148 CRESCENT AVE
SUNNYVALE, CALIFORNIA

PROJECT TEAM

DEVELOPER:
CONTACT: SAMIR SHARMA
BUSINESS: (206) 931-4169

TERRA HOLDINGS
257 CASTRO STREET, SUITE 224
MOUNTAIN VIEW, CA 94041

ARCHITECT / PLANNER:
CONTACT: TERESSA OEHRLEIN
BUSINESS: (949) 553-9100

BASSENIAN / LAGONI
2031 ORCHARD DRIVE
NEWPORT BEACH, CA 92660

CIVIL ENGINEER:
CONTACT: RUBEN MENDOZA
BUSINESS: (408) 467-9127

BKF ENGINEERS
1730 N. FIRST ST. SUITE 600
SAN JOSE, CA 95112

LANDSCAPE ARCHITECT:
CONTACT: ANNIKA CARPENTER
BUSINESS: (925) 938-7377

RIPLEY DESIGN
1615 BONANZA STREET, SUITE 314
WALNUT CREEK, CA 94596

SHEET INDEX

ARCHITECTURE

LANDSCAPE

CIVIL

APPROVED BY PLANNING COMMISSION
CITY OF SUNNYVALE
PLANNING DIVISION

PLANNER: M. ISHIJIMA
DATE: MAY 3, 2023 (HPC), MAY 22, 2023 (PC)
PERMIT #: 2021-7265 (RAP), 2021-7826 (SDP, TM)
PAGE COUNT: 29

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tel. +1 949 553 9100
fax +1 949 553 0548

CRESCENT AVENUE
Sunnyvale, CA
980.21222

04.27.23

TERRA HOLDINGS

Site Summary:

Existing Single-Family Unit at 156 Crescent Ave. : 1 Unit
Proposed 3-Story, 10-plex and 8-plex : 18 Units

Total Homes : 19
Gross Site Area : 0.86 Acres
Gross Density : 22.1 Units/Acre

Total Landscaped Area Provided : 6,328 sq.ft.
Useable Common Open Space Area : 5,681 sq.ft.
(12' min. dimension)

Multi-Family Dwellings :

Parking Required :
19.46.060 Multi-Family Dwellings

2.0 Assigned Spaces per Unit	18 x 2	: 36
0.5 Unassigned Spaces per Unit	18 x 0.5	: 9
Total Spaces Required		: 45

Parking Provided: Multi-Family Dwellings

2 Garage Spaces per unit 18 x 2 : 36
Uncovered Unassigned Spaces : 5
Total Spaces Provided : 41*

*Deviation sought under State Density Bonus Law

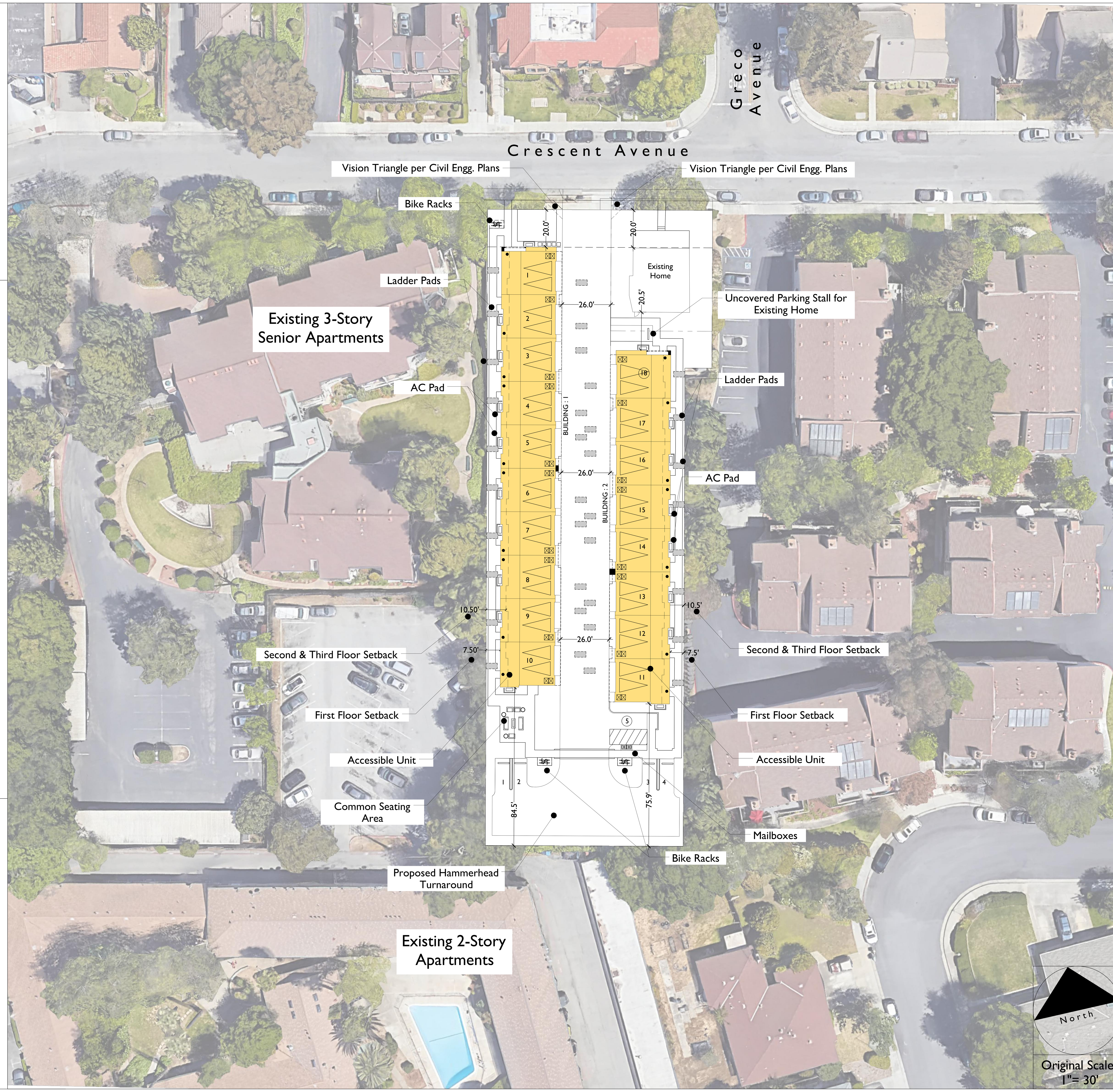
Building : 1
Floor Area (Living) - 15,236 sq.ft., Total Bldg. Area - 19,711 sq.ft.
Building : 2
Floor Area (Living) - 12,199 sq.ft., Total Bldg. Area - 15,792 sq.ft.

Total Landscaped Area Provided : 4,453sq.ft. (247 sq.ft./unit)
Useable Common Open Space Area : 4,048 sq.ft. (225 sq.ft./unit)
(12' min. dimension)

Existing Single-Family Unit at 156 Crescent Ave. :

Parking Provided : Existing Single-Family Dwelling
1 Uncovered parking stall

First Floor Area : 1,062 sq.ft.
Basement Floor Area : 142 sq.ft.
Habitable Attic Area : Not shown on available as-built plan
Total Landscaped Area Provided : 1,875 sq.ft.
Useable Common Open Space Area : 1,633 sq.ft.
(12' min. dimension)

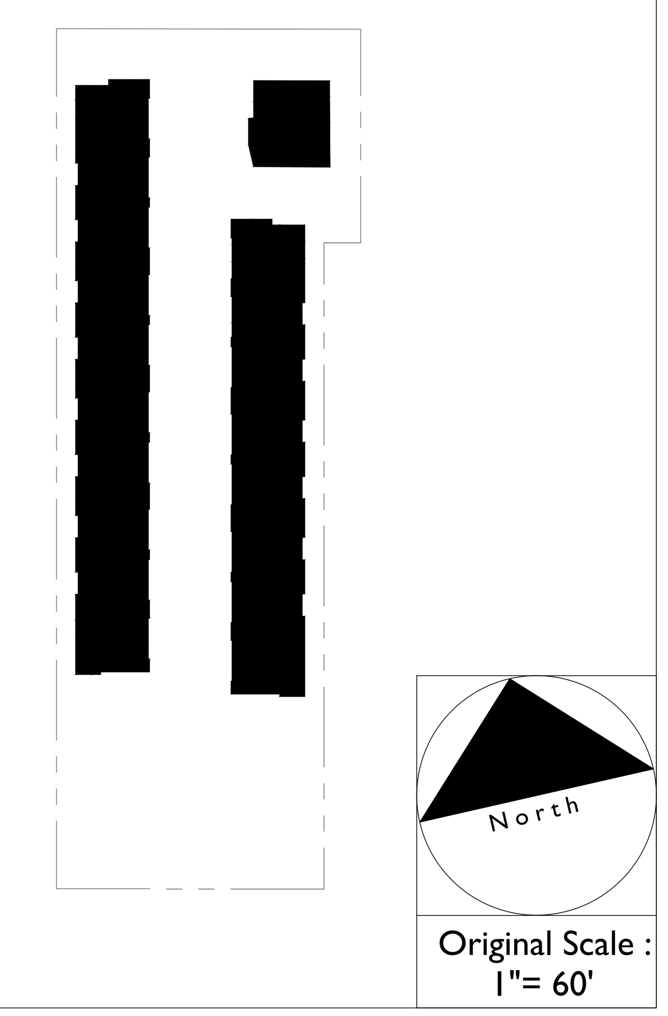


Building Coverage : (includes existing SFD at 156 Crescent Ave.)

Site Area
: ±37,383 sq.ft.

Building Footprint Area
: ±13,089 sq.ft.

Building Coverage
: ±35.3% (40% max. allowed)



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ARCHITECTURAL SITE PLAN

148 CRESCENT AVENUE

Sunnyvale, California

0 15 30 60
SCALE: 1" = 30'-0"

980.21077

SP.1

04.27.23

TERRA HOLDINGS

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STREET SCENE

CRESCENT AVENUE

Sunnyvale, CA

0 2 4 8

980.21222

A-01

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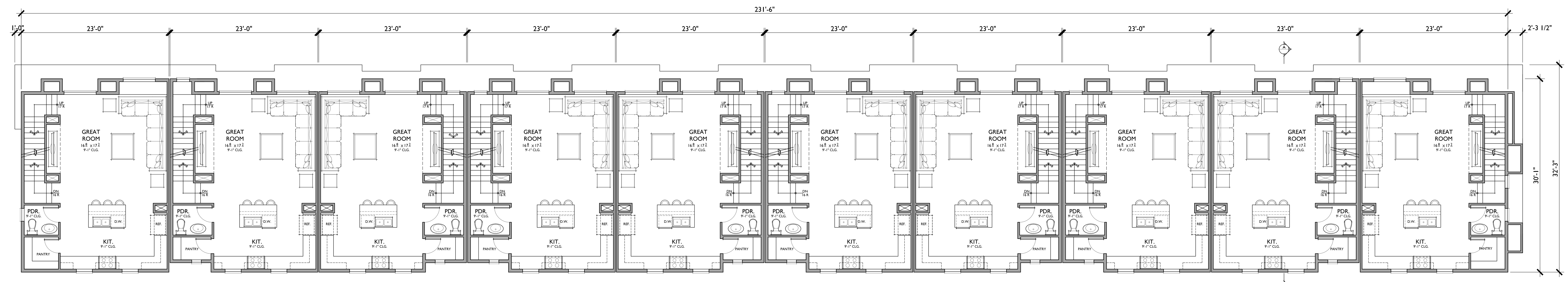
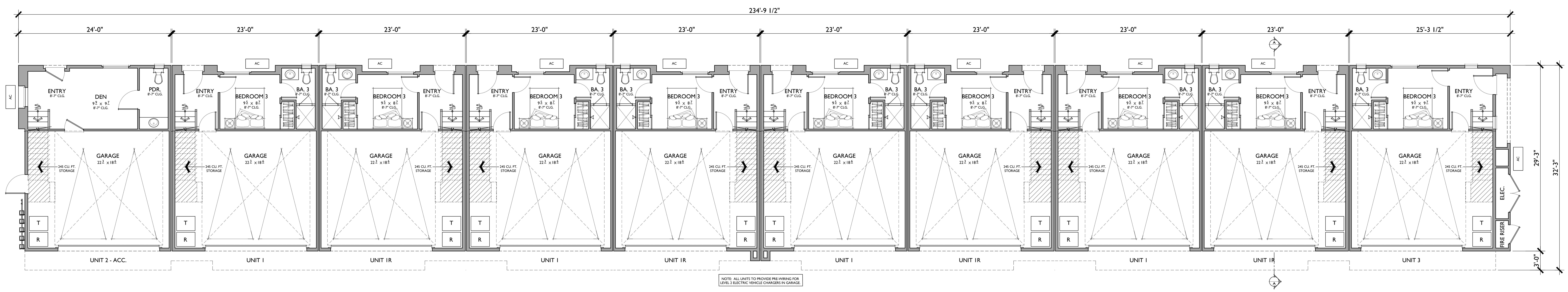
TERRA
HOLDINGS



Second Floor



First Floor

UNIT 1

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	266 SQ. FT.
2ND FLOOR	637 SQ. FT.
3RD FLOOR	576 SQ. FT.
TOTAL	1,479 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	3 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2 - Accessible

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	662 SQ. FT.
3RD FLOOR	588 SQ. FT.
TOTAL	1,532 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	662 SQ. FT.
3RD FLOOR	587 SQ. FT.
TOTAL	1,531 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	30 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 1

Floor Plans

CRESCENT AVENUE

Sunnyvale, CA

0 2 4 8

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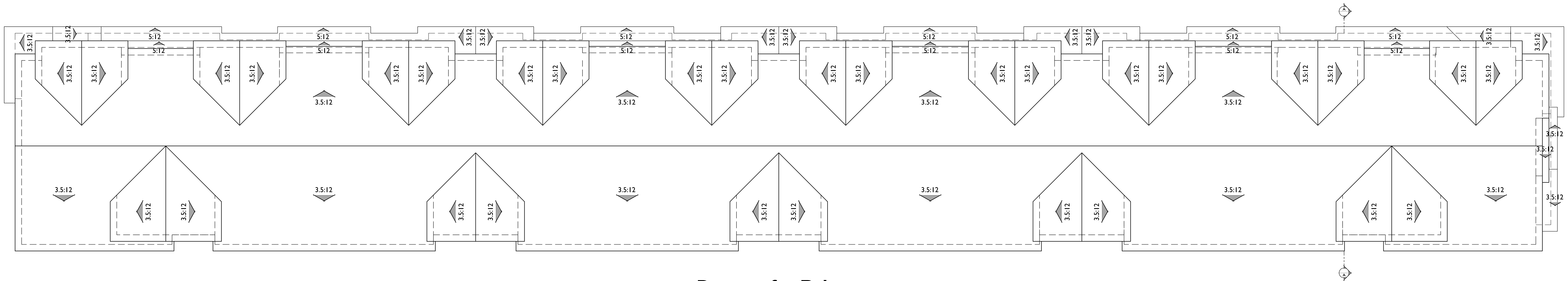
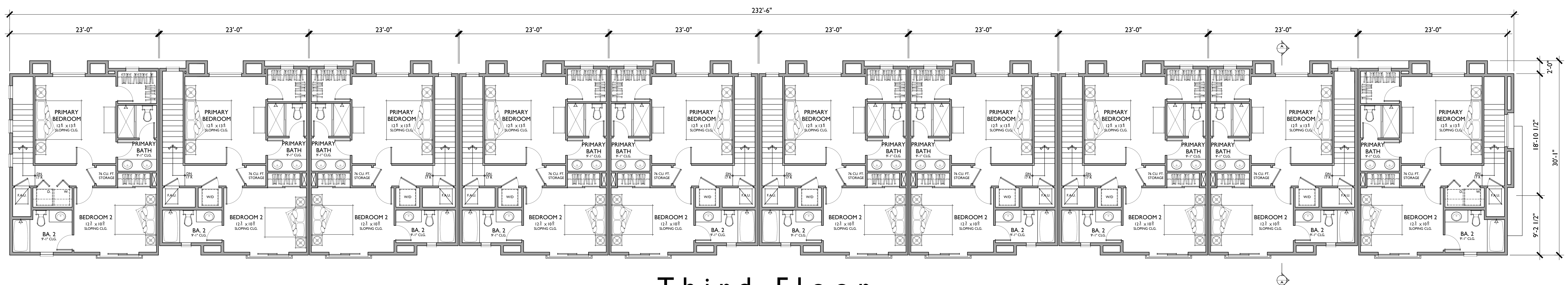
04.27.23

TERRA HOLDINGS



Roof Plan



Third Floor

UNIT 1

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	266 SQ. FT.
2ND FLOOR	637 SQ. FT.
3RD FLOOR	576 SQ. FT.
TOTAL	1,479 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	3 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2 - Accessible

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
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2ND FLOOR	662 SQ. FT.
3RD FLOOR	588 SQ. FT.
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BUILDING 1

