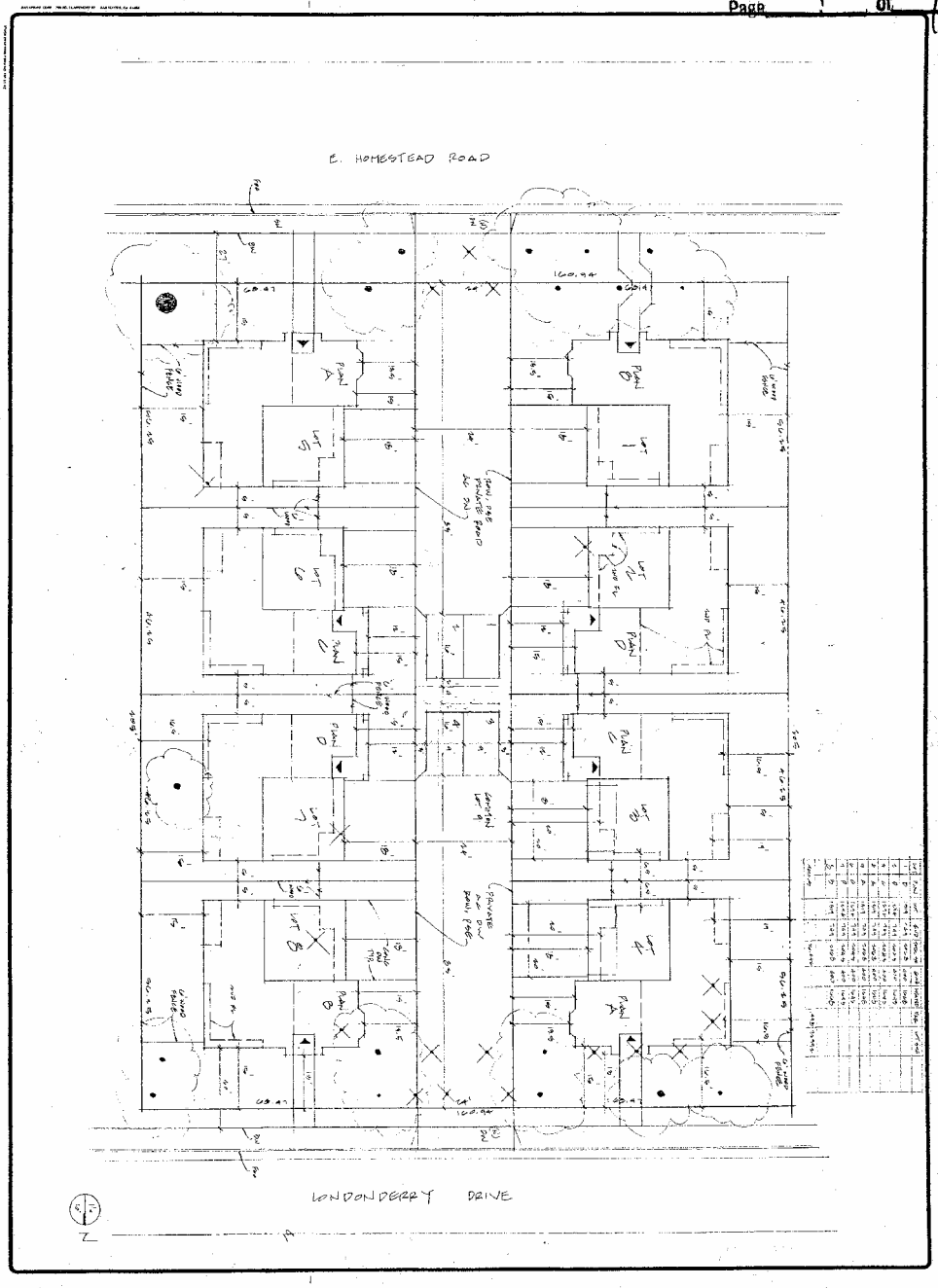

DATE	14.12.04
SCALE	1" = 10'
SHEET	DBI HOMESTEAD
A1	

DBI
@ HOMES
HOMESTEAD
ROAD

SITE PLAN

Daryl
