Plan 2B(R) | Plan 4A | Plan 3B(R) | Plan 4A | Plan 1B(R)

SHEET INDEX:

SITE INFORMATION:

GROSS SITE: 8.8 ACRES (383,973 S.F.)

ZONING: R-1.5/PD

SUMMARY: 58 SINGLE FAMILY HOMES

PUBLIC PARK, LOT A - 2 AC (87,480 S.F.)

PUBLIC STREET DEDICATION - 0.7 AC (30,627 S.F.)

PRIVATE STREET A, LOT C - 1.0 AC (42,855 S.F.)

NET SITE AREA - 6.1 AC (265,866 S.F.)

SINGLE FAMILY HOMES:

4,583 S.F. AVERAGE LOT SIZE FOR CALCULATION OF F.A.R. AND COVERAGE

PLAN 1 - 3152 G.S.F.

PLAN 2 - 3123 G.S.F.

PLAN 3 - 3263 G.S.F.

PLAN 4 - 3465 G.S.F.

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin St., Ste. 400
Oakland,CA 94612
510.272.2910
ktgy.com

TRUMARKHOMES

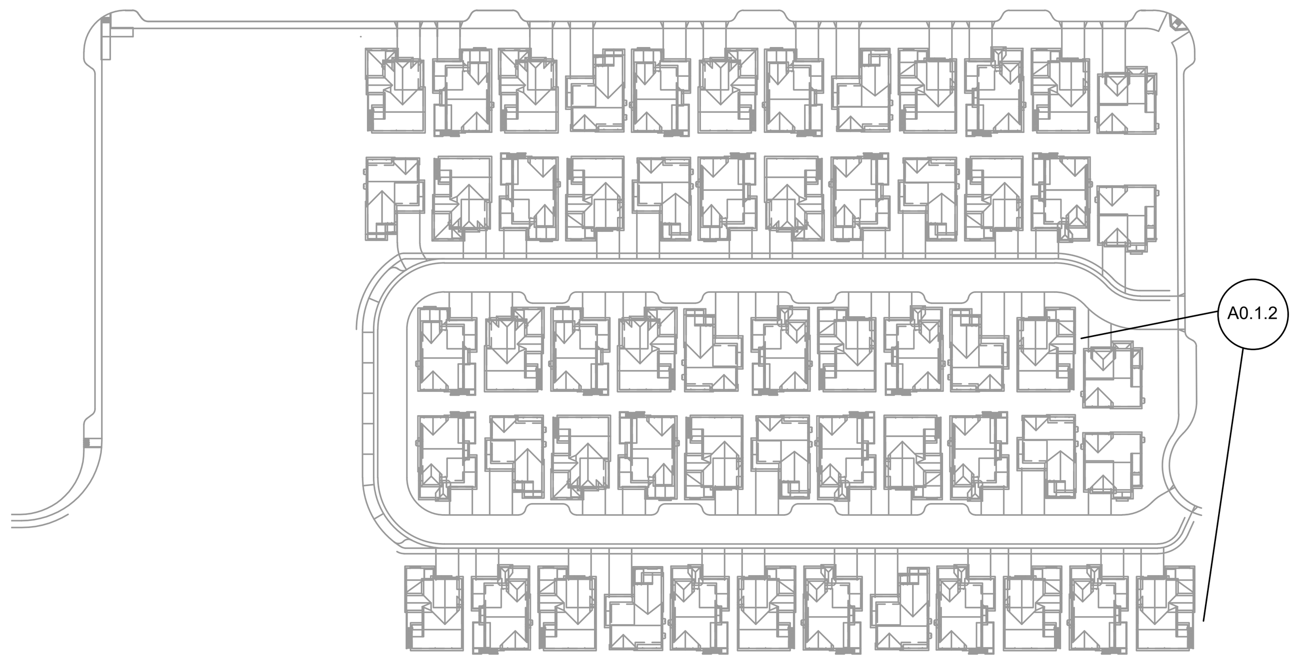
CORN PALACE
Sunnyvale, CA. # 2017-0980

FEBRUARY 13, 2019

TITLE SHEET

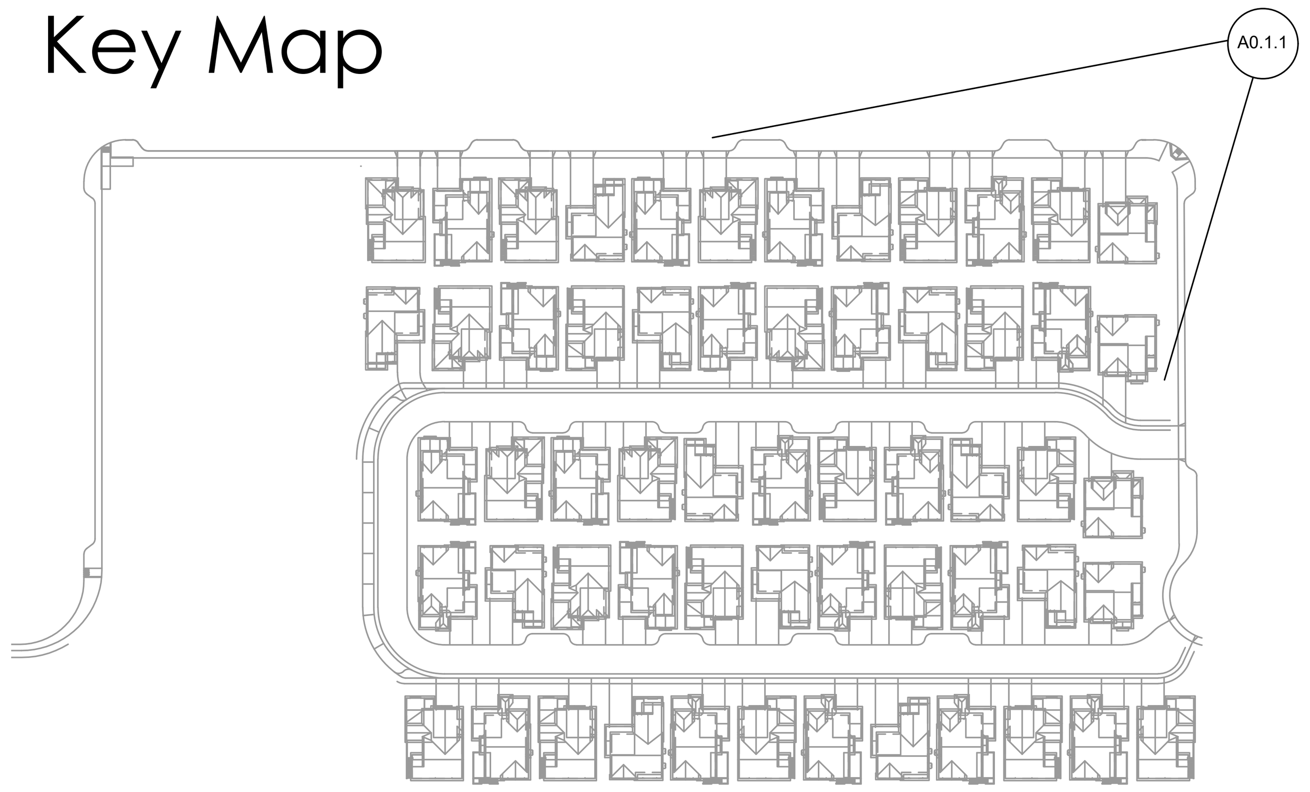
A0.0

Key Map



Key Map

Key Map



ktgy
Architecture + Planning
The Leamington Building
1814 Franklin St., Ste. 400
Oakland,CA 94612
510.272.2910
ktgy.com

TRUMARKHOMES

CORN PALACE
Sunnyvale, CA. # 2017-0980

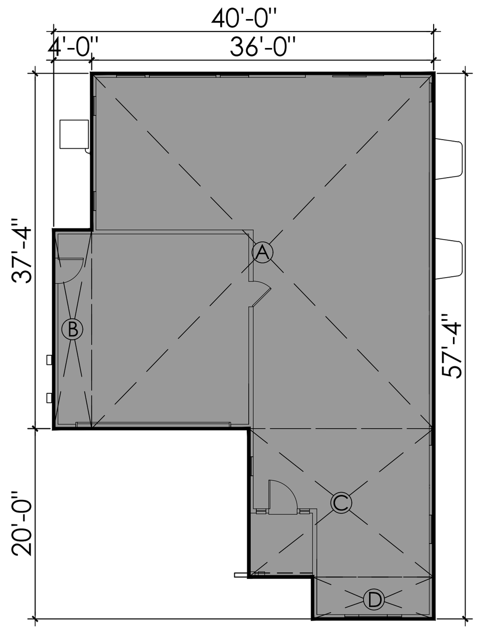
FEBRUARY 13, 2019

0 15 30 60

SITE LAYOUT PLAN

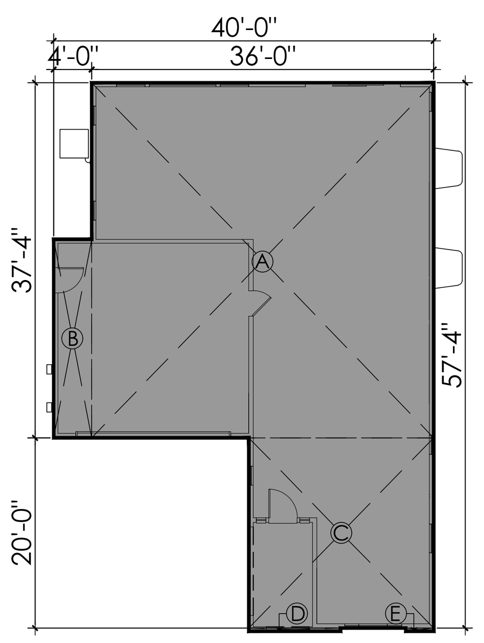
A0.2

PLAN 1



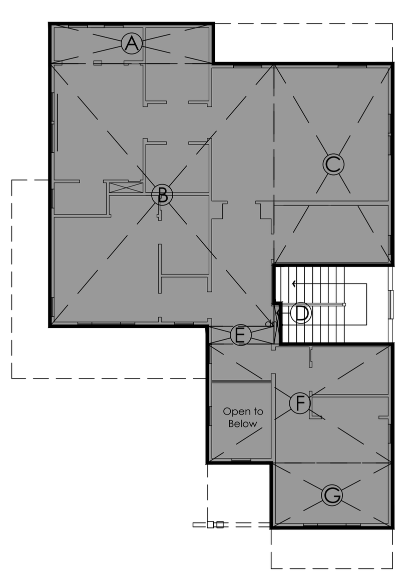
Plan 1A Coverage
1787 g.s.f.

A	36'-0" x 37'-4" = 1344 g.s.f.	
B	4'-0" x 20'-10.5" = 83.5 g.s.f.	
C	19'-5.5" x 15'-7" = 303.3 g.s.f.	
D	12'-9" x 4'-5" = 56.2 g.s.f.	
Total:	1787 g.s.f.	



Plan 1B Coverage
1820 g.s.f.

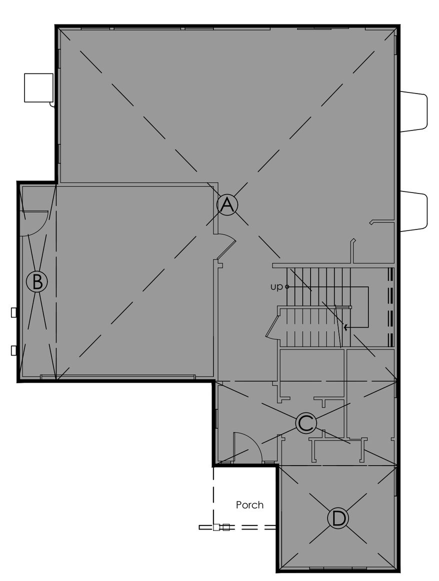
A	36'-0" x 37'-4" = 1344 g.s.f.
B	4'-0" x 20'-10.5" = 83.5 g.s.f.
C	19'-5.5" x 20'-0" = 389.2 g.s.f.
D	9'-8" x 0'-4" = 3.2 g.s.f.
E	3'-0" x 0'-4" = 0.9 g.s.f.
Total:	1820 g.s.f.



Plan 1 FAR Areas
1ST FLR 1742 g.s.f.
2ND FLR 1333 g.s.f.
TOTAL 3075 g.s.f.

Plan 1 Second Floor
1333 g.s.f.

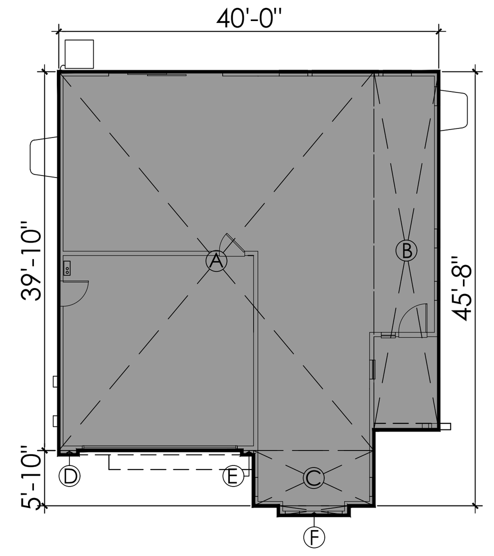
A	17'-2" x 4'-2.5" = 72.2 g.s.f.
B	23'-6.5" x 27'-7.5" = 650.3 g.s.f.
C	12'-5.5" x 21'-2.5" = 264.2 g.s.f.
D	0'-8.5" x 4'-3.5" = 3 g.s.f.
E	7'-0" x 1'-10.5" = 13.1 g.s.f.
F	19'-5.5" x 12'-6" = 243.2 g.s.f.
G	12'-9" x 6'-10" = 87.1 g.s.f.
Total:	1333 g.s.f.



Plan 1 First Floor
1742 g.s.f.

A	36'-0" x 37'-4" = 1344 g.s.f.
B	4'-0" x 20'-10.5" = 83.5 g.s.f.
C	19'-5.5" x 8'-10.5" = 172.7 g.s.f.
D	12'-9" x 11'-1.5" = 141.8 g.s.f.
Total:	1742 g.s.f.

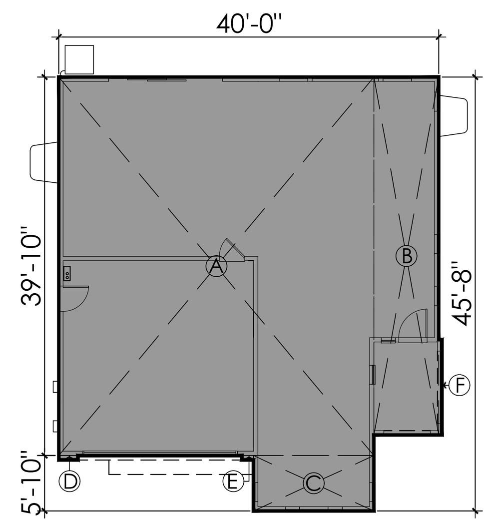
PLAN 2



2a

Plan 2A Coverage
1662 g.s.f.

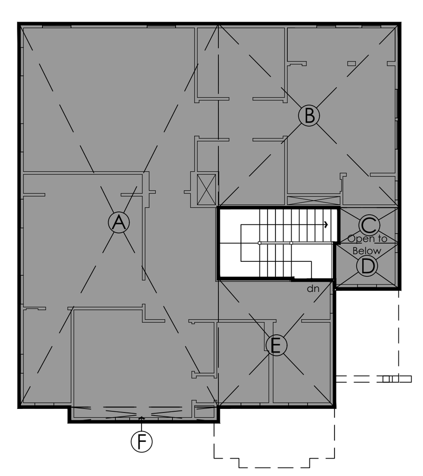
A	33'-2" x 39'-10" = 1321 g.s.f.
B	6'-10" x 37'-8" = 257.4 g.s.f.
C	12'-8" x 5'-10" = 73.9 g.s.f.
D	2'-0" x 0'-5.5" = 0.9 g.s.f.
E	1'-2.5" x 0'-5.5" = 0.6 g.s.f.
F	7'-5" x 1'-0" = 7.4 g.s.f.
Total:	1662 g.s.f.



2b

Plan 2B Coverage
1657 g.s.f.

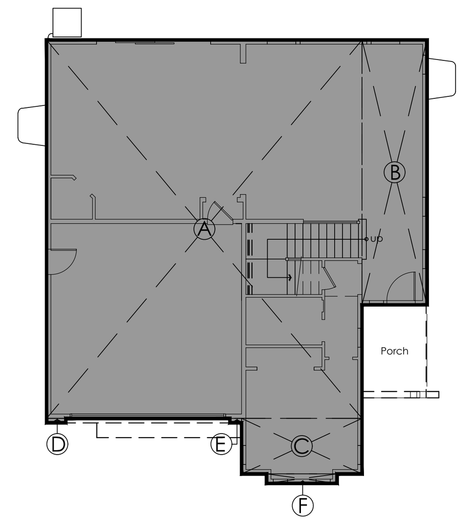
A	33'-2" x 39'-10" = 1321 g.s.f.
B	6'-10" x 37'-8" = 257.4 g.s.f.
C	12'-8" x 5'-10" = 73.9 g.s.f.
D	2'-0" x 0'-5.5" = 0.9 g.s.f.
E	1'-2.5" x 0'-5.5" = 0.6 g.s.f.
F	0'-4" x 10'-0" = 3.3 g.s.f.
Total:	1657 g.s.f.



Plan 2 FAR Areas
1ST FLR 1595 g.s.f.
2ND FLR 1458 g.s.f.
TOTAL 3053 g.s.f.

Plan 2 Second Floor
1458 g.s.f.

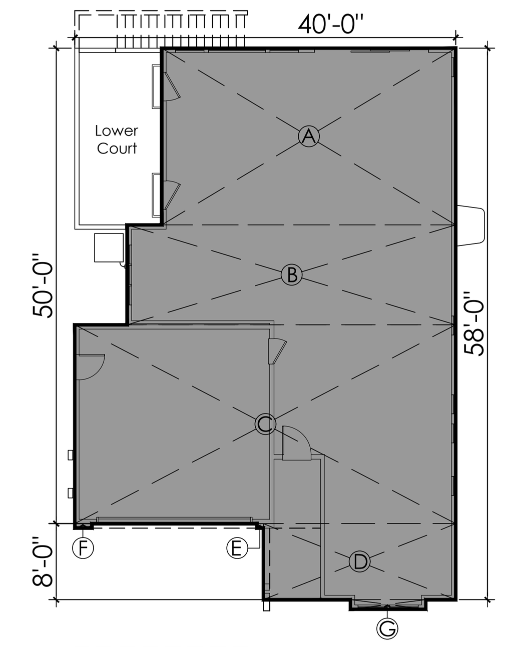
A	20'-11.5" x 40'-3.5" = 844.5 g.s.f.
B	19'-0.5" x 19'-4" = 368.2 g.s.f.
C	6'-4.5" x 3'-9" = 23.8 g.s.f.
D	6'-10" x 4'-9.5" = 32.9 g.s.f.
E	12'-2.5" x 13'-6" = 164.8 g.s.f.
F	15'-8" x 1'-6" = 24.1 g.s.f.
Total:	1458 g.s.f.



Plan 2 First Floor
1595 g.s.f.

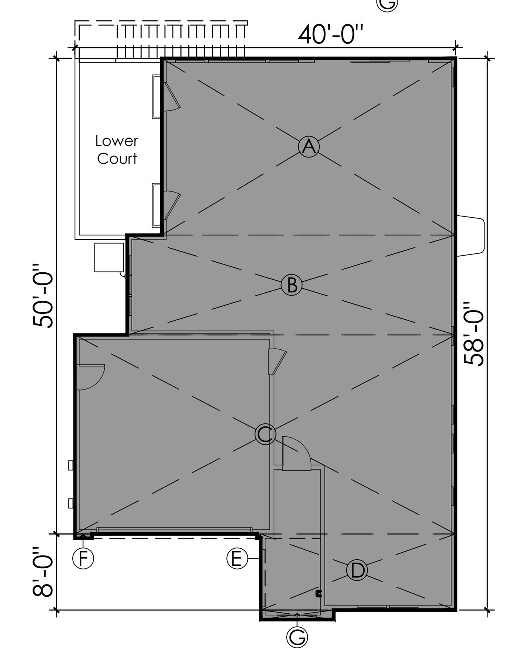
A	33'-2" x 39'-10" = 1321 g.s.f.
B	6'-10" x 27'-10.5" = 190.5 g.s.f.
C	12'-8" x 5'-10" = 73.9 g.s.f.
D	2'-0" x 0'-5.5" = 0.9 g.s.f.
E	1'-2.5" x 0'-5.5" = 0.6 g.s.f.
F	7'-5" x 1'-0" = 7.4 g.s.f.
Total:	1595 g.s.f.

PLAN 3



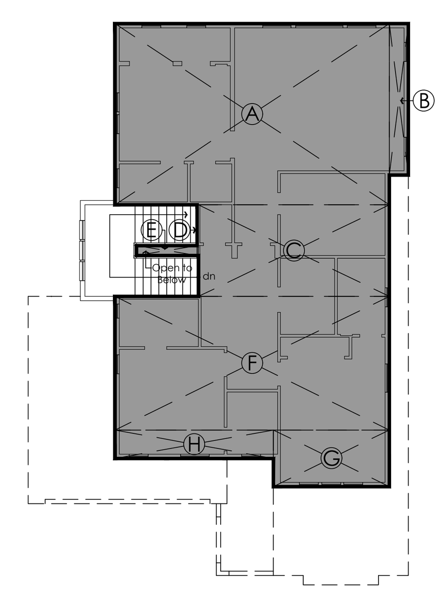
Plan 3A Coverage
1944 g.s.f.

A	30'-10.5" x 18'-7" = 574 g.s.f.
B	34'-6" x 10'-6" = 362.3 g.s.f.
C	40'-0" x 20'-11" = 836.7 g.s.f.
D	20'-2.5" x 8'-0" = 161.7 g.s.f.
E	0'-8" x 0'-5.5" = 0.3 g.s.f.
F	1'-9.5" x 0'-5.5" = 0.8 g.s.f.
G	7'-11" x 1'-0" = 7.9 g.s.f.
Total:	1944 g.s.f.



Plan 3B Coverage
1946 g.s.f.

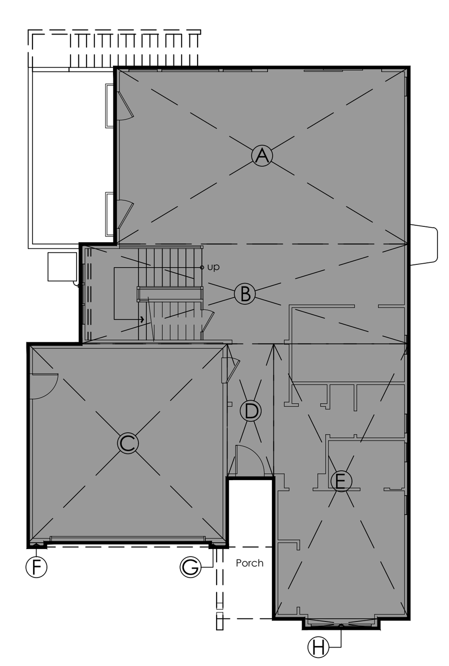
A	30'-10.5" x 18'-7" = 574 g.s.f.
B	34'-6" x 10'-6" = 362.3 g.s.f.
C	40'-0" x 20'-11" = 836.7 g.s.f.
D	23'-5" x 8'-0" = 163.8 g.s.f.
E	0'-5" x 0'-5.5" = 0.2 g.s.f.
F	1'-9.5" x 0'-5.5" = 0.8 g.s.f.
G	7'-8" x 1'-0" = 7.7 g.s.f.
Total:	1946 g.s.f.



Plan 3 FAR Areas
1ST FLR 1863 g.s.f.
2ND FLR 1310 g.s.f.
TOTAL 3173 g.s.f.

Plan 3 Second Floor
1310 g.s.f.

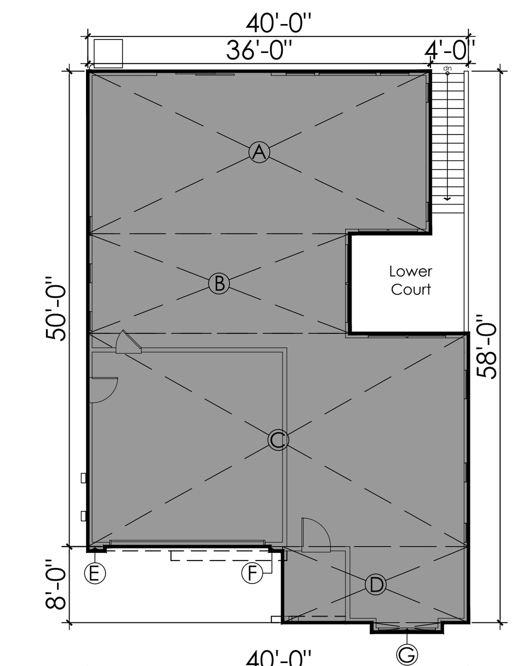
A	28'-10.5" x 19'-0.5" = 549.8 g.s.f.
B	2'-0" x 15'-11" = 31.8 g.s.f.
C	20'-1" x 9'-7.5" = 193.3 g.s.f.
D	0'-2" x 5'-4" = 0.8 g.s.f.
E	6'-4.5" x 1'-0.5" = 6.6 g.s.f.
F	28'-10.5" x 14'-0.5" = 405.5 g.s.f.
G	12'-2.5" x 5'-11.5" = 72.7 g.s.f.
H	16'-8" x 3'-0" = 50.0 g.s.f.
Total:	1310 g.s.f.



Plan 3 First Floor
1863 g.s.f.

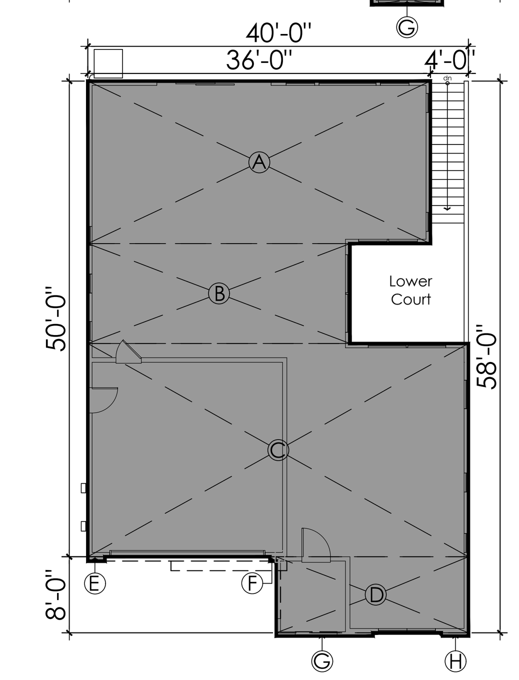
A	30'-10.5" x 18'-7" = 574 g.s.f.
B	34'-6" x 10'-6" = 362.3 g.s.f.
C	20'-11" x 20'-11" = 437.5 g.s.f.
D	4'-10.5" x 14'-1.5" = 68.9 g.s.f.
E	14'-2.5" x 28'-11" = 410.9 g.s.f.
F	1'-9.5" x 0'-5.5" = 0.8 g.s.f.
G	1'-9.5" x 0'-5.5" = 0.8 g.s.f.
H	7'-11" x 1'-0" = 7.9 g.s.f.
Total:	1863 g.s.f.

PLAN 4



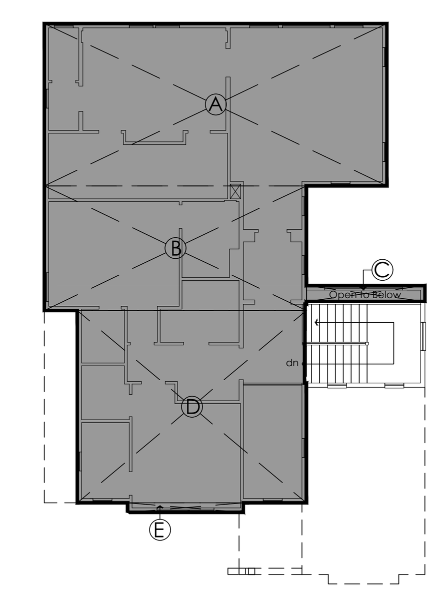
Plan 4A Coverage
1967 g.s.f.

A	36'-0" x 17'-1" = 615 g.s.f.
B	27'-6.5" x 10'-6" = 289.2 g.s.f.
C	40'-0" x 22'-5" = 896.7 g.s.f.
D	19'-6.5" x 8'-0" = 156.3 g.s.f.
E	1'-9.5" x 0'-5.5" = 0.8 g.s.f.
F	1'-4" x 0'-5.5" = 0.6 g.s.f.
G	7'-5" x 1'-0" = 7.4 g.s.f.
Total:	1967 g.s.f.



Plan 4B Coverage
1969 g.s.f.

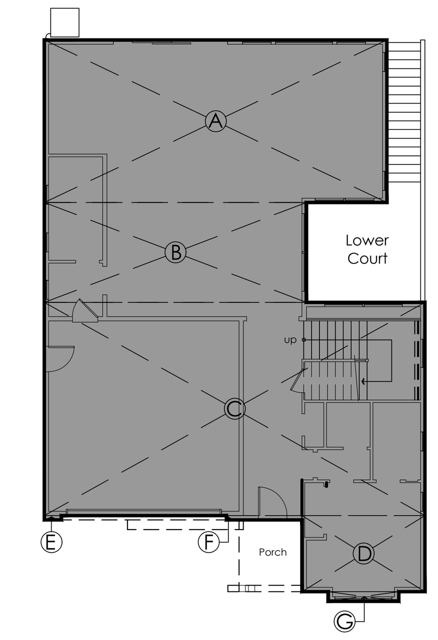
A	36'-0" x 17'-1" = 615 g.s.f.
B	27'-6.5" x 10'-6" = 289.2 g.s.f.
C	40'-0" x 22'-5" = 896.7 g.s.f.
D	20'-2.5" x 8'-0" = 161.7 g.s.f.
E	1'-9.5" x 0'-5.5" = 0.8 g.s.f.
F	0'-8" x 0'-5.5" = 0.3 g.s.f.
G	10'-2" x 0'-4" = 3.4 g.s.f.
H	2'-10.5" x 0'-4" = 0.9 g.s.f.
Total:	1969 g.s.f.



Plan 4 FAR Areas
1ST FLR 1917 g.s.f.
2ND FLR 1498 g.s.f.
TOTAL 3415 g.s.f.

Plan 4 Second Floor
1498 g.s.f.

A	36'-0" x 17'-1" = 615 g.s.f.
B	27'-6.5" x 13'-1.5" = 361.5 g.s.f.
C	12'-5.5" x 1'-8" = 20.8 g.s.f.
D	24'-1" x 20'-3" = 487.7 g.s.f.
E	12'-2" x 1'-0" = 12.1 g.s.f.
Total:	1498 g.s.f.



Plan 4 First Floor
1917 g.s.f.

A	36'-0" x 17'-1" = 615 g.s.f.
B	27'-6.5" x 10'-6" = 289.2 g.s.f.
C	40'-0" x 22'-5" = 896.7 g.s.f.
D	12'-11" x 8'-0" = 103.3 g.s.f.
E	1'-9.5" x 0'-5.5" = 0.8 g.s.f.
F	7'-11.5" x 0'-5.5" = 3.6 g.s.f.
G	7'-5" x 1'-0" = 7.4 g.s.f.
Total:	1917 g.s.f.

SECTION A

SECTION B

SECTION C

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin St., Ste. 400
Oakland,CA 94612
510.272.2910
ktgy.com

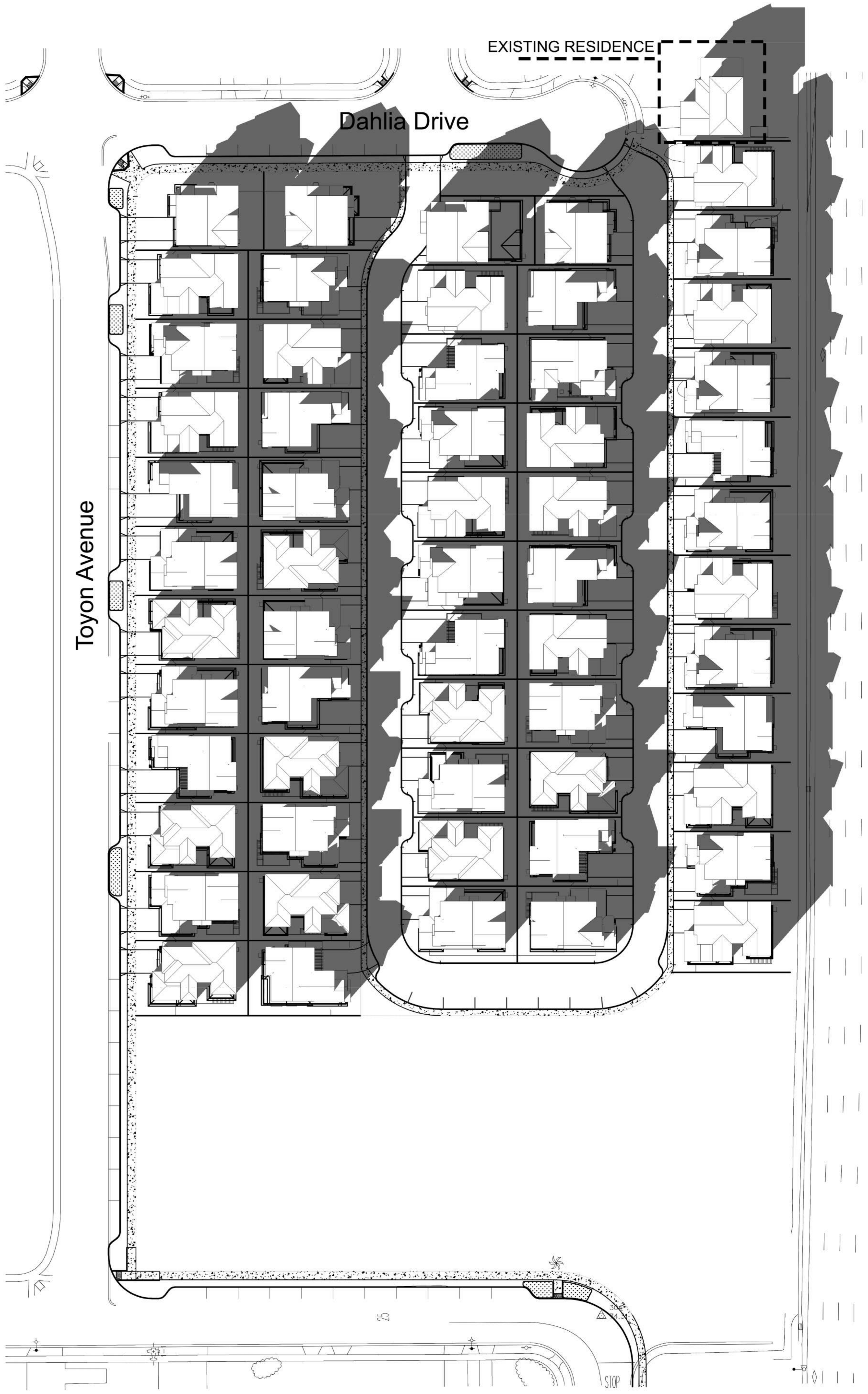
TRUMARKHOMES

CORN PALACE
Sunnyvale, CA. # 2017-0980

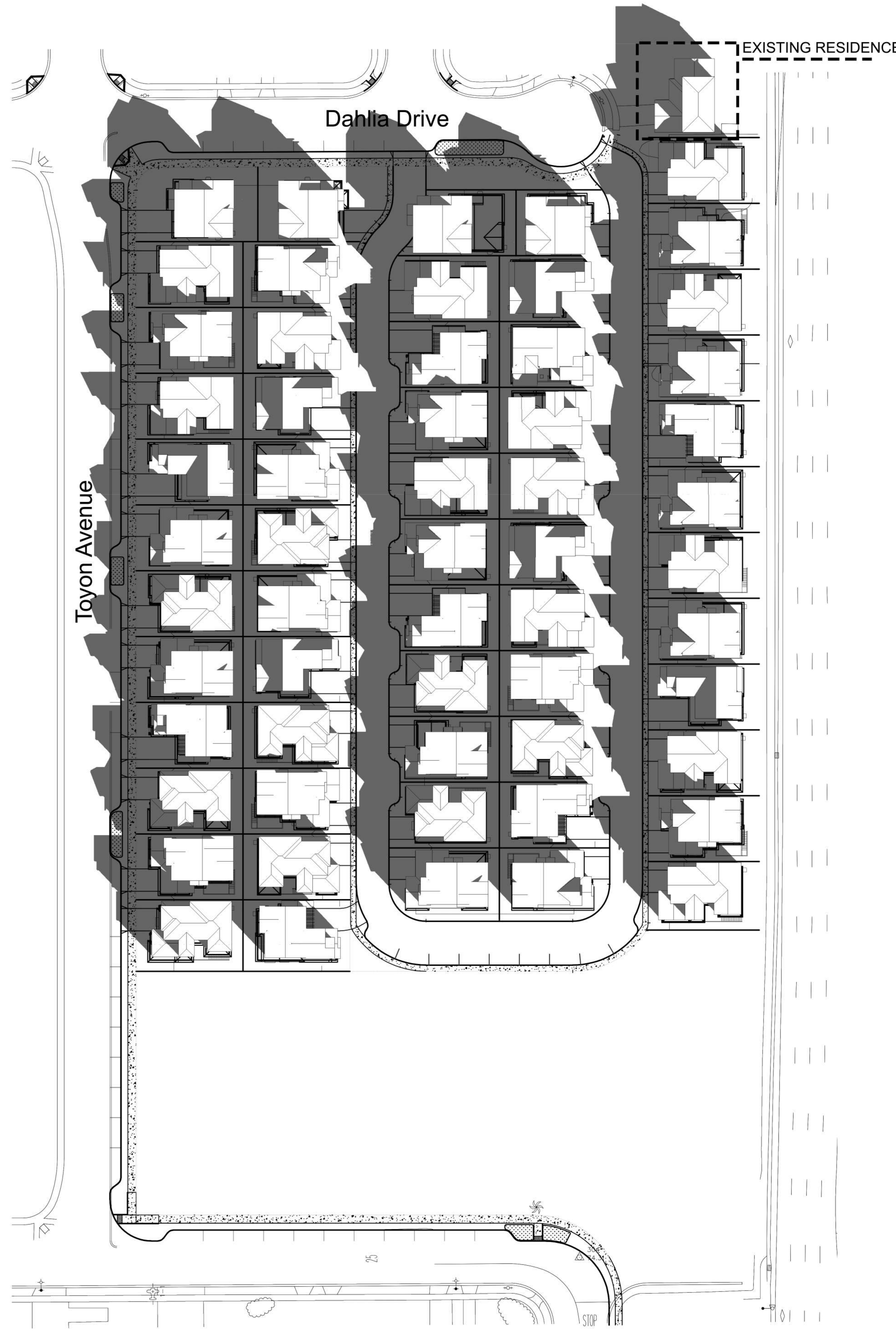
JANUARY 8, 2019

STREET ELEVATIONS

A0.4



DECEMBER 21ST
(AT 3:00 PM)



DECEMBER 21ST
(AT 9:00 AM)

Note: Per SMC 19.56.020. Solar energy systems, the provided diagrams indicate that the new homes do not interfere with solar access in excess of 10 percent.

