

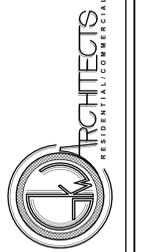
RESIDENTIAL DEVELOPMENT

SUNNYVALE CALIFORNIA



GORDON K WONG ARCHITECT
710 E MCGILVERY LANE SUITE 109
CAMPBELL, CA 95008 (408) 382-2328
GORDONK@GORDONKARCHITECTS.COM

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Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

Revision Schedule		
Number	Description	Date
1	Planning	2025.04.30
2	Planning	2025.11.13
3	Planning	2025.12.23

General, Site, Info & Plan, Proposed

G000

SCALE AS INDICATED

2/26/2026 6:05:06 PM

SCOPE OF WORK

- REMODEL EXISTING SINGLE FAMILY HOME (SEPARATE BUILDING PERMIT BLDG-2024-3842)
- SE330 APPLICATION (PLNG-2024-0719)
- PROPOSE ATTACHED TOWNHOMES (4 UNITS), SEE UNIT BREAKDOWN TABLE BELOW
- 1 GROUP OPEN SPACE
- NEW PRIVATE DRIVEWAY APPROACH & SIDEWALK

PROJECT DIRECTORY

OWNER: CRESCENT ETERNAL LLC
434 CRESCENT AVENUE, SUNNYVALE, CA 94087
(850) 880-8835 | ETERNAL_CAP.LLC@GMAIL.COM

ARCHITECT: GKW ARCHITECTS INC | GORDON K WONG
710 E MCGILVERY LANE STE 109, CAMPBELL, CA 95008
(408) 315-2125 | GORDONK@GORDONKARCHITECTS.COM

GEOTECHNICAL ENGINEER: SILICON VALLEY SOIL ENGINEER | SEAN DEIVERT
1916 O TOOLE WAY, SAN JOSE CA 95131
(408) 324-1400 | SDEIVERT@SILICONVALLEYSOIL.COM

LAND SURVEYOR: WILSON LAND SURVEYS, INC | KOEN T WILSON
281 CARLTON COURT, LOS GATOS, CA 95032
(408) 427-2279 | KOENW@WILSONLANDSURVEYS.COM

PHOTOMETRICS: MR ENGINEERS, INC | RAMIL BATIANCLA
42840 CHRISTY STREET, SUITE 217, FREMONT, CA 94538
(510) 509-2362 | RAMIL@MRENGCON.COM

CIVIL ENGINEER: CIVIO CONSULTING | NGUYEN CAM
1669 FLANIGAN DRIVE, SAN JOSE, CA 95121
OFFICE@CIVIOCONSULTING.COM

LANDSCAPE ARCHITECT: HEID LANDSCAPE | JEFFREY HEID
1465 WINZER PLACE, GILROY, CA 95020
(408) 891-5207 | W.HEIDASLAJ@GMAIL.COM

HISTORICAL: PAGE & TURNBULL | CLARE FLYNN
170 MAIDEN LANE, 5TH FLOOR, SAN FRANCISCO, CA 94108
(916) 715-9647 | FLYNN@PAGE-TURNBULL.COM

ARBORIST: WOODREEVE CONSULTING | JOHN LEFFINGWELL
5627 TELEGRAPH AVE, SUITE 385, OAKLAND, CA 94609
(510) 387-5241 | JOHN@WOODREEVECONSULTING.COM

STRUCTURAL ENGINEER: HW ENGINEERING | HONGYU WANG
8887 W. FAMINGO RD. #101, LAS VEGAS, NV 89147
(702) 202-0061 | HONGYU@HWENGINEERINGUSA.COM

T24 ENERGY REPORT: MR ENGINEERS, INC | RAMIL BATIANCLA
42840 CHRISTY STREET, SUITE 217, FREMONT, CA 94538
(510) 509-2362 | RAMIL@MRENGCON.COM

GENERAL CONTRACTOR: TBD

WATER: CALIFORNIA WATER SERVICES | SEAN CABUAG
949 B STREET LOS ALTOS, CA 94024
(850) 917-0152 | SCABUAG@CALWATER.COM

STORM DRAINAGE & SEWAGE: CITY OF SUNNYVALE



SHEET INDEX

General	
G000	General, Site, Info & Plan, Proposed
G001	General, Site, Notes & Plan, Existing
G002	General, Site, Contextual Photos & Streetscape
G003	General, Site, Tree Removal Plan
G004	General, Site, Accessibility & Parking Analysis
G005	General, Site, Fire Apparatus, Access & Utilities
G006	General, Site, Waste Management Plan
G007	General, Site, Open Space Analysis
G008	General, Site, Solar Shading Analysis

Land Survey	
LS1	Land Survey, Boundary & Topographic Map

Tentative Map	
TM1.0	Tentative Map, Title Sheet
TM2.0	Tentative Map, Map Sheet
TM2.1	Tentative Map, Map Sheet
TM3.0	Tentative Map, Site Plan
TM3.1	Tentative Map, Preliminary Grading & Drainage Plan
TM3.2	Tentative Map, Site Cross Sections
TM4.0	Tentative Map, Preliminary Stormwater Control Plan
TM5.0	Tentative Map, Preliminary Utility Plan
TM6.0	Tentative Map, Detail Sheet
TM7.0	Tentative Map, Blueprint For a Clean Bay

Landscape	
L1	Landscape, Master Planting Plan
L2	Landscape, Hydrozone & Conceptual Irrigation Plans

Photometrics	
SP1.0	Photometrics, Site Photometrics Plan

Architectural	
A100	Architectural, Plan, Historical Residence, Existing & Proposed
A102	Architectural, Plan, Townhomes, 1st & 2nd Floors
A103	Architectural, Plan, Townhomes, 3rd Floor & Roof
A200	Architectural, Elevations, Townhomes & Materials
A201	Architectural, Elevations, Historical Residence, Existing & Proposed
A300	Architectural, Sections, Townhomes
A600	Architectural, Axonometric View

PROJECT INFORMATION

PROJECT LOCATION: 434 CRESCENT AVENUE, SUNNYVALE, CA 94087

APN: 211-35-030
ZONING: R-3 - MEDIUM DENSITY RESIDENTIAL (MAX 24 DU/AC)
GENERAL PLAN: RMED - RESIDENTIAL MEDIUM DENSITY / COMBINING DISTRICT; PD
(E) OCCUPANCY: R-3
(P) OCCUPANCY: R-3
LOT SIZE: 11,340 SF / 0.26 ACRES

PRIMARY RESIDENCE SET BACKS:

HEIGHT LIMIT: 35 FEET
MAX STORIES: 3 STORIES
MAX FLOOR AREA RATIO: NONE
LOT COVERAGE: 40%

ZONING CODE C.M.C. SECTION 19.34.010

SETBACK:
FRONT, MINIMUM: 20 FT
SIDE (1ST/2ND/3RD): 6' / 9' / 12 FT
SIDE YARDS TOTAL (1ST/2ND/3RD): 15' / 21' / 27 FT
REAR: 20 FT
REAR PROJECT 19.48.070 EXT. 2 FT
MIN. DRIVEWAY: 0 FT

CONSTRUCTION TYPE: VB - SPRINKLERED 13D

FLOOR AREA BREAKDOWN:
(E) FLOOR AREA (HISTORICAL): 1,028 SF
(P) TOWNHOME DEVELOPMENT: 8,589 SF
SEE CHART BELOW FOR BREAKDOWN

FLOOR AREA RATIO
NO MAX FAR IN R-3 PER TABLE 19.32.020 IN SUNNYVALE MUNICIPAL CODE

LOT COVERAGE
HISTORICAL, FIRST FLOOR: 1,028 SF
TOWNHOME, FIRST FLOOR: 2,878 SF
(P) LOT COVERAGE: 3,906 / 11,340 = 34.44% < 40%

JURISDICTION
CITY OF SUNNYVALE, PLANNING & BUILDING DIVISION

UNIT BREAKDOWN TABLE

AREA DESCRIPTION	# BED / # BATH	GARAGE	LIVING	BALCONY	1ST FL FOOTPRINT	GROSS AREA
HISTORICAL	3 / 2	N/A	1,028 SF	N/A	1,028 SF	1,028 SF
UNIT 1	3 / 3.5	461 SF	1,868 SF	30 SF		2,150 SF
UNIT 2	3 / 3.5	453 SF	1,868 SF	42 SF	2,878 SF	2,321 SF
UNIT 3	3 / 3	447 SF	1,722 SF	42 SF		2,169 SF
UNIT 4	2 / 2.5	445 SF	1,504 SF	31 SF		1,949 SF
TOTALS					3,906 SF	9,617 SF
TOTAL (NET - LIVING AREA)			7,881 SF			

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CITY OF SUNNYVALE MUNICIPAL CODE
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REG.

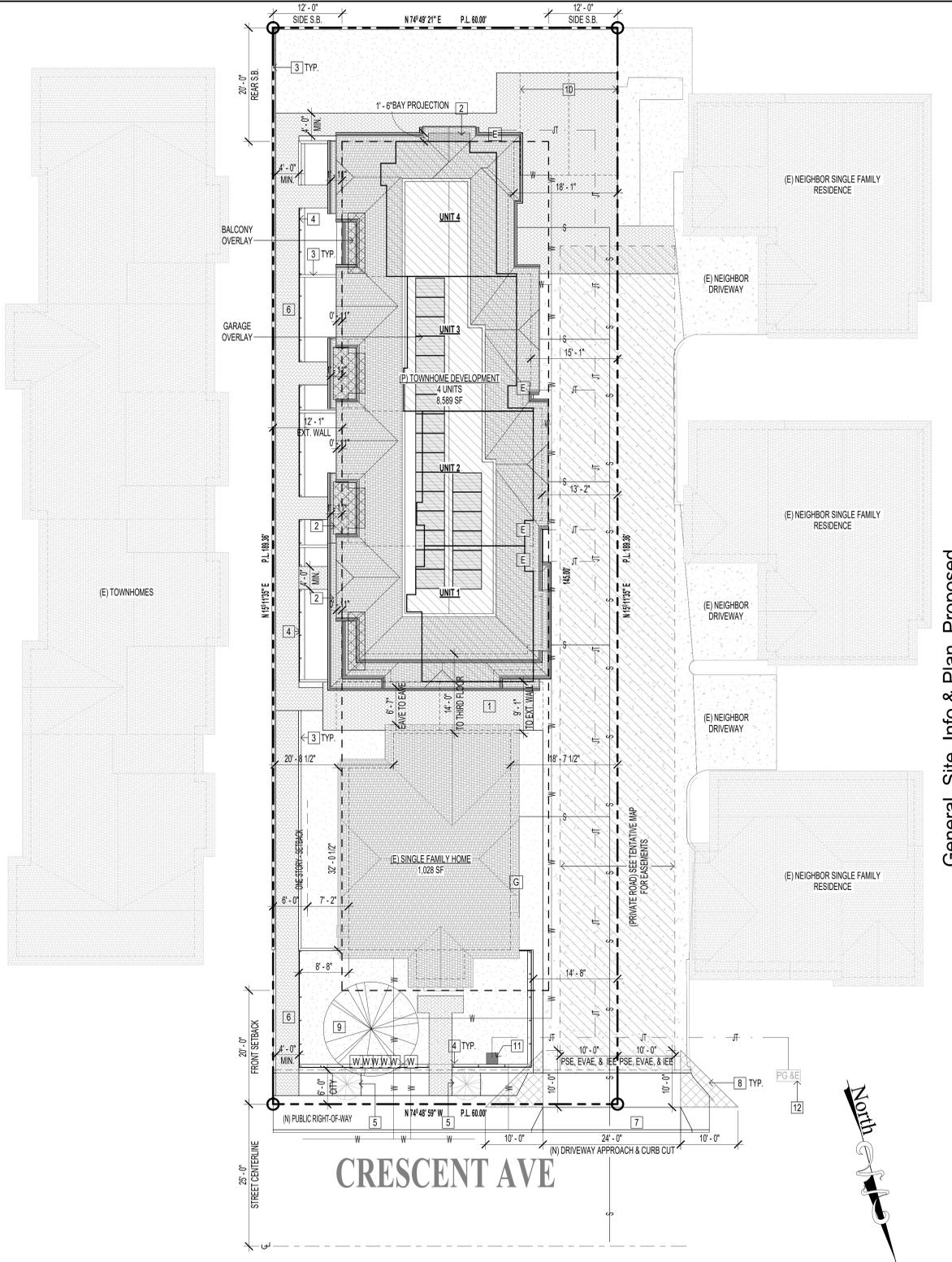
ENERGY CODES

HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT. PROVIDE EVIDENCE OF THIRD-PARTY VERIFICATION (FERS) TO THE PROJECT BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.

DEFERRED SUBMITTAL

- FIRE SPRINKLERS NFPA 13D
- PV SYSTEM, MIN SIZES:

- PUBLIC WORKS & SITE PLAN NOTES**
- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION.
 - UTILIZE BEST MANAGEMENT PRACTICES (BMPs), AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
 - CONTRACTOR SHALL SCRAPE ALL SMOKE OR FIRE DAMAGED MEMBERS CLEAN. ANY FRAMING MEMBERS THAT LOSE MORE THAN 11/8" OF MATERIAL PER SURFACE MUST BE REPLACED OR REPAIRED. SMOKE DAMAGED MEMBERS MUST BE CLEANED AND SEALED.
 - CONTRACTOR IS RESPONSIBLE FOR ALL TEST, INSPECTIONS AND PROCEDURAL REQUIREMENTS PER CITY OF SUNNYVALE.
 - OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO RE-OCCUPY DWELLINGS PER C.M.C. SECTION 17.20.540
 - PLUMBING & ELECTRICAL SURVEY REQUIRED FOR METER RELEASE.
 - ADDITIONS, ALTERATIONS OR REPAIRS SHALL CONFORM TO ANY BUILDING OR STRUCTURE WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ALL THE REQUIREMENTS OF THE UBC, PROVIDED THE ADDITION ALTERATION OR REPAIR CONFORMS TO THAT REQUIRED FOR NEW BUILDING OR STRUCTURE PER CBC SECTION 9403.2.
 - CONTRACTOR TO FIELD VERIFY SIZE & LOCATION OF ALL UTILITIES, SITE CONDITIONS, DIMENSIONS STRUCTURES PRIOR TO START OF WORK.
 - CONTRACTOR TO PROVIDE ALL NEW UTILITY CONNECTIONS AND/OR UPGRADE EXISTING AS REQUIRED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY GOVERNING AGENCIES. IN EVENT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS, NOTIFY ARCHITECT IN WRITING PRIOR TO STARTING EACH PORTION OF THE WORK.
 - CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUDING ASBESTOS ABATEMENT AS PART OF THE BASE BID.
 - PER CBCSC 301.1.1 - RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURES REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
 - PER CBCSC 301.1.1 - WHERE ADDITION OR ALTERATION INCREASED THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE, THE REQUIREMENTS OF CALGREEN CHAPTER 4 SHALL APPLY ONLY TO AND WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.



SITE PLAN, PROPOSED, LEGEND:

	CONCRETE		PROPERTY LINE		WALKWAY, PATH OF TRAVEL, SEE G004
	GRASS / MULCH		BUILDING FOOTPRINT		NEW DRIVEWAY APPROACH, SEE CIVIL
	PAVERS		SETBACK		VISION TRIANGLE
	FIRE TRUCK ACCESS, SEE G005		EASEMENT		TREE #465 TO BE PRESERVED
	FENCE GATE, 6 FEET		JOINT UTILITY		GUEST PARKING SPACE
			WATER LINE		TRANSFORMER, UNDERGROUND
			SEWER LINE		FENCE, 6 FT
			FUTURE STREET LINE		FENCE, 3 FT
					CITY STREET TREE, SEE LANDSCAPE

SITE PLAN, PROPOSED, KEYNOTES:

	200 AMP ELECTRICAL PANEL		GAS METER, 3/4"
	WATER METERS, INCLUDING RELOCATED FOR HISTORICAL		PARKING SPACE TYP., SEE G004
	REAR ARCHITECTURAL PROJECTION, MAXIMUM 2 FT		REAR ARCHITECTURAL PROJECTION, MAXIMUM 2 FT
	FENCE, 6 FT		FENCE, 3 FT
	FENCE, 6 FT		PG&E
	FENCE, 3 FT		
	CITY STREET TREE, SEE LANDSCAPE		

Scale: 1" = 10'-0"

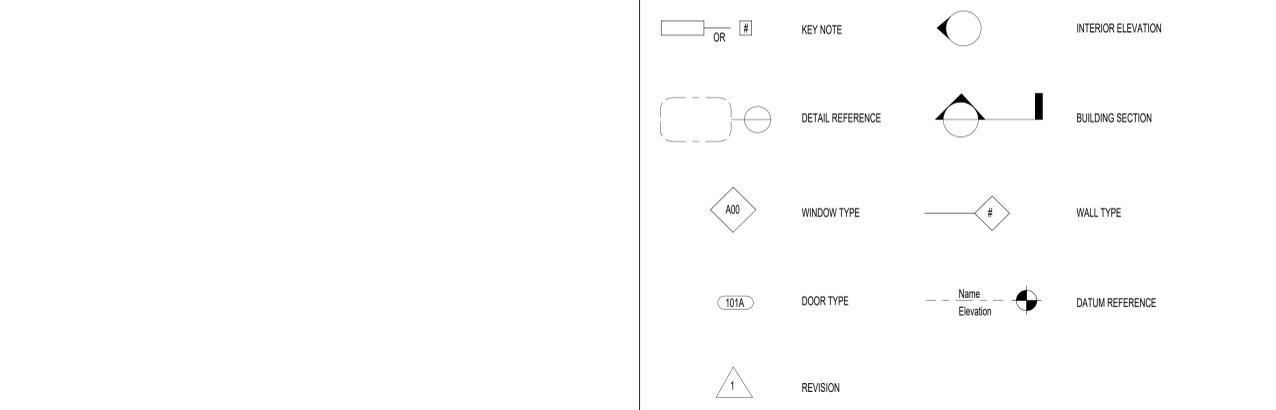
GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL MATERIALS, INSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
- THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND/OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
- ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS OR HER WORK.
- ALL WORK SHALL BE COORDINATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, FIRE PROTECTION AND LIGHTING DRAWINGS APPLYING TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAWINGS FOR FABRICATION APPROVAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS.
- ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING, SHORING, AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
- ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOOD AND MATERIALS ON SIDEWALK AND/OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
- OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GKW ARCHITECTS - GORDON K WONG, ARCHITECT. THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
- LIMITATION OF THE WORK: THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRADESMEN WITH THESE LIMITS.
- PRIOR TO ISSUANCE OF THE BUILDING PERMIT A SANITARY SEWER HOOKUP PERMIT (OR CLEARANCE LETTER) MUST BE OBTAINED AND A COPY OF THE PERMIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT.

ABBREVIATIONS

A		G		N		S	
ABV	ABOVE	GALV	GALVANIZED	(N)	NEW	SCD	SEE CIVIL DRAWINGS
AC	ASPHALT CONCRETE	GC	GENERAL CONTRACTOR	N	NORTH	SCHD	SCHEDULE
AD	AREA DRAIN	GL	GLASS	N.F.V.	NET FREE VENTILATION	SD	STORM DRAIN
ADDL	ADDITIONAL	GND	GROUND	NIC	NOT IN CONTRACT	SECT	SECTION
AFF	ABOVE FINISH FLOOR	GWB	GYPSPUM WALL BOARD	NOM	NOMINAL	SED	SEE ELECTRICAL DRAWINGS
ASPH	ASPHALT	GYP	GYSUM	NP	NO PARKING	SF	SQUARE FOOT OR FEET
				NR	NON-RATED	SHR	SHOWER
				NTS	NOT TO SCALE	SHT	SHEET
						SHTG	SHEATHING
B		H		O		SIM	SIMILAR
BITUM	BITUMINOUS	HBD	HARDBOARD	OA	OVERALL	SJ	SEISMIC JOINT
BKG	BACKING	HDR	HEADER	OC	ON CENTER	SL	SEALANT
BLDG	BUILDING	HDWR	HARDWARE	OD	OUTSIDE DIAMETER/ DIMENSION	SLD	SEE LANDSCAPE DRAWINGS
BM	BEAM	HWD	HARDWOOD	OFI	OWNER FURNISHED CONTRACTOR INSTALLED	SM	SHEET METAL
BR	BACKER ROD	HTR	HEATER	OD	OWNER FURNISHED OWNER INSTALL	SMD	SEE MECHANICAL DRAWINGS
BUR	BUILT-UP ROOF	HVAC	HEATING, VENT. & A.C.	OFO	OWNER FURNISHED CONTRACTOR INSTALLED	SOF	SOFFIT
BDR	BEDROOM	I	INCH	OFO	OWNER FURNISHED OWNER INSTALL	SOG	SLAB ON GRADE
BW	BOTTOM OF WALL					SPD	SEE PLUMBING DRAWINGS
						SPECIS	SPECIFICATION
						SQ	SQUARE
C		IN	INCANDESCENT	P		SS	SANITARY SEWER
INSUL	INSULATION	INSUL	INSULATION	SSD	SEE STRUCTURAL DRAWINGS	SS	SEE STRUCTURAL DRAWINGS
INT	INTERIOR	INT	INTERIOR	STC	SOUND TRANSMISSION COEFFICIENT	STD	STANDARD
INV	INVERT	INV	INVERT	STL	STEEL	STOR	STORAGE
						STR	STRUCTURAL
						SY	SQUARE YARD
						T	
						T&B	TOP AND BOTTOM
						T&G	TONGUE AND GROOVE
						TC	TOP OF CURB
						TOC	TOP OF CONCRETE
						TOP	TOP OF PAVING
						TOS	TOP OF STEEL
						TRD	TREAD
						TW	TOP OF WALL
						U	
						UL	UNDERWRITERS LABORATORIES
						UTIL	UTILITIES
						V	
						VCP	VITREOUS CLAY PIPE
						VERT	VERTICAL
						V	ATTIC VENT
						W	
						W	WEST OR WIDTH
						WC	WATER CLOSET
						WD	WOOD
						WDW	WINDOW
						W/O	WITHOUT
						WP	WATER PROOF
						WPT	WORKING POINT
						WR	WATER RESISTANT
						R	REVEAL OR RISER
						RAD	RADIUS
						RCP	REINFORCED CONCRETE PIPE
						RD	ROOF DRAIN
						REF	REFERENCE
						REFL	REFLECTED
						REFR	REFRIGERATOR
						RET	RETAINING OR RETARDANT
						REG	REGISTER
						RO	ROUGH OPENING
						(R)	REPLACE