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Architect
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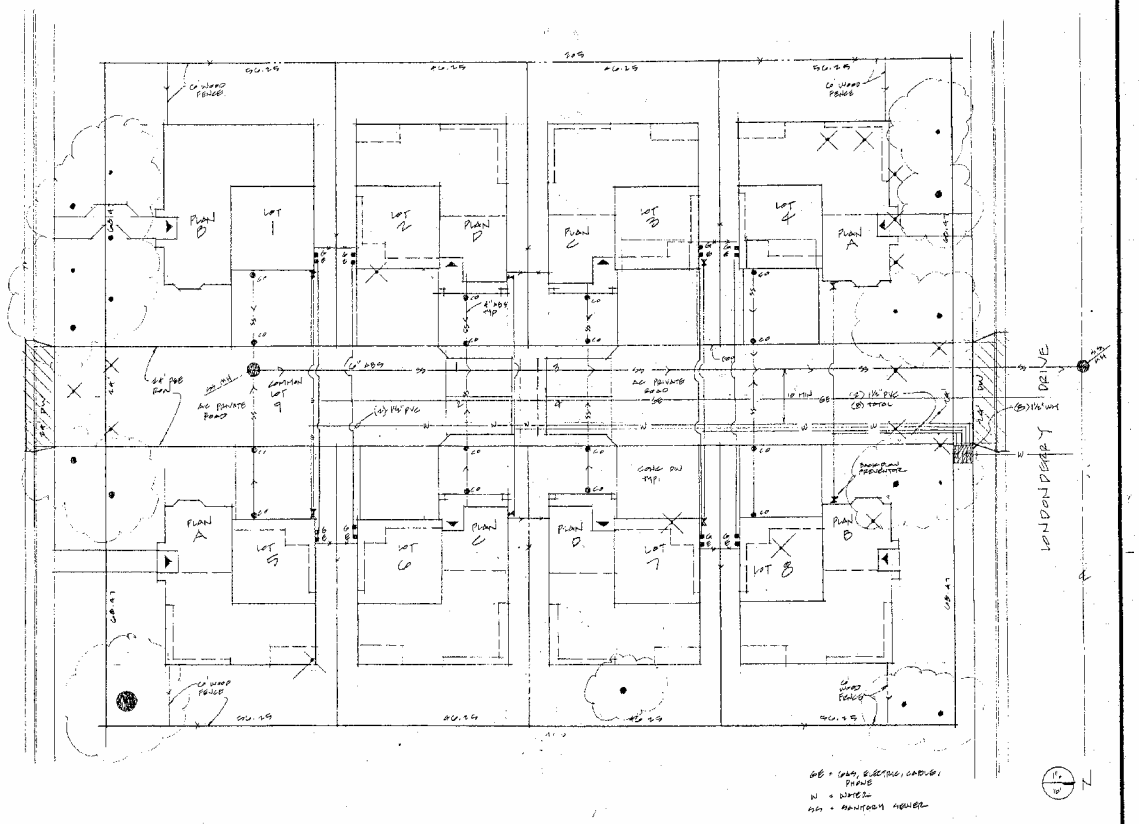
ATTACHMENT D
Page 2 of 9