Floor Plans

CRESCENT AVENUE

Sunnyvale, CA

0 2 4 8

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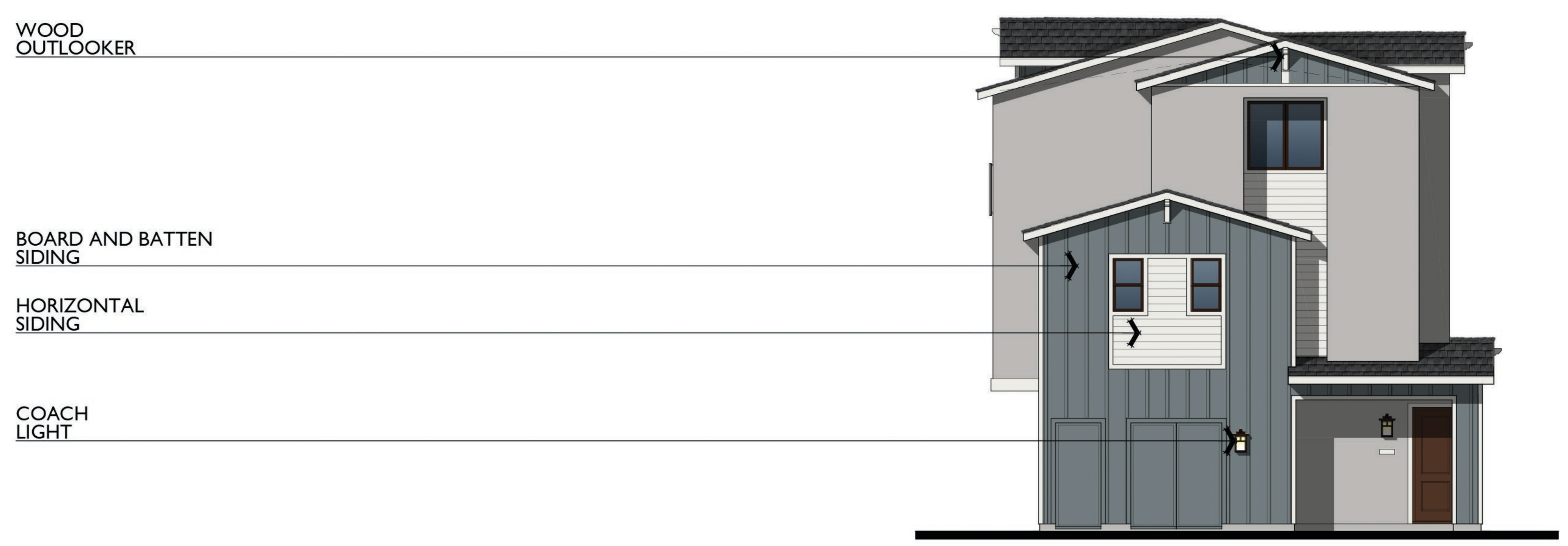
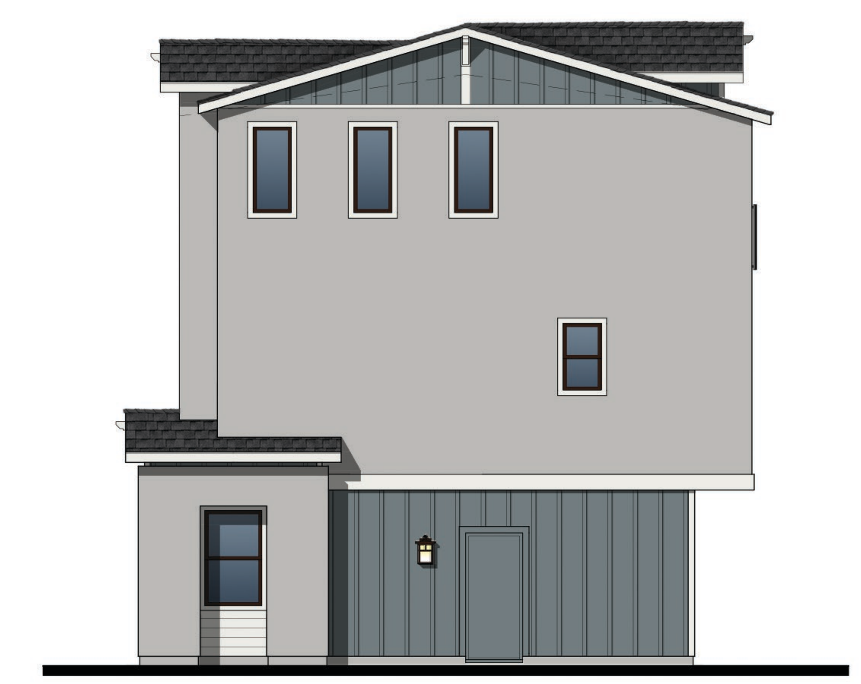
TERRA HOLDINGS

WEST



NORTH



SOUTH

EAST

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BUILDING I

Elevations

CRESCENT AVENUE

Sunnyvale, CA

0 4 8 16

980.21222

A-04

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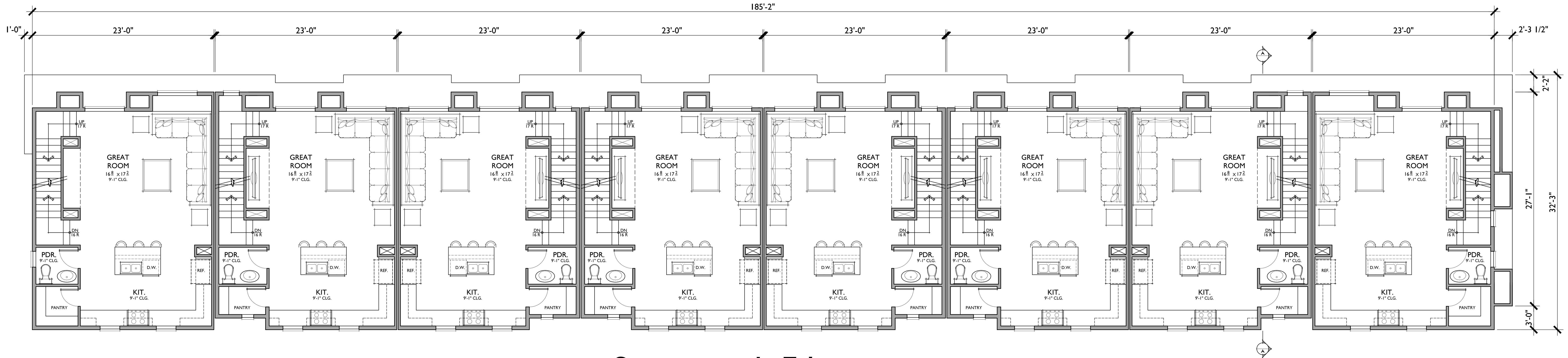
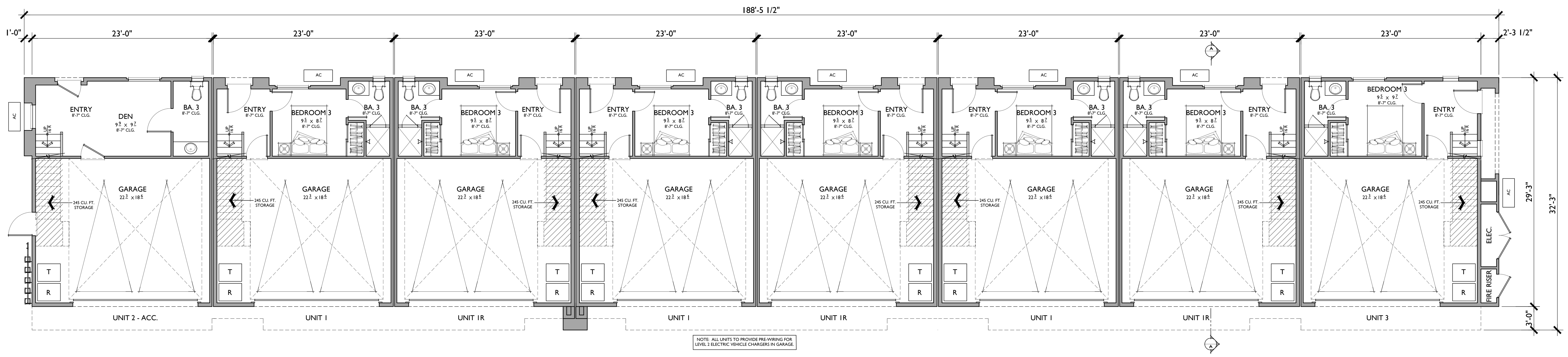
TERRA HOLDINGS



Second Floor



First Floor

UNIT 1

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PORCH	3 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2 - Accessible

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	661 SQ. FT.
3RD FLOOR	601 SQ. FT.
TOTAL	1,544 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
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BUILDING 2
Floor Plans

CRESCENT AVENUE
Sunnyvale, CA

0 2 4 8

980.21222

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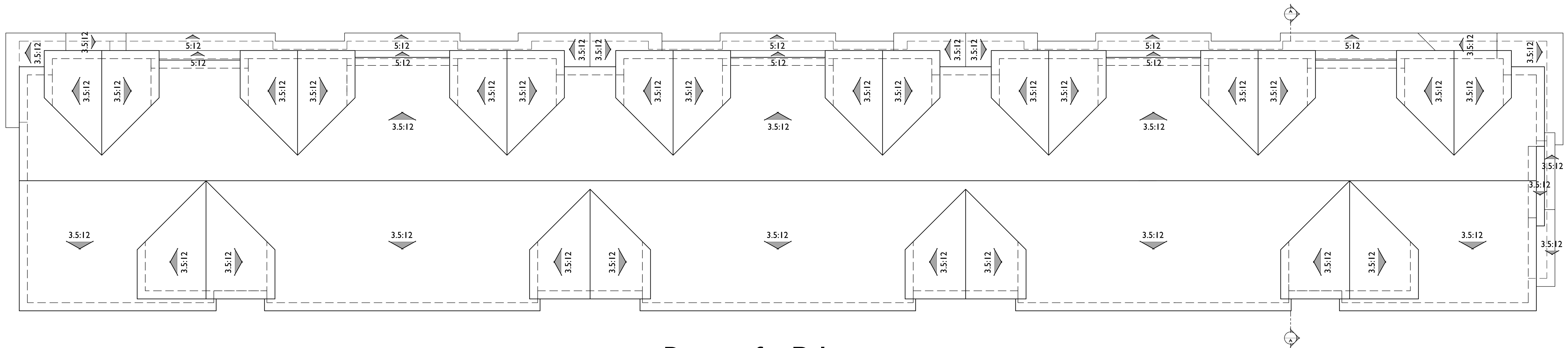
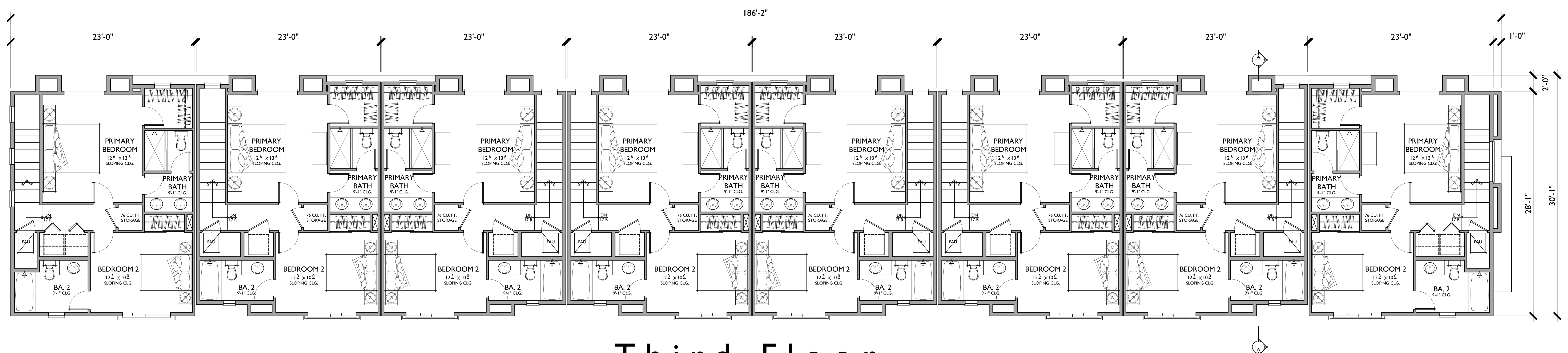
04.27.23

