

PLANNING REVIEW SET
12/31/2025

MILLIGAN-LE EICHLER REMODEL
AND NEW ADU
1617 EDMONTON AVE &
1615 EDMONTON AVE
SUNNYVALE, CA 94087

A.P.N. 320-150-05

ABBREVIATIONS USED IN THE DRAWINGS

~	APPROXIMATELY	MTL	METAL
&	AND	NECY	NECESSARY
@	AT	N.I.C.	NOT IN CONTRACT
Ø	DIAMETER	NO.	NUMBER
ABV.	ABOVE	N.T.S.	NOT TO SCALE
A.F.F.	ABOVE FINISHED FLOOR	O/	OVER
ALT'D	ALTERED	O.C.	ON CENTER
APP. GAR.	APPLIANCE GARAGE	O.D.	OUTSIDE DIAMETER
A.P.N.	ASSESSOR'S PARCEL NUMBER	OD	OVERFLOW DRAIN
ARCH'L	ARCHITECTURAL	O.H.	OPPOSITE HAND, OVERHANG
BD.	BOARD	O.P.C.I.	OWNER PROVIDED, CONTRACTOR INSTALLED
BLKG.	BLOCKING	OPP.	OPPOSITE
BOT./B.O.	BOTTOM/BOTTOM OF	PL.	PROPERTY LINE
B.P.	BUILDING WRAP	PLT.	PLATE
BTWN.	BETWEEN	PLY.	PLYWOOD
CBC	CALIFORNIA BUILDING CODE	P.T.	PRESSURE-TREATED
CD	CLOTHES DRYER	PV	PLUMBING VENT
C.L./C	CENTERLINE	(R)	REPLACEMENT
CLG.	CEILING	R.C.P.	REFLECTED CEILING PLAN
CLOS.	CLOSET	RD	ROOF DRAIN
CMU	CONCRETE MASONRY UNIT	REF.	REFRIGERATOR
CNTRL.	CONTROL(S)	REQ'D	REQUIRED
CONSTR.	CONSTRUCTION	RG	RANGE
DR.	DOOR	R.O.	ROUGH OPENING
DS	DOWNSPOUT	S.A.F.F.	SELF-ADHERING FLEXIBLE FLASHING
DW	DISHWASHER	SCD.	SEE CIVIL DRAWINGS
DWG.	DRAWING	SEC.	SECTION
(E)	EXISTING	SEP.	SEPARATE
ELEV.	ELEVATION	SF	SQUARE FOOT / SQUARE FEET
ETC.	AND OTHERS	SHT.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
F.F.	FINISH FLOOR	SLD.	SEE LANDSCAPE ARCH'L DRAWINGS
FLASH.	FLASHING	SQ.	SQUARE
FLEX.	FLEXIBLE	S.S.	STAINLESS STEEL
FLR.	FLOOR	SSD.	SEE STRUCTURAL DRAWINGS
F.O.	FACE OF	STL.	STEEL
FT.	FOOT, FEET	T	TEMPERED
GALV.	GALVANIZED	T.B.D.	TO BE DETERMINED
G.C.	GENERAL CONTRACTOR	THK.	THICK
GSF	GROSS SQUARE FEET	T.O.	TOP OF
GYP.	GYPSUM	T.P.	TOP PLATE
HRV.	HEAT RECOVERY VENTILATOR	T&G	TONGUE AND GROOVE
I.C.F.	INSULATED CONCRETE FORM	TYP.	TYPICAL
INFO.	INFORMATION	U.O.N.	UNLESS OTHERWISE NOTED
INSUL.	INSULATION	VERT.	VERTICAL
INT.	INTERIOR	V.I.F.	VERIFY IN FIELD
LOC'N.	LOCATION	WH	DOMESTIC HOT WATER HEATER
M.E.P.	MECHANICAL, ELECTRCIAL, AND PLUMBING	W	CLOTHES WASHER
		W/	WITH
MAX.	MAXIMUM	WDW.	WINDOW
MECH.	MECHANICAL	W/O	WITHOUT
MICRO	MICROWAVE	W.O.	WHERE OCCURS
MFR.	MANUFACTURER	W.P.	WATERPROOF/WATERPROOFING
MIN.	MINIMUM	WT.	WEIGHT
MISC.	MISCELLANEOUS		

SYMBOLS USED IN THE DRAWINGS

	DETAIL NUMBER SHEET NUMBER		WOOD BLOCKING
	SECTION NUMBER SHEET NUMBER		CONTINUOUS WOOD
	FINISH WOOD		WOOD DECKING
	ELEVATION NUMBER SHEET NUMBER		PLYWOOD
	INT. ELEV. WALL NO. INT. ELEV. NUMBER		GYP SUM BOARD
	DOOR MARK		CONCRETE
	WINDOW MARK		BLOCK MASONRY
	WINDOW ABOVE		SAND
	ELEVATION ABOVE REFERENCE LEVEL		FIBERGLASS INSULATION
	WALL TYPE		RIGID INSULATION
	GRIDLINE - CENTERLINE OF STRUCTURAL MEMBER		TILE
	GRIDLINE - FACE OF STUD		STUCCO
	GAS METER/ELECTRIC METER/ELECTRIC PANEL		EARTH
	ALIGN FACE OF FINISH		
	ALIGN FACE OF FRAMING		

GENERAL NOTES

- DO NOT SCALE THESE DRAWINGS.
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING THE WORK.
- IF THESE DRAWINGS ARE NOT 24" X 36" THEY HAVE BEEN REDUCED OR ENLARGED.
- (1X) INDICATES NOMINAL SIZE. (1") INDICATES ACTUAL SIZE.
- REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- ALL OMISSIONS OR CONFLICTS BETWEEN DRAWINGS, SPECIFICATIONS, AND GOVERNING CODES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE STARTING THE WORK INVOLVED.
- TITLE 24 ENERGY REQUIREMENTS DESCRIBED IN THE REPORT ARE INCLUDED IN THE CONTRACT DOCUMENTS, AND REPRESENT MINIMUM REQUIREMENTS.
- SEE ARCHITECTURAL DRAWINGS FOR INFO ON ITEMS REQUIRING SOME STRUCTURAL/FRAMING MEMBERS TO BE PLACED IN CERTAIN LOCATIONS PRIOR TO PERFORMING ANY STRUCTURAL WORK.

SUMMARY OF WORK

THE WORK CONSISTS OF THE REMOVAL OF FENCE STRUCTURE, AND THE CONSTRUCTION OF A NEW FENCE AND LANDSCAPE AT THE FRONT YERD.

CONTRACTOR: THE ABOVE PARAGRAPH IS ONLY A SUMMARY OF THE WORK. CAREFULLY EXAMINE THE ENTIRE SET OF DRAWINGS AND SPECIFICATIONS TO DETERMINE THE ACTUAL WORK TO BE PERFORMED.

APPLICABLE CODES

ALL DEMOLITION AND CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING LOCAL CODES AND STATE CODES, WITH LOCAL AMENDMENTS, FOR THE OCCUPANCY GROUP(S) AND CONSTRUCTION TYPE(S) INDICATED IN "BUILDING AND SITE INFORMATION" ON THIS SHEET.

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE ("CALGREEN")
2022 CALIFORNIA ENERGY CODE
CITY OF SUNNYVALE MUNICIPAL CODE
SUNNYVALE REACH CODES

FIRE SPRINKLERS

NOT REQUIRED

DRAWING INDEX

TITLE SHEETS

- T0.0 COVER SHEET
- T0.1 BLUEPRINT OF A CLEAN BAY
- T0.2 EROSION CONTROL PLAN

BUILDING AND SITE INFORMATION

A.P.N.	320-150-05
FLOOD ZONE	X
WUI / SRA	NONE
ZONING	R1
SPECIAL USE DISTRICT	NONE
OCCUPANCY GROUP(S)	R-3/U
CONSTRUCTION TYPE(S)	V-B

LOT DIMENSIONS	IRREGULAR SHAPE - SEE SITE PLAN
AREA OF LOT	10,829 SF
ALLOWABLE FLOOR AREA RATIO	0.45
ALLOWABLE LOT AREA RATIO	0.45
ALLOWABLE LOT / FLOOR AREA	4,873.05 GSF

REQUIRED FRONT YARD SETBACK	15'
REQUIRED REAR YARD SETBACK	20'
REQUIRED SIDE YARD SETBACK	20% OF LOT WIDTH BUT NOT LESS THAN 15', ONE SIDE 6'
HEIGHT LIMIT	MAIN BLDG: 30' / ACCESSORY BLDG: 16'
REQUIRED OPEN SPACE ON LOT	NONE
REQUIRED GARAGE PARKING SPACES	0
GARAGE PARKING SPACES PROVIDED	2
REQUIRED OTHER COVERED PARKING SPACES	2
OTHER COVERED PARKING SPACES PROVIDED	0
REQUIRED UNCOVERED PARKING SPACES	2
UNCOVERED PARKING SPACES PROVIDED	2

EXISTING NUMBER OF MAIN BUILDINGS ON LOT	1
EXISTING NUMBER OF ACCESSORY BLDGS. ON LOT	1
TOTAL NUMBER OF (E) BUILDINGS ON LOT	2
PROPOSED NUMBER OF MAIN BUILDINGS ON LOT	1
PROPOSED NUMBER OF ACCESSORY BLDGS. ON LOT	1
PROPOSED TOTAL NUMBER OF BUILDINGS ON LOT	2

MAIN BUILDING FLOOR AREA CALCULATIONS

EXISTING GROSS MAIN FLOOR AREA	1,795.45 GSF
EXISTING GROSS GARAGE AREA	464.45 GSF
EXISTING ADU FLOOR AREA	319.71 GSF
TOTAL EXISTING GROSS BUILDING AREA	2,579.61 GSF

NOT ADDED FLOOR AREA

ARCHITECT BASED SITE PLAN ON SURVEY BY LEA & BRAZE ENGINEERING, INC. (2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545) DATED 3/6/2024.

ARBORIST

- C0.1 ARBORIST REPORT
- C0.2 ARBORIST REPORT
- C0.3 ARBORIST REPORT
- C0.4 ARBORIST REPORT
- C0.5 ARBORIST REPORT

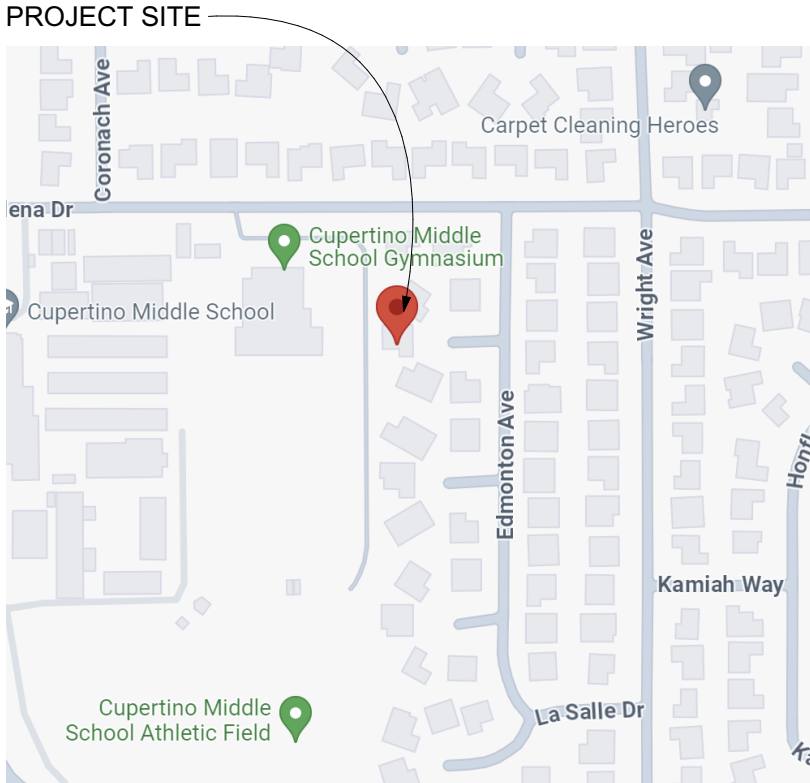
LANDSCAPE

- L0.0 TITLE SHEET
- SU1 TOPOGRAPHIC SURVEY
- L0.2 TREE REMOCAL/TREE PROTECTION ...
- L1.0 SITE PLAN
- L2.0 GRADING + DRAINAGE PLAN
- L3.0 PLANTING PLAN
- L4.0 LIGHTING PLAN
- L5.0 CONSTRUCTION DETAILS
- L5.1 CONSTRUCTION DETAILS
- L5.2 CONSTRUCTION DETAILS
- L5.3 PLANTING DETAILS

ARCHITECTURAL

- A0.0 EXISTING SITE PLAN
- A0.1 ALTERED SITE PLAN
- A0.2 SITE SECTION AND CONTEXT PHOTOS
- A0.3 EXISTING AND PROPOSED STREET VIEW

VICINITY MAP (NTS)



MILLIGAN-LE EICHLER
REMODEL AND NEW ADU
1617 EDMONTON AVE &
1615 EDMONTON AVE
SUNNYVALE, CA 94087
A.P.N. 320-150-05

Accepted For Owner By:

Drawing Record / Revisions		
#	DATE	DESCRIPTION
--	12/31/25	PLANNING REVIEW
--	--/--/--	-----
--	--/--/--	-----
--	--/--/--	-----
--	--/--/--	-----
--	--/--/--	-----
Principal:	Checked by:	Drawn by:
JCK	LD, AT	ST, RD
Project No:	Issue Date:	
2411	12/31/2025	

COVER SHEET

T0.0

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Blueprint for a Clean Bay

Best Management Practices for the Construction Industry

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.



Sunnyvale

Spill Response Agencies:

In the City of Sunnyvale, DIAL 9-1-1.

State Office of Emergency Service
Warning Center (24 hours)
..... 1-800-852-7550

Santa Clara County Environmental
Health Services
..... (408) 299-6930

Local Pollution Control Agencies:

County of Santa Clara
Pollution Prevention Program
..... (408) 441-1195

County of Santa Clara Integrated Waste
Management Program
..... (408) 441-1198

Santa Clara County Hazardous
Waste Program
..... (408) 299-7300
For information on the disposal of hazardous waste

County of Santa Clara District Attorney
Environmental Crimes Hotline
..... (408) 299-TIPS

Santa Clara Valley Water District
..... (408) 265-2600

Santa Clara Valley Water
District Pollution Hotline
..... 1-888-510-5151

Santa Clara County Recycling Hotline
..... 1-800-533-8414

Regional Water Quality Control Board
..... (510) 622-2300
Serving San Francisco Bay Region

**Sunnyvale Water Pollution
Control Plant**
..... (408) 730-7270

Sunnyvale Recycling Program
..... (408) 730-7262
Or visit www.ci.sunnyvale.ca.us/recycle

SMaRT Station®
(GreenTeam/Zanker of Sunnyvale)
Recycling Drop-Off Center,
Garbage Disposal
..... (408) 752-8530

Painting and Application of Solvents and Adhesives



Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Doing the Job Right Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of as hazardous. Contact the Santa Clara County Hazardous Waste Program at (408) 299-7300.

- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.

- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Paint Removal

- Buildings constructed before 1978 may have lead paint in them. Test paint for lead by taking samples to a local environmental testing laboratory to determine if removed paint must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area, or check Sunnyvale Water Pollution Control Plant (408) 730-7270 to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary

sewer. Never pour paint down a storm drain. Dispose of excess liquids and residue as hazardous waste.

- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Leave lids off paint cans so the refuse collector can see that they are empty. Empty, dry paint cans also may be recycled as metal.
- Dispose of empty aerosol paint cans as hazardous waste or at household hazardous waste collection events.

Recycle/Reuse Leftover Paints Whenever Possible

- Donate excess water-based (latex) paint for reuse. Call the Santa Clara County Hazardous Waste Program at (408) 299-7300 for details.
- Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

General Construction and Site Supervision

Who should use this information?

- General Contractors
- Site Supervisors
- Inspectors
- Home Builders
- Developers
- Homeowners



Doing the Job Right General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Field Manual*, available from the Regional Water Quality Control Board San Francisco Bay Region, as a reference.
- Control the amount of runoff crossing your site (especially during excavation) by using terms or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. Make sure everyone who works at the construction site is familiar with this information. Inform subcontractors about the stormwater requirements and their own responsibilities. Use BAASMA, *Blueprint for a Clean Bay*, a construction best

management practices guide available from the Santa Clara Valley Urban Runoff Pollution Prevention Program, and California Storm Water Quality Association Stormwater Best Management Practice Handbook: Construction; (Jan 2003) as references.

Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled.
- Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.

- Place portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- Practice Source Reduction – minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See Sunnyvale Recycling Program information listed above.) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

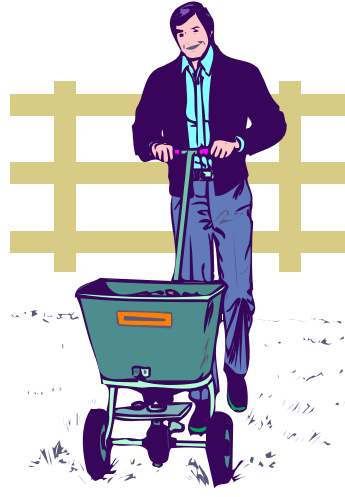
Permits

- In addition to local grading and building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site's disturbed area totals 1 acre or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board.

Landscaping, Gardening, And Pool Maintenance

Who should use this information?

- Landscapers
- Gardeners
- Swimming Pool/Spa Service and Repair Workers
- General Contractors
- Home Builders
- Developers
- Homeowners



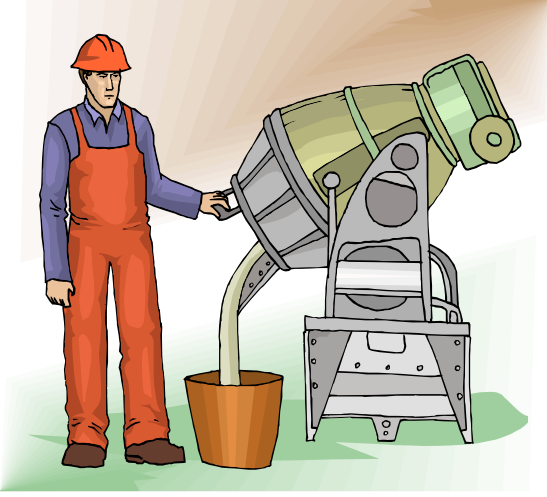
Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algacides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Fresh Concrete and Mortar Application

Who should use this information?

- Masons and Bricklayers
- Sidewalk Construction Crews
- Patio Construction Workers
- Construction Inspectors
- General Contractors
- Home Builders
- Developers
- Concrete Delivery/Pumping Workers

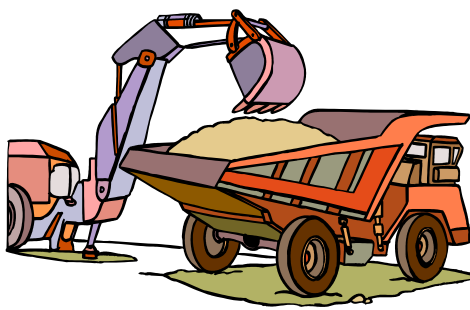


Storm Drain Pollution from Fresh Concrete And Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

Earth-Moving and Dewatering Activities

Who should use this information?



- Bulldozer, Back Hoe, and Grading Machine Operators
- Dump Truck Drivers
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Storm Drain Pollution from Earth-Moving Activities

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Doing the Job Right

General Business Practices

- Schedule excavation and grading work during dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control*

Field Manual for proper erosion and sediment control measures, and California Stormwater Quality Association Stormwater Best Management Practice Handbook (construction, 2003)

- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations

Check for Toxic Pollutants

- Check for odors, discoloration, or an oily sheen on groundwater.
- Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- If contamination is suspected, have the water tested by a certified laboratory.
- Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

Check for Sediment Levels

- If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
 - Pumping through a perforate pipe sunk part way into a small pit filled with gravel.
 - Pumping from a bucket placed below water level using a submersible pump.
 - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

Detecting Contaminated Soil or Groundwater

Contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved know what to look for in detecting contaminated soil or groundwater, and testing ponded groundwater before pumping. Watch for any of these conditions:

- Unusual soil conditions, discoloration or odor.
- Abandoned underground tanks.
- Buried barrels, debris or trash.

If any of these are found follow the procedures below.

Roadwork and Paving

Who should use this information?

- Road Crews
- Driveway/Sidewalk/Parking Lot Construction Crews
- Seal Coat Contractors
- Operators of Grading Equipment, Paving Machines, Dump Trucks, Concrete Mixers
- Construction Inspectors
- General Contractors
- Developers
- Home Builders



Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Doing the Job Right General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.
- Take broken up concrete to a local recycling facility. Call the Sunnyvale Recycling Program at (408) 730-7262 for information.

During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.
- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags) Dig up, remove, and properly dispose of contaminated soil.

- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over-application by water trucks for dust control.

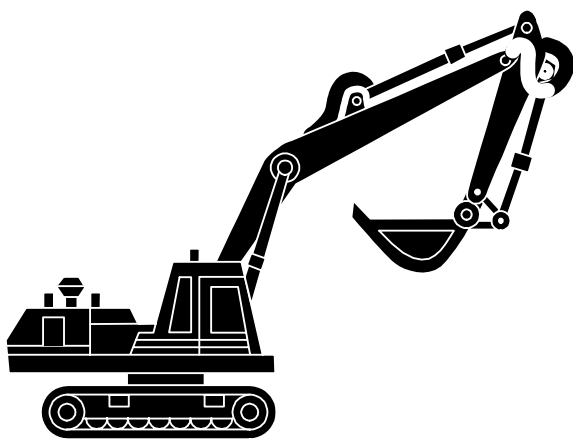
Asphalt/Concrete Removal

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Heavy Equipment Operation

Who should use this information?

- Vehicle and Equipment Operators
- Site Supervisors
- General Contractors
- Home Builders
- Developers



Stormwater Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Doing the Job Right Site Planning and Preventive Vehicle Maintenance

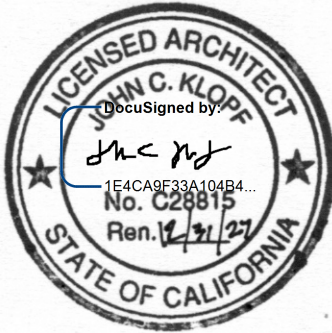
- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Contain the area with berms, sand bags, or other barriers.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers. Recycle them wherever possible, otherwise, dispose of them as hazardous wastes.
- Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.
- Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.

Spill Cleanup

- Clean up spills immediately when they happen.
- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. In Sunnyvale, dial 9-1-1 if hazardous materials might enter the storm drain.
- If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services 1-800-852-7500.

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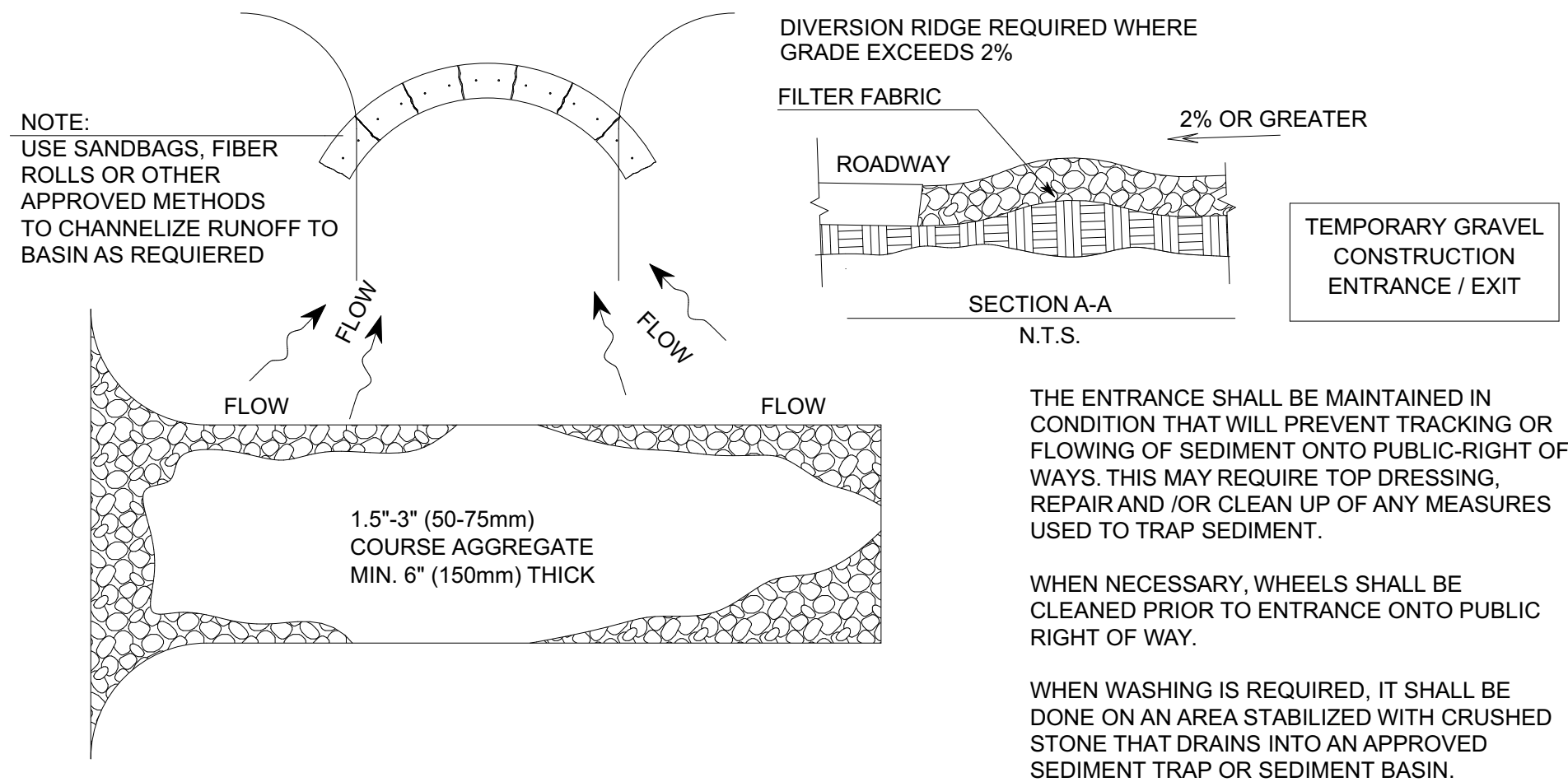
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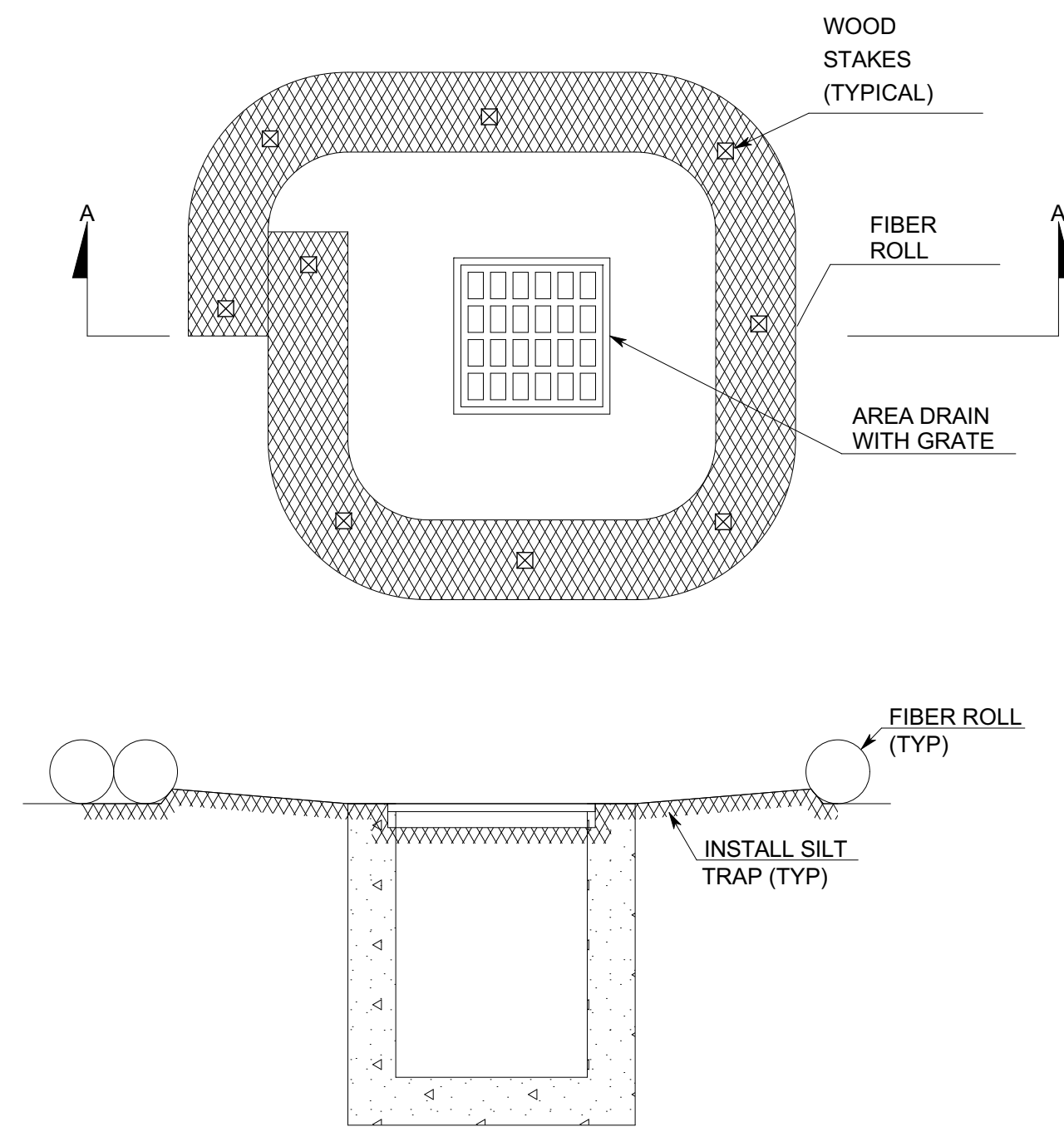
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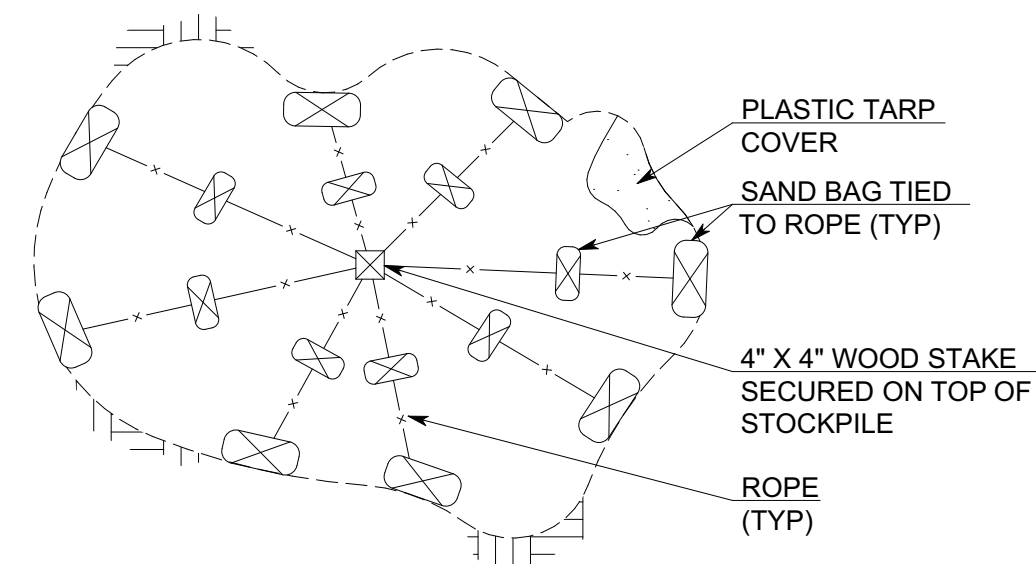
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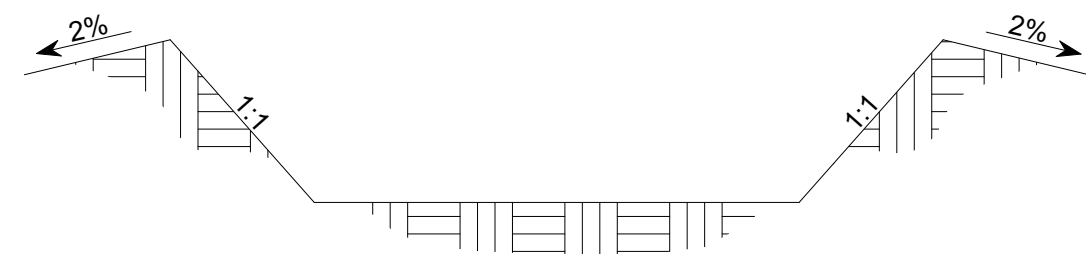
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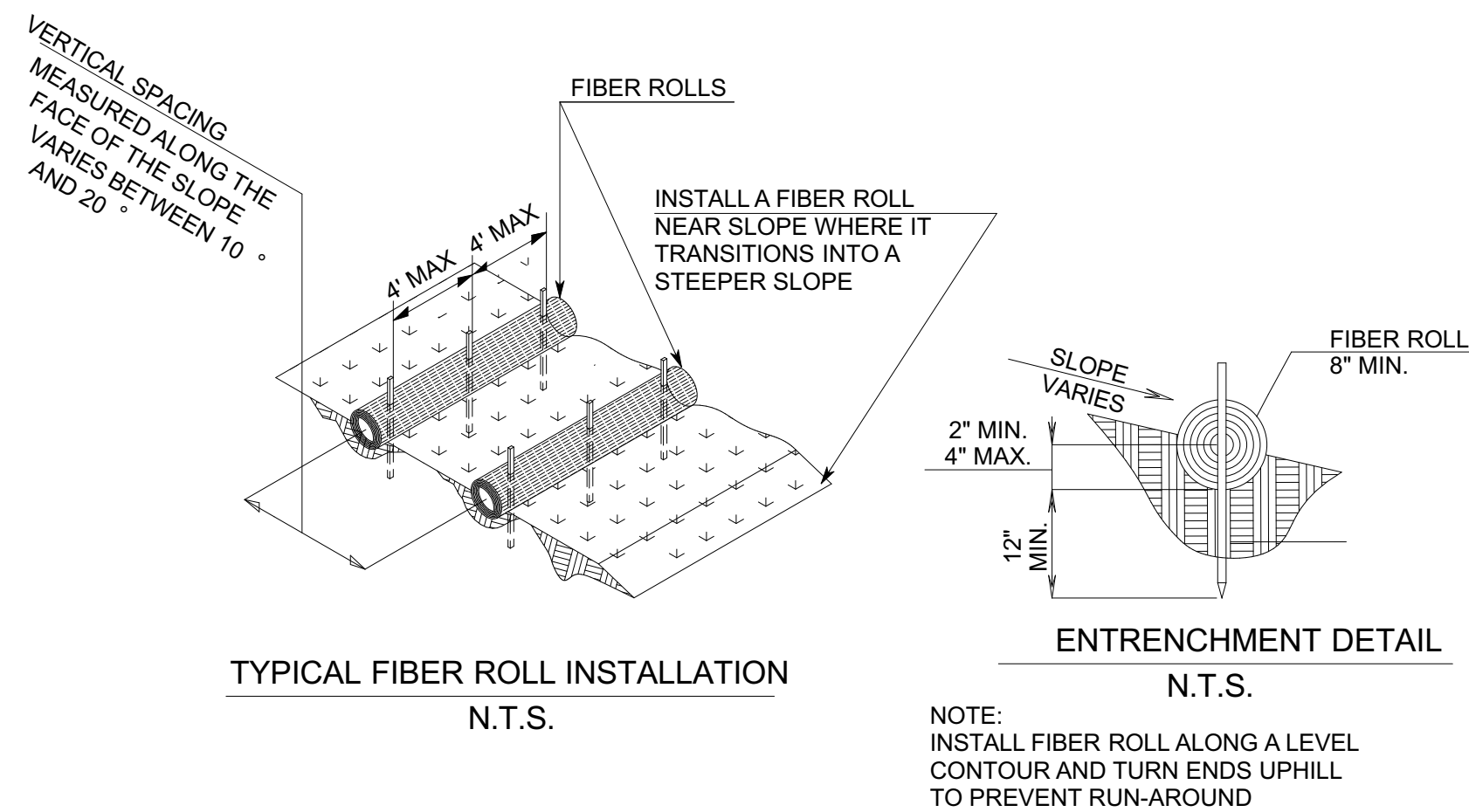
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A STOCKPILE COVER DETAIL
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D CONCRETE WASHOUT
NO SCALE



B FIBER ROLL DETAIL
NO SCALE



Mayne Tree Expert Company, Inc.

STATE CONTRACTOR'S LICENSE NO. 276793

CERTIFIED ARBORISTS • TREE CONTROL • ADVISORS AND OPERATORS

Mr. Byron Milligan
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SAN CARLOS, CA 95050-5011
TELEPHONE: (925) 395-4400
EMAIL: info@maynetree.com

June 6, 2025

Dear Mr. Milligan,

RE: (ARBORIST REPORT)

At your request, I visited the above site on June 5, 2025. The purpose of my visit was to identify, inspect, and document the trees on the site that are larger than six inches in diameter and any trees larger than six inches in diameter located within ten feet of the property line.

Limitations of this report

This report is based on a visual-only inspection that took place at ground level. I accept no responsibility for any unseen or undocumented defects associated with this site or in this report.

Method

Each tree identified within this report is given an identification number. This number is scribed onto a metal foil tag and placed on the trunk of the tree at eye level unless otherwise noted in the report. This number is also placed on the site map provided to show the approximate location of the trees on the property. The diameter of each tree was found by measuring the tree trunk at fifty-four inches above the natural grade as described in the City of Sunnyvale Heritage Tree Ordinance, unless otherwise noted within the report. The height and canopy spread of each tree has been estimated to give the approximate dimensions for each tree. A condition rating is given to each tree. This rating is based on form and vitality and can be further defined by the following table.

0	29	Very Poor
30	49	Poor
50	69	Fair
70	89	Good
90	100	Excellent

Lastly, a comment section is provided for each tree to give more individual detail about the trees and their surrounding environment.