REVISIONS	BY

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(408) 395-9400

D01
8 HOMES
HOMESTEAD ROAD

UTILITY PLAN

DRAWN
CHECKED
DATE 12.15.04
SCALE 1"=10'
JOB NO. D01 HOMESTEAD
SHEET A2
OF SHEETS

ATTACHMENT D

Page 3 of 9

Field Services
Utility Plan not available
General comments:
WATER AND METER:
1. New Radio Read meters will be required.
2. Contractor shall abandon unused existing Water Service lines in place from face of the curb to the main. Seal unused pipe(s) at the main and at the back of the curb per Green Book Section 306-5 and/or to the City's satisfaction. Remove and dispose unused pipes between the curb and the Right-of-way. Contractor shall pothole and contact City Field Services Division to check the condition of the existing services prior to abandonment. Contractor shall pothole, cut out tee at the main and install Ductile Iron Class 52 with two solid fusion epoxy coated sleeves with 316 stainless steel accessories. Contact City Field Services Division to check the condition of existing service/meter to abandonment. Salvage and arrange the existing facilities (I.E., Meters, Valves, Etc.) to be picked up by the City's Field Services Division.
3. Any new tap shall include a lapping assembly.
4. Individual water taps for each residential unit (if practicable).
5. Fire Service and Domestic service shall be separate (other than residential).
6. Furnish and install new Reduced Pressure Principle Backflow Devices on Domestic and Landscape Services (other than residential) per City Standard Dwg. 168. Devices must be painted with 2 coats of BLACK UV and weather resistant paint (Rustoleum, etc.)
7. Furnish and install new Double Check Detector Assembly for Fire Services (other than residential) per City Standard Dwg. 258. Must be painted with 2 coats of BLACK UV and weather resistant paint. the FDC and standpipe must be painted with two coats of Safety Yellow (Rustoleum, etc.)
STREET SURFACE:
1. No open cuts allowed in the pavement area, shall be repaired to City standards
2. Street trenching for new water services must be backfilled with CLSM according to City Standards.
SANITARY SEWER:
This checklist is to be used as a guideline for items we (the sewer section) would like to see when going through plan submittals
1. Check to insure there is adequate fall in the sewer lines.
2. Property line cleanouts installed.
3. All new manholes are to be lined, i.e. epoxy coated.
4. Manholes must be installed at the property line for mains that are to maintained privately.
5. Manhole lids must have "o" in them, they cannot have the pry up slots alone. Pry up slots alone is not acceptable, pry up slots with holes O.K., Holes only O.K.
6. Mains that are to be maintained by the City the minimum street width from curb to curb is 34 feet, with the mains not less than 8 feet from the curb.
7. If the City is to maintain a new sewer main line installation, we would like the contractor to make a video copy of the interior of the new pipe installed before it is put into service.
8. [illegible]
9. [illegible]
10. [illegible] restrained.
11. Where a new pipeline crosses above a sanitary sewer force main the minimum vertical separation shall be 12 inches. The joints of the new pipeline shall be a minimum of 9 feet from the centerline of the existing pipeline and the two joints on either side of the existing pipeline shall be restrained. Encasement of any utility lines may be required as directed and approved by the City engineer.
12. No flushing outlets allowed in the system. Must use manhole in place of flushing outlet.
13. Abandon unused existing Utility Lines in place, seal the pipe at the manhole per Green Book 306-5, and/or to the City's satisfaction.
STREET SIGNS AND MARKINGS
1. Any required markings of the City pavement shall be approved prior to final installation

Public Works
Please contact Judy Chu at (408) 730-7413 or jchu@ci.sunnyvale.ca.us for questions regarding the following comments.

1. This project requires a tentative map application. As part of the final project application, please submit a tentative map clearly defining the street dedication (if any), property lines, common lot, private and/or public utility easement(s).

2. Please submit a title report and all other official records pertaining to the property as part of the final application.

3. As part of the final application, please submit a preliminary utility plan and grading/drainage plan. The plans should show existing and proposed sewer, storm drain and water mains and laterals on Londonderry Dr. that serve or will serve the new development. Connection to Homestead Rd is strongly discouraged. Please note that the sanitary sewer line and the water line shall be 10' apart. The plans should also show existing and proposed demolition and construction of public improvements (driveways, curb, gutter and sidewalks, water meters for domestic and irrigation with backflow device, etc.). Any existing deficient public improvements shall be upgraded to current City standards.

4. Vehicular access to Homestead Rd. is prohibited, without consent from

Water Pollu. Control
POST-CONSTRUCTION CONTROL MEASURES

Urban Runoff Management Plan:
Non-industrial building structural Best Management Practices (BMPs) shall include:
All floor drains, air conditioner condensate lines and elevator shaft drainage lines plumbed to sanitary sewer.
Cover and berm outdoor materials storage areas.
Covered loading dock or, for uncovered loading dock, provide catch basins/inlet
Avoid copper roofing, gutters and trim

Urban Runoff Management Plan:
Non-industrial building non-structural Best Management Practices (BMPs) shall include:
Covered, sealed dumpsters or open top dumpsters in covered/bermed area with "No Haz Mat Dumping" signs.
No storm drains shall be located in the dumpster areas
Litter control and clean-up
Prohibit outdoor equipment cleaning
Food service facilities (including restaurants and grocery stores) shall have a sink or other area for cleaning floor mats, containers, and equipment, that is connected to a grease interceptor prior to discharging to the sanitary sewer system. The cleaning area shall be large enough to clean the largest mat or piece of equipment to be cleaned. The cleaning area shall be indoors or in a covered area outdoors, both areas must be plumbed to the sanitary sewer.
Annual self-certification by owner(s) of required on-going BMPs