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin St., Ste. 400
Oakland,CA 94612
510.272.2910
ktgy.com

TRUMARK HOMES

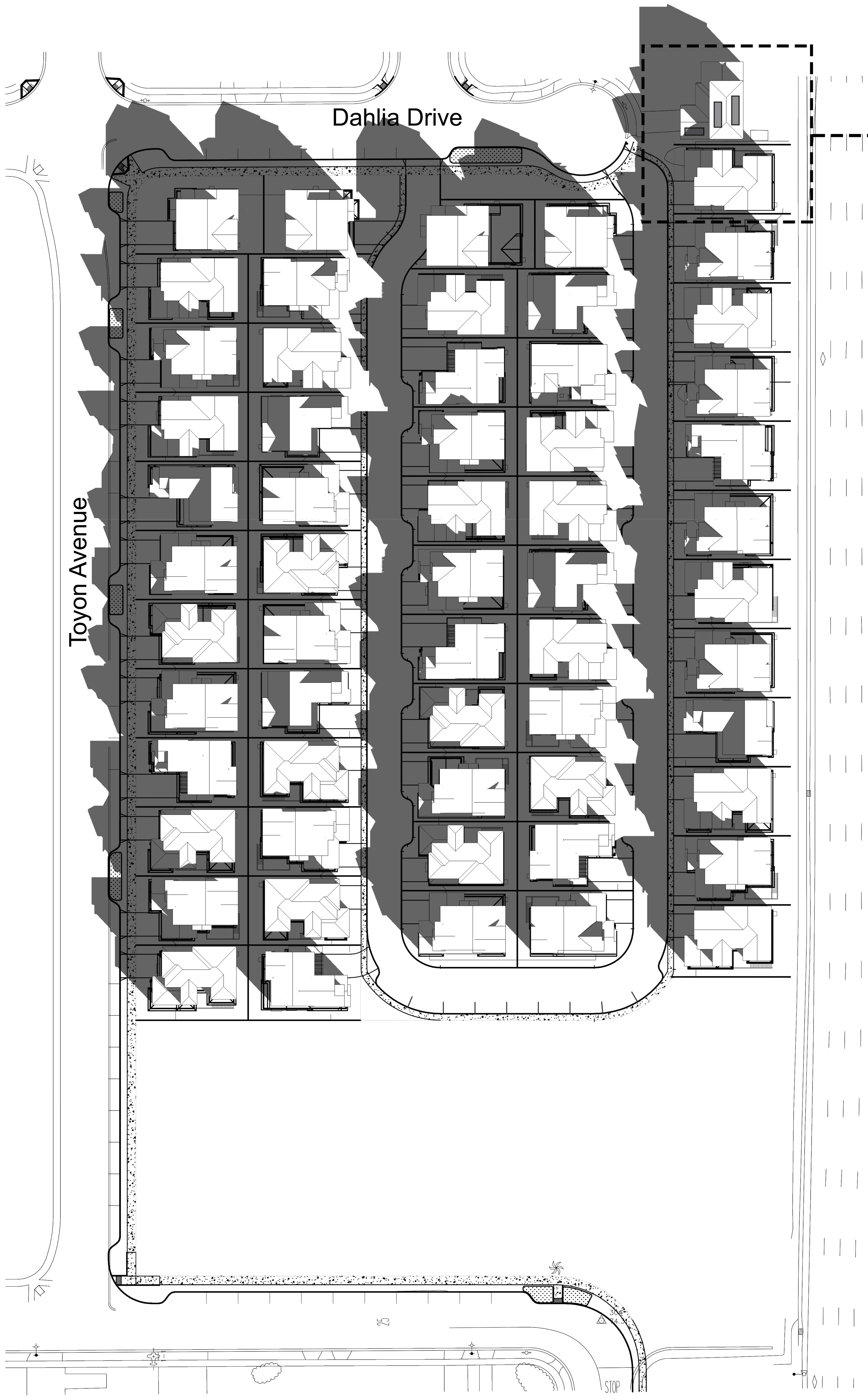
CORN PALACE

JANUARY 8, 2019

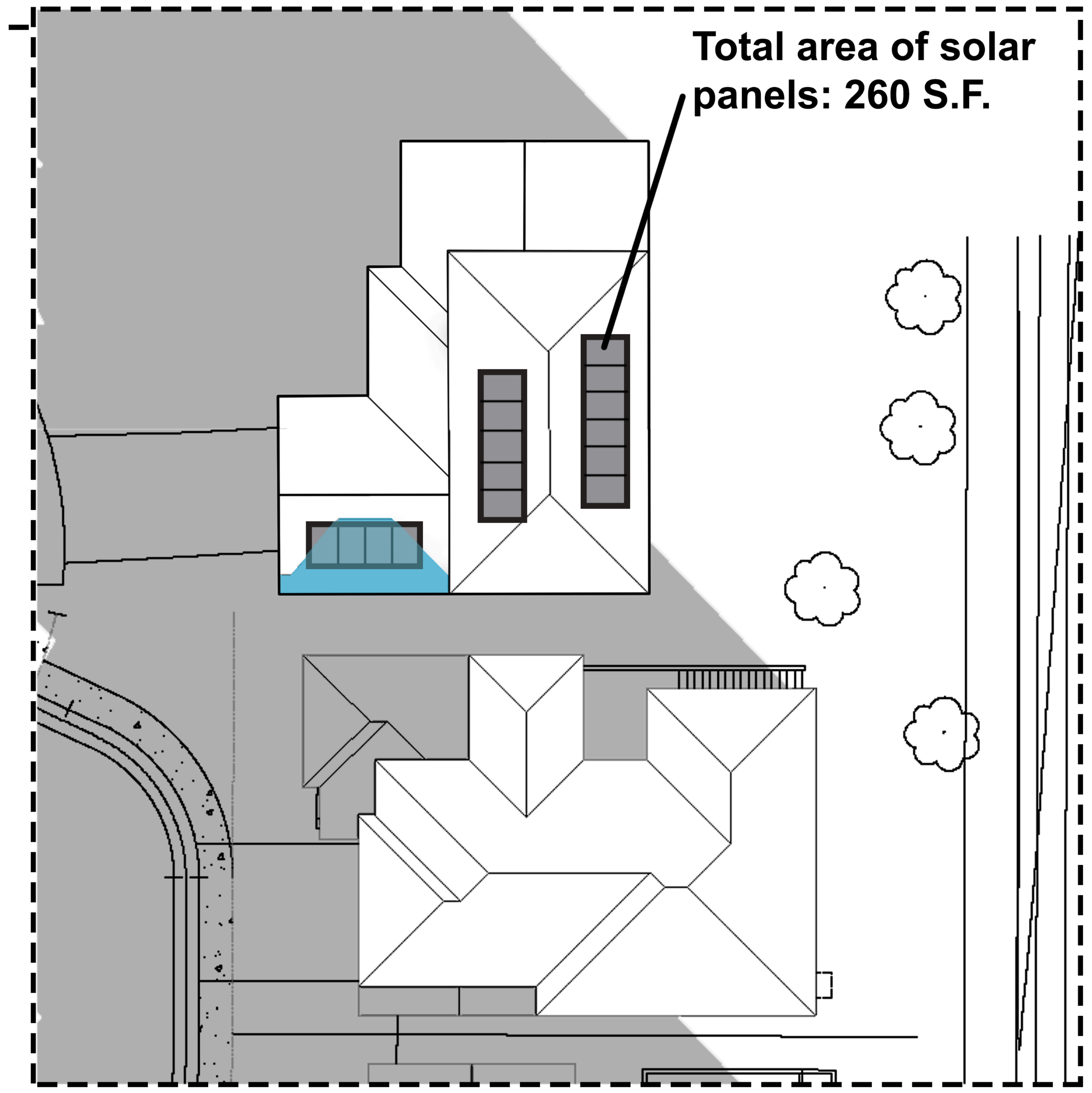
0 25 50 100

SOLAR STUDY

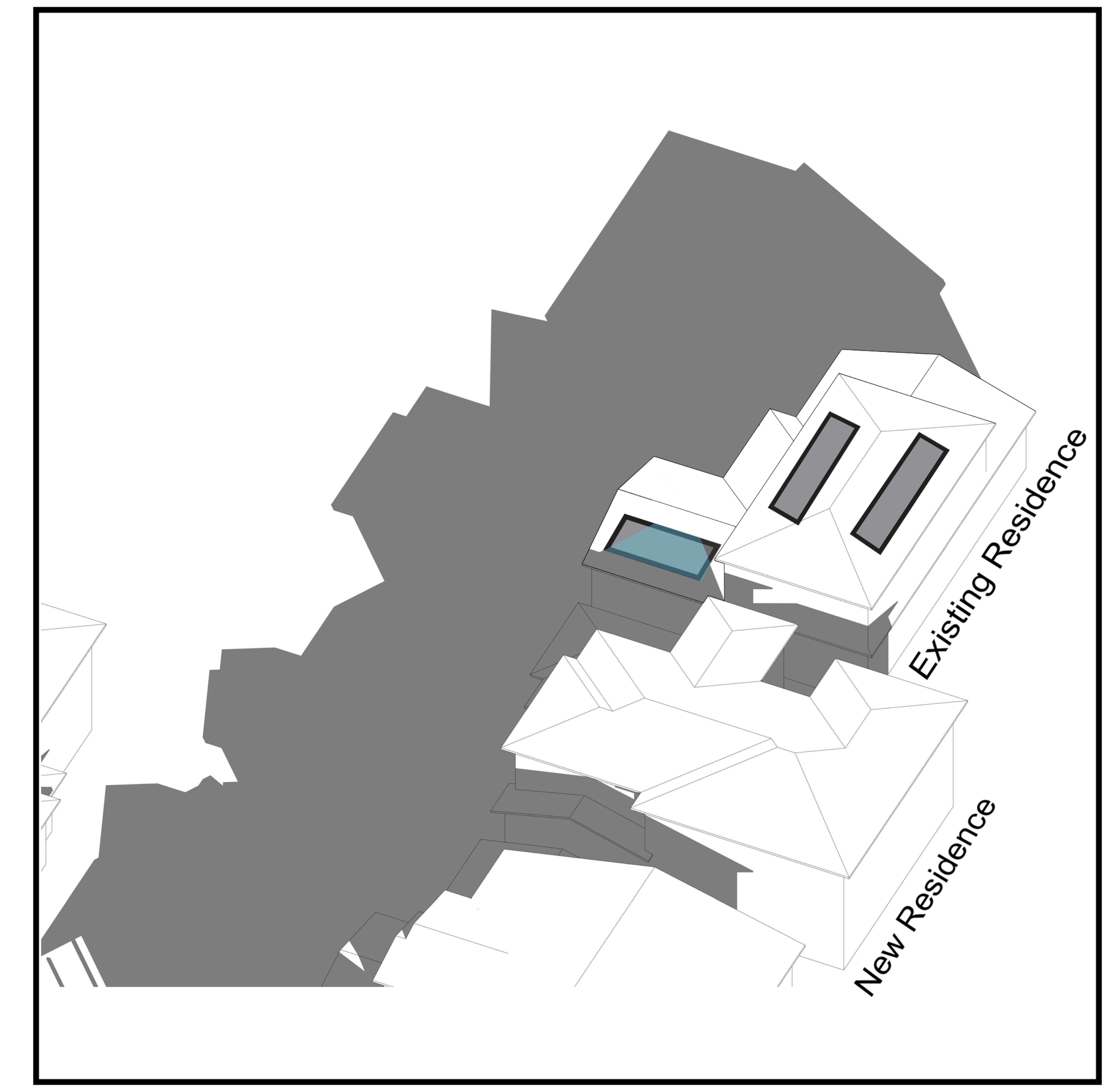
A0.5.1



DECEMBER 21ST
(AT 9:00 AM)



Additional Shadow Cast by New Residence: 133 S.F.



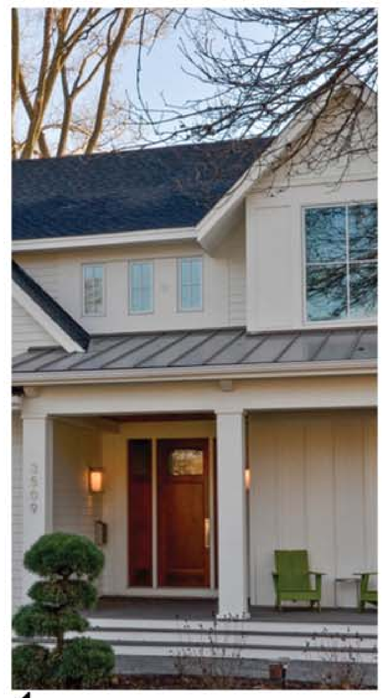
3D of Existing and New Residences

Jan.	20%
Feb.	2%
March	0%
April	0%
May	0%
June	0%
July	0%
Aug.	0%
Sep.	0%
Oct.	0%
Nov.	10%
Dec.	20%
Avg.	4.30%

Percent of Shadow Cast on neighbor's solar panels on the 21st of each month at 9:00 am.

Average of 12 months on the 21st at 9:00 am: 4.3% < 10%.

Note: Per SMC 19.56.020. Solar energy systems, the provided diagrams and chart indicate that the new homes do not interfere with the cumulative shadow effect in excess of 10% throughout a 365 day solar cycle for the existing home's solar panels,


1

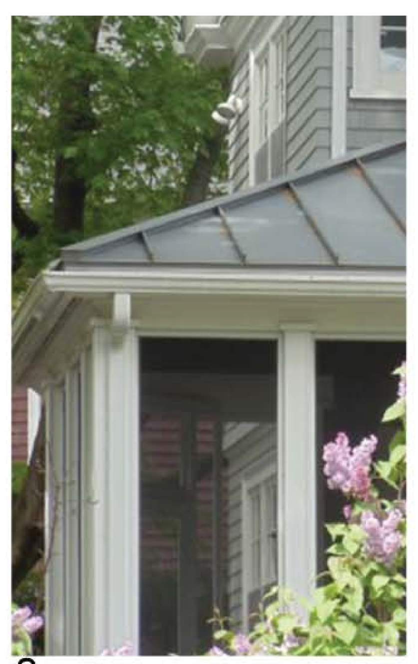
2

3

4

5

6

7

8

9

10

11

12

13

14

15

AGRARIAN ARCHITECTURE

The proposed Agrarian architecture of the Corn Palace project draws from the City's and site's farming and agricultural history and was chosen to help harmonize with the existing built surrounding context of Spanish and Ranch style homes.

As the term "Agrarian" denotes the cultivation of land/farming, the Agrarian architectural style is inspired by the farmhouses and agricultural buildings of rural America, focusing on simple, utilitarian design that emphasizes the balance between basic building massing and materials.

The chart below and example images on this page describes the components and characteristics of Agrarian Architecture as it pertains to the Corn Palace project.

COMPONENTS	CHARACTERISTICS
ROOFS	• Typically Gable, Hip, Shed forms • Roof materials typically are: o Standing seam metal o Flat concrete tile
EXTERIOR FINISH	• Horizontal lap siding and cement fiber siding (6-inch, 8-inch, or 12- inch horizontal siding) • Board and batten siding • Stone veneer
WINDOWS AND DOORS	• Regularly placed and shaped multi-paned windows • Vertically oriented windows with divided lights • Decorative wood trim for windows and doors
TRIM AND ACCENTS AND DETAILS	• Covered entries with square posts • Corbels, Kickers details • Box Bay and tails details • Enhanced sills • Wood trellis over door entries and windows

Lighted Address Numbers

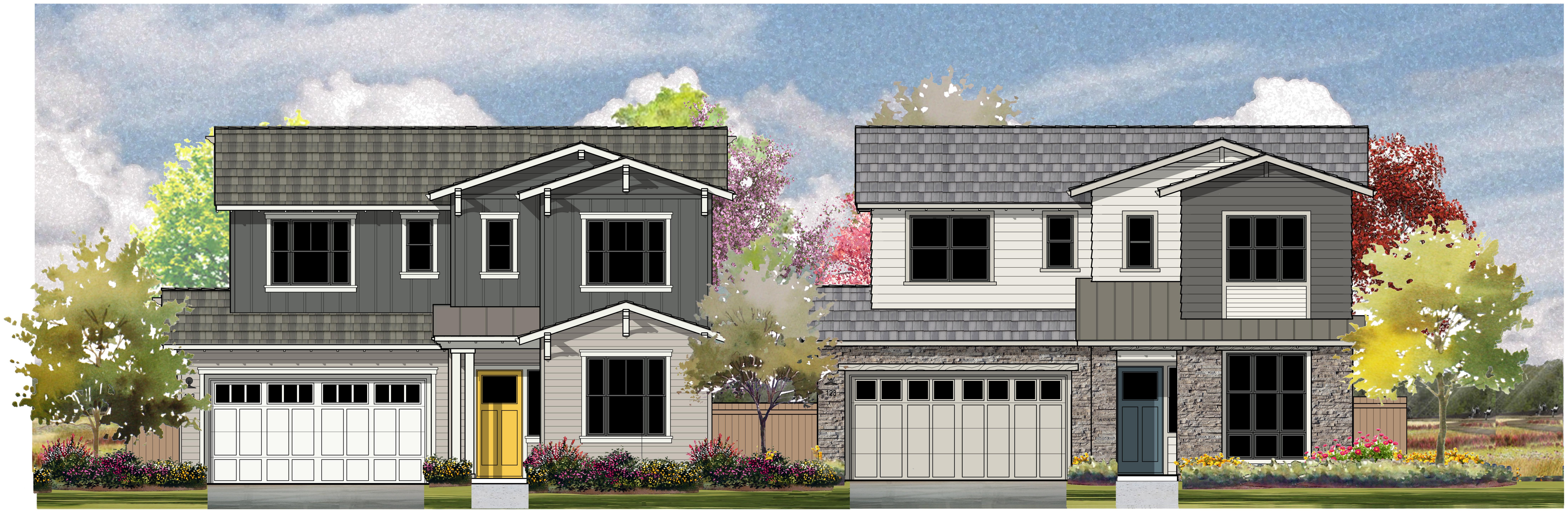

Coach Light

Std. Plan

4 Bedrooms + 4.5 Baths

3152 G.S.F. (per Sunnyvale definition)

Coverage G.S.F. : 1820 / 4583 = 39.7%	
FAR: 3075 / 4583 = 67.1%	

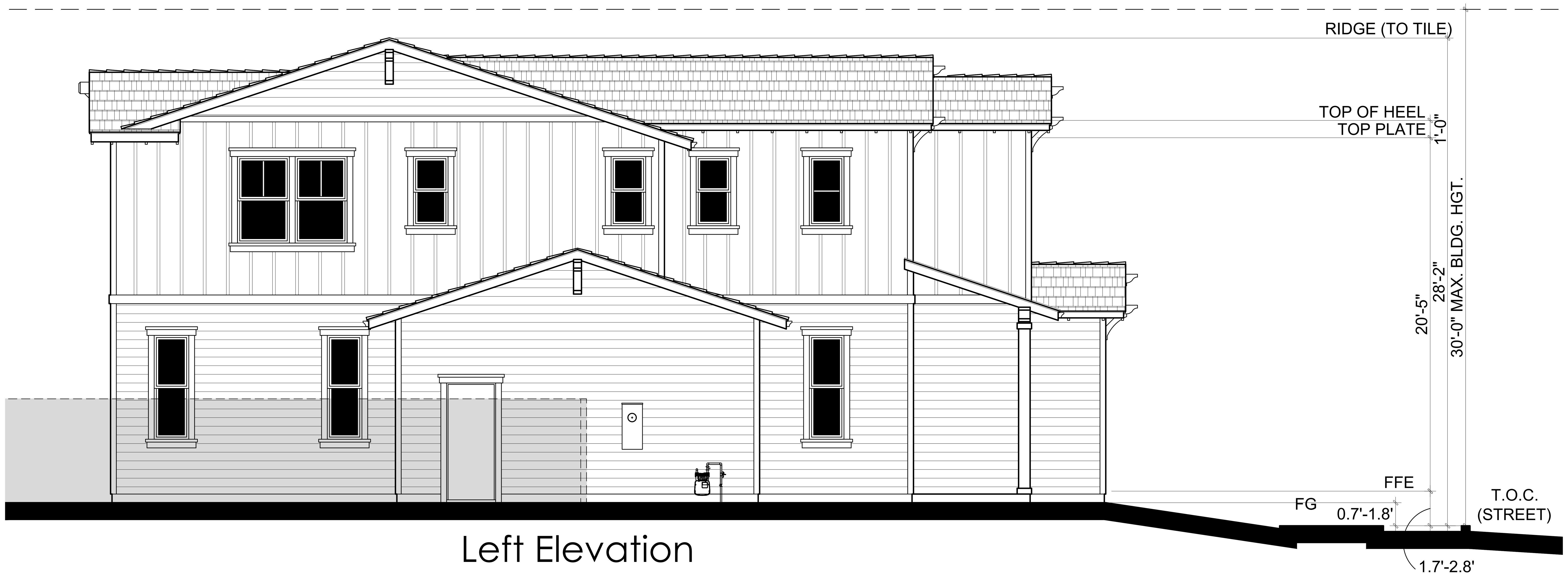


Front Elevation - 1 - Agrarian A

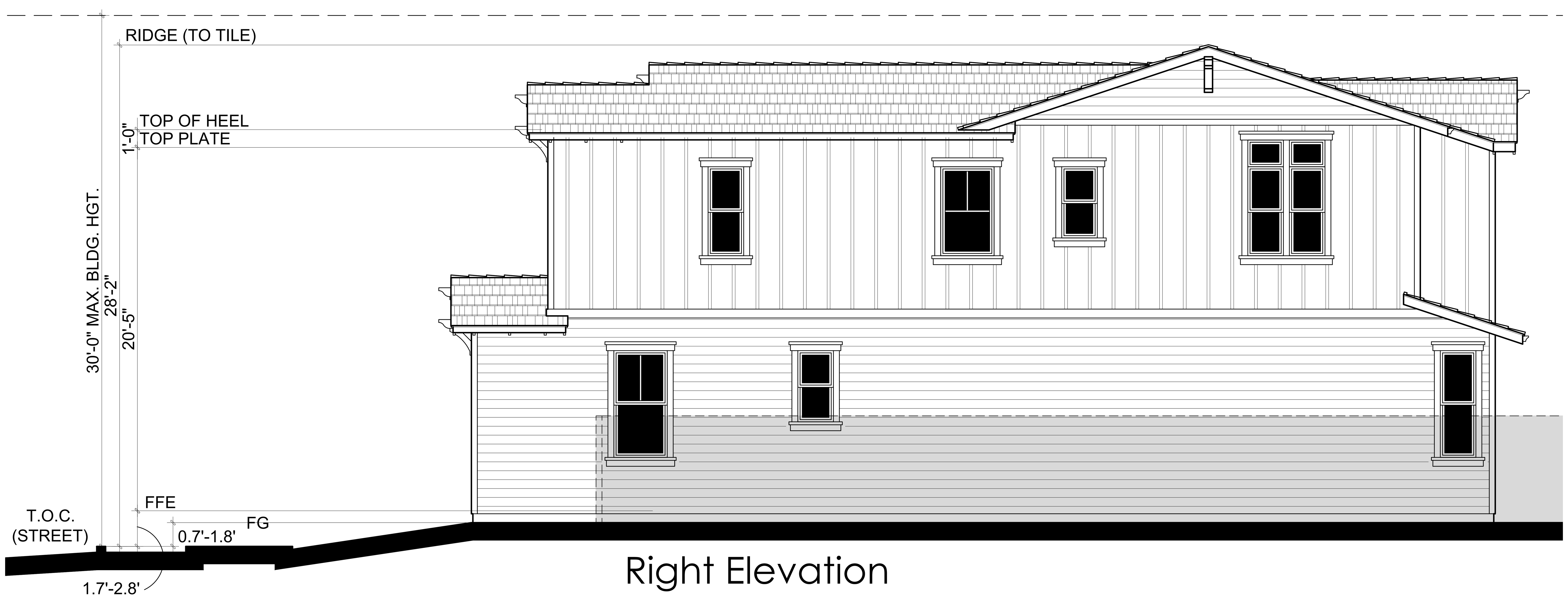
Agrarian A - Material Legend
1. Flat Conc. Tile Roofing / Alt. Presidential Series Composition Shingle
2. Cementitious Lap Siding - 1st Floor
3. Cementitious Board and Batten Siding - 2nd Floor
4. Accent Raised Metal Seam Roofing
5. Decorative Kicker - See Image Board
6. 2x Cementitious Trim / Alt 2x Wood Trim
7. Enhanced Heads & Sills - See Image Board

Front Elevation - 1 - Agrarian B

Agrarian B - Material Legend
1. Flat Conc. Tile Roofing / Alt. Presidential Series Composition Shingle
2. Stone Veneer
3. Cementitious Siding
4. Accent Raised Metal Seam Roofing
5. 2x Cementitious Trim / Alt 2x Wood Trim



Left Elevation



Right Elevation

Rear Elevation

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin St., Ste. 400
Oakland,CA 94612
510.272.2910
ktgy.com

TRUMARK HOMES

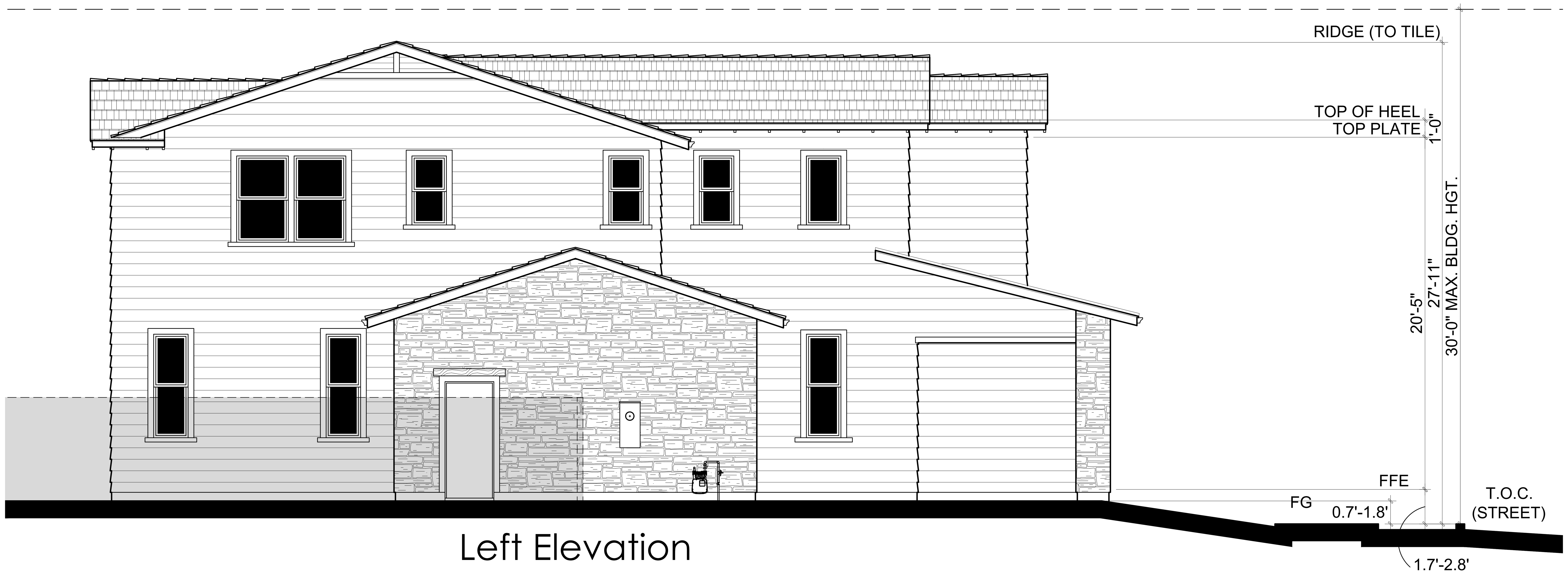
CORN PALACE
Sunnyvale, CA. # 2017-0980

JANUARY 4, 2019

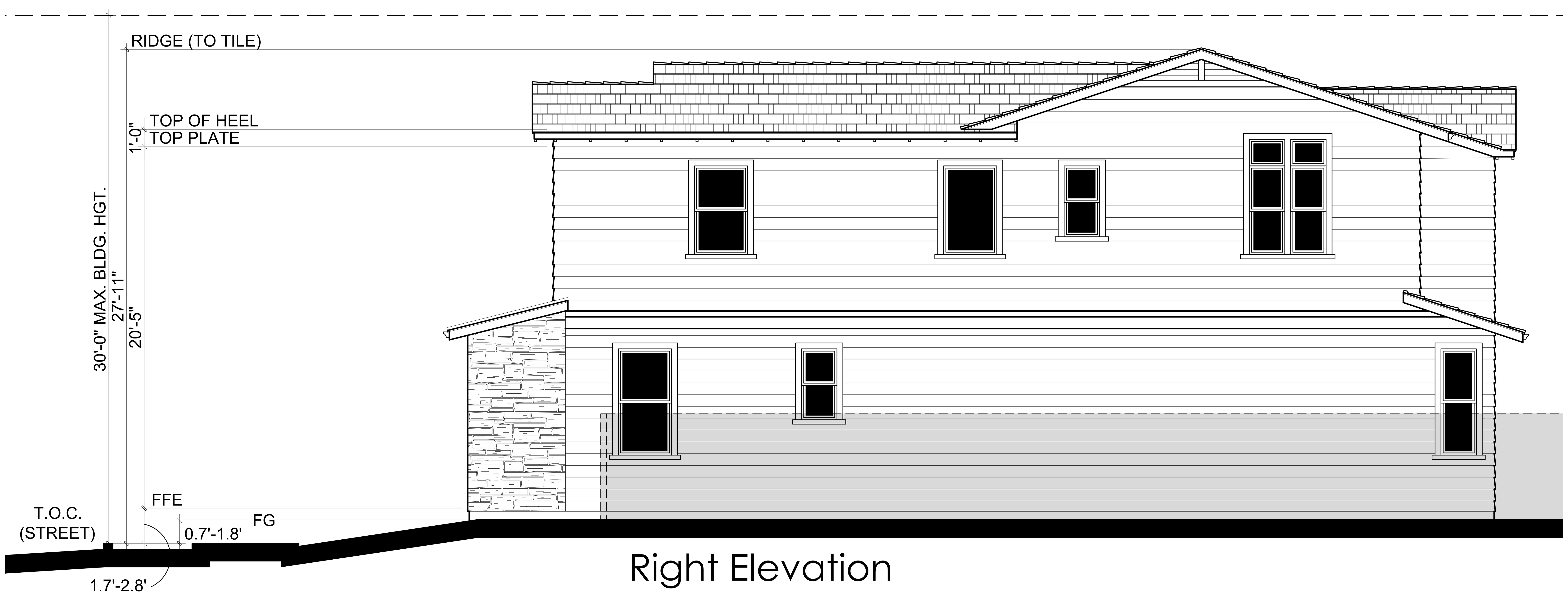
Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 1A
EXTERIOR ELEVATIONS

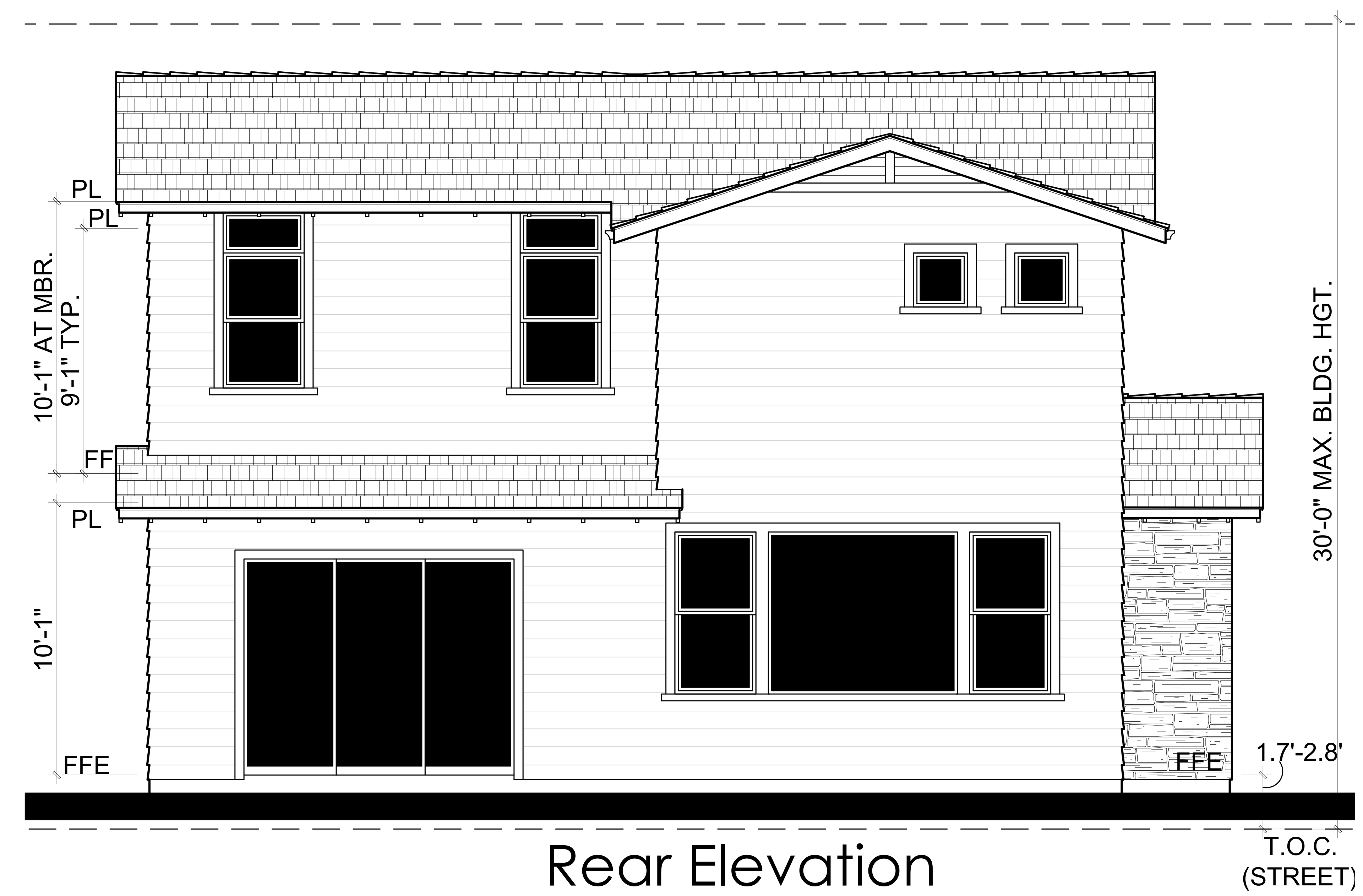
A1.2



Left Elevation



Right Elevation



Rear Elevation

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin St., Ste. 400
Oakland,CA 94612
510.272.2910
ktgy.com

TRUMARKHOMES

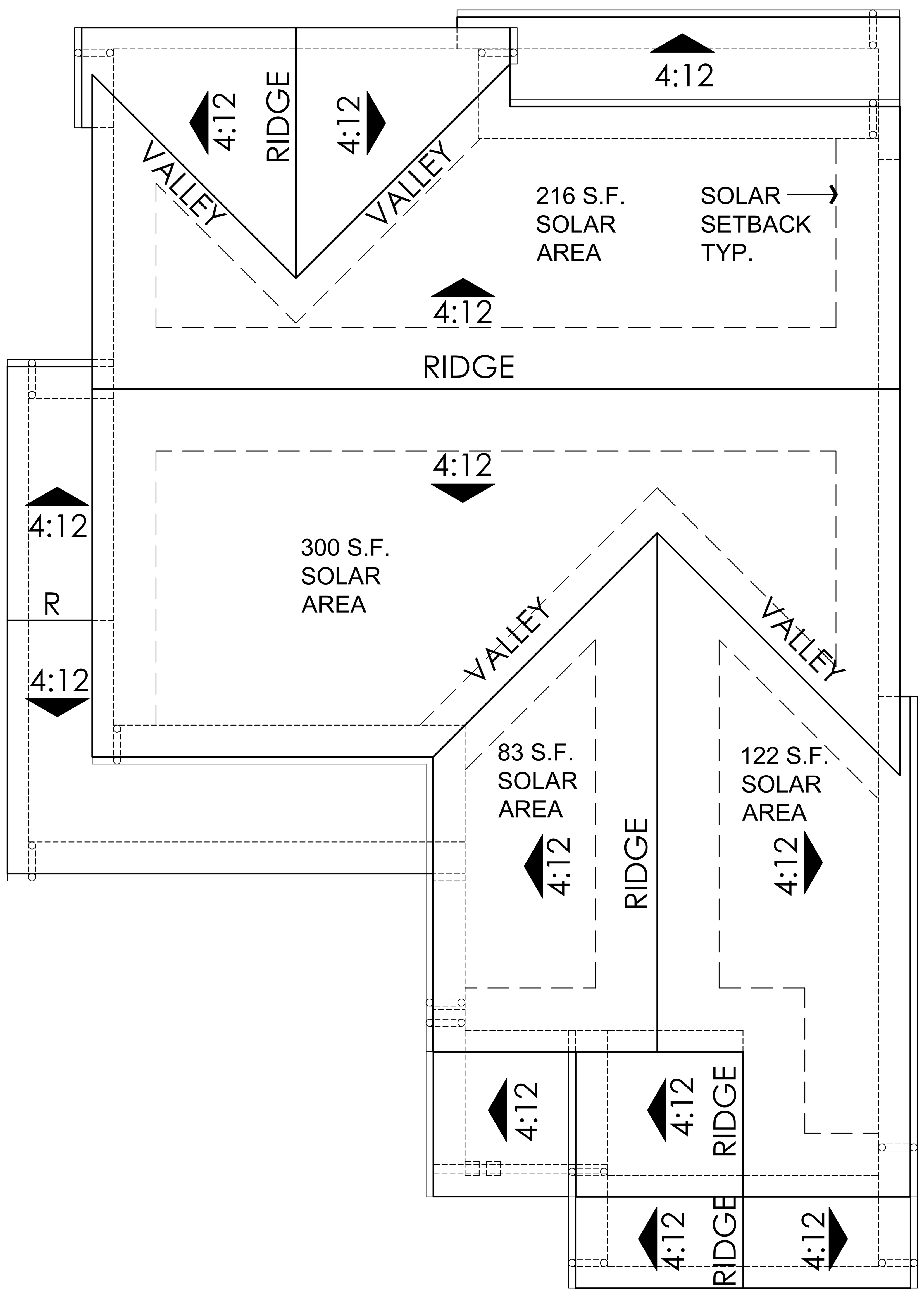
CORN PALACE
Sunnyvale, CA. # 2017-0980

JANUARY 8, 2019

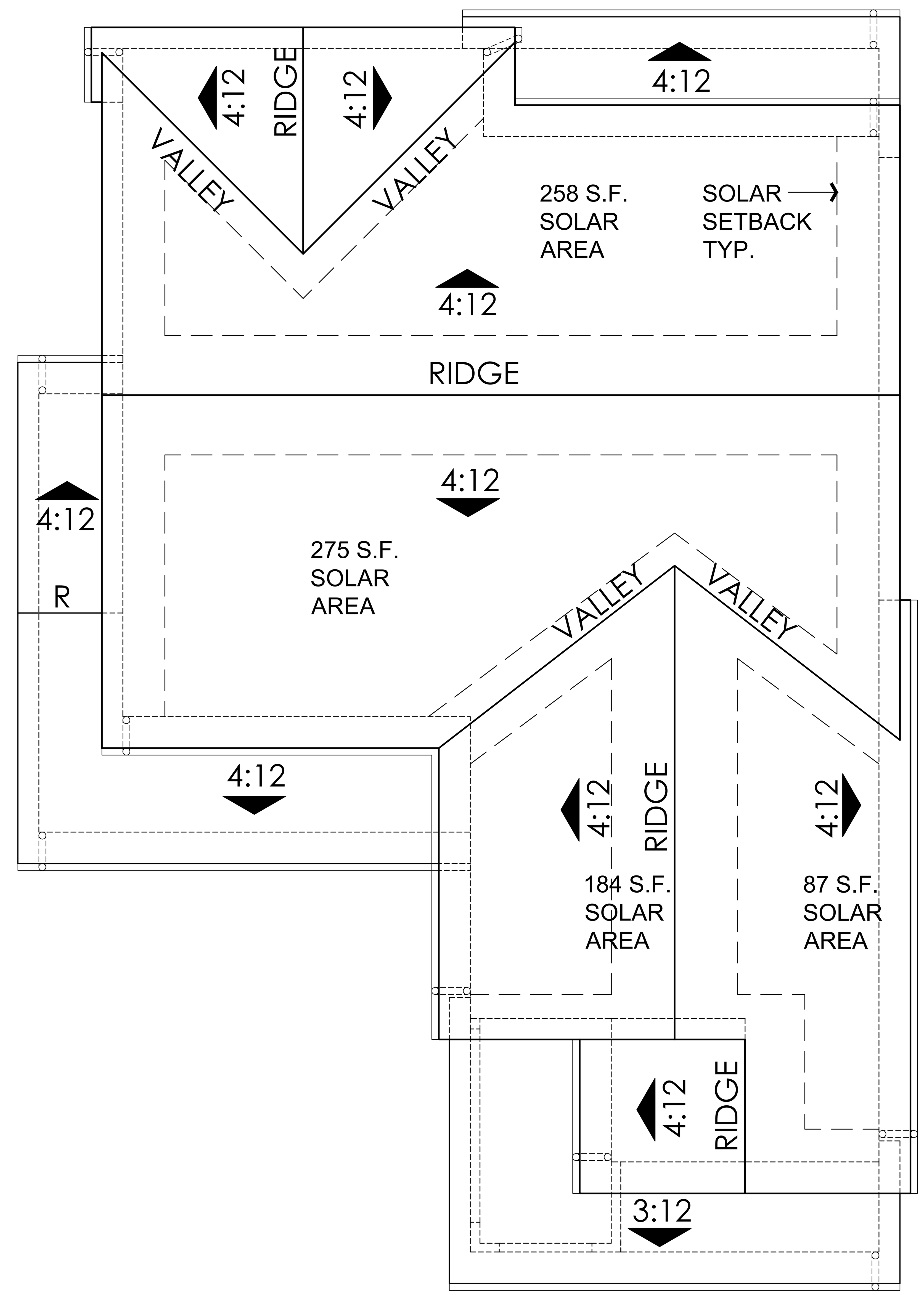
Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 1B
EXTERIOR ELEVATIONS

