CC 3-17-2026

#1-Study Session

Housing Development at 10333 N. Wolfe Rd.

Supplemental Report

CITY OF CUPERTINO

COMMUNITY DEVELOPMENT DEPARTMENT

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CITY COUNCIL STAFF REPORT
SUPPLEMENTAL 1
Meeting: March 17, 2026

Special Meeting Agenda Item #1

Subject
Study Session on the Housing Development Project at 10333 N. Wolfe Road.

Recommended Action
Receive Santa Clara County staff's presentation and provide feedback on the project.

This item is a study session by the County staff to present project updates to the City Council. This is not a hearing to consider approval of the project, and the City Council is not voting on the item.

Staff's responses to questions received from councilmember are shown in italics.

Q1: The application status: when was the application submitted to the City of Cupertino. The approval process and the next steps in the approval process. Including but not limited to CEQA.

Staff response: The application was formally submitted to the City on June 26, 2025. The next step for the project would be to hold a Planning Commission review and hearing. The project is exempt from CEQA as it is a Priority Housing Element Site in the City's Housing Element that will provide 20% of the total units as affordable to lower-income households at a density consistent with the General Plan.

Q2: The location of the project (a map), the acreage of the project, the number of units planned for phase 1 and phase 2 and income levels. What's the allowed zoning and the minimum and maximum number of units. Impact on No Net Loss.

Staff response: A vicinity map is included as 'Vicinity Map', see Attachment B. The project is a Housing Element Site, zoned R4, with a minimum density of 250 units and a maximum density of 324 units.

The project proposes a total of 251 units. Phase 1 proposes 94 low income and moderate-income units with no City BMR units. Phase 2 proposes 157 units at extremely low, very- low income and low-income levels, including 41 very low and 10 low-income City BMR units. While only 51 of the units will be a part of the

City's BMR program, the remaining units within the project will be income restricted by the County of Santa Clara and additional funding programs like the Low-Income Housing Tax Credit (LIHTC) program.

Q3: Status of the emergency access: what communications have been conducted with the Fire Department and other related agencies, such as Cal Train. What steps are left in the decision making process.

Staff response: The applicants have communicated with the Santa Clara County Fire Department (SCCFD) through project comment letters and independently through meetings with the SCCFD and Caltrans. Approval for secondary access is still pending from Caltrans.

Q4: Now that the third version of the Vallco (Rise or any new name) is approved. Would the road configuration of the Vallco project allow the second emergency access through their adjoining road?

Staff response: Emergency access to the Wolfe Road project site is independent of the Vallco (Rise) project site.

Q5: What two emergency accesses are identified for the Vallco project? Are either or both of the emergency accesses be accessible by emergency vehicles?

Staff response: On the West side of the Vallco (Rise) project, primary emergency access is via Perimeter Road at Stevens Creek Blvd and via Vallco Parkway at Wolfe Road, and on the East side, primary emergency access is via Perimeter Road at Vallco Parkway and via a new intersection proposed, approximately 200 feet north of the intersection of Vallco Parkway and Wolfe Road. The project also has emergency access easements proposed over most of the private streets interior to the project. All private streets with recorded Emergency Access Easements will be accessible to emergency vehicles.

Q6: Who owns the Wolfe Road /Auburn wall?

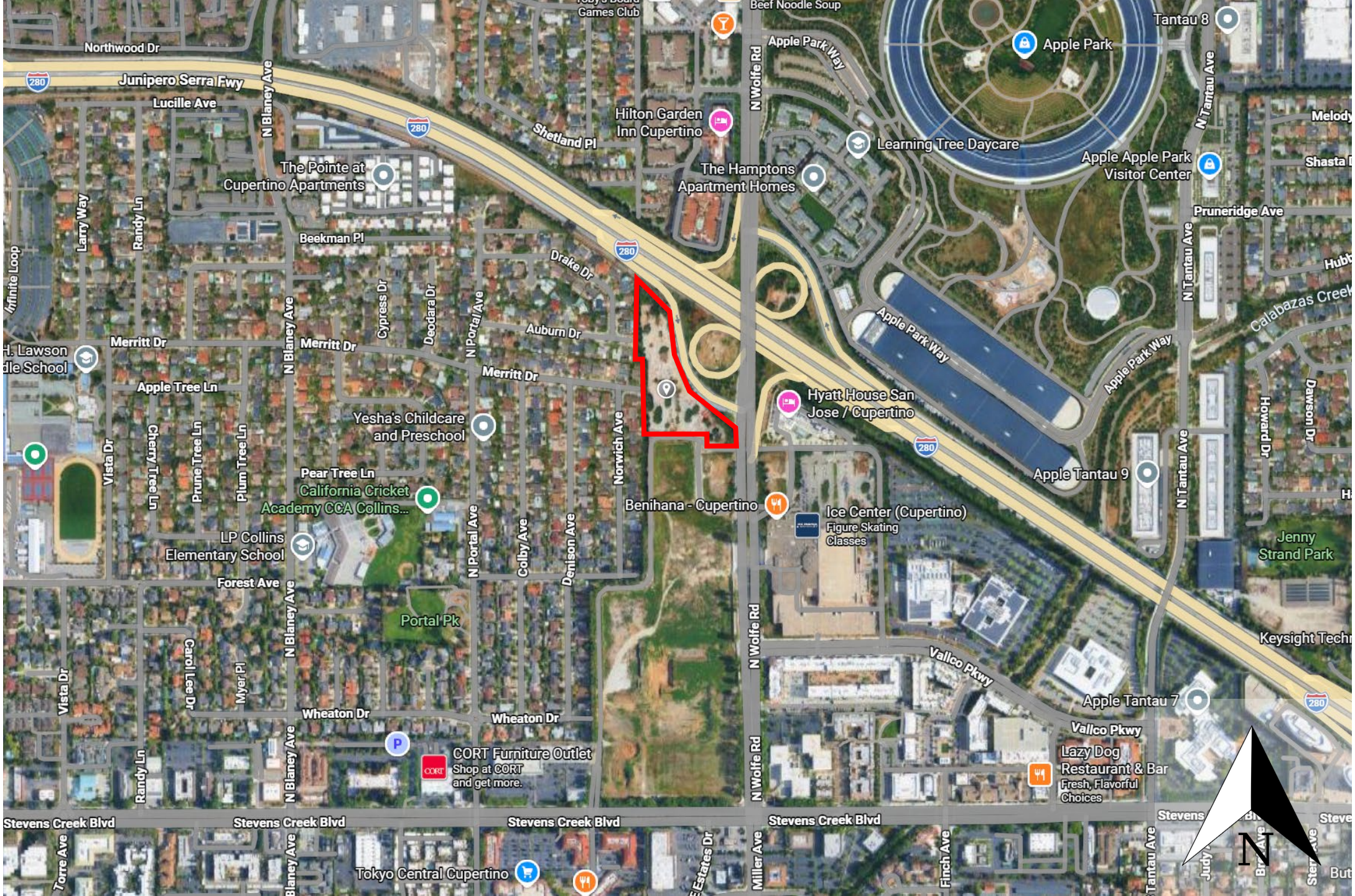
Staff response: The wall is located on City property but originally built for the benefits of the residents.

Attachments Provided with Original Staff Report:

A. County of Santa Clara Staff Report

Attachments Provided with Supplemental 1:

B. Vicinity Map


Northwood Dr
Junipero Serra Fwy
Lucille Ave
N Blaney Ave
Shetland Pl
Hilton Garden Inn Cupertino
The Pointe at Cupertino Apartments
The Hamptons Apartment Homes
Apple Park Way
N Wolfe Rd
Apple Park
Tantau 8
Learning Tree Daycare
Apple Apple Park Visitor Center
N Tantau Ave
Pruneridge Ave
Melody
Shasta
Calabazas Creek
Beekman Pl
Drake Dr
Larry Way
Randy Ln
Cypress Dr
Deodara Dr
N Portal Ave
Auburn Dr
Merritt Dr
Apple Tree Ln
H. Lawson dle School
Yesha's Childcare and Preschool
Hyatt House San Jose / Cupertino
Apple Park Way
Howard Dr
Dawson Dr
Vista Dr
Cherry Tree Ln
Prune Tree Ln
Plum Tree Ln
Pear Tree Ln
California Cricket Academy CCA Collins...
LP Collins Elementary School
Norwich Ave
Colby Ave
Denison Ave
Benihana - Cupertino
Ice Center (Cupertino)
Figure Skating Classes
Apple Tantau 9
Jenny Strand Park
Forest Ave
Portal Pk
Carol Lee Dr
Myer Pl
Wheaton Dr
Vallco Pkwy
Apple Tantau 7
Keysight Techn
CORT Furniture Outlet
Shop at CORT and get more.
Lazy Dog Restaurant & Bar
Fresh, Flavorful Choices
Stevens Creek Blvd
Tokyo Central Cupertino
Miller Ave
Finch Ave
Torre Ave
N
280

CC 3-17-2026

#5

Tyler Technologies for new ERP system

Supplemental Report

CITY OF CUPERTINO

INNOVATION TECHNOLOGY DEPARTMENT

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CITY COUNCIL STAFF REPORT
SUPPLEMENTAL 1
Meeting: March 17, 2026

Agenda Item #5

Subject
Award of Agreement to Tyler Technologies, Inc., for the two-year implementation of a new Enterprise Resource Planning (ERP) system in the amount of $1,785,144, along with three additional years of SaaS maintenance and support totaling $775,956, for a not-to-exceed total of $2,561,100; Authorize the City Manager to extend the Contract annually for up to five additional years at an annual escalation rate of 3%, for a total not-to-exceed of $1,424,907, provided pricing and services remain acceptable.

Recommended Action
Approve a five-year agreement with Tyler Technologies, Inc., for the Tyler ERP system for a total not-to-exceed amount of $2,561,100;
Authorize the City Manager to execute the Contract with Tyler Technologies when all conditions have been met; and
Authorize the City Manager to extend the Contract annually for up to five additional years at an annual escalation rate of 3%, for a total not-to-exceed of $1,424,907, provided pricing and services remain acceptable.

Background:
This supplemental report provides additional clarification in response to questions regarding the proposed Tyler Enterprise ERP implementation, including potential system overlap, integration considerations, and opportunities for consolidation of existing software systems.

An important clarification is that Tyler Enterprise ERP is modular. Each Tyler module is licensed and priced separately, and purchasing the ERP platform does not automatically include all available Tyler modules. As a result, each city's Tyler deployment is unique and reflects the specific modules selected during implementation.

One of the concerns that staff heard — ensuring that new systems are not layered on top

of old ones — is valid. The purpose of this transition is modernization and consolidation, not duplication. That said, some specialized systems will likely remain because they provide depth that ERP modules do not.

Staff will continue refining the system inventory and identifying consolidation opportunities as part of the implementation.

Staff's responses to questions received from council members are shown in italics.

Q1: Which of the City's current standalone software systems may become redundant with the Tyler ERP implementation?
Staff response: The primary system that will be replaced is the City's current contract management platform (Cobblestone). Tyler's Contract Management module will replace this system and is expected to reduce ongoing costs. The City currently pays approximately $37,000 annually for Cobblestone. Tyler's contract module is estimated at approximately $3,500 annually after a one-time implementation cost, resulting in an estimated annual savings of approximately $33,500.
Other systems such as NeoGov, OpenGov, and NextRequest serve specialized purposes that are not fully replicated by Tyler ERP modules.

NeoGov (Recruitment and Onboarding)
Tyler offers HR and recruiting modules; however, NeoGov provides more robust recruitment functionality including civil service exam scoring, eligibility lists, ranking registers, Equal Employment Opportunity reporting, compliance tracking, detailed recruitment analytics, automated job postings, and a modern applicant experience. For these reasons, the City plans to retain NeoGov during the initial ERP implementation. NeoGov's current annual cost is approximately $26,116.

Public Records Act Request (PRAR) Systems (Logikcull and NextRequest)
Logikcull is used primarily as a backend tool for litigation-focused eDiscovery and to process high volumes of records, including emails and other documents from server searches, for public records requests. NextRequest manages the City's public-facing records request portal, allowing the public to submit requests and the City to receive, track, and process them from start to finish. ERP systems generally do not replace dedicated PRAR management platforms capable of supporting compliance requirements. While Tyler offers document management and records capabilities, Laserfiche remains the City's official system of record and records management was not within the scope of the ERP implementation project.

OpenGov (Budget Transparency and Engagement)
Tyler does offer transparency tools, but OpenGov provides advanced budget visualization and community engagement features. A comparison of the two platforms:

	Tyler OpenFinance	*OpenGov*
Orientation	*Data-centric & analytics-oriented; great for internal transparency and custom dashboards*	*Process-centric; combines budget planning, citizen transparency, and public engagement in one cloud platform*
Public Transparency	*Not inherently built as a public transparency portal; requires heavy configuration*	*Easier to publish and share government finances with the public without heavy configuration*
Annual Cost	*$16,000 (ongoing) + $5,600 one-time*	*$74,500 annually*

Current OpenGov usage includes: budget building after data upload, departmental budget proposal submission, Administrative Services dashboard reports for the Audit Committee, and Open Town Hall for community engagement. OpenGov's use will need to be reevaluated once Tyler Budget is implemented.

Q2: Will the ERP replace Accela or ProjectDox?

Staff response: Accela (Permitting)

Tyler has Community Development modules; however, migrating permitting systems is highly complex and is not currently within the scope of this ERP implementation. Accela remains a best-of-breed system for land use and permitting at this time. Replacing Accela with Tyler would effectively double the implementation and maintenance costs and add multiple years to the overall project timeline.

The intent is not to "double pay." Systems will be phased out where the ERP can genuinely absorb functionality without degrading service levels.

Q3: How will operational systems such as fleet and asset management integrate with the ERP?

Staff response: The implementation plan includes integration between Cityworks and Tyler to ensure operational asset management data flows into financial records. Integration through Application Programming Interfaces (APIs) will support asset lifecycle tracking, depreciation schedules, retirement and disposal records, and will reduce duplicate data entry across systems.

Q4: Are integration costs included in the ERP investment?

Staff response: Yes. The proposed ERP implementation costs include APIs and extraction utilities to integrate with Cityworks, Business License systems, NeoGov, Accela, ActiveNet, OpenGov, and Laserfiche.

Q5: How will the City ensure staff adopt the new system and eliminate legacy processes?

Staff response: Change management is a core focus of this implementation. The City has identified a dedicated Change Manager (Greg Card) to support the transition. Key efforts include:

- *Augmented staffing during the implementation phase*
- *Formal training plans for all impacted staff*
- *Business process redesign to replace legacy habits (e.g., Excel-based project tracking)*
- *Executive sponsorship to drive adoption from the top down*

ERP projects fail when organizations do not change behavior. This implementation is intentionally planned to address that risk.

Q5: Data Migration — Legacy Financial Data (Logos.Net) How much of the implementation cost is dedicated to cleaning up old data before it moves to the new system?

Staff response: The estimated cost for data conversion is approximately $30,000, which will cover data mapping, validation, and cleanup activities as part of the migration process. This effort will ensure that records are properly aligned with the new system's data structure and that any inconsistencies or outdated fields are addressed. In addition, the process will include a review of existing records to confirm that only data still within the applicable retention period is migrated, ensuring compliance with the City's records retention policies.

Q5: Will Tyler replace SimpliGov workflow automation?

Staff response: The Tyler platform includes native workflow automation capabilities that will likely allow the City to replace many existing SimpliGov workflows related to Finance and HR internal approval processes. However, SimpliGov would still be necessary for:

- *Digital workflows that do not involve Finance or HR*
- *Workflows requiring integration with Laserfiche, Microsoft Power Platform, Cityworks, or GIS*

Additionally, Tyler's workflow automation tools are not as sophisticated or flexible as SimpliGov. Transition feasibility will depend on workflow complexity. Tyler's workflow functionality is also limited to internal processes — public-facing forms and digital workflows cannot be replaced by Tyler.

Attachments Provided with Original Staff Report:
A – Draft Agreement
B – CC Resolution No. 25-007

CC 3-17-2026

#12

SummerHill Homes - Linda Vista Drive

Supplemental Report

CITY OF CUPERTINO

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CITY COUNCIL STAFF REPORT
SUPPLEMENTAL 1
Meeting: March 17, 2026

Agenda Item 12

Subject
Consider a Tentative Map, Architectural and Site Approval, and Tree Removal Permit for the construction of a 51-unit townhome condominium development on Housing Element Priority Housing Sites 25 through 28. The project utilizes Senate Bill 330 and provisions of State Density Bonus law. (Application No(s): TM-2024-009, ASA-2024-015, TR-2024-044; Applicant: SummerHill Homes, LLC; Location: 10857, 10867, 10877, and 10887 Linda Vista Drive; APNs: 356-06-001, -002, -003, and -004).

Recommended Action
1. Find the project exempt from the California Environmental Quality Act (CEQA);
2. Make the required findings of No Net Loss (SB 166); and
3. Approve the following permits:
   a. Adopt Resolution No. 26-XXX approving Tentative Final Map (TM-2024-009) (Attachment A);
   b. Adopt Resolution No. 26-XXX approving Architectural & Site Approval Permit (ASA-2024-015) (Attachment B); and
   c. Adopt Resolution No. 26-XXX approving Tree Removal Permit (TR-2024-044) (Attachment C).

Background:
Staff's responses to questions received from councilmembers are shown in italics.

Q1: Does the March 2025 Very High Fire Hazard classification apply to this project?
Staff response: The City adopted the State Fire Marshall's recommendations regarding Fire Hazard Severity Zones (FHSZ) in June 2025 as required by state law. The project has been evaluated utilizing the Very High FHSZ designation due to its reclassification in June 2025.

Q2: Regarding "E - AB 130 CEQA Exemption Memo.pdf", it recognizes that AB 130 exemption requires "Most of the project site is located within a Very High Fire Hazard Severity Zone". Thus,

the project does not qualify for AB 130 exemption unless the "sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development". Where are the previously "adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures" to allow AB 130 exemption for this site?
Staff response: The fire hazard mitigation measures applicable to the site are adopted in Title 16 of the City's Municipal Code in different chapters, including but not limited to Chapters 16.06 (Residential Code), 16.10 (Wildland Urban Interface Code) and 16.40 (Fire Code).

Q3-1: For the proposed mitigation measures in "F - Alternative Means and Methods Request Approval.pdf", what documents, adopted by any agency as standards, can demonstrate that they satisfy "the same practical effect of the minimum 30' setback requirement of CCR Section 1276.01"?
Staff Response: Fire Department staff will be present at the Council meeting and can respond at that time.

Q3-2: Would the proposed mitigation measures have the same "practical effect" as 20-foot setback? 10-foot setback? 5-foot setback? How is the "practical effect" measured, through some theoretical model or empirical data?
Staff Response: Fire Department staff will be present at the Council meeting and can respond at that time.

Q4-1: What's the approval process for the "Application for Use of Alternative Materials, Methods of Construction, or Modification of Code" by the Fire Department?
Staff Response: Fire Department staff will be present at the Council meeting and can respond at that time.

Q4-2: Any objective standards adopted by the Fire Department on what "Alternative Materials, Methods of Construction, or Modification of Code" would be sufficient for "practical effect"? Or, is the approval based on opinions of the reviewer?
Staff Response: Fire Department staff will be present at the Council meeting and can respond at that time.

Q5: All units of the project include 4 bedrooms, "with individual units ranging in size from 2,356 square feet to 2,779 square feet." Is there any requirement to mandate these large square footage per unit at this site? Or is it a design choice?
Staff Response: The City does not have a minimum size requirement for units proposed at this site. The unit size proposed is at the applicant's design choice.

Q6: All units of the project are 4-bedroom units with two car garages? Is there any requirement to mandate 4 bedrooms or more? Or is it a design choice?
Staff Response: All units have two-car garages. The unit type proposed is at the applicant's design choice.

Q7: Board of Forestry Fire Safe Regulations (14 CCR §1276.01) states "A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size, topographic limitations". Is there any analysis to show that 30 feet setback requirement is "not feasible"?
Staff Response: Fire Department staff will be present at the Council meeting and can respond at that time.

Q8-1: Google AI states "The average size of a 4-bedroom townhouse typically ranges between 1,800 and 2,500 square feet. " and "The average size of a 3-bedroom townhouse generally falls between 1,200 and 2,000 square feet." In the attachment "F - Alternative Means and Methods Request Approval.pdf", the justification for not providing 30-foot setback is "the development density requirement and site constraints due to existing public right-of-way...", which means a minimum unit count requirement of 51 units. How come the project cannot provide smaller units, which are also more affordable, so that they can comply with the 30-foot setback requirement?
Staff Response: Fire Department staff will be present at the Council meeting and can respond at that time.

Q8-2: It is a design choice to provide larger 4-bedroom units, rather than smaller units, rather than any density requirement. Is it a valid "practical reason" required under Board of Forestry Fire Safe Regulations (14 CCR §1276.01) to waive the 30-foot setback requirement?
Staff Response: Fire Department staff will be present at the Council meeting and can respond at that time.

Q9-1: Can the project provide lower than 51 units, the minimum unit requirement?
Staff Response: Under state housing law, the project must meet the minimum residential density at the site.

Q9-2: What would be the approval process if the project had to reduce the number of units in order to provide better fire safety in the High Fire Severity Zone?
Staff Response: The City would have to amend the General Plan and Housing Element in order to reduce the number of residential units that could be developed on this site.

Q10: Since there is no 30-foot setback requirement as required by Board of Forestry Fire Safe Regulations (14 CCR §1276.01), would the insurance rate for the newly built townhomes and the adjacent single-family homes increase or make it challenging to get fire insurance?
Staff Response: Insurance rates/coverage and availability are determined by private insurance companies. City staff do not have any information on insurance requirements.

Q11-1: Please include the evaluation study conducted by Cupertino, which appears to show evacuation demand on key corridors serving this neighborhood exceed 200% of roadway capacity.
Staff Response: The Evacuation Study prepared by the City's Consultant, Fehr and Peers, does not pertain to the proposed residential development under consideration. It is a citywide study prepared for planning purposes to address requirements of state law, prepared in conjunction with a separate project to update the City's Health and Safety Element. The study may be used to identify areas in which future efforts related to evacuation planning to address potential existing constraints may be directed, and to identify additional policies to address evacuation in the event of an emergency. Policies have been incorporated into the Public Draft Health and Safety Element to address evacuation as a result of this study. The Evacuation study and the Draft Health and Safety Element is available online at: Cupertino.gov/healthandsafetyelement.

Q11-2: How many homes are adjoining Linda Vista Drive today? What would be the impact of the project on the evacuation time from this area, given the Cupertino?

Staff Response: There are approximately 34 homes with a Linda Vista Dr. address between Columbus Dr and Santa Teresa Dr, with an additional 12 homes on Mount Crest Place. In addition, there are 30 homes (including 4 at the project site) with a Linda Vista Dr. address between Columbus Dr. and Hyannisport, with 14 additional homes around Baxley Ct.

There are no applicable objective thresholds for evacuation citywide. As a result, project review did not require the project proponent to prepare, and for city staff to peer review, any evacuation plan specific to the project. Additionally, the project is eligible for a statutory exemption under the California Environmental Quality Act (CEQA), which precludes the city from requiring a project specific evacuation study. Under state law, special studies that do not pertain to the allowable exemption under CEQA may not be required.

Finally, the City Attorney's office has determined that the plans submitted by the applicant do not contain protected information pursuant to Government Code Section 65103.5. As a result, these plans are included as Attachment U.

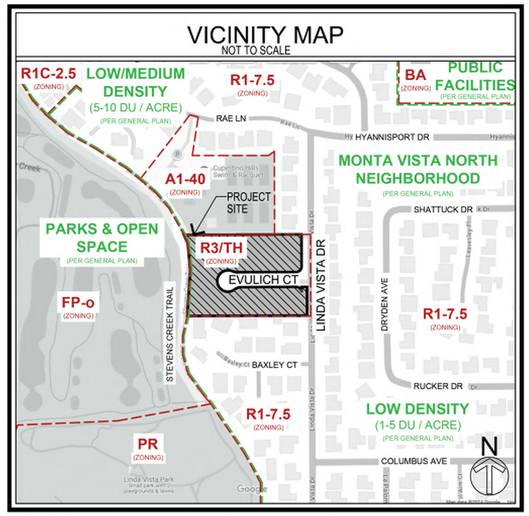
Attachments Provided with Original Staff Report:

A. *Draft Resolution for TM-2024-009*
B. *Draft Resolution for ASA-2024-015*
C. *Draft Resolution for TR-2024-044*
D. *Applicable Standards Matrix*
E. *AB 130 CEQA Exemption Memorandum*
F. *Alternative Means and Method Request Approval*
G. *County Fire Review Letter*
H. *Geotechnical Report*
I. *Geotechnical Report Peer Review*
J. *Biological Report*
K. *Biological Report Peer Review*
L. *Phase I Environmental Site Assessment*
M. *Phase II Environmental Site Assessment*
N. *Phase I and Phase II ESA Applicant Review*
O. *Phase I and II ESA Peer Review*
P. *Underground Storage Tank Closure Report*
Q. *Public Comments (2-25-2026 to 3-10-2026)*
R. *Public Comments (01-01-2024 to 2-24-2026)*
S. *Final Transportation Study*
T. *Project Site Plan*

Attachments Provided with Supplemental Staff Report:

U. *Project Plans*

10857 LINDA VISTA DRIVE



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SITE ADDRESS:
10857, 10867, 10877 AND 10887 LINDA VISTA DRIVE

APN:
356-06-001, 356-06-002, 356-06-003, 356-06-004

GENERAL PLAN DESIGNATION (EXISTING)
MEDIUM/HIGH DENSITY RESIDENTIAL

GENERAL PLAN DESIGNATION PROPOSED)
MEDIUM/HIGH DENSITY RESIDENTIAL - NO CHANGE

ZONING (EXISTING)
R-3/TH - MULTIPLE-FAMILY RESIDENTIAL/TOWNHOME COMBINING DISTRICT

ZONING (PROPOSED)
R-3/TH - MULTIPLE-FAMILY RESIDENTIAL/TOWNHOME COMBINING DISTRICT
- NO CHANGE

PRIOR DEVELOPMENT APPROVALS
- 4-TM-69
- 7-Z-69

SHEET INDEX

A01	COVER SHEET, SHEET INDEX & VICINITY MAP (01/12/2026)
A02	SIMPLE ILLUSTRATED SITE PLAN (01/12/2026)
A03	SITE AERIAL & NEIGHBORHOOD CONTEXT (01/12/2026)
A04	EXISTING SITE & SURROUNDING CONTEXT (01/12/2026)
A04.1	STREETSCENE - EXISTING SITE (01/12/2026)
A05	STREETSCENE & PHOTO SIMULATION (01/12/2026)
A06	CIRCULATION PLAN (01/12/2026)
A07	ARCHITECTURAL SITE PLAN (01/12/2026)
A07.1	WALL SCONCE LOCATIONS (01/12/2026)
A08	PROJECT DATA (01/12/2026)
A08.1	FIRE AMMR (01/12/2026)
A08.2	AMMR SITE PLAN (01/12/2026)
A09	LOT COVERAGE (01/12/2026)
A09.1	BUILDING 1 & 6 FIRST & SECOND FLOOR FAR DIAGRAMS (01/12/2026)
A09.2	BUILDING 1 & 6 THIRD FLOOR FAR DIAGRAM (01/12/2026)
A09.3	BUILDING 2 FIRST & SECOND FLOOR FAR DIAGRAMS (01/12/2026)
A09.4	BUILDING 2 THIRD FLOOR FAR DIAGRAM (01/12/2026)
A09.5	BUILDING 3, 4 & 5 FIRST & SECOND FLOOR FAR DIAGRAMS (01/12/2026)
A09.6	BUILDING 3, 4 & 5 THIRD FLOOR FAR DIAGRAM (01/12/2026)
A09.7	BUILDING 7 FAR DIAGRAMS (01/12/2026)
A09.8	BUILDING 8, 9 & 10 FIRST & SECOND FLOOR FAR DIAGRAMS (01/12/2026)
A09.9	BUILDING 8, 9 & 10 THIRD FLOOR FAR DIAGRAM (01/12/2026)
A10	LOT AREAS (01/12/2026)
A11	UNIT 1 (BELOW MARKET RATE) FLOOR PLANS (01/12/2026)
A11.1	UNIT 1 (BELOW MARKET RATE) SQUARE FOOTAGE DIAGRAMS (01/12/2026)
A12	UNIT 2 FLOOR PLANS (01/12/2026)
A12.1	UNIT 2 SQUARE FOOTAGE DIAGRAMS (01/12/2026)
A13	UNIT 3 FLOOR PLANS (01/12/2026)
A13.1	UNIT 3 PARTIAL FIRST FLOOR PLAN (01/12/2026)
A13.2	UNIT 3 ALT FLOOR PLANS (01/12/2026)
A13.3	UNIT 3 FIRST FLOOR SQUARE FOOTAGE DIAGRAMS (01/12/2026)
A13.4	UNIT 3 SECOND & THIRD FLOOR SQUARE FOOTAGE DIAGRAMS (01/12/2026)
A14	BUILDING 1 & 6 FIRST & SECOND FLOOR PLANS (01/12/2026)
A14.1	BUILDING 1 & 6 THIRD FLOOR & ROOF PLANS (01/12/2026)
A14.2	BUILDING 1 & 6 FRONT ELEVATION (01/12/2026)
A14.3	BUILDING 1 & 6 EXTERIOR ELEVATIONS (01/12/2026)
A15	BUILDING 2 FIRST & SECOND FLOOR PLANS (01/12/2026)
A15.1	BUILDING 2 THIRD FLOOR & ROOF PLANS (01/12/2026)
A15.2	BUILDING 2 FRONT ELEVATION (01/12/2026)
A15.3	BUILDING 2 EXTERIOR ELEVATIONS (01/12/2026)
A16	BUILDING 3, 4 & 5 FIRST & SECOND FLOOR PLANS (01/12/2026)
A16.1	BUILDING 3, 4 & 5 THIRD FLOOR & ROOF PLANS (01/12/2026)
A16.2	BUILDING 3, 4 & 5 FRONT ELEVATION (01/12/2026)
A16.3	BUILDING 3, 4 & 5 EXTERIOR ELEVATIONS (01/12/2026)
A17	BUILDING 7 FLOOR & ROOF PLANS (01/12/2026)
A17.1	BUILDING 7 FRONT ELEVATION (01/12/2026)
A17.2	BUILDING 7 EXTERIOR ELEVATIONS (01/12/2026)
A18	BUILDING 8, 9 & 10 FLOOR & ROOF PLANS (01/12/2026)
A18.1	BUILDING 8, 9 & 10 FRONT ELEVATION (01/12/2026)
A18.2	BUILDING 8, 9 & 10 EXTERIOR ELEVATIONS (01/12/2026)
A19	UNIT 1 & UNIT 2 SECTIONS (01/12/2026)
A19.1	UNIT 3 SECTION (01/12/2026)
A20	BUILDING 1 & 6 SECTION (01/12/2026)
A20.1	BUILDING 2 SECTION (01/12/2026)
A20.2	BUILDING 3, 4, & 5 SECTION (01/12/2026)
A20.3	BUILDING 7 SECTION (01/12/2026)
A20.4	BUILDING 8, 9 & 10 SECTION (01/12/2026)
A21	BUILDING 1 & 2 ROOF PLAN TO PROPERTY LINE (01/12/2026)
A21.1	BUILDING 3, 4 & 5 ROOF PLAN TO PROPERTY LINE (01/12/2026)
A21.2	BUILDING 6 & 7 ROOF PLAN TO PROPERTY LINE (01/12/2026)
A21.3	BUILDING 8, 9 & 10 ROOF PLAN TO PROPERTY LINE (01/12/2026)
A22	LADDER PAD EXHIBIT (01/12/2026)
A23	ARCHITECTURAL EXTERIOR MATERIALS & DETAILS (01/12/2026)
A23.1	ARCHITECTURAL EXTERIOR MATERIALS & DETAILS (01/12/2026)
A24	COLOR SCHEME (01/12/2026)

SHEET INDEX (CONT.)

TM1.0	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES (01/12/2026)
C1.0	EXISTING CONDITIONS (01/12/2026)
C1.1	EXISTING TREE INVENTORY PLAN (01/12/2026)
C2.0	PRELIMINARY SITE PLAN (01/12/2026)
C2.1	CONTEXTUAL PLAN (01/12/2026)
C3.0	PRELIMINARY UTILITY PLAN (01/12/2026)
C4.0	PRELIMINARY GRADING PLAN (01/12/2026)
C4.1	PRELIMINARY GRADING SECTIONS (01/12/2026)
C5.0	PRELIMINARY STORMWATER CONTROL PLAN (01/12/2026)
C5.1	PRELIMINARY STORMWATER CONTROL PLAN DETAILS (01/12/2026)
C6.0	PRELIMINARY FIRE ACCESS PLAN (01/12/2026)
C7.0	PRELIMINARY TRASH MANAGEMENT PLAN (01/12/2026)
L.1.1	ILLUSTRATIVE OVERALL PLAN (01/12/2026)
L.1.2	PRELIMINARY LANDSCAPE PLAN (01/12/2026)
L.2.1	PASEO 'A' ENLARGEMENT (01/12/2026)
L.2.2	PASEO 'B' ENLARGEMENT (01/12/2026)
L.2.3	LINDA VISTA DRIVE FRONTAGE & PUBLIC ART AREA ENLARGEMENT (01/12/2026)
L.3.1	PASEO 'A' PLANTING PLAN (01/12/2026)
L.3.2	LINDA VISTA DRIVE FRONTAGE & WATER TREATMENT AREA PLANTING PLAN & SECTION (01/12/2026)
L.4.1	PROPOSED PLANT PALETTE (01/12/2026)
L.5.1	EXISTING TREE, PROPOSED TREE, AND TREE MITIGATION PLAN (01/12/2026)
L.6.1	WALL, FENCING, AC SCREEN, LADDER PAD, AND MAILBOX LOCATION PLAN (01/12/2026)
L.6.2	WALL, FENCING, AC SCREEN, LADDER PAD, AND MAILBOX DETAILS (01/12/2026)
L.7.1	DEFENSIBLE SPACE FIRE ZONE PLAN (01/12/2026)
L.7.2	DEFENSIBLE SPACE FIRE ZONES (01/12/2026)
L.8.1	SITE FURNITURE (01/12/2026)
L.9.1	IRRIGATION DETAILS (01/12/2026)
L.9.2	IRRIGATION DETAILS (01/12/2026)
L.9.3	IRRIGATION DETAILS (01/12/2026)
L.9.4	MWELO IRRIGATION WATER CALCULATIONS (01/12/2026)
L.9.5	MWELO IRRIGATION WATER CALCULATIONS (TYPICAL PLANTING PLANS) (01/12/2026)
L.9.6	WATER EFFICIENT LANDSCAPE CHECKLIST (01/12/2026)
L.10.1	PLANTING DETAILS (01/12/2026)
INT1	JOINT TRENCH INTENT TITLE SHEET (01/12/2026)
INT2	JOINT TRENCH INTENT (01/12/2026)
INT3	JOINT TRENCH INTENT (01/12/2026)
INT4	JOINT TRENCH INTENT (01/12/2026)
PuSL1	PUBLIC STREET LIGHTING TITLE SHEET (01/12/2026)
PuSL2	PUBLIC STREET LIGHTING SITE PLAN (01/12/2026)
PrSL1	PRIVATE STREET LIGHTING TITLE SHEET (01/12/2026)
PrSL2	PRIVATE STREET LIGHTING SITE PLAN (01/12/2026)
PS-1	PUBLIC AND PRIVATE LIGHTING PHOTOMETRIC STUDY (01/12/2026)

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COVER SHEET, SHEET INDEX & VICINITY MAP
A01

NORTH

0 6' 12' 18' 24' 30' 60'

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SIMPLE ILLUSTRATED SITE PLAN
A02

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SITE AERIAL & NEIGHBORHOOD CONTEXT
A03

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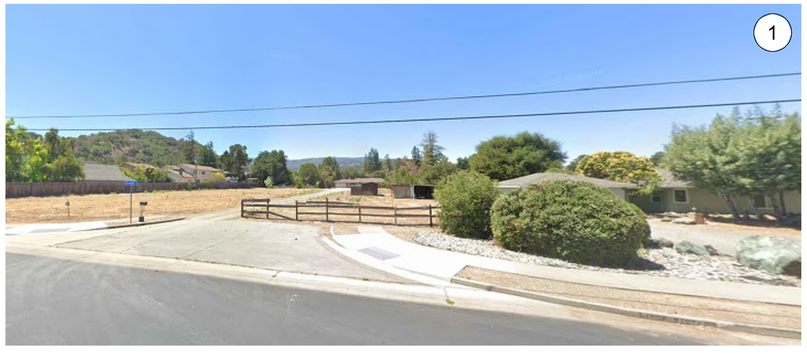

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EXISTING SITE & SURROUNDING CONTEXT
A04

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875 FT. (APPROX.)

MATCH LINE

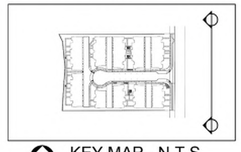
MATCH LINE

375 FT. (APPROX.)

VIEW FROM LINDA VISTA DRIVE

650 FT. (APPROX.)

STREET SCENE



KEY MAP - N.T.S.

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STREETSCENE - EXISTING SITE

A04.1

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839 FT. (APPROX.)

MATCH LINE

MATCH LINE

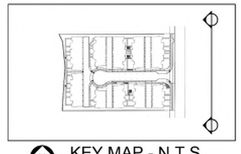
545 FT. (APPROX.)

VIEW FROM LINDA VISTA DRIVE

670 FT. (APPROX.)

STREET SCENE

NOTE: TREES ARE SHOWN AT FULL MATURITY



KEY MAP - N.T.S.

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STREETSCENE & PHOTO SIMULATION
A05

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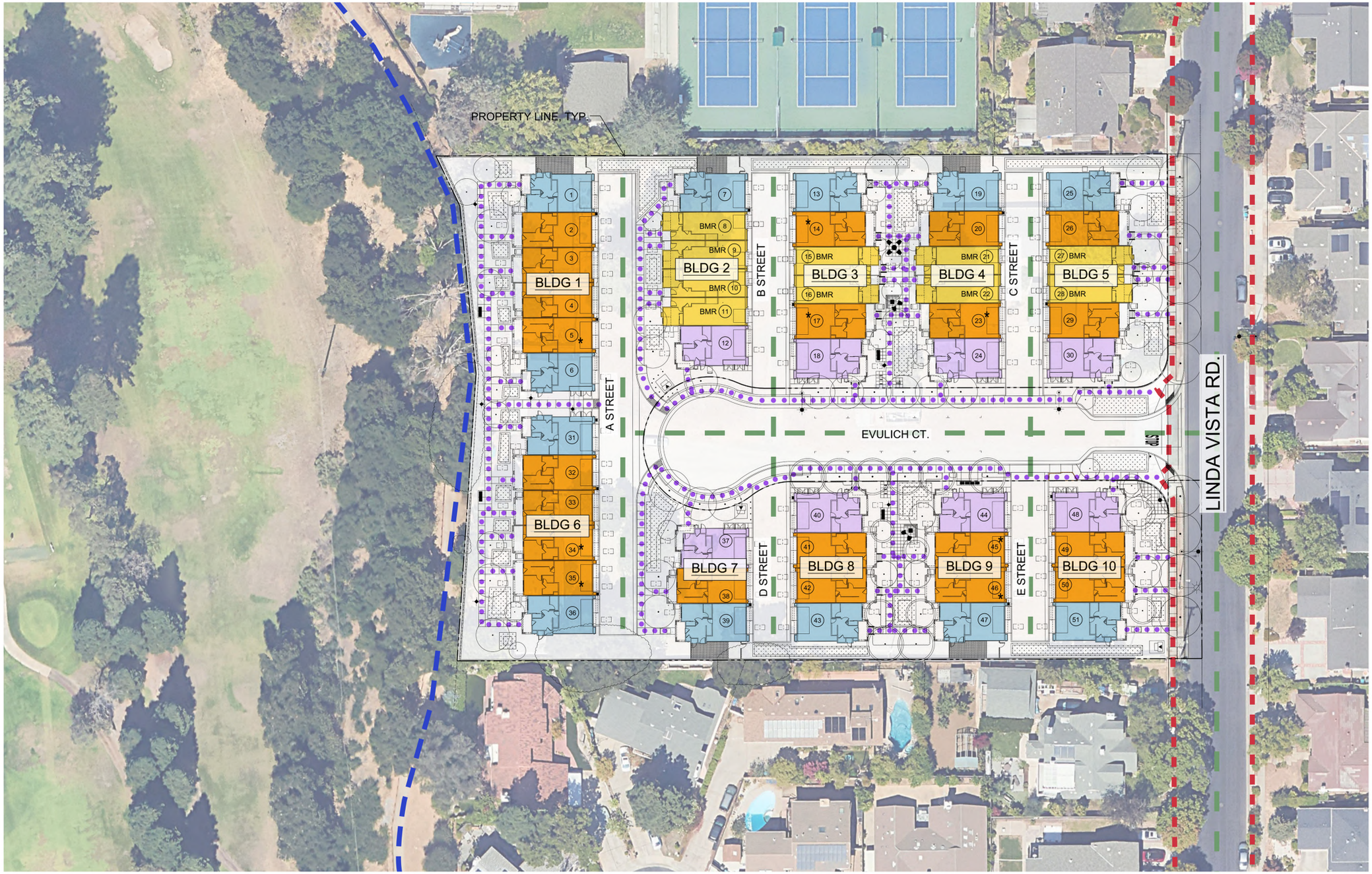

SITE KEY:

- PUBLIC WALKWAY
- PRIVATE WALKWAY
- VEHICLE CIRCULATION
- TRAIL

SITE KEY:

- (#) - UNIT NUMBER
- BMR - BELOW-MARKET RATE UNIT
- * - ADAPTABLE UNIT (6 TOTAL)
- UNIT 1
- UNIT 2
- UNIT 3
- UNIT 3_ALT

NORTH

0 6' 12' 18' 24' 30' 60'

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CIRCULATION PLAN

A06

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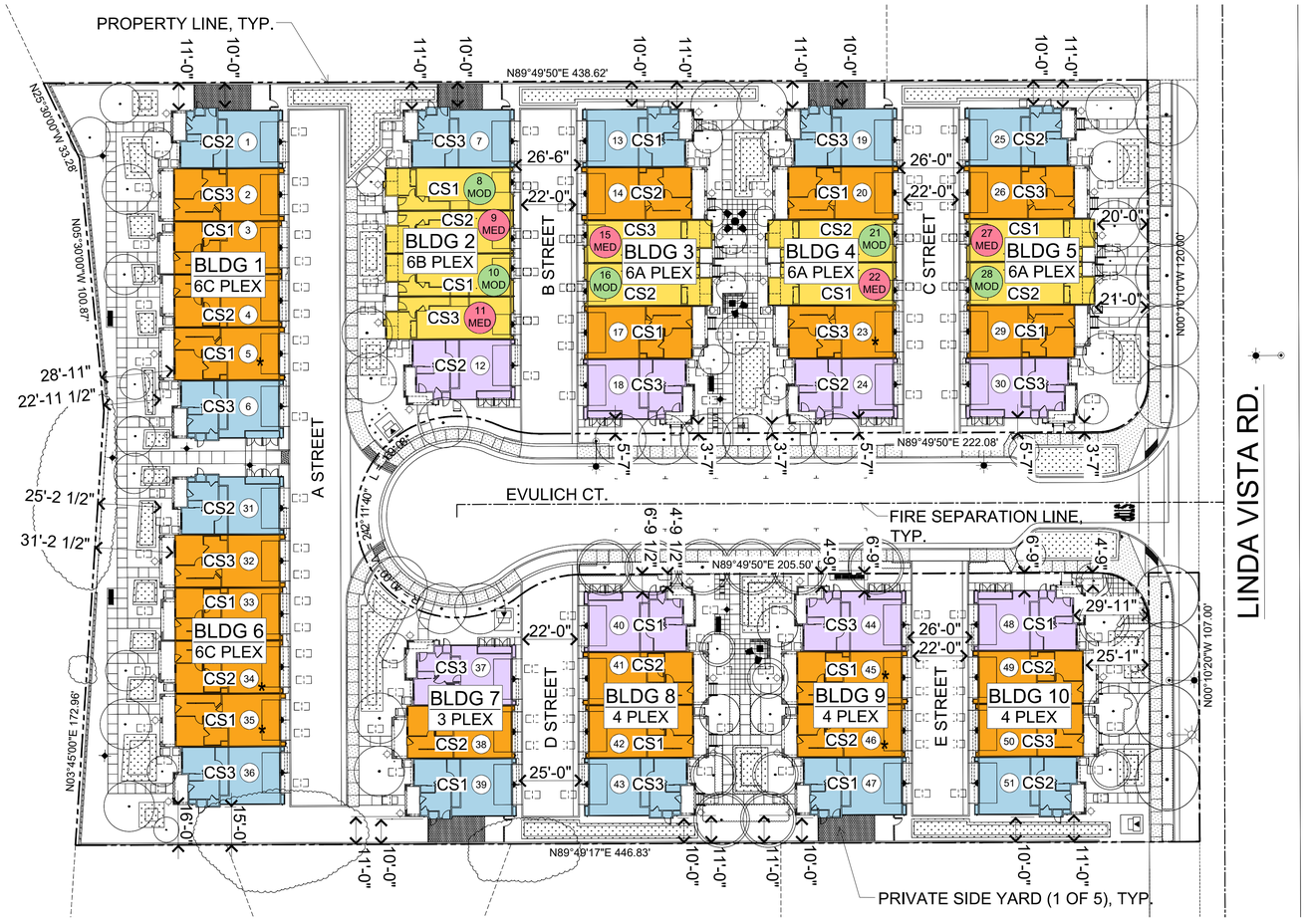

BMR UNIT SUMMARY

UNIT #	PLAN TYPE	BEDROOMS	LIVING AREA (SF)	ELIGIBLE HOUSEHOLD INCOME: 80% - 100% of AMI	ELIGIBLE HOUSEHOLD INCOME: 100% - 120% of AMI
9, 11, 15, 22, 27	PLAN 1	4	1,777		X
8, 10, 16, 21, 28	PLAN 1	4	1,777	X	

BMR MIX

ELIGIBLE HOUSEHOLD INCOME	UNITS	PERCENTAGE
80% - 100% of AMI	5	50%
100% - 120% of AMI	5	50%
TOTAL	10	100%

SITE KEY:

- (#) - UNIT NUMBER
- - PROPERTY LINE
- - FIRE SEPARATION LINE
- - WALL PACK
- - WALL SCONCE
- * - ADAPTABLE UNIT (6 TOTAL)
- - STREET LIGHT
- - UNIT 1
- - UNIT 2
- - UNIT 3
- - UNIT 3_ALT
- CS1 - COLOR SCHEME 1
- CS2 - COLOR SCHEME 2
- CS3 - COLOR SCHEME 3
- BMR - BELOW-MARKET RATE UNIT (10 TOTAL)
- # MOD - MODERATE INCOME UNIT
- # MED - MEDIAN INCOME UNIT

NOTE: BMR LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE.

NORTH

0 6' 12' 18' 24' 30' 60'

NOTE:

1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
2. Refer to project data sheet A08 for all site summary info
3. Refer to Landscape sheets for landscape design, dimensions and detailed information

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ARCHITECTURAL SITE PLAN
A07

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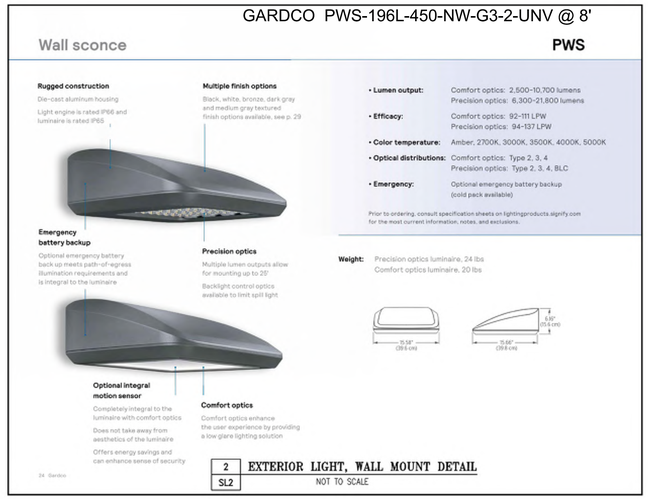
GARDCO PWS-196L-450-NW-G3-2-UNV @ 8'



2 EXTERIOR LIGHT, WALL MOUNT DETAIL
SL2 NOT TO SCALE

GARAGE WALL PAK LIGHTING FIXTURE

NERO
B7116-TBZ

FINISHES
TEXTURED BRONZE
Coastal Suitable Finish (EPM): No

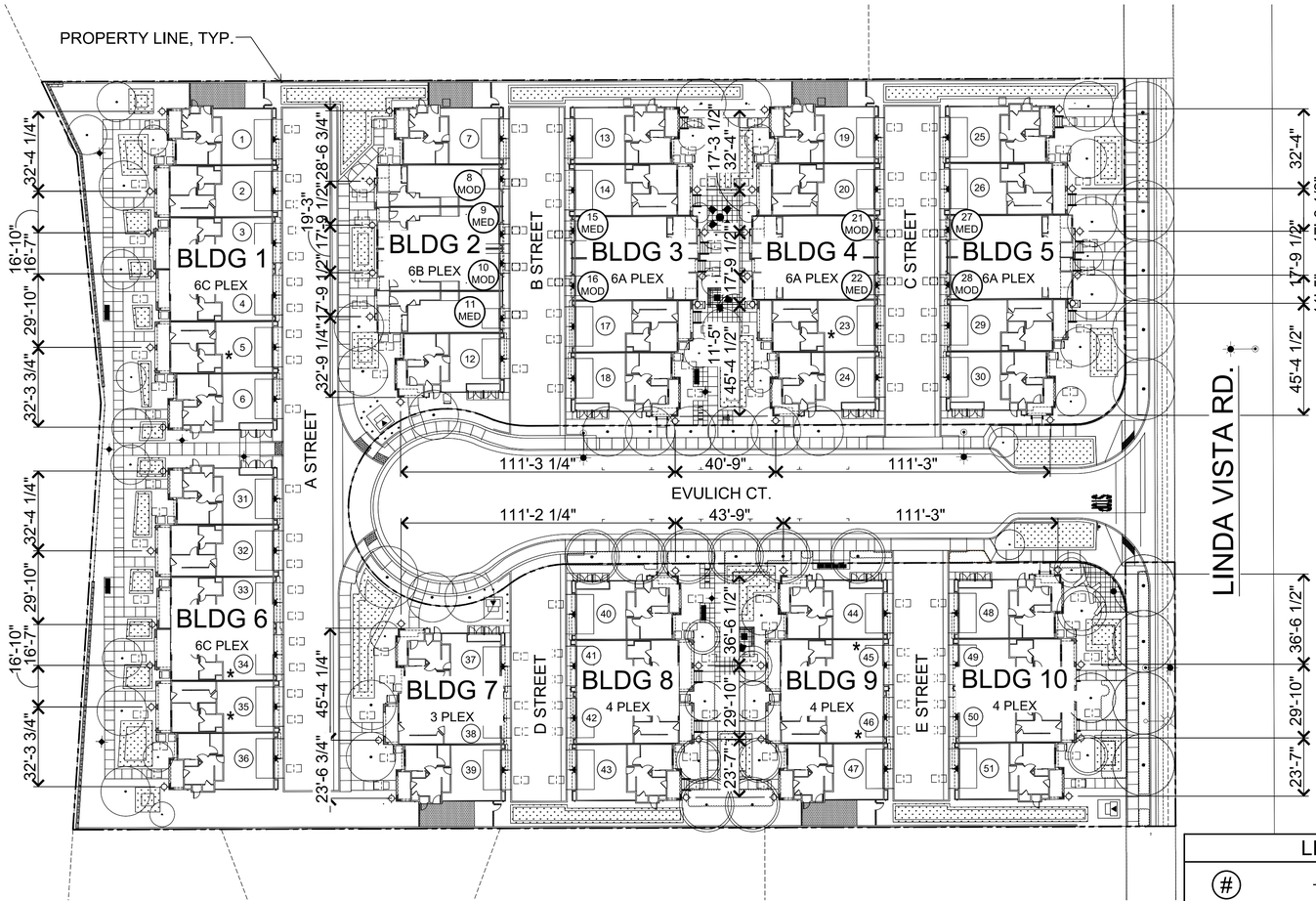
DIMENSIONS
Height: 15.5"
Width/Diameter: 5.25"
Product Weight: 4.14lb
Extension: 5.25"
Top to Center: 4.5"
Canopy/Backplate Shape: Rectangular
Sloped Ceiling Compatible: No
Living Finish: No
Uplight Only: Yes

Shade
Shade 1: Glass
Shade 1 Finish: Clear
Shade 1 Top Width: 3.5"
Shade 1 Bottom L/W: 0" / 3.5"
Shade 1 Height: 13"
Replacement Glass Item #(s): GLS-B7116

ELECTRICAL
Bulb 1
Bulb Included: No
Socket: GU10
Max Wattage: 40
Bulb Quantity: 1
Bulb Included: No
Wire Length: 7"
Gem Box Required (2"x3"): No
Dark Sky: Yes

SHIPPING
Carton 1: 20" x 7" x 8"
Carton 1 Weight: 5lb
Shipping Method: Ground
Country of Origin: TH

FRONT PORCH LIGHTING FIXTURE



NOTE: PRIOR TO FINAL - EXT LIGHTING:
Prior to final occupancy all exterior lighting shall be kept to a minimum and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. All lighting shall utilize shields so that no bulb is visible and to ensure that the light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen from nearby homes. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security.

LEGEND:
- # - UNIT NUMBER
- PROPERTY LINE
- WALL PACK (SEE PHOTOMETRIC STUDY)
- WALL SCONCE AT PORCH
- * - ADAPTABLE UNIT (6 TOTAL)
- STREET LIGHT

NORTH

0 6' 12' 18' 24' 30' 60'

NOTE:
1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
2. Refer to project data sheet A08 for all site summary info
3. Refer to Landscape sheets for landscape design, dimensions and detailed information

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WALL SCONCE LOCATIONS
A07.1

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UNIT MATRIX

Unit Name	Description	Garage Type	Quantity	%	Total Bedroom Count	Unit Net SF*	Garage SF (1,000 sf Max)	Unit Gross SF**	Porch SF	Deck SF	Total Net Living Space SF
Unit 1	4 Bedroom + 2.5 Bath	2-Car Tandem	10	19.6%	40	1,777	579	2,356	0 - 43	52 - 64	17,770
Unit 2	4 Bedroom + 3.5 Bath	Std 2 Car	21	41.2%	84	2,217	469	2,686	91 - 126	91 - 126	46,557
Unit 3	4 Bedroom + 3.5 Bath	Std 2 Car	12	23.5%	48	2,317	447	2,764	74	64	27,804
Unit 3ALT	4 Bedroom + 3.5 Bath	Std 2 Car	8	15.7%	32	2,315	464	2,779	106	64	18,520
Avg. Unit Square Footage						**2,170**	**485**	**2,654**			
Total Units			**51**	**100.0%**	**204**						**110,651**
Garage % Tandem		**9.8**									

* Net SF: Measured to outside face of stud, excludes garage area, deck, and porches. Includes center line of air gap at unit party walls.
** Gross SF: Measured to outside face of stud, includes garage area. Incudes air gap per unit.

BUILDING MATRIX

Building Name	Unit Configuration	Net SF	Garage SF	Gross SF	Porch SF	Deck SF	Gross SF w/ Porches/Decks	# Bldgs	Total Net SF	Total Garage SF	Total Gross SF	Total Porch SF	Total Deck SF	Total Gross SF w/ Porches/Decks
Bldg 1, 6	3-2-2-2-2-3	13,502	2,770	16,272	598	776	19,640	2	27,004	5,540	32,544	1,196	1,552	35,292
Bldg 2	3-1-1-1-1-3ALT	11,740	3,227	14,967	266	592	18,460	1	11,740	3,227	14,967	266	592	15,825
Bldg 3, 4, 5	3ALT-2-1-1-2-3	12,620	3,007	15,627	448	684	19,082	3	37,860	9,021	46,881	1,344	2,052	50,277
Bldg 7	3ALT-2-3	6,849	1,380	8,229	279	326	9,888	1	6,849	1,380	8,229	279	326	8,834
Bldg 8, 9, 10	3-2-2-3ALT	9,066	1,849	10,915	405	452	13,169	3	27,198	5,547	32,745	1,215	1,356	35,316
Building Totals								**10**	**110,651**	**24,715**	**135,366**	**4,300**	**5,878**	**145,544**

WILDFIRE PROTECTION CONSTRUCTION MEAUSURES:

THIS PROJECT HAS BEEN IDENTIFIED AS BEING LOCATED IN A LOCAL RESPONSIBILITY AREA (LRA) VERY HIGH FIRE HAZARD SEVERITY ZONE.

THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA RESIDENTIAL CODE SECTION R337, *MATERIALS AND METHODS FOR EXTERIOR WILDFIRE EXPOSURE*, AS FOLLOWS:

1. EXTERIOR WINDOWS AND EXTERIOR DOORS WITH GLAZING EXTERIOR WINDOWS AND EXTERIOR DOORS WITH GLAZING, SHALL BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE. (C.R.C. R337.8.2.1)

2. EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING (C.R.C. R337.8.3):
   A. THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.
   B. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MIN. WHEN TESTED ACCORDING TO NFPA 252.
   SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.

3. GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS FROM ENTERING BY PREVENTING GAPS BETWEEN DOORS AND DOOR OPENINGS, AT HTE BOTTOM, SIDES, AND TOPS OF DOORS, FROM EXCEEDING 1/8". gAPS BETWEEN DOORS AND DOOR OPENINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING METHODS:
   A. WEATHER STRIPPING PRODUCTS MADE OF MATERIALS THAT: (A) HAVE BEEN TESTED FOR TENSILE STRENGTH IN ACCORDANCE WITH ASTM D638 AFTER EXPOSURE TO ASTM G155 FOR A PERIOD OF 2,000 HOURS, WHERE THE MAXIMUM ALLOWABLE DIFFERENCE IN TENSILE STRENGTH VALUES BETWEEN EXPOSED AND NONEXPOSED SAMPLES DO NOT EXCEED 10% AND (B) EXHIBIT A V-2 OR BETTER FLAMMABILITY RATING WHEN TESTED TO UL 94.
   B. DOOR OVERLAPS ONTO JAMBS AND HEADERS.
   C. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING

4. VENTS SHALL RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS WITH THE MINIMUM REQUIREMENTS (C.R.C. R337.6)
   A. THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MIN. OF 1/16TH INCH AND SHALL NOT EXCEED 1/8TH INCH.
   B. THE MATERIALS SHALL BE INCOMBUSTIBLE
   C. THE MATERIALS USED SHALL BE CORROSION RESISTANT.

5. THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY WITH ONE OF THE FOLLOWING C.R.C. R337.7.3:
   A. NONCOMBUSTIBLE MATERIAL.
   B. IGNITION- RESISTANT MATERIAL.
   C. SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4". SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED.
   D. LOG WALL CONSTRUCTION.
   E. WALL ASSEMBLIES THAT HAVE BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN ASTM E2707 WITH THE CONDITIONS OF ACCEPTANCE SHOWN IN SECTION R337.7.3.1.
   F. WALL ASSEMBLIES THAT MEET THE PERFORMANCE REQUIREMENTS CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.
   EXCEPTIONS: ANY OF THE FOLLOWING SHALL BE DEEMED TO MEET THE ASSEMBLY PERFORMANCE CRITERIA AND INTENT OF THIS SECTION:
   A. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
   B. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTIVE FIRE DESIGN MANUAL.

6. DECKING SURFACES SHALL COMPLY WITH C.R.C. R337.9.3. THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONY AND STAIRS SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS:
   A. MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION R337.9.4 WHEN TESTED IN ACCORDANCE WITH BOTH ASTM E2632 AND ASTM E2726.
   B. IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION R337.4.3 WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723.
   C. MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 AND SFM STANDARD 12-7A-5.
   D. EXTERIOR FIRE RETARDANT TREATED WOOD.
   E. NONCOMBUSTIBLE MATERIAL.
   F. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO COMPOSED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.
   EXCEPTION: WALL MATERIAL MAY BE OF ANY MATERIAL THAT OTHERWISE COMPLIES WITH THIS CHAPTER WHEN THE DECKING SURFACE MATERIAL COMPLIES WITH THE PERFORMANCE REQUIREMENTS ASTM E84 WITH A CLASS B FLAME SPREAD RATING.
   G. AY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SECTION R337.9.5 WHEN TESTED IN ACCORDANCE WITH ASTM E2632 AND WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO COMPOSED OF ONLY NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS.
   EXCEPTION: WALL MATERIAL SHALL BE PERMITTED TO BE OF ANY MATERIAL THAT OTHERWISE COMPLIES WITH THIS CHAPTER WHEN THE DECKING SURFACE MATERIAL COMPLIES WITH THE PERFORMANCE REQUIREMENTS ASTM E84 WITH A CLASS B FLAME SPREAD INDEX.

ADDITIONAL WILDFIRE PROTECTION MITIGATION MEASURES

- PROVIDE AN ADDED FIRE SPRINKLER HEAD WITHIN EACH OF THE PORCHES AND DECKS OF THE TOWNHOMES AS SHOWN ON SHEET A08.2.

- DESIGN TO STRICTER FIRE SEPARATION DISTANCE REQUIREMENTS PER CALIFORNIA RESIDENTIAL CODE R302.1 (2), AS FOLLOWS:
  a. EXTERIOR WALL ELEMENTS - 1 HR. RATED FIRE RESISTANT ASSEMBLY
  b. PROJECTIONS - 1 HR. RATED FIRE RESISTANT ASSEMBLY
  c. PENETRATIONS - COMPLY WITH SECTION 302.4

  THESE MITIGATION MEASURES WILL BE IMPLEMENTED AT THE EXTERIOR WALLS FACING THE NORTH & SOUTH PERIMETER OF THE SITE, SPECIFICALLY AT UNITS 1, 7, 13, 19, & 25 (NORTH PERIMETER), AND AT UNITS 36, 39, 43, 47, & 51 (SOUTH PERIMETER), AND UNITS 2-6 AND 35-31(WEST PERIMETER) AS SHOWN ON SHEET A08.2

- PLEASE NOTE: THERE ARE NO PROPOSED MODIFICATIONS TO WINDOW OPENINGS IN THE EXTERIOR WALLS NOTED ABOVE.

SITE AREAS

AREA	SQUARE FOOTAGE
COMMON LANDSCAPE	29, 231 S.F.
COMMON HARDSCAPE (AMENITY)	901 S.F.
COMMON HARDSCAPE (PRIVATE SIDEWALKS, AC & TRANSFORMER PADS)	7,535 S.F.
PRIVATE DRIVEWAYS	2,576 S.F.
PRIVATE STREET ROW	17,044 S.F.
BUILDING FOOTPRINT AREA	49,629 S.F.
PRIVATE SIDE YARDS (HARDSCAPE)	1,046 S.F.
PRIVATE SIDE YARDS (LANDSCAPE)	504 S.F.
20'-0" PUBLIC UTILITY EASMENT	2,140 S.F.

* SEE SHT. A10 FOR COLOR CODED DIAGRAMS OF AREAS.

PRIVATE USABLE OPEN SPACE

BUILDING #	UNIT #	UNIT TYPE	PORCH SQUARE FOOTAGE	FLOOR 2 DECK SQUARE FOOTAGE	FLOOR 3 DECK SQUARE FOOTAGE	PRIVATE SIDE YARD	TOTAL P.O.S. SQUARE FOOTAGE
BUILDING 1	1	UNIT 3	74	64	-	321	459
	2	UNIT 2	126	126	-	-	252
	3	UNIT 2	107	107	107	-	321
	4	UNIT 2	91	91	91	-	273
	5	UNIT 2	126	126	-	-	252
	6	UNIT 3	74	64	-	-	138
BUILDING 2	7	UNIT 3	74	64	-	274	412
	8	UNIT 1	43	64	64	-	171
	9	UNIT 1	0 (non-qualifying usable P.O.S. = 26 S.F.)	52	52	-	104
	10	UNIT 1	0 (non-qualifying usable P.O.S. = 26 S.F.)	52	52	-	104
	11	UNIT 1	43	64	64	-	171
	12	UNIT 3_ALT	106	64	-	-	170
BUILDING 3	13	UNIT 3	74	64	-	-	138
	14	UNIT 2	126	126	-	-	252
	15	UNIT 1	43	64	64	-	171
	16	UNIT 1	0 (non-qualifying usable P.O.S. = 26 S.F.)	52	52	-	104
	17	UNIT 2	99	99	99	-	297
	18	UNIT 3_ALT	106	64	-	-	170
BUILDING 4	19	UNIT 3	74	64	-	319	457
	20	UNIT 2	126	126	-	-	252
	21	UNIT 1	43	64	64	-	171
	22	UNIT 1	0 (non-qualifying usable P.O.S. = 26 S.F.)	52	52	-	104
	23	UNIT 2	99	99	99	-	297
	24	UNIT 3_ALT	106	64	-	-	170
BUILDING 5	25	UNIT 3	74	64	-	-	138
	26	UNIT 2	126	126	-	-	252
	27	UNIT 1	43	64	64	-	171
	28	UNIT 1	0 (non-qualifying usable P.O.S. = 26 S.F.)	52	52	-	104
	29	UNIT 2	99	99	99	-	297
	30	UNIT 3_ALT	106	64	-	-	170
BUILDING 6	31	UNIT 3	74	64	-	-	138
	32	UNIT 2	126	126	-	-	252
	33	UNIT 2	91	91	91	-	273
	34	UNIT 2	107	107	107	-	321
	35	UNIT 2	126	126	-	-	252
	36	UNIT 3	74	64	-	-	138
BUILDING 7	37	UNIT 3_ALT	106	64	-	-	170
	38	UNIT 2	99	99	99	-	297
	39	UNIT 3	74	64	-	318	456
BUILDING 8	40	UNIT 3_ALT	106	64	-	-	170
	41	UNIT 2	126	126	-	-	252
	42	UNIT 2	99	99	99	-	297
	43	UNIT 3	74	64	-	-	138
BUILDING 9	44	UNIT 3_ALT	106	64	-	-	170
	45	UNIT 2	126	126	-	-	252
	46	UNIT 2	99	99	99	-	297
	47	UNIT 3	74	64	-	318	456
BUILDING 10	48	UNIT 3_ALT	106	64	-	-	170
	49	UNIT 2	126	126	-	-	252
	50	UNIT 2	99	99	99	-	297
	51	UNIT 3	74	64	-	-	138
TOTAL SQUARE FOOTAGE			**4,300**	**4,209**	**1,669**	**1,550**	**11,728**

BUILDING ELEVATIONS RELATIVE TO CURB HEIGHT AT LINDA VISTA DRIVE

BUILDING #	REFFERENCE CURB ELEV. @ LINDA VISTA DR.	PAD ELEVATION	TOP OF SLAB FIRST FLOOR ELEVATION	SECOND FLOOR ELEVATION	THIRD FLOOR ELEVATION	MAIN ROOF ELEVATION
BUILDING 1	390.7 (HIGH) 389.6 (LOW)	395.5	396.5	406.2	416.5	433.4
BUILDING 2	390.7 (HIGH) 389.6 (LOW)	395.4	396.4	406.1	416.4	433.5
BUILDING 3	390.7 (HIGH) 389.6 (LOW)	395.3	396.3	406.0	416.3	433.5
BUILDING 4	390.7 (HIGH) 389.6 (LOW)	392.6	393.6	403.3	413.6	430.8
BUILDING 5	390.7 (HIGH) 389.6 (LOW)	392.4	393.4	403.1	413.4	430.6
BUILDING 6	392.0 (HIGH) 391.3 (LOW)	396.2	397.2	406.9	417.2	434.1
BUILDING 7	392.0 (HIGH) 391.3 (LOW)	396.3	397.3	407.0	417.3	433.9
BUILDING 8	392.0 (HIGH) 391.3 (LOW)	395.3	396.3	406.0	416.3	433.0
BUILDING 9	392.0 (HIGH) 391.3 (LOW)	392.8	393.8	403.5	413.8	430.5
BUILDING 10	392.0 (HIGH) 391.3 (LOW)	392.5	393.5	403.2	413.5	430.2

BUILDING CODE SUMMARY

Code References	2022 CALIFORNIA RESIDENTIAL CODE (CRC) CALIFORNIA BUILDING CODE (**CBC**) CHAPTER 11A SECTION 1102A.3 (for accessible route provisions for Multistory Dwellings). 2022 CALIFORNIA FIRE CODE (CFC), as adopted by the CITY OF CUPERTINO MUNICIPAL CODE (CCMC), CALIFORNIA CODE OF REGULATIONS (CCR), AND HEALTH & SAFETY CODE.
Occupancy	R-3 TOWNHOME PER 2022 CRC
Fire Sprinkler System	NFPA 13D
Type of Construction	VB NON-RATED
Allowable Height	3 Stories
Accessebility	PER 2022 CBC, CHAPTER 11A
CBC 1102.A.3 accessibility Provisions for Addaptable Units	California Building Code (CBC) Section 1102A.3 covers accessibility requirements for multistory apartments or condominium dwellings in buildings without elevators. The requirements include: - The primary entry to the dwelling unit must be on an accessible route, unless exempt by site impracticality tests. - A bathroom or powder room must be located on the primary entry level and served by an accessible route. - All rooms and spaces on the primary entry level must be served by an accessible route. - Common use areas must be accessible as required by the chapter.

SITE INFORMATION

		Project
APN		356-06-001, 356-06-002, 356-06-003, 356-06-004
General Plan		
Gross Area		2.555 ACRES (+/- 111,296 SF)
Site Area		2.506 ACRES (+/-109,161 SF)
Existing		Medium/High Density Residential
Proposed		No change
Zoning		
Existing		Multiple-Family Residential / Townhome (R3/TH)
Proposed		No change
Units		
Market Rate		41
Below-Market Rate		10
Total		51

DEVELOPMENT STANDARDS

	Required (PAMC secs. 18.14.020, 18.16.060)	**Proposed Project**
Minimum Site Specifications		
Site Area	None required	2.506 ACRES (+/-109,161 SF)
Site Width		303' - 0"
Site Depth		446' - 10"
Minimum Setbacks		
Front (Linda Vista Dr.)	20'	20' (property line to porch) 26' (property line to building face)
Rear	15'	20.7'
Interior Side	6' (+ an additional 10' if building is more than one story higher than any adjacent primary residential structure)	10' (property line to building face), w/ allowance for 1' architectural projection up to 25% of overall façade length
Street Side (Evulich Ct.)	12'	2' (property line to porch)* 4' (property line to building face)*
Maximum Site Coverage	55%	45.5%
Common Open Space (Hardscape)	-	901 SF / 109,161 Net SF = .8% of the site is Common Open Space (average per unit = 18 SF)
Common Landscaped Area	-	29,231 SF / 109,161 Net SF = 26.7% of the site is Landscaped (average per unit = 573 SF)
Private Usable Open Space	60 SF per Unit Minimum = (3,060 SF) w/ minimum 6' dimension	11,728 SF / 109,161 Net SF = 10.7% of the site is Private Open Space (average per unit = 230 SF)
Community Recreation Space	150 SF per Unit Minimum = (7,650 SF)	901 SF for Common Open Space + 29,231 SF for Landscaped Area = 30,132 SF / 109,161 Net SF = 27.6% of the site is Community Recreation Space (average per unit = 591 SF)
Total Usable Open Space	-	901 SF for Common Open Space + 29,231 SF for Landscape + 11,728 SF for Private Open Space = 41,860 SF / 109,161 Net SF = 38.3% of the site is Usable Open Space (average per unit = 821 SF)
Maximum Height	30'	approximately 40'-7" above existing / natural grade*
Residential Density (net)	20.01 DU/AC (Minimum) 35 DU/AC (Maximum)	20.35 DU/AC
Maximum Residential Floor Area Ratio (FAR)	0.85	FAR = 1.36* (Building FAR: 148,473 SF / 109,161 Net SF)
Parking		
Vehicle (Resident)	51 spaces (1/DU) **	102 spaces
Vehicle (Guest)	None required **	None required **
Bicycle (Class I, Resident)	25.5 spaces (1 space per 2 residential units)	51 spaces
Bicycle (Class II, Guest)	6 spaces (1 space per 10 resideteial units)	12 spaces
Below Market Rate (BMR) Summary		
BMR Units	10.2	5 Median Income Household Units + 5 Moderate Income Household Units = 10 Total Below Market Rate Units (0.2 in lieu fees)

* Waiver or reduction of development standards requested pursuant to State Density Bonus Law, Gov. Code sec. 65915.

** Parking requirements pursuant to CMC 19.124.040(A).

NOTE: Per City of Cupertino Housing Mitigation Program Procedural Manual Section 2.3.4 BMR Unit Design Requirements, BMR units shall be comparable to market rate units in terms of unit type, number of bedrooms per unit, quality of exterior appearance, and overall quality of construction. BMR unit size should be generally representative of the unit sizes within the market-rate portion of residential projects. Interior features and finishes shall be durable, of good quality, and consistent with contemporary standards for new housing. The BMR units shall be dispersed throughout the residential project.

NOTE: BMR units will be constructed and eligible for occupancy at a rate approximately proportional to the market rate units. SummerHill Homes will submit a phasing plan for the BMR units prior to issuance of building permits. All units, both market rate and BMR, will be sold to homebuyers.

381.078 10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

PROJECT DATA
A08

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

CBG CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

R3 STUDIOS

REGISTERED ARCHITECT
JENNIFER YANG
LIC. NO. C-32960
REN. 08/31/2027
STATE OF CALIFORNIA

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects

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SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION

10857 Linda Vista Drive, Cupertino
(Reference City of Cupertino Planning Application File Numbers #TM-2024-009, ASA-2024-015)
Application for Use of Alternate Materials, Methods of Construction, or Modification of Code
October 28, 2025 (*REVISED December 19, 2025*)

Requirement
California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Article 5, Section 1276.01, subsection (a):

"All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided for in subsection (b).

Description of Request
Request a reduction of the 30 foot setback from all buildings to the property lines as shown on the attached Exhibit A, which is consistent with the Development Permit plan set submitted to the City of Cupertino as file number TM-2024-009 and ASA-2024-015. In summary, the proposed setbacks to the public roads and property lines are proposed as follows:

1. Setbacks to center of Public Roads (In compliance with requirement)
   a. Evulich Court: Minimum 30 feet
   b. Linda Vista Drive: Minimum 30 feet

2. Setbacks to Property Lines (Request for Reduction)
   a. Northern Property Line: Minimum 10 feet
   b. Southern Property Line: Minimum 10 feet
   c. Western Property Line: Minimum 20 feet

Justification
The primary justifications for the reduction of the 30-foot setback requirement to the northern, southern, and western property lines are the development density requirements and site constraints due to the existing public right-of-way for the cul-de-sac within the site. Subsection (b) of the above listed Code includes Development density requirements and site constraints among the exceptions to the 30' setback requirement.

The City of Cupertino General Plan and Zoning designations for the site are Medium/High Density Residential and Multiple-Family Residential / Townhome Combining District, respectively. The density requirement for the site in accordance with the City of Cupertino General Plan designation is a minimum of 20.01 units per acre and a maximum of 35 units per acre (Reference Cupertino General Plan: Land Use Plan and Appendix A Land Use Definitions). The project site is approximately 2.51 acres, which results in

a minimum unit count requirement of 51 units to achieve the minimum density. The proposed unit count for the project is 51 units, which is the minimum required to comply with the City General Plan and Zoning for the site. The proposed homes will be townhomes in compliance with the Zoning designation. The proposed setbacks exceed the City of Cupertino Zoning standards at the northern, southern, and western boundaries.

The site is constrained by an existing City right-of-way within the approximate center of the site (Evulich Court). The width of Evulich Court reduces the size of the development area for the project. The size and quantity of the proposed townhomes necessitate a reduction of the 30 foot setback requirement in order to fit the minimum required number of units within the site.

Mitigation
In accordance with subsection (b) of Section 1276.01, the project will include the following mitigation measures to mitigate the reduced setback by providing the same practical effect:

1. Non-combustible landscaping material extending five (5) feet horizontally from the furthest existing point of the Building. Please see Exhibits B1 and B2, which are included within the Development Permit Plan set as Sheets L7.1 and L7.2.
2. The Wildfire protective measures in accordance with the California Building Code Chapter 7A as noted on Exhibit C, which is included within the Development Permit Plan set as Sheet A08.
3. An added fire sprinkler head within each of the covered porches and decks that are within 30' of the property line as shown on Exhibit A.
4. Designing to stricter fire separation distance requirements within 30' of the property lines as shown on Exhibit A per Residential Code R302.1 (2) as follows*:
   a. Exterior Wall Elements – Fire resistance rated for 1 hour.
   b. Projections – Fire resistance rated for 1 hour
   c. Penetrations – Comply with Section 302.4

*Please note that we are not proposing modifications to the Openings (Windows) in Walls.

SANTA CLARA COUNTY FIRE DEPARTMENT
1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

FIRE PREVENTION PLAN REVIEW COMMENTS

PROJECT INFO:
FIRE DEPT PLAN REVIEW #: 250800
CITY/COUNTY PROJECT #: TM-2024-009 / ASA-2024-015 / TR-2024-044
LOCATION: 10857 Linda Vista Dr

PREPARED BY:
NAME/TITLE: Caleb Flanagan / DFM II
EMAIL: Caleb.flanagan@sccfd.org
DATE: 1/7/26

PROJECT NAME: Multi family

The scope of this project includes the following:
Alternate Means/Methods Application for an exception request to PRC 4290 - Proposed new 10 building 51-unit multi-family residential subdivision.

Plan Status:
The exception request to PRC 4290 methods request is **APPROVED.**

Discussion:
This alternate proposes to mitigate deficiencies to non-conforming 30' setback requirements.

In order to mitigate the noncompliant setbacks, the applicant proposes the following:
-Add sprinkler heads to covered patios in all reduced setback areas.
-Design portions of buildings non meeting setback requirements to stricter fire separation distance requirements in accordance with CRC 302.4.
-Extend non-combustible landscaping 5 feet from buildings.

Comments and Conditions of Approval:
1. A copy of the Alternate Means/Methods application form, with approval signature, and these comments shall be made part of the building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch. 1, 105.3.6]

1

SANTA CLARA COUNTY FIRE DEPARTMENT
1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF CONSTRUCTION, OR MODIFICATION OF CODE

Project Street Address: 10857 Linda Vista Drive
Project City: Cupertino **Building Permit #**

Applicant's Name: SummerHill Homes; Attn.: Steven Bull
Applicant's Address: 6101 Bollinger Canyon Road, San Ramon, CA 94583 Suite: 425
Phone Number: (510)410-1188 Email: sbull@shhomes.com

The applicant hereby requests the following:

☑ Use of Alternate Materials or Method of Construction

☐ Modification of Code

Codes Affected:

☐ Building Code
☐ Fire Code
☐ Mechanical Code
☐ Electrical Code
☑ Other: California Code of Regulations, Title 14, Division 1.5, Chapter 7 - Fire Protection, Article 6, Subchapter 2, Article 5

Specific section(s) of the code involved: Section 1276.01 - Building and Parcel Siting and Setbacks, Subsection (a)

Brief description of the request: Request a reduction in the minimum 30' setback to neighboring properties.

Please see the attached narrative for justification of the reduction pursuant to Section 1276.01(b).

The Building and Fire Official must evaluate information that the material(s), method of work, and / or modification is equal to the intent of the code in strength, effect, fire-resistance, durability, safety, etc.

SANTA CLARA COUNTY FIRE DEPARTMENT
1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

Please complete the following information as applicable to support your request. Use additional paper if necessary.