TERRA HOLDINGS



Roof Plan



Third Floor

UNIT 1

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UNIT 2 - Accessible

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BUILDING 2

Floor Plans

CRESCENT AVENUE

Sunnyvale, CA

0 2 4 8

980.21222

A-06

04.27.23

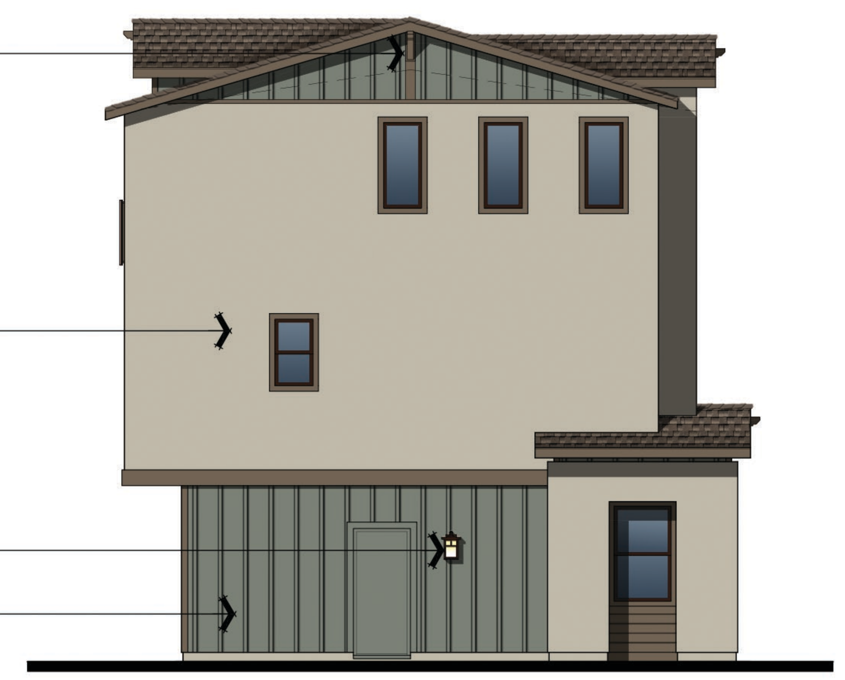
TERRA HOLDINGS

COMPOSITION SHINGLE ROOF
BOARD AND BATTEN SIDING
HORIZONTAL SIDING
WOOD OUTLOOKER
STUCCO

FRONT

BUILDING 2

WOOD OUTLOOKER
STUCCO
COACH LIGHT
BOARD AND BATTEN SIDING



SOUTH

NORTH

WOOD OUTLOOKER
STUCCO
HORIZONTAL SIDING
STUCCO OVER FOAM TRIM AT STUCCO ONLY
BOARD AND BATTEN SIDING

EAST

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BUILDING 2
Elevations

CRESCENT AVENUE
Sunnyvale, CA

0 2 4 8

980.21222

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TERRA HOLDINGS

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SOLAR STUDY

CRESCENT AVENUE

Sunnyvale, CA

0 2 4 8

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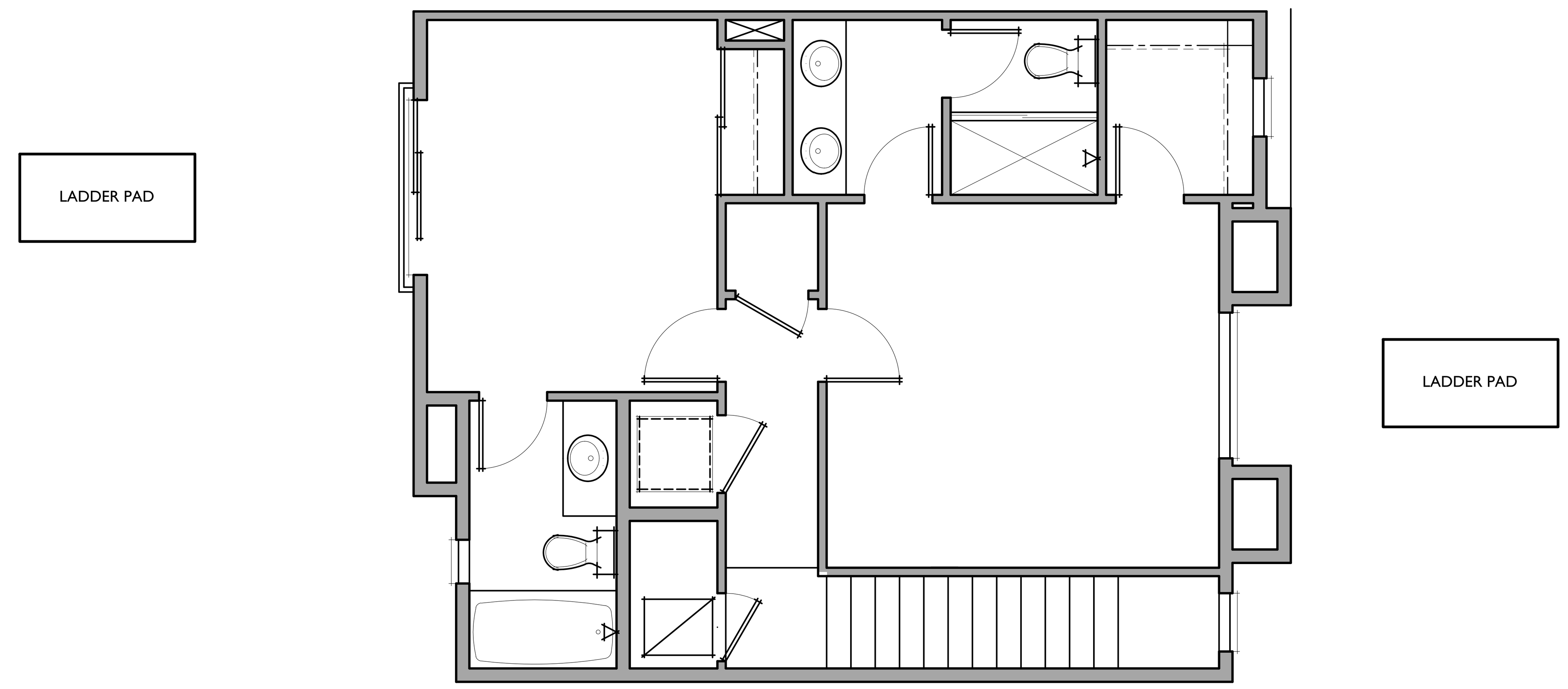
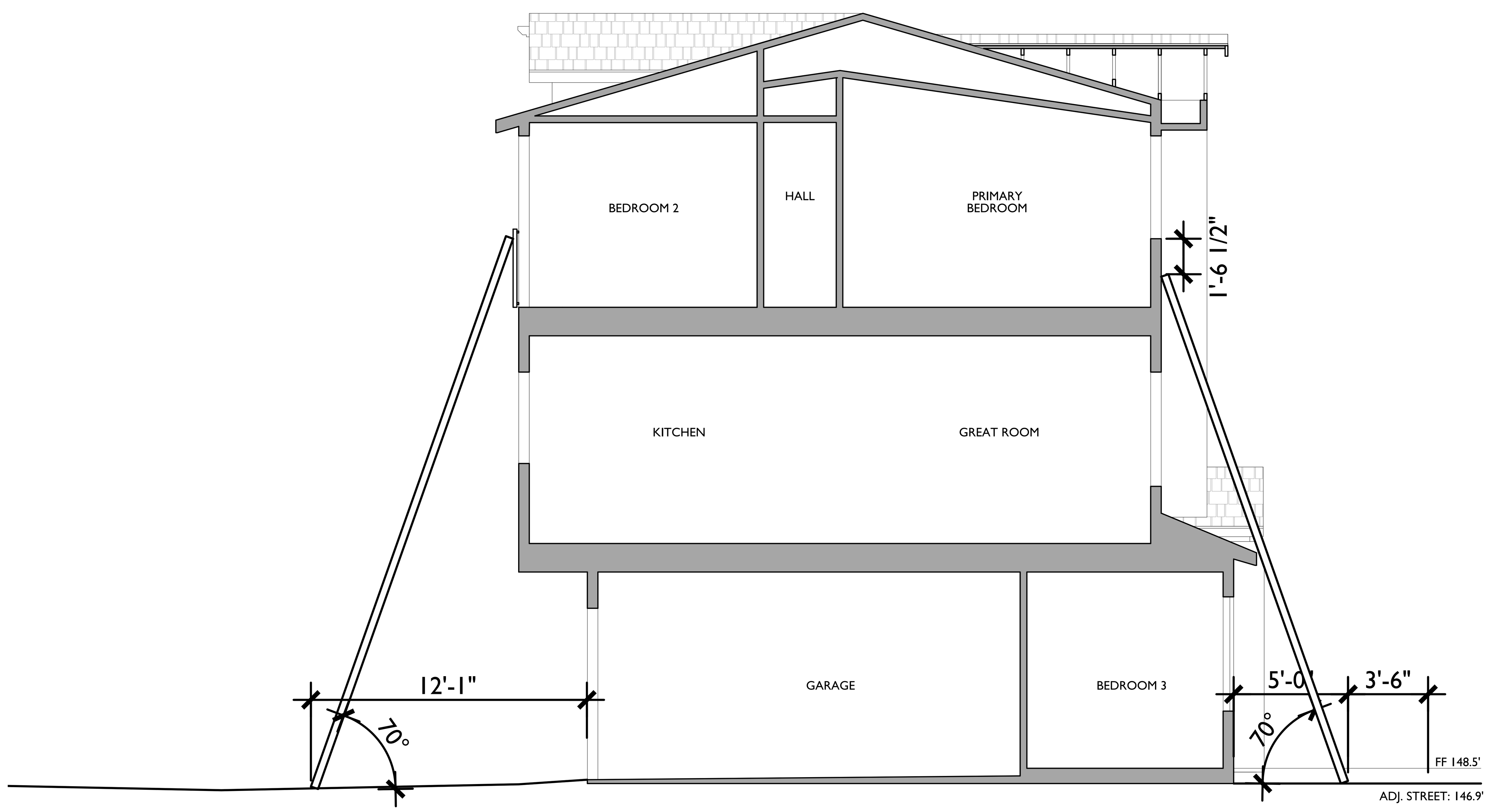
A-08

04.27.23

TERRA HOLDINGS



TYPICAL FLOOR PLAN



TYPICAL SECTION

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LADDER EXHIBIT

CRESCENT AVENUE

Sunnyvale, CA

0 2 4 8

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A- 09

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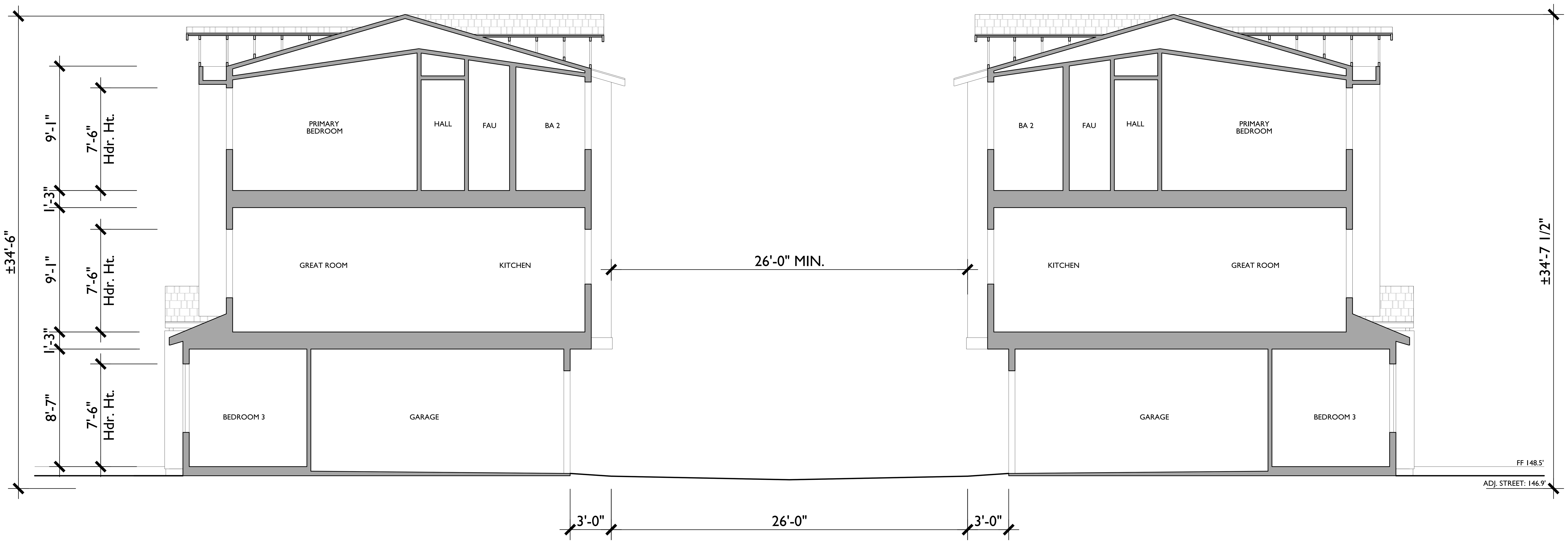
TERRA HOLDINGS