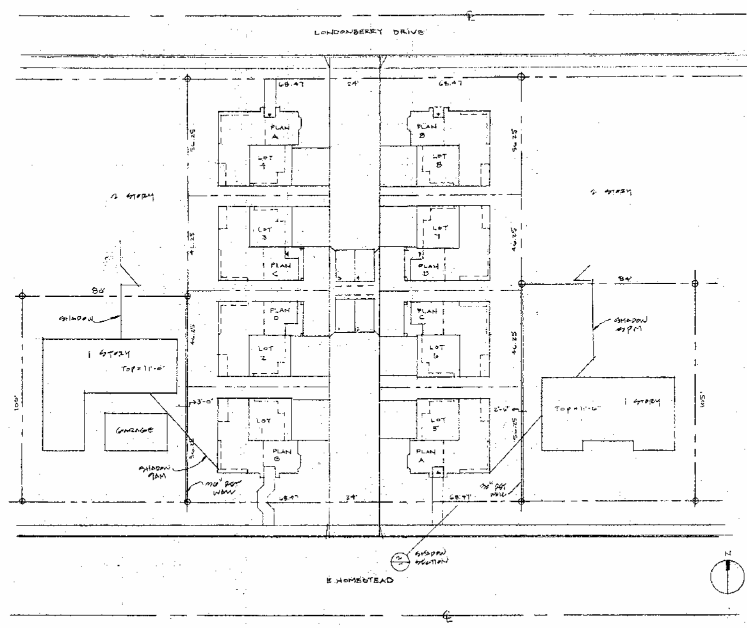
Urban Runoff Management Plan

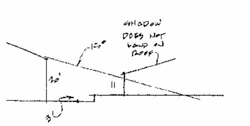
Pavement/Network structural Best Management Practices shall include:
Minimize directly connected impervious area
Catch basins filter inserts ("Fossil Filter" or approved alternative).
Implementation of porous pavement. (See porous pavement attachment)
Where possible, use porous alternatives such as modular pavers, brick, decomposed granite. Scheduled maintenance should be detailed in Storm Water Management Plan
Street tree wells are intended to provide a detention option for storm water runoff for urban streets. (See Street tree wells attachment)

Urban Runoff Management Plan:
Pavement/Network non-structural Best Management Practices shall include:
Sweep roads and parking lots. Biweekly, at minimum, weekly in heavily traveled areas.
Annual storm drain inlet cleaning. Scheduled maintenance should be detailed in Storm Water Management Plan.
Contracted cleaning/recharging of catch basins filter inserts ("Fossil Filter" or approved alternative)
Annual self-certification by private owner(s) or required on-going BMPs

Urban Runoff Management Plan:
Landscaping structural Best Management Practices shall include:
Layout should minimize irrigation runoff
Irrigation system design should minimize overspray
Drain fountain to sanitary sewer
[illegible]
Pesticide/Fertilizer Application. [illegible]
[illegible]
Conditions of Approval for Post Restaurant Landscaping" (August 14, 2002).

Storm Drain Inlets (SDI):
Stencil all onsite catch basins with the pollution prevention "No Dumping Flows to Bay" message. The stencil is available from the City's Environmental Division





SITE SECTION WORST CASE

Transportation

5. The developer shall pay all applicable Public Works development fees associated with the project, including but not limited to, utility frontage and/or connection fees and off-site improvement plan check and inspection fees, prior to any permit issuance.

6. Contact utility companies for their review/approval requirements and/or procedures. Undergrounding of any utilities will be required.

7. Will this project install masonry wall along Homestead Rd.?

8. This project shall comply with all standard PW/Engineering conditions of approval (available upon request).

Solid Waste
Provide turn-out area for refuse/recycling trucks, or specify set-out area on Londonderry for all resident's carts.
Contact Gail Bentley, Operations Specialist @ 408-730-7460