1617 Edmonton Ave., Sunnyvale

2

June 6, 2025

Tree Survey

Tree #	Species Common (Scientific)	Diameter (inches)	Heritage Y/N	Condition (percent)	Height (feet)	Spread (feet)	10x Tree Protection Zone	Comments
1	Japanese Maple (Acer Palmatum)	6.9	N	50	10	9	69.0	Root crown covered, fungal attack at the base, measured at 2.5 feet high, below codominant attachment, good vigor, and fair form.
2	California Juniper (Juniperus californica)	8.6	N	55	12	8	86.0	Partially covered root crown, three-stem at base, good vigor, and fair form.
3	Camphor (Cinnamomum camphora)	Est. 16.0	Y	10	18	18	160.0	Located on the neighboring property behind a 6-foot-tall fence, no tag, tree is mostly dead with some trunk sprouts, poor vigor and form.
4	Mexican Fan Palm (Washingtonia robusta)	Est. 22.0	Y	80	60	12	220.0	Located on the neighboring property, no tag, good form and vigor.

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3

June 6, 2025

Tree #	Species Common (Scientific)	Diameter (inches)	Heritage Y/N	Condition (percent)	Height (feet)	Spread (feet)	10x Tree Protection Zone	Comments
5	White Birch (Betula papyrifera)	11.8	N	50	35	18	118.0	Partially covered root crown, exposed surface roots around root zone, three-stem at 15 feet high, good vigor and fair form, minor tip dieback in the upper canopy.
6	Japanese Maple (Acer Palmatum)	6.8	N	55	12	10	68.0	Root crown covered, two-stem attachment at 4 feet high, good vigor and fair form.
7	Chinese Pistache (Pistacia chinensis)	8.3	N	50	18	21	83.0	Root crown covered, three-stem attachment at 8 feet high, multi-stem top at 12 feet high, moderate interior deadwood, good vigor and poor form.
8	Italian Cypress (Cupressus sempervirens)	12.3	Y	50	35	5	123.0	Root crown covered, moderate amount of lower deadwood, fair form and good vigor.

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June 6, 2025

Tree #	Species Common (Scientific)	Diameter (inches)	Heritage Y/N	Condition (percent)	Height (feet)	Spread (feet)	10x Tree Protection Zone	Comments
9	Australian Willow (Deijera parviflora)	7.1	N	45	15	18	71.0	Root crown covered, 95% of root zone is covered by a Flagstone Patio, leans to the southeast, poor form, and moderate vigor.
10	Plum (Prunus)	6.5	N	40	12	8	65.0	Root crown covered, measured below four-stem attachment at 2 feet high, leans south, poor form and fair vigor.
11	Liquidambar (Liquidambar styraciflua)	7.9	N	45	25	12	79.0	Root crown covered, codominant attachment with included bark at 1-foot high, multi-stem attachment at 7 feet high, poor form and good vigor.
12	Liquidambar (Liquidambar styraciflua)	9.5	N	40	15	12	95.0	Root crown covered, topped at 8 feet with decay in old cut, stag headed crown, poor form, fair vigor, large deadwood present topped at 15 feet by PG&E.

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June 6, 2025

Tree #	Species Common (Scientific)	Diameter (inches)	Heritage Y/N	Condition (percent)	Height (feet)	Spread (feet)	10x Tree Protection Zone	Comments
13	Liquidambar (Liquidambar styraciflua)	11.2	N	45	15	12	112.0	Partially covered root crown, topped at 8 feet with decay present, stag headed crown, topped at 15 feet high by PG&E, poor form, and fair vigor.
14	Liquidambar (Liquidambar styraciflua)	10.9	N	40	15	12	109.0	Partially covered root crown, topped at 8 feet with decay present, stag headed crown, topped at 15 feet high by PG&E, poor form, and fair vigor.
15	Liquidambar (Liquidambar styraciflua)	11.9	N	40	15	12	119.0	Partially covered root crown, topped at 8 feet with decay present, stag headed crown, topped at 15 feet high by PG&E, poor form, and fair vigor.
16	Liquidambar (Liquidambar styraciflua)	10.7	N	40	15	12	107.0	Partially covered root crown, topped at 8 feet with decay present, stag headed crown, topped at 15 feet high by PG&E, poor form, and fair vigor.

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6

June 6, 2025

Tree #	Species Common (Scientific)	Diameter (inches)	Heritage Y/N	Condition (percent)	Height (feet)	Spread (feet)	10x Tree Protection Zone	Comments
17	Liquidambar (Liquidambar styraciflua)	14.3	Y	40	15	12	143.0	Partially covered root crown, topped at 8 feet with decay present, stag headed crown, topped at 15 feet high by PG&E, poor form, and fair vigor. Spike marks on the trunk.
18	Liquidambar (Liquidambar styraciflua)	12.2	Y	35	15	8	122.0	Large surface roots around the base, topped at 8 feet with decay present, stag headed crown, topped at 15 feet high by PG&E, poor form, and fair vigor.
19	Liquidambar (Liquidambar styraciflua)	13.8	Y	40	15	12	138.0	Large bulbous base with exposed surface roots, codominant attachment with included bark 8 feet high, topped at 9 feet stag headed crown, topped at 15 feet high by PG&E, poor form, and fair vigor.
20	Liquidambar (Liquidambar styraciflua)	11.2	N	25	9	8	112.0	Topped at 8 feet high, minimal growth poor form and vigor.

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June 6, 2025

Tree #	Species Common (Scientific)	Diameter (inches)	Heritage Y/N	Condition (percent)	Height (feet)	Spread (feet)	10x Tree Protection Zone	Comments
21	Liquidambar (Liquidambar styraciflua)	13.2	Y	45	15	12	132.0	Topped at 8 feet high with decay present, topped at 15 feet high by PG&E, Poor form, and fair vigor.
22	Liquidambar (Liquidambar styraciflua)	13.5	Y	45	15	12	135.0	Partially covered root crown, topped at 8 feet high with decay present, topped at 15 feet high by PG&E, poor form and fair vigor
23	Liquidambar (Liquidambar styraciflua)	13.9	Y	40	15	15	139.0	Exposed surface roots around the base, topped at 8 feet high with decay present, stag headed crown, poor form and fair vigor, topped at 15 feet high by PG&E.
24	Liquidambar (Liquidambar styraciflua)	11.5	N	35	15	8	115.0	Topped at 7 feet high, significant decay present in old cuts, evidence of termites present, stag headed crown, topped at 15 feet high by PG&E, poor form and moderate vigor.

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8

June 6, 2025

Tree #	Species Common (Scientific)	Diameter (inches)	Heritage Y/N	Condition (percent)	Height (feet)	Spread (feet)	10x Tree Protection Zone	Comments
25	Liquidambar (Liquidambar styraciflua)	6.8	N	30	15	6	68.0	Abundance of exposed surface roots around the base, codominant attachment at 7 feet high, dead top, poor form and vigor.
26	Liquidambar (Liquidambar styraciflua)	11.0	N	40	15	15	110.0	Abundance of exposed roots around the base, topped at 8 feet high, stag headed crown, topped by PG&E at 15 feet high, poor form and fair vigor.
27	Liquidambar (Liquidambar styraciflua)	15.7	N	40	15	18	157.0	Abundance of exposed surface roots around base, cavity at 5 feet high, multi-stem attachment at 7 feet high, topped at 8 feet high with decay present, topped at 15 feet by PG&E, poor form, and fair vigor, tops dead.

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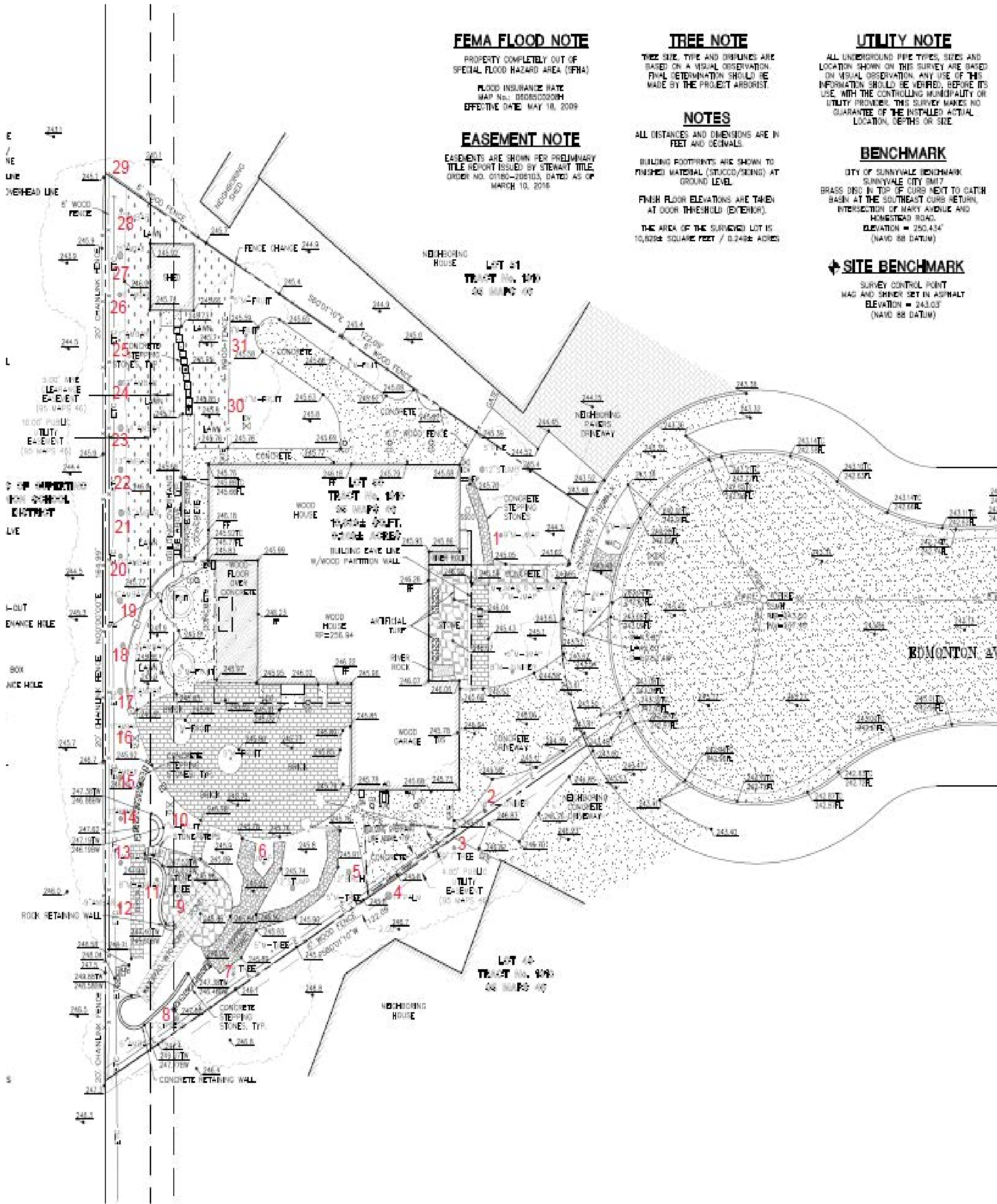
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ARBORIST
REPORT

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Tree #	Species Common (Scientific)	Diameter (inches)	Heritage Y/N	Condition (percent)	Height (feet)	Spread (feet)	10x Tree Protection Zone	Comments
28	Liquidambar (Liquidambar styraciflua)	10.4	N	25	15	6	104.0	Abundance of exposed surface roots around the trunk, lower trunk is hollow, topped at 7 feet high, tree is mostly dead, poor form and vigor.
29	Fig (Ficus carica)	Est. 10.0	N	45	12	10	100.0	Located on the neighboring property, no tag, fair vigor, and form, most growth is to the south, fair vigor and form.
30	Plum (Prunus)	6.4	N	60	8	12	64.0	Partially covered root crown, measured at 2 feet high below codominant attachment, good vigor and fair form.
31	Cherry (Prunus avium)	10.2	N	45	10	12	102.0	Root crown covered, leans southwest, tip dieback present, poor form, and fair vigor.



Tree Location

Observations

This property is a privately owned site with a single-story single-family home and an attached garage. It has an eclectic landscape filled with small diameter shrubs and fruit trees that receive routine maintenance. Trees #3, #4, and #29 are located on the adjacent neighboring properties.

Tree #1 is a Japanese Maple located along the front of the home. Soil and other organic material cover the root crown, and a fungal attack at its base causes the bark to peel away from the trunk. It has a codominant attachment at 2½ feet high. Overall, this tree has good vigor and fair form.

I recommend routine tree maintenance that should include exposing the root crown, performing a water audit to ensure no overspray of irrigation strikes the trunk, and shaping the canopy to maintain a balanced form. It is important to dry out the base to eliminate the fungal attack at the base.

Tree #2 is a California Juniper

This tree is located near the front left corner of the home. Soil and other organic material cover the root crown; it has three stems at the base. Overall, this tree has good vigor and fair form.

I recommend routine tree maintenance that should include exposing the root crown, removing any interior deadwood, and shaping the canopy to maintain a balanced form.

Tree #3 is a Camphor tree located along the left neighboring property behind a 6-foot-tall fence. It has a three-stem attachment below 6 feet, minimal amount of green branches/sprouts, and I believe this tree is mostly dead.

This tree is located on the neighboring property and should be maintained by the property owner.

Tree #4 is a Mexican Fan Palm located on the left neighboring property behind a 6-foot-tall fence. It has an abundance of dead fronds in the upper canopy, good vigor and form.

This tree is located on the neighboring property and should be maintained by the neighboring property owner. Maintenance should include removing the dead fronds from the canopy.

Tree #5 is a White Birch tree located along the left side of the home. Soil and other organic material partially cover the root crown; there are several exposed surface roots around the root zone. It has a three-stem attachment, 15 feet high, minor tip dieback in the upper canopy, fair vigor, and form.

I recommend routine tree maintenance that should include exposing the root crown, removing any large deadwood, shaping the canopy to maintain a balanced form, and applying woodchips or mulch around the root zone.

Tree #6 is a Japanese Maple located along the left side of the home and property. The soil and other organic material partially cover the root crown. It has a two-stem attachment 4 feet high, good vigor, and fair form.

I recommend routine tree maintenance that should include exposing the root crown, removing any large deadwood, shaping the canopy to maintain a balanced form and applying woodchips or mulch around the root zone.



Tree #1

Tree #7 is a Chinese Pistache tree located along the left side of the property. Soil and other organic material cover the root crown. It has a three-stem attachment at 8 feet high, a multi-stem top at 12 feet high, heavy lateral limbs, and a moderate amount of interior deadwood.

I recommend routine tree maintenance that should include exposing the root crown, removing any large deadwood, shaping the canopy to maintain a balanced form, and applying woodchips or mulch around the root zone.

Tree #8 is an Italian Cypress tree located along the rear left corner of the property. Soil and other organic material cover the root crown; it has large deadwood and multiple tops. Overall, this tree has poor form and fair vigor.

I recommend removing this tree, as it has large deadwood in the canopy, weakly attached multiple stems in the upper canopy, and serves as a host for pests such as wood rats and raccoons.

Tree #9 is an Australian Willow located along the rear left corner of the property. 95% of the root zone is covered by the flagstone patio. The whole tree leans to the southeast, poor form, and fair vigor.

I recommend removing this tree due to its poor form and unsuitable location.

Tree #10 is a Plum tree located along the left side in the rear of the home. Soil and other organic material cover the root crown. It has a four-stem attachment, 2 feet high; it leans to the south. Overall, this tree has poor form and fair vigor.

I recommend removing this tree as it has poor form.

Tree #11 is a Liquidambar tree located near the rear left patio stairs. Ivy soil and other organic material cover the root crown, it has a two-stem attachment with included bark at 1 foot high, a multi-stem attachment at 7 feet high. Overall, this tree has poor form and good vigor.

I recommend removing this tree due to its poor form and potential to cause significant damage to the surrounding hardscape.

Trees #12 through #28 are all Liquidambar trees located along the rear of the property near a chain link fence directly under high voltage lines. These trees were topped at 8 feet in the past, with many of these trees having significant decay present in the old topping cuts. Their canopies consist of vertical epicormic shoots creating a stag headed crown. Recently, these sprouts have been topped by PG&E around 15 feet high. Some of the trunks have wounds consistent with climbing spikes that may have been used to climb the tree to perform the topping of the canopies.

I recommend removing all these trees due to the significant decay present at the old topping cuts, the constant pruning required by PG&E to maintain a safe clearance from the high voltage lines and the abundance of weakly attached sprouts that are prone to failure.

Tree #29 is a Fig tree located near the rear right corner of the property on the neighboring property behind a 6-foot-tall fence. Overall, this tree has fair vigor and form.

Future tree maintenance should be the responsibility of the neighboring property owner.



Tree #2

Tree #30 is a Plum tree located along the right side of the home. Soil and other organic material cover the root crown; it has a codominant attachment at 2 feet high. Overall, this tree has good vigor and fair form.

I recommend routine tree maintenance that includes exposing the root crown and shaping the canopies to maintain a smaller form.

Tree #31 is a small fruiting Cherry tree located along the right side of the home and property. Soil and other organic material cover the root crown, it leans to the southwest, minor tip dieback in the upper canopy, moderate. Overall, this tree has poor vigor and fair form.

I recommend removing this tree due to its poor form and declining vigor.

All tree work performed because of this report should be accomplished by a qualified licensed tree care professional.

I believe this report is accurate and based on sound arboricultural principles and practices. If I can be of further assistance, please contact me at my office.

Sincerely,

Jeromey A. Ingalis
Certified Arborist WE #7076A

JAI:lg



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Tree #4

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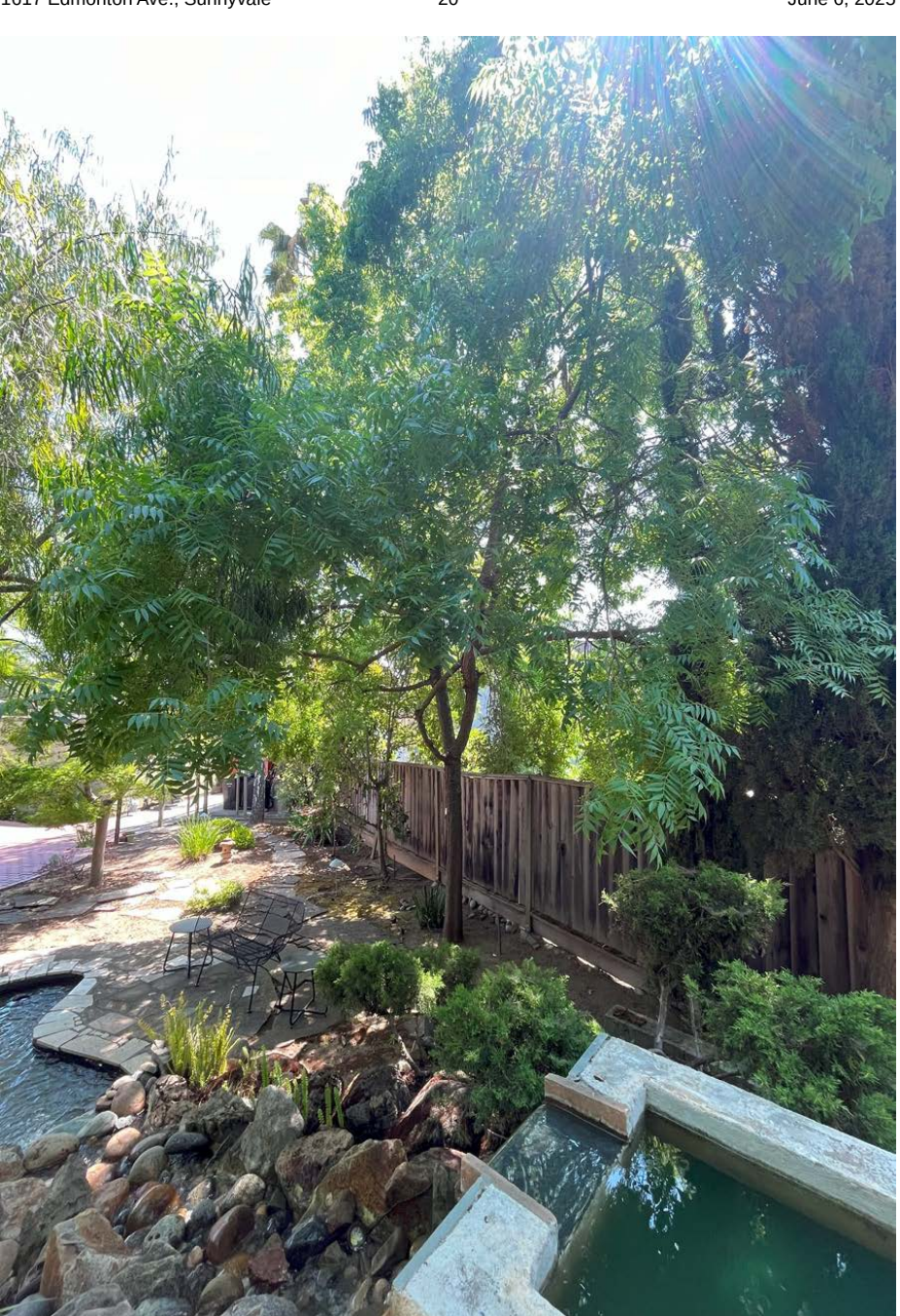
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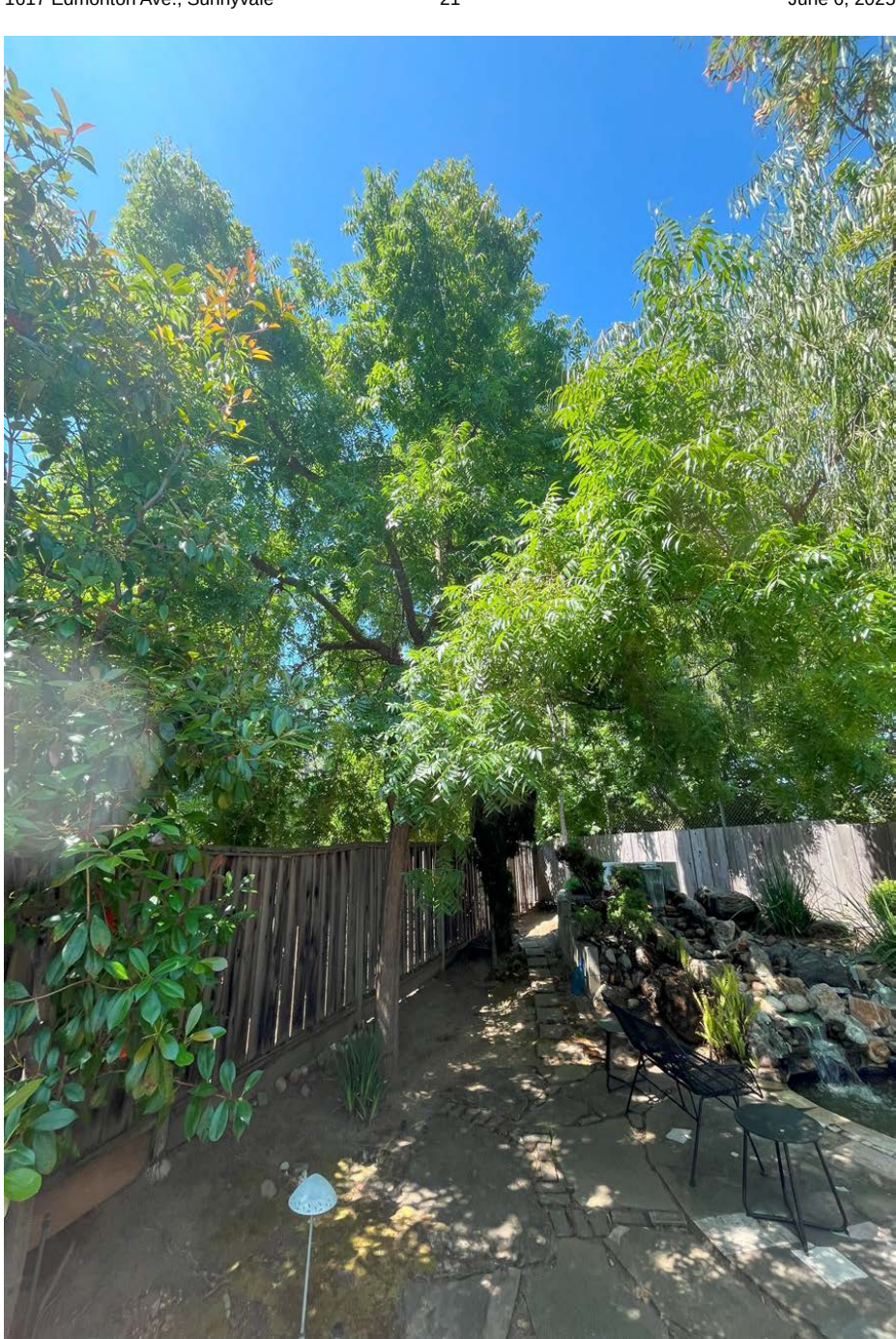
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Tree #7

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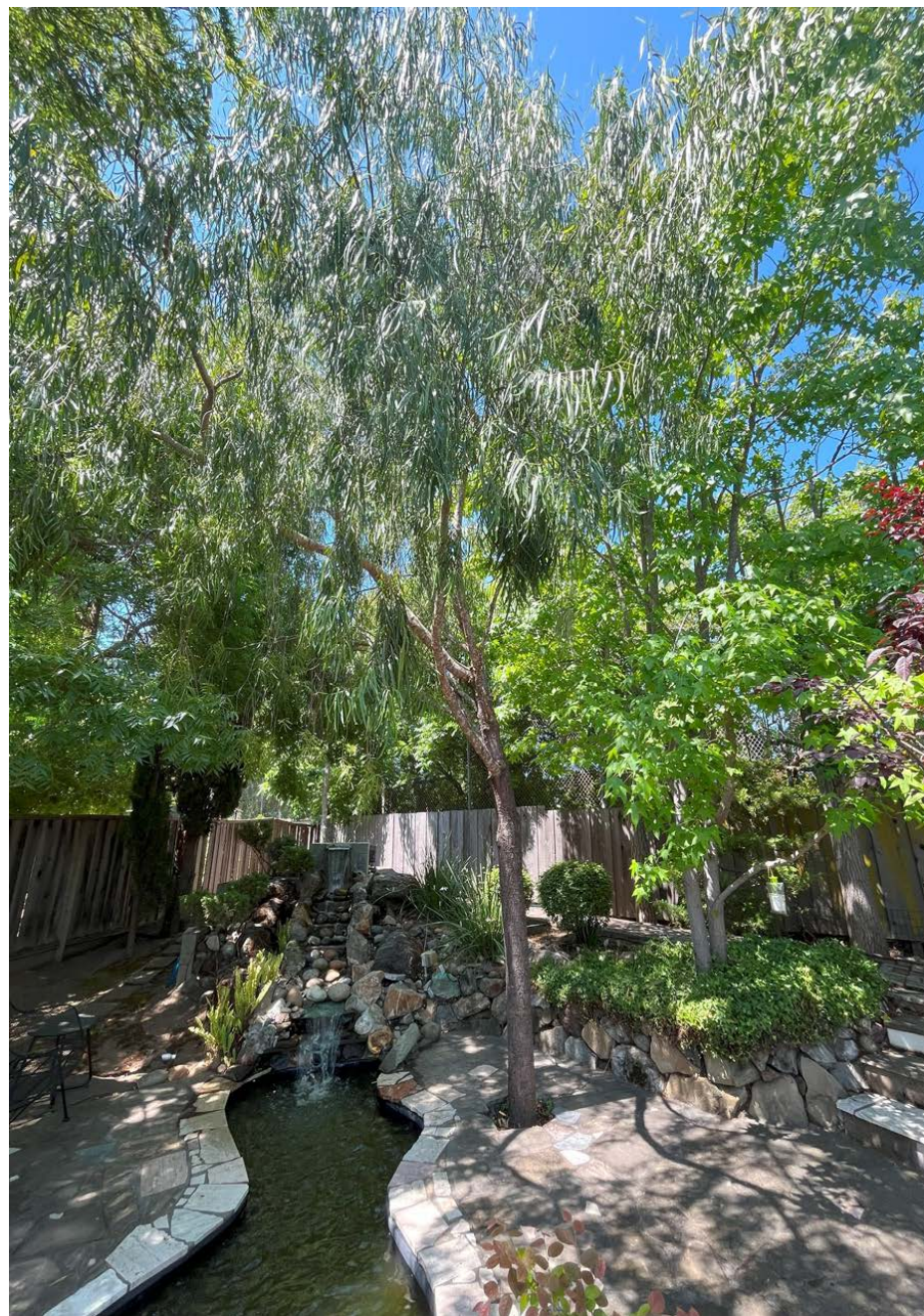
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1617 Edmonton Ave., Sunnyvale 22 June 6, 2025



Tree #8

1617 Edmonton Ave., Sunnyvale 23 June 6, 2025



Tree #9

1617 Edmonton Ave., Sunnyvale 24 June 6, 2025



Tree #10

1617 Edmonton Ave., Sunnyvale 25 June 6, 2025



Tree #11

1617 Edmonton Ave., Sunnyvale 26 June 6, 2025



Tree #12

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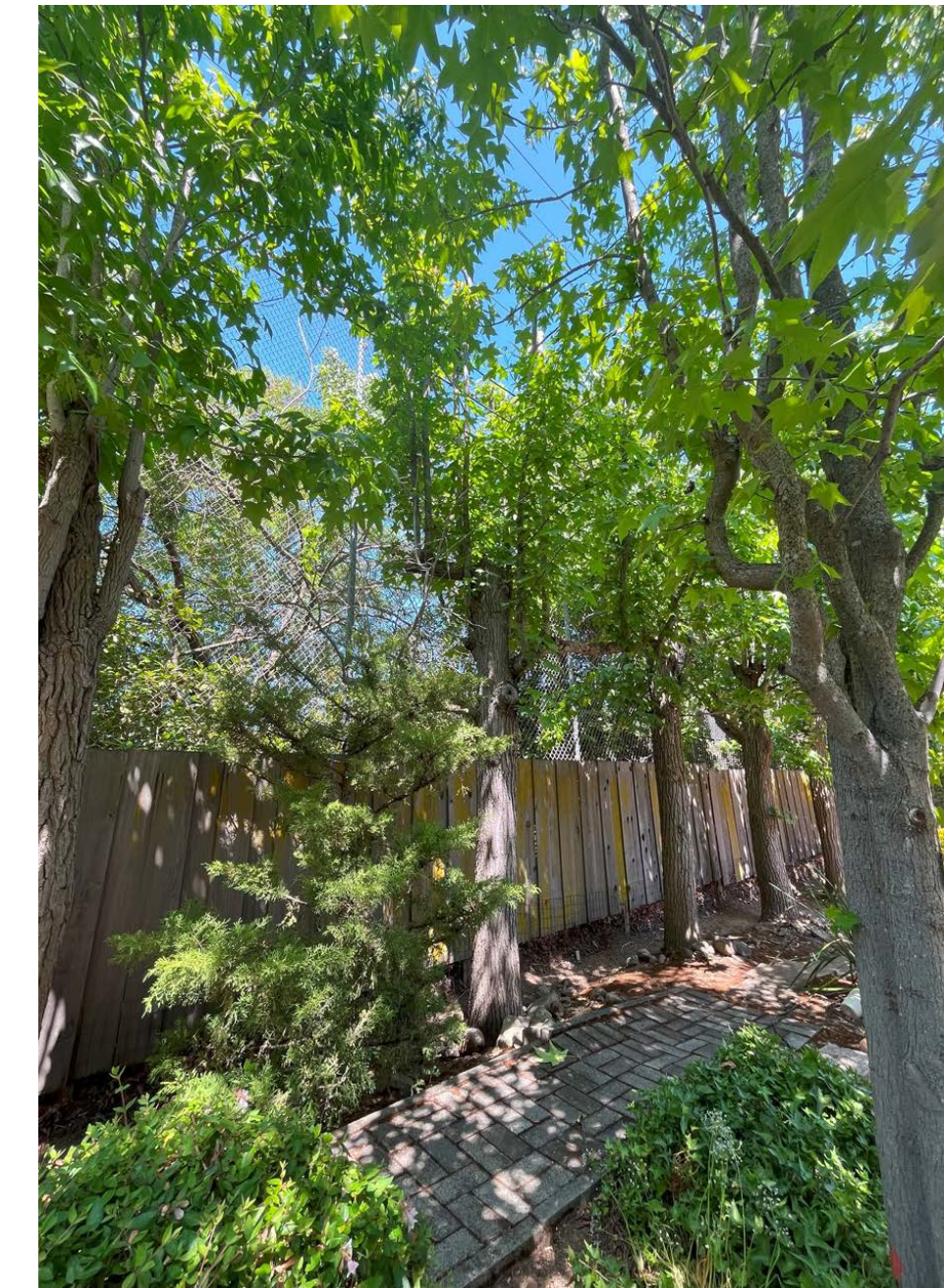
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Principal:	Checked by:	Drawn by:
JCK	LD, AT	ST, RD
Project No:	Issue Date:	
2411	12/31/2025	

