

SCOPE OF WORK	
- REMODEL EXISTING SINGLE FAMILY HOME (SEPARATE BUILDING PERMIT BLDG-2024-3842) - SB330 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 MCGILVY LANE STE 109, CAMPBELL, CA 95008 (408) 315-2125 GORDONKWONG@GKWARCHITECTS.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 FLANNIGAN DRIVE #E, SAN JOSE, CA 95121 OFFICE@CIVIOCONSULTING.COM
LANDSCAPE ARCHITECT:	HEID LANDSCAPE JEFFREY HEID 1465 WINZERP PLACE, GILROY, CA 95020 (408) 891-5207 W.HEID@SLA@GMAIL.COM
HISTORICAL:	PAGE & TURNBULL CLARE FLYNN 170 MAIDEN LAKE, 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) 381-5241 JOHN@WOODREEVECONSULTING.COM
STRUCTURAL ENGINEER:	HW ENGINEERING HONGYU WANG 8887 W. FAMINGO RD. #101, LAS VEGAS, NV 89147 (702) 202-0081 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 940 B STREET LOS ALTOS, CA 94024 (850) 917-0152 SCABUAG@CALWATER.COM
STORM DRAINAGE & SEWAGE:	CITY OF SUNNYVALE

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 19.34.030	
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
HISTORICAL	3 / 2	N/A	1,028 SF	N/A	1,028 SF
UNIT 1	3 / 3.5	461 SF	1,888SF	30 SF	2,150 SF
UNIT 2	3 / 3.5	453 SF	1,868 SF	42 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
TOTAL (NET - LIVING AREA)			7,881 SF		9,617 SF

APPLICABLE CODES	ENERGY 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.	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:



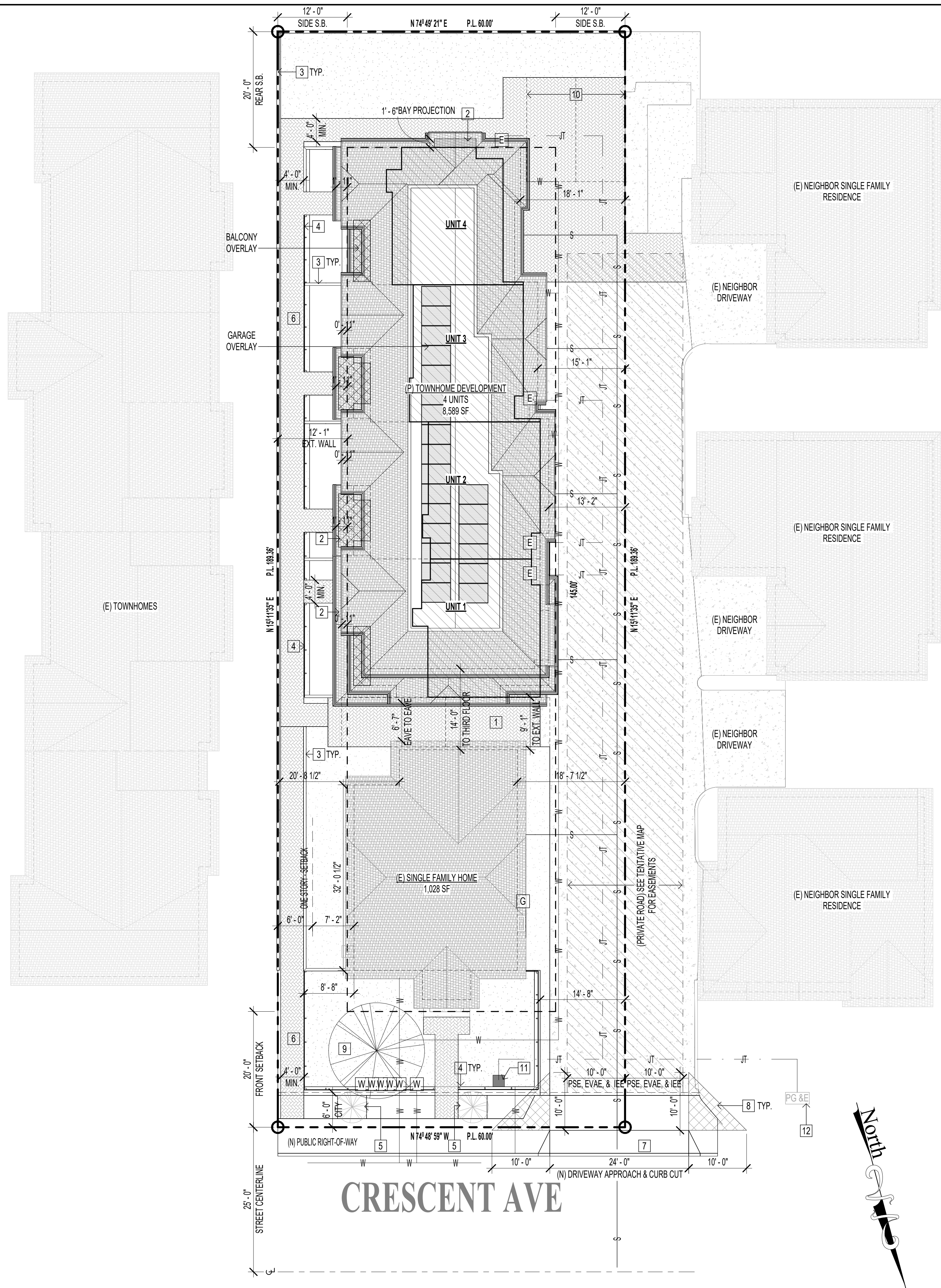
VICINITY MAP	
SHEET INDEX	
General	
G000	General, Site, Info & Plan, Proposed
G001	General, Site, Notes & Plan, Existing
G002	General, Site, Contextual Photos & Streetscape
G003	General, Site, Tree Removal Plan
G004	General, Site, Accessibility & Parking Analysis
G005	General, Site, Fire Aparatus, Access & 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

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 (BMP'S), 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 1/16" 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 CGSBC 3011.1 - 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 CGSBC 3011.1 - 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.	

PUBLIC WORKS & SITE PLAN NOTES	
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RESIDENTIAL DEVELOPMENT

SUNNYVALE CALIFORNIA

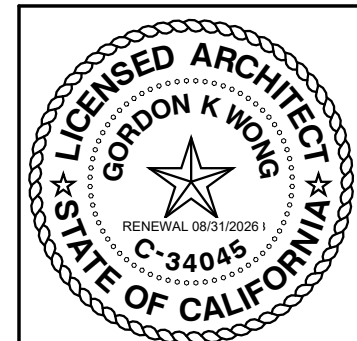


SITE PLAN, PROPOSED, LEGEND:

	CONCRETE		PROPERTY LINE
	GRASS / MULCH		BUILDING FOOTPRINT
	PAVERS		SETBACK
	FIRE TRUCK ACCESS, SEE G005		EASEMENT
	FENCE GATE, 8 FEET		JOINT UTILITY
			WATER LINE
			SEWER LINE
			FUTURE STREET LINE

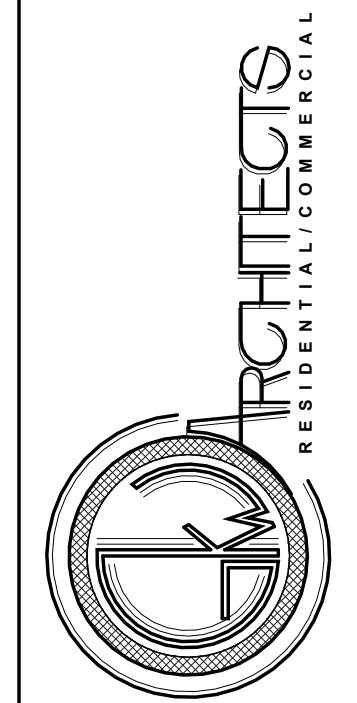
SITE PLAN, PROPOSED, KEYNOTES:

[E] 200 AMP ELECTRICAL PANEL	[6] WALKWAY, PATH OF TRAVEL, SEE G004
[G] (E) GAS METER, 3/4"	[7] NEW DRIVEWAY APPROACH, SEE CIVIL
[W] WATER METERS, INCLUDING RELOCATED FOR HISTORICAL	[8] VISION TRIANGLE
[1] PARKING SPACE TYP., SEE G004	[9] TREE #495 TO BE PRESERVED
[2] REAR ARCHITECTURAL PROJECTION, MAXIMUM 2 FT	[10] GUEST PARKING SPACE
[3] FENCE, 6 FT	[11] TRANSFORMER, UNDERGROUND
[4] FENCE, 3 FT	[12] (E) PG&E BOX
[5] CITY STREET TREE, SEE LANDSCAPE	



KEVIN YU, PROJECT REP.
710 E MCGILVY LANE SUITE 109
CAMPBELL, CA 95008 | (408) 796-1845
KEVINYU@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT
710 E MCGILVY LANE SUITE 109
CAMPBELL, CA 95008 | (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM



Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

Revision Schedule		
Number	Description	Date
1	Planning	2025.04.03
2	Planning	2025.11.13
3	Planning	2025.12.23

General, Site, Info & Plan, Proposed
G000
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1. 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.

2. 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.

3. 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 OF GRADE AND AS ORDERED IN SUCH ESTIMATE.

4. NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR IMPLIED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.

5. 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.

6. 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.

7. CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS TO THE SITE AS IT SHALL BE TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK AND SHALL BE RESPONSIBLE FOR THE ACCURACY 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.

8. 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.

9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS.

10. 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.

11. 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.

12. 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.

13. MATERIALS AND METHODS 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.

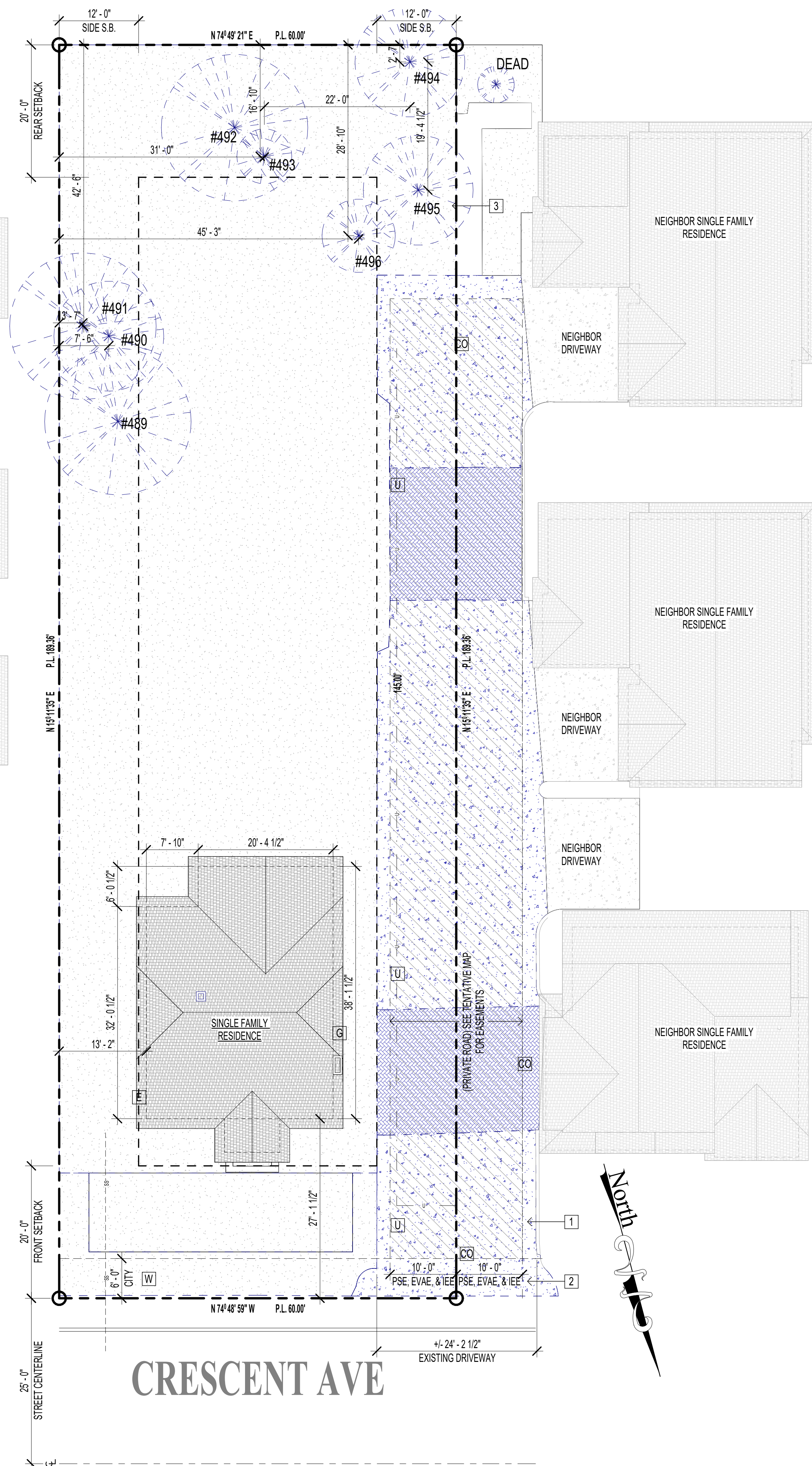
14. OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GKW ARCHITECTS – GORDON WONG, ARCHITECT. THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.

15. 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.

16. 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.

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
B		H				SHTG	SHEATHING
BITUM	BITUMINOUS					SMI	SIMILAR
BKG	BACKING	HDRD	HARDBOARD	O		SJ	SEISMIC JOINT
BLDG	BUILDING	HDR	HEADER			SL	SEALANT
BM	BEAM	HDWR	HARDWARE	OA	OVERALL	SLD	SEE LANDSCAPE DRAWINGS
BR	BACKER ROD	HDWD	HARDWOOD	OC	ON CENTER	SM	SHEET METAL
BUR	BUILT-UP-ROOF	HTR	HEATER	OD	OUTSIDE DIAMETER/ DIMENSION	SMD	SEE MECHANICAL DRAWINGS
BDRM	BEDROOM	HVAC	HEATING, VENT. & A.C.	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	SOF	SOFFIT
BW	BOTTOM OF WALL	I		OFOI	OWNER FURNISHED OWNER INSTALL	SOS	SLAB ON GRADE
						SPD	SEE PLUMBING DRAWINGS
		IN	INCH			SPEC/S	SPECIFICATION
		INCAND	INCANDESCENT			SQ	SQUARE
C		INSUL	INSULATION	P		SS	SANITARY SEWER
		INT	INTERIOR			SSD	SEE STRUCTURAL DRAWINGS
CAB	CABINET	INV	INVERT	PENN	PENETRATION	STC	SOUND TRANSMISSION COEFFICIENT
CB	CATCH BASIN			PERF	PERFORATED	STD	STANDARD
CEM	CEMENT			PERP	PERPENDICULAR	STL	STEEL
CF	CUBIC FEET	J		PL	PLATE	STOR	STORAGE
CJ	CONTROL JOINT			PL	PROPERTY LINE	STRL	STRUCTURAL
CL	CLOSET	JST	JOIST	PLAS	PLASTER	SY	SQUARE YARD
CTL	CENTERLINE	JT	JOINT	PLBG	PLUMBING		
CLG	CEILING			PLWD	PLYWOOD		
CONC	CONCRETE			PNL	PANEL	T	
CPT	CARPET	K		POC	POINT OF CONNECTION		
				PP	PERMEABLE PAVERS	T&B	TOP AND BOTTOM
		K	KIPS	PREFAB	PREFABRICATED	T&G	TONGUE AND GROOVE
D	DECK	KIT	KITCHEN	PSF	POUNDS PER SQUARE FOOT	TC	TOP OF CURB
DR	DRAIN	KP	KICK PLATE	PSI	POUNDS PER SQUARE INCH	TOC	TOP OF CONCRETE
D.S.	DOWNSPOUT			PTD	PAINTED	TOP	TOP OF PAVING
				PTR	PRESSURE TREATED	TOX	TOP OF STEEL
				PTRWQ	PRESSURE TREATED WOOD	TRD	TREAD
				(P)	PROPOSED	TW	TOP OF WALL
E		LOC	LOCATION				
(E)	EXISTING	LT	LIGHT	QTY	QUANTITY	U	
E	EAST						
ELEC	ELECTRICAL					UL	UNDERWRITERS LABORATORIES
EP	ELECTRICAL PANEL	M		R		UTIL	UTILITIES
EXT	EXTERIOR						
		MB	MACHINE BOLT	R	REVEAL OR RISER		
		MDF	MEDIUM DENSITY FIBERBOARD	RAD	RADIUS		
F		MECH	MECHANICAL	RCP	REINFORCED CONCRETE PIPE	V	
		MEMB	MEMBRANE	RD	ROOF DRAIN		
FDN	FOUNDATION	MET	METAL	REF	REFERENCE	VCP	VITREOUS CLAY PIPE
FH	FIRE HYDRANT	MFR.	MANUFACTURER	REFL	REFLECTED	VERT	VERTICAL
FINI	FINISH	MH	MANHOLE	REFR	REFRIGERATOR	V	ATTIC VENT
FF	FINISH FLOOR	MSC	MISCELLANEOUS	RET	RETAINING OR RETARDANT		
FL	FLOW LINE	MTD	MOUNTED	REG	REGISTER		
FLUOR	FLUORESCENT	MTL	METAL	RO	ROUGH OPENING	W	
FOC	FACE OF CONCRETE			(R)	REPLACE		
FOF	FACE OF FINISH					W	WEST OR WIDTH
FOS	FACE OF STUD					WC	WATER CLOSET
FR	FIRE RATED					WD	WOOD
FS	FLOOR SINK					WDW	WINDOW
FSL	FIRE SPRINKLER					W/O	WITHOUT
FTG	FOOTING					WP	WATER PROOF
FURR	FURRING					WPT	WORKING POINT

	KEY NOTE		INTERIOR ELEVATION
	BUILDING SECTION		BUILDING SECTION
	WINDOW TYPE		WALL TYPE
	DOOR TYPE		DATUM REFERENCE
	REVISION		



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

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

[illegible]

General, Site
Notes & Plan
Existing

G001

SCALE AS INDICATED

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PHOTO #1 - NORTHERN FACADE



PHOTO #2 - NORTHWEST CORNER



PHOTO #3- WEST FACADE



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: 26 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: 26 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"



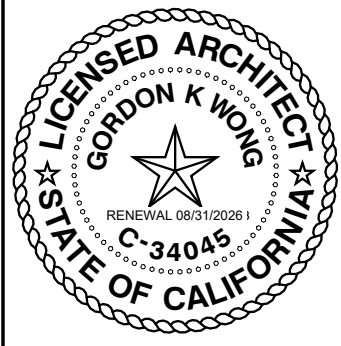
PHOTO #4 - SOUTHWEST CORNER



PHOTO #5 - SOUTHERN FACADE

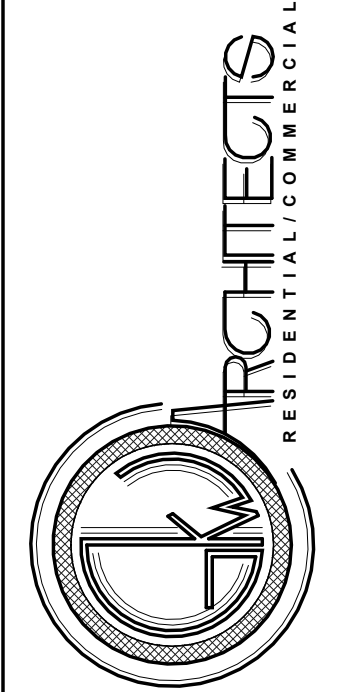


PHOTO #6 - REAR VIEW OF PROPERTY



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Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

General, Site, Contextual Photos & Streetscape

Revision Schedule		
Number	Description	Date

General, Site,
Contextual Photos
& Streetscape

G002

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12/23/2025 3:45:34 PM

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 2x DBH

Root loss within 3x DBH

Root loss >5x DBH

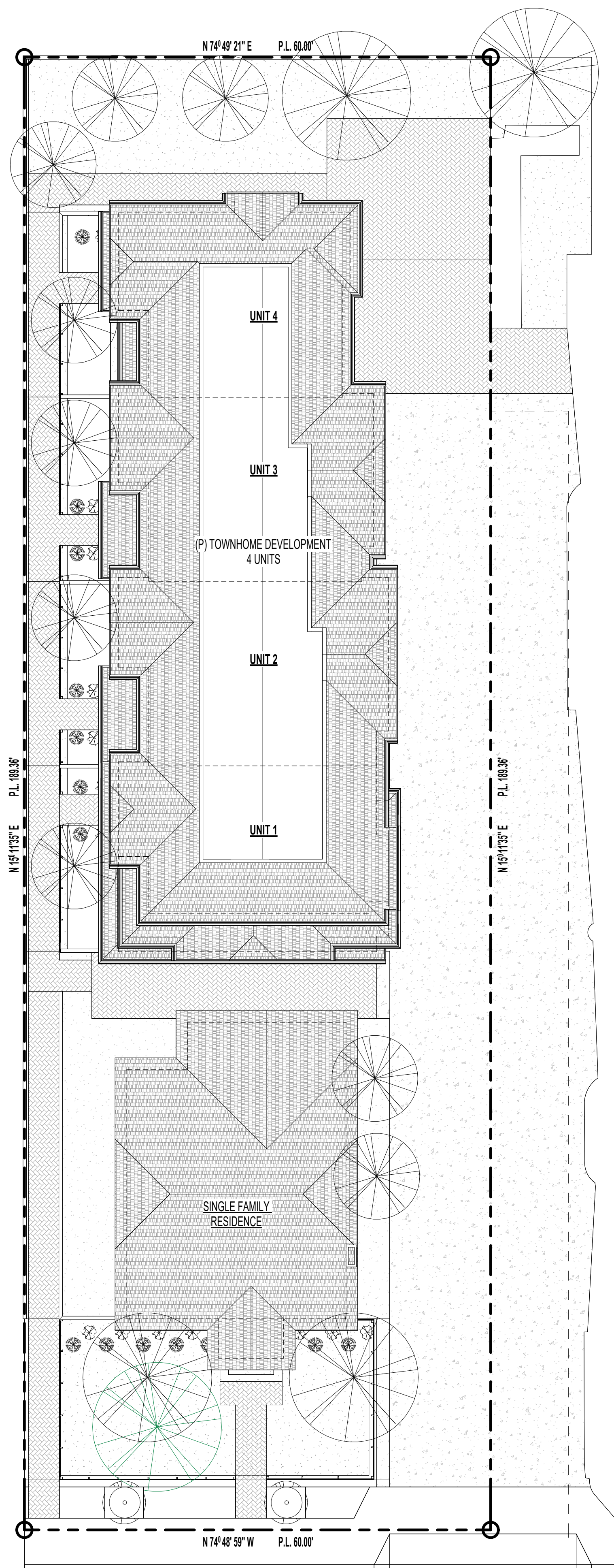
Appraisal worksheet (10th ed. of the Guide/2004 ed. of Species Classification & Group Assignment)

434 Crescent Ave., Sunnyvale CA

Largest commonly available = 24" box



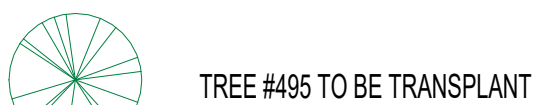
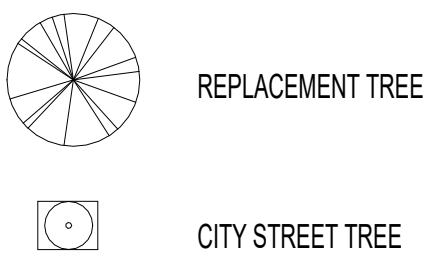
Tree No.	Species	Trunk Diameter	Cross sectional Area	Condition 0 to 1.0	Functional limitation	External limitation	Replacement tree Diameter	Total XS area	Total Cost	Unit Tree cost	Appraised Trunk area	Basic tree cost	Appraised value	Rounded value (\$50)
489	Coast live oak	16,13	334	0.5	0.7	1	2.2	3.8	250	65,789,47368	334	22,224	7,778	7,800
490	Coast live oak	14,12	267	0.7	0.7	1	2.2	3.8	250	65,789,47368	267	17,816	8,730	8,750
491	Coast live oak	18,15,10	510	0.7	0.7	1	2.2	3.8	250	65,789,47368	510	33,803	16,563	16,550
492	Coast live oak	6	28,2744	0.5	0.5	1	2.2	3.8	250	65,789,47368	28,2744	2,110	528	550
493	Calif. pepper	15,14,12,10	523	0.5	0.7	1	2.2	3.8	250	65,789,47368	523	34,658	12,130	12,150
494	Coast live oak	7,7,5,4	109	0.5	0.5	1	2.2	3.8	250	65,789,47368	109	7,421	1,855	1,850
495	Coast live oak	18	254,4696	0.7	0.5	1	2.2	3.8	250	65,789,47368	254,4696	16,991	5,947	5,950
496	Coast live oak	9	63,6174	0.3	0.5	1	2.2	3.8	250	65,789,47368	63,6174	4,435	665	650
Total														54,250



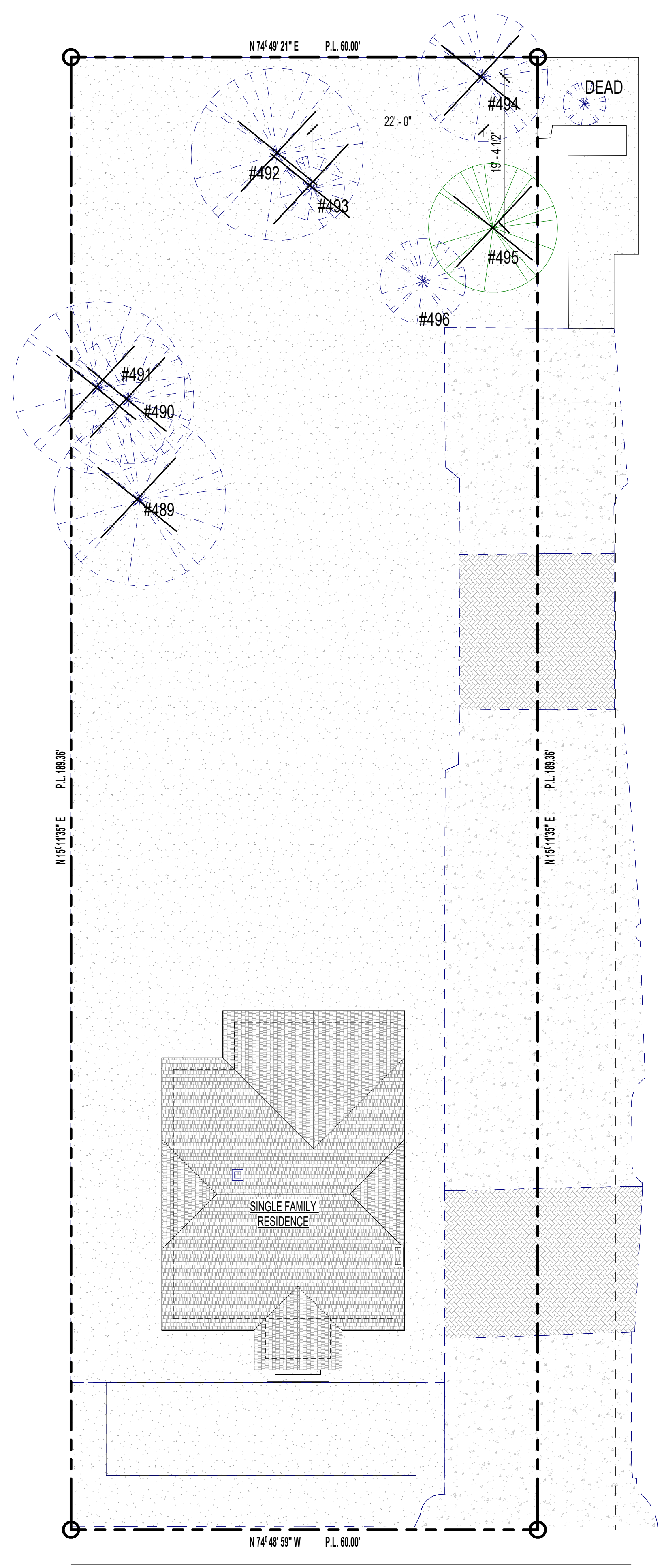
CRESCENT AVE

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

TREE REPLACEMENT LEGEND:



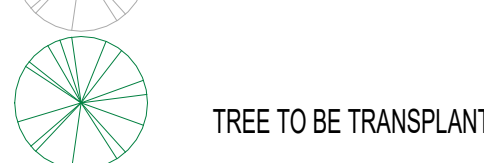
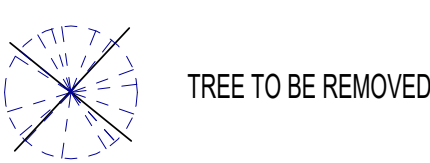
PROPOSED TREE TYPES:
*REFER TO LANDSCAPE PLANS FOR MORE DETAILS ON PLANTING



CRESCENT AVE

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

TREE REMOVAL LEGEND:

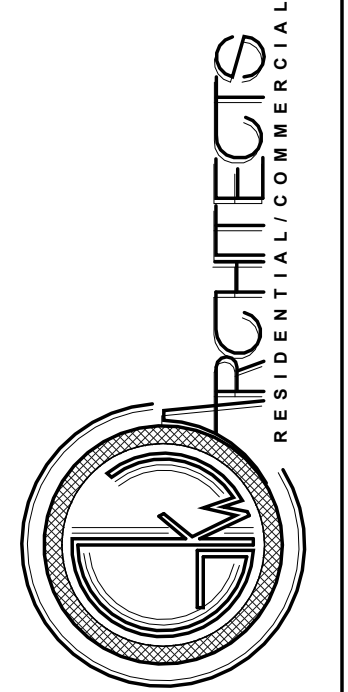


General, Site, Tree Removal Plan



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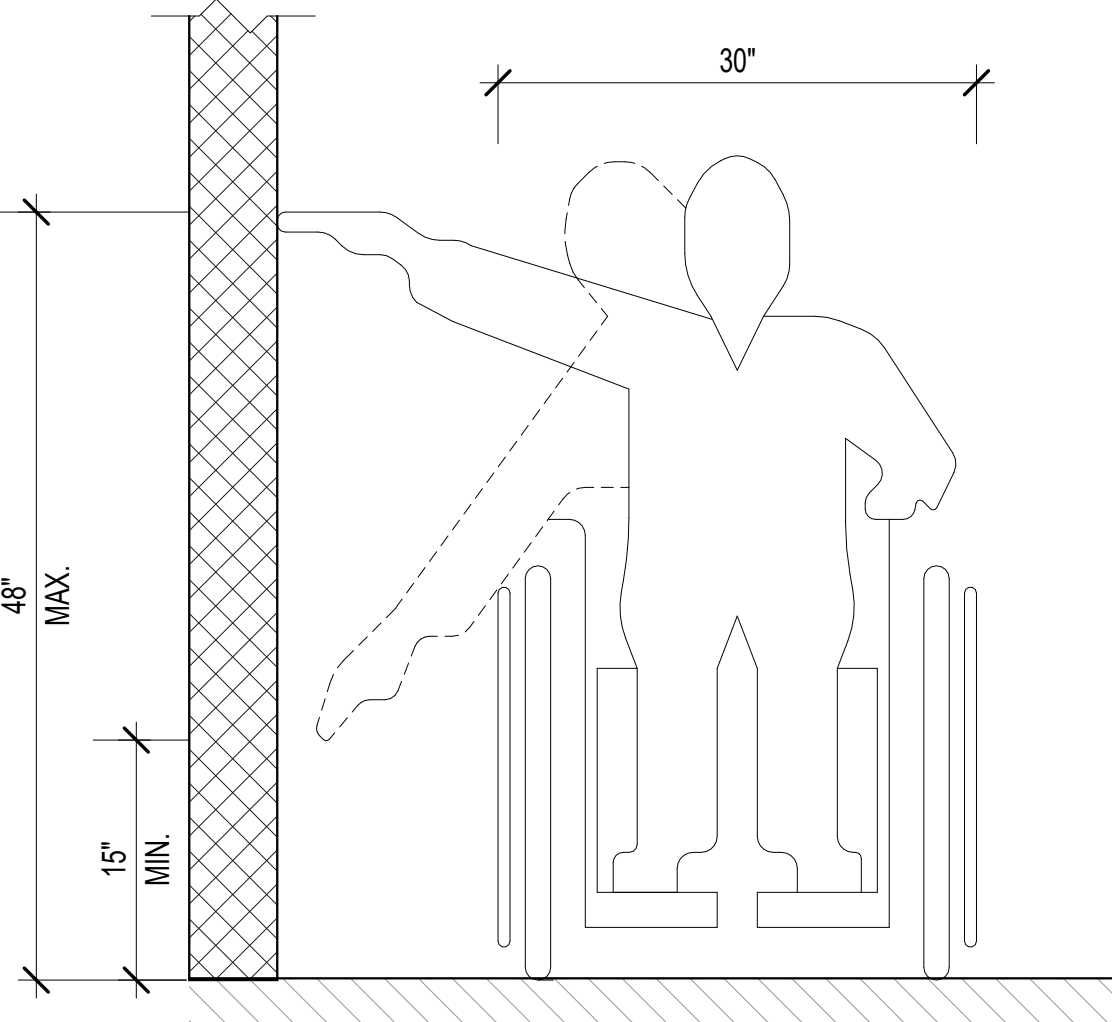
Revision Schedule		
Number	Description	Date
01	Planning	2025.04.03

General, Site,
Tree Removal
Plan

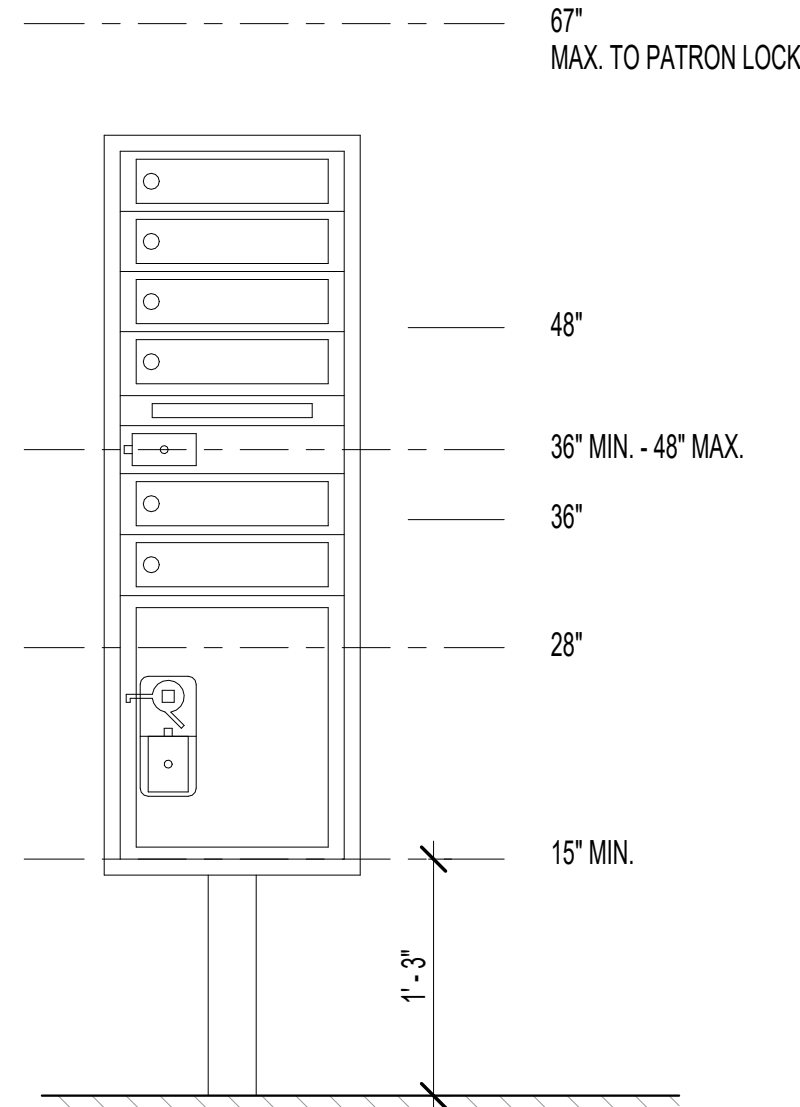
G003

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③ Unobstructed Reach Limit
1" = 1'-0"

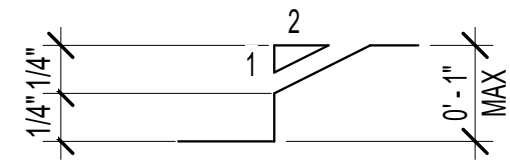


② ADA Mail Box
1" = 1'-0"

NOTES:

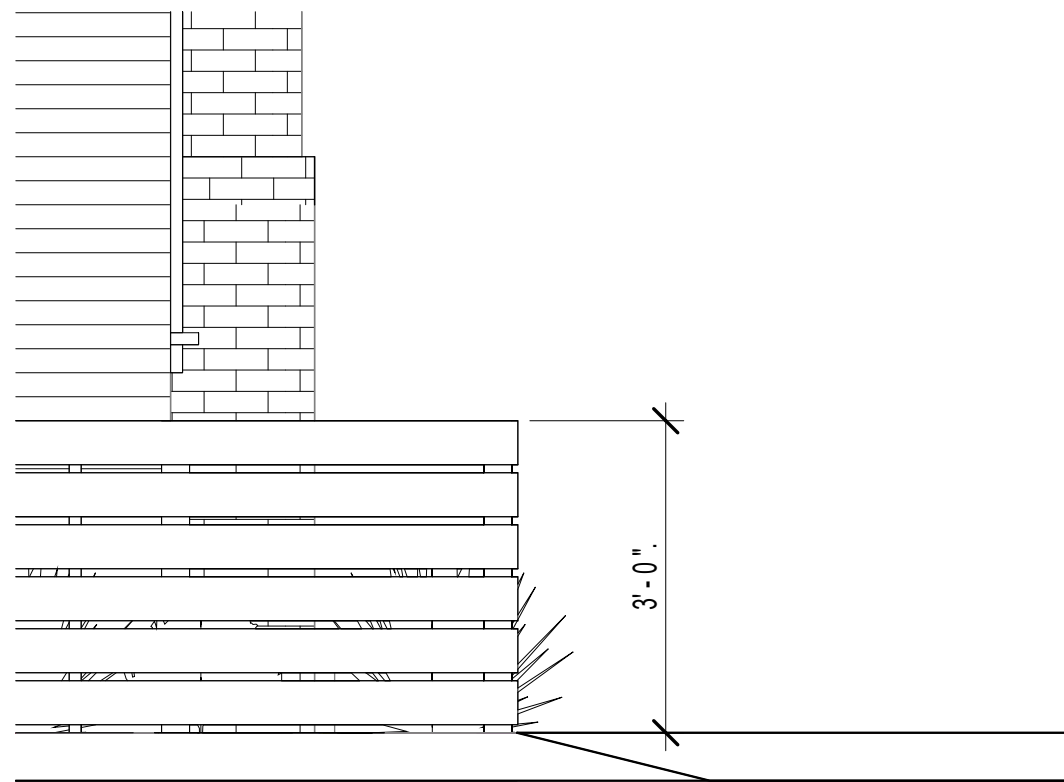
ALL UNITS SHALL BE DESIGNED SUCH THAT THEY ARE IN COMPLIANCE WITH THE FOLLOWING INSTALLATION REQUIREMENTS:

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



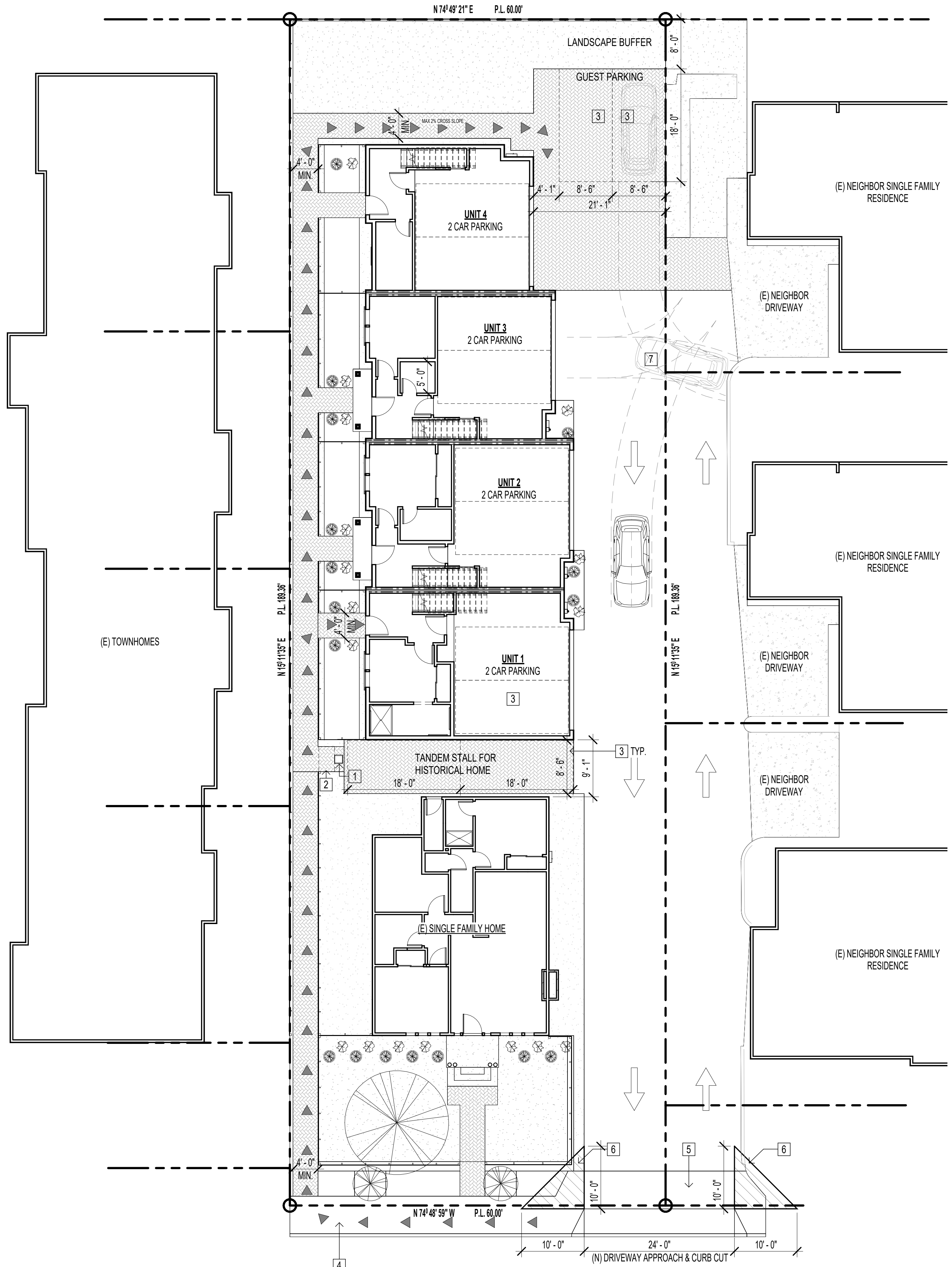
CBC 1131A.1 CHANGES IN LEVEL NOT EXCEEDING 1/2 INCH
ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH (12.7 MM), WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50-PERCENT SLOPE). CHANGES IN LEVEL NOT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

④ Bevel Change in Level
12" = 1'-0"



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

PARKING CALCULATION				
UNIT #	# OF BEDRMS	# OF GARAGE SPACES	# OF REQ. UNASSIGNED SPACES	
1	3	2	0.5	PROVIDED
2			0.5	
3			0.5	
4	2		0.5	
TOTAL			2	2
HISTORICAL	3		# OF SPACES PROVIDED: 2 EXTERIOR, TANDEM	
GUEST			# OF SPACES PROVIDED: 2 GUEST PARKINGS	



CRESCENT AVE

LEGEND:

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

ACCESSIBILITY ANALYSIS KEYNOTES:

- 1 ADA MAIL BOX, SEE 2 / G004
- 2 ADA CLEARANCE FOR MAIL BOX
- 3 90 DEGREE PARKING SPACE, 8.5' x 18'
- 4 (E) SIDEWALK, PUBLIC RIGHT-OF-WAY
- 5 (P) SIDEWALK, PUBLIC RIGHT-OF-WAY
- 6 DRIVEWAY VISION TRIANGLE
- 7 VEHICLE BACKOUT MANUEVER

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

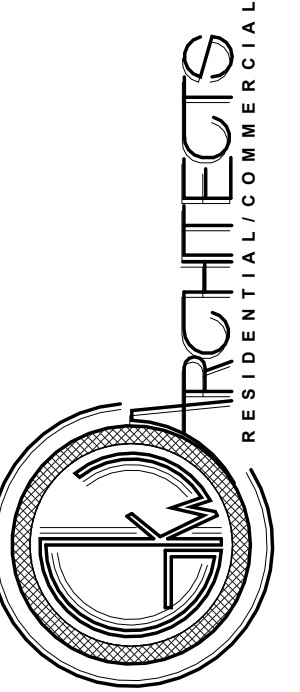


General, Site, Accessibility & Parking Analysis



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Residential Development
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SUNNYVALE, CA 94087

Revision Schedule		
Number	Description	Date
1	Planning	2025.04.03
2	Planning	2025.11.13

General, Site,
Accessibility &
Parking Analysis

G004

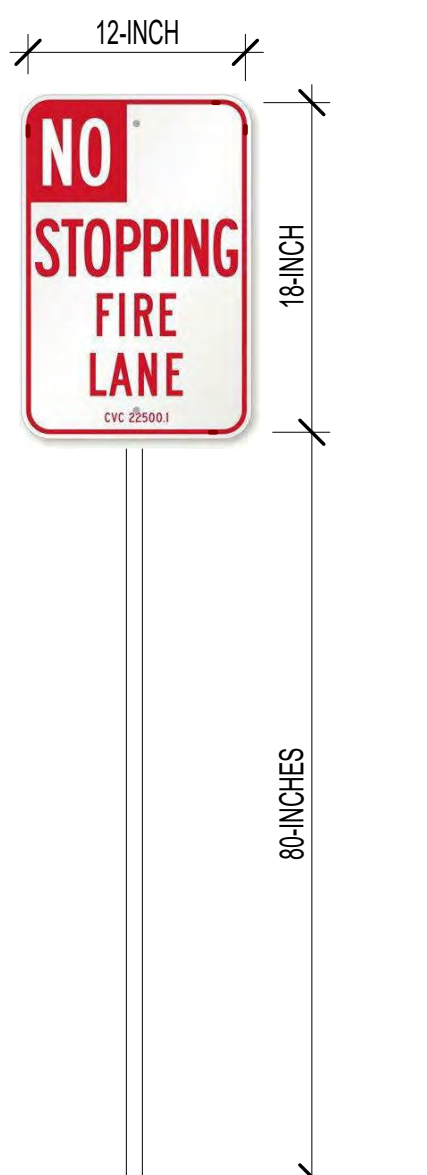
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001

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.

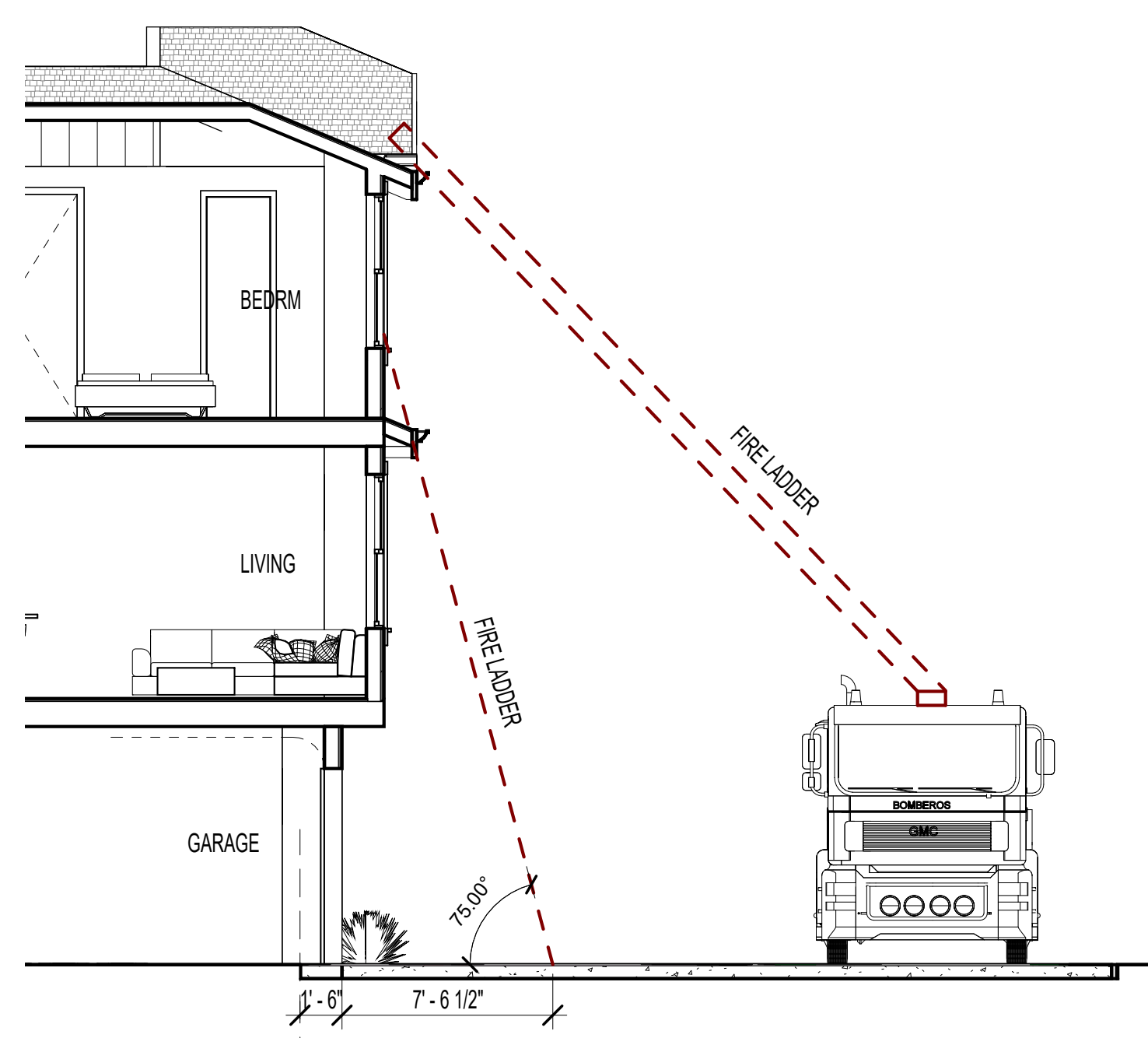
THE NUMBER WILL BE CORRECTED TO THE ASSIGNED SUITE NUMBER THAT CONFORM TO THE CURRENT ADDRESSING GUIDELINES.



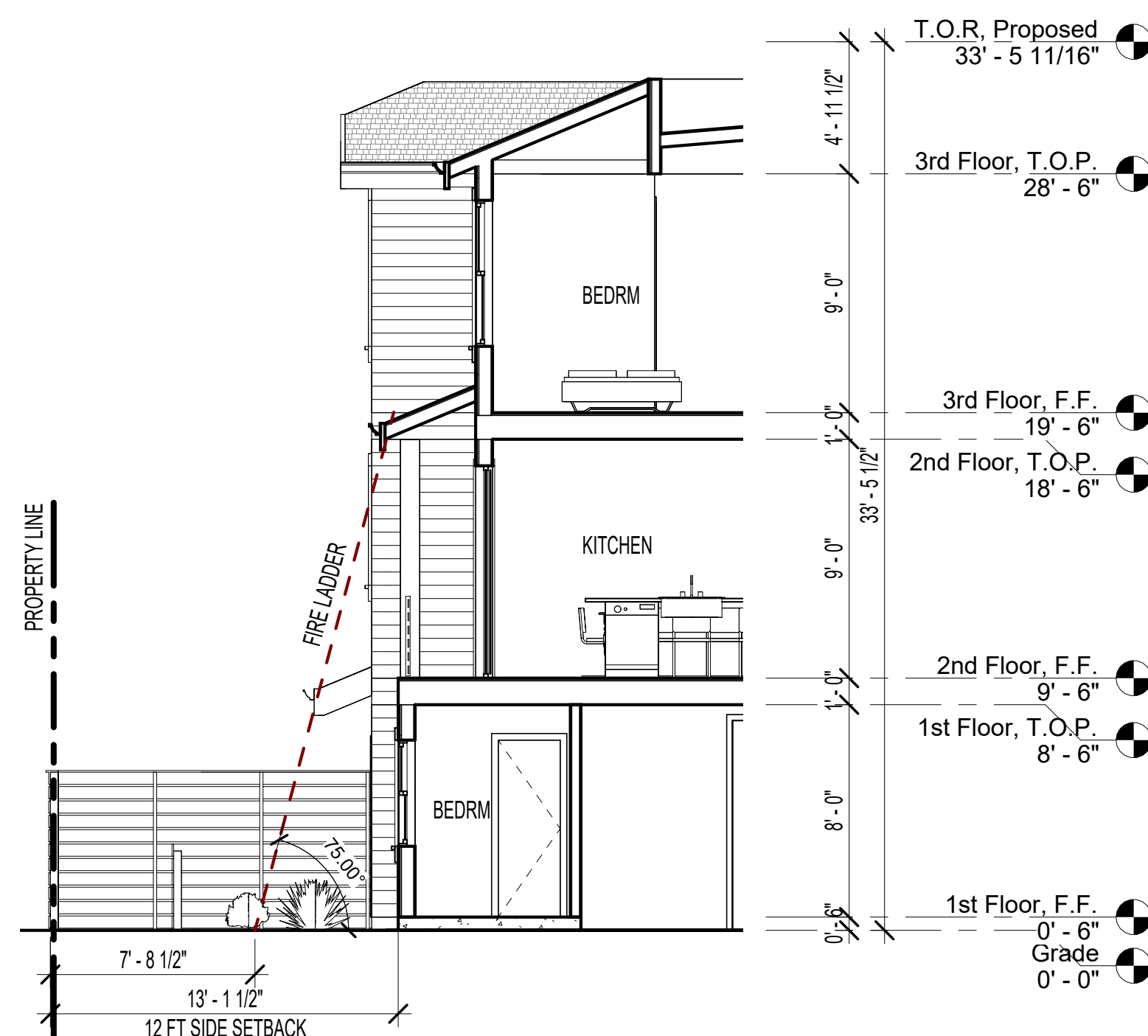
FIRE DEPARTMENT SANTA CLARA COUNTY SPEC NO. A-6.
SIGNAGE: 2. SIGNS SHALL READ: "NO STOPPING-FIRE LANE 22500.1 CVC." LETTERING SHALL BE NOT LESS THAN 1-INCH IN HEIGHT AND CLEARLY VISIBLE FROM A VEHICLE.

3 Premise Identification Numbers
N/A

2 Access Road Signage
N/A

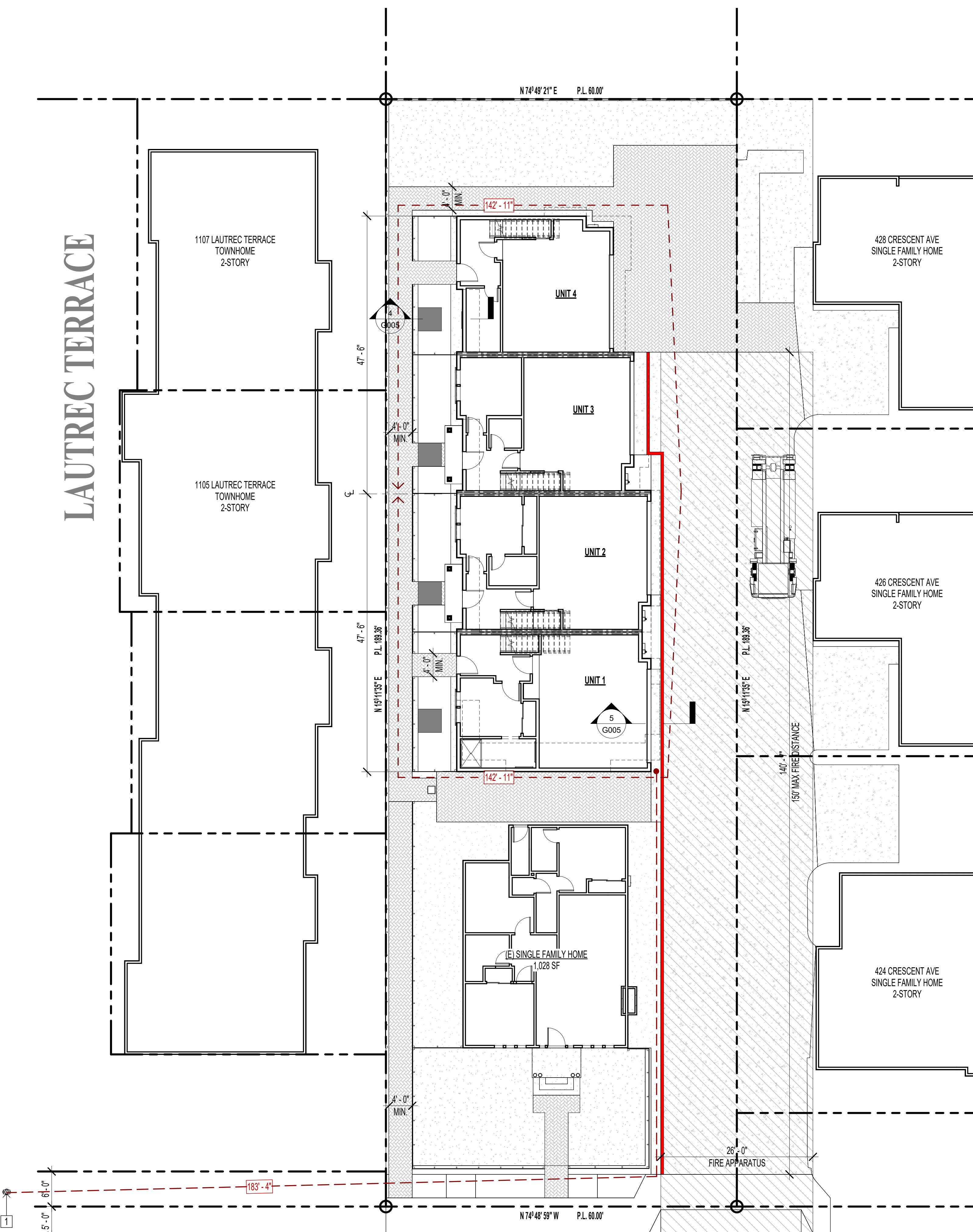


5 Fire Ladder Access 2
3/16" = 1'-0"



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

LAUTREC TERRACE



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

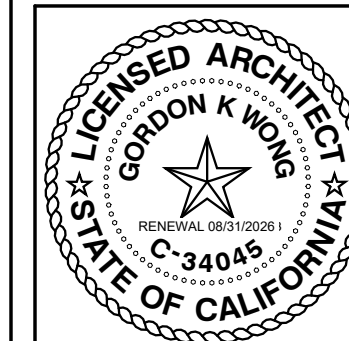
EMERGENCY ACCESS KEYNOTES:

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

NOTE:

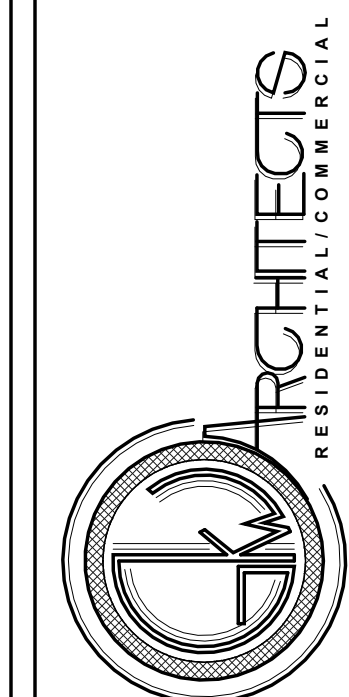
FIRE LANE AND TURNAROUND STRIPING SHALL BE PROVIDED AND VERIFIED BY SITE INSPECTION.

