



City of Sunnyvale

Notice and Agenda

Planning Commission

Monday, January 27, 2025

6:00 PM

Online and Council Chambers, City Hall,
456 W. Olive Ave., Sunnyvale, CA 94086

Special Meeting: Study Session - 6:00 PM | Public Hearing - 7:00 PM

Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

Public Participation

View the end of the agenda for information on:

- Public participation options
- Language access and translation
- Accessibility/Americans with Disabilities Act (ADA) Notice
- Legal notices

6 P.M. SPECIAL PLANNING COMMISSION MEETING (Study Session)

Call to Order

Call to Order via teleconference and in the Council Chambers.

Roll Call

Study Session

The public may provide comments regarding the Study Session item(s). To address the Planning Commission, refer to the notice at the end of this agenda.

A. [25-0200](#)

Proposed Project: Related applications on a 5.24-acre site:

SPECIAL DEVELOPMENT PERMIT: to consider the redevelopment of a commercial site to an 80-unit, three-story townhouses and 162-unit, seven-story apartment development; and,

TENTATIVE TRACT MAP: to subdivide the existing lot into 19 lots, and create 80 condominiums.

Location: 777 Sunnyvale Saratoga Road (APN: 201-36-002)

File #: PLNG-2023-0807

Zoning: ECR-MU54 (El Camino Real Mixed Use)

Applicant / Owner: Valley Oak Partners, LLC (applicant) / Mardit Properties, LP (owner)

Environmental Review: No additional review required as per CEQA

Guidelines 15183 - environmental impacts of the project are addressed in the El Camino Real Specific Plan (ECRSP) Environmental Impact Report (EIR).

Project Planner: Momo Ishijima, (408) 730-7532,
mishijima@sunnyvale.ca.gov

Adjourn Special Meeting

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Call to Order via teleconference and in the Council Chambers.

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS

Prior to opening public comment on Oral Communications, the Chair may determine it would be impractical to include remote public comment for the purpose of timeliness of the meeting or conducting an orderly meeting.

Oral Communications is the opportunity for the public to address the Planning Commission on items not listed on the agenda and is limited to 15 minutes with a maximum of up to three minutes per speaker (one appearance per speaker). Note the Brown Act does not allow the Commission to take action on an item not listed on the agenda. To address the Commission, refer to the notice at the end of this agenda.

CONSENT CALENDAR

All matters listed on the consent calendar will be acted upon by one motion unless discussion is requested by a Commissioner or the public. To address the Planning Commission, refer to the notice at the end of this agenda.

1. [25-0208](#) Approve Planning Commission Meeting Minutes of January 13, 2025

Recommendation: Approve Planning Commission Meeting Minutes of January 13, 2025 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

To speak on a public hearing/general business item, refer to notice at the end of

this agenda. Each speaker is limited to three minutes. For land use items, applicants are limited to 10 minutes for opening comments and five minutes for closing comments.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

INFORMATION ONLY REPORTS/ITEMS

2. [25-0252](#) Planning Commission Proposed Study Issues, Calendar Year: 2026
(Information Only)

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT

Public Participation Options

In person public comment:

You may provide public comment by filling out a speaker card (optional) and giving it to the Recording Officer.

Online participation:

Members of the public may also attend online. However, the City cannot guarantee uninterrupted access to online technology. Technical difficulties may occur from time to time. Unless required by the Ralph M. Brown Act, the meeting will continue even if technical difficulties prevent online participation.

The Chair may determine it would be impractical to include remote public comment during Oral Communications.

Online public comment:

To provide audio public comment, connect to the meeting online or by telephone. Use the Raise Hand feature to request to speak (*9 on a telephone):

Meeting online link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

Meeting call-in telephone number: 833-548-0276 | Meeting ID: 918 2739 0357
(*9 to request to speak | *6 to unmute/mute)

Watch the Planning Commission meeting at <http://youtube.com/SunnyvaleMeetings>
or on television over Comcast Channel 15, AT&T Channel 99

Written public comment:

Email comments to the Planning Commission no later than 4 hours before the meeting to planningcommission@sunnyvale.ca.gov. You can also mail or deliver comments to:

Sunnyvale Planning Division, 456 W. Olive Avenue, Sunnyvale, CA 94086-3707

Public review of items:

You can view reports to commission on the City's website at sunnyvale.ca.gov. You can also review reports in person at the City Hall reception desk, 456 W. Olive Avenue, during normal business hours. Any other documents distributed to members of the Planning Commission regarding any item on this agenda are available in the Council Chambers on the evening of the Commission Meeting. Otherwise, contact the Planning Division at 408-730-7440 or planning@sunnyvale.ca.gov for questions.

Planning a presentation for a Planning Commission meeting?

Visit: <http://Sunnyvale.ca.gov/PublicComments>

Planning to provide materials to the Commission?

Please provide the Planning Commission with 12 copies of your materials.

Language Access and Translation

To access written translation during the meeting, click the link below:

Choose Language and Click Attend

Use a headset on your phone for audio or read the transcript on your device.

Spanish and Chinese, Traditional

Para acceder a la traducción durante la reunión, haga clic en el siguiente enlace:

Seleccione su idioma y haga clic en asistir

Use sus auriculares para escuchar el audio o leer la transcripción en el dispositivo.

會議期間如需取得書面翻譯，點擊以下連結：

選擇語言並點擊參加

使用手機上的耳機聆聽音訊或閱讀裝置上的文字記錄。

Translation Link: <https://bit.ly/TDDB-6886>

Accessibility/Americans with Disabilities Act (ADA) Notice

Pursuant to the Americans with Disabilities Act (ADA), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance, please contact the City at least 48 hours prior to the meeting. Reach the Planning Division at 408-730-7440 or at planning@sunnyvale.ca.gov (28 CFR 35.160 (b) (1)).

LEGAL NOTICES

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90 day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure 1094.5.



City of Sunnyvale

Agenda Item A

25-0200

Agenda Date: 1/27/2025

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project: Related applications on a 5.24-acre site:

SPECIAL DEVELOPMENT PERMIT: to consider the redevelopment of a commercial site to an 80-unit, three-story townhouses and 162-unit, seven-story apartment development; and,
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Project Planner: Momo Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

1. Site and Architectural Plans dated January 2025

777 SUNNYVALE SARATOGA ROAD

SUNNYVALE, CALIFORNIA

PLANNING SUBMITTAL #5 (SB330)

01/08/2025



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 408
: Oakland, California 94612
: (510) 451 - 2850

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777 SUNNYVALE SARATOGA ROAD
SUNNYVALE, CA 94087

VALLEY OAK PARTNERS, LLC
SAN JOSE, CA 95126

Sheet Title:

COVER PAGE

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

G-000

PROJECT TEAM



OWNER:
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734 THE ALAMEDA
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DOUG RICH
DOUG@VALLEYOAKPARTNERS.COM
408.282.0995



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LANDSCAPE:
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TRASH MANAGEMENT:
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DAISYURBINA@TRASHMANAGE.COM
510.607.7602

PROJECT INFORMATION

ADDRESS:	777 SUNNYVALE SARATOGA RD, SUNNYVALE, CA, 94087, USA
SITE AREA:	5.24 ACRES
ASSESSOR’S PARCEL NUMBER:	201-36-002
ZONING:	ECR-MU54
EXISTING USE:	RETAIL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SPECIFIC PLAN:	EL CAMINO REAL SPECIFIC PLAN
NOTE:	CIVIC CENTER NODE
CONSTRUCTION TYPE:	TOWNHOMES: 3 STORIES OF TYPE V-A APARTMENTS: 5 STORIES OF TYPE III-A OVER 2 STORIES OF TYPE I-A R-2 RESIDENTIAL (BOTH APARTMENTS & TOWNHOMES)
OCCUPANCY GROUP:	B MANAGER’S OFFICE, SERVICE OFFICE A-3 AMENITY M COMMERCIAL SPACE S-2 GARAGE, BIKE ROOM, STORAGE U ELEC. ROOM, TRASH ROOM, MEP ROOM

DEVELOPMENT: PRIVATE HOUSING DEVELOPMENT

SITE ZONING SUMMARY (CIVIC CENTER NODE)

ZONING SUMMARY	REQUIRED (NODE)	PROPOSED
FRONTAGE ZONE SETBACK	15’-0"	15’-0"
NEW RIGHT OF WAY	11’-0"	11’-0"
MIN SIDE/REAR YARD SETBACK (FROM LOT LINE SHARED WITH ANOTHER ECRSP AREA PROPERTY)	0’-0"	30’-0" (NORTH OF APARTMENT) 10’-0" (NORTH OF TOWNHOMES)
MIN SIDE/REAR YARD SETBACK (FROM LOT LINE SHARED WITH A NON-PLAN AREA PROPERTY)	10’-0"	10’-0" (SOUTH OF TOWNHOMES)
MAX. BUILDING HEIGHT	75’-0"	86'-0" BUILDING HEIGHT MEASURED FROM LOWEST TOP OF ADJACENT STREET CURB TO TOP OF THE ELEVATOR
MAX. DENSITY	54 DU/AC	46.18 DU/AC
MIN. DENSITY	AT LEAST 85% OF 54 DU/AC (45.9 DU/AC)	46.18 DU/AC

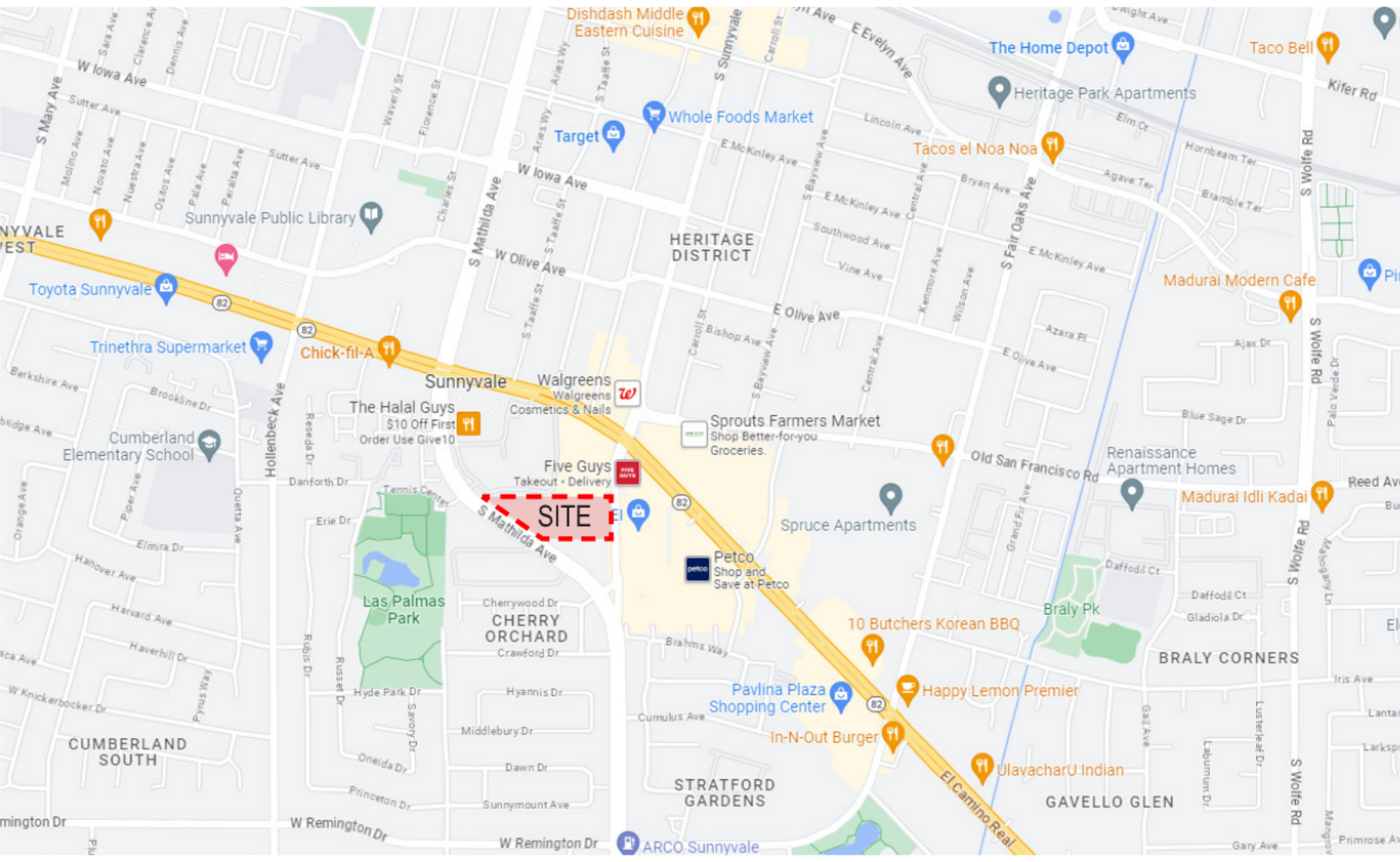
PROJECT DESCRIPTION

THE 777 SUNNYVALE SARATOGA ROAD PROJECT IS A PRIVATE HOUSING DEVELOPMENT THAT ENVISIONS A VIBRANT LIFESTYLE DEVELOPMENT WITH EASY ACCESS TO PARKS, RETAIL, TRANSIT, AND DOWNTOWN EVENTS. IT PROMOTES HOUSING OPPORTUNITIES THAT MEET THE NEEDS OF THE COMMUNITY. THE 5.24-ACRE PROJECT IS LOCATED BETWEEN SOUTH MATHILDA AVE AND SUNNYVALE SARATOGA ROAD WITHIN THE EL CAMINO REAL SPECIFIC PLAN CIVIC CENTER NODE, WITH ECR-MU54 AS ITS CURRENT ZONING.

THIS PROJECT PROPOSES 15% INCLUSIONARY AFFORDABLE UNITS ACROSS BOTH APARTMENTS AND TOWNHOMES ON THE 5.24-ACRE SITE. THE APARTMENTS PARCEL FEATURES 5 LEVELS OF RENTAL UNITS OVER A 2-STORY ON-GRADE PARKING STRUCTURE, WITH SUPPORTING AMENITIES. THE TOWNHOME PARCEL WILL FEATURE 3-STORY FOR-SALE TOWNHOMES.IN TOTAL, THIS DEVELOPMENT AIMS TO DELIVER 242 RESIDENTIAL UNITS, WHICH INCLUDES (1) 12 TOWNHOMES AFFORDABLE TO MODERATE INCOME HOUSEHOLDS (15% OF THE FOR-SALE PORTION OF THE PROJECT) AND (2) 17 APARTMENTS AFFORDABLE TO LOW-INCOME HOUSEHOLDS AND 8 APARTMENTS OFFERED TO VERY-LOW INCOME HOUSEHOLDS (APPROXIMATELY 15% OF THE FOR-RENT PORTION OF THE PROJECT). THE PROJECT THEREFORE PROVIDES APPROXIMATELY 15% OF ITS TOTAL UNITS AS AFFORDABLE UNITS.

THE APARTMENT BUILDING PROGRAM INCORPORATES VARIOUS DYNAMIC SPACES AT STREET LEVEL ALONG SOUTH MATHILDA AVENUE TO PROVIDE AN ACTIVE URBAN STREETScape. THESE SPACES WILL INCLUDE COMMERCIAL SPACE, LOBBY, PROPERTY MANAGEMENT, AND SERVICE OFFICE. FURTHERMORE, A PASEO HAS BEEN INTEGRATED INTO THE SITE LAYOUT TO FACILITATE PEDESTRIAN CONNECTIVITY BETWEEN THE APARTMENT COMPLEX, THE TOWNHOMES, AND SUNNYVALE SARATOGA ROAD.

VICINITY MAP



PROJECT DATA SUMMARY

GROSS LOT AREA	5.36 AC
ROW EASEMENT	0.12 AC
DEVELOPMENT LOT AREA*	5.24 AC
APARTMENT UNITS	162
TOWNHOME UNITS	80
OVERALL UNITS	242
LOT AREA	5.24 AC
SITE DENSITY (DU/AC)	46.18
FAR	1.80
LOT COVERAGE**	44.90%

*NOTE: ALL DENSITY, FAR & LOT COVERAGE CALCULATIONS ARE BASED ON DEVELOPMENT LOT AREA
**SEE SHEET SP-600 FOR LOT COVERAGE DIAGRAM

APARTMENT						
LEVEL/ UNIT MIX	STUDIO	1BR	2BR	MANAGER UNIT _2BR	3BR	TOTAL
LEVEL 1	0	0	0	0	0	0
LEVEL 2	0	0	0	2	0	2
LEVEL 3	9	7	8	0	8	32
LEVEL 4	9	7	8	0	8	32
LEVEL 5	9	7	8	0	8	32
LEVEL 6	9	7	8	0	8	32
LEVEL 7	9	7	8	0	8	32
TOTAL	45	35	40	2	40	162
RENTABLE SF PER TYPE	360 SF	528 SF	768 SF	768 SF	1037 SF	
UNIT MIX	27.78%	21.60%	24.69%	1.23%	24.69%	

TOWNHOMES								
LEVEL/ UNIT MIX	TH-A (2BR + DEN)	TH-B (3BR)	TH-C (4BR)	TH-D (3BR)	TH-E (3BR)	TH-F (4BR)	TH-G (4BR)	TOTAL
Quantity	18	13	10	18	13	4	4	80
Unit Size	1,668 SF	1,779 SF	1,914 SF	1,952 SF	2,017 SF	2,143 SF	2,270 SF	
Unit Mix	23%	16%	13%	23%	16%	5%	5%	
Garage	536 SF	553 SF	469 SF	451 SF	483 SF	511 SF	489 SF	
TOTAL	2,204 SF	2,332 SF	2,383 SF	2,403 SF	2,500 SF	2,654 SF	2,760 SF	

PARKING SUMMARY

APARTMENT					
PARKING REQUIRED					
A WAIVER OF PAKRING REQUIREMENTS IS REQUESTED. SEE STATE DENSITY BONUS LETTER.					
PARKING REQUIREMENT FOR COMMERCIAL SPACES					
AREA SQF	REQUIRED PARKING RATIO (PER SMC TABLE 19.46.100 (a))	REQUIRED		PROVIDED	
2,050 SF	4/ PER 1000 SF	9		0	
TOTAL		9		0	
PARKING REQUIRED BREAKDOWN					
UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO (PER SDB STANDARD)	TOTAL	REQUIRED PARKING RATIO (PER SMC TABLE 19.36.120A)	TOTAL
Studio	45	1	45	1	45
1BR	35	1	35	1	35
2BR	42	1.5	63	1.25	53
3BR	40	1.5	60	1.7	68
TOTAL STALL REQUIRED			203		201

ASSIGNED RESIDENTIAL STALLS PROVIDED (INSIDE THE GARAGE)								
LEVEL	EV READY LEVEL 1	EV READY LEVEL 2	EV READY LEVEL 1 STANDARD ADA	EV READY LEVEL 1 VAN ADA	EVCS STANDARD ADA	EVCS VAN ADA	EVCS AMBULATORY	TOTAL
LEVEL 1	11	37	2	1	1	1	1	54
LEVEL 2	64	0	2	1	0	0	0	67
TOTAL	75	37	4	2	1	1	1	121
BICYCLE PARKING								
REQUIRED					PROVIDED			
CLASS I BIKE	Residential:108	Commercial: 1	Total: 109		Residential:108	Commercial: 2	Total: 110	
CLASS II BIKE	Residential:11	Commercial: 1	Total:12		Residential:12	Commercial: 2	Total:14	

TOWNHOMES					
PARKING REQUIRED					
UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO (PER SDB STANDARD)	TOTAL	REQUIRED PARKING RATIO (PER SMC TABLE 19.36.120A)	TOTAL
2BR	18	1.5	27	1.25	23
3BR	44	1.5	66	1.7	75
4BR	18	2.5	45	1.7	31
TOTAL STALL REQUIRED			138		129
ASSIGNED RESIDENTIAL STALLS PROVIDED					
ASSIGNED RESIDENTIAL STALLS IN GARAGE					
LEVEL 2 EV READY					80
LEVEL 1 EV READY					80
TOTAL STALL PROVIDED					160
TANDEM GARAGES (2-CAR)					44
REGULAR GARAGES (2-CAR)					36
UNASSIGNED OUTDOOR GUEST STALLS PROVIDED					
LEVEL 2 EV READY					6
LEVEL 1 EV READY					11
EVCS VAN ADA					1
TOTAL STALL PROVIDED					18
BICYCLE PARKING					
REQUIRED			PROVIDED		
CLASS I BIKE	54		80		
CLASS II BIKE	6		8		

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SP-608	PILASTERS OR PIERS DIAGRAM (ECRSP 4.2.C)

01_CIVIL

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A-303	PERSPECTIVE: TOWNHOMES

BUILDING SQUARE FOOTAGE

BUILDING GROSS FLOOR AREA SF - APARTMENT			
LEVEL	RESIDENTIAL/AMENITY	COMMERCIAL	PARKING
LEVEL 1	7,262 SF	2,050 SF	26,784 SF
LEVEL 2	6,274 SF	0 SF	26,532 SF
LEVEL 3	29,768 SF	0 SF	0 SF
LEVEL 4	29,768 SF	0 SF	0 SF
LEVEL 5	29,768 SF	0 SF	0 SF
LEVEL 6	29,768 SF	0 SF	0 SF
LEVEL 7	29,643 SF	0 SF	0 SF
TOTAL BUILDING GSF	162,251 SF	2,050 SF	53,316 SF
GRAND TOTAL	217,617 SF		
NOTE: APARTMENT (FOR-RENT) BUILDINGS SQUARE FOOTAGE ARE BASED ON GROSS FLOOR SQUARE FOOTAGE THAT INCLUDE EXTERIOR WALLS.			

BUILDING GROSS FLOOR AREA SF - TOWNHOMES						
	4-PLEX	5-PLEX	6-PLEX	8-Plex	10-Plex	Total
BUILDING SF(INCLUDING PARKING)	10,245 sf	12,640 sf	14,505 sf	19,023 sf	23,925 sf	
QUANTITY	2	2	1	2	4	11
TOTAL BUILDING GSF	20,490 SF	25,280 SF	14,505 SF	38,046 SF	95,700 SF	194,021 SF

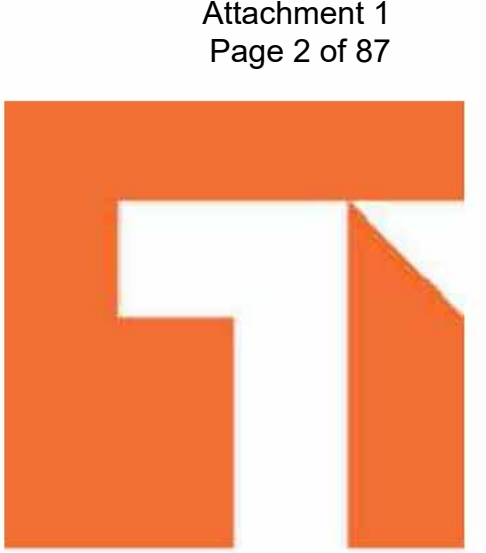
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T02	APT. LEVEL 3-7 FLOOR PLAN
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GRN.2A	APARTMENT GPR MEASURES
GRN.1T	TOWNHOME CALGREEN RESIDENTIAL MEASURES
GRN.2T	TOWNHOME GPR MEASURES



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 408
: Oakland, California 94612
: (510) 451 - 2850

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777 SUNNYVALE SARATOGA ROAD

SUNNYVALE, CA 94087

VALLEY OAK PARTNERS, LLC

SAN JOSE, CA 95126

Sheet Title:

PROJECT SUMMARY

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

G-100



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 408
: Oakland, California 94612
: (510) 451 - 2850

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777 SUNNYVALE SARATOGA ROAD

SUNNYVALE, CA 94087

VALLEY OAK PARTNERS, LLC

SAN JOSE, CA 95126

Sheet Title:
ECRSP URBAN
DESIGN GUIDELINES
COMPLIANCE

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

G-101

ECRSP Urban Design Standards Compliance

Standard	Meet Standard	Does Not Meet Standard	Not Applicable	Drawing Reference	Waiver or Concession	Notes
2.2.1.a Orientation and Access to Buildings	●			See building plans Sheet SP-200, A-100, A-200		Complies with the standard. Both Apartments and Townhomes are designed to face the primary street with residential entry lobby.
2.2.1.b Location of Parking	●			See building plans Sheet SP-200, A-100, A-200		Complies with the standard. No parking is within the frontage zone. Apartments parking is located inside the building and not visible from Mathilda Ave.
2.3.a Required Transitional Space	●			See Sheet G-101 Table-2. See sheet L-7 Transitional space planting calculations		Complies with the standard. Apartments: scored 60 points. Townhomes: scored 60 points. See G-101 Table 2 for details. Apartments and Townhomes both have planting beds and hedge for more than 25% overall horizontal building frontage
3.2.1.d Use of Stepback			●			Not applicable, as the project is ECR-MU54 Zoning District. Per ECRSP 3.2.1, this standard only applicable to ECR-R4 Zoning District.
3.2.2.a Residential-Facing Wall Segmentation			●			Not applicable. Project is not within twenty feet of the side or rear property line of an existing single-family parcel.
3.4.1.a Building Length and Articulation		●		G-101 Table 6 A-102, A-110, SOB letter	Waiver is requested. See State Density Bonus Letter	Not in compliance with the standard. A waiver is requested. See State Density Bonus Law Letter. See G-101 Table 6 for details.
3.4.2.a Vertical Articulation	●			See Sheet G-101 Table-3.		Complies with the standard. Apartments: See G-101 Table 3 for details. Townhomes: Not applicable, as the standard is only applicable to building greater than 3 stories.
3.4.3.a Vertical Masing	● Townhomes		● Apartments	A-210, A-211		Apartments: Not applicable, as this standard is only applicable to building three stories or less. Townhomes: Complies with the standard. See Sheet A-210 to A-212
3.4.3.b Balcony Integration	● Townhomes		● Apartments	A-201 to A-203 A-210 to A-212		Apartments: Not applicable, as this standard is only applicable to building three stories or less. Townhomes: Balconies comply with the standard. The design is integrated into the building elevations with minimum six-inch recess. See A-201 to A-203 for dimensions.
3.4.3.c Balcony Walls and Rails	● Townhomes		● Apartments	A-210 to A-230		Apartments: Not applicable, as this standard is only applicable to building three stories or less. Townhomes: Glass railings are provided for balconies. Complies with the standard.
3.5.a Buildings Wider than 100 Feet			●			Both apartments and townhomes are flat roofs. This standard is not applicable, as it only applies to pitched roofs.
3.5.b Flat Roofs	●			A-110, A-111, A-130, A-210 to A-230		Complies with the standard. Wall caps are provided for apartments and townhomes. Both apartments and townhomes are flat roofs
3.5.c Roof Eave Projection	●			A-220		Apartments: No roof eave proposed. Townhomes: Complies with the standard. Roof eave projection is 1'-6". See Sheet A-220 Section-1
3.5.d Cornice Dimensions			●			Not applicable. Wall caps are provided for flat roof building per ECRSP 3.5.c, instead of Cornice
3.5.f Rainwater Collection	●			A-110, A-111, A-211		Complies with the standard. Apartments: Canopies, arcade are proposed. Townhomes: Porches, canopies are proposed.
3.6.c Architectural Compatibility	●			A-110, A-210, A-210 to A-212		Complies with the standard. Apartments: No downspout will be present along street frontage. Drain will be internalized. Townhomes: Rainwater Leader and Downspout will match color of adjacent walls.
4.2.a Every building in a housing development project shall include definable design components or features of the primary building	●			A-110, A-210, A-210 to A-212		Complied. Defined and compatible design components, features, colors and materials are proposed throughout the project.
4.2.c All building elevations shall incorporate a combination of design strategies from the table to the right to score at least 100 points.	●			See G-101 Tabel-4		Complies with the standard. Apartments: scored 100 points. Townhomes: scored 100 points. See G-101 Table 4 for details.
4.3.a Windows Recesses		●			Concession is requested. See State Density Bonus Letter	Not in compliance with the standard. A concession is requested. See State Density Bonus Law Letter.
4.3.b A maximum of 10 percent of the elevation area may comprise mirrored reflective glass.			●	A-110, A-111, A-210, A-211		Not applicable. No mirrored reflective glass is proposed
4.3.c Transparent glass shall be provided along all ground floor commercial uses	●			A-110		Complies with the standard. Transparent glass proposed for storefront
4.3.d Maximum Window Obstruction	●			A-110, A-111, A-210, A-211		Complies with the standard. No interior feature is proposed to obstruct view into the spaces behind the window glazing in the current design.
4.3.f Solar Gain	●			A-110, A-111, A-210 TO A-212, A-300 TO A-302		Complies with the standard. Shading devices are proposed for the south and west-facing elevations, where they are exposed to the most sunlight.
4.4.a Stucco and Cement Articulation	●			A-110, A-111, A-210 TO A-212		Complies with the standard. Scoring/reveals shown on elevations.
4.4.b Ground Level Materials	●			A-110, A-111, A-130, A-210 TO A-212, A-230		Complies with the standard.
4.4.c Upper Floor Materials	●			A-110, A-111, A-130, A-210 TO A-212, A-230		Complies with the standard.
4.4.d Prohibited Materials	●			A-110, A-111, A-130, A-210 TO A-212, A-230		Complies with the standard.
4.5.a Color Strategy Requirements	●			A-110, A-111, A-130, A-210 TO A-212, A-230		Complies with the standard.
4.6.1 General Standards (Lighting)	●			L-10 – L-11 P-1 – P-2		Complies with the standard. Refer to photometric Plan and Landscape Lighting Sheets
4.6.2 Building and Private Common Open Space Lighting	●			P-1 – P-2		Complies with the standard. Light Poles at private open spaces, pedestrian pathways, and required landscape buffers are no greater than 8' tall
4.6.3.a Surface Parking Lot Lighting	●			P-1 – P-2		Complies with the standard. Total pole and fixture height in parking lots is no greater than 14'. See photometric plans
4.6.3.b Surface Parking Lot Lighting	●			P-1 – P-2		Pedestrian paths are lit with bollards or pole lights with pole no greater than 8' tall. See photometric plans
4.6.4.a Parking Structure Lighting	●					Noted. Detail will be provided in the Building Permit submittal.
4.6.4.b Parking Structure Lighting	●					Noted. Detail will be provided in the Building Permit submittal.
4.6.4.c Parking Structure Lighting			●			Not applicable. No light poles on the top level of a parking garage.
5.2.c Pedestrian Pathway Design	●			See G-101 Tabel-5 SEE CALLOUTS SHEET L-3		Complies with the standards. Scored 130 points. See G-101 Table 5 for details. Ped Pathway Design Items: - At Least 6' Wide - L-3, callout 1 (20) - Stamped or colored paving - L-3, callouts 1 and 16 (20) - Trees 20' o.c. – L-3 (20) - Seating element ever 50' – L-3, callout 7 (30) - Light bollard – L-3, callout 18 (20) - Trash/Recycling – L-3, callout 19 (30) Total Points = 140

ECRSP Urban Design Standards Compliance

Standard	Meet Standard	Does Not Meet Standard	Not Applicable	Drawing Reference	Waiver or Concession	Notes
2.2.1.a Orientation and Access to Buildings	●			See building plans Sheet		Complies with the standard. Both Apartments and Not applicable.
5.3.1.a Structures that Count Toward the Landscape Requirement			●			No trellis, arbors, pergolas, or shade structures are proposed
5.3.1.b Landscape Pathway Components	●			See sheets L-3 and L-8		Minimum 10% of the ground plan will be pavers (L-3 and L-8)
5.3.1.c Tree Minimum	●			L-3		Trees are spaced 25' o.c. (L-3)
5.3.1.d Hardscape Design Requirement	●			L-8		65% min of hardscaping is proposed as enhanced Paving, see paving area legend sheet L-8
6.2.d Services-Restricted Parking Space Minimum	●			SP-200		Need to note a parking space in or around apartment is "Service Restricted" on Sheet SP-200
6.4.1.a Minimum Setback and Landscape Standards		●		A-100, A-101	Waiver is requested. See State Density Bonus Letter	Not in compliance with the standard. A waiver is requested. See State Density Bonus Law Letter.
6.4.1.b Reducing Visual Impact of Above-Grade Parking Structures Along Street Frontages		●		A-100	Waiver is requested. See State Density Bonus Letter	Not in compliance with the standard. A waiver is requested. See State Density Bonus Law Letter.
6.4.1.c Exterior Elevation Design Requirements	●			A-111		Complies with the standard. See Sheet A-111.
6.4.1.d Stair and Access Design	●			A-100, A-110		Complies with the standard. Entries to stairs has signage. See Sheet A-110
6.4.1.e Parking Structure Landscape Buffers		●			Waiver is requested. See State Density Bonus Letter	Not in compliance with the standard. A waiver is requested. See State Density Bonus Law Letter.
6.4.1.f Parking Structure floors partially below grade shall be limited to a maximum height of five feet above grade.			●			Not applicable. All parking structure are above grade.
6.5.a Location Restrictions (ground level service and utilities)	●			C3.0		Complies with the standard. All transformers will be underground. No ground-mounted utilities/equipment are located in a required front setback area or between any structure and a front property line.
6.5.b Location Exception Requirements			●	C3.0		Not applicable. No such conditions are proposed on site.
6.5.c Electrical transformers and generators shall be undergrounded	●			C3.0		All transformers will be underground.
6.5.d Undergrounding Exception Requirements			●	C3.0		Not applicable. All transformers will be underground.

TABLE-2

ECRSP 2.3.a Required Transition Space

Buildings facing a public street(s) shall provide a transition space that incorporates a combination of design approaches from the following table to score of least 50 points.
(The project complies with the standards)

Category	Approach	Points	Apartments Scored Points	Townhomes Scored Points
Distance of common entryway door or window from build-to-line	5 to 10 feet	10		
Raised Entry	Stoops or porches at every public or private residential entry, elevated a minimum of 18 inches above sidewalks.	10		
Features to Articulate Ground Floor Elevation	Awnings or canopies occupying at least 25 percent of the overall horizontal building frontage, located over entrances and commercial storefronts.	20	20 Apartments: 33 % provided See Sheet A-100, A-110	20 Townhomes: 53.4% provided per each 8-plex townhome building See Sheet A-211, 8-plex elevation
	Planting beds occupying at least 25 percent of the overall horizontal building frontage	10	5. Mathilda – 36.5% See transition space planting calculations, Sheet L-7 for more information	10 Sunnyvale Saratoga – 80.6% See transition space planting calculations, Sheet L-7 for more information
	Hedges of English Boxwood, Coyote Brush, Morning Glory, Rockrose, Lavender or other visually dense and water-wise species, no more than 36 inches tall, occupying at least 25 percent of the overall horizontal building frontage	10	10 S. Mathilda – 36.5% See Sheet L-7 for more information	10 Sunnyvale Saratoga – 80.6% See Sheet L-7 for more information
Building Materials to Articulate Ground Surface	Paving stones, tile, masonry, or patterned and colored concrete at least 100 square feet in area.	20	20 See sheet L-8 special paving dimensions and callouts at apartment building entrance for more information	20 See sheet L-8 special paving dimensions and callouts at Sunnyvale Saratoga Road frontage for more information
Total Scored Points			60	60

TABLE-3

ECRSP 3.4.2.a Vertical articulation of mixed-use buildings.

(The project complies with the standards)

Standards	Apartments	Townhomes
i. The base/ground floor elevation shall consist of at least one of the following: a. A line of awnings or canopies over ground floor storefronts or windows extending at least 25 percent of the elevation width b. A different exterior cladding material than the middle/body and cap/upper floor elevation;	Yes See Sheet A-100, A-110	Not applicable, as this standard is only applicable to buildings greater than 3 stories.
ii. The body/middle elevation shall have a recess or projection over the base/ground floor that is at least three feet deep	Yes See Sheet A-100 to A-103	
iii. The upper floor elevation shall include at least one of the following: a. A cornice;	Yes. Per ECRSP 3.5b, wall caps are allowed and have been provided on the flat roofs of apartments to meet the standard. This approach has been confirmed with city staff. See Sheet A-110 to A-111	
iv. Architectural features marking main entries to buildings may extend above the ground floor but shall not be taller than three stories.	Yes See Sheet A-110 to A-111	
v. Vertical elements such as towers do not need to adhere to this standard.	Yes	

TABLE-4

ECRSP 4.2.c All building elevations shall incorporate a combination of design strategies from the table to the right to score at least 100 points.
(The project complies with the standards)

Strategy	Building Detail Element	Points	Apartments Scored Points	Townhomes Scored Points
Window and Entry Articulation	All windows with a recess of at least four inches	30		
	Window size variation – include at least three windows that vary in size or orientation on each elevation.	20	20 See Sheet A-110 to A-111	20 See Sheet A-210 to A-212
	Provide bay or bow window features for at least 25 percent of the provided windows on each elevation	20		
	At least a four-inch trim of material that contrasts wall materials at all windows and doors.	20		
Elevation Articulation	Recess all elements of proposed balconies by at least three feet	20	20 All balconies meet the minimum recess requirement. See Sheet A-102 for dimensions.	20 All balconies meet the minimum recess requirement. See Sheet A-201 to A-203 for dimensions
	Pilasters or piers extending at least two stories	10	10 See Sheet SP-607, SP-608	10 See Sheet SP-607, SP-608
	Terraces above the first floor, a minimum of 20 feet in all directions and a total of at least 500 square feet in area, with railings that are no more than 42 inches in height, on at least one public street facing exterior building elevation.	30	30 See Sheet A-102 (Only applicable to S Mathilda Ave)	30 See Sheet A-202 (Only applicable to 8-plex townhomes on Sunnyvale Saratoga Rd)
	Terraces above the first floor, a minimum of ten feet in all directions and a total of at least 120 square feet in area, with railings that are no more than 42 inches in height, on at least one public street facing exterior building elevation	10	10 See Sheet A-102 (Only applicable to S Mathilda Ave)	10 See Sheet A-202 (Only applicable to 8-plex townhomes on Sunnyvale Saratoga Rd)
	Building entry feature of at least two stories	10	10 See Sheet A-102	10 See Sheet A-210 to A-212
	Materials	20		
Total Scored Points			100	100

TABLE-5

ECRSP 5.2.c Pedestrian Pathway Design

Pedestrian pathways or walkways between external public rights-of-way and common open spaces shall incorporate a combination of design approaches from the table below to score at least 120 points.
(The project complies with the standards)

Characteristic	Approach	Points	Scored Project
Width of Required Pedestrian Pathway/ Walkway	At least six feet wide	20	20 See callout 1, sheet L-3
Paver Materials installed on the full extent of pedestrian pathway/walkway (only one approach)	Stamped or colored paving	20	20 See callouts 1 and 16, sheet L-3
	Brick or natural stone	30	
	Concrete pavement and concrete unit paver bands at least eight inches in width mortared in place bands of pavers every 10 feet.	10	
Landscaping and Furniture Adjacent to Pedestrian Pathway/ Walkway	Provide trees at least every 25 feet on center	20	20 See max tree spacing dimension sheet L-3
	Include one permanent bench or seating element, a minimum of four feet in width, every 50 feet	30	30 See callout 7, sheet L-3
	Include one permanent landscape planter with integrated seating, a minimum of four feet in width, every 50 feet	40	
	Include one lighting bollard every 20 feet at a minimum 0.5 footcandle	20	20 See callout 18, sheet L-3 and sheets P-1 – P-2
	Include permanent trash and recycling bins every 150 feet	30	30 See callout 19, sheet L-3
Total Scored Points			140

TABLE-6

ECRSP 3.4.1.a Building Length and Articulation

Building elevations shall be divided into smaller volumes based on the width of each side of the building, in accordance with the following:
(The project does not comply with the standards. A Waiver is requested)

Standards	Apartments	Townhomes
i. Major Recess (required for all building elevations 75 feet wide or more), which shall be subject to the following dimensional requirements:	b. Provided at an interval of every 75 feet (maximum) of horizontal elevation, A waiver is requested. Please refer to the State Density Bonus Letter and Waiver Exhibit.	Non-compliant. A waiver is requested. Please refer to the State Density Bonus Letter and Waiver Exhibit.
	b. At least 10 feet wide by five feet deep extending vertically the entire height of the elevation.	Non-compliant. A waiver is requested. Please refer to the State Density Bonus Letter and Waiver Exhibit.
	e. Consist of a different color or building material that is darker than the surrounding volumes, to accentuate the recess depth.	Complies See Elevations
	d. The recess can occur anywhere within a 75-foot segment of horizontal elevation	Non-compliant. A waiver is requested. Please refer to the State Density Bonus Letter and Waiver Exhibit.
	i. Minor Recess (required for all building elevations more than 50 and up to 75 feet wide), which shall be subject to the following dimensional requirements:	Non-compliant. A waiver is requested. Please refer to the State Density Bonus Letter and Waiver Exhibit.
	a. At least six feet wide by three feet deep extending vertically the entire height of the elevation.	Non-compliant. A waiver is requested. Please refer to the State Density Bonus Letter and Waiver Exhibit.
	b. Consist of a different color or material that is darker than the surrounding volumes, to accentuate the recess depth.	Complies See Elevations
	c. The recess can occur anywhere within a 50-75 foot horizontal elevation.	Non-compliant. A waiver is requested. Please refer to the State Density Bonus Letter and Waiver Exhibit.

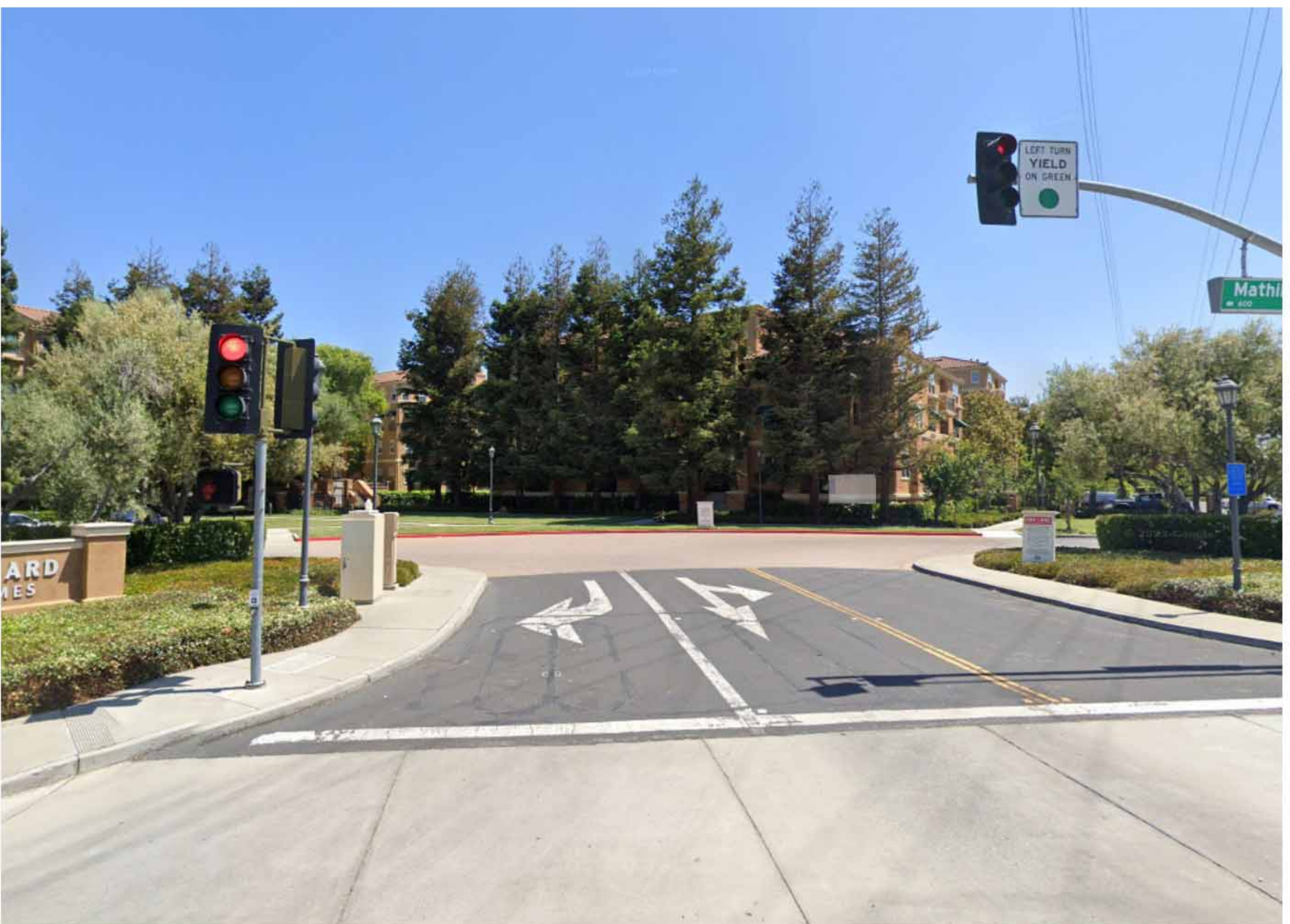


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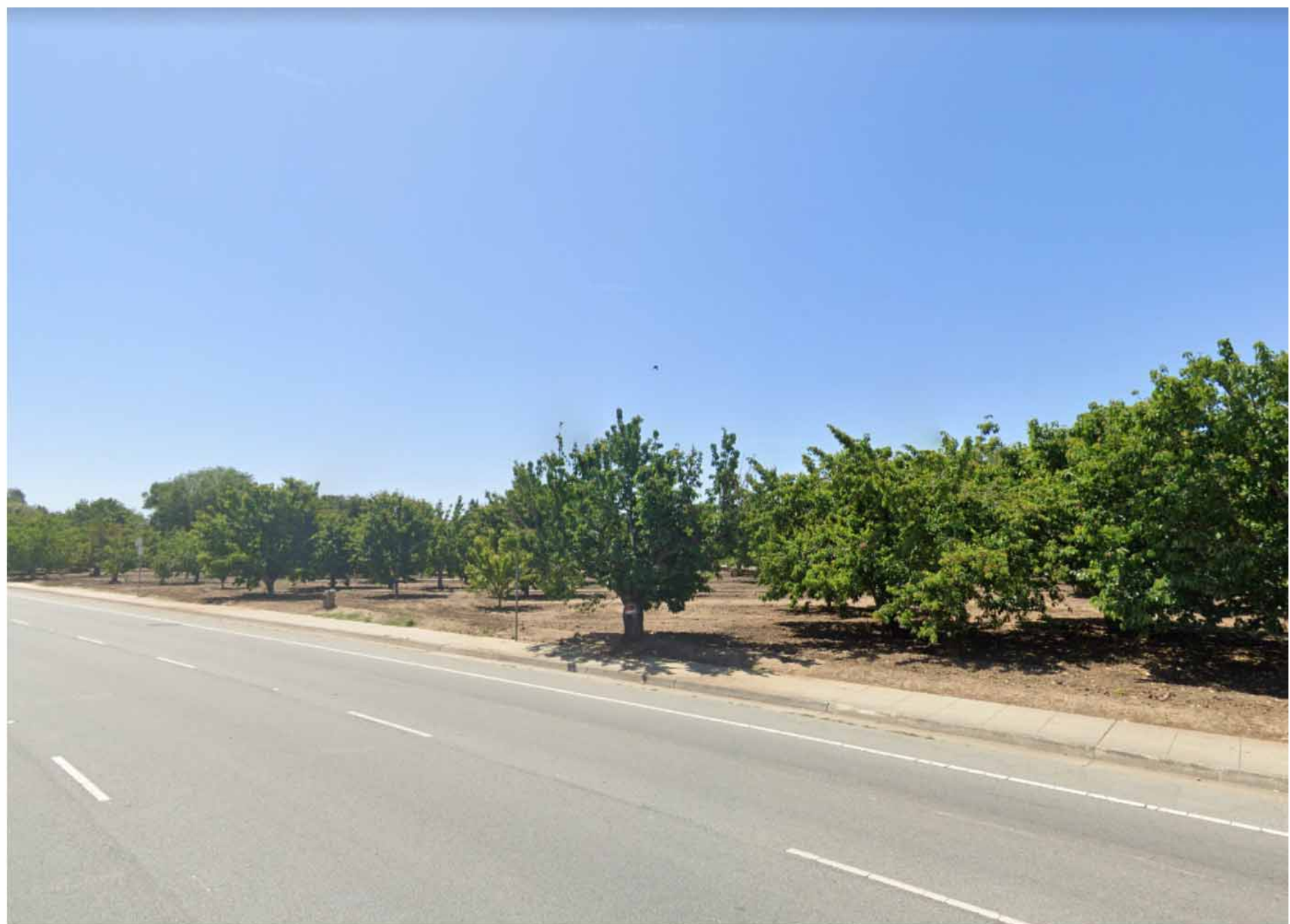
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1. CHERRY ORCHARD APARTMENT HOMES



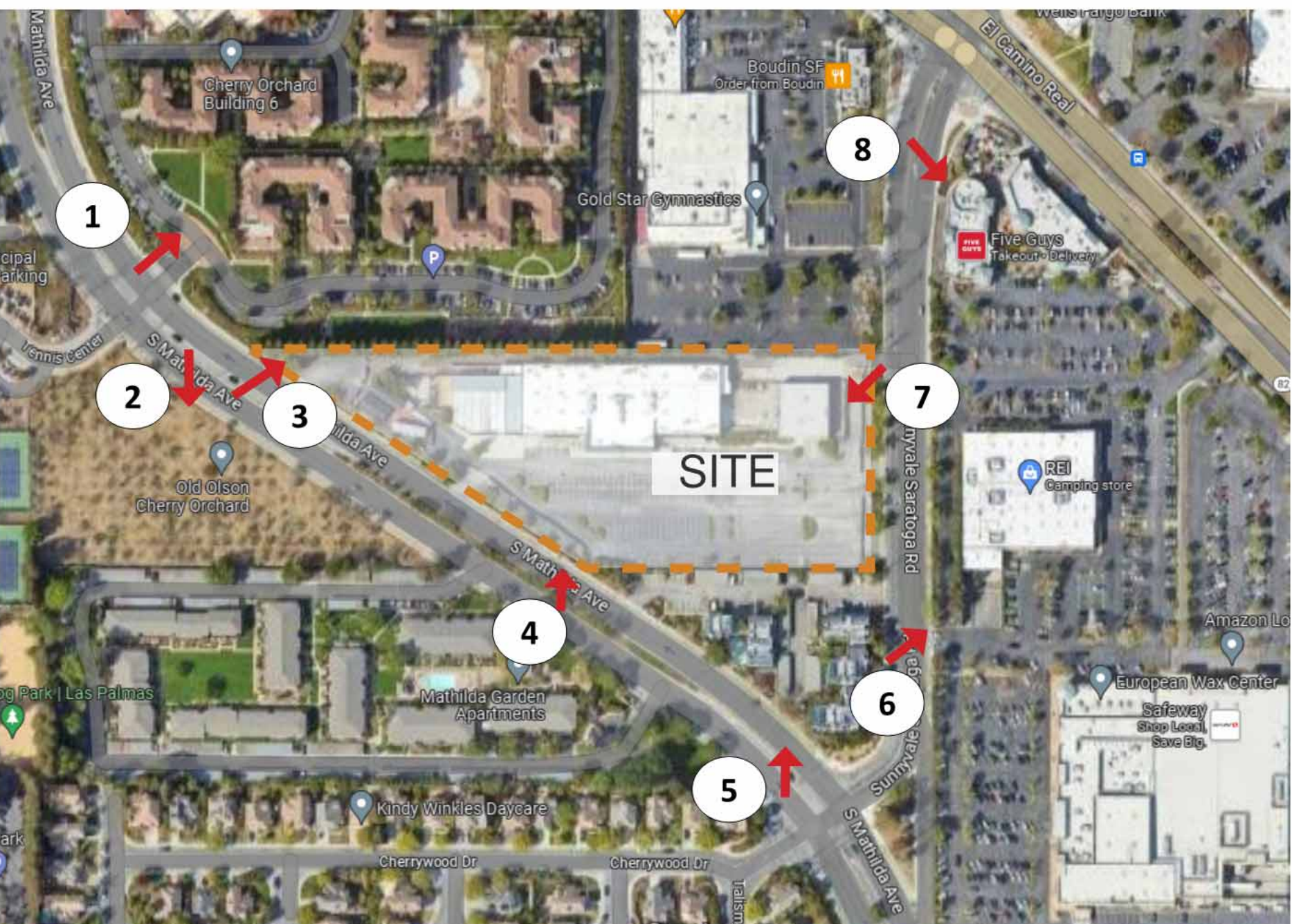
2. S MATHILDA AVE LOOKING SOUTH TO ORCHARD



3. S MATHILDA AVE LOOKING EAST TO SITE



4. S MATHILDA AVE LOOKING NORTH TO SITE



SITE CONTEXT MAP



5. S MATHILDA AVE AND SUNNYVALE SARATOGA RD



6. SUNNYVALE SARATOGA RD LOOKING EAST FROM SITE



7. SUNNYVALE SARATOGA RD LOOKING SOUTHWEST TO SITE



8. SUNNYVALE SARATOGA RD LOOKING SOUTH EAST

777 SUNNYVALE SARATOGA ROAD
SUNNYVALE, CA 94087
VALLEY OAK PARTNERS, LLC
SAN JOSE, CA 95126

Sheet Title:
EXISTING
SITE PHOTOS

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:
G-200



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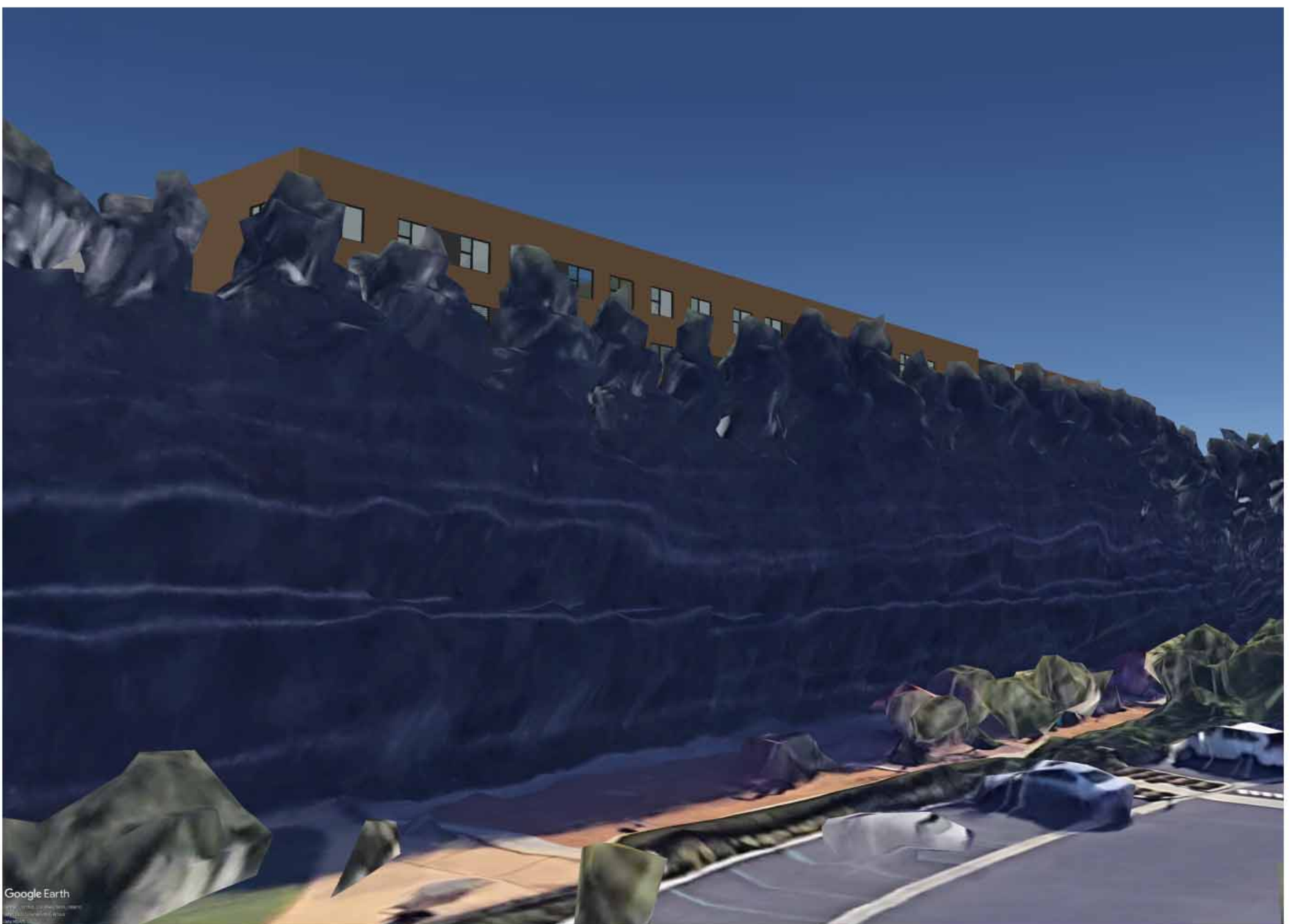
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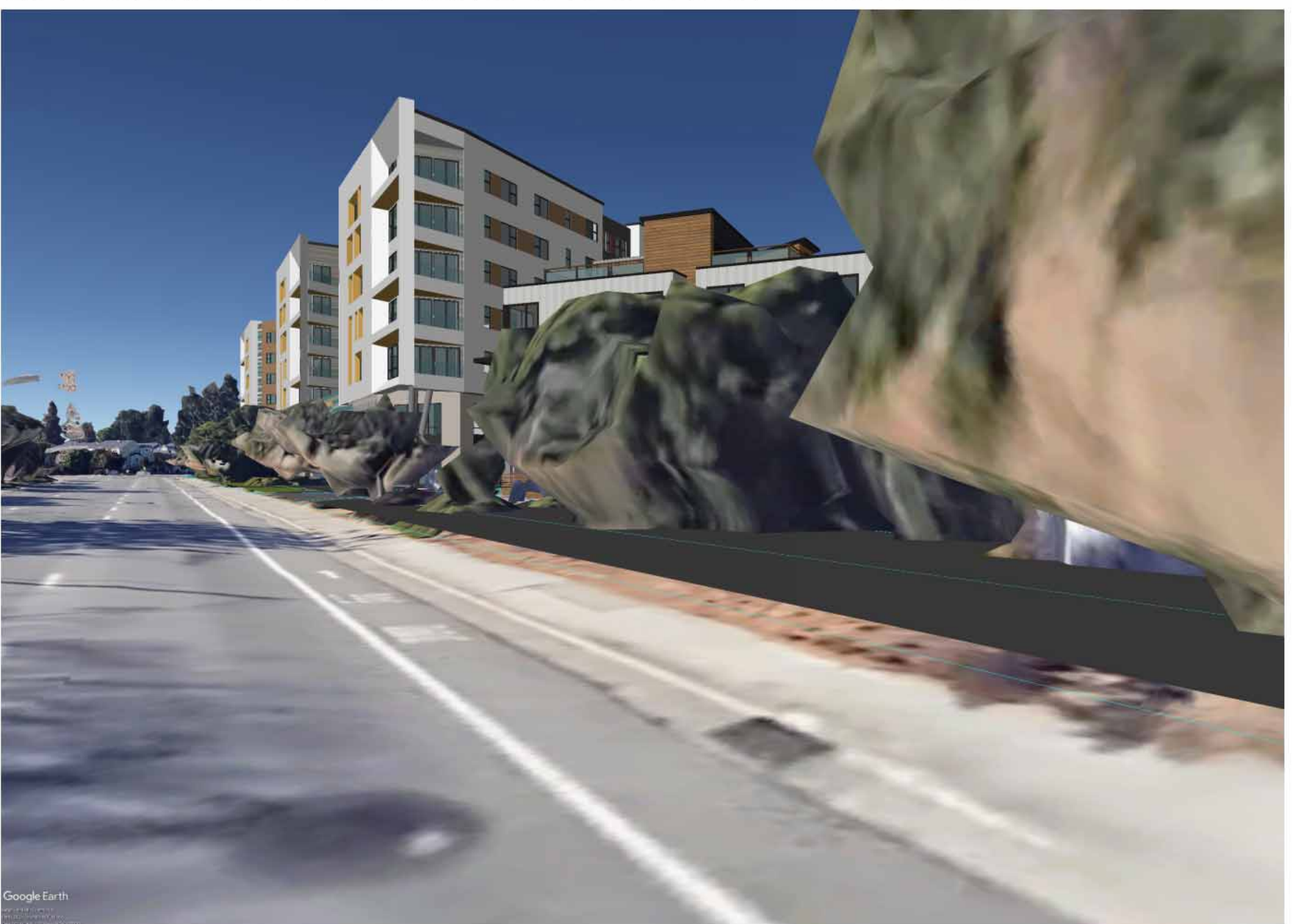
1. NORTH EAST OF SITE ON S MATHILDA AVE



5. NORTH OF SITE IN ADJACENT PROPERTY



4. NORTH EAST OF SITE ON SUNNYVALE SARATOGA RD



2. SOUTH WEST OF SITE ON S MATHILDA AVE



SITE CONTEXT MAP



3. SOUTH EAST OF SITE ON SUNNYVALE SARATOGA RD



6. PROJECT IS NOT VISIBLE FROM THIS VIEW

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SITE CIRCULATION
PLAN

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Sheet No:
SP-100



BUS LINE FREQUENT (RAPID)
PROJECT AREA SERVED BY VTA BUS ROUTES 22, 55, RAPID 522 & RAPID 523 WITH 15-MINUTES INTERVAL DURING PEAK HOURS

BUS LINE LOCAL

1/2 MILES WALKING RADIUS

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VDP

CLINICAL CA 04007

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ILLUSTRATIVE SITE
PLAN

SP-200



ILLUSTRATIVE SITE PLAN
SCALE: 1" = 40'



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STREAMS OR
OTHER RESOURCES

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Drawn By:

Sheet No:

SP-201



NOTES:
THE PROPERTY DOES NOT INCLUDE ANY STREAMS OR OTHER RESOURCE THAT MAY BE SUBJECT TO A STREAMED ALTERNATION AGREEMENT OR REGULATIONS BY A PUBLIC AGENCY INCLUDING CREEKS AND WETLANDS.

EXISTING SITE
SCALE: 1" = 40'

1



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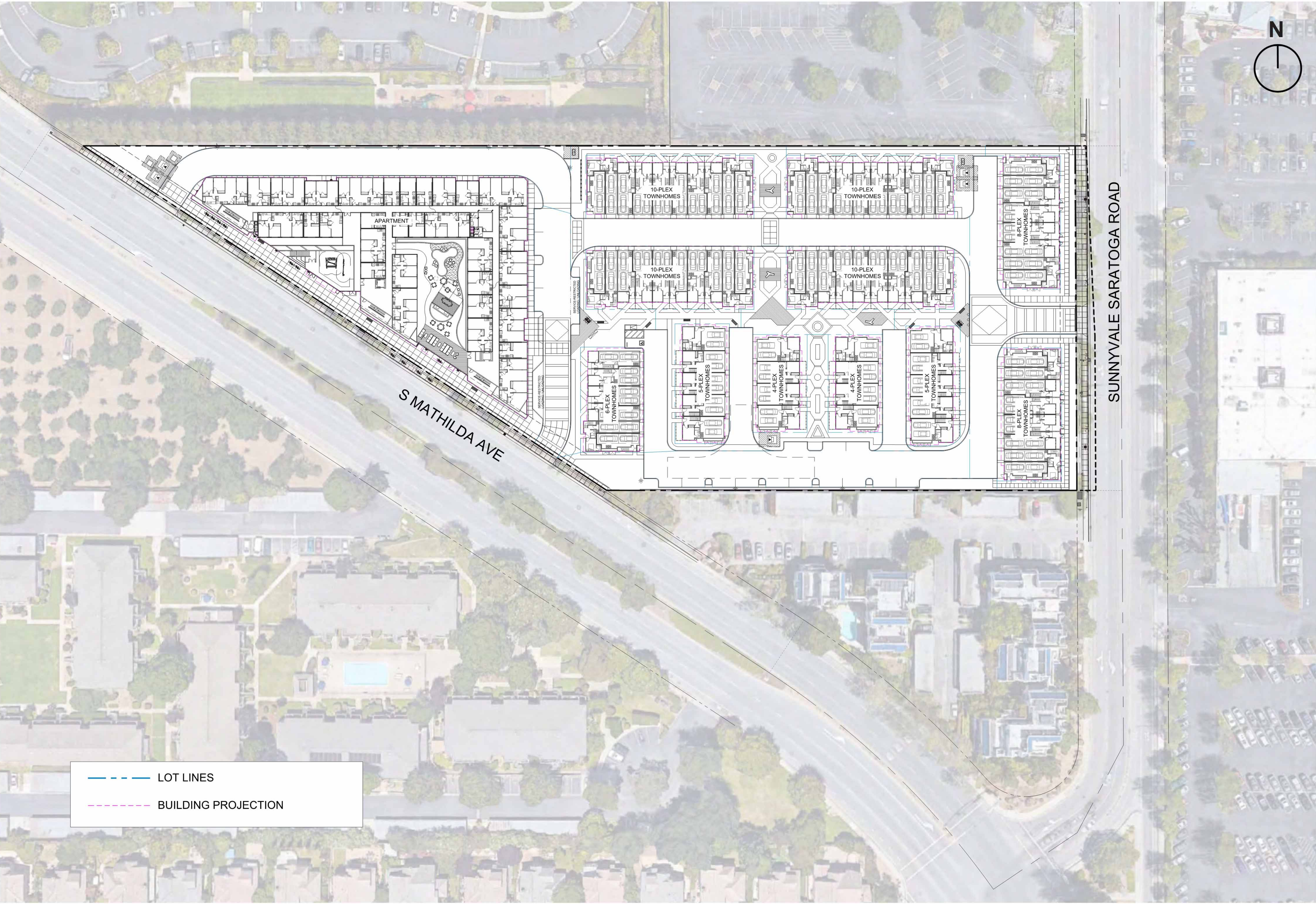
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Sheet Title:
SITE PLAN -
LOT LINE &
PROJECTION

Job No. 23029
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Scale:
Drawn By:

Sheet No:

SP-202



SITE PLAN - LOT LINE & PROJECTION

SCALE: 1" = 40'

1

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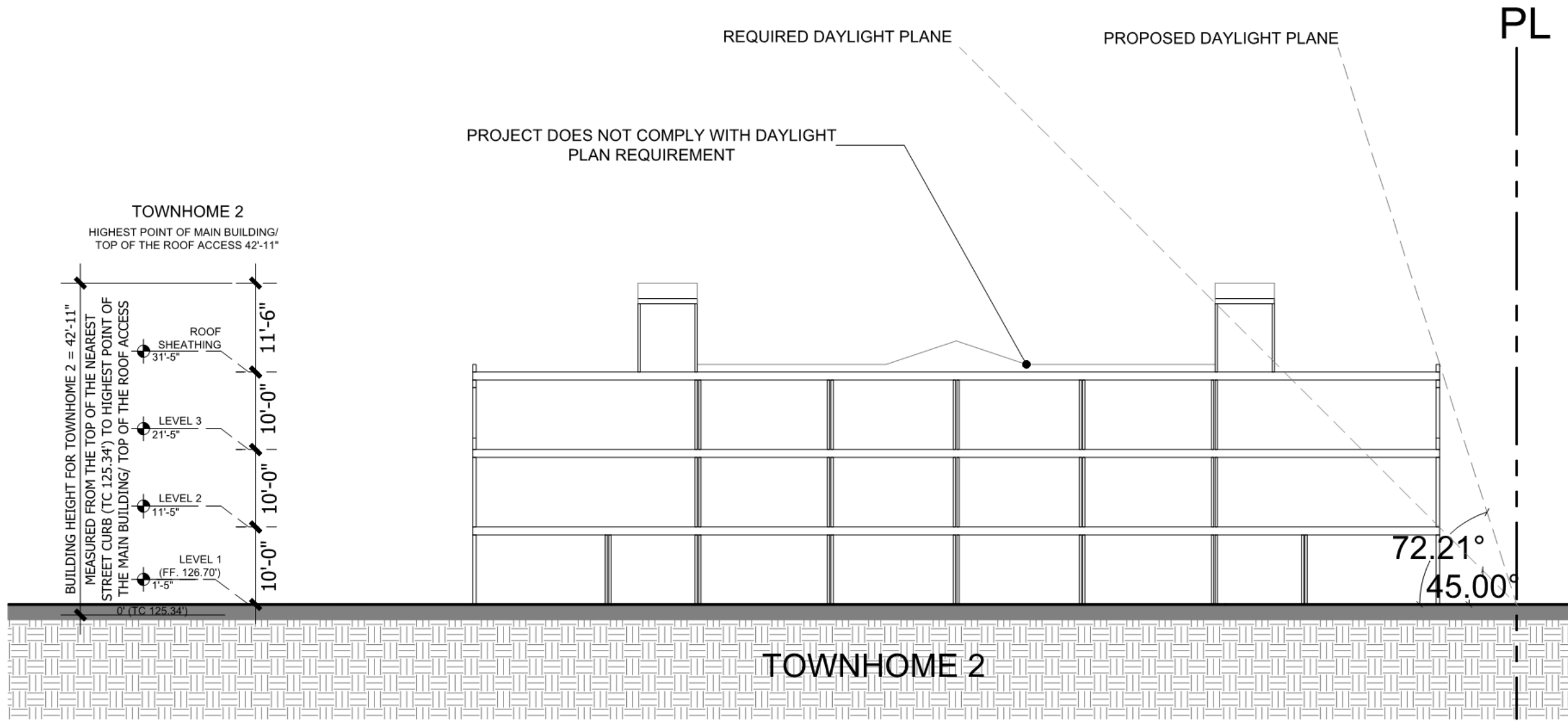
Sheet Title:

TOWNHOME
SECTIONS /
DAYLIGHT PLANE

Job No. 23029
Date: 01/08/2025
Scale:
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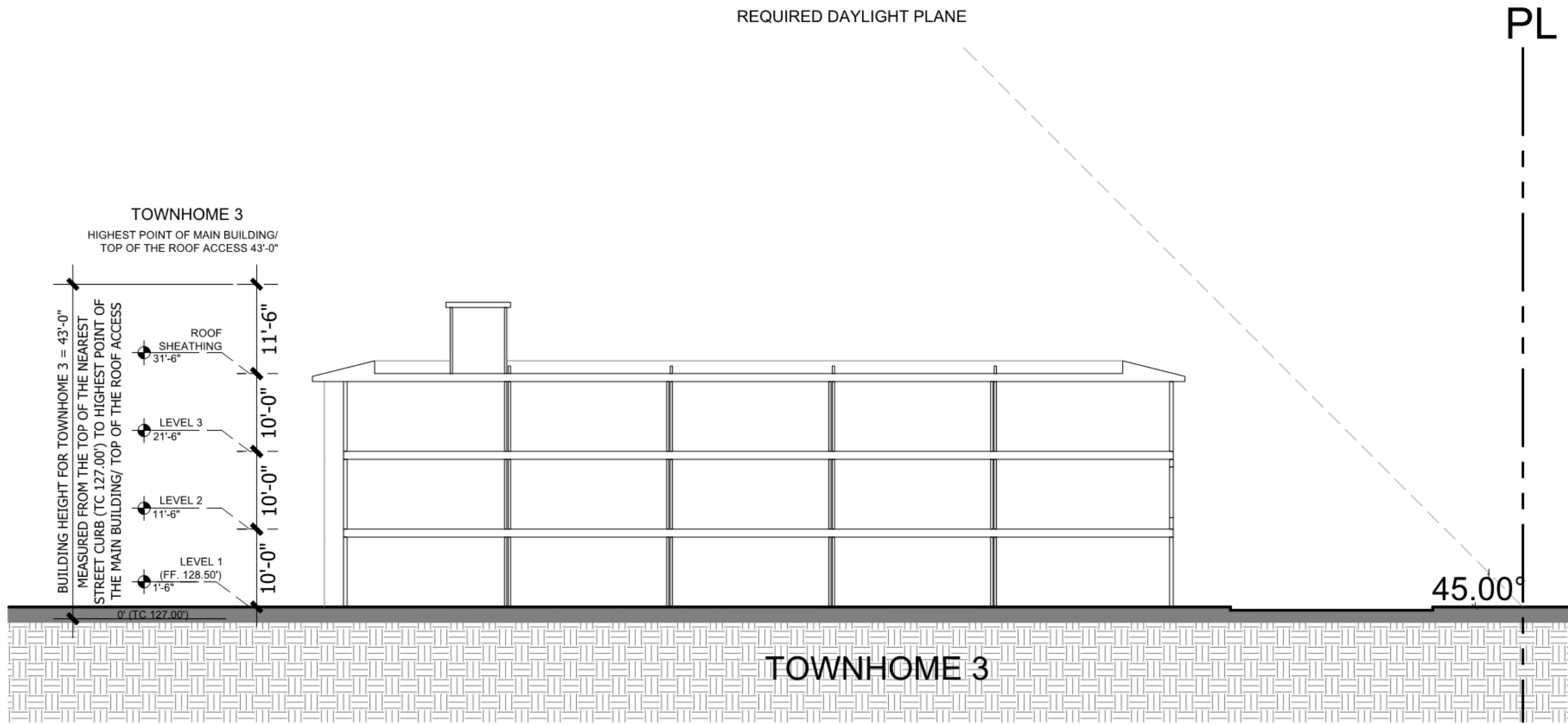
SP-300A



TOWNHOME 2 SECTION

SCALE: 1/16" = 1' - 0"

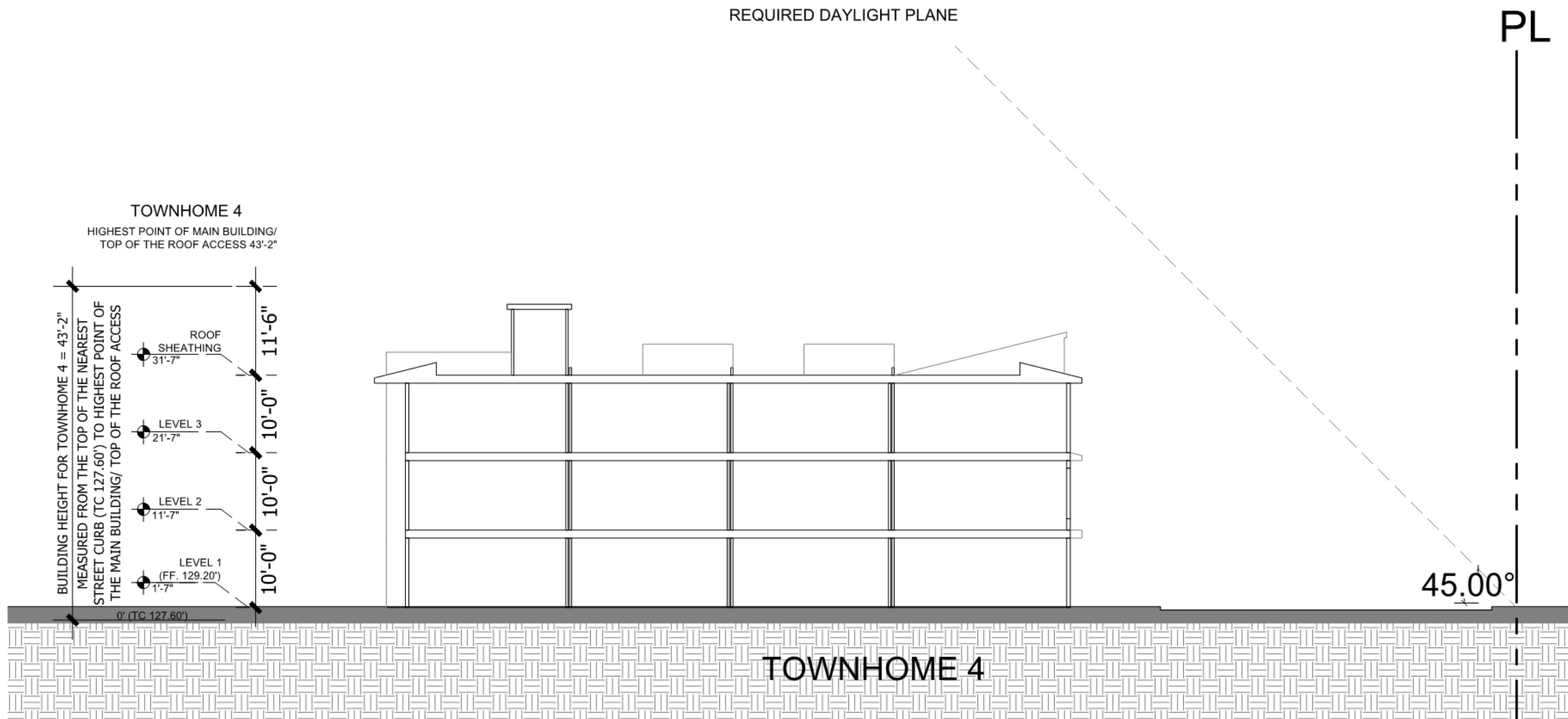
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TOWNHOME 3 SECTION

SCALE: 1/16" = 1' - 0"

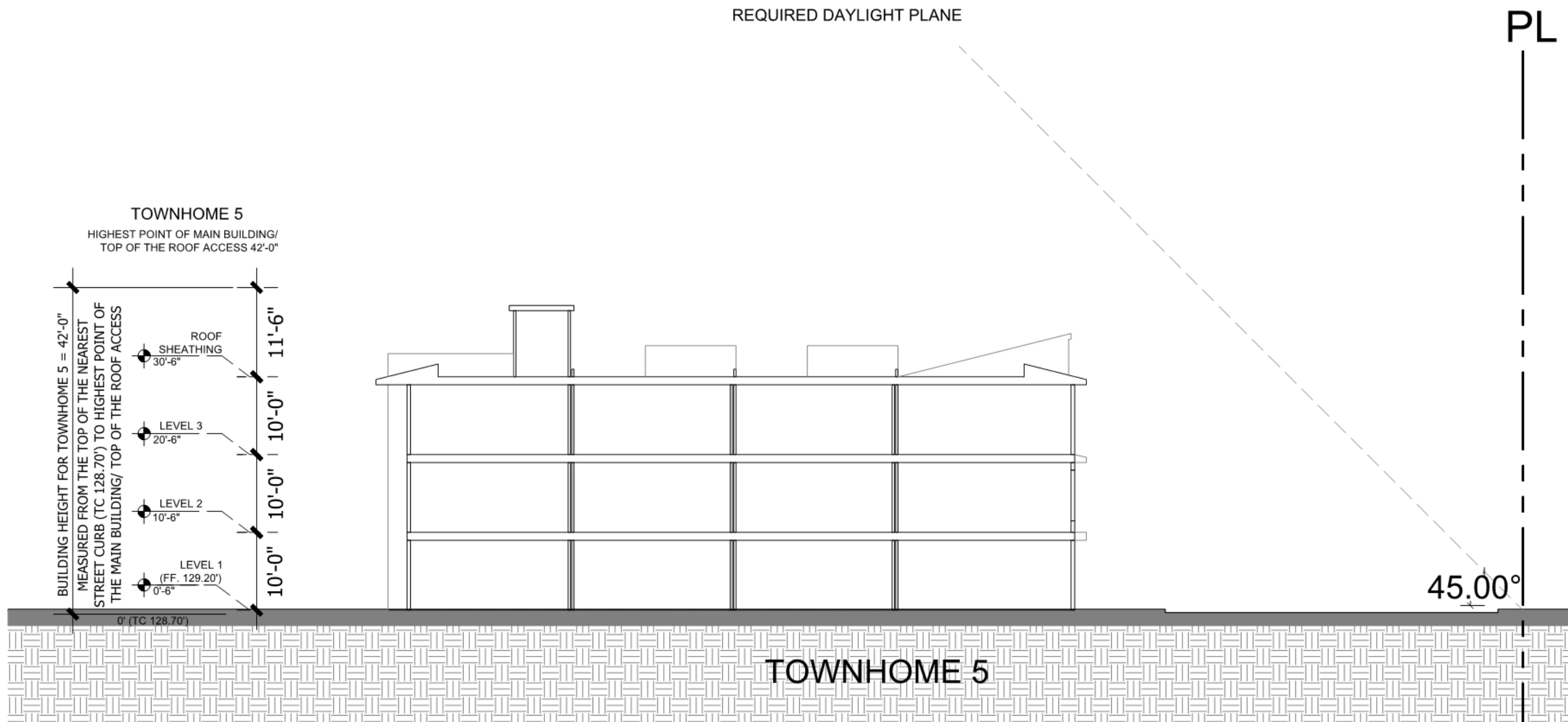
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TOWNHOME 4 SECTION

SCALE: 1/16" = 1' - 0"

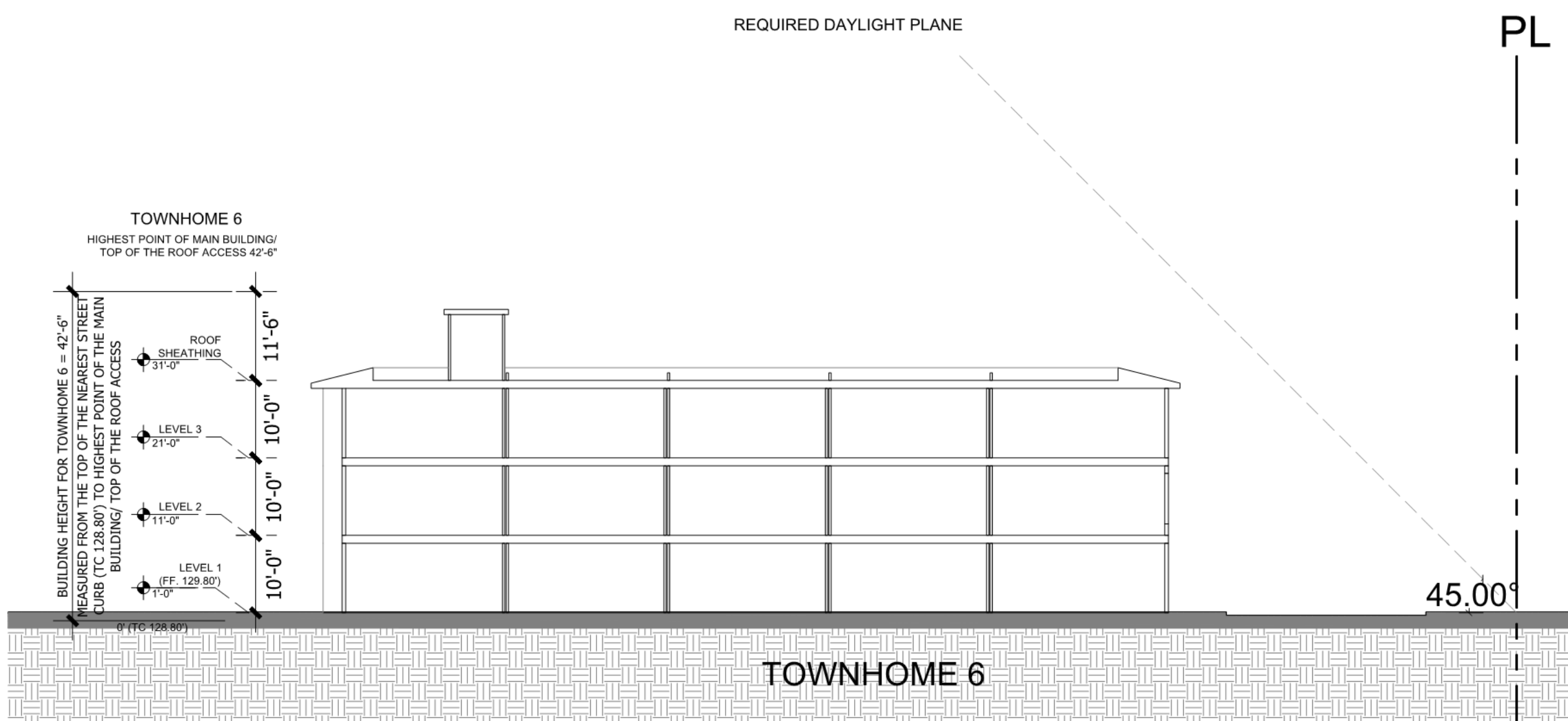
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TOWNHOME 5 SECTION

SCALE: 1/16" = 1' - 0"

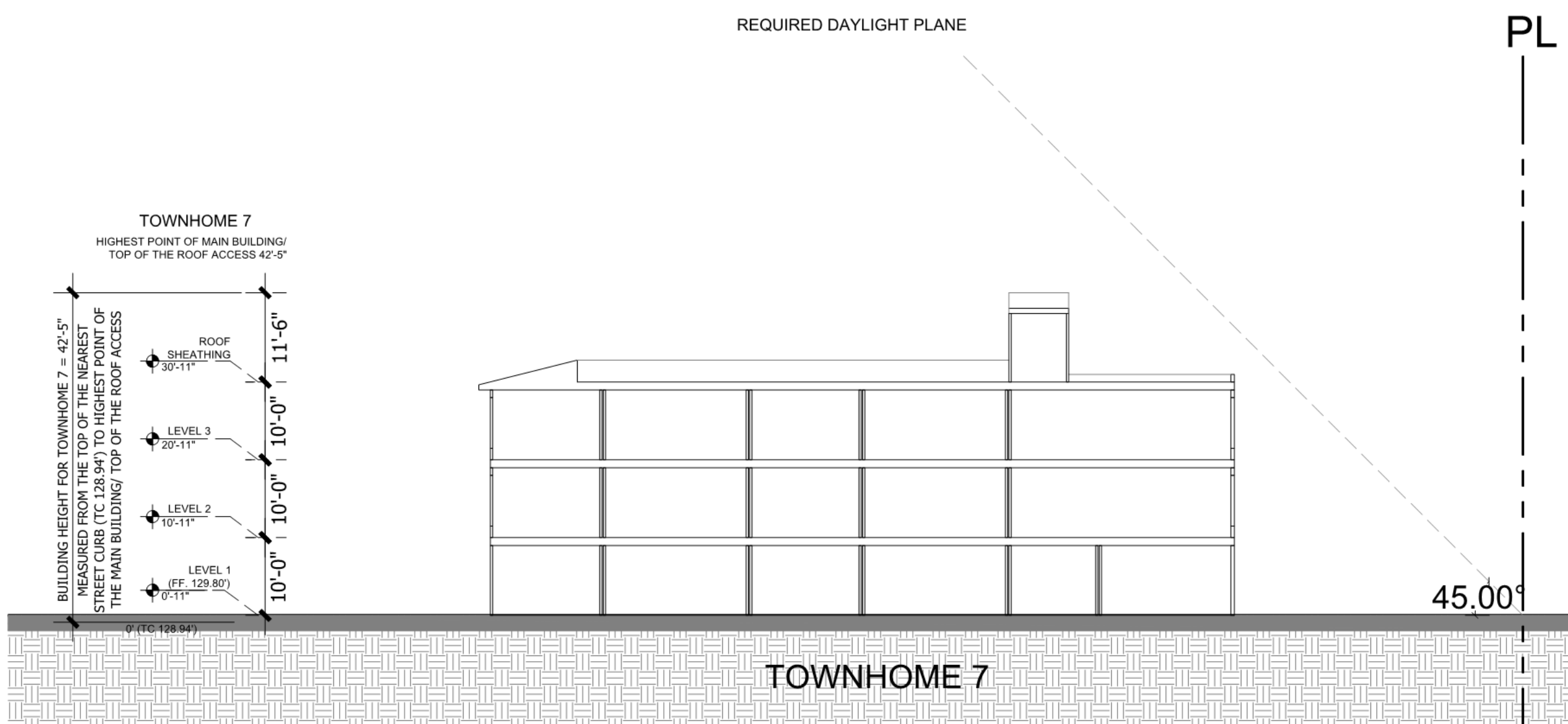
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TOWNHOME 6 SECTION

SCALE: 1/16" = 1' - 0"

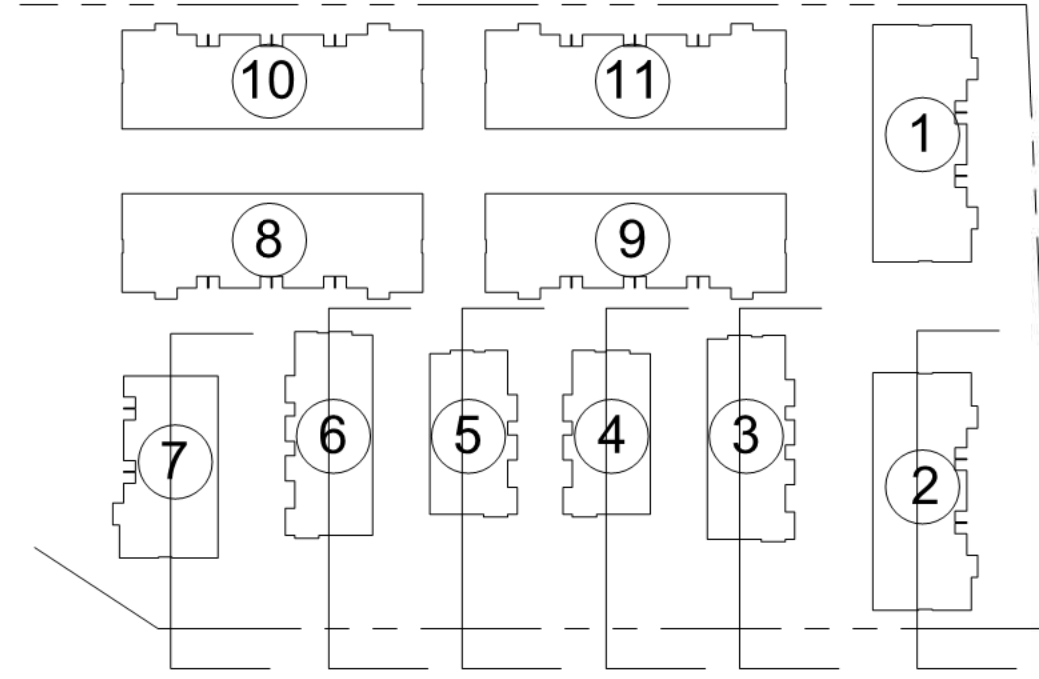
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TOWNHOME 7 SECTION

SCALE: 1/16" = 1' - 0"

7





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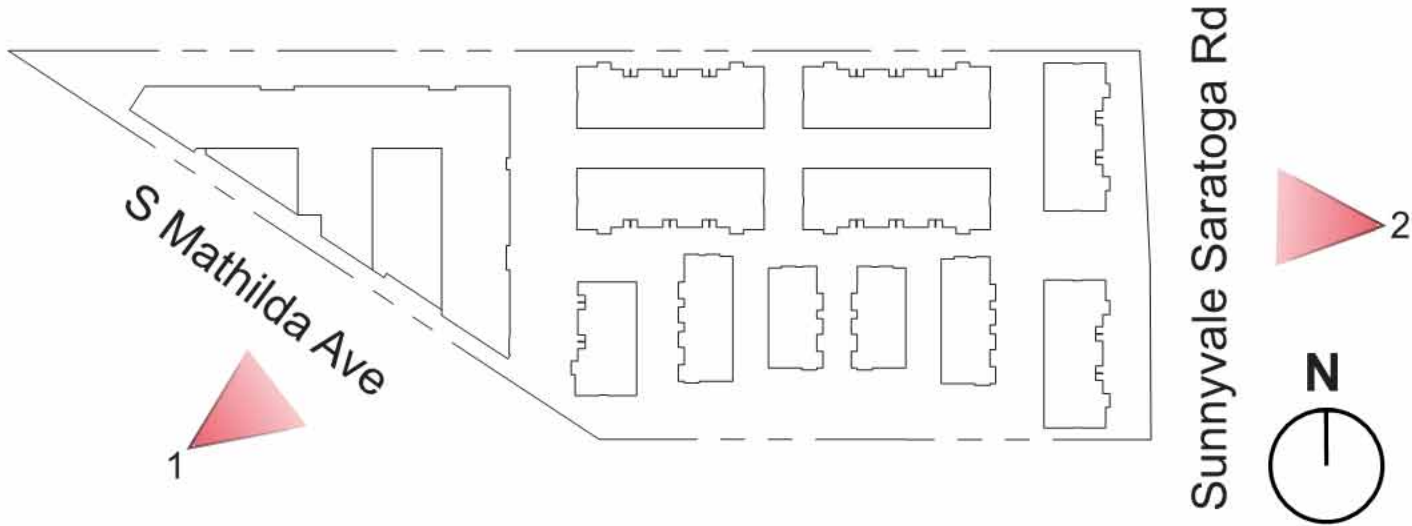
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EAST ELEVATION ②



SOUTHWEST ELEVATION ①



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Sheet Title:
STREETSCAPE
ELEVATIONS

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:
SP-301

19.56.020. SOLAR ENERGY SYSTEMS -- IMPAIRMENT OF SOLAR ACCESS BY STRUCTURES.

(B) APPLICATIONS FOR NEW CONSTRUCTION ABOVE THE FIRST LEVEL OF ANY STRUCTURE SHALL INCLUDE THE FOLLOWING SOLAR SHADING ANALYSIS BY A QUALIFIED PROFESSIONAL:

- (1) THE SOLAR SHADING ANALYSIS SHALL SHOW THE EXTENT TO WHICH THE PROPOSED CONSTRUCTION WILL SHADE ADJACENT ROOFTOPS AND SOLAR COLLECTORS AT **NINE A.M. AND THREE P.M.** PACIFIC TIME ON DECEMBER 21ST.
- (2) IF THE ABOVE SOLAR SHADING ANALYSIS SHOWS A CONFLICT WITH SOLAR ACCESS GREATER THAN TEN PERCENT, THE APPLICANT SHALL PROVIDE AN ADDITIONAL ANALYSIS WHICH CALCULATES THE EXTENT TO WHICH THE PROPOSED CONSTRUCTION WILL SHADE ADJACENT ROOFTOPS AND SOLAR COLLECTORS BETWEEN NINE A.M. TO THREE P.M. PACIFIC TIME THROUGHOUT THE ENTIRE THREE HUNDRED SIXTY-FIVE-DAY SOLAR CYCLE. IF THE ANALYSIS SHOWS A CUMULATIVE SHADOWING EFFECT OF LESS THAN **TEN PERCENT** TOTAL OVER THE COURSE OF THE THREE HUNDRED SIXTY-FIVE-DAY SOLAR CYCLE, THE APPLICATION SHALL BE DEEMED TO BE IN COMPLIANCE WITH THIS SECTION.



DEC 21ST 9:00 AM

LOT 1 : 0.026% SHADED < 10% COMPLIED (SHADED UNDER EXISTING REDWOOD TREES)
LOT 2 : 0% SHADED < 10% COMPLIED (SHADED UNDER EXISTING REDWOOD TREES)

THIS SHADING ANALYSIS IS BASED ON THE EXISTING ADJACENT 5-STORY BUILDINGS.