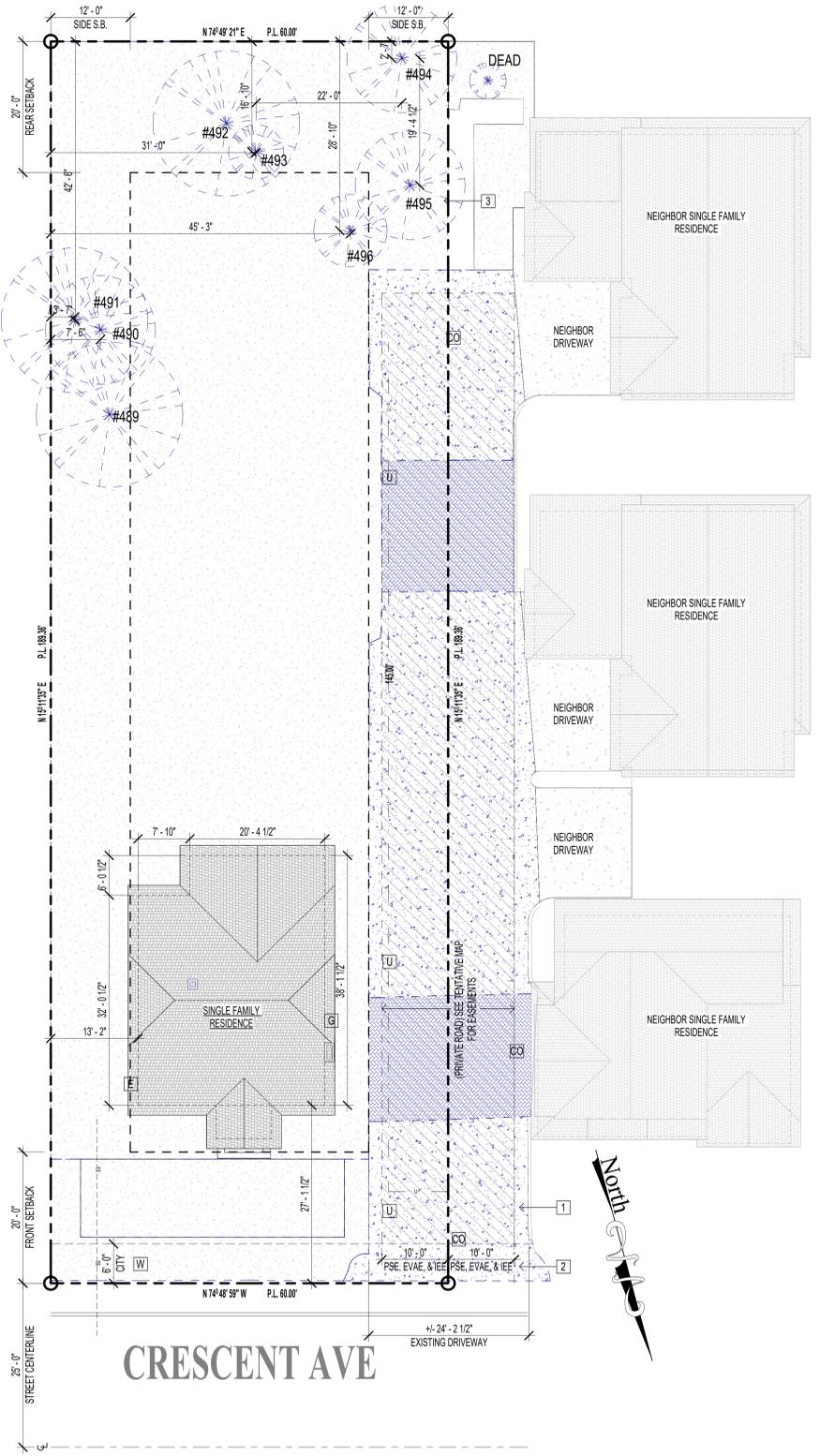
GRAPHIC SYMBOLS



TREE LEGEND:

TREE #	DIAMETER
489	16", 13"
490	14", 12"
491	18", 15", 10"
492	6"
493	15", 14", 12", 10"
494	7", 7", 5", 4"
495	18"
496	9"

*PLEASE REFER TO SHEET G003 FOR TREE REMOVAL PLAN



SITE PLAN, EXISTING, LEGEND:

[Symbol]	CONCRETE	[Symbol]	PROPERTY LINE
[Symbol]	GRASS / MULCH	[Symbol]	BUILDING FOOTPRINT
[Symbol]	PAVERS	[Symbol]	SETBACK
[Symbol]		[Symbol]	CENTERLINE
[Symbol]		[Symbol]	EASEMENT
[Symbol]		[Symbol]	UNDERGROUND UTILITY
[Symbol]		[Symbol]	SEWER LATERAL

SITE PLAN, EXISTING, KEYNOTES:

[Symbol]	100 AMP ELECTRICAL PANEL TO REMAIN
[Symbol]	(E) GAS METER, 3/4"
[Symbol]	WATER METER
[Symbol]	CLEAN OUT
[Symbol]	UTILITY BOX
[Symbol]	DRIVEWAY TO BE RECONSTRUCTED WITH AN INTENT TO ENSURE THE LEAST AMOUNT OF IMPACT TO THE DIRECT NEIGHBORS & HOA
[Symbol]	DRIVEWAY APPROACH TO BE DEMOLISHED AND RECONSTRUCTED
[Symbol]	TREE #495 TO BE TRANSPLANT, SEE ARBORIST REPORT



GORDON K WONG ARCHITECT
710 E MCCLAIN LANE SUITE 109
CAMPBELL, CA 95008 (408) 382-2328
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Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

Revision Schedule

Number	Description	Date
1	Planning	2023.04.30

General, Site, Notes & Plan, Existing

G001

SCALE AS INDICATED
12/23/2025 3:45:24 PM

General, Site, Notes & Plan, Existing



PHOTO #1 - NORTHERN FACADE



PHOTO #2 - NORTHWEST CORNER



PHOTO #3 - WEST FACADE



PHOTO #4 - SOUTHWEST CORNER



PHOTO #5 - SOUTHERN FACADE



PHOTO #6 - REAR VIEW OF PROPERTY



1 Site Plan, Photographs
1/16" = 1'-0"

PROPERTY INFORMATION:

- | | | | |
|---|--|--|--|
| A 424 CRESCENT AVE, SUNNYVALE
2-STORY / HEIGHT 23 FT
APN: 211-35-117
ZONING: R-3
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (RMED) | E 411 OFFENBACH PL, SUNNYVALE
2-STORY / HEIGHT: 28 FT
APN: 211-35-051
ZONING: R-2
GENERAL PLAN: LOW MEDIUM DENSITY RESIDENTIAL (RLM) | C 419-21 OFFENBACH PL, SUNNYVALE
1-STORY / HEIGHT: 14 FT
APN: 211-35-032
ZONING: R-2
GENERAL PLAN: LOW MEDIUM DENSITY RESIDENTIAL (RLM) | J 1103 LAUTREC TERRACE, SUNNYVALE
2-STORY / HEIGHT 28 FT
APN: 211-35-104
ZONING: R-3
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (RMED) |
| B 426 CRESCENT AVE, SUNNYVALE
2-STORY / HEIGHT 23 FT
APN: 211-35-118
ZONING: R-3
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (RMED) | F 413 OFFENBACH PL, SUNNYVALE
2-STORY / HEIGHT: 28 FT
APN: 211-35-050
ZONING: R-2
GENERAL PLAN: LOW MEDIUM DENSITY RESIDENTIAL (RLM) | H 1107 LAUTREC TERRACE, SUNNYVALE
2-STORY / HEIGHT 28 FT
APN: 211-35-106
ZONING: R-3
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (RMED) | K 1101 LAUTREC TERRACE, SUNNYVALE
2-STORY / HEIGHT: 28 FT
APN: 211-35-103
ZONING: R-3
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (RMED) |
| C 428 CRESCENT AVE, SUNNYVALE
2-STORY / HEIGHT 23 FT
APN: 211-35-119
ZONING: R-3
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (RMED) | F 415-17 OFFENBACH PL, SUNNYVALE
1-STORY / HEIGHT: 14 FT
APN: 211-35-029
ZONING: R-2
GENERAL PLAN: LOW MEDIUM DENSITY RESIDENTIAL (RLM) | I 1105 LAUTREC TERRACE, SUNNYVALE
2-STORY / HEIGHT 28 FT
APN: 211-35-105
ZONING: R-3
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (RMED) | |



2 Streetscape, Public ROW
1/16" = 1'-0"



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710 E MCCLANCY LANE SUITE 109
CAMPBELL, CA 95008 | (408) 378-2328
GORDONWONG@GORDONWONGARCHITECTS.COM



General, Site, Contextual Photos & Streetscape

Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

Revision Schedule		
Number	Description	Date

General, Site, Contextual Photos & Streetscape

G002

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Table 2: Assessment of Impacts
434 Crescent Ave., Sunnyvale CA

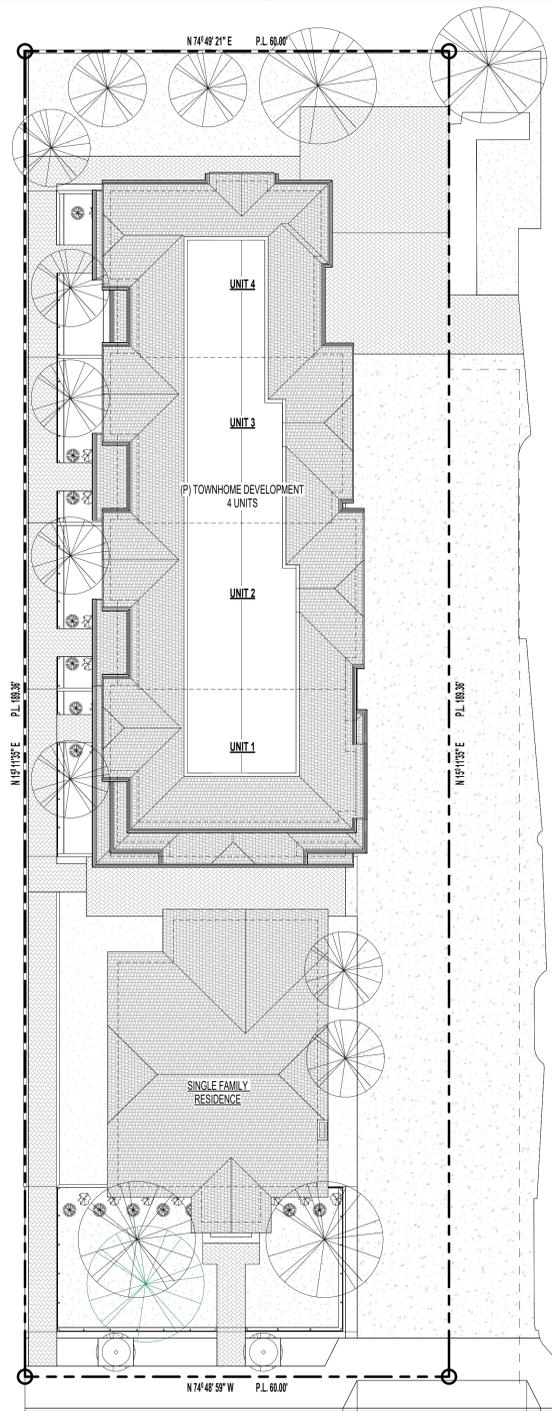
Tree #	Species	Diameter	Significant	Disposition	Impacts
489	Coast live oak	16,13	Yes	Remove	Within building footprint
490	Coast live oak	14,12	Yes	Remove	Within building footprint
491	Coast live oak	18,15,10	Yes	Remove	Within building footprint
492	Coast live oak	6	No	Remove	Low suitability for retention
493	Calif. pepper	15,14,12,10	Yes	Remove	Impacted by building footprint
494	Coast live oak	7,7,5,4	No	Remove	Within 4' of parking
495	Coast live oak	18	Yes	Transplant	Consider a two-phase root and crown pruning
496	Coast live oak	9	No	Remove	Within building footprint

Color coding:
Root loss within 1x DBH Root loss within 3x DBH
Root loss within 2x DBH Root loss >5x DBH

Appraisal worksheet (10th ed. of the Guide/2004 ed. of Species Classification & Group Assignment)
 434 Crescent Ave., Sunnyvale CA
 Largest commonly available - 24" box

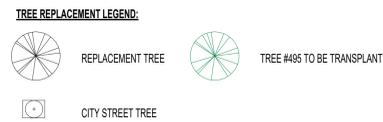


Tree No.	Species	Trunk Diameter	Cross sectional Area	Condition 0 to 1.0	Functional limitation	External limitation	Replacement tree Diameter	Total XS area	Unit Cost	Appraised Trunk area	Basic tree cost	Appraised value	Rounded value (\$50)
489	Coast live oak	16,13	334	0.5	0.7	1	2.2	3.8	250	65,789,7368	334	22,224	7,778
490	Coast live oak	14,12	267	0.7	0.7	1	2.2	3.8	250	65,789,7368	267	17,816	8,730
491	Coast live oak	18,15,10	510	0.7	0.7	1	2.2	3.8	250	65,789,7368	510	33,803	16,550
492	Coast live oak	6	28,2744	0.5	0.5	1	2.2	3.8	250	65,789,7368	28,2744	2,110	529
493	Calif. pepper	15,14,12,10	523	0.5	0.7	1	2.2	3.8	250	65,789,7368	523	34,658	12,150
494	Coast live oak	7,7,5,4	109	0.5	0.5	1	2.2	3.8	250	65,789,7368	109	7,421	1,855
495	Coast live oak	18	254,4696	0.7	0.5	1	2.2	3.8	250	65,789,7368	254,4696	16,991	5,947
496	Coast live oak	9	63,6174	0.3	0.5	1	2.2	3.8	250	65,789,7368	63,6174	4,435	650
Total													54,250

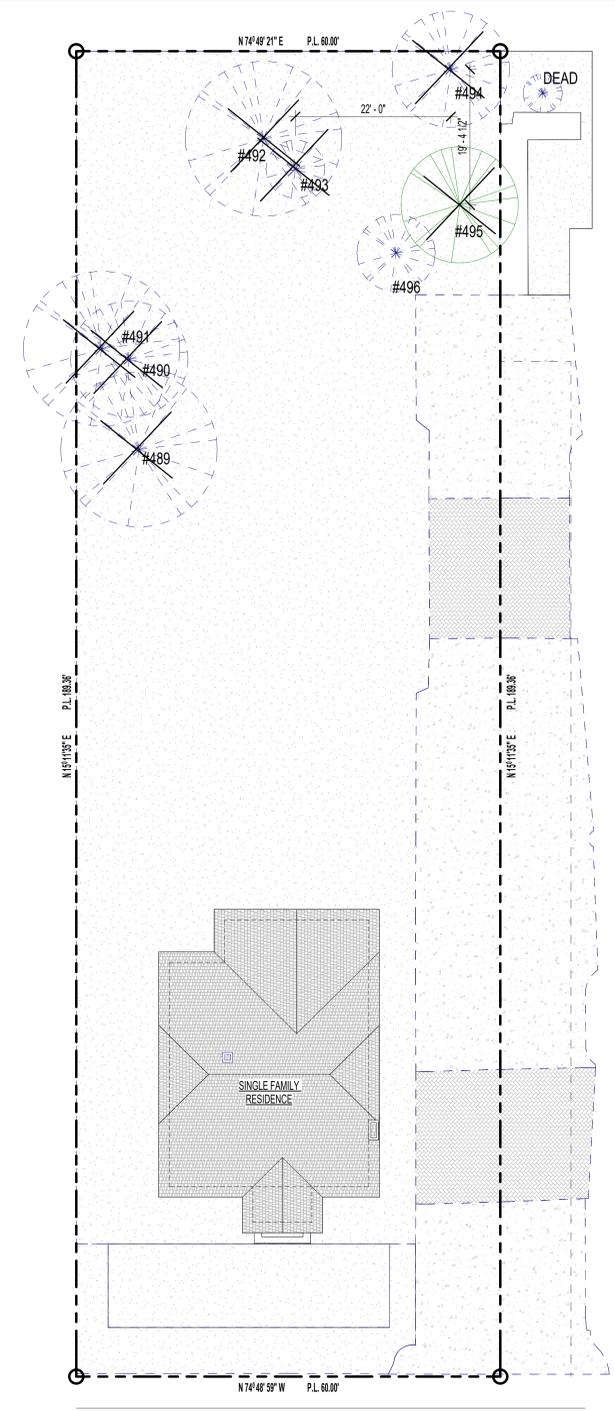


CRESCENT AVE

2 Site Plan, Tree Replacement Plan
 1" = 10'-0"



PROPOSED TREE TYPES:
 *REFER TO LANDSCAPE PLANS FOR MORE DETAILS ON PLANTING



CRESCENT AVE

1 Site Plan, Tree Removal Plan
 1" = 10'-0"



General, Site, Tree Removal Plan

Residential Development
 434 Crescent Avenue
 SUNNYVALE, CA 94087



OSCARA LINDAS ARCHITECT
 710 E MCCLAIN LANE SUITE 109
 CAMPBELL, CA 95008 (408) 382-2228
 oscaralindas@oscaralindas.com



Revision Schedule

Number	Description	Date
01	Planning	2023.04.30

General, Site, Tree Removal Plan

G003

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GORDON K WONG ARCHITECT
710 E MCCLAIN LANE SUITE 109
CAMPBELL, CA 95008 | (408) 382-2228
GORDONK@GORDONKARCHITECTS.COM



Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

General, Site, Accessibility & Parking Analysis

Revision Schedule		
Number	Description	Date
1	Planning	2025.04.30
2	Planning	2025.11.13

General, Site, Accessibility & Parking Analysis

G004

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③ Unobstructed Reach Limit
1" = 1'-0"

② ADA Mail Box
1" = 1'-0"

NOTES:

ALL UNITS SHALL BE DESIGNED SUCH THAT THEY ARE IN COMPLIANCE WITH THE FOLLOWING INSTALLATION REQUIREMENTS:

- AT LEAST ONE CUSTOMER COMPARTMENT SHALL BE POSITIONED LESS THAN 48 INCHES FROM THE FINISHED FLOOR
- NO PARCEL LOCKER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 15 INCHES FROM THE FINISHED FLOOR
- NO PATRON LOCK SHALL BE LOCATED MORE THAN 67 INCHES ABOVE THE FINISHED FLOOR
- NO CUSTOMER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 28 INCHES FROM THE FINISHED FLOOR
- THE USPS ARROW LOCK SHALL BE LOCATED BETWEEN 36 AND 48 INCHES ABOVE THE FINISHED FLOOR

④ Bevel Change in Level
1/2" = 1'-0"

CBC 1131A.1 CHANGES IN LEVEL NOT EXCEEDING 1/2 INCH (12.7 MM), WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50-PERCENT SLOPE). CHANGES IN LEVEL NOT EXCEEDING 1/4 INCH (6.35 MM) MAY BE VERTICAL.

PARKING CALCULATION

UNIT #	# OF BEDRMS	# OF GARAGE SPACES	# OF REQ. UNASSIGNED SPACES
1	3	2	0.5
2	↓	↓	0.5
3	↓	↓	0.5
4	2	↓	0.5
TOTAL			2
HISTORICAL	3		2

OF SPACES PROVIDED: 2 EXTERIOR, TANDEM

GUEST	# OF SPACES PROVIDED: 2 GUEST PARKINGS

⑤ Fence @ Vision Triangle
1/2" = 1'-0"

CRESCENT AVE

LEGEND:

- ACCESSIBLE PATH OF TRAVEL
- PROPERTY LINE
- CENTER LINE
- BUILDING FOOTPRINT
- VISION TRIANGLE

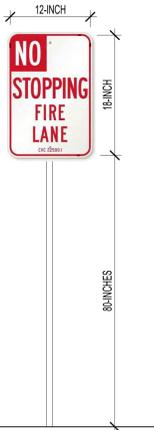
ACCESSIBILITY ANALYSIS KEYNOTES:

- ADA MAIL BOX, SEE 2 / G004
- ADA CLEARANCE FOR MAIL BOX
- 90 DEGREE PARKING SPACE, 8.5' x 18'
- (E) SIDEWALK, PUBLIC RIGHT-OF-WAY
- (P) SIDEWALK, PUBLIC RIGHT-OF-WAY
- DRIVEWAY VISION TRIANGLE
- VEHICLE BACKOUT MANEUVER

① Site Accessibility & Parking
1" = 10'-0"

001

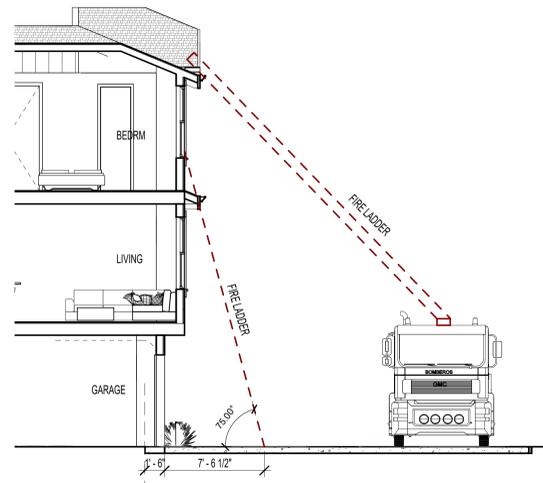
THE NUMBER POSTED UP TO 48" FROM THE PUBLIC STREET SHALL BE OF ONE SOLID COLOR WHICH IS CONTRASTING TO THE BACKGROUND AND BE AT LEAST 4" HIGH WITH A 1/2" STROKE.
THE NUMBER WILL BE CORRECTED TO THE ASSIGNED SUITE NUMBER THAT CONFORM TO THE CURRENT ADDRESSING GUIDELINES.



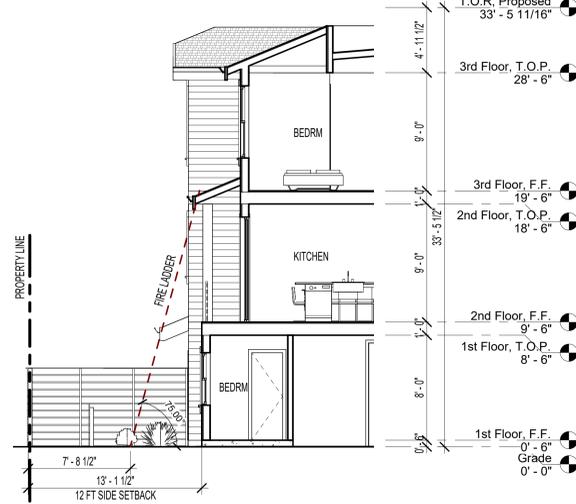
FIRE DEPARTMENT SANTA CLARA COUNTY SPEC. NO. A-6:
SIGNAGE: 2 SIGNS SHALL READ: "NO STOPPING-FIRE LANE 22500.1 C.V.C."
LETTERING SHALL BE NOT LESS THAN 1-INCH IN HEIGHT AND CLEARLY VISIBLE FROM A VEHICLE.

3 Premise Identification Numbers
N/A

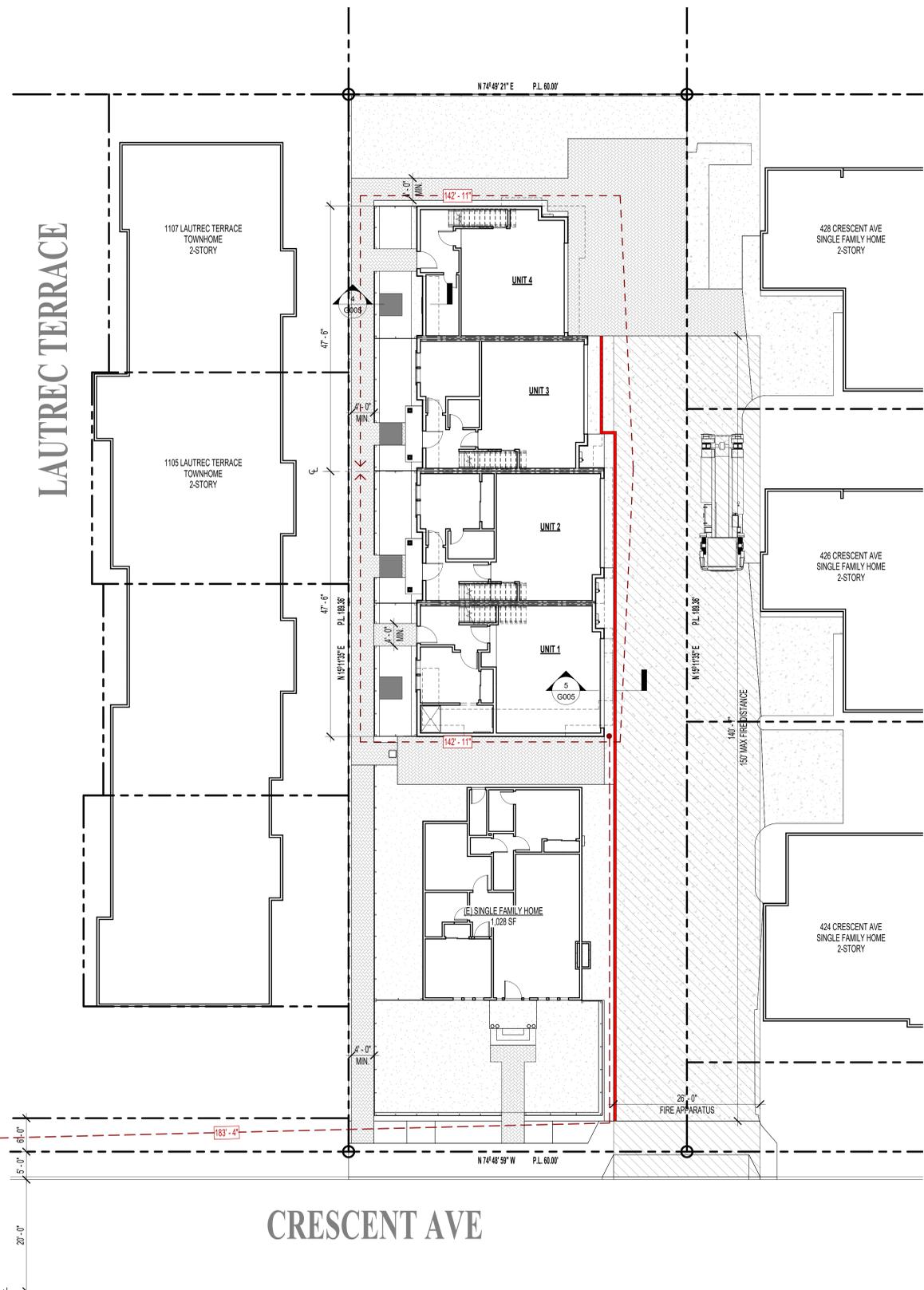
2 Access Road Signage
N/A



5 Fire Ladder Access 2
3/16" = 1'-0"



4 Fire Ladder Access 1
3/16" = 1'-0"



CRESCENT AVE

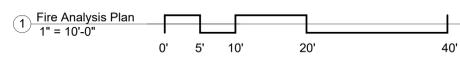
LEGEND

- AERIAL FIRE APPARATUS ACCESS ROAD, 26' WIDE MIN.
- ACCESS ROAD MARKING
- FIRE LADDER PAD
- FIRE APPARATUS ACCESS DISTANCE
- DISTANCE FROM FIRE HYDRANT

EMERGENCY ACCESS KEYNOTES:

- 1 FIRE HYDRANT
- 2 ACCESS ROAD SIGNAGE,
- 3 WALKWAY GATE, 36", REMAIN UNLOCKED

NOTE:
FIRE LANE AND TURNAROUND STRIPING SHALL BE PROVIDED AND VERIFIED BY SITE INSPECTION.



