

781 S. WOLFE RD

SUNNYVALE, CA



FORMAL PLANNING APPLICATION
07/17/2026

PERSPECTIVE RENDERING FROM LUSTERLEAF ROAD
NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION

Table 1. ZONING SUMMARY					APN 211-05-009
Existing General Plan	RLM - Low Medium Density Residential (7-14 du/ac)				
Existing Zoning Designation	(7-12 DU/AC) PD Combining District				
Proposed Zoning Designation	R-2 Low Medium Density Residential PD Combining District				
Site Area	Net ±29,981 SF (±0.69 AC) / Net Less Private Street ±24,776 SF (±0.57 AC)				
Lot Size	±47.5'-50' X 57' SF (2,945 SF - 3,478 SF) See Table 2 Lot Area				
Number of Lots	8				
Total Gross Area (SF)	20,486				
Building Footprint (SF)	11,870				
	Requirement	Proposed			
Density (du/ac)	12	11.6 Net / 14.1 Net Less Private Street	SMC Chapters 18.10, 19.36	Density Bonus	
Lot Area	8,000 SF (min.) or 3,600 SF (per DU)	2,945 SF - 3,478 SF (min. per DU)		waiver	
Lot Width	82' (min. for corner lot) 76' (min. for interior lot)	48'-56' (min. for corner lot) 47.5' (min. for interior lot)		waiver	
Building Height					
Number of Stories	2	2			
Height	30'	30'			
Lot Coverage (Including Covered Porch/Patio)	40% (two-story)	39.60% (Net) 47.91% (Net Less Private Street)	SMC Chapter 19.32	waiver	
FAR	45% FAR or 3,600 SF of GFA	68% (Net) 83% (Net Less Private Street)	SMC Chapter 19.32	waiver	
Setbacks					
Front Yard (average)	20'	10'		waiver	
Front Yard (second story)	25'	10'		waiver	
Reducible Front Yard Setback (min.)	9'	5' (to porch)		waiver	
Rear Yard	20'	10'		waiver	
Side Yards Total	20% of lot width, no less than 10'	4'-8'		waiver	
Side Yards One Side	4'	4'			
Side Yards (second story)	7'	4'		waiver	
Rear Yard Encroachment	Max. 25% one-story, min. 10'	27% - 32% two-story, 10'		waiver	
Landscape and Open Space		See Landscape Sheets for Details			
Usable Open Space	500 SF (per DU)	285 SF (min. per DU)		waiver	
Other Landscaped Area	850 SF (per DU) 20% of lot (min.)	1,166 SF (approx. avg. per DU) 38-49% of lot			
Parking Lot Landscaped Area	20% of parking lot area	N/A.			
Total Landscaped Area	6,800 SF	11,777 SF			
Parking	4 spaces (per DU); 2 covered + 2 uncovered on driveway with minimum dimension of 17'x20'	4 spaces (per DU); 2 covered + 2 uncovered on driveway with minimum dimension of 17'x18'		waiver	

Table 2. DEVELOPMENT SUMMARY								
SITE AREA:	Net*		Net* Less Private Street					
	0.69 ACRES		0.57 ACRES					
	29,981 SF		24,785 SF					
UNITS:	8 DU							
DENSITY:	11.6 DU/AC		14.1 DU/AC					
	(SF)	(%)	(SF)	(%)				
NET LOT COVERAGE**	11,870	39.59%	11,870	47.89%				
FAR**	0.68		0.83					
Lot #	Lot Area (SF)	1st Fl	2nd Fl	Garage	Entry Porch	Gross Floor Area	Lot Coverage (%)**	FAR**
Lot 1	3,019	976	1,077	413	127	2,593	50.22	0.86
Lot 2	2,945	976	1,077	413	84	2,550	50.02	0.87
Lot 3	2,945	976	1,077	413	84	2,550	50.02	0.87
Lot 4	3,483	976	1,093	413	84	2,566	42.29	0.74
Lot 5	3,473	976	1,093	413	84	2,566	42.41	0.74
Lot 6	2,945	976	1,077	413	84	2,550	50.02	0.87
Lot 7	2,945	976	1,077	413	84	2,550	50.02	0.87
Lot 8	3,030	976	1,077	413	127	2,593	50.03	0.86
Lot 9 (Private Street)	5,196							
Total	29,981	7,808	8,648	3,304	758	20,518	39.59%	0.68
NET* Less Private Street								
Total	24,785	7,808	8,648	3,304	758	20,518	47.89%	0.83

*no portion of lot is located within an official plan line, natural watercourse, creek, waterway, channel or dedicated public right-of-way.
**INCLUDING COVERED PORCH/PATIO

Table 3. REAR YARD ENCROACHMENT						
Lot #	Rear Yard (SF)**	25%	Proposed Encroachment (SF)	%	Complies Yes/No	
Lot 1	973	243	300	31%	No	waiver
Lot 2	950	238	300	32%	No	waiver
Lot 3	950	238	300	32%	No	waiver
Lot 4	1,125	281	300	27%	No	waiver
Lot 5	1,120	280	300	27%	No	waiver
Lot 6	950	238	300	32%	No	waiver
Lot 7	950	238	300	32%	No	waiver
Lot 8	979	245	300	31%	No	waiver

** 20' from rear property line

BUILDING INFORMATION:

PROJECT NAME: 781 S WOLFE ROAD
PROJECT ADDRESS: 781 S WOLFE ROAD
SUNNYVALE, CA
APN: 211-05-009

OCCUPANCY: R-3 NO OF STORIES: 2
CONSTRUCTION: TYPE V SPRINKLER: YES

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF THE SUBDIVISION OF THE PARCEL LOCATED AT 781 S. WOLFE ROAD INTO EIGHT RESIDENTIAL LOTS AND ONE COMMON OWNERSHIP LOT. EIGHT SINGLE FAMILY HOMES (ONE ON EACH OF THE EIGHT LOTS) WILL BE TWO STORIES IN HEIGHT AND BE COMPRISED OF 4 BEDROOM FLOORPLANS OF APPROXIMATELY 2,470 SQUARE FEET. ACCESS TO THE EIGHT LOTS WILL BE PROVIDED FROM LUSTERLEAF DRIVE.

FUTURE DEVELOPMENT WILL PROPOSE A PLANNED DEVELOPMENT (PD) COMBINING DISTRICT TO APPROVE DEVELOPMENT STANDARDS CONSISTENT WITH THE CONCEPTUAL PLANS SUBMITTED AS PART OF THIS APPLICATION. CONSISTENT WITH SUNNYVALE MUNICIPAL CODE SECTION 19.26.020, THE PROJECT PROPOSES TO "FACILITATE (RE) DEVELOPMENT OF A SITE TO IMPROVE THE NEIGHBORHOOD, ALLOW A PROPOSED USE THAT IS COMPATIBLE WITH THE NEIGHBORHOOD BUT REQUIRES DEVIATION FROM DEVELOPMENT STANDARDS FOR A SUCCESSFUL PROJECT, AND ALLOWS DEVELOPMENT AND CREATION OF LOTS THAT ARE LESS THAN THE MINIMUM SIZE REQUIRED IN THE BASE ZONING DISTRICT."



VICINITY MAP (NTS)



PROJECT TEAM INFO:

OWNER/APPLICANT:
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PROJECT INFORMATION

781 S. WOLFE ROAD - SUNNYVALE, CA
CALIFORNIA COMMUNITY DEVELOPMENT

DAHLYN GROUP ARCHITECTURE | PLANNING | INTERIORS

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DATE 07/17/2026

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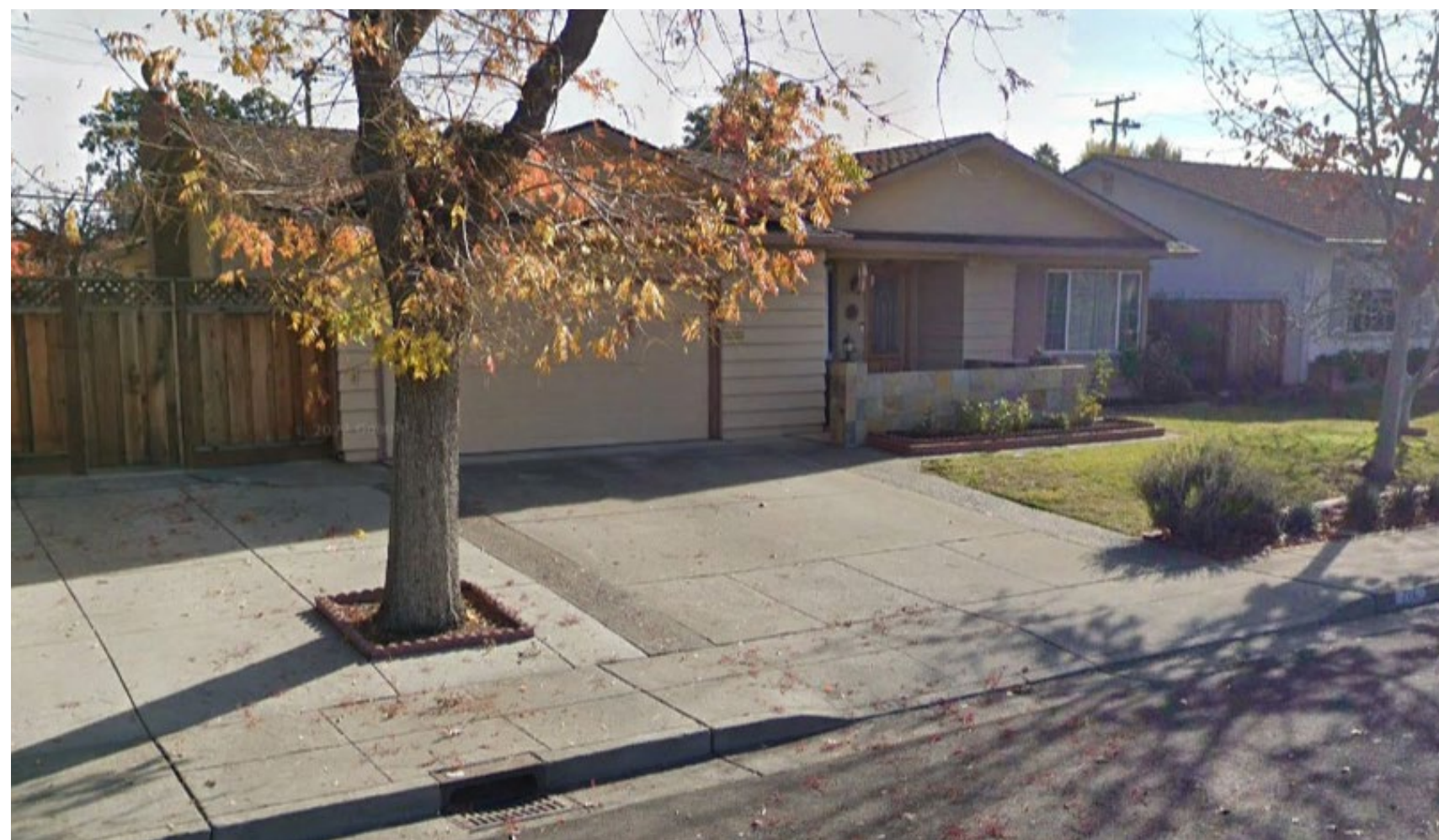
A: PROJECT SITE ALONG LUSTERLEAF DRIVE



B: PROJECT SITE ALONG WOLFE ROAD



1: 873 GLADIOLA DR.



2: 786 LUSTERLEAF DR.



KEY PLAN



3: 898 FIRETHORN TERRACE



4: 785 S. WOLFE RD.

PROJECT CONTEXT

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A.1



SECOND FLOOR WINDOWS LOCATION DIAGRAM

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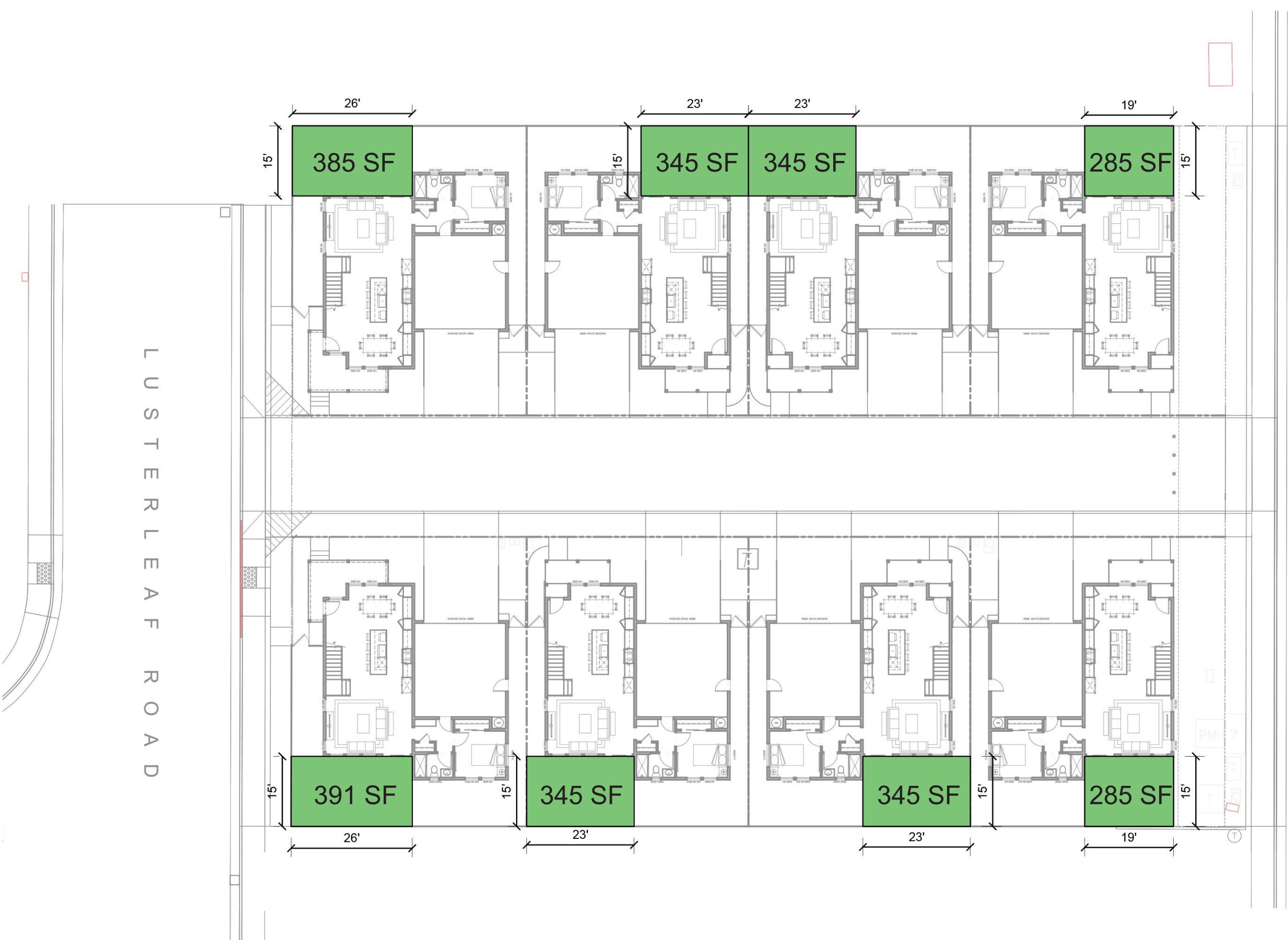


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LANDSCAPED AREA

AREA NOT USED FOR BUILDINGS, PARKING LOT AREAS, DRIVEWAYS, OR PEDESTRIAN PATHWAYS
(9,191 SF TOTAL / 8 UNITS = +/- 1,150 SF / UNIT)



USABLE OPEN SPACE AREA

AREA ACCESSIBLE TO AND USABLE FOR OUTDOOR LIVING
(MIN. 12' DIMENSION IN ANY DIRECTION)

LANDSCAPE AND OPEN SPACE DIAGRAMS

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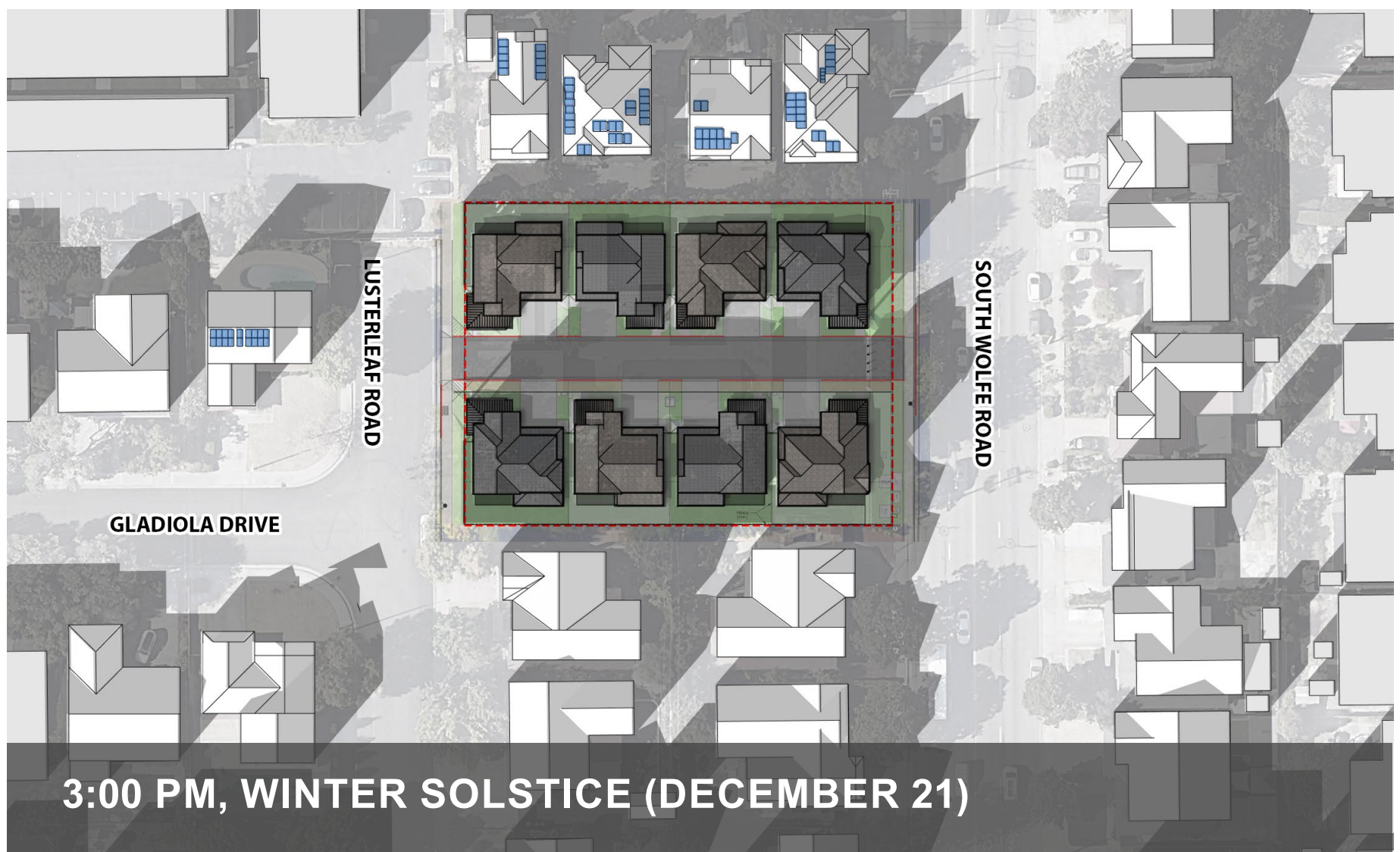
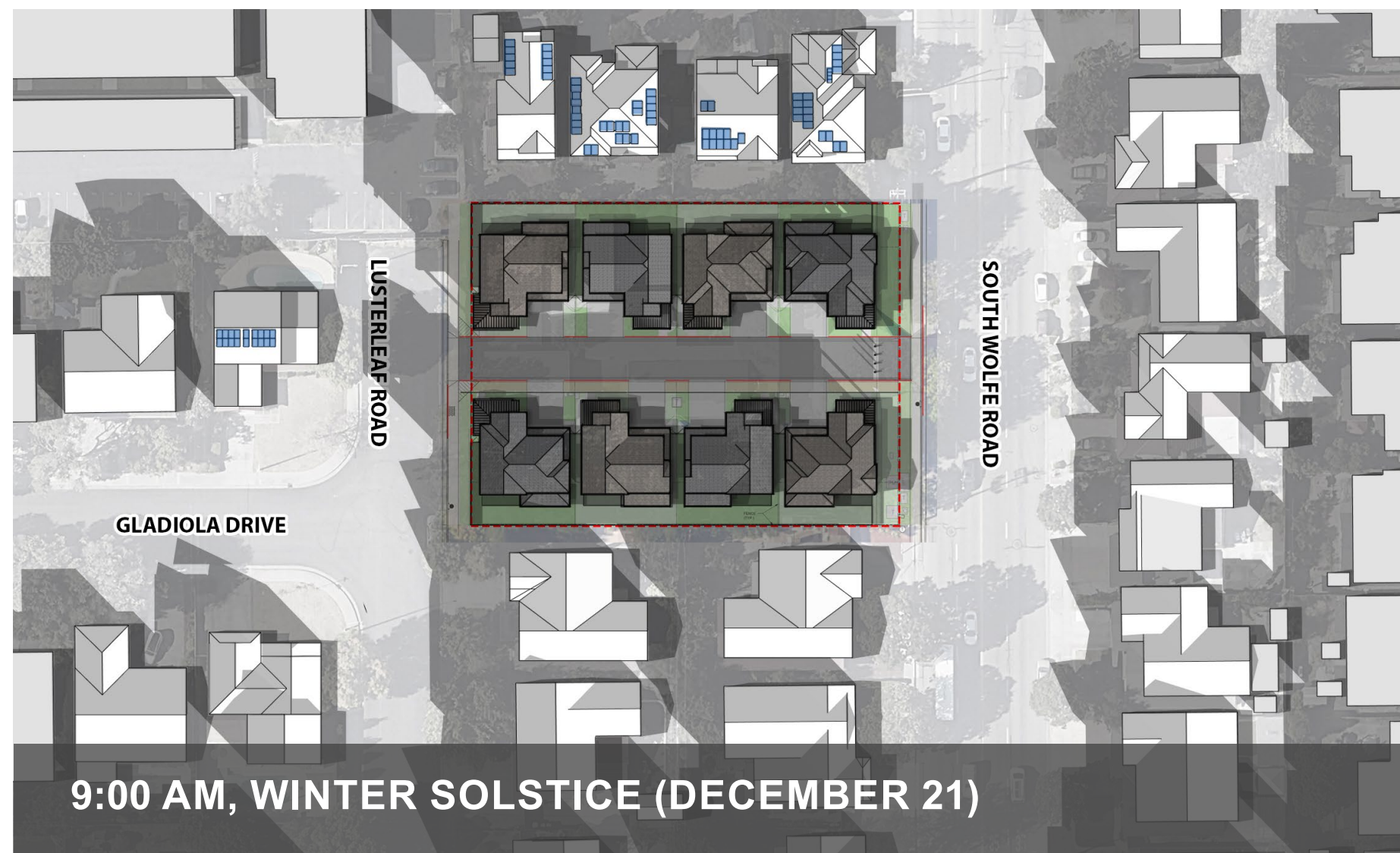
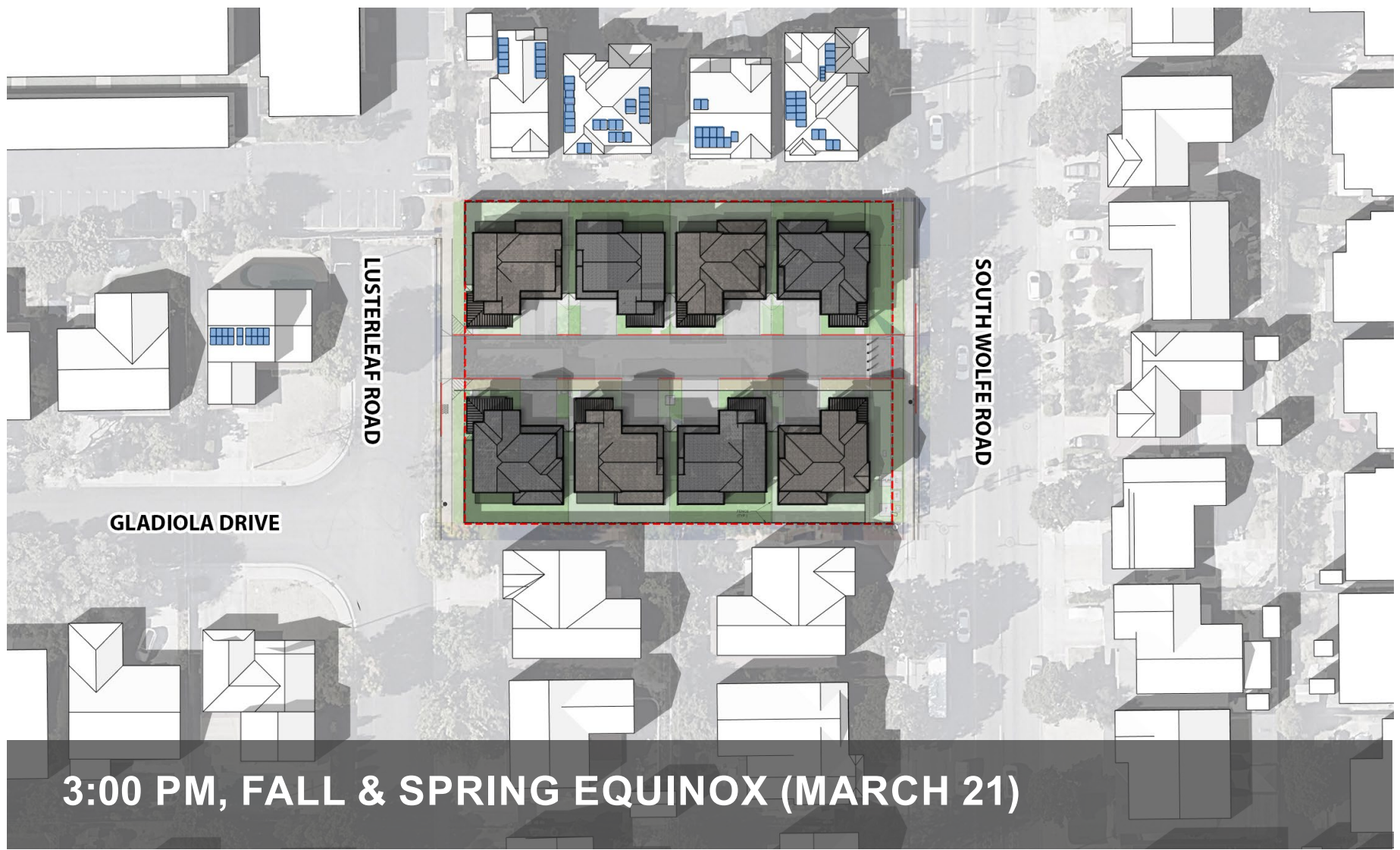
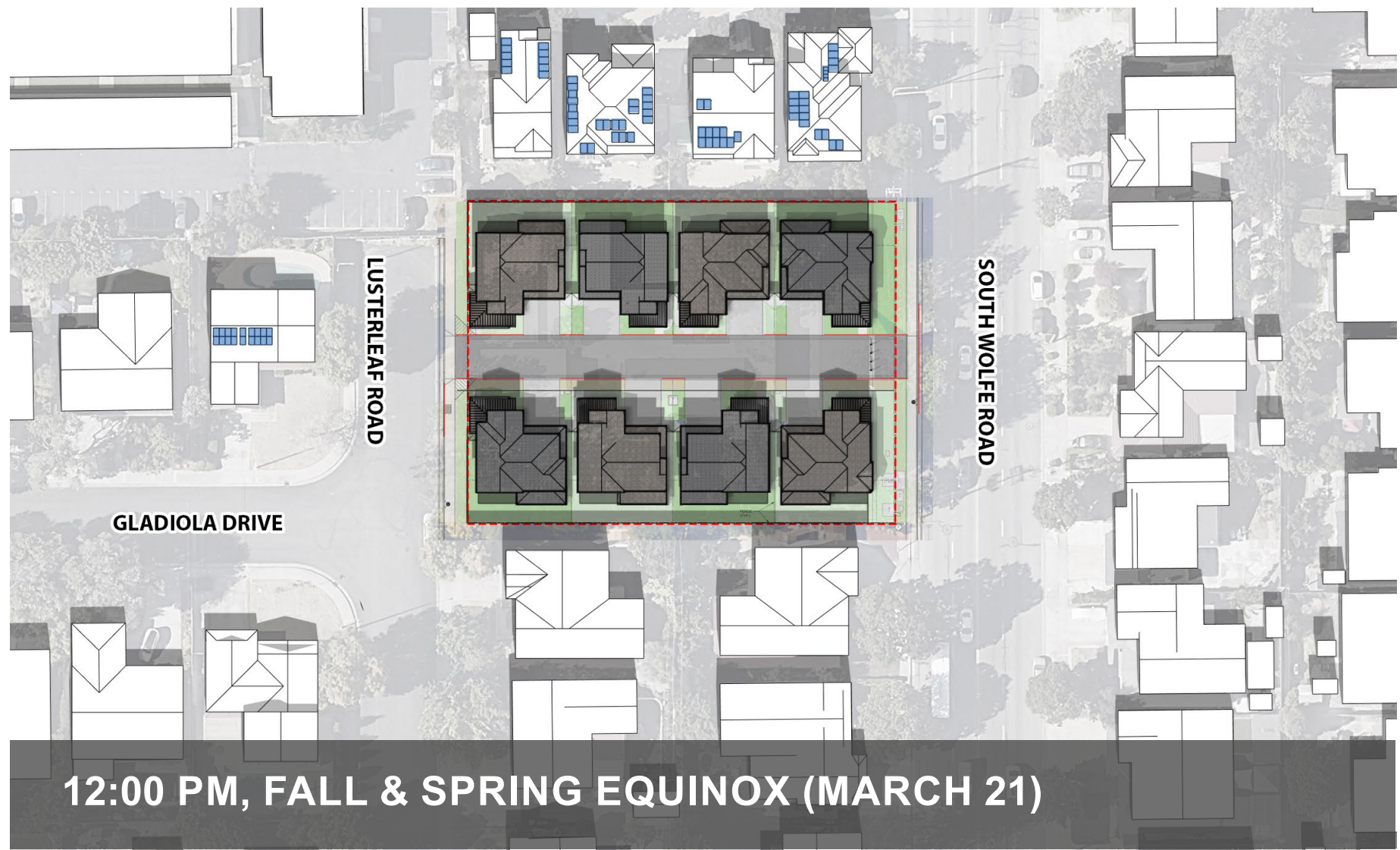
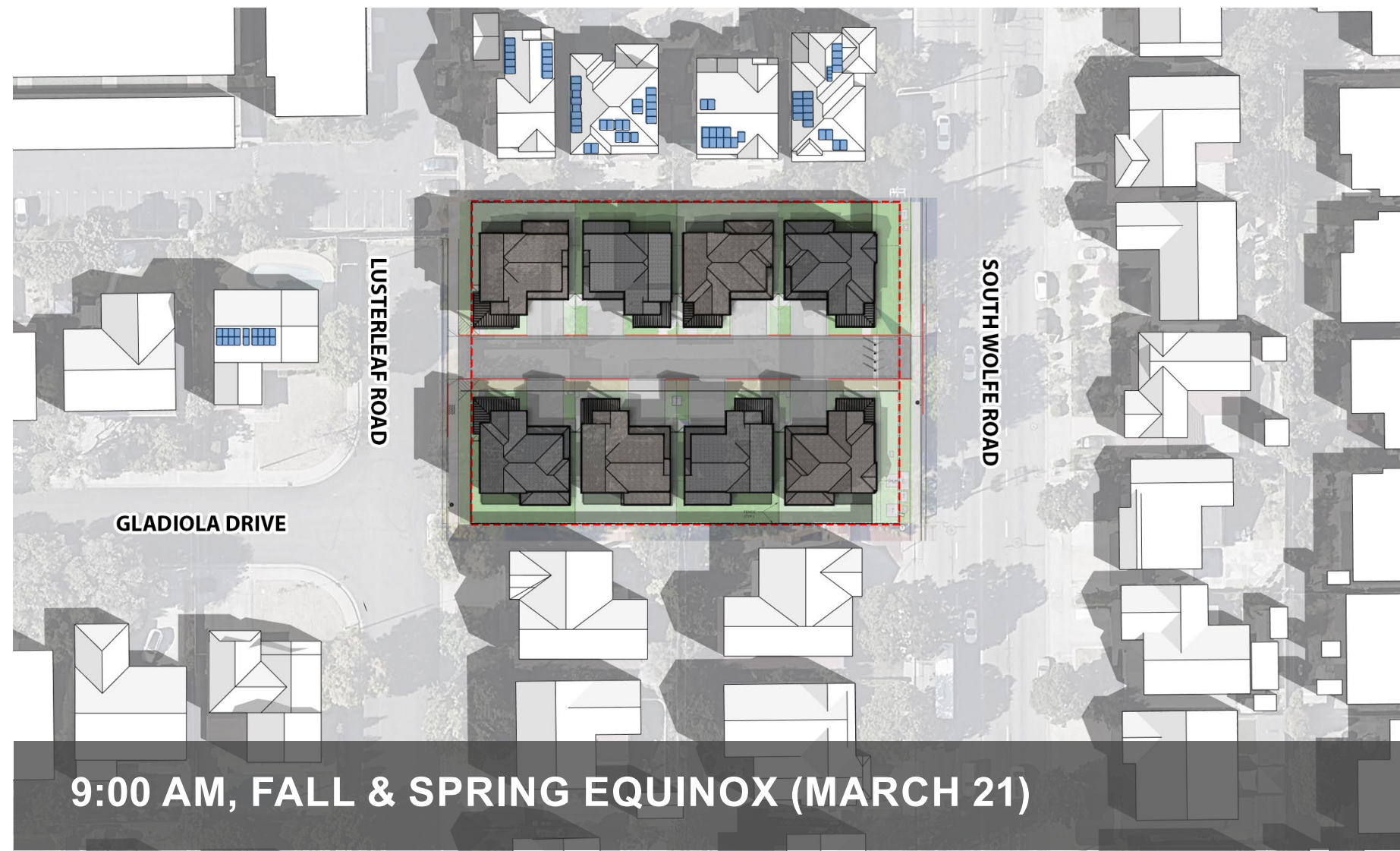
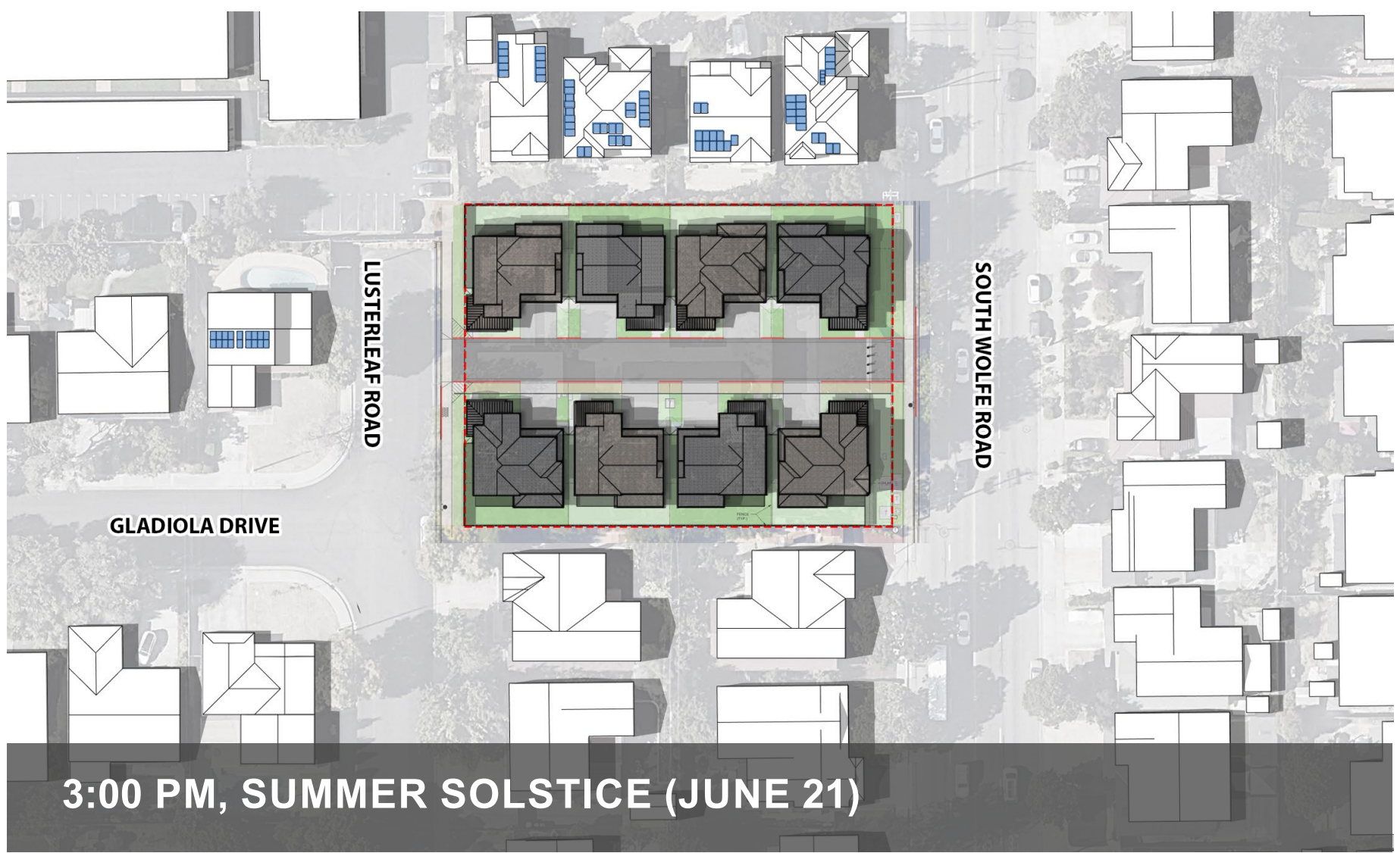
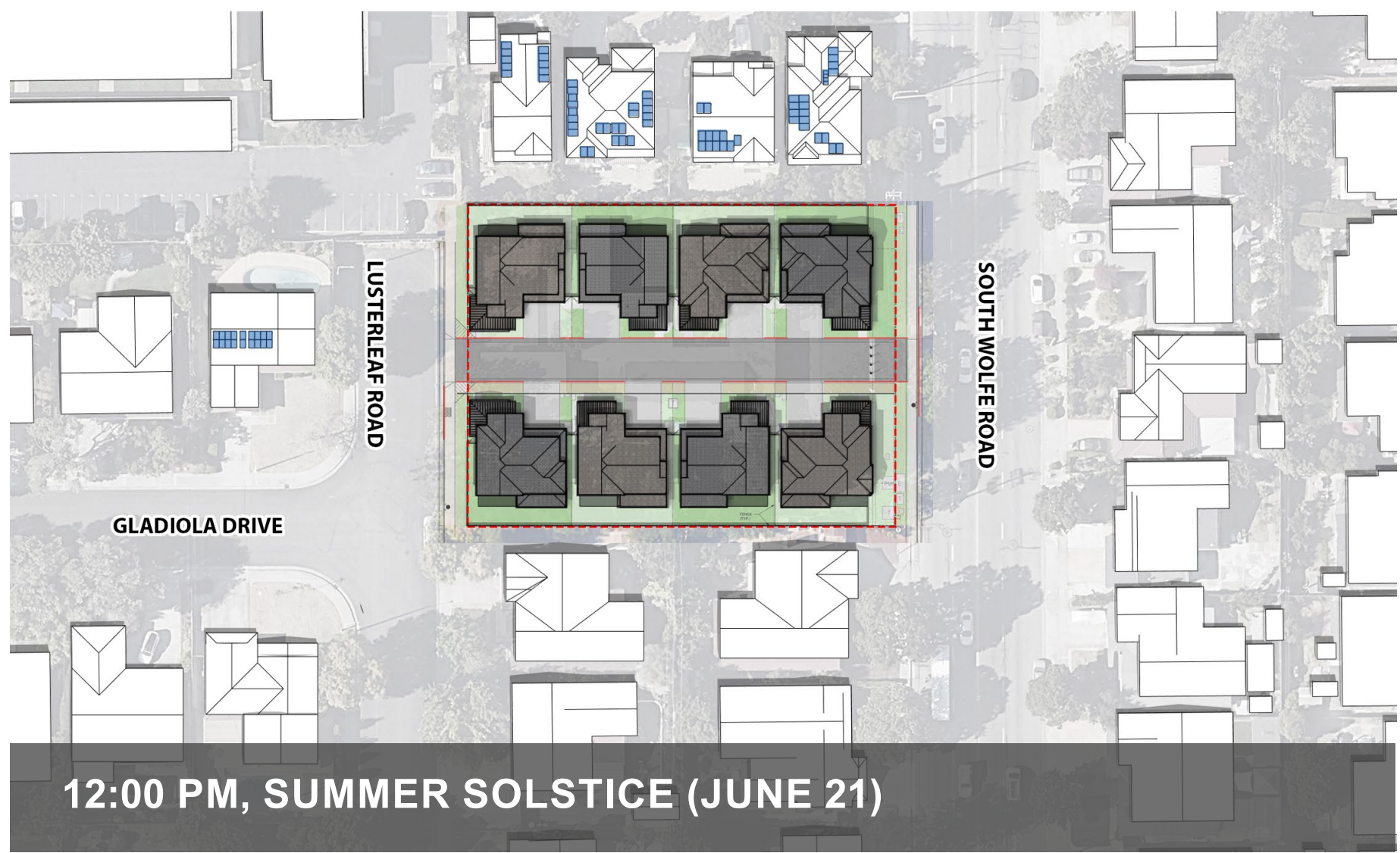
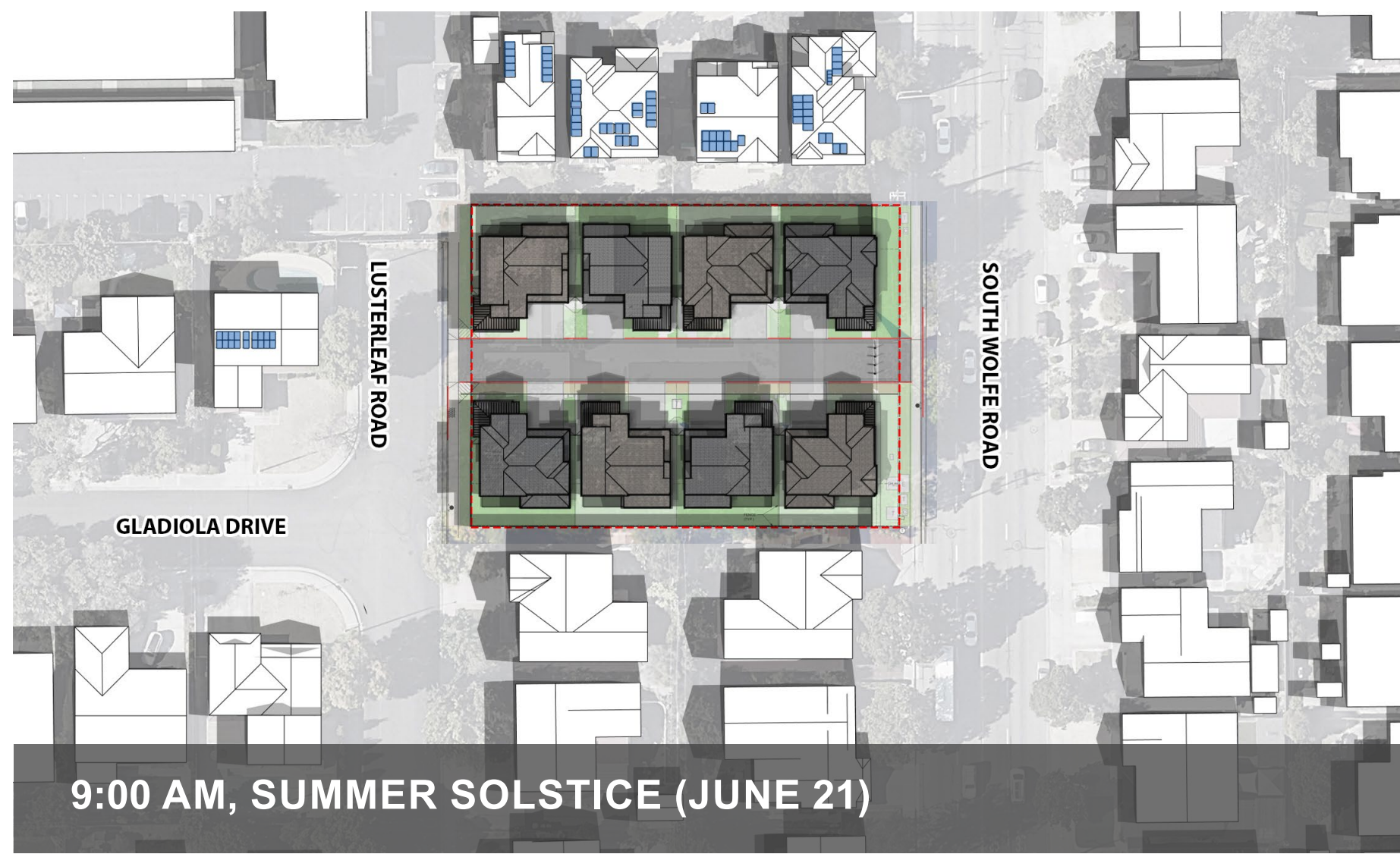
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A.3b