THE ROW OF EXISTING TALL REDWOOD TREES ON THE NORTH OF PROJECT SITE ARE SHADING THE EXISTING ADJACENT 5-STORY BUILDINGS. THE PROPOSED STRUCTURES WILL NOT CAST ANY ADDITIONAL SHADOWS ON THE NEIGHBORING BUILDINGS BEYOND WHAT IS ALREADY CREATED BY THE EXISTING REDWOOD TREES.



DEC 21ST 3:00 PM

LOT 1 : 0.005% SHADED < 10% COMPLIED (SHADED UNDER EXISTING REDWOOD TREES)
LOT 2 : 0% SHADED < 10% COMPLIED (SHADED UNDER EXISTING REDWOOD TREES)

LEGEND

- SHADOW CASTED BY BUILDING
- EXISTING TALL REDWOOD TREES



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Sheet Title:
SOLAR STUDY

Job No. 23029
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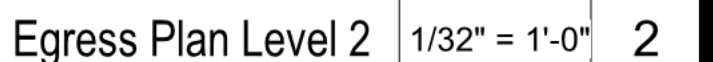
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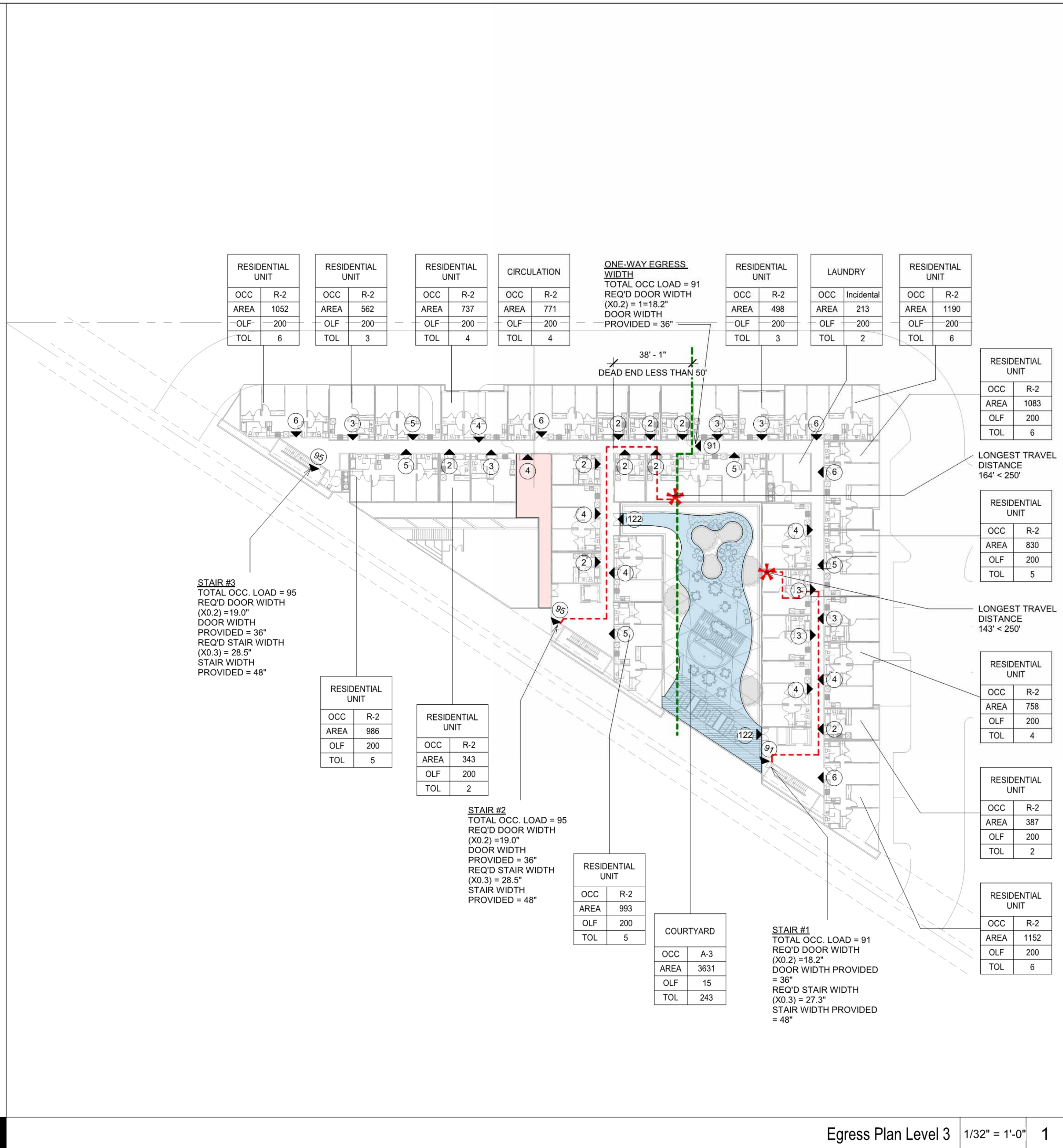
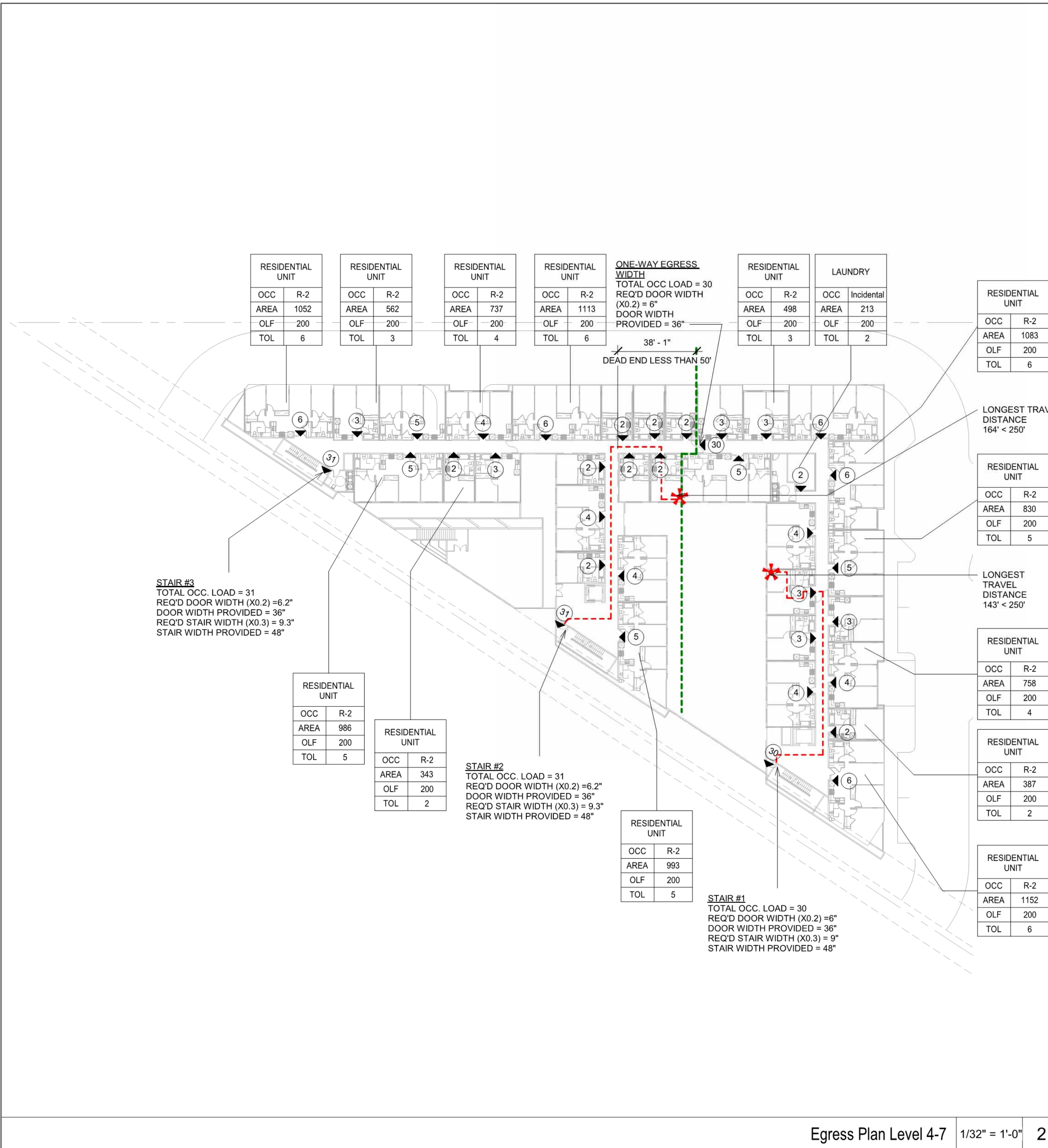
Sheet Title:

APARTMENT
BUILDING
EXIT PLAN

Job No. 23029
Date: 01/08/2025
Scale:
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Sheet No:

SP-501





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Sheet Title:
APARTMENT
ALLOWABLE AREA,
HEIGHT & LOT
COVERAGE

Job No. 23029
Date: 12/24/2024
Scale:
Drawn By:

Sheet No:

SP-600

AREA AND HEIGHT ANALYSIS

CONSTRUCTION TYPE IA
LEVEL 1-2
OCCUPANCY TYPE: A-3,B,R-2,S-2,U

CONSTRUCTION TYPE IIIA
LEVEL 3-7
OCCUPANCY TYPE: R-2

CBC 504 BUILDING HEIGHT& NUMBER OF STORIES

TYPE IA
TABLE 504.3 HEIGHT UNLIMITED
TABLE 504.4 STORIES UNLIMITED
TABLE 506.2 AREA UNLIMITED

TYPE IIIA
TABLE 504.3 HEIGHT 85 FEET (FULLY SPRINKLERED, WITHOUT AREA INCREASE)
TABLE 504.4 HEIGHT 5 (FULLY SPRINKLERED, WITHOUT AREA INCREASE)
TABLE 506.2 NS 24,000 SF
TABLE 506.2 SM 24,000SF
(WITH HEIGHT INCREASE)

Aa = ALLOWABLE AREA (SQUARE FEET)
At = TABULAR ALLOWABLE AREA FACTOR (SEE LEFT)
NS = TABULAR ALLOWABLE AREA FACTOR FOR NONSPRINKLERED BUILDING (SEE LEFT)
If = AREA FACTOR INCREASE DUE TO FRONTAGE
Sa = ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED TWO
Aa = [At + (NS x If)] x Sa

TYPE IIIA ALLOWABLE AREA (BUILDING B)
LEVELS 3-7
OCCUPANCY R-2
SPRINKLERED

At = 24,000 SF
NS = 24,000 SF
If = 0
Sa = 2 (MAXIMUM FOR R OCCUPANCY)
Aa = [24,000 + (24,000 x 0)] x 2
Aa = [24,000 + 0] x 2
Aa = 24,000 x 2 = 48,000 SF
TOTAL AREA (BUILDING C) = 28,973 SF
< ALLOWABLE AREA OF 48,000 SF

TYPE IIIA ALLOWABLE AREA (BUILDING C)
LEVELS 3-7
OCCUPANCY R-2
SPRINKLERED

At = 24,000 SF
NS = 24,000 SF
If = 0
Sa = 2 (MAXIMUM FOR R OCCUPANCY)
Aa = [24,000 + (24,000 x 0)] x 2
Aa = [24,000 + 0] x 2
Aa = 24,000 x 2 = 48,000 SF
TOTAL AREA (BUILDING C) = 40,705 SF
< ALLOWABLE AREA OF 48,000 SF

TYPE IIIA ALLOWABLE AREA (BUILDING D)
LEVELS 3-7
OCCUPANCY R-2
SPRINKLERED

At = 24,000 SF
NS = 24,000 SF
If = 0
Sa = 2 (MAXIMUM FOR R OCCUPANCY)
Aa = [24,000 + (24,000 x 0)] x 2
Aa = [24,000 + 0] x 2
Aa = 24,000 x 2 = 48,000 SF
TOTAL AREA (BUILDING D) = 43,244
SF< ALLOWABLE AREA OF 48,000 SF

TYPE IIIA ALLOWABLE AREA (BUILDING E)
LEVELS 3-7
OCCUPANCY R-2
SPRINKLERED

At = 24,000 SF
NS = 24,000 SF
If = 0
Sa = 2 (MAXIMUM FOR R OCCUPANCY)
Aa = [24,000 + (24,000 x 0)] x 2
Aa = [24,000 + 0] x 2
Aa = 24,000 x 2 = 48,000 SF
TOTAL AREA (BUILDING D) = 32,869
SF< ALLOWABLE AREA OF 48,000 SF

ALLOWABLE AREA APT		
Name	Level	Area

BUILDING A		
BUILDING A	Level 1	36085 SF
BUILDING A	Level 2	34634 SF
		70718 SF

BUILDING B		
BUILDING B	Level 3	5795 SF
BUILDING B	Level 4	5795 SF
BUILDING B	Level 5	5795 SF
BUILDING B	Level 6	5795 SF
BUILDING B	Level 7	5795 SF
		28973 SF

BUILDING C		
BUILDING C	Level 3	8141 SF
BUILDING C	Level 4	8141 SF
BUILDING C	Level 5	8141 SF
BUILDING C	Level 6	8141 SF
BUILDING C	Level 7	8141 SF
		40705 SF

BUILDING D		
BUILDING D	Level 3	8649 SF
BUILDING D	Level 4	8649 SF
BUILDING D	Level 5	8649 SF
BUILDING D	Level 6	8649 SF
BUILDING D	Level 7	8649 SF
		43244 SF

BUILDING E		
BUILDING E	Level 3	6574 SF
BUILDING E	Level 4	6574 SF

ALLOWABLE AREA APT		
Name	Level	Area

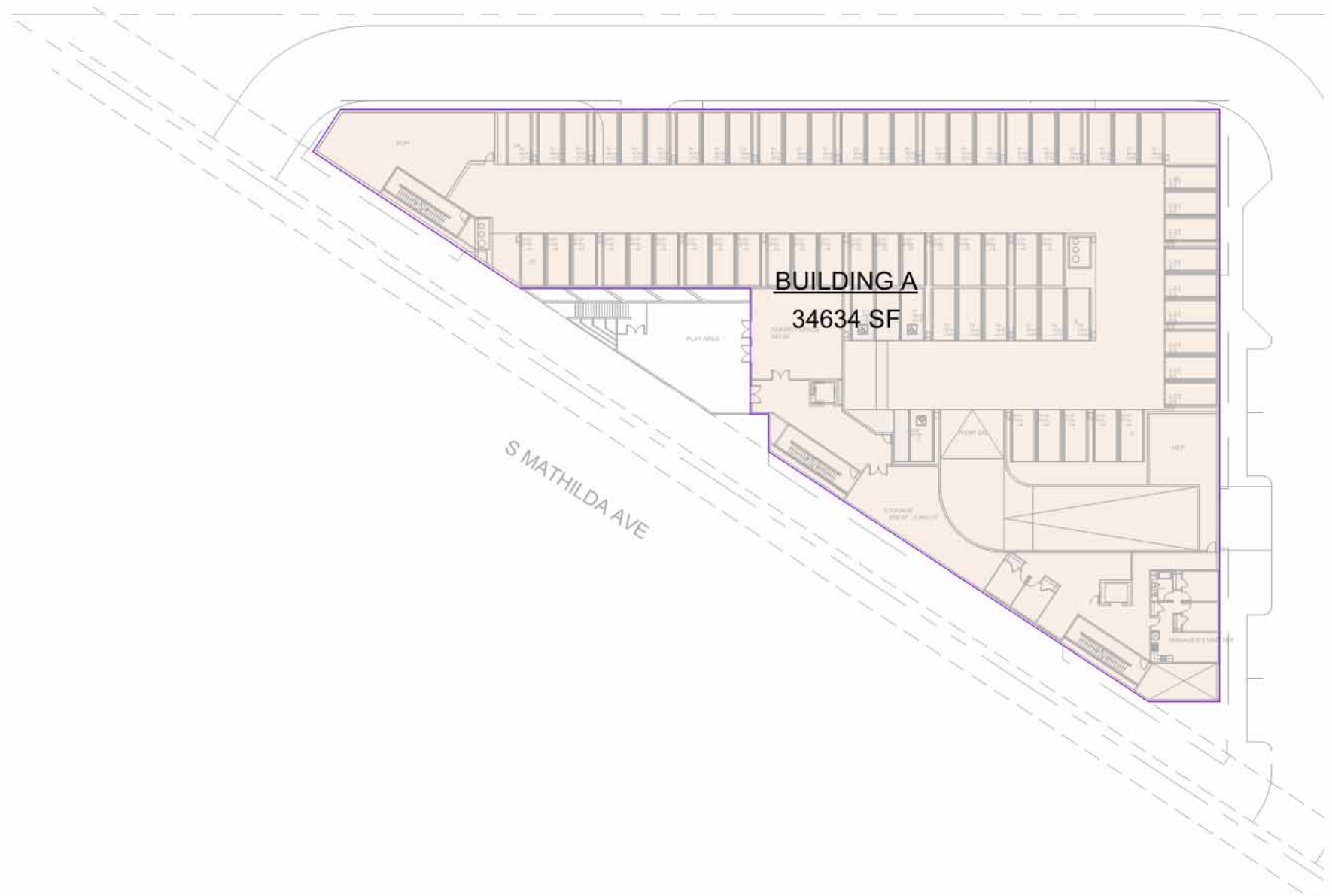
BUILDING E	Level 5	6574 SF
BUILDING E	Level 6	6574 SF
BUILDING E	Level 7	6574 SF
		32869 SF



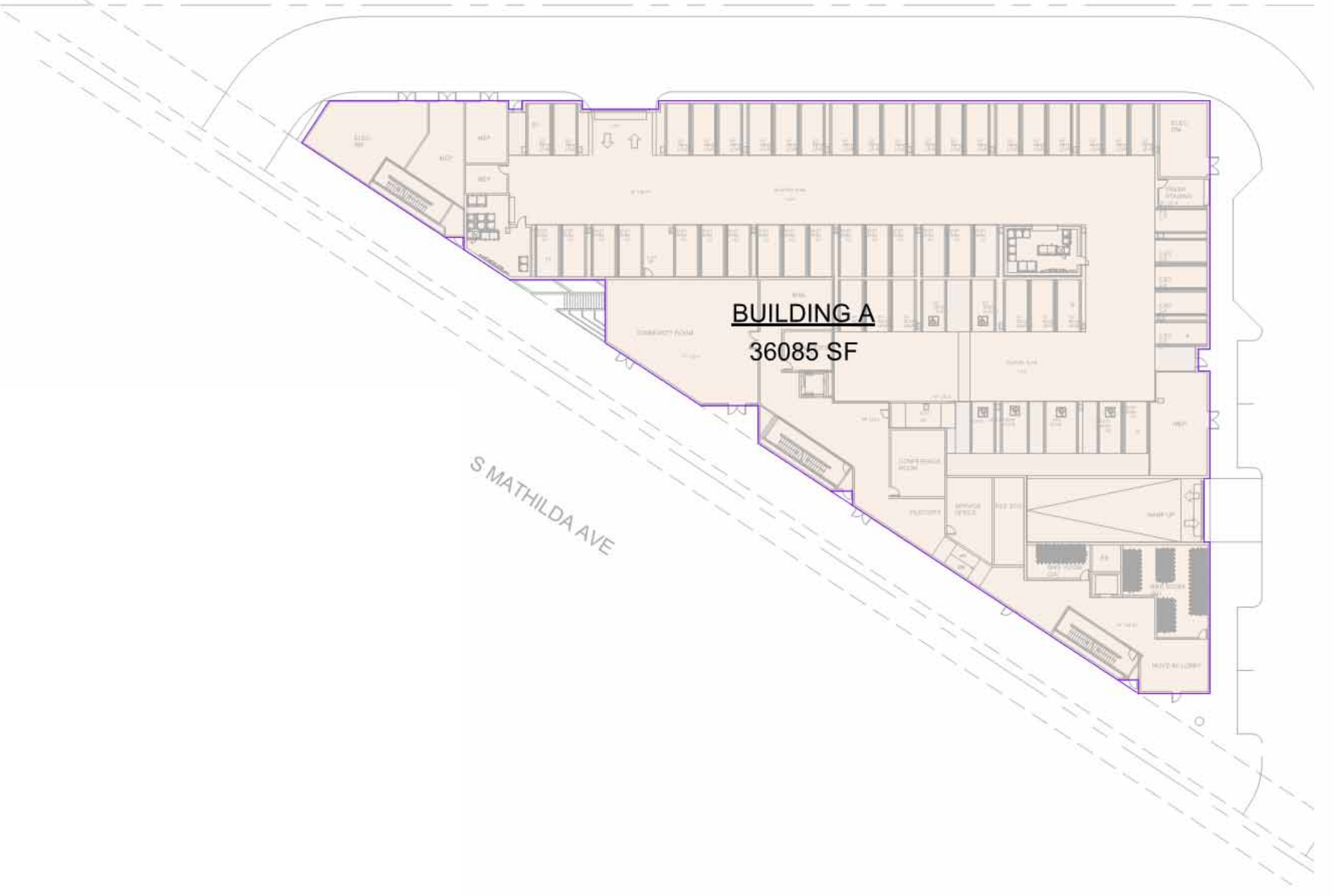
④ Allowable Area -Level 4-7
1" = 50'-0"



③ Allowable Area -Level 3
1" = 50'-0"



② Allowable Area -Level 2
1" = 50'-0"



① Allowable Area - Level 1
1" = 50'-0"



LOT COVERAGE DIAGRAM

TOTAL APARTMENT LOT COVERAGE:
36,262.47 SF

TOTAL TOWNHOME LOT COVERAGE:
66,137.04 SF

LOT COVERAGE %:
(102,399.51SF / 228,254.4SF) * 100%
= 44.90%



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Sheet Title:

TOWNHOMES
ALLOWABLE AREA
& HEIGHT

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

SP-601

AREA AND HEIGHT ANALYSIS

CONSTRUCTION TYPE VA

LEVEL 1-3
OCCUPANCY TYPE: R-2
SPRINKLERED WITH NFPA-13 SYSTEM

CBC 504 BUILDING HEIGHT& NUMBER OF STORIES

TYPE VA

TABLE 504.3 HEIGHT 70 FEET (FULLY SPRINKLERED, WITHOUT AREA INCREASE)
TABLE 504.4 HEIGHT 4 (FULLY SPRINKLERED, WITHOUT AREA INCREASE)
TABLE 506.2 SM 36,000SF
(WITHOUT HEIGHT INCREASE)

Aa = ALLOWABLE AREA (SQUARE FEET)
At = TABULAR ALLOWABLE AREA FACTOR (SEE LEFT)
NS = TABULAR ALLOWABLE AREA FACTOR FOR NONSPRINKLERED BUILDING (SEE LEFT)
If = AREA FACTOR INCREASE DUE TO FRONTAGE
Aa = [At + (NS x If)]

TYPE VA ALLOWABLE AREA (TOWNHOME 4-PLEX)

LEVELS 1-3
OCCUPANCY R-2
SPRINKLERED
NO FRONTAGE INCREASE

PER CBC SECTION 506.2.1 - Eq.5-1
(FOR BUILDINGS UP TO 3 STORIES IN HEIGHT)
Aa = At + (NS X If)

At = 36,000 SF
NS = 36,000 SF
If = 0

Aa = 36,000 SF (ALLOWABLE AREA PER STORY)

TOTAL AREA (TOWNHOME 4-PLEX) = 10,384 SF
< ALLOWABLE AREA OF 108,000 SF

TYPE VA ALLOWABLE AREA (TOWNHOME 5-PLEX)

LEVELS 1-3
OCCUPANCY R-2
SPRINKLERED
NO FRONTAGE INCREASE

PER CBC SECTION 506.2.1 - Eq.5-1
(FOR BUILDINGS UP TO 3 STORIES IN HEIGHT)
Aa = At + (NS X If)

At = 36,000 SF
NS = 36,000 SF
If = 0

Aa = 36,000 SF (ALLOWABLE AREA PER STORY)

TOTAL AREA (TOWNHOME 5-PLEX) = 12,812 SF
< ALLOWABLE AREA OF 108,000 SF

TYPE VA ALLOWABLE AREA (TOWNHOME 6-PLEX)

LEVELS 1-3
OCCUPANCY R-2
SPRINKLERED
NO FRONTAGE INCREASE

PER CBC SECTION 506.2.1 - Eq.5-1
(FOR BUILDINGS UP TO 3 STORIES IN HEIGHT)
Aa = At + (NS X If)

At = 36,000 SF
NS = 36,000 SF
If = 0

Aa = 36,000 SF (ALLOWABLE AREA PER STORY)

TOTAL AREA (TOWNHOME 6-PLEX) = 14,523 SF
< ALLOWABLE AREA OF 108,000 SF

ALLOWABLE AREA TOWNHOME		
Name	Level	Area

TOWNHOME 4-PLEX

TOWNHOME 4-PLEX	Level 1	3535 SF
TOWNHOME 4-PLEX	Level 2	3385 SF
TOWNHOME 4-PLEX	Level 3	3334 SF
TOWNHOME 4-PLEX	Level 4	129 SF
		10384 SF

TOWNHOME 5-PLEX

TOWNHOME 5-PLEX	Level 1	4383 SF
TOWNHOME 5-PLEX	Level 2	4175 SF
TOWNHOME 5-PLEX	Level 3	4124 SF
TOWNHOME 5-PLEX	Level 4	129 SF
		12812 SF

TOWNHOME 6-PLEX

TOWNHOME 6-PLEX	Level 1	4684 SF
TOWNHOME 6-PLEX	Level 2	4813 SF
TOWNHOME 6-PLEX	Level 3	4798 SF
TOWNHOME 6-PLEX	Level 4	228 SF
		14523 SF

ALLOWABLE AREA TOWNHOME		
Name	Level	Area

TOWNHOME 8-PLEX

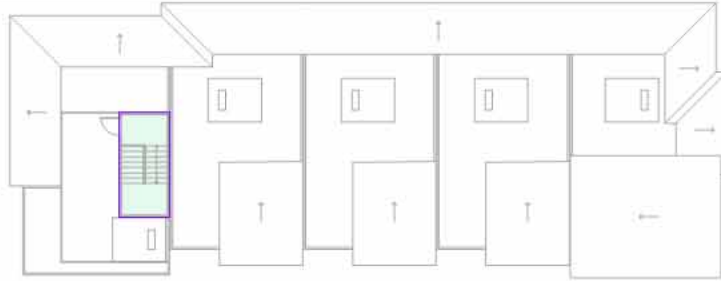
TOWNHOME 8-PLEX	Level 1	6219 SF
TOWNHOME 8-PLEX	Level 2	6401 SF
TOWNHOME 8-PLEX	Level 3	6373 SF
TOWNHOME 8-PLEX	Level 4	457 SF
		19450 SF

TOWNHOME 10-PLEX

TOWNHOME 10-PLEX	Level 1	7798 SF
TOWNHOME 10-PLEX	Level 2	8011 SF
TOWNHOME 10-PLEX	Level 3	7984 SF
TOWNHOME 10-PLEX	Level 4	457 SF
		24250 SF



Level 3



Level 3



Level 2



Level 2



Level 1

① Allowable Area -TOWNHOME 4-PLEX
1" = 30'-0"

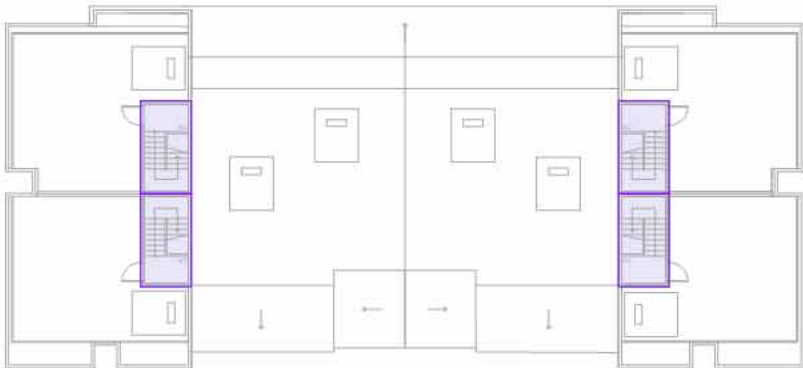


Level 1

② Allowable Area -TOWNHOME 5-PLEX
1" = 30'-0"



Level 3



Level 3



Level 2



Level 2



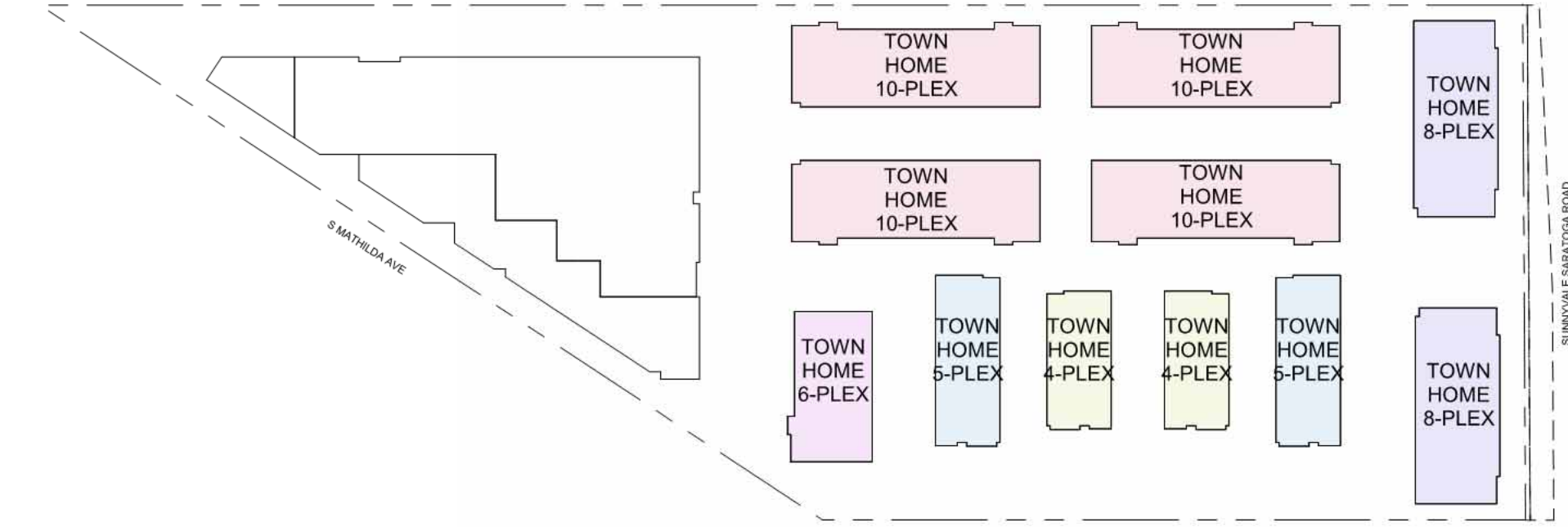
Level 1

④ Allowable Area -TOWNHOME 6-PLEX
1" = 30'-0"

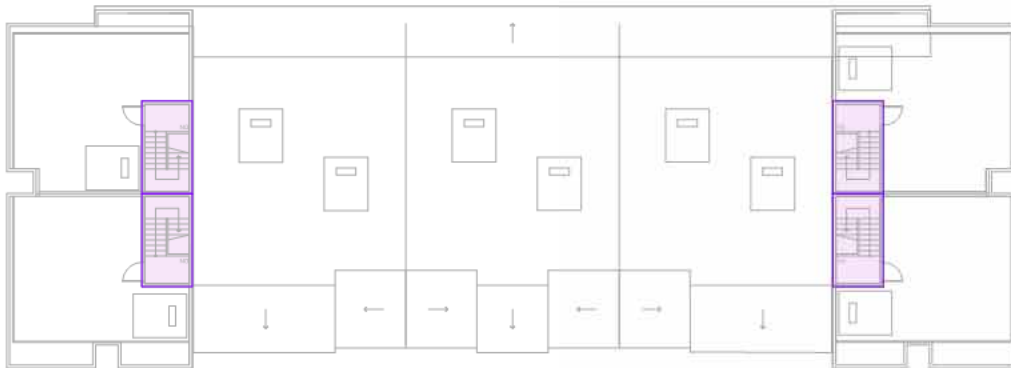


Level 1

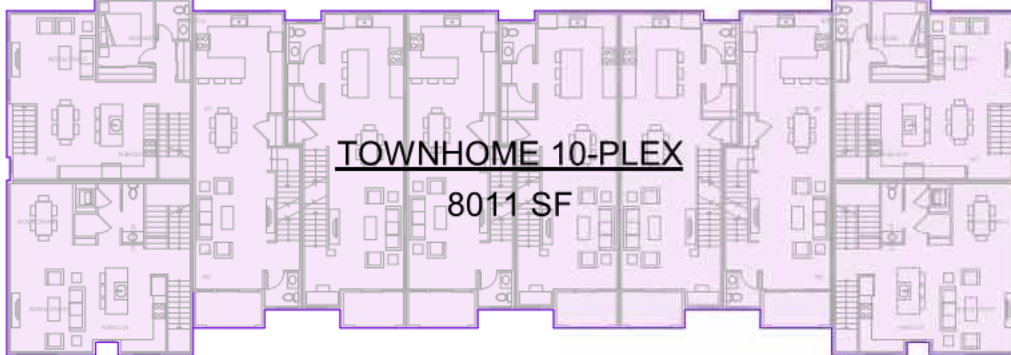
③ Allowable Area -TOWNHOME 8-PLEX
1" = 30'-0"



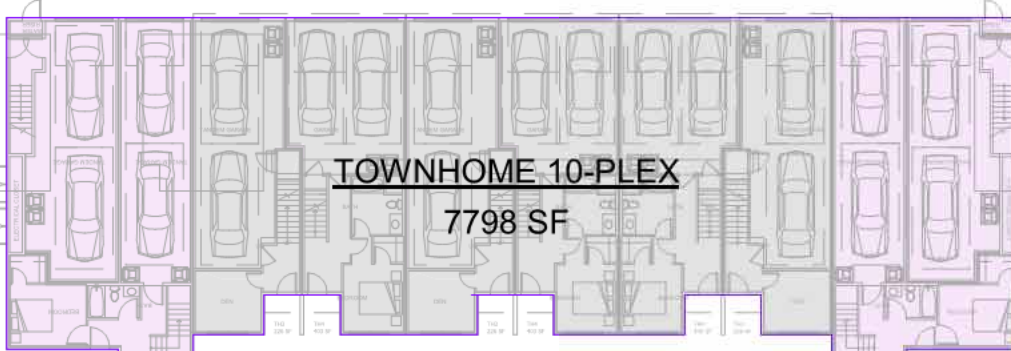
KEYPLAN



Level 3



Level 2



Level 1

⑤ Allowable Area -TOWNHOME 10-PLEX
1" = 30'-0"



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Sheet Title:
ALLOWABLE
OPENINGS PLAN
DIAGRAM

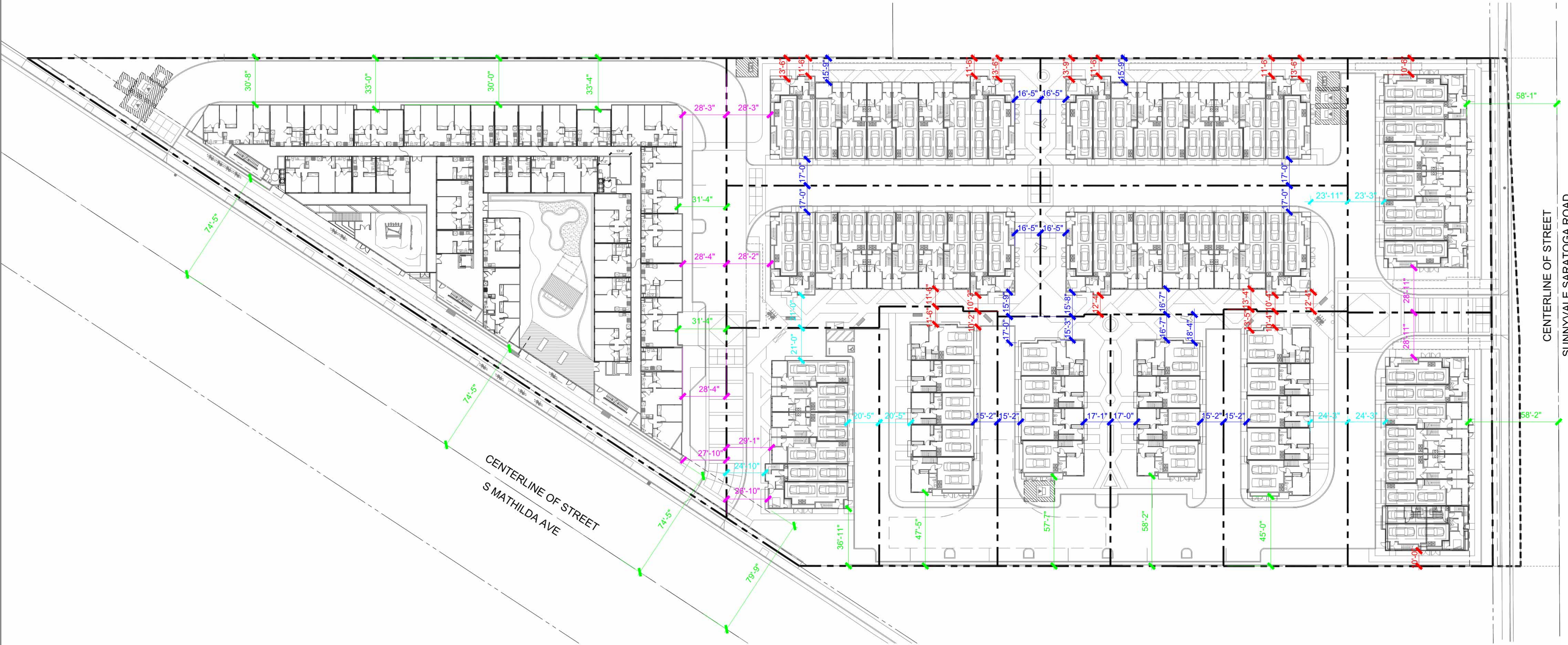
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SP-602

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA ^a
0 to less than 3 ^{b, c, k}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted ^k
	Unprotected, Sprinklered (UP, S)	Not Permitted ^k
	Protected (P)	Not Permitted ^k
3 to less than 5 ^{d, e}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S)	15%
	Protected (P)	15%
5 to less than 10 ^{a, f, j}	Unprotected, Nonsprinklered (UP, NS)	10% ^h
	Unprotected, Sprinklered (UP, S)	25%
	Protected (P)	25%
	Unprotected, Nonsprinklered (UP, NS)	15% ^h
10 to less than 15 ^{a, f, j}	Unprotected, Sprinklered (UP, S)	45%
	Protected (P)	45%
	Unprotected, Nonsprinklered (UP, NS)	25%
15 to less than 20 ^{f, j}	Unprotected, Sprinklered (UP, S)	75%
	Protected (P)	75%
	Unprotected, Nonsprinklered (UP, NS)	45%
20 to less than 25 ^{f, j}	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit
	Unprotected, Nonsprinklered (UP, NS)	70%
25 to less than 30 ^{f, j}	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit
	Unprotected, Nonsprinklered (UP, NS)	No Limit
30 or greater	Unprotected, Sprinklered (UP, S)	No Limit
	Protected (P)	No Limit



ALLOWABLE OPENINGS PLAN DIAGRAM
SCALE: 1/32" = 1'-0"

1



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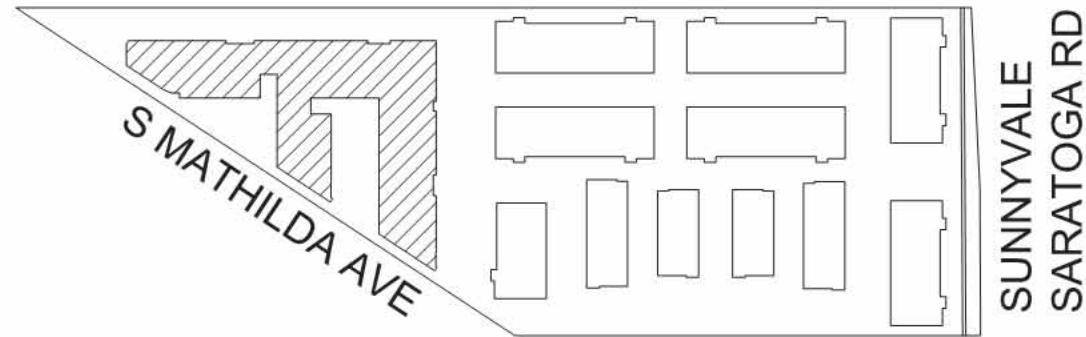
VALLEY OAK PARTNERS, LLC

SAN JOSE, CA 95126

Sheet Title:
**ALLOWABLE
OPENINGS
APARTMENT**

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

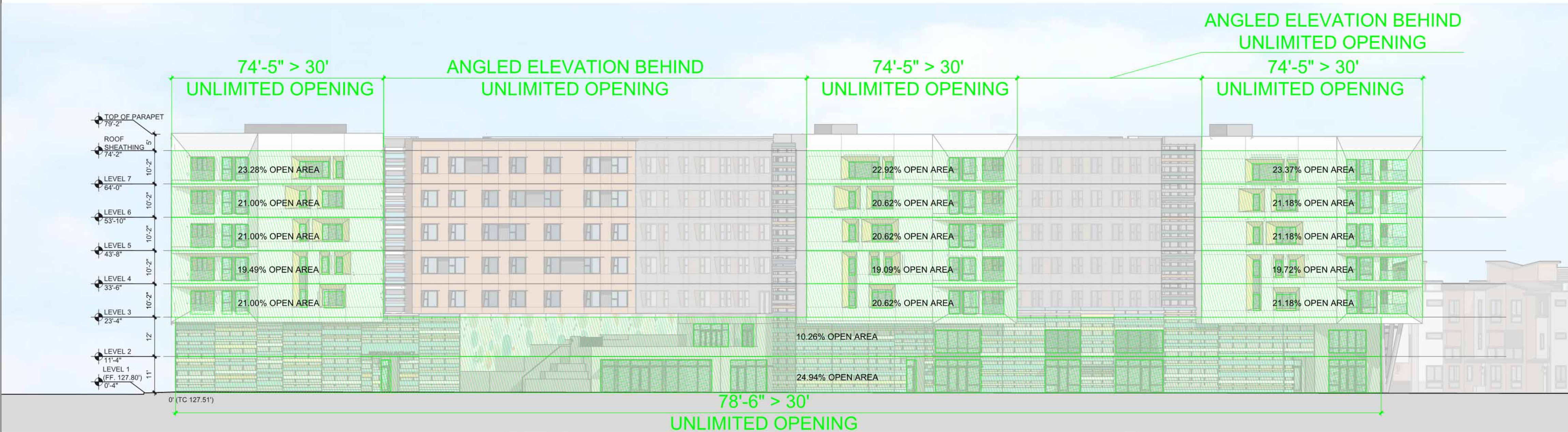
Sheet No:
SP-603



KEY MAP

TABLE 705.8
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA*
0 to less than 3 ^{3/4} ft	Unprotected, Nonsprinklered (U/P, NS)	Not Permitted ^a
	Unprotected, Sprinklered (U/P, S/P)	Not Permitted ^a
	Protected (P)	Not Permitted ^a
3 to less than 5 ^{5/8} ft	Unprotected, Nonsprinklered (U/P, NS)	Not Permitted
	Unprotected, Sprinklered (U/P, S/P)	15%
	Protected (P)	15%
5 to less than 10 ⁴ ft	Unprotected, Nonsprinklered (U/P, NS)	10% ^b
	Unprotected, Sprinklered (U/P, S/P)	25%
	Protected (P)	25%
10 to less than 15 ⁵ ft	Unprotected, Nonsprinklered (U/P, NS)	15% ^b
	Unprotected, Sprinklered (U/P, S/P)	45%
	Protected (P)	45%
15 to less than 20 ⁵ ft	Unprotected, Nonsprinklered (U/P, NS)	25%
	Unprotected, Sprinklered (U/P, S/P)	75%
	Protected (P)	75%
20 to less than 25 ⁵ ft	Unprotected, Nonsprinklered (U/P, NS)	45%
	Unprotected, Sprinklered (U/P, S/P)	No Limit
	Protected (P)	No Limit
25 to less than 30 ⁵ ft	Unprotected, Nonsprinklered (U/P, NS)	70%
	Unprotected, Sprinklered (U/P, S/P)	No Limit
	Protected (P)	No Limit
30 or greater	Unprotected, Nonsprinklered (U/P, NS)	No Limit
	Unprotected, Sprinklered (U/P, S/P)	No Limit
	Protected (P)	No Limit





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777 SUNNYVALE SARATOGA ROAD

SUNNYVALE, CA 94087

VALLEY OAK PARTNERS, LLC

SAN JOSE, CA 95126

Sheet Title:

ALLOWABLE
OPENINGS
TOMWHOMES

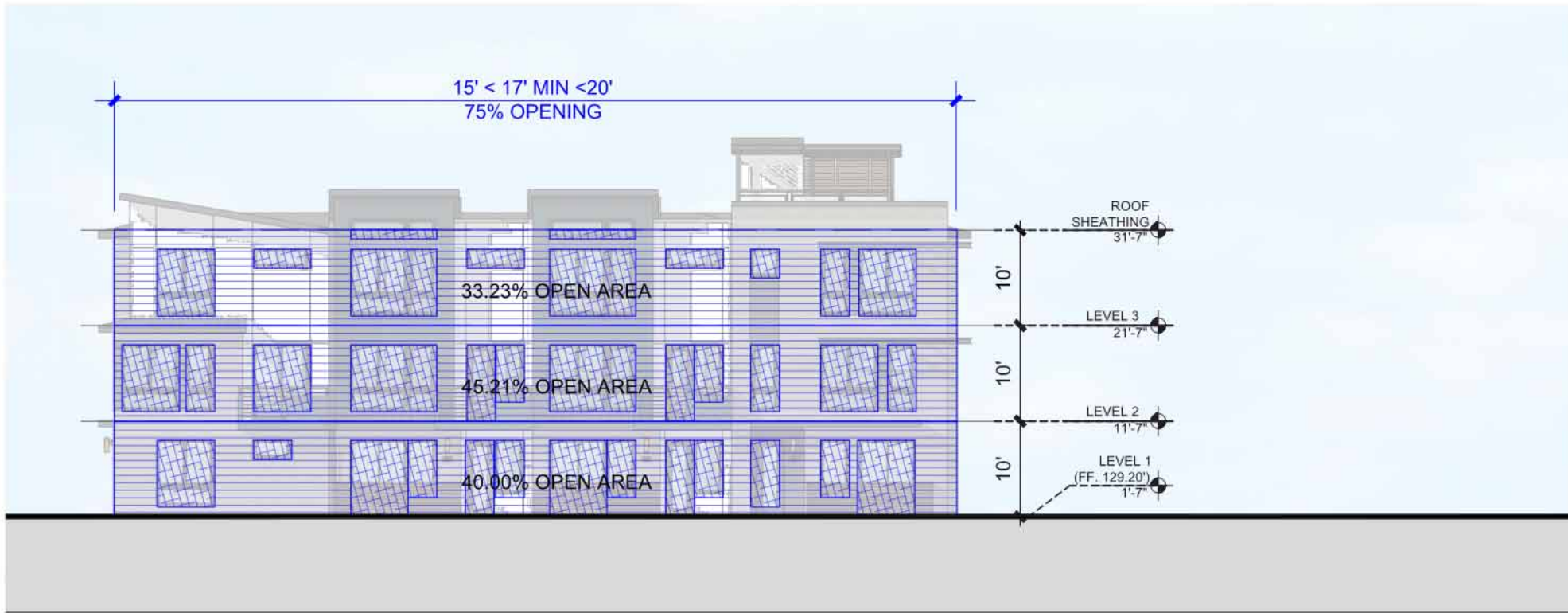
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Sheet No:

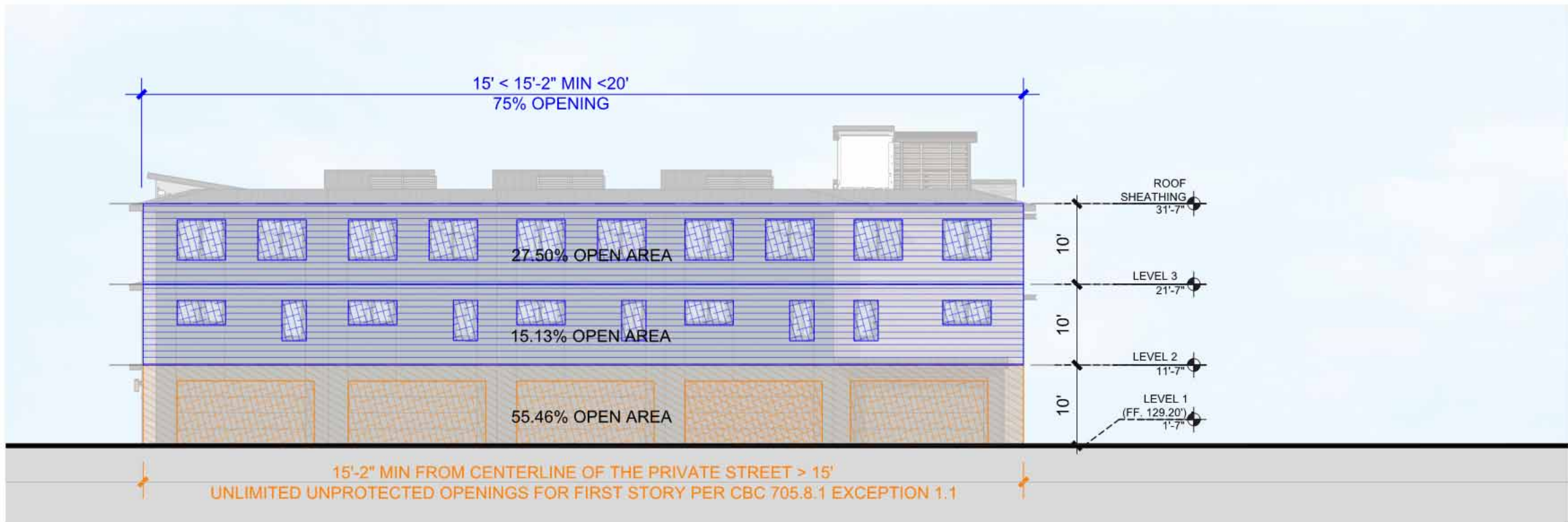
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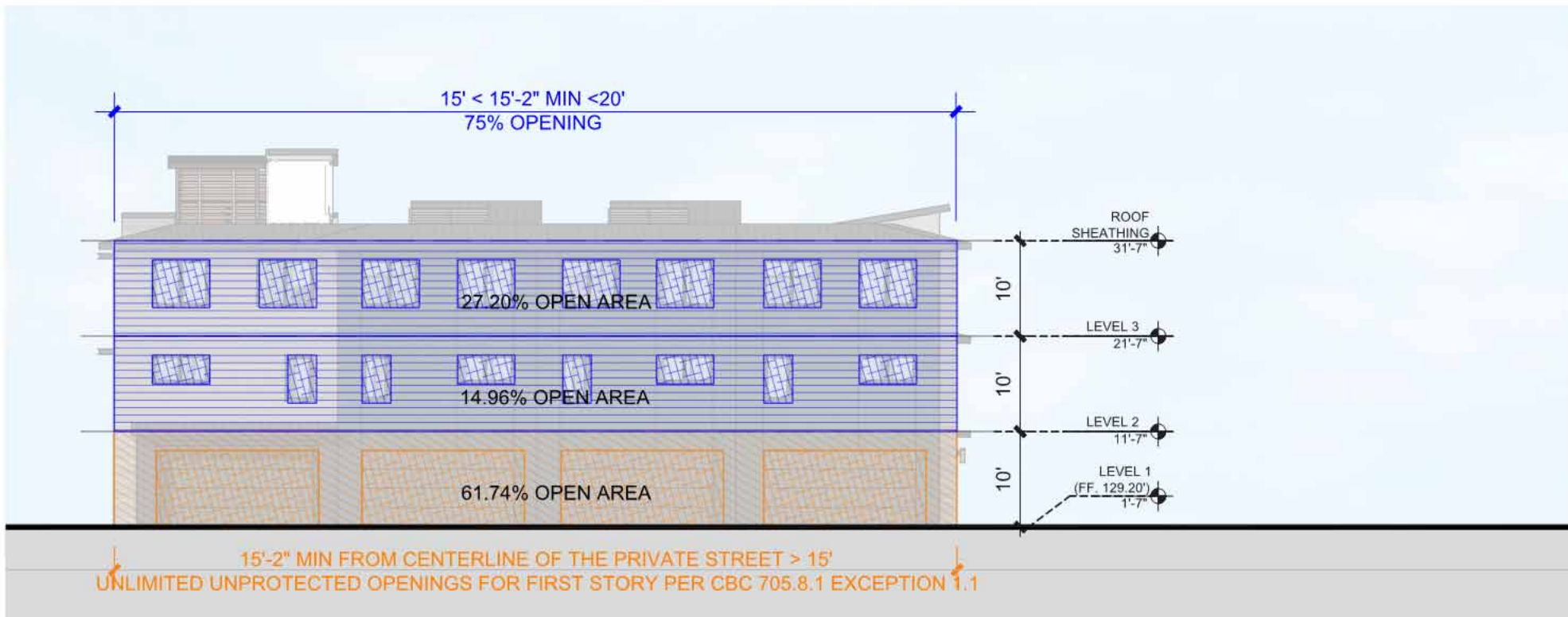
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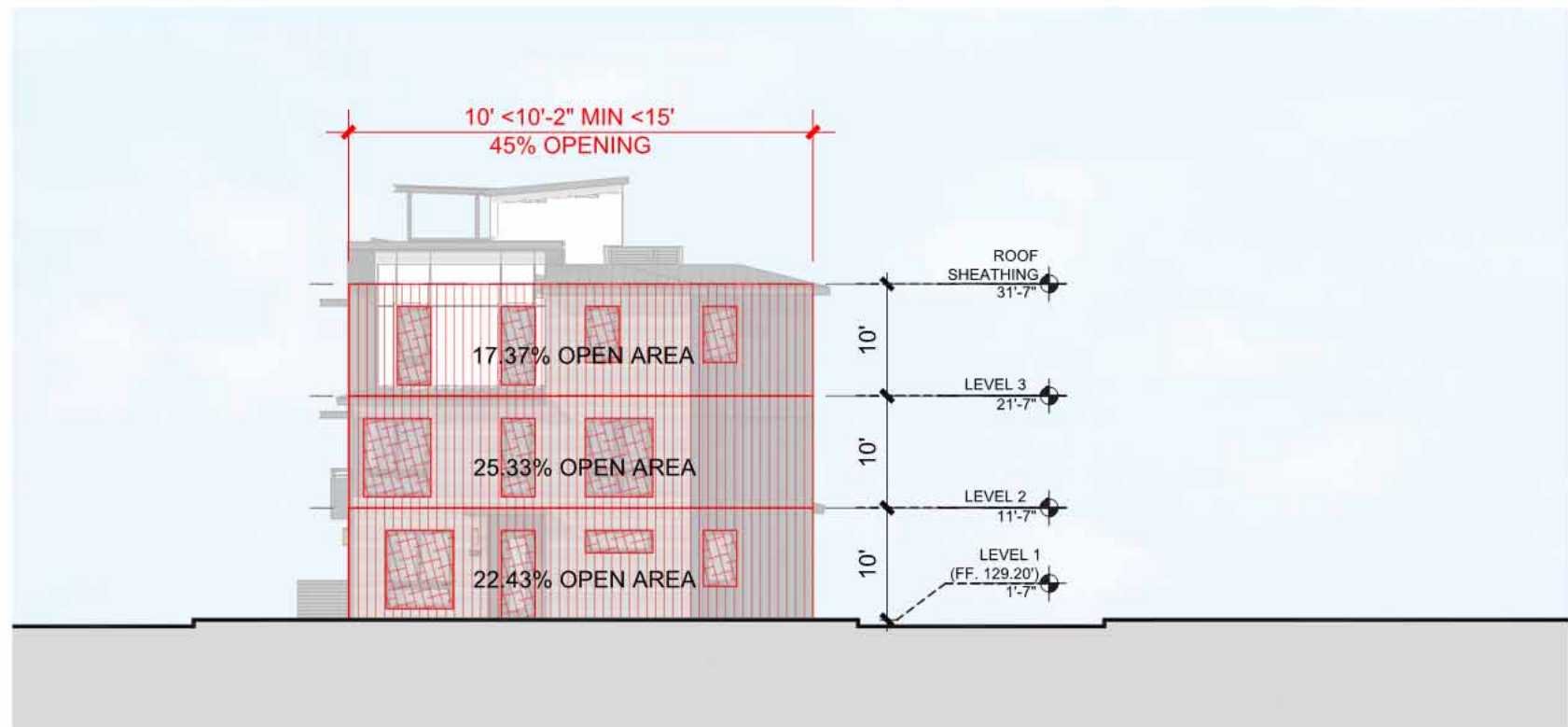
4-PLEX (TOWNHOME 4 & 5) FRONT
SCALE: 1/16" = 1'-0" ④



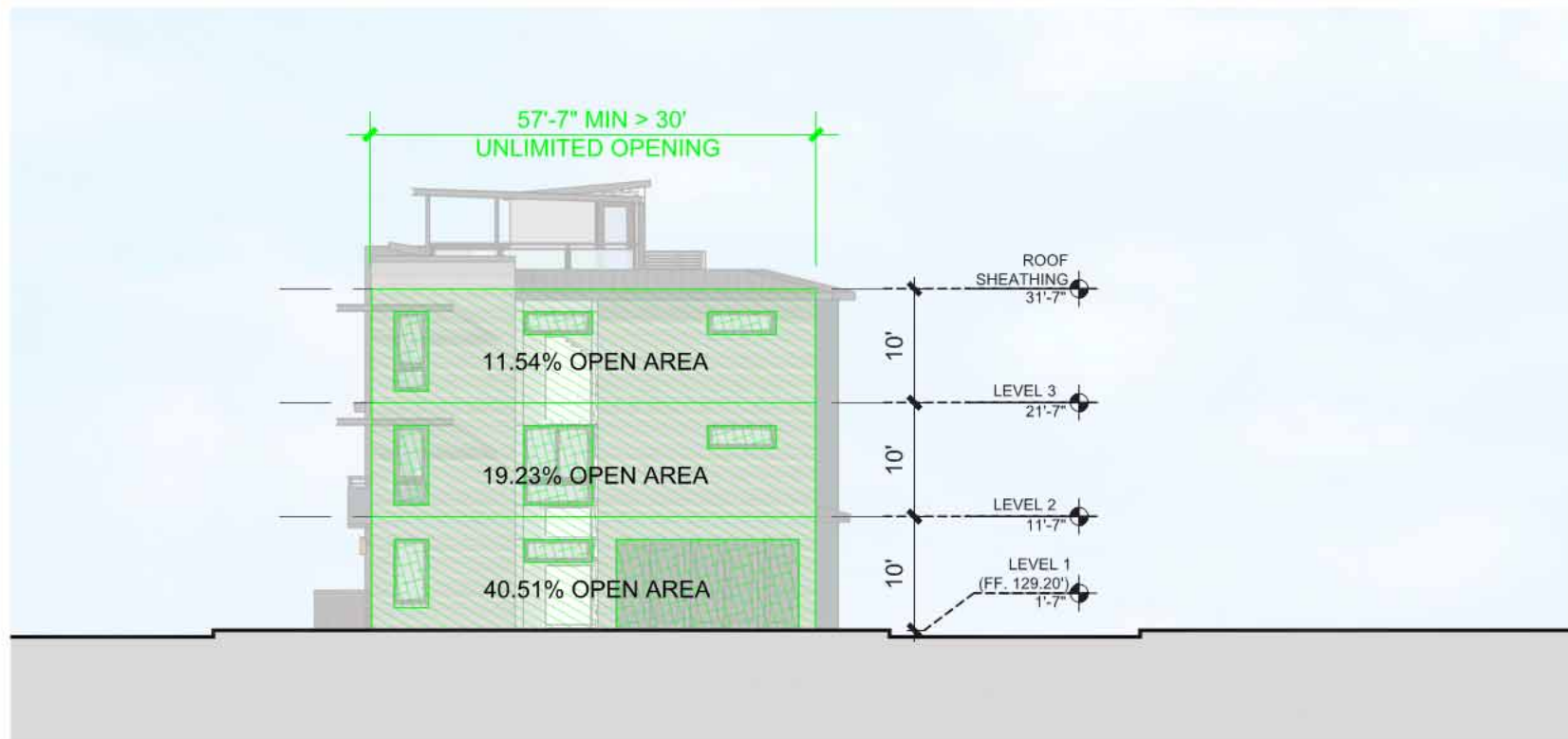
5-PLEX (TOWNHOME 3 & 6) REAR
SCALE: 1/16" = 1'-0" ⑦



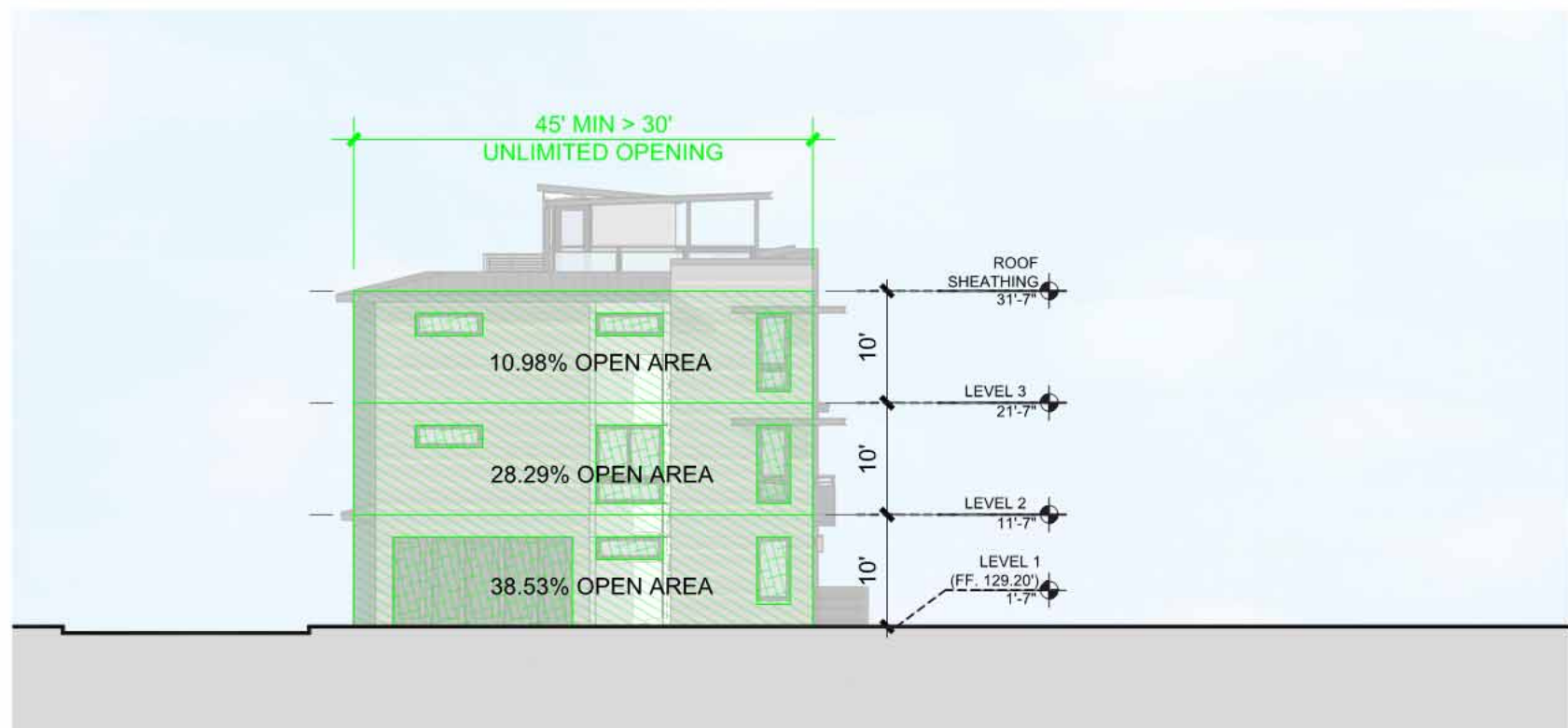
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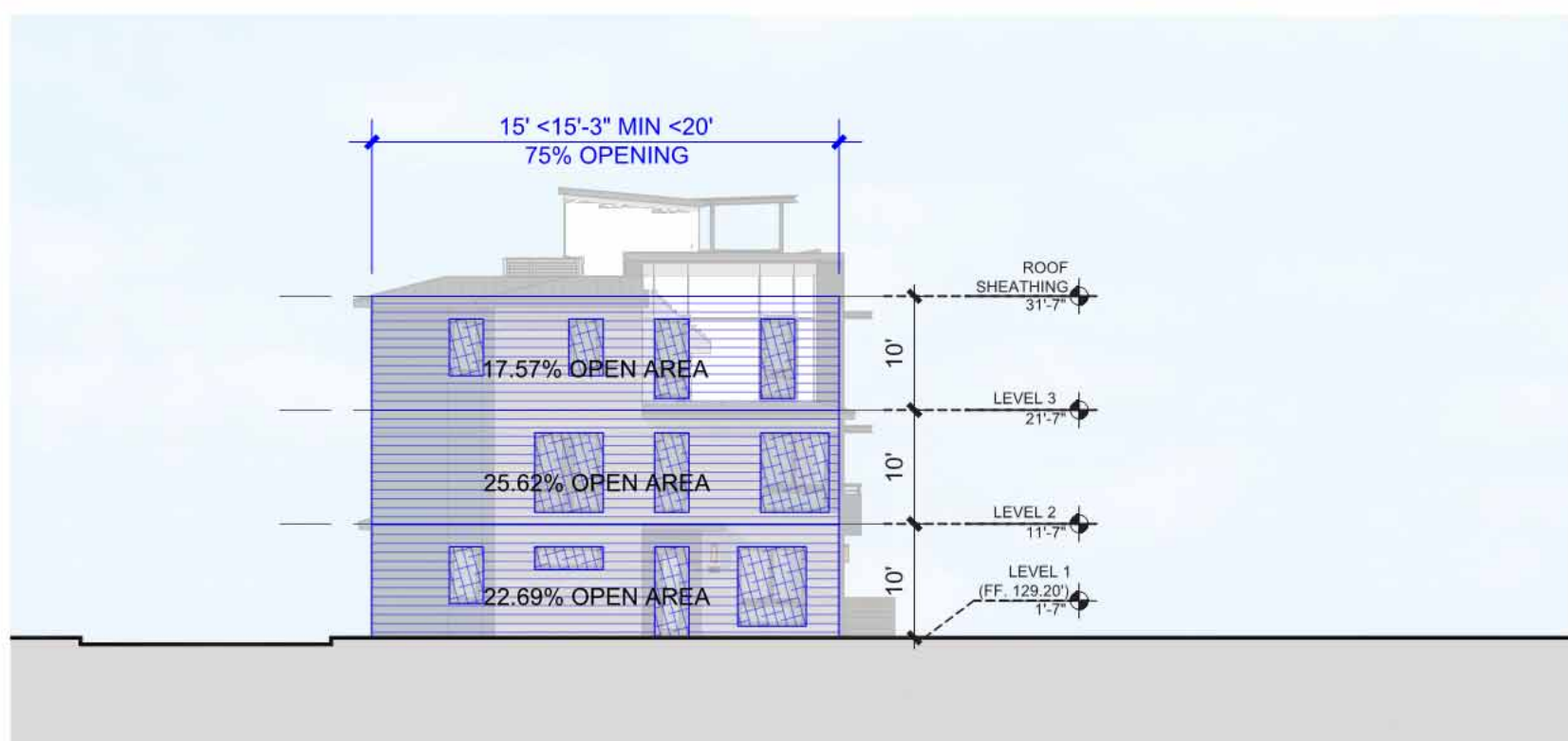
5-PLEX (TOWNHOME 3 & 6) SIDE1
SCALE: 1/16" = 1'-0" ⑥



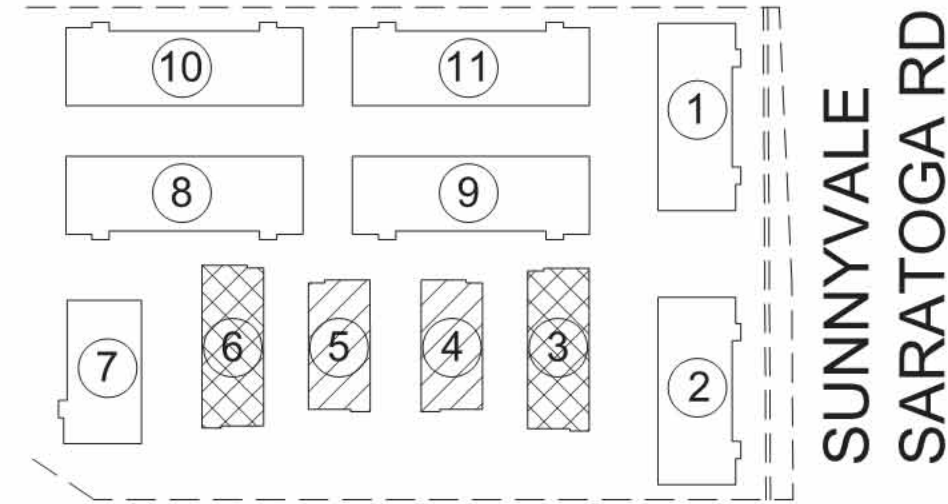
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SCALE: 1/16" = 1'-0" ②



5-PLEX (TOWNHOME 3 & 6) SIDE2
SCALE: 1/16" = 1'-0" ⑤



4-PLEX (TOWNHOME 4 & 5) SIDE2
SCALE: 1/16" = 1'-0" ①



4-PLEX
5-PLEX

KEY MAP

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION		
FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA*
0 to less than 3 ^{ft} < 4	Unprotected, Nonsprinklered (UP, NS)	Not Permitted ^a
	Unprotected, Sprinklered (UP, SF)	Not Permitted ^a
	Protected (P)	Not Permitted ^a
3 to less than 5 ^{ft} < 6	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, SF)	15%
	Protected (P)	15%
5 to less than 10 ^{ft} < 11	Unprotected, Nonsprinklered (UP, NS)	10% ^b
	Unprotected, Sprinklered (UP, SF)	25%
	Protected (P)	25%
10 to less than 15 ^{ft} < 16	Unprotected, Nonsprinklered (UP, NS)	15% ^b
	Unprotected, Sprinklered (UP, SF)	45%
	Protected (P)	45%
15 to less than 20 ^{ft} < 21	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, SF)	75%
	Protected (P)	75%
20 to less than 25 ^{ft} < 26	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, SF)	No Limit
	Protected (P)	No Limit
25 to less than 30 ^{ft} < 31	Unprotected, Nonsprinklered (UP, NS)	70%
	Unprotected, Sprinklered (UP, SF)	No Limit
	Protected (P)	No Limit
30 or greater	Unprotected, Nonsprinklered (UP, NS)	No Limit
	Unprotected, Sprinklered (UP, SF)	No Limit
	Protected (P)	No Limit

705.8.1 Allowable Area of Openings
The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8 based on the fire separation distance of each individual story.

Exceptions:

- In other than Group H occupancies, unlimited unprotected openings are permitted in the first story above grade plane where the wall faces one of the following:
 - 1.1. A street and has a fire separation distance of more than 15 feet (4572 mm).
 - 1.2. An unoccupied space. The unoccupied space shall be on the same lot or dedicated for public use, shall be not less than 30 feet (9144 mm) in width and shall have access from a street by a posted fire lane in accordance with the California Fire Code.



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VALLEY OAK PARTNERS, LLC

SAN JOSE, CA 95126

Sheet Title:

ALLOWABLE
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TOMWHOMES

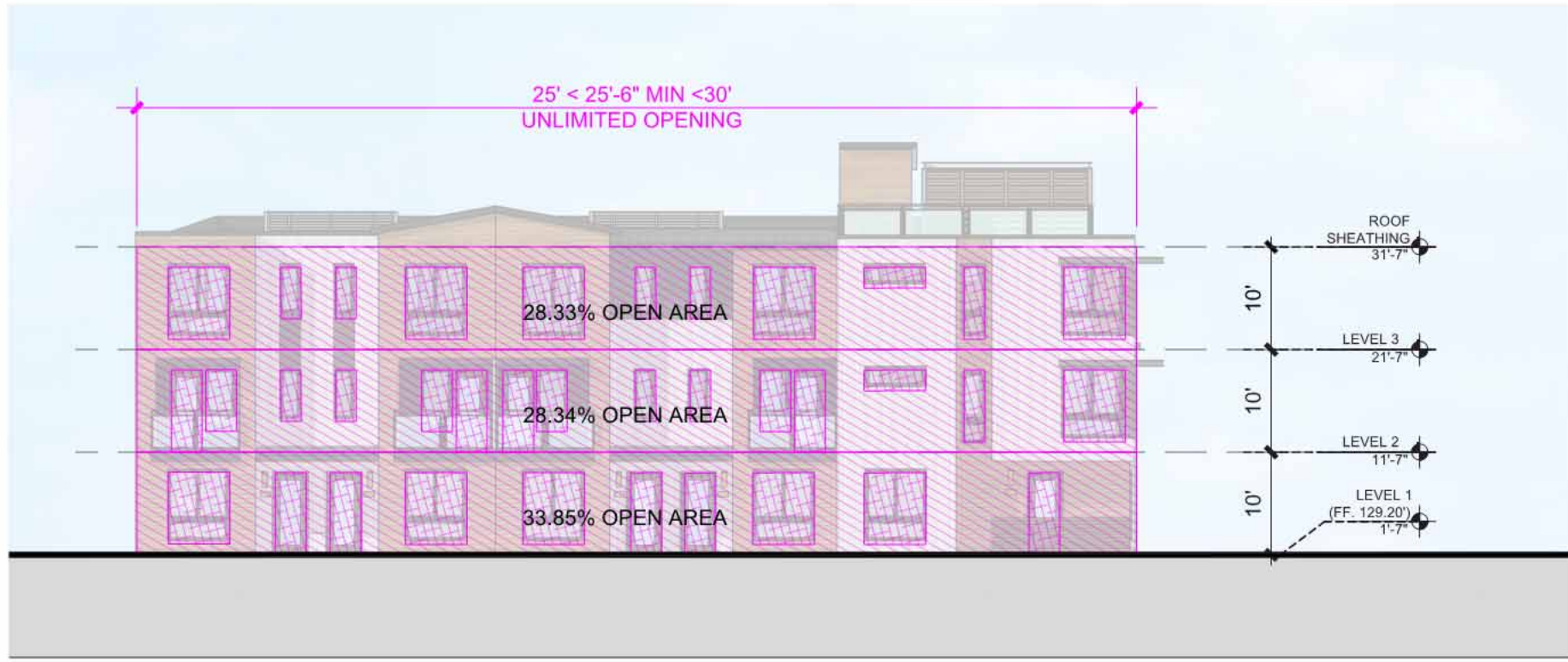
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Sheet No:

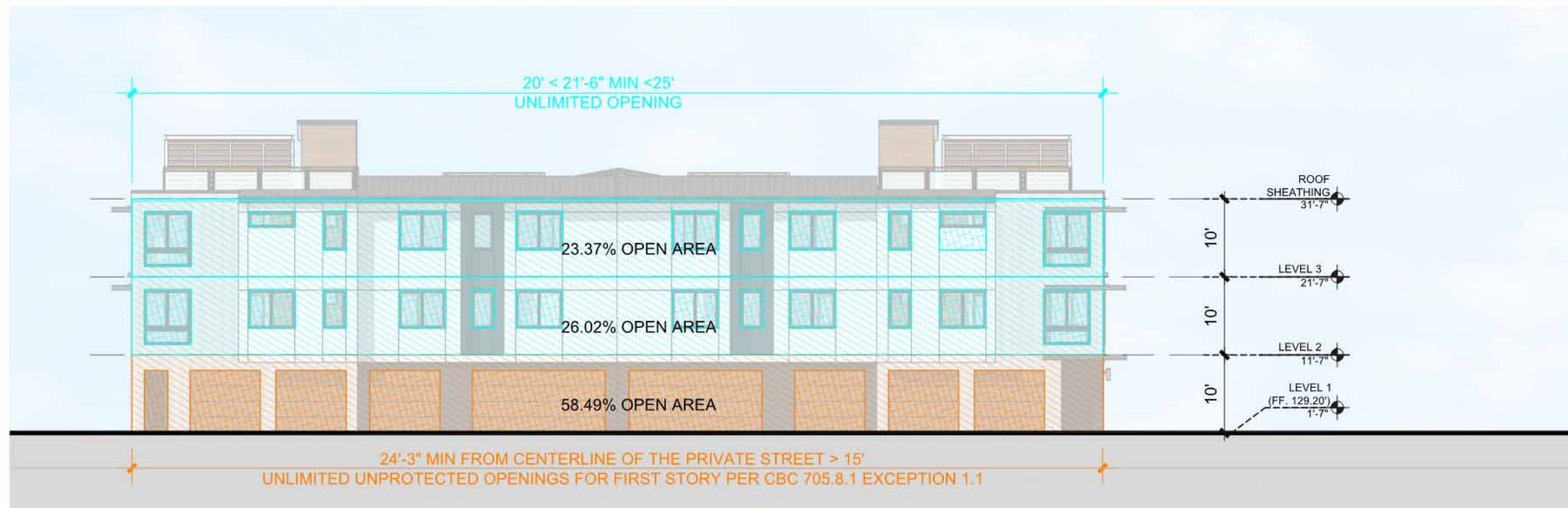
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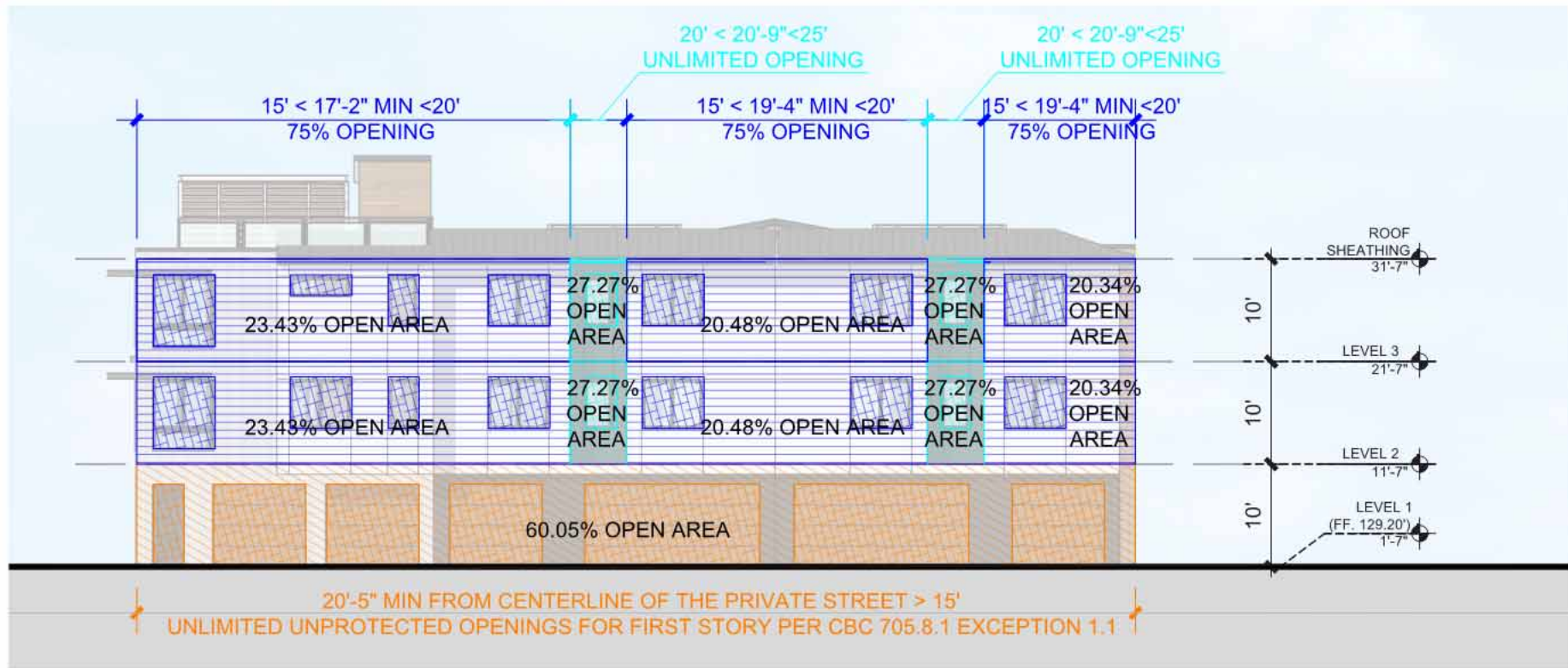
8-PLEX (TOWNHOME 1 & 2) FRONT
SCALE: 1/16" = 1'-0" ⑧



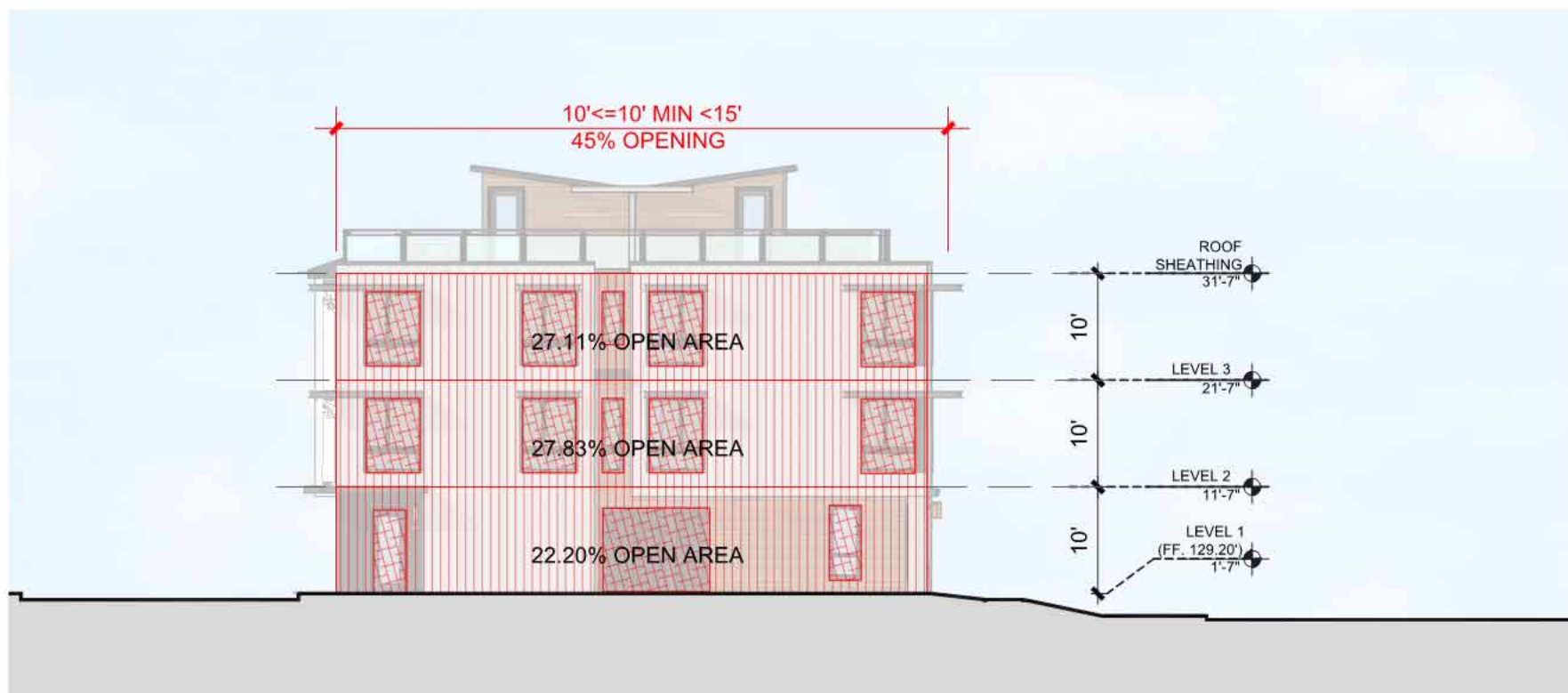
6-PLEX (TOWNHOME 7) FRONT
SCALE: 1/16" = 1'-0" ④



8-PLEX (TOWNHOME 1 & 2) REAR
SCALE: 1/16" = 1'-0" ⑦



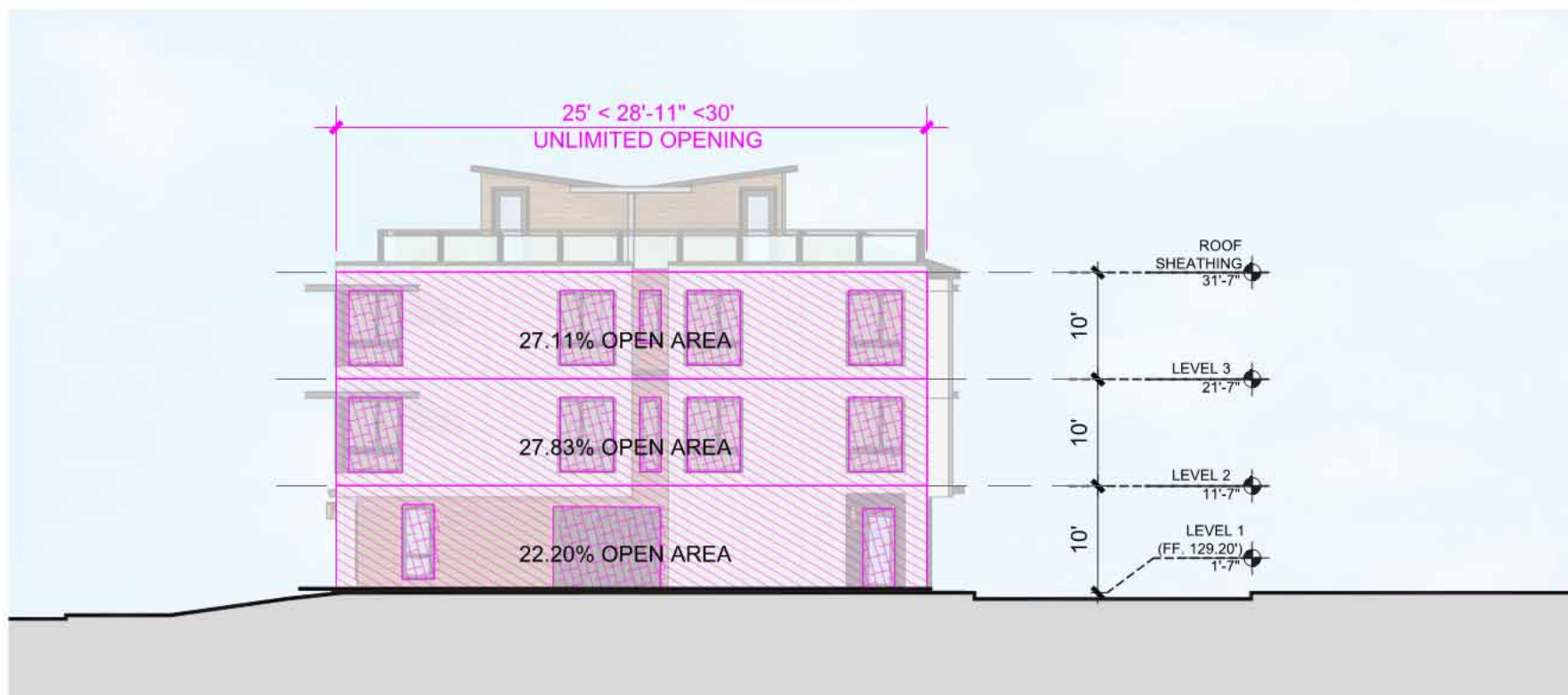
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SCALE: 1/16" = 1'-0" ③



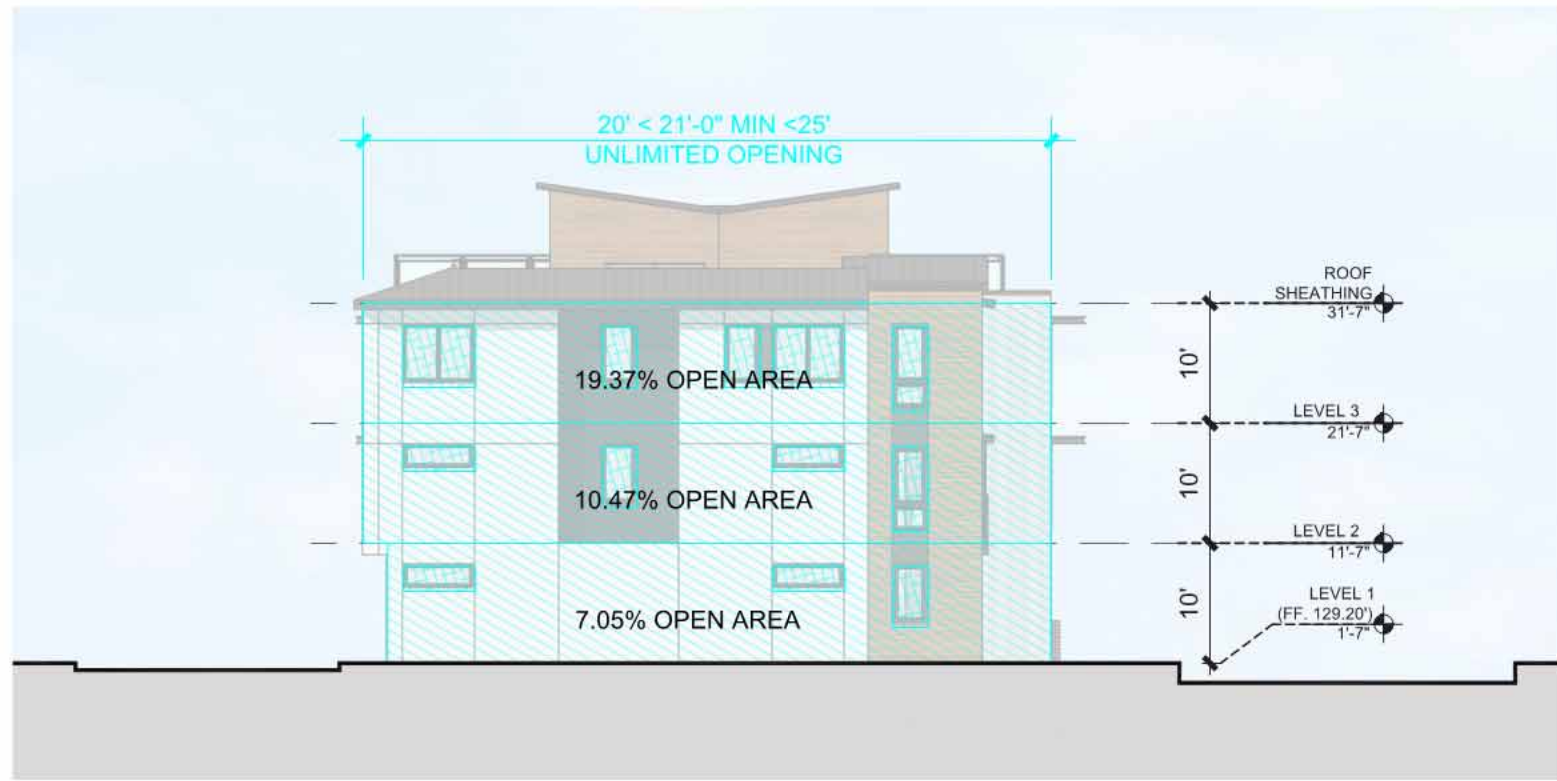
8-PLEX (TOWNHOME 1 & 2) SIDE1
SCALE: 1/16" = 1'-0" ⑥



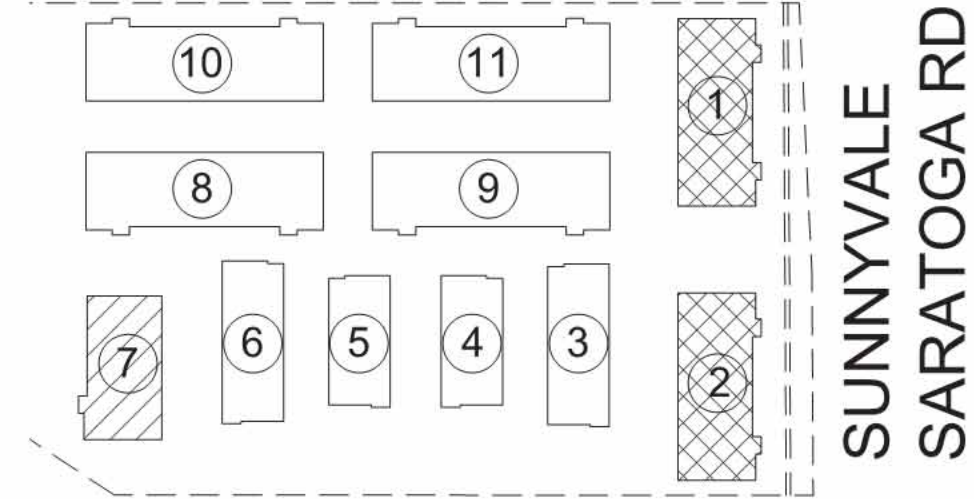
6-PLEX (TOWNHOME 7) SIDE1
SCALE: 1/16" = 1'-0" ②



8-PLEX (TOWNHOME 1 & 2) SIDE2
SCALE: 1/16" = 1'-0" ⑤



6-PLEX (TOWNHOME 7) SIDE2
SCALE: 1/16" = 1'-0" ①



6-PLEX
8-PLEX

KEY MAP

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION		
FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA ^a
0 to less than 3 ^{b, c, k}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted ^d
	Unprotected, Sprinklered (UP, SF)	Not Permitted ^d
	Protected (P)	Not Permitted ^d
3 to less than 5 ^{b, e}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, SF)	15%
	Protected (P)	15%
5 to less than 10 ^{b, f, i}	Unprotected, Nonsprinklered (UP, NS)	10% ^h
	Unprotected, Sprinklered (UP, SF)	25%
	Protected (P)	25%
10 to less than 15 ^{b, f, i}	Unprotected, Nonsprinklered (UP, NS)	15% ^h
	Unprotected, Sprinklered (UP, SF)	45%
	Protected (P)	45%
15 to less than 20 ^{b, f, i}	Unprotected, Nonsprinklered (UP, NS)	25%
	Unprotected, Sprinklered (UP, SF)	75%
	Protected (P)	75%
20 to less than 25 ^{b, f, i}	Unprotected, Nonsprinklered (UP, NS)	45%
	Unprotected, Sprinklered (UP, SF)	No Limit
	Protected (P)	No Limit
25 to less than 30 ^{b, f, i}	Unprotected, Nonsprinklered (UP, NS)	70%
	Unprotected, Sprinklered (UP, SF)	No Limit
	Protected (P)	No Limit
30 or greater	Unprotected, Nonsprinklered (UP, NS)	No Limit
	Unprotected, Sprinklered (UP, SF)	No Limit
	Protected (P)	No Limit

705.8.1 Allowable Area of Openings
The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8 based on the fire separation distance of each individual story.