GORDON K WONG ARCHITECT
710 E MCCLAIN LANE SUITE 109
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General, Site, Fire Apparatus, Access & Utilities

Residential Development
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Revision Schedule

Number	Description	Date
1	Planning	2025.04.30
2	Planning	2025.11.13

General, Site, Fire Apparatus, Access & Utilities

G005
SCALE AS INDICATED

12/23/2025 3:45:44 PM

CONTINUE

E. ENCLOSURES

1. GENERAL REQUIREMENTS
 - a. ANY ADDITIONS TO NONRESIDENTIAL BUILDINGS WHICH EQUAL OR EXCEED THIRTY PERCENT OF THE EXISTING FLOOR AREA OF A BUILDING OR BUILDINGS ON A SITE SHALL REQUIRE THE PROPERTY OWNER TO PROVIDE ADEQUATE ENCLOSURES FOR THE STORAGE OF RECYCLING CONTAINERS AND SOLID WASTE CONTAINERS.
 - b. EXCEPT WHEN APPROVED AS PART OF A SPECIAL DEVELOPMENT PERMIT OR USE PERMIT, PROPOSED RECYCLING AND SOLID WASTE ENCLOSURES SHALL REQUIRE THE APPROVAL OF A MISCELLANEOUS PLAN PERMIT BY THE DIRECTOR OF COMMUNITY DEVELOPMENT. PLANS DEPICTING THE PROPOSED DESIGN, MATERIALS, SIZE AND LOCATION OF ENCLOSURES, AND THE NUMBER, SIZE, TYPE AND PLACEMENT OF BINS AND CONTAINERS SHALL ACCOMPANY EACH APPLICATION SUBMITTED FOR APPROVAL. THE DESIGN AND CONSTRUCTION OF RECYCLING AND SOLID WASTE ENCLOSURES SHALL COMPLY WITH ESTABLISHED CITY STANDARDS. THE SOLID WASTE PROGRAM MANAGER SHALL ADVISE THE DIRECTOR OF COMMUNITY DEVELOPMENT ON THE SIZE, LOCATION, NUMBER AND PLACEMENT OF BINS, CONTAINERS AND ENCLOSURES REQUIRED FOR A USE. THE PUBLIC SAFETY DEPARTMENT SHALL ADVISE THE DIRECTOR OF COMMUNITY DEVELOPMENT ON FIRE SAFETY AND HAZARDOUS MATERIALS CONTAINMENT REQUIREMENTS. THE DIRECTOR OF COMMUNITY DEVELOPMENT MAY APPROVE AN APPLICATION, REQUIRE MODIFICATIONS, OR MAY IMPOSE ADDITIONAL REQUIREMENTS TO ENSURE THE SAFE AND EFFICIENT COLLECTION OF SOLID WASTE AND RECYCLABLE MATERIALS.
 - c. EACH ENCLOSURE FOR DISCARDED MATERIALS CONTAINERS SHALL HAVE FOUR SIDES, ONE OF WHICH SHALL INCLUDE A DOOR OR GATE. ENCLOSURE WALLS SHALL BE A MINIMUM OF SIX FEET HIGH AND FULLY SCREEN ALL MATERIALS AND CONTAINERS FROM PUBLIC VIEW.
 - d. RECYCLING AND SOLID WASTE ENCLOSURES SHALL NOT BE LOCATED IN ANY PARKING, LANDSCAPE OR SETBACK AREAS, INCLUDING ANY INCREASED SETBACKS ON COMMERCIAL AND INDUSTRIAL PROPERTIES AS REQUIRED BY THE ZONING CODE, UNLESS OTHERWISE APPROVED BY USE PERMIT.
 - e. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE AND CLEANUP OF THE ENCLOSURES. THE SURFACE OF THE ENCLOSURE AND ALL AREAS USED FOR ROLL-OUT AND COLLECTION SHALL BE MAINTAINED IN A GOOD CONDITION THAT DOES NOT CREATE A SAFETY HAZARD OR IMPEDE ACCESS BY THE AUTHORIZED COLLECTOR.
 - f. AUTHORIZED COLLECTORS OF DISCARDED MATERIALS (AS DEFINED IN CHAPTER 8.16) ARE RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE BINS AND CONTAINERS.
 - g. DRIVEWAY OR AISLE LEADING TO THE ENCLOSURE SHALL BE A MINIMUM OF SIXTEEN FEET IN WIDTH.
 - h. IN A COMPLEX WHERE DRIVEWAYS DO NOT EXTEND FROM STREET TO STREET, A TURNAROUND AREA FOR THE COLLECTION VEHICLE SHALL BE PROVIDED.
 - i. VEHICLE ACCESS TO THE ENCLOSURE SHALL BE UNOBSTRUCTED AND PROVIDE A MINIMUM OF FIFTEEN FEET VERTICAL TRAVEL CLEARANCE.
 - j. LOADING AREA SHALL PROVIDE A MINIMUM TWENTY FEET VERTICAL OPERATIONAL CLEARANCE. A CONCRETE PAD CONSISTING OF FIVE INCH AGGREGATE BASE AND SIX INCH PORTLAND CEMENT PAVING, OR EQUIVALENT, AS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT SHALL BE CONSTRUCTED IN FRONT OF EACH ENCLOSURE FOR THE COLLECTION VEHICLE. THE PAD SHALL HAVE A LEVEL SURFACE WHERE THE CONTAINERS ARE USED.
 - k. RECYCLING AND SOLID WASTE ENCLOSURES SHALL BE LOCATED WITHIN ONE HUNDRED FIFTY FEET BY PATH OF TRAVEL FROM ANY DWELLING UNIT OR COMMERCIAL BUSINESS. THE PATH OF TRAVEL SHALL NOT INCLUDE ANY PORTION OF THE PUBLIC RIGHT-OF-WAY.
2. RESIDENTIAL ZONING DISTRICTS
 - A. ENCLOSURES SHALL BE CONSTRUCTED OF MASONRY WITH EXTERIOR MATERIAL THAT MATCHES THE MAIN STRUCTURE.
 - B. ENCLOSURE DOOR SHALL BE OF SOLID STEEL OR ALUMINUM.

F. CART SERVICE FOR RESIDENTIAL USES

1. SINGLE-FAMILY AND MULTIFAMILY USES OF THREE OR FEWER UNITS SHALL STORE RECYCLING AND SOLID WASTE CONTAINERS SO THAT THEY ARE EITHER SCREENED FROM PUBLIC VIEW FROM THE PUBLIC RIGHT-OF-WAY OR STORED IN THE SIDE YARD OF THE PREMISES BEHIND THE FACE OF THE HOUSE. CONTAINERS MAY REMAIN IN PUBLIC VIEW FOR PURPOSES OF COLLECTION IN ACCORDANCE WITH CHAPTER 8.16.
2. TOWNHOUSE USES WITH FOUR OR MORE UNITS AND DEDICATED ATTACHED GARAGES THAT CHOOSE TO PROVIDE INDIVIDUAL CART SERVICE SHALL DESIGN FACILITIES IN ACCORDANCE WITH THE CRITERIA PROVIDED IN THE "DESIGN GUIDELINES FOR RECYCLING, ORGANICS AND SOLID WASTE SERVICES."
 - A. EXCEPT WHEN APPROVED AS PART OF A SPECIAL DEVELOPMENT PERMIT OR USE PERMIT, PROPOSED INDIVIDUAL CART SERVICE FOR STORAGE AND COLLECTION OF DISCARDED MATERIALS IN MULTIFAMILY DEVELOPMENTS OF FOUR OR MORE UNITS SHALL REQUIRE THE APPROVAL OF A MISCELLANEOUS PLAN PERMIT BY THE DIRECTOR OF COMMUNITY DEVELOPMENT. THE DIRECTOR OF COMMUNITY DEVELOPMENT MAY APPROVE AN APPLICATION, REQUIRE MODIFICATIONS, OR MAY IMPOSE ADDITIONAL REQUIREMENTS TO ENSURE THE SAFE AND EFFICIENT COLLECTION OF SOLID WASTE AND RECYCLABLE MATERIALS. THE SOLID WASTE PROGRAM MANAGER SHALL ADVISE THE DIRECTOR OF COMMUNITY DEVELOPMENT ON ADEQUATE FACILITIES REQUIRED FOR THE USE. THE PUBLIC SAFETY DEPARTMENT SHALL ADVISE THE DIRECTOR OF COMMUNITY DEVELOPMENT ON FIRE SAFETY AND HAZARDOUS MATERIALS CONTAINMENT REQUIREMENTS.

G. EXEMPTIONS. REQUIREMENTS OF THIS SECTION SHALL NOT APPLY TO:

1. RECYCLING BINS NOT ACCESSIBLE TO THE GENERAL PUBLIC USED EXCLUSIVELY BY A BUSINESS FOR ITS RECYCLING PROGRAM.
2. RECYCLING CENTERS FOR WHICH A USE PERMIT OR SPECIAL DEVELOPMENT PERMIT IS REQUIRED.

SMC 8.15 DESIGN GUIDELINES FOR RECYCLING, ORGANICS AND SOLID WASTE

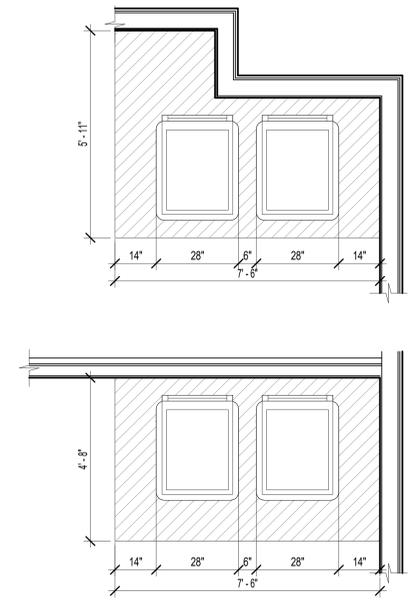
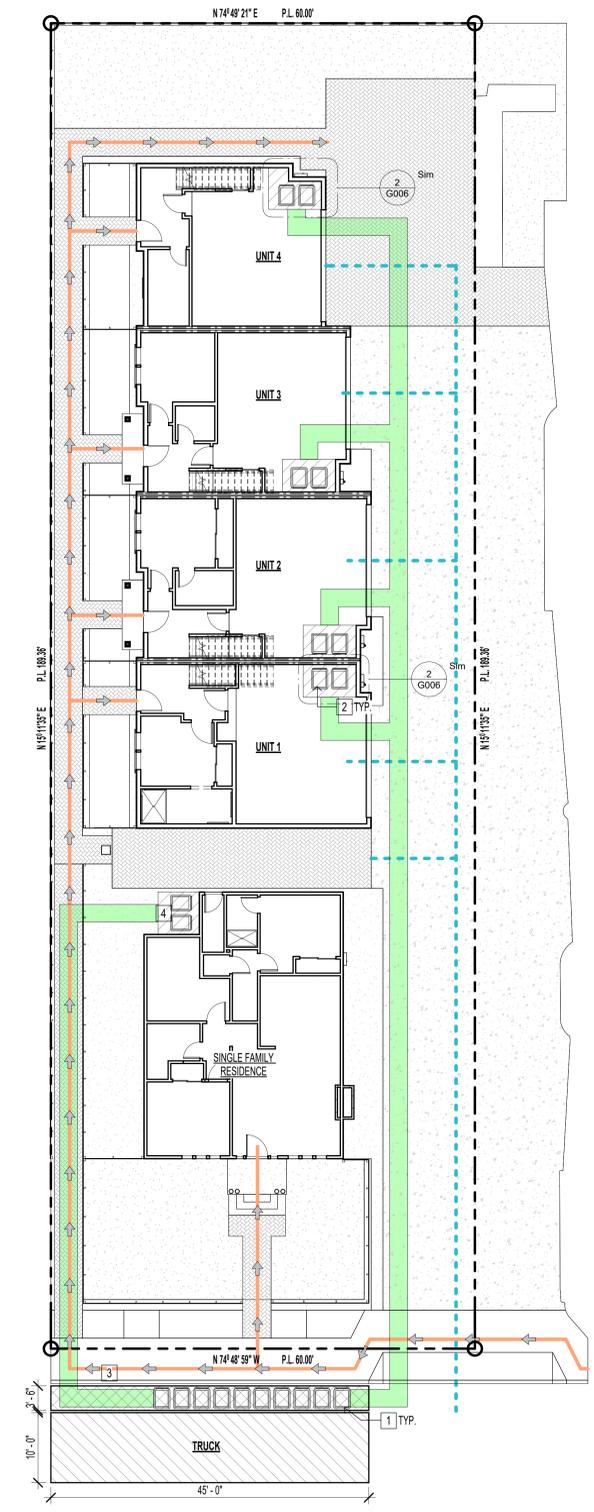
8.16.050 PLACEMENT OF DISCARDED MATERIALS CONTAINERS

- A. NO MIXED WASTE, ORGANIC MATERIALS, OR RECYCLABLE MATERIALS CONTAINER OR RECEPTACLE, OTHER THAN ONE OWNED BY THE CITY AND DESIGNATED FOR PUBLIC USE, SHALL BE PLACED, STORED, OR KEPT IN OR ON ANY PUBLIC STREET, SIDEWALK, FOOTPATH, OR ANY PUBLIC PLACE WHATSOEVER, EXCEPT AS FOLLOWS:
 1. CONTAINERS MAY BE PLACED CURBSIDE OR IN A DESIGNATED COLLECTION LOCATION, OR IN A LOCATION ACCESSIBLE FOR REMOVING AND EMPTYING BY THE AUTHORIZED COLLECTOR, NO EARLIER THAN 12:01 A.M. ON THE DAY PRECEDING THE SCHEDULED COLLECTION DAY.
 2. COLLECTION CONTAINERS SHALL BE REMOVED FROM DESIGNATED COLLECTION LOCATION, PUBLIC STREET, SIDEWALK, OR CURB AFTER COLLECTION NO LATER THAN SIX A.M. ON THE DAY AFTER SCHEDULED COLLECTION.
 3. IF THE AUTHORIZED COLLECTOR DOES NOT COLLECT A CONTAINER AS SCHEDULED OR A SERVICE TAG HAS BEEN ISSUED, THAT CONTAINER MAY BE LEFT AT THE CURB OR OTHER DESIGNATED COLLECTION LOCATION UNTIL COLLECTED/COLLECTED/EMPTYED FOR NO MORE THAN TWENTY-FOUR HOURS.
 4. IN THE EVENT THAT THE CITY AUTHORIZES PERIODIC COLLECTION OF UN-CONTAINERIZED MIXED WASTE, ORGANIC MATERIALS, RECYCLABLE MATERIALS, AND/OR LARGE, BULKY ITEMS (FURNITURE, APPLIANCES, MATTRESSES, ROLLS OF CARPET, ETC.) THROUGH A NEIGHBORHOOD CLEAN-UP DAY, ON-CALL BULKY ITEM COLLECTION OR SIMILAR PROGRAM, THOSE ITEMS MAY NOT BE PLACED CURBSIDE MORE THAN TWENTY-FOUR HOURS BEFORE THE SCHEDULED COLLECTION DAY.
- B. COMMERCIAL AND LARGE MULTI-FAMILY PREMISES. PLACEMENT OF CONTAINERS, SIGNAGE, AND ENCLOSURE REQUIREMENTS:
 1. COLLECTION CONTAINERS FOR ALL REQUIRED MATERIALS SHALL BE PLACED REASONABLY CLOSE TO EVERY MIXED WASTE CONTAINER SUCH THAT THE ORGANIC MATERIALS, RECYCLABLE MATERIALS AND MIXED WASTE CONTAINERS ARE EQUALLY ACCESSIBLE.
 2. COLLECTION CONTAINERS MUST BEAR PROMINENT SIGNAGE ON OR NEAR THE CONTAINERS CLEARLY DESCRIBING THE PROPER SEGREGATION AND STORAGE OF MIXED WASTE, ORGANIC MATERIALS, AND RECYCLABLE MATERIALS.
 3. IF, IN THE JUDGMENT OF THE DIRECTOR, A PROPERTY'S EXISTING DESIGNATED ENCLOSURE(S) FOR ALL REQUIRED MATERIALS CONTAINERS DOES NOT HAVE ADEQUATE CAPACITY TO ACCOMMODATE ALL TYPES OF CONTAINERS, THE PROPERTY OWNER MAY LOCATE ONE OR MORE CONTAINERS OUTSIDE OF THE EXISTING ENCLOSURE TO COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER SO LONG AS THE MATERIALS ARE PROPERLY ENCLOSED IN LIDDED, LEAK-PROOF CONTAINERS. IN SUCH AN INSTANCE, THE PROPERTY OWNER WOULD NOT BE HELD IN VIOLATION OF THIS SECTION AND THE EXISTING ENCLOSURE WOULD BE CONSIDERED LEGAL NONCONFORMING UNDER CHAPTER 19.50 OF THIS CODE. NEW ENCLOSURES MUST COMPLETELY CONTAIN MIXED WASTE, ORGANIC MATERIALS AND RECYCLABLE MATERIALS COLLECTION CONTAINERS IN COMPLIANCE WITH SECTION 19.38.030 OF THIS CODE.

19.38.030 FACILITIES FOR RECYCLABLE MATERIALS, ORGANIC MATERIALS, AND SOLID WASTE

- A. ALL RESIDENTIAL AND NONRESIDENTIAL USES SHALL PROVIDE ADEQUATE FACILITIES ON SITE FOR RECYCLABLE MATERIALS, ORGANIC MATERIALS, AND SOLID WASTE (DISCARDED MATERIALS) AS REQUIRED BY CHAPTER 8.16 OF THIS CODE. SUCH FACILITIES (INCLUDING CARTS, BINS, CONTAINERS, AND ENCLOSURES) SHALL BE ADEQUATE IN CAPACITY, NUMBER AND DISTRIBUTION TO SERVE THE USES ON-SITE. THE DIRECTORS OF ENVIRONMENTAL SERVICES AND COMMUNITY DEVELOPMENT SHALL DEVELOP DETAILED PROCEDURES AND GUIDELINES TO ENSURE THE ORDERLY AND EFFICIENT ADMINISTRATION OF THE REQUIREMENTS OF THIS CHAPTER. THESE PROCEDURES AND GUIDELINES ARE INCORPORATED INTO THIS CHAPTER AS THE "DESIGN GUIDELINES FOR RECYCLING, ORGANICS AND SOLID WASTE SERVICES" WHICH MAY BE AMENDED FROM TIME TO TIME BY THE DIRECTORS OF ENVIRONMENTAL SERVICES AND COMMUNITY DEVELOPMENT.
- B. NONRESIDENTIAL USES SHALL PROVIDE ENCLOSURES FOR THE STORAGE OF DISCARDED MATERIALS.
- C. SINGLE-FAMILY AND MULTIFAMILY USES OF THREE OR FEWER UNITS SHALL OBTAIN CONTAINERS FOR DISCARDED MATERIALS IN ACCORDANCE WITH CHAPTER 8.16.
- D. ALL RESIDENTIAL USES WITH FOUR OR MORE UNITS SHALL INCLUDE CENTRALIZED ENCLOSURES EXCEPT THAT TOWNHOUSE USES WITH DEDICATED ATTACHED GARAGES SHALL PROVIDE FOR THE STORAGE OF DISCARDED MATERIALS IN ACCORDANCE WITH THE OPTIONS AND CRITERIA PROVIDED IN THE "DESIGN GUIDELINES FOR RECYCLING, ORGANICS AND SOLID WASTE SERVICES."