ARBORIST
REPORT

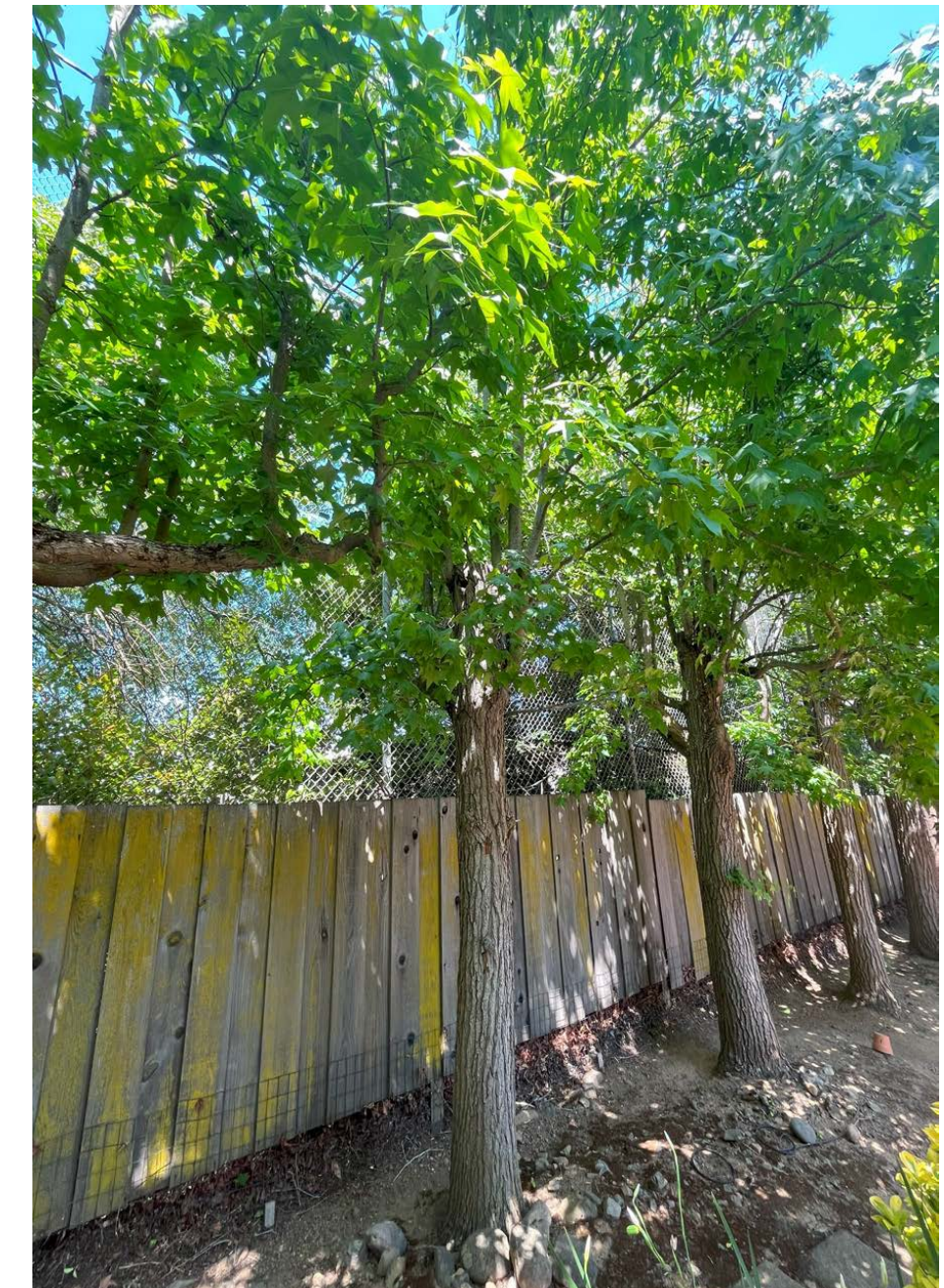
C0.3

1617 Edmonton Ave., Sunnyvale 27 June 6, 2025



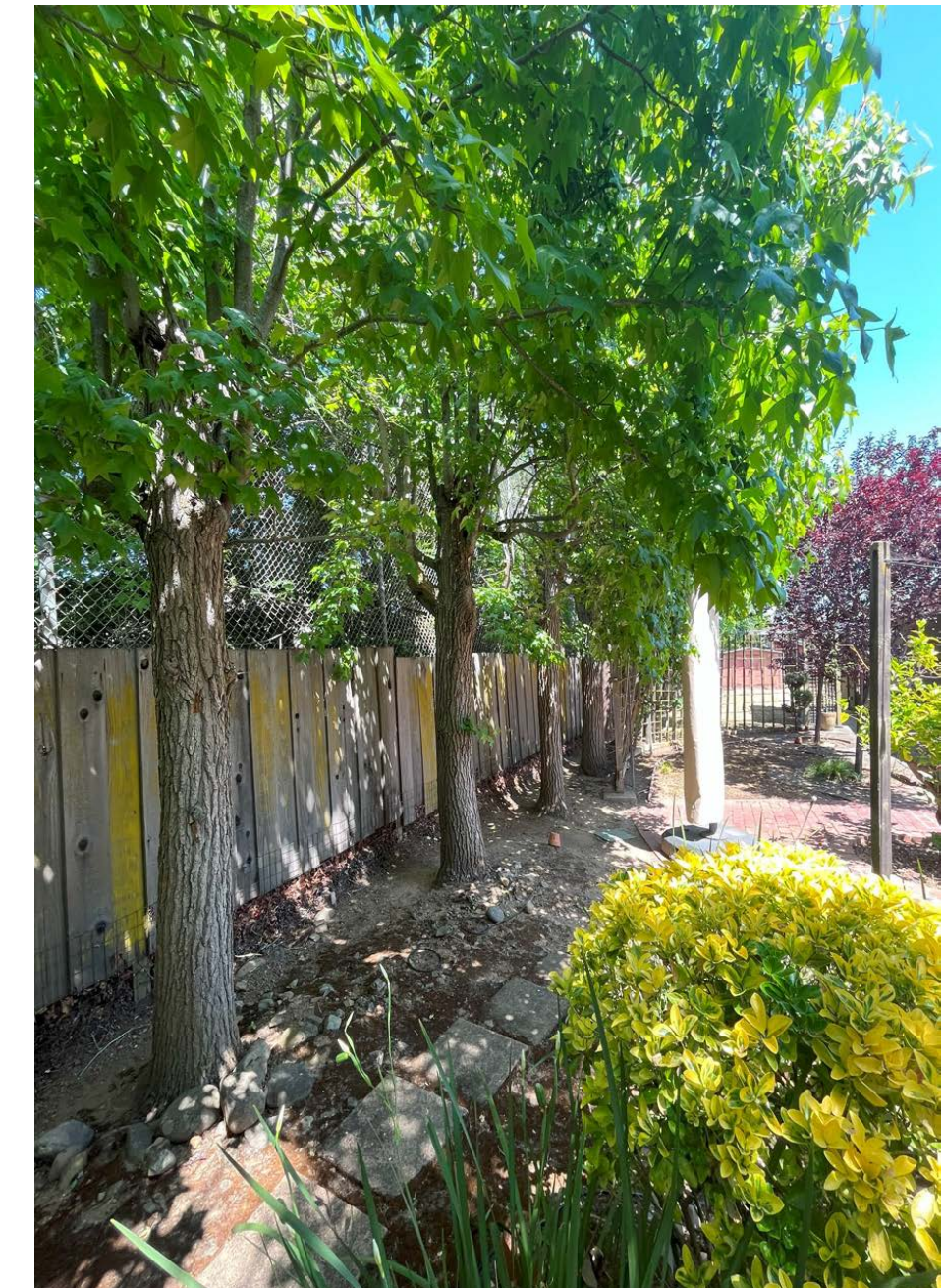
Tree #13

1617 Edmonton Ave., Sunnyvale 28 June 6, 2025



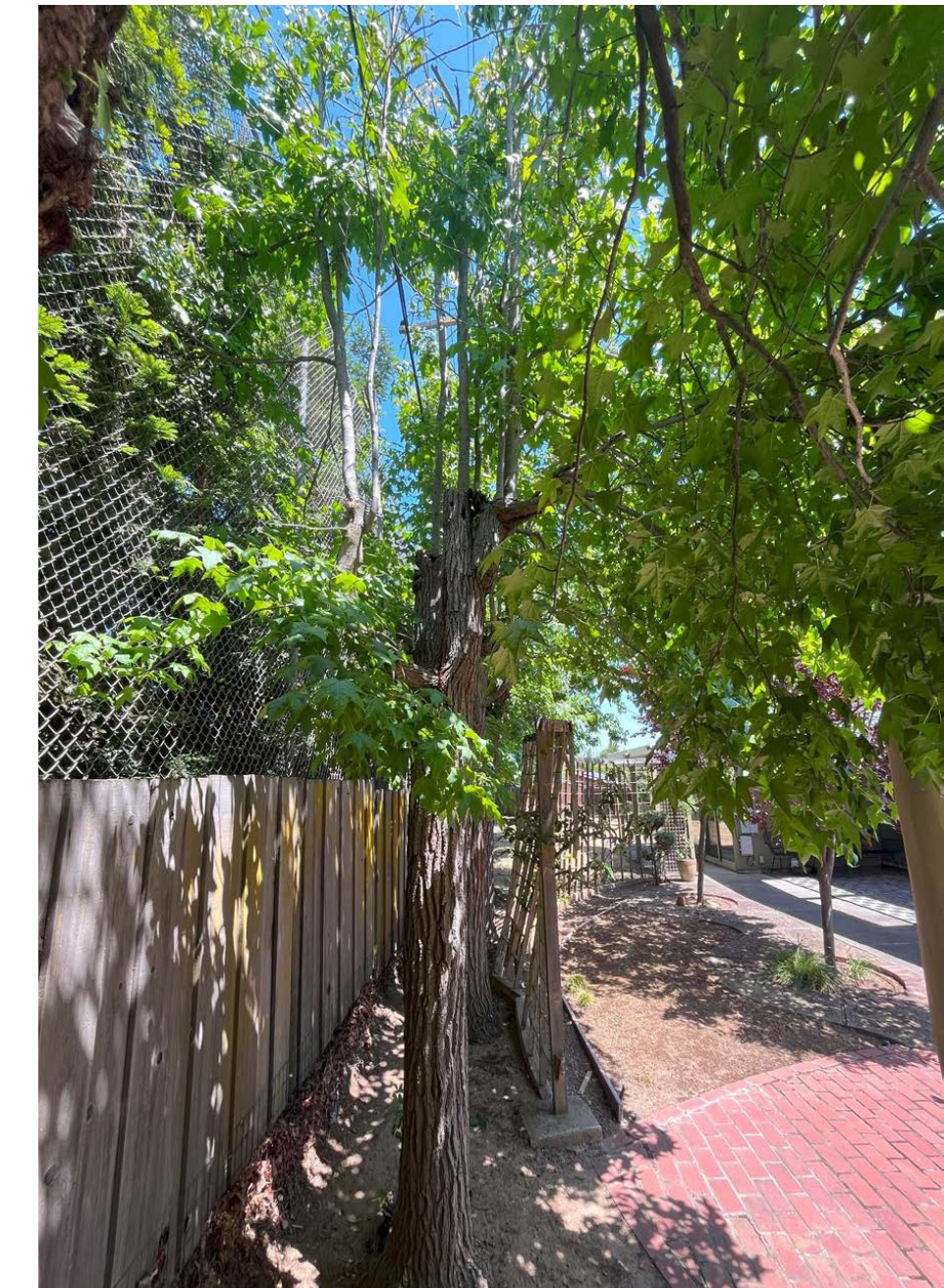
Tree #14

1617 Edmonton Ave., Sunnyvale 29 June 6, 2025



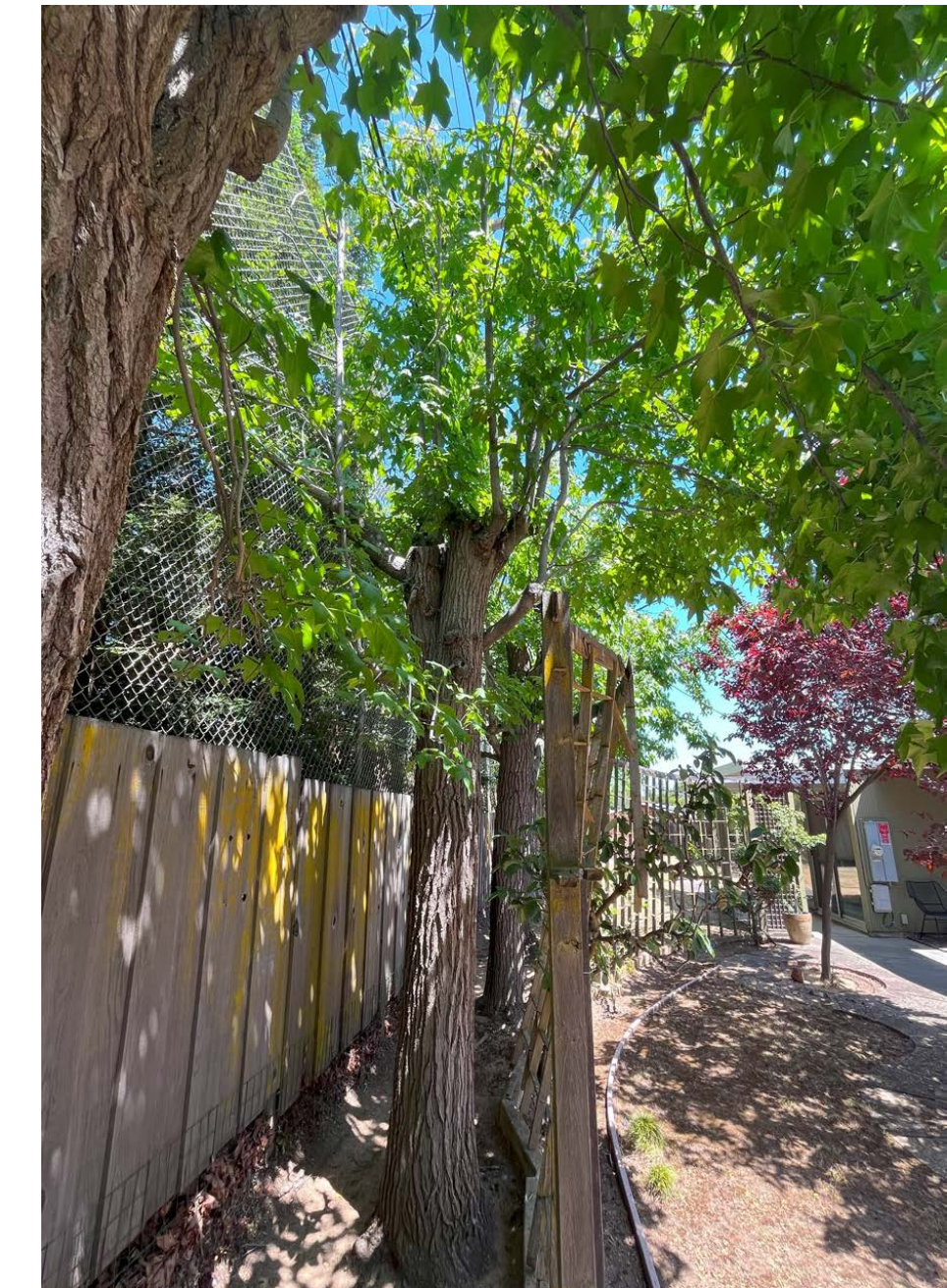
Tree #15

1617 Edmonton Ave., Sunnyvale 30 June 6, 2025



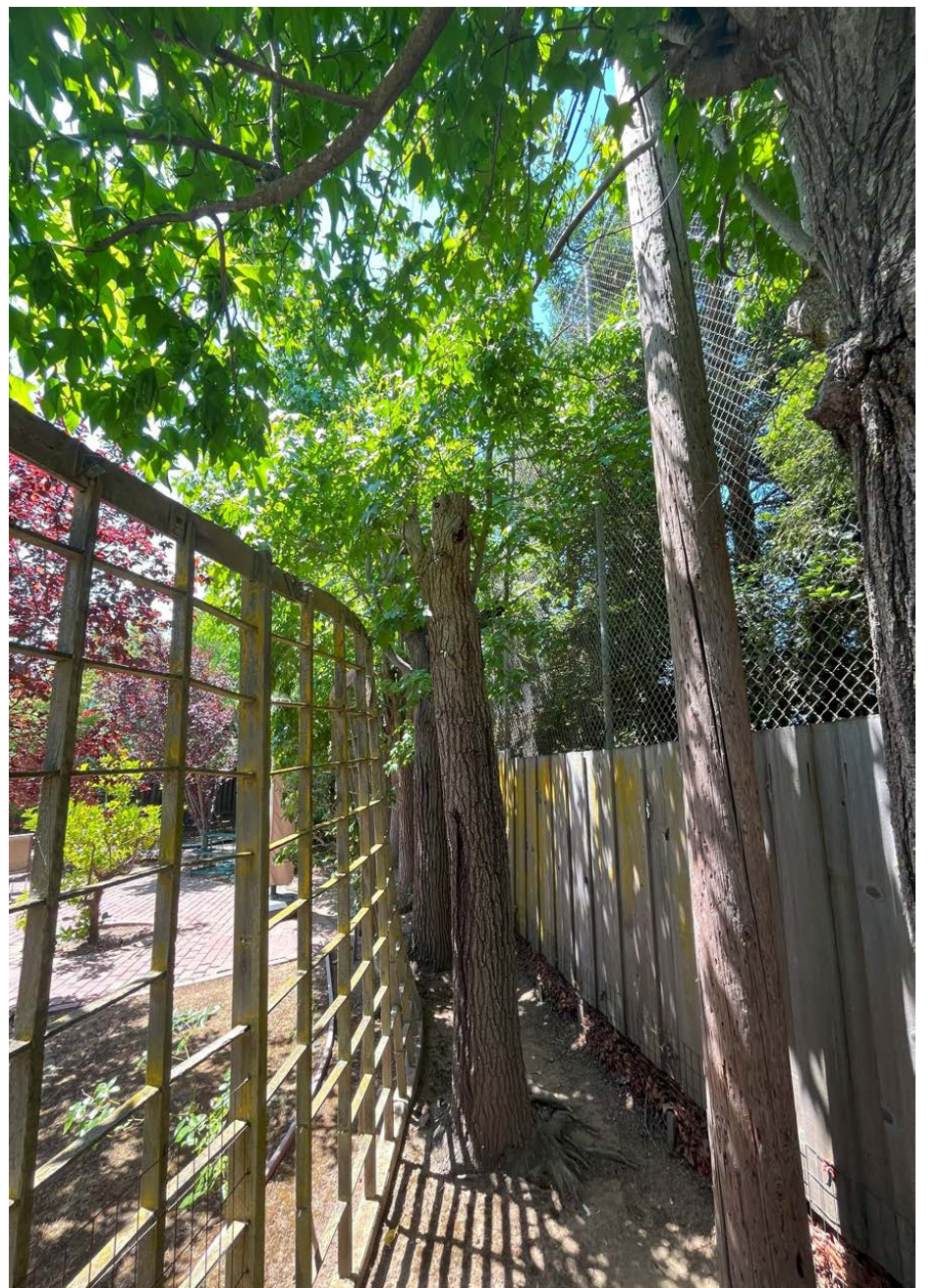
Tree #16

1617 Edmonton Ave., Sunnyvale 31 June 6, 2025



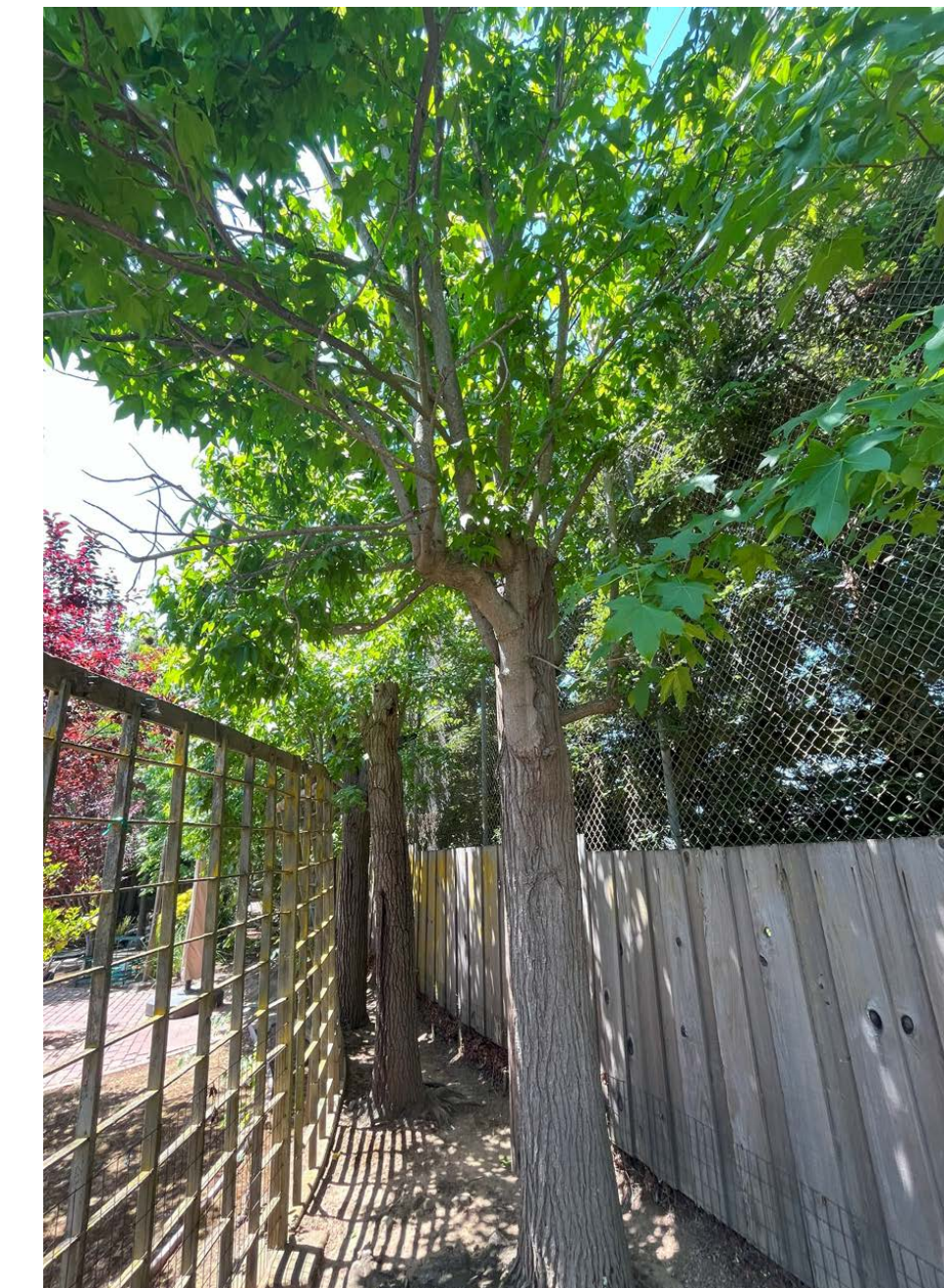
Tree #17

1617 Edmonton Ave., Sunnyvale 32 June 6, 2025



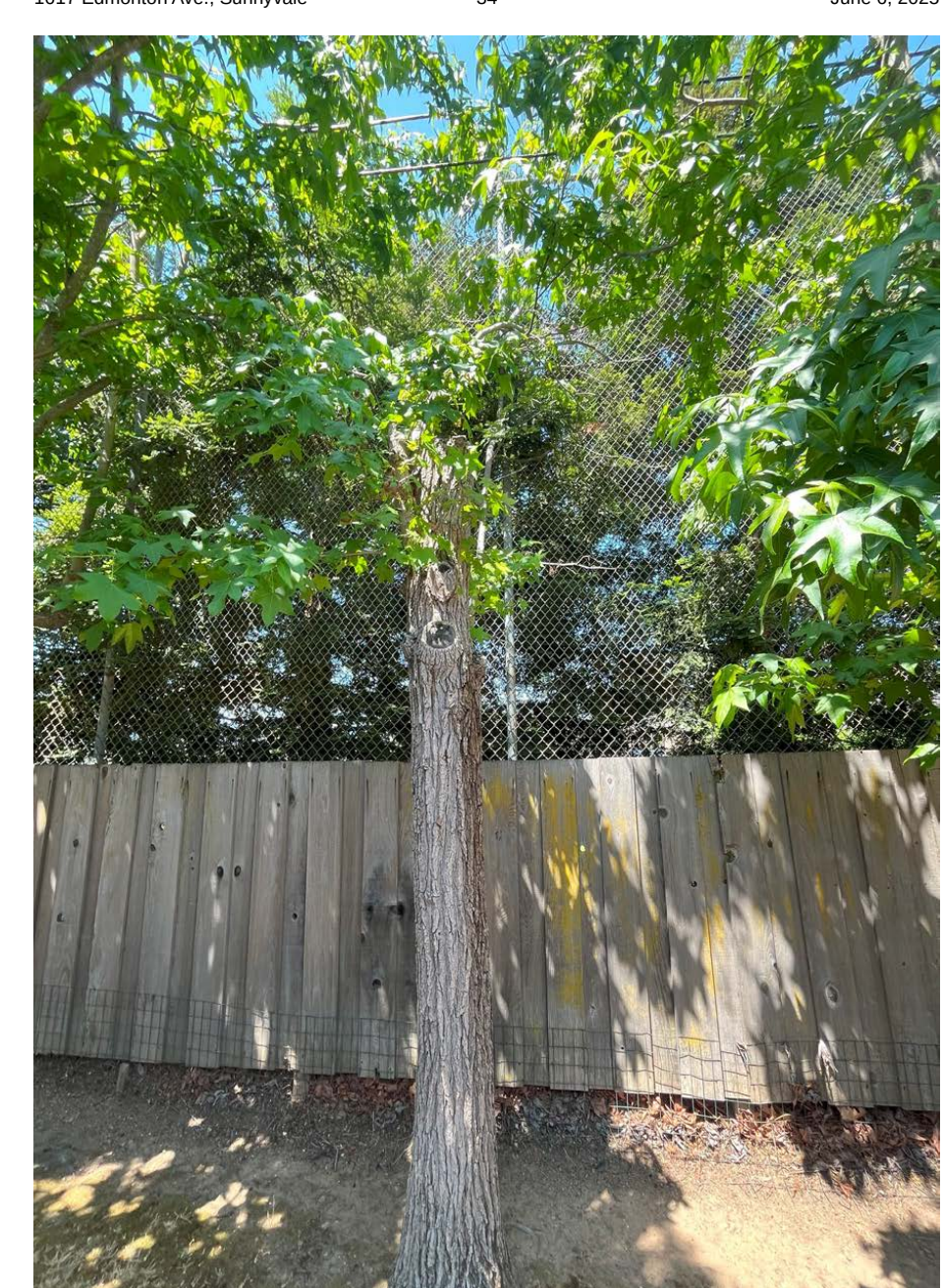
Tree #18

1617 Edmonton Ave., Sunnyvale 33 June 6, 2025



Tree #19

1617 Edmonton Ave., Sunnyvale 34 June 6, 2025



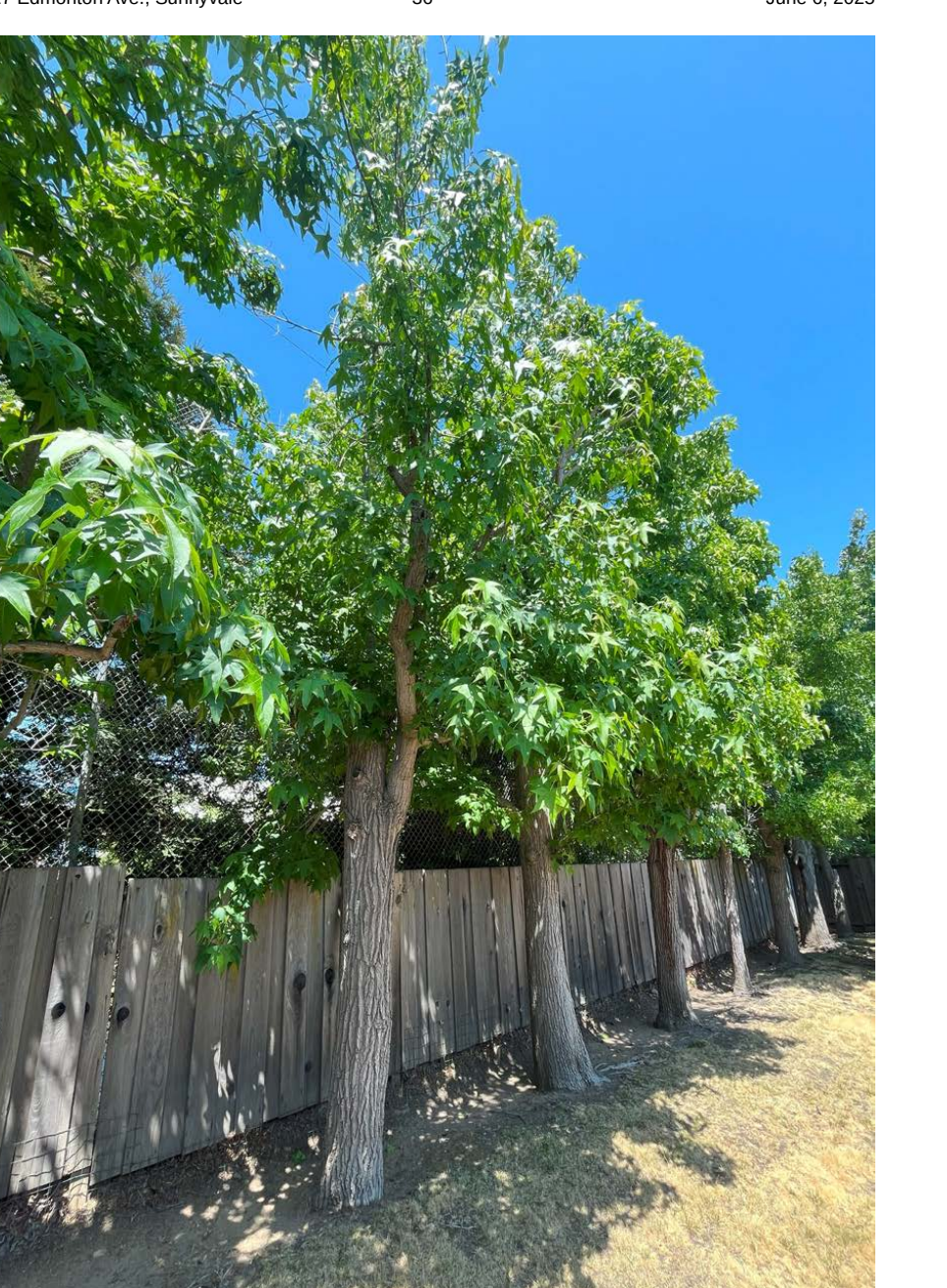
Tree #20

1617 Edmonton Ave., Sunnyvale 35 June 6, 2025



Tree #21

1617 Edmonton Ave., Sunnyvale 36 June 6, 2025



Tree #22

2180 Bryant Street, Suite 203
San Francisco, CA 94110
phone: 415.691.7227
www.klopfarchitecture.com

KLOPF
ARCHITECTURE

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Byron Milligan and Mai Le
1617 Edmonton Ave.
Sunnyvale, CA 94087
Phone: 805.479.4534

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2495 Industrial Parkway West
Hayward, CA 94545
Phone: 510.887.4086

ENERGY CONSULTANT
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460 W Edmondson Ave.
Morgan Hill, CA 95037
Phone: 408.202.9075

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Mr. Gokhan Akalan, lic. #5594
Base Design Inc.
582 Market Street, Suite 1402
San Francisco, CA 94104
Phone: (415) 595-8274
Fax: (415) 466-2997

MILLIGAN-LE EICHLER
REMODEL AND NEW ADU
1617 EDMONTON AVE &
1615 EDMONTON AVE
SUNNYVALE, CA 94087
A.P.N. 320-150-05

Accepted For Owner By:

Drawing Record / Revisions		
#	DATE	DESCRIPTION
1	12/31/25	PLANING REVIEW
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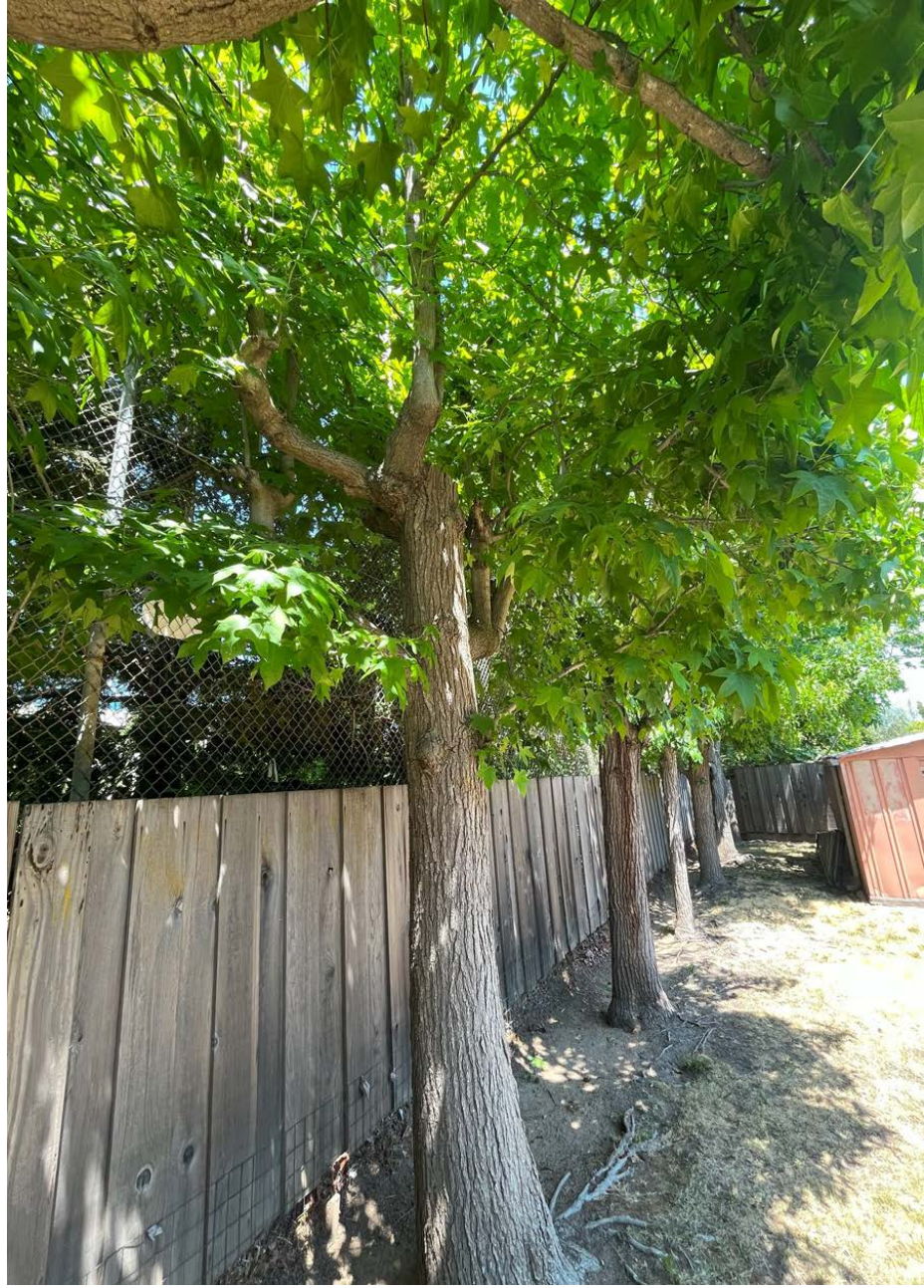
**ARBORIST
REPORT**

C0.4

1617 Edmonton Ave., Sunnyvale

37

June 6, 2025



Tree #23

1617 Edmonton Ave., Sunnyvale

38

June 6, 2025



Tree #24

1617 Edmonton Ave., Sunnyvale

39

June 6, 2025



Tree #25

1617 Edmonton Ave., Sunnyvale

40

June 6, 2025



Tree #26

1617 Edmonton Ave., Sunnyvale

41

June 6, 2025



Tree #27

1617 Edmonton Ave., Sunnyvale

42

June 6, 2025

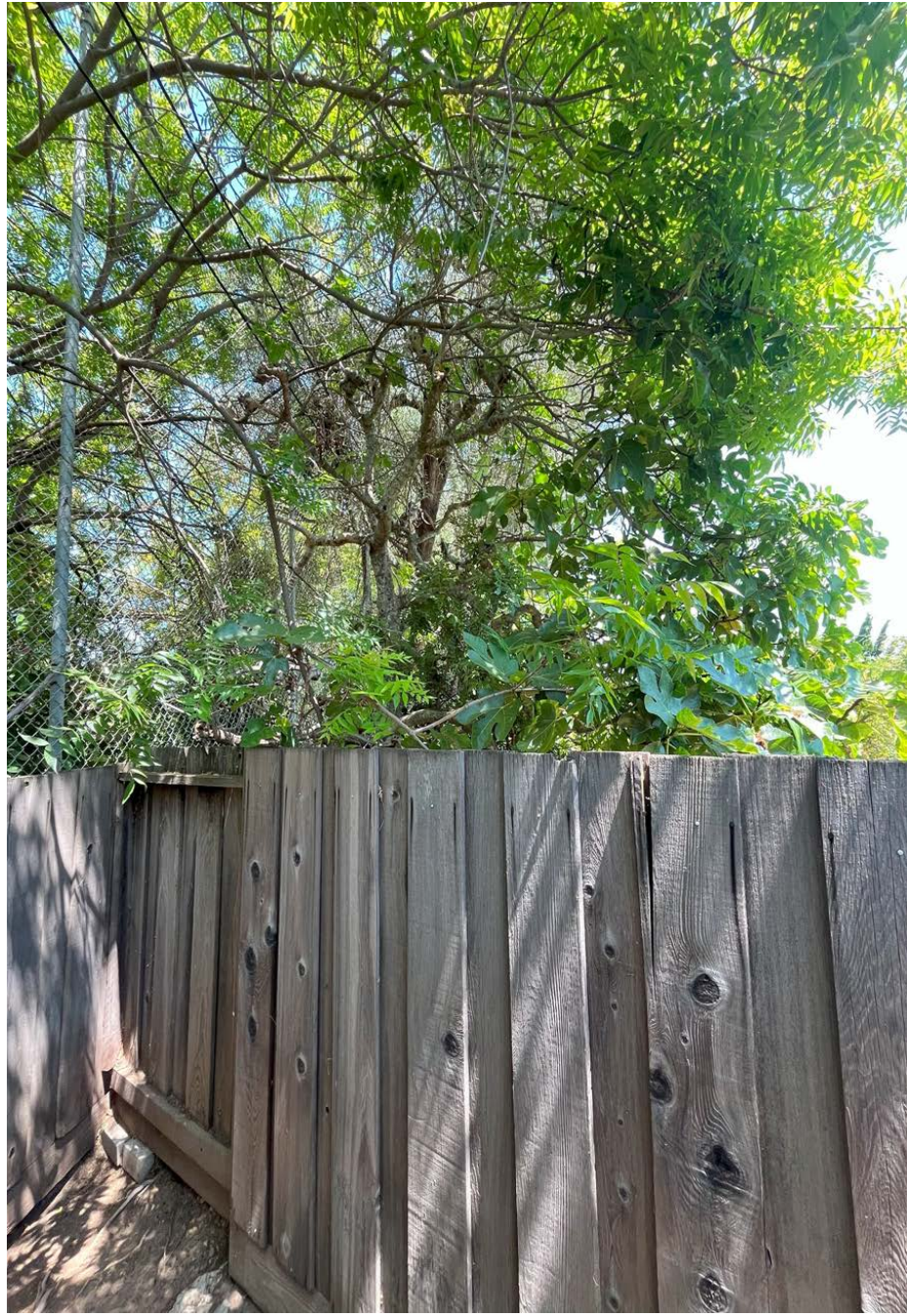


Tree #28

1617 Edmonton Ave., Sunnyvale

43

June 6, 2025

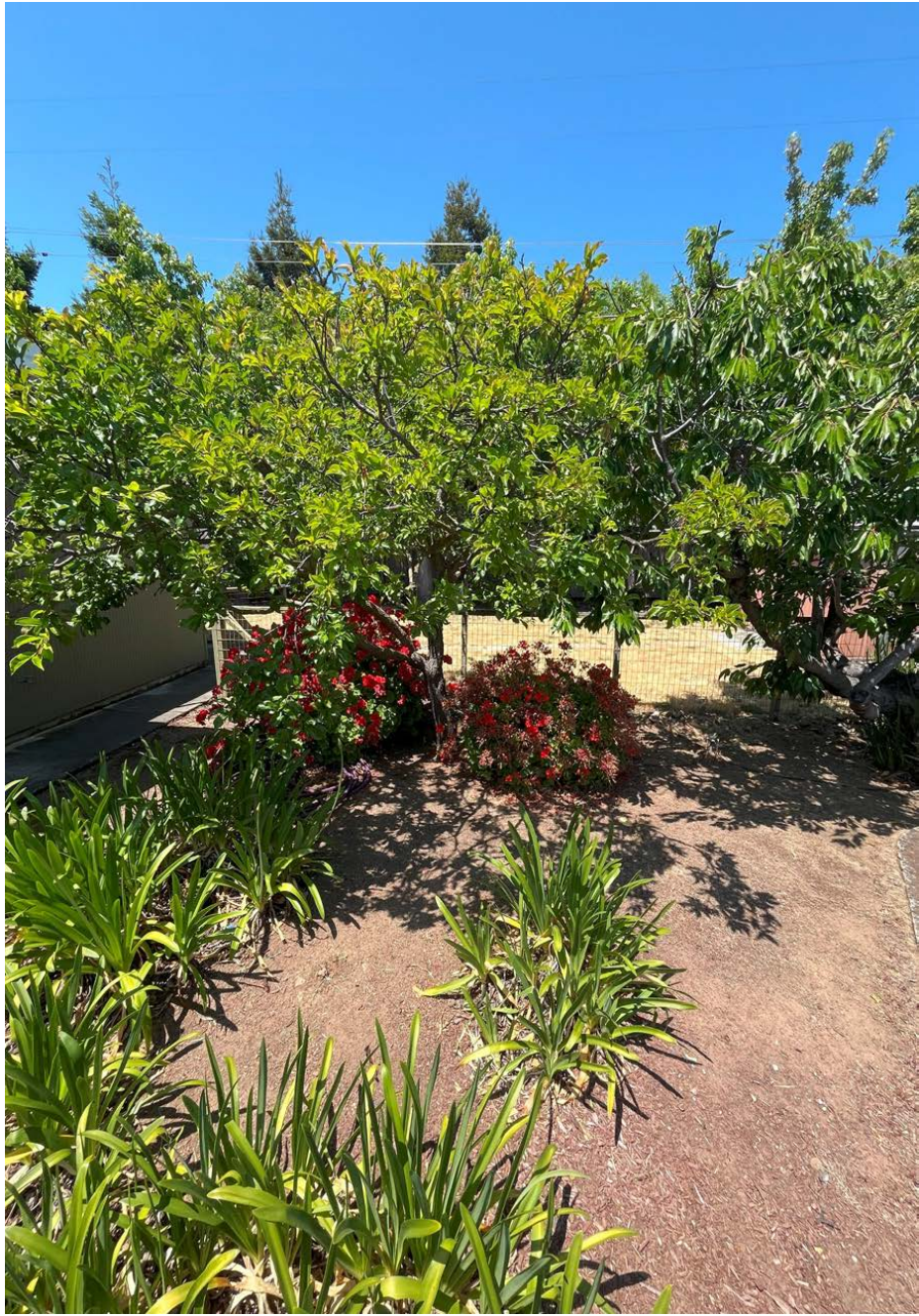


Tree #29

1617 Edmonton Ave., Sunnyvale

44

June 6, 2025



Tree #30

1617 Edmonton Ave., Sunnyvale

45

June 6, 2025



Tree #31

2180 Bryant Street, Suite 203
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KLOPF
ARCHITECTURE

OWNER
Byron Milligan and Mai Le
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Lea & Braze Engineering, Inc.
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MILLIGAN-LE EICHLER
REMODEL AND NEW ADU
1617 EDMONTON AVE &
1615 EDMONTON AVE
SUNNYVALE, CA 94087
A.P.N. 320-150-05

Accepted For Owner By:

Drawing Record / Revisions

#	DATE	DESCRIPTION
1	12/31/25	PLANING REVIEW
2		
3		
4		
5		

Principal: Checked by: Drawn by:

JCK LD, AT ST, RD

Project No: Issue Date:

2411 12/31/2025

ARBORIST
REPORT

C0.5



1001A Hampshire Street
San Francisco, California 94110
415.643.1840 Tel
info@outerspacela.com email
www.outerspacela.com web



TEAM
Architect:
Angela Alexander
Klopf Architecture
2180 Bryant Street #203
San Francisco, CA 94110
415.691.7227

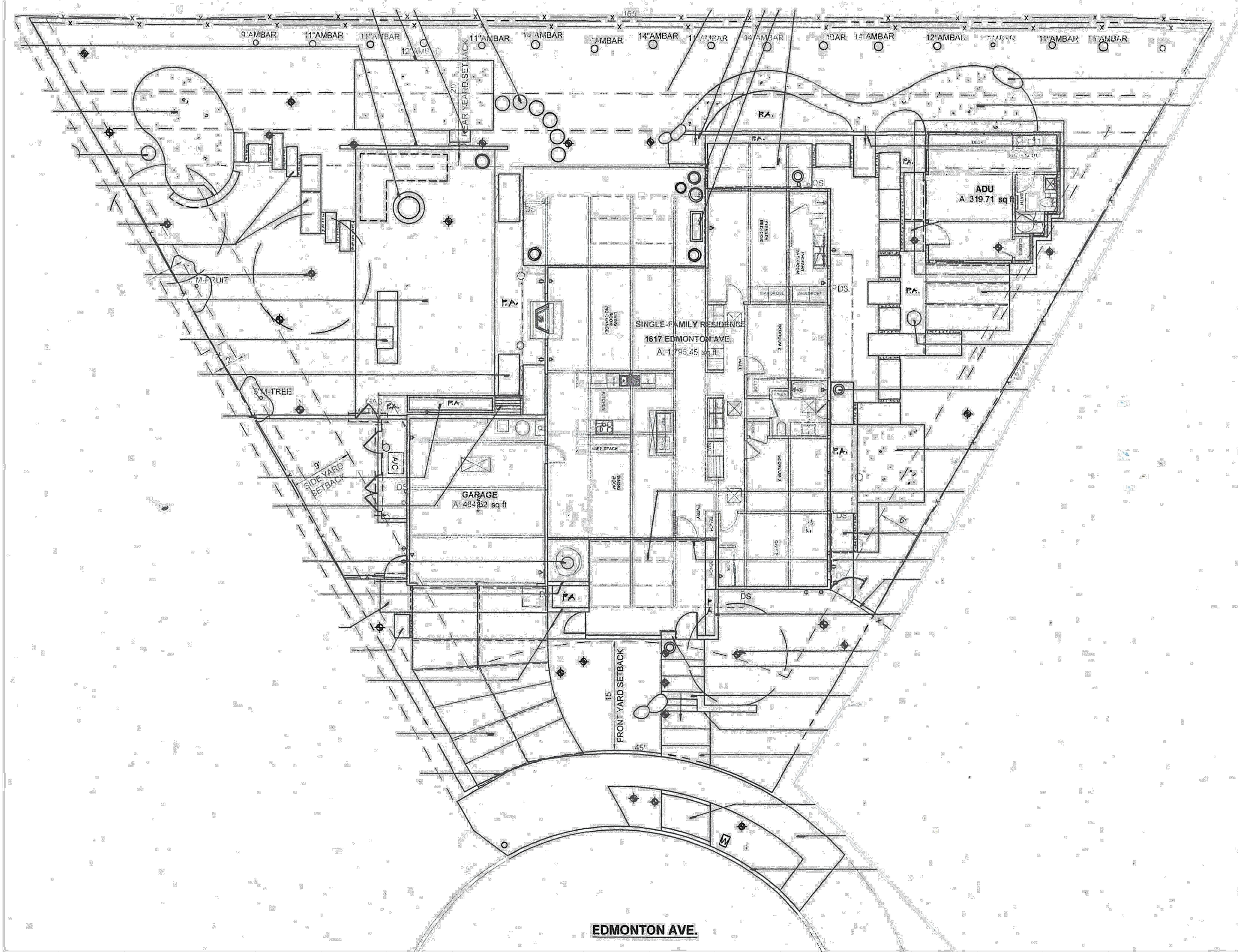
Landscape Architect:
Jude Hellewell & Laura White
Outer Space Landscape Architecture
1001A Hampshire Street
San Francisco, CA 94110
Phone: 415.643.1840

General Contractor:
Mr. Aurelio (Augie) Peccei
Coast to Coast Development, Inc.
113 Pearl Avenue
San Carlos, CA 94070
Phone: 650.654.6412



LOCATION MAP (Not to scale)

BYRON MILLIGAN + MAI LE
1617 EDMONTON AVE
SUNNYVALE, CA 94087



NOTE: Not to scale

PROJECT DESCRIPTION:

Update landscape with a new driveway, fencing, patios, pathways, an outdoor kitchen, plantings, water features and lighting.