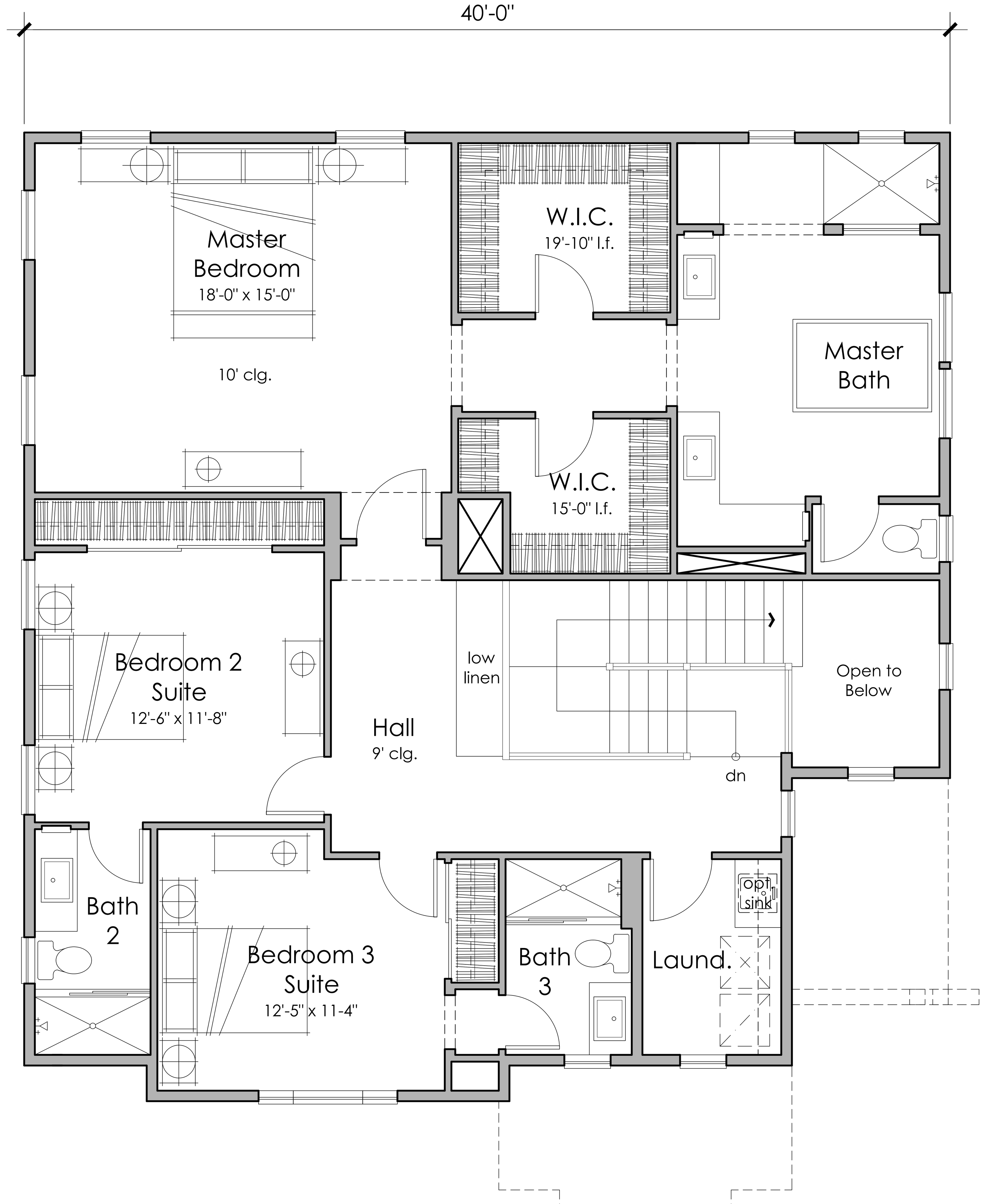
A1.3



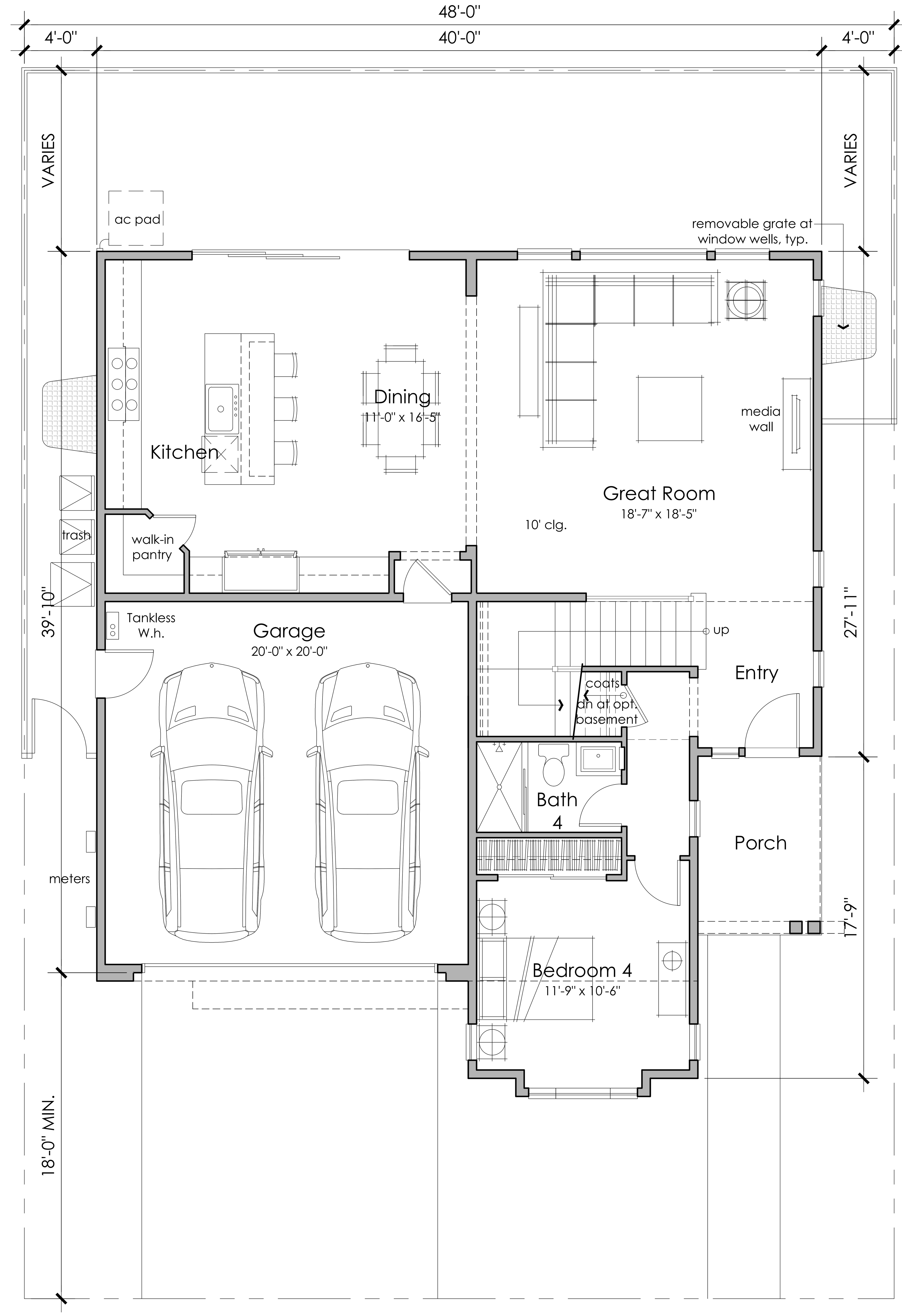
1A Roof Plan
Eave: 18"
Rake: 12"



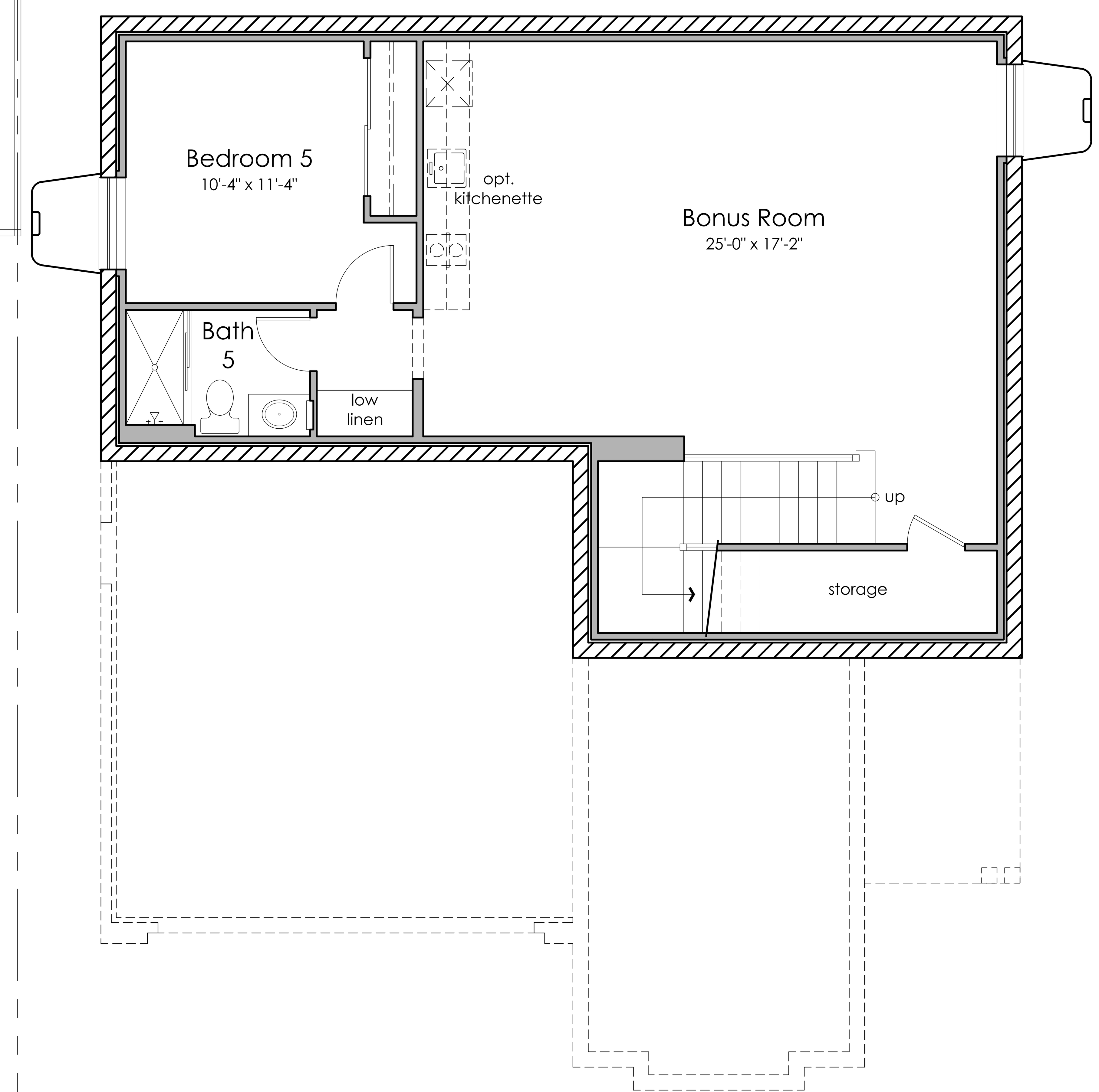
1B Roof Plan
Eave: 18"
Rake: 12"



Second Floor



First Floor



Opt. Basement

Std. Plan

4 Bedrooms + 4 Baths

3123 G.S.F. (per Sunnyvale definition)

Coverage G.S.F. :
1662 / 4583 = 36.2%

FAR:
3053 / 4583 = 66.6%

Front Elevation - 2 - **Agrarian** A

Agrarian A - Material Legend

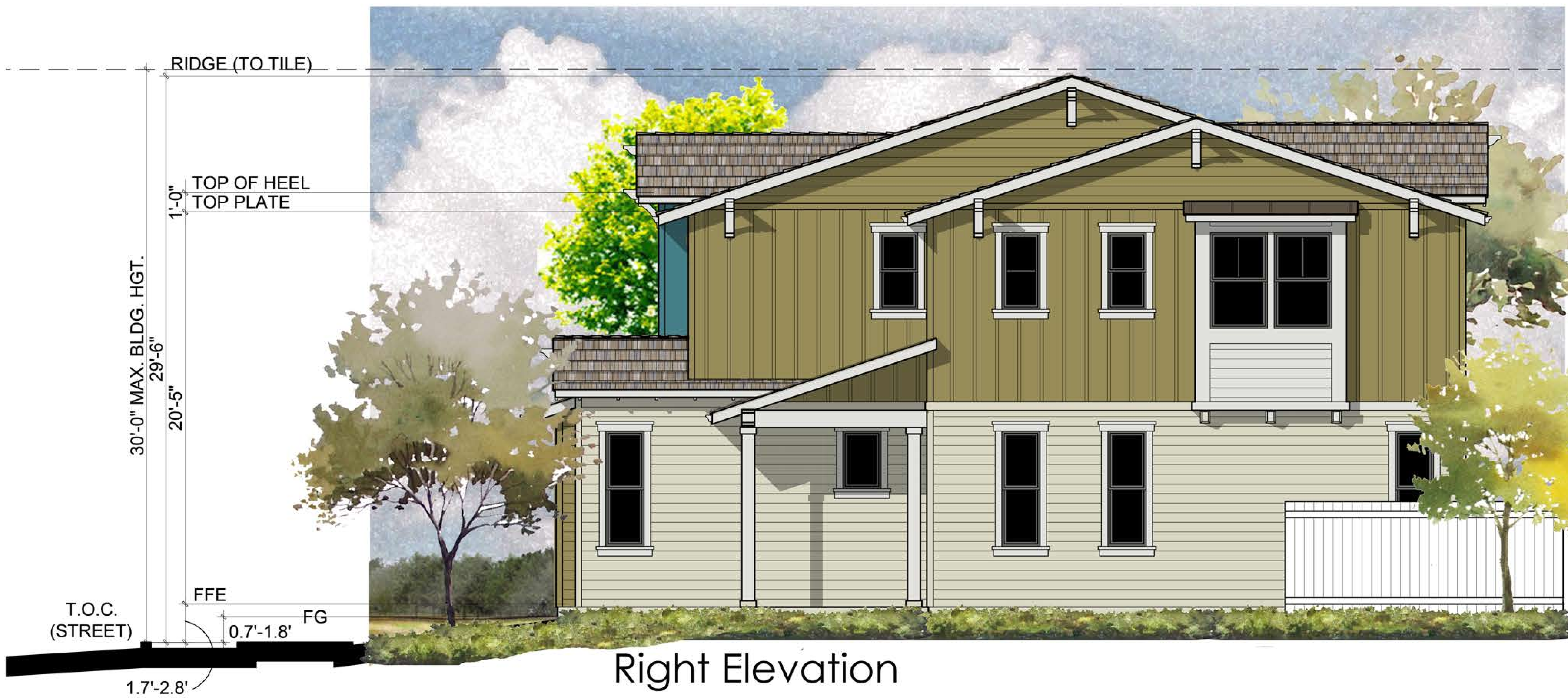
1. Flat Conc. Tile Roofing / Alt. Presidential Series Composition Shingle
2. Cementitious Lap Siding - 1st Floor
3. Cementitious Board and Batten Siding - 2nd Floor
4. Accent Raised Metal Seam Roofing
5. Decorative Kicker - See Image Board
6. 2x Cementitious Trim / Alt 2x Wood Trim
7. Enhanced Heads & Sills - See Image Board

Front Elevation - 2 - **Agrarian** B

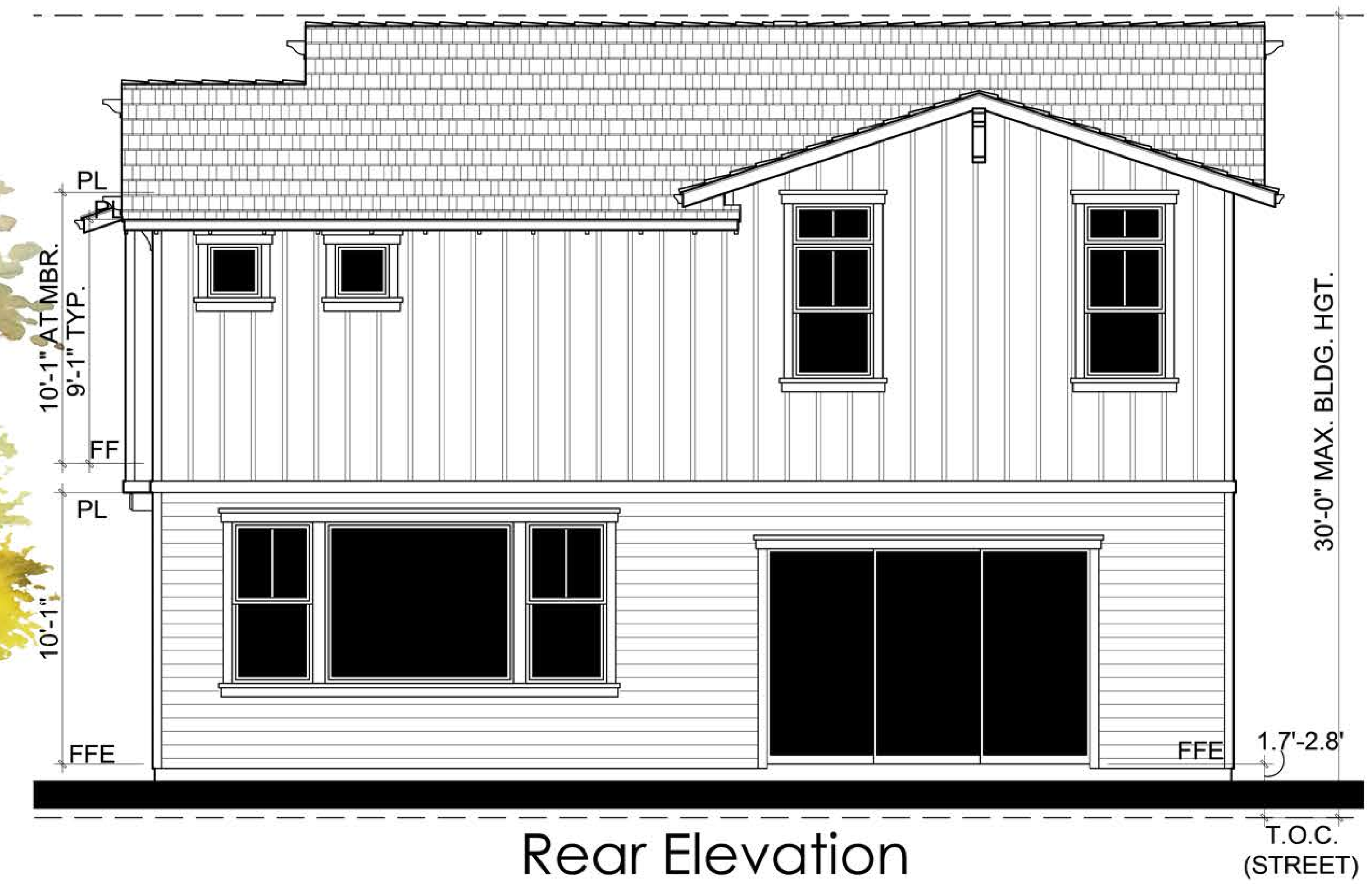
Agrarian B - Material Legend

1. Flat Conc. Tile Roofing / Alt. Presidential Series Composition Shingle
2. Stone Veneer
3. Cementitious Siding
4. Accent Raised Metal Seam Roofing
5. 2x Cementitious Trim / Alt 2x Wood Trim

Left Elevation



Right Elevation



Rear Elevation

ktgy

Architecture + Planning
The Leamington Building
1814 Franklin St., Ste. 400
Oakland,CA 94612
510.272.2910
ktgy.com

TRUMARKHOMES

CORN PALACE
Sunnyvale, CA. # 2017-0980

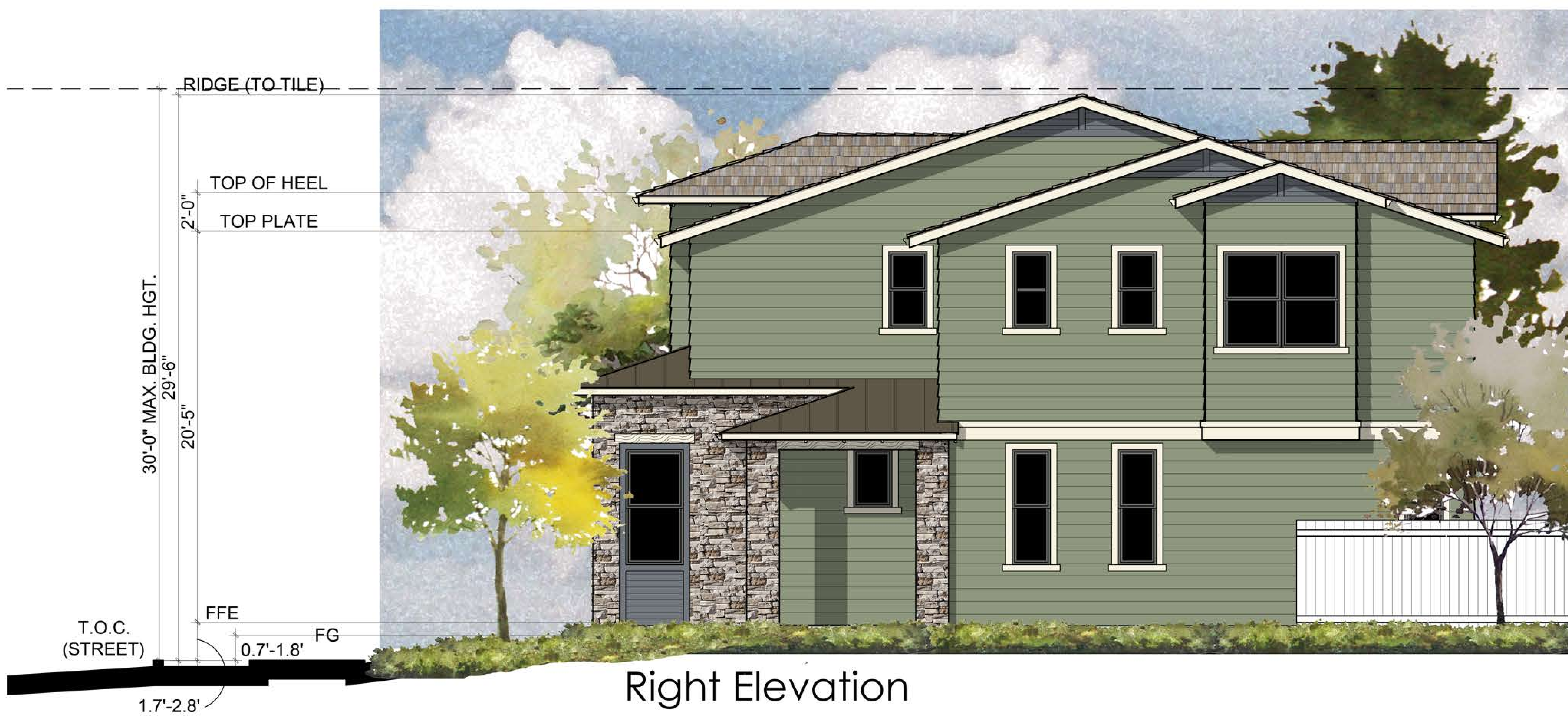
JANUARY 8, 2019

Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 2A
EXTERIOR ELEVATIONS

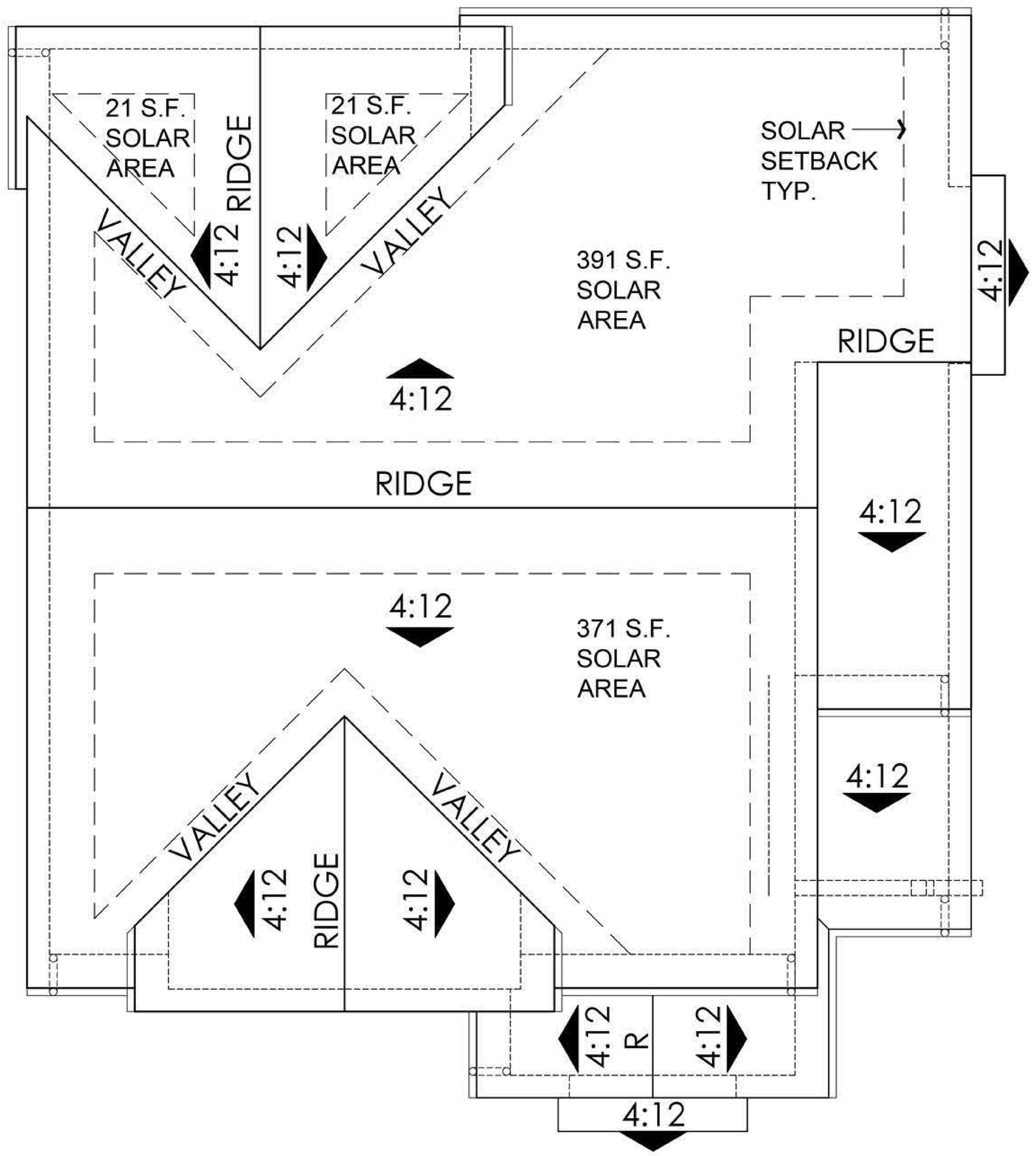
A2.2

Left Elevation

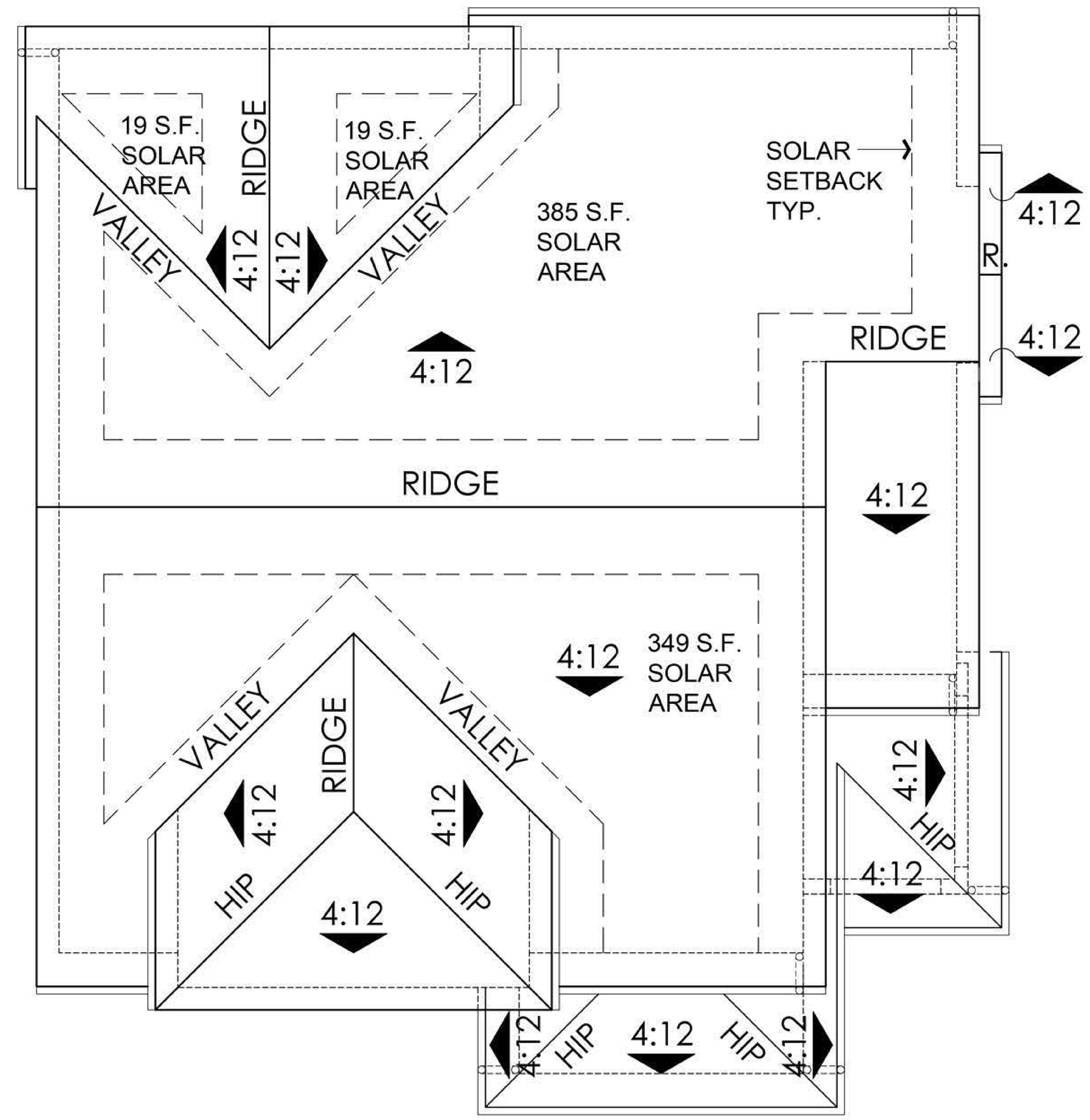


Right Elevation

Rear Elevation



2A Roof Plan
Eave: 18"
Rake: 12"



2B Roof Plan
Eave: 18"
Rake: 12"

Second Floor

18'-0"

Std. Plan
4 Bedrooms + 4.5 Baths
3263 G.S.F. (per Sunnyvale definition)

First Floor

10'-0"

Coverage G.S.F. : 1946 / 4583 = 42.5%
FAR: 3173 / 4583 = 69.3%

Opt. Basement

ktgy

Architecture + Planning
The Leamington Building
1814 Franklin St., Ste. 400
Oakland,CA 94612
510.272.2910
ktgy.com

TRUMARKHOMES

CORN PALACE
Sunnyvale, CA. # 2017-0980

FEBRUARY 25, 2019

Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 3
FLOOR PLAN

A3.0

Front Elevation - 3 - **Agrarian A**

Agrarian A - Material Legend

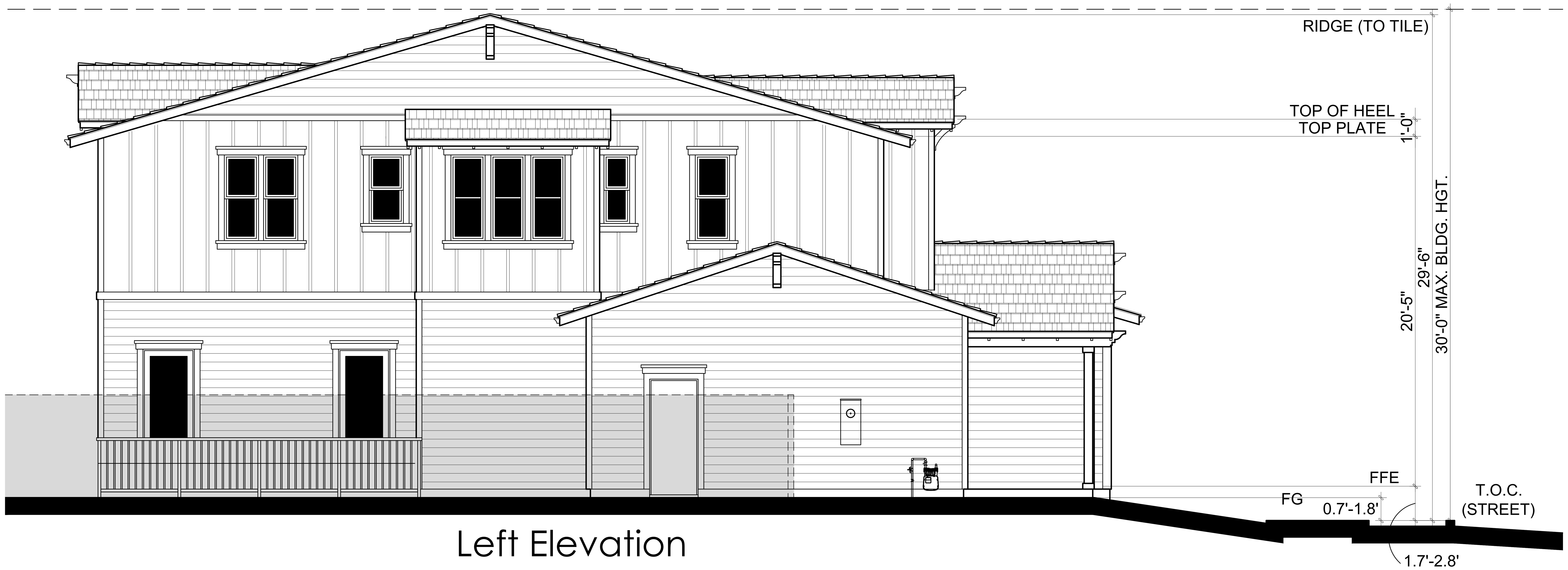
1. Flat Conc. Tile Roofing / Alt. Presidential Series Composition Shingle
2. Cementitious Lap Siding - 1st Floor
3. Cementitious Board and Batten Siding - 2nd Floor
4. Accent Raised Metal Seam Roofing
5. Decorative Kicker - See Image Board
6. 2x Cementitious Trim / Alt 2x Wood Trim
7. Enhanced Heads & Sills - See Image Board

Front Elevation - 3 - **Agrarian B**

Agrarian B - Material Legend

1. Flat Conc. Tile Roofing / Alt. Presidential Series Composition Shingle
2. Stone Veneer
3. Cementitious Siding
4. Accent Raised Metal Seam Roofing
5. 2x Cementitious Trim / Alt 2x Wood Trim

RAILING OCCURS W/ OPTIONAL BASEMENT



Left Elevation

Right Elevation

Rear Elevation

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin St., Ste. 400
Oakland,CA 94612
510.272.2910
ktgy.com

TRUMARKHOMES

CORN PALACE
Sunnyvale, CA. # 2017-0980

JANUARY 4, 2019

Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 3A
EXTERIOR ELEVATIONS

A3.2

RAILING OCCURS W/ OPTIONAL BASEMENT

Left Elevation

Right Elevation

Rear Elevation

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin St., Ste. 400
Oakland,CA 94612
510.272.2910
ktgy.com