1 Fire Analysis Plan
1" = 10'-0"



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General, Site, Fire Apparatus, Access & Utilities

Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

Revision Schedule		
Number	Description	Date
1	Planning	2025.04.03
2	Planning	2025.11.13

General, Site, Fire Apparatus, Access & Utilities

G005

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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

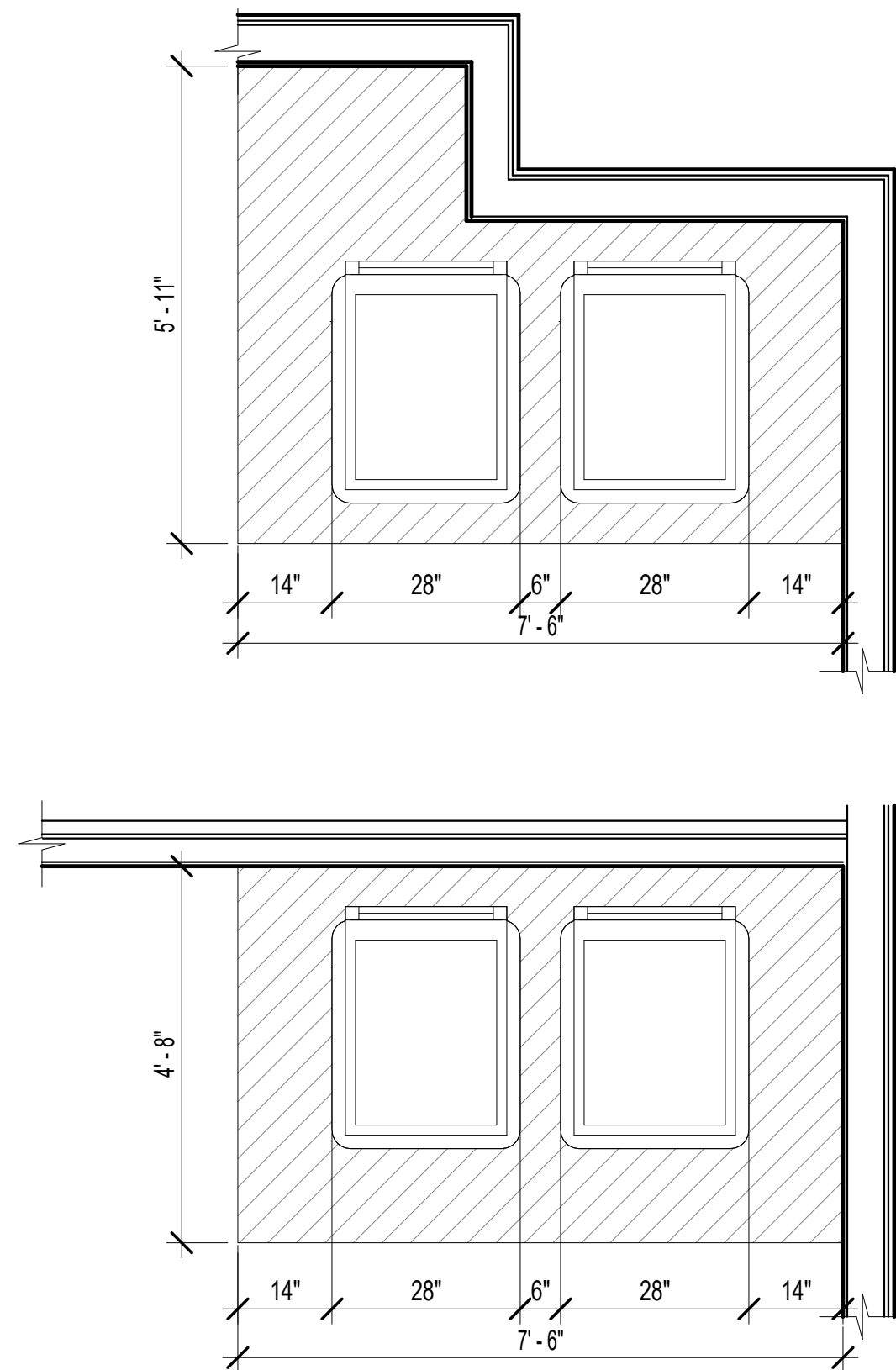
8.16.050 PLACEMENT OF DISCARDED MATERIALS CONTAINERS

- 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:
- 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 SCHEDULE COLLECTION DAY.
 - 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.
 - 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.
 - 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:
- 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.
 - 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.
 - 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



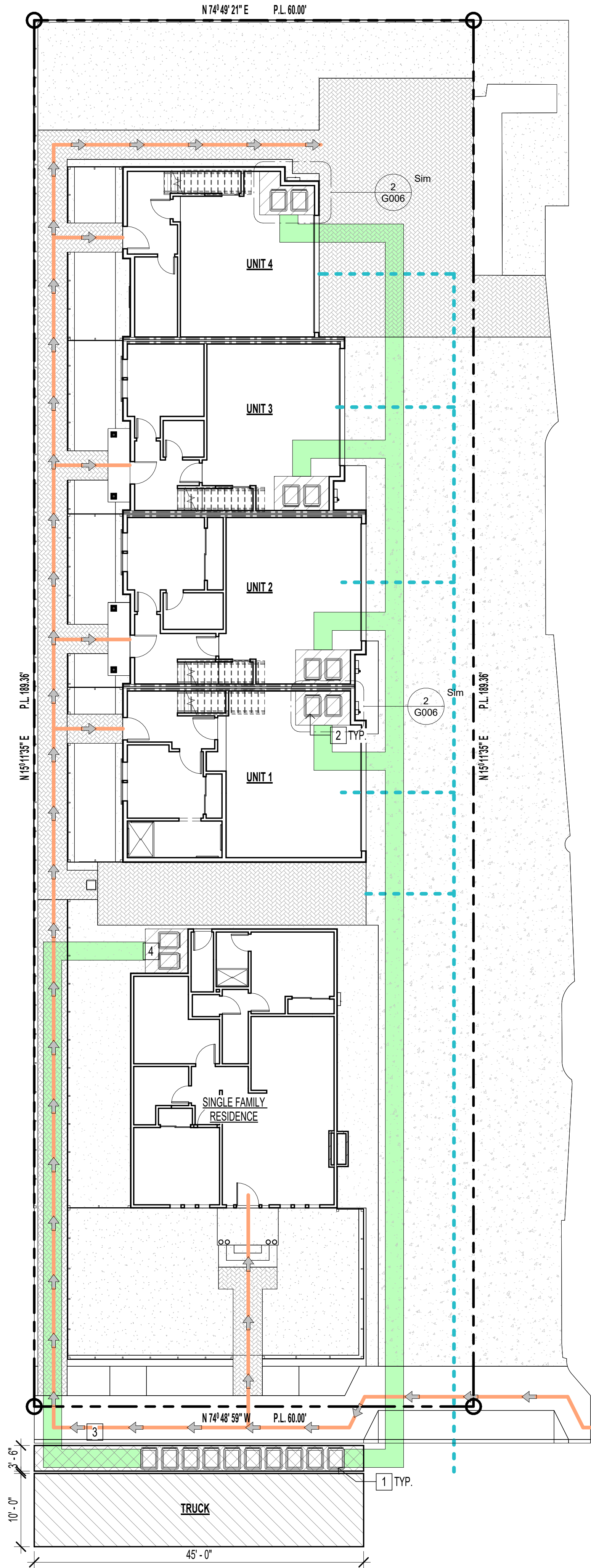
NOTES:

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

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

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

0' 5' 10' 20' 40'



LEGEND

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

KEYNOTES:

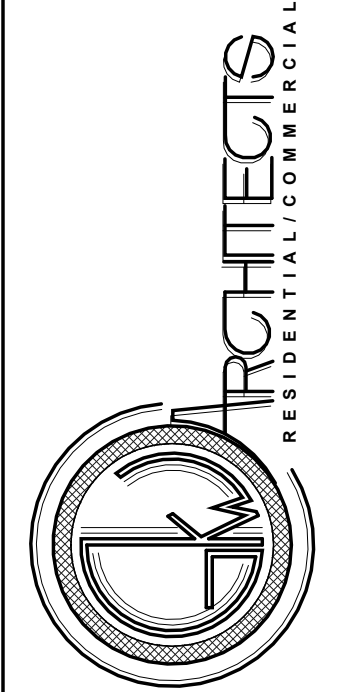
- 10 WASTE CARTS (64 GALLON), CURBSIDE
- 2 TRASH CARTS (28" X 34") IN EACH UNIT'S GARAGE, INCLUDED:
 - A. GARBAGE / FOOD SCRAPS, FURNISHED BY OWNER
 - B. RECYCLABLE, FURNISHED BY OWNER
 - C. CART TO HAVE 6 INCHES CLEARANCE WHEN STORED SIDE-TO-SIDE
- NO PARKING STREET SIGNAGE DURING WASTE PICK-UP / COLLECTION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

General, Site, Waste Management Plan



WENGLU PROJEKT REP.
710 E MCCLANCY LANE SUITE 109
CAMPBELL, CA 95008 | (408) 316-1845
RENTW@GORDONKONGARCHITECTS.COM

GORDON K WONG ARCHITECT
710 E MCCLANCY LANE SUITE 109
CAMPBELL, CA 95008 | (408) 316-1845
GORDONKONGARCHITECTS.COM



Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

Revision Schedule		
Number	Description	Date
2	Planning	2025.11.13

General, Site,
Waste
Management Plan

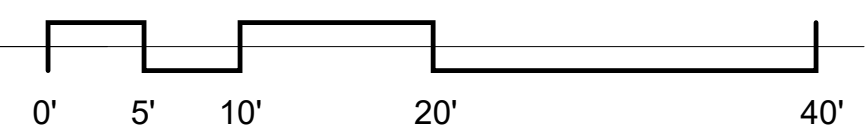
G006

SCALE AS INDICATED

12/23/2025 3:45:47 PM

General, Site, Open Space Analysis

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



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

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

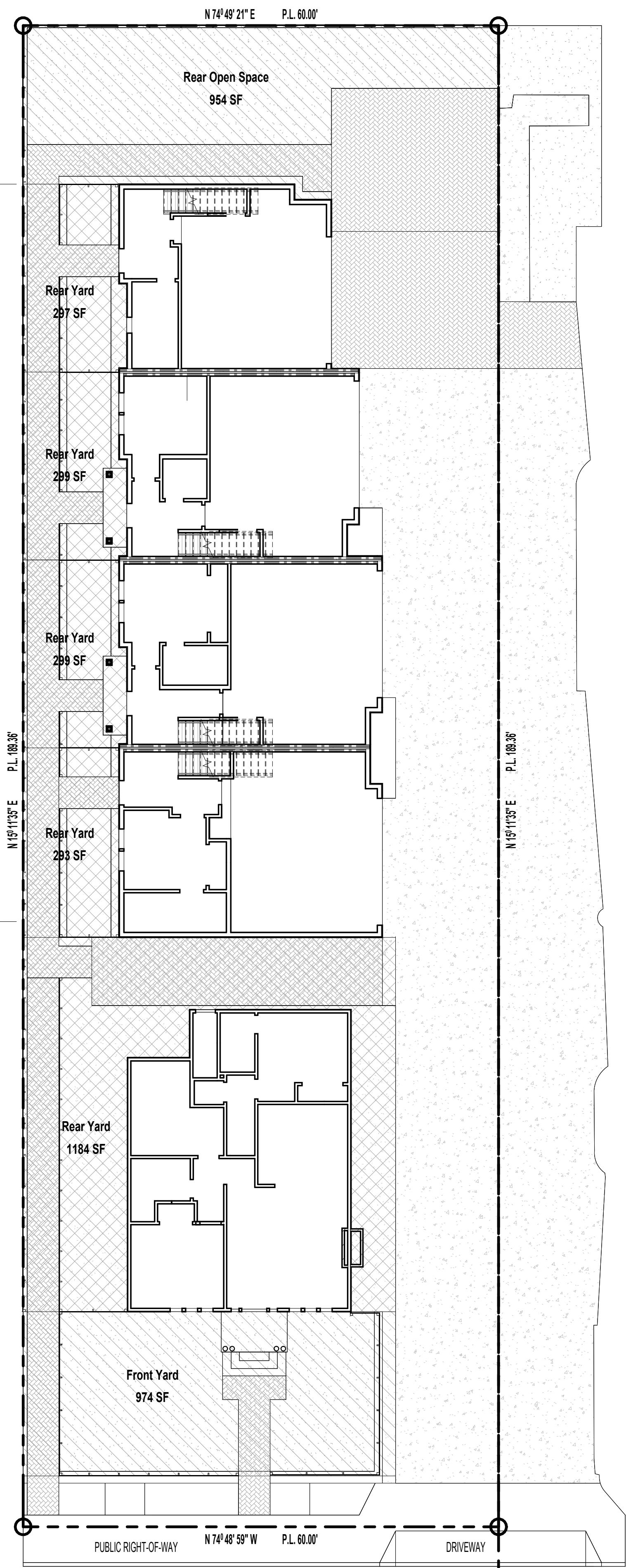
Open Space Analysis			
Level	Name	Area	Unit
UNIT 1			
Grade	Rear Yard	293 SF	UNIT 1
2nd Floor, F.F.	Balcony	30 SF	UNIT 1
UNIT 1		323 SF	

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	

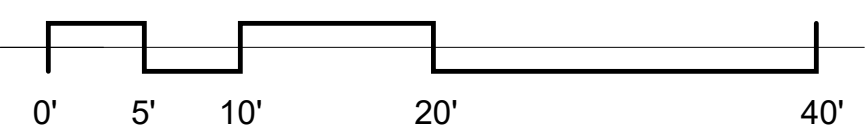
Open Space Analysis			
Level	Name	Area	Unit
UNIT 3			
Grade	Rear Yard	299 SF	UNIT 3
2nd Floor, F.F.	Balcony	42 SF	UNIT 3
UNIT 3		341 SF	

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	



① Site Plan, Open Space
1" = 10'-0"



USABLE OPEN SPACE:

GROUP OPEN SPACE (LANDSCAPED): 954 SF

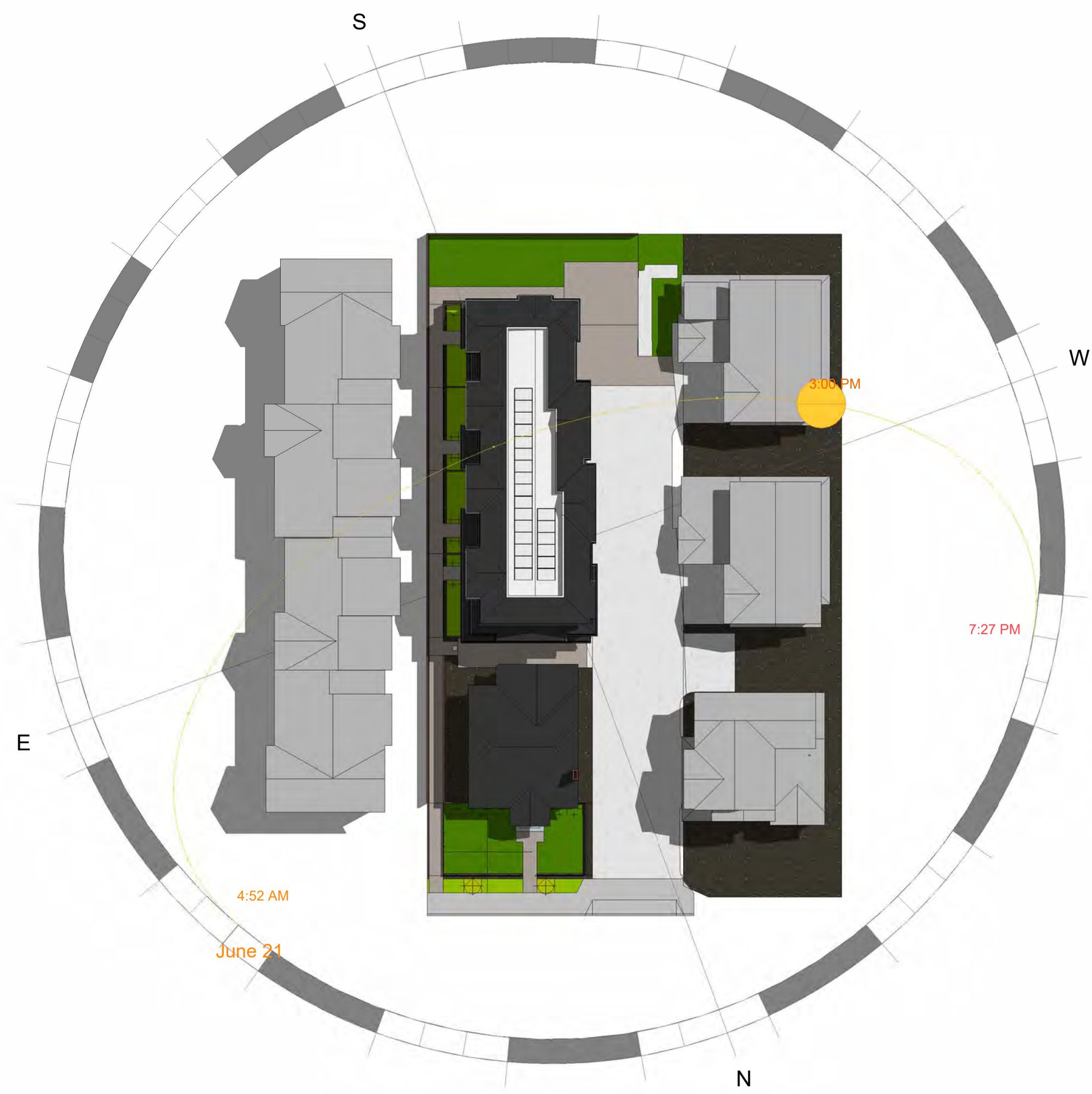
954 SF / 4 UNITS = 238.5 SF PER UNIT (LANDSCAPED)

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

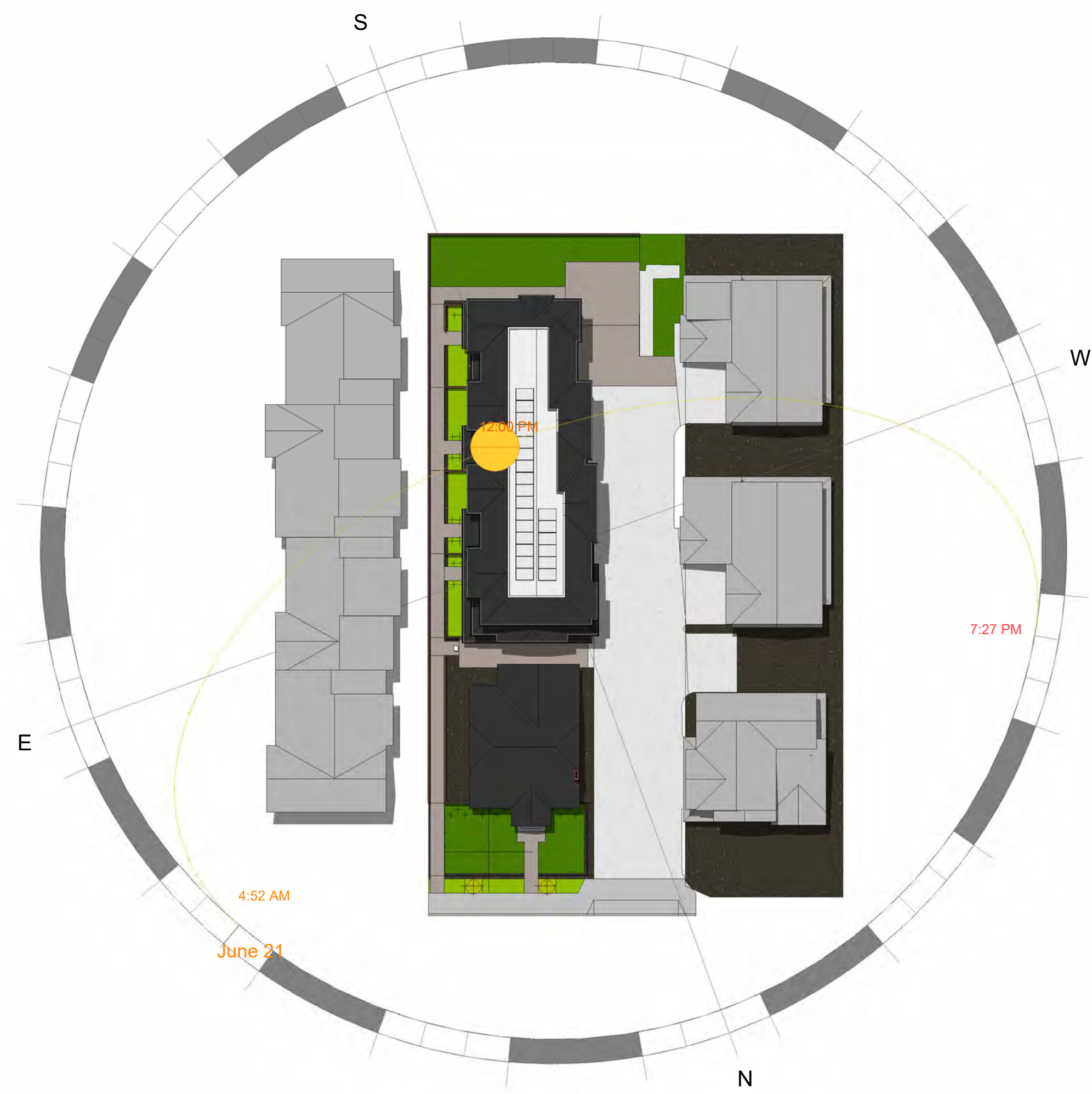
TOTAL:	4,444 SF
--------	----------

PLEASE REFER TO THE SCHEDULES FOR OPEN SPACE BREAKDOWN



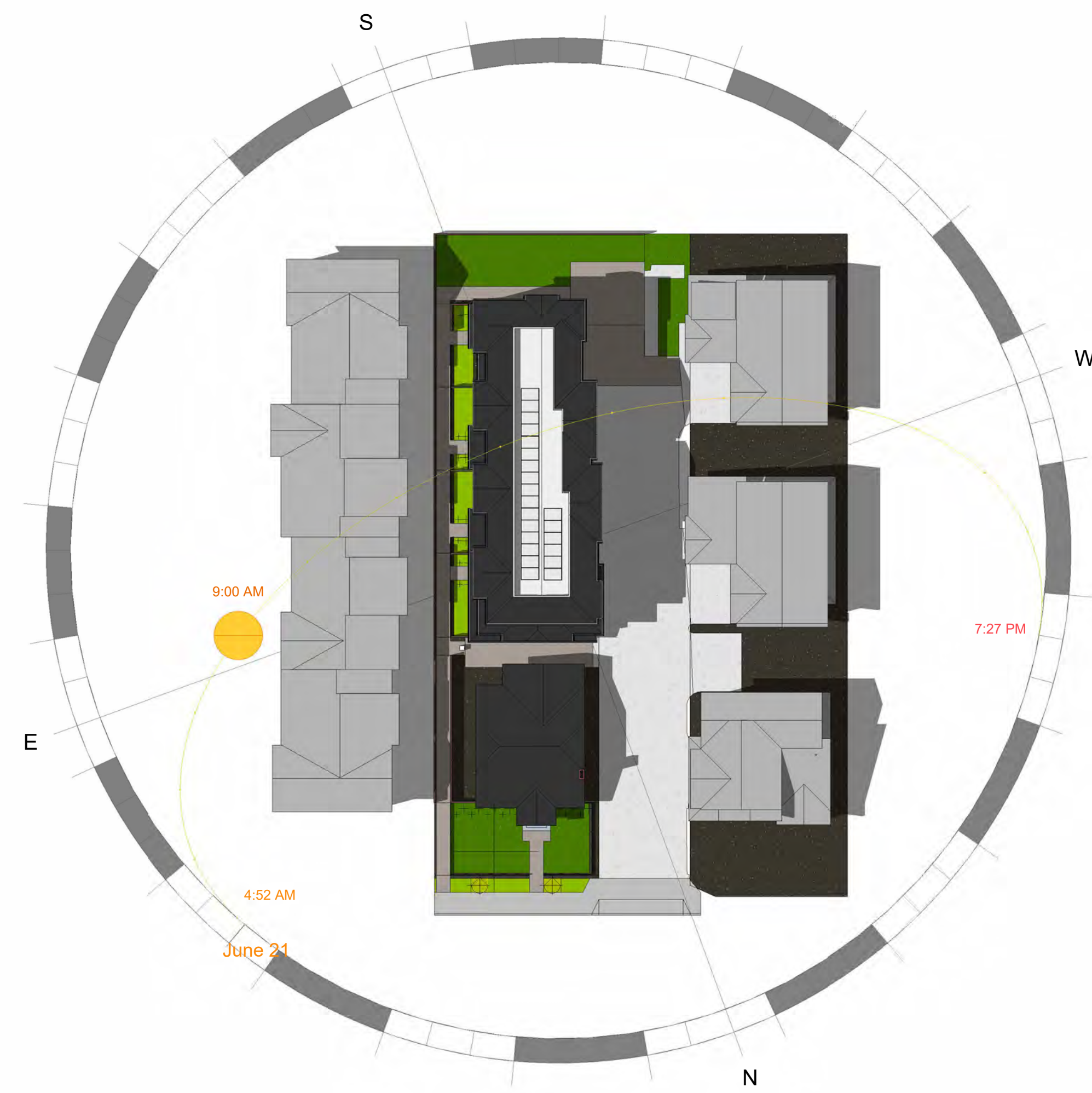
③ Sun Study - Summer Equinox 3 pm

NO COVERAGE
PER SHADING ANALYSIS, THERE'S NO SIGNIFICANT
IMPACT ON THE ADJACENT NEIGHBORS.