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DBI HOMESTEAD

SHADOW STUDY

REVISIONS	BY

DRAWN	
CHECKED	
DATE	12.28.4
SCALE	1" = 20'
JOB NO.	DBI HOMESTEAD
SHEET	A3
OF	SHEETS

ATTACHMENT D

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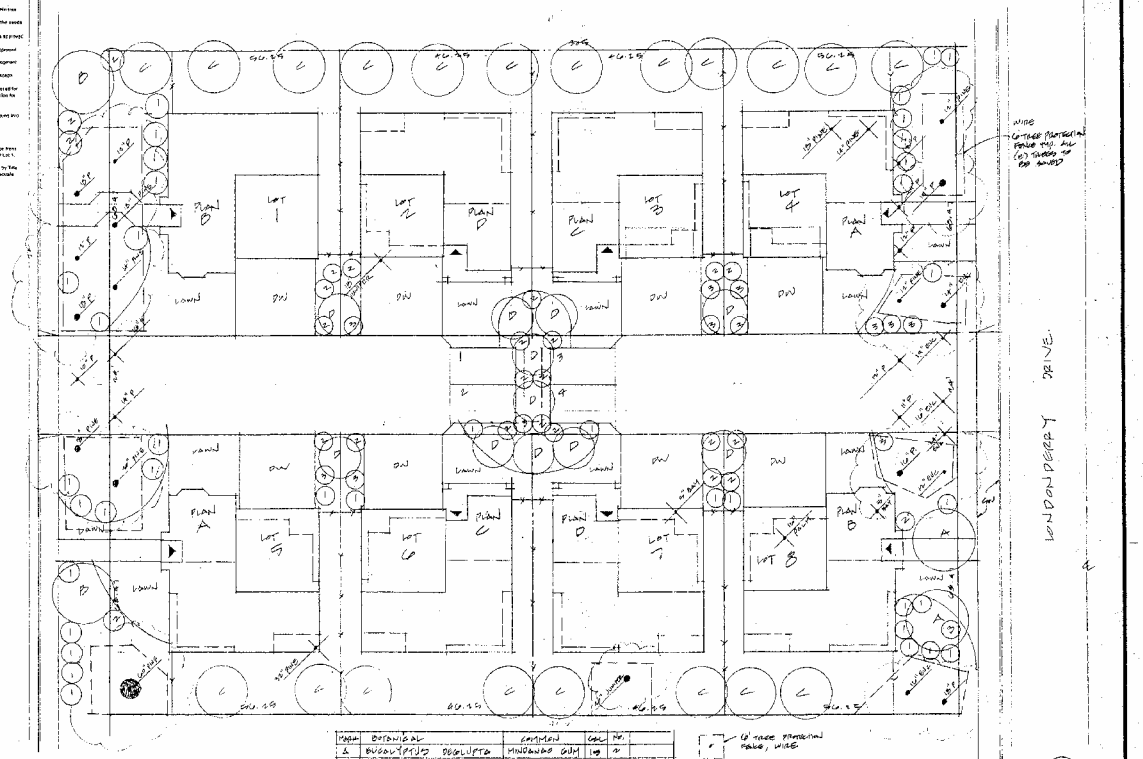
Items an Arborist report prepared to include a survey and evaluation of single stemed (greater than four inches in diameter. Include an ISA dollar value for all trees on site.

Provide tree protection plan all trees on Landmarks and Homestead Heritage Trees as in the Township guidelines.

Tree Protection Requirements

- Define tree protection zone at original drip line of preserved trees by 6' (in-kind) zone mark fencing.
- Prepare wood chip/bark mulch and water manually, and water preserved trees as needed.
- Development plans shall reduce designs to maintain original grade within tree protection zone.
- Landscape plans shall reflect an irrigation design that is compatible to the needs of the protected trees.
- No trenching, grading, or root cutting within tree protection zone unless approved by Consulting Arborist.
- Prune to construct within tree protection zone must be reviewed and approved by Consulting Arborist.
- Consulting Arborist shall approve pruning done to accommodate development activities.
- Tree protection (drip line) to remain until final grading and final landscape development.
- Include all trees on the plan with a clear identification of the trees proposed for removal and those proposed to be preserved and protected with justification for those trees proposed for removal.
- Overhead High Voltage on Homestead side should be routed underground into the street to relocate Canopy trees on Homestead.
- Relocate removal on Landmarks site.
- Street tree mitigation: Two street trees requires next if street No trees trees are preserved on Landmarks and Homestead. One at Lot 4 and one at Lot 1.
- Street trees required on driveway to comply with A/C drawing requires by Title 13.38.070. Alternative permanent mulch be should to provide 1" of acceptable rooting environment for such trees.



MARK	BOTANICAL	COMMON	CAL	HT.	
A	EUCALYPTUS DEGLUPTA	HINDWOOD GUM	19	4	
B	PINUS CONTORTA	BEACH PINE	15	3	
C	CINNAMOMUM CAMPHORA	CAMPHOR	15	40	
D	LIQUIDAMBAR	BRIDGE GUM	15	11	
E	PRUNUS PISSARDI	PLUM	5		
F	MALUS	CRAB APPLE	5		
G	EUCALYPTUS	EUCALYPTUS	5		

6' TREE PROTECTION FENCE, WIRE

1" = 10'

