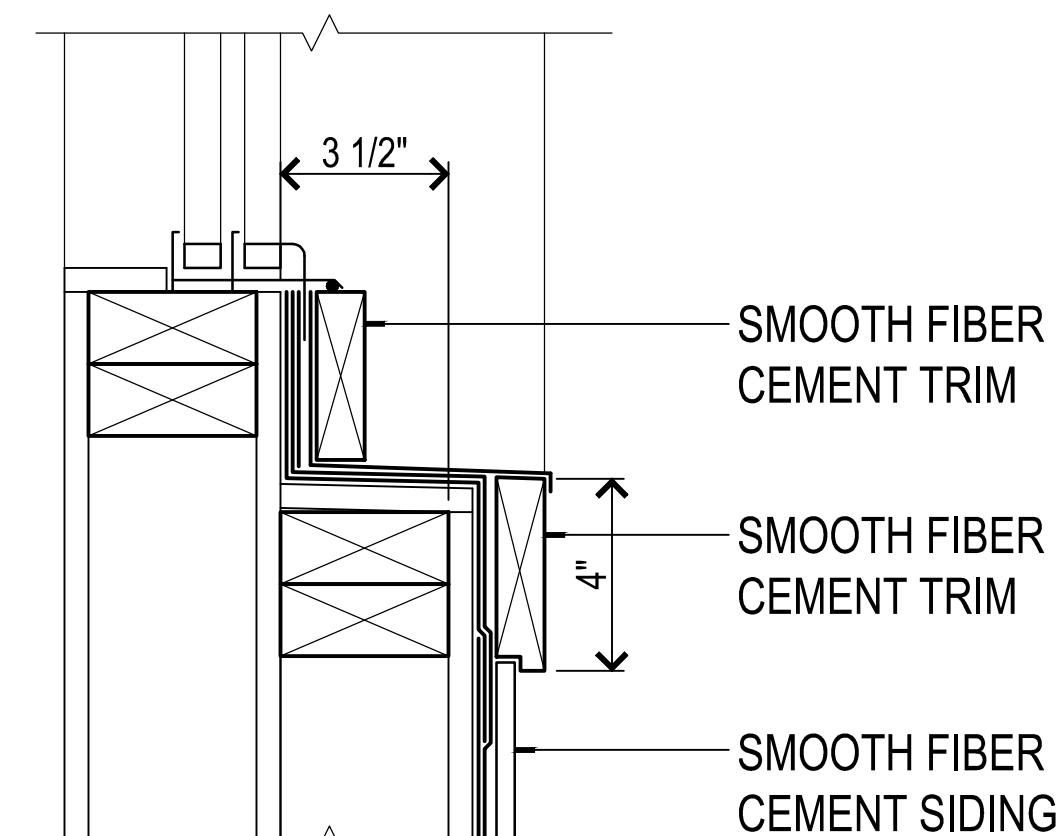
RECESSED WINDOW HEAD @ SIDING



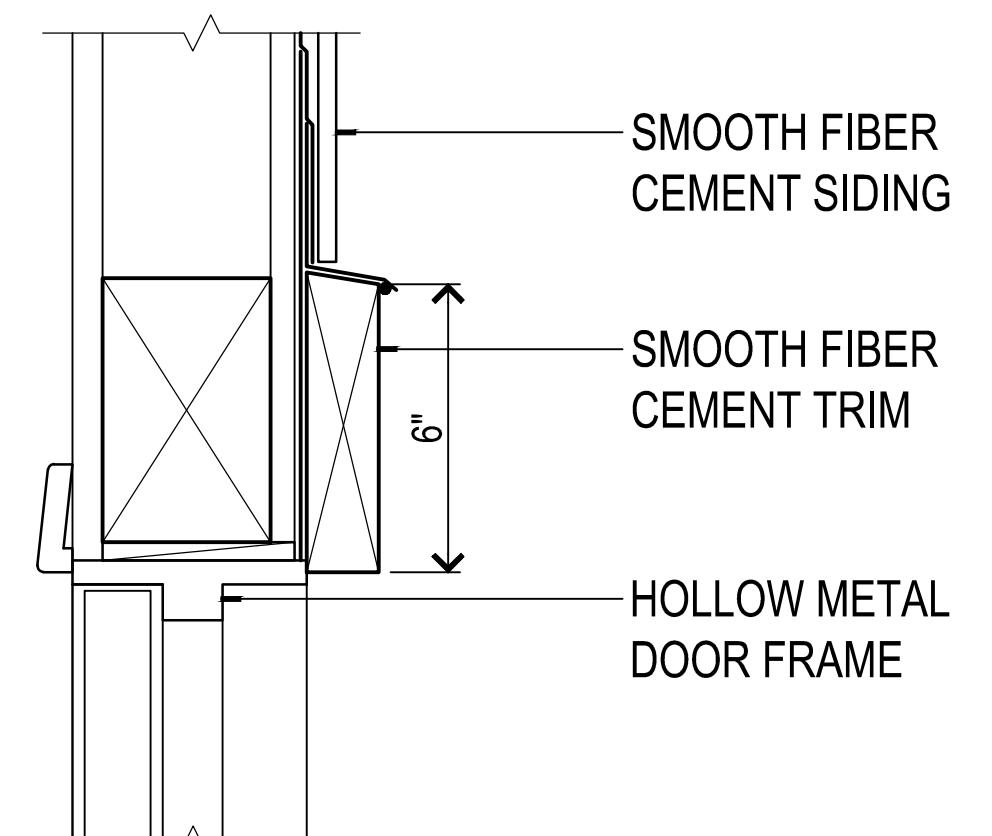
PARAPET WALL CAP @ PLASTER



RECESSED WINDOW SILL @ PLASTER

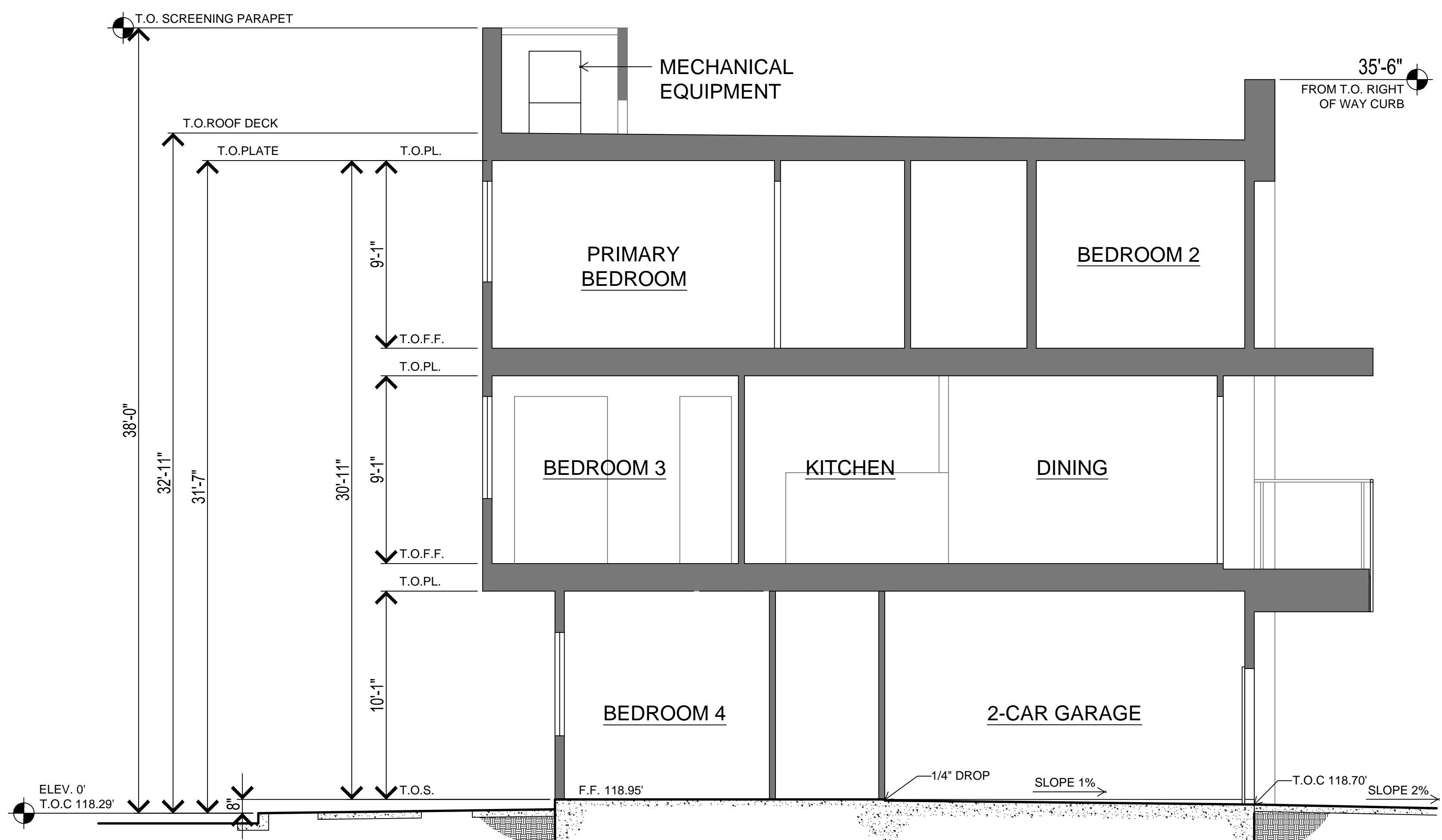


RECESSED WINDOW SILL @ SIDING



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

0 1' 2' 3' 4' 8'
SCALE: 1/4" = 1'-0"

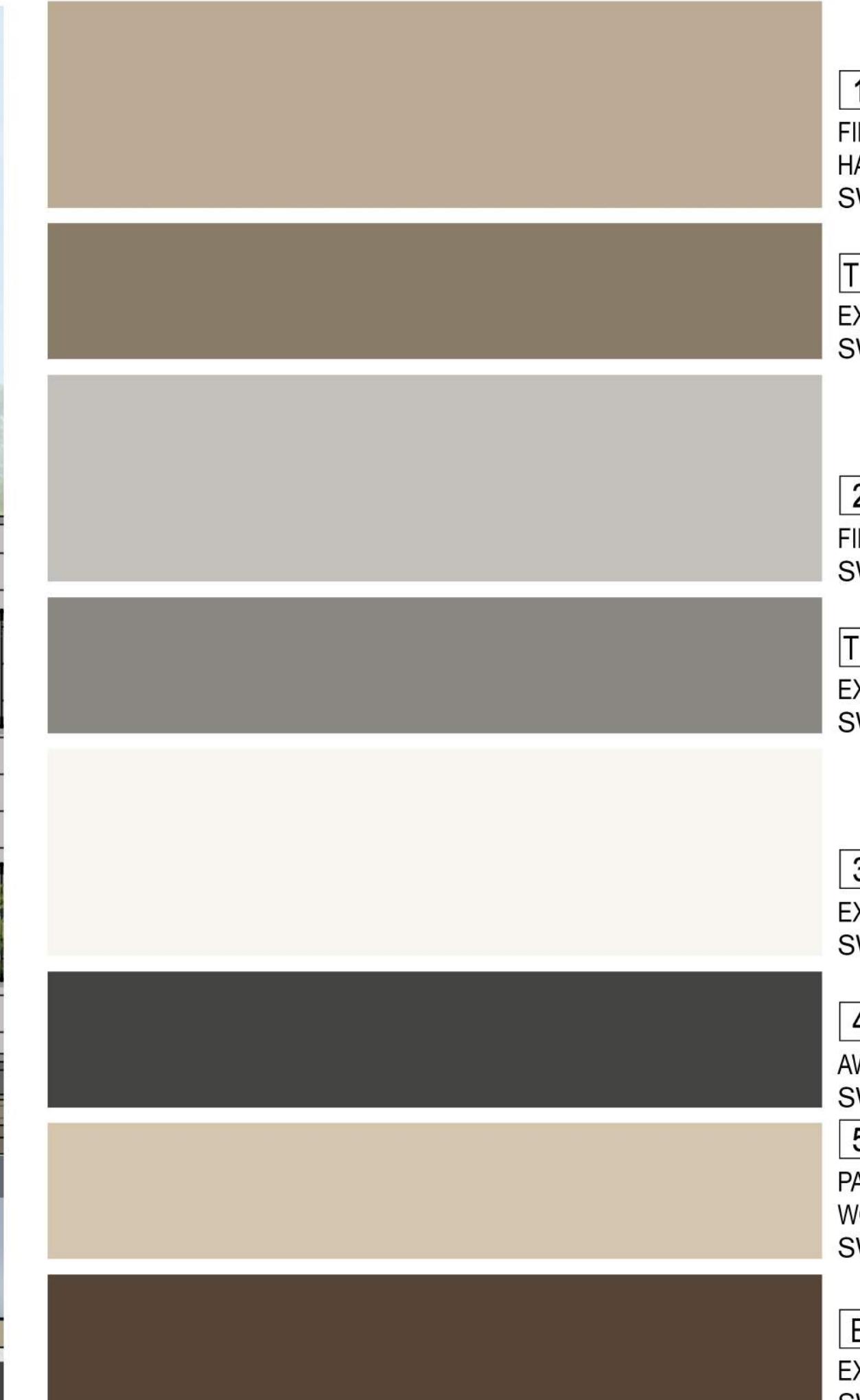
399.267 Wolfe Road Townhomes
Sunnyvale, CA
September 5, 2025

BUILDING SECTION
A4.1



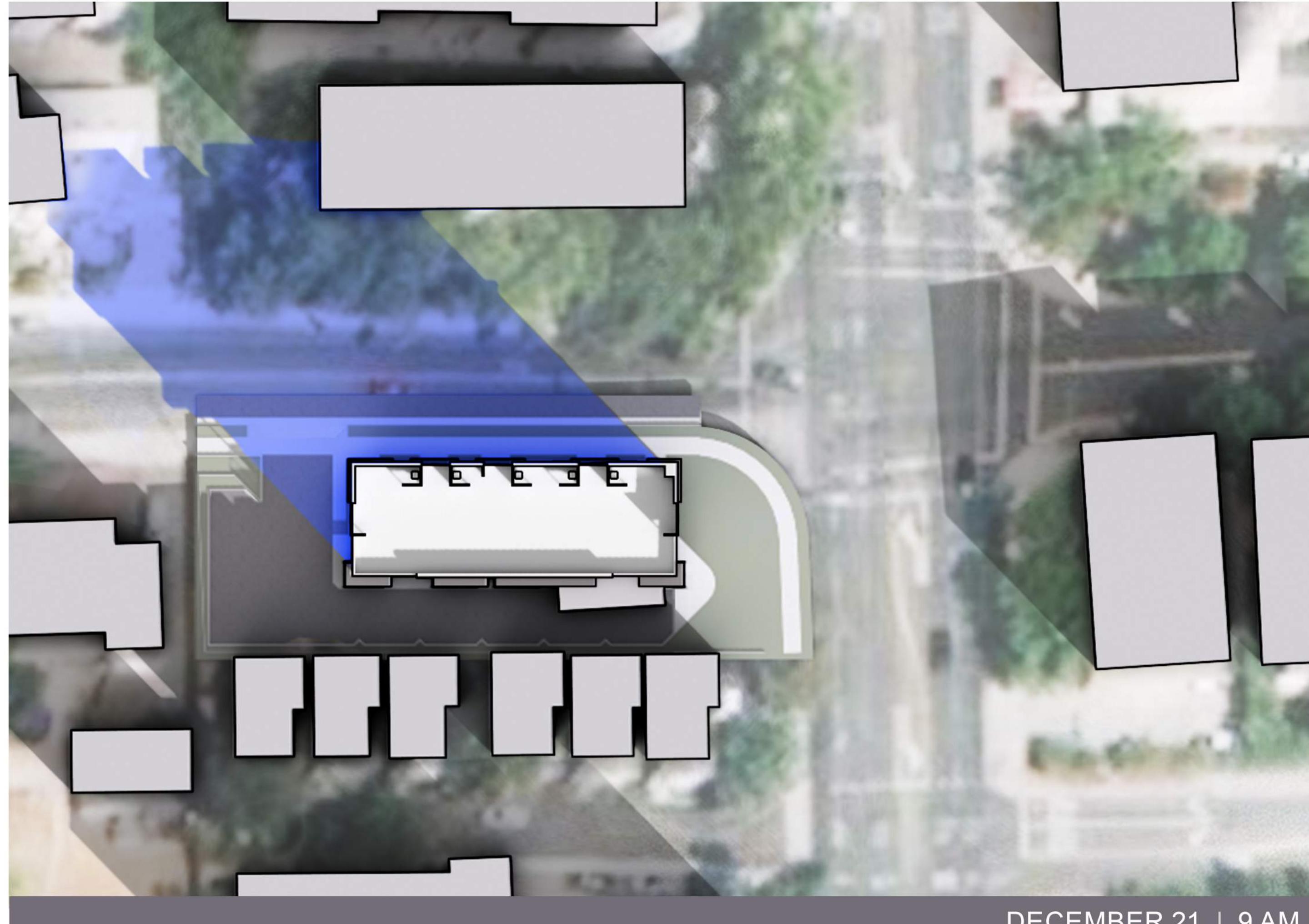
NORTH ELEVATION (Maria Lane)