GENERAL NOTES

- DESIGN INTENT:** These drawings represent the general design intent to be implemented on site. Contractor to be responsible for contacting Landscape Architect for any additional information, clarification, or details necessary to accommodate in the implementation of the design intent.
- CONTRACTOR COORDINATION:** Each Contractor shall be responsible for notifying others at least (2) working days in advance of covering, completing, and exposing work to be installed by others. Contractor shall notify Landscape Architect of any discrepancies in the design intent/implementation (5) days in advance of commencing work. Contractor should notify Landscape Architect immediately of any apparent discrepancy found within the Construction Documents.
- PROJECT SITE CONDITIONS:** Contractor agrees that he/she shall assume sole and complete responsibility for site conditions during the course of construction in this project, including safety of all persons and property. that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and Landscape Architect harmless from any and all liability, real or alleged in connection with the performance of work on this project, with the exception of liability arising from the sole negligence of the owner or Landscape Architect.
- COMPOSITE BASE SHEET/EXISTING CONDITIONS:** The proposed improvements shown on these drawings are superimposed on a base sheet. Landscape Architect is not responsible for discrepancies in site information provided by the owner and cannot be held responsible for any verifications needed for clarity as he/she is not a licensed surveyor. Owner to disclose and provide any site conditions information not in plain view. Contractor shall verify all existing conditions and dimensions, geometry and alignment, levelness, plumbness, and sub-surface conditions before ordering materials and commencing work.
- UTILITIES/SUBGRADE CONDITIONS:** Owner is to provide information on underground site utilities as to the types, locations, sizes, extent, and depths. Any sub-grade conditions shall be disclosed prior to contractual agreement of construction/site improvements. Contractor and Landscape Architect cannot assume responsibility for any information not disclosed by the owner.

NOTE: Contractor to comply with CBC, CEC, CPC, CMC and all local codes.

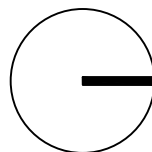
SHEET INDEX

- L0.0 Title Sheet
- L0.1 Existing Conditions/Survey
- L0.2 Tree Protection Plan
- L1.0 Site Plan
- L2.0 Grading Plan
- L3.0 Planting Plan
- L4.0 Lighting Plan
- L5.0 Construction Details
- L5.1 Construction Details
- L5.2 Construction Details
- L5.3 Planting Details

DRAWN: RS

DATE: 10.23.25

NORTH:



REVISIONS:

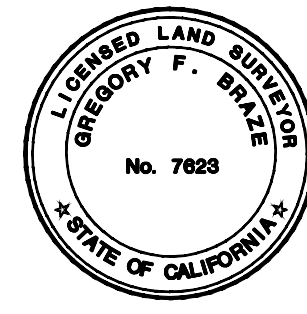
SCALE:

TITLE:

TITLE SHEET

SHEET:

L0.0



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
ROSEVILLE
HAYWARD, CALIFORNIA 94545
(916) 867-4066
WWW.LEABRAZE.COM

APN: 320-15-005

SANTA CLARA COUNTY

1617 EDMONTON AVENUE
SUNNYVALE, CALIFORNIA

TOPOGRAPHIC SURVEY

REVISIONS	BY
JOB NO:	2240359
DATE:	3-6-24
SCALE:	1"=10'
BNDY BY:	RM
FIELD BY:	ES
DRAWN BY:	NT
SHEET NO:	

SU1

1 OF 1 SHEETS

LEGEND AND NOTES

---	BOUNDARY LINE
---	BUILDING EAVE LINE
---	BUILDING OVERHANG LINE
---	ETC
---	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
---	ELECTRICAL OVERHEAD LINE
---	CABLE TV/ELECTRICAL OVERHEAD LINE
---	DECK OVERHEAD LINE
---	EASEMENT
---	FENCE LINE
---	FLOW LINE
---	SS
---	SD
---	A/C
---	AD
---	BFP
---	BW
---	CB
---	CO
---	EB
---	EM
---	FF
---	FL
---	GM
---	GV
---	INV
---	ICV
---	JMAP
---	J
---	M-
---	RP
---	SSCO
---	SSMH
---	SP
---	SL
---	SDJB
---	SDMH
---	*
---	TEL
---	TC
---	TOS
---	TW
---	WM
---	WV
---	XXX.XX
---	ARTIFICIAL TURF
---	ASPHALT
---	BRICK
---	CONCRETE
---	LAWN
---	PAVERS
---	RIVER ROCK
---	STONE
---	STONE STEPPING STONES
---	WOOD
---	POND/WATER FEATURE

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF
SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE
MAP No.: 06085C0208H
EFFECTIVE DATE: MAY 18, 2009

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY
TITLE REPORT ISSUED BY STEWART TITLE,
ORDER NO. 01180-206103, DATED AS OF
MARCH 10, 2016

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE
BASED ON A VISUAL OBSERVATION.
FINAL DETERMINATION SHOULD BE
MADE BY THE PROJECT ARBORIST.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN
FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO
FINISHED MATERIAL (STUCCO/SIDING) AT
GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN
AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS
10,829± SQUARE FEET / 0.249± ACRES

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND
LOCATION SHOWN ON THIS SURVEY ARE BASED
ON VISUAL OBSERVATION. ANY USE OF THIS
INFORMATION SHOULD BE VERIFIED, BEFORE ITS
USE, WITH THE CONTROLLING MUNICIPALITY OR
UTILITY PROVIDER. THIS SURVEY MAKES NO
GUARANTEE OF THE INSTALLED ACTUAL
LOCATION, DEPTHS OR SIZE.

BENCHMARK

CITY OF SUNNYVALE BENCHMARK
SUNNYVALE CITY BM17
BRASS DISC IN TOP OF CURB NEXT TO CATCH
BASIN AT THE SOUTHEAST CURB RETURN,
INTERSECTION OF MARY AVENUE AND
HOMESTEAD ROAD.
ELEVATION = 250.434'
(NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 243.03'
(NAVD 88 DATUM)

VICINITY MAP

NO SCALE

SCALE: 1" = 10'

EXISTING CONDITIONS/SURVEY L0.1



1001A Hampshire Street
San Francisco, California 94110
415.643.1840 tel
info@outerspacela.com email
www.outerspacela.com web



BYRON MILLIGAN + MAI LE
1617 EDMONTON AVE
SUNNYVALE, CA 94087

DRAWN: JK
DATE: 10.23.25
NORTH:

REVISIONS:

PROGRESS SET

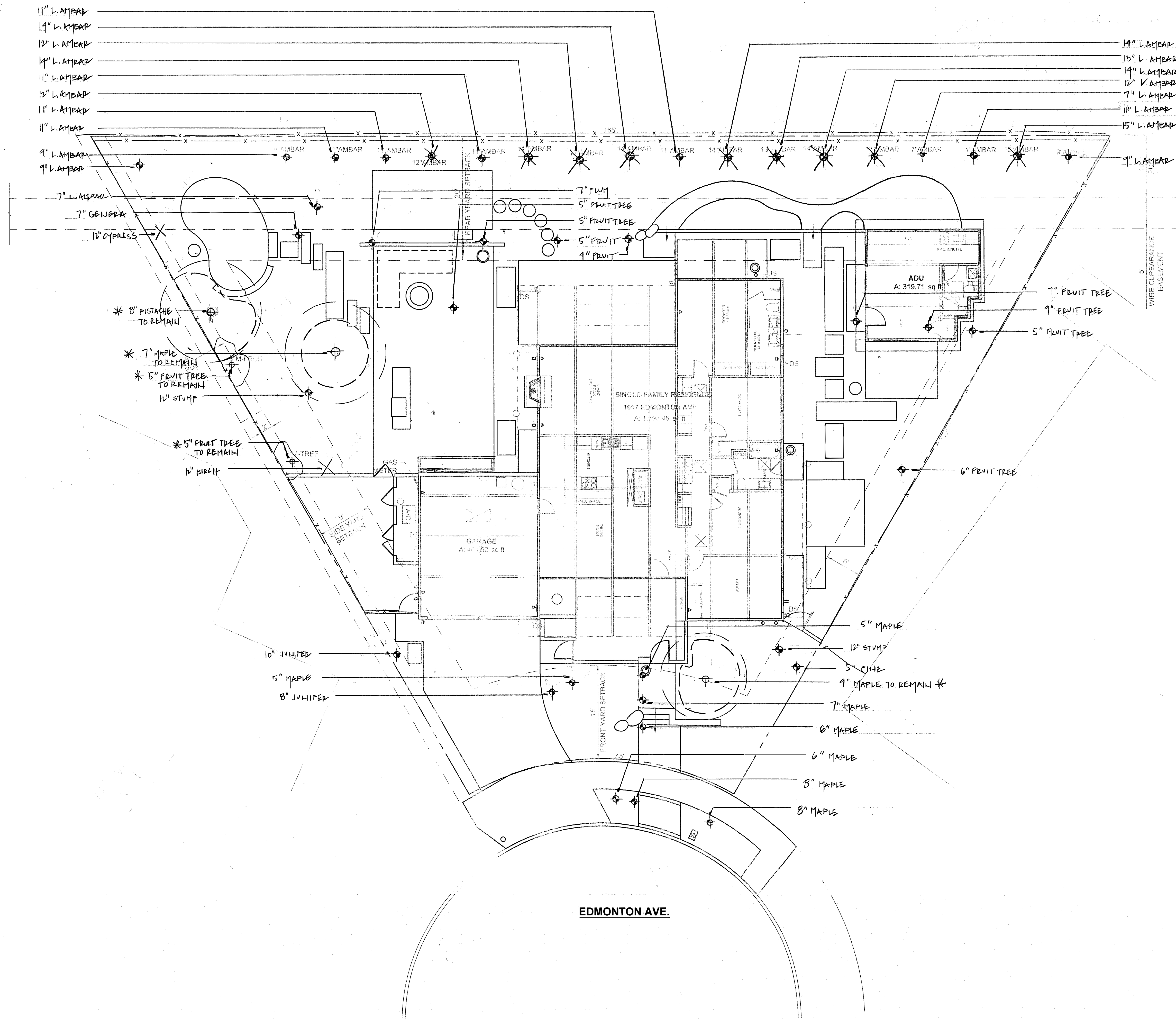
SCALE: 1/8" = 1'-0"

TITLE:

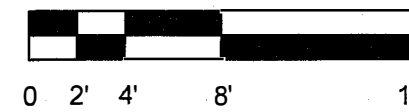
TREE REMOVAL/
TREE PROTECTION
PLAN

SHEET:

L0.2



- LEGEND**
- Hosebib
 - Electric
 - Pitch/Slope
 - Flush and/or Align
 - Step Down
 - Existing Tree TO REMAIN
 - Existing UNPROTECTED TREE TO BE REMOVED
 - EXISTING PROTECTED TREE TO BE REMOVED
 - PROTECTIVE TREE FENCING



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

Owner/Contractor to notify landscape architect of any discrepancies on plan. Landscape architect is not a professional surveyor and intends these plans only as an approximation of actual site conditions and as a guide for new construction.

18x36 PAVES (TYPE/THICKNESS/PATTERN + INSTALLATION METHOD, TBD)
OPTION FOR CONCRETE PAVING W/ METAL EXPANSION JOINTS
2" CONCRETE STEPPING STONES
SEE SHT L2+ FINISH SCHED
CONCRETE PAVING W/ 6" GRIND/COVER IT STEP/CURB
SEE SHT L2+ FIN. SCH.
1/4"x6" STEEL LANDSCAPE EDGING w/ 1/4"x1/2"
INSTALL AS PER MANUF'S SPEC. SEE FIN. SCHED
CONCRETE STEP/CURB
SHT SHT L2+ FIN. SCHED

PRE-EXISTING BOLLARD, PROVIDE
W/ 4" x 4" LINE + DRAINAGE
SEE SHT L2 + FIN. SCHED

GRAVEL PAVING W/ 3/4" x 1/4"
STEEL LANDSCAPE EDGING +
PLANTING AREAS SEE SHT L2+ FIN. SCH.

RECIRCULATING URN FOUNTAIN, PROVIDE
H2O 110V ELEC. SEE FIN. SCHED

CONCRETE SEAWALL, ERECTOR SHIELDS
POSTAGE BUILDING ROOTS (HAND DIRM)
SEE SHT L2 + FIN. SCHED

(E) PISTACHE, PROTECT IN PLACE

PAVED IN PLACE CONCRETE PAVES W/ 6"
PEBBLE JOINTS. SEE SHT L2 + FIN. SCHED

(E) JAPANESE MAPLE, PROTECT IN PLACE

CONCRETE PAVING W/ METAL EXPANSION JOINTS
OPTION FOR 18x36 PAVES, TBD

FELT EXPANSION JOINT, TYP.

OUTLET KITCHEN W/ 2" W/ 4" x 4" JACKET,
GRAB BAR, STEPPING + 2" W/ 4" x 4" JACKET, TYP.

PAVED IN PLACE CONCRETE PAVES W/ 6"
COVER JT, TYP. SEE SHT L2, L3 + FIN. SCH

2"x2" WOOD FENCE + GATE, W/ 4" x 4" JACKET, TYP. SEE SHT L2 + FIN. SCHED

PRE-EXISTING BIKE SHED, SIZE/LOCATION, TBD

RAISED METAL PLANTER, 24" HT.
SEE FIN. SCH

WOOD BENCH, 12" HT.
SEE FIN. SCHED

CONCRETE PAVING W/ METAL EXP. JOINTS (SOLID) + SAW-CUT
SCREELINES (DASHED). SEE SHT L2 + FINISH SCHED

RECIRCULATING FOUNTAIN, PROVIDE H2O 110V ELEC.
SEE FIN. SCHED

CONCRETE + TILE HALL, 6" HT.
SEE FINISH SCHED

CONCRETE PAVING, 4" THK.
SEE FIN. SCHED

PAVED IN PLACE CONCRETE PAVING W/ 6" PEBBLE JOINT
SEE SHT. L2 + FINISH SCHED

CONCRETE CURB + WALKWAY
SEE SHT L2 + FIN. SCHED

CONCRETE DRIVEWAY W/ METAL EXPANSION JOINTS (DASHED) +
SAW-CUT SCREELINES (SOLID) SEE SHT L2 + FINISH SCHED

FELT EXPANSION JOINT + SIDEWALK/STRUCTURES, ETC.
SEE SHT L2 + FIN. SCHED

Element	Material	Source
Entry Porch + Living Room Patio	18x36 Paver, Running Bond or Stacked Pattern, TBD, possibly Stepstone. Also bid as Concrete w/ Metal Exp Jts	
Rear Main Patio	Big 2 Ways: Concrete w/ Metal Exp Jts or 18x36 Pavers (see above)	
MB Patio	35% Fly-Ash Concrete, Light Acid Wash Finish	
Grout	TBD, Pending Paver Selection	
Concrete Paving + Steps	35% Fly-Ash Concrete, Light Acid Wash Finish w/ Metal Exp Jts	
Concrete Curb + Walls	Fly-Ash Concrete, Smooth Trowel Finish	
Entry House #5 Wall	Fly-Ash Concrete, Smooth Trowel Finish	
House Numbers	Ribbon 2477" in 6" Ribbon, Black Anodized Finish - Verify w/ Client/Arch. Install As Per Manuf's Spec's	ArchitecturalNumbers.com
Mail Slot/Receptacle	Box Design Masonry Insert Letterbox - Stainless Steel Faceplate opt for Black	boxdesign.co.nz/masonry-insert
Gravel	3/8" Desert Gold AKA Gold Patti	Lyngso Garden Materials
Black Pebbles	1/2"-1" Black Button Laid Pebbles, For Fountain Basin Coverage and as per Plan	Lyngso Garden Materials
Fire Pit	Manos 'Calor' 50" x 15", 530 Lbs, Ignition Type TBD, Color: TBD-Hurricane, Ash, Fog, or Mako, Finish TBD	manos-made.com
Outdoor Kitchen	Install As Per Manuf's Spec's	
Counter	Install Products as per Manuf's Specs.	
Siding	Casestone Outdoor Collection Countertop in 405 Midway w/ 2" Apron	
Grill	2x2's vertical, open for 1x2's pending budget	
Insulating Jacket	TBD	
Drawer/Door Combo	Twin Eagle 36" Door Drawer Combo TEDD362-B	
Hooks	TBD	
Hardware	Blind Hinges, Door/Drawer Pulls - TBD	
Fountains	Install As Per Manuf's Spec's	
@ Living Room	Stone Forest Marabachi Fountain # NF02, 30" 44" w x 20" h apx 3K - 3.5K Lbs	stoneforest.com
	w/ Custom Reservoir	
	Alt. Stone Forest Swift Fountain #DF16 Small - 16" h x 30" 35" w apx 1.3K-1.6K Lbs	stoneforest.com
	w/ Fountain Installation Reservoir, 44" - #DKIT BSN, and Submersible Pump 1,320 GPH - #DUMP WP-3500	
@ Front Entry	PV579-B Recirculating Fountain, Color TBD. Verify w/ Client,	potby.com
	w/ Fountain Basin #FB3200 w/ 2000gph Max Pump	atlanticwatergardens.com
@ Gravel Jellybean Patio	PV579, 20" dx 35" h Orange w/ Convert to Fountain Kit	potby.com
	w/ Fountain Basin #FB3200 w/ 2000gph Max Pump	atlanticwatergardens.com
@ ADU	Stone Forest Polished Millstone #GF08 30" dx 22" h, 900 Lbs	stoneforest.com
	w/ Fountain Installation Kit, 58" #DKIT FB58E,	
	475 gph Submersible Pump #DUMPPEZ, 6P	
Boulders	Type TBD (1) 24x30x24 + (1) 30x24x24 Approximate Size	Lyngso or SBI
Fencing, Gates + Screen	Wood Type, TBD, Stain or Weather, TBD - Verify w/ Client	
Property Line	1x8 Vertical w/ 2x6 Cap	
All Other	2x2's Vertical w/ 2x6 Cap	
Steel Landscape Edging	1/4" x 5, Black, Install as per Manuf's Spec's	Site One
Mulch	Mocha Chip, 3" Deep - Verify w/ Client	Lyngso Garden Materials

EDMONTON AVE.

PUNTING SEE FIN. SCHED.

CONCRETE CURB/STEP W/ ORNAMENTAL BOULDERS
SEE SHT L2 + FINISH SCHED

2"x2" SCREEN, W/ 4"
SEE FIN. SCHED

ASSORTED POTS, TYP., PROVIDE INFORMATION + DRAINAGE
SEE SHT L2 + L3

CONCRETE MASTER BEDROOM PATIO W METAL
EXPANSION JOINTS. SHT SHT L2 + FINISH SCHED

REMOVE ALL LIQUIDAMBAR TREES, TYP.

WERNER BENCH/SCULPTURE

GRAVEL PAVING W/ 3/4" x 1/4" STEEL
LANDSCAPE EDGING

CONCRETE STEP/CURB
SEE SHT. L2 + FIN. SCHED

PAVED IN PLACE CONCRETE PAVES W/ 6"
PEBBLE JOINTS, LARGER PADS TO HAVE METAL
EXP. JT (DASHED) +/T SAW CUT SCREELINES
(SOLID), TYP. SEE SHT L2 + FIN. SCHED

CONCRETE PATIO W/ METAL EXPANSION JOINTS
SEE SHT L2 + FINISH SCHED

RECIRCULATING FOUNTAIN, PROVIDE WATER: 110V ELEC.
SEE FIN. SCHED

ASSORTED POTS, TYP., PROVIDE INFORMATION + DRAINAGE
SEE SHT L2 + L3

GRAVEL PAVING W/ 1/4"x5" STEEL LANDSCAPE EDGING
SEE SHT L2 + FIN. SCHED

18x36 PAVES (TYPE/THICKNESS/PATTERN + INSTALLATION METHOD, TBD)
OPTION FOR CONCRETE PAVING W/ METAL EXPANSION JOINTS.

CONCRETE PAVING W/ 6" PEBBLE JT + METAL EXP. JT
+ LARGER PAD (DASHED). SEE SHT L2 + FIN. SCHED

FELT EXPANSION JOINTS + BOLLARD/STRUCTURES, TYP.

2"x2" FENCE + GATE, W/ 4" x 4" JACKET, TYP. SEE SHT L2 + FIN. SCHED

2"x2" FENCE + GATES, W/ 4" x 4" JACKET, TYP. SEE SHT L2 + FIN. SCHED

(E) JAPANESE MAPLE, PROTECT IN PLACE

CONCRETE COLUMN + GATE W/ MALLEBOX + HUBBERS
SEE FIN. SCHED + SHT. L9

CONCRETE STEPS + W/ W/ BOULDER
SEE SHT. L2 + FINISH SCHED

CONCRETE WALL
SEE SHT. L2 + FINISH SCHED

CONCRETE WALKWAY W/ BOLLARD CUT SCREELINES
SEE SHT L2 + FINISH SCHED

CONCRETE PAD W/ 6" JTS + SIDEWALK + CURB
SEE SHT L2 + FINISH SCHED

(E) SIDEWALK

(E) CURB

GENERAL NOTES

DESIGN INTENT: These drawings represent the general design intent to be implemented on site. Contractor to be responsible for contacting Landscape Architect for any additional information, clarification, or details necessary to accommodate in the implementation of the design intent.

CONTRACTOR COORDINATION: Each Contractor shall be responsible for notifying others at least (2) working days in advance of covering, completing, and exposing work to be installed by others. Contractor shall notify Landscape Architect of any discrepancies in the design intent/implementation (5) days in advance of commencing work. Contractor should notify Landscape Architect immediately of any apparent discrepancy found within the Construction Documents.

PROJECT SITE CONDITIONS: Contractor agrees that he/she shall assume sole and complete responsibility for site conditions during the course of construction in this project, including safety of all persons and property. that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the owner and Landscape Architect harmless from any and all liability, real or alleged in connection with the performance of work on this project, with the exception of liability arising from the sole negligence of the owner or Landscape Architect.

COMPOSITE BASE SHEET/EXISTING CONDITIONS: The proposed improvements shown on these drawings are superimposed on a base sheet. Landscape Architect is not responsible for discrepancies in site information provided by the owner and cannot be held responsible for any, verifications made for clarity as he/she is not a licensed surveyor. Owner to disclose and provide any site conditions/ information not in plain view. Contractor shall verify all existing conditions and dimensions, geometry and alignment, levelness, plumbness, and sub-surface conditions before ordering materials and commencing work.

UTILITIES/SUBGRADE CONDITIONS: Owner is to provide information on underground site utilities as to the types, locations, sizes, extent, and depths. Any sub-grade conditions shall be disclosed prior to contractual agreement of construction/site improvements. Contractor and Landscape Architect cannot assume responsibility for any information not disclosed by the owner.

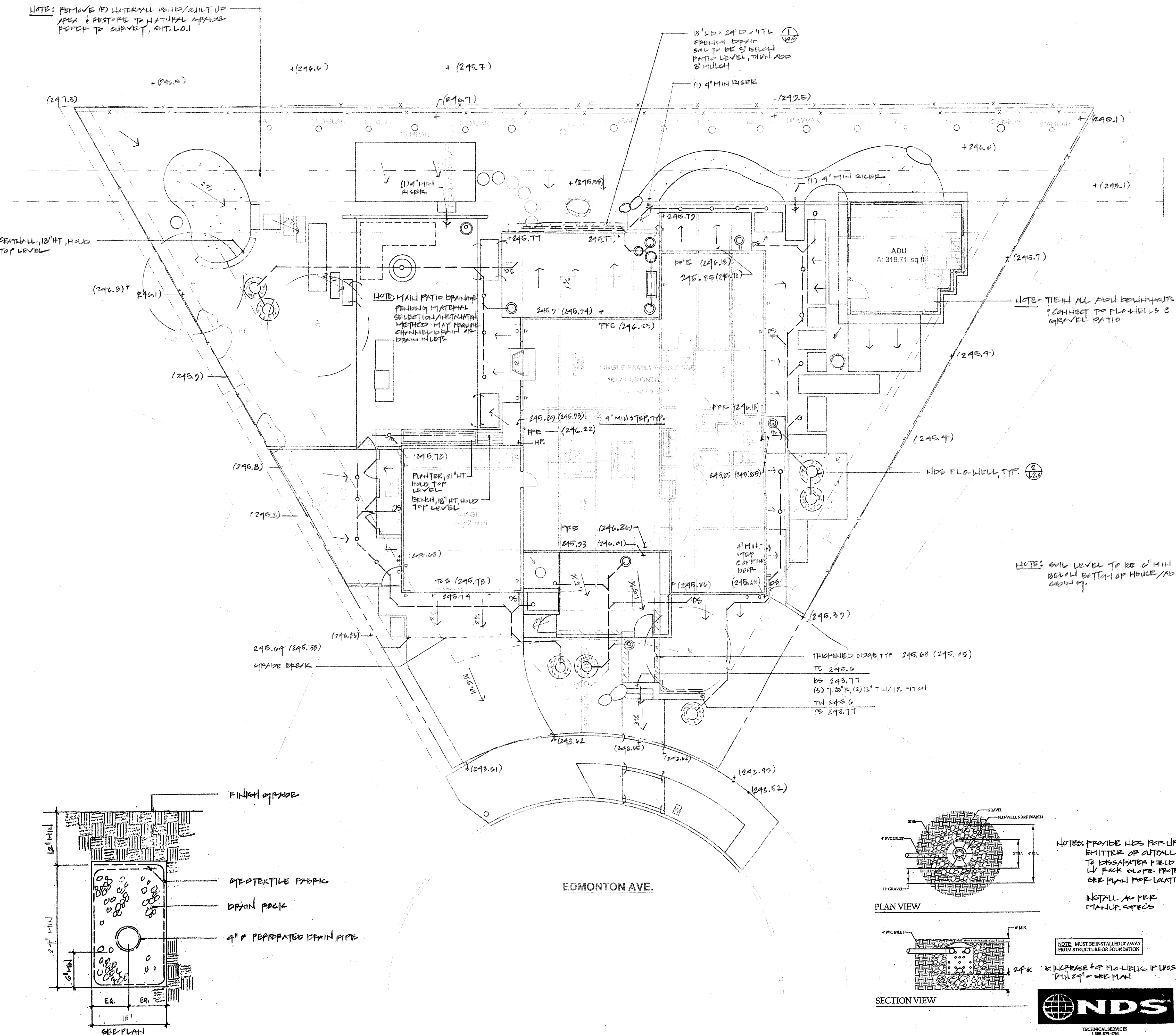
LEGEND

- Hosebib
- GFCI
- Pitch/Slope
- Flush and/or Align
- Step Down
- Existing Tree
- Existing Tree to be Removed
- Planting Area
- Water Meter
- Gas Meter
- Electric Meter
- Sewer
- Air Conditioning Unit
- Cleanout
- DS.



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

Owner/Contractor to notify landscape architect of any discrepancies on plan. Landscape architect is not a professional surveyor and intends these plans only as an approximation of actual site conditions and as a guide for new construction.



GRADING LEGEND

(00.00)	Existing Grade
00.0	Proposed Grade
DS	Downspout
FFE	Finish Floor Elevation
TW/BW	Top of Wall/Bottom of Wall
TS/BS	Top of Step/Bottom of Step
HP	High Point
FS	Finish Surface
FG	Finish Grade
RE	Rim Elevation
Align Flush	Align Flush
Pitch/Slope	Pitch/Slope
4" Solid Drain Line	4" Solid Drain Line
4" Perf Drain Line	4" Perf Drain Line
Area Drain - NDS 4", Black # 11	Area Drain - NDS 4", Black # 11
NDS FLO-WELL	NDS FLO-WELL
French Drain	French Drain

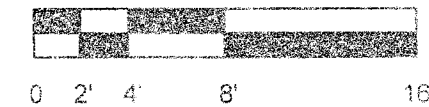
GRADING NOTES

- Unless otherwise noted, no fill slope shall exceed 3:1. No unsupported cut shall exceed 2:1.
- All areas to be graded shall have the top 6" of undisturbed topsoil removed, stored, and replaced at time of finish grading.
- All finish grades must pitch away from structures and remain 6" min below mudsills.
- All structures to be graded must pitch 1% min. towards drains or planting.

DRAINAGE NOTES

- All drainlines must pitch at a minimum of 0.5%. This supercedes noted elevations.
- All drainlines to be buried 6" min.
- All drain grates as specified to include fittings or catch basins as needed.
- All walls shown without back drains to have weep holes or gaps @ 4" o.c. min or catch basins as needed.

Pitch/Slope	Align Flush
Step Down	Existing Tree
Existing Tree	Existing Tree to be Removed
P.A.	Planting Area
W	Water Meter
G	Gas Meter
E	Electric Meter
S	Sewer
A/C	Air Conditioning Unit
Cleanout	DS
DS	SCIENCE LIGHT



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BYRON MILLIGAN + MAI LE
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SUNNYVALE, CA 94087

DRAWN: JH/JK

DATE: 10.23.2025

NORTH:

REVISIONS:

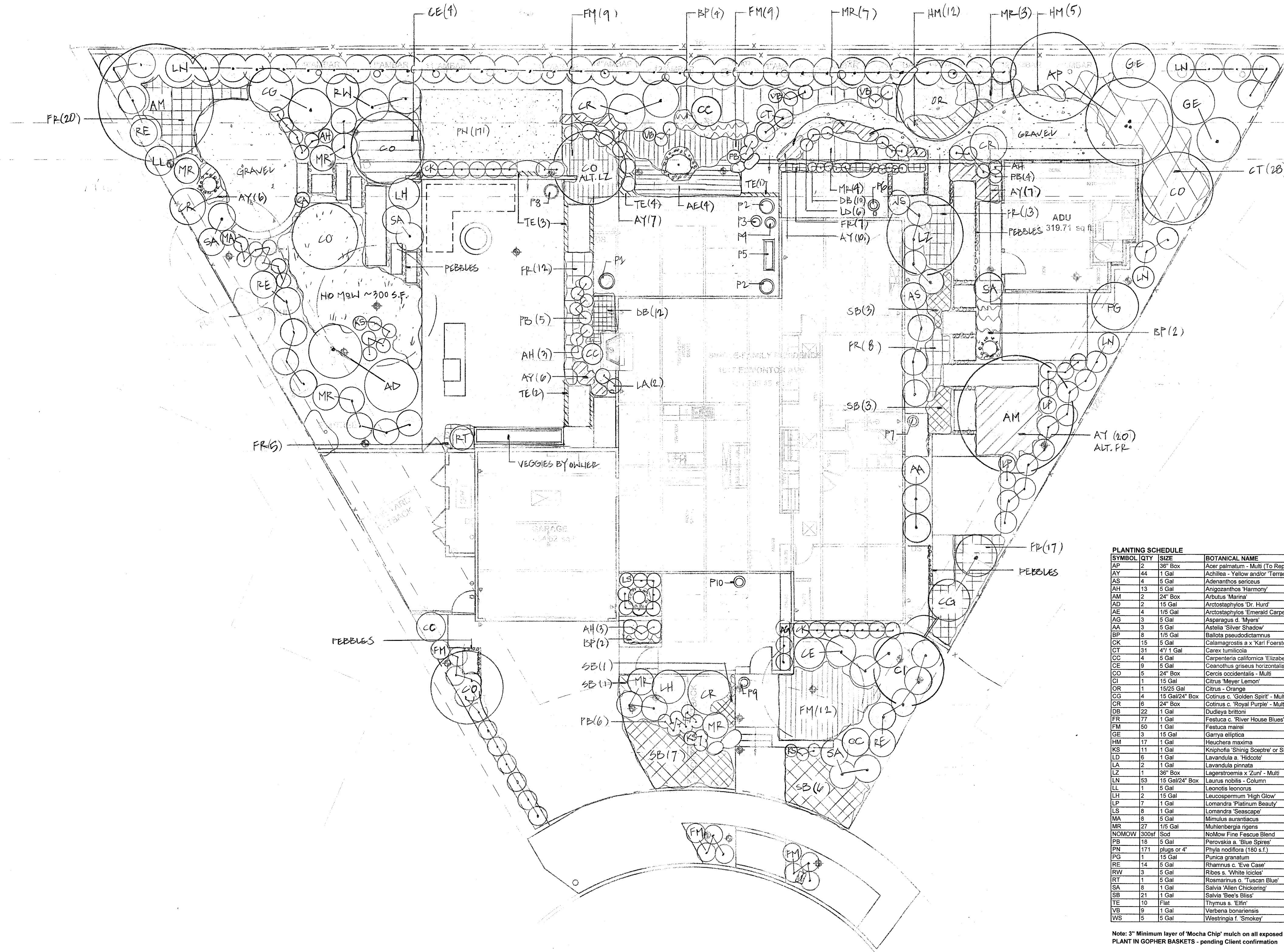
SCALE: 1/8" = 1'-0"

TITLE:

SHEET:

PLANTING PLAN

L3.0



EDMONTON AVE.