Exceptions:

1. In other than Group H occupancies, unlimited unprotected openings are permitted in the first story above grade plane where the wall faces one of the following:

1.1. A street and has a fire separation distance of more than 15 feet (4572 mm).

1.2. An unoccupied space. The unoccupied space shall be on the same lot or dedicated for public use, shall be not less than 30 feet (9144 mm) in width and shall have access from a street by a posted fire lane in accordance with the California fire Code.



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VALLEY OAK PARTNERS, LLC

SAN JOSE, CA 95126

Sheet Title:
ALLOWABLE
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TOMWHOMES

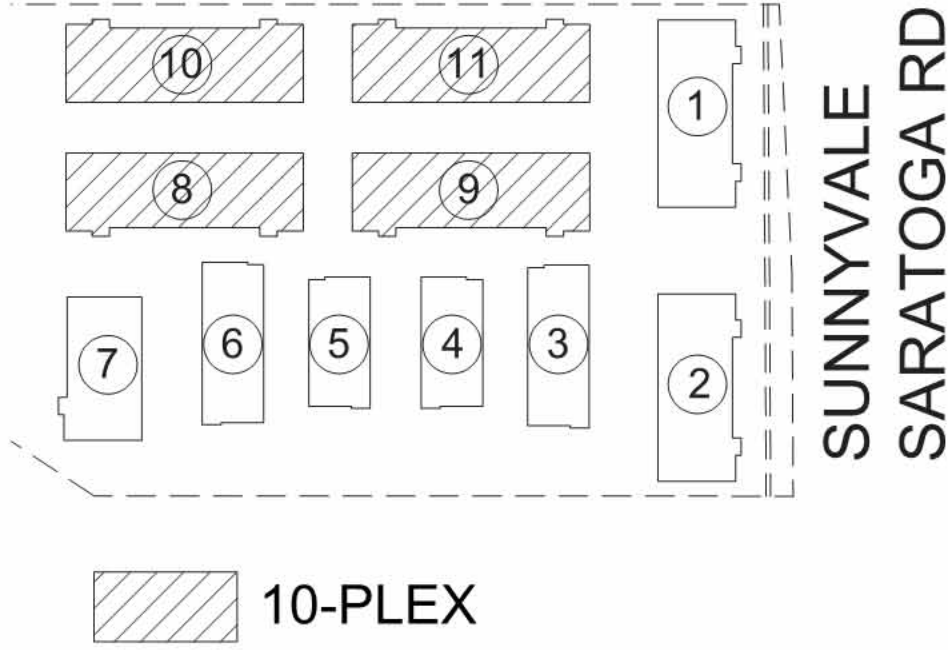
Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:
SP-606



10-PLEX (TOWNHOME 8, 9, 10 & 11) FRONT
NORTH/ SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

4



KEY MAP



10-PLEX (TOWNHOME 8, 9, 10 & 11) REAR
NORTH/ SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

3

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION		
FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA ^a
0 to less than 3 ^{b, c, k}	Unprotected, Nonsprinklered (LUP, NS)	Not Permitted ^d
	Unprotected, Sprinklered (LUP, SF)	Not Permitted ^d
	Protected (P)	Not Permitted ^d
3 to less than 5 ^{b, e}	Unprotected, Nonsprinklered (LUP, NS)	Not Permitted
	Unprotected, Sprinklered (LUP, SF)	15%
	Protected (P)	15%
5 to less than 10 ^{b, f, i}	Unprotected, Nonsprinklered (LUP, NS)	10% ^h
	Unprotected, Sprinklered (LUP, SF)	25%
	Protected (P)	25%
10 to less than 15 ^{b, f, g, i}	Unprotected, Nonsprinklered (LUP, NS)	15% ^h
	Unprotected, Sprinklered (LUP, SF)	45%
	Protected (P)	45%
15 to less than 20 ^{b, f, i}	Unprotected, Nonsprinklered (LUP, NS)	25%
	Unprotected, Sprinklered (LUP, SF)	75%
	Protected (P)	75%
20 to less than 25 ^{b, f, i}	Unprotected, Nonsprinklered (LUP, NS)	45%
	Unprotected, Sprinklered (LUP, SF)	No Limit
	Protected (P)	No Limit
25 to less than 30 ^{b, f, i}	Unprotected, Nonsprinklered (LUP, NS)	70%
	Unprotected, Sprinklered (LUP, SF)	No Limit
	Protected (P)	No Limit
30 or greater	Unprotected, Nonsprinklered (LUP, NS)	No Limit
	Unprotected, Sprinklered (LUP, SF)	No Limit
	Protected (P)	No Limit

705.8.1 Allowable Area of Openings
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Exceptions:

1. In other than Group H occupancies, unlimited unprotected openings are permitted in the first story above grade plane where the wall faces one of the following:

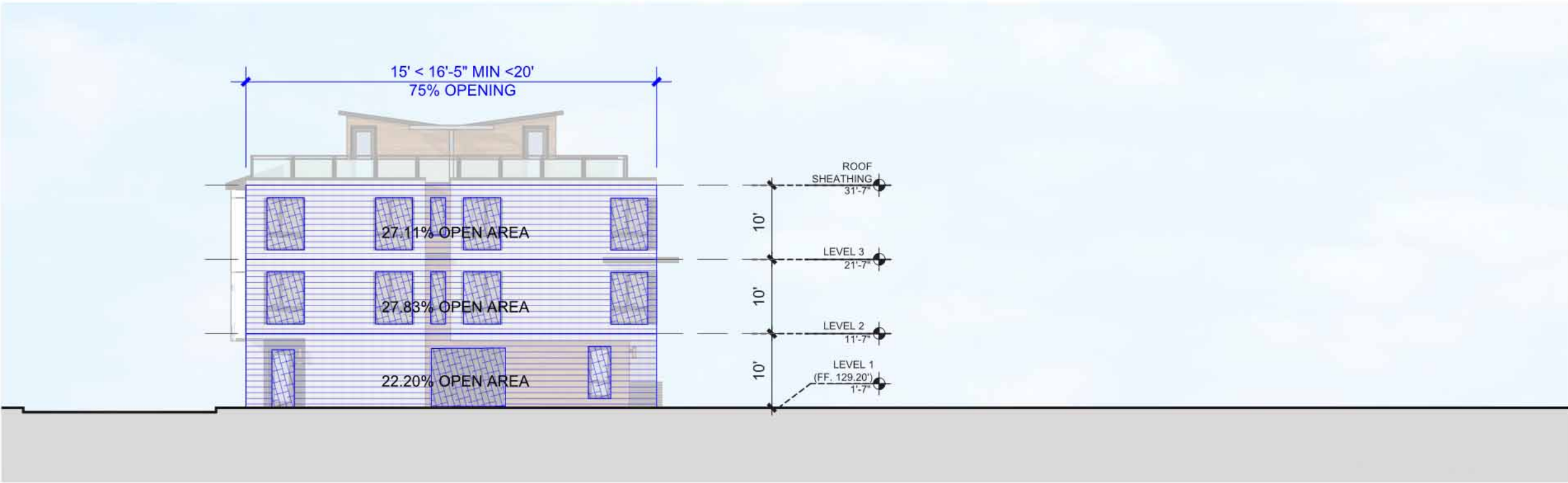
1.1. A street and has a fire separation distance of more than 15 feet (4572 mm).

1.2. An unoccupied space. The unoccupied space shall be on the same lot or dedicated for public use, shall be not less than 30 feet (9144 mm) in width and shall have access from a street by a posted fire lane in accordance with the California Fire Code.



10-PLEX (TOWNHOME 8, 9, 10 & 11) SIDE1
EAST/ WEST ELEVATION
SCALE: 1/16" = 1'-0"

2



10-PLEX (TOWNHOME 8, 9, 10 & 11) SIDE2
EAST/ WEST ELEVATION
SCALE: 1/16" = 1'-0"

1

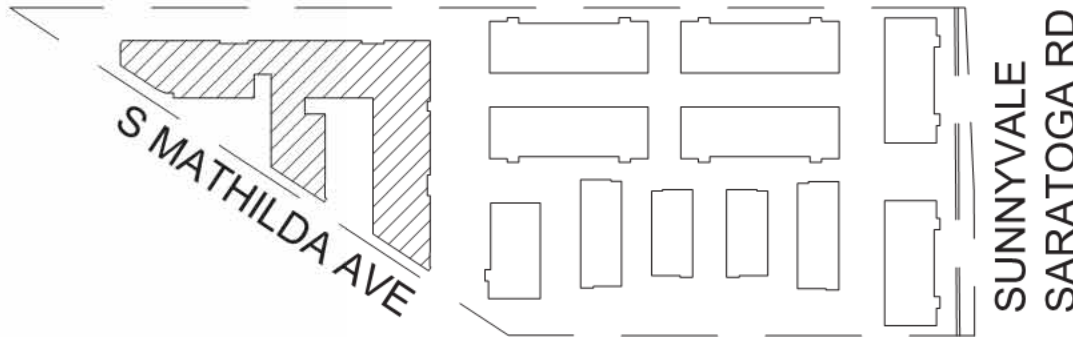


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KEY MAP



APARTMENT EAST ELEVATION

SCALE: 1" = 20'-0"

2



APARTMENT SOUTHWEST ELEVATION

SCALE: 1" = 20'-0"

1

PILASTERS OR PIERS EXTENDING
AT LEAST TWO STORIES

777 SUNNYVALE SARATOGA ROAD

SUNNYVALE, CA 94087

VALLEY OAK PARTNERS, LLC

SAN JOSE, CA 95126

Sheet Title:
PILASTER OR PIERS
DIAGRAM
(ECRSP 4.2.C)

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

SP-607



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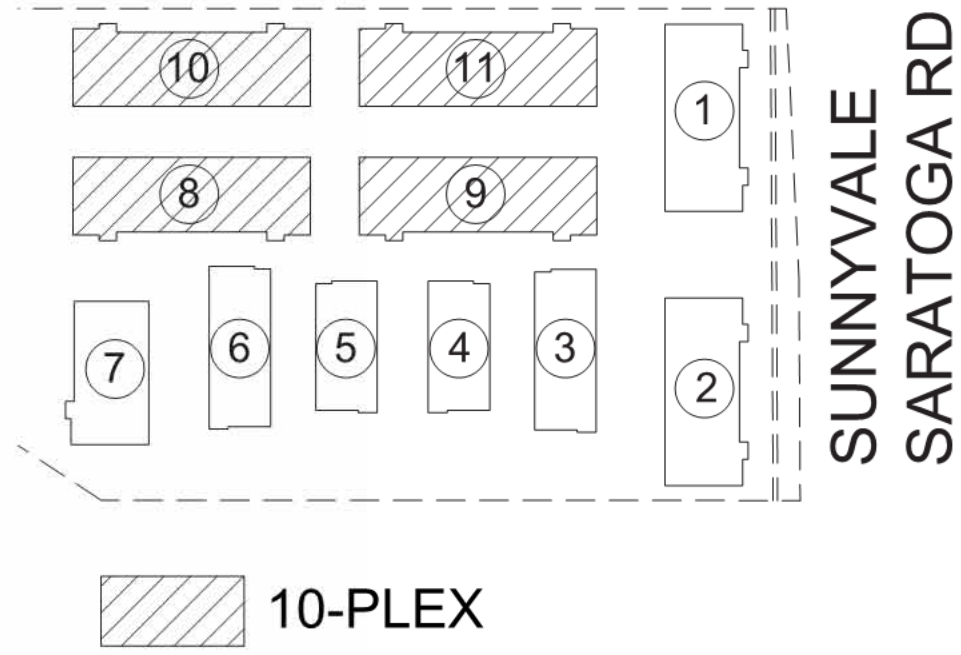
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10-PLEX (TOWNHOME 8, 9, 10 & 11) FRONT
NORTH/ SOUTH ELEVATION SCALE: 1/16" = 1'-0"



KEY MAP

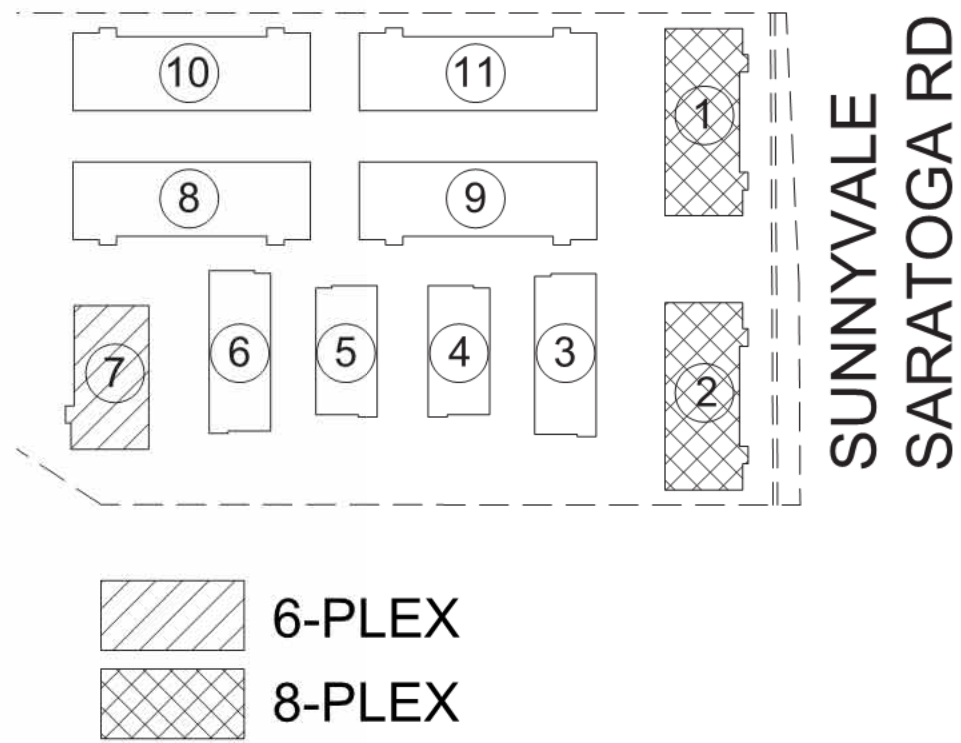


ECRSP 2.3.a_66'-6" / 124'-6" = 53.4%

8-PLEX (TOWNHOME 1 & 2) FRONT
EAST ELEVATION SCALE: 1/16" = 1'-0"



6-PLEX (TOWNHOME 7) FRONT
WEST ELEVATION SCALE: 1/16" = 1'-0"



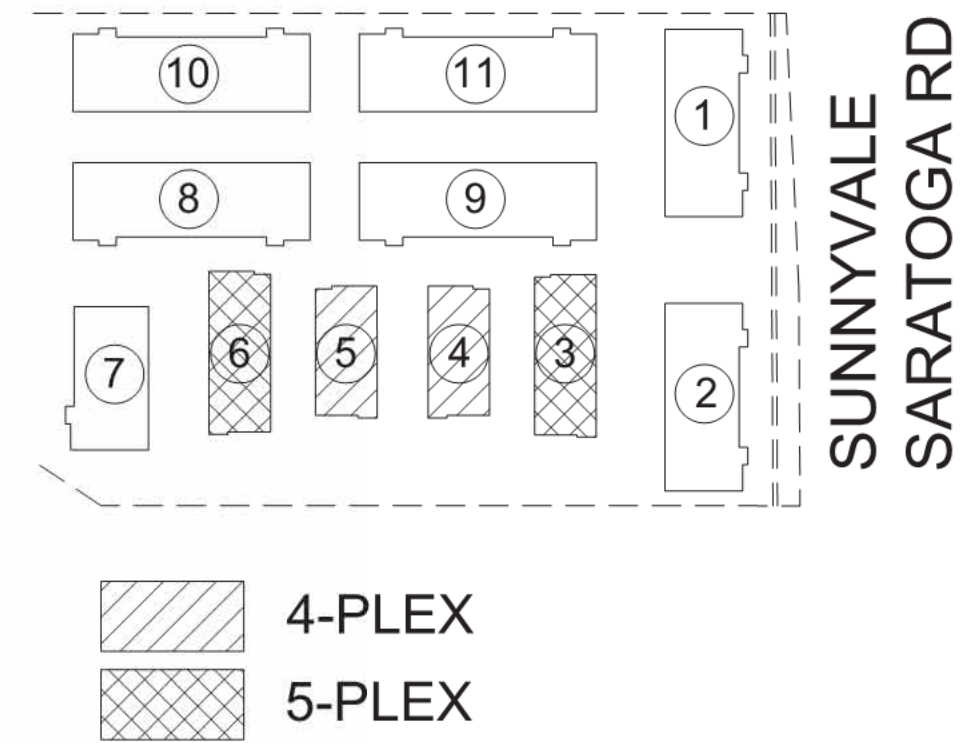
KEY MAP



5-PLEX (TOWNHOME 3 & 6) FRONT
EAST/ WEST ELEVATION SCALE: 1/16" = 1'-0"



4-PLEX (TOWNHOME 4 & 5) FRONT
EAST/ WEST ELEVATION SCALE: 1/16" = 1'-0"



KEY MAP

PILASTERS OR PIERS EXTENDING
AT LEAST TWO STORIES

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SUNNYVALE, CA 94087

VALLEY OAK PARTNERS, LLC

SAN JOSE, CA 95126

Sheet Title:
PILASTER OR PIERS
DIAGRAM
(ECRSP 4.2.C)

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

SP-608



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Associates

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VALLEY OAK PARTNERS, LLC

Sheet Title:

COVER SHEET

Job No. 19-118
Date: 01/08/2025
Scale: SEE PLAN
Drawn By: CH

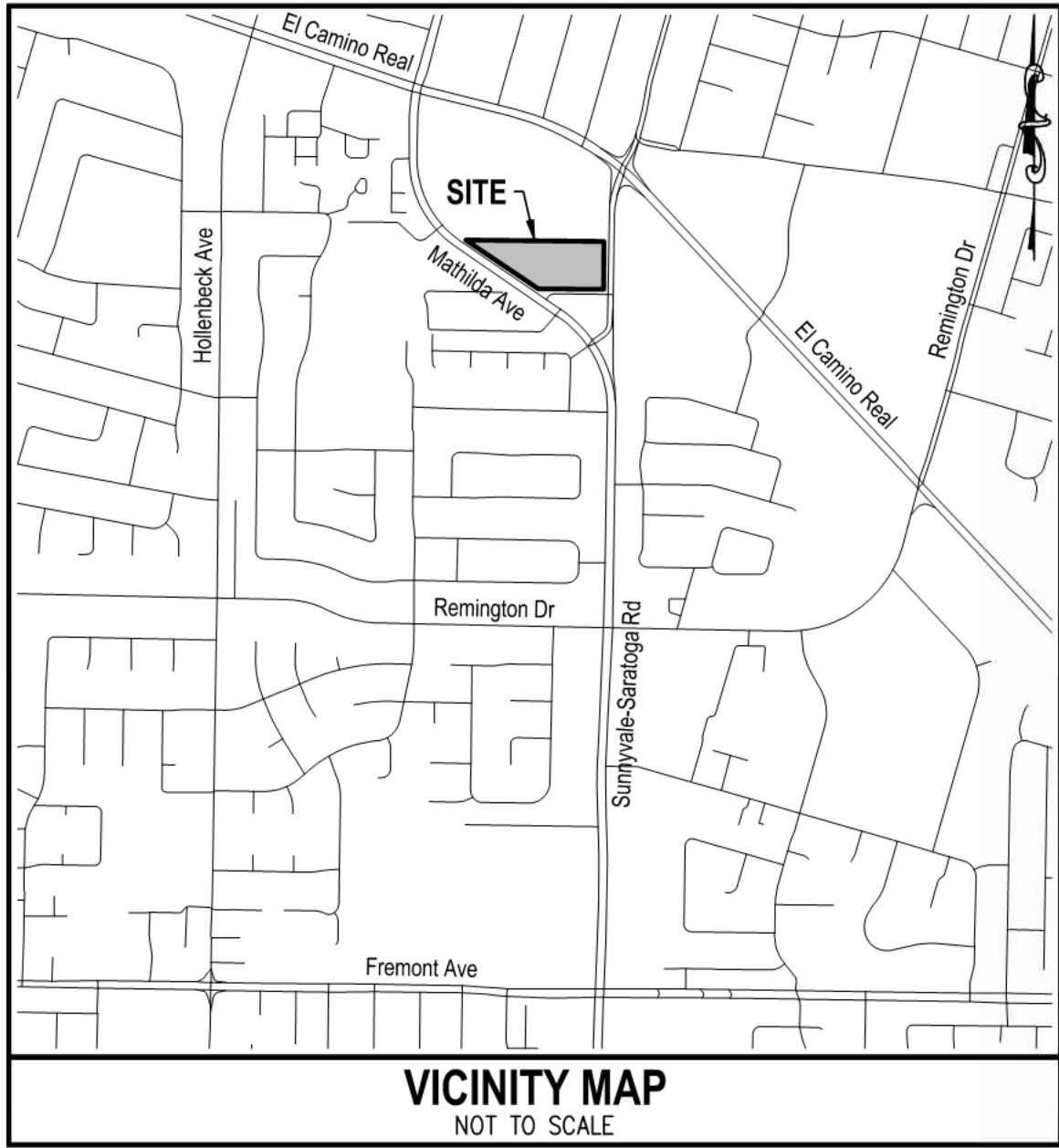
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PRELIMINARY PLANNING SUBMITTAL

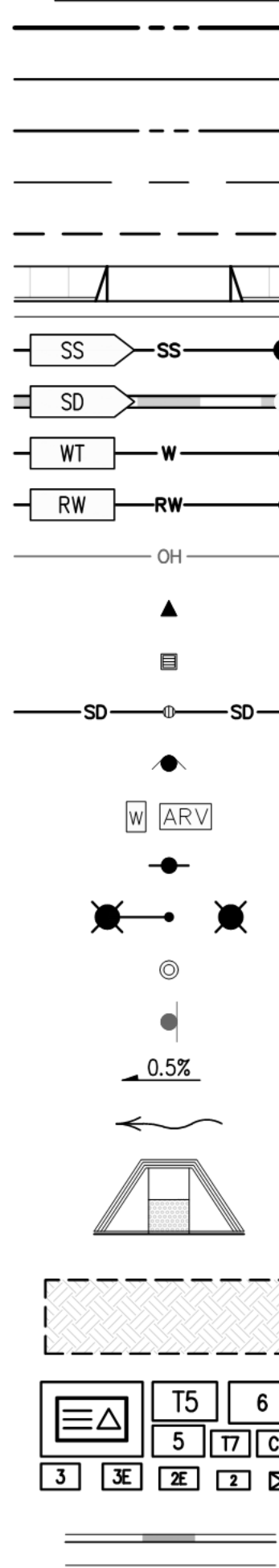
777 SUNNYVALE-SARATOGA ROAD

SAN JOSE CALIFORNIA

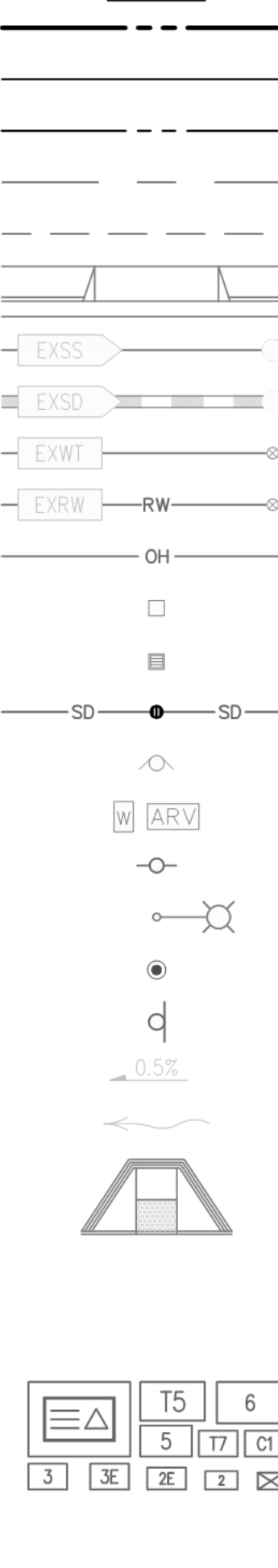


LEGEND

TO BE CONSTRUCTED



EXISTING



DESCRIPTION

BOUNDARY
PROPERTY LINE
RIGHT OF WAY
CENTER LINE
EASEMENT LINE
CURB, GUTTER, SIDEWALK & DRIVEWAY
SANITARY SEWER PIPE & MANHOLE
STORM DRAIN PIPE & MANHOLE
WATER MAIN & VALVE
RECYCLED WATER MAIN & VALVE
OVERHEAD LINE
CURB INLET
FIELD INLET
AREA DRAIN PIPE & AREA DRAIN
FIRE HYDRANT
WATER METER & AIR RELEASE VALVE
POWER POLE
ELECTROLUER
SURVEY MONUMENT
SIGN
DIRECTION OF FLOW & GRADIENT
DIRECTION OF FLOW
CURB RAMP
STORMWATER TREATMENT PLANTER
UTILITY BOXES & VAULTS
CURB TRANSITION

MAPPING ABBREVIATIONS

LE LANDSCAPE EASEMENT
IEE INGRESS AND EGRESS EASEMENT
PSE PUBLIC SERVICE EASEMENT
SE SIDEWALK EASEMENT

ABBREVIATIONS

AB	AGGREGATE BASE	HP	HIGH POINT
ABND	ABANDON	IM	IMAGE
AC	ASPHALT CONCRETE	INT	INTERSECTION
AD	AREA DRAIN	INV	INVERT
AP	ANGLE POINT	IP	IRON PIPE
APN	ASSESSORS PARCEL NUMBER	JP	JOINT POLE
ARV	AIR RELEASE VALVE	JT	JOINT TRENCH
ASB	AGGREGATE SUBBASE	LAT	LATERAL
AU	ACCESSIBLE UNIT	LP	LOW POINT
BC	BEGIN CURVE	LS	LANDSCAPE
BK	BOOK	MH	MANHOLE
BW	BOTTOM OF WALL	M	MAPS
B/W	BACK OF WALK	MEAS	MEASURED
BFP	BACK FLOW PREVENTOR	MON	MONUMENT
BOL	BOLLARD	OR	OFFICIAL RECORDS
BLDG	BUILDING	P	PAD
BRK	BRICK	PG	PAGE
BS	BOTTOM OF STEP	PLNT	PLANTER
C&G	CURB & GUTTER	PT	POINT
CB	CATCH BASIN	PIV	POST INDICATOR VALVE
CEN	CENTER	PL	PROPERTY LINE
CL	CENTERLINE	PP	POWER POLE
CLF	CHAIN LINK FENCE	PS	PROTECTIVE SLOPE
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE PIPE
CONC	CONCRETE	RC	ROLLED CURB
CONST	CONSTRUCT	RCE	REGISTERED CIVIL ENGINEER
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CR	CURB RAMP	RE	REEL
DC	DEPRESSED CURB	R&R	REMOVE AND REPLACE
DI	DRAINAGE INLET	RW	RECYCLED WATER
DIA	DIAMETER	R/W	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DBL	DOUBLE	SER	SERVICE
DS	DOWNSPOUT	SS	SANITARY SEWER
DW	DRIVEWAY	SLB	STREET LIGHT BOX
EC	END CURVE	STD	STANDARD
ESMT	EASEMENT	SQ	SQUARE
ELEC	ELECTRICAL	S/W	SIDEWALK
ELECT	ELECTROLUER	TC	TOP OF CURB
ENCL	ENCLOSURE	TDC	TOP OF DEPRESSED CURB
ENCR	ENCROACHING	TEL	TELEPHONE
EP	EDGE OF PAVEMENT	TG	TOP OF GUTTER
ER	END OF RETURN	TRC	TOP OF ROLLED CURB
EX	EXISTING	TS	TOP STEP
FB	FLUSH BAND	TSB	TRAFFIC SIGNAL BOX
FD	FOUND	TW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	TYP	TYPICAL
FC	FACE OF CURB	UB	UTILITY BOX
FEN	FENCE	UTIL	UTILITY
FF	FINISH FLOOR	VCP	VITRIFIED CLAY PIPE
FFG	FINISH FLOOR GARAGE	VLT	VAULT
FG	FINISH GRADE	WB	WATER BOX
FH	FIRE HYDRANT	WM	WATER METER
FI	FIELD INLET	WT	WATER
FL	FLOWLINE	WV	WATER VALVE
FS	FIRE SERVICE	WD	WOOD
F/W	FRONT OF WALK	XING	CROSSING
GB	GRADE BREAK		
GFF	GARAGE FINISH FLOOR		
GL	GARAGE LIP		
GRT	GRATE		
GV	GAS VALVE		

SITE PLAN

NTS

BASIS OF BEARINGS

THE BEARING NORTH 56°06'35" WEST AS FOUND MONUMENTED ON MATHILDA AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT 7573" FILED FOR RECORD IN BOOK 527 OF MAPS AT PAGES 1-2, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS SURVEY.

BENCHMARK

CITY OF SUNNYVALE BENCHMARK NUMBER 75. BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHWEST CURB RETURN, INTERSECTION OF SUNNYVALE-SARATOGA ROAD AND CRAWFORD DRIVE. NAVD88 ELEVATION: 128.774



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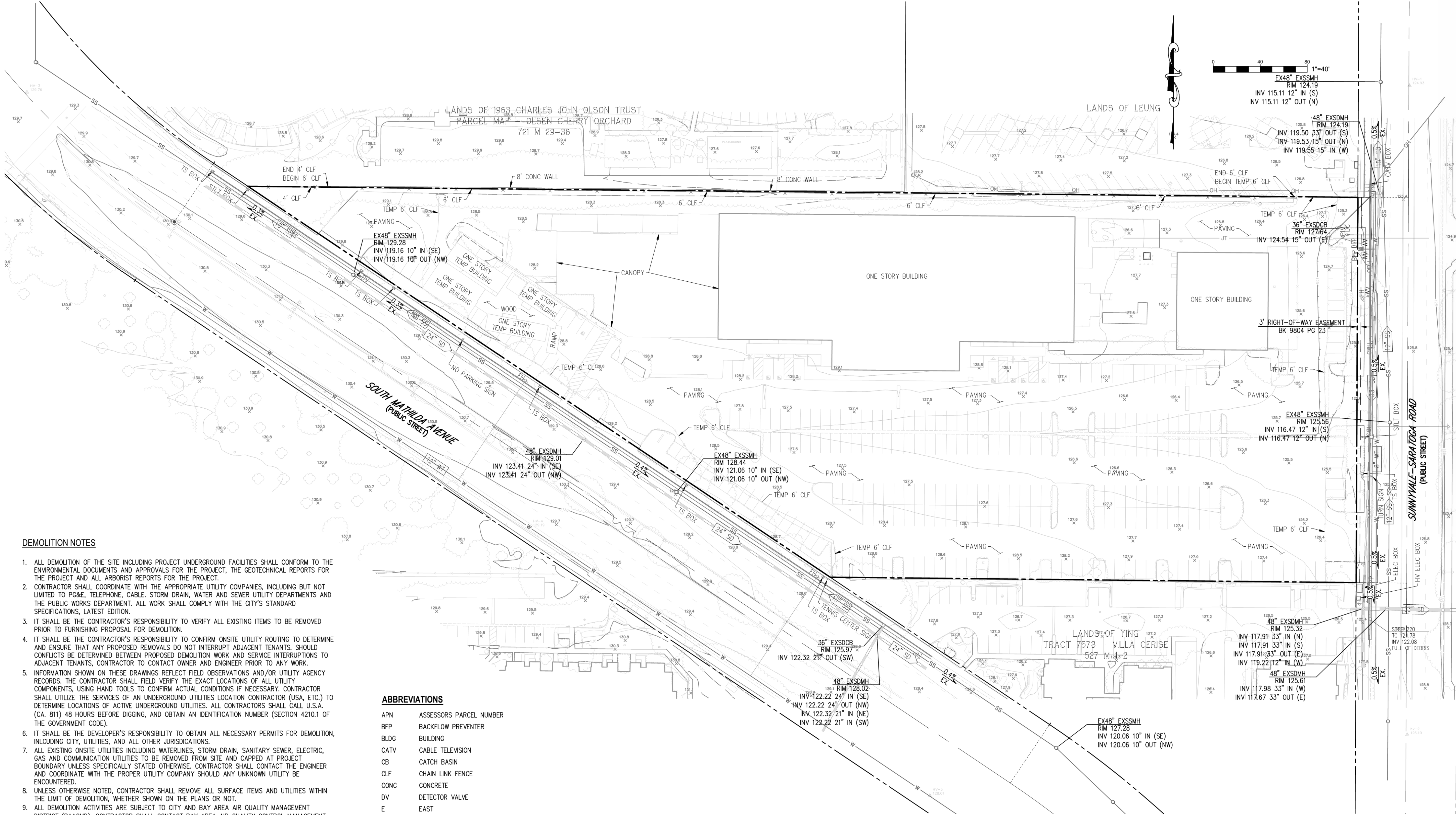
VALLEY OAK PARTNERS, LLC

Sheet Title:
**EXISTING
CONDITIONS &
DEMOLITION
PLAN**

Job No. 19-118
Date: 01/08/2025
Scale: SEE PLAN
Drawn By: CH

Sheet No:

C2.0



DEMOLITION NOTES

- ALL DEMOLITION OF THE SITE INCLUDING PROJECT UNDERGROUND FACILITIES SHALL CONFORM TO THE ENVIRONMENTAL DOCUMENTS AND APPROVALS FOR THE PROJECT, THE GEOTECHNICAL REPORTS FOR THE PROJECT AND ALL ARBORIST REPORTS FOR THE PROJECT.
- CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO PG&E, TELEPHONE, CABLE, STORM DRAIN, WATER AND SEWER UTILITY DEPARTMENTS AND THE PUBLIC WORKS DEPARTMENT. ALL WORK SHALL COMPLY WITH THE CITY'S STANDARD SPECIFICATIONS, LATEST EDITION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING ITEMS TO BE REMOVED PRIOR TO FURNISHING PROPOSAL FOR DEMOLITION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ONSITE UTILITY ROUTING TO DETERMINE AND ENSURE THAT ANY PROPOSED REMOVALS DO NOT INTERRUPT ADJACENT TENANTS. SHOULD CONFLICTS BE DETERMINED BETWEEN PROPOSED DEMOLITION WORK AND SERVICE INTERRUPTIONS TO ADJACENT TENANTS, CONTRACTOR TO CONTACT OWNER AND ENGINEER PRIOR TO ANY WORK.
- INFORMATION SHOWN ON THESE DRAWINGS REFLECT FIELD OBSERVATIONS AND/OR UTILITY AGENCY RECORDS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS OF ALL UTILITY COMPONENTS, USING HAND TOOLS TO CONFIRM ACTUAL CONDITIONS IF NECESSARY. CONTRACTOR SHALL UTILIZE THE SERVICES OF AN UNDERGROUND UTILITIES LOCATION CONTRACTOR (USA, ETC.) TO DETERMINE LOCATIONS OF ACTIVE UNDERGROUND UTILITIES. ALL CONTRACTORS SHALL CALL U.S.A. (CA. 811) 48 HOURS BEFORE DIGGING, AND OBTAIN AN IDENTIFICATION NUMBER (SECTION 4210.1 OF THE GOVERNMENT CODE).
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION, INCLUDING CITY, UTILITIES, AND ALL OTHER JURISDICTIONS.
- ALL EXISTING ONSITE UTILITIES INCLUDING WATERLINES, STORM DRAIN, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION UTILITIES TO BE REMOVED FROM SITE AND CAPPED AT PROJECT BOUNDARY UNLESS SPECIFICALLY STATED OTHERWISE. CONTRACTOR SHALL CONTACT THE ENGINEER AND COORDINATE WITH THE PROPER UTILITY COMPANY SHOULD ANY UNKNOWN UTILITY BE ENCOUNTERED.
- UNLESS OTHERWISE NOTED, CONTRACTOR SHALL REMOVE ALL SURFACE ITEMS AND UTILITIES WITHIN THE LIMIT OF DEMOLITION, WHETHER SHOWN ON THE PLANS OR NOT.
- ALL DEMOLITION ACTIVITIES ARE SUBJECT TO CITY AND BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD). CONTRACTOR SHALL CONTACT BAY AREA AIR QUALITY CONTROL MANAGEMENT DISTRICT FOR THE "J" NUMBER AND FURNISH IT TO THE DEVELOPER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR THE TERMINATION OF ALL UTILITIES THAT SERVICE THE SITE INCLUDING COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO ANY ONSITE DEMOLITION OF THOSE UTILITIES.
- CONTRACTOR SHALL PROTECT THE PUBLIC SURFACE AND UTILITY IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY AND EASEMENTS. ANY DAMAGE DUE TO CONTRACTOR'S OPERATIONS SHALL BE REPAIRED ACCORDING TO CITY STANDARDS AT THE CONTRACTOR'S EXPENSE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN DUST CONTROL AND CLEANUP AS REQUIRED BY THE CITY AND OTHER AGENCIES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE LEAD SURVEY AND ASBESTOS SURVEY FROM THE DEVELOPER AND COMPLETE ALL NECESSARY RECOMMENDATIONS PER SAID REPORTS.
- CONTRACTOR SHALL PROTECT NEIGHBORING PROPERTIES AND TREES FROM DAMAGE DURING DEMOLITION ACTIVITIES.
- PERIMETER FENCING SHALL REMAIN, EXCEPT AS NOTED.
- ALL ONSITE TREES TO BE REMOVED UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SAFETY AND TRAFFIC CONTROL REQUIRED ON EXISTING STREETS DURING CONSTRUCTION. COMPENSATION FOR THESE ITEMS SHALL BE INCLUDED IN THE PRICES OF THE VARIOUS ITEMS OF WORK.
- PRACTICAL EROSION CONTROL MEASURES SHALL BE IN PLACE DURING ALL DEMOLITION ACTIVITIES.
- THIS PLAN DOES NOT AUTHORIZE ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR MODIFICATION TO PUBLIC FACILITIES INCLUDING ANY FACILITIES WITHIN PUBLIC EASEMENTS UNLESS OTHERWISE NOTED ON PLANS.
- SEPTIC TANKS, AND OTHER VOIDS, ARE TO BE DESTROYED, BACKFILLED AND COMPACTED PER CITY STANDARDS AND THE SOILS REPORT. CONTRACTOR TO CONTACT GEOTECHNICAL ENGINEER AND OWNER SHOULD THESE BE FOUND.
- ADDITIONAL CONDITIONS MAY BE ADDED AS REQUIRED BASED ON PROJECT APPROVALS AND ASSOCIATED PLANS.

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
CATV	CABLE TELEVISION
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DV	DETECTOR VALVE
E	EAST
ELEC	ELECTRIC
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FD	FOUND
HV	HIGH VOLTAGE
MH	MANHOLE
N	NORTH
PP	POWER POLE
PL	PROPERTY LINE
PIV	POST INDICATOR VALVE
SS	SANITARY SEWER
S	SOUTH
SD	STORM DRAIN
STLT	STREET LIGHT
TEMP	TEMPORARY
TS	TRAFFIC SIGNAL
WM	WATER METER
WT	WATER
WV	WATER VALVE
W	WEST

NOTES

- ALL EXISTING HARDSCAPE IMPROVEMENTS (AC PAVEMENT, CONCRETE WALKS, CURBS, PLANTERS, ETC.) TO BE DEMOLISHED AND REMOVED
- ALL EXISTING UTILITY CONNECTIONS TO SITE TO BE PROPERLY DISCONNECTED AND CAPPED OFF IN COORDINATION WITH THE APPLICABLE SERVICE PROVIDER (I.E. GAS, ELECTRICAL, COMMUNICATIONS, WATER, ETC.)
- EXISTING ONSITE STORM COLLECTION SYSTEM TO BE REMOVED ENTIRELY.
- EXISTING ONSITE SANITARY COLLECTION SYSTEM TO BE REMOVED ENTIRELY.

EASEMENT NOTE:

THIS SHEET SHOWS THE LOCATION OF ANY RECORDED PUBLIC EASEMENT AS PROVIDED ON THE CURRENT TITLE REPORT SUCH AS EASEMENTS FOR STORM DRAINS, WATER LINES, AND OTHER PUBLIC RIGHTS OF WAY PER GOVT CODE SECTION 65941.

LEGEND

---	BOUNDARY LINE
- - -	RIGHT-OF-WAY
---	LOT LINE
---	CENTER LINE
- - -	EASEMENT LINE
SS	BOUNDARY TIE
SS	SANITARY SEWER
W	STORM DRAIN
W	WATER LINE
○	FIRE HYDRANT
○	GAS OR WATER VALVE
C	COMMUNICATIONS LINE
JT	JOINT TRENCH LINE
OH	OVERHEAD LINE
○	STREET LIGHT
X	CHAIN LINK FENCE
•	BOLLARD
○	TREE



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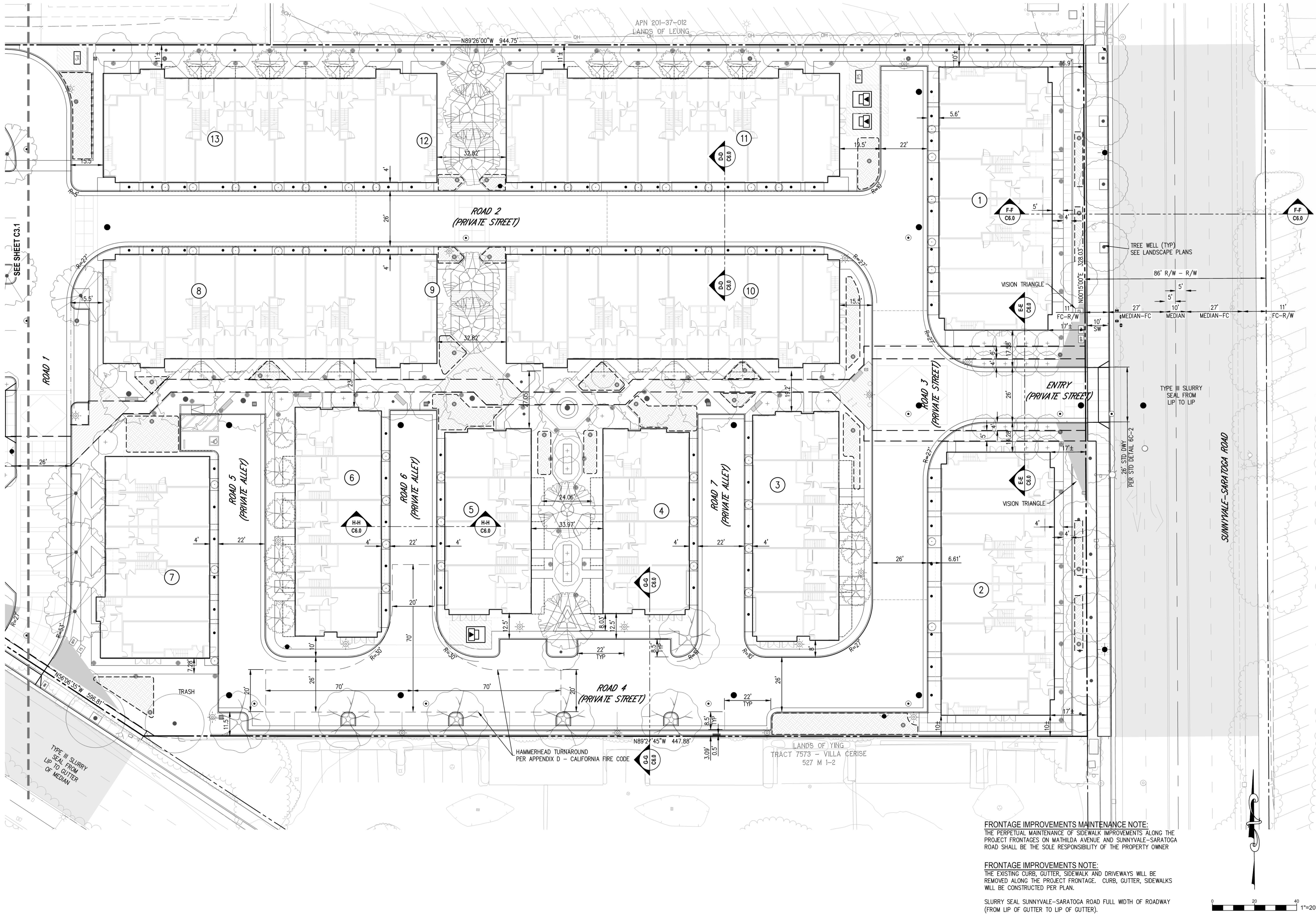
Sheet Title:

HORIZONTAL
CONTROL PLAN

Job No. 19-118
Date: 01/08/2025
Scale: SEE PLAN
Drawn By: CH

Sheet No:

C3.0



FRONTAGE IMPROVEMENTS MAINTENANCE NOTE:
THE PERPETUAL MAINTENANCE OF SIDEWALK IMPROVEMENTS ALONG THE
PROJECT FRONTAGES ON MATHILDA AVENUE AND SUNNYVALE-SARATOGA
ROAD SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

FRONTAGE IMPROVEMENTS NOTE:
THE EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAYS WILL BE
REMOVED ALONG THE PROJECT FRONTAGE. CURB, GUTTER, SIDEWALKS
WILL BE CONSTRUCTED PER PLAN.

SLURRY SEAL SUNNYVALE-SARATOGA ROAD FULL WIDTH OF ROADWAY
(FROM LIP OF GUTTER TO LIP OF GUTTER).



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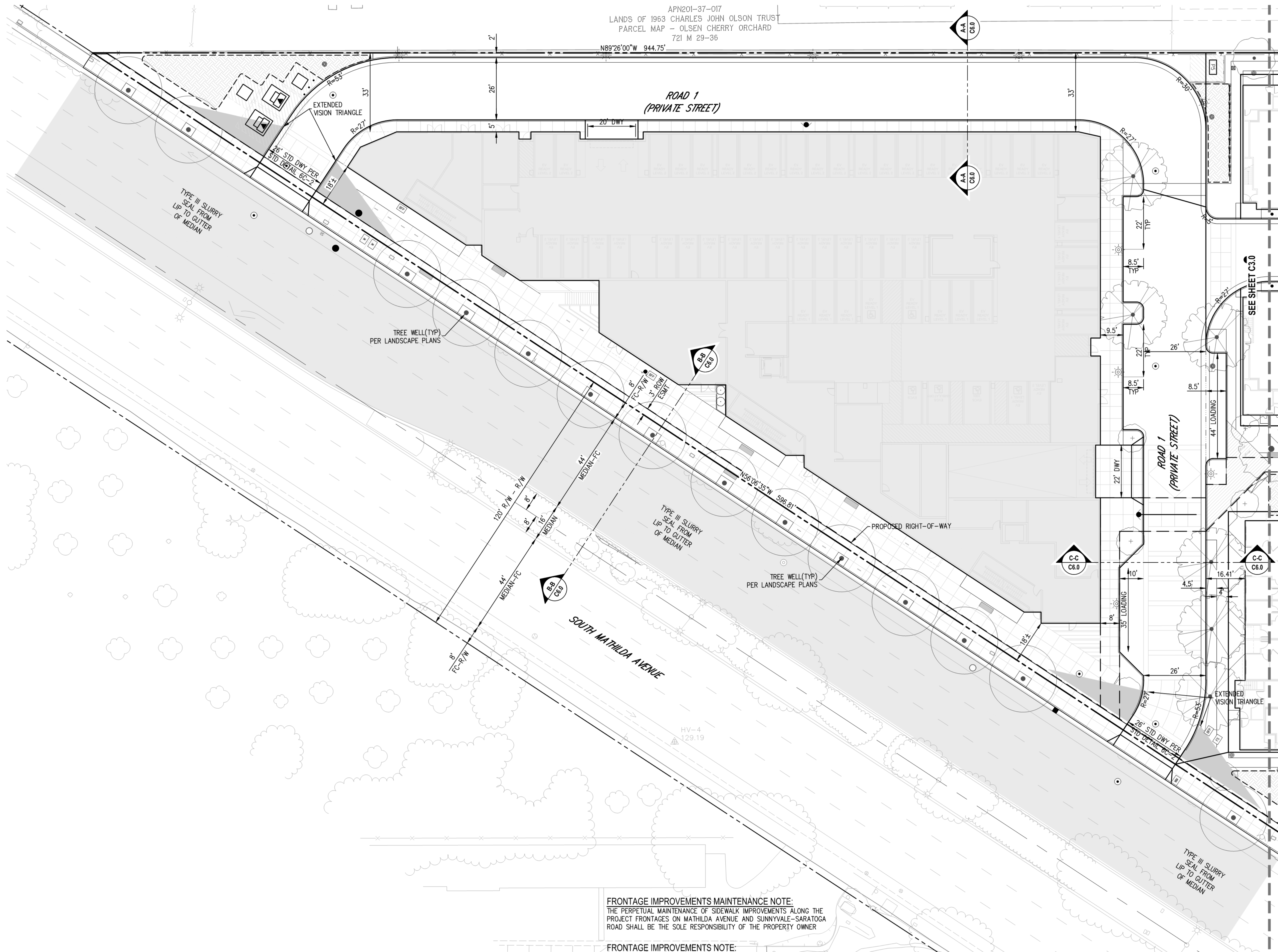
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CONTROL PLAN

Job No. 19-118
Date: 01/08/2025
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Sheet No:

C3.1



APN201-37-017
LANDS OF 1963 CHARLES JOHN OLSON TRUST
PARCEL MAP - OLSEN CHERRY ORCHARD
721 M 29-36

N89°26'00"W 944.75'

ROAD 1
(PRIVATE STREET)

TYPE III SLURRY
SEAL FROM
LIP TO GUTTER
OF MEDIAN

TREE WELL(TYP)
PER LANDSCAPE PLANS

SOUTH MATHILDA AVENUE

FRONTAGE IMPROVEMENTS MAINTENANCE NOTE:
THE PERPETUAL MAINTENANCE OF SIDEWALK IMPROVEMENTS ALONG THE
PROJECT FRONTAGES ON MATHILDA AVENUE AND SUNNYVALE-SARATOGA
ROAD SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

FRONTAGE IMPROVEMENTS NOTE:
THE EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAYS WILL BE
REMOVED ALONG THE PROJECT FRONTAGE. CURB, GUTTER, SIDEWALKS
WILL BE CONSTRUCTED PER PLAN.

NO PARKING OR LOADING ON PROJECT FRONTAGE.

SLURRY SEAL SOUTH MARHILDA AVE. FROM MEDIAN TO LIP OF GUTTER.





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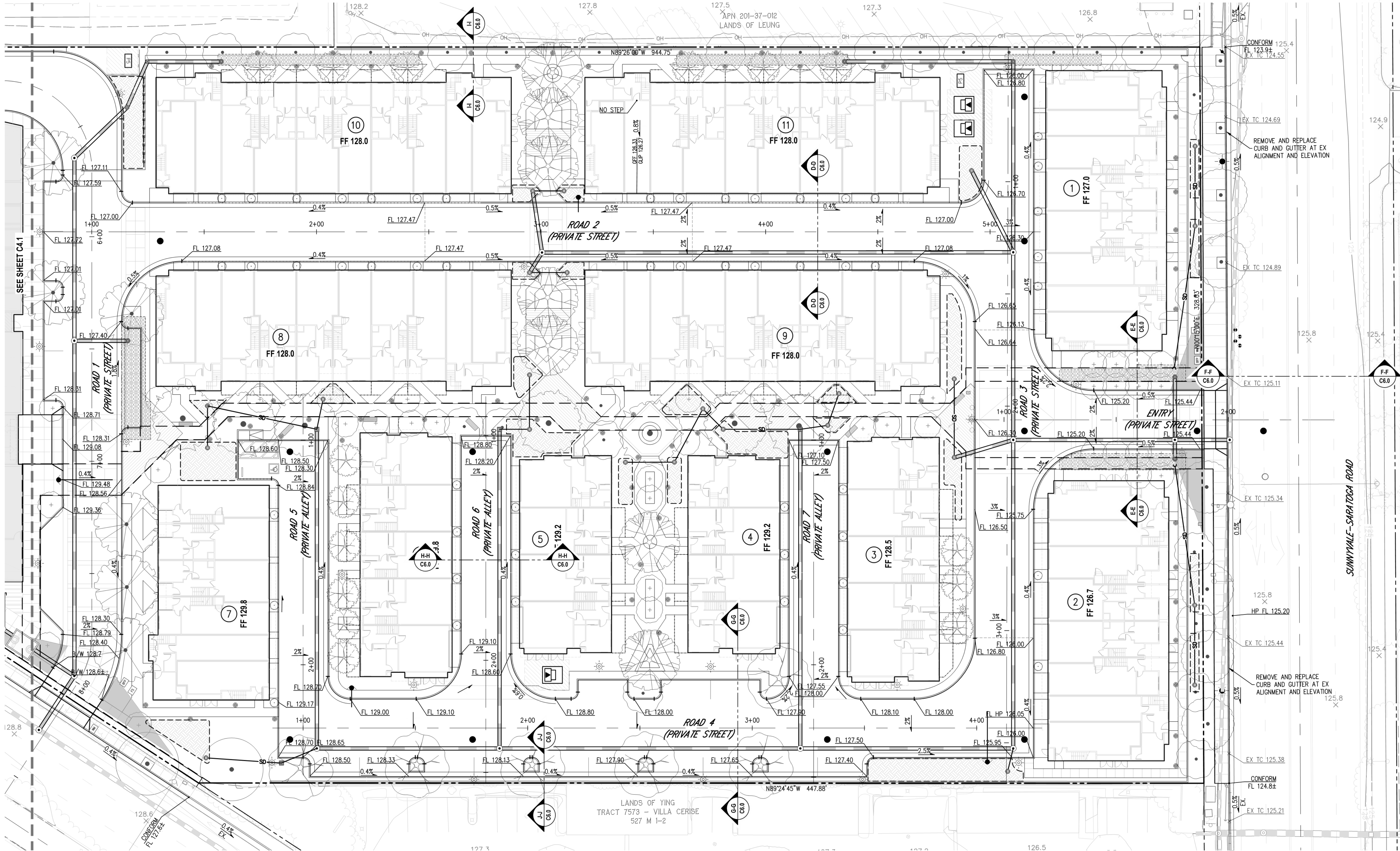
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GRADING &
DRAINAGE PLAN

Job No. 19-118
Date: 01/08/2025
Scale: SEE PLAN
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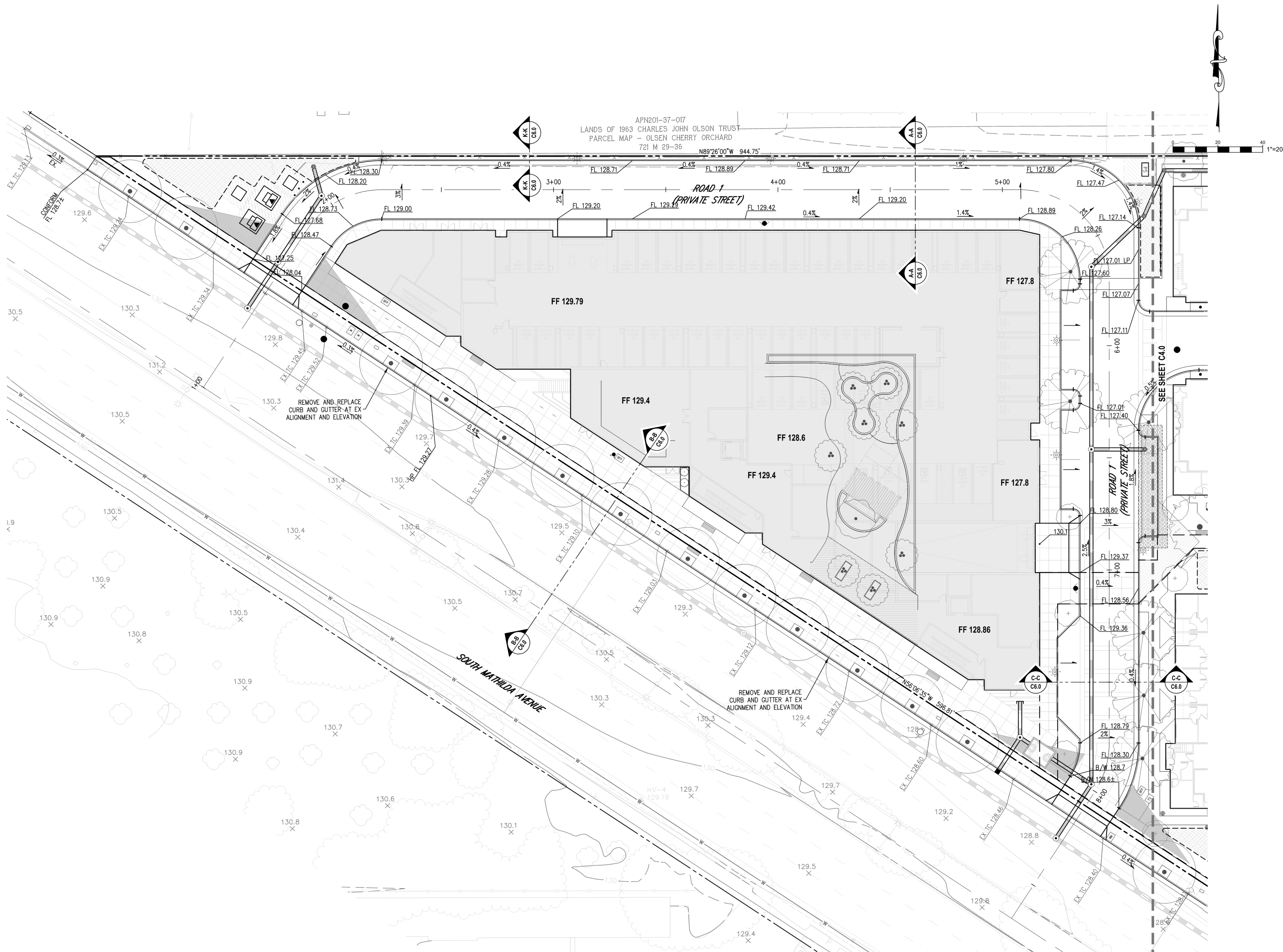
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GRADING &
DRAINAGE PLAN

Job No. 19-118
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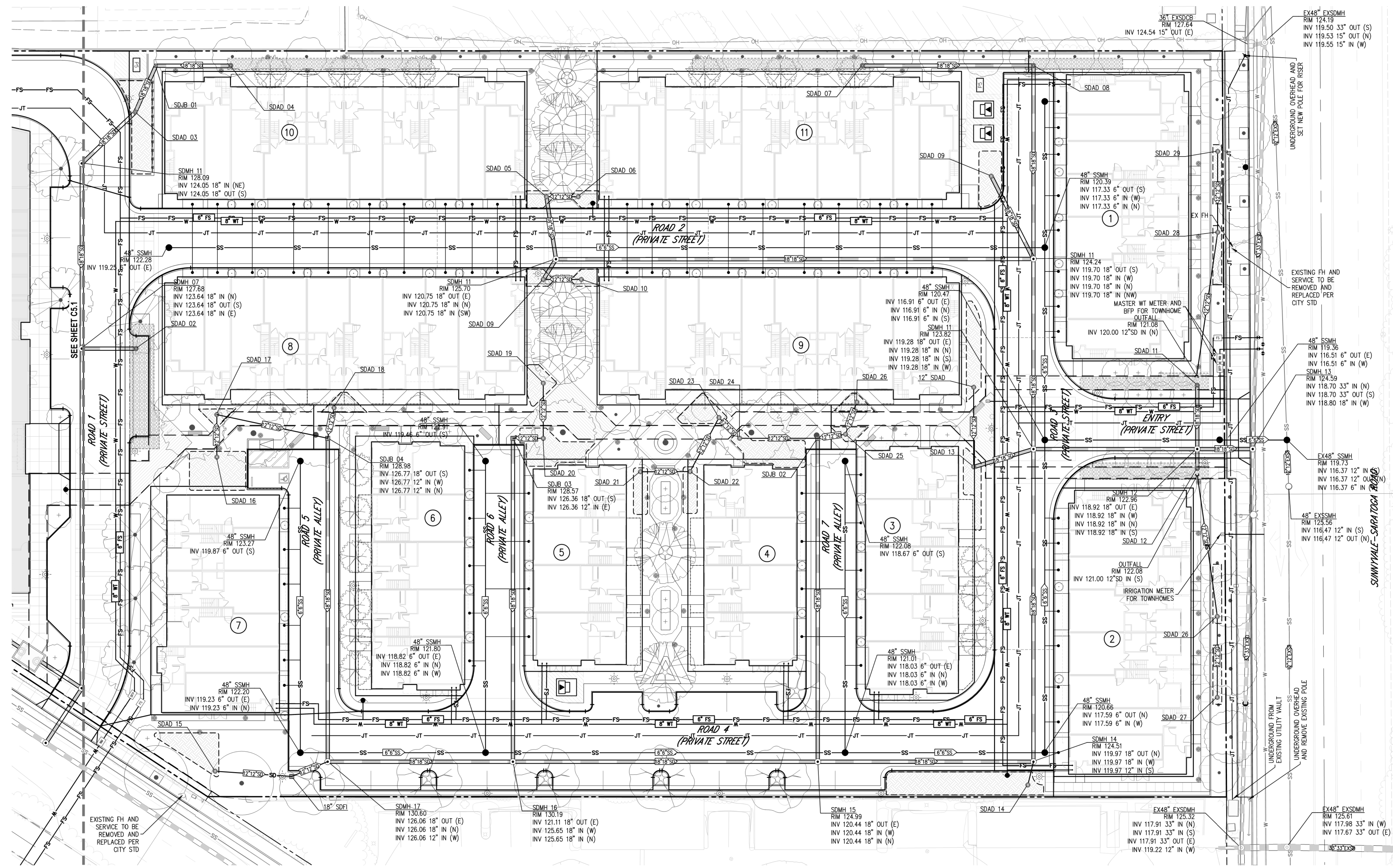
Sheet Title:

UTILITY PLAN

Job No. 19-118
Date: 01/08/2025
Scale: SEE PLAN
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Sheet No:

C5.0



UNDERGROUNDING NOTE:
OVERHEAD UTILITIES TO BE UNDERGROUNDED ALONG
SUNNYVALE-SARATOGA ROAD FRONTAGE





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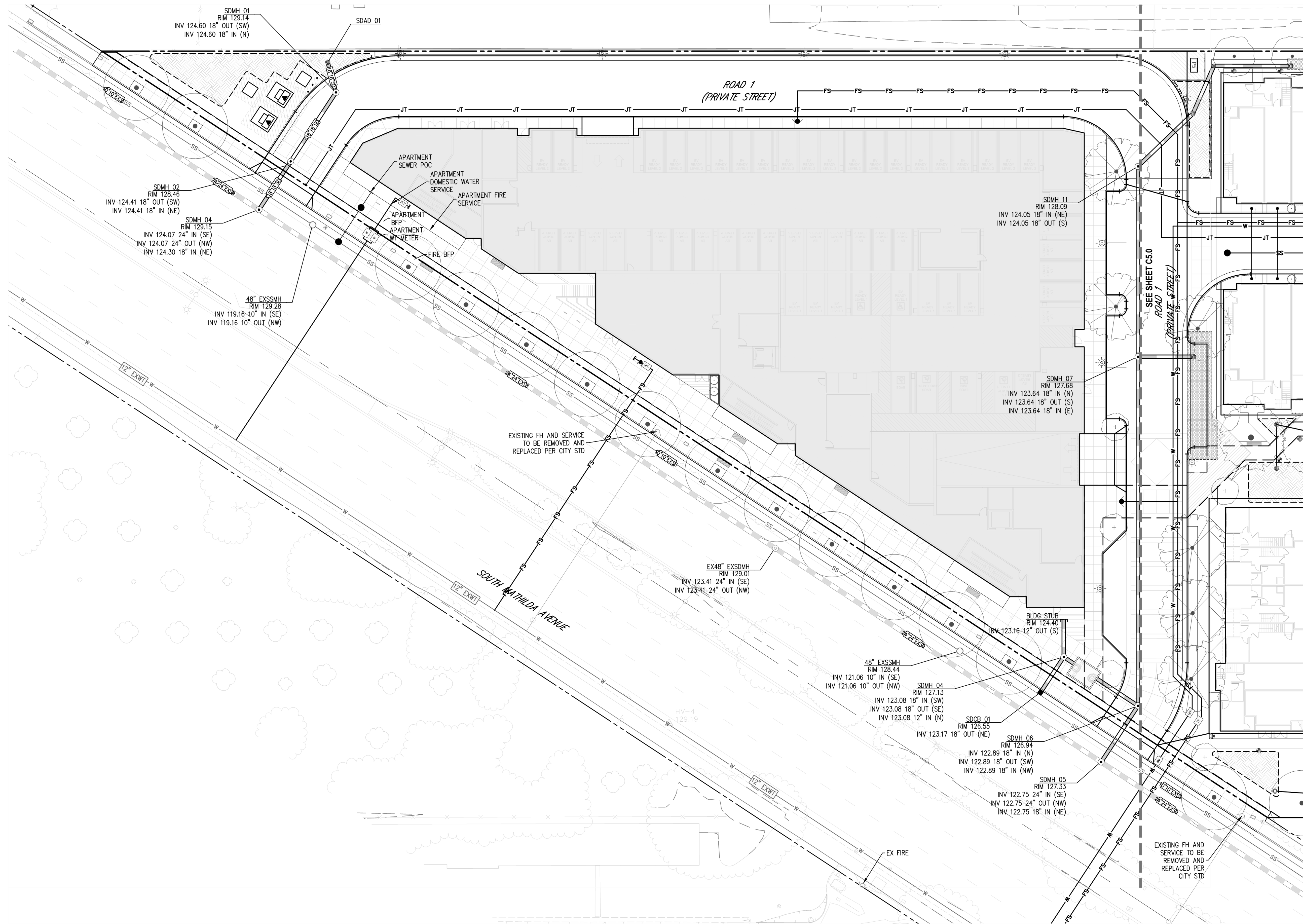
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UTILITY PLAN

Job No. 19-118
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0 20 40
1"=20'



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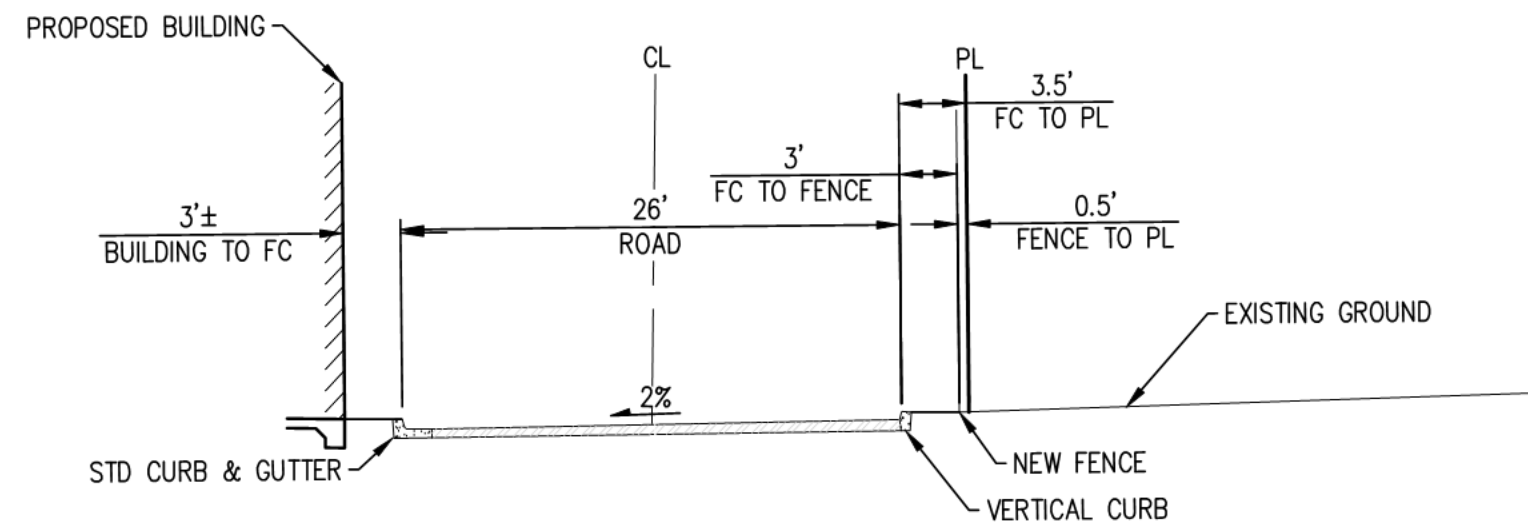
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DETAILS &
SECTIONS

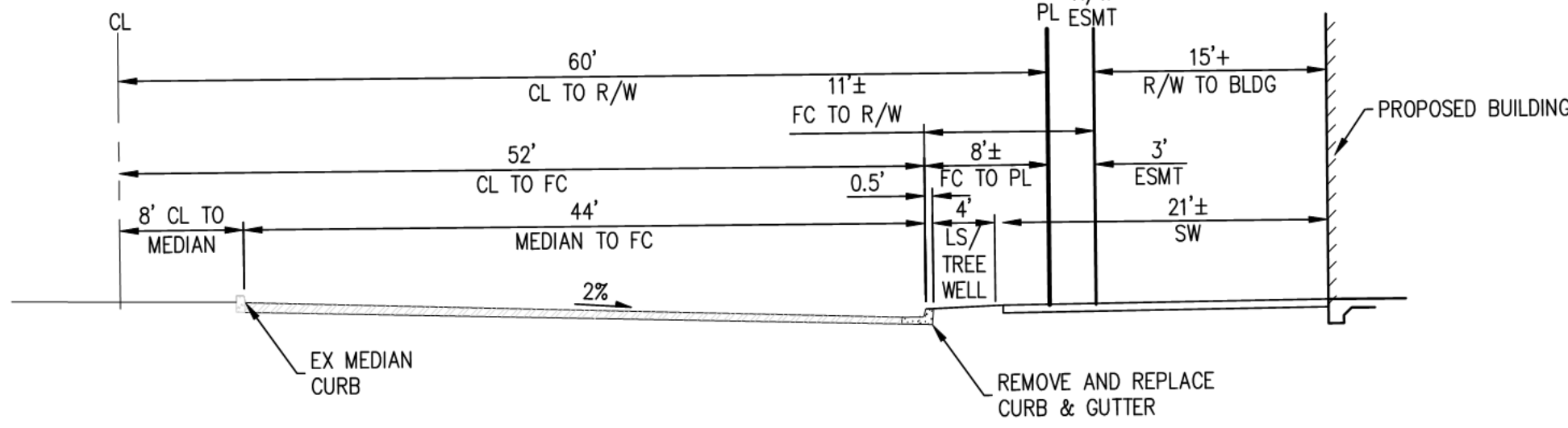
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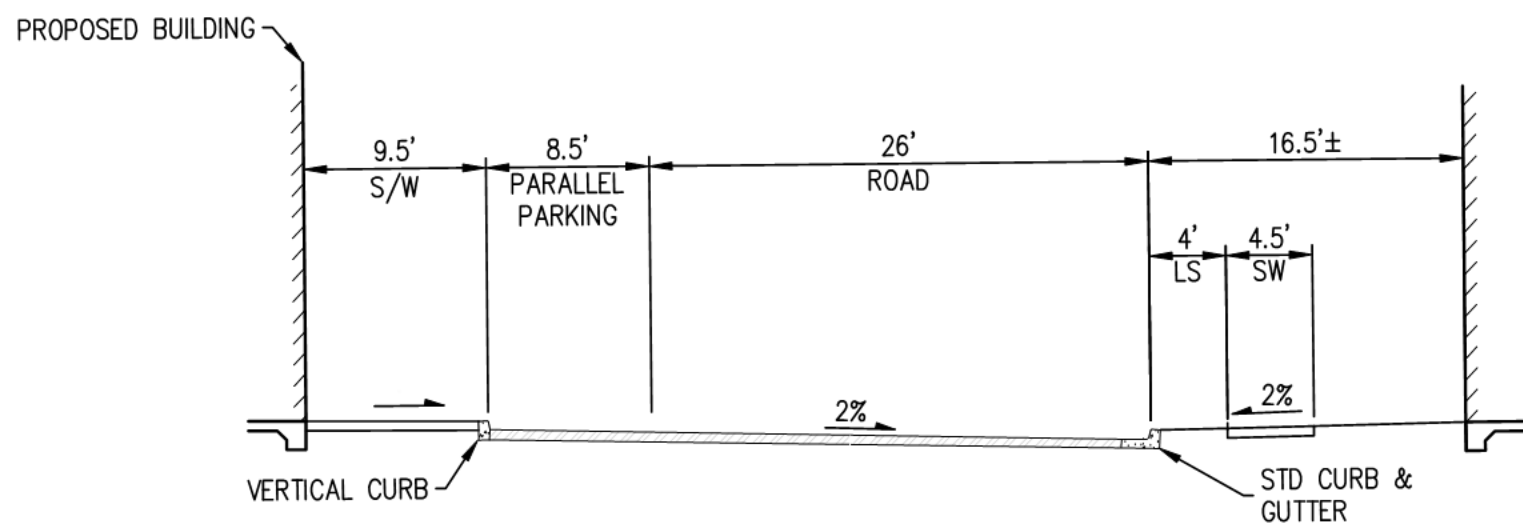
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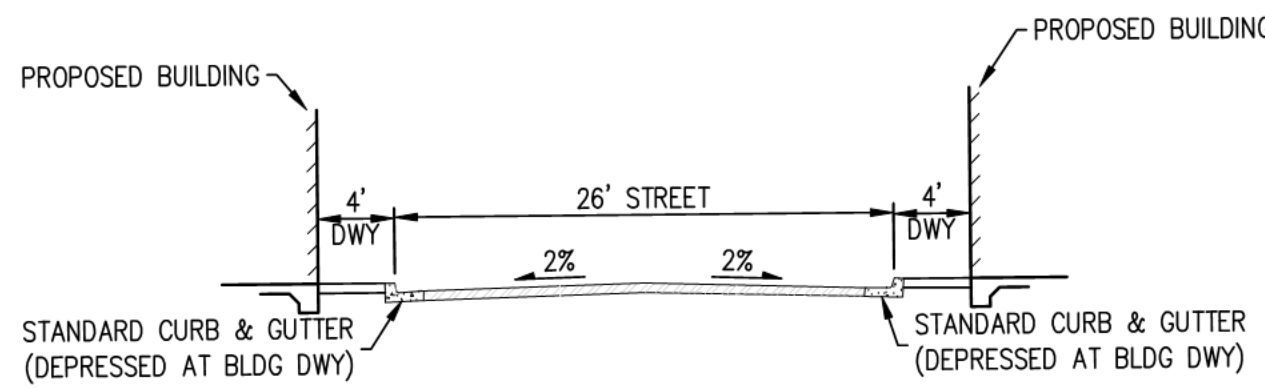
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SECTION A-A**
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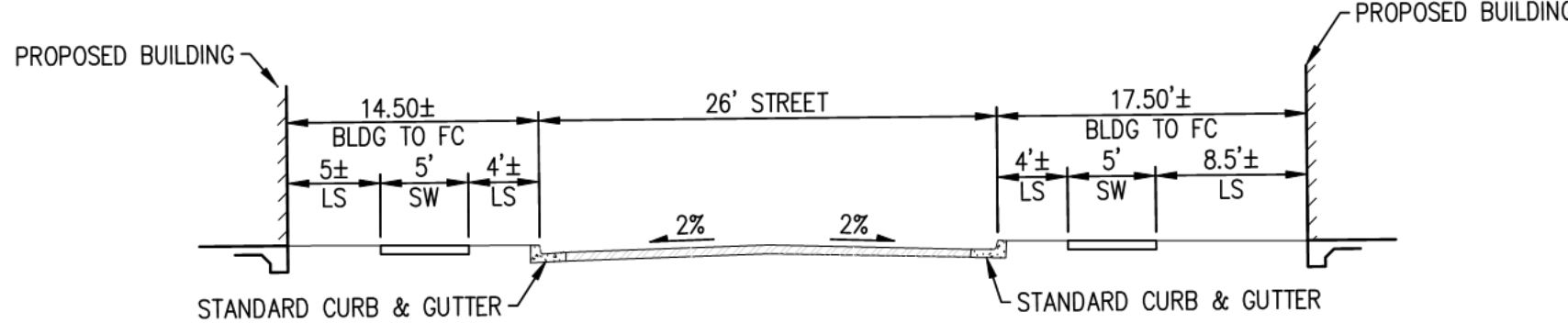
**SOUTH MATHILDA AVENUE
SECTION B-B**
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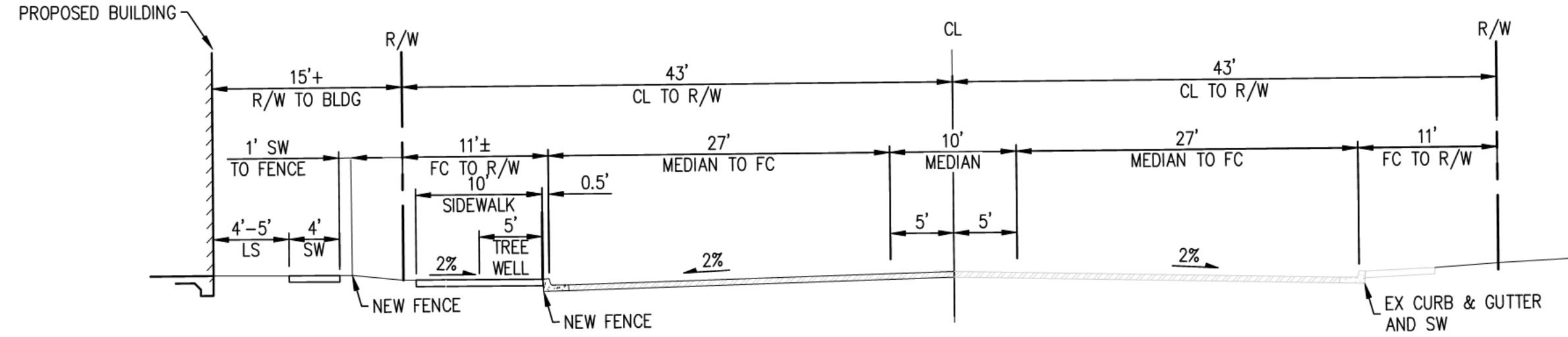
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SECTION C-C**
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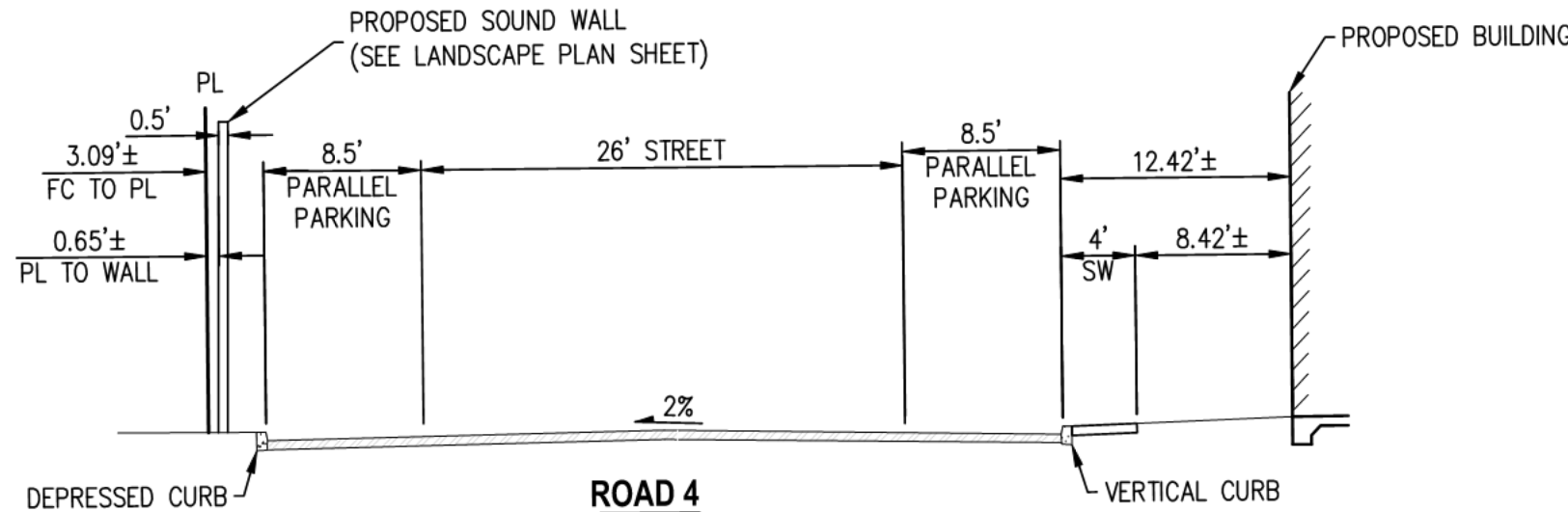
**TYPICAL STREET
SECTION D-D (ROAD 2)**
SCALE: NTS



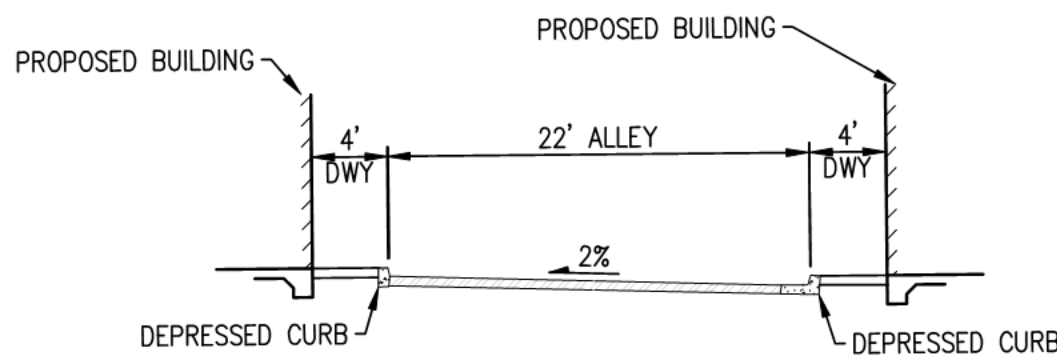
**ENTRY STREET
SECTION E-E**
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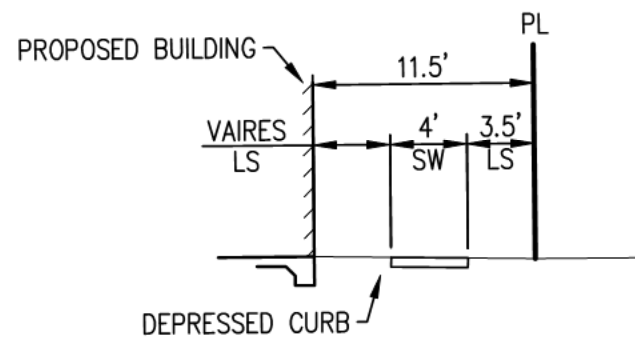
**SARATOGA-SUNNYVALE ROAD
SECTION F-F**
SCALE: NTS



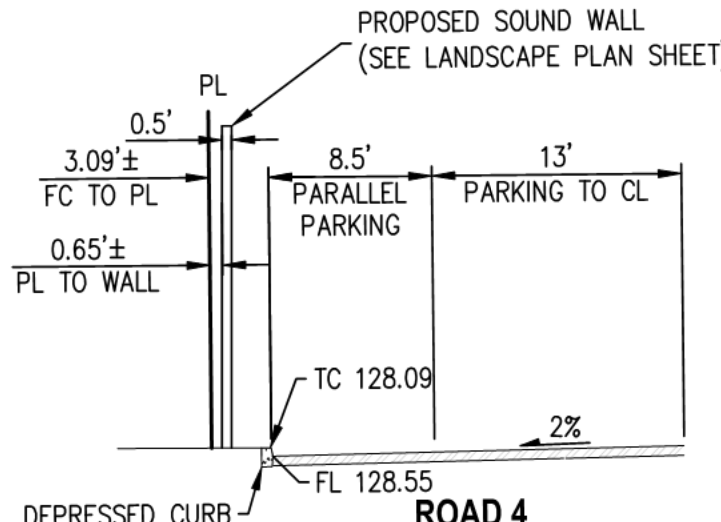
**ROAD 4
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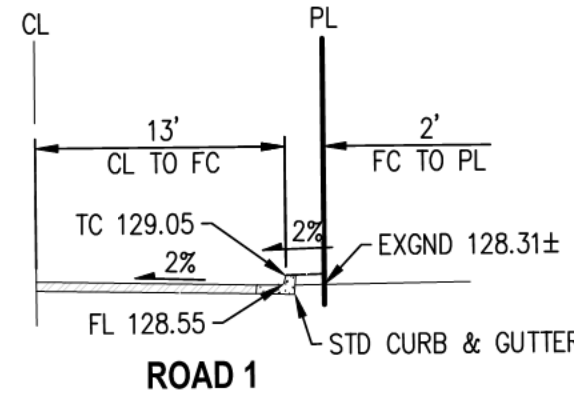
**TYPICAL ALLEY (ROAD 5/6/7)
SECTION H-H**
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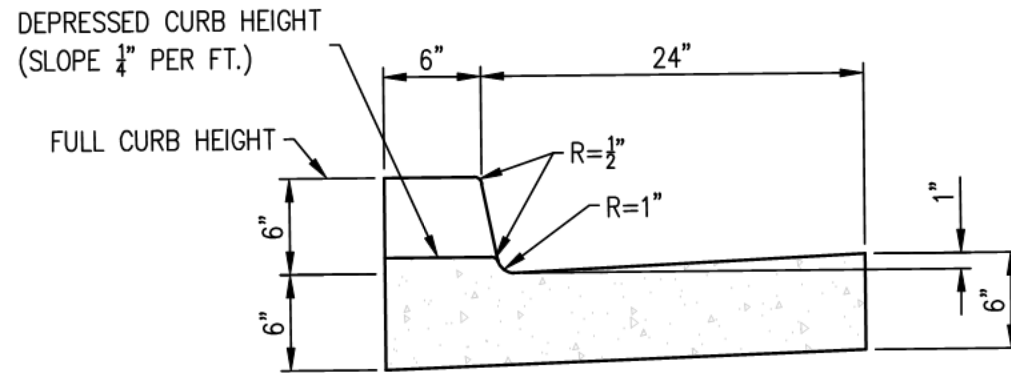
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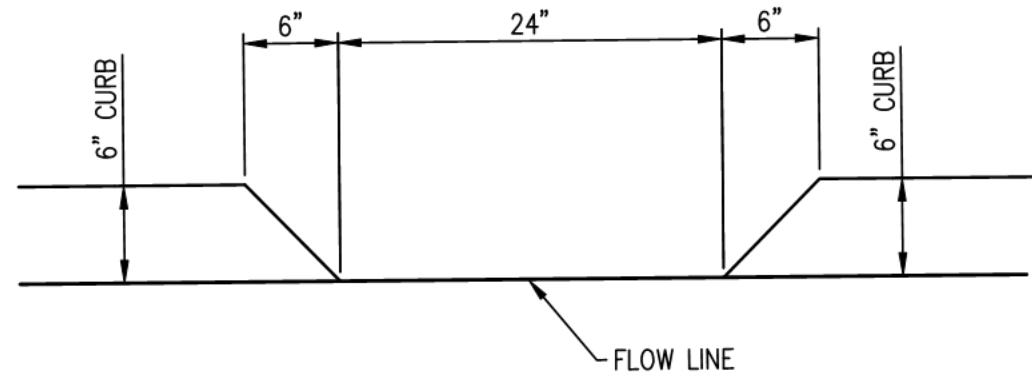
**ROAD 4
SECTION J-J**
SCALE: NTS



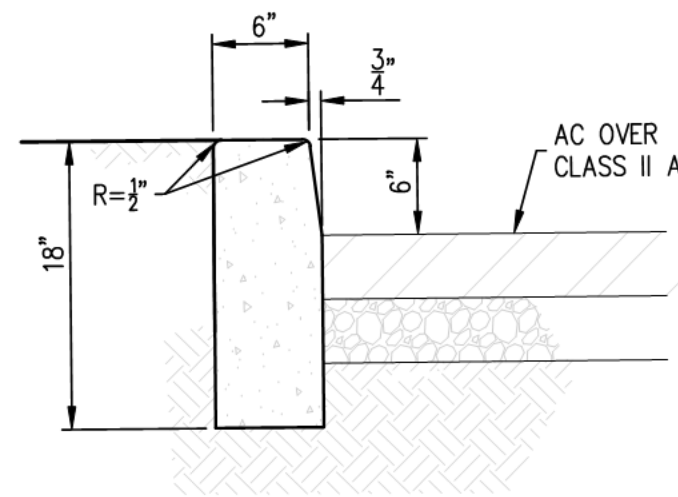
**ROAD 1
SECTION K-K**
SCALE: NTS



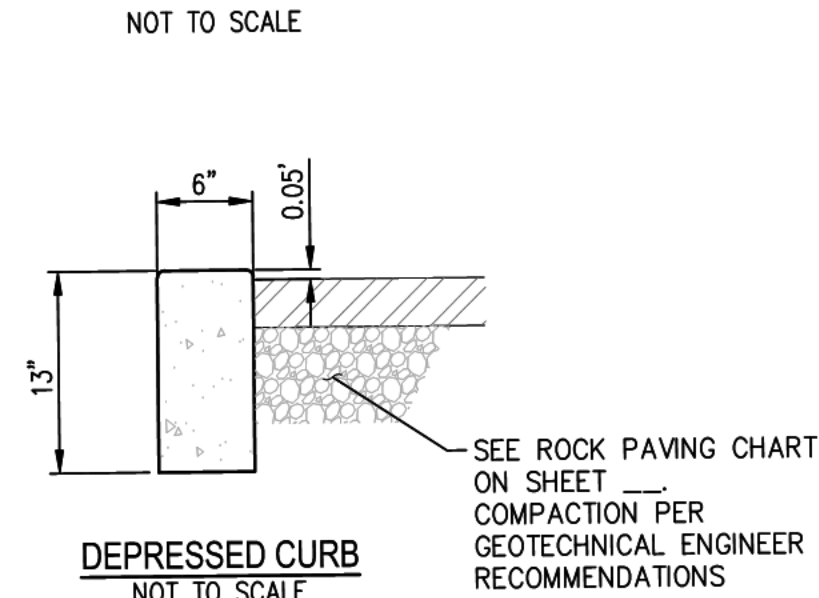
**FULL OR DEPRESSED
CURB AND GUTTER**
NOT TO SCALE



CURB CUT DETAIL
NOT TO SCALE



VERTICAL CURB
NOT TO SCALE



DEPRESSED CURB
NOT TO SCALE

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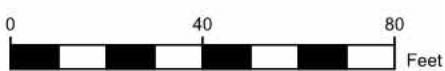
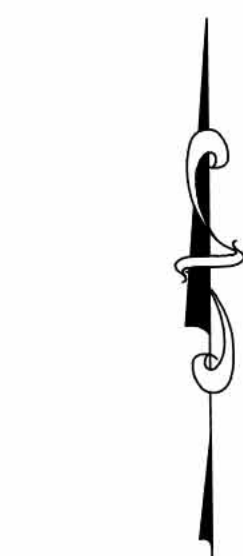
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FIRE ACCESS PLAN

Sheet No:

C7.0



1. PROPOSED TYPE OF CONSTRUCTION

TOWNHOME (10 PLEX): CONSTRUCTION

TOWNHOME (10 PLEX): CONSTRUCTION TYPE: 3 STORIES TYPE V-A
OCCUPANCY: R-2 / U

	CONSTRUCTION TYPE	TOTAL SF
LEVEL 1	I-A	36,262
LEVEL 2	I-A	33,855
LEVEL 3	III-A	29,594
LEVEL 4	III-A	29,594
LEVEL 5	III-A	29,594
LEVEL 6	III-A	29,594
LEVEL 7	III-A	29,594
TOTAL		218,087

AFFORDABLE APT: CONSTRUCTION TYPE: 5 STORIES TYPE III-A OVER 2 TYPE I-A
OCCUPANCY: R-2 / B / A-3 / S-2

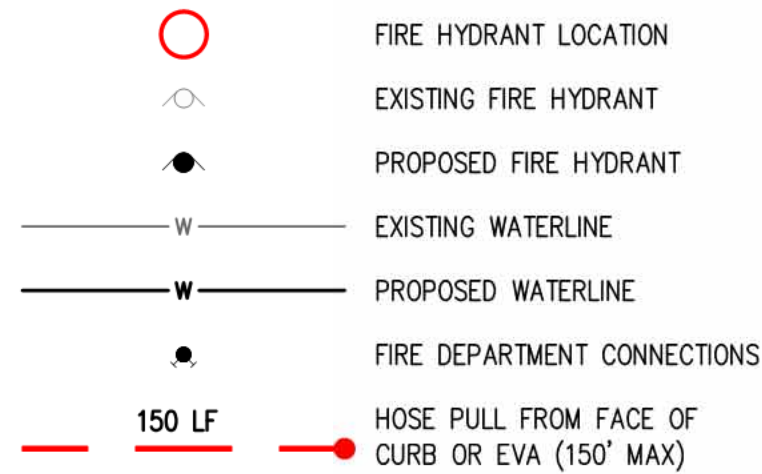
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LEVEL 1	I-A	36,262
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LEVEL 3	III-A	29,594
LEVEL 4	III-A	29,594
LEVEL 5	III-A	29,594
LEVEL 6	III-A	29,594
LEVEL 7	III-A	29,594
TOTAL		218,087

2. REQUIREMENT FOR FIRE FLOW:

DERIVED FROM THE CBC APPENDIX B: FIRE FLOW REQUIREMENTS FOR BUILDINGS INCLUDING
CODE INTERPRETAION #11-015 FOR MIXED CONSTRUCTION BULDINGS

TOWNHOMES: 2,700 GPM FOR 2 HOURS
AFFORDABLE APT: 4,620 GPM FOR 4 HOURS

LEGEND





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: Urban Design

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: Oakland, California 94607
: (510) 451 - 2850

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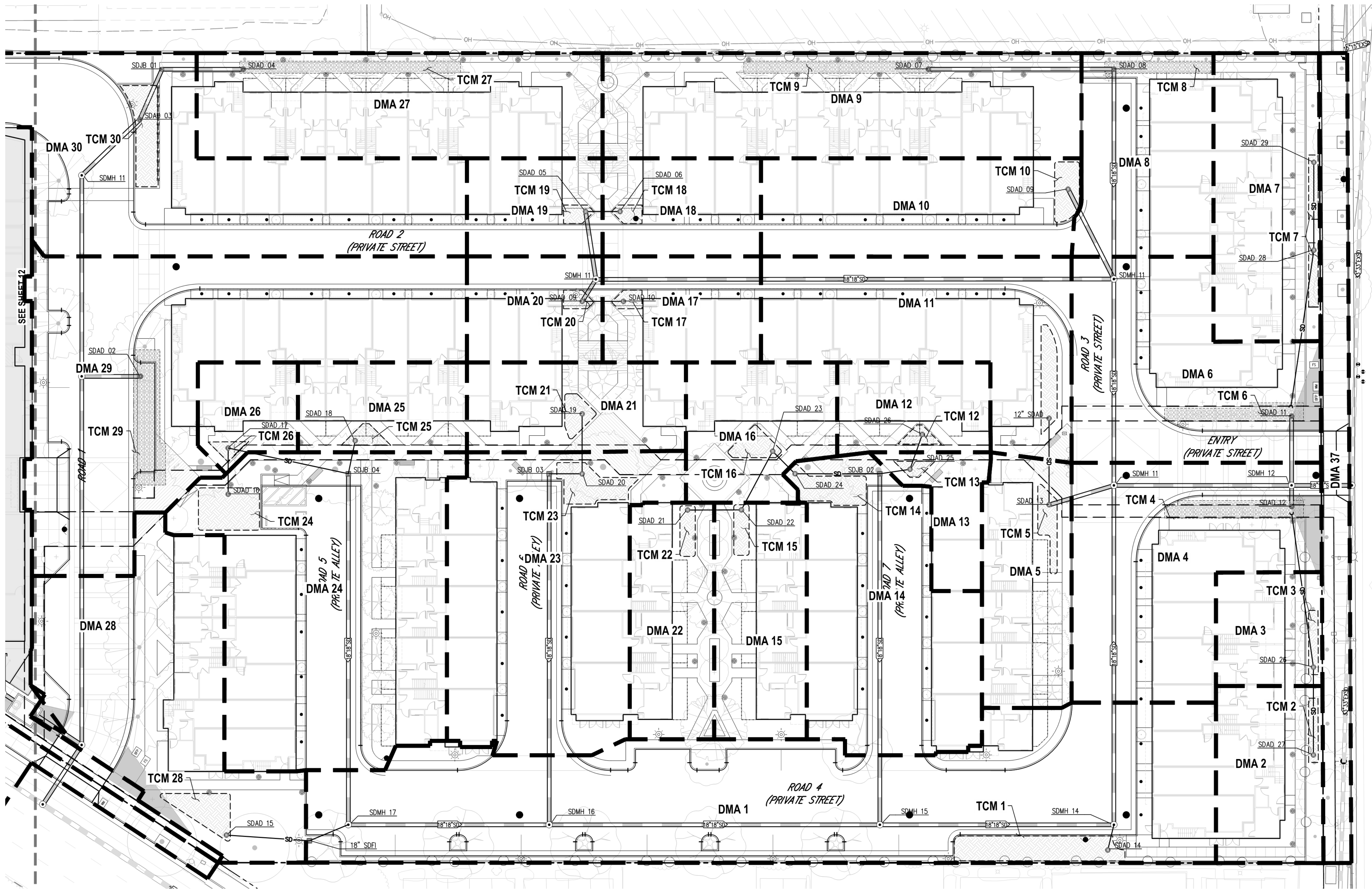
Sheet Title:

STORMWATER
CONTROL PLAN

Job No. 19-118
Date: 01/08/2025
Scale: SEE PLAN
Drawn By: CH

Sheet No:

C8.0



LEGEND

	WATERSHED BOUNDARY
	WATERSHEDS TREATED WITH BIOTREATMENT
	BIOTREATMENT BASIN
	SILVA CELLS





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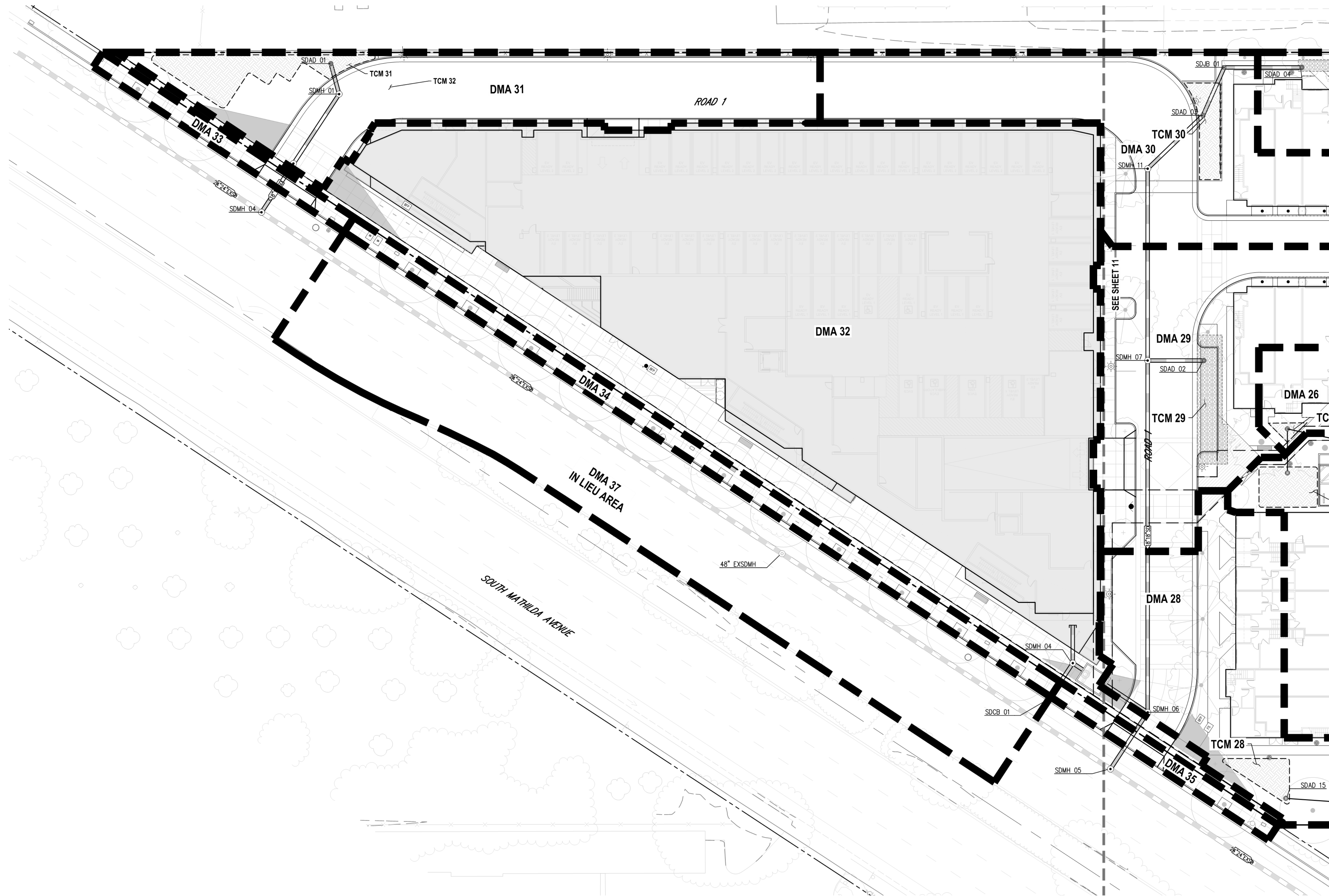
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**STORMWATER
CONTROL PLAN**

Job No. 19-118
Date: 01/08/2025
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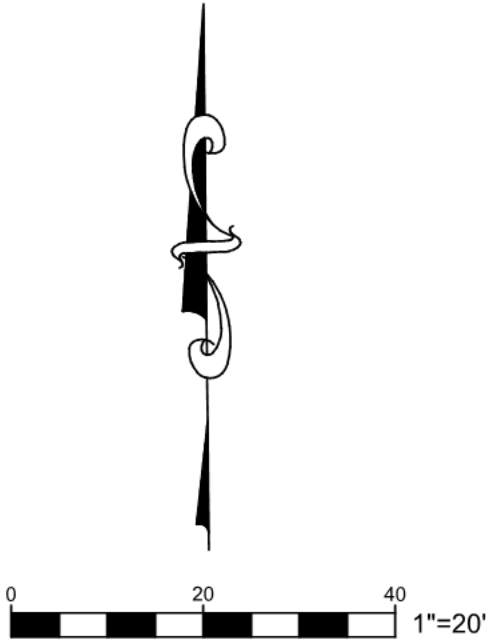
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LEGEND

- WATERSHED BOUNDARY
- WATERSHEDS TREATED WITH BIOTREATMENT
- BIOTREATMENT BASIN
- SILVA CELLS





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Sheet Title:

STORMWATER
CALCULATIONS

Job No. 19-118
Date: 01/08/2025
Scale: SEE PLAN
Drawn By: CH

Sheet No:

C8.2

NOTES

- PROPERTY INFORMATION
ONSITE AREA = 228,334 SF (5.24 AC)
OFFSITE AREA = 8,234 SF (0.19 AC)
- EXISTING ONSITE IMPERVIOUS AREA = 208,003 SF (4.77 AC)
- EXISTING ONSITE PERVIOUS AREA = 20,331 SF (0.47 AC)
- PROPOSED ONSITE IMPERVIOUS AREA = 194,028 SF (4.46 AC)
- PROPOSED ONSITE PERVIOUS AREA = 34,306 SF (0.78 AC)
- THERE IS A 6.12% (13,975 SF) DECREASE OF ONSITE IMPERVIOUS SURFACE AREA FOR THIS PROJECT.
- RECEIVING SYSTEM FOR THE STORM WATER: CITY OF SUNNYVALE STORM WATER COLLECTION SYSTEM AND ULTIMATELY TO THE SUNNYVALE EAST CHANNEL.
- 3.25 ACRES (141,371 SF) 62% OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO BIOTREATMENT BASINS FOR LID TREATMENT.
- 0.92 ACRES (40,069 SF) 18% OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO UNDERGROUND SILVA CELLS AND FOR LID TREATMENT.
- 1.07 ACRES (46,534 SF) 20% OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO AN UNDERGROUND MEDIA FILTER FOR NON-LID TREATMENT.
- THE OFFSITE AREAS INCLUDE DMA 33 THROUGH DMA 36 AND AN IN LIEU AREA DMA 37. DMA 34 WILL BE DIRECTED TO AN ONSITE UNDERGROUND MEDIA FILTER LOCATED IN DMA 32. DMA 33, 35, AND 36 WILL NOT BE TREATED. DMA 37 WILL BE TREATED IN LIEU OF DMA 33, 35, AND 36 VIA THE UNDERGROUND MEDIA FILTER LOCATED IN DMA 32.
- THE OVERALL STORM CONVEYANCE SYSTEM WAS CALCULATED ASSUMING THE 10-YEAR STORM EVENT.
- POLLUTANTS THAT MAY PRESENT AT THIS SITE AS A RESULT OF THIS DEVELOPMENT INCLUDE: SEDIMENTS, METALS, NUTRIENTS, BACTERIA, OIL, GREASE, AND ORGANIC COMPOUNDS. THE MAJORITY OF THE POLLUTANT SOURCES WILL BE LANDSCAPE AREAS AND ROOF SURFACES. RUNOFF FROM THESE AREAS WILL BE DIRECTED TO EITHER VEGETATED BIOTREATMENT PLANTER BOXES OR MEDIA FILTER MECHANICAL DEVICES.
- THE FOLLOWING SOURCE CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THE PROJECT SITE TO LIMIT THE GENERATION, DISCHARGE AND RUNOFF OF POLLUTANTS INTO THE STORM COLLECTION SYSTEM.
 - BENEFICIAL LANDSCAPING
 - USE WATER EFFICIENT IRRIGATION SYSTEMS
 - GOOD HOUSEKEEPING, E.G., SWEEP PAVEMENT, CLEAN CATCH BASIN
 - LABEL STORM DRAIN
 - CONNECT TO SANITARY SEWER
 - COVERED TRASH/RECYCLING ENCLOSURES
 - INTERIOR PARKING STRUCTURES
- THE FOLLOWING SITE DESIGN MEASURES WILL BE IMPLEMENTED WITHIN THE PROJECT SITE TO LIMIT THE GENERATION, DISCHARGE AND RUNOFF OF POLLUTANTS INTO THE STORM COLLECTION SYSTEM.
 - DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPE AREAS
 - PARKING ON TOP OF OR UNDER BUILDING
- A SWPPP PERMIT WILL BE REQUIRED FOR THIS PROJECT AS THE AREA OF DISTURBANCE IS GREATER THAN 1 ACRE.
- THE PARTY RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF THE STORMWATER

TYPICAL MEDIA FILTER UNIT CALCULATIONS

CALCULATION/ESTIMATION OF RUNOFF FLOW FROM WATER QUALITY STORM EVENT

RATIONAL METHOD: $Q=C*I*A$
 Q = DISCHARGE FLOW (CFS)
 C = RUNOFF COEFFICIENT (NON-DIMENSIONAL)
 I = RAINFALL INTENSITY (0.2 INCHES/HR) PER THE STORMWATER BMP HANDBOOK – UNIFORM INTENSITY APPROACH
 A = CATCHMENT AREA (ACRES)

WATERSHED 32 & 33 CALCULATIONS

C = 0.90
 I = 0.2 IN/HR
 A = 1.505 ACRES (46,534 + 2,713 + 16,322 = 65,569 SF)
 Q = $C*I*A$ = 0.271 TOTAL CFS (122 GPM)

TREATMENT RATES PER OLDCASTLE INFRASTRUCTURE 6' WDE CONCRETE VAULT DETAIL SHOWN BELOW.