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SITE SECTION

CRESCENT AVENUE

Sunnyvale, CA

0 2 4 8

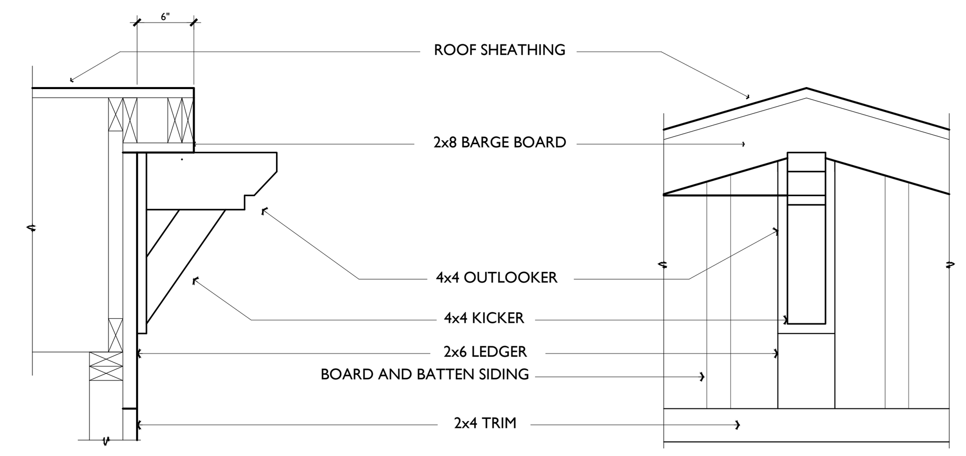
980.21222

A-10

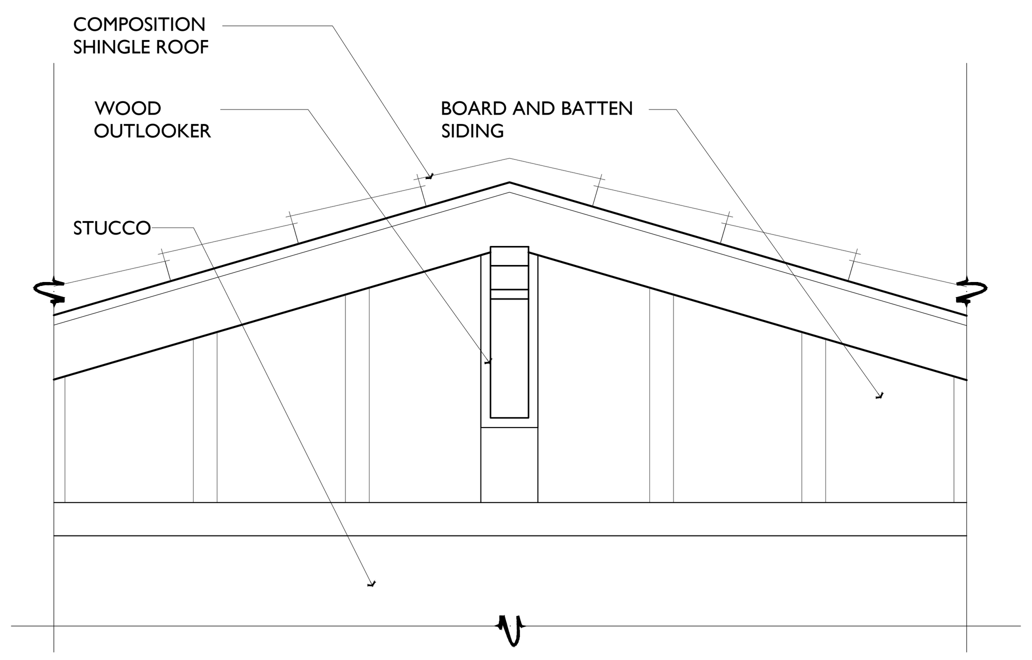
04.27.23

TERRA HOLDINGS

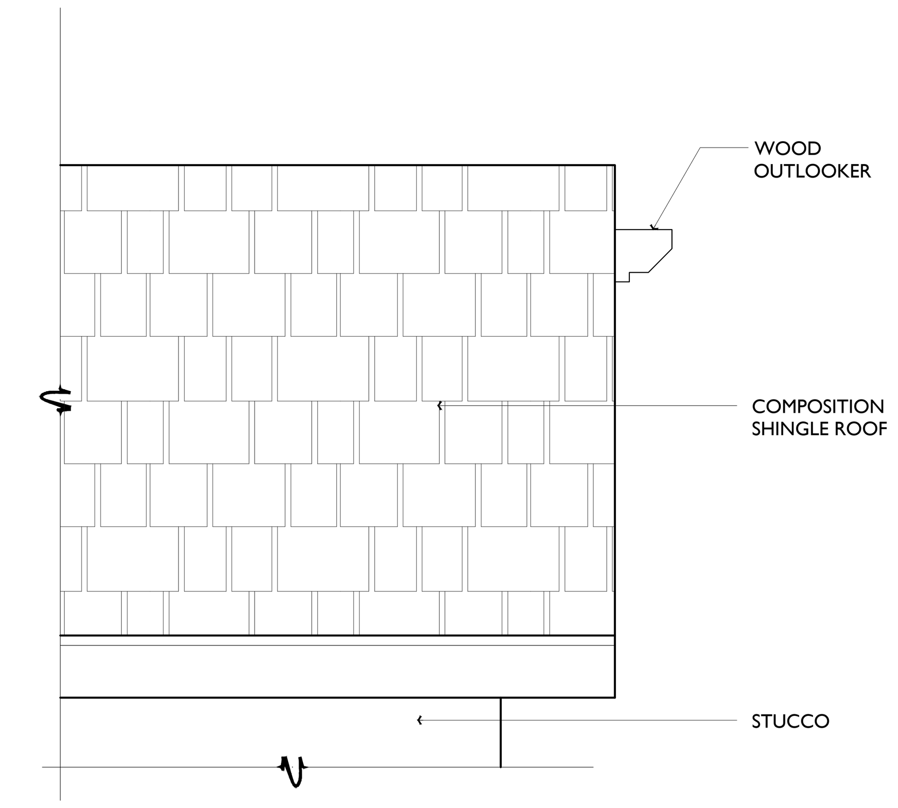
TYP. SIMPSON DOOR 8



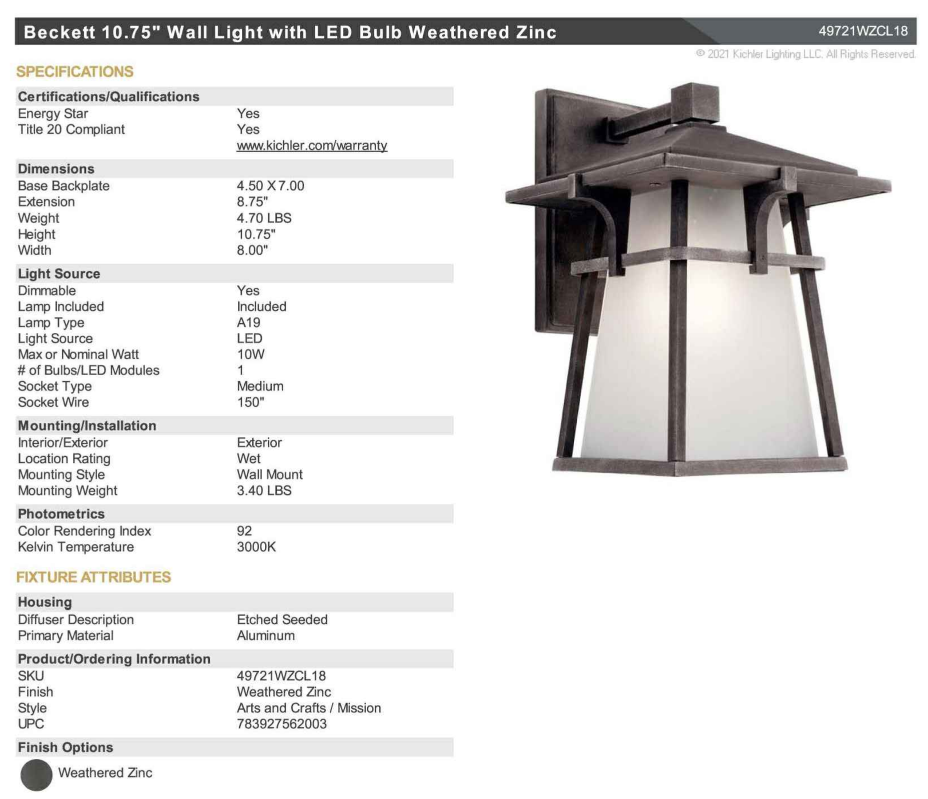
TYP. GABLE OUTLOOKER 6



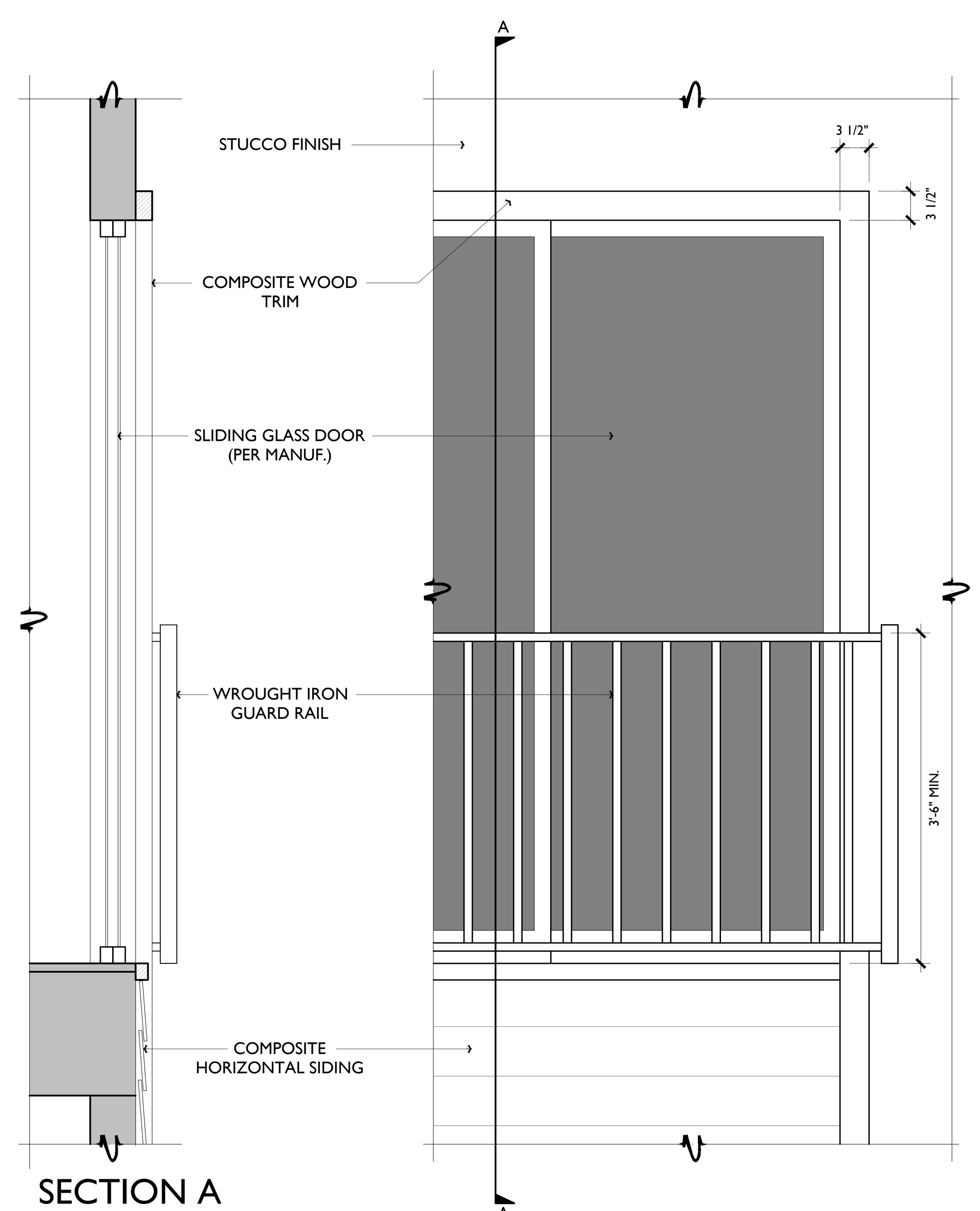
TYP. GABLE END DETAIL 4



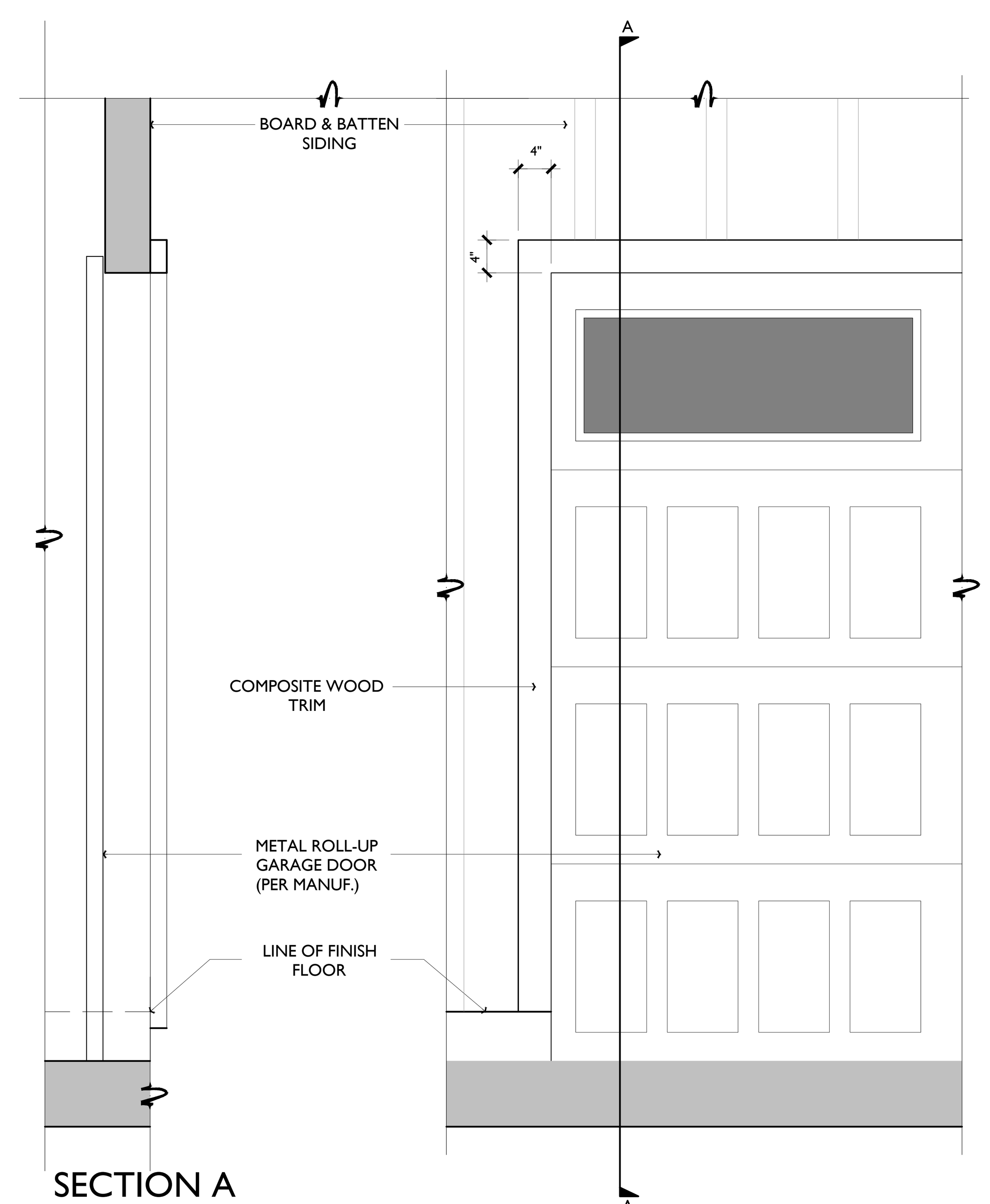
TYP. EAVE DETAIL 1



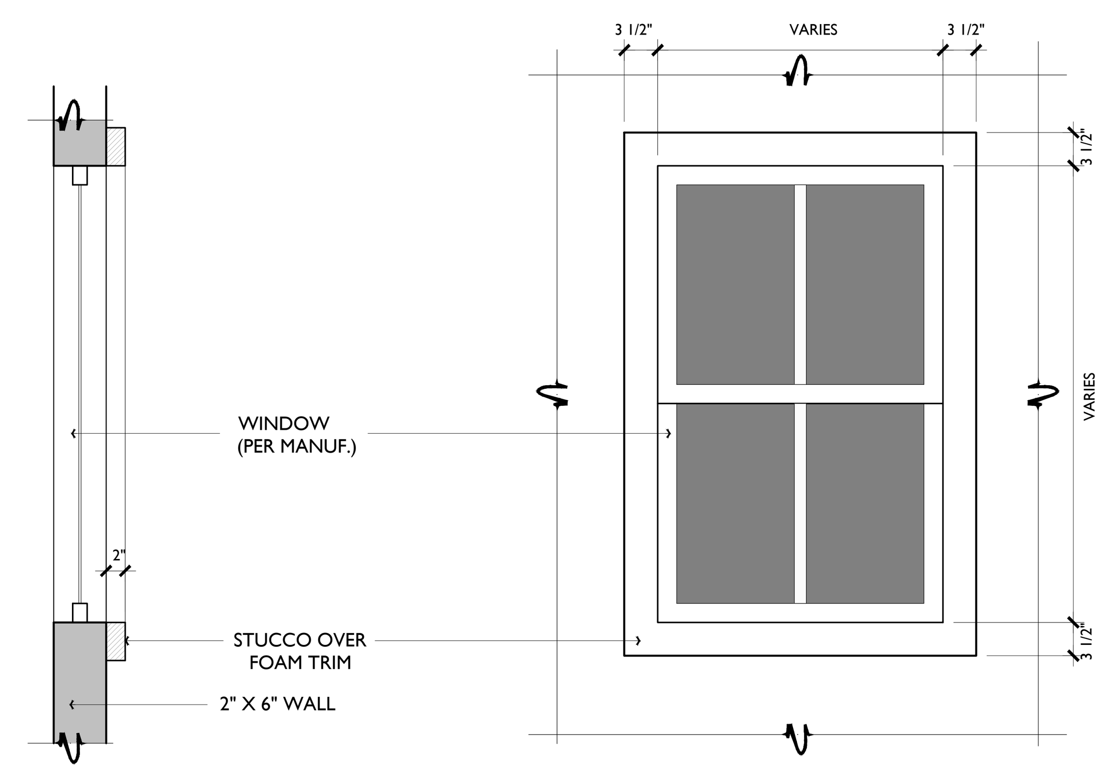
TYP. LIGHTING 9



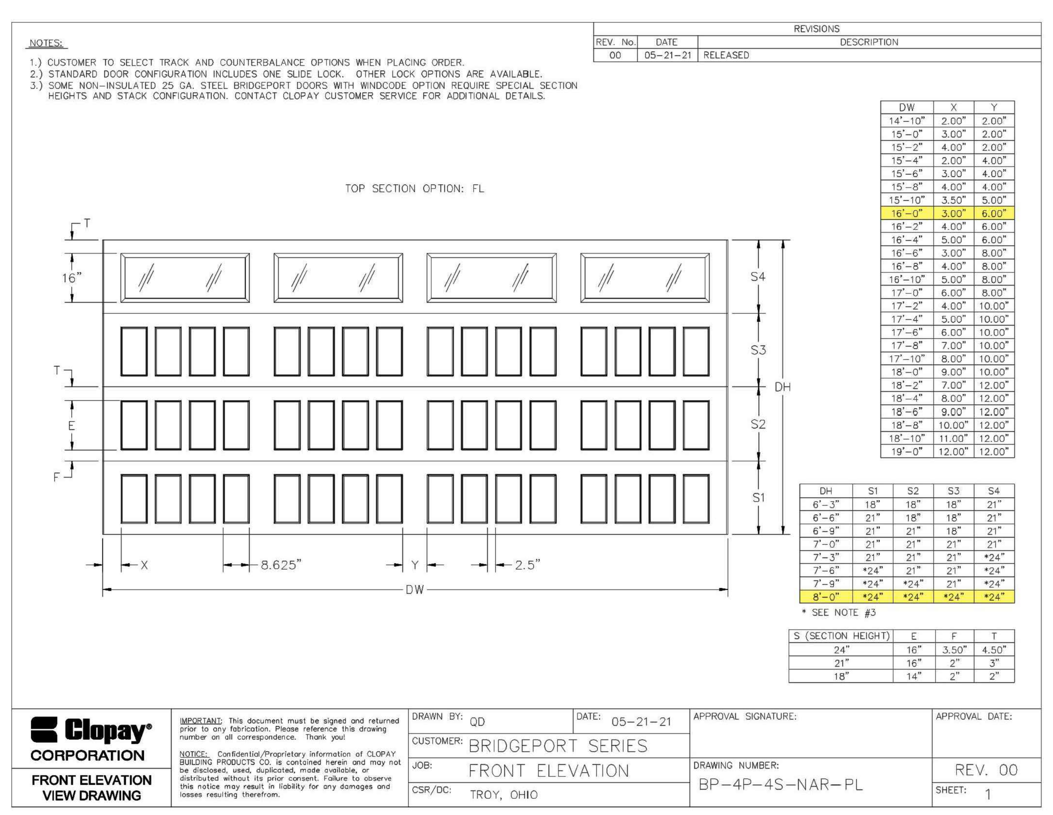
JULIET BALCONY 7



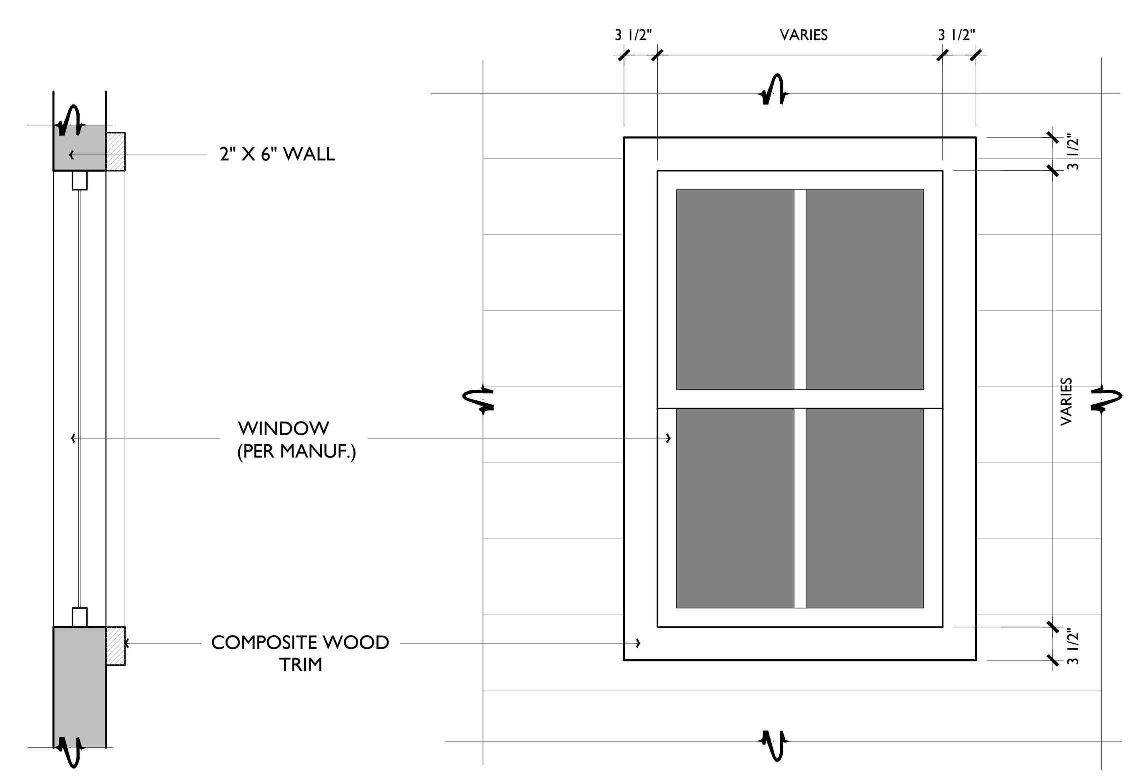
GARAGE DOOR DETAIL 5



WINDOW TRIM AT STUCCO 2



TYP. CLOPAY GARAGE DOOR 10



WINDOW TRIM AT SIDING 3

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DETAILS

CRESCENT AVENUE

Sunnyvale, CA

980.21222

A-11

04.20.23

TERRA HOLDINGS

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STREET SCENE RENDERING

CRESCENT AVENUE

Sunnyvale, CA

0 2 4 8

980.21222

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INTERIOR SITE RENDERING

CRESCENT AVENUE

Sunnyvale, CA

0 2 4 8

980.21222

A-13

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TERRA HOLDINGS

TREE PRESERVATION

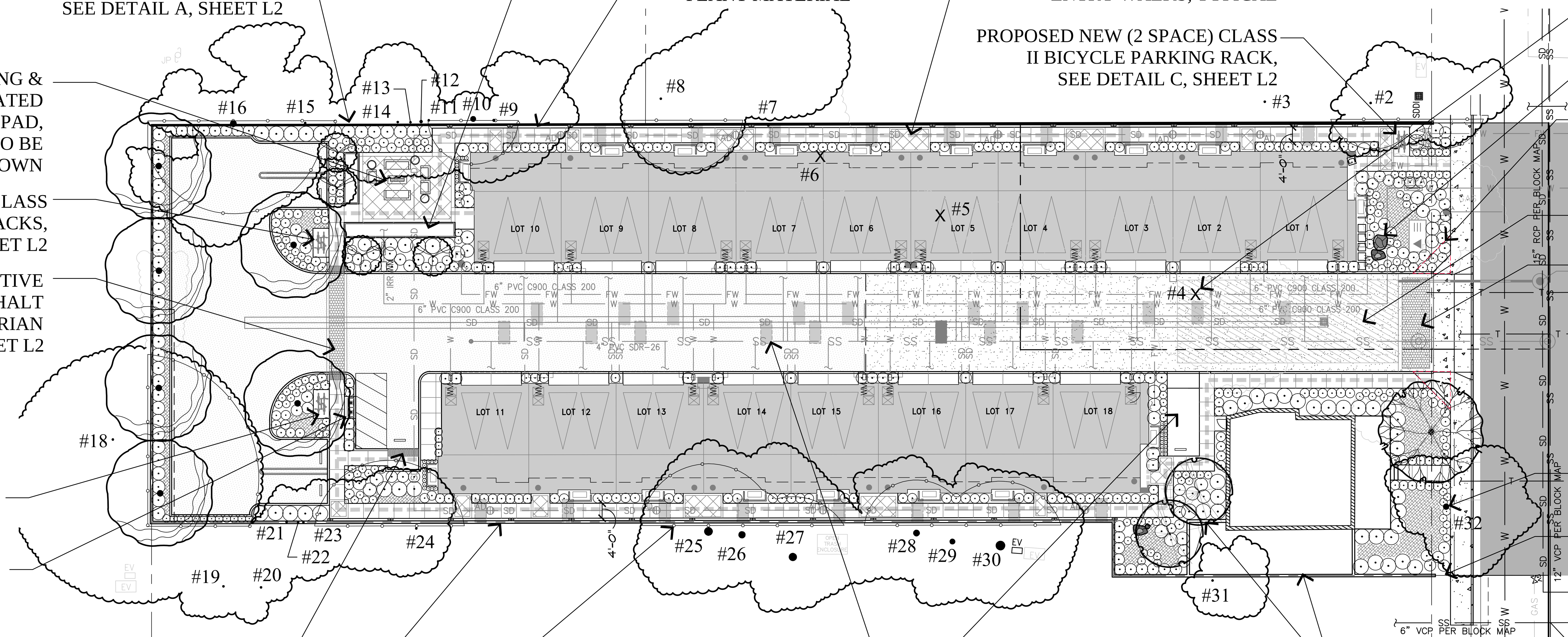
CONSULT THE PROJECT ARBORIST IF ROOTS > 2" ARE ENCOUNTERED DURING ASPHALT DEMOLITION, GRADING, OR SIDEWALK CONSTRUCTION. IF APPROPRIATE, ROOTS SHALL BE CLEANLY PRUNED (WITH A HANDSAW OR SAWZALL) AND KEPT MOIST TILL BACKFILLED.

GRADING SHALL BE COMPLETED BY HAND WITHIN 5' OF THE TRUNK OF TREE. ALL PRUNING SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL ADHERE TO ISA AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS AND BEST MANAGEMENT PRACTICES.