E. ENCLOSURES



- NOTES:**
1. CART TO BE 28 INCHES WIDE X 34 INCHES DEEP.
 2. WHEN STORED SIDE-TO-SIDE, CARTS REQUIRE 6 INCHES CLEARANCE.
 3. EACH TOWNHOME GARAGE TO HAVE A MINIMUM 35 SQ FT FOR CART STORAGE

- LEGEND**
- CART PATHWAY
 - TRUCK
 - WASTE COLLECTION LOCATION, CURBSIDE
 - CART STORAGE, MIN. 35 SQ FT
 - AUTOMOBILE
 - PEDESTRIAN
 - PROPERTY LINE

- KEYNOTES:**
1. 10 WASTE CARTS (64 GALLON), CURBSIDE
 2. 2 TRASH CARTS (28" X 34") IN EACH UNIT'S GARAGE, INCLUDED:
 - A. GARBAGE / FOOD SCRAPS, FURNISHED BY OWNER
 - B. RECYCLABLE, FURNISHED BY OWNER
 - C. CART TO HAVE 6 INCHES CLEARANCE WHEN STORED SIDE-TO-SIDE
 3. NO PARKING STREET SIGNAGE DURING WASTE PICK-UP / COLLECTION SERVICING DAY. FURTHER INFORMATION ABOUT SCHEDULING WILL BE DETERMINED BY THE CITY
 4. SMOOTH SURFACE, MIN. SLOPE (NO GRAVEL OR ANY SURFACE MATERIAL THAT WILL INCREASE THE EFFORT NECESSARY TO MOVE THE CARTS)

2 Waste Cart Storage Detail
1/2" = 1'-0"

1 Waste Management & Circulation Plan
1" = 10'-0"

General, Site, Waste Management Plan



GORDON K WONG ARCHITECTS
710 E MCCLAIN LANE SUITE 109
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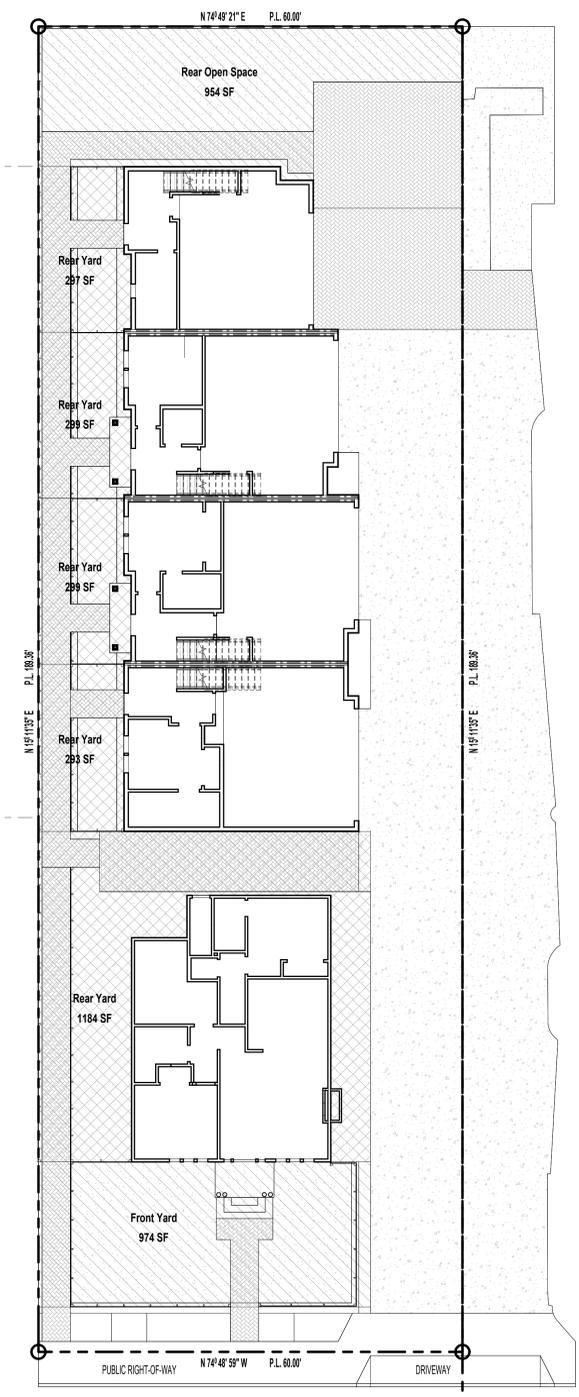
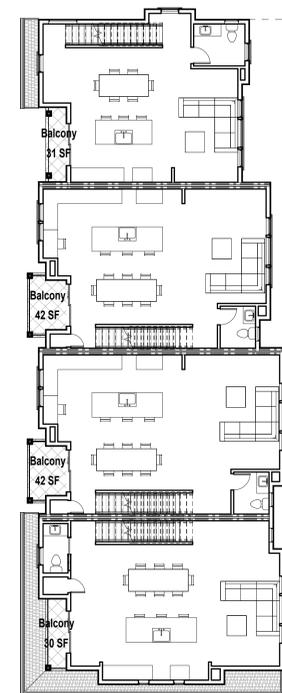
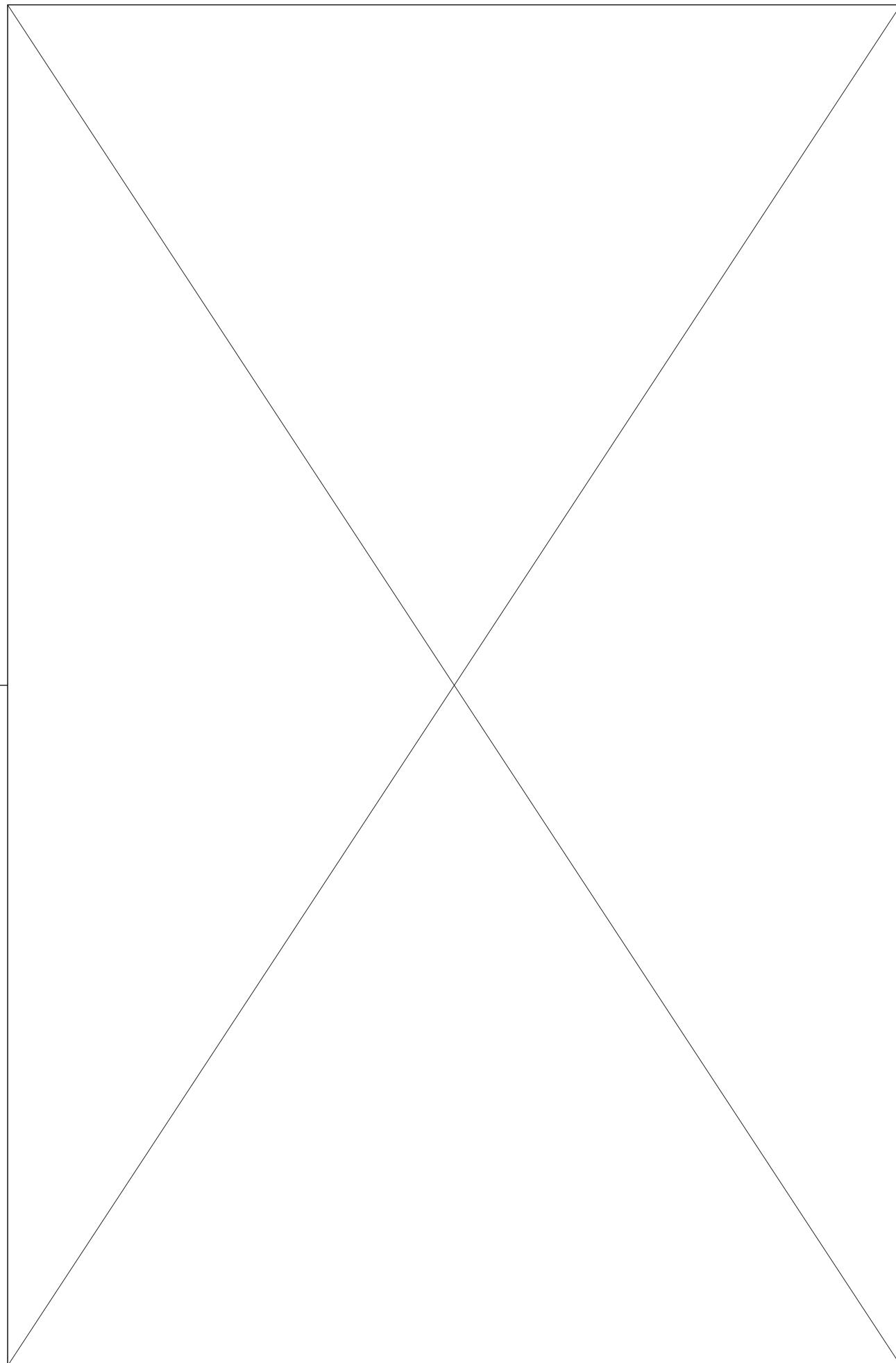
Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

Revision Schedule		
Number	Description	Date
1	Planning	2023.11.13

General, Site, Waste Management Plan

G006
SCALE AS INDICATED

12/23/2025 3:45:47 PM



2 Townhomes, 2nd Floor, Open Space
1" = 10'-0"

1 Site Plan, Open Space
1" = 10'-0"

Open Space Analysis			
Level	Name	Area	Unit
Common	Rear Open Space	954 SF	Common
Common		954 SF	

Open Space Analysis			
Level	Name	Area	Unit
Historical	Front Yard	974 SF	Historical
Grade	Rear Yard	1184 SF	Historical
Historical		2157 SF	

Open Space Analysis			
Level	Name	Area	Unit
UNIT 1			
Grade	Rear Yard	293 SF	UNIT 1
2nd Floor, F.F.	Balcony	30 SF	UNIT 1
UNIT 1		323 SF	

Open Space Analysis			
Level	Name	Area	Unit
UNIT 2			
Grade	Rear Yard	299 SF	UNIT 2
2nd Floor, F.F.	Balcony	42 SF	UNIT 2
UNIT 2		341 SF	

Open Space Analysis			
Level	Name	Area	Unit
UNIT 3			
Grade	Rear Yard	299 SF	UNIT 3
2nd Floor, F.F.	Balcony	42 SF	UNIT 3
UNIT 3		341 SF	

Open Space Analysis			
Level	Name	Area	Unit
UNIT 4			
Grade	Rear Yard	297 SF	UNIT 4
2nd Floor, F.F.	Balcony	31 SF	UNIT 4
UNIT 4		328 SF	

Open Space Analysis			
Level	Name	Area	Unit
Total Open Space		4444 SF	

CRESCENT AVE

USABLE OPEN SPACE:
 GROUP OPEN SPACE (LANDSCAPED): 954 SF
 954 SF / 4 UNITS = 238.5 SF PER UNIT (LANDSCAPED)
TOTAL OPEN SPACE PER UNIT (LANDSCAPED):
 HISTORICAL: 2157 SF
 UNIT 1: 323 + 238.5 = 561.5 SF
 UNIT 2: 341 + 238.5 = 579.5 SF
 UNIT 3: 341 + 238.5 = 579.5 SF
 UNIT 4: 328 + 238.5 = 566.5 SF
TOTAL: 4,444 SF

PLEASE REFER TO THE SCHEDULES FOR OPEN SPACE BREAKDOWN



GORDON K WONG ARCHITECT
 710 E MCCLAIN LANE SUITE 109
 CAMPBELL, CA 95008 (408) 378-2328
 GORDONK@GORDONKARCHITECTS.COM



General, Site, Open Space Analysis

Residential Development
434 Crescent Avenue
 SUNNYVALE, CA 94087

Revision Schedule		
Number	Description	Date
1	Planning	2023.04.30

General, Site, Open Space Analysis

G007
 SCALE AS INDICATED
 12/23/2025 3:45:51 PM

LEGEND

- FOUND 2.5" BRASS DISC WITH PUNCHMARK IN MONUMENT BOX UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH PLASTIC CAP LS 9440
- SET NAIL+1" BRASS TAG LS 9440 IN CONCRETE
- PROPERTY LINE
- - - EASEMENT LINE/FUTURE STREET LINE PER 318 M 14
- SS UG SEWER LINE
- W UG WATER LINE
- G UG GAS LINE
- PH UG PHONE LINE
- E UG ELEC LINE
- OH OVERHEAD LINE
- * LAMP POST
- ⊕ JOINT POLE
- ⊕ POWER POLE
- ⊕ UTILITY POLE
- ⊕ TELEPHONE POLE
- ⊕ BOLLARD
- ⊕ WATER VALVE
- ⊕ SIGN
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- ⊕ MANHOLE
- ⊕ COMMUNICATION MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ SEWER CLEANOUT
- ⊕ SURVEY CONTROL POINT
- ⊕ ELECTRIC METER
- ⊕ GAS METER
- ⊕ WATER METER
- ⊕ LIGHT POLE AND LIGHT
- ⊕ DROP INLET
- ⊕ GUYWIRE
- ⊕ MAILBOX
- ⊕ UTILITY BOX
- ⊕ AIR CONDITIONING UNIT
- ⊕ PHONE BOX
- ⊕ WOOD FENCE
- ⊕ CHAIN LINK FENCE

ABBREVIATIONS

- LO LIVE OAK
- WO WHITE OAK
- EUC EUCALYPTUS
- RW REDWOOD
- PUE PUBLIC UTILITY EASEMENT
- FF FINISH FLOOR ELEVATION
- O.R. OFFICIAL RECORDS

SURVEYOR'S NOTE

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

Koen T. Wilson 1-13-2025
 KOEN T. WILSON LS 9440 DATE

SITE BENCHMARK

ELEVATIONS FOR THIS SURVEY ARE BASED ON CITY OF SUNNYVALE BENCHMARK #50, A BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE NORTHWEST CURB RETURN, INTERSECTION OF REMINGTON DRIVE AND SUNNYVALE-SARATOGA ROAD, HAVING AN ELEVATION OF 139.046' (NAVD88)

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING WALLS WERE LOCATED AT MAIN FINISH LOCATIONS (STUCCO, BRICK OR WOOD SIDING AS IT EXISTS IN THE FIELD).
4. LOCATIONS OF ALL EXISTING ONSITE FEATURES (WITH THE EXCEPTION OF THE EXISTING BUILDING) SHOULD NOT BE USED AS A REFERENCE WHEN LAYING OUT NEW CONSTRUCTION.
5. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
6. LINES ON LAYER 'X-BOUNDARY' SHOULD BE USED AS BASIS OF DESIGN FOR BOUNDARY.
7. LINES ON LAYER 'X-BLDG' SHOULD BE USED AS BASIS OF DESIGN FOR BUILDING LOCATION.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

EASEMENT NOTE

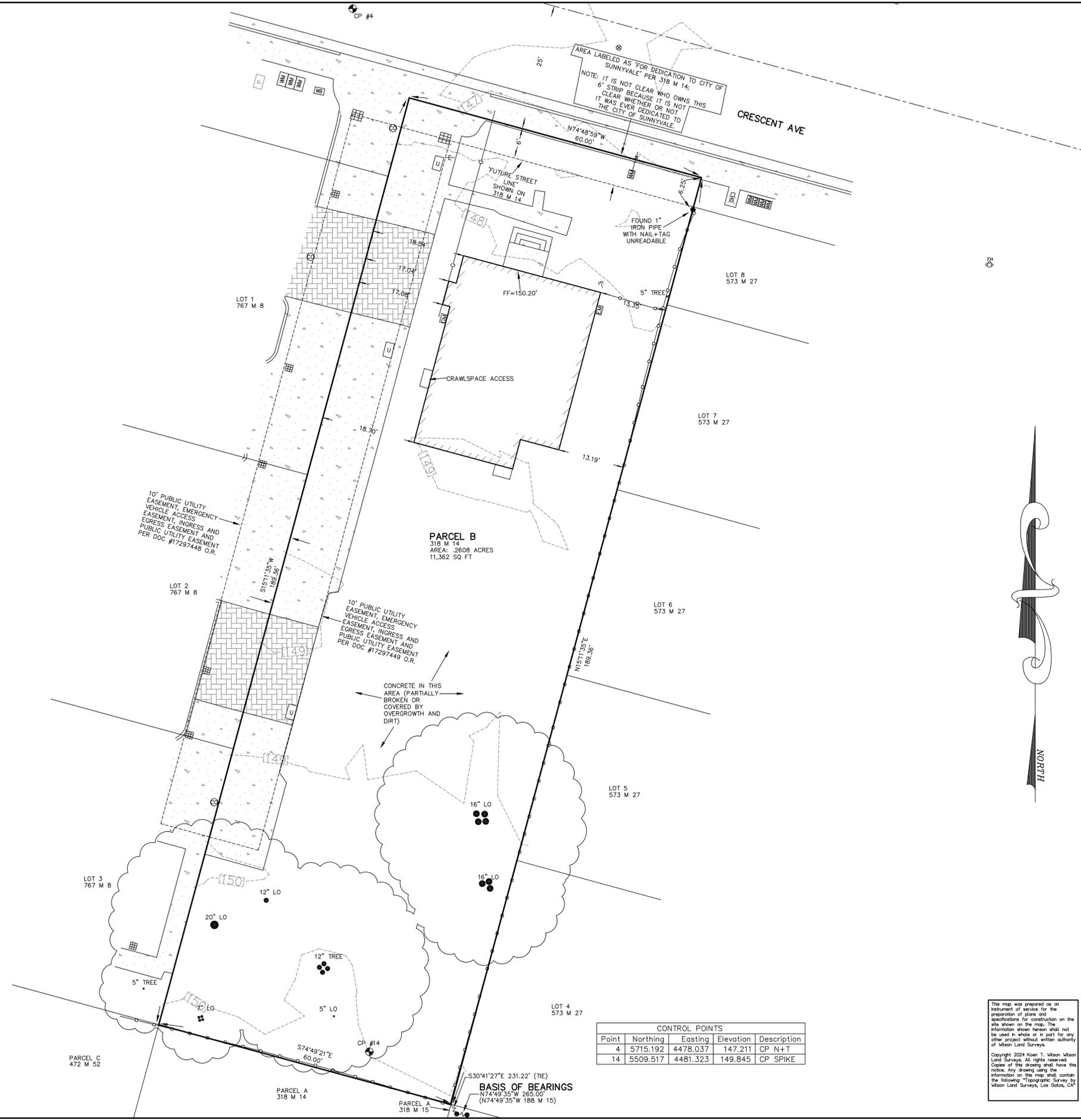
EASEMENTS SHOWN ARE BASED ON TITLE REPORT ORDER NO. 2210359 PREPARED BY STEWART TITLE DATED 1-24-2024.

NOTES:
 ITEMS #3 AND #4 OF EXCEPTIONS OF SAID TITLE REPORT (WATER PIPE LINE EASEMENTS PER BOOK 528 PAGE 393 O.R. AND BOOK 621 PAGE 95 O.R.) WERE NOT PLOTTABLE.

ITEM #5 OF EXCEPTIONS OF SAID TITLE REPORT (EASEMENT FOR STREET IMPROVEMENTS PER BOOK 431 PAGE 38 O.R.) DOES NOT ENCLUMBER SUBJECT PARCEL.

SETBACK LINES NOTE

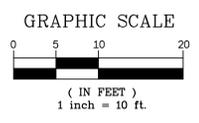
BUILDING SETBACK LINES WERE NOT SHOWN ON THIS MAP (EVEN IF THEY ARE SHOWN ON THE ORIGINAL TRACT MAP). THE DESIGNER SHOULD CHECK WITH THE APPROPRIATE AUTHORITY TO DETERMINE BUILDING SETBACK LINES.



CONTROL POINTS

Point	Northing	Easting	Elevation	Description
4	5715.192	4478.037	147.211	CP N+T
14	5509.517	4481.323	149.845	CP SPIKE

This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on this map. The information shown hereon shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.
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 Copies of this drawing shall have the notice. Any drawing using the information on this map shall contain the following: Topographic Survey by Wilson Land Surveys, Los Gatos, CA



Email: koenw@wilsonlandsurveys.com
 www.wilsonlandsurveys.com



BOUNDARY AND TOPOGRAPHIC SURVEY
 AS REQUESTED BY:
GKW ARCHITECTS, INC.
 LEGAL DESCRIPTION: PARCEL B 318 M 14, CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.
 APN: 211-35-030
 DATE: JUNE 2024
 FILENAME: R-097 CRESCENT GWK TOPO
 SITE ADDRESS: 434 CRESCENT AVE SUNNYVALE, CA 94087
 DRAWN BY: KTW SCALE: 1"=10' PROJECT: R-097 JOB NUMBER: R-097 SHEET: 1 OF 1

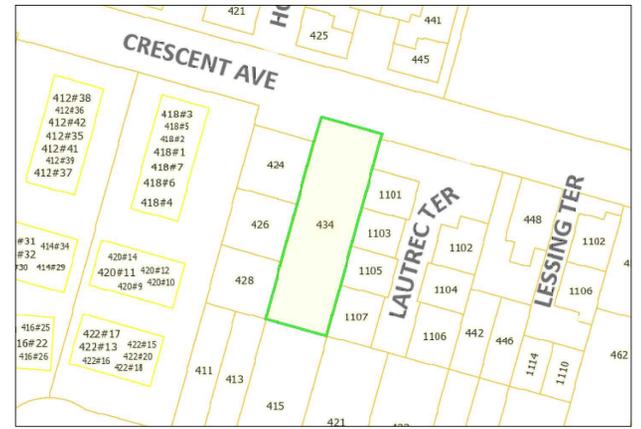
TENTATIVE MAP FOR TOWNHOUSE PURPOSES 434 CRESCENT AVENUE SUNNYVALE, CA 94087 FOR: CRESCENT ETERNAL LLC

ABBREVIATIONS

AB	AGGREGATE BASE	MH	MANHOLE
AC	ASPHALT CONCRETE	MIN	MINIMUM
A/C	AIR CONDITIONER	N&S	NAIL AND SILVER
AD	AREA DRAIN	NTS	NOT TO SCALE
AE	ANCHOR EASEMENT	OH	OVERHEAD
BB	BUBBLER BOX	OG	ORIGINAL GROUND
BLDG	BUILDING	OS	OFFSET
BSL	BUILDING SETBACK LINE	P	PAVEMENT FINISH GRADE
BW	BACK OF WALK	PA	PATIO
BWL	BOTTOM OF WALL	PAD	PAD ELEVATION
CATV	CABLE TELEVISION	FDC	FIRE DEPARTMENT CONNECTION
CE	COBBLE ROCK ENERGY DISSIPATOR	PL	PROPERTY LINE
CG	CURB & GUTTER	PIE	PRIVATE INGRESS/EGRESS EASEMENT
CL	CENTERLINE	PERF	PERFORATED
CLF	CHAIN LINK FENCE	PH	PARCEL MAP
CO	SANITARY SEWER CLEANOUT	PP	POWER POLE PROP PROPOSED
COE	COVENANT OF EASEMENT	PSDR	PRIVATE SURFACE DRAINAGE
COP	CURB OPENING	RELEASE	EASEMENT
CONC	CONCRETE	PSSE	PRIVATE SANITARY SEWER EASEMENT
CSD	COUNTY STANDARD DETAIL	PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EMITTER	PSE	PUBLIC SERVICE EASEMENT
DI	DRAINAGE INLET	PVMT	PAVEMENT
DOC	DOCUMENT	PVC	POLYVINYL CHLORIDE
DS	DOWNSPOUT	R	RADIUS
DWY	DRIVEWAY	RT	RIGHT
EA	EASEMENT	RW	RETAINING WALL
EAE	EMERGENCY ACCESS EASEMENT	R/W	RIGHT OF WAY
ELEV	ELEVATION	RE	ROAD EASEMENT
EM	ELECTRIC METER	REM	REMOVE
E(OH)	ELECTRIC OVERHEAD	R/W	RIGHT OF WAY
E(UG)	ELECTRIC UNDERGROUND	SB	SETBACK
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EV	ELECTRIC VAULT	SDE	STORM DRAIN EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SE	SLOPE EASEMENT
EX	EXISTING	SS	SANITARY SEWER/LATERAL
FC	FACE OF CURB	SSE	SANITARY SEWER EASEMENT
FD	FOUND	STA	STATION
FDC	FIRE DEPARTMENT CONNECTION	STD	STANDARD DETAIL
FF	FINISH ELEVATION OF SUBFLOOR	SW	SIDEWALK
FG	GROUND FINISH GRADE	TOB	TOP OF BANK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOW LINE	TEMP	TEMPORARY
FM	FORCED MAIN	TOC	TOP OF COVER
FS	FIRE SERVICE	TOE	TOP OF BANK
FT	FEET	TG	TOP OF GRATE
G	GARAGE SLAB ELEVATION/GAS LINE	TPF	TREE PROTECTION FENCE
GPE	GENERAL PUBLIC EASEMENT	TW	TOP OF WALL
GSB	GRADING SETBACK	TYP	TYPICAL
GM	GAS METER	UE	UTILITY EASEMENT
HP	HI POINT	VG	VALLEY GUTTER
IEE	INGRESS/EGRESS EASEMENT	W	WATER
INV	INVERT	WCE	WIRE CLEARANCE EASEMENT
IP	IRON PIPE	WE	WATER EASEMENT
JP	JOINT POLE	WLK	WALKWAY
LIP	LIP OF GUTTER	WM	WATER METER
LS	LANDSCAPED AREA	WOE	WIRE OVERHANG EASEMENT
LT	LEFT	WV	WATER VALVE
MAX	MAXIMUM	WVSD	WEST VALLEY SANITATION DISTRICT
M	BOOK OF MAPS AT PAGE		OF SANTA CLARA COUNTY

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SIDEWALK		
CURB AND GUTTER		
CENTER LINE		
PROPERTY LINE		
LOT LINE		
EASEMENT LINE		
EDGE OF PAVEMENT		
DRIVEWAY		
PCC		
AC		
STANDARD MONUMENT		
BENCH MARK		
MANHOLE		
SANITARY SEWER CLEANOUT		
SANITARY SEWER MANHOLE		
STORM DRAIN MANHOLE		
STORM DRAIN INLET 9"x9" GRATE		
WATER METER		
VALVE		
FIRE HYDRANT		
STREET LIGHT		
POWER POLE		
PULL BOX		
CABLE TELEVISION LINE		
ELECTRICAL LINE		
ELECTRICAL METER		
GAS METER		
IRRIGATION LINE		
NATURAL GAS LINE		
OVERHEAD LINE		
SANITARY SEWER LINE		
STORM DRAIN LINE		
TELEPHONE LINE		
WATER LINE		
TRAFFIC SIGNAL CONDUIT		
LIGHTING CONDUIT		
ROADSIDE SIGN & SIGN CODE		
FENCE		
TREE/SHRUB		
CONTOUR LINES		
RETAINING WALL		



VICINITY MAP
NTS

GENERAL NOTES

1. OWNER/DEVELOPER:	CRESCENT ETERNAL LLC 434 CRESCENT AVENUE, SUNNYVALE, CA 94087 TEL: 650-680-5865
2. CIVIL ENGINEER:	CIVIO CONSULTING 1669 FLANIGAN DRIVE, SUITE E, SAN JOSE, CA 95121 EMAIL: OFFICE@CIVIOCONSULTING.COM
3. SURVEYOR:	WILSON LAND SURVEYS, INC. 261 CARLTON COURT, LOS GATOS, CA 95032 TEL: (408) 427-2279
4. GEOTECHNICAL ENGINEER:	GEO-ENGINEERING SOLUTIONS 2570 SAN RAMON VALLEY BLVD, SUITE #A102, SAN RAMON, CA 94583 TEL: 925-433-0450
5. ASSESSORS' PARCEL NO.:	211-35-030
6. SITE ADDRESS:	434 CRESCENT AVENUE, SUNNYVALE, CA 94087
7. EXISTING ZONING:	R-3
PROPOSED ZONING:	R-3
8. EXISTING USE:	RMED - RESIDENTIAL MEDIUM DENSITY/COMBING DISTRICT: PD
PROPOSED USE:	FOUR TOWNHOUSES & A SINGLE FAMILY HOME
9. LOT AREA:	0.26 ± ACRES (11,340± SF)
10. TOTAL OF PROPOSED UNITS:	5
11. AVERAGE LOT SIZE:	2,200 SF
12. SMALLEST LOT SIZE:	1,427 SF
13. UTILITY	
WATER	CAL WATER
STORM DRAIN	CITY OF SUNNYVALE
SANITARY SEWER	CITY OF SUNNYVALE
FIRE DISTRICT:	CITY OF SUNNYVALE FIRE DEPARTMENT
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE TV:	XFINITY
14. EXISTING SINGLE FAMILY HOME TO REMAIN	

PURPOSE:

MULTI-FAMILY DEVELOPMENT IN CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA, TO BE SUBDIVIDED INTO 4 TOWNHOUSE UNIT & A SINGLE FAMILY HOME. LOT 1 IS FOR THE EXISTING HISTORIC HOME, AND LOT 2 TO 5 AREA FOR NEW TOWNHOUSE. THREE EXTERIOR PARKING WITH A NEW PRIVATE DRIVEWAY AND WALKWAY HAVE BEEN PROVIDED.