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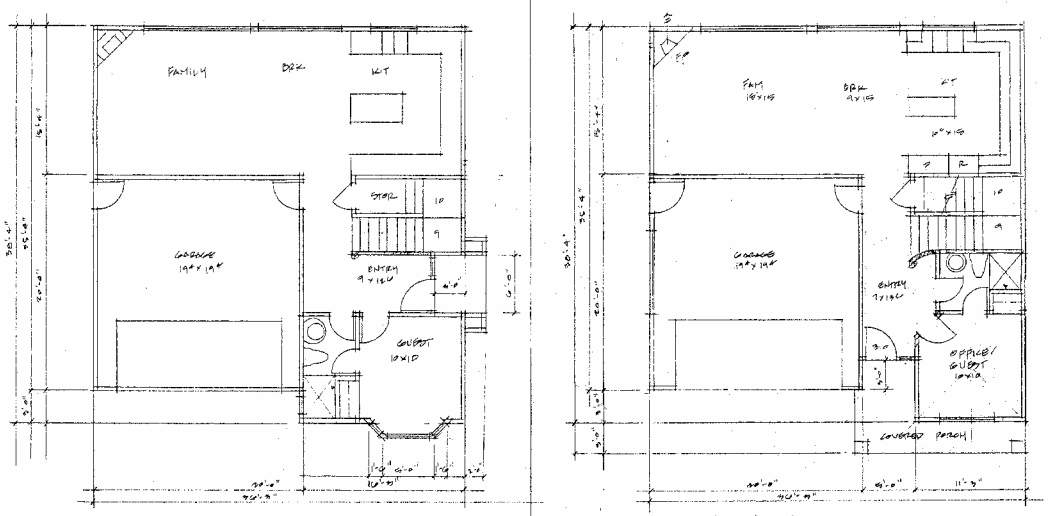
001
8 HOMES
HOMESTEAD ROAD

LANDSCAPE PLAN

DRAWN
CHECKED
DATE 12-15-04
SCALE 1"=10'
JOB NO. 001 HOMESTEAD
SHEET A4
OF SHEETS

ATTACHMENT 3

Page 5 of 9



PLAN A: LOT 4,5, PLAN B (REVERSE): LOT

FIRST FLOOR PLAN A (B REVERSE) 2

PLAN D: LOT 2,7, PLAN C (REVERSE): LOT 3,6

FIRST FLOOR PLAN D (C REVERSE) 1

Notes & Notes

1. Building Permits are required prior to start of any construction. Be advised for a building permit, provide two complete sets of plans (two of the sets are to be well stamped and signed by the architect/engineer), three copies of a soil report, two copies of the structural calculations, and two copies of the Title 24 Energy report. The plans will be submitted for a 21-day plan review.

2. A demolition permit will be required prior to demolition of any existing buildings or structures on site. To obtain a demolition permit, provide 3 copies of a site plan, tree protection plan, utility release from PG&E, and approval from the Bay Area Air Quality Management District. Provide this information to the Civil Map Permit Center between 8:00am and 12:00 noon and the permit can be issued over the counter.

Fire Protection

5. Provide a fire automatic fire sprinkler system in accordance with NFPA 13D (NC 16.22.080).

6. Provide approved stand-approved stress detectors in accordance with the Sunnyvale Municipal Code 16.22.280.

10. Disclosed fire separation assets cable in excess of 150 feet shall have an approved fire around. (UFC 102.3.3.4)

12. Fire access lanes are required and shall be marked in accordance with NC 16.22.180, UFC 90.

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DBI HOMESTEAD

FIRST FLOOR PLAN A,B,C, + D

DRAWN

CHECKED

DATE 12.20.4

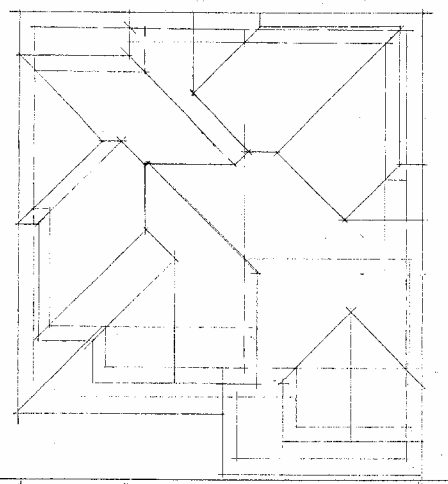
SCALE 1/4" = 1'-0"