SELECTION OF STRUCTURAL STORM WATER TREATMENT DEVICE:

USE 10 CARTRIDGE STACK – 12" & 12" CONFIGURATION IN A 11'X6' (INSIDE DIMENSIONS) VAULT THAT WILL PROVIDE 136 GPM OF TREATMENT CAPACITY

STORMWATER TREATMENT SUMMARY TABLE															
WATERSHED ID	TOTAL WATERSHED AREA (SF)	IMPERVIOUS SURFACES				PERVIOUS SURFACES				TREATMENT MEASURES				NOTES	
		STREETS (SF)	SIDEWALKS / HARDSCAPE (SF)	BUILDINGS (SF)	TOTAL (SF)	STREETS (SF)	SIDEWALKS (SF)	PARKING LOTS (SF)	LANDSCAPE (SF)	TOTAL (SF)	PROVIDED TREATMENT	REQUIRED TREATMENT	CALCULATION METHOD		TREATMENT METHOD
ONSITE															
1	18,650	12,519	1,205	1,764	15,488	-	-	-	3,162	3,162	670	651	4%	BIOTREATMENT	
2	3,109	-	443	1,687	2,130	-	-	-	979	979	100	95	4%	BIOTREATMENT	
3	1,983	-	509	1,284	1,793	-	-	-	190	190	100	74	4%	BIOTREATMENT	
4	7,586	3,651	754	2,254	6,659	-	-	-	927	927	375	276	4%	SILVA CELLS	
5	3,648	1,318	36	1,926	3,280	-	-	-	368	368	184	135	4%	BIOTREATMENT	
6	6,939	3,290	719	1,853	5,862	-	-	-	1,077	1,077	275	245	4%	SILVA CELLS	
7	5,030	-	701	2,932	3,633	-	-	-	1,397	1,397	200	159	4%	BIOTREATMENT	
8	4,474	1,655	549	1,864	4,068	-	-	-	406	406	169	167	4%	SILVA CELLS	
9	8,266	-	1,381	4,421	5,802	-	-	-	2,464	2,464	302	257	4%	SILVA CELLS	
10	5,108	1,655	400	2,511	4,566	-	-	-	542	542	226	188	4%	BIOTREATMENT	
11	6,666	1,786	761	3,312	5,859	-	-	-	807	807	250	242	4%	BIOTREATMENT	
12	2,272	-	319	1,518	1,837	-	-	-	435	435	78	78	4%	BIOTREATMENT	
13	1,440	-	265	881	1,146	-	-	-	294	294	65	49	4%	BIOTREATMENT	
14	7,232	2,403	833	3,056	6,292	-	-	-	940	940	336	261	4%	BIOTREATMENT	
15	3,592	-	623	1,763	2,386	-	-	-	1,206	1,206	125	108	4%	BIOTREATMENT	
16	3,157	-	796	1,498	2,294	-	-	-	863	863	173	100	4%	BIOTREATMENT	
17	2,755	834	401	1,238	2,473	-	-	-	282	282	102	102	4%	BIOTREATMENT	
18	2,551	834	295	1,086	2,215	-	-	-	336	336	102	92	4%	BIOTREATMENT	
19	2,183	714	326	876	1,916	-	-	-	267	267	102	79	4%	BIOTREATMENT	
20	2,358	714	358	998	2,070	-	-	-	288	288	102	86	4%	BIOTREATMENT	
21	3,215	-	760	1,451	2,211	-	-	-	1,004	1,004	149	98	4%	BIOTREATMENT	
22	3,273	-	634	1,481	2,115	-	-	-	1,158	1,158	125	96	4%	BIOTREATMENT	
23	9,357	2,495	1,226	4,198	7,919	-	-	-	1,438	1,438	357	331	4%	BIOTREATMENT	
24	11,870	2,862	1,449	4,985	9,296	-	-	-	2,574	2,574	422	398	4%	BIOTREATMENT	
25	2,490	-	438	1,618	2,056	-	-	-	434	434	99	87	4%	BIOTREATMENT	
26	1,549	-	237	1,023	1,260	-	-	-	289	289	66	53	4%	BIOTREATMENT	
27	7,000	-	1,123	4,124	5,247	-	-	-	1,753	1,753	356	227	4%	BIOTREATMENT	
28	8,581	2,313	1,321	2,541	6,175	-	-	-	2,406	2,406	315	271	4%	BIOTREATMENT	
29	12,804	6,520	1,922	3,379	11,821	-	-	-	983	983	638	483	4%	SILVA CELLS	
30	13,395	7,610	1,086	3,019	11,715	-	-	-	1,680	1,680	506	485	4%	BIOTREATMENT	
31	9,267	5,910	-	-	5,910	-	-	-	3,357	3,357	819	270	4%	BIOTREATMENT	
32	46,534	-	7,448	39,086	46,534	-	-	-	-	-	SEE CALCULATIONS ON THIS SHEET		MEDIA FILTERS	MEDIA FILTER TO TREAT DMA 32, 34, & 37	
SUBTOTAL (SF)		228,334	59,083	29,318	105,627	194,028	-	-	-	34,306	34,306	7,888	6,243		
OFFSITE															
33	943	-	943	-	943	-	-	-	-	-	-	-	-	NOT TREATED	IN LIEU AREA HAS BEEN PROVIDED
34	2,713	-	556	-	556	-	-	-	2,157	2,157	-	-	-	SEE DMA 32	
35	848	-	697	-	697	-	-	-	151	151	-	-	-	NOT TREATED	IN LIEU AREA HAS BEEN PROVIDED
36	3,730	-	2,193	-	2,193	-	-	-	1,537	1,537	-	-	-	NOT TREATED	IN LIEU AREA HAS BEEN PROVIDED
SUBTOTAL (SF)		8,234	-	4,389	-	4,389	-	-	-	3,845	3,845	-	-		
IN LIEU AREA															
37	16,322	16,322	-	-	16,322	-	-	-	-	-	-	-	-	SEE DMA 32	DMA 37 (16,322 SF) WILL BE TREATED IN LIEU OF DMA 33, 35, & 36 (5,521 SF).
SUBTOTAL (SF)		16,322	16,322	-	-	16,322	-	-	-	-	-	-	-		

EXISTING SITE - ON-SITE	228,334	140,217	8,889	58,897	208,003	-	-	-	20,331	20,331
EXISTING SITE - OFF-SITE	8,234	-	4,389	-	4,389	-	-	-	3,845	3,845
EXISTING SITE	236,568	140,217	13,278	58,897	212,392	-	-	-	24,176	24,176

Washington GULD*

2X #36.00" BOLTED & GASKETED ACCESS COVERS, RISERS & SLAB TAG IMPRESSIONS AS REQUIRED. FIELD POURED CONCRETE COLLAR REQUIRED, BY OTHERS. SEE NOTE 2.

VENTED OUTLET HOOD.

#24" MAXIMUM. SEE NOTE 3.

PERK FILTER* CARTRIDGES.

CONCRETE FALSE FLOOR.

OUTLET CHAMBER.

CONCRETE DIVIDER WALL.

2X INLET WER/BYPASS ASSEMBLY.

INLET GALLERY.

BASE.

RISER TAG IMPRESSION, AS REQUIRED.

TOP SLAB.

Washington GULD*

DETAIL A

INLET WER/BYPASS ASSEMBLY. #24" MAXIMUM. SEE NOTE 3.

PERFORMED DRAIN-DOWN FEED-THRU. 2X FLOW THRU TUBES PER ASSEMBLY.

PRIMARY BYPASS BETWEEN FLOW THRU TUBES. FLOW THRU TUBES AND FILTER CHAMBER.

PERK FILTER* CARTRIDGE/STACKS.

CARTRIDGE BYPASS PORT.

VENTED OUTLET HOOD. MINIMUM DEPTH. SEE CHART & NOTE 6.

CONCRETE FALSE FLOOR.

#24" MAXIMUM. SEE NOTE 3.

SECTION A-A

MINIMUM DEPTH - RIM TO OUTLET INVERT - CARTRIDGE STACK CONFIGURATION

12"	18"	12" x 12"	12" x 12"
4.25'	5.00'	5.52'	5.67'
(51.00")	(60.00")	(71.00")	(68.00")

8' VAULT

TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY	A - LENGTH - (ft-feet)	12"		12" x 12"		12" x 18"			
		TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)		
4	7	22.2 (0.981)	8.7	40.6 (0.981)	8.5	84.4 (0.121)	8.7	68.0 (0.182)	13.0
5	7	24.9 (0.978)	8.7	51.0 (0.114)	8.6	160.0 (0.182)	8.7	68.0 (0.182)	13.0
6	9	49.8 (0.091)	5.8	81.2 (0.136)	8.6	81.8 (0.182)	8.8	102.0 (0.227)	13.1
7	9	47.6 (0.138)	5.8	77.0 (0.159)	8.8	92.2 (0.212)	8.9	118.0 (0.268)	13.2
8	9	54.5 (0.121)	5.8	81.8 (0.182)	8.7	108.8 (0.243)	8.9	136.0 (0.303)	13.2
9	11	61.2 (0.138)	5.8	81.8 (0.205)	8.7	122.4 (0.273)	10.0	153.0 (0.341)	13.3
10	11	68.0 (0.182)	5.8	102.0 (0.227)	8.8	136.0 (0.303)	10.0	170.0 (0.378)	13.4
11	11	74.8 (0.182)	5.8	112.2 (0.260)	8.8	148.0 (0.354)	10.1	187.0 (0.417)	13.4

MAXIMUM HEAD LOSS: 1.7 FEET 2.3 FEET 2.9 FEET 3.5 FEET

Perk Filter™
6' Wide Concrete Vault
Washington State GULD
Four to Eleven Cartridges / Stacks

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TCM 32 DETAIL



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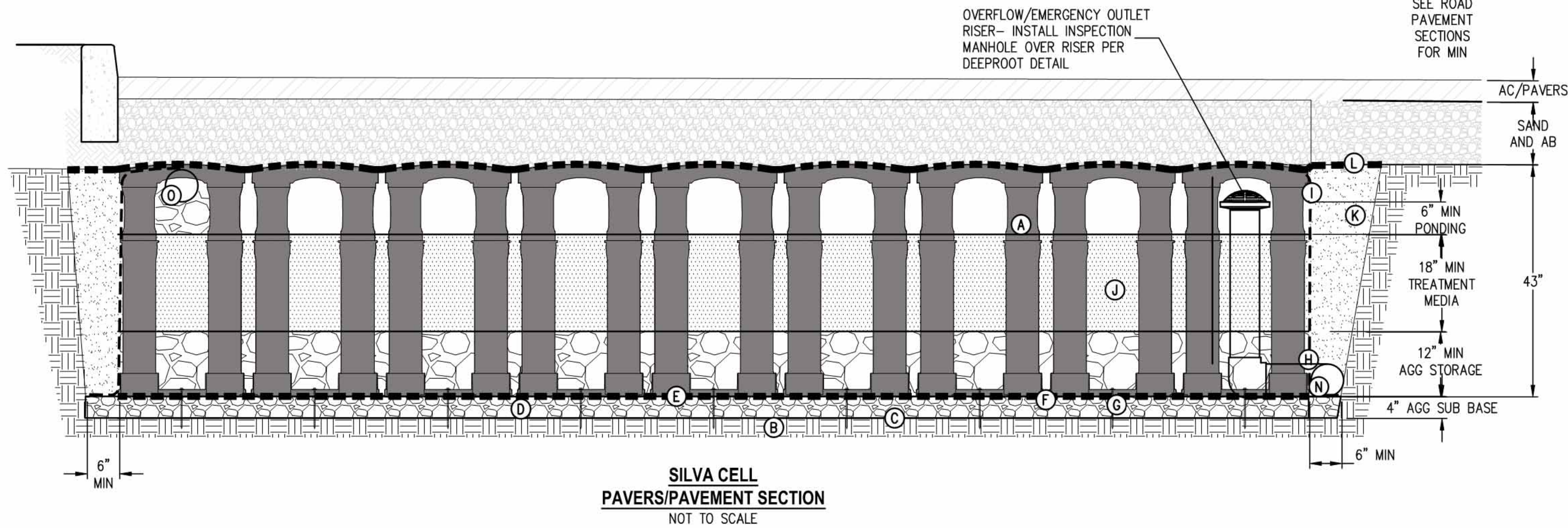
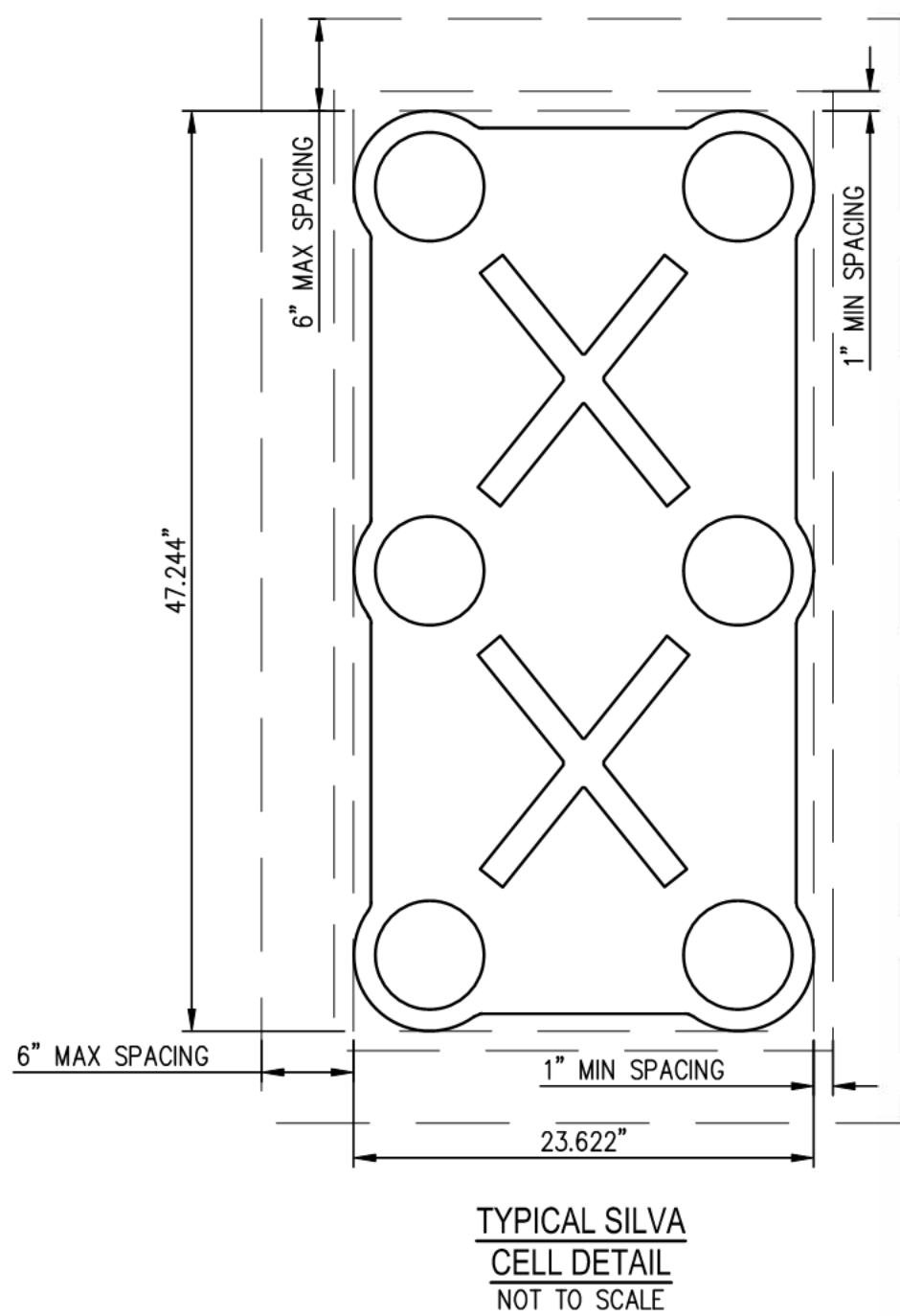
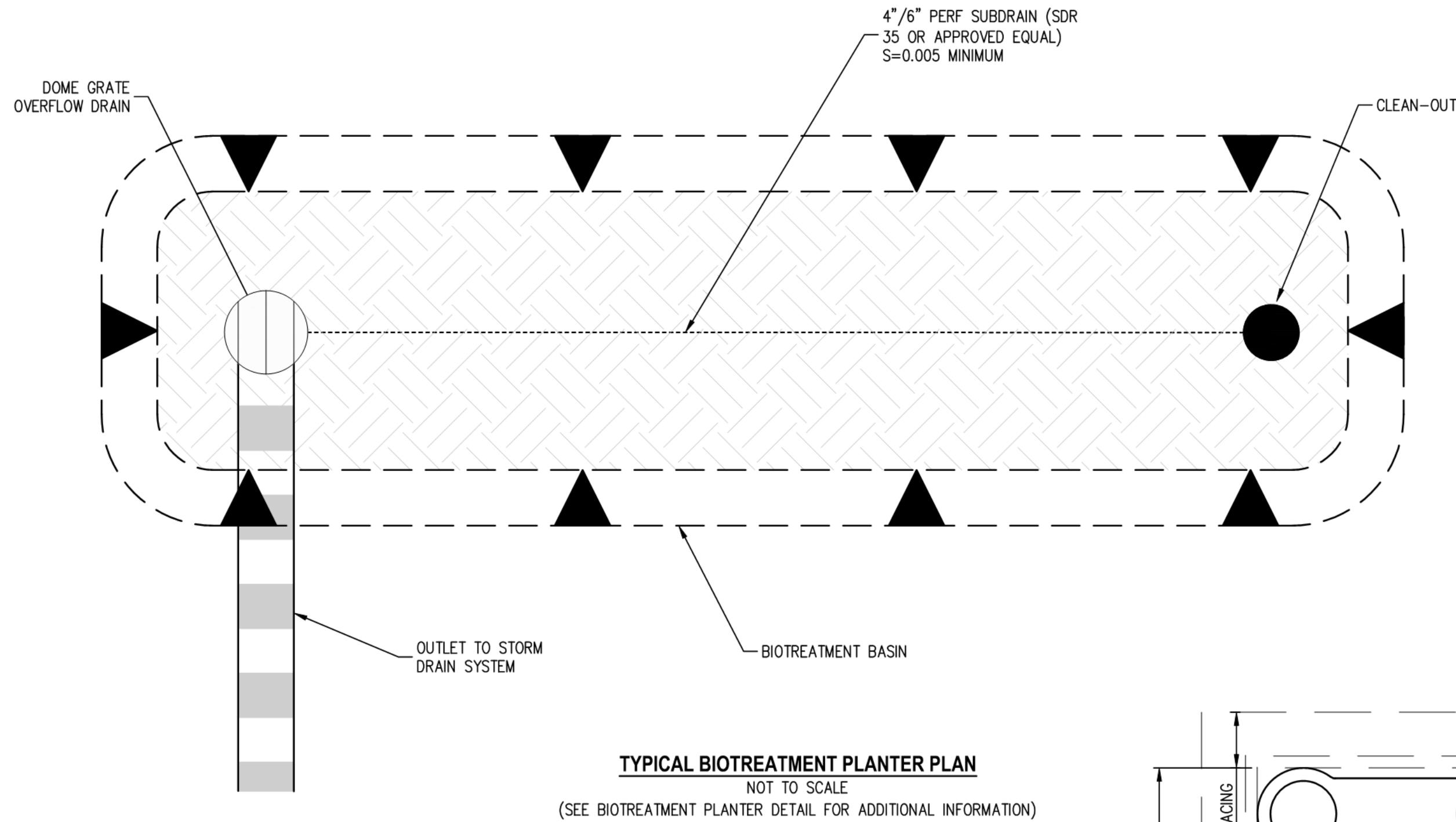
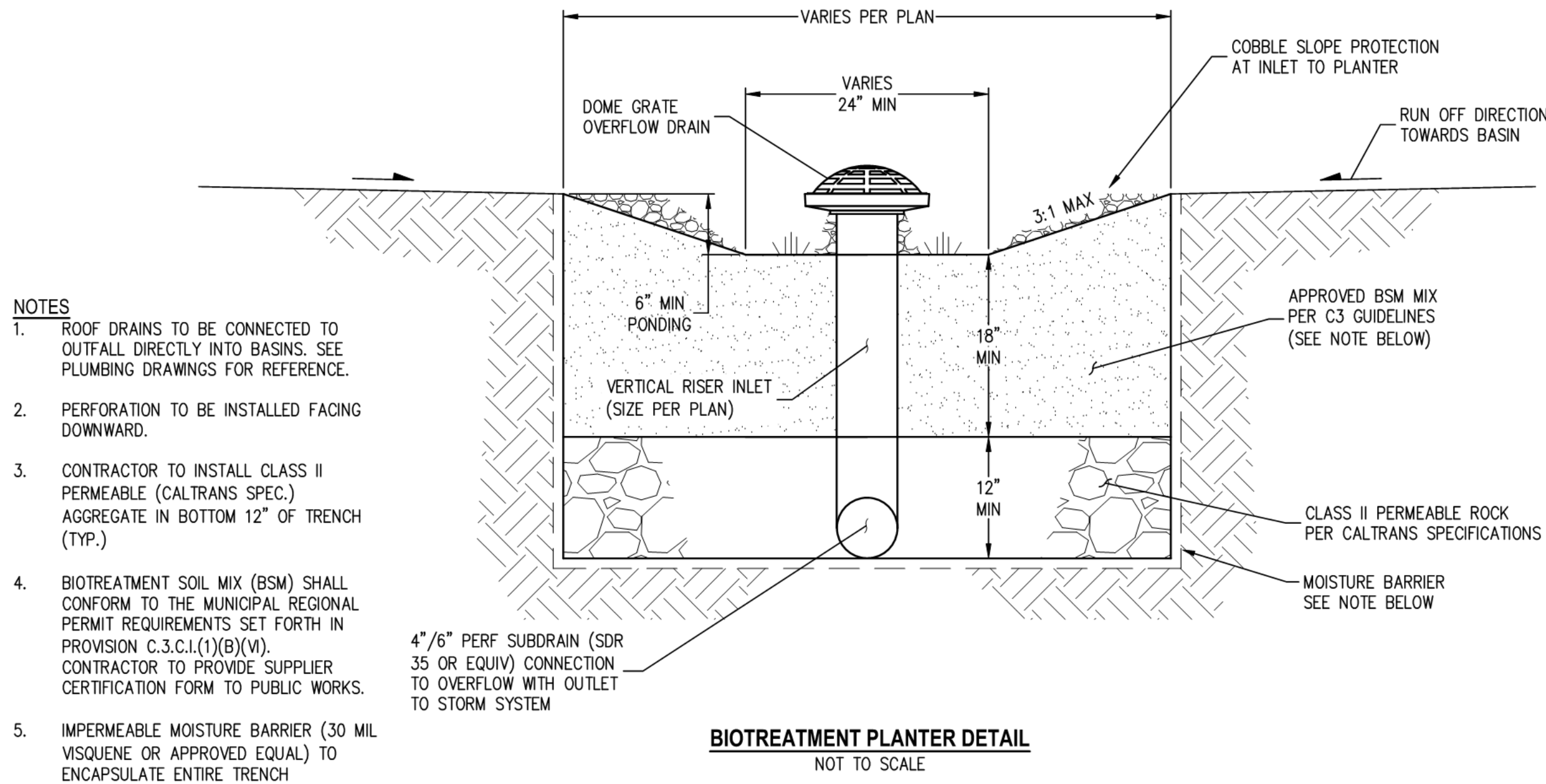
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STORMWATER
DETAILS

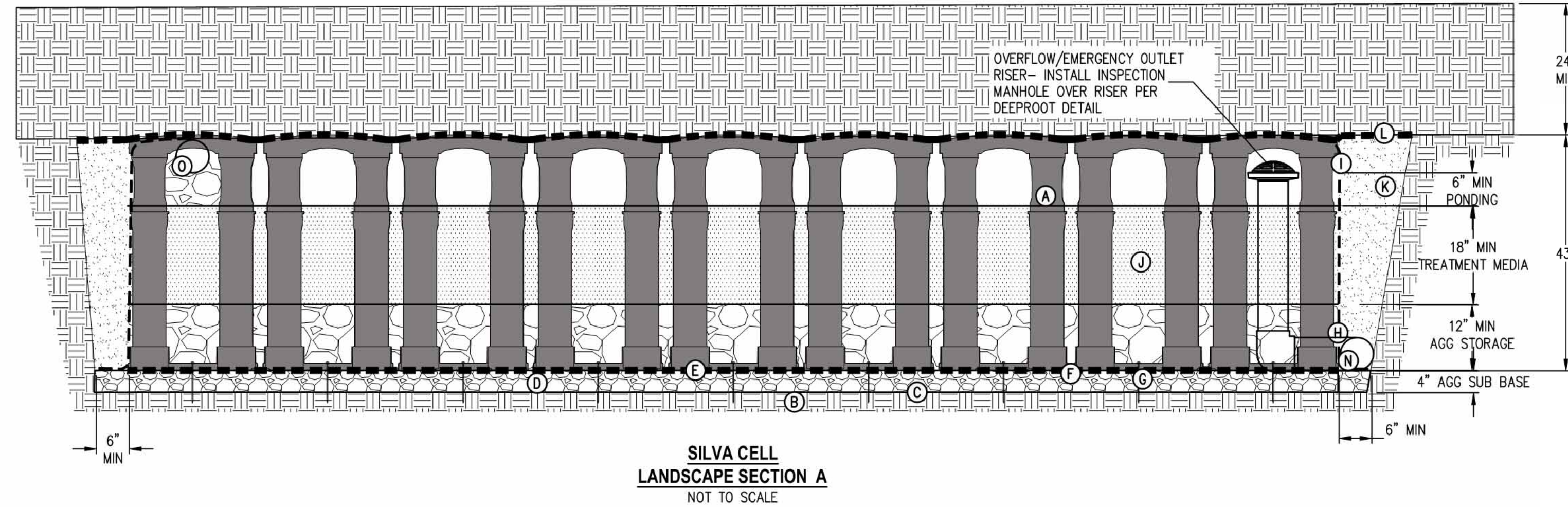
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Sheet No:

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- NOTES**
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 3. PROVIDE SUPPLEMENTAL IRRIGATION
 4. DO NOT SCALE DRAWINGS



- NOTES**
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
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Sheet Title:

BLUEPRINT FOR A
CLEAN BAY

Job No. 19-118
Date: 01/08/2025
Scale: SEE PLAN
Drawn By: CH

Sheet No:

C9.0

Blueprint for a Clean Bay

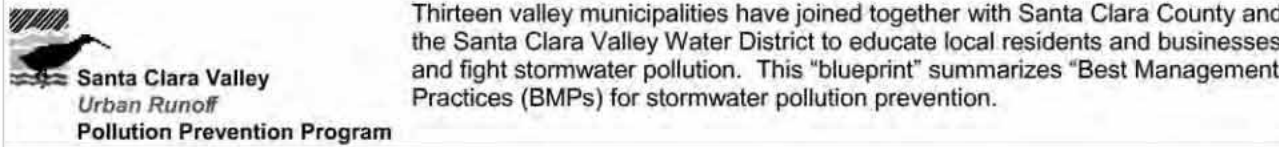
Best Management Practices for the Construction Industry



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

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Stormwater pollution is a serious problem for wildlife dependent on our creeks and bays and for the people who live near polluted streams or baysides. Common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.



Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight stormwater pollution. This "blueprint" summarizes "Best Management Practices" (BMPs) for stormwater pollution prevention.

Spill Response Agencies:

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

State Office of Emergency Service
Warning Center (24 hours)

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

Small Business Hazardous Waste Disposal Program

Santa Clara County businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use Santa Clara County's Small Business Hazardous Waste Disposal Program. Call (408) 299-7300 for a quote, more information or guidance on disposal.

Local Pollution Control Agencies:

County of Santa Clara Pollution Prevention Program (408) 441-1195	Santa Clara County Recycling Hotline (800) 533-8414
County of Santa Clara Integrated Waste Management Program (408) 441-1198	Regional Water Quality Control Board (510) 622-2300 <i>Serving San Francisco Bay Region</i>
Santa Clara County Hazardous Waste Program (408) 299-7300	Sunnyvale Water Pollution Control Plant (408) 730-7270
For information on the disposal of hazardous waste	Sunnyvale Recycling Program (408) 730-7262 <i>Or visit www.ci.sunnyvale.ca.us/recycle</i>
County of Santa Clara District Attorney Environmental Crimes Hotline (408) 299-TIPS	SMaRT Station® (Green Team/Zanker of Sunnyvale) Recycling Drop-Off Center, Garbage Disposal (408) 752-8530
Santa Clara Valley Water District (408) 265-2600	
Santa Clara Valley Water District Pollution Hotline (408) 265-2600	

General Construction and Site Supervision

Who should use this information?

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



Doing the Job Right General Principles

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

Advance Planning To Prevent Pollution

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

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

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

Good Housekeeping Practices

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

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

Materials/Waste Handling

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

Permits

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

Painting and Application of Solvents and Adhesives

Who should use this information?

- Painters
- Paperhangers
- Plasterers
- Graphic Artists
- Dry Wall Crews
- Floor Covering Installers
- General Contractors
- Home Builders
- Developers
- Homeowners



Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Doing the Job Right Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of as hazardous. Contact the Santa Clara County Hazardous Waste Program at (408) 299-7300.
- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Landscaping, Gardening, And Pool Maintenance

Who should use this information?

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



Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

Doing the Job Right General Business Practices

- Protect stockpiles (e.g. asphalt, sand, or soil) and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- Revegetation is an excellent form of erosion control for any site. Replant as soon as possible with temporary vegetation such as grass seed.

Landscaping/Garden Maintenance

- Consider using Integrated Pest Management Techniques. Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinsewater as product. Dispose of rinsed, empty containers in the trash.
- Dispose of unused pesticides as hazardous waste.

Paint Removal

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

Painting Cleanup

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

- sewer. Never pour paint down a storm drain. Dispose of excess liquids and residue as hazardous waste.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Leave lids off paint cans so the refuse collector can see that they are empty. Empty, dry paint cans also may be recycled as metal.
- Dispose of empty aerosol paint cans as hazardous waste or at household hazardous waste collection events.

Recycle/Reuse Leftover Paints Whenever Possible

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

- Curbside pickup of yard waste is provided for Sunnyvale residences. Place yard waste in approved containers at curbside for pickup on waste collection days. Commercial entities may take yard waste to the Sunnyvale SMaRT station for recycling. Contact the Sunnyvale Recycling Program (408) 730-7262 for further information.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost if possible.
- Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders. Sweep up any leaves, litter or residue in gutters or on street.

Pool/Fountain/Spa Maintenance Draining pools or spas

When it's time to drain a pool, spa, or fountain, please be sure to call the Sunnyvale Water Pollution Control Plant (408) 730-7270 before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows should be kept to the low levels typically possible through a garden hose. Higher flow rates may be prohibited by local ordinance.

- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area. OR
- Contact the Sunnyvale Water Pollution Control Plant (408) 730-7270. You may be able to discharge to the sanitary sewer by running the hose to a utility sink or sewer pipe clean-out.
- Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- If there is no suitable dirt area, call the Sunnyvale Water Pollution Control Plant (408) 730-7270 for instructions on discharging filter backwash or rinsewater to the sanitary sewer.

Earth-Moving and Dewatering Activities

Who should use this information?



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

Storm Drain Pollution from Earth-Moving Activities

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

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

Doing the Job Right

General Business Practices

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

Practices During Construction

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

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

Dewatering Operations

Check for Toxic Pollutants

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

Check for Sediment Levels

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

Detecting Contaminated Soil or Groundwater

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

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

If any of these are found follow the procedures below.

Fresh Concrete and Mortar Application

Who should use this information?

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



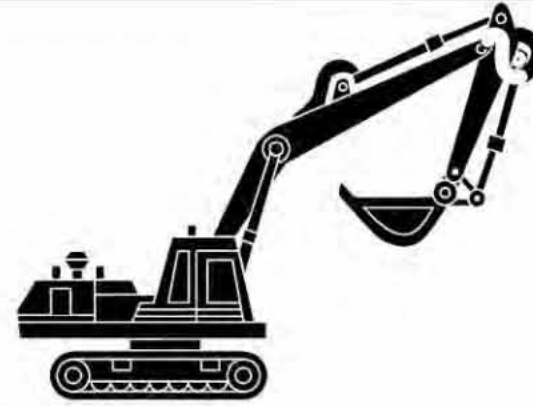
Storm Drain Pollution from Fresh Concrete And Mortar Applications

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

Heavy Equipment Operation

Who should use this information?

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



Stormwater Pollution from Heavy Equipment on Construction Sites

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

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

Asphalt/Concrete Removal

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

During Construction

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

- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.
- Take broken up concrete to a local recycling facility. Call the Sunnyvale Recycling Program at (408) 730-7262 for information.

Roadwork and Paving

Who should use this information?

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



Storm Drain Pollution from Roadwork

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

Doing the Job Right General Business Practices

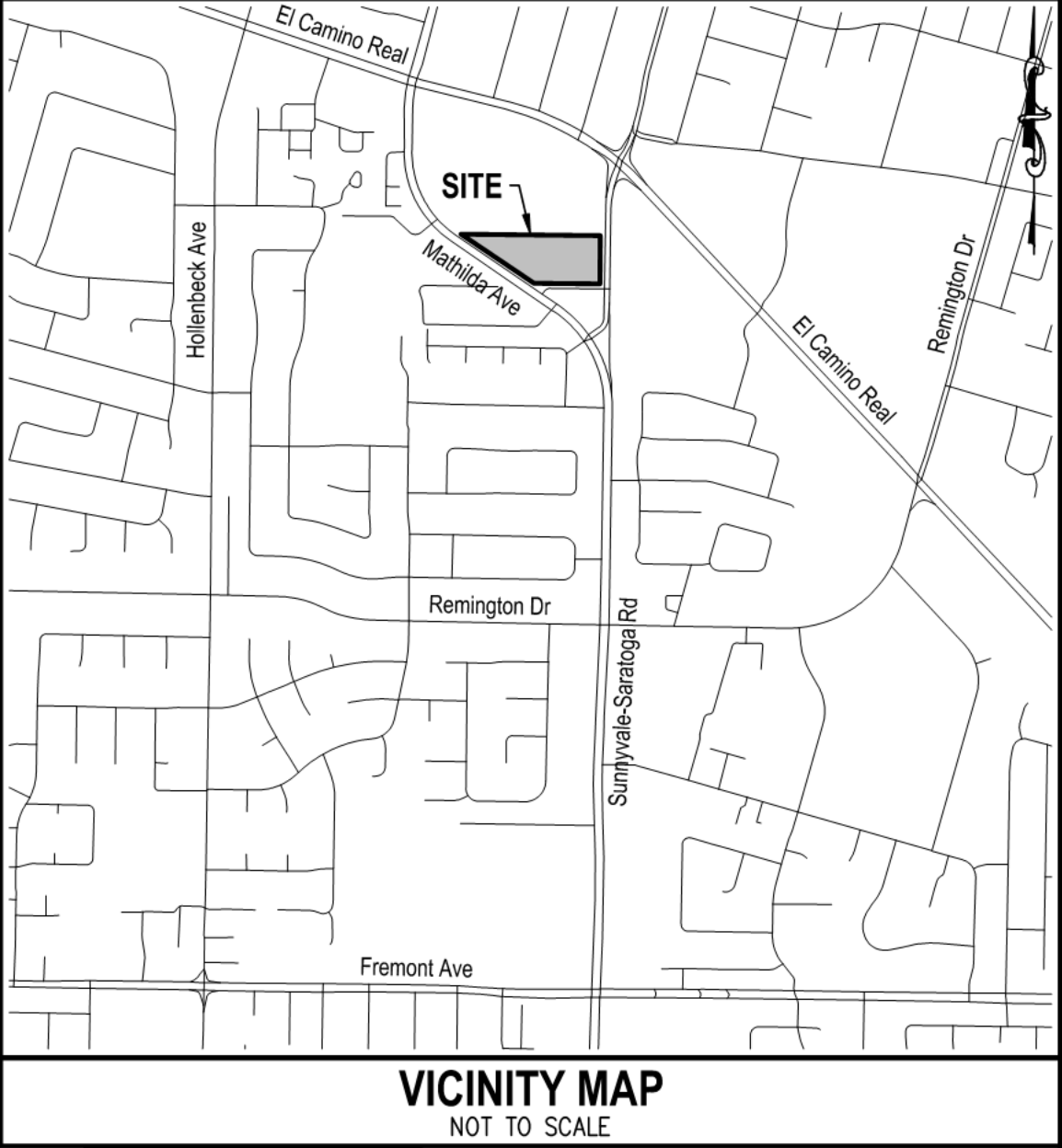
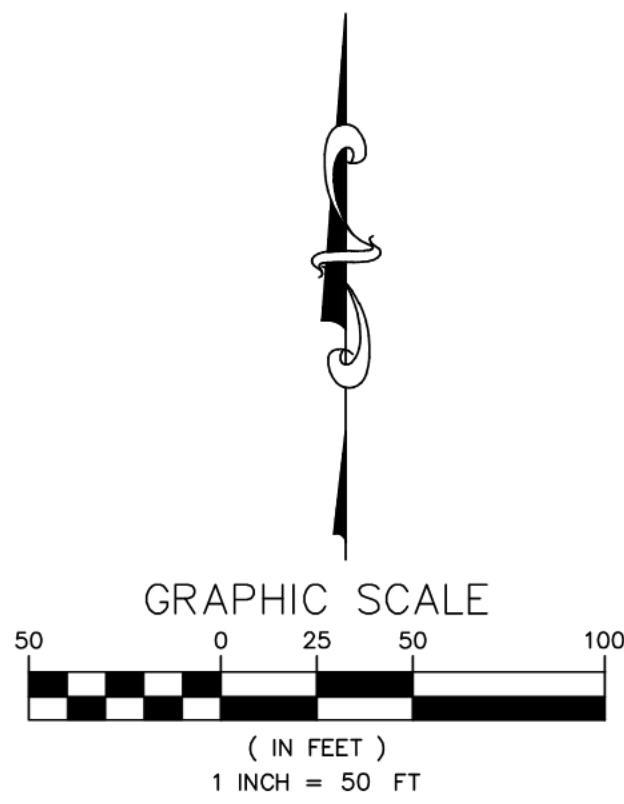
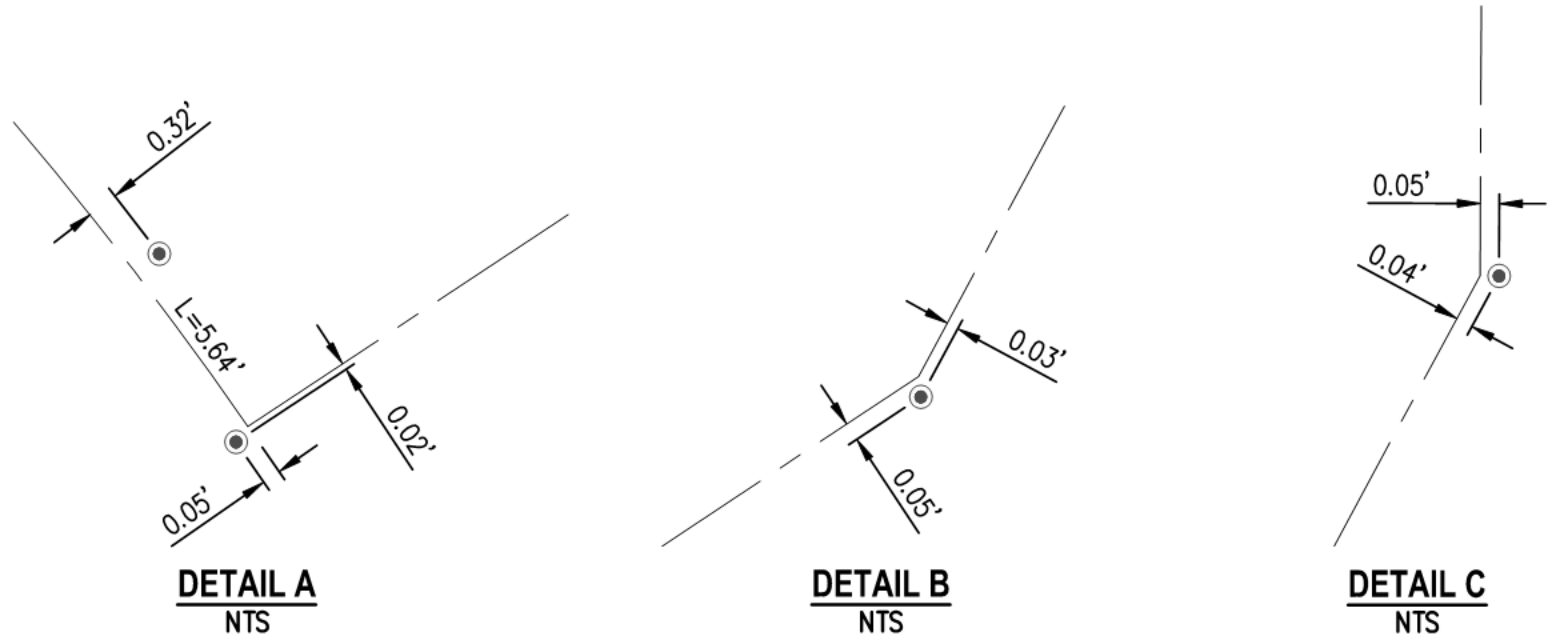
- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing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

VESTING TENTATIVE MAP

777 SUNNYVALE-SARATOGA ROAD

FOR CONDOMINIUM PURPOSES

SUNNYVALE CALIFORNIA



ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
BAE	BOUNDARY AREA EXCEPTION
FD	FOUND
IP	IRON PIPE
MON	MONUMENT
O.R.	OFFICIAL RECORDS
POB	POINT OF BEGINNING
SNF	SEARCHED FOR NOT FOUND

LEGEND

---	BOUNDARY LINE
---	RIGHT-OF-WAY
---	LOT LINE
---	HISTORIC LOT LINE
---	CENTER LINE
---	EASEMENT LINE
---	BOUNDARY TIE
●	FOUND MONUMENT (AS NOTED)
●	FOUND IRON PIPE (AS NOTED)
(23.23')	RECORD DATA
[1]	REFERENCE NUMBER
(R)	RADIAL

NOTES

- THIS TENTATIVE MAP AUTHORIZES THE FILING OF MULTIPLE FINAL MAPS.
- THERE ARE NO EXISTING WELLS ON SITE.
- ALL EXISTING BUILDINGS WILL BE REMOVED PRIOR TO THE RECORDATION OF THE FINAL MAP.
- ASSESSORS PARCEL NUMBER: 201-36-002
- EXISTING USE: COMMERCIAL
- SURROUNDING USES:
 - NORTH - RESIDENTIAL
 - WEST - SOUTH MATHILDA AVENUE (PUBLIC STREET)
 - SOUTH - RESIDENTIAL
 - EAST - SARATOGA-SUNNYVALE ROAD (PUBLIC STREET)
- PROPOSED USE: 242 RESIDENTIAL UNITS
80 TOWNHOMES
162 APARTMENTS
- EXISTING ZONING: ECR-MU54 (EL CAMINO REAL SPECIFIC PLAN - MIXED USE WITH BASE MAXIMUM DENSITY OF 54 DU/AC)
- PROPOSED ZONING: ECR-MU54 (EL CAMINO REAL SPECIFIC PLAN - MIXED USE WITH BASE MAXIMUM DENSITY OF 54 DU/AC)
- GENERAL PLAN DESIGNATION: EL CAMINO REAL SPECIFIC PLAN AREA
- SANITARY SEWER: CITY OF SUNNYVALE
- STORM DRAIN: CITY OF SUNNYVALE
- WATER SYSTEM: CITY OF SUNNYVALE
- FIRE PROTECTION: CITY OF SUNNYVALE
- GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC
- EXISTING NUMBER OF LOTS: 1
- PROPOSED NUMBER OF LOTS: 31
- TOTAL AREA: 5.361 ACRES
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 06085C0206H, DATED MAY 18, 2009. AS BEING LOCATED IN FLOOD ZONE "ZONE X (SHADED)".

ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

OWNER
SEVEN77 HOUSING PARTNERS, LLC

DEVELOPER
VALLEY OAK PARTNERS LLC
734 THE ALAMEDA
SAN JOSE, CA 95126
(408) 282-9700

ENGINEER
CIVIL ENGINEERING ASSOCIATES, INC.
28 RAILWAY AVENUE
CAMPBELL, CA 95008
(408) 453-1066

BASIS OF BEARINGS

THE BEARING NORTH 56°06'35" WEST AS FOUND MONUMENTED ON MATHILDA AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT 7573" FILED FOR RECORD IN BOOK 527 OF MAPS AT PAGES 1-2, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS SURVEY.

BENCHMARK

CITY OF SUNNYVALE BENCHMARK NUMBER 75, BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHWEST CURB RETURN, INTERSECTION OF SUNNYVALE-SARATOGA ROAD AND CRAWFORD DRIVE.
NAVDB8 ELEVATION: 128.774

MAP REFERENCES

- [1] TRACT 7573 - 527 M 1-2
[2] RECORD OF SURVEY - 231 M 55
[3] PARCEL MAP OLSEN CHERRY ORCHARD - 721 M 29-36
[L1] BOUNDARY AREA EXCEPTION #1 - BK 3398 PG 602
[L2] BOUNDARY AREA EXCEPTION #2 - AS DESCRIBED IN TITLE REPORT
[L3] BOUNDARY AREA EXCEPTION #3 - BK B413 PG 39
[L4] BOUNDARY AREA EXCEPTION #4 - BK C491 PG 377

28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066

Civil Engineering Associates
Civil Engineers • Planners • Surveyors

734 THE ALAMEDA
SAN JOSE, CA 95126
T: (408) 282-9700
F: (408) 282-9797

VALLEY OAK PARTNERS

777 SUNNYVALE-SARATOGA ROAD
SUNNYVALE
CALIFORNIA

PLANNING APPLICATION
VESTING TENTATIVE MAP
COVER SHEET

DATE	01/08/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	19-118
SHEET	TM1.0
16 OF 16 SHEETS	





STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 408
: Oakland, California 94612
: (510) 451 - 2850

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777 SUNNYVALE SARATOGA ROAD

SUNNYVALE, CA 94087

VALLEY OAK PARTNERS, LLC

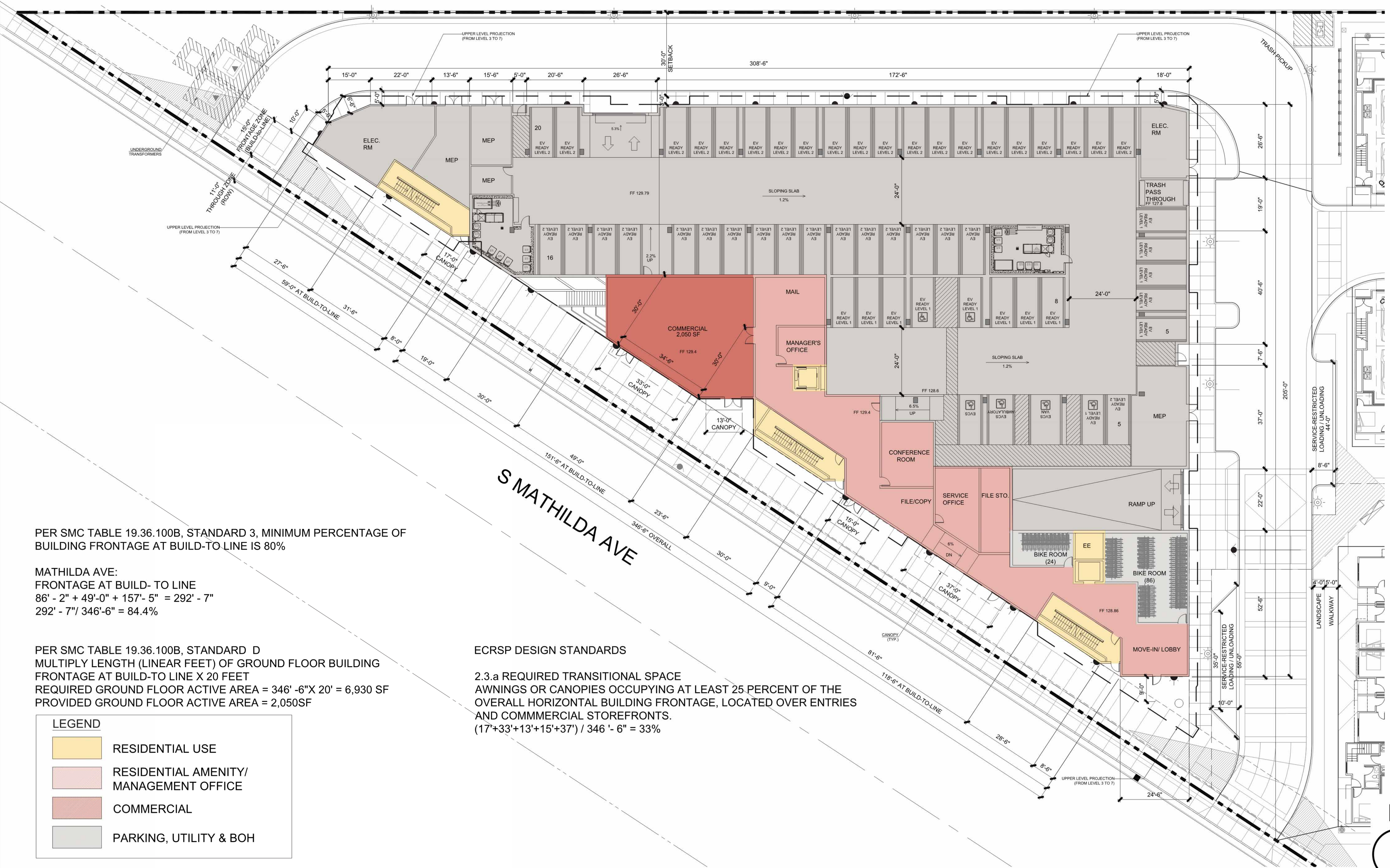
SAN JOSE, CA 95126

Sheet Title:
APARTMENT
FLOOR PLAN:
LEVEL 1

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

A-100



PER SMC TABLE 19.36.100B, STANDARD 3, MINIMUM PERCENTAGE OF
BUILDING FRONTAGE AT BUILD-TO-LINE IS 80%

MATHILDA AVE:
FRONTAGE AT BUILD- TO LINE
 $86' - 2'' + 49' - 0'' + 157' - 5'' = 292' - 7''$
 $292' - 7'' / 346' - 6'' = 84.4\%$

PER SMC TABLE 19.36.100B, STANDARD D
MULTIPLY LENGTH (LINEAR FEET) OF GROUND FLOOR BUILDING
FRONTAGE AT BUILD-TO LINE X 20 FEET
REQUIRED GROUND FLOOR ACTIVE AREA = $346' - 6'' \times 20' = 6,930$ SF
PROVIDED GROUND FLOOR ACTIVE AREA = 2,050SF

ECRSP DESIGN STANDARDS

2.3.a REQUIRED TRANSITIONAL SPACE
AWNINGS OR CANOPIES OCCUPYING AT LEAST 25 PERCENT OF THE
OVERALL HORIZONTAL BUILDING FRONTAGE, LOCATED OVER ENTRIES
AND COMMERCIAL STOREFRONTS.
 $(17' + 33' + 13' + 15' + 37') / 346' - 6'' = 33\%$

- LEGEND
- RESIDENTIAL USE
 - RESIDENTIAL AMENITY/
MANAGEMENT OFFICE
 - COMMERCIAL
 - PARKING, UTILITY & BOH

APARTMENT FLOOR PLAN - LEVEL 1
SCALE: 1/16" = 1'-0"



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 408
: Oakland, California 94612
: (510) 451 - 2850

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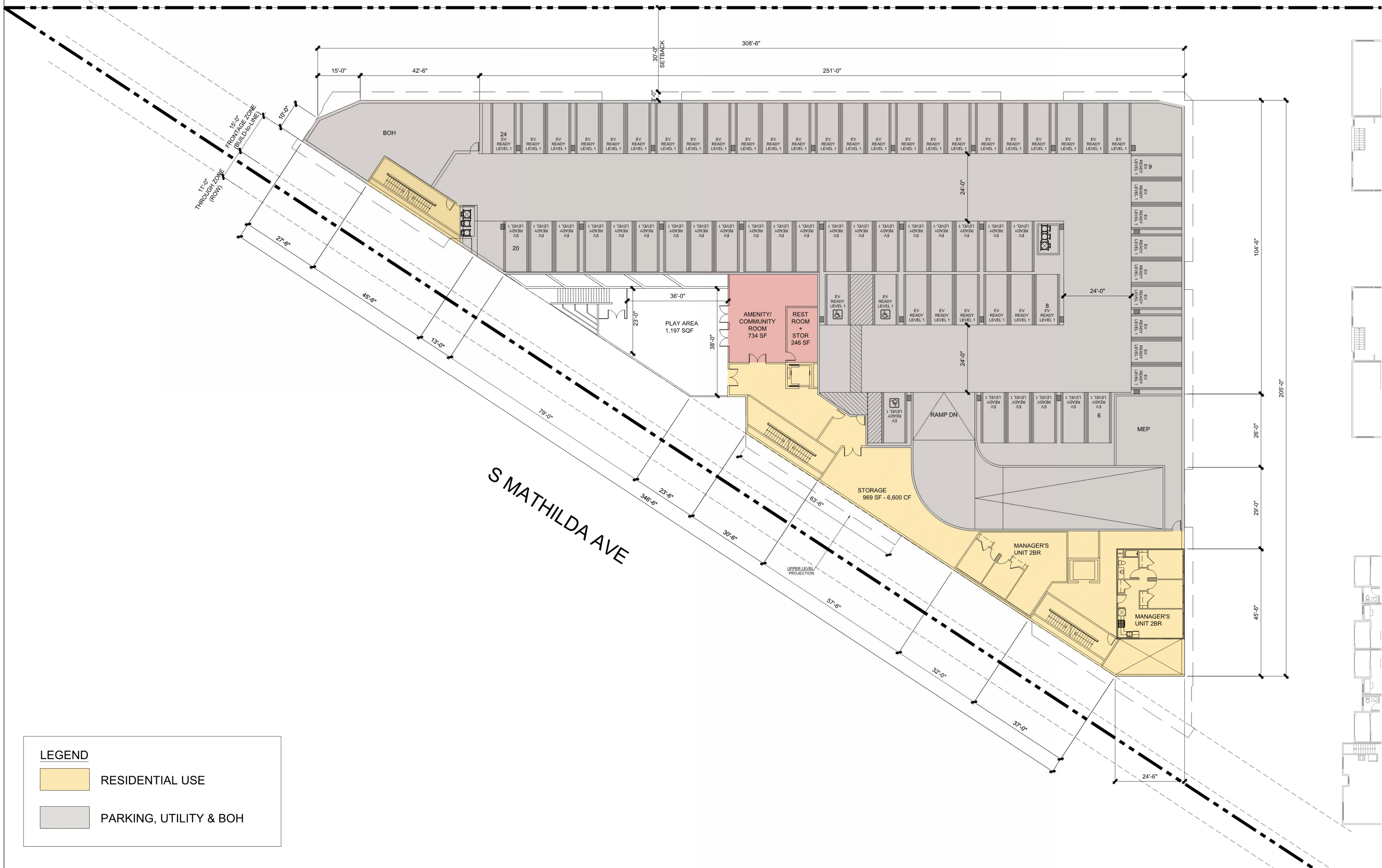
SAN JOSE, CA 95126

Sheet Title:
APARTMENT
FLOOR PLAN:
LEVEL 2

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

A-101



APARTMENT FLOOR PLAN - LEVEL 2

SCALE: 1/16" = 1'-0"

1



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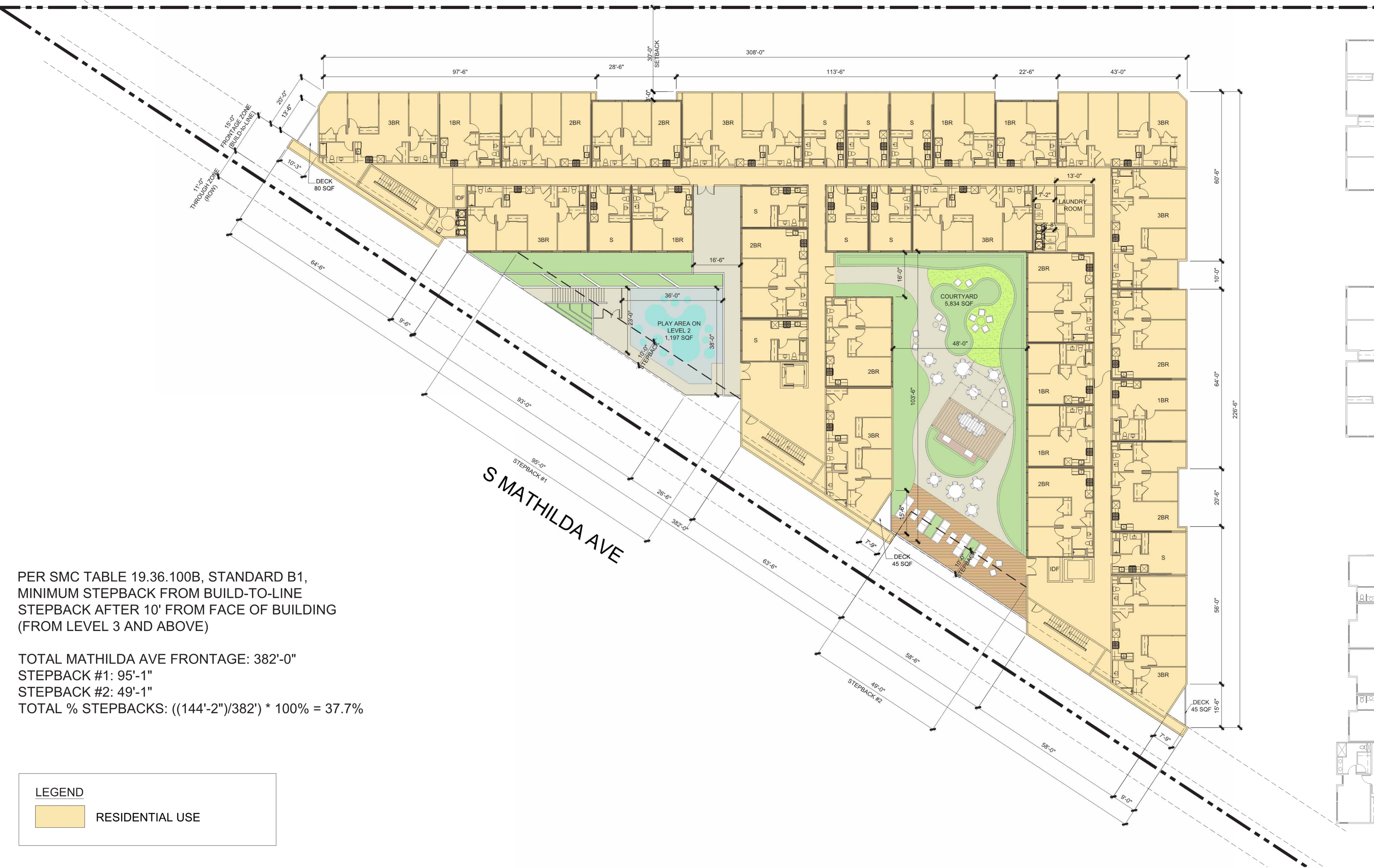
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Sheet Title:
APARTMENT
FLOOR PLAN:
LEVEL 3-7

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

A-102



PER SMC TABLE 19.36.100B, STANDARD B1,
MINIMUM STEPBACK FROM BUILD-TO-LINE
STEPBACK AFTER 10' FROM FACE OF BUILDING
(FROM LEVEL 3 AND ABOVE)

TOTAL MATHILDA AVE FRONTAGE: 382'-0"
STEPBACK #1: 95'-1"
STEPBACK #2: 49'-1"
TOTAL % STEPBACKS: ((144'-2")/382') * 100% = 37.7%

LEGEND

RESIDENTIAL USE

APARTMENT FLOOR PLAN - LEVEL3-7
SCALE: 1/16" = 1'-0"



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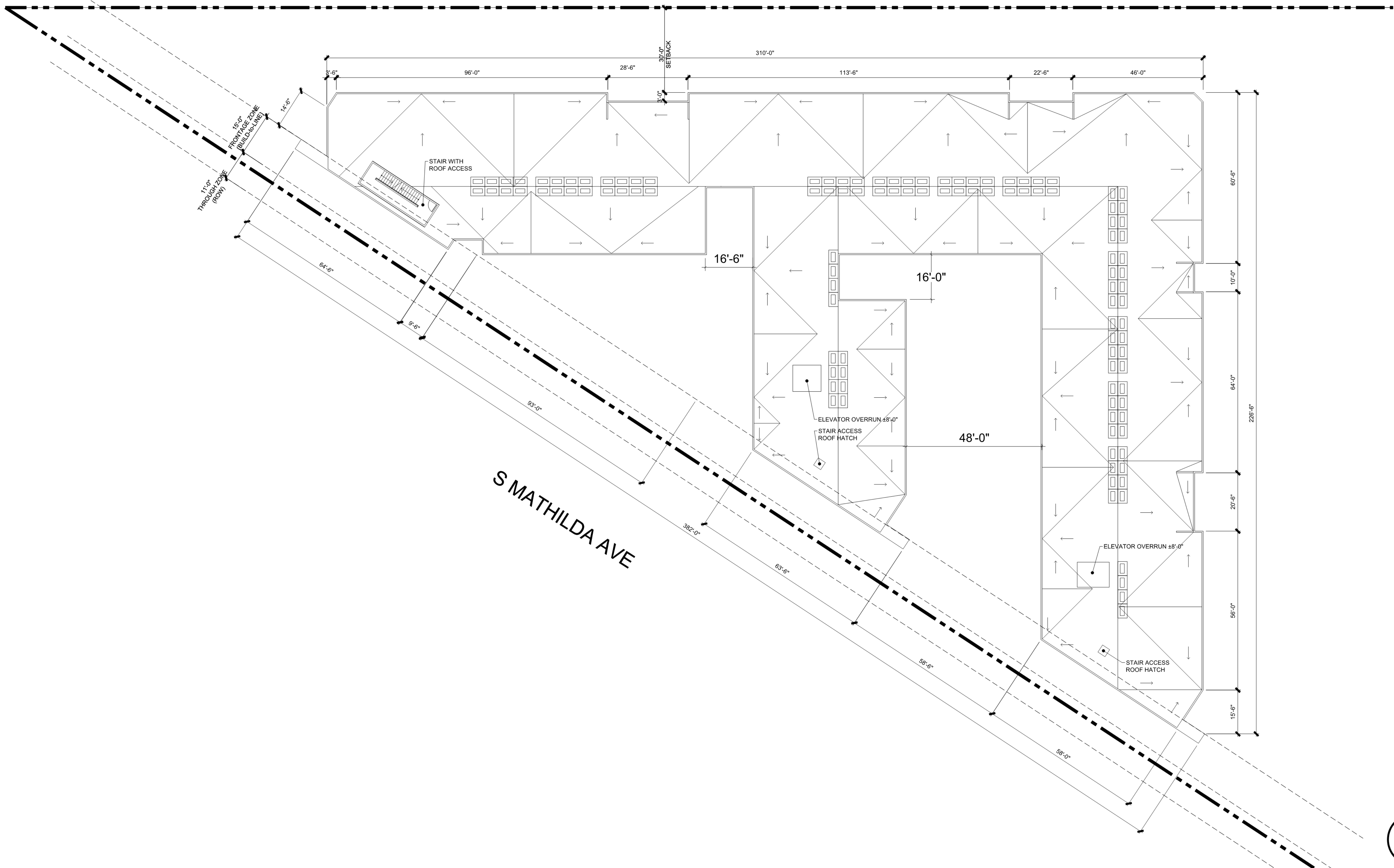
SAN JOSE, CA 95126

Sheet Title:
APARTMENT
ROOF PLAN

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

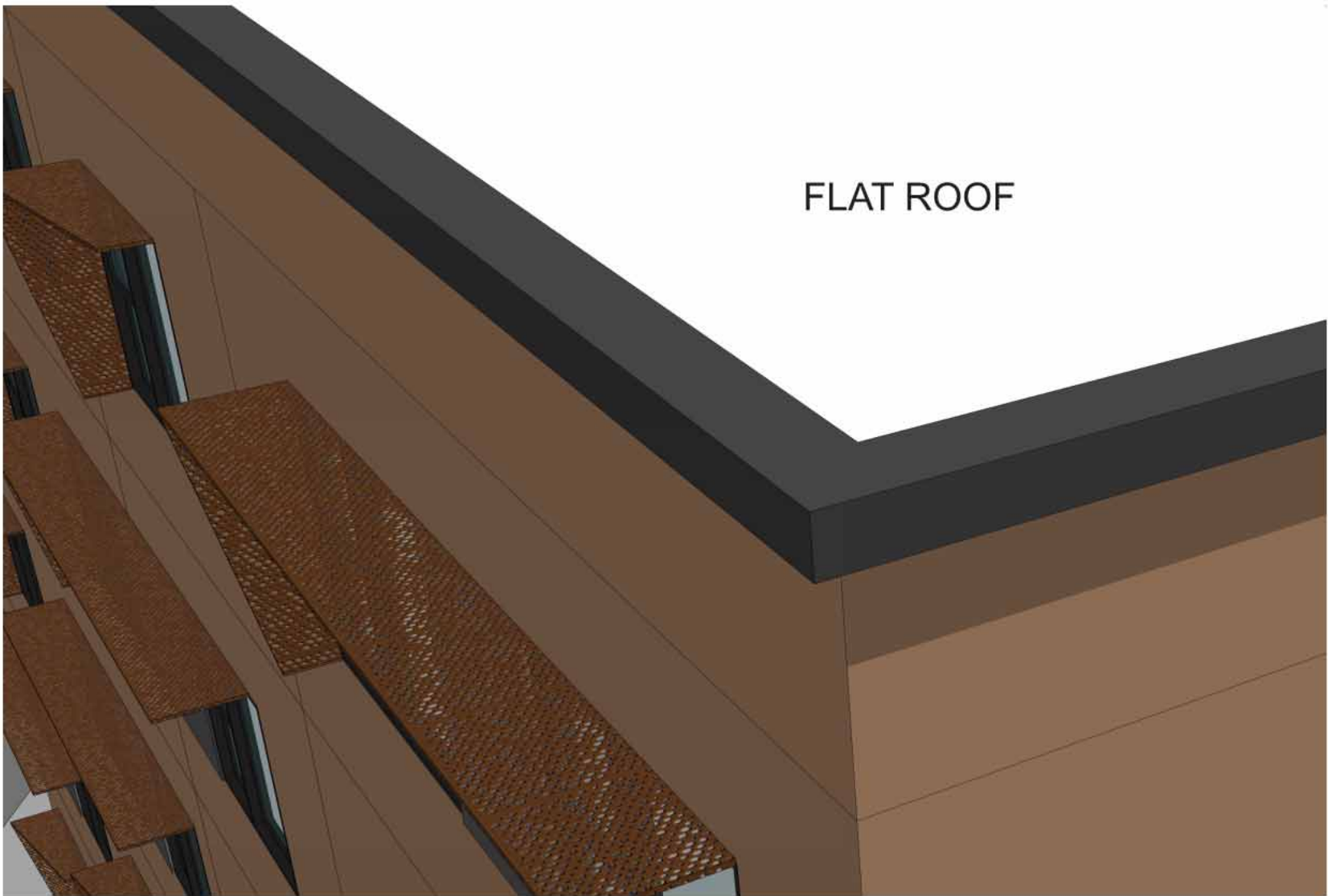
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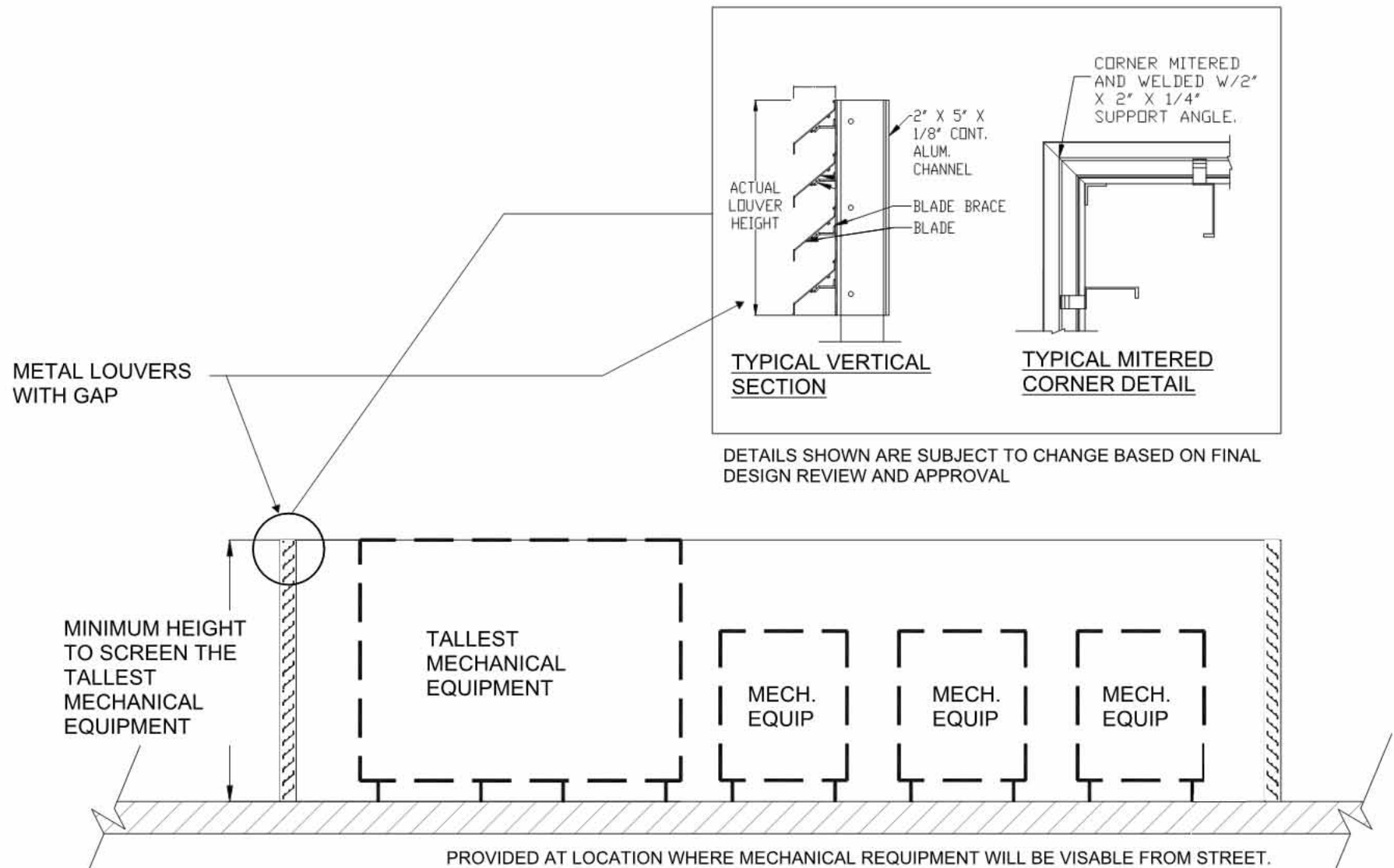
APARTMENT ROOF PLAN
SCALE: 1/16" = 1'-0"

1

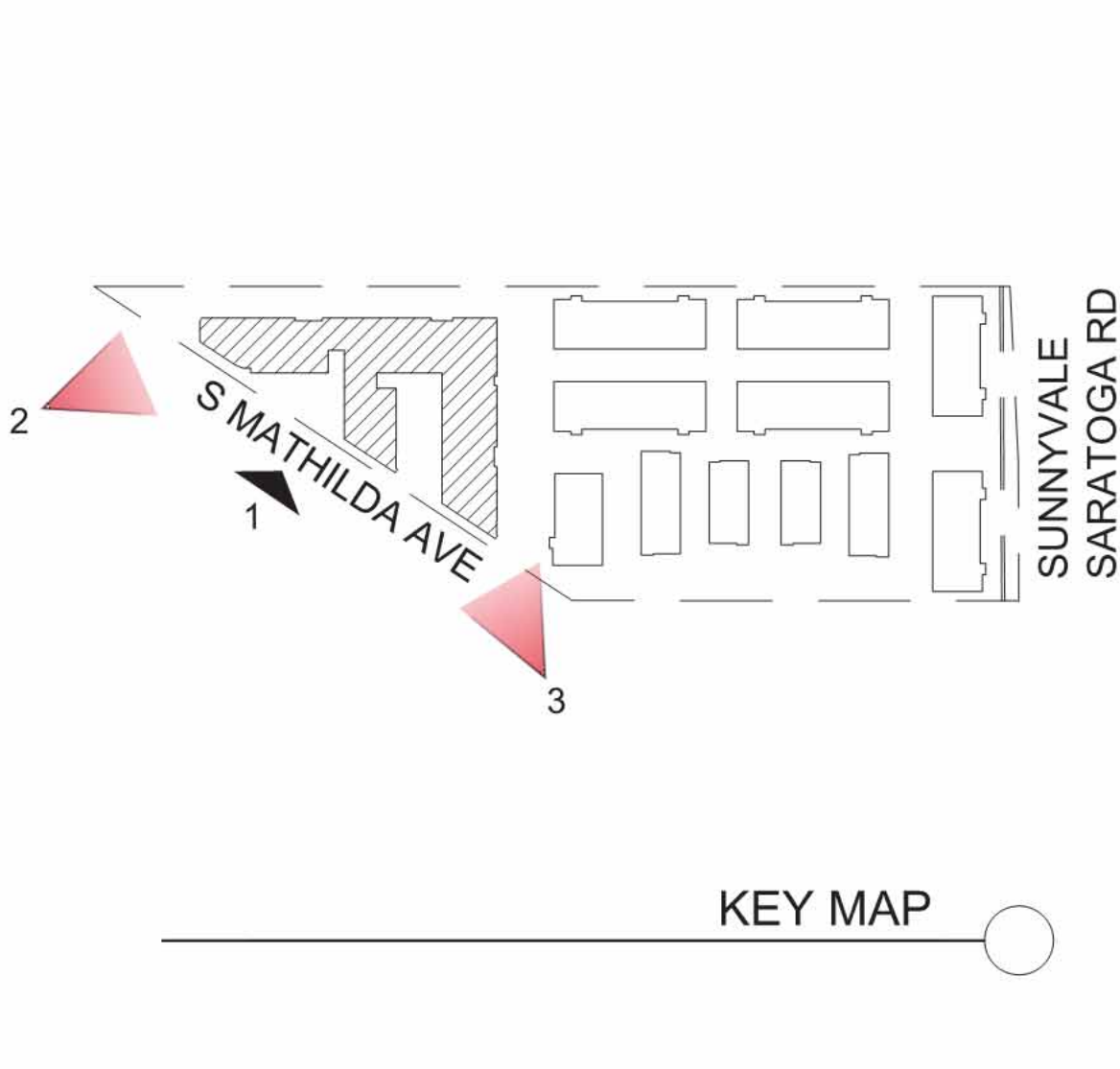


FLAT ROOF

ENLARGE WALL CAP VIEW



ROOF TOP EQUIPMENT SCREENING



KEY MAP



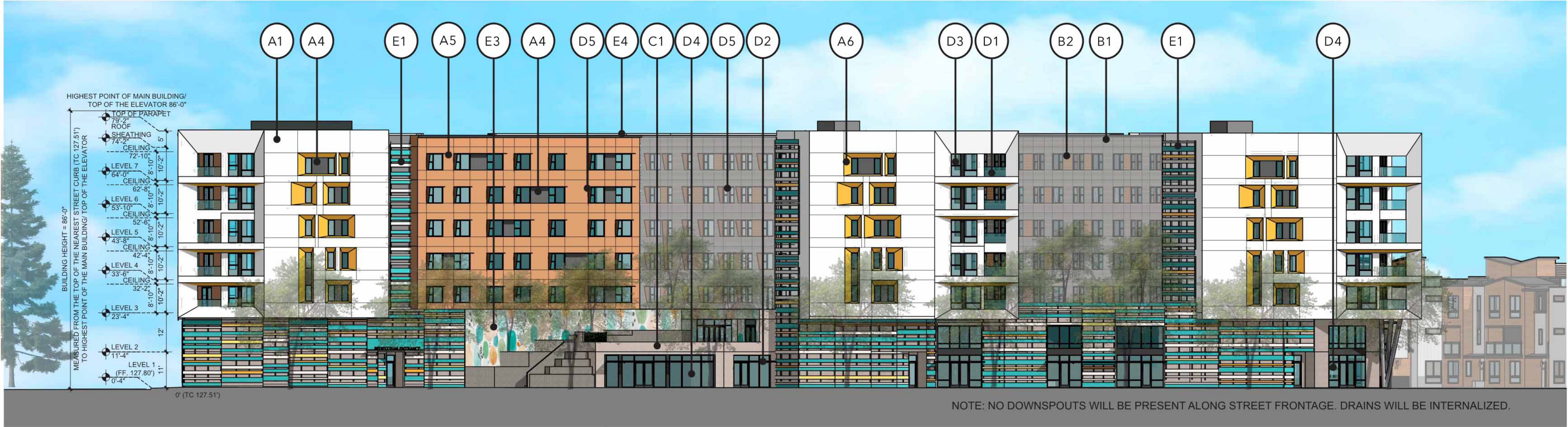
VIEW FROM S. MATHILDA ROAD

3



VIEW FROM S. MATHILDA ROAD

2



APARTMENT SOUTHWEST ELEVATION

SCALE: 1" = 20'-0"

1

MATERIAL LEGEND

- A1 EXTERIOR PLASTER
- A2 EXTERIOR PLASTER
- A3 EXTERIOR PLASTER
- A4 EXTERIOR PLASTER
- A5 EXTERIOR PLASTER
- A6 EXTERIOR PLASTER
- B1 FIBER CEMENT PANEL
- B2 FIBER CEMENT PANEL
- B3 FIBER CEMENT PANEL
- B4 FIBER CEMENT PANEL
- C1 CONCRETE
- D1 GLASS RAILING
- D2 METAL CANOPY
- D3 VINYL WINDOW
- D4 STOREFRONT
- D5 SHADING DEVICE
- E1 MULTI-COLOR CEMENT BOARD SLATS
- E2 GARAGE SCREEN
- E3 WALL MURAL
- E4 WALL CAP
- E5 DOWNSPOUTS AND CONDUCTOR HEADS (MATCHING COLOR OF ADJACENT WALLS)



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Sheet Title:
APARTMENT
ELEVATIONS

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

A-110



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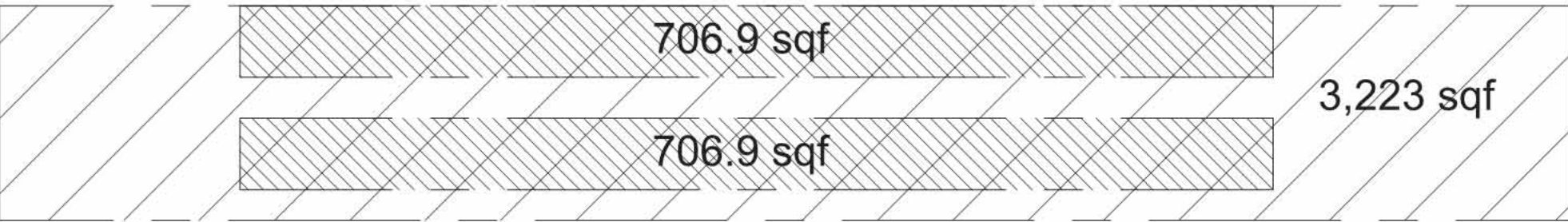
Sheet Title:
APARTMENT
ELEVATIONS

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

A-111

GARAGE EAST ELEVATION SCREENING CALCULATION



$(706.9 + 706.9) / 3223 = 43\% > 25\% \text{ MIN. REQUIREMENT (ECRSP 6.4.1.C)}$

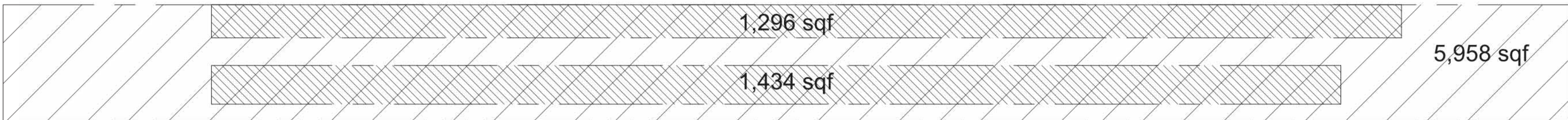


APARTMENT EAST ELEVATION

SCALE: 1" = 20'-0"