SITE BENCHMARK:

ELEVATION FOR THIS SURVEY ARE BASED ON CITY OF SUNNYVALE BENCHMARK #50 HAVING AN ELEVATION OF 139.046' (NAVD88)

DATE OF SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON FIELD SURVEY PERFORMED ON JUNE, 2024.

SURVEY GENERAL NOTES:

- TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS
- BUILDING WALLS WERE LOCATED AT MAIN FINISH LOCATIONS (STUCCO, BRICK OR WOOD, SIDING AS IT EXISTS IN THE FIELD)
- LOCATIONS OF ALL EXISTING ON-SITE FEATURES (WITH THE EXCEPTION OF THE EXISTING BUILDING) SHOULD NOT BE USED AS A REFERENCE WHEN LAYING OUT NEW CONSTRUCTION.
- ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.

UNDERGROUND UTILITY NOTES:

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKING PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THE SURVEY. NO LIABILITY IS ACCEPTED BY DISCREPANCIES OMISSION OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

EASEMENT NOTES:

EASEMENTS SHOWN AREA BASED ON TITLE REPORT ORDER NO. 2210359 PREPARED BY STEWART TILE DATED 1-24-2024.

NOTES:

- ITEM #3 AND #4 OF EXCEPTIONS OF SAID TITLE REPORT (WATER PIPE LINE EASEMENTS PER BOOK 528 PAGE 393 O.R. AND BOOK 521 95 O.R.) WERE PLOTTABLE.
- ITEM # 5 OF EXCEPTIONS OF SAID TITLE REPORT (EASEMENT FOR STREET IMPROVEMENTS PER BOOK 431 PAGE 38 O.R.) DOSE NOT ENCUMBER SUBJECT PARCEL.

SHEET INDEX

TM 1	TITLE SHEET
TM 2.0	MAP SHEET
TM 2.1	MAP SHEET
TM 3.0	SITE PLAN
TM 3.1	PRELIMINARY GRADING & DRAINAGE PLAN
TM 3.2	SITE CROSS SECTIONS
TM 4	PRELIMINARY STORM WATER CONTROL PLAN
TM 5	PRELIMINARY UTILITY PLAN
TM 6	DETAIL SHEET
TM 7	BLUEPRINT FOR A CLEAN BAY

NO.	REVISIONS	DATE	BY

CIVIO CONSULTING
1669 FLANIGAN DRIVE #E
SAN JOSE, CA 95121
EMAIL: OFFICE@CIVIOCONSULTING.COM



DATE:	09/05/25
SCALE:	AS NOTED
DESIGN:	XP
CHECK:	MC
PROJECT #:	2025-010

TENTATIVE MAP
434 CRESCENT AVENUE
TITLE SHEET

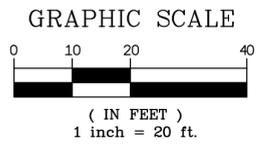
SHEET
TM 1
1 OF 10 SHEETS
PW PROJECT #

TENTATIVE MAP

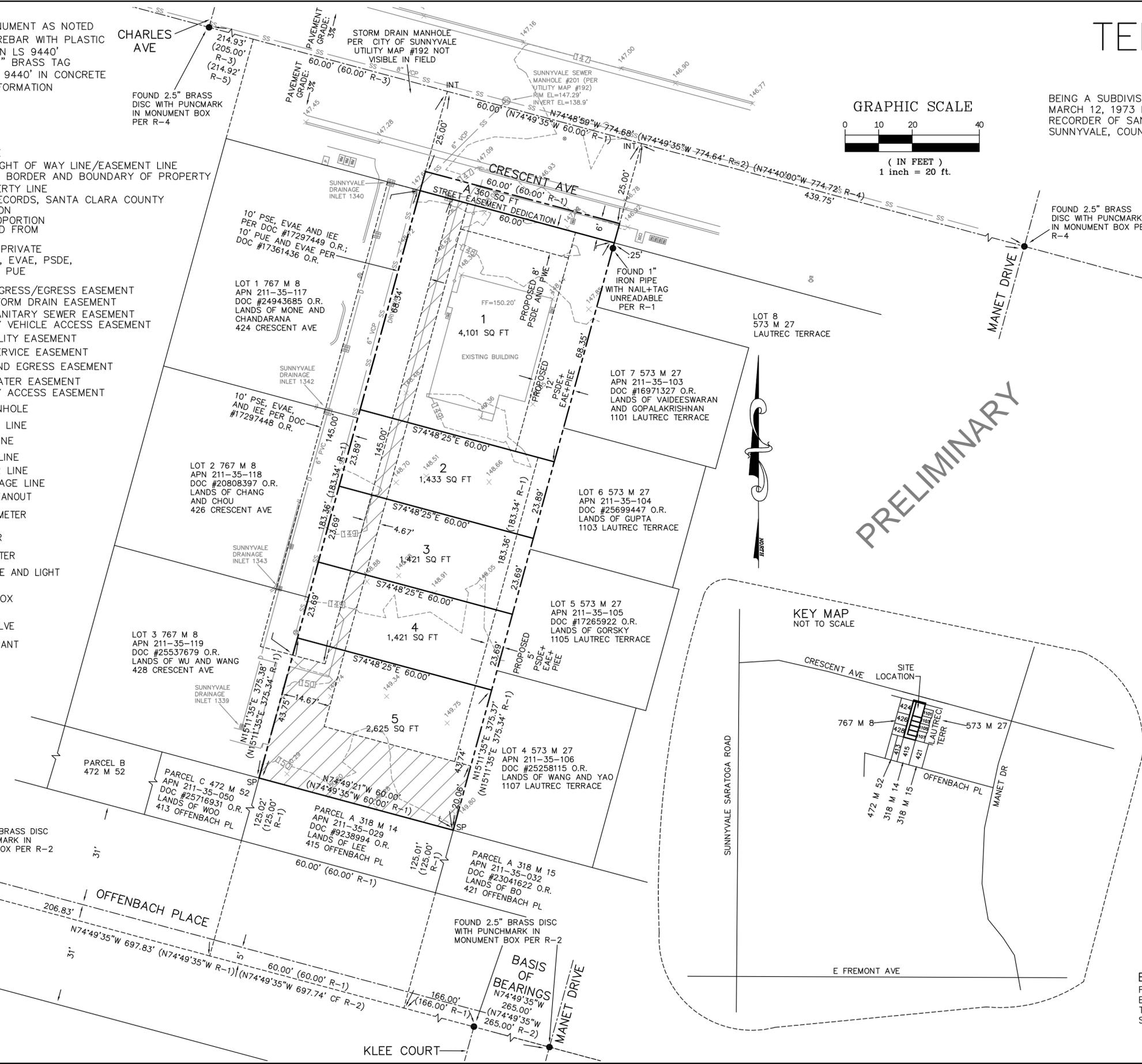
BEING A SUBDIVISION OF PARCEL B AS SHOWN ON THE MAP RECORDED ON MARCH 12, 1973 IN BOOK 318 OF MAPS, PAGE 14 IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, LYING ENTIRELY WITHIN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

SEPTEMBER 2025

Email: koenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com

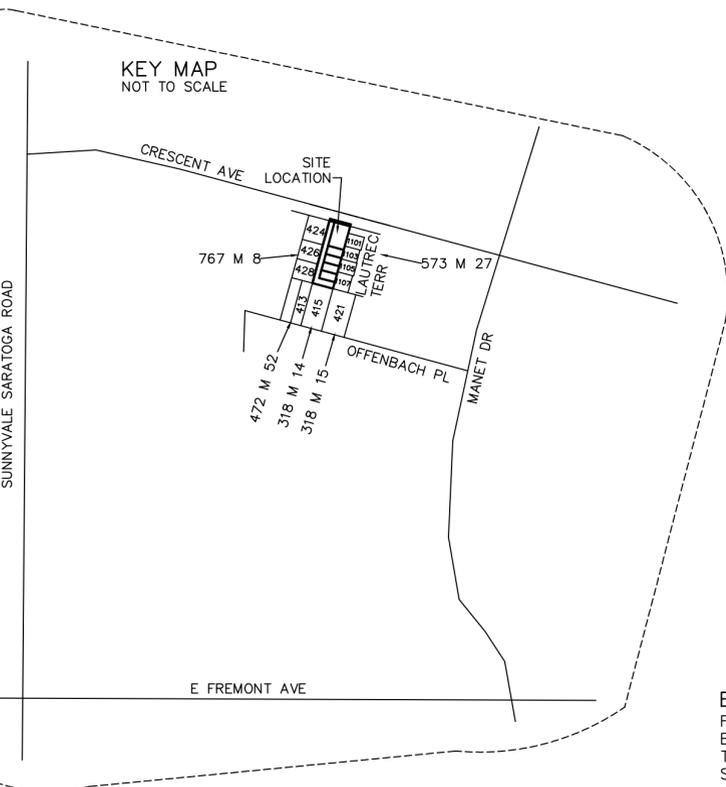


- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR WITH PLASTIC CAP 'WILSON LS 9440'
 - SET NAIL+1" BRASS TAG 'WILSON LS 9440' IN CONCRETE
 - () RECORD INFORMATION
 - R-1 318 M 14
 - R-2 188 M 15
 - R-3 472 M 52
 - R-4 426 M 40
 - R-5 505 M 49
 - CENTERLINE
 - TIE LINE/RIGHT OF WAY LINE/EASEMENT LINE
 - DISTINCTIVE BORDER AND BOUNDARY OF PROPERTY
 - NEW PROPERTY LINE
 - OFFICIAL RECORDS, SANTA CLARA COUNTY INTERSECTION
 - SINGLE PROPORTION CALCULATED FROM
 - O.R. PROPOSED PRIVATE ROAD, PIEE, EVAE, PSDE, PSSE, PWE, PUE
 - INT INTERSECTION
 - SP SINGLE PROPORTION
 - CF CALCULATED FROM
 - PIEE PRIVATE INGRESS/EGRESS EASEMENT
 - PSDE PRIVATE STORM DRAIN EASEMENT
 - PSSE PRIVATE SANITARY SEWER EASEMENT
 - EVAE EMERGENCY VEHICLE ACCESS EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - PSE PRIVATE SERVICE EASEMENT
 - IEE INGRESS AND EGRESS EASEMENT
 - PWE PRIVATE WATER EASEMENT
 - EAE EMERGENCY ACCESS EASEMENT
 - SS SEWER MANHOLE
 - W UG WATER LINE
 - G UG GAS LINE
 - E UG ELEC LINE
 - SS UG SEWER LINE
 - D UG DRAINAGE LINE
 - ⊙ SEWER CLEANOUT
 - EM ELECTRIC METER
 - GM GAS METER
 - WM WATER METER
 - ☒ LIGHT POLE AND LIGHT
 - P PHONE BOX
 - ⊗ WATER VALVE
 - ⊕ FIRE HYDRANT



PRELIMINARY

KEY MAP
NOT TO SCALE



- NOTES**
1. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 2. THE AREA WITHIN THE DISTINCTIVE BORDER LINE IS 11,362 SQ FT (.26 ACRES).
 3. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.
 4. THERE ARE 5 LOTS WITHIN THE SUBDIVISION. THE AVERAGE LOT SIZE IS 1,894 SQ FT. THE SIZE OF THE SMALLEST LOT (OTHER THAN THE RIGHT OF WAY DEDICATION) IS 1,421 SQ FT.
 5. THE BOUNDARY DETERMINATION SHOWN ON THIS MAP REPRESENTS MY PROFESSIONAL OPINION. A THOROUGH SEARCH WAS MADE FOR ALL PERTINENT FIELD AND RECORD EVIDENCE INCLUDING LINES OF POSSESSION AND ALL EVIDENCE NECESSARY TO THE RETRACEMENT OF THE MEASURED BOUNDARY LINES SHOWN ON THIS MAP HAS BEEN INCLUDED AND IN MY OPINION IS SUFFICIENT TO ENABLE FUTURE SURVEYORS TO UNDERSTAND THE METHODS USED.
 6. ELEVATIONS FOR THIS SURVEY ARE BASED ON CITY OF SUNNYVALE BENCHMARK #50, A BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE NORTHWEST CURB RETURN, INTERSECTION OF REMINGTON DRIVE AND SUNNYVALE-SARATOGA ROAD, HAVING AN ELEVATION OF 139.046' (NAVD88)
 7. EXISTING USE: RESIDENTIAL; PROPOSED USE: RESIDENTIAL; ZONING: R3
 8. UNDERGROUND SEWER AND STORM PIPELINE DATA PROVIDED BY CITY OF SUNNYVALE PER UTILITY MAP #192 DATED JANUARY 15, 2020.
 9. EASEMENTS SHOWN ARE BASED ON TITLE REPORT ORDER NO. 2210359 PREPARED BY STEWART TITLE DATED 1-24-2024.

ITEMS #3 AND #4 OF EXCEPTIONS OF SAID TITLE REPORT (WATER PIPE LINE EASEMENTS PER BOOK 528 PAGE 393 O.R. AND BOOK 621 PAGE 95 O.R.) WERE NOT PLOTTABLE.

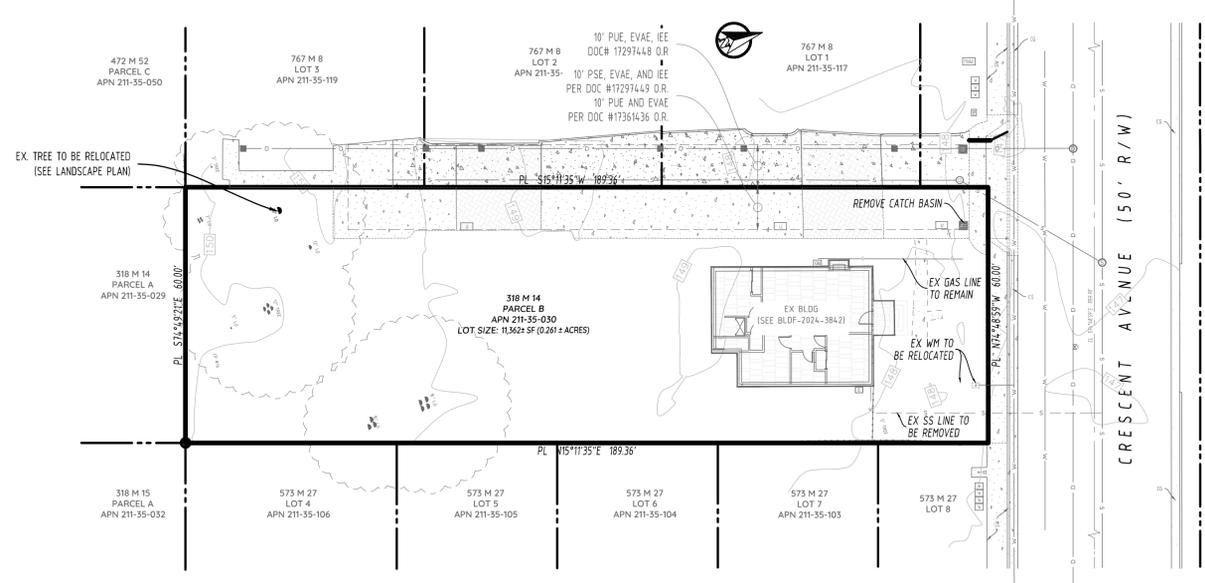
ITEM #5 OF EXCEPTIONS OF SAID TITLE REPORT (EASEMENT FOR STREET IMPROVEMENTS PER BOOK 431 PAGE 38 O.R.) DOES NOT ENCUMBER SUBJECT PARCEL.

10. OWNER'S NAME AND ADDRESS:

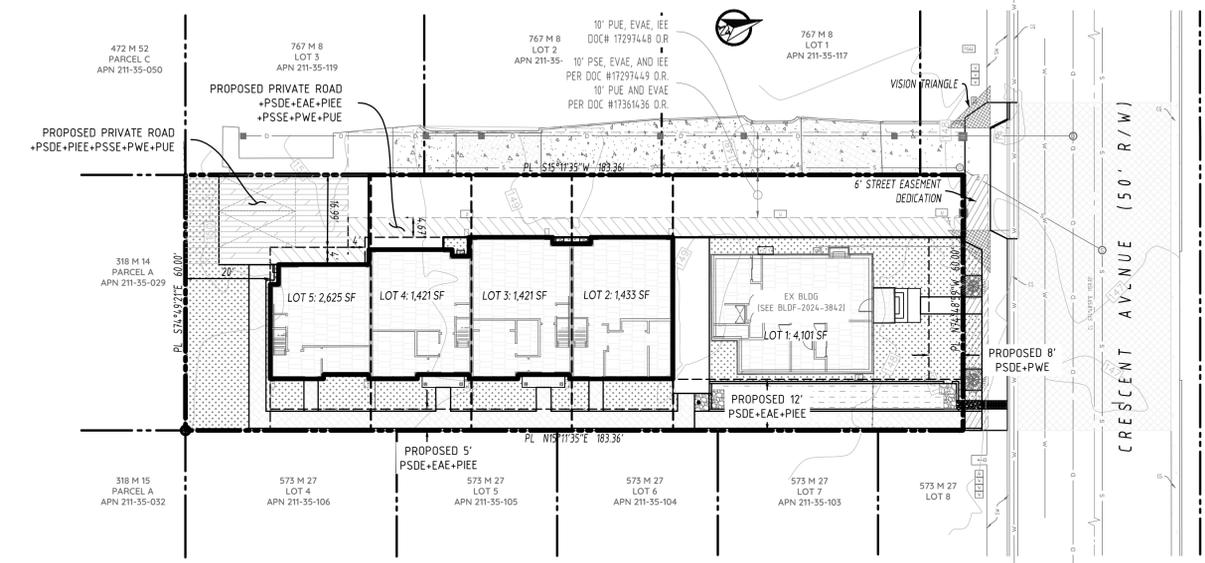
CRESCENT ETERNAL LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
PO BOX 3910
LOS ALTOS CA 94024

BASIS OF BEARINGS
FOR THIS SURVEY IS NORTH 74°49'35" WEST BEING THE BEARING BETWEEN THE TWO FOUND MONUMENTS ON OFFENBACH PLACE AT THE INTERSECTIONS OF KLEE COURT AND MANET DRIVE AS SHOWN ON THIS MAP, PER 188 M 15.

JOB NUMBER: R-097
DRAWN BY: KTW



EXISTING



PROPOSED

CITY ABANDONMENT NOTES:

POTABLE AND RECYCLED WATER:

- CITY VALVES: CONTRACTOR SHALL NOT OPEN, CLOSE, OR IN ANY WAY ADJUST ANY CITY VALVES INCLUDING BUT NOT LIMITED TO VALVES ON MAINS, LATERALS, AND WATER METERS. VALVE OPERATION SHALL ONLY BE PERFORMED BY CITY CREWS.
- BACKFLOW PREVENTERS (BFPS): CONTRACTOR SHALL NOT REMOVE OR RELOCATE ANY BFPS WITHOUT FIRST OBTAINING A BACKFLOW INSTALLATION, REMOVAL, AND RELOCATION PERMIT (BACKFLOW PERMIT) FROM THE UTILITY BILLING OFFICE, CITY HALL ANNEX, 450 W. OLIVE AVENUE (408-730-7400). THIS PERMIT WILL PROVIDE REQUIRED STEPS FOR BFP REMOVAL. AFTER REMOVAL OF AN UNDERGROUND BFP, CONTRACTOR SHALL REMOVE THE VAULT AND BACKFILL THE TRENCH.
- WATER METERS (WMS): CONTRACTOR SHALL NOT REMOVE ANY WMS. REMOVAL OF WM SHALL ONLY BE PERFORMED BY CITY CREWS. AFTER WM REMOVAL BY CITY, CONTRACTOR SHALL DISPOSE OF WM BOX/VAULT, BACKFILL TRENCH, AND RESTORE SURFACE PER CITY STANDARDS AND REQUIREMENTS.
- SERVICE INTERRUPTION: PRIOR TO ABANDONMENT, CONTRACTOR SHALL COORDINATE WITH THE DEPT OF PUBLIC WORKS (DPW) INSPECTOR TO SCHEDULE THE WATER SHUTDOWN. THE CONTRACTOR SHALL SUBMIT A DRAFT SERVICE INTERRUPTION NOTIFICATION FOR INSPECTOR REVIEW. AFTER APPROVAL, THE CONTRACTOR SHALL DISTRIBUTE THE NOTIFICATION TO ALL AFFECTED CUSTOMERS WITHIN THE SHUTDOWN AREA AS DEFINED BY THE INSPECTOR.
- LATERAL CONNECTIONS AT MAINS: CONTRACTOR SHALL NOT REMOVE ANY TAPPING SADDLES OR TEES FROM PUBLIC MAINS. THIS TASK WILL ONLY BE DONE BY CITY CREWS. AT THESE LOCATIONS, CONTRACTOR SHALL EXCAVATE ACCESS TRENCH TO THE DIMENSIONS REQUIRED BY THE DPW INSPECTOR AND SHALL INSTALL SHORING FOR ALL SUCH TRENCHES, INCLUDING TRENCHES LESS THAN 5 FEET DEEP. DPW INSPECTOR WILL ARRANGE FOR CITY CREWS TO PERFORM DISCONNECTION AND RESTORATION OF THE MAIN AFTER CITY COMPLETES ITS WORK. CONTRACTOR SHALL REMOVE ANY ABANDONED PIPE WITHIN 3 HORIZONTAL FEET OF THE MAIN AND BACKFILL THE TRENCH.
- FIRE HYDRANTS: AFTER LATERAL ABANDONMENT, REMOVE THE HYDRANT BURY AND ANY OTHER PIPE FEATURES TO MINIMUM 24-INCHES BELOW GRADE. DELIVER HYDRANT BARREL TO THE CITY'S CORP YARD AT 221 COMMERCIAL ST. CONTACT THE DPW INSPECTOR FOR DROP-OFF COORDINATION.
- MAINS AND LATERALS: PIPES MAY BE ABANDONED IN PLACE OR REMOVED. PIPES 4" AND LARGER TO BE ABANDONED IN PLACE SHALL BE FILLED WITH LIGHTWEIGHT CELLULAR CONCRETE (LCC) OF 28-DAY COMPRESSIVE STRENGTH BETWEEN 50 AND 200 PSI. LCC INSTALLER MUST FIRST BE APPROVED BY THE DPW INSPECTOR. SMALLER PIPE MAY BE LEFT IN PLACE EMPTY.