JOB NO. DBI HOMESTEAD

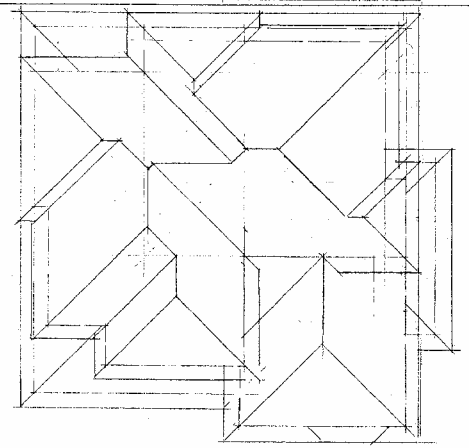
SHEET A5

OF SHEETS

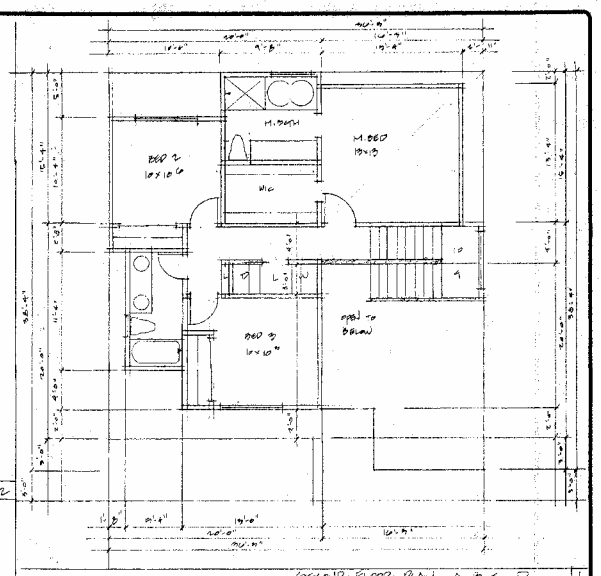
ATTACHMENT D
Page 6 of 9



ROOF PLAN C 2



ROOF PLAN A 3



SECOND FLOOR PLAN A.B.C.D 1

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DBI HOMESTEAD

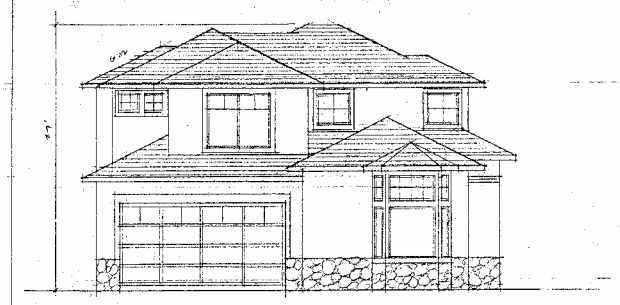
SECOND FLOOR PLAN A.B.C.D

DRAWN
CHECKED
DATE 12.1.98
SCALE 1/8"=1'-0"
JOB NO. DBI HOMESTEAD
SHEET A6
OF SHEETS

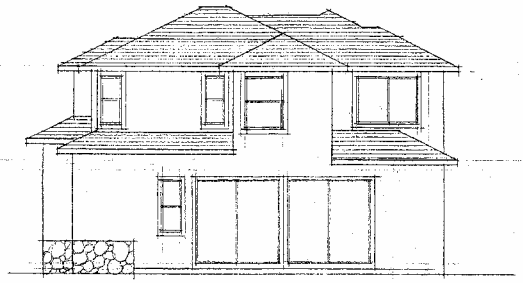
ATTACHMENT 1

Page 7 of 9

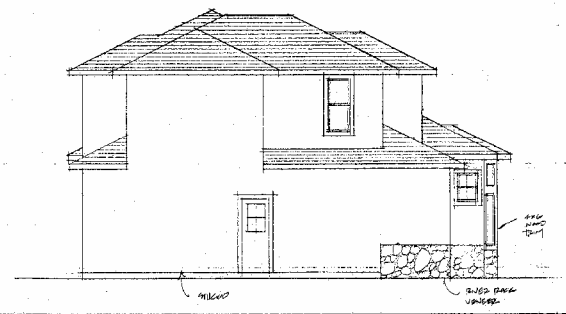
PLAN A PUBLIC STREET FRONT ELEVATION 1



PLAN A DRIVEWAY ELEVATION 2



PLAN A REAR YARD ELEVATION 4



PLAN A INTERIOR SIDE ELEVATION 3

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DBI HOMESTEAD

PLAN A ELEVATIONS

DRAWN

CHECKED

DATE 11-14-5

SCALE 1/4" = 1'-0"