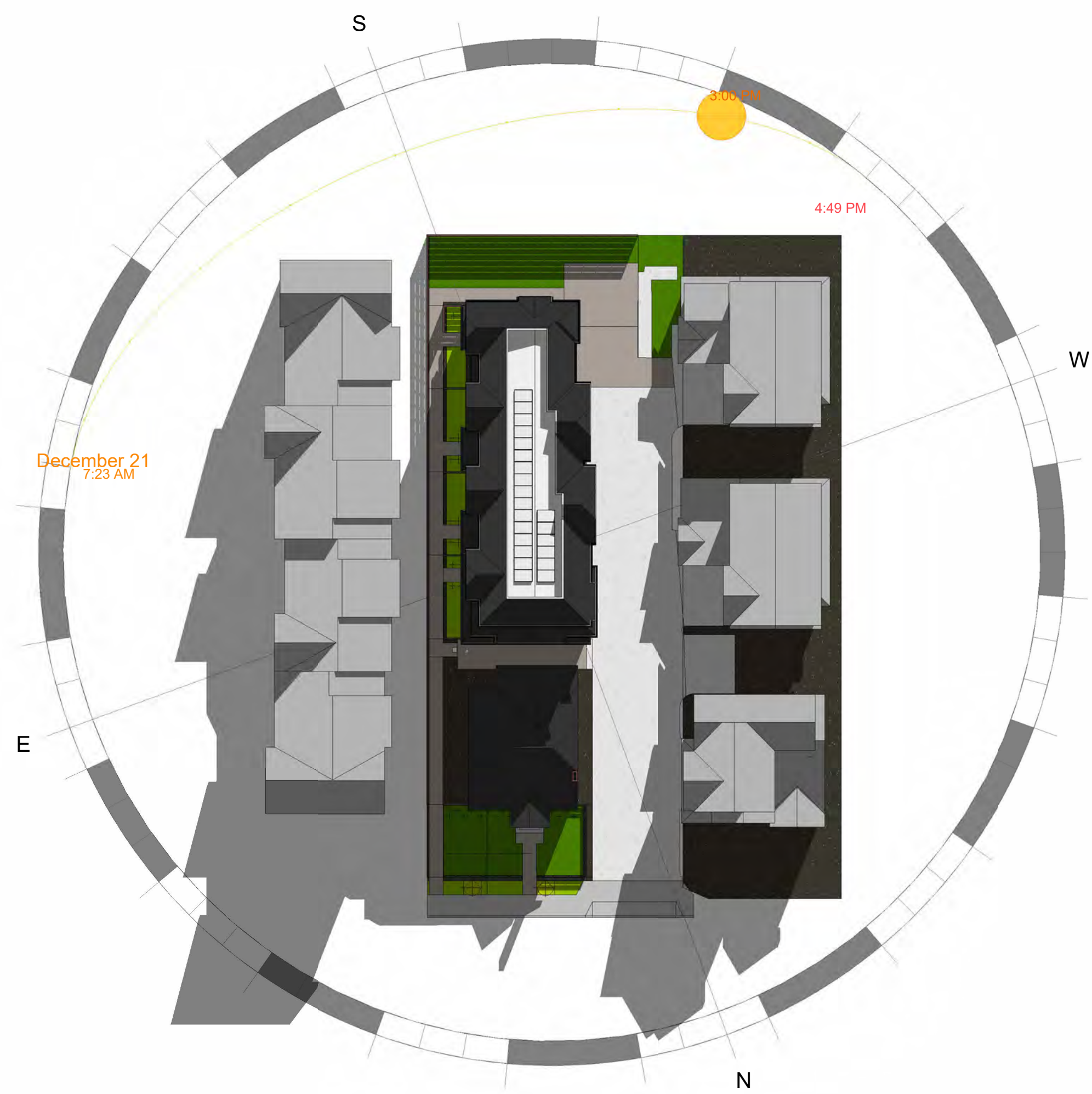
② Sun Study - Summer Equinox 12 PM

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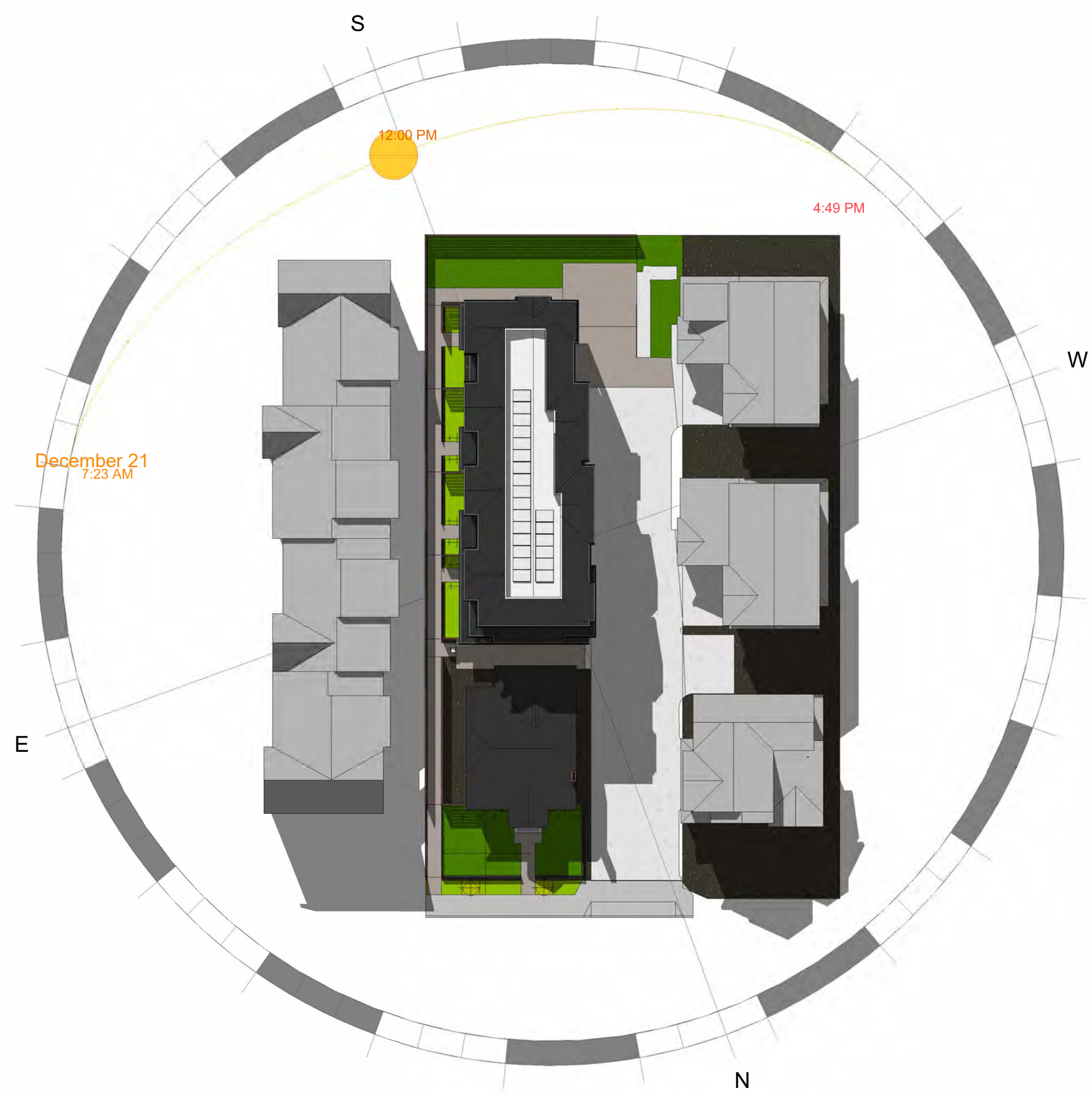
① Sun Study - Summer Equinox 9 AM

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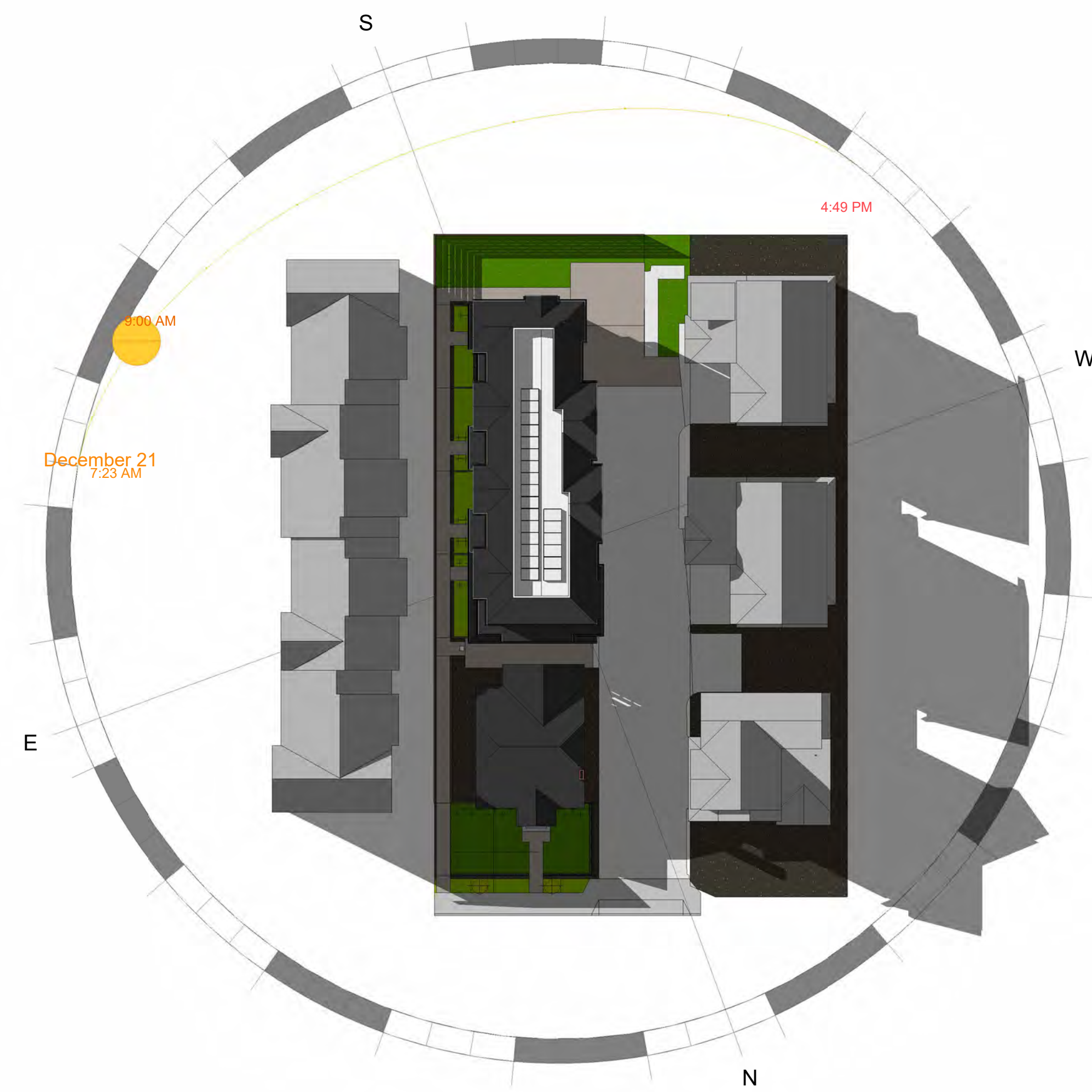
⑥ Sun Study - Winter Equinox 3 PM

NO COVERAGE
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IMPACT ON THE ADJACENT NEIGHBORS.



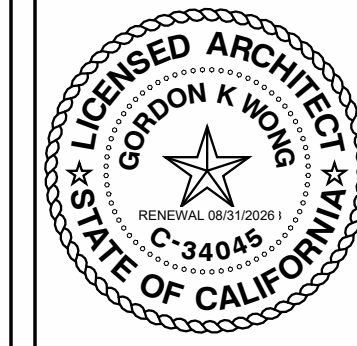
⑤ Sun Study - Winter Equinox 12 PM

NO COVERAGE
PER SHADING ANALYSIS, THERE'S NO SIGNIFICANT
IMPACT ON THE ADJACENT NEIGHBORS.



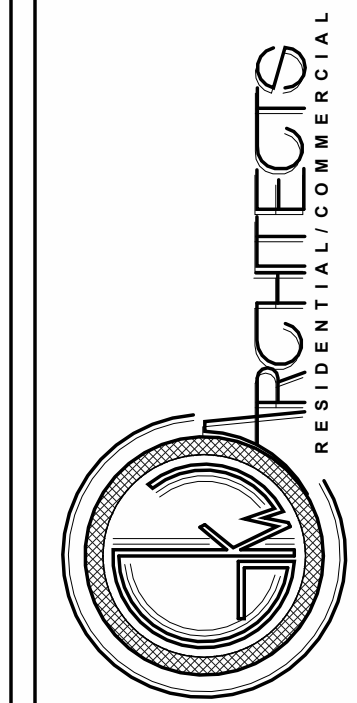
④ Sun Study - Winter Equinox 9 AM

SLIGHT COVERAGE OF ADJACENT NEIGHBORING SINGLE FAMILY RESIDENCES ~6%
ANNUAL SHADING ANALYSIS:
SUMMER EQUINOX - 0% COVERAGE AT 9 AM / 12 PM / 3PM
WINTER EQUINOX - 6% COVERAGE AT 9 AM / 0% COVERAGE AT 12 PM / 3PM
AVERAGE TOTAL ANNUAL SHADING: 1% < 10% [COMPLIANT TO SMC 19.56.020]
PER SHADING ANALYSIS, THERE'S NO SIGNIFICANT IMPACT ON THE ADJACENT
NEIGHBORS. IN ADDITION, THE 6% OF COVERAGE AT 9AM DOES NOT INTERFERE
WITH ANY PREEXISTING ACTIVE SOLAR COLLECTOR ON THE ADJACENT PROPERTY.



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KEVIN YU, PROJECT REP.
710 E MCCLINTY LANE SUITE 109
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KEVINYU@GORDONWONGARCHITECTS.COM



General, Site, Solar Shading Analysis

Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

Revision Schedule		
Number	Description	Date
01	Planning	2025.11.13

General, Site,
Solar Shading
Analysis

G008

SCALE AS INDICATED

12/23/2025 3:46:12 PM

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' (NAVD83)

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.

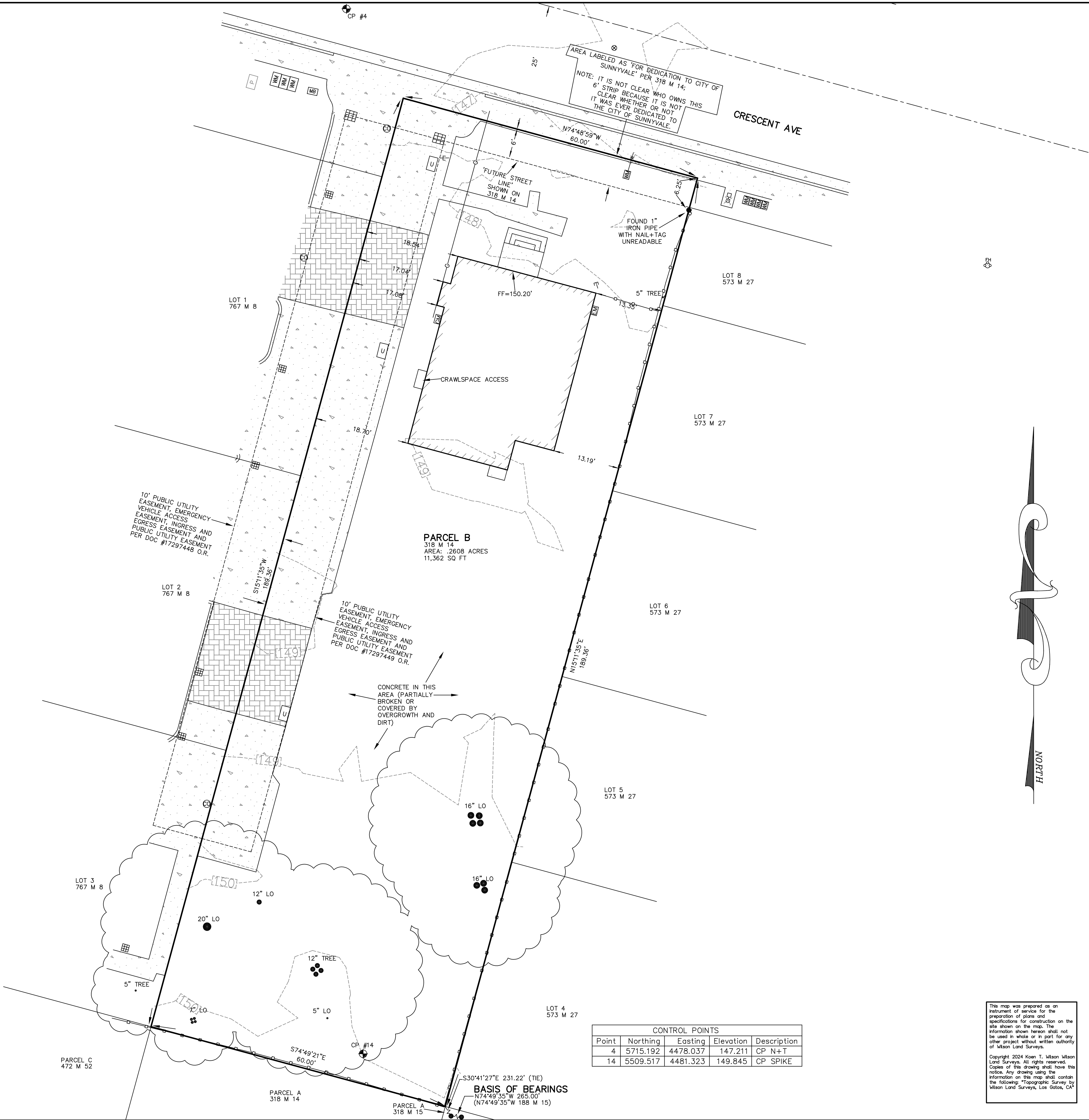
NOTES:

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 ENCUMBER 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.



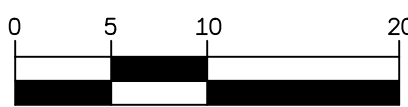
LEGEND

- 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
- CONCRETE
- BUILDING
- BRICKS
- PAVERS
- DECK
- JP JOINT POLE
- PP POWER POLE
- UP UTILITY POLE
- TP TELEPHONE POLE
- ⊕ BOLLARD
- ⊕ WATER VALVE
- ⊕ SIGN
- SS SANITARY SEWER MANHOLE
- SD STORM DRAIN MANHOLE
- M MANHOLE
- C COMMUNICATION MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ SEWER CLEANOUT
- ⊕ SURVEY CONTROL POINT
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- ⊕ LIGHT POLE AND LIGHT
- WALL
- DROP INLET
- GUYWIRE
- MB MAILBOX
- U UTILITY BOX
- A/C AIR CONDITIONING UNIT
- P PHONE BOX
- WOOD FENCE
- CHAIN LINK FENCE

ABBREVIATIONS

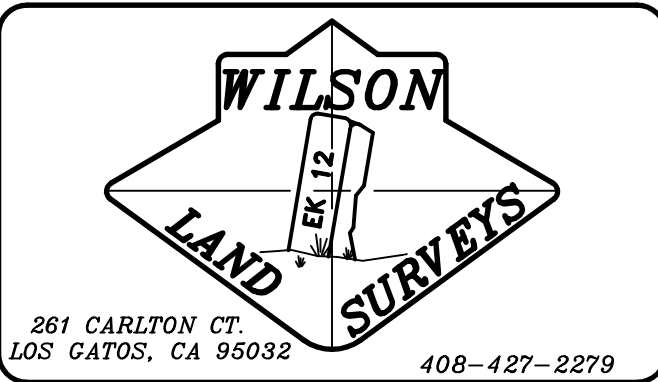
- LO LIVE OAK
- WO WHITE OAK
- EUC EUCALYPTUS
- RW REDWOOD
- PUE PUBLIC UTILITY EASEMENT
- FF FINISH FLOOR ELEVATION
- O.R. OFFICIAL RECORDS

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

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 GKW TOPO

SITE ADDRESS: 434 CRESCENT AVE SUNNYVALE, CA 94087

DRAWN BY:	SCALE:	PROJECT:	JOB NUMBER:	SHEET:
KTW	1"=10'	R-097	R-097	1 OF 1

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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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

BASIS OF BEARINGS
N74°49'35" W 265.00'
(N74°49'35" W 188 M 15)

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
CED	COBBLE ROCK ENERGY DISSIPATOR	PL	PROPERTY LINE
CG	CURB & GUTTER	PIEE	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	REMOVE	REMOVE
EIOH	ELECTRIC OVERHEAD	R/W	RIGHT OF WAY
EIUG	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
EK	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	WGE	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		

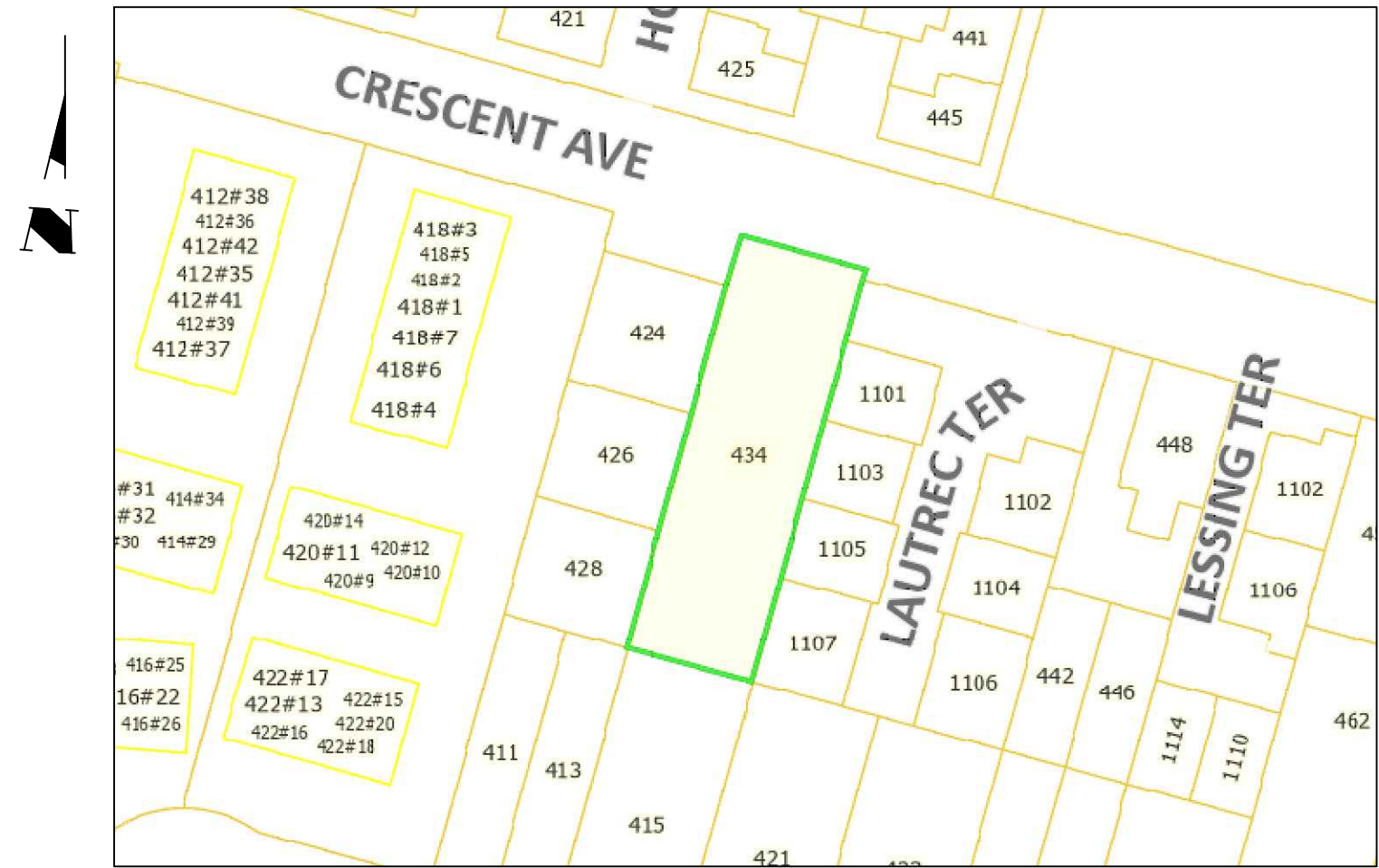
TENTATIVE MAP

FOR TOWNHOUSE PURPOSES

434 CRESCENT AVENUE

SUNNYVALE, CA 94087

FOR: CRESCENT ETERNAL LLC



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: PROPOSED ZONING:	R-3 R-3
8. EXISTING USE: PROPOSED USE:	RMED - RESIDENTIAL MEDIUM DENSITY/COMBING DISTRICT: PD 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' (NAVOD88)

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 BE 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 ONSITE 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 LINE 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 621 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

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
SUNNYVALE CALIFORNIA

SHEET
TM 1
1 OF 10 SHEETS
PW PROJECT #

OWNER'S STATEMENT

Owner Statement
WE HEREBY STATE THAT WE ARE THE OWNER OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THE HEREON MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

Street Dedication (fee)
WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: STREETS AND PORTIONS OF STREETS NOT PREVIOUSLY EXISTING AS DELINEATED HEREON AND DESIGNATED AS "STREET HEREIN DEDICATED".

Emergency Vehicle Access Easement (E.V.A.E.)
WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DELINEATED HEREON AND DESIGNATED AS "E.V.A.E."(EMERGENCY VEHICLE ACCESS EASEMENT). PARKING STALLS AND TRASH ENCLOSURES NOT DELINEATED ON THE MAP ARE EXCLUDED FROM THE LIMITS OF THE EVAE. THE PERPETUAL MAINTENANCE OF IMPROVEMENTS WITHIN THE EASEMENT AREA SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

Public Utility Easement (P.U.E.)
WE ALSO HEREBY STATE THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: CERTAIN PUBLIC UTILITY FACILITIES INCLUDING BUT NOT LIMITED TO POLES, ELECTRIC, TELEPHONE, AND CABLE CONDUITS AND WIRES, GAS AND ALL APPURTENANCES AS DELINEATED HEREON AND DESIGNATED AS "P.U.E."(PUBLIC UTILITY EASEMENT). TRASH ENCLOSURES NOT DELINEATED ON THE MAP ARE EXCLUDED FROM THE LIMITS OF THE P.U.E.

Private Streets
WE ALSO HEREBY RESERVE PRIVATE STREETS. THE PRIVATE STREETS CONTAINED WITH THIS MAP ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION FOR PUBLIC STREET PURPOSES

Private Vehicular and Pedestrian Ingress and Egress Easement (P.I.E.E.)
WE ALSO HEREBY RESERVE FOR THE OWNERS OF ALL LOTS SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL RIGHTS OF INGRESS AND EGRESS PURPOSES UPON AND OVER LOTS 1-5 AS DELINEATED HEREON AND DESIGNATED AS "P.I.E.E."(PRIVATE INGRESS AND EGRESS EASEMENT). THE PERPETUAL MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF IMPROVEMENTS WITHIN SAID EASEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF SUNNYVALE. PARKING STALLS AND TRASH ENCLOSURES NOT DELINEATED ON THE MAP ARE EXCLUDED FROM THE LIMITS OF THE P.I.E.E.

Private Water, Storm, Fire, Sanitary Sewer Easements (P.W.E., P.F.S.E., P.S.D.E., P.S.S.E.)
WE ALSO HEREBY RESERVE FOR THE OWNERS OF ALL LOTS SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL RIGHTS UPON AND OVER LOTS 1-5 FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE WATER, FIRE SERVICE, STORM DRAINAGE AND SANITARY SEWER FACILITIES AS DELINEATED HEREON AND DESIGNATED AS "P.W.E."(PRIVATE WATER EASEMENT), "P.F.S.E."(PRIVATE FIRE SERVICE EASEMENT), "P.S.D.E." (PRIVATE STORM DRAIN EASEMENT), "P.S.S.E."(PRIVATE SANITARY SEWER EASEMENT). THE PERPETUAL MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF PRIVATE WATER, FIRE SERVICE, STORM DRAINAGE AND SANITARY SEWER FACILITIES, INCLUDING BIO-RETENTION AREAS, SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF SUNNYVALE. TRASH ENCLOSURES NOT DELINEATED ON THE MAP ARE EXCLUDED FROM THE LIMITS OF THE P.W.E., P.F.S.E., P.S.D.E. AND P.S.S.E.

CRESCENT ETERNAL LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

TENTATIVE MAP

SHEET ONE OF TWO

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

OWNER'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA SS.
COUNTY OF SANTA CLARA

ON_____, 20____BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

NOTARY’S SIGNATURE _____

PRINTED NOTARY’S NAME _____

NOTARY’S PRINCIPAL PLACE OF BUSINESS _____

NOTARY’S COMMISSION NUMBER _____

EXPIRATION OF NOTARY’S COMMISSION _____

SURVEYOR'S STATEMENT

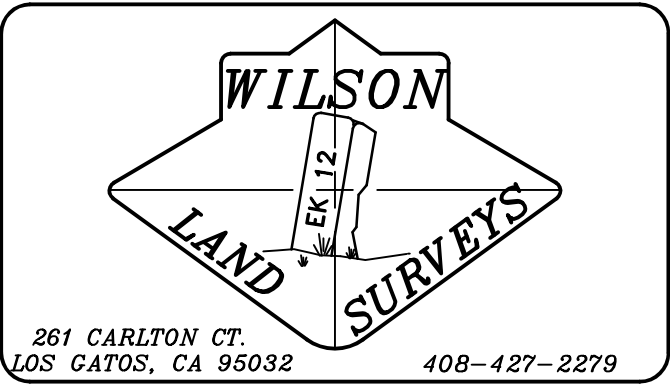
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CRESCENT ETERNAL LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN JUNE 2024. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 2026 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVAL OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE:_____ KOEN T. WILSON LS 9440

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 6 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. EXISTING USE: RESIDENTIAL; PROPOSED USE: RESIDENTIAL; ZONING: R3
6. OWNER'S NAME AND ADDRESS:
CRESCENT ETERNAL LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
PO BOX 3910
LOS ALTOS CA 94024

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



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF THE TRACT; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

DATE:_____ BY:_____
JENNIFER C. NG
CITY ENGINEER
RCE #61203
CITY OF SUNNYVALE, CALIFORNIA

CITY SURVEYOR'S STATEMENT

I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE:_____ BY:_____
MARK A. HELTON
LS #7078

STATEMENT OF CONSENT OF MAP APPROVAL

I HEREBY STATE THAT I DULY APPROVED THE HEREIN PARCEL MAP AS SHOWN HEREON AND CONSENT TO ITS BEING FILED FOR RECORD IS GIVEN BY THE UNDERSIGNED DIRECTOR OF PUBLIC WORKS ON BEHALF OF THE CITY OF SUNNYVALE PURSUANT TO AUTHORITY CONFERRED BY SUNNYVALE MUNICIPAL CODE, SECTION 18.04.030 (d)(5) AND 18.20.280 (c). AND THAT I DID ACCEPT, THE DEDICATION OF ALL STREETS AND PORTIONS THEREOF AND ALL EASEMENTS OFFERED FOR DEDICATION AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION.

DATE:_____ BY:_____
CHARLES TAYLOR, PE
DIRECTOR OF PUBLIC WORKS
CITY OF SUNNYVALE

RECORDER'S STATEMENT

FILED THIS____DAY OF_____, 20____, AT____M. IN BOOK____OF MAPS AT PAGE(S)_____, SANTA CLARA COUNTY RECORDS, AT THE REQUEST OF STEWART TITLE OF CALIFORNIA, INC.

REGINA ALCOMENDRAS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

BY:_____ DEPUTY JOB NUMBER: R-097
DRAWN BY: KTW

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.

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



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.

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

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

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.

M 2.1

● 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

O.R.
INT
SP
CF

NEW PROPERTY LINE
OFFICIAL RECORDS, SANTA CLARA COUNTY
INTERSECTION
SINGLE PROPORTION
CALCULATED FROM

CHARLES AVE

FOUND 2.5" BRASS DISC WITH PUNCTUM IN MONUMENT BOX PER R-4

— W	— UG WATER LINE
— G	— UG GAS LINE
— E	— UG ELEC LINE
— SS	— UG SEWER LINE
— D	— UG DRAINAGE LINE
	SEWER CLEANOUT
	ELECTRIC METER
	GAS METER
	WATER METER
	LIGHT POLE AND LIGHT
	PHONE BOX
	WATER VALVE
	FIRE HYDRANT

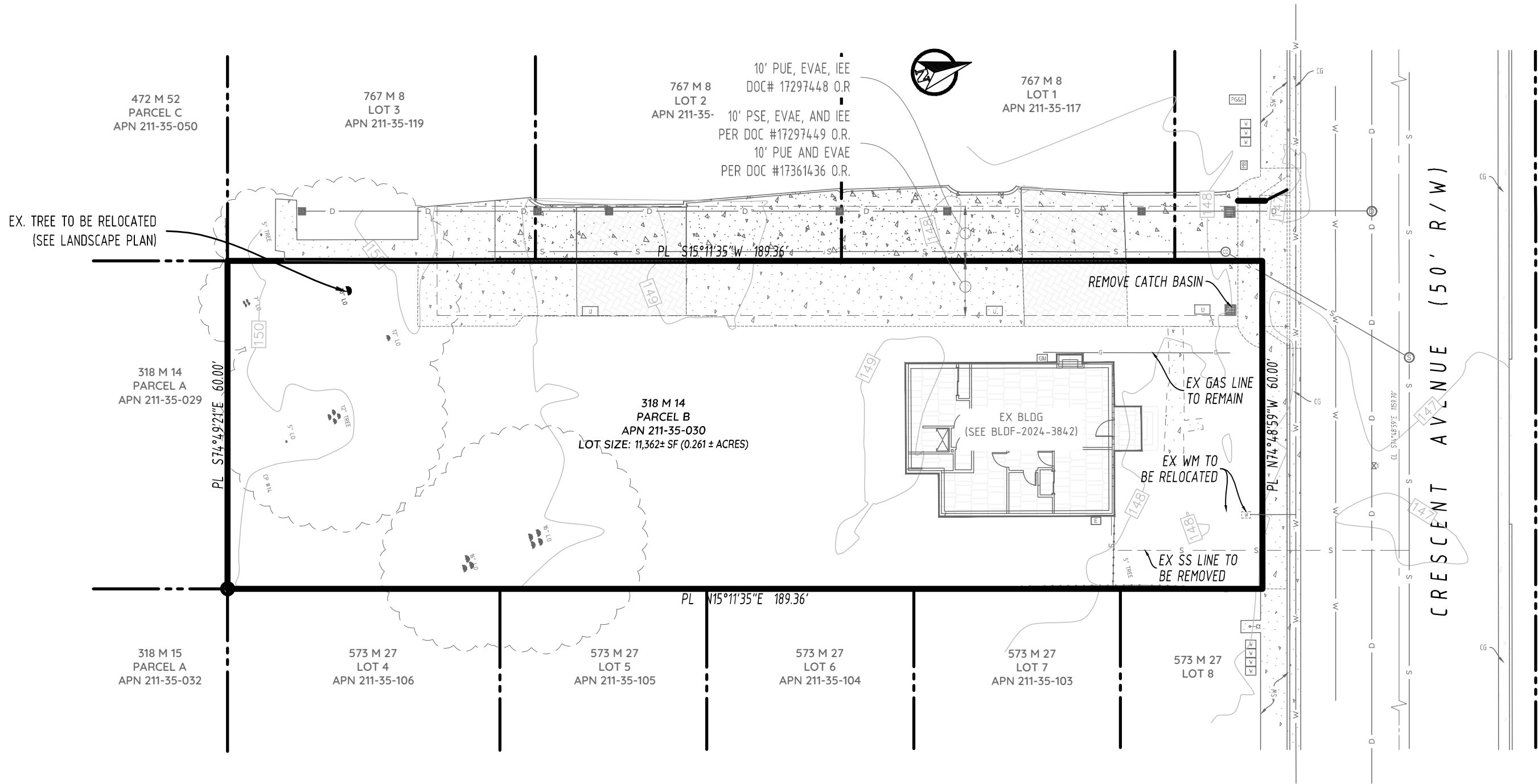
(IN FEET)
1 inch = 20 ft.