TRUMARKHOMES

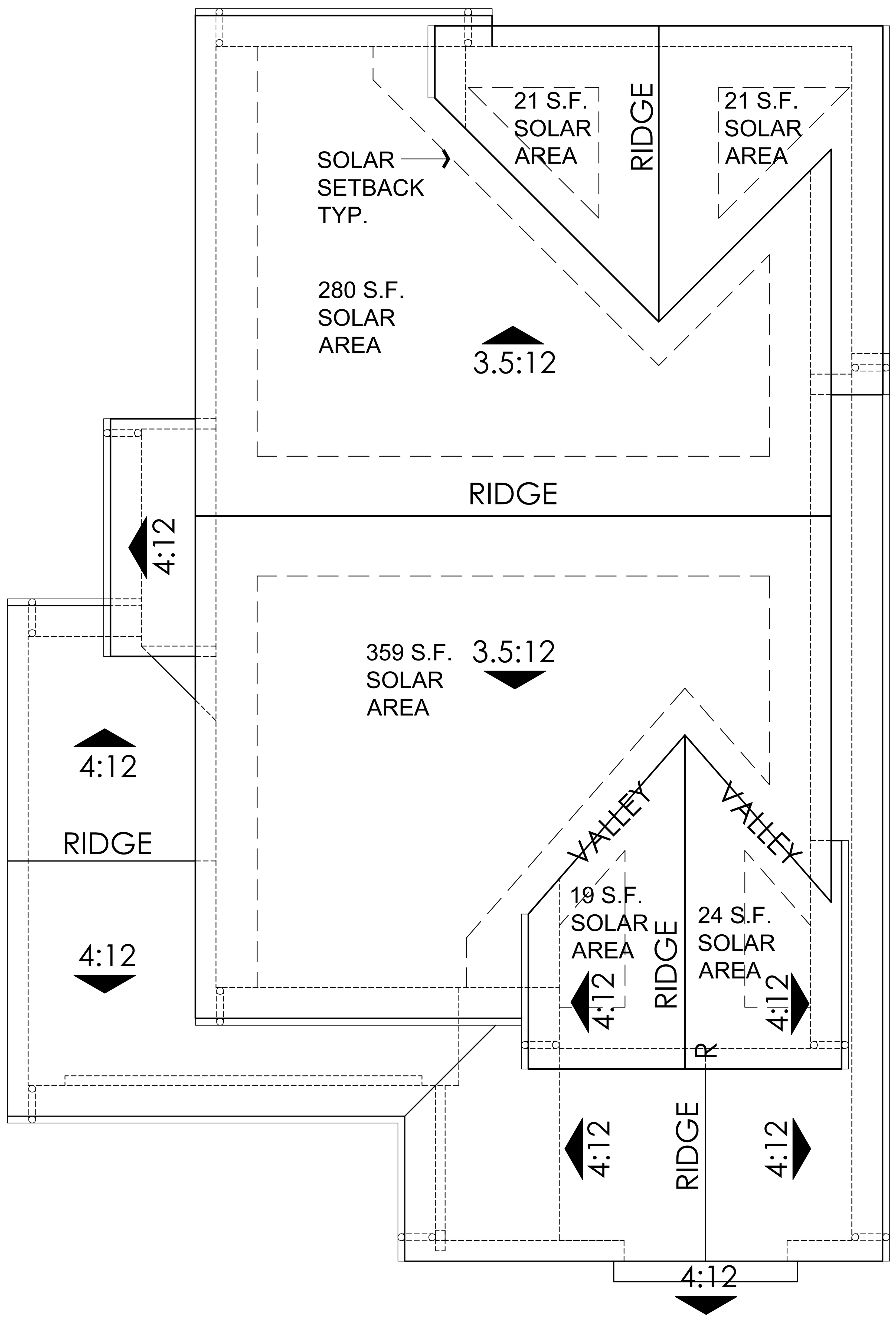
CORN PALACE
Sunnyvale, CA. # 2017-0980

JANUARY 4, 2019

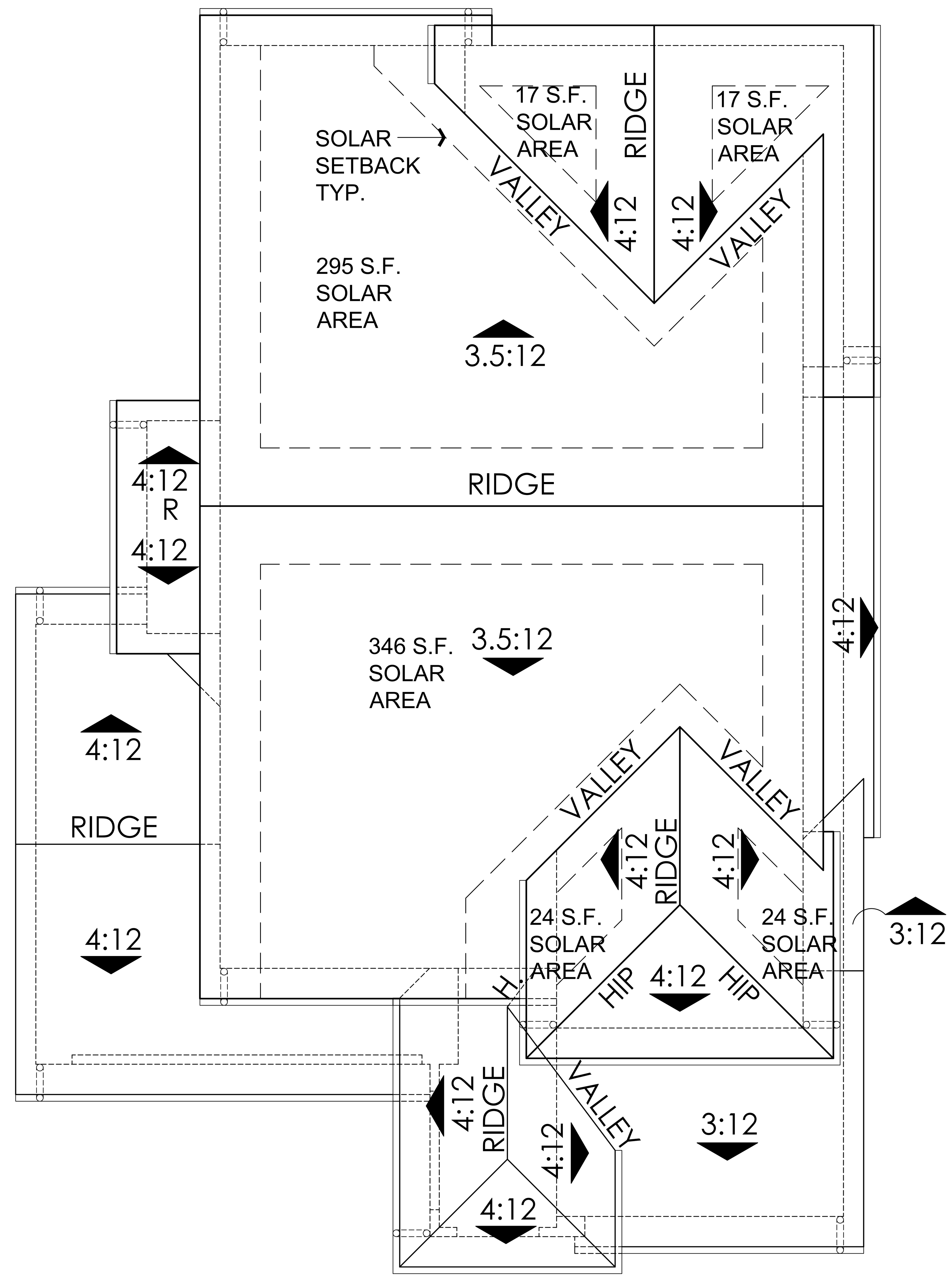
Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 3B
EXTERIOR ELEVATIONS

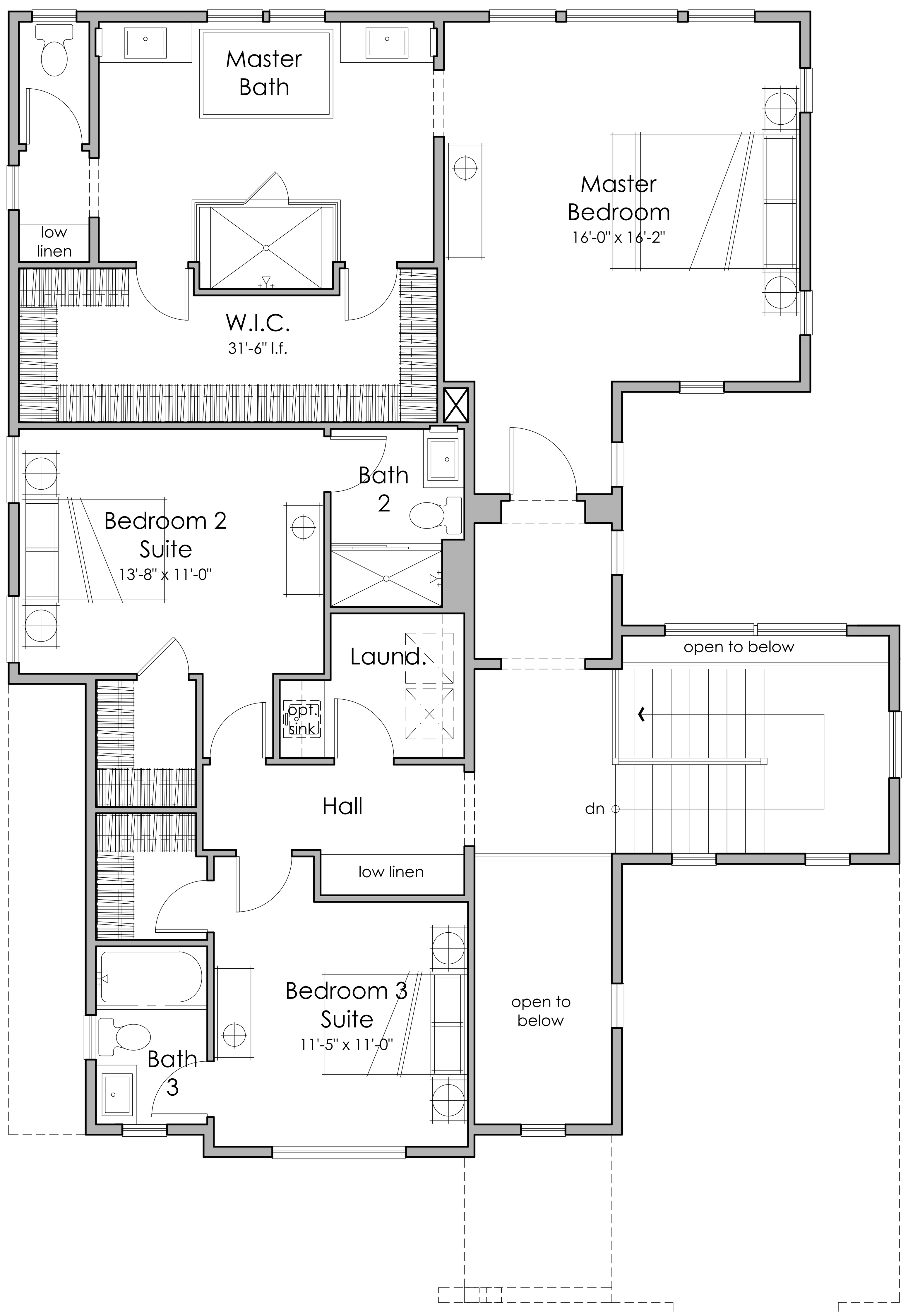
A3.3



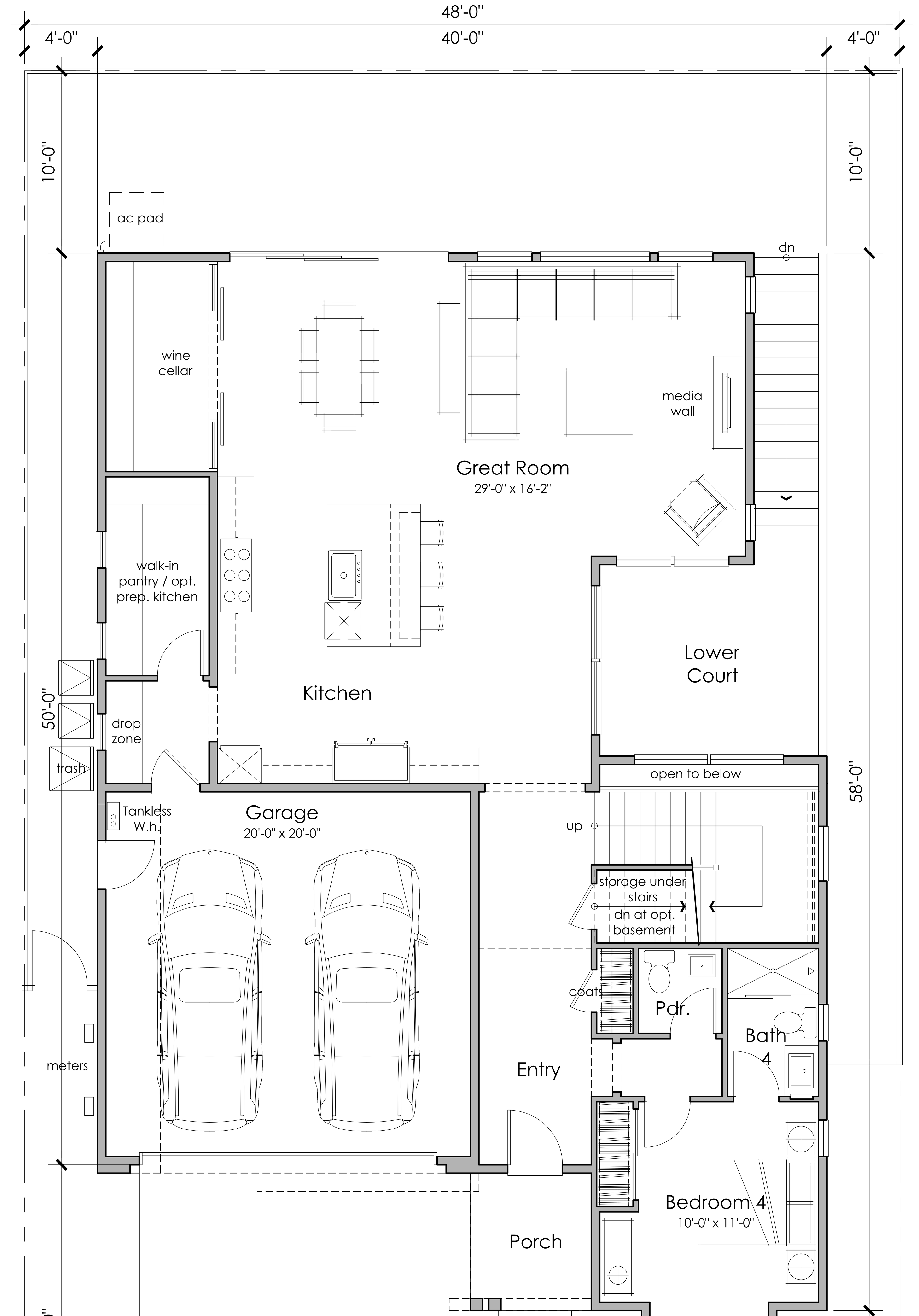
3A Roof Plan
Eave: 18"
Rake: 12"



3B Roof Plan
Eave: 18"
Rake: 12"

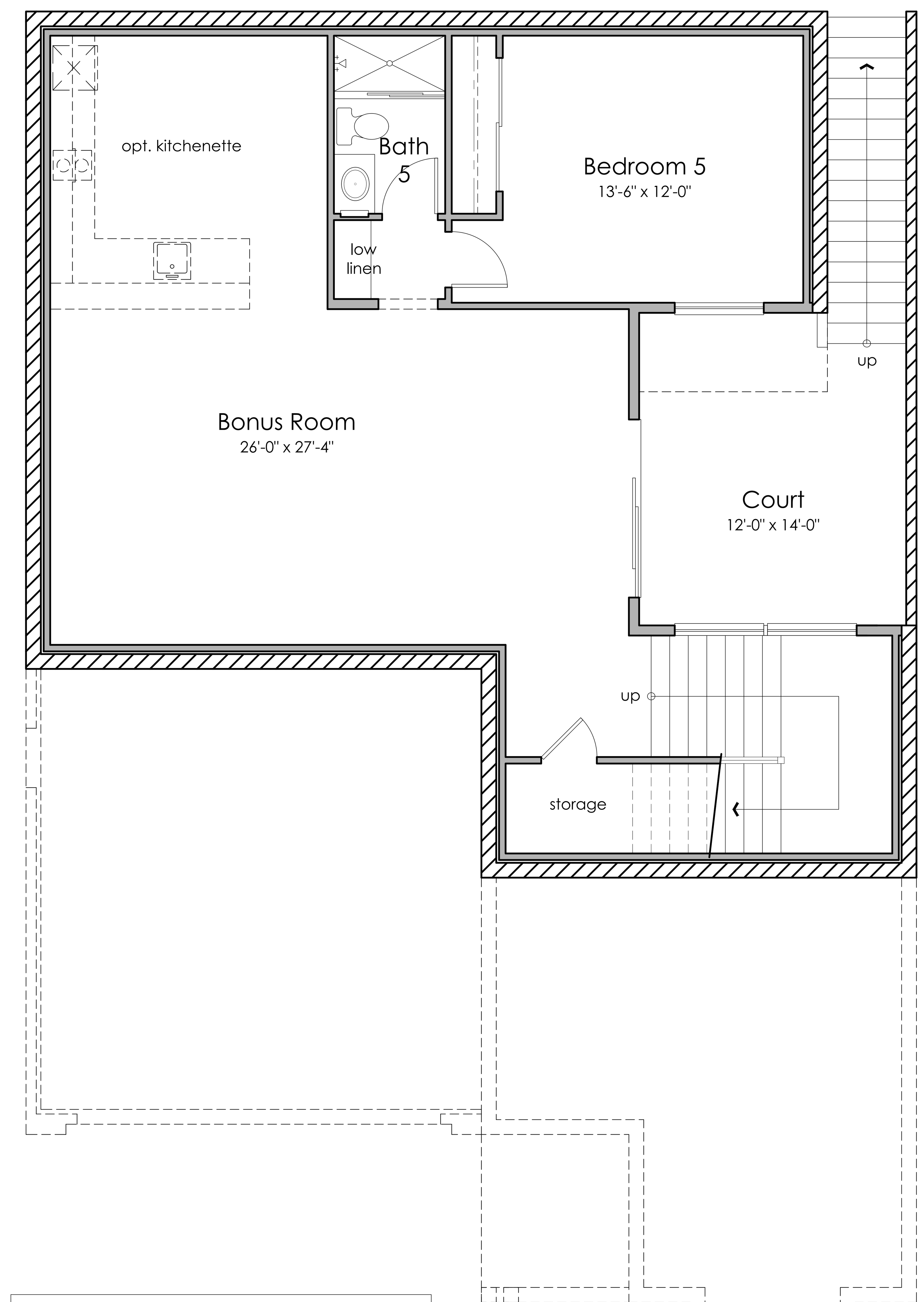


Second Floor



Std. Plan
4 Bedrooms + 4.5 Baths
3465 G.S.F. (per Sunnyvale definition)

First Floor



Coverage G.S.F. :
1969 / 4583 = 42.9%

FAR:
3415 / 4583 = 74.5%

Opt. Basement

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin St., Ste. 400
Oakland,CA 94612
510.272.2910
ktgy.com

TRUMARKHOMES

CORN PALACE
Sunnyvale, CA. # 2017-0980

FEBRUARY 25, 2019

Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 4
FLOOR PLAN

A4.0

Front Elevation - 4 - Agrarian A

Agrarian A - Material Legend

1. Flat Conc. Tile Roofing / Alt. Presidential Series Composition Shingle
2. Cementitious Lap Siding - 1st Floor
3. Cementitious Board and Batten Siding - 2nd Floor
4. Accent Raised Metal Seam Roofing
5. Decorative Kicker - See Image Board
6. 2x Cementitious Trim / Alt 2x Wood Trim
7. Enhanced Heads & Sills - See Image Board

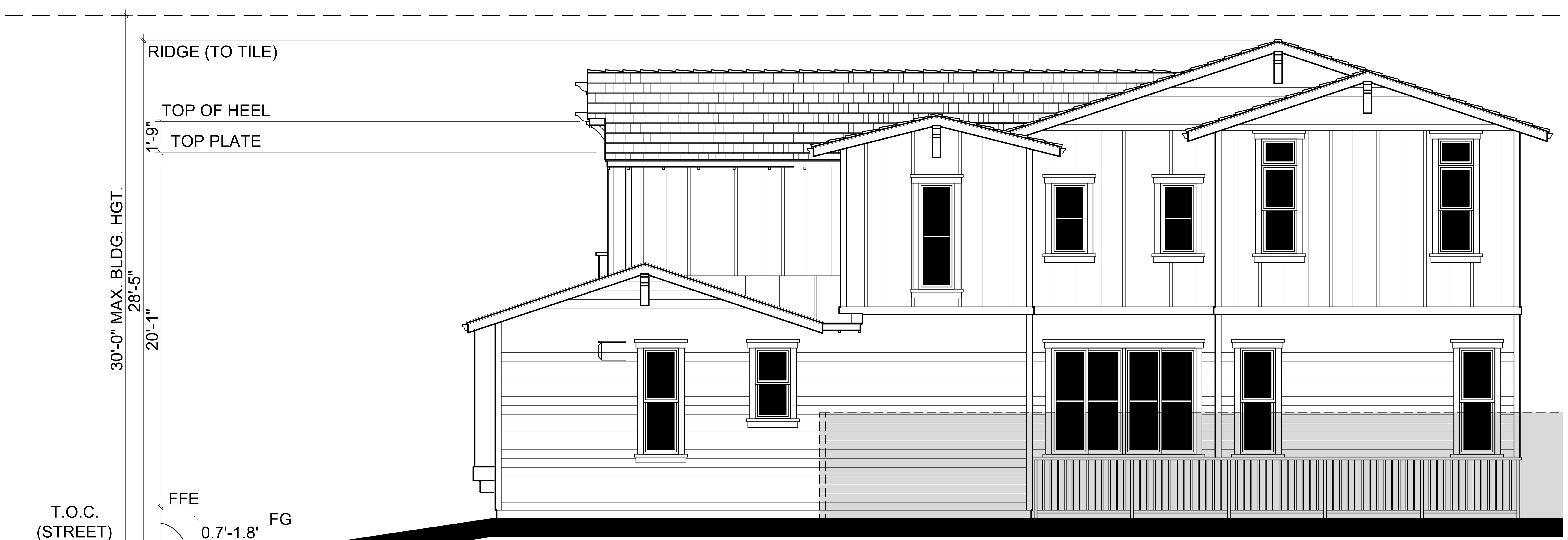
Front Elevation - 4 - Agrarian B

Agrarian B - Material Legend

1. Flat Conc. Tile Roofing / Alt. Presidential Series Composition Shingle
2. Stone Veneer
3. Cementitious Siding
4. Accent Raised Metal Seam Roofing
5. 2x Cementitious Trim / Alt 2x Wood Trim

RAILING OCCURS W/
OPTIONAL BASEMENT

Left Elevation



Right Elevation

Rear Elevation

ktgy

Architecture + Planning
The Leamington Building
1814 Franklin St., Ste. 400
Oakland,CA 94612
510.272.2910
ktgy.com

TRUMARKHOMES

CORN PALACE
Sunnyvale, CA. # 2017-0980

JANUARY 8, 2019

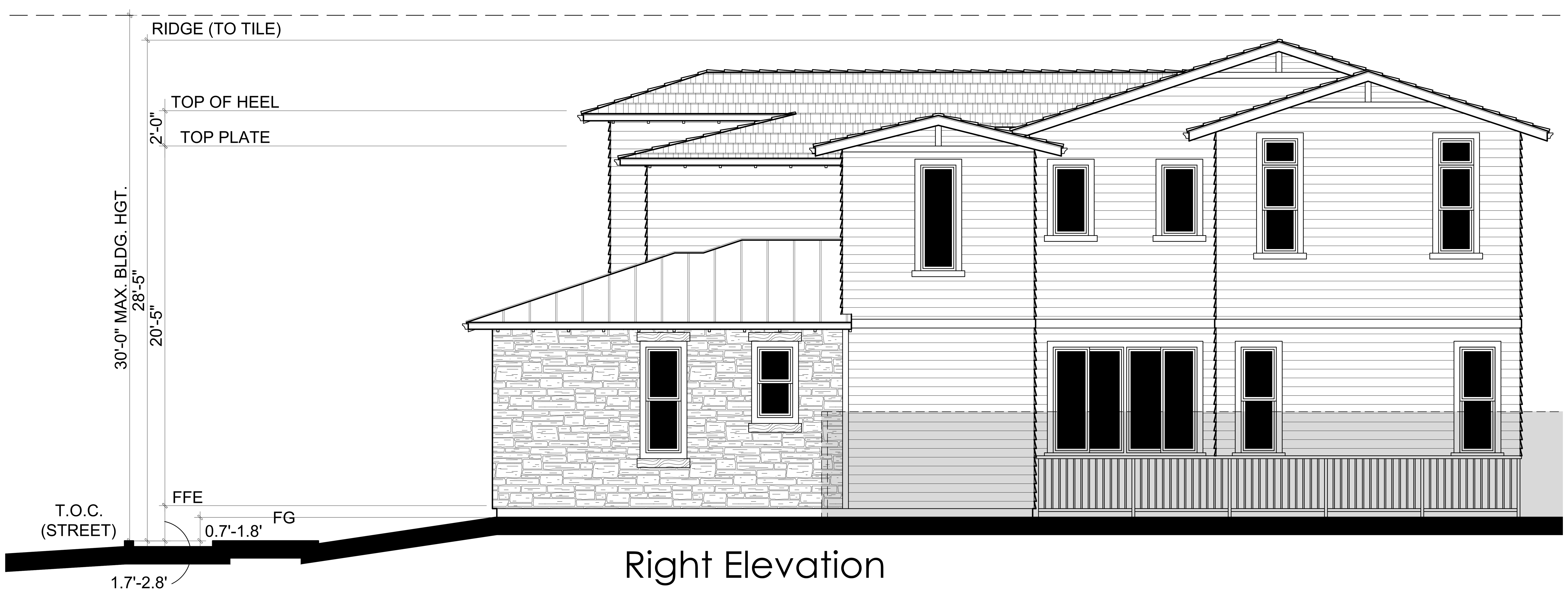
Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 4A
EXTERIOR ELEVATIONS

A4.2

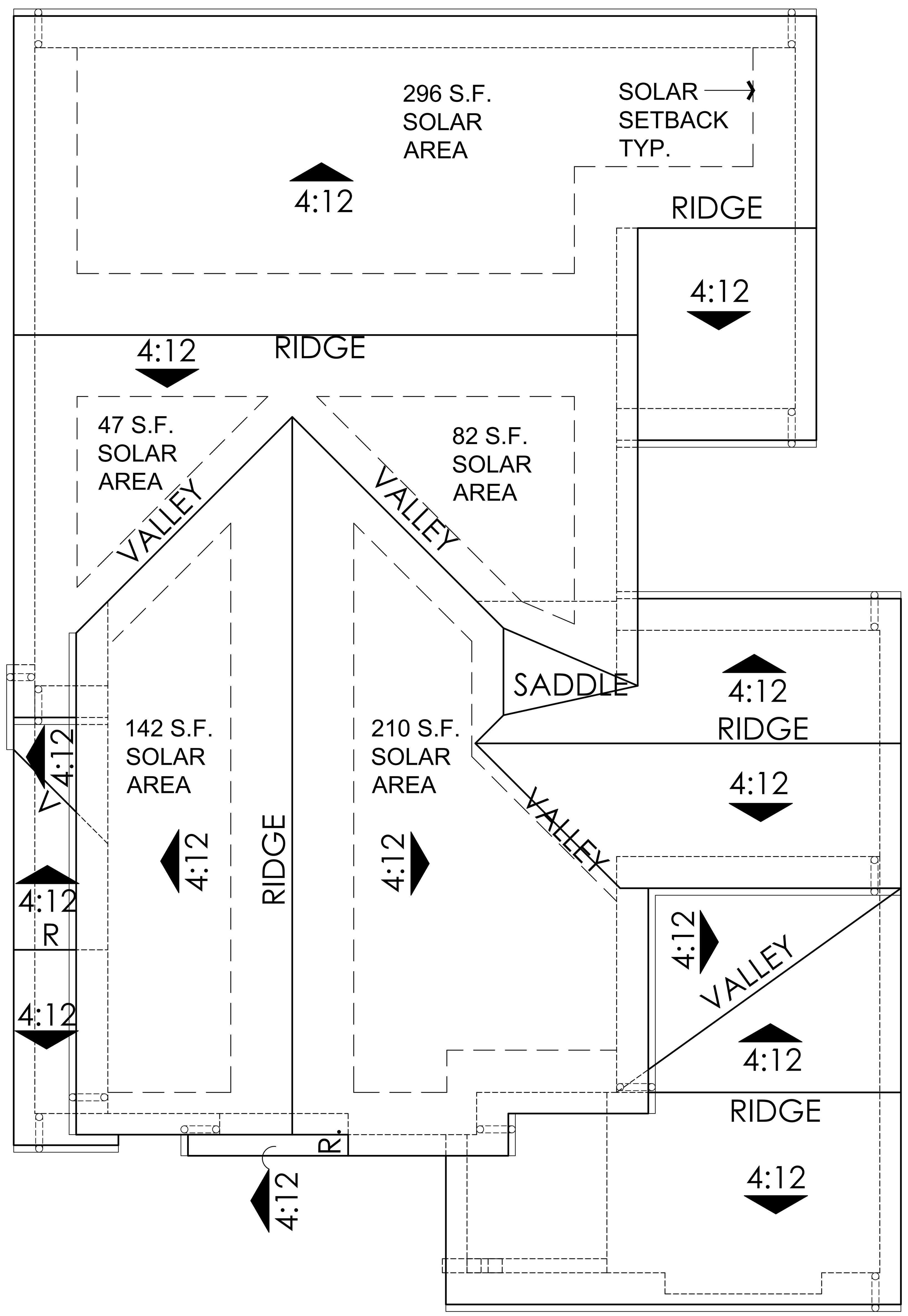
RAILING OCCURS W/ OPTIONAL BASEMENT

Left Elevation

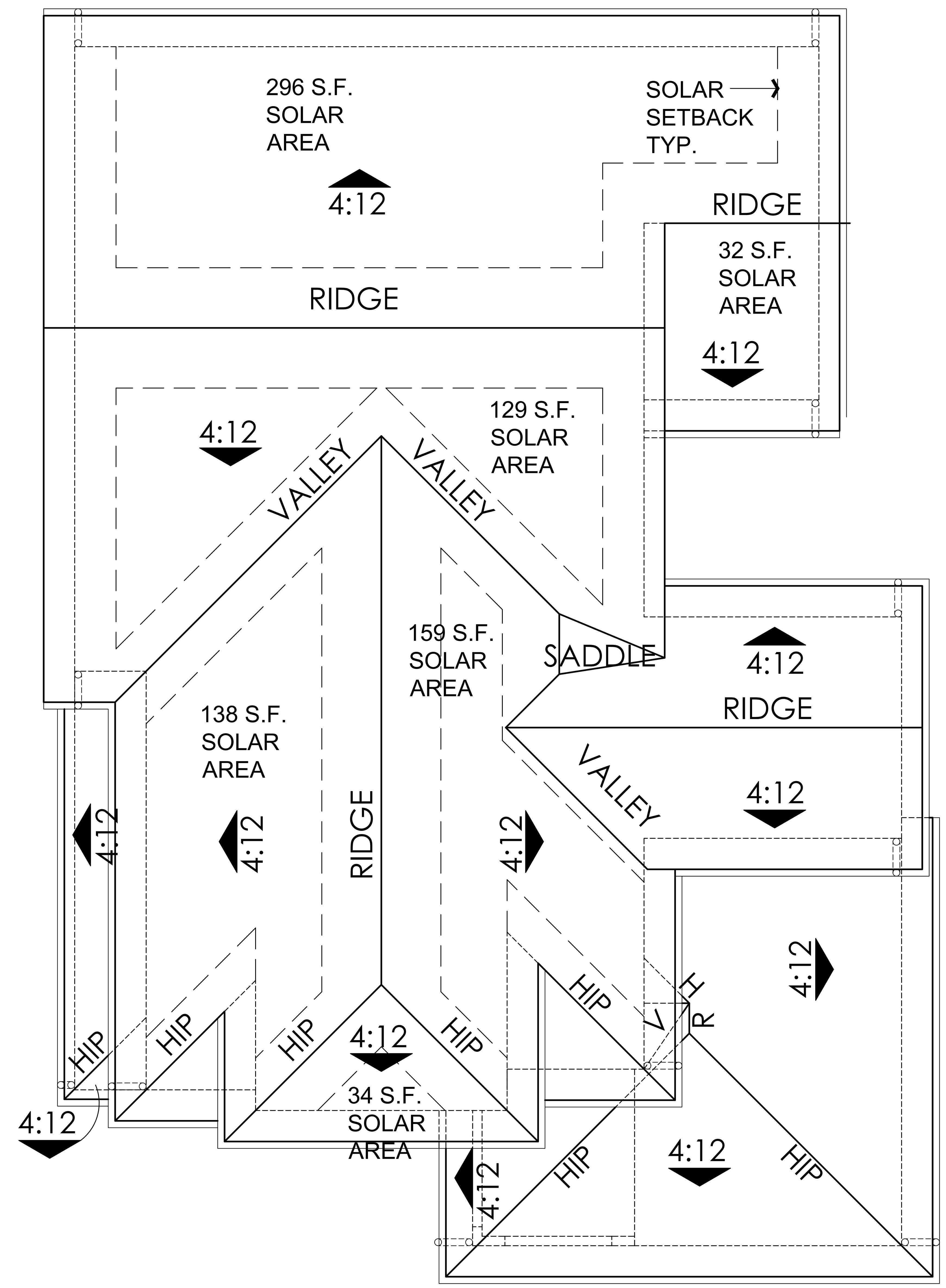


Right Elevation

Rear Elevation



4A Roof Plan
Eave: 18"
Rake: 12"



4B Roof Plan
Eave: 18"
Rake: 12"

STUCCO:	KELLY MOORE
PAINT:	KELLY MOORE
CONCRETE TILE ROOF:	EAGLE ROOFING
ALT. COMPOSTION SHINGLE ROOF:	CERTAINTEED PRESIDENTIAL SERIES
RAISED METAL SEAM ROOF:	CUSTOM BILT METALS OR EQUAL
STONE:	EL DORADO STONE

WINDOW FRAME COLORS: DARK BRONZE, BLACK

"A"- AGRARIAN FARM

	SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5	SCHEME 6
ROOF MATERIAL FLAT CONCRETE FLAT SLATE PROFILE	4679	4697	SCB8827	4883	4884	4880
ALTERNATE ROOF MATERIAL COMPOSITION SHINGLES	CHARCOAL BLACK	COUNTRY GRAY	SHADOW GRAY	AUTUMN BLEND	PLATINUM	AUTUMN BLEND
COLOR 1	KMW43 Whitest White	KM4902 Mt. Rushmore	KM4815 Lighthouse View	KM4958 Rushing River	KM5070 Rare Happening	KM4770 In A Pickle
COLOR 2	KMW5 Orca White	HLS4304 Snow Globe	KM4851 Sea Glass	KM4892 Silver Strand Beach	KM4844 Inviting Veranda	HLS4282 Salisbury Stone
COLOR 3	KMW43 Whitest White	HLS4262 Gettysburg Gray	KMW43 Whitest White	KMW49 Great White	KMW50 Apollo Landing	KM4877 Night White
COLOR 4	KM4953 Natural Pumice	KM5197 Go Bananas	HLS4265 Scatman Blue	HLS4302 Poodle Skirt Peach	HLS4267 Remington Rust	KM5036 For The Love of Hue
RAISED METAL SEAM ROOFING						

"B" AGRARIAN FARM

	SCHEME 7	SCHEME 8	SCHEME 9	SCHEME 10	SCHEME 11	SCHEME 12
ROOF MATERIAL FLAT CONCRETE FLAT SLATE PROFILE	4679	4697	SCB8827	4883	4884	4880
ALTERNATE ROOF MATERIAL COMPOSITION SHINGLES	CHARCOAL BLACK	COUNTRY GRAY	SHADOW GRAY	AUTUMN BLEND	PLATINUM	AUTUMN BLEND
COLOR 1	KMW49 Great White	KM4893 Mischief Mouse	KM4895 Distant Thunder	KM4923 Submarine	KM4853 Shaded Hammock	HLS4289 Veranda Green
COLOR 2	HLS4304 Snow Globe	HLS4241 Stocking White	KM4816 Silky Green	KM5766 Whisper Ridge	KMA45-5 Red Velvet	HLS4250 Slate Blue
COLOR 3	KM4940 Greybeard	KMW43 Whitest White	KM4926 Ivory Mist	HLS4282 Salisbury Stone	HLS4241 Stocking White	HLS4286 Alhambra Cream
COLOR 4	KM5826 Volcanic Rock	HLS4265 Scatman Blue	KM5161 Hi Def Lime	HLS4287 Sonora Apricot	KMA45-5 Red Velvet	HLS4261 Tiffany Amber
RAISED METAL SEAM ROOFING	ZINC GRAY	OLD TOWN GRAY	STORM GRAY	WEATHERED COPPER	STORM GRAY	WEATHERED COPPER
STONE VENEER	COTTONWOOD EURO LEDGE	VINTAGE RANCH DOVERWOOD	VANTAGE 30 WHITE ELM	LEDGE CUT 33 BIRCH	DAYBREAK STACKED STONE	WHITEBARK CLIFFSTONE

CONCEPT PLANT SCHEDULE

SYMBOL	BOTANIC SPECIES/ COMMON NAME	WUCOLS
	NARROW SITE TREES	
	GINKGO BILOBA \`PRINCETON SENTRY\` / PRINCETON SENTRY GINKGO	M
	MAGNOLIA GRANDIFLORA \`LITTLE GEM\` / DWARF SOUTHERN MAGNOLIA	M
	PYRUS CALLERYANA \`CHANTICLEER\` / CHANTICLEER PEAR	M
	TRISTANIA LAURINA / WATER GUM	M
	SMALL ORNAMENTAL TREES	
	ACER PALMATUM \`BUTTERFLY\` / BUTTERFLY JAPANESE MAPLE	M
	CERCIS OCCIDENTALIS / WESTERN REDBUD	VL
	COTINUS COGGYGRIA \`GOLDEN SPIRIT\` / SMOKE TREE	L
	LAGERSTROEMIA X \`TUSCARORA\` / CRAPE MYRTLE CORAL PINK	L
	LAURUS NOBILIS \`SARATOGA\` / SWEET BAY	L
	PRUNUS CERASIFERA \`PURPLE PONY\` / DWARF FLOWERING PLUM	
	STREET TREE - LILY AVE	
	FRAXINUS VELUTINA \`RIO GRANDE\` / VELVET ASH	M
	STREET TREE - TOYON AVE	
	PISTACIA CHINENSIS \`KEITH DAVEY\` / KEITH DAVEY CHINESE PISTACHE	L
	STREET TREE - DAHLIA DRIVE	
	PODOCARPUS GRACILIOR / FERN PINE	M

PLANTING NOTES:

1. ALL LANDSCAPED AREAS WILL MEET CITY OF SUNNYVALE REQUIREMENTS FO PLANTING AND IRRIGATION IMPROVEMENTS.
2. TREES WITHIN 5' OF A BUILDING, SIDEWALK OR OTHER SURFACE TO BE PROTECTED SHALL BE INSTALLED WITH A ROOT BARRIER.
3. ALL PLANTING AREA SOILS WILL MEET REQUIREMENTS PROVIDED THROUGH AGRONOMIC SOILS TESTING RECOMMENDATIONS. A LAYER OF BARK MULCH WILL BE APPLIED FOLLOWING PLANTING OPERATIONS.

IRRIGATION STATEMENT

NOTE: OWNER SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO EFFECTIVELY WATER ALL PLANTS SHOWN ON THE LANDSCAPE PLAN. THE DESIGN OF THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP IRRIGATION, BUBBLERS AND LOW FLOW SPRAY HEADS THAT WILL SUFFICIENTLY IRRIGATE THE PROPOSED PLANT MATERIAL IN COMPLIANCE WITH CALIFORNIA'S UPDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AB 1881 AND CITY OF SUNNYVALE REQUIREMENTS.