COLOR SCHEME

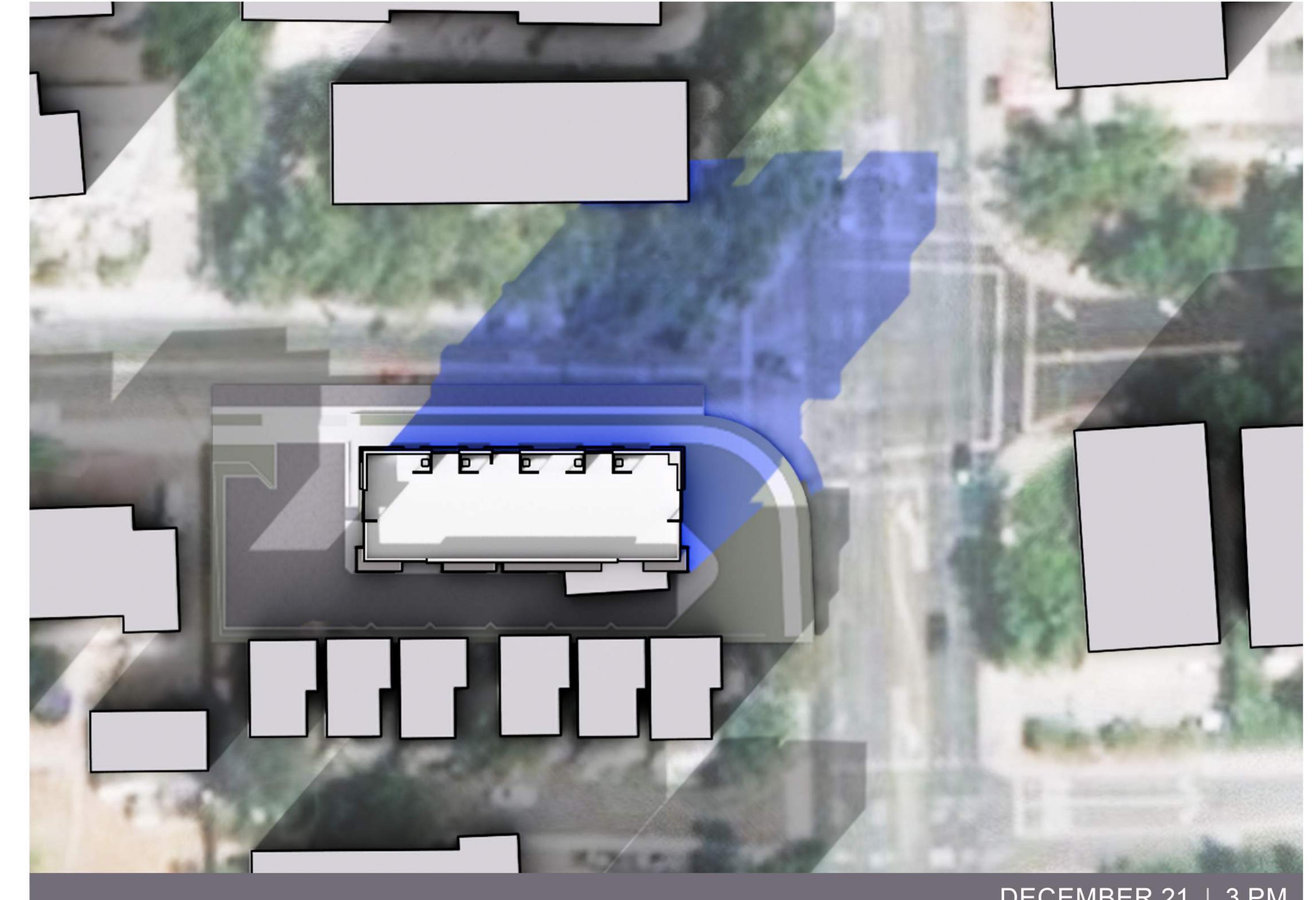


MATERIALS

- 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



*ZERO PERCENT SHADE COVERAGE ON ANCILLARY BUILDINGS



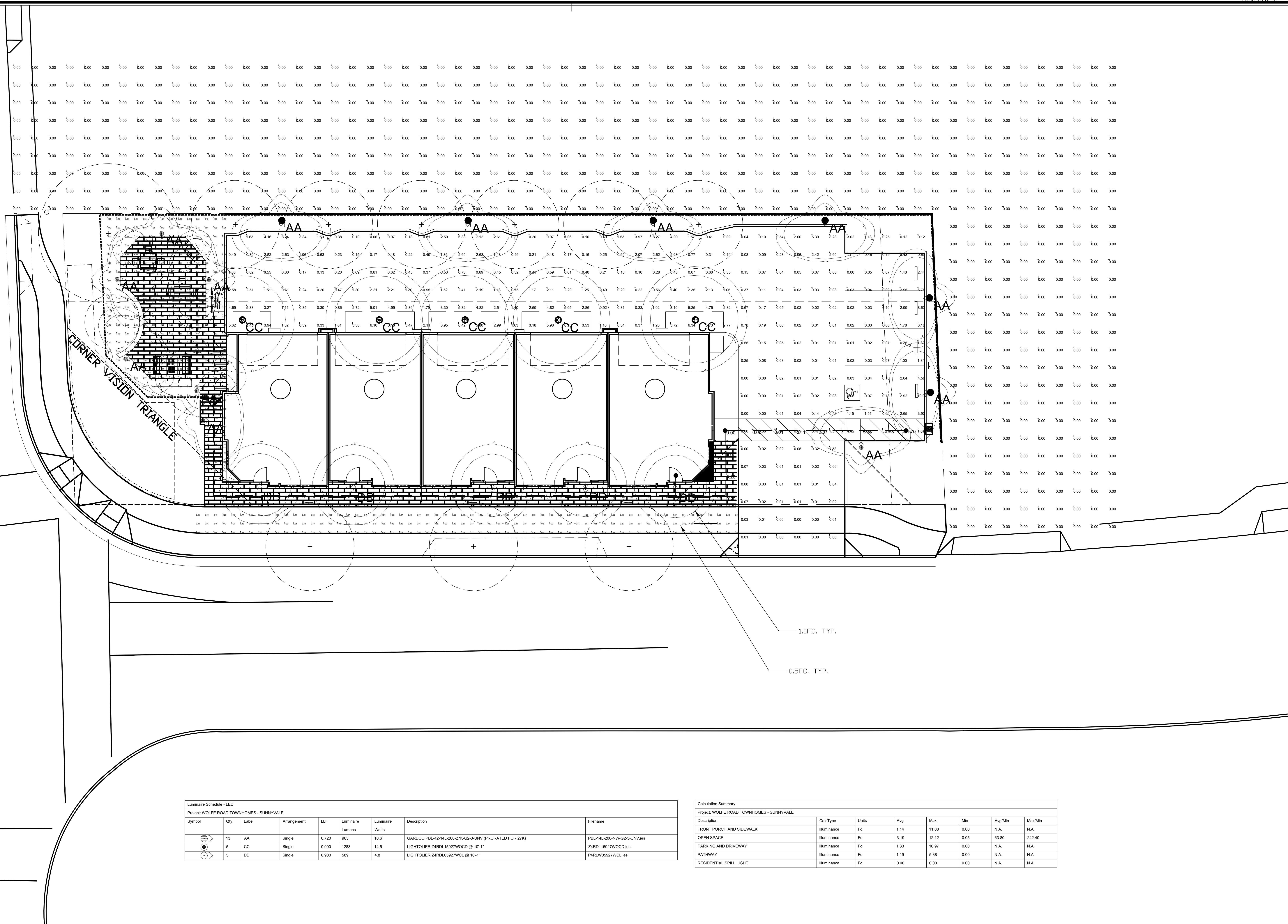
*ZERO PERCENT SHADE COVERAGE ON ANCILLARY BUILDINGS

399,267 Wolfe Road Townhomes
Sunnyvale, CA
September 5, 2025

NOT TO SCALE 
NORTH
SHADE STUDY
A5.2

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





ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON THE SPECIFIED LUMINAIRE, 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 may not be representative of the real environment. 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.



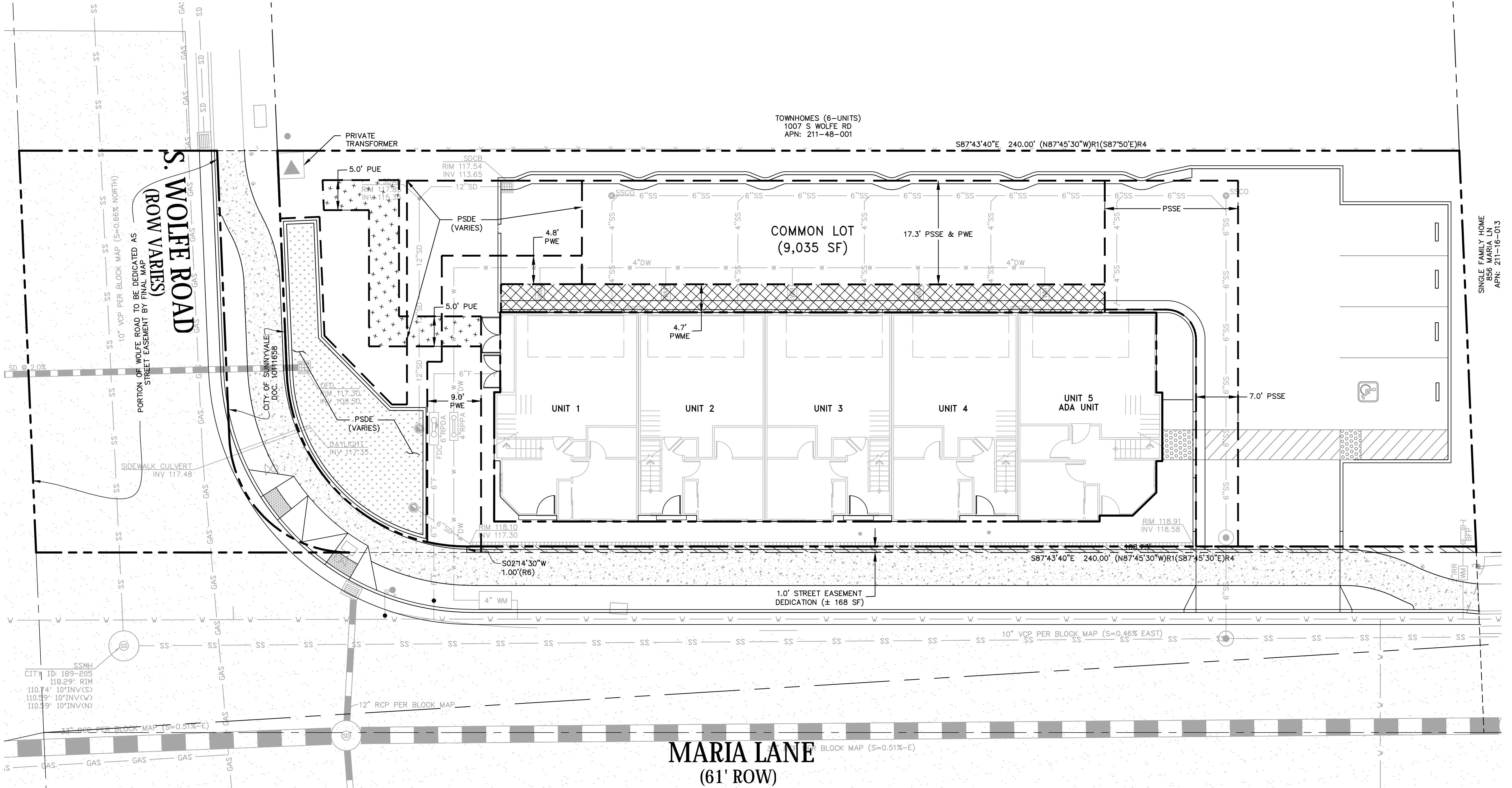
REPORT FOR: SDG ARCHITECTS
BY: APPLICATIONS ENGINEERING: RAMON ZAPATA
SALES REPRESENTATIVE: ALR: KRISTIAN REYES

PROJECT DESCRIPTION
WOLFE ROAD TOWNHOMES
CITY OF SUNNYVALE

DRAWING NO / INPUT FILE
2330REY-R8.DWG / 2330REY-R8.A32

SCALE 1" = 8'
SHEET P1: PHOTOMETRIC PLAN
DATE 09.05.2025
REV 8

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	

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



CALIFORNIA

1001 S. WOLFE ROAD PLANNING DOCUMENTS VESTING TENTATIVE MAP SANTA CLARA COUNTY

GENERAL NOTES

1. DEVELOPER: SAMIR SHARMA
1184 SOLANA DRIVE
MOUNTAIN VIEW CA, 94040
2. CIVIL ENGINEER: BKF ENGINEERS
1730 N. 1ST STREET, SUITE #600
SAN JOSE, CA 95112
CONTACT(S): ISAC KONTOROVSKY
PHONE: 408-467-9100
3. 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,
APN: 211-16-042
4. ASSESSORS PARCEL NO.: 211-16-042
5. GENERAL PLAN (LAND USE): MEDIUM DENSITY RESIDENTIAL
6. ZONING: R3-PD
7. EXISTING USE: SINGLE-FAMILY RESIDENTIAL
8. PROPOSED USE: MULTI-FAMILY RESIDENTIAL
9. GROSS AREA: 13,149 SF ($\pm .30$ ACRES)
10. NET AREA: 12,981 SF ($\pm .29$ ACRES)
11. NUMBER OF LOTS: 5 UNITS, 1 NON-DEVELOPABLE COMMON PARCEL
12. UTILITIES:
 - A. WATER: CALWATER
PUBLIC STREETS: HOMEOWNERS ASSOCIATION
 - B. SANITARY SEWER: CITY OF SUNNYVALE
PUBLIC STREETS: HOMEOWNERS ASSOCIATION
 - C. STORM DRAIN: CITY OF SUNNYVALE
PUBLIC STREETS: HOMEOWNERS ASSOCIATION
 - D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
 - E. TELEPHONE: AT&T
 - F. CABLE TV: COMCAST
14. BASIS OF BEARING: THE BEARING 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.
15. 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)
16. TOPOGRAPHY: INFORMATION SHOWN IS BASED ON A GROUND SURVEY
PREPARED BY BKF
ENGINEERS CONDUCTED JULY 9 AND 24, 2024
17. FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN
FLOOD INSURANCE RATE MAP COMMODITY PANEL
NO.06085C0207H
18. LOT SIZES:

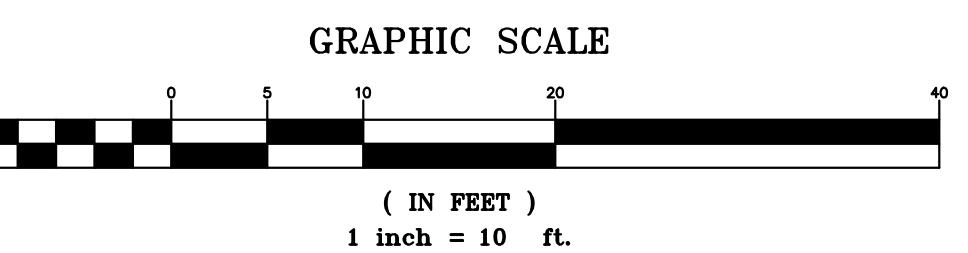
COMMON LOT	= 9,035 SF
UNITS 1-5	= 1,779 SF
STREET DEDICATION	= 168 SF
TOTAL	= 12,981 SF

ABBREVIATIONS

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

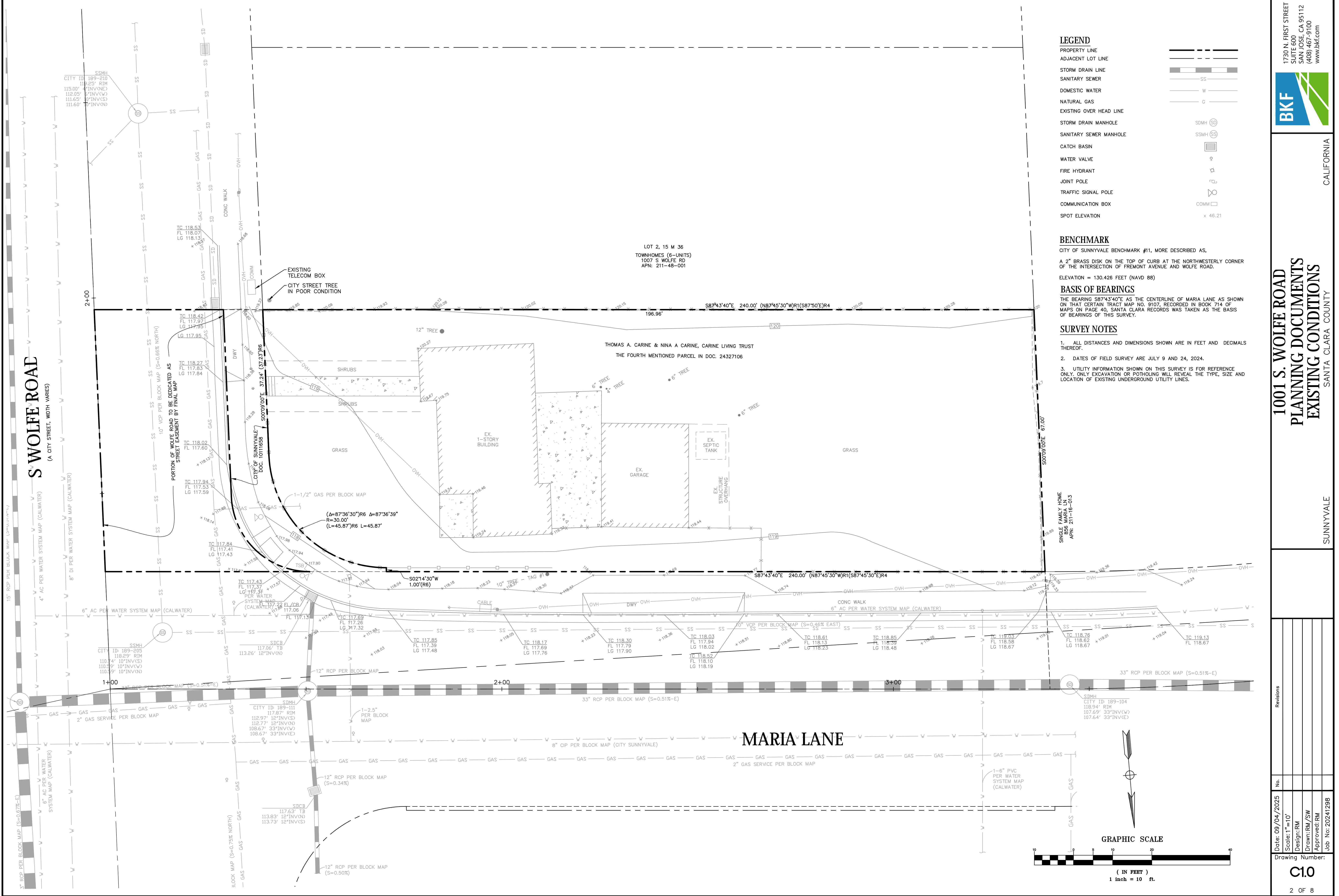
NOTES

1. 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.