KEY MAP
NOT TO SCALE

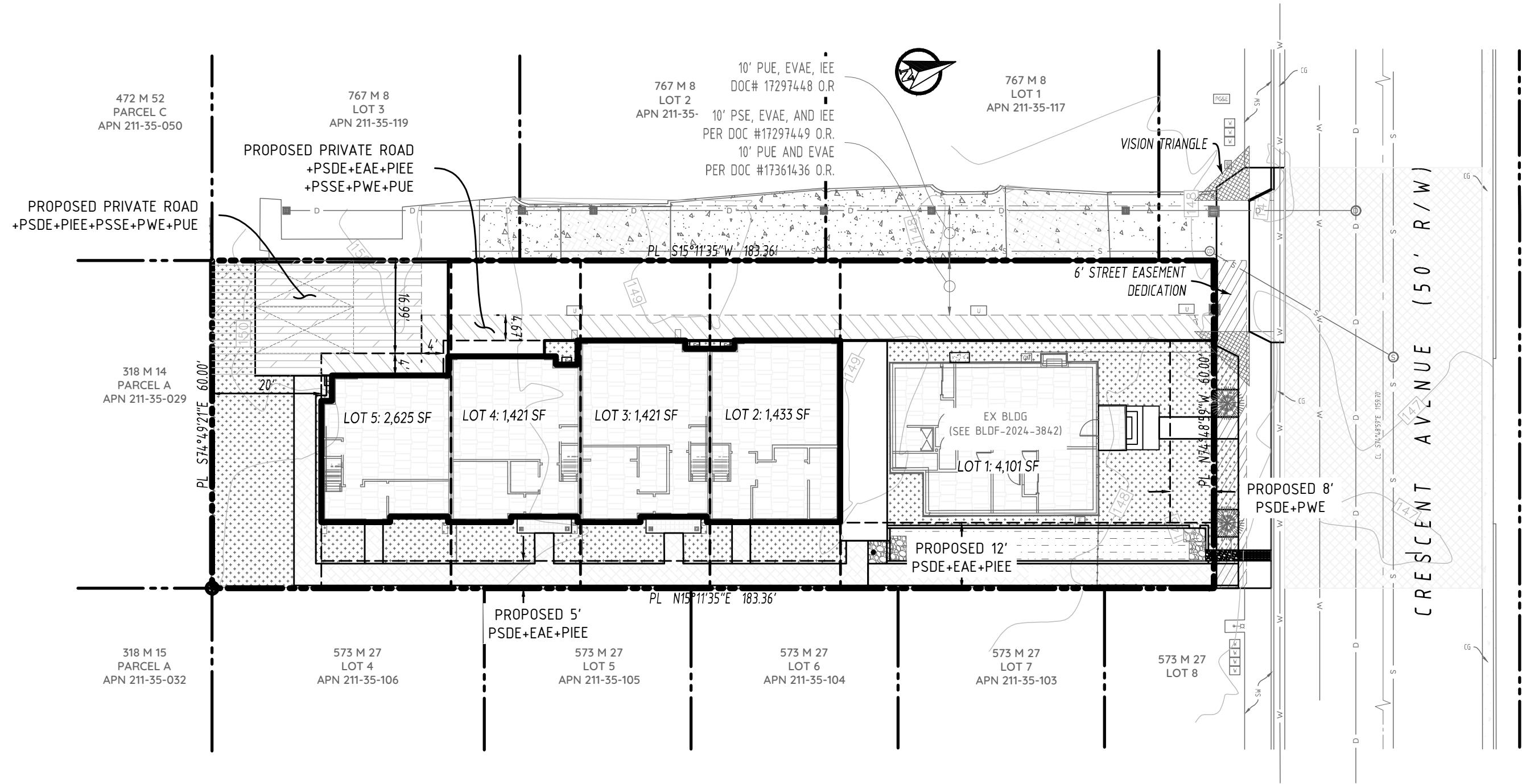
SUNNYVALE SARATOGA ROAD

SCENT AVE SITE

E FREMONT AVE



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, 650 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.
- MAIN 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.
- MAIN & 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 MH(s), ENTER MH(s) 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:

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

GENERAL:

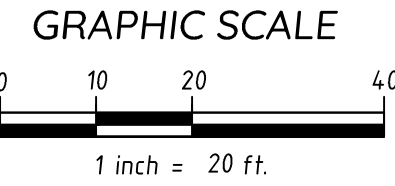
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES.
- CONTACT THE CITY OR OTHER UTILITY OWNERS AS NEEDED FOR REMOVAL, ABANDONMENT, OR RELOCATION OF THEIR FACILITIES.
- UPON DISCOVERY OF ANY UNIDENTIFIED UTILITIES, COORDINATE WITH THE DPW INSPECTOR FOR DIRECTION.
- SEE DEMOLITION 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			
PORTLAND CEMENT CONCRETE			
PERVIOUS PAVER			
BUILDING			
LANDSCAPE AREA			
BIORETENTION			
PROPERTY LINE			
LOT LINE			
STREET EASEMENT DEDICATION DEDICATION (360 SF)			
TYPE II SLURRY SEAL			

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



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

SHEET
TM 3.0
4 OF 10 SHEETS
PW PROJECT #

SUNNYVALE

CALIFORNIA

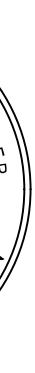
PROJECT #:

MC

XP

AS NOTED

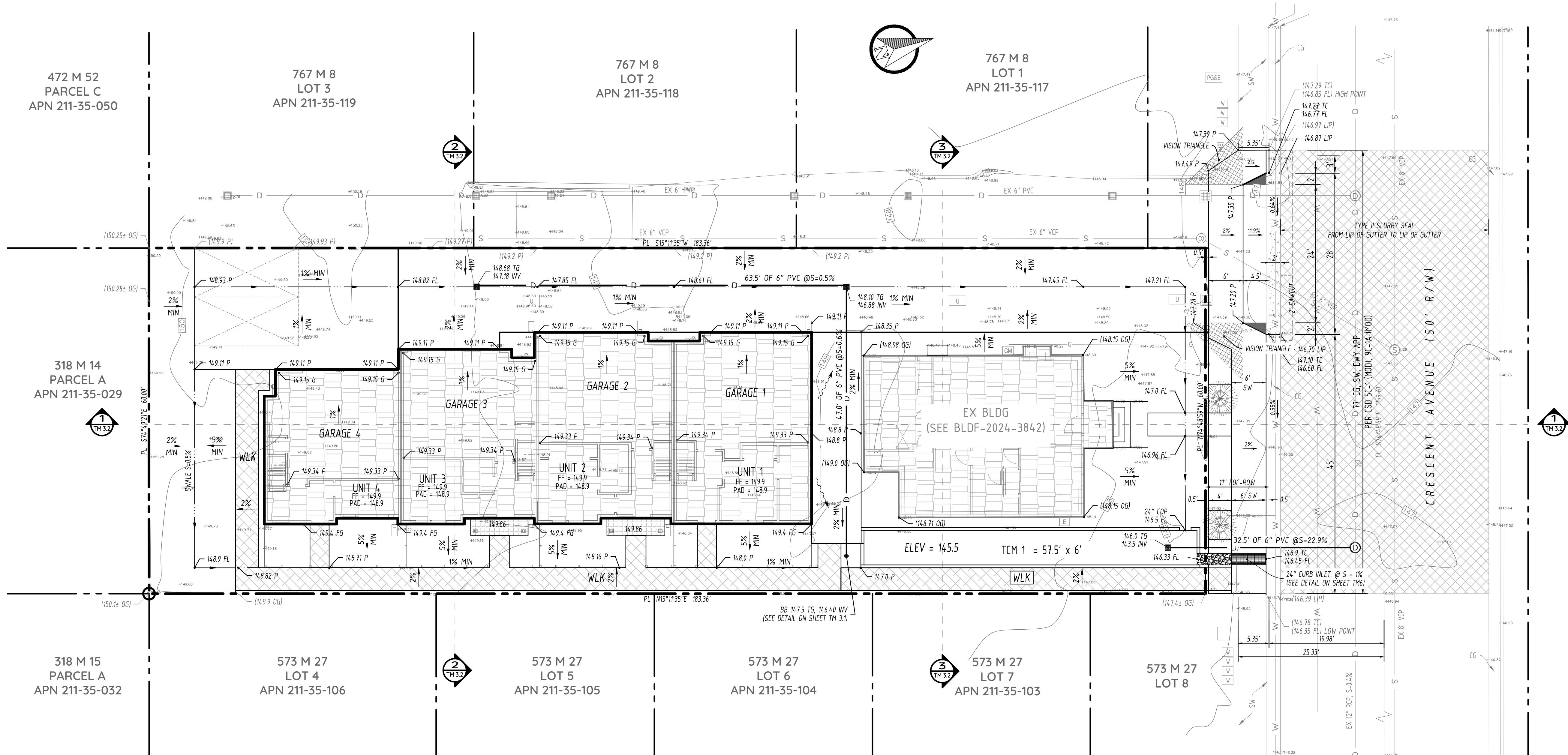
09/05/25



REVISIONS

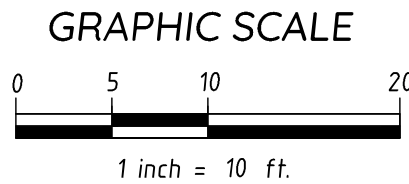
DATE

BY



GENERAL NOTES:

- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRAD OR AS DIRECTED BY THE DEPARTMENT OF PUBLIC WORKS.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING G UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASED, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 1' OF EXISTING WATER MAINS/SERVICES OR METER. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH CALWATER, PG&E, AND CITY OF SUNNYVALE STANDARDS.
- CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATION OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
- INSTALL SPLASH BLOCK PER DETAIL ON SHEET TM 6 (SEE ARCH. PLANS FOR EXACT LOCATIONS)
- ANY CONSTRUCTION WITHIN THE CITY RIGHT OF WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
- CONTRACTOR SHALL CONTACT PUBLIC WORKS INSPECTORS FOR A SITE VISIT TO DETERMINE THE EXTEND OF SIDEWALK, CURB & GUTTER REPLACEMENT WORK. COORDINATE WITH PROJECT CIVIL ENGINEER IF OFFSITE REPLACEMENT WORK IS REQUIRED.
- CONTRACTOR SHALL NOT STAGE, STORE, OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE PUBLIC RIGHT OF WAY AND EASEMENT.
- TO HANDLE DEBRIS DURING DEMOLITION AND CONSTRUCTION PHASE, PLEASE REGISTER WITH GREEN HALO SYSTEM AT SUNNYVALE.WASTETRACKING.COM. AFTER REGISTERING, PLEASE CALL SPECIALTY AT 408-730-9900 FOR DEBRIS BINS. PER GREEN HALO'S PROCESS, SUBMIT CONSTRUCTION WASTE MANAGEMENT PLAN FOR DEMOLITION AND CONSTRUCTION PHASE FOR CITY REVIEW AND APPROVAL.
- CONTRACTOR TO REMOVE AND REPLACED DAMAGED SIDEWALK ALONG PROPERTY FRONTAGE FROM JOINT TO JOINT PER CITY STANDARD 9C.
- THE PERPETUAL MAINTENANCE OF SIDEWALK IMPROVEMENTS ALONG THE PROJECT FRONTAGE ON CRESCENT AVE. SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.



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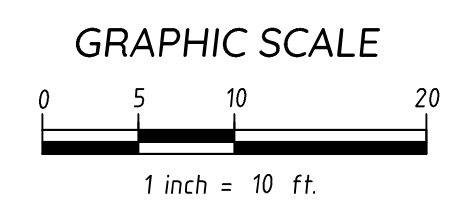
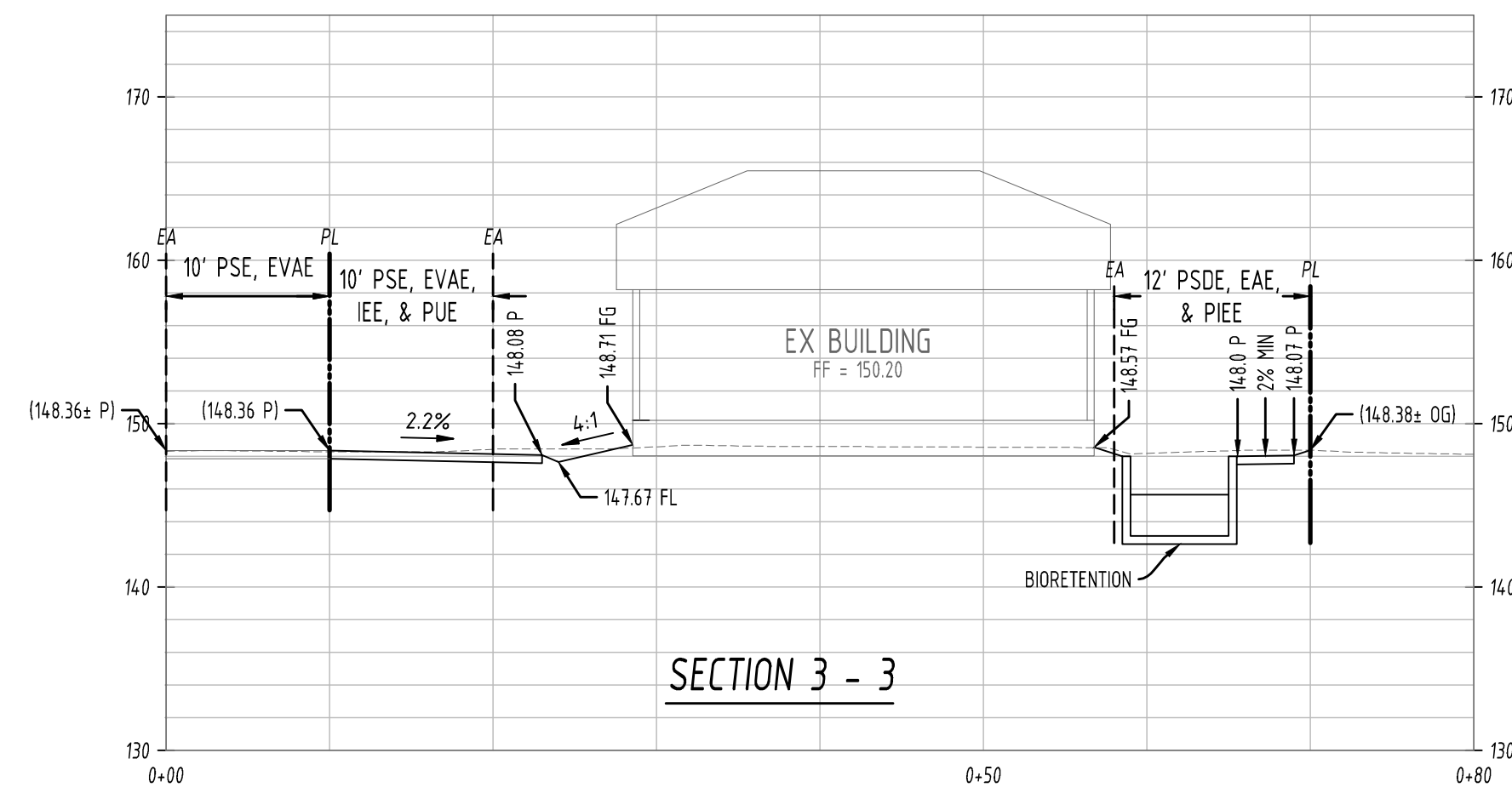
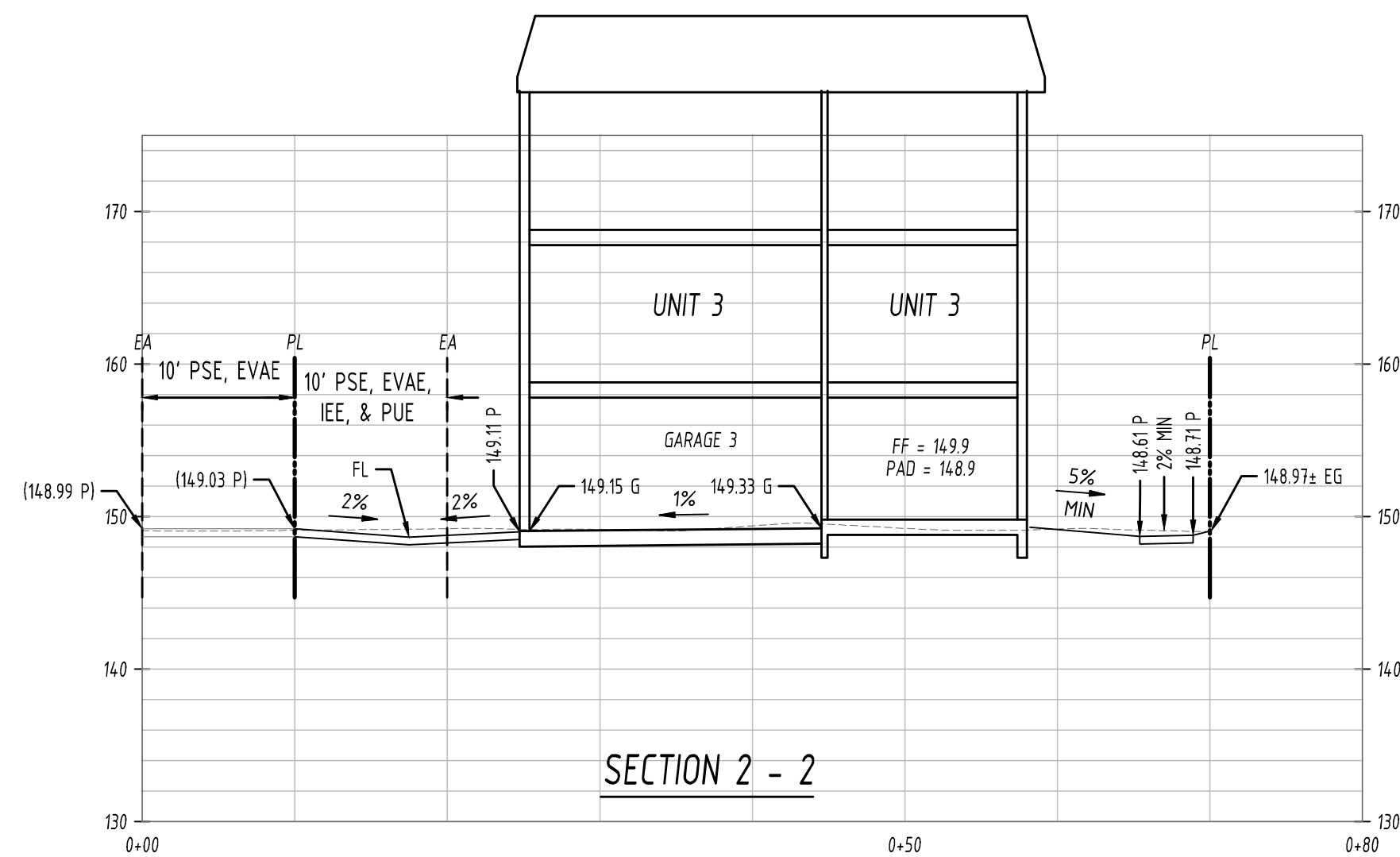
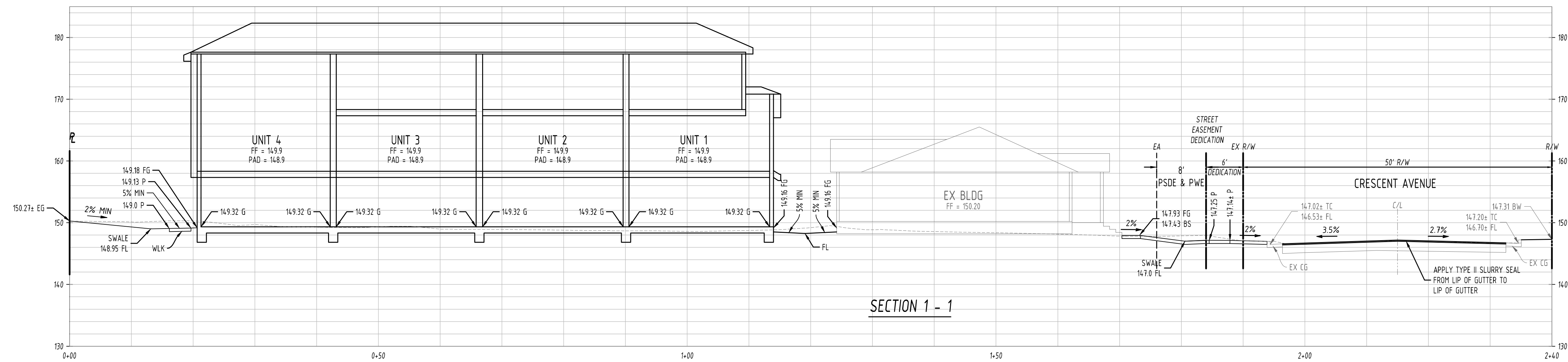
DATE:	09/05/25
SCALE:	AS NOTED
DESIGN:	XP
CHECK:	MC
PROJECT #:	2025-010

TENTATIVE MAP
434 CRESCENT AVENUE
PRELIMINARY GRADING & DRAINAGE PLAN

SHEET
TM 3.1
5 OF 10 SHEETS

PW PROJECT #

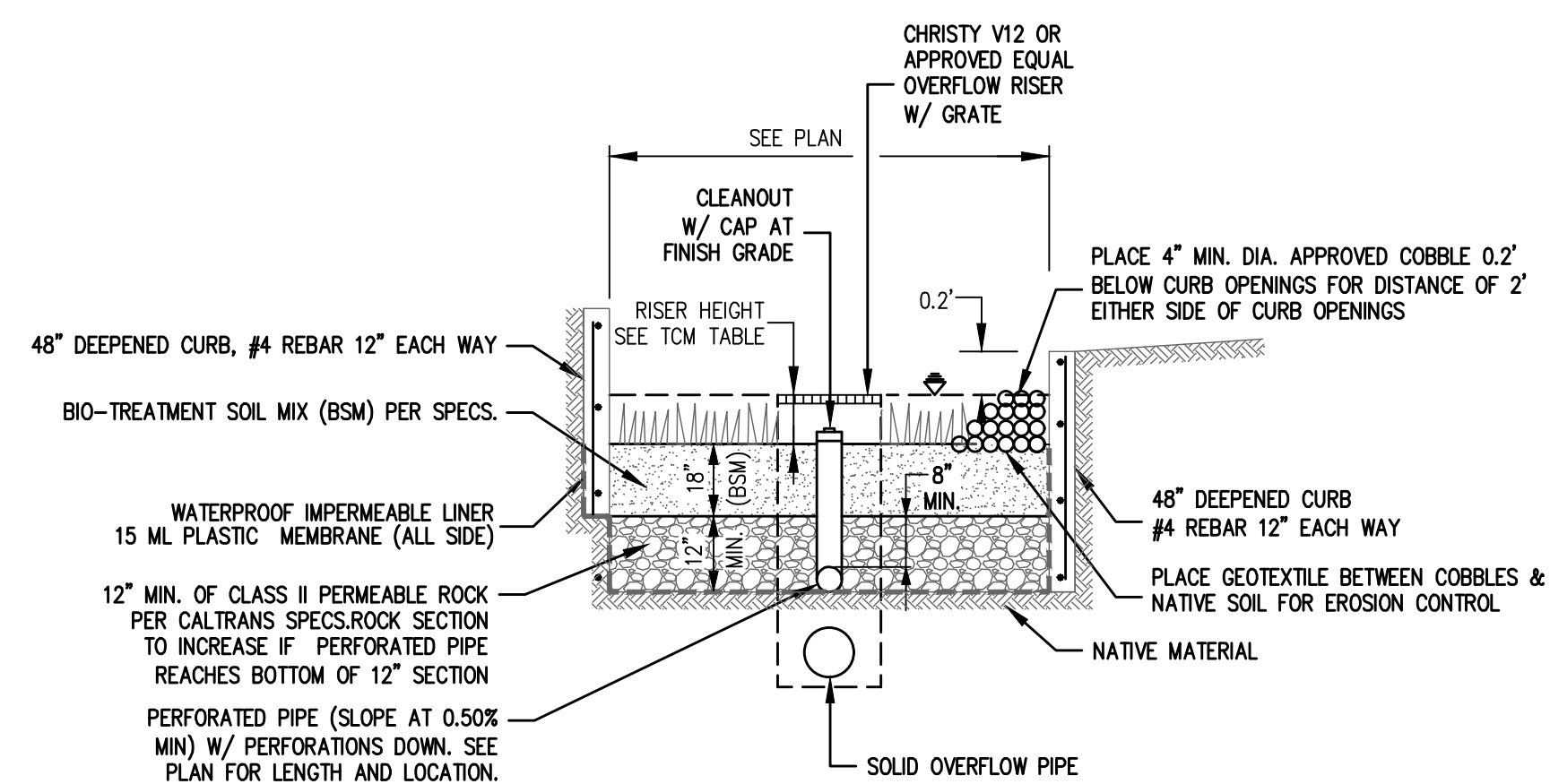
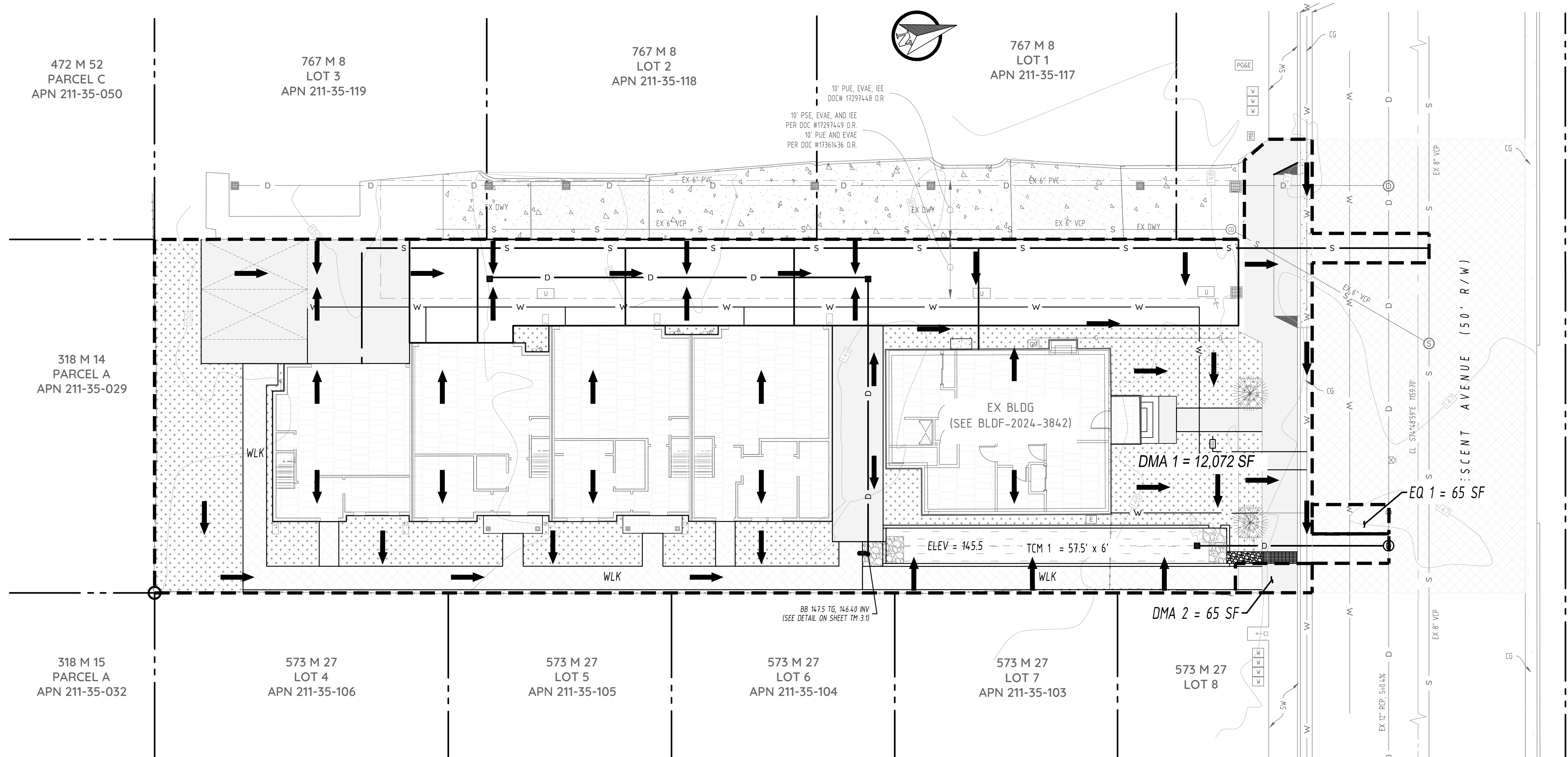
REVISIONS	DATE	BY	



CIVIO CONSULTING 1669 FLANIGAN DRIVE #E SAN JOSE, CA 95121 EMAIL: OFFICE@CIVIOCONSULTING.COM				REVISIONS	
DATE:	09/05/25	SCALE:	AS NOTED	BY:	DATE
DESIGN:	XP	CHECK:	NC		
PROJECT #:	2025-010				
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



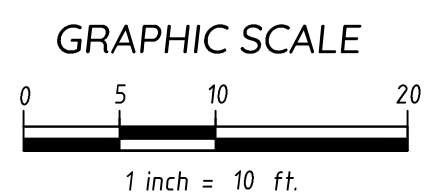
BIORETENTION BASIN W/ LINER

N.T.S.