JOB NO. DBI HOMESTEAD

SHEET A7

OF SHEETS

ATTACHMENT D

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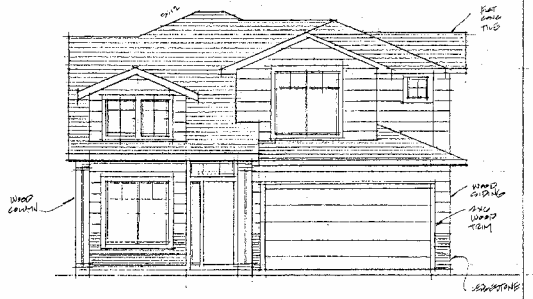
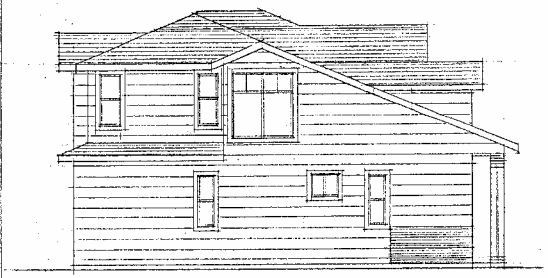
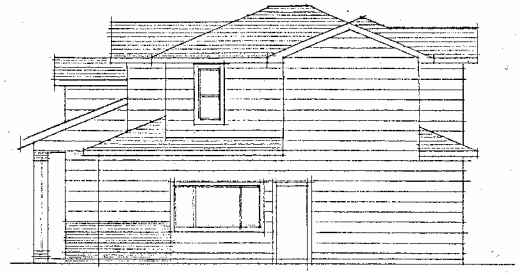


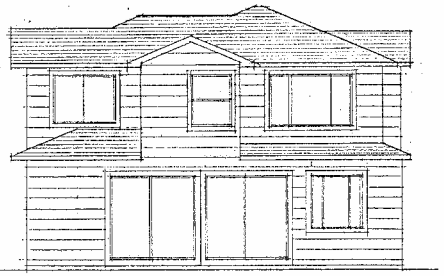
FRONT ELEVATION PLAN C 1/4



LEFT ELEVATION PLAN C 1/4



RIGHT ELEVATION PLAN C 1/4



REAR ELEVATION PLAN C 1/4

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D81
HOMESTEAD

ELEVATIONS
PLAN C

DRAWN

CHECKED

DATE 12-10-6

SCALE 1/4"=1'-0"

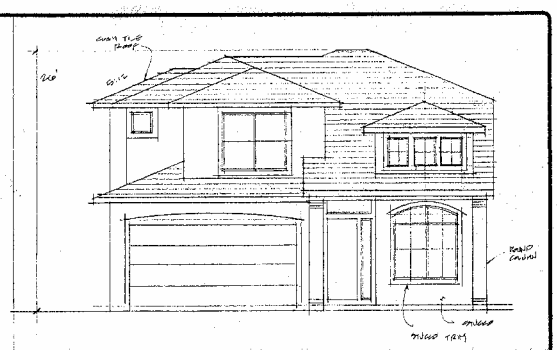
JOB NO. D81 HMSTEAD

SHEET A8

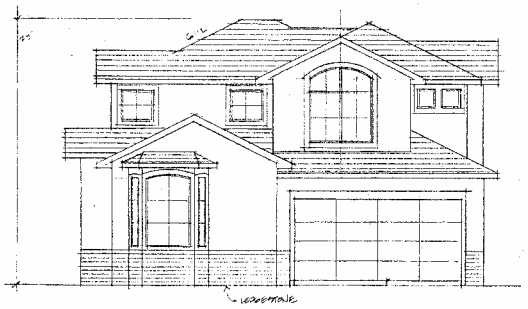
OF SHEETS

ATTACHMENT D

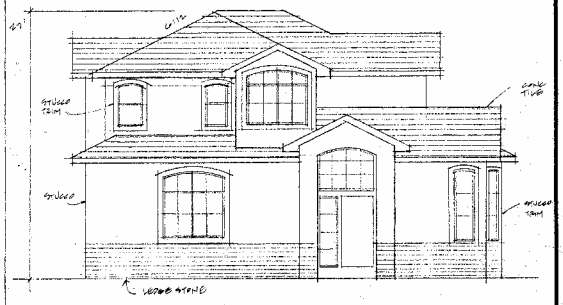
Page 9 of 9



(PLAN C ELEVATIONS SIMILAR) FRONT ELEVATION PLAN D 1



(PLAN A ELEVATIONS SIMILAR) DRIVEWAY ELEVATION PLAN B 4



(PLAN A ELEVATIONS SIM.) PUBLIC STREET ELEVATION PLAN B 5

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DBI HOMESTEAD

ELEVATIONS
PLAN B
PLAN D

DRAWN
CHECKED
DATE 12.15.[illegible]
SCALE 1/8" = 1'-0"
JOB NO. DBI HOMESTEAD
SHEET A9
OF SHEETS