TM-10
Drawing Number:
Job No.: 20241293

DRAWING NAME : K:\2024\241298_Wolfe_Road_Townhomes\ENG-L\Sheets\PLANNING\C1.0_EX-COND.dwg
PLOT DATE : 09-04-25 PLOTTED BY : mgarcia



LEGEND

PROPERTY LINE	
ADJACENT LOT LINE	
AW-CUT LINE	
LOW THROUGH PLANTER	
VERTICAL CURB	
VERTICAL/ROLLED CURB & GUTTER	
C PAVEMENT	
CONCRETE PAVEMENT	
SLURRY SEAL (SEE NOTE 1 BELOW)	
ATCH BASIN / OVERFLOW DRAIN	
UBBLER	
ATER METER	
TORM / SEWER MANHOLE	
EWER CLEANOUT	
EDUCED PRESSURE DETECTOR ASSEMBLY	
EDUCED PRESSURE PRINCIPLE ASSEMBLY	

MINARY SITE PLAN

SANTA CLARA COUNTY

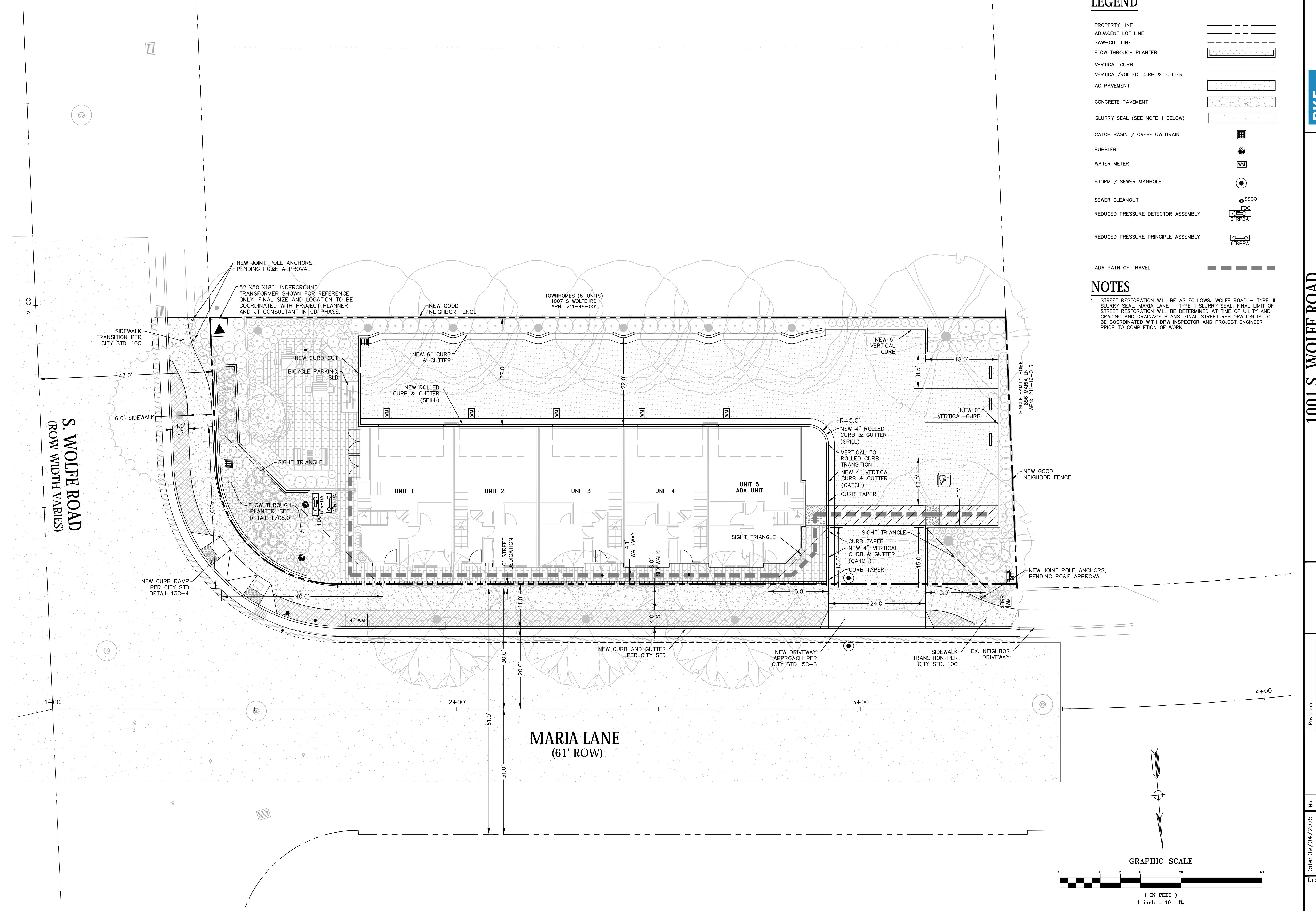
CALIFORNIA

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

SUNNYVALE

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 UILITY AND GRADING AND DRAINAGE PLANS. FINAL STREET RESTORATION IS TO BE COORDINATED WITH DPW INSPECTOR AND PROJECT ENGINEER PRIOR TO COMPLETION OF WORK.



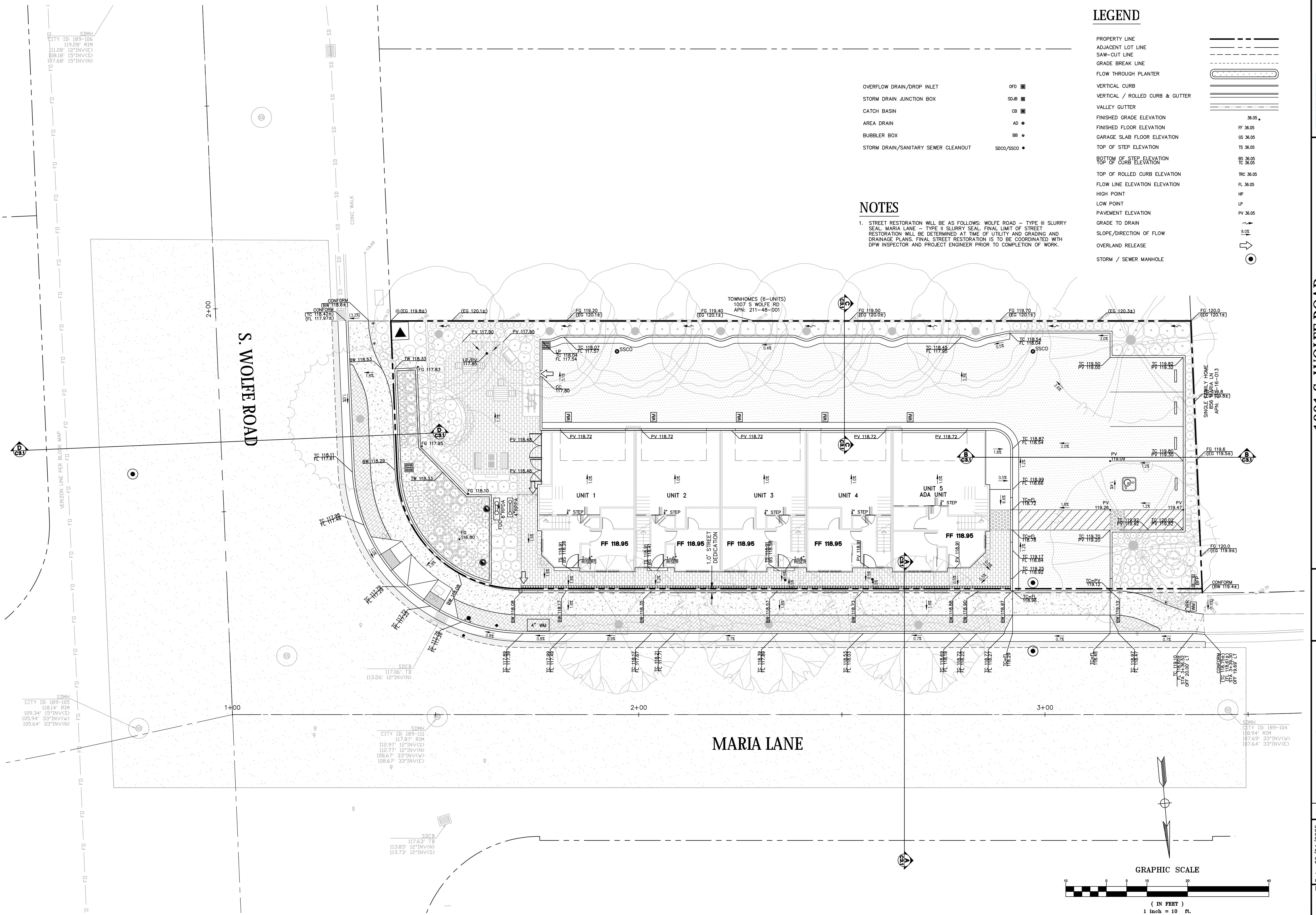
DRAWING NAME : K:\2024\241298_Wolfe_Road_Townhomes\ENG-L\Sheets\PLANNING\C2.0_SITE-PLAN.dwg
PLOT DATE : 09-04-25 PLOTTED BY : mgarcia

LEGEND

OVERFLOW DRAIN/DROP INLET	OFD	PROPERTY LINE
STORM DRAIN JUNCTION BOX	SDJB	ADJACENT LOT LINE
CATCH BASIN	CB	SAW-CUT LINE
AREA DRAIN	AD	GRADE BREAK LINE
BUBBLER BOX	BB	FLOW THROUGH PLANTER
STORM DRAIN/SANITARY SEWER CLEANOUT	SDCO/SSCO	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

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.



**1001 S. WOLFE ROAD
PLANNING DOCUMENTS
PRELIMINARY GRADING & DRAINAGE PLAN**

卷之三

—

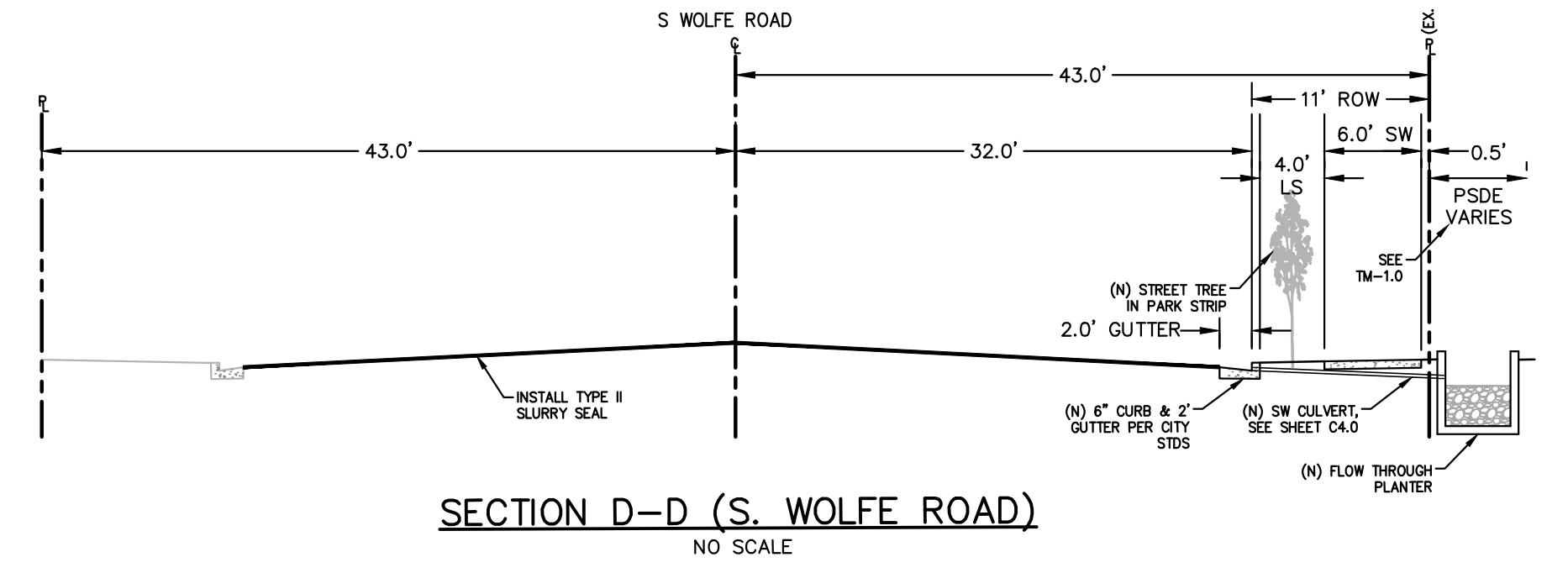
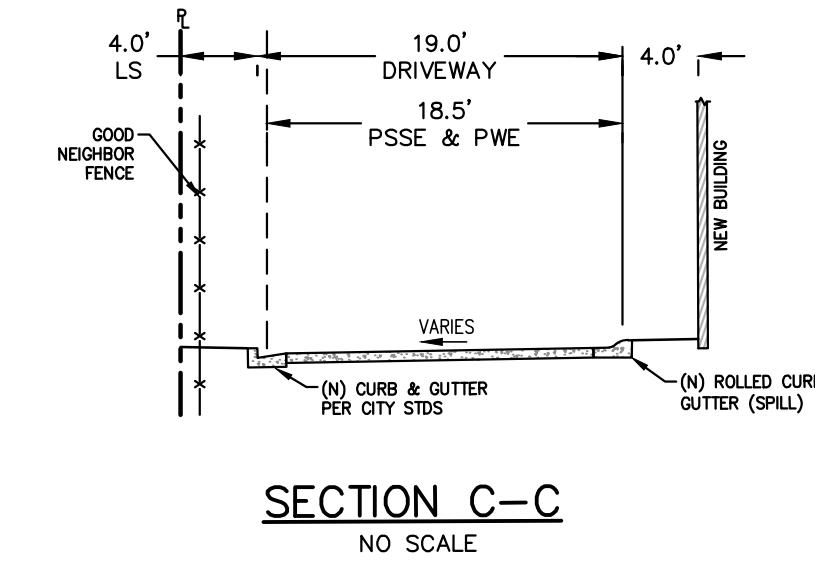
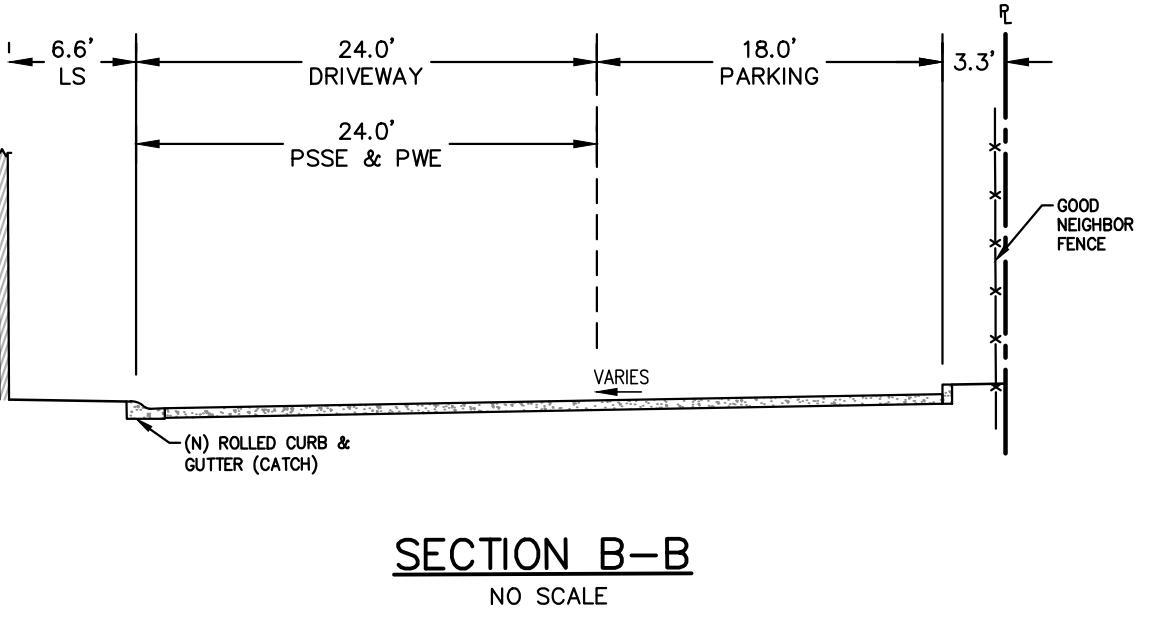
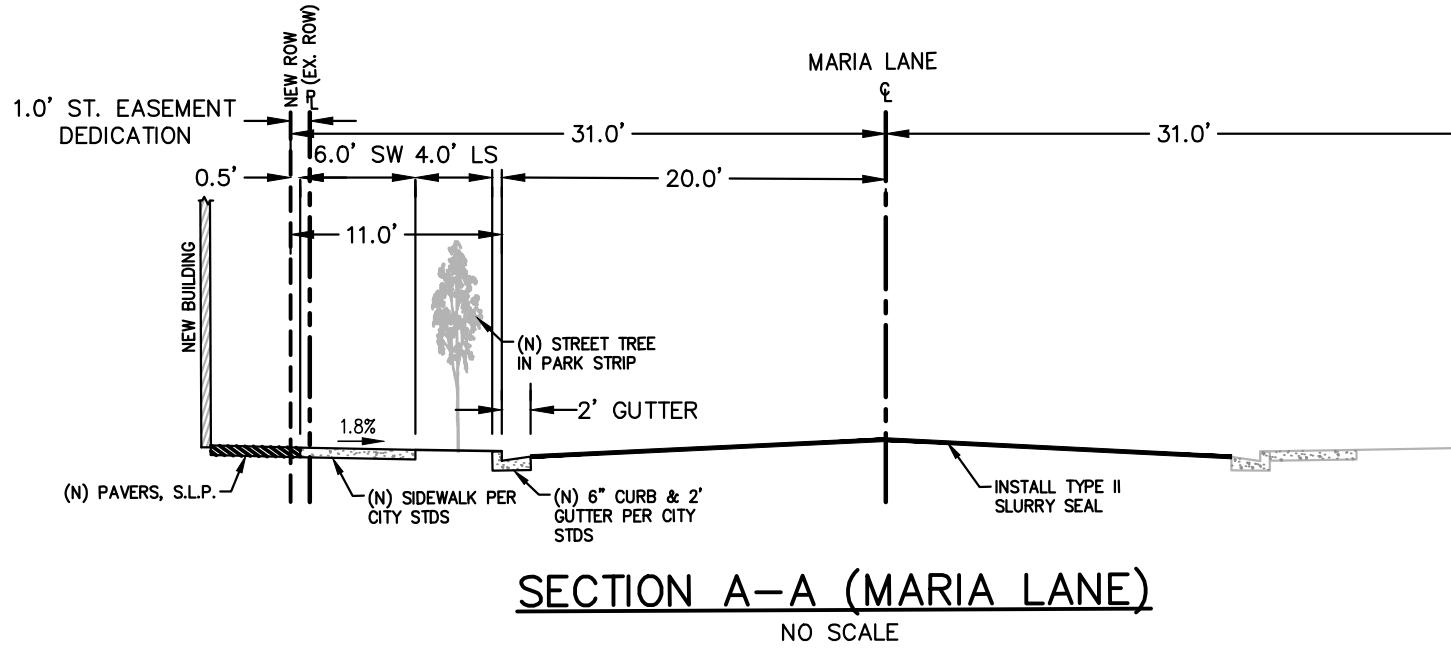
Drawing	Number:	Date: 09/04/2025	No.	Revisions
Scale: 1"	=10'			
Design:	RM			
Drawn:	RM / SW			
Approved:	RM			



CALIFORNIA

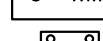
1001 S. WOLFE ROAD
PLANNING DOCUMENTS
CROSS SECTIONS
SANTA CLARA COUNTY

SUNNYVALE



Date: 09/04/2025	No.	Revisions
Scale: 1"-10'		
Design: RM/SM		
Draft: RM/SM		
Approved: RM		
Job No.: 20241298		
Drawing Number:		
C3.1		