SHOULD TPZ ENCROACHMENT BE NECESSARY, THE CONTRACTOR SHALL CONTACT THE PROJECT ARBORIST FOR CONSULTATION AND RECOMMENDATIONS. CONTRACTOR SHALL KEEP TPZS FREE OF ALL CONSTRUCTION-RELATED MATERIALS, DEBRIS, FILL SOIL, EQUIPMENT, ETC. THE ONLY ACCEPTABLE MATERIAL IS MULCH SPREAD OUT BENEATH THE TREES. SHOULD ANY DAMAGE TO THE TREES OCCUR, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT ARBORIST TO APPROPRIATELY MITIGATE THE DAMAGE.

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
EXISTING TREE TO REMAIN #XX SEE ARBORIST'S REPORT				
EXISTING TREE TO BE REMOVED #XX SEE ARBORIST'S REPORT				
SPECIMEN TREE QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	20-70' WIDE/70' HIGH	LOW
EVERGREEN SCREEN TREE LOPHOSTEMON CONFERTA	BRISBANE BOX	24" BOX	25' WIDE/35' HIGH	LOW
ACCENT TREES ACER BUERGERIANUM	TRIDENT MAPLE	24" BOX	25' WIDE/25' HIGH	MEDIUM
CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	15' WIDE/20' HIGH	LOW
APPLES AND CITRUS	DWARF FRUIT TREES	24" BOX	10' WIDE/10' HIGH	MEDIUM



NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

N

GRAPHIC SCALE

0 20 40 60

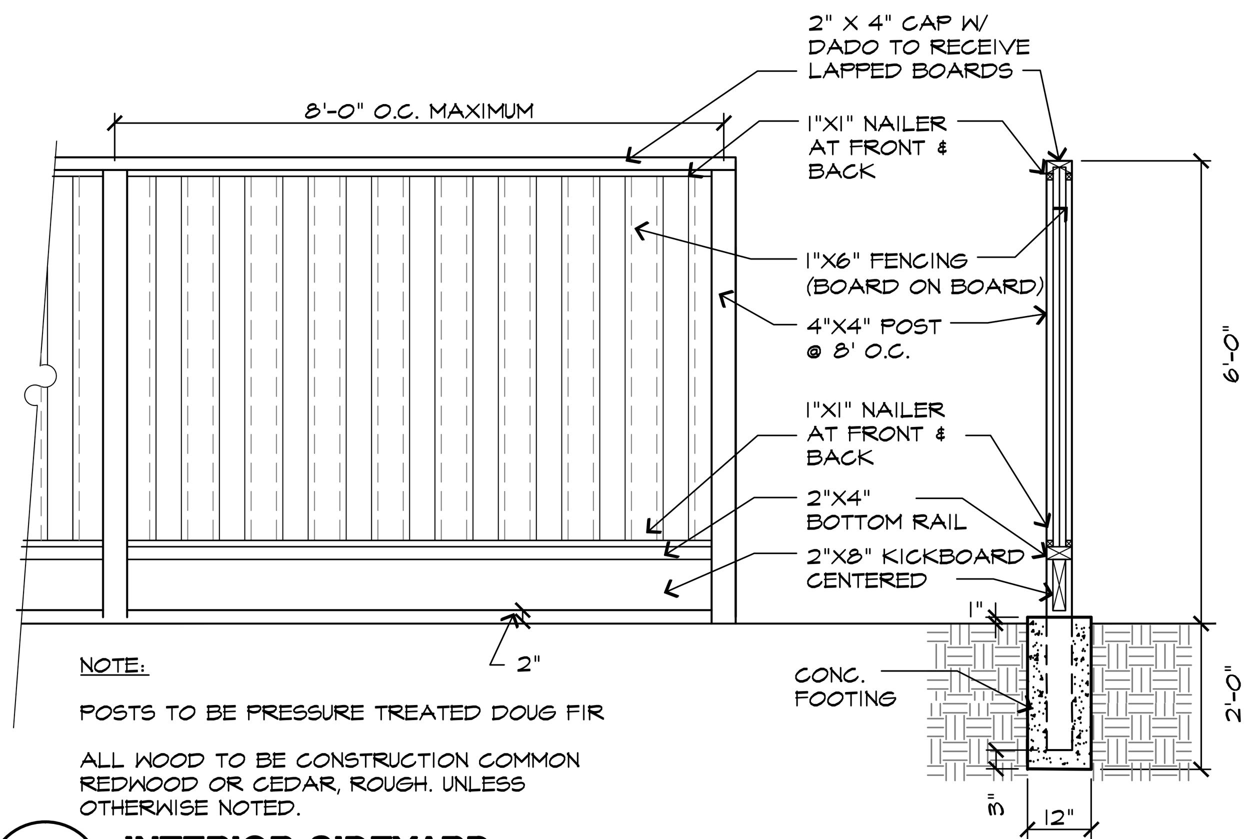
(IN FEET)
1 inch = 20 ft.

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Site Plan

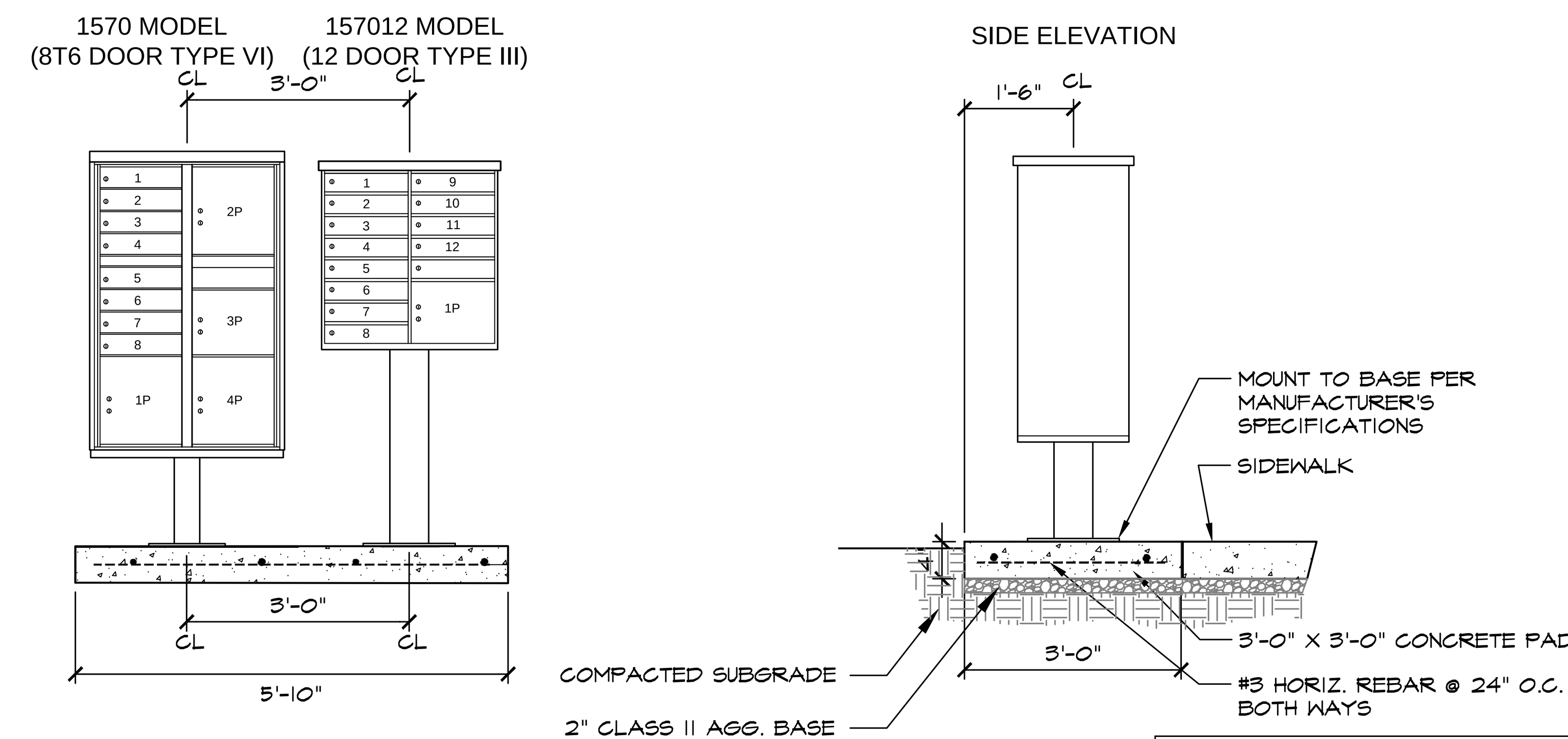
L1



NOTE:
POSTS TO BE PRESSURE TREATED DOUG FIR

ALL WOOD TO BE CONSTRUCTION COMMON REDWOOD OR CEDAR, ROUGH, UNLESS OTHERWISE NOTED.

INTERIOR SIDEYARD WOOD FENCE W/ KICKERBOARD SCALE: 1/2" = 1'-0"

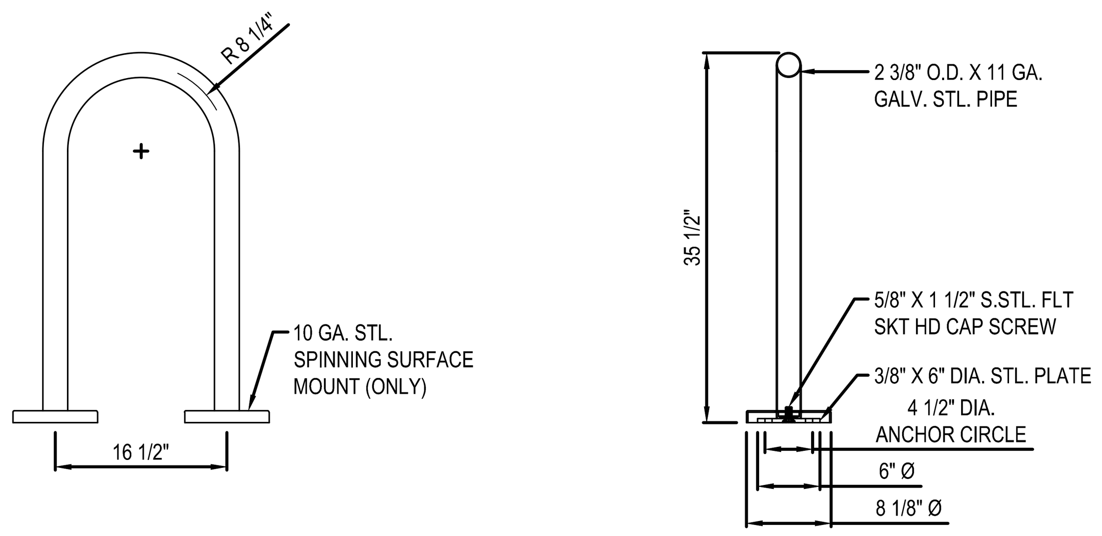


MAILBOX TO BE:
1. 157012, 12 DOOR TYPE III & 1570, 8T6 DOOR TYPE VI
COLOR: BLACK
BY CUSTOM HOME ACCESSORIES, INC.
WWW.MAILBOXES.INFO
2. OUTDOOR PARCEL LOCKER, MODEL #3302 WITH PEDESTAL. COLOR TO BE BRONZE. FROM MAILBOXES.COM

B **COMMUNITY MAILBOXES**

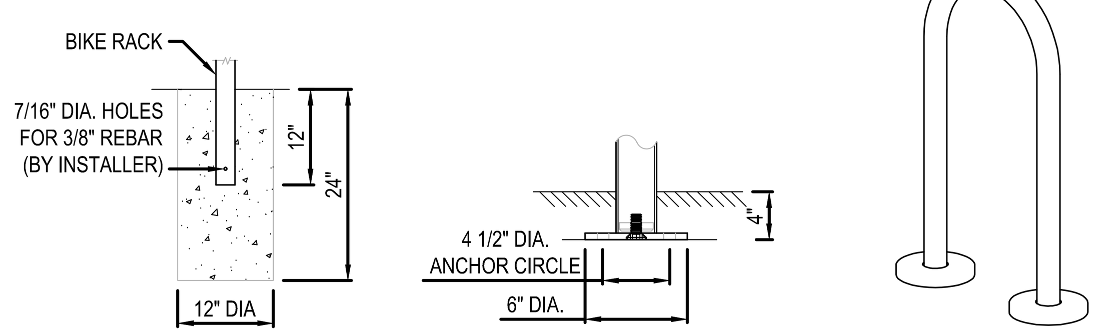
DuMor, inc.