HYDROZONES WILL BE DESIGNATED BASED ON SOLAR EXPOSURE, PLANT WATER USE REQUIREMENTS, SOIL TYPE, MICROCLIMATES, AND COMMON AND PRIVATE AREAS.

THIS LANDSCAPE HAS BEEN DESIGNED TO COMPLY WITH THE CITY OF SUNNYVALE WATER EFFICIENCY DESIGN OPTION ONE.

CONCEPTUAL LANDSCAPE PLAN

0 20 40 80

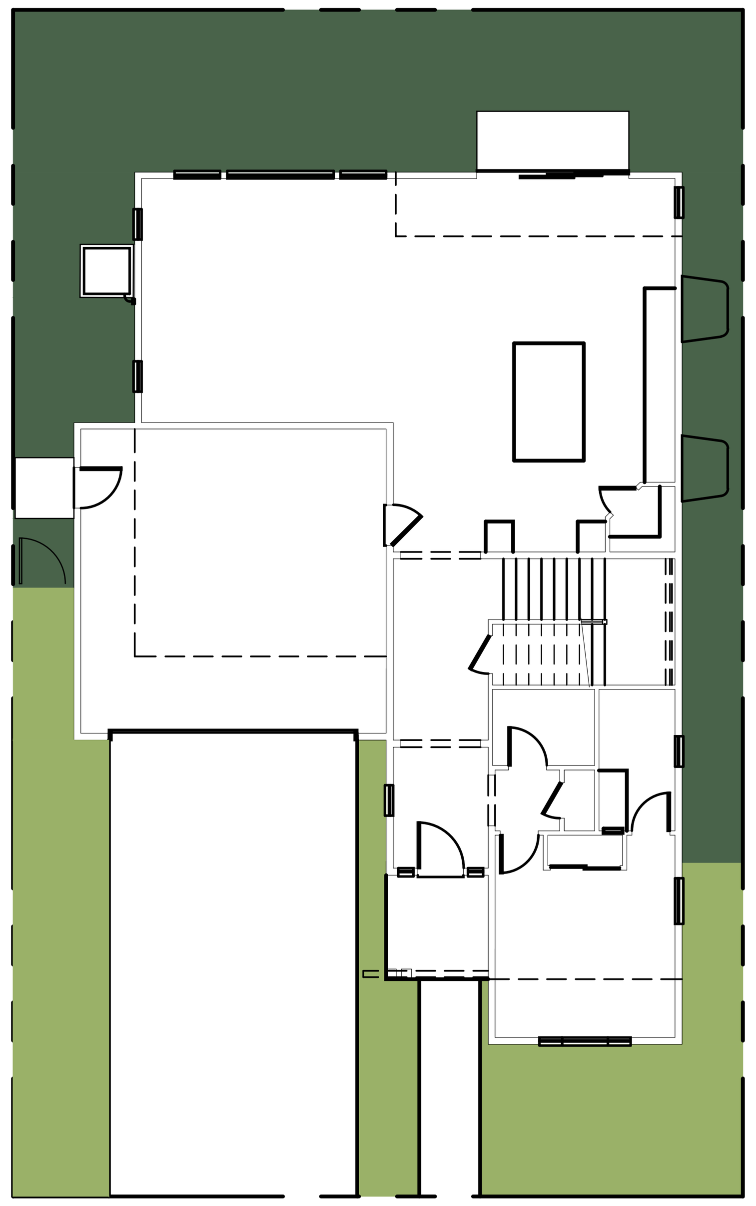
SSA LANDSCAPE ARCHITECTS

CORN PALACE

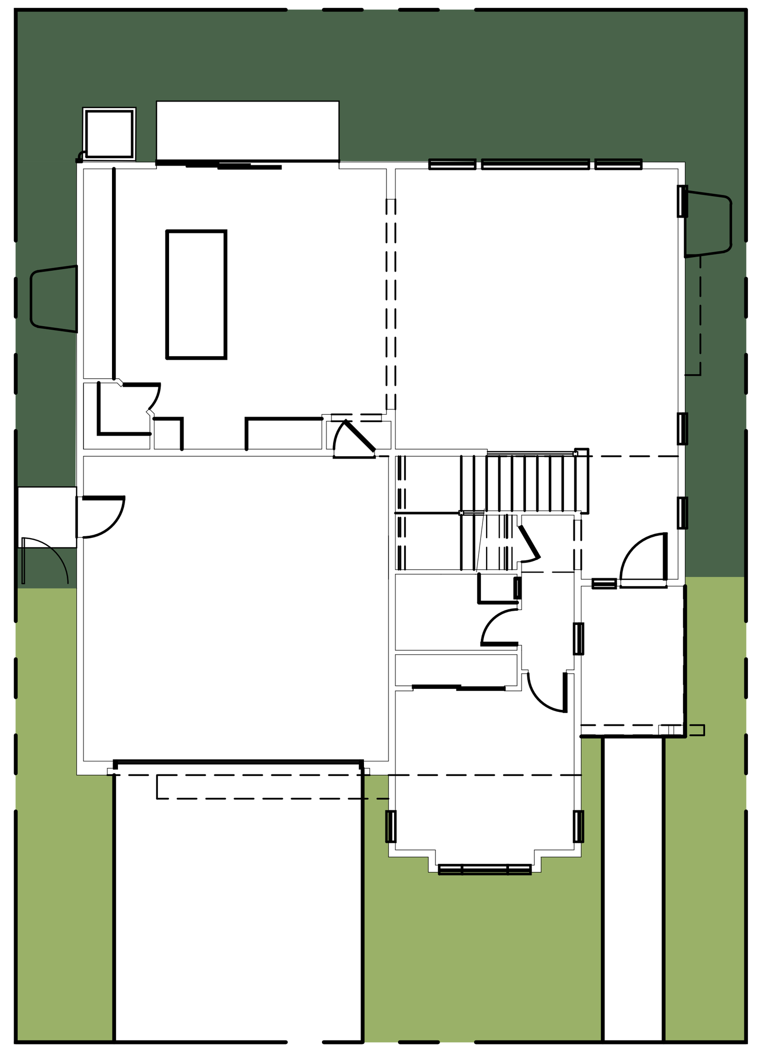
SUNNYVALE, CALIFORNIA

North

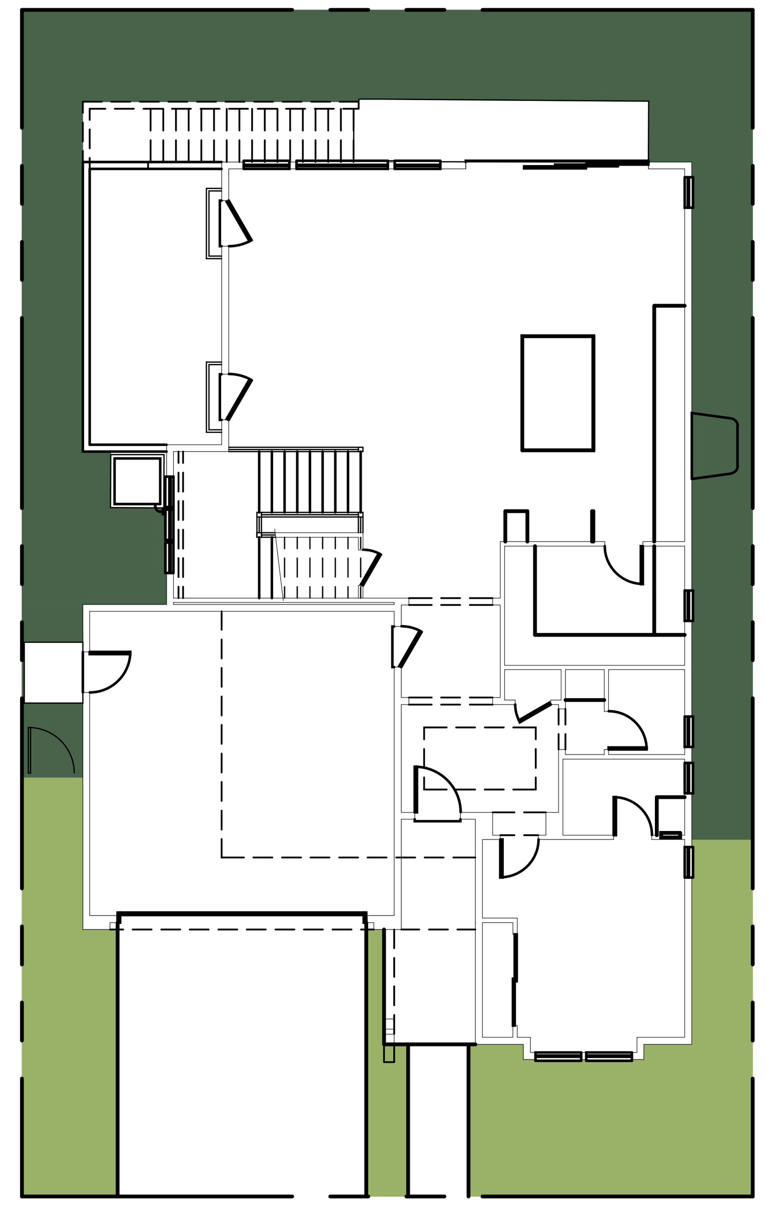
- 1"=40'-0"
- 07.26.2018
- L-1.0



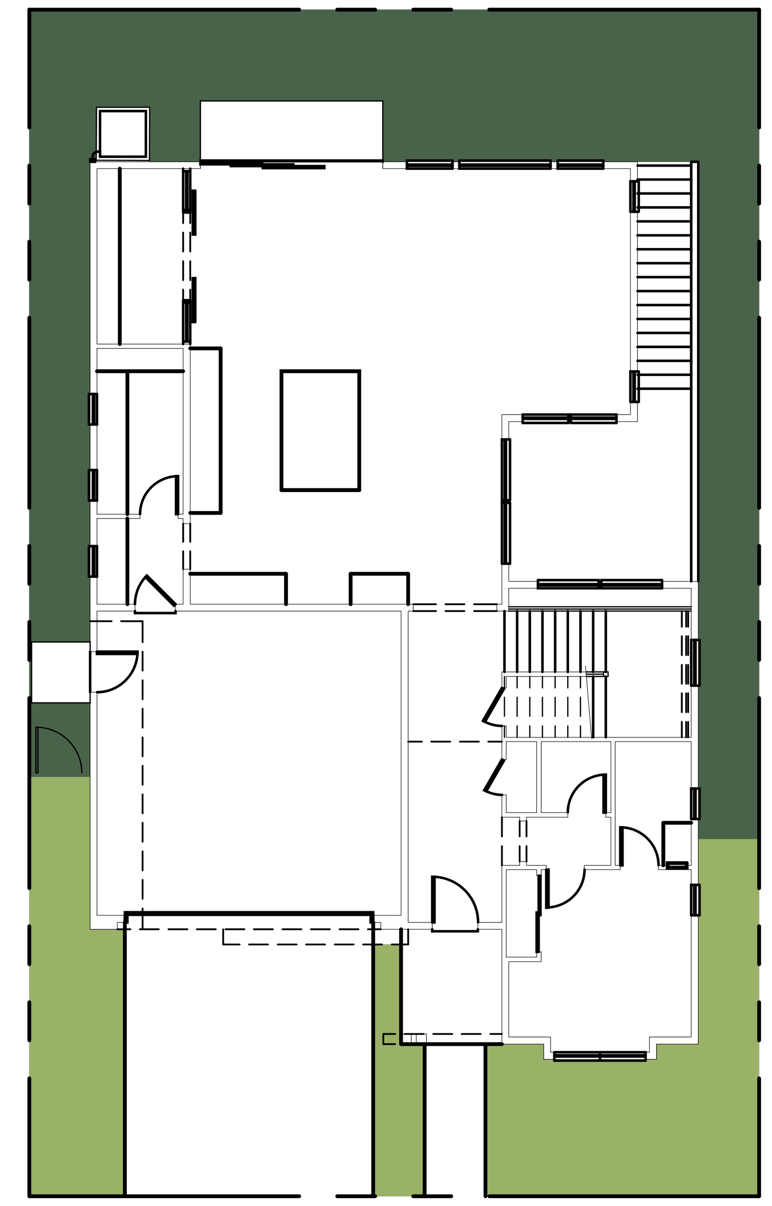
P1A



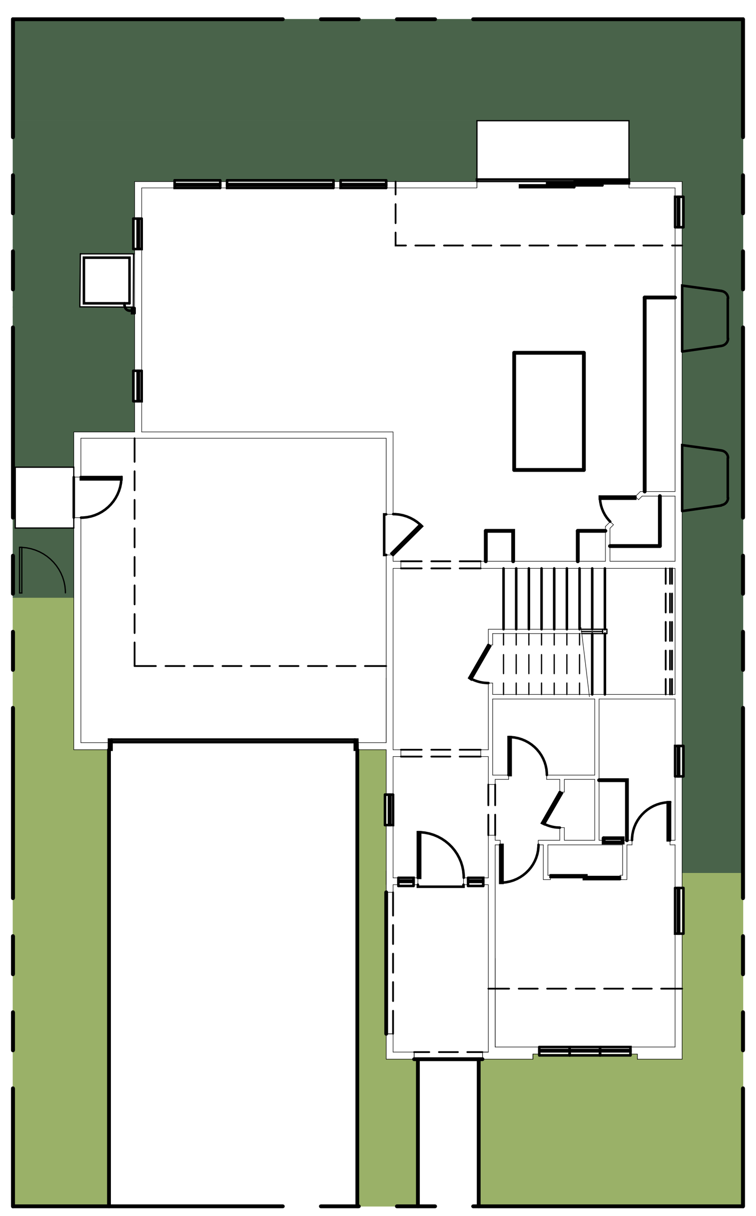
P2A



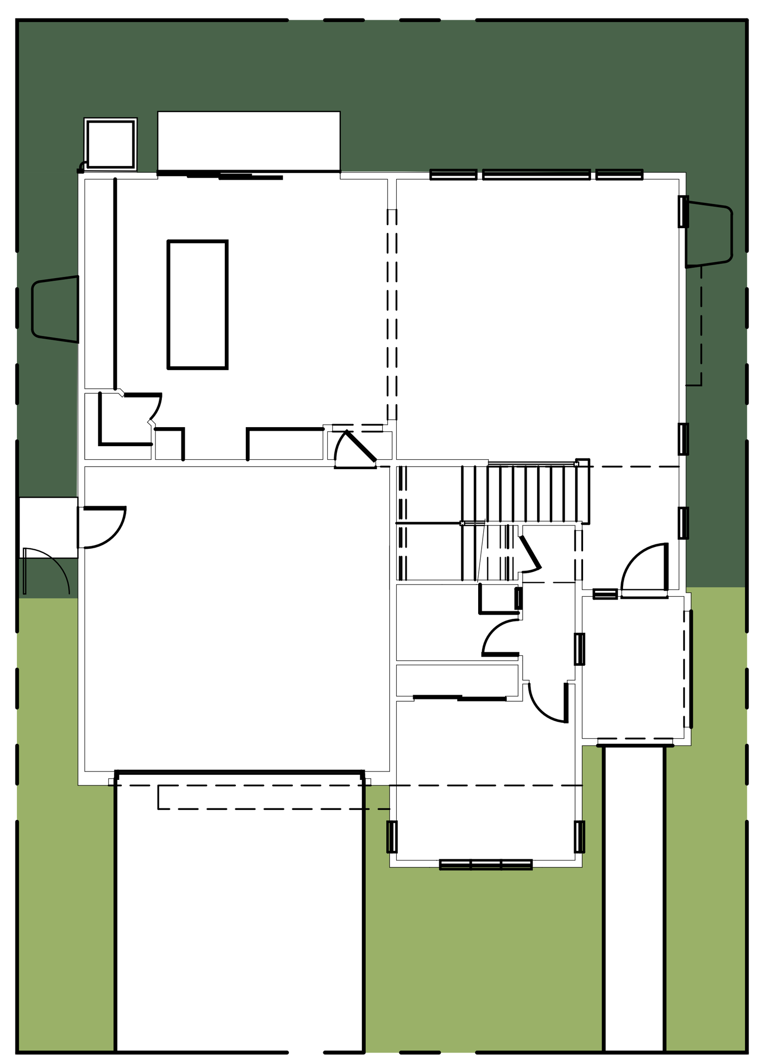
P3A



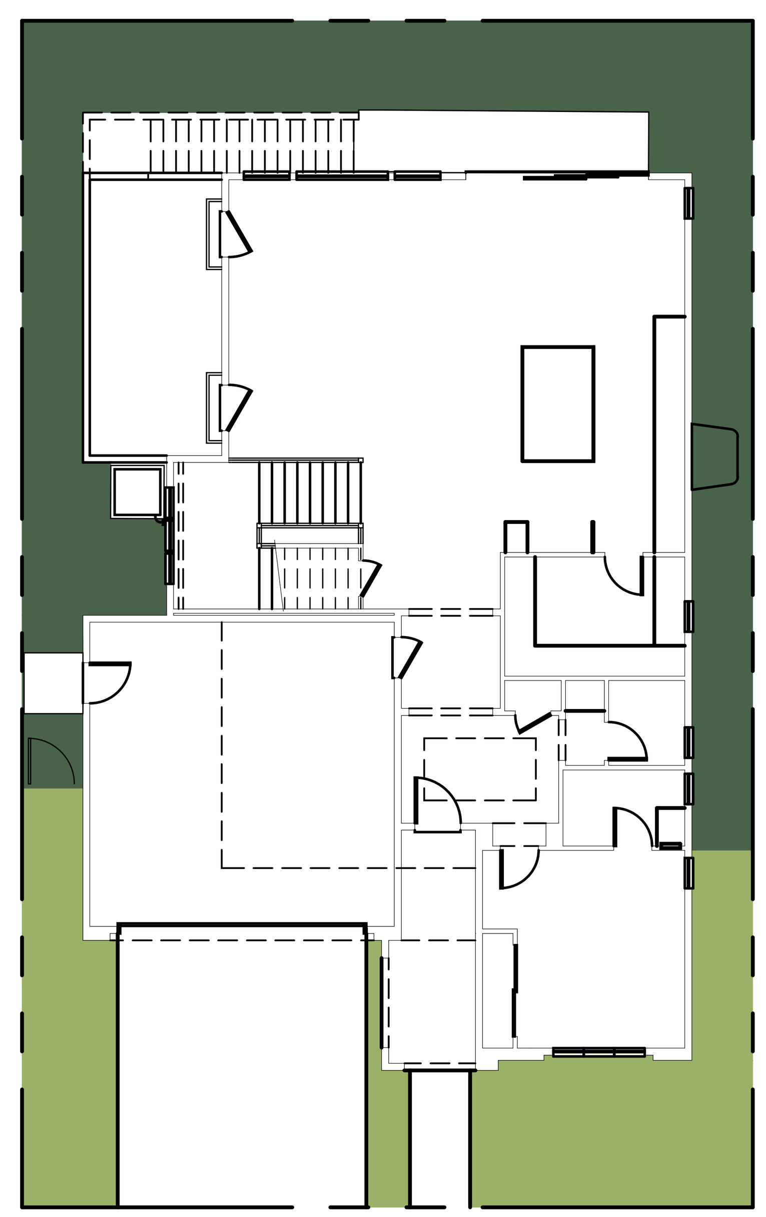
P4A



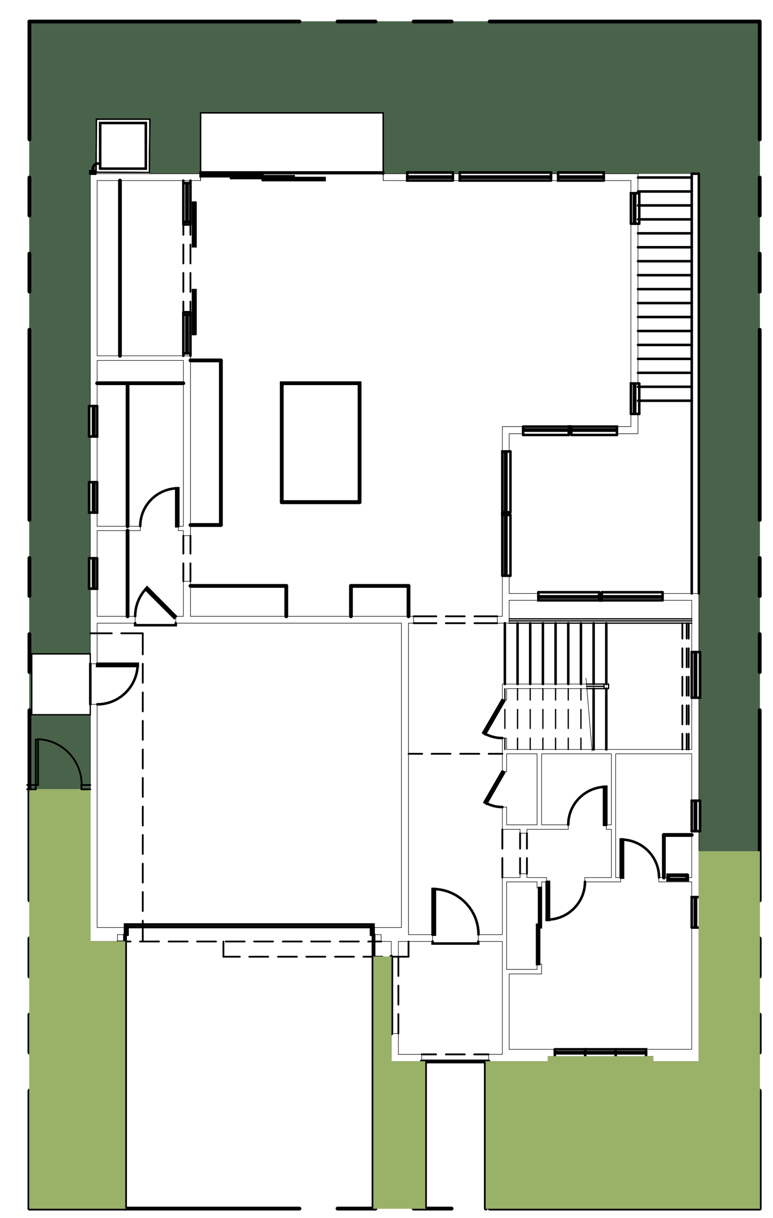
P1B



P2B



P3B



P4B

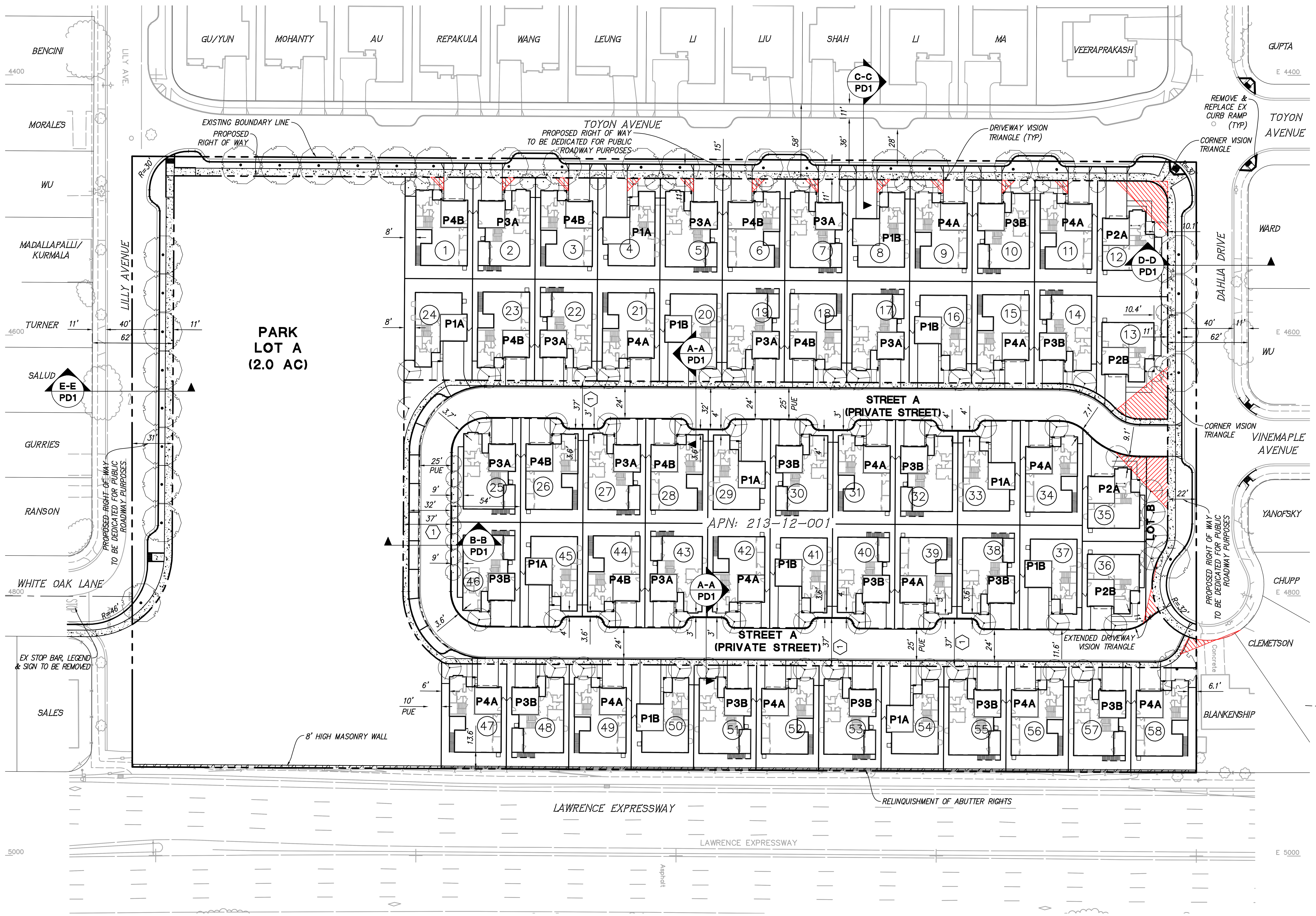
LANDSCAPE AREA CALCULATIONS:

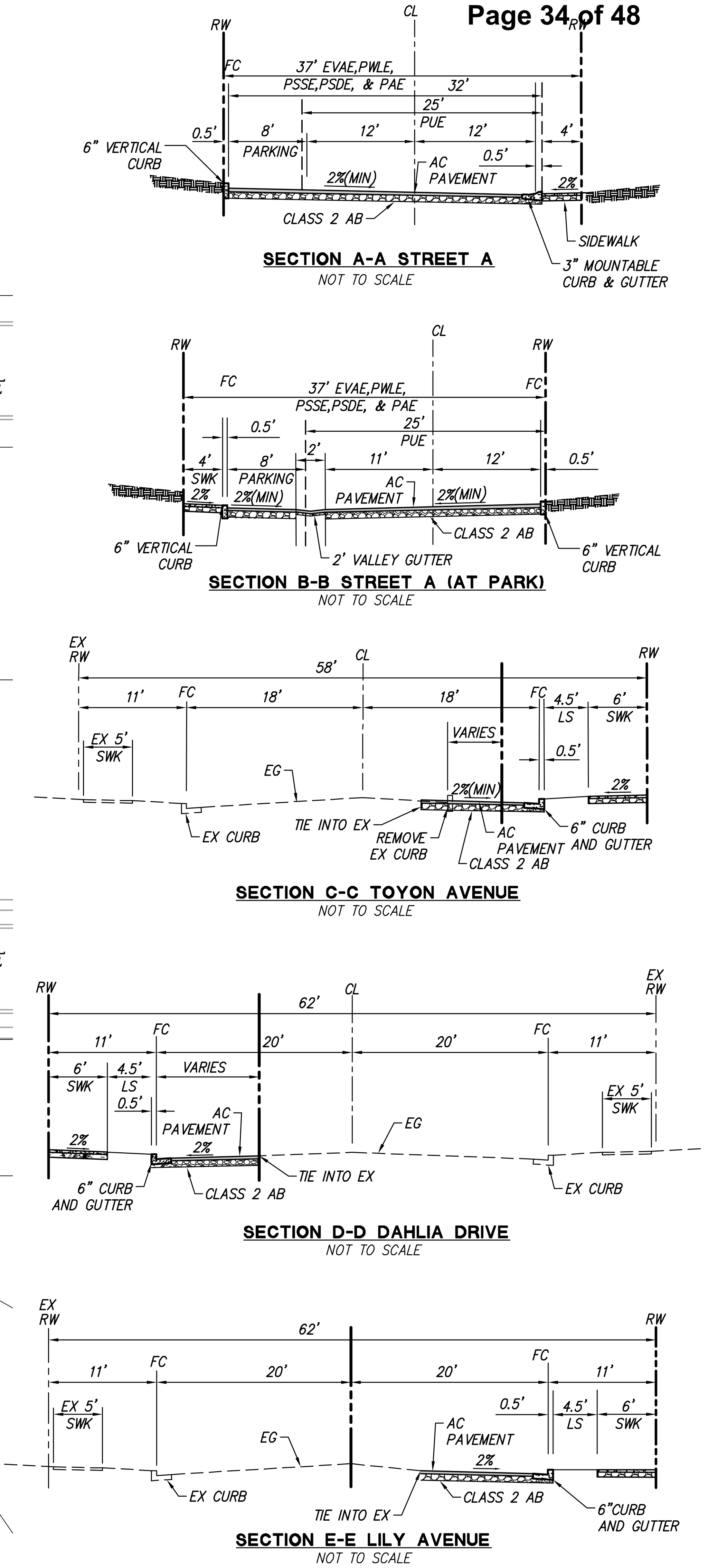
FLOORPLAN	FRONT YARD	BACK YARD
FLOORPLAN 1		
FLOORPLAN 1A	540 S.F	800 S.F.
FLOORPLAN 1B	526 S.F.	800 S.F.
FLOORPLAN 2		
FLOORPLAN 2A	518 S.F	623 S.F.
FLOORPLAN 2B	522 S.F.	623 S.F.
FLOORPLAN 3		
FLOORPLAN 3A	419 S.F	697 S.F.
FLOORPLAN 3B	420 S.F.	697 S.F.
FLOORPLAN 4		
FLOORPLAN 4A	272 S.F	744 S.F.
FLOORPLAN 4B	272 S.F.	744 S.F.

NOTES:

1. REFER TO SUNNYVALE MUNICIPAL CODE 19.37 LANDSCAPING, IRRIGATION, AND USABLE OPEN SPACE FOR INFORMATION REGARDING LANDSCAPE IMPROVEMENTS.
2. NEW LANDSCAPE INSTALLATIONS OF 500 SQUARE FEET OR MORE SHALL MEET THE REQUIREMENTS OF THIS CHAPTER. NEW LANDSCAPE INSTALLATIONS OF 500 SQUARE FEET OR LESS ARE SUBJECT TO ONLY 19.37.040D AND 19.37.120.

LANDSCAPE AREA





LEGEND

(1) EVAE, PAE, PSDE, PSSE, AND PWLE

ABBREVIATIONS

EVAE	EMERGENCY ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PWLE	PRIVATE WATER LINE EASEMENT

NOTES:

1. TYPICAL LOT SIZE IS 48' x 78'.
2. SEE SHEET PD2 FOR TYPICAL SETBACK DIMENSIONS AND SIDE DATA SUMMARY.

0 40 80 120
1 inch = 40 ft.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

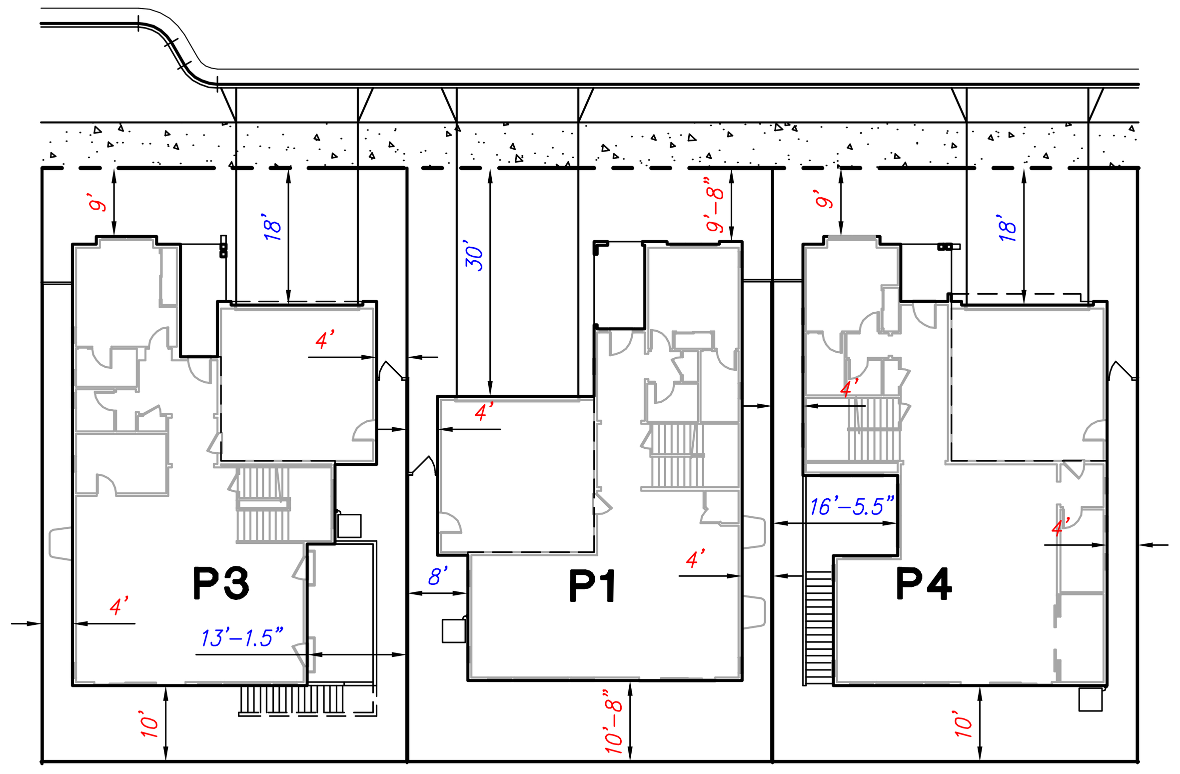
PRELIMINARY SITE PLAN

TRUMARK HOMES

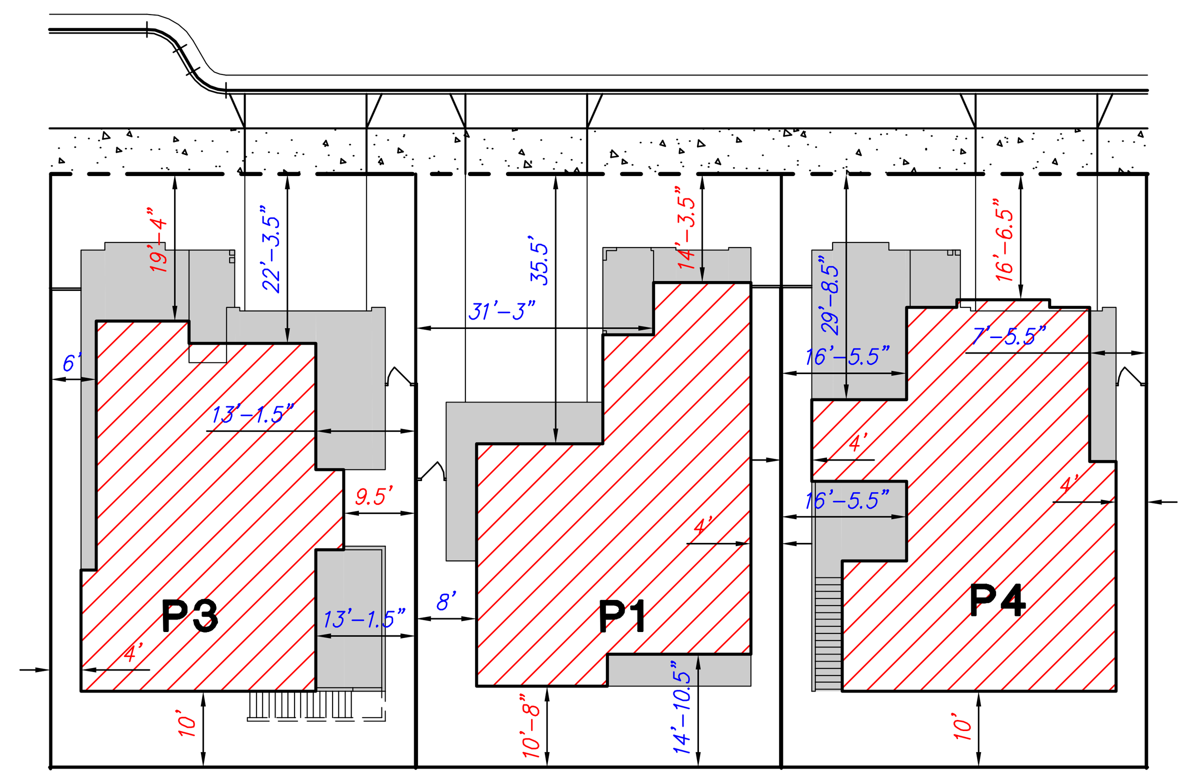
CORN PALACE

SUNNYVALE, CA

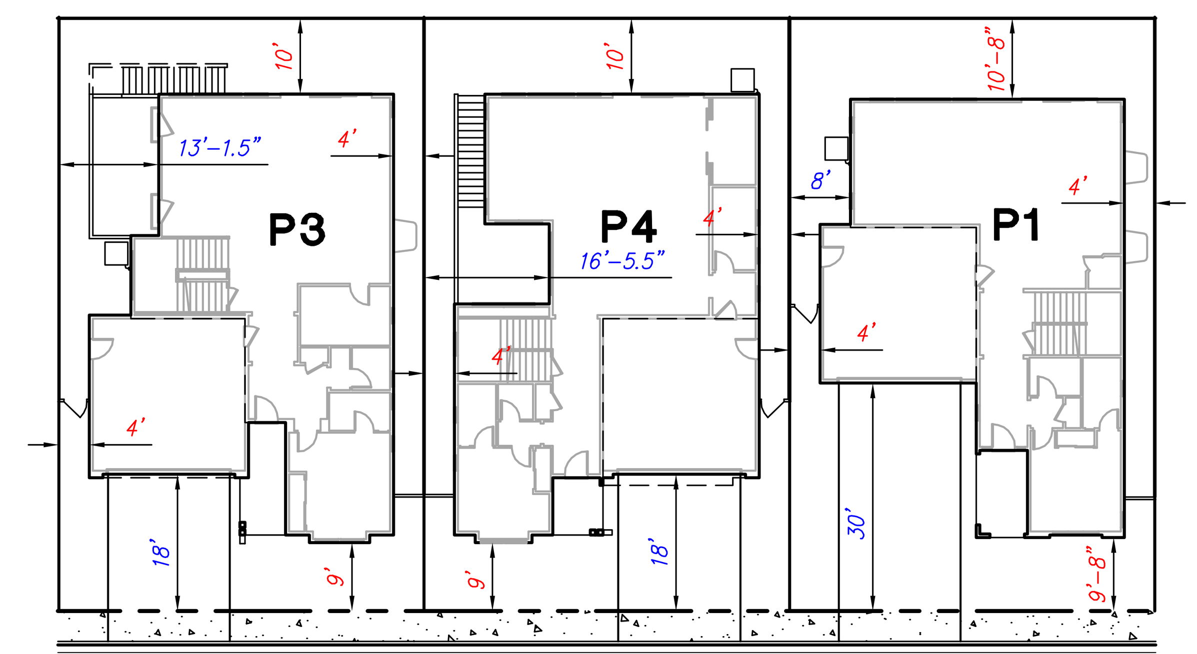
PROJECT NUMBER: 161065
JANUARY 4, 2019



TYPICAL LOT SETBACKS FOR P1, P3, & P4 1ST FLOOR ON TOYON AVENUE
SCALE 1":20'