PLANTING NOTES

- Examine site of proposed work noting existing conditions and the proposed planting as shown on plan. Notify Landscape Architect of any discrepancies.
- Review removal of existing plants and proposed transplants with Landscape Architect prior to commencement of work.
- All plants to be inspected by Landscape Architect for variety, size, and condition prior to installation.
- Plant and stake all trees, shrubs, and perennials as per details and/or planting legend. Plant crown to be 2" above finish grade for all shrubs and trees. Supply and install 3" layer of 1/4" fibric mulch, or as noted, to all planting areas. Use fertilizer in pit planting as is customary per industry standards.
- Fertilizer to be in all on grade planting areas; best crop maker 6-20-20 (granular) or equal at rate of 20 lbs/1000 sq ft and incorporated with amendments. For plant holes, Best Tabs.
- Amend topsoil to a depth of 6" in beds. Amended soil to consist of 25-35% decomposed organic matter (redwood compost or mushroom soil) and 65-75% existing soil. The addition of 'clod-buster' may be required in areas of dense clay. Use same soil mixture in pit planting. Amend soil to a depth of 6" in proposed sod/seed lawn areas.
- Planting legend is for Contractor's convenience only. Contractor to verify quantities with plan.
- Contractor to be responsible for all finish grades in planting areas and for any fine grading necessary for surface drainage and uniformity to the satisfaction of the Landscape Architect.
- Contractor to guarantee all woody plant material for the period of one year from the time of final inspection.
- No new lawn to be installed on site. No lawn is part of this planting plan.

PLANTING SCHEDULE

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	WUCOLS
AP	2	38" Box	Acer palmatum - Multi (To Replace Existing if Needed)	Japanese Maple	Green-leaf	Moderate
AY	44	1 Gal	Achillea - Yellow and/or Terracotta	Yarrow	12" o.c.	Low
AS	4	5 Gal	Adenanthos sericeus	Coast Woollybush		Low
AH	13	5 Gal	Angiozanthos Harmony	Kangaroo Paw	Tall Yellow	Low
AM	2	24" Box	Arctostaphylos 'Marino'	Hybrid Strawberry Tree		Low
AD	2	15 Gal	Arctostaphylos 'Dr. Hurd'	Dr. Hurd Manzanita		Low
AE	4	1/5 Gal	Arctostaphylos 'Emerald Carpet'	Carpet Manzanita	36" o.c.	Moderate
AS	3	5 Gal	Asparagus d. Myers	Foxtail Fern		Moderate
AA	3	5 Gal	Astelia 'Silver Shadow'	Silver Shadow Astelia		Moderate
BP	8	1/5 Gal	Balota pseudodictamnus	Grecian Horehound		Very Low
OK	15	5 Gal	Calamagrostis s x Karl Foerster	Feather Reed Grass		Moderate
CT	31	4 1/2 Gal	Carex tumida	Berkley Sedge		Low
CC	4	5 Gal	Carpenteria californica 'Elizabeth' or other dwarf variety	Tree Anemone	30" o.c.	Low
CE	9	5 Gal	Coanophus griseus horizontalis	Carmel Creeper		Low
CO	5	24" Box	Cercis occidentalis - Multi	Western Redbud		Low
CI	1	15 Gal	Citrus 'Meyer Lemon'	Meyer Lemon Citrus		Moderate
OR	1	15/25 Gal	Citrus - Orange	Orange		Moderate
CG	4	15 Gal/24" Box	Cotinus c. 'Golden Spirit' - Multi	Golden Spirit Smokebush		Low
CR	6	24" Box	Cotinus c. 'Royal Purple' - Multi	Purple Smokebush		Low
DB	22	1 Gal	Dudleya brittoni	Giant Chalk Dudleya		Low
FR	77	1 Gal	Festuca c. 'River House Blues'	California Fescue	12" o.c.	Low
FM	60	1 Gal	Festuca mariae	Altes Grass	24" o.c.	Low
GE	3	15 Gal	Garrya elliptica	Silk Tassel		Low
HM	17	1 Gal	Heuchera maxima	Coral Bells	30" o.c.	Low
KS	11	1 Gal	Koehneria Shing Shing' or Sm	Torch Lily		Low
LD	6	1 Gal	Lavandula s. 'Hidcot'	English Lavender		Low
LA	2	1 Gal	Lavandula pinnata	Fern-leaf Lavender		Low
LZ	1	36" Box	Lagerstroemia x Zuni' - Multi	Crispe Myrtle	Full	Low
LN	53	15 Gal/24" Box	Laurus nobilis - Column	Sweet Bay, Grecian Laurel		Low
LL	1	5 Gal	Leonotis leonurus	Lion's Tail		Low
LH	2	15 Gal	Leucospermum High Glow	Pincushion Flower		Low
LP	7	1 Gal	Lomandra Platinum Beauty	Variegated Dwarf Mat Rush	36" o.c.	Low
LS	6	1 Gal	Lomandra 'Seascape'	Seascape Dwarf Mat Rush	24" o.c.	Low
MA	8	5 Gal	Mimulus aurantiacus	Sticky Monkey Flower		Low
MR	27	1/5 Gal	Muhlenbergia rigens	Deer Grass	42" o.c.	Low
NOMOW	300sf	Sod	NoMow Fine Fescue Blend	Russian Sage		Low
PB	18	5 Gal	Perovskia s. 'Blue Spire'	Russian Sage		Low
PW	171	plugs or 4"	Phyla nodiflora (180 s.f.)	Lippia	12" o.c.	Low
PG	1	15 Gal	Punica granatum	Pomegranate		Moderate
RE	14	5 Gal	Rhamnus c. 'Eve Case'	California Coffeeberry		Low
RW	3	5 Gal	Ribes s. 'White Icicles'	Flowering Currant		Low
RT	1	5 Gal	Rosemarinus o. 'Tuscan Blue'	Tuscan Blue Rosemary		Low
SA	8	1 Gal	Salvia 'Allen Chickering'	Allen Chickering Salvia		Low
SB	21	1 Gal	Salvia 'Bee's Bliss'	Bee's Bliss Sage		Low
TE	10	1 Gal	Thymus s. 'Elfin'	Elfin Thyme		Low
VB	9	1 Gal	Verbena bonariensis	Purple Top Vervain, Tall Verbena		Low
WS	5	5 Gal	Westringia f. 'Smokay'	Coast Rosemary		Low

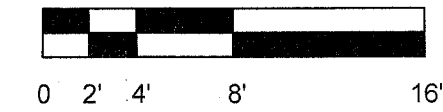
Note: 3" Minimum layer of 'Mocha Chip' mulch on all exposed soil surfaces. Available @ Lyngso Garden Materials.
PLANT IN GOPHER BASKETS - pending Client confirmation

POTS

P1	1	18" x 28" Ht	PV208B- Matte Black	Pottery + Beyond, Emeryville		
P2	1	5 Gal	Lonicera c. 'Fire Dance'	Purple Fringe Flower		Low
P3	1	15 Gal	PV208B- Matte Black	Pottery + Beyond, Emeryville		
P4	1	17 5/8 x 15 1/8" Ht	Asparagus d. 'Myers'	Foxtail Fern		Moderate
P5	3	6" x 1 Gal	Aeonium 'Caro'	Aeonium		Low
P6	1	22 5/8 x 15 1/8" Ht	PV215A- Matte Black	Pottery + Beyond, Emeryville		
P7	1	2 Gal	Platyocorium bifurcatum	Slaghorn Fern		Low
P8	1	7 Gal	Alt. Phibodium aureum	Blue Star Fern		Low
P9	1	18" x 15" x 48"	Planter - TBD	Variegated Dwarf Mat Rush		Low
P10	1	18" x 28" Ht	PV208B- Matte Black	Pottery + Beyond, Emeryville		
P11	1	8" Pot	Phibodium aureum	Silver Pig's Ear		Moderate
P12	1	18" x 28" Ht	PV208B- Matte Black	Pottery + Beyond, Emeryville		
P13	1	5 Gal	Asparagus d. 'Myers'	Foxtail Fern		Moderate
P14	1	24" x 6" Ht	Veradek Lane Indoor Outdoor Bowl Planter	West Elm		Low
P15	3	1 Gal	Lavandula pinnata	Fern-leaf Lavender		Low
P16	1	18" x 28" Ht	PV208B- Matte Black	Pottery + Beyond, Emeryville		
P17	1	1 Gal	Lavandula pinnata	Fern-leaf Lavender		Low
P18	1	12" x 35" Ht	PV215A- Matte Black	Pottery + Beyond, Emeryville		
P19	1	5 Gal	Agave attenuata	Foxtail Agave		Low

LEGEND

- ⊕ Hosebib
- ⊕ GFCI
- ↖ Pitch/Slope
- ⌒ Flush and/or Align
- ⬇ Step Down
- ⊕ Existing Tree
- ⊕ Existing Tree to be Removed
- P.A. Planting Area
- W Water Meter
- G Gas Meter
- E Electric Meter
- S Sewer
- A/C Air Conditioning Unit
- ⊕ Cleanout
- DS.
- ⊕ SCENCE LIGHT



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

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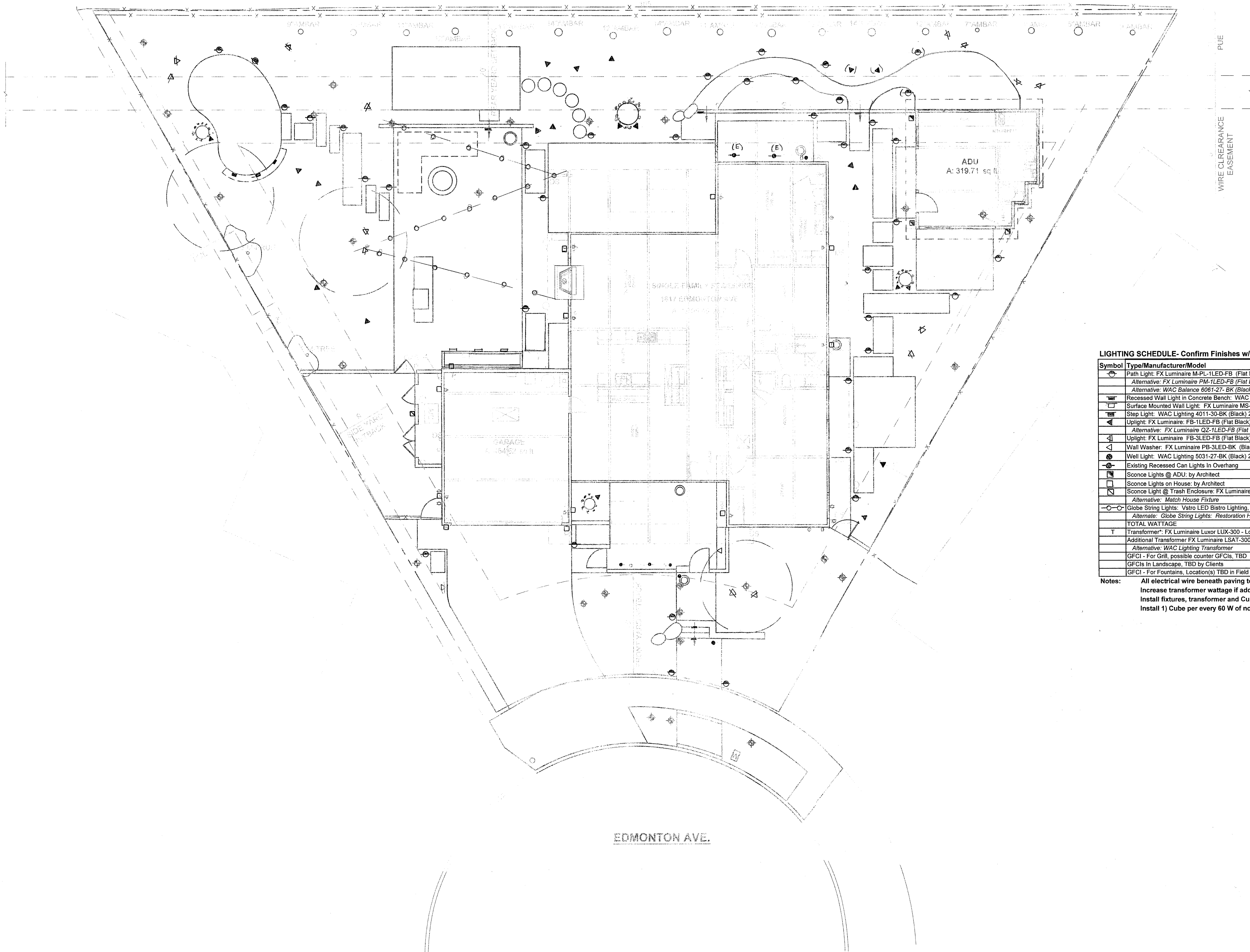
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TITLE:

LIGHTING PLAN

SHEET:

L4.0



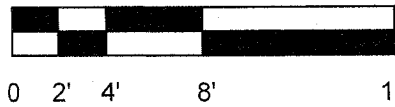
LIGHTING SCHEDULE- Confirm Finishes w/ Clients

Symbol	Type/Manufacturer/Model	Qty	Watt	Volt	Lamp	Total Wattage
⊕	Path Light: FX Luminaire M-PL-1LED-FB (Flat Black)	36	2.2	12	LED	79.2
	Alternative: FX Luminaire PM-1LED-FB (Flat Black)	2	12	12	LED	
	Alternative: WAC Balance 6061-27- BK (Black)		6.5	12	LED	
⊕	Recessed Wall Light in Concrete Bench: WAC Lighting 4011-30-BK (Black) 2 LED	3	2	12	LED	6
⊕	Surface Mounted Wall Light: FX Luminaire MS-1LED-FB (Flat Black)	3	2	12	LED	6
⊕	Step Light: WAC Lighting 4011-30-BK (Black) 2 LED	5	3.1	12	LED	15.5
⊕	Uplight: FX Luminaire: FB-1LED-FB (Flat Black)	19	2	12	LED	38
	Alternative: FX Luminaire Q2-1LED-FB (Flat Black)		2	12	LED	
⊕	Uplight: FX Luminaire: FB-3LED-FB (Flat Black)	17	4	12	LED	68
⊕	Wall Washer: FX Luminaire PB-3LED-BK (Black)	1	4	12	LED	4
⊕	Well Light: WAC Lighting 5031-27-BK (Black) 2 LED	6	2	12	LED	12
⊕	Existing Recessed Can Lights In Overhang					
⊕	Sconce Lights @ ADU: by Architect	3				
⊕	Sconce Lights on House: by Architect					
⊕	Sconce Light @ Trash Enclosure: FX Luminaire ZW-ZDC-3LED-DN (down light only)	1	4	12	LED	4
	Alternative: Match House Fixture			110 V		
⊕	Globe String Lights: Vstro LED Bistro Lighting, 50' long, black cord -15 Lamps, 7 watts/lamp (purchase separately)	2	105	12	LED	210
	Alternate: Globe String Lights: Restoration Hardware Vintage Light String, 50' long*	7	110			
	TOTAL WATTAGE					442.7
T	Transformer*: FX Luminaire Luxor LUX-300 - Location TBD in Field (Total Wattage: 442.7)	1	300	120		
	Additional Transformer: FX Luminaire LSAT-300	1	300	120		
	Alternative: WAC Lighting Transformer					
	GFCI - For Grill, possible counter GFCIs, TBD	TBD				
	GFCIs In Landscape, TBD by Clients	TBD				
	GFCI - For Fountains, Location(s) TBD in Field	4		120		

Notes: All electrical wire beneath paving to be sleeved in 2" Schedule 40 PVC
Increase transformer wattage if additional fixtures will be added in future
Install fixtures, transformer and Cube per manufacturer's specifications
Install 1) Cube per every 60 W of non FX Luminaire fixtures

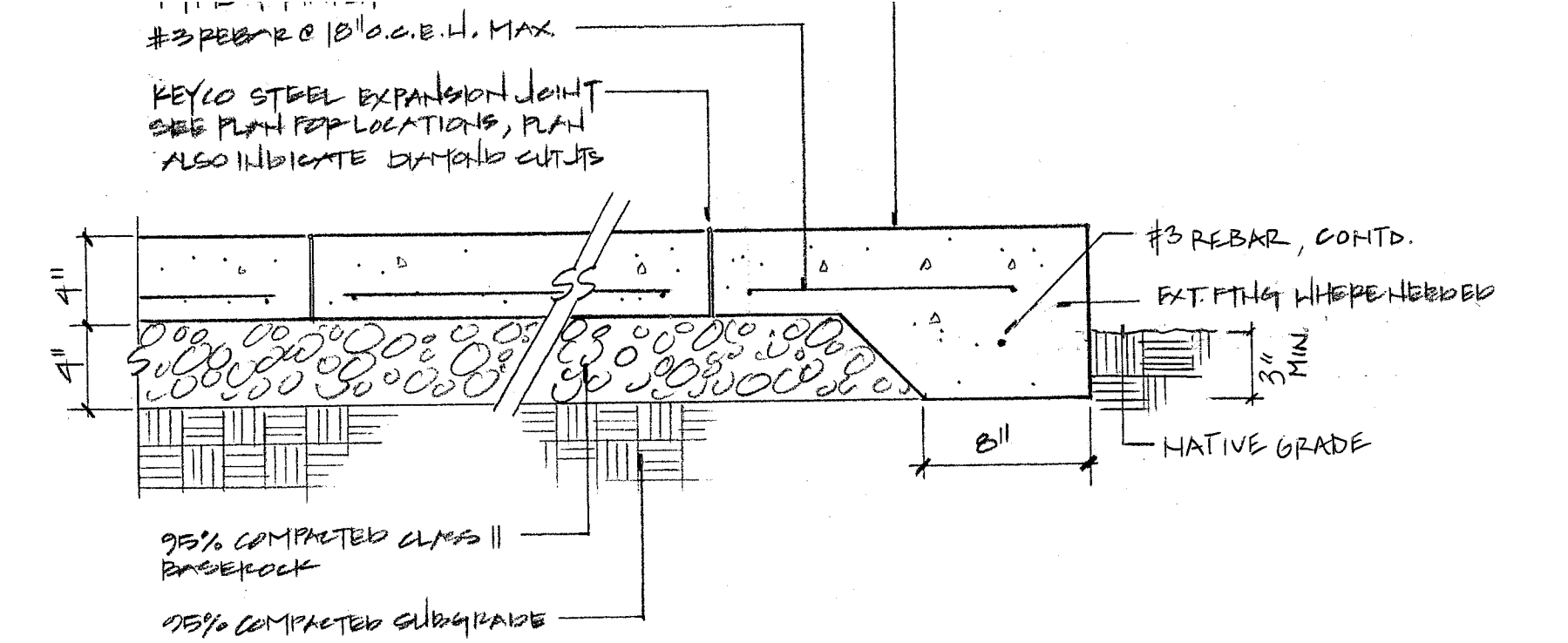
LEGEND

- ⊕ Hosebibi
- ⊕ GFCI
- ↖ Pitch/Slope
- ↖ Flush and/or Align
- ↖ Step Down
- ⊕ Existing Tree
- ⊕ Existing Tree to be Removed
- P.A. Planting Area
- W Water Meter
- G Gas Meter
- E Electric Meter
- S Sewer
- A/C Air Conditioning Unit
- ⊕ Cleanout
- ⊕ DS.
- ⊕ SCENCE LIGHT

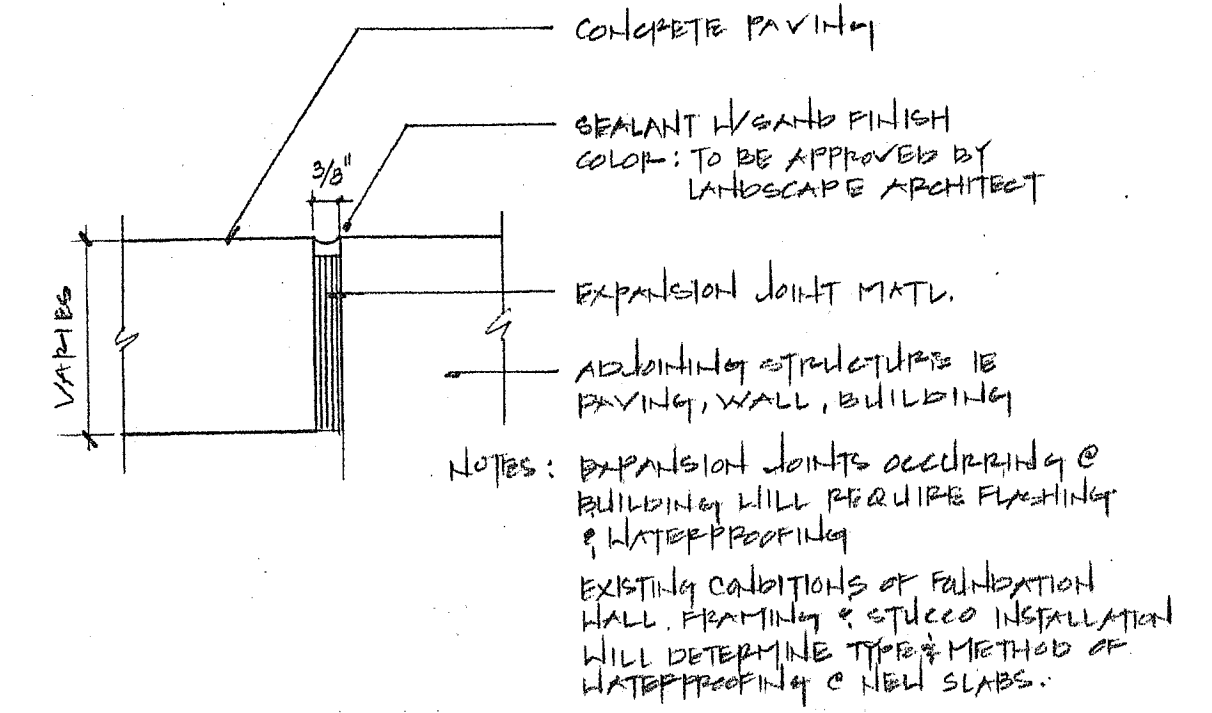


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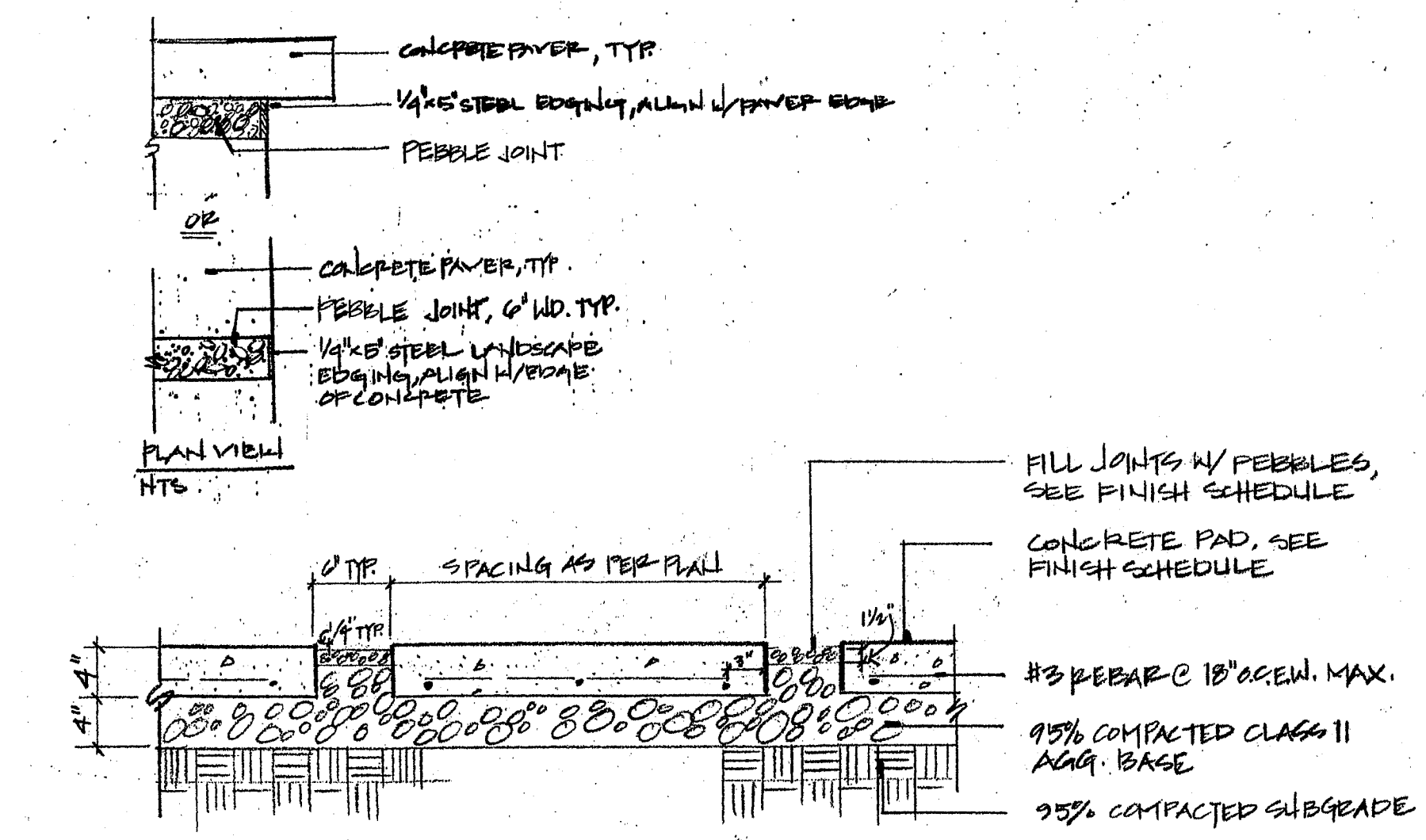
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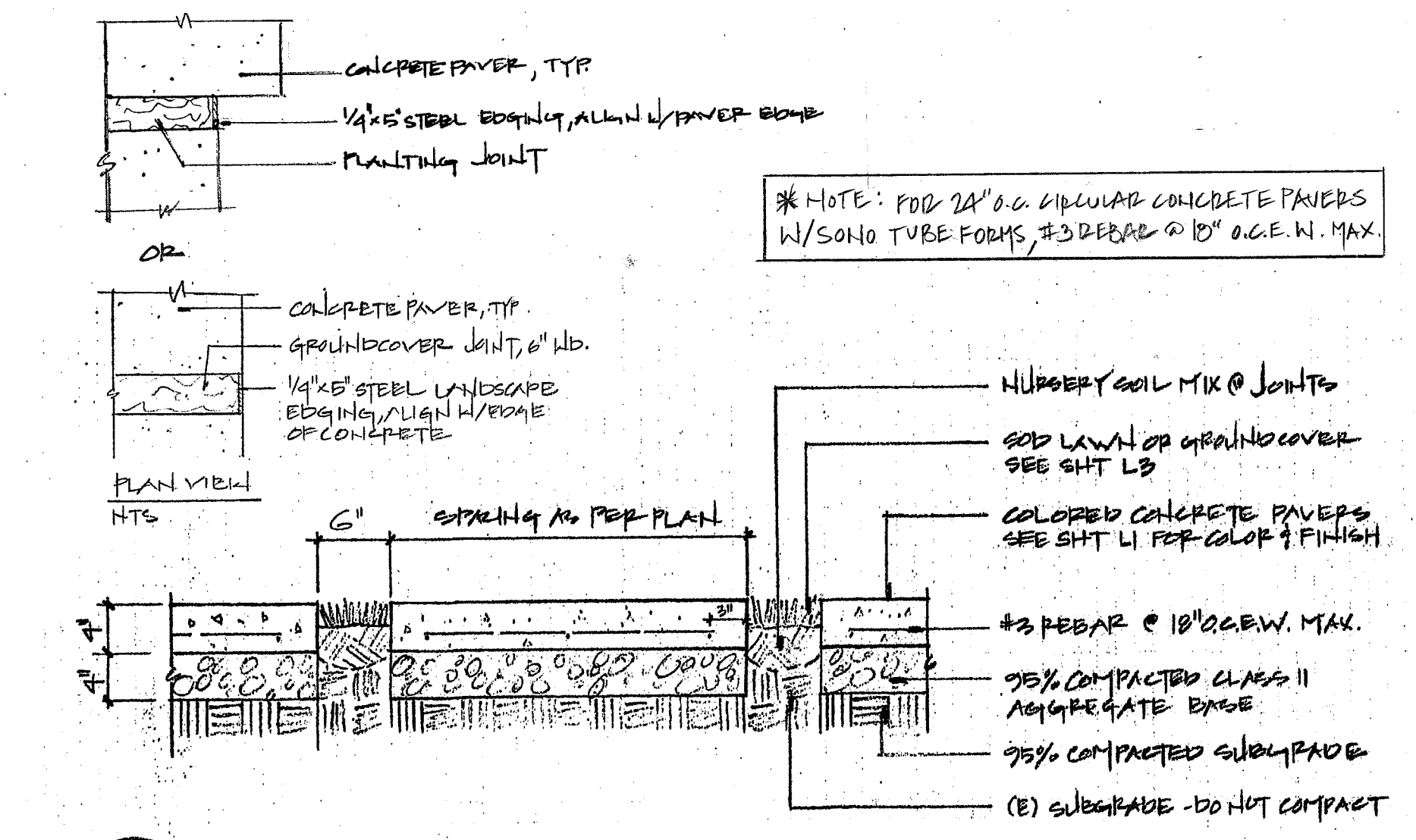
1 CONCRETE PAVING
SCALE: 1 1/2" = 1'-0"



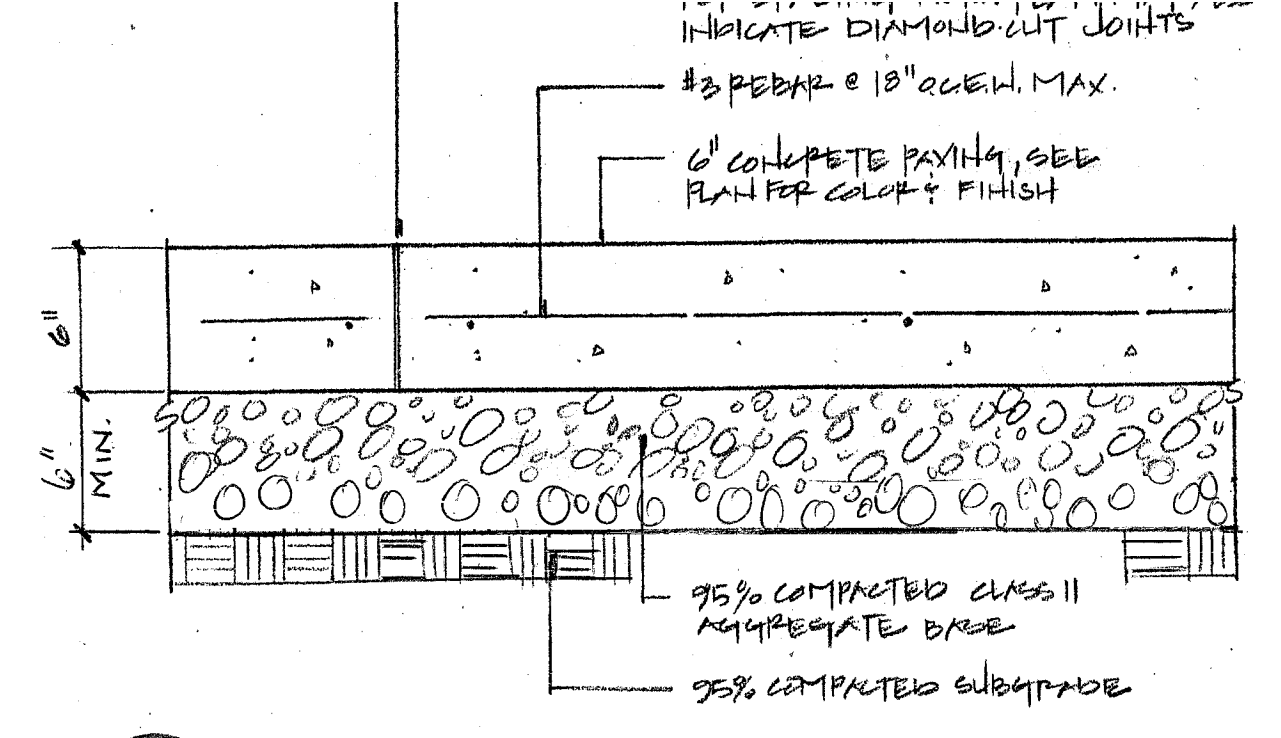
2 EXPANSION JOINT
NOT TO SCALE



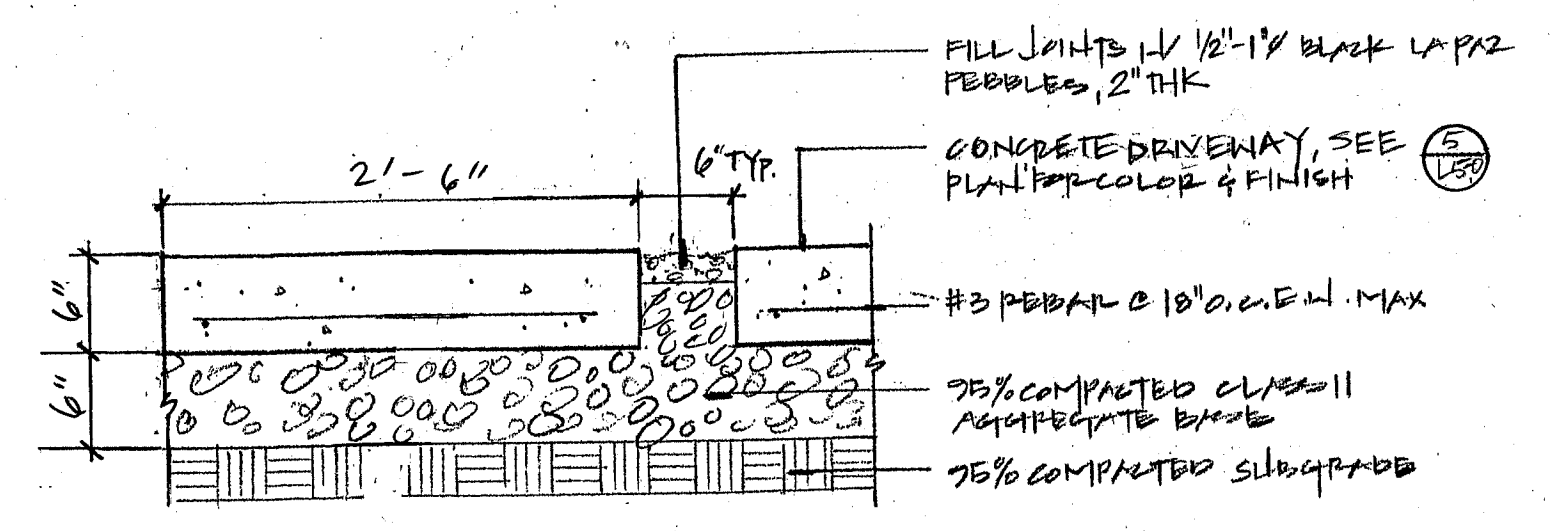
3 CONCRETE PAVERS W/ PEBBLE JOINTS
SCALE: 1" = 1'-0"



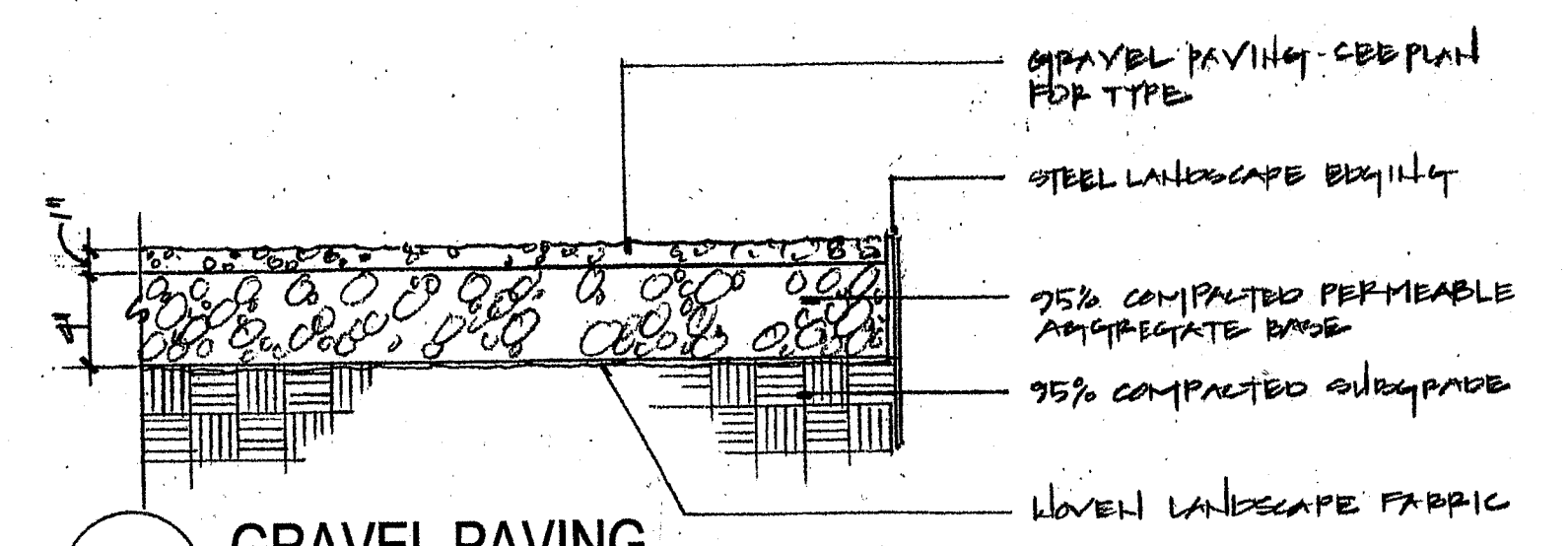
4 CONCRETE PAVERS W/ GROUND COVER JOINTS
SCALE: 1" = 1'-0"