1. Quality: See attached documentation
2. Strength: See attached documentation
3. Effectiveness: See attached documentation
4. Fire Resistance: See attached documentation
5. Durability: See attached documentation
6. Safety: See attached documentation

Additional evidence of proof:

Applicant Signature: [signature] Date: 1/5/2026

The above application has been reviewed and has been:

☒ ACCEPTED ☐ REJECTED

Signature:
Fire Official: BRAD FOX (FOR AL ESTRADA) Date: 1/6/26
Building Official: Date:

DropBox/FirePrevention/Administrative/applications/fsh/06.23.2025

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

FIRE AMMR
A08.1

SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION
3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

R3 STUDIOS

LICENSED ARCHITECT JENNIFER WARD No. C-32960 REN. 08/31/2027 STATE OF CALIFORNIA

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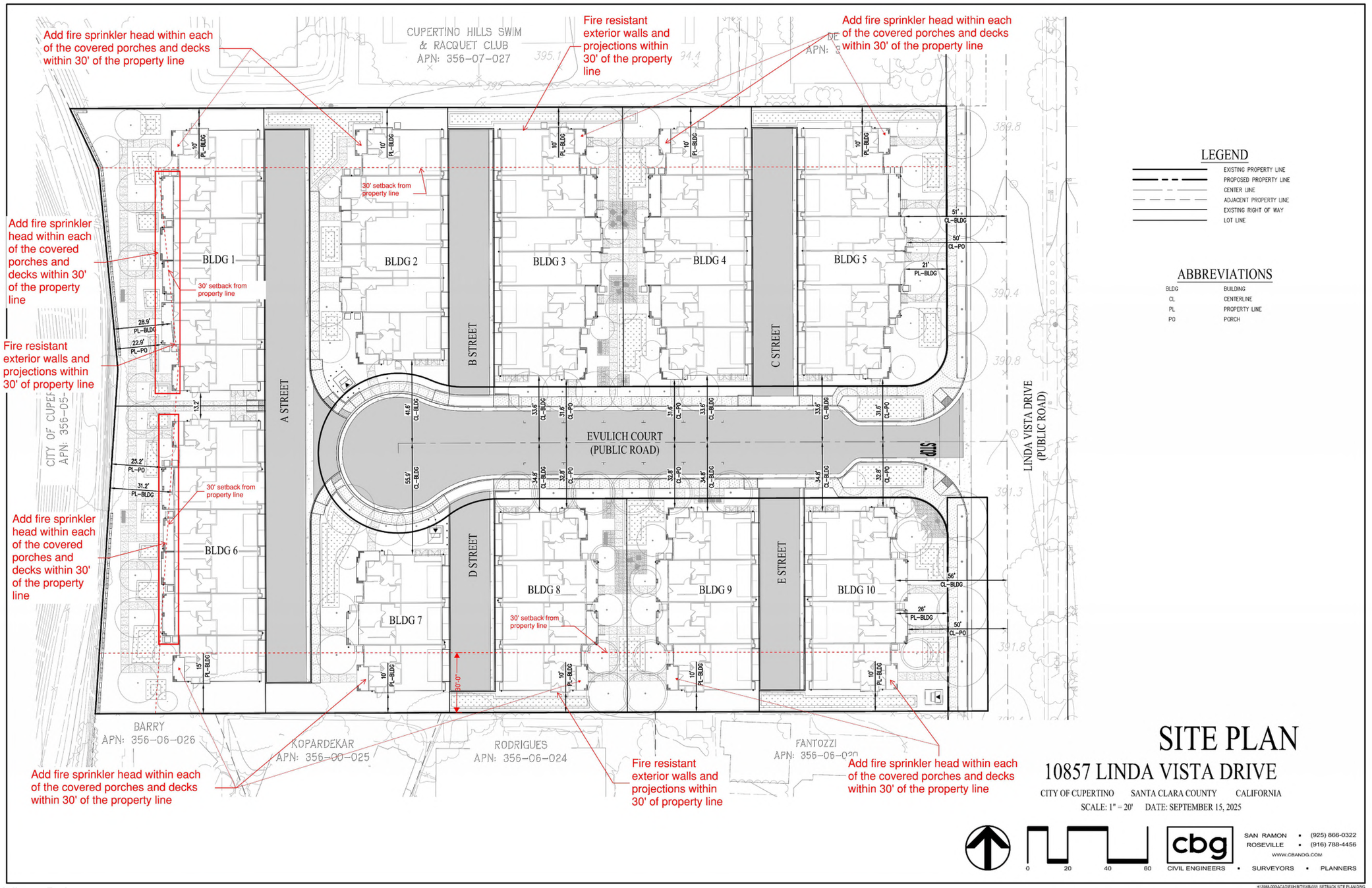
SDG architects



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- CENTER LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- LOT LINE

ABBREVIATIONS

BLDG	BUILDING
CL	CENTERLINE
PL	PROPERTY LINE
PO	PORCH

SITE PLAN

10857 LINDA VISTA DRIVE

CITY OF CUPERTINO SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: SEPTEMBER 15, 2025

0 20 40 60

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM

413988-000\ACAD\EXHIBITS\XB-033_SETBACK SITE PLAN.DWG

381.078

10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

AMMR SITE PLAN
A08.2

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
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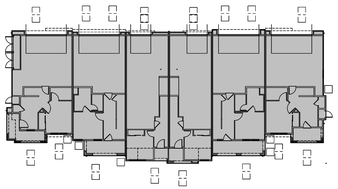
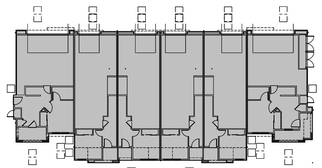
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects

NOTE: BUILDING AREAS FOR PURPOSES OF LOT COVERAGE ARE THE TOTAL LAND AREA THAT IS COVERED BY BUILDINGS, BUT EXCLUDING ALL PROJECTIONS, GROUND LEVEL PAVING, LANDSCAPE FEATURES, AND OPEN RECREATIONAL FACILITIES PER CMC 19.08.030 DEFINITIONS.



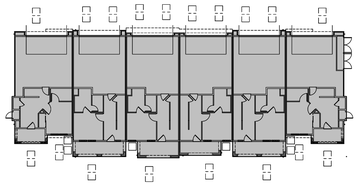
BUILDING 3, 4 & 5
(3 BUILDING ON SITE)

LOT COVERAGE AREA PER CITY CODE CALCULATION = 5,743 SQ. FT. X 3 = 17,229 SQ. FT.



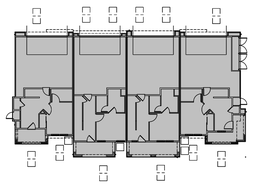
BUILDING 2
(1 BUILDING ON SITE)

LOT COVERAGE AREA PER CITY CODE CALCULATION = 5,471 SQ. FT.



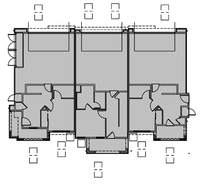
BUILDING 1 & 6
(2 BUILDING ON SITE)

LOT COVERAGE AREA PER CITY CODE CALCULATION = 5,962 SQ. FT. X 2 = 11,924 SQ. FT.



BUILDING 8, 9 & 10
(3 BUILDING ON SITE)

LOT COVERAGE AREA PER CITY CODE CALCULATION = 4,006 SQ. FT. X 3 = 12,018 SQ. FT.



BUILDING 7
(1 BUILDING ON SITE)

LOT COVERAGE AREA PER CITY CODE CALCULATION = 2,986 SQ. FT.

NET LOT AREA = 109,161 S.F.

BUILDING COVERAGE:

BUILDING 1 & 6 = 5,962 S.F. EA. x 2 BLDGS.	=	11,924 S.F.
BUILDING 2 = 5,471 S.F. EA. x 1 BLDG.	=	5,471 S.F.
BUILDING 3, 4, & 5 = 5,743 S.F. EA. x 3 BLDGS.	=	17,229 S.F.
BUILDING 7 = 2,986 S.F. EA. x 1 BLDG.	=	2,986 S.F.
BUILDING 8, 9 & 10 = 4,006 S.F. EA. x 3 BLDGS.	=	12,018 S.F.
TOTAL COVERAGE OF LOT	=	49,628 S.F.

PERCENTAGE OF TOTAL BUILDING COVERAGE TO NET LOT AREA = 45.5%

NOTE:

1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
2. Refer to project data sheet A08 for all site summary info
3. Refer to Landscape sheets for landscape design, dimensions and detailed information

NORTH

0 6' 12' 18' 24' 30' 60'

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

LOT COVERAGE
A09

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R3 STUDIOS

LICENSED ARCHITECT JENNIFER WONG
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REN. 08/31/2027
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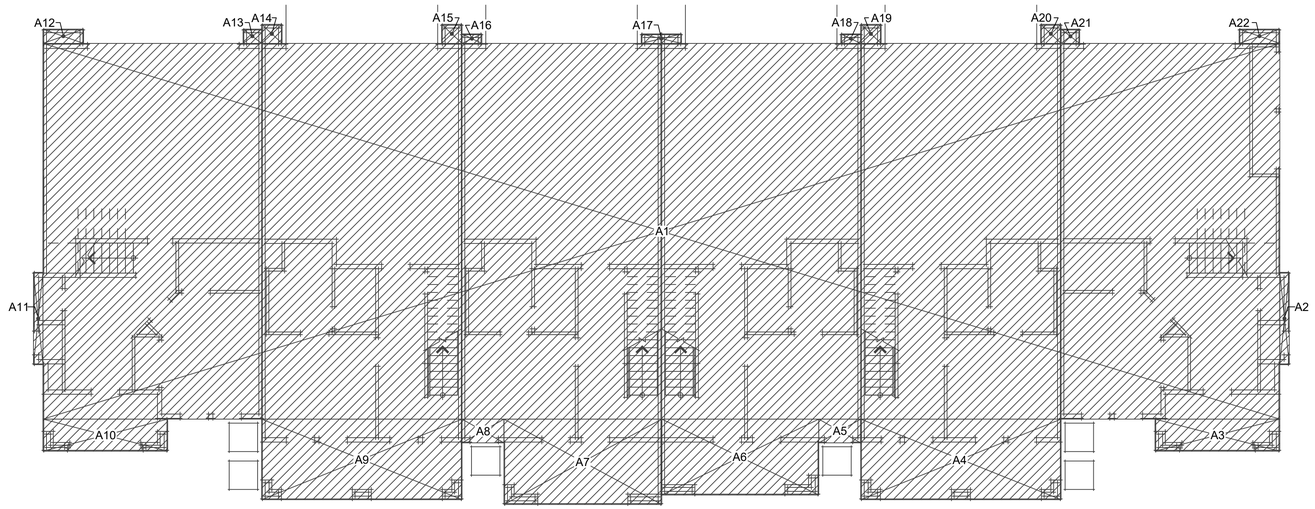


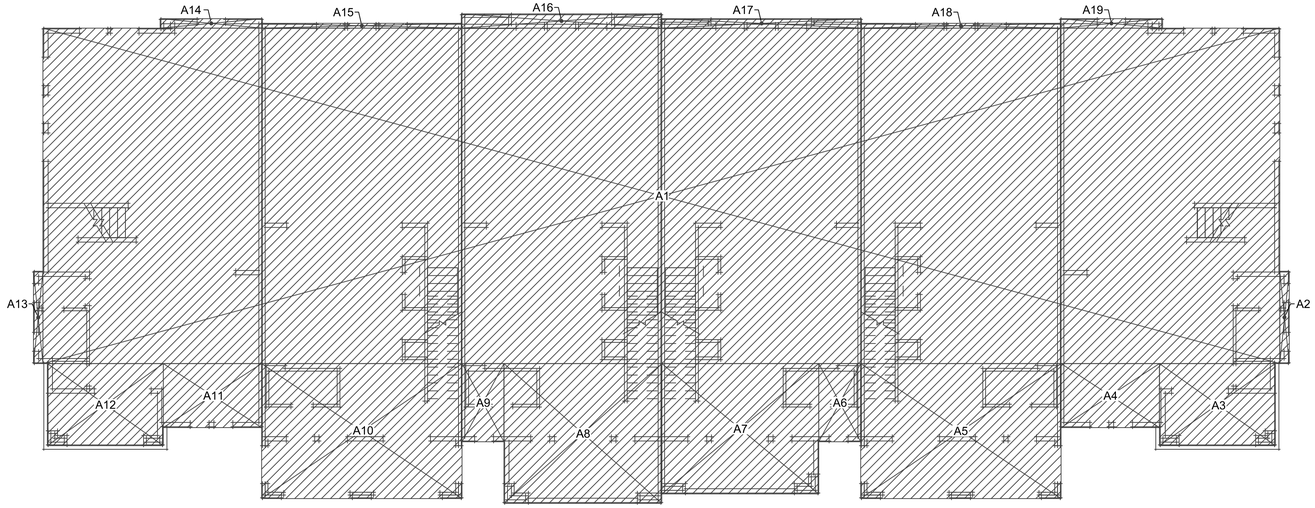
FIRST FLOOR PLAN
5,997 SF

AREA-A1	130'-7" x 39'-8"	5179.80 SQ. FT.
AREA-A2	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A3	13'-2" x 3'-4 1/2"	44.43 SQ. FT.
AREA-A4	21'-2" x 8'-6"	179.91 SQ. FT.
AREA-A5	4'-5" x 2'-6"	11.04 SQ. FT.
AREA-A6	16'-7" x 8'-0"	132.66 SQ. FT.
AREA-A7	16'-8" x 9'-0"	150.00 SQ. FT.
AREA-A8	4'-5" x 2'-6"	11.04 SQ. FT.
AREA-A9	21'-2" x 8'-6"	179.91 SQ. FT.
AREA-A10	13'-2" x 3'-4 1/2"	44.43 SQ. FT.
AREA-A11	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A12	4'-3 1/2" x 1'-6"	6.43 SQ. FT.
AREA-A13	1'-11 1/2" x 1'-6"	2.93 SQ. FT.
AREA-A14	2'-2" x 2'-0"	4.33 SQ. FT.
AREA-A15	2'-2" x 2'-0"	4.33 SQ. FT.
AREA-A16	2'-1" x 1'-0"	2.08 SQ. FT.
AREA-A17	4'-3" x 1'-0"	4.25 SQ. FT.
AREA-A18	2'-1" x 1'-0"	2.08 SQ. FT.
AREA-A19	2'-2" x 2'-0"	4.33 SQ. FT.
AREA-A20	2'-2" x 2'-0"	4.33 SQ. FT.
AREA-A21	1'-11 1/2" x 1'-6"	2.93 SQ. FT.
AREA-A22	4'-3 1/2" x 1'-6"	6.43 SQ. FT.
	TOTAL FAR: BUILDING 1 & 6 FIRST FLOOR	5997.17 SQ. FT.

FAR CALCULATION

BLDG 1 & 6 x 2	35,952 SF
BLDG 2 x 1	16,199 SF
BLDG 3, 4 & 5 x 3	51,249 SF
BLDG 7 x 1	9,049 SF
BLDG 8, 9 & 10 x 3	36,024 SF
TOTAL	148,473 SF

NET AREA 148,473 / 109,161 = **1.36**



SECOND FLOOR PLAN
6,242 SF

AREA-A1	130'-7" x 35'-5"	4624.82 SQ. FT.
AREA-A2	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A3	12'-3" x 8'-8"	106.16 SQ. FT.
AREA-A4	10'-4 1/2" x 6'-9"	70.03 SQ. FT.
AREA-A5	21'-2" x 14'-3"	301.62 SQ. FT.
AREA-A6	4'-5" x 8'-3"	36.43 SQ. FT.
AREA-A7	16'-7" x 13'-9"	228.02 SQ. FT.
AREA-A8	16'-8" x 14'-9"	245.83 SQ. FT.
AREA-A9	4'-5" x 8'-3"	36.43 SQ. FT.
AREA-A10	21'-2" x 14'-3"	301.62 SQ. FT.
AREA-A11	10'-4 1/2" x 6'-9"	70.03 SQ. FT.
AREA-A12	12'-3" x 8'-8"	106.16 SQ. FT.
AREA-A13	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A14	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
AREA-A15	21'-0" x 6"	10.50 SQ. FT.
AREA-A16	21'-2" x 1'-6"	31.75 SQ. FT.
AREA-A17	21'-1" x 1'-0"	21.08 SQ. FT.
AREA-A18	21'-0" x 6"	10.50 SQ. FT.
AREA-A19	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
	TOTAL FAR: BUILDING 1 & 6 SECOND FLOOR	6242.06 SQ. FT.

0 2' 4' 6' 8' 16'

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January 12, 2026

BUILDING 1 & 6 FIRST & SECOND FLOOR FAR DIAGRAMS
A09.1

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R3 STUDIOS

LICENSED ARCHITECT JENNIFER WARD No. C-32960 REN. 08/31/2027 STATE OF CALIFORNIA

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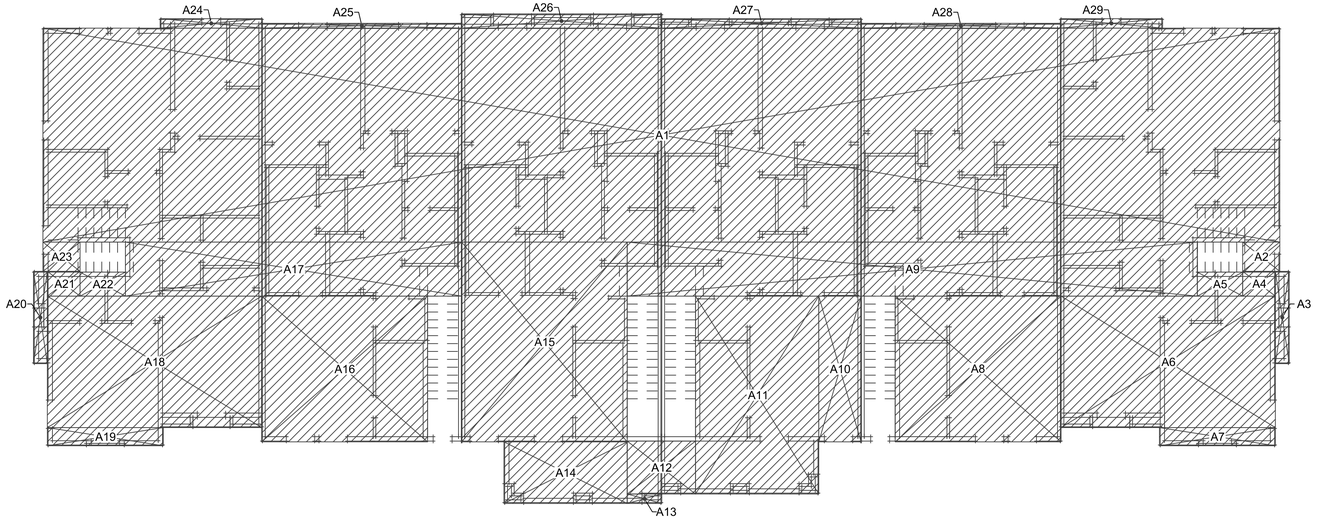

AREA-A1	130'-7" x 22'-7"	2949.00 SQ. FT.
AREA-A2	3'-11" x 3'-1"	12.07 SQ. FT.
AREA-A3	1'-5 1/2" x 9'-9"	14.21 SQ. FT.
AREA-A4	3'-5 1/2" x 2'-7 1/2"	9.07 SQ. FT.
AREA-A5	4'-9 1/2" x 2'-6 1/2"	12.17 SQ. FT.
AREA-A6	22'-7 1/2" x 13'-10 1/2"	313.92 SQ. FT.
AREA-A7	12'-3" x 1'-11"	23.47 SQ. FT.
AREA-A8	17'-6 1/4" x 15'-4 1/2"	269.38 SQ. FT.
AREA-A9	60'-2 1/4" x 5'-8 1/2"	343.57 SQ. FT.
AREA-A10	4'-5 1/2" x 15'-4 1/2"	68.54 SQ. FT.
AREA-A11	13'-0 1/4" x 20'-10 1/2"	271.80 SQ. FT.
AREA-A12	7'-2 1/2" x 5'-7"	40.24 SQ. FT.
AREA-A13	3'-7 3/4" x 1'-0"	3.64 SQ. FT.
AREA-A14	13'-0 1/4" x 6'-6"	84.63 SQ. FT.
AREA-A15	17'-5 3/4" x 21'-1"	368.51 SQ. FT.
AREA-A16	17'-6 1/4" x 15'-4 1/2"	269.38 SQ. FT.
AREA-A17	35'-6" x 5'-8 1/2"	202.64 SQ. FT.
AREA-A18	22'-7 1/2" x 13'-10 1/2"	313.92 SQ. FT.
AREA-A19	12'-3" x 1'-11"	23.47 SQ. FT.
AREA-A20	1'-5 1/2" x 9'-9"	14.21 SQ. FT.
AREA-A21	3'-5 1/2" x 2'-7 1/2"	9.07 SQ. FT.
AREA-A22	4'-9 1/2" x 2'-6 1/2"	12.17 SQ. FT.
AREA-A23	3'-11" x 3'-1"	12.07 SQ. FT.
AREA-A24	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
AREA-A25	21'-0" x 6"	10.50 SQ. FT.
AREA-A26	21'-2" x 1'-6"	31.75 SQ. FT.
AREA-A27	21'-1" x 1'-0"	21.08 SQ. FT.
AREA-A28	21'-0" x 6"	10.50 SQ. FT.
AREA-A29	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
	TOTAL FAR: BUILDING 1 & 6 THIRD FLOOR	5736.56 SQ. FT.

THIRD FLOOR PLAN
5,737 SF

TOTAL AREA = 17,976 SF

2 x 17,976 SF = 35,952 SF

0 2' 4' 6' 8' 16'

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Cupertino, CA
January 12, 2026

BUILDING 1 & 6 THIRD FLOOR FAR DIAGRAM
A09.2

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R3 STUDIOS

LICENSED ARCHITECT
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No. C-32960
REN. 08/31/2027
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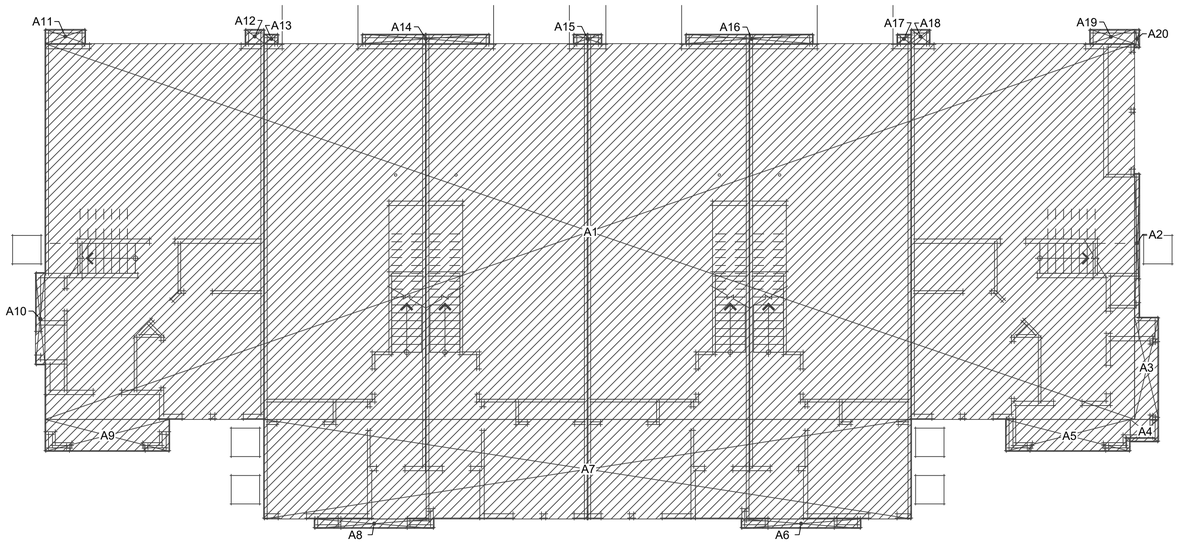
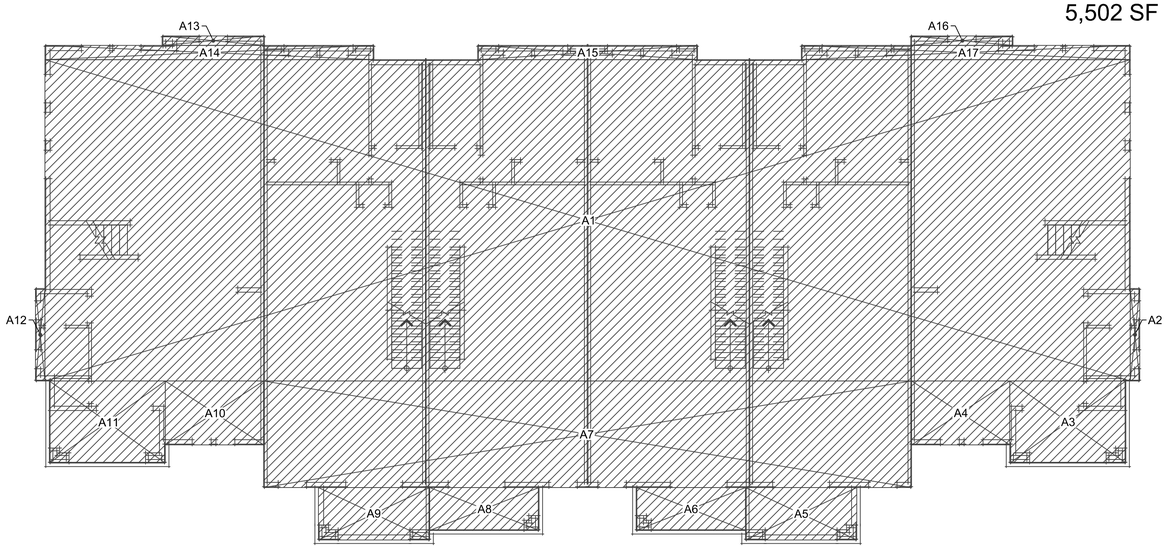


FIRST FLOOR PLAN
5,502 SF

AREA-A1	115'-0 1/2" x 39'-8"	4563.31 SQ. FT.
AREA-A2	6 1/2" x 15'-2"	8.21 SQ. FT.
AREA-A3	2'-6 1/2" x 10'-9 1/2"	27.42 SQ. FT.
AREA-A4	3'-0" x 2'-4 1/2"	7.12 SQ. FT.
AREA-A5	13'-2" x 3'-4 1/2"	44.43 SQ. FT.
AREA-A6	12'-8" x 1'-0"	12.67 SQ. FT.
AREA-A7	68'-5" x 10'-6"	718.38 SQ. FT.
AREA-A8	12'-8" x 1'-0"	12.67 SQ. FT.
AREA-A9	13'-2" x 3'-4 1/2"	44.43 SQ. FT.
AREA-A10	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A11	4'-3 1/2" x 1'-6"	6.43 SQ. FT.
AREA-A12	2'-0 1/2" x 1'-6"	3.06 SQ. FT.
AREA-A13	1'-5 5/8" x 1'-0"	1.46 SQ. FT.
AREA-A14	13'-5 3/4" x 1'-0"	13.47 SQ. FT.
AREA-A15	3'-0 1/4" x 1'-0"	3.02 SQ. FT.
AREA-A16	13'-5 3/4" x 1'-0"	13.47 SQ. FT.
AREA-A17	1'-5 5/8" x 1'-0"	1.46 SQ. FT.
AREA-A18	2'-0 1/2" x 1'-6"	3.06 SQ. FT.
AREA-A19	4'-9" x 1'-6"	7.12 SQ. FT.
AREA-A20	6 1/2" x 1'-11 1/2"	1.06 SQ. FT.
	TOTAL FAR: BUILDING 2 FIRST FLOOR	5502.00 SQ. FT.



SECOND FLOOR PLAN
5,423 SF

AREA-A1	114'-7" x 33'-11"	3886.27 SQ. FT.
AREA-A2	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A3	12'-3" x 8'-8"	106.16 SQ. FT.
AREA-A4	10'-4 1/2" x 6'-9"	70.03 SQ. FT.
AREA-A5	11'-9" x 5'-6 1/2"	65.11 SQ. FT.
AREA-A6	11'-6 1/2" x 4'-6 1/2"	52.41 SQ. FT.
AREA-A7	68'-5" x 11'-3"	769.68 SQ. FT.
AREA-A8	11'-6 1/2" x 4'-6 1/2"	52.41 SQ. FT.
AREA-A9	11'-9" x 5'-6 1/2"	65.11 SQ. FT.
AREA-A10	10'-4 1/2" x 6'-9"	70.03 SQ. FT.
AREA-A11	12'-3" x 8'-8"	106.16 SQ. FT.
AREA-A12	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A13	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
AREA-A14	34'-8 3/4" x 1'-6"	52.09 SQ. FT.
AREA-A15	23'-2 1/2" x 1'-6"	34.81 SQ. FT.
AREA-A16	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
AREA-A17	34'-8 3/4" x 1'-6"	52.09 SQ. FT.
	TOTAL FAR: BUILDING 2 SECOND FLOOR	5423.44 SQ. FT.

0 2' 4' 6' 8' 16'

381.078 10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 2 FIRST & SECOND FLOOR FAR DIAGRAMS
A09.3

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R3 STUDIOS

LICENSED ARCHITECT
JENNIFER MADDOX
No. C-32960
REN. 08/31/2027
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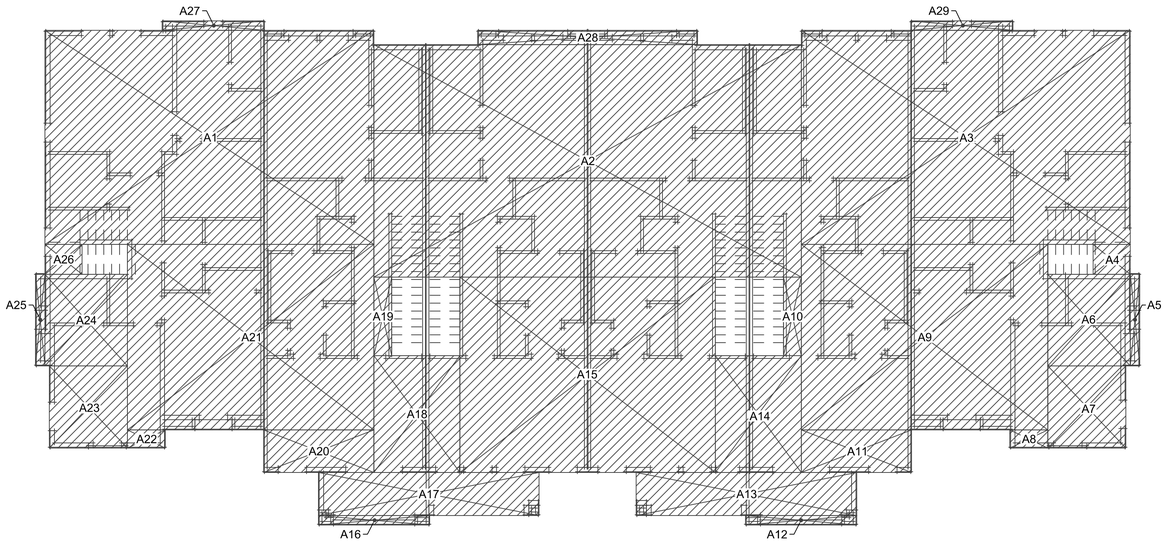

AREA-A1	34'-8 3/4" x 22'-7"	784.29 SQ. FT.
AREA-A2	45'-1 1/2" x 24'-6 1/2"	1107.44 SQ. FT.
AREA-A3	34'-8 3/4" x 22'-7"	784.29 SQ. FT.
AREA-A4	3'-11" x 3'-2"	12.40 SQ. FT.
AREA-A5	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A6	8'-8 1/2" x 9'-8"	84.18 SQ. FT.
AREA-A7	8'-3" x 8'-8"	71.50 SQ. FT.
AREA-A8	4'-0" x 1'-11"	7.66 SQ. FT.
AREA-A9	26'-0 1/4" x 19'-7"	509.57 SQ. FT.
AREA-A10	1'-10 1/2" x 8'-3 1/2"	15.54 SQ. FT.
AREA-A11	11'-7 3/4" x 4'-6"	52.40 SQ. FT.
AREA-A12	11'-9" x 1'-0"	11.75 SQ. FT.
AREA-A13	23'-3 1/2" x 4'-6 1/2"	105.78 SQ. FT.
AREA-A14	9'-1" x 12'-4"	112.02 SQ. FT.
AREA-A15	26'-11 1/2" x 20'-7 1/2"	556.01 SQ. FT.
AREA-A16	11'-9" x 1'-0"	11.75 SQ. FT.
AREA-A17	23'-3 1/2" x 4'-6 1/2"	105.78 SQ. FT.
AREA-A18	9'-1" x 12'-4"	112.02 SQ. FT.
AREA-A19	1'-10 1/2" x 8'-3 1/2"	15.54 SQ. FT.
AREA-A20	11'-7 3/4" x 4'-6"	52.40 SQ. FT.
AREA-A21	26'-0 1/4" x 19'-7"	509.57 SQ. FT.
AREA-A22	4'-0" x 1'-11"	7.66 SQ. FT.
AREA-A23	8'-3" x 8'-8"	71.50 SQ. FT.
AREA-A24	8'-8 1/2" x 9'-8"	84.18 SQ. FT.
AREA-A25	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A26	3'-11" x 3'-2"	12.40 SQ. FT.
AREA-A27	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
AREA-A28	23'-2 1/2" x 1'-6"	34.81 SQ. FT.
AREA-A29	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
	TOTAL FAR: BUILDING 2 THIRD FLOOR	5273.52 SQ. FT.

THIRD FLOOR PLAN
5,274 SF

TOTAL AREA = 16,199 SF

0 2' 4' 6' 8' 16'

381.078

10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 2 THIRD FLOOR FAR DIAGRAM
A09.4

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R3 STUDIOS

LICENSED ARCHITECT
JENNIFER HARDCASTLE
No. C-32960
REN. 08/31/2027
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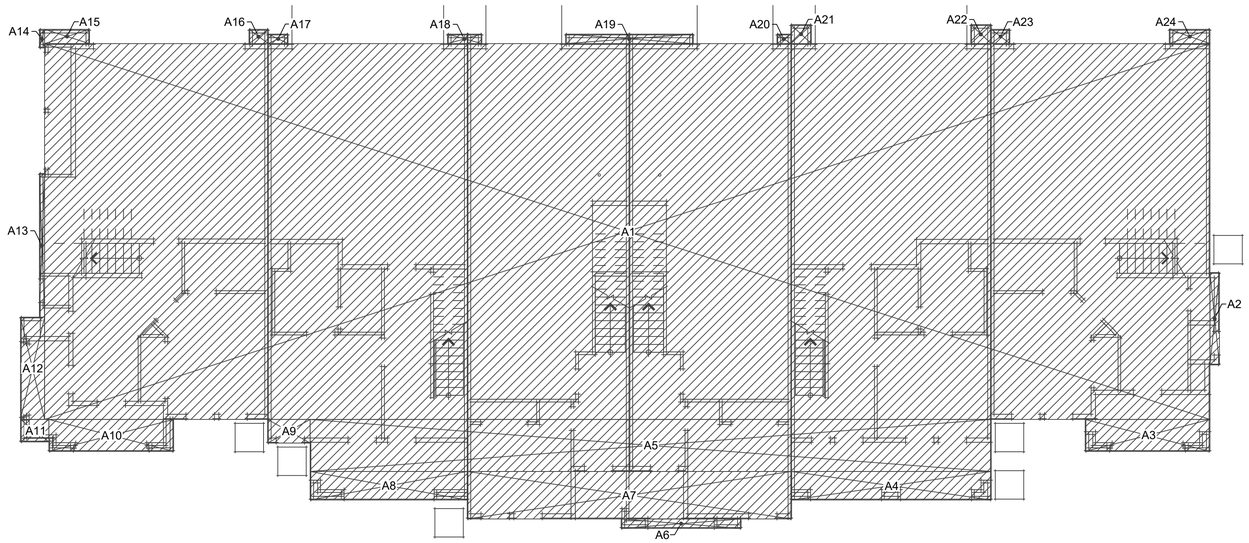
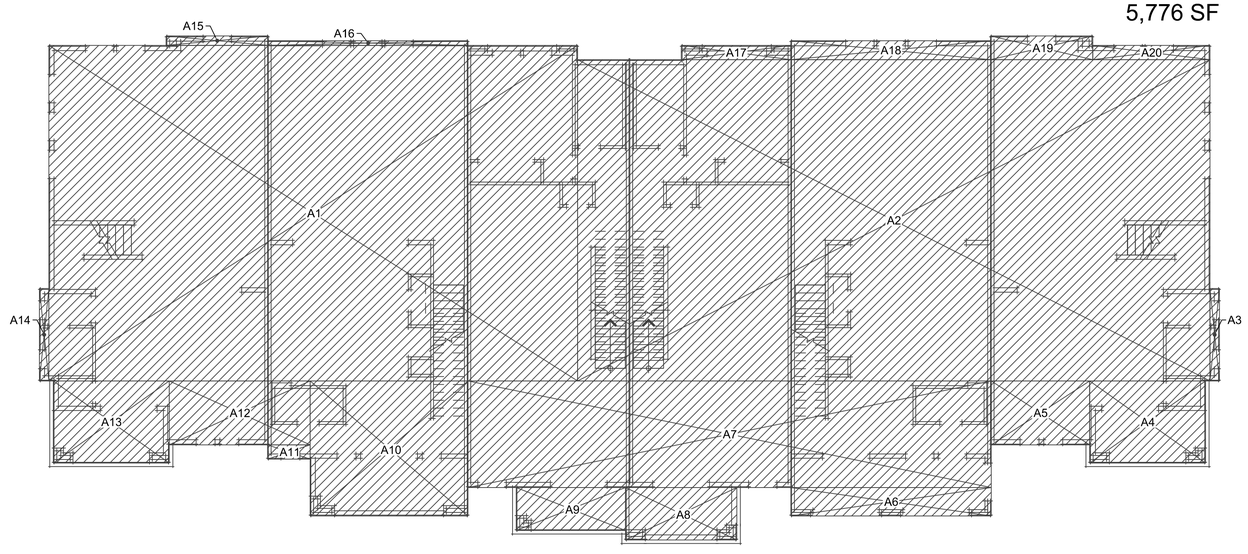


FIRST FLOOR PLAN
5,776 SF

AREA-A1	123'-0 1/2" x 39'-8"	4880.65 SQ. FT.
AREA-A2	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A3	13'-2" x 3'-4 1/2"	44.43 SQ. FT.
AREA-A4	21'-1" x 3'-0"	63.25 SQ. FT.
AREA-A5	71'-11" x 5'-6"	395.54 SQ. FT.
AREA-A6	12'-8" x 1'-0"	12.67 SQ. FT.
AREA-A7	34'-3" x 5'-0"	171.25 SQ. FT.
AREA-A8	16'-7" x 3'-0"	49.75 SQ. FT.
AREA-A9	4'-6" x 2'-6"	11.25 SQ. FT.
AREA-A10	13'-2" x 3'-4 1/2"	44.43 SQ. FT.
AREA-A11	3'-0" x 2'-4 1/2"	7.12 SQ. FT.
AREA-A12	2'-6 1/2" x 10'-9 1/2"	27.42 SQ. FT.
AREA-A13	6 1/2" x 15'-2"	8.21 SQ. FT.
AREA-A14	6 1/2" x 1'-11 1/2"	1.06 SQ. FT.
AREA-A15	4'-9" x 1'-6"	7.12 SQ. FT.
AREA-A16	2'-0 1/2" x 1'-6"	3.06 SQ. FT.
AREA-A17	2'-1" x 1'-0"	2.08 SQ. FT.
AREA-A18	3'-7 5/8" x 1'-0"	3.63 SQ. FT.
AREA-A19	13'-5 3/4" x 1'-0"	13.47 SQ. FT.
AREA-A20	1'-5 5/8" x 1'-0"	1.46 SQ. FT.
AREA-A21	2'-2" x 2'-0"	4.33 SQ. FT.
AREA-A22	2'-2" x 2'-0"	4.33 SQ. FT.
AREA-A23	1'-11 1/2" x 1'-6"	2.93 SQ. FT.
AREA-A24	4'-3 1/2" x 1'-6"	6.43 SQ. FT.
	TOTAL FAR: BUILDING 3, 4 & 5 FIRST FLOOR	5775.62 SQ. FT.



SECOND FLOOR PLAN
5,817 SF

AREA-A1	55'-9 3/4" x 35'-5"	1976.69 SQ. FT.
AREA-A2	66'-9 1/4" x 33'-11"	2264.64 SQ. FT.
AREA-A3	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A4	12'-3" x 8'-8"	106.16 SQ. FT.
AREA-A5	10'-4 1/2" x 6'-9"	70.03 SQ. FT.
AREA-A6	21'-2" x 3'-0"	63.50 SQ. FT.
AREA-A7	55'-3" x 11'-3"	621.56 SQ. FT.
AREA-A8	11'-9" x 5'-6 1/2"	65.11 SQ. FT.
AREA-A9	11'-6 1/2" x 4'-6 1/2"	52.41 SQ. FT.
AREA-A10	16'-8" x 14'-3"	237.50 SQ. FT.
AREA-A11	4'-6" x 1'-6"	6.75 SQ. FT.
AREA-A12	14'-10 1/2" x 6'-9"	100.40 SQ. FT.
AREA-A13	12'-3" x 8'-8"	106.16 SQ. FT.
AREA-A14	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A15	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
AREA-A16	21'-1" x 6"	10.54 SQ. FT.
AREA-A17	11'-6 3/4" x 1'-6"	17.34 SQ. FT.
AREA-A18	21'-1" x 2'-0"	42.16 SQ. FT.
AREA-A19	10'-9 1/2" x 2'-6"	26.97 SQ. FT.
AREA-A20	12'-4 1/2" x 1'-6"	18.56 SQ. FT.
	TOTAL FAR: BUILDING 3, 4 & 5 SECOND FLOOR	5816.77 SQ. FT.

0 2' 4' 6' 8' 16'

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 3, 4 & 5 FIRST & SECOND FLOOR FAR DIAGRAMS
A09.5

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COMMUNITIES OF DISTINCTION
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650-857-0122

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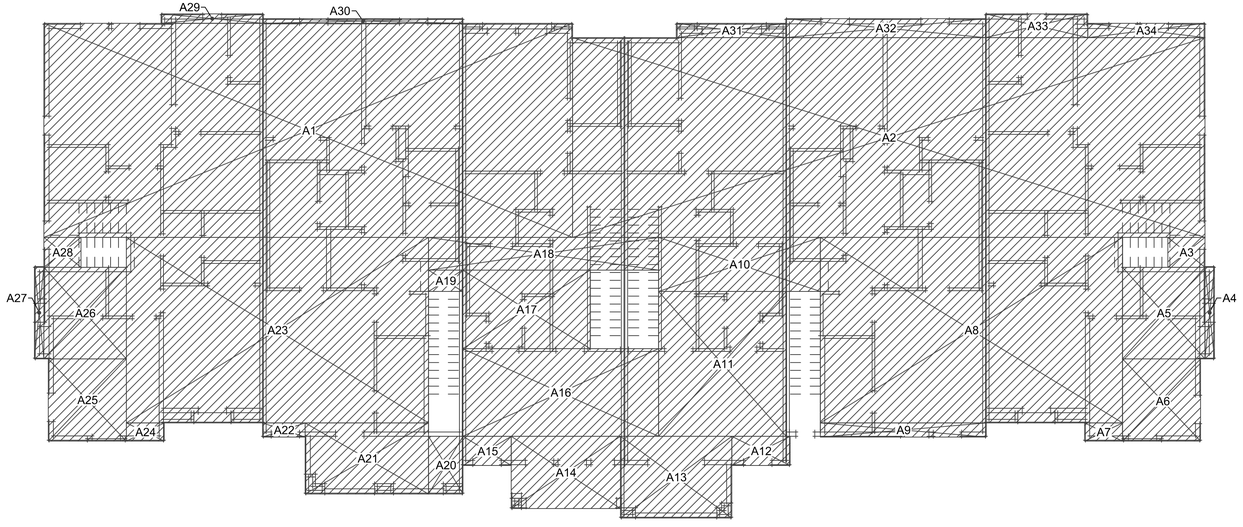
SAN RAMON · ROSEVILLE

R3 STUDIOS

LICENSED ARCHITECT
JENNIFER WARD
No. C-32960
REN. 08/31/2027
STATE OF CALIFORNIA

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects



THIRD FLOOR PLAN
5,490 SF

AREA-A1	55'-9 3/4" x 22'-7"	1260.42 SQ. FT.
AREA-A2	66'-9 1/4" x 21'-1"	1407.74 SQ. FT.
AREA-A3	3'-11" x 3'-2"	12.40 SQ. FT.
AREA-A4	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A5	8'-8 1/2" x 9'-8"	84.18 SQ. FT.
AREA-A6	8'-3" x 8'-8"	71.50 SQ. FT.
AREA-A7	4'-0" x 1'-11"	7.66 SQ. FT.
AREA-A8	31'-10 3/4" x 19'-7"	624.62 SQ. FT.
AREA-A9	17'-6 1/4" x 1'-6"	26.28 SQ. FT.
AREA-A10	17'-1" x 5'-8 1/2"	97.51 SQ. FT.
AREA-A11	13'-5 3/4" x 15'-3 1/2"	206.11 SQ. FT.
AREA-A12	6'-2" x 3'-1"	19.01 SQ. FT.
AREA-A13	11'-9" x 8'-7 1/2"	101.34 SQ. FT.
AREA-A14	11'-6 1/2" x 7'-7 1/2"	88.00 SQ. FT.
AREA-A15	5'-1" x 3'-1"	15.67 SQ. FT.
AREA-A16	20'-8 1/4" x 9'-3"	191.35 SQ. FT.
AREA-A17	13'-5 3/4" x 8'-3 1/2"	111.76 SQ. FT.
AREA-A18	24'-3 1/2" x 3'-5 1/2"	84.00 SQ. FT.
AREA-A19	3'-7 1/4" x 2'-3"	8.10 SQ. FT.
AREA-A20	3'-7 3/4" x 6'-1"	22.17 SQ. FT.
AREA-A21	13'-0 1/4" x 7'-6"	97.65 SQ. FT.
AREA-A22	4'-6" x 1'-6"	6.75 SQ. FT.
AREA-A23	31'-10 3/4" x 19'-7"	624.62 SQ. FT.
AREA-A24	4'-0" x 1'-11"	7.66 SQ. FT.
AREA-A25	8'-3" x 8'-8"	71.50 SQ. FT.
AREA-A26	8'-8 1/2" x 9'-8"	84.18 SQ. FT.
AREA-A27	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A28	3'-11" x 3'-2"	12.40 SQ. FT.
AREA-A29	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
AREA-A30	21'-1" x 6"	10.54 SQ. FT.
AREA-A31	11'-6 3/4" x 1'-6"	17.34 SQ. FT.
AREA-A32	21'-1" x 2'-0"	42.16 SQ. FT.
AREA-A33	10'-9 1/2" x 2'-6"	26.97 SQ. FT.
AREA-A34	12'-4 1/2" x 1'-6"	18.50 SQ. FT.
	TOTAL FAR: BUILDING 3, 4 & 5 THIRD FLOOR	5490.38 SQ. FT.

TOTAL AREA = 17,083 SF

3 x 17,083 SF = 51,249 SF

0 2' 4' 6' 8' 16'

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 3, 4 & 5 THIRD FLOOR FAR DIAGRAM
A09.6

SUMMERHILL HOMES℠
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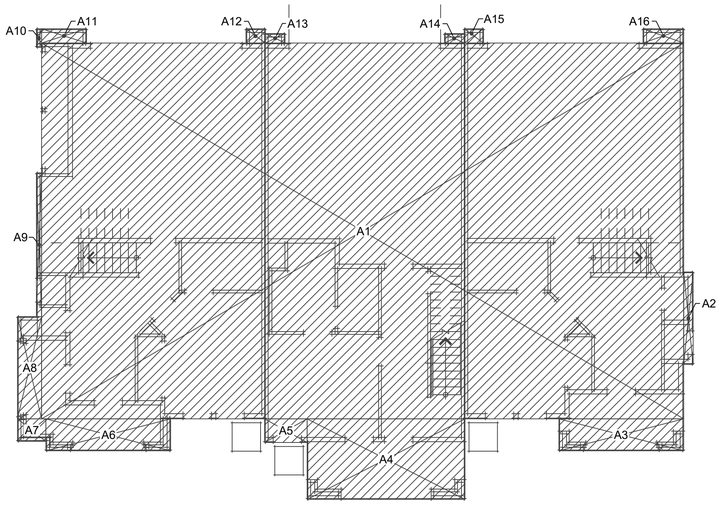
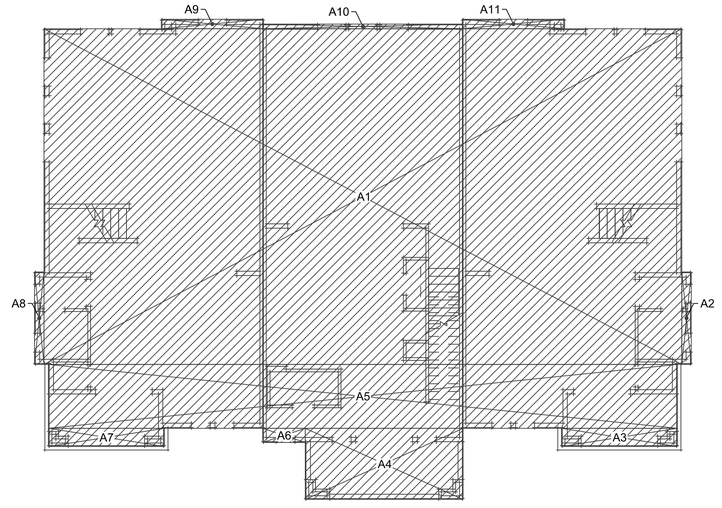


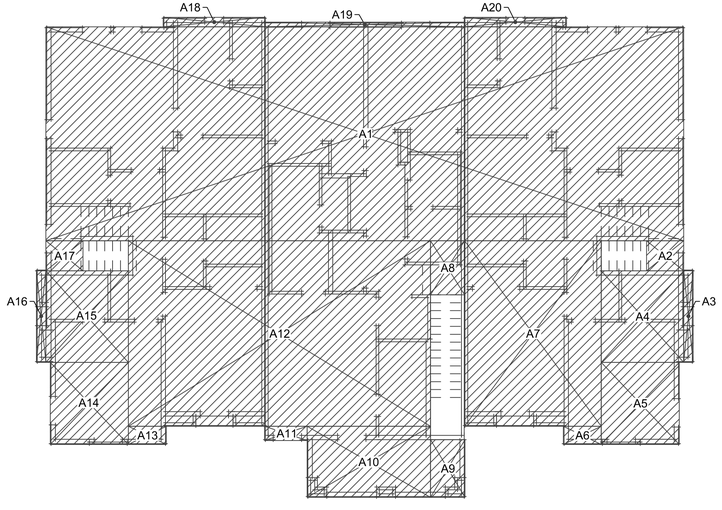
FIRST FLOOR PLAN
3,008 SF

AREA-A1	67'-9 1/2" x 39'-8"	2689.06 SQ. FT.
AREA-A2	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A3	13'-2" x 3'-4 1/2"	44.43 SQ. FT.
AREA-A4	16'-8" x 8'-6"	141.66 SQ. FT.
AREA-A5	4'-6" x 2'-6"	11.25 SQ. FT.
AREA-A6	13'-2" x 3'-4 1/2"	44.43 SQ. FT.
AREA-A7	3'-0" x 2'-4 1/2"	7.12 SQ. FT.
AREA-A8	2'-6 1/2" x 10'-9 1/2"	27.42 SQ. FT.
AREA-A9	6 1/2" x 15'-2"	8.21 SQ. FT.
AREA-A10	6 1/2" x 1'-11 1/2"	1.06 SQ. FT.
AREA-A11	4'-9" x 1'-6"	7.12 SQ. FT.
AREA-A12	2'-0 1/2" x 1'-6"	3.06 SQ. FT.
AREA-A13	2'-1" x 1'-0"	2.08 SQ. FT.
AREA-A14	2'-1" x 1'-0"	2.08 SQ. FT.
AREA-A15	2'-0 1/2" x 1'-6"	3.06 SQ. FT.
AREA-A16	4'-3 1/2" x 1'-6"	6.43 SQ. FT.
	TOTAL FAR: BUILDING 7 FIRST FLOOR	3008.22 SQ. FT.



SECOND FLOOR PLAN
3,063 SF

AREA-A1	67'-4" x 35'-5"	2384.72 SQ. FT.
AREA-A2	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A3	12'-3" x 1'-11"	23.47 SQ. FT.
AREA-A4	16'-8" x 7'-6"	125.00 SQ. FT.
AREA-A5	66'-5" x 6'-9"	448.31 SQ. FT.
AREA-A6	4'-6" x 1'-6"	6.75 SQ. FT.
AREA-A7	12'-3" x 1'-11"	23.47 SQ. FT.
AREA-A8	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A9	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
AREA-A10	21'-0" x 6"	10.50 SQ. FT.
AREA-A11	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
	TOTAL FAR: BUILDING 7 SECOND FLOOR	3063.30 SQ. FT.



THIRD FLOOR PLAN
2,978 SF

AREA-A1	67'-4" x 22'-7"	1520.60 SQ. FT.
AREA-A2	3'-11" x 3'-2"	12.40 SQ. FT.
AREA-A3	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A4	8'-8 1/2" x 9'-8"	84.18 SQ. FT.
AREA-A5	8'-3" x 8'-8"	71.50 SQ. FT.
AREA-A6	4'-0" x 1'-11"	7.66 SQ. FT.
AREA-A7	14'-5" x 19'-7"	282.32 SQ. FT.
AREA-A8	3'-7 1/4" x 5'-8 1/2"	20.57 SQ. FT.
AREA-A9	3'-7 3/4" x 6'-1"	22.17 SQ. FT.
AREA-A10	13'-0 1/4" x 7'-6"	97.65 SQ. FT.
AREA-A11	4'-6" x 1'-6"	6.75 SQ. FT.
AREA-A12	31'-10 3/4" x 19'-7"	624.62 SQ. FT.
AREA-A13	4'-0" x 1'-11"	7.66 SQ. FT.
AREA-A14	8'-3" x 8'-8"	71.50 SQ. FT.
AREA-A15	8'-8 1/2" x 9'-8"	84.18 SQ. FT.
AREA-A16	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A17	3'-11" x 3'-2"	12.40 SQ. FT.
AREA-A18	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
AREA-A19	21'-0" x 6"	10.50 SQ. FT.
AREA-A20	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
	TOTAL FAR: BUILDING 7 THIRD FLOOR	2977.74 SQ. FT.

TOTAL AREA = 9,049 SF

0 2' 4' 6' 8' 16'

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 7 FAR DIAGRAMS
A09.7

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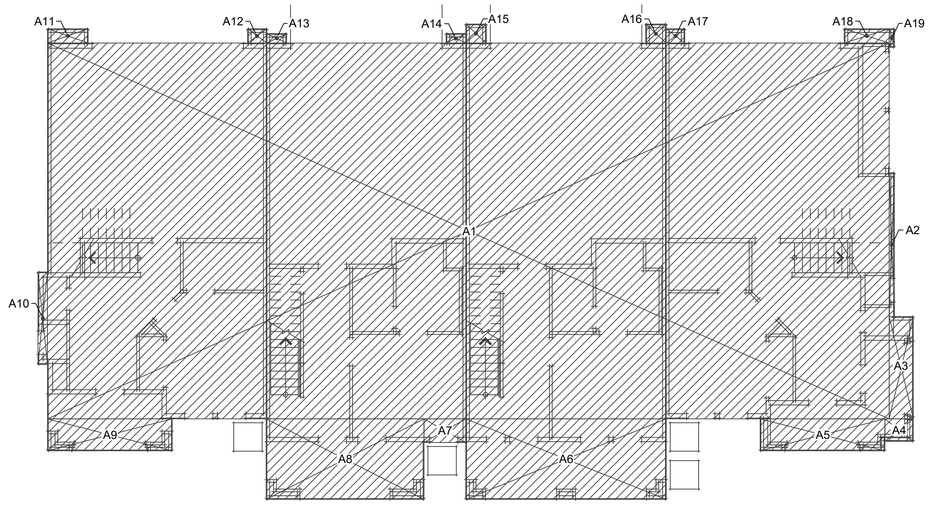
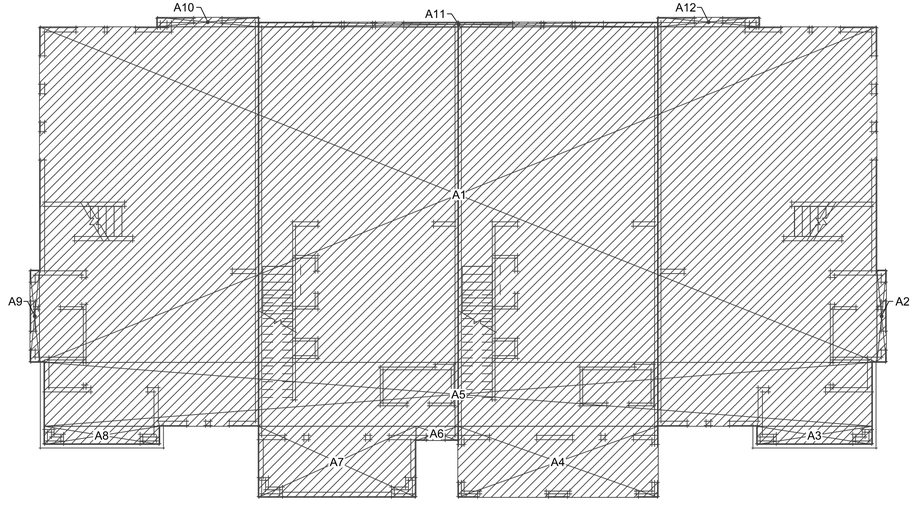


FIRST FLOOR PLAN
4,033 SF

AREA-A1	88'-10 1/2" x 39'-8"	3525.37 SQ. FT.
AREA-A2	6 1/2" x 15'-2"	8.21 SQ. FT.
AREA-A3	2'-6 1/2" x 10'-9 1/2"	27.42 SQ. FT.
AREA-A4	3'-0" x 2'-4 1/2"	7.12 SQ. FT.
AREA-A5	13'-2" x 3'-4 1/2"	44.43 SQ. FT.
AREA-A6	21'-2" x 8'-6"	179.91 SQ. FT.
AREA-A7	4'-5" x 2'-6"	11.04 SQ. FT.
AREA-A8	16'-8" x 8'-6"	141.66 SQ. FT.
AREA-A9	13'-2" x 3'-4 1/2"	44.43 SQ. FT.
AREA-A10	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A11	4'-3 1/2" x 1'-6"	6.43 SQ. FT.
AREA-A12	2'-0 1/2" x 1'-6"	3.06 SQ. FT.
AREA-A13	2'-1" x 1'-0"	2.08 SQ. FT.
AREA-A14	2'-1" x 1'-0"	2.08 SQ. FT.
AREA-A15	2'-2" x 2'-0"	4.33 SQ. FT.
AREA-A16	2'-2" x 2'-0"	4.33 SQ. FT.
AREA-A17	1'-11 1/2" x 1'-6"	2.93 SQ. FT.
AREA-A18	4'-9" x 1'-6"	7.12 SQ. FT.
AREA-A19	6 1/2" x 1'-11 1/2"	1.06 SQ. FT.
	TOTAL FAR: BUILDING 8, 9 & 10 FIRST FLOOR	4032.76 SQ. FT.



SECOND FLOOR PLAN
4,121 SF

AREA-A1	88'-5" x 35'-5"	3131.42 SQ. FT.
AREA-A2	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A3	12'-3" x 1'-11"	23.47 SQ. FT.
AREA-A4	21'-2" x 7'-6"	158.75 SQ. FT.
AREA-A5	87'-6" x 6'-9"	590.62 SQ. FT.
AREA-A6	4'-5" x 1'-6"	6.62 SQ. FT.
AREA-A7	16'-8" x 7'-6"	125.00 SQ. FT.
AREA-A8	12'-3" x 1'-11"	23.47 SQ. FT.
AREA-A9	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A10	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
AREA-A11	42'-1" x 6"	21.04 SQ. FT.
AREA-A12	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
	TOTAL FAR: BUILDING 8, 9 & 10 SECOND FLOOR	4121.47 SQ. FT.

0 2' 4' 6' 8' 16'

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 8, 9 & 10 FIRST & SECOND FLOOR FAR DIAGRAMS
A09.8

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R3 STUDIOS

LICENSED ARCHITECT
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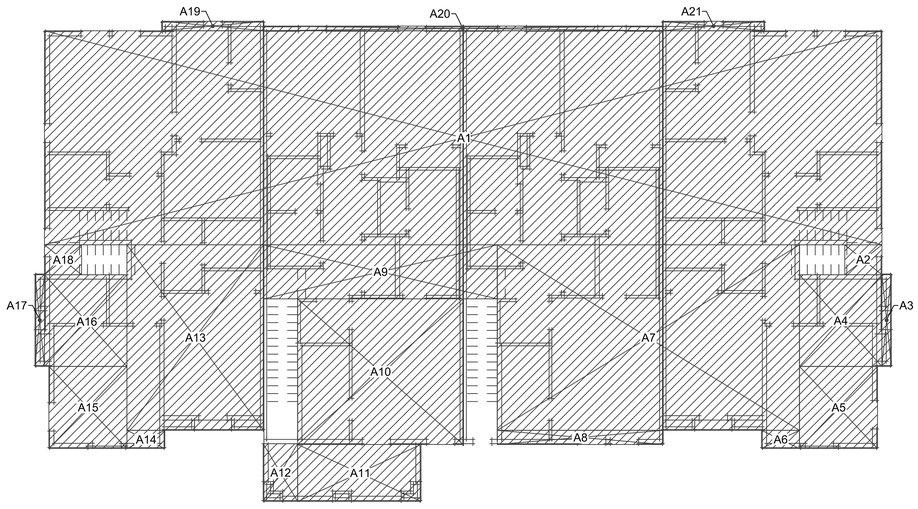

AREA-A1	88'-5" x 22'-7"	1996.74 SQ. FT.
AREA-A2	3'-11" x 3'-2"	12.40 SQ. FT.
AREA-A3	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A4	8'-8 1/2" x 9'-8"	84.18 SQ. FT.
AREA-A5	8'-3" x 8'-8"	71.50 SQ. FT.
AREA-A6	4'-0" x 1'-11"	7.66 SQ. FT.
AREA-A7	31'-10 3/4" x 19'-7"	624.62 SQ. FT.
AREA-A8	17'-6 1/4" x 1'-6"	26.28 SQ. FT.
AREA-A9	24'-8 1/4" x 5'-8 1/2"	140.92 SQ. FT.
AREA-A10	17'-5 3/4" x 15'-4 1/2"	268.74 SQ. FT.
AREA-A11	13'-0 1/4" x 6'-0"	78.12 SQ. FT.
AREA-A12	3'-7 3/4" x 6'-1"	22.17 SQ. FT.
AREA-A13	14'-5" x 19'-7"	282.32 SQ. FT.
AREA-A14	4'-0" x 1'-11"	7.66 SQ. FT.
AREA-A15	8'-3" x 8'-8"	71.50 SQ. FT.
AREA-A16	8'-8 1/2" x 9'-8"	84.18 SQ. FT.
AREA-A17	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-A18	3'-11" x 3'-2"	12.40 SQ. FT.
AREA-A19	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
AREA-A20	42'-1" x 6"	21.04 SQ. FT.
AREA-A21	10'-9 1/2" x 1'-0"	10.79 SQ. FT.
	TOTAL FAR: BUILDING 8, 9 & 10 THIRD FLOOR	3853.51 SQ. FT.

THIRD FLOOR PLAN
3,854 SF

TOTAL AREA = 12,008 SF

3 x 12,008 SF = 36,024 SF

0 2' 4' 6' 8' 16'

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Cupertino, CA
January 12, 2026

BUILDING 8, 9 & 10 THIRD FLOOR FAR DIAGRAM
A09.9

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SITE AREAS

COMMON LANDSCAPE:
(GREEN AREA) = 29,231 S.F.

COMMON HARDSCAPE (AMENITY):
(YELLOW AREA) = 901 S.F.

COMMON HARDSCAPE (PRIVATE SIDEWALKS, AC & TRANSFORMER PADS):
(ORANGE AREA) = 7,535 S.F.

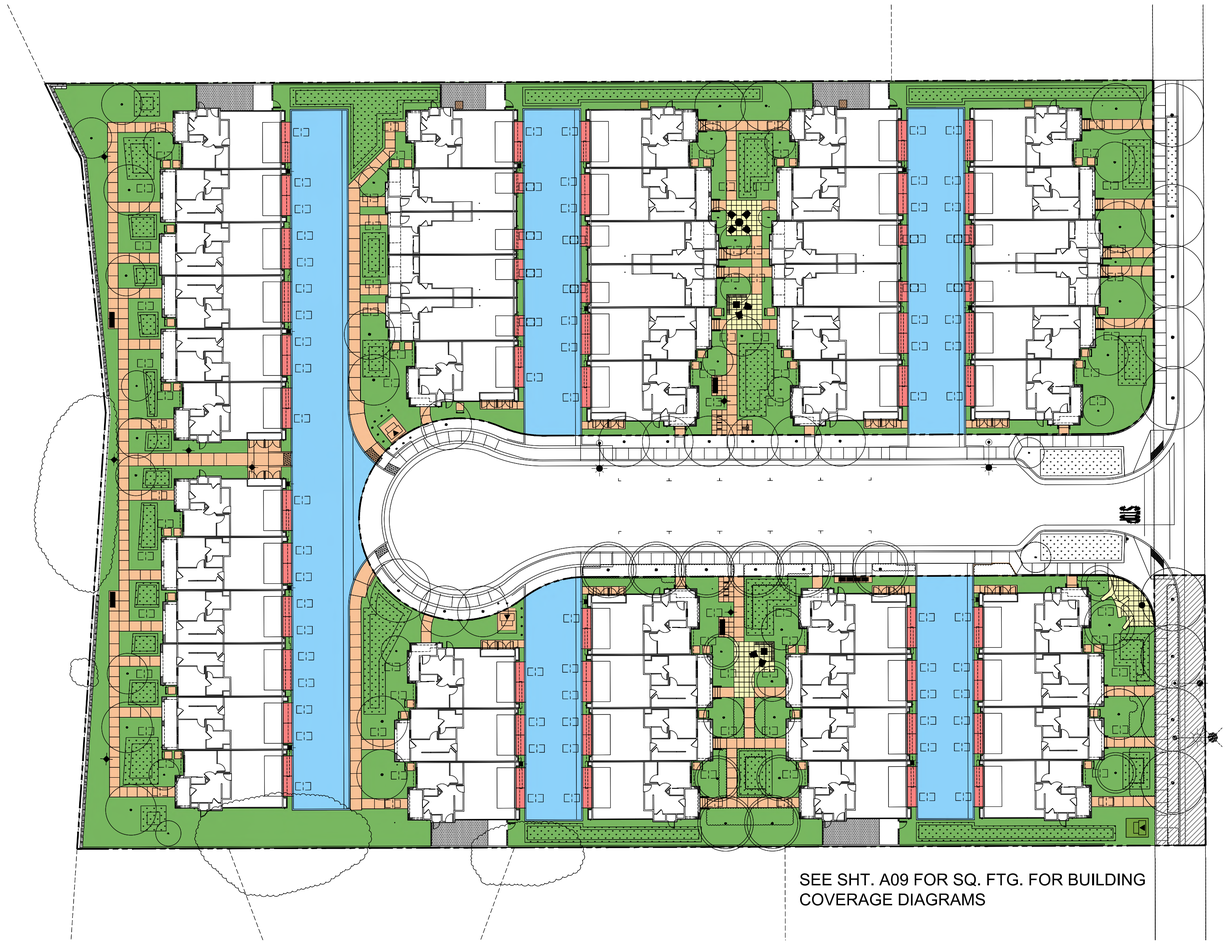
PRIVATE DRIVEWAYS:
(RED AREA) = 2,576 S.F.

PRIVATE STREET ROW:
(BLUE AREA) = 17,044 S.F.

BUILDING FOOTPRINT AREA:
= 49,629 S.F.

PRIVATE SIDE YARDS (5) AREA
= 1,550 S.F.
(HARDSCAPE = 1,046 S.F.; LANDSCAPE = 504 S.F.)

20'-0" PUBLIC UTILITY EASEMENT:
(CROSS HATCH) = 2,140 S.F.
SEE CIVIL SHT. TM1.0 FOR MORE INFORMATION



SEE SHT. A09 FOR SQ. FTG. FOR BUILDING COVERAGE DIAGRAMS

PRIVATE USABLE OPEN SPACE

SQUARE FOOTAGE

UNIT #	PORCH	FLOOR 2 DECK	FLOOR 3 DECK	PRIVATE SIDE YARDS	UNIT TOTAL
1	0 - 43 S.F.	52 - 64 S.F.	52 - 64 S.F.	0 S.F.	104 - 171 S.F.
2	91 - 126 S.F.	91 - 126 S.F.	0 - 107 S.F.	0 S.F.	252 - 321 S.F.
3	74 S.F.	64 S.F.	0 S.F.	318 - 321 S.F.	412 - 459 S.F.
3 ALT	106 S.F.	64 S.F.	0 S.F.	0 S.F.	170 S.F.
TOTAL	4,300 S.F.	4,209 S.F.	1,669 S.F.	1,550 S.F.	
TOTAL PRIVATE USABLE OPEN SPACE					11,728 S.F.

* SEE BUILDING PLANS FOR PRIVATE OPEN SPACE AND DIMENSIONS AT INDIVIDUAL UNITS

NOTE:

1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit locations, etc.
2. Refer to project data sheet A08 for all site summary info
3. Refer to Landscape sheets for landscape design, dimensions and detailed information

NORTH

0 6' 12' 18' 24' 30' 60'

381.078 10857 Linda Vista Drive
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LOT AREAS
A10

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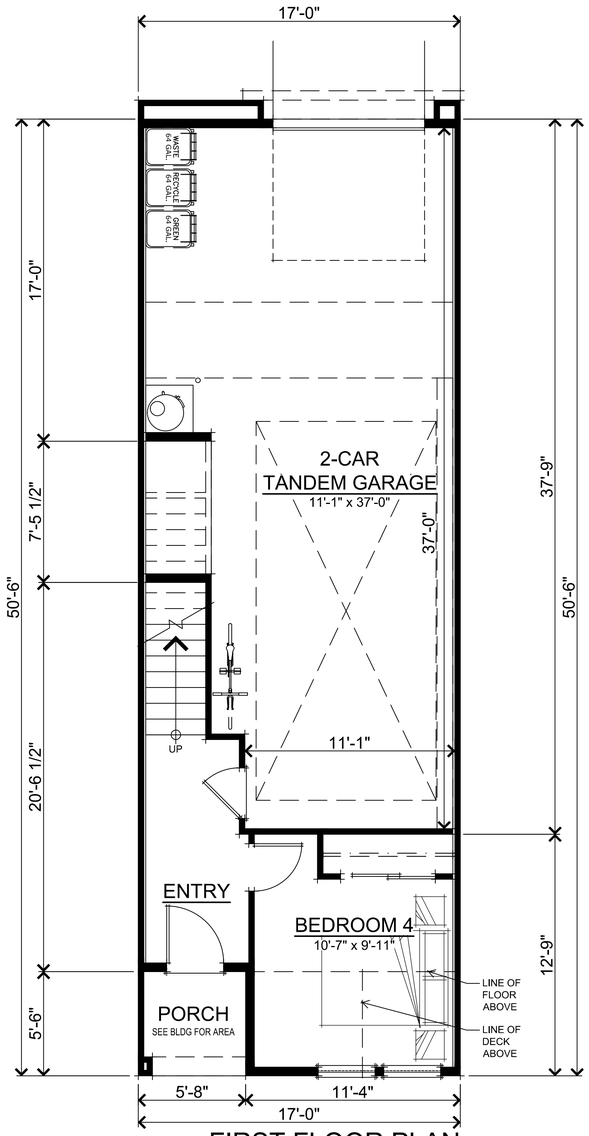
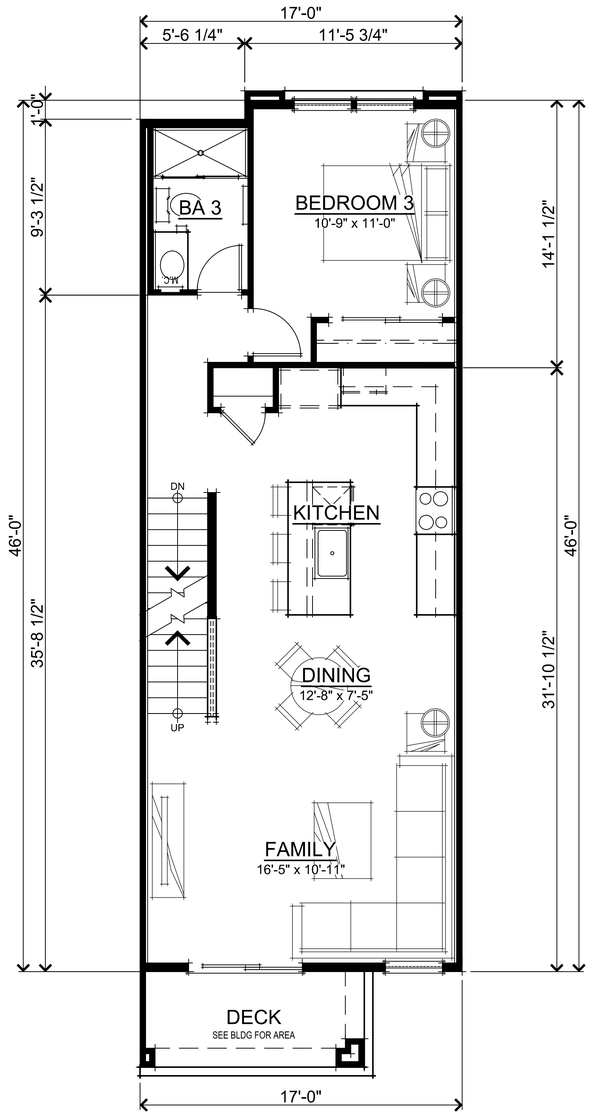
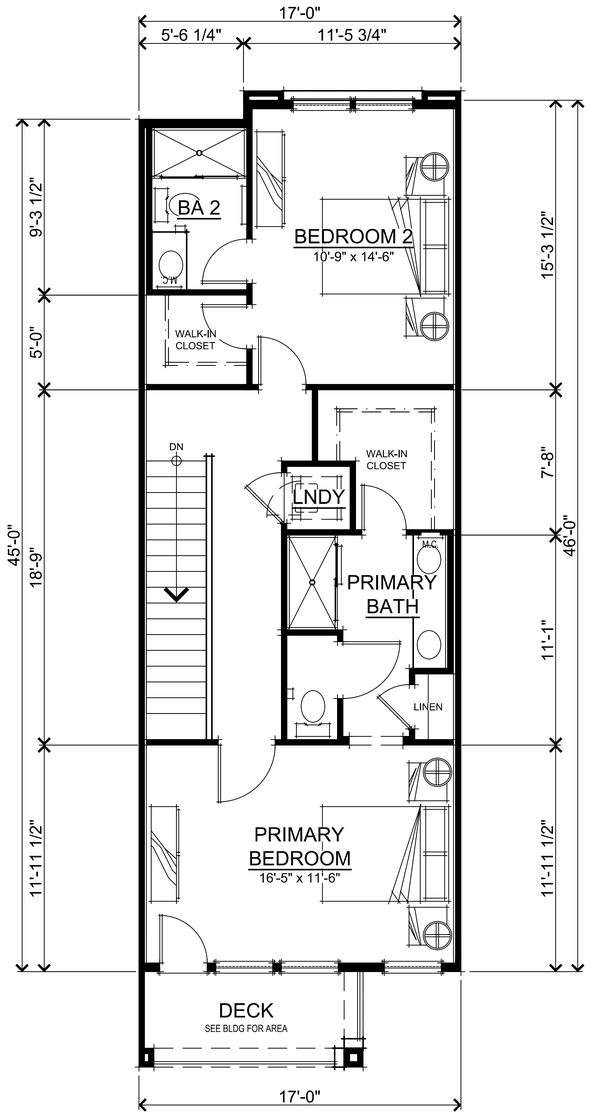


FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

UNIT 1 (BELOW MARKET RATE) SQUARE FOOTAGES	
FIRST FLOOR	247 SQ. FT.
SECOND FLOOR	780 SQ. FT.
THIRD FLOOR	750 SQ. FT.
TOTAL LIVING	1777 SQ. FT.
TANDEM GARAGE	579 SQ. FT.

0 1' 2' 3' 4' 8'

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Cupertino, CA
January 12, 2026

UNIT 1 (BELOW MARKET RATE) FLOOR PLANS
A11

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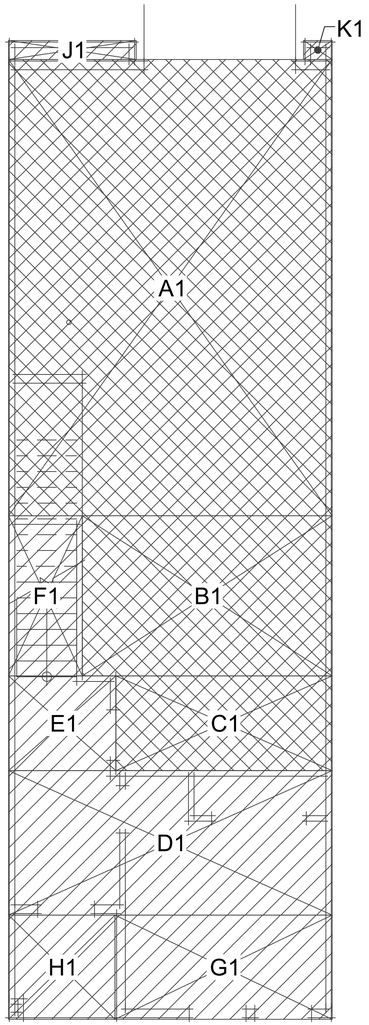


FIRST FLOOR PLAN

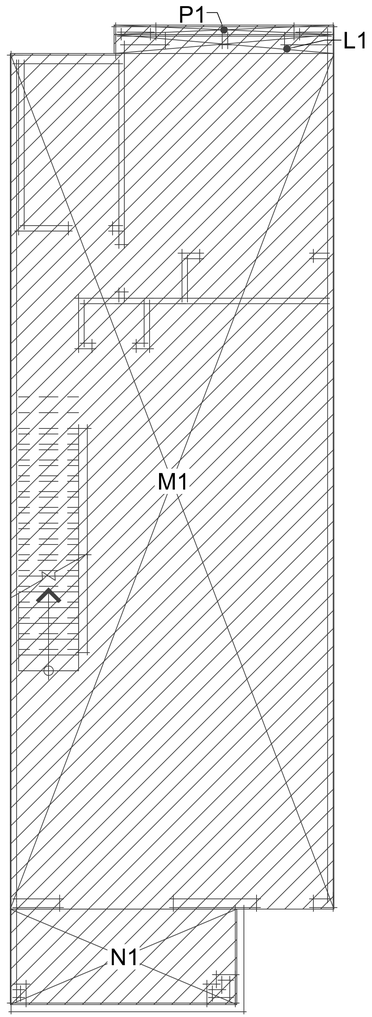
AREA-A1	17'-1" x 24'-1"	411.42 SQ. FT.
AREA-B1	13'-2 1/4" x 8'-5 1/2"	111.54 SQ. FT.
AREA-C1	11'-5" x 5'-0"	57.08 SQ. FT.
GARAGE		580.04 SQ. FT.

AREA-D1	17'-1" x 7'-7 1/2"	130.26 SQ. FT.
AREA-E1	5'-8" x 5'-0"	28.33 SQ. FT.
AREA-F1	3'-10 3/4" x 8'-5 1/2"	32.95 SQ. FT.
AREA-G1	11'-5 1/2" x 5'-6"	63.02 SQ. FT.
FIRST FLOOR		254.56 SQ. FT.

AREA-H1	5'-7 1/2" x 5'-6"	30.94 SQ. FT.
PORCH		30.94 SQ. FT.

AREA-J1	6'-8 7/8" x 1'-0"	6.74 SQ. FT.
AREA-K1	1'-6 1/8" x 1'-0"	1.51 SQ. FT.
EXTERIOR PROJECTIONS		8.25 SQ. FT.

F.A.R. TOTAL AREA (FIRST FLOOR LIVING + EXTERIOR PROJECTIONS + PORCH + GARAGE) 874 SQ. FT.



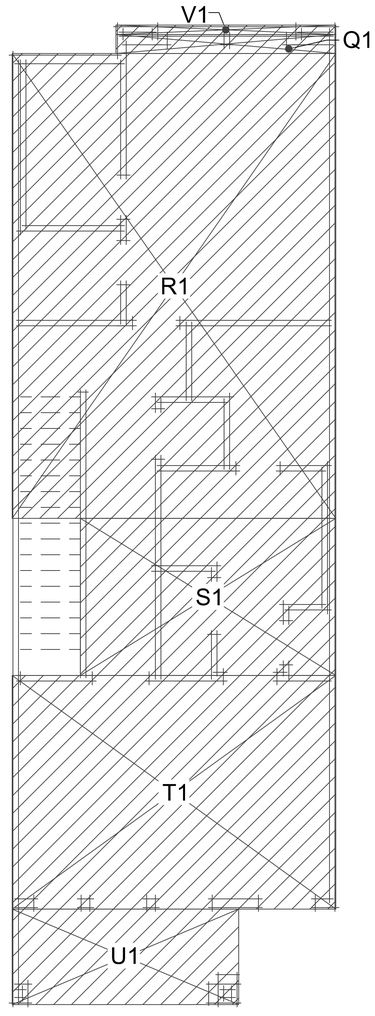
SECOND FLOOR PLAN

AREA-L1	11'-7 1/4" x 1'-0"	11.60 SQ. FT.
AREA-M1	17'-1" x 45'-2"	771.60 SQ. FT.
SECOND FLOOR		783.20 SQ. FT.

AREA-N1	11'-11 1/2" x 5'-0 1/2"	60.29 SQ. FT.
DECK		60.29 SQ. FT.

AREA-P1	11'-7 1/4" x 6"	5.80 SQ. FT.
EXTERIOR PROJECTIONS		5.80 SQ. FT.

F.A.R. TOTAL AREA (SECOND FLOOR LIVING + EXTERIOR PROJECTIONS + DECK) 849 SQ. FT.



THIRD FLOOR PLAN

AREA-Q1	11'-7 1/4" x 1'-0"	11.60 SQ. FT.
AREA-R1	17'-1" x 24'-6 1/2"	419.25 SQ. FT.
AREA-S1	13'-5 3/4" x 8'-3 1/2"	111.76 SQ. FT.
AREA-T1	17'-1" x 12'-4"	210.69 SQ. FT.
THIRD FLOOR		753.30 SQ. FT.

AREA-U1	11'-11 1/2" x 5'-0 1/2"	60.29 SQ. FT.
DECK		60.29 SQ. FT.

AREA-V1	11'-7 1/4" x 6"	5.80 SQ. FT.
EXTERIOR PROJECTIONS		5.80 SQ. FT.

F.A.R. TOTAL AREA (THIRD FLOOR LIVING + EXTERIOR PROJECTIONS + DECK) 819 SQ. FT.