LEGEND

PROPERTY LINE	
ADJACENT LOT LINE	
BIORETENTION BASIN	
PROPOSED STORM DRAIN (UNTREATED)	
PROPOSED STORM DRAIN (TREATED)	
PROPOSED SANITARY SEWER	
PROPOSED DOMESTIC WATER	
PROPOSED FIRE WATER	
EXISTING OVER HEAD LINE	
PROPOSED JOINT TRENCH (REFERENCE ONLY)	
STORM DRAIN MANHOLE	 (S)
SANITARY SEWER MANHOLE	 (●)
OVERFLOW DRAIN/DROP INLET	
STORM DRAIN JUNCTION BOX	
CATCH BASIN	
AREA DRAIN	AD ●
STORM DRAIN/SANITARY SEWER CLEANOUT	 ●
BUBBLER BOX	BB ●
INVERT ELEVATION	INV 36.05
RIM ELEVATION	RIM 36.05
WATER VALVE	●
FIRE HYDRANT	
WATER METER	
BACKFLOW PREVENTION	
REDUCED PRESSURE PRINCIPLE ASSEMBLY	
REDUCED PRESSURE DETECTION ASSEMBLY	
JT BOX (REFERENCE ONLY)	

NOTE

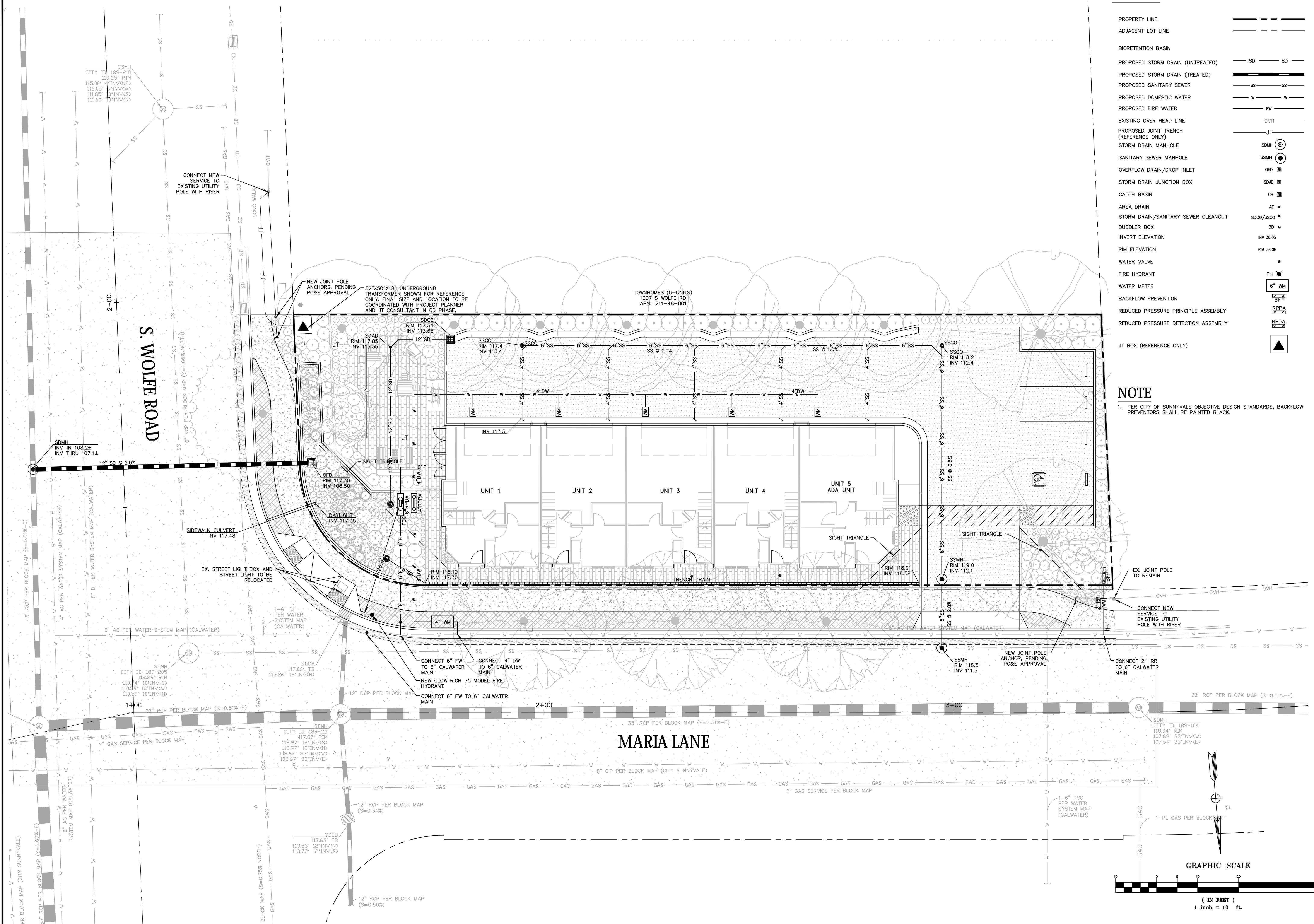
1. PER CITY OF SUNNYVALE OBJECTIVE DESIGN STANDARDS, BACKFLOW PREVENTORS SHALL BE PAINTED BLACK.

1001 S. WOLFE ROAD PLANNING DOCUMENTS PRELIMINARY UTILITY PLAN

SANTA CLARA COUNTY

SUNNYVALE

DRAWING NAME : K:\2024\24\298_Wolfe_Road_lownomes\PLANNING\4.0\Units\margaria
PLOT DATE : 09-04-25 PLOTTED BY : mgarcia



Date: 09/04/2025	No.	Revisions
Scale: 1"=10'		
Design: RM		
Drawn: RM / SW		
Approved: RM		
Job No: 20241298		
Drawing Number:		
C4.0		

LEGEND

OBJECT BOUNDARY

JACENT LOT LINE

AINAGE AREA BOUNDAR

POINT OF TREATMENT OF DRAINAGE AREA

VERLAND RELEASE

SOFTSCAPE)
RAINAGE SLOPE
ARDSCAPE)

W/REPLACED IMPERVIOUS AREA
REAT GREEN BELOW, IN LIEU, OF
IS AREA)

EXISTING UNDISTURBED IMPERVIOUS
SURFACE TO BE TREATED IN LIEU OF
W/REPLACED (ORANGE) ABOVE

PLAN VIEW

SECTION A-A

NOTES:

- SEE LANDSCAPE PLANS & SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION AREAS
- PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE.
- SOILS IN THE FACILITY SHOULD MEET BIOTREATMENT SOIL SPECIFICATIONS APPROVED BY THE REGIONAL WATER BOARD (SANTA CLARA COUNTY C.3 STORMWATER TECHNICAL GUIDANCE, APPENDIX L). A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.
- FOR DETAILS AND SPECIFICATIONS OF CONCRETE PLANTER WALLS, S.S.D. AND S.A.D.
- EXPOSED PVC PIPE WITHIN BIORETENTION AREAS, SUCH AS OVERFLOW RISERS, SHALL BE PAINTED BLACK.
- NOYO COBBLES (4"-6" IN DIA.), OR APPROVED EQUIVALENT, SHALL BE PLACED AROUND DIFFUSER PIPE TO THE TOP OF TREATMENT SOIL (TTS), FLUSH WITH PLANTING SURFACE, EXTENDING A MINIMUM OF 6" ON ALL SIDES OF DRAINAGE STRUCTURE/PIPE.
- PERFORATED PIPE SHALL BE PVC SDR 35, WITH $\frac{1}{2}$ " PERFORATIONS ON THE BOTTOM. THE PERFORATIONS SHALL BE FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.

FLOW THROUGH PLANTER

SCALE: NTS
TOWNHOMES (6-UNITS)
1007 S WOLFE RD
APN: 211-48-001

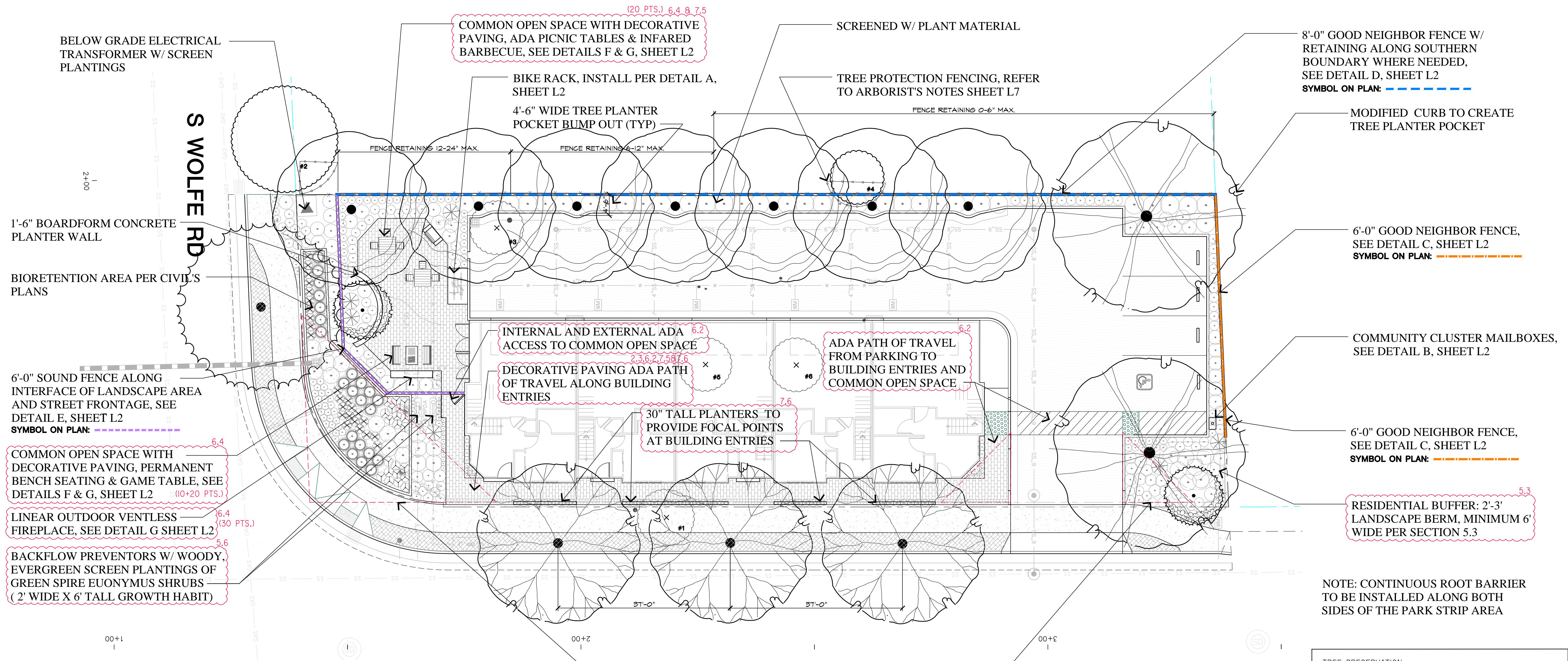
MARIA LANE

12" PCR PER BLOCK MAP

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
Off-site	A-3	507	214	Landscape	293	HARDSCAPE	147	246	SELF-RETAINING
	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 capacity to treat the DMA 1, DMA 2, and existing impervious surface to be treated in lieu of non-locally treated impervious surface: $372 \text{ SF} + 30 \text{ SF} + 81 \text{ SF} = 483 \text{ SF} < 500 \text{ SF}$

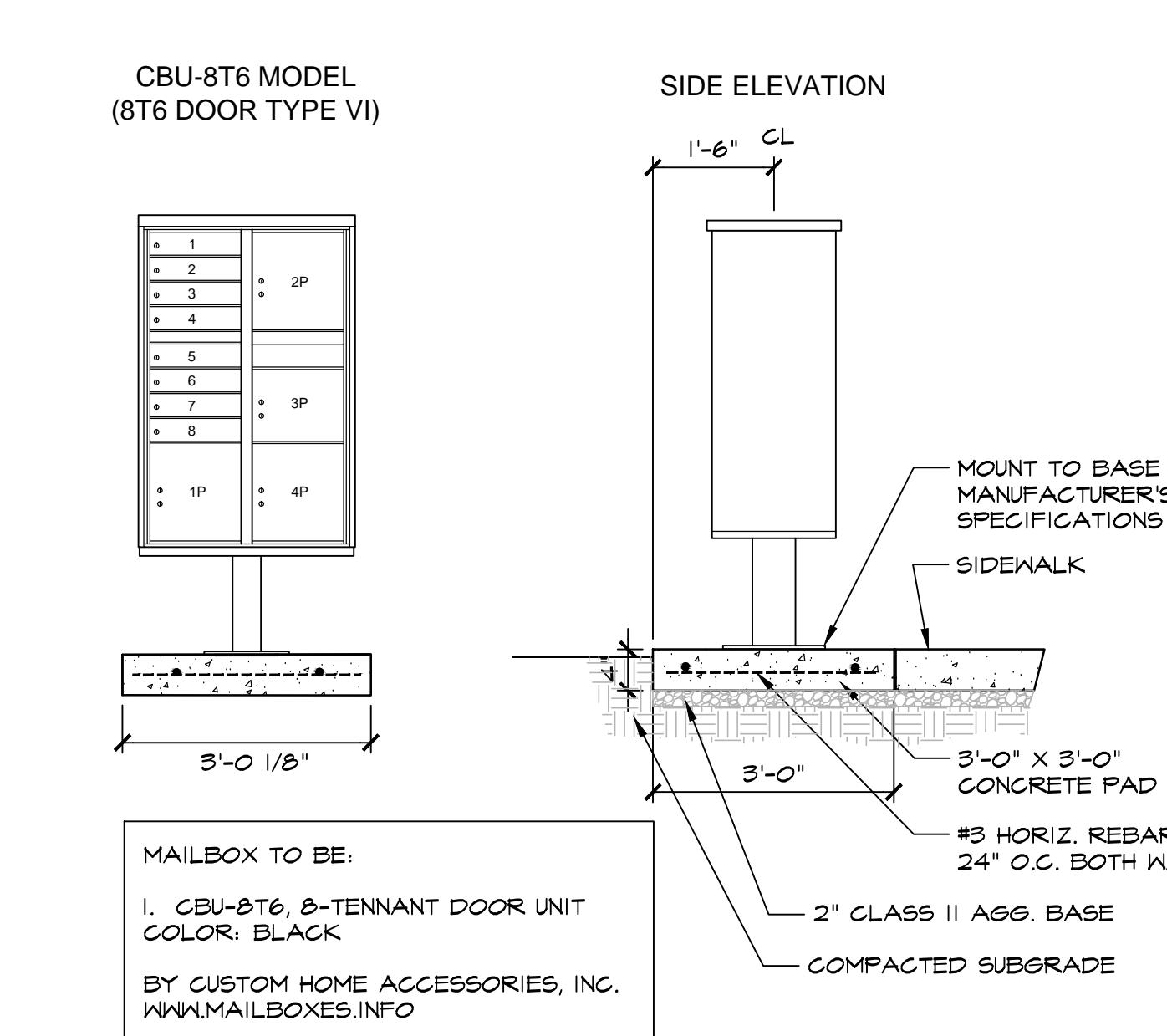
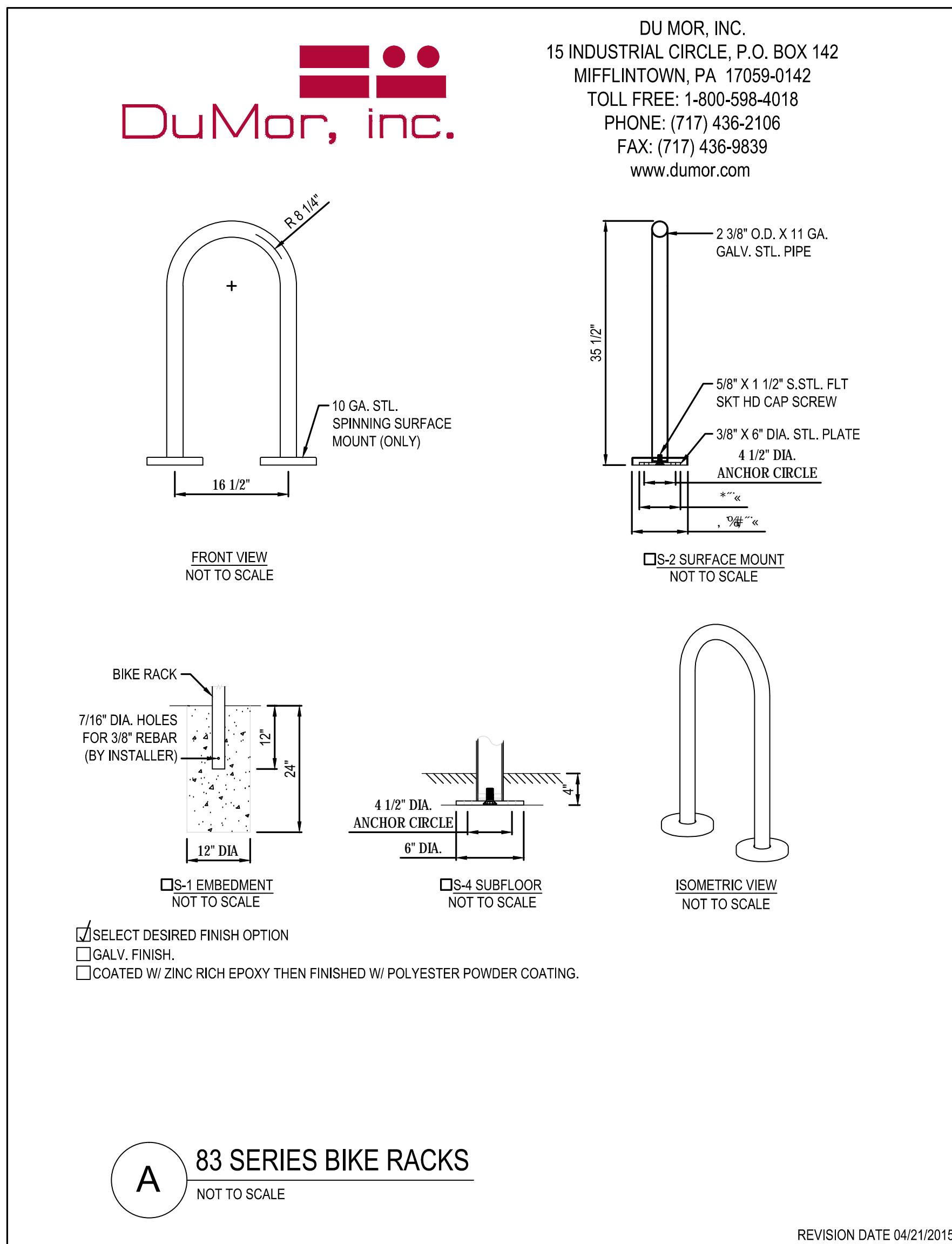
513 SF



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.