SEWERS:

- LATERAL CONNECTIONS AT MAINS:
 - DISCONNECT LATERAL FROM MAIN. REMOVE EXISTING WYE AND/OR SEGMENT OF EXISTING MAIN AS NEEDED TO MEET THE FOLLOWING REQUIREMENT. NEW PVC MAIN SEGMENT MUST CONNECT TO MINIMUM 2 HORIZONTAL FEET OF BURIED & UNDAMAGED MAIN WHERE NEAREST BURIED JOINTS ARE MINIMUM 2 FEET AWAY FROM THE TRENCH WALL. USE FLASHLIGHT INSIDE THE MAIN TO CHECK DISTANCE TO JOINTS. EXPOSE AND REMOVE ADDITIONAL MAIN AS NEEDED TO MEET THIS REQUIREMENT.
 - INSTALL SEGMENT OF NEW SDR 26 PVC MAIN ON 3/4" CRUSHED ROCK BEDDING. CONNECT NEW PVC TO EXISTING MAIN VIA COUPLINGS WITH STAINLESS STEEL SHEAR BANDS, MISSION FLEX-SEAL ARC OR APPROVED EQUAL FOR NEW LATERAL AT SAME LOCATION. INSTALL PVC WYE WITH SDR 26 PVC STUBS. DO NOT BACKFILL BEFORE INSPECTION AND APPROVAL FROM THE DPW INSPECTOR.
 - REMOVE ABANDONED LATERAL WITHIN 3 HORIZONTAL FEET OF THE ACTIVE SEWER MAIN. REMOVE OR ABANDON IN PLACE ANY REMAINING LATERAL EXTENDING TO THE BACK OF WALK OR PROPERTY LINE, WHICHEVER IS FURTHER. REMOVE ANY PROPERTY LINE CLEANOUT TO MINIMUM 24" BELOW GRADE, AND CAP REMAINING RISER.
- MAINS & LATERALS: PIPES MAY BE ABANDONED IN PLACE OR REMOVED. ALL PIPES TO BE ABANDONED IN PLACE SHALL BE FILLED WITH LIGHTWEIGHT CELLULAR CONCRETE (LCC) OF 28-DAY COMPRESSIVE STRENGTH BETWEEN 50 AND 200 PSI. LCC INSTALLER MUST FIRST BE APPROVED BY THE DPW INSPECTOR.
- ABANDONED PIPE CONNECTIONS AT MANHOLES (MHs): WHERE ABANDONED PIPE CONNECTS TO MHs, ENTER MHs) AND PLUG THE PIPE HOLE WITH CONCRETE. PLUG SHALL BE FINISHED FLUSH WITH MANHOLE WALL, AND ANY ABANDONED CHANNEL SHALL BE FILLED WITH CONCRETE FLUSH WITH THE BENCH, SUCH THAT NO EVIDENCE OF A PREVIOUS CONNECTION REMAINS. REPAIR ANY REMAINING ACTIVE CHANNEL(S) AS DIRECTED BY THE DPW INSPECTOR. PERFORM THE SAME TASK AT ANY PRIVATE MH TO REMAIN AT THE UPSTREAM END OF AN ABANDONED LATERAL.
- MANHOLE ABANDONMENT: BREAK APART EXISTING MH BASE. INSTALL NEW SDR 26 PVC MAIN SEGMENT PER SEWER NOTE 1 ABOVE. HINGED MH FRAMES AND LIDS SHALL BE DELIVERED TO THE CITY'S CORP YARD AT 221 COMMERCIAL ST. REMOVE ALL OTHER MH PARTS TO 4 FEET BELOW GRADE. ABANDON IN PLACE ALL DEEPER MH FEATURES. FOR HARDSCAPE SURFACE, BACKFILL VOID WITH CLASS 2 AB TO 95% COMPACTION. FOR UNPAVED SURFACE, BACKFILL WITH NATIVE SOIL TO 85% COMPACTION.

STORM DRAINS:

- MAINS & LATERALS: FOLLOW SEWER NOTE 2.
- ABANDONED PIPES AT MANHOLES AND CATCH BASINS: FOLLOW SEWER NOTE 3.
- MANHOLE ABANDONMENT: FOLLOW SEWER NOTE 4, THROUGH RESTORE THE MAIN WITH NEW RCP, CLASS III OR HIGHER.

GENERAL:

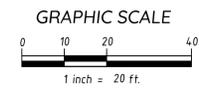
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES.
- CONTACT THE CITY OR OTHER UTILITY OWNERS AS NEEDED FOR REMOVAL, ABANDONMENT, OR RELOCATION OF THEIR FACILITIES.
- UPON DISCOVERY OF ANY UNIDENTIFIED UTILITIES, COORDINATE WITH THE DPW INSPECTOR FOR DIRECTION.
- SEE DEMOLITION PLANS FOR REMOVAL OF ON-SITE IMPROVEMENTS.
- ABANDONMENT OF ALL PIPES AND FEATURES SHALL BE SHOWN IN THE CONTRACTOR'S DETAILED REDLINES. THESE REDLINES SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR THE PREPARATION OF ACCURATE RECORD DRAWINGS.

LEGEND

	EXISTING TO REMAIN	TO BE REMOVED	PROPOSED
ASPHALT CONCRETE	[Pattern]	[Pattern]	[Pattern]
PORTLAND CEMENT CONCRETE	[Pattern]	[Pattern]	[Pattern]
PERVIOUS PAVER	[Pattern]	[Pattern]	[Pattern]
BUILDING	[Pattern]	[Pattern]	[Pattern]
LANDSCAPE AREA	[Pattern]	[Pattern]	[Pattern]
BIORETENTION	[Pattern]	[Pattern]	[Pattern]
PROPERTY LINE	[Line Style]	[Line Style]	[Line Style]
LOT LINE	[Line Style]	[Line Style]	[Line Style]
STREET EASEMENT DEDICATION (360 SF)	[Pattern]	[Pattern]	[Pattern]
TYPE II SLURRY SEAL	[Pattern]	[Pattern]	[Pattern]

PROPOSED LOTS INFORMATION

ITEM	LOT NUMBER	AREA
1	LOT 1	4,101.3 SF
2	LOT 2	1,433.1 SF
3	LOT 3	1,421.3 SF
4	LOT 4	1,421.3 SF
5	LOT 5	2,624.7 SF
6	DEDICATION	360 SF



NO.	DATE	BY	REVISIONS

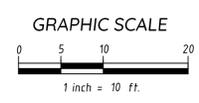
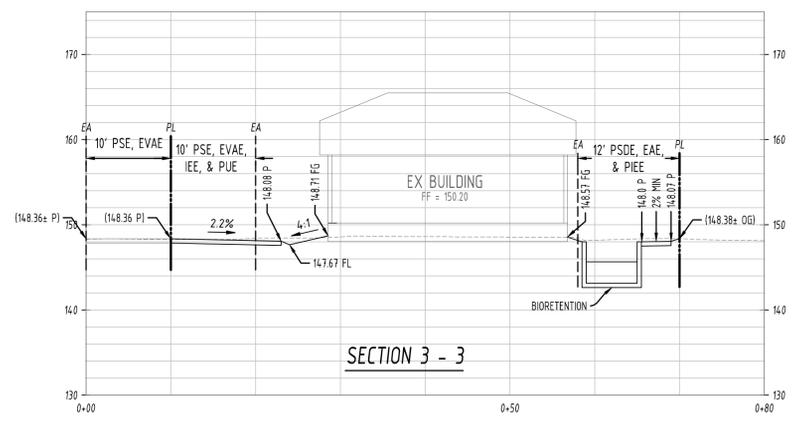
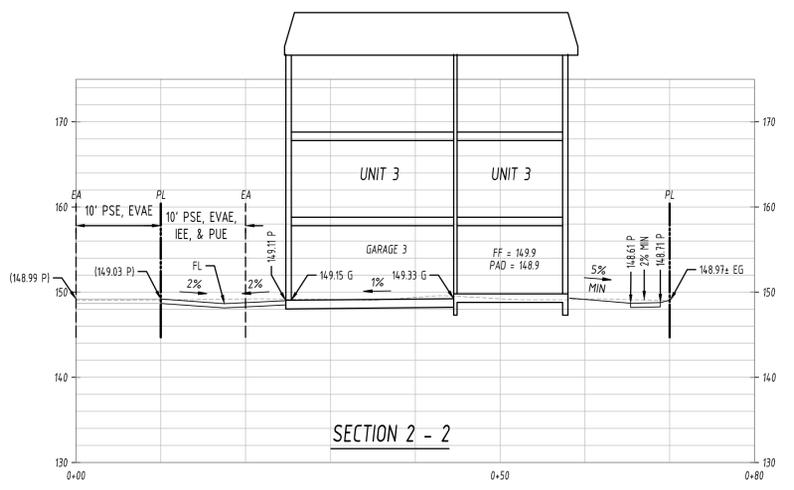
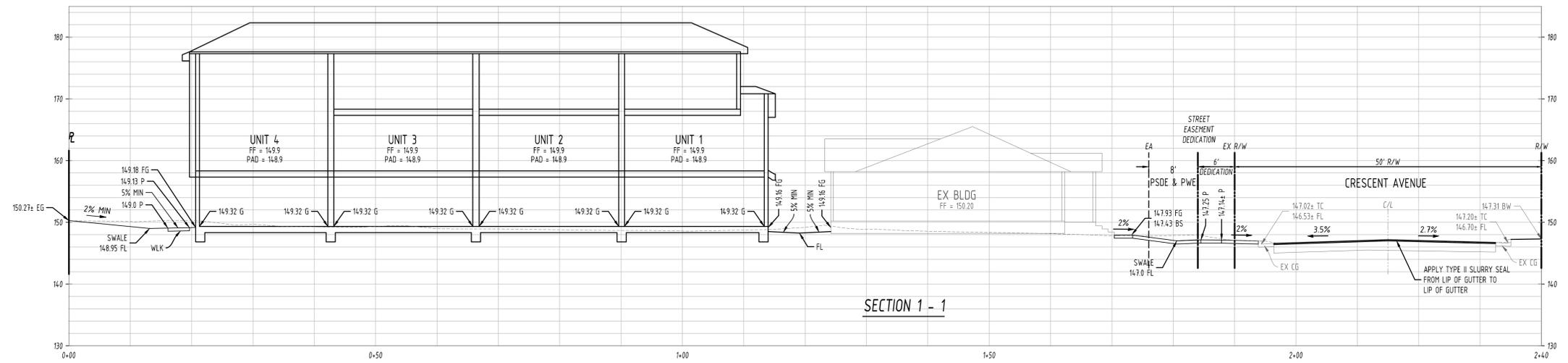
CIVIO CONSULTING
1669 FLANIGAN DRIVE #E
SAN JOSE, CA 95121
EMAIL: OFFICE@CIVIOCONSULTING.COM



DATE:	09/05/25
SCALE:	AS NOTED
DESIGN:	XP
CHECK:	MC
PROJECT #:	2025-010

TENTATIVE MAP
434 CRESCENT AVENUE
SITE PLAN
SUNNYVALE CALIFORNIA

SHEET
TM 3.0
4 OF 10 SHEETS
PW PROJECT #



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TENTATIVE MAP
434 CRESCENT AVENUE
BUILDING CROSS SECTIONS
SUNNYVALE CALIFORNIA

SHEET
TM 3.2
6 OF 10 SHEETS
PW PROJECT #

- LEGEND**
-  EXISTING ASPHALT CONCRETE
 -  EXISTING BUILDING
 -  EXISTING CONCRETE
 -  EXISTING PERVIOUS PAVER
 -  PROPOSED CONCRETE
 -  BIO-RETENTION
 -  TRIBUTARY AREA
 -  FLOW DIRECTION
 -  OVERLAND RELEASE

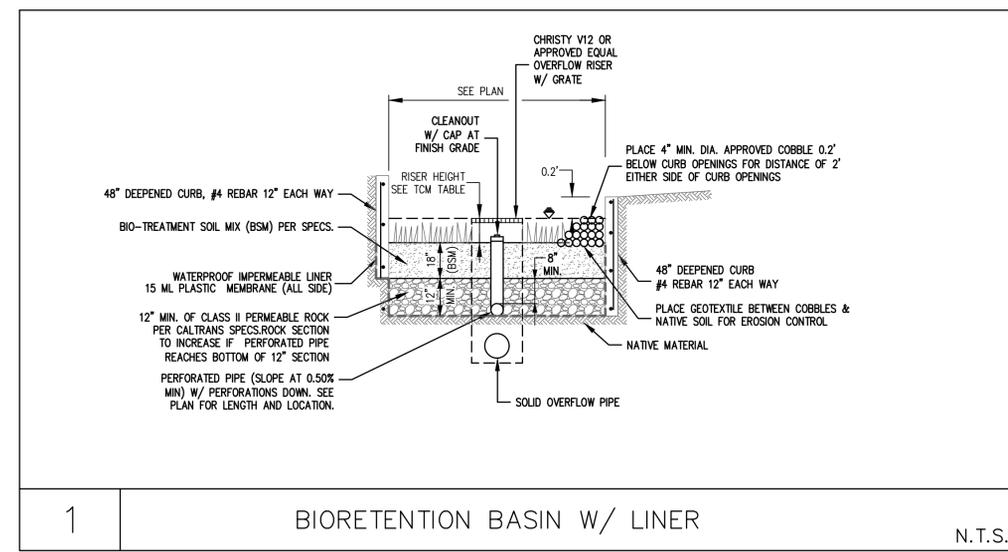
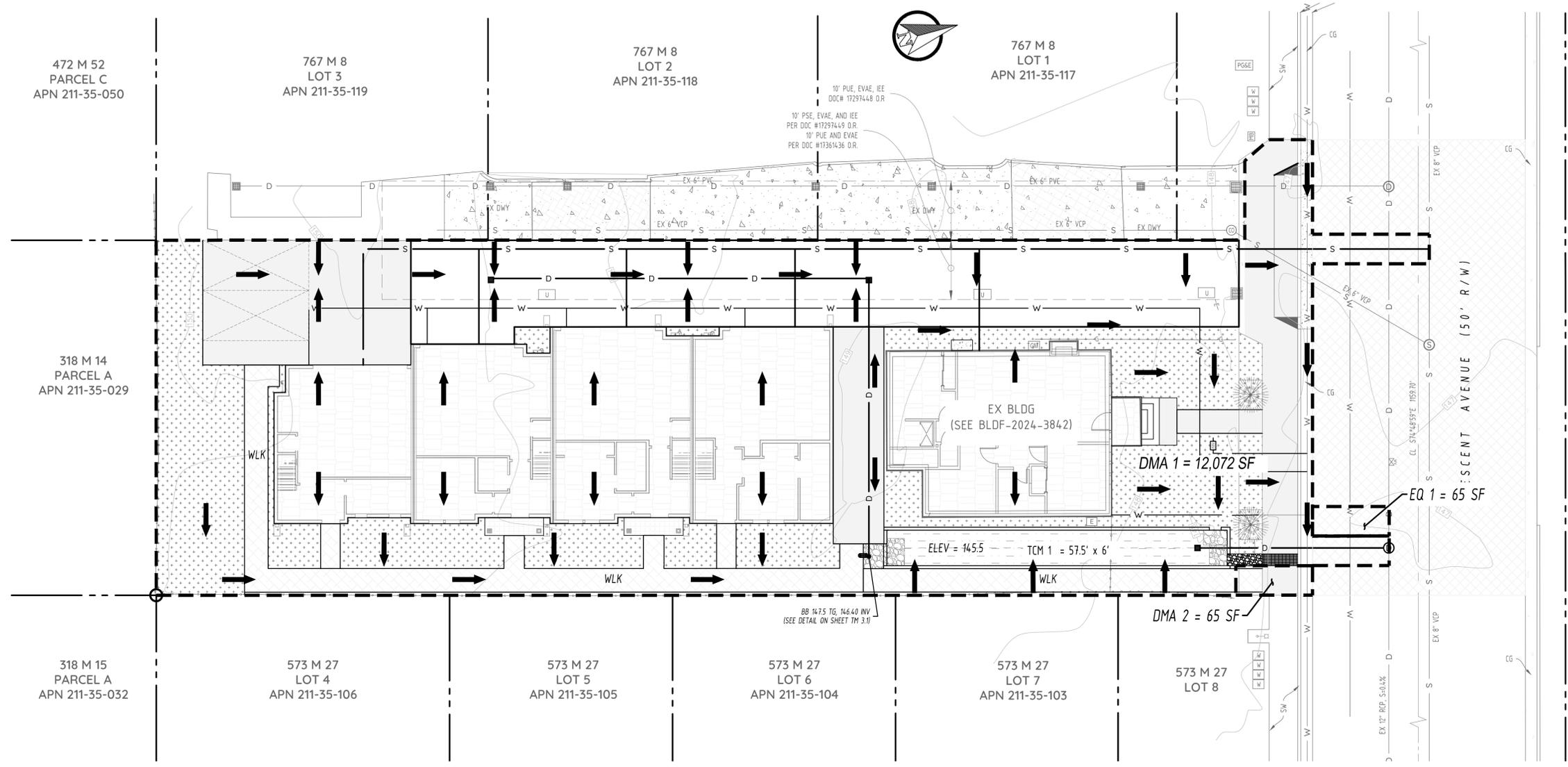
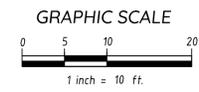


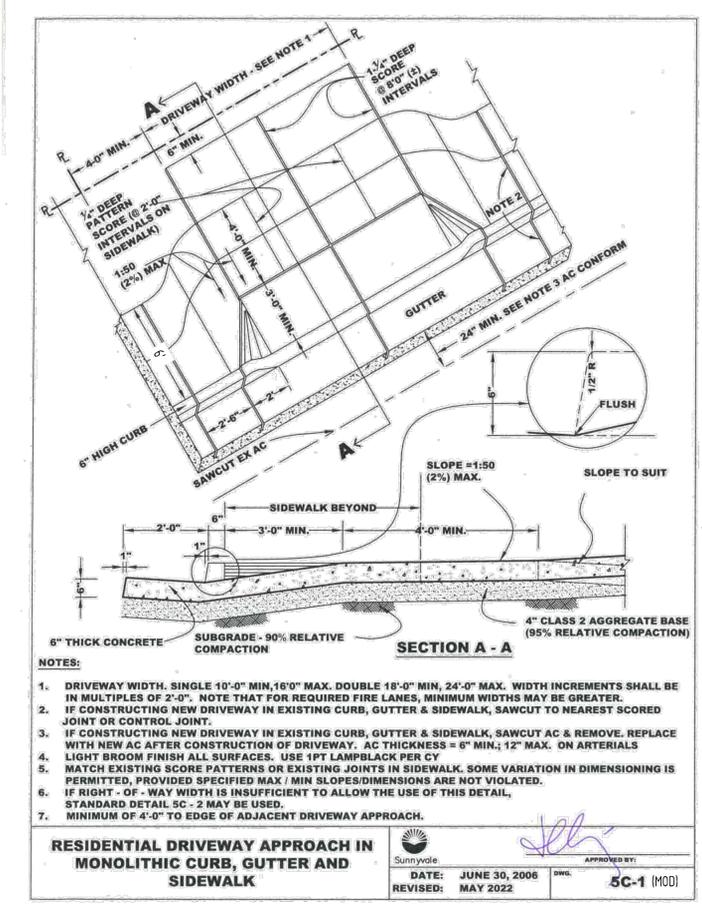
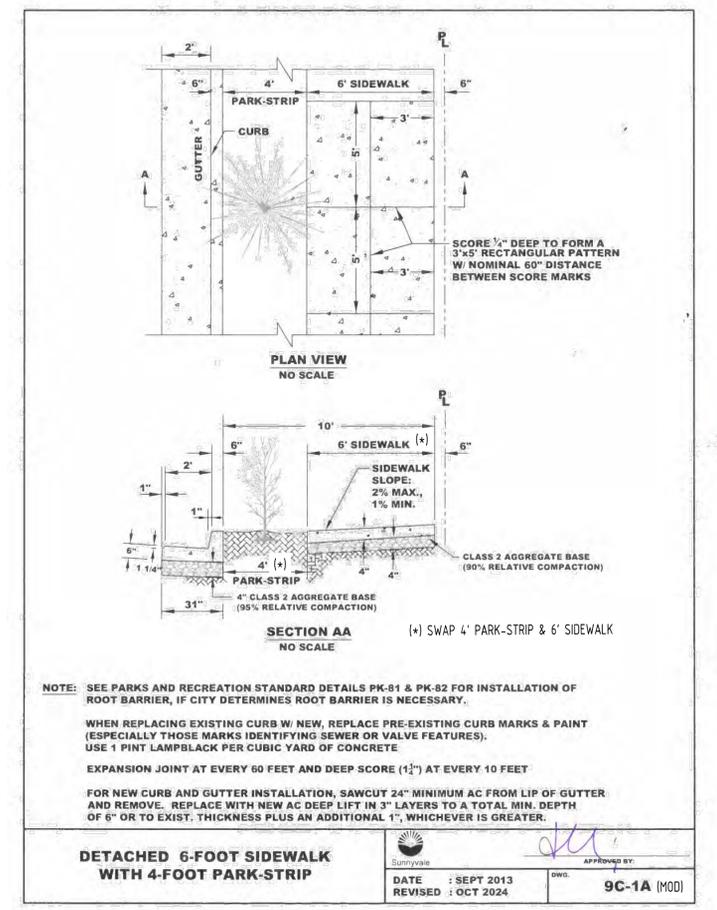
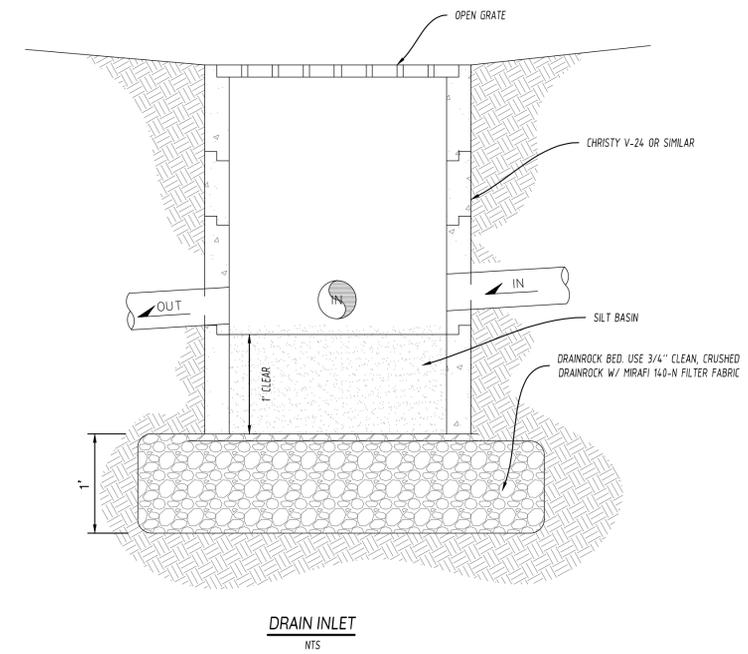
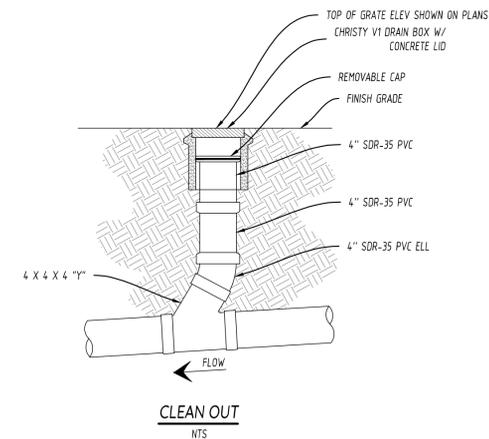
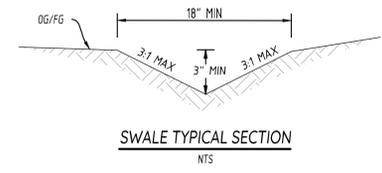
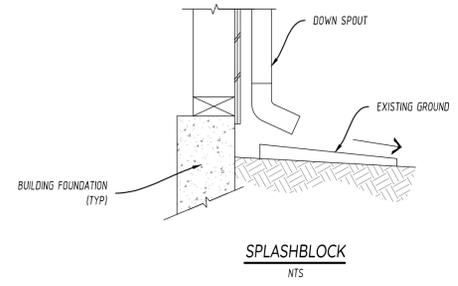
Table 2 - Drainage Management Areas (DMAs) & Receiving Landscape Based Management Measures

DMA #	TCM #	Location ¹	Treatment Type ²	Drainage Area (s.f.)	Impervious Area ³ (s.f.)	Landscape /Pervious Area (s.f.)	Factored Impervious Area (s.f.)	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Proposed Sizing Ratio	Dimensions (L x W x Depth minimum)	Comments
1	1	Onsite	Bioretention lined w/ underdrain	12,073	8,135	3,940	8,529	(d) = 0.04 * (c)				
2	1	Offsite	Untreated	65	65	0						
EQ1	1	Offsite	Bioretention lined w/ underdrain	65	65	0	65					Equivalent area treated in lieu of DMA 2
TOTAL				12,138	8,200	3,940	8,594	344	345	4.0%	57.5' x 6' x 0.5'	Bioretention provided