DU MOR, INC.
15 INDUSTRIAL CIRCLE, P.O. BOX 142
MIFFLINTOWN, PA 17059-0142
TOLL FREE: 1-800-598-4018
PHONE: (717) 436-2106
FAX: (717) 436-9839
www.dumor.com



FRONT VIEW
NOT TO SCALE

S-2 SURFACE MOUNT
NOT TO SCALE



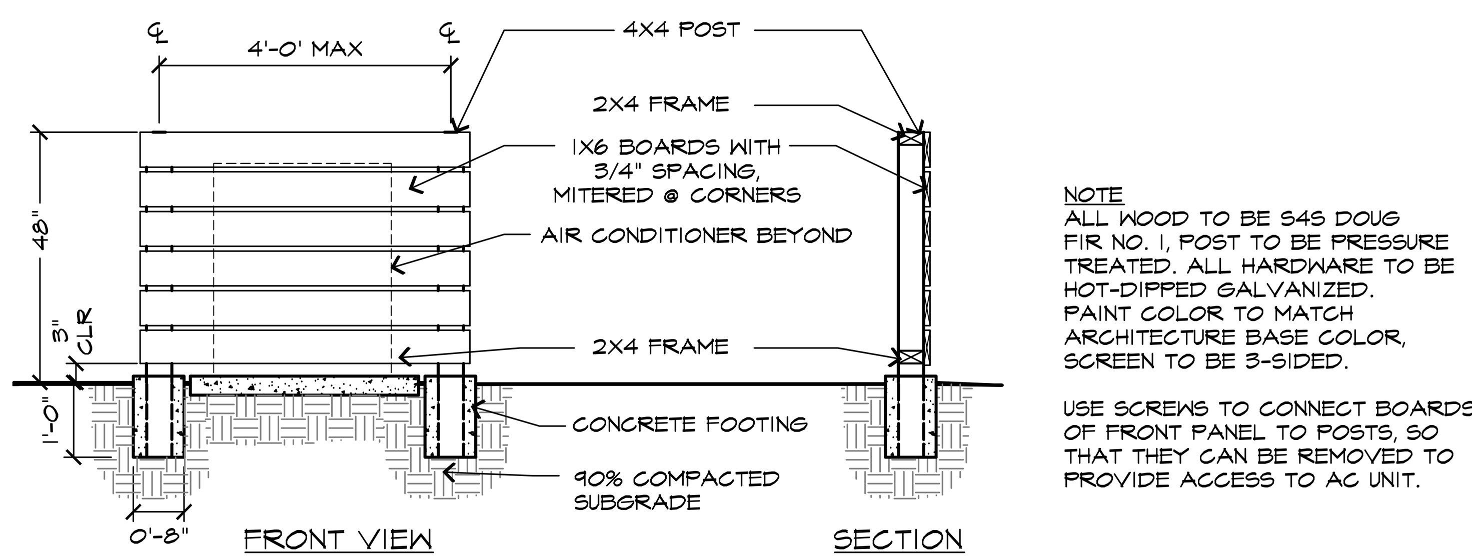
S-1 EMBEDMENT
NOT TO SCALE

S-4 SUBFLOOR
NOT TO SCALE

ISOMETRIC VIEW
NOT TO SCALE

☑ SELECT DESIRED FINISH OPTION
☐ GALV. FINISH.
☐ COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

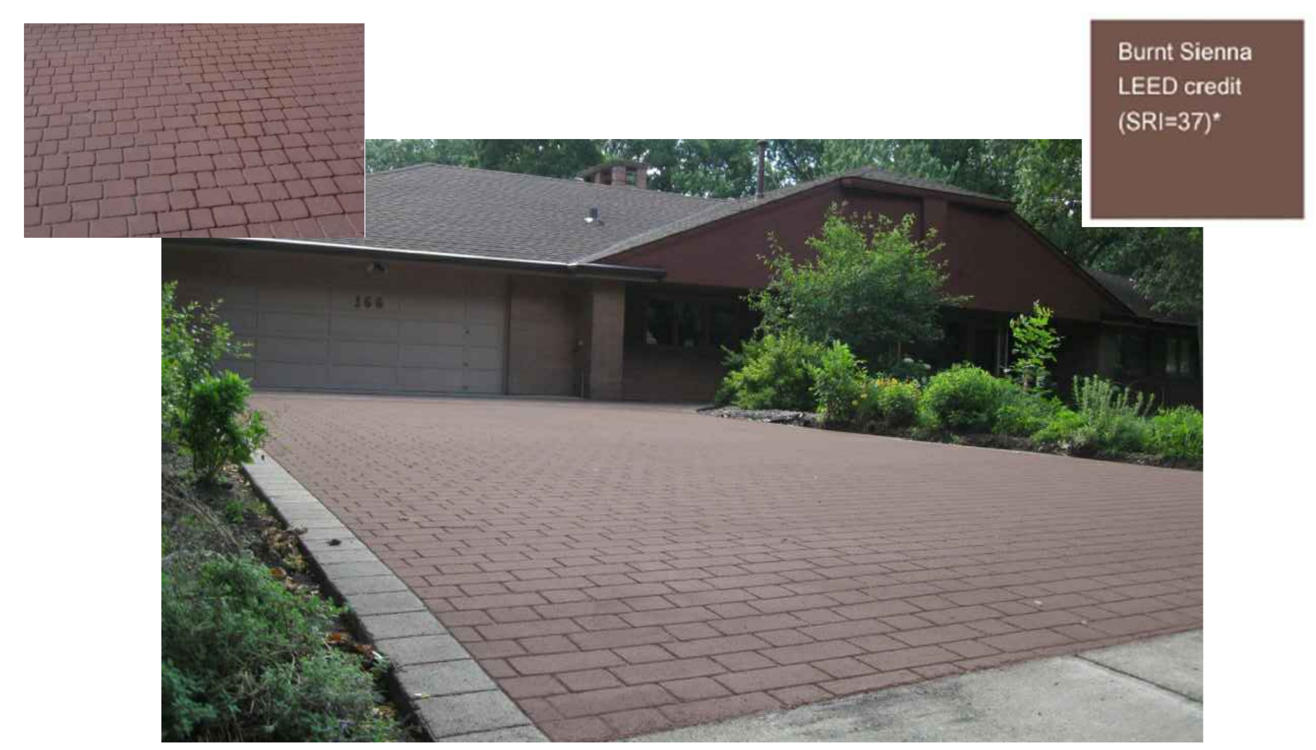
C 83 SERIES BIKE RACKS
NOT TO SCALE



NOTE
ALL WOOD TO BE S4S DOUG FIR NO. 1, POST TO BE PRESSURE TREATED. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED. PAINT COLOR TO MATCH ARCHITECTURE BASE COLOR. SCREEN TO BE 3-SIDED.

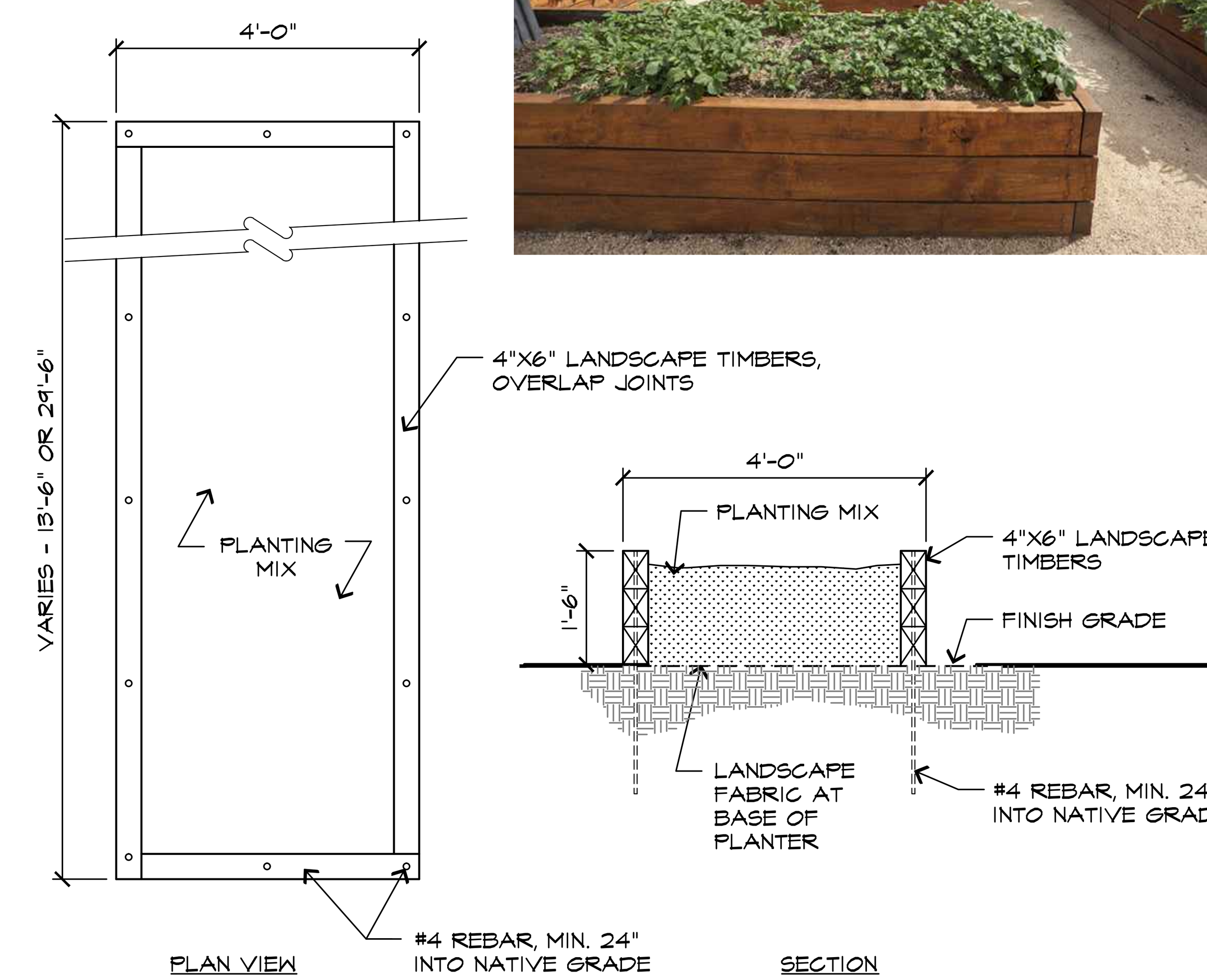
USE SCREWS TO CONNECT BOARDS OF FRONT PANEL TO POSTS, SO THAT THEY CAN BE REMOVED TO PROVIDE ACCESS TO AC UNIT.

D **AIR CONDITIONER SCREEN** SCALE : 1/2"=1'-0"



NOTE:
1. STAMPED ASPHALT TO BE STREETPRINT GENUINE STAMPED ASPHALT COLOR TO BE: BURNT SIENNA. PATTERN: OFFSET BRICK. AVAILABLE AT WWW.SQUAREONEPAVING.COM TEL: 604-466-9902
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

E **COLORED STAMPED ASPHALT**



F **RAISED PLANTER** SCALE : 1/2"=1'-0"

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CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Details

L2

NOTES

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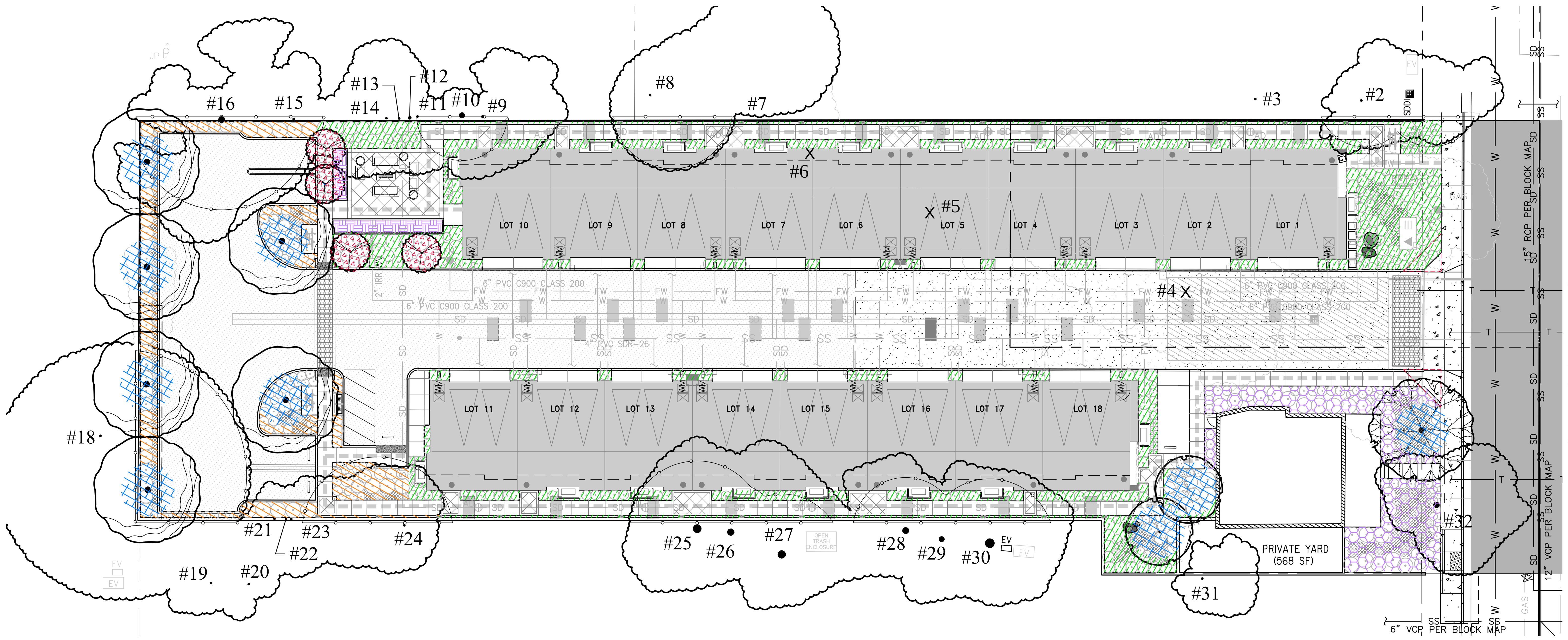
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. CONTRACTOR TO OBTAIN SOIL MANAGEMENT REPORT AFTER THE ROUGH SITE GRADING. CONTRACTOR SHALL FOLLOW PROVISIONS OF THE REPORT & A COPY SHALL BE SUBMITTED TO CITY.
5. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
6. IRRIGATION SYSTEM WILL BE EQUIP WITH INTEGRAL OR AUXILIARY SENSORS TO SUSPEND OPERATION DURING UNFAVORABLE WEATHER CONDITIONS, MANUAL SHUT-OFF VALVES AS CLOSE TO THE POINT-OF-CONNECTION TO MINIMIZE WATER LOSS IN AN EMERGENCY AND BACKFLOW PREVENTION DEVICE TO PREVENT WATER SUPPLY CONTAMINATION BY IRRIGATION SYSTEM.
7. IRRIGATION CONTROLLER SHALL BE WEATHER-BASED, USING ET RATES.
8. ALL PLANTING AREAS SHALL RECEIVE COMPOST AT A RATE OF FOUR (4) CUBIC YARDS PER 1,000 FEET OF PERMEABLE AREA, WHICH WILL BE INCORPORATED TO A DEPTH OF SIX (6) INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
9. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3". EXCEPT IN TURF AREAS, CREEPING OR ROTTING GROUNDCOVERS. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5% OF THE LANDSCAPE MAY BE LEFT WITHOUT MULCH.
10. TURF WILL NOT BE ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE AND WHERE 25% MEANS 1 FOOT OF VERTICAL ELEVATION CHANGE FOR EVERY 4 FEET OF HORIZONTAL LENGTH.
11. THE PLANTING DESIGN SHALL AVOID FIRE-PRONE PLANT MATERIALS AND HIGHLY FLAMMABLE MULCHES.



WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:

MAWA = (ETo)(0.62)(0.55 X LA)

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ETo)(0.62)\left[\frac{(PF \times HA)}{IE} + SLA\right]$$

ETo = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
LA = LANDSCAPE AREA
HA = HYDROZONE AREA (SQUARE FEET)
PF = PLANT FACTOR FROM WUCOLS
IE = IRRIGATION EFFICIENCY (0.81)
0.55 = ET ADJUSTMENT FACTOR
0.62 = CONVERSION FACTOR (TO GALLONS)

REFERENCE EVAPOTRANSPIRATION (ETo) : 45.3

MAXIMUM APPLIED WATER ALLOWANCE: **88,976 GAL/YR**

MAWA = (45.3) X (0.62) X (0.55 X 5,760) = 88,976 GAL/YR

ESTIMATED TOTAL WATER USE: **43,245 GAL/YR**

$$\text{LOW ETWU} = (45.3) \times (0.62) \times \frac{(0.20 \times 5{,}592)}{0.81} = 38{,}779 \text{ GAL/YR}$$

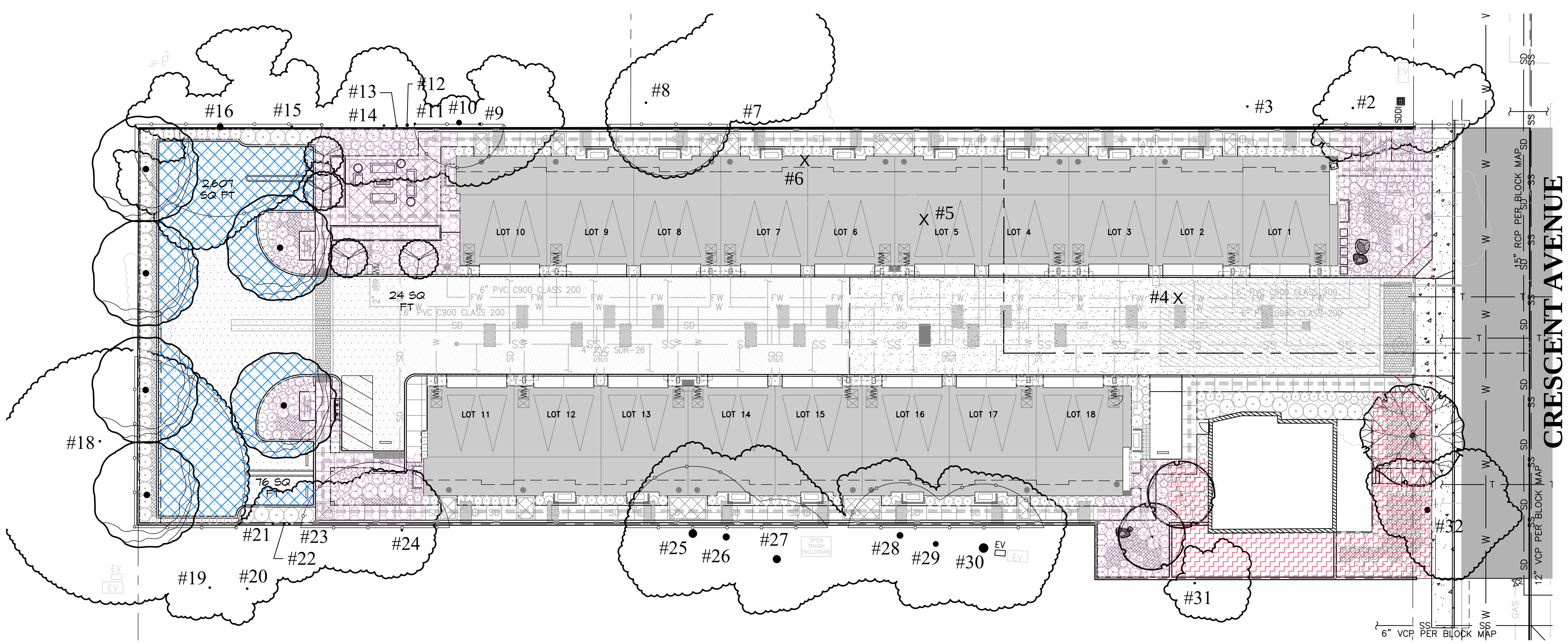
$$\text{MED ETWU} = (45.3) \times (0.62) \times \frac{(0.60 \times 28)}{0.81} = 583 \text{ GAL/YR}$$

$$\text{HIGH ETWU} = (45.3) \times (0.62) \times \frac{(0.80 \times 140)}{0.81} = 3{,}883 \text{ GAL/YR}$$

HYDROZONES

SYMBOLS	NAME TYPE	WATER USE	SQUARE FOOTAGE
	A-1 DRIP SHRUBS-SHRUB & GROUNDCOVER PLANTING AREAS	LOW	3,232 SQ FT
	A-3 BUBBLER TREES-ACCENT & PERIMETER TREES	LOW	63 SQ FT
	A-4 DRIP SHRUBS-PLANTING AREAS AT PARKING LOT	LOW	1,337 SQ FT
	A-5 DRIP SHRUBS-PLANTING AREAS AT EXISTING RESIDENCE	LOW	960 SQ FT
	A-6 BUBBLER TREES-FRUIT TREES AT COMMON SPACE	MED	28 SQ FT
	A-7 DRIP SEASONAL RAISED VEGETABLE PLANTERS	HIGH	140 SQ FT
TOTAL LANDSCAPED AREA			5,760 SQ FT

* PRIVATE YARD FOR DETACHED HOUSE NOT INCLUDED IN LANDSCAPED AREA



GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 20 ft.