0% OF NEIGHBORING SOLAR PANELS SHADED
BY PROPOSED DESIGN

0% OF NEIGHBORING SOLAR PANELS SHADED
BY PROPOSED DESIGN

0% OF NEIGHBORING SOLAR PANELS SHADED
BY PROPOSED DESIGN

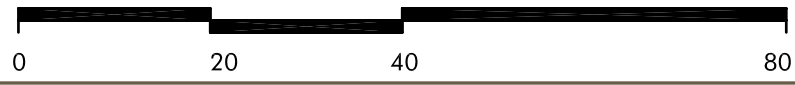


SHADOW STUDIES DIAGRAM

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CALIFORNIA COMMUNITY DEVELOPMENT

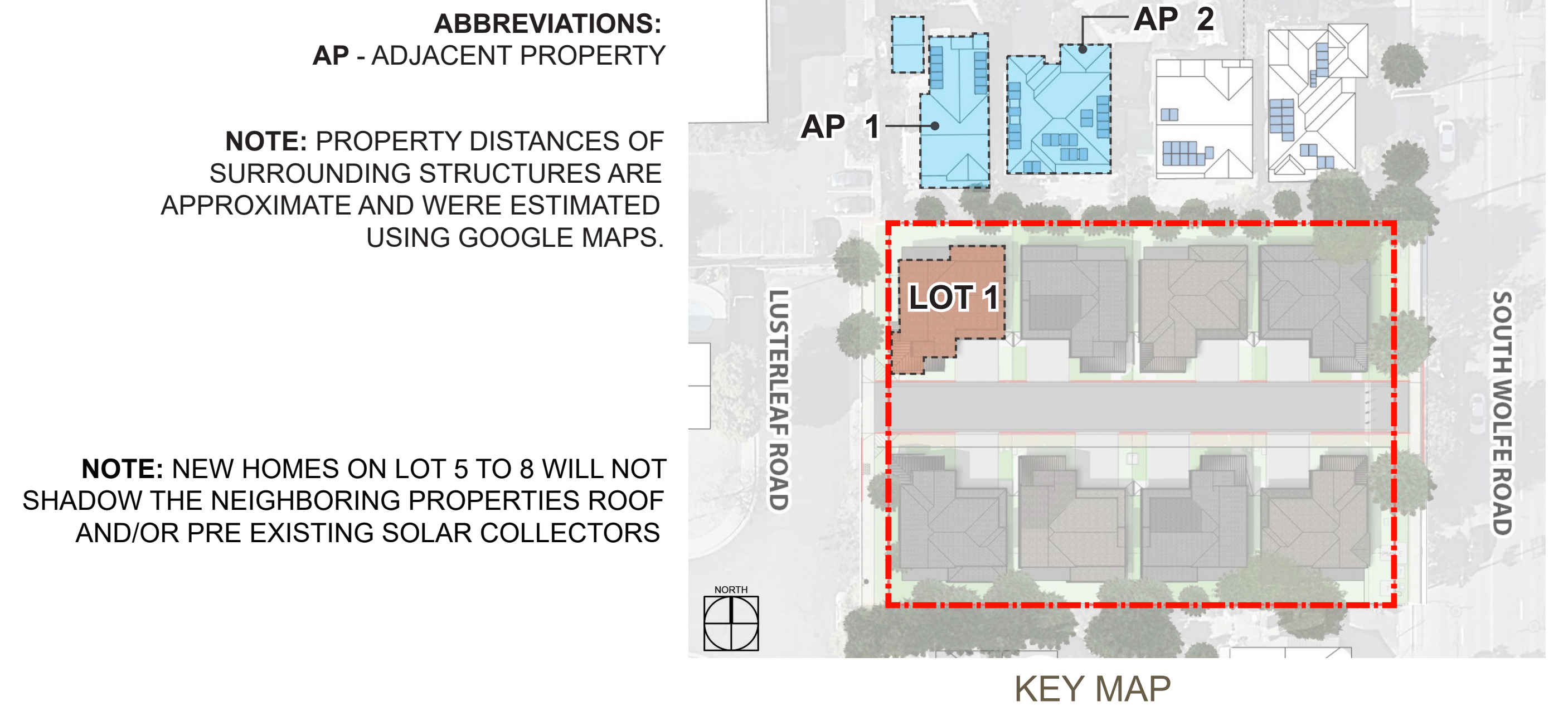
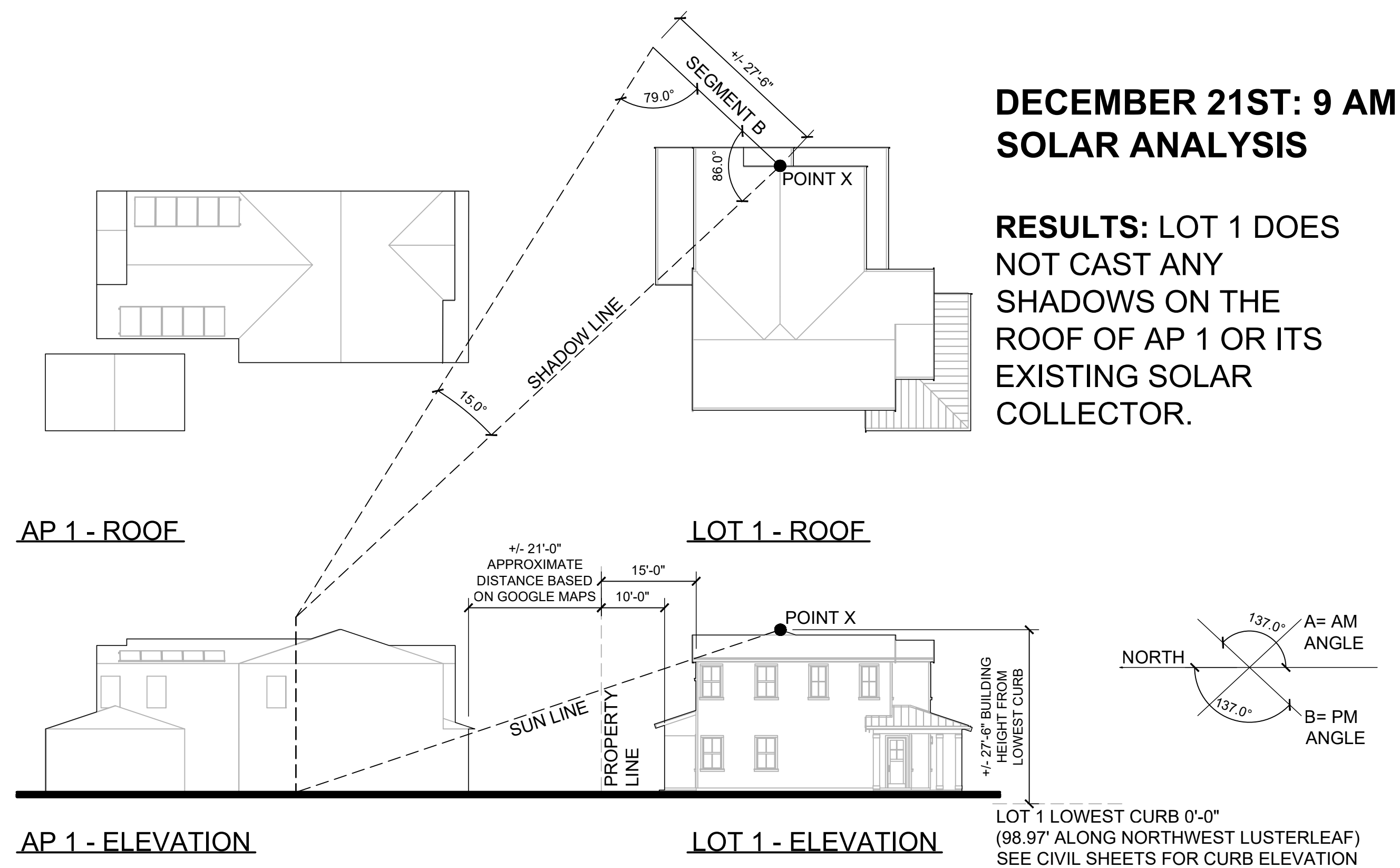
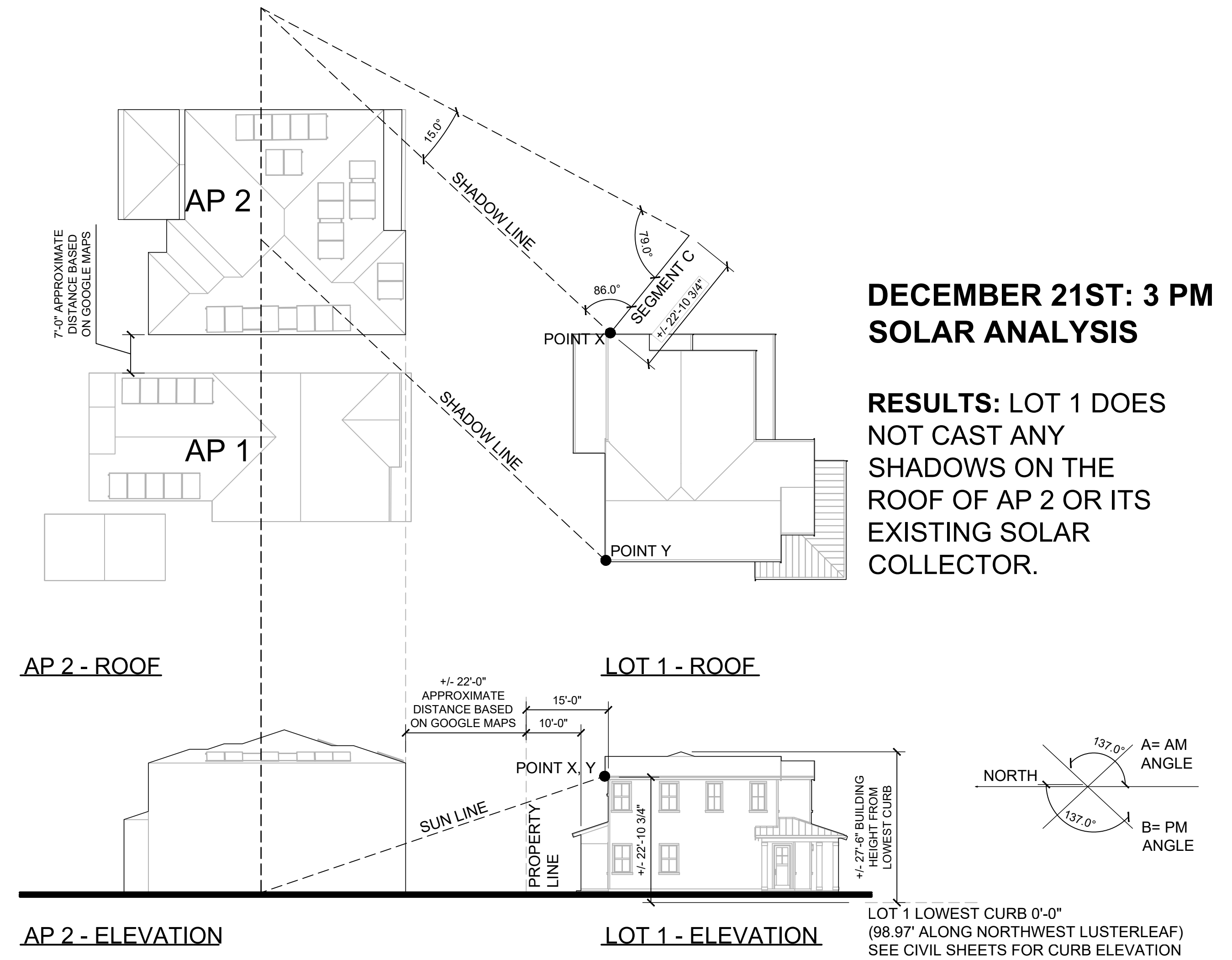
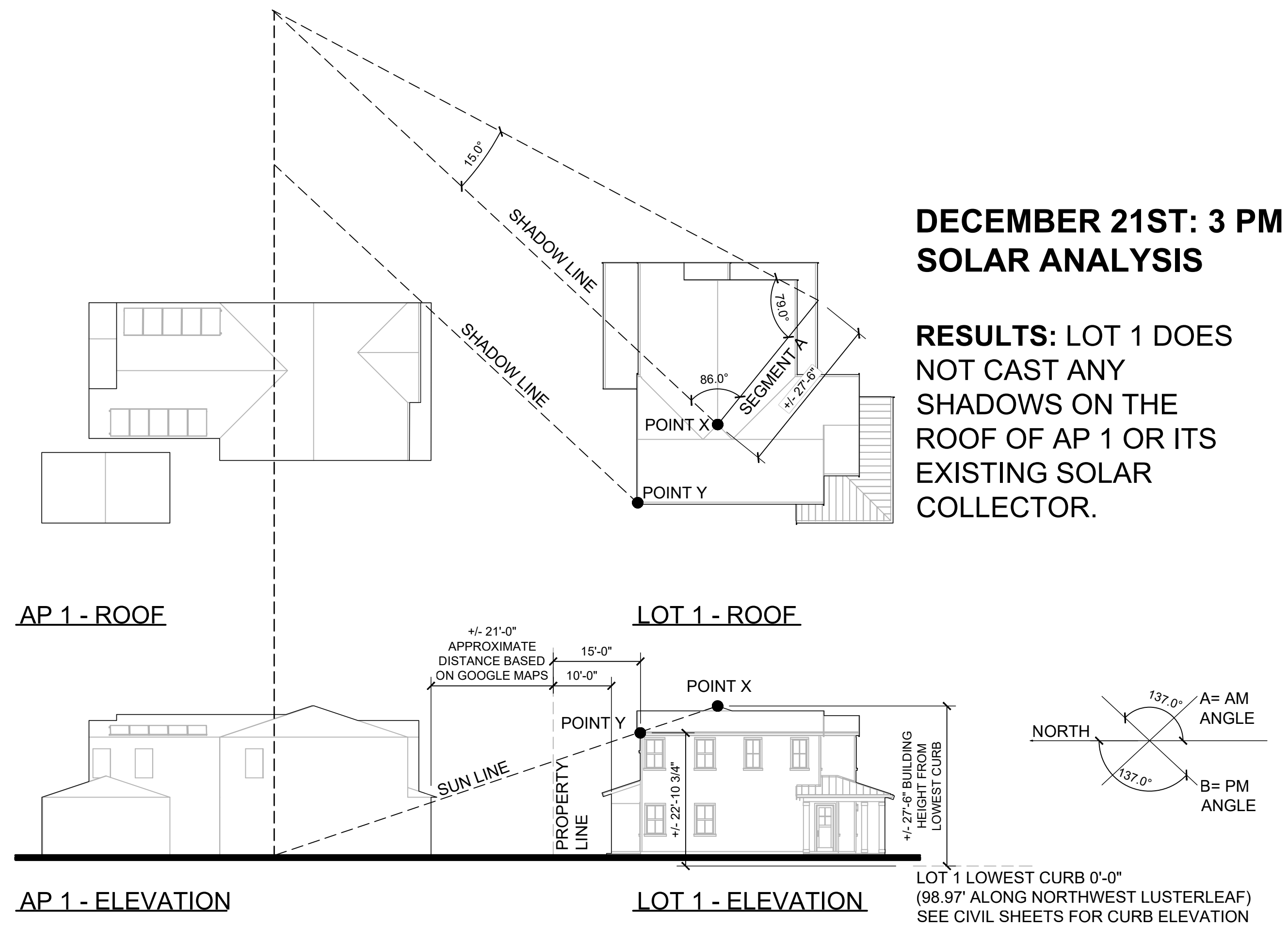
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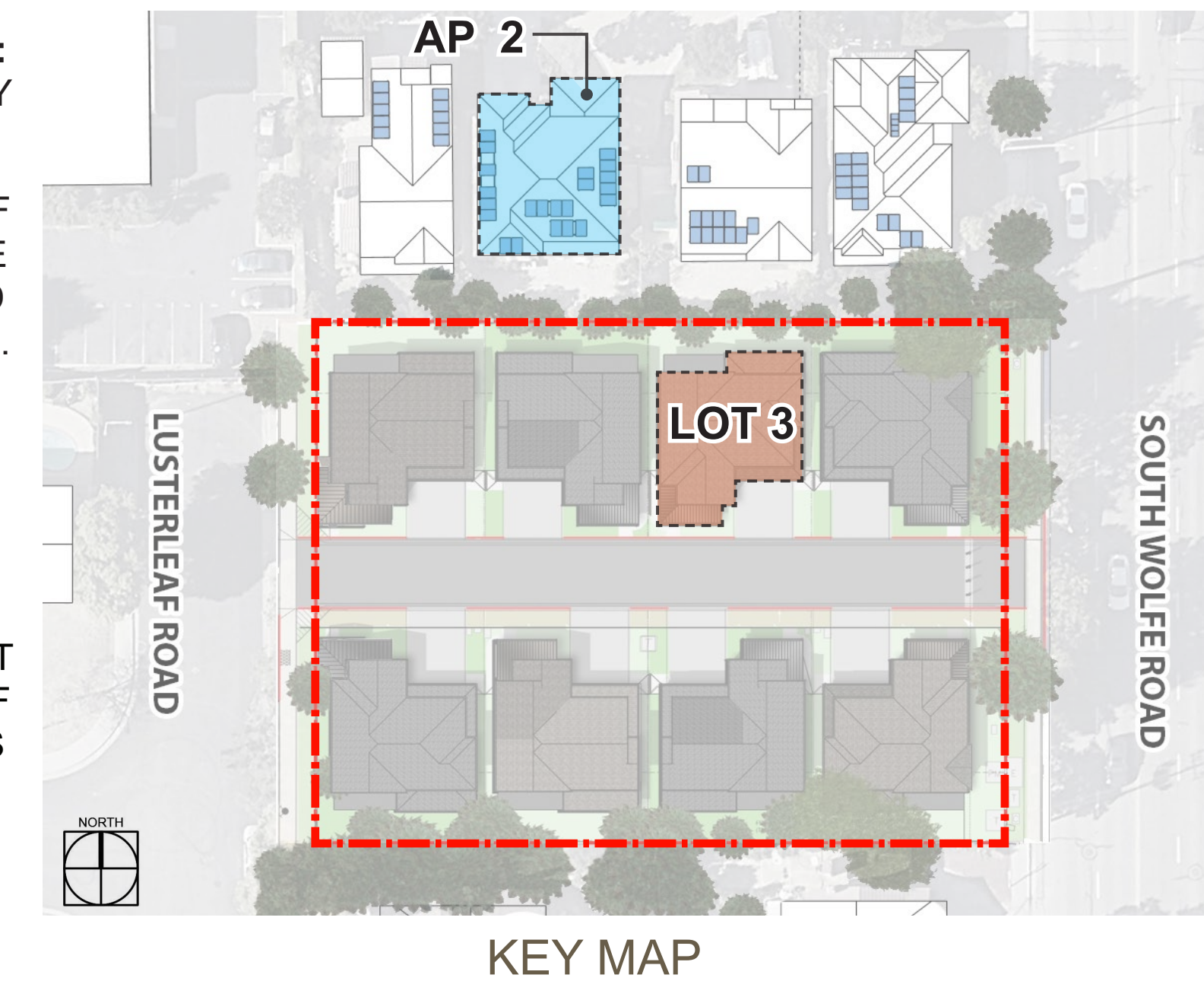
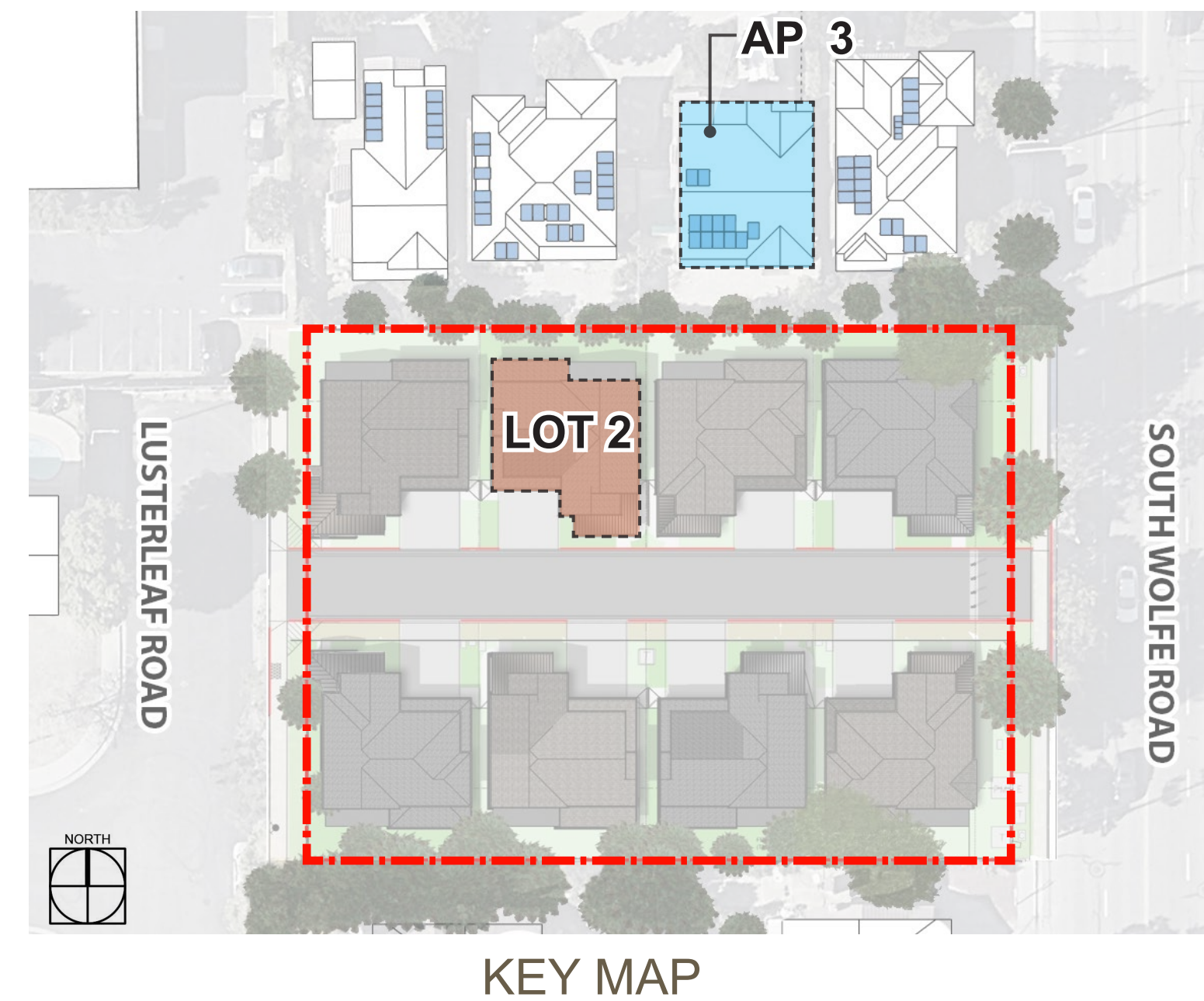
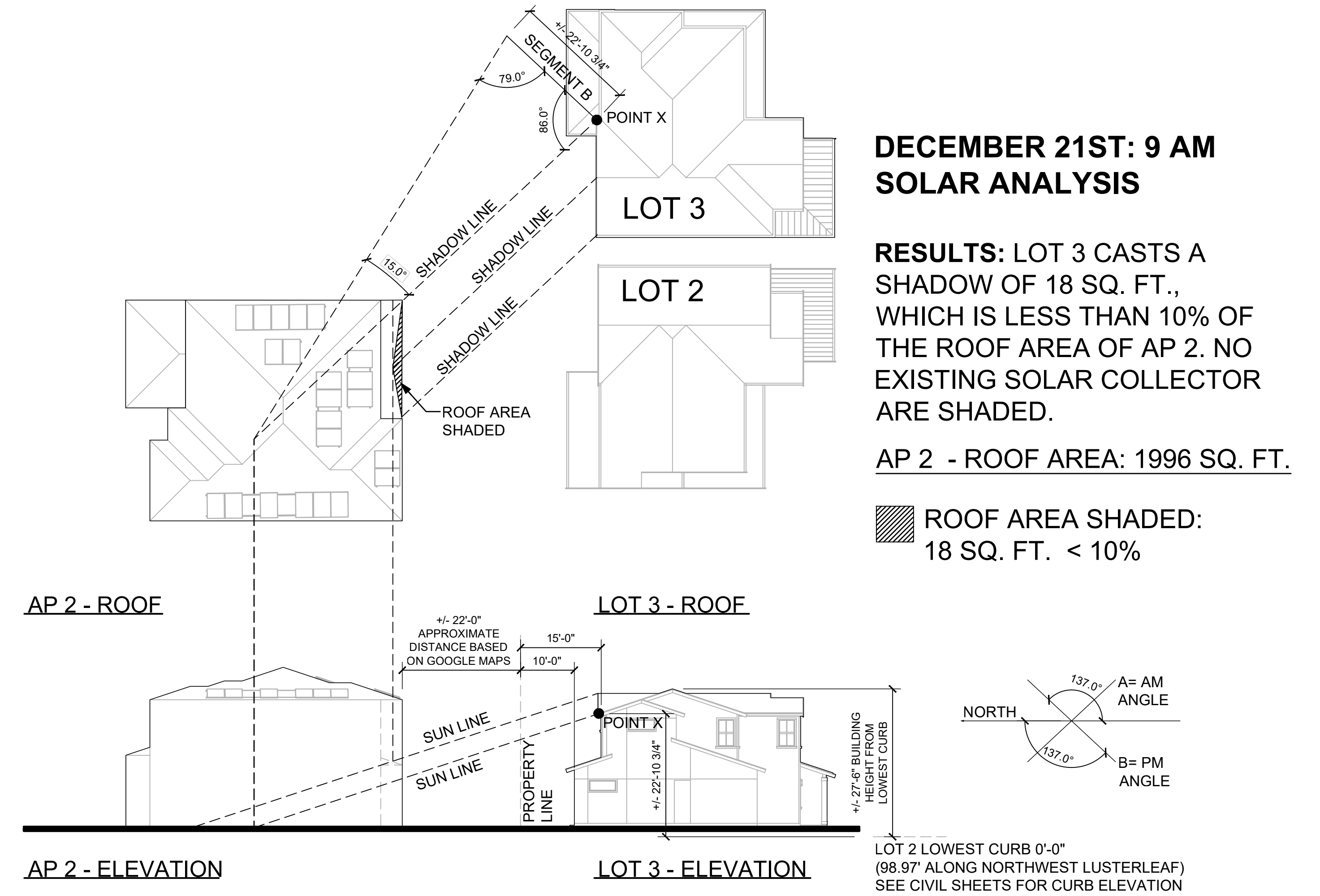
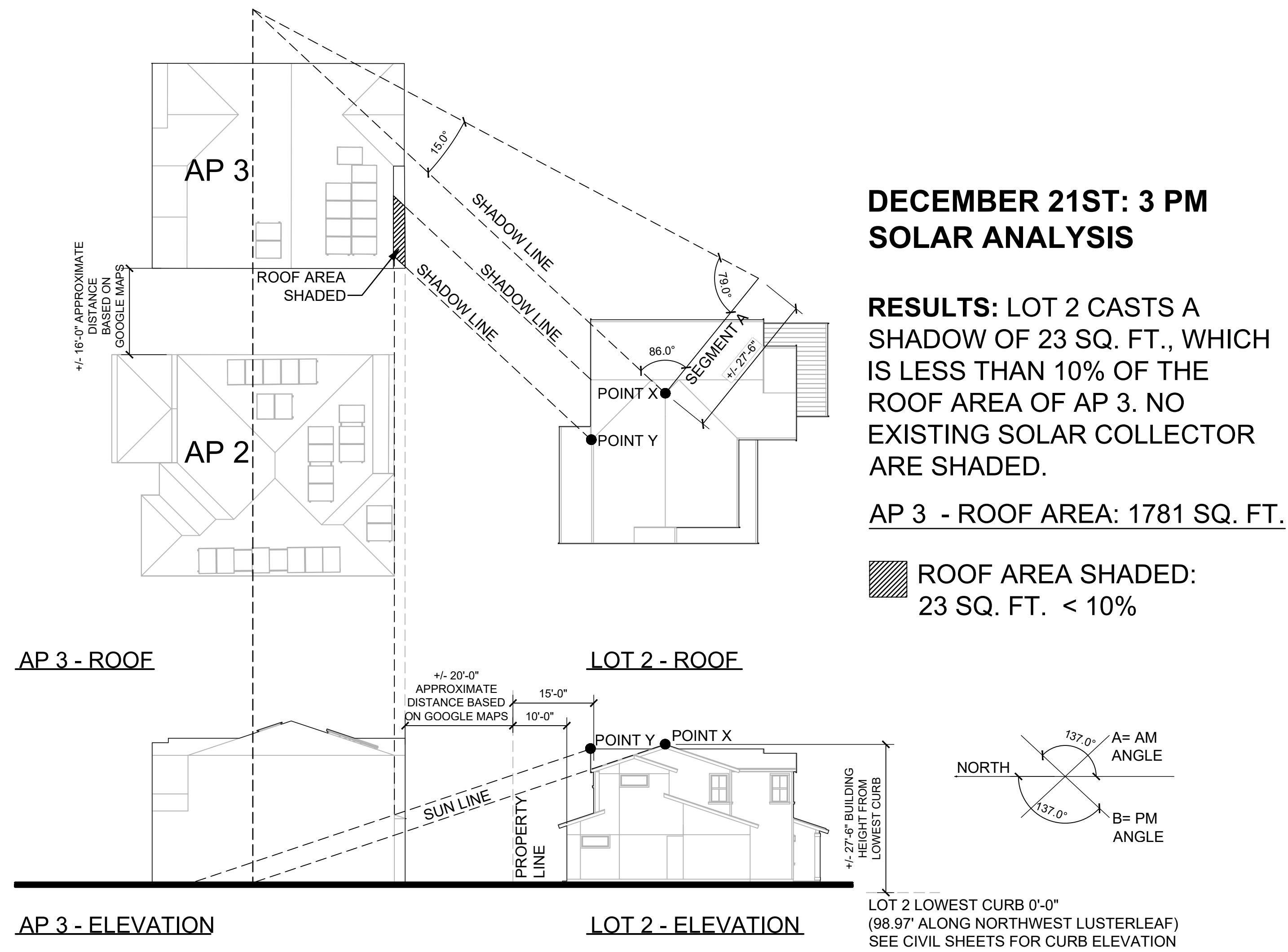
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A.4



SHADOW STUDIES DIAGRAM - LOT 1

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SHADOW STUDIES DIAGRAM - LOT 2 & LOT 3

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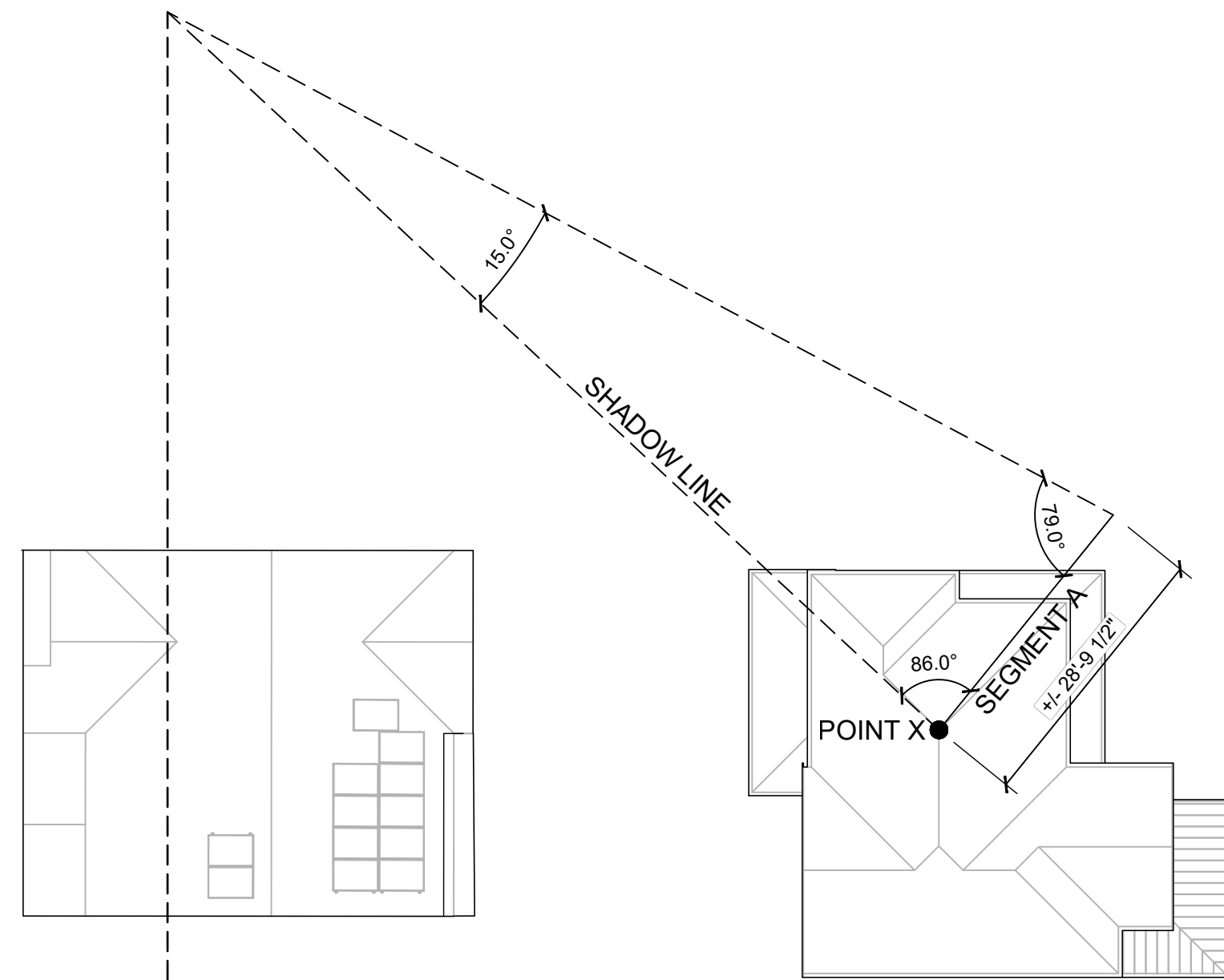
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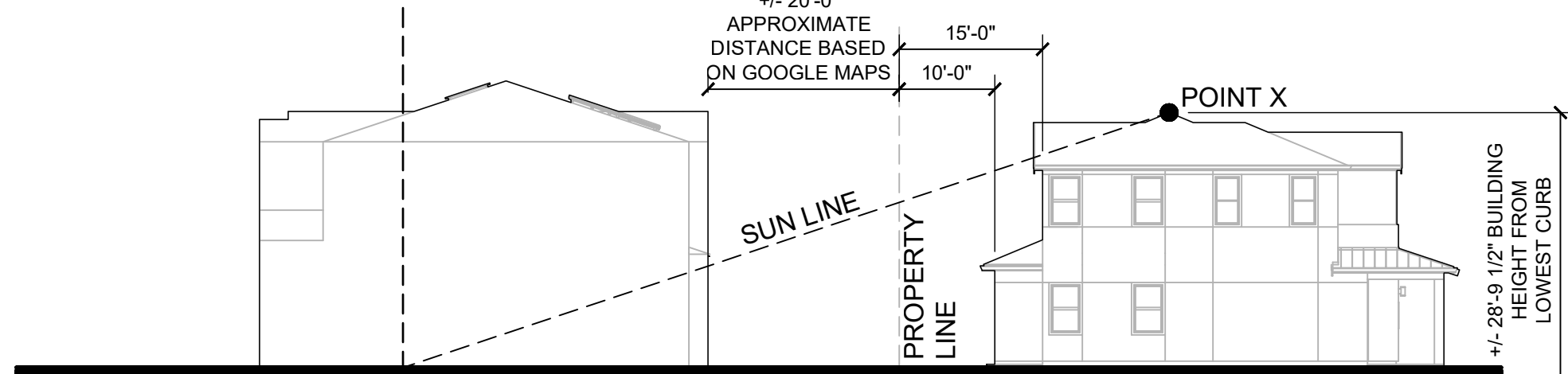


**DECEMBER 21ST: 3 PM
SOLAR ANALYSIS**

RESULTS: LOT 3 DOES NOT CAST ANY SHADOWS ON THE ROOF OF AP 3 OR ITS EXISTING SOLAR COLLECTOR.

AP 3 - ROOF

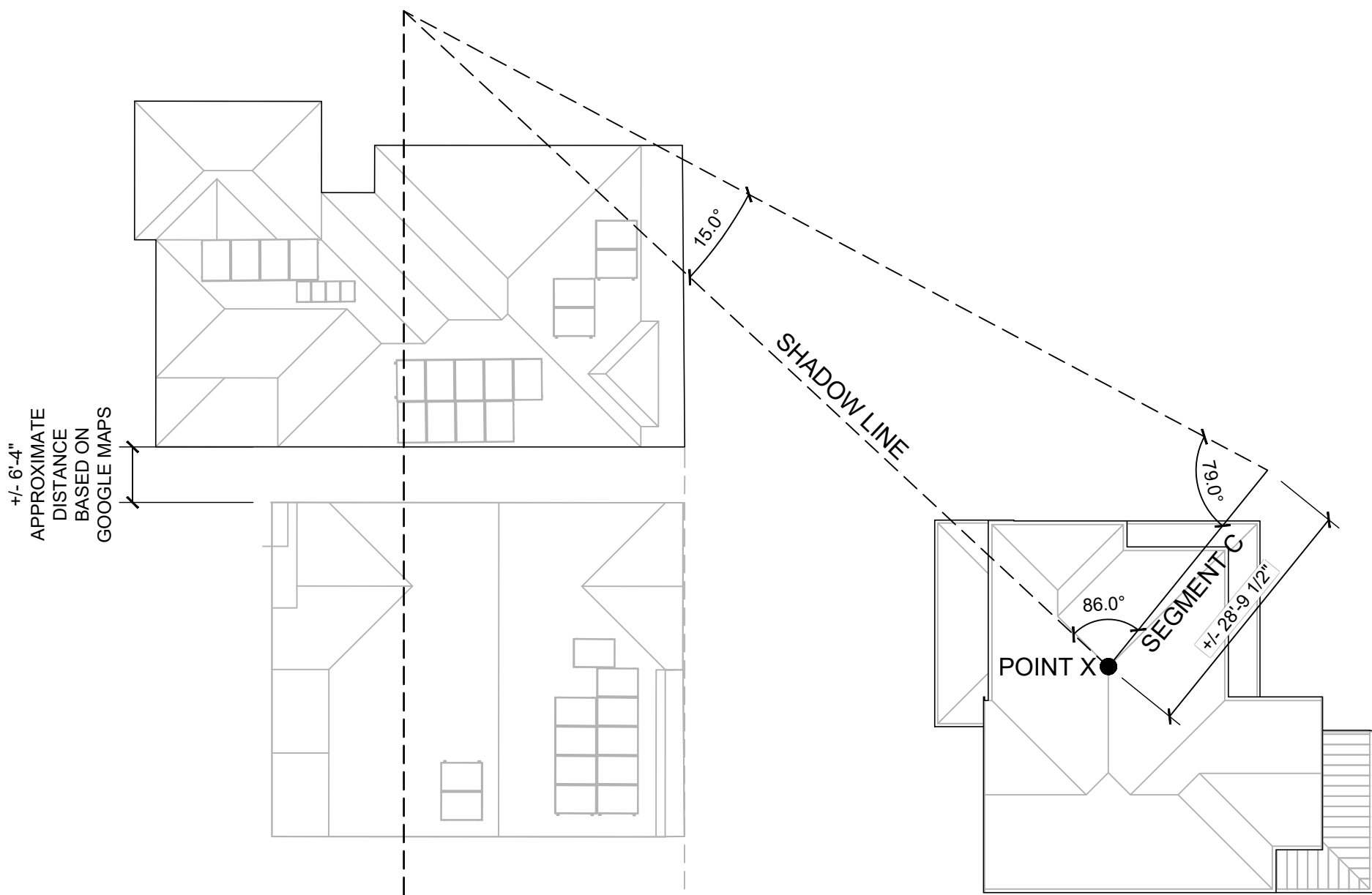
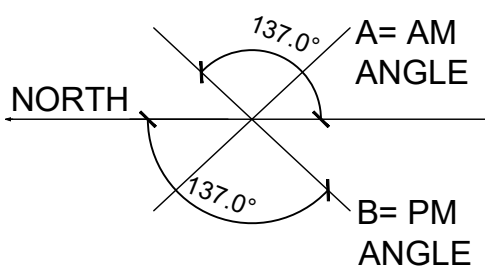
LOT 3 - ROOF



AP 3 - ELEVATION

LOT 3 - ELEVATION

LOT 3 LOWEST CURB 0'-0"
(98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATION

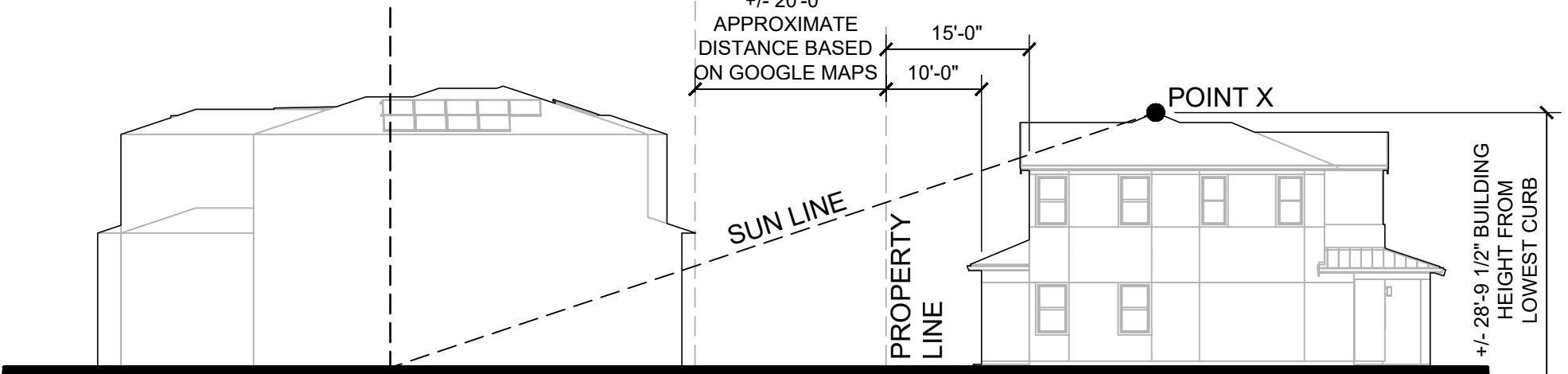


**DECEMBER 21ST: 3 PM
SOLAR ANALYSIS**

RESULTS: LOT 3 DOES NOT CAST ANY SHADOWS ON THE ROOF OF AP 4 OR ITS EXISTING SOLAR COLLECTOR.