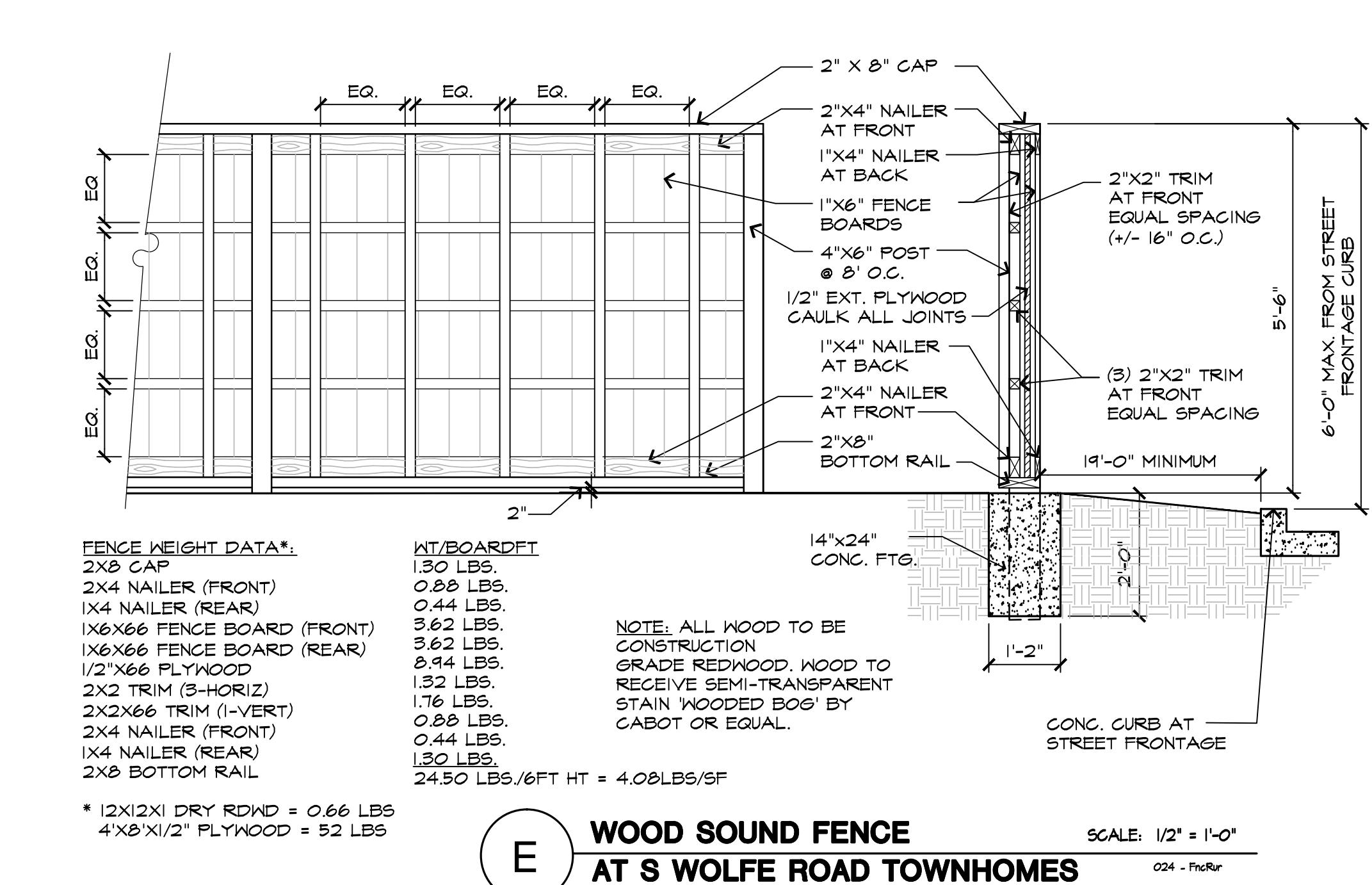
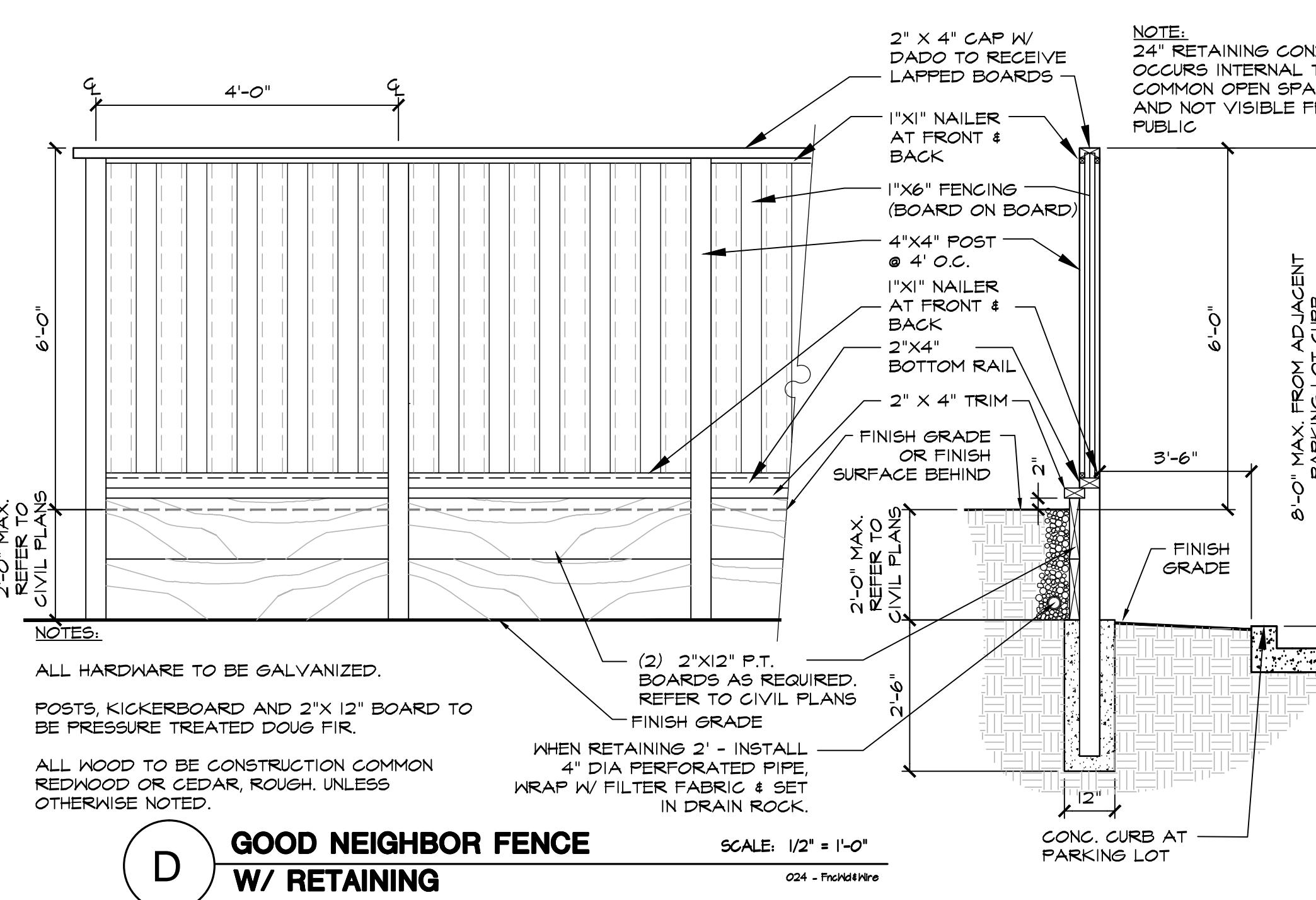
GRADING SHALL BE COMPLETED BY HAND WITHIN 5' OF THE TRUNK OF TREE. ALL PRUNING SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL ADHERE TO ISA AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS AND BEST MANAGEMENT PRACTICES.

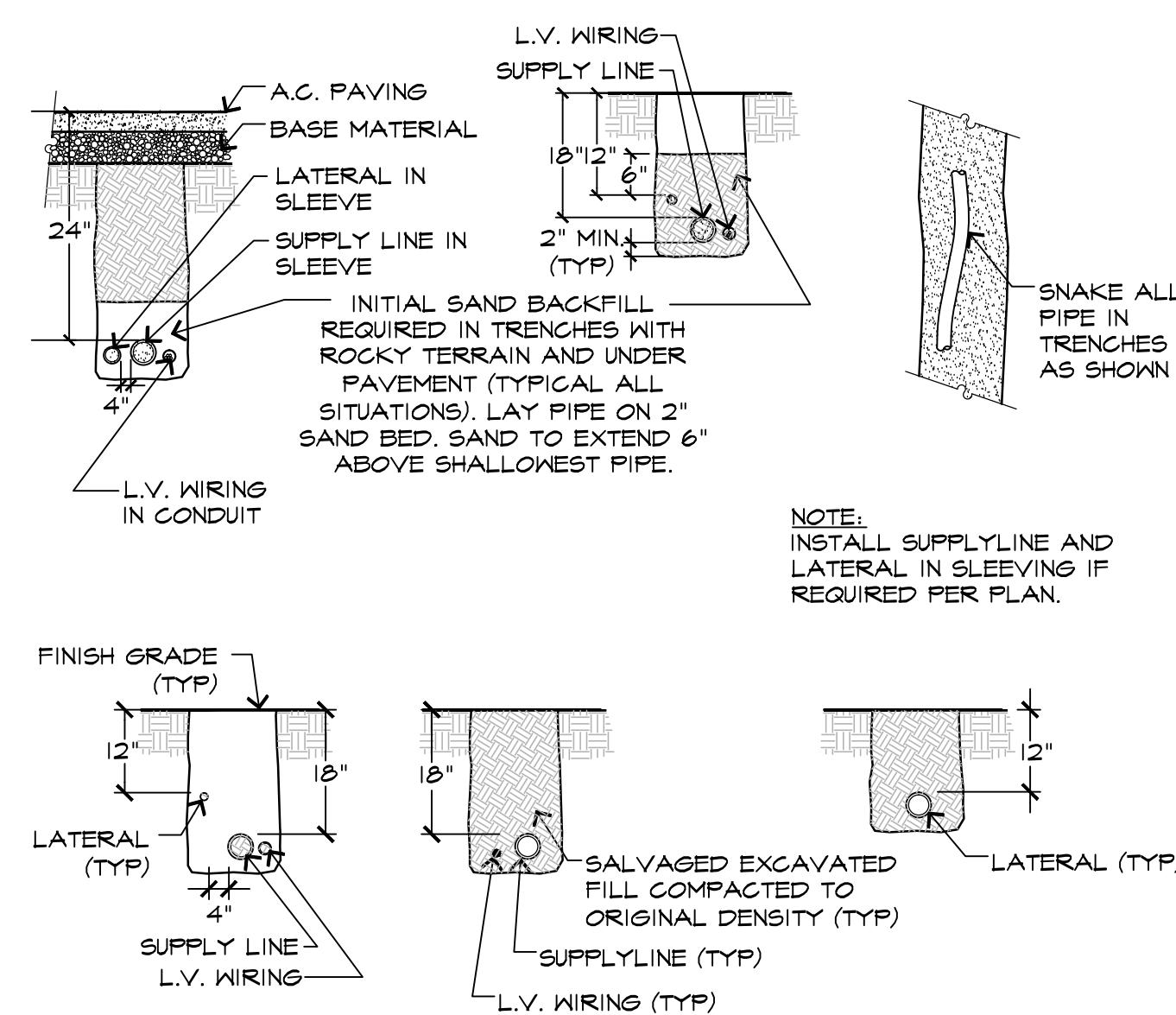
SHOULD TPZ ENROACHMENT BE NECESSARY, THE CONTRACTOR SHALL CONTACT THE PROJECT ARBORIST FOR CONSULTATION AND RECOMMENDATIONS. CONTRACTOR SHALL KEEP TPZ FREE OF ALL CONSTRUCTION-RELATED MATERIALS, DEBRIS, FILL SOIL, EQUIPMENT, ETC. THE ONLY ACCEPTABLE MATERIAL IS MULCH SPREAD OUT BENEATH THE TREES. SHOULD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



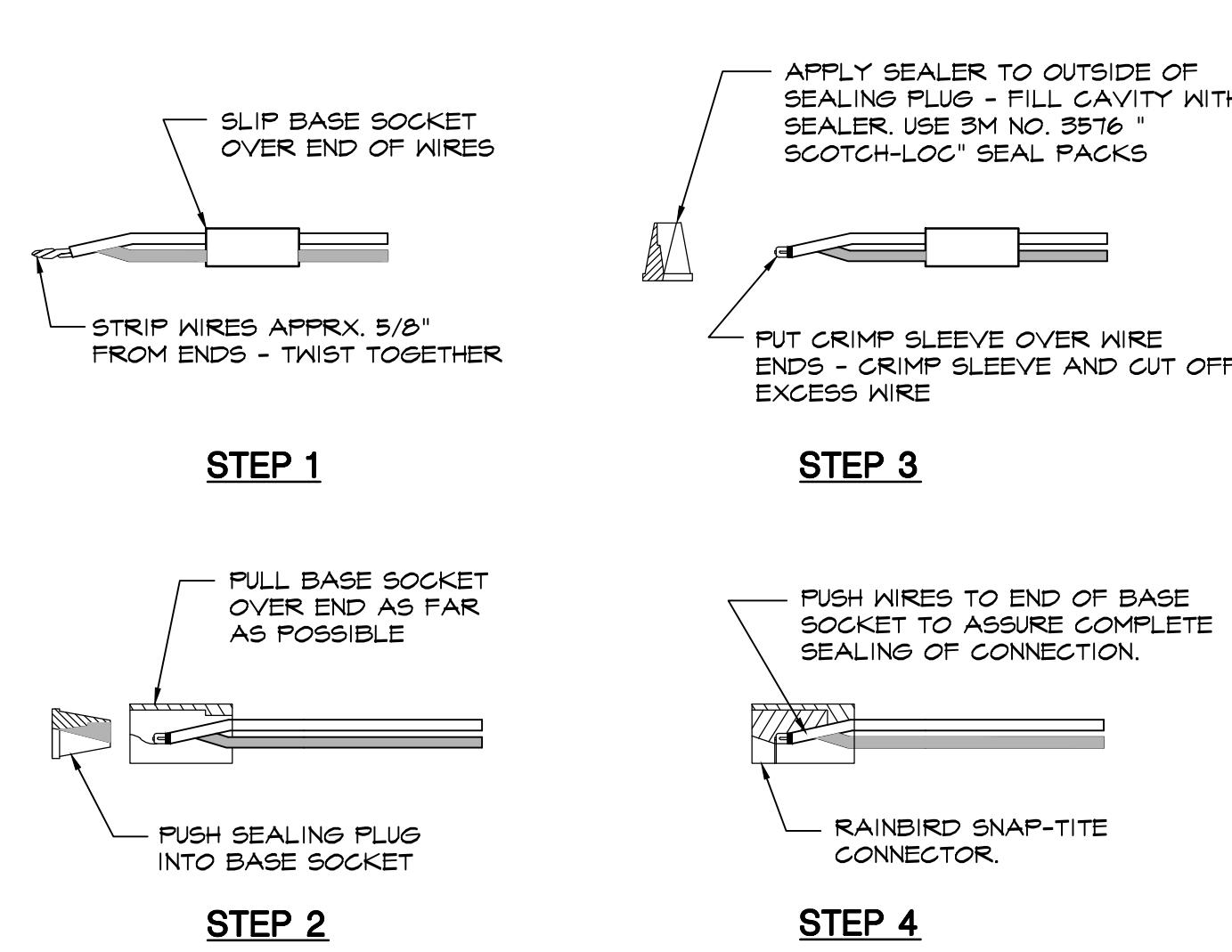
"CREEKSIDER" METAL/WOOD PICNIC BY KEYSTONE RIDGE OR SIMILAR WITH PERMANENT ATTACHMENT TO PATIO; COLOR TO BE ALUMINUM. (TO BE ADA COMPLIANT VERSION WITH THREE CHAIRS)

4' LONG "KERRINGTON" METAL COFFEE TABLE BY KEYSTONE RIDGE OR SIMILAR WITH PERMANENT ATTACHMENT TO PATIO; COLOR TO BE ALUMINUM