AREAS COUNTED FOR UNIT SQUARE FOOTAGE

AREAS COUNTED FOR UNCONDITIONED GARAGE

0 1' 2' 3' 4' 8'

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January 12, 2026

UNIT 1: TOTAL SQ. FT. CONTRIBUTING TO F.A.R. = 2,542 SQ. FT.

UNIT 1 (BELOW MARKET RATE) SQUARE FOOTAGE DIAGRAMS

A11.1

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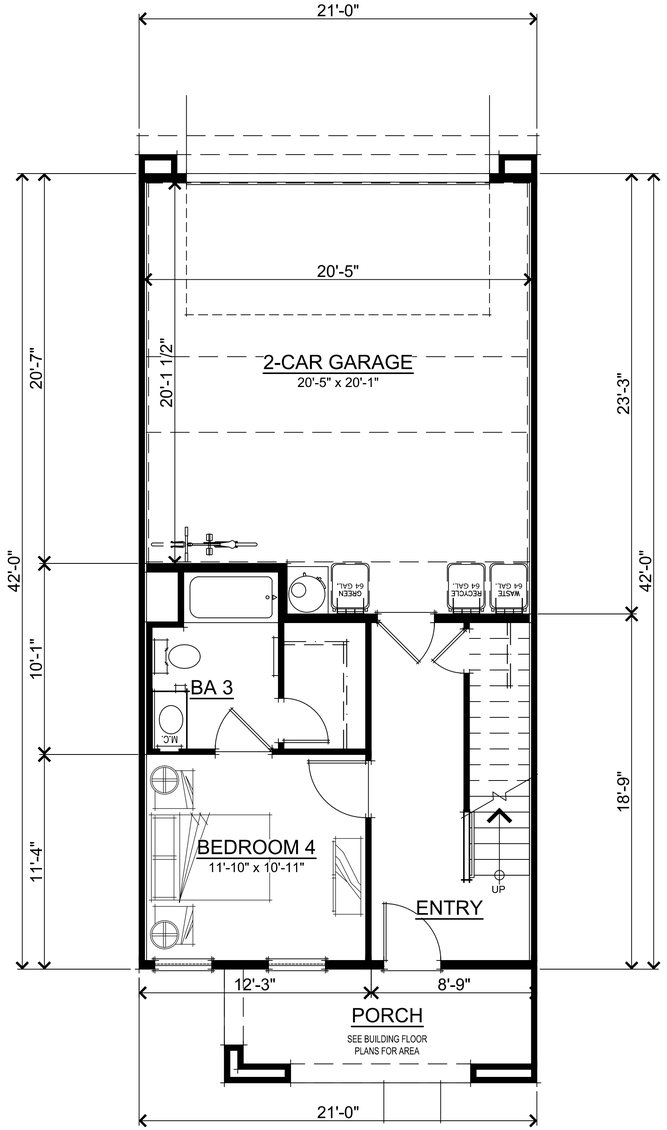
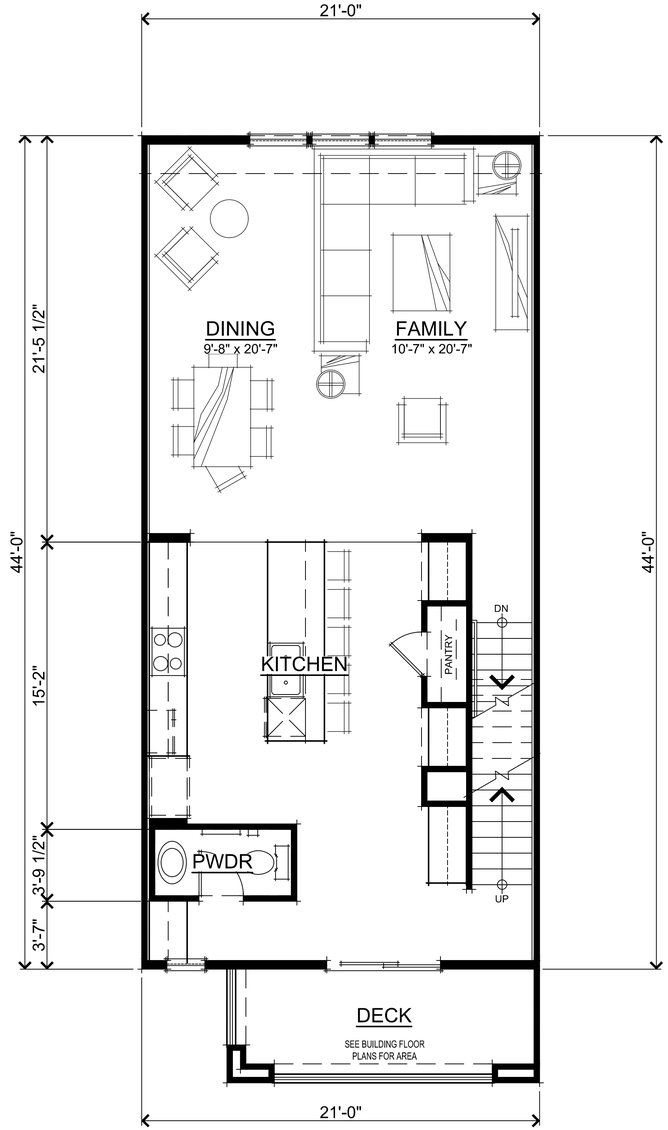
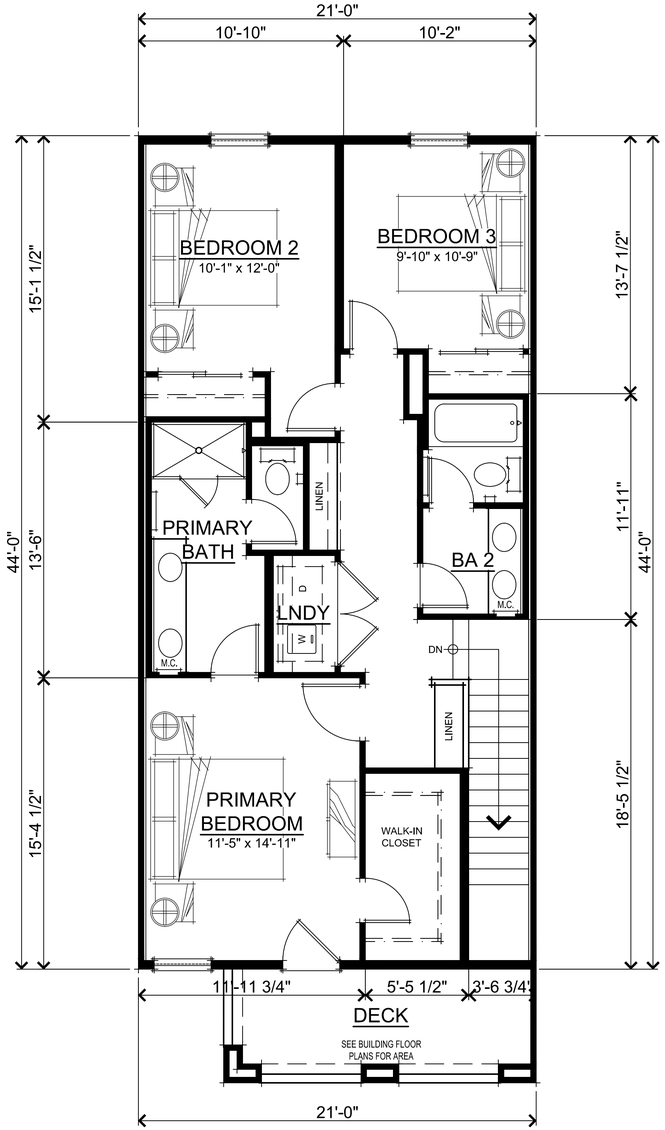


FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

UNIT 2 SQUARE FOOTAGES	
FIRST FLOOR	416 SQ. FT.
SECOND FLOOR	928 SQ. FT.
THIRD FLOOR	873 SQ. FT.
TOTAL LIVING	2217 SQ. FT.
2-CAR GARAGE	469 SQ. FT.

0 1' 2' 3' 4' 8'

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UNIT 2 FLOOR PLANS
A12

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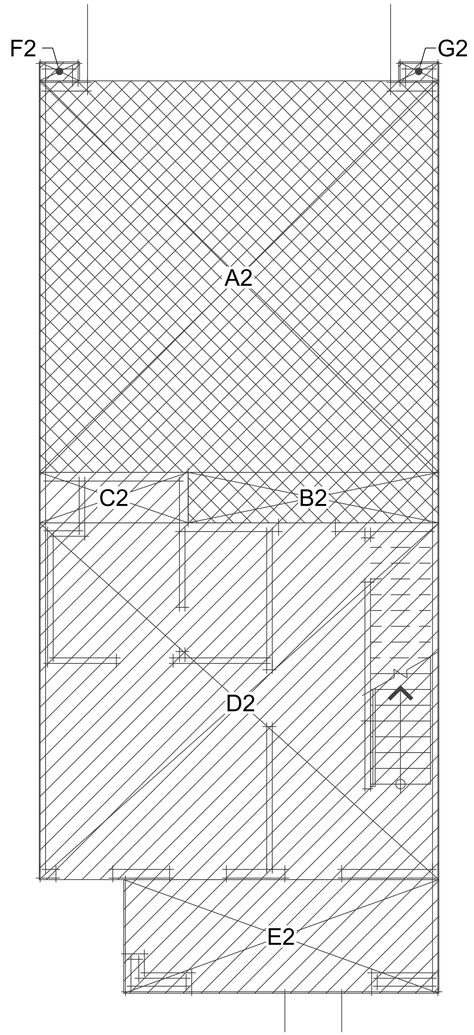


FIRST FLOOR PLAN

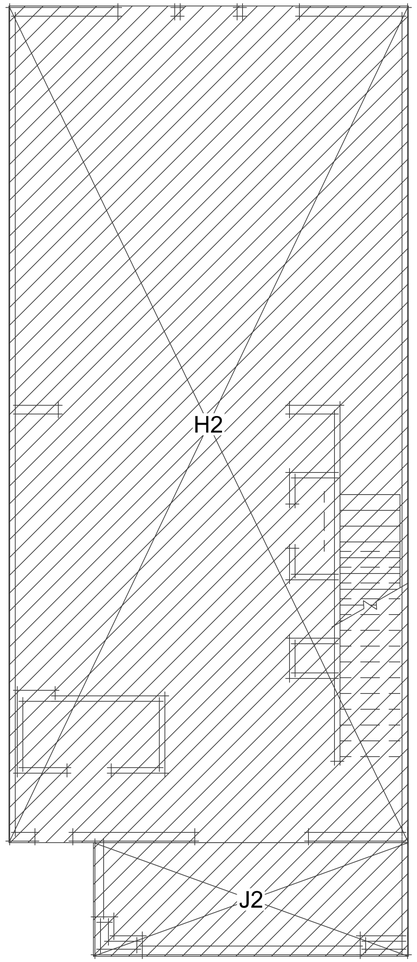
AREA-A2	21'-1" x 20'-8"	435.72 SQ. FT.
AREA-B2	13'-2 3/4" x 2'-8"	35.28 SQ. FT.
GARAGE		471.00 SQ. FT.

AREA-C2	7'-10 1/4" x 2'-8"	20.94 SQ. FT.
AREA-D2	21'-1" x 18'-10"	397.07 SQ. FT.
FIRST FLOOR		418.01 SQ. FT.

AREA-E2	16'-7 1/2" x 6'-0"	99.75 SQ. FT.
PORCH		99.75 SQ. FT.

AREA-F2	2'-1 1/2" x 1'-0"	2.12 SQ. FT.
AREA-G2	2'-1 1/2" x 1'-0"	2.12 SQ. FT.
EXTERIOR PROJECTIONS		4.24 SQ. FT.

F.A.R. TOTAL AREA (FIRST FLOOR LIVING + EXTERIOR PROJECTIONS + PORCH + GARAGE) 848 SQ. FT.

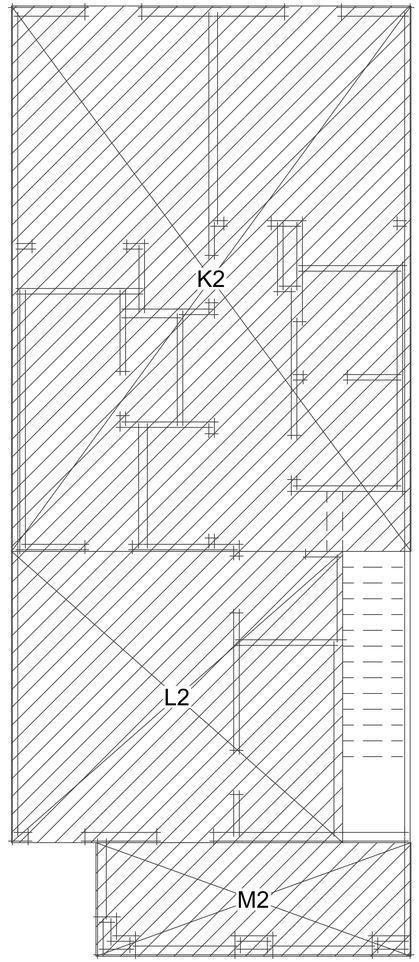


SECOND FLOOR PLAN

AREA-H2	21'-1" x 44'-2"	931.18 SQ. FT.
SECOND FLOOR		931.18 SQ. FT.

AREA-J2	16'-7 1/2" x 6'-0"	99.75 SQ. FT.
DECK		99.75 SQ. FT.

F.A.R. TOTAL AREA (SECOND FLOOR LIVING + DECK) 1,031 SQ. FT.



THIRD FLOOR PLAN

AREA-K2	21'-1" x 28'-9 1/2"	607.02 SQ. FT.
AREA-L2	17'-5 3/4" x 15'-4 1/2"	268.74 SQ. FT.
THIRD FLOOR		875.76 SQ. FT.

AREA-M2	16'-7 1/2" x 6'-0"	99.75 SQ. FT.
DECK		99.75 SQ. FT.

F.A.R. TOTAL AREA (THIRD FLOOR LIVING + DECK) 976 SQ. FT.

AREAS COUNTED FOR UNIT SQUARE FOOTAGE

AREAS COUNTED FOR UNCONDITIONED GARAGE

0 1' 2' 3' 4' 8'

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UNIT 2: TOTAL SQ. FT. CONTRIBUTING TO F.A.R. = 2,855 SQ. FT.

UNIT 2 SQUARE FOOTAGE DIAGRAMS
A12.1

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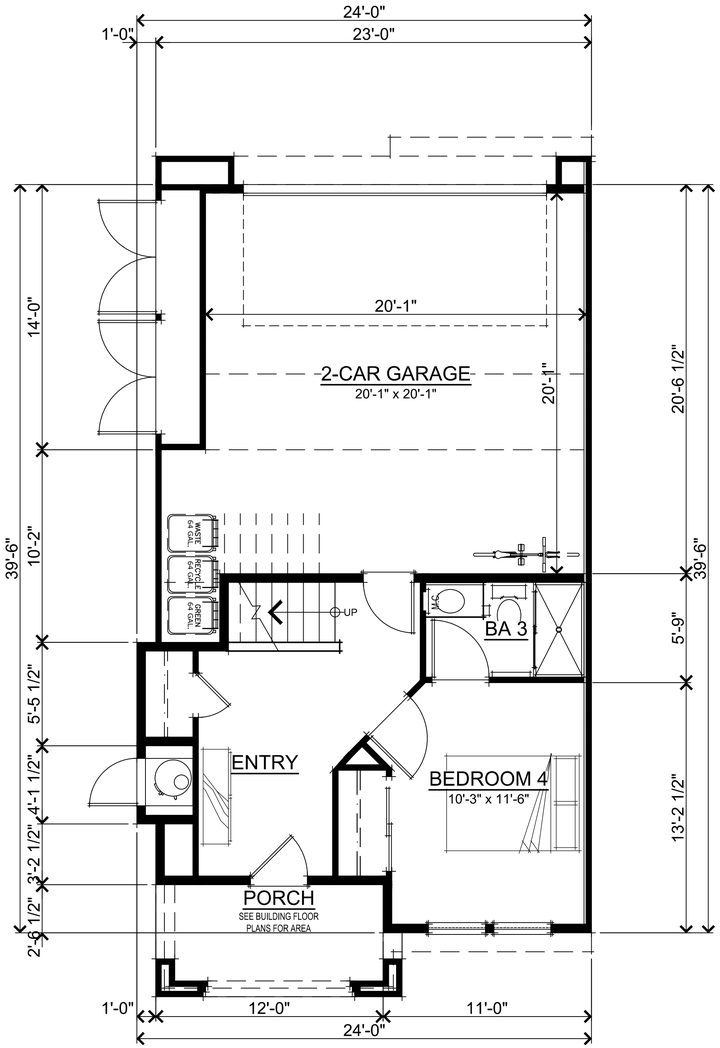
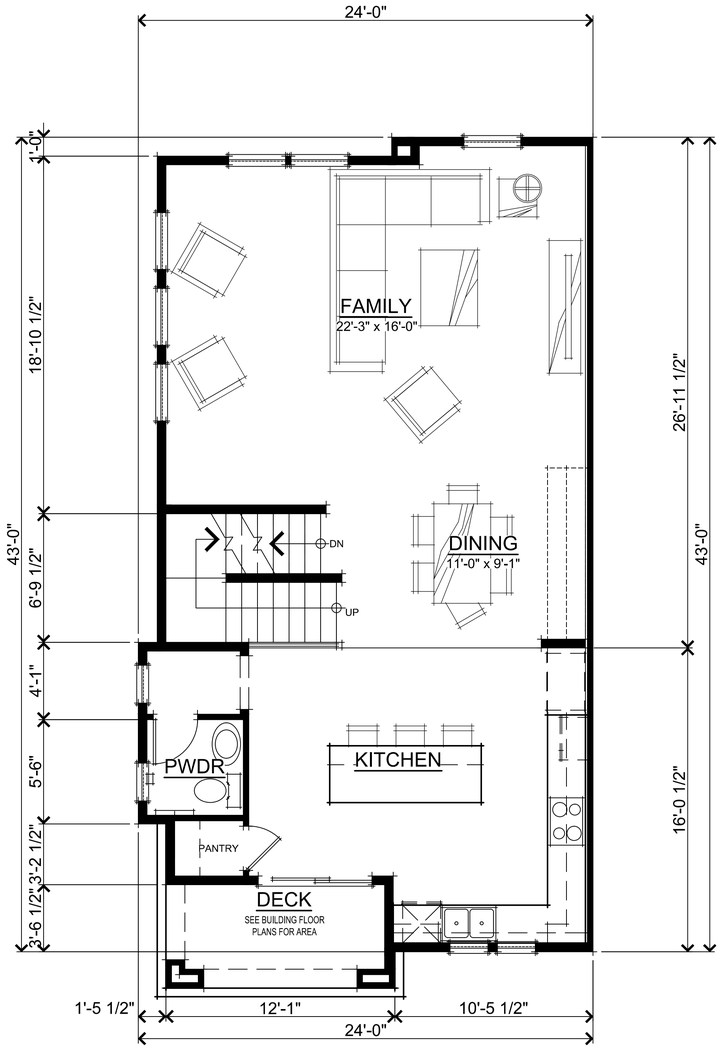
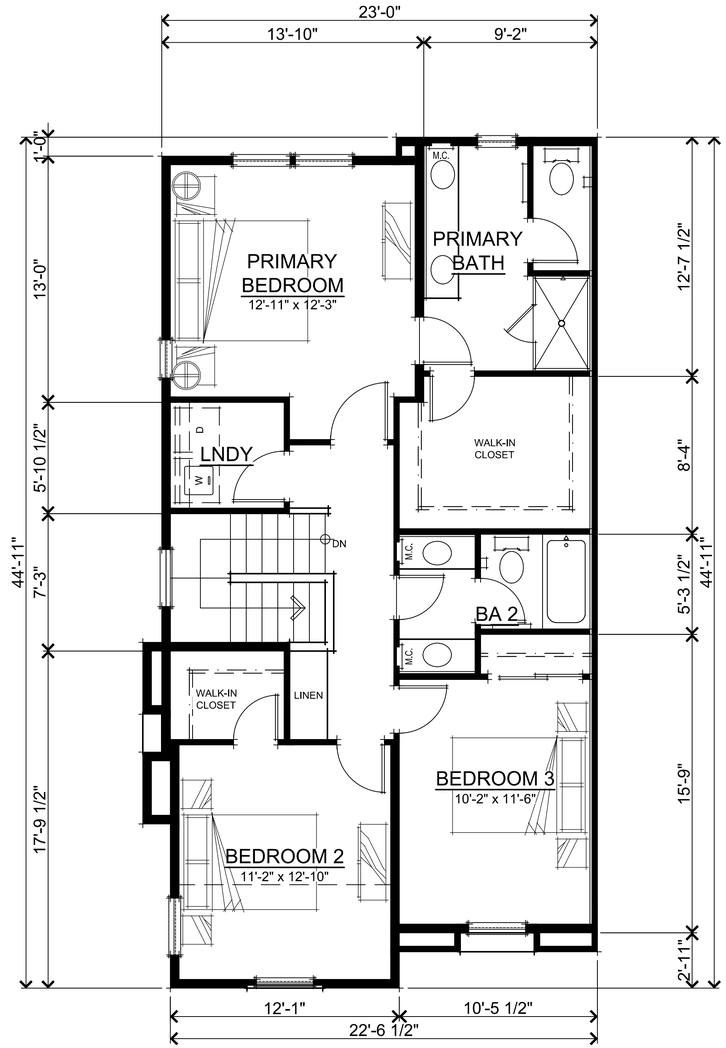


FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

UNIT 3 SQUARE FOOTAGES	
FIRST FLOOR	404 SQ. FT.
SECOND FLOOR	943 SQ. FT.
THIRD FLOOR	970 SQ. FT.
TOTAL LIVING	2317 SQ. FT.
2-CAR GARAGE	447 SQ. FT.

0 1' 2' 3' 4' 8'

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UNIT 3 FLOOR PLANS
A13

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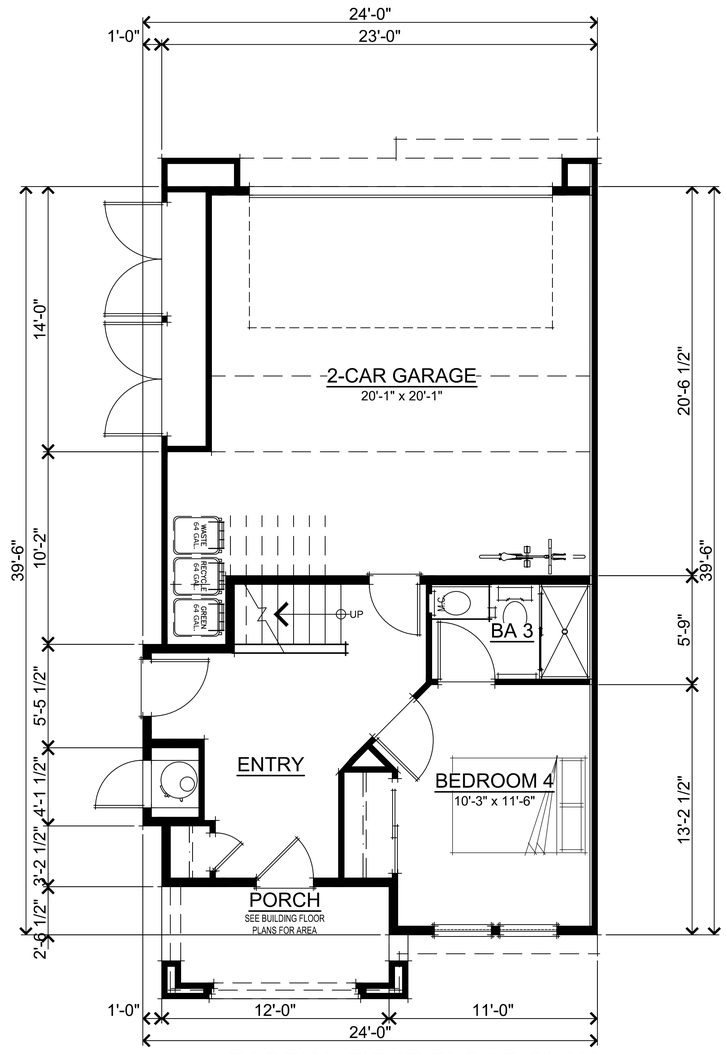

PARTIAL FIRST FLOOR PLAN
@ UNITS 1, 7, 19, 39 & 47

0 1' 2' 3' 4' 8'

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UNIT 3 PARTIAL FIRST FLOOR PLAN
A13.1

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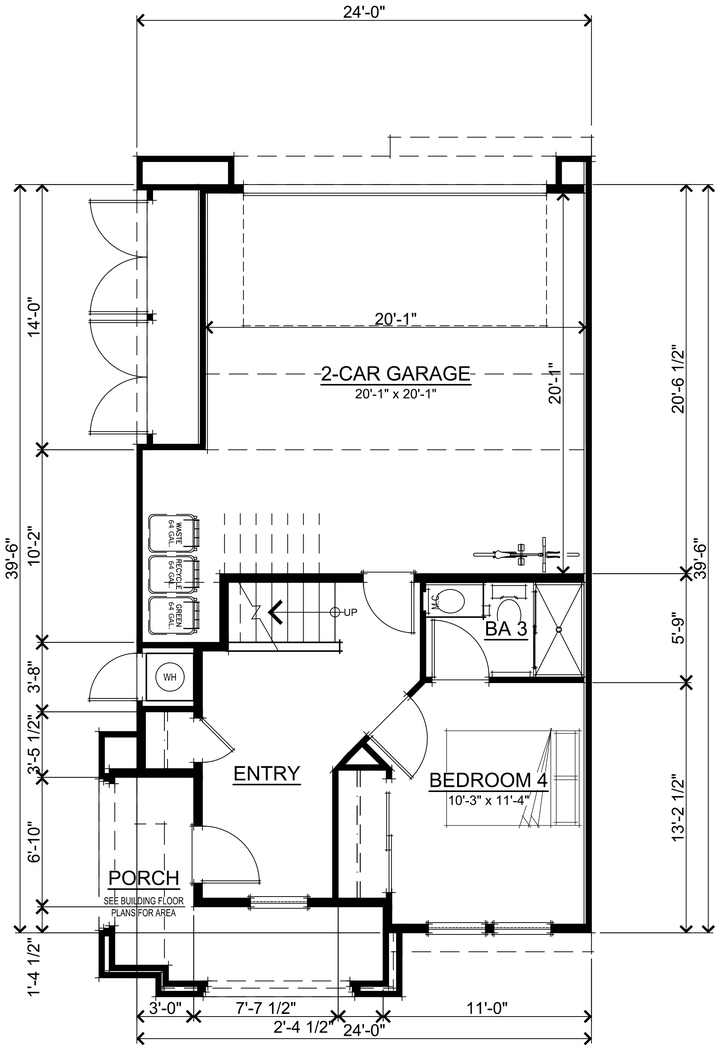
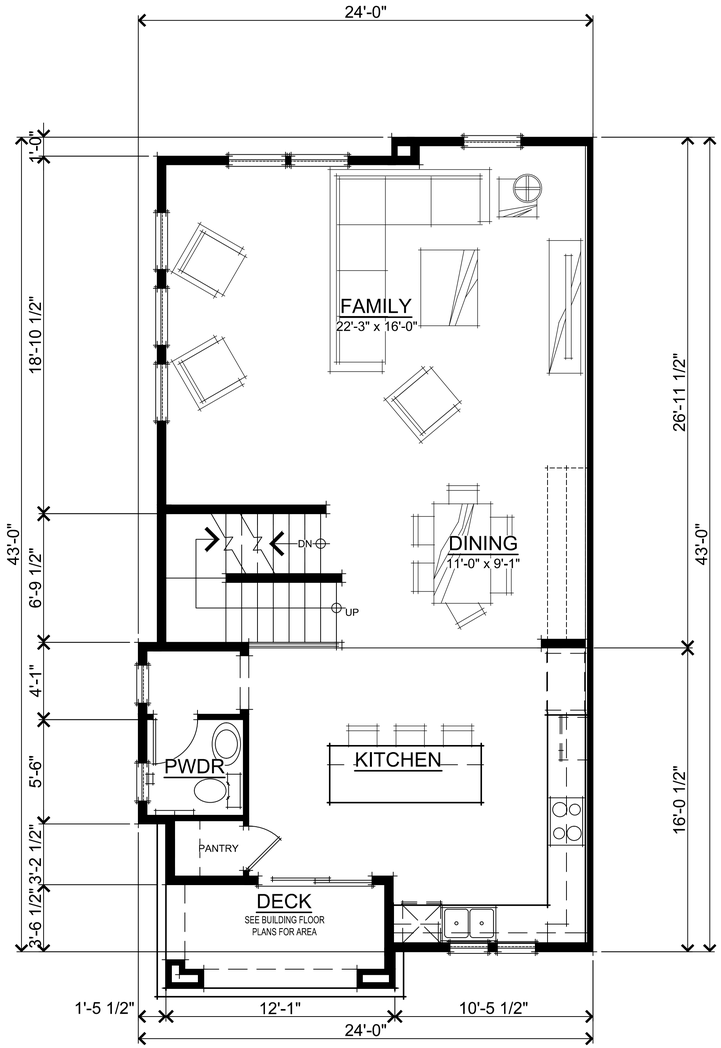
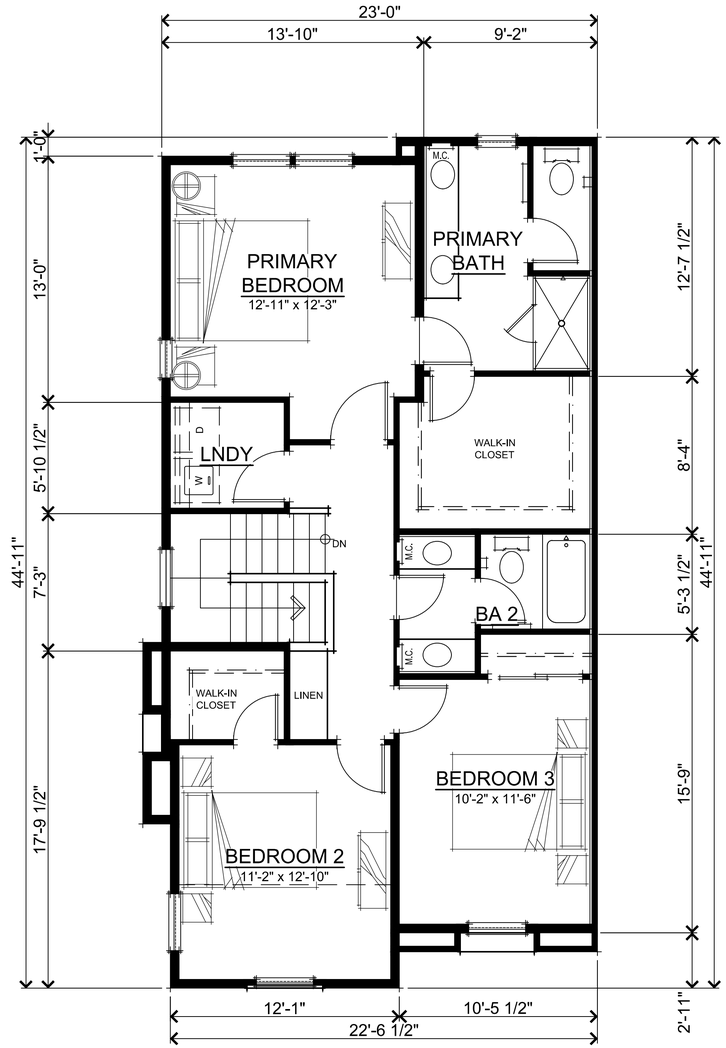


FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

UNIT 3ALT SQUARE FOOTAGES	
FIRST FLOOR	402 SQ. FT.
SECOND FLOOR	943 SQ. FT.
THIRD FLOOR	970 SQ. FT.
TOTAL LIVING	2315 SQ. FT.
2-CAR GARAGE	464 SQ. FT.

0 1' 2' 3' 4' 8'

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UNIT 3 ALT FLOOR PLANS
A13.2

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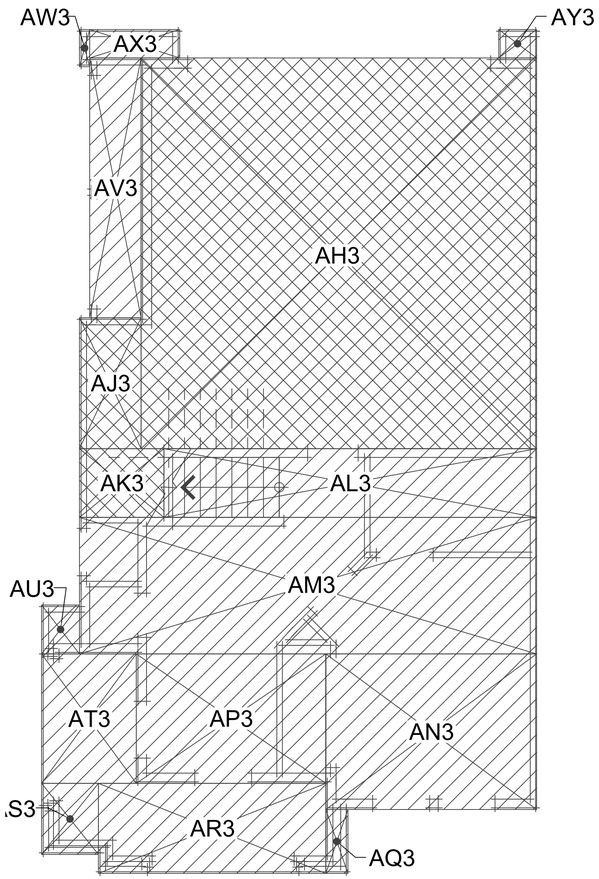


UNIT 3 ALT
FIRST FLOOR PLAN

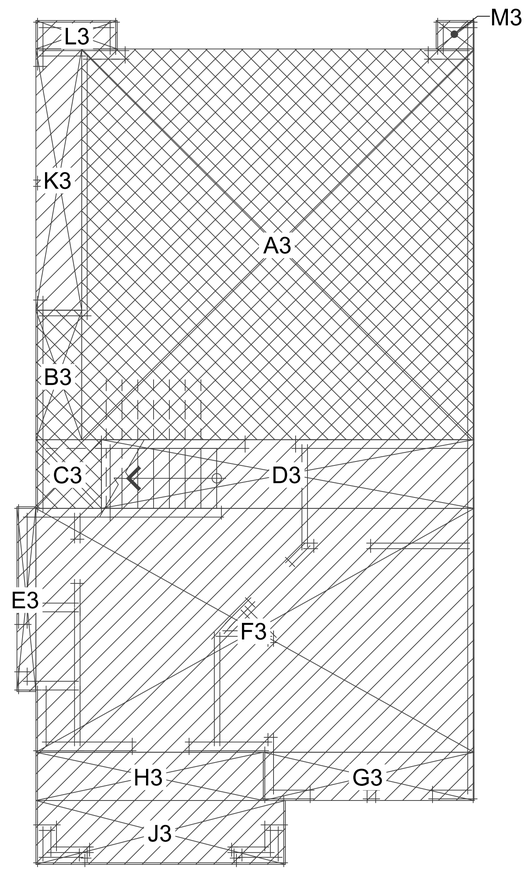
AREA-AH3	20'-10 1/2" x 20'-7 1/2"	430.54 SQ. FT.
AREA-AJ3	3'-3" x 6'-11"	22.47 SQ. FT.
AREA-AK3	4'-5 1/2" x 3'-7 1/2"	16.16 SQ. FT.
GARAGE		469.17 SQ. FT.

AREA-AL3	19'-8" x 3'-7 1/2"	71.29 SQ. FT.
AREA-AM3	24'-1 1/2" x 7'-2 1/2"	173.90 SQ. FT.
AREA-AN3	11'-1 1/2" x 8'-2 1/2"	91.31 SQ. FT.
AREA-AP3	10'-0" x 6'-10"	68.33 SQ. FT.
FIRST FLOOR		404.83 SQ. FT.

AREA-AQ3	1'-2" x 3'-4 1/2"	3.93 SQ. FT.
AREA-AR3	12'-0" x 4'-9"	57.00 SQ. FT.
AREA-AS3	3'-0" x 3'-9"	11.25 SQ. FT.
AREA-AT3	5'-0" x 6'-10"	34.16 SQ. FT.
AREA-AU3	2'-0" x 2'-7"	5.16 SQ. FT.
PORCH		111.50 SQ. FT.

AREA-AV3	2'-8 1/2" x 13'-8 1/2"	37.12 SQ. FT.
AREA-AW3	6 1/2" x 1'-11 1/2"	1.06 SQ. FT.
AREA-AX3	4'-9" x 1'-6"	7.12 SQ. FT.
AREA-AY3	2'-0" x 1'-6"	3.00 SQ. FT.
EXTERIOR PROJECTIONS		48.30 SQ. FT.

F.A.R. TOTAL AREA (FIRST FLOOR LIVING + EXTERIOR PROJECTIONS + PORCH + GARAGE) 1,034 SQ. FT.



FIRST FLOOR PLAN

AREA-A3	20'-8 1/2" x 20'-7 1/2"	427.10 SQ. FT.
AREA-B3	2'-5" x 6'-10"	16.51 SQ. FT.
AREA-C3	3'-5 1/2" x 3'-7 1/2"	12.53 SQ. FT.
GARAGE		456.14 SQ. FT.

AREA-D3	19'-8" x 3'-7 1/2"	71.29 SQ. FT.
AREA-E3	1'-0" x 9'-9"	9.75 SQ. FT.
AREA-F3	23'-1 1/2" x 12'-10 1/2"	297.73 SQ. FT.
AREA-G3	11'-1 1/2" x 2'-6 1/2"	28.27 SQ. FT.
FIRST FLOOR		407.04 SQ. FT.

AREA-H3	12'-0" x 2'-6 1/2"	30.50 SQ. FT.
AREA-J3	13'-2" x 3'-4 1/2"	44.43 SQ. FT.
PORCH		74.93 SQ. FT.

AREA-K3	2'-5" x 13'-9 1/2"	33.32 SQ. FT.
AREA-L3	4'-3 1/2" x 1'-6"	6.43 SQ. FT.
AREA-M3	2'-0" x 1'-6"	3.00 SQ. FT.
EXTERIOR PROJECTIONS		42.75 SQ. FT.

F.A.R. TOTAL AREA (FIRST FLOOR LIVING + EXTERIOR PROJECTIONS + PORCH + GARAGE) 981 SQ. FT.

AREAS COUNTED FOR UNIT SQUARE FOOTAGE

AREAS COUNTED FOR UNCONDITIONED GARAGE

0 1' 2' 3' 4' 8'

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January 12, 2026

UNIT 3 FIRST FLOOR SQUARE FOOTAGE DIAGRAMS
A13.3

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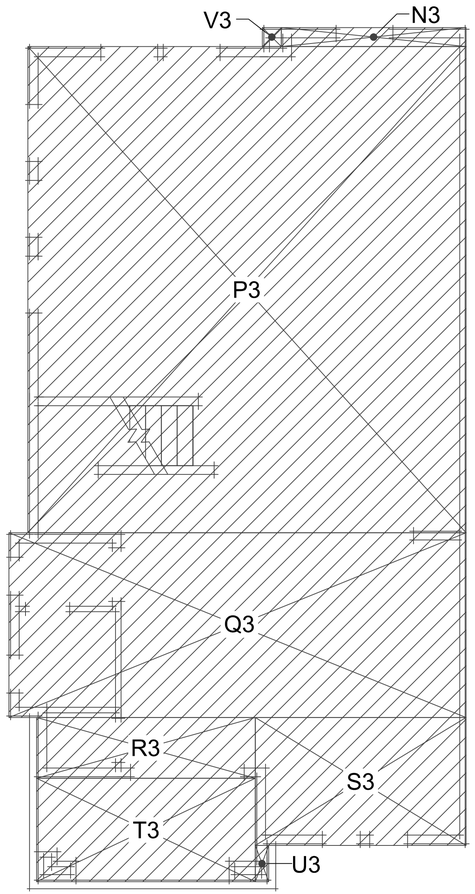


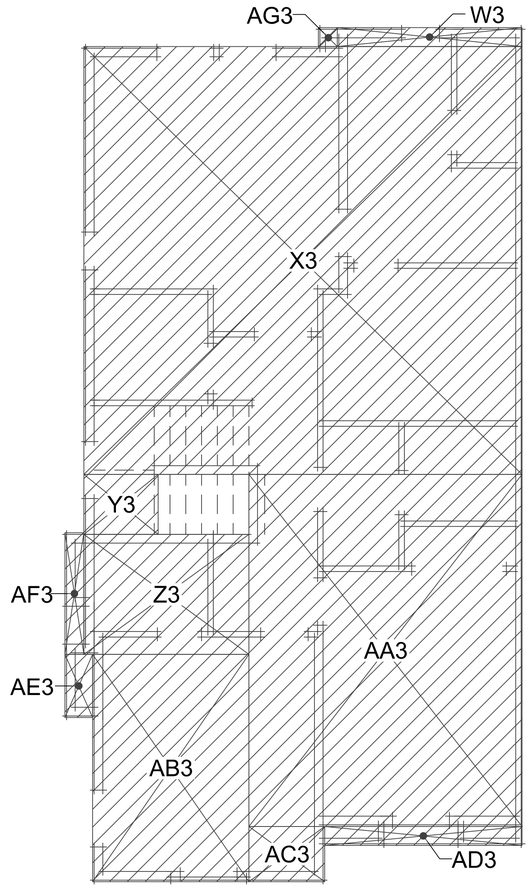
SECOND FLOOR PLAN

AREA-N3	9'-9" x 1'-0"	9.75 SQ. FT.
AREA-P3	23'-1 1/2" x 25'-8"	593.54 SQ. FT.
AREA-Q3	24'-1 1/2" x 9'-9"	235.21 SQ. FT.
AREA-R3	11'-6 1/2" x 3'-2 1/2"	37.02 SQ. FT.
AREA-S3	11'-1 1/2" x 6'-9"	75.09 SQ. FT.
SECOND FLOOR		950.61 SQ. FT.

AREA-T3	11'-6 1/2" x 5'-5 1/2"	62.99 SQ. FT.
AREA-U3	8 1/2" x 1'-11"	1.35 SQ. FT.
DECK		64.34 SQ. FT.

AREA-V3	1'-0" x 1'-0"	1.00 SQ. FT.
EXTERIOR PROJECTIONS		1.00 SQ. FT.

F.A.R. TOTAL AREA (SECOND FLOOR LIVING + EXTERIOR PROJECTIONS + DECK) 1,016 SQ. FT.



THIRD FLOOR PLAN

AREA-W3	9'-9" x 1'-0"	9.75 SQ. FT.
AREA-X3	23'-1 1/2" x 22'-7"	522.23 SQ. FT.
AREA-Y3	3'-11" x 3'-2"	12.40 SQ. FT.
AREA-Z3	8'-8 1/2" x 6'-4"	55.15 SQ. FT.
AREA-AA3	14'-5" x 18'-7"	267.90 SQ. FT.
AREA-AB3	8'-3" x 12'-0"	99.00 SQ. FT.
AREA-AC3	4'-0" x 2'-11"	11.66 SQ. FT.
THIRD FLOOR		978.09 SQ. FT.

AREA-AD3	10'-5" x 1'-0"	10.41 SQ. FT.
AREA-AE3	1'-5 1/2" x 3'-4"	4.86 SQ. FT.
AREA-AF3	1'-0" x 6'-5"	6.41 SQ. FT.
AREA-AG3	1'-0" x 1'-0"	1.00 SQ. FT.
EXTERIOR PROJECTIONS		22.68 SQ. FT.

F.A.R. TOTAL AREA (THIRD FLOOR LIVING + EXTERIOR PROJECTIONS) 1,001 SQ. FT.

AREAS COUNTED FOR UNIT SQUARE FOOTAGE

AREAS COUNTED FOR UNCONDITIONED GARAGE

0 1' 2' 3' 4' 8'

UNIT 3: TOTAL SQ. FT. CONTRIBUTING TO F.A.R. = 2,998 SQ. FT.
UNIT 3 ALT: TOTAL SQ. FT. CONTRIBUTING TO F.A.R. = 3,051 SQ. FT.

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UNIT 3 SECOND & THIRD FLOOR SQUARE FOOTAGE DIAGRAMS
A13.4

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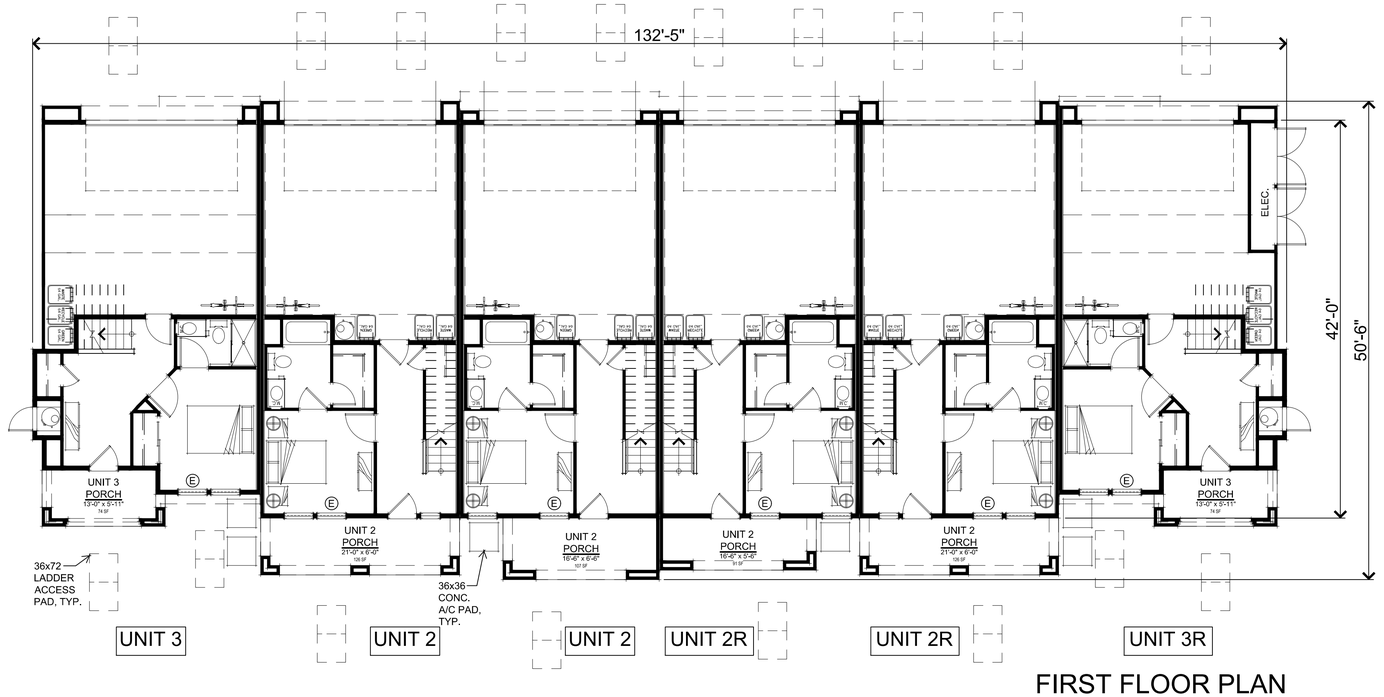
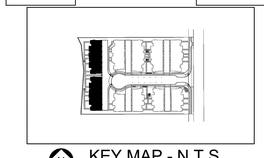


FIRST FLOOR PLAN

SECOND FLOOR PLAN



KEY MAP - N.T.S.

REFER TO UNIT FLOOR PLANS FOR ADDITIONAL DIMENSIONS

0 2' 4' 6' 8' 16'

BUILDING 1	
1st FLOOR ELEVATION	396.5
2nd FLOOR ELEVATION	406.2
3rd FLOOR ELEVATION	416.5

BUILDING 6	
1st FLOOR ELEVATION	397.2
2nd FLOOR ELEVATION	406.9
3rd FLOOR ELEVATION	417.2

NOTE: THESE ELEVATIONS REFLECT THE USGS VERTICAL DATUM AND ARE ALSO SHOWN ON THE EXTERIOR ELEVATION SHEET A14.3.

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 1 & 6 FIRST & SECOND FLOOR PLANS
A14

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON · ROSEVILLE

R3 STUDIOS

LICENSED ARCHITECT
JENNIFER MADDOX
No. C-32960
REN. 08/31/2027
STATE OF CALIFORNIA

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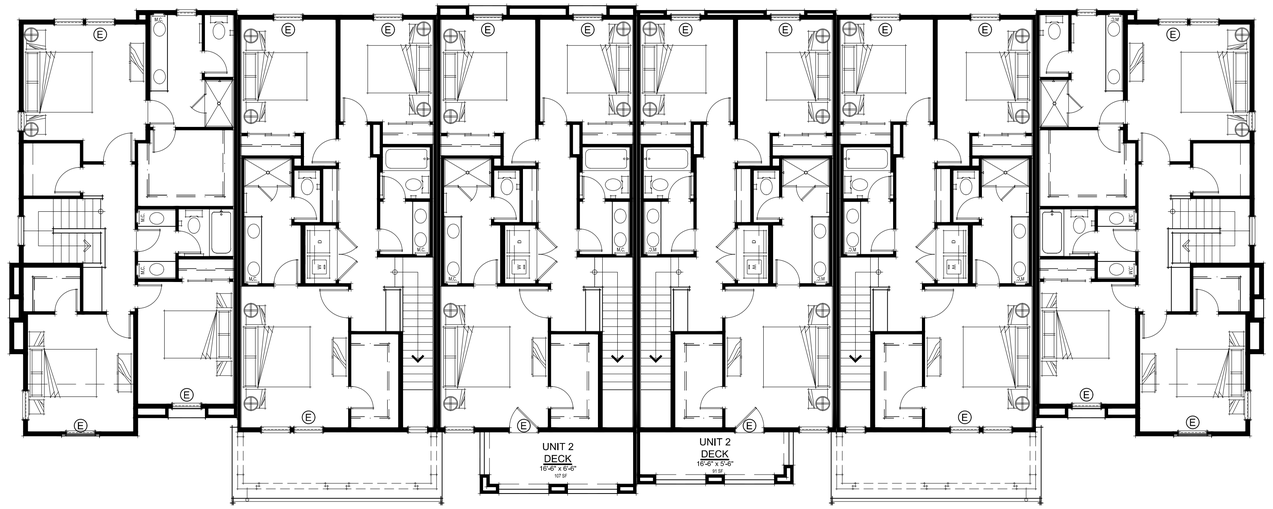
BUILDING 1	
1st FLOOR ELEVATION	396.5
2nd FLOOR ELEVATION	406.2
3rd FLOOR ELEVATION	416.5

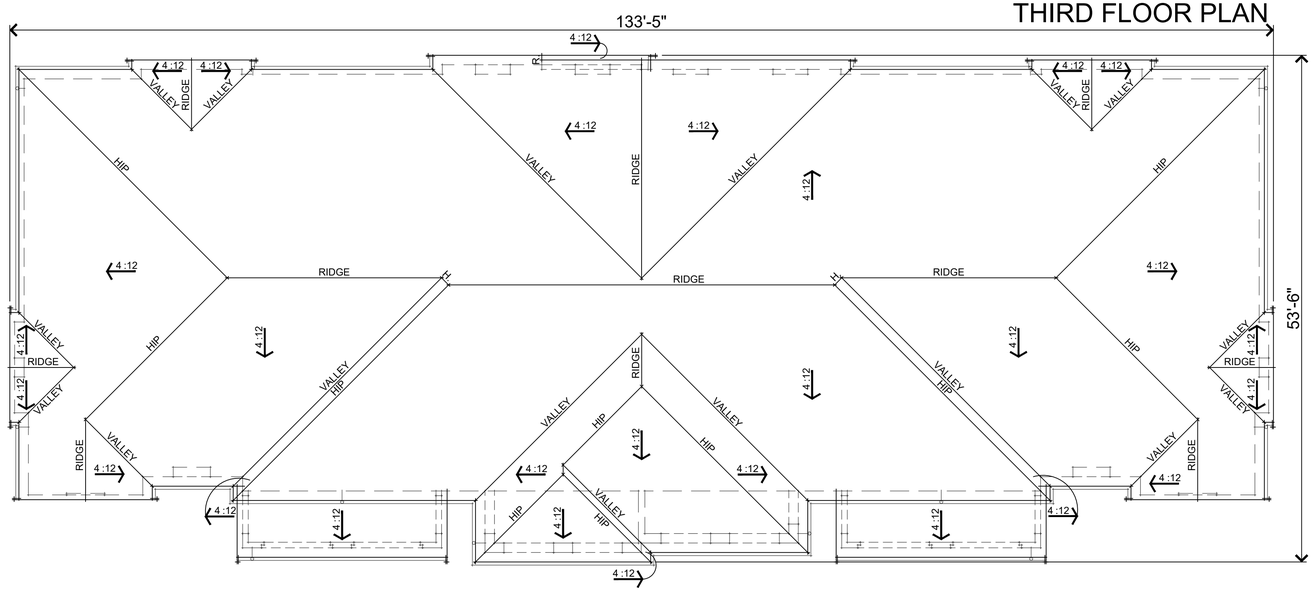
BUILDING 6	
1st FLOOR ELEVATION	397.2
2nd FLOOR ELEVATION	406.9
3rd FLOOR ELEVATION	417.2

NOTE: THESE ELEVATIONS REFLECT THE USGS VERTICAL DATUM AND ARE ALSO SHOWN ON THE EXTERIOR ELEVATION SHEET A14.3.



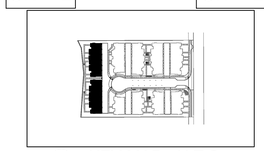
UNIT 3 | UNIT 2 | UNIT 2 | UNIT 2R | UNIT 2R | UNIT 3R

THIRD FLOOR PLAN



UNIT 3 | UNIT 2 | UNIT 2 | UNIT 2R | UNIT 2R | UNIT 3R

NOTE: THERE IS NO ROOFTOP MECHANICAL EQUIPMENT IN THIS PROJECT. MECHANICAL EQUIPMENT IS HOUSED IN UNIT ATTICS.



KEY MAP - N.T.S.

ROOF PLAN

REFER TO UNIT FLOOR PLANS FOR ADDITIONAL DIMENSIONS

0 2' 4' 6' 8' 16'

381.078 10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 1 & 6 THIRD FLOOR & ROOF PLANS
A14.1

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LICENSED ARCHITECT
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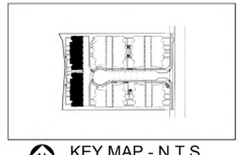
UNIT 3 | UNIT 2 | UNIT 2 | UNIT 2R | UNIT 2R | UNIT 3R

NOTE: THIS IS INTENDED TO BE A PICTORIAL ELEVATION ONLY.
DIMENSIONS & NOTES REQUESTED IN PLANNING COMMENTS FOR ALL
4 SIDES OF THIS BUILDING ARE SHOWN ON THE NEXT SHEET.



KEY MAP - N.T.S.

SEE ARCHITECTURAL SITE PLAN
FOR BUILDING SPECIFIC COLOR
SCHEMES

0 1' 2' 3' 4' 8'

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January 12, 2026

BUILDING 1 & 6 FRONT ELEVATION
A14.2

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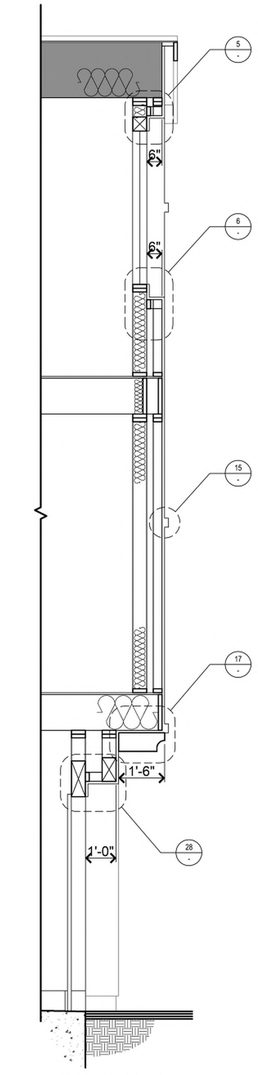
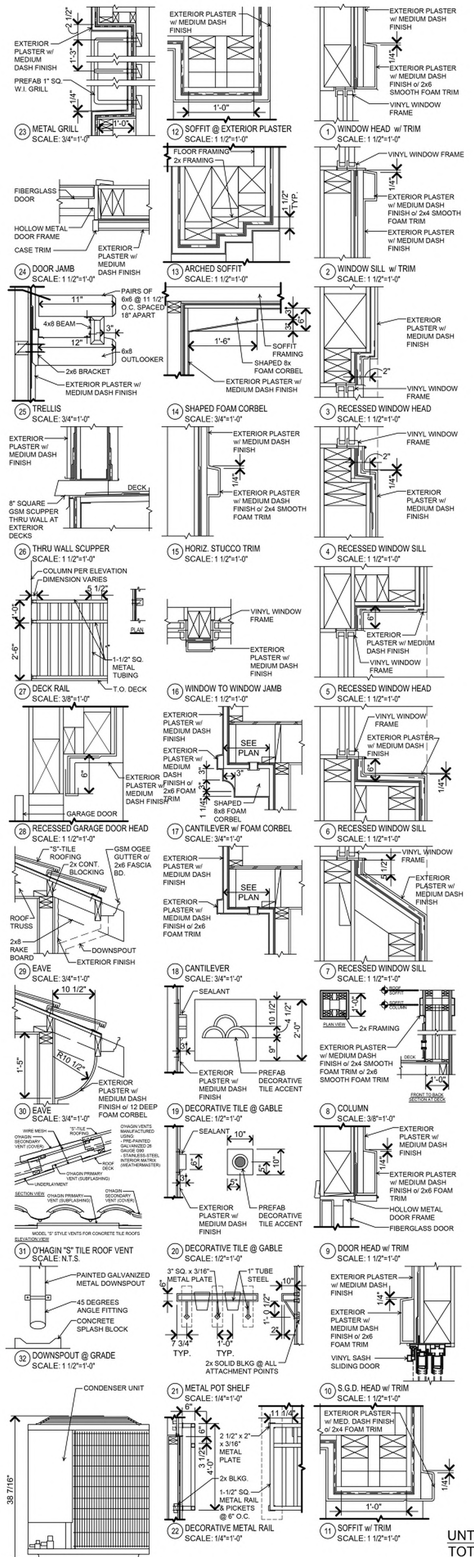
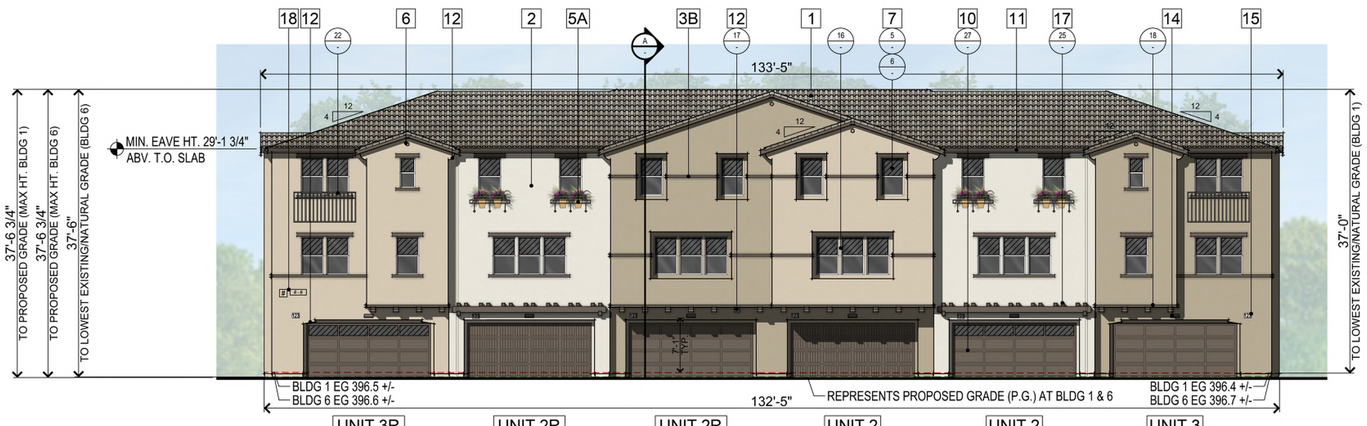


BUILDING
WALL SECTION (A)
SCALE: 1/2" = 1'-0"

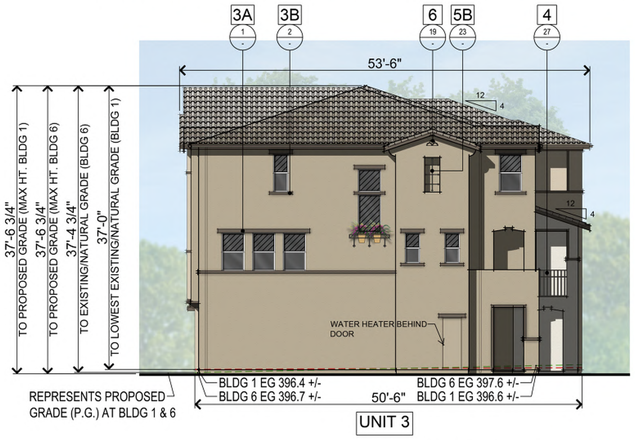




REAR ELEVATION

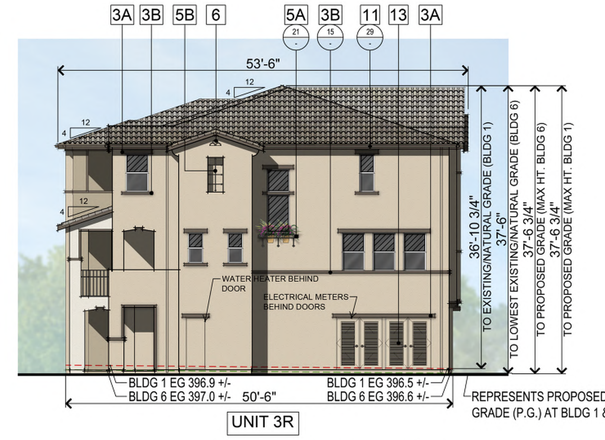
NOTE: THERE IS NO ROOFTOP MECHANICAL EQUIPMENT IN THIS PROJECT. MECHANICAL EQUIPMENT IS HOUSED IN UNIT ATTICS.

UNTREATED GLAZING CALCULATION - REAR ELEV.
TOTAL UNTREATED GLAZING AREA - 218 S.F. = 5.5% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 3993 S.F. FOR BIRD SAFE MEASURES



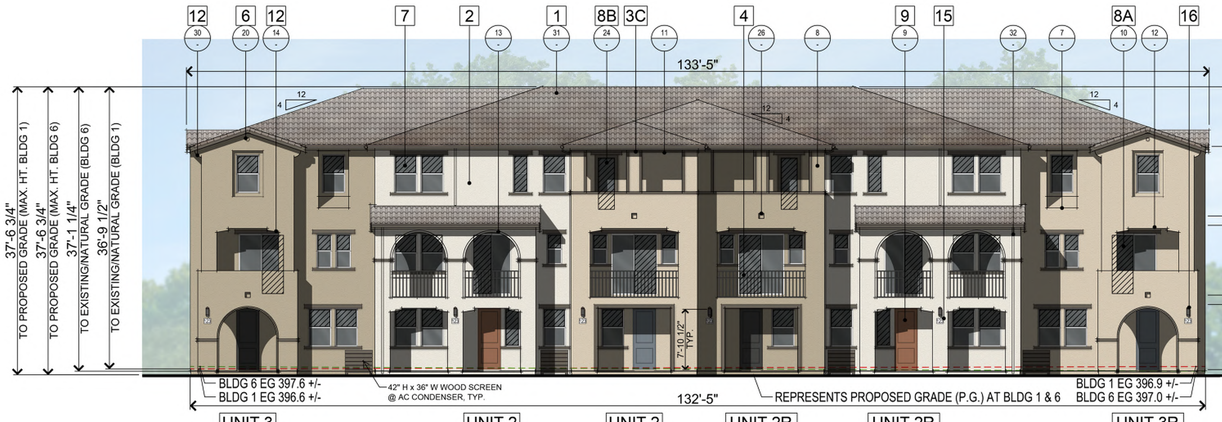
LEFT ELEVATION

UNTREATED GLAZING CALCULATION - LEFT ELEV.
TOTAL UNTREATED GLAZING AREA - 51 S.F. = 3.9% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 1303 S.F. FOR BIRD SAFETY MEASURES



RIGHT ELEVATION

UNTREATED GLAZING CALCULATION - RIGHT ELEV.
TOTAL UNTREATED GLAZING AREA - 51 S.F. = 3.9% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 1303 S.F. FOR BIRD SAFETY MEASURES



FRONT ELEVATION

MAIN ROOF HT. 36'-10 3/4" ABV. T.O. SLAB
BUILDING 6 434.1 +/-
BUILDING 1 433.4 +/-
TOP OF PLATE 29'-1 1/2" AT THIRD FLOOR ABV. T.O. SLAB
BUILDING 6 426.3 +/-
BUILDING 1 425.6 +/-
3rd FLOOR ELEVATION
BUILDING 6 417.2 +/-
BUILDING 1 416.5 +/-
TOP OF PLATE 18'-9 3/4" AT SECOND FLOOR ABV. T.O. SLAB
BUILDING 6 416.0 +/-
BUILDING 1 415.3 +/-
2nd FLOOR ELEVATION
BUILDING 6 406.9 +/-
BUILDING 1 406.2 +/-
TOP OF PLATE 8'-6" AT FIRST FLOOR ABV. T.O. SLAB
BUILDING 6 405.7 +/-
BUILDING 1 405.0 +/-
(P.G. TO T.O. SLAB = 8") T.O. SLAB 0'-0"
1st FLOOR ELEVATION
BUILDING 6 397.2 +/-
BUILDING 1 396.5 +/-
BLDG. 6 P.G. 396.5 +/- 0'-8"
BLDG. 1 P.G. 395.8 +/- 0'-8"

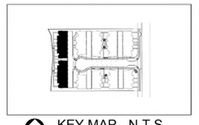
NOTE: T.O. SLAB = F.F. (FINISH FLOOR) @ 1st FLOOR

UNTREATED GLAZING CALCULATION - FRONT ELEV.
TOTAL UNTREATED GLAZING AREA - 355 S.F. = 9.6% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 3703 S.F. FOR BIRD SAFE MEASURES

UNTREATED GLAZING CALCULATION - FULL BUILDING
TOTAL UNTREATED GLAZING AREA = 675 S.F.
TOTAL FACADE AREA = 10,302 S.F.

TOTAL UNTREATED GLAZING AREA PER BUILDING = 6.5%

NOTE:
BIRD SAFE MEASURES AT ALL OPERABLE WINDOW AND GLAZED DOOR LOCATIONS UTILIZE INSECT SCREENS AT OPERABLE HALF AND HORIZONTAL MUNTIN/SASH PER CITY OF CUPERTINO LIST OF BIRD SAFE MEASURES



KEY MAP - N.T.S.

EXTERIOR MATERIALS
1 CONCRETE TILE "S" ROOFING
2 STUCCO w/ MEDIUM DASH FINISH
3A 2x6 SMOOTH FOAM TRIM, PAINT TO MATCH
3B 2x4 SMOOTH FOAM TRIM, PAINT TO MATCH
3C 2x SMOOTH FOAM CORNICE TRIM, PAINT TO MATCH
4 METAL RAILING
5A METAL POT SHELF
5B WROUGHT IRON GABLE ACCENT
6 CLAY TILE GABLE ACCENT
7 INSULATED VINYL WINDOW
8A VINYL SLIDING GLASS DOOR
8B FRENCH DOOR
9 FIBERGLASS FRONT DOOR
10 SECTIONAL FLUSH PANEL ROLL-UP GARAGE DOOR
11 METAL FASCIA GUTTER
12 DECORATIVE SHAPED HIGH DENSITY FOAM CORBEL
13 PAINTED METAL UTILITY DOOR
14 WALL PACK LIGHT
15 BACKLIT ADDRESS
16 WALL SCONCE LIGHT
17 DECORATIVE TRELLIS
18 BACKLIT BUILDING IDENTIFICATION NUMBER

UNTREATED GLAZING AT EACH ELEVATION (TYP.)

SEE ARCHITECTURAL SITE PLAN FOR BUILDING SPECIFIC COLOR SCHEMES

- BUILDING 1 EXISTING/NATURAL GRADE (EG)
- BUILDING 6 EXISTING/NATURAL GRADE (EG)

0 2' 4' 6' 8' 16'

381.078 10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 1 & 6 EXTERIOR ELEVATIONS
A14.3

SUMMERHILL HOMES
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R3 STUDIOS

LICENSED ARCHITECT JENNIFER WONG LIC. C-32960 REN. 08/31/2027 STATE OF CALIFORNIA

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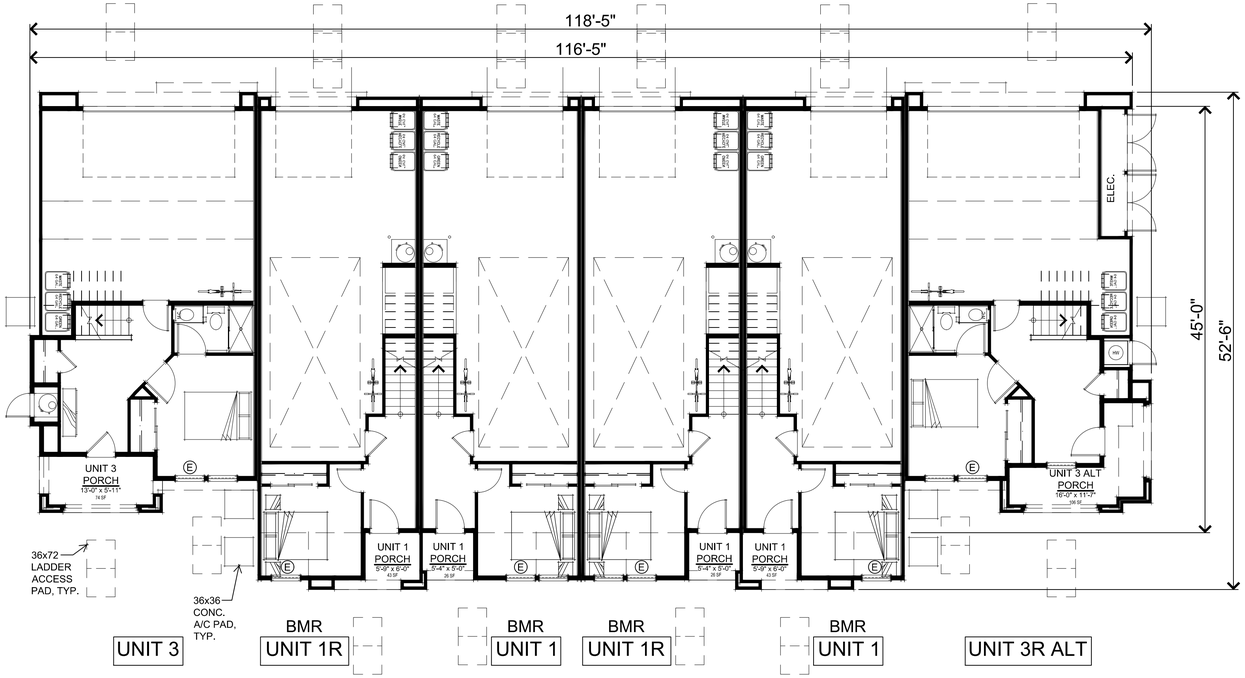
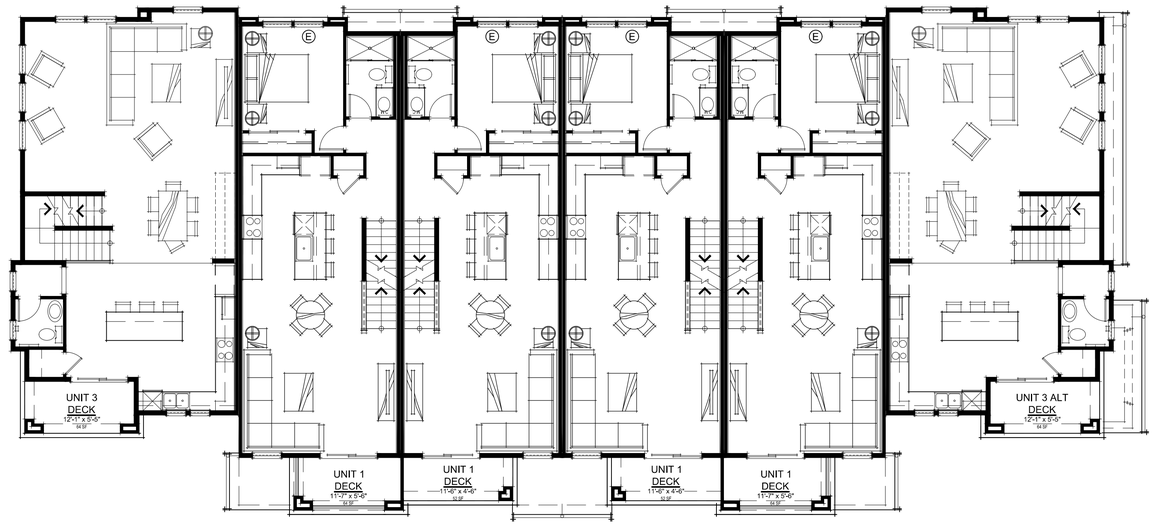
BUILDING 2	
1st FLOOR ELEVATION	396.4
2nd FLOOR ELEVATION	406.1
3rd FLOOR ELEVATION	416.4

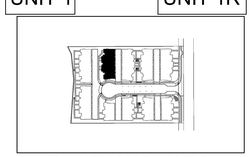
NOTE: THESE ELEVATIONS REFLECT THE USGS VERTICAL DATUM AND ARE ALSO SHOWN ON THE EXTERIOR ELEVATION SHEET A15.3.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



KEY MAP - N.T.S.

NOTE: SEE SHT. A07 FOR UNIT 1 BELOW MARKET RATE DISTRIBUTION ACROSS THE SITE.

REFER TO UNIT FLOOR PLANS FOR ADDITIONAL DIMENSIONS

0 2' 4' 6' 8' 16'

381.078 10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 2 FIRST & SECOND FLOOR PLANS
A15

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R3 STUDIOS

LICENSED ARCHITECT
JENNIFER MADDOX
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STATE OF CALIFORNIA

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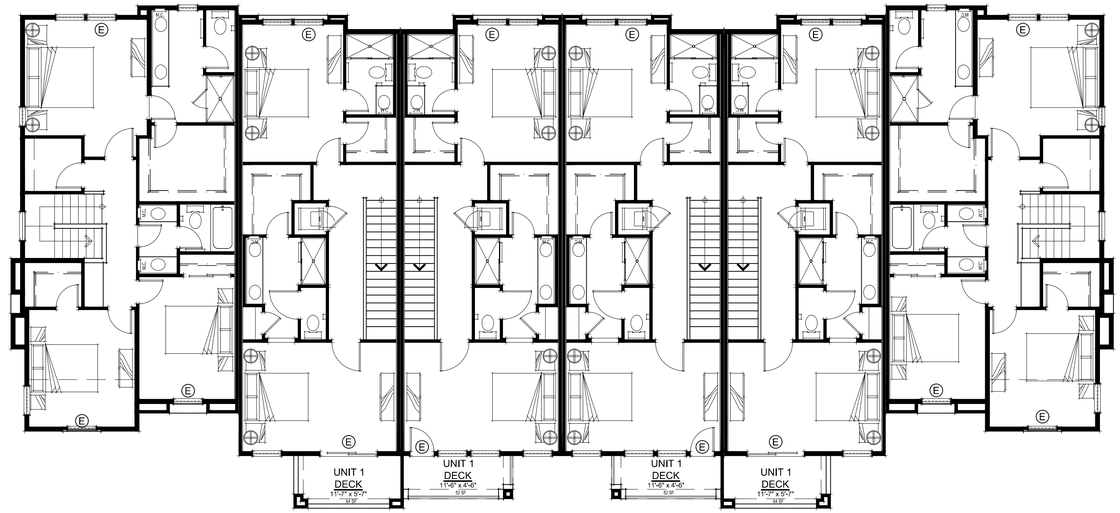
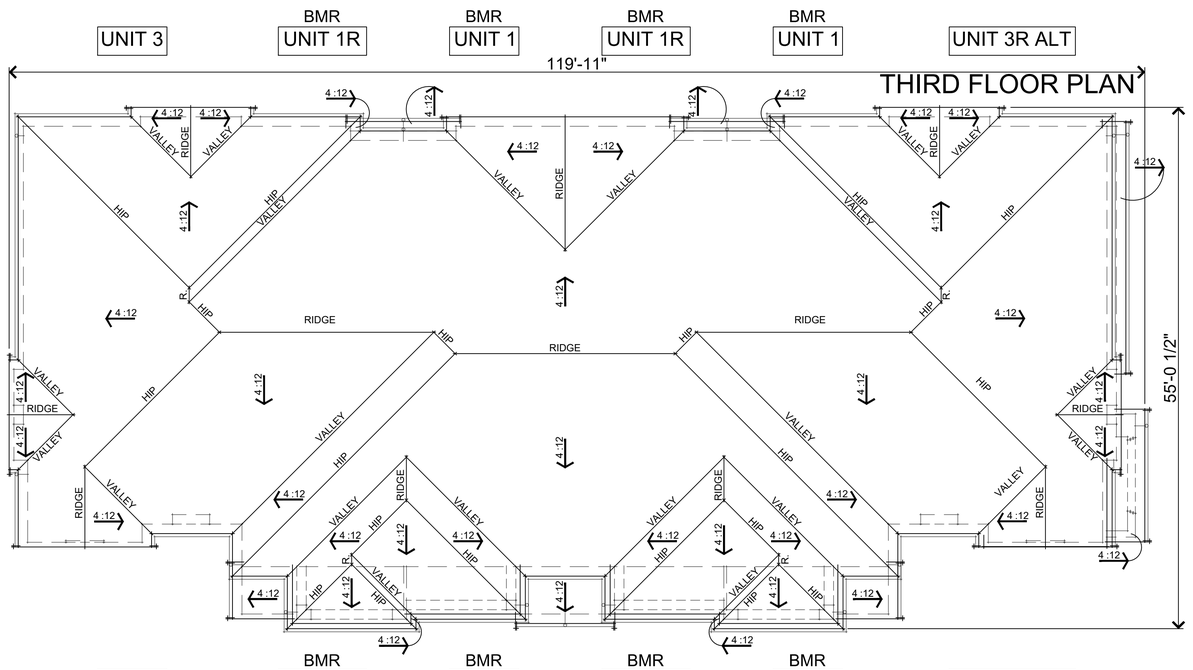
BUILDING 2	
1st FLOOR ELEVATION	396.4
2nd FLOOR ELEVATION	406.1
3rd FLOOR ELEVATION	416.4

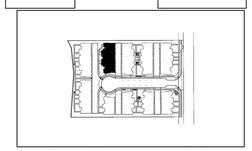
NOTE: THESE ELEVATIONS REFLECT THE USGS VERTICAL DATUM AND ARE ALSO SHOWN ON THE EXTERIOR ELEVATION SHEET A15.3.





THIRD FLOOR PLAN

NOTE: THERE IS NO ROOFTOP MECHANICAL EQUIPMENT IN THIS PROJECT. MECHANICAL EQUIPMENT IS HOUSED IN UNIT ATTICS.



KEY MAP - N.T.S.

NOTE: SEE SHT. A07 FOR UNIT 1 BELOW MARKET RATE DISTRIBUTION ACROSS THE SITE.

ROOF PLAN

REFER TO UNIT FLOOR PLANS FOR ADDITIONAL DIMENSIONS

0 2' 4' 6' 8' 16'

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 2 THIRD FLOOR & ROOF PLANS
A15.1

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R3 STUDIOS

LICENSED ARCHITECT JENNIFER WARD NO. C-32960 REN. 08/31/2027 STATE OF CALIFORNIA

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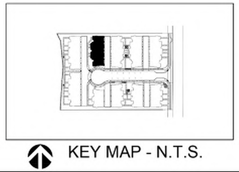
SDG architects

UNIT 3 | UNIT 1R | UNIT 1 | UNIT 1R | UNIT 1 | UNIT 3R ALT

NOTE: THIS IS INTENDED TO BE A PICTORIAL ELEVATION ONLY.
DIMENSIONS & NOTES REQUESTED IN PLANNING COMMENTS FOR ALL
4 SIDES OF THIS BUILDING ARE SHOWN ON THE NEXT SHEET.



KEY MAP - N.T.S.