REQUIRED CANOPY TREE COVERAGE TO PARKING AREA RATIO (50%)

PARKING LOT AREA = 4,943 SF

TREE SHADE AREA = 2,607 SF

2,607 / 4,943 = 52.7%

SHADE LEGEND

- PARKING ARE REQUIRED FOR SHADING
- PARKING AREA SHADED BY PROPOSED TREES

USABLE OPEN SPACE LEGEND

(12' X 17' MINIMUM SIZE)

- 4,048 SQ FT / 18 MF UNITS = 225 SQ FT / UNIT
- 1,633 SQ FT / 1 SFD UNIT = 1,633 SQ FT / UNIT

LANDSCAPE AREAS

OVERALL SITE AREA

6,328 SQ. FT. PLANTING AREA / 37,383 SQ. FT. OVERALL SITE AREA = 17% LANDSCAPED A

PARKING LOT AREA

1,421 SQ. FT. PLANTING AREA / 7,028 SQ. FT. OVERALL PARKING LOT AREA = 20% LANDSC

RIPLEY DESIGN GROUP
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CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Hydrozone & Shading Plan

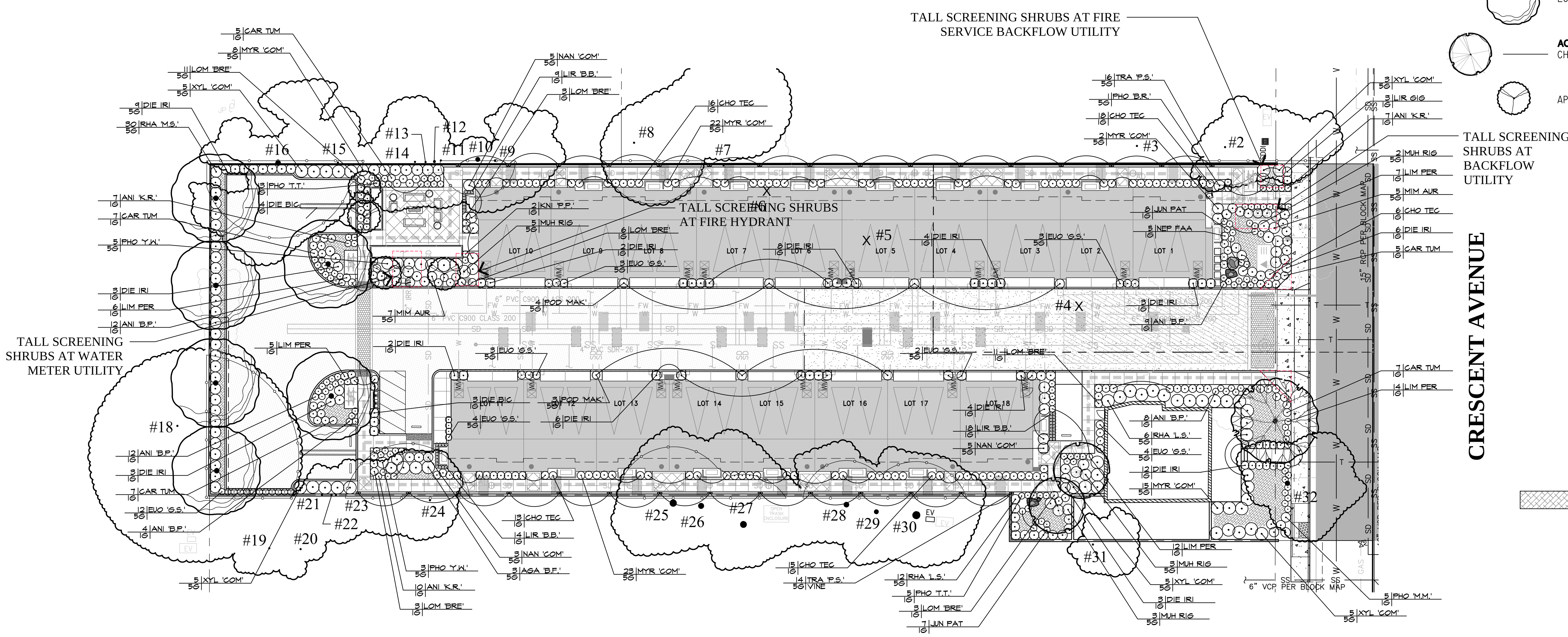
L3

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
EXISTING TREE TO REMAIN #XX SEE ARBORIST'S REPORT				
EXISTING TREE TO BE REMOVED #XX SEE ARBORIST'S REPORT				
SPECIMEN TREE QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	20-70' WIDE/70' HIGH	LOW
EVERGREEN SCREEN TREE LOPHOSTEMON CONFERTA	BRISBANE BOX	24" BOX	25' WIDE/35' HIGH	LOW
ACCENT TREES CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	15' WIDE/20' HIGH	LOW
APPLES AND CITRUS	DWARF FRUIT TREES	24" BOX	10' WIDE/10' HIGH	MEDIUM

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME		
SHRUBS			
AGA 'B.F.'	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	LOW
ANI 'B.P.'	ANIGOZANTHOS 'BUSH PEARL'	KANGAROO PAW	LOW
ANI 'K.R.'	ANIGOZANTHOS 'KANGA RED'	KANGAROO PAW	LOW
ASP ELA	ASPIDISTRA ELATIOR	CAST IRON PLANT	LOW
CAM 'DEB'	CAMELLIA J. 'DEBUTANTE'	DEBUTANTE CAMELLIA	MED
CAM 'M.G.'	CAMELLIA J. 'MORNING GLOW'	MORNING GLOW CAMELLIA	MED
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	LOW
CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW
DAP ODO	DAPHNE ODORA	FRAGANT DAPHNE	LOW
DIE IRI	DIETES IRIDIOIDES	FORTNIGHT LILY	LOW
EUO 'G.S.'	EUONYMUS J. 'GREEN SPIRES'	GREEN SPIRE EUONYMUS	LOW
JUN PAT	JUNCUS PATENS	CALIFORNIA GREY RUSH	LOW
KNI 'P.P.'	KNIPHOFIA U. 'PINEAPPLE POPSICLE'	RED HOT POKER	LOW
LIM PER	LIMONIUM PEREZZI	SEA LAVENDER	LOW
LIR 'B.B.'	LIRIOPE 'BIG BLUE'	BIG BLUE LILYTURF	MED
LIR GIG	LIRIOPE GIGANTEUM	GIANT LILYTURF	MED
LOM 'BRE'	LOMANDRA L. 'BREEZE'	DWARF MAT RUSH	LOW
MIM AUR	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	LOW
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	LOW
MYR 'COM'	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	LOW
NEP FAA	NEPETA FAASSENII	CATMINT	LOW
PHO 'B.R.'	PHORMIUM 'BLACK RAGE'	NEW ZEALAND FLAX	LOW
PHO 'M.M.'	PHORMIUM 'MAORI MAIDEN'	NEW ZEALAND FLAX	LOW
PHO 'T.T.'	PHORMIUM 'TINY TIGER'	NEW ZEALAND FLAX	LOW
PHO 'Y.W.'	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	LOW
POD 'MAK'	PODOCARPUS M. 'MAKI'	CHINESE PODCARPUS	MED
RHA 'L.S.'	RHAMNUS C. 'LITTLE SUR'	LITTLE SUR COFFEEBERRY	LOW
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW
GROUNDCOVER			
	APTENIA 'RED APPLE' 1 GALLON @ 36" O.C.	NO COMMON NAME	LOW
VINES			
TRA 'P.S.'	TRACHELOSPERMUM 'PINK SHOWERS'	PINK STAR JASMINE	MED



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N

GRAPHIC SCALE

0 20 40 60

(IN FEET)
1 inch = 20 ft.

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
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CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Planting Plan

PISTACIA CHINENSIS
CHINESE PISTCHE


ACER BERGERANUM
TRIDENT MAPLE


CHILOPSIS LINEARIS
DESERT WILLOW

LIRIOPE GIGANTEA
GIANT LILY TURF


PHORMIUM T. 'TONY TIGER'
GREEN-CREAM DWARF ZEALAND

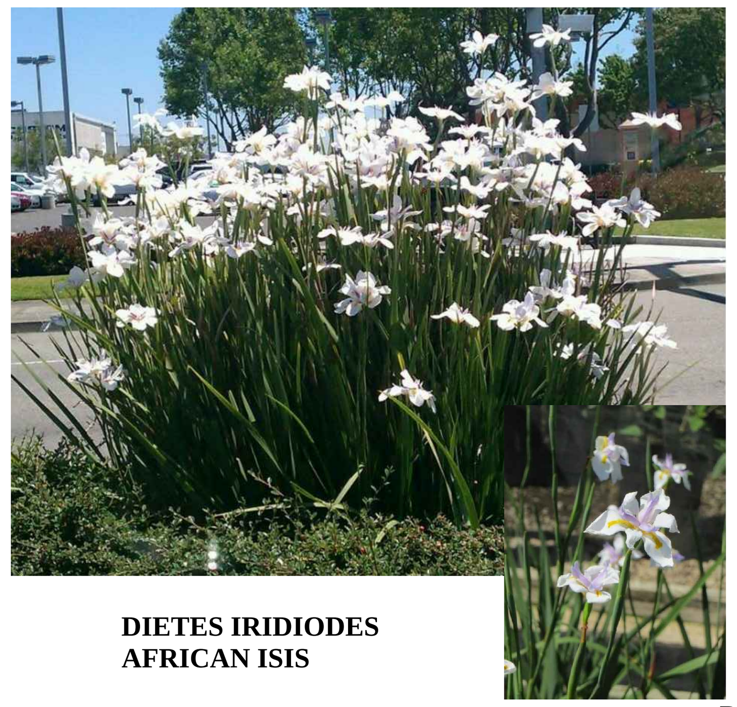

MYRTUS C. 'COMPACTA'
DWARF MYRTLE


PHORMIUM T. 'TONY TIGER'
GREEN-CREAM DWARF ZEALAND


LIMONIUM PREZII
SEA LAVENDER


CAMELLIA J. 'DEBUTANTE'
DEBUTANTE CAMELLIA


NANDINA D. 'COMPACTA'
DWARF HEAVENLY BAMBOO


DIETES IRIDIODES
AFRICAN ISIS


PODOCARPUS MACROPHYLLUS 'MAKI'
CHINESE PODOCARPUS


ASPIDISTRA ELATIOR
CAST IRON PLANT


CAREX TUMICOLA
BERKLEY SEDGE


LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH


CHONDROPETALUM TECTORUM
CAPE REED


XYLOSMA C. 'COMPACTA'
COMPACT SHINY XYLOSMA


JUNCUS PATENS
CALIFORNIA GREY RUSH


DAPHNE ODORA
FRAGRANT DAPHNE


PHORMIUM T. 'MAORI MAIDEN'
GREEN-CREAM DWARF ZEALAND


FESTUCA MAIREI
MAIRE'S FESCUE


AGAVE ATTENUATA
FOXTAIL AGAVE


EUONYMUS J. 'GREEN SPIRES'
GREEN SPIRES EUONYMUS


APTENIA 'RED APPLE'
RED APPLE APTENIA


ANIGOZANTHOS 'BUSH PEARL'
KANGAROO PAW


NEPETA FAASSENNII
CATMINT


MUHLENBERFIA RIGENS
DEERGRASS


PHORMIUM T. 'YELLOW WAVE'
GREEN-CREAM DWARF ZEALAND


KNIFOPHIA U. 'PINEAPPLE POPSI
PINEAPPLE RED HOT POKER

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CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Plan
Plant Imagery

L5

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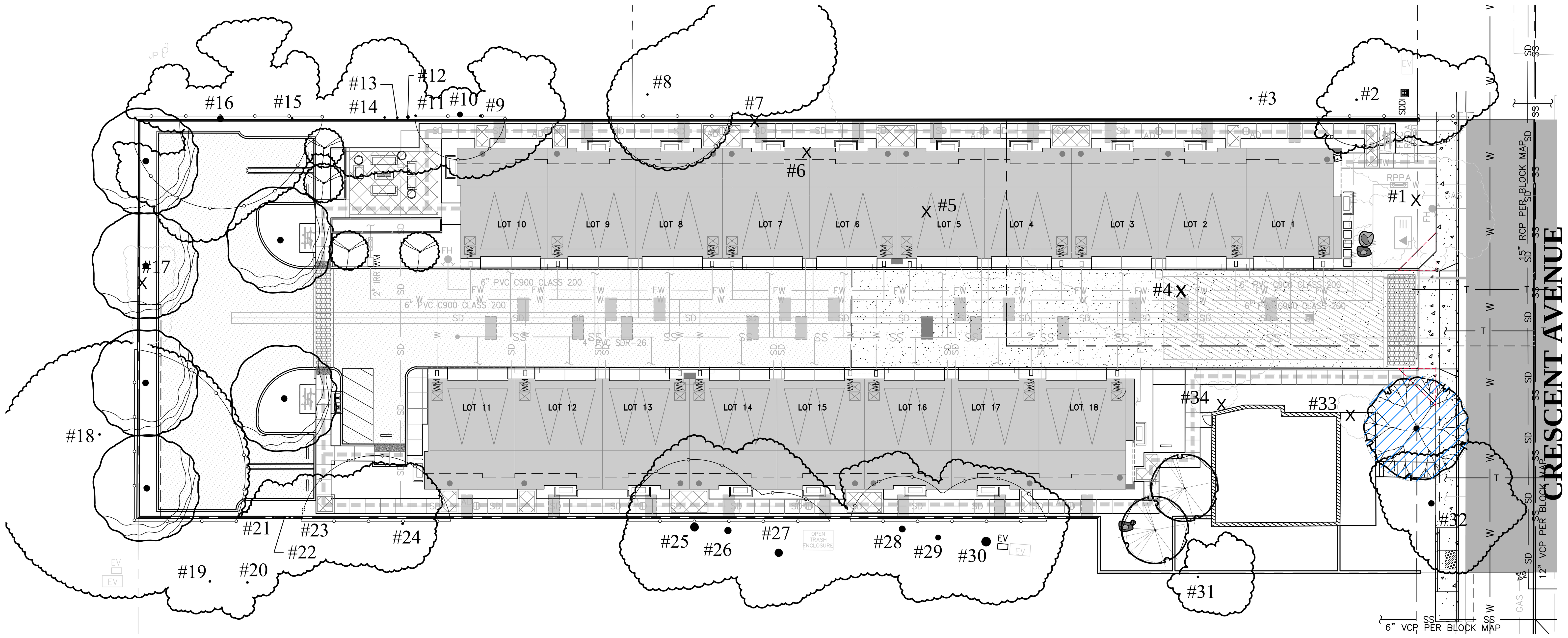
NOTE:
ALL EXISTING TREES FOR PRESERVATION AND NEW TREES SHALL BE PROTECTED IN ACCORDANCE WITH TREE PRESERVATION. REMOVED TRESS SHALL BE REPLACE WITH LIKE-KIND & LIKE-SIZE WITH A TREE REMOVAL PERMIT FROM THE CITY OF SUNNYVALE.