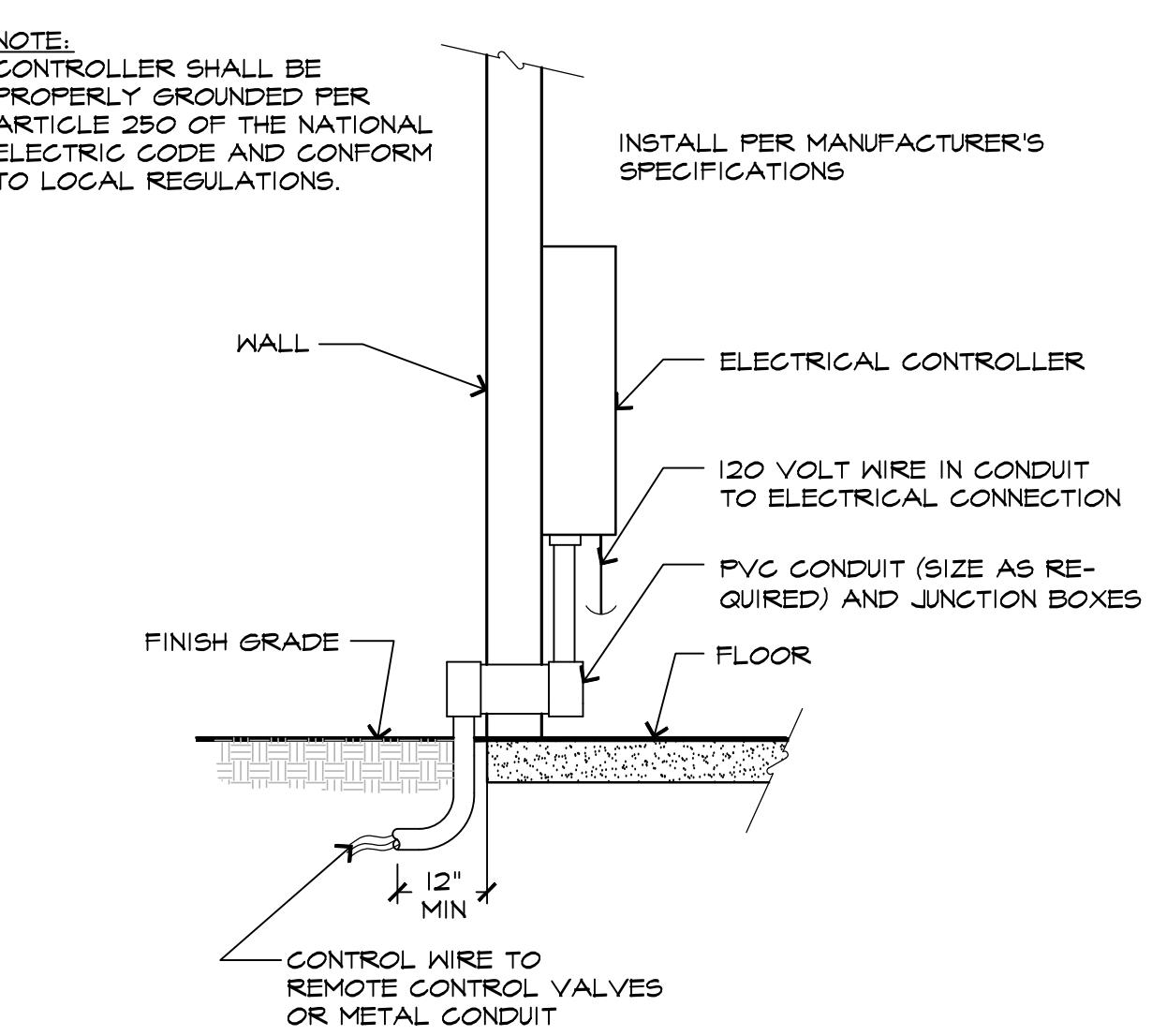




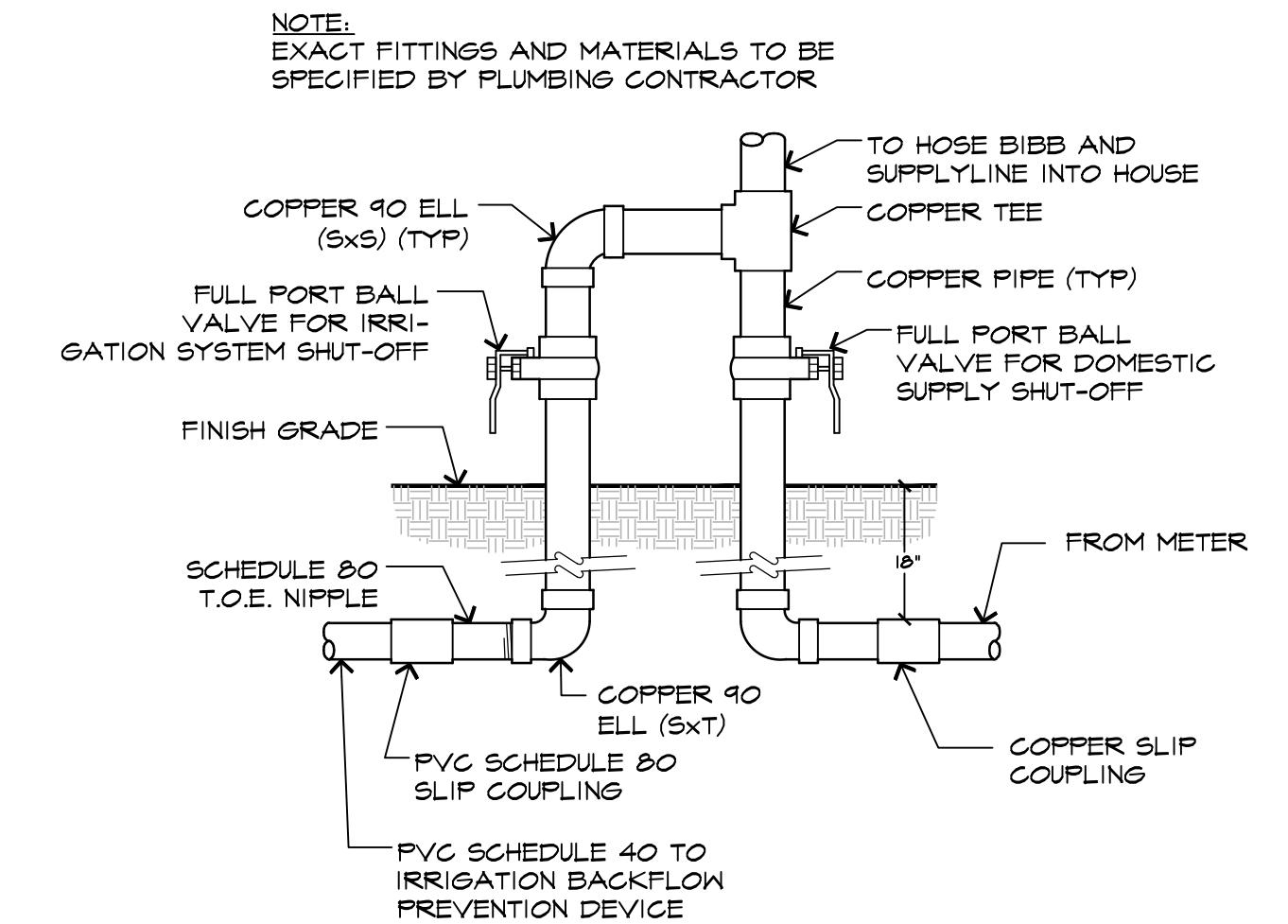
A TRENCHING DETAILS SCALE: 1/2" = 1'-0" 024 -



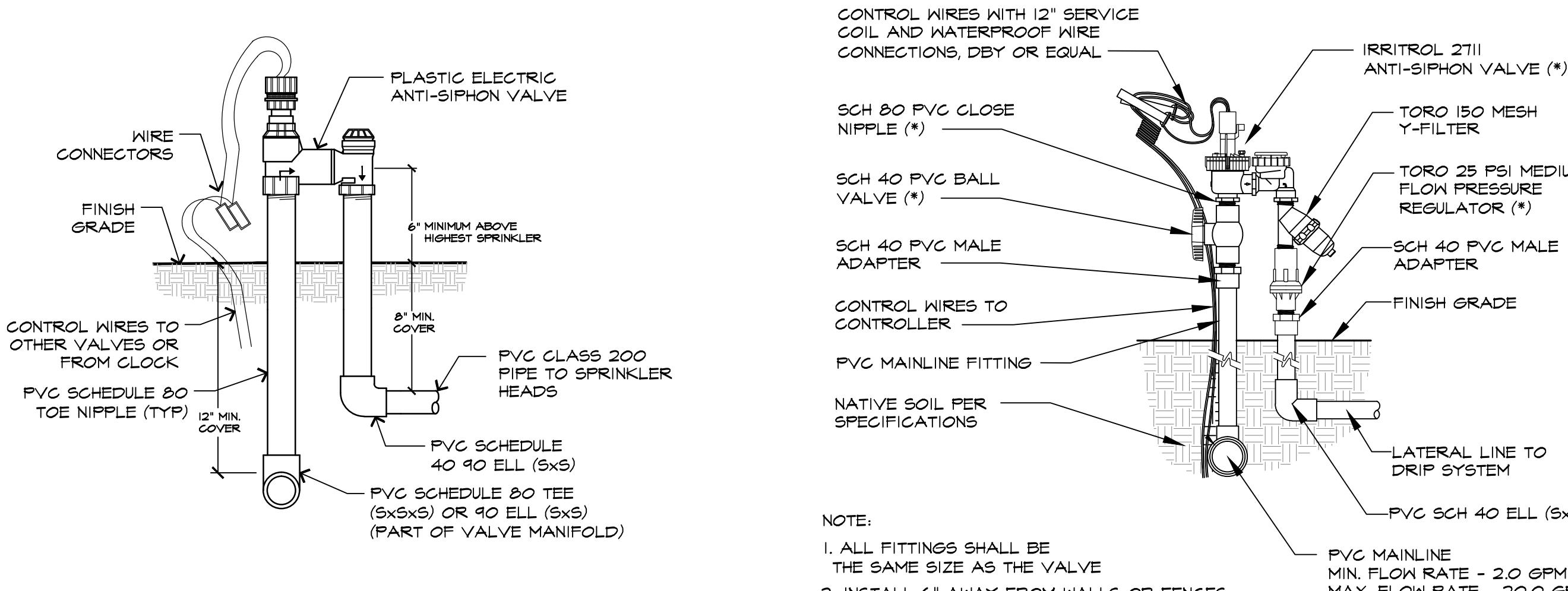
B WIRE CONNECTION SCALE: 3/4" = 1'-0" 016 -



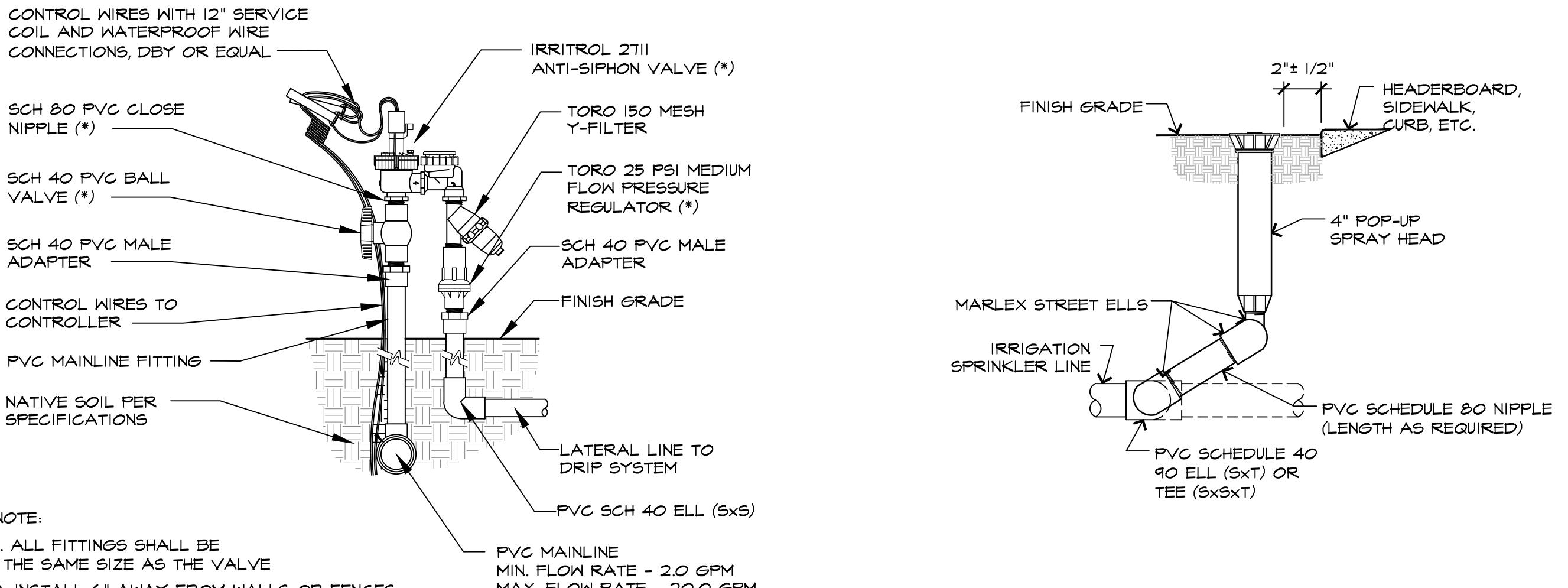
C WALL MOUNT CONTROLLER INSTALLATION SCALE: Not To Scale 024 - WallMountController



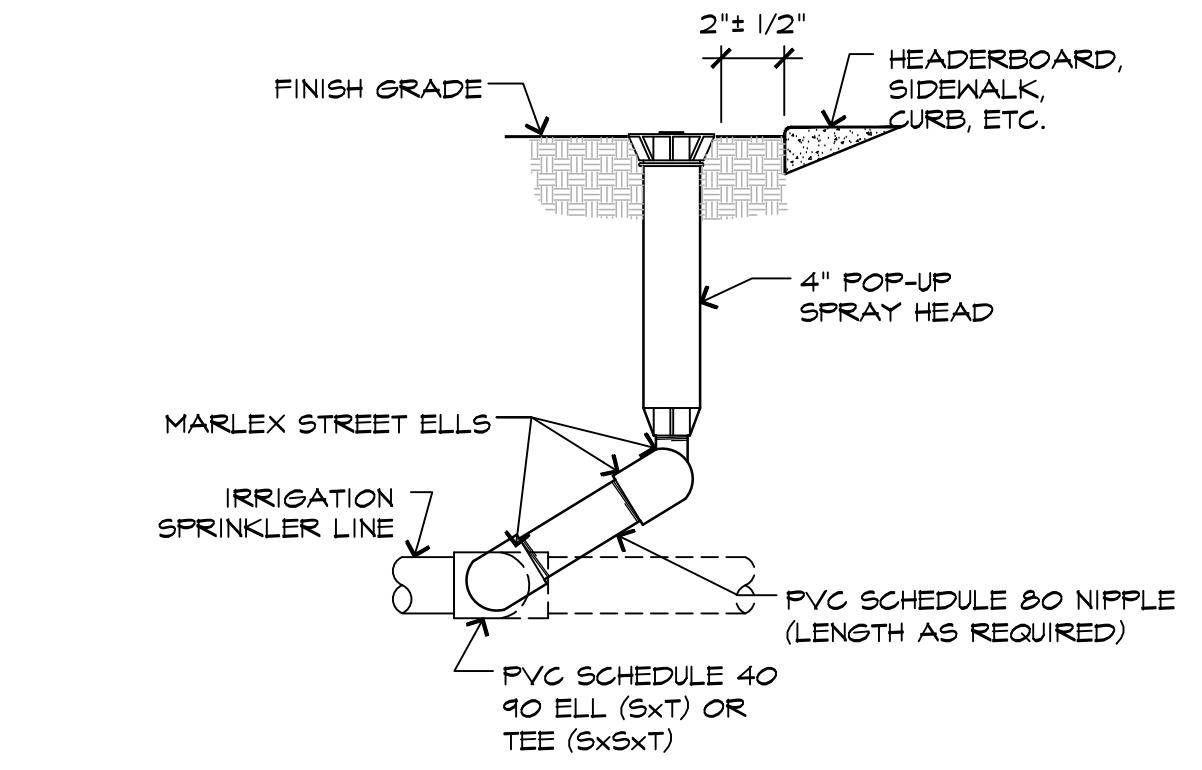
D DOMESTIC SUPPLYLINE CONNECTION DETAIL SCALE: Not To Scale 024 - SupplyLineConc



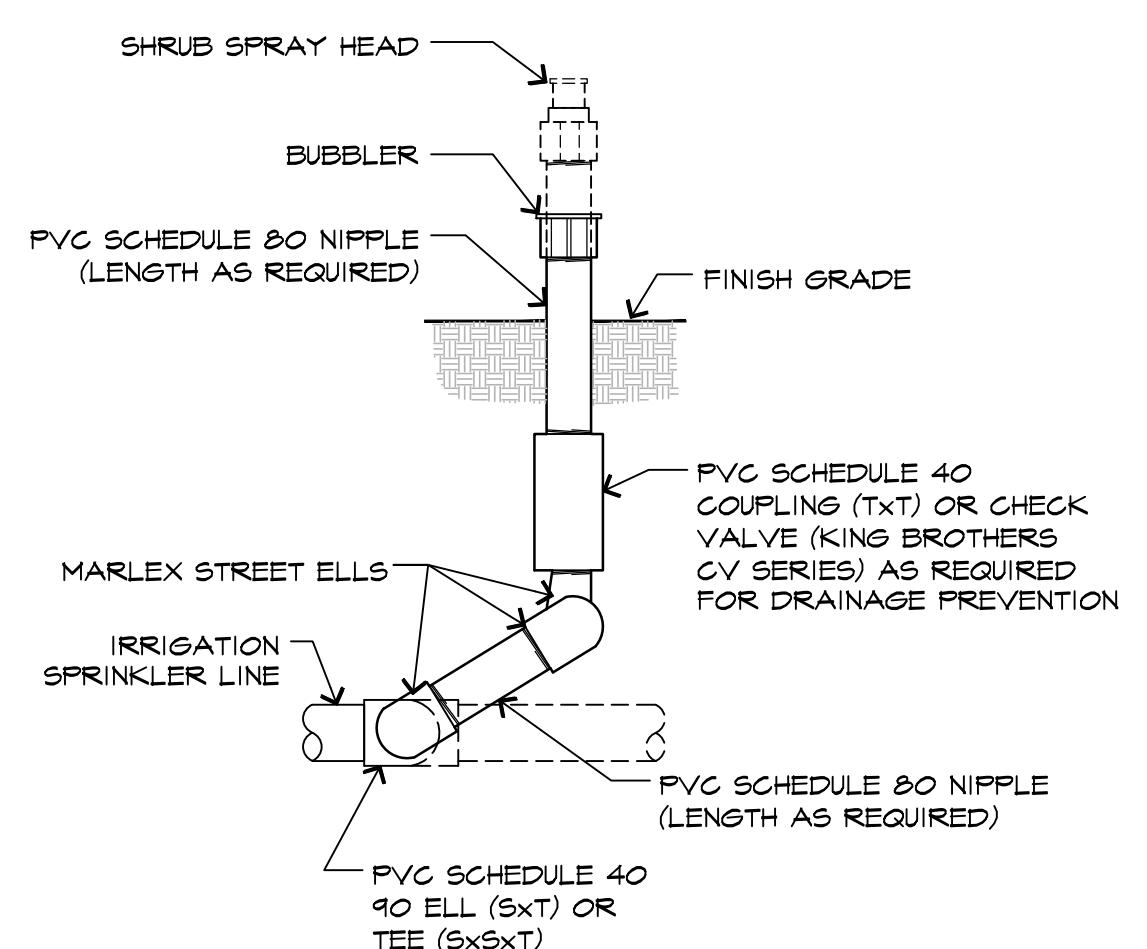
E ELECTRIC ANTI-SIPHON VALVE INSTALLATION SCALE: Not To Scale 024 - AntiSiphonValve



F ANTI-SIPHON VALVE DRIP SCALE: NOT TO SCALE 008 - DRIPANTSIPH



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 - BubblerSpray



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
Irrigation Details

L3.A

WATER USE CALCULATIONS:

WOLFE ROAD TOWNHOMES
PAGE 1 of 2
Water Efficient Landscape Worksheet for projects in Sunnyvale, CA

This worksheet is filled out for each Point of Connection.
This form determines the specific water budget.
This form demonstrates that the Estimated Total Water Use is less than the Maximum Applied Water Allowance.