SEE ARCHITECTURAL SITE PLAN
FOR BUILDING SPECIFIC COLOR
SCHEMES

0 1' 2' 3' 4' 8'

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 2 FRONT ELEVATION
A15.2

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R3 STUDIOS

LICENSED ARCHITECT
JENNIFER WALDO
No. C-32960
REN. 08/31/2027
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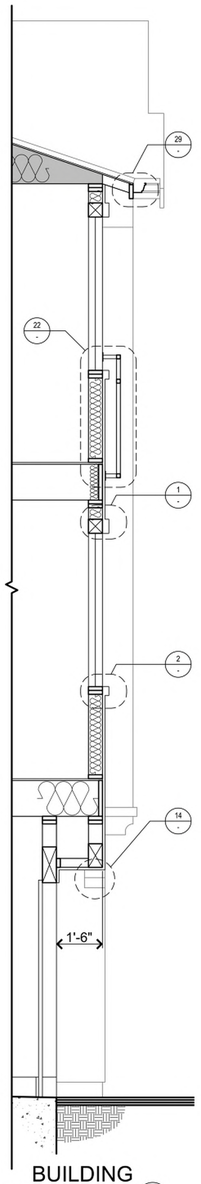
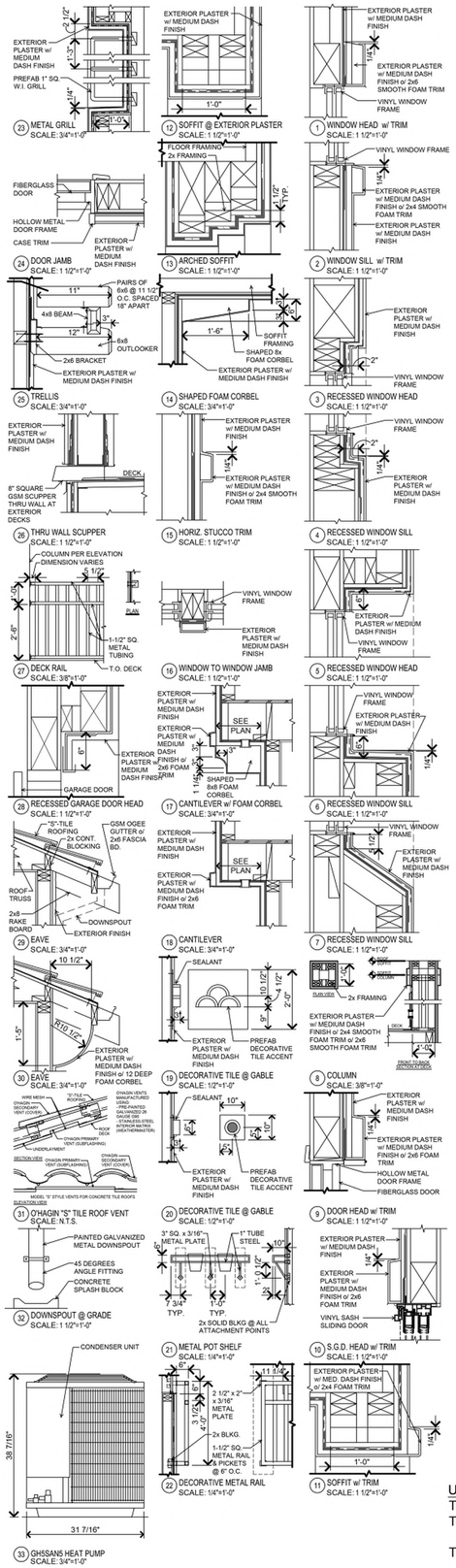
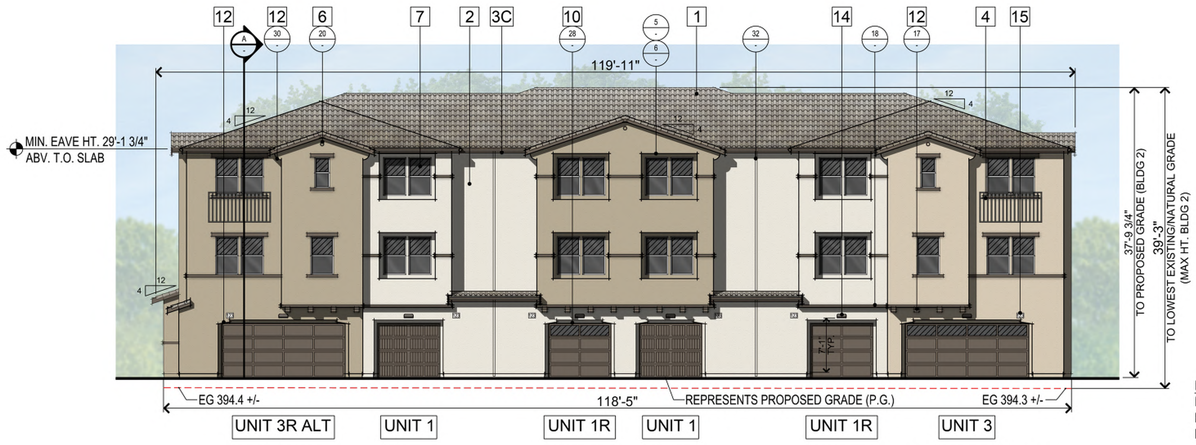


BUILDING WALL SECTION (A)
SCALE: 1/2" = 1'-0"

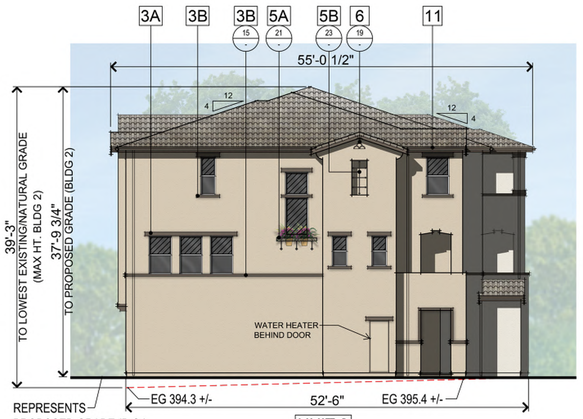




REAR ELEVATION

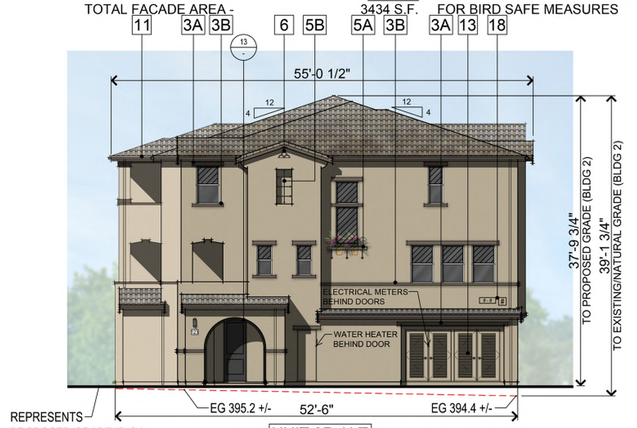
NOTE: THERE IS NO ROOFTOP MECHANICAL EQUIPMENT IN THIS PROJECT. MECHANICAL EQUIPMENT IS HOUSED IN UNIT ATTICS.

UNTREATED GLAZING CALCULATION - REAR ELEV.
TOTAL UNTREATED GLAZING AREA - 185 S.F. = 5.4% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 3434 S.F. FOR BIRD SAFE MEASURES



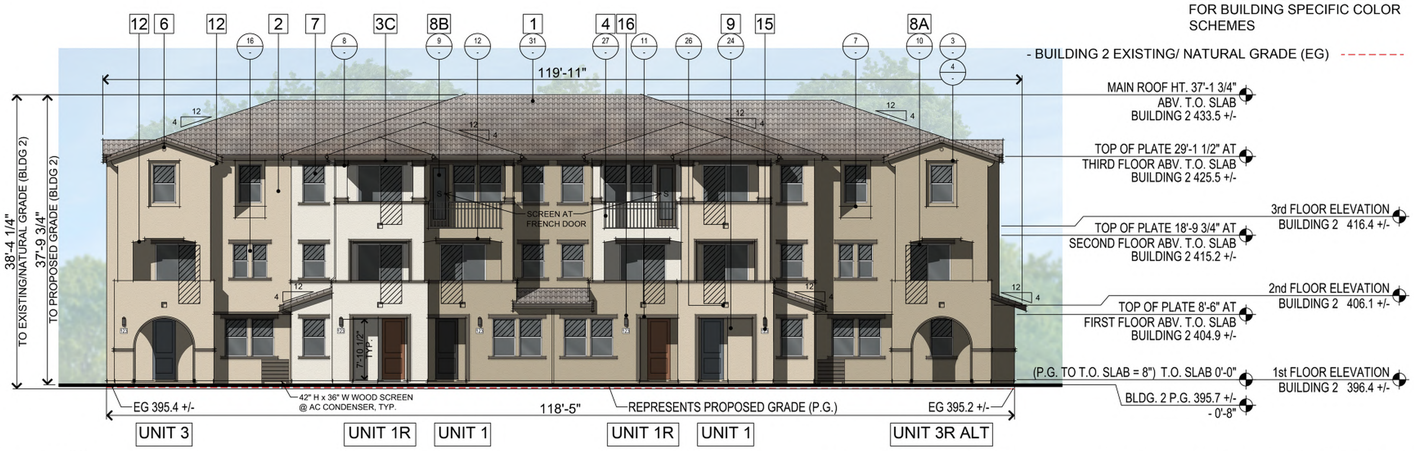
LEFT ELEVATION

UNTREATED GLAZING CALCULATION - LEFT ELEV.
TOTAL UNTREATED GLAZING AREA - 51 S.F. = 3.9% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 1303 S.F. FOR BIRD SAFETY MEASURES



RIGHT ELEVATION

UNTREATED GLAZING CALCULATION - RIGHT ELEV.
TOTAL UNTREATED GLAZING AREA - 51 S.F. = 4.1% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 1241 S.F. FOR BIRD SAFETY MEASURES



FRONT ELEVATION

NOTE: T.O. SLAB = F.F. (FINISH FLOOR) @ 1st FLOOR

UNTREATED GLAZING CALCULATION - FRONT ELEV.
TOTAL UNTREATED GLAZING AREA - 332 S.F. = 9.8% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 3401 S.F. FOR BIRD SAFE MEASURES

EXTERIOR MATERIALS

1	CONCRETE TILE "S" ROOFING
2	STUCCO w/ MEDIUM DASH FINISH
3A	2x6 SMOOTH FOAM TRIM, PAINT TO MATCH
3B	2x4 SMOOTH FOAM TRIM, PAINT TO MATCH
3C	2x SMOOTH FOAM CORNICE TRIM, PAINT TO MATCH
4	METAL RAILING
5A	METAL POT SHELF
5B	WROUGHT IRON GABLE ACCENT
6	CLAY TILE GABLE ACCENT
7	INSULATED VINYL WINDOW
8A	VINYL SLIDING GLASS DOOR
8B	FRENCH DOOR
9	FIBERGLASS FRONT DOOR
10	SECTIONAL FLUSH PANEL ROLL-UP GARAGE DOOR
11	METAL FASCIA GUTTER
12	DECORATIVE SHAPED HIGH DENSITY FOAM CORBEL
13	PAINTED METAL UTILITY DOOR
14	WALL PACK LIGHT
15	BACKLIT ADDRESS
16	WALL SCONCE LIGHT
17	DECORATIVE TRELLIS
18	BACKLIT BUILDING IDENTIFICATION NUMBER

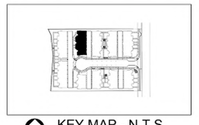
UNTREATED GLAZING AT EACH ELEVATION (TYP.)

SEE ARCHITECTURAL SITE PLAN FOR BUILDING SPECIFIC COLOR SCHEMES

UNTREATED GLAZING CALCULATION - FULL BUILDING
TOTAL UNTREATED GLAZING AREA = 619 S.F.
TOTAL FACADE AREA = 9,379 S.F.

TOTAL UNTREATED GLAZING AREA PER BUILDING = 6.6%

NOTE:
BIRD SAFE MEASURES AT ALL OPERABLE WINDOW AND GLAZED DOOR LOCATIONS UTILIZE INSECT SCREENS AT OPERABLE HALF AND HORIZONTAL MUNTIN/SASH PER CITY OF CUPERTINO LIST OF BIRD SAFE MEASURES



KEY MAP - N.T.S.

0 2' 4' 6' 8' 16'

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

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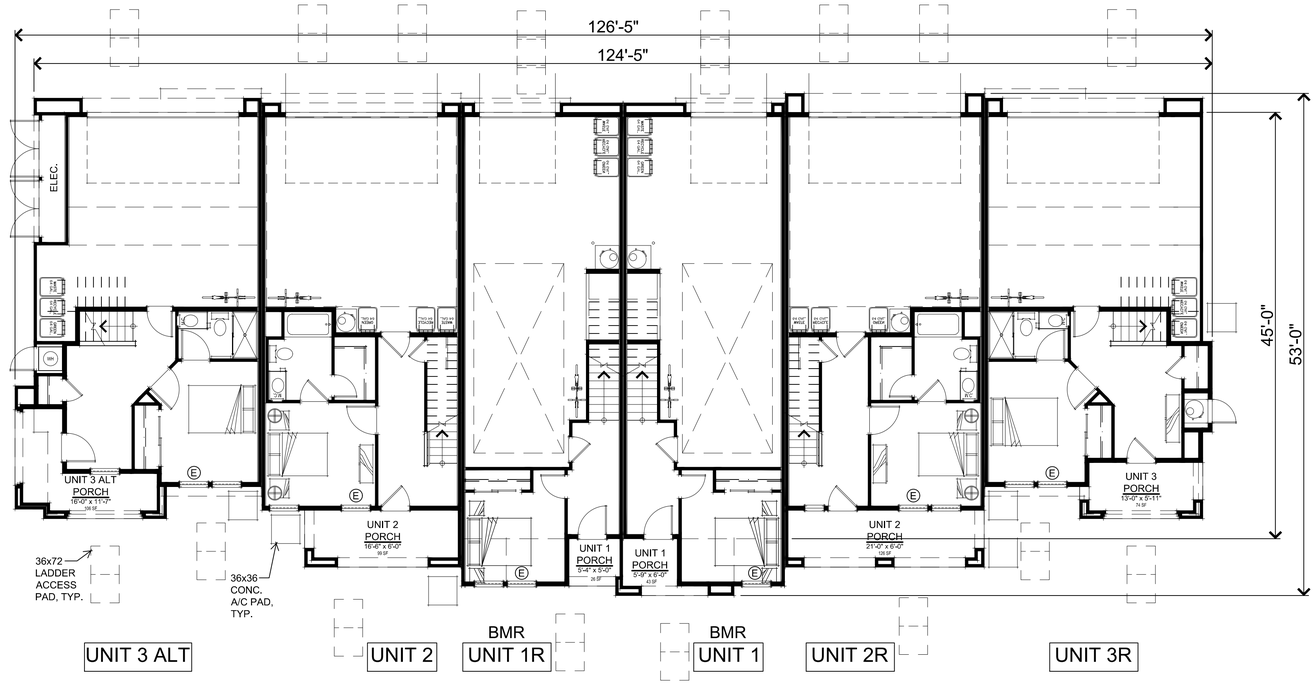
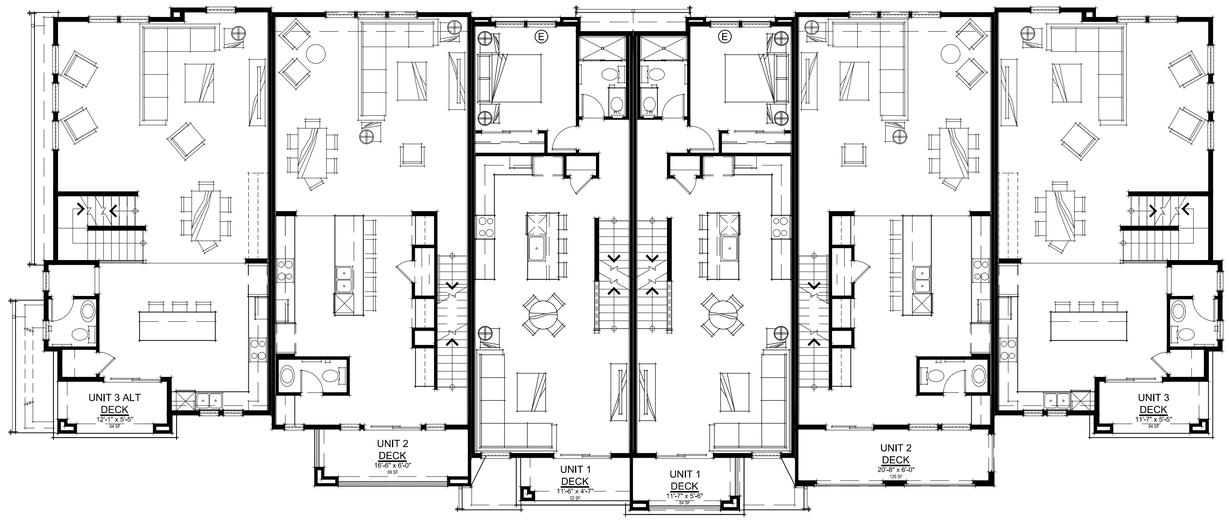
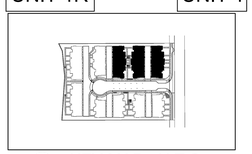
BUILDING 2 EXTERIOR ELEVATIONS
A15.3



FIRST FLOOR PLAN



SECOND FLOOR PLAN



KEY MAP - N.T.S.

BUILDING 3	
1st FLOOR ELEVATION	396.3
2nd FLOOR ELEVATION	406.0
3rd FLOOR ELEVATION	416.3

BUILDING 4	
1st FLOOR ELEVATION	393.6
2nd FLOOR ELEVATION	403.3
3rd FLOOR ELEVATION	413.6

BUILDING 5	
1st FLOOR ELEVATION	393.4
2nd FLOOR ELEVATION	403.1
3rd FLOOR ELEVATION	413.4

NOTE: THESE ELEVATIONS REFLECT THE USGS VERTICAL DATUM AND ARE ALSO SHOWN ON THE EXTERIOR ELEVATION SHEET A16.3.

NOTE: SEE SHT. A07 FOR UNIT 1 BELOW MARKET RATE DISTRIBUTION ACROSS THE SITE.

REFER TO UNIT FLOOR PLANS FOR ADDITIONAL DIMENSIONS

0 2' 4' 6' 8' 16'

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 3, 4 & 5 FIRST & SECOND FLOOR PLANS
A16

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SAN RAMON • ROSEVILLE

R3 STUDIOS

LICENSED ARCHITECT
JENNIFER MAGRO
No. C-32960
REN. 08/31/2027
STATE OF CALIFORNIA

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Brentwood, CA 94513
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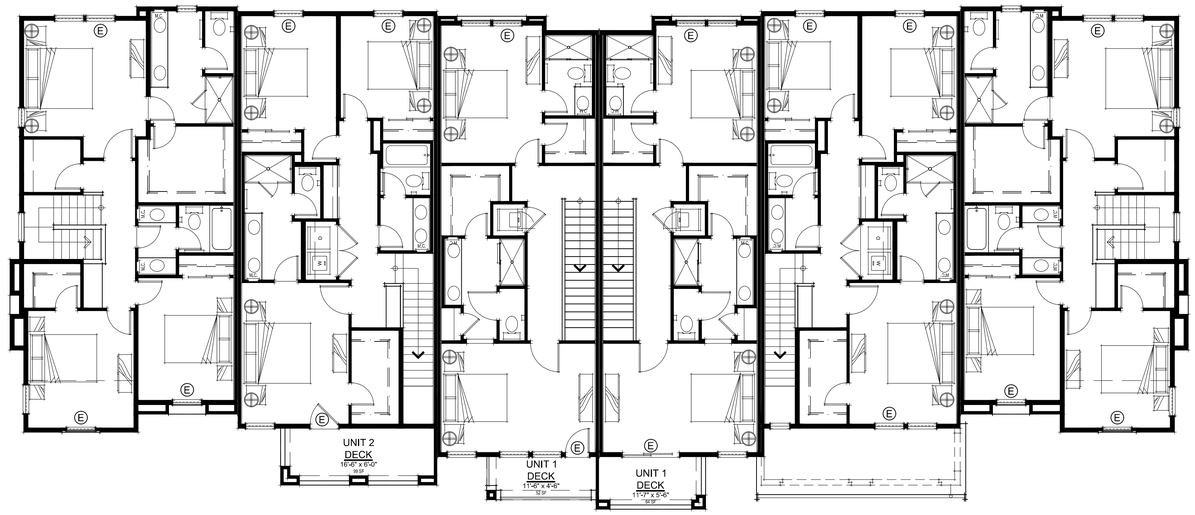
BUILDING 3	
1st FLOOR ELEVATION	396.3
2nd FLOOR ELEVATION	406.0
3rd FLOOR ELEVATION	416.3

BUILDING 4	
1st FLOOR ELEVATION	393.6
2nd FLOOR ELEVATION	403.3
3rd FLOOR ELEVATION	413.6

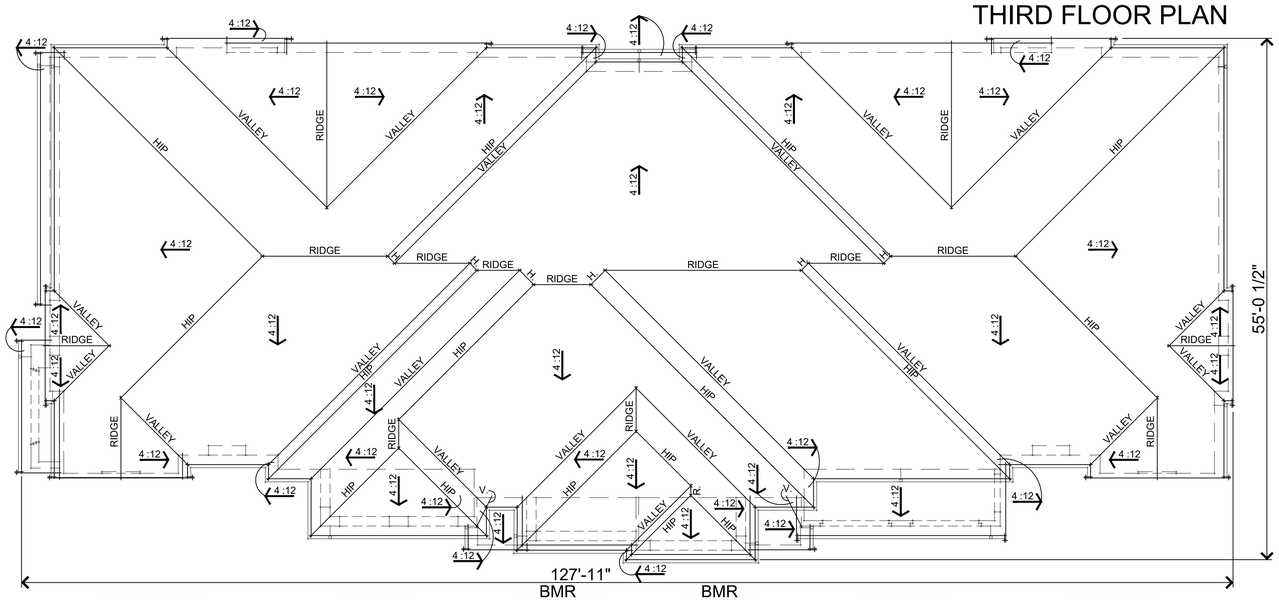
BUILDING 5	
1st FLOOR ELEVATION	393.4
2nd FLOOR ELEVATION	403.1
3rd FLOOR ELEVATION	413.4

NOTE: THESE ELEVATIONS REFLECT THE USGS VERTICAL DATUM AND ARE ALSO SHOWN ON THE EXTERIOR ELEVATION SHEET A16.3.



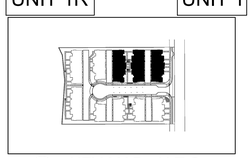
UNIT 3 ALT | UNIT 2 | BMR UNIT 1R | BMR UNIT 1 | UNIT 2R | UNIT 3R

THIRD FLOOR PLAN



UNIT 3 ALT | UNIT 2 | BMR UNIT 1R | BMR UNIT 1 | UNIT 2R | UNIT 3R

NOTE: THERE IS NO ROOFTOP MECHANICAL EQUIPMENT IN THIS PROJECT. MECHANICAL EQUIPMENT IS HOUSED IN UNIT ATTICS.



KEY MAP - N.T.S.

NOTE: SEE SHT. A07 FOR UNIT 1 BELOW MARKET RATE DISTRIBUTION ACROSS THE SITE.

ROOF PLAN

REFER TO UNIT FLOOR PLANS FOR ADDITIONAL DIMENSIONS

0 2' 4' 6' 8' 16'

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 3, 4 & 5 THIRD FLOOR & ROOF PLANS
A16.1

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SAN RAMON • ROSEVILLE

R3 STUDIOS

LICENSED ARCHITECT
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REN. 08/31/2027
STATE OF CALIFORNIA

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Brentwood, CA 94513
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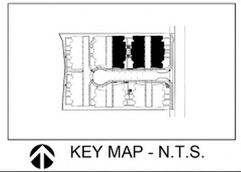
SDG architects

UNIT 3 ALT | UNIT 2 | UNIT 1R | UNIT 1 | UNIT 2R | UNIT 3R

NOTE: THIS IS INTENDED TO BE A PICTORIAL ELEVATION ONLY.
DIMENSIONS & NOTES REQUESTED IN PLANNING COMMENTS FOR ALL
4 SIDES OF THIS BUILDING ARE SHOWN ON THE NEXT SHEET.



KEY MAP - N.T.S.

SEE ARCHITECTURAL SITE PLAN
FOR BUILDING SPECIFIC COLOR
SCHEMES

0 1' 2' 3' 4' 8'

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 3, 4 & 5 FRONT ELEVATION
A16.2

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R3 STUDIOS

LICENSED ARCHITECT
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STATE OF CALIFORNIA

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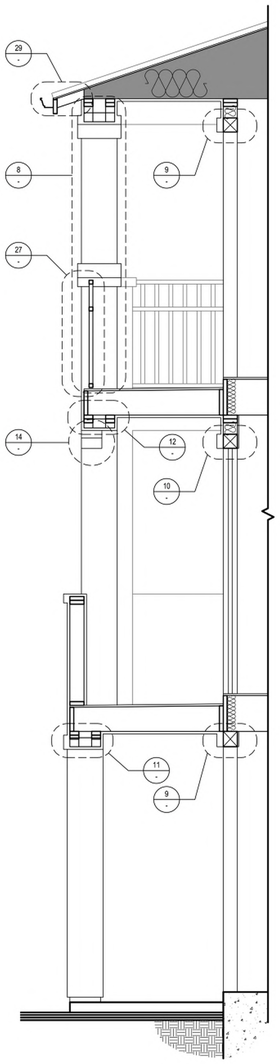
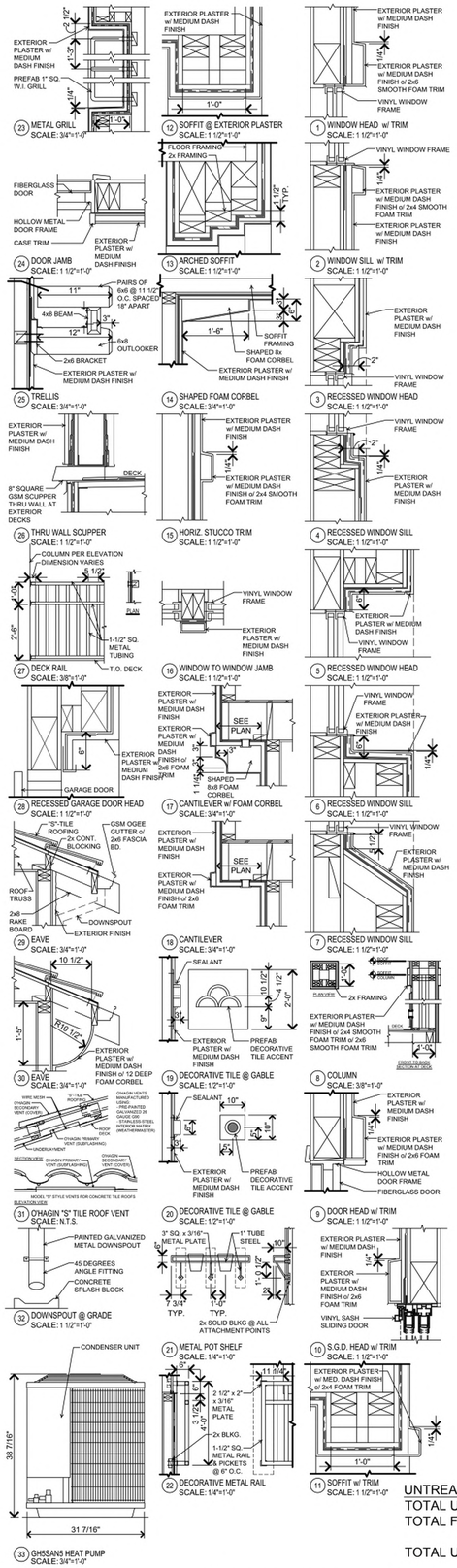
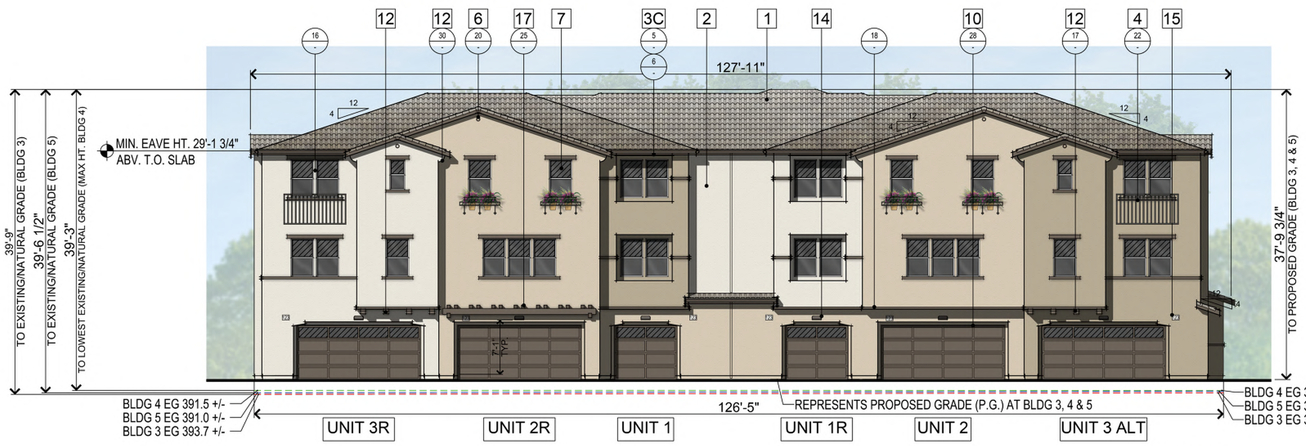


BUILDING WALL SECTION (A)
SCALE: 1/2" = 1'-0"

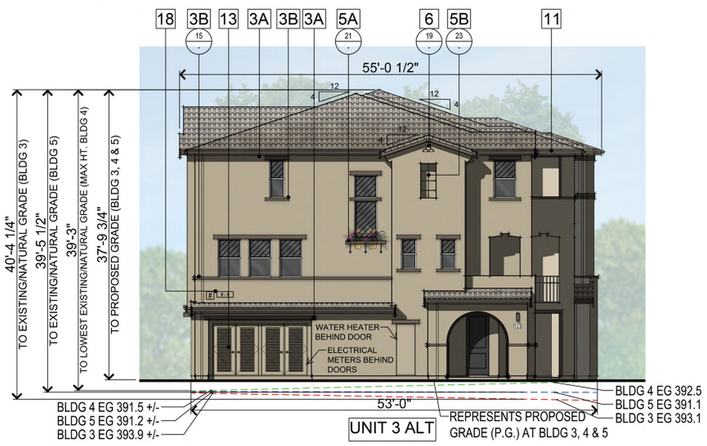




REAR ELEVATION

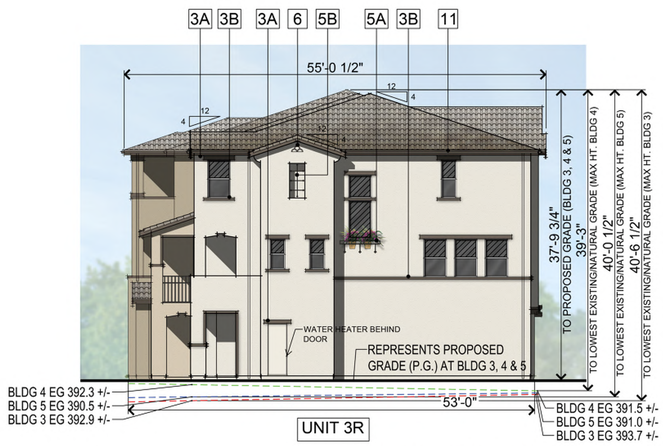
NOTE: THERE IS NO ROOFTOP MECHANICAL EQUIPMENT IN THIS PROJECT. MECHANICAL EQUIPMENT IS HOUSED IN UNIT ATTICS.

UNTREATED GLAZING CALCULATION - REAR ELEV.
TOTAL UNTREATED GLAZING AREA - 226 S.F. = 6.0% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 3767 S.F. FOR BIRD SAFE MEASURES



LEFT ELEVATION

UNTREATED GLAZING CALCULATION - LEFT ELEV.
TOTAL UNTREATED GLAZING AREA - 51 S.F. = 4.1% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 1241 S.F. FOR BIRD SAFETY MEASURES



RIGHT ELEVATION

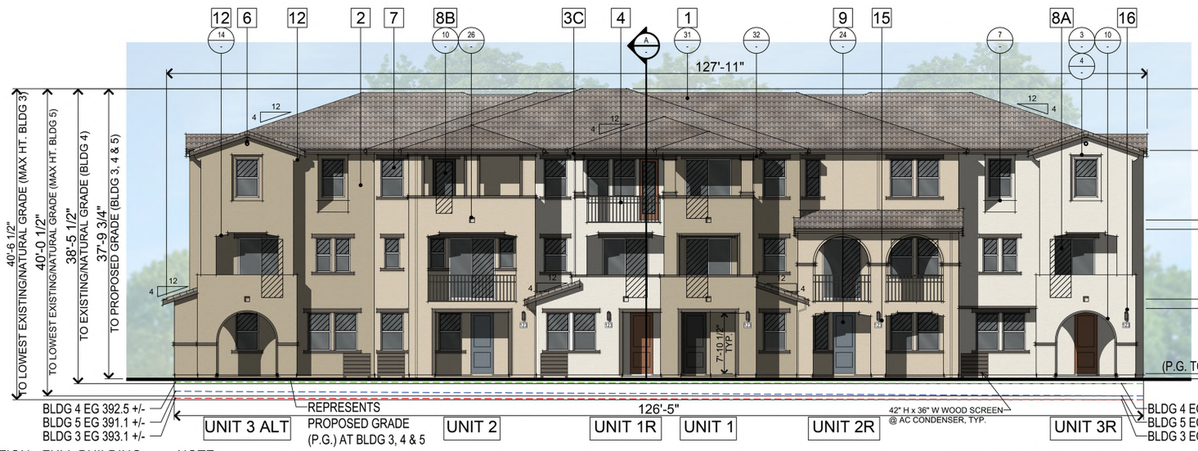
UNTREATED GLAZING CALCULATION - RIGHT ELEV.
TOTAL UNTREATED GLAZING AREA - 51 S.F. = 3.9% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 1303 S.F. FOR BIRD SAFETY MEASURES

EXTERIOR MATERIALS

1	CONCRETE TILE "S" ROOFING
2	STUCCO w/ MEDIUM DASH FINISH
3A	2x6 SMOOTH FOAM TRIM, PAINT TO MATCH
3B	2x4 SMOOTH FOAM TRIM, PAINT TO MATCH
3C	2x SMOOTH FOAM CORNICE TRIM, PAINT TO MATCH
4	METAL RAILING
5A	METAL POT SHELF
5B	WROUGHT IRON GABLE ACCENT
6	CLAY TILE GABLE ACCENT
7	INSULATED VINYL WINDOW
8A	VINYL SLIDING GLASS DOOR
8B	FRENCH DOOR
9	FIBERGLASS FRONT DOOR
10	SECTIONAL FLUSH PANEL ROLL-UP GARAGE DOOR
11	METAL FASCIA GUTTER
12	DECORATIVE SHAPED HIGH DENSITY FOAM CORBEL
13	PAINTED METAL UTILITY DOOR
14	WALL PACK LIGHT
15	BACKLIT ADDRESS
16	WALL SCONCE LIGHT
17	DECORATIVE TRELLIS
18	BACKLIT BUILDING IDENTIFICATION NUMBER

UNTREATED GLAZING AT EACH ELEVATION (TYP.)

SEE ARCHITECTURAL SITE PLAN FOR BUILDING SPECIFIC COLOR SCHEMES



- BUILDING 3 EXISTING/NATURAL GRADE (EG)
- BUILDING 4 EXISTING/NATURAL GRADE (EG)
- BUILDING 5 EXISTING/NATURAL GRADE (EG)

MAIN ROOF HT. 37'-1 3/4"
ABV. T.O. SLAB
BUILDING 5 430.6 +/-
BUILDING 4 430.8 +/-
BUILDING 3 433.5 +/-

TOP OF PLATE 29'-1 1/2" AT THIRD FLOOR ABV. T.O. SLAB
BUILDING 5 422.5 +/-
BUILDING 4 422.7 +/-
BUILDING 3 425.4 +/-

3rd FLOOR ELEVATION
BUILDING 5 413.4 +/-
BUILDING 4 413.6 +/-
BUILDING 3 416.3 +/-

TOP OF PLATE 18'-9 3/4" AT SECOND FLOOR ABV. T.O. SLAB
BUILDING 5 412.2 +/-
BUILDING 4 412.4 +/-
BUILDING 3 415.1 +/-

2nd FLOOR ELEVATION
BUILDING 5 403.1 +/-
BUILDING 4 403.3 +/-
BUILDING 3 406.0 +/-

TOP OF PLATE 8'-6" AT FIRST FLOOR ABV. T.O. SLAB
BUILDING 5 401.9 +/-
BUILDING 4 402.1 +/-
BUILDING 3 404.8 +/-

(P.G. TO T.O. SLAB = 8") T.O. SLAB 0'-0"
BLDG. 3 P.G. 395.6 +/- 0'-8"
BLDG. 4 P.G. 392.9 +/- 0'-8"
BLDG. 5 P.G. 392.7 +/- 0'-8"

1st FLOOR ELEVATION
BUILDING 5 393.4 +/-
BUILDING 4 393.6 +/-
BUILDING 3 396.3 +/-

NOTE: T.O. SLAB = F.F. (FINISH FLOOR) @ 1st FLOOR

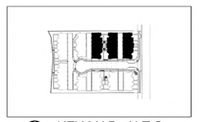
FRONT ELEVATION

UNTREATED GLAZING CALCULATION - FRONT ELEV.
TOTAL UNTREATED GLAZING AREA - 357 S.F. = 10.0% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 3568 S.F. FOR BIRD SAFE MEASURES

UNTREATED GLAZING CALCULATION - FULL BUILDING
TOTAL UNTREATED GLAZING AREA = 685 S.F.
TOTAL FACADE AREA = 9,879 S.F.

TOTAL UNTREATED GLAZING AREA PER BUILDING = 6.9%

NOTE:
BIRD SAFE MEASURES AT ALL OPERABLE WINDOW AND GLAZED DOOR LOCATIONS UTILIZE INSECT SCREENS AT OPERABLE HALF AND HORIZONTAL MUNTIN/SASH PER CITY OF CUPERTINO LIST OF BIRD SAFE MEASURES



KEY MAP - N.T.S.

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 3, 4 & 5 EXTERIOR ELEVATIONS
A16.3

SUMMERHILL HOMES
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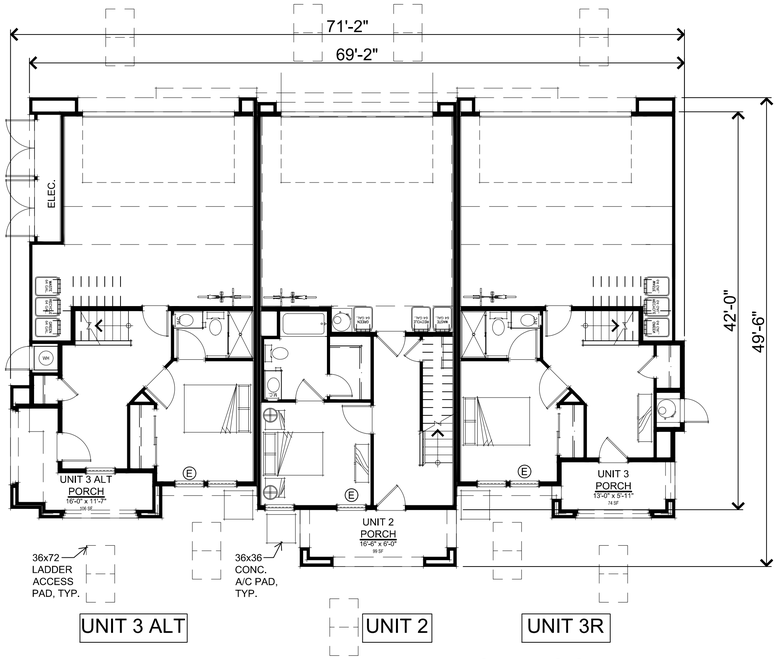
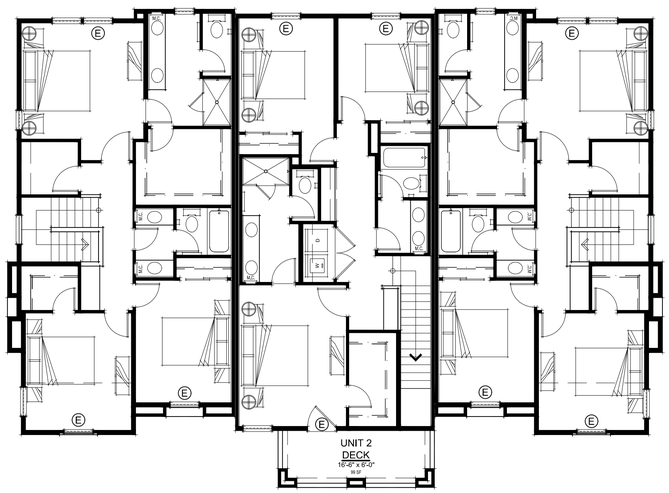
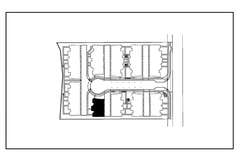


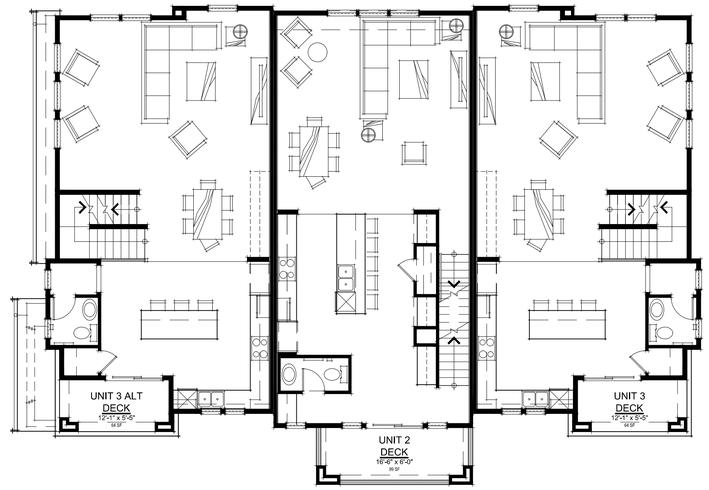
FIRST FLOOR PLAN



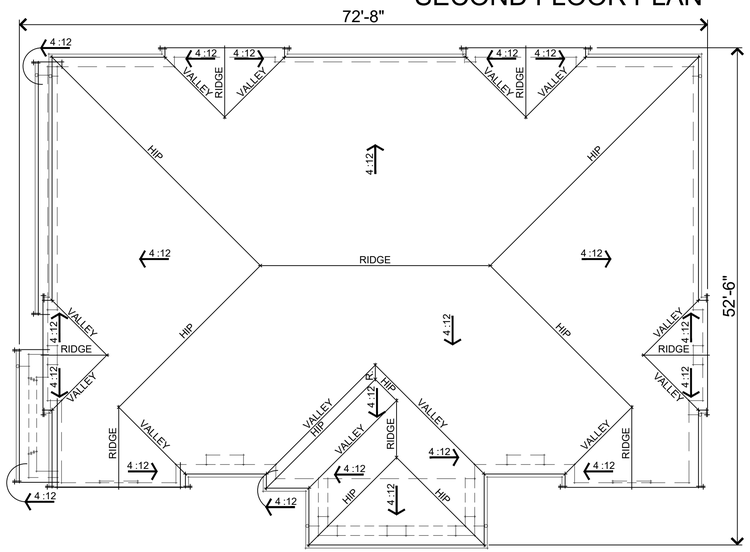
THIRD FLOOR PLAN



KEY MAP - N.T.S.



SECOND FLOOR PLAN



ROOF PLAN

BUILDING 7	
1st FLOOR ELEVATION	397.3
2nd FLOOR ELEVATION	407.0
3rd FLOOR ELEVATION	417.3

NOTE: THESE ELEVATIONS REFLECT THE USGS VERTICAL DATUM AND ARE ALSO SHOWN ON THE EXTERIOR ELEVATION SHEET A17.2.

NOTE: THERE IS NO ROOFTOP MECHANICAL EQUIPMENT IN THIS PROJECT. MECHANICAL EQUIPMENT IS HOUSED IN UNIT ATTICS.

REFER TO UNIT FLOOR PLANS FOR ADDITIONAL DIMENSIONS

0 2' 4' 6' 8' 16'

381.078 10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 7 FLOOR & ROOF PLANS
A17

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COMMUNITIES OF DISTINCTION
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650-857-0122

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R3 STUDIOS

LICENSED ARCHITECT JENNIFER WARD No. C-32980 REN. 08/31/2027 STATE OF CALIFORNIA

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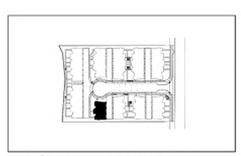
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects

UNIT 3 ALT | UNIT 2 | UNIT 3R

NOTE: THIS IS INTENDED TO BE A PICTORIAL ELEVATION ONLY.
DIMENSIONS & NOTES REQUESTED IN PLANNING COMMENTS FOR ALL
4 SIDES OF THIS BUILDING ARE SHOWN ON THE NEXT SHEET.



KEY MAP - N.T.S.

SEE ARCHITECTURAL SITE PLAN
FOR BUILDING SPECIFIC COLOR
SCHEMES

0 1' 2' 3' 4' 8'

381.078 10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 7 FRONT ELEVATION
A17.1

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LICENSED ARCHITECT
JENNIFER WARD
No. C-32960
REN. 08/31/2027
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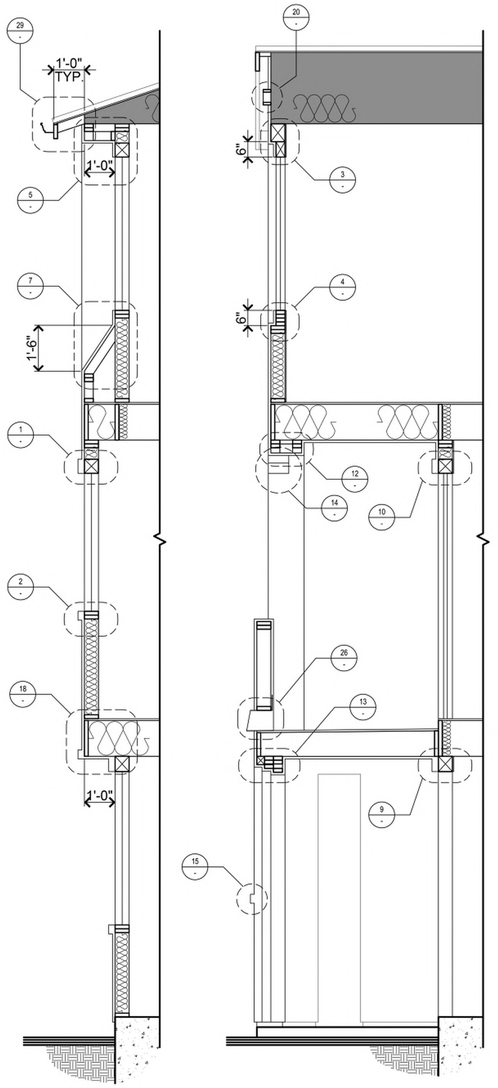
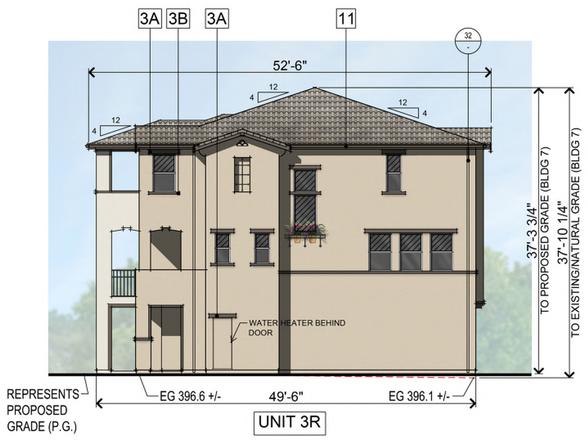


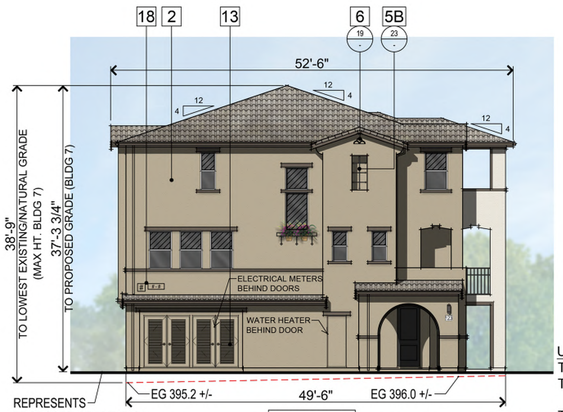
BUILDING WALL SECTION (B)
SCALE: 1/2" = 1'-0"

BUILDING WALL SECTION (A)
SCALE: 1/2" = 1'-0"



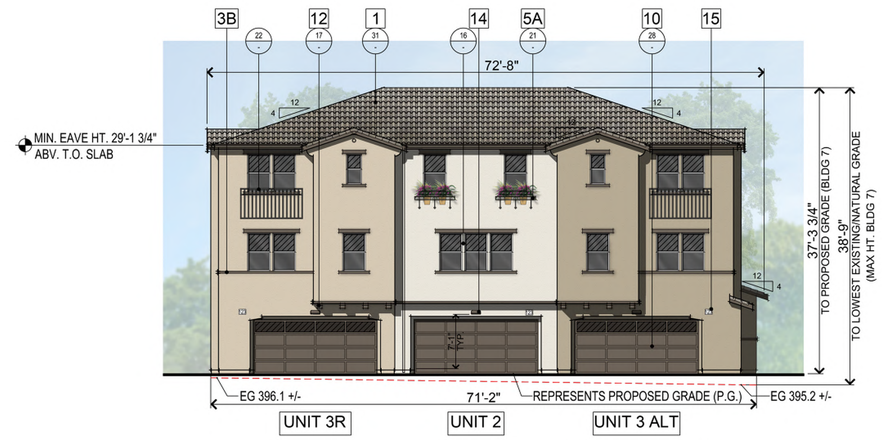
RIGHT ELEVATION

UNTREATED GLAZING CALCULATION - RIGHT ELEV.
TOTAL UNTREATED GLAZING AREA - 51 S.F. = 3.9% OF GLAZING IS
TOTAL FACADE AREA - 1303 S.F. UNTREATED FOR BIRD SAFE MEASURES



LEFT ELEVATION

UNTREATED GLAZING CALCULATION - LEFT ELEV.
TOTAL UNTREATED GLAZING AREA - 51 S.F. = 4.1% OF GLAZING IS
TOTAL FACADE AREA - 1241 S.F. UNTREATED FOR BIRD SAFE MEASURES



REAR ELEVATION

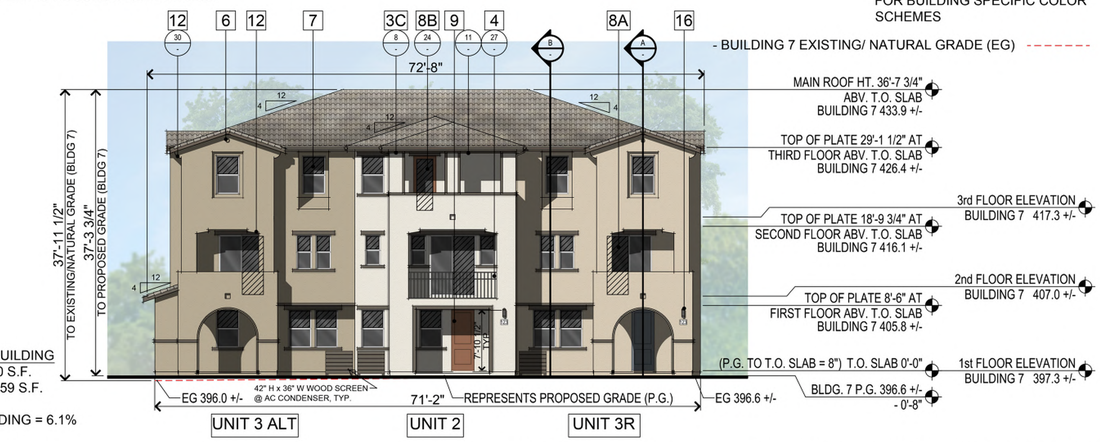
NOTE: THERE IS NO ROOFTOP MECHANICAL EQUIPMENT IN THIS PROJECT. MECHANICAL EQUIPMENT IS HOUSED IN UNIT ATTICS.

UNTREATED GLAZING CALCULATION - REAR ELEV.
TOTAL UNTREATED GLAZING AREA - 132 S.F. = 6.6% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 2000 S.F. FOR BIRD SAFETY MEASURES

UNTREATED GLAZING CALCULATION - FULL BUILDING
TOTAL UNTREATED GLAZING AREA = 400 S.F.
TOTAL FACADE AREA = 6,559 S.F.

TOTAL UNTREATED GLAZING AREA PER BUILDING = 6.1%

NOTE:
BIRD SAFE MEASURES AT ALL OPERABLE WINDOW AND GLAZED DOOR LOCATIONS UTILIZE INSECT SCREENS AT OPERABLE HALF AND HORIZONTAL MUNTIN/SASH PER CITY OF CUPERTINO LIST OF BIRD SAFE MEASURES



FRONT ELEVATION

NOTE: T.O. SLAB = F.F. (FINISH FLOOR) @ 1st FLOOR

UNTREATED GLAZING CALCULATION - FRONT ELEV.
TOTAL UNTREATED GLAZING AREA - 166 S.F. = 8.2% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 2015 S.F. FOR BIRD SAFE MEASURES

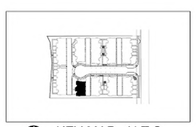
0 2' 4' 6' 8' 16'

EXTERIOR MATERIALS

1	CONCRETE TILE "S" ROOFING
2	STUCCO w/ MEDIUM DASH FINISH
3A	2x6 SMOOTH FOAM TRIM, PAINT TO MATCH
3B	2x4 SMOOTH FOAM TRIM, PAINT TO MATCH
3C	2x SMOOTH FOAM CORNICE TRIM, PAINT TO MATCH
4	METAL RAILING
5A	METAL POT SHELF
5B	WROUGHT IRON GABLE ACCENT
6	CLAY TILE GABLE ACCENT
7	INSULATED VINYL WINDOW
8A	VINYL SLIDING GLASS DOOR
8B	FRENCH DOOR
9	FIBERGLASS FRONT DOOR
10	SECTIONAL FLUSH PANEL ROLL-UP GARAGE DOOR
11	METAL FASCIA GUTTER
12	DECORATIVE SHAPED HIGH DENSITY FOAM CORBEL
13	PAINTED METAL UTILITY DOOR
14	WALL PACK LIGHT
15	BACKLIT ADDRESS
16	WALL SCONCE LIGHT
17	DECORATIVE TRELLIS
18	BACKLIT BUILDING IDENTIFICATION NUMBER

UNTREATED GLAZING AT EACH ELEVATION (TYP.)

SEE ARCHITECTURAL SITE PLAN FOR BUILDING SPECIFIC COLOR SCHEMES



KEY MAP - N.T.S.

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 7 EXTERIOR ELEVATIONS
A17.2

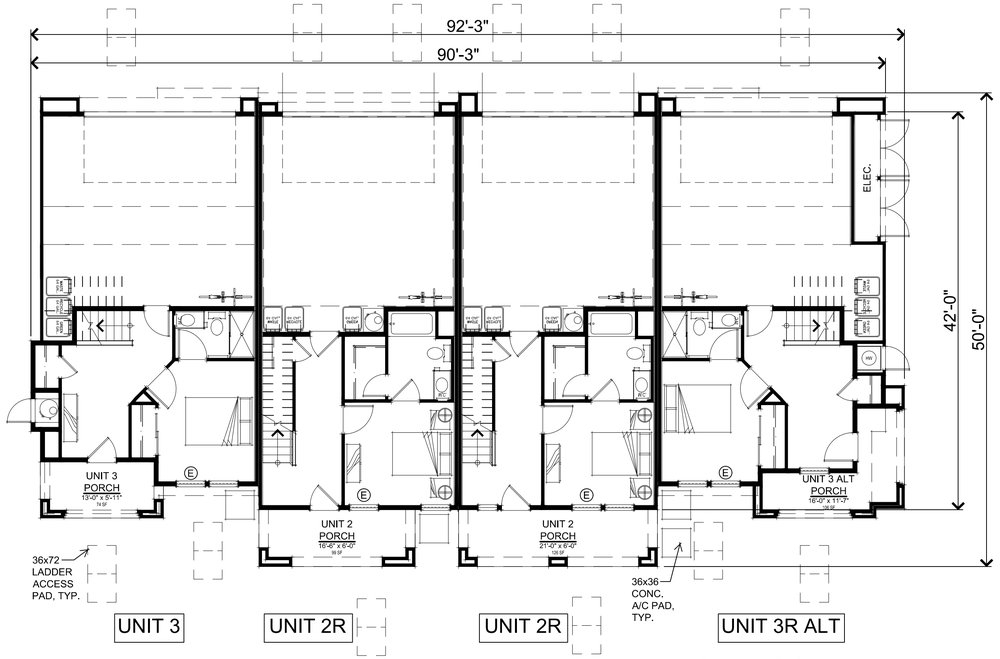
SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

CBG CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

R3 STUDIOS

LICENSED ARCHITECT JENNIFER WARD LIC. C-32960 REN. 08/31/2027 STATE OF CALIFORNIA

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects



FIRST FLOOR PLAN

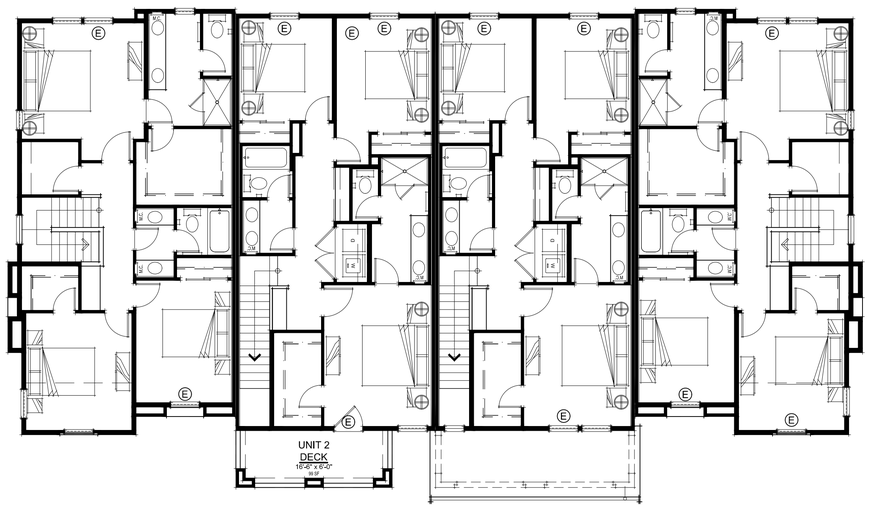
SECOND FLOOR PLAN

BUILDING 8	
1st FLOOR ELEVATION	396.3
2nd FLOOR ELEVATION	406.0
3rd FLOOR ELEVATION	416.3

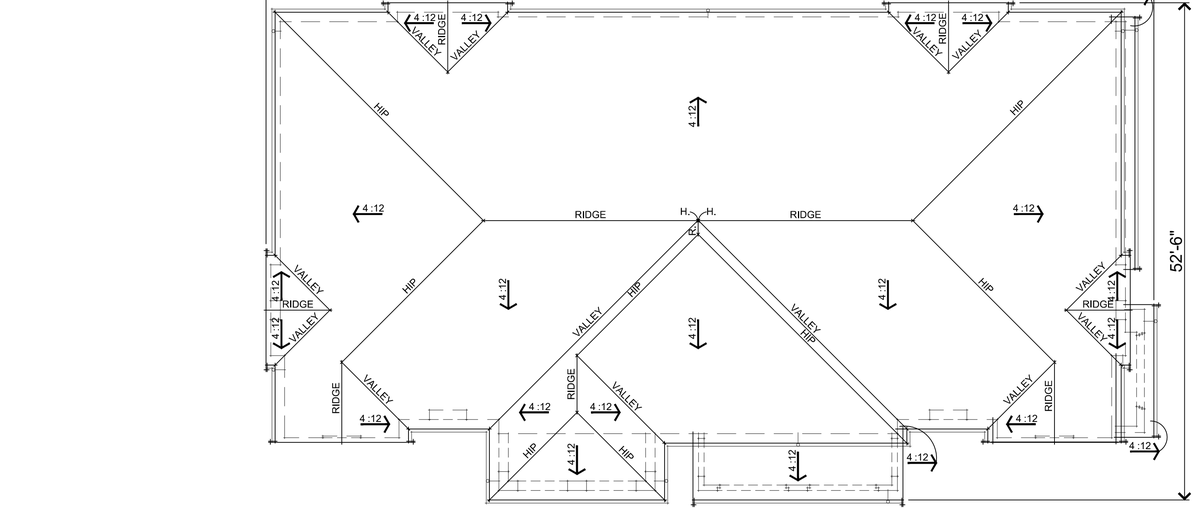
BUILDING 9	
1st FLOOR ELEVATION	393.8
2nd FLOOR ELEVATION	403.5
3rd FLOOR ELEVATION	413.8

BUILDING 10	
1st FLOOR ELEVATION	393.5
2nd FLOOR ELEVATION	403.2
3rd FLOOR ELEVATION	413.5

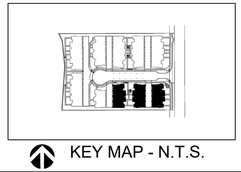
NOTE: THESE ELEVATIONS REFLECT THE USGS VERTICAL DATUM AND ARE ALSO SHOWN ON THE EXTERIOR ELEVATION SHEET A18.2.



THIRD FLOOR PLAN



ROOF PLAN



KEY MAP - N.T.S.

NOTE: THERE IS NO ROOFTOP MECHANICAL EQUIPMENT IN THIS PROJECT. MECHANICAL EQUIPMENT IS HOUSED IN UNIT ATTICS.

REFER TO UNIT FLOOR PLANS FOR ADDITIONAL DIMENSIONS

0 2' 4' 6' 8' 16'

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 8, 9 & 10 FLOOR & ROOF PLANS
A18

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

R3 STUDIOS

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REN. 08/31/2027
STATE OF CALIFORNIA

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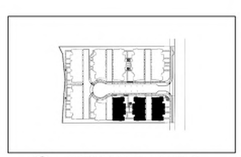
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects

UNIT 3 | UNIT 2R | UNIT 2R | UNIT 3R ALT

NOTE: THIS IS INTENDED TO BE A PICTORIAL ELEVATION ONLY.
DIMENSIONS & NOTES REQUESTED IN PLANNING COMMENTS FOR ALL
4 SIDES OF THIS BUILDING ARE SHOWN ON THE NEXT SHEET.



KEY MAP - N.T.S.

SEE ARCHITECTURAL SITE PLAN
FOR BUILDING SPECIFIC COLOR
SCHEMES

0 1' 2' 3' 4' 8'

381.078 10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 8, 9 & 10 FRONT ELEVATION
A18.1

SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION
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650-857-0122

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
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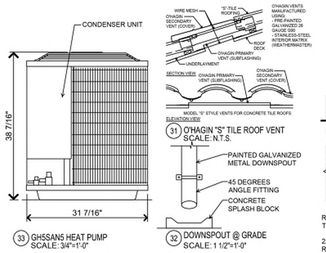
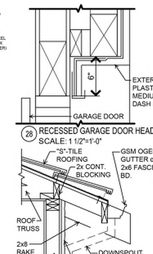


33 GH5SANS HEAT PUMP
SCALE: 3/4"=1'-0"

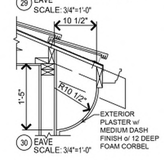
31 O'HAGIN "S" TILE ROOF VENT
SCALE: N.T.S.

32 DOWNSPOUT @ GRADE
SCALE: 1 1/2"=1'-0"

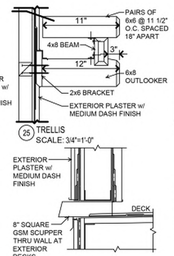


28 RECESSED GARAGE DOOR HEAD
SCALE: 1 1/2"=1'-0"

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

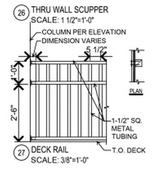


30 EAVE
SCALE: 3/4"=1'-0"

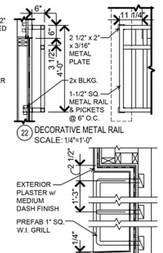


25 TRELLIS
SCALE: 3/4"=1'-0"

26 THRU WALL SCUPPER
SCALE: 1 1/2"=1'-0"

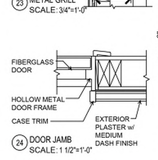


27 DECK RAIL
SCALE: 3/8"=1'-0"

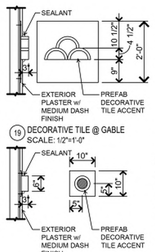


22 DECORATIVE METAL RAIL
SCALE: 1/2"=1'-0"

23 METAL GRILL
SCALE: 3/4"=1'-0"

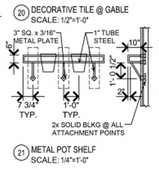


24 DOOR JAMB
SCALE: 1 1/2"=1'-0"

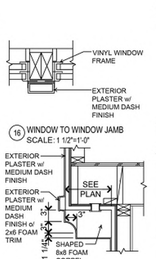


19 DECORATIVE TILE @ GABLE
SCALE: 1/2"=1'-0"

20 DECORATIVE TILE @ GABLE
SCALE: 1/2"=1'-0"

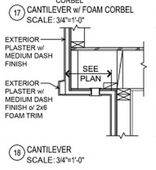


21 METAL POT SHELF
SCALE: 1/4"=1'-0"

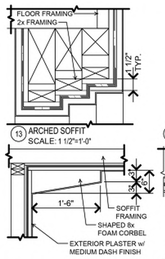


16 WINDOW TO WINDOW JAMB
SCALE: 1 1/2"=1'-0"

17 CANTILEVER w/ FOAM CORBEL
SCALE: 3/4"=1'-0"

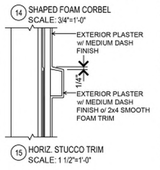


18 CANTILEVER
SCALE: 3/4"=1'-0"

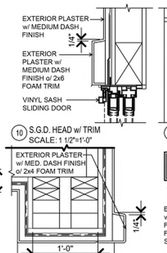


13 ARCHED SOFFIT
SCALE: 1 1/2"=1'-0"

14 SHAPED FOAM CORBEL
SCALE: 3/4"=1'-0"

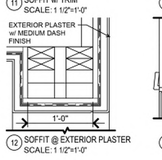


15 HORIZ. STUCCO TRIM
SCALE: 1 1/2"=1'-0"

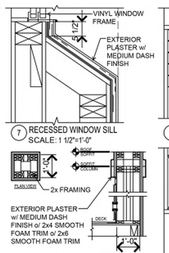


10 S.G.D. HEAD w/ TRIM
SCALE: 1 1/2"=1'-0"

11 SOFFIT w/ TRIM
SCALE: 1 1/2"=1'-0"

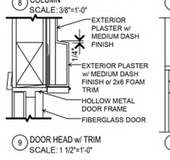


12 SOFFIT @ EXTERIOR PLASTER
SCALE: 1 1/2"=1'-0"

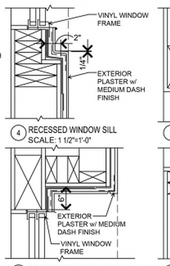


7 RECESSED WINDOW SILL
SCALE: 1 1/2"=1'-0"

8 COLUMN
SCALE: 3/8"=1'-0"

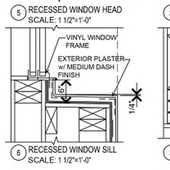


9 DOOR HEAD w/ TRIM
SCALE: 1 1/2"=1'-0"

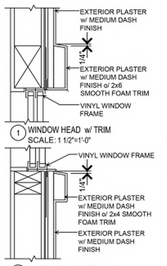


4 RECESSED WINDOW SILL
SCALE: 1 1/2"=1'-0"

5 RECESSED WINDOW HEAD
SCALE: 1 1/2"=1'-0"

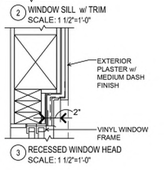


6 RECESSED WINDOW SILL
SCALE: 1 1/2"=1'-0"

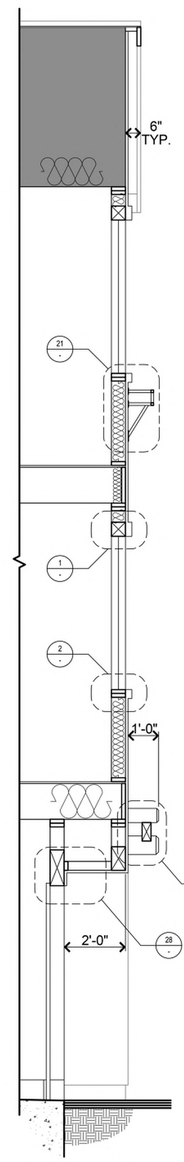


1 WINDOW HEAD w/ TRIM
SCALE: 1 1/2"=1'-0"

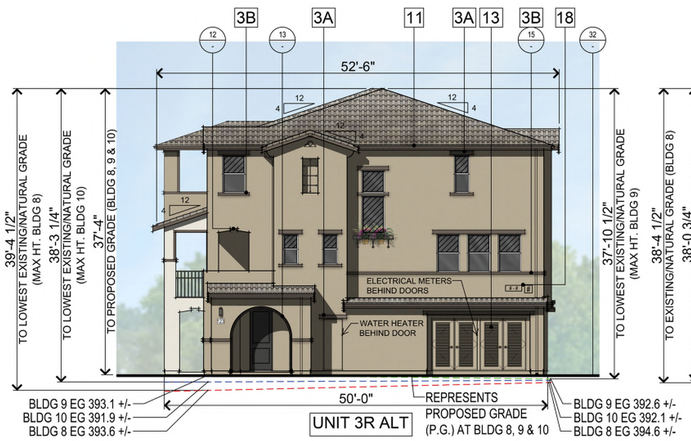
2 WINDOW SILL w/ TRIM
SCALE: 1 1/2"=1'-0"



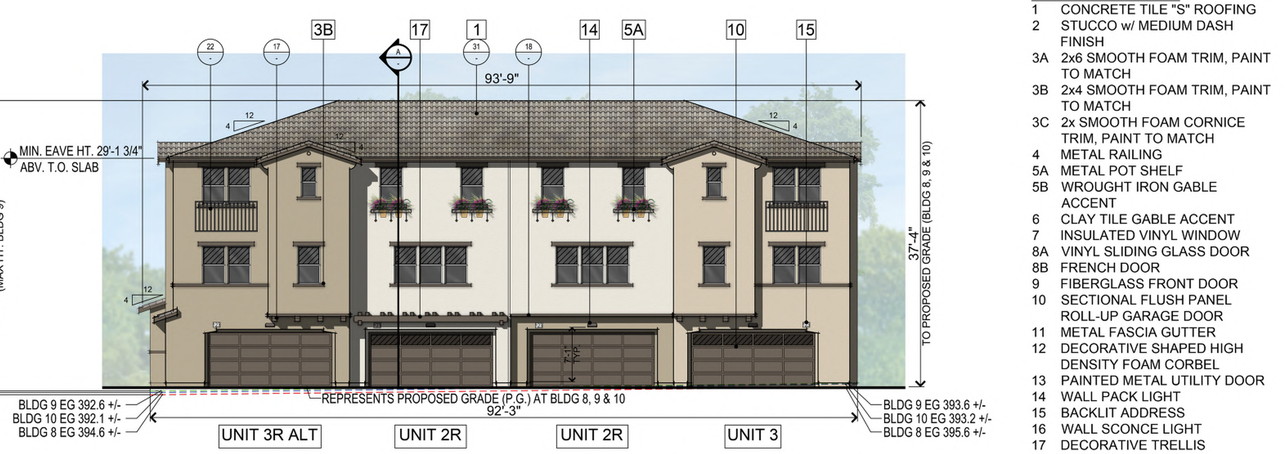
3 RECESSED WINDOW HEAD
SCALE: 1 1/2"=1'-0"



BUILDING WALL SECTION (A)
SCALE: 1/2" = 1'-0"



RIGHT ELEVATION

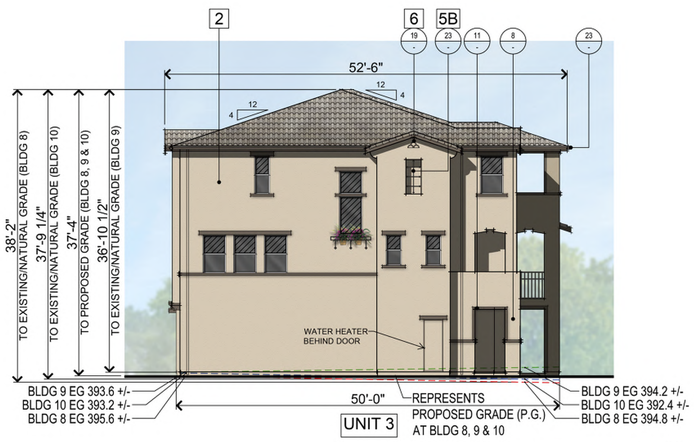


REAR ELEVATION

UNTREATED GLAZING CALCULATION - RIGHT ELEV.
TOTAL UNTREATED GLAZING AREA - 51 S.F. = 4.1% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 1241 S.F. FOR BIRD SAFETY MEASURES

UNTREATED GLAZING CALCULATION - REAR ELEV.
TOTAL UNTREATED GLAZING AREA - 160 S.F. = 6.1% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 2618 S.F. FOR BIRD SAFETY MEASURES

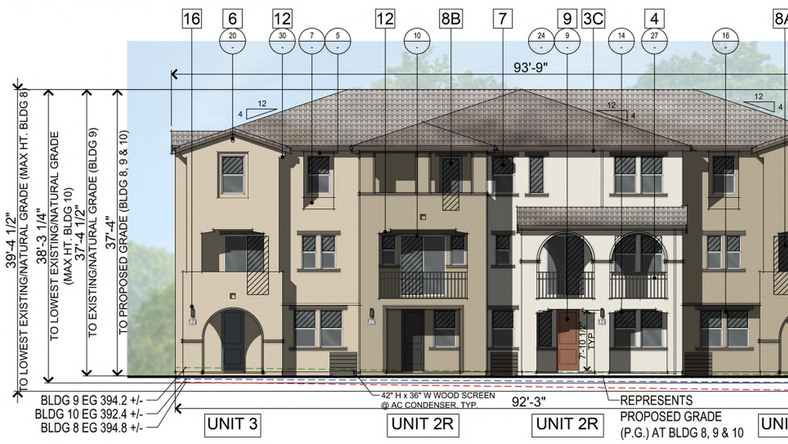
NOTE: THERE IS NO ROOFTOP MECHANICAL EQUIPMENT IN THIS PROJECT. MECHANICAL EQUIPMENT IS HOUSED IN UNIT ATTICS.



LEFT ELEVATION

UNTREATED GLAZING CALCULATION - LEFT ELEV.
TOTAL UNTREATED GLAZING AREA - 51 S.F. = 3.9% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 1303 S.F. FOR BIRD SAFE MEASURES

NOTE:
BIRD SAFE MEASURES AT ALL OPERABLE WINDOW AND GLAZED DOOR LOCATIONS UTILIZE INSECT SCREENS AT OPERABLE HALF AND HORIZONTAL MUNTIN/SASH PER CITY OF CUPERTINO LIST OF BIRD SAFE MEASURES



FRONT ELEVATION

- BUILDING 8 EXISTING/NATURAL GRADE (EG)
- BUILDING 9 EXISTING/NATURAL GRADE (EG)
- BUILDING 10 EXISTING/NATURAL GRADE (EG)

MAIN ROOF HT. 36'-8"
ABV. T.O. SLAB
BUILDING 9 430.5 +/-
BUILDING 10 430.2 +/-
BUILDING 8 433.0 +/-
TOP OF PLATE 29'-1 1/2" AT THIRD FLOOR ABV. T.O. SLAB
BUILDING 9 422.9 +/-
BUILDING 10 422.6 +/-
BUILDING 8 425.4 +/-
3rd FLOOR ELEVATION
BUILDING 9 413.8 +/-
BUILDING 10 413.5 +/-
BUILDING 8 416.3 +/-
TOP OF PLATE 18'-9 3/4" AT SECOND FLOOR ABV. T.O. SLAB
BUILDING 9 412.6 +/-
BUILDING 10 412.3 +/-
BUILDING 8 415.1 +/-
2nd FLOOR ELEVATION
BUILDING 9 403.5 +/-
BUILDING 10 403.2 +/-
BUILDING 8 406.0 +/-
TOP OF PLATE 8'-6" AT FIRST FLOOR ABV. T.O. SLAB
BUILDING 9 402.3 +/-
BUILDING 10 402.0 +/-
BUILDING 8 404.8 +/-
(P.G. TO T.O. SLAB = 8") T.O. SLAB 0'-0"
1st FLOOR ELEVATION
BUILDING 9 393.8 +/-
BUILDING 10 393.5 +/-
BUILDING 8 396.3 +/-
BLDG. 8 P.G. 395.6 +/- 0'-8"
BLDG. 9 P.G. 393.1 +/- 0'-8"
BLDG. 10 P.G. 392.8 +/- 0'-8"

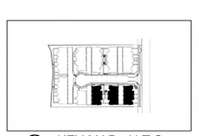
NOTE: T.O. SLAB = F.F. (FINISH FLOOR) @ 1st FLOOR

0' 1' 2' 3' 4' 8'

FRONT ELEVATION

UNTREATED GLAZING CALCULATION - FRONT ELEV.
TOTAL UNTREATED GLAZING AREA - 233 S.F. = 9.1% OF GLAZING IS UNTREATED
TOTAL FACADE AREA - 2566 S.F. FOR BIRD SAFE MEASURES

UNTREATED GLAZING CALCULATION - FULL BUILDING
TOTAL UNTREATED GLAZING AREA = 495 S.F.
TOTAL FACADE AREA = 7,728 S.F.
TOTAL UNTREATED GLAZING AREA PER BUILDING = 6.4%



KEY MAP - N.T.S.

EXTERIOR MATERIALS

1	CONCRETE TILE "S" ROOFING
2	STUCCO w/ MEDIUM DASH FINISH
3A	2x6 SMOOTH FOAM TRIM, PAINT TO MATCH
3B	2x4 SMOOTH FOAM TRIM, PAINT TO MATCH
3C	2x SMOOTH FOAM CORNICE TRIM, PAINT TO MATCH
4	METAL RAILING
5A	METAL POT SHELF
5B	WROUGHT IRON GABLE ACCENT
6	CLAY TILE GABLE ACCENT
7	INSULATED VINYL WINDOW
8A	VINYL SLIDING GLASS DOOR
8B	FRENCH DOOR
9	FIBERGLASS FRONT DOOR
10	SECTIONAL FLUSH PANEL ROLL-UP GARAGE DOOR
11	METAL FASCIA GUTTER
12	DECORATIVE SHAPED HIGH DENSITY FOAM CORBEL
13	PAINTED METAL UTILITY DOOR
14	WALL PACK LIGHT
15	BACKLIT ADDRESS
16	WALL SCONCE LIGHT
17	DECORATIVE TRELLIS
18	BACKLIT BUILDING IDENTIFICATION NUMBER

UNTREATED GLAZING AT EACH ELEVATION (TYP.)