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

DMA #	TCM #	Location ¹	Treatment Type ²	Drainage Area (s.f.)	Impervious Area ⁴ (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
					(a)	(b)	(c) = (a)+0.1*(b)	(d) = 0.04 *(c)				
1	1	Onsite	Bioretention lined w/ underdrain	12,073	8,135	3,940	8,529					
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)



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PROJECT #: 2025-010

TENTATIVE MAP
434 CRESCENT AVENUE
PRELIMINARY STORMWATER CONTROL PLAN
SUNNYVALE CALIFORNIA

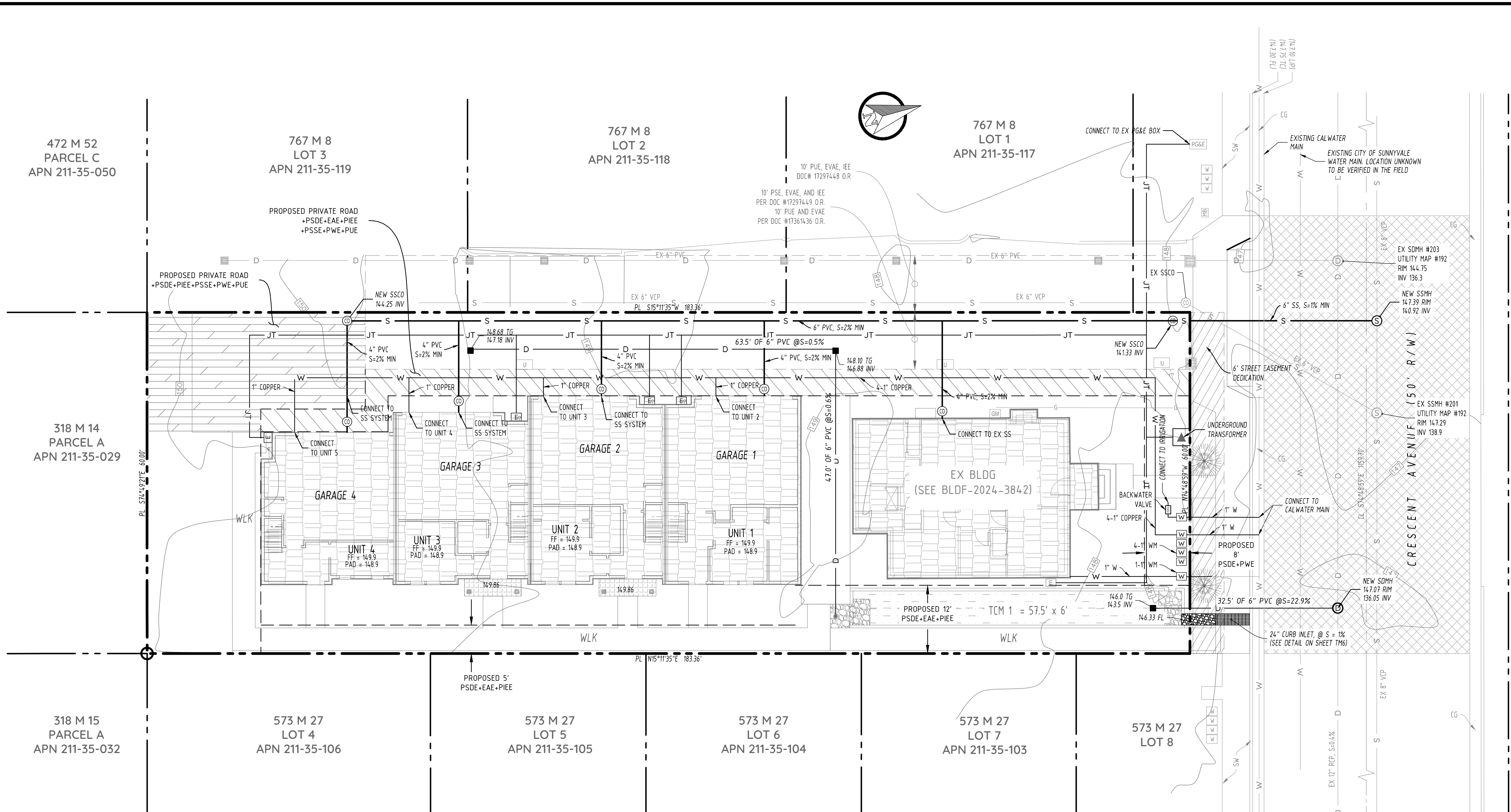
SHEET
TM 4
7 OF 10 SHEETS
PW PROJECT #

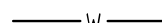
REVISIONS

DATE

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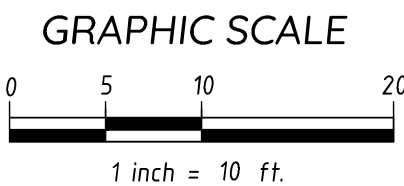
LEGEND		
EXISTING	PROPOSED	
		SANITARY SEWER CLEAN OUT MANHOLE
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		ELECTRICAL BOX
		ELECTRIC METER
		TELEPHONE BOX
		MAIL BOX
		UTILITY BOX
		GAS METER
		WATER METER
		WATER VALVE
		INLET
		WATER LINE
		DRAINAGE LINE
		SANITARY SEWER LINE
		TRANSFORMER

GENERAL NOTES:

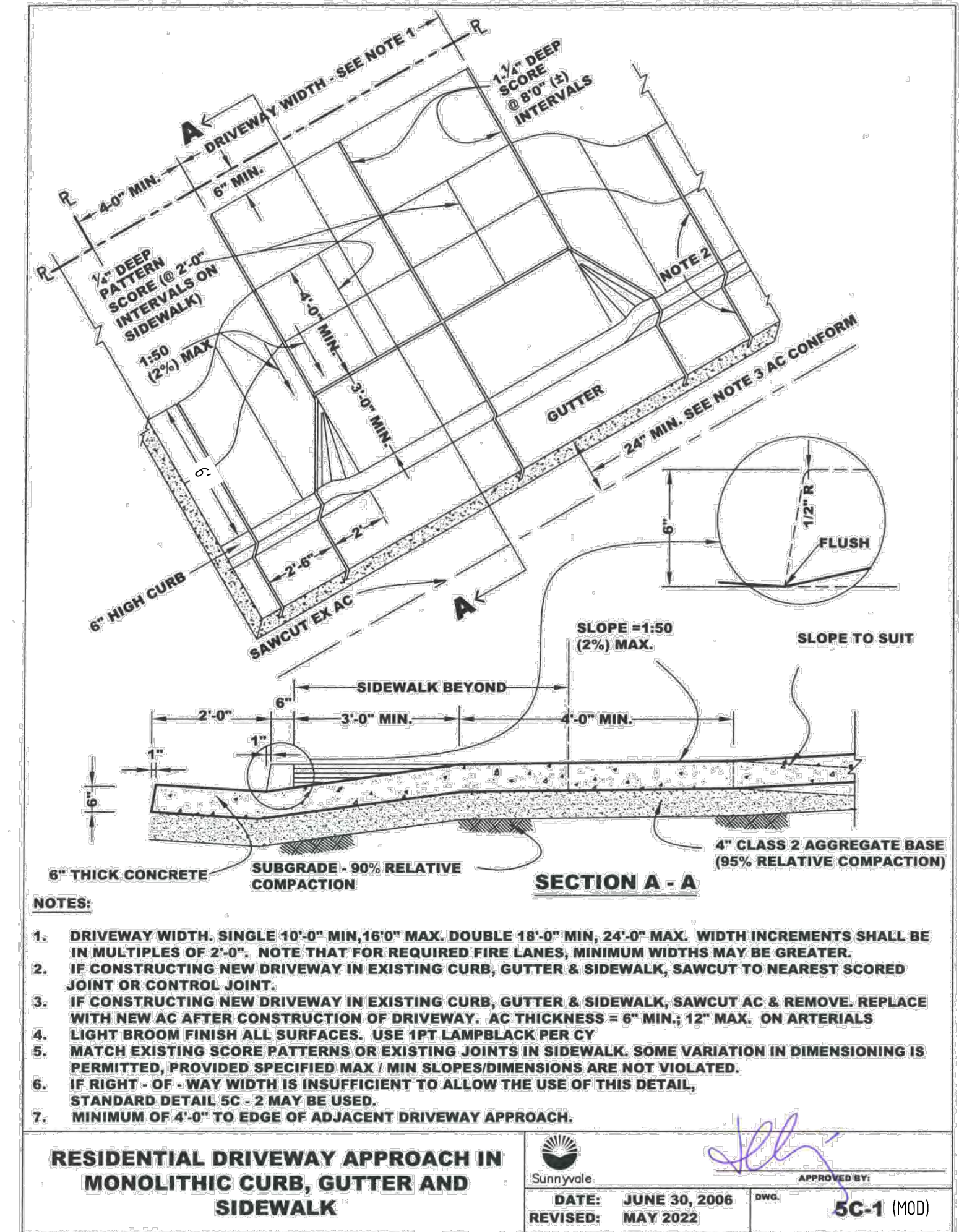
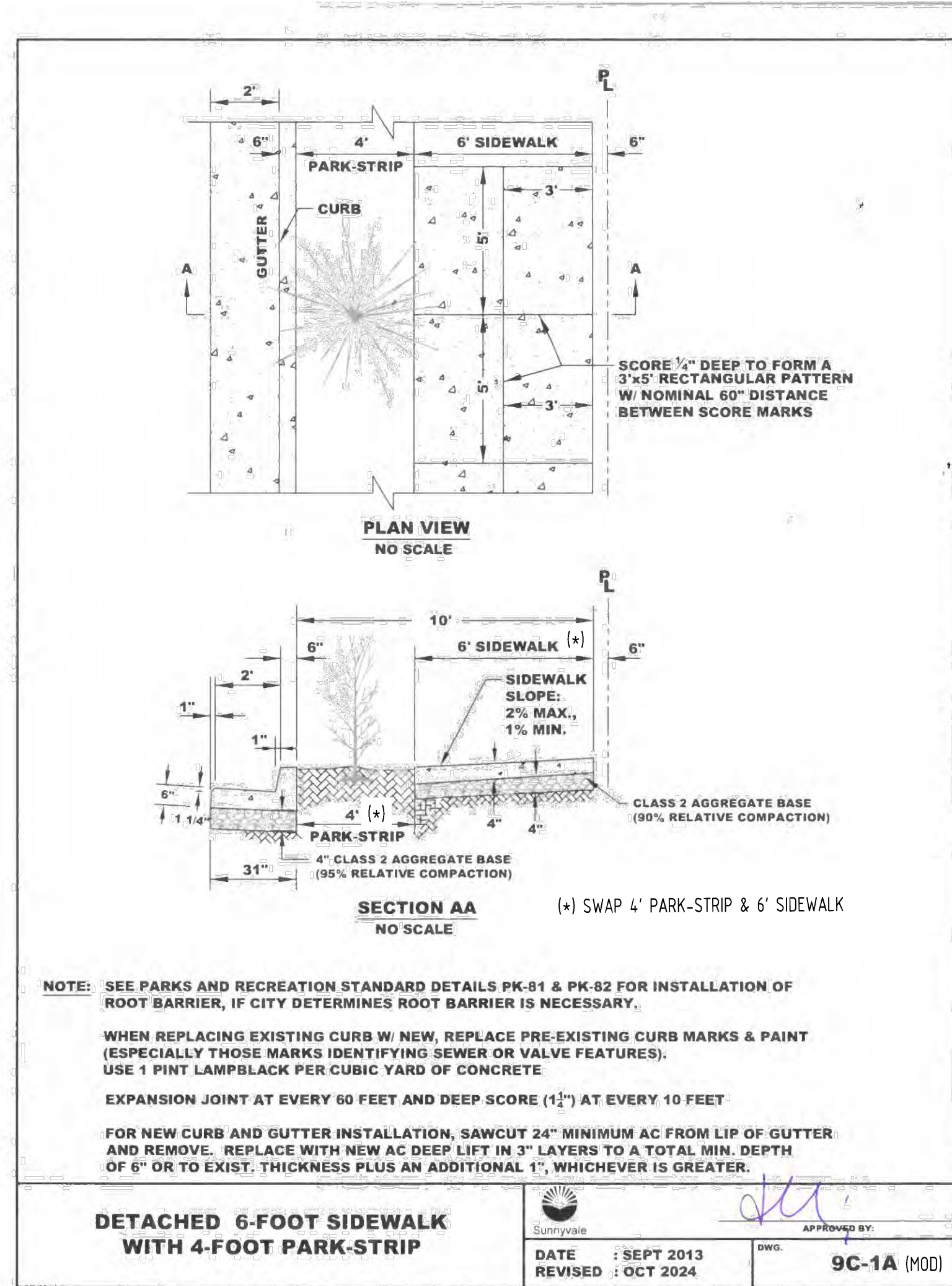
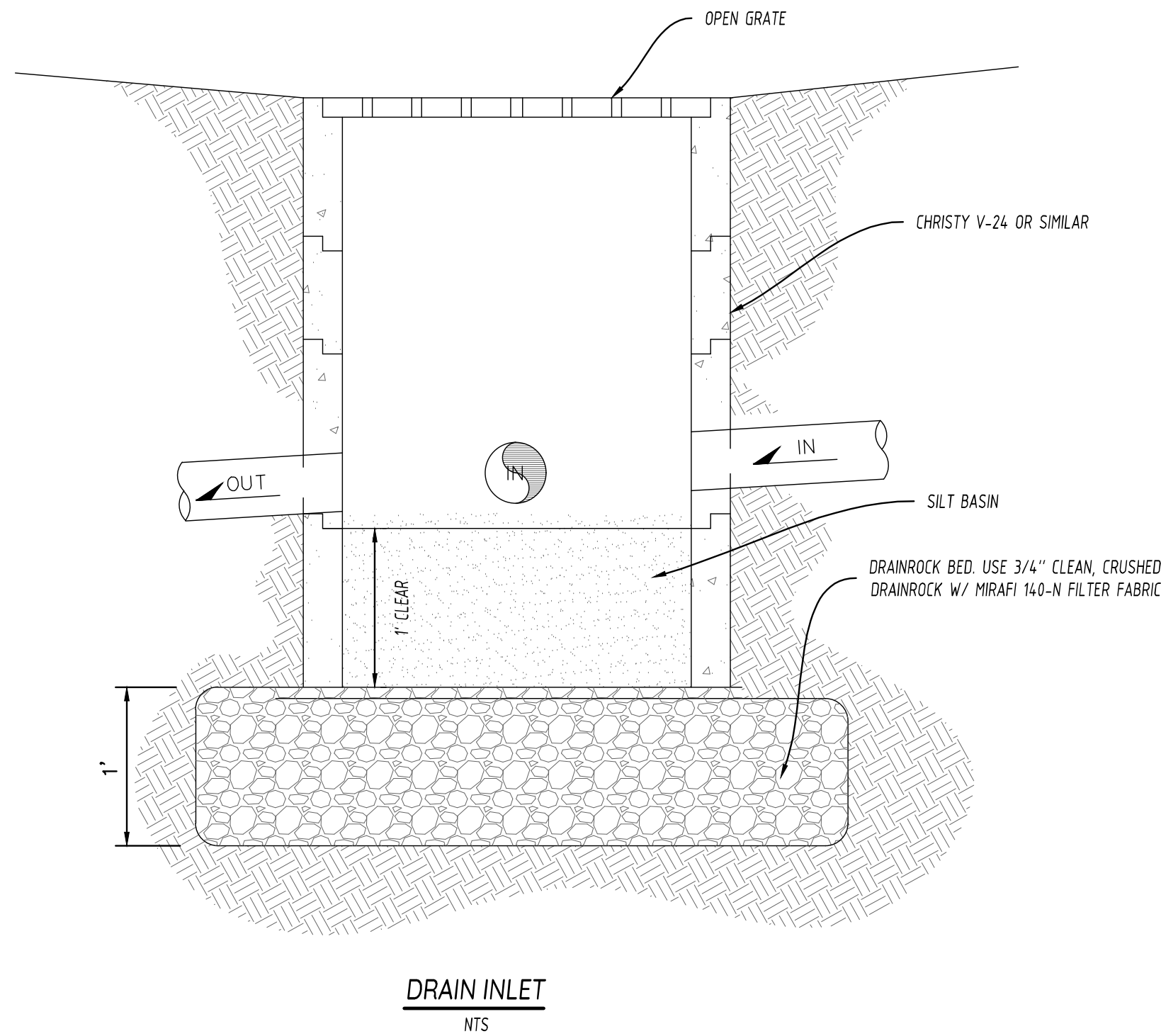
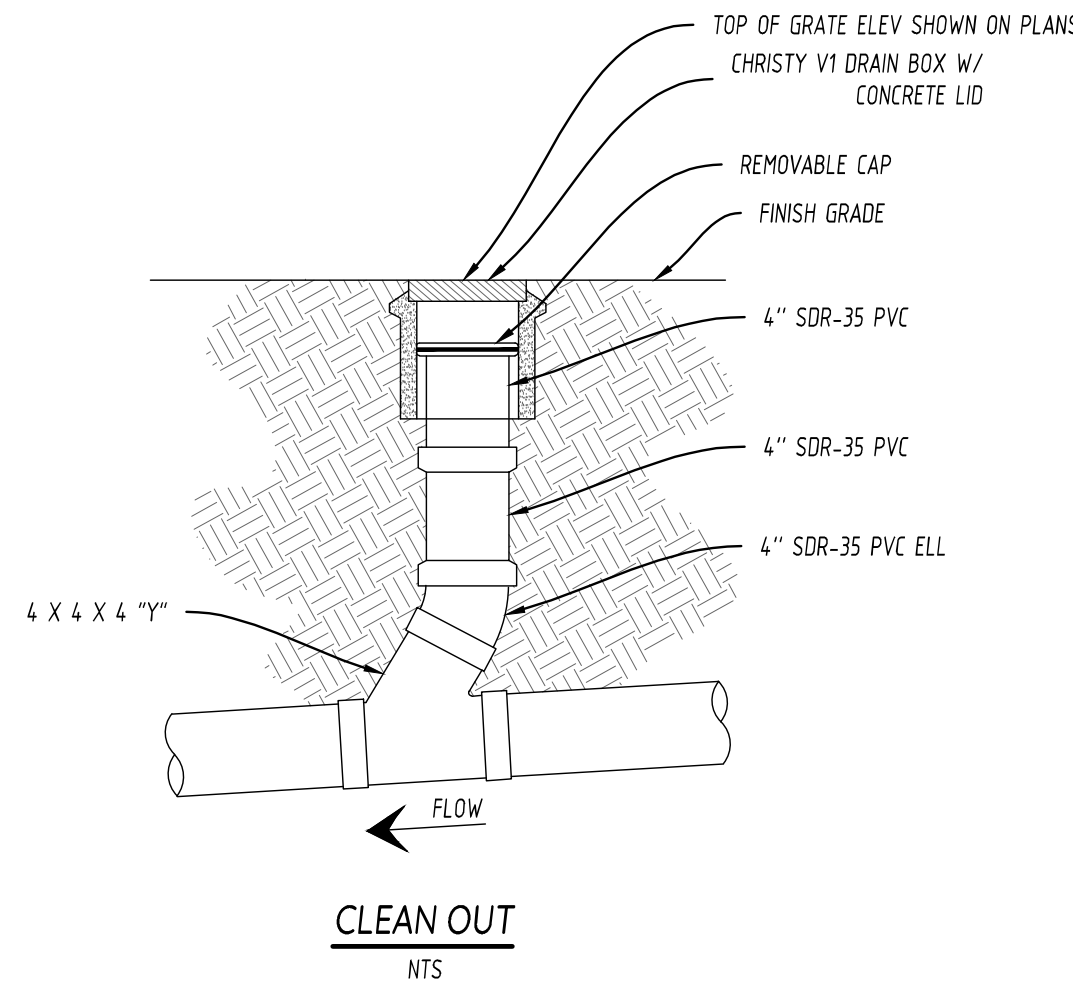
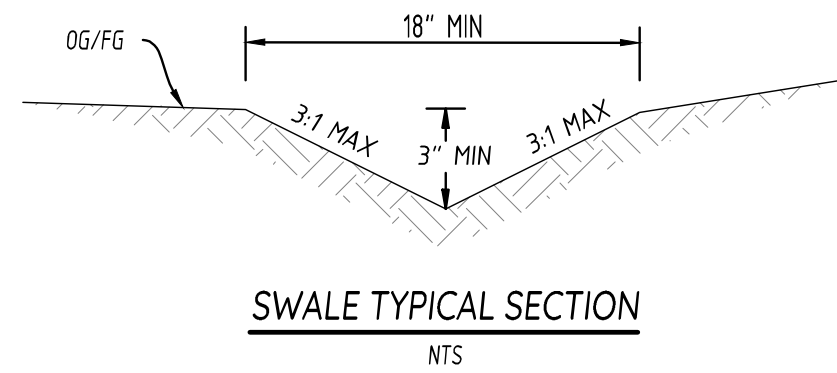
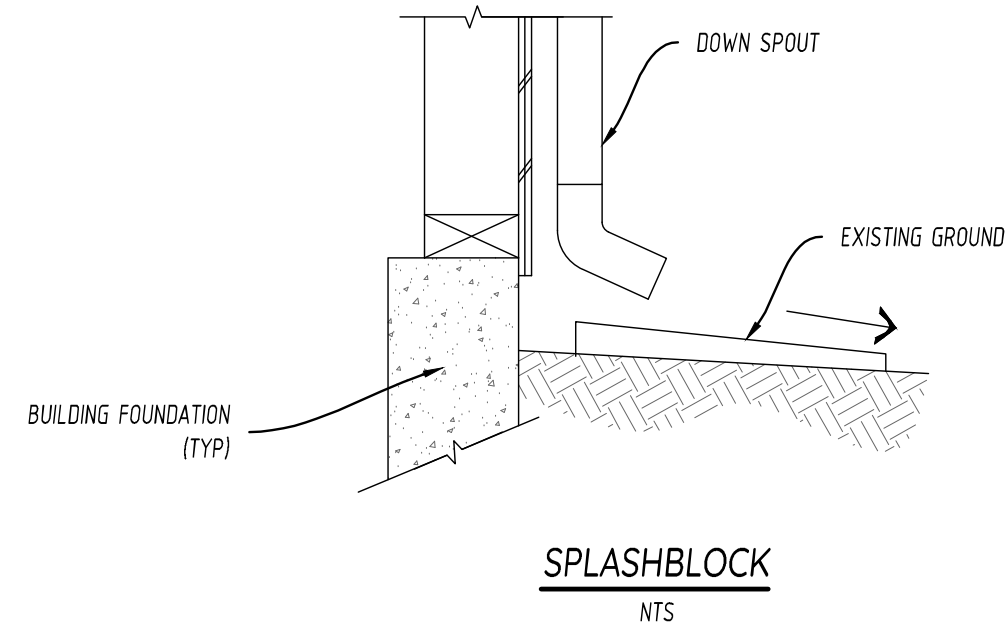
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE OR AS DIRECTED BY THE DEPARTMENT OF PUBLIC WORKS.
- UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASED, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 1' OF EXISTING WATER MAINS/SERVICES OR METER. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF SUNNYVALE UTILITY STANDARDS FOR WATER, GAS & WASTEWATER.
- ON SITE UTILITY PIPE BEDDING & TRENCH BACKFILL INSTALLED PER DETAIL. OFF-SITE PIPE BEDDING & TRENCH BACKFILL INSTALLED PER CITY OF SUNNYVALE STANDARD DETAIL 16A-1, 16A-2, AND 16A-3.
- ALL SANITARY SEWER PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ANY CONSTRUCTION WITHIN THE CITY RIGHT OF WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
- CONTRACTOR SHALL CONTACT PUBLIC WORKS INSPECTORS FOR A SITE VISIT TO DETERMINE THE EXTEND OF SIDEWALK, CURB & GUTTER REPLACEMENT WORK. COORDINATE WITH PROJECT CIVIL ENGINEER IF OFFSITE REPLACEMENT WORK IS REQUIRED.
- CONTRACTOR SHALL NOT STAGE, STORE, OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE PUBLIC RIGHT OF WAY AND EASEMENT.
- DRY UTILITY DESIGN WILL BE CONFIRMED BY OTHERS.

UTILITY NOTES:

- UTILITIES LOCATION AS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION.
- DEVELOPER'S CONTRACTOR SHALL EXPOSE THE EXISTING FACILITIES DURING CONSTRUCTION FOR CITY'S EVALUATION OR PROVIDE VIDEO FOOTAGE OF THE EXISTING PIPE CONDITION. DEVELOPER'S CONTRACTOR SHALL REPLACE ANY DEFICIENT FACILITIES AS DEEMED NECESSARY BY THE DEPARTMENT OF PUBLIC WORKS.
- DEVELOPER IS RESPONSIBLE FOR RESEARCH ON ALL EXISTING UTILITY LINES TO ENSURE THAT THERE ARE NO CONFLICTS WITH THE PROJECT. ALL EXISTING UTILITY LINES (PUBLIC OR PRIVATE) AND/OR THEIR APPURTENANCES NOT SERVING THE PROJECT AND/OR HAVE CONFLICTS WITH THE PROJECT, SHALL BE CAPPED, ABANDONED, REMOVED, RELOCATED AND/OR DISPOSED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS. EXISTING PUBLIC FACILITIES WITHIN THE STREET RIGHT-OF-WAY SHALL BE ABANDONED PER CITY'S ABANDONMENT NOTES, INCLUDING ABANDONMENT BY OTHER UTILITY OWNERS.
- ALL EXISTING UTILITY LINES AND/OR THEIR APPURTENANCES NOT SERVING THE PROJECT AND/OR HAVE CONFLICTS WITH THE PROJECT, SHALL BE CAPPED, ABANDONED, REMOVED, RELOCATED AND/OR DISPOSED PER CITY'S REQUIREMENTS AND TO THE SATISFACTION OF THE CITY.
- THE DEVELOPER IS RESPONSIBLE FOR RESTORING AND REPLACING ANY DAMAGE IN THE PUBLIC RIGHT OF WAY OR ANY DAMAGE TO THE TRAFFIC CONTROL DEVICES CAUSED DUE TO CONSTRUCTION ACTIVITIES. FINAL STREET RESTORATION LIMITS TO BE DETERMINED BY DPW INSPECTOR AFTER CONSTRUCTION.



CIVIO CONSULTING 1669 FLANIGAN DRIVE #E SAN JOSE, CA 95121 EMAIL: OFFICE@CIVIOCONSULTING.COM		REVISIONS	
DATE	09/05/25	BY	DATE
SCALE	AS NOTED	BY	DATE
DESIGN	XP	BY	DATE
CHECK	NC	BY	DATE
PROJECT #	2025-010	BY	DATE
TENTATIVE MAP 434 CRESCENT AVENUE PRELIMINARY UTILITY PLAN		CALIFORNIA	
SHEET TM 5 8 OF 10 SHEETS		SUNNYVALE	
PW PROJECT #			



Curb Inlet System:

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

Section A: Grate Design (Select One)

Divisadero HP ☐ Interlaken ☐ 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 in/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				

Page 1

THRU-CURB DRAIN DETAILS
NTS

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SAN JOSE, CA 95121
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DATE: 09/05/25
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DESIGN: XP
CHECK: MC
PROJECT #: 2025-010

TENTATIVE MAP
434 CRESCENT AVENUE
DETAIL SHEET

CALIFORNIA
SUNNYVALE

SHEET
TM 6
9 OF 10 SHEETS
PW PROJECT #

W. Jeffrey Heid
Landscape Architect
C-2235

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

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REVISED 10/30/24
REVISED 2/17/25
REVISED 2/19/25
REVISED 4/23/25
REVISED 6/5/25
REVISED 9/4/25
REVISED 9/24/25
REVISED 12/25/25



LOMANDRA DIANELLA TIBOUCHA GAZANIA



PITOSPORUM CHONDROPETALUM ABELIA SALVIA



LOROPETALUM WESTRINGIA CAMELLIA NANDINA



COTINUS ACER LAGERSTROEMIA PISTACHIA



QUERCUS

PLANT LEGEND AND NOTES

Symbol	Species	Size	Water
	Sod lawn 100% dwarf fescue		
	Lomandra Baby Breeze @ 18" oc	1 gallon low	
	Dianella Little Rev @ 18" oc	1 gallon low	
	Tiboucha violacea @ 24" oc	1 gallon low	
	Gazania mitis yellow @ 24" oc	1 gallon low	
	Juncus patens/ Rush @ 24" oc	1 gallon low	
A	Pittosporum tenuifolium	5 gallon low	
B	Chondropetalum tectatum/ 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	Lagostroemia Tuscana sid./ Grape Myrtle	24" box low	
T3	Pistacia chinensis Keith Davy/ Chinese Pistache (Mature size at 15 years 25' high x 55' 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 sf, 6" 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.

PARKING LOT SHADING

This site has two proposed quest parking stalls at 8'6" x 18" each, or with an overall total area of 306 sf. Two Chinese Pistache trees have been proposed for shading of these stalls. The mature canopy size of each tree averages 35' in diameter. The circles on the plan represent 35'. Based on the proximity of the proposed trees to the parking stalls and the anticipated mature size of the trees at 15 years, the canopy of the trees will cover 216 sf or 70%. This meets the 50% requirement for shading.