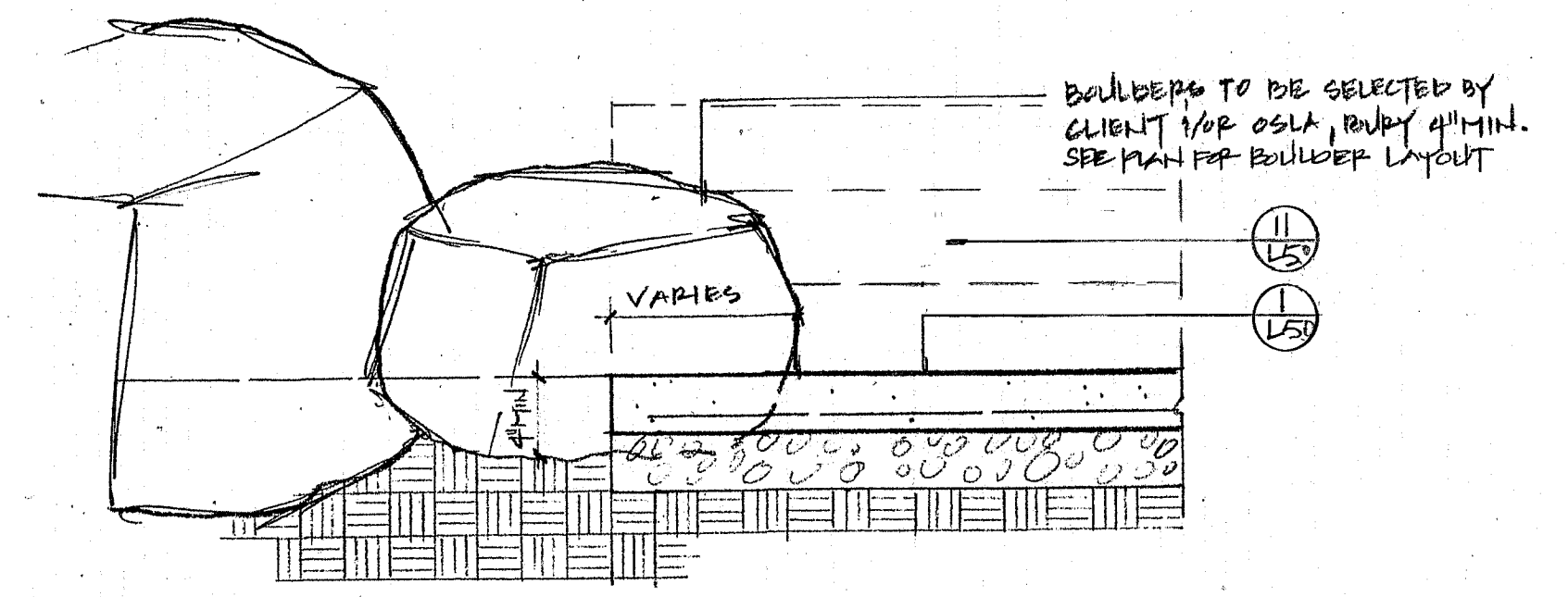
5 CONCRETE DRIVEWAY
SCALE: 1 1/2" = 1'-0"



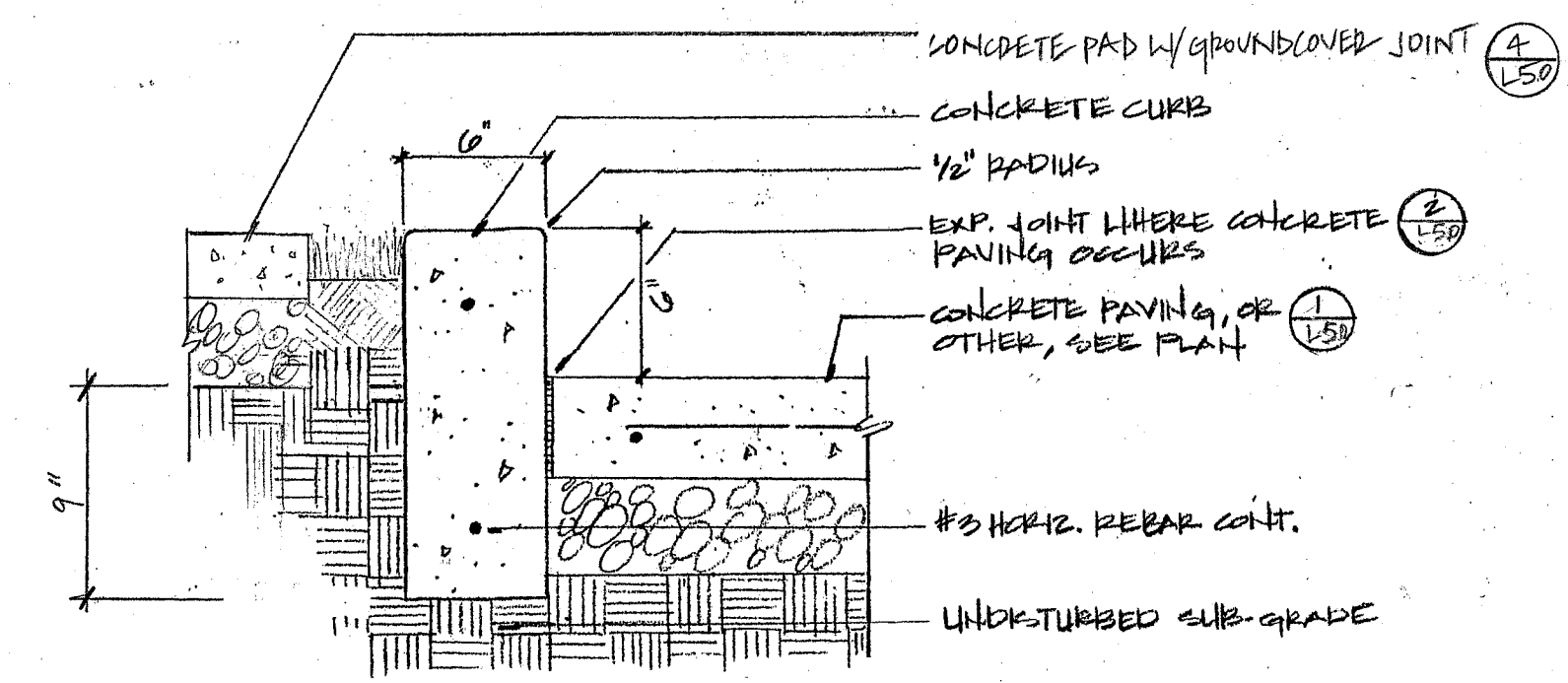
6 CONCRETE DRIVEWAY PAD W/ PEBBLE JOINT
SCALE: 1" = 1'-0"



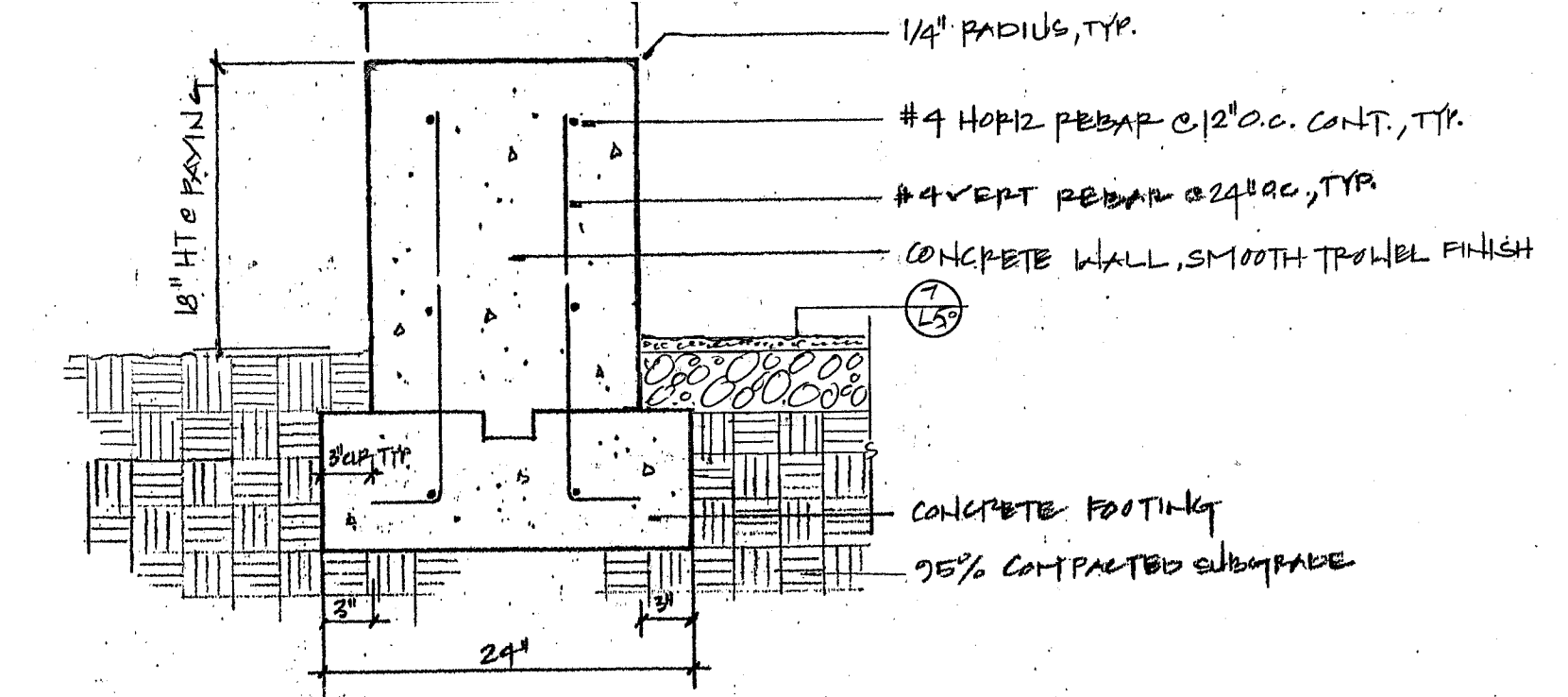
7 GRAVEL PAVING
SCALE: 1 1/2" = 1'-0"



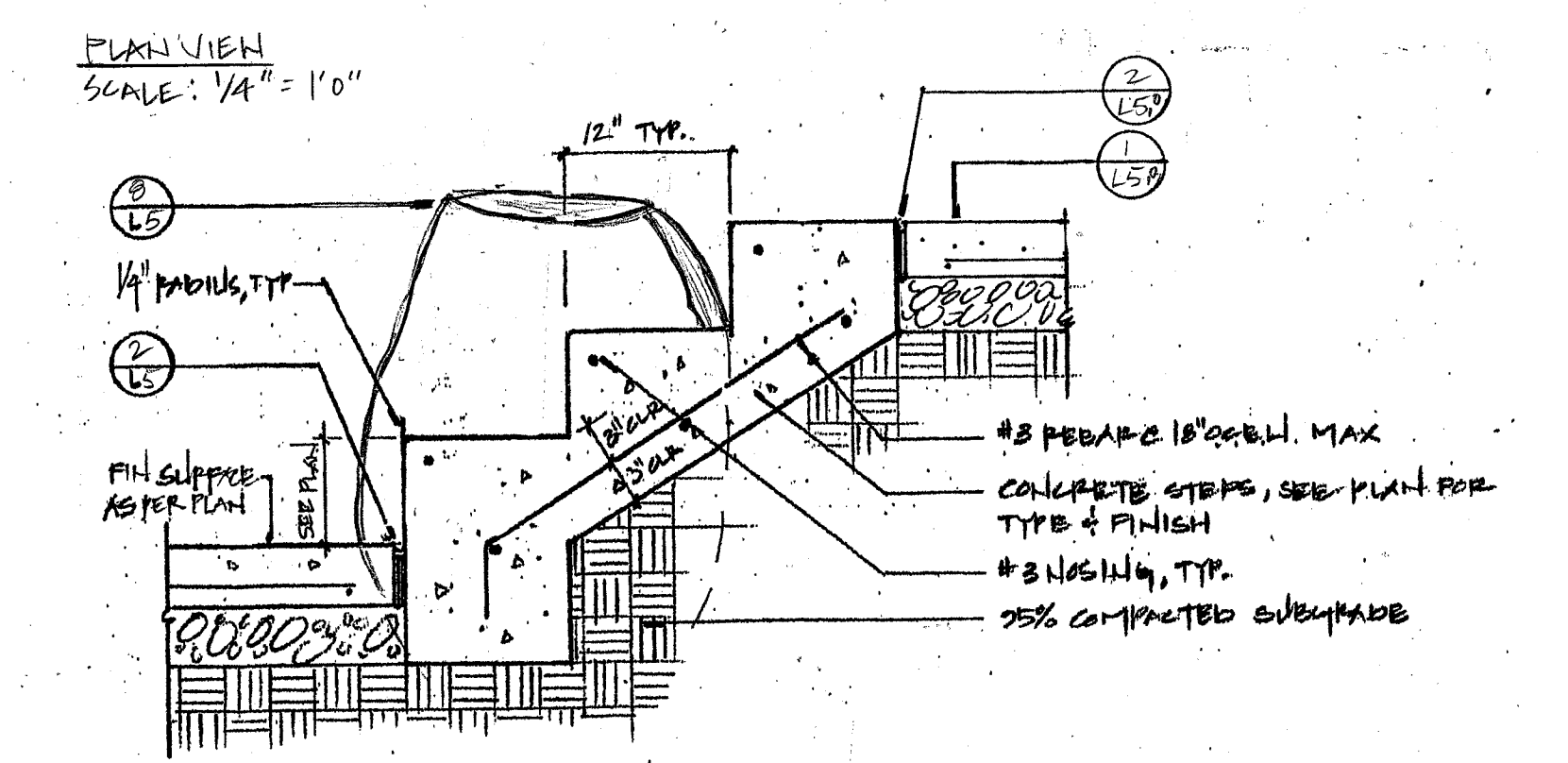
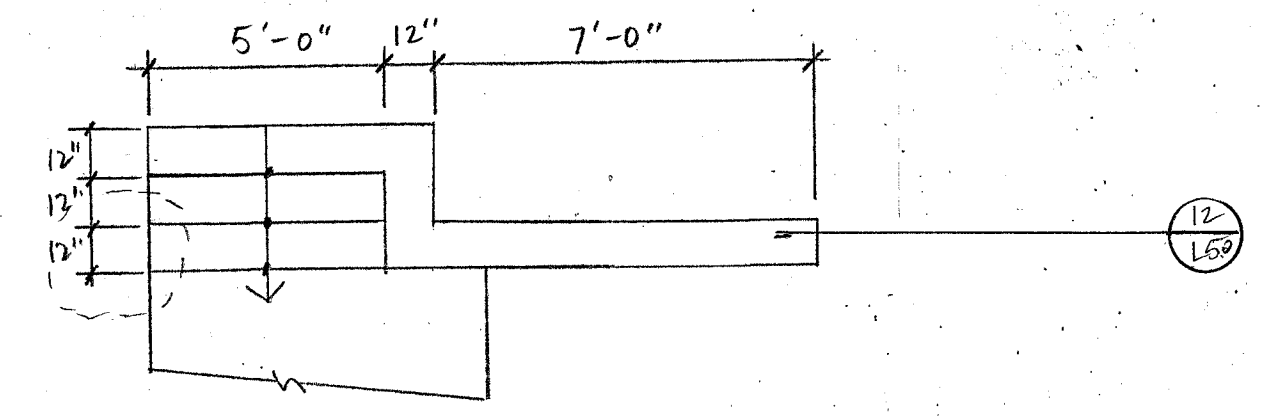
8 BOULDERS @ CONCRETE PAVING + STEPS
SCALE: 1" = 1'-0"



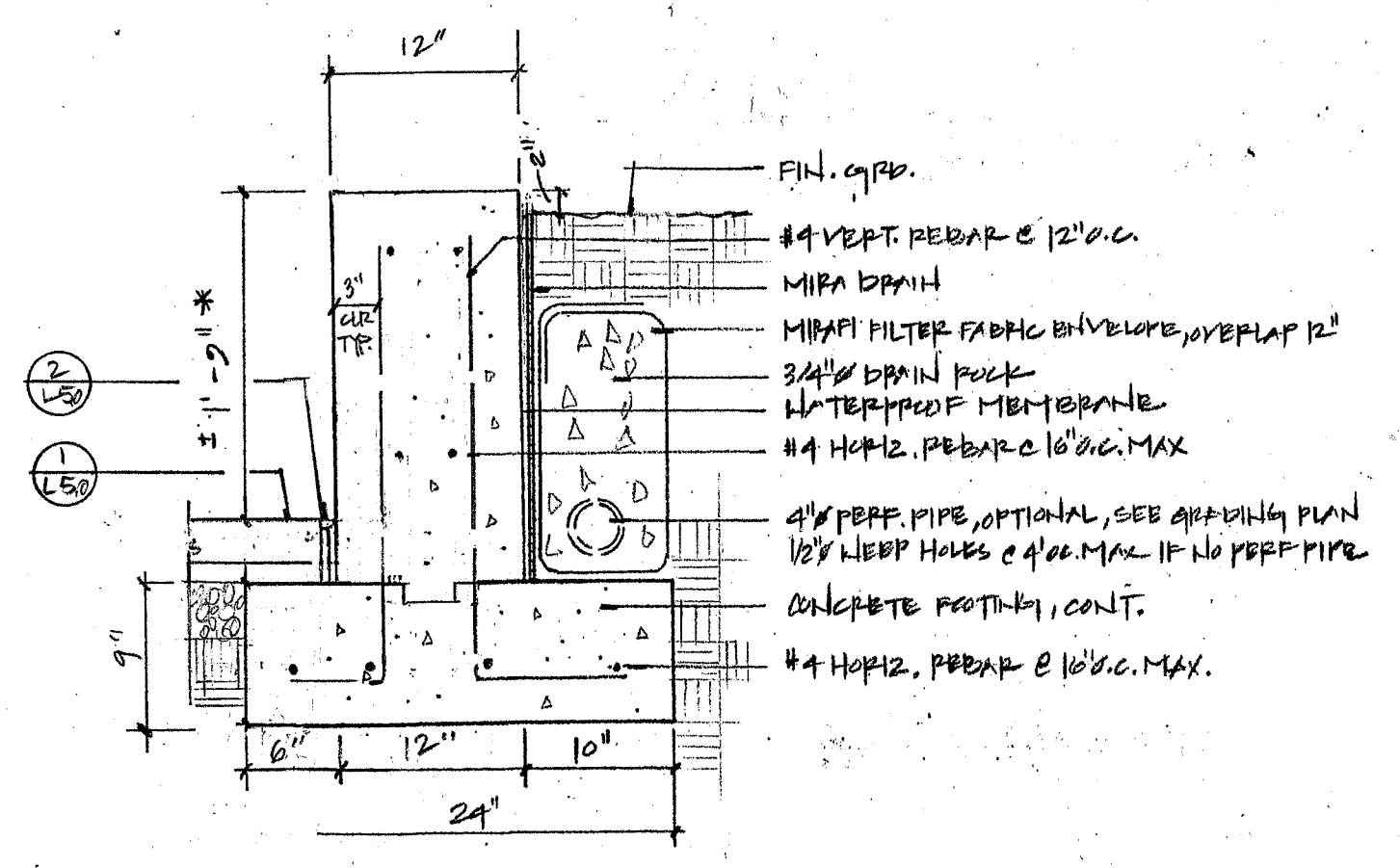
9 CONCRETE STEP/ CURB
SCALE: 1 1/2" = 1'-0"



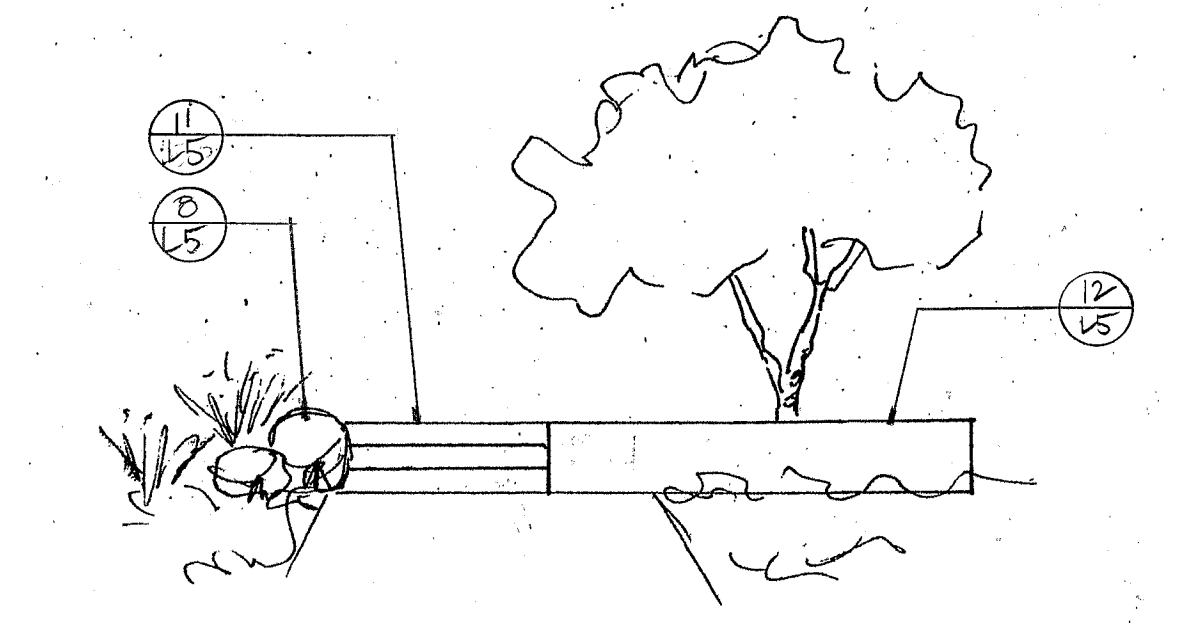
10 CONCRETE SEATWALL
SCALE: 1" = 1'-0"



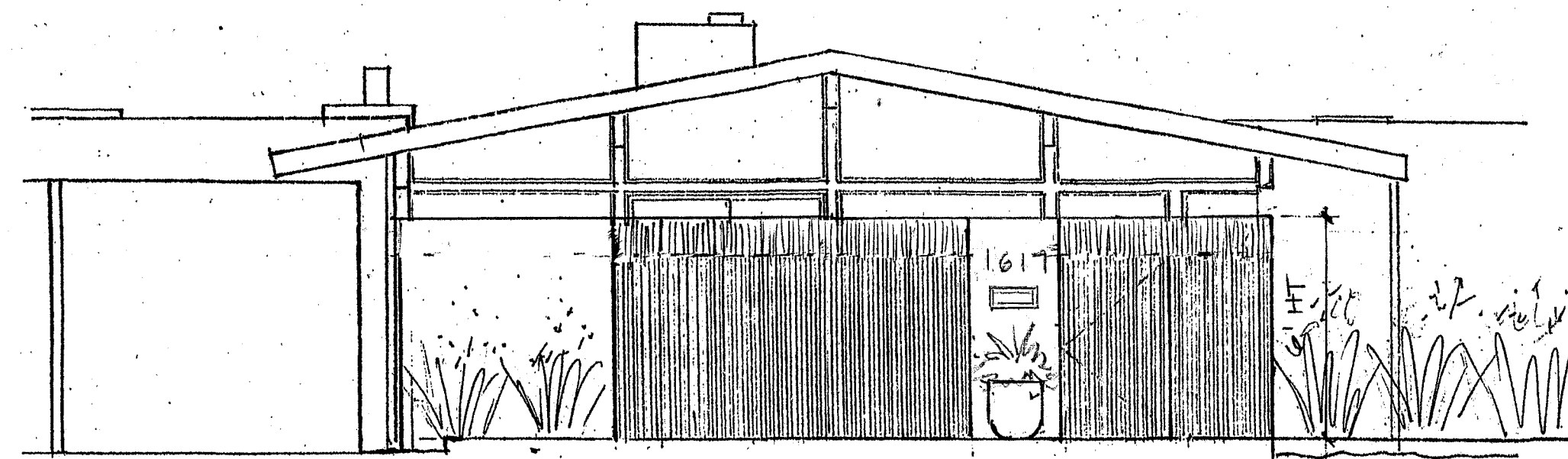
11 CONCRETE STEPS
SCALE: 1" = 1'-0"



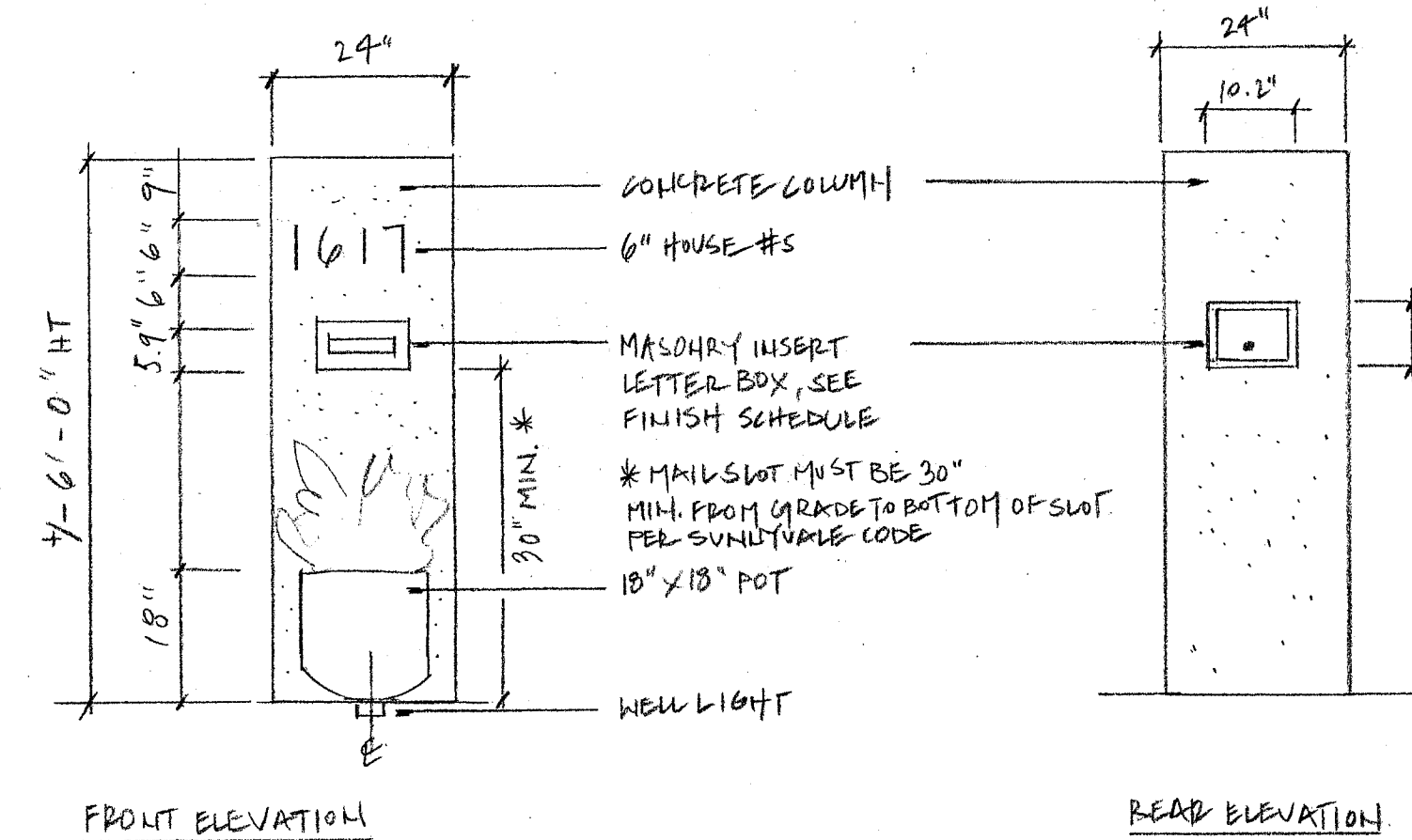
12 CONCRETE RETAINING WALL @ ENTRY STEPS
SCALE: 1" = 1'-0"



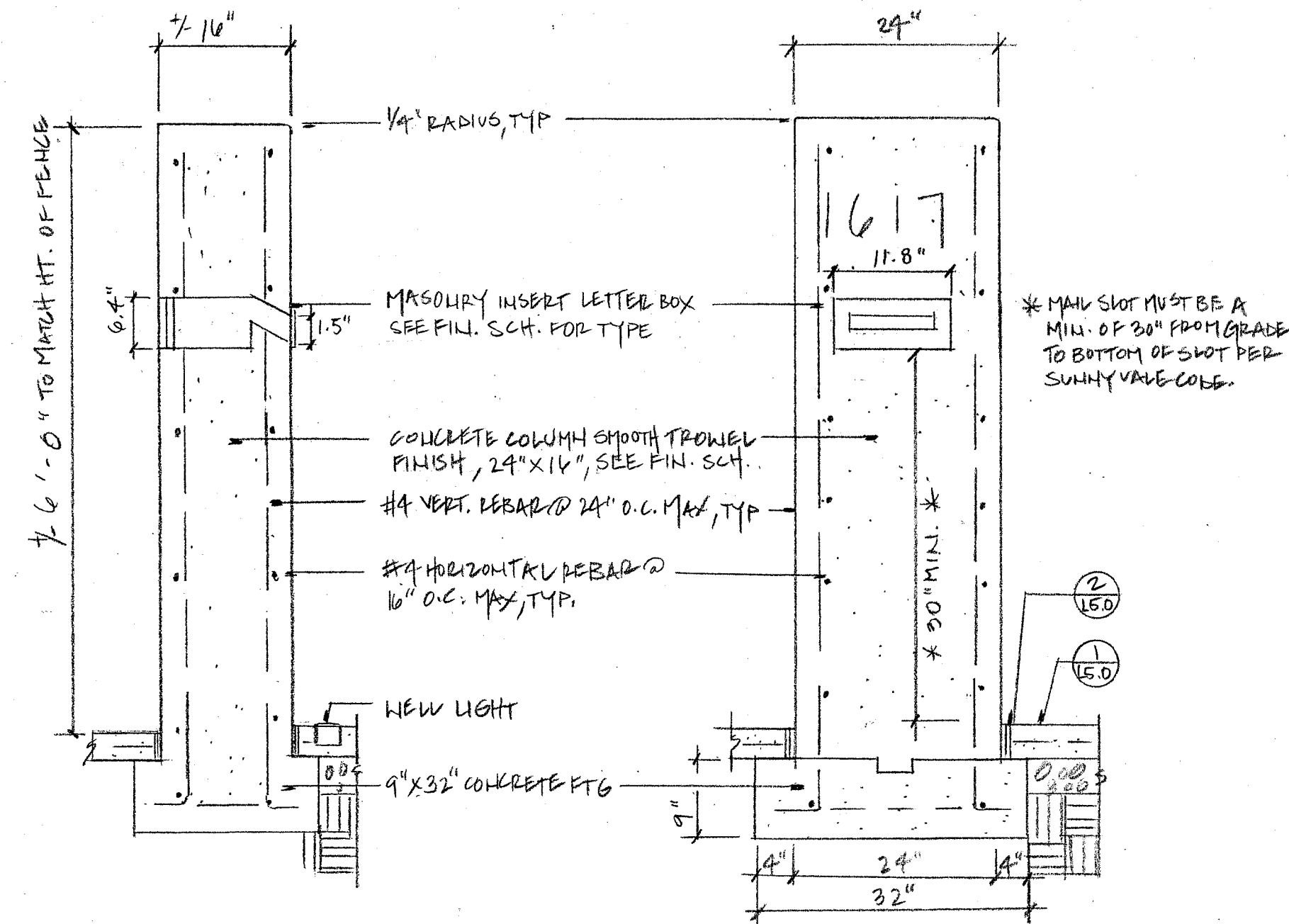
13 DESIGN INTENT : STEPS @ SIDEWALK
SCALE: N.T.S.



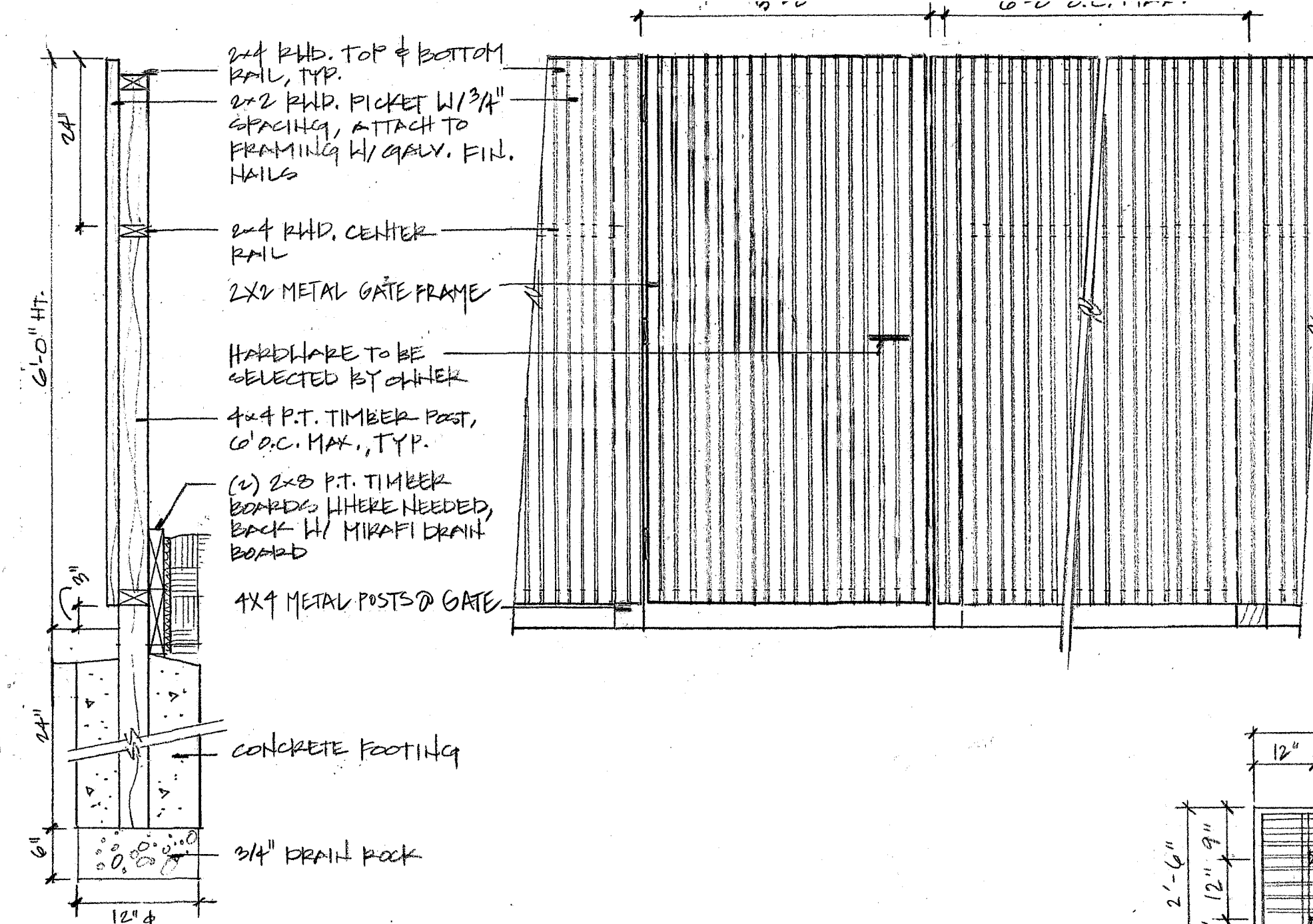
1 **DESIGN INTENT : ENTRY FENCE + CONCRETE WALLS**
SCALE: 1/4" = 1'-0"



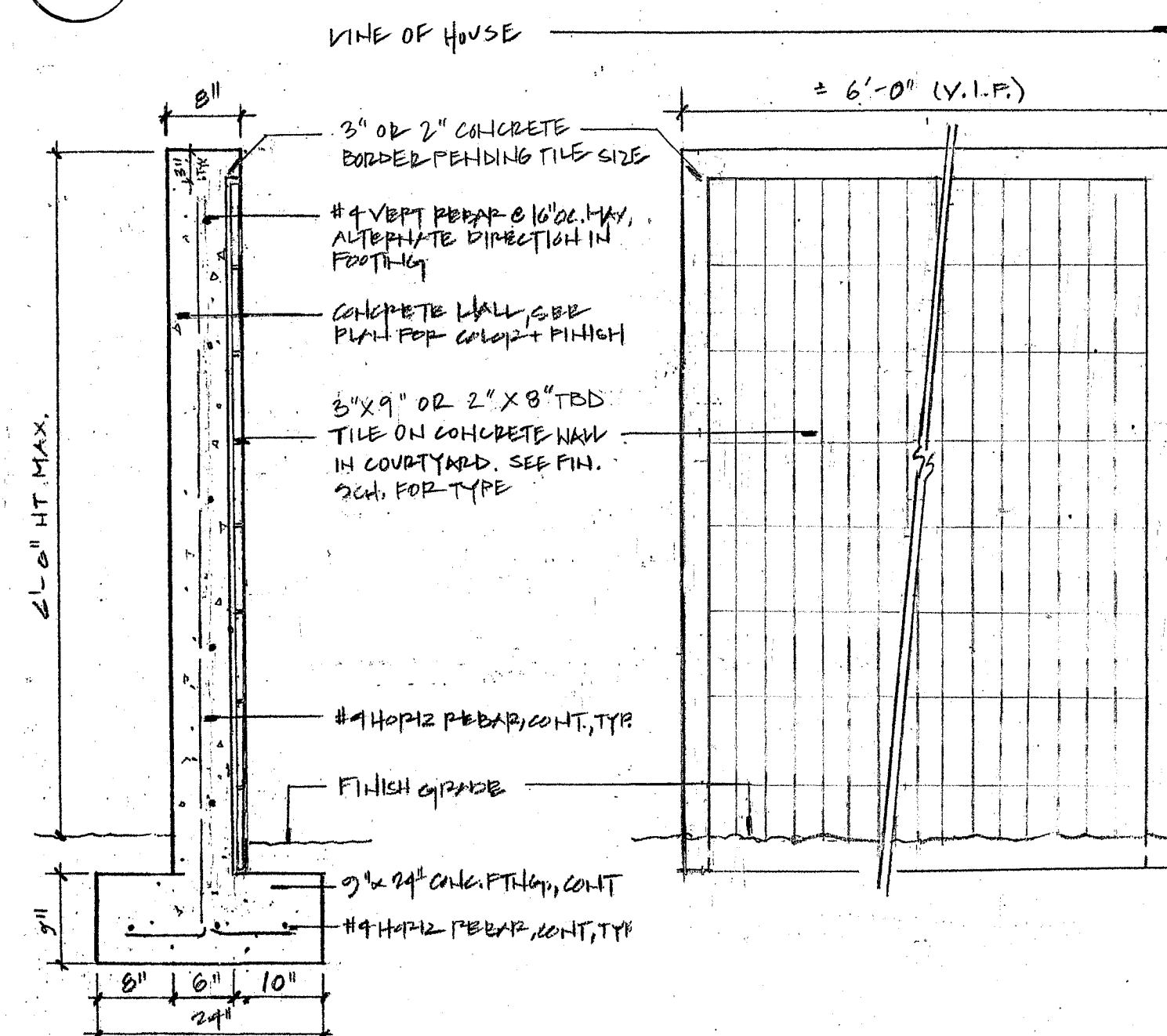
2 **HOUSE #'s + MAILSLLOT ENTRY WALL: ELEVATION**
SCALE: 1/2" = 1'-0"