SEE ARCHITECTURAL SITE PLAN FOR BUILDING SPECIFIC COLOR SCHEMES

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January 12, 2026

BUILDING 8, 9 & 10 EXTERIOR ELEVATIONS
A18.2

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R3 STUDIOS

LICENSED ARCHITECT JENNIFER M. WONG LIC. C-29960 REN. 08/31/2027 STATE OF CALIFORNIA

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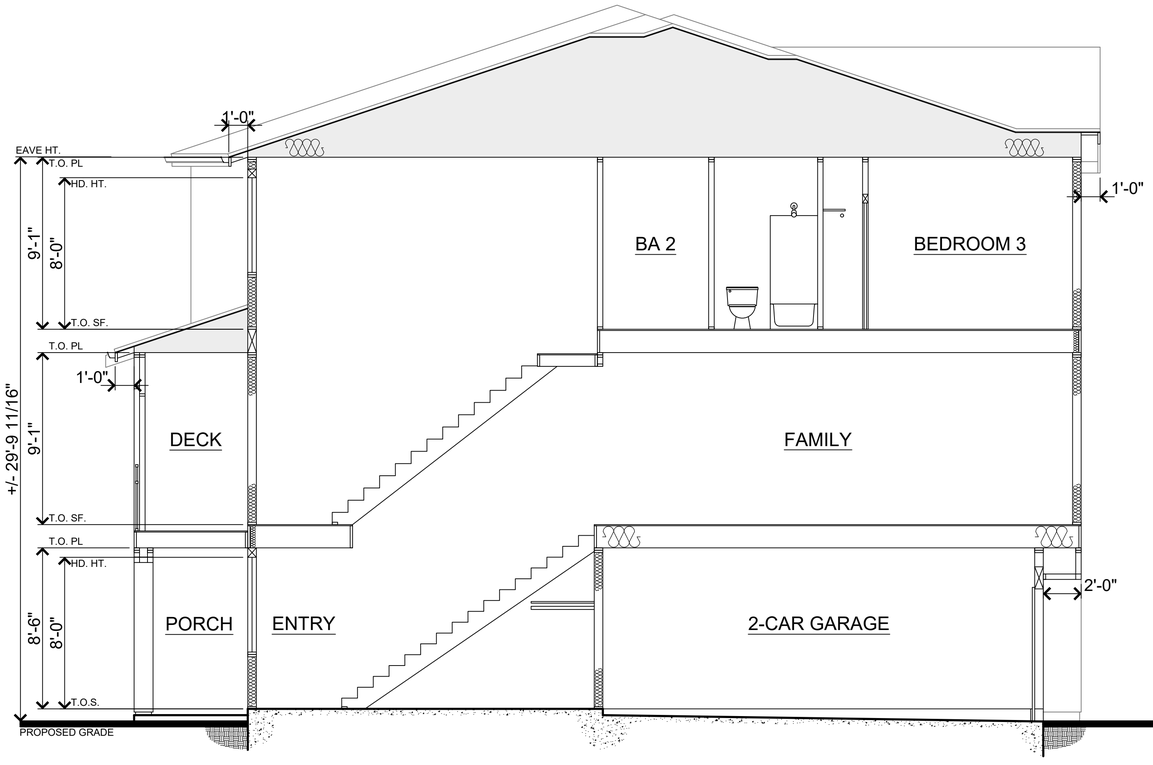
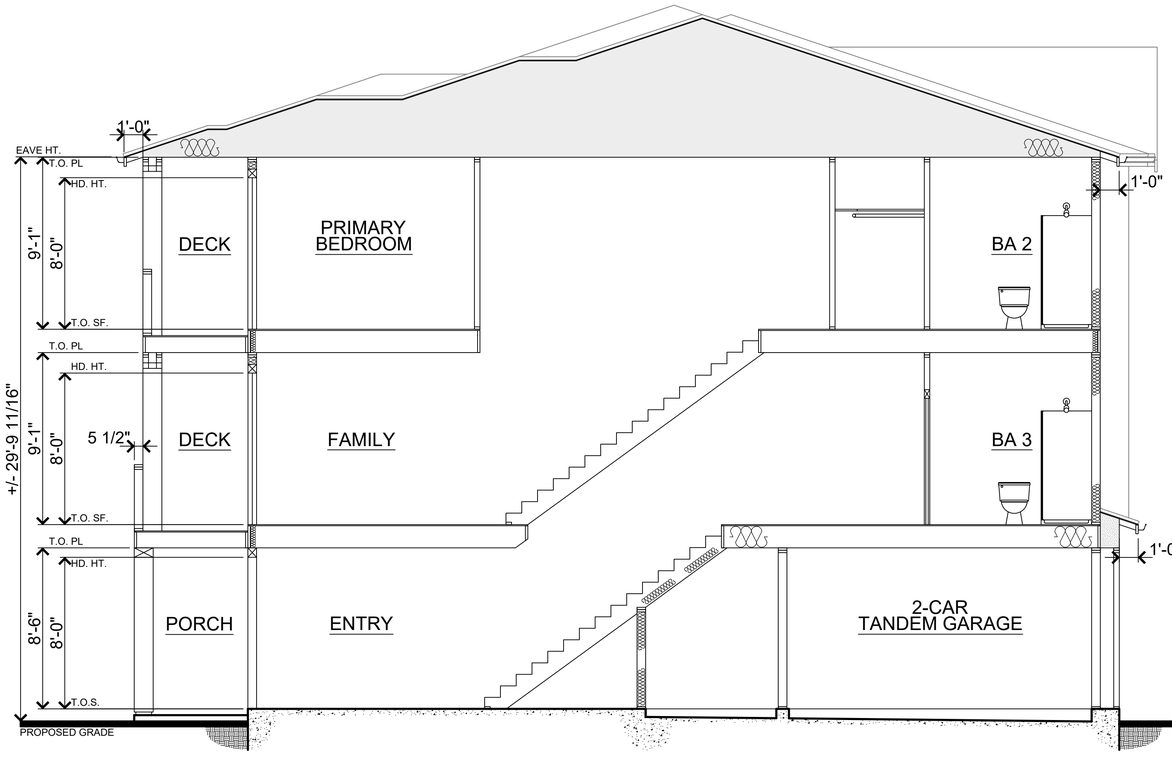


UNIT 2 - SECTION



UNIT 1 - SECTION

SEE EXTERIOR ELEVATIONS
FOR BUILDING HEIGHTS FROM
EXISTING & PROPOSED GRADES

0 1' 2' 3' 4' 8'

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UNIT 1 & 2 SECTIONS
A19

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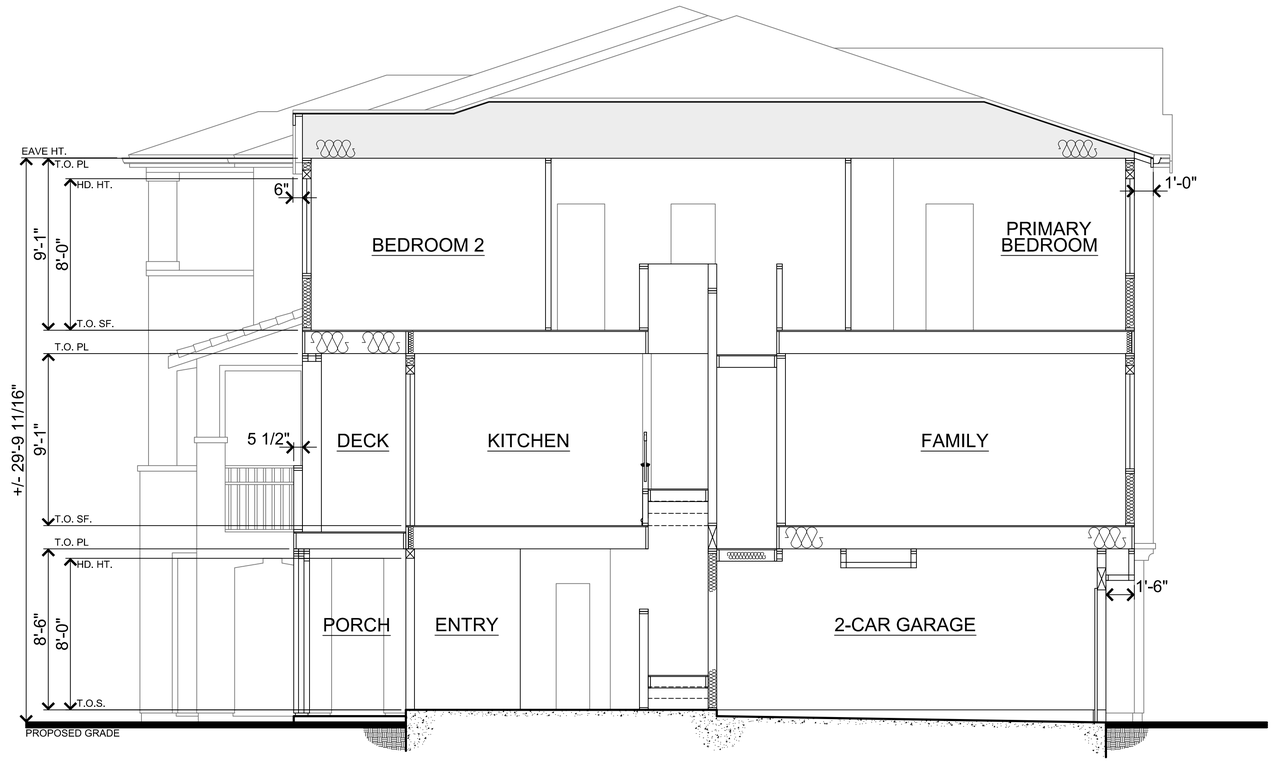

UNIT 3 - SECTION

SEE EXTERIOR ELEVATIONS FOR BUILDING HEIGHTS FROM EXISTING & PROPOSED GRADES

0 1' 2' 3' 4' 8'

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January 12, 2026

UNIT 3 SECTION
A19.1

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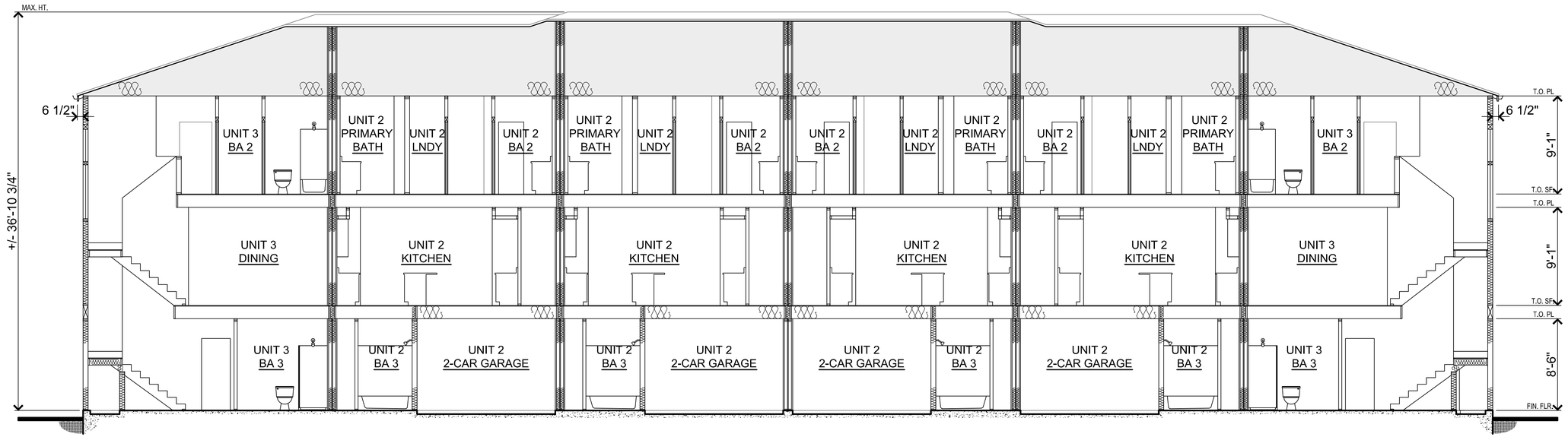

BUILDING - SECTION

SEE EXTERIOR ELEVATIONS
FOR BUILDING HEIGHTS FROM
EXISTING & PROPOSED GRADES

0 1' 2' 3' 4' 8'

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BUILDING 1 & 6 SECTION
A20

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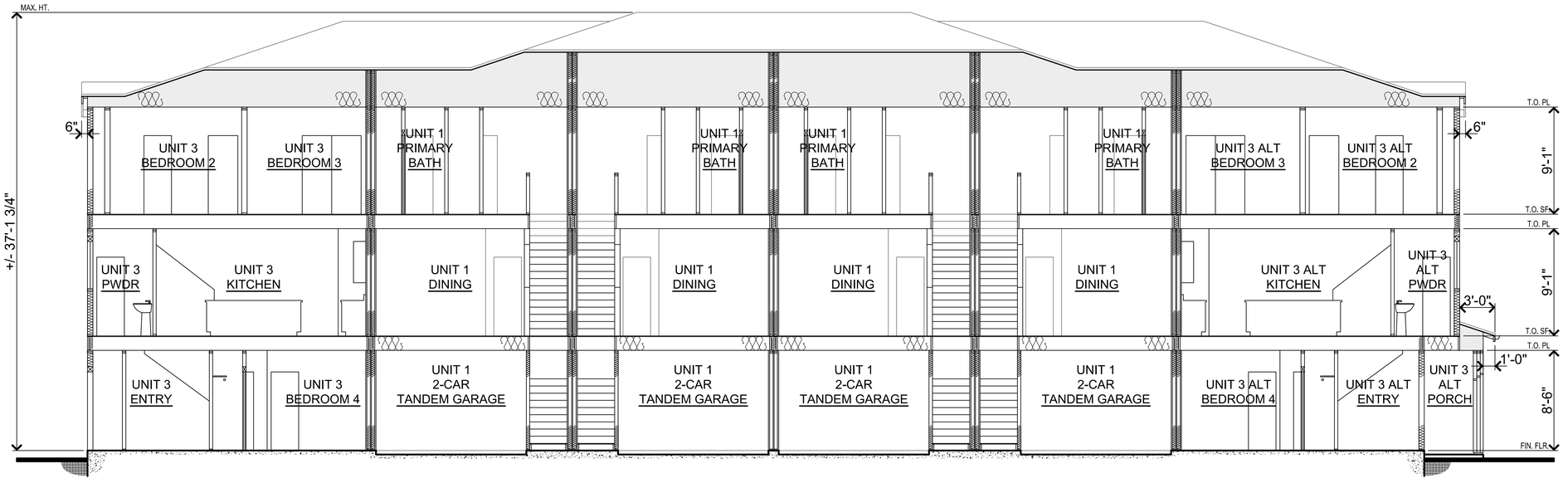

BUILDING - SECTION

SEE EXTERIOR ELEVATIONS
FOR BUILDING HEIGHTS FROM
EXISTING & PROPOSED GRADES

0 1' 2' 3' 4' 8'

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BUILDING 2 SECTION
A20.1

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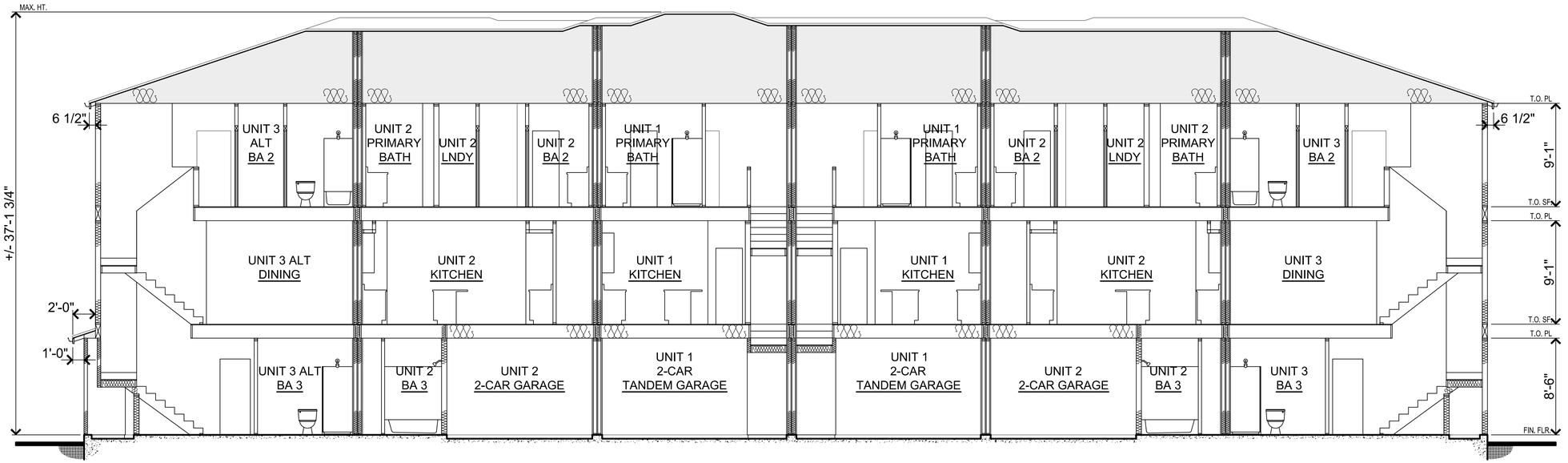

BUILDING - SECTION

SEE EXTERIOR ELEVATIONS
FOR BUILDING HEIGHTS FROM
EXISTING & PROPOSED GRADES

0 1' 2' 3' 4' 8'

381.078

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BUILDING 3, 4 & 5 SECTION
A20.2

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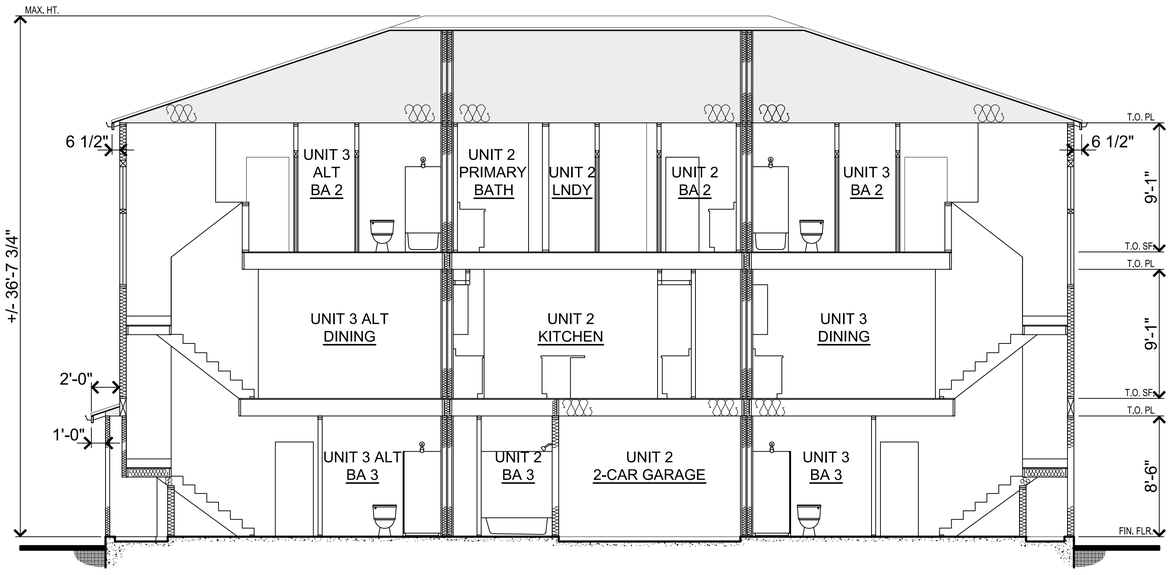

BUILDING - SECTION

SEE EXTERIOR ELEVATIONS FOR BUILDING HEIGHTS FROM EXISTING & PROPOSED GRADES

0 1' 2' 3' 4' 8'

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BUILDING 7 SECTION
A20.3

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R3 STUDIOS

LICENSED ARCHITECT
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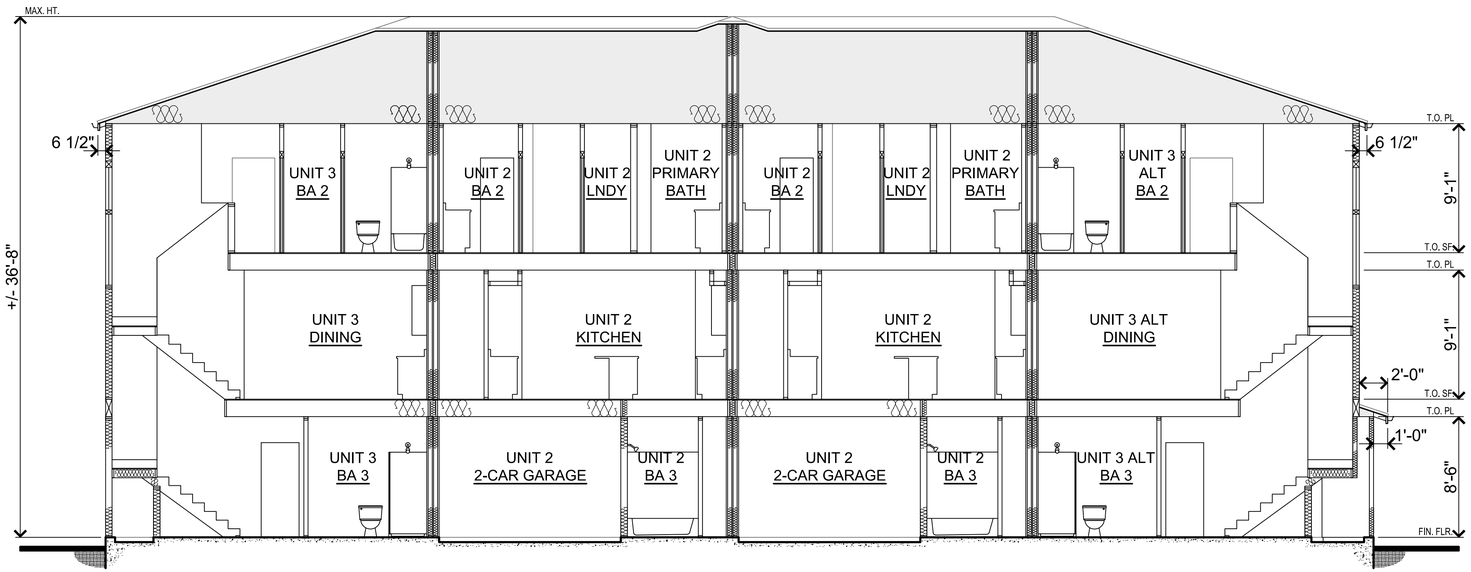

BUILDING - SECTION

0 1' 2' 3' 4' 8'

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Cupertino, CA
January 12, 2026

BUILDING 8, 9 & 10 SECTION
A20.4

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R3 STUDIOS

LICENSED ARCHITECT
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CUPERTINO HILLS SWIM & RACQUET CLUB
APN: 356-07-027

CITY OF CUPERTINO
APN: 356-05-005

PROPERTY LINE, TYP.

9'-6"

UNIT 3

UNIT 2

UNIT 2

UNIT 2R

UNIT 2R

21'-10 3/4"

UNIT 3R

BUILDING 1

9'-6"

UNIT 3

BMR
UNIT 1R

BMR
UNIT 1

BMR
UNIT 1R

BMR
UNIT 1

UNIT 3R ALT

33'-7"

BUILDING 2

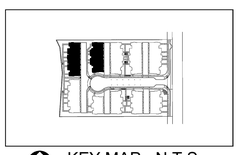
EVULICH CT.

N

0 2' 4' 6' 8' 16'

NOTE: DIMENSIONS ARE SHOWING THE EXTENT OF THE ROOF EAVE TO THE PROPERTY LINE. TO SEE BUILDING SET BACK DIMENSIONS, SEE SHT. A07.

NOTE: THERE IS NO ROOFTOP MECHANICAL EQUIPMENT IN THIS PROJECT. MECHANICAL EQUIPMENT IS HOUSED IN UNIT ATTICS.



KEY MAP - N.T.S.

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 1 & 2 ROOF PLAN TO PROPERTY LINE
A21

SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION
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R3 STUDIOS

LICENSED ARCHITECT
JENNIFER WARD
No. C-32980
REN. 08/31/2027
STATE OF CALIFORNIA

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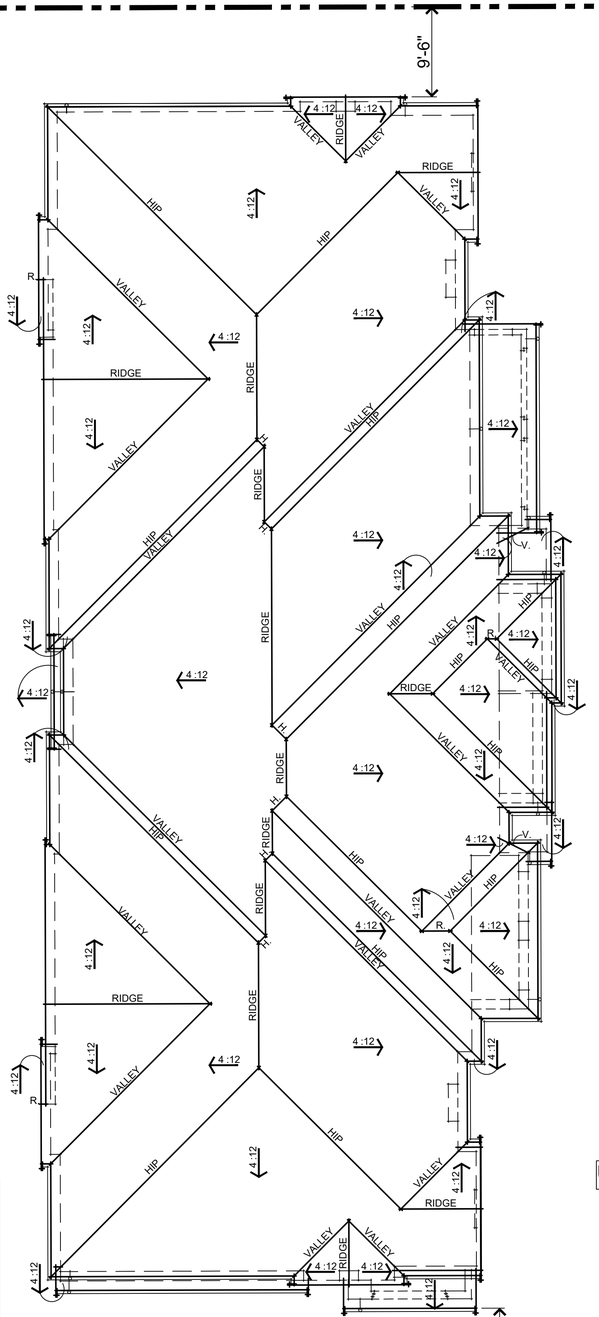
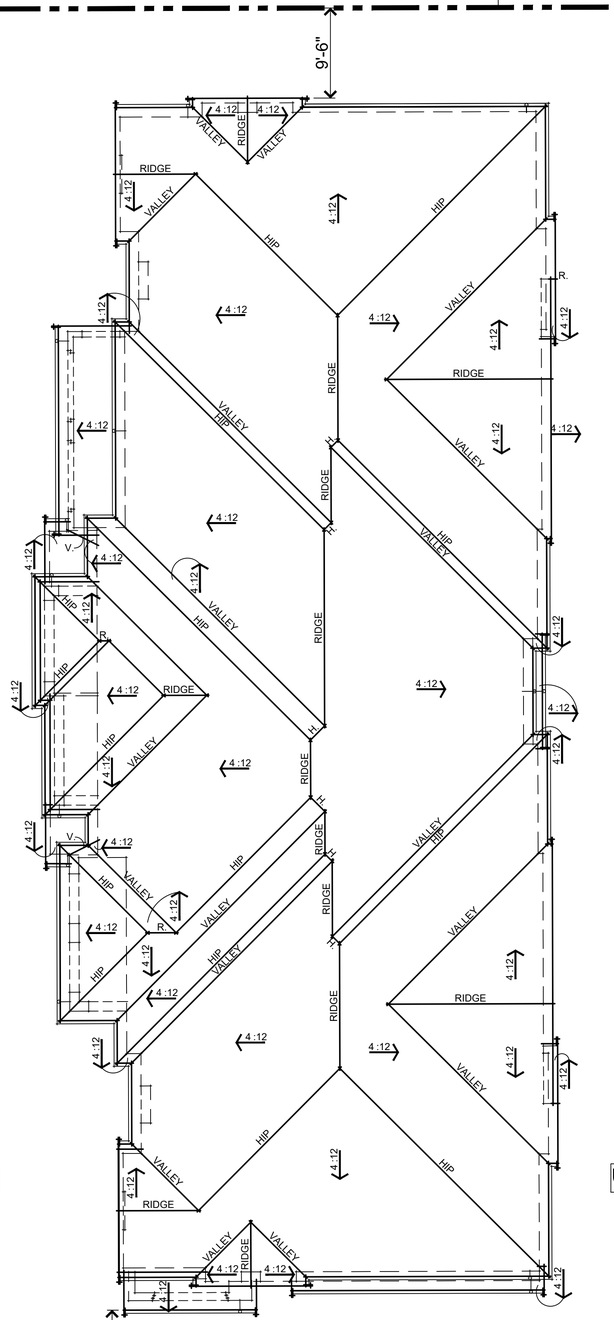
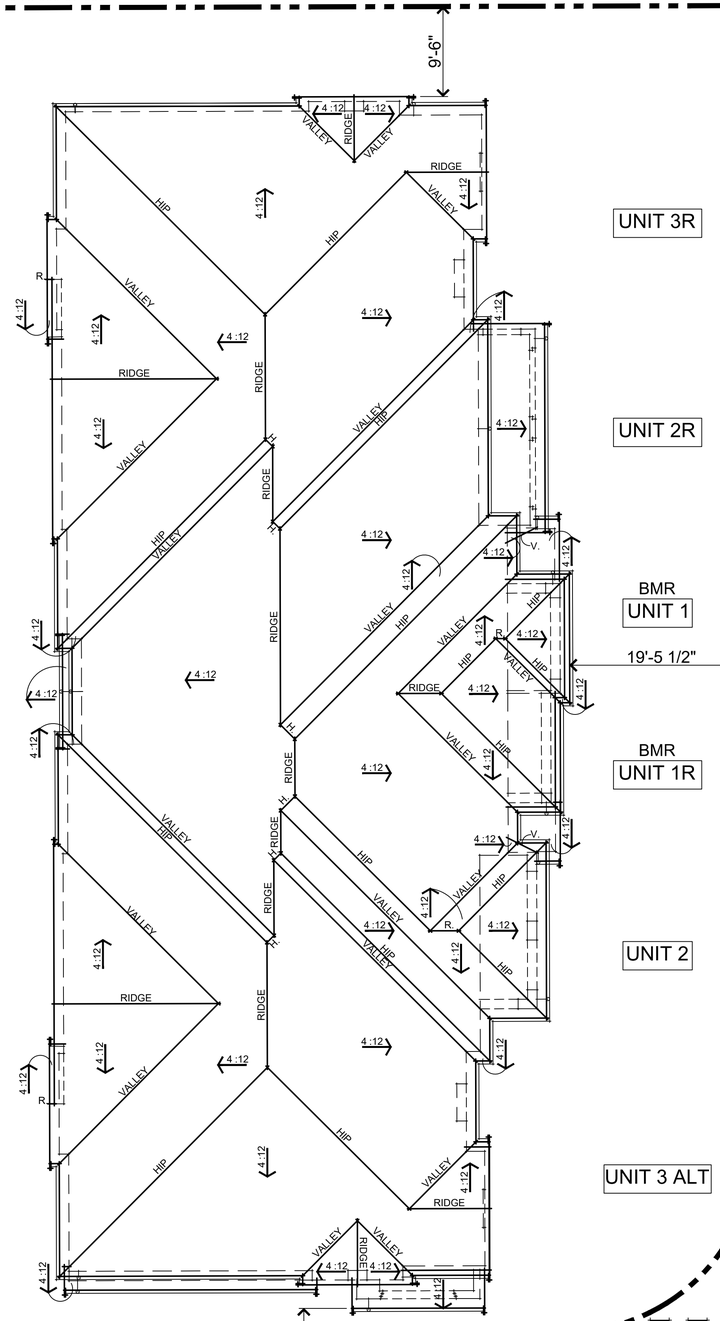
CUPERTINO HILLS SWIM & RACQUET CLUB - APN: 356-07-027

DERCHANG - APN: 356-07-036







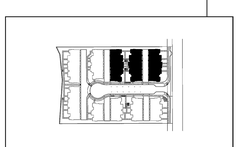
LINDA VISTA DR.

PROPERTY LINE, TYP.

EVULICH CT.

NOTE: DIMENSIONS ARE SHOWING THE EXTENT OF THE ROOF EAVE TO THE PROPERTY LINE. TO SEE BUILDING SET BACK DIMENSIONS, SEE SHT. A07.

NOTE: THERE IS NO ROOFTOP MECHANICAL EQUIPMENT IN THIS PROJECT. MECHANICAL EQUIPMENT IS HOUSED IN UNIT ATTICS.



KEY MAP - N.T.S.

N

0 2' 4' 6' 8' 16'

381.078 10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

BUILDING 3, 4 & 5 ROOF PLAN TO PROPERTY LINE

A21.1

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R3 STUDIOS

LICENSED ARCHITECT
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REN. 08/31/2027
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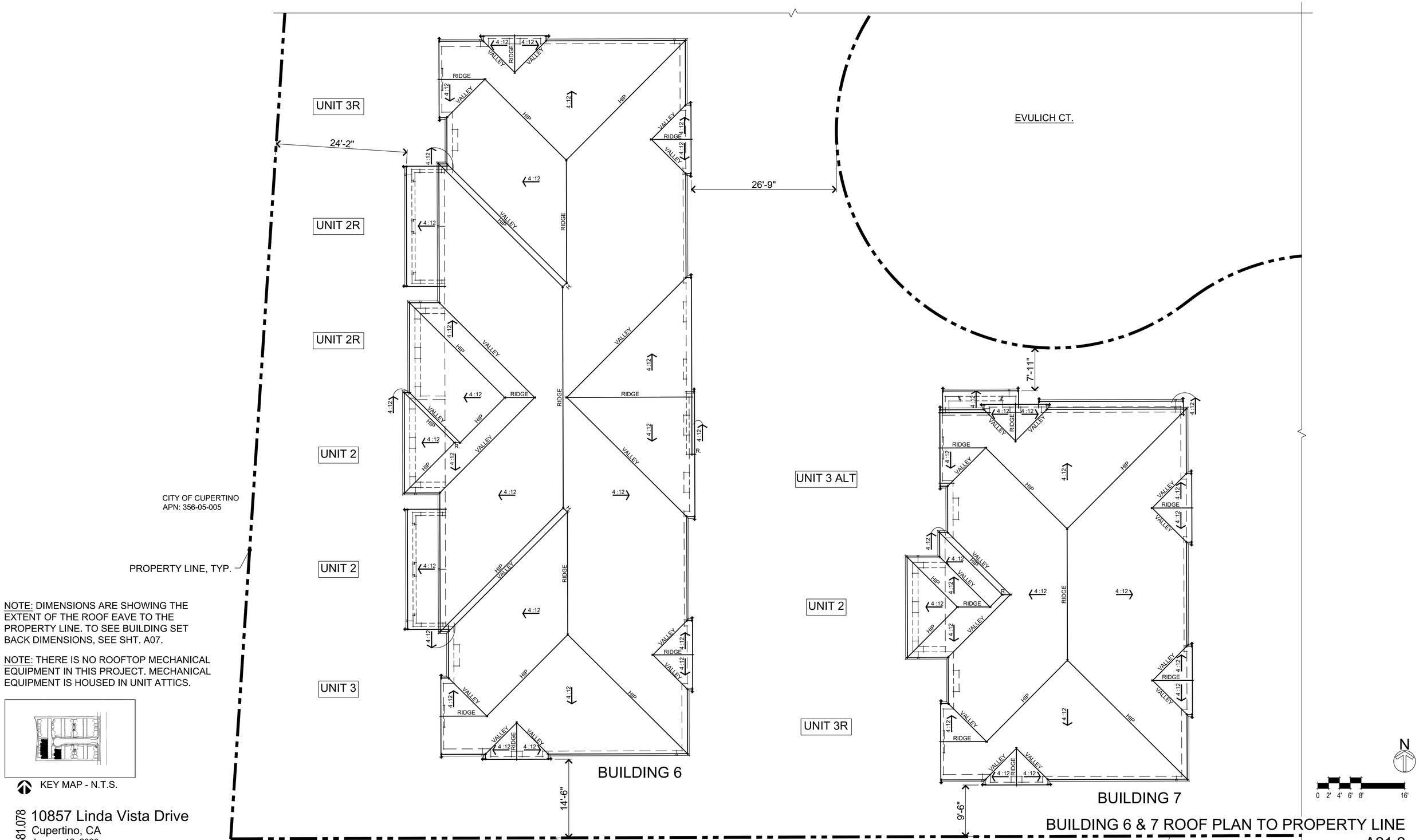

NOTE: DIMENSIONS ARE SHOWING THE EXTENT OF THE ROOF EAVE TO THE PROPERTY LINE. TO SEE BUILDING SET BACK DIMENSIONS, SEE SHT. A07.

NOTE: THERE IS NO ROOFTOP MECHANICAL EQUIPMENT IN THIS PROJECT. MECHANICAL EQUIPMENT IS HOUSED IN UNIT ATTICS.

KEY MAP - N.T.S.

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BUILDING 6 & 7 ROOF PLAN TO PROPERTY LINE

A21.2

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R3 STUDIOS

LICENSED ARCHITECT
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EVULICH CT.

LINDA VISTA DR.

3'-9 1/2"

3'-9"

3'-9"

18'-11 1/2"

UNIT 3R ALT

UNIT 2R

UNIT 2R

UNIT 3

UNIT 3R ALT

UNIT 2R

UNIT 2R

UNIT 3

UNIT 3R ALT

UNIT 2R

UNIT 2R

UNIT 3

9'-6"

9'-6"

9'-6"

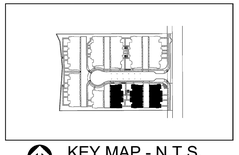
BUILDING 8

BUILDING 9

BUILDING 10

RODRIGUES
APN: 356-06-024

FANTOZZI
APN: 356-06-020



KEY MAP - N.T.S.

NOTE: THERE IS NO ROOFTOP MECHANICAL EQUIPMENT IN THIS PROJECT. MECHANICAL EQUIPMENT IS HOUSED IN UNIT ATTICS.

NOTE: DIMENSIONS ARE SHOWING THE EXTENT OF THE ROOF EAVE TO THE PROPERTY LINE. TO SEE BUILDING SET BACK DIMENSIONS, SEE SHT. A07.

N

0 2' 4' 6' 8' 16'

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January 12, 2026

BUILDING 8, 9 & 10 ROOF PLAN TO PROPERTY LINE
A21.3

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R3 STUDIOS

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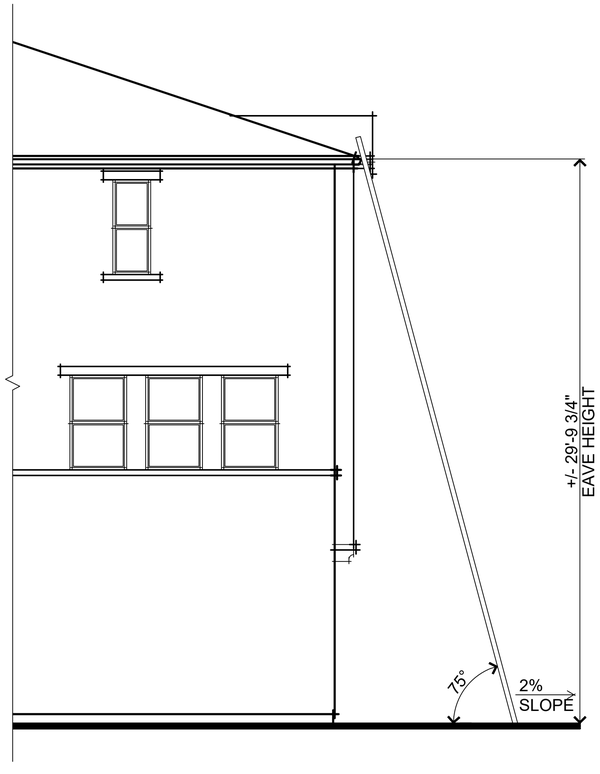
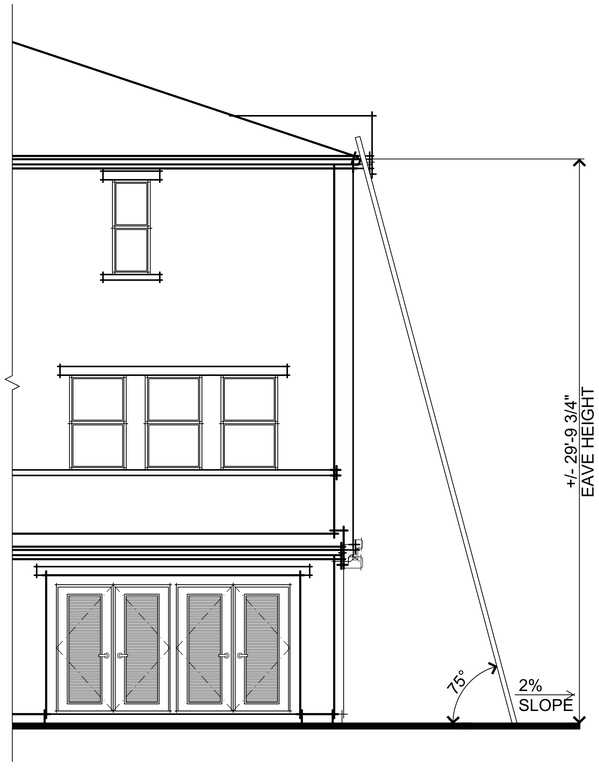
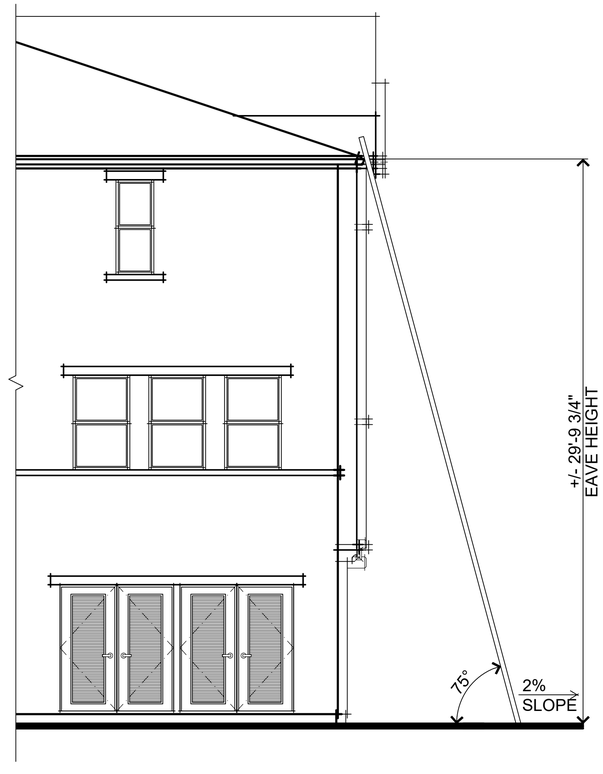


TYP. @ BUILDINGS 3, 4, 5 & 7
Ⓒ RIGHT ELEVATION



TYP. @ BUILDINGS 2, 8, 9, & 10
Ⓑ RIGHT ELEVATION



BUILDING 1 & 6
Ⓐ RIGHT ELEVATION

NOTE: EAVE HEIGHT IS MEASURED TO THE INTERSECTION OF THE WALL AND ROOF, PER SCCFD.

0 1' 2' 3' 4' 8'

LADDER PAD EXHIBIT
A22

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R3 STUDIOS

LICENSED ARCHITECT
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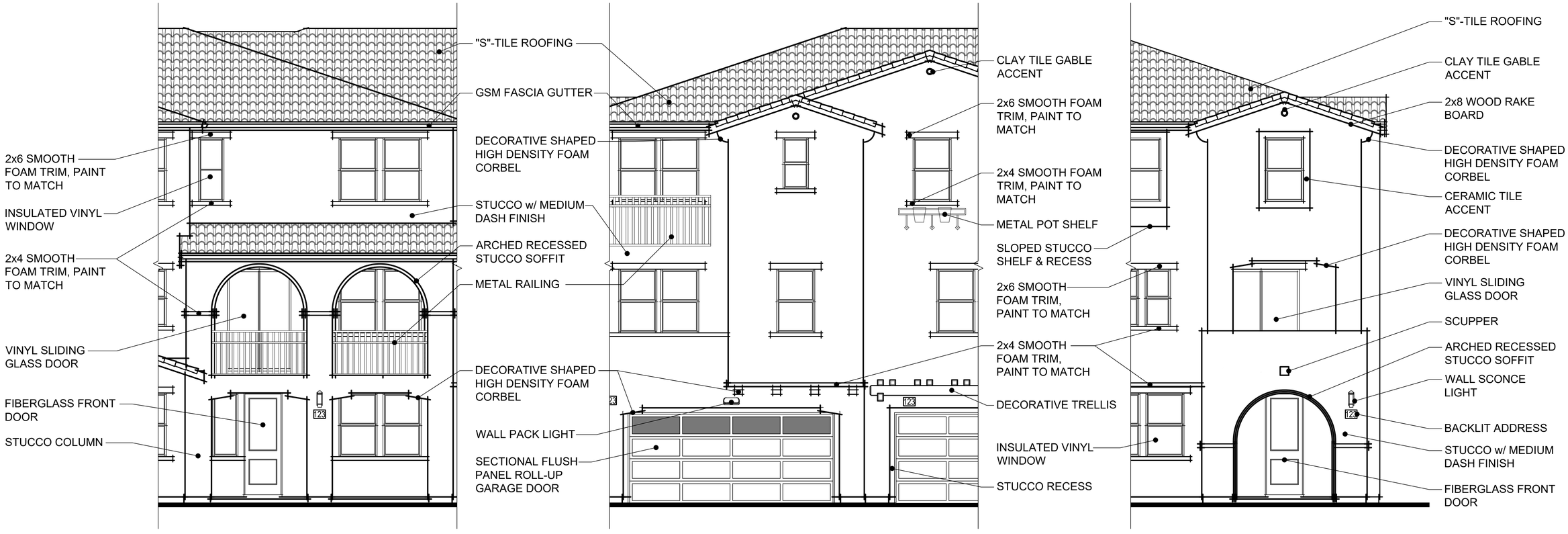

0 1' 2' 3' 4' 8'

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Cupertino, CA

January 12, 2026

ARCHITECTURAL EXTERIOR MATERIALS & DETAILS

A23

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R3 STUDIOS

LICENSED ARCHITECT
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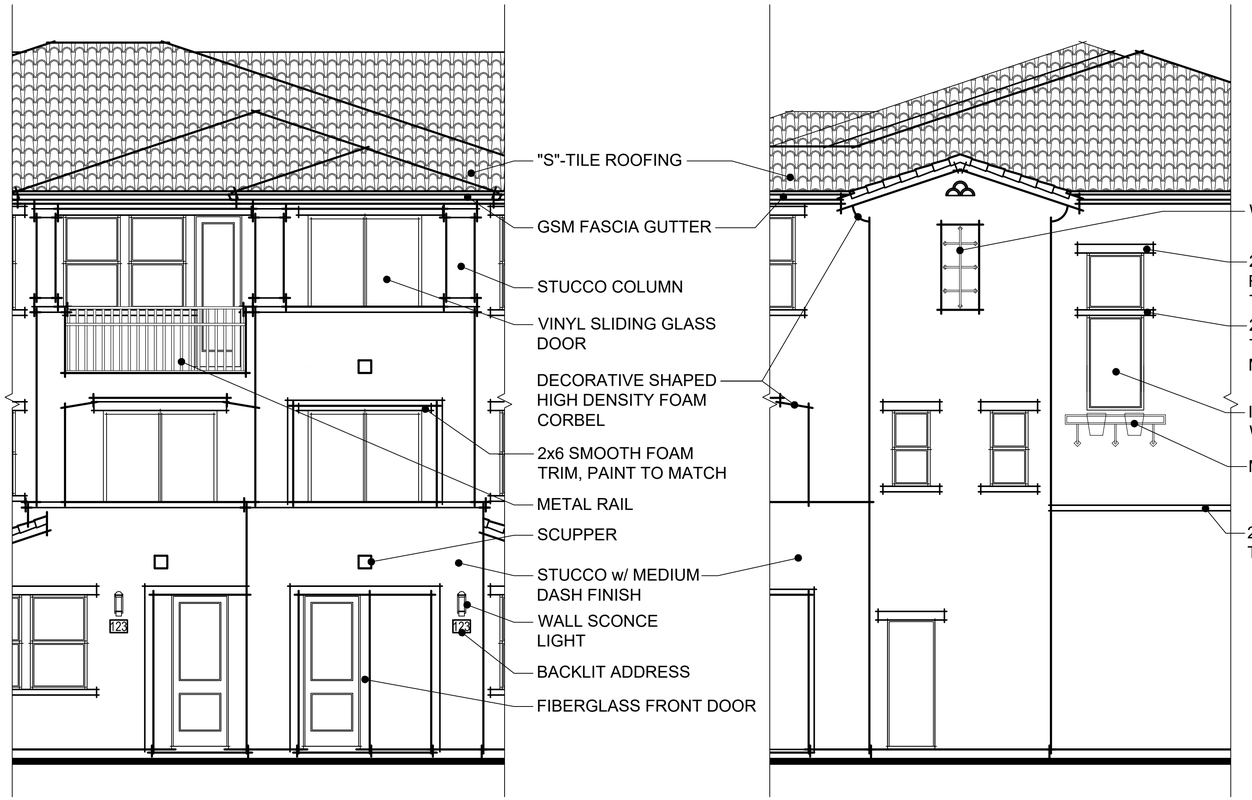
BICYCLE STORAGE HOIST ASSIST MECHANISM BY RAD CYCLE PRODUCTS (AMAZON.COM) AT UNITS 1, 2, 3 & 3 ALT.



0 1' 2' 3' 4' 8'

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ARCHITECTURAL EXTERIOR MATERIALS & DETAILS
A23.1

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R3 STUDIOS

LICENSED ARCHITECT JENNIFER MADDEN No. C-32960 REN. 08/31/2027 STATE OF CALIFORNIA

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects

COLOR SCHEME 1		APPLICATION	COLOR
	ROOF: CONCRETE LOW PROFILE	--	2697 SLATE RANGE
	FASCIA	FASCIA	SW 7048 URBANE BRONZE
	TRIM COLOR	GARAGE DOORS & TRIM	SW 7047 PORPOISE
	BODY COLOR	STUCCO & UTILITY DOORS	SW 7543 AVENUE TAN
	ENTRY DOOR	ENTRY DOOR	SW 7048 URBANE BRONZE
	WROUGHT IRON	--	BLACK
	WINDOW MULLIONS	WHITE	WHITE
	DOWNSPOUTS	DOWNSPOUTS	MATCH ADJACENT BODY COLOR

COLOR SCHEME 2		APPLICATION	COLOR
	ROOF: CONCRETE LOW PROFILE	--	2697 SLATE RANGE
	FASCIA	FASCIA	SW 7048 URBANE BRONZE
	TRIM COLOR	GARAGE DOORS & TRIM	SW 7047 PORPOISE
	BODY COLOR	STUCCO & UTILITY DOORS	SW 7551 GREEK VILLA
	ENTRY DOOR	ENTRY DOOR	SW 7705 WHEAT PENNY
	WROUGHT IRON	--	BLACK
	WINDOW MULLIONS	WHITE	WHITE
	DOWNSPOUTS	DOWNSPOUTS	MATCH ADJACENT BODY COLOR

COLOR SCHEME 3		APPLICATION	COLOR
	ROOF: CONCRETE LOW PROFILE	--	2697 SLATE RANGE
	FASCIA	FASCIA	SW 7048 URBANE BRONZE
	TRIM COLOR	GARAGE DOORS & TRIM	SW 7047 PORPOISE
	BODY COLOR	STUCCO & UTILITY DOORS	SW 7569 STUCCO
	ENTRY DOOR	ENTRY DOOR	SW 2819 DOWNING SLATE
	WROUGHT IRON	--	BLACK
	WINDOW MULLIONS	WHITE	WHITE
	DOWNSPOUTS	DOWNSPOUTS	MATCH ADJACENT BODY COLOR

381.078
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

COLOR SCHEME
A24

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

R3 STUDIOS

LICENSED ARCHITECT
JENNIFER WARD
No. C-32980
REN. 08/31/2027
STATE OF CALIFORNIA

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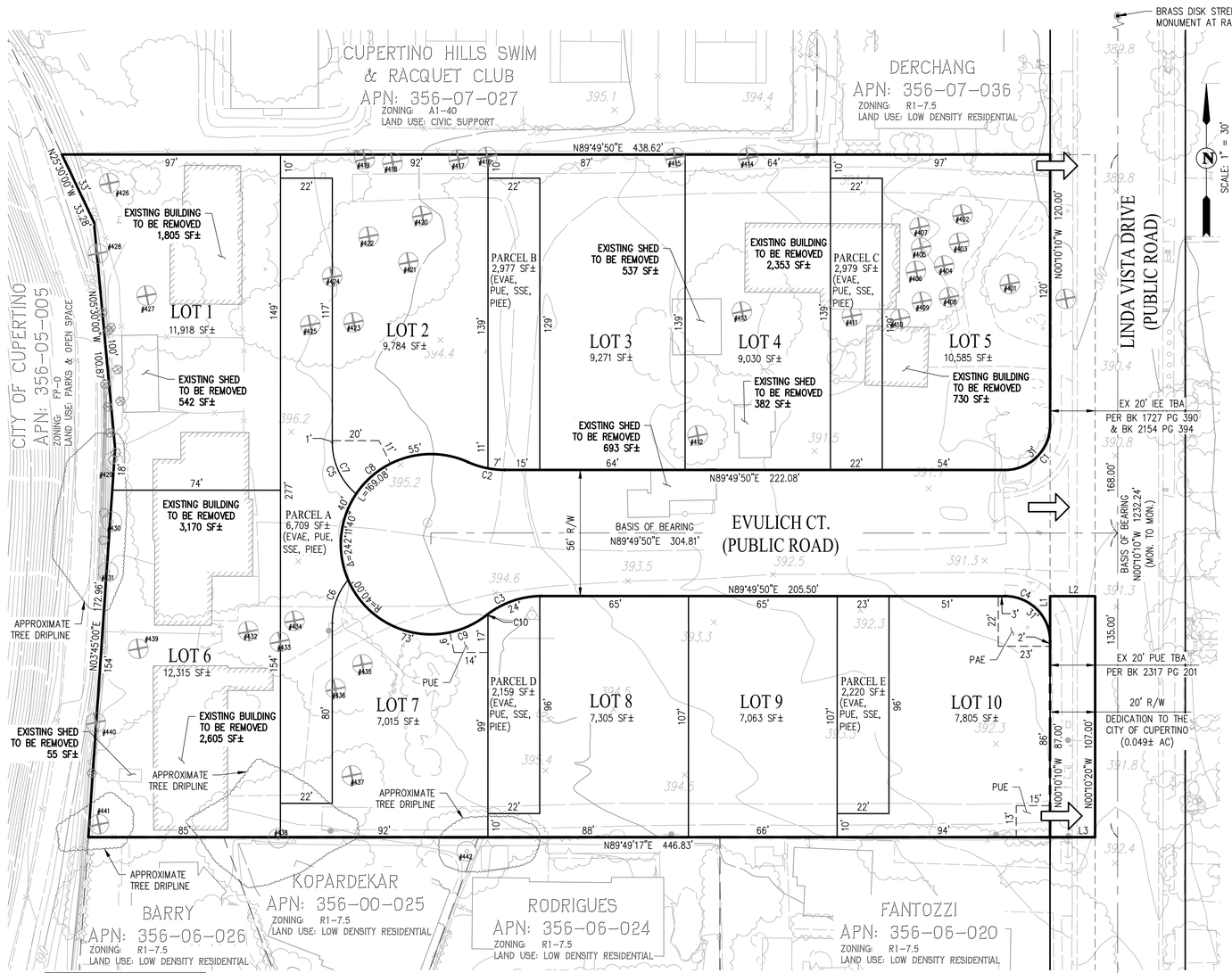


CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	40.00'	24°08'49"	16.86'
C3	40.00'	38°02'51"	26.56'
C4	20.00'	90°00'00"	31.42'
C5	29.50'	50°10'48"	25.84'
C6	29.50'	40°28'49"	20.84'
C7	29.50'	50°10'48"	25.84'
C8	40.00'	29°25'24"	20.54'
C9	40.00'	25°56'32"	18.11'
C10	39.00'	1°12'59"	0.83'

LINE TABLE		
NO	BEARING	LENGTH
L1	N00°11'01"W	20.00'
L2	N89°49'50"E	20.00'
L3	N89°49'17"E	20.00'

SHEET INDEX

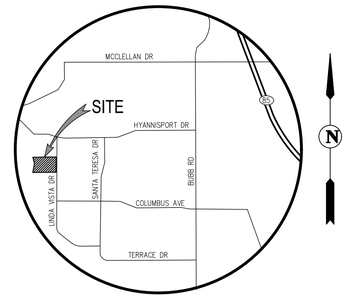
SHEET NO.	DESCRIPTION
TM1.0	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
C1.0	EXISTING CONDITIONS
C1.1	EXISTING TREE INVENTORY PLAN
C2.0	PRELIMINARY SITE PLAN
C2.1	CONTEXTUAL PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY GRADING PLAN
C4.1	PRELIMINARY GRADING SECTIONS
C5.0	PRELIMINARY STORMWATER CONTROL PLAN
C5.1	PRELIMINARY STORMWATER CONTROL PLAN DETAILS
C6.0	PRELIMINARY FIRE ACCESS PLAN
C7.0	PRELIMINARY TRASH MANAGEMENT PLAN

30' 0' 15' 30' 60'

GRAPHIC SCALE 1" = 30'

CONTACTS

1. OWNER: ROY EVULICH AND ANGELA EVULICH AS TRUSTEES OF EVULICH LIVING TRUST
   BARRIS J. EVULICH AND SONDREA L. EVULICH TRUSTEES OF THE EVULICH 2000 FAMILY TRUST
   ROY A. EVULICH AND BARRIS J. EVULICH AS SUCCESSOR TRUSTEES OF THE JOSEPH EVULICH DECLARATION TRUST
2. DEVELOPER: SUMMERHILL HOMES, LLC
   JOHN HICKEY
   3000 EXECUTIVE PARKWAY, STE 450
   SAN RAMON, CA 94583
   (650) 857-0122
3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
   RYAN HANSEN P.E.
   2633 CAMINO RAMON, SUITE 350
   SAN RAMON, CA 94583
   (925) 866-0322
3. ARCHITECT: SDG ARCHITECTS, INC.
   JENNIFER MASTRO
   3361 WALNUT BLVD. SUITE 120
   BRENTWOOD, CA 94513
   (925) 634-7000
4. LANDSCAPE: R3 STUDIOS
   ROMAN DE SOTA
   201 4TH STREET 101B
   OAKLAND, CA 94607
   (510) 452-4190



VICINITY MAP

NOT TO SCALE

LEGEND

- EXISTING SUBDIVISION BOUNDARY
- PROPOSED SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT OF WAY
- MONUMENT LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- FOUND MONUMENT
- #438 EXISTING TREE TO REMAIN. FOR TREE DBH AND SPECIES SEE TREE TABLE ON SHEET C1.1
- #437 EXISTING TREE TO BE REMOVED. FOR TREE DBH AND SPECIES SEE TREE TABLE ON SHEET C1.1
- DIRECTION OF OVERLAND RELEASE

APN	ASSESSORS PARCEL NUMBER
DBH	DIAMETER AT BREAST HEIGHT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
PAE	PUBLIC ACCESS EASEMENT
PR	PROPOSED
PIEE	PRIVATE INGRESS & EGRESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SSE	PUBLIC SANITARY SEWER EASEMENT
TR	TO REMAIN
TBA	TO BE ABANDONED
TBR	TO BE REMOVED

GENERAL NOTES

1.	AERIAL TOPOGRAPHY:	BY GEOMAPS DATED NOVEMBER 14, 2024
2.	CONTOUR INTERVAL:	1 FOOT
3.	ACCESSORS PARCEL NO.:	356-06-001, 356-06-002, 356-06-003, & 356-06-004
4.	SITE ADDRESS:	10857, 10867, 10877, & 10887 LINDA VISTA DRIVE
5.	EXISTING ZONING:	R3/TH – MULTIPLE FAMILY RESIDENTIAL WITH TOWNHOME COMBINING DISTRICT
6.	PROPOSED ZONING:	R3/TH – MULTIPLE FAMILY RESIDENTIAL WITH TOWNHOME COMBINING DISTRICT
7.	EXISTING LAND USE:	HIGH/MEDIUM DENSITY RESIDENTIAL
8.	PROPOSED LAND USE:	HIGH/MEDIUM DENSITY RESIDENTIAL
9.	GENERAL PLAN:	RESIDENTIAL
10.	SITE AREA:	2.555 AC± (PROPERTY LIMITS)
	GROSS LOT AREA:	3.141 AC± (PER CCMC 19.08.030.G)
11.	LOT AREA (NET):	2.506 AC± (PER CCMC 19.08.030.L)
12.	DWELLING UNITS:	51 UNITS
13.	DENSITY:	20.35 DU/AC (NET SITE AREA)
14.	EXISTING STRUCTURES:	EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION.
15.	STREET TREES:	STREET TREES SHALL BE PROVIDED AS REQUIRED BY THE CITY.
16.	TREES:	ALL EXISTING TREES WITHIN THE DEVELOPMENT OF THE SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
17.	UTILITY PROVIDERS:	
	WATER:	SAN JOSE WATER COMPANY
	SANITARY SEWER:	CUPERTINO SANITARY DISTRICT
	STORM DRAIN:	CITY OF CUPERTINO
	GAS & ELECTRIC:	PG&E
	TELEPHONE:	TBD
	CABLE TV:	TBD
18.	UTILITY:	ALL ONSITE DOMESTIC WATER MAINS WILL BE PUBLIC UP TO THE METERS. SANITARY SEWER WILL BE PUBLIC UP TO THE UNIT CLEANOUT. THE STORM DRAIN SYSTEM SERVING JUST THE RESIDENTIAL DEVELOPMENT WILL BE PRIVATE. THE STORM DRAIN SYSTEM SERVING THE UPSTREAM OFFSITE RUNOFF WILL BE PUBLIC.
19.	LIGHTING:	ALL LIGHTING ON PRIVATE STREETS SHALL BE PRIVATELY MAINTAINED. LIGHTING ON PUBLIC STREETS SHALL BE PUBLICLY MAINTAINED.
20.	TRASH:	INDIVIDUAL TRASH CAN PICKUP IS TO BE PROVIDED BY RECOLOGY SOUTH BAY.
21.	STREETS:	ALL ONSITE STREETS ARE TO BE PRIVATE AND PRIVATELY MAINTAINED.
22.	GRADING:	PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
23.	DIMENSIONS:	ALL PARCEL AND LOT DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.
24.	EROSION CONTROL:	EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG RECOMMENDATIONS.
25.	COMMON AREAS:	COMMON AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
26.	FLOOD ZONE:	ZONE X: 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.
		SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP. MAP NUMBER 06085C0216H
		DATED: MAY 18, 2009
27.	BASIS OF BEARING:	THE BEARING OF N0°10'10"W, OF THE EASTERLY LINE OF THAT CERTAIN RECORD OF SURVEY MAP FILED IN BOOK 152 OF MAPS PAGE 39, SANTA CLARA COUNTY RECORDS, CALIFORNIA, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
28.	BENCHMARK:	THE BENCHMARK FOR THIS SURVEY IS SCVWD'S 6CM DIAMETER BRASS DISK (Q180); ON TOP OF SOUTHERLY CURB FOR MCCLELLAN ROAD, NEAR A CATCH BASIN; 2.5 FEET NORTH OF THE RAILROAD CROSSING LIGHTS, AND 15 FEET WEST OF THE CENTER OF THE TRACKS. STATION IS ALSO ABOUT 250 FEET EAST FROM BUBB ROAD ALONG MCCLELLAN ROAD, CITY OF CUPERTINO. HAVING A NAVD88 PUBLISHED ELEVATION OF 335.23 FEET.
29.	CONDOMINIUM MAP:	A CONDOMINIUM PLAN WILL BE RECORDED FOR LOTS 1 THROUGH 10. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 51 RESIDENTIAL CONDOMINIUM UNITS FOR LOTS 1 THROUGH 10.

10857 LINDA VISTA DRIVE

Cupertino, CA
January 12, 2026

TRACT NO. _____ VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES TM1.0

SUMMERHILL HOMES℠ COMMUNITIES OF DISTINCTION
3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
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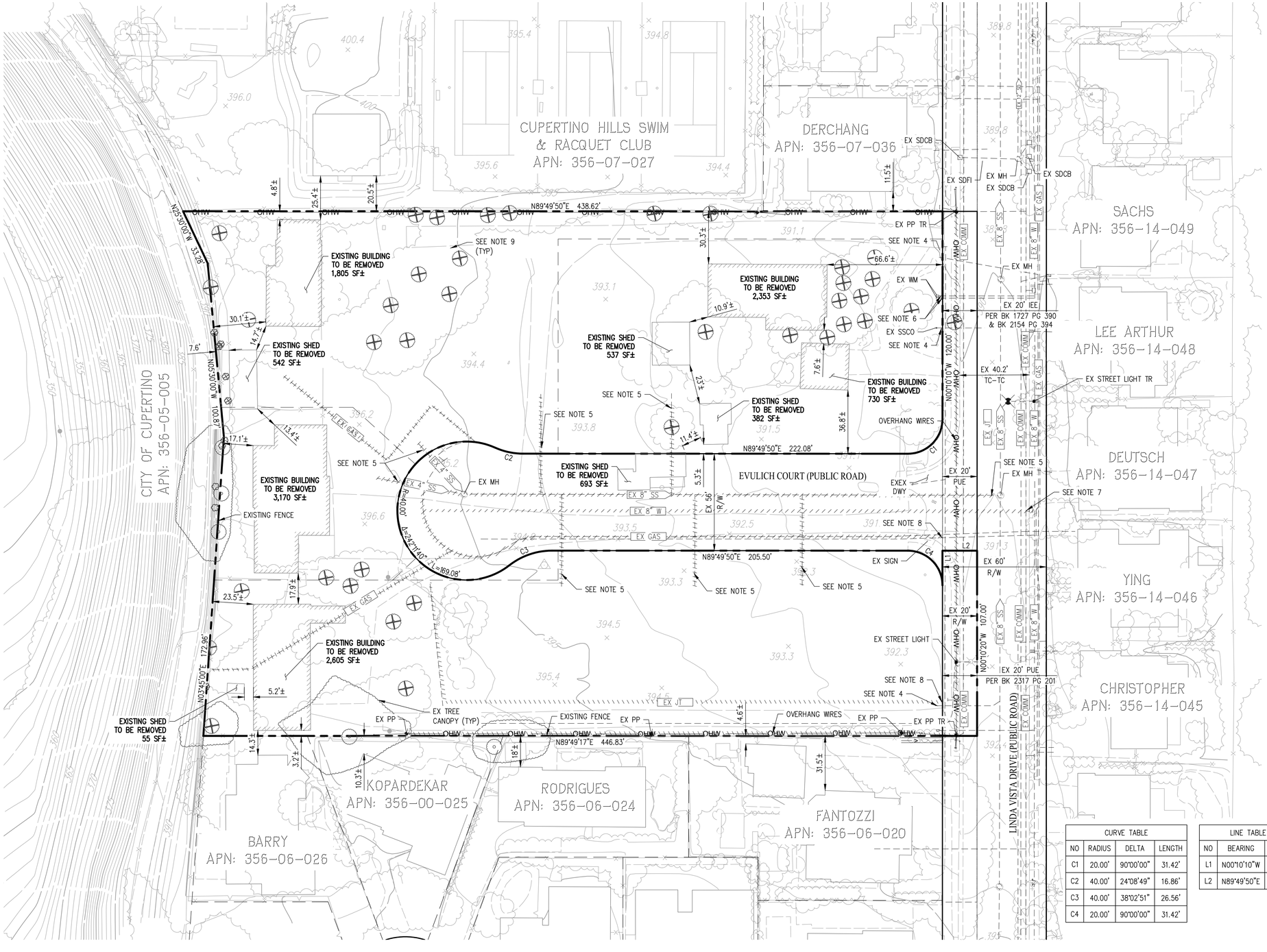

SCALE: 1" = 30'

LEGEND

	EXISTING BOUNDARY LINE
	EXISTING LOT LINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	EXISTING RIGHT OF WAY
EX 12" SD	EXISTING STORM DRAIN MAIN
EX 10" W	EXISTING WATER MAIN
EX 8" SS	EXISTING SANITARY SEWER MAIN
EX GAS	EXISTING GAS LINE
EX JT	EXISTING JOINT TRENCH
OHW	EXISTING OVERHANG WIRE
	EXISTING PIPE/OHW TO BE REMOVED
	EXISTING MANHOLE
	EXISTING STORM DRAIN CATCH BASIN
	EXISTING POWER POLE
	EXISTING STREET LIGHT
	EXISTING WATER METER
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

BLDG	BUILDING
CB	CATCH BASIN
DWY	DRIVEWAY
ELEC	ELECTRIC
FI	FIELD DRAINAGE INLET
ELEC	ELECTRICAL
EX	EXISTING
JT	JOINT TRENCH
LAT	LATERAL
MH	MANHOLE
OHW	OVERHANG WIRE
PAVE	PAVEMENT
PL	PROPERTY LINE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SF	SQUARE FEET
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEAN OUT
TC	TOP OF CURB
TBR	TO BE REMOVED
TR	TO REMAIN
UTIL	UTILITY
WM	WATER METER

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	40.00'	24°08'49"	16.86'
C3	40.00'	38°02'51"	26.56'
C4	20.00'	90°00'00"	31.42'

LINE TABLE		
NO	BEARING	LENGTH
L1	N00°10'10"W	20.00'
L2	N89°49'50"E	20.00'

NOTE:

1. ALL EXISTING ONSITE UTILITIES, AND IMPROVEMENTS NOT LIMITED TO BUILDINGS, RETAINING WALLS, PAVEMENT, TREES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO USA MARKINGS VERIFICATION AND POTHOLE INVESTIGATIONS.
3. ALL ONSITE TREES ARE TO BE REMOVED UNLESS NOTED ON THE LANDSCAPE PLANS FOR RETENTION.
4. EXISTING SANITARY SEWER LATERALS TO BE CUT & CAPPED AT THE SEWER MAIN & ABANDONED PER CUPERTINO SANITARY DISTRICT STANDARDS
5. EXISTING SANITARY SEWER MAIN ONSITE ALONG EVULICH COURT TO REMOVED AND REPLACED. EXISTING LATERALS CONNECTED TO MAIN TO BE REMOVED.
6. EXISTING WATER LATERALS TO BE CUT & CAPPED AT PROPERTY LINE AND ABANDONED
7. EXISTING WATER MAIN ONSITE ALONG EVULICH COURT TO BE REMOVED AND REPLACED. EXISTING LATERALS CONNECTED TO MAIN TO BE REMOVED.
8. REMOVAL OF EXISTING ONSITE GAS AND JOINT TRENCH MAIN TO BE CONFIRMED BY DRY UTILITY CONSULTANT.
9. SEE SHEET C1.1 FOR EXISTING TREE INVENTORY PLAN.

30' 0' 15' 30' 60'

SCALE 1" = 30'

10857 LINDA VISTA DRIVE

Cupertino, CA
January 12, 2026

EXISTING CONDITIONS C1.0

SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION
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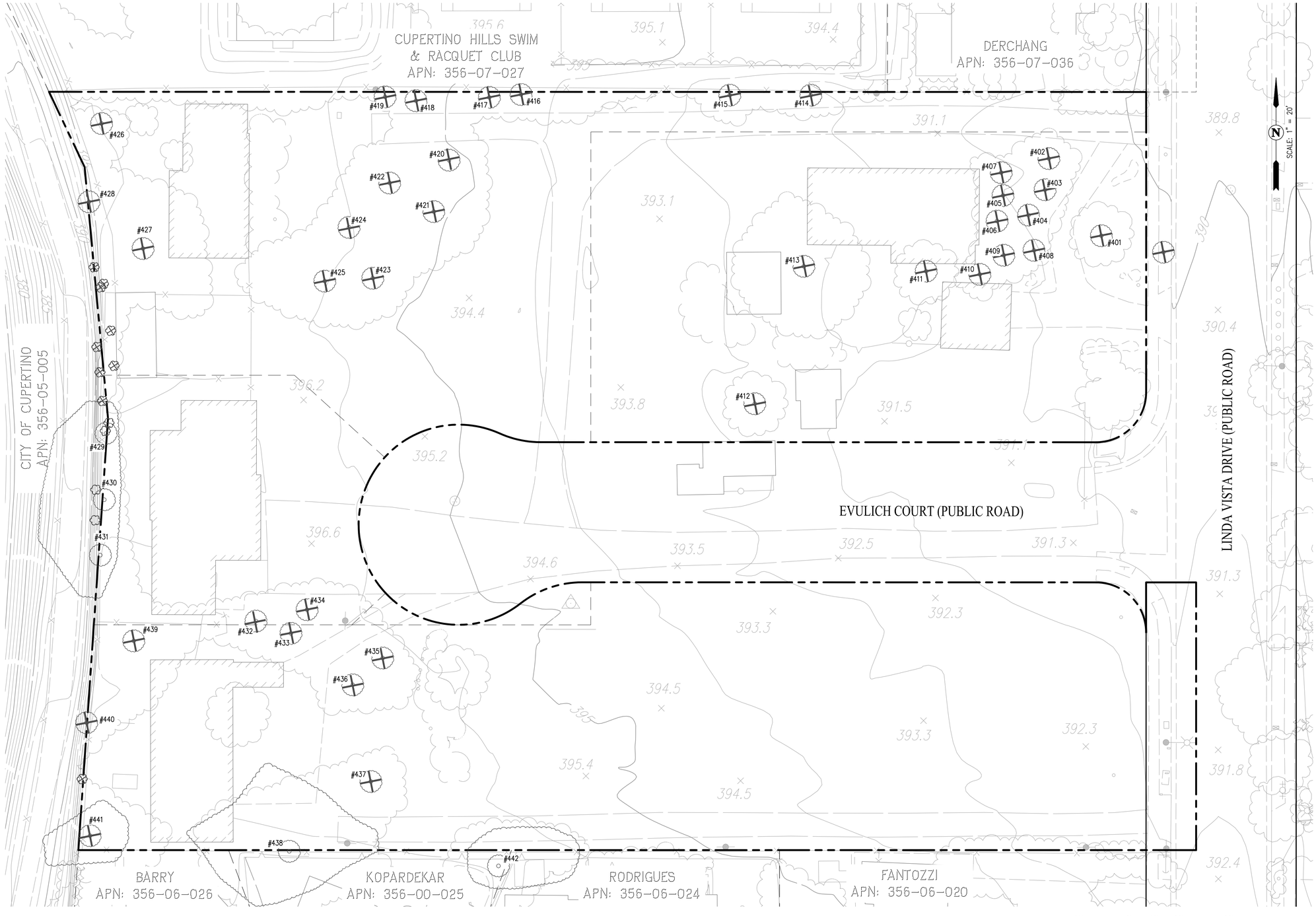

TREE INVENTORY TABLE

TREE NO.	SPECIES	TRUNK DIAMETER (IN.)	PROTECTED	PROPOSED ACTION	BASE ELEVATION (FEET±)
401	COAST LIVE OAK	19	YES	REMOVE	390
402	ALMOND	17	NO	REMOVE	390
403	SILVER WATTLE ACACIA	9, 8, 4	NO	REMOVE	390
404	SILVER WATTLE ACACIA	10, 8, 0	NO	REMOVE	390
405	SILVER WATTLE ACACIA	7	NO	REMOVE	391
406	SILVER WATTLE ACACIA	7	NO	REMOVE	391
407	SILVER WATTLE ACACIA	10	NO	REMOVE	391
408	SILVER WATTLE ACACIA	5, 4, 0	NO	REMOVE	391
409	SILVER WATTLE ACACIA	6	NO	REMOVE	391
410	GLOSSY PRIVET	7, 6, 0	NO	REMOVE	391
411	LIME	11	NO	REMOVE	391
412	COFFEEBERRY	10	NO	REMOVE	392
413	COAST LIVE OAK	30	YES	REMOVE	392
414	COAST LIVE OAK	8	NO	REMOVE	392
415	COAST LIVE OAK	8, 8, 0	NO	REMOVE	393
416	COAST LIVE OAK	6	NO	REMOVE	394
417	COAST LIVE OAK	14	YES	REMOVE	395
418	DOUGLAS FIR	6	NO	REMOVE	395
419	DOUGLAS FIR	9	NO	REMOVE	395
420	COAST LIVE OAK	11, 11, 0	NO	REMOVE	395
421	GLOSSY PRIVET	9	NO	REMOVE	395
422	COAST LIVE OAK	20, 18, 0	YES	REMOVE	395
423	HOLLY OAK	10,8,8,7,7,5,4	NO	REMOVE	395
424	COAST LIVE OAK	15, 13, 0	YES	REMOVE	396
425	COAST REDWOOD	32,20,15,10,8	NO	REMOVE	396
426	SILVER WATTLE ACACIA	7, 6, 5	NO	REMOVE	396
427	COAST LIVE OAK	16,12,10,10,10,8	YES	REMOVE	396
428	COAST LIVE OAK	17	YES	REMOVE	393
429	COAST LIVE OAK	12	YES	REMAIN	393
430	COAST LIVE OAK	17	YES	REMAIN	393
431	COAST LIVE OAK	15,15,12,10,8	YES	REMAIN	393
432	HOLLY OAK	8, 8, 0	NO	REMOVE	396
433	COAST LIVE OAK	7	NO	REMOVE	396
434	COAST LIVE OAK	10	NO	REMOVE	396
435	COAST LIVE OAK	20	YES	REMOVE	396
436	COAST LIVE OAK	8, 3, 0	NO	REMOVE	396
437	COAST LIVE OAK	22	YES	REMOVE	396
438	COAST LIVE OAK	42	YES	REMAIN	402
439	MONTEREY PINE	32	NO	REMOVE	397
440	COAST LIVE OAK	16	YES	REMOVE	392
441	EVERGREEN ASH	17	NO	REMOVE	403
442	MONTEREY PINE	36	NO	REMAIN	396
443	CAROLINA LAUREL CHERRY	6	NO	REMAIN	390
444	DEODAR CEDAR	26	YES	REMAIN	390
445	VICTORIAN BOX	6	NO	REMAIN	390
446	VICTORIAN BOX	8	NO	REMAIN	390
447	VICTORIAN BOX	7	NO	REMAIN	390
448	VICTORIAN BOX	7	NO	REMAIN	390
449	VICTORIAN BOX	7	NO	REMAIN	390
450	VICTORIAN BOX	11	NO	REMAIN	390

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING LOT LINR
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- #438 EXISTING TREE TO REMAIN
- #437 EXISTING TREE TO BE REMOVED
- EXISTING SMALL TREE TO REMAIN (2)
- EXISTING SMALL TREE TO BE REMOVED (2)

NOTE:

1. ALL TREES NOTED ON THE PLANS ARE PER ARBORIST REPORT PREPARED BY HORTSCIENCE BARTLETT CONSULTING DATED JULY 17, 2024.
2. SMALL TREES ARE LESS THEN 12" IN TRUNK DIAMETER AND NO TREE TAG FOUND. TREES #443 TO #450 HAVE NO TREE TAG.

10857 LINDA VISTA DRIVE
Cupertino, CA
January 12, 2026

EXISTING TREE INVENTORY PLAN C1.1

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
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NOTE:
1. SEE LANDSCAPE PLANS BY OTHERS FOR ALL LANDSCAPE & IRRIGATION DETAILS.
2. SEE LANDSCAPE PLANS FOR ALL WALKWAY SURFACE TYPE M DETAILS.
3. ALL PEDESTRIAN STREET CROSSINGS WILL BE PROVIDED WITH AN ACCESSIBLE CURB RAMP & TRUNCATED DOMES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.
4. PER PG&E DESIGN REQUIREMENTS 5' OF SEPARATION SHALL BE PROVIDED BETWEEN GAS MAIN AND TREE PLANTING.
5. THE BENCHMARK FOR THIS SURVEY IS SCVWD'S 6CM DIAMETER BRASS DISK (0180); ON TOP OF SOUTHERLY CURB FOR MCCLELLAN ROAD, NEAR A CATCH BASIN; 2.5 FEET NORTH OF THE RAILROAD CROSSING LIGHTS, AND 15 FEET WEST OF THE CENTER OF THE TRACKS. STATION IS ALSO ABOUT 250 FEET EAST FROM BUBB ROAD ALONG MCCLELLAN ROAD, CITY OF CUPERTINO. HAVING A NAVD88 PUBLISHED ELEVATION OF 335.23 FEET.
6. ALL BUILDING HEIGHTS SHOWN ON THE THIS PLAN ARE MEASURED FROM THE NATURAL GRADE.
7. EXISTING NATURAL GRADE ALTERED FOR EXISTING BUILDINGS.

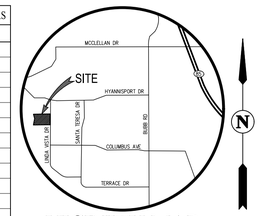
SITE AREA:
SITE AREA: 2.555 AC± (PROPERTY LIMITS)
GROSS LOT AREA: 3.141 AC± (PER CCMC 19.08.030.G)
LOT AREA (NET): 2.506 AC± (PER CCMC 19.08.030.L)

PROPOSED ZONING AND LAND USE:
ZONING: R3/TH – MULTIPLE FAMILY RESIDENTIAL WITH TOWNHOME COMBINING DISTRICT
LAND USE: HIGH/MEDIUM DENSITY RESIDENTIAL

PROPOSED PARCELS GROSS/LOT AREAS		
PARCEL	GROSS[1] SF	NET[2] SF
LOT 1	11,918	11,918
LOT 2	11,304	9,787
LOT 3	11,077	9,271
LOT 4	10,836	9,030
LOT 5	17,798	10,585
LOT 6	12,315	12,315
LOT 7	9,012	7,015
LOT 8	9,152	7,305
LOT 9	8,911	7,063
LOT 10	13,943	7,805
PARCEL A	7,592	6,709
PARCEL B	3,622	2,977
PARCEL C	3,622	2,979
PARCEL D	2,864	2,159
PARCEL E	2,864	2,220
TOTAL	136,830 [1]	109,136 [2]

(1) 19.08.030.G "G" DEFINITIONS
"GROSS LOT AREA" MEANS THE HORIZONTAL AREA INCLUDED WITHIN THE PROPERTY LINES OF A SITE PLUS THE STREET AREA BOUNDED BY THE STREET CENTERLINE UP TO THIRTY FEET DISTANT FROM THE PROPERTY LINE, THE STREET RIGHT-OF-WAY LINE AND THE EXTENDED SIDE YARD TO THE STREET CENTERLINE.