AP 4 - ROOF

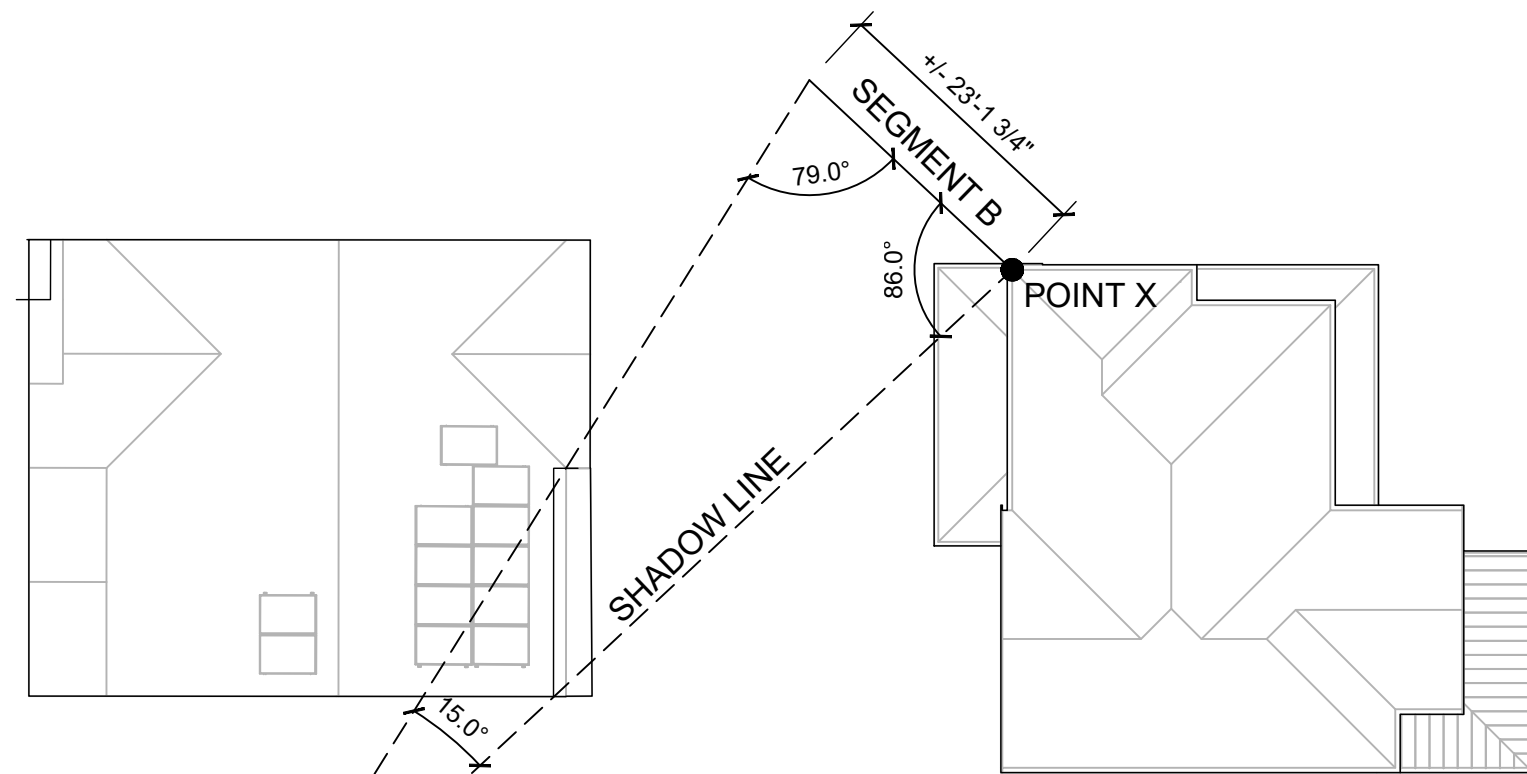
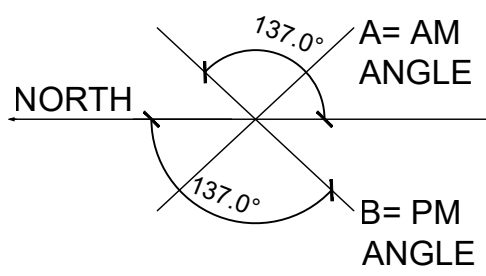
LOT 3 - ROOF



AP 4 - ELEVATION

LOT 3 - ELEVATION

LOT 3 LOWEST CURB 0'-0"
(98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATION

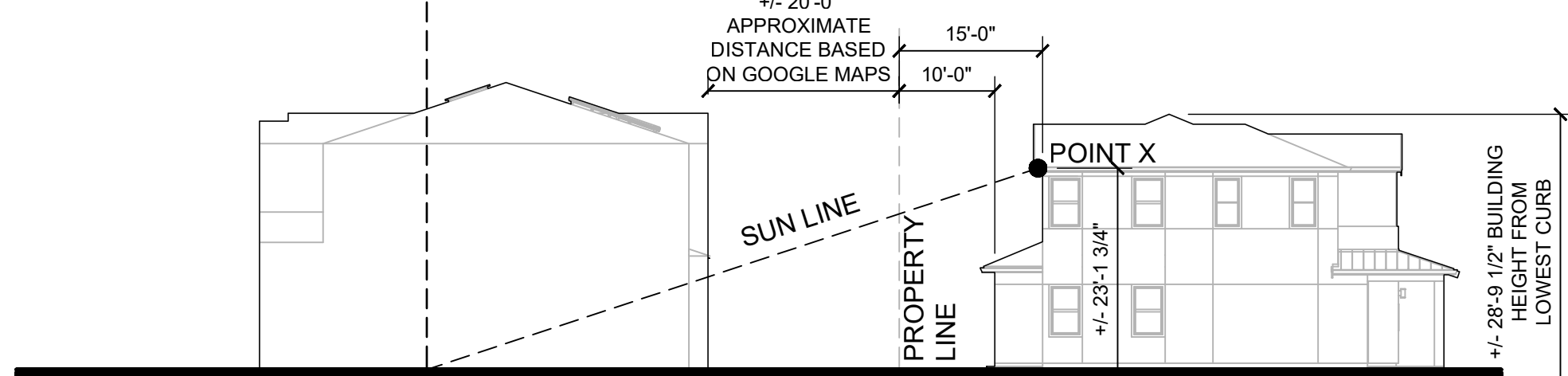


**DECEMBER 21ST: 9 AM
SOLAR ANALYSIS**

RESULTS: LOT 3 DOES NOT CAST ANY SHADOWS ON THE ROOF OF AP 3 OR ITS EXISTING SOLAR COLLECTOR.

AP 3 - ROOF

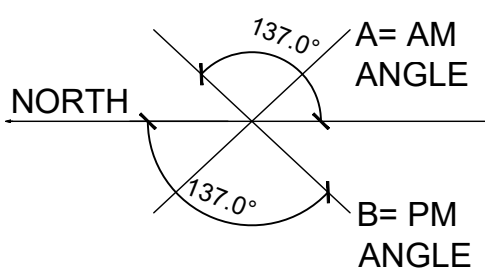
LOT 3 - ROOF



AP 3 - ELEVATION

LOT 3 - ELEVATION

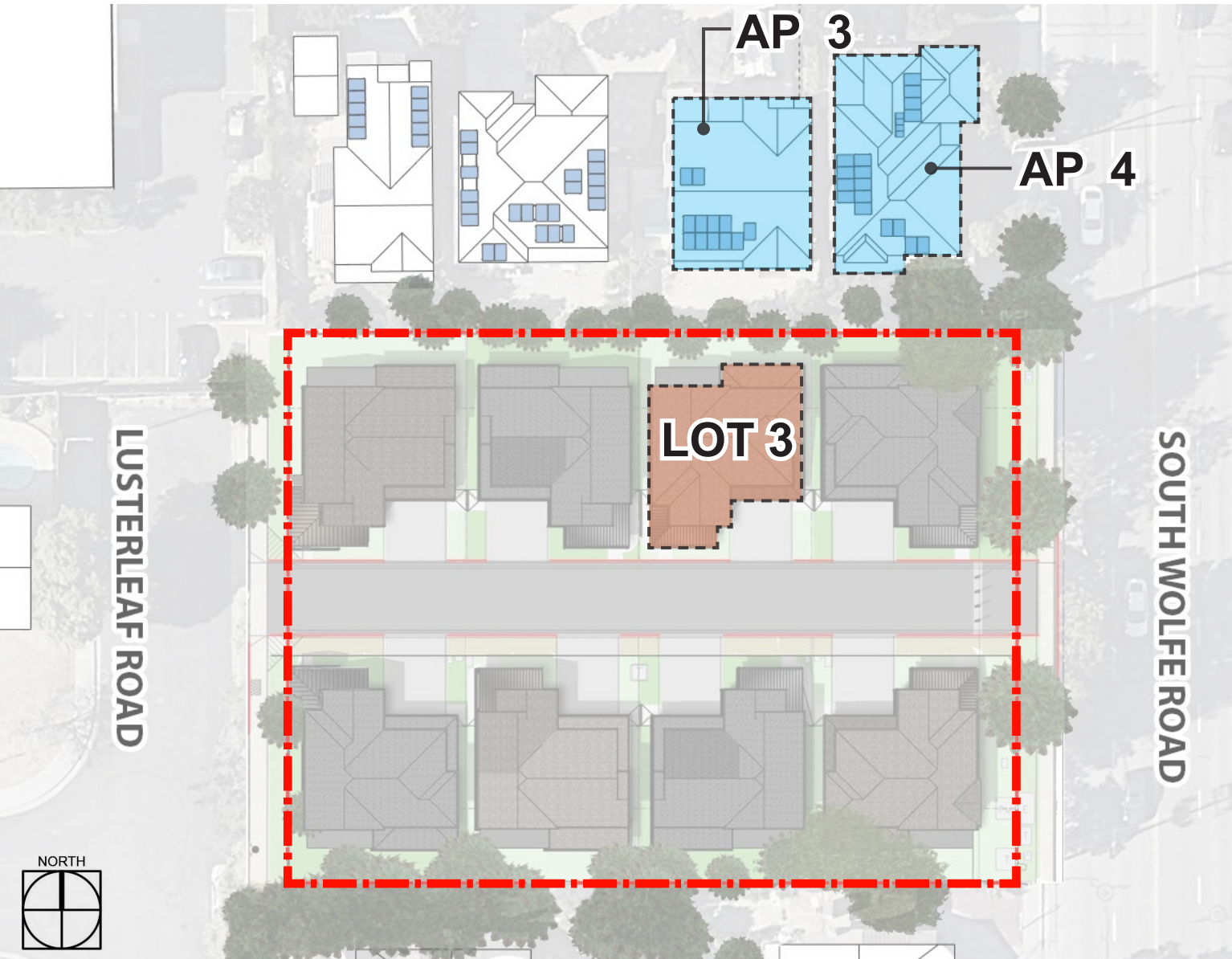
LOT 3 LOWEST CURB 0'-0"
(98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATION



ABBREVIATIONS:
AP - ADJACENT PROPERTY

NOTE: PROPERTY DISTANCES OF SURROUNDING STRUCTURES ARE APPROXIMATE AND WERE ESTIMATED USING GOOGLE MAPS.

NOTE: NEW HOMES ON LOT 5 TO 8 WILL NOT SHADOW THE NEIGHBORING PROPERTIES ROOF AND/OR PRE EXISTING SOLAR COLLECTORS



KEY MAP

SHADOW STUDIES DIAGRAM - LOT 3

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CALIFORNIA COMMUNITY DEVELOPMENT

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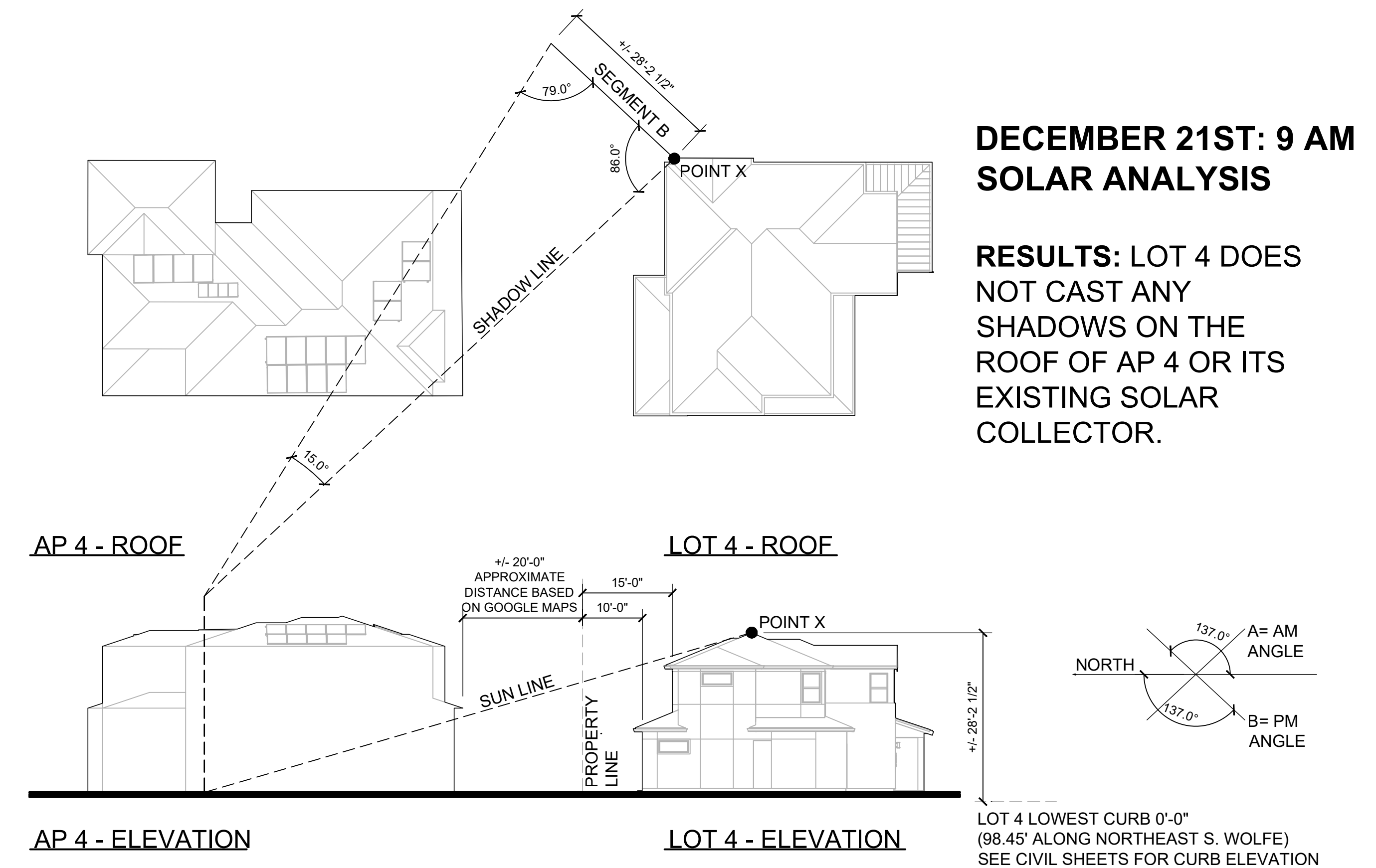
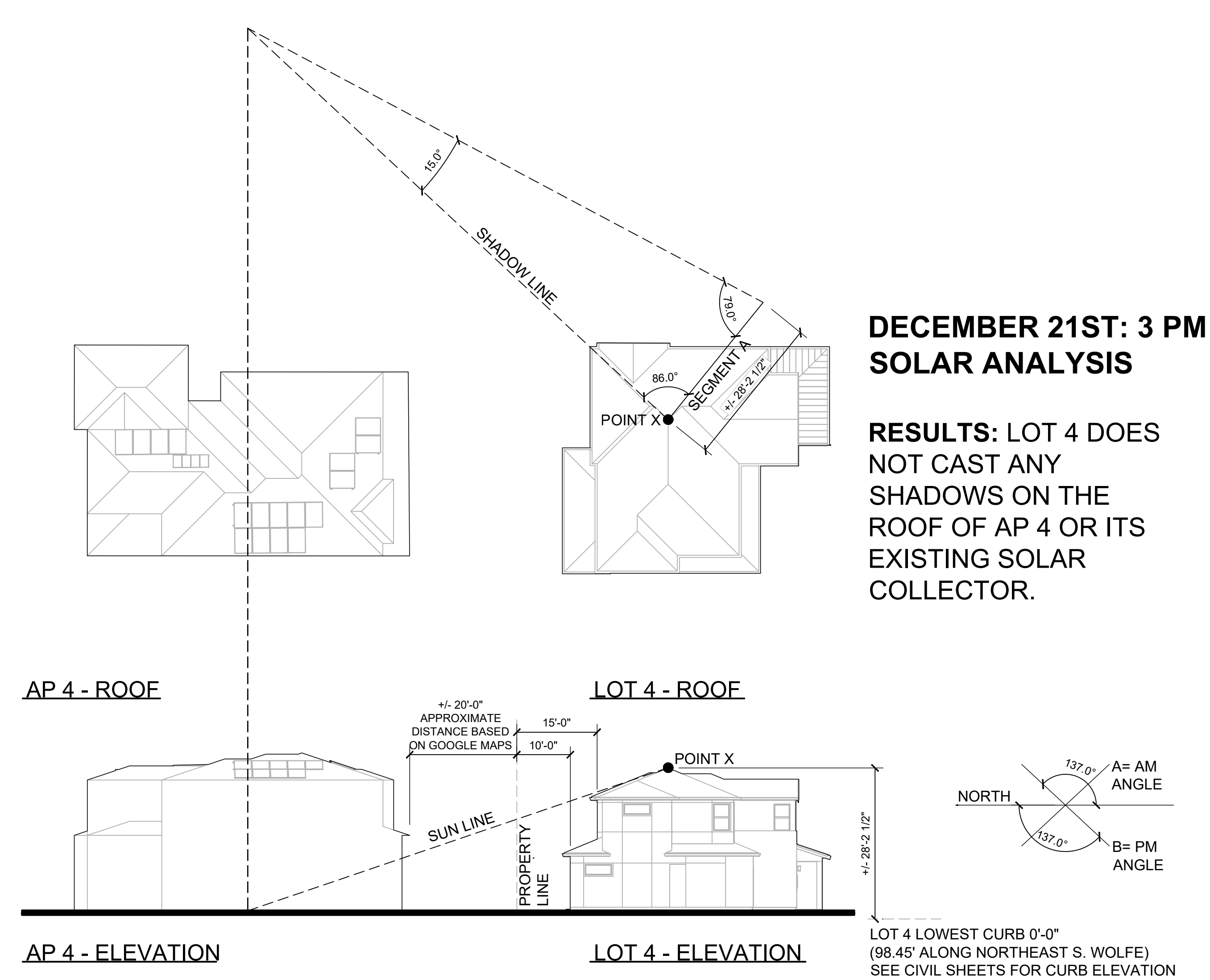
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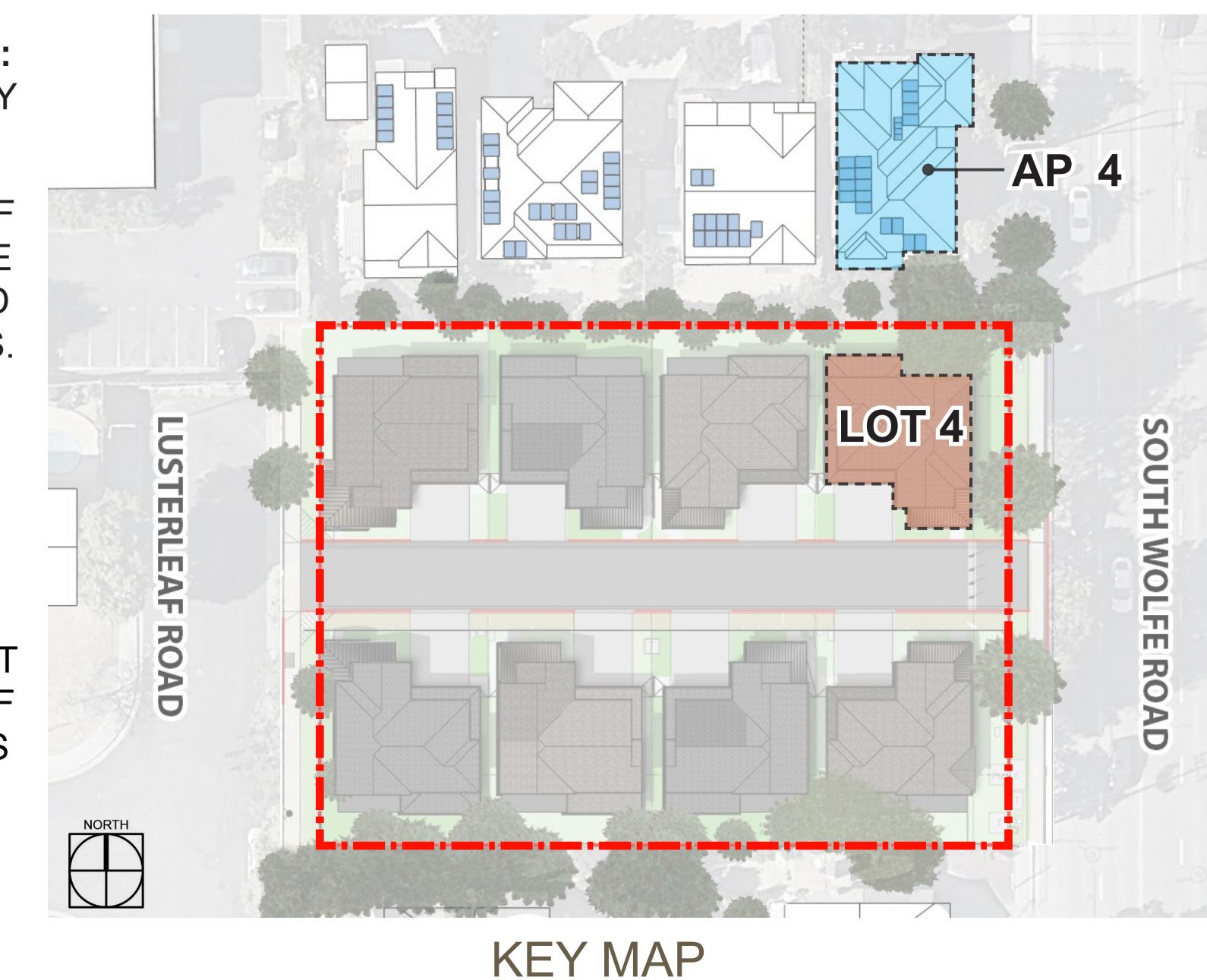
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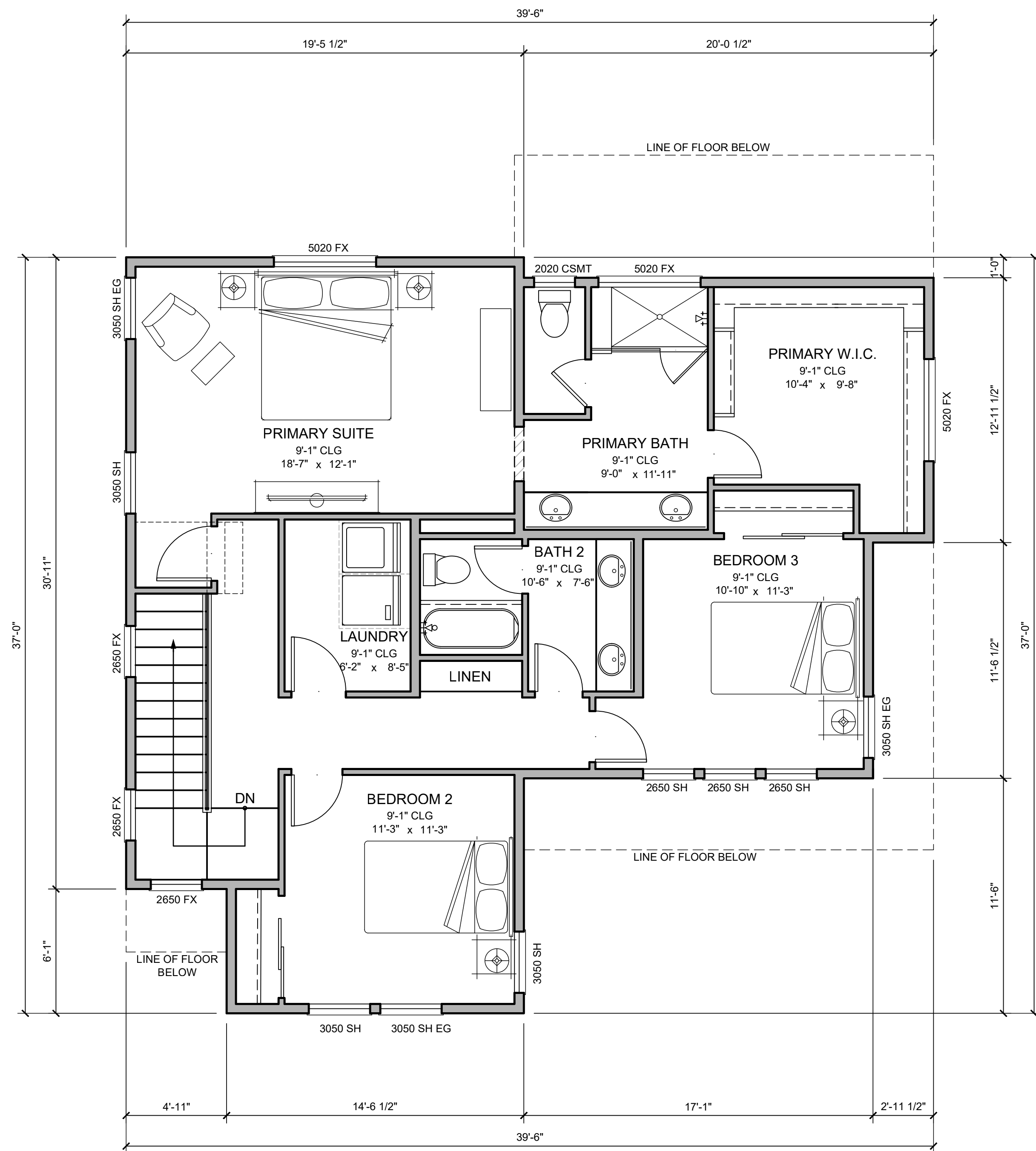
ABBREVIATIONS:
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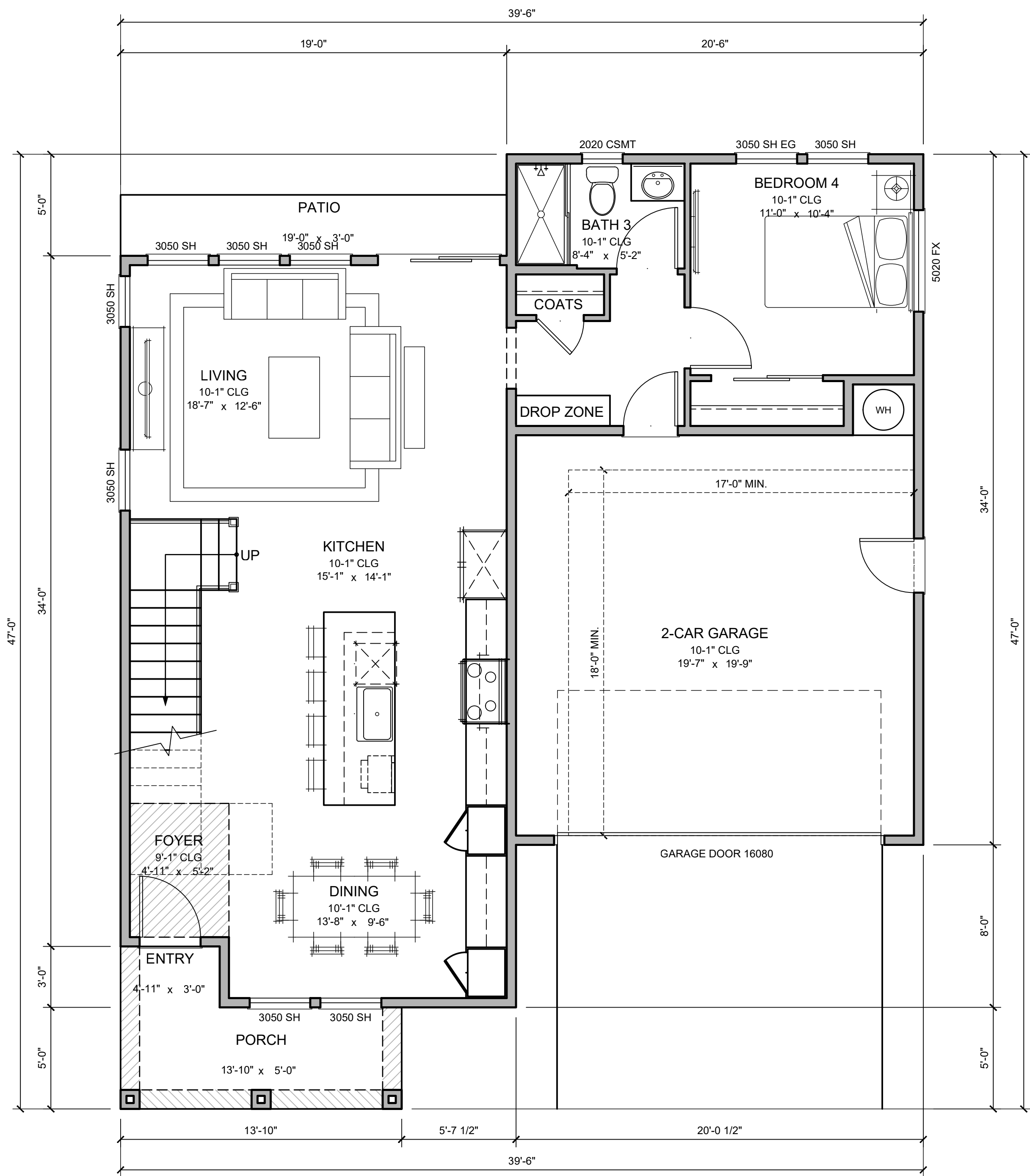
NOTE: NEW HOMES ON LOT 5 TO 8 WILL NOT SHADOW THE NEIGHBORING PROPERTIES ROOF AND/OR PRE EXISTING SOLAR COLLECTORS



SHADOW STUDIES DIAGRAM - LOT 4



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



PLAN 1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" (LOT 2-3 & 6-7)

4 BEDROOMS / 3 BATH

PLAN 1 FLOOR AREA	
FIRST FLOOR	976 SQ. FT.
SECOND FLOOR	1077 SQ. FT.
TOTAL LIVING	2053 SQ. FT.
GARAGE	413 SQ. FT.
PORCH	84 SQ. FT.
PATIO	57 SQ. FT.
GROSS FLOOR AREA: (LIVING + GARAGE + PORCH)	2560 SQ. FT.

NOTE: ALL WINDOWS AT STUCCO WILL BE RECESSED FOR TRANSITIONAL AND MODERN STYLES. FOR MORE INFORMATION, REFER TO ELEVATIONS ON SHEETS A.12-A.17



KEY MAP

PLAN 1 FLOOR PLANS

781 S. WOLFE ROAD - SUNNYVALE, CA
CALIFORNIA COMMUNITY DEVELOPMENT

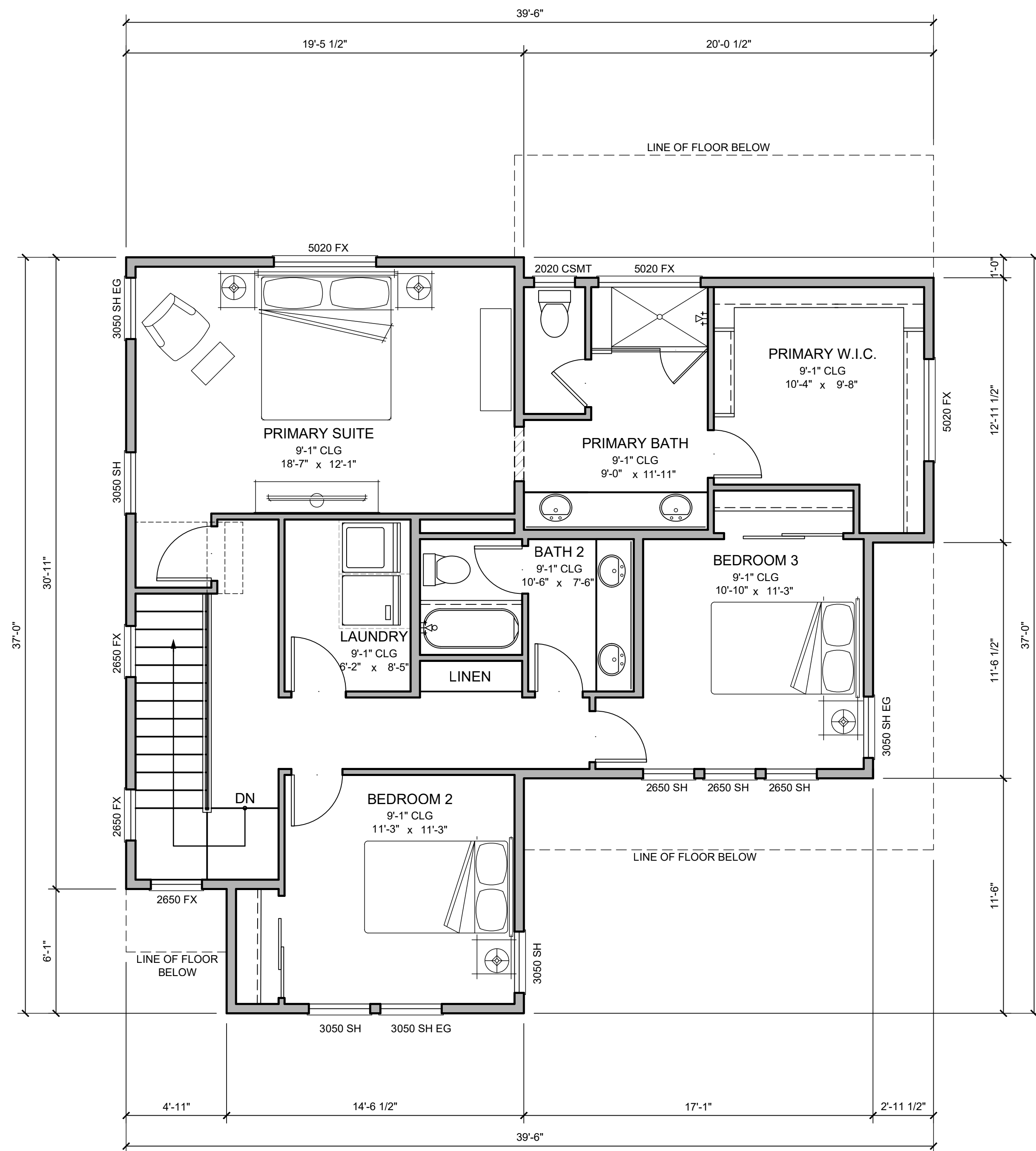
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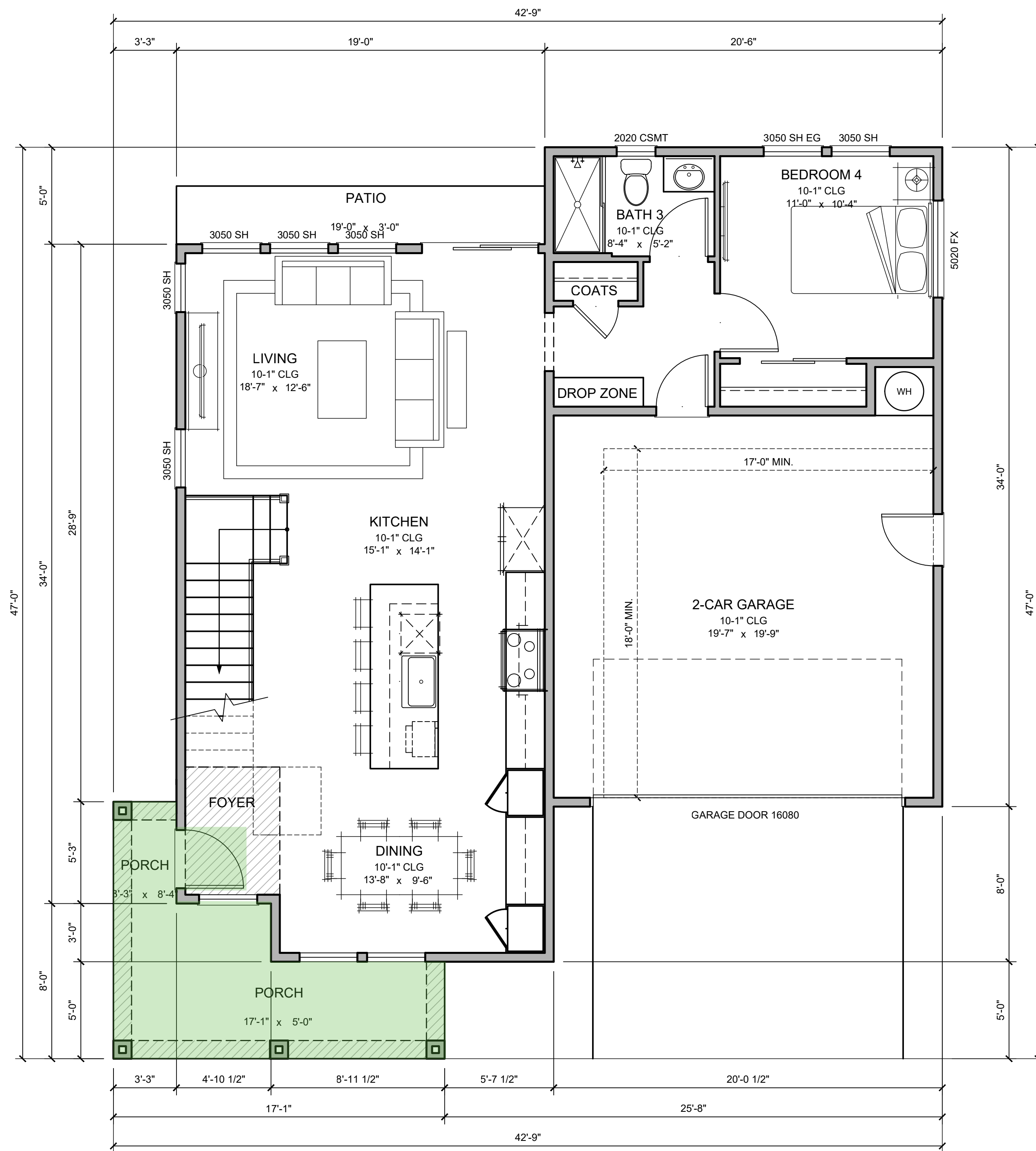


JOB NO. 376-029
DATE 07/17/2026

A.5



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



PLAN 1X FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" (LOT 8)

4 BEDROOMS / 3 BATH

PLAN 1X FLOOR AREA	
FIRST FLOOR	976 SQ. FT.
SECOND FLOOR	1077 SQ. FT.
TOTAL LIVING	2053 SQ. FT.
GARAGE	413 SQ. FT.
PORCH	127 SQ. FT.
PATIO	57 SQ. FT.
GROSS FLOOR AREA: (LIVING + GARAGE + PORCH)	2593 SQ. FT.

PLAN KEY LEGEND:

Variation from Plan 1

NOTE: ALL WINDOWS AT STUCCO WILL BE RECESSED FOR TRANSITIONAL AND MODERN STYLES. FOR MORE INFORMATION, REFER TO ELEVATIONS ON SHEETS A.12-A.17



KEY MAP

PLAN 1X FLOOR PLANS

781 S. WOLFE ROAD - SUNNYVALE, CA
CALIFORNIA COMMUNITY DEVELOPMENT

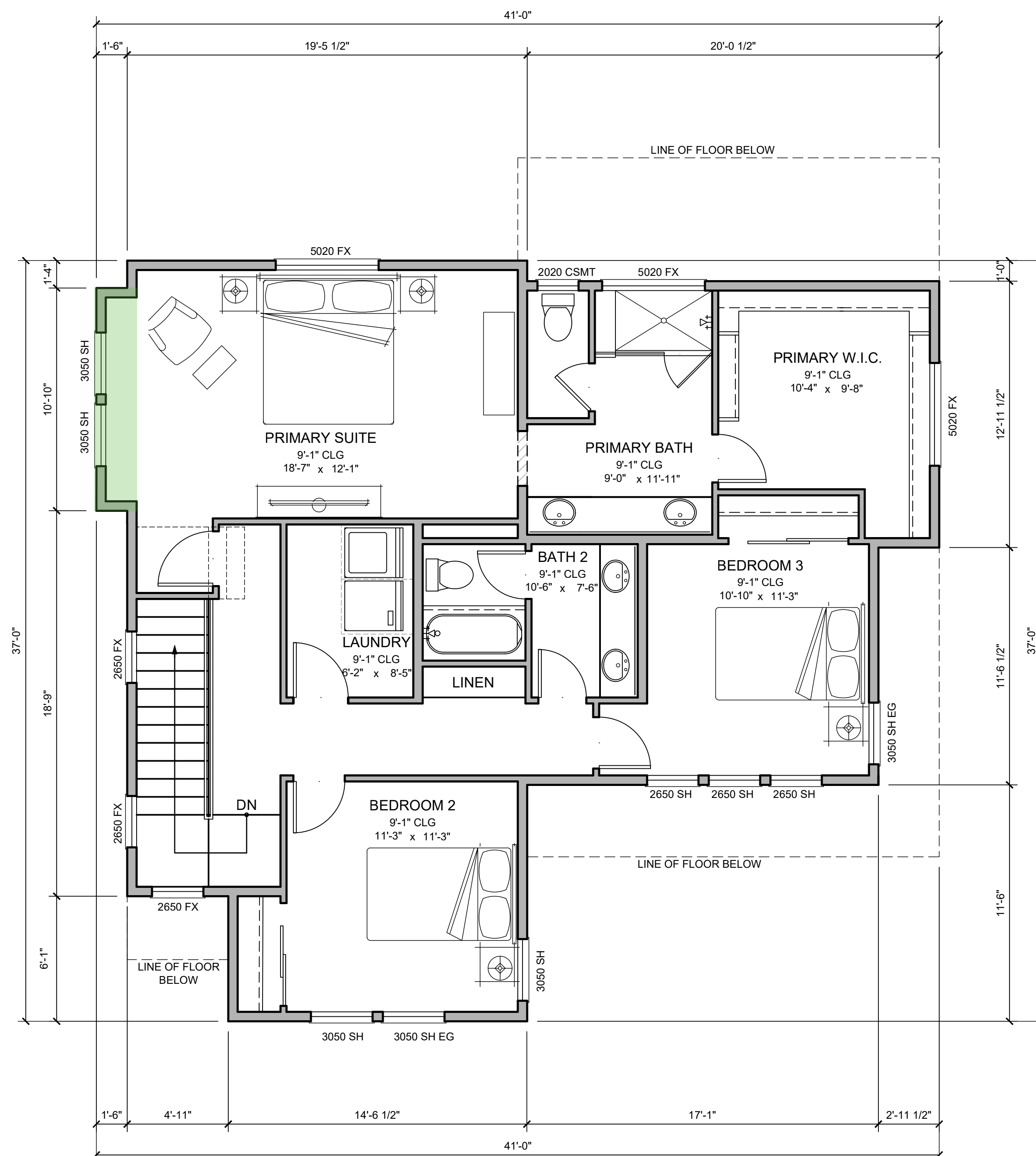
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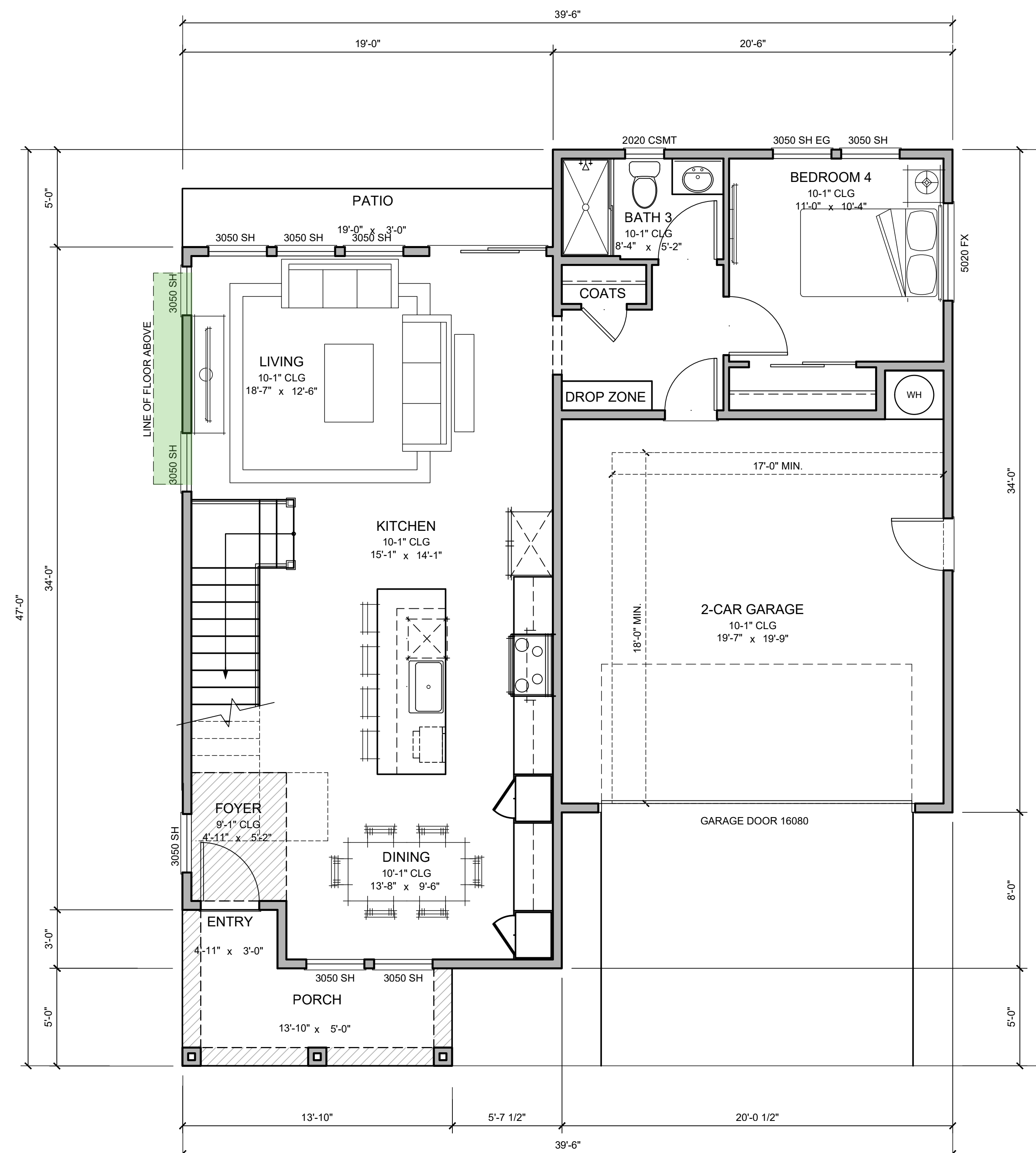
JOB NO. 376-029
DATE 07/17/2026

A.6



PLAN 1Y SECOND FLOOR PLAN

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



PLAN 1Y FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" (LOT 4 & 5)

4 BEDROOMS / 3 BATH	
PLAN 1Y FLOOR AREA	
FIRST FLOOR	976 SQ. FT.
SECOND FLOOR	1093 SQ. FT.
TOTAL LIVING	2069 SQ. FT.
GARAGE	413 SQ. FT.
PORCH	84 SQ. FT.
PATIO	57 SQ. FT.
GROSS FLOOR AREA: (LIVING + GARAGE + PORCH)	2566 SQ. FT.