Footnotes:
Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)



DATE	SCALE	DESIGN	CHECK	PROJECT #	TENTATIVE MAP 434 CRESCENT AVENUE PRELIMINARY STORMWATER CONTROL PLAN		
09/05/25	AS NOTED	XP	NC	2025-010			
CIVIO CONSULTING 1669 FLANIGAN DRIVE #E SAN JOSE, CA 95121 EMAIL: OFFICE@CIVIOCONSULTING.COM					REGISTERED PROFESSIONAL ENGINEER R.C.E. 81805  CIVIL STATE OF CALIFORNIA	CALIFORNIA	
SHEET TM 4 7 OF 10 SHEETS PW PROJECT #					SUNNYVALE	REVISIONS BY: DATE	



Curb Inlet System:

Curb Inlet Casting Curb Inlet E-Frame Curb Inlet Waste Basket (Optional)

Section A: Grate Design (Select One)

Divisadero HP Interloken Oblio Rain HP Regular Joe HP Regular Joe

Section B: End Condition (Select One)

No End Condition This End (Standard)

Second Curb Inlet "Book End" (Optional)

Waste Basket (Optional)

Section C: Overall Length _____ Feet _____ Inches

24" Curb Inlet System - Worksheet

Material: Mild Steel/Ductile Iron Weight: N/A lbs. Free Drain Area: N/A in²/sq. or N/A % By: MS Checked: MS Date: 4-3-24
Finish: Raw Edge: Variable Flow Rate: N/A GPM, or N/A CuFt./sec. Registration: Pending Scale: NTS
Product ID: N/A Drawing Name: 01_24" CurbInlet_System_Default
Telephone: 206.276.0925
www.ironagegrates.com

THRU-CURB DRAIN DETAILS
NTS

NO.	DATE	BY	REVISIONS

CIVIO CONSULTING
1669 FLANIGAN DRIVE #E
SAN JOSE, CA 95121
EMAIL: OFFICE@CIVIOCONSULTING.COM



DATE:	09/05/25
SCALE:	AS NOTED
DESIGN:	XP
CHECK:	NC
PROJECT #:	2025-010

TENTATIVE MAP
434 CRESCENT AVENUE
DETAIL SHEET

CALIFORNIA
SUNNYVALE

SHEET
TM 6
9 OF 10 SHEETS
PW PROJECT #

Blueprint for a Clean Bay

Best Management Practices for the Construction Industry



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

Preventing Pollution: It's Up to Us

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

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

Santa Clara Valley Urban Runoff Pollution Prevention Program

Spill Response Agencies:

In the City of Sunnyvale, DIAL 9-1-1.
State Office of Emergency Service Warning Center (24 hours)
..... 1-800-852-7550
Santa Clara County Environmental Health Services
..... (408) 299-6930

Small Business Hazardous Waste Disposal Program

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

Local Pollution Control Agencies:

County of Santa Clara Pollution Prevention Program (408) 441-1195
County of Santa Clara Integrated Waste Management Program (408) 441-1198
Santa Clara County Hazardous Waste Program (408) 299-7300
For information on the disposal of hazardous waste
County of Santa Clara District Attorney Environmental Crimes Hotline (408) 299-TIPS
Santa Clara Valley Water District (408) 265-2600
Santa Clara Valley Water District Pollution Hotline 1-888-510-5151

Santa Clara County Recycling Hotline 1-800-533-8414
Regional Water Quality Control Board Serving San Francisco Bay Region (510) 622-2300
Sunnyvale Water Pollution Control Plant (408) 730-7270
Sunnyvale Recycling Program (408) 730-7262
Or visit www.ci.sunnyvale.ca.us/recycle
SMaRT Station® (GreenTeam/Zanker of Sunnyvale) Recycling Drop-Off Center, Garbage Disposal (408) 752-8530

Painting and Application of Solvents and Adhesives

Who should use this information?

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Doing the Job Right

Handling Paint Products

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

Paint Removal

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

Painting Cleanup

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

Recycle/Reuse Leftover Paints Whenever Possible

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

General Construction and Site Supervision

Who should use this information?

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

Doing the Job Right

General Principles

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

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

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

Materials/Waste Handling

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

Storm Drain Pollution from Construction Activities

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

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

Who should use this information?

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

Doing the Job Right

General Business Practices

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

Practices During Construction

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

Permits

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

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

Landscaping, Gardening, and Pool Maintenance

Who should use this information?

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

Doing the Job Right

General Business Practices

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

Landscaping/Garden Maintenance

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

Pool/Fountain/Spa Maintenance

Draining pools or spas

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

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Who should use this information?

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

Doing the Job Right

General Business Practices

- Protect stockpiles (e.g. asphalt, sand, or soil) and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
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Earth-Moving and Dewatering Activities

Who should use this information?

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

Storm Drain Pollution from Earth-Moving Activities

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

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

Doing the Job Right

General Business Practices

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

Practices During Construction

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

Check for Sediment Levels

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

Detecting Contaminated Soil or Groundwater

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

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

If any of these are found follow the procedures below.

Storm Drain Pollution from Fresh Concrete And Mortar Applications

Who should use this information?

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

Doing the Job Right

General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines into dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a local recycling facility. Call the Sunnyvale Recycling Program at (408) 730-7262 for information.
- Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Roadwork and Paving

Who should use this information?

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

Storm Drain Pollution from Roadwork

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

Doing the Job Right

General Business Practices

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

During Construction

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

Asphalt/Concrete Removal

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

Heavy Equipment Operation

Who should use this information?

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

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Contain the area with berms, sand bags, or other barriers.
- Maintain all vehicles and heavy equipment. Inspect frequently for repair needs.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers. Recycle them wherever possible, otherwise, dispose of them as hazardous wastes.
- Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.
- Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.

Spill Cleanup

- Clean up spills immediately when they happen.
- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. In Sunnyvale, dial 9-1-1 if hazardous materials might enter the storm drain.
- If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services 1-800-852-7550.

Storm Drain Pollution from Heavy Equipment on Construction Sites

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

Heavy Equipment Operation

Who should use this information?

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

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Contain the area with berms, sand bags, or other barriers.
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- If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services 1-800-852-7550.

Painting and Application of Solvents and Adhesives

Who should use this information?

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

Doing the Job Right

Handling Paint Products

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

Paint Removal

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

Painting Cleanup

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

Recycle/Reuse Leftover Paints Whenever Possible

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

Landscaping, Gardening, and Pool Maintenance

Who should use this information?

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

Doing the Job Right

General Business Practices

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

Landscaping/Garden Maintenance

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

Pool/Fountain/Spa Maintenance

Draining pools or spas

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

General Construction and Site Supervision

Who should use this information?

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

Doing the Job Right

General Principles

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

Advance Planning To Prevent Pollution

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

Storm Drain Pollution from Roadwork

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

Doing the Job Right

General Business Practices

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

During Construction

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

Asphalt/Concrete Removal

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Heavy Equipment Operation

Who should use this information?

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

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

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- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. In Sunnyvale, dial 9-1-1 if hazardous materials might enter the storm drain.
- If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services 1-800-852-7550.

NO.	DATE	BY	REVISIONS

CIVIO CONSULTING
1669 FLANIGAN DRIVE #E
SAN JOSE, CA 95121
EMAIL: OFFICE@CIVIOCONSULTING.COM



DATE:	09/05/25
SCALE:	AS NOTED
DESIGN:	XP
CHECK:	MC
PROJECT #:	2025-010

TENTATIVE MAP
434 CRESCENT AVENUE
BLUE PRINT FOR A CLEAN BAY
SUNNYVALE CALIFORNIA

SHEET
TM 7
10 OF 10 SHEETS
PW PROJECT #

W. Jeffrey Heid
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca, 95020
tel 408 691-5207
email wjheidasia@gmail.com

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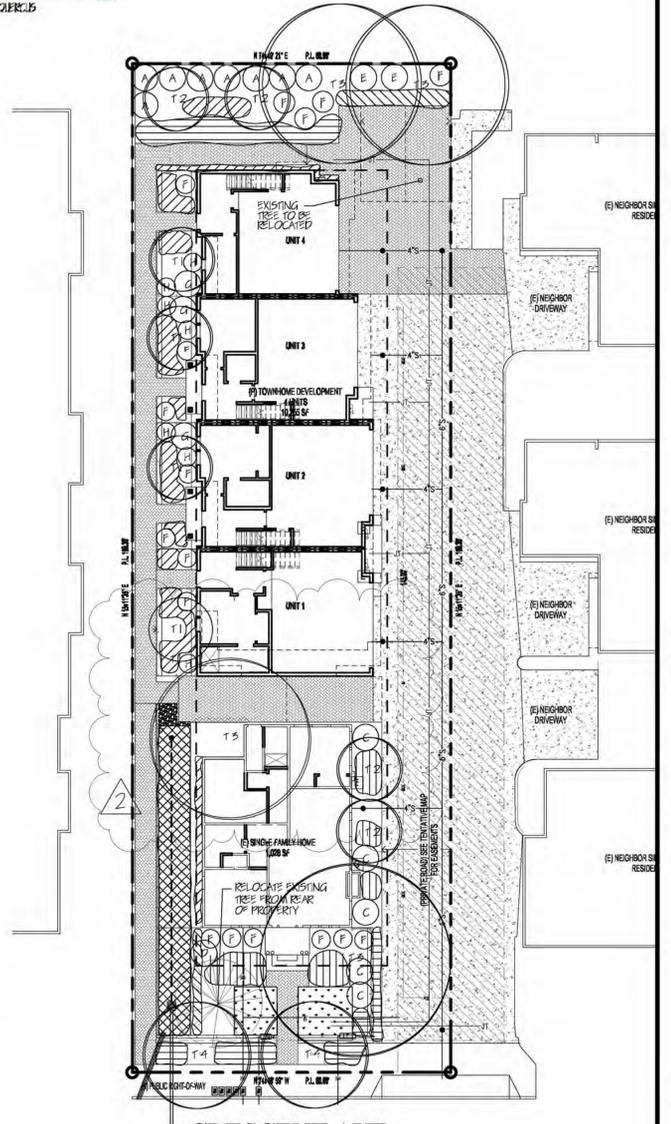
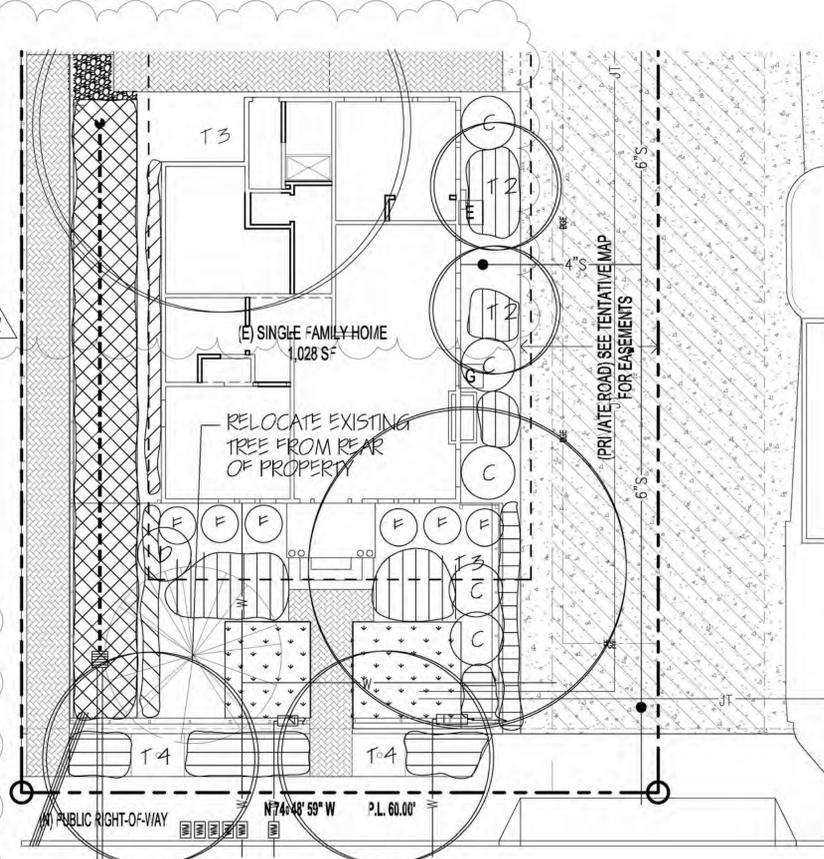
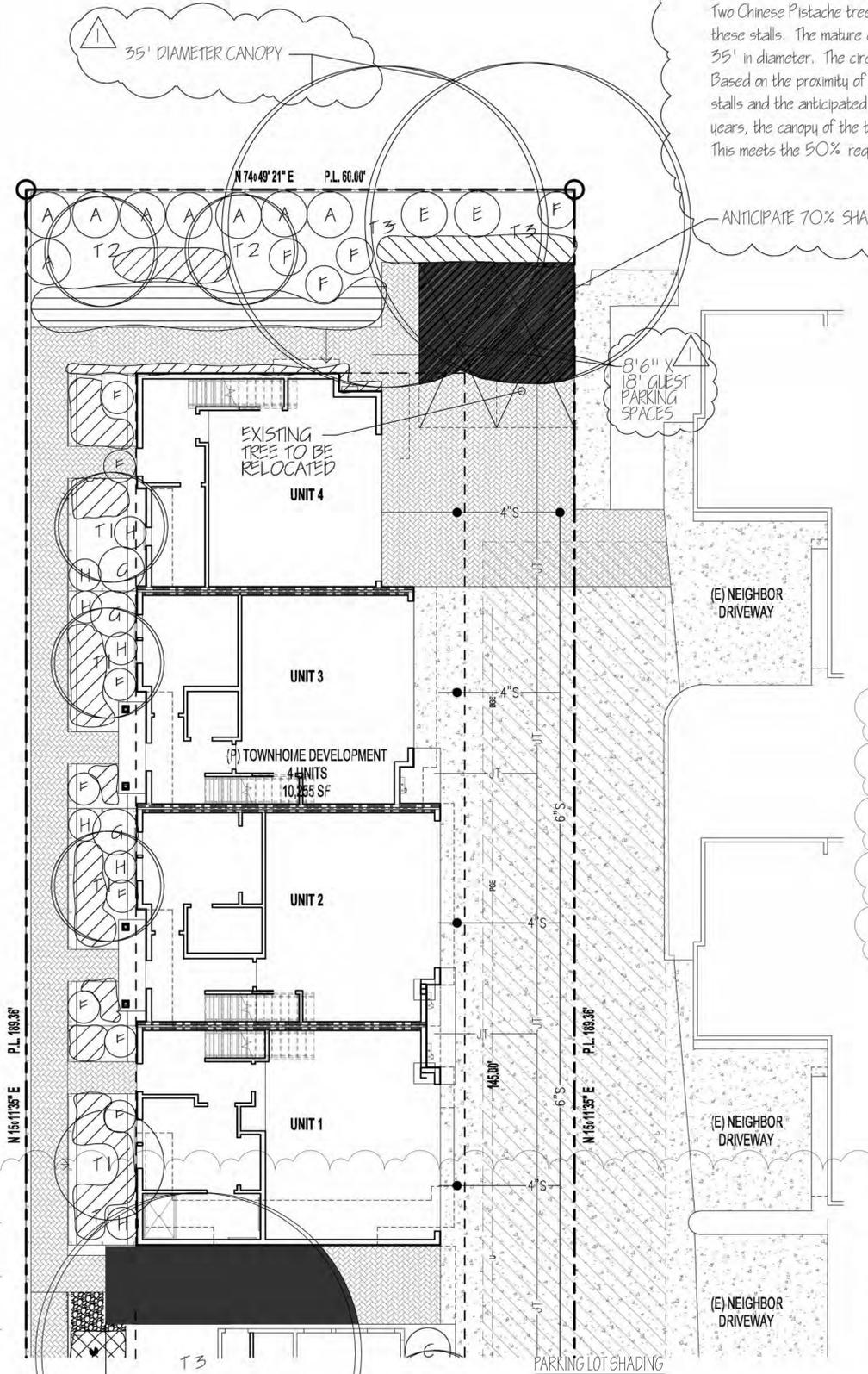
REVISED 10/30/24
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REVISED 2/19/25
REVISED 4/23/25
REVISED 6/5/25
REVISED 9/4/25
REVISED 9/24/25
REVISED 12/25/25



PLANT LEGEND AND NOTES

Symbol	Species	Size	Water
[Dotted pattern]	Sod lawn 100% dwarf Fescue		
[Diagonal lines /]	Lamandra Black Preeze @ 18" oc	1 gallon low	
[Diagonal lines \]	Dianella Little Rev @ 18" oc	1 gallon low	
[Horizontal lines]	Tuboxia violacea @ 24" oc	1 gallon low	
[Vertical lines]	Gazania mtswana yellow @ 24" oc	1 gallon low	
[Cross-hatch]	Juncus patens/ Rush @ 24" oc	1 gallon low	
[A]	Pittosporum tenuifolium	5 gallon low	
[B]	Chondropetalum tectarum/ Cape Rush	5 gallon low	
[C]	Abelia grandiflora	5 gallon low	
[D]	Salvia Santa Barbara/ Sage	5 gallon low	
[E]	Loropetalum Purple Delight	5 gallon low	
[F]	Westringia Little Gray	5 gallon low	
[G]	Camellia japonica red	5 gallon med	
[H]	Nandina Harbor Dwarf	5 gallon low	
[I]	Cotinus Golden Spirit/ Smoke Tree	5 gallon low	
[T1]	Acer palmatum Bloodgood/ Japanese Maple	24" box med	
[T2]	Laurostroemia Tuscovora sid./ Grape Myrtle	24" box low	
[T3]	Pistachia chinensis Keith Davy/ Chinese Pistache (Mature size at 15 years 75' high x 35' wide)	48" box low	
[T4]	Quercus shumard/ Shumard Oak Street Tree	24" box low	

- 1) Thoroughly prepare soil prior to planting. Break up horizon and till prior to adding amendments.
- 2) Incorporate 4 cu of compost per 1000 sq. ft. into native soil.
- 3) Verify placement of all plant material prior to planting.
- 4) Spread 3" of wood chip (Prochp Brown Tone, or equal) mulch after planting. Verify color with Owner. Mulch to be placed around all new and existing planting as well as in side yard areas when no planting is proposed.
- 5) I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape design.



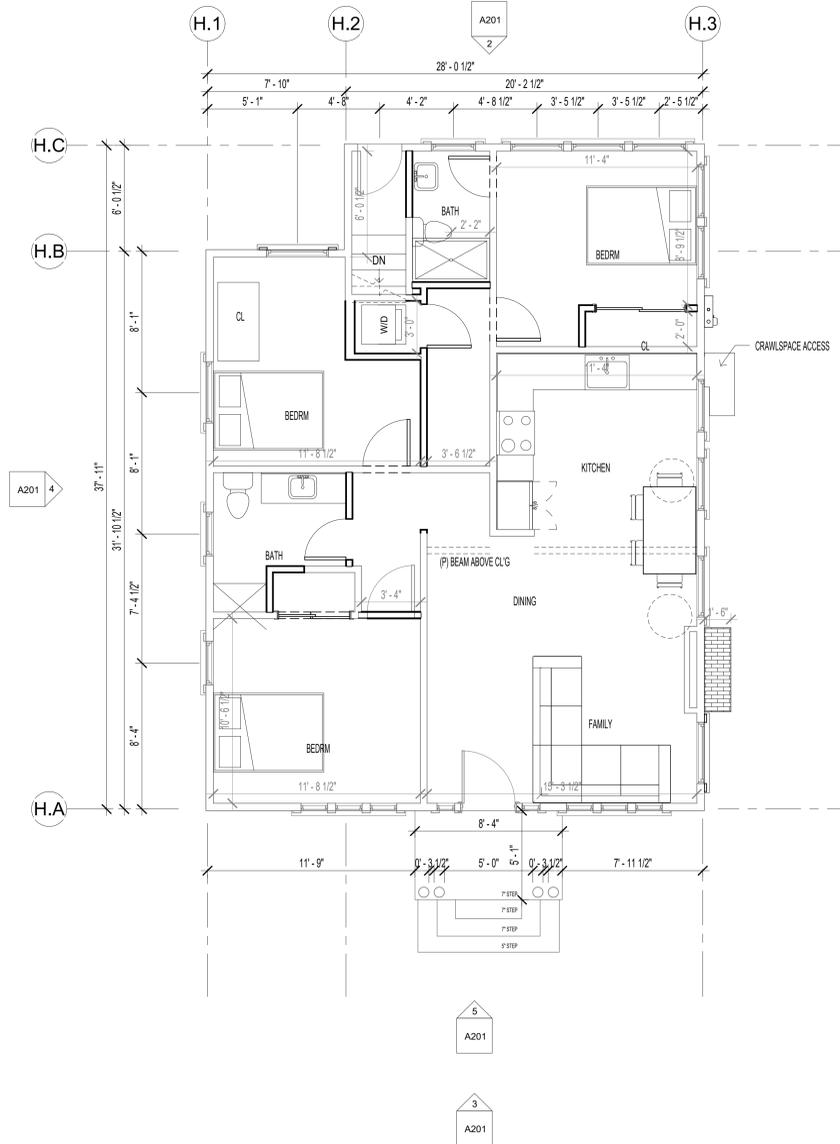
RESIDENTIAL DEVELOPMENT
for:
434 CRESCENT AVENUE
SUNNYVALE, CA. 94087

MASTER PLANTING

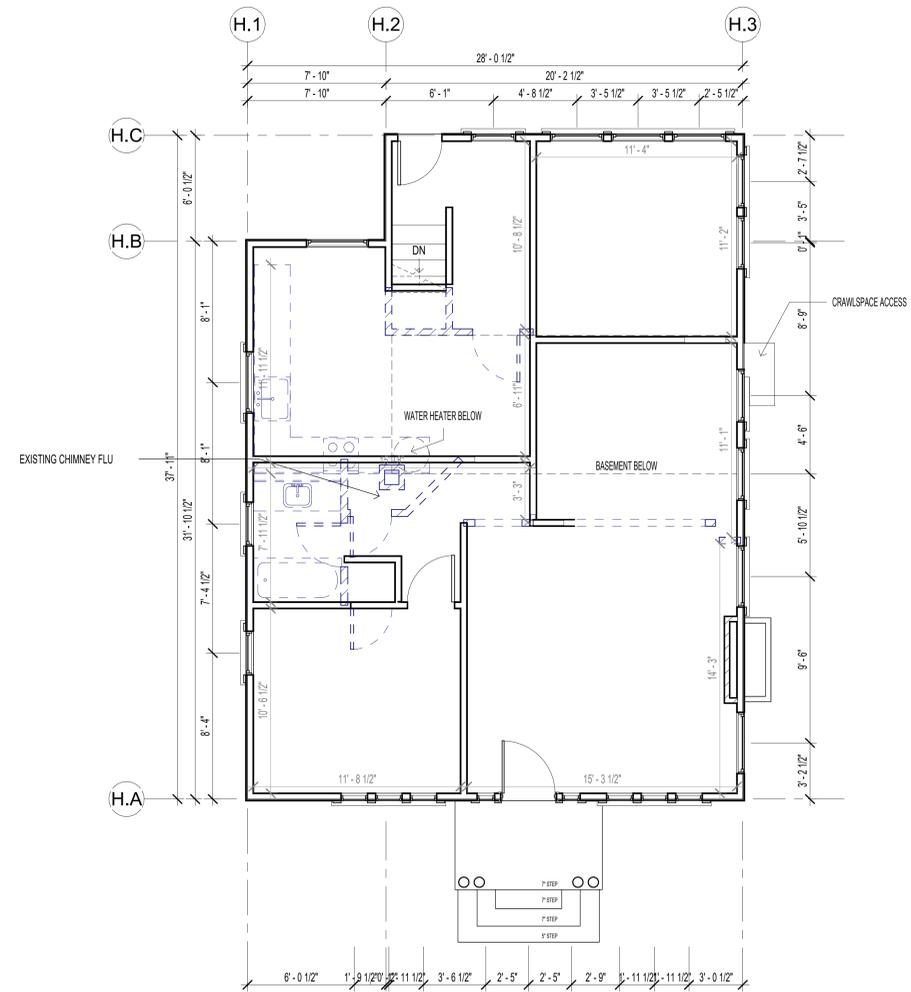
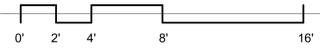
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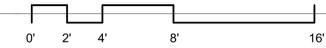
NO EXTERIOR WORK TO BE PROPOSED
INTERIOR REMODEL - SEPARATE BUILDING PERMIT BLDG-2024-3842