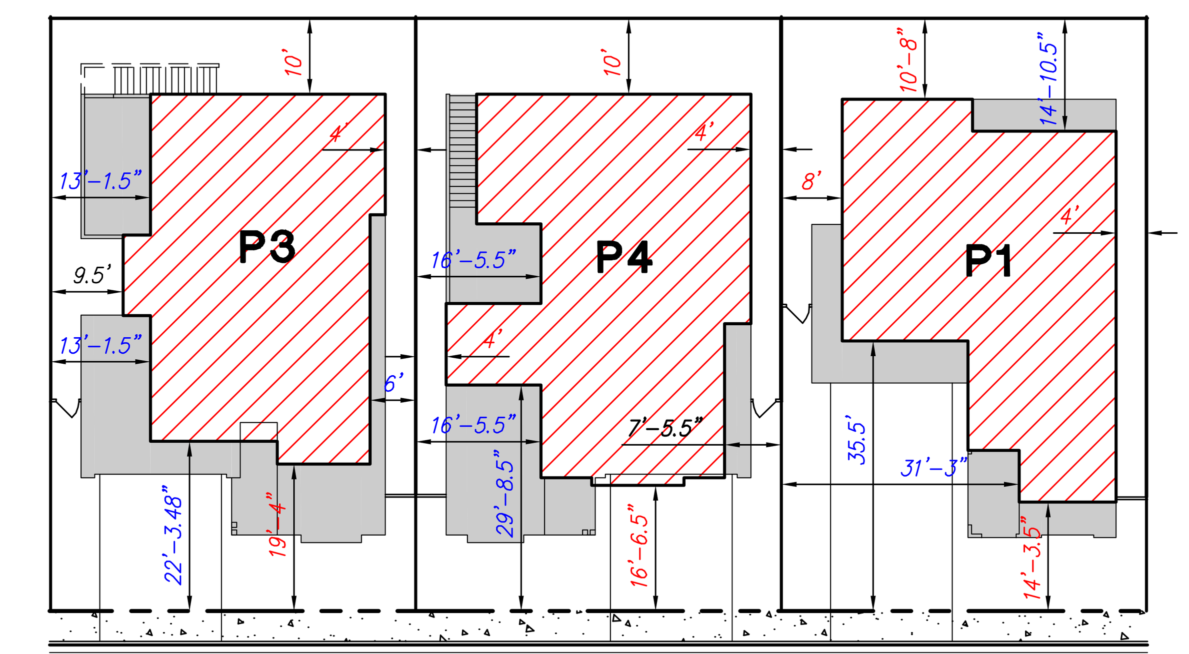


TYPICAL LOT SETBACKS FOR P1, P3, & P4 2ND FLOOR ON TOYON AVENUE
SCALE 1":20'



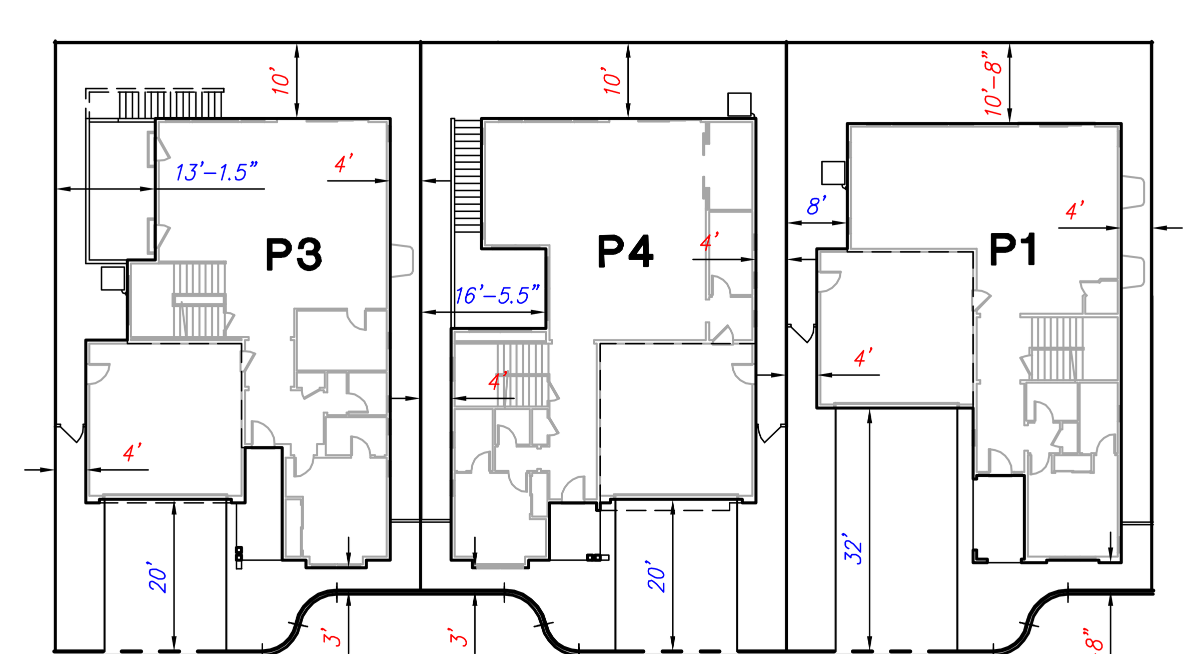
TYPICAL LOT SETBACKS FOR P1, P3, & P4 1ST FLOOR (WITHOUT PARKING BAY)
SCALE 1":20'

NOTE:
1. LOTS 47-58 HAVE A MINIMUM REAR SETBACK OF 12.6' & LOT 34 HAS A MINIMUM FRONT SETBACK OF 7.1'

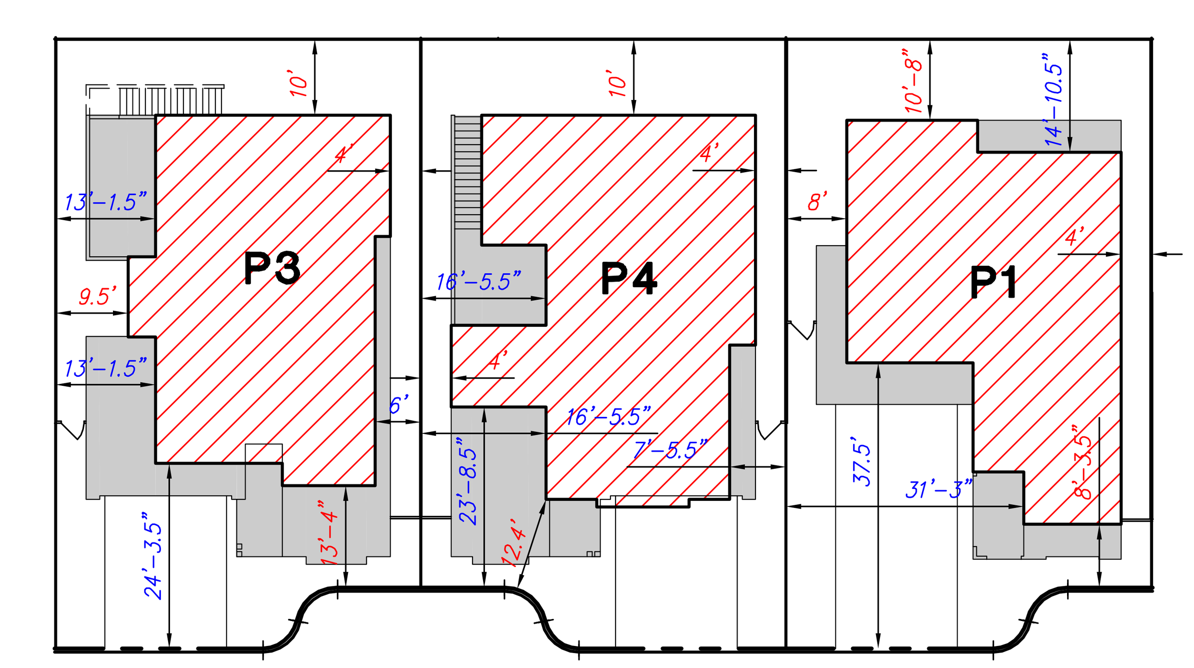


TYPICAL LOT SETBACKS FOR P1, P3, & P4 2ND FLOOR (WITHOUT PARKING BAY)
SCALE 1":20'

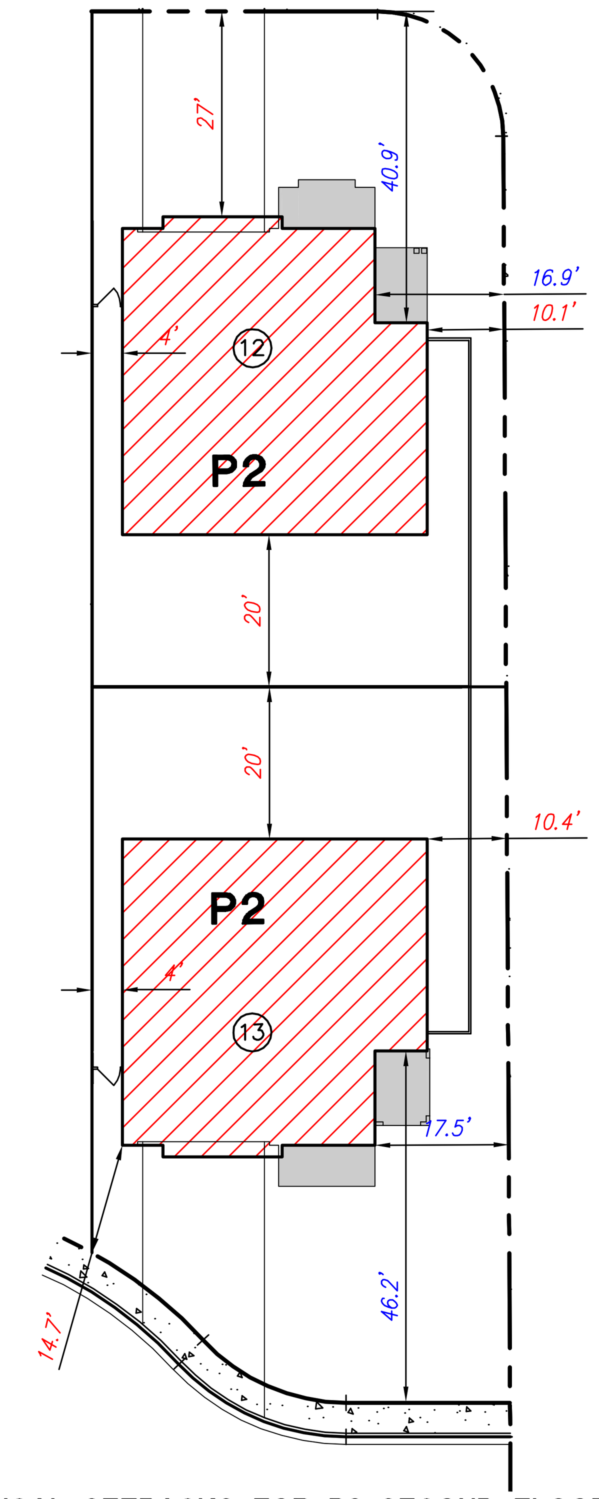
NOTE:
1. LOTS 47-58 HAVE A MINIMUM REAR SETBACK OF 12.6'



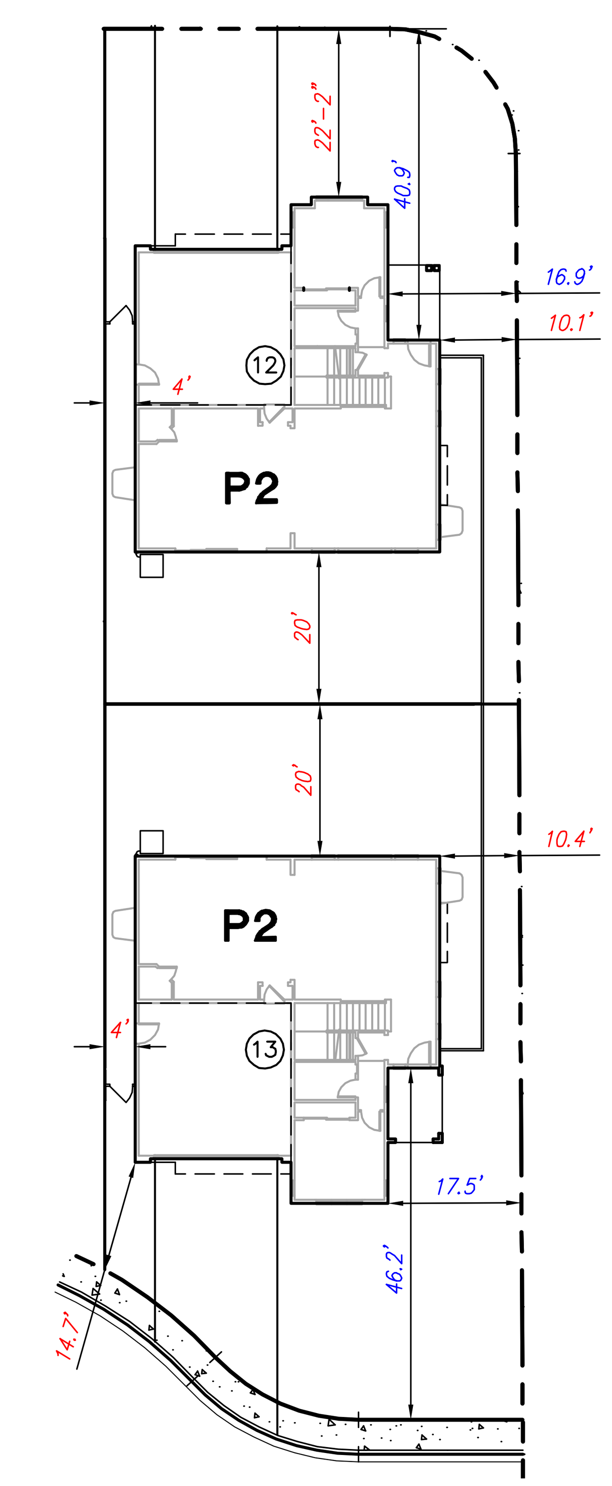
TYPICAL LOT SETBACKS FOR P1, P3, & P4 1ST FLOOR (WITH PARKING BAY)
SCALE 1":20'



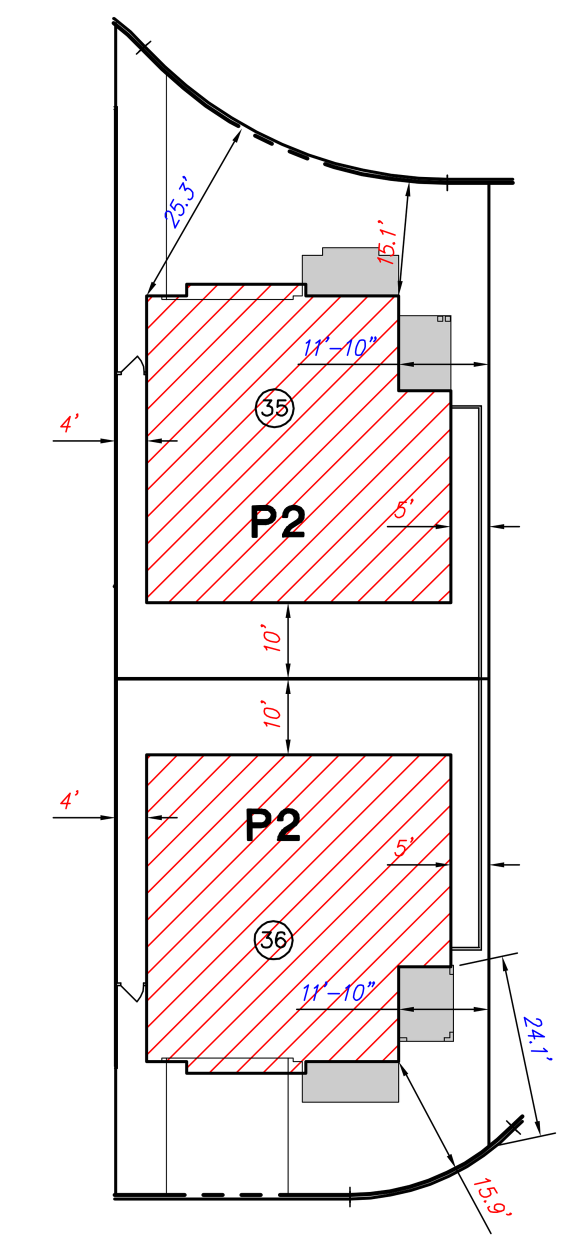
TYPICAL LOT SETBACKS FOR P1, P3, & P4 2ND FLOOR (WITH PARKING BAY)
SCALE 1":20'



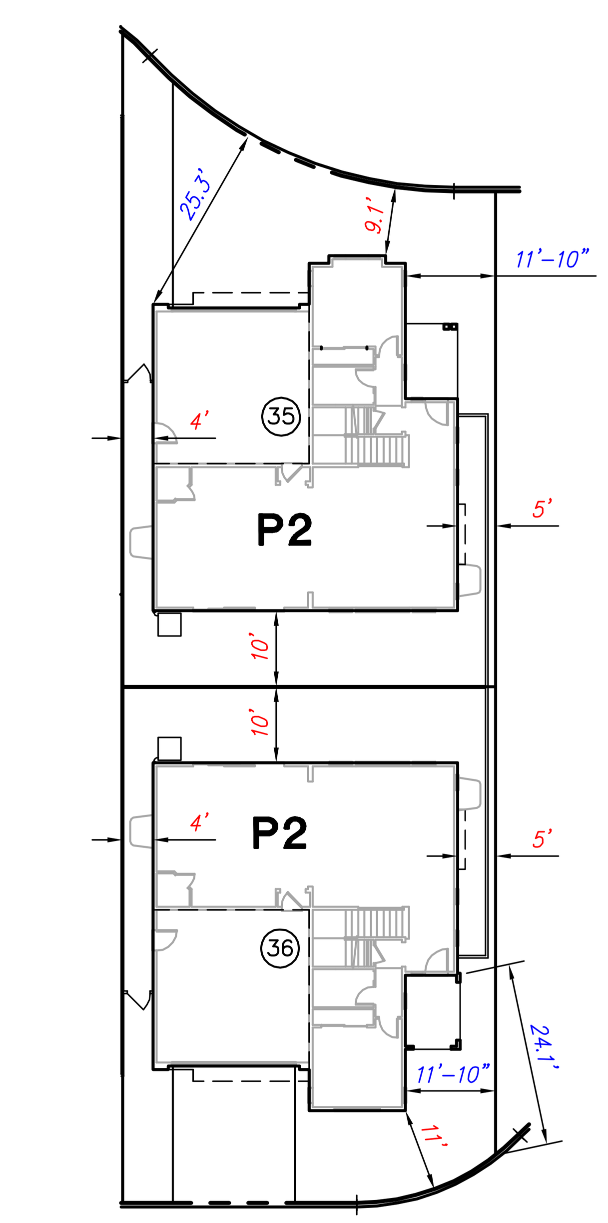
TYPICAL SETBACKS FOR P2 SECOND FLOOR
SCALE 1":20'



TYPICAL SETBACKS FOR P2 FIRST FLOOR
SCALE 1":20'



TYPICAL SETBACKS FOR P2 SECOND FLOOR
SCALE 1":20'



TYPICAL SETBACKS FOR P2 FIRST FLOOR
SCALE 1":20'

SITE SUMMARY TABLE		
1. TOTAL NUMBER OF LOTS	58	
2. GROSS AREA	8.8± AC	383,973 S.F.
3. PARK AREA (LOT A)	2.0± AC	87,480 S.F.
4. LOT B	0.04± AC	1,541 S.F.
5. PRIVATE STREET A (LOT C)	1.0± AC	42,855 S.F.
6. PUBLIC STREETS DEDICATION	0.7± AC	30,627 S.F.
7. NET AREA (NOT INCLUDING PARK & PUBLIC STREET DEDICATION)	6.1± AC	265,866 S.F.
8. SETBACKS	SEE PLAN	

FAR CALCULATION TABLE			
	TOTAL AREA (SF)	NUMBER OF UNITS	TOTAL FLOOR AREA (SF)
PLAN 1	3,075*	12	36,900
PLAN 2	3053*	4	12,212
PLAN 3	3173*	21	66,633
PLAN 4	3415*	21	71,715
TOTAL			187,460
SITE			265,866
FAR			0.71

NOTE:
* SEE ARCH SHEET A0.3 FOR FAR DIAGRAMS FOR EACH PLAN TYPE

LOT COVERAGE TABLE			
	TOTAL AREA (SF)	NUMBER OF UNITS	TOTAL FLOOR AREA (SF)
PLAN 1A	1,787*	6	10,722
PLAN 1B	1,820*	6	10,920
PLAN 2A	1,662*	2	3,324
PLAN 2B	1,657*	2	3,314
PLAN 3A	1,944*	9	17,496
PLAN 3B	1,946*	12	23,352
PLAN 4A	1,967*	13	25,571
PLAN 4B	1,969*	8	15,752
TOTAL			110,451
SITE			265,866
LOT COVERAGE			0.42

NOTE:
* SEE ARCH SHEET A0.3 FOR LOT COVERAGE BREAKDOWN FOR EACH PLAN TYPE AND ELEVATION.

NOTE:
1. SEE ARCHITECTURAL SHEET A0.4 FOR BUILDING HEIGHT ANALYSIS

LEGEND:

XX — MINIMUM SETBACK
XX — MAXIMUM SETBACK

PRELIMINARY SITE DATA AND SETBACK PLAN

CORN PALACE

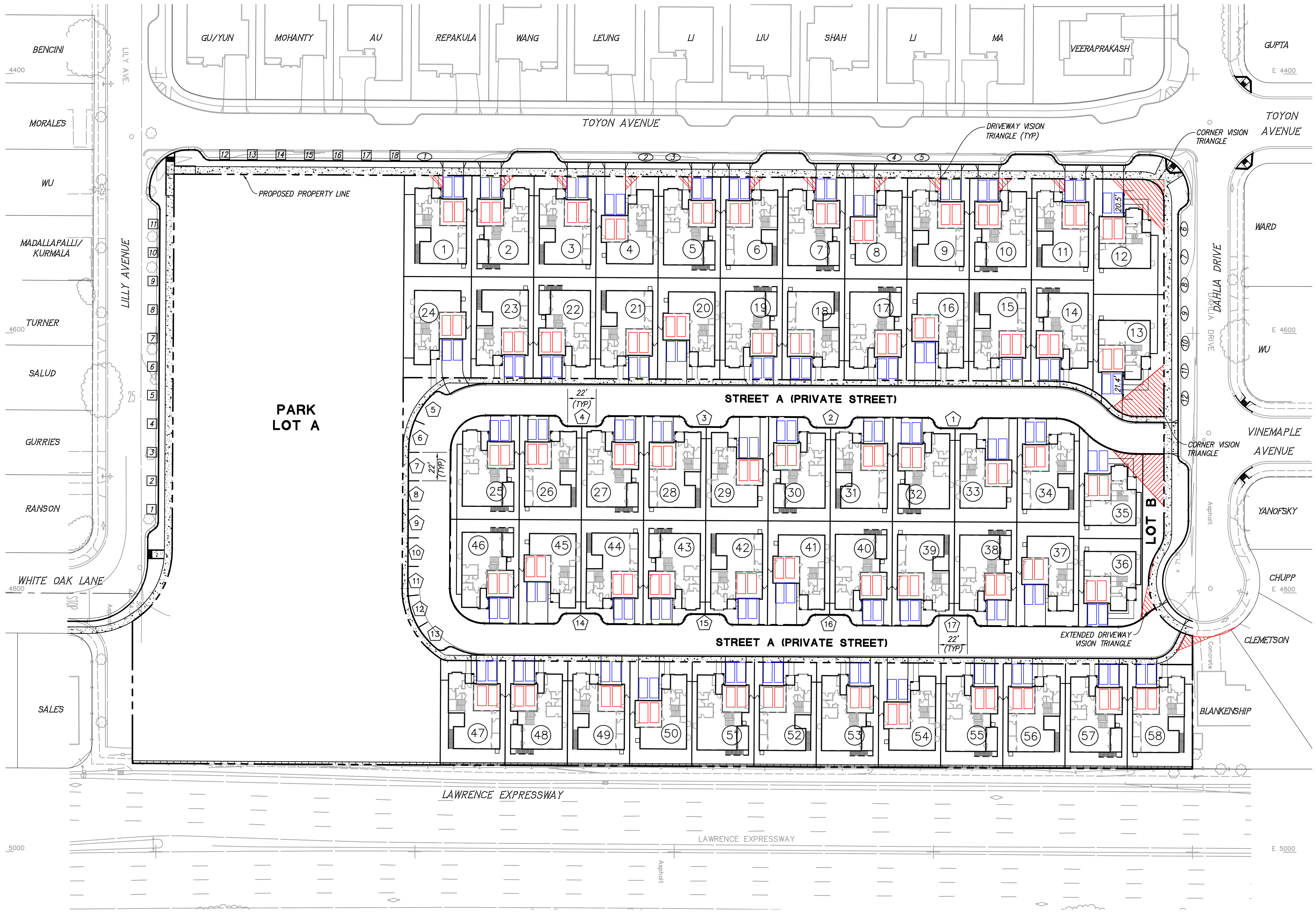
TRUMARK HOMES

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

SUNNYVALE, CA

PROJECT NUMBER: 161065
JANUARY 4, 2019

G: \JOB2016\161065\CAD FILES\02-PLANNING\PD\161065-PD-2.DWG 2/14/2019 7:32:45 AM JESSE MA



0 40 80 120
1 inch = 40 ft.

LEGEND

- PRIVATE STREET PARKING
- PUBLIC STREET (ADJACENT TO RESIDENTIAL)
- PUBLIC STREET (ADJACENT TO PARK)
- GARAGE PARKING SPACE
- DRIVEWAY PARKING SPACE

PARKING SUMMARY	
a. GARAGES	116
b. DRIVEWAYS	116
c. PRIVATE STREET	17
d. PUBLIC STREET (ADJACENT TO RESIDENTIAL)	12
e. TOTAL	261
f. RATIO	4.5
g. PUBLIC STREET (ADJACENT TO PARK)	18

PRELIMINARY PARKING PLAN

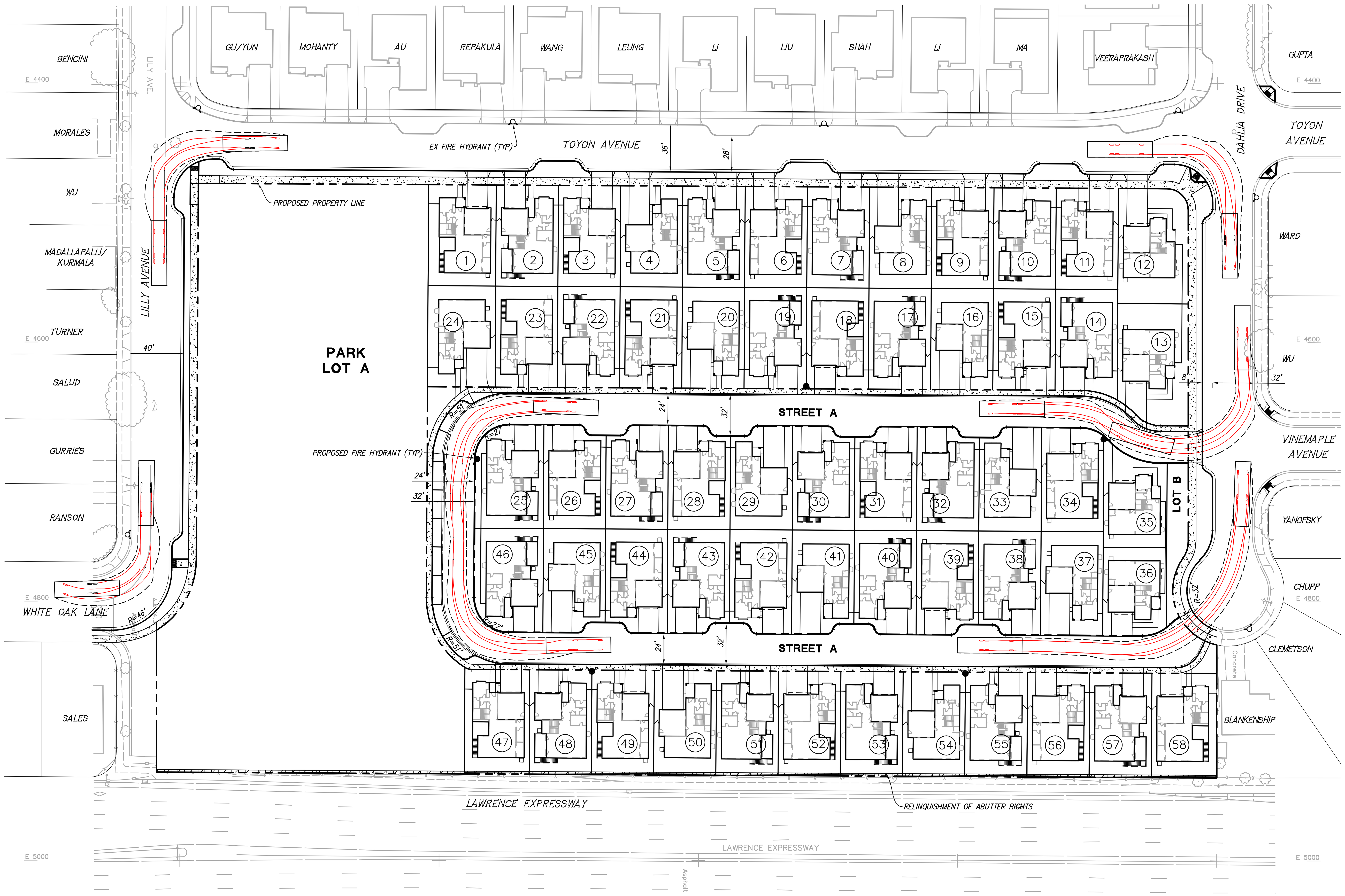
CORN PALACE

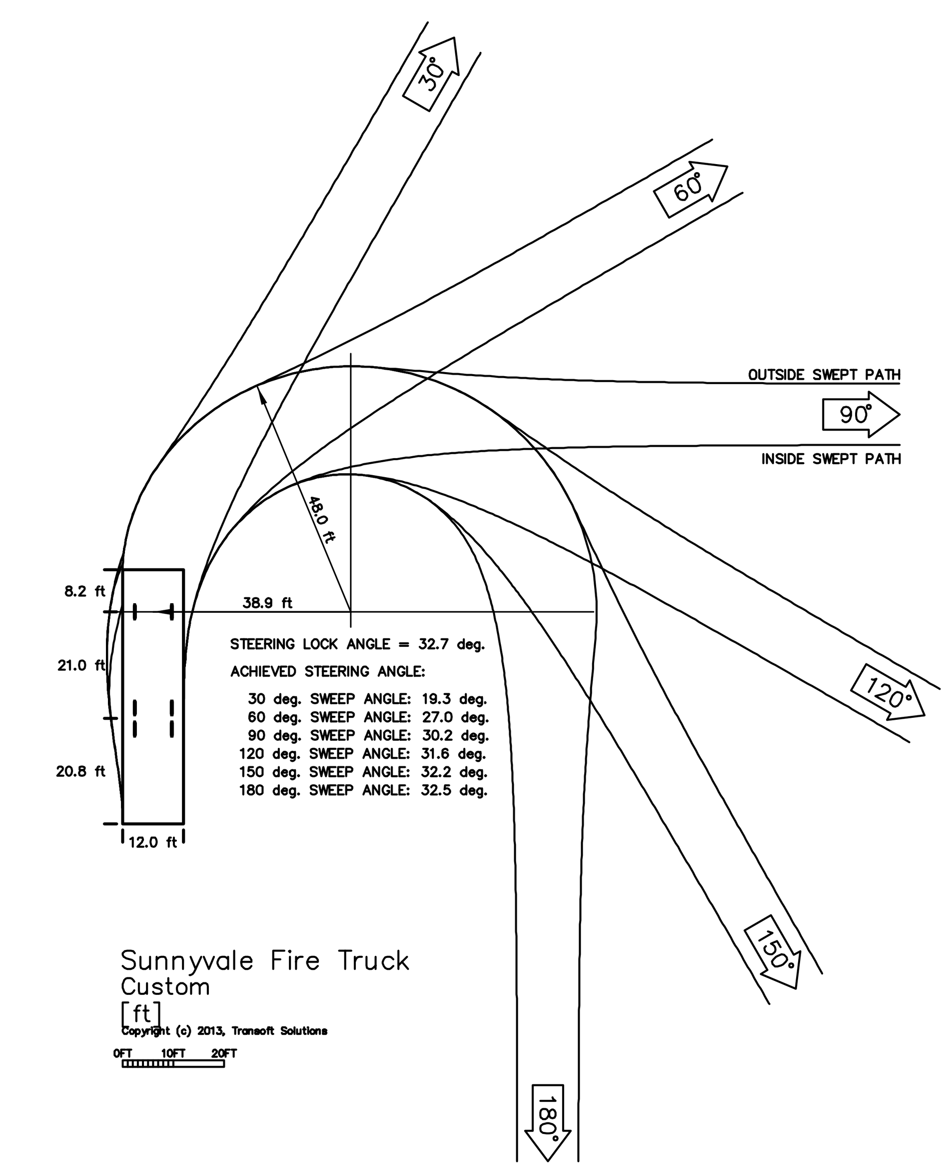
TRUMARK HOMES

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

SUNNYVALE, CA

PROJECT NUMBER: 161065
JANUARY 4, 2019





FIRE TURNING PATH DIAGRAM

NOTES:

1. FIRE HYDRANTS SHALL BE CLOW VALVE COMPANY MODEL 865 EQUIPPED WITH TWO 4–1/2" OUTLETS AND ONE 2–1/2" OUTLET AS APPOVED BY THE FIRE DEPARTMENT.
2. FIRE ACCESS ROAD SHALL BE ASPHALT, CONCRETE OR ANOTHER APPROVED ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 LBS.
3. HYDRANTS ARE REQUIRED TO BE LOCATED EVERY 300' ALONG THE EMERGENCY ACCESS ROADS.