PLAN KEY LEGEND:

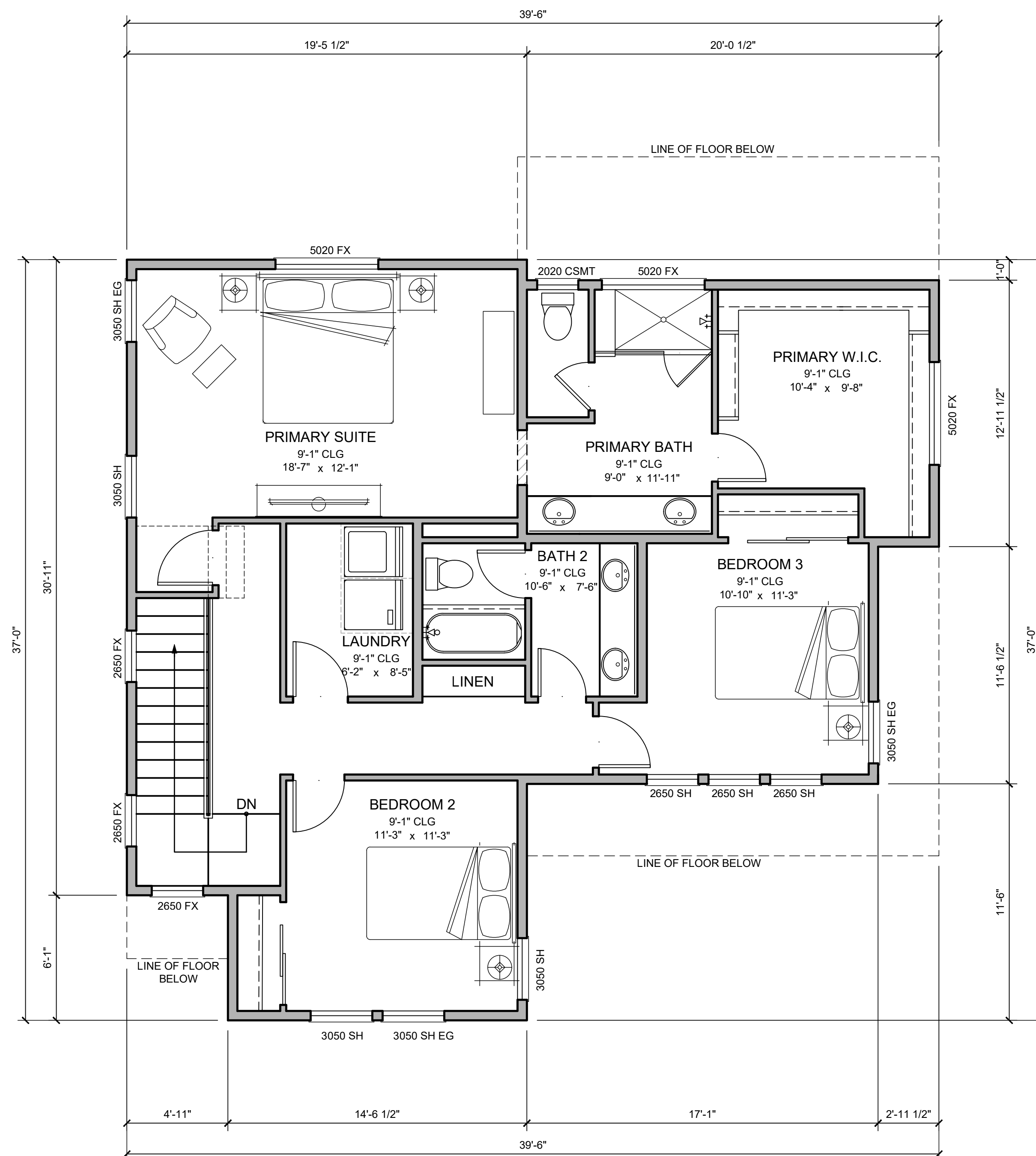
Variation from Plan 1

NOTE: ALL WINDOWS AT STUCCO WILL BE RECESSED FOR TRANSITIONAL AND MODERN STYLES. FOR MORE INFORMATION, REFER TO ELEVATIONS ON SHEETS A.12-A.17

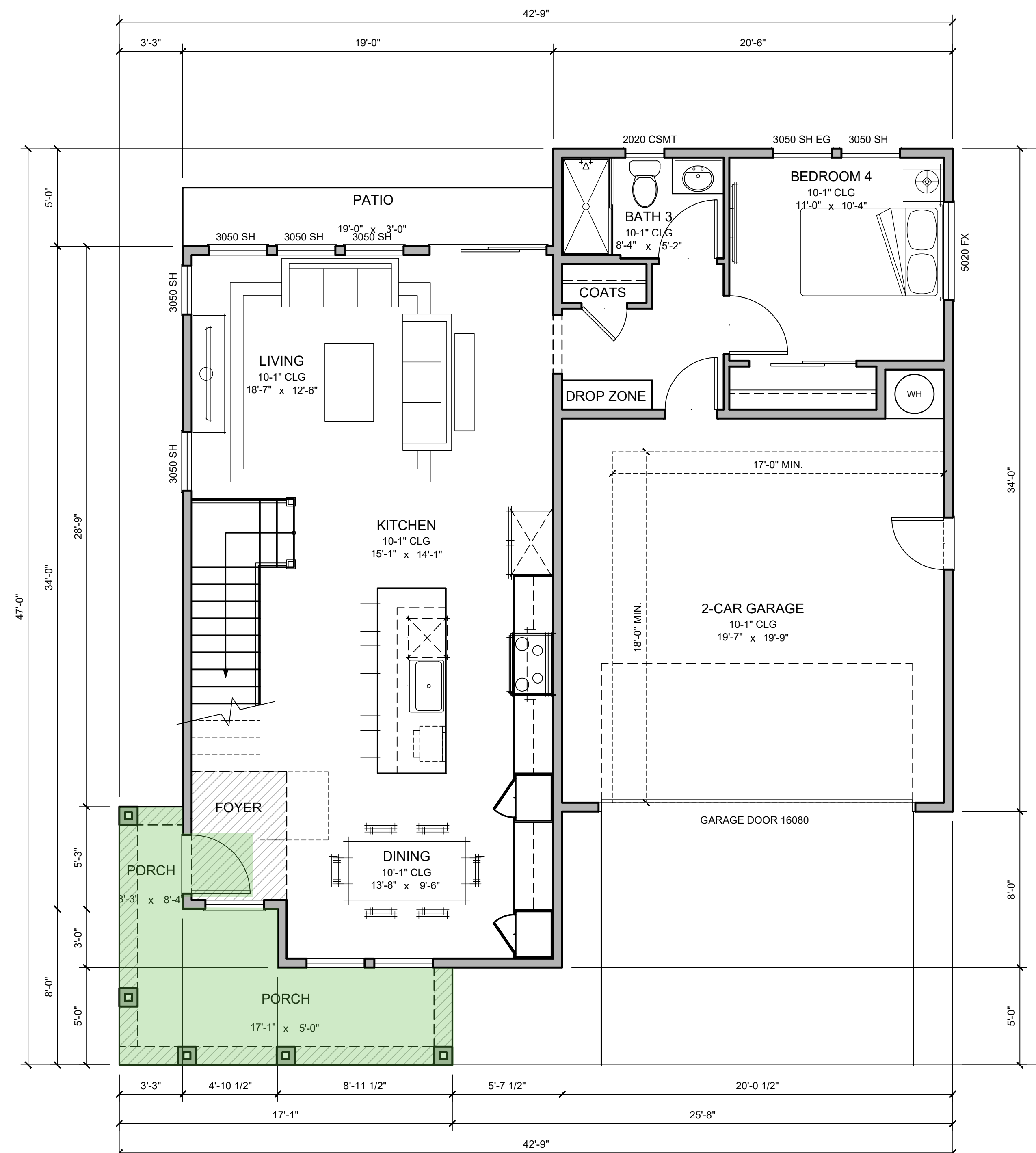


KEY MAP

PLAN 1Y FLOOR PLANS



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



PLAN 1Z FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" (LOT 1)

4 BEDROOMS / 3 BATH	
PLAN 1Z FLOOR AREA	
FIRST FLOOR	976 SQ. FT.
SECOND FLOOR	1077 SQ. FT.
TOTAL LIVING	2053 SQ. FT.
GARAGE	413 SQ. FT.
PORCH	127 SQ. FT.
PATIO	57 SQ. FT.
GROSS FLOOR AREA: (LIVING + GARAGE + PORCH)	2593 SQ. FT.

PLAN KEY LEGEND:

Variation from Plan 1

NOTE: ALL WINDOWS AT STUCCO WILL BE RECESSED FOR TRANSITIONAL AND MODERN STYLES. FOR MORE INFORMATION, REFER TO ELEVATIONS ON SHEETS A.12-A.17

NOTE: ENTRY PORCH COLUMNS OF LOT 1 HAS BEEN RELOCATED AWAY FROM THE VISION TRIANGLE. PORCH ROOF STRUCTURE IS MEASURED OVER 10' CLEAR VERTICALLY FROM ADJACENT CURB.



KEY MAP

PLAN 1Z FLOOR PLANS



JOB NO.	376-029
DATE	07/17/2026

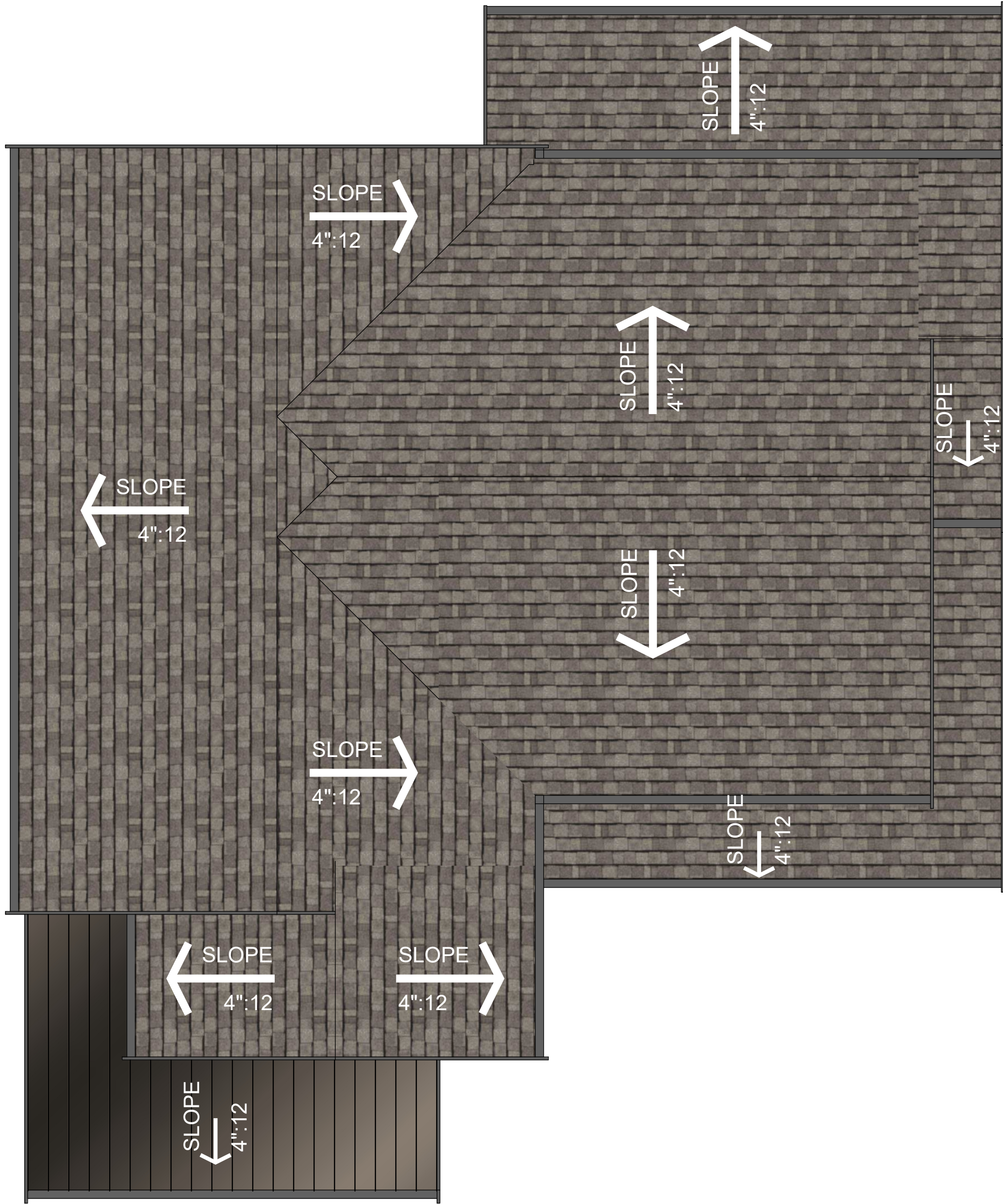
A.8

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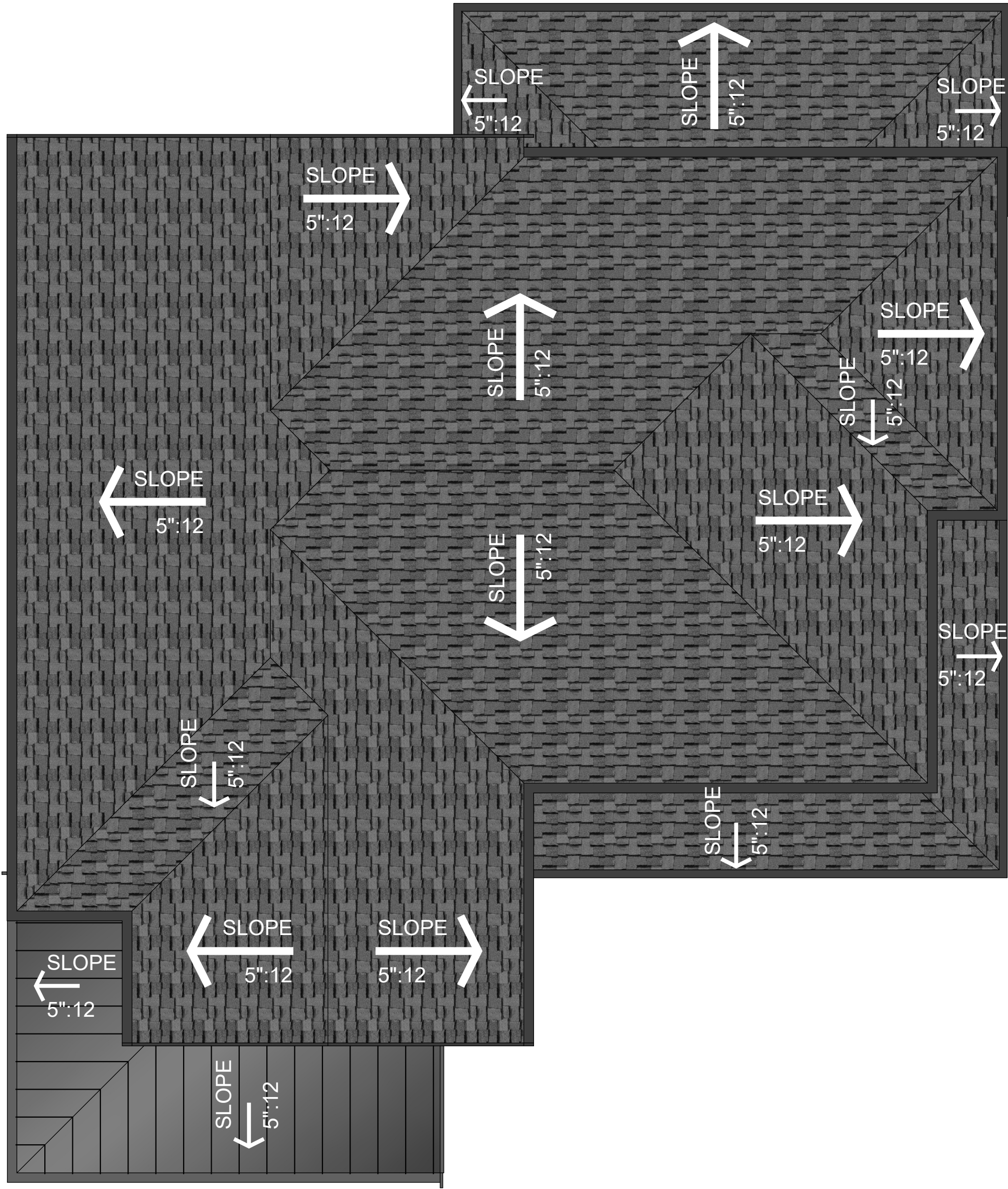
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PLAN 1 ROOF PLAN - TRADITIONAL

SCALE: 1/4" = 1'-0" (LOT 3, 7)



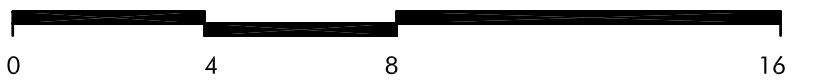
PLAN 1 ROOF PLAN - MODERN

SCALE: 1/4" = 1'-0" (LOT 2, 6)



KEY MAP

PLAN 1 ROOF PLANS



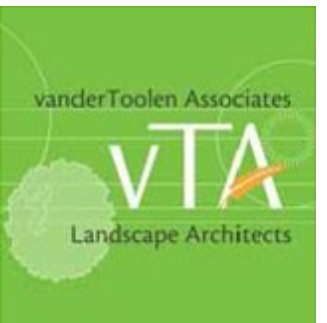
JOB NO. 376-029
DATE 07/17/2026

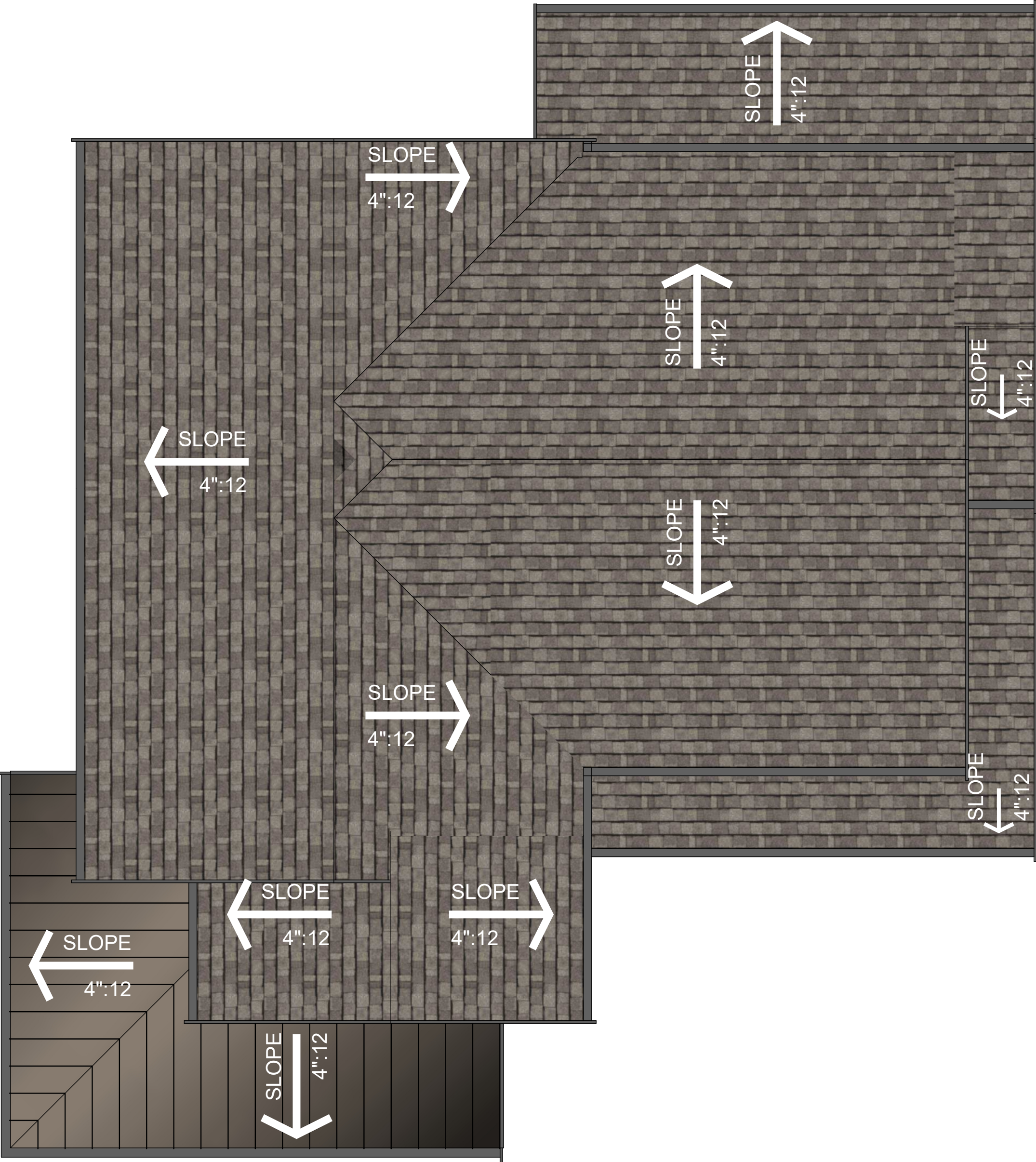
A.9

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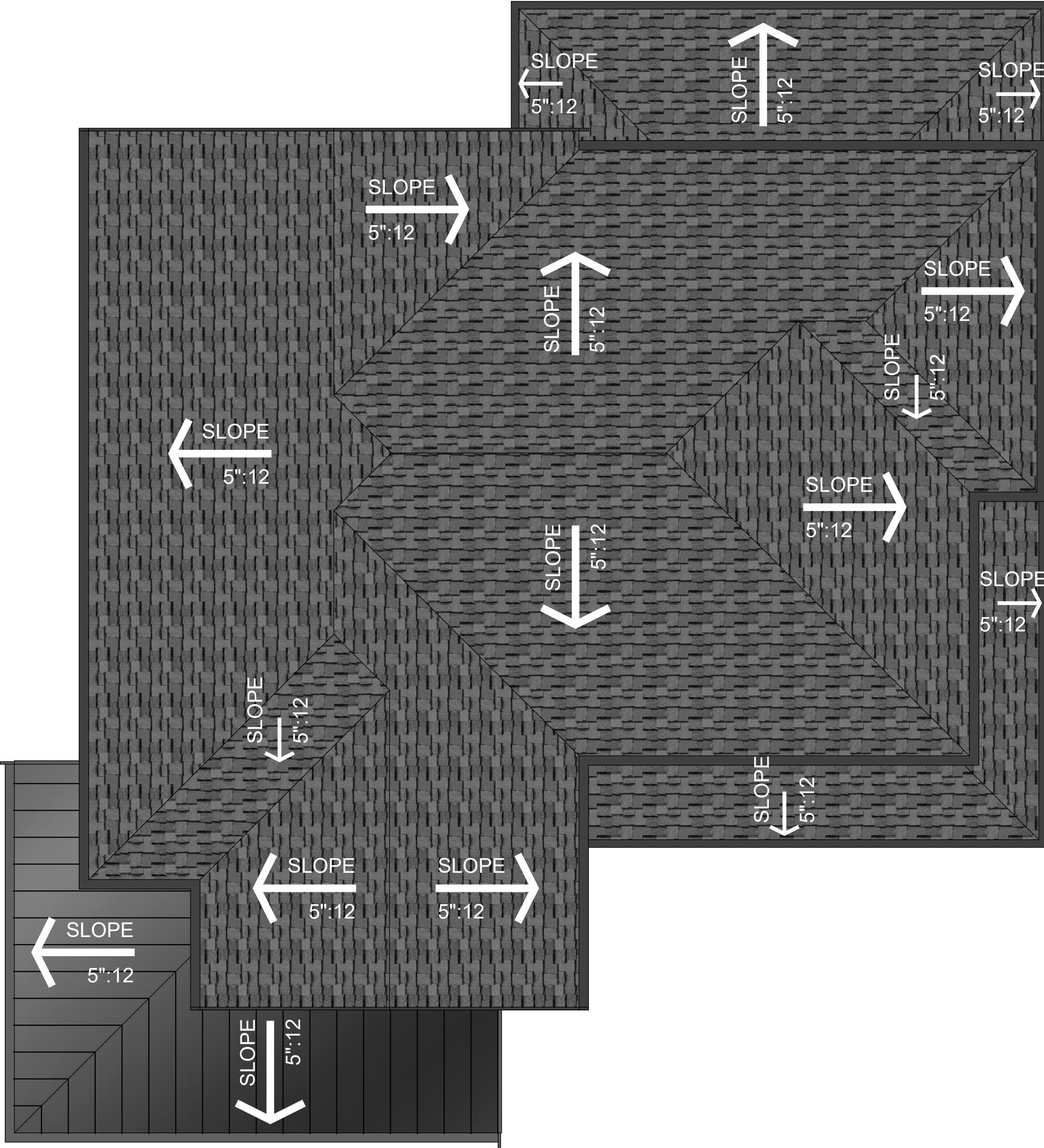
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PLAN 1Z ROOF PLAN - TRADITIONAL 

SCALE: 1/4" = 1'-0" (LOT 1)



PLAN 1X ROOF PLAN - MODERN 

SCALE: 1/4" = 1'-0" (LOT 8)



KEY MAP

PLAN 1X & PLAN 1Z ROOF PLANS

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CALIFORNIA COMMUNITY DEVELOPMENT

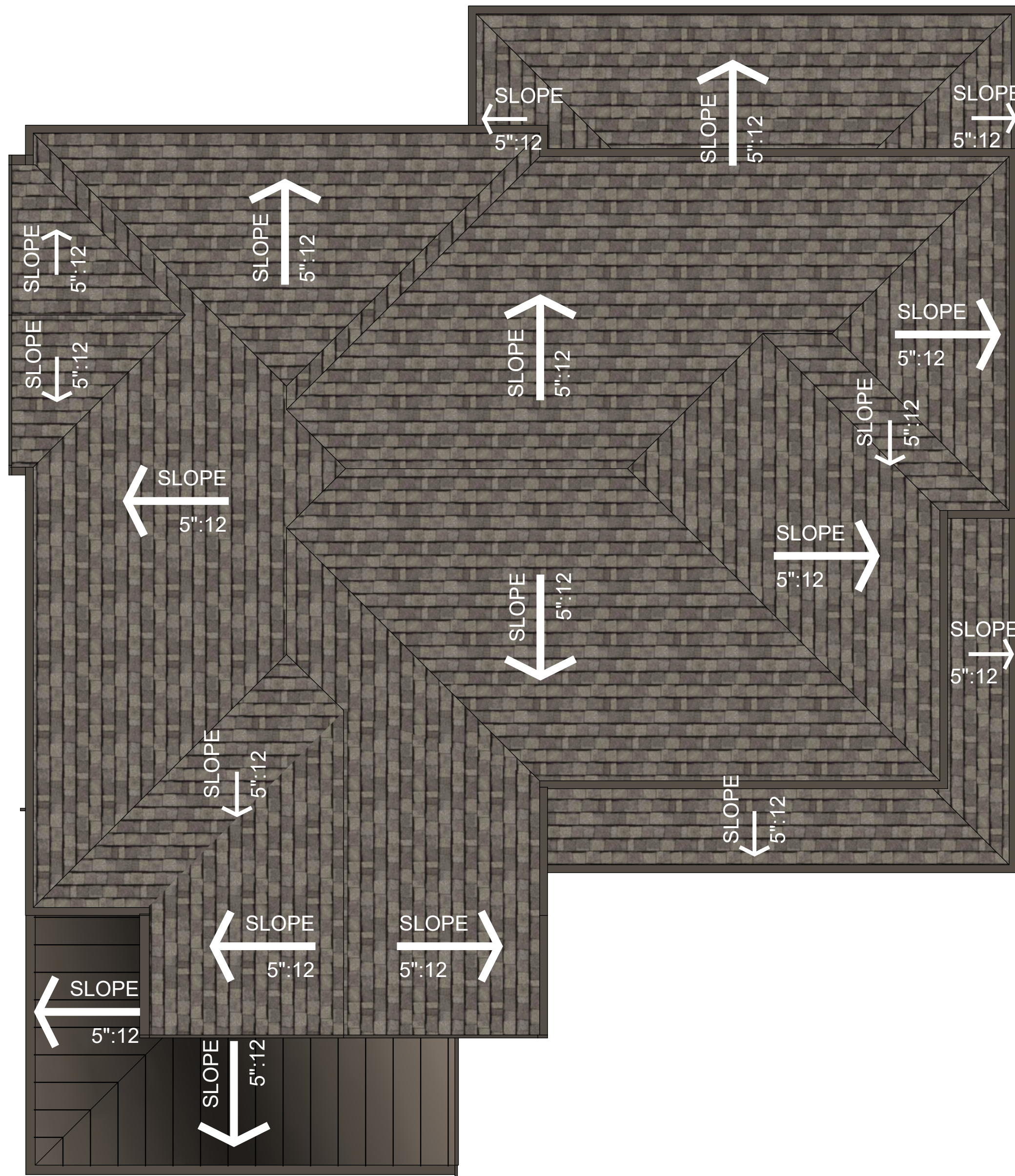
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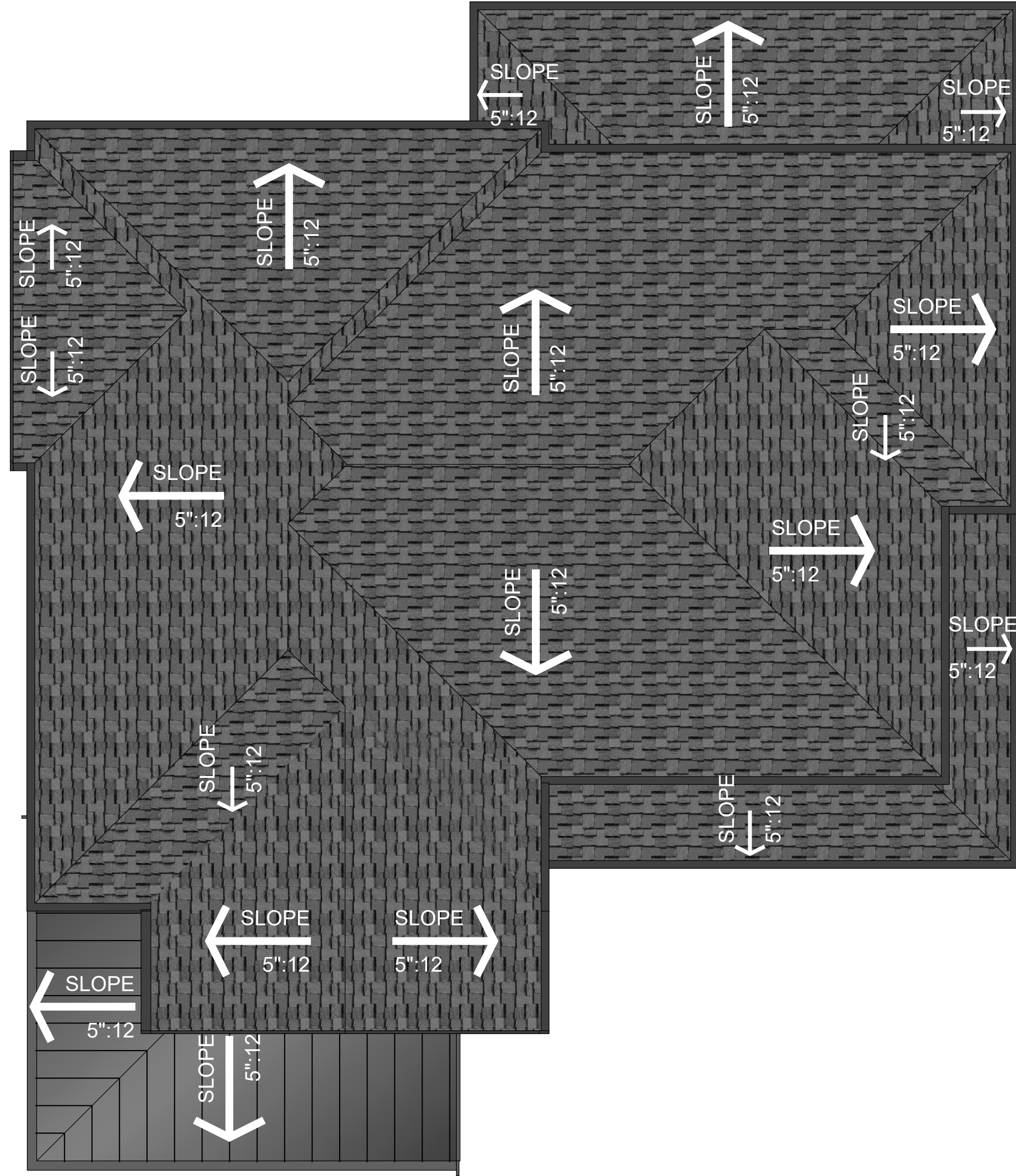


JOB NO. 376-029
DATE 07/17/2026

A.10



PLAN 1Y ROOF PLAN - MODERN 
SCALE: 1/4" = 1'-0" (LOT 5)



PLAN 1Y ROOF PLAN - MODERN 
SCALE: 1/4" = 1'-0" (LOT 4)



KEY MAP

PLAN 1Y ROOF PLANS

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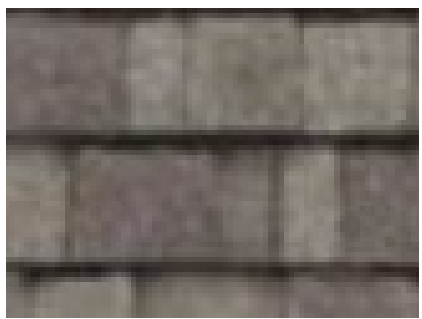


JOB NO. 376-029
DATE 07/17/2026

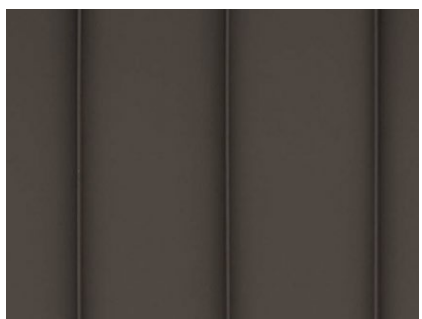
A.11

MATERIALS

A ASPHALT SHINGLE ROOF



B STANDING SEAM AWNING



C HORIZONTAL LAP SIDING



D BOARD & BATTEN SIDING



E STUCCO



FOR MORE INFORMATION SEE COLOR
& MATERIAL BOARD ON SHEET A.20

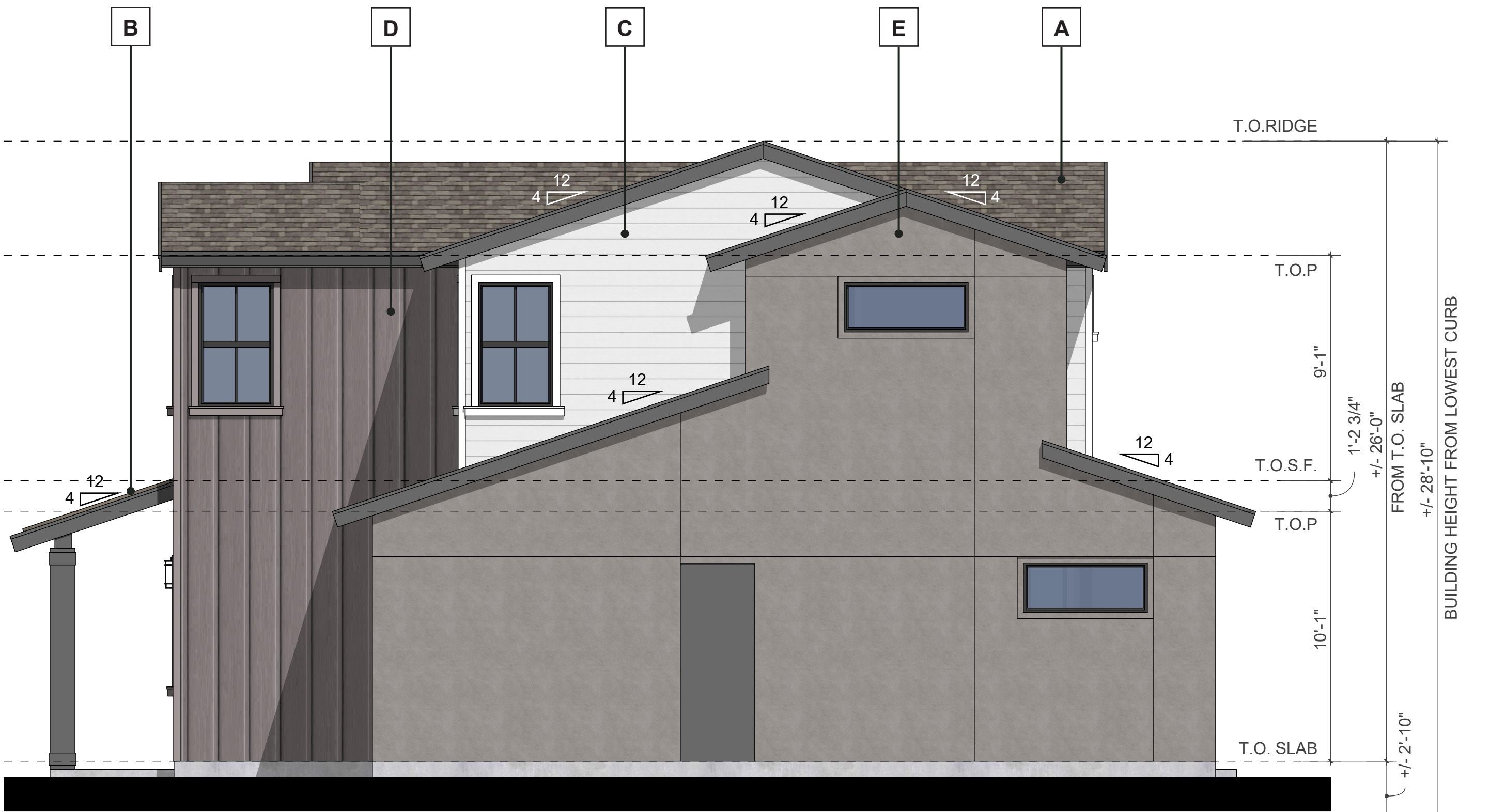


KEY MAP



FRONT ELEVATION

LOT 7 LOWEST CURB 0'-0"
(98.97' ALONG NORTHWEST LUSTERLEAF)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



RIGHT ELEVATION

LOT 7 LOWEST CURB 0'-0"
(98.97' ALONG NORTHWEST LUSTERLEAF)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



REAR ELEVATION

LOT 7 LOWEST CURB 0'-0"
(98.97' ALONG NORTHWEST LUSTERLEAF)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



LEFT ELEVATION

LOT 7 LOWEST CURB 0'-0"
(98.97' ALONG NORTHWEST LUSTERLEAF)
SEE CIVIL SHEETS FOR CURB ELEVATIONS

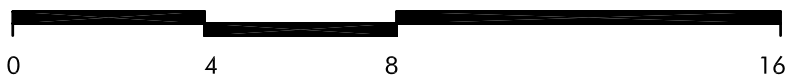
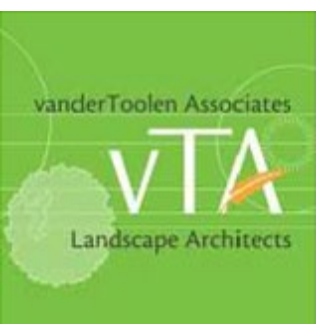
AC UNIT IS LOCATED IN THE REAR
YARD. ITS SPECIFICATIONS,
NOISE LEVEL AND SIZE WILL
COMPLY WITH THE CITY'S
REQUIREMENTS. REQUEST FOR
DOCUMENTATION TO BE DEFERRED
TO BUILDING PERMIT SUBMITTAL.

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TRADITIONAL ELEVATION (PLAN 1) - COLOR SCHEME 1



JOB NO. 376-029
DATE 07/17/2026

A.12

MATERIALS

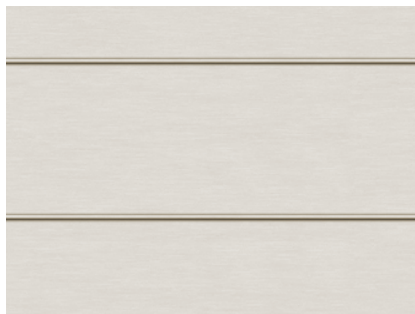
A ASPHALT SHINGLE ROOF



B STANDING SEAM AWNING



C HORIZONTAL LAP SIDING



D BOARD & BATTEN SIDING



E STUCCO



FOR MORE INFORMATION SEE COLOR
& MATERIAL BOARD ON SHEET A.20

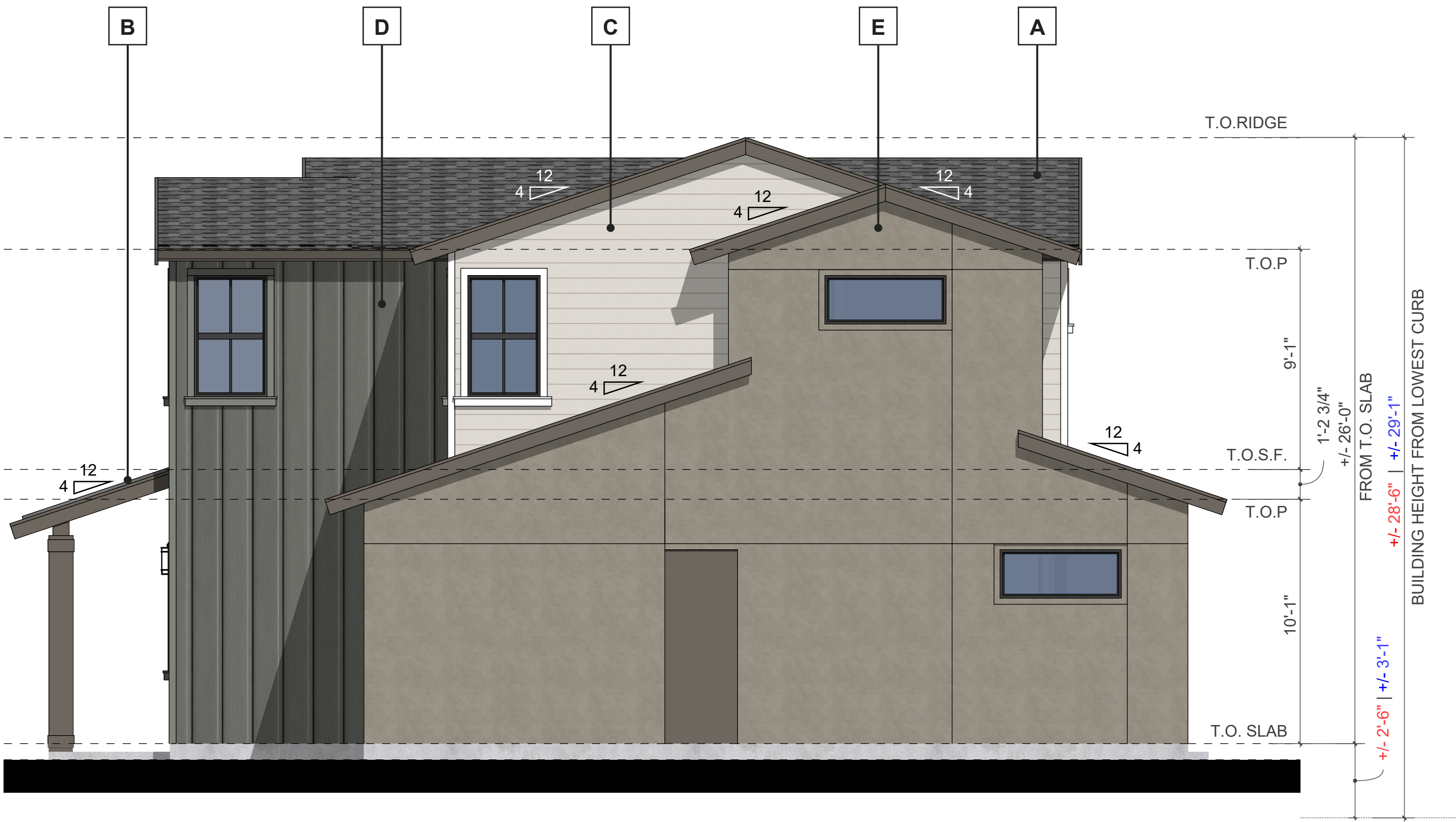


KEY MAP



FRONT ELEVATION

LOT 2 & LOT 6 LOWEST CURB 0'-0"
(LOT 2 - 98.97' ALONG NORTHWEST LUSTERLEAF
LOT 6 - 98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



RIGHT ELEVATION

LOT 2 & LOT 6 LOWEST CURB 0'-0"
(LOT 2 - 98.97' ALONG NORTHWEST LUSTERLEAF
LOT 6 - 98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



REAR ELEVATION

AC UNIT IS LOCATED IN THE REAR
YARD. ITS SPECIFICATIONS,
NOISE LEVEL AND SIZE WILL
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REQUIREMENTS. REQUEST FOR
DOCUMENTATION TO BE DEFERRED
TO BUILDING PERMIT SUBMITTAL.