ANTICIPATE 70% SHADING AT 15 YEARS

8'6" x 18" GUEST PARKING SPACES

EXISTING TREE TO BE RELOCATED

UNIT 4

UNIT 3

(P) TOWNHOME DEVELOPMENT
44 UNITS
10,255 SF

UNIT 2

UNIT 1

(E) NEIGHBOR DRIVEWAY

(E) NEIGHBOR DRIVEWAY

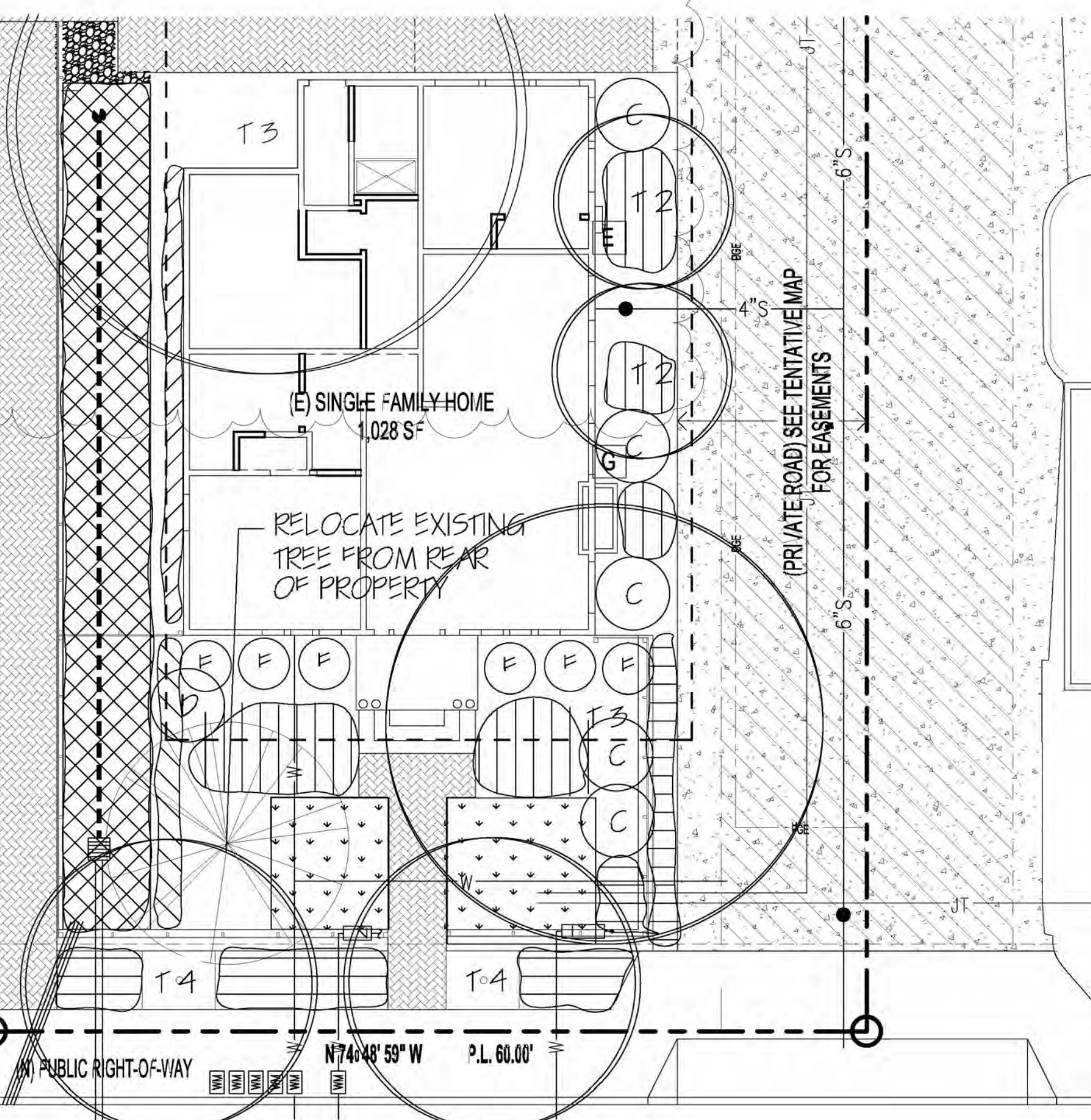
(E) NEIGHBOR DRIVEWAY

(E) NEIGHBOR DRIVEWAY

(E) SINGLE FAMILY HOME
1,028 SF

RELOCATE EXISTING TREE FROM REAR OF PROPERTY

(PRIVATE ROAD) SEE TENTATIVE MAP FOR EASEMENTS



CRESCENT AVE

FRONT PROJECT AREA

1/8" = 1'-0" APPROXIMATE

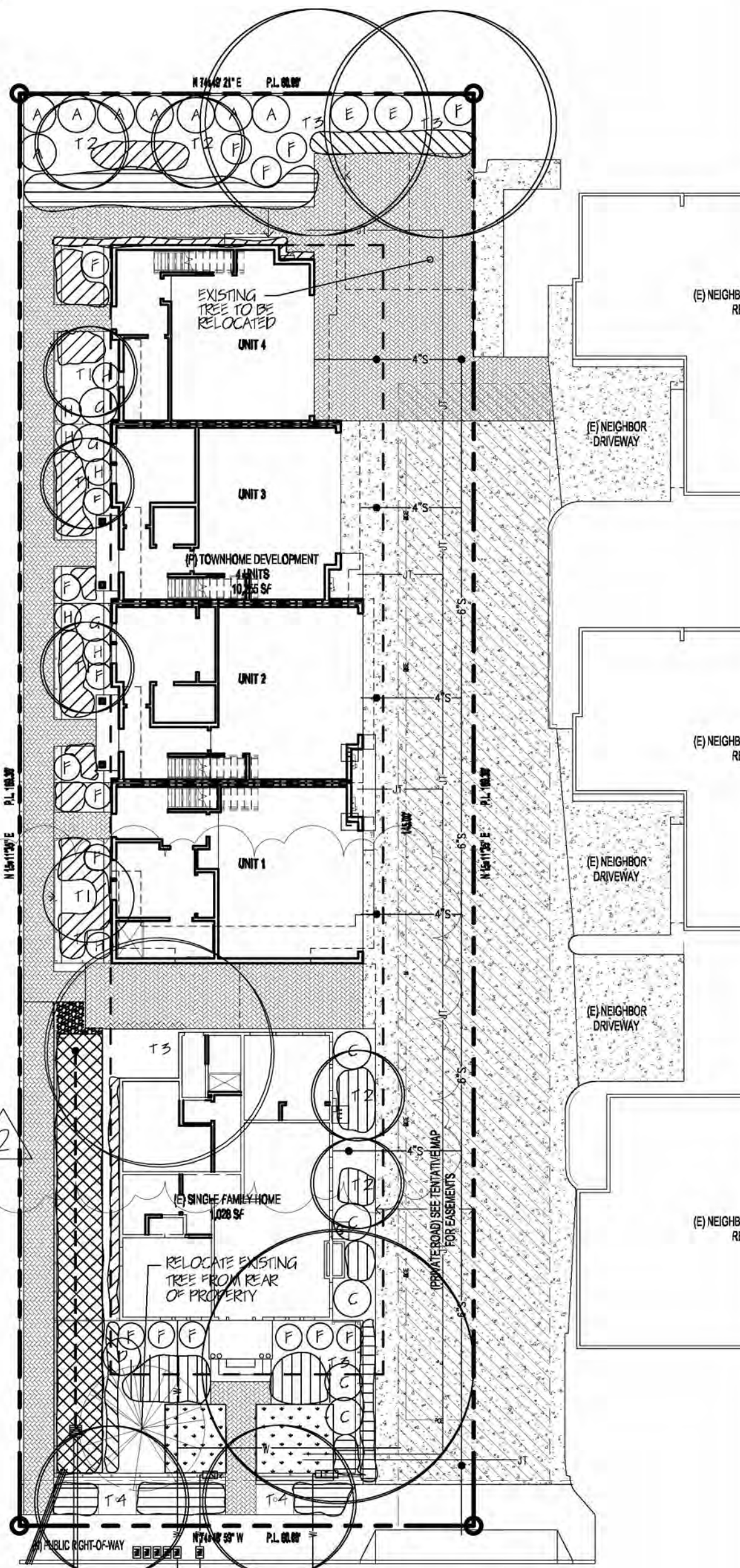
REAR PROJECT AREA

1/8" = 1'-0" APPROXIMATE

PARKING LOT SHADING

This site has two proposed tandem parking stalls at 8'6" x 18" each, or with an overall total area of 306 sf. One Chinese Pistache tree has been proposed for shading of these stalls. The mature canopy size of this tree averages 35' in diameter. The circles on the plan represent 35'. Based on the proximity of the proposed tree to the parking stalls and anticipated mature size of the tree at 15 years, the canopy of the tree will cover 222 sf or 72.5%. This meets the 50% requirement for shading.

ANTICIPATE 72.5% SHADING AT 15 YEARS



CRESCENT AVE

OVERALL SITE PLAN

1/16" = 1'-0" APPROXIMATE



RESIDENTIAL DEVELOPMENT

for:
434 CRESCENT AVENUE
SUNNYVALE, CA. 94087

MASTER PLANTING

date: 9/12/24
scale: NOTED
drawn by: WJH
job no. 202432
sheet

of shts

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

REVISED 10/30/24
REVISED 2/17/25
REVISED 2/19/25
REVISED 4/23/25
REVISED 6/5/25
REVISED 9/4/25
REVISED 9/24/25
REVISED 12/23/25

Hydrozone #6 - Planting Description e.g.

- (1) Front lawn
- (2) Low water use planting
- (3) Medium water use planting

Installation Method

- (1) Overhead Spray
- (2) Drip

Installation Efficiency

- (1) 0.75 for Overhead Spray
- (2) 0.81 for Drip

ETWU (Annual Gallons Required) =
 $\text{Eto} \times 0.62 \times \text{ETAF} \times \text{Area}$
(Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year)

MAWA (Annual Gallons Allowed) =
 $\text{Eto} (0.62) \times (\text{ETAF} \times \text{LA} + (1 - \text{ETAF}) \times \text{SLA})$
(Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year. LA is the total regular landscape area in square feet. SLA is the total special landscape area in square feet, and ETAF is 0.65 for residential areas and 0.45 for non-residential areas)

0.45/Non-Residential
0.55/Residential
0.81/Drip
0.75/Overhead

date: 9/12/24
scale: NOTED
drawn by: WJH
job no. 202432
sheet L 2
of 2 sheets



CALCULATION SURFACE LIST ①②③④								
DESIGNATION	CALC TYPE	RECOMMENDED AVERAGE FC	UNITS	E _{av} (fc)	E _{max} (fc)	E _{min} (fc)	E _{ave} / E _{min}	E _{max} / E _{min}
CALCS POINT 1	ILLUMINANCE	1	Fc	4.87	7.20	1.4	3.48	5.14
CALCS POINT 2	ILLUMINANCE	1	Fc	1.50	4.08	0.08	18.75	51
CALCS POINT 3	ILLUMINANCE	1	Fc	4.10	5.93	1.04	3.94	5.70
CALCS POINT 4	ILLUMINANCE	1	Fc	1.99	4.80	0.16	12.44	30

Dimensional Details

Cylinder

Top View: 18" (467mm) x 9" (229mm)

Side View: 7" (178mm) height

Quarter Sphere

Top View: 18" (467mm) x 9" (229mm)

Side View: 9" (229mm) height

Wedge

Top View: 16-1/2" (419mm) x 8" (203mm)

Side View: 8" (203mm) height

Hook-in Lock

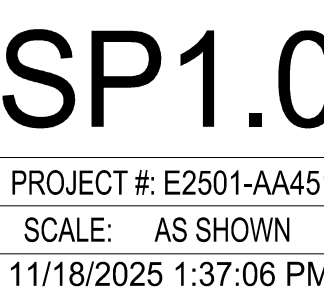
Diagram showing the fixture being inserted into a wall-mounted bracket.

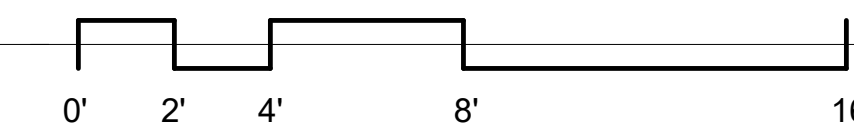
NOTES:
 1. ICA Certified for 3000K CCT and warmer only.

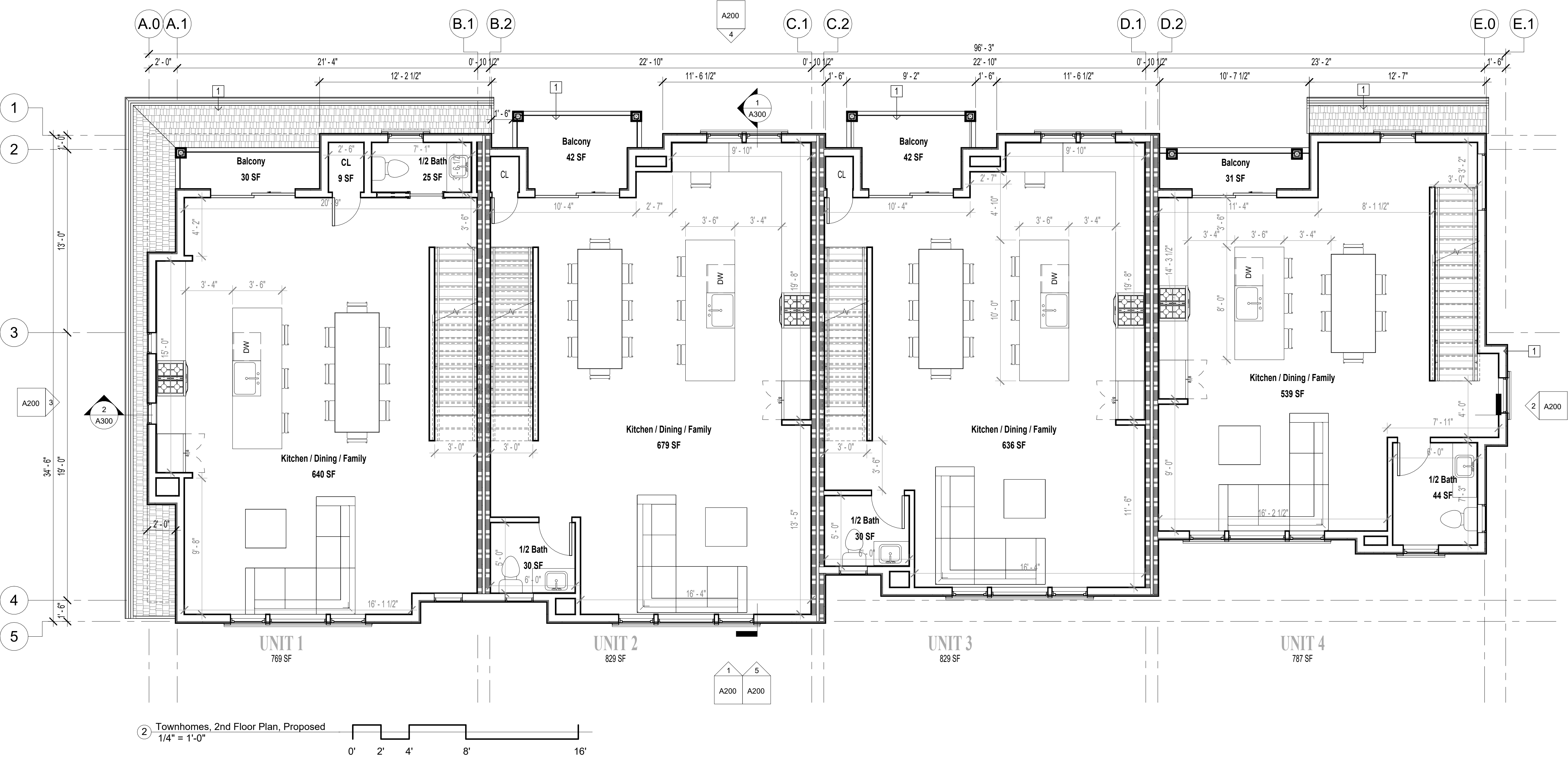
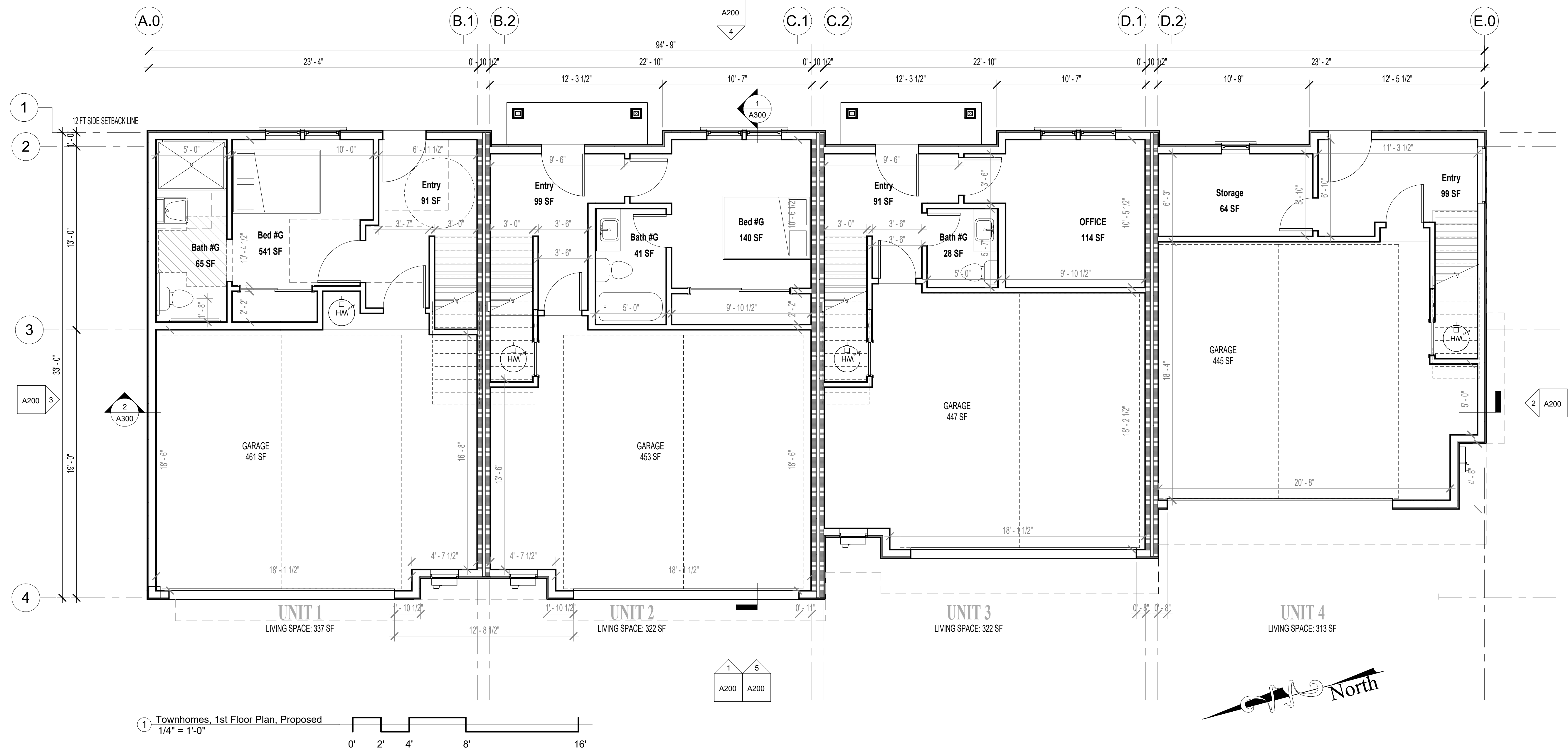

COOPER
 Lighting Solutions

 PS500049EN page 2
 November 16, 2024 4:54 PM

- ① PHOTOMETRIC DATA SHOWN HAS BEEN CALCULATED BY INDUSTRY RECOGNIZED SOFTWARE USING A DIGITAL LUMINOUS FLUX MEASUREMENT. THEORETICAL ONLY AND DOES NOT REPRESENT ANY GUARANTEE OF RESULTING LIGHT LEVELS IN THE FIELD.
- ② DIGITAL MODEL USES CONSERVATIVE AND INDUSTRY STANDARD VALUES FOR INTERIOR AND EXTERIOR SURFACE REFLECTANCE, REFRACTION, REFRACTION AND TRANSMITTANCE VALUES, INSTALLED MATERIALS WITH DARK COLORS OR LOW REFLECTANCE VALUES WILL ADVERSELY AFFECT THE RESULTING ILLUMINANCE VALUES.
- ③ ILLUMINANCE VALUES SHOWN REPRESENT HORIZONTAL ILLUMINANCE EXPRESSED IN FOOTCANDLES (fc).
- ④ ILLUMINANCE VALUES SHOWN REPRESENT THE ILLUMINANCE RECEIVED FROM THE PROJECT ELECTRIC LIGHTING ONLY. DAYLIGHT OR OTHER AMBIENT LIGHT CONTRIBUTION.
- ⑤ LIGHTING FIXTURES TO BE APPROVED BY THE ARCHITECT/OWNER, ELECTRICAL CONTRACTOR TO COORDINATE WITH ARCHITECT AT THE LOCATION AND MOUNTING HEIGHT OF LIGHTING FIXTURES PRIOR INSTALLATION.
- ⑥ LIGHTING FIXTURES SHALL BE FULLY SHIELDED (FULL CUTOFF) TO PREVENT LIGHT AIMED SKYWARD.







1ST & 2ND FLOOR PLAN, PROPOSED KEYNOTES:

1 ARCHITECTURAL PROJECTION PER § 19.48.070

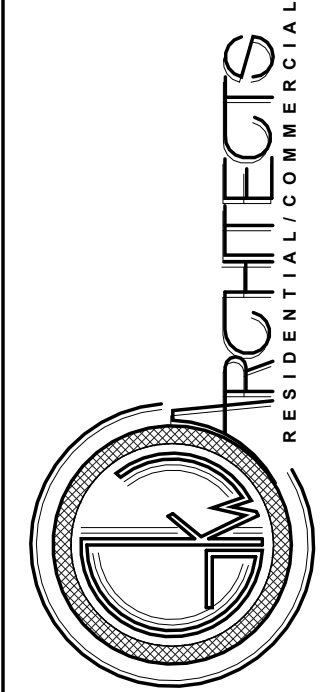
NOTES:

§ 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.



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

Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

Revision Schedule		
Number	Description	Date
1	Planning	2025.04.03

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

A102

SCALE AS INDICATED

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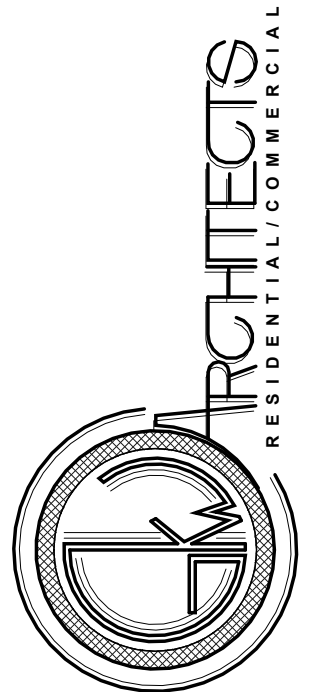
3RD FLOOR & ROOF PLAN, PROPOSED, KEYNOTES:

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



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Architectural, Plan, Townhomes, 3rd Floor & Roof

Residential Development
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SUNNYVALE, CA 94087

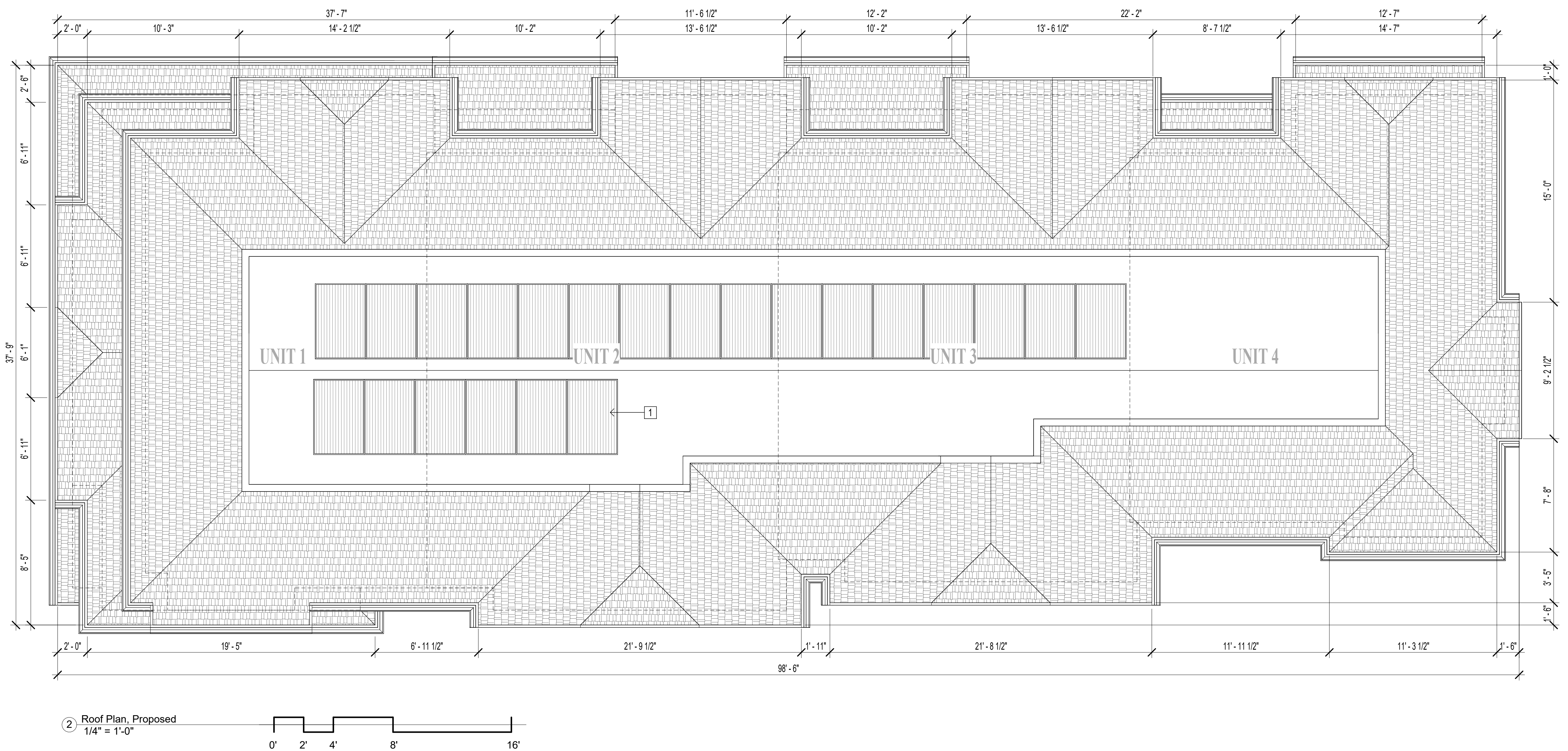
Revision Schedule		
Number	Description	Date
1	Planning	2025.04.03

Architectural,
Plan, Townhomes,
3rd Floor & Roof

A103

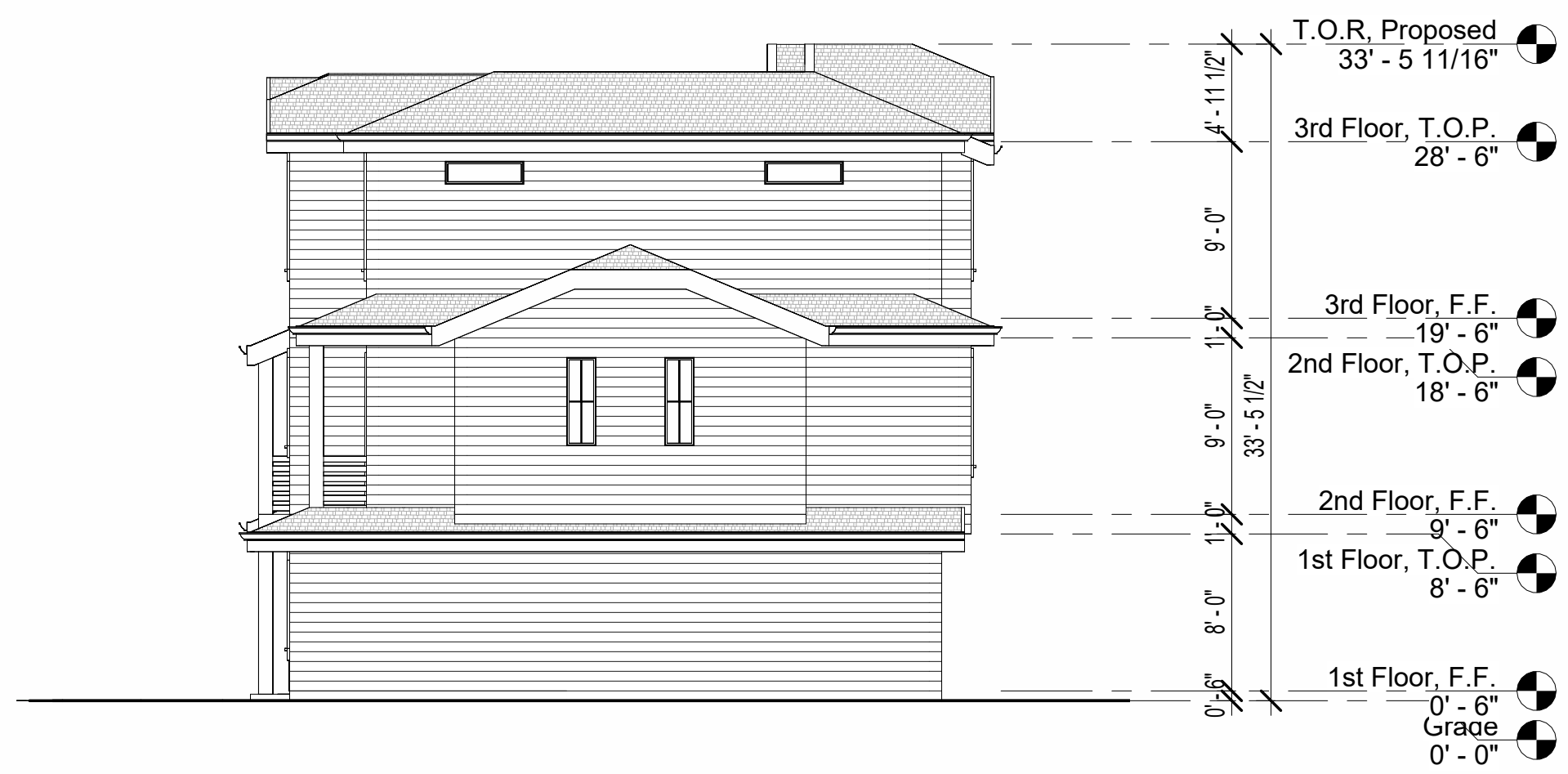
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② Townhomes, South Elevation, Proposed
1/8" = 1'-0"