2

GARAGE SOUTH ELEVATION SCREENING CALCULATION



$(1296 + 1434) / 5958 = 45\% > 25\% \text{ MIN. REQUIREMENT (ECRSP 6.4.1.C)}$

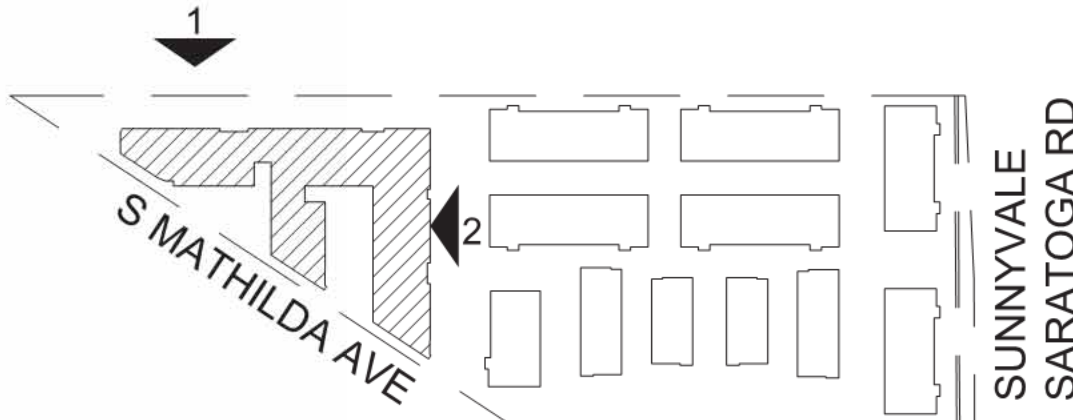


*SEE LT-11 FOR SPECIFIC LIGHTING DETAILS

APARTMENT NORTH ELEVATION

SCALE: 1" = 20'-0"

1



KEY MAP

MATERIAL LEGEND

- A1 EXTERIOR PLASTER
- A2 EXTERIOR PLASTER
- A3 EXTERIOR PLASTER
- A4 EXTERIOR PLASTER
- A5 EXTERIOR PLASTER
- A6 EXTERIOR PLASTER
- B1 FIBER CEMENT PANEL
- B2 FIBER CEMENT PANEL
- B3 FIBER CEMENT PANEL
- B4 FIBER CEMENT PANEL
- C1 CONCRETE
- D1 GLASS RAILING
- D2 METAL CANOPY
- D3 VINYL WINDOW
- D4 STOREFRONT
- D5 SHADING DEVICE
- E1 MULTI-COLOR CEMENT BOARD SLATS
- E2 GARAGE SCREEN
- E3 WALL MURAL
- E4 WALL CAP
- E5 DOWNSPOUTS AND CONDUCTOR HEADS (MATCHING COLOR OF ADJACENT WALLS)



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Sheet Title:
COLOR AND
MATERIAL BOARD:
APARTMENT

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

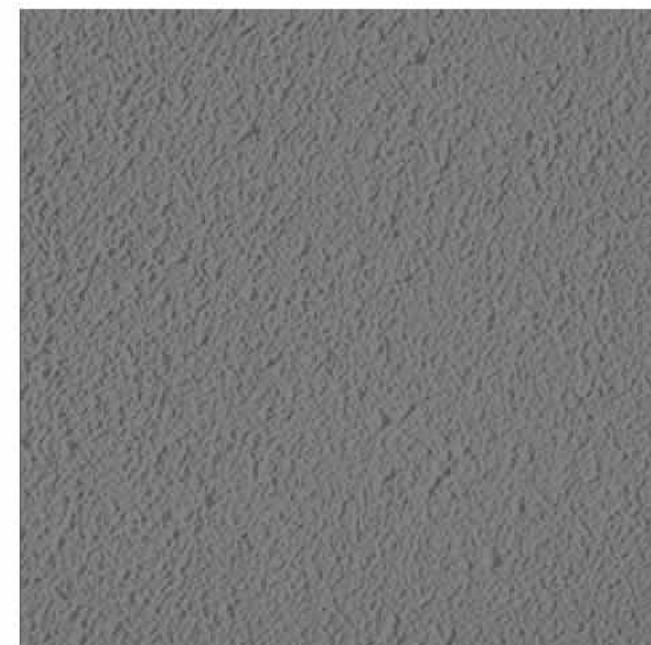
A-130



(A1) EXTERIOR PLASTER



(A2) EXTERIOR PLASTER



(A3) EXTERIOR PLASTER



(A4) EXTERIOR PLASTER



(A5) EXTERIOR PLASTER



(A6) EXTERIOR PLASTER



(B1) FIBER CEMENT PANEL



(B2) FIBER CEMENT PANEL



(B3) FIBER CEMENT PANEL



(C1) CONCRETE



(D1) GLASS RAILING



(D2) METAL CANOPY



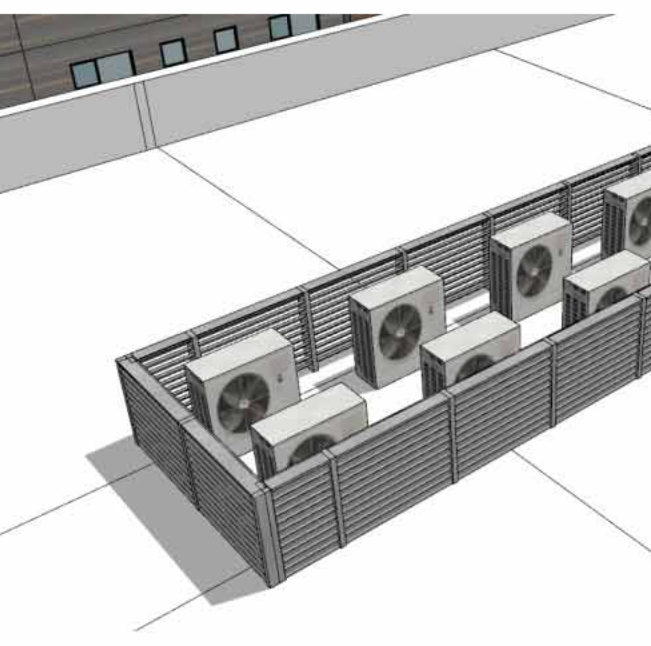
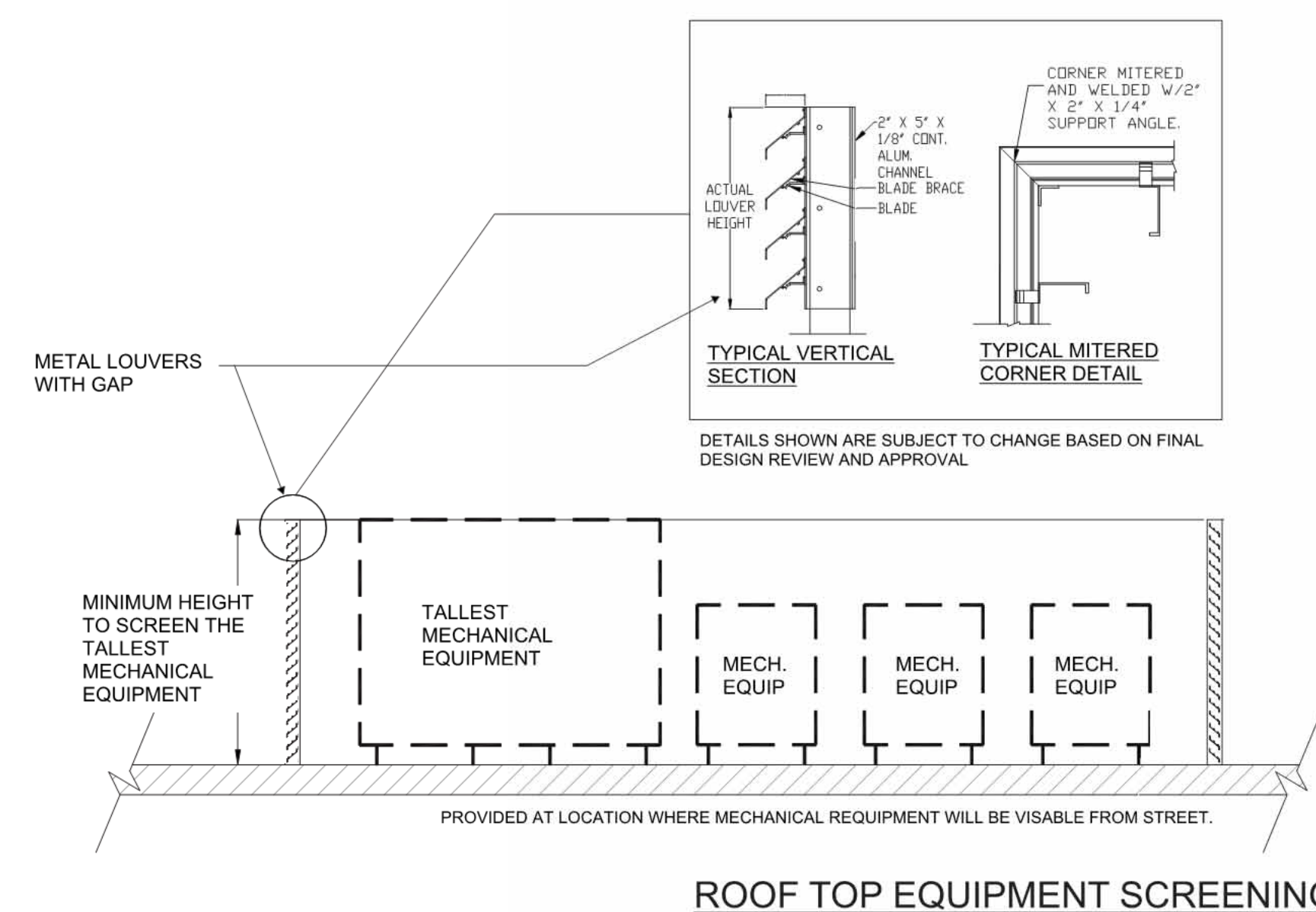
(D3) VINYL WINDOW



(D4) STOREFRONT
(TRANSPARENT GLASS)



(D5) SHADING DEVICE



(F1) ROOF TOP EQUIPMENT
SCREENING
METAL LOUVER / GRAY



(E1) MULTI-COLOR CEMENT
BOARDS SLATS



(E2) GARAGE SCREEN



(E3) WALL MURAL



(E4) WALL CAP

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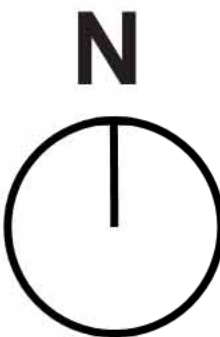
VDP

SUNNYVALE, CA 94087

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Job No. 23029
Date: 01/08/2025
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A-200



TOWNHOMES SITE PLAN

SCALE: 1" = 20'



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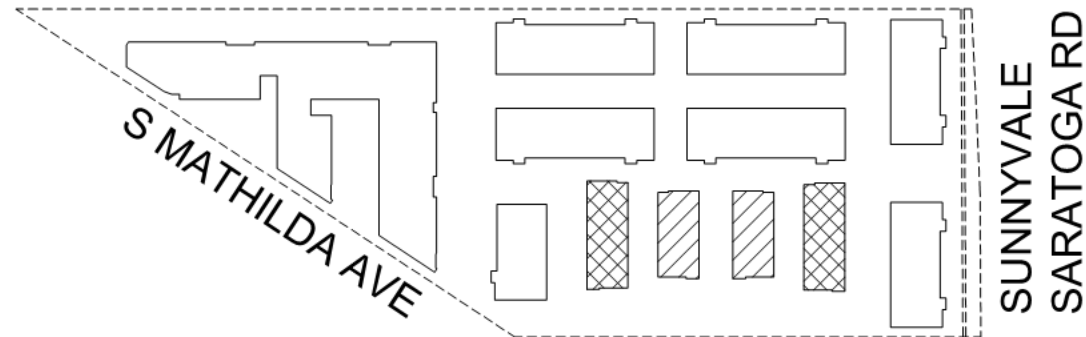
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Sheet Title:
**TOWNHOME
BUILDING PLANS
4PLEX & 5PLEX**

Job No. 23029
Date: 01/08/2025
Scale: 1/16" = 1'-0"
Drawn By:

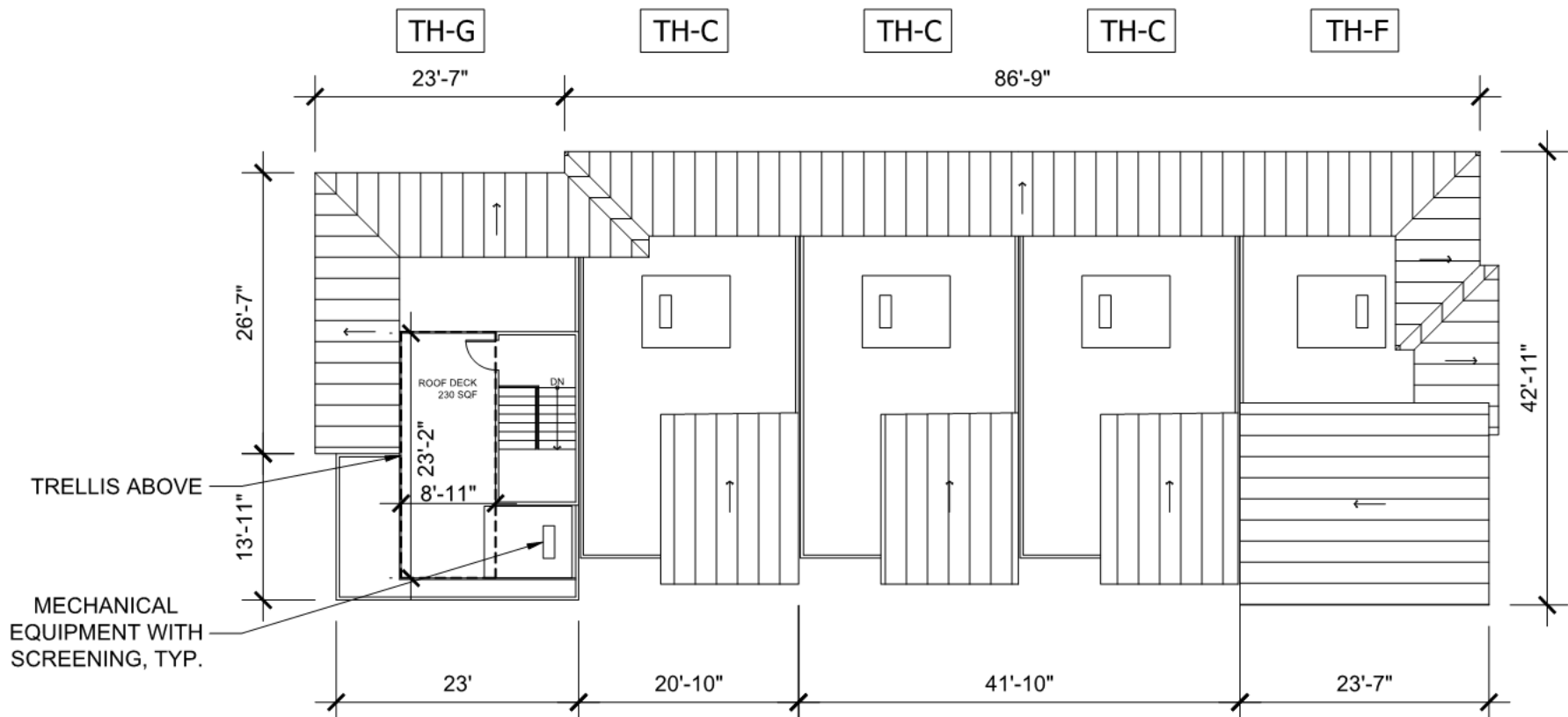
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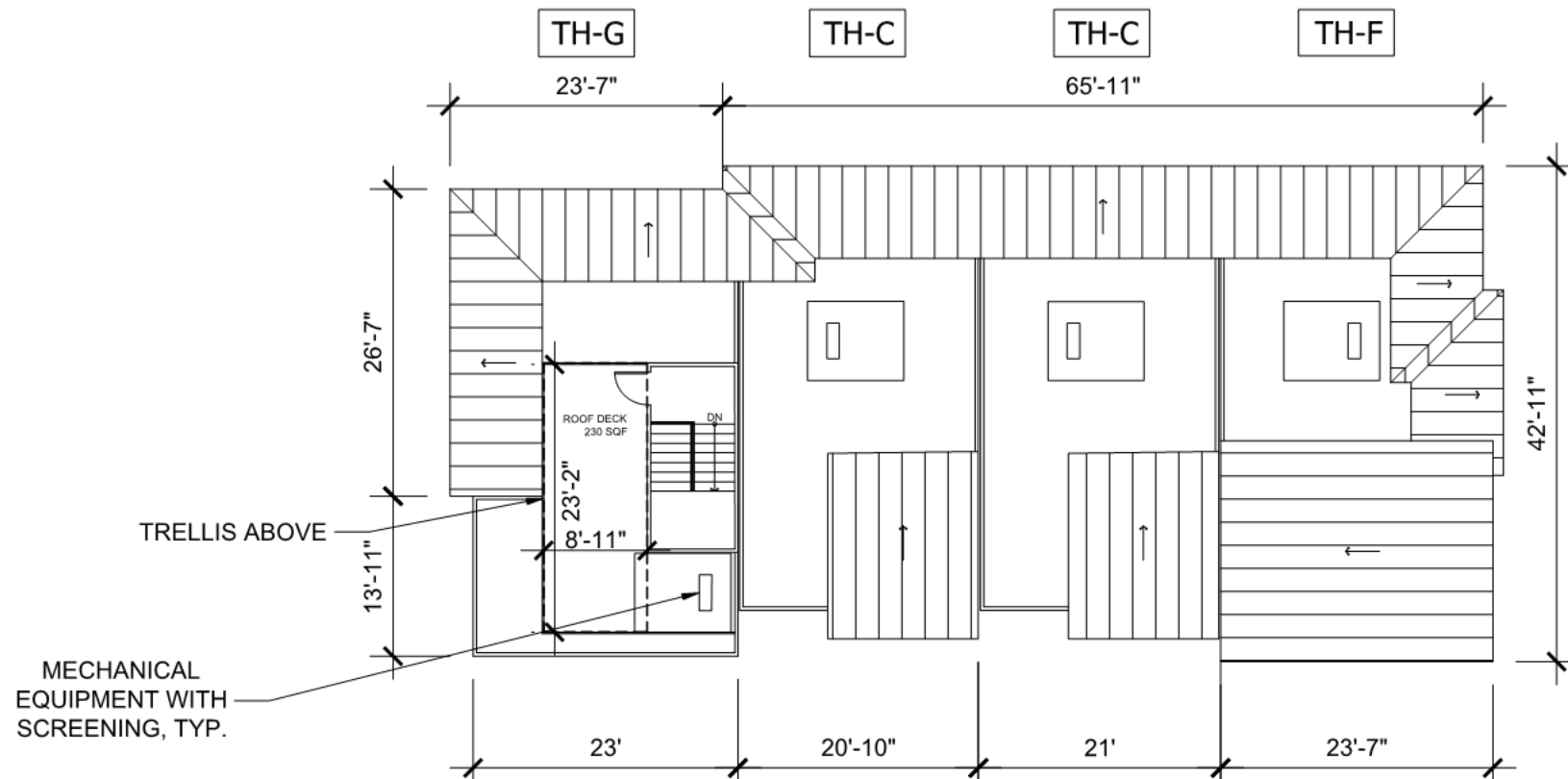
4-PLEX
5-PLEX

KEY MAP



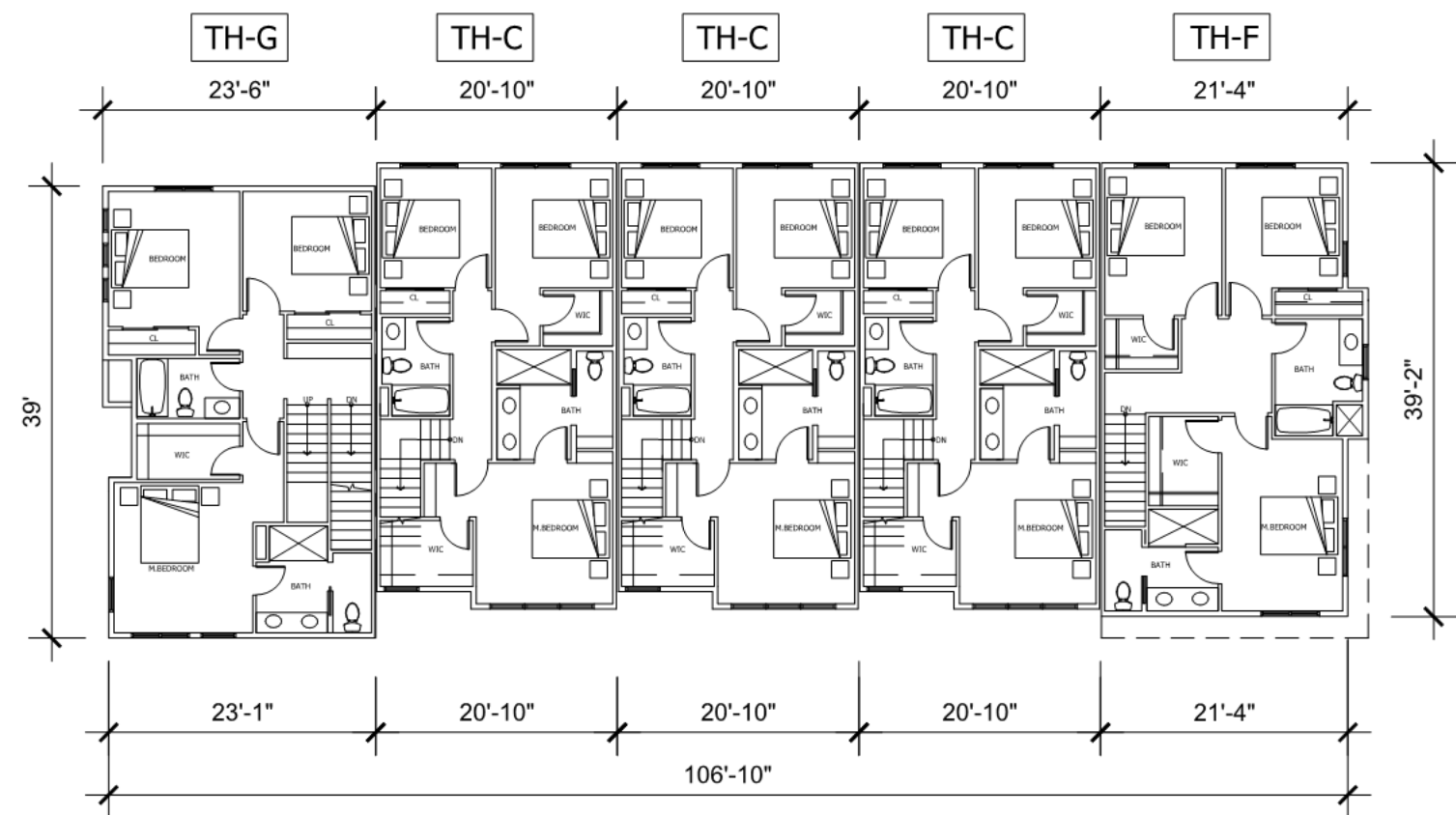
5-PLEX ROOF PLAN
SCALE: 1/16" = 1'-0"

8



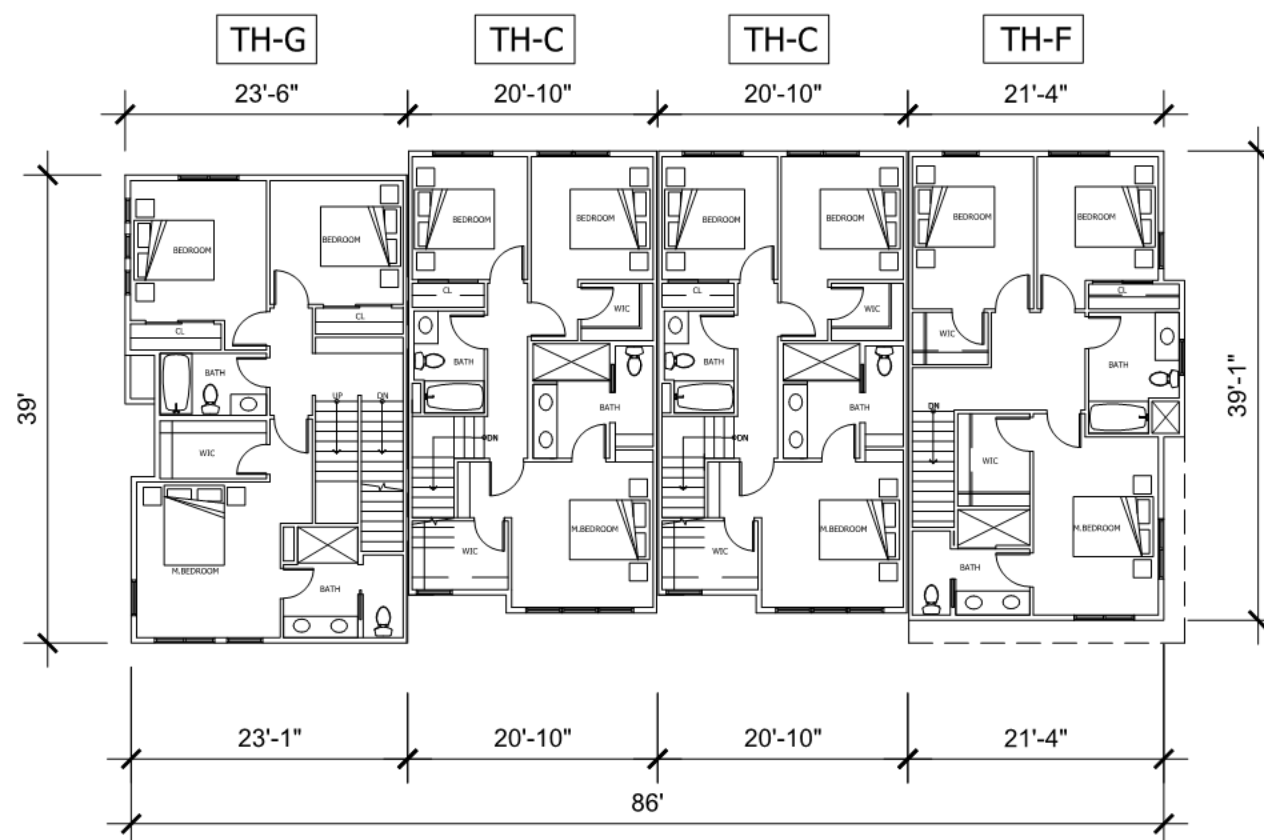
4-PLEX ROOF PLAN
SCALE: 1/16" = 1'-0"

4



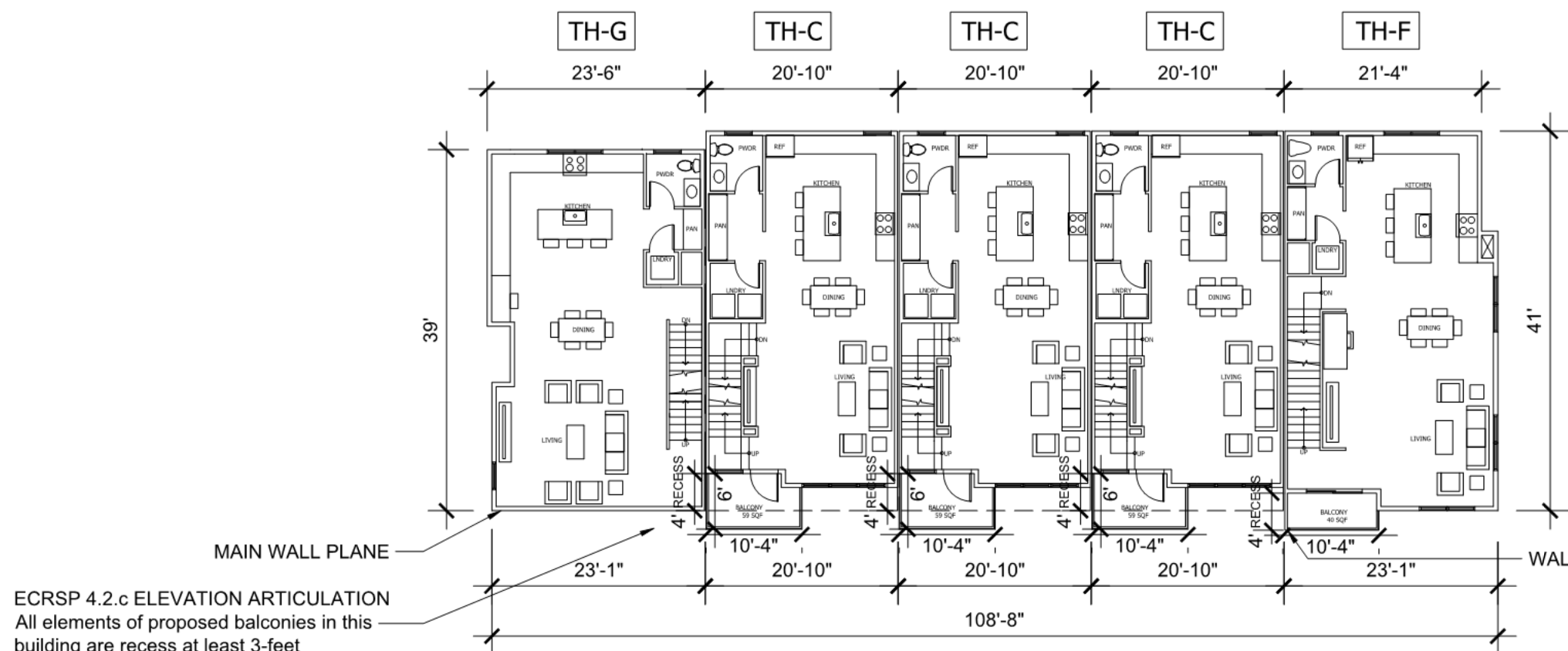
5-PLEX FLOOR PLAN L3
SCALE: 1/16" = 1'-0"

7



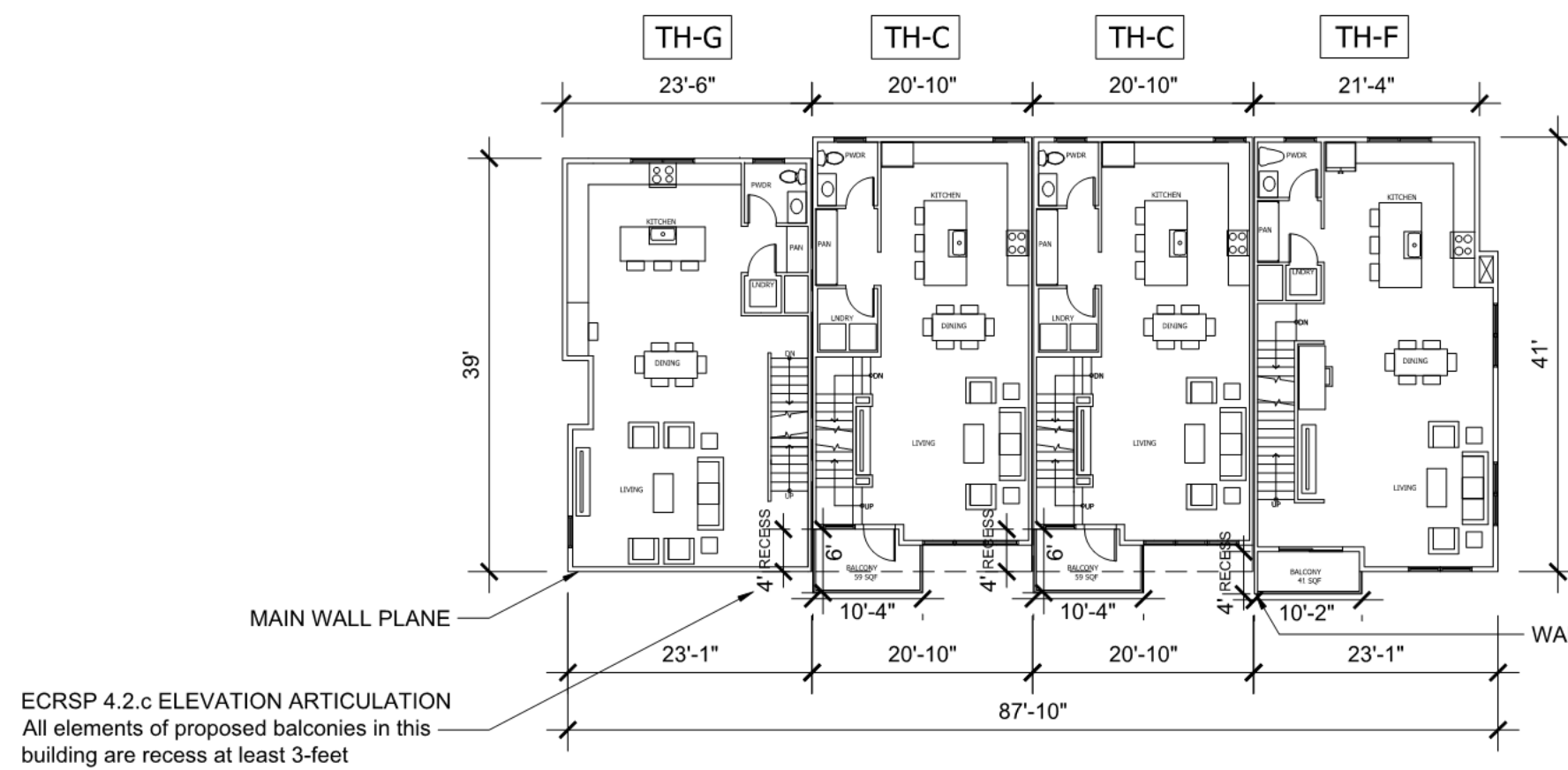
4-PLEX FLOOR PLAN L3
SCALE: 1/16" = 1'-0"

3



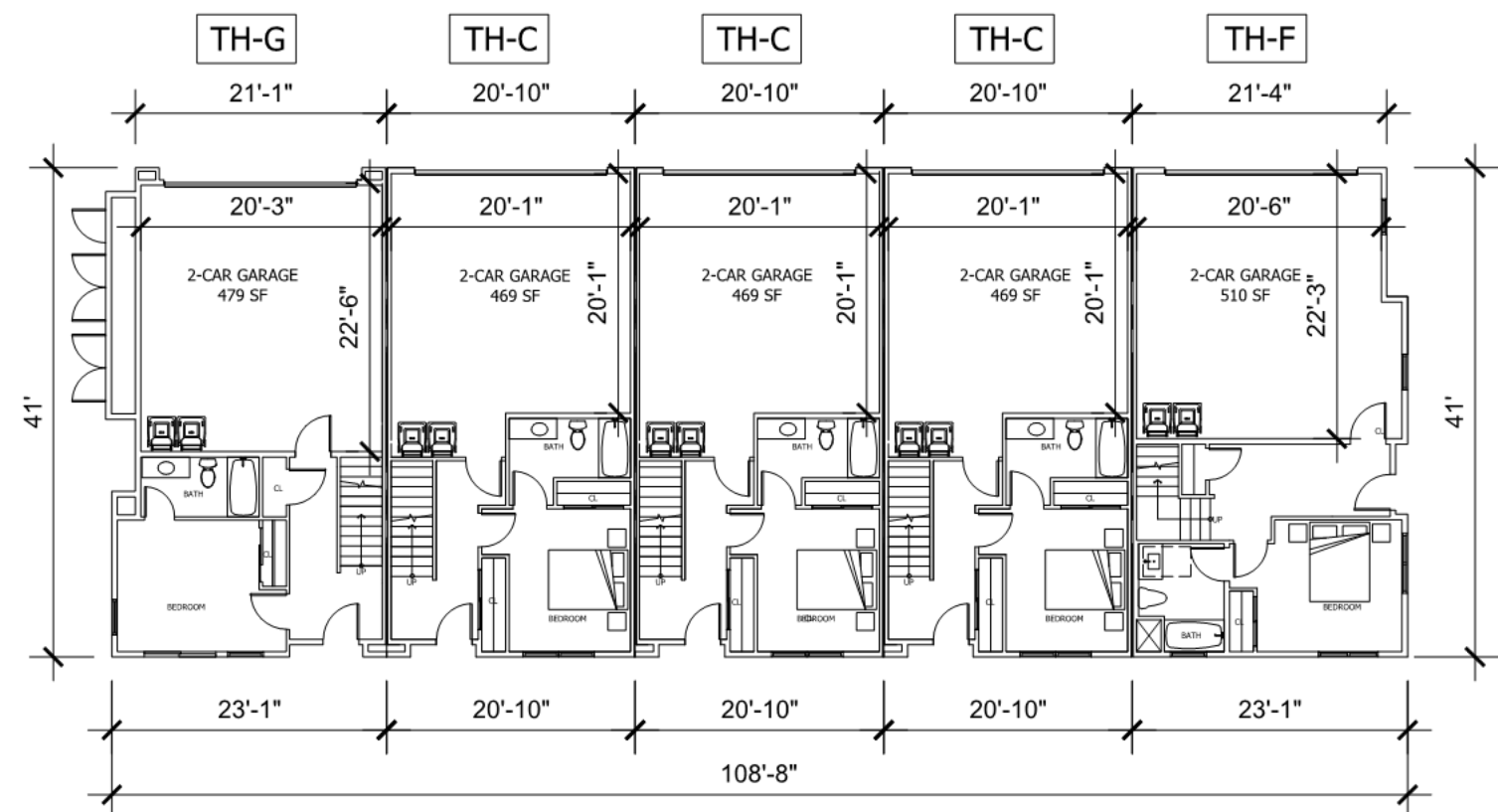
5-PLEX FLOOR PLAN L2
SCALE: 1/16" = 1'-0"

6



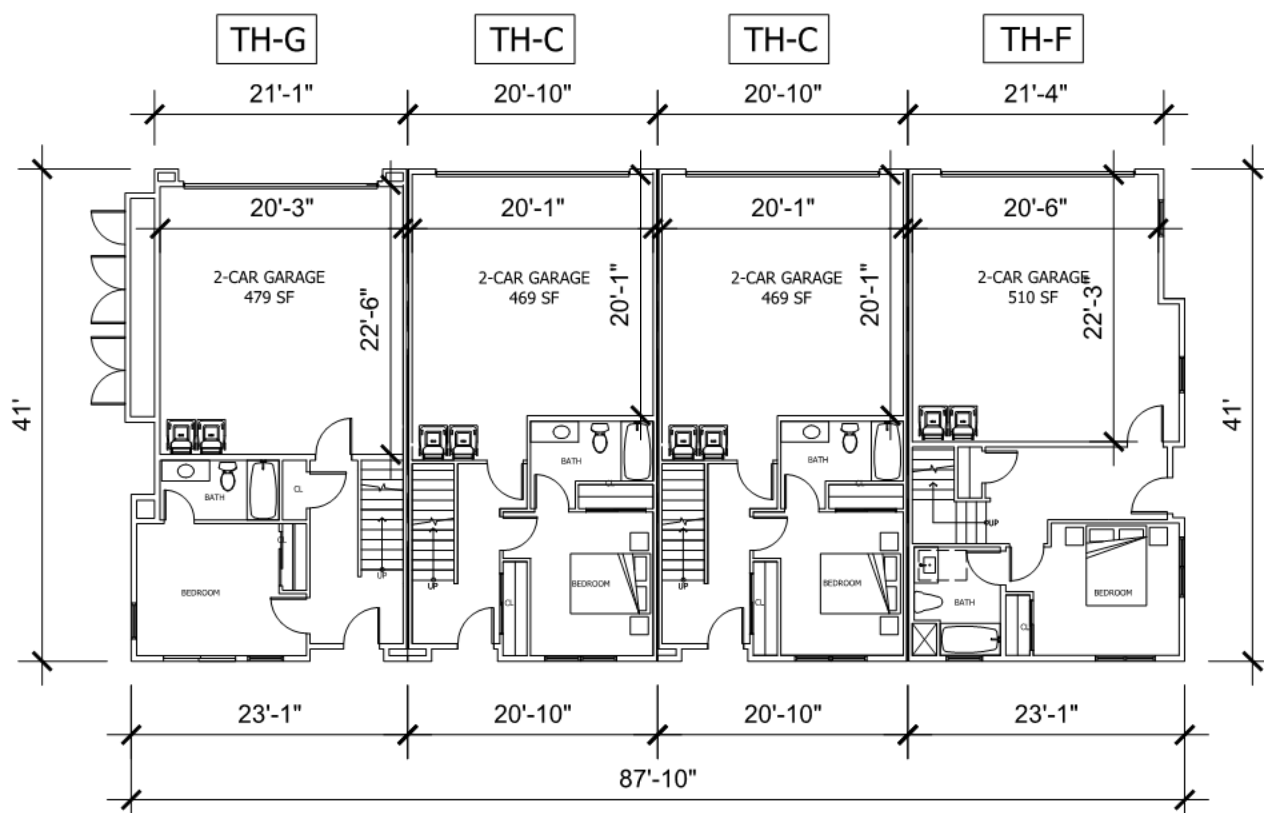
4-PLEX FLOOR PLAN L2
SCALE: 1/16" = 1'-0"

2



5-PLEX FLOOR PLAN L1
SCALE: 1/16" = 1'-0"

5



4-PLEX FLOOR PLAN L1
SCALE: 1/16" = 1'-0"

1



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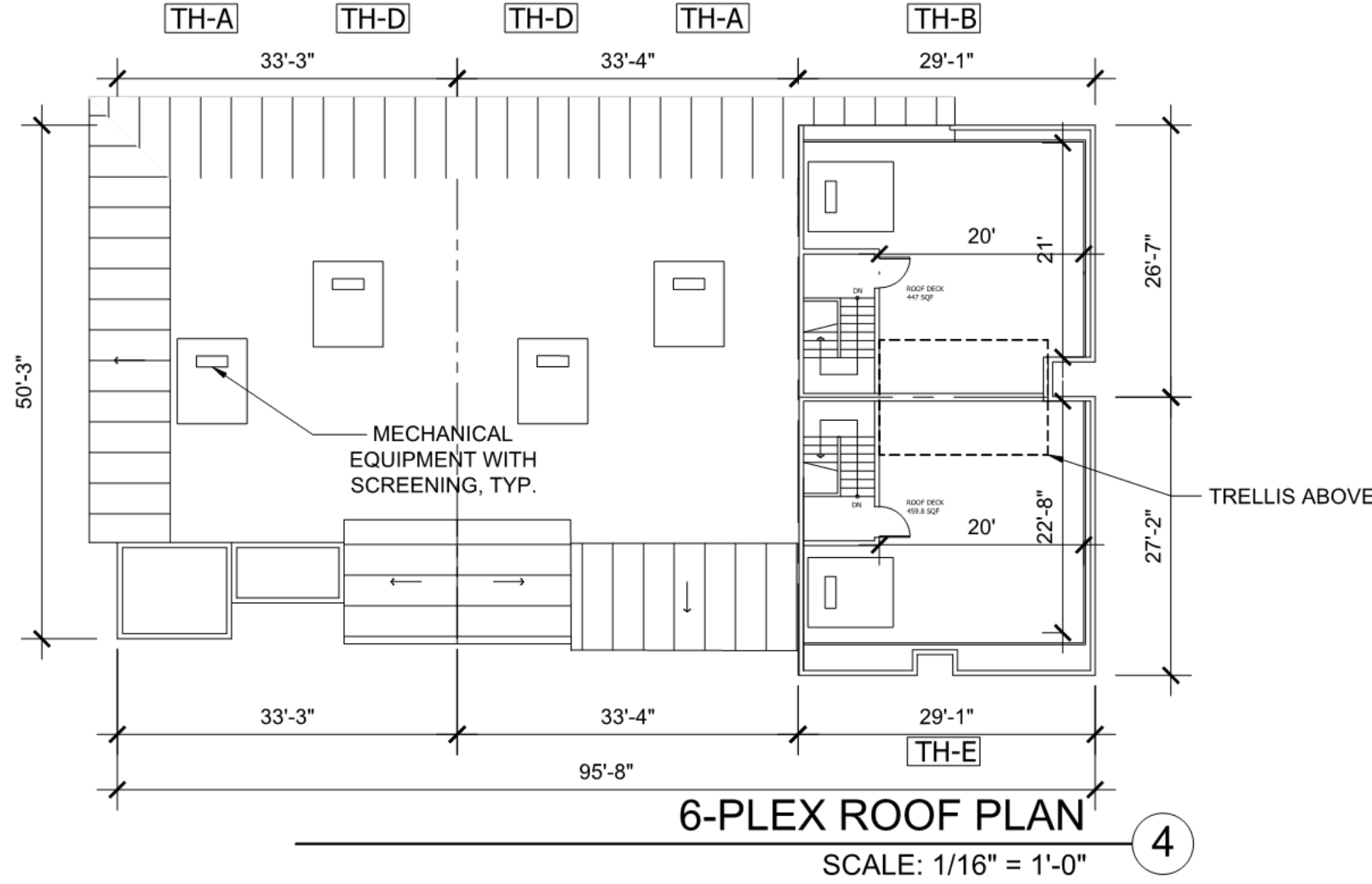
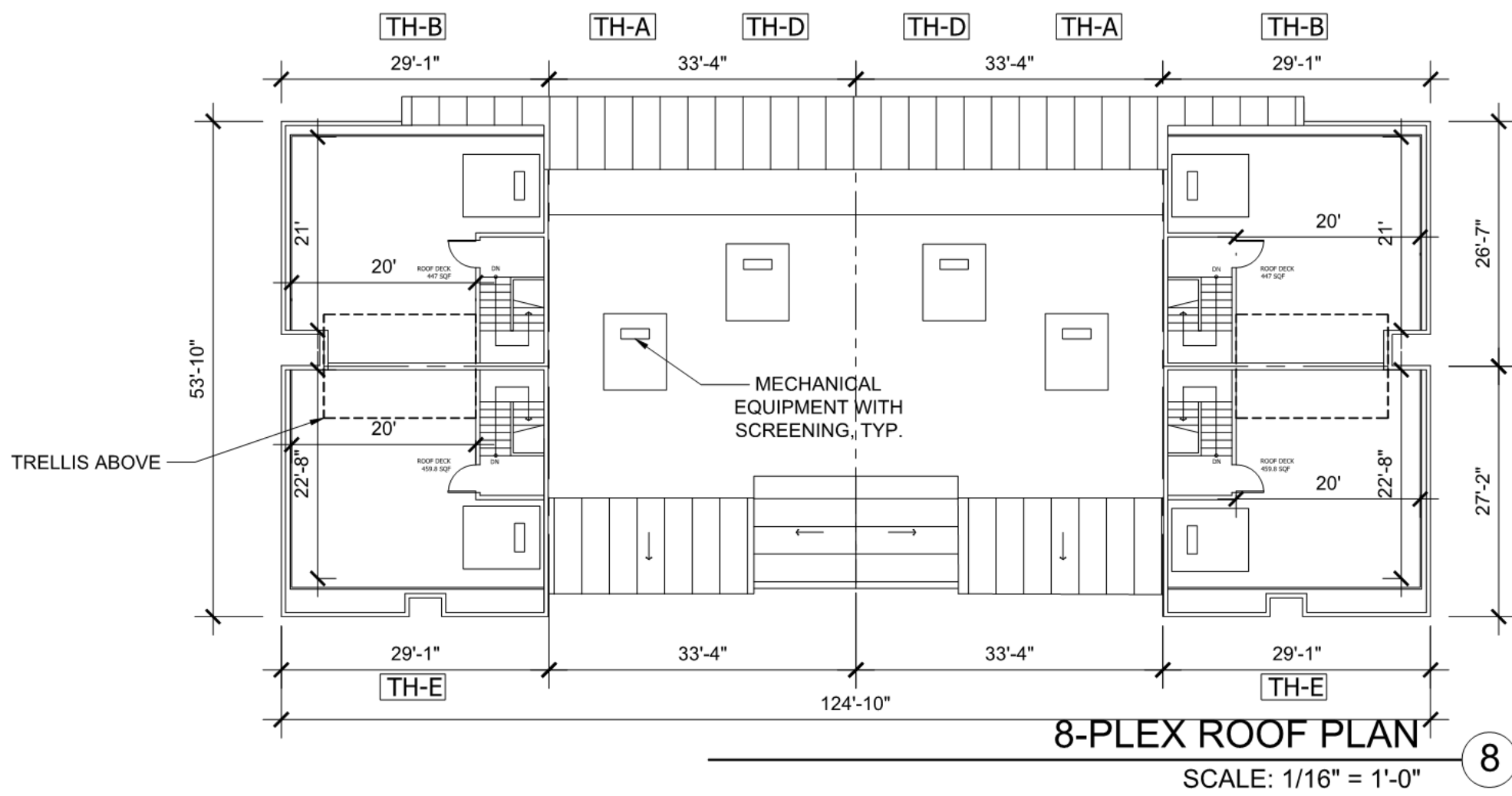
SAN JOSE, CA 95126

Sheet Title:
TOWNHOME
BUILDING PLANS
6PLEX & 8PLEX

Job No. 23029
Date: 01/08/2025
Scale: 1/16" = 1'-0"
Drawn By:

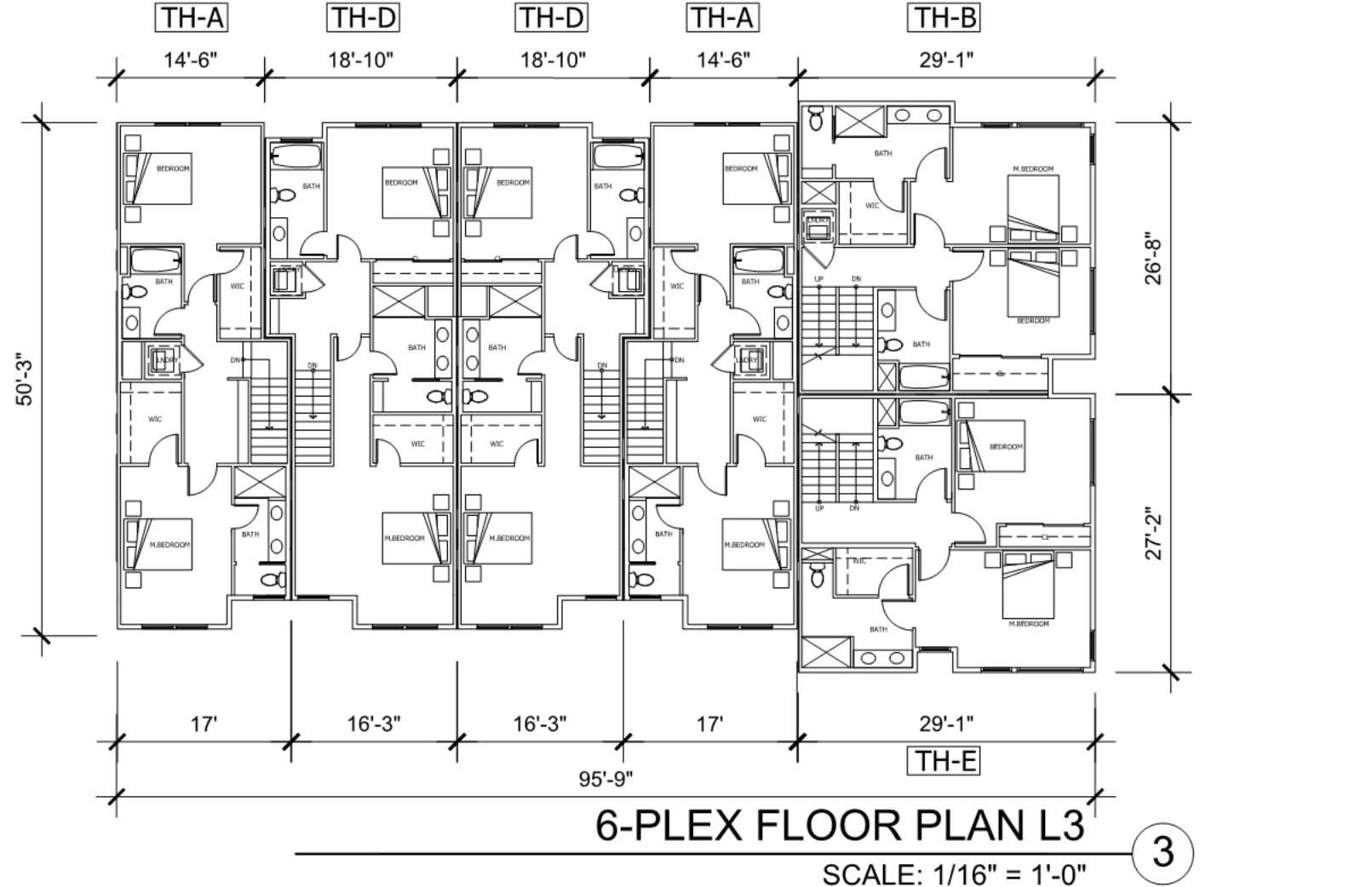
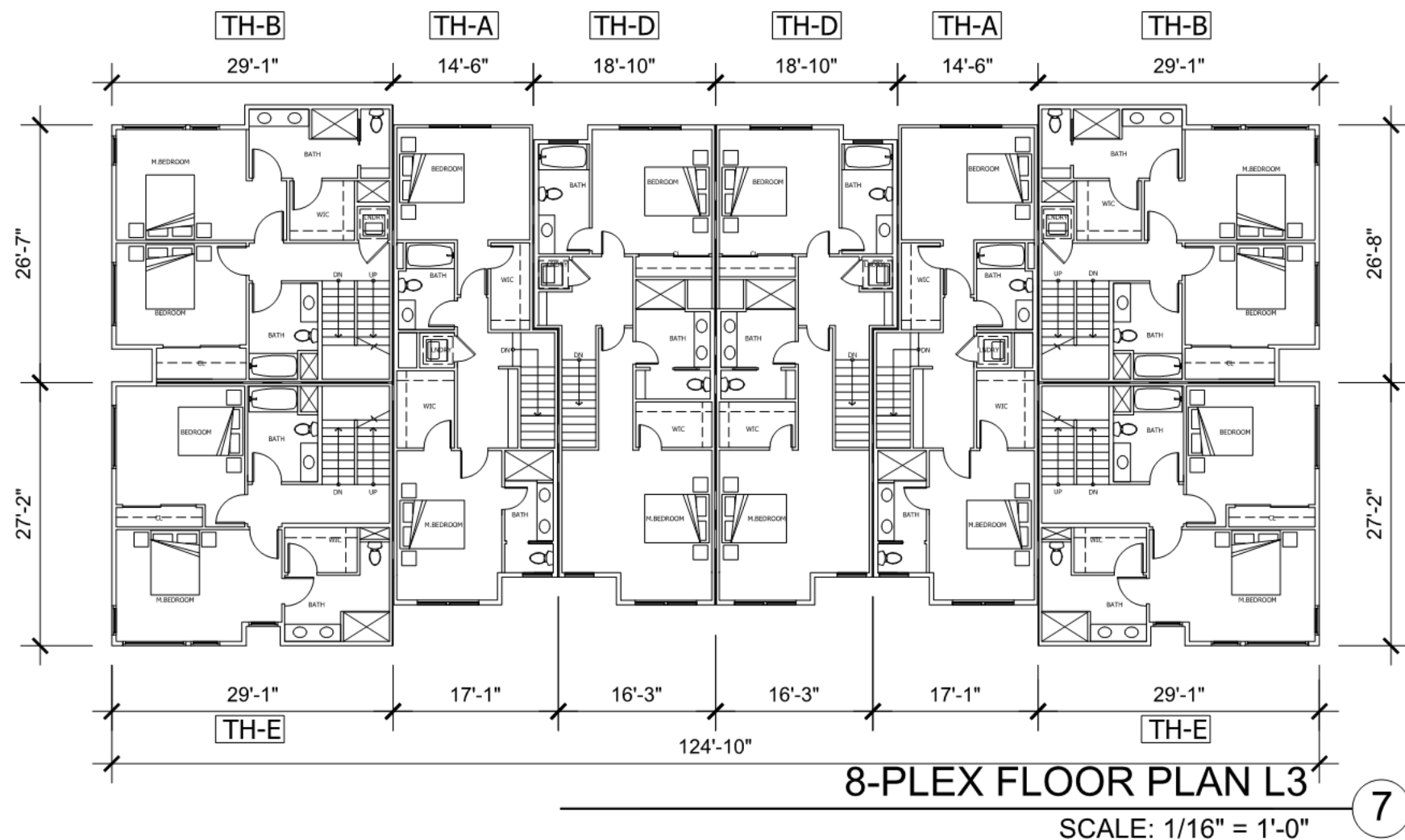
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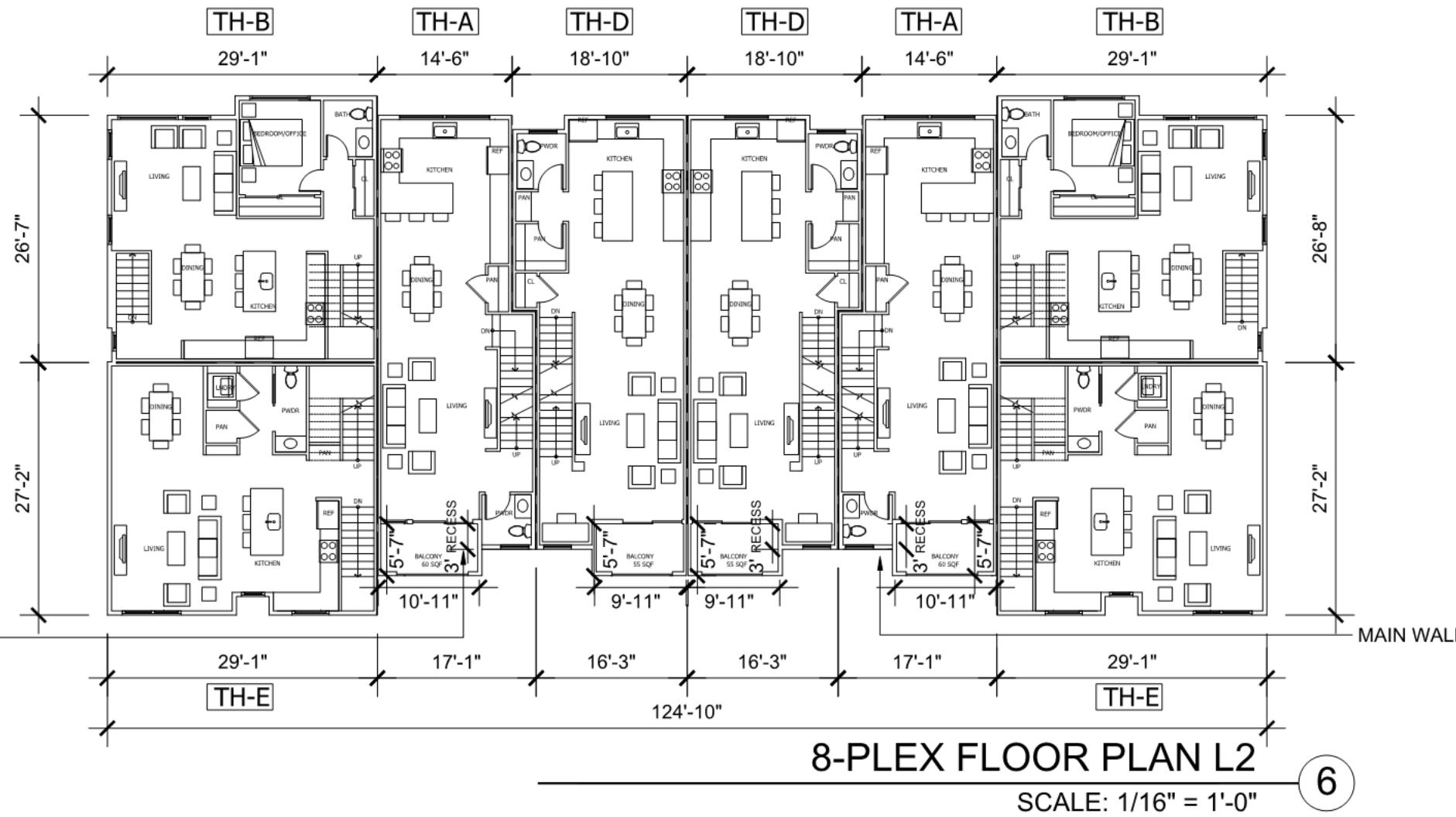


6-PLEX
8-PLEX

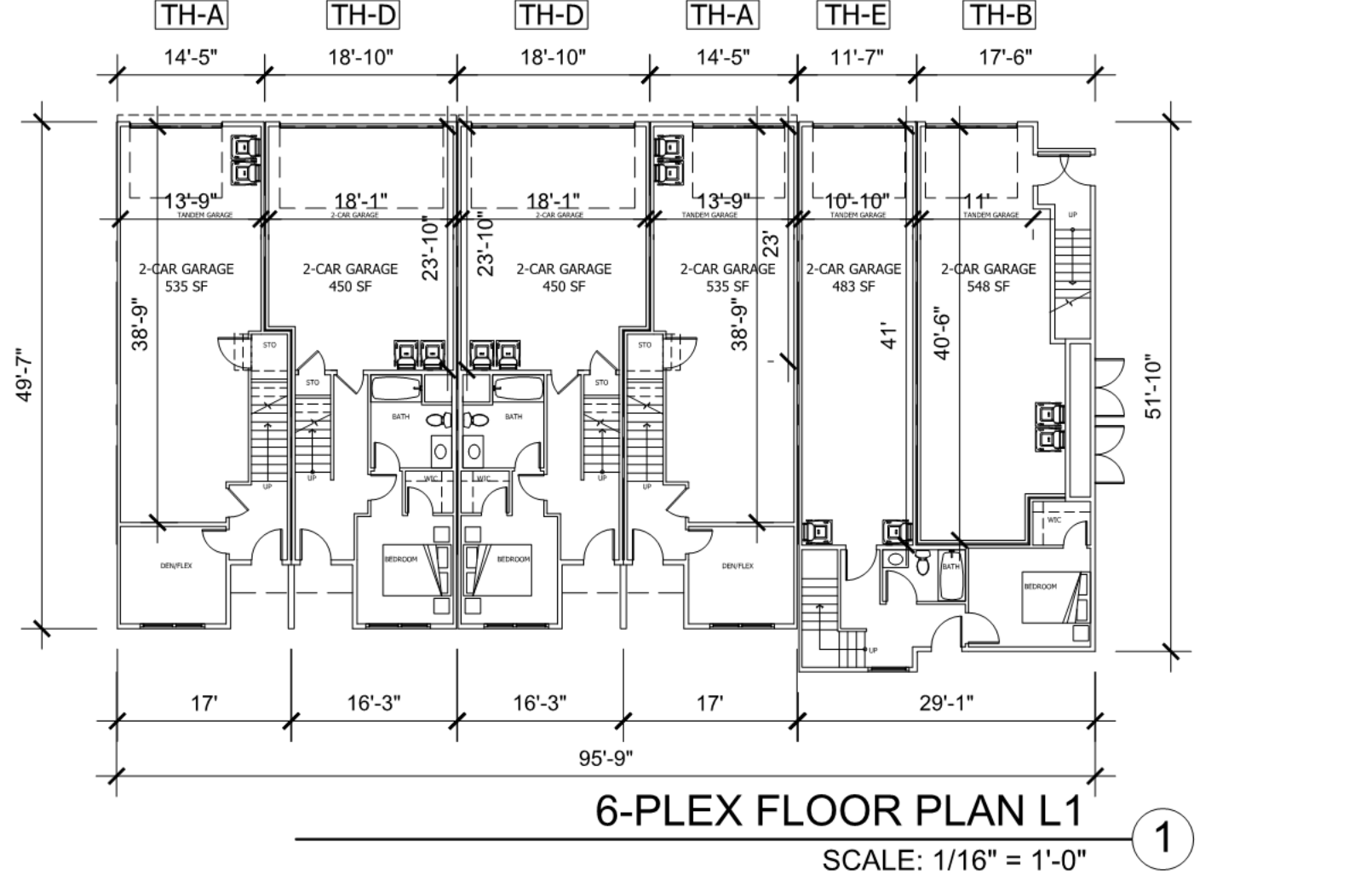
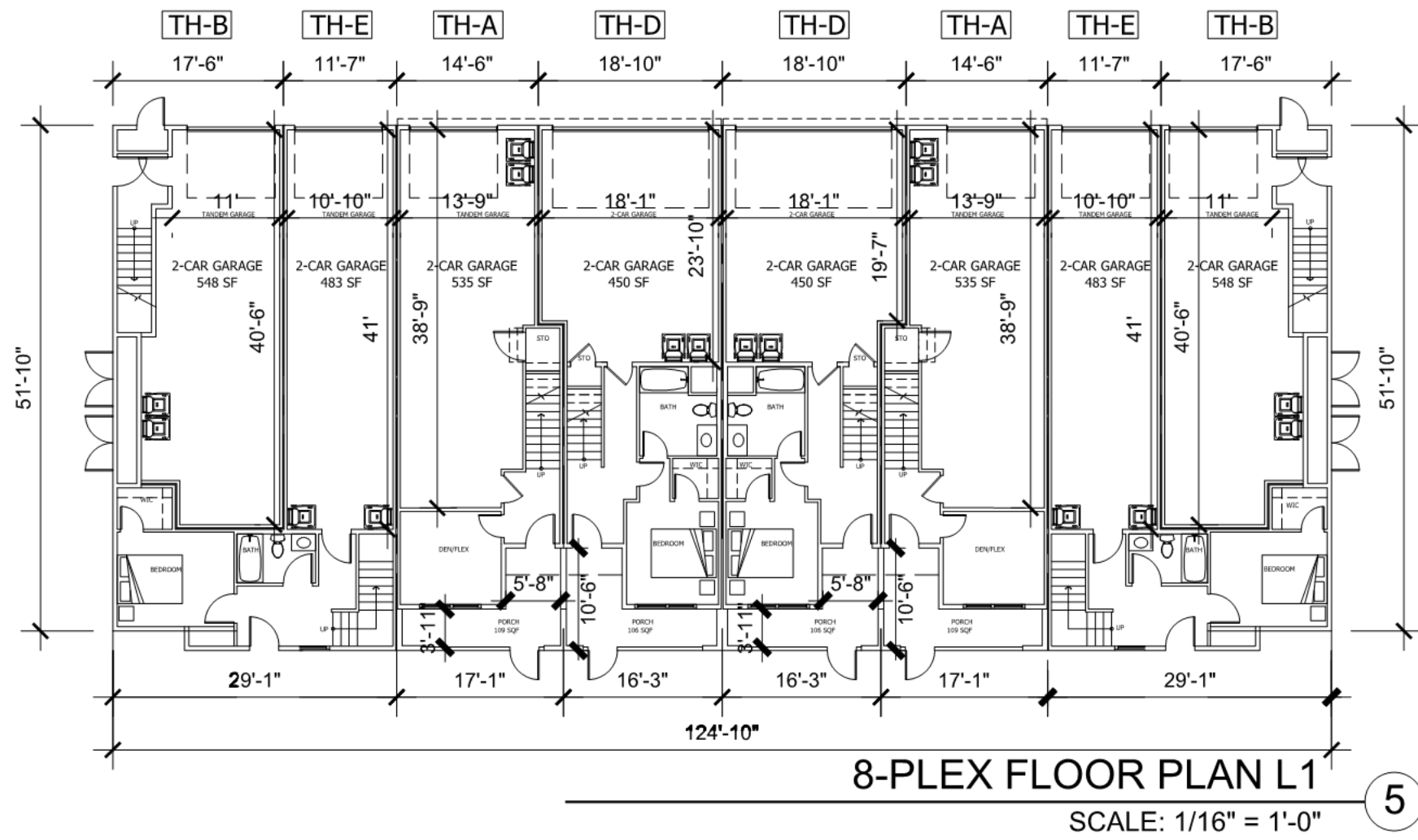
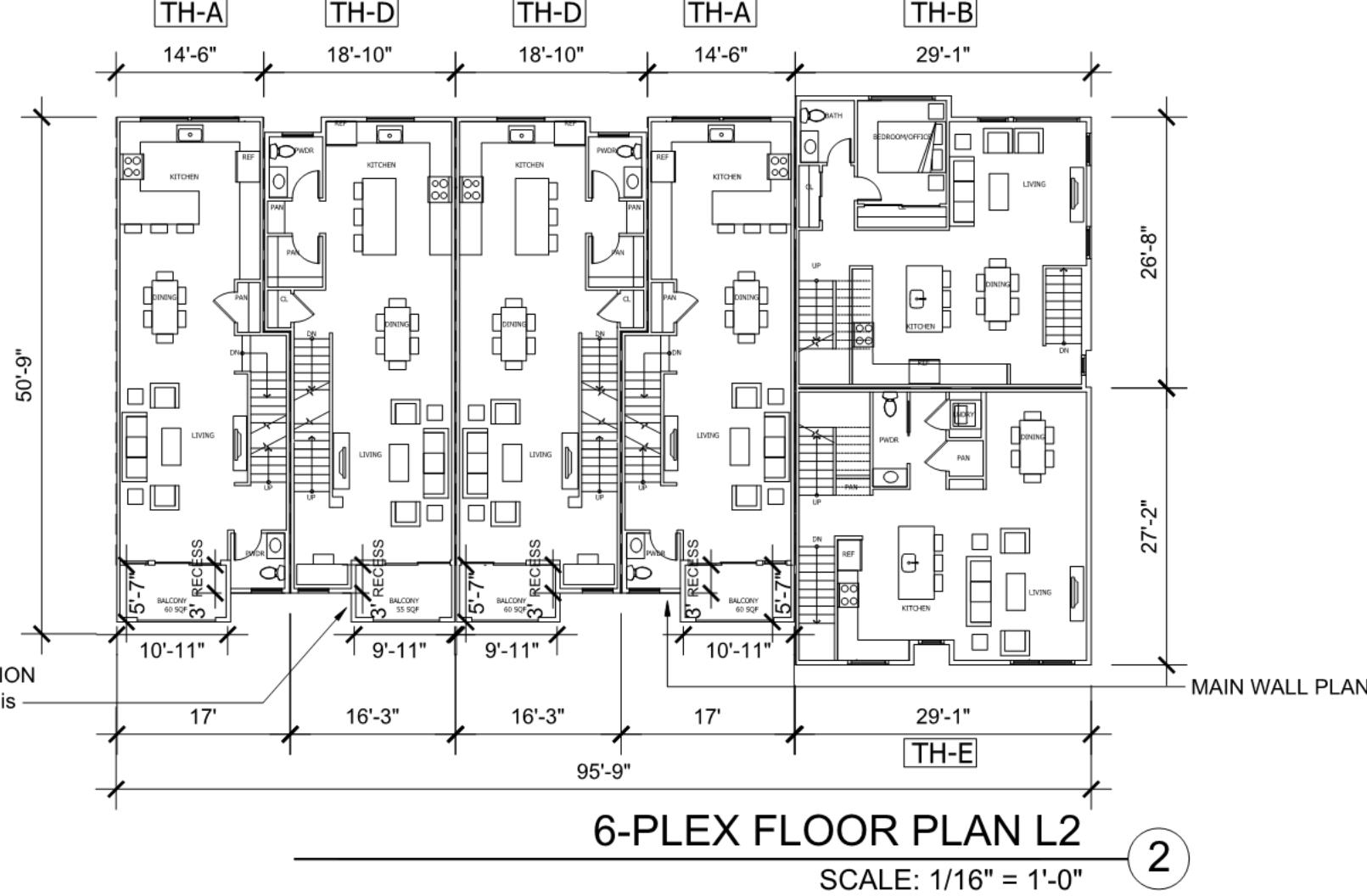
KEY MAP



ECRSP 4.2.c ELEVATION ARTICULATION
All elements of proposed balconies in this
building are recess at least 3-feet.



ECRSP 4.2.c ELEVATION ARTICULATION
All elements of proposed balconies in this
building are recess at least 3-feet.



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Sheet Title:
TOWNHOME
ELEVATIONS
4-PLEX & 5-PLEX

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

A-210



5-PLEX (TOWNHOME 3 & 6) FRONT
EAST/ WEST ELEVATION SCALE: 1/16" = 1'-0"

8



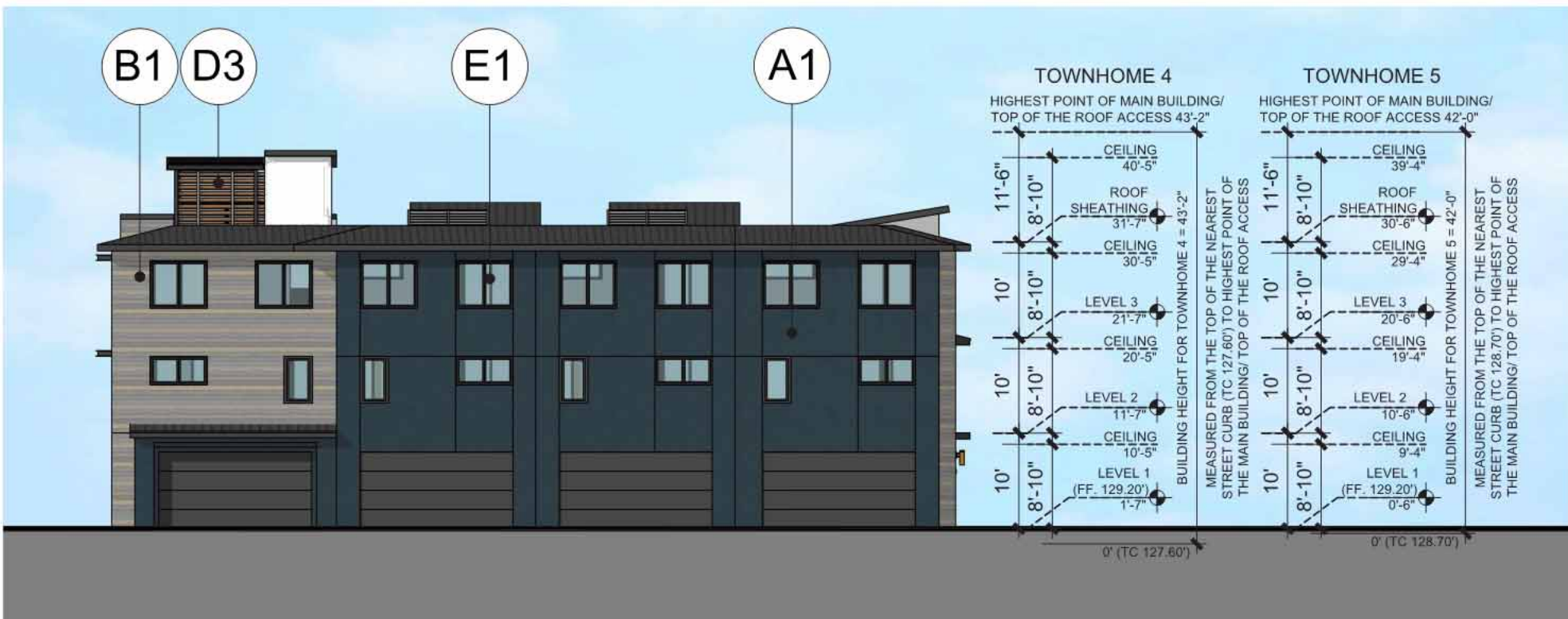
4-PLEX (TOWNHOME 4 & 5) FRONT
EAST/ WEST ELEVATION SCALE: 1/16" = 1'-0"

4



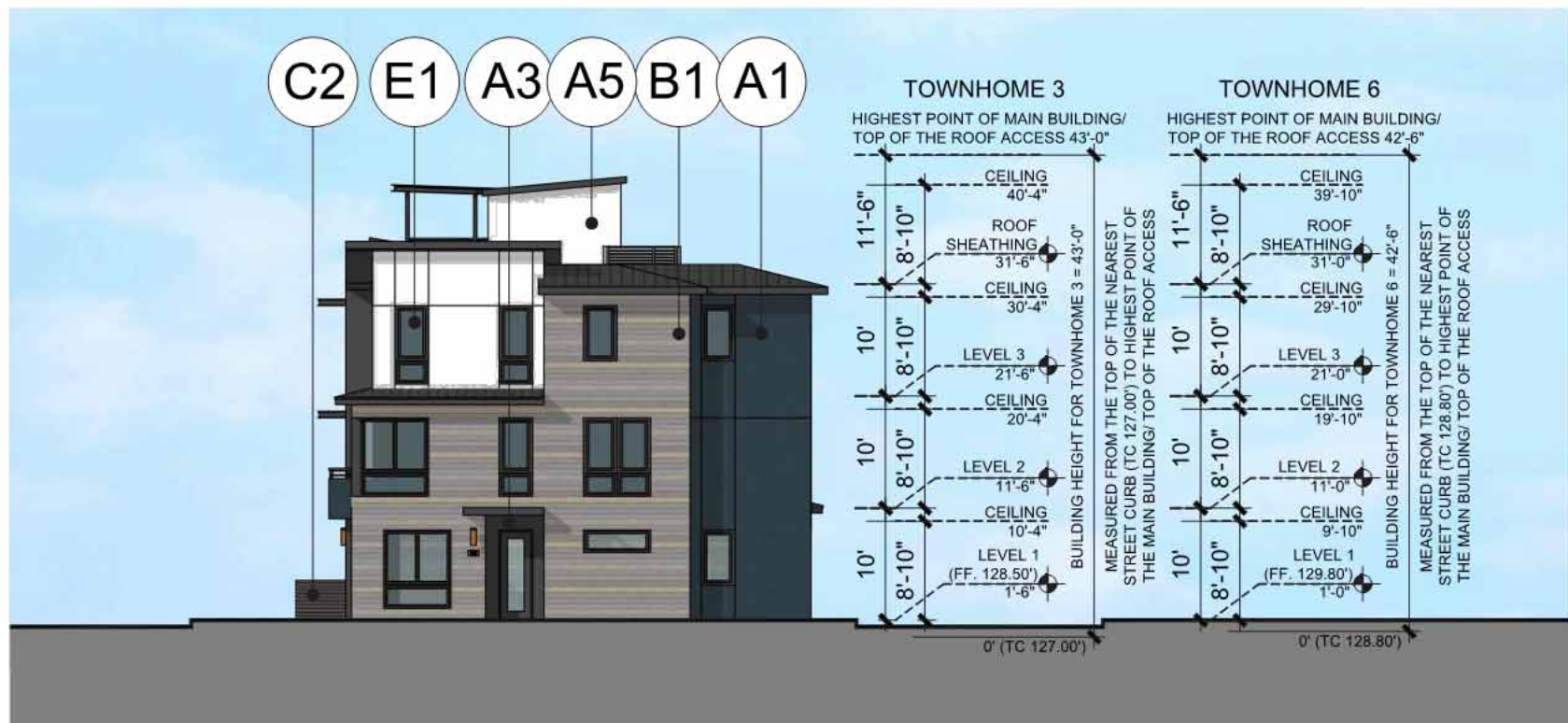
5-PLEX (TOWNHOME 3 & 6) REAR
EAST/ WEST ELEVATION SCALE: 1/16" = 1'-0"

7



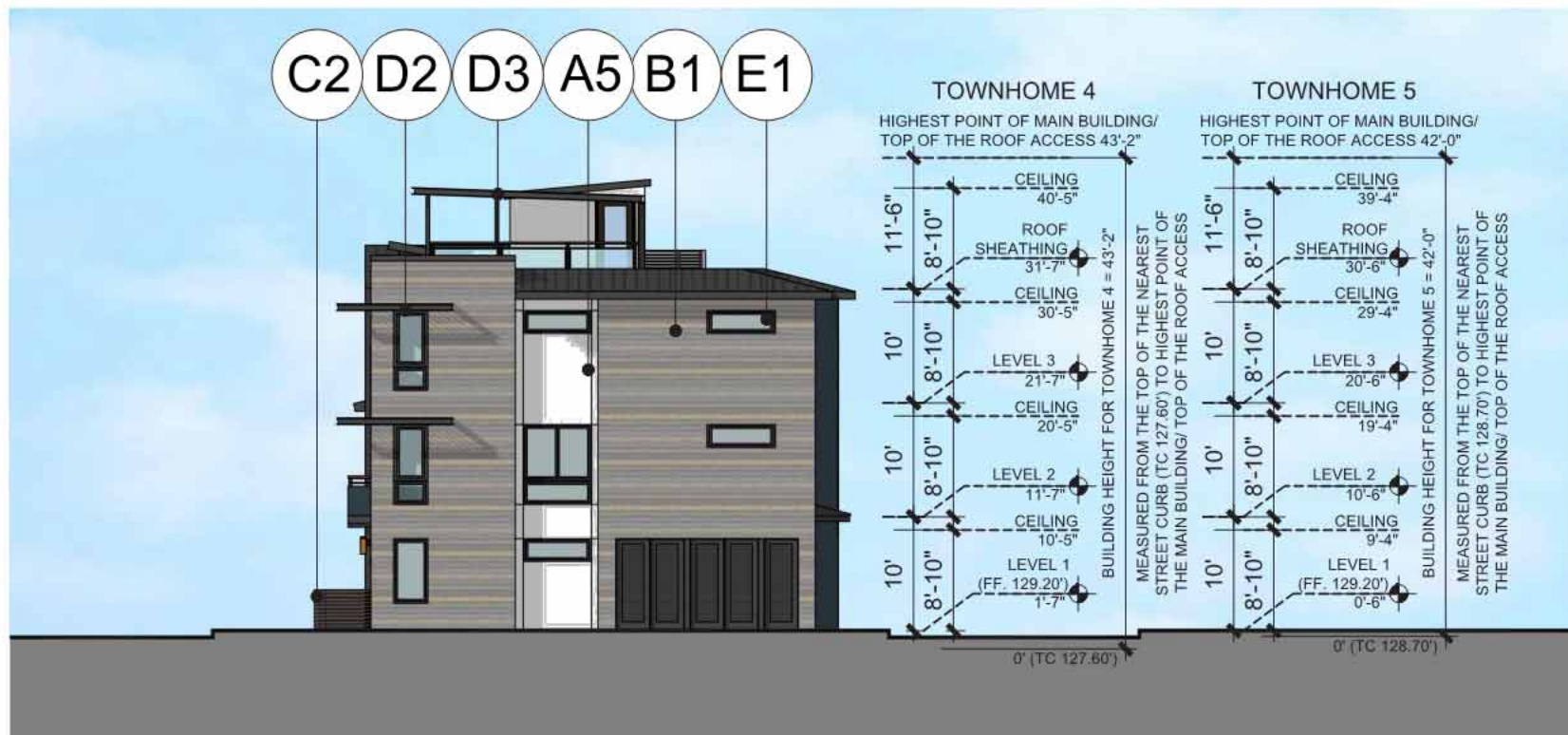
4-PLEX (TOWNHOME 4 & 5) REAR
EAST/ WEST ELEVATION SCALE: 1/16" = 1'-0"

3



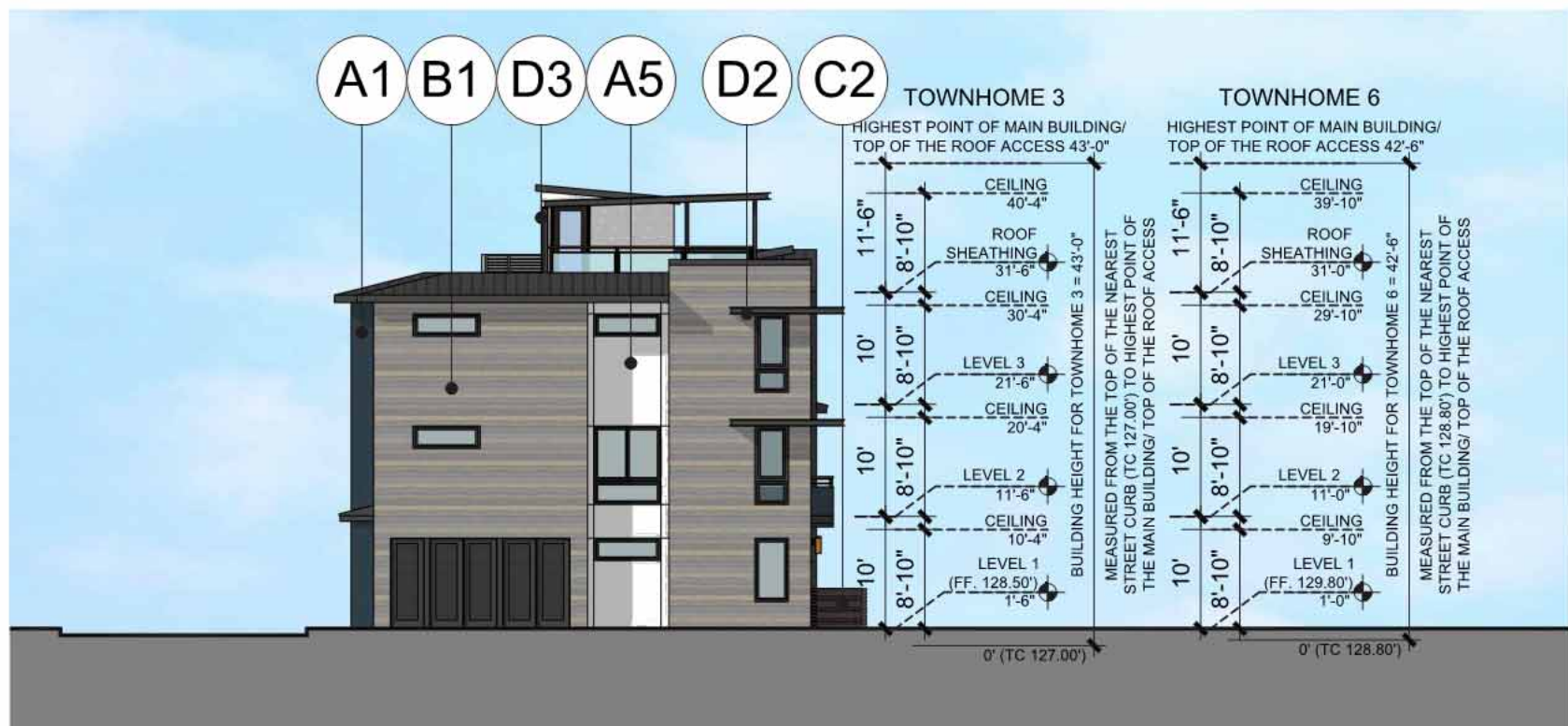
5-PLEX (TOWNHOME 3 & 6) SIDE1
NORTH ELEVATION SCALE: 1/16" = 1'-0"

6



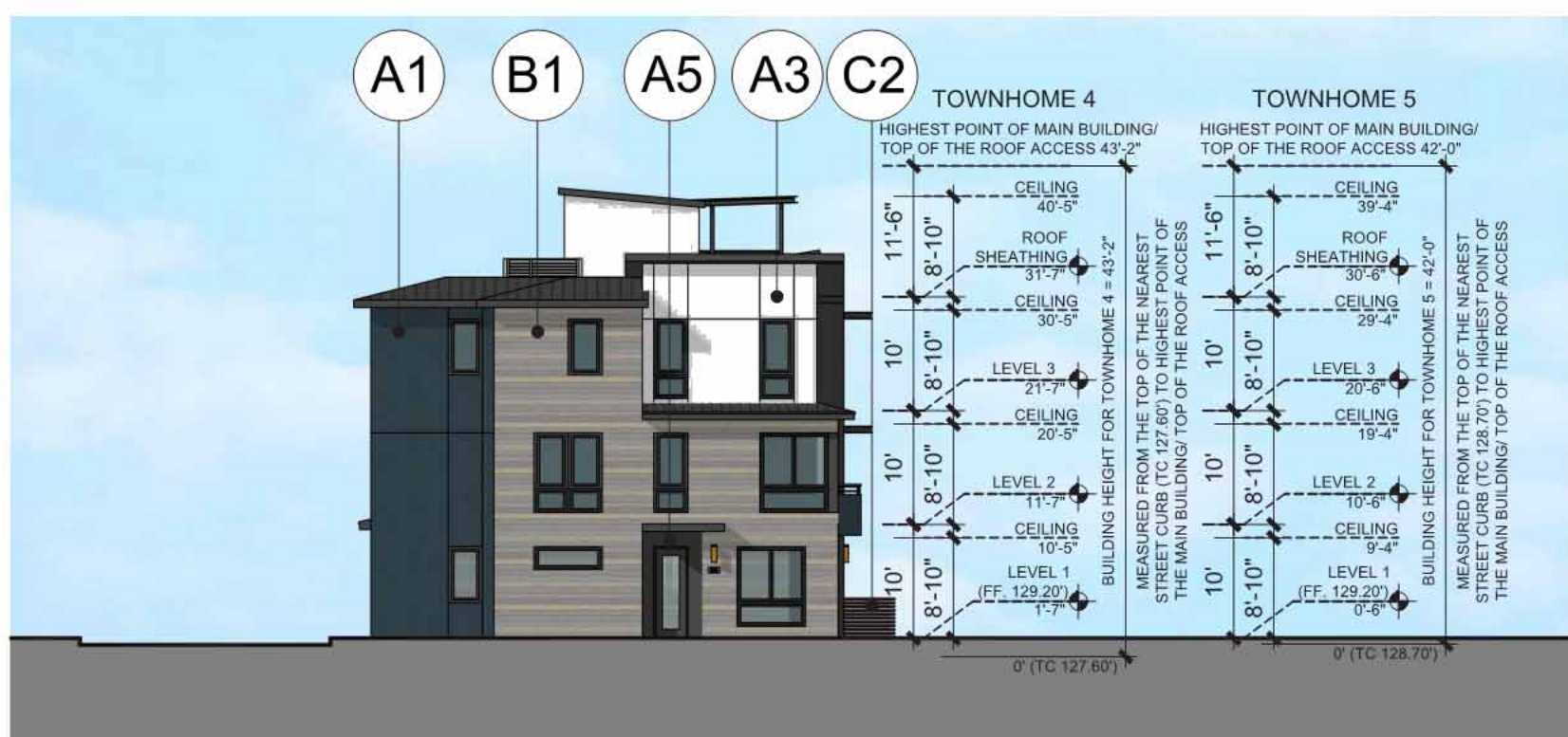
4-PLEX (TOWNHOME 4 & 5) SIDE1
SOUTH ELEVATION SCALE: 1/16" = 1'-0"

2



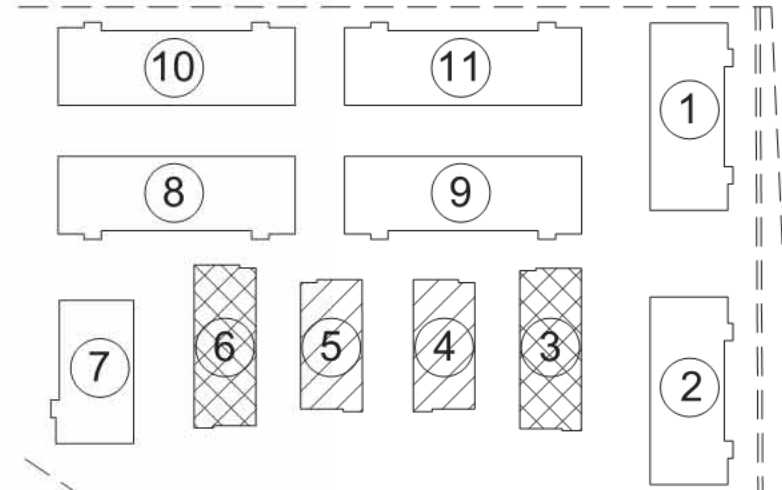
5-PLEX (TOWNHOME 3 & 6) SIDE2
SOUTH ELEVATION SCALE: 1/16" = 1'-0"

5



4-PLEX (TOWNHOME 4 & 5) SIDE2
NORTH ELEVATION SCALE: 1/16" = 1'-0"

1



SUNNYVALE
SARATOGA RD



4-PLEX
5-PLEX

KEY MAP

MATERIAL LEGEND

- A1 EXTERIOR PLASTER
- A2 EXTERIOR PLASTER
- A3 EXTERIOR PLASTER
- A4 EXTERIOR PLASTER
- A5 EXTERIOR PLASTER
- B1 FIBER CEMENT PANEL
- B2 BOARD AND BATTEN
- B3 FIBER CEMENT PANEL
- C1 GLASS RAILING
- C2 FENCE TYPE 1
- C3 FENCE TYPE 2
- D1 METAL CANOPY
- D2 SHADING DEVICE
- D3 TRELLIS
- D4 WALL CAP
- E1 VINYL WINDOW
- E2 DOWN SPOUTS AND CONDUCTOR HEADS (MATCH COLOR OF ADJACENT WALLS)



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SUNNYVALE, CA 94087

VALLEY OAK PARTNERS, LLC

SAN JOSE, CA 95126

Sheet Title:
TOWNHOME
BUILDING PLANS
6-PLEX & 8-PLEX

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

A-211



ECRSP 2.3.a_66'-6" / 124'-6" = 53.4%
8-PLEX (TOWNHOME 1 & 2) FRONT
EAST ELEVATION SCALE: 1/16" = 1'-0"



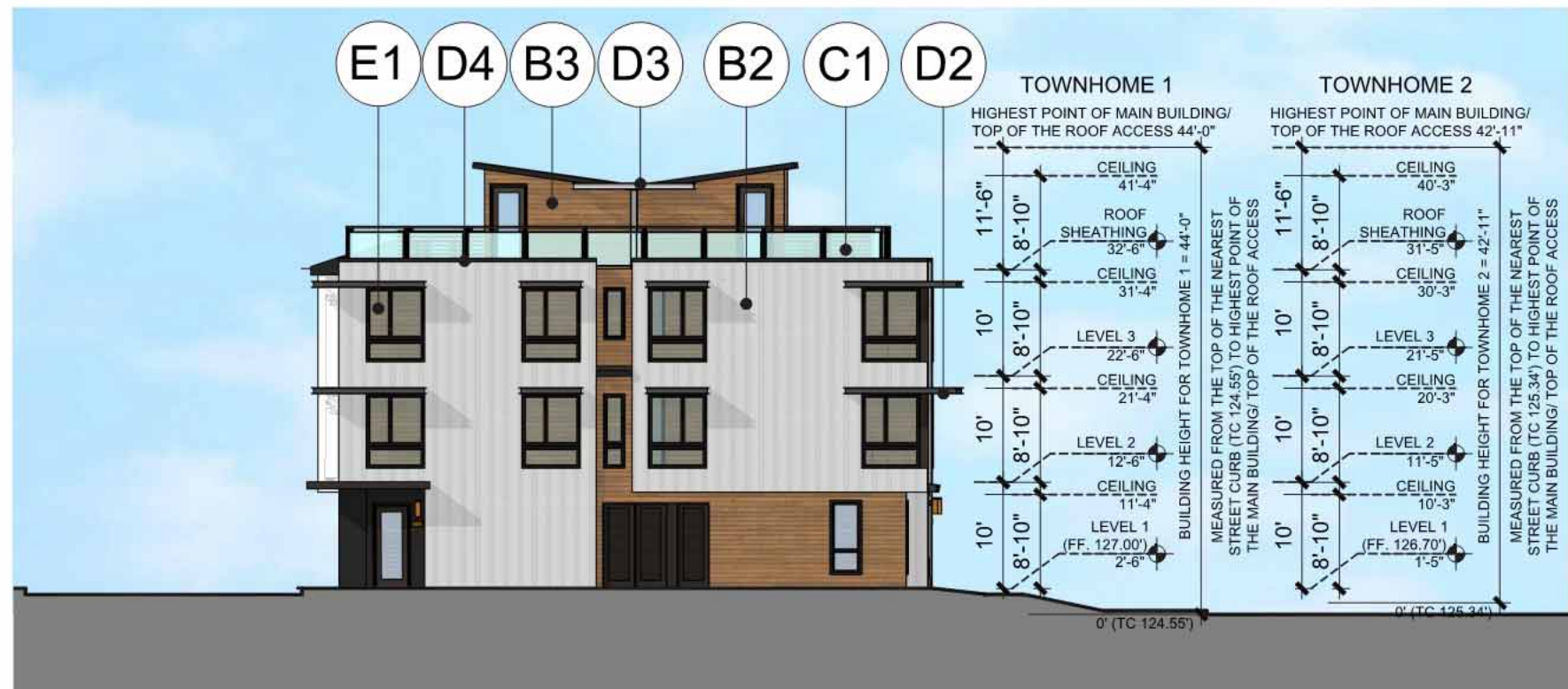
6-PLEX (TOWNHOME 7) FRONT
WEST ELEVATION SCALE: 1/16" = 1'-0"