(2) 19.08.030.L "L" DEFINITIONS
"LOT AREA" MEANS THE AREA OF A LOT MEASURED HORIZONTALLY BETWEEN BOUNDARY LOT LINES, BUT EXCLUDING A PORTION OF A FLAG LOT PROVIDING ACCESS TO A STREET AND LYING BETWEEN FRONT LOT LINE AND THE STREET, AND EXCLUDING ANY PORTION OF A LOT WITHIN THE LINES OF ANY NATURAL WATERCOURSE, RIVER, STREAM, CREEK, WATERWAY, CHANNEL, OR FLOOD CONTROL, OR DRAINAGE EASEMENT AND EXCLUDING ANY PORTION OF A LOT ACQUIRED, FOR ACCESS AND STREET RIGHT-OF-WAY PURPOSES, IN FEE, EASEMENT OR OTHERWISE.

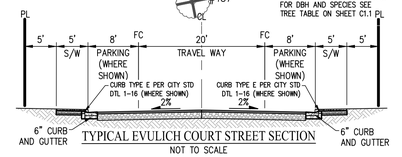


VICINITY MAP
NOT TO SCALE

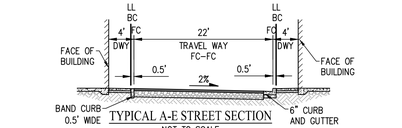
LINE TABLE		
NO	BEARING	LENGTH
L1	N00°10'10"W	20.00'
L2	N89°49'50"E	20.00'
L3	N89°49'17"E	20.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	40.00'	24°08'49"	16.86'
C3	40.00'	38°02'51"	26.56'
C4	20.00'	90°00'00"	31.42'

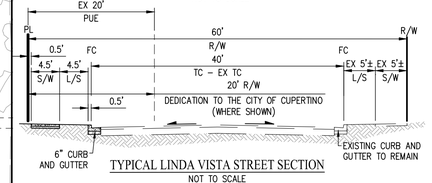
LEGEND
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- CENTER LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED DEEPENED CURB
- CURB TYPE E PER CITY STD DTL 1–16
- 8"W WATER MAIN
- 8" SS SANITARY SEWER PIPE
- 12" SD STORM DRAIN PIPE
- JT JOINT TRENCH
- ACCESSIBLE PEDESTRIAN PATH
- ASPHALT PAVEMENT
- ADAPTABLE UNITS
- CONCRETE SIDEWALK
- BIO–RETENTION AREA
- RETAINING WALL
- 101 EX & PROPOSED CONTOUR
- CORNER TRIANGLE PER CITY STD DTL 7–2
- SIDEWALK SITE TRIANGLE PER CITY STD DTL 7–6
- #438 EXISTING TREE TO REMAIN. FOR DBH AND SPECIES SEE TREE TABLE ON SHEET C1.1
- #437 EXISTING TREE TO BE REMOVED. FOR DBH AND SPECIES SEE TREE TABLE ON SHEET C1.1 PL



TYPICAL EVULICH COURT STREET SECTION
NOT TO SCALE



TYPICAL A–E STREET SECTION
NOT TO SCALE



TYPICAL LINDA VISTA STREET SECTION
NOT TO SCALE

10857 LINDA VISTA DRIVE
Cupertino, CA
January 12, 2026

PRELIMINARY SITE PLAN C2.0

SCALE 1" = 20'

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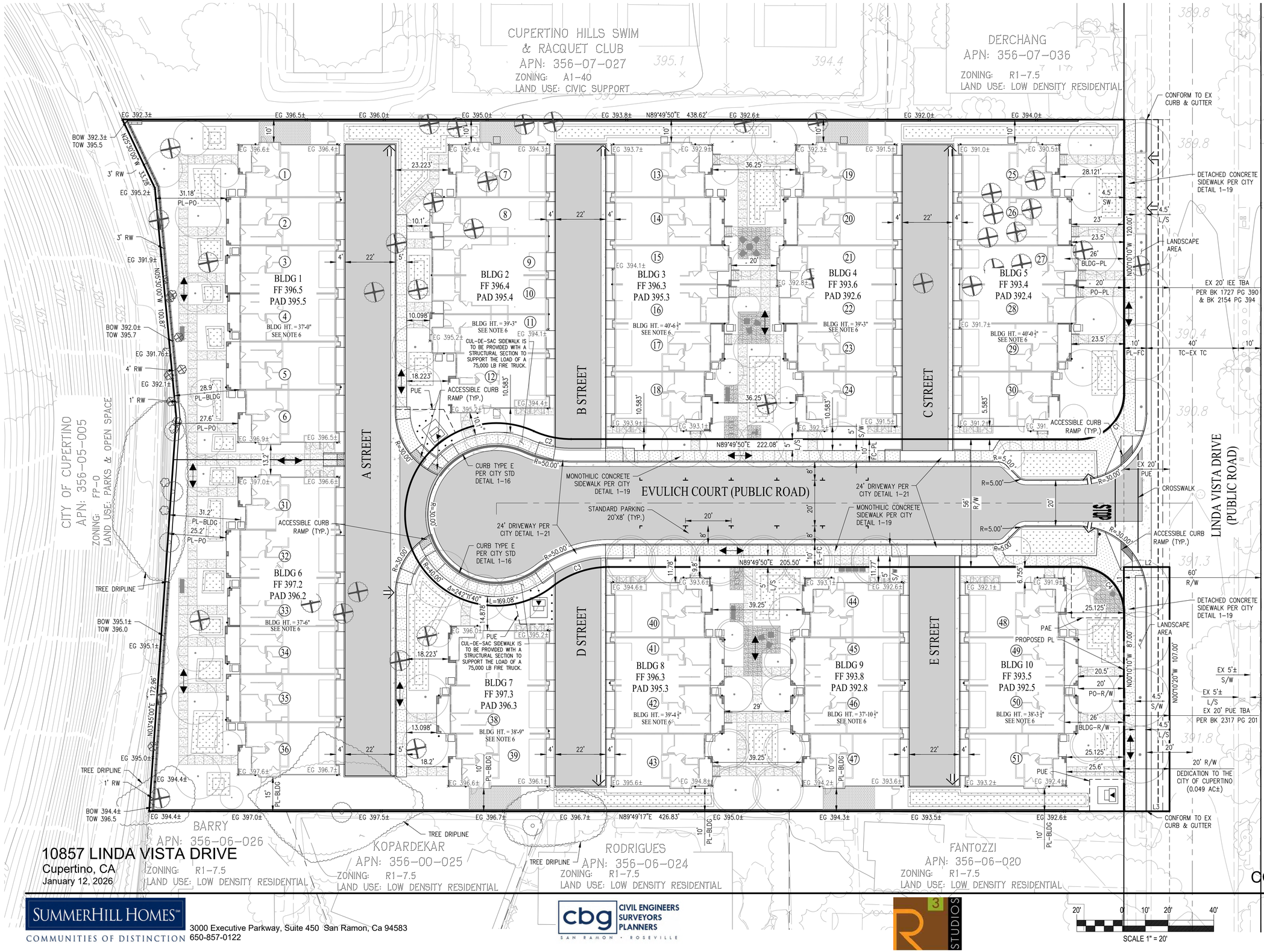
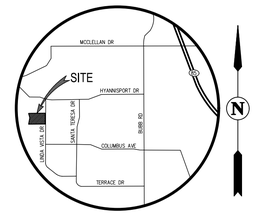


ABBREVIATIONS

BLDG	BUILDING
BIO-RET	BIO-RETENTION
BW	BACK OF WALK
CC	CURB CUT
CL	CENTERLINE
CONC	CONCRETE
DBH	DIAMETER AT BREAST HEIGHT
DWY	DRIVEWAY
EX	EXISTING
FC	FACE OF CURB
HT	HEIGHT
LS	LANDSCAPE
MIN	MINIMUM
PUE	PUBLIC UTILITY EASEMENT
PL	PROPERTY LINE
PO	PORCH
PR	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
TBA	TO BE ABANDONED
TSM	TOP OF SOIL MIX
TYP	TYPICAL
VG	VALLEY GUTTER
W	WATER



VICINITY MAP

NOT TO SCALE

SITE AREA:		
SITE AREA:	2.555	AC± (PROPERTY LIMITS)
GROSS LOT AREA:	3.141	AC± (PER CCMC 19.08.030.G)
LOT AREA (NET):	2.506	AC± (PER CCMC 19.08.030.L)

PROPOSED ZONING AND LAND USE:	
ZONING:	R3/TH – MULTIPLE FAMILY RESIDENTIAL WITH TOWNHOME COMBINING DISTRICT
LAND USE:	HIGH/MEDIUM DENSITY RESIDENTIAL

LINE TABLE		
NO	BEARING	LENGTH
L1	N00°10'10"W	20.00'
L2	N89°49'50"E	20.00'
L3	N89°49'17"E	20.00'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	40.00'	24°08'49"	16.86'
C3	40.00'	38°02'51"	26.56'
C4	20.00'	90°00'00"	31.42'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- CENTER LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED DEEPENED CURB
- CURB TYPE E PER CITY STD DTL 1-16
- 8"W — WATER MAIN
- 8" SS — SANITARY SEWER PIPE
- 12" SD — STORM DRAIN PIPE
- JT — JOINT TRENCH
- ACCESSIBLE PEDESTRIAN PATH
- ASPHALT PAVEMENT
- CURB CUT
- CONCRETE SIDEWALK
- BIO-RETENTION AREA
- RETAINING WALL
- #438 — EXISTING TREE TO REMAIN
- #437 — EXISTING TREE TO BE REMOVED

NOTE:

1. SEE LANDSCAPE PLANS BY OTHERS FOR ALL LANDSCAPE & IRRIGATION DETAILS.
2. SEE LANDSCAPE PLANS FOR ALL WALKWAY SURFACE TYPE M DETAILS.
3. ALL PEDESTRIAN STREET CROSSINGS WILL BE PROVIDED WITH AN ACCESSIBLE CURB RAMP & TRUNCATED DOMES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.
4. PER PG&E DESIGN REQUIREMENTS 5' OF SEPARATION SHALL BE PROVIDED BETWEEN GAS MAIN AND TREE PLANTING.
5. THE BENCHMARK FOR THIS SURVEY IS SCVWD'S 6CM DIAMETER BRASS DISK (Q180); ON TOP OF SOUTHERLY CURB FOR MCCLELLAN ROAD, NEAR A CATCH BASIN; 2.5 FEET NORTH OF THE RAILROAD CROSSING LIGHTS, AND 15 FEET WEST OF THE CENTER OF THE TRACKS. STATION IS ALSO ABOUT 250 FEET EAST FROM BUBB ROAD ALONG MCCLELLAN ROAD, CITY OF CUPERTINO. HAVING A NAVD88 PUBLISHED ELEVATION OF 335.23 FEET.
6. ALL BUILDING HEIGHTS SHOWN ON THE THIS PLAN ARE MEASURED FROM THE NATURAL GRADE.

10857 LINDA VISTA DRIVE

Cupertino, CA
January 12, 2026

CONTEXTUAL PLAN C2.1

SCALE 1" = 20'

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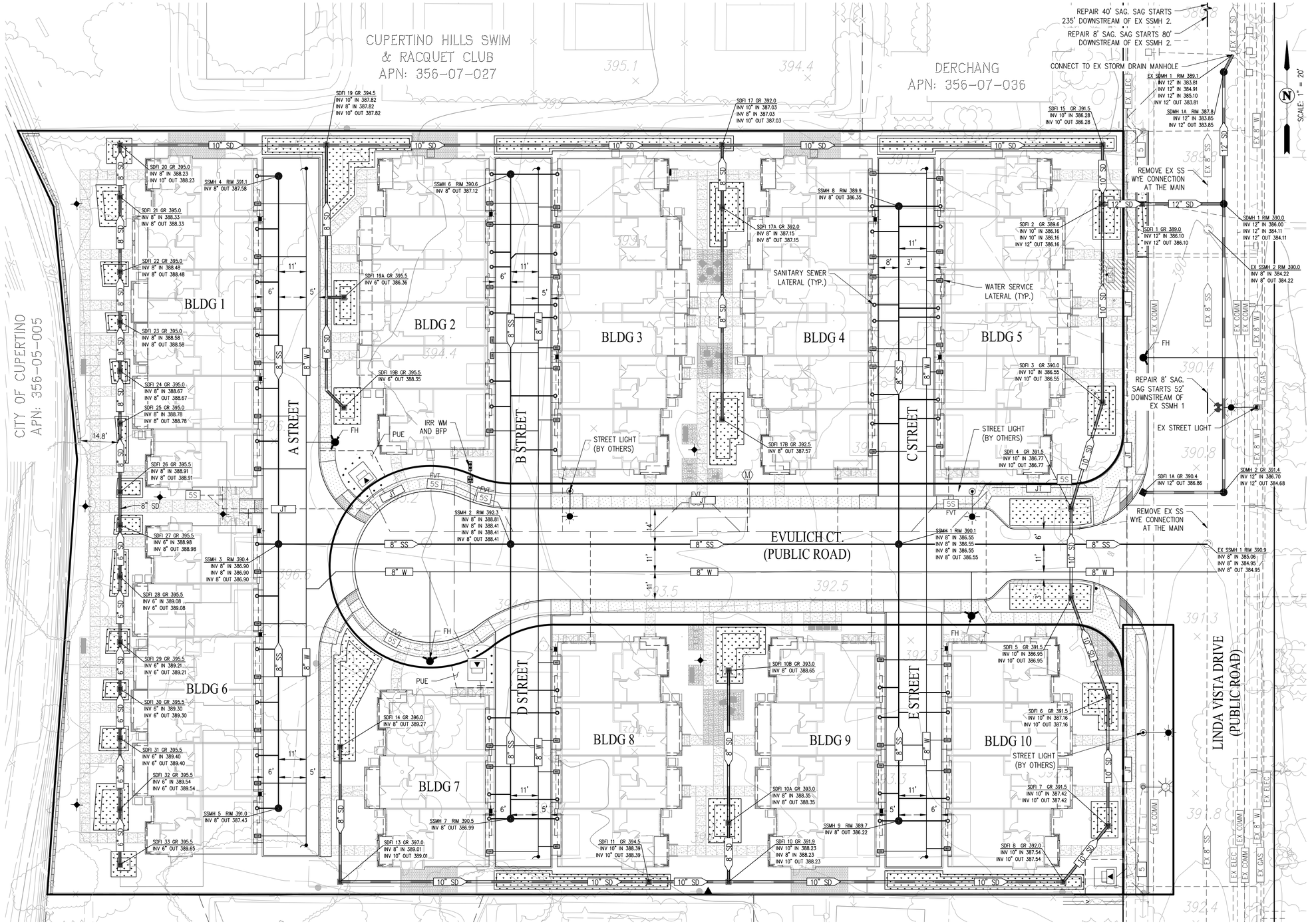
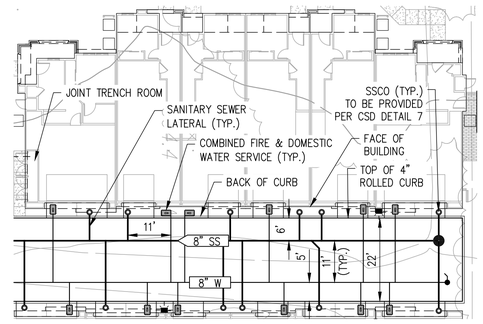


LEGEND:

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		RIGHT OF WAY
EX GAS		GAS MAIN
EX W	8"W	WATER MAIN
EX SS	8" SS	SANITARY SEWER PIPE
EX SD	12" SD	STORM DRAIN PIPE (UNTREATED)
EX JT	JT	JOINT TRENCH
		STORM DRAIN INLET
		MANHOLE
		FIRE HYDRANT
		BIO-RETENTION AREA
		PG&E PAD MOUNT TRANSFORMER (BY OTHERS)
		STREET LIGHT (BY OTHERS)

ABBREVIATIONS

BFP	BACK FLOW PREVENTER
BLDG	BUILDING
B/O	BLOW OFF VALVE
CB	CATCH BASIN
CSD	CUPERTINO SANITARY DISTRICT
DI	DRAIN INLET
ELEC	ELECTRICAL
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FS	FIRE SERVICE
JT	JOINT TRENCH
LAT	LATERAL
LS	LANDSCAPE
PIV	POST INDICATOR VALVE
PP	POWER POLE
SL	STREET LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
UTIL	UTILITY
VLT	VAULT
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE



TYPICAL TOWNHOME SERVICE DETAIL

BLDGS 1–10
SCALE 1" = 20'

UTILITY NOTES:

1. UTILITY LAYOUT AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. EXISTING UTILITY LOCATIONS ARE APPROXIMATE BASED ON RECORD INFORMATION AND FIELD SURVEY DATA. UTILITY POINT OF CONNECTIONS SHALL BE VERIFIED WITH USA MARKINGS AND POTHOLE INFORMATION.
2. PRELIMINARY DOMESTIC AND FIRE SERVICE SIZES ARE SUBJECT TO FINAL PLUMBING ENGINEERS DESIGN.
3. ALL BUILDING STORM DRAIN, WATER, AND SEWER POINT OF CONNECTIONS ARE SUBJECT TO FINAL BUILDING PLUMBING ENGINEERS DESIGN.
4. ALL JOINT TRENCH MAINS AND TRANSFORMER LOCATIONS HAVE BEEN SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO THE FINAL JOINT TRENCH CONSULTANTS DESIGN. WHEN FINALIZING THE DESIGN, THE JOINT TRENCH ALIGNMENT SHALL BE LOCATED WITHIN THE PAVED ROADWAY TO THE MAXIMUM EXTENT POSSIBLE.

20' 0' 10' 20' 40'
SCALE 1" = 20'

10857 LINDA VISTA DRIVE
Cupertino, CA
January 12, 2026

PRELIMINARY UTILITY PLAN C3.0

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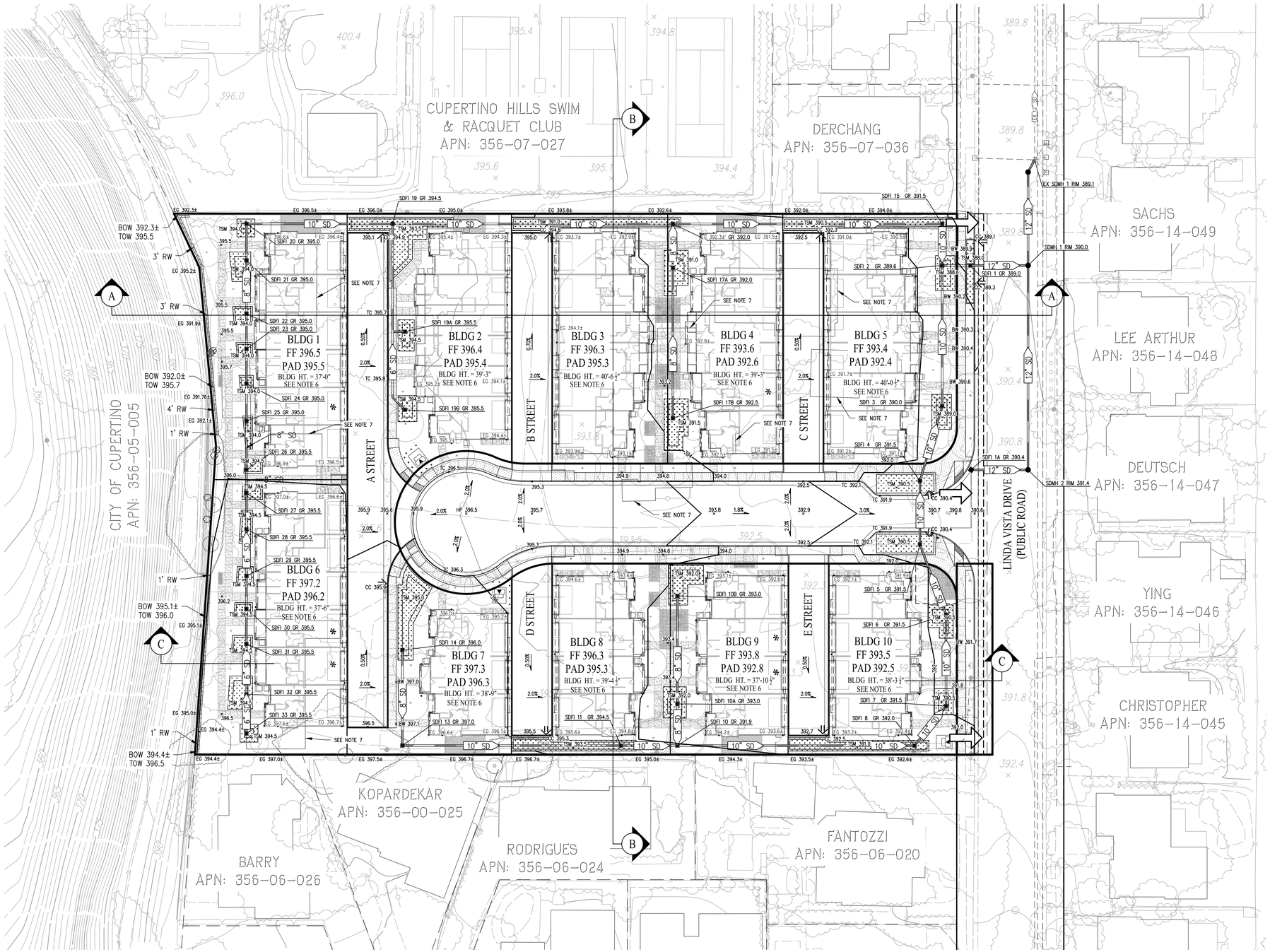

N

SCALE: 1" = 30'

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		RIGHT OF WAY
EX SD	12" SD	STORM DRAIN
		TRENCH DRAIN
		RETAINING WALL
		DEEPENED SIDEWALK CURB
		DEEPENED FOOTING
		STORM DRAIN FIELD INLET
		MANHOLE
101	101	CONTOUR
		BIO-RETENTION AREA
		CURB CUT/SLOT DRAIN
		DIRECTION OF OVERLAND RELEASE
	*	ADAPTABLE UNITS

ABBREVIATIONS

BLDG	BUILDING
BLDG HT.	BUILDING HEIGHT
BD	BOUNDARY
BR	BIORETENTION
BOW	BOTTOM OF WALL
EG	EXISTING GRADE
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
LS	LANDSCAPE
PAD	PAD ELEVATION
PR	PROPOSED
R/W	RIGHT OF WAY
RET	RETAINING
RW	RETAINING WALL
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SW	SIDEWALK
TC	TOP OF CURB
TOW	TOP OF WALL
TSM	TOP OF SOIL MIX
TYP	TYPICAL

EARTHWORK SUMMARY

DESCRIPTION	CUT	FILL	NET
ROUGH GRADE (SUBGRADE TO EXISTING FINISHED GRADE)	1,800	2,300	500 (F)
SPOILS			
UTILITY SPOILS	1,100		
BIO-RETENTION	900		
TOTAL (ROUGH GRADE + SPOILS)	3,800	2,300	1,500 (C)

NOTE:

1. ROUGH GRADING AND EARTHWORK QUANTITIES, ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. ROUGH GRADING REFLECTS STREET SUBGRADE COMPARED TO EXISTING SUBGRADE. PROPOSED STREET SECTION ASSUME TO BE 14". OFF HAUL OF EXISTING PAVEMENT AND BUILDING FOUNDATION NOT INCLUDED.
3. ASSUMED FOUNDATION THICKNESS OF 12".
4. ALL REQUIRED ADAPTABLE UNITS FOR THE PROPOSED TOWNHOMES WILL BE DESIGNED PER CBC REQUIREMENTS. SEE SHEET C2.0 FOR PRELIMINARY SITE ACCESSIBLE UNITS.
5. AERIAL TOPOGRAPHY BY GEOMAPS DATED NOVEMBER 14, 2024
6. ALL BUILDING HEIGHTS SHOWN ON THE THIS PLAN ARE MEASURED FROM THE NATURAL GRADE.
7. EXISTING NATURAL GRADE ALTERED FOR EXISTING BUILDINGS.

30' 0' 15' 30' 60'

SCALE 1" = 30'

10857 LINDA VISTA DRIVE

Cupertino, CA

January 12, 2026

PRELIMINARY GRADING PLAN C4.0

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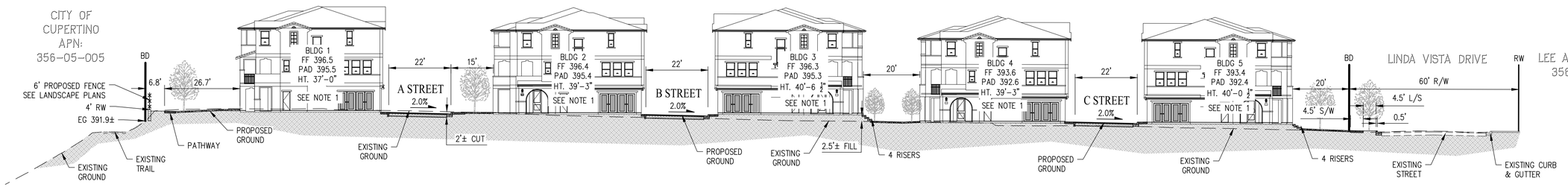
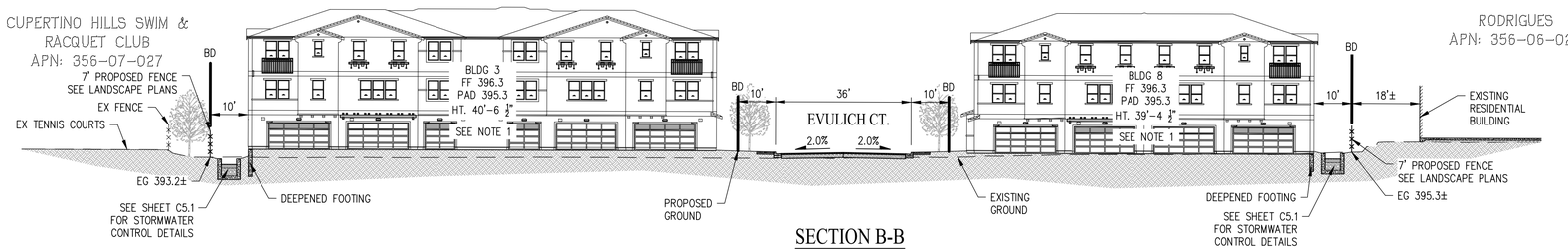


SECTION A-A

SCALE 1" = 20'

20' 0' 10' 20' 40'

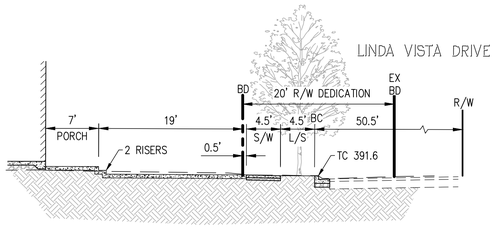
SCALE 1" = 20'



SECTION B-B

SCALE 1" = 20'

NOTE:
1. ALL BUILDING HEIGHTS SHOWN ON THE THIS PLAN ARE MEASURED FROM THE NATURAL GRADE.

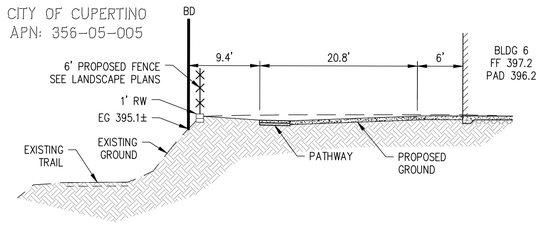


SECTION C

SCALE 1" = 10'

10' 0' 5' 10' 20'

SCALE 1" = 10'



SECTION D

SCALE 1" = 10'

10857 LINDA VISTA DRIVE
Cupertino, CA
January 12, 2026

PRELIMINARY GRADING SECTIONS C4.1

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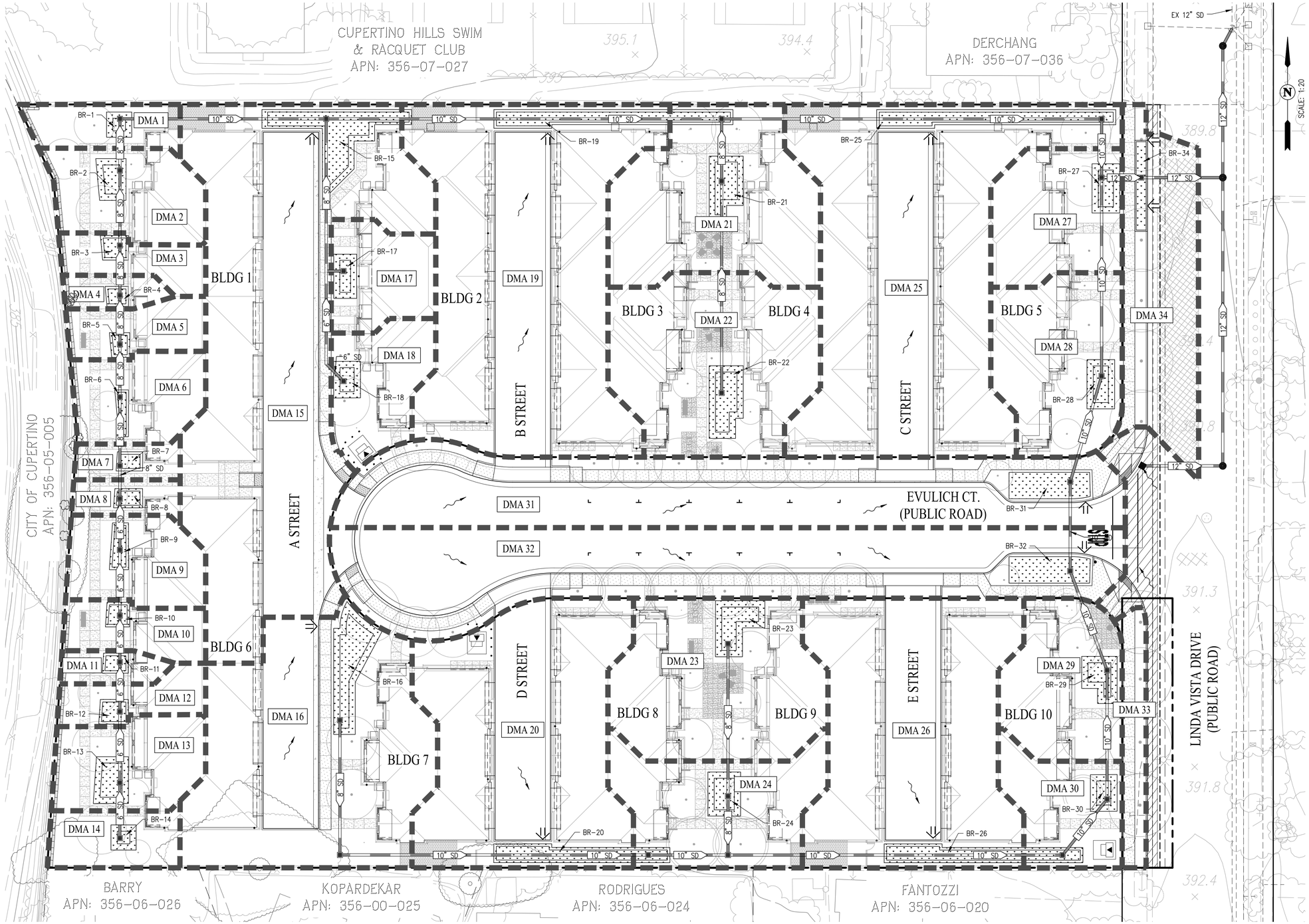

LEGEND

- DMA BOUNDARY
- BIORETENTION AREA
- DMA 1 — DRAINAGE MANAGEMENT AREA LABEL
- EXISTING TREE LOCATION
- EXISTING TREE DRIPLINE
- RUNOFF DIRECTION
- CURB CUT/SLOT DRAIN
- STORM DRAIN MANHOLE
- STORM DRAIN FIELD INLET
- REQUIRED OFFSITE TREATMENT AREA (SEE SHEET C5.1)
- PROVIDED EQUIVALENT OFFSITE TREATMENT AREA (SEE SHEET C5.1)

ABBREVIATIONS

BR	BIORETENTION
DMA	DRAINAGE MANAGEMENT AREA
EX	EXISTING
FC	FACE OF CURB
LAT	LATERAL
PR	PROPOSED
SD	STORM DRAIN
TC	TOP OF CURB

NOTE

1. ALL STORM WATER STRUCTURES SHALL HAVE FULL TRASH CAPTURE SYSTEMS WILL BE DETAILED ON THE FINAL CONSTRUCTION DRAWINGS AND ARE SUBJECT TO THE FINAL DESIGN. TRASH CAPTURE SYSTEMS AND DEVICES SHALL BE APPROVED BY THE CALIFORNIA STATE REGIONAL WATER QUALITY CONTROL BOARD AND ON THE APPROVED LIST OF THE SAN FRANCISCO BAY (RWQCB).
2. ALL STORM DRAIN INLETS ARE TO BE MARKED WITH "NO DUMPING FLOWS TO BAY" AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.

20' 0' 10' 20' 40'
SCALE 1" = 20'

10857 LINDA VISTA DRIVE

Cupertino, CA
January 12, 2026

PRELIMINARY STORMWATER CONTROL PLAN C5.0

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PRELIMINARY STORMWATER TREATMENT SUMMARY TABLE

DMA	TREATMENT TYPE	DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF) (IMPERVIOUS + PERVIOUS X 0.1)	SIZING METHOD	REQUIRED BIORETENTION (SF)	PROVIDED BIORETENTION (SF)	DETAIL REFERENCE
1	BIORETENTION	1061	182	879	270	4%	11	25	BRD 1
2	BIORETENTION	2090	1236	854	1321	4%	53	72	BRD 1
3	BIORETENTION	965	568	397	608	4%	24	67	BRD 1
4	BIORETENTION	512	265	247	290	4%	12	40	BRD 1
5	BIORETENTION	1110	711	399	751	4%	30	43	BRD 1
6	BIORETENTION	1748	1125	623	1187	4%	47	47	BRD 1
7	BIORETENTION	600	286	314	317	4%	13	46	BRD 1
8	BIORETENTION	608	288	320	320	4%	13	51	BRD 1
9	BIORETENTION	1826	1191	635	1255	4%	50	82	BRD 1
10	BIORETENTION	1142	719	423	761	4%	30	56	BRD 1
11	BIORETENTION	523	268	255	294	4%	12	48	BRD 1
12	BIORETENTION	981	568	413	609	4%	24	73	BRD 1
13	BIORETENTION	2058	1234	824	1316	4%	53	113	BRD 1
14	BIORETENTION	1182	192	990	291	4%	12	25	BRD 1
15	BIORETENTION	13181	11644	1537	11798	4%	472	509	BRD 2
16	BIORETENTION	8372	5677	2695	5947	4%	238	265	BRD 1
17	BIORETENTION	1627	1329	298	1359	4%	54	55	BRD 1
18	BIORETENTION	1848	1008	840	1092	4%	44	54	BRD 1
19	BIORETENTION	10839	9347	1492	9496	4%	380	402	BRD 2 & 4
20	BIORETENTION	7934	6440	1494	6589	4%	264	302	BRD 2 & 4
21	BIORETENTION	5003	3494	1509	3645	4%	146	146	BRD 1
22	BIORETENTION	5349	4180	1169	4297	4%	172	178	BRD 1
23	BIORETENTION	4956	3609	1347	3744	4%	150	150	BRD 1
24	BIORETENTION	3380	1946	1434	2089	4%	84	99	BRD 1
25	BIORETENTION	11349	9523	1826	9706	4%	388	402	BRD 2 & 4
26	BIORETENTION	8260	6977	1283	7105	4%	284	338	BRD 2 & 4
27	BIORETENTION	2595	1662	933	1755	4%	70	88	BRD 1
28	BIORETENTION	3383	1964	1419	2106	4%	84	88	BRD 1
29	BIORETENTION	2749	1540	1209	1661	4%	66	86	BRD 1
30	BIORETENTION	1923	973	950	1068	4%	43	54	BRD 1
31	BIORETENTION	8762	7477	1285	7606	4%	304	335	BRD 3
32	BIORETENTION	9472	8207	1265	8334	4%	333	335	BRD 3
33	SELF-RETAINING	935	473	462	519	2:1	N/A	N/A	N/A
34	BIORETENTION	3830	3130	700	3200	4%	128	217	BRD 3
TOTAL	–	132,153	99,433	32,720			–	–	

EQUIVALENT OFFSITE TREATMENT AREA SUMMARY

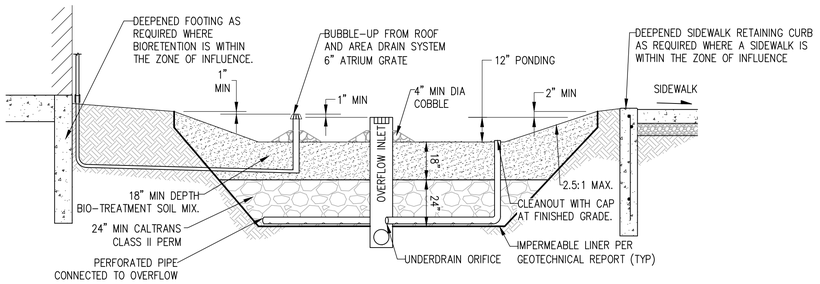
CRITERIA	AREA (SF)
REQUIRED EQUIVALENT OFFSITE TREATMENT AREA (NEW AND/OR REPLACED IMPERVIOUS SURFACE)	1648
PROVIDED EQUIVALENT OFFSITE TREATMENT AREA	1908

REQUIRED OFFSITE TREATMENT AREA

PROVIDED EQUIVALENT OFFSITE TREATMENT AREA

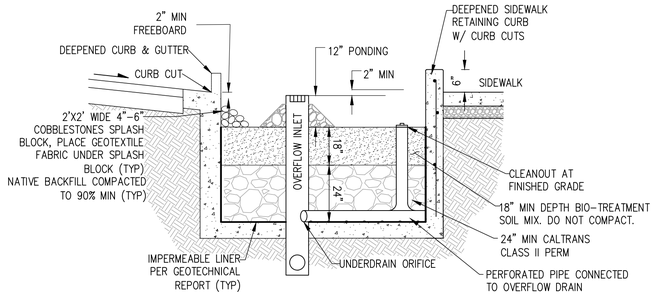
NOTE

1. THE FINAL SITE DEEPENED FOOTINGS, DEEPENED CURBS, AND DEEPENED RETAINING CURB DETAILS WILL BE PROVIDED WITH THE FINAL CONSTRUCTION DRAWINGS WHICH WILL INCLUDE THE FINAL REINFORCING AND FOOTING DESIGNS.



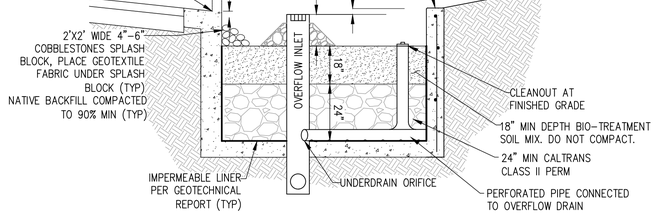
TYPICAL BIO-RENTENTION DETAIL 1 (BRD 1)

NOT TO SCALE



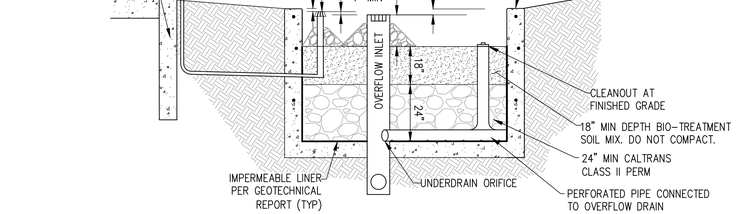
TYPICAL BIO-RETENTION DETAIL 3 (BRD 3)

NOT TO SCALE



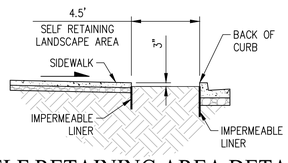
TYPICAL BIO-RETENTION DETAIL 2 (BRD 2)

NOT TO SCALE



TYPICAL BIO-RETENTION DETAIL 4 (BRD 4)

NOT TO SCALE



SELF RETAINING AREA DETAIL

DMA 33

NOT TO SCALE

10857 LINDA VISTA DRIVE
Cupertino, CA
January 12, 2026

PRELIMINARY STORMWATER CONTROL PLAN DETAILS C5.1

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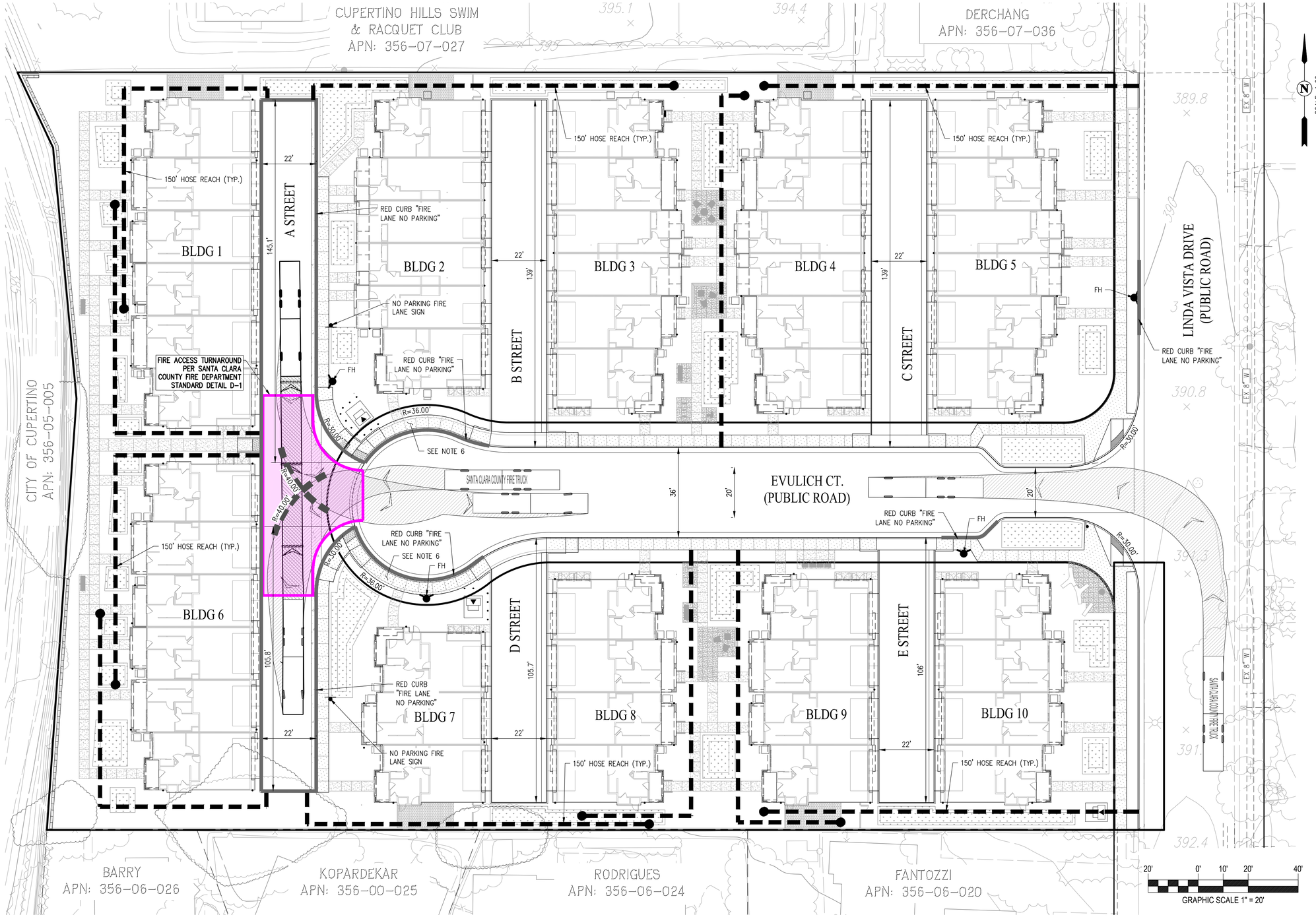
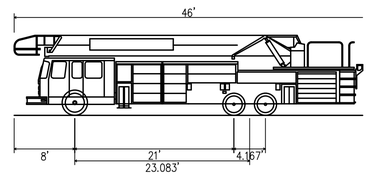


LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED RIGHT OF WAY
- FIRE DEPARTMENT HOSE REACH (150')
- RED CURB "FIRE LANE NO PARKING"
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- AERIAL APPARATUS FIRE TRUCK
- FIRE ACCESS TURNAROUND PER SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAIL D-1.



OVERALL LENGTH	46.000FT
OVERALL WIDTH	8.000FT
OVERALL BODY HEIGHT	10.559FT
MIN BODY GROUND CLEARANCE	0.990FT
TRACK WIDTH	8.333FT
LOCK-TO-LOCK TIME	7.00s
MAX WHEEL ANGLE	33.00°

SANTA CLARA COUNTY FIRE TRUCK

NOT TO SCALE

BUILDING FIRE FLOW:

1. LARGEST BUILDING TYPE / AREA:

   6-PLEX TOWNHOME (BLDG 1 & 6) = 19,640 SF (TYPE V-B)

2. FIRE FLOW CALCULATION PER CONSTRUCTION TYPE (PER CFC TABLE B105.1(2)

   TYPE V-B CONSTRUCTION TYPE = 3,750 GPM

3. REQUIRED FIRE FLOW

   3,750 GPM WITH 50% REDUCTION = 1,875 GPM

   REQUIRED FIRE FLOW CALCULATIONS PER CALIFORNIA FIRE CODE APPENDIX B FOR FULLY SPRINKLERED BUILDINGS WHICH ALLOWS FOR A 50% REDUCTION IN FLOW.

1. FIRE HYDRANT REQUIREMENT AND SPACING
   (PER TABLE C102.1 - CFC)

- FIRE FLOW REQUIREMENT - 3,750 GPM (50% REDUCTION NOT INCLUDED)
- MINIMUM NUMBER OF HYDRANTS - 4
- AVERAGE SPACING (FEET) - 350'

NOTE

1. RED CURB FIRE LANE MARKINGS WILL BE PROVIDED ON ALL FIRE ACCESS DRIVE AISLES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.
2. ALL FIRE ACCESS DRIVE AISLES SHALL BE DESIGNED TO SUPPORT THE LOADING CAPACITY OF A 75,000 POUND FIRE TRUCK.
3. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.
4. ALL BUILDINGS ARE TO HAVE EAVES THAT ARE LESS THAN 30' IN HEIGHT. SEE ARCHITECTURAL PLANS FOR DETAILS.
5. NFPA 13D FIRE SPRINKLER PLANS WILL BE SUBMITTED AS A DEFERRED SUBMITTAL AND PROVIDED DURING THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT.
6. CUL-DE-SAC IS TO BE PROVIDED WITH A BEVELED CURB TO ALLOW THE SIDEWALK AREA AS AN ALTERNATIVE TURN AROUND FOR A FIRE TRUCK AND HAS BEEN PROVIDED WITH A TURNING RADIUS OF 36'. THE SIDEWALK WILL BE DESIGNED SUPPORT THE LOAD OF A 75,000 LB FIRE TRUCK.

10857 LINDA VISTA DRIVE

Cupertino, CA

January 12, 2026

PRELIMINARY FIRE ACCESS PLAN C6.0

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CUPERTINO HILLS SWIM & RACQUET CLUB
APN: 356-07-027

DERCHANG
APN: 356-07-036

CITY OF CUPERTINO
APN: 356-05-005

LINDA VISTA DRIVE (PUBLIC ROAD)

EVULICH CT. (PUBLIC ROAD)

A STREET

B STREET

C STREET

D STREET

E STREET

BLDG 1

BLDG 2

BLDG 3

BLDG 4

BLDG 5

BLDG 6

BLDG 7

BLDG 8

BLDG 9

BLDG 10

BUILDING OVERHANG (TYP.)

22'

117'

139'

105.7'

106'

84.8'

R=30.00'

R=50.00'

CUPERTINO GARBAGE TRUCK

BARRY
APN: 356-06-026

KOPARDEKAR
APN: 356-00-025

RODRIGUES
APN: 356-06-024

FANTOZZI
APN: 356-06-020

LEGEND

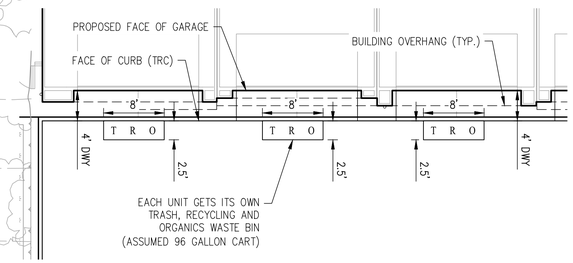
———	EXISTING PROPERTY LINE
— — —	PROPOSED PROPERTY LINE
T R O	GARBAGE BIN AREA (8' X 2.5')
T	TRASH
R	RECYCLE
O	ORGANICS
BC	BACK OF CURB
FC	FACE OF CURB
LL	LOT LINE
TRC	TOP OF ROLLED CURB
CUPERTINO GARBAGE TRUCK	GARBAGE TRUCK (FORWARD MOTION)
CUPERTINO GARBAGE TRUCK	GARBAGE TRUCK (REVERSE MOTION)

N

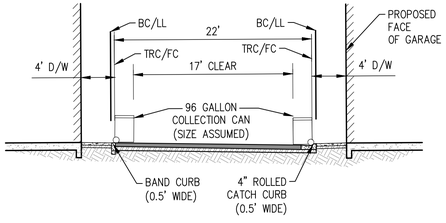
SCALE: 1:20

NOTE

1. ALL STREETS SURFACES THROUGHOUT THE DEVELOPMENT ARE TO BE ASPHALT.
2. THE PROPOSED DEVELOPMENT WILL HAVE 51 UNITS.



TYPICAL GARBAGE BIN CONFIGURATION DETAIL
NOT TO SCALE



TYPICAL GARBAGE BIN CONFIGURATION DETAIL
NOT TO SCALE

20' 0' 10' 20' 40'
SCALE 1" = 20'

10857 LINDA VISTA DRIVE

Cupertino, CA
January 12, 2026

PRELIMINARY TRASH MANAGEMENT PLAN C7.0

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400-150

10857 Linda Vista Drive

Cupertino, CA

January 12, 2026

Illustrative Overall Plan

L.1.1

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PROPOSED 7'-0" HIGH WOOD FENCE WITH LATTICE:
REFER TO DETAIL/IMAGE 1 SHEET L.6.2

PRIVATE SIDE YARD
- PROPOSED 4'-0" HIGH NON-COMBUSTIBLE METAL PICKET FENCE AND GATE
- CONCRETE UNIT PAVERS

PROPOSED 6'-0" HIGH TUBULAR STEEL FENCE OVER RETAINING WALL:
REFER TO DETAIL/IMAGE 2 SHEET L.6.2

BENCH:
REFER TO IMAGE SHEET L.8.1

SMALL EVERGREEN TREE:
REFER TO PROPOSED PLANT PALETTE SHEET L.4.1

EXISTING TREES TO REMAIN:
REFER TO EXISITNG TREE, PROPOSED TREE, AND TREE MITIGATION PLAN SHEET L.5.1

ALL ABOVE GROUND UTILITIES TO BE SCREENED WITH EVERGREEN SHRUBS:
REFER TO PROPOSED PLANT PALETTE SHEET L.5.1

TYPICAL PLANTING AREA WITH DROUGHT-TOLERANT FOUNDATION SHRUBS, PERENNIALS, AND GROUNDCOVER:
REFER TO PROPOSED PLANT PALETTE SHEET L.4.1

4'-0" WIDE CONCRETE WALKWAY

7'-0" HIGH WOOD FENCE WITH LATTICE:
REFER TO DETAIL/IMAGE 1 SHEET L.6.2

BUILDING 1
FF 396.5
PAD 395.5

BUILDING 2
FF 396.4
PAD 395.4

BUILDING 3
FF 396.3
PAD 395.3

BUILDING 4
FF 393.6
PAD 392.6

BUILDING 5
FF 393.4
PAD 392.4

BUILDING 6
FF 397.2
PAD 396.2

BUILDING 7
FF 397.3
PAD 396.3

BUILDING 8
FF 396.3
PAD 395.3

BUILDING 9
FF 393.8
PAD 392.8

BUILDING 10
FF 393.5
PAD 392.5

EVULICH COURT

LINDA VISTA DRIVE

PASEO 'B' ENLARGEMENT:
REFER TO SHEETS L.2.2

END PROPOSED FENCE AT CURRENT FENCE LOCATION

FLOWERING DECIDUOUS TREE:
REFER TO PROPOSED PLANT PALETTE SHEET L.4.1

LINDA VISTA DRIVE STREET TREE:
REFER TO PROPOSED PLANT PALETTE SHEET L.4.1

TYPICAL WATER TREATMENT PLANTING AREA:
REFER TO PROPOSED PLANT PALETTE SHEET L.4.1

PEDESTRIAN AND BICYCLE CROSSWALK

PASEO 'A' ENLARGEMENT AND PLANTING PLAN:
REFER TO SHEETS L.2.1 AND L.3.1

POTENTIAL LOCATION FOR PUBLIC ART SCULPTURE:
REFER TO PUBLIC ART CONCEPTS SHEET L2.3

MAILBOX STATION:
REFER TO DETAIL/IMAGE 3 SHEET L.6.2

LINDA VISTA DRIVE FRONTAGE & PUBLIC ART AREA ENLARGEMENT & PLANTING PLAN:
REFER TO SHEETS L.2.3 AND L.3.2

END PROPOSED FENCE AT CURRENT FENCE LOCATION

PLANS ARE IN COMPLIANCE WITH ALL CITY STANDARDS

JASON S. UMEMOTO, NO. 3652 DATE

PLAN VIEW
Scale: 1"=20'-0"
0' 10' 20' 40'

PROPOSED PLANT PALETTE: REFER TO SHEET L.4.1

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January 12, 2026

Preliminary Landscape Plan
L.1.2

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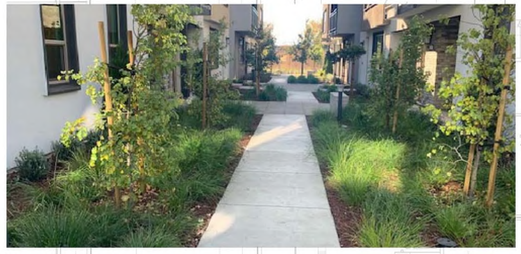

EVULICH COURT

BICYCLE RACKS:
3 CLASS II BICYCLE RACKS WITH PARKING FOR 6 STANDARD AND/OR ELECTRIC BICYCLES, REFER TO IMAGE SHEET L.8.1

BENCH:
REFER TO IMAGE SHEET L.8.1

CONCRETE DRIVEWAY:
REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS

PLANTING AREA:
REFER TO PASEO 'A' PLANTING PLAN SHEET L.3.1 AND PROPOSED PLANT PALETTE SHEET L.4.1

AIR CONDENSOR SCREEN:
REFER TO DETAIL/IMAGE 4 SHEET L.6.2

4'-0" WIDE CONCRETE WALKWAY
(TYPICAL)

7'-0" HIGH WOOD FENCE WITH LATTICE:
REFER TO DETAIL/IMAGE 1 SHEET L.6.2

BUILDING 8

BUILDING 9

EVULICH COURT STREET TREE:
REFER TO PASEO 'A' PLANTING PLAN SHEET L.3.1 AND PROPOSED PLANT PALETTE SHEET L.4.1

MAILBOX STATION:
REFER TO DETAIL/IMAGE 3 SHEET L.6.2

TYPICAL WATER TREATMENT PLANTING AREA:
REFER TO PASEO 'A' PLANTING PLAN SHEET L.3.1 AND PROPOSED PLANT PALETTE SHEET L.4.1

FLOWERING DECIDUOUS TREE:
REFER TO PASEO 'A' PLANTING PLAN SHEET L.3.1 AND PROPOSED PLANT PALETTE SHEET L.4.1

GATHERING AREA:

- ACID-ETCHED CONCRETE: REFER TO IMAGE SHEET L.8.1
- LOUNGE CHAIR 'A': REFER TO IMAGE SHEET L.8.1
- SQUARE OUTDOOR CONCRETE TABLE: REFER TO IMAGE SHEET L.8.1
- CONCRETE SEATWALL WITH RECYCLED PLASTIC SLATS: REFER TO IMAGE SHEET L.8.1

NARROW CANOPY EVERGREEN TREE:
REFER TO PASEO 'A' PLANTING PLAN SHEET L.3.1 AND PROPOSED PLANT PALETTE SHEET L.4.1

DESIGNATED LADDER PAD AREA:
(TYPICAL SYMBOL)
REFER TO PLANS PREPARED BY SDG ARCHITECTS

PLAN VIEW
Scale: 1"=10'-0"

0' 5' 10' 20'

KEY MAP NTS

PROPOSED PLANT PALETTE: REFER TO SHEET L.4.1

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Cupertino, CA
January 12, 2026

Paseo 'A' Enlargement
L.2.1

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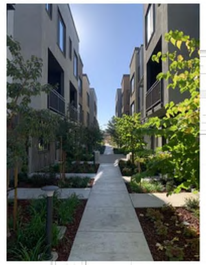

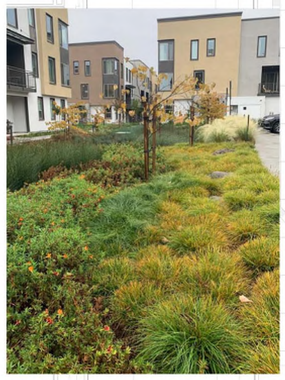

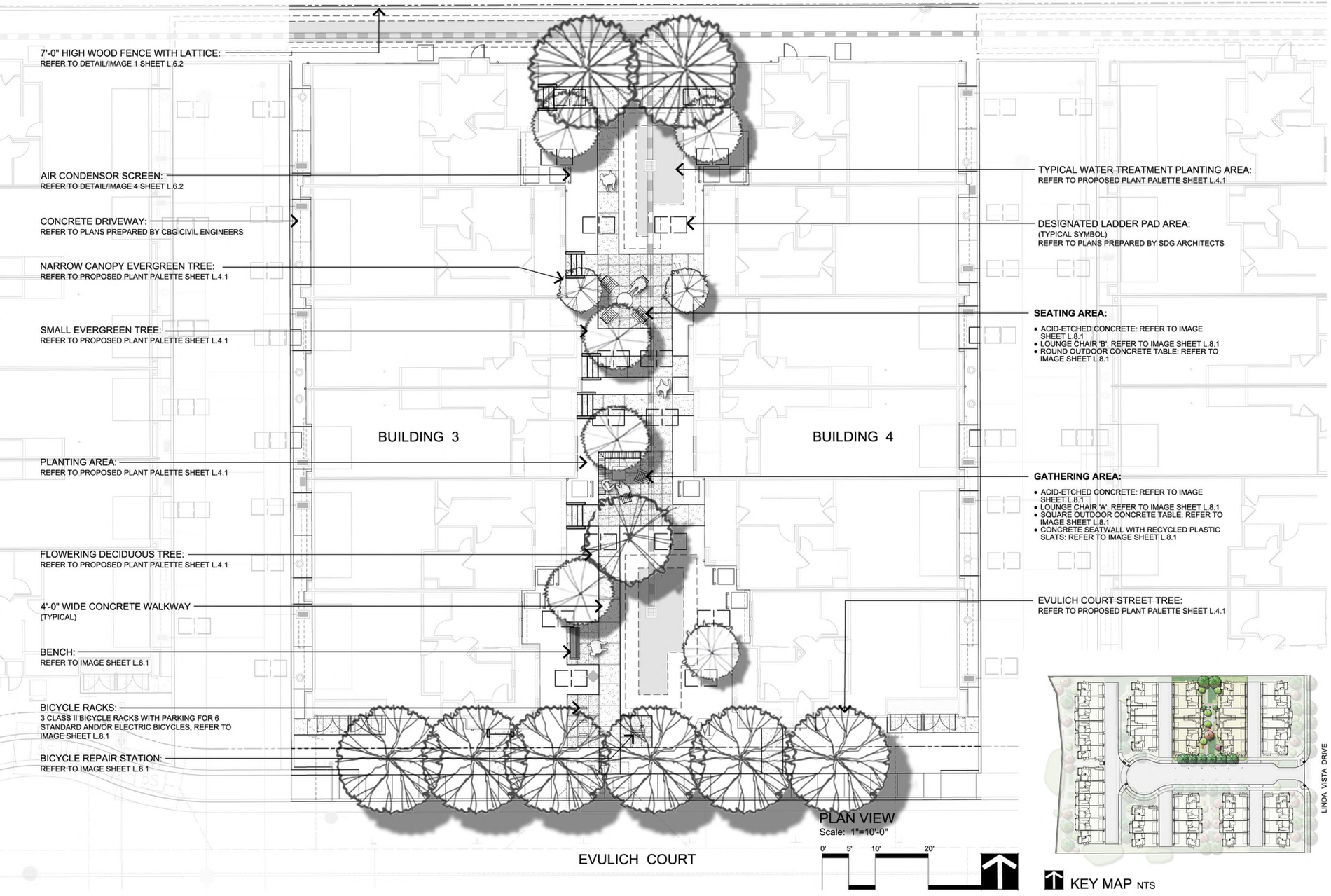

KEY MAP NTS

PROPOSED PLANT PALETTE: REFER TO SHEET L.4.1

400-150

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Paseo 'B' Enlargement
L.2.2

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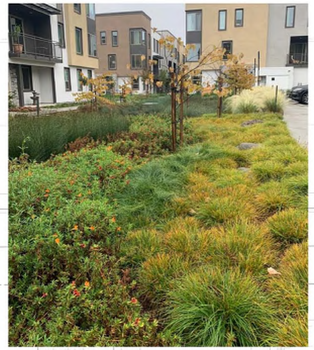

EVULICH COURT

EVERGREEN TREE:
REFER PLANTING PLAN SHEET L.3.2 AND PROPOSED PLANT PALETTE SHEET L.4.1

LINDA VISTA DRIVE

ENHANCED CORNER AT PROJECT ENTRY:

- ACID-ETCHED CONCRETE: REFER TO IMAGE SHEET L-7.1
- TWIG BENCH: REFER TO IMAGE SHEET L-7.1
- POTENTIAL LOCATION FOR PUBLIC ART SCULPTURE: REFER TO PUBLIC ART CONCEPTS THIS SHEET

WATER TREATMENT SLOPE PLANTING:
REFER PLANTING PLAN SHEET L.3.2 AND PROPOSED PLANT PALETTE SHEET L.4.1

WATER TREATMENT BASIN PLANTING:
REFER PLANTING PLAN SHEET L.3.2 AND PROPOSED PLANT PALETTE SHEET L.4.1

4'-6" WIDE PARK STRIP WITH CEANOTHUS GLORIOSUS 'HEART'S DESIRE'

BUILDING 10

PLANTING AREA:
REFER PLANTING PLAN SHEET L.3.2 AND PROPOSED PLANT PALETTE SHEET L.4.1

5'-0" WIDE PUBLIC SIDEWALK

DESIGNATED LADDER PAD AREA:
(TYPICAL SYMBOL)
REFER TO PLANS PREPARED BY SDG ARCHITECTS

4'-0" WIDE CONCRETE WALKWAY
(TYPICAL)

LINDA VISTA DRIVE STREET TREE:
REFER PLANTING PLAN SHEET L.3.2 AND PROPOSED PLANT PALETTE SHEET L.4.1

END PROPOSED FENCE AT CURRENT FENCE LOCATION

CONCRETE DRIVEWAY:
REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS

7'-0" HIGH WOOD FENCE WITH LATTICE:
REFER TO DETAIL/IMAGE 1 SHEET L.6.2

PLAN VIEW
Scale: 1"=10'-0"

0' 5' 10' 20'

KEY MAP NTS

PROPOSED PLANT PALETTE: REFER TO SHEET L.4.1

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January 12, 2026

Linda Vista Drive Frontage & Public Art Area Enlargement
L.2.3

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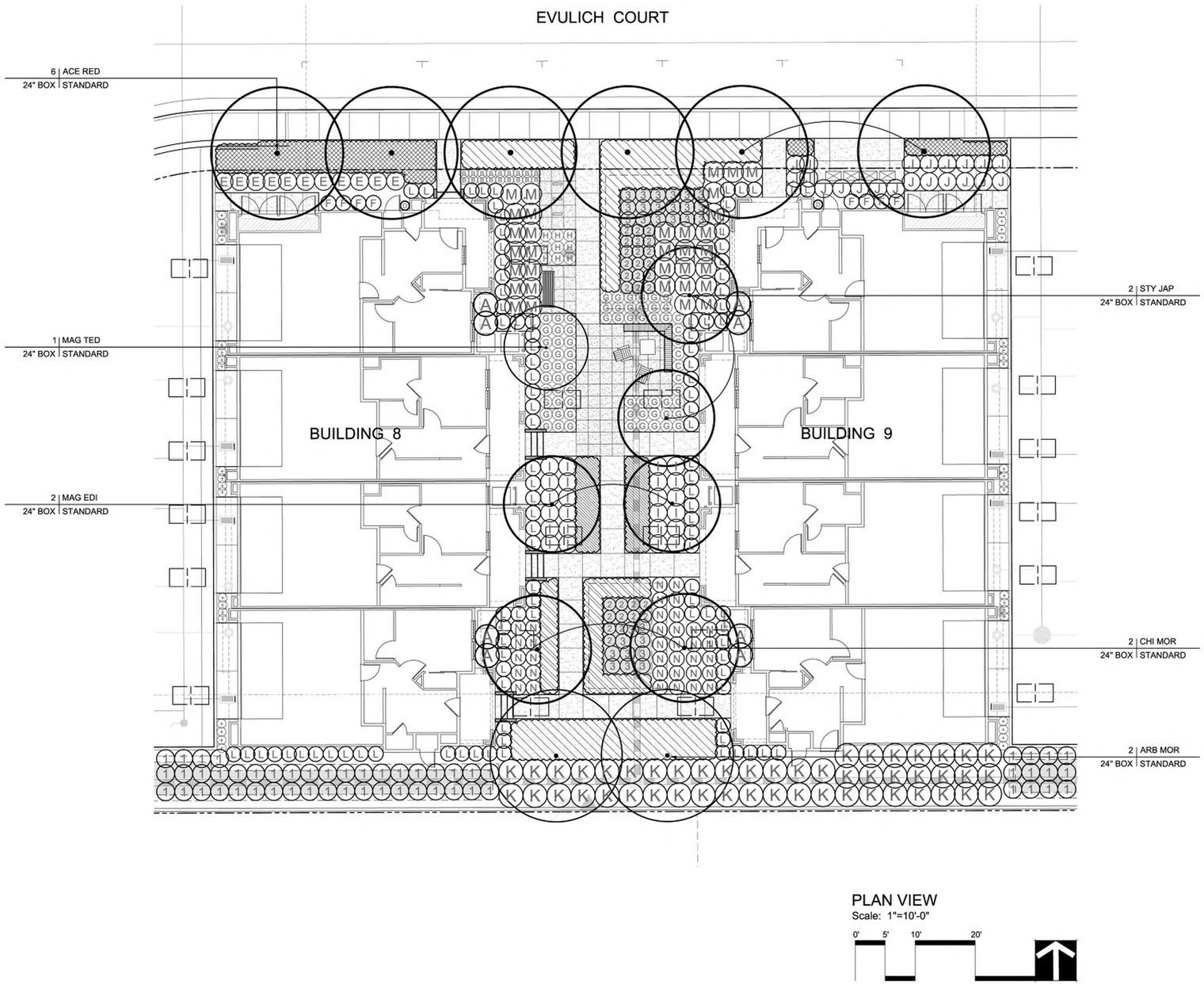

PLAN VIEW
Scale: 1"=10'-0"

0' 5' 10' 20'

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	COMMENTS	WUCOLS
	TREES:				
ACE RED	ACER RUBRUM 'RED POINTE'	RED MAPLE	24" BOX	STANDARD	M
ARB MAR	ARBUTUS 'MARINA'	NCN	36" BOX	STANDARD	L
CHI MOR	CHITALPA X TASHKENTENSIS 'MORNING LIGHT'	NCN	24" BOX	STANDARD	M
MAG EDI	MAGNOLIA GRANDIFLORA 'EDITH BOQUE'	MAGNOLIA	24" BOX	STANDARD	M
MAG TED	MAGNOLIA 'TEDDY BEAR'	MAGNOLIA	24" BOX	STANDARD	M
STY JAP	STYRAX JAPONICUS	JAPANESE SNOWBELL	24" BOX	STANDARD	M
	SHRUBS:				
A	ABUTILON 'MOON CHIMES'	NCN	5 GALLON		M
B	ANIGOZANTHOS 'BUSH GOLD'	KANGAROO PAW	1 GALLON		L
C	ANIGOZANTHOS 'GOLD VELVET'	KANGAROO PAW	5 GALLON		L
D	BUXUS 'GREEN TOWER'	BOXWOOD	15 GALLON		M
+	DIANELLA 'CASSA BLUE'	FLAX LILY	1 GALLON		M
E	DIETES BICOLOR	FORTNIGHT LILY	5 GALLON		L
F	DODONEA VISCOSA 'PURPURPEA'	HOPSEED BUSH	15 GALLON		L
G	HEMEROCALLIS 'NILE CRANE'	EVERGREEEN DAYLILY	1 GALLON		M
H	LAVANDULA INTERMEDIA 'ALBA'	LAVENDER	1 GALLON		L
I	LAVANDULA PROVENCE	LAVENDER	5 GALLON		L
J	LOMANDRA 'PLATINUM BEAUTY'	MAT RUSH	5 GALLON		L
K	MAHONIA AQUIFOLIUM 'SOFT CARESS'	NCN	1 GALLON		M
L	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORNE	5 GALLON		L
M	SALVIA GREGGII 'CRANBERRY CRUSH'	AUTUMN SAGE	5 GALLON		L
N	SALVIA GREGGII 'ICING SUGAR'	AUTUMN SAGE	5 GALLON		L
	WATER TREATMENT SHRUBS AND GRASSES:				
1	CHONDROPETALUM TECTORUM 'EL CAMPO'	CAPE REED	1 GALLON		L
2	JUNCUS PATENS	GREY RUSH	1 GALLON		L
3	MIMUMLUS AURANTIACUS	MONKEY FLOWER	1 GALLON		L
	GROUNDCOVERS:				
	BULBINE FRUTESCENS	STALKED BULBINE	1 GALLON @ 2'-0" O.C.		L
	CISTUS HYBRIDS 'MICKIE'	ROCKROSE	1 GALLON @ 3'-0" O.C.		L
	CISTUS 'LITTLE MISS SUNSHINE'	ROCKROSE	1 GALLON @ 1'-6" O.C.		L
	GREVILLEA LANIGERA 'COASTAL GEM'	GREVILLEA	1 GALLON @ 3'-0" O.C.		L
	LOMANDRA LONGIFOLIA 'GREAT WHITE'	MAT RUSH	1 GALLON @ 2'-6" O.C.		L

IRRIGATION NOTE

THE PROPOSED IRRIGATION SYSTEM FOR THIS SITE WILL BE DESIGNED WITH THE LATEST TECHNOLOGY IN WATER CONSERVATION AND EFFICIENCY. THE SYSTEM WILL CONSIST OF THE FOLLOWING TYPES OF IRRIGATION METHODS AND EQUIPMENT COMPLYING WITH THE STATE WATER ORDINANCE. ALL SMALL PLANTING BEDS WILL BE IRRIGATED WITH HIGHLY EFFICIENT, WATER CONSERVING INLINE DRIP. ALL BIOSWALES AREAS WILL BE IRRIGATED WITH HIGH EFFICIENCY POP-UP SPRAY PRESSURE COMPENSATING SPRAY SPRINKLERS. THESE SPRINKLERS APPLY THE WATER AT A LOWER APPLICATION RATE TO REDUCE RUNOFF AND PONDING. ALL SPRINKLERS WILL INCLUDE BUILT IN CHECK VALVES AND PRESSURE REGULATORS TO PREVENT MISTING AND LOW HEAD DRAINAGE ON SLOPED AREAS. THE CONTROLLER THAT WILL MANAGE THIS SYSTEM UTILIZES AN ONSITE WEATHER BASED SENSOR TO ADJUST THE RUN TIMES OF THE VALVES BASED ON DAILY WEATHER CONDITIONS. UTILIZING THIS TYPE OF WEATHER BASED SYSTEM WILL HELP THE LANDSCAPE MANAGER SAVE 25% MORE WATER THAN WITH A CONVENTIONAL CONTROLLER.

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1. LOW WATER USE/CALIFORNIA NATIVE SHRUBS/GROUNDCOVER/GRASSES/ANNUALS AREA WILL BE IRRIGATED WITH AN INLINE DRIP EMITTERS SYSTEM.
2. LARGE SHRUBS/TREES/ AREAS WILL USE POINT SOURCE BUBBLERS.

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2. PRESSURIZED MAINLINE 2" AND SMALLER SHALL BE SOLVENT WELD SCHEDULE 40 PVC WITH SCHEDULE 40 FITTINGS.
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4. BUBBLERS, POP-UP SPRAY AND ROTOR HEADS WILL BE TORO, HUNTER, OR RAIN BIRD.
5. SUBSURFACE INLINE DRIP EMITTERS WILL BE PROVIDED BY NETAFIM, RAIN BIRD, HUNTER OR TORO AND BURIED APPROXIMATELY 4" BELOW GRADE.