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



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



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



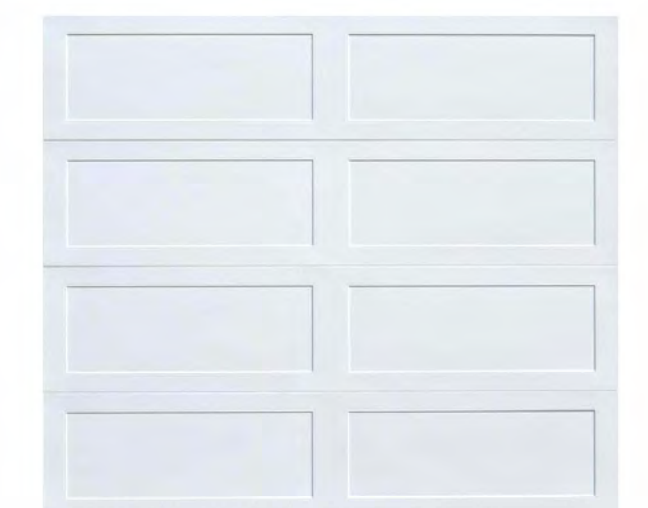
⑤ Townhomes, West Elevation, Detailed
1/4" = 1'-0"



A HARDIE BOARD SIDING, OFF WHITE (MATCH HISTORICAL)



B ASPHALT COMPOSITE SHINGLE, DARK GRAY (MATCH HISTORICAL)



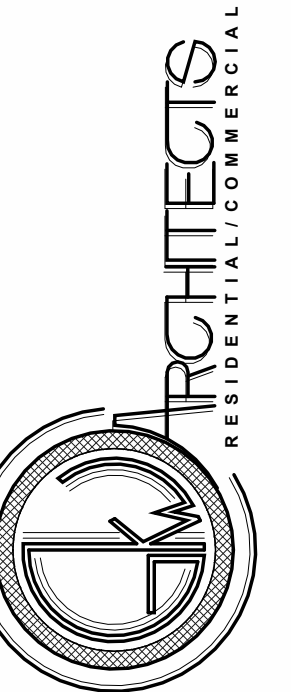
C WOOD GRAIN TEXTURE GARAGE PANEL (MATCH HISTORICAL)

D WINDOWS, TRUE DIVIDED LITES



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Architectural, Elevations, Townhomes & Materials

Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

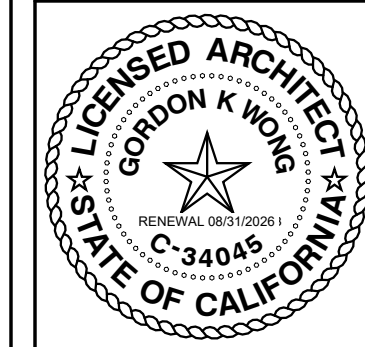
Revision Schedule		
Number	Description	Date
1	Planning	2025.04.30

Architectural,
Elevations,
Townhomes &
Materials

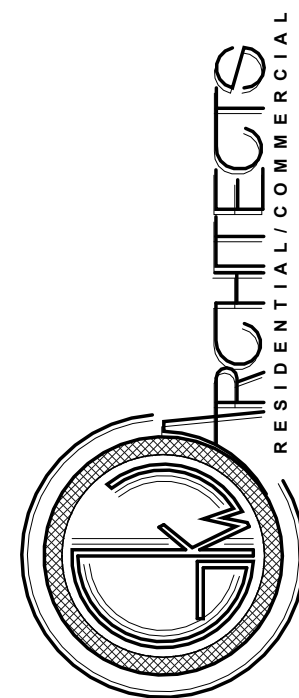
A200

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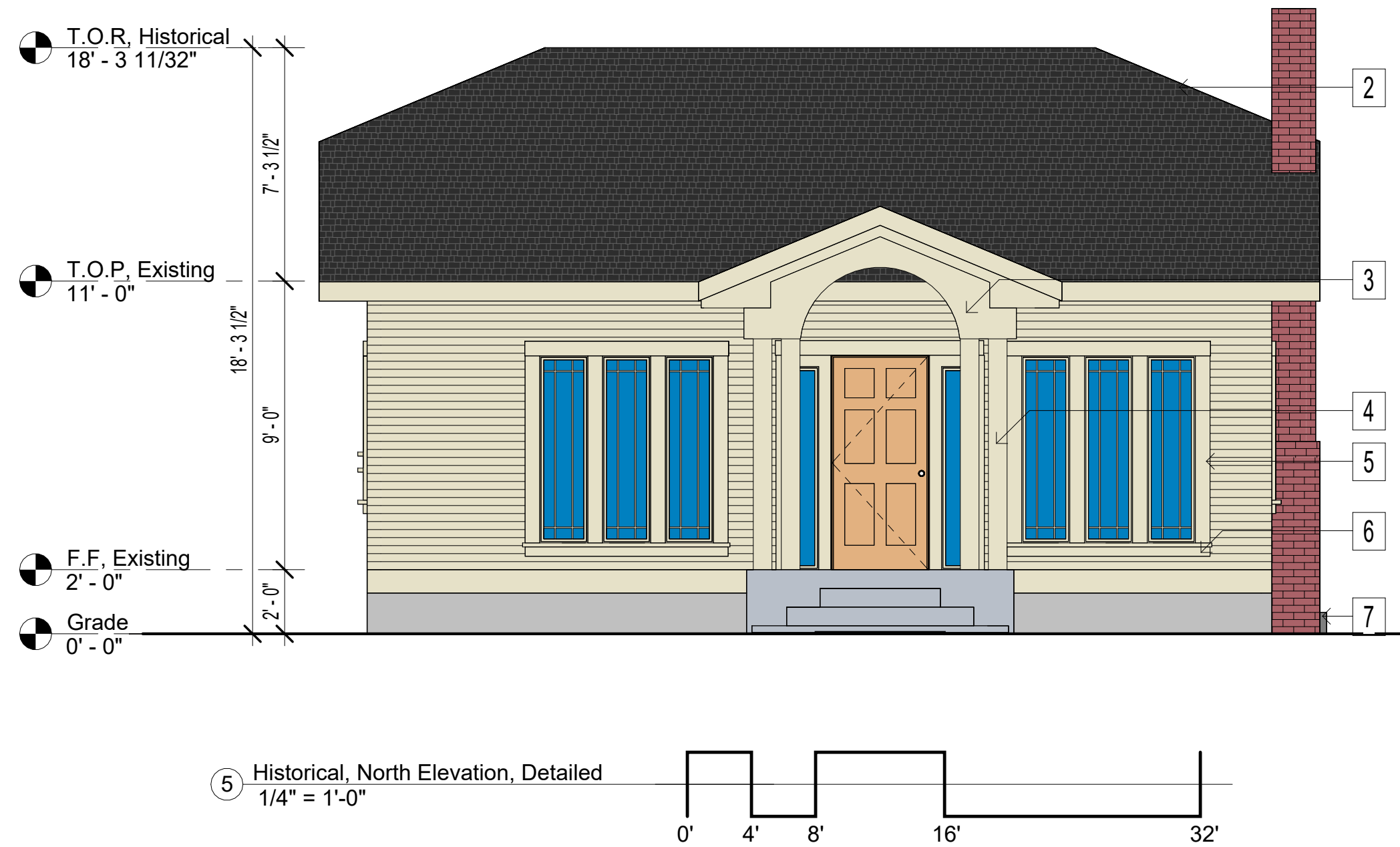
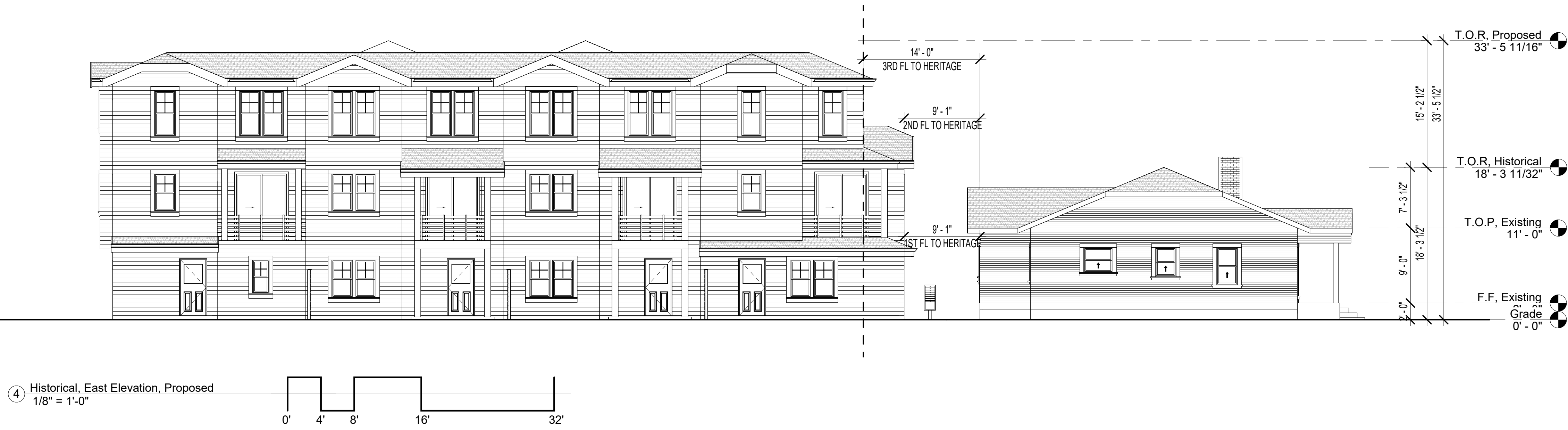
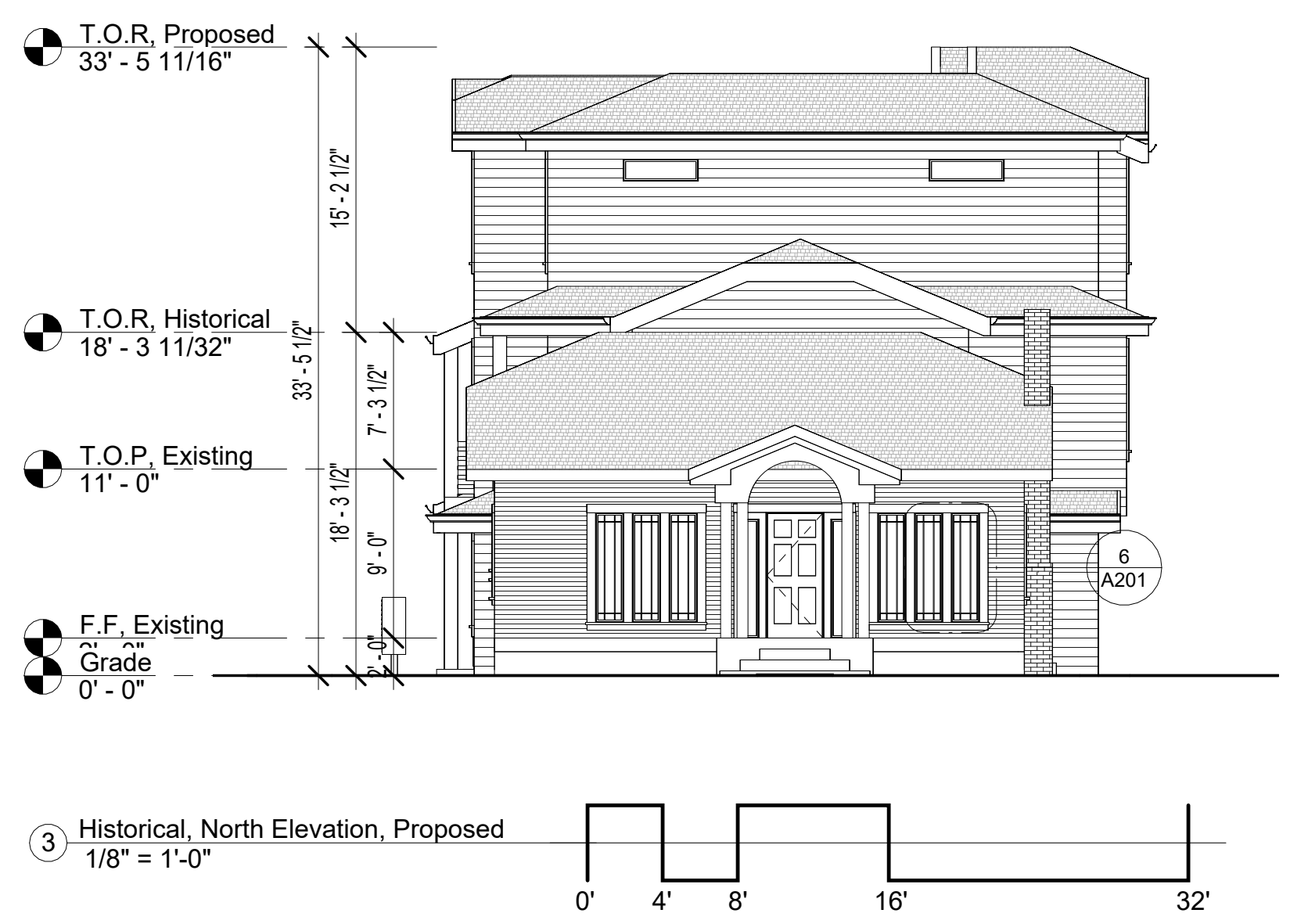
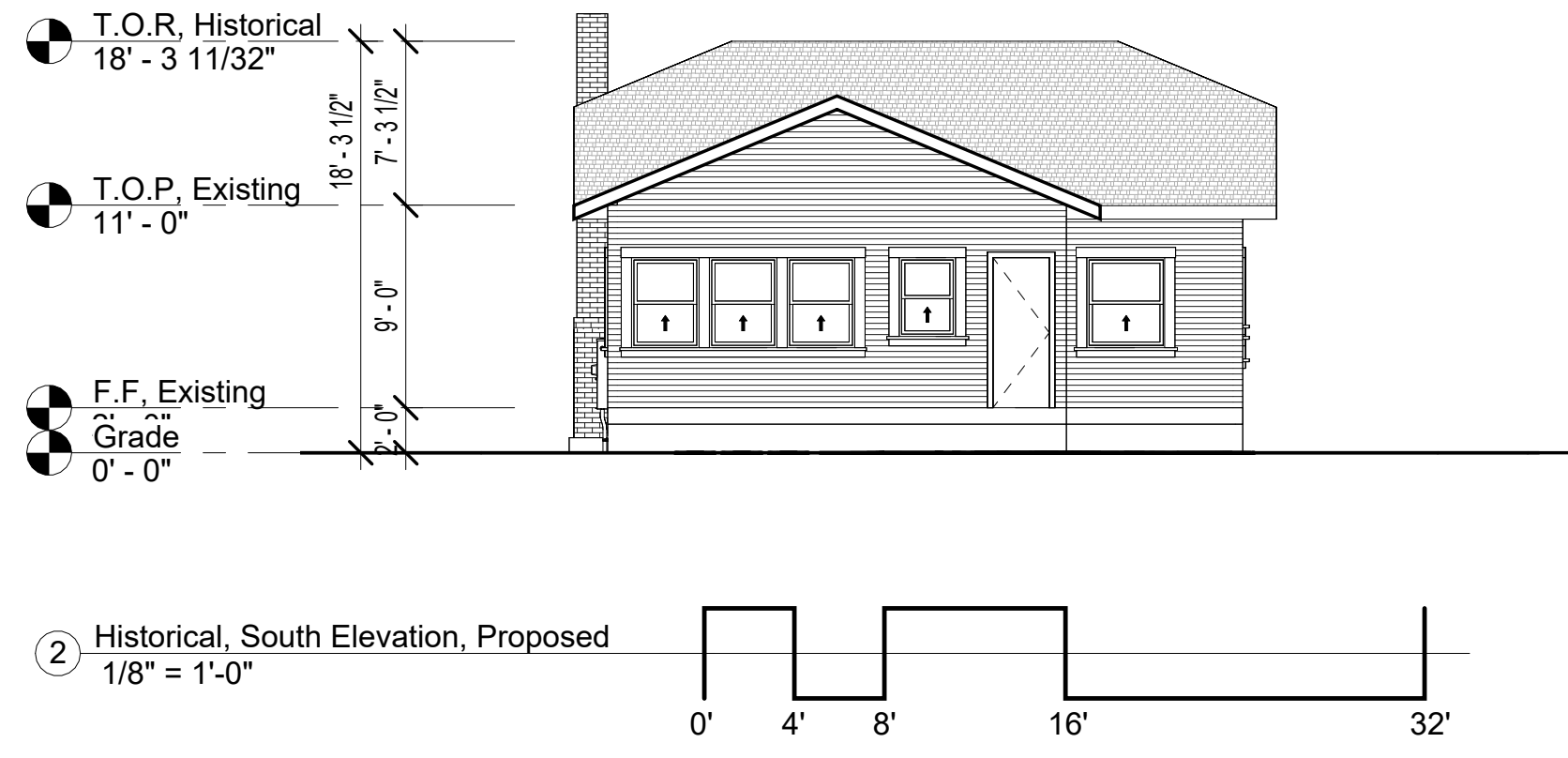


Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

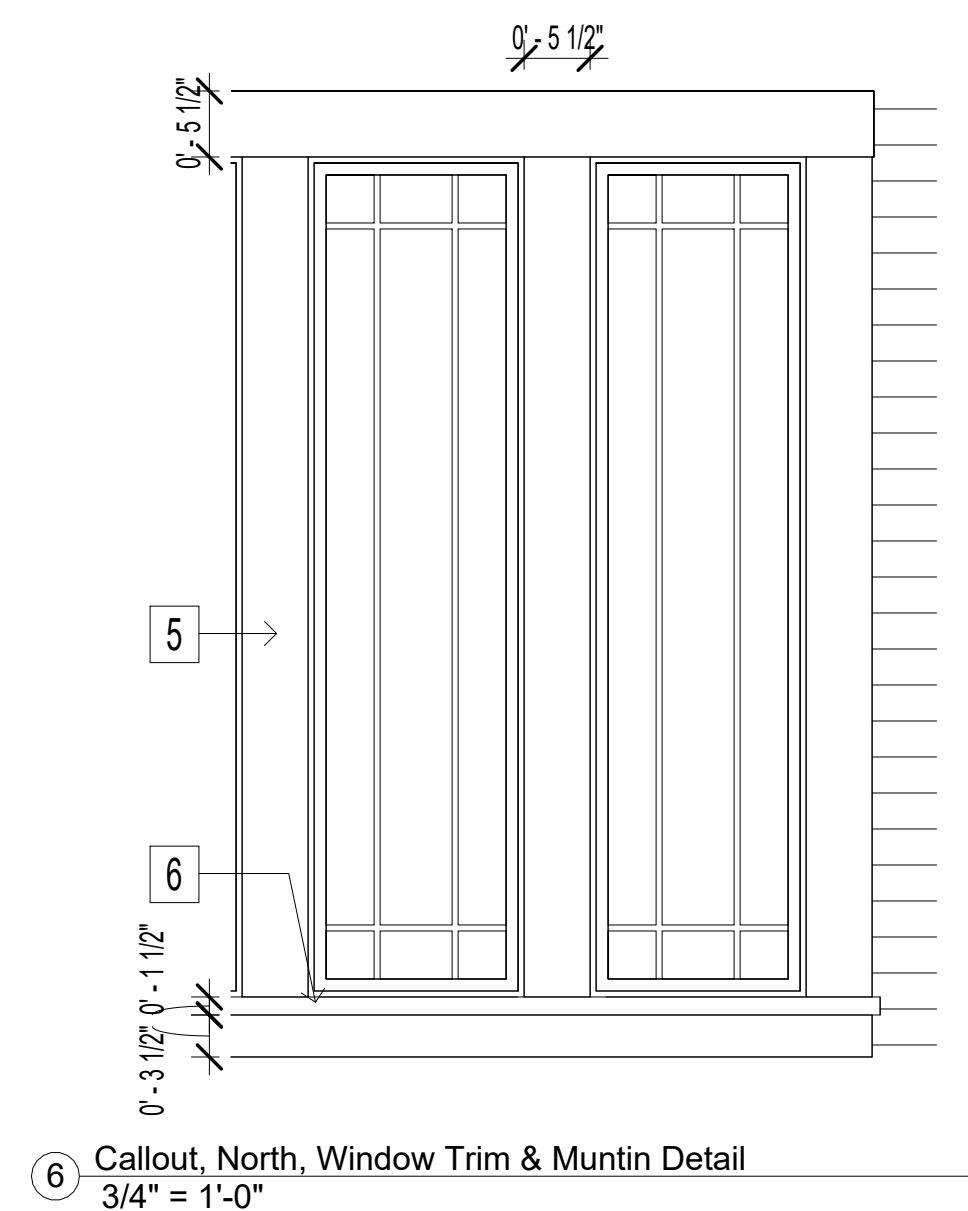
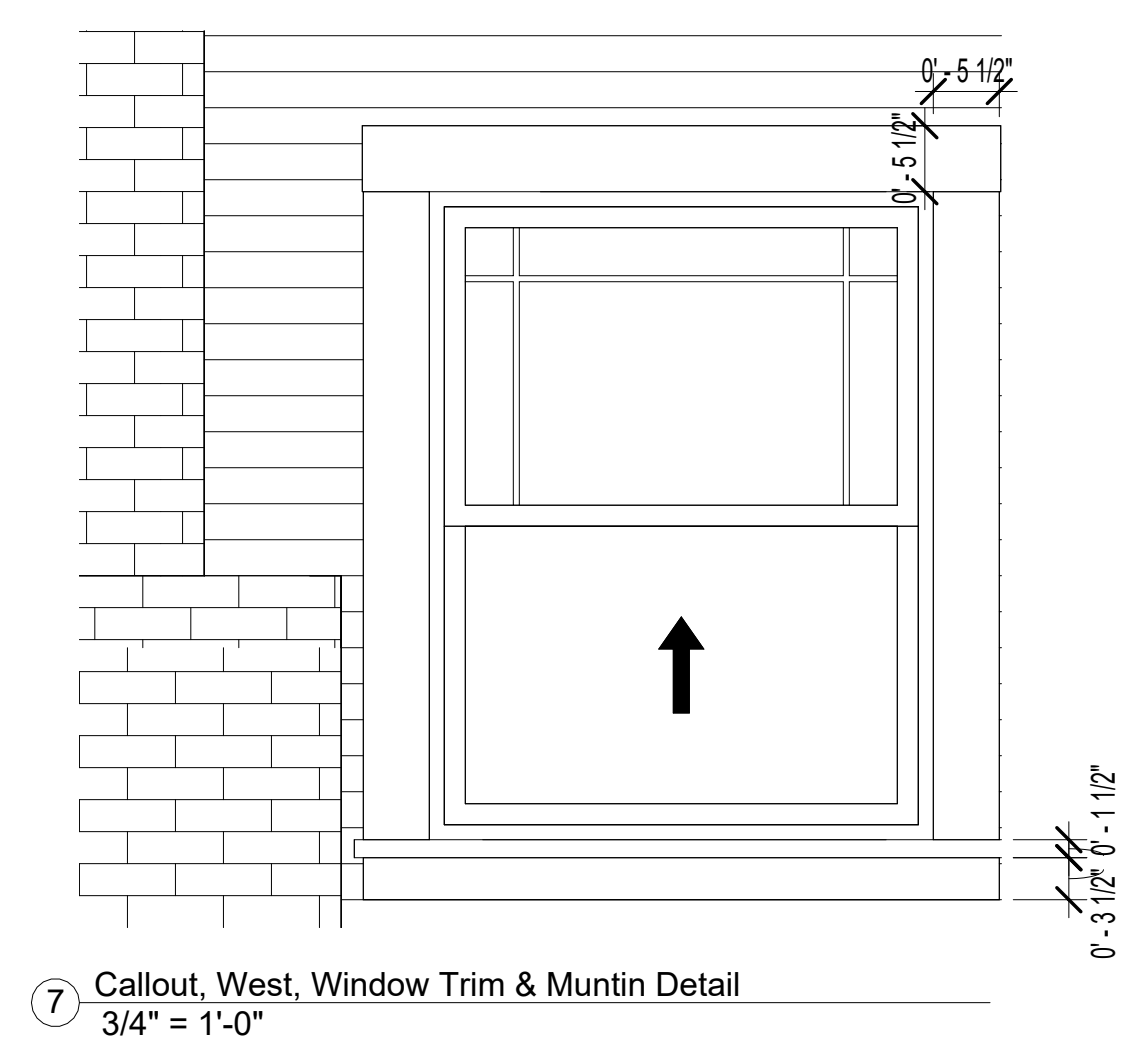
Revision Schedule		
Number	Description	Date
1	Planning	2025.04.30

Architectural,
Elevations,
Historical
Residence,
Existing &
Proposed
A201
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Architectural, Elevations, Historical Residence, Existing & Proposed



- 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



Architectural, Sections, Townhomes

Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

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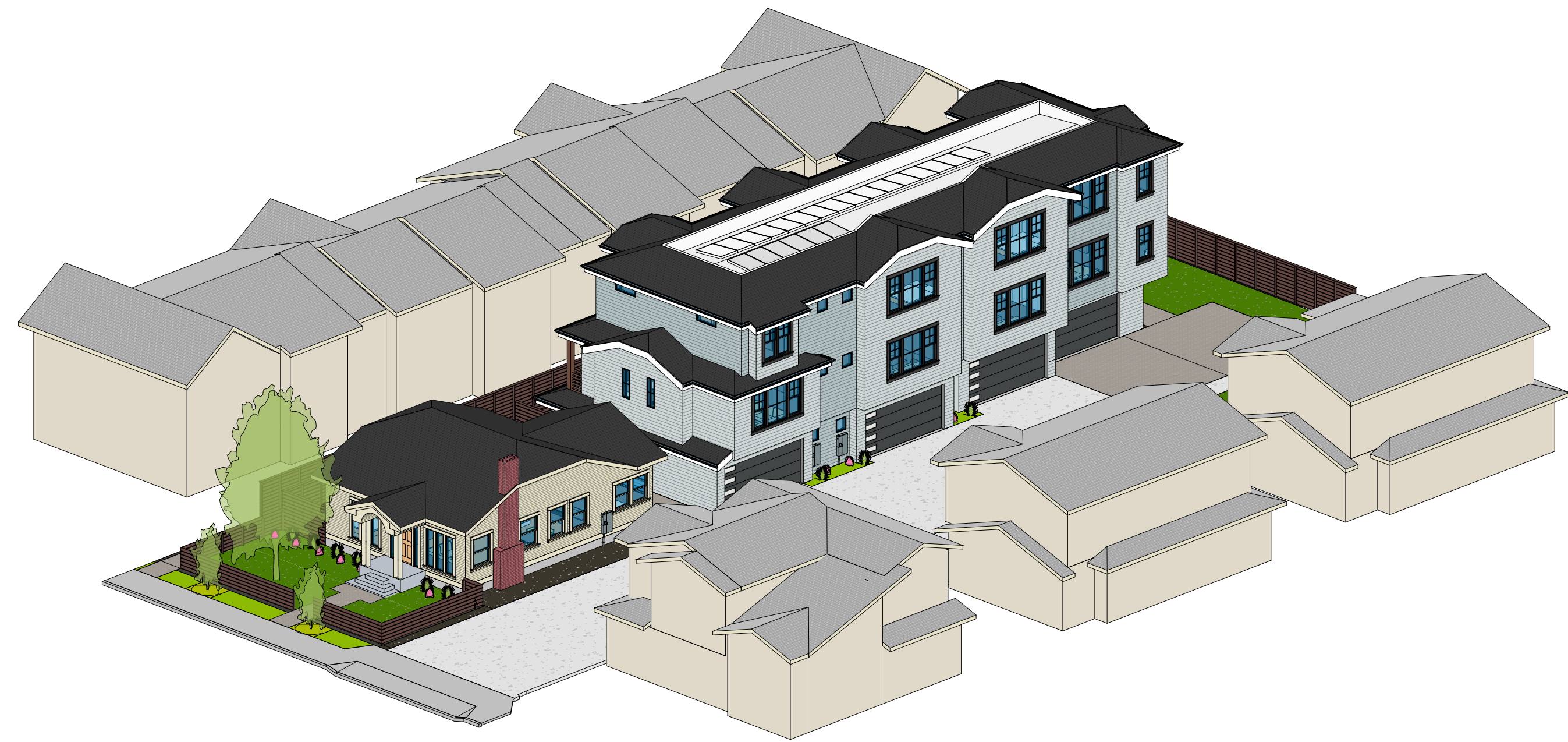
Architectural,
Sections,
Townhomes

A300

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② Axonometric, North-West



① Axonometric, North-East

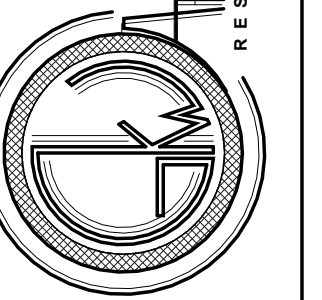


④ Axonometric, South-West



③ Axonometric, South-East

Architectural, Axonometric View



Residential Development
434 Crescent Avenue
SUNNYVALE, CA 94087

Revision Schedule		
Number	Description	Date

Architectural,
Axonometric View

A600

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