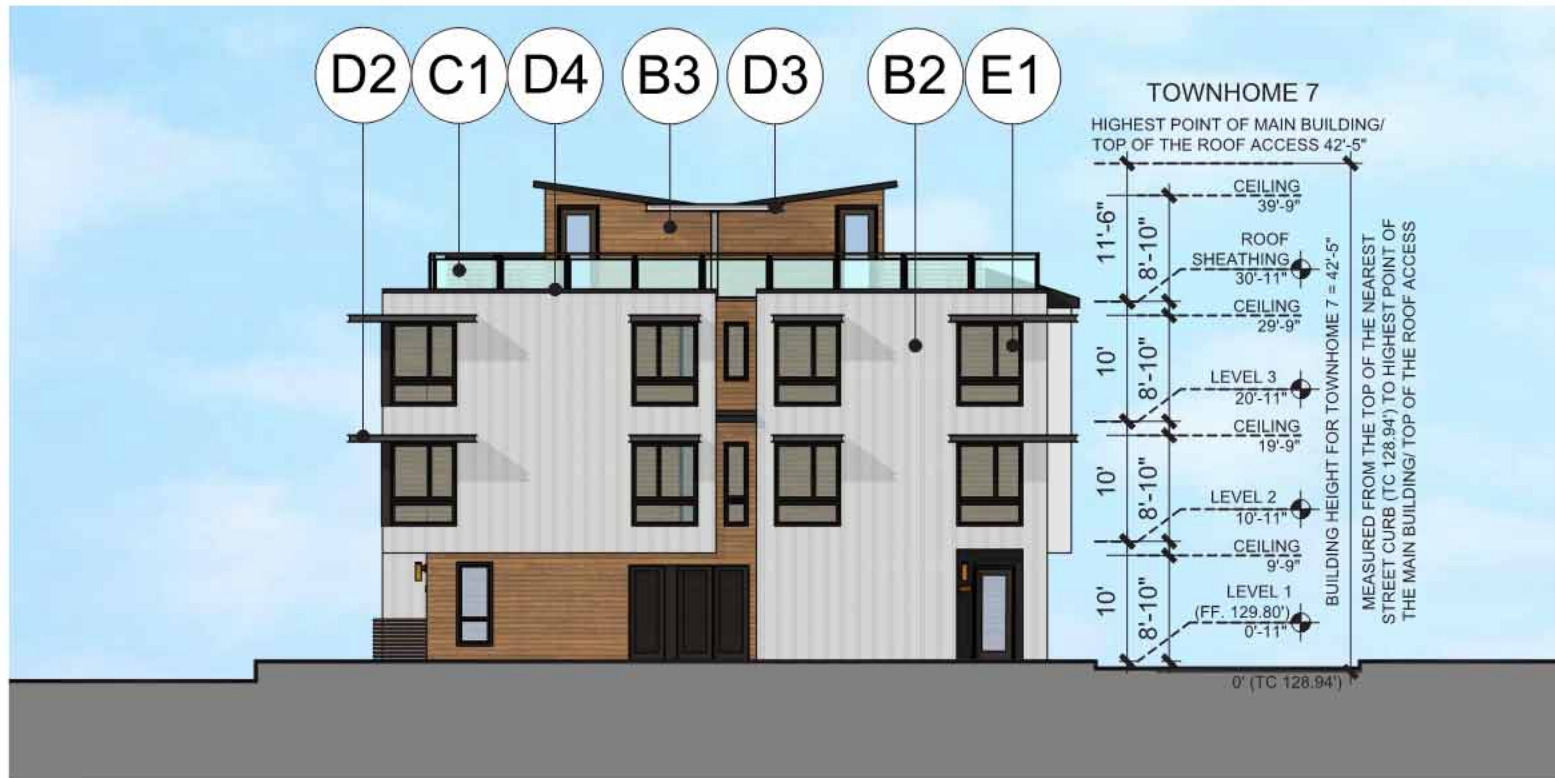
8-PLEX (TOWNHOME 1 & 2) REAR
WEST ELEVATION SCALE: 1/16" = 1'-0"



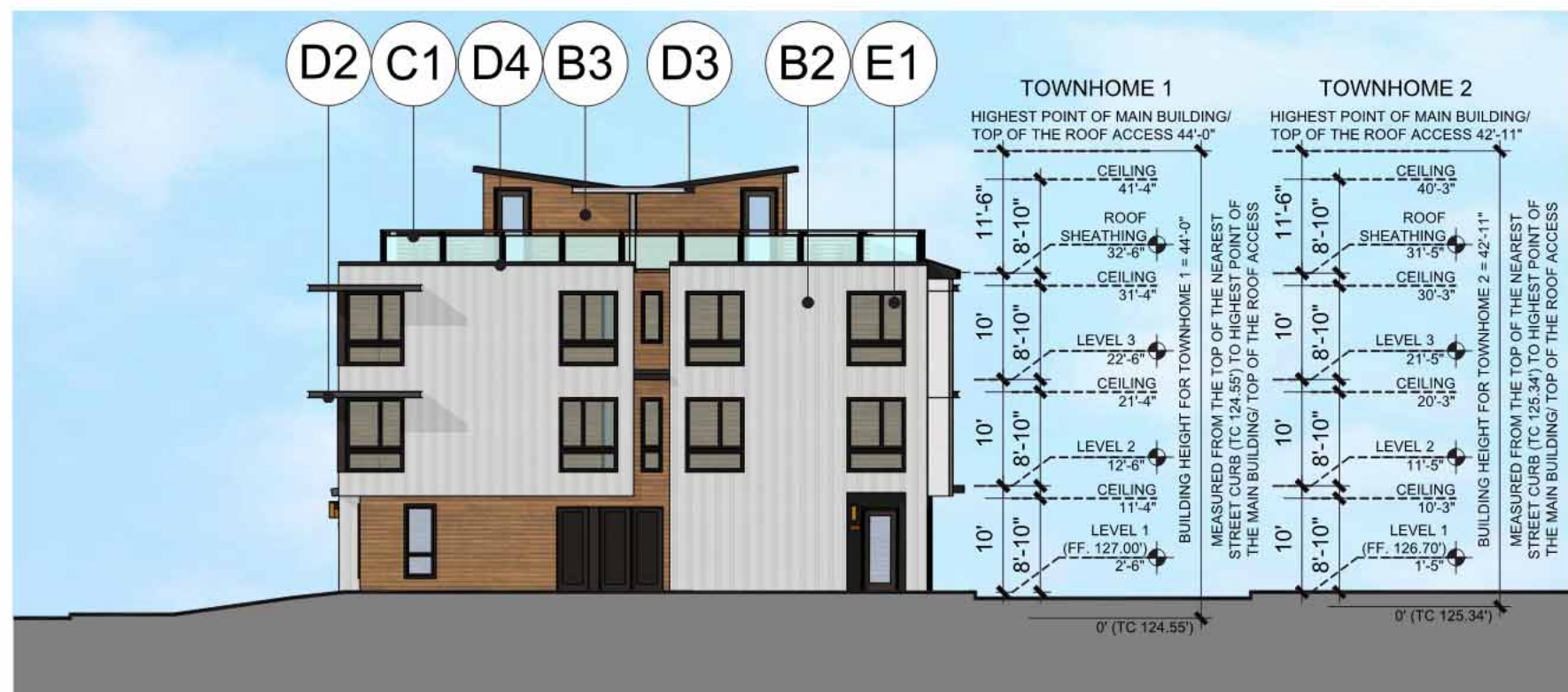
6-PLEX (TOWNHOME 7) REAR
EAST ELEVATION SCALE: 1/16" = 1'-0"



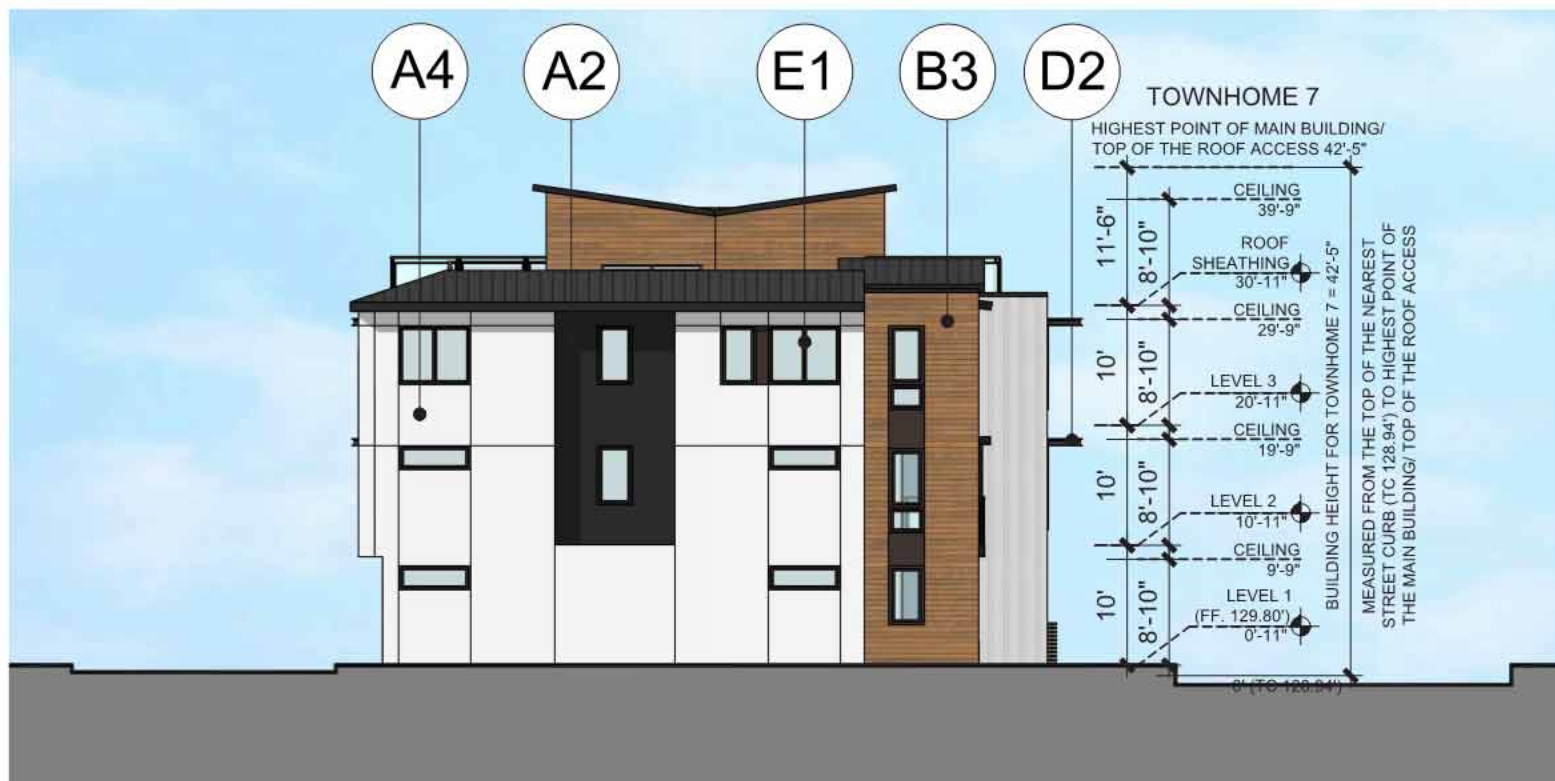
8-PLEX (TOWNHOME 1 & 2) SIDE1
SOUTH ELEVATION SCALE: 1/16" = 1'-0"



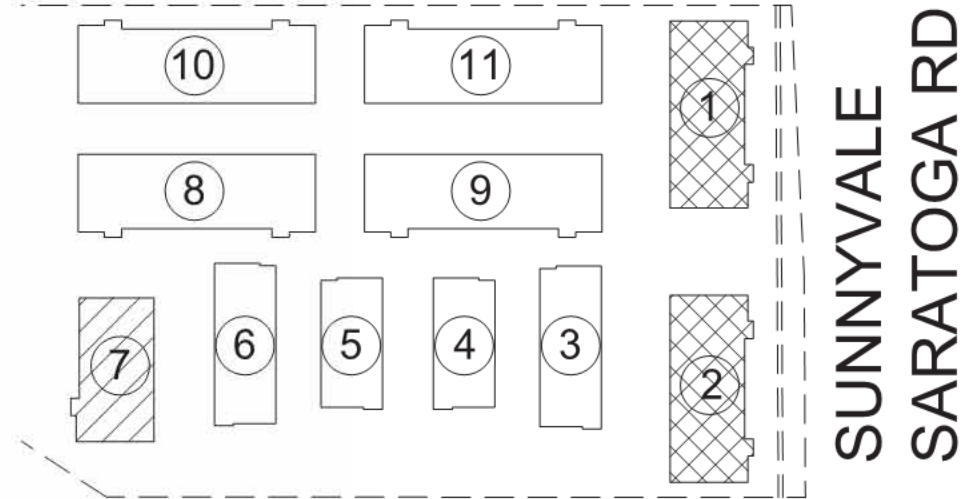
6-PLEX (TOWNHOME 7) SIDE1
SOUTH ELEVATION SCALE: 1/16" = 1'-0"



8-PLEX (TOWNHOME 1 & 2) SIDE2
NORTH ELEVATION SCALE: 1/16" = 1'-0"



6-PLEX (TOWNHOME 7) SIDE2
NORTH ELEVATION SCALE: 1/16" = 1'-0"



6-PLEX
8-PLEX

KEY MAP

MATERIAL LEGEND

- A1 EXTERIOR PLASTER
- A2 EXTERIOR PLASTER
- A3 EXTERIOR PLASTER
- A4 EXTERIOR PLASTER
- A5 EXTERIOR PLASTER
- B1 FIBER CEMENT PANEL
- B2 BOARD AND BATTEN
- B3 FIBER CEMENT PANEL
- C1 GLASS RAILING
- C2 FENCE TYPE 1
- C3 FENCE TYPE 2
- D1 METAL CANOPY
- D2 SHADING DEVICE
- D3 TRELLIS
- D4 WALL CAP
- E1 VINYL WINDOW
- E2 DOWN SPOUTS AND CONDUCTOR HEADS (MATCH COLOR OF ADJACENT WALLS)



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Sheet Title:
TOWNHOME
BUILDING PLANS
10-PLEX

Job No. 23029
Date: 01/08/2025
Scale:
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Sheet No:

A-212



10-PLEX (TOWNHOME 8, 9, 10 & 11) FRONT
NORTH/ SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

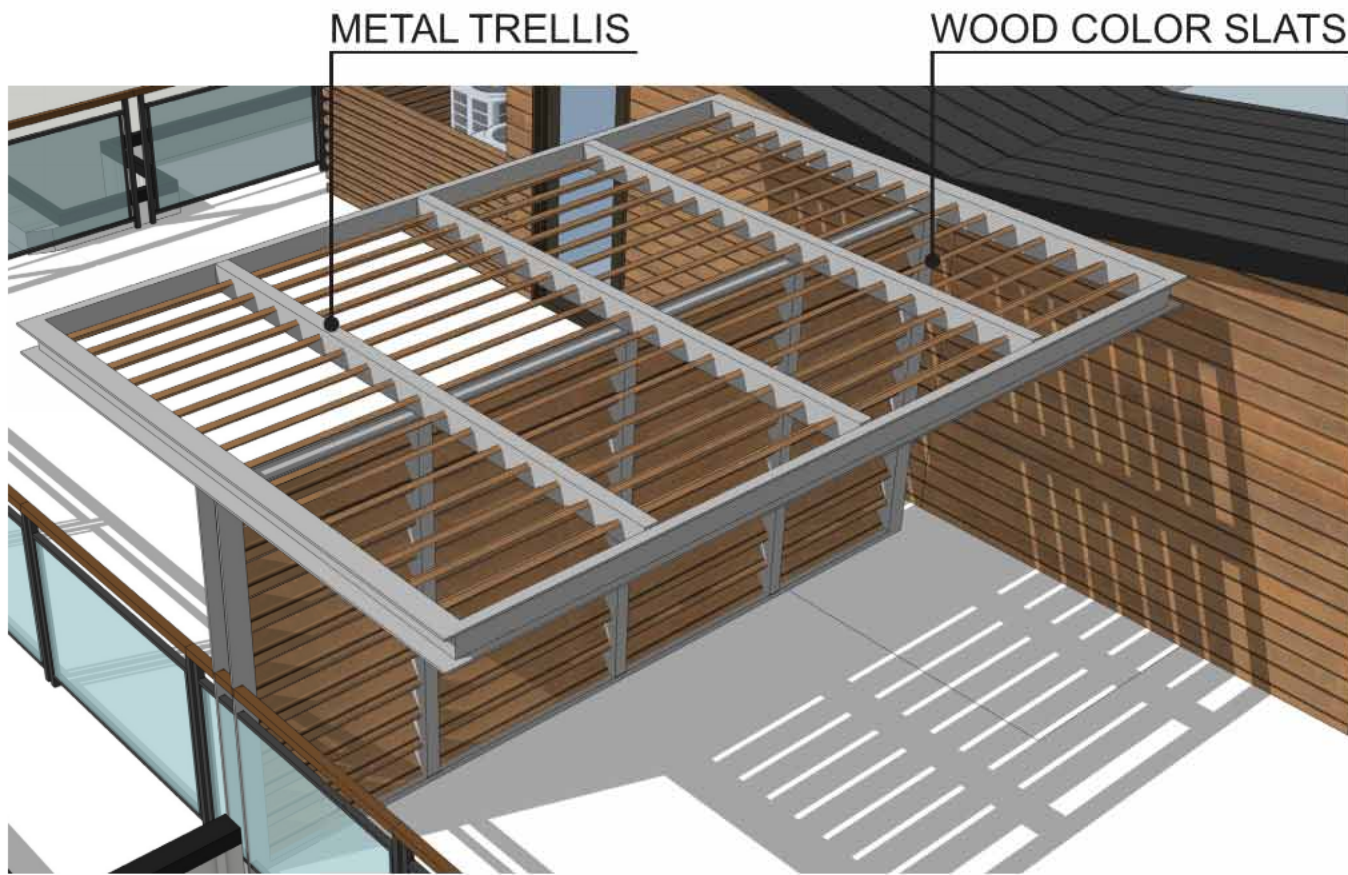
4



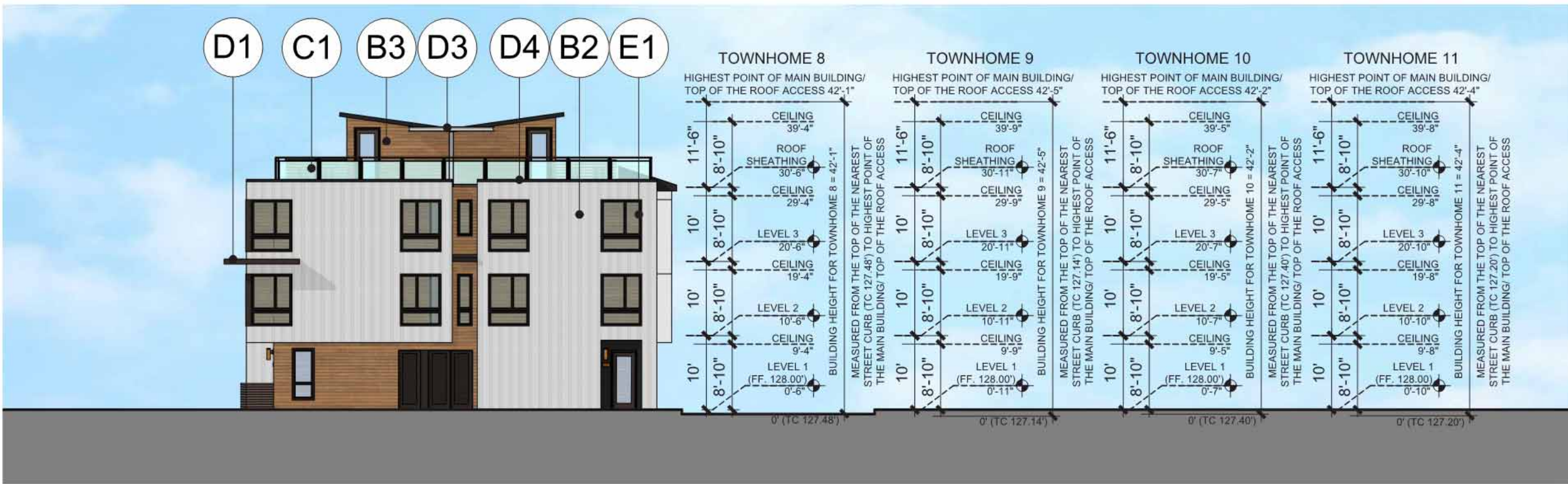
10-PLEX (TOWNHOME 8, 9, 10 & 11) REAR
NORTH/ SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

3



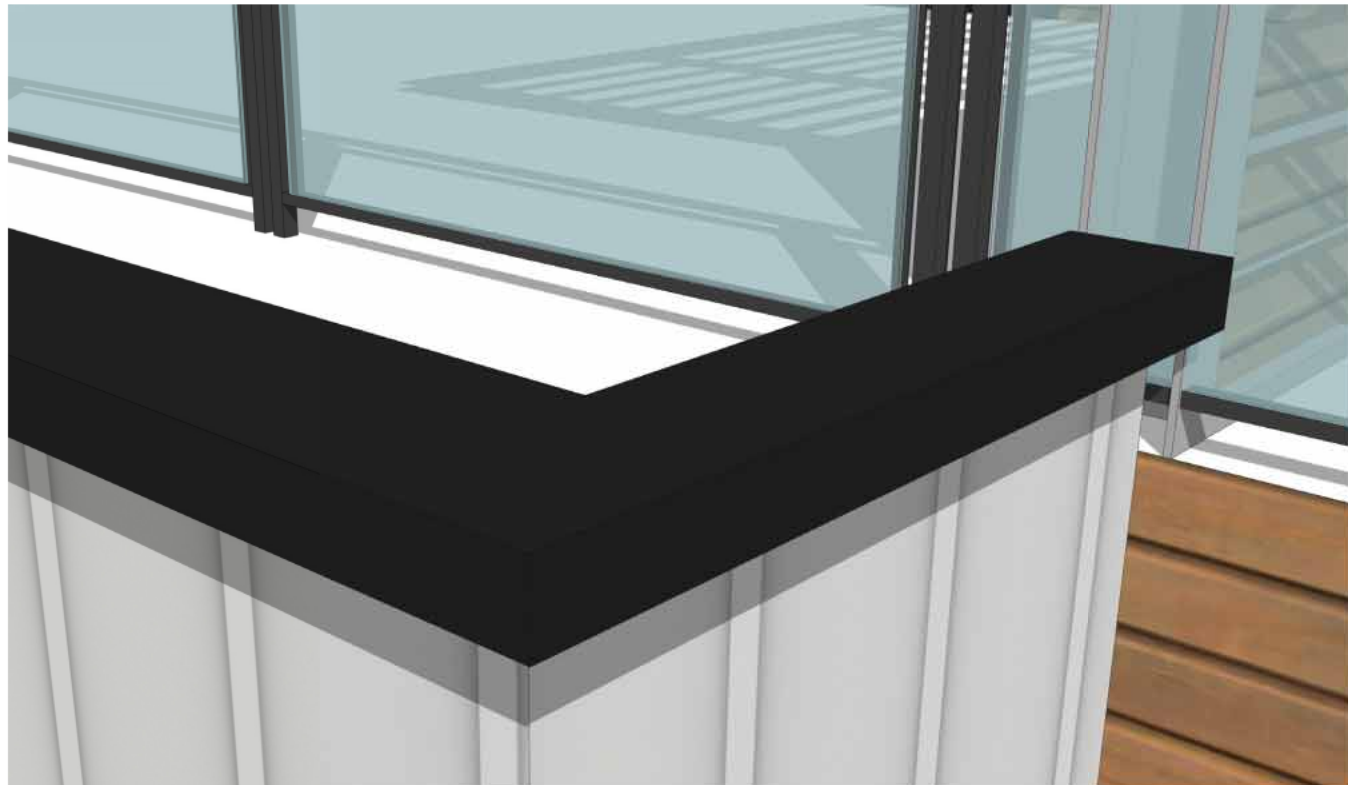
ENLARGED TRELLIS VIEW



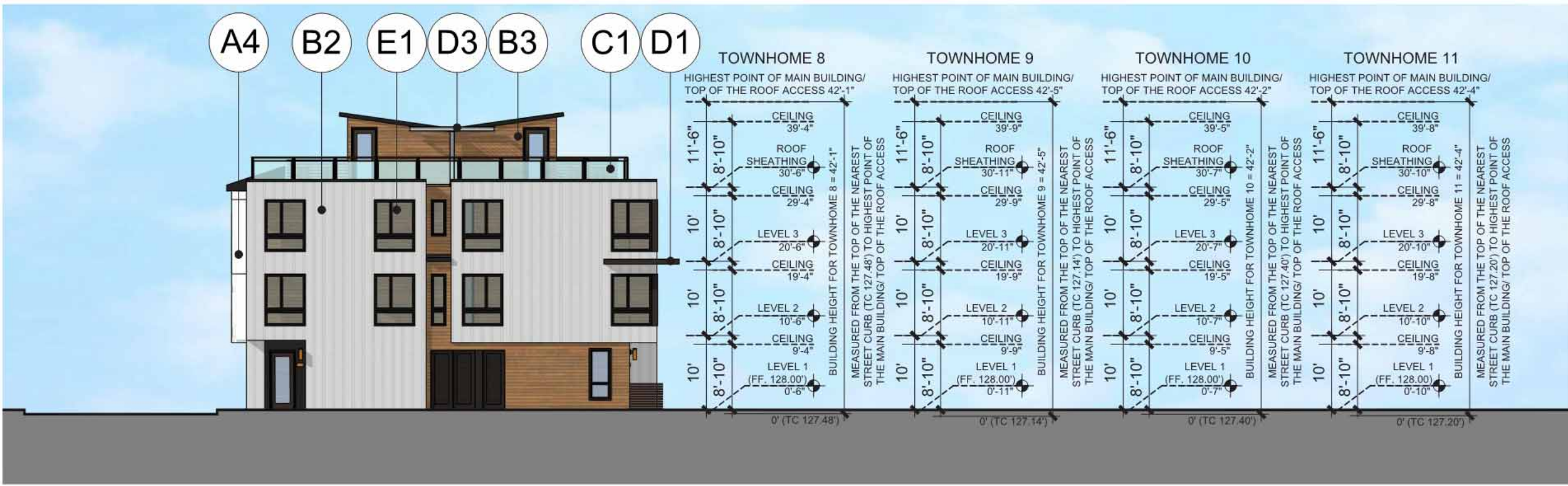
10-PLEX (TOWNHOME 8, 9, 10 & 11) SIDE1
EAST/ WEST ELEVATION

SCALE: 1/16" = 1'-0"

2



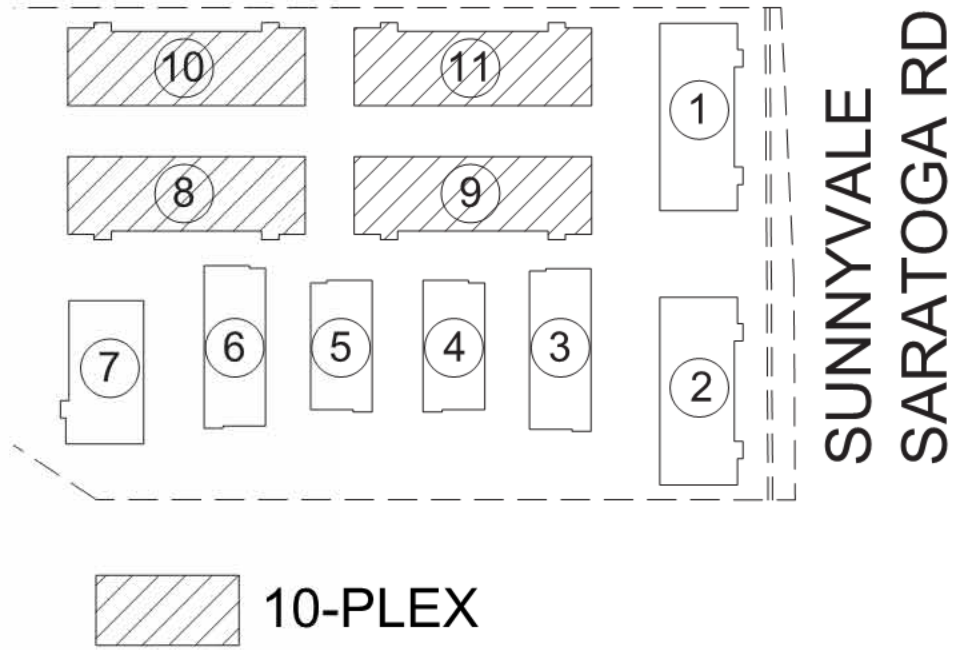
ENLARGED WALL CAP VIEW



10-PLEX (TOWNHOME 8, 9, 10 & 11) SIDE2
EAST/ WEST ELEVATION

SCALE: 1/16" = 1'-0"

1



KEY MAP

MATERIAL LEGEND

- A1 EXTERIOR PLASTER
- A2 EXTERIOR PLASTER
- A3 EXTERIOR PLASTER
- A4 EXTERIOR PLASTER
- A5 EXTERIOR PLASTER
- B1 FIBER CEMENT PANEL
- B2 BOARD AND BATTEN
- B3 FIBER CEMENT PANEL
- C1 GLASS RAILING
- C2 FENCE TYPE 1
- C3 FENCE TYPE 2
- D1 METAL CANOPY
- D2 SHADING DEVICE
- D3 TRELLIS
- D4 WALL CAP
- E1 VINYL WINDOW
- E2 DOWN SPOUTS AND CONDUCTOR HEADS (MATCH COLOR OF ADJACENT WALLS)

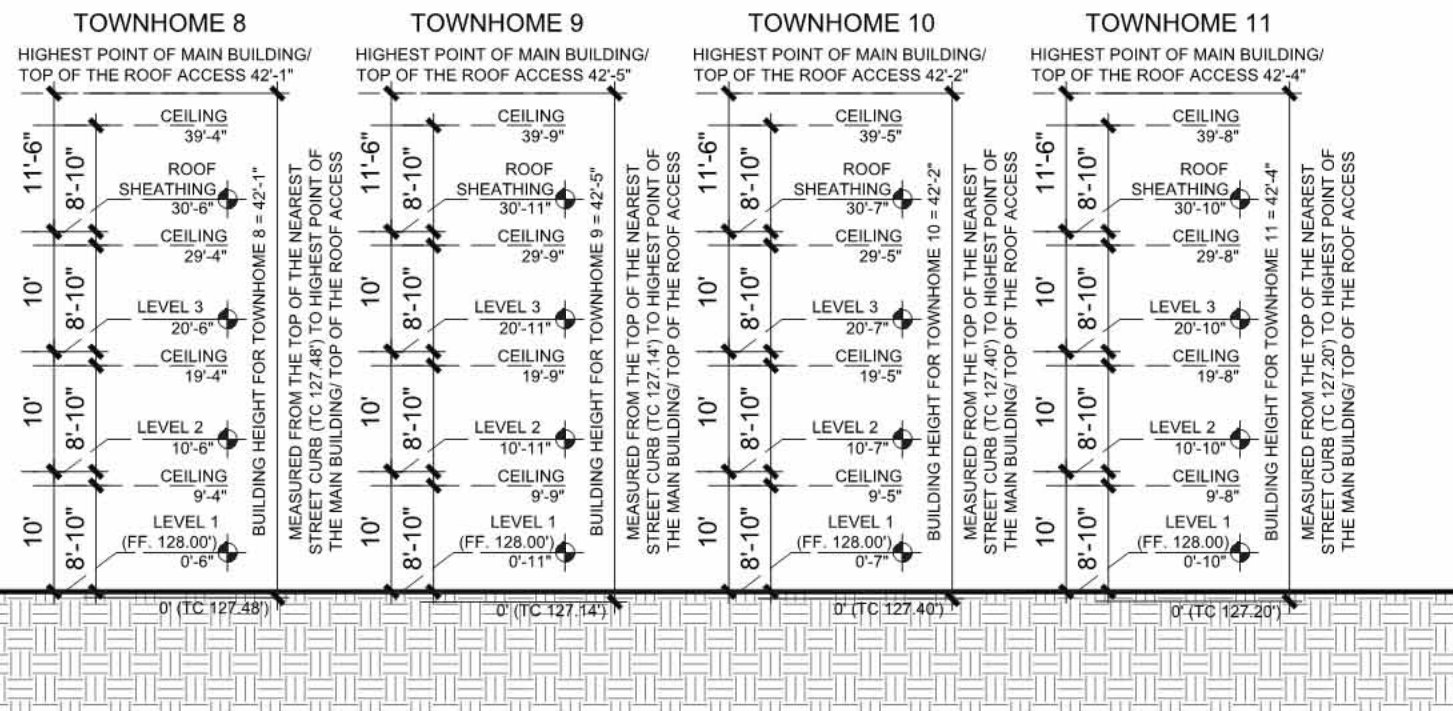
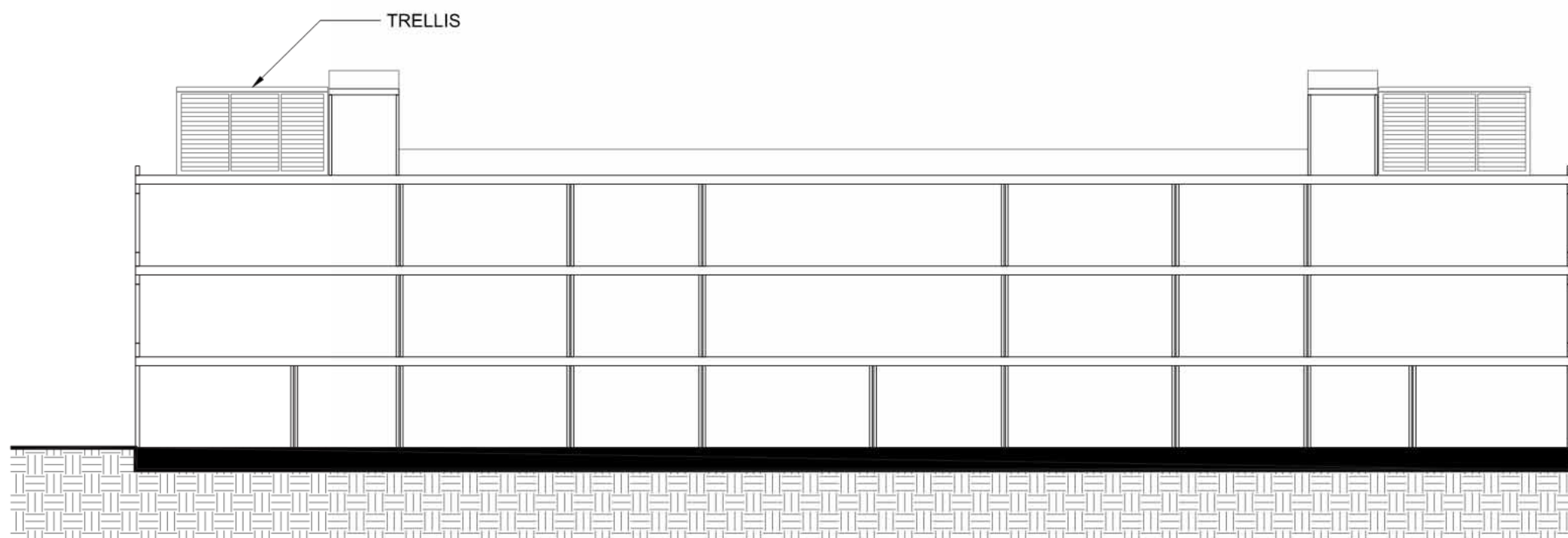
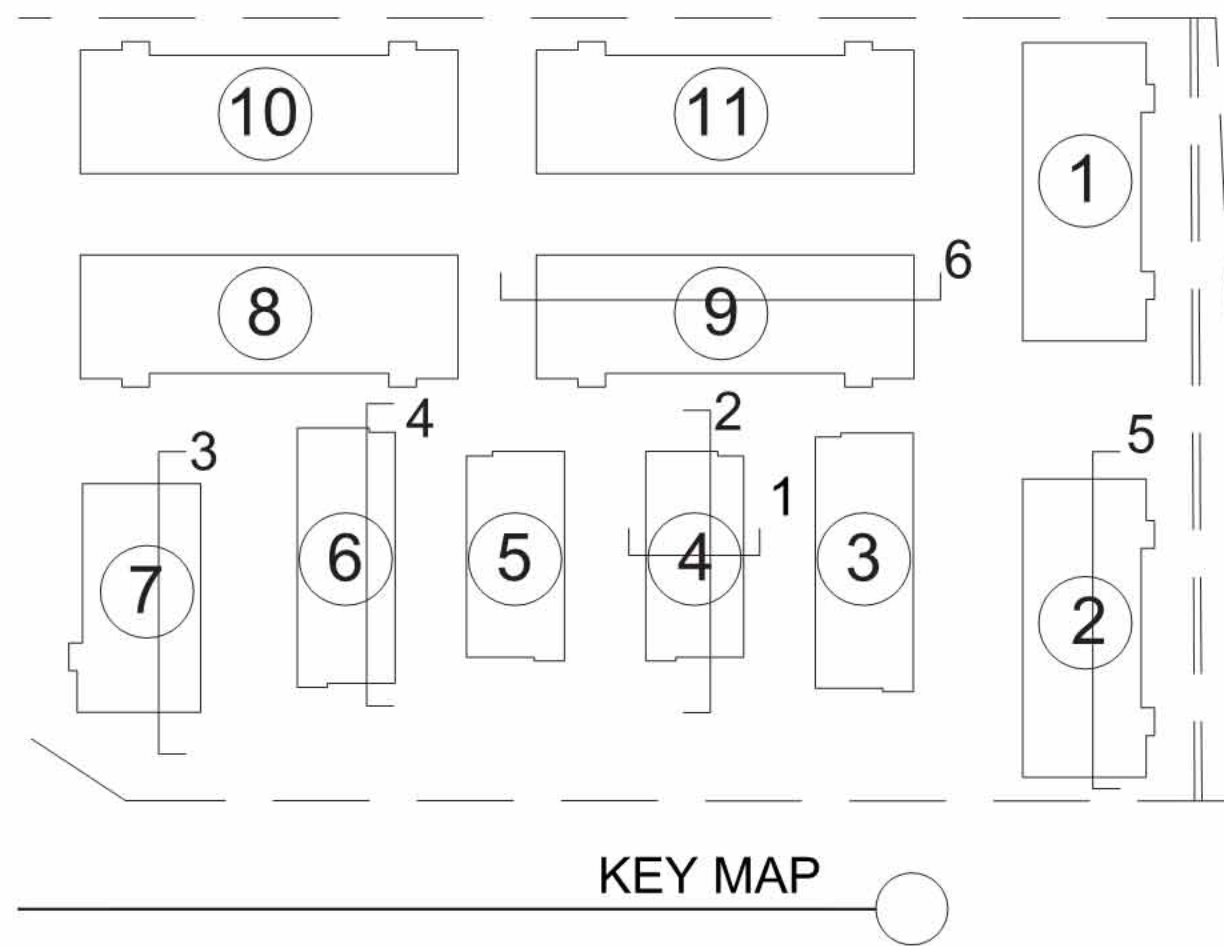


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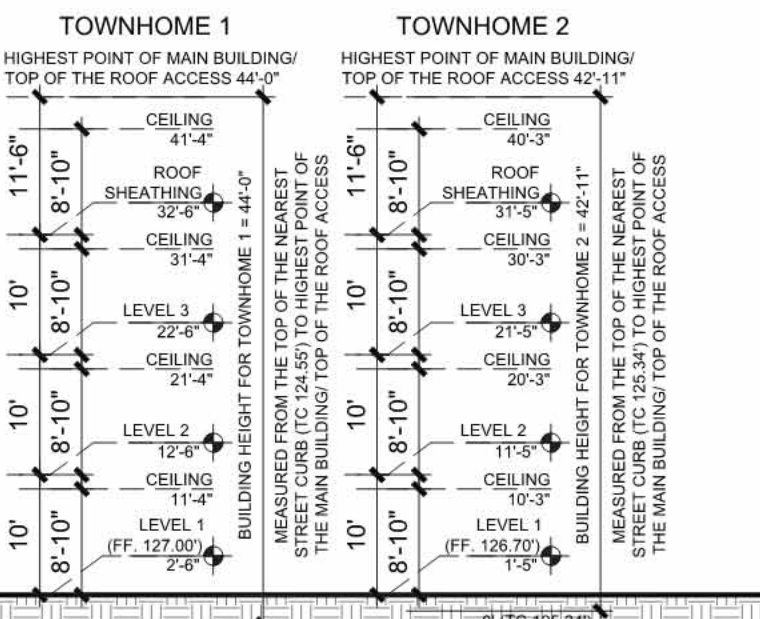
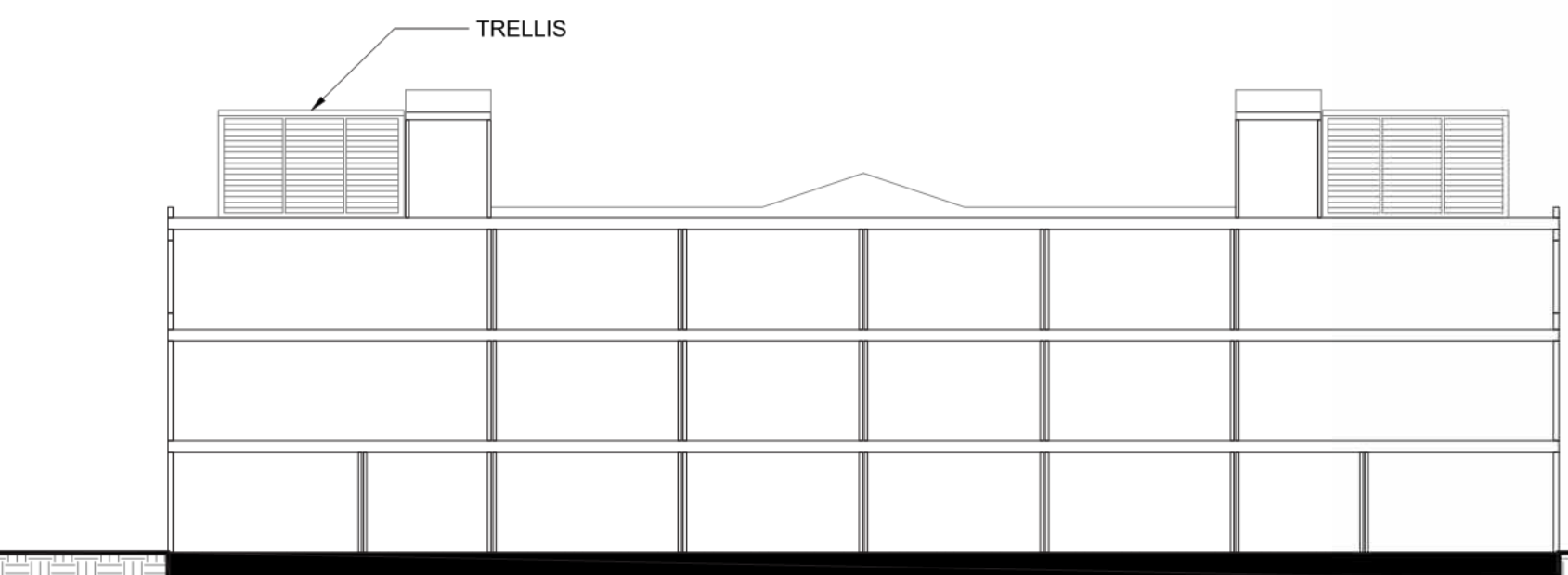
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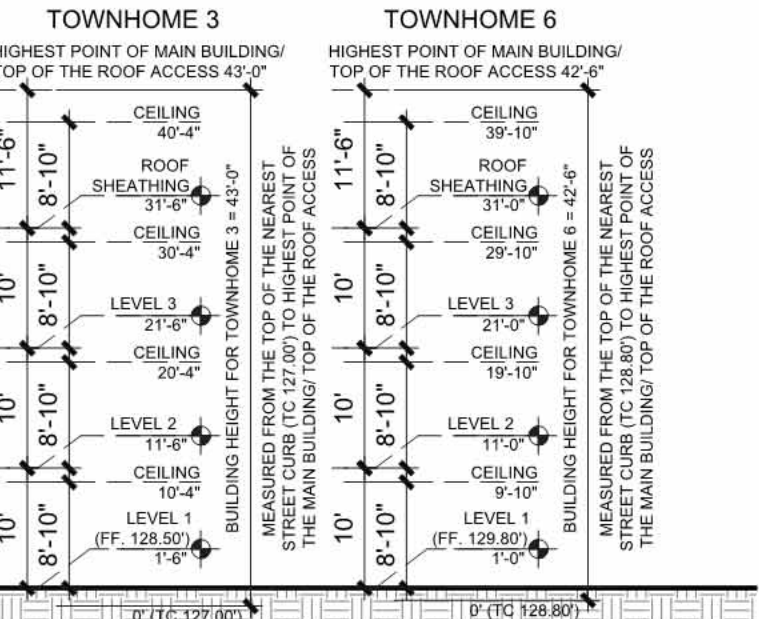
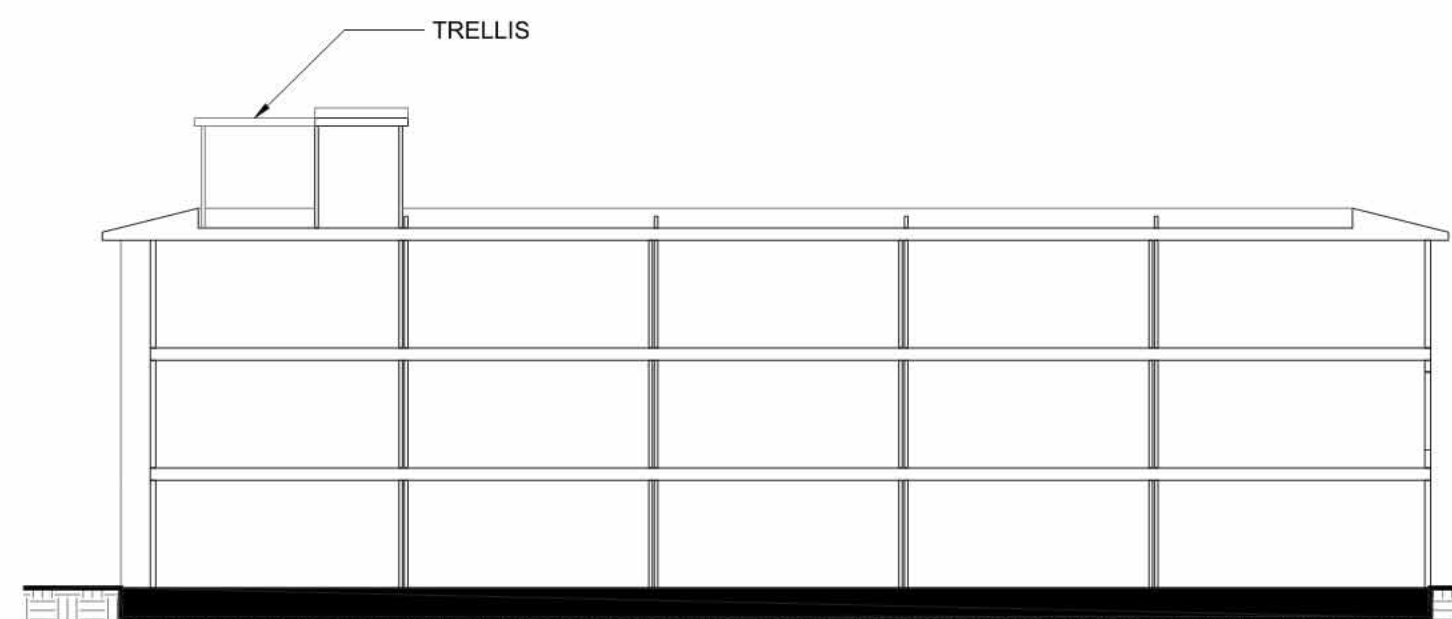
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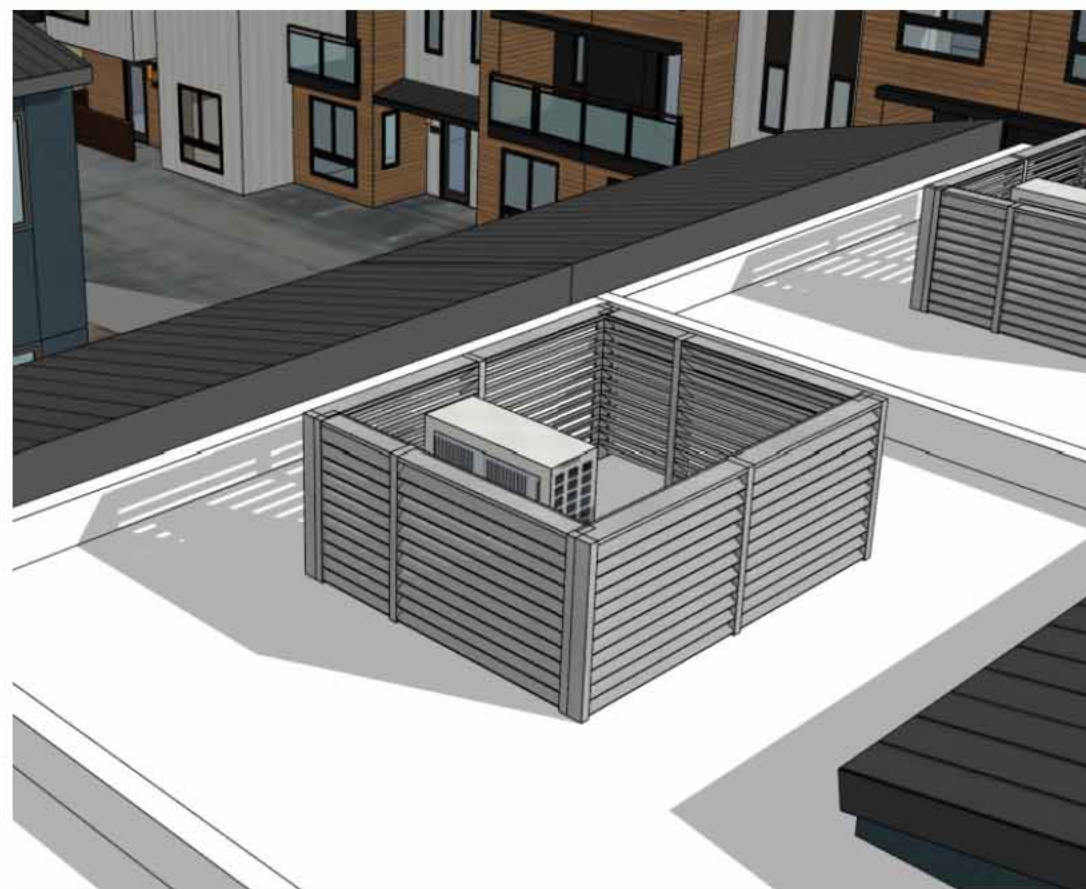
10-PLEX TOWNHOMES (8, 9, 10 & 11) LONG SECTION
SCALE: 1/16" = 1'-0"



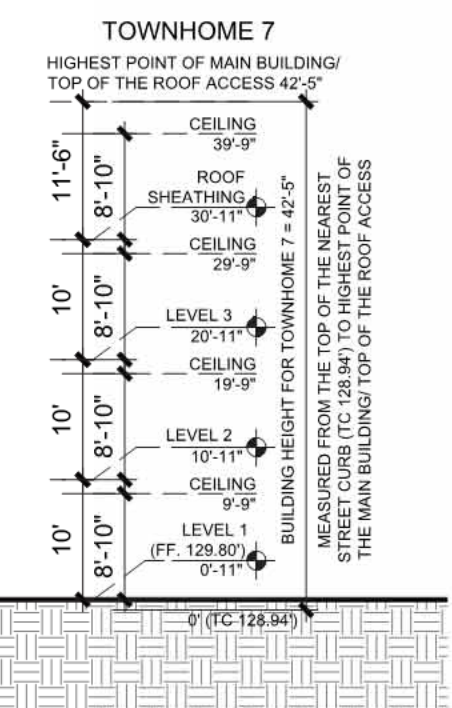
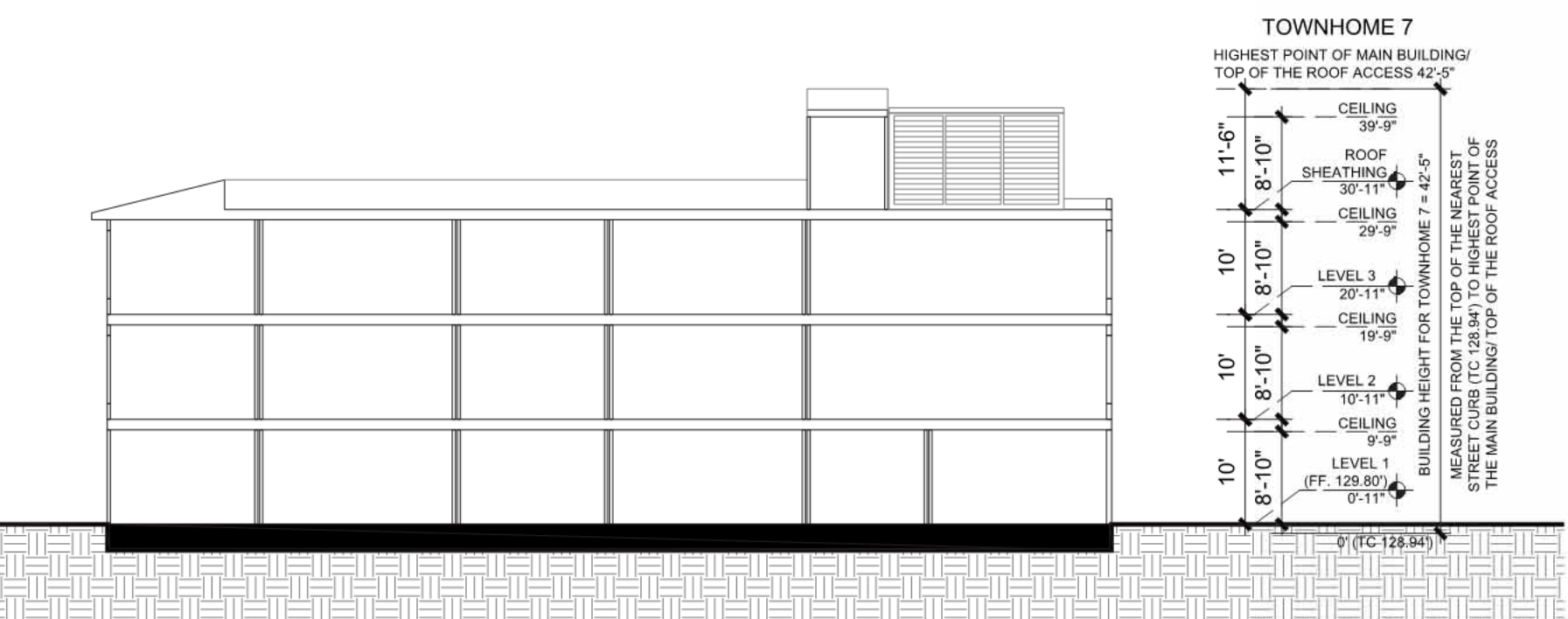
8-PLEX TOWNHOMES (1 & 2) LONG SECTION
SCALE: 1/16" = 1'-0"



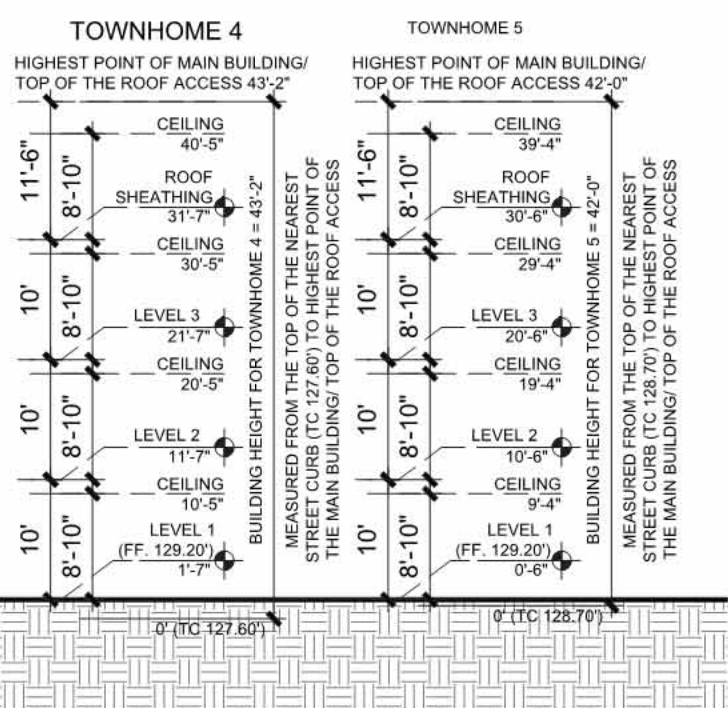
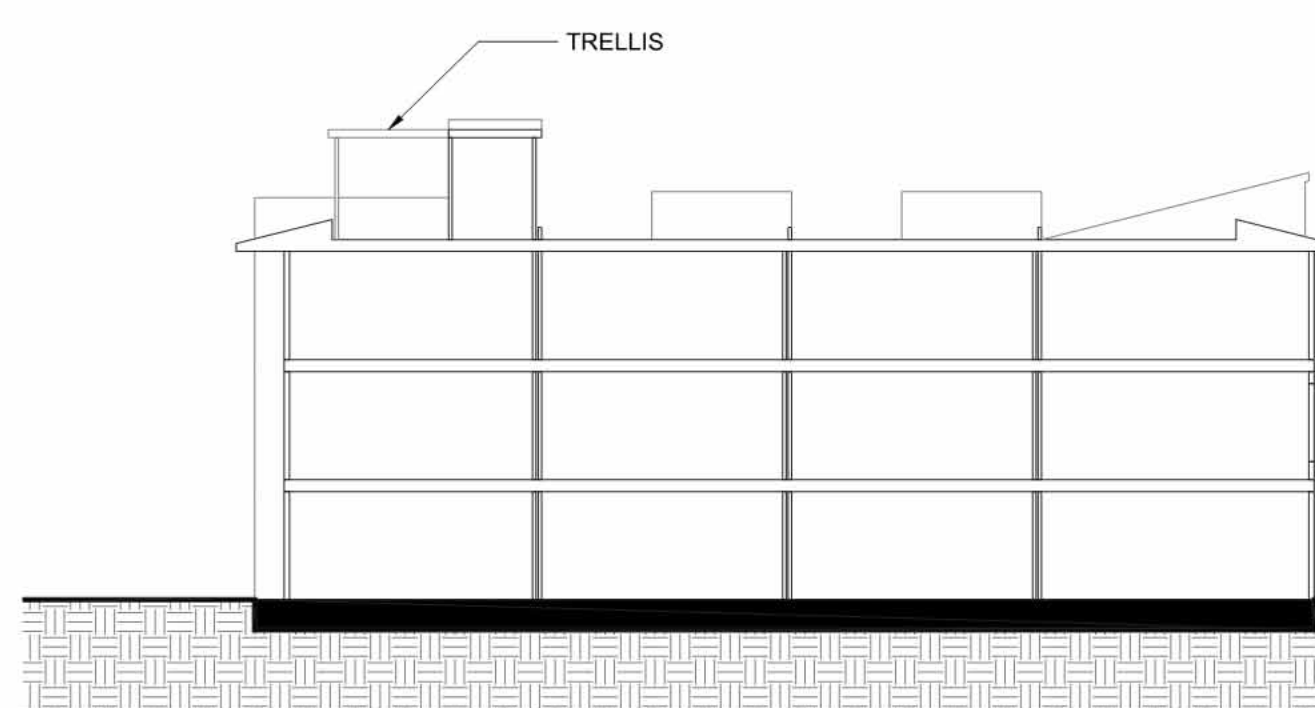
5-PLEX TOWNHOMES (3 & 6) LONG SECTION
SCALE: 1/16" = 1'-0"



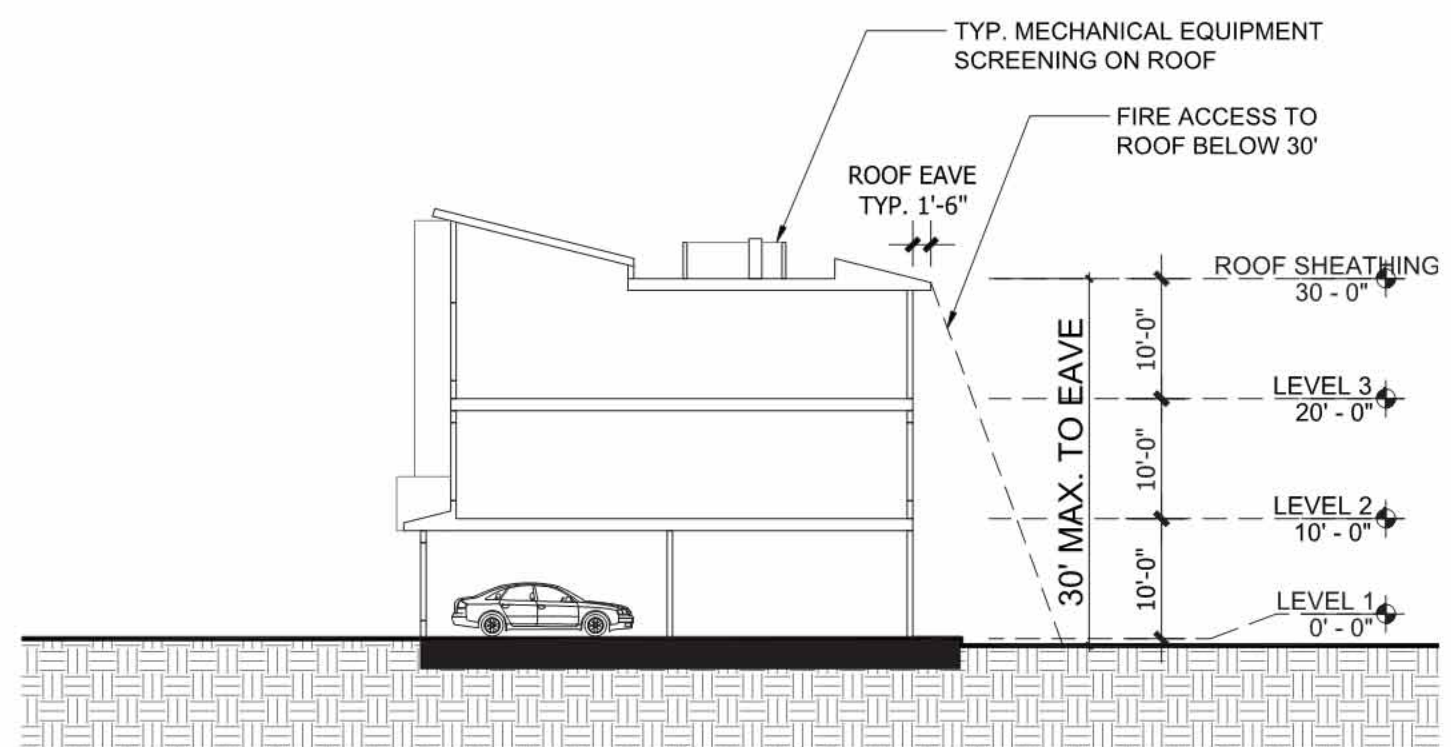
TYPICAL MECHANICAL EQUIPMENT SCREENING ON ROOF



6-PLEX TOWNHOME 7 CROSS SECTION
SCALE: 1/16" = 1'-0"



4-PLEX TOWNHOMES (4 & 5) LONG SECTION
SCALE: 1/16" = 1'-0"



TYPICAL TOWNHOME CROSS SECTION
SCALE: 1/16" = 1'-0"

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Sheet Title:
TOWNHOME
BUILDING
SECTIONS

Job No. 23029
Date: 01/08/2025
Scale: 1/16" = 1'-0"
Drawn By:

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Sheet Title:
COLOR AND
MATERIAL BOARD:
TOWNHOMES

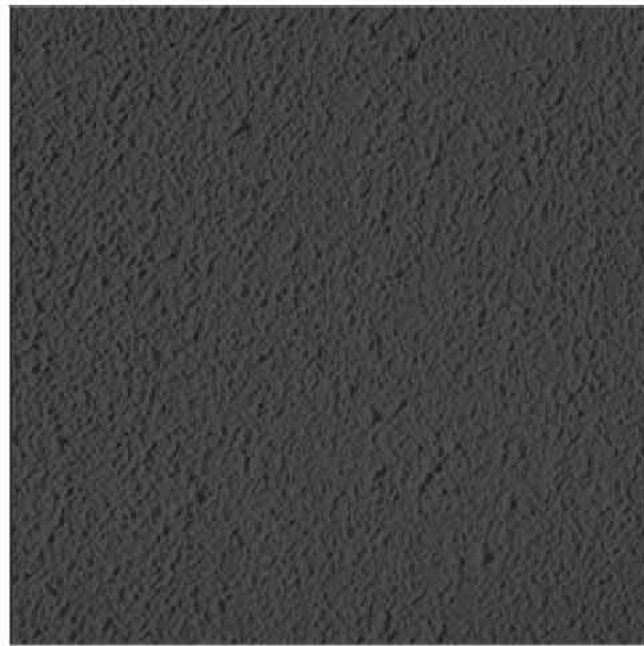
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Date: 01/08/2025
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A-230



(A1) EXTERIOR PLASTER



(A2) EXTERIOR PLASTER



(A3) EXTERIOR PLASTER



(A4) EXTERIOR PLASTER



(A5) EXTERIOR PLASTER



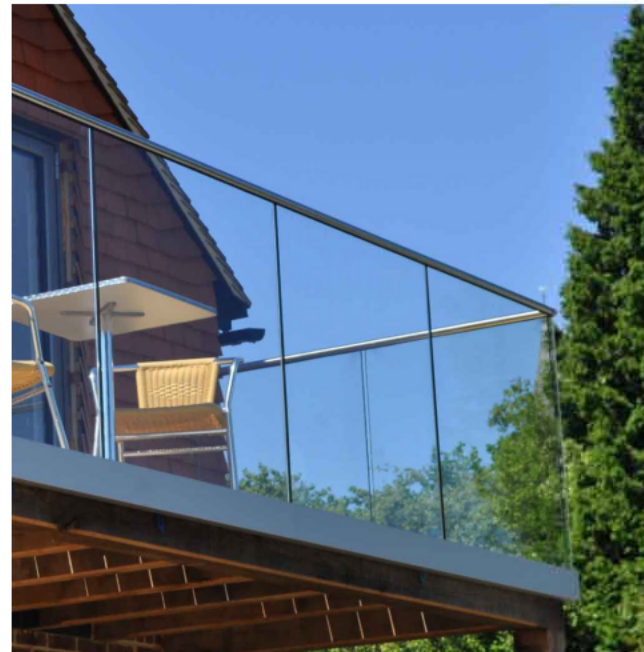
(B1) FIBER CEMENT PANEL



(B2) BOARD AND BATTEN



(B3) FIBER CEMENT PANEL



(C1) GLASS RAILING



(C2) FENCE TYPE 1



(C3) FENCE TYPE 2



(D1) METAL CANOPY



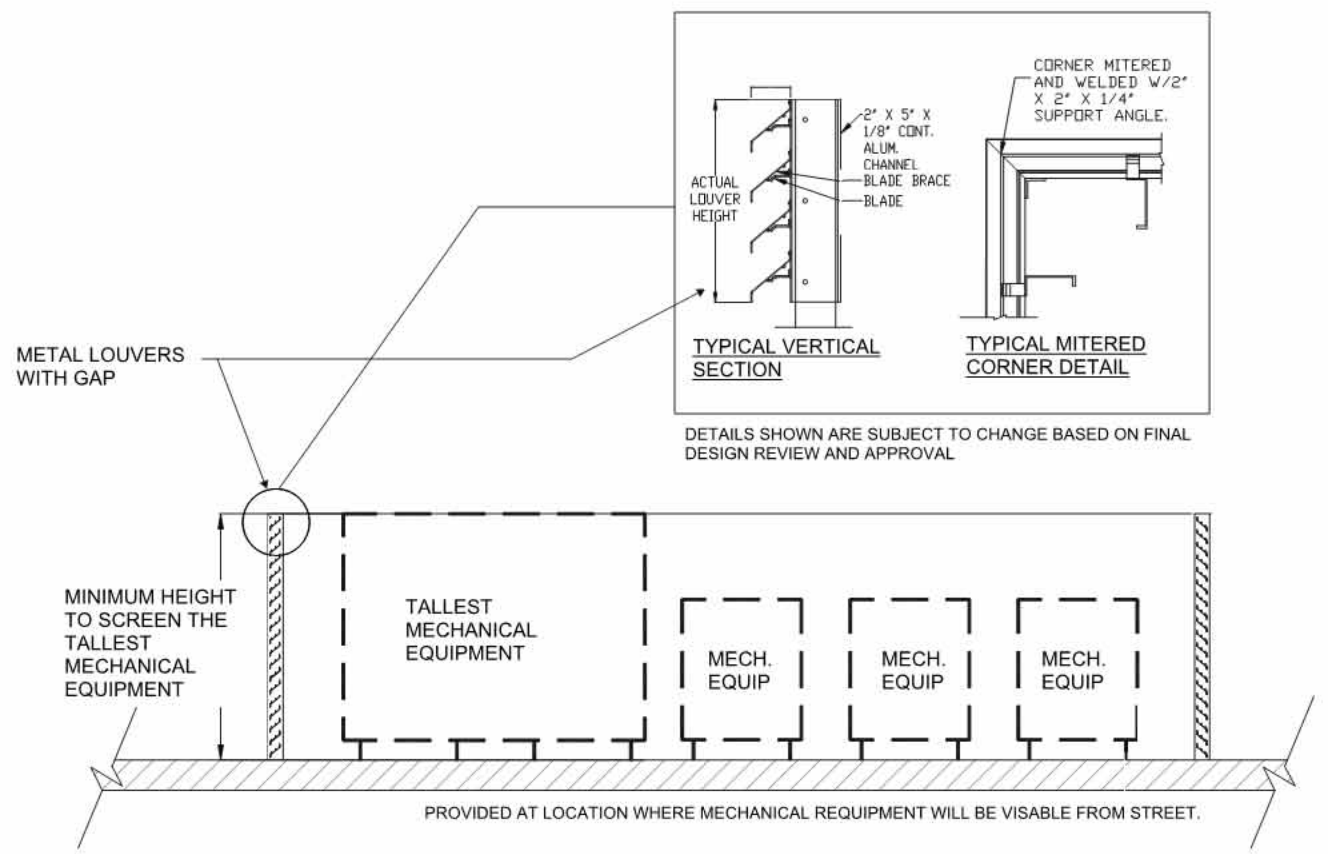
(D2) SHADING DEVICE



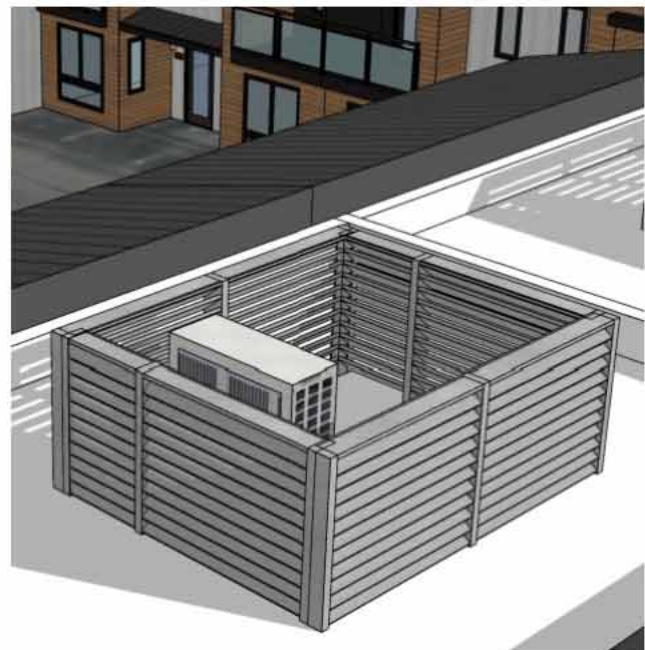
(D3) TRELLIS



(D4) WALL CAP



ROOF TOP EQUIPMENT SCREENING



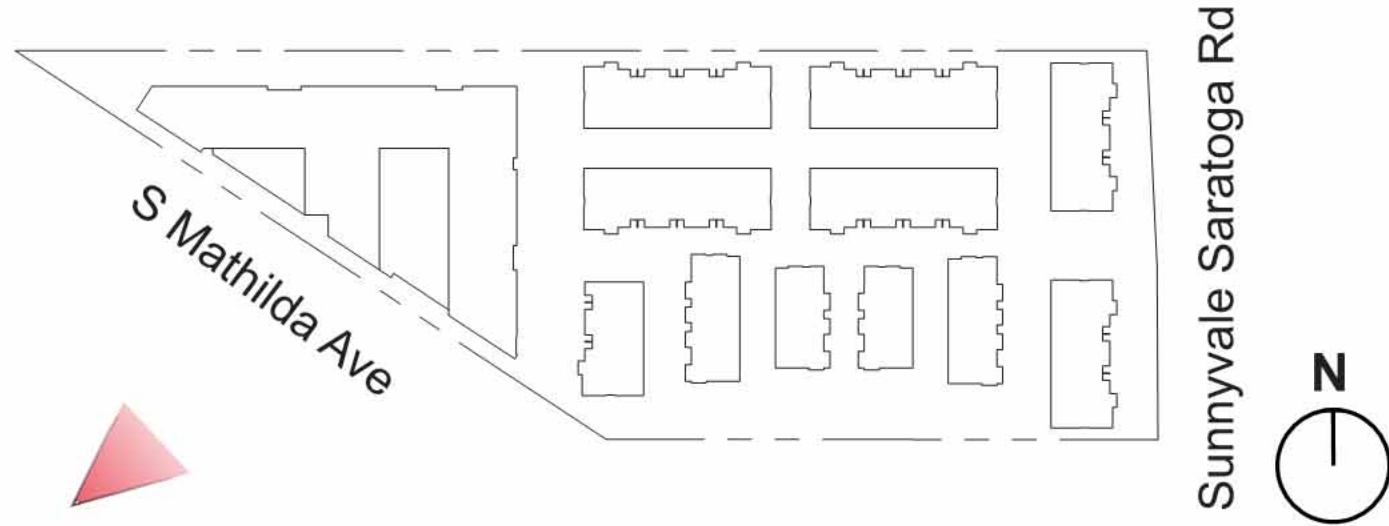
(F1) ROOF TOP EQUIPMENT
SCREENING
METAL LOUVER / GRAY



(E1) VINYL WINDOW



AERIAL VIEW FROM S. MATHILDA AVE



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Sheet Title:
PERSPECTIVE:
AERIAL VIEW

Job No. 23029
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

A-300



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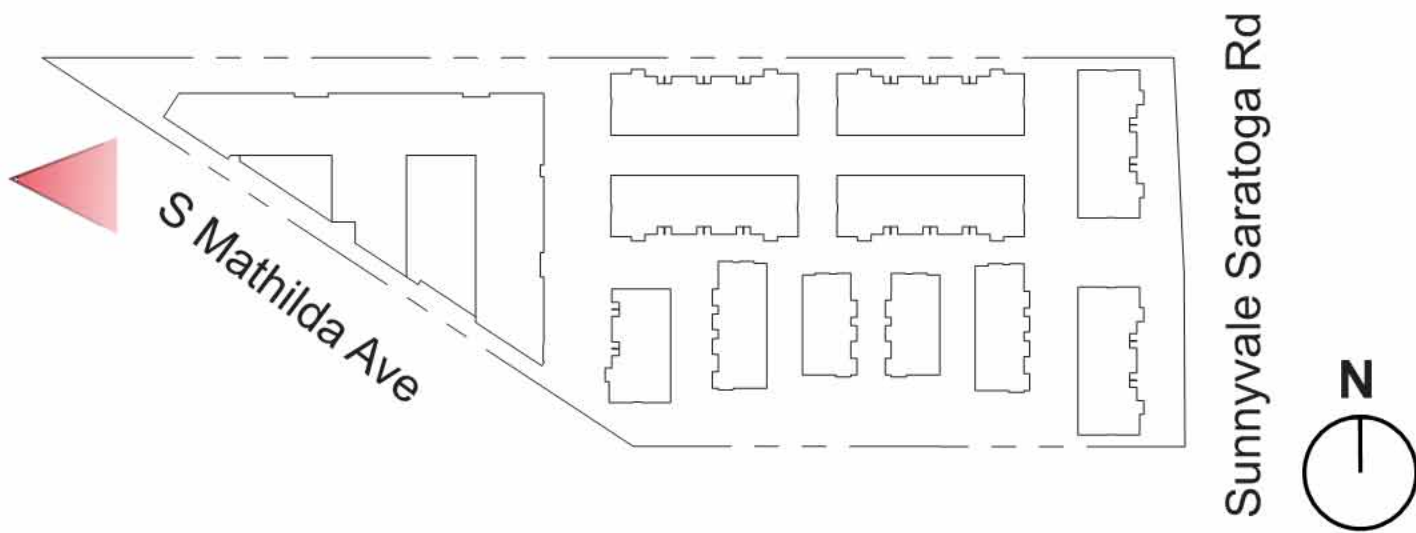
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VIEW FROM S. MATHILDA AVE



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PERSPECTIVE:
APARTMENT

Job No. 23029
Date: 01/08/2025
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Sheet No:
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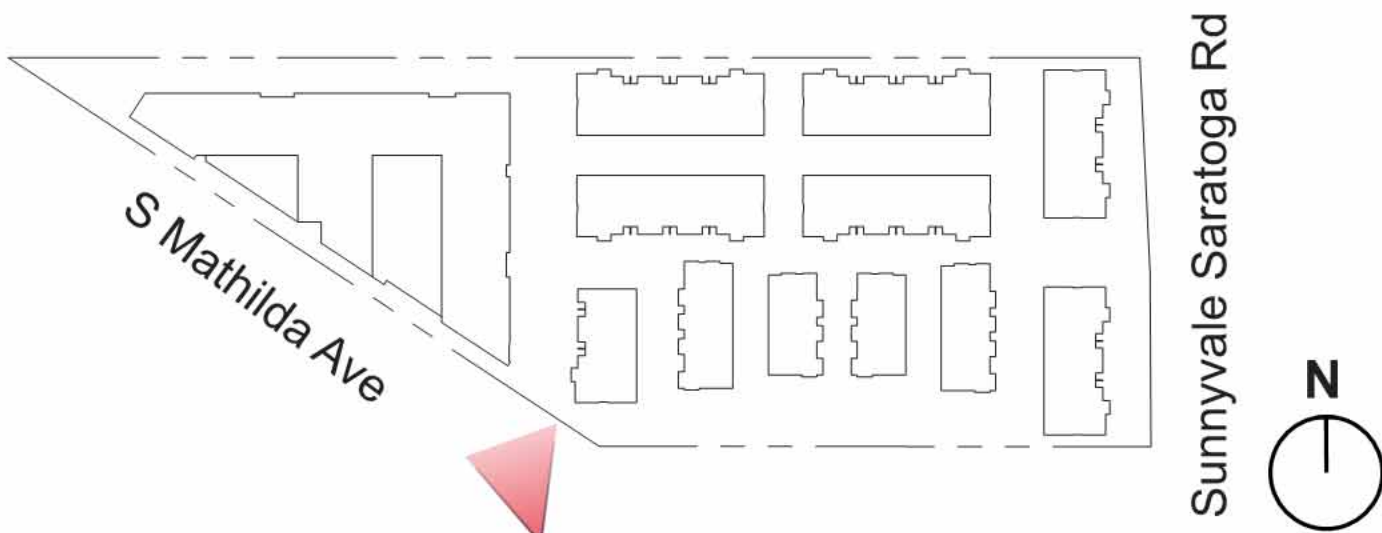
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VIEW FROM S. MATHILDA AVE



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APARTMENT

Job No. 23029
Date: 01/08/2025
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Drawn By:

Sheet No:
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VIEW FROM SUNNYVALE SARATOGA ROAD

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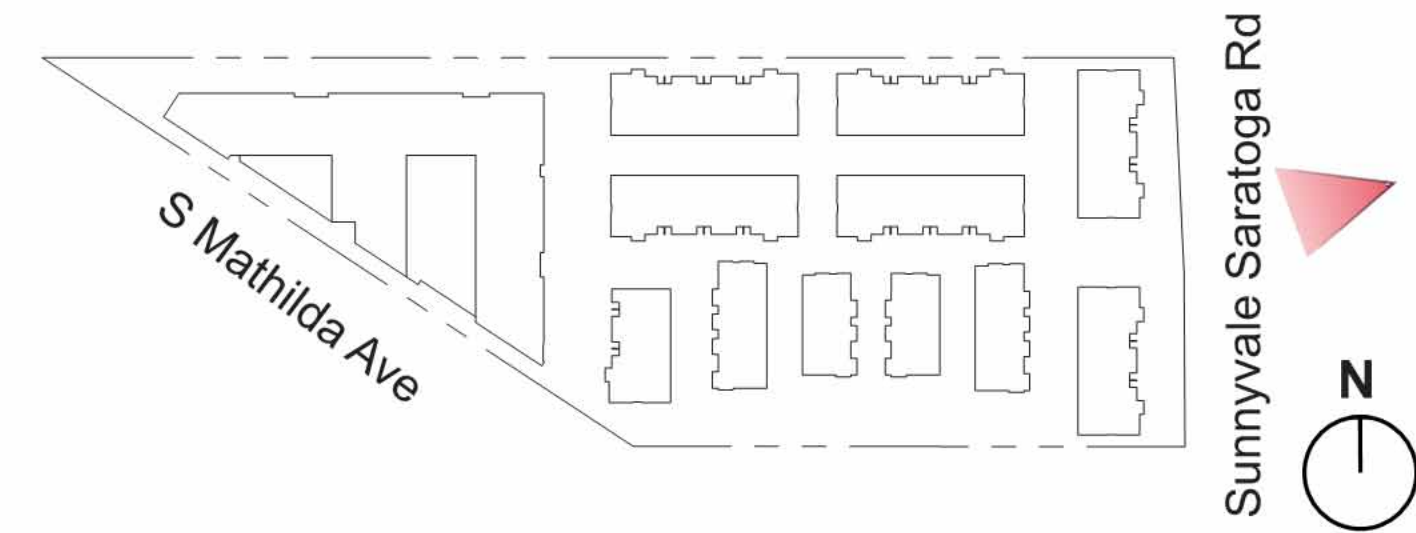
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SAN JOSE, CA 95126

Sheet Title:
PERSPECTIVE:
TOWNHOMES

Job No. 23029
Date: 01/08/2025
Scale:
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Sheet Title:

SITE PLAN

Job No. 23029
vTA Job No. 04623
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

L-1



CLASS II BIKE PARKING

TYPE	CLASS II BIKE PARKING SPACES REQUIRED	CLASS II BIKE PARKING SPACES PROPOSED
APARTMENT BUILDING (162 UNITS)	11 (1 PER 15 UNITS)	12 (6 RACKS - 2 SPACES PER RACK)
TOWN HOMES (80 UNITS)	6 (1 PER 15 UNITS)	8 (4 RACKS - 2 SPACES PER RACK)
COMMERCIAL (2,050 SF)	1 (1 PER 4,000 SF)	2 (1 RACK - 2 SPACES PER RACK)
RIGHT OF WAY	0	8 (4 RACKS - 2 SPACES PER RACK)
PROJECT TOTAL	18	30

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
2	SWEETGUM	16	1	
3	SWEETGUM	15	1	
5	SWEETGUM	15	1	
6	SWEETGUM	12	1	
18	HOLLYWOOD JUNIPER	18,8,4	4	
72	EVERGREEN PEAR	19	2	
75	SOUTHERN MAGNOLIA	12	1	
79	SOUTHERN MAGNOLIA	17	1	
80	SOUTHERN MAGNOLIA	12	1	

TOTAL REQUIRED NUMBER OF REPLACEMENT TREES: 13 - 24" BOX
TOTAL NUMBER OF REPLACEMENT TREES PROVIDED: 142 - 24" BOX

PROPOSED TREE LEGEND

TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	QTY
	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA REDBUD	24"BOX	MOD	28
	CORNUS X 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	24"BOX	MOD	8
	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	24"BOX	MOD	7
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	24"BOX	MOD	15
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	24"BOX	LOW	39
	LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	24"BOX	LOW	6
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"BOX	LOW	6
	PLATANUS RACEMOSA 'ROBERTS'	ROBERTS CALIFORNIA SYCAMORE	24" BOX	MOD	15
	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI YEW PODOCARPUS	15 GAL	MOD	54
	QUERCUS SHUMARDII	SHUMARD OAK	24" BOX	MOD	8
	ULMUS X 'FRONTIER'	FRONTIER ELM	24"BOX	MOD	7
					TOTAL 24" BOX TREES 139
					TOTAL 15 GAL TREES 54
					TOTAL TREES 193

CALLOUT LEGEND

- SITE PLAN**

 - 1 COLUMNAR STREET TREES AND WALK ALONG SUNNYVALE SARATOGA ROAD
 - 2 STREET TREES IN PLANTERS ALONG S. MATHILDA AVENUE
 - 3 VEHICULAR ENTRANCE WITH ENHANCED PAVING
 - 4 PEDESTRIAN CROSSING WITH ENHANCED PAVING
 - 5 C-3 PLANTER AREAS
 - 6 TOWNHOME PASEO, TYPICAL
 - 7 VEHICULAR PARKING GARAGE ACCESS
 - 8 VISION TRIANGLE - NO LANDSCAPE TALLER THAN 3.5' SHALL BE LOCATED WITHIN THE VISION TRIANGLE
 - 9 STREET LIGHT, TYPICAL
 - 10 BICYCLE PARKING
 - APARTMENTS - 7 RACKS (14 PARKING SPACES)
 - TOWNHOMES - 4 RACKS (8 PARKING SPACES)
 - 11 EXISTING WALL TO REMAIN
 - 12 PARKING AREA PERMEABLE PAVERS
- APARTMENTS**
(ENLARGEMENT REFER TO SHEET L-2)

 - 13 PROJECT STAIR ACCESS FROM SIDEWALK
 - 14 RAISED PLANTERS
 - 15 SECOND FLOOR PLAY AREA, AGES 2-12
 - 16 THIRD FLOOR GATHERING SPACE WITH BBQ'S, TRELLIS AND PARK VIEW DECK
 - 17 S. MATHILDA AVE FRONTAGE PLANTING BEDS WITH LOW HEDGE

TOWNHOMES
(ENLARGEMENT REFER TO SHEET L-3)

 - 18 RESIDENTIAL PRIVATE OPEN SPACE, TYPICAL
 - 19 SIDEWALK, TYPICAL
 - 20 ENHANCED PAVING AT GATHERING AREAS
 - 21 LOW WALL WITH SPECIMEN TREE
 - 22 SMALL ACCENT TREES ALONG WALKWAY
 - 23 SUNNYVALE SARATOGA ROAD FRONTAGE PLANTING BEDS WITH LOW HEDGE

NOTE:
1. FOR PROPOSED PLANT MATERIAL REFER TO SHEET L-4



SCALE: 1" = 30'-0"



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**APARTMENT
BUILDING
ENLARGEMENT**

Job No. 23029
vTA Job No. 04623
Date: 12/17/2024
Scale:
Drawn By:

Sheet No:

L-2



NOTE:
1. FOR PROPOSED PLANT MATERIAL REFER TO SHEET L-4



SCALE: 1" = 10'-0"





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: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 408
: Oakland, California 94607
: (510) 451 - 2850

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777 SUNNYVALE SARATOGA ROAD
SUNNYVALE, CA 94087

VALLEY OAK PARTNERS, LLC

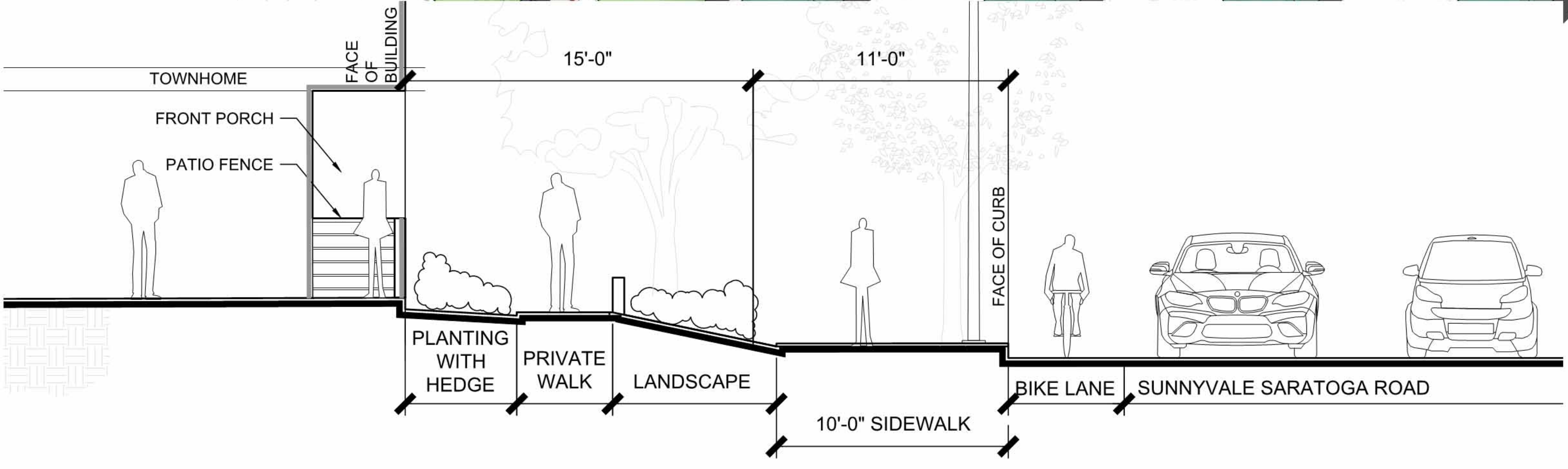
Sheet Title:

**TOWNHOME
ENLARGEMENT**

Job No. 23029
vTA Job No. 04623
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

L-3

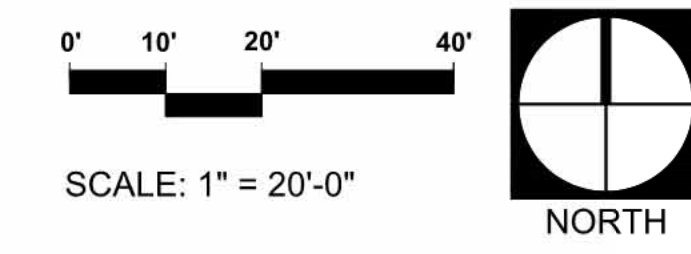


SECTION B-B - TOWNHOMES ALONG SUNNYVALE SARATOGA ROAD
SCALE: 1/4"=1'-0"

CALLOUT LEGEND

- | | |
|---|---|
| ① 6' WIDE MINIMUM COLORED CONCRETE PEDESTRIAN PATH | ⑪ SHADE TREE |
| ② LOW WALL | ⑫ BIORETENTION AREA, TYPICAL |
| ③ 42" HIGH RESIDENTIAL FENCE | ⑬ COLUMNAR SHRUB BETWEEN GARAGES |
| ④ PRIVATE RESIDENTIAL OPEN SPACE | ⑭ STREET TREE |
| ⑤ RAISED PLANTER WITH SPECIMEN TREE | ⑮ WALKWAY, TYPICAL |
| ⑥ COMMUNITY PICNIC TABLE | ⑯ DECORATIVE PAVERS |
| ⑦ SEATING ELEMENT - 50' MAX SPACING, TYP. | ⑰ CLUSTER MAILBOXES |
| ⑧ BICYCLE PARKING
4 RACKS, 8 PARKING SPOTS TOTAL | ⑱ BOLLARD LIGHTS - 20' O.C. TYP. |
| ⑨ COLUMNAR ACCENT TREE | ⑲ SPLIT-STREAM TRASH/RECYCLING RECEPTACLE
150' MAX BETWEEN RECEPTACLES, TYP. |
| ⑩ FLOWERING TREE | ⑳ PARKING AREA PERMEABLE PAVING |
| | ㉑ SCREEN FENCE |

NOTE:
1. FOR PROPOSED PLANT
MATERIAL REFER TO SHEET L-4



TREES



ACER RUBRUM 'RED SUNSET'



CERCIS C.T. 'OKLAHOMA'



CORNUS 'EDDIE'S WHITE WONDER'



GINKGO BILOBA 'PRINCETON SENTRY'



LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'



PISTACIA CHINENSIS 'KEITH DAVEY'

SHRUBS



ABELIA X GRANDIFLORA 'KALEIDOSCOPE'



CALLISTEMON VIMINALIS 'LITLE JOHN'



COPROSMA REPENS 'MARBLE QUEEN'



DIETES VEGETA



GAURA LINDHEMERI 'SISKIYOU PINK'



LIMONIUM PEREZII



LIRIOPE MUSCARI 'SILVERY SUNPROOF'



LOMANDRA LONGIFOLIA 'LIME TUFF'



LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'



NANDINA DOMESTICA 'HARBOUR DWARF'



NEPETA X 'WALKER'S LOW'



SENECIO SERPENS

BIORETENTION AREA



ACHILLEA X 'MOONSHINE'



BOUTELOUA GRACILIS 'BLONDE AMBITION'



CHONDROPETALUM TECTORUM



HELICTOTRICHON SEMPERVIRENS



JUNCUS PATENS



MUHLENBERGIA CAPILLARIS

PROPOSED TREE LEGEND

TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	QTY	SPREAD
	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA'	OKLAHOMA REDBUD	24"BOX	MOD	28	25'-35'
	CORNUS X 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	24"BOX	MOD	8	10'-15'
	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	24"BOX	MOD	7	25'-35'
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	24"BOX	MOD	15	10'-20'
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	24"BOX	LOW	39	10'-15'
	LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	24"BOX	LOW	6	15'-30'
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"BOX	LOW	6	30'-40'
	PLATANUS RACEMOSA 'ROBERTS'	ROBERTS CALIFORNIA SYCAMORE	24" BOX	MOD	15	20'-40'
	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI YEW PODOCARPUS	15 GAL	MOD	54	2'-4'
	QUERCUS SHUMARDII	SHUMARD OAK	24" BOX	MOD	8	30' -40'
	ULMUS X 'FRONTIER'	FRONTIER ELM	24"BOX	MOD	7	20'-30'
					TOTAL 24" BOX TREES	139
					TOTAL 15 GAL TREES	54
					TOTAL TREES	193

PROPOSED SHRUB PALETTE

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	NATIVE/ADAPTIVE	SPACING
	ABELIA SPP.	GLOSSY ABELIA	5 GAL	MOD	A	3'-5' O.C.
	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT LITTLE RIVER WATTLE	5 GAL	LOW	A	3'-5' 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.
	COPROSMA REPENS 'MARBLE QUEEN'	MARBLE QUEEN MIRROR PLANT	5 GAL	MOD	A	2'-3' O.C.
	COPROSMA REPENS 'TEQUILA SUNRISE'	MIRROR PLANT	15 GAL	MOD	A	2'-3' 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.
	EUONYMUS FORTUNEI	WINTERCREEPER	5 GAL	MOD	A	3'-4' O.C.
	FESTUCA GLAUCA	FESCUE	1 GAL	LOW	N	1'-2' O.C.
	GAURA LINDHEIMERI 'SISKIYOU PINK'	SISKIYOU PINK GAURA	5 GAL	MOD	A	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.
	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS JAPANESE PRIVET	15 GAL	MOD	A	4'-6' O.C.
	LIMONIUM PEREZII	STATICE	1 GAL	LOW	A	3' O.C.
	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LILYTURF	1 GAL	MOD	A	1'-2' 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.
	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI YEW PODOCARPUS	15 GAL	MOD	A	2'-4' O.C.
	POLYGALA FRUTICOSA 'PETITE BUTTERFLY'	SWEET PEA SHRUB	5 GAL	MOD	A	2'-3' O.C.
	RHAPHIOLEPIS SPP.	INDIAN HAWTHORN	5 GAL	LOW	A	3'-5' 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.
	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	VARIEGATED COAST ROSEMARY	5 GAL	LOW	A	3'-4' O.C.