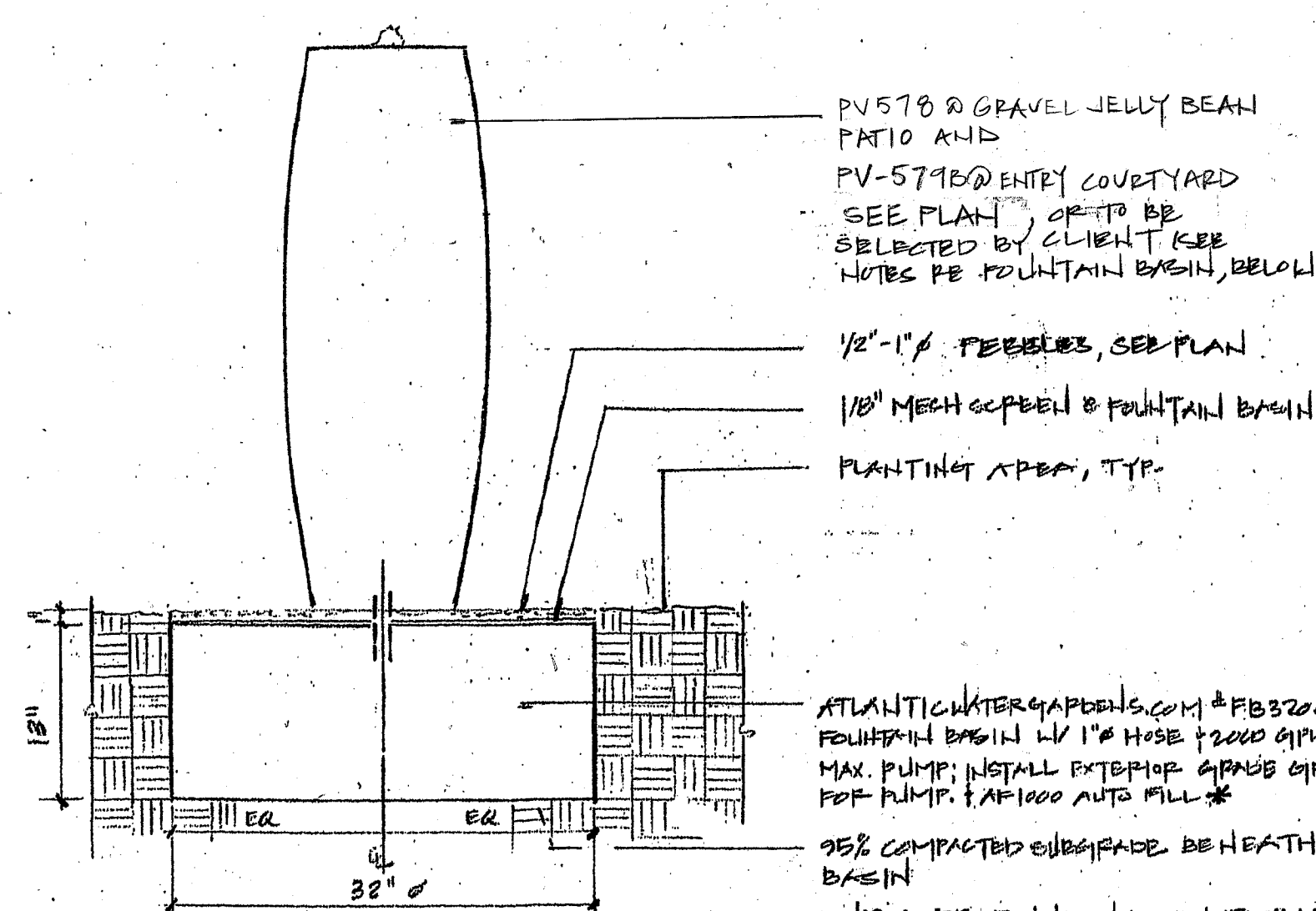
3 **HOUSE #'s + MAILSLLOT ENTRY WALL: DETAIL**
SCALE: 3/8" = 1'-0"



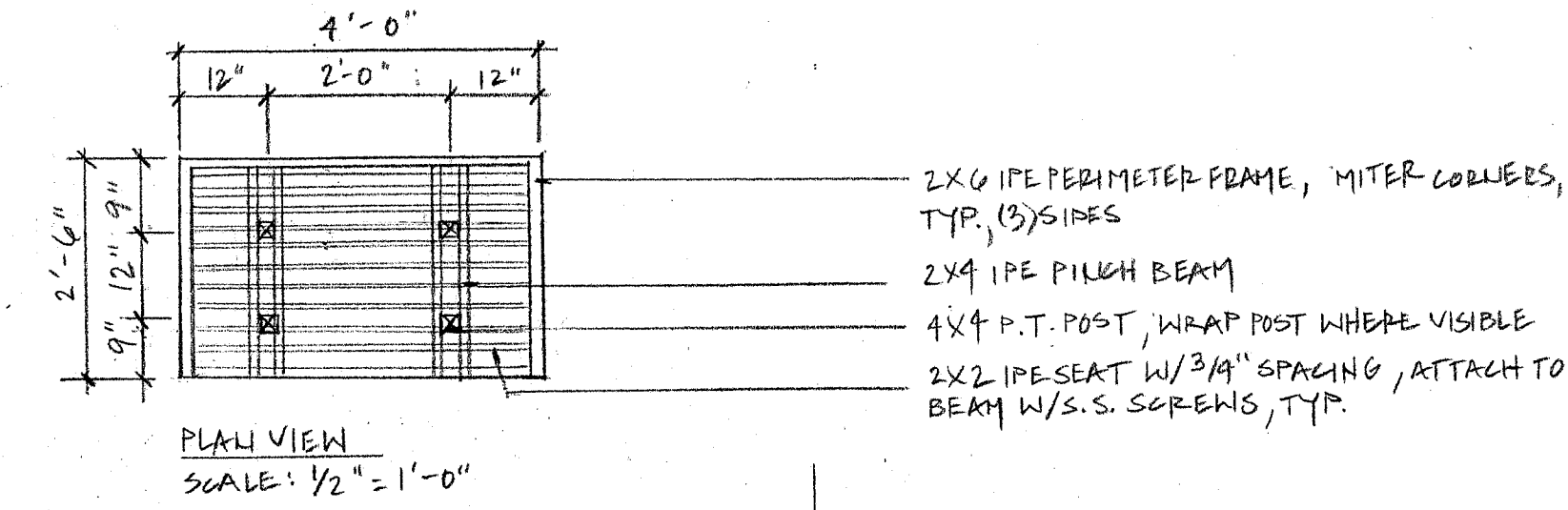
4 **2X2 VERTICAL BOARD FENCE, 6'-0" HT.**
SCALE: 3/4" = 1'-0"



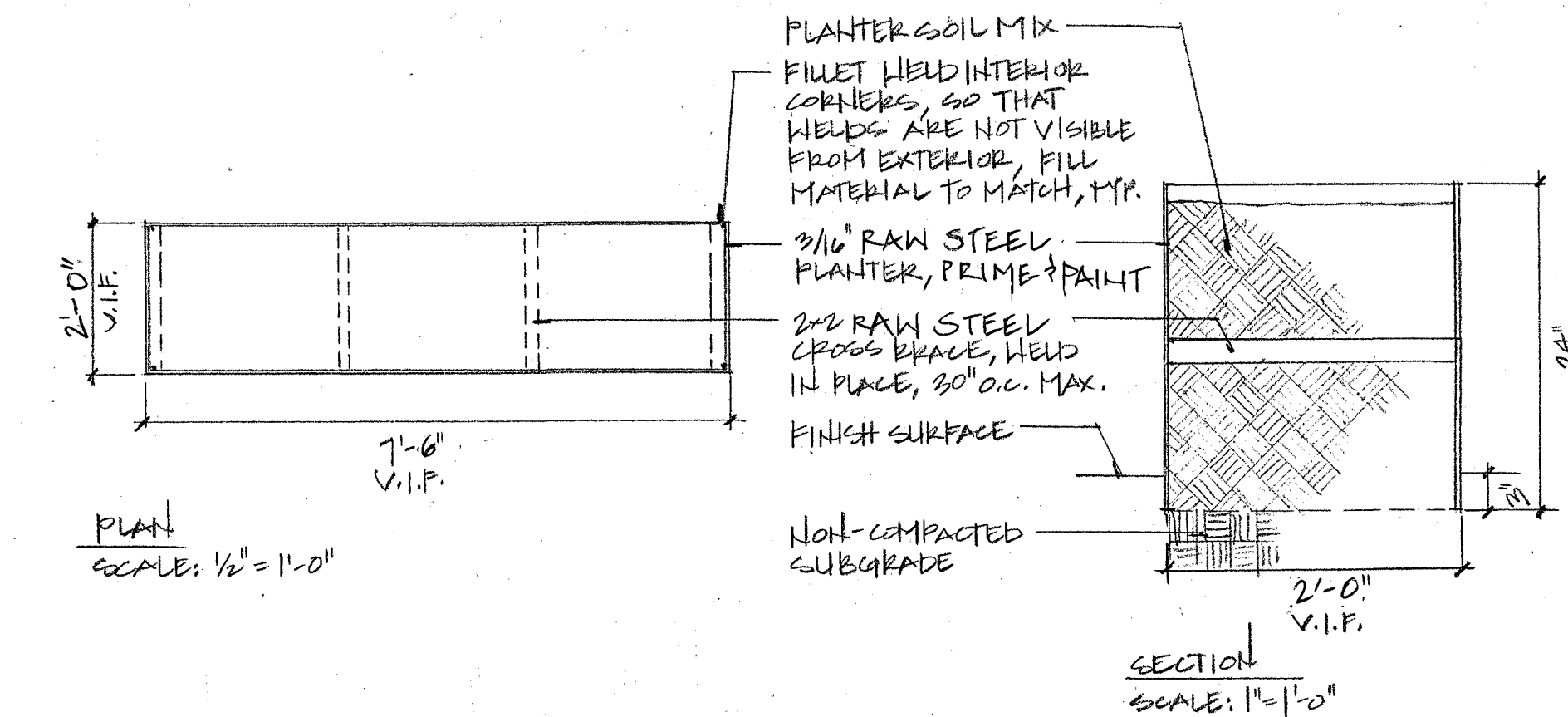
5 **CONCRETE FREESTANDING WALL WITH TILE @ COURTYARD**
SCALE: 3/8" = 1'-0"



6 **WATER FEATURE**
SCALE: 1" = 1'-0"



7 **WOOD BENCH**
SCALE: 3/4" = 1'-0"



8 **RAISED STEEL PLANTER**
SCALE: SEE DETAIL

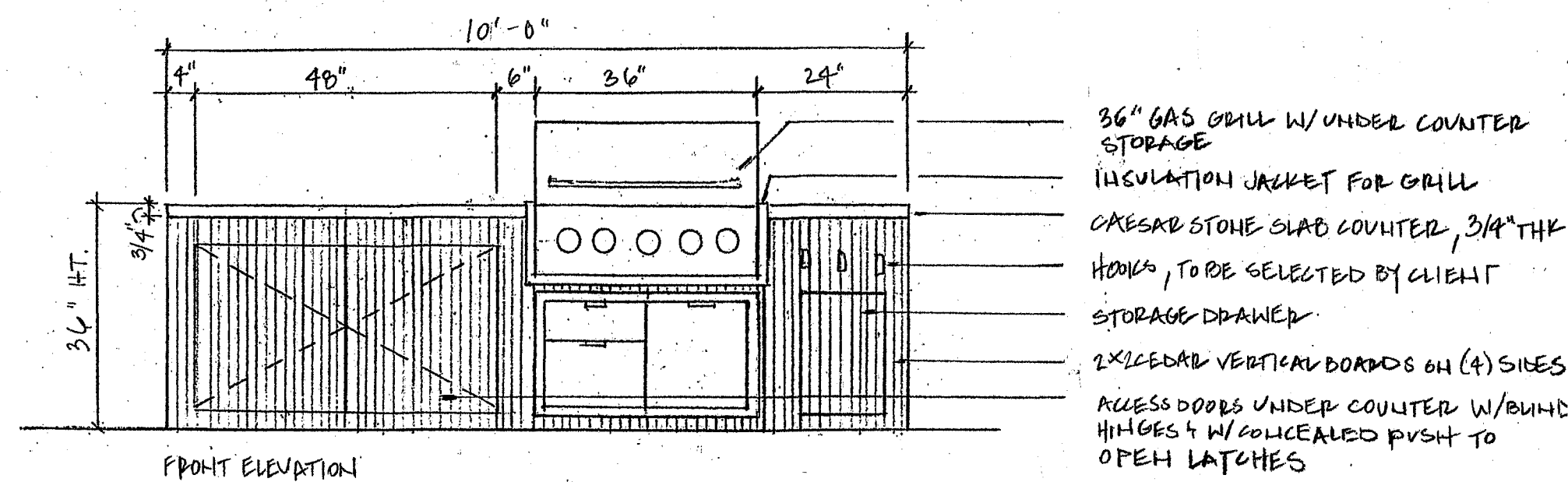
PV578 @ GRAVEL JELLY BEAN PATIO AND
PV-579 @ ENTRY COURTYARD
SEE PLAN OR TO BE
SELECTED BY CLIENT (SEE
NOTES RE FOUNTAIN BASIN, BELOW)

1/2"-1" P. PEBBLES, SEE PLAN
1/8" MESH SCREEN @ FOUNTAIN BASIN
PLANTING AREA, TYP.

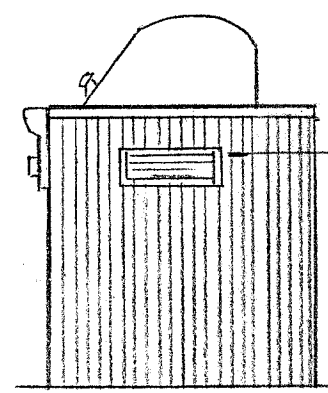
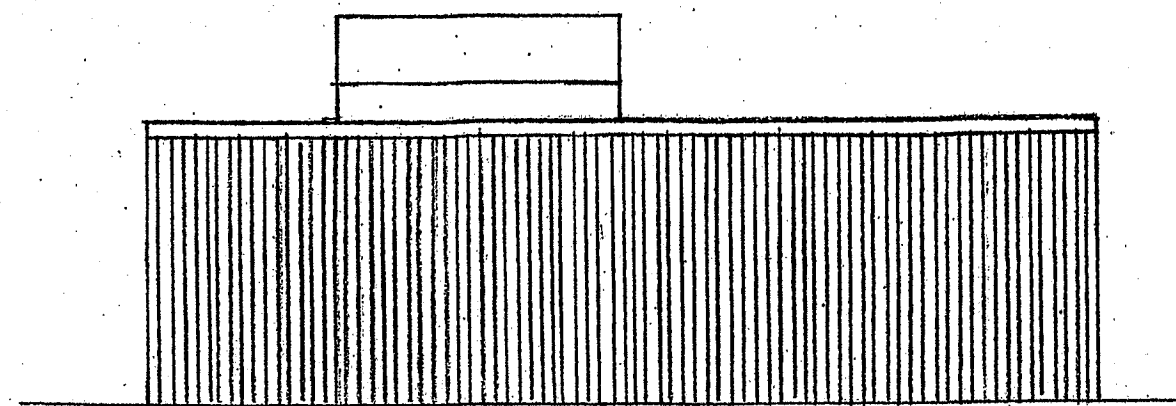
ATLANTICWATERGARDENS.COM #FB3200
FOUNTAIN BASIN W/ 1" HOSE 12000 GPH
MAX. PUMP; INSTALL EXTERIOR GPHS GPH
FOR PUMP. 1/4" AUTO. FILL

95% COMPACTED SUBGRADE, DE HEATH
BASIN

* UPGRADE FOUNTAIN BASIN IF FILLED
FOUNTAIN IS NON-TYPICAL. SEE LBS
#FB4000 SUPPORTS UP TO 1200 LBS,
OPTIONAL TO USE CONVERT-TO-FOUNTAIN
KIT, IF AVAILABLE.



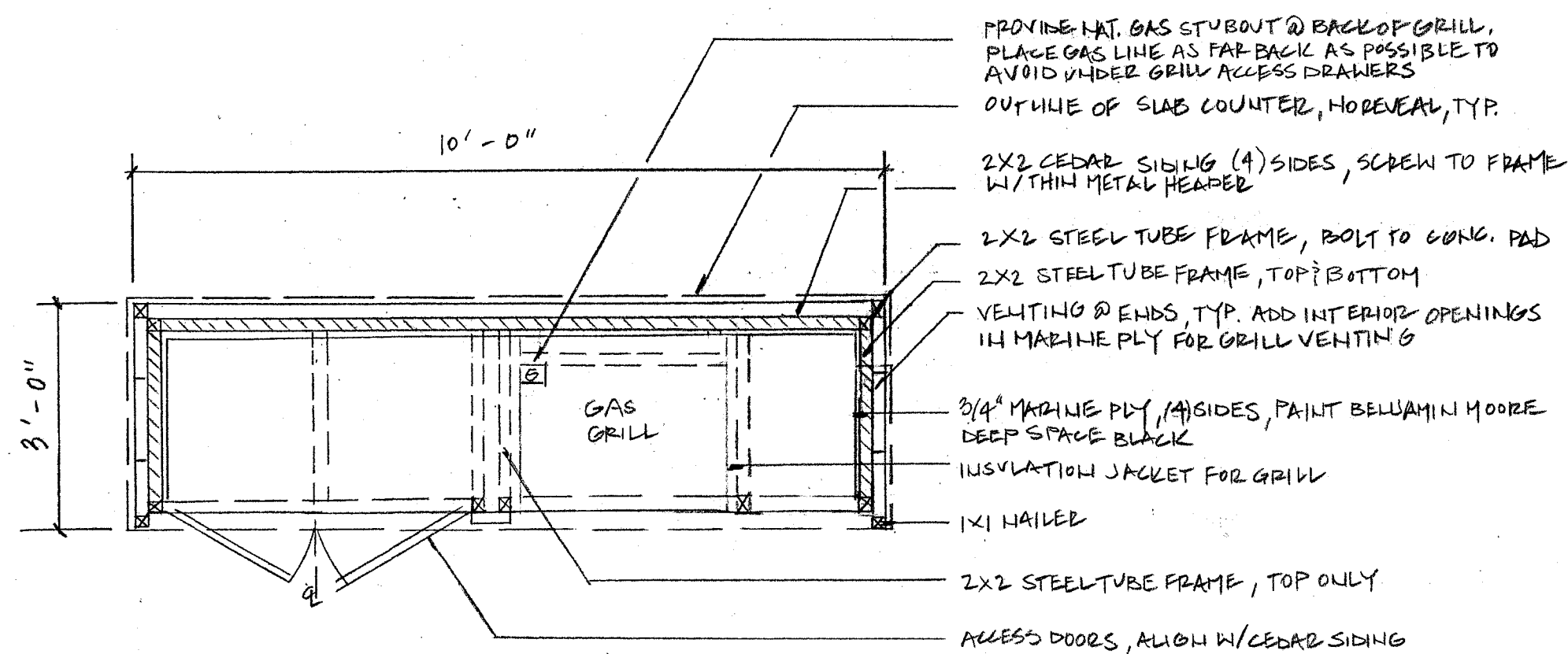
36" GAS GRILL W/ UNDER COUNTER STORAGE
INSULATION JACKET FOR GRILL
CAESAR STONE SLAB COUNTER, 3/4" THK
HOOKS, TO BE SELECTED BY CLIENT
STORAGE DRAWER
2X CEDAR VERTICAL BOARDS ON (4) SIDES
ACCESS DOORS UNDER COUNTER W/ BUILT IN HINGES & W/ CONCEALED PUSH TO OPEN LATCHES



VENT ON EITHER END, GRATE TBD.
VENT SIZING FENDING GRILL MANUF. SPECS.

1 OUTDOOR KITCHEN: ELEVATION

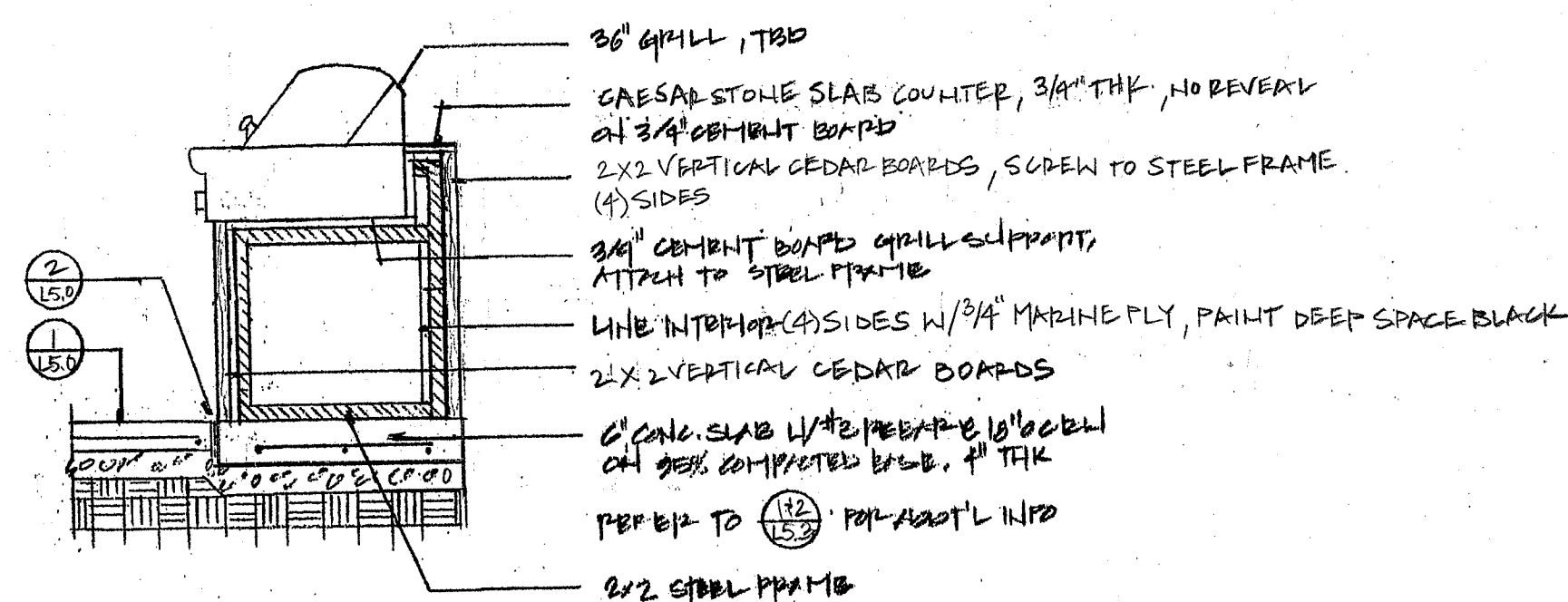
SCALE: 1/2" = 1'-0"



PROVIDE NAT. GAS SUPPLY @ BACK OF GRILL, PLACE GAS LINE AS FAR BACK AS POSSIBLE TO AVOID UNDER GRILL ACCESS DRAWERS
OUTLINE OF SLAB COUNTER, NO REVEAL, TYP.
2X2 CEDAR SIDING (4) SIDES, SCREW TO FRAME W/ THIN METAL HEADER
2X2 STEEL TUBE FRAME, BOLT TO CONC. PAD
2X2 STEEL TUBE FRAME, TOP & BOTTOM
VENTING @ ENDS, TYP. ADD INTERIOR OPENINGS IN MARINE PLY FOR GRILL VENTING
3/4" MARINE PLY, (4) SIDES, PAINT BELLEVUE MOORE DEEP SPACE BLACK
INSULATION JACKET FOR GRILL
1X1 NAILER
2X2 STEEL TUBE FRAME, TOP ONLY
ACCESS DOORS, ALIGN W/ CEDAR SIDING

2 OUTDOOR KITCHEN: FRAMING PLAN

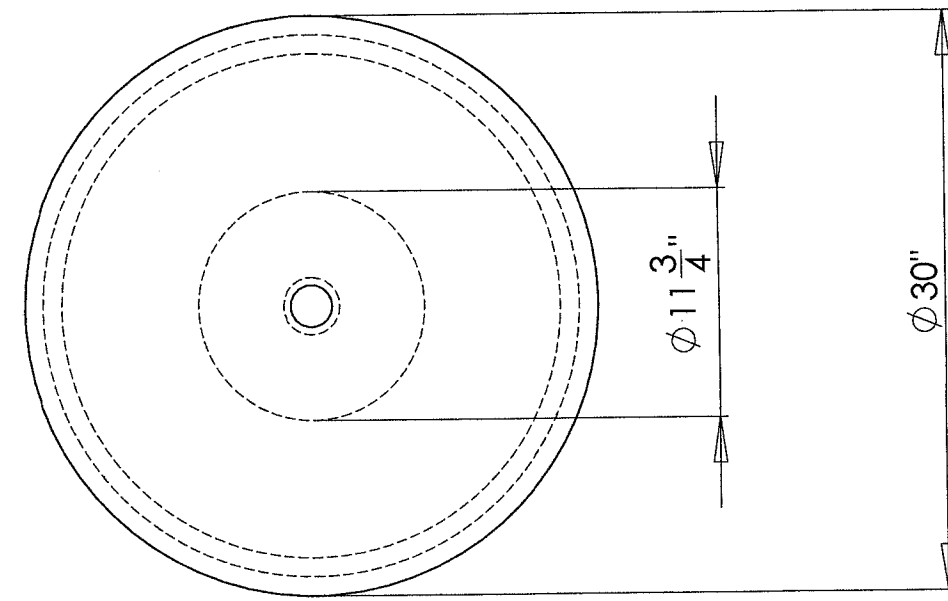
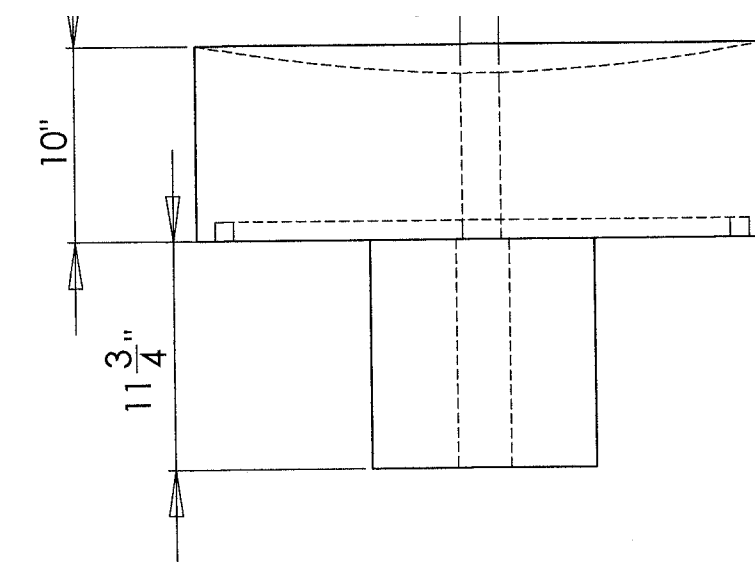
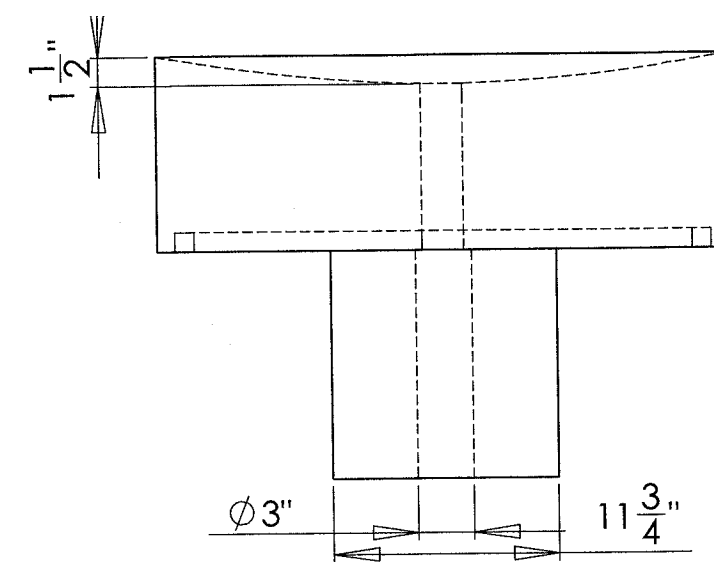
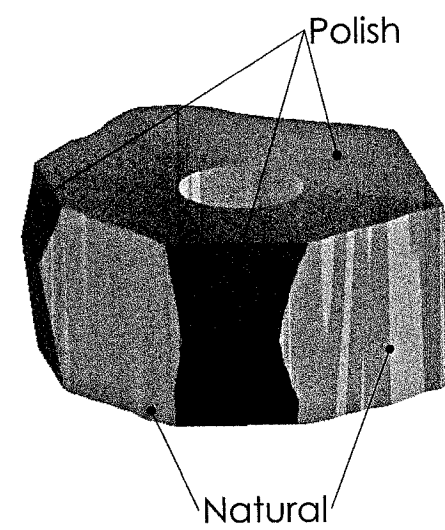
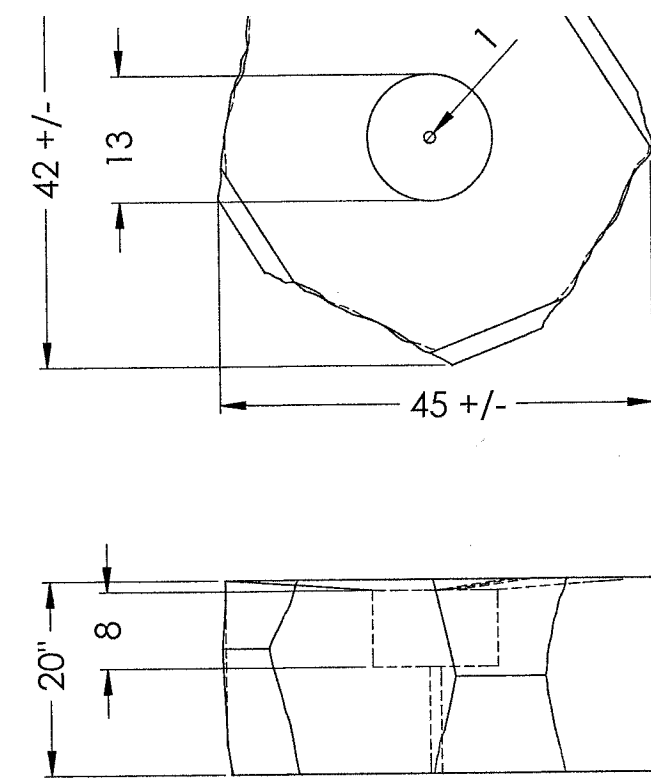
SCALE: 1/2" = 1'-0"



36" GRILL, TYP.
CAESAR STONE SLAB COUNTER, 3/4" THK, NO REVEAL ON 3/4" CEILING BOARD
2X2 VERTICAL CEDAR BOARDS, SCREW TO STEEL FRAME (4) SIDES
3/4" CEILING BOARD GRILL SUPPORT, ATTACH TO STEEL FRAME
LINE INTERIOR (4) SIDES W/ 3/4" MARINE PLY, PAINT DEEP SPACE BLACK
2X2 VERTICAL CEDAR BOARDS
6" CONC. SLAB W/ 2 REBAR @ 18" O.C. ON DEEP COMPACTED BASE, 4" THK
PER 12" TO 15" PER FOOT L IN PD
2X2 STEEL FRAME

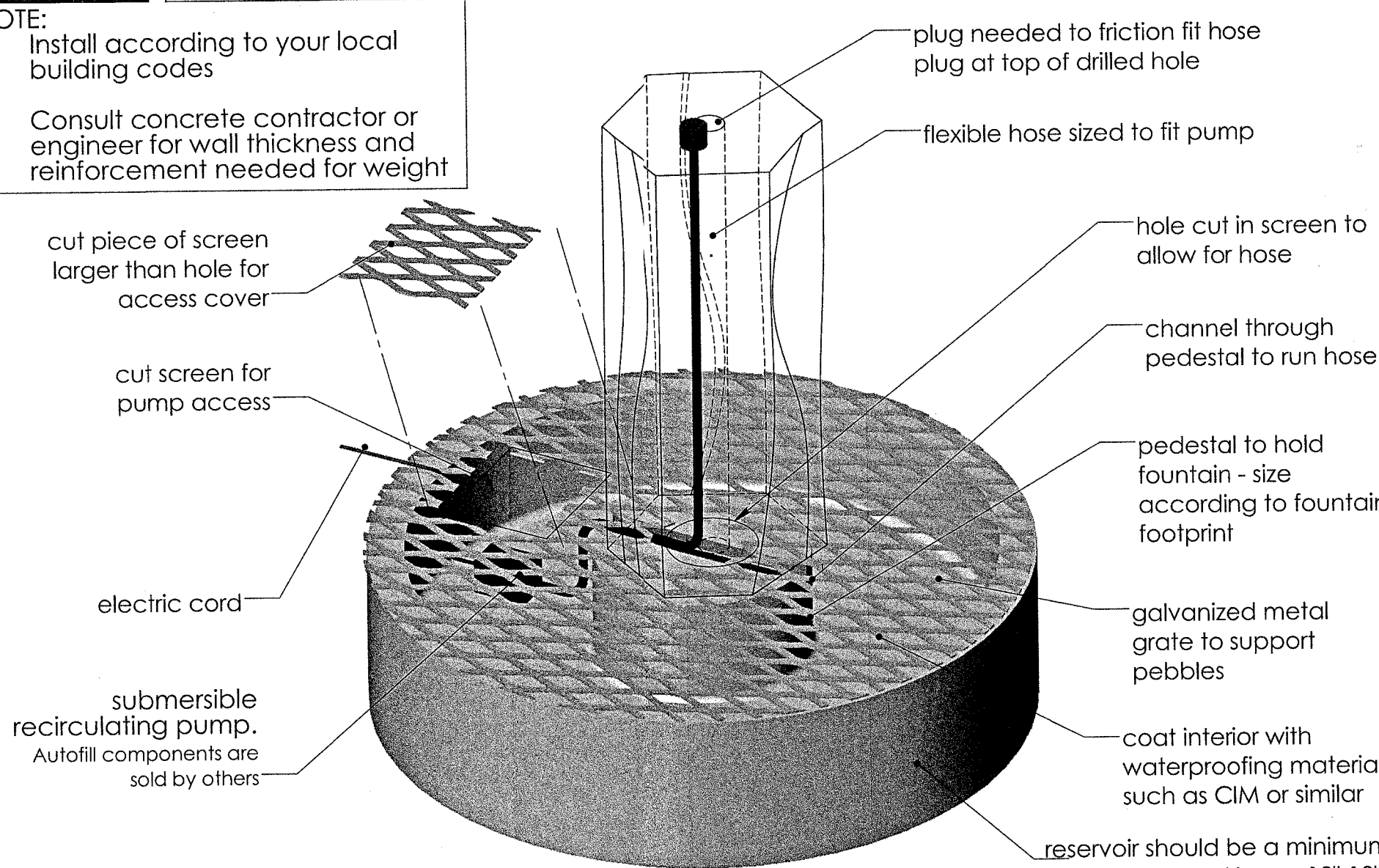
3 OUTDOOR KITCHEN: SECTION

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



	Marubachi Fountain NF-02 <i>w/ Custom Reservoir, diagram below</i>			Due to the hand-carving of each piece, small variances in shape and size are to be expected.	
	REV. A DWG. NO. A Marubachi Fountain - INCH			REV. A	MATERIAL: Basalt
	APPROXIMATE WEIGHT: lbs 3000			SHEET 1 OF 1	FINISH: Natural/Polished

NOTE:
• Install according to your local building codes
• Consult concrete contractor or engineer for wall thickness and reinforcement needed for weight



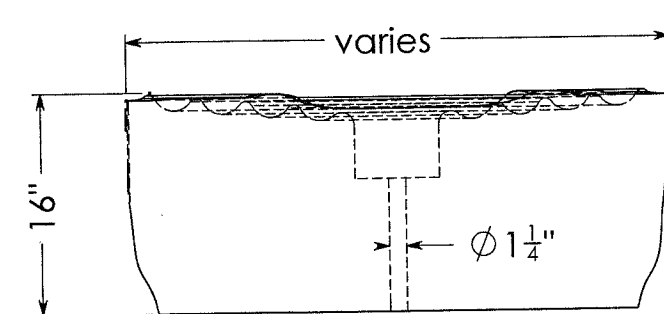
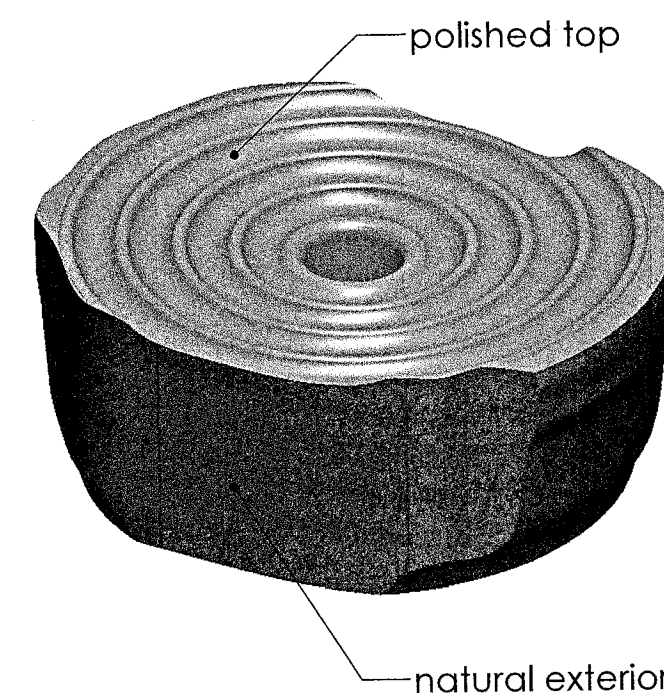
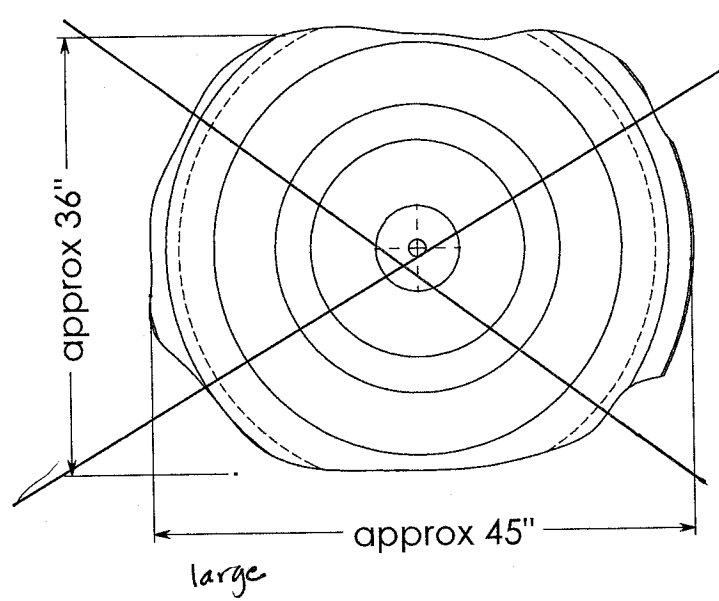
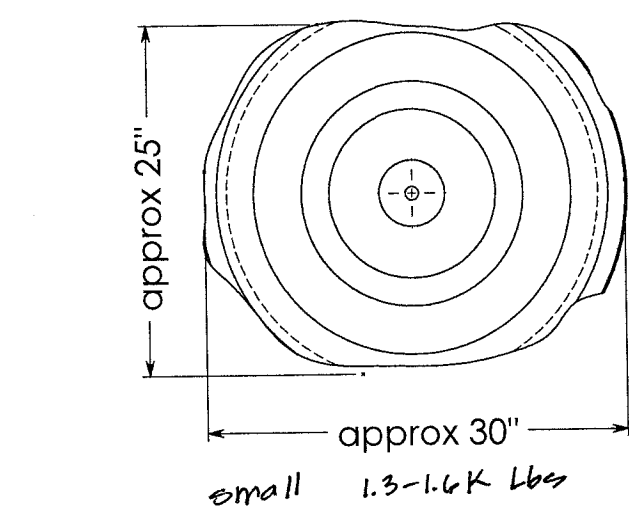
6 FOUNTAIN @ ADU