PRELIMINARY FIRE ACCESS PLAN

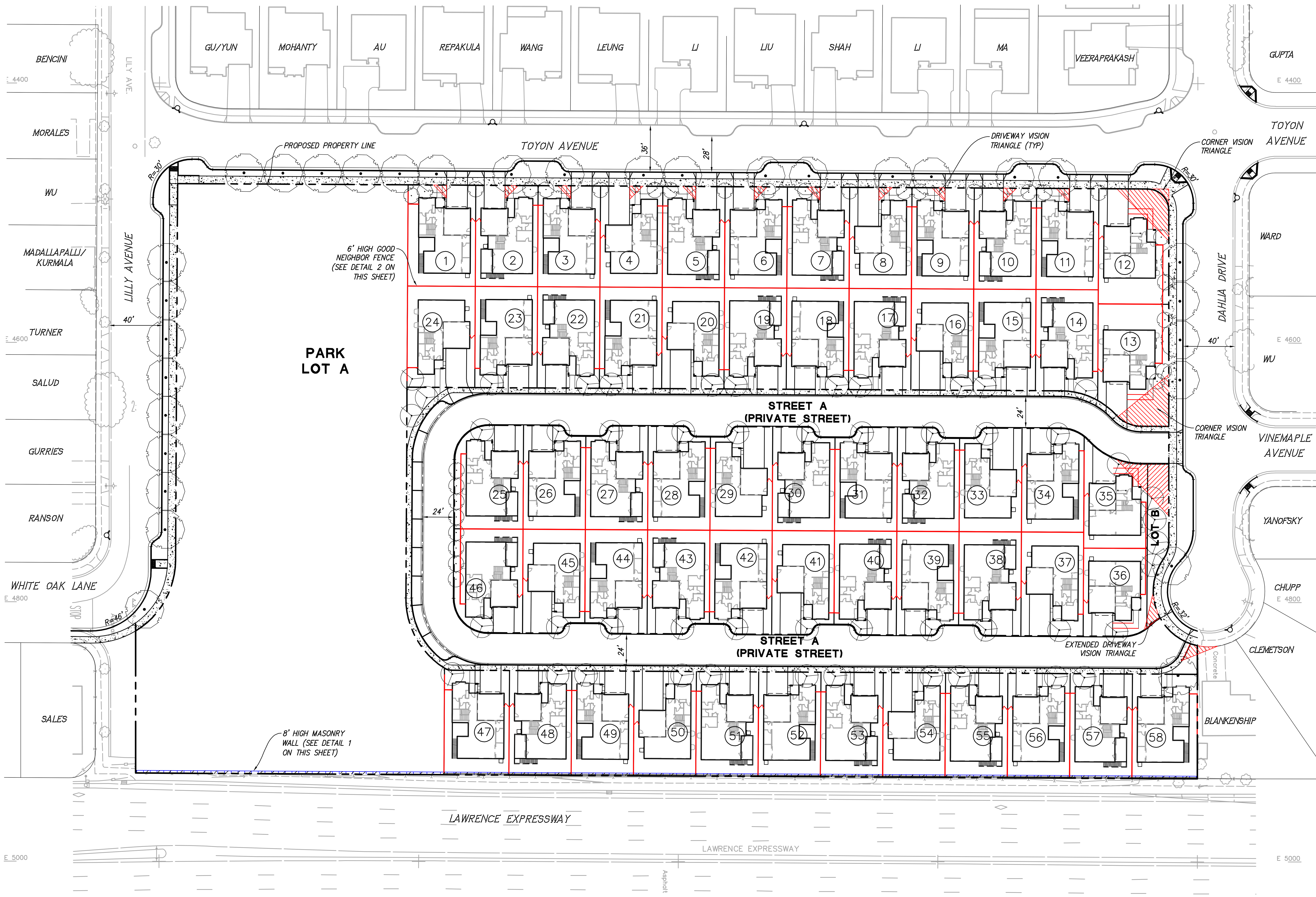
CORN PALACE

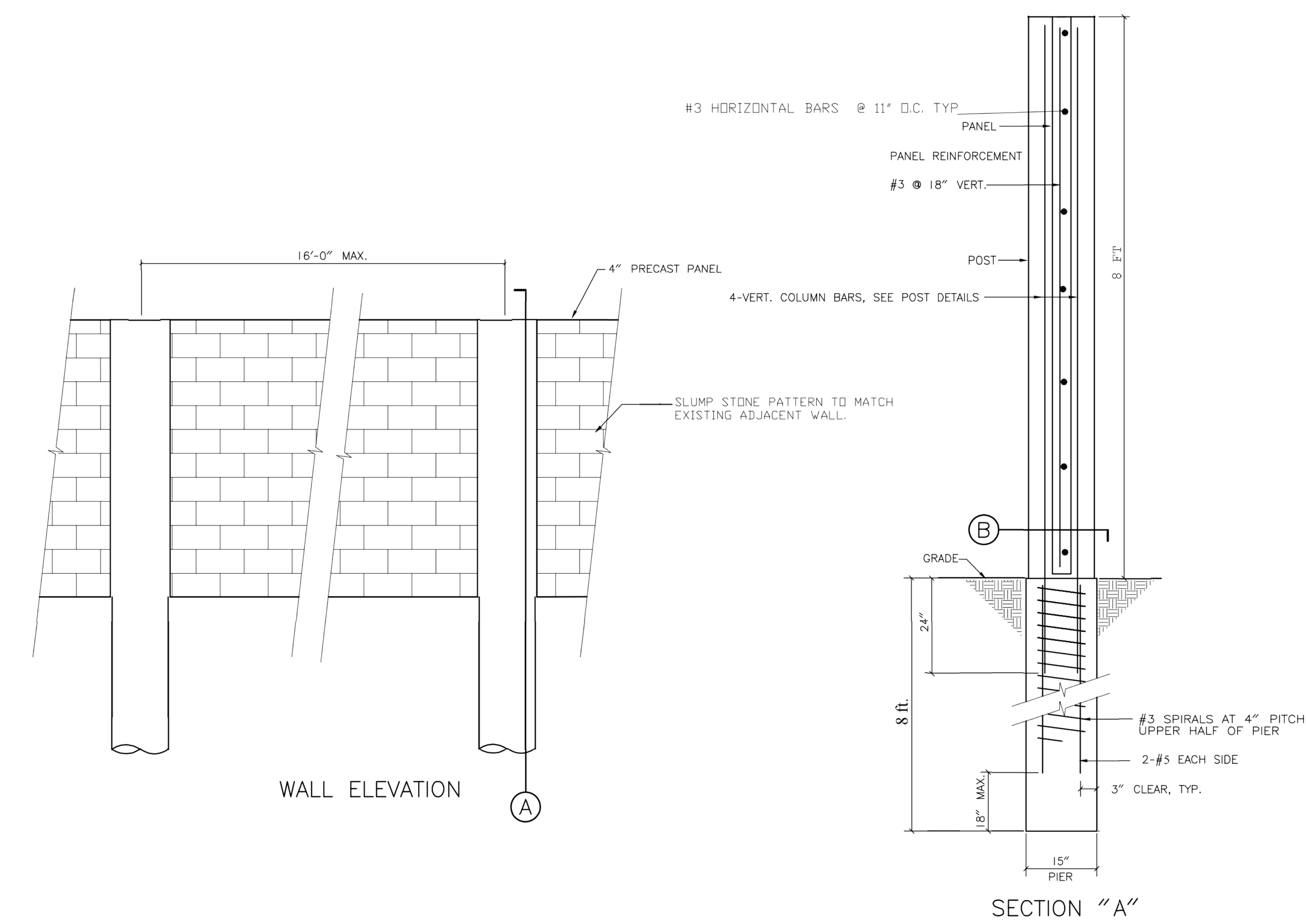
TRUMARK HOMES

SUNNYVALE, CA

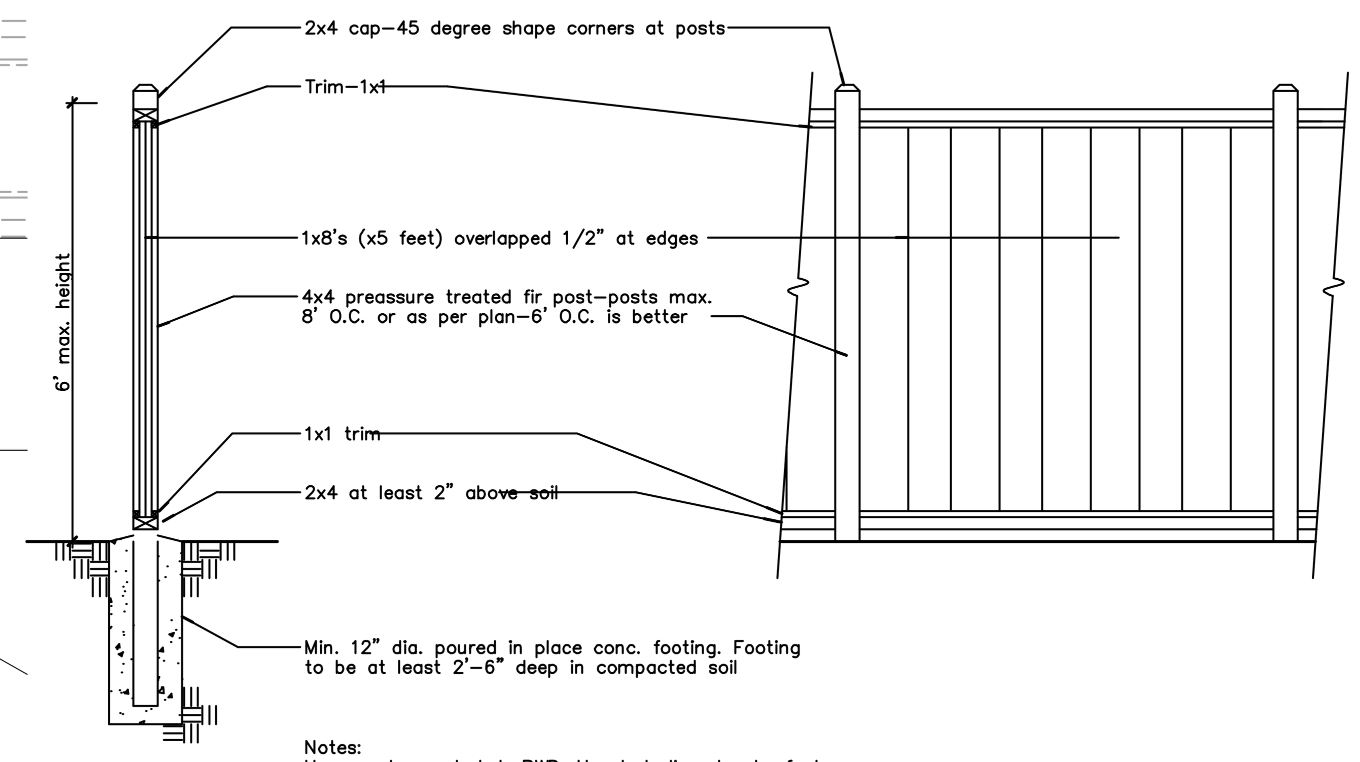
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

PROJECT NUMBER: 161065
JANUARY 4, 2019





DETAIL 1 - 8' HIGH MASONRY WALL DETAIL
NOT TO SCALE



Notes:
Use rough const. hrt. RWD. Use hot dipped galv. fasteners.
Top of fence will follow step with grade

DETAIL 2 - 6' HIGH GOOD NEIGHBOR FENCE DETAIL
NOT TO SCALE

LEGEND

- PROPOSED 6' HIGH GOOD NEIGHBOR FENCE
- PROPOSED 8' HIGH MASONRY WALL

0 40 80 120
1 inch = 40 ft.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

PRELIMINARY FENCE PLAN

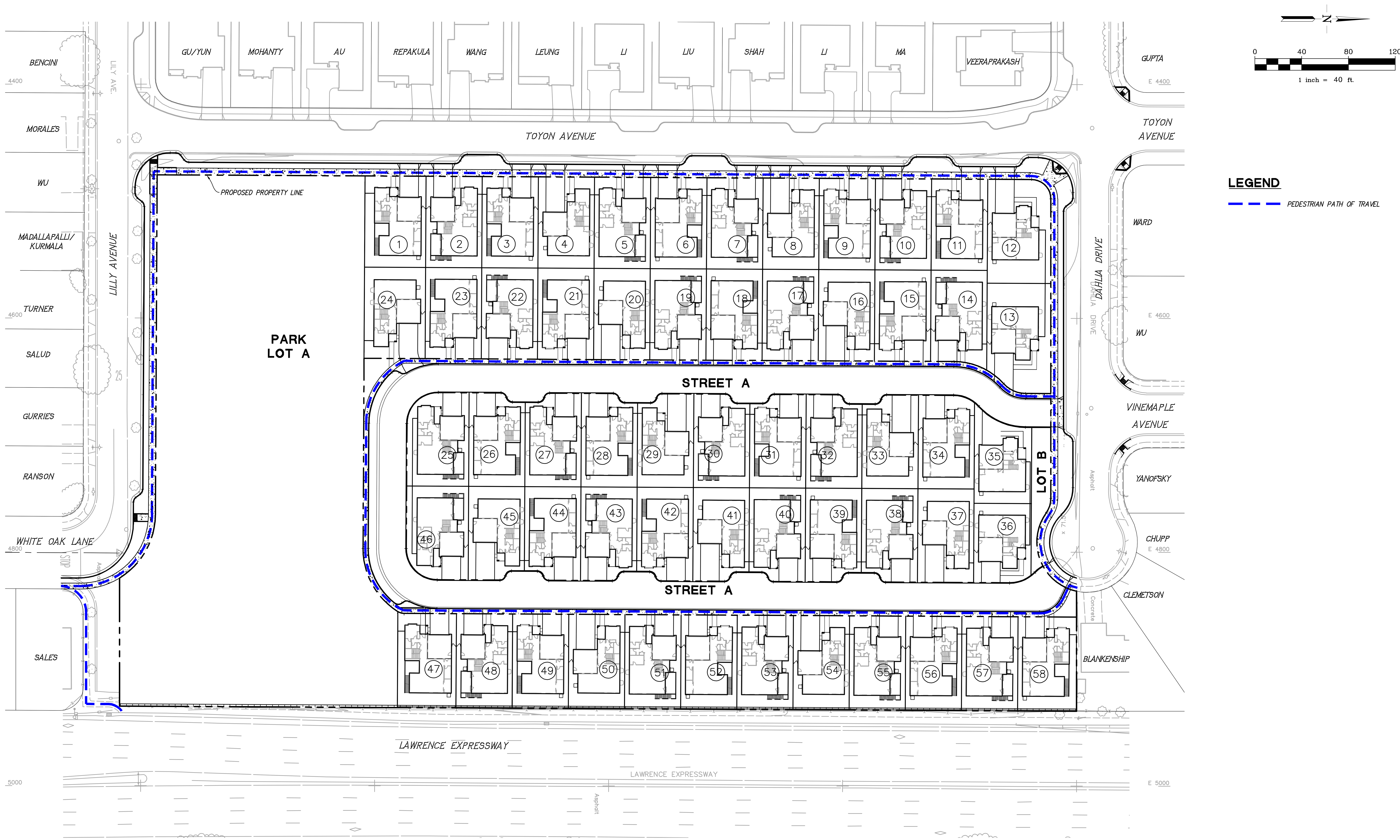
CORN PALACE

TRUMARK HOMES

SUNNYVALE, CA

PROJECT NUMBER: 161065
JANUARY 4, 2019

G:\JOB2016\161065\CAD FILES\02-PLANNING\PD\161065-PD-5.DWG 2/6/2019 8:30:58 AM ELISABETH HEDA



PRELIMINARY PEDESTRIAN ACCESS PLAN

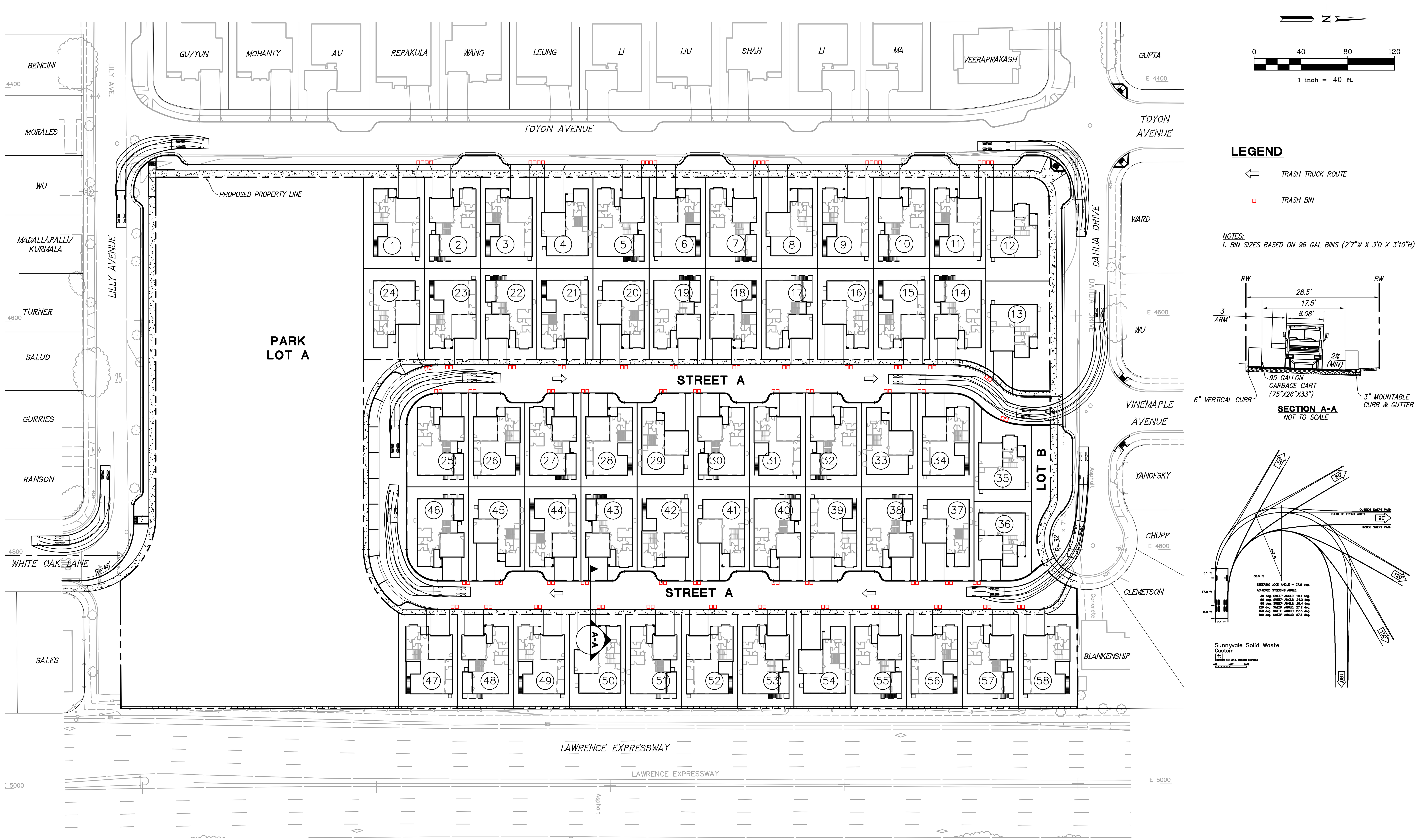
CORN PALACE

TRUMARK HOMES

SUNNYVALE, CA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

PROJECT NUMBER: 161065
JANUARY 4, 2019



PRELIMINARY GARBAGE ACCESS PLAN (FOR LOTS 25-36)

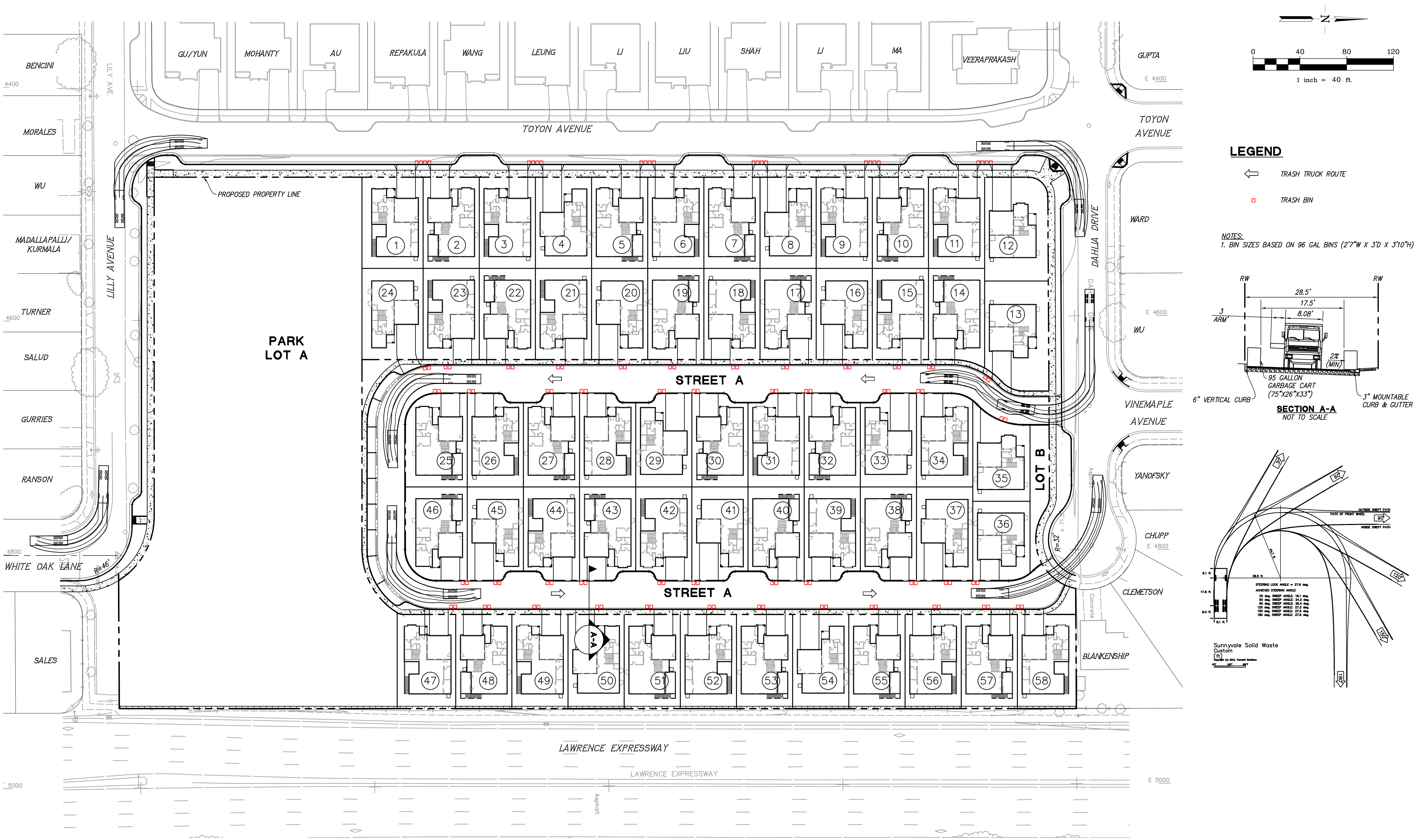
TRUMARK HOMES

CORN PALACE

SUNNYVALE, CA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

PROJECT NUMBER: 161065
JANUARY 4, 2019



PRELIMINARY GARBAGE ACCESS PLAN (FOR LOTS 13-24 & 47-58)

TRUMARK HOMES

CORN PALACE

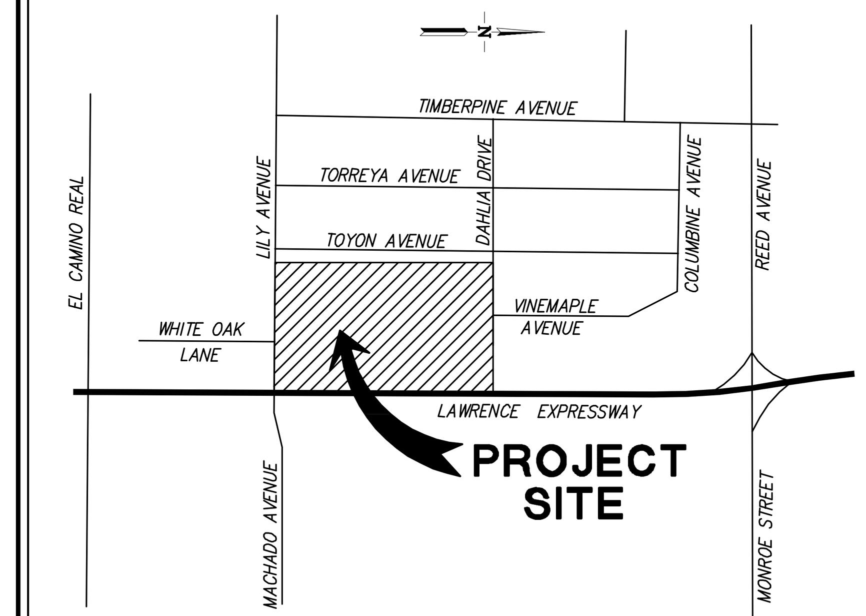
SUNNYVALE, CA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

PROJECT NUMBER: 161065
JANUARY 4, 2019

BENCHMARK
CITY OF SUNNYVALE BENCHMARK #82
BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHEAST CURB RETURN, AT THE INTERSECTION OF REED AVENUE AND TIMBERPINE AVENUE.
ELEVATION = 67.449'. NAVD 88 DATUM.

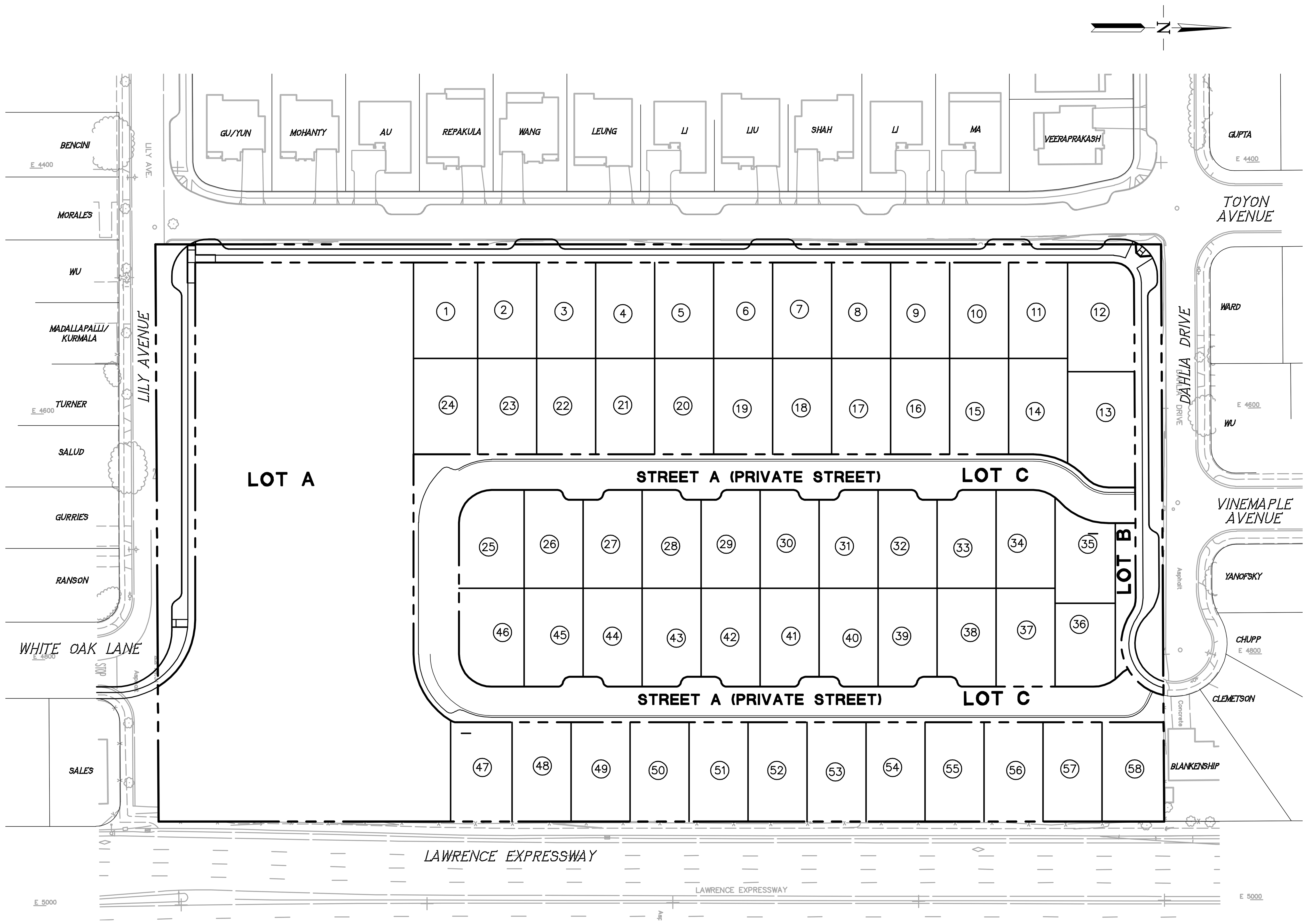
VESTING TENTATIVE MAP
CORN PALACE PROPERTY
CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA
FOR: TRUMARK HOMES



VICINITY MAP
NOT TO SCALE

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	MATCH LINE	
	EASEMENT LINE	
12"SD	STORM DRAIN	EX 12"SD
8"SS	SANITARY SEWER	EX 12"SS
12"W	POTABLE WATER	EX 12"W
	CURB & GUTTER	EX FC
	SIDEWALK	
	EARTH OR GRASS SWALE	
	VALLEY GUTTER	
	STORM WATER INLET	
	DROP INLET	
	AREA DRAIN	
	BUBBLE UP	
	MANHOLE	
	SANITARY SEWER CLEAN OUT	
	SANITARY SEWER LATERAL	
	FIRE HYDRANT	
	BLOW OFF	
	WATER SERVICE WITH METER BOX	
	BACKFLOW DEVICE	
	WATER VALVE	
	MONUMENT	
	CURB RAMP	
130	CONTOUR ELEVATIONS	130
x 525.2	SPOT ELEVATION	x525.2
	SILVA CELL	
	BIO-RETENTION AREA	



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. OWNER: FRANCIA FAMILY LIVING TRUST
   C/O TRUMARK HOMES
   3001 BISHOP DRIVE, SUITE 100
   SAN RAMON, CA 94583
   (925) 309-2503
   CONTACT: MS. HEIDE ANTONESCU
2. APPLICANT: TRUMARK HOMES
   3001 BISHOP DRIVE, SUITE 100
   SAN RAMON, CA 94583
   (925) 309-2503
   CONTACT: MS. HEIDE ANTONESCU
3. CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
   4690 CHABOT DRIVE, SUITE 200
   PLEASANTON, CA 94588
   (925) 227-9100
   CONTACT: DOMINIC CARUCCI
   RCE #: 85585
4. PROPERTY DESCRIPTION:
   A PORTION OF LOT 13, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "PLAT OF THE SUBDIVISION OF THE JACKSON TRACT", WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON FEBRUARY 11, 1885 IN BOOK "B" OF MAPS, AT PAGE 18.
5. ASSESSOR PARCEL NUMBER: 213-12-001
6. GROSS SITE AREA: 8.8± ACRES
7. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
8. CURRENT ZONING: R1.5-PD
9. PROPOSED ZONING: R1.7-PD
10. NUMBER OF LOTS: 61
11. UTILITIES:
    WATER: CITY OF SUNNYVALE
    SANITARY SEWER: CITY OF SUNNYVALE
    STORM DRAIN: CITY OF SUNNYVALE
    FIRE: CITY OF SUNNYVALE
    GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
    TELEPHONE: AT&T
    CABLE TV: COMCAST
12. BOUNDARY AS SHOWN IS COMPILED FROM RECORD INFORMATION.
13. THE PROPERTY LIES WITHIN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAT 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) PER FLOOD INSURANCE BASE MAP NUMBER 06085C0226H, REVISED TO REFLECT LOMR EFFECTIVE, FEBRUARY 25, 2010.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SUNNYVALE.
15. TOPOGRAPHY SHOWN IS BASED ON AN AERIAL TOPOGRAPHIC MAP PREPARED IN JULY 2010, AND SUPPLEMENTAL TOPOGRAPHIC SURVEY IN NOVEMBER 2016.
16. ALL PUBLIC IMPROVMENTS SHALL BE INSTALLED PER CITY'S DESIGN STANDARDS PURSUANT TO SUNNYVALE MUNICIPAL CODE SECTIONS 18,12 UNLESS OTHERWISE APPROVED BY DIRECTOR OF PUBLIC WORKS.

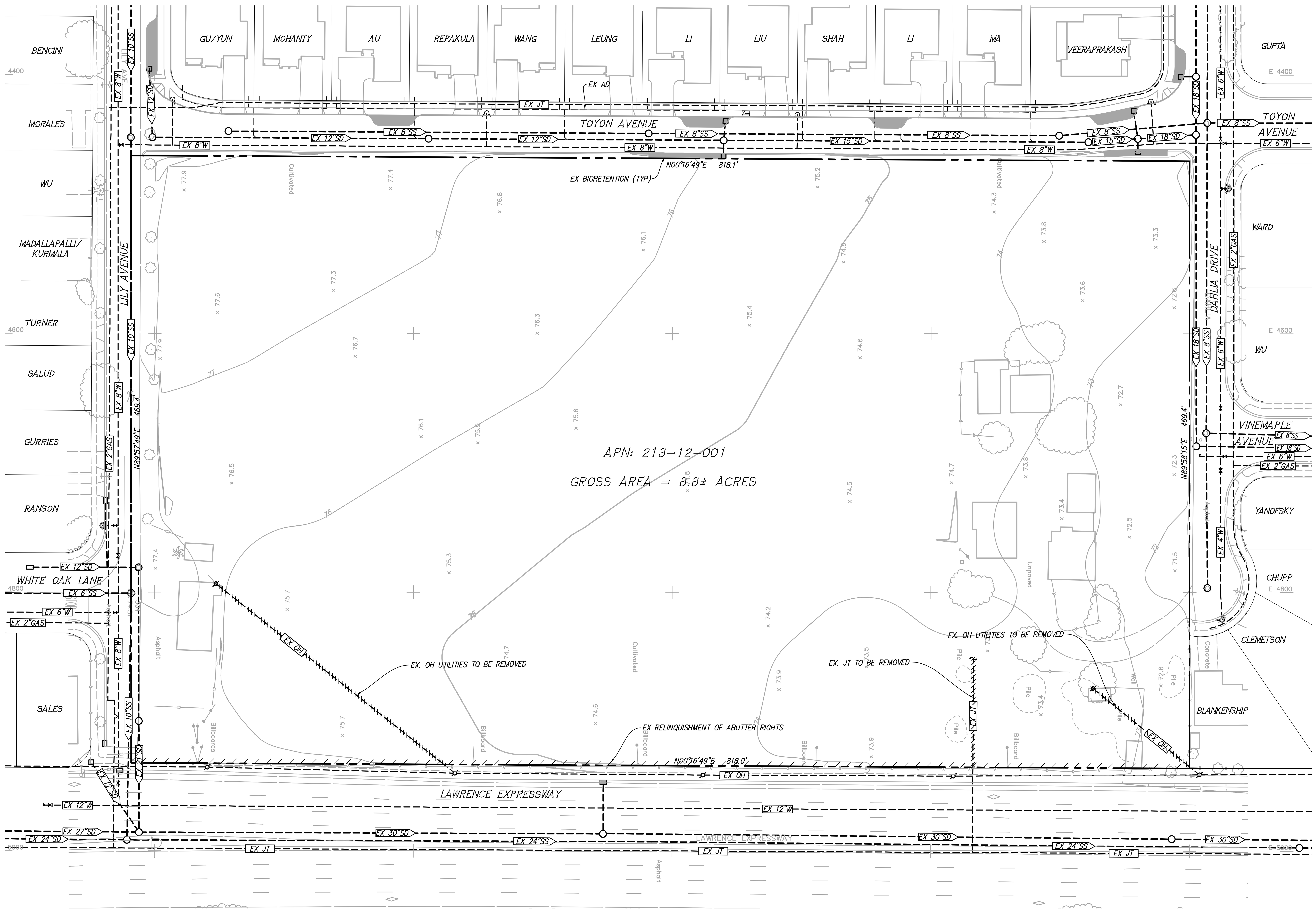
ABBREVIATIONS

AB	AGGREGATE BASE	PAE	PUBLIC ACCESS EASEMENT
AC	ASPHALT CONCRETE	PAV	PAVEMENT
AD	AREA DRAIN	PCC	POINT OF COMPOUND CURVATURE
ARV	AIR RELEASE VALVE	PIV	POST INDICATOR VALVE
BC	BEGINNING OF CURVE	PL	PROPERTY LINE
BFF	BASEMENT FINISHED FLOOR	PMAE	PRIVATE MAINTENANCE ACCESS EASEMENT
BO	BLOWOFF	PPAE	PRIVATE PEDESTRIAN ACCESS EASEMENT
BW	BOTTOM OF WALL	PRC	POINT OF REVERSE CURVE
CL	CENTER LINE	PRUE	PRIVATE SERVICES AND UTILITY EASEMENT
COMM	COMMUNICATION	PSDE	PRIVATE STORM DRAIN EASEMENT
DI	DROP INLET	PSE	PUBLIC SERVICE EASEMENT
DIP	DUCTILE IRON PIPE	PUE	PUBLIC UTILITY EASEMENT
DW	DOMESTIC WATER	PVAE	PRIVATE VEHICLE ACCESS EASEMENT
EAE	EMERGENCY ACCESS EASEMENT	PSSE	PRIVATE SANITARY SEWER EASEMENT
EC	END OF CURVE	PWLE	PRIVATE WATER LINE EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PVC	POLYVINYL CHLORIDE PIPE
EX	EXISTING	RCP	REINFORCED CONCRETE PIPE
FC	FACE OF CURB	RET	CURB RETURN
FF	FINISHED FLOOR	RW	RIGHT OF WAY
FG	FINISHED GRADE	SD	STORM DRAIN
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	SNS	STREET NAME SIGN
FS	FIRE SERVICE	SL	STREET LIGHT
FW	FIRE WATER	STA	STATION
GE	GARAGE ELEVATION	STD	STANDARD
GB	GRADE BREAK	SWI	STORM WATER INLET
HDPE	HIGH-DENSITY POLYETHYLENE PIPE	SWK	SIDEWALK
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT ELEVATION	TFC	TOP OF FLUSH CURB
LF	LINEAR FOOT	TG	TOP OF GRATE
LP	LOW POINT	TMC	TOP OF MOUNTABLE CURB
MAX	MAXIMUM	TRW	TOP OF RETAINING WALL
ME	MAINTENANCE EASEMENT	TW	TOP OF WALL
MH	MANHOLE	TYP	TYPICAL
MIN	MINIMUM	W(R)	RECYCLED WATER
P	PAD ELEVATION	W	WATER LINE

SHEET INDEX

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

G:\JOB2016\161065\CAD FILES\02-PLANNING\TENT-MAP\C1.00CV-161065.DWG 2/13/2019 9:22:57 AM ELISABETH HEIDA



EXISTING CONDITIONS PLAN
CORN PALACE PROPERTY

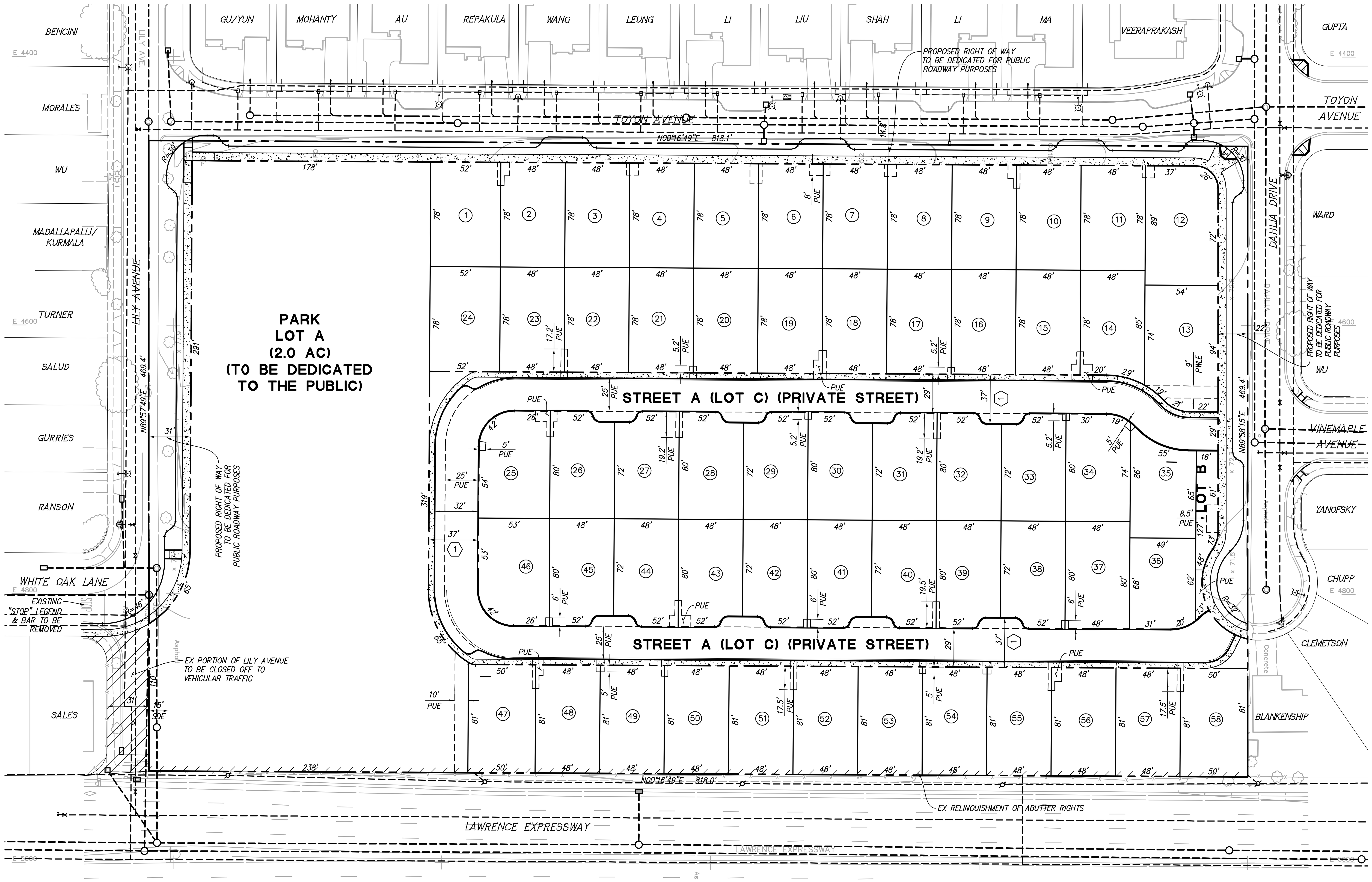
CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA
FOR: TRUMARK HOMES

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: JANUARY 4, 2019 JOB NO. 161065 SHEET C-2

LEGEND

(1) EVAE, PWLE, PSSE, PSDE, AND PAE



LOT AREAS	
LOT #	**AREA (SF)**
1	4,072
2	3,744
3	3,744
4	3,744
5	3,744
6	3,744
7	3,744
8	3,744
9	3,744
10	3,744
11	3,744
12	4,752
13	4,883
14	3,810
15	3,744
16	3,744
17	3,744
18	3,744
19	3,744
20	3,744
21	3,744
22	3,744
23	3,744
24	4,072
25	4,089
26	3,711
27	3,711
28	3,711
29	3,711
30	3,711

LOT AREAS	
LOT #	**AREA (SF)**
31	3,711
32	3,711
33	3,711
34	3,805
35	3,482
36	3,288
37	3,840
38	3,711
39	3,711
40	3,711
41	3,711
42	3,711
43	3,711
44	3,711
45	3,711
46	4,089
47	4,036
48	3,869
49	3,869
50	3,869
51	3,869
52	3,869
53	3,869
54	3,869
55	3,869
56	3,869
57	3,869
58	4,050
TOTAL	221,470

PUBLIC STREET DEDICATION	30,627 S.F.
PARK (LOT A)	87,480 S.F.
LOT B	1,541 S.F.
PRIVATE STREET A (LOT C)	42,855 S.F.
PROJECT TOTAL AREA	383,973 S.F.