MAWA = $(Eto)(0.62)[(0.55 \times LA) + (0.45 \times SLA)]$
ETWU = $(Eto)(0.62)[(PfxHA/E) \times SLA]$

Where:
MAWA = Maximum Applied Water Allowance (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
0.62 = Conversion Factor (to gallons)
0.55 = ET Adjustment Factor (ETAF)
LA = Landscape Area including SLA (square feet)
0.45 = Additional Water Allowance for SLA
SLA = Special Landscape Area (square feet)
ETWU = Estimated Total Water Use (gallons per year)
PF = Plant Factor from WUCOLS
HA = Hydrozone Area [high, medium and low water use areas] (square feet)
IE = Irrigation Efficiency (minimum 0.71)

Net Evapotranspiration (inches per year)													
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Total Annual Eto
Net Eto	1.5	1.8	2.8	3.8	5.2	5.3	6.2	5.6	5	3.2	1.7	1.0	43.0

Maximum Applied Water Allowance Calculation
MAWA = $(Eto)(0.62)[(0.55 \times LA) + (0.45 \times SLA)]$

Total Landscaped Area	3,156	x	0.55	=	1,736
Special Landscaped Area	0	x	0.45	=	0

$$MAWA = 43.0 \times 0.62 \times 1,736 = 46,276 \text{ gallons per year}$$

PAGE 2 of 2
Water Efficient Landscape Worksheet

Estimated Total Water Use Calculation
ETWU = $(Eto)(0.62)[(PfxHA/E) \times SLA]$

HYDROZONE INFORMATION TABLE

Hydrozone	Plant Water Use Type (low, medium or high)	Plant Factor(PF) (0-1.0, see below)	Hydrozone Area(HA) (sq ft)	% of Total Area	Type of Irrigation (rotors, spray, drip, bubblers, etc.)	Irrigation Efficiency (IE) (71-100%, see below)	PfxHA/IE
A-1	low	0.20	1,161	37%	drip	81%	287
A-2	medium	0.50	506	16%	drip	81%	312
A-3	medium	0.50	168	5%	bubblers	81%	104
A-4	low	0.20	12	0%	bubblers	81%	3
A-5	low	0.20	620	20%	drip	81%	153
A-6	low	0.20	689	22%	drip	81%	170
				SUM	3,156	100%	1,029

$$ETWU = 43.0 \times 0.62 \times 1,029 = 27,430 \text{ gallons per year}$$

Estimated Total Adjustment Factor Calculations

Total ETAF(PF/IE) x Area	1029
Total Area	3156

$$\text{Average ETAF*} = 0.33$$

*Average ETAF must be less than 0.55 for residential

*Average ETAF must be less than 0.45 for non-residential

Plant Factor Typical Ranges (PF)

To calculate plant factor see "Guide to Estimating Irrigation Water Needs of Landscape Plantings in California and WUCOLS" www.owue.water.ca.gov/docs/wucols09.pdf

Plant Factor Formula - Plants With a Factor over 1.0 are prohibited.

Low Water Use	0.0-0.3
Medium Water Use	0.4-0.6
High Water Use	0.7-1.0

Plant Factor (PF) = $K_c \times K_d \times K_{oc}$

K_c = Species Factor (range 0.1-0.9, see WUCOLS list)

K_d = Density Factor (range 0.5-1.3, see WUCOLS list)

K_{oc} = Microclimate Factor (range 0.5-1.4, see WUCOLS list)

Irrigation Efficiency Ranges (IE)

Irrigation efficiency will vary by soil type, weather conditions, design, head type, construction quality, maintenance, etc.

Stream Rotor Heads	75%
Spray Heads	75%
Bubblers	81%
Drip Emitters	81%
Subsurface Irrigation	81%

Please estimate irrigation efficiency somewhere in the ranges listed below.

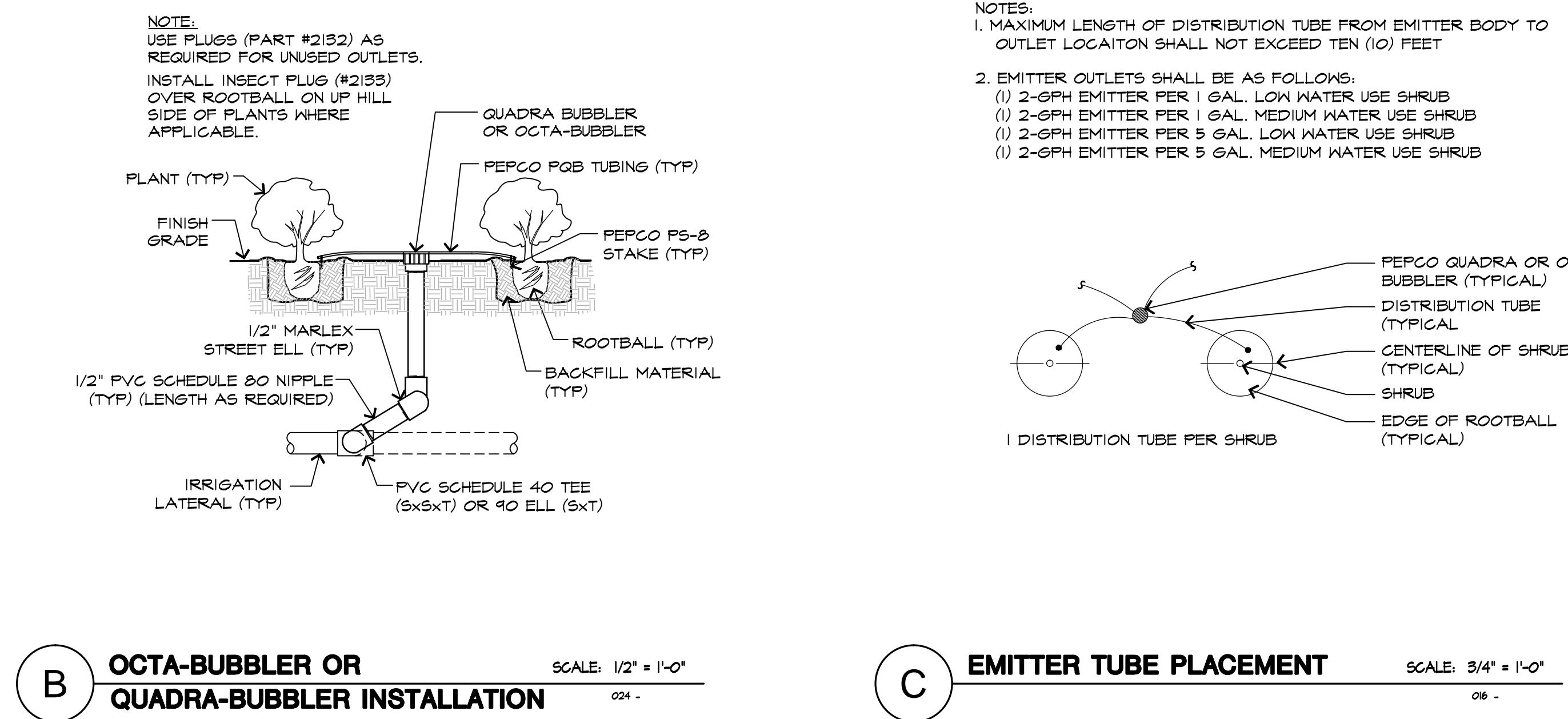
Stream Rotor Heads 75%

Spray Heads 75%

Bubblers 81%

Drip Emitters 81%

Subsurface Irrigation 81%



LANDSCAPE DOCUMENT PACKAGE CHECKLIST:

- PROJECT INFORMATION:
 - DATE - June 10, 2025
 - APPLICANT - Annika Carpenter
 - ADDRESS - 220 Carroll St, Sunnyvale, CA
 - TOTAL LANDSCAPE AREA = 3,156 sf
 - PROJECT TYPE - Multi-Family Residential
 - WATER SUPPLY TYPE - Potable
 - CONTACT INFORMATION - See Titleblock
 - SIGNED COMPLIANCE STATEMENT - Sheet L3B
- ESTIMATED TOTAL WATER USE = 27,430 gal/yr
- ESTIMATED TOTAL ADJUSTMENT FACTOR = 0.33
- SOIL MANAGEMENT REPORT (BUILDER TO PROVIDE TO CITY AFTER GRADING)
- LANDSCAPE DESIGN PLAN - Sheet L1 & L5
- WATER EFFICIENT LANDSCAPE WORKSHEET
 - HYDROZONE INFORMATION TABLE - Sheet L3B
 - WATER BUDGET CALCULATION - Sheet L3B
- IRRIGATION DESIGN PLAN - Sheet L3A, L3B, & L4
- MAXIMUM APPLIED WATER ALLOWANCE = 46,276 gal/yr
- GRADING DESIGN PLAN - Sheet C30

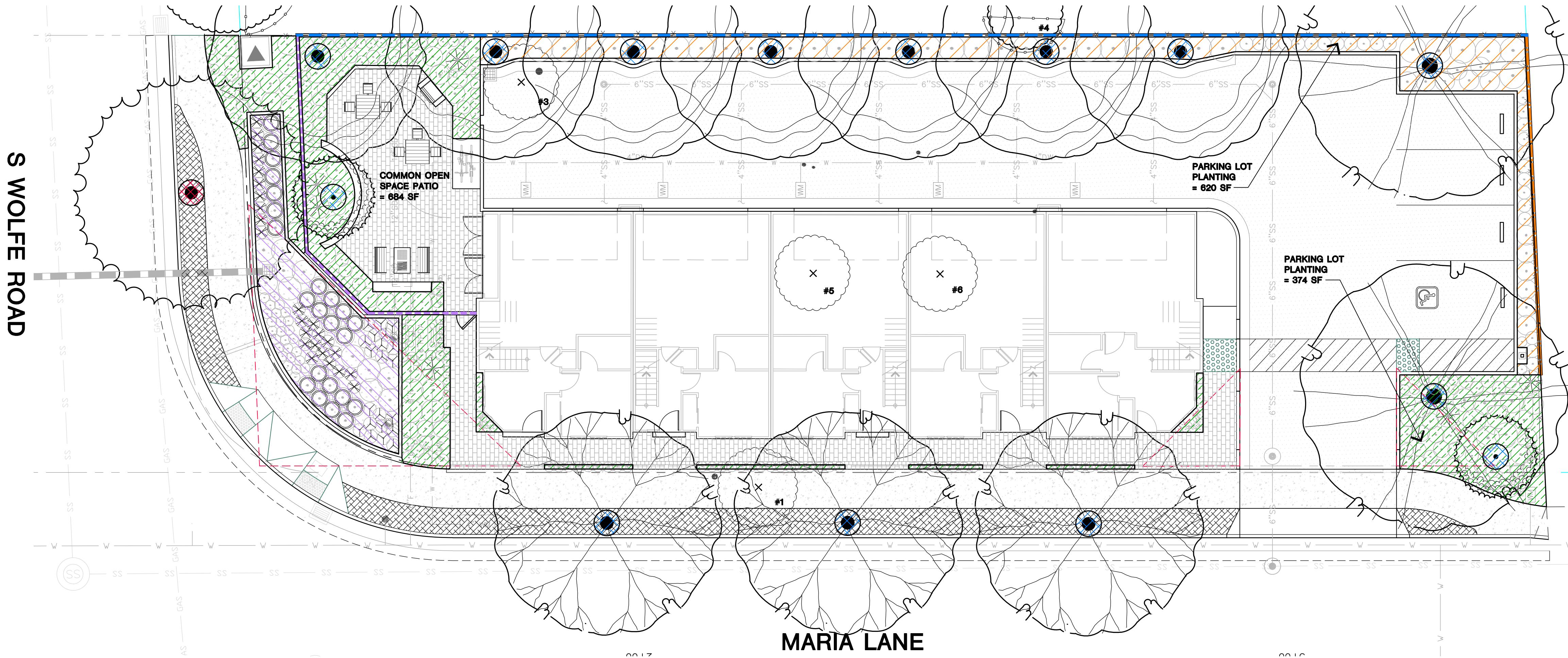
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN:

Annika Carpenter

ANNIKA M. CARPENTER, CALIF. LANDSCAPE ARCH. #3684

S Wolfe Road Townhomes
Sunnyvale
October 31, 2025

Preliminary Landscape Plan
Irrigation Details



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

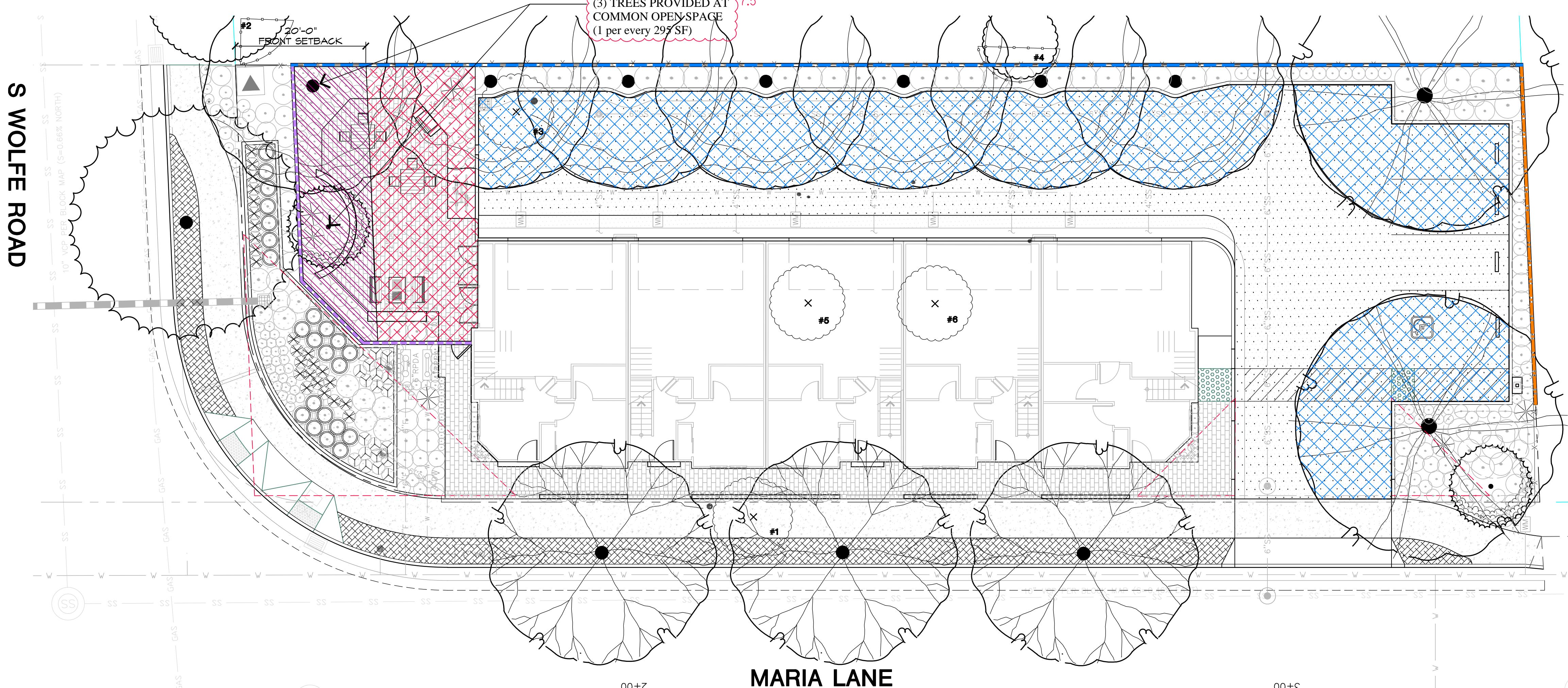
PARKING LOT AREA
620 S.F. + 374 S.F. = 994 S.F. PLANTING AREA / 4,466 SQ. FT. OVERALL PARKING LOT AREA = 22.2% LANDSCAPE AREA

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 S.Q. FT. GRAVEL AREA / 3,156 S.Q. 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

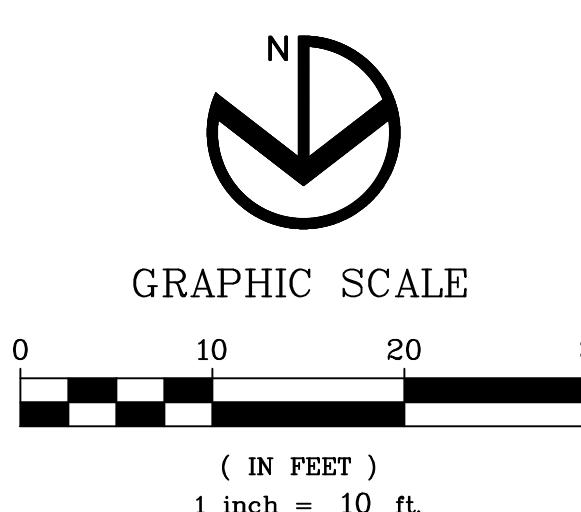
- PARKING ARE REQUIRED FOR SHADING
- PARKING AREA SHADeD BY PROPOSED TREES

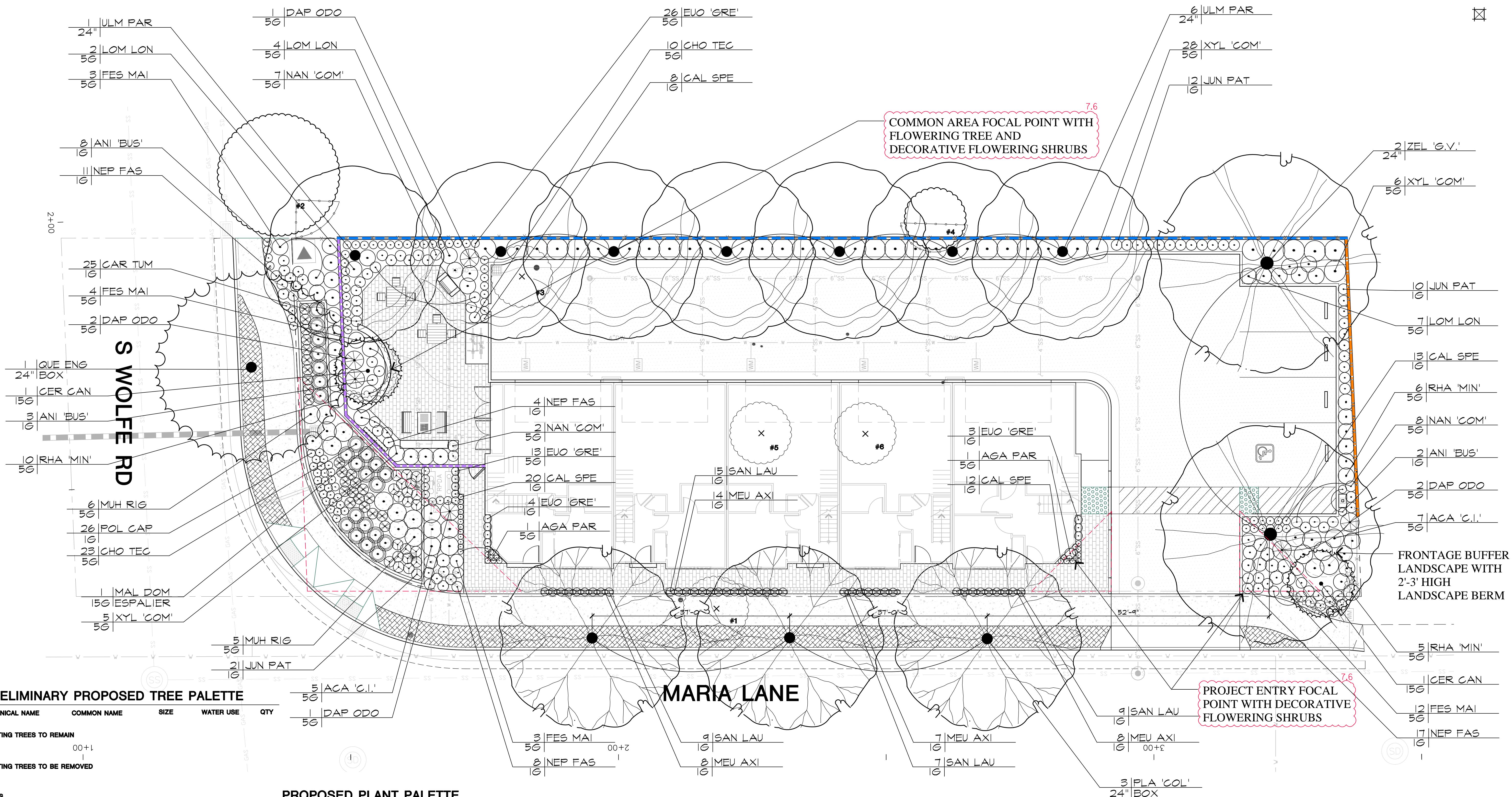
6.2
USABLE OPEN SPACE = 1,122 SF
1,122 SF / 5 UNITS = 224 SF/UNIT