LOT 2 & LOT 6 LOWEST CURB 0'-0"
(LOT 2 - 98.97' ALONG NORTHWEST LUSTERLEAF
LOT 6 - 98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



LEFT ELEVATION

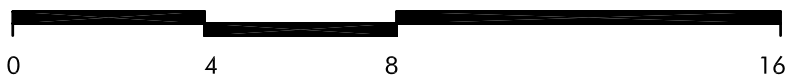
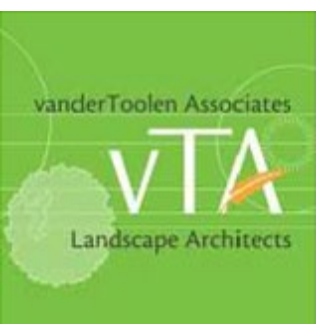
LOT 2 & LOT 6 LOWEST CURB 0'-0"
(LOT 2 - 98.97' ALONG NORTHWEST LUSTERLEAF
LOT 6 - 98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATIONS

TRADITIONAL ELEVATION (PLAN 1) - COLOR SCHEME 2

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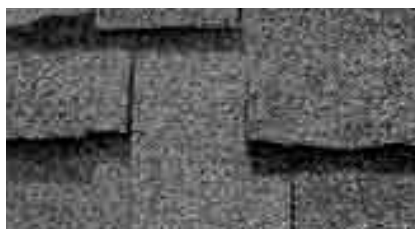


JOB NO. 376-029
DATE 07/17/2026

A.13

MATERIALS

A ASPHALT SHINGLE ROOF



B STANDING SEAM AWNING



C HORIZONTAL LAP SIDING



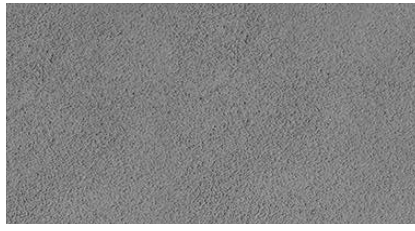
D STONE VENEER



E STUCCO 1



F STUCCO 2



1 RESISTANT VINYL TRELLIS



FOR MORE INFORMATION SEE COLOR
& MATERIAL BOARD ON SHEET A.21

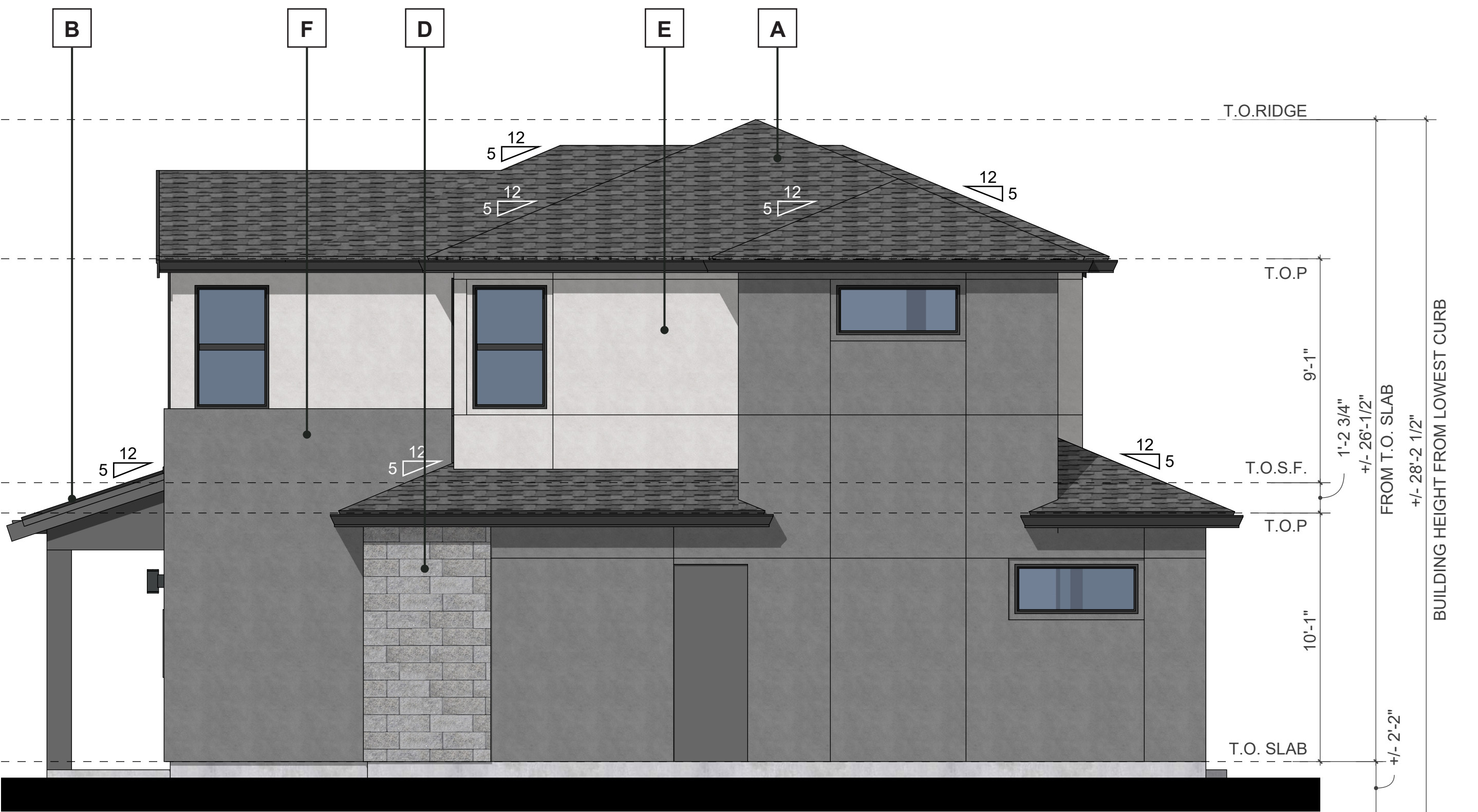


KEY MAP



FRONT ELEVATION

LOT 4 LOWEST CURB 0'-0"
(98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



RIGHT ELEVATION

LOT 4 LOWEST CURB 0'-0"
(98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



REAR ELEVATION

AC UNIT IS LOCATED IN THE REAR
YARD. ITS SPECIFICATIONS,
NOISE LEVEL AND SIZE WILL
COMPLY WITH THE CITY'S
REQUIREMENTS. REQUEST FOR
DOCUMENTATION TO BE DEFERRED
TO BUILDING PERMIT SUBMITTAL.

LOT 4 LOWEST CURB 0'-0"
(98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



LEFT ELEVATION

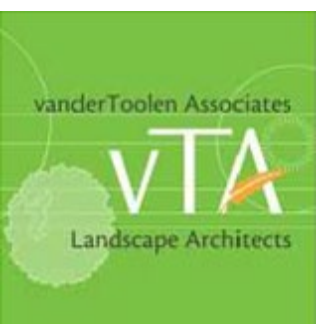
LOT 4 LOWEST CURB 0'-0"
(98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATIONS

MODERN ELEVATION (PLAN1Y) - COLOR SCHEME 1

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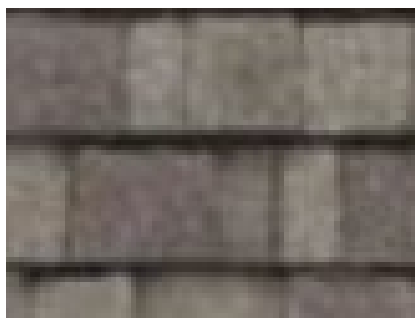


JOB NO. 376-029
DATE 07/17/2026

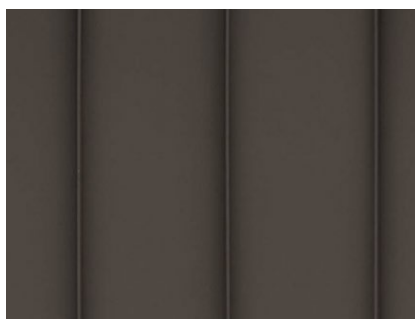
A.14

MATERIALS

A ASPHALT SHINGLE ROOF



B STANDING SEAM AWNING



C HORIZONTAL LAP SIDING



D STONE VENEER



E STUCCO 1



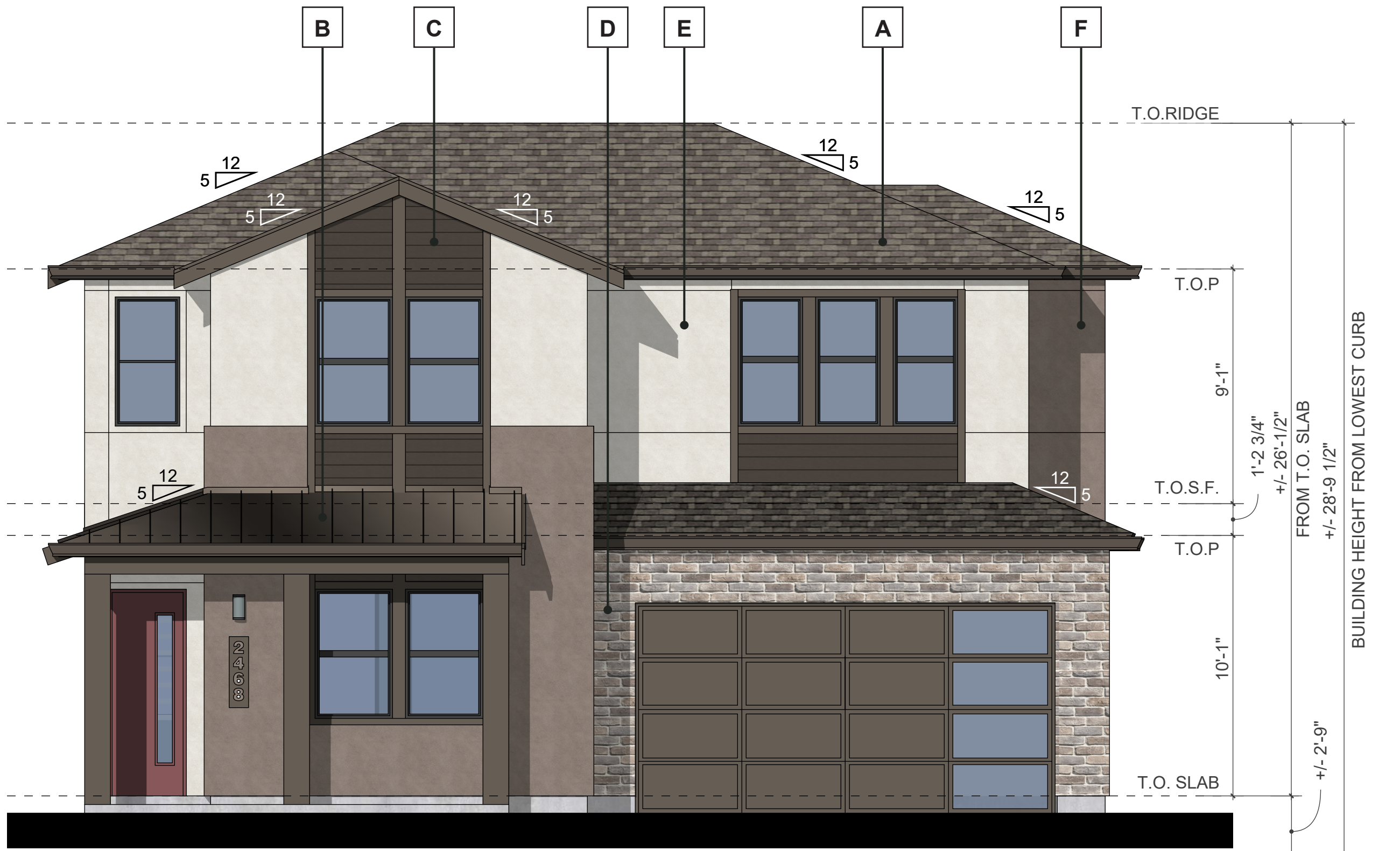
F STUCCO 2



FOR MORE INFORMATION SEE COLOR
& MATERIAL BOARD ON SHEET A.21

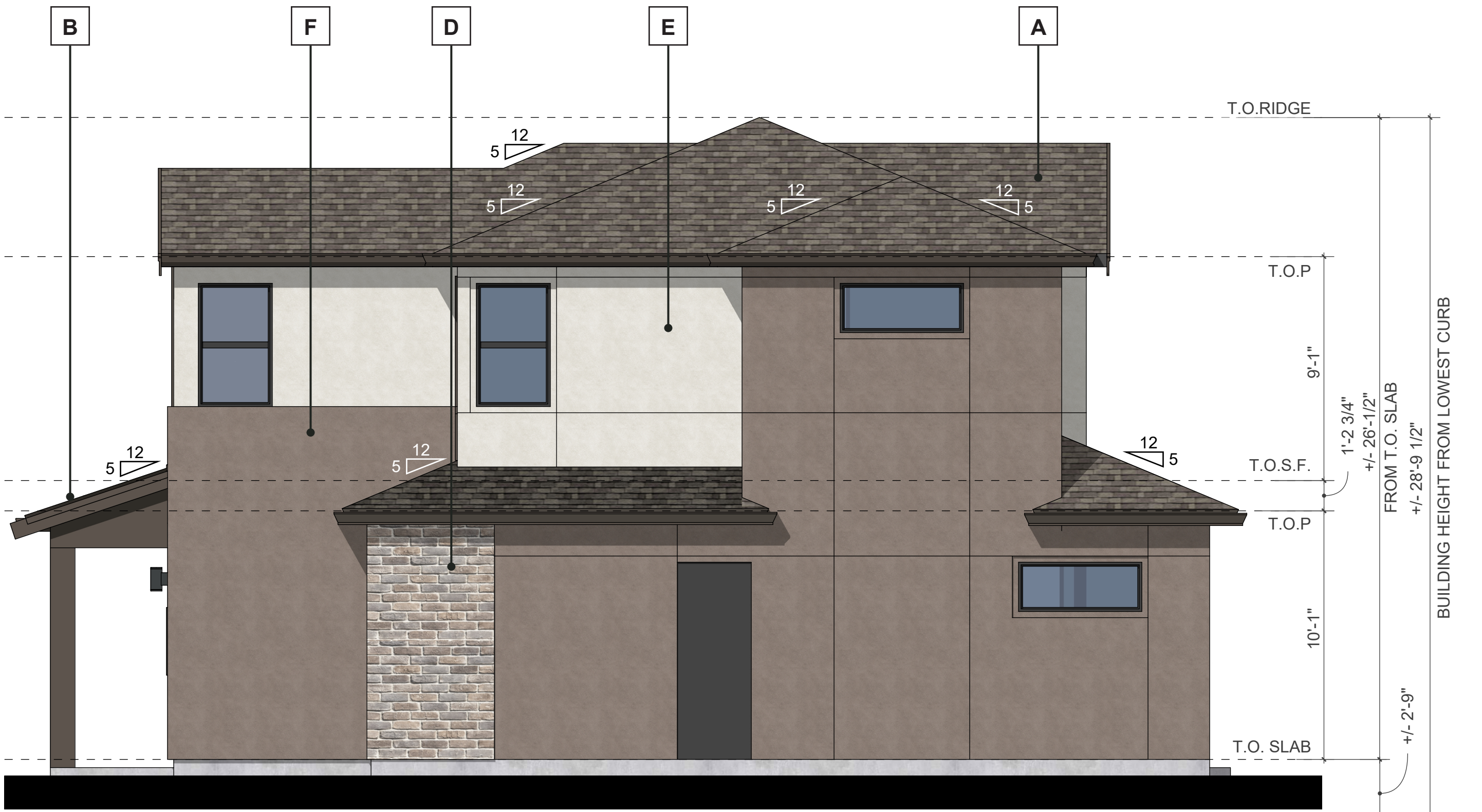


KEY MAP



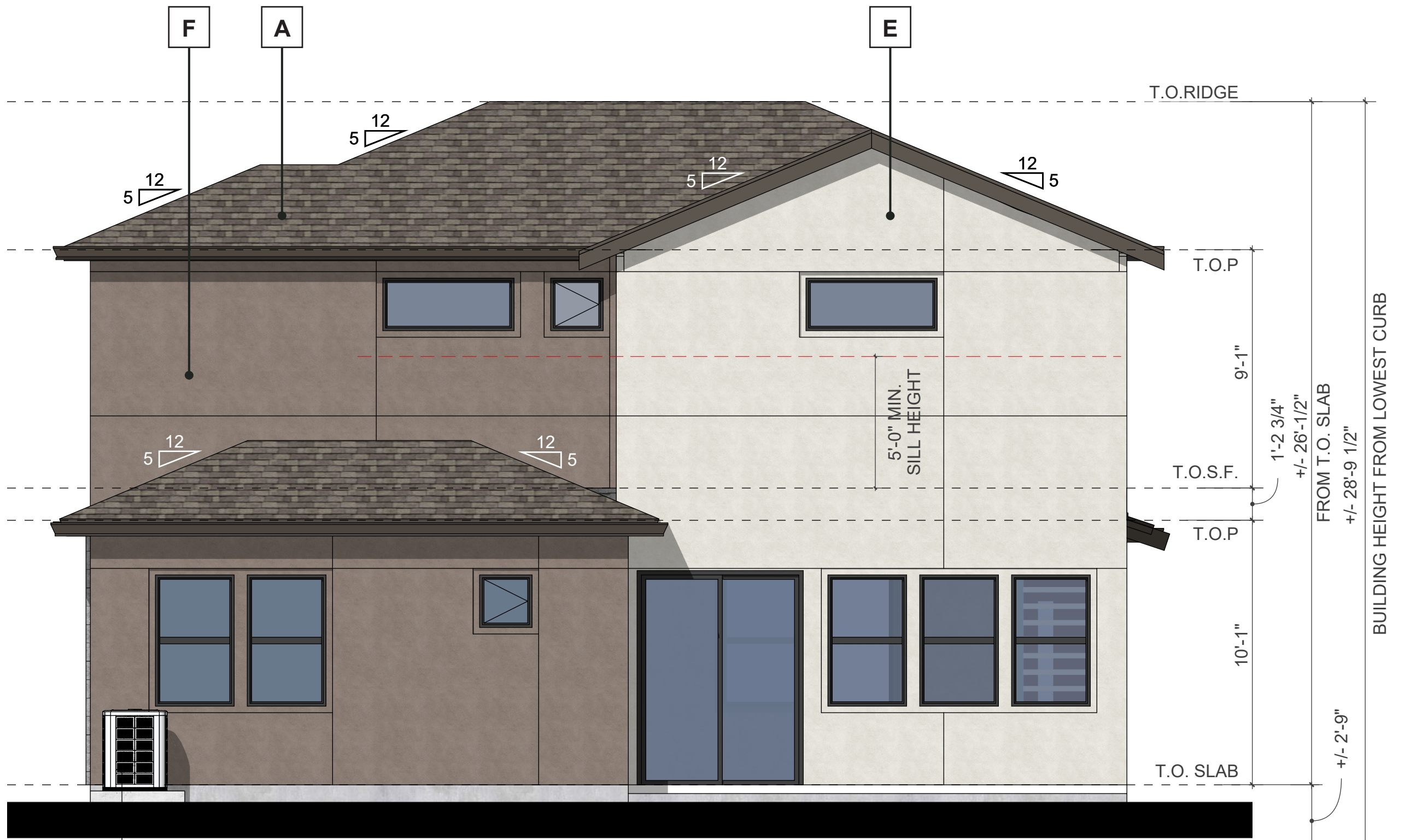
FRONT ELEVATION

LOT 3 LOWEST CURB 0'-0"
(98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



RIGHT ELEVATION

LOT 3 LOWEST CURB 0'-0"
(98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



REAR ELEVATION

AC UNIT IS LOCATED IN THE REAR
YARD. ITS SPECIFICATIONS,
NOISE LEVEL AND SIZE WILL
COMPLY WITH THE CITY'S
REQUIREMENTS. REQUEST FOR
DOCUMENTATION TO BE DEFERRED
TO BUILDING PERMIT SUBMITTAL.

LOT 3 LOWEST CURB 0'-0"
(98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



LEFT ELEVATION

LOT 3 LOWEST CURB 0'-0"
(98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATIONS

MODERN ELEVATION (PLAN 1) - COLOR SCHEME 2

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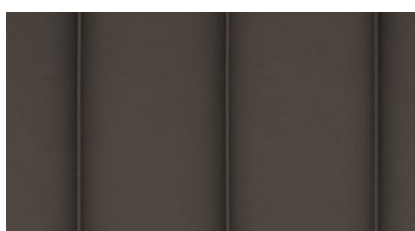
A.15

MATERIALS

A ASPHALT SHINGLE ROOF



B STANDING SEAM AWNING



C HORIZONTAL LAP SIDING



D STONE VENEER



E STUCCO 1



F STUCCO 2



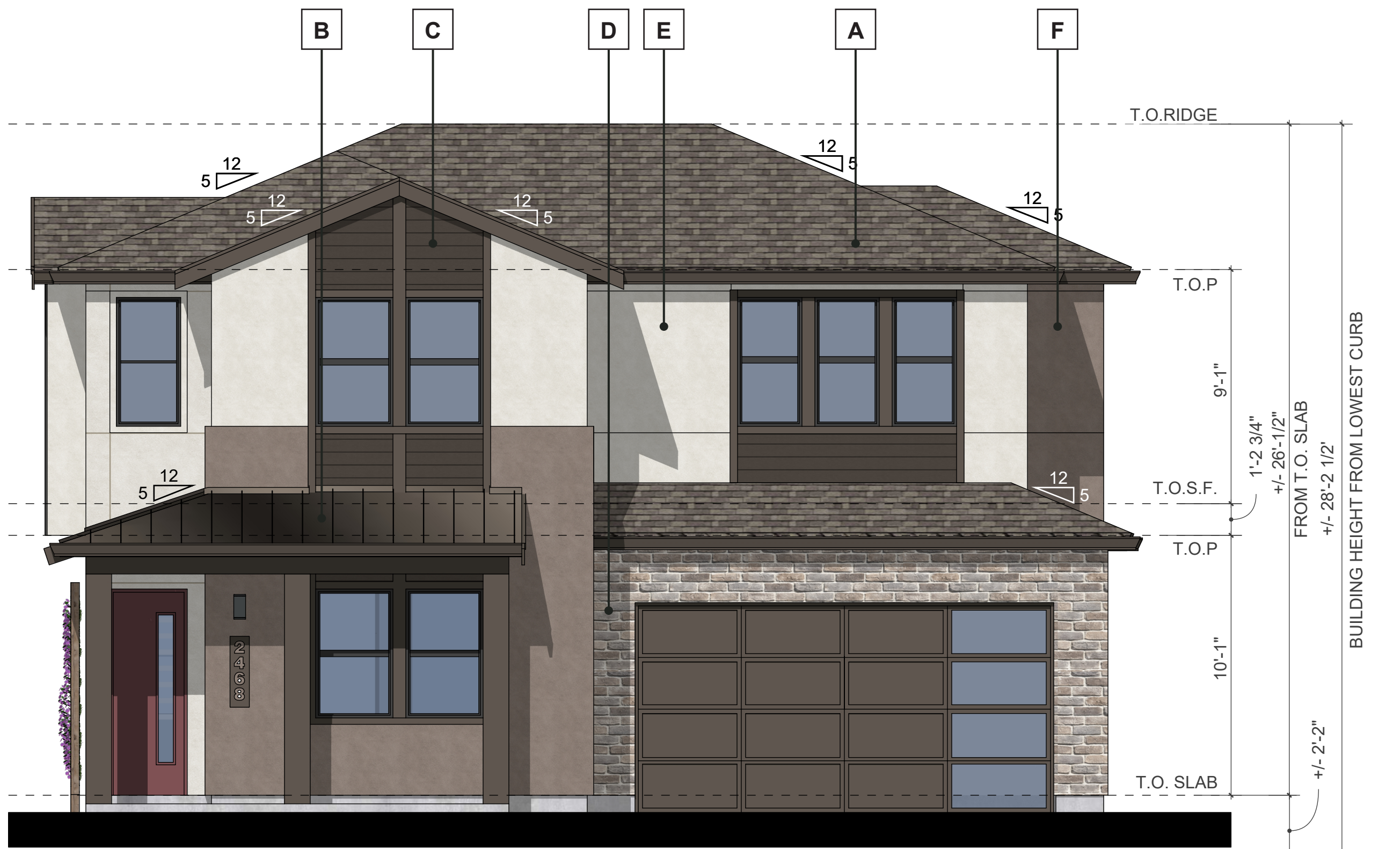
1 RESISTANT VINYL TRELLIS



FOR MORE INFORMATION SEE COLOR
& MATERIAL BOARD ON SHEET A.21

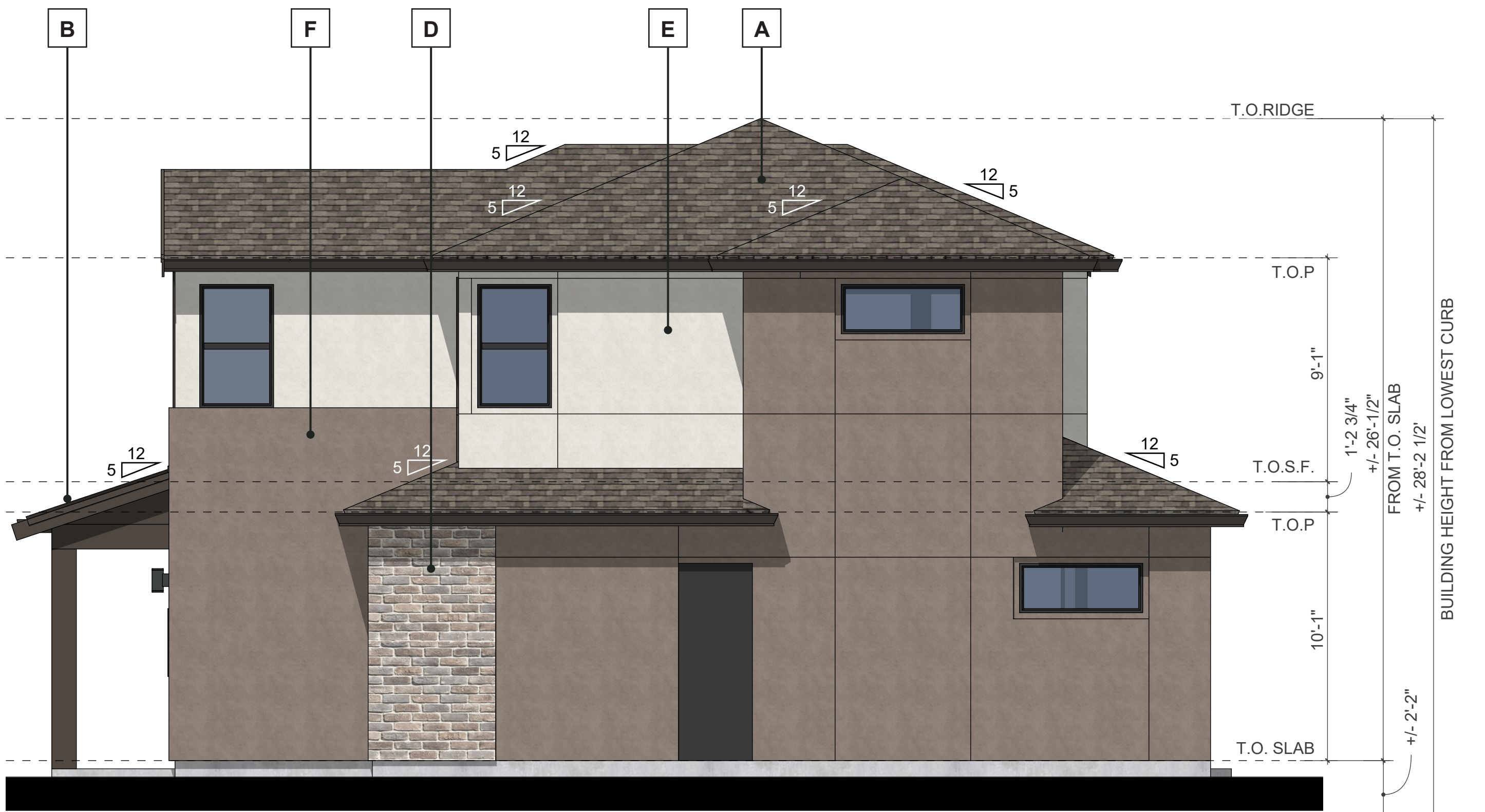


KEY MAP



FRONT ELEVATION

LOT 5 LOWEST CURB 0'-0"
(98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



RIGHT ELEVATION

LOT 5 LOWEST CURB 0'-0"
(98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



REAR ELEVATION

AC UNIT IS LOCATED IN THE REAR
YARD. ITS SPECIFICATIONS,
NOISE LEVEL AND SIZE WILL
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LOT 5 LOWEST CURB 0'-0"
(98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



LEFT ELEVATION

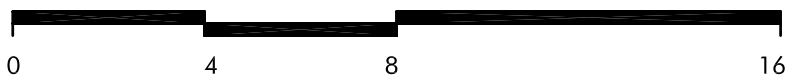
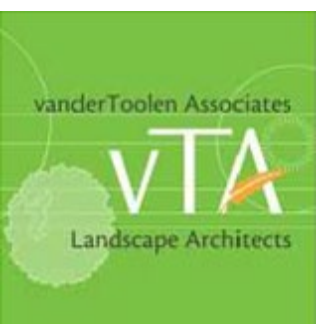
LOT 5 LOWEST CURB 0'-0"
(98.45' ALONG NORTHEAST S. WOLFE)
SEE CIVIL SHEETS FOR CURB ELEVATIONS

MODERN ELEVATION ENHANCE (PLAN 1Y) - COLOR SCHEME 2

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DATE 07/17/2026

A.16

MATERIALS

TRADITIONAL CS 1

- A** ASPHALT SHINGLE ROOF
- B** STANDING SEAM AWNING
- C** HORIZONTAL LAP SIDING
- D** BOARD & BATTEN SIDING
- E** STUCCO

MODERN CS 1

- F** ASPHALT SHINGLE ROOF
- G** STANDING SEAM AWNING
- H** HORIZONTAL LAP SIDING
- I** STONE VENEER
- J** STUCCO
- K** STUCCO 2



KEY MAP



FRONT ELEVATION - TRADITIONAL CS1

LOT 1 LOWEST CURB 0'-0"
(98.97' ALONG NORTHWEST LUSTERLEAF)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



FRONT ELEVATION - MODERN CS1

LOT 8 LOWEST CURB 0'-0"
(98.97' ALONG NORTHWEST LUSTERLEAF)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



LEFT ELEVATION - TRADITIONAL CS 1

LOT 1 LOWEST CURB 0'-0"
(98.97' ALONG NORTHWEST LUSTERLEAF)
SEE CIVIL SHEETS FOR CURB ELEVATIONS



LEFT ELEVATION - MODERN CS 1

LOT 8 LOWEST CURB 0'-0"
(98.97' ALONG NORTHWEST LUSTERLEAF)
SEE CIVIL SHEETS FOR CURB ELEVATIONS

TRADITIONAL (PLAN 1Z) - CS1 & MODERN (PLAN 1X) CS2 ELEVATIONS

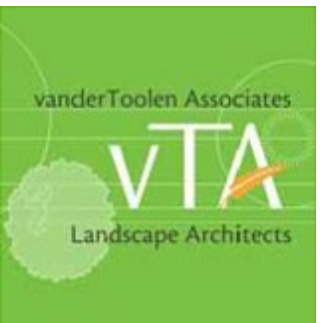
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FOR MORE INFORMATION SEE COLOR & MATERIAL BOARD ON
SHEET A.20 & A.21

FOR RIGHT AND REAR ELEVATION CONTEXT FOR TRADITIONAL
SEE SHEET A.9 AND FOR MODERN SEE SHEET A.11



JOB NO. 376-029
DATE 07/17/2026

A.17



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



KEY MAP

CONCEPTUAL MASSING DIAGRAMS WITH CONTEXT

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DATE 07/17/2026

A.18



LUSTERLEAF RD CONCEPTUAL STREETSCAPE



S WOLFE CONCEPTUAL STREETSCAPE

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

NOTE: HEIGHT OF SURROUNDING STRUCTURES ARE APPROXIMATE AND WERE ESTIMATED USING GOOGLE MAPS.



KEY MAP

CONCEPTUAL STREETSCAPE ELEVATIONS

781 S. WOLFE ROAD - SUNNYVALE, CA
CALIFORNIA COMMUNITY DEVELOPMENT

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DATE	07/17/2026

A.19



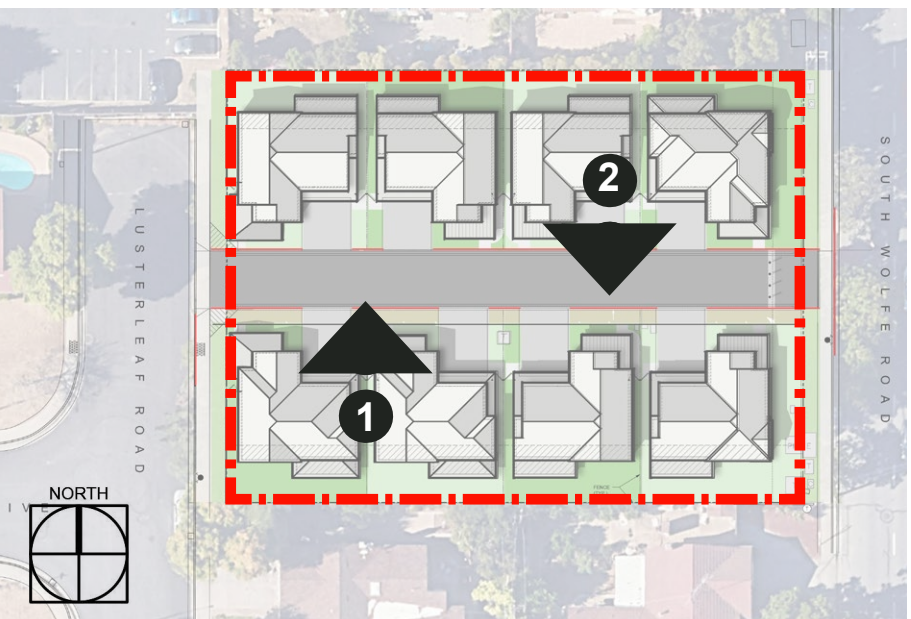
CONCEPTUAL STREETSCAPE FROM CENTER OF DRIVE AISLE LOOKING NORTH



CONCEPTUAL STREETSCAPE FROM CENTER OF DRIVE AISLE LOOKING SOUTH

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

NOTE: HEIGHT OF SURROUNDING STRUCTURES ARE APPROXIMATE AND WERE ESTIMATED USING GOOGLE MAPS.



KEY MAP

CONCEPTUAL STREETSCAPE ELEVATIONS

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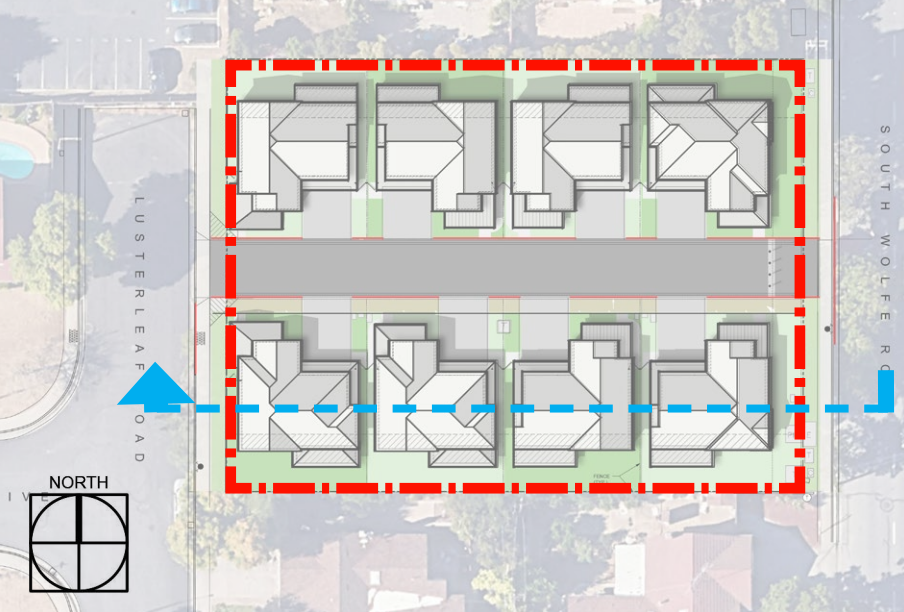


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NOTE: LANDSCAPE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION.



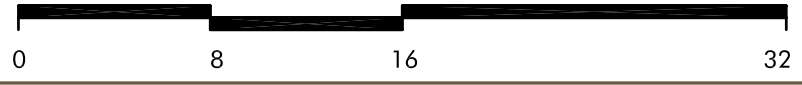
KEY MAP

SITE SECTION

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S WOLFE RD - SOUTHWEST

PERSPECTIVE VIEW

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

LUSTERLEAF RD - SOUTHEAST

PERSPECTIVE VIEW

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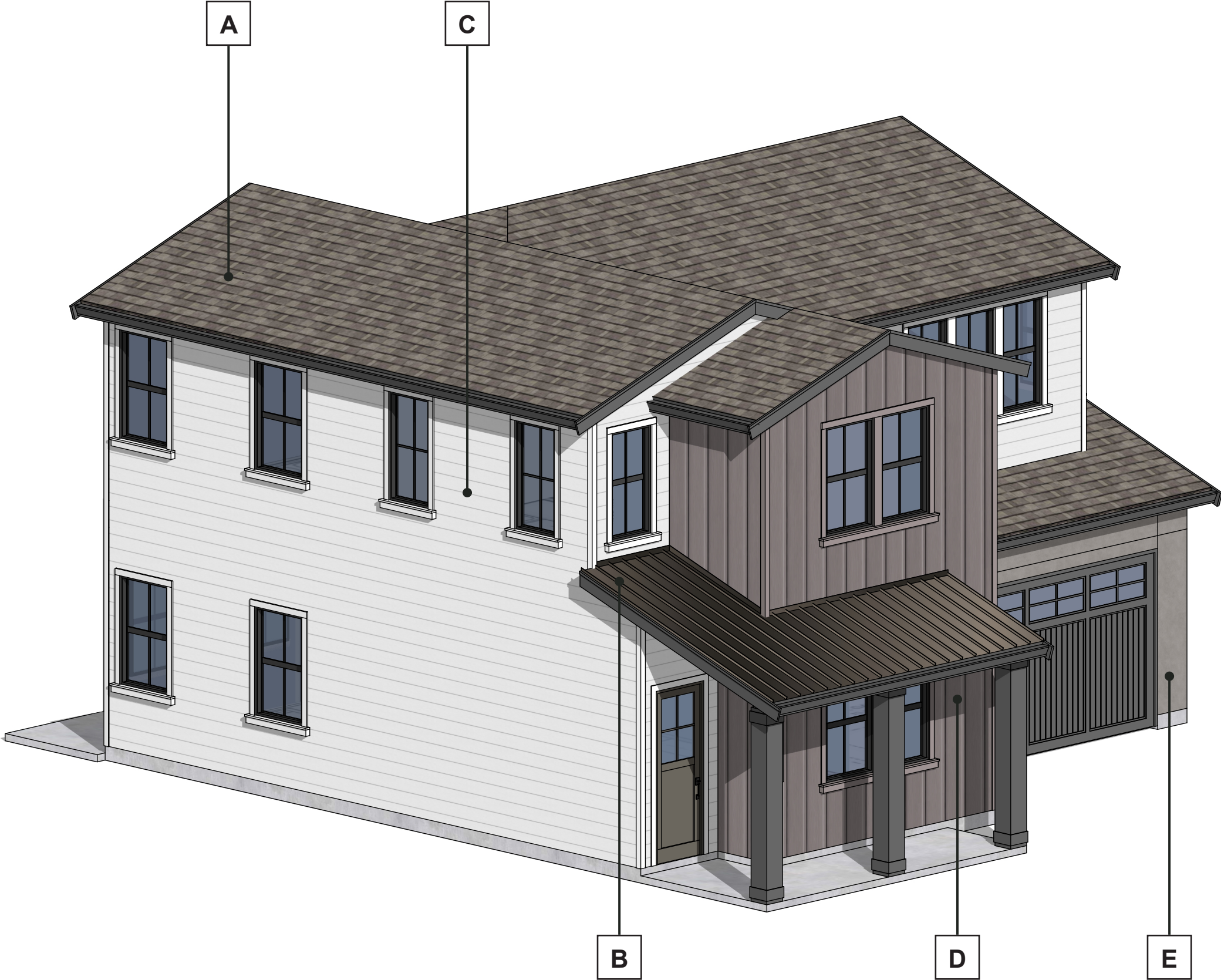
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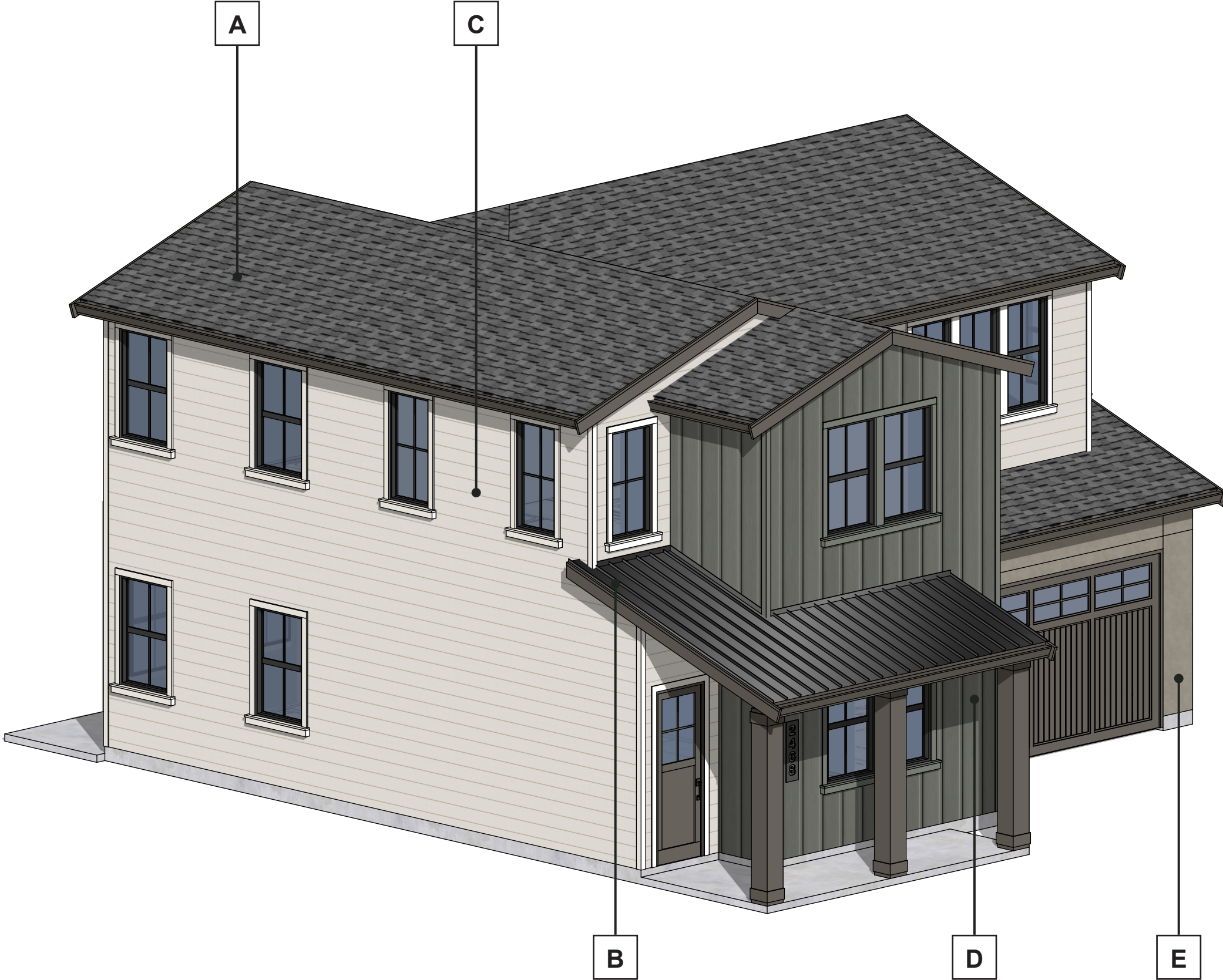
JOB NO. 376-029
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A.23