PRELIMINARY LOTTING PLAN
CORN PALACE PROPERTY

CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA
FOR: TRUMARK HOMES

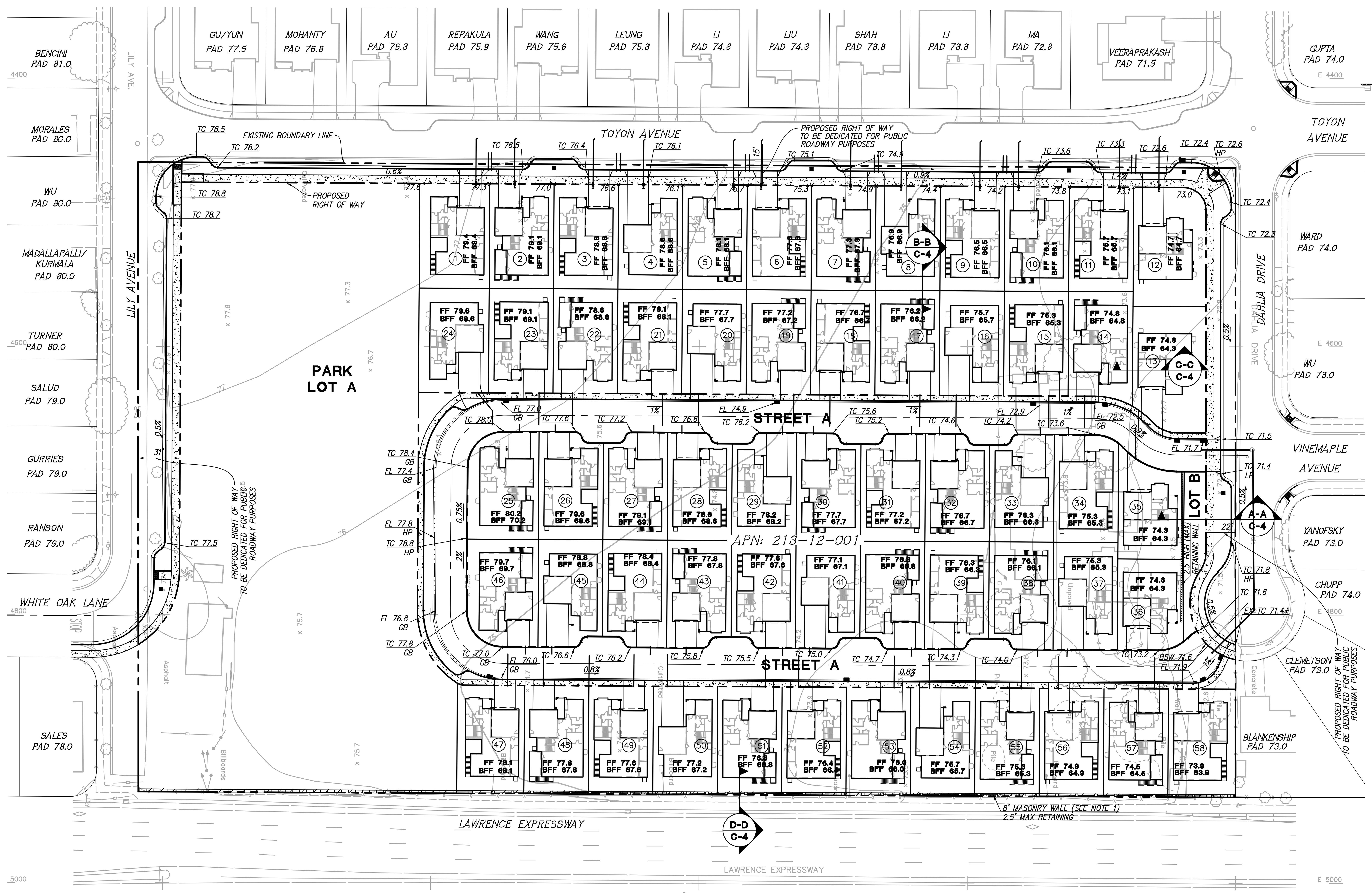
N

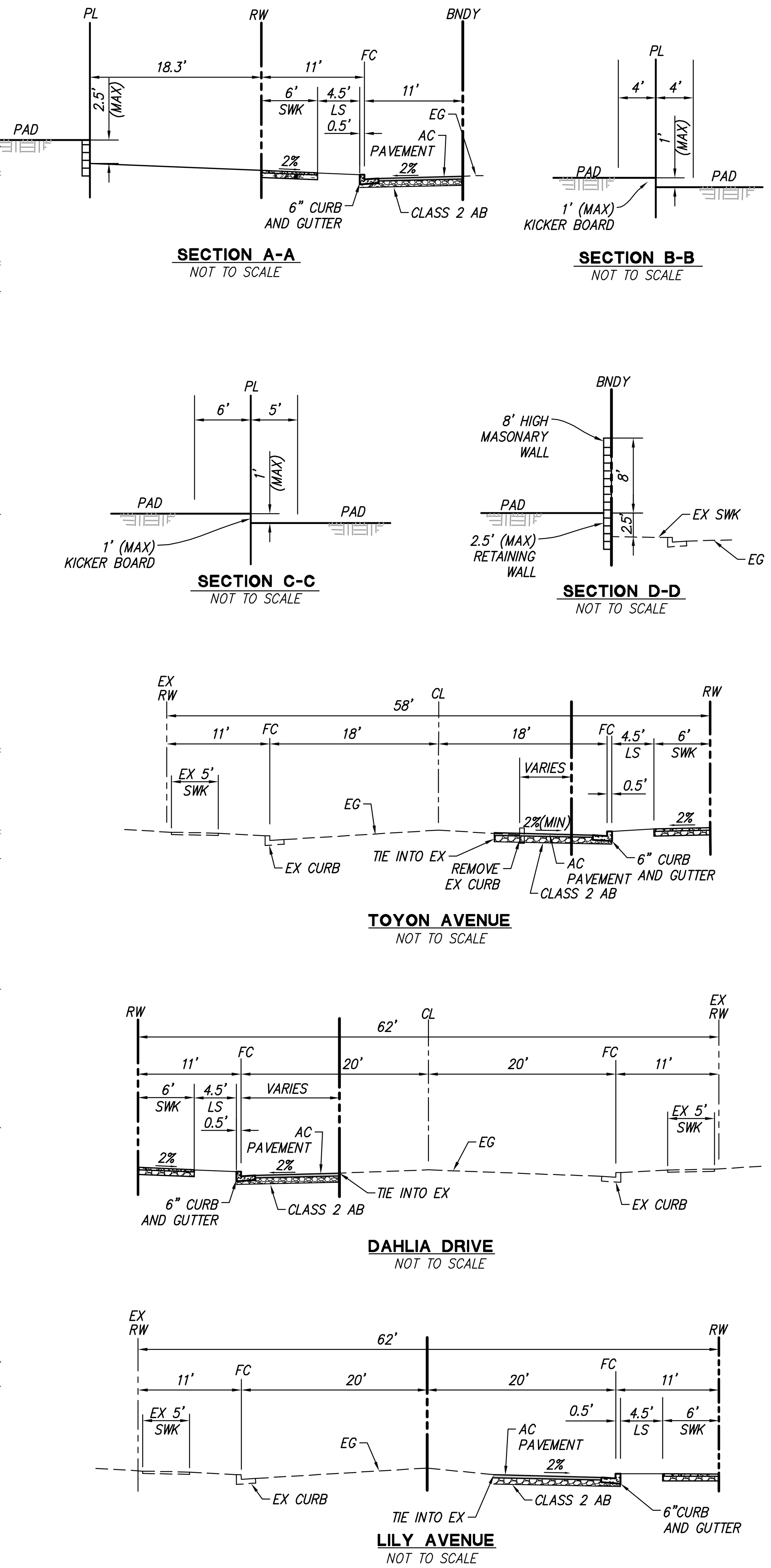
0 40 80 120
1 inch = 40 ft.

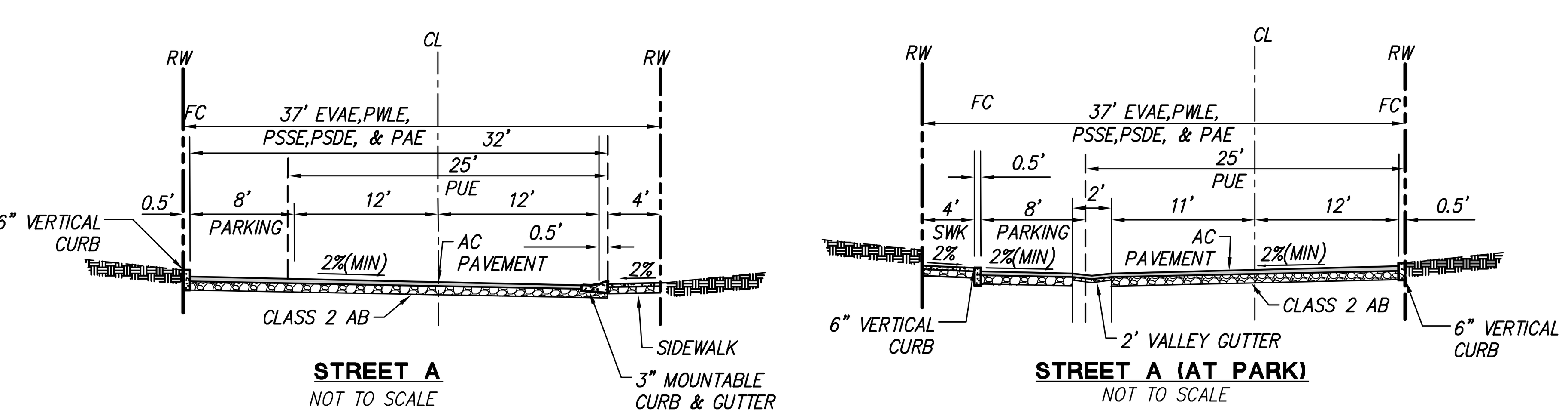
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: JANUARY 4, 2019 JOB NO. 161065 SHEET C-3

G:\JOB2016\161065\CAD FILES\02-PLANNING\TENT-MAP\C3.0LT-161065.DWG 2/6/2019 12:14:39 PM ELISABETH HEDA







1 inch = 40 ft.

PRELIMINARY ESTIMATED EARTHWORK QUANTITIES		
ITEMS	CUT (C.Y.)	FILL (C.Y.)
DEMOLITION	(200)	–
LOTS	50	11,600
ON-SITE STREETS	1,400	220
OFF-SITE STREETS	650	80
PARK	–	3,700
FOUNDATION & PLUMBING SPOILS	2,300	–
TRENCH SPOIL	2,900	–
BIORETENTION SPOILS	1,500	–
BASEMENTS	20,300	
SHRINKAGE (ASSUME 15%)	–	2,340
TOTAL	29,100	17,940

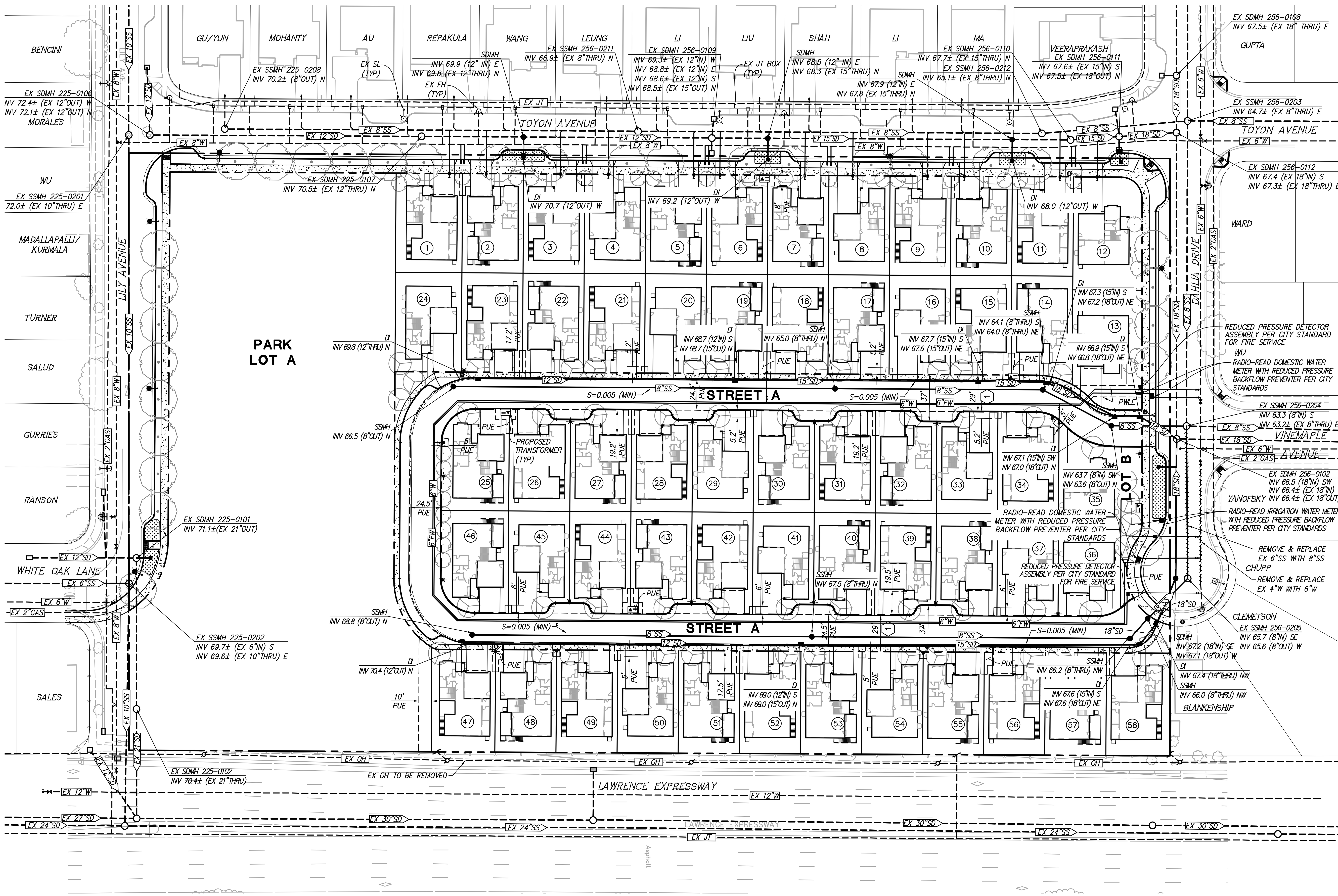
NOTES:
1. THE PROPOSED 8' MASONRY WALL SHALL MEET THE COUNTY OF SANTA CLARA REQUIREMENTS FOR COLOR, FINISH, AND DIMENSIONS MATCHING WALLS CURRENTLY EXISTING ON LAWRENCE EXPRESSWAY. AN ENCROACHMENT PERMIT OR MAINTENANCE AGREEMENT BETWEEN THE OWNER AND THE COUNTY SHALL BE EXECUTED FOR LONG TERM MAINTENANCE OF THE WALLS.
2. SEE SHEET PD5 FOR DRIVEWAY & CORNER VISIBILITY TRIANGLES.
3. THE CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES BEFORE START OF WORK. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.
4. SEE SHEETS PD4 & PD7 FOR FIRE TRUCK TURNING PATHS & GARBAGE TRUCK TURNING PATHS.

PRELIMINARY GRADING PLAN
CORN PALACE PROPERTY

CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA
FOR: TRUMARK HOMES

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: JANUARY 4, 2019 JOB NO. 161065 SHEET C-4



LEGEND

(1) EVAE, PWLE, PSSE, PSDE, AND PAE

NOTE:

1. ALL PROPOSED ON-SITE DRAINAGE/SANITARY SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED. THE FIRE AND DOMESTIC WATER SYSTEMS SHALL BE PRIVATELY OWNER AND MAINTAINED BEYOND THE METER. (SMC 12.24.080(C))
2. EXISTING SANITARY SEWER ALONG TOYON AVENUE IS PVC. ALL OTHER SANITARY SEWER IS VCP.
3. ALL EXISTING STORM DRAIN IS RCP.
4. EXISTING WATER MAINS ARE CAST IRON EXCEPT FOR THE FOLLOWING:
   TOYON AVENUE: PVC
   LAWRENCE: ACP
5. PROPOSED STORM DRAIN WITHIN THE PUBLIC RIGHT OF WAY SHALL BE RCP. ON-SITE STORM DRAIN SHALL BE HDPE & PVC.
6. PROPOSED SANITARY SEWER SHALL BE HDPE SDR-26.
7. PROPOSED WATER AND FIRE LINES SHALL BE PVC.

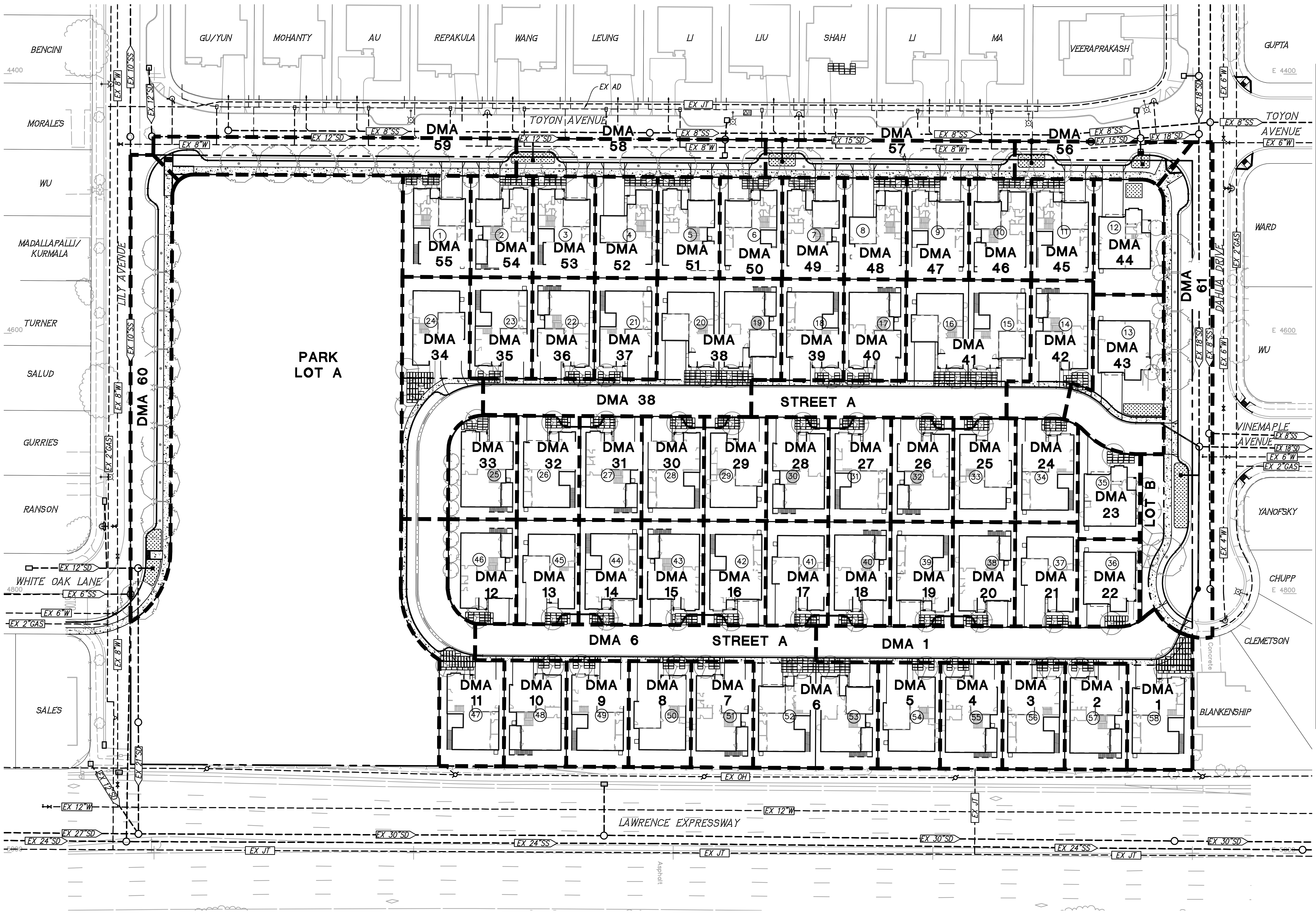
PRELIMINARY UTILITY PLAN
CORN PALACE PROPERTY

CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA
FOR: TRUMARK HOMES

0 40 80 120
1 inch = 40 ft.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: JANUARY 4, 2019 JOB NO. 161065 SHEET C-5



STORMWATER TREATMENT CALCULATION

AREA ID	SURFACE	IMPERVIOUS AREA (SF)	EFFECTIVE LANDSCAPE AREA (SF)	BMP USED	SIZING FACTOR	REQUIRED SURFACE AREA (SF)	SURFACE AREA AS PROVIDED (SF)
DMA #1	ROOF/PAV/LS	11,585	73	SILVA CELLS	0.04	472	474
DMA #2	ROOF/PAV/LS	3,300	73	SILVA CELLS	0.04	136	136
DMA #3	ROOF/PAV/LS	3,300	73	SILVA CELLS	0.04	136	136
DMA #4	ROOF/PAV/LS	3,300	73	SILVA CELLS	0.04	136	136
DMA #5	ROOF/PAV/LS	3,300	73	SILVA CELLS	0.04	136	136
DMA #6	ROOF/PAV/LS	13,945	146	SILVA CELLS	0.04	560	560
DMA #7	ROOF/PAV/LS	3,300	73	SILVA CELLS	0.04	136	136
DMA #8	ROOF/PAV/LS	3,300	73	SILVA CELLS	0.04	136	136
DMA #9	ROOF/PAV/LS	3,300	73	SILVA CELLS	0.04	136	136
DMA #10	ROOF/PAV/LS	3,300	73	SILVA CELLS	0.04	136	136
DMA #11	ROOF/PAV/LS	7,640	63	SILVA CELLS	0.04	308	330
DMA #12	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #13	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #14	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #15	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #16	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #17	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #18	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #19	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #20	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #21	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #22	ROOF/PAV/LS	2,890	32	SILVA CELLS	0.04	117	118
DMA #23	ROOF/PAV/LS	3,120	34	SILVA CELLS	0.04	126	131
DMA #24	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #25	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #26	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #27	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #28	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #29	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #30	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #31	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #32	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #33	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #34	ROOF/PAV/LS	7,760	114	SILVA CELLS	0.04	315	324
DMA #35	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #36	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #37	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #38	ROOF/PAV/LS	12,490	108	SILVA CELLS	0.04	528	529
DMA #39	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #40	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #41	ROOF/PAV/LS	12,188	113	SILVA CELLS	0.04	492	492
DMA #42	ROOF/PAV/LS	4,762	62	SILVA CELLS	0.04	193	193
DMA #43	ROOF/PAV/LS	6,722	49	BIO-RETENTION	0.04	270	270
DMA #44	ROOF/PAV/LS	3,300	54	BIO-RETENTION	0.04	136	137
DMA #45	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #46	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #47	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #48	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #49	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #50	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #51	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #52	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #53	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #54	ROOF/PAV/LS	3,300	54	SILVA CELLS	0.04	136	136
DMA #55	ROOF/PAV/LS	3,300	77	SILVA CELLS	0.04	136	136
DMA #56	PAV/LS	2,870	79	BIO-RETENTION	0.04	118	123
DMA #57	PAV/LS	4,690	88	BIO-RETENTION	0.04	191	193
DMA #58	PAV/LS	4,690	88	BIO-RETENTION	0.04	191	193
DMA #59	PAV/LS	6,660	134	BIO-RETENTION	0.04	272	272
DMA #60	PAV/LS	8,500	222	BIO-RETENTION	0.04	349	361
DMA #61	PAV/LS	10,860	460	BIO-RETENTION	0.04	503	513

NOTES:

1. THE ABOVE CALCULATIONS ARE BASED ON THE SANTA CLARA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED JANUARY 1, 2015, AND THE FOLLOWING CRITERIA:
   a. EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVIOUS AREA
   b. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% OF EFFECTIVE IMPERVIOUS AREA.
   c. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.

2. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
   a. SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04

3. HOA WILL BE RESPONSIBLE FOR MAINTAINING ALL STORMWATER TREATMENT MEASURES ON-SITE AND IN THE BULBOUTS ON THE PUBLIC STREET (PROJECT SIDE ONLY), ALONG THE HOMES AND PUBLIC PARK WITHIN LILY AVENUE, TOYON AVENUE, AND DAHLIA DRIVE STREET RIGHT OF WAY.

LEGEND

- DRAINAGE MANAGEMENT AREA BOUNDARY
- BIO-RETENTION AREA IN PLANTER BOX SEE SHEET C-7
- SILVA CELL

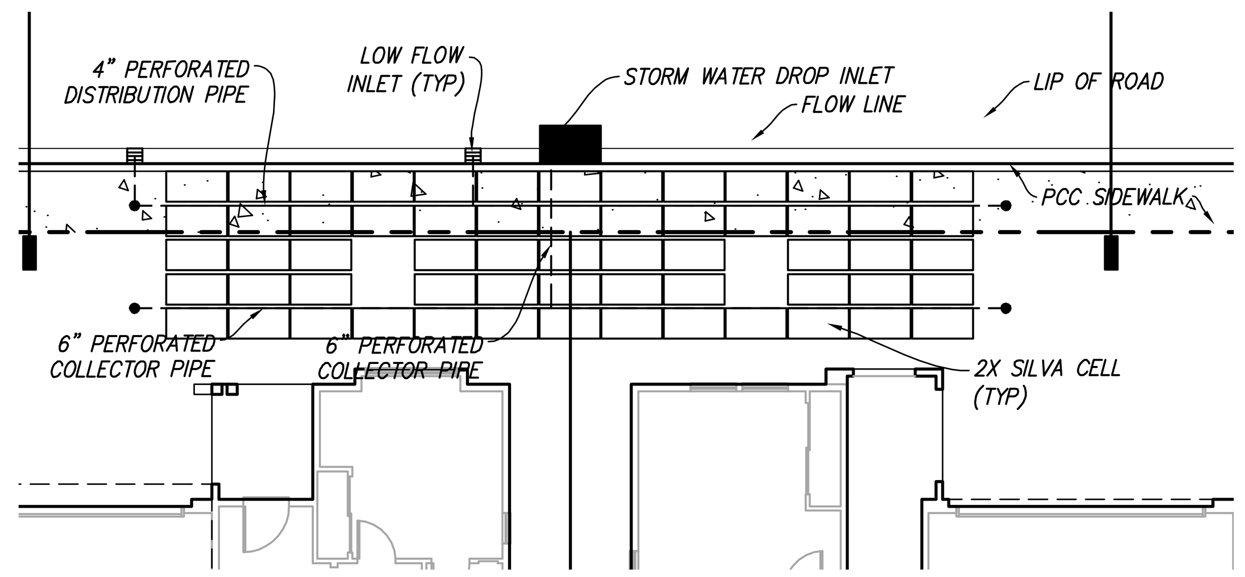
0 40 80 120
1 inch = 40 ft.

PRELIMINARY STORMWATER TREATMENT PLAN
CORN PALACE PROPERTY

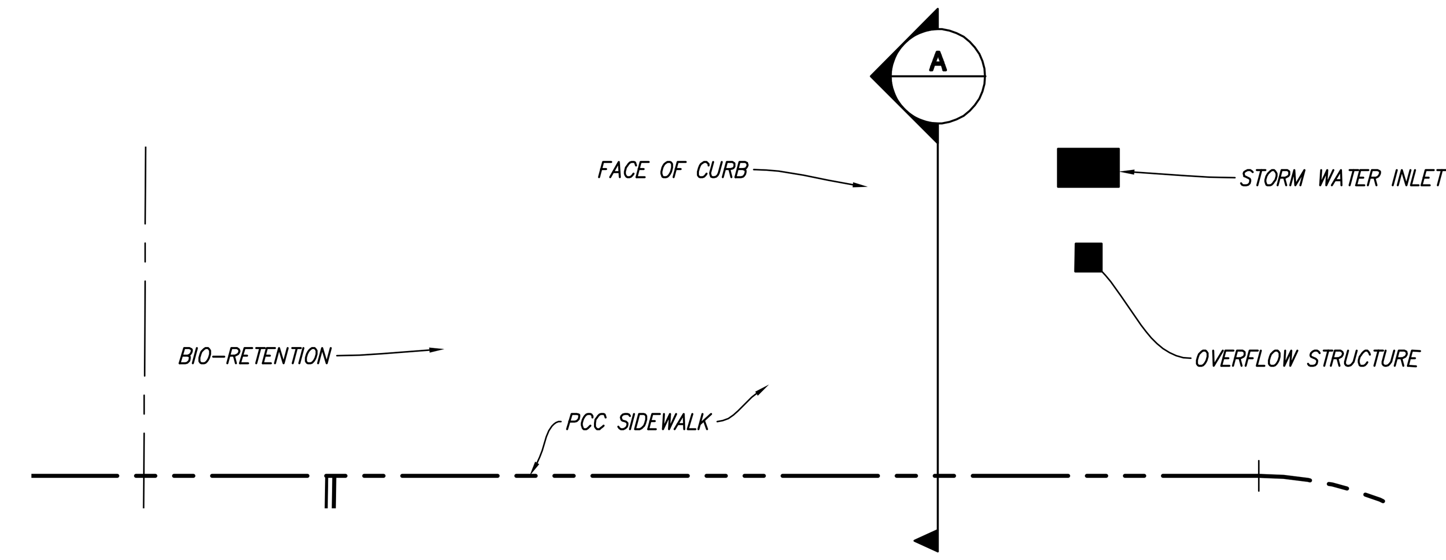
CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA
FOR: TRUMARK HOMES

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

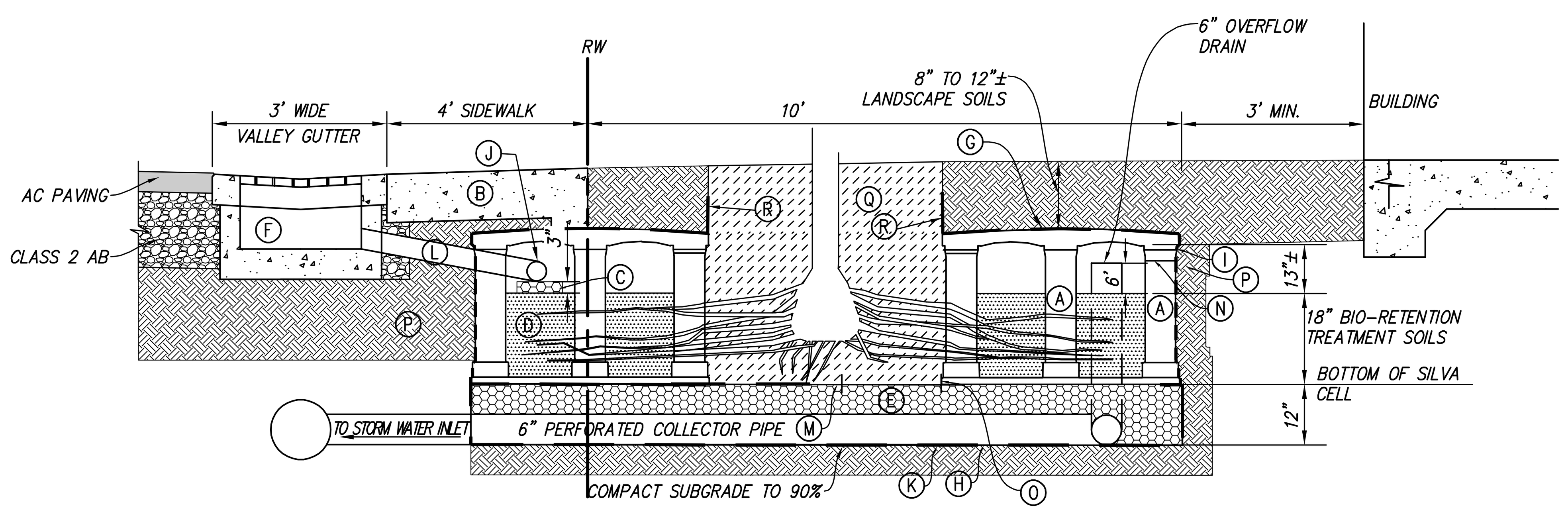
DATE: JANUARY 4, 2019 JOB NO. 161065 SHEET C-6



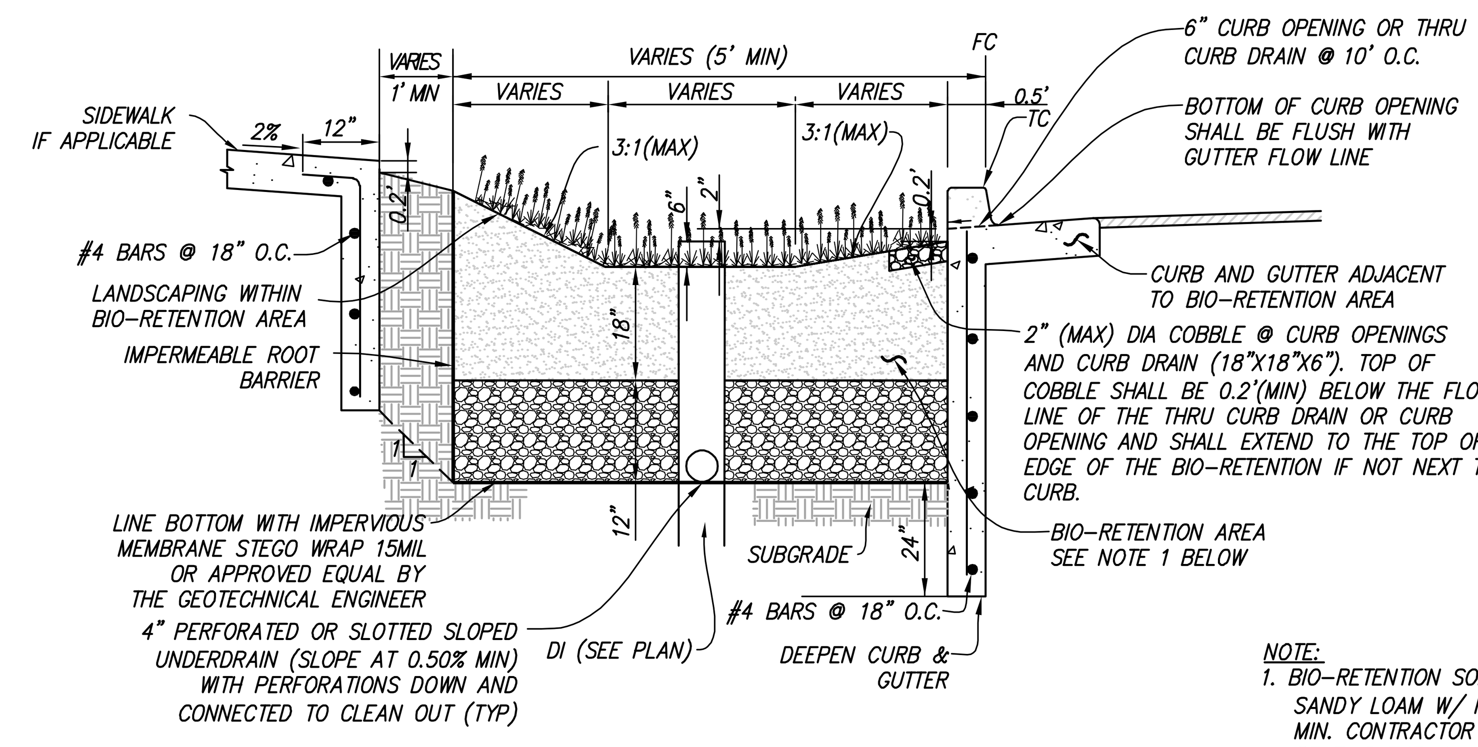
SILVA CELL TYPICAL PLAN VIEW
NOT TO SCALE



BIO-RETENTION IN PUBLIC STREET PLAN VIEW
NOT TO SCALE



SILVA CELL TYPICAL SECTION VIEW
NOT TO SCALE



SECTION A-A BIO-RETENTION IN PUBLIC STREET SECTION VIEW
NOT TO SCALE

NOTE:
1. BIO-RETENTION SOIL TREATMENT SOIL: SANDY LOAM W/ INFILTRATION RATE OF 5 IN/HR MIN. CONTRACTOR SHALL SUBMIT A LETTER STATING THE MIX OF SOIL WITH A CERTIFICATION THE SANDY LOAM MATERIAL MEETS THE 5 INCH/HOUR (MIN) INFILTRATION RATE PRIOR TO DELIVERING THE MATERIAL TO THE PROJECT SITE.
2. ALL WATER & FIRE SERVICES SHALL BE INSTALLED 6" BELOW ALL DEEPEN CURB & GUTTER & BIO-RETENTION SOILS.

KEY PLAN

- (A) 2X SILVA CELL SYSTEM BY DEEP ROOT (DECK, BASE, AND POSTS)
- (B) 5" CONCRETE SIDEWALK.
- (C) 2" DRAIN ROCK
- (D) BIO-RETENTION TREATMENT SOILS PER TREATMENTSOILS NOTE ON THIS SHEET
- (E) CLASS 2 PERMEABLE MATERIAL PER CALTRANS SPECIFICATIONS, SECTION 68.
- (F) LOW FLOW INLET INTO SILVA CELLS – 12"x12" OLD CASTLE PRECAST DROP INLET MODEL CP1212 (EK) WITH TRAFFIC GALVANIZED STEEL FRAME & GRATE. SEE DETAIL ON THIS SHEET.
- (G) HP 570 GEOTEXTILE – TO EDGE OF EXCAVATION
- (H) MIRAFI 180N – GEOTEXTILE FABRIC, PLACED BELOW AGGREGATE SUB BASE.
- (I) MIRAGRID 2XT – GEOGRID TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK).
- (J) 4" SDR-35 PVC PERFORATED DISTRIBUTION PIPE.
- (K) 6" SDR-35 PVC PERFORATED COLLECTOR PIPE.
- (L) 4" SDR-35 SOLID PVC PIPE INTO SILVA CELL SYSTEM.
- (M) SILVA CELL BASE
- (N) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE.
- (O) PIN, PER SILVA CELL SPECIFICATIONS.
- (P) NATIVE BACKFILL, COMPACTED TO 95%
- (Q) PLANTING SOIL PER LANDSCAPE ARCHITECT
- (R) DEEPROOT UB18-2 ROOT BARRIER

PRELIMINARY STORMWATER TREATMENT DETAILS
CORN PALACE PROPERTY
CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA
FOR: TRUMARK HOMES

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: JANUARY 4, 2019 JOB NO. 161065 SHEET C-7