USABLE OPEN SPACE LEGEND

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

1,122 SF TOTAL



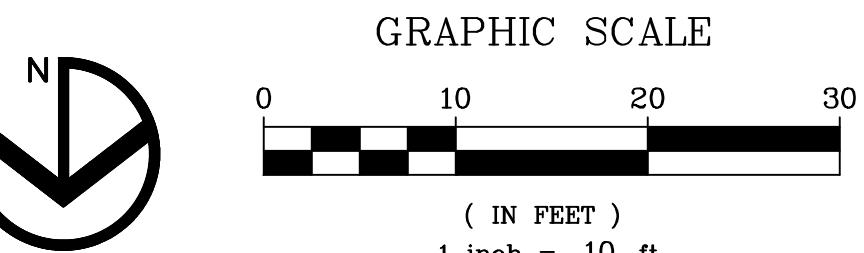


LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

S Wolfe Road Townhomes
Sunnyvale
October 31, 2025

Preliminary Landscape Plan Planting Plan

L5





NEPETA FAASSENII
CATMINT



EUONYMUS J. 'GREEN SPIRES'
GREEN SPIRES EUONYMUS



FESTUCA MAIREI
MAIRE'S FESCUE



AGAVE PARRYI 'TRUNCATA'
ARTICHOKE AGAVE



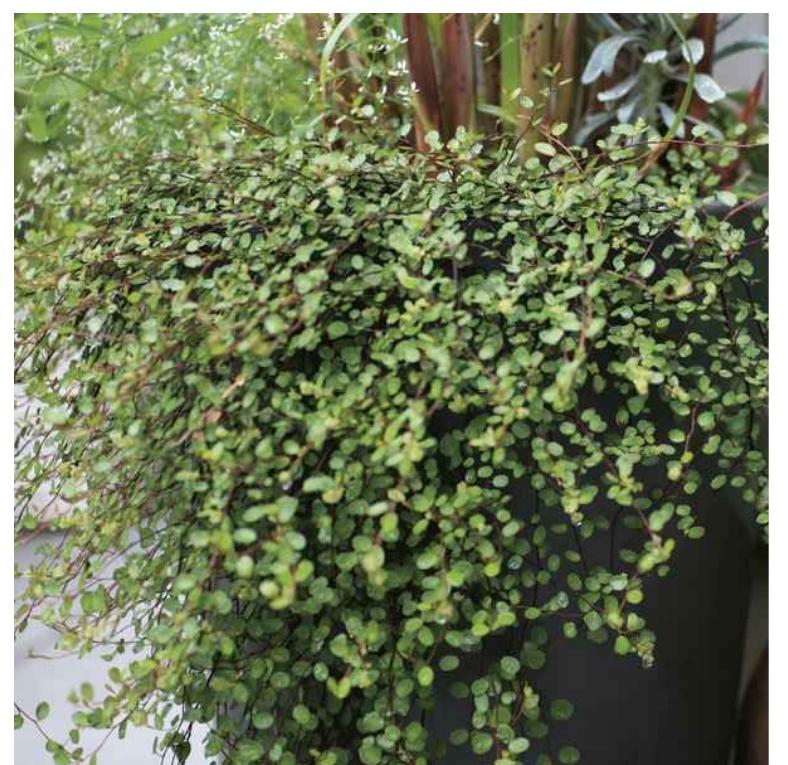
CALANDRINIA SPECTABILIS
ROCK PURSELANE



DAPHNE ODORA
FRAGRANT DAPHNE



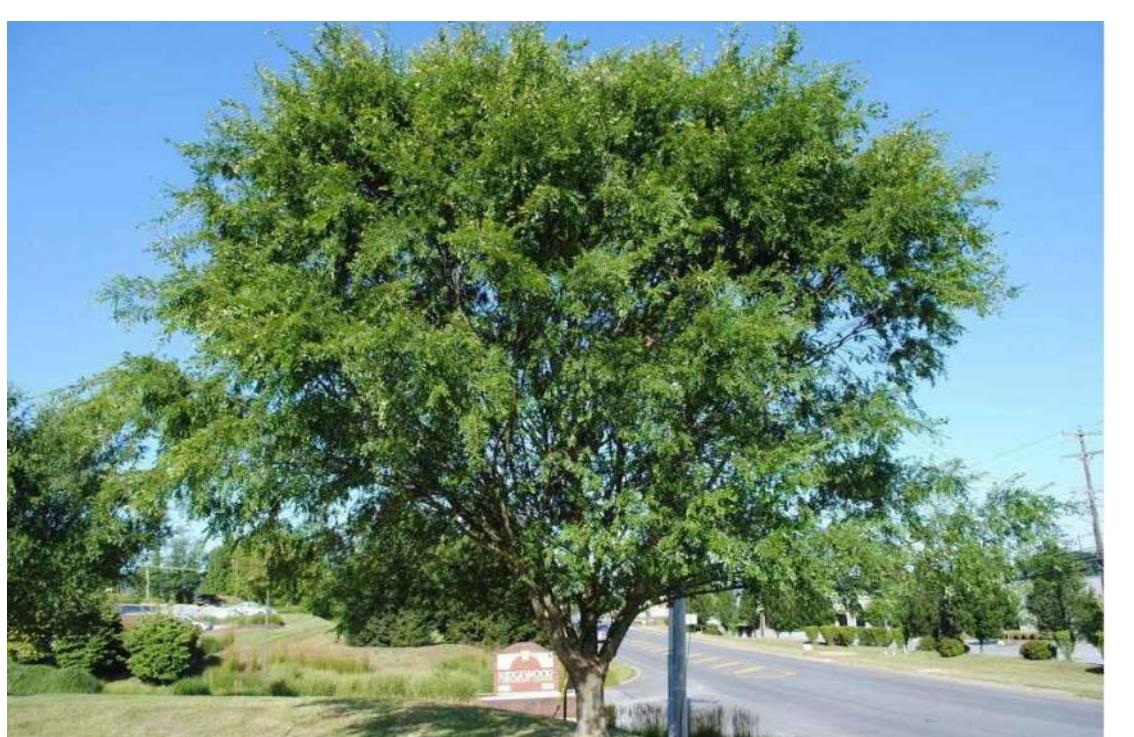
QUERCUS ENGLEMANII
ENGLISH OAK



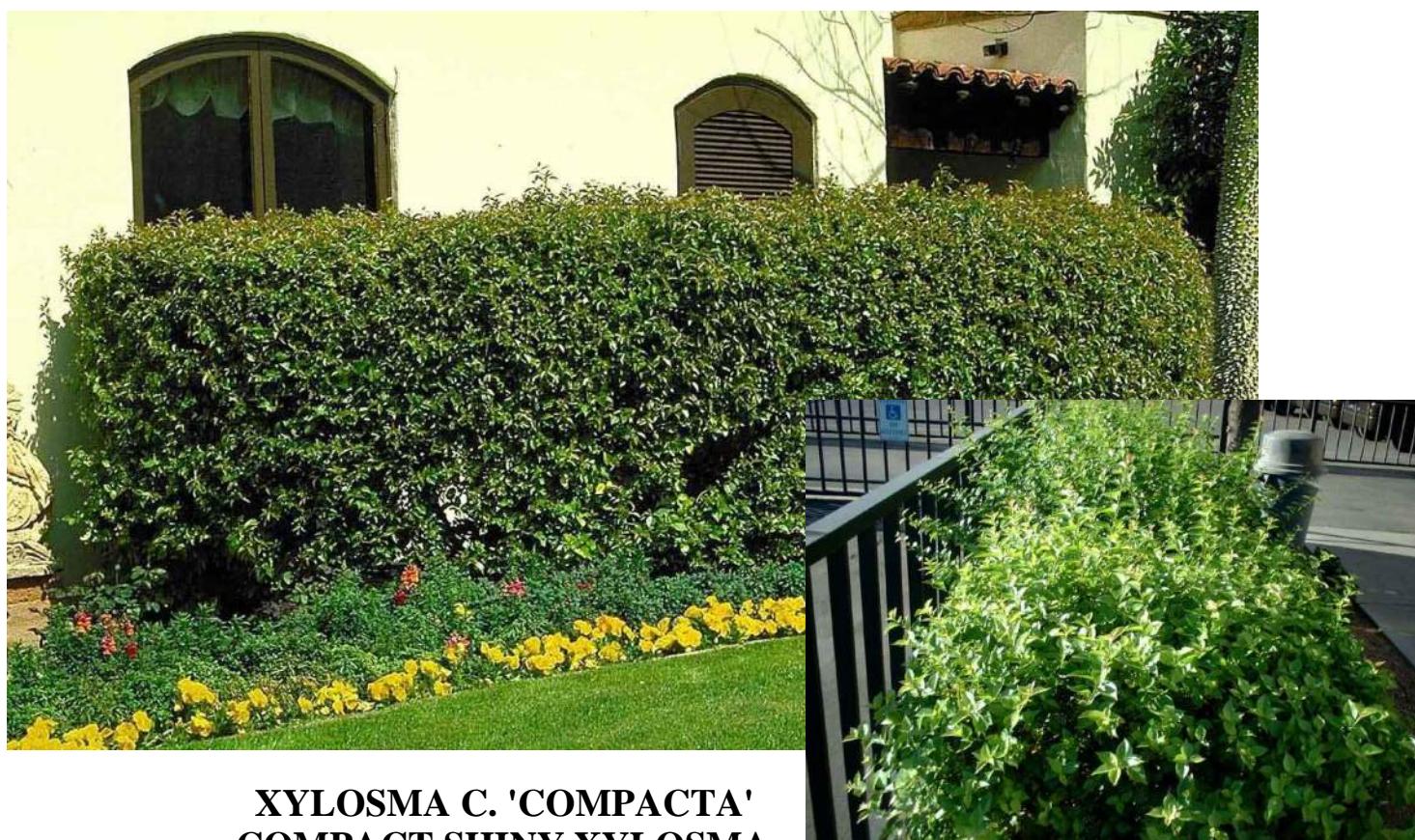
MEUHLENBECKIA AXILLARIS
CREEPING WIRE VINE



LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH



ULMUS PARVIFOLIA 'DYNASTY'
DYNASTY CHINESE ELM



XYLOSPA C. 'COMPACTA'
COMPACT SHINY XYLOSPA



ACACIA 'COUSIN ITT'
COUSIN ITT RIVER WATTLE



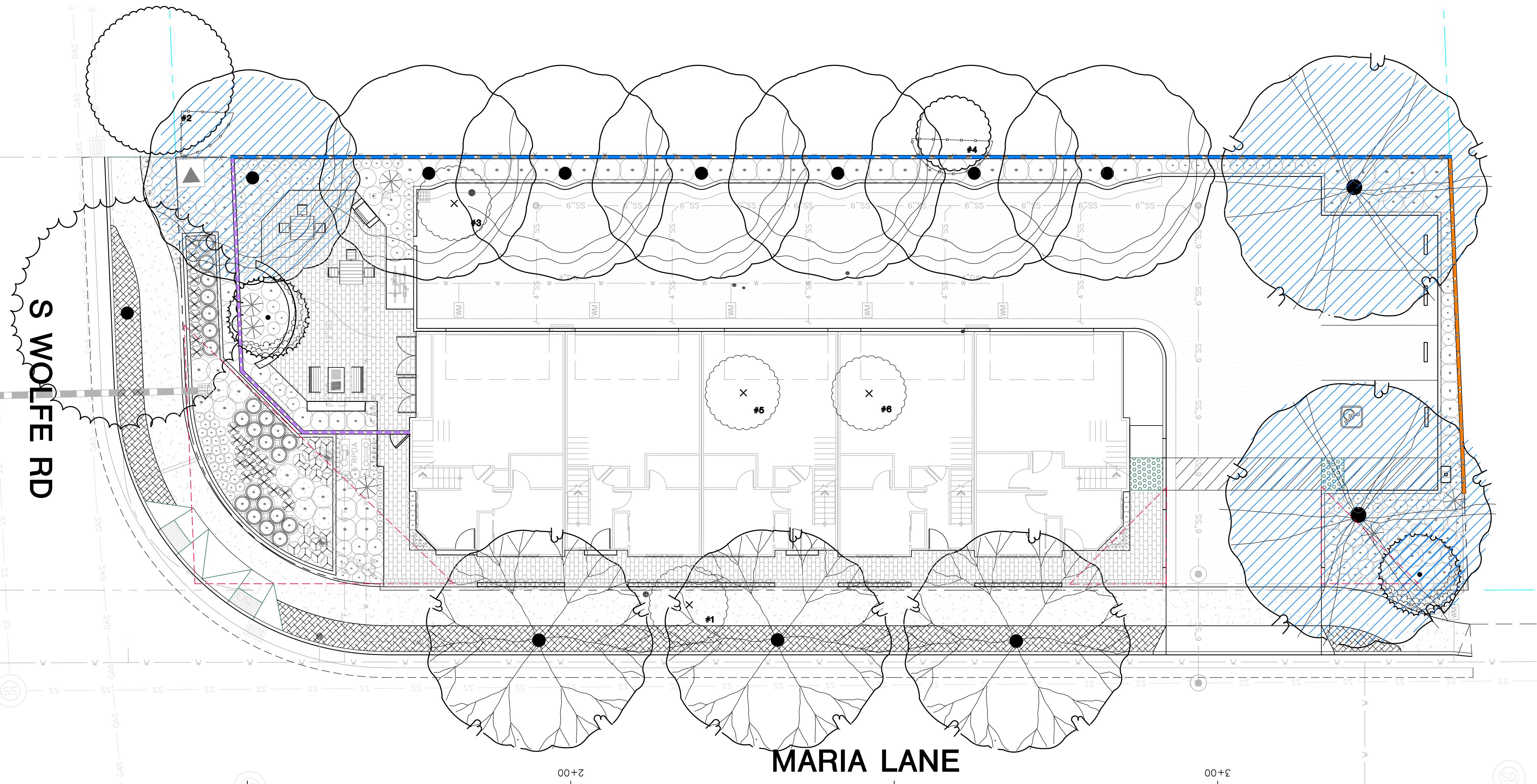
ANIGOZANTHOS 'BUSH PEARL'
KANGAROO PAW



ZELKOVA SERRATA 'GREEN VASE'
GREEN VASE ZELKOVA



POLYGONUM CAPITATA
PINK KNOTWEED



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:

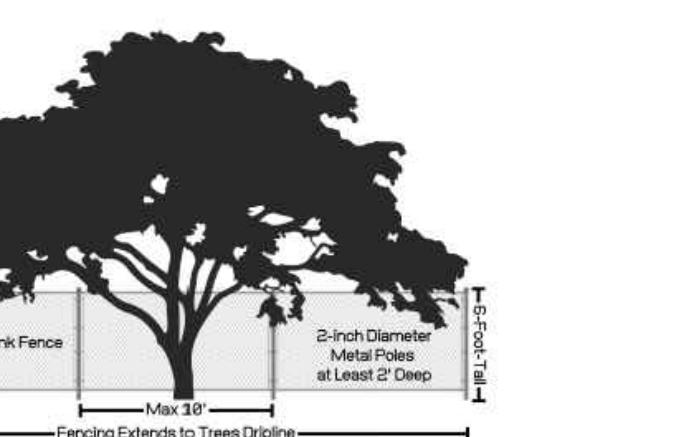
1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 5' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE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

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.

EFF MITIGATION

POSED 24" BOX MITIGATION TREE

CITY OF SUNNYVALE'S CRITERIA, TREE NO. 3 IS THE PROTECTED TREE (DIA. >38") TO BE REMOVED. PER CITY'S REPLACEMENT STANDARD, A TREE BETWEEN 16" SHALL BE MITIGATED WITH EITHER, (3) 15 GALLON TUBS OR (1) 24" BOX TREE.



Type I Fencing
ction 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 trees should remain and should be used for staging. If vehicles are to stray from paved surfaces, 6 inches of mulch should be spread, and plywood laid over the mulch layer. This type of landscape buffer will help reduce the impact of construction vehicles on the desired trees. Parking will not be allowed off the paved surfaces.

activities can crush roots directly, damage existing pavement, use temporary structures to prevent damage to tree roots (landscaping), and facilitate access while minimizing impact.

Chemical and Material Handling
Store chemicals and construction materials away from areas that could harm tree health. Follow proper handling and disposal procedures.

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

Excavation
excavation for irrigation, drainage, electrical, foundation, or any other reason shall be done by side the dripline of a protected tree. Hand digging and the careful placement of pipes below or 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. Trenches will also need to be covered with plywood to help protect the exposed roots.

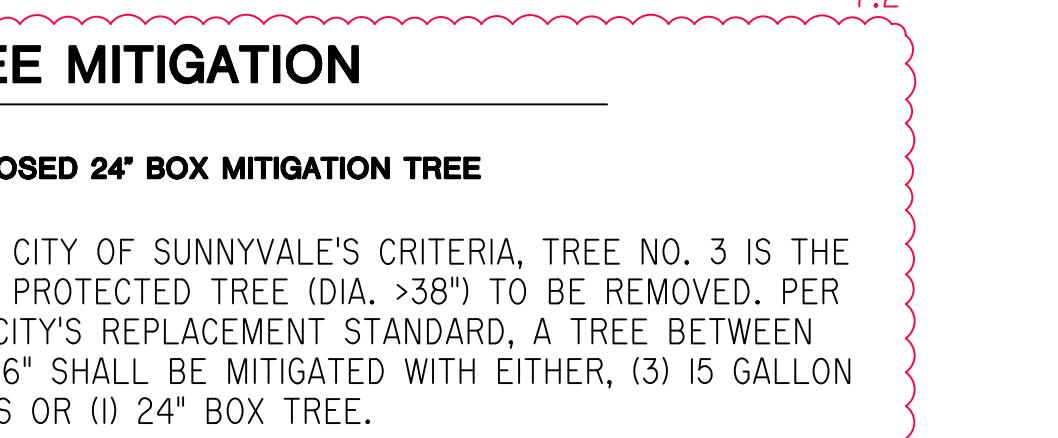
TREE PROTECTION PLAN

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.

finalized. Tree protection diameter metal posts pour challenging conditions. P consistent and strong bar placed as close as possible needs to be reduced for a should be placed at 10x the recommended to be prote cleaned inside protection

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



GRAPHIC SCALE