COLOR SCHEME 1



COLOR SCHEME 2

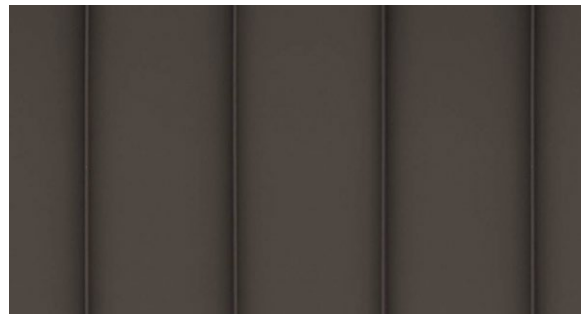


MATERIALS

A ASPHALT SHINGLE
ROOF



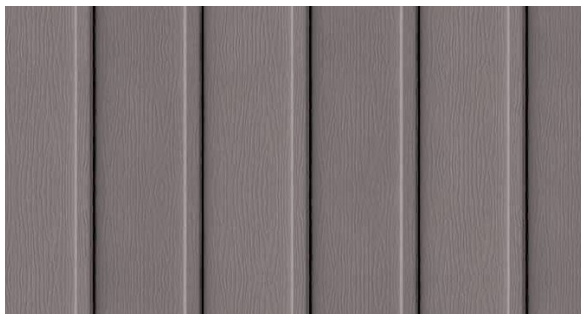
B STANDING SEAM
AWNING



C HORIZONTAL LAP
SIDING



D BOARD & BATT
SIDING



E STUCCO



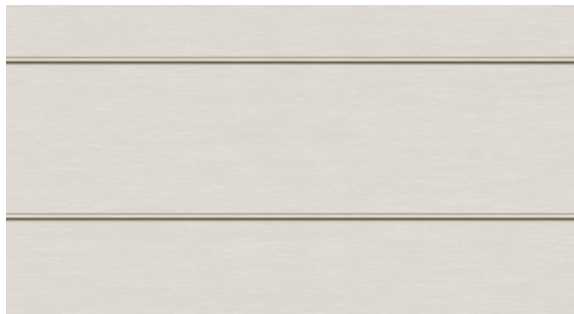
A ASPHALT SHINGLE
ROOF



B STANDING SEAM
AWNING



C HORIZONTAL LAP
SIDING



D BOARD & BATT
SIDING



E STUCCO



TRADITIONAL ELEVATION - COLOR AND MATERIAL BOARD

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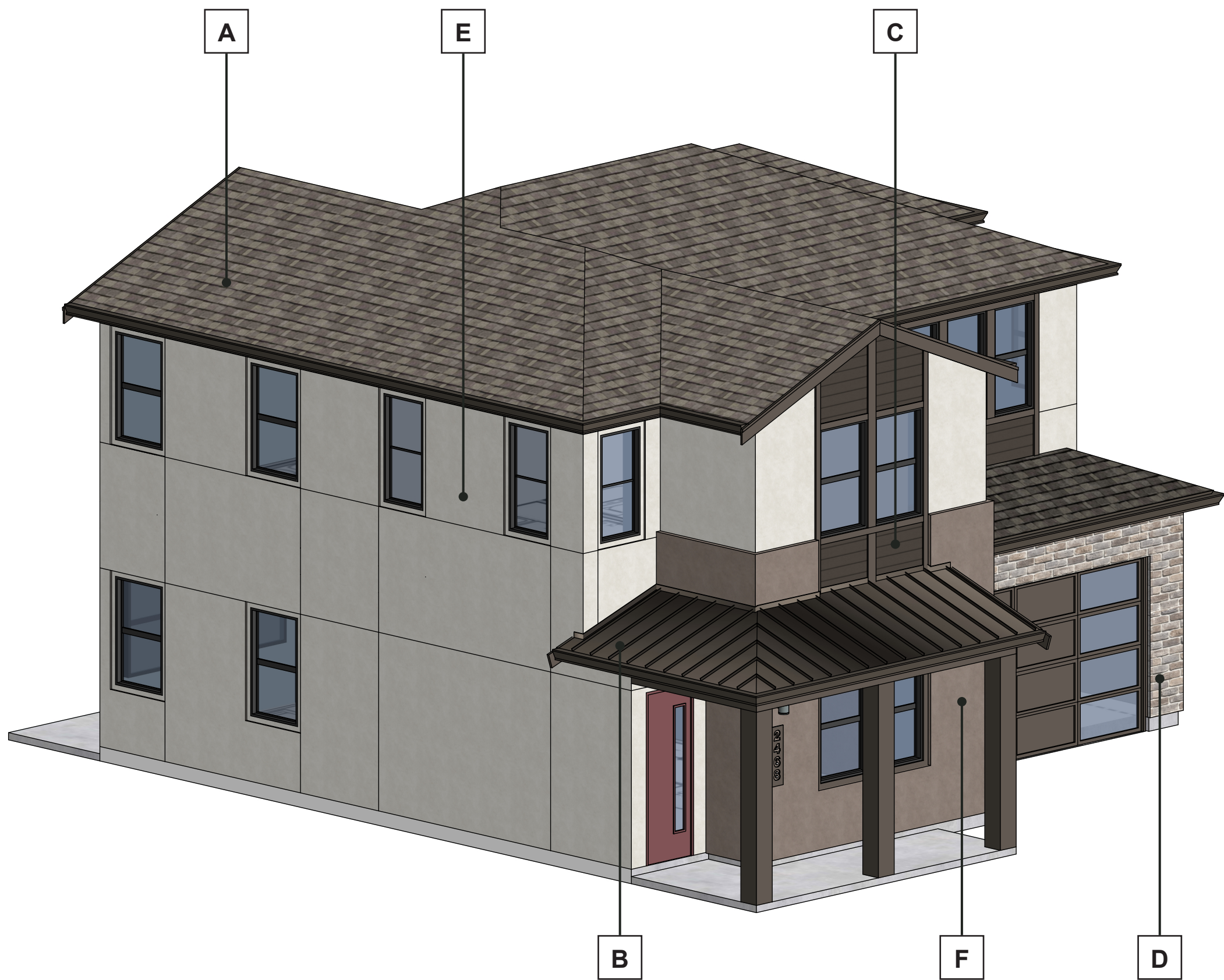
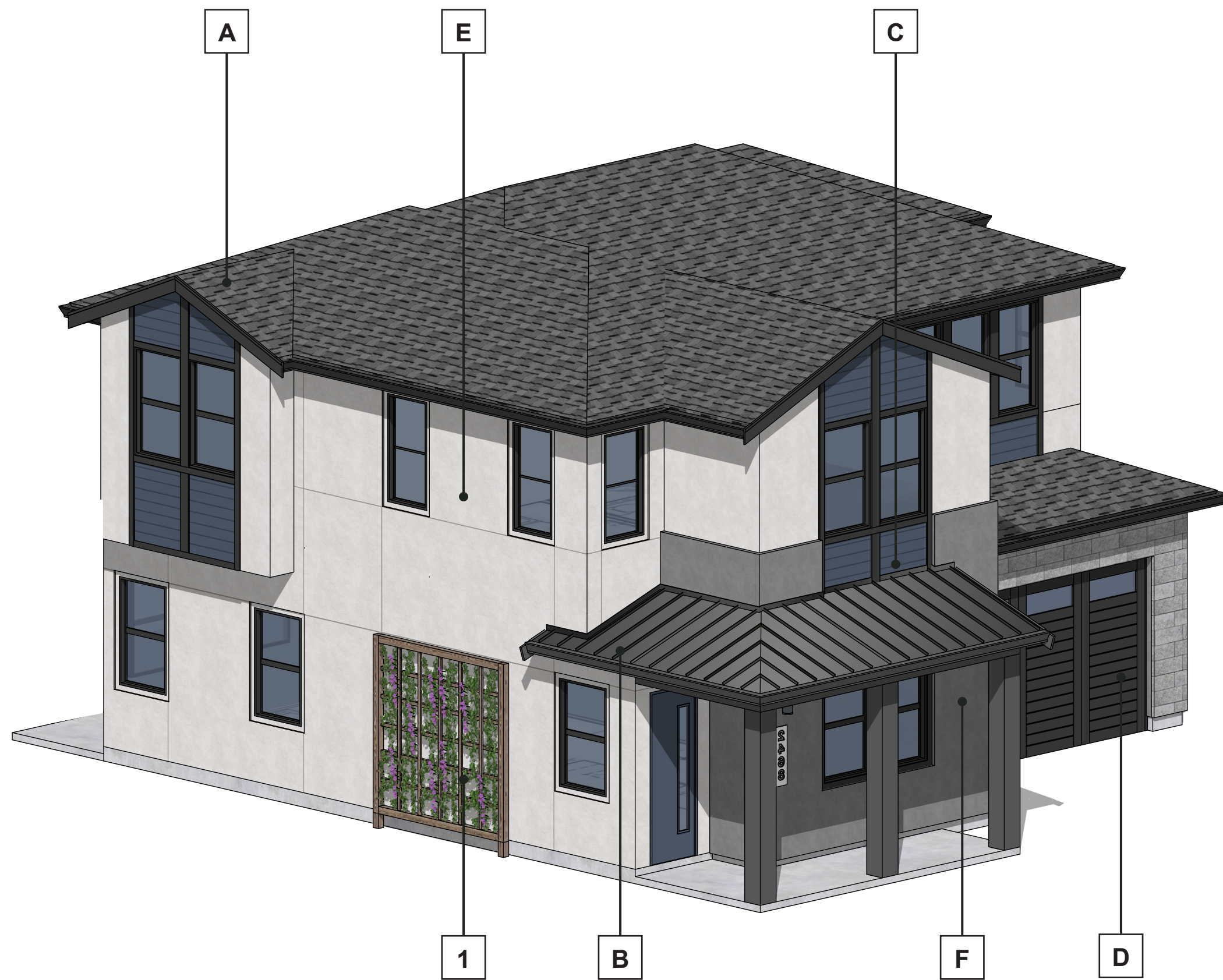


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A.24

COLOR SCHEME 1

COLOR SCHEME 2



MATERIALS

A

ASPHALT SHINGLE
ROOF



B

STANDING SEAM
AWNING



C

HORIZONTAL LAP
SIDING



D

STONE VENEER



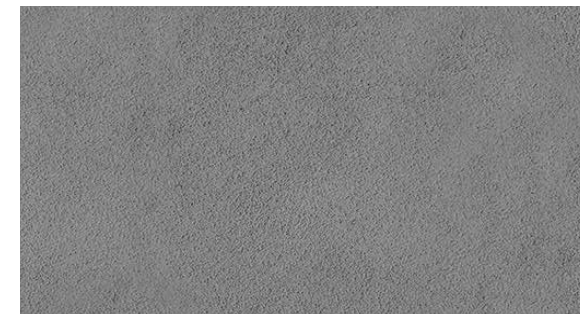
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STUCCO 1



F

STUCCO 2



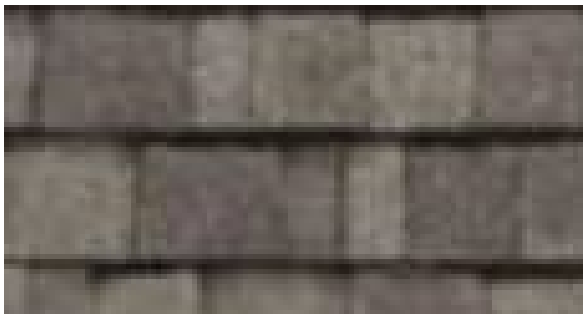
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RESISTANT VINYL
TRELLIS



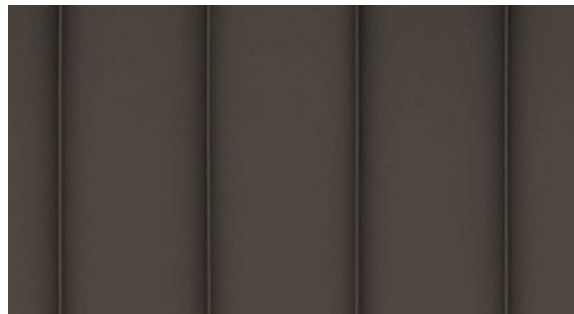
A

ASPHALT SHINGLE
ROOF



B

STANDING SEAM
AWNING



C

HORIZONTAL LAP
SIDING



D

BOARD & BATT
SIDING



E

STUCCO 1



E

STUCCO 2



MODERN ELEVATION - COLOR AND MATERIAL BOARD

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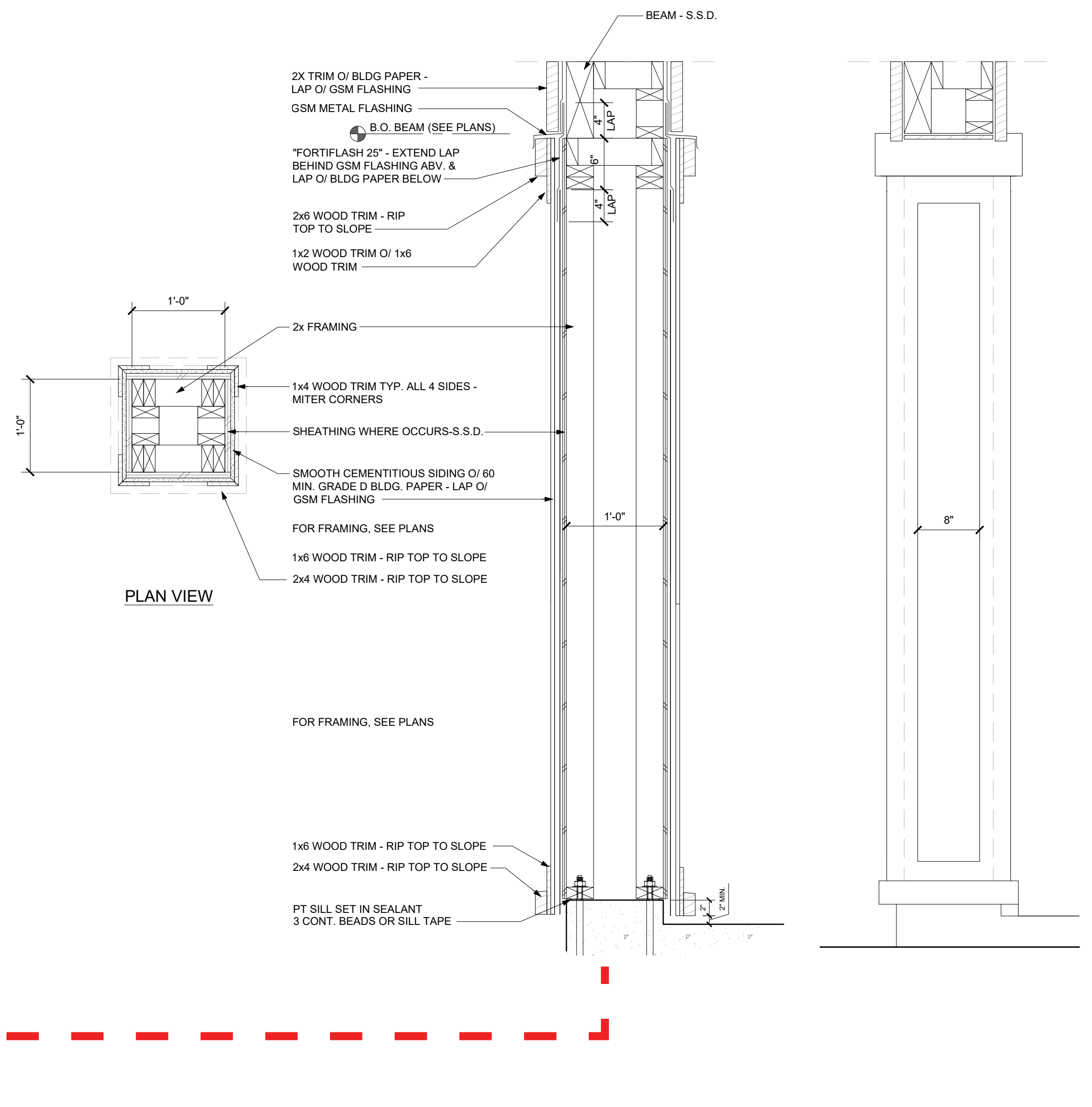
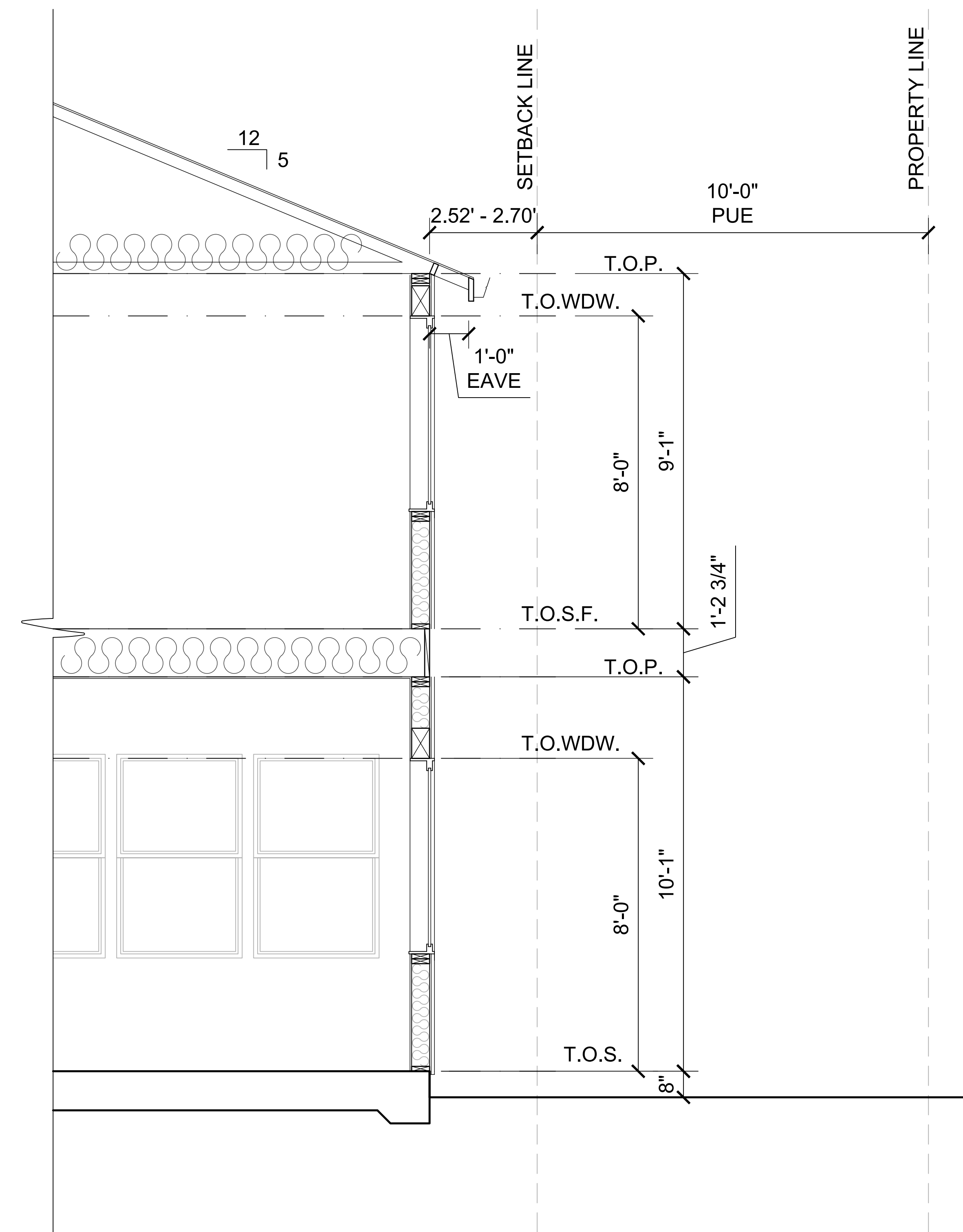
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BUILDING SECTION TYP.

SCALE: 1/2" = 1'-0" (LOT 1-8)



BUILDING SECTION & DETAILS

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CALGREEN RESIDENTIAL MANDATORY CHECKLIST

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2023

Following is a standardized checklist of the 2022 California Green Building Standards Code (CalGreen) requirements that may be used to demonstrate compliance with the CalGreen Mandatory Measures (Chapter 4). This checklist is required for all new buildings and additions/alterations that increase the building's conditioned area. The requirements shall apply only to and/or within the specific area of the addition or alteration.

CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference
4.1 Planning and Design		
4.106.2	Storm Water Drainage and Retention during construction. A plan is developed and implemented to manage storm water drainage during construction.	Sheet:
4.106.3	Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings	Sheet:
4.106.4.1	New one- and two-family dwellings and townhouses with attached private garages. 1. In private garages with two or more parking spaces, install a Level 2 EV Ready Space and Level 1 EV Ready Space. 2. In private garages with only one parking space, install a Level 2 EV Ready Space. 3. In each carport space assigned to a dwelling unit, install a Level 2 EV Ready Space. 4. For parking spaces not assigned to a dwelling unit: a. 30% of the unassigned parking space(s) shall be provided with at least one Level 2 EV Ready Space. Calculations for the required minimum number of Level 2 EV Ready spaces shall be rounded up to the nearest whole number. b. In addition, each remaining unassigned parking space(s) shall be provided with at least a Level 1 EV Ready Space.	Sheet:
4.106.4.1.1	Identification. The raceway termination location shall be permanently and visibly marked as "Level 2 EV-Ready".	
4.106.4.2	New multifamily dwellings. The following requirements apply to all new multifamily dwellings: 1. 30% of the dwelling units with parking space(s) shall be provided with at least one Level 2 EV Ready Space. Calculations for the required minimum number of Level 2 EV Ready spaces shall be rounded up to the nearest whole number. 2. In addition, each remaining dwelling unit with parking space(s) shall be provided with at least a Level 1 EV Ready Space. Notes: 1. ALMS may be installed to decrease electrical service and transformer costs associated with EV Charging Equipment subject to review of the authority having jurisdiction. 2. Installation of Level 2 EV Ready Spaces above the minimum number required level may offset the minimum number Level 1 EV Ready Spaces required on a 1:1 basis. 3. The requirements apply to multifamily buildings with parking spaces including: a) assigned or leased to individual dwelling units, and b) unassigned residential parking. 4. If a building permit applicant provides documentation detailing that the increased cost of utility service or on-site transformer capacity would exceed an average of \$4,500 for each parking	Sheet:

One-Stop Permit Center at City Hall, 456 W. Olive Ave., 408-730-7444
Building and Planning hours are 8 a.m. - 12:30 p.m. and 1 - 5 p.m.
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spaces with Level 2 EV Ready Spaces and Level 1 EV Ready Spaces, the applicant shall provide EV infrastructure up to a level that would not exceed this cost for utility service or on-site transformer capacity. 5. All accessible parking spaces for covered newly constructed multifamily dwellings shall provide Level 1 EV Ready Space or Level 2 EV Ready Spaces.	
4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2 shall comply with Section 4.106.4.2.2.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code Chapter 11B, for applicable requirements.	
4.106.4.3 New hotels and motels. In residential new construction buildings designated primarily for hotel and motel use with parking: 1. 20% of parking spaces shall be provided with at least one Level 2 Ready Space. Calculations for the required minimum number of Level 2 Ready Space shall be rounded up to the nearest whole number. 2. An additional 50% shall be provided with at least EV Capable. Calculations for the required minimum number of spaces equipped with Level 2 Ready Space and EV Capable spaces shall all be rounded up to the nearest whole number. Construction plans and specifications shall demonstrate that all raceways shall be a minimum of 1" and sufficient for installation of Level 2 Ready Space and all required EV Capable spaces; Electrical calculations shall substantiate the design of the electrical system to include the rating of equipment and any on-site distribution transformers, and have sufficient capacity to simultaneously charge EVs at all required EV spaces including EV Capable spaces; and service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE. Notes: 1. ALMS may be installed to increase the number of EV chargers or the amperage or voltage beyond the minimum requirements in this code. The option does not allow for installing less electrical panel capacity than would be required without ALMS.	Sheet:
4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.	

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GREEN BUILDING CHECKLIST

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4.2 Energy Efficiency	
4.201.1 Scope Compliance with the California Energy Commission mandatory standards.	Sheet:
4.3 Water Efficiency and Conservation	
4.303.1.1 Water Closets. Effective flush volume of all water closets shall not exceed 1.28 gallons per flush.	Sheet:
4.303.1.2 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.	Sheet:
4.303.1.3 Showerheads. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. When a shower is served by more than one showerhead, the combined flow rate of all shower heads shall not exceed 1.8 gallons per minute at 80 psi.	Sheet:
4.303.1.4 Faucets. Residential lavatory faucets shall not exceed 1.2 gpm at 60 psi. Lavatory faucets in common and public use areas in residential buildings shall not exceed 0.5 gpm at 60 psi. Metering faucets installed in residential buildings shall not deliver more than 0.2 gallons per cycle. Kitchen faucets shall not exceed 1.8 gpm at 60 psi.	Sheet:
4.303.2 Submeters for multifamily building and dwelling units in mixed-use residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.	Sheet:
4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed per the California Plumbing Code.	Sheet:
4.304.1 Outdoor potable water use in landscape areas. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO).	Sheet:
4.305.1 Recycled water supply systems. Newly constructed residential developments, where recycled water is available from a municipal source may be required to have recycled water supply systems installed.	Sheet:
4.4 Material Conservation and Resource Efficiency	
4.406.1 Rodent Proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents.	Sheet:
4.408 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. The City of Sunnyvale requires the use of Green Halo, the Construction and Demolition Waste Management Plan (CDWMP) waste-tracking program to document and monitor compliance.	Sheet:
4.410.1 Operation and maintenance manual. An operation and maintenance manual shall be provided to the building occupant or owner.	Sheet:
4.410.2 Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, readily accessible areas shall be identified for the collection of recycling.	Sheet:
4.5 Environmental Quality	
4.503.1 Fireplaces. Any installed wood stove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable and shall have a permanent label indicating they are certified to meet the emission limit.	Sheet:
4.504.1 Covering of duct openings and protection of mechanical equipment during construction. Duct openings and other related air distribution component openings shall be covered during construction.	Sheet:

4.504.2 Finish material pollutant control. Adhesives, sealants and caulks. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. Paints and coatings. Paints, stains and other coatings shall be compliant with VOC limits. Aerosol paints and coatings. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. Verification. Documentation shall be provided to verify that compliant voe limit finish materials have been used.	Sheet:
4.504.3 Carpet systems. All carpet and carpet cushion installed in the building interior shall meet the testing and product requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350.) Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.	Sheet:
4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350.)	Sheet:
4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93J20 et seq.)	Sheet:
4.505.2 Concrete slab foundations. Vapor retarder and capillary break is installed at slab-on-grade foundations.	Sheet:
4.505.3 Moisture content of building materials. Moisture content of building materials used in wall and floor framing is checked before enclosure.	Sheet:
4.506.1 Each bathroom shall be provided with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent.	Sheet:
4.507.2 Heating and air-conditioning system design. Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2014 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2016 or equivalent.	Sheet:
Chapter 7: Installer and Special Inspector Qualifications	
702.1 Installer Training. HVAC system installers are trained and certified in the proper installation of HVAC systems.	Sheet:

GREEN BUILDING CHECKLIST

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CALIFORNIA COMMUNITY DEVELOPMENT



702.2 Special Inspection. Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.	
703.1 Documentation. Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	

GREEN BUILDING CHECKLIST

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FRONT YARD PAVING EXHIBIT



TYPICAL IN-LINE LOT	AREA	PERCENTAGE
LANDSCAPE AREA	285 SF	44%
PERMEABLE PAVERS	313 SF	49%
PERMEABLE CONCRETE PAVING	47 SF	7%
FRONT YARD AREA TOTAL	645 SF	100%



TYPICAL CORNER LOT	AREA	PERCENTAGE
LANDSCAPE AREA	763 SF	68%
PERMEABLE PAVERS	313 SF	28%
PERMEABLE CONCRETE PAVING	47 SF	4%
FRONT YARD AREA TOTAL	1,123 SF	100%

LANDSCAPE AND OPEN SPACE TABLE

LOT 1 - ZONING R-2	AREA	PERCENTAGE
LOT	3,111 SF	100%
LANDSCAPED AREA	1,197 SF	38%
USEABLE OPEN SPACE	362 SF	11%

LOT 2 - ZONING R-2	AREA	PERCENTAGE
LOT	2,945 SF	100%
LANDSCAPED AREA	1,166 SF	40%
USEABLE OPEN SPACE	345 SF	12%

LOT 3 - ZONING R-2	AREA	PERCENTAGE
LOT	2,944 SF	100%
LANDSCAPED AREA	1,166 SF	40%
USEABLE OPEN SPACE	345 SF	12%

LOT 4 - ZONING R-2	AREA	PERCENTAGE
LOT	3,452 SF	100%
LANDSCAPED AREA	1,704 SF	38%
USEABLE OPEN SPACE	285 SF	8%

LOT 5 - ZONING R-2	AREA	PERCENTAGE
LOT	3,473 SF	100%
LANDSCAPED AREA	1,694 SF	49%
USEABLE OPEN SPACE	285 SF	8%

LOT 6 - ZONING R-2	AREA	PERCENTAGE
LOT	2,944 SF	100%
LANDSCAPED AREA	1,166 SF	40%
USEABLE OPEN SPACE	345 SF	12%

LOT 7 - ZONING R-2	AREA	PERCENTAGE
LOT	2,944 SF	100%
LANDSCAPED AREA	1,166 SF	40%
USEABLE OPEN SPACE	345 SF	12%

LOT 8 - ZONING R-2	AREA	PERCENTAGE
LOT	3,030 SF	100%
LANDSCAPED AREA	1,208 SF	40%
USEABLE OPEN SPACE	368 SF	12%

LUSTERLEAF DRIVE ROW - ZONING R-2	AREA	PERCENTAGE
LANDSCAPED AREA	750 SF	100%
USEABLE OPEN SPACE	0 SF	0%

SOUTH WOLFE ROAD ROW - ZONING R-2	AREA	PERCENTAGE
LANDSCAPED AREA	560 SF	100%
USEABLE OPEN SPACE	0 SF	0%



LANDSCAPING REQUIREMENTS

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

Landscaping requirements include minimum standards for:

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

LANDSCAPED AREAS

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

USEABLE OPEN SPACE AREAS

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

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

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

MINIMUM LANDSCAPED AREAS AND USEABLE OPEN SPACE

Area per unit listed below are the minimum coverage required for the whole development.

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

WATER-EFFICIENT LANDSCAPING AND IRRIGATION

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

MAXIMUM PAVED SURFACES

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

SINGLE-FAMILY DUPLEX LANDSCAPE REHABILITATION

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

REQUIRED USEABLE OPEN SPACE FOR R-2 and DSP BLOCKS 8-12

Let's with an acreage living unit must have a total of 1,000 sq. ft. of useable open space.

*PRIVATE OPEN SPACE FOR R-4 AND R-5 ZONING DISTRICTS

80 sq. ft. per unit must be designated as private useable open space (deck, patio, etc.)

PARKING LOT LANDSCAPING

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

PERIMETER LANDSCAPING

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

ADDITIONAL GUIDELINES

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

TREE SURVEYS AND PROTECTION PLANS

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

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

WATER-EFFICIENT LANDSCAPING AND IRRIGATION

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

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

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

STORMWATER MEASURES

New development or redevelopment may be required to manage stormwater runoff, as required in Chapter 12.60 of the Sunnyvale Municipal Code. It is important to coordinate your landscaping plan and stormwater management plan. Refer to the Stormwater handbook regarding these requirements.

TREE SURVEY REQUIREMENTS

- Location, size and species of all trees on the site
- Calculation of the value of each tree
- A letter explaining why a "protected tree" (38 inches or greater in circumference, measured at 4.5 ft. above ground level) is proposed for removal and cannot be relocated.

RESIDENTIAL PROJECTS

A green building checklist is required for all new residential dwellings (see Green Building Program handbook). The water-efficient landscaping and irrigation regulations achieve many of the landscaping points on the Build It Green checklist.

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

WATER EFFICIENCY DESIGN

- Landscaping design and plant selection may be based on one of two options:
 - Option 1:** NO turf (lawn) or high water use plants and at least 80% of plants installed are native, low water or no water use plants. Refer to the *Landscaping Resources* handbook.
 - Option 2:** If the turf limitation is not selected, landscaping design must be based on Water Budget Calculations. Refer to the *Landscaping Water Budget Calculations* handbook.

PLANTING, SOIL MANAGEMENT AND WATER FEATURES

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

IRRIGATION SYSTEMS

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

IRRIGATION AUDIT AND SCHEDULES

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

CERTIFIED PROFESSIONAL

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

IRRIGATION AUDIT AND REPORT

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

LANDSCAPING MAINTENANCE SCHEDULE

A schedule includes routine inspection, adjustment and repair of irrigation system, replenishing mulch, fertilizing, pruning and weeding in all landscaped areas and other measures to maintain healthy landscapes.

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

CALLOUT LEGEND

- | | |
|--|---|
| ① PERMEABLE CONCRETE WALKWAY TO HOME, TYPICAL. | ⑧ STREET TREE, TYPICAL. |
| ② PERMEABLE PAVERS AT PRIVATE STREET, TYPICAL. | ⑨ EXISTING STREET TREE TO REMAIN AND PROTECT ON SITE. |
| ③ PERMEABLE PAVERS AT DRIVEWAYS, TYPICAL. | ⑩ CONCRETE SIDEWALK PER CIVIL ENGINEER. |
| ④ REMOVABLE BOLLARDS AT EVA ENTRY, TYPICAL. | ⑪ VISION TRIANGLE, TYPICAL. |
| ⑤ 6' HIGH WOOD GOOD NEIGHBOR FENCE AND GATE WITH 1" LATTICE TOP. | ⑫ CLUSTER MAILBOXES. |
| ⑥ BIORETENTION AREA, TYPICAL. | ⑬ EXISTING FENCE TO REMAIN. |
| ⑦ FLOWERING TREE, TYPICAL. | ⑭ EVERGREEN SCREENING TREE, TYPICAL. |

PROPOSED TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	NATIVE/ADAPTIVE	QTY
	CORNUS X 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	36"BOX	MOD	ADAPTIVE	8
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA	24"BOX	MOD	ADAPTIVE	1
	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	24"BOX	MOD	ADAPTIVE	22
	QUERCUS SHUMARDII	SHUMARD OAK	24"BOX	MOD	ADAPTIVE	3
						TOTAL 24" BOX TREES 26
						TOTAL 36" BOX TREES 8
						TOTAL TREES 34

REPLACEMENT TREE TABLE

TREE REPLACEMENT GUIDELINES

Tree to be Removed	Replacement Tree(s)
12" - 18" diameter (36"-56" circumference)	One 24" box tree, or Three 15-gallon trees
18" - 24" diameter (56"-75" circumference)	One 36" box tree, or Two 24" box trees
Over 24" diameter (greater than 75" circumference)	One 48" box tree, or Two 36" box trees, or Four 24" box trees

PROTECTED TREES TO BE REMOVED (PER ARBORIST REPORT)

TREE NO.	SPECIES	TRUNK DIAMETER	QTY. REPLACEMENT 24" BOX TREES	OR 36" BOX TREES	OR 48" BOX TREES
3	SOUTHERN MAGNOLIA	13.3"	1*	0	0
4	CANARY ISLAND PINE	33.5"	4*	2	1
5	CANARY ISLAND PINE	27.1"	2*	1	0
8	BLUE ATLAS CEDAR	23"	2	1*	1
32	MONTEREY PINE	32.3"	4	2*	1
33	MONTEREY PINE	14.1"	1*	0	0
34	MONTEREY PINE	30.8"	2	1	1
35	MONTEREY PINE	30.2"	4	2*	1
36	MONTEREY PINE	22.7"	2	1*	0
37	MONTEREY PINE	25.1"	4*	2	1
38	MONTEREY PINE	24.4"	2	1	1
40	PODOCARPUS	13"	1*	0	0
45	REDWOOD	36"	4	2*	1

TOTAL NUMBER OF REPLACEMENT TREES REQUIRED: 39 - 24" BOX OR 18 - 36" BOX OR 8

TOTAL NUMBER OF REPLACEMENT TREES PROVIDED: 23 - 24" BOX AND 8 - 36" BOX AND 0

CONCEPTUAL SITE PLAN

781 S WOLFE RD
SUNNYVALE, CA

CLASSIC COMMUNITIES



SCALE: 1" = 20'-0"

0 20 40 80

NORTH

DATE 07-17-2026
JOB NO. 376.029
VTA JOB NO. 03825

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

L-1

TREES



CORNUS X 'EDDIE'S WHITE WONDER'



MAGNOLIA GRANDIFLORA 'LITTLE GEM'



PODOCARPUS MACROPHYLLUS



QUERCUS SHUMARDII

SHRUBS



BULBINE FRUTESCENS



CALLISTEMON VIMINALIS 'LITTLE JOHN'



CEANOTHUS SPP.



DIETES VEGETA



ERIOGONUM GRANDE RUBESCENS



LIMONIUM PEREZII



LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'



NANDINA DOMESTICA 'HARBOUR DWARF'



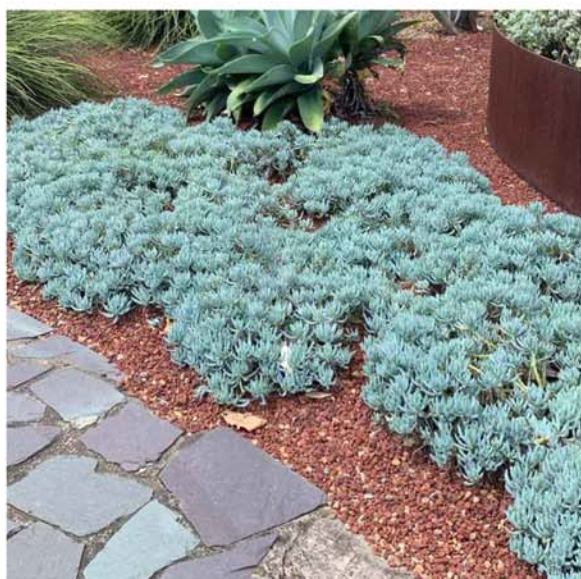
NEPETA X 'WALKER'S LOW'



RHAPHIOLEPIS SPP.



SALVIA CLEVELANDII 'WINNIFRED GILMAN'



SENECIO SERPENS

BIORETENTION AREA



ACHILLEA MILLEFOLIUM



BOUTELOUA GRACILIS 'BLONDE AMBITION'



CHONDROPETALUM TECTORUM



HELICTOTRICHON SEMPERVIRENS



JUNCUS PATENS



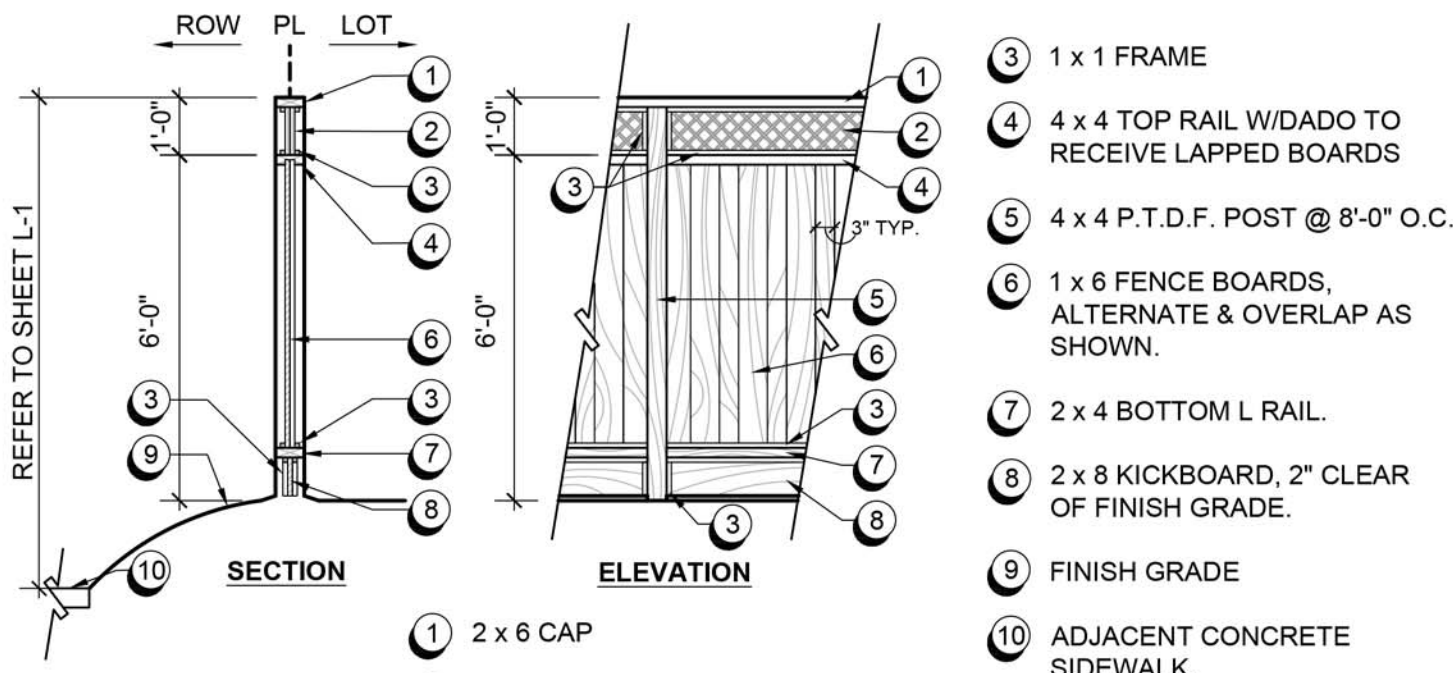
MUHLENBERGIA CAPILLARIS



PERMEABLE PAVERS



CLUSTER MAILBOX



6' TALL WOOD FENCE WITH 1' LATTICE-TOP



IMAGERY

- NOTES:
1. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED.
 2. ALL WOOD SHALL BE CONSTRUCTION GRADE CEDAR UNLESS OTHERWISE NOTED.

PROPOSED TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	NATIVE/ ADAPTIVE	QTY	SPREAD
TREES							
	CORNUS X 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	36"BOX	MOD	A	8	10' - 15'
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA	24"BOX	MOD	A	1	10' - 15'
	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	24"BOX	MOD	A	22	6' - 15'
	QUERCUS SHUMARDII	SHUMARD OAK	24"BOX	MOD	A	3	30' - 40'
						TOTAL 36" BOX TREES	8
						TOTAL 24" BOX TREES	26
						TOTAL TREES	34

PROPOSED SHRUB PALETTE

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

PROPOSED PLANTS FOR BIORETENTION AREAS

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

SITE FURNISHINGS

SCALE: N.T.S.