PROPOSED PLANTS FOR BIORETENTION AREAS

BIO-RETENTION	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	NATIVE/ADAPTIVE/	SPACING
	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	1 GAL	MOD	A	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	A	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 MUHLY GRASS	1 GAL	LOW	A	3' O.C.
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	N	3'-5' O.C.
	VERBENA SPP.	VERBENA	1 GAL	LOW	A	2'-4' O.C.



SITE FURNISHINGS
SCALE: N.T.S.



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VALLEY OAK PARTNERS, LLC

Sheet Title:
**PROJECT
IMAGERY**
Job No. 23029
vTA Job No. 04623
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:
L-4



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vanderToolen - Associates



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VALLEY OAK PARTNERS, LLC


Sheet Title:


EXISTING
TREE PLAN


Job No. 23029
vTA Job No. 04623
Date: 01/08/2025
Scale:
Drawn By:


Sheet No:

L-5

Tree Disposition			777 Sunnyvale Saratoga Road Sunnyvale, CA June, 2023				
Tree No.	Species	Trunk Diameter (in.)	Condition	Protected Tree?	Estimated Value	Disposition	Comments
1	Purpleleaf plum	7,5,5,4,4,4 13,3,3	2	No	850	Remove	Within footprint of new sidewalk.
2	Sweetgum	16	3	Yes	4050	Remove	Within footprint of new sidewalk.
3	Sweetgum	15	3	Yes	3550	Remove	Within footprint of new sidewalk.
4	Purpleleaf plum	10	1	No	500	Remove	Within footprint of new sidewalk.
5	Sweetgum	15	3	Yes	3550	Remove	Within footprint of new sidewalk.
6	Sweetgum	12	3	Yes	2350	Remove	Within footprint of new sidewalk.
7	Sweetgum	9	0	No	0	Remove	Within footprint of new sidewalk.
8	Sweetgum	11	3	No	2000	Remove	Within footprint of new sidewalk.
9	Plum	12,10	3	Yes	2400	Preserve	Within footprint of new sidewalk.
12	Yew pine	5,4,2	2	No	400	Remove	Within footprint of new development.
13	Yew pine	5,4,3,3	2	No	400	Remove	Within footprint of new development.
14	Yew pine	5,5,4,4,3	2	No	450	Remove	Within footprint of new development.
15	Yew pine	5,4,4,4,3,3	2	No	150	Remove	Within footprint of new development.
17	Blackwood acacia	6,6,6,5,4	3	No	550	Remove	Within footprint of new development.
18	Hollywood juniper	18,9,4	3	Yes	3800	Remove	Within footprint of new development.
19	Hollywood juniper	10,8,4	3	No	1650	Remove	Within footprint of new development.
20	Hollywood juniper	10,9,8,6	3	No	1800	Remove	Within footprint of new development.
21	Hollywood juniper	10,8,7	3	No	1650	Remove	Within footprint of new development.
22	Hollywood juniper	9,6	3	No	800	Remove	Within footprint of new development.
23	Hollywood juniper	7	3	No	450	Remove	Within footprint of new development.
24	Hollywood juniper	7	3	No	450	Remove	Within footprint of new development.
25	Hollywood juniper	7	3	No	450	Remove	Within footprint of new development.
26	Hollywood juniper	5,4	3	No	400	Remove	Within footprint of new development.
27	Hollywood juniper	7	3	No	450	Remove	Within footprint of new development.
28	Hollywood juniper	6,3	3	No	400	Remove	Within footprint of new development.
29	Hollywood juniper	7,5,5,5	3	No	550	Remove	Within footprint of new development.

Tree Disposition		777 Sunnyvale Saratoga Road Sunnyvale, CA June, 2023				 HORT SCIENCE BARTLETT CONSULTING	
Tree No.	Species	Trunk Diameter (in.)	Condition	Protected Tree?	Estimated Value	Disposition	Comments
30	Hollywood juniper	6,4,3	3	No	450	Remove	Within footprint of new development.
31	Hollywood juniper	6,5,4	3	No	500	Remove	Within footprint of new development.
32	Hollywood juniper	6,5	3	No	500	Remove	Within footprint of new development.
33	Hollywood juniper	6	3	No	350	Remove	Within footprint of new development.
34	Hollywood juniper	5,5	3	No	450	Remove	Within footprint of new development.
35	Hollywood juniper	7	3	No	450	Remove	Within footprint of new development.
36	Hollywood juniper	7	3	No	450	Remove	Within footprint of new development.
37	Hollywood juniper	6	3	No	350	Remove	Within footprint of new development.
38	Hollywood juniper	7	0	No	0	Remove	Within footprint of new development.
39	Hollywood juniper	6,6	3	No	550	Remove	Within footprint of new development.
40	Glossy privet	7	3	No	450	Remove	Within footprint of new development.
41	Hollywood juniper	7	3	No	450	Remove	Within footprint of new development.
42	Hollywood juniper	8,7	3	No	800	Remove	Within footprint of new development.
43	Hollywood juniper	8,5	3	No	650	Remove	Within footprint of new development.
44	Hollywood juniper	8,4	3	No	600	Remove	Within footprint of new development.
45	Hollywood juniper	6,5,4,4,3	3	No	500	Remove	Within footprint of new development.
46	Hollywood juniper	6,3,2	3	No	400	Remove	Within footprint of new development.
47	Hollywood juniper	7	3	No	450	Remove	Within footprint of new development.
48	Hollywood juniper	8	3	No	500	Remove	Within footprint of new development.
49	Leyland cypress	8	2	No	400	Remove	Within footprint of new development.
50	Leyland cypress	6	1	No	200	Remove	Within footprint of new development.
51	Leyland cypress	6	1	No	200	Remove	Within footprint of new development.
52	Leyland cypress	7	2	No	350	Remove	Within footprint of new development.
53	Leyland cypress	7	2	No	350	Remove	Within footprint of new development.
54	Leyland cypress	7	2	No	350	Remove	Within footprint of new development.
55	Leyland cypress	8	2	No	400	Remove	Within footprint of new development.
56	Leyland cypress	8	2	No	400	Remove	Within footprint of new development.
57	Leyland cypress	7	1	No	250	Remove	Within footprint of new development.

Tree Disposition		777 Sunnyvale Saratoga Road Sunnyvale, CA June, 2023					
Tree No.	Species	Trunk Diameter (in.)	Condition	Protected Tree?	Estimated Value	Disposition	Comments
58	Leyland cypress	7	2	No	350	Remove	Within footprint of new development.
59	Leyland cypress	6	1	No	200	Remove	Within footprint of new development.
60	Leyland cypress	7,5,2	2	No	400	Remove	Within footprint of new development.
61	Leyland cypress	8	1	No	250	Remove	Within footprint of new development.
62	Evergreen ash	9,8,5,4	2	No	550	Remove	Within footprint of new development.
63	Hollywood juniper	5,4	3	No	400	Remove	Within footprint of new development.
64	Hollywood juniper	5,4	3	No	400	Remove	Within footprint of new development.
65	Hollywood juniper	5,3	3	No	350	Remove	Within footprint of new development.
66	Hollywood juniper	5	3	No	300	Remove	Within footprint of new development.
67	Hollywood juniper	5,3,2	3	No	350	Remove	Within footprint of new development.
68	Hollywood juniper	6	3	No	350	Remove	Within footprint of new development.
69	Hollywood juniper	5,3	3	No	350	Remove	Within footprint of new development.
70	Hollywood juniper	5	3	No	300	Remove	Within footprint of new development.
71	Photinia	5,5,4,4,3	3	No	1000	Remove	Within footprint of new development.
72	Evergreen pear	19	3	Yes	6050	Remove	Within footprint of new development.
73	Southern magnolia	10	3	No	1050	Remove	Within footprint of new development.
75	Southern magnolia	12	3	Yes	1450	Remove	Within footprint of new development.
76	Southern magnolia	10	1	No	350	Remove	Within footprint of new development.
77	Southern magnolia	10	3	No	1050	Remove	Within footprint of new development.
78	Southern magnolia	11	3	No	1250	Remove	Within footprint of new development.
79	Southern magnolia	17	4	Yes	3800	Remove	Within footprint of new development.
80	Southern magnolia	12	3	Yes	1450	Remove	Within footprint of new development.
81	Southern magnolia	10	3	No	1050	Remove	Within footprint of new development.
82	Southern magnolia	8	1	No	300	Remove	Within footprint of new development.
83	Southern magnolia	8	3	No	750	Remove	Within footprint of new development.
84	Southern magnolia	8	1	No	300	Remove	Within footprint of new development.
85	Xylosma	8,5,3,3	3	No	1600	Preserve	Off-site, potentially remove.

Tree Disposition			777 Sunnyvale Saratoga Road Sunnyvale, CA June, 2023				
Tree No.	Species	Trunk Diameter (in.)	Condition	Protected Tree?	Estimated Value	Disposition	Comments
86	Xylosma	7,5,5,4,3	3	No	1400	Preserve	Off-site, potentially remove.
87	Xylosma	7,4,3,3	3	No	1250	Preserve	Off-site, potentially remove.
88	Xylosma	8,4,3	2	No	950	Preserve	Off-site, potentially remove.
89	Coast redwood	27	4	Yes	7450	Preserve	Off-site, separated by a wall.
90	Coast redwood	25	4	Yes	6400	Preserve	Off-site, separated by a wall.
91	Coast redwood	25	4	Yes	6400	Preserve	Off-site, separated by a wall.
92	Coast redwood	18	4	Yes	3400	Preserve	Off-site, separated by a wall.
93	Coast redwood	18	4	Yes	3400	Preserve	Off-site, separated by a wall.
94	Coast redwood	18	4	Yes	3400	Preserve	Off-site, separated by a wall.
95	Coast redwood	20	4	Yes	4150	Preserve	Off-site, separated by a wall.
96	Coast redwood	18	4	Yes	3400	Preserve	Off-site, separated by a wall.
97	Coast redwood	18	4	Yes	3400	Preserve	Off-site, separated by a wall.
98	Coast redwood	20	4	Yes	4150	Preserve	Off-site, separated by a wall.
99	Coast redwood	18	4	Yes	3400	Preserve	Off-site, separated by a wall.
100	Coast redwood	22	4	Yes	5000	Preserve	Off-site, separated by a wall.
101	Coast redwood	18	4	Yes	3400	Preserve	Off-site, separated by a wall.
102	Coast redwood	20	4	Yes	4150	Preserve	Off-site, separated by a wall.
103	Coast redwood	20	4	Yes	4150	Preserve	Off-site, separated by a wall.
104	Coast redwood	22	4	Yes	5000	Preserve	Off-site, separated by a wall.
105	Coast redwood	22	4	Yes	5000	Preserve	Off-site, separated by a wall.
106	Coast redwood	24	4	Yes	5950	Preserve	Off-site, separated by a wall.
107	Coast redwood	24	4	Yes	5950	Preserve	Off-site, separated by a wall.
108	Coast redwood	22	4	Yes	5000	Preserve	Off-site, separated by a wall.
109	Coast redwood	22	4	Yes	5000	Preserve	Off-site, separated by a wall.
110	Coast redwood	22	4	Yes	5000	Preserve	Off-site, separated by a wall.
111	Coast redwood	18	4	Yes	3400	Preserve	Off-site, separated by a wall.
112	Coast redwood	18	4	Yes	3400	Preserve	Off-site, separated by a wall.
113	Coast redwood	20	4	Yes	4150	Preserve	Off-site, separated by a wall.



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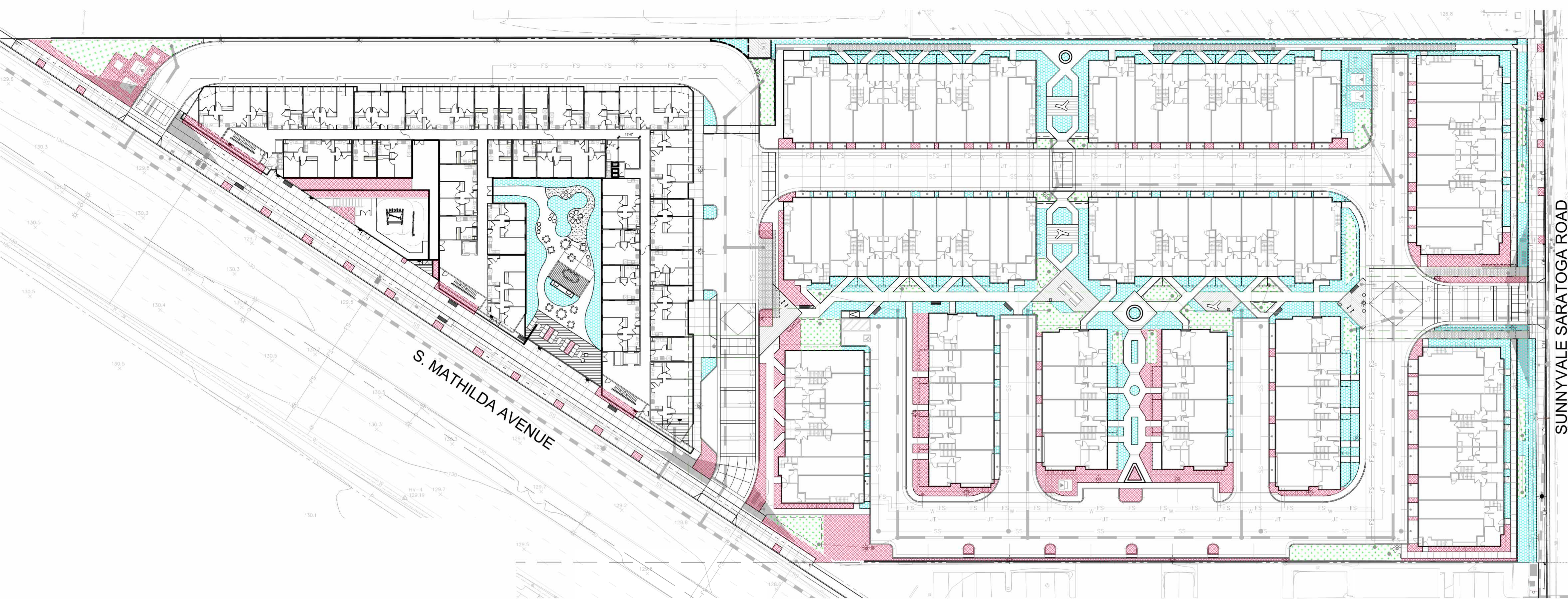
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HYDROZONE PLAN

Job No. 23029
vTA Job No. 04623
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

L-6



WATER-EFFICIENT LANDSCAPING CHECKLIST

This form is required for all landscaping projects requiring review and approval by the Planning Division. For more details on landscaping, irrigation and usable open space requirements, see SMC 19.37.

PROJECT INFORMATION

Site Address: 777 Sunnyvale Saratoga Rd Sunnyvale, CA

APN: 201-36-002 Zoning: ECR-MU54

Planning Project #: 32023-0807

Total Project Landscaped Area (sq. ft.):
34800 SQ. FT.

Check all that apply to the project:

☒ Single-Family/Duplex ☒ Multifamily ☐ Nonresidential

% Native, low water or no water use plants installed:

Estimated Minimum 70%

APPLICANT INFORMATION

**Note: The landscaping and irrigation plans shall be prepared by, and bear the signature of, a certified professional, unless the total landscaped area is less than 2,500 square feet.

Name: 77Seven Housing Partners, LLC

Phone: (408) 282-9700 Email: scott@valleyoakpartners.com

Certified Professional Name (if different from applicant): Philip vanderToolen

License or Certification #: 2798

APPLICANT SIGNATURE DATE

APPLICANT SIGNATURE DATE

CERTIFICATION

I am aware of available Informational resources regarding native and water-wise plants, irrigation efficiency, and other aspects of water-efficient landscaping. I certify that the information provided on this checklist is correct, and that the landscaping project meets the specified requirements of Chapter 19.37 of the Sunnyvale Municipal Code.

APPLICANT SIGNATURE DATE

COMPLIANCE CHECKLIST

REQUIREMENT	PROJECT COMPLIANCE (Applicant to complete)	STAFF REVIEW
Water Efficiency Design	Landscaping design and plant selection is based on one of two options: <ul style="list-style-type: none">Option 1: No turf/lawn or high water use plants; at least 80% of plants installed are native, low water or no water use plants.Option 2: Landscaping design is based on water budget calculations.	<input type="checkbox"/> Option 1 <input checked="" type="checkbox"/> Option 2. Completed Water Budget Calculation Worksheets included.
Plant Material	Variety - Landscaping includes trees, shrubs, vines, flower, ground covers or a combination Size - Proposed plants are sized and spaced to achieve immediate effect in accordance w/ horticultural industry practices	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes

COMPLIANCE CHECKLIST (continued)

REQUIREMENT	PROJECT COMPLIANCE (Applicant to complete)	STAFF REVIEW
Trees	One (1) tree per 1,000 sq. ft. of required landscaped area (per SMC 19.37.060) in addition to required parking lot shading trees "Protected trees" (SMC 19.94.030) proposed for removal will be replaced per City's Tree Replacement Policy	<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable <input type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Turf/Lawn (Option 2 - Water Budget Calc. Only)	Turf is tall fescue or similar Turf is planted on slope < 10% If slope is adjacent to hardscape No turf in areas less than 10 ft. wide adjacent to impervious area	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Hydrozones	Plants with similar water needs are grouped together Areas that mix plants with different water needs are captured in the water budget calculations, except that high water use plants are not mixed with low water use plants	<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Soil Management	Water features not using recycled water and any pools/spas are included in the high water use hydrozone Mulch will cover all exposed soil areas at a min. depth of 3 inches Soils will be amended for selected plants and compacted soils will be transformed into a friable condition Compost will be incorporated at a minimum 4 cubic yards per 1,000 sq. ft. to a depth of 6 inches Grading is designed to minimize soil erosion, runoff and water waste	<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Water Features	Uses recirculating water system; uses recycled water if available	<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Pools/Spas (Option 2 - Water Budget Calc. Only)	Included in high water use hydrozone and will include a cover	<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Irrigation System Design	All landscaped areas will have a permanent irrigation system (required for all projects except for single-family and duplex) Designed and will be maintained to meet or exceed 81% irrigation efficiency for drip systems and 75% efficiency for overhead spray Drip irrigation (non-spray) used for trees, shrubs, mulched areas, areas with slope >10% and areas less than 10 ft. wide If used, overhead spray irrigation is used for clustered shrubs and turf areas at least 10 ft. wide, and devices meet ANSI Landscape Irrigation Sprinkler and Emitter Standards Valves and control circuits are separated based on water needs of a hydrozone and master and manual shut-off valves are incorporated Irrigation controllers utilizing evapotranspiration or soil moisture sensor data and capable of dual or multiple programming are used Sensors that suspend irrigation during unfavorable weather conditions or if the soil is still moist are incorporated Pressure regulators are incorporated if the water pressure does not meet the recommended pressure of the devices Flow sensors installed for any landscaped areas 5,000 sq. ft. or larger Irrigation controllers and backflow devices are screened from public view	<input type="checkbox"/> Yes <input type="checkbox"/> Not applicable <input type="checkbox"/> Yes <input type="checkbox"/> Not applicable <input type="checkbox"/> Yes <input type="checkbox"/> Not applicable <input type="checkbox"/> Yes <input type="checkbox"/> Not applicable <input type="checkbox"/> Yes <input type="checkbox"/> Not applicable <input type="checkbox"/> Yes <input type="checkbox"/> Not applicable <input type="checkbox"/> Yes <input type="checkbox"/> Not applicable <input type="checkbox"/> Yes <input type="checkbox"/> Not applicable <input type="checkbox"/> Yes <input type="checkbox"/> Not applicable <input type="checkbox"/> Yes <input type="checkbox"/> Not applicable

One-Stop Permit Center at City Hall, 450 W. Olive Ave., 408-730-7444
Building and Planning Division representatives are available 8 a.m. - 12:30 p.m. and 1 p.m. - 5 p.m.
Sunnyvale.ca.gov - Search "Planning and Building"

Use drop-down menus or type in values in white cells only. Results appear in yellow or red highlighted cells below.

Site Information							
Site Name → 777 Sunnyvale Saratoga Road							
Site Type → Residential		Allowed ETAF: 0.55					
Annual Eto (inches/yr) → 45.3							
Hydrozone or Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (PF/IE)	Landscaped Area (sqft.)	ETAF x Area	*Estimated Total Water Use (gal./yr.)
Regular Landscape Areas							
1. TREES/SHRUBS (SW Exposure)	0.2	Low	Drip/Bubbler	0.81	0.2	11,975	2,957
2. TREES/SHRUBS (NE Exposure)	0.5	Mod./Ave.	Drip/Bubbler	0.81	0.6	16,527	10,202
3. BIG SHRUB ROTATOR (MOD/LOW)	0.4	Mod./Ave.	Overhead Spray	0.75	0.5	6,298	3,209
SUBTOTAL →					34,800	16,518	463,913
Special Landscape Areas (SLA)							
1				1	0	0	0
2				1	0	0	0
3				1	0	0	0
SUBTOTAL →					0	0	0
					**Estimated Total Water Use (ETWU) →		463,913
					Maximum Allowed Water Allowance (MAWA) →		537,566

(a) Hydrozone &/Planting Description

1. Front Lawn
2. Low water use planting
3. medium water use

(b) Irrigation Method

Overhead Spray
Drip
Bubbler

(c) Irrigation Efficiency

0.75 for spray head
0.81 for drip

(*) ETWU (Annual Gallons Required)=

Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscaped area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

(**) MAWA (Annual Gallons Allowed)=

(Eto x 0.62) x 1 (ETAF x LA) - ((1-ETAF) x SLA)

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscaped area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	16,518
Total Area	34,800
Average ETAF	0.47
All Landscape Areas	
Total ETAF x Area	16,518
Total Area	34,800
Shrubs ETAF	0.47

Notes:

Average ETAF (ET adjustment factor) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

IRRIGATION CONCEPT STATEMENT

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

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND MP ROTATOR IRRIGATION FOR TURF AND BIODETENTION AREA PLANTINGS.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPARATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

HYDROZONE LEGEND

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

0' 15' 30' 60'

SCALE: 1" = 30'-0"



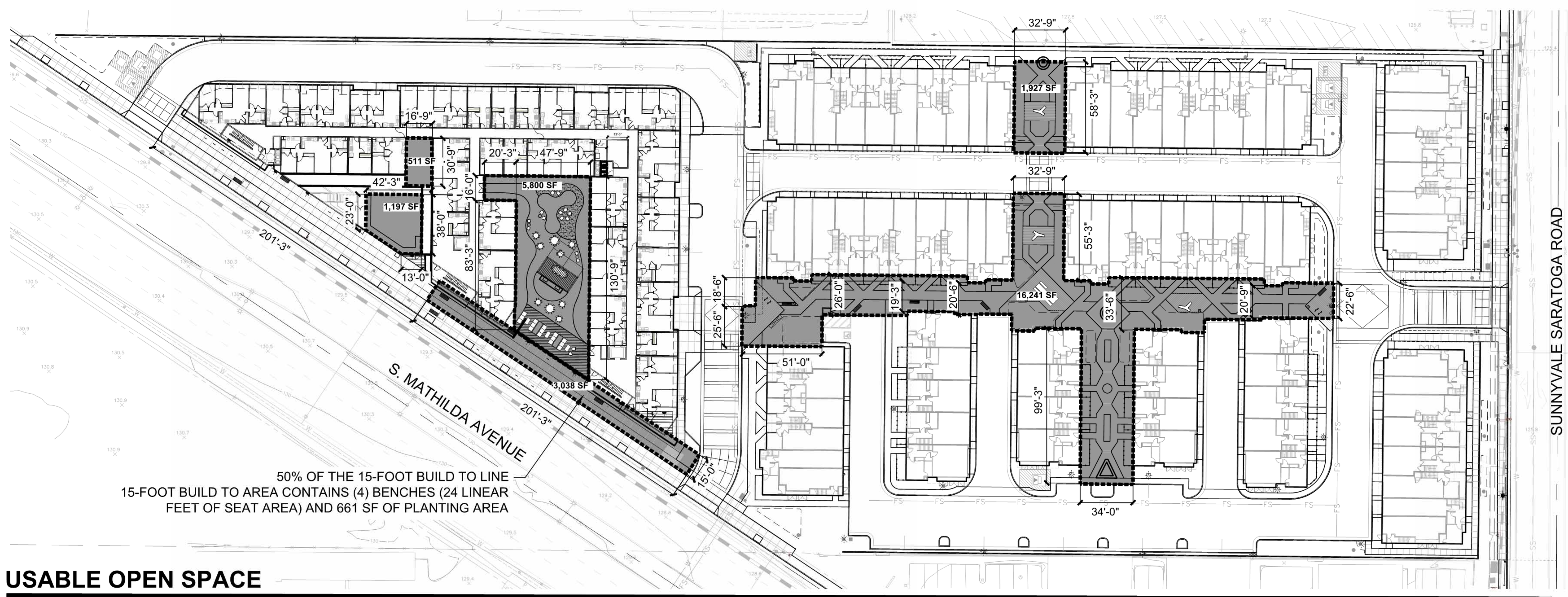


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**USABLE OPEN SPACE
LEGEND**

18,168 S.F. TOWNHOME GROUND LEVEL OPEN SPACE
10,546 S.F. PODIUM DECK COURTYARD + 50% OF 15-FOOT BUILD TO LINE ON MATHILDA AVE

28,714 S.F. TOTAL USABLE OPEN SPACE AREAS

227 S.F. USABLE OPEN SPACE PER TOWN HOME UNIT
18,168 SF / 80 UNITS = 227 SF PER UNIT

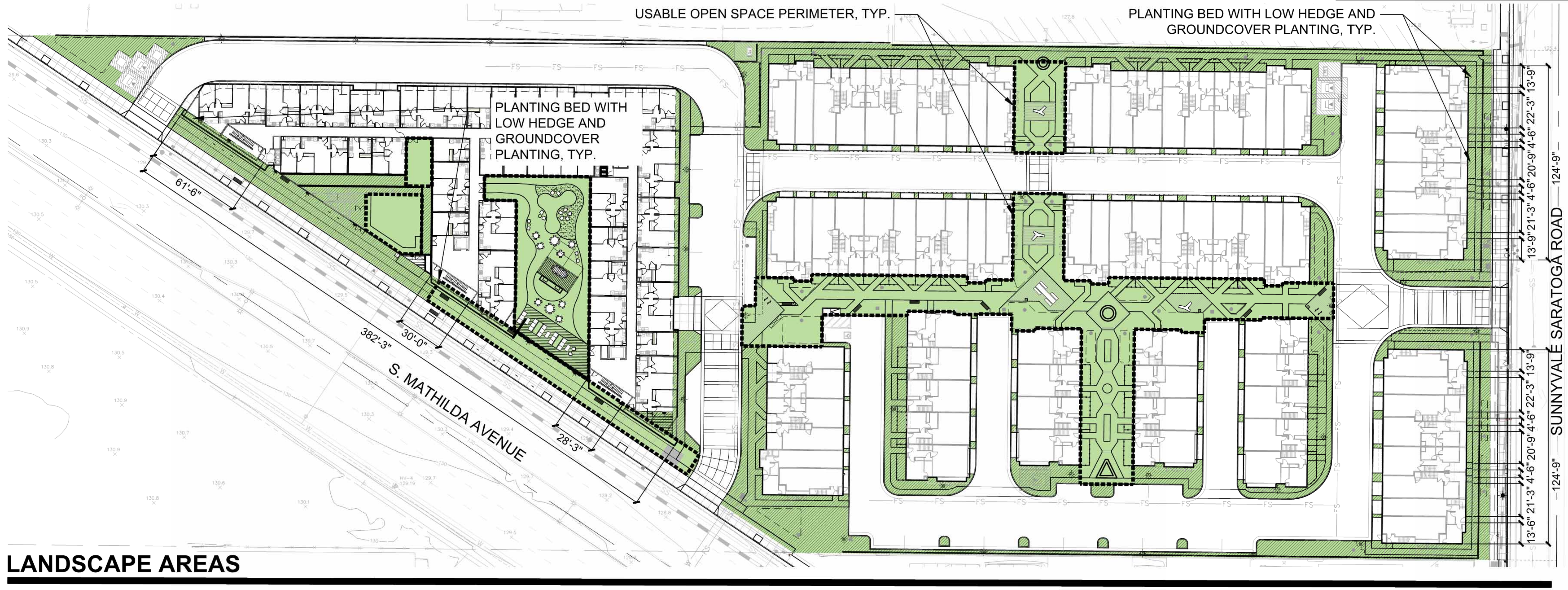
65 S.F. USABLE OPEN SPACE PER APARTMENT UNIT
10,546 SF / 162 UNITS = 65 SF PER UNIT

USABLE OPEN SPACE

NOTES:

1. "LANDSCAPED AREA" MEANS A PORTION OF A SITE PLANTED WITH VEGETATION UTILIZED FOR SCREENING OR ORNAMENTATION. LANDSCAPED AREAS MAY INCLUDE DECORATIVE ROCK OR STONE, PROVIDED THAT SUCH MATERIALS ARE INCIDENTAL AND DO NOT COMPRISE MORE THAN THIRTY PERCENT OF THE AREA. FOR PURPOSES OF COMPUTATION OF LANDSCAPED AREA AS THAT TERM IS USED IN THIS TITLE, AUTOMOBILE PARKING AREAS, STORAGE AREAS, VEHICULAR WAYS AND SPECIFICALLY PERMITTED UNENCLOSED USES SHALL NOT BE CONSIDERED AS LANDSCAPING. (§ 19.12.130)

LANDSCAPE AND OPEN SPACE TABLE				
ZONING DISTRICT	USABLE OPEN SPACE	OTHER LANDSCAPED AREA	SURFACE PARKING LOT AREA (SEE SHEET L-8)	TOTAL LANDSCAPED AREA
ECR-MU54	TOTAL: 28,714 SF TOWNHOMES: 227 SF / UNIT APARTMENTS: 65 SF / UNIT	AREA: 36,760 SF 16.1% OF LOT AREA	PARKING LOT AREA: 11,379 SF PERMEABLE AREA: 3,334 SF 29.3% OF PARKING LOT AREA	TOTAL AREA: 65062 28.5% OF LOT AREA



**TRANSITION SPACE
PLANTING CALCULATIONS**

S. MATHILDA AVENUE FRONTAGE
119'-9" LF OF PLANTING BEDS AND HEDGE
382'-3" LF OF HORIZONTAL BUILDING FRONTAGE
36.5% OF BUILDING FRONTAGE IS OCCUPIED BY PLANTING BEDS
(61'-6" + 30'-0" + 26'-3") / 382'-3" = 0.3648 (36.5%)

SUNNYVALE SARATOGA ROAD FRONTAGE
201'-0" LF OF PLANTING BEDS AND HEDGE
249'-6" LF OF HORIZONTAL BUILDING FRONTAGE
80.6% OF BUILDING FRONTAGE IS OCCUPIED BY PLANTING BEDS
201'-0" / 249'-6" = 0.8056 (80.6%)

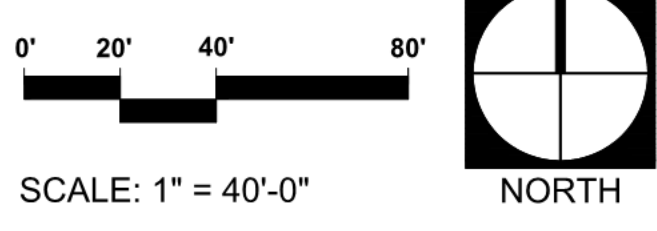
**LANDSCAPE AREA
LEGEND**

65,062 SF TOTAL LANDSCAPE AREA

36,760 SF OTHER LANDSCAPE AREA

LOT AREA: 228,334 SF
TOTAL LANDSCAPE AREA: 65,752 SF (28.5%)
65,062 / 228,334 = 0.285
OTHER LANDSCAPE AREA: 28,501 SF (16.1%)
36,760 / 228,334 = 0.161

LANDSCAPE AREAS



777 SUNNYVALE SARATOGA ROAD
SUNNYVALE, CA 94087
VALLEY OAK PARTNERS, LLC

Sheet Title:
**USABLE
OPEN SPACE
EXHIBIT**
Job No. 23029
vTA Job No. 04623
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:
L-7



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SUNNYVALE, CA 94087

VALLEY OAK PARTNERS, LLC

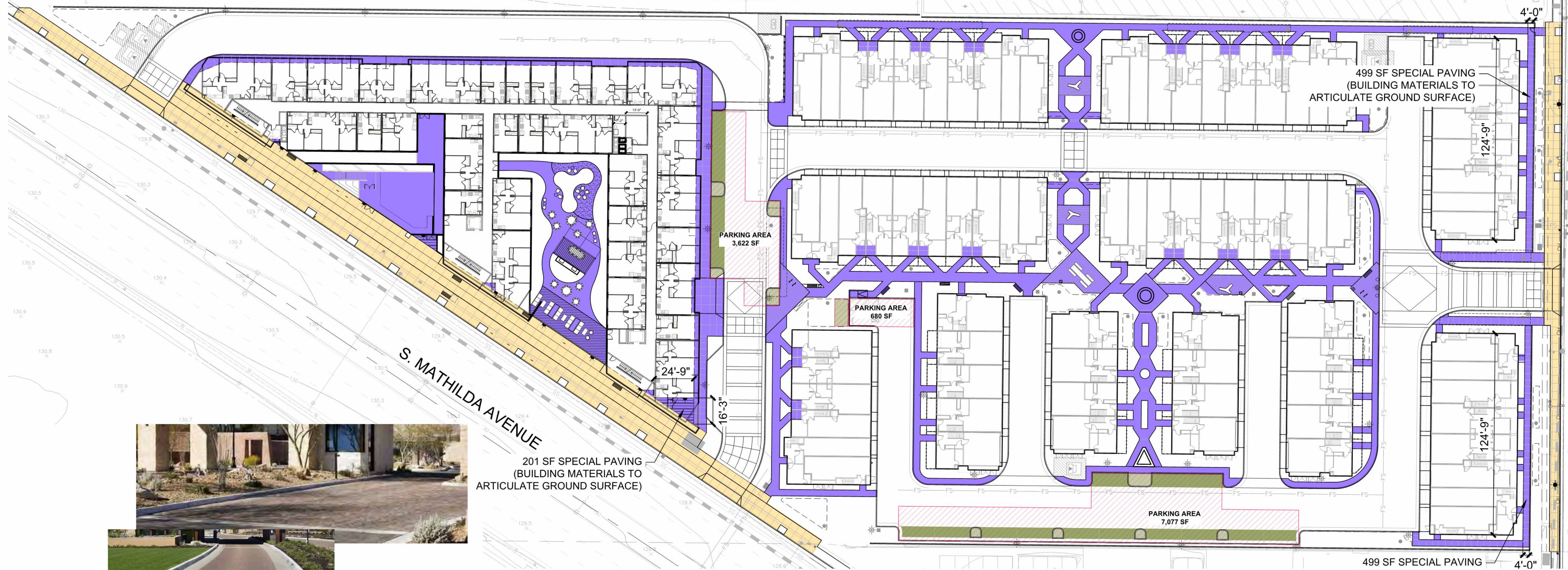
Sheet Title:
**PAVING AREA
EXHIBIT**

Job No. 23029
vTA Job No. 04623
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:
L-8

PARKING AREA LEGEND

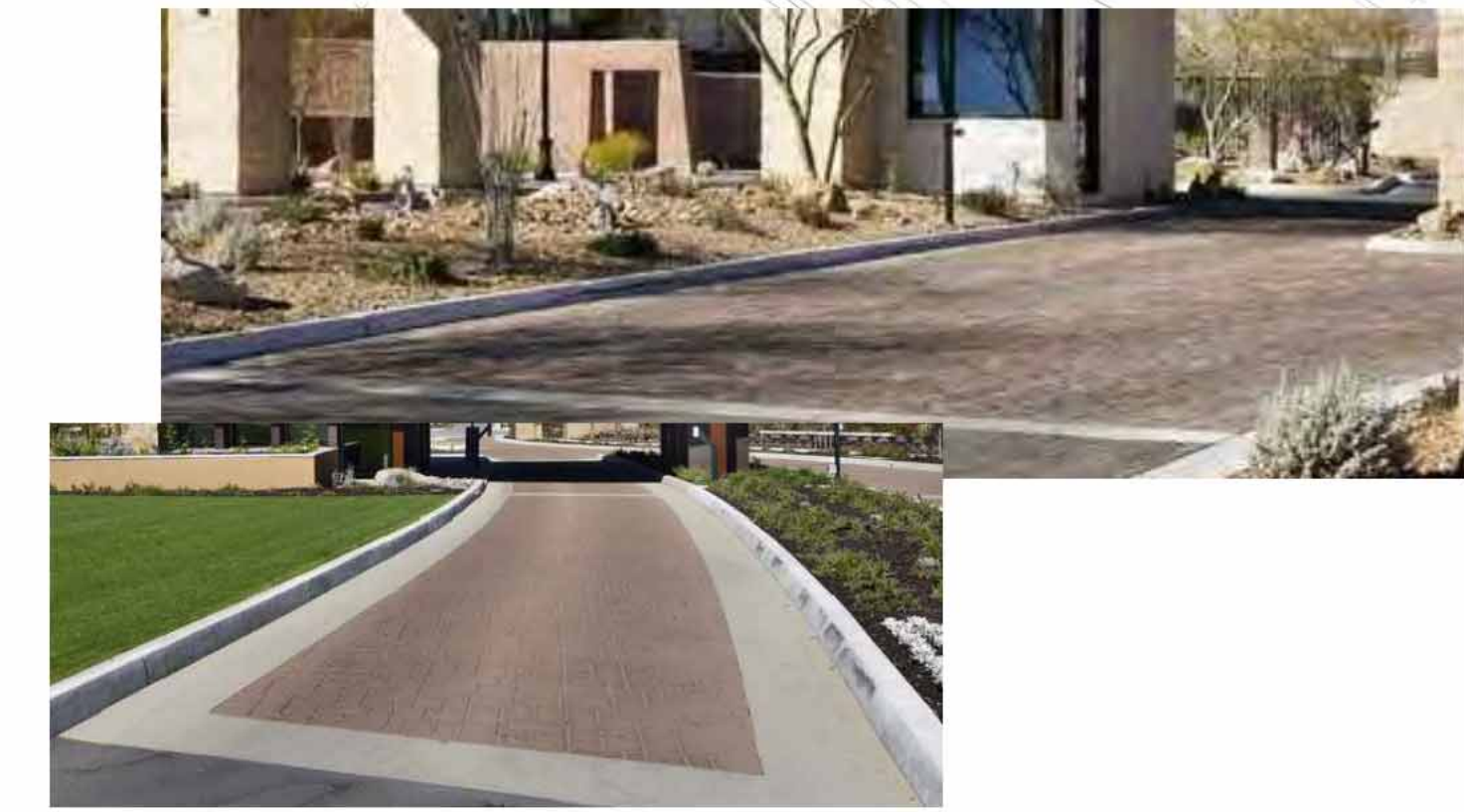
	11,379 S.F. (100%) SURFACE PARKING LOT AREA
	2,713 S.F. (23.8%) VEHICULAR PERMEABLE PAVERS - GREEN PARKING SPOT
	621 S.F. (5.5%) SURFACE PARKING PLANTING AREAS AREA
	3,334 S.F. (29.3%) TOTAL PARKING LOT GREEN AREA



PAVING AREA LEGEND

	27,388 S.F. (65.5%) COMMON AREA ENHANCED PAVING, MATERIALS VARY NON-PERMEABLE PAVING MATERIALS INCLUDE: COLORED CONCRETE WITH ACID ETCH FINISH CONCRETE PAVERS ACCENT PORCELAIN PAVERS
	14,408 S.F. (34.5%) WALKWAY PAVING WITH SCORING NATURAL GRAY CONCRETE WITH MEDIUM BROOM FINISH
	41,796 S.F. (100%) TOTAL HARDSCAPE AREA

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



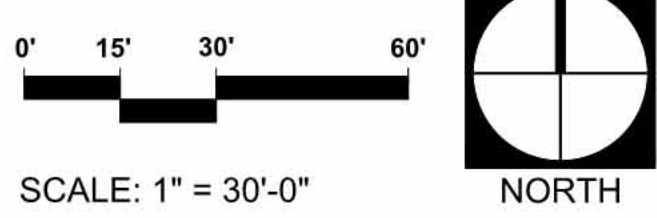
VEHICULAR ENHANCED PAVING



VEHICULAR PERMEABLE PAVING



**ENHANCED PAVING IMAGERY
FOR COMMON AREAS**





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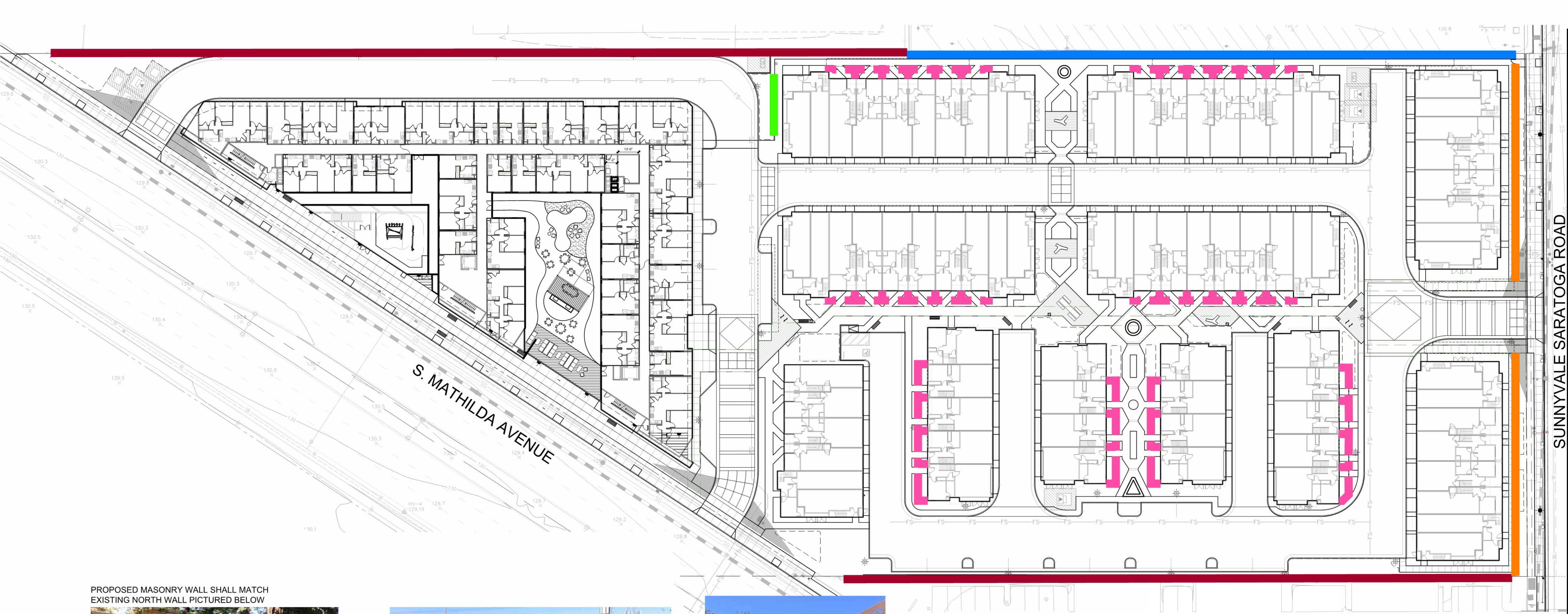
Sheet Title:

**WALL AND
FENCE PLAN**

Job No. 23029
vTA Job No. 04623
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

L-9



PROPOSED MASONRY WALL SHALL MATCH
EXISTING NORTH WALL PICTURED BELOW



**NORTH
EXISTING MASONRY WALLS**

SCALE: N.T.S.



SOUTH



6'-0"

SCREEN FENCE

SCALE: N.T.S.



42"

RESIDENTIAL FENCE

SCALE: N.T.S.



24"

LOW WALL

SCALE: N.T.S.



6'-0"

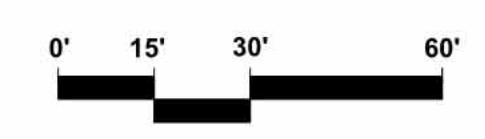
6' HIGH MASONRY WALL

SCALE: N.T.S.



**PROPOSED FENCE AND
WALL LEGEND**

- EXISTING WALLS (OFFSITE)**
- 6' HIGH MASONRY WALL
TO MATCH EXISTING NORTH WALL**
- LOW WALL**
- RESIDENTIAL FENCE**
- SCREEN FENCE**



SCALE: 1" = 30'-0"





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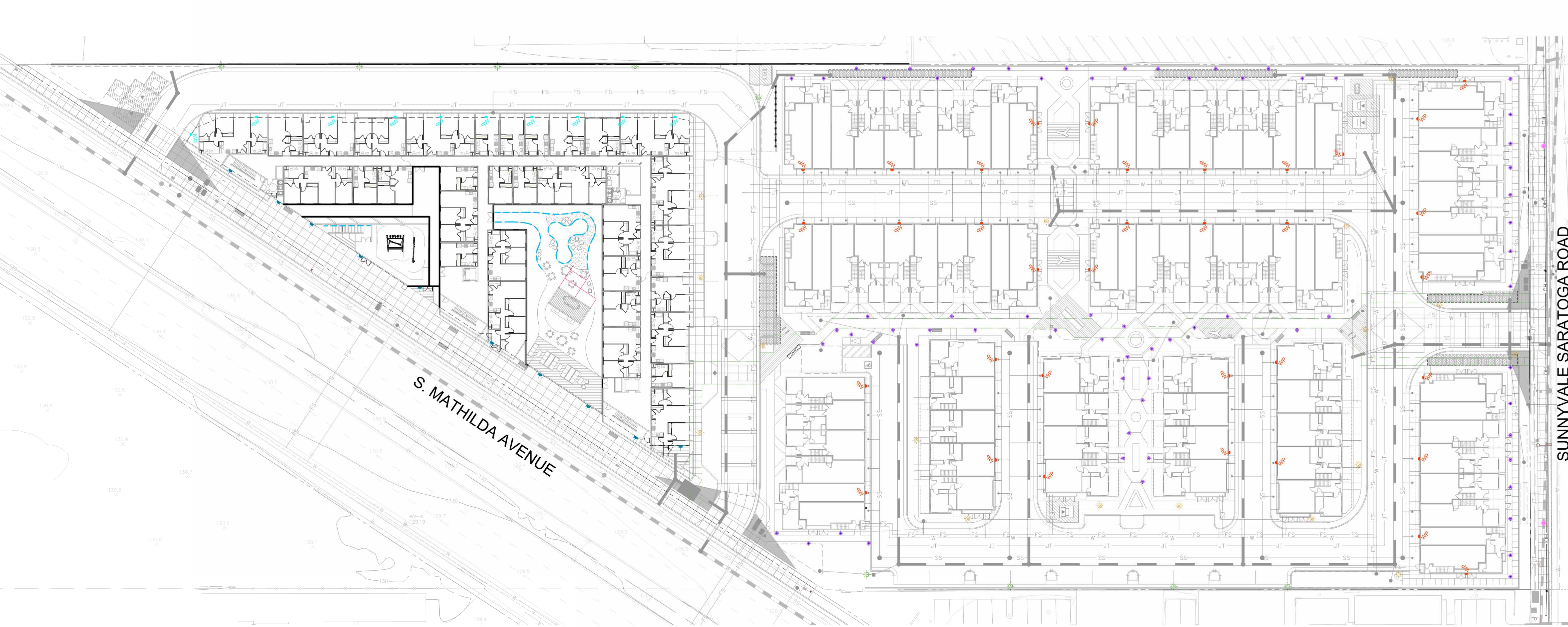
Sheet Title:

LIGHTING
PLAN

Job No. 23029
vTA Job No. 04623
Date: 01/08/2025
Scale:
Drawn By:

Sheet No:

L-10



LIGHT FIXTURE SCHEDULE

SYMBOL	CATALOG #	MANUFACTURER	DESCRIPTION
	STANDARD MARBELITE STREET LIGHT POLE PER SUNNYVALE DOWNTOWN STREETSCAPE STD DETAILS AND SPECS		
	URBANSCAPE LED POST-TOP COMFORT MPTC-35W32LED3K-G3-LE3/LE4-VOLT-XX-XX-HS - 11' POLE	LUMEC BY SIGNIFY	14' HIGH POLE LIGHTS WITH BANNER OPTION
	URBANSCAPE LED POST-TOP COMFORT MPTC-C-196L1675WW-G2-23-VOLT-XX - 8' POLE	LUMEC BY SIGNIFY	8' HIGH POLE LIGHTS WITH BANNER OPTION
	B84220 11.5W-K3 - 3' L.C.	BEGA	SHIELDED BOLLARD LIGHTS
	B24211 4.8W-K3 - 1.5' L.C.	BEGA	RECESSED WALL LIGHTS
	CATENARY DEMI LED DOWNLIGHT CY-DI-LED-TR-e151-WFL(41")-9-C-XXX-MT - 12' L.C. (2" O.C.)	BK LIGHTING	CATENARY LUMINAIRE SYMMETRIC
	VWM LED - VOLTAIRE MINI ARCHITECTURAL WALL PACK 9'-0" MOUNTING HEIGHT	H.E. WILLIAMS, INC.	WALL PAC LIGHTS
	VWM LED - VOLTAIRE MINI ARCHITECTURAL WALL PACK 11'-6" MOUNTING HEIGHT	H.E. WILLIAMS, INC.	WALL PAC LIGHTS
	INDIRA OUTDOOR SCENCE AU-C10W-3000-XX-VOLT-XX4W10H-XX - 6' L.C.	ALVA LIGHTING	WALL SCENCE

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.

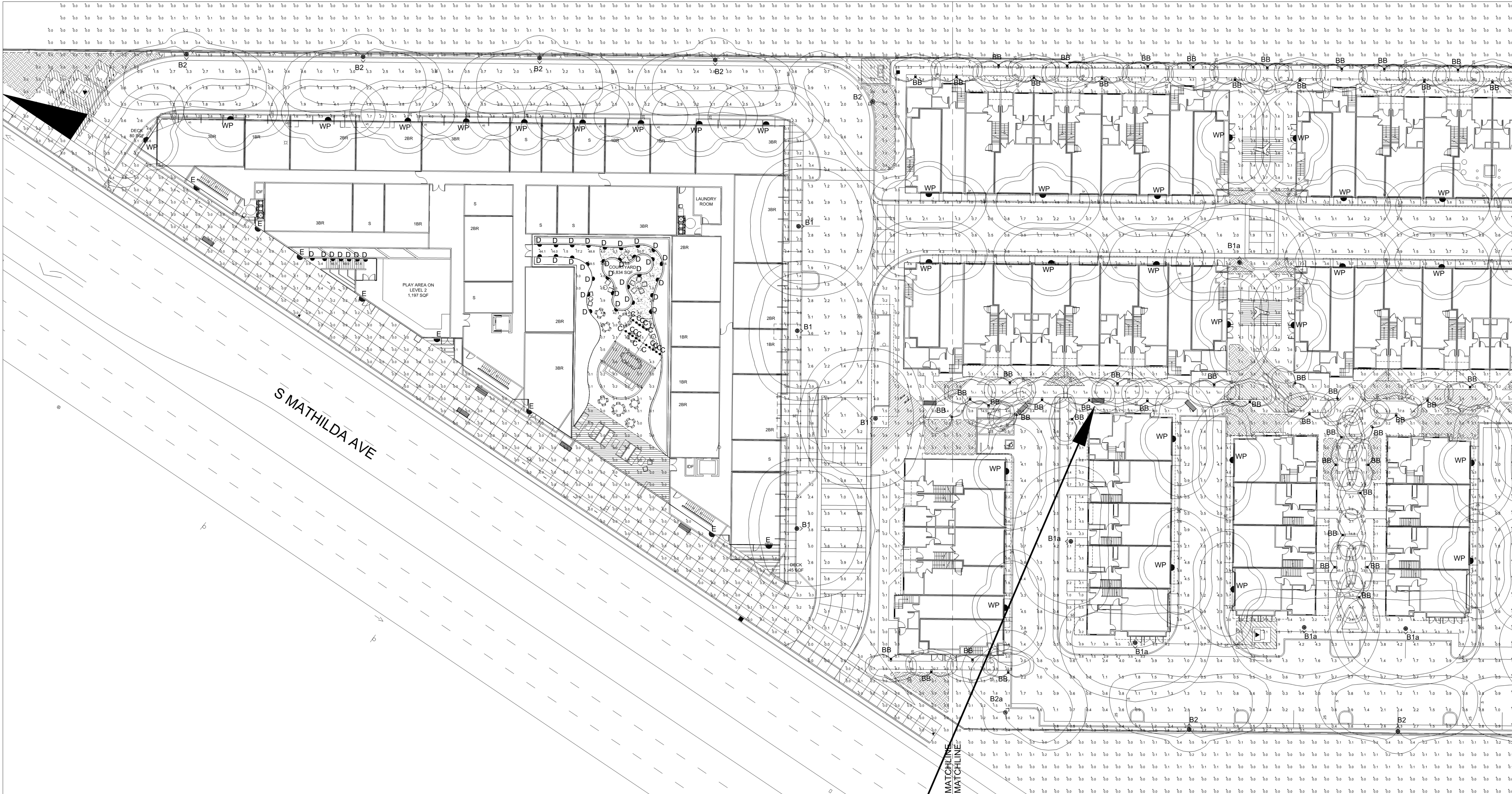
INTERIOR OPEN SPACES: THE PROPOSED PASEO LIGHTING IS INTENDED TO BE LIT USING SCENCE LIGHTS FOR BUILDING ENTRIES AND BOLLARDS FOR WALKS. ACCENT LIGHTS SUCH AS CATENARY STRING LIGHTS AND TRELLIS DOWNLIGHTS ARE ALSO PROPOSED.

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

0' 15' 30' 60'

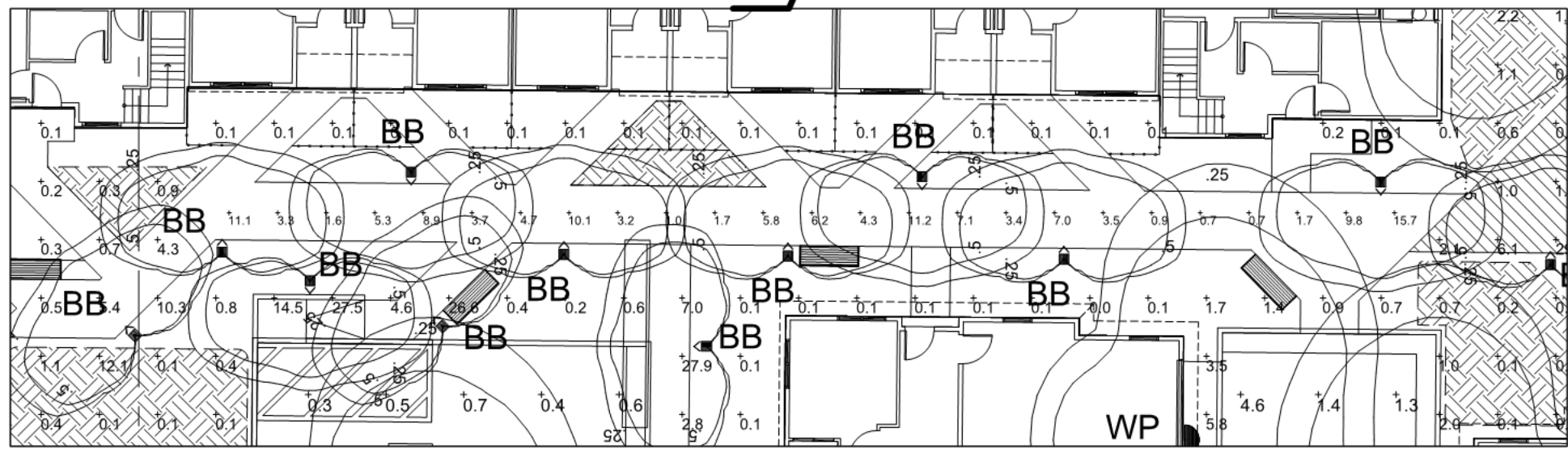
SCALE: 1" = 30'-0"



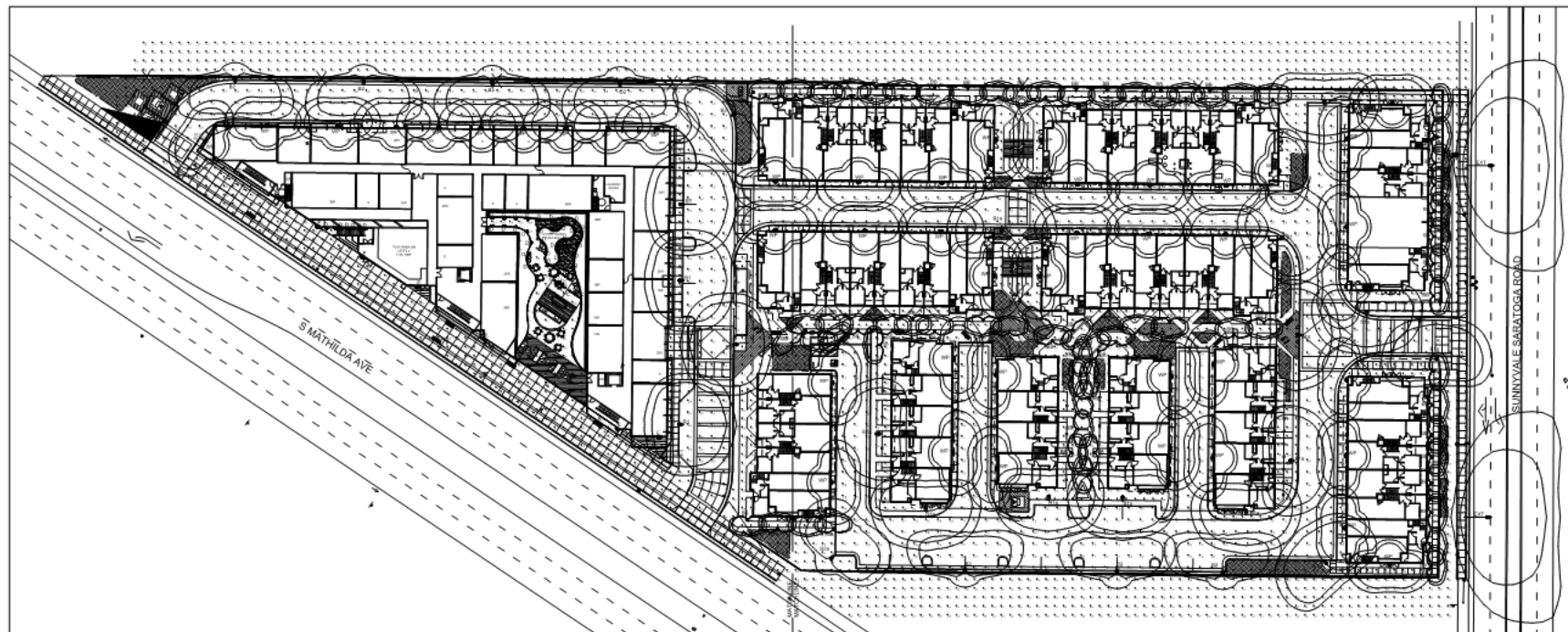


SCALE: 1" = 20'

PLAN VIEW



TYPICAL PATHWAY SECTION



FULL SITE VIEW - N.T.S.

Luminaire Schedule							
Project: 777 SUNNYVALE SARATOGA ROAD							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename
	5	B1	Single	6214	0.850	LUMEC MPTC-C-196L1675WW-G2-3-VOLT-XX - 8' POLE	MPTx-C-196L1675WW-G2-3.ies
	12	B1a	Single	5667	0.850	LUMEC MPTC-C-196L1675WW-G2-2-VOLT-XX - 8' POLE	MPTx-C-196L1675WW-G2-2.ies
	8	B2	Single	2909	0.850	LUMEC MPTC-35W32LED3K-G3-LE3-VOLT-XX-XX-HS - 11' POLE	MPTC-35W32LED3K-G3-LE3-HS.ies
	1	B2a	Single	2808	0.850	LUMEC MPTC-35W32LED3K-G3-LE4-VOLT-XX-XX-HS - 11' POLE	MPTC-35W32LED3K-G3-LE4-HS.ies
	68	BB	Single	1430	0.850	BEGA B84220 - 11.5W-K3 - 3' L.C.	B4220K3_BEGA_IES.ies
	15	C	Single	402	0.850	BK CY-DI-LED-TR-e151-WFL(41")-9-C-XXX-MT - 12' L.C. (2' ON-CENTER)	DI-LED-TR-e153-41"-WFL-WHP-C-INC-MT-14327079-14327079.23.ies
	36	D	Single	563	0.850	BEGA B24211 - 4.8W-K3 - 1.5' L.C.	24211K3_BEGA_IES.ies
	8	E	Single	126	0.850	ALVA AU-C10W-3000-XX-VOLT-XX4W10H-XX - 6' L.C.	2022+Indirect+Shade+Series_MT1.ies
	2	EXT	Single	8514	0.950	EXISTING STREET LIGHT - 33' L.C. + 16' ARM	RFM-72W32LED4K-G2-R3M.ies
	45	WP	Single	2831	0.850	WILLIAMS VWMH-L20730-T3-DBZ-SDGL-XX-DIM-UNV - 11.5' L.C.	VWMH-L20730-T3-xxx-SDGL-DIM-UNV_ies

Calculation Summary							
Project: 777 SUNNYVALE SARATOGA ROAD							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVEWAYS	Illuminance	Fc	1.6	6.3	0.0	N.A.	N.A.
TYPICAL PATHWAY SECTION	Illuminance	Fc	5.3	15.7	0.7	7.6	22.4

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

Note: 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.

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

Calculations have been performed according to IESNA standards and good practice. Differences in calculation methods, testing procedures, component performance, and field conditions may result in differences between calculated and actual field conditions. These differences will occur between measured values and calculated values.

AG32

Lighting Analysis
Illumination Engineering Software

AG32 VERSION 20.0
800 SAN JUAN AVENUE, SUITE 100, SAN JOSE, CA 95128

REPORT FOR:
VANDERTOOL ASSOCIATES

SALES REPRESENTATIVE:
TIM HALEY

ASSOCIATED LIGHTING REPRESENTATIVES, INC.
APPLICATION ENGINEERING:
GILBERTO RODRIGUEZ

PROJECT LOCATION:
777 SUNNYVALE SARATOGA ROAD
SUNNYVALE, CA

DRAWING NO.: 22667HAL-R3.DWG/AG32

DATE:
10/19/2024

SHEET:
3

SCALE:
AS NOTED

11/19/2024

1 OF 2

Associated Lighting Representatives, Inc.
11111 E. 15th Avenue, Suite 100
Denver, CO 80231-3444
Phone: 303.441.9773
Fax: 303.441.9773
Email: sales@alr-rep.com
www.alr-rep.com



TRUCK ANALYSIS - LAYOUT VERIFICATION



PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Calculation Summary							
Project: 777 SUNNYVALE SARATOGA ROAD							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVEWAYS	Illuminance	Fc	1.6	6.3	0.0	N.A.	903
TYPICAL PATHWAY SECTION	Illuminance	Fc	5.3	15.7	0.7	7.6	22.4
							25

Note: Unless otherwise specified – the lamp luminous depreciation (LSD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LSD for pulse start metal halide; 0.90 LSD for high pressure sodium; 0.85 LSD for linear T8 and T5 fluorescent; 0.90 LSD for compact fluorescent and induction; 0.88 LSD for Cosmo and Elite lamps; 0.90 LSD for all LED sources. Unless otherwise noted – 0.90 luminous 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 luminaires performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.



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: Planning
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VALLEY OAK PARTNERS, LLC

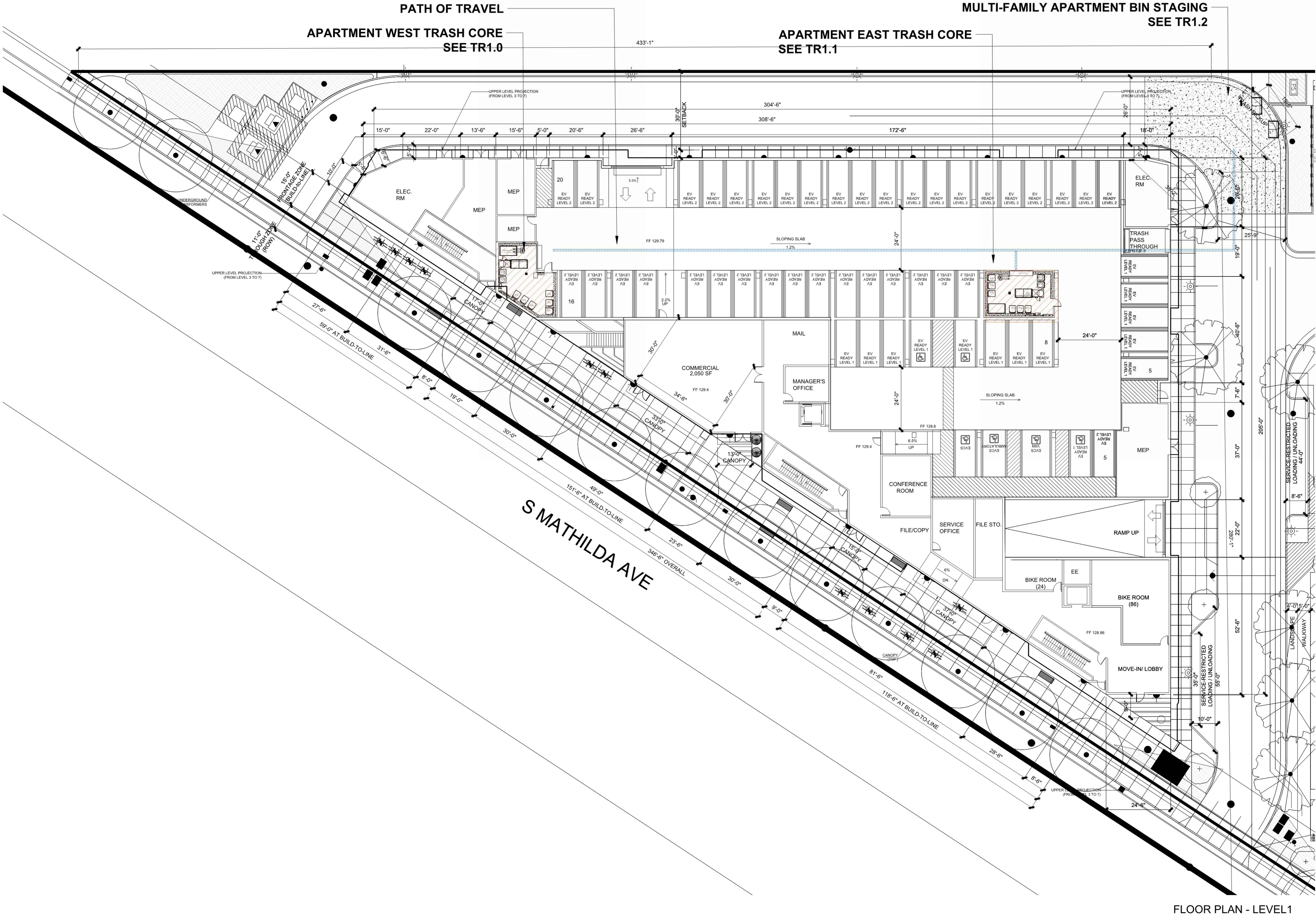
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AFFORDABLE APT.
FLOOR PLAN:
LEVEL 1

Job No. 23029
Date: 01/08/2025
Scale: 1/16"=1'-0"
Drawn By: PK

Sheet No:

T0.1



FLOOR PLAN - LEVEL1

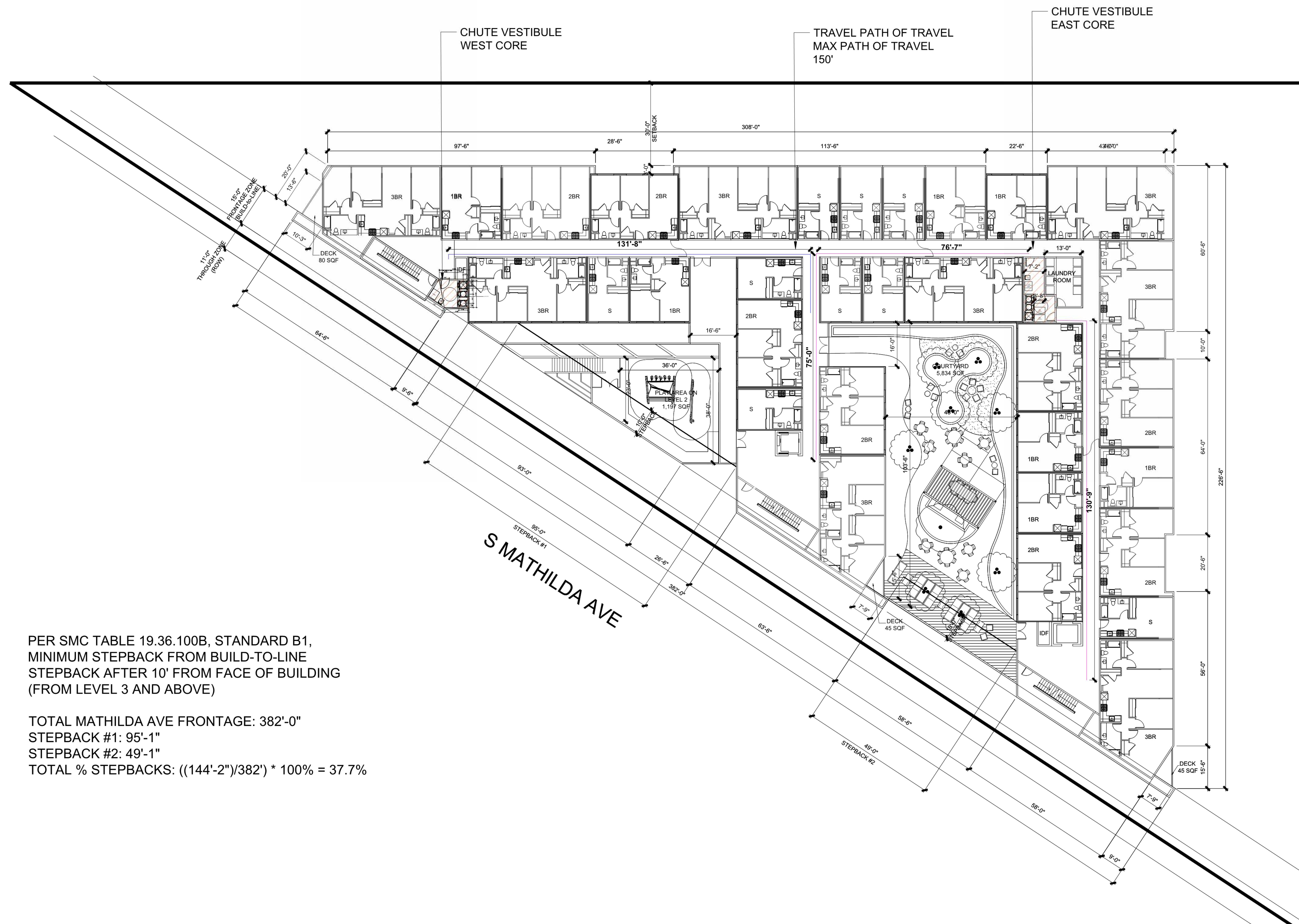
SUNNYVALE, CA 94087

VALLEY OAK PARTNERS, LLC

FLOOR PLAN:
LEVEL 3-7

Sheet No:

T0.2



FLOOR PLAN - LEVEL 3-7

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T1.0

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Architectural floor plan of a mobile toilet unit. The plan shows the internal layout with various components and their dimensions.

Dimensions:

- Overall width: 23'-2"
- Overall depth: 13'-5"
- Top section width: 7'-2"
- Top section depth: 2'-8"
- U-LINE COLLAPSIBLE WIRE CONTAINER depth: 3'-4"
- Distance from container to main unit: 3'-8"
- Main unit depth: 1'-5"
- Distance between main unit and ADA approaches: 3'-3"
- Distance from main unit to intake doors: 2'-10"
- Distance from main unit to floor frame: 1'-5"
- Distance from main unit to floor frame: 3'-2"
- Distance from main unit to floor frame: 7'-7"
- Distance from main unit to floor frame: 11'-1"
- Distance from main unit to floor frame: 3'-0"
- Distance from main unit to floor frame: 9'-3"

Components and Labels:

- MC (Male Chute)
- PR (Private Chute)
- W (Wash Basin)
- U-LINE COLLAPSIBLE WIRE CONTAINER
- ADA FRONT APPROACH (multiple locations)
- 30"Ø GALVANIZED OR GALVANEALUED STEEL CHUTE
- (2)24"Ø CHUTE
- (3)15"X18 BH EI CHUTE INTAKE DOORS
- FLOOR FRAME AND FLOOR MOUNTS

Technical drawing of a mobile unit, likely a mobile office or storage unit, shown in a side elevation. The unit is mounted on wheels and has a height of 4'-7". A 30'0" chute is attached to the side, with a discharge door. The drawing includes dimensions and labels: 4'-7" (height), 30'0" CHUTE, CHUTE DISCHARGE DOOR, SEE NOTE 14, 1'-5" (width of chute opening), and REFER ARCH DRAWINGS FOR DIM. The unit is shown on a concrete base.

Diagram illustrating a 24" diameter vertical chute system. The chute is 4'-11" high and discharges into a hopper at Level 2. Below Level 2 is a 96 GAL. REC PR (Rectangular Receiver) at Level 1. The receiver has a 24" diameter outlet at the bottom. The entire system is supported by a concrete foundation.

The floor plan illustrates the layout of the 2022 Waste Transfer Station. Key components and dimensions include:

- Overall Dimensions:** 27'-1 1/4" wide by 17'-0" deep.
- Roll-up Door:** 8'-0" wide, located at the top center.
- Equipment and Containers:**
 - 96 GAL. REC PR (Recycling Pallet Rack):** Three units on the left wall, with dimensions 2'-7" (height), 2'-11" (width), and 3'-2" (depth).
 - 96 GAL. REC MC (Recycling Material Container):** Three units on the right wall, with dimensions 2'-10" (height), 3'-3" (width), and 4'-11" (depth).
 - 2CY WASTE CONTAINER:** A large central container with dimensions 6'-8" (width) and 3'-4" (height).
 - 3 CY WASTE CONTAINER:** A large container on the right side with dimensions 4'-11" (width) and 3'-3" (height).
 - 3 CY WASTE CONTAINER:** A large container on the left side with dimensions 6'-9 7/8" (width) and 1'-5" (height).
 - 96 GAL. REC MC (Recycling Material Container):** Three units at the bottom, with dimensions 2'-6" (width) and 1'-2" (height).
- Other Features:**
 - ELECTRIC PALLET JACK:** Located near the top left.
 - HOT/COLD HOSE BIB:** Located near the top left.
 - F.D. (Fire Door):** Located near the center.
 - CHUTE MASTER CONTROL DISCONNECT:** Located at the bottom right.
 - POWER PACK:** Located at the bottom right.
 - ODOR CONTROL:** Located at the bottom right.
 - SERVICE OUTLET (TYP):** Located at the bottom right.



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VALLEY OAK PARTNERS, LLC

Sheet Title:

TRASH COLLECTION
AREA -WEST

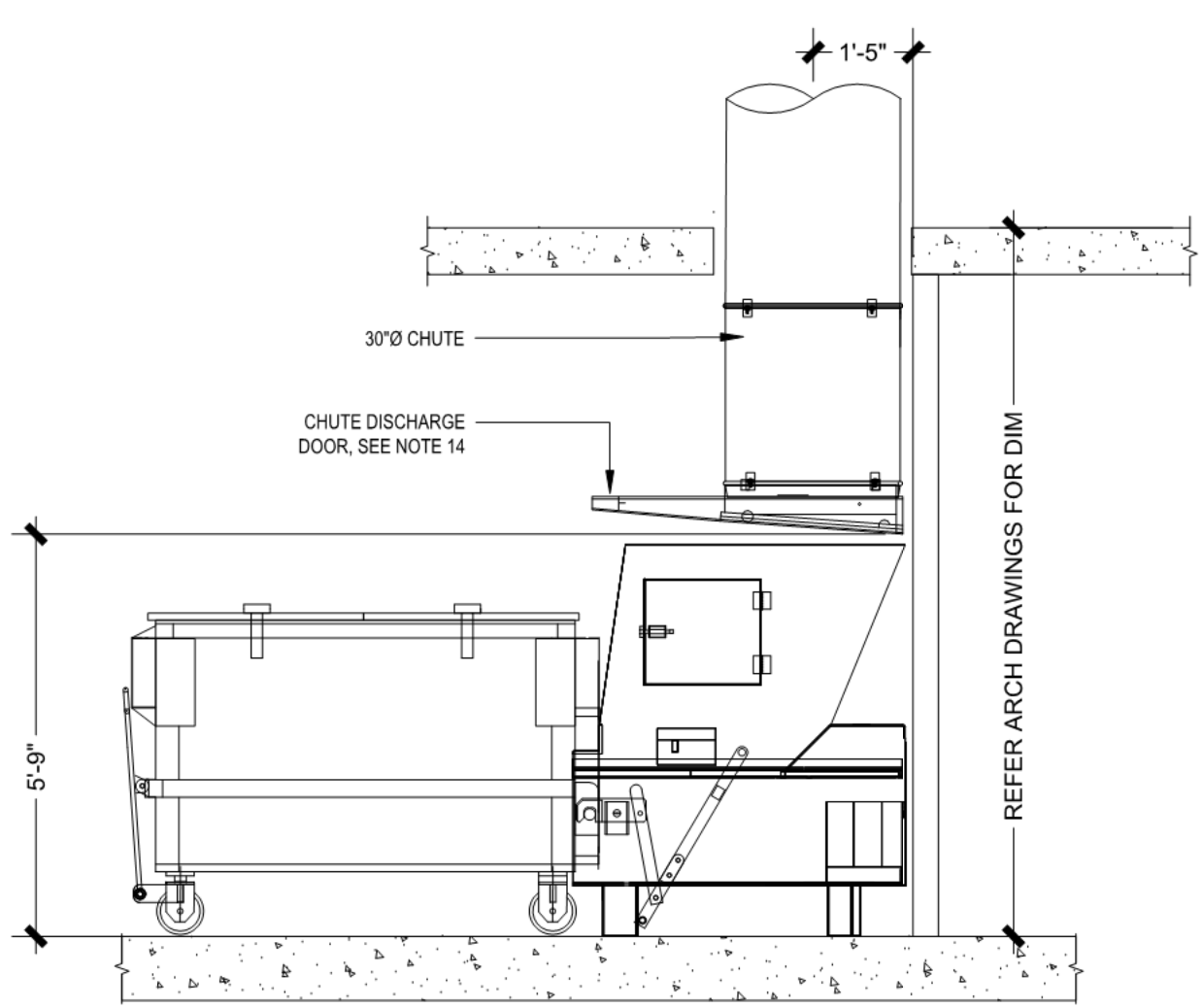
Job No. 23029
Date: 01/08/2025
Scale: 3/8"=1'-0"
Drawn By: PK

Sheet No:

T1.1

- SHEET NOTES:
- RESIDENTIAL TRASH TERMINATION ROOM
1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
 2. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1" MAX) AND FLOOR DRAIN FLOOR LEVEL UNDER COMPACTOR.
 3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OF HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
 4. INSTALL WALL PROTECTION: 12"x6"xW CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS. DO NOT INSTALL THE CURB AROUND THE COMPACTORS/BISORTER OR POWER PACKS.
 5. 8'-0" ROLL UP DOOR AND 3FT EXIT DOOR.
 6. ROOM SHALL BE MECHANICALLY VENTILATED WITH 1/1 CFM/TW PER 2019 CBC.
 7. (1) 30"Ø GRAVITY CHUTE FOR WASTE & (2)24"Ø PAPER RECYCLING & METAL CONTAINERS RECYCLING. PROVIDE 4CY FL LOOSE CONTAINERS FOR WASTE & RECYCLING. CHUTES SHALL TERMINATE AT 5'-9" AFF.
 8. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED. (1) 5HP 3-PHASE, 208/230/480V 3ØA DISCONNECTS 60" AFF.
 9. MCP: CHUTE MASTER CONTROL PANEL (1 PER CHUTE) SHALL BE WALL-MOUNTED 60" AFF MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
 10. AIR COMPRESSOR (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWHP TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS.
 11. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLET.
 12. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
 13. PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000lb CAPACITY TURNING RADIUS 45.5'. REQUIRES 120V 15A SERVICE OUTLET.
 14. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165" FUSIBLE LINK.
 15. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
- CHUTE INTAKE VESTIBULES:
16. CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED (NFPA-82 6.2.5.1.1) WITH 1.5HF FIRE-RATED DOORS (NFPA-82 6.2.3.1.3); 5'-0" MIN REQUIRED PER ADA STANDARDS RESIDENTIAL ACCESS. PROVIDE (2) SELF CLOSING, 15x18 BOTTOM HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS PER CBC 713.13.1. POWER TO INTAKE DOORS SUPPLIED BY MCP. SEE DETAIL 1TR2.0.
 17. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES BY OTHERS).
 18. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING AND MASON BRACKET SOUND ISOLATION PAD ASSEMBLY. FOUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

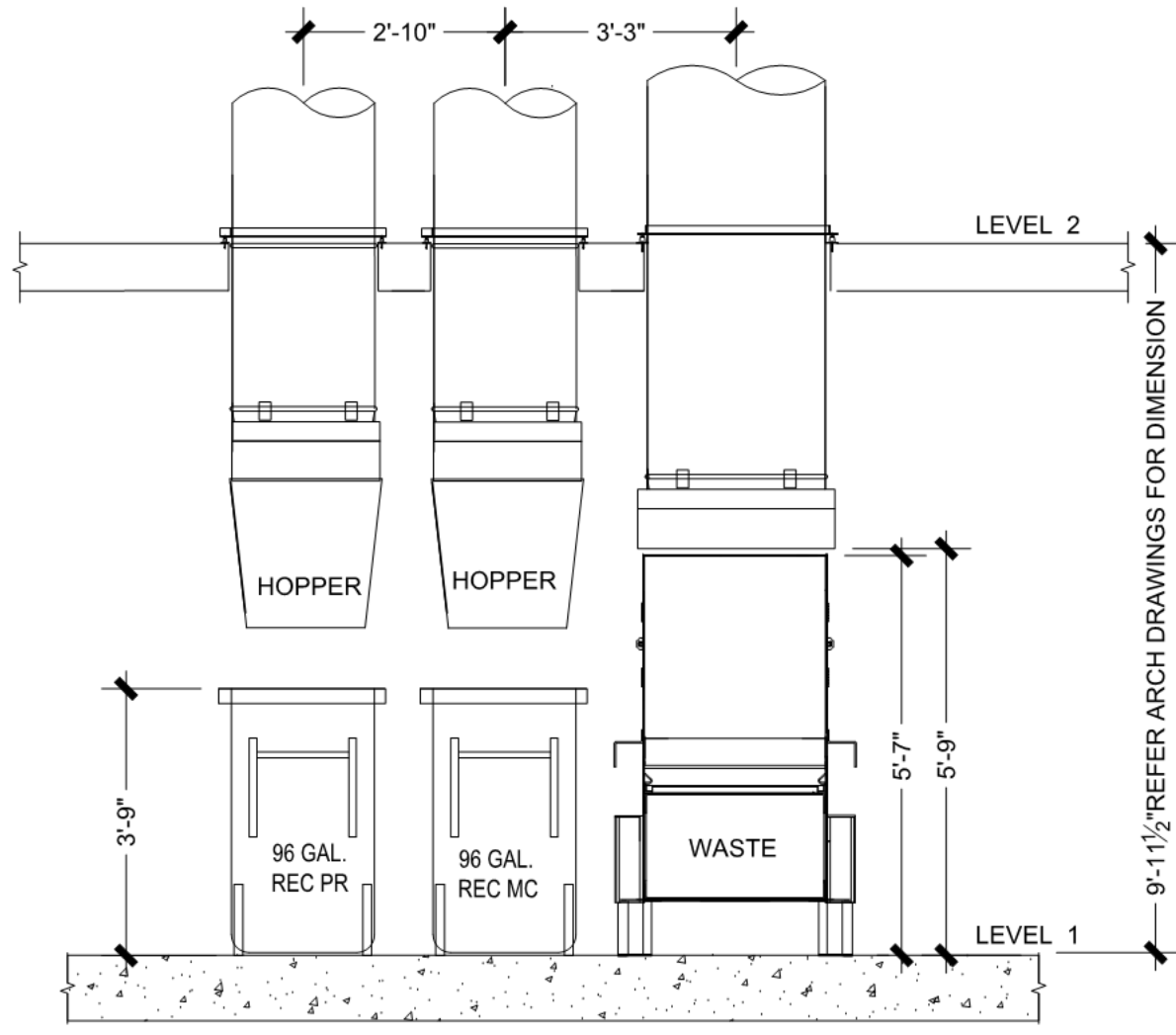
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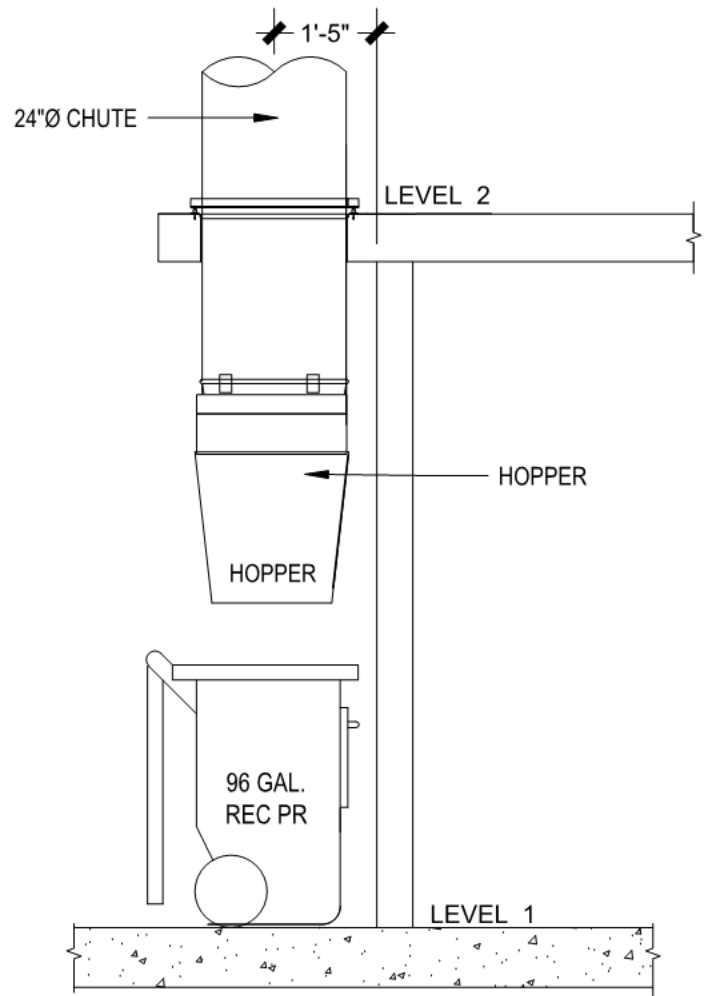
SECTION A-1

SECTIONS TRASH COLLECTION ROOM

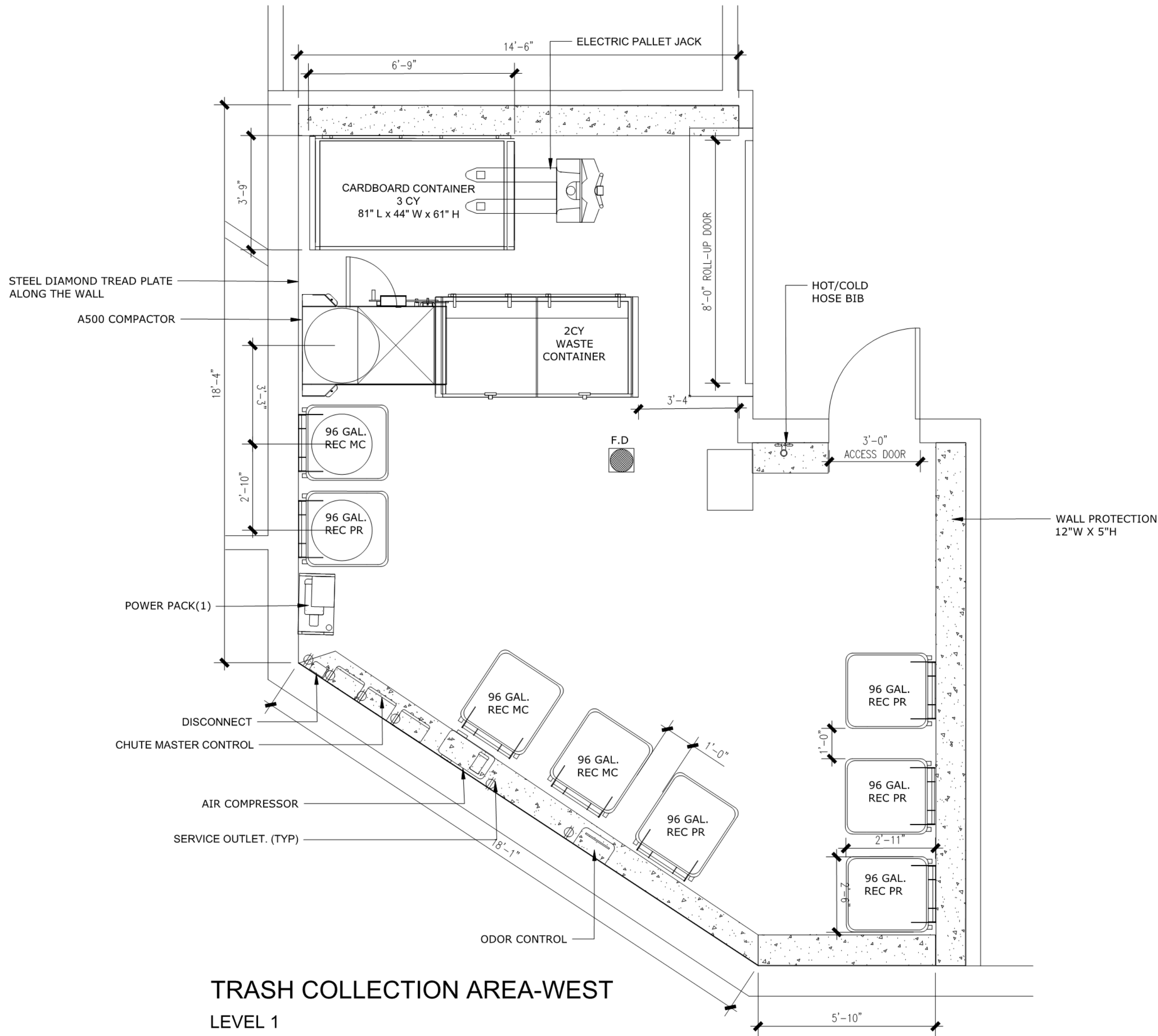
LEVEL 1



SECTION A-2

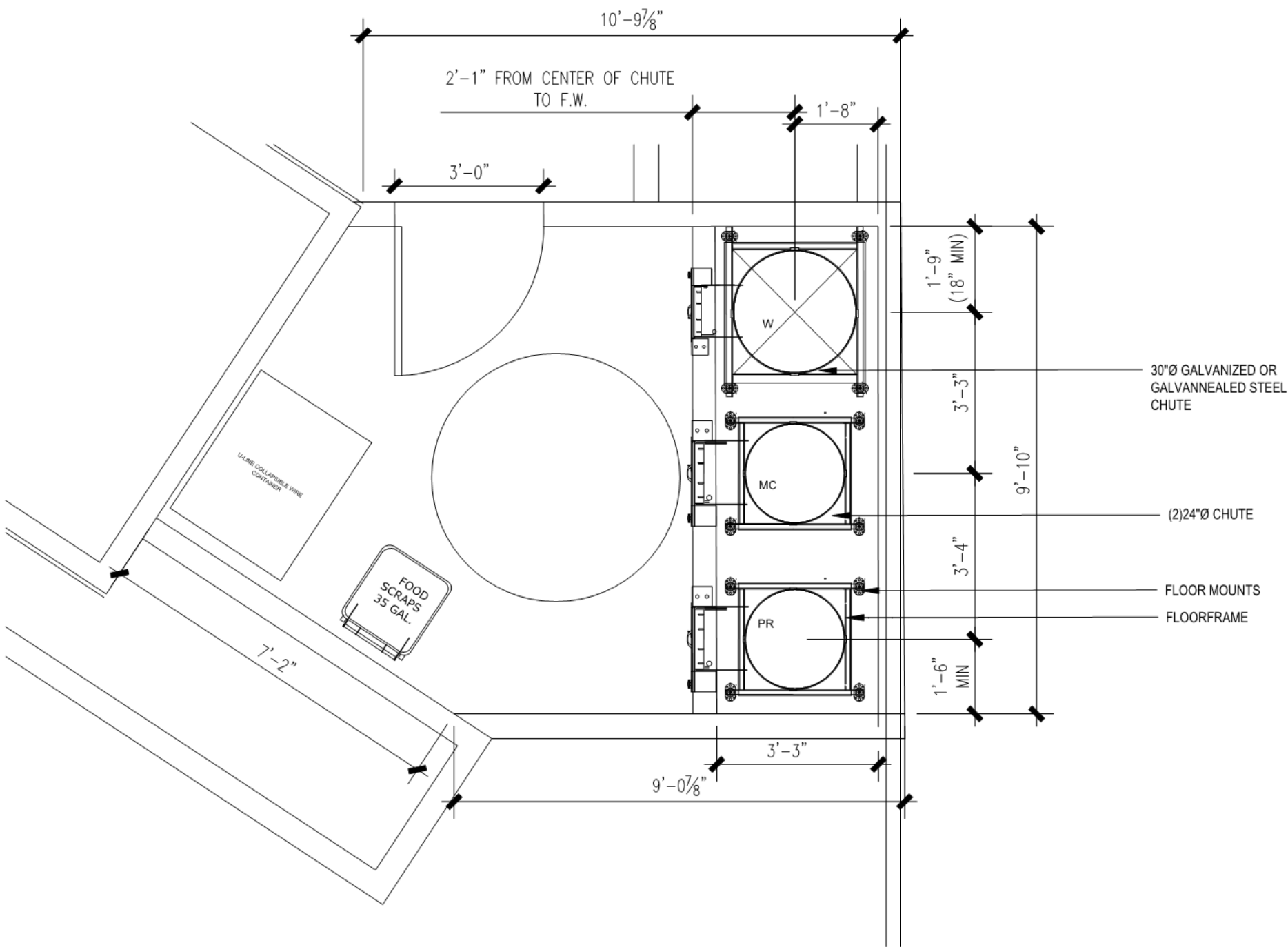


SECTION A-3



TRASH COLLECTION AREA-WEST

LEVEL 1



CHUTE VESTIBULE - WEST

LEVEL 3-7



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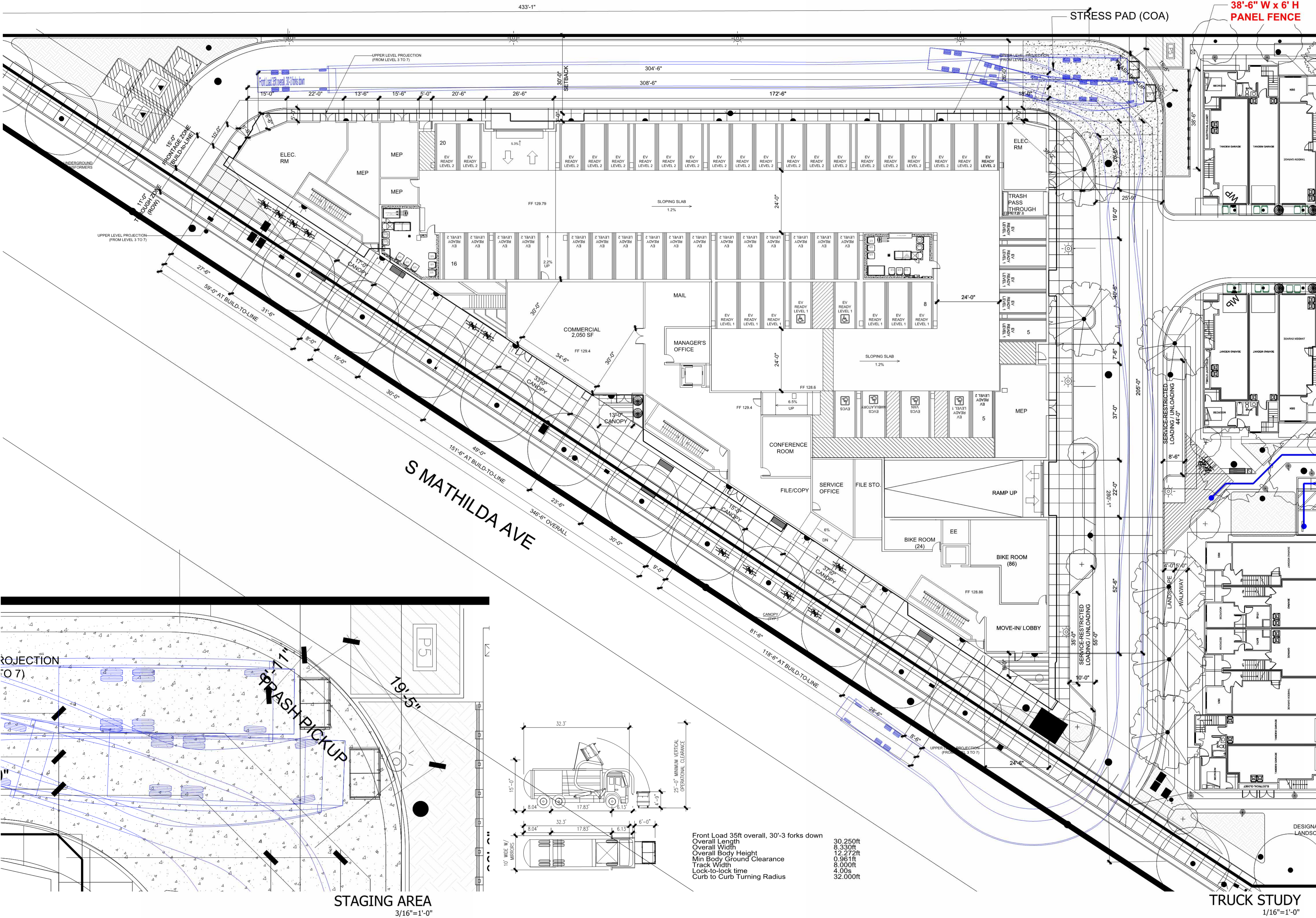
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FRONT LOAD
BIN SERVICE

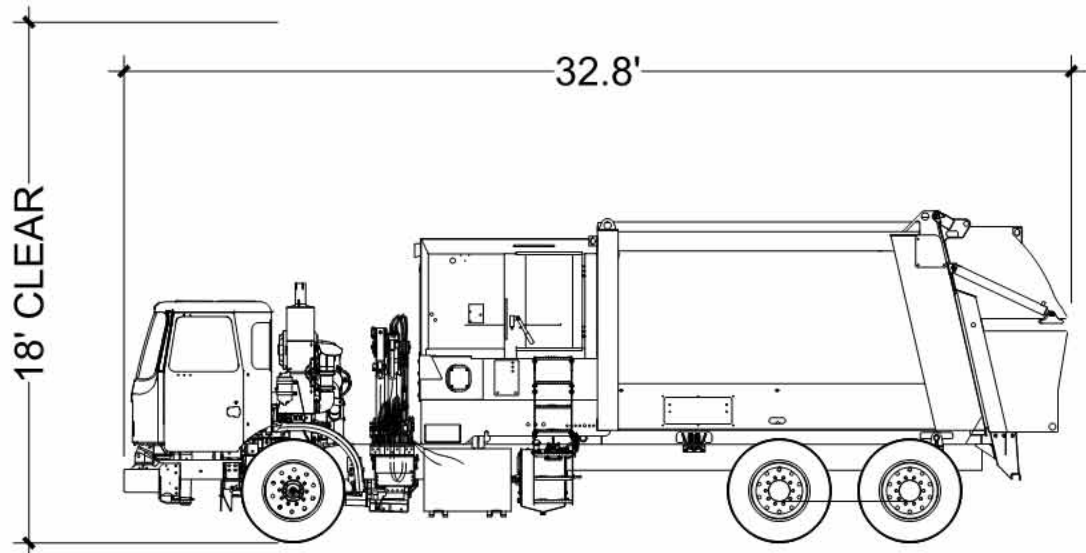
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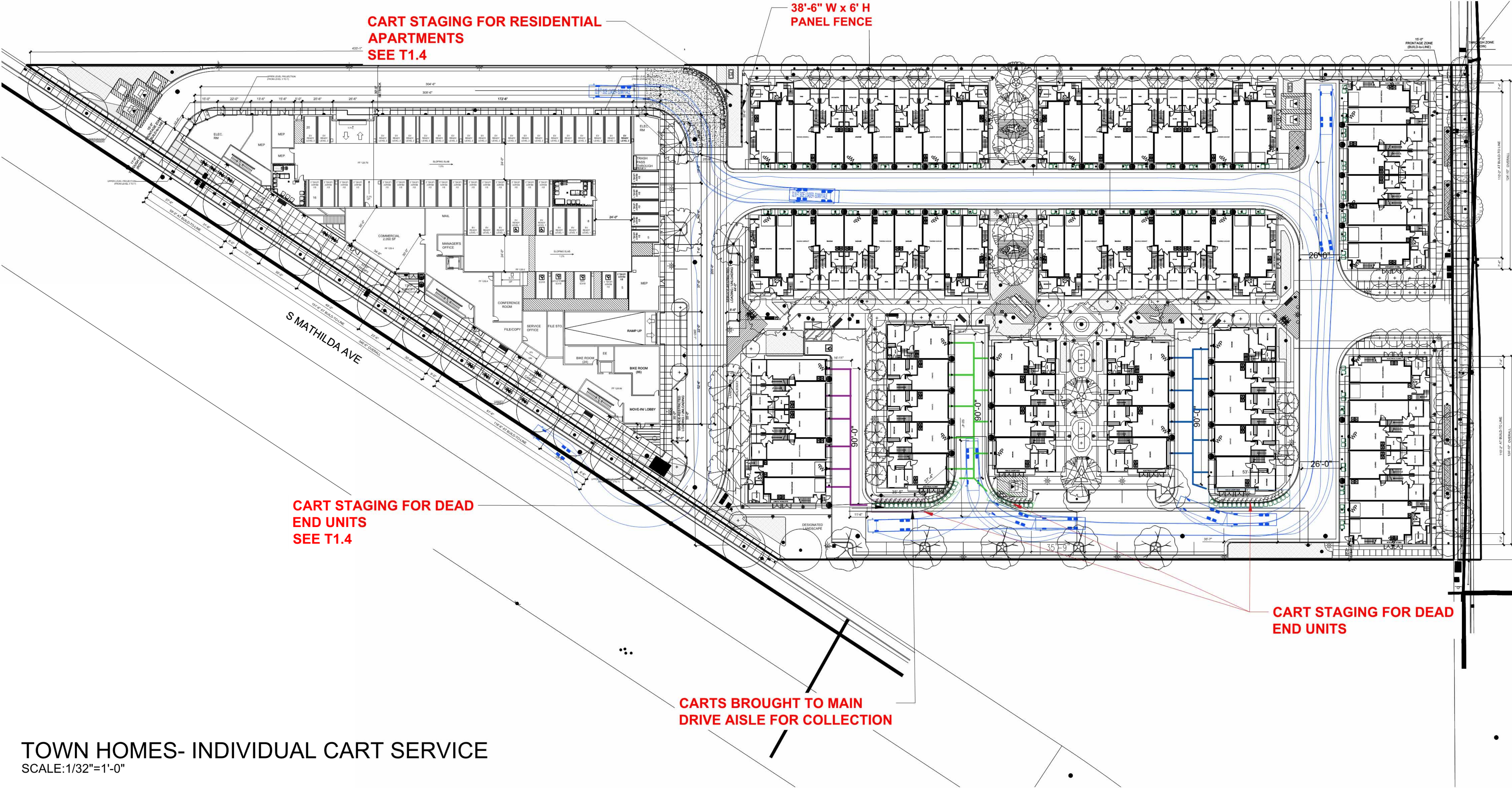
T1.2



INDIVIDUAL CART SERVICE FOR ALL TOWNHOMES: EMPLOY INDIVIDUAL CART SERVICE TO HOMES WITHIN TRUCK'S ACCESSIBLE PATH OF TRAVEL. TO MAINTAIN TENANTS 150 FEET TRAVEL DISTANCE, TENANTS IN THE DEAD-ENDS WILL PLACE THEIR CARTS ALONG THE SOUTH DRIVE AISLE FOR DIRECT PICKUP BY THE HAULER.