KEY MAP NTS

400-150 10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

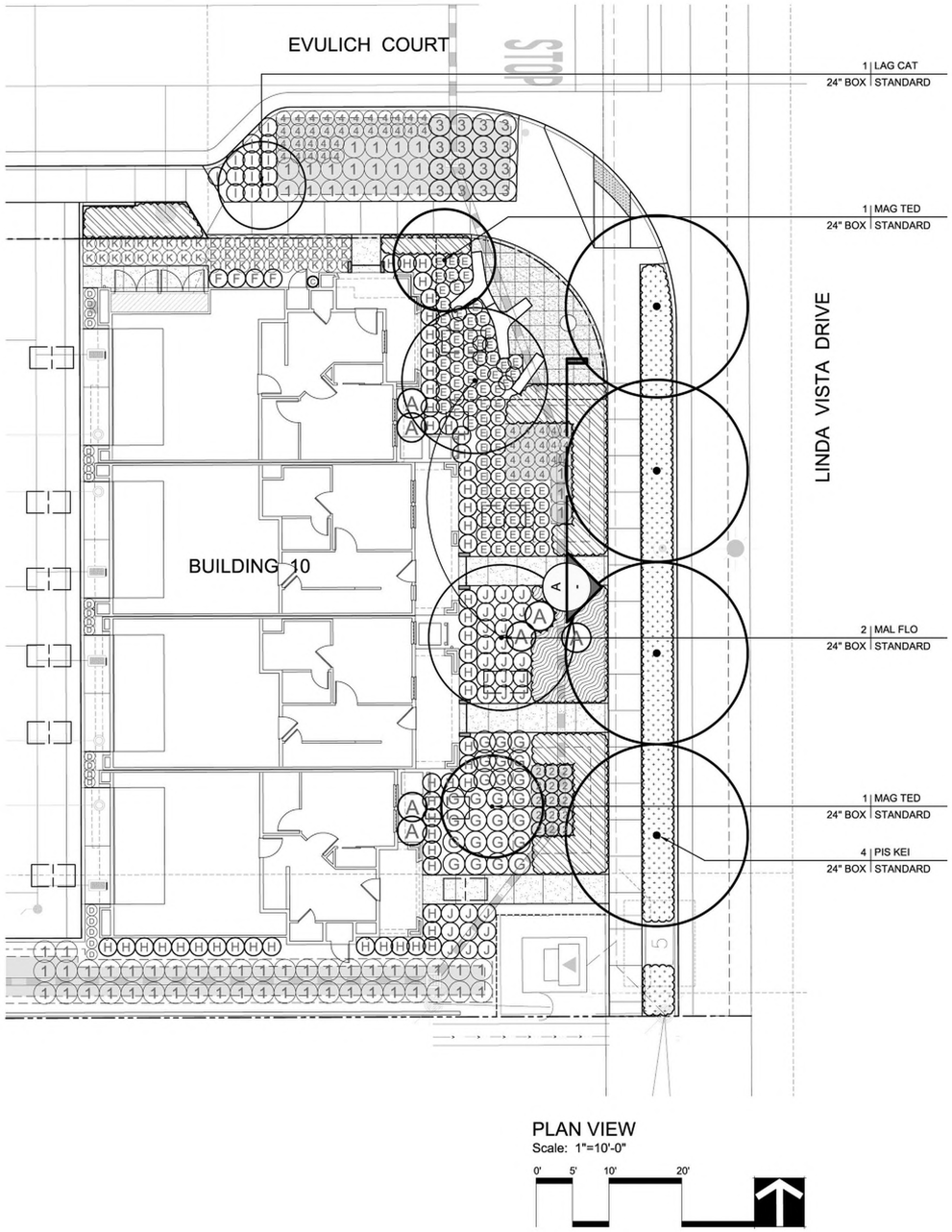
Paseo 'A' Planting Plan
L.3.1

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

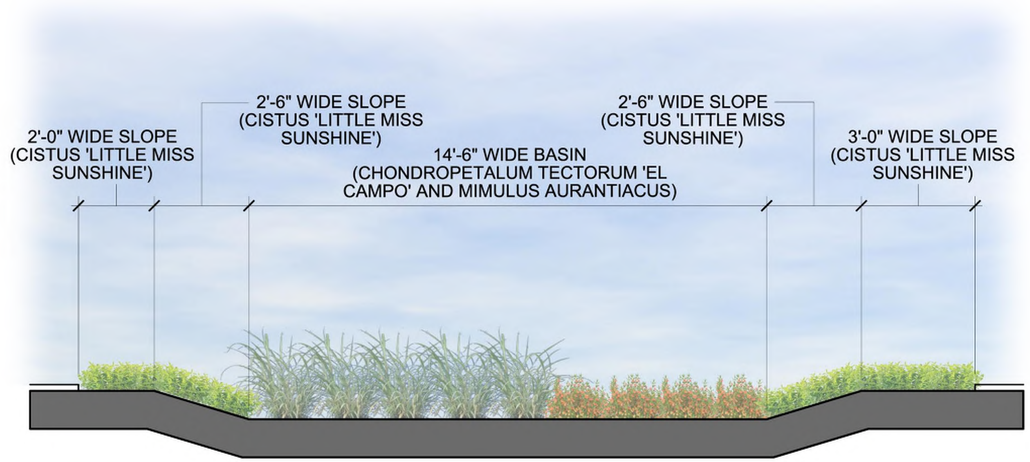
R3 STUDIOS

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects



PLAN VIEW
Scale: 1"=10'-0"

0' 5' 10' 20'



SECTION A - WATER TREATMENT FACILITY PLANTING CONCEPT

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

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	COMMENTS	WUCOLS
	TREES:				
LAG CAT	LAGERSTROEMIA CATAWBA	CRAPE MYRTLE	24" BOX	STANDARD	L
MAG TED	MAGNOLIA 'TEDDY BEAR'	MAGNOLIA	24" BOX	STANDARD	M
MAL FLO	MALUS FLORIBUNDAS	CRABAPPLE	24" BOX	STANDARD	M
PIS KEI	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	STANDARD	L
	SHRUBS:				
A	ABUTILON 'MOON CHIMES'	NCN	5 GALLON		M
B	AGAVE ATTENUATA 'BLUE FLAME'	AGAVE	5 GALLON		L
C	BUXUS 'GREEN TOWER'	BOXWOOD	15 GALLON		M
D	DIANELLA 'CASSA BLUE'	FLAX LILY	1 GALLON		M
E	DIETES VEGETA 'VARIEGATA'	FORTNIGHT LILY	5 GALLON		L
F	DODONEA VISCOSA 'PURPURPEA'	HOPSEED BUSH	15 GALLON		L
G	LAVANDULA PROVENCE	LAVENDER	5 GALLON		L
H	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORNE	5 GALLON		L
I	ROSA 'PINK DRIFT'	ROSE	2 GALLON		M
J	SALVIA GREGGII 'ICING SUGAR'	AUTUMN SAGE	5 GALLON		L
K	SALVIA GREGGII 'SMOKIN LAVENDER'	AUTUMN SAGE	5 GALLON		L
	WATER TREATMENT SHRUBS AND GRASSES:				
1	CHONDROPETALUM TECTORUM 'EL CAMPO'	CAPE REED	1 GALLON		L
2	JUNCUS PATENS	GREY RUSH	1 GALLON		L
3	MIMUMLUS AURANTIACUS	MONKEY FLOWER	1 GALLON		L
4	STIPA PULCHRA	PURPLE NEEDLEGRASS	1 GALLON		L
	GROUNDCOVERS:				
	CEANOTHUS GLORIOSUS 'HEART'S DESIRE'	HEART'S DESIRE CEANOTHUS	1 GALLON @ 3'-0" O.C.		L
	CISTUS 'LITTLE MISS SUNSHINE'	ROCKROSE	1 GALLON @ 1'-6" O.C.		L
	ROSA 'SWEET DRIFT'	GROUNDCOVER ROSE	2 GALLON @ 2'-6" O.C.		M

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KEY MAP NTS

400-150 10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

Linda Vista Drive Frontage & Water Treatment Area Planting Plan & Section
L.3.2

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
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R3 STUDIOS

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SDG architects

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	SPACING	MATURE WIDTH X HEIGHT	TREE SIZE	WULCOLS
EVULICH COURT STREET TREE:						
ACER RUBRUM 'RED POINTE'	RED POINTE RED MAPLE	24" BOX	N/A	20'-0" X 40'-0"	MEDIUM	M
LINDA VISTA DRIVE STREET TREE:						
PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	N/A	25'-0" X 30'-0"	MEDIUM	L
DECIDUOUS TREES:						
ACER PALMATUM VARIETIES	NCN	24" BOX	N/A	15'-0" X 30'-0"	SMALL	L
✱ CERCIS SPECIES	REDBUD	24" BOX	N/A	20'-0" X 25'-0"	SMALL	M
CHIONANTHUS RETUSUS	FRINGE TREE	24" BOX	N/A	35'-0" X 20'-0"	MEDIUM	M
CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	24" BOX	N/A	25'-0" X 25'-0"	SMALL	M
LAGERSTROEMIA SPECIES	CRAPE MYRTLE	24" BOX	N/A	15'-0" X 25'-0"	SMALL	M
MALUS SPECIES	CRABAPPLE	24" BOX	N/A	20'-0" X 30'-0"	MEDIUM	M
STYRAX JAPONICUS	JAPANESE SNOWBELL	24" BOX	N/A	20'-0" X 35'-0"	SMALL	M
ZELKOVA SERRATA	SAW LEAF SELKOVA	24" BOX	N/A	40'-0" X 60'-0"	MEDIUM	M
EVERGREEN TREES:						
LAURUS NOBILIS 'SARATOGA'	SWEET BAY	36" BOX	N/A	25'-0" X 25'-0"	SMALL	L
MAGNOLIA 'LITTLE GEM'	FLOWERING MAGNOLIA	24" BOX	N/A	20'-0" X 25'-0"	SMALL	L
PODOCARPUS MACROPHYLLA	YEW PINE	24" BOX	N/A	10'-0" X 20'-0"	SMALL	M
PRUNUS CAROLINIANA	NCN	24" BOX	N/A	20'-0" X 25'-0"	MEDIUM	L
RHAPHIOLEPIS 'MAGNIFICENT'	INDIAN HAWTHORNE	24" BOX	N/A	10'-0" X 20'-0"	SMALL	L
BACKGROUND/FOUNDATION SHRUBS:						
MYRSINE AFRICANA	AFRICAN BOXWOOD	5 GALLON	3'-0" O.C.	3'-0" X 4'-0"		L
MYRTUS COMMUNIS COMPACTA	MYRTLE	5 GALLON	2'-6" O.C.	2'-6" X 3'-0"		L
PITTOSPORUM SPECIES	TOBIRA	5 GALLON	3'-0" O.C.	3'-0" X 2'-0"		L
PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	CAROLINA LAUREL	15 GALLON	2'-0" O.C.	2'-0" X 6'-0"		M
RHAPHIOLEPIS SPECIES	NCN	5 GALLON	3'-0" O.C.	3'-0" X 3'-0"		L
INTERMEDIATE SHRUBS:						
CALANDRINIA SPECTABILIS	ROCK PURSLANE	1 GALLON	3'-0" O.C.	3'-0" X 1'-0"		L
✱ CARPENTERIA CALIFORNICA	BUSH ANEMONE	1 GALLON	4'-0" O.C.	4'-0" X 6'-0"		L
DIETES SPECIES	FORTNIGHT LILY	5 GALLON	3'-0" O.C.	3'-0" X 4'-0"		L
EUPHORBIA CHARACIAS WULFENII	SPURGE	5 GALLON	2'-6" O.C.	2'-6" X 3'-0"		L
✱ GALVEZIA SPECIOSA 'FIRE CRACKER'	ISLAND SNAP DRAGON	1 GALLON	4'-0" O.C.	4'-0" X 4'-0"		M
✱ SALVIA SPECIES	SAGE	5 GALLON	3'-0" O.C.	3'-0" X 4'-0"		L
✱ ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GALLON	VARIES	3'-0" X 2'-0"		L
FOREGROUND SHRUBS:						
ANIGOZANTHUS SPECIES	KANGAROO PAWS	1 GALLON	1'-6" O.C.	1'-6" X 2'-0"		L
BULBINE FRUTESCENS	NCN	1 GALLON	2'-6" O.C.	2'-6" X 1'-6"		L
CISTUS 'LITTLE MISS SUNSHINE'	ROCKROSE	1 GALLON	2'-6" O.C.	2'-6" X 1'-6"		L
DIANELLA SPECIES	FLAX LILY	1 GALLON	2'-6" O.C.	2'-6" X 2'-0"		L
HEMEROCALLIS SPECIES	EVERGREEN DAYLILY	1 GALLON	2'-0" O.C.	2'-0" X 2'-0"		M
✱ HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GALLON	VARIES	3'-0" X 2'-0"		L
LIROPE SPECIES	BIG BLUE LILY TURF	1 GALLON	1'-6" O.C.	1'-6" X 1'-6"		M
NANDINA SPECIES	HEAVENLY BAMBOO	5 GALLON	3'-0" O.C.	3'-0" X 4'-0"		L
✱ POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GALLON	VARIES	3'-0" X 4'-0"		L
TEUCRIUM SPECIES	GERMANDER	1 GALLON	1'-6" O.C.	1'-6" X 3'-0"		L
✱ ZAUSCHNERIA SPECIES	FUCHSIA	1 GALLON	VARIES	3'-0" X 2'-0"		L

BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	SPACING	MATURE WIDTH X HEIGHT	WULCOLS
GROUNDCOVER:					
✱ ARCTOSTAPHYLOS SPECIES	BEARBERRY	1 GALLON	3'-0" O.C.	3'-0" X 3'-0"	L
EREMOPHILA GLABRA	GRAY EMU	1 GALLON	3'-0" O.C.	3'-0" X 1'-0"	L
✱ ERIOGONUM SPECIES	BUCKWHEAT	1 GALLON	VARIES	2'-0" X 2'-0"	L
GREVILLEA LANIGERA 'COASTAL GEM'	NCN	1 GALLON	3'-0" O.C.	3'-0" X 1'-0"	L
PORTULACARIA AFRA MINIMA	NCN	1 GALLON	2'-6" O.C.	2'-6" X 6"	L
ROSA SPECIES	ROSE	2 GALLON	2'-6" O.C.	1'-6" X 2'-6"	M
TEUCRIUM SPECIES	GERMANDER	1 GALLON	2'-0" O.C.	2'-0" X 2'-0"	L
✱ ZAUSCHNERIA SPECIES	FUCHSIA	1 GALLON	VARIES	3'-0" X 2'-0"	L
GRASSES:					
FESTUCA MAIREI	FESCUE	1 GALLON	3'-0" O.C.	3'-0" X 2'-0"	L
LOMANDRA SPECIES	NCN	1 GALLON	VARIES	3'-0" X 3'-0"	L
✱ MUHLENBERGIA SPECIES	DEER GRASS	1 GALLON	4'-0" O.C.	4'-0" X 4'-0"	L
✱ PENNISETUM SPECIES	FOUNTAIN GRASS	1 GALLON	3'-0" O.C.	3'-0" X 4'-0"	L
AGAVE, ALOE, & SUCCULENTS:					
AGAVE ATTENUATA	AGAVE	15 GALLON	VARIES	6'-0" X 4'-0"	L
ALOE SPECIES	ALOE	1 GALLON	VARIES	3'-0" X 2'-0"	L
HESPERALOE PARVIFLORA 'BRAKELIGHTS'	RED YUCCA	1 GALLON	2'-6" O.C.	6'-0" X 4'-0"	L
SENECIO MANDRALISCAE	BLUE CHALKSTICKS	1 GALLON	2'-0" O.C.	2'-0" X 1'-6"	L
YUCCA 'BRIGHT STAR'	BRIGHT STAR YUCCA	5 GALLON	4'-0" O.C.	4'-0" X 3'-0"	L
WATER TREATMENT SHRUBS AND GRASSES:					
✱ ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GALLON	MIX EVENLY	2'-0" X 3'-0"	L
✱ CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON	MIX EVENLY	3'-0" X 2'-0"	L
✱ JUNCUS PATENS	RUSH	1 GALLON	MIX EVENLY	2'-0" X 3'-0"	L
✱ MIMULUS ARANTIACUS	MONKEY FLOWER	1 GALLON	MIX EVENLY	3'-0" X 3'-0"	L
✱ STIPA PULCHRA	NCN	1 GALLON	MIX EVENLY	2'-0" X 2'-6"	L

PROPOSED PLANT SPECIES FOR BIO-RETENTION AREAS ARE CONSISTENT WITH PLANT LIST IN THE SANTA CLARA VALLEY URBAN RUN-OFF POLLUTION PREVENTION PROGRAM C.3 STORMWATER HANDBOOK APPENDIX D.

BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	SPACING	MATURE WIDTH X HEIGHT	WULCOLS
UTILITY SCREENING SHRUBS:					
LIGUSTRUM TEXANUM	PRIVET	5 GALLON	2'-0" O.C.	2'-0" X 4'-0"	L
PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	CAROLINA LAUREL (COLUMN FORM)	5 GALLON	1'-6" O.C.	1'-6" X 6'-0"	L
RHAPHIOLEPIS UMBELLATA MINOR	YEDDO HAWTHORNE	5 GALLON	2'-6" O.C.	2'-6" X 3'-0"	L

✱ DENOTES CALIFORNIA NATIVE SPECIES

NOTES

LANDSCAPE NOTES:

PLANT PALETTE IS FOR REFERENCE ONLY, NOT ALL TREES, SHRUBS, GRASSES, AND GROUNDCOVER LISTED WILL BE UTILIZED IN THE PREPARATION OF CONSTRUCTION DOCUMENTS. ADDITIONAL PLANTS MAY BE SUBSTITUTED DUE TO AVAILABILITY AND CONTAINER SIZE. PLANT MATERIAL SHALL BE SELECTED AT THE DESCRETION OF THE LANDSCAPE ARCHITECT.

SMALL NARROW UPRIGHT CANOPY TREES HAVE BEEN PROPOSED AS LOW-COMBUSTIBLE AND TO MEET CAL FIRE REQUIREMENTS FOR 10'-0" SETBACK OF CANOPY FROM PROPOSED BUILDINGS AND ADJACENT TREES.

HOA SHALL MONITOR THE CANOPY OF ALL TREES AND SELECTIVELY PRUNE CANOPIES AS NEEDED TO MEET CAL FIRE REQUIREMENTS.

ALL ABOVE GROUND TRANSFORMERS AND UTILITIES TO BE SCREENED WITH EVERGREEN SHRUBS, REFER TO LIST BELOW LEFT.

LANDSCAPE PLAN IS IN COMPLIANCE WITH ALL CITY STANDARDS.

WATER CONSERVATION STATEMENT:

ALL PLANTING AND IRRIGATION WILL CONFORM TO THE COUNTY'S WATER EFFICIENT LANDSCAPE ORDINANCE (PER LOT). POINT-SOURCE DRIP EMITTERS WILL BE USED TO IRRIGATE SHRUBS AND GROUNDCOVER. IRRIGATION CONTROLLERS WILL BE SELF-ADJUSTING (SMART). ALL OTHER REQUIREMENTS OF THE ORDINANCE WILL BE FOLLOWED, INCLUDING A MINIMUM OF 3" DEEP LAYER OF BARK MULCH IN ALL NON-TURF PLANTER AREAS. PLANT MATERIAL HAS BEEN CHOSEN FOR WATER CONSERVING AND REDUCED MAINTENANCE CHARACTERISTICS. A MAXIMUM OF 25% OF NON-TURF PLANS WILL HAVE A MODERATE IRRIGATION WATER REQUIREMENT AND A MINIMUM OF 50% OF NON-TURF PLANTS WILL HAVE A LOW TO VERY LOW IRRIGATION WATER REQUIREMENT.

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MINIMUM TREE CLEARANCE NOTE:

1. SMALL TREES (15' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 6' FROM BUILDINGS AND A MINIMUM OF 2'-0" FROM EDGES OF PAVING, CURBS OR WALLS.
2. MEDIUM TREES (25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 10' FROM BUILDINGS AND A MINIMUM OF 3'-0" FROM PAVING, CURBS OR WALLS.
3. LARGE TREES (ABOVE 25' TALL/WIDE) SHALL BE PLACED A MINIMUM oF 15' FROM BUILDINGS AND A MINIMUM OF 3'-0" FROM PAVING, CURBS OR WALLS.
4. 3'-0" MINIMUM FROM JOINT TRENCH, 6' FROM WATER LINES, WATER METERS AND FIRE HYDRANTS.
5. 8' MINIMUM FROM SANITARY SEWER AND STORM DRAINS.
6. ALL TREES PLANTED WITHIN 5'-0" OF FUTURE CURBS, SIDEWALK, WALLS AND ALL UTILITIES, SHALL INCLUDE A ROOT BARRIER PER SECTION 4-32.
7. STREET TREES TO BE LOCATED A MINIMUM OF 20' FROM STREET LIGHTS.

400-150
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

Proposed Plant Palette
L.4.1

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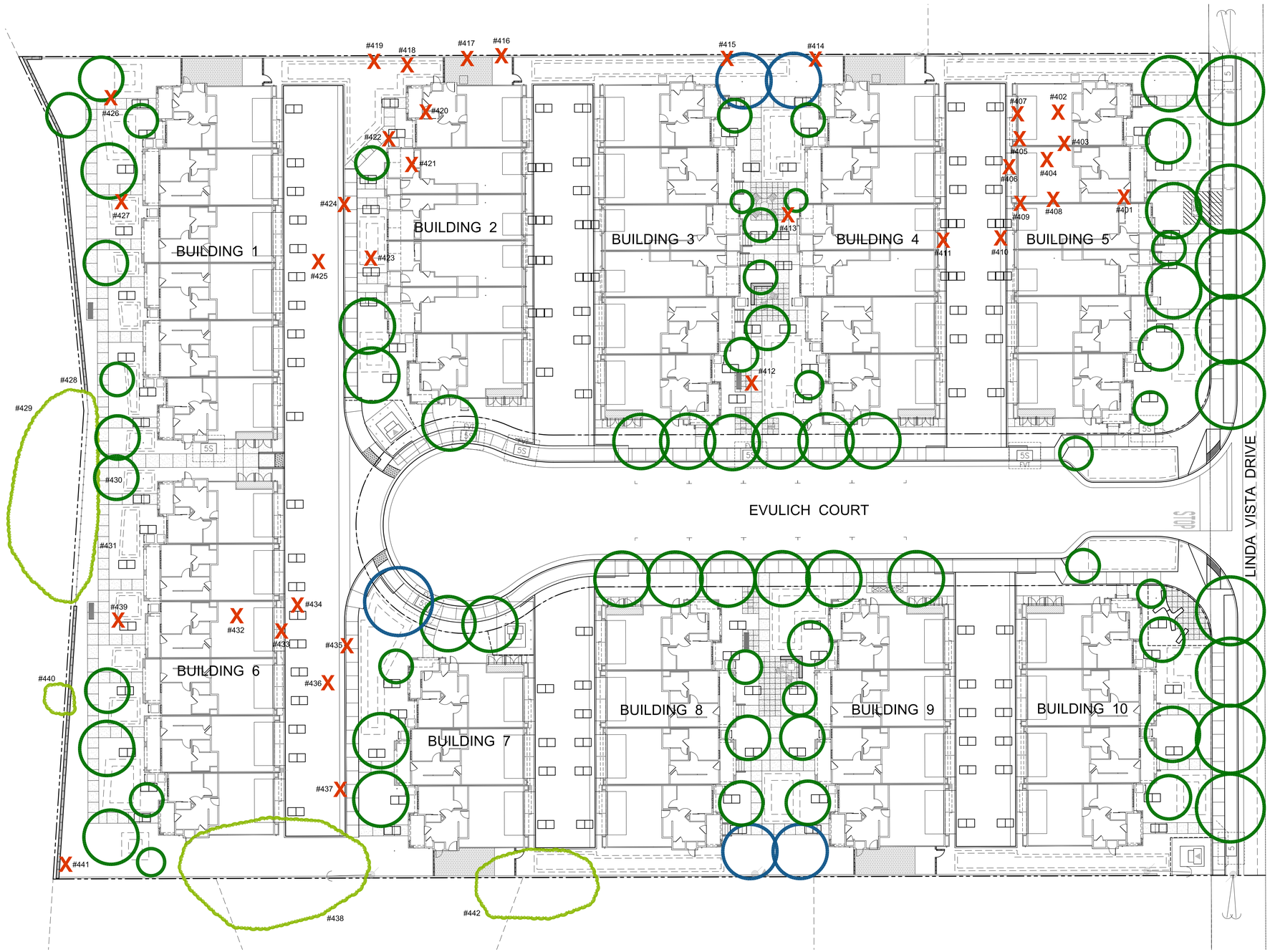

TREE NO.	SPECIES	PROTECTED	PROPOSED ACTION	TREE DIAMETER	REPLACEMENT TREE SIZE	REPLACEMENT QUANTITY	
						24" BOX	36" BOX
401	COAST LIVE OAK	YES	REMOVE	19"	24" BOX	2	
402	ALMOND	NO	REMOVE	17"	24" BOX	2	
403	SILVER WATTLE ACACIA	NO	REMOVE	9",8",4"	24" BOX	2	
404	SILVER WATTLE ACACIA	NO	REMOVE	10",8",0"	24" BOX	2	
405	SILVER WATTLE ACACIA	NO	REMOVE	7"	24" BOX	1	
406	SILVER WATTLE ACACIA	NO	REMOVE	7"	24" BOX	1	
407	SILVER WATTLE ACACIA	NO	REMOVE	10"	24" BOX	1	
408	SILVER WATTLE ACACIA	NO	REMOVE	5",4",0"	24" BOX	1	
409	SILVER WATTLE ACACIA	NO	REMOVE	6"	24" BOX	1	
410	GLOSSY PRIVET	NO	REMOVE	7",6",0"	24" BOX	2	
411	LIME	NO	REMOVE	11"	24" BOX	1	
412	COFFEEBERRY	NO	REMOVE	10"	24" BOX	1	
413	COAST LIVE OAK	YES	REMOVE	30"	24" BOX	2	
414	COAST LIVE OAK	NO	REMOVE	8"	24" BOX	1	
415	COAST LIVE OAK	NO	REMOVE	8",8",0"	24" BOX	2	
416	COAST LIVE OAK	NO	REMOVE	6"	24" BOX	1	
417	COAST LIVE OAK	YES	REMOVE	14"	24" BOX	2	
418	DOUGLAS FIR	NO	REMOVE	6"	24" BOX	1	
419	DOUGLAS FIR	NO	REMOVE	9"	24" BOX	1	
420	COAST LIVE OAK	NO	REMOVE	11",11", 0"	24" BOX	2	
421	GLOSSY PRIVET	NO	REMOVE	9"	24" BOX	1	
422	COAST LIVE OAK	YES	REMOVE	20",18",0"	24" BOX		1
423	HOLLY OAK	NO	REMOVE	10",8",8",7",7",5",4"	24" BOX		1
424	COAST LIVE OAK	YES	REMOVE	15",13",0"	24" BOX	2	
425	COAST REDWOOD	NO	REMOVE	32",20",15",10",8"	24" BOX		1
426	SILVER WATTLE ACACIA	NO	REMOVE	7",6",5"	24" BOX	2	
427	COAST LIVE OAK	YES	REMOVE	16",12",10",10",10",8"	24" BOX		1
* 428	COAST LIVE OAK	YES	PRESERVE	17"			
* 429	COAST LIVE OAK	YES	PRESERVE	12"			
* 430	COAST LIVE OAK	YES	PRESERVE	17"			
* 431	COAST LIVE OAK	YES	PRESERVE	15",15",12",10",8"			
432	HOLLY OAK	NO	REMOVE	8",8",0"	24" BOX	2	
433	COAST LIVE OAK	NO	REMOVE	7"	24" BOX	1	
434	COAST LIVE OAK	NO	REMOVE	10"	24" BOX	1	
435	COAST LIVE OAK	YES	REMOVE	20"	24" BOX	2	
436	COAST LIVE OAK	NO	REMOVE	8",3",0"	24" BOX	2	
437	COAST LIVE OAK	YES	REMOVE	22"	24" BOX	2	
438	COAST LIVE OAK	YES	PRESERVE	42"			
439	MONTEREY PINE	NO	REMOVE	32"	24" BOX	2	
* 440	COAST LIVE OAK	YES	PRESERVE	16"			
441	EVERGREEN ASH	NO	REMOVE	17"	24" BOX	2	
* 442	MONTEREY PINE	NO	PRESERVE	36"			
				REPLACEMENT TREE TOTALS		48	4

* DENOTES OFFSITE TREE

TREE TO BE REMOVED	REPLACEMENT TREE(S)
0" - 12" DIAMETER	ONE 24" BOX TREE
12" - 18" DIAMETER	ONE 36" BOX TREE OR TWO 24" BOX TREES
18" - 36" DIAMETER	ONE 36" BOX TREE OR TWO 24" BOX TREES
OVER 36" DIAMETER	ONE 36" BOX TREE

KEY

- X — EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- PROPOSED 24" BOX TREE
- PROPOSED 36" BOX TREE

TREE COUNTS

TOTAL ONSITE TREES TO BE REMOVED: 35

TOTAL ONSITE TREES TO BE PRESERVED: 1

24" BOX TREES REQUIRED: 68

36" BOX TREES REQUIRED: 4

TOTAL PROPOSED ONSITE 24" BOX TREES: 72

TOTAL PROPOSED ONSITE 36" BOX TREES: 5

TREE REMOVAL STATEMENT

WITH THE EXCEPTION OF TREE #348, ALL EXISTING TREES ON SITE WILL BE REMOVED DUE TO PROPOSED BUILDINGS, STREETS, SIDEWALKS, PUBLIC AND PRIVATE IMPROVEMENTS. REFER TO SHEET L.5.1.

PLAN VIEW
Scale: 1"=20'-0"

0' 10' 20' 40'

PROPOSED PLANT PALETTE: REFER TO SHEET L.4.1

400-150 10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

Existing Tree, Proposed Tree, and Tree Mitigation Plan
L.5.1

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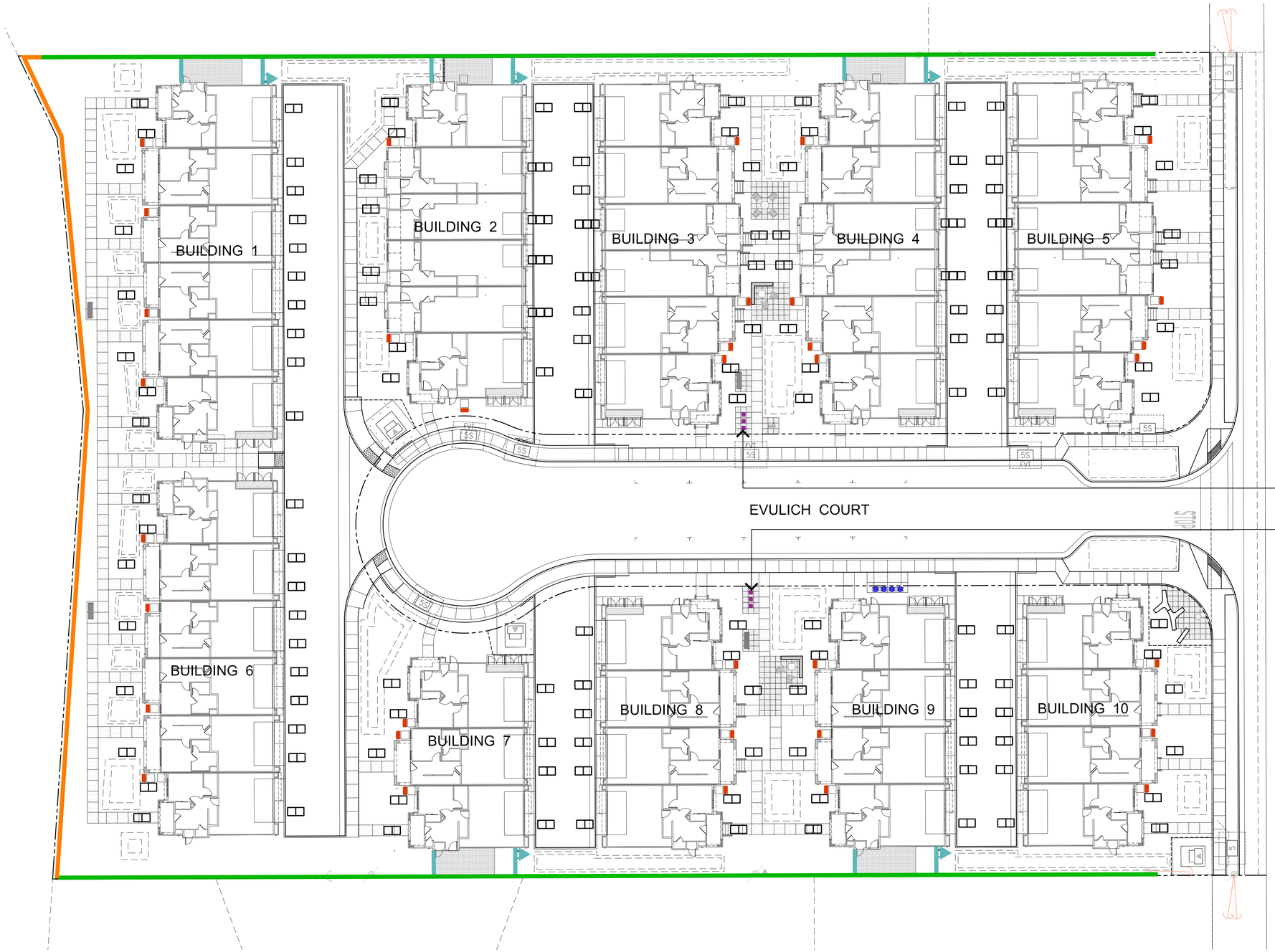

WALL, FENCE, AC SCREEN, AND MAILBOX SCHEDULE

- PROPOSED 7'-0" HIGH WOOD FENCE WITH LATTICE: REFER TO DETAIL/IMAGE 1 SHEET L.6.2
- PROPOSED 6'-0" HIGH TUBULAR STEEL FENCE OVER RETAINING WALL: REFER TO DETAIL/IMAGE 2 SHEET L.6.2
- PROPOSED 4'-0" HIGH NON-COMBUSTIBLE METAL PICKET FENCE
- PROPOSED 4'-0" HIGH NON-COMBUSTIBLE METAL PICKET GATE
- MAILBOX STATION: REFER TO DETAIL/IMAGE 3 SHEET L.6.2
- AC SCREEN: REFER TO DETAIL/IMAGE 4 SHEET L.6.2
- BICYCLE RACK (CLASS II): REFER TO IMAGE SHEET L.7.1 AND CHART BELOW
- DESIGNATED LADDER PAD AREA: REFER TO PLANS PREPARED BY SDG ARCHITECTS (PLANTING SHALL NOT IMPEDE LADDER PADS)

BICYCLE RACK QUANTITIES	
TOTAL RESIDENTIAL UNITS	51
TOTAL REQUIRED BICYCLE PARKING SPACES (1 FOR EVERY 10 UNITS)	6
TOTAL PROPOSED BICYLE RACKS	6
TOTAL PROPOSED BICYCLE PARKING SPACES (2 AT EACH BICYCLE RACK)	12

BICYCLE RACKS:
3 CLASS II BICYCLE RACKS WITH PARKING FOR 6 STANDARD AND/OR ELECTRIC BICYCLES, REFER TO IMAGE SHEET L.7.1

BICYCLE RACKS:
3 CLASS II BICYCLE RACKS WITH PARKING FOR 6 STANDARD AND/OR ELECTRIC BICYCLES, REFER TO IMAGE SHEET L.7.1

PLAN VIEW
Scale: 1"=20'-0"

0' 10' 20' 40'

PROPOSED PLANT PALETTE: REFER TO SHEET L.4.1

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Cupertino, CA
January 12, 2026

Wall, Fencing, AC Screen, Ladder Pad, and Mailbox Location Plan
L.6.1

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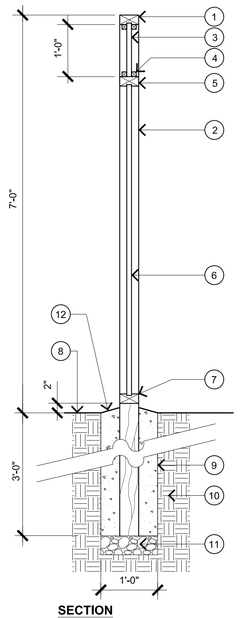
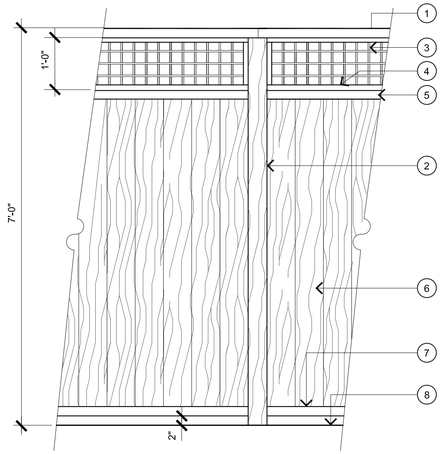
1 7'-0" HIGH WOOD FENCE WITH LATTICE

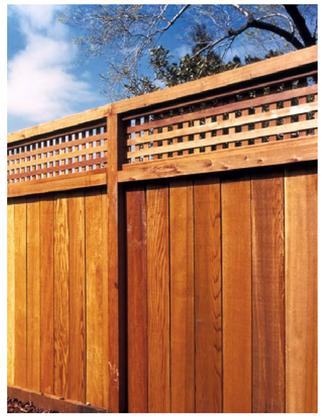
SCALE : 3/4"=1'-0"



SECTION



ELEVATION

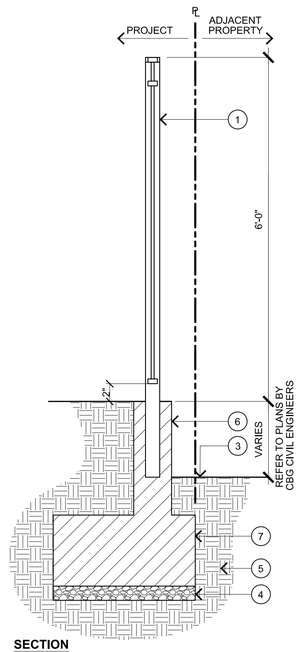


1. 2"X4" TOP RAIL DADO
2. 4"X4" POST (D.F.P.T.) @ 8' O.C.
3. WOOD LATTICE
4. 1"X1" CLEAT FRAME
5. 2"X4" MIDDLE RAIL WITH 1"X1" CLEAT
6. 1"X6" OVERLAPPED FENCE BOARDS (3/4" - 1" OVERLAP)
7. 2"X4" BOTTOM L-RAIL WITH 1"X1" CLEAT
8. FINISH GRADE, GRADE TO SLOPE AWAY FROM FENCE
9. CONCRETE FOOTING
10. COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
11. CLASS II AGGREGATE SUB BASE, THICKNESS PER SOILS REPORT
12. SLOPE TOP OF FOOTING AT GRADE

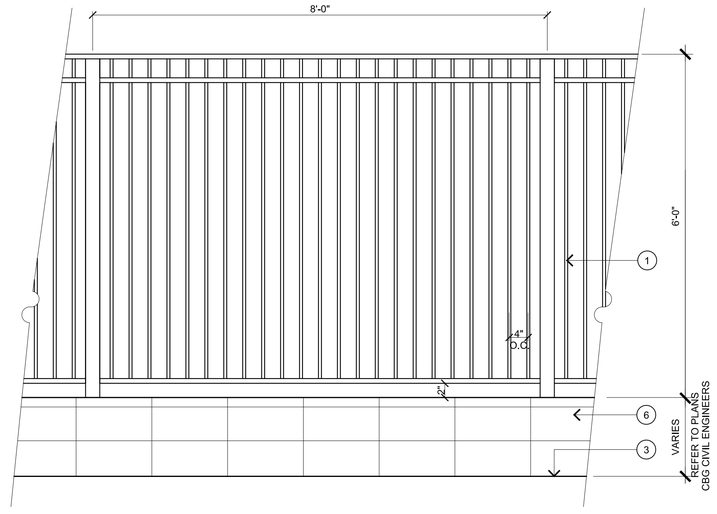
NOTE:
- ALL SCREWS SHALL BE HOT DIPPED GALVANIZED
- ALL WOOD TO BE CONSTRUCTION HEART REDWOOD UNLESS OTHERWISE NOTED

2 6'-0" HIGH TUBULAR STEEL FENCE OVER RETAINING WALL

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



SECTION



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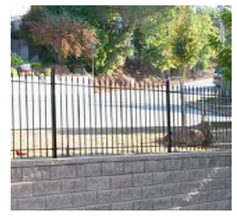
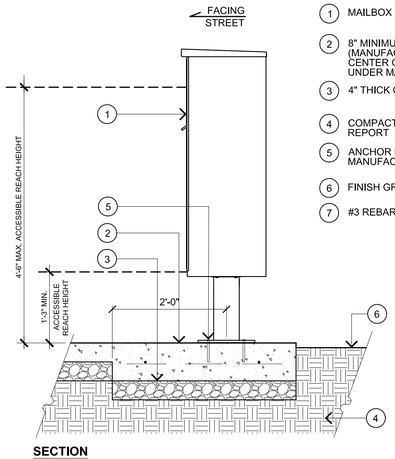


1. TUBULAR STEEL FENCE
2. FENCE POST CONCRETE FOOTING - PER MANUFACTURER
3. FINISH GRADE
4. CLASS II PERMEABLE MATERIAL, THICKNESS PER SOILS REPORT
5. COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
6. SPLIT FACE BLOCK RETAINING WALL WITH CAP IN EARTH TONE - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS FOR DETAIL AND WALL HEIGHT
7. CONCRETE FOOTING - REFER TO PLANS PREPARED BY CBG CIVIL ENGINEERS

3 MAILBOX STATION

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



SECTION

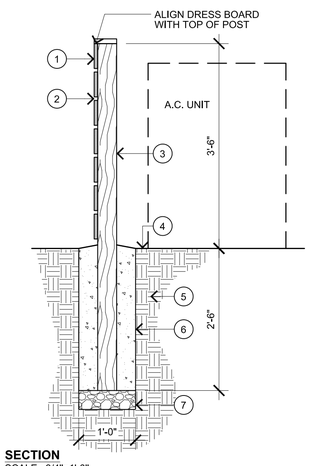
1. MAILBOX STATION
2. 8" MINIMUM THICK CONCRETE PAVING (MANUFACTURER'S RECOMMENDATION, 24" MIN. FROM CENTER OF MAILBOX STATION IN ALL DIRECTIONS) UNDER MAILBOX STATIONS ONLY
3. 4" THICK CLASS II AGGREGATE SUB BASE
4. COMPACTED SUB GRADE PER SOILS REPORT
5. ANCHOR BOLTS (TYP.) - INSTALL PER MANUFACTURER'S SPECIFICATIONS
6. FINISH GRADE
7. #3 REBAR @ 24" O.C. BOTH WAYS

NOTES:

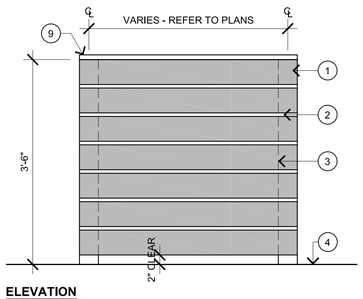
- MAILBOX TO COMPLY WITH CBC 11B-228.2
- CONTRACTOR TO CONFIRM REQUIRED QUANTITIES OF DOORS AND PARCEL LOCKERS PER REQUIREMENTS OF LOCAL POSTAL SERVICES

4 AIR CONDENSER SCREEN

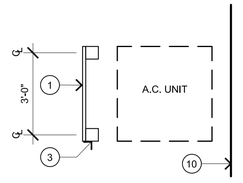
SCALE : 3/4"=1'-0"



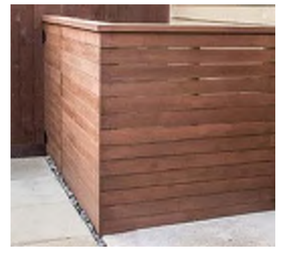
SECTION
SCALE : 3/4"=1'-0"



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



TYPICAL ENLARGEMENT (1-SIDED)
SCALE : 1/2"=1'-0"



1. 5-1/4"X3/4" DRESS BOARD
2. 1/2" SPACER
3. 4"X4" PTDF POST
4. FINISH GRADE
5. COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
6. CONCRETE FOOTING
7. 4" LAYER OF AGGREGATE DRAIN ROCK
8. MITER CORNERS
9. 1X6 CAP
10. BUILDING

NOTES:

- ALL SCREWS SHALL BE HOT DIPPED GALVANIZED
- WOOD TO BE PAINTED TO MATCH BUILDING FIELD COLOR

PROPOSED PLANT PALETTE: REFER TO SHEET L.4.1

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January 12, 2026

Wall, Fencing, AC Screen, Ladder Pad, and Mailbox Details
L.6.2

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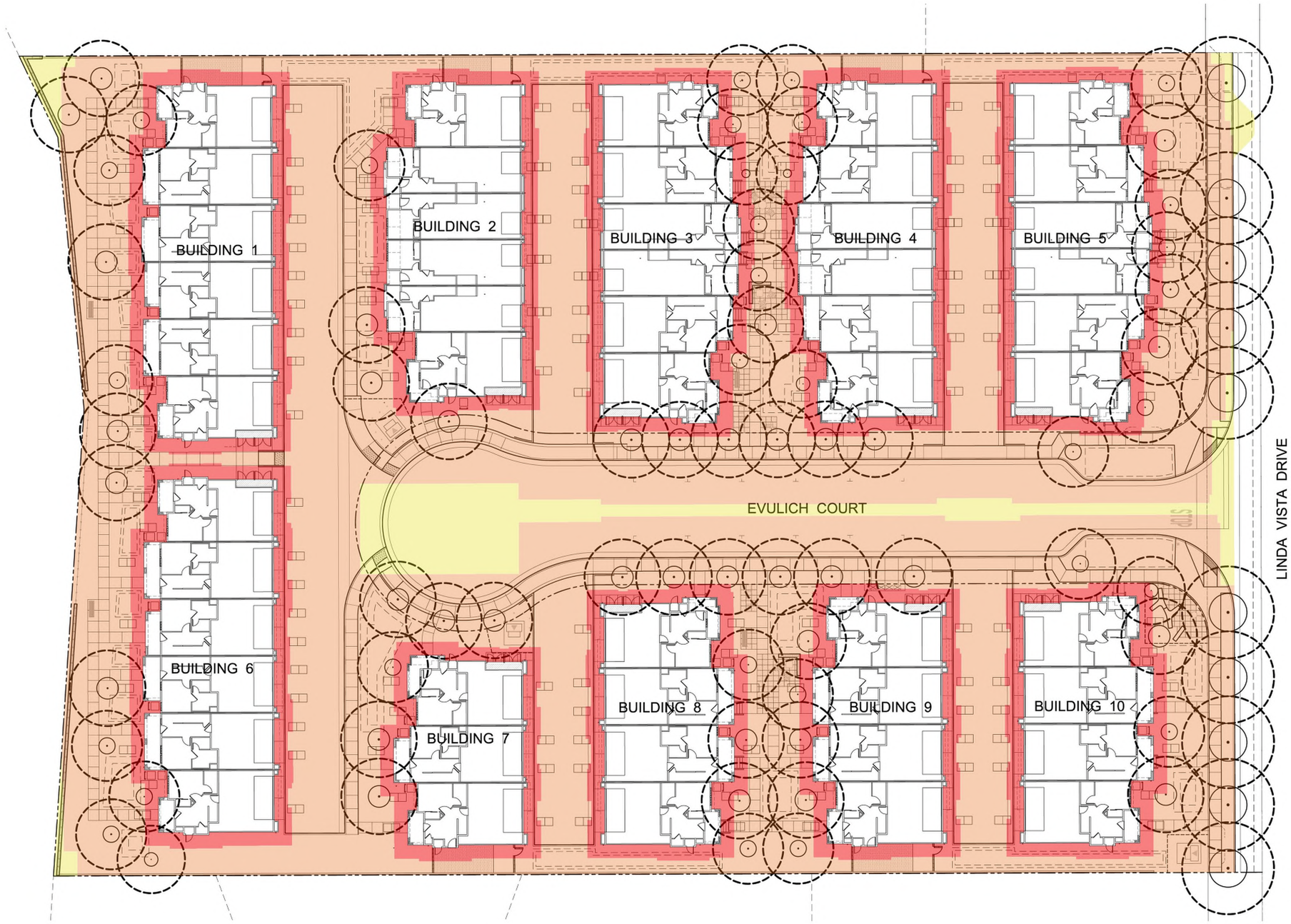

TREE KEY

PROPOSED CANOPY AT MATURITY

10' REQUIRED CLEAR SPACE FROM CANOPY TO CANOPY

ZONE 0

- EMBER RESISTANT ZONE, 0-5 FEET FROM STRUCTURE
- REFER TO ADDITIONAL INFORMATION AND IMAGES SHEET L.7.2

ZONE 1

- 0-30 FEET FROM STRUCTURE
- REFER TO ADDITIONAL INFORMATION AND IMAGES SHEET L.7.2

ZONE 2

- 30-100 FEET FROM STRUCTURE OR TO PROPERTY LINE
- REFER TO ADDITIONAL INFORMATION AND IMAGES SHEET L.7.2

NOTE:

ALL OF THE INFORMATION INCLUDED IN THE FOLLOWING EXHIBIT IS BASED ON CAL FIRE DEFENSIBLE SPACE GUIDELINES AND RECOMMENDATIONS (WWW.FIRE.CA.GOV).

SMALL NARROW UPRIGHT CANOPY TREES HAVE BEEN PROPOSED AS LOW-COMBUSTIBLE AND TO MEET CAL FIRE REQUIREMENTS FOR 10'-0" SETBACK OF CANOPY FROM PROPOSED BUILDINGS AND ADJACENT TREES.

HOA SHALL MONITOR THE CANOPY OF ALL TREES AND SELECTIVELY PRUNE CANOPIES AS NEEDED TO MEET CAL FIRE REQUIREMENTS.

REFER TO PROPOSED PLANT PALETTE SHEET L.4.1 FOR TREE SPECIES.

PLAN VIEW
Scale: 1"=20'-0"

0' 10' 20' 40'

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Defensible Space Fire Zone Plan
L.7.1

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PEBBLE MULCH

LARGE STONES IN PEBBLE MULCH

ZONE 0 (EMBER RESISTANT ZONE, 0-5 FEET FROM STRUCTURE)

- 5' FROM BUILDING EDGE
- NO REQUIRED CHANGE TO TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN. PLANTS ARE HIGH-MOISTURE AND LOW-SAP OR RESIN.
- WOOD MULCH PROHIBITED. ACCEPTABLE MULCH TO BE PEBBLES AND LARGE STONES
- 10' REQUIRED MINIMUM DISTANCE BETWEEN TREE BRANCHES
- NO FENCING OR GATES PROPOSED WITHIN THIS AREA

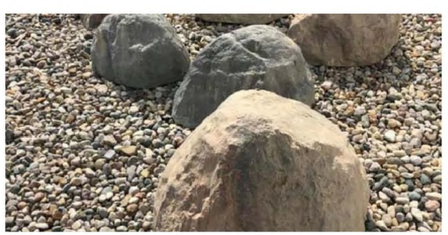
PEBBLE MULCH

LARGE STONES IN PEBBLE MULCH

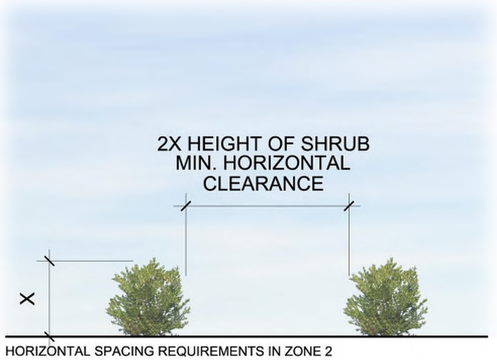
ZONE 1 (0-30 FEET FROM STRUCTURE)

- 30' FROM BUILDING EDGE
- NO REQUIRED CHANGE TO TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN. PLANTS ARE HIGH-MOISTURE AND LOW-SAP OR RESIN.
- WOOD MULCH PROHIBITED. ACCEPTABLE MULCH TO BE PEBBLES AND LARGE STONES
- SHRUBS AND GROUNDCOVER SHOULD BE PLACED TO MINIMIZE THE FUEL SPREAD INTO THE TREES OR TO OTHER GROUPS OF PLANTS
- 10' REQUIRED MINIMUM DISTANCE BETWEEN TREE BRANCHES

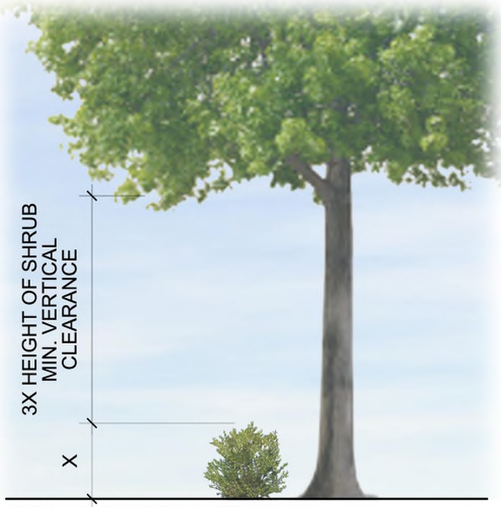
EXAMPLE OF PLANTING CONCEPT FOR ZONE 2



LARGE STONES IN PEBBLE MULCH



HORIZONTAL SPACING REQUIREMENTS IN ZONE 2



VERTICAL SPACING REQUIREMENTS IN ZONE 2

ZONE 2 (30-100 FEET FROM STRUCTURE OR TO PROPERTY LINE)

- 100' FROM BUILDING EDGE
- SHRUBS AND GROUNDCOVER ACCEPTABLE IF MAINTAINING REQUIRED HORIZONTAL AND VERTICAL SPACING
- FUEL SEPARATION MEASURES SHOULD BE IMPLEMENTED BASED ON THE GENERAL GUDELINES FOR CREATING DEFENSIBLE SPACE PREPARED BY THE STATE BOARD OF FORESTRY AND FIRE PROTECTION.
- WOOD MULCH PROHIBITED. ACCEPTABLE MULCH TO BE PEBBLES AND LARGE STONES
- 10' REQUIRED MINIMUM DISTANCE BETWEEN TREE BRANCHES
- TREES CAN BE GROUPED PROVIDED THAT LOWER LIMBS ARE TRIMMED TO A MINIMUM HEIGHT OF 6' AND SURFACE FUELS (SHRUBS AND GRASSES) ARE REMOVED
- SITE HAS LESS THAN 20% SLOPE

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Defensible Space Fire Zones
L.7.2

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ACID-ETCHED CONCRETE

BENCH

SURFACE MOUNTED, FRAME FINISH TO BE DARK GRAY WITH GRAY RECYCLED PLASTIC SLATS

BICYCLE RACKS

SURFACE MOUNTED, FRAME FINISH TO BE DARK GRAY

LOUNGE CHAIR 'A'

SURFACE MOUNTED, FRAME FINISH TO BE RED, RECYCLED PLASTIC SLATS TO BE DARK GRAY, LOCATED IN PASEO 'A' AND 'B'

LOUNGE CHAIR 'B'

SURFACE MOUNTED, FRAME FINISH TO BE FOREST GREEN, LOCATED IN PASEO 'B'

SQUARE OUTDOOR CONCRETE TABLE

LOCATED IN PASEO 'A' AND 'B'

ROUND OUTDOOR CONCRETE TABLE

LOCATED IN PASEO 'B'

CONCRETE SEATWALL WITH RECYCLED PLASTIC SLATS

LOCATED IN PASEO 'A' AND 'B'

TWIG BENCH

FINISH TO BE SANDBLAST, LOCATED AT PROJECT ENTRY

BICYCLE REPAIR STATION

FINISH TO BE RED

PROPOSED PLANT PALETTE: REFER TO SHEET L.4.1

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Site Furniture
L.8.1

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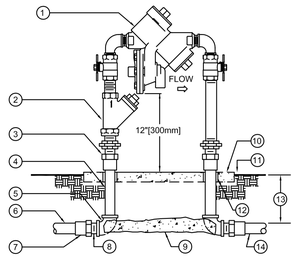
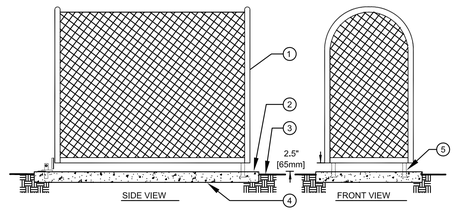


1. REDUCED PRESSURE BACKFLOW ASSEMBLY.
2. YB "Y" STRAINER SYSTEM (AS REQUIRED).
3. WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER x THREAD CONNECTION).
4. COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
5. WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
6. PVC MAIN LINE TO POINT OF CONNECTION.
7. BUSH AS NECESSARY FOR SIZE TRANSITION.
8. SCHEDULE 40 PVC MALE ADAPTER- 2 TOTAL.
9. CONCRETE SUPPORT BLOCK.
10. CONCRETE PAD-SEE ENCLOSURE DETAIL.
11. FINISH GRADE.
12. PVC SLEEVE BOTH SIDES.
13. REFER TO IRRIGATION LEGEND
14. PVC MAIN LINE TO IRRIGATION SYSTEM.

NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
4. PROVIDE A STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.

1 REDUCED PRESSURE BACKFLOW ASSEMBLY

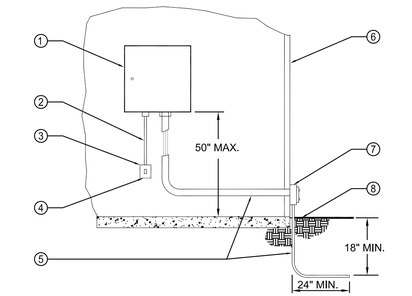
SCALE: NONE



1. STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE
2. SET PAD 1/2" [13MM] ABOVE FINISH GRADE
3. FINISH GRADE
4. 6" [150mm] THICK CONCRETE PAD FOR ENCLOSURE SUPPORT TO EXTEND 6" [150mm] BEYOND ENCLOSURE ON ALL SIDES. CONCRETE TO HAVE MEDIUM BROOM FINISH.
5. MOUNTING BRACKETS (STANDARD WITH ENCLOSURE) TO BE SET INTO CONCRETE PAD. PROVIDE LOCKING TAB TO ACCEPT PADLOCK PER MANUFACTURER'S INSTRUCTION.

2 BACKFLOW ASSEMBLY ENCLOSURE

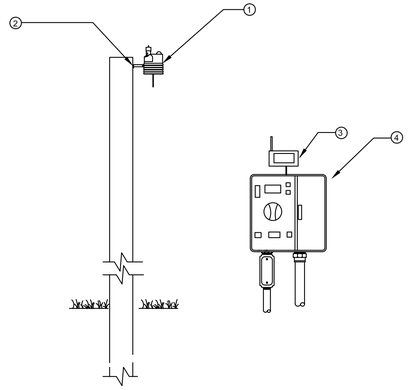
SCALE: NONE



1. IRRIGATION CONTROLLER
2. 120 VOLT SERVICE IN RIGID STEEL CONDUIT
3. 120 VOLT LOCKABLE ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT
4. 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY ELECTRICAL CONTRACTOR
5. SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRE
6. EXTERIOR WALL
7. ELECTRICAL PULL BOX PER ELECTRICAL CODE
8. FINISH GRADE

3 INTERIOR MOUNTED CONTROLLER

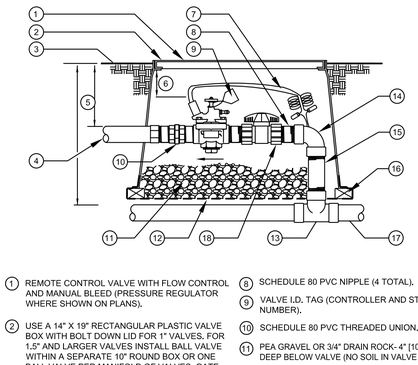
SCALE: NONE



1. WIRELESS CLIMATE SENSOR TRANSMITTER
2. SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
3. SENSOR RECEIVER
4. CONTROLLER

4 WIRELESS WEATHER SENSOR

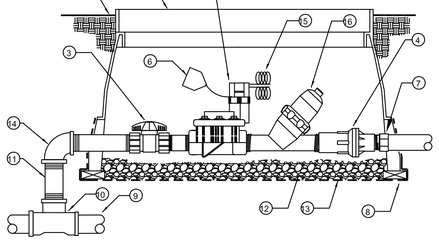
SCALE: NONE



1. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS).
2. USE A 14" X 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID FOR 1" VALVES. FOR 1.5" AND LARGER VALVES INSTALL BALL VALVE WITHIN A SEPARATE 10" ROUND BOX OR ONE BALL VALVE PER MANIFOLD OF VALVES. GATE VALVE SIZE SHALL BE SAME AS LARGEST VALVE WITHIN MANIFOLD. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
3. FINISH GRADE.
4. PVC LATERAL LINE.
5. REFER TO IRRIGATION SPECS.
6. 3" [75mm] MIN. 6" [150mm] MAX.
7. VALVE CONTROL WIRE- PROVIDE SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
8. SCHEDULE 80 PVC NIPPLE (4 TOTAL).
9. VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
10. SCHEDULE 80 PVC THREADED UNION.
11. PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
12. 19 GAUGE 1/2" [12mm] SQUARE WIRE MESH.
13. UPC APPROVED SCHEDULE 40 PVC TEE.
14. SCHEDULE 80 PVC 90° ELBOW (TxT).
15. SCHEDULE 80 PVC NIPPLE- LENGTH AS REQUIRED.
16. BRICK-1 EACH CORNER.
17. PVC MAIN LINE.
18. SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE).

5 REMOTE CONTROL VALVE

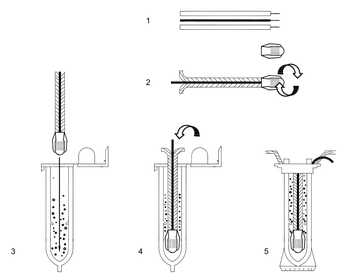
SCALE: NONE



1. FINISH GRADE
2. JUMBO RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
3. SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE)
4. PRESSURE REGULATOR (INCLUDED IN DRIP ZONE KIT)
5. REMOTE CONTROL VALVE DRIP ZONE KIT. (SHALL INCLUDE VALVE, FILTER AND A 40 PSI PRESSURE REDUCING VALVE)
6. VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
7. SCHEDULE 40 MALE ADAPTER
8. BRICK-1 EACH CORNER.
9. PVC MAIN LINE.
10. UPC APPROVED SCHEDULE 40 PVC TEE.
11. SCHEDULE 80 PVC NIPPLE-(4-TOTAL) LENGTH AS REQUIRED.
12. PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
13. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
14. SCHEDULE 80 PVC 90° ELBOW (TxT).
15. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
16. Y-FILTER (INCLUDED IN DRIP ZONE KIT)

6 REMOTE CONTROL VALVE (DRIPZONE)

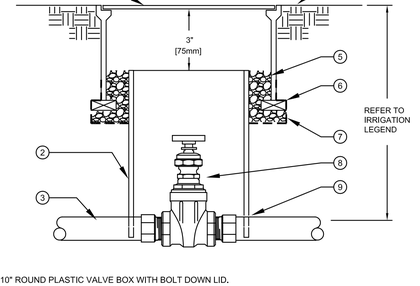
SCALE: NONE



INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" (13 mm) TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT. DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

7 WEATHERPROOF WIRE SPLICE ASSEMBLY

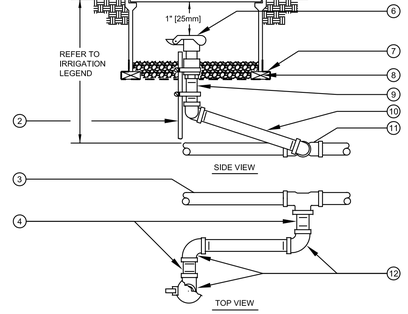
SCALE: NONE



1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 8" [200mm] CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
3. PVC MAIN LINE.
4. FINISH GRADE.
5. PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [100mm] DEEP (NO SOIL IN VALVE BOX).
6. BRICK-2 TOTAL.
7. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
8. GATE VALVE.
9. MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.

8 GATE VALVE

SCALE: NONE

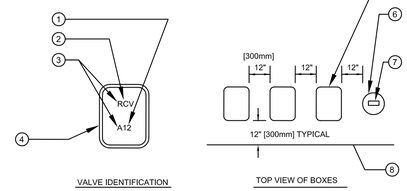


1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 1 1/4" x 1 1/4" x 3/16" [30mm x 30mm x 5mm] ANGLE IRON 30" [760mm] LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV).
3. PVC MAIN LINE.
4. 3" [75mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
5. FINISH GRADE.
6. QUICK COUPLING VALVE.
7. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
8. BRICK - 2 TOTAL.
9. SCHEDULE 80 PVC THREADED NIPPLE.
10. 10" [250mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
11. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
12. SCHEDULE 80 PVC THREADED 90° ELL.

NOTE:
NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE.

9 QUICK COUPLING VALVE

SCALE: NONE



1. CONTROLLER AND STATION
2. VALVE TYPE
3. HEAT BRAND LETTERS AND NUMBERS INTO LID.
4. VALVE BOX COVER
5. RECTANGULAR VALVE BOX
6. ROUND VALVE BOX FOR QCV AND GATE VALVE.
7. HEAT BRAND LETTERS AND NUMBERS INTO LID (TYPICAL).
8. EDGE OF LAWN, WALK, FENCE, CURB, ETC.

INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" [25mm] ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

10 VALVE BOX INSTALLATION

SCALE: NONE

PROPOSED PLANT PALETTE: REFER TO SHEET L.4.1

400-150 10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

Irrigation Details
L.9.1

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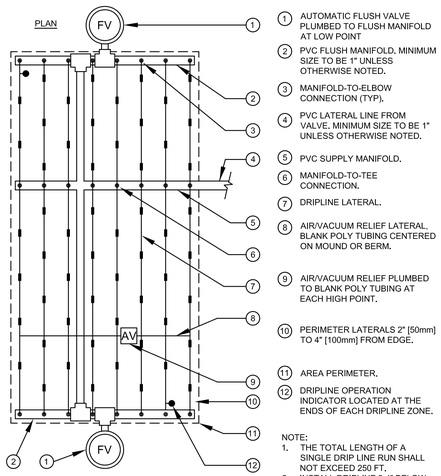
SDG architects

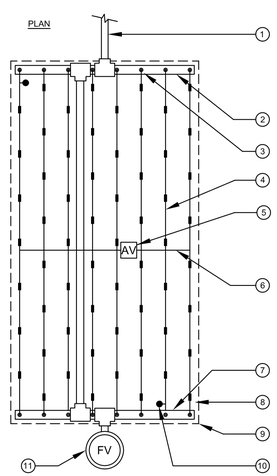


1. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD, MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
5. PVC SUPPLY MANIFOLD.
6. MANIFOLD-TO-TEE CONNECTION.
7. DRIPLINE LATERAL.
8. AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.
9. AIR/VACUUM RELIEF PLUMBED TO BLANK POLY TUBING AT EACH HIGH POINT.
10. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
11. AREA PERIMETER.
12. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

1 TORO DL 2000 CENTER FEED LAYOUT

SCALE: NONE

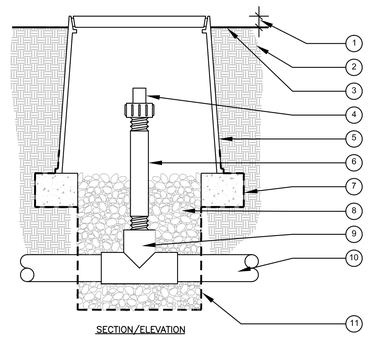


1. PVC LATERAL LINE FROM VALVE, MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC FLUSH MANIFOLD, MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. DRIPLINE LATERAL.
5. AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" [16mm] TUBING AT EACH HIGH POINT.
6. AIR/VACUUM RELIEF LATERAL, BLANK 5/8" [16mm] POLY TUBING CENTERED ON MOUND OR BERM.
7. PVC FLUSH MANIFOLD.
8. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
9. AREA PERIMETER.
10. DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
11. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

2 TORO DL 2000 END FEED LAYOUT

SCALE: NONE

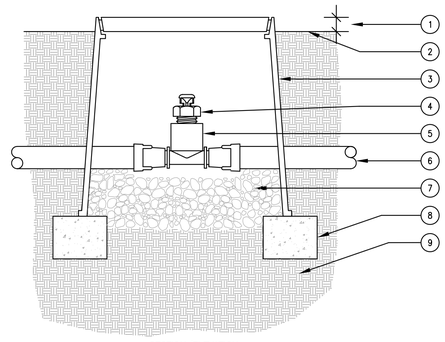


1. 1" [25mm] ABOVE FINISH GRADE.
2. NATIVE SOIL.
3. FINISH GRADE.
4. FLUSH VALVE.
5. ROUND PLASTIC VALVE BOX. REFER TO IRRIGATION SPECS FOR BOX SIZE. HEAT BRAND "FV" ON LID IN 2" [50mm] HIGH CHARACTERS.
6. 3/4" [20mm] SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
7. BRICK - 2 TOTAL
8. PEA GRAVEL 18" (450mm) DEEP.
9. PVC TEE (SxSxT) WITH 3/4" [20mm] THREADED OUTLET.
10. PVC PIPING.
11. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.

NOTE:
USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI.

3 TORO DL 2000 FLUSH VALVE (PVC TEE)

SCALE: NONE

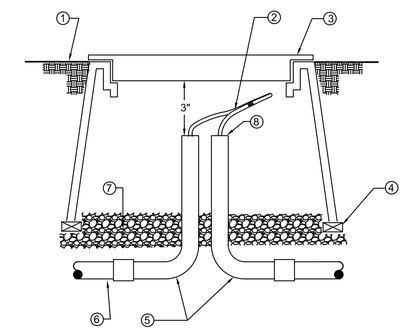


1. 1" ABOVE FINISH GRADE.
2. FINISH GRADE.
3. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
4. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34).
5. TORO LOC-EZE X 1/2" FPT TEE (FTF16).
6. TORO DL2000 TUBING (RGP-XX-XXX) OR TORO BLUE STRIPE POLY TUBING (EHD1645-XXX) AIR-RELIEF LATERAL.
7. PEA GRAVEL SUMP (6" DEEP).
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. NATIVE SOIL PER SPECIFICATIONS.

NOTE:
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

4 TORO DL 2000 AIR VACUUM RELIEF VALVE

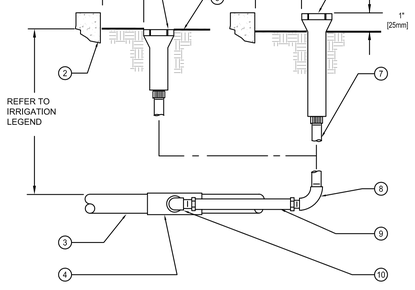
SCALE: NONE



1. FINISH GRADE
2. 24" LOOP OF TWO WIRE CABLE.
3. GREY RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. HEAT BRAND "PB" INTO LID.
4. BRICK-ONE ON EACH CORNER
5. SCHEDULE 40 PVC SWEEP ELLS
6. SCHEDULE 40 U.L. LISTED PVC CONDUIT
7. PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
8. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

5 IRRIGATION TWO WIRE PULL BOX

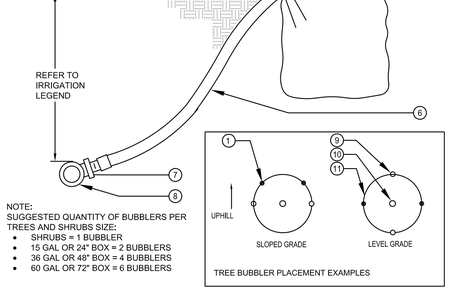
SCALE: NONE



1. POP-UP LAWN SPRAY SPRINKLER
2. WALL, WALK, CURB OR BUILDING
3. PVC LATERAL LINE
4. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW
5. POP-UP SHRUB SPRAY SPRINKLER OR BUBBLER
6. FINISH GRADE
7. 1/2" [13mm] SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED).
8. 1/2" [13mm] SCHEDULE 40 PVC THREADED 90° ELL.
9. 1/2" [13mm] FLEXIBLE IPS HOSE 6" [150mm] LONG WITH MALE ADAPTERS OR 1/2" [13mm] FLEXIBLE SWING JOINT (1/2" x 6") [13mm x 150mm] WITH A MINIMUM PRESSURE RATING OF 100 PSI [690kPa].
10. 1/2" [13mm] SCHEDULE 40 PVC STREET ELL.

6 POP-UP SPRAY SPRINKLER RISER

SCALE: NONE



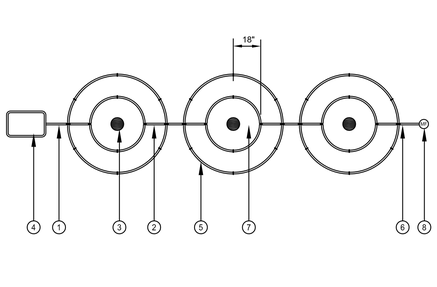
NOTE:
SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:
- SHRUBS = 1 BUBBLER
- 15 GAL OR 24" BOX = 2 BUBBLERS
- 36 GAL OR 48" BOX = 4 BUBBLERS
- 60 GAL OR 72" BOX = 6 BUBBLERS

TREE BUBBLER PLACEMENT EXAMPLES

1. BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
2. 1/2" [13mm] SCH. 40 MALE ADAPTER.
3. 6" [150mm] STEEL STAPLE.
4. FINISH GRADE.
5. TREE OR SHRUB ROOTBALL.
6. 1/2" [13mm] IPS FLEXIBLE PVC.
7. PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
8. PVC LATERAL LINE.
9. TREE STAKES.
10. SHRUB.
11. EDGE OF ROOTBALL (TYPICAL).

7 SHRUB BUBBLER

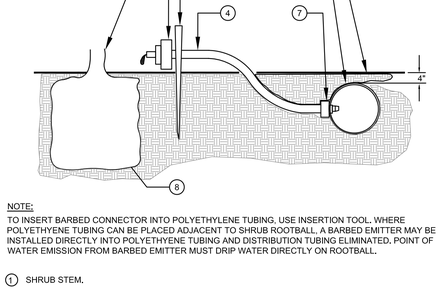
SCALE: NONE



1. SUPPLY HEADER.
2. 17mm BLANK DRIPLINE MODEL: TLCVO
3. TREE TRUNK.
4. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV.
5. TECHLINE CV DRIPLINE, FLOW, DRIPPER SPACING, LINE SPACING PER NETAFIM INSTALLATION GUIDELINES.
6. EXHAUST HEADER.
7. TECHLINE CV SPACING PER NETAFIM INSTALLATION GUIDELINES.
8. MANUAL FLUSH VALVE MODEL: TLSOV

8 TREE BUBBLER

SCALE: NONE

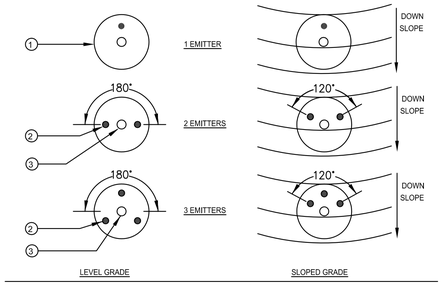


NOTE:
TO INSERT BARBED CONNECTOR INTO POLYETHYLENE TUBING, USE INSERTION TOOL. WHERE POLYETHYENE TUBING CAN BE PLACED ADJACENT TO SHRUB ROOTBALL, A BARBED EMITTER MAY BE INSTALLED DIRECTLY INTO POLYETHYENE TUBING AND DISTRIBUTION TUBING ELIMINATED. POINT OF WATER EMISSION FROM BARBED EMITTER MUST DRIP WATER DIRECTLY ON ROOTBALL.

1. SHRUB STEM.
2. EMITTER REFER TO EMITTER SCHEDULE FOR QUANTITY OF EMITTERS PER PLANT.
3. TUBING SUPPORT STAKE (SALCO DTS-200-400)
4. 1/4" TUBING DO NOT EXCEED 3' [1m] IN LENGTH.
5. FINISH GRADE.
6. SALCO PVC FLEX HOSE. INSTALL 4" [100mm] BELOW FINISH GRADE.
7. BARBED MALE ADAPTER.
8. EDGE OF ROOTBALL.

9 SALCO FLEX TUBING EMITTER PLACEMENT

SCALE: NONE



1. EDGE OF ROOTBALL (TYPICAL)
2. EMITTER OR DISTRIBUTION TUBE OUTLET (TYPICAL)
3. SHRUB STEM (TYPICAL)

EMITTER SCHEDULE

PLANT SIZE	EMITTER SPECIFACATION	FLOW (GPH)/PER EMITTER OR OUTLET	QUANTITY OF EMITTERS PER SHRUB/TREE
1 GALLON SHRUBS	USE SLV-PS-CV-1	1 GPH	2
5 GALLON SHRUBS	USE SLV-PS-CV-2	2 GPH	2
15 GALLON	USE SLV-PS-CV-2	2 GPH	3

MAXIMUM AMOUNT OF FLOW PER DRIP TUBING RUN IS 240 GPH

10 SALCO EMITTER PLACEMENT AND

SCALE: NONE

PROPOSED PLANT PALETTE: REFER TO SHEET L.4.1

400-150
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

Irrigation Details
L.9.2

SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION
3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

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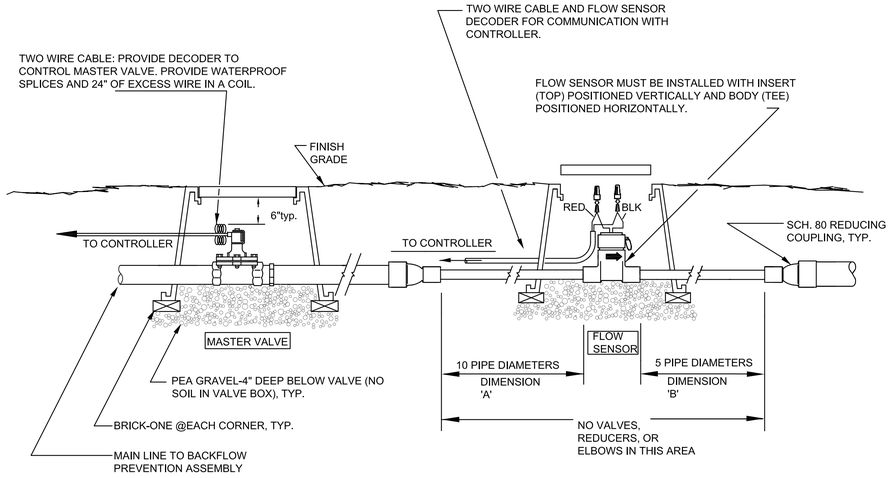
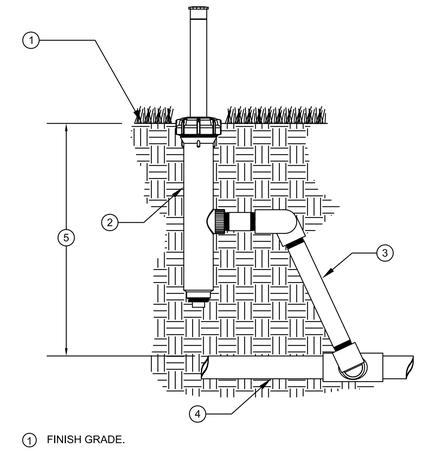


1 INSTALLATION DETAIL MASTER VALVE/FLOW SENSOR

SCALE: NONE



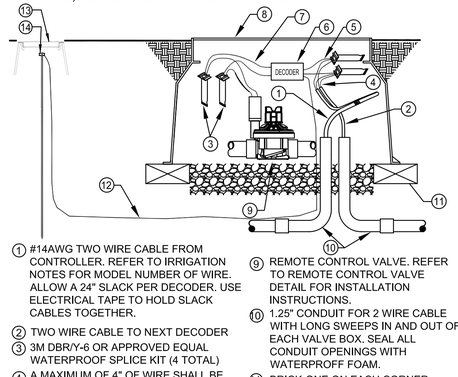
1. FINISH GRADE.
2. 570 POP-UP DRIP OPERATION INDICATOR ASSEMBLY (TORO MODEL 570-DRIP-IND) INSTALLED AT FURTHEST POINT DOWNSTREAM OF ZONE VALVE.
3. PVC OR SWING PIPE SWING JOINT ASSEMBLY.
4. PVC DRIP ZONE FOOTER.
5. DEPTH OF PVC LINE PER SPECIFICATIONS.

NOTE: TEFLON TAPE ALL THREADED JOINTS

5 570 POP-UP DRIP OPERATION INDICATOR

SCALE: NONE

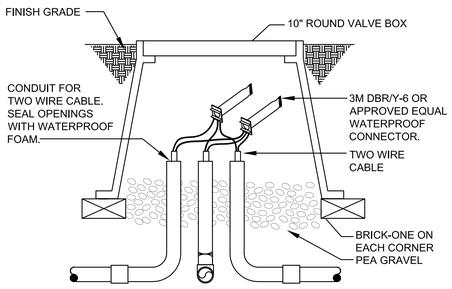
NOTE:
1. ALL DECODERS SHALL HAVE A VALVE NUMBER ADDRESSED AT CONTROLLER PRIOR TO INSTALLATION.
2. USE U.F. SAFETY CABLE STRIPPER BY KING INNOVATION (MODEL NUMBER 46200) FOR ALL TWO-WIRE SPLICE CONNECTIONS.



1. #14AWG TWO WIRE CABLE FROM CONTROLLER. REFER TO IRRIGATION NOTES FOR MODEL NUMBER OF WIRE. ALLOW A 24" SLACK PER DECODER. USE ELECTRICAL TAPE TO HOLD SLACK CABLES TOGETHER.
2. TWO WIRE CABLE TO NEXT DECODER
3. 3M DBR/Y-6 OR APPROVED EQUAL WATERPROOF SPLICE KIT (4 TOTAL)
4. A MAXIMUM OF 4" OF WIRE SHALL BE STRIPPED FROM TWO WIRE CABLE WHEN SPLICING AT DECODERS.
5. CONNECT CORRECT DECODER WIRES TO TWO WIRE CABLES.
6. DECODER
7. CONNECT CORRECT DECODER WIRES TO VALVE SOLENOID WIRES
8. VALVE BOX. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
9. REMOTE CONTROL VALVE. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
10. 1.25" CONDUIT FOR 2 WIRE CABLE WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROFF FOAM.
11. BRICK-ONE ON EACH CORNER
12. #6 BARE COPPER GROUND WIRE. SPLICE INTO GROUND WIRE AT DECODER. ONLY REQUIRED AT EVERY 10TH DECODER AND AT THE ENDS OF THE LINE.
13. 8' LONG COPPER GROUND ROD. LOCATE A MINIMUM OF 8' AWAY FROM DECODER AND TWO WIRE CABLE. LOCATE IN 10" ROUND BOX.
14. CADWELD CONNECTIONS

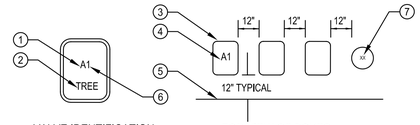
6 DECODER WIRING IN CONDUIT

SCALE: NONE



2 2-WIRE SPLICE BOX AT MAIN LINE TEE OR 3 WAY WIRE BRANCH

SCALE: NONE



VALVE IDENTIFICATION

1. CONTROLLER ID.
2. ALL TREE VALVES TO HAVE TREE BRANDED INTO LID.
3. RECTANGULAR VALVE BOX.
4. HEAT BRAND VALVE TYPE PER TABLE OR CONTROLLER ID AND STATION NUMBER INTO LID.
5. EDGE OF LAWN, WALK, FENCE, CURB, ETC.
6. STATION NUMBER.
7. ROUND VALVE BOX FOR QCV AND GATE VALVE. HEAT BRAND VALVE TYPE INTO INTO LID PER TABLE.

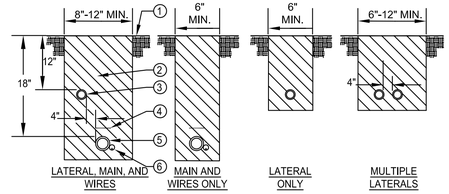
TOP VIEW OF BOXES

ITEMS TO BRAND:	BRAND CODE
GATE VALVE	GV
PRESSURE REDUCER	PRV
MASTER VALVE	MV
FLOW SENSOR	FS
HYDROMETER	HM
MAIN LINE AIR RELIEF	ARV
REMOTE CONTROL VALVE	A___
QUICK COUPLER	QC
SPLICE BOX	SB
PULL BOX	PB
LIGHTNING ARRESTOR	LA
GROUND ROD	GR

INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

3 VALVE BOX INSTALLATION

SCALE: NONE



NOTES:
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.
2. REUSE SALVAGED EXCAVATED FILL AND COMPACT TO ORIGINAL DENSITY IN LANDSCAPE AREAS. ALL OTHER AREAS SHALL BE AT 95% COMPACTION. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS (ANYTHING LARGER THAN 2"), CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS.
3. WHEN 12" POP-UP SPRINKLER HEADS ARE USED, INCREASE THE DEPTH OF LATERAL TO 18" AT THE SPRINKLER LOCATION ONLY.

1. FINISH GRADE.
2. CLEAN BACKFILL MATERIAL.
3. LATERAL LINE.
4. 3" DETECTABLE WARNING TAPE OVER MAIN LINE. INSTALL 3" ABOVE MAIN LINE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS
5. MAIN LINE.
6. TWO WIRE CABLE IN CONDUIT

4 TRENCHING

SCALE: NONE

PROPOSED PLANT PALETTE: REFER TO SHEET L.4.1

400-150
10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

Irrigation Details
L.9.3

SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION
3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

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WATER USE ESTIMATION PRELIMINARY - Linda Vista-Cupertino CA

WATER TYPE	POTABLE
SITE ETO=	42.8

NOTATION: THIS PRELIMINARY WATER CALCULATION IS EXAMPLE FOR THE ENTIRE SITE OF THE PROJECT

12/5/2024

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	Shrubs/GroundCover	LOW	0.3	DRIP	0.81	0.370	21,567	7,988	211,964	0.65	283.37	64%
2	Shrubs/GroundCover	MOD	0.5	DRIP	0.81	0.617	7,218	4,456	118,233	0.36	158.07	21%
3	Water Treatment	LOW	0.3	SPRAY	0.75	0.400	4,880	1,952	51,798	0.16	69.25	14%
					TOTALS		33,665	14,395	381,995	1.17	510.69	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME											
						1						0%
						TOTALS	0					0%

MAWA	GALLONS/YR	402,009
	ACRE FEET/YR	1.23
	HCF/YR	537.43

ETWU	GALLONS/YR	381,995
	ACRE FEET/YR	1.17
	HCF/YR	510.69

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
80.1%	0.34	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	14,395
TOTAL AREA	33,665
AVG. ETAF	42.76%

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62){(LA x 0.45) + (0.55 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION

0.55= ET ADJUSTMENT FACTOR

LA=LANDSCAPED AREA (SQUARE FEET)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= {(ETO)(.62)(ETAF x LA)}

ETo = REFERENCE EVAPOTRANSPIRATION

PF = PLANT FACTOR FOR HYDROZONES

HA = HYDROZONE AREA (SQ.FT)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

PROPOSED PLANT PALETTE: REFER TO SHEET L.4.1

400-150 10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

MWELO Irrigation Water Calculations
L.9.4

SUMMERHILL HOMES℠
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SDG architects

WATER USE ESTIMATION PRELIMINARY - Linda Vista-Cupertino CA (Paseo)

WATER TYPE	POTABLE
SITE ETO=	42.8

12/5/2024

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	Shrubs	LOW	0.3	DRIP	0.81	0.370	1,578	584	15,509	0.05	20.73	31%
2	GroundCover	LOW	0.3	DRIP	0.81	0.370	905	335	8,894	0.03	11.89	18%
3	Shrubs	MOD	0.5	DRIP	0.81	0.617	947	585	15,512	0.05	20.74	19%
4	Trees	MOD	0.5	BUBBLER	0.81	0.617	350	216	5,733	0.02	7.66	7%
5	Trees	LOW	0.3	BUBBLER	0.81	0.370	50	19	491	0.00	0.66	1%
6	Water Treatment	LOW	0.3	DRIP	0.81	0.370	1,182	438	11,617	0.04	15.53	24%
					TOTALS		5,012	2,177	57,757	0.18	77.21	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME											
						1						0%
					TOTALS	0						0%

MAWA	GALLONS/YR	59,849
	ACRE FEET/YR	0.18
	HCF/YR	80.01

ETWU	GALLONS/YR	57,757
	ACRE FEET/YR	0.18
	HCF/YR	77.21

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.35	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	2,177
TOTAL AREA	5,012
AVG. ETAF	43.43%

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.45) + (0.55 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION

0.55= ET ADJUSTMENT FACTOR

LA=LANDSCAPED AREA (SQUARE FEET)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION

PF = PLANT FACTOR FOR HYDROZONES

HA = HYDROZONE AREA (SQ.FT)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

NOTE: PLANTING, WATER BUDGET CALCULATIONS, AND CHECKLIST ARE AN **EXAMPLE** OF THE ENTIRE SITE.