PROJECT IMAGERY

781 S WOLFE RD
SUNNYVALE, CA

CLASSIC COMMUNITIES



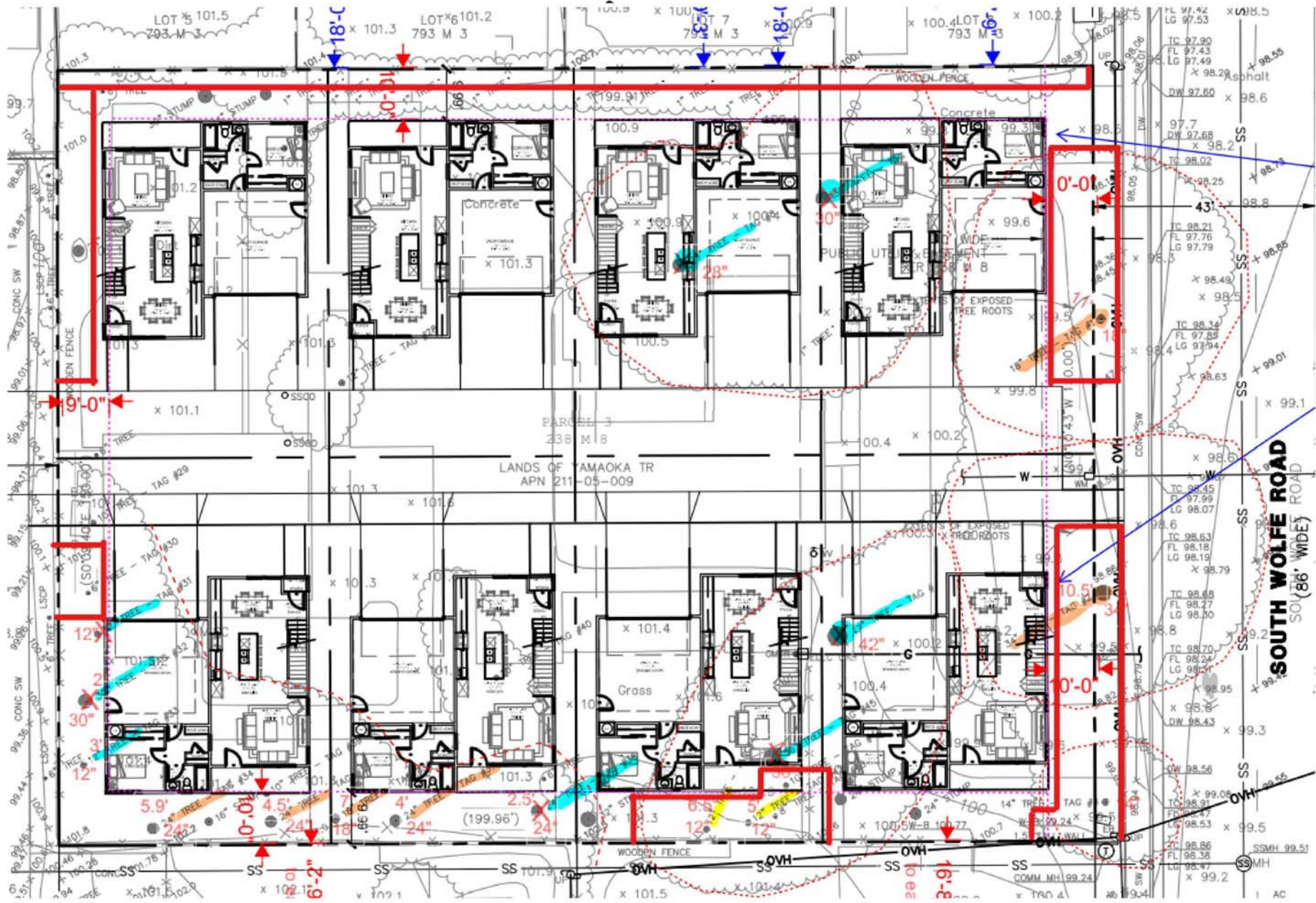
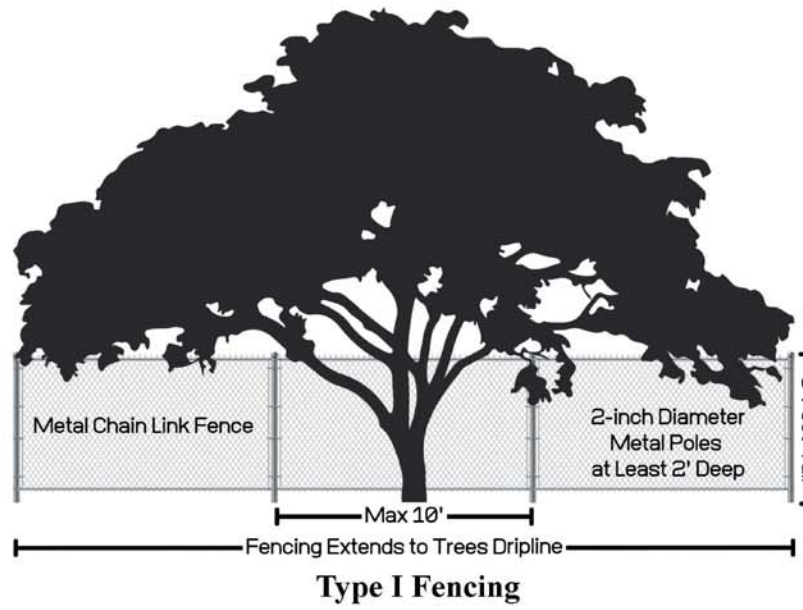
DATE 07-17-2026
JOB NO. 376.029
VTA JOB NO. 03825
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



L-2

TREE SURVEY

Tree Tag #	Proposed Tree Presence or Removal	Common Name / Scientific Name	Trunk (in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Stability for Preservation (0-100%)	Comments	Tree Picture #1		
1	Yes	(P)	Southern magnolia <i>Magnolia grandiflora</i>	20.7	35/45	Fair-Poor	Poor	Good	Fair	55	Possible street tree. Codominant at 6 feet exposed surface roots, under utility lines, pruned for utility line clearance. deadwood.	
2	Yes	(P)	Southern magnolia <i>Magnolia grandiflora</i>	34.6	35/50	Good	Good	Good	Fair	65	Possible street tree. Root crown exposed, visible surface roots, codominant at 10 feet, under utility lines, pruned for utility line clearance.	
3	Yes	(P)	Southern magnolia <i>Magnolia grandiflora</i>	13.3	25/20	Good	Good	Good	Fair	70	Street tree, near utility pole, exposed surface roots, next to driveway, under utility lines.	
4	Yes	(R)	Canary Island pine <i>Pinus canariensis</i>	33.5	65/50	Fair	Poor	Fair	Fair	45	Leaning towards neighboring property, 5 feet from home foundation, codominant at 25 feet, top failed in past. Recommend removal.	
5	Yes	(R)	Canary Island pine <i>Pinus canariensis</i>	27.1	65/40	Fair	Poor	Fair	Fair	45	Exposed surface roots, exposed root crown, codominant at 47 feet, top potentially failed in past, recommend removal. Leaning into site, leaning towards home.	
6	Yes	(P)	marina madrone <i>Arbutus Menziesii</i>	12	25/20	Good	Fair	Good	Good	65	Neighboring tree, limited visual inspection, 13 feet from driveway.	
7	Yes	(P)	marina madrone <i>Arbutus Menziesii</i>	12	20/15	Fair	Fair	Fair	Good	55	Neighboring tree, limited visual inspection, 13 feet from driveway.	
8	Yes	(R)	blue elfin cedar <i>Callitris allanstonii</i> "Elfin"	23	45/25	Good	Fair	Good	Good	70	10 feet from home, next to driveway, 8 feet from driveway, codominant at 35 feet. Aesthetically pleasing.	
9	No	(P)	privet <i>Ligustrum japonicum</i>	6	20/8	Fair	Fair	Fair	Fair	50	Codominant at grade, deadwood, privacy screen, hedge maintained, between driveway and fence.	
10	No	(P)	privet <i>Ligustrum japonicum</i>	4	20/8	Fair	Fair	Fair	Fair	50	Codominant at grade, deadwood, privacy screen, hedge maintained, between driveway and fence.	
11	No	(P)	privet <i>Ligustrum japonicum</i>	6	20/8	Fair	Fair	Fair	Fair	50	Codominant at grade, deadwood, privacy screen, hedge maintained, between driveway and fence.	
12	No	(P)	privet <i>Ligustrum japonicum</i>	7	20/8	Fair	Fair	Fair	Fair	50	Codominant at grade, deadwood, privacy screen, hedge maintained, between driveway and fence.	
13	No	(P)	privet <i>Ligustrum japonicum</i>	7	20/8	Fair	Fair	Fair	Fair	50	Codominant at grade, deadwood, privacy screen, hedge maintained, between driveway and fence.	
14	No	(P)	privet <i>Ligustrum japonicum</i>	11	20/8	Fair	Fair	Fair	Fair	50	Codominant at grade, deadwood, privacy screen, hedge maintained, between driveway and fence.	
15	No	(P)	privet <i>Ligustrum japonicum</i>	11	20/8	Fair	Fair	Fair	Fair	50	Codominant at grade, deadwood, privacy screen, hedge maintained, between driveway and fence.	
16	No	(P)	privet <i>Ligustrum japonicum</i>	4	20/8	Fair	Fair	Fair	Fair	50	Codominant at grade, deadwood, privacy screen, hedge maintained, between driveway and fence.	
17	No	(P)	privet <i>Ligustrum japonicum</i>	6	20/8	Fair	Fair	Fair	Fair	50	Codominant at grade, deadwood, privacy screen, hedge maintained, between driveway and fence.	
18	No	(P)	privet <i>Ligustrum japonicum</i>	9	20/8	Fair	Fair	Fair	Fair	50	Codominant at grade, deadwood, privacy screen, hedge maintained, between driveway and fence.	
19	No	(P)	privet <i>Ligustrum japonicum</i>	6	20/8	Fair	Fair	Fair	Fair	50	Codominant at grade, deadwood, privacy screen, hedge maintained, between driveway and fence.	
20	No	(P)	privet <i>Ligustrum japonicum</i>	6	20/8	Fair	Fair	Fair	Fair	50	Codominant at grade, deadwood, privacy screen, hedge maintained, between driveway and fence.	
21	No	(P)	privet <i>Ligustrum japonicum</i>	11	20/8	Fair	Fair	Fair	Fair	50	Codominant at grade, deadwood, privacy screen, hedge maintained, between driveway and fence.	
22	No	(R)	pomegranate <i>Punica granatum</i>	8.2	15/15	Fair	Poor	Poor	Poor	40	Codominant at grade, growing horizontally, branch prop, deadwood.	
23	Yes	(P)	marina madrone <i>Arbutus Menziesii</i>	12	15/10	Good	Fair	Good	Good	60	Neighboring tree, limited visual inspection, 5.8 feet from property line.	
24	Yes	(P)	Carolina laurel cherry <i>Prunus caroliniana</i>	12	12/8	Good	Fair	Fair	Good	60	Neighboring tree, limited visual inspection, 5.8 feet from property line.	
25	Yes	(P)	marina madrone <i>Arbutus Menziesii</i>	12	15/10	Good	Fair	Good	Good	60	Neighboring tree, limited visual inspection, 5.8 feet from property line.	
26	Yes	(P)	black locust <i>Robinia pseudoacacia</i>	12	20/15	Fair	Fair	Fair	Good	60	Neighboring tree, limited visual inspection, 5.8 feet from property line.	
27	Yes	(P)	black locust <i>Robinia pseudoacacia</i>	12	20/15	Fair	Fair	Fair	Good	60	Neighboring tree, limited visual inspection, 5.8 feet from property line.	
28	No	(R)	podocarpus <i>Atrocarpus filicatus</i>	11.6	20/10	Good	Fair	Fair	Fair	55	In planting strip, between home and patio, 3.8 feet from home foundation.	
29	No	(R)	Chinese pistache <i>Platanus chinensis</i>	11.1	30/20	Good	Fair	Good	Fair	60	3.8 feet from pool house, 5.8 feet from property line.	
30	No	(P)	weepwillow palm <i>Yucca filifera</i>	6	25/5	Fair	Fair	Fair	Fair	55	Next to pool house, 5.8 feet from property line.	
31	No	(R)	relicwood <i>Sequoia sempervirens</i>	11.2	35/30	Fair	Good	Good	Good	60	Drought stressed, 5.8 feet from pool, hazardous.	
32	Yes	(R)	Monterey pine <i>Pinus radiata</i>	32.3	40/40	Poor	Poor	Poor	Poor	10	5.8 feet from property line, bark engraver beetles, topped in past, in decline, nearly dead.	
33	Yes	(R)	Monterey pine <i>Pinus radiata</i>	14.1	19/10	Poor	Poor	Poor	Poor	30	Root crown rising, large structural roots rot. Hazardous tree.	
34	Yes	(R)	Monterey pine <i>Pinus radiata</i>	38.6	45/30	Poor	Poor	Poor	Poor	30	3.8 feet from property line, exposed root crown visible surface roots. Topped in past, bark engraver beetles, in decline.	
35	Yes	(R)	Monterey pine <i>Pinus radiata</i>	38.2	45/40	Poor	Poor	Poor	Poor	30	Visible surface roots, topped in past, bark engraver beetles, in decline.	
36	Yes	(R)	Monterey pine <i>Pinus radiata</i>	22.7	35/30	Poor	Poor	Poor	Poor	25	Top failed in past, bark engraver beetles, in decline.	
37	Yes	(R)	Monterey pine <i>Pinus radiata</i>	25.1	40/25	Poor	Poor	Poor	Poor	15	Visible root crown, bark engraver beetles, top failed in past, nearly dead. Hazardous tree.	
38	Yes	(R)	Monterey pine <i>Pinus radiata</i>	24.4	40/30	Poor	Poor	Poor	Poor	20	Topped throughout life span, pruned for utility line clearance, heavy over utility lines, decay at codominant unions. Bark beetles, hazardous tree.	
39	No	(R)	campfire <i>Chamaenerium canaliculatum</i>	10	25/20	Fair-Poor	Poor	Fair	Poor	40	Codominant at 11 feet with included bark, deadwood, suppressed by pine.	
40	Yes	(R)	podocarpus <i>Atrocarpus filicatus</i>	13	25/20	Good	Poor	Fair	Poor	45	Codominant at 4.5 feet, 3 feet from home foundation.	
41	Yes	(P)	relicwood <i>Sequoia sempervirens</i>	12.4	35/20	Fair	Poor	Poor	Poor	40	Under utility lines, topped for utility line clearance, water sprouts near high voltage lines. Hazardous tree.	
42	Yes	(P)	relicwood <i>Sequoia sempervirens</i>	12.6	35/20	Fair	Poor	Poor	Poor	40	Under utility lines, topped for utility line clearance, water sprouts near high voltage lines. Hazardous tree.	
43	No	(P)	relicwood <i>Sequoia sempervirens</i>	7	35/20	Fair	Poor	Poor	Poor	40	Under utility lines, topped for utility line clearance, water sprouts near high voltage lines. Hazardous tree.	
44	No	(P)	relicwood <i>Sequoia sempervirens</i>	9.1	35/20	Fair	Poor	Poor	Poor	40	Offset from utility lines, pruned for utility line clearance. Suppressed by pine.	
45	Yes	(R)	relicwood <i>Sequoia sempervirens</i>	36	70/35	Good	Good	Fair	Fair	65	Dominant Redwood, 20 feet offset from high voltage utility lines, site pruned for utility line clearance. Aesthetically pleasing tree.	



Showing the recommended placement of tree protection fencing in red

EXISTING TREES:

REFER TO ARBORIST REPORT PREPARED BY KIELTY ARBORISTS SERVICES LLC, DATED NOVEMBER 2023, FOR EXISTING TREE IDENTIFICATION, TREES PROPOSED FOR REMOVAL & REPLACEMENT, AND THOSE TO BE PROTECTED IN PLACE.

EXISTING TREE LEGEND

SYMBOLS	EXISTING TREES	QTY
X	XX" TREE TAG #XX	21
○	XX" TREE TAG #XX	24
# REFERENCE NUMBER PER ARBORIST REPORT.		

EXISTING TREE PLAN

781 S WOLFE RD
SUNNYVALE, CA

CLASSIC COMMUNITIES



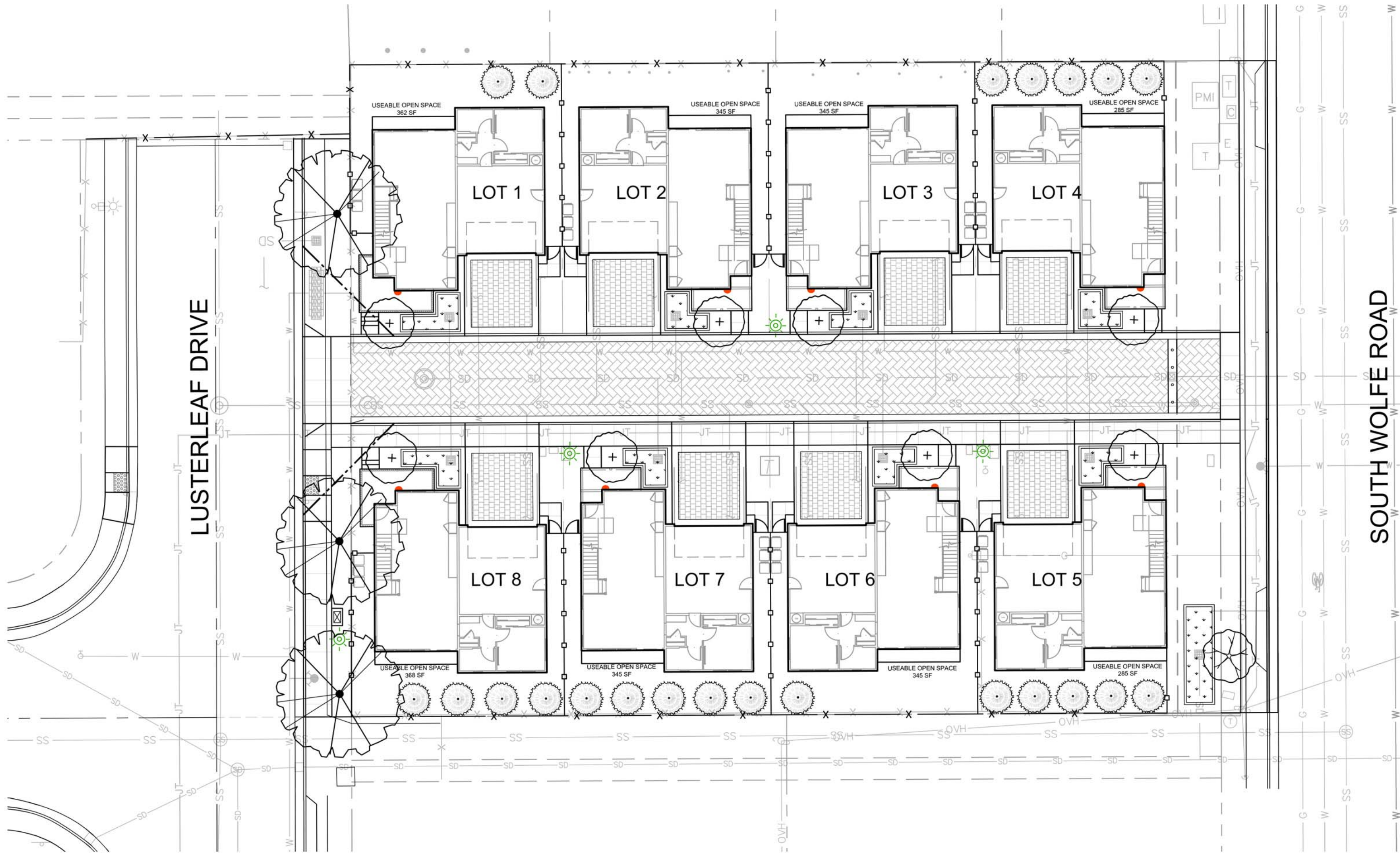
SCALE: 1" = 20'-0"

DATE 07-17-2026
JOB NO. 376.029
VTA JOB NO. 03825

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

NORTH

L-3



LIGHT FIXTURE SCHEDULE			
SYMBOL	CATALOG #	MANUFACTURER	DESCRIPTION
	URBANSCAPE LED POST TOP LIGHT (MPTC)	LUMEC	14' HIGH POLE LIGHTS
	ELEVATION 1	VISUAL COMFORT MODERN	13" OUTDOOR WALL SCONCE
	ELEVATION 2	QUOIZEL WESTOVER	20" OUTDOOR LANTERN

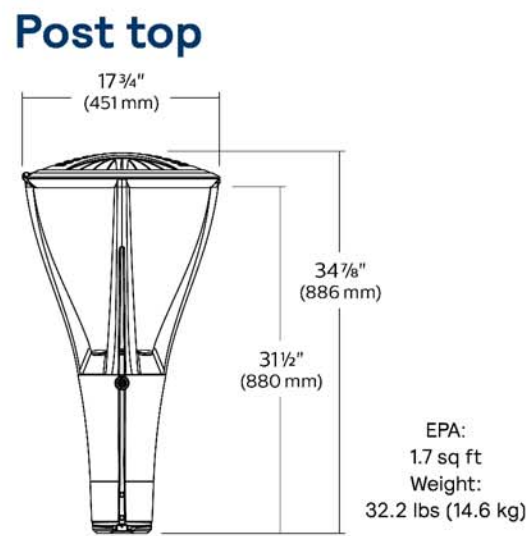
LIGHTING CONCEPT STATEMENT

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

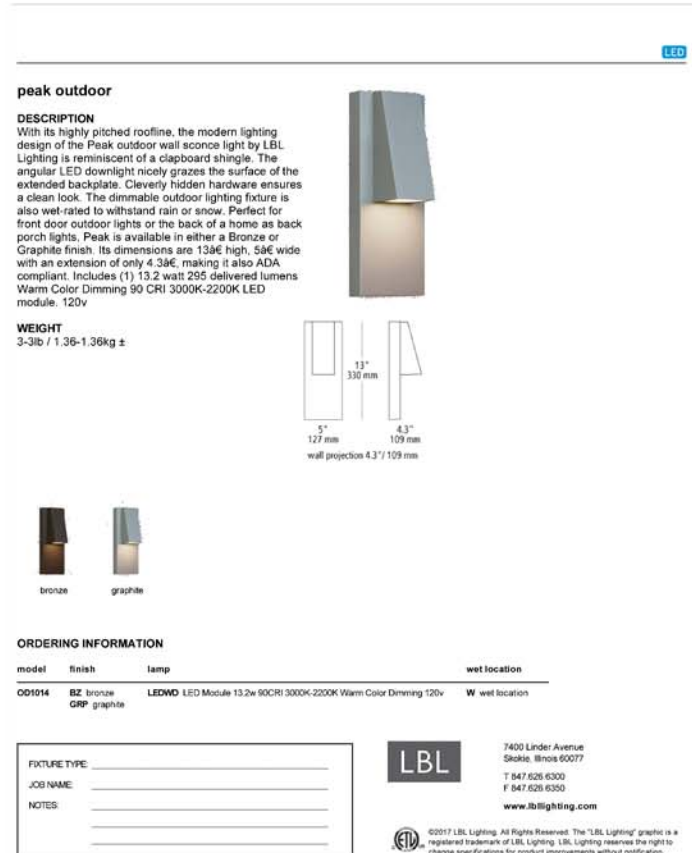
INTERIOR ROADWAY LIGHTING: POLE LIGHTS WILL BE LOCATED AROUND THE INTERIOR ROADS. THESE ARE CUTOFF STYLE FIXTURES PROVIDING "DARK SKY" LIGHTING FOR WALKWAYS AS WELL. THE BUILDING ENTRIES WILL BE LIT VIA ARCHITECTURALLY MOUNTED AREA DOWNLIGHTS.

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

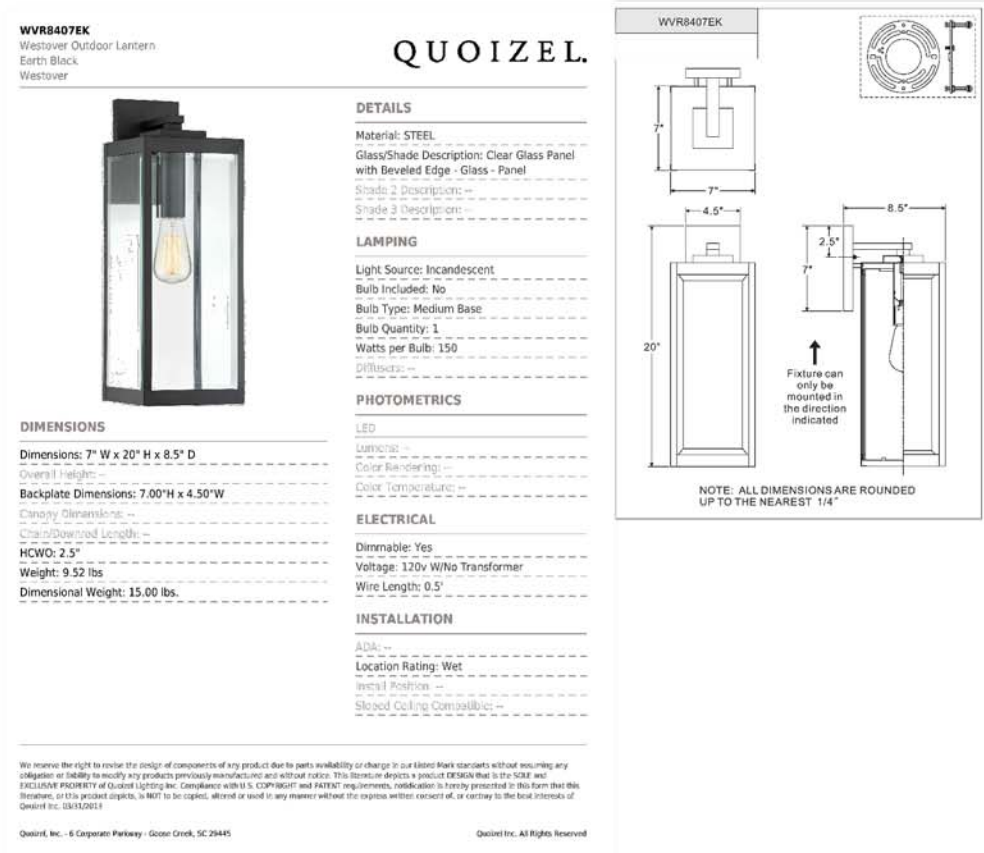
LIGHT LOCATIONS ARE SCHEMATIC FINAL LOCATIONS SHALL BE PER PHOTOMETRIC PLAN.



A LUMEC LED POST-TOP
SCALE: N.T.S.



B VISUAL COMFORT MODERN
ARCHITECTURAL LIGHTING
SCALE: N.T.S.



LIGHTING PLAN & DETAILS

781 S WOLFE RD
SUNNYVALE, CA

CLASSIC COMMUNITIES



0204080

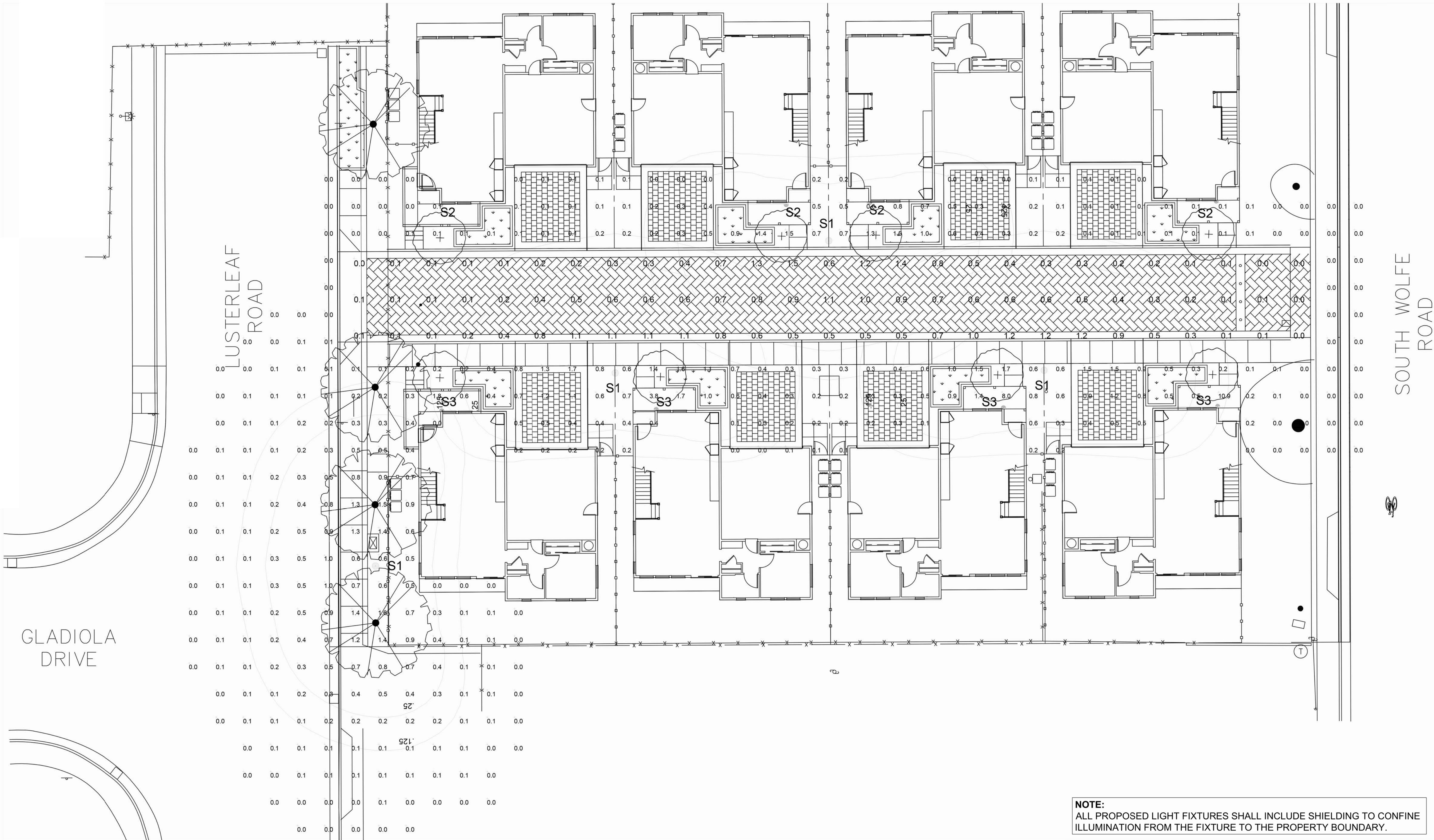
DATE07-17-2026
JOB NO.376.029
vTA JOB NO.03825
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

SCALE: 1" = 20'-0"

0204080

NORTH

L-5



SCALE: 1" = 10'

PLAN VIEW

NOTE:
ALL PROPOSED LIGHT FIXTURES SHALL INCLUDE SHIELDING TO CONFINE ILLUMINATION FROM THE FIXTURE TO THE PROPERTY BOUNDARY.

Luminaire Schedule							
Project: 781 S WOLFE RD - CLASSIC COMMUNITES							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename
	4	S1	Single	2467	0.850	LUMEC MPTCXX-C-196L650WW-G2-2-UNV-XXX - 14' L.C.	MPTx-C-196L650WW-G2-2.ies
	4	S2	Single	682	0.850		
	4	S3	Single	1645	0.850		

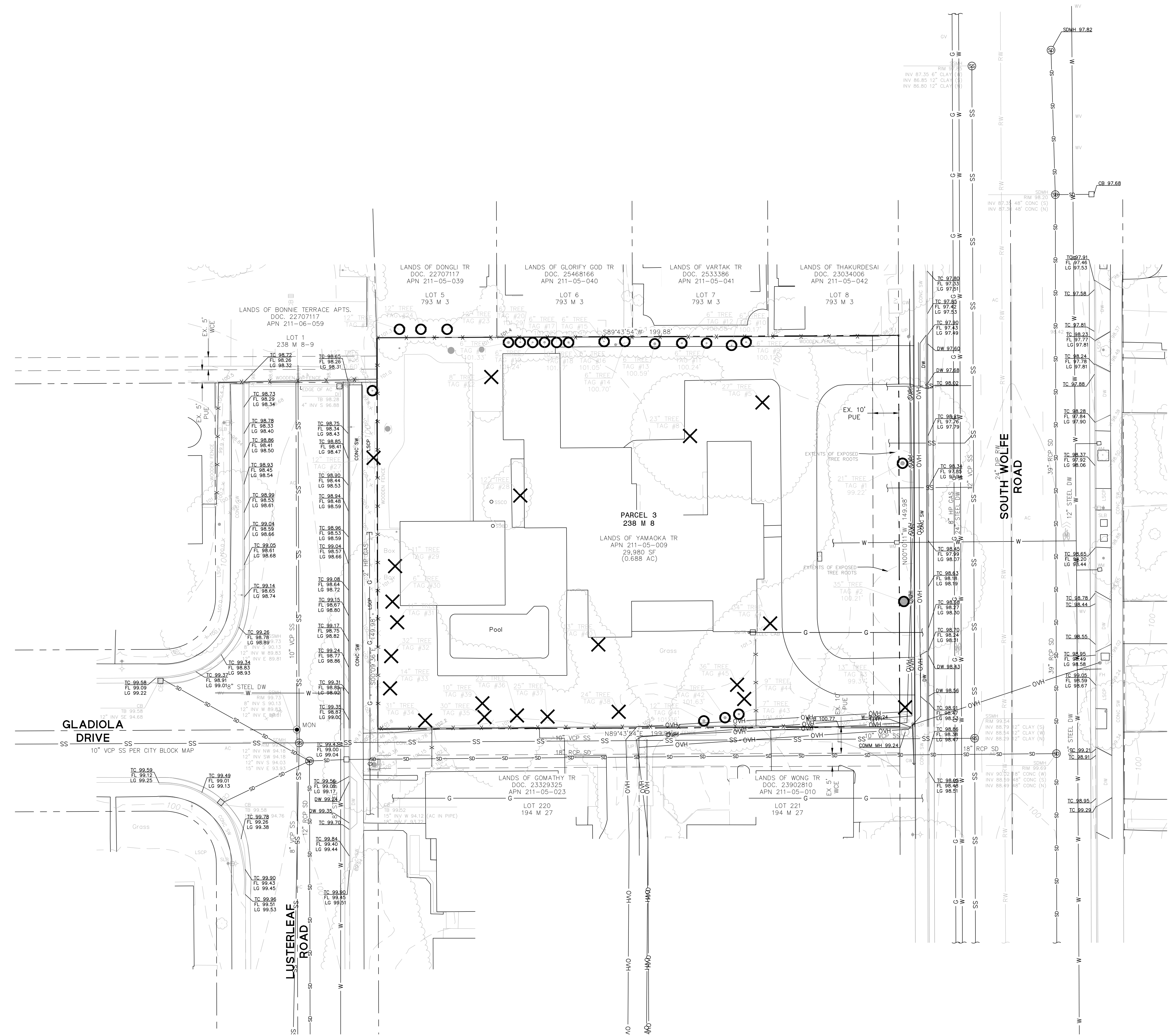
Calculation Summary								
Project: 781 S WOLFE RD - CLASSIC COMMUNITES								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
PRIVATE ST	Illuminance	Fc	0.5	1.5	0.0	N.A.	N.A.	81

Notes: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defined factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION
(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

**PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES**

L-6



LEGEND

PROPERTY LINE	---
STREET CENTER LINE	---
EASEMENT (AS NOTED)	---
STORM DRAIN LINE	SD SD
SANITARY SEWER LINE	SS SS
DOMESTIC WATER LINE	W W
RECYCLED WATER LINE	---
GAS LINE	G
OVER HEAD LINE	OVH
STORM DRAIN/SANITARY SEWER MANHOLE	○ MH
STREET LIGHT	+/-
STREET SIGN	+
CATCH BASIN	CB
FIRE HYDRANT	HYD
JOINT UTILITY POLE	+
EX. TREE TO BE REMOVED	×
EX. TREE TO BE PROTECTED	○

TREE DISPOSITION				
TREE #	TREE NAME	PROTECTED TREE	SAVE/REMOVE	ON/OFFSITE
1	SOUTHERN MAGNOLIA	YES	SAVE	OFFSITE
2	SOUTHERN MAGNOLIA	YES	SAVE	OFFSITE
3	SOUTHERN MAGNOLIA	YES	REMOVE	OFFSITE
4	CANARY ISLAND PINE	YES	REMOVE	ONSITE
5	CANARY ISLAND PINE	YES	REMOVE	ONSITE
6	MARINA MADRONE	YES	SAVE	OFFSITE
7	MARINA MADRONE	YES	SAVE	OFFSITE
8	BLUE ATLAS CEDAR	YES	REMOVE	ONSITE
9	PRIVET	NO	SAVE	ONSITE
10	PRIVET	NO	SAVE	ONSITE
11	PRIVET	NO	SAVE	ONSITE
12	PRIVET	NO	SAVE	ONSITE
13	PRIVET	NO	SAVE	ONSITE
14	PRIVET	NO	SAVE	ONSITE
15	PRIVET	NO	SAVE	ONSITE
16	PRIVET	NO	SAVE	ONSITE
17	PRIVET	NO	SAVE	ONSITE
18	PRIVET	NO	SAVE	ONSITE
19	PRIVET	NO	SAVE	ONSITE
20	PRIVET	NO	SAVE	ONSITE
21	PRIVET	NO	SAVE	ONSITE
22	POMEGRANITE	NO	REMOVE	ONSITE
23	MARINA MADRONE	YES	SAVE	OFFSITE
24	AROLINA LAUREL CHERIFF	YES	SAVE	OFFSITE
25	MARINA MADRONE	YES	SAVE	OFFSITE
26	BLACK LOCUST	YES	SAVE	OFFSITE
27	BLACK LOCUST	YES	REMOVE	OFFSITE
28	PODOCARPUS	NO	REMOVE	ONSITE
29	CHINESE PISTACHE	NO	REMOVE	ONSITE
30	WINDMILL PALM	NO	SAVE	ONSITE
31	REDWOOD	NO	REMOVE	ONSITE
32	MONTEREY PALM	YES	REMOVE	ONSITE
33	MONTEREY PALM	YES	REMOVE	ONSITE
34	MONTEREY PALM	YES	REMOVE	ONSITE
35	MONTEREY PALM	YES	REMOVE	ONSITE
36	MONTEREY PALM	YES	REMOVE	ONSITE
37	MONTEREY PALM	YES	REMOVE	ONSITE
38	MONTEREY PALM	YES	REMOVE	ONSITE
39	CAMPFHOR	NO	REMOVE	ONSITE
40	PODOCARPUS	YES	REMOVE	ONSITE
41	REDWOOD	YES	SAVE	ONSITE
42	REDWOOD	YES	SAVE	ONSITE
43	REDWOOD	NO	SAVE	ONSITE
44	REDWOOD	NO	SAVE	ONSITE
45	REDWOOD	YES	REMOVE	ONSITE

EXISTING CONDITION AND TREE DISPOSITION PLAN

781 S WOLFE RD

CLASSIC COMMUNITIES



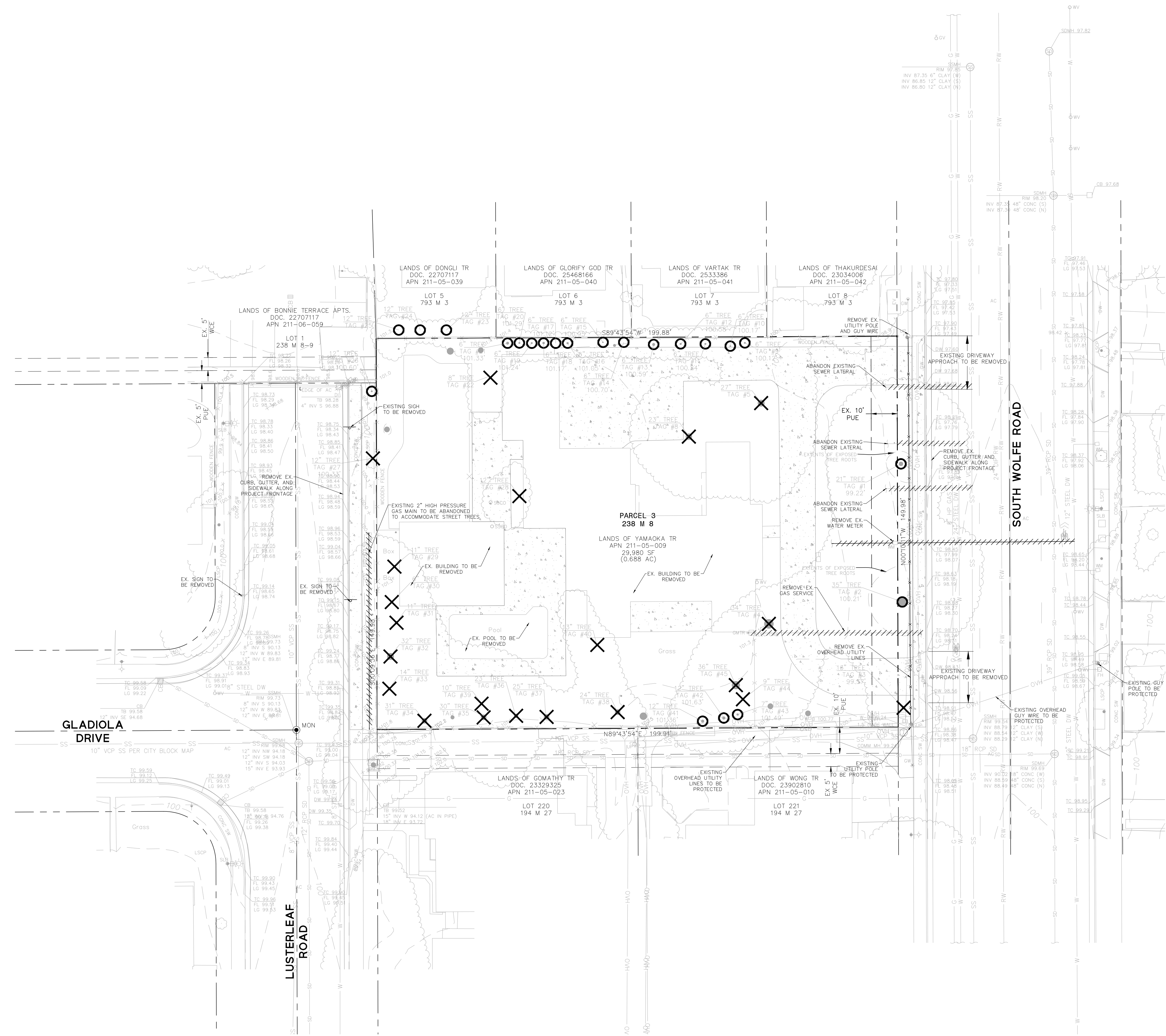
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com



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JOB NO. 376.029

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C1.0

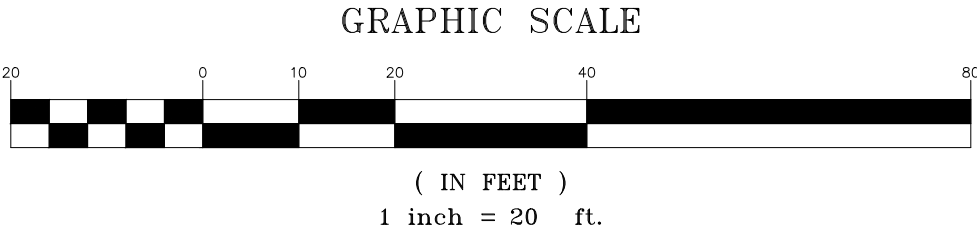


LEGEND

PROJECT BOUNDARY	-----
ADJACENT LOT LINE	-----
STORM DRAIN LINE	SD SD
SANITARY SEWER LINE	SS SS
DOMESTIC WATER LINE	W W
RECYCLED WATER LINE	RW RW
GAS LINE	GAS GAS
TELECOM LINE	X X X X X
REMOVE EXISTING UTILITY LINE	-X-X-
ABANDON EXISTING UTILITY LINE	////////
CONCRETE, REBAR AND BASE ROCK TO BE REMOVED	4' 4'
TREE TO REMAIN	O
TREE TO BE REMOVED	X

DEMOLITION NOTE

1. HAND DIG ANY EXCAVATIONS IN EXISTING TREE ROOT ZONES.



DEMOLITION PLAN

781 S WOLFE RD

CLASSIC COMMUNITIES



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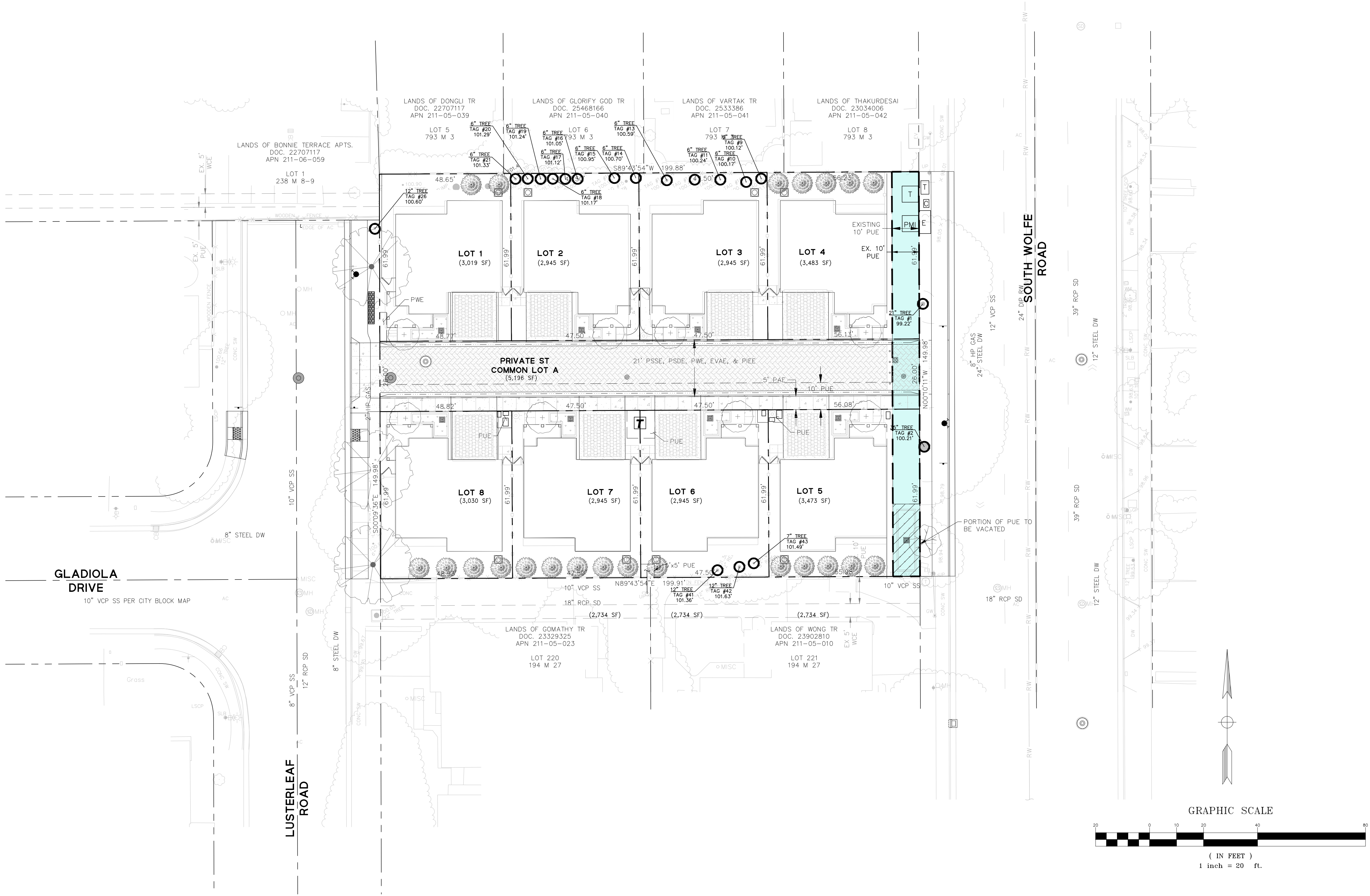


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C2.0

VESTING TENTATIVE MAP
FOR 8-LOT SINGLE-FAMILY SUBDIVISION
781 S. WOLFE ROAD
CITY OF SUNNYVALE, SANTA CLARA COUNTY, CA



LEGEND

PROJECT BOUNDARY	---
INTERIOR LOT LINE	---
EASEMENT LINE	---
STREET CENTER LINE	---
VERTICAL CURB & GUTTER	---
ROLLED CURB	---
FENCE	---
FLOW-THRU PLANTER	---
DETECTABLE WARNING SURFACE	---
POROUS PAVERS	---
PERVIOUS PAVEMENT	---
PERVIOUS CONCRETE	---
EXISTING PUBLIC UTILITY EASEMENT (PUE)	---
EX. TREE TO BE PROTECTED	---