32.8 FT SIDE LOADER- SUNNYVALE
Overall Length 32.800ft
Overall Width 8.000ft
Min Body Ground Clearance 1.313ft
Track Width 7.500ft
Lock-to-lock time 6.00s
Max Wheel Angle 27.70°



TOWN HOMES- INDIVIDUAL CART SERVICE
SCALE:1/32"=1'-0"



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Sheet Title:
SIDE LOAD
TRUCK STUDY
TOWNHOMES

Job No. 23029
Date: 01/08/2025
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Planning
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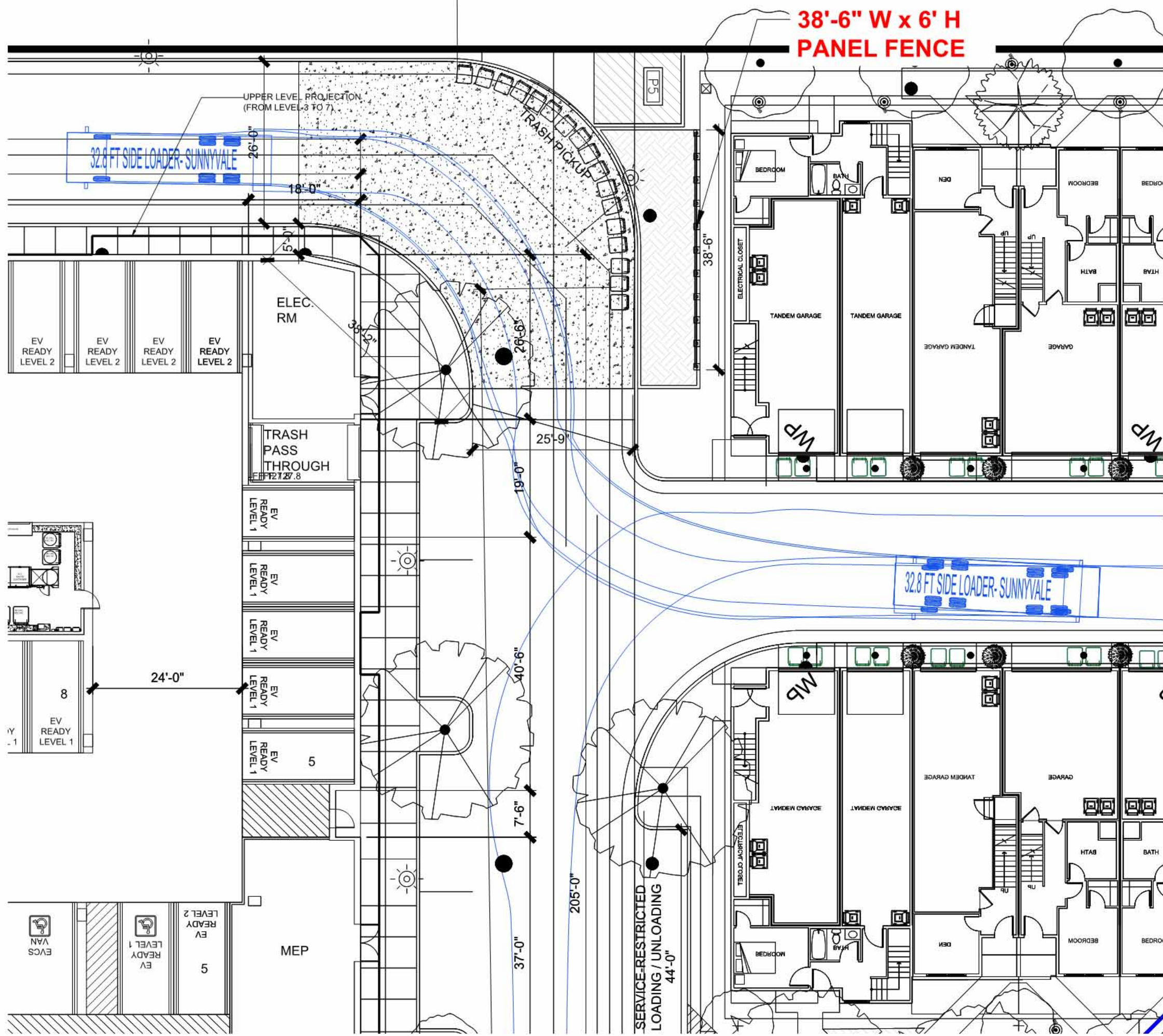
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Sheet Title:
SIDE LOAD TRUCK STUDY
TOWNHOMES

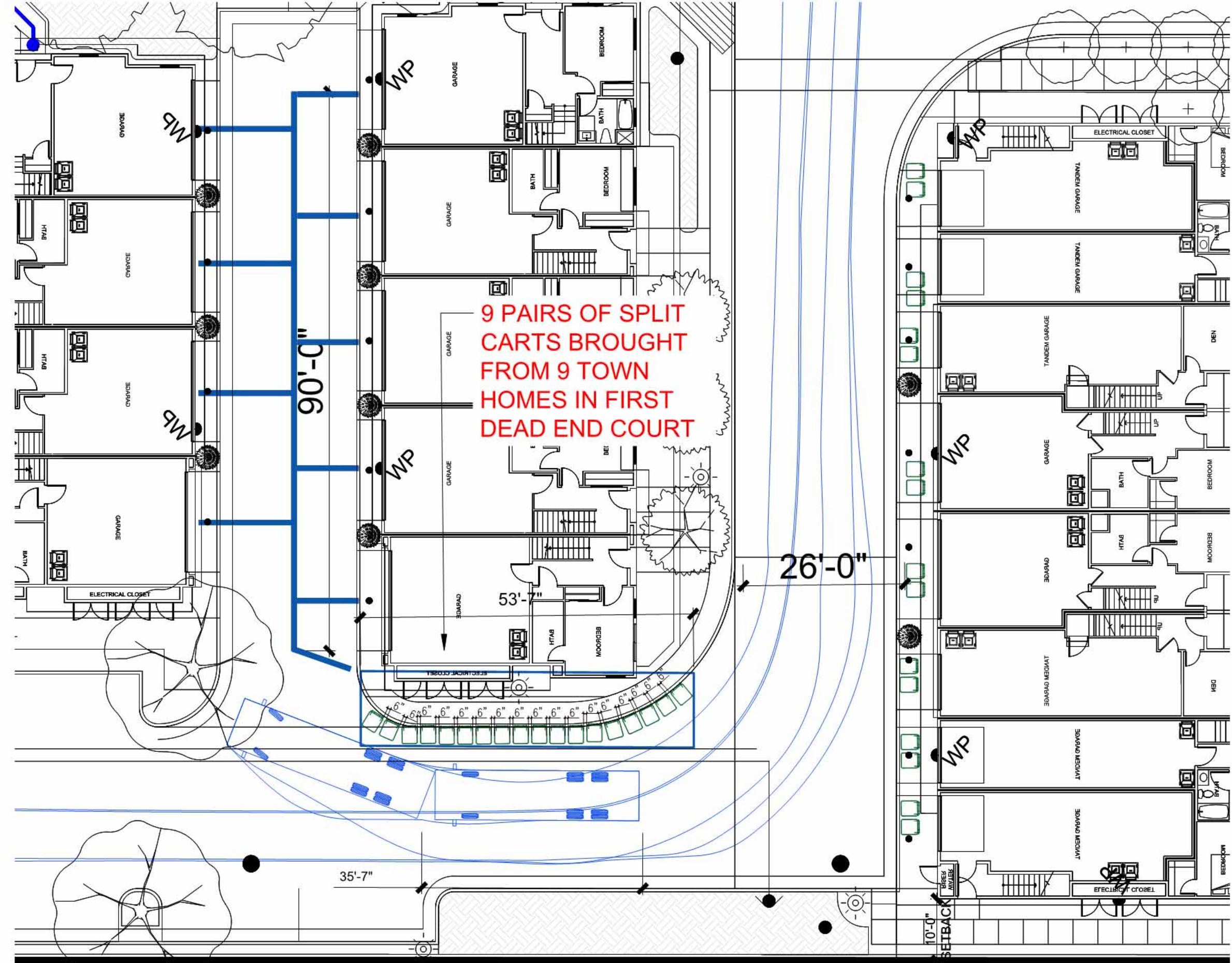
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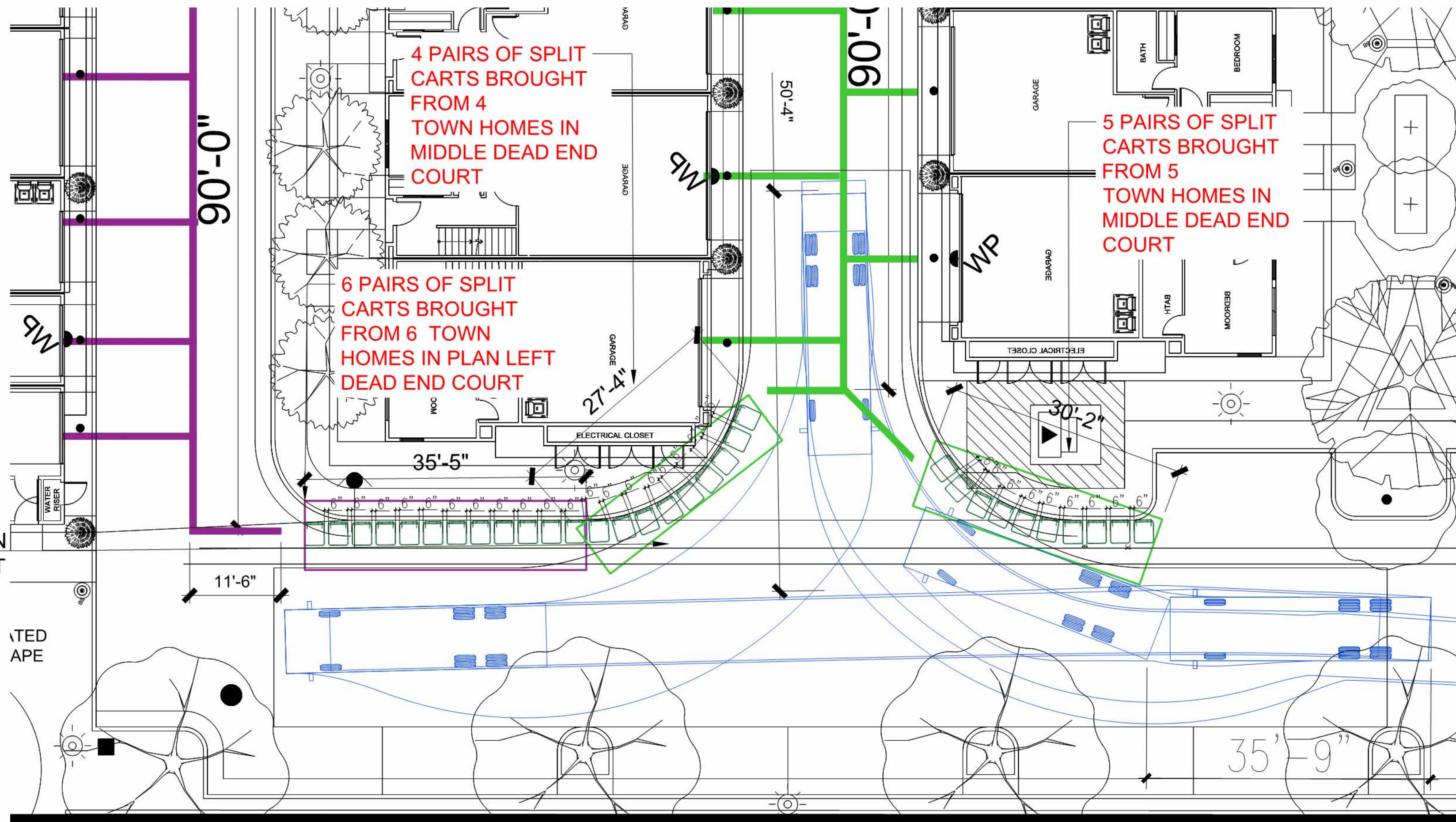
T1.4



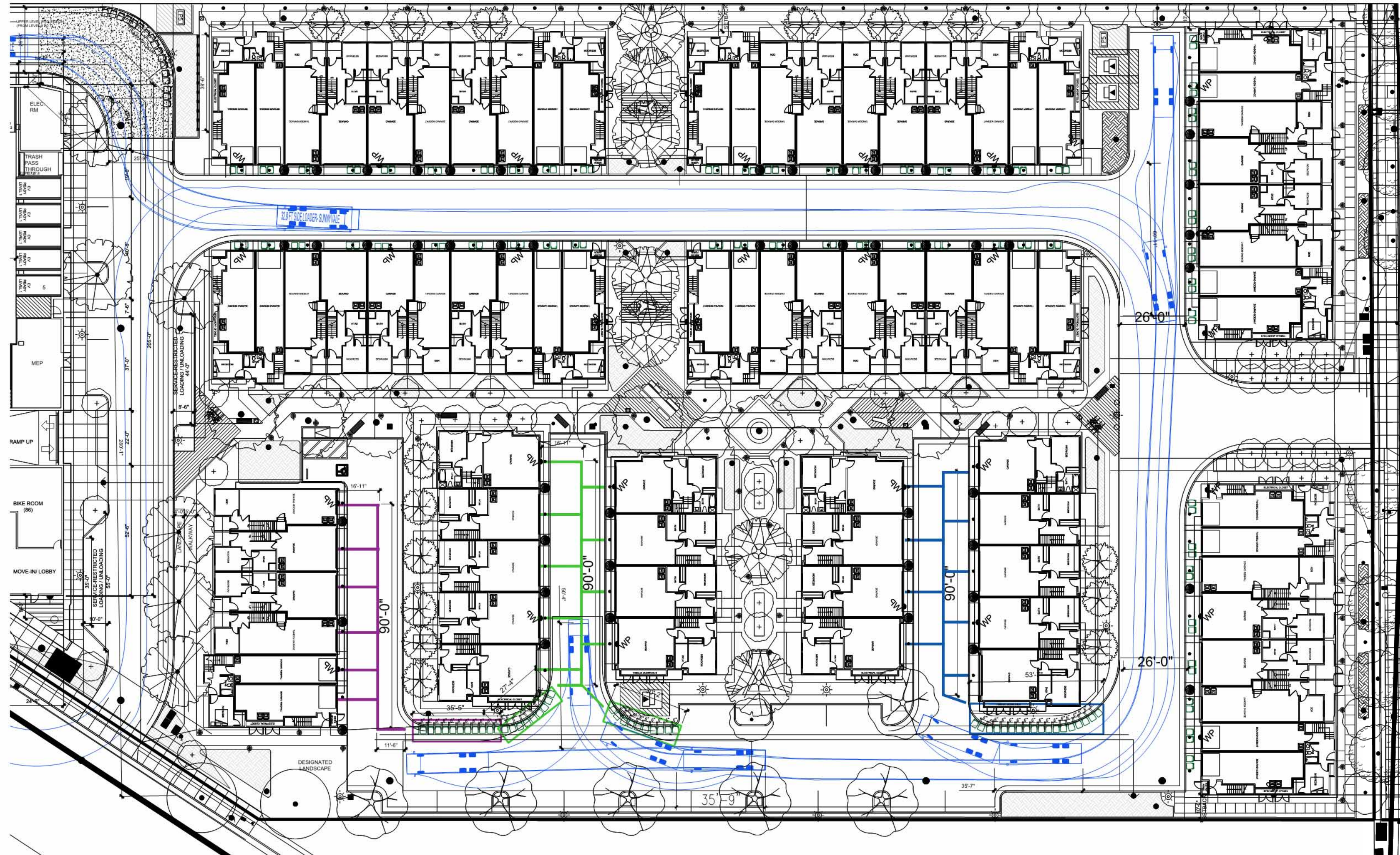
VIEW 1 SIDE LOAD TRUCK- ENTERING ROAD 2
SCALE:1/16"=1'-0"



VIEW 3 SIDE LOAD CART SERVICE - ROAD 7 TOWN HOMES(9 HOMES, 18 CARTS TOTAL)
SCALE:1/16"=1'-0"



VIEW 2 SIDE LOAD CART SERVICE - ROADS 5 & 6 TOWN HOMES(15 HOMES, 30 CARTS TOTAL)
SCALE:3/32"=1'-0"



VIEW 4 - SHOWING ALL TOWNHONES
SCALE:1/32"=1'-0"



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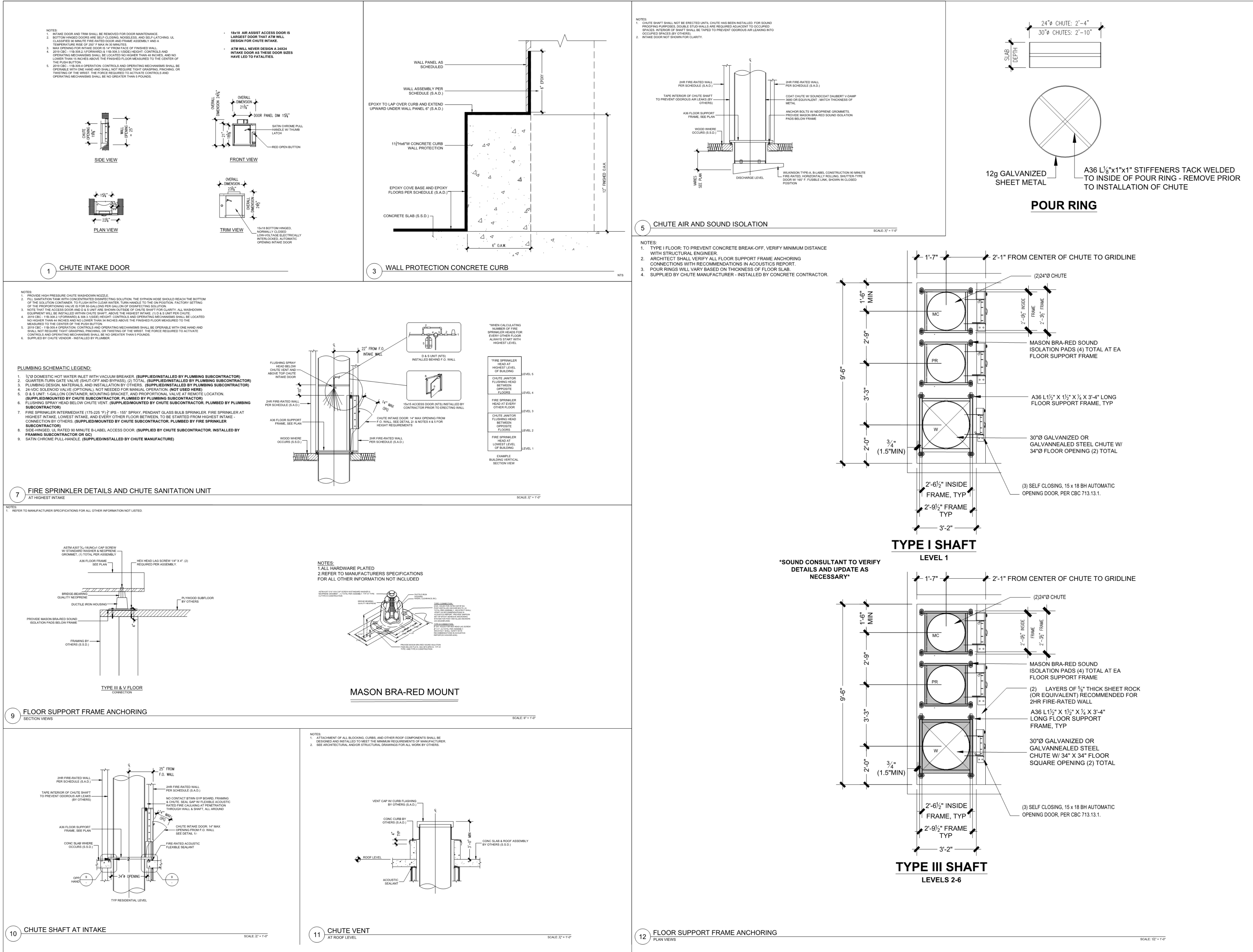
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CHUTE DETAILS

Job No. 23029
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T2.0





2022 CALGreen Building Code

FORM VCA 11

VOC AND FORMALDEHYDE LIMITS

TABLES 4.504.1 / 5.504.1 – ADHESIVE VOC CONTENT LIMIT^{1,2}

(In grams per liter of coating, less water and less exempt compounds)

Architectural Applications	VOC Limit
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
Specialty Applications	
CPVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	50
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
Substrate Specific Applications	
Metal to metal	30
Plastic films	50
Porous material (except wood)	50
Wood flooring adhesives	30
Fiberglass	80

¹ If an adhesive is used to bond dissimilar substrates together, the adhesive with the higher VOC content shall be altered.

² For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1108.

TABLES 4.504.2 / 5.504.2 – SEALANT VOC LIMIT¹

(In grams per liter of coating, less water and less exempt compounds)

Sealant	VOC Limit
Architectural	250
Marine deck	250
Nonmetallic roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
Sealant Primers	
Architectural	250
Nonporous	250
Porous	275
Modified bituminous 500	500
Marine deck	760
Other	750

For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1108.

TABLES 4.504.3 / 5.504.3 – FORMALDEHYDE LIMITS¹

(Maximum Formaldehyde Emissions in Parts per Million)

Product	Limit
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

¹ Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as amended, as published with ASHRAE 153/146, 2002. For additional information, see California Code of Regulations, Title 17, Sections 9120 through 91212.2.

² Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 millimeters).

Revised: 10/31/2022

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Page 1 of 2

2022 CALGreen Building Code		FORM VCA 11
TABLE 4.504.3 / 5.504.3 – VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (In grams per liter of coating, less water and less exempt compounds)		
Coating Category	VOC Limit	
Flat coatings	50	
Nonflat coatings	100	
Nonflat-high gloss coatings	150	
Specialty Coatings		
Aluminum roof Coatings	400	
Bituminous roof coatings	400	
Bituminous roof primers	350	
Bond breakers	350	
Concrete curing compounds	350	
Concrete/masonry sealers	100	
Driveway sealers	50	
Dry lag coatings	150	
Faux finishing coatings	350	
Fire resistive coatings	350	
Flux coatings	100	
Form-release compounds	250	
Graphic arts coating (sign paints)	500	
High temperature coatings	420	
Industrial maintenance coatings	250	
Low solid coatings ¹	120	
Magnesium cement coatings	450	

¹ Gains in VOC per liter of coating, including water and including exempt compounds.

² The specified limits contain no effect unless noted limits on listed in subsequent tables in this table.

³ Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

Coating Category	VOC Limit
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Preventative primers	420
Primers, sealers, and undercoats	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventive coatings	250
Shellacs	730
Clear	550
Opaque	100
Specialty primers, sealers, and undercoats	250
Stains	250
Stone consolidants	450
Trimming-pool coatings	240
Traffic marking coatings	100
Tub and the refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

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Page 2 of 2


2022 CALGreen Building Code		FORM VCA 14
use full flush (4.303.1.1).		
15. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush (4.303.1.2).		
16. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. (4.303.1.3.1).		
17. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. A hand-held shower shall be independent of the showerhead. (4.303.1.3.2).		
18. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The maximum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. (4.303.1.4.1).		
19. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. (4.303.1.4.2).		
20. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. (4.303.1.4.3).		
21. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. (4.303.1.4.4).		
22. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliances Efficiency Regulations), Sections 1605.10(a) of Table H1-2, Section 1605.10(a)(4)(A), and section 16070(b)(7). And shall be equipped with an integral automatic shut-off.		
23. Submersers shall be installed to measure water usage of individual central dwelling units in accordance with the California Plumbing Code.		
24. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code. (4.303.2).		
25. Annular spaces around pipes, electric cables, conduits or other openings in slab between plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or a similar method acceptable to the enforcing agency. (4.406.1).		
26. Recycle and/or salvage for reuse a minimum of 65% of nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3, or 4.408.4, or must a more stringent local construction or demolition waste management ordinance. Excavated soil and land-clearing debris are exempt. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. (4.408.1).		
27. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4. (4.408.5).		
28. At the time of final inspection, a manual, compact disc or web-based reference or other media acceptable to the enforcing agency containing all of the items listed in CALGreen section 4.410.1 shall be placed in the building. (4.410.1).		
29. Any installed gas fireplace shall be a direct vent sealed-combustion type. Any installed woodstove 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 limits. Woodstoves, pellet stoves, and fireplaces shall also comply with applicable local ordinances. (4.503.1.1).		
30. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilation equipment, all ductulation and air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system. (4.504.1).		
31. Architectural paints and coatings, adhesives, caulks and sealants used on the project shall comply with the requirements of CALGreen Sections 4.504.2.1, 4.504.2.2, 4.504.2.3 and the Volatile Organic Compound (VOC) limits listed in CALGreen Tables 4.504.1 – 4.504.3.		
32. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional regulation or air quality management district rules apply: a. Adhesives, adhesive bonding, primers, sealants, sealant primers, and caulks shall comply with local and regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1108 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1108 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. b. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507, (4.504.2.1). c. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ORB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a flat, Nonflat, Nonflat-high gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Non-flat or Non-flat-high gloss VOC limit in Table 4.504.3 shall apply. d. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for VOC in Section 94520(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, as specified in Sections 94507(a) and other equivalent design software or methods. e. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. f. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. g. Humidity controls shall be capable of adjustment between a relative humidity range of < 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment. h. A humidity control may be a separate component or integrated into the exhaust fan. (4.504.3.1).		
33. Verification of compliance with Section 4.504.2 shall be provided at the request of the enforcing agency. Documentation may include but is not limited to: a. Manufacturer's product specifications. b. Field verification of on-site product containers. (4.504.2.4).		
34. All carpet installed in the building interior shall meet the testing and product requirements of one of the following: a. Carpet and Rug Institute's Green Label Plus Program. b. California Department of Public Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, Level 1, February 2010 (also known as Specification 01350). c. NSF/ANSI 140 at Gold level. d. Scientific Certifications Systems Indoor Advantage™ Gold (4.504.3).		
35. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. (4.504.3.1).		
36. All carpet adhesive shall meet the requirements of Table 4.504.1. (4.504.3.2).		
37. Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring shall comply with one or more of the following: a. Products compliant with the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. b. Products certified under UL GREENGUARD Gold (formerly Greenguard Children & Schools program). c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. d. Meet 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 1.1, February 2010 (also known as Specification 01350). (4.504.4).		
38. Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the formaldehyde as specified in ARB's Air Toxics Control Measures for Composite Wood (17 CCR 93120 et seq.). (4.504.5.1).		
39. Verification of compliance with Section 4.504.4 shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following: a. Product certification and specifications. b. Chain of custody documentation. c. Product labeled and inventoried as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).		
40. Multiple EV spaces required. Construction documents shall indicate the necessary termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or circuit(s) reserved to permit installation of a branch circuit overcurrent protective device (4.106.4.2.2.1).		
41. Multiple EV spaces required. Construction documents shall indicate the necessary termination point and the location of installation of future EV spaces, receptacles, or EV chargers. Construction documents shall also provide information on the amperage of installed or future receptacles or EVSE, necessary branch circuit, wiring schematics, or other information. Branch design shall be based upon a 40-ampere minimum dedicated branch circuit, including receptacles and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. (4.106.4.2.3.2).		
42. The service panel or subpanel circuit directory shall identify the future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code (4.106.4.2.4).		
43. Electrical vehicle ready shall be identified by signage or pavement markings, in compliance with CalTrans Traffic Operation Policy Directive 13-01 or its successor (4.106.4.2.5).		
44. 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 (4.106.4.3).		
45. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets. The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. (4.303.1.1).		
46. Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1 and 4.106.4.2.3.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B, EV ready spaces and EVCS in multifamily dwellings shall comply with California Building Code, Chapter 11A, Section 1109A (4.106.4.2.3.3).		
47. Single EV space required. Install a listed receptacle capable of accommodating a 208-240-volt dedicated branch circuit. The receptacle shall not be less than trade size 1 (nominal 1-inch inside diameter). The receptacle shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the necessary termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or circuit(s) reserved to permit installation of a branch circuit overcurrent protective device (4.106.4.2.3.1).		
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777 Sunnyvale Apartments		Points Targeted	Community	Energy	AQ/Health	Resources	Water	
L FLOORING								
250%	L1. Environmentally Preferable Flooring	2				3		
TBD	L2. Durable Flooring				1	1		
TBD	L3. Thermal Mass Flooring			1				
M. APPLIANCES AND LIGHTING								
Yes	M1. ENERGY STAR® Dishwasher	1				1		
	M2. Efficient Clothes Washing and Drying							
ENERGY STAR Com	M2.1 CEE-Rated or ENERGY STAR® Clothes Washer	2		1		2		
TBD	M2.2 ENERGY STAR® Dryer			2				
TBD	M2.3 Solar Dryer/Laundry Lines			0.5				
TBD	M2.4			2				
M3. Size-Efficient ENERGY STAR® Refrigerator								
Yes	M4. Permanent Centers for Waste Reduction Strategies							
Yes	M4.1 Bulk-In Recycling Center	1				1		
TBD	M4.2 Bulk-In Composting Center					1		
TBD	M4.3 Triple Trash Chutes in Multifamily Building					1		
M5. Lighting Efficiency								
TBD	M5.1 High-Efficiency Lighting			2				
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2				
TBD	M6. Electric Vehicle Charging Stations and Infrastructure			2	2			
TBD	M7. Central Laundry						1	
TBD	M8. Gearless Elevator			1				
TBD	M9. Gas Infrastructure Removed for Major Alterations				4			
TBD	M10. All-Electric Commercial Kitchen				4			
N. COMMUNITY								
Yes	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
TBD	N1.2 Designated Brownfield Site		1			1		
>35	N1.3 Conserve Resources by Increasing Density	4		2		2		
TBD	N1.4 Cluster Homes for Land Preservation		1			1		
	N1.5 Home Size Efficiency	3				10		
747	Enter the area of the home, in square feet							
1	Enter the number of bedrooms							
N2. Home(s)/Development Located Near Transit								
TBD	N2.1 Within 1 Mile of a Major Transit Stop		1					
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	2	2					
N3. Pedestrian and Bicycle Access								
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	1	2					
5	Enter the number of Tier 1 services							
0	Enter the number of Tier 2 services							
Yes	N3.2 Connection to Pedestrian Pathways	1	1					
TBD	N3.3 Traffic Calming Strategies		2					
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide		1					
≥15%	N3.5 Bicycle Storage for Residents	1	2					
TBD	N3.6 Bicycle Storage for Non-Residents		1					
TBD	N3.7 Reduced Parking Capacity		2					
N4. Outdoor Gathering Places								
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1					
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Community Services		1					
N5. Social Interaction								
TBD	N5.1 Residence Entries with Views to Callers		1					
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1					
TBD	N5.3 Porches Oriented to Street and Public Space		1					
N6. Passive Solar Design								
TBD	N6.1 Heating Load			2				
TBD	N6.2 Cooling Load			2				
N7. Adaptable Building								
TBD	N7.1 Universal Design Principles in Units		1			1		
TBD	N7.2 Full-Function Independent Rental Unit		1					
N8. Resiliency								
TBD	N8.1 Climate Impact Assessment		1			1		
TBD	N8.2 Strategies to Address Assessment Findings		1			1		
N9. Social Equity								
TBD	N9.1 Diverse Workforce		1			1		
TBD	N9.2 Community Location		1			1		
N10. Affordability								
≥50%	N10.1 Dedicated Units for Households Making 80% of AMI or Less	2	2					

777 Sunnyvale Apartments		Points Targeted	Community	Energy	AQ/Health	Resources	Water	
TBD	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less		1					
TBD	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale		1					
N11. Mixed-Use Developments								
TBD	N11.1 Live/Work Units Include a Dedicated Commercial Entrance		1					
TBD	N11.2 At Least 2% of Development Floor Space Supports Mixed Use		1					
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service		1					
O. OTHER								
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5	
Yes	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	2		0.5	0.5	0.5	0.5	
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5	
O5. Home System Monitors								
TBD	O5.1 Home Energy System Monitors			2				
TBD	O5.2 Home Water System Monitors						2	
TBD	O5.3 Home Indoor Air Quality System Monitors				2			
TBD	O5.4 Home Outdoor Air Quality System Monitors		1		1			
O6. Green Building Education								
TBD	O6.1 Marketing Green Building		2					
TBD	O6.2 Green Building Signage			0.5			0.5	
TBD	O7. Green Appraisal Addendum or Energy Efficiency Score		1					
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1		
Yes	O9. Residents are Offered Free or Discounted Transit Passes	2	2					
Yes	O10. Vandalism Deterrence Practices and Vandalism Management Plan	1	1					
Yes	O11. Smokefree Housing	2			2			
Yes	O12. Integrated Pest Management Plan	1	1		1			
P. DESIGN CONSIDERATIONS								
	P1. Acoustics: Noise and Vibration Control		1		1			
	Enter the number of Tier 1 practices							
	Enter the number of Tier 2 practices							
TBD	P2. Mixed-Use Design Strategies				1		1	
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1			
TBD	P2.2 Commercial Loading Area Separated for Residential Area				1			
TBD	P2.3 Separate Mechanical and Plumbing Systems				1			
P3. Commissioning								
Yes	P3.1 Design Phase	2		1	1			
Yes	P3.2 Construction Phase	3		2	1			
TBD	P3.3 Post-Construction Phase			2	1			
TBD	P4. Building Enclosure Testing			1	1	1		
RENOVATION								
TBD	Enter Innovation 1 description here. Enter up to four points at right.							
TBD	Enter Innovation 2 description here. Enter up to four points at right.							
TBD	Enter Innovation 3 description here. Enter up to four points at right.							
TBD	Enter Innovation 4 description here. Enter up to four points at right.							
Summary								
Total Available Points in Specific Categories		428	50	132	83	100	61	
Minimum Points Required in Specific Categories		50	2	25	6	6	6	
Total Points Targeted		104.0	11.0	44.0	10.5	16.5	13.0	

777 Sunnyvale Apartments		Points Targeted	Community	Energy	AQ/Health	Resources	Water	
E. EXTERIOR								
TBD	E1. Environmentally Preferable Decking					1		
TBD	E2. Flashing Installation Third-Party Verified					2		
TBD	E3. Rain Screen Wall System					2		
TBD	E4. Durable and Non-Combustible Cladding Materials					1		
TBD	E5. Durable and Fire Resistant Roofing Materials or Assembly					1		
TBD	E6. Vegetated Roof		2	2				
Yes	E7. Cool Roof	1	2	1				
F. INSULATION								
	F1. Insulation with 35% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors					0.5		
TBD	F1.2 Ceilings					0.5		
F2. Low-Emitting Insulation								
Yes	F2.1 Walls and Floors	0.5			0.5			
Yes	F2.2 Ceilings	0.5			0.5			
F3. Insulation That Does Not Contain Fire Retardants								
TBD	F3.1 Cavity Walls and Floors				1			
TBD	F3.2 Ceilings				1			
TBD	F3.3 Interior and Exterior Insulation				1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution					1		
TBD	G1.3 Increased Efficiency in Hot Water Distribution					2		
G2. Install Water-Efficient Fixtures								
Yes	G2.1 WaterSense Showerheads ≤ 1.75 gpm	2				2		
TBD	G2.1.1 WaterSense Bathroom Faucets ≤ 1.0 gpm					1		
1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MAP) Threshold of No Less Than 550 Grams ≤ 1.28 gpf OR ≤ 1.1 gpf	1				2		
	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf	1				1		
TBD	G3. Pre-Plumbing for Graywater System					2		
TBD	G4. Operational Graywater System					4		
TBD	G5. Thermostatic Shower Shut-Off Valve					1		
Yes	G6. Submeter Water for Tenants	2				2		
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. All Electric or Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Furnace or Heat Pump				1			
TBD	H1.2 Sealed Combustion or Heat Pump Water Heater				2			
TBD	H2. High Performing Zoned Hydronic Radiant Heating System			1	1			
H3. Effective Ductwork								
TBD	H3.1 Duct Mastic on Duct Joints and Seams			1				
TBD	H3.2 Pressure Balance the Ductwork System			1				
H5. Advanced Practices for Cooling								
Yes	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	1		1				
TBD	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units			1				
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality								
Yes	H6.1 Meet ASHRAE Standard 62.2-2019 Ventilation Residential Standards	Y	R	R	R	R	R	
TBD	H6.2 Advanced Ventilation Standards			2				
TBD	H6.3 Outdoor Air is Filtered and Tempered			1				
H7. Effective Range Design and Installation								
TBD	H7.1 Effective Range Hood Ducting and Design				1			
TBD	H7.2 Automatic Range Hood Control				1			
TBD	H8. High Efficiency HVAC Filter (MERV 16+)				1			
TBD	H9. Advanced Refrigerators				1			
I. RENEWABLE ENERGY								
0.0%	I1. Onsite Renewable Generation (PV, Micro Hydro and Wind)	0		25				
I2. Low Carbon Homes								
TBD	I2.1 Near Zero Energy Home			2				
No	I2.2 Near Zero Energy Home with Flexibility Strategies	0		2				
I3. Energy Storage and Thermal Load Shifting								
TBD	I3.1 Battery Energy Storage System (BESS)			2				
TBD	I3.2 Auxiliary Thermal Energy Storage System or Pre-Heating of Hot Water			1				
TBD	I3.3 Pre-Cooling Equipment for AC			1				
TBD	I4. Solar Hot Water Systems to Preheat Domestic Hot Water			4				
J. BUILDING PERFORMANCE AND TESTING								
Yes	J1. Third-Party Verification of Quality of Insulation Installation	1			1			
Yes	J2. Supply and Return Air Flow Testing	2		1	1			
Yes	J3. Compartmentalization of Units	2		1	1			

777 Sunnyvale Apartments		Points Targeted	Community	Energy	AQ/Health	Resources	Water	
TBD	J4. All Electric or Combustion Appliance Safety Testing				1			
J5. Building Energy Performance								
Option 1: All Electric Compliance	J5.1 All Electric Home Outperforms Title 24	29		25+				All Electric Compliance - High-Rise or Low-Rise meet T24.
0.0%	J5.2 Non-Residential Spaces Outperform Title 24	0.0		15				One Energy Point for Every 1%.
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1				
Yes	J7. Participation in Utility Program with Third-Party Plan Review	1		1				
TBD	J8. ENERGY STAR® for Homes			1				
No	J9. EPA Indoor airPlus Certification				2			
K. FINISHES								
K1. Entryways Designed to Reduce Tracked-In Contaminants								
Yes	K1.1 Entryways to Individual Units	1			1			
Yes	K1.2 Entryways to Buildings	1			1			
K2. Low-VOC Interior Wall and Ceiling Paints								
Yes	K2.1 Zero-VOC Interior Wall and Ceiling Paints (< 5 gpl)	2			2			
Yes	K3. Low-VOC Caulks and Adhesives	1			1			
K4. Environmentally Preferable Materials for Interior Finish								
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
TBD	K4.5 Countertops					1		
K5. Formaldehyde Emissions in Interior Finish Exceed CARB								
TBD	K5.1 Doors				1			
TBD	K5.2 Cabinets and Countertops				2			
TBD	K5.3 Interior Trim and Shelving				2			
TBD	K6. Products That Comply With the Health Product Declaration Open Standard				2			
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2			
No	K8. Comprehensive Inclusion of Low-Emitting Finishes				1			
K9. Durable Cabinets								
TBD	K9.1 Durable Cabinet Construction					1		
TBD	K9.2 Durable Cabinet Hardware					1		
K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes						1		



2022 CALGreen Building Code

FORM VCA 11

VOC AND FORMALDEHYDE LIMITS

TABLES 4.504.1 / 5.504.1 – ADHESIVE VOC CONTENT LIMIT^{1,2}

(In grams per liter of coating, less water and less exempt compounds)

Architectural Applications	VOC Limit
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Concrete base adhesives	50
Multipurpose construction adhesives	70
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
Specialty Applications	
CPVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
Substrate Specific Applications	
Metal to metal	30
Plastic films	50
Porous material (except wood)	50
Wood flooring adhesives	30
Fiberglass	80

¹ If an adhesive is used to bond dissimilar substrates together, the adhesive with the higher VOC content shall be altered.

² For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1108.

TABLES 4.504.2 / 5.504.2 – SEALANT VOC LIMIT¹

(In grams per liter of coating, less water and less exempt compounds)

Sealant	VOC Limit
Architectural	250
Marine deck	250
Non-solvent roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
Sealant Primers	
Architectural	250
Nonporous	250
Porous	275
Modified bituminous 500	500
Marine deck	760
Other	750

For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1108.

TABLES 4.504.3 / 5.504.3 – FORMALDEHYDE LIMITS¹

(Maximum Formaldehyde Emissions in Parts per Million)

Product	Limit
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13

¹ Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as adopted on 10/20/12, with ASHRAE 153/146, 2002. For additional information, see California Code of Regulations, Title 17, Sections 9120 through 91212.2.

² Thin medium density fiberboard has a maximum thickness of 5/16 inch (8 millimeters).

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TABLE 4.504.3 / 5.504.3 – VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (In grams per liter of coating, less water and less exempt compounds)		
Coating Category	VOC Limit	
Flat coatings	50	
Nonflat coatings	100	
Nonflat-high gloss coatings	150	
Specialty Coatings		
Aluminum roof Coatings	400	
Residential specialty coatings	400	
Bituminous roof coatings	50	
Bituminous roof primers	350	
Bond breakers	350	
Concrete curing compounds	350	
Concrete/masonry sealers	100	
Driveway sealers	50	
Dry lag coatings	150	
Faux finishing coatings	350	
Fire resistive coatings	350	
Flux coatings	100	
Form-release compounds	250	
Graphic arts coating (sign paints)	500	
High temperature coatings	420	
Industrial maintenance coatings	250	
Low solids coatings ¹	120	
Magnesium cement coatings	450	

¹ Gains in VOC per liter of coating, including water and including exempt compounds.

² The specified limits contain no effect unless noted limits on listed in subsequent tables in this table.

³ Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

TABLE 4.504.3 – VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (In grams per liter of coating, less water and less exempt compounds)		
Coating Category	VOC Limit	
Mastic texture coatings	100	
Metallic pigmented coatings	500	
Multicolor coatings	250	
Primer/sealer, and undercoaters	420	
Reactive penetrating sealers	100	
Recycled coatings	350	
Roof coatings	50	
Rust preventive coatings	250	
Shellacs	730	
Clear	550	
Opaque	100	
Specialty primers, sealers, and undercoaters	250	
Stains	250	
Stone consolidants	450	
Tramming-pool coatings	240	
Traffic marking coatings	100	
Tub and the refinishing coatings	420	
Waterproofing membranes	250	
Wood coatings	275	
Wood preservatives	350	
Zinc-rich primers	340	

¹ Gains in VOC per liter of coating, including water and including exempt compounds.

² The specified limits contain no effect unless noted limits on listed in subsequent tables in this table.

³ Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

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2022 CALGreen Building Code

FORM

GREEN BUILDING CODE PLAN CHECK NOTES

NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS

1. one full flush. (4.303.1.1).
18. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. (4.303.1.2).
16. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. (4.303.1.3.1).
17. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. A hand-held shower shall be considered a showerhead. (4.303.1.3.2).
18. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The maximum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. (4.303.1.4.1).
19. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. (4.303.1.4.2).
20. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle. (4.303.1.4.3).
21. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. (4.303.1.4.4).
22. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Applicable Efficiency Regulations), Sections 1605.10(a) of Table H-1.2, Section 1605.10(a)(4)(A), and section 16070(a)(7). And shall be equipped with an integral automatic shut-off.
23. Submersers shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.
24. Plumbing fixtures and fittings shall be installed in compliance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code. (4.303.2).
25. Annular spaces around pipes, electric cables, conduits or other openings in slab-on-plate at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or a similar method acceptable to the enforcing agency. (4.406.1).
26. Recycle and/or salvage for reuse a minimum of 65% of nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or must a more stringent local construction and/or demolition waste management ordinance. Excavated soil and land-clearing debris are exempt. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of accepting such materials are located in areas beyond the haul reasonably close to the jobsite. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. (4.408.1).
27. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4. (4.408.5).
28. At the time of final inspection, a manual, compact disc or web-based reference or other media acceptable to the enforcing agency containing all of the items listed in CALGreen section 4.410.1 shall be placed in the building. (4.410.1).
29. Any installed gas fireplace shall be a direct vent sealed-combustion type. Any installed woodstove 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 limits. Woodstoves, pellet stoves, and fireplaces shall also comply with applicable local ordinances. (4.504.3.1).
30. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilation equipment, all documentation and air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system. (4.504.1).
31. Architectural paints and coatings, adhesives, caulks and sealants used on the project shall comply with the requirements of CALGreen Sections 4.504.2.1, 4.504.2.2, 4.504.2.3 and the Volatile Organic Compound (VOC) limits listed in CALGreen Tables 4.504.1 – 4.504.3.

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777 Sunnyvale Townhomes		Points Targeted	Community	Energy	AQHealth	Resources	Water
L. FLOORING							
TBD	L1. Environmentally Preferable Flooring	2				3	
TBD	L3. Durable Flooring				1	1	
TBD	L4. Thermal Mass Flooring			1			
M. APPLIANCES AND LIGHTING							
Yes	M1. ENERGY STAR® Dishwasher	1					1
Yes	M2. Efficient Clothes Washing and Drying						
TBD	M2.1 CEE-Rated or ENERGY STAR® Clothes Washer	2		1			2
TBD	M2.2 ENERGY STAR® Dryer			2			
TBD	M2.3 Solar Dryer/ Laundry Lines			0.5			
<20 cubic feet	M3. Size-Efficient ENERGY STAR® Refrigerator	2		2			
M4. Permanent Centers for Waste Reduction Strategies							
Yes	M4.1 Built-In Recycling Center	1				1	
TBD	M4.2 Built-In Composting Center					1	
TBD	M4.3 Triple Trash Chutes in Multifamily Building					1	
M5. Lighting Efficiency							
TBD	M5.1 High-Efficiency Lighting				2		
TBD	M5.2 Lighting System Designed to EISA Footcandle Standards or Designed by Lighting Consultant				2		
TBD	M6. Electric Vehicle Charging Stations and Infrastructure				2	2	
TBD	M7. Central Laundry						1
TBD	M8. Gearless Elevator			1			
TBD	M9. Gas Infrastructure Removed for Major Alterations					4	
TBD	M10. All-Electric Commercial Kitchen					4	
N. COMMUNITY							
Yes	N1. Smart Development						
TBD	N1.1 Infill Site	2	1			1	
TBD	N1.2 Designated Brownfield Site			1		1	
>35	N1.3 Conserve Resources by Increasing Density	4		2		2	
TBD	N1.4 Cluster Homes for Land Preservation		1			1	
	N1.5 Home Size Efficiency	3				10	
747	Enter the area of the home, in square feet						
1	Enter the number of bedrooms						
N2. Home(s)/Development Located Near Transit							
TBD	N2.1 Within 1 Mile of a Major Transit Stop		1				
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	2	2				
N3. Pedestrian and Bicycle Access							
TBD	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	1	2				
5	Enter the number of Tier 1 services						
0	Enter the number of Tier 2 services						
Yes	N3.2 Connection to Pedestrian Pathways	1	1				
TBD	N3.3 Traffic Calming Strategies	2					
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide		1				
TBD	N3.5 Bicycle Storage for Residents	1	2				
TBD	N3.6 Bicycle Storage for Non-Residents		1				
TBD	N3.7 Reduced Parking Capacity		2				
N4. Outdoor Gathering Places							
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1				
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Community Services		1				
N5. Social Interaction							
TBD	N5.1 Residence Entries with Views to Calens		1				
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1				
TBD	N5.3 Porches Oriented to Street and Public Space		1				
N6. Passive Solar Design							
TBD	N6.1 Heating Load			2			
TBD	N6.2 Cooling Load			2			
N7. Adaptable Building							
TBD	N7.1 Universal Design Principles in Units		1		1		
TBD	N7.2 Full-Function Independent Rental Unit		1				
N8. Resiliency							
TBD	N8.1 Climate Impact Assessment		1		1	1	
TBD	N8.2 Strategies to Address Assessment Findings		1		1	1	
N9. Social Equity							
TBD	N9.1 Diverse Workforce		1			1	
TBD	N9.2 Community Location		1			1	
N10. Affordability							
>50%	N10.1 Dedicated Units for Households Making 80% of AMI or Less	2	2				

777 Sunnyvale Townhomes		Points Targeted	Community	Energy	AQHealth	Resources	Water
TBD	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less		1				
TBD	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale		1				
N11. Mixed-Use Developments							
TBD	N11.1 Live/Work Units Include a Dedicated Commercial Entrance		1				
TBD	N11.2 At Least 2% of Development Floor Space Supports Mixed Use		1				
TBD	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service		1				
O. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5
Yes	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	2		0.5	0.5	0.5	0.5
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5
O5. Home System Monitors							
TBD	O5.1 Home Energy System Monitors			2			
TBD	O5.2 Home Water System Monitors					2	
TBD	O5.3 Home Indoor Air Quality System Monitors				2		
TBD	O5.4 Home Outdoor Air Quality System Monitors		1		1		
O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2				
TBD	O6.2 Green Building Signage			0.5			0.5
TBD	O7. Green Appraisal Addendum or Energy Efficiency Score		1				
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1	
Yes	O9. Residents Are Offered Free or Discounted Transit Passes	2	2				
Yes	O10. Vandalism Deterrence Practices and Vandalism Management Plan	1	1				
Yes	O11. Smokefree Housing	2			2		
Yes	O12. Integrated Pest Management Plan	1			1		
P. DESIGN CONSIDERATIONS							
P1. Acoustics: Noise and Vibration Control							
Enter the number of Tier 1 practices			1		1		
Enter the number of Tier 2 practices							
P2. Mixed-Use Design Strategies							
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				1		1
TBD	P2.2 Commercial Loading Area Separated for Residential Area				1		
TBD	P2.3 Separate Mechanical and Plumbing Systems				1		
P3. Commissioning							
Yes	P3.1 Design Phase	2		1	1		
Yes	P3.2 Construction Phase	3		2	1		
TBD	P3.3 Post-Construction Phase			2	1		
TBD	P4. Building Enclosure Testing			1	1	1	
INNOVATIONS							
TBD	Enter Innovation 1 description here. Enter up to four points at right.						
TBD	Enter Innovation 2 description here. Enter up to four points at right.						
TBD	Enter Innovation 3 description here. Enter up to four points at right.						
TBD	Enter Innovation 4 description here. Enter up to four points at right.						
Summary							
Total Available Points in Specific Categories		426	50	152	83	100	61
Minimum Points Required in Specific Categories		50	2	25	6	6	6
Total Points Targeted		98.0	11.0	44.0	17.5	14.5	11.0

777 Sunnyvale Townhomes		Points Targeted	Community	Energy	AQHealth	Resources	Water
E. EXTERIOR							
TBD	E1. Environmentally Preferable Decking					1	
TBD	E2. Flashing Installation Third-Party Verified					2	
TBD	E3. Rain Screen Wall System					2	
TBD	E4. Durable and Non-Combustible Cladding Materials					1	
TBD	E5. Durable and Fire Resistant Roofing Materials or Assembly					1	
TBD	E6. Vegetated Roof		2	2			
Yes	E7. Cool Roof	1		1			
F. INSULATION							
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors					0.5	
TBD	F1.2 Ceilings					0.5	
F2. Low-Emitting Insulation							
Yes	F2.1 Walls and Floors	0.5			0.5		
Yes	F2.2 Ceilings	0.5			0.5		
F3. Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Ceiling Walls and Floors				1		
TBD	F3.2 Ceilings				1		
TBD	F3.3 Interior and Exterior Insulation				1		
G. PLUMBING							
G1. Efficient Distribution of Domestic Hot Water							
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution					1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution					2	
G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads ≤ 1.75 gpm	2				2	
TBD	G2.2 WaterSense Bathroom Faucets ≤ 1.0 gpm					1	
TBD	G2.3 WaterSense Toilets with a Maximum Performance (MFP) Threshold of No Less Than 500 Grams + 1.28 gpf OR ≤ 1.1 gpf	1				2	
Yes	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf	1				1	
TBD	G3. Pre-Plumbing for Graywater System					2	
TBD	G4. Operational Graywater System					4	
TBD	G5. Thermostatic Shower Shut-Off Valve					1	
Yes	G6. Submeter Water for Tenants	2				2	
H. HEATING, VENTILATION, AND AIR CONDITIONING							
H1. All Electric or Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Furnace or Heat Pump				1		
TBD	H1.2 Sealed Combustion or Heat Pump Water Heater				2		
TBD	H2. High Performing Zoned Hydronic Radiant Heating System			1	1		
H3. Effective Ductwork							
TBD	H3.1 Dust Mastic on Duct Joints and Seams			1			
TBD	H3.2 Pressure Balance the Ductwork System			1			
H4. Advanced Practices for Cooling							
Yes	H4.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	1		1			
TBD	H4.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units			1			
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2019 Ventilation Residential Standards	Y	R	R	R	R	R
TBD	H6.2 Advanced Ventilation Standards			2			
TBD	H6.3 Outdoor Air is Filtered and Tempered			1			
H7. Effective Range Design and Installation							
TBD	H7.1 Effective Range Hood Ducting and Design				1		
TBD	H7.2 Automatic Range Hood Control				1		
TBD	H8. High Efficiency HVAC Filter (MERV 16+)				1		
TBD	H9. Advanced Refrigerants				1		
I. RENEWABLE ENERGY							
0.0%	I1. Onsite Renewable Generation (PV, Micro Hydro and Wind)	0		25			
I2. Low Carbon Homes							
TBD	I2.1 Near Zero Energy Home			2			
No	I2.2 Near Zero Energy Home with Flexibility Strategies	0		2			
I3. Energy Storage and Thermal Load Shifting							
TBD	I3.1 Battery Energy Storage System (BESS)			2			
TBD	I3.2 Auxiliary Thermal Energy Storage System or Pre-Heating of Hot Water			1			
TBD	I3.3 Pre-Cooling Equipment for AC			1			
TBD	I4. Solar Hot Water Systems to Preheat Domestic Hot Water			4			
J. BUILDING PERFORMANCE AND TESTING							
Yes	J1. Third-Party Verification of Quality of Insulation Installation	1			1		
Yes	J2. Supply and Return Air Flow Testing	2		1	1		
Yes	J3. Compartmentalization of Units	2		1	1		

777 Sunnyvale Townhomes		Points Targeted	Community	Energy	AQHealth	Resources	Water
TBD	J4. All Electric or Combustion Appliance Safety Testing					1	
J5. Building Energy Performance							
Option 1: All Electric Compliance	J5.1 All Electric Home Outperforms Title 24	27		25+			All Electric Compliance - High-Rise or Low-Rise meet T24.
Yes	J5.2 Non-Residential Spaces Outperform Title 24	0.0		15			One Energy Point for Every 1%.
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1			
Yes	J7. Participation in Utility Program with Third-Party Plan Review	1		1			
TBD	J8. ENERGY STAR® for Homes			1			
No	J9. EPA Indoor airPlus Certification				2		
K. FINISHES							
K1. Entryways Designed to Reduce Tracked-In Contaminants							
Yes	K1.1 Entryways to Individual Units	1			1		
Yes	K1.2 Entryways to Buildings	1			1		
K2. Low-VOC Interior Wall and Ceiling Paints							
Yes	K2.1 Zero-VOC Interior Wall and Ceiling Paints (< 5 gpl)	2			2		
Yes	K3. Low-VOC Caulks and Adhesives	1			1		
K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets				2		
TBD	K4.2 Interior Trim				2		
TBD	K4.3 Shelving				2		
TBD	K4.4 Doors				2		
TBD	K4.5 Countertops				1		
K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors				1		
TBD	K5.2 Cabinets and Countertops				2		
TBD	K5.3 Interior Trim and Shelving				2		
TBD	K6. Products That Comply With the Health Product Declaration Open Standard				2		
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2		
No	K8. Comprehensive Inclusion of Low Emitting Finishes				1		
K9. Durable Cabinets							
TBD	K9.1 Durable Cabinet Construction				1		
TBD	K9.2 Durable Cabinet Hardware				1		
TBD	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes				1		

777 Sunnyvale Townhomes		Points Targeted	Community	Energy	AQHealth	Resources	Water
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafter, and Studs at 24 Inches on Center			1		2	
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1	
TBD	D1.3 Advanced Framing Measures					2	
D2. Construction Material Efficiencies							
TBD	D2.1 Prefabricated Wall or Roof Framing					2	
TBD	D2.2 Prefabricated Modular Units					6	
TBD	D3. Engineered Beams and Headers					1	
TBD	D4. Insulated Headers			1			
D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6	
TBD	D5.2 Panel Products					3	
D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors					1	
TBD	D6.2 At Least 90% of Exterior Walls			1		1	
TBD	D6.3 At Least 90% of Roofs			1		1	
TBD	D7. Energy Heels on Roof Trusses				1		
TBD	D8. Overhangs and Gutters			1		1	
D9. Reduced Pollution Entering the Home from the Garage							
No	D9.1 Detached or No Garage	0				2	
TBD	D9.2 Mitigation Strategies for Attached Garage					1	
D10. Structural Pest and Rot Controls							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1	
TBD	D10.2 Wood Framing Treated With Borates or Factory-Integrated, or Wall Materials Other Than Wood					1	
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	2			1	1	

777 Sunnyvale Townhomes		Points Targeted	Community	Energy	AQHealth	Resources	Water
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafter, and Studs at 24 Inches on Center			1		2	
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1	
TBD	D1.3 Advanced Framing Measures					2	
D2. Construction Material Efficiencies							
TBD	D2.1 Prefabricated Wall or Roof Framing	</					



City of Sunnyvale

Agenda Item 1

25-0208

Agenda Date: 1/27/2025

SUBJECT

Approve Planning Commission Meeting Minutes of January 13, 2025

RECOMMENDATION

Approve Planning Commission Meeting Minutes of January 13, 2025 as submitted.



City of Sunnyvale

Meeting Minutes - Draft Planning Commission

Monday, January 13, 2025

7:00 PM

Online and Council Chambers, City Hall,
456 W. Olive Ave., Sunnyvale, CA 94086

No Study Session | Public Hearing - 7:00 PM

NO STUDY SESSION

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Chair Iglesias called the meeting to order at 7:00 PM.

SALUTE TO THE FLAG

Chair Iglesias led the salute to the flag.

ROLL CALL

Present: 6 - Chair Nathan Iglesias
Vice Chair Galen Kim Davis
Commissioner Chris Figone
Commissioner Martin Pyne
Commissioner Michael Serrone
Commissioner Ilan Sigura
Absent: 1 - Commissioner Neela Shukla

Commissioner Shukla's absence is excused.

ORAL COMMUNICATIONS

Chair Iglesias announced that recruitment is underway for the City's Board of Library Trustees. He provided some details on the application and interview processes.

There were no public speakers for this agenda item.

CONSENT CALENDAR

There were no public speakers for this agenda item.

MOTION: Commissioner Pyne moved and Vice Chair Davis seconded the motion to approve the Consent Calendar.

The motion carried by the following vote:

Yes: 6 - Chair Iglesias
Vice Chair Davis
Commissioner Figone
Commissioner Pyne
Commissioner Serrone
Commissioner Sigura

No: 0

Absent: 1 - Commissioner Shukla

1. [25-0068](#) Approve Planning Commission Meeting Minutes of December 9, 2024

Approve Planning Commission Meeting Minutes of December 9, 2024 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [25-0162](#) **Proposed Project:** Related applications on a 1.0-acre site:
SPECIAL DEVELOPMENT PERMIT: to allow construction of six new two-story single-family homes; and,
VESTING TENTATIVE MAP: to create six single-family lots and one common lot.
Location: 640 Lakehaven Drive (APN: 110-16-040)
File #: PLNG-2023-0138
Zoning: R-0/PD (Low Density Residential/Planned Development)
Applicant / Owner: SDG Architects, INC. (applicant) / GSJ & 2LLC (owner)
Environmental Review: A Class 32 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA) provisions.
Project Planner: Mary Jeyaprakash, (408) 730-7449, mjeyaprakash@sunnyvale.ca.gov

Senior Planner Mary Jeyaprakash presented the staff report with a slide presentation.

Commissioner Pyne noted that according to the General Plan, the highest level of exterior noise exposure that is regarded as “normally acceptable” for residential low-density detached single-family homes is 60 decibels A (dBA). However, the staff

report states that the normally acceptable noise limit for private rear yards should be no more than 65 dBA. He asked for clarification regarding this discrepancy. He also added that the Planning Commission may have some discretion to permit the higher dBA allowance for the proposed project due to Policy SN-8.9 in the General Plan. Senior Planner Jeyaprakash ensured that mitigation measures will be practiced to limit noise levels surrounding the proposed project as much as is feasibly possible.

Upon Commissioner Serrone's request, Senior Planner Jeyaprakash elaborated on the indoor air filtration systems to be installed within the proposed developments. She also provided details of other air quality mitigation measures to be implemented.

Commissioner Serrone confirmed with Senior Planner Jeyaprakash that the CalGreen residential checklist will be reviewed for the proposed project at a later stage by the City's Building Division.

Commissioner Sigura asked about how the proposed developments' indoor air filtration systems will be maintained over the years. He also shared his concerns regarding the available street parking and the width of the driveways for the proposed developments. Senior Planner Jeyaprakash explained that the Covenants, Conditions, and Restrictions for the proposed developments will include the Conditions of Approval for the proposed project which states that such indoor air filtration systems must be in use. She also added that the proposed project exceeds the parking standard of 2.4 unassigned parking spaces since it will provide 4.

Vice Chair Davis reiterated concerns raised by Commissioner Pyne regarding the noise level for the proposed single-family homes exceeding 60 dBA. He also spoke in agreement with Commissioner Pyne in that Policy SN-8.9 permits noise levels higher than 60 dBA if appropriate noise reduction measures are incorporated into the proposed project.

Vice Chair Davis confirmed with Senior Planner Jeyaprakash that a Vibration Impact Assessment was conducted for the proposed project.

Senior Planner Jeyaprakash referenced text on pages 6-34 and 6-35 of the General Plan Amendment which states that for projects located along major transportation corridors, the normally acceptable exterior noise limit of 60 dBA may be exceeded for certain areas of the proposed project site once a detailed noise study is conducted, which includes noise reduction measures that are incorporated into the

project's design.

Commissioner Figone confirmed with Senior Planner Jeyaprakash that the private road for the proposed project will be maintained through the Homeowner's Association.

Commissioner Figone noted that the mailboxes for the proposed developments are located at a great distance from the proposed developments. He asked whether they might be moved closer in consideration of disabled or elderly residents. Senior Planner Jeyaprakash answered that the mailboxes may be located on each of the proposed lots instead.

Chair Iglesias and Senior Planner Jeyaprakash discussed how the proposed developments are two-story single-family homes in a neighborhood that is predominantly made up of one-story single-family homes.

Chair Iglesias confirmed with Senior Planner Jeyaprakash that the proposed project does not qualify for Senate Bill 330 and Senate Bill 35.

At Chair Iglesias' request, Senior Planner Jeyaprakash provided an explanation on the ninth slide of the staff presentation.

Chair Iglesias opened the Public Hearing.

Thad Triplett (Project Manager at SDG Architects Inc.) presented additional information on the proposed project.

Commissioner Serrone confirmed with Mr. Triplett that the ground floor of the proposed developments will be at a higher elevation than the curbs on Lakehaven Drive. Mr. Triplett added that since the proposed project site is not located in a flood zone, there should be no flooding concerns.

Commissioner Serrone confirmed with Mr. Triplett that the width of the stairway in the proposed developments is sufficient to support a stairlift.

There were no public speakers for this agenda item.

Chair Iglesias closed the Public Hearing.

Vice Chair Davis expressed his concerns about setting a precedent by approving a proposed project that exceeds the highest level of exterior noise exposure that is regarded as “normally acceptable” by the General Plan. Senior Assistant City Attorney Sandra Lee assured him that there is additional basis to allow a proposed project like this one to go forward despite not meeting the noise standard.

MOTION: Vice Chair Davis moved and Chair Iglesias seconded the motion to approve Alternative 1 – Approve the Special Development Permit and Vesting Tentative Map with a modification to the recommended findings in Attachment 3 and conditions of approval in Attachment 4.

The recommended findings in Attachment 3 are modified to include the following additional language: The project is subject to the General Plan exterior noise standard of 60 dBA (for low-density detached single-family homes) and is consistent with Policy SN-8.9, which allows higher noise levels for projects that incorporate all appropriate noise reduction measures.

Vice Chair Davis spoke in overall support of proposed project.

Chair Iglesias spoke in support of the proposed project and stated that the findings for the proposed project have been met.

Commissioner Serrone voiced his support of the motion and the proposed project.

Commissioner Sigura confirmed his support of the proposed project and noted it that it will be a good addition to the existing neighborhood.

Commissioner Pyne shared his thoughts on the proposed project and the findings it meets.

The motion carried by the following vote:

Yes: 6 - Chair Iglesias
Vice Chair Davis
Commissioner Figone
Commissioner Pyne
Commissioner Serrone
Commissioner Sigura

No: 0

Absent: 1 - Commissioner Shukla

This decision is final unless appealed or called up for review by the City Council by 5:00 PM on Tuesday, January 28, 2025.

3.[25-0058](#)

Proposed Project:

Forward to City Council recommendations related to Study Issue CDD 23-02 - Consider General Plan Land Use Designation Amendments and Rezoning for 27 Legal Non-Conforming Single- and Two-Family Dwellings, Housing Element Program H45, and Land Use and Transportation Element (LUTE) Policy LT-14.5d:

1. Adopt a Resolution Amending the General Plan to:

- a. Change the General Plan land use designation for the property at 591 South Murphy Avenue (APN 209-30-012) with a legal nonconforming single-family use, from El Camino Real Specific Plan to Low-Medium Density Residential, and remove the property from the El Camino Real Specific Plan area;
- b. Change the General Plan land use designation for the properties at 260 North Pastoria Avenue (APN 165-27-003), 280 North Pastoria Avenue (APN 165-27-004), 286 North Pastoria Avenue (APN 165-27-005) and 290 North Pastoria Avenue (APN 165-27-006) with legal nonconforming residential uses, from Peery Park Specific Plan to Low Density Residential, and remove the parcels from the Peery Park Specific Plan area; and
- c. Change the General Plan land use designation for 22 legal non-conforming single-family and two-family dwelling sites at 411, 415 and 421 Charles Street, 433, 434, 437 and 440 Waverly Street, 572, 602, 656, 702 and 798 West Iowa Avenue, 428, 432 and 435 Florence Street, and 1301 -1320 Oxbow Court, from Office to Low-Medium Density Residential.

2. Introduce an Ordinance Amending the Zoning Districts Map, to:

- a. Rezone the property at 591 South Murphy Avenue from El Camino Real - Commercial (ECR-C) to Low Medium Density Residential/Office (R-2/O);
- b. Rezone the properties at 260, 280, 286 and 290 North Pastoria Avenue from Peery Park Specific Plan/Mixed Industry Core (PPSP/MIC) to Low Density Residential (R-0);
- c. Rezone the properties at 411, 415 and 421 Charles Street,

433, 434, 437 and 440 Waverly Street, 572, 602, 656, 702 and 798 West Iowa Avenue, 428, 432 and 435 Florence Street, and 1301-1320 Oxbow Court from Administrative-Professional Office/Planned Development (O/PD) to Low Medium Density Residential (R-2);

3. Introduce an Ordinance Amending the Zoning Districts Map, to:

Rezone sites within the Industrial to Residential (ITR) combining district that have redeveloped as residential uses from Industrial and Service (M-S), General Industrial (M-3) or the combined Neighborhood Business/Industrial-to-Residential/Medium Density Residential/Planned Development (C-1/ITR/R3/PD) zoning district, all to Medium Density Residential/Planned Development (R3/PD); the subject sites are spread throughout the city in five areas, generally bounded by (a) Tasman Drive, Morse Avenue, John W. Christian Greenbelt and Fair Oaks Avenue, (b) E. Duane Avenue, Lawrence Expressway, Stewart Drive and Britton Avenue, (c) E. Maude Avenue and N. Wolfe Road, Britton Avenue, E. Arques Avenue and Fair Oaks Avenue, and (d) Caltrain rail tracks, S. Wolfe Road, Old San Francisco Road and S. Fair Oaks Avenue, and (e) Caltrain rail tracks, Laurence Expressway, Old San Francisco Road and Reed Avenue and Wolfe Avenue; and

4. Introduce an Ordinance Amending the Zoning Districts Map, and to:

Rezone any of the following future opportunity sites located at 455 and 920 De Guigne Drive, and 835, 845, and 935 Stewart Drive, in East Sunnyvale from Industrial and Service (M-S) to Industrial and Service/Industrial to Residential/Medium Density Residential/Planned Development (M-S/ITR/R-3/PD).

5. Introduce an Ordinance to Amend Title 19 (Zoning) of the Municipal Code to:

Amend Section 19.26.120 of Chapter 19.26 (Combining Districts) to provide that once a site zoned Industrial to Residential (ITR) has been converted to residential use, the site cannot be returned to a use not allowed in a residential zoning district.

Location: Citywide; see Attachments 7 and 8

File #: PLNG-2024-0460

Applicant: City of Sunnyvale---

Environmental Review: Exempt per California Environmental Quality

Act Guidelines Sections 15061(b)(3) and 15183.

Project Planner: Wendy Lao, (408) 730-7408, wlao@sunnyvale.ca.gov

Associate Planner Wendy Lao presented the staff report with a slide presentation.

Commissioner Figone inquired why sites 4, 5, and 6 on slide 15 of the staff presentation were not included as areas to be rezoned. Associate Planner Lao explained that these industrial sites either have contamination and/or an existing deed restriction that prohibit residential use until adequate environmental cleanup has occurred.

Commissioner Figone asked why an ITR (Industrial to Residential)-zoned site that has transitioned to residential use may not be returned to its industrial use. Principal Planner Julia Klein clarified that the proposed amendment would update the zoning code to align with existing General Plan policy and that if there is interest in the future to rezone sites back to industrial use, property owners may apply to amend the General Plan to remove residential units and convert the sites to industrial use. Staff does not anticipate this happening in the foreseeable future.

Commissioner Serrone questioned whether there is any concern about placing residential developments near a Superfund site. Principal Planner Klein explained that when the sites are proposed for redevelopment, there will be project-specific environmental studies that will be conducted to determine whether the level of contaminants on site is acceptable or may be mitigated to an acceptable level for housing development. She added that coordination with other regulatory agencies will be necessary to clean up the sites.

Commissioner Serrone confirmed with Planning Officer Shaunn Mendrin that changing the zoning designation for sites in East Sunnyvale did not require a California Environmental Quality Act (CEQA) review since an Environmental Impact Report was already conducted when these sites were designated for residential use in the General Plan.

Commissioner Serrone confirmed with Planning Officer Mendrin that Agape Grill may be impacted by the rezoning process.

Commissioner Serrone and Planning Officer Mendrin discussed how the designated use for the Allario Shopping Center located across from 591 S. Murphy Avenue is intended to remain commercial.

Vice Chair Davis confirmed with Planning Officer Mendrin that this program and any others in our Housing Element will need to be completed to maintain the City's certification with California Department of Housing and Community Development (HCD).

At Vice Chair Davis' request, Planning Officer Mendrin provided information on the office overlay on Murphy Avenue and that it is intended to serve as a transition between El Camino Real commercial uses and the residential uses further north along Murphy Avenue.

Commissioner Pyne confirmed with Planning Officer Mendrin that there is no compliance risk by not changing the zoning designation for sites encumbered by either significant pollutants or deed restrictions.

Chair Iglesias opened the Public Hearing.

Wesley Yu, Sunnyvale resident, spoke in support of the General Plan land use designation amendments and rezoning for 27 legal non-conforming single- and two-family dwellings.

Chair Iglesias closed the Public Hearing.

MOTION: Commissioner Pyne moved and Vice Chair Davis seconded the motion to recommend Alternative 1 to the City Council:

Adopt the resolution and ordinances amending the General Plan, Specific Plans, Zoning Map and Zoning Code; and find the proposed actions exempt under CEQA, as set forth in Attachments 2 to 6 to the staff report.

Commissioner Pyne spoke in overall support of the motion.

Vice Chair Davis voiced his support of the motion.

The motion carried by the following vote:

Yes: 6 - Chair Iglesias
Vice Chair Davis
Commissioner Figone
Commissioner Pyne
Commissioner Serrone
Commissioner Sigura

No: 0

Absent: 1 - Commissioner Shukla

This recommendation will be forwarded to the City Council for consideration at the January 28, 2025 meeting.

4. [25-0073](#) Selection and Ranking of Potential 2025 Study Issues

Principal Planner George Schroeder presented the staff report with a slide presentation.

Commissioner Pyne confirmed with Principal Planner Schroeder that the Planning Commission may not combine study issues not sponsored by the Planning Commission.

Commissioner Pyne asked about the Sustainability Commission's thoughts on study issue CDD 24-02 since it was sponsored prior to City Council's adoption of the Climate Action Playbook Update and Game Plan 2028. Principal Planner George Schroeder noted that this study issue was deferred by the Sustainability Commission last year and is on the list of study issues to be ranked for 2025.

Chair Iglesias confirmed with Principal Planner Schroeder that any study issues that are dropped or deferred by the Planning Commission do not have to be ranked.

Upon Chair Iglesias' request, Principal Planner Schroeder explained the staff recommendation to either defer or drop each of the proposed 2025 study issues.

Chair Iglesias opened the Public Hearing.

There were no public speakers for this agenda item.

Chair Iglesias closed the Public Hearing.

MOTION: Commissioner Sigura moved and Commissioner Figone seconded the motion to drop study issue CDD 25-03.

Commissioner Sigura stated that he is not supportive of the study issue and noted that funding for other study issues should be prioritized.

Commissioner Figone shared that due to associated costs, he is unable to support the study issue.

Commissioner Pyne noted that while he is not supportive of the study issue moving forward this year, he is supportive of deferring it so that it may be evaluated later.

The motion failed by the following vote:

Yes: 2 - Commissioner Figone
Commissioner Sigura

No: 4 - Chair Iglesias
Vice Chair Davis
Commissioner Pyne
Commissioner Serrone

Absent: 1 - Commissioner Shukla

MOTION: Vice Chair Davis moved and Commissioner Pyne seconded the motion to drop study issue DPW 25-06.

Vice Chair Davis highlighted the opportunity cost associated with prioritizing this study issue.

Commissioner Pyne spoke in agreement with Vice Chair Davis.

The motion carried by the following vote:

Yes: 6 - Chair Iglesias
Vice Chair Davis
Commissioner Figone
Commissioner Pyne
Commissioner Serrone
Commissioner Sigura

No: 0

Absent: 1 - Commissioner Shukla

MOTION: Commissioner Pyne moved and Vice Chair Davis seconded the motion to drop study issue ESD 24-02.

Commissioner Pyne commented that the study issue is already being addressed by the Climate Action Playbook Update and Game Plan 2028.

Vice Chair Davis agreed with Commissioner Pyne in that the study issue is redundant.

The motion carried by the following vote:

Yes: 6 - Chair Iglesias
Vice Chair Davis
Commissioner Figone
Commissioner Pyne
Commissioner Serrone
Commissioner Sigura

No: 0

Absent: 1 - Commissioner Shukla

Commissioner Serrone voiced his support for dropping study issue ESD 25-01 and explained why.

MOTION: Commissioner Serrone moved and Commissioner Pyne seconded the motion to drop study issue ESD 25-01.

Commissioner Pyne noted the similarity between study issues ESD 25-01 and LRS 25-02. He added that since combining the two study issues is not a possibility, he is supportive of dropping study issue ESD 25-01 and deferring study issue LRS 25-02.

The motion carried by the following vote:

Yes: 6 - Chair Iglesias
Vice Chair Davis
Commissioner Figone
Commissioner Pyne
Commissioner Serrone
Commissioner Sigura

No: 0

Absent: 1 - Commissioner Shukla

MOTION: Commissioner Serrone moved and Commissioner Sigura seconded the motion to drop study issue LRS 25-02.

Commissioner Serrone explained his reasoning for supporting the dropping of this study issue.

Commissioner Sigura spoke in agreement with Commissioner Serrone.

The motion carried by the following vote:

Yes: 4 - Chair Iglesias
Commissioner Figone
Commissioner Serrone
Commissioner Sigura

No: 2 - Vice Chair Davis
Commissioner Pyne

Absent: 1 - Commissioner Shukla

MOTION: Vice Chair Davis moved to defer study issue CDD 25-02.

The motion failed for lack of a second.

MOTION: Commissioner Pyne moved and Vice Chair Davis seconded the motion to defer study issue CDD 25-03.

Commissioner Pyne explained why this study issue should be evaluated at a later time.

Vice Chair Davis agreed with comments made by Commissioner Pyne.

The motion carried by the following vote:

Yes: 6 - Chair Iglesias
Vice Chair Davis
Commissioner Figone
Commissioner Pyne
Commissioner Serrone
Commissioner Sigura

No: 0

Absent: 1 - Commissioner Shukla

Vice Chair Davis shared his thoughts on study issue CDD 22-05 and stated that, in his opinion, it should be prioritized second. Commissioner Pyne commented that, in his opinion, this study issue will not result in anything productive.

Commissioner Serrone advocated for study issue CDD 24-02 and noted that evaluating it may not take much time. Commissioner Sigura and Commissioner Figone spoke in agreement but noted that they would personally not rank this study issue highly. Chair Iglesias added that this study issue would not be as impactful as others and would not rank it highly.

Commissioner Pyne confirmed that he would rank study issue CDD 24-04 highly but has not decided on the order it should be ranked. Commissioner Figone stated that he would rank it in middle. Vice Chair Davis confirmed with Principal Planner Schroeder that any work associated with this study issue is not already within the scope of the Housing Element.

Commissioner Serrone shared his thoughts on study issue CDD 24-05 and noted that it would not be a time or cost intensive one to complete. Vice Chair Davis agreed that the appeals fee needs to be reevaluated. Commissioner Pyne and Principal Planner Schroeder discussed the overlap between the scope of this study issue and that of the Housing Element. Commissioner Figone spoke in support of the process improvement that will result from this study issue.

Vice Chair Davis stated his intent of ranking study issue CDD 24-06 lowly compared to the other study issues and explained why. Commissioner Serrone shared his opposing view and spoke of the importance of sign visibility.

Commissioner Figone spoke of the benefits that may arise from study issue CDD 25-02 that will come at a high cost. Commissioner Sigura voiced his support of this study issue and stated that he would rank it highly. Vice Chair Davis and Commissioner Serrone shared their conflicted feelings with this study issue.

MOTION: Commissioner Pyne moved and Vice Chair Davis seconded the motion to accept the ranking of the Study Issues from highest priority to lowest priority as follows:

1.) CDD 24-05: Review and Evaluate Appeals Fees and Process

2.) CDD 24-04: Peery Park Specific Plan Amendment (area east of Mathilda Avenue)

3.) CDD 25-02: Identify Opportunities for Allowing Neighborhood-Serving Commercial Uses in Residential Zoning Districts

4.) CDD 24-06: Re-evaluate Nonresidential Sign Code Standards and Compliance with the First Amendment

5.) CDD 22-05: Consider Modifications to the Sunnyvale Municipal Code Related to Underground Utilities

6.) CDD 24-02: Explore the Creation of a Dark Sky Ordinance for all Private Property

Commissioner Pyne urged his fellow Commissioners to vote in support of the motion.

Vice Chair Davis spoke in agreement with Commissioner Pyne's comments.

The motion carried by the following vote:

Yes: 6 - Chair Iglesias
Vice Chair Davis
Commissioner Figone
Commissioner Pyne
Commissioner Serrone
Commissioner Sigura

No: 0

Absent: 1 - Commissioner Shukla

This recommendation will be forwarded to the City Council for consideration at the Study Issues and Budget Proposals Workshop on February 13, 2025.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None.

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

None.

-Staff Comments

Planning Officer Shaunn Mendrin informed the Planning Commissioners that on January 14, 2025, the City Council will discuss potential Council study issues and budget proposals as well as review the Board and Commission application questions.

Planning Officer Mendrin announced that the City Council retreat is scheduled to take place on January 30, 2025.

Planning Officer Mendrin stated that the first meeting of the Charter Review Committee will be held on February 6, 2025.

Planning Officer Mendrin confirmed that the Study Issues and Budget Proposals workshop will occur on February 13, 2025.

ADJOURNMENT

Chair Iglesias adjourned the meeting at 9:35 PM.



City of Sunnyvale

Agenda Item 2

25-0252

Agenda Date: 1/27/2025

Planning Commission Proposed Study Issues, Calendar Year: 2026 (Information Only)

Date	Working Title	Summary of Scope	Staff Comments
June 4, 2024	Allow Commercial Marijuana Activities in Certain Zoning Districts	Study would explore allowing commercial marijuana activities in certain zoning districts. It will not explore reversing the prohibition on outdoor cultivation.	None

*These study issues have been proposed for future sponsorship

Toward the end of the calendar year, no later than October, boards and commissions will review the list of proposed study issues and officially vote on sponsorship for each individually listed study issue. Official sponsorship means that the study issue is approved for ranking with a majority vote of the board or commission. Staff will then prepare the sponsored study issue papers, including fiscal impact **but not** the staff recommendation.