SCALE: N.T.S

	Custom Reservoir Diagram		Due to the hand-carving of each piece, small variations in shape and size are to be expected.	
	Dwg. No. A No cutaway Com Install			REV. A
	WEIGHT: SHEET 1 OF 1			
©2014 Stone Forest, Inc.				
DO NOT SCALE DRAWING				

4 LIVING ROOM FOUNTAIN - OPTION 1

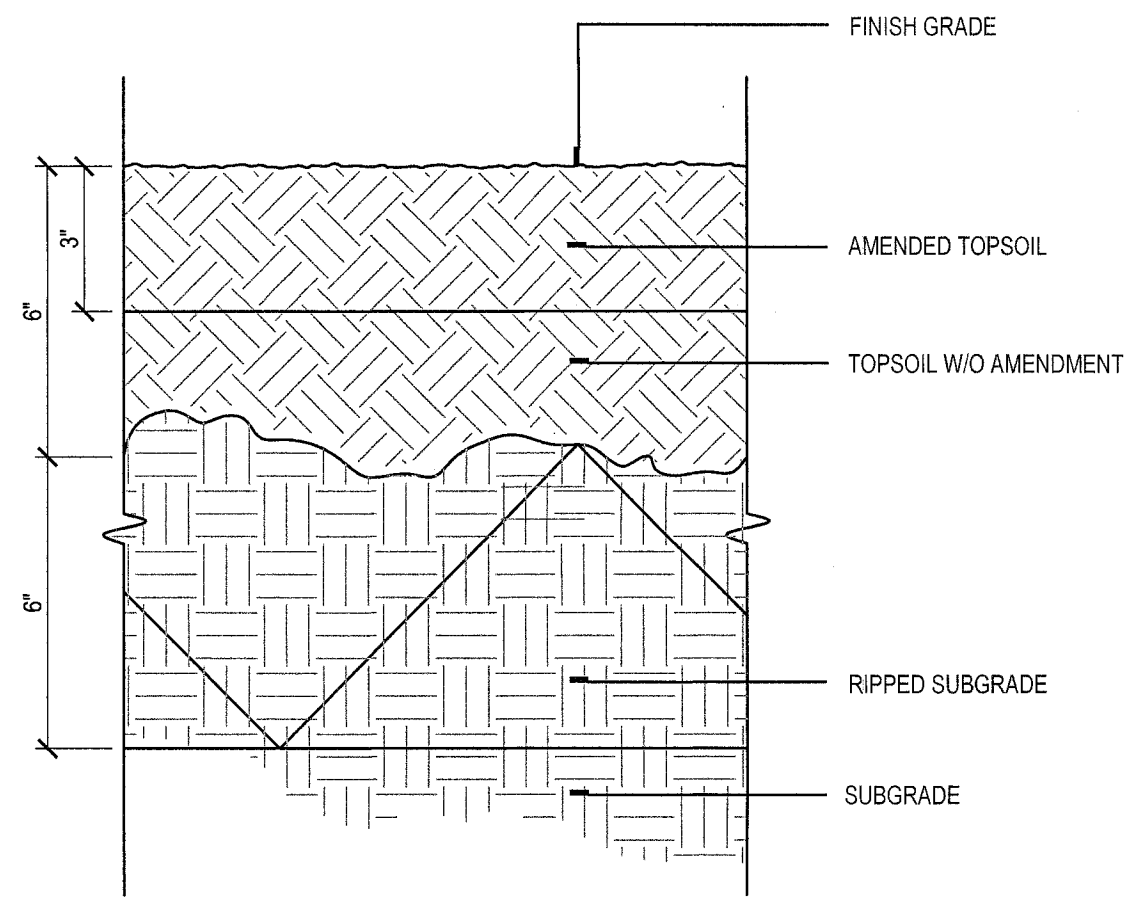
SCALE: N.T.S



STONE FOREST	Small Swirl Fountains install on fountain installation reservoir, 99" w/ submersible pump 120 GPH - see finish sheet.		REV. A	Due to the hand- crafting of each piece, small variance in shape and size are to be expected.	
	A To Swirl Fountain Specification			MATERIAL	granite
	WEIGHT: SHEET 1 OF 1			FINISH	as noted
©2019 Stone Forest, Inc.					

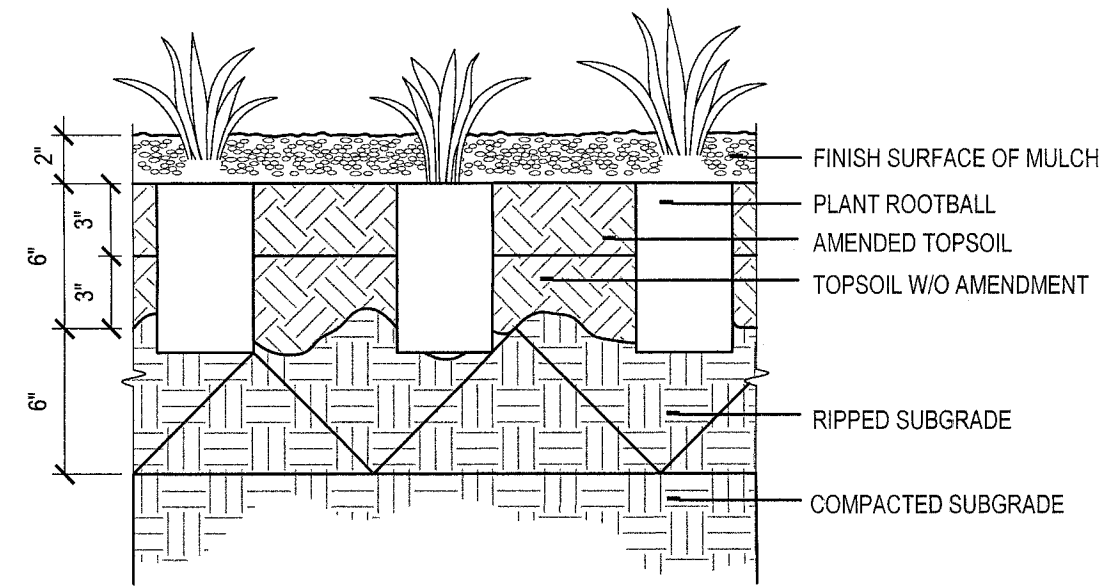
5 LIVING ROOM FOUNTAIN - OPTION 2

SCALE: N.T.S



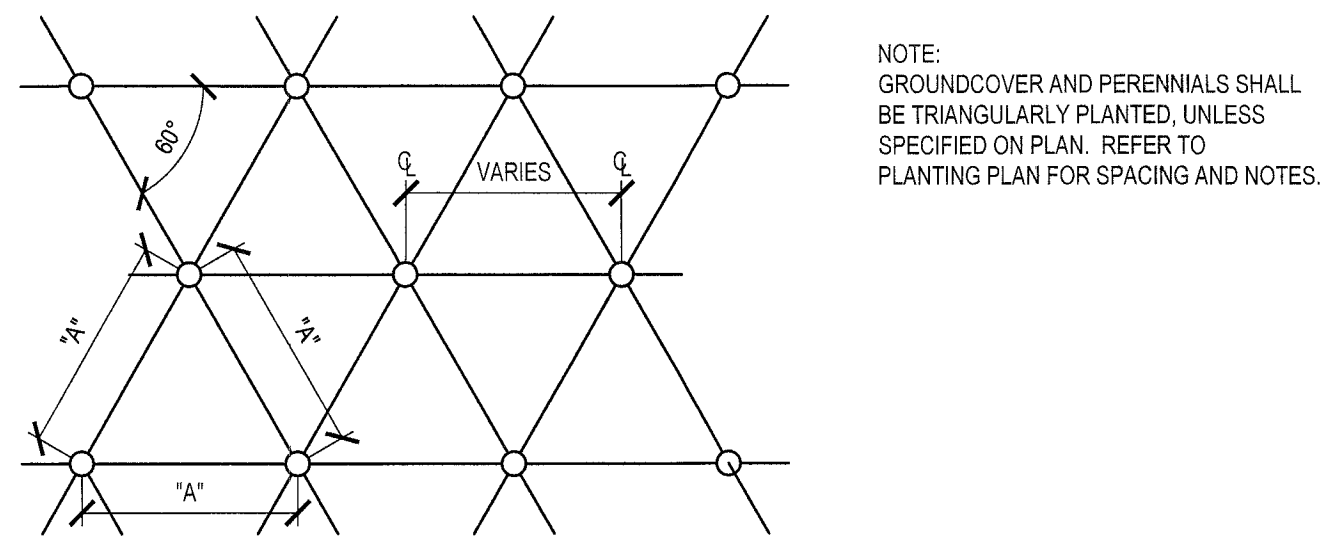
1 AMENDED TOPSOIL

SCALE: 3" = 1' - 0"



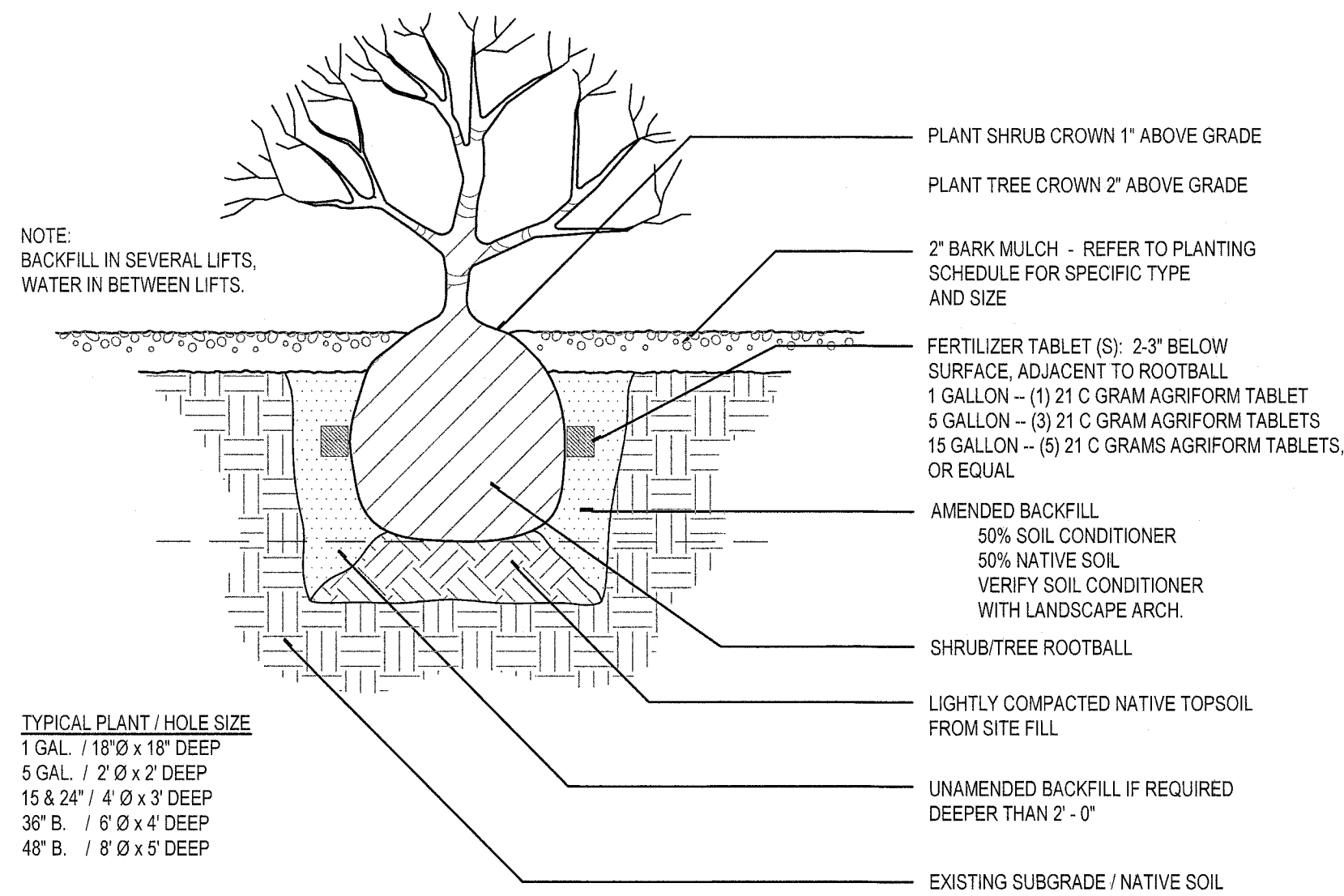
2 GROUNDCOVER & PERENNIAL PLANTING

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



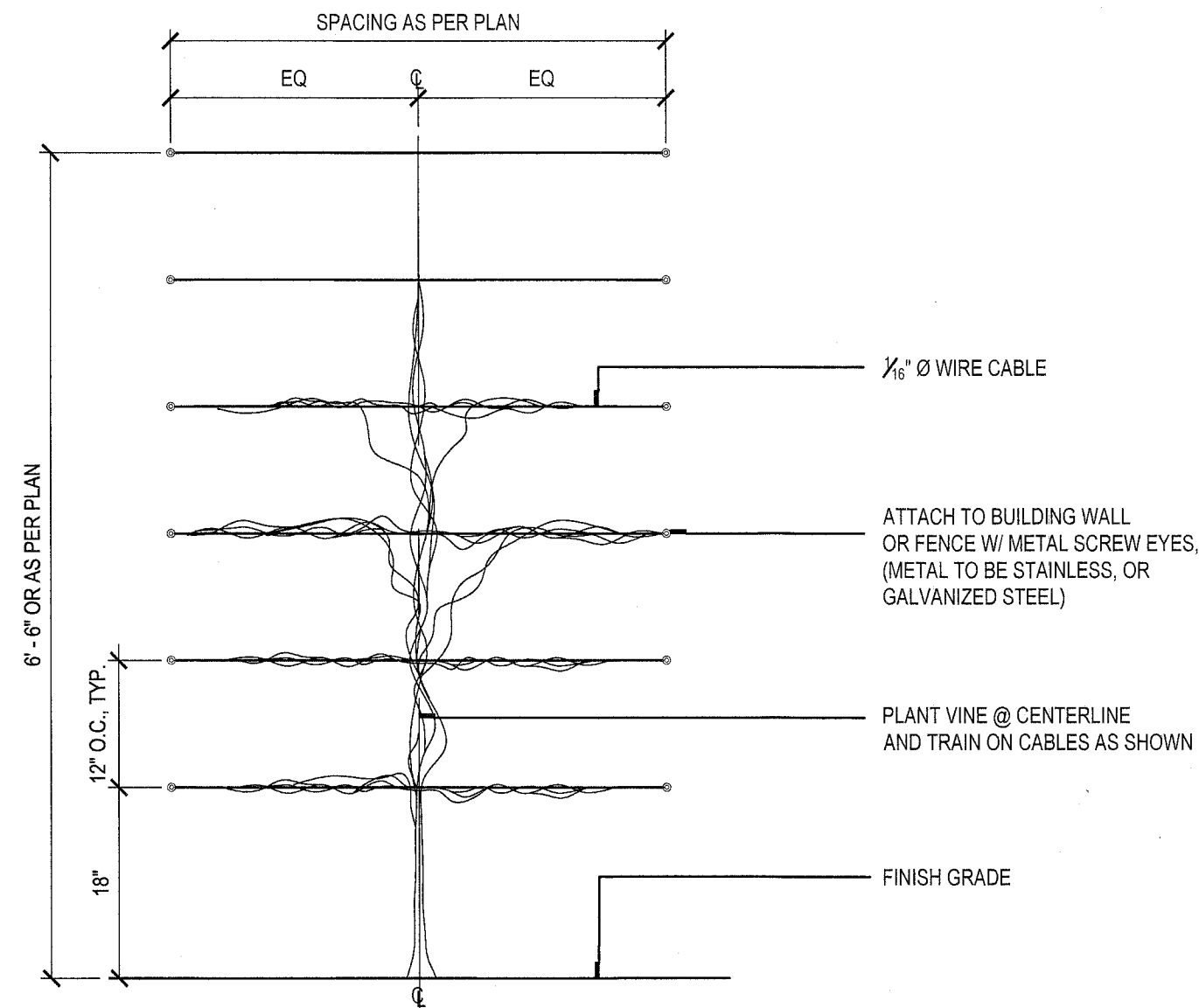
3 TRIANGULAR SPACING

SCALE: NOT TO SCALE



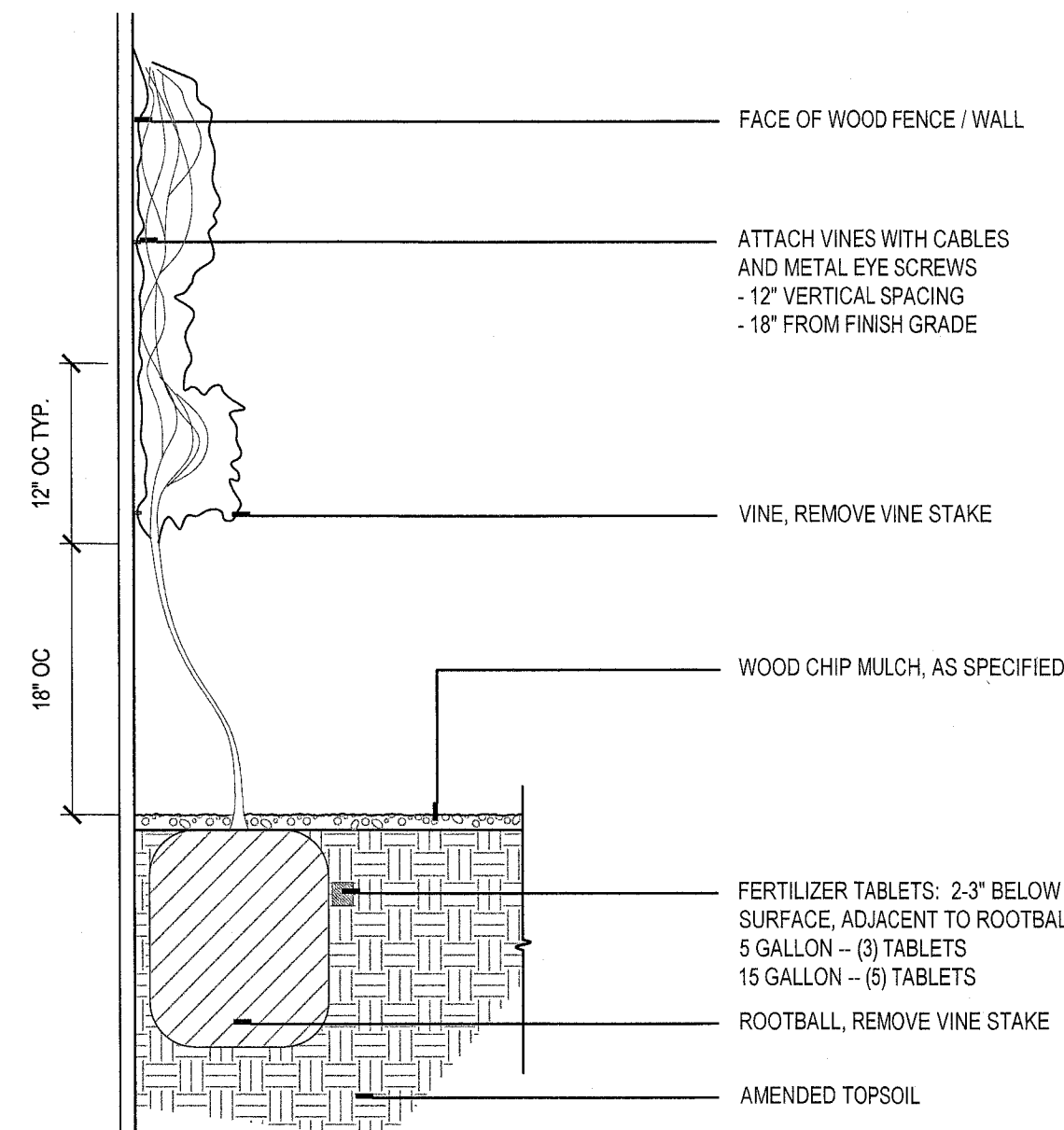
4 SHRUB PLANTING

SCALE: NOT TO SCALE



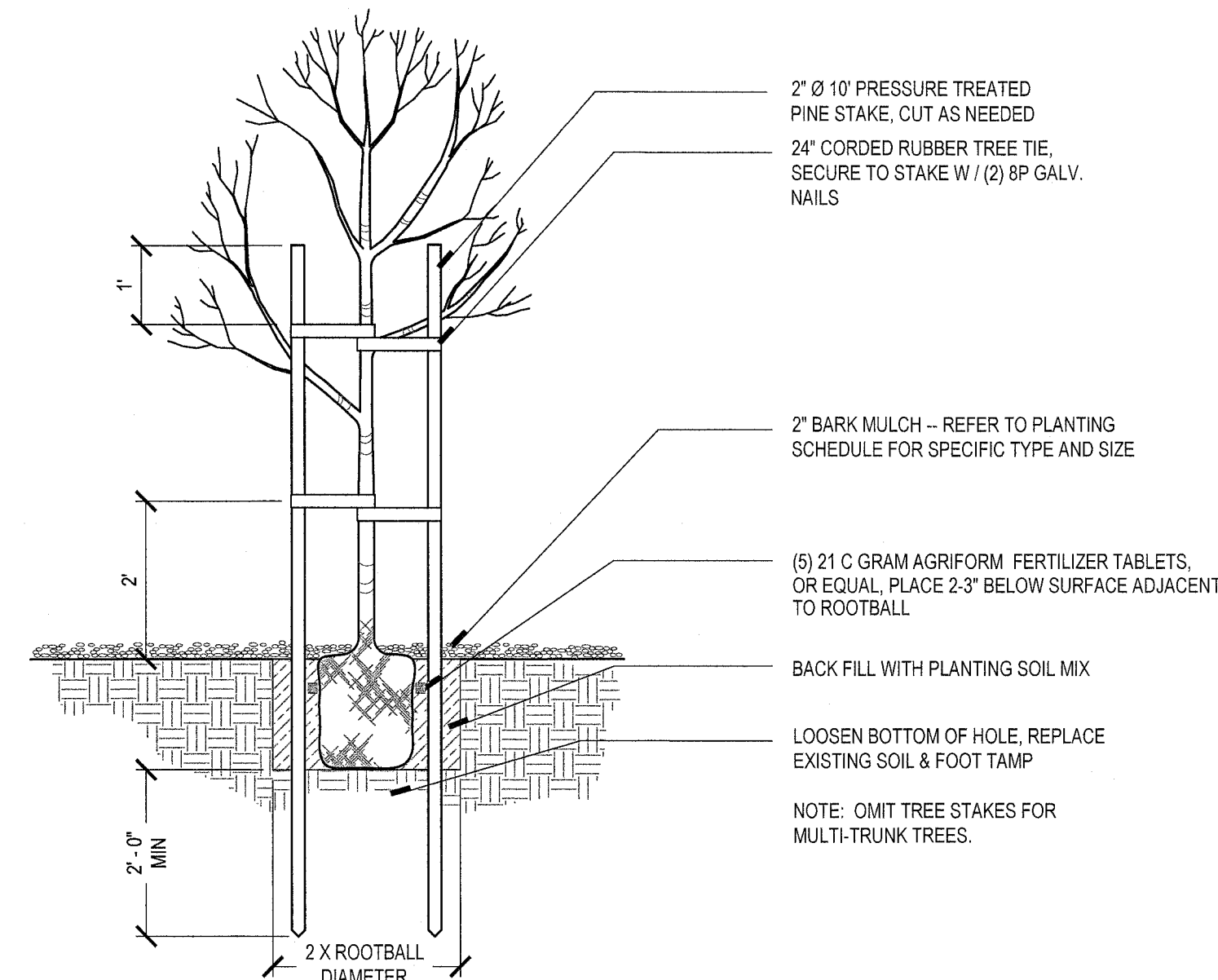
5 WIRE CABLE VINE SUPPORT

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



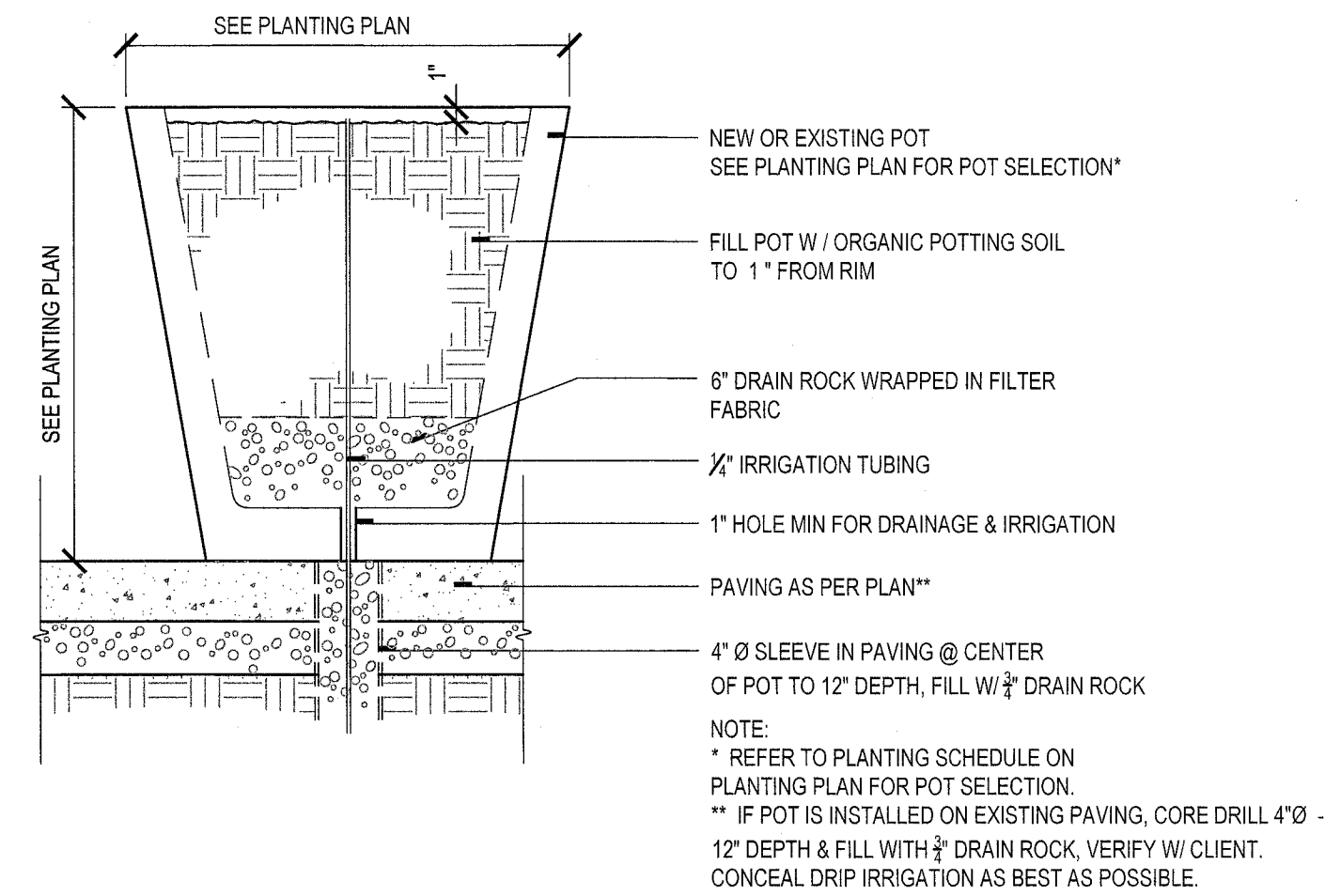
6 VINE PLANTING

SCALE: 1" = 1' - 0"



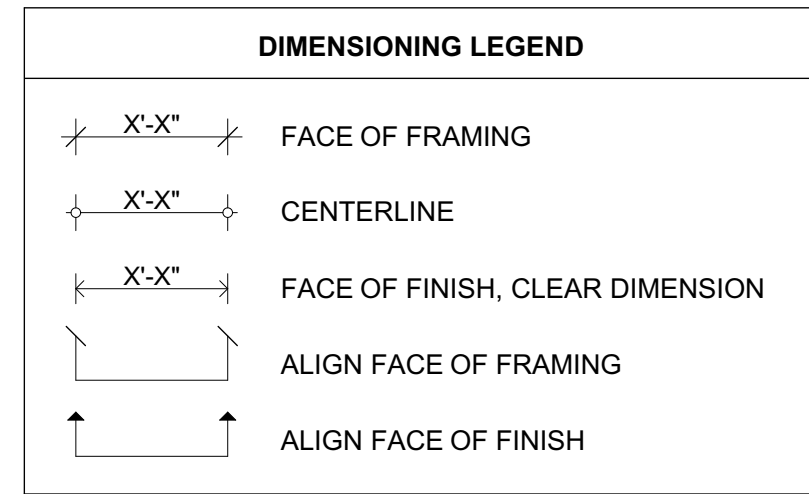
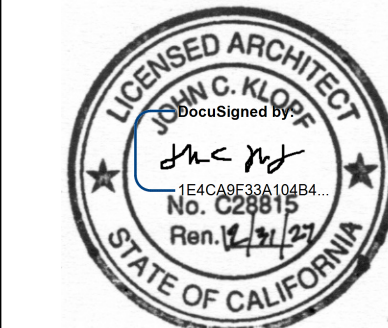
7 TREE PLANTING & STAKING

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



8 POT W/ DRAINAGE & IRRIGATION

SCALE: NOT TO SCALE

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ARCHITECTURE

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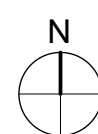
Accepted For Owner By _____

Drawing Record / Revisions		
#	DATE	DESCRIPTION
	12/31/25	PLANING REVIEW
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Principal:	Checked by:	Drawn by:
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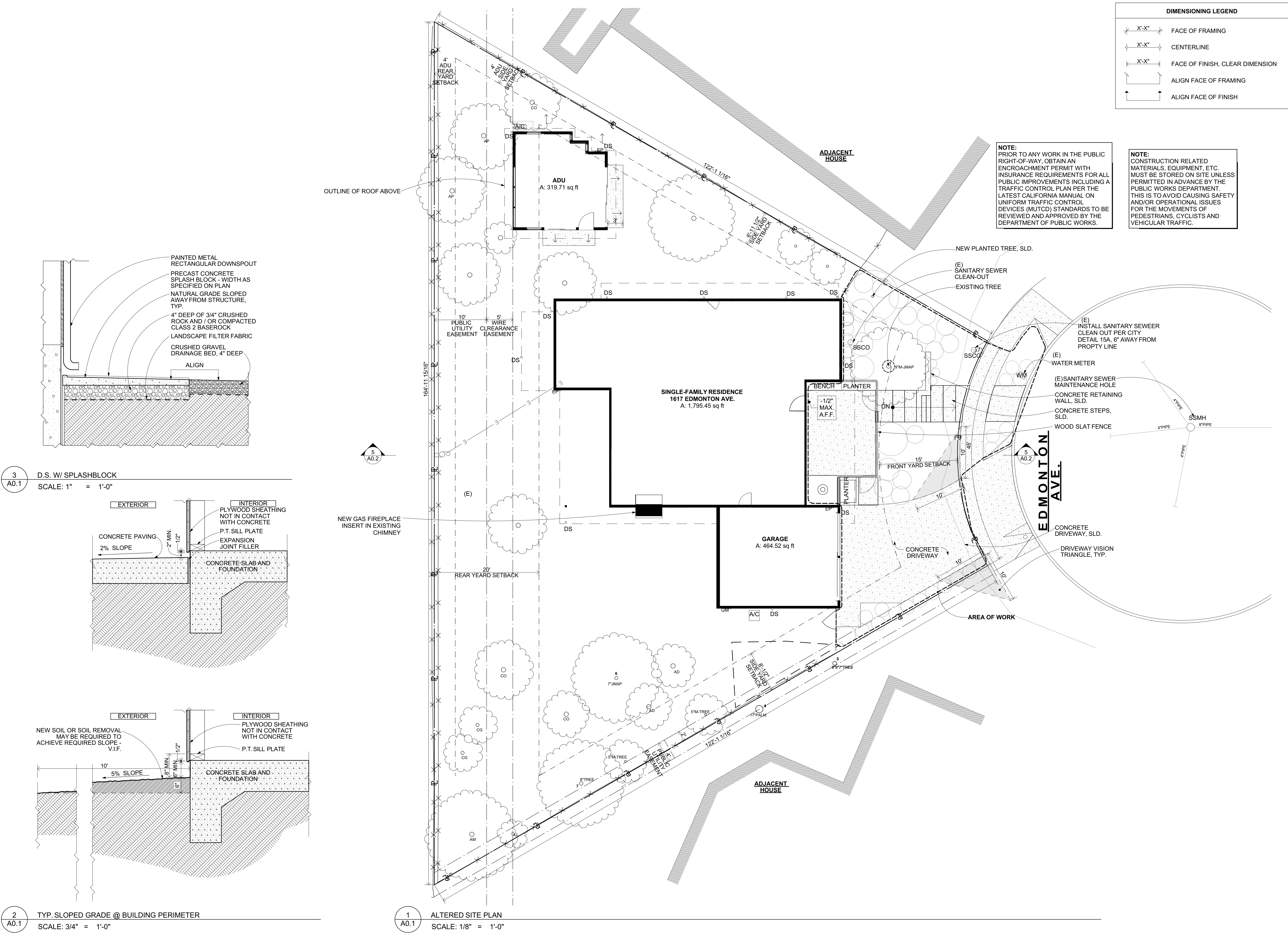
JCK	LD, AT	ST, RD
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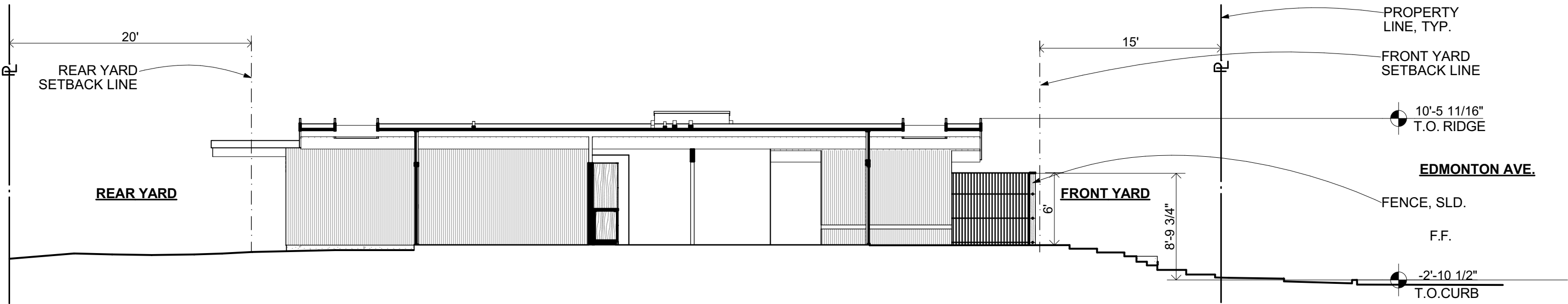
2411	12/31/2025
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EXISTING SITE PLAN

A0.0





5
A0.2 SITE SECTION
SCALE: 1/8" = 1'-0"

DIMENSIONING LEGEND	
	FACE OF FRAMING
	CENTERLINE
	FACE OF FINISH, CLEAR DIMENSION
	ALIGN FACE OF FRAMING
	ALIGN FACE OF FINISH



4
A0.2 1627 EDMONTON AVE.
SCALE: 1' = 1'-0"



2
A0.2 1607 EDMONTON AVE.
SCALE: 1' = 1'-0"

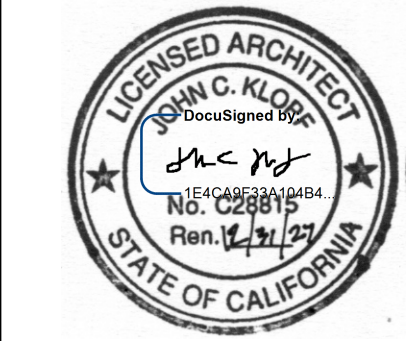


3
A0.2 1613 EDMONTON AVE.
SCALE: 1' = 1'-0"



1
A0.2 1623 EDMONTON AVE.
SCALE: 1' = 1'-0"

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N
SITE SECTION
AND CONTEXT
PHOTOS

A0.2



1

A0.3

EXISTING FRONT STREET VIEW



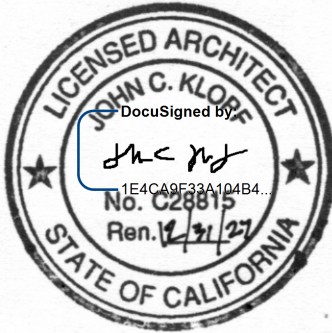
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A0.3

ALTERED FRONT STREET VIEW

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Project No: Issue Date:

2411 12/31/2025

EXISTING AND
PROPOSED
STREET VIEW

A0.3