② Historical Residence, Floor Plan, Proposed
1/4" = 1'-0"



① Historical Residence, Floor Plan, Existing
1/4" = 1'-0"



GORDON K WONG ARCHITECT
710 E MCCLAIN LANE SUITE 109
CAMPBELL, CA 95008 (408) 362-2228
GORDONWONGARCHITECTS.COM



Architectural, Plan, Historical Residence, Existing & Proposed

Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

Revision Schedule		
Number	Description	Date

Architectural,
Plan, Historical
Residence,
Existing &
Proposed

A100

SCALE AS INDICATED
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GORDON K WONG ARCHITECT
710 E MCCLAIN LANE SUITE 109
CAMPBELL, CA 95008 (408) 382-2228
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RESIDENTIAL/COMMERCIAL
ARCHITECTS



Architectural, Plan, Townhomes, 1st & 2nd Floors

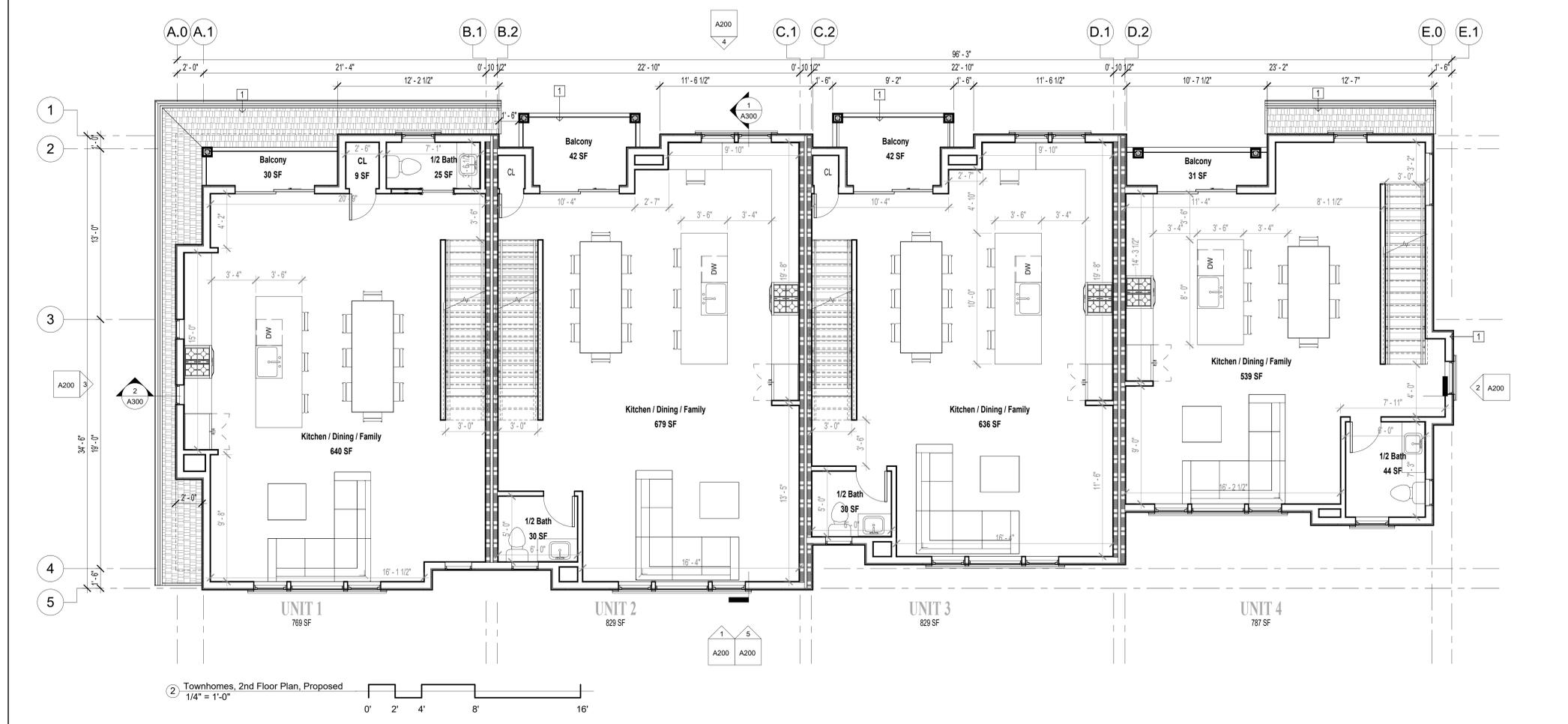
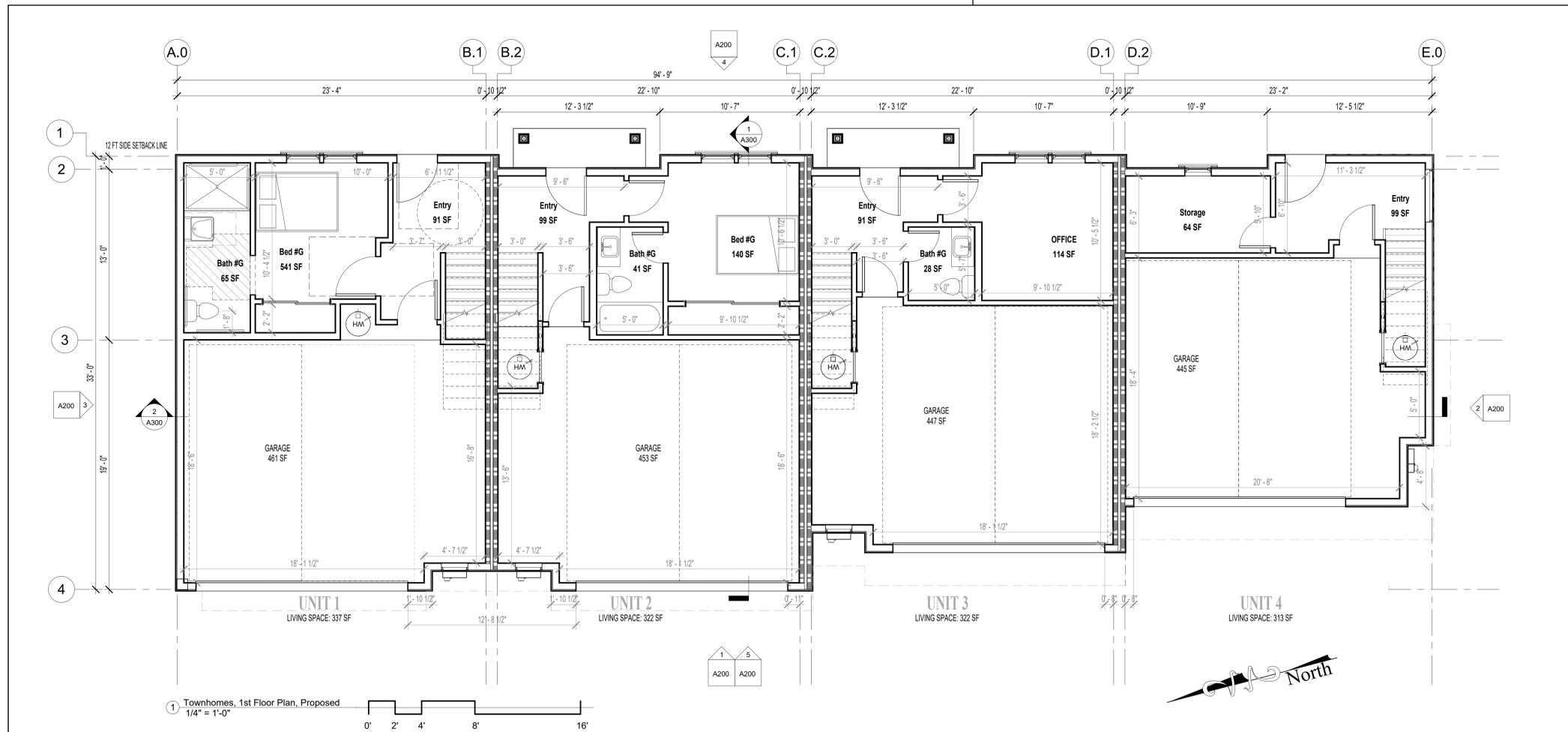
Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

Revision Schedule		
Number	Description	Date
1	Planning	2023.04.30

Architectural,
Plan, Townhomes,
1st & 2nd Floors

A102

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1ST & 2ND FLOOR PLAN, PROPOSED KEYNOTES:
1 ARCHITECTURAL PROJECTION PER § 19.48.070

NOTES:
§ 19.48.070 EXTENSION OF STRUCTURAL FEATURES INTO REQUIRED YARDS. CORNICES, EAVES, CANOPIES, FIREPLACES AND ARCHITECTURAL PROJECTIONS MAY EXTEND INTO ANY REQUIRED YARD A DISTANCE NOT TO EXCEED TWO FEET. BAY WINDOWS WHICH ARE CANTILEVERED A MINIMUM OF TWENTY-FOUR INCHES ABOVE GROUND MAY PROJECT UP TO TWO FEET INTO A REQUIRED YARD, PROVIDED THAT, THEY DO NOT EXCEED TWELVE FEET IN LENGTH.



GORDON K WONG ARCHITECT
710 E MCCLAIN LANE SUITE 109
CAMPBELL, CA 95008 (408) 382-2228
GORDONWONGARCHITECTS.COM



Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

Revision Schedule		
Number	Description	Date
1	Planning	2023.04.30

Architectural,
Plan, Townhomes,
3rd Floor & Roof

A103

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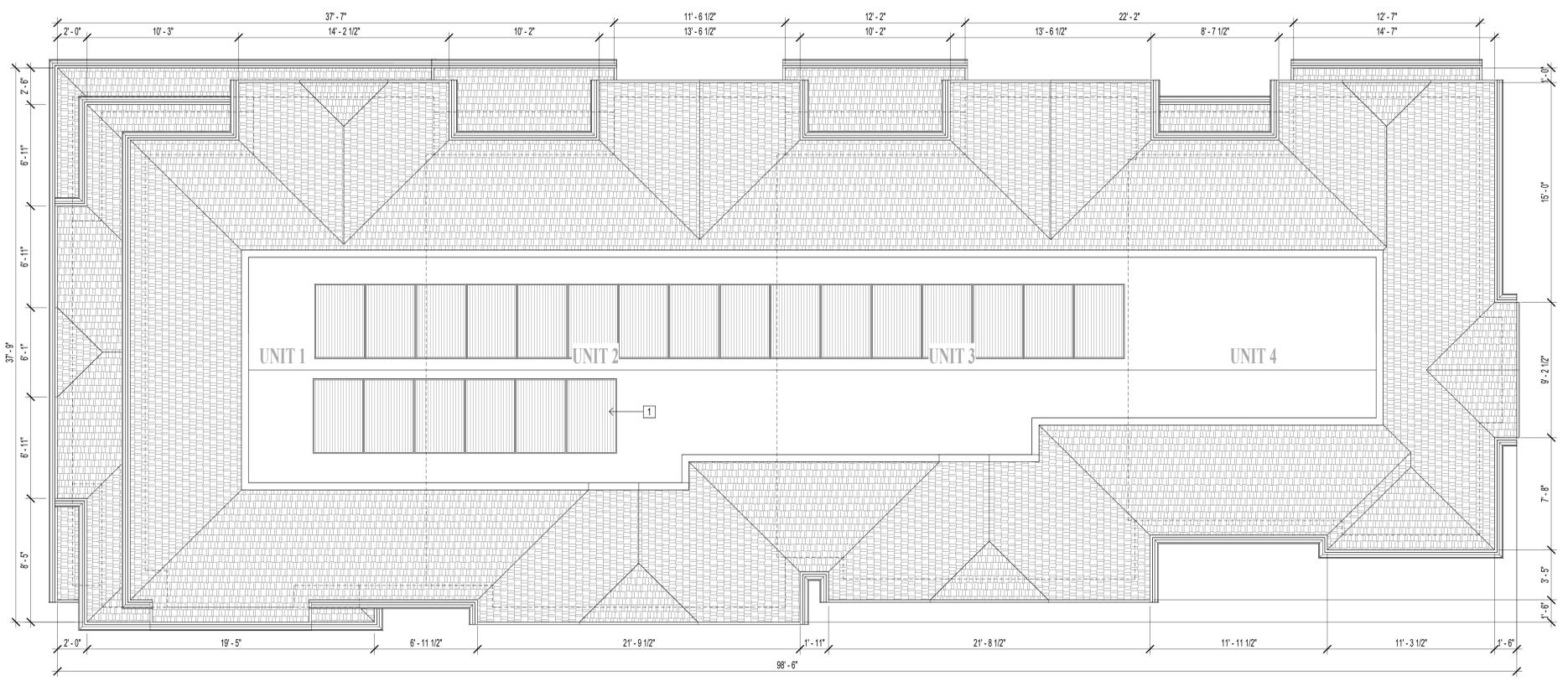
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3RD FLOOR & ROOF PLAN, PROPOSED, KEYNOTES:

- 1 SOLAR PANEL, TYP.
- 2 EXTERIOR ROOF DRAINS AND RAINWATER LEADERS SHALL MATCH UNDERLYING WALL COLOR OR BE INCORPORATED INTO THE WATER CAVITY

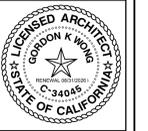


1 Townhomes, 3rd Floor Plan, Proposed
1/4" = 1'-0"

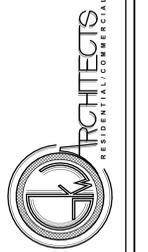


2 Roof Plan, Proposed
1/4" = 1'-0"

Architectural, Plan, Townhomes, 3rd Floor & Roof



VERNA W. PROFFER, INC.
710 E. MCCLAIN LANE SUITE 109
CAMPBELL, CA 95008 (408) 376-2228
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Architectural, Elevations, Historical Residence, Existing & Proposed

Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

Revision Schedule

Number	Description	Date
1	Planning	2023.04.30

Architectural,
Elevations,
Historical
Residence,
Existing &
Proposed
A201
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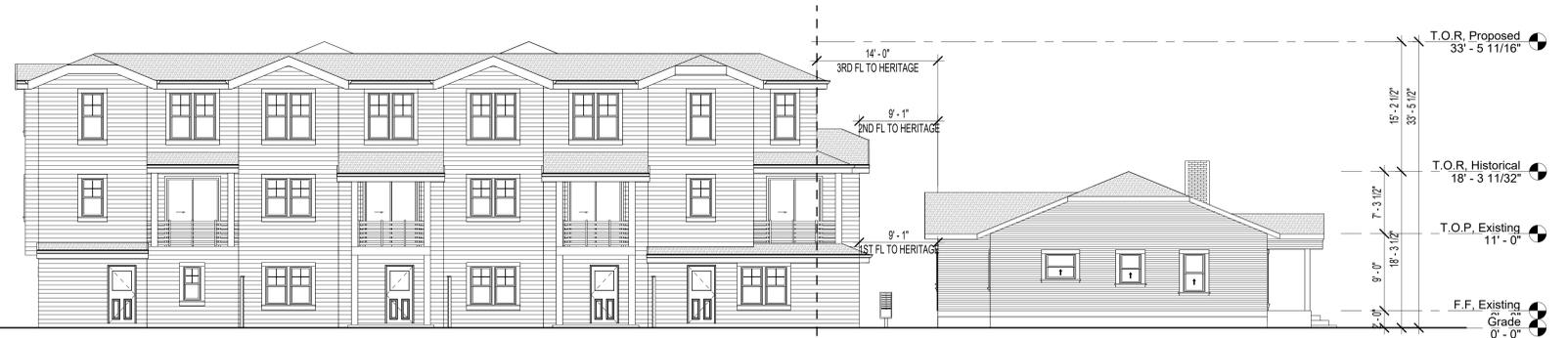
2 Historical, South Elevation, Proposed
1/8" = 1'-0"



1 Historical, West Elevation, Proposed
1/8" = 1'-0"



3 Historical, North Elevation, Proposed
1/8" = 1'-0"



4 Historical, East Elevation, Proposed
1/8" = 1'-0"

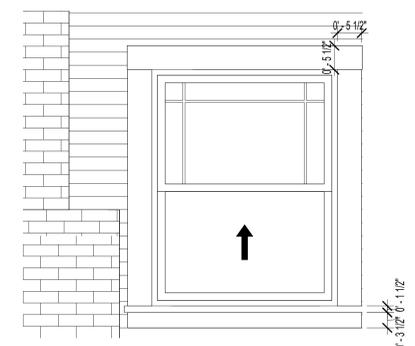


5 Historical, North Elevation, Detailed
1/4" = 1'-0"

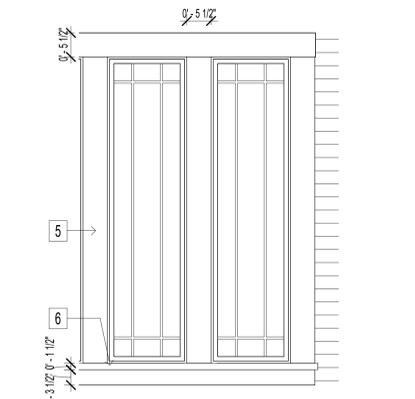
HISTORICAL ELEVATIONS KEYNOTES:

- 1 NOT USED
- 2 CLIPPED-GABLE ROOF
- 3 FRONT PORTICO WITH ARCHED OPENING
- 4 PAIRED TUSCON COLUMNS
- 5 2X6 WINDOW & DOOR TRIM
- 6 RIPPED 2X6 SILL W/ DRIP EDGE
- 7 CRAWLSPACE ACCESS

NOTES:
GENERAL CONTRACTOR TO VERIFY CONDITIONS & FEATURES ON SITE



7 Callout, West, Window Trim & Muntin Detail
3/4" = 1'-0"



6 Callout, North, Window Trim & Muntin Detail
3/4" = 1'-0"





WENYU PROJECS INC.
710 E MCCLINTY LANE SUITE 109
CAMPBELL, CA 95008 (408) 362-2228
GORDONWONGARCHITECTS.COM

GORDON KWONG ARCHITECTS
710 E MCCLINTY LANE SUITE 109
CAMPBELL, CA 95008 (408) 362-2228
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Architectural, Sections, Townhomes

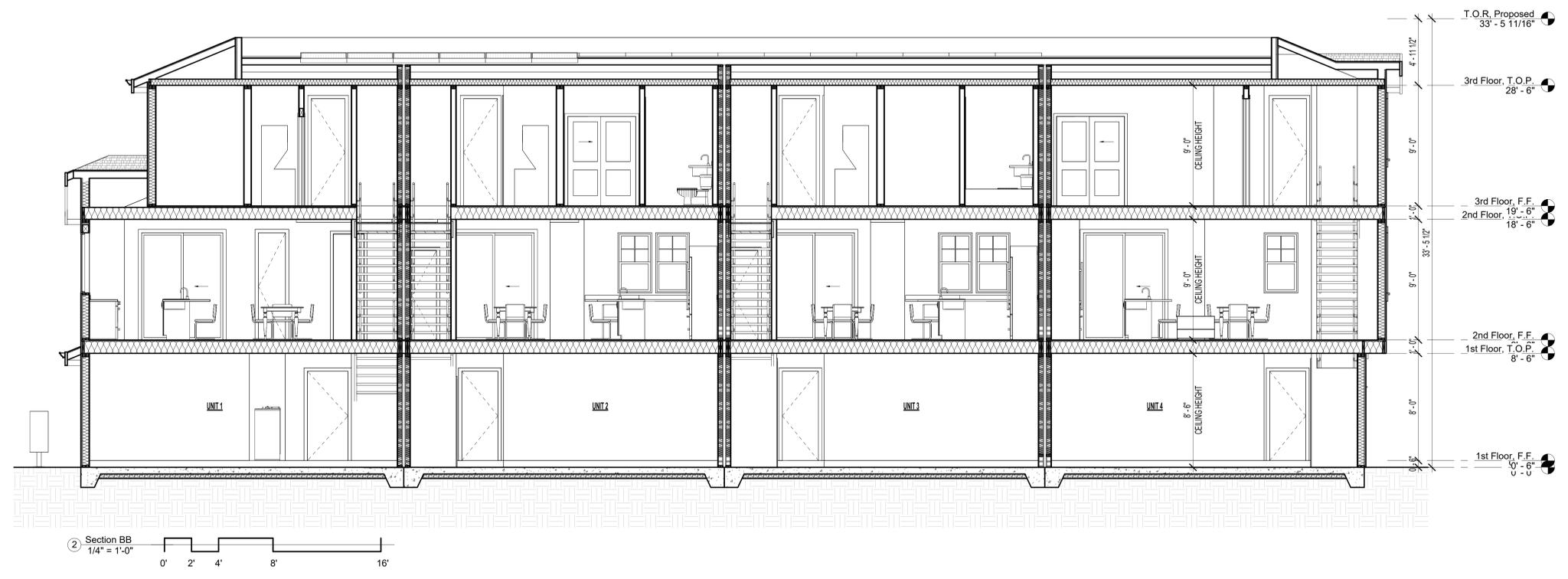
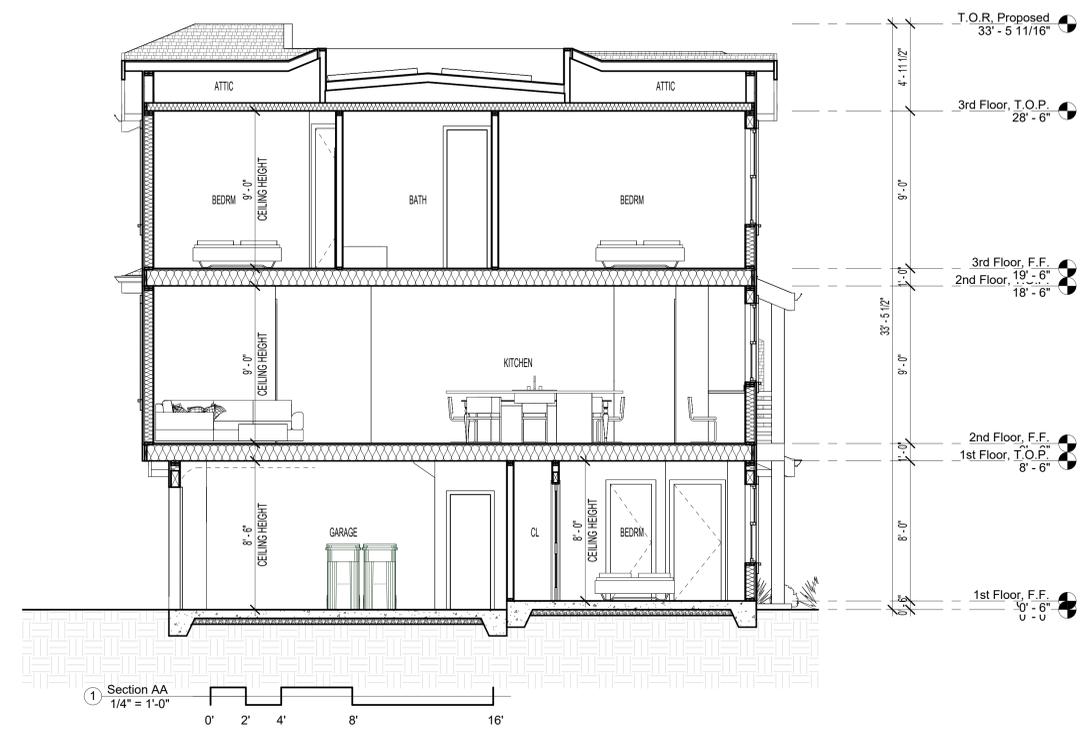
Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

Revision Schedule		
Number	Description	Date

Architectural,
Sections,
Townhomes

A300
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② Axonometric, North-West



① Axonometric, North-East



④ Axonometric, South-West



③ Axonometric, South-East

Architectural, Axonometric View



GORDON K WONG ARCHITECT
710 E MCCLAIN LANE SUITE 109
CAMPBELL, CA 95008 | (408) 378-2328
GORDONK@GORDONKARCHITECTS.COM



Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

Revision Schedule		
Number	Description	Date

Architectural,
Axonometric View

A600

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