GENERAL NOTES

- DEVELOPER: FORREST MOZART
CALIFORNIA COMMUNITIES
1068 EAST MEADOW CIRCLE
PALO ALTO CA, 94303
- CIVIL ENGINEER: BKF ENGINEERS
1730 N. 1ST STREET SUITE #600
SAN JOSE, CA 95112
CONTACT(S): SCOTT SCHORK
PHONE: 408-467-9126
- PROPERTY: ALL OF LOT 3 ON CERTAIN MAP ENTITLED "TRACT 3585, BONNIE TERRACE" WHICH WAS RECORDED ON MAY 27TH, 1968 IN BOOK 238 OF OFFICIAL RECORDS, SANTA CLARA COUNTY RECORDS, STATE OF CALIFORNIA, AT PAGES 8 & 9.
- ASSESSORS PARCEL NO.: 211-05-009
- GENERAL PLAN (LAND USE): LOW DENSITY RESIDENTIAL
- ZONING (EXISTING AND PROPOSED): R-2
- EXISTING USE: SINGLE-FAMILY RESIDENTIAL
- PROPOSED USE: R-2 LOW MEDIUM DENSITY RESIDENTIAL
- NET AREA: 29,981 SF (±0.69 ACRES)
- NET AREA (LESS PRIVATE STREET): 24,785 SF (±0.57 ACRES) (LESS PRIVATE STREET)
- NUMBER OF LOTS: 8 LOTS, 1 NON-DEVELOPABLE COMMON PARCEL
- DENSITY: NET, 11.6 DU/AC
NET (LESS PRIVATE STREET): 14.1 DU/AC
- UTILITIES:
 - A. WATER:
 - PUBLIC STREETS: CITY OF SUNNYVALE
 - PRIVATE STREETS: HOMEOWNERS ASSOCIATION
 - B. SANITARY SEWER:
 - PUBLIC STREETS: CITY OF SUNNYVALE
 - PRIVATE STREETS: HOMEOWNERS ASSOCIATION
 - C. STORM DRAIN:
 - PUBLIC STREETS: CITY OF SUNNYVALE
 - PRIVATE STREETS: HOMEOWNERS ASSOCIATION
 - D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
 - E. TELEPHONE: AT&T
 - F. CABLE TV: COMCAST
- BASIS OF BEARING: THE BEARING N89°43'54"E AS THE CENTERLINE OF GLADIOLA DRIVE, BETWEEN FOUND MONUMENTS, AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN TRACT MAP NO. 9704, RECORDED IN BOOK 793 OF MAPS ON PAGES 3 & 4 ON OCTOBER 25, 2005, SANTA CLARA RECORDS WAS TAKEN AS THE BASIS OF BEARINGS OF THIS SURVEY.
- BENCHMARK: CITY OF SUNNYVALE BENCHMARK #10, MORE DESCRIBED AS, A BRASS DISK ON THE TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHWEST CURB RETURN, INTERSECTION OF WOLFE ROAD AND IRIS AVENUE. ELEVATION = 103.187 FEET (NAVD 88)
- TOPOGRAPHY: INFORMATION SHOWN IS BASED ON A GROUND SURVEY PREPARED BY BKF ENGINEERS CONDUCTED FEBRUARY 8, 2024
- FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOR INSURANCE RATE MAP COMMUNITY PANEL NO.06085C0207H
- LOT SIZES:

COMMON LOT	= 5,196 SF
LOTS 1-8	= 24,785 SF (AVERAGE LOT SIZE = 3,098 SF)
TOTAL	= 29,981 SF

ABBREVIATIONS

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

NOTES

- THE UTILITY INFORMATION SHOWN ON SURVEY IS BASED ON VISUAL SURFACE EVIDENCE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE, OR PRESENCE OF ANY ADDITIONAL UTILITIES AND SERVICES NOT SHOWN ON THE SURVEY. FOR EXISTING UNDERGROUND UTILITIES THE ACTUAL LOCATIONS MAY VARY, THEREFORE, THE TRUE LOCATIONS OF THESE UTILITIES CAN ONLY BE OBTAINED BY EXPOSING UTILITY LINES.
- THE PERPETUAL MAINTENANCE OF SIDEWALK IMPROVEMENTS ALONG THE PROJECT FRONTS ON SOUTH WOLFE ROAD AND LUSTERLEAF DRIVE SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

VESTING TENTATIVE MAP

781 S WOLFE RD

CLASSIC COMMUNITIES



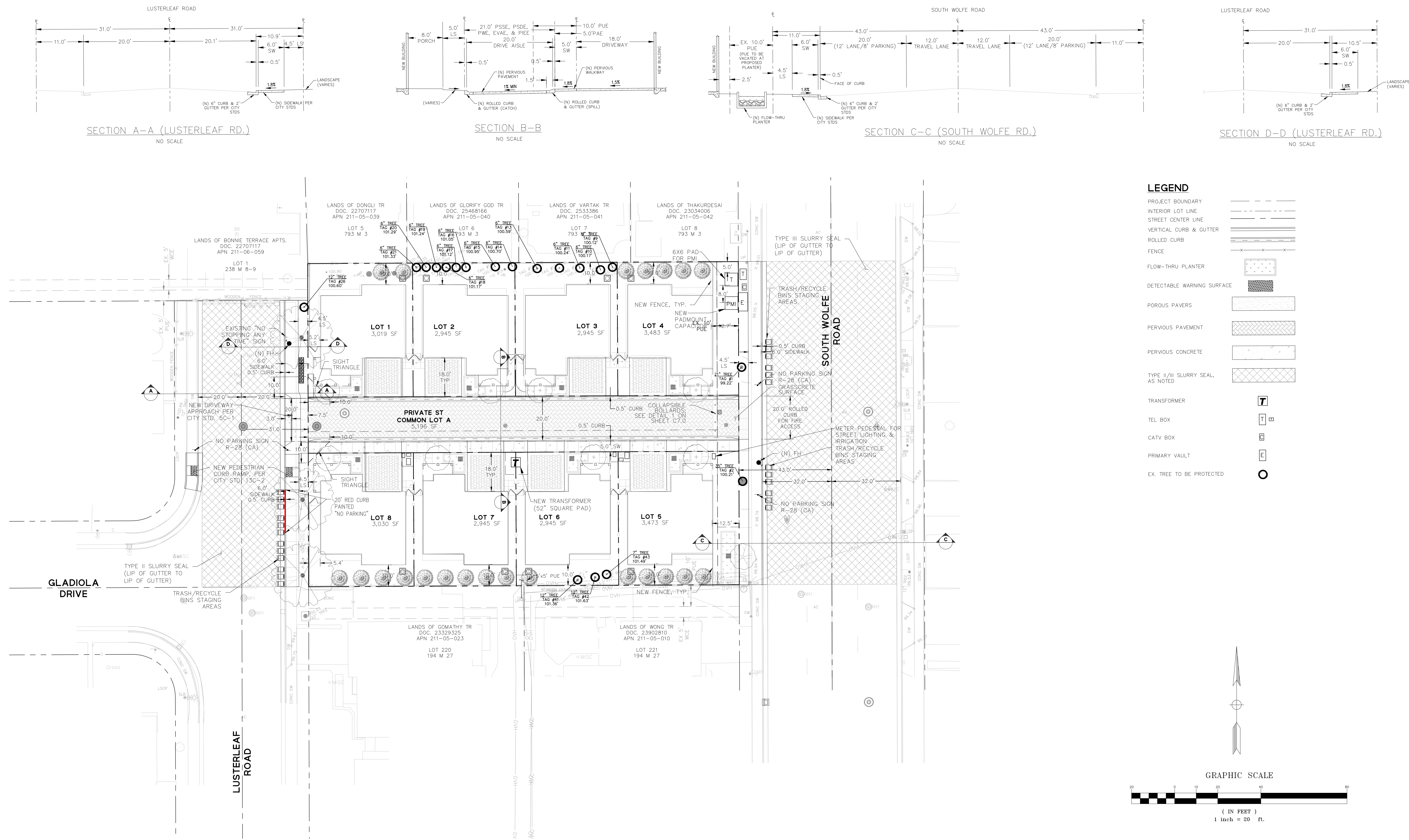
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C3.0



PRELIMINARY SITE PLAN

781 S WOLFE RD

CLASSIC COMMUNITIES



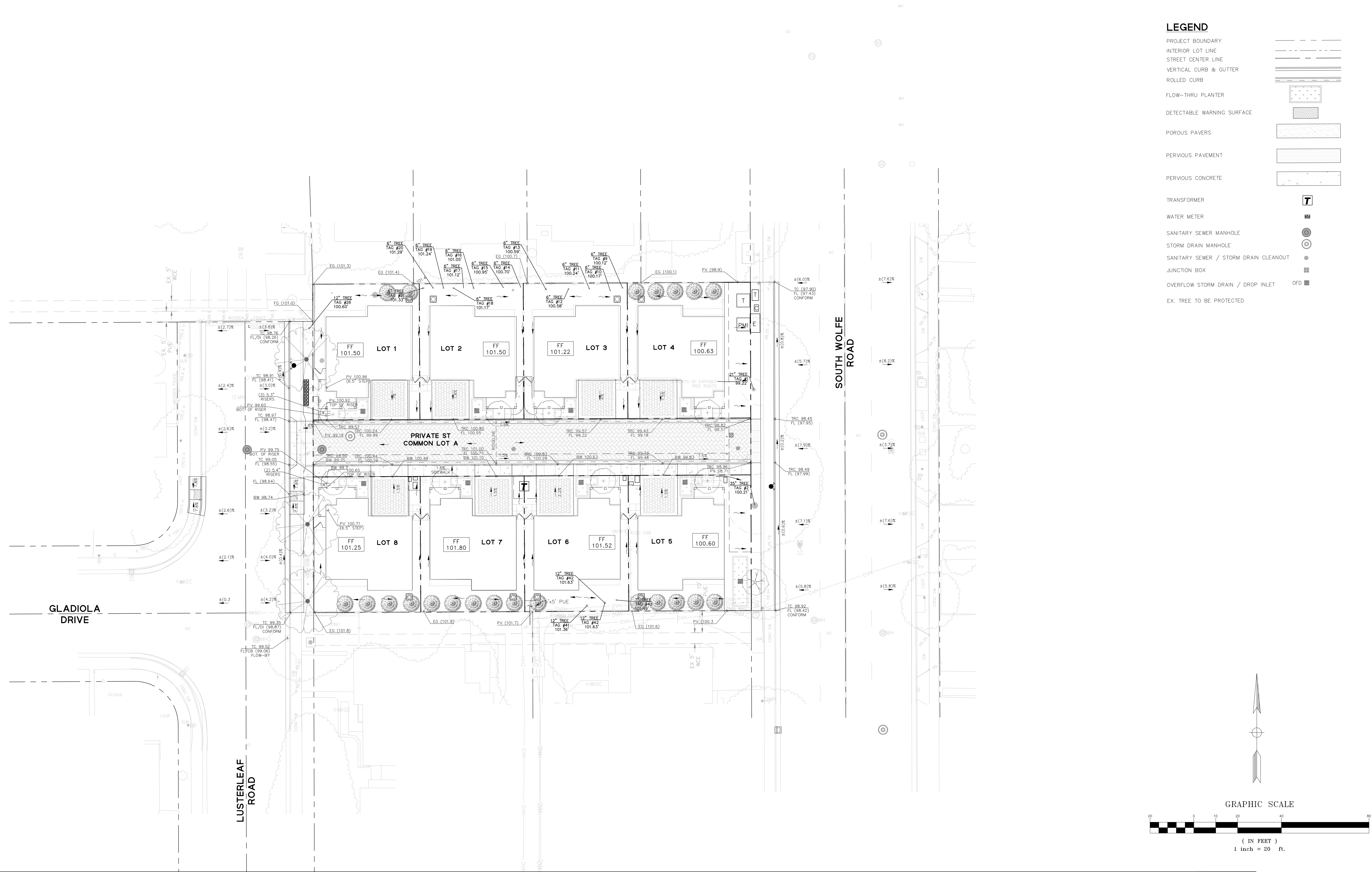
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PRELIMINARY GRADING AND DRAINAGE PLAN

781 S WOLFE RD

CLASSIC COMMUNITIES



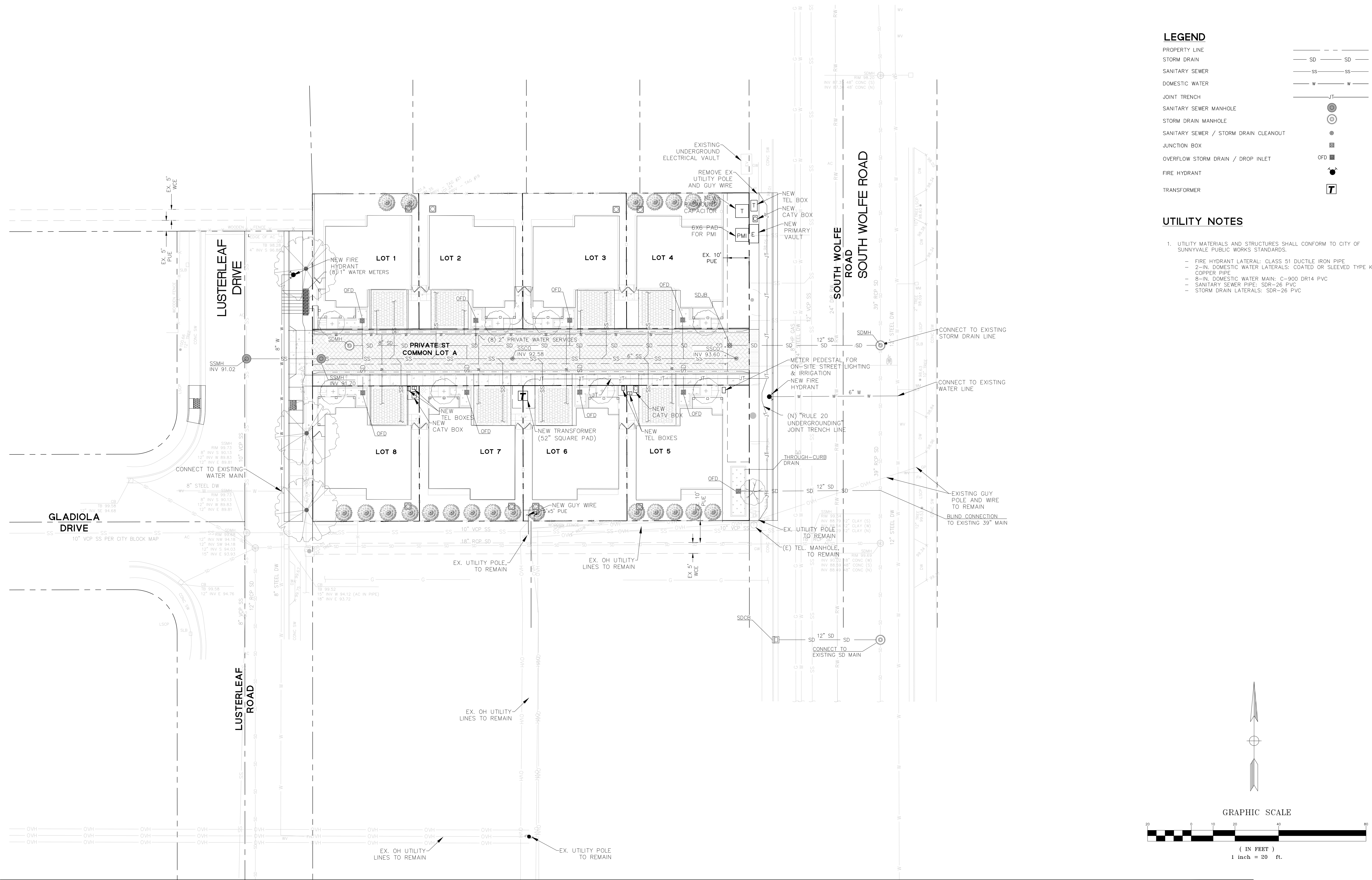
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PRELIMINARY UTILITY PLAN

781 S WOLFE RD

CLASSIC COMMUNITIES



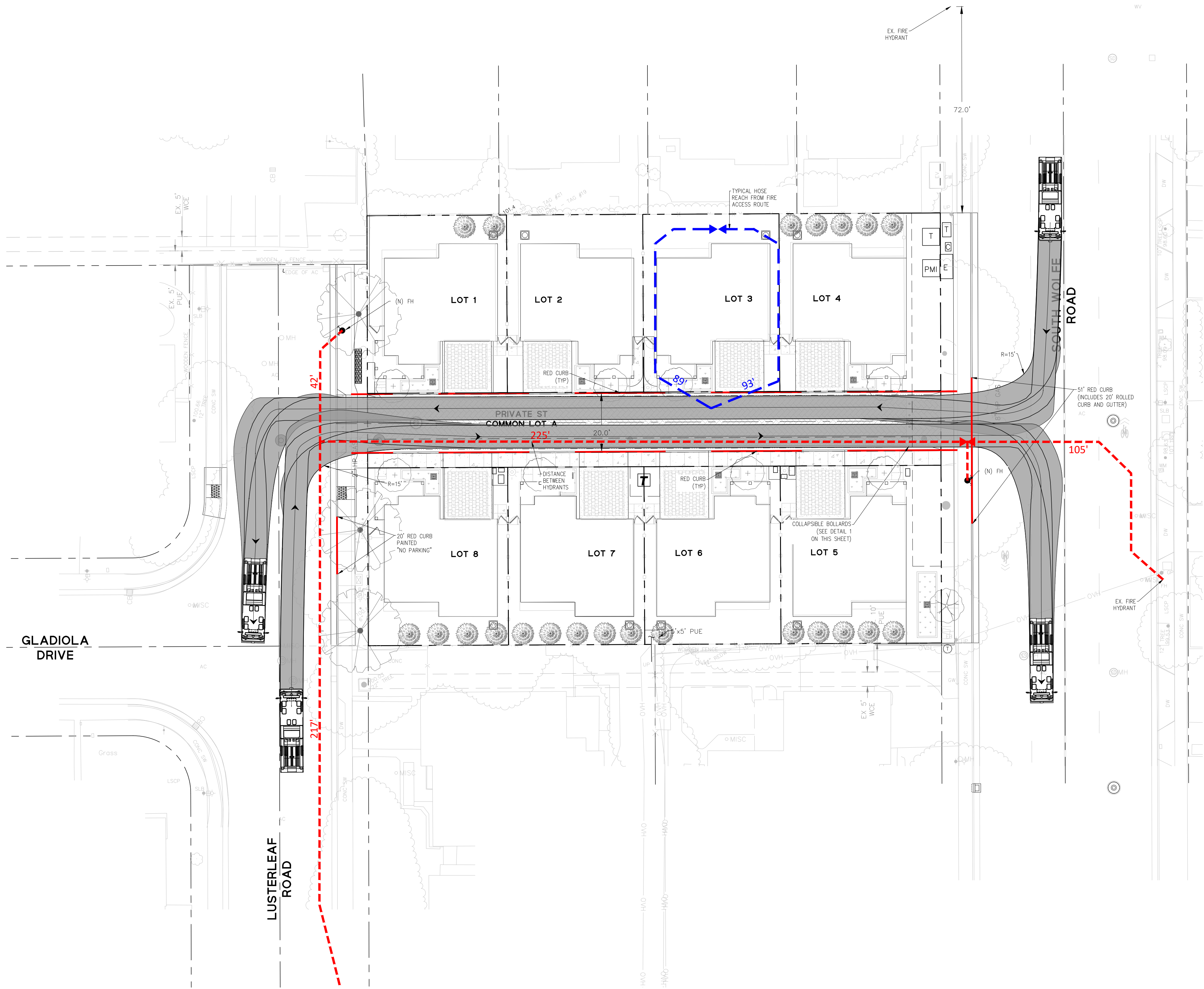
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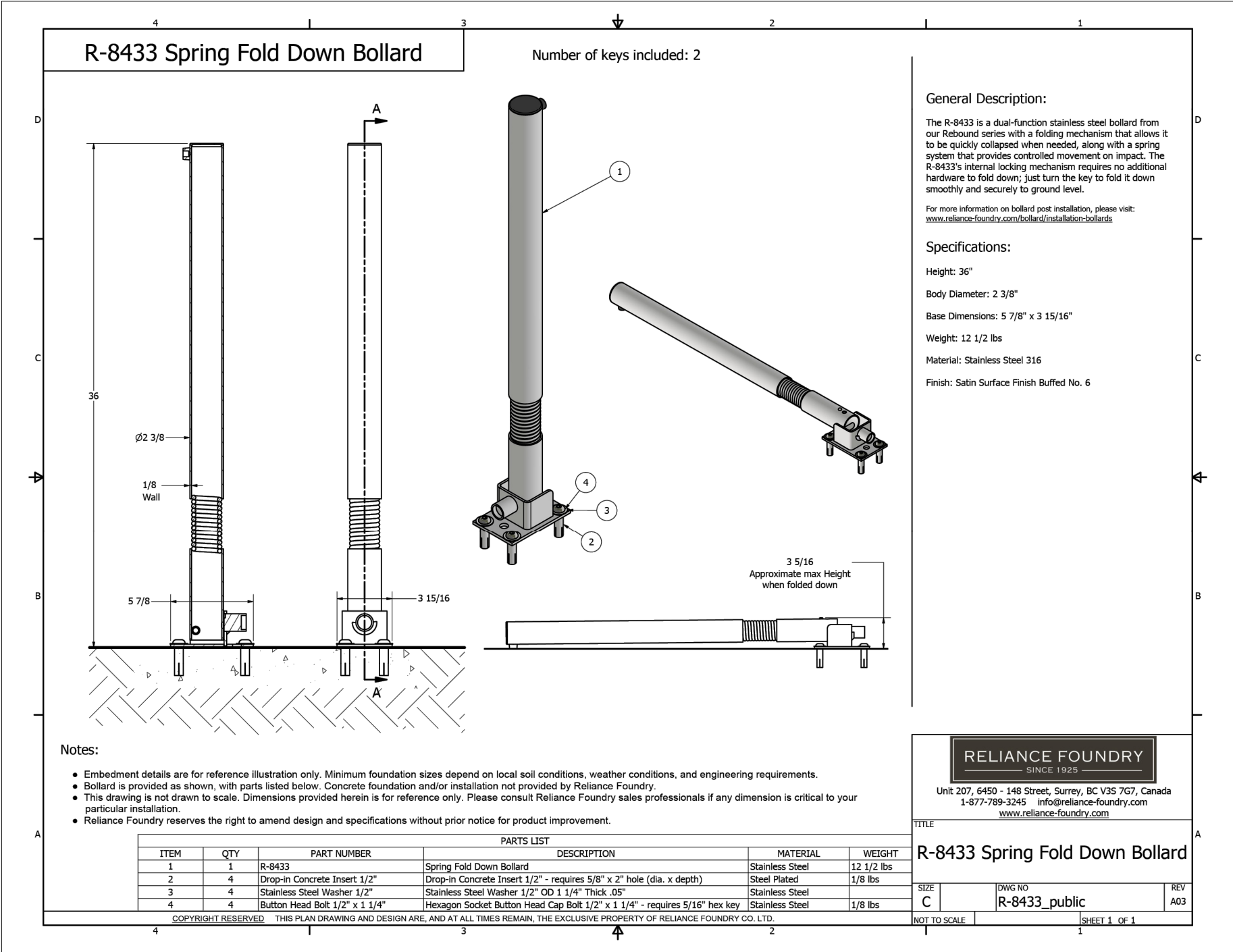
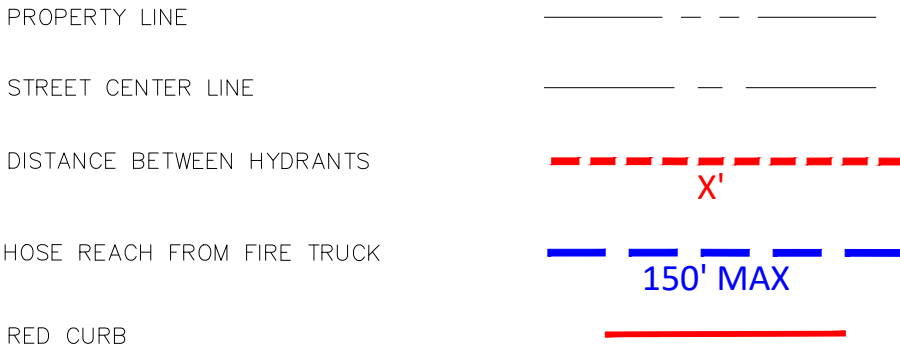
DATE 04-01-2026
JOB NO. 376.029

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C6.0

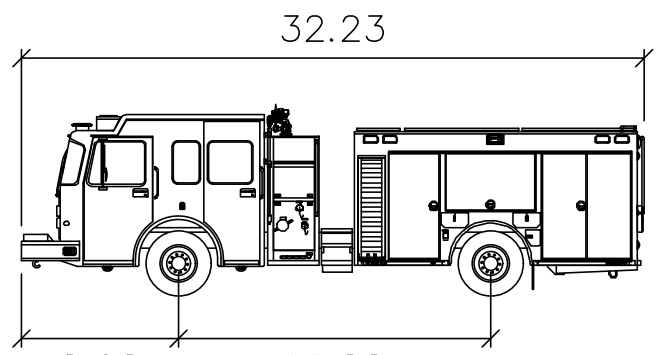
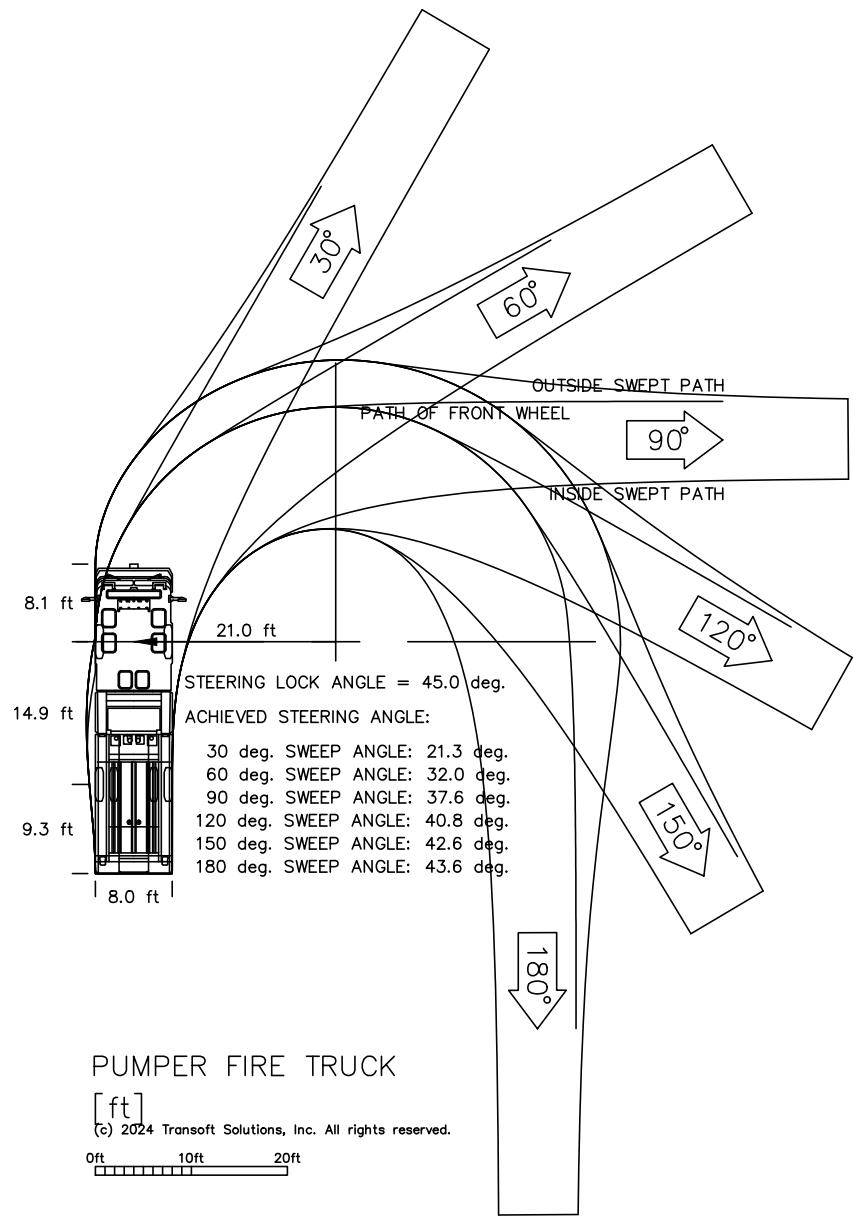


LEGEND



1 SPRING FOLD DOWN BOLLARD

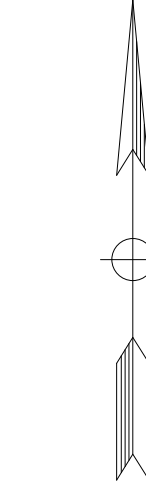
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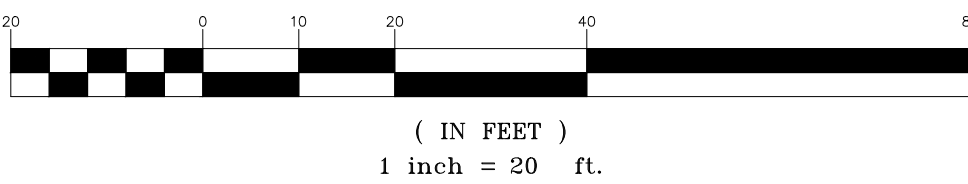
PUMPER FIRE TRUCK

feet

Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 45.0



GRAPHIC SCALE



FIRE ACCESS PLAN

781 S WOLFE RD

CLASSIC COMMUNITIES



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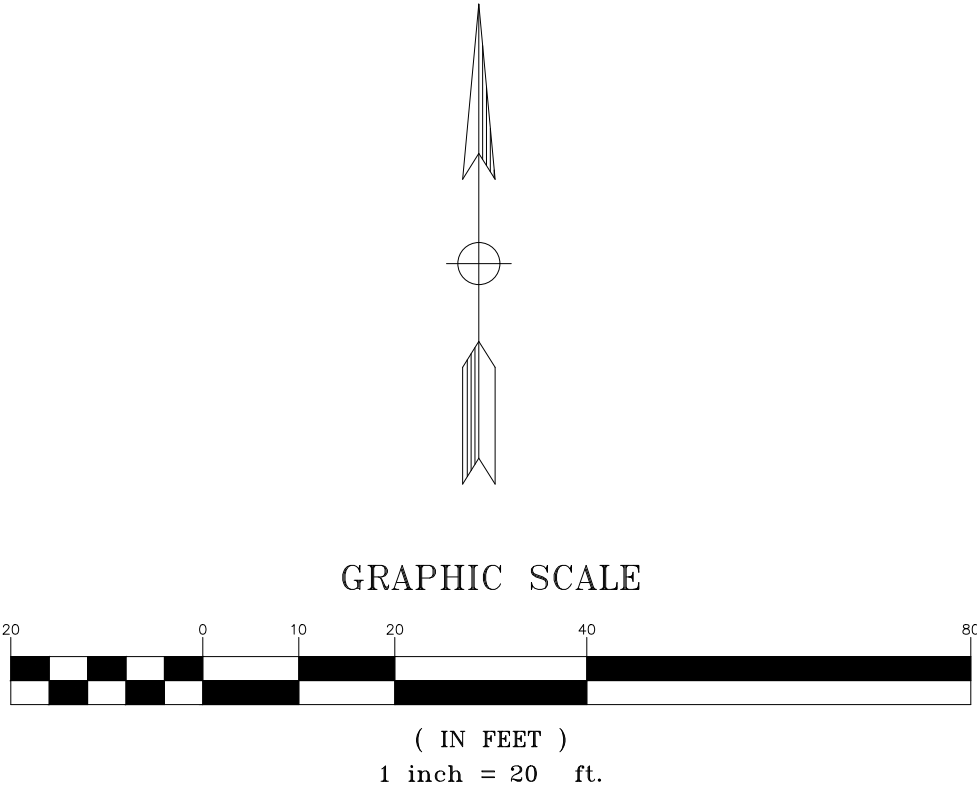


LEGEND

- PROJECT BOUNDARY
- DRAINAGE AREA BOUNDARY
- POINT OF TREATMENT OF DRAINAGE AREA
- FLOW-THRU PLANTER
- OVERLAND RELEASE
- DRAINAGE SLOPE (SOFTSCAPE)
- DRAINAGE SLOPE (HARDSCAPE)
- TRANSFORMER FOR REFERENCE ONLY, SIZE AND LOCATION TO BE COORDINATED WITH PROJECT PLANNER AND JT CONSULTANT
- NEW/REPLACED IMPERVIOUS AREA (TREAT GREEN BELOW, IN LIEU, OF THIS AREA)
- EXISTING UNDISTURBED IMPERVIOUS SURFACE AND NEW IMPERVIOUS AREA TO BE TREATED IN LIEU OF NEW/REPLACED (ORANGE) ABOVE
- POROUS PAVERS
- PERVIOUS PAVEMENT
- PERVIOUS CONCRETE

TREATMENT CONTROL MEASURE SUMMARY									
LOCATION	DMA	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY		PROPOSED TREATMENT CONTROLS
							REQUIRED (SF)	PROVIDED (SF)	
On-site	A-1	3,113	1,520	Landscape/ Pervious Pavement	1,593	ROOF/HARDSCAPE	64	64	FTP-1
	A-2	2,945	1,334	Landscape/ Pervious Pavement	1,611	ROOF/HARDSCAPE	64	64	FTP-2
	A-3	2,945	1,334	Landscape/ Pervious Pavement	1,611	ROOF/HARDSCAPE	64	64	FTP-3
	A-4	3,389	1,861	Landscape/ Pervious Pavement	1,528	ROOF/HARDSCAPE	61	61	FTP-4
	A-5	3,144	1,524	Landscape/ Pervious Pavement	1,620	ROOF/HARDSCAPE	65	65	FTP-5
	A-6	2,968	1,322	Landscape/ Pervious Pavement	1,646	ROOF/HARDSCAPE	66	66	FTP-6
	A-7	2,968	1,322	Landscape/ Pervious Pavement	1,646	ROOF/HARDSCAPE	66	66	FTP-7
	A-8	3,411	1,841	Landscape/ Pervious Pavement	1,570	ROOF/HARDSCAPE	63	63	FTP-8
	A-9	5,098	4,299	Pervious Pavement	799	HARDSCAPE	400	3,398	SR-1
Offsite	New/Replaced Impervious Area	3,004	0	-	3,004	HARDSCAPE	120	0	NA
	Impervious area to be Treated In-lieu (Includes existing AC Pavement to remain & new curb/gutter and sidewalk)	3,004	0	-	3,004	HARDSCAPE	120	132	FTP-9
TOTAL		35,989	16,357	--	19,632	--	1,153	4,043	--

Note: FTP-9 provides enough capacity to treat the existing impervious surface and the new curb, gutter, and sidewalk in-lieu of the non-locally treated impervious surface. The required treatment for FTP-9 is the summation of the new/replaced impervious areas: 57 SF (non-locally treated area on S. Wolfe) + 39 SF (Lusterleaf Dr.) = 96 SF < 130 SF.



PRELIMINARY STORMWATER MANAGEMENT PLAN

781 S WOLFE RD

CLASSIC COMMUNITIES



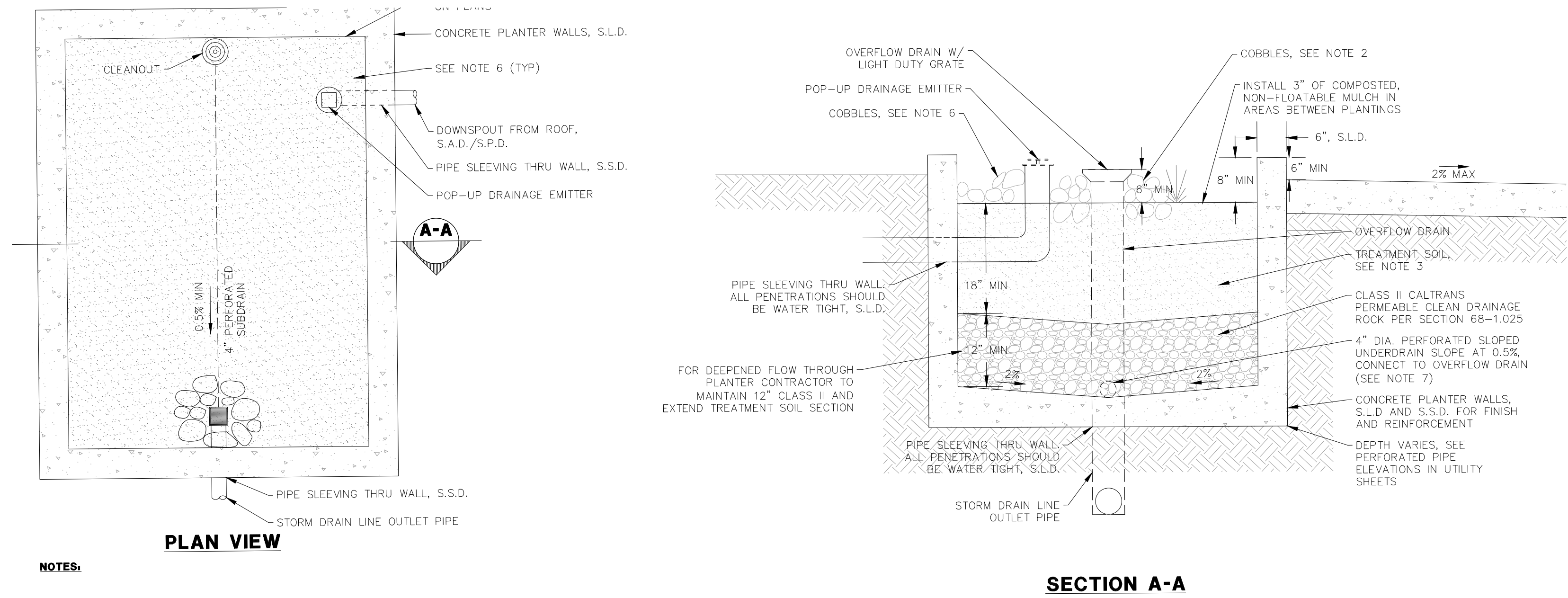
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DATE 04-01-2026
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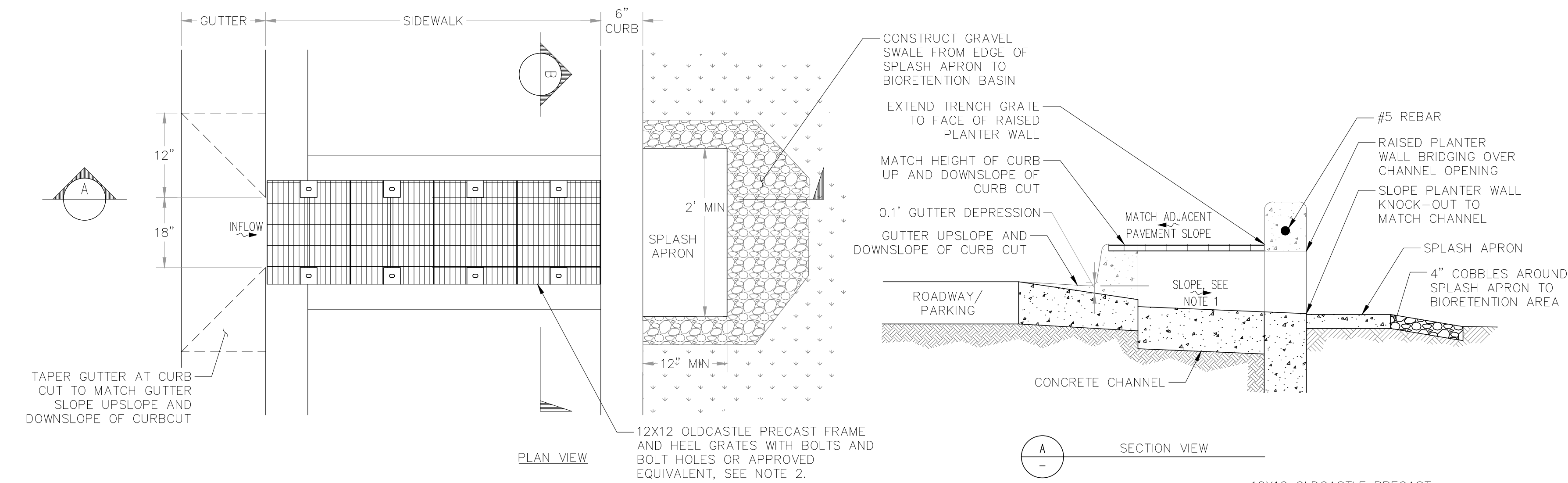
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C8.0



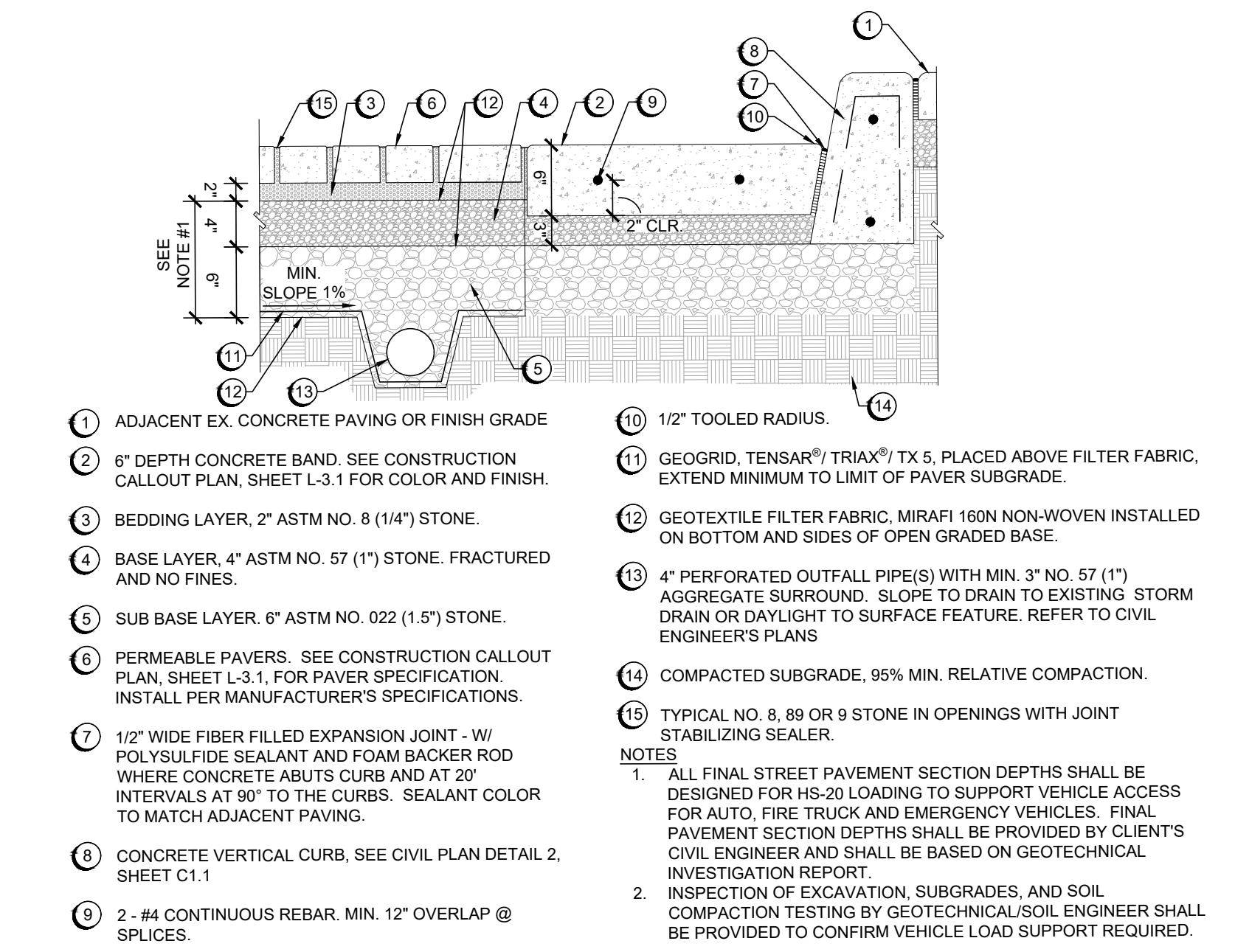
- NOTES:**
- SEE LANDSCAPE PLANS & SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION AREAS
 - PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE.
 - SOILS IN THE FACILITY SHOULD MEET BIOTREATMENT SOIL SPECIFICATIONS APPROVED BY THE REGIONAL WATER BOARD (SANTA CLARA COUNTY C.3 STORMWATER TECHNICAL GUIDANCE, APPENDIX L). A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.
 - FOR DETAILS AND SPECIFICATIONS OF CONCRETE PLANTER WALLS, S.S.D. AND S.A.D.
 - EXPOSED PVC PIPE WITHIN BIORETENTION AREAS, SUCH AS OVERFLOW RISERS, SHALL BE PAINTED BLACK.
 - NOYO COBBLES (4"-6" IN DIA.), OR APPROVED EQUIVALENT, SHALL BE PLACED AROUND DIFFUSER PIPE TO THE TOP OF TREATMENT SOIL (TTS), FLUSH WITH PLANTING SURFACE, EXTENDING A MINIMUM OF 6" ON ALL SIDES OF DRAINAGE STRUCTURE/PIPE.
 - PERFORATED PIPE SHALL BE PVC SDR 35, WITH $\frac{1}{8}$ " PERFORATIONS ON THE BOTTOM. THE PERFORATIONS SHALL BE FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.

1 FLOW THROUGH PLANTER
SCALE: NTS



- NOTES:**
- SLOPE TO PROVIDE AT LEAST 1 INCH DROP OVER LENGTH OF CHANNEL OR A MINIMUM OF 2 PERCENT, WHICHEVER IS LARGER
 - ALL TRENCH GRATES SHALL BE REMOVABLE, RATED PER THE ANTICIPATED LOADING, AND BOLTED IN PLACE OR OUTFITTED WITH APPROVED TAMPER-RESISTANT LOCKING MECHANISM, FLUSH OR RECESSED IN GRATE.
 - APPLY EPOXY BONDING AGENT AT ALL TRENCH DRAIN CONSTRUCTION COLD JOINTS.

3 CURB INLET
SCALE: NTS



2 PERMEABLE VEHICULAR PAVING WITH CONCRETE BAND
SCALE: NTS

PRELIMINARY STORMWATER MANAGEMENT DETAILS

781 S WOLFE RD

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