PROPOSED PLANT PALETTE: REFER TO SHEET L.4.1

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION
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650-857-0122

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WATER-EFFICIENT LANDSCAPE CHECKLIST

Community Development Department
10300 Torre Avenue
Cupertino, CA 95014

408.777.3308/Fax 408.777.3333
planning@cupertino.org
http://cupertino.org/planning

PART 1: CERTIFIED/LICENSED PROFESSIONAL INFORMATION

COMPANY & COMPANY ADDRESS: R3 Studios, Inc. 248 3rd Street, Suite 202, Oakland CA 94607		
NAME: Jason Umemoto	LIC. /CERT.#: 3652	PROFESSIONAL SEAL
E-MAIL: roman@r3studios.com	PHONE: 510-452-4190	

PART 2: PROPERTY & PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME: Summerhill Homes	E-MAIL:
PROPERTY OWNER ADDRESS: 3000 Executive Parkway, Suite 450, San Ramon, CA 94583	PHONE: 650-857-0122
PROJECT ADDRESS: 10857 Linda Vista Drive, Cupertino, CA	A.P.N.: 356-06-001, 356-06-002, 356-06-003, 356-06-004

PROJECT TYPE (CHECK APPLICABLE)
- ☑ New
- ☐ Rehabilitated
- ☐ Non-Residential

WATER SOURCE
- ☐ Potable
- ☐ Recycled
- ☐ On-site captured rainwater
- ☐ Graywater

WATER PURVEYOR

TOTAL LANDSCAPE AREA: 33,665 SQ. FT.

TURF PLANT AREA: 0 SQ. FT.

NON-TURF PLANT AREA: 33,665 SQ. FT.

SPECIAL LANDSCAPE AREA: 0 SQ. FT.

PART 3: COMPLIANCE CHECKLIST

Landscape Parameter	Requirements	Compliance
TURF AREA ☑ no turf	Turf shall not exceed 25% of the landscape area or 1,250 sq. ft., whichever is lesser in area. (No turf in non-residential area)	☐ YES
	Turf shall not be planted on slopes more than 25%.	☐ YES
	All portions of turf areas shall be wider than ten (10) feet (unless irrigated with subsurface irrigation or low volume irrigation system).	☐ YES
PLANTING AREA	At least 80% (100% for non-residential area) of non-turf area shall consist of native or low water use plants.	☐ YES
	No invasive and/or noxious plant species shall be planted.	☐ YES
	Plants with similar water needs shall be grouped within hydrozones. Each hydrozone shall be controlled by a separate valve.	☐ YES
SOIL MANAGEMENT	At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of landscape area.	☐ YES
	A minimum three (3) inch layer of mulch shall be applied on all exposed soil surfaces of planting areas, except in areas of direct seeding application (e.g. hydro-seeding).	☐ YES
	Grading shall be designed to minimize soil erosion, run-off, and water waste.	☐ YES
IRRIGATION SYSTEM ☐ no irrigation system	Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor.	☐ YES
	Irrigation controllers shall be a type which does not lose programming data in the event the primary power source is interrupted.	☐ YES

WATER-EFFICIENT LANDSCAPE CHECKLIST

Community Development Department
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Cupertino, CA 95014

408.777.3308/Fax 408.777.3333
planning@cupertino.org
http://cupertino.org/planning

Landscape Parameter	Requirements	Compliance
IRRIGATION SYSTEM	Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturer's recommended pressure range.	☑ YES
	Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close to possible to the point of connection of the water supply.	☐ YES
	All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.	☐ YES
	Dedicated irrigation meters are required for non-residential projects with more than 1,000 sq. ft. of landscape area.	☐ YES
WATER FEATURES ☐ pool ☐ other: N/A ☐ no water features	Pool and spa covers shall be installed.	☐ YES
	Recirculating water systems shall be used for all water features.	☐ YES
	Water features are limited to 10% of the landscaped area.	☐ YES

I am aware of available informational resources regarding native and low water use plants, irrigation efficiency, and other aspects of water-efficient landscaping. I certify that the information provided on this checklist is correct, and the installed landscape complies with the requirements of Chapter 14.15 and /or the requirements of the Prescriptive Compliance Option. I also understand that any changes to the project will necessitate a new checklist.

SIGNATURE OF PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE — DATE

SIGNATURE OF LICENSED/CERTIFIED LANDSCAPE PROFESSIONAL — DATE

Applicant Comments
Use additional paper if necessary

Staff Evaluation
- ☐ Approved
- ☐ Not Approved

Permit #

Staff Comments

SIGNATURE — DATE

PROPOSED PLANT PALETTE: REFER TO SHEET L.4.1

400-150 10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

Water Efficient Landscape Checklist
L.9.6

SUMMERHILL HOMES℠
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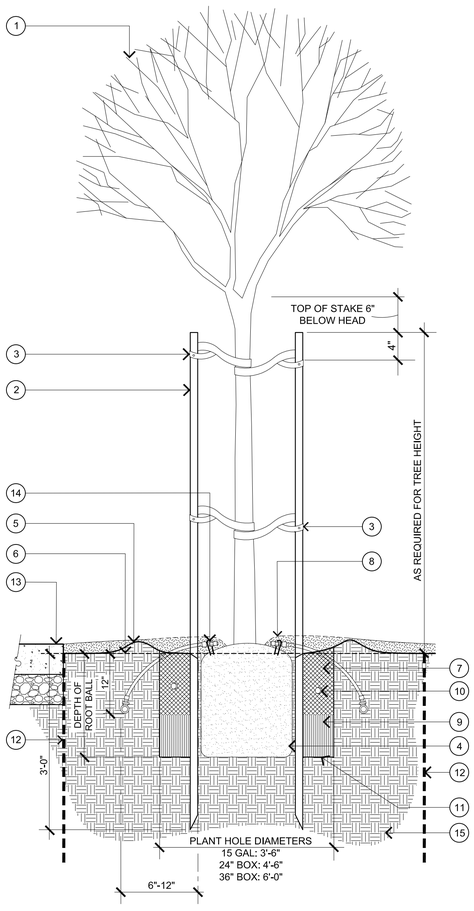
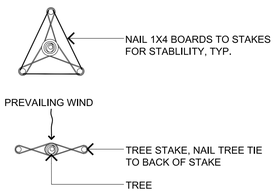


1. TREE: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
2. LODGE POLE PINE TREE STAKES: 3"X10' LONG TREE STAKES FOR WINDY CONDITIONS AND 36" BOX AND LARGER TREES
3. TREE TIE: WONDER TREE-TIE(800-910-2810) MODEL# W14-46, W24-84 OR APPROVED EQUAL. LOOP IN A FIGURE EIGHT AND NAIL TO BACK OF STAKE WITH GALVANIZED THREADED NAILS. ALLOW 3" OF MOVEMENT OF TREE IN ALL DIRECTIONS.
4. TREE ROOTBALL SET ON 12" LAYER UNDISTURBED NATIVE SOIL. DO NOT PENETRATE ROOTBALL WITH STAKES. TAMP SOIL TO 85% RELATIVE COMPACTION. SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE.
5. 3" EARTH BERM FOR WATER BASIN
6. FINISH GRADE, SET 1" BELOW AT TURF AREAS AND 2" AT SHRUB AND GROUNDCOVER AREAS
7. BACK FILL MIX: (TOP 12 INCHES ONLY): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
8. BARK MULCH: 3" DEPTH, KEEP CLEAR FROM TRUNK OF TREE
9. PULVERIZED NATIVE SOIL
10. FERTILIZER TABS (21 GRAM, 20-10-5):
    - 15 GAL: 7 TABS
    - 24" BOX: 15 TABS
    - 36" BOX: 24 TABS
11. PLANTING HOLE, PULVERIZED NATIVE SOIL BELOW 12" FROM FINISHED GRADE; SCARIFY WALLS
12. ROOT BARRIER(AS NEEDED): REFER TO PLANTING NOTES AND SPECIFICATIONS
13. PAVING: REFER TO PLAN
14. 1/4 GPM IRRIGATION BUBBLER, OFFSET FROM TREE TUCKED TO ROOTBALL
15. COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT

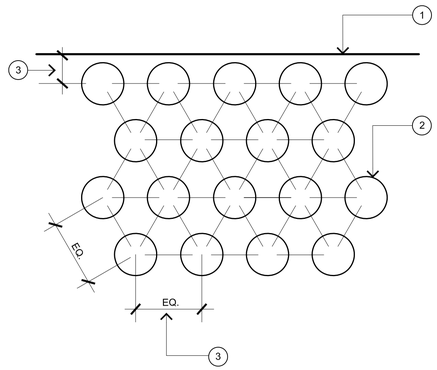
NOTES:

ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.



1 TREE STAKING

N.T.S.



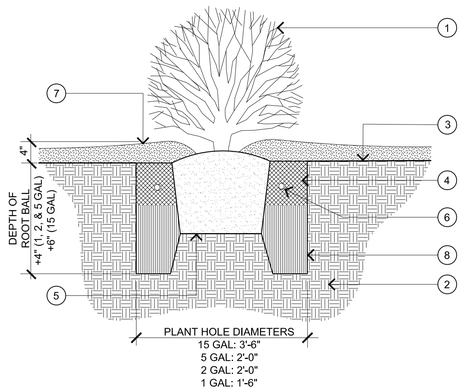
1. EDGE OF PAVING, HEADER, FACE OF BUILDING, WALL, ETC.
2. GROUNDCOVER OR SHRUB: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
3. GROUNDCOVER AND SHRUB SPACING PER PLANTING PLAN AND LEGEND

NOTES:

1. ALL PLANTS SHALL BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
2. CENTERLINE OF PLANTS SHALL BE 1/2 OF EQUAL SPACING MINIMUM FROM EDGE OF PLANTING AREA.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.
4. KEEP MULCH CLEAR OF PLANT BASE.
5. ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.

2 GROUNDCOVER PLANTING

N.T.S.



1. SHRUB: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
2. COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
3. FINISH GRADE
4. BACK FILL MIX: (1/2 DEPTH OF ROOT BALL HEIGHT): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
5. SHRUB ROOTBALL SET ON LIGHTLY TAMPED SOIL. SET CROWN OF ROOTBALL 1" ABOVE FINISH GRADE.
6. FERTILIZER TABS (21 GRAM, 20-10-5):
    - 1 GALLON: 1 TAB
    - 2 GALLON: 2 TABS
    - 5 GAL: 3 TABS
    - 15 GAL: 5 TABS
7. BARK MULCH: 3" DEPTH, KEEP CLEAR FROM ROOT BALL CROWN
8. PULVERIZED NATIVE SOIL

NOTES:

ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT

3 SHRUB PLANTING

N.T.S.

PROPOSED PLANT PALETTE: REFER TO SHEET L.4.1

400-150 10857 Linda Vista Drive
Cupertino, CA
January 12, 2026

Planting Details
L.10.1

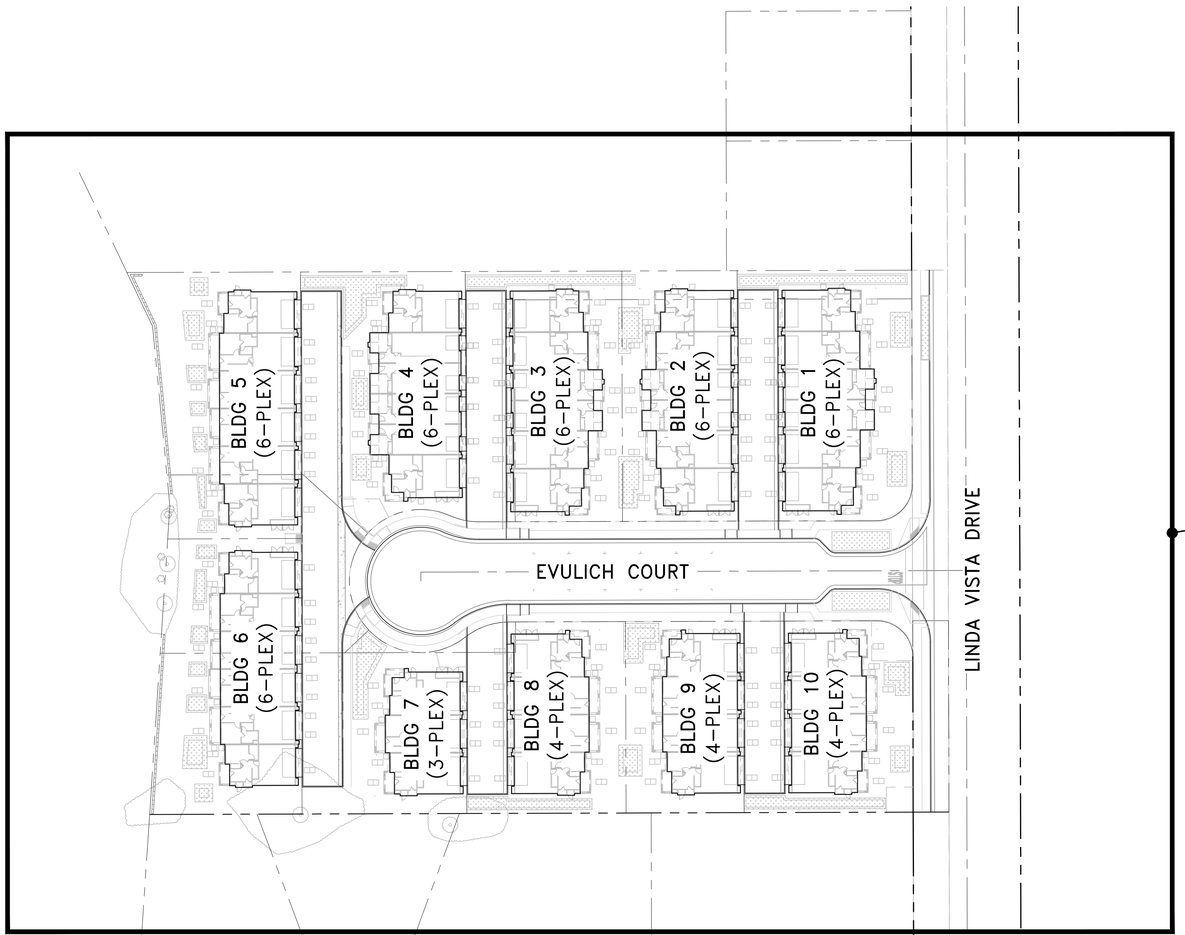
SUMMERHILL HOMES℠
COMMUNITIES OF DISTINCTION
3000 Executive Parkway, Suite 450 San Ramon, Ca 94583
650-857-0122

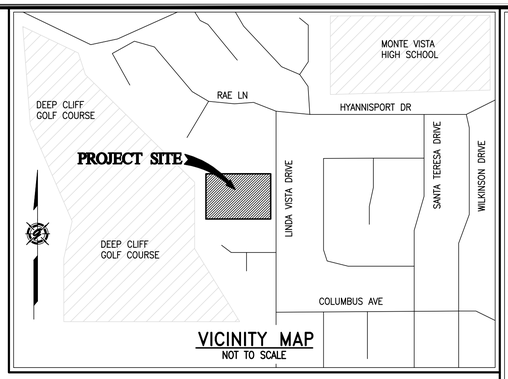
cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE

R3 STUDIOS

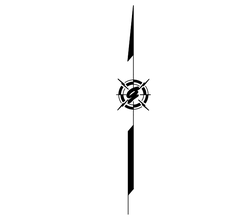
SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com
SDG architects

SUMMERHILL HOMES
LINDA VISTA DRIVE
10857 LINDA VISTA DRIVE
CUPERTINO, CALIFORNIA
(JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)





VICINITY MAP
NOT TO SCALE



INDEX MAP
NOT TO SCALE

40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

NOTE

PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:

PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT TITLE SHEET

SUMMERHILL HOMES
LINDA VISTA DRIVE
10857 LINDA VISTA DRIVE
CUPERTINO CALIFORNIA

PROJECT MANAGER: A. CUMMINS
DRAWN BY: K. CANARIO
CHECKED BY: D. CROWFOOT (P.E.)
SCALE: 1"=40'
JOB NUMBER: 24-139
DATE LAST MODIFIED: 12-16-25
SHEET INT1 OF 3 SHEETS

PROJECT TEAM CONTACTS

COMPANY:	CONTACT:	EMAIL:	PHONE:
SUMMERHILL HOMES	AUSTIN LIN	ALIN@SHHOMES.COM	
CBG	SHANE CALKINS	SCALKINS@CBANDG.COM	925-866-0322
PG&E	TBD		
AT&T	ROB HASSING	RH1781@ATT.COM	408-635-8900
QUANTA	BENJAMIN LOPEZ	BLOPEZ@FIBERTELLLC.COM	408-691-8428
GIACALONE DESIGN SERVICES, INC.	ANDREW CUMMINS	ANDREWC@DRYUTILITYDESIGN.COM	925-467-1740

PG&E PM NO.

ELECTRIC:
RULE 15:
RULE 16:
RULE 20:
RELOC:
AFS:
GAS:
RULE 15:
RELOC:

LATEST FILES RECEIVED

DESCRIPTION:	BY:	DATE:	STATUS:
GAS DESIGN			
ELECTRIC DESIGN			
TELEPHONE LAYOUT			
CATV LAYOUT			
STREET LIGHT PLANS - PUBLIC			
STREET LIGHT PLANS - PRIVATE			
IMPROVEMENT PLANS (ELECTRONIC FILE)	CBG	12-11-25	

A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal

PROJECT DESCRIPTION & SCOPE

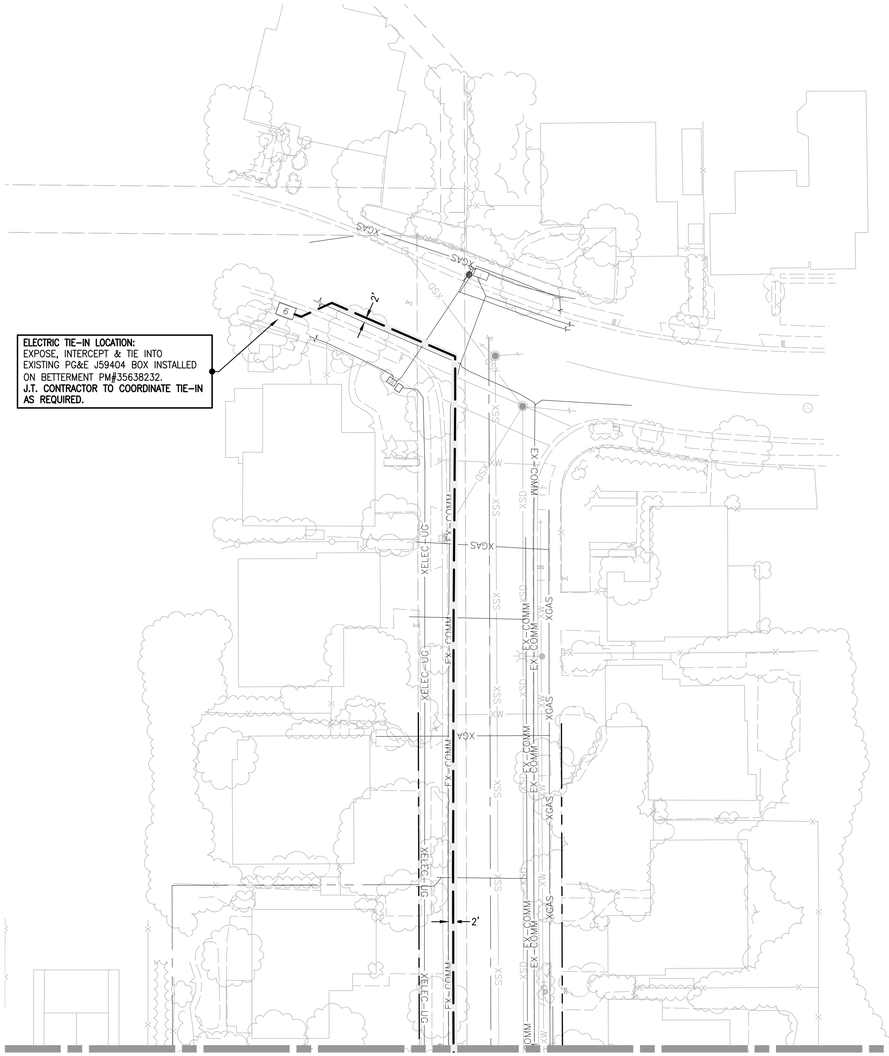
- PROVIDE SERVICE TO 10 MULTI-PLEX BUILDINGS (E,T,C)
- OVERHEAD TO UNDERGROUND CONVERSION

SHEET INDEX

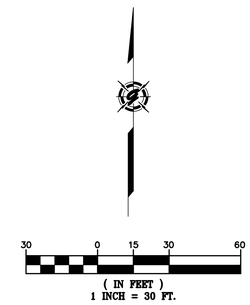
SHEET	DESCRIPTION
INT1	JOINT TRENCH INTENT TITLE SHEET
INT2-INT4	JOINT TRENCH INTENT
PuSL1	PUBLIC LIGHTING COVER SHEET
PuSL2	PUBLIC LIGHTING SITE PLAN
PrSL1	PRIVATE LIGHTING COVER SHEET
PrSL2	PRIVATE LIGHTING COVER SHEET
PM1	PUBLIC & PRIVATE PHOTOMETRIC PLAN

LEGEND

XJT	EXISTING TRENCH OR UTILITIES
	PROPOSED TRENCH (DISTRIBUTION)
	PROPOSED TRENCH (SERVICE)
	PROPOSED STREET LIGHT TRENCH
	EXISTING UTILITY SPLICE BOX
	90"x106" PG&E PAD MOUNT TRANSFORMER
	EXISTING UTILITY POLE
	EXISTING UTILITY POLE GUY ANCHOR
(#)	PG&E SKETCH LOCATION NUMBER
(P.U.E.)	PUBLIC UTILITY EASEMENT
(R/W)	RIGHT OF WAY



MATCHLINE – SEE SHEET INT3



NOTE

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NOTE TO UTILITIES:

PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

EXISTING PAVEMENT & SIDEWALK

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.

R/W, P.U.E. & P.S.E. ACQUISITION NOTE:

CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

REVISIONS

SYMBOL	DESCRIPTION	DATE	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT

SUMMERHILL HOMES
LINDA VISTA DRIVE
10857 LINDA VISTA DRIVE
CUPERTINO CALIFORNIA

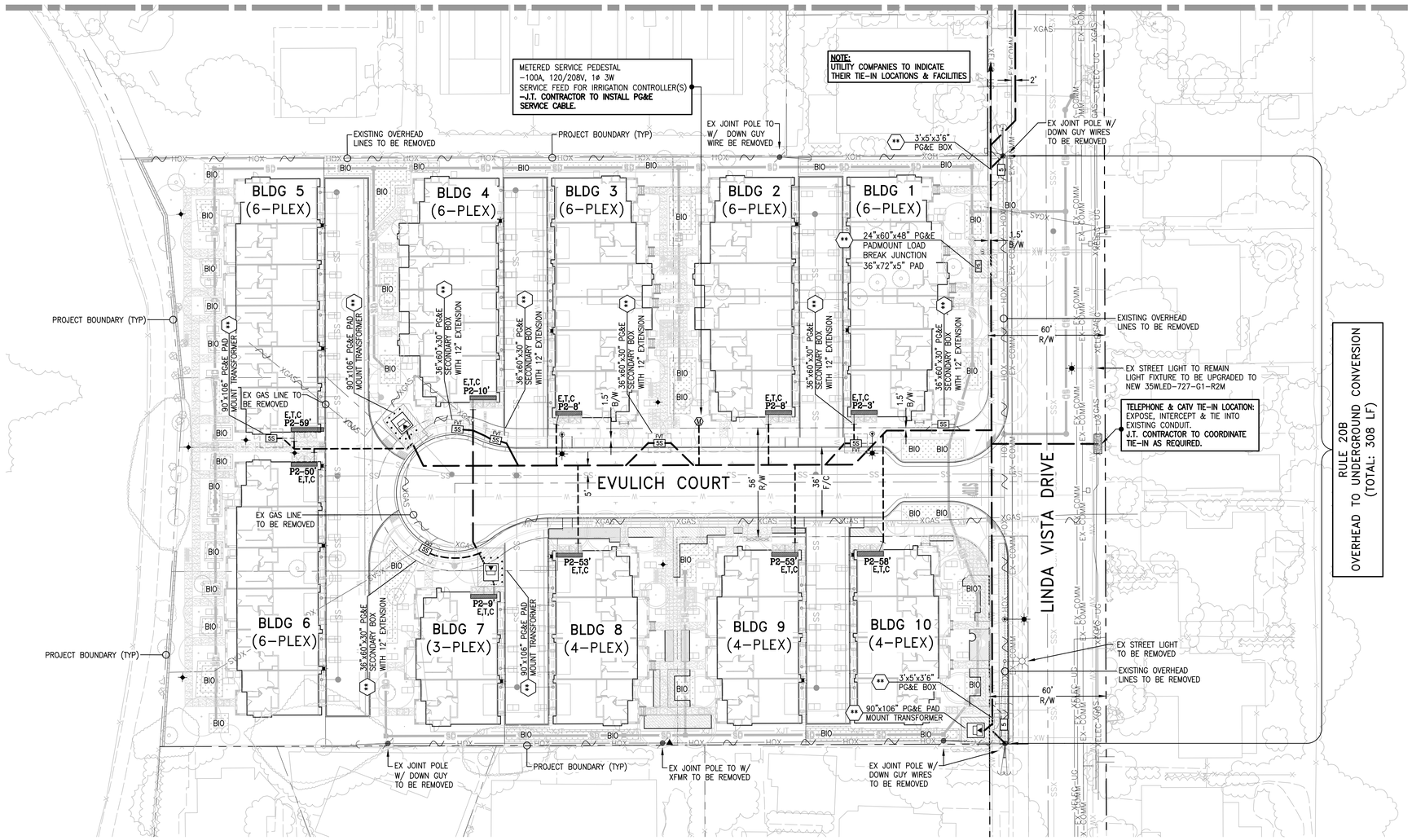
PROJECT MANAGER:	A. CUMMINS
DRAWN BY:	K. CANARIO
CHECKED BY:	D. CROWFOOT (P.E.)
SCALE:	1"=30'
JOB NUMBER:	24-139
DATE LAST MODIFIED:	12-16-25
SHEET	INT2
OF	3 SHEETS

BUILDING METER SCHEDULE		
BUILDING #	MAINSWITCH/ VOLTAGE	ELECTRIC METER
BLDG 1–6 (6 PLEX)	600A 120/208V, 4W, 3ø	6 MTR + HSE
BLDG 7 (3 PLEX)	400A 120/208V, 4W, 3ø	3 MTR + HSE
BLDG 8–10 (4 PLEX)	600A 120/208V, 4W, 3ø	4 MTR + HSE

LEGEND

- EXISTING TRENCH OR UTILITIES
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPLICE BOX
- 90"x106" PG&E PAD MOUNT TRANSFORMER
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE GUY ANCHOR
- PG&E SKETCH LOCATION NUMBER
- (P.U.E.) PUBLIC UTILITY EASEMENT
- (R/W) RIGHT OF WAY

MATCHLINE – SEE SHEET INT2



30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

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JOINT TRENCH INTENT

SUMMERHILL HOMES
LINDA VISTA DRIVE
10857 LINDA VISTA DRIVE
CUPERTINO CALIFORNIA

PROJECT MANAGER:	A. CUMMINS
DRAWN BY:	K. CANARIO
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SCALE:	1"=30'
JOB NUMBER:	24–139
DATE LAST MODIFIED:	12–16–25
SHEET	INT3
OF	3 SHEETS

LINDA VISTA DRIVE - PUBLIC STREET LIGHTING

LUMEC — Roadway / RoadFocus Plus / RPN Cobra head (nano)

Lumec RoadFocus Plus LED cobra head luminaires feature a unique and patented design with minimalist profile maintaining key cobra head characteristics. Connectable ready, and available in 4 sizes, the RoadFocus Plus family offers multiple lumen packages with industry leading efficacy, a complete array of optical distributions, ensuring the right fit for any type of roadway application. This family also includes Service Tag, which enables data delivery and information sharing, and provides assistance throughout the life of the product.

Project: 10857 Linda Vista Dr
Location: Cupertino, CA
Cat.No RPN-35W10LED-727-01-R2M-UNV-DMG-SRD01-SV-TLRD7-GY3
Type:
Lumens: Qty:
Notes:

reddot award — product design 2022

Ordering guide

example: RPN-35W10LED-740-G1-R2M-UNV-DMG-HSS-GY3

Series	LED module	CCT	Generation	Distribution	Voltage	Options — Controls*	Options	Finish
RPN RoadFocus Plus nano	10W10LED[1,2]	740 4000K/70CRI	G1 Gen 1	Type 2	UNV 120-277V	D4I[1,14] Zhaga-D4i certified	API Factory installed NEMA label, ANSI C136.15-2020 compliant	BK Black
	19W10LED[1,2]	760 3000K/70CRI		R2M[1] Type II Medium	UHVD 347-480V	DALI[1] Digitally addressable lighting interface	CSS[10] Cuil-de-Sac Shield	BR Bronze
	20W10LED[1,2]	727[1] 2700K/70CRI		R2H[1] Type II Short	DMG[1] 0-10V	SRD[1] Sensor ready driver, standard configuration (no sensor)	FSS[10] Front Side Shield	GY3 Grey
	25W10LED[1,2]	840[1] 4000K/80CRI					HSS[10] House Side Shield	WH White
	30W10LED[1,2]	830[1] 3000K/80CRI		Type 3			LSS[10] Left Side Shield	
	35W10LED	827[1] 2700K/80CRI		R3M Type III Medium			RSS[10] Right Side Shield	
	40W10LED						OMS[11] Outdoor Multi-Sensor	
	45W10LED			Type 4			FAWS[1,16] Field adjustable wattage switch	
	50W10LED			4 Type IV			JP Jack Pack	
	55W10LED						NRC[16] No receptacle	
	19W20LED[1,2]			Type 5			PHR[1,16] Twist-lock photoelectric cell, UNV (120-277VAC)	
	20W20LED[1,2]			5 Type V			PHR/347[1,16] Twist-lock photoelectric cell (347VAC)	
	25W20LED[1,2]						PHR/480[1,16] Twist-lock photoelectric cell (480VAC)	
	30W20LED						PIXEL[1,16] Twist-lock photoelectric cell, extended life, UNV (120-277VAC)	
	35W20LED						PWB[16] Shorting cap	
	40W20LED						TLRD7[9,16] Tool less receptacle for twist-lock photocell or shorting cap.	
	45W20LED						7-pin (standard)	
	50W20LED						SP2 208V / 10kA Surge protector	
	55W20LED						SPIX Fail-Off 10kV/5kA Surge protector	
	60W20LED						SPSX Fail-Off 20kV/10kA Surge protector	
	65W20LED						TLRSR[7,9,17] SR receptacle	
	70W20LED						BAC[9] Meets the requirements of the Buy American Act of 1933 (BAA)	
	75W20LED[1]						BABA[9] Meets the requirements of the Build America, Buy America Act (BABA)	
	80W20LED[1]							
	85W20LED[1]							
	90W20LED[1]							

[1] Not available with HVU Voltage option.
[2] Only available with DMG Driver option.
[3] Extended lead-time may apply (consult factory).
[4] Optimized for Type 2 Medium applications but may shows as Type 3 Medium in photometric tools.
[5] Optimized for Type 2 Short applications but may shows as Type 2 Medium in photometric tools.
[6] Available either DALI, DALI or DMG or SRD or SRD1 mandatory option.
[7] TLRSR must be selected with DALI Driver option.
[8] Only available with 30LED versions.
[9] Please note this integrated feature comes standard with RoadFocus.
[10] Refer to Accessories section to confirm compatibility of shields with optical distribution.
[11] One shield provided per LED light engine.
[14] TLRSR Option and D4I Driver option must be selected with OMS.
[15] Not available with PHR, PHL, PHR, DALI, TLRD7, SRD or SRD1 Driver options.
[16] TLRD7 must be selected for this option.
[17] Not available with UNV Voltage option.
[18] Use of photoelectric cell or shorting cap is required to ensure proper illumination.
[19] Only available with DALI or SRD or SRD1 Driver options.
[20] Not available with SPSX or SPZX options.
[21] Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation is for those projects that are subject to the Buy American Act (BAA) or any of a number of "Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
[22] Build America, Buy America Act (BABA). BABA establishes the minimum domestic content requirements that federal agencies must apply. This product is manufactured in the US and has a domestic content of 55% or more. This BABA designation does not address the "Buy America" domestic content requirements, which may be stricter, imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by federal agencies.

BAA BABA ZDI DLC LISTED

RPN RoadFocus Plus

LED Cobra head (nano)

Accessories*

Must be ordered as separate line items - quickly and easily installed in the field.

Description	Accessory Ordering Code	Shield vs Distribution Compatibility R2M	R3M	4	5
	10 LED version**				
Cul-de-sac shield	ACC-LO66VOLED-CSS	Yes	Yes	No	No
Front side shield	ACC-LO66VOLED-FSS	Yes	Yes	No	No
House side shield	ACC-LO66VOLED-HSS	Yes	Yes	No	No
House side shield (for Type 4 only)	ACC-LO66VOLED-HSS-4	No	No	Yes	No
Left side shield	ACC-LO66VOLED-LSS	Yes	Yes	No	No
Right side shield	ACC-LO66VOLED-RSS	Yes	Yes	No	No

* Consult Signify to confirm whether specific accessories are BAA-compliant.
** Refer to Wattage table to confirm light engine configuration.
Example, if configuration is 240LED, 2 of the desired shields must be ordered per luminaire.

Predicted Lumen Depreciation Data

Derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-21.

Ambient Temperature	L70 per TM-21	Lumen Maintenance % at 77,000 hrs
25°C	>77,000 hrs	See table below

Wattage Values

Ordering Code	Total LEDs	Light Engine Configuration	Avg. System Watts (W)[1]	Wattage Label[1]	Lumen maintenance at 25K hrs	50K hrs	60K hrs	77K hrs
RPN-10W10LED	10	1x10LED	10	10	96.8%	91.8%	89.9%	86.7%
RPN-19W10LED	10	1x10LED	15	10	96.8%	91.8%	89.9%	86.7%
RPN-20W10LED	10	1x10LED	20	20	96.8%	91.8%	89.9%	86.7%
RPN-25W10LED	10	1x10LED	24	20	96.8%	91.8%	89.9%	86.7%
RPN-30W10LED	10	1x10LED	29	30	96.8%	91.8%	89.9%	86.7%
RPN-35W10LED	10	1x10LED	34	30	96.8%	91.8%	89.9%	86.7%
RPN-40W10LED	10	1x10LED	39	40	95.8%	90.0%	87.7%	84.1%
RPN-45W10LED	10	1x10LED	44	40	95.8%	90.0%	87.7%	84.1%
RPN-50W10LED	10	1x10LED	49	50	95.8%	90.0%	87.7%	84.1%
RPN-55W10LED	10	1x10LED	54	50	95.8%	90.0%	87.7%	84.1%
RPN-19W20LED	20	2x10LED	16	10	94.0%	86.7%	84.0%	79.5%
RPN-20W20LED	20	2x10LED	20	20	94.0%	86.7%	84.0%	79.5%
RPN-25W20LED	20	2x10LED	24	20	94.0%	86.7%	84.0%	79.5%
RPN-30W20LED	20	2x10LED	29	30	94.0%	86.7%	84.0%	79.5%
RPN-35W20LED	20	2x10LED	34	30	94.0%	86.7%	84.0%	79.5%
RPN-40W20LED	20	2x10LED	39	40	94.0%	86.7%	84.0%	79.5%
RPN-45W20LED	20	2x10LED	44	40	94.0%	86.7%	84.0%	79.5%
RPN-50W20LED	20	2x10LED	49	50	94.0%	86.7%	84.0%	79.5%
RPN-55W20LED	20	2x10LED	54	50	94.0%	86.7%	84.0%	79.5%
RPN-60W20LED	20	2x10LED	59	60	94.0%	86.7%	84.0%	79.5%
RPN-65W20LED	20	2x10LED	64	60	94.0%	86.7%	84.0%	79.5%
RPN-70W20LED	20	2x10LED	68	70	94.0%	86.7%	84.0%	79.5%
RPN-75W20LED	20	2x10LED	74	70	94.0%	86.7%	84.0%	79.5%
RPN-80W20LED	20	2x10LED	78	80	94.0%	86.7%	84.0%	79.5%
RPN-85W20LED	20	2x10LED	84	80	94.0%	86.7%	84.0%	79.5%
RPN-95W20LED*	20	2x10LED	93	90	92.4%	83.8%	80.5%	75.3%

1. Typical values, rounded.
2. As per ANSI C136.15-2020. Consult factory for other labeling needs.
3. Rated for +40°C / +104°F.

Connected lighting

Interact City connector node provides the plug and play wireless communications technology to connect your street light to the Interact City lighting management system.

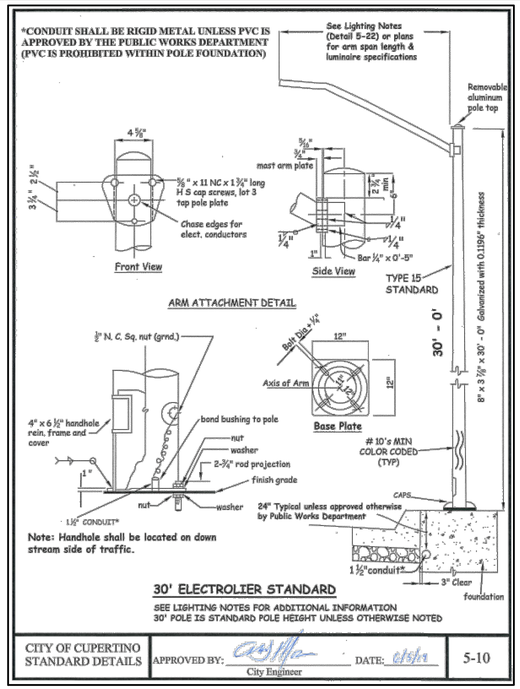
Accessory Ordering Code	Description
LLC	Interact City cellular technology connector node

Contact the factory for additional support when connected lighting or additional services are desired.

Field Adjustable Wattage (FAWS) Multiplier Chart

FAWS Position	Typical Delivered Lumens Multiplier	Typical System Wattage
1	0.29	0.30
2	0.50	0.50
3	0.58	0.60
4	0.69	0.70
5	0.74	0.75
6	0.80	0.83
7	0.86	0.86
8	0.91	0.91
9	0.96	0.95
10	1.00	1.00

Note: Typical value accuracy ± 5%.



CONTRACTORS NOTES

1. **CONDUIT AND FITTINGS:** ALL CONDUIT AND FITTINGS SHALL BE U.L. APPROVED. UNLESS OTHERWISE NOTED OR REQUIRED. PROVIDE PULL ROPE IN ALL EMPTY CONDUITS. ALL CROSSINGS TO BE PERPENDICULAR TO STREET.
2. **CONDUIT DEPTH:** 24" UNDER SIDEWALK; 24" UNDER PLANTER STRIP; 30" UNDER PAVEMENT.
3. **CABLE:** CABLE SHALL BE U.L. LISTED THW OR THWN WITH MINIMUM OF 3/64" (54 MIL) POLYVINYL CHLORIDE INSULATION, UNLESS OTHERWISE NOTED. U.L. LISTED 600 VOLT, NO. 10 IN POLE MAY BE USED.
4. **SPLICE BOXES:** SPLICE BOXES SHALL NOT BE MORE THAN 200 FEET APART ON LONG RUNS.
5. **FUSES:** EACH POLE SHALL BE FUSED WITH WATERPROOF IN-LINE FUSE HOLDERS (BUSHMAN HEB SERIES) AT EACH ADJACENT SPLICE BOX WITH 10 AMP FUSE.
6. **SPLICING:** ALL SPLICES SHALL BE MADE IN STREET LIGHT BOXES ONLY. SPLICES SHALL BE IN ACCORDANCE WITH CALTRANS STANDARD METHOD 'B'. (SEE CALTRANS DETAIL ES-13A).
7. WATERPROOF INLINE FUSES SHALL BE PROVIDED IN THE SPLICE BOX NEXT TO EACH NEW OR RELOCATED STREET LIGHT. IF THE DESIGN IS SUCH THAT NO BOXES WILL BE INSTALLED, THE SPLICE SHALL BE LOCATED IN THE HANDHOLE.

STREET LIGHTING GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE STATE FIRE MARSHALL, FEDERAL AND ALL APPLICABLE CITY, COUNTY, STATE AND LOCAL UTILITY COMPANY REGULATIONS; N.E.C., AND THE LATEST APPROVED STANDARDS OF I.E.E.E., A.S.A, N.E.M.A., U.L. AND OSHA WHERE APPLICABLE. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE ABOVE. ALSO, ALL SECTIONS OF STATE OF CALIFORNIA PUC G.O. 95 SHALL APPLY.
2. MATERIALS FURNISHED UNDER THIS SECTION OF THESE SPECIFICATIONS FOR WHICH UL STANDARDS HAVE BEEN ESTABLISHED SHALL BE LISTED AND BEAR THE LABEL OF UNDERWRITER'S LABORATORIES, INC.
3. WHERE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS CONFLICT WITH THE DRAWINGS OR THESE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
4. THE ELECTRICAL CONTRACTOR SHALL INSTALL THE UNDERGROUND SERVICE FROM THE LUMINAIRE TO PG&E SERVICE POINT AND TERMINATE CONDUIT AND WIRES AT BOX AS DIRECTED BY PG&E.
5. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING & OBTAINING APPROVAL FROM CITY/COUNTY AGENCY & GIACALONE DESIGN SERVICES, INC.
6. GIACALONE DESIGN SERVICES, INC. ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING ITS BID.
7. LEGEND SYMBOLS ARE SHOWN IN STREET AREA FOR CLARITY. INSTALL BEHIND CURB AND/OR SIDEWALK PER CITY/COUNTY SPECIFICATIONS KEEP CLEAR OF DRIVEWAYS AND PATHWAYS (TYPICAL).
8. ANY CHANGES OR MODIFICATIONS TO PROPOSED STREET LIGHT LOCATIONS SHALL BE APPROVED, IN WRITING, BY THE CITY/COUNTY AGENCY PRIOR TO INSTALLATION.
9. OBTAIN AND PLACE POLE NUMBERS ON ALL STREET LIGHT STANDARDS AS REQUIRED. COORDINATE WITH PG&E AND/OR CITY FOR THEIR REQUIREMENTS.
10. CONDUIT CAN BE PLACED IN JOINT TRENCH. CONDUIT LAYOUT IS SHOWN SCHEMATICALLY. SEE COMPOSITE DRAWING FOR TRENCH LOCATION. ANY INCIDENTAL TRENCHING NOT PROVIDED BY TRENCHING AGENT IS CONTRACTOR'S RESPONSIBILITY.
11. CONTRACTOR TO INSTALL CIRCUIT GROUNDING AND GROUND WIRE IN CONDUIT AS PER PLANS.
12. A LIST OF ALL MATERIALS & SUPPLIERS SHOULD BE PROVIDED TO AUTHORITY HAVING JURISDICTION FOR APPROVAL.
13. DAY BURN FOR 24 HOURS FOR 5 CONSECUTIVE DAYS FOR CITY/COUNTY INSPECTOR APPROVAL, OR AS REQUIRED BY GOVERNING AGENCY.
14. GROUNDING AND BONDING SHALL PROPERLY INTERCONNECT ALL METAL PARTS OF THE SYSTEM.
15. ALL CONNECTIONS SHALL BE SECURED WITH LOCK NUTS AND INSULATED BUSHINGS.
16. CONTRACTOR SHALL CONSULT LOCAL AGENCIES FOR THEIR CIRCUIT GROUNDING REQUIREMENTS. IF GROUND WIRE IS REQUIRED IN CONDUIT, INSTALL ACCORDINGLY.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A COMPLETE OPERATING SYSTEM.
18. AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE STREET LIGHT ADMINISTRATION DEPT. OF THE CITY/COUNTY PRIOR TO ACCEPTANCE OF THE STREET LIGHTING SYSTEM.

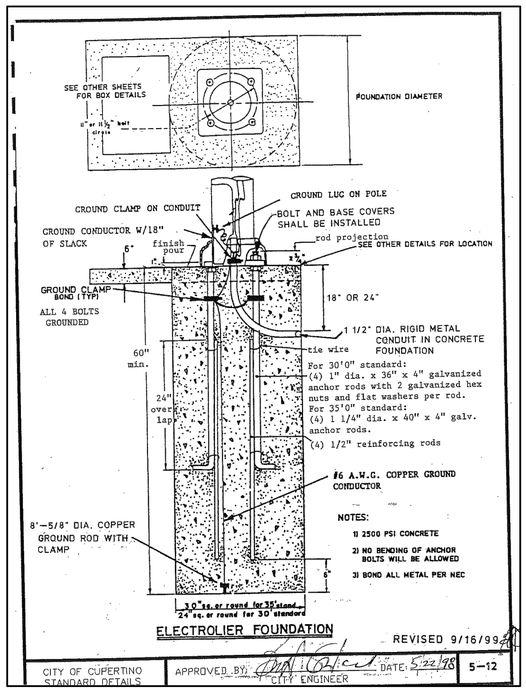
NOTE:

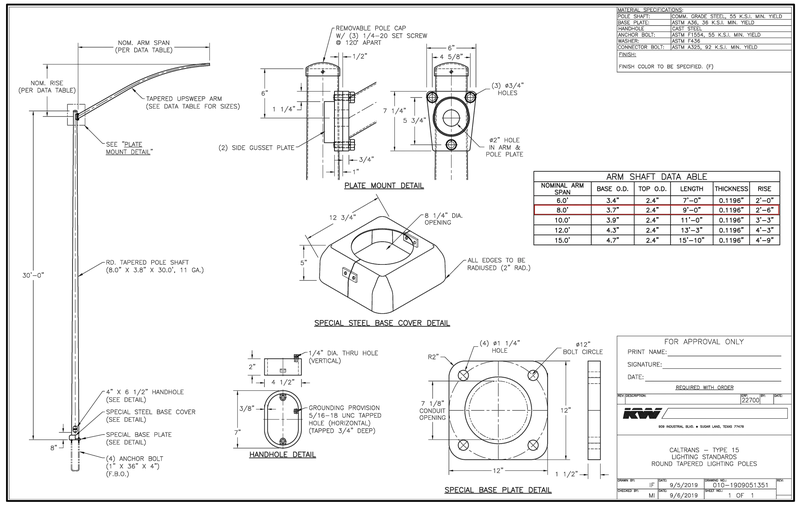
GIACALONE CONTRACTOR/GENERAL NOTES ARE A REFERENCE ONLY. THE LATEST CITY OF CUPERTINO STANDARD DETAILS SUPERCEDE ALL OTHER NOTES OR DETAILS.

***NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES AND SPECIFICATIONS PRIOR TO ORDERING.**

LUMINAIRE SCHEDULE

TYPE	LUMINAIRE	DIST.	MTG. HT.	ARM	POLE HT.	COLOR	MATERIAL	QUANTITY
SINGLE ARM ST. LIGHT	34W, LED, 120V	TYPE R2M	32'-6"	8'-0"	30'-0"	GALV	ALUMINUM	3
SINGLE ARM ST. LIGHT	34W, LED, 120V	TYPE R2M	EX ST. LIGHT FIXTURE RETROFIT W/ NEW FIXTURE IN PLACE					1





LIGHTING CONTROL METHOD

- [x] PHOTOCELL IN EACH LIGHT FIXTURE
- [ ] METER PEDESTAL INTERNAL PHOTOCELL
- [ ] METER PEDESTAL TIME CLOCK
- [ ] BUILDING CONTROL PANEL

PUBLIC/PRIVATE LIGHTING: PUBLIC
PG&E RATE SCHEDULE: LS-2A
INSTALL IN JOINT TRENCH: ✓
INSTALL IN SEPARATE TRENCH:
CITY PERMIT REQUIRED: ✓

CAUTION:

CONTACT U.S.A. (811) (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".

TWO DAYS BEFORE YOU DIG CALL USA TOLL FREE 811
CALL BEFORE YOU DIG

REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

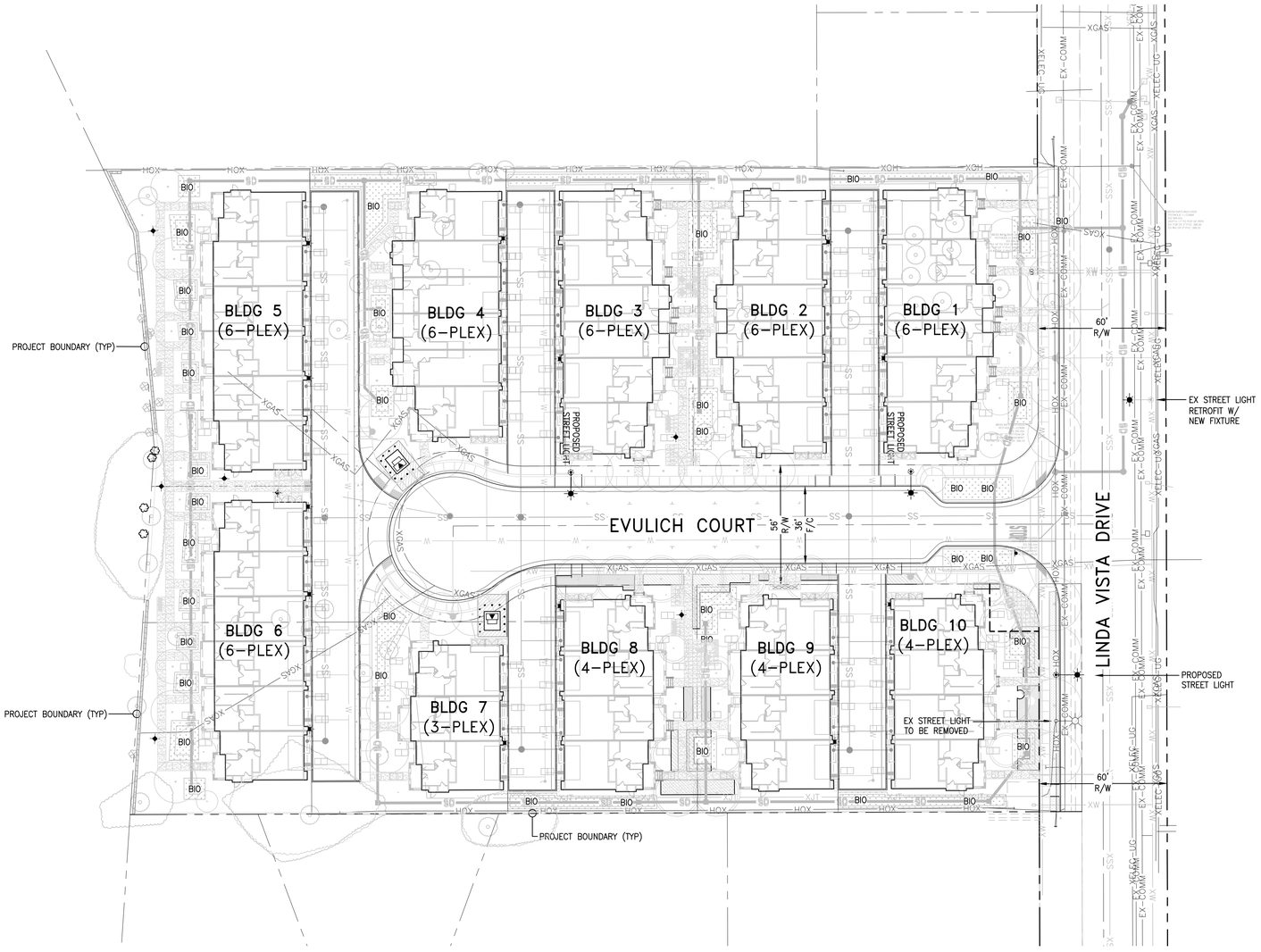
GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

PUBLIC STREET LIGHTING TITLE SHEET

SUMMERHILL HOMES
LINDA VISTA DRIVE
10857 LINDA VISTA DRIVE
CUPERTINO CALIFORNIA

PROJECT MANAGER: A. CUMMINS
DRAWN BY: CCP
CHECKED BY: D. CROWFOOT (P.E.)
SCALE: N.T.S.
JOB NUMBER: 24-139
DATE LAST MODIFIED: 12-16-25
SHEET PuSL1
OF 2 SHEETS

DAVID CROWFOOT — No. E11965 — EXP. 9/30/25 — ELECTRICAL — STATE OF CALIFORNIA — REGISTERED PROFESSIONAL ENGINEER



30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

LEGEND

- PROPOSED SINGLE ARM STREET LIGHT (34W)
- EX. ST LIGHT RETROFIT W/ NEW FIXTURE (34W)
- EXISTING STREET LIGHT

CAUTION:
CONTACT **U.S.A. (811)** (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".

TWO DAYS BEFORE YOU DIG
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DAVID CROWFOOT
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EXP. 9/30/25
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ELECTRICAL
STATE OF CALIFORNIA

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GIACALONE DESIGN SERVICES, INC.
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925.467.1740 | WWW.GIACALONEDESIGN.COM

PUBLIC STREET LIGHTING SITE PLAN

SUMMERHILL HOMES
LINDA VISTA DRIVE
10857 LINDA VISTA DRIVE
CUPERTINO CALIFORNIA

PROJECT MANAGER: A. CUMMINS
DRAWN BY: CCP
CHECKED BY: D. CROWFOOT (P.E.)
SCALE: 1"=30'
JOB NUMBER: 24-139
DATE LAST MODIFIED: 12-16-25
SHEET **PuSL2**
OF 2 SHEETS

LINDA VISTA DRIVE - PRIVATE STREET LIGHTING

GARDCO

Site and Area

PureForm

PBL LED bollard

Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

Project: 10857 Linda Vista Dr

Location: Cupertino, CA

Cat.No: PBL-42-14L-350-NW-G2-3-UNV-BK

Type: cc

Lamps: Qty:

Notes:

Ordering guide

example: PBL-42-14L-450-NW-G2-5-UNV

Luminaire	Shaft Height	Number of LEDs	Drive Current	LED Color - generation	Distribution	Emergency	Voltage
PBL	42	14L	200	NW-G2	3		UNV
PBL PureForm bollard	30 Standard Shaft 30" 42 Standard Shaft 42" 60 Standard Shaft 60"	14L 14 LEDs (full ring)	100 100mA 200 200mA 350 350mA 450 450mA 600 600mA 800 800mA 1050 1050mA	WW-G2 Warm White 3000K, 80CRI Generation 2 NW-G2 Neutral White 4000K, 80CRI Generation 2 CW-G2 Cool White 5000K, 80CRI Generation 2	Type 3 3 Type 3 Type 5 5 Type 5	Leave blank for no battery EBP Emergency battery [1,2,11]	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60HZ)

Options				
Dimming controls	Motion Sensing	Photo-sensing	Electrical	Finish
		PCB		BK
DD 0-10V External dimming (by others) [3,4] FAWS Field Adjustable [3,4] LLC Wireless controls without PIR sensor [3,4,5] BL Bi-level functionary with motion sensor [3,5]	IMRI Integral Infrared [4,5]	PCB Photocontrol button [6,8,9]	Fusing F1 Single (120, 277, 347VAC)[7] F2 Double (208, 240, 480VAC)[7] F3 Canadian Double Pull (208, 240, 480VAC)[7] Surge Protection (10kA standard) SP2 Increased 20kA GFCI Ground Fault Interrupt Outlet[8]	Textured BK Black WH White BZ Bronze DGY Dark Grey MDY Medium Grey Customer Specified RAL Special optional color or RAL (ex: RAL7024) CC Custom color (must supply color chip for required factory quote)

DynaDimmer: Automatic Profile Dimming [3,4]
CS50 Security 50% dimming, 7 hours
CM50 Median 50% dimming, 8 hours
CS30 Security 30% dimming, 7 hours
CM30 Median 30% dimming, 8 hours

1. Extended lead times apply. Contact factory for details.
2. Not available in 100, 200 or 350mA.
3. Not available with other control options.
4. Not available with motion sensor.
5. Not available with photocontrol.
6. Available only with BL dimming control.
7. Not available with LLC and CS/CM.
8. Must specify input voltage.
9. Available in 120V only.
10. Not available in 347 or 480V.
11. Not available in 100, 200, and 1050mA.
12. Not available with LLC.

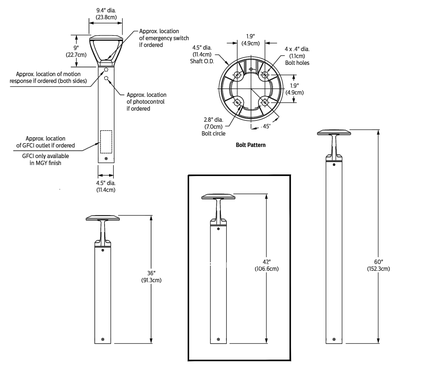
Accessories

Service	12NC	Description
	(4) 3/4X8X1.5 A/B 2¾-2W-TLW + (1) Template	
For shipment with the bollard (order 1 per bollard)	912401538601	KIT, PBL ANCHOR BOLTs & TEMPL

DARKSKY APPROVED 3000K only

PBL PureForm LED bollard

Dimensions



Specifications

Housing

Main body housing and yoke made of low copper cast aluminum alloy for a high resistance to corrosion. Luminaire shaft features a cylindrical extruded aluminum base housing. Bottom section has a casted ring for ease of assembly. It attaches to base assembly with four (4) hex head set screws. Most electrical components are integrated in the shaft of the bollard by design. This allows for the sleek profile, giving the freedom to have a clean minimalist aesthetic design with minimum obstruction to optical performance. Luminaire housing rated to IP65, tested in accordance to Section 9 of IEC 60598-1.

Light engine

Light engine comprises of a 14-LED module made out of aluminum metal clad board fully sealed with optics. Module is RoHS compliant. Color temperatures: 3000K +/- 125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to IEC 60598.

Energy saving benefits

System efficacy up to 100 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 3 and 5 distributions available. Performance tested per LM-79 and TM-15 certifying its photometric performance. Luminaire designed with 0% uplight (UO per IESNA TM-15).

Mounting

Base assembly consists of a cast aluminum platform. Assembly is secured and leveled to the mounting foundation with four (4) 3/8" X 8" x 1 1/2" (.953 cm x 20.32 cm x 3.81 cm)-16 anchor bolts on a 2 3/4" (6.9 cm) bolt circle.

PBL PureForm LED bollard

LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts	Type 3 Lumen Output	Type 3 BUG Rating	Type 3 Efficacy (LPW)	Type 5 Lumen Output	Type 5 BUG Rating	Type 5 Efficacy (LPW)
3000K										
PBL-14L-100-WW-G2-x	14	100	3000	5.9	591	B0-U0-G0	125	592	B1-U0-G0	100
PBL-14L-200-WW-G2-x	14	200	3000	10.3	1077	B0-U0-G0	128	1108	B1-U0-G0	112
PBL-14L-350-WW-G2-x	14	350	3000	17.1	1812	B0-U0-G0	116	1948	B1-U0-G0	114
PBL-14L-450-WW-G2-x	14	450	3000	22.0	2268	B0-U0-G1	140	2439	B2-U0-G1	111
PBL-14L-600-WW-G2-x	14	600	3000	28.8	2898	B1-U0-G1	132	3116	B2-U0-G1	108
PBL-14L-800-WW-G2-x	14	800	3000	38.1	3663	B1-U0-G1	125	3938	B2-U0-G1	103
PBL-14L-1050-WW-G2-x	14	1050	3000	50.1	4471	B1-U0-G1	126	4806	B3-U0-G1	96
4000K										
PBL-14L-100-NW-G2-x	14	100	4000	5.9	586	B0-U0-G0	99	630	B1-U0-G0	106
PBL-14L-200-NW-G2-x	14	200	4000	10.3	1146	B0-U0-G0	111	1232	B1-U0-G0	119
PBL-14L-350-NW-G2-x	14	350	4000	17.1	1927	B0-U0-G0	113	2072	B2-U0-G0	121
PBL-14L-450-NW-G2-x	14	450	4000	22.0	2413	B0-U0-G1	110	2594	B2-U0-G1	118
PBL-14L-600-NW-G2-x	14	600	4000	28.8	3083	B1-U0-G1	107	3315	B2-U0-G1	115
PBL-14L-800-NW-G2-x	14	800	4000	38.1	3897	B1-U0-G1	102	4130	B3-U0-G1	110
PBL-14L-1050-NW-G2-x	14	1050	4000	50.1	4756	B1-U0-G1	95	5113	B3-U0-G1	102

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

LED Wattage and Lumen Values (Emergency Mode)

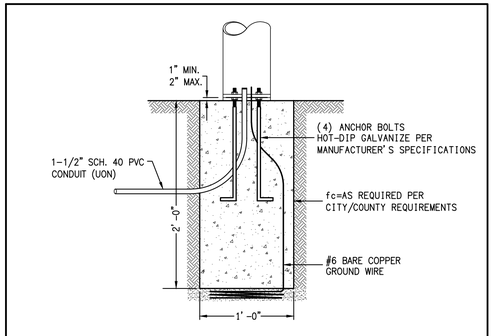
Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Avg. System Watts Normal Mode	Avg. System Watts Emergency Mode	Lumen Outputs Type 3 Normal Mode	Lumen Outputs Type 3 Emergency Mode	Lumen Outputs Type 5 Normal Mode	Lumen Outputs Type 5 Emergency Mode
PBL-14L-450-NW-G2-xx-EBP	14	450	4000	23.1	10.4	2007	1211	2195	1324
PBL-14L-600-NW-G2-xx-EBP	14	600	4000	30.3	10.4	2551	1211	2789	1324
PBL-14L-800-NW-G2-xx-EBP	14	800	4000	40.5	10.4	3198	1211	3497	1324
PBL-14L-1050-NW-G2-xx-EBP	14	1050	4000	53.8	10.4	3853	1211	4213	1324

For emergency EBP option, publish values are based on initial lumens.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1050mA	>100,000 hours	>60,0000 hours	>95%



BOLLARD FOUNDATION DETAIL

NOT TO SCALE

PRIVATE LIGHTING CONTRACTORS NOTES

1. CONDUIT AND FITTINGS: ALL CONDUIT AND FITTINGS SHALL BE U.L. APPROVED. UNLESS OTHERWISE NOTED OR REQUIRED.S PROVIDE PULL ROPE IN ALL EMPTY CONDUITS.
2. CONDUIT DEPTH: 24" UNDER SIDEWALK; 24" UNDER PLANTER STRIP; 30" UNDER PAVEMENT.
3. CABLE: CABLE SHALL BE U.L. LISTED, TYPE THW OR THWN WITH MINIMUM OF 3/64" (46 MIL) POLYVINYL CHLORIDE INSULATION, UNLESS OTHERWISE NOTED. U.L. LISTED 600 VOLT, NO. 10 IN POLE MAY BE USED.
4. SPLICE BOXES: SPLICE BOXES SHALL NOT BE MORE THAN 200 FEET APART ON LONG RUNS. (PER CALTRANS DETAIL ES-8A).
5. FUSES: EACH STREET LIGHT SHALL BE FUSED WITH WATERPROOF IN-LINE FUSE HOLDERS (BUSHMAN HEB SERIES) AT EACH ADJACENT SPLICE BOX WITH 5 AMP FUSE.
6. SPLICING: ALL SPLICES SHALL BE MADE IN LIGHT BOXES ONLY. SPLICES SHALL BE IN ACCORDANCE WITH CALTRANS STANDARD METHOD 'B'. (PER CALTRANS DETAIL ES-13A).

PRIVATE LIGHTING GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE STATE FIRE MARSHALL, FEDERAL AND ALL APPLICABLE CITY, COUNTY, STATE AND LOCAL UTILITY COMPANY REGULATIONS; N.E.C., AND THE LATEST APPROVED STANDARDS OF I.E.E.E., A.S.A, N.E.M.A., U.L. AND OSHA WHERE APPLICABLE. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE ABOVE. ALSO, ALL SECTIONS OF STATE OF CALIFORNIA PUC G.O. 95 SHALL APPLY.
2. MATERIALS FURNISHED UNDER THIS SECTION OF THESE SPECIFICATIONS FOR WHICH UL STANDARDS HAVE BEEN ESTABLISHED SHALL BE LISTED AND BEAR THE LABEL OF UNDERWRITER'S LABORATORIES, INC.
3. WHERE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS CONFLICT WITH THE DRAWINGS OR THESE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
4. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING & OBTAINING APPROVAL FROM CITY/COUNTY AGENCY & GIACALONE DESIGN SERVICES, INC.
5. CONTRACTOR TO INSTALL CIRCUIT GROUNDING AND GROUND WIRE IN CONDUIT PER N.E.C. STANDARDS AND LOCAL GOVERNING AGENCIES REQUIREMENTS.
6. A LIST OF ALL MATERIALS & SUPPLIERS SHOULD BE PROVIDED TO AUTHORITY HAVING JURISDICTION FOR APPROVAL.
7. GROUNDING & BONDING SHALL PROPERLY INTERCONNECT ALL METAL PARTS OF THE SYSTEM.
8. ALL CONNECTIONS SHALL BE SECURED WITH LOCK NUTS AND INSULATED BUSHINGS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A COMPLETE OPERATING SYSTEM.
10. GIACALONE DESIGN SERVICES, INC. ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING ITS BID.
11. ANY CHANGES OR MODIFICATIONS TO PROPOSED LIGHT LOCATIONS SHALL BE APPROVED, IN WRITING, BY THE CITY/COUNTY AGENCY PRIOR TO INSTALLATION.
12. AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE STREET LIGHT ADMINISTRATION DEPT. OF THE CITY/COUNTY PRIOR TO ACCEPTANCE OF THE PRIVATE LIGHTING SYSTEM.

LIGHTING CONTROL METHOD

- ✓ PHOTOCELL IN EACH LIGHT FIXTURE
- ___ METER PEDESTAL INTERNAL PHOTOCELL
- ___ METER PEDESTAL TIME CLOCK
- ___ BUILDING CONTROL PANEL

NOTE:

GIACALONE CONTRACTOR/GENERAL NOTES ARE A REFERENCE ONLY. THE LATEST CITY OF CUPERTINO STANDARD DETAILS SUPERCEDE ALL OTHER NOTES OR DETAILS.

PUBLIC/PRIVATE LIGHTING: PRIVATE
PG&E RATE SCHEDULE: BLDG PANEL
INSTALL IN JOINT TRENCH: ___
INSTALL IN SEPARATE TRENCH: ✓
CITY PERMIT REQUIRED: ✓

*NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES AND SPECIFICATIONS PRIOR TO ORDERING.

LUMINAIRE SCHEDULE

TYPE	LUMINAIRE	DIST.	MTG. HT.	ARM	POLE HT.	COLOR	MATERIAL	QUANTITY
✦ BOLLARD	11W, LED 120V	TYPE 3	3'-6"	–	3'-6"	BLACK	ALUMINUM	7

CAUTION:

CONTACT U.S.A. (811) (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER
DAVID CROWFOOT
E11965
EXP. 9/30/25
ELECTRICAL
STATE OF CALIFORNIA

REVISIONS

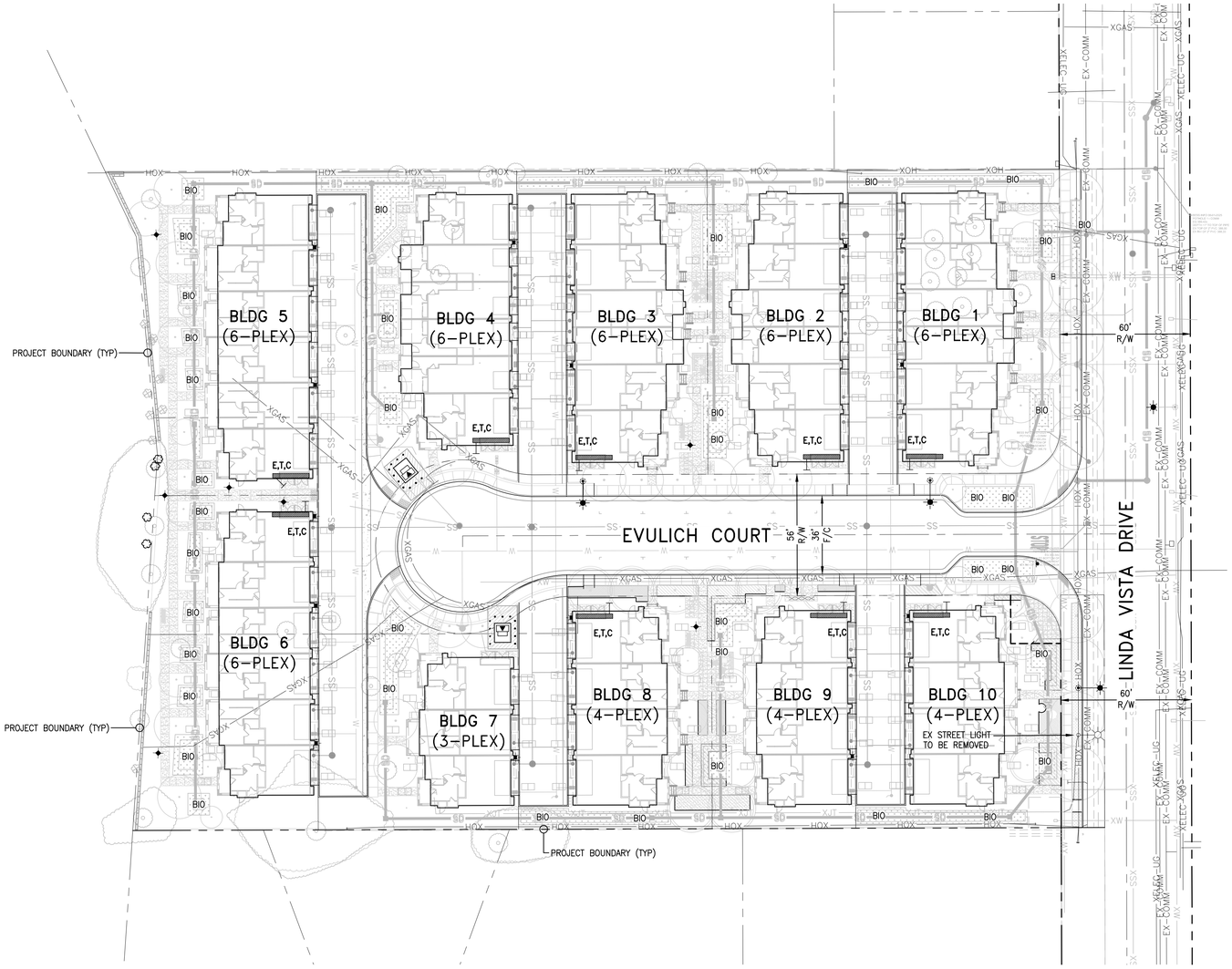
SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDESIGN.COM

PRIVATE STREET LIGHTING TITLE SHEET

SUMMERHILL HOMES
LINDA VISTA DRIVE
10857 LINDA VISTA DRIVE
CUPERTINO CALIFORNIA

PROJECT MANAGER: A. CUMMINS
DRAWN BY: CCP
CHECKED BY: D. CROWFOOT (P.E.)
SCALE: N.T.S.
JOB NUMBER: 24-139
DATE LAST MODIFIED: 12-16-25
SHEET PrSL1
OF 2 SHEETS



30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.

LEGEND

- PROPOSED BOLLARD LIGHT (11W)
- EXISTING STREET LIGHT

CAUTION:
CONTACT **U.S.A. (811)** (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".

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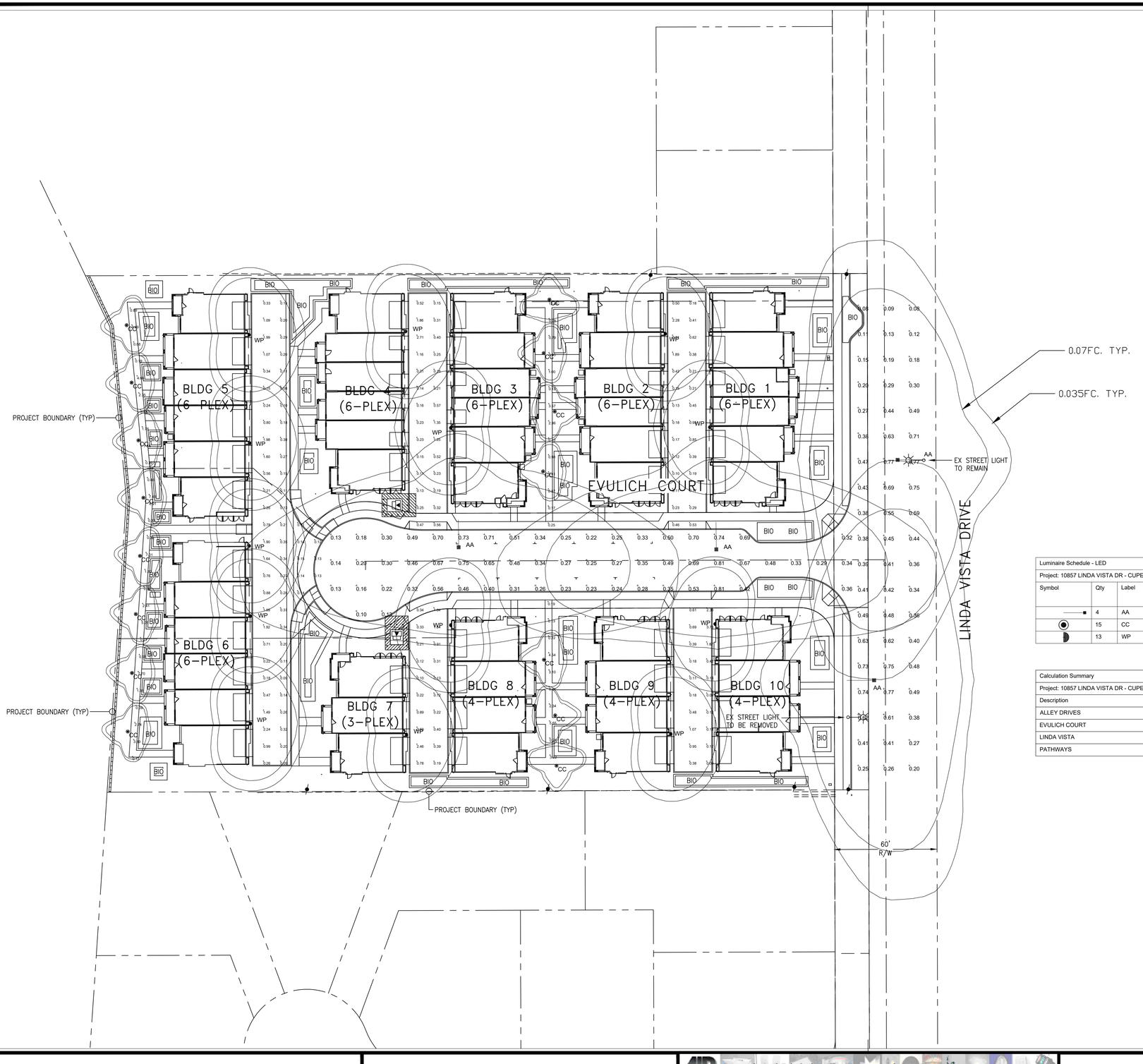
PRIVATE STREET LIGHTING SITE PLAN

SUMMERHILL HOMES
LINDA VISTA DRIVE
10857 LINDA VISTA DRIVE
CUPERTINO CALIFORNIA

PROJECT MANAGER: A. CUMMINS
DRAWN BY: CCP
CHECKED BY: D. CROWFOOT (P.E.)
SCALE: 1"=30'
JOB NUMBER: 24-139
DATE LAST MODIFIED: 12-16-25
SHEET **PrSL2**
OF 2 SHEETS



Luminaire Schedule - LED

Project: 10857 LINDA VISTA DR - CUPERTINO

Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	4	AA	Single	0.900	4992	34.091	LUMEC RPN-35W20LED-727-G1-R2M @ 32' + 8' ARM	RPN-35W20LED-727-G1-R2M.ies
	15	CC	Single	0.810	965	10.6	GARDCO PBL-42-14L-200-WW-G2-3-UNV	PBL-14L-200-NW-G2-3-UNV.ies
	13	WP	Single	0.900	2037	20.9	GARDCO PWS-196L-450-WW-G3-2-UNV @ 8'	PWS-196L-450-WW-G2-2-UNV.ies

Calculation Summary

Project: 10857 LINDA VISTA DR - CUPERTINO

Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALLEY DRIVES	Illuminance	Fc	0.58	3.81	0.08	7.25	47.63
EVULICH COURT	Illuminance	Fc	0.40	0.81	0.10	4.00	8.10
LINDA VISTA	Illuminance	Fc	0.42	0.77	0.08	5.25	9.63
PATHWAYS	Illuminance	Fc	2.69	12.45	0.08	33.63	155.63

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

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

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

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7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: GIACALONE DESIGN SERVICES
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; KRISTIAN REYES

AGI32 VERSION 21.2
AGI (C) 2024 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

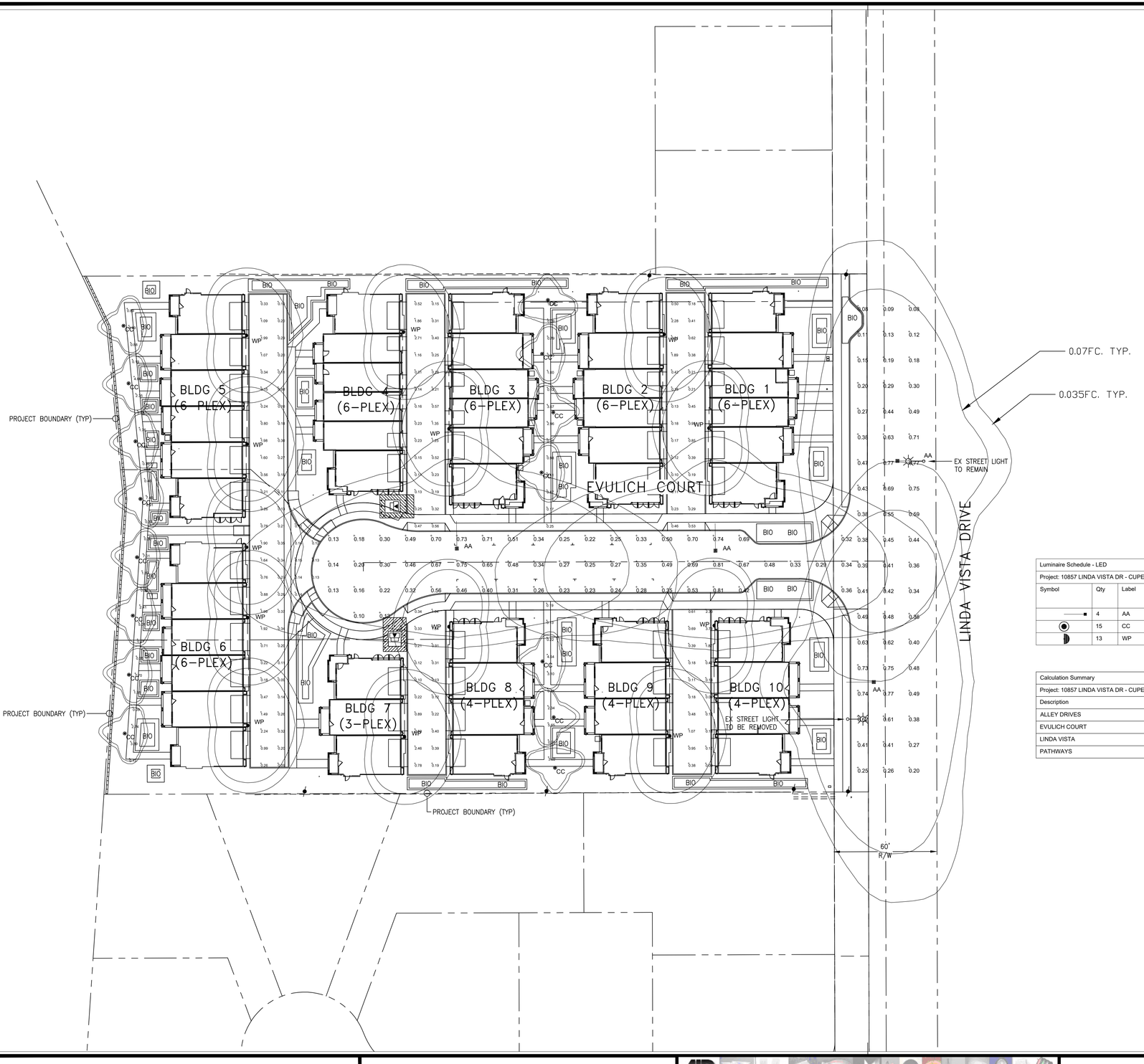
PROJECT DESCRIPTION

10857 LINDA VISTA DR
CITY OF CUPERTINO

PrSL3

DRAWING NO. / INPUT FILE
23530REY-R1.DWG / 23530REY-R1.A32

SCALE	SHEET	DATE	REV
1" = 00'	1 OF 1	12.16.2025	1



Luminaire Schedule - LED

Project: 10857 LINDA VISTA DR - CUPERTINO

Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	4	AA	Single	0.900	4992	34.091	LUMEC RPN-35W20LED-727-G1-R2M @ 32' + 8' ARM	RPN-35W20LED-727-G1-R2M.ies
	15	CC	Single	0.810	965	10.6	GARDCO PBL-42-14L-200-WW-G2-3-UNV	PBL-14L-200-NW-G2-3-UNV.ies
	13	WP	Single	0.900	2037	20.9	GARDCO PWS-196L-450-WW-G3-2-UNV @ 8'	PWS-196L-450-WW-G2-2-UNV.ies

Calculation Summary

Project: 10857 LINDA VISTA DR - CUPERTINO

Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALLEY DRIVES	Illuminance	Fc	0.58	3.81	0.08	7.25	47.63
EVULICH COURT	Illuminance	Fc	0.40	0.81	0.10	4.00	8.10
LINDA VISTA	Illuminance	Fc	0.42	0.77	0.08	5.25	9.63
PATHWAYS	Illuminance	Fc	2.69	12.45	0.08	33.63	155.63

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