TREE PROTECTIVE FENCING, INSTALL PER ARBORIST'S SPECIFICATIONS

TREE MITIGATION

PROPOSED 24" BOX MITIGATION TREE

*PER CITY OF SUNNYVALE'S CRITERIA, TREE NO. 4 IS THE ONLY PROTECTED TREE (DIA. >38") TO BE REMOVED. PER THE CITY'S REPLACEMENT STANDARD, A TREE BETWEEN 36"-56" SHALL BE MITIGATED WITH EITHER, (3) 15 GALLON TREES OR (1) 24" BOX TREE.



PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
EXISTING TREE TO REMAIN #XX SEE ARBORIST'S REPORT				
EXISTING TREE TO BE REMOVED #XX SEE ARBORIST'S REPORT				
SPECIMEN TREE QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	20-70' WIDE/70' HIGH	LOW
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GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 20 ft.

TREE PROTECTION

PRE-CONSTRUCTION PHASE

THE CONTRACTOR(S) SHALL MEET WITH THE ARBORIST TO REVIEW TREE PROTECTION RECOMMENDATIONS PRIOR TO ANY SITE DISTURBANCES.

REMOVE TREES AS RECOMMENDED BY ARBORIST REPORT.

PRIOR TO CONSTRUCTION OR GRADING, CONTRACTOR SHALL INSTALL 6' CHAIN-LINK FENCING TO CONSTRUCT A TEMPORARY TREE PROTECTION ZONE (TPZ) AROUND ALL TREES THAT WILL BE RETAINED. FENCING SHALL BE INSTALLED AS CLOSE TO TREE DRIPLINES AS POSSIBLE. THE FENCING THAT TYPICALLY ENCLOSES THE ENTIRE CONSTRUCTION SITE WILL SUFFICE FOR MOST OFF-SITE TREES, UNLESS OTHERWISE INDICATED ON THE TREE PROTECTION PLAN.

TPZ FENCING SHALL REMAIN IN AN UPRIGHT STURDY MANNER FROM THE START OF GRADING UNTIL THE COMPLETION OF CONSTRUCTION. FENCING SHALL NOT BE ADJUSTED OR REMOVED WITHOUT CONSULTING THE PROJECT ARBORIST.

FOUNDATION, GRADING, AND CONSTRUCTION PHASE

CONSULT THE PROJECT ARBORIST IF ROOTS > 2" ARE ENCOUNTERED DURING ASPHALT DEMOLITION, GRADING, OR SIDEWALK CONSTRUCTION. IF APPROPRIATE, ROOTS SHALL BE CLEANLY PRUNED (WITH A HANDSAW OR SAWZALL) AND KEPT MOIST TILL BACKFILLED.

GRADING SHALL BE COMPLETED BY HAND WITHIN 5' OF THE TRUNK OF TREE.
ALL PRUNING SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL ADHERE TO ISA AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS AND BEST MANAGEMENT PRACTICES.

SHOULD TPZ ENCROACHMENT BE NECESSARY, THE CONTRACTOR SHALL CONTACT THE PROJECT ARBORIST FOR CONSULTATION AND RECOMMENDATIONS.
CONTRACTOR SHALL KEEP TPZS FREE OF ALL CONSTRUCTION-RELATED MATERIALS, DEBRIS, FILL SOIL, EQUIPMENT, ETC. THE ONLY ACCEPTABLE MATERIAL IS MULCH SPREAD OUT BENEATH THE TREES.
SHOULD ANY DAMAGE TO THE TREES OCCUR, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT ARBORIST TO APPROPRIATELY MITIGATE THE DAMAGE.

LANDSCAPING PHASE

TREE PROTECTION ZONE (TPZ) FENCING SHALL REMAIN IN PLACE WITH THE SAME RESTRICTIONS UNTIL LANDSCAPE CONTRACTOR NOTIFIES AND MEETS WITH THE PROJECT ARBORIST.
AVOID ALL FILL WORK, GRADE CHANGES, AND TRENCHING WITHIN DRIPLINES UNLESS IT IS PERFORMED BY HAND.
PIPES SHALL BE THREADED UNDER OR THROUGH LARGE ROOTS WITHOUT DAMAGING THEM.
ALL PLANTING AND IRRIGATION SHALL BE KEPT A MINIMUM OF 10' AWAY FROM NATIVE OAKS. ALL IRRIGATION WITHIN THE DRIPLINES SHALL BE TARGETED AT SPECIFIC PLANTS, SUCH AS DRIP EMITTERS OR BUBBLERS. NO OVERHEAD IRRIGATION SHALL OCCUR WITHIN THE DRIPLINES OF NATIVE OAKS.
ALL PLANTING WITHIN OAK DRIPLINES SHALL BE COMPATIBLE WITH OAKS, CONSISTING OF PLANT MATERIAL THAT REQUIRES LITTLE TO NO WATER AFTER TWO YEARS' ESTABLISHMENT.

Advanced Tree Care
965 East San Carlos Ave, San Carlos

148 and 156 Crescent Ave., Sunnyvale
August 18, 2021

Summary:
The trees on the site are a mixture of natives and non natives.

There are 18 Significant trees on this and adjacent properties that may be impacted by construction.

There are 11 Significant trees on neighboring properties that should be protected during construction. Tree #s 2, 3, 8, 18, 24, 25, 26, 27, 28, 29, 30.

There are 3 Significant trees on this property that should be protected during construction. Tree #s 10, 15 and 16.

There are 4 Significant trees on this property that will be removed. Tree #s 1, 4, 5, 32

Tree #s 19, and 31 are 2 Not Significant trees on neighboring properties that should be protected during construction.. These trees are a good distance away from construction for their size and will not be impacted.

I have included an appraised value of each Significant tree in the Addendum

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on $1^1/_2$" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree #s 2 and 3: TPZ should be at 12 feet the trunk closing on the fence line and sidewalk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 8: TPZ should be at 16 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 10: TPZ should be at 12 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 15: TPZ should be at 8 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 16: TPZ should be at 24 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 18: TPZ should be at 33 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 24: TPZ should be at 20 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 25: TPZ should be at 18 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 26: TPZ should be at 13 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 27: TPZ should be at 16 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 28: TPZ should be at 14 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 29: TPZ should be at 12 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 30: TPZ should be at 17 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 (6). Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.


IMAGE 2.15-1
Tree Protection Fence at the Dripline


IMAGE 2.15-2
Tree Protection Fence at the Dripline

• **Type I Tree Protection**
The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (*see Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

2. Any pruning and maintenance of the tree shall be carried out before construction beg should allow for any clearance requirements for both the new structure and any constr machinery. This will eliminate the possibility of damage during construction. **The pru be carried out by an arborist, not by construction personnel**. No limbs greater than 4" i shall be removed.

3. Any excavation in ground where there is a potential to damage roots of 1" or more in di should be carefully hand dug. Where possible, roots should be dug around rather tha

4. If roots are broken, every effort should be made to remove the damaged area and cu its closest lateral root. A clean cut should be made with a saw or pruners. This will any infection from damaged roots spreading throughout the root system and into the t

5. **Do Not**:.(4)

a. Allow run off or spillage of damaging materials into the area below any tree can
b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree
c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permissio city arborist.
d. Allow fires under any adjacent trees.
e. Discharge exhaust into foliage.
f. Secure cable, chain or rope to trees or shrubs.
g. Apply soil sterilants under pavement near existing trees.

6. Where roots are exposed, they should be kept covered with the native soil or four laye wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too lon

7. Route pipes into alternate locations to avoid conflict with roots.(4)

8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the of the tree. The boring shall take place no less than 3 feet below the surface of the soil i avoid encountering "feeder" roots.(4)

9. Compaction of the soil within the dripline shall be kept to a minimum.(2) If access is req through the TPZ of a protected tree, the area within the TPZ should be protected from con either with steel plates or with 4" of wood chip overlaid with plywood.

10. Any damage due to construction activities shall be reported to the project arborist or city within 6 hours so that remedial action can be taken.

11. Ensure upon completion of the project that the original ground level is restored

Appraised values of trees. See Addendum for Table

Total value of Significant trees that may be impacted by construction	\$327,290.00
Total value of Significant trees on this property	\$126,430.00
Total value of Significant trees on neighbors' properties	\$200,860.00
Total value of Significant trees on this property that will be removed	\$78,100.00

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

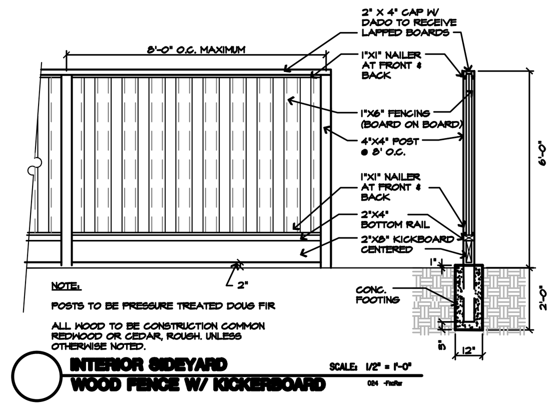
CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Tree Mitigation Plan

DESCRPITON	REFERENCE	MATERIAL & COLOR	DESCRPITON	REFERENCE	MATERIAL & COLOR

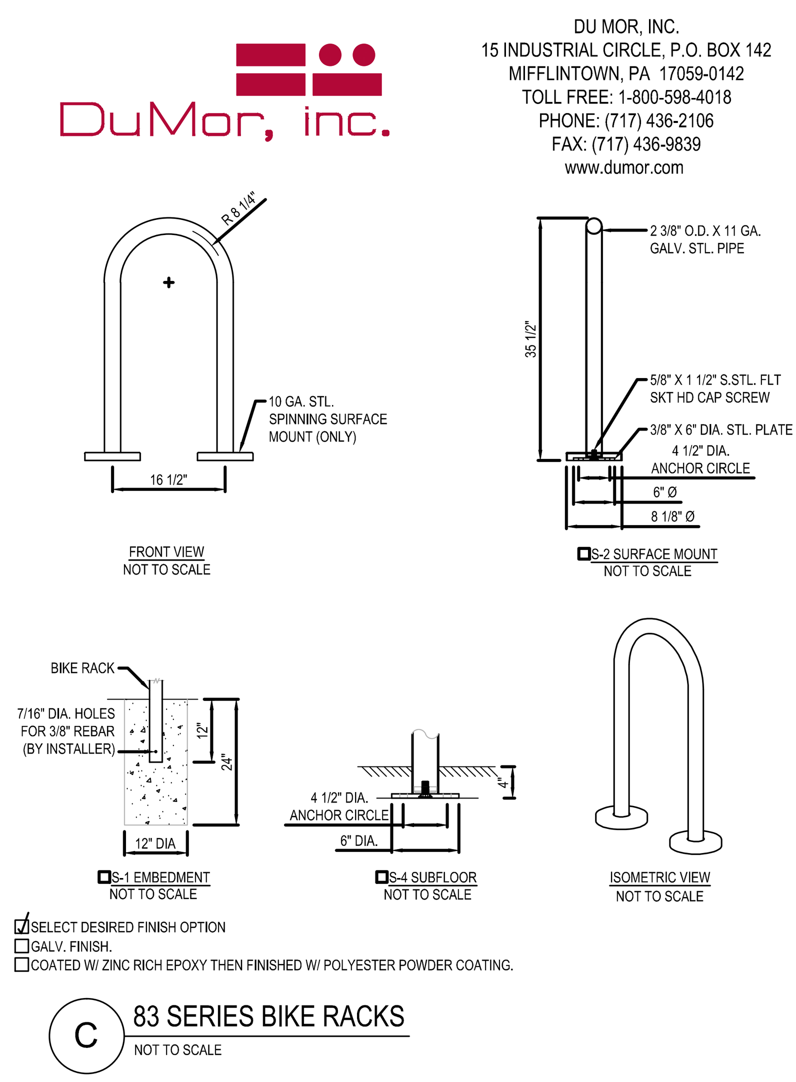
WOOD FENCE

MATERIAL:
CONSTRUCTION GRADE
REDWOOD OR CEDAR



BIKE RACKS

COLOR: BLACK

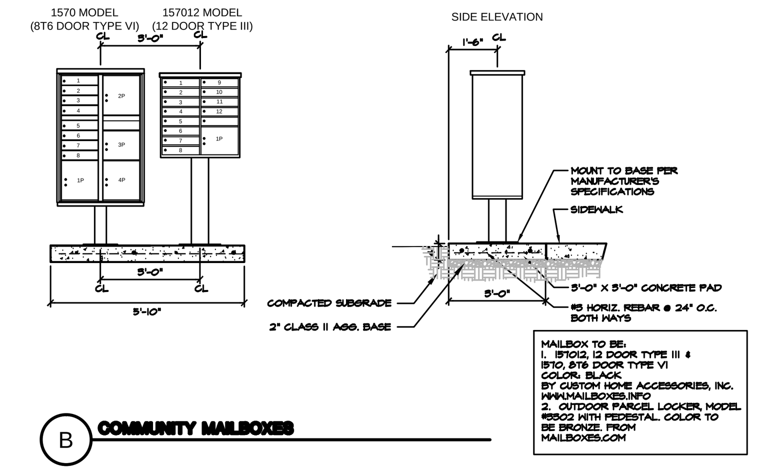


CONCRETE PAVING

COLOR: NATURAL
FINISH: BROOM

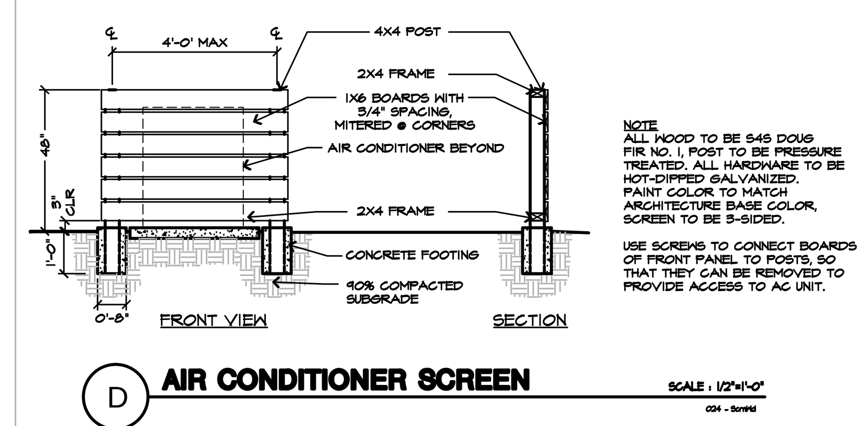
MAILBOX

COLOR: BLACK



AC SCREEN

COLOR: MATCH
ARCHITECTURAL BASE
COLORS AS SHOWN
MATERIAL: DOUG. FIR
WOOD

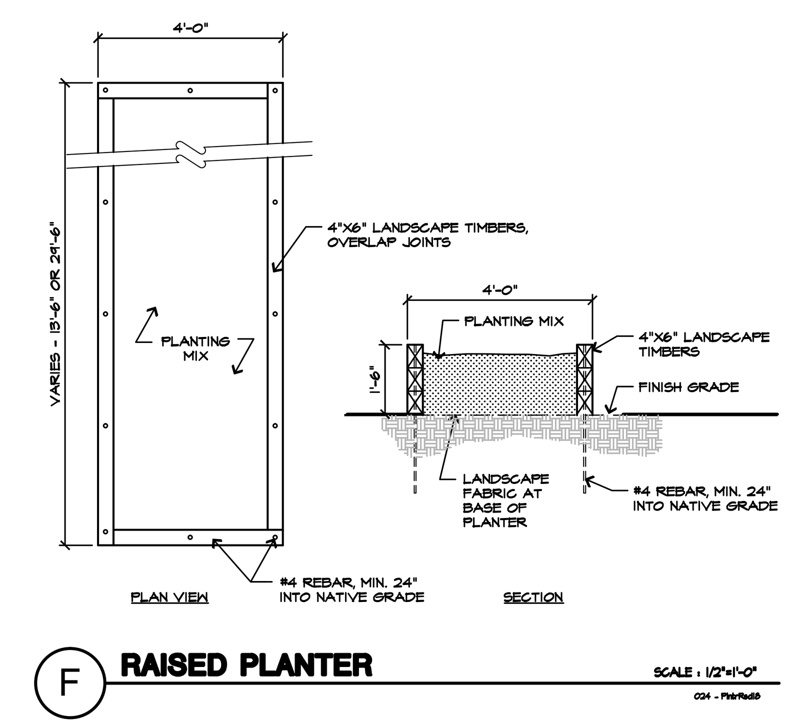


STAMPED ASPHALT

COLOR: BURNT SIENNA
PATTERN: OFFSET BRICK

RAISED PLANTERS

MATERIAL:
CONSTRUCTION GRADE
REDWOOD OR CEDAR
TIMBERS



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TEL: 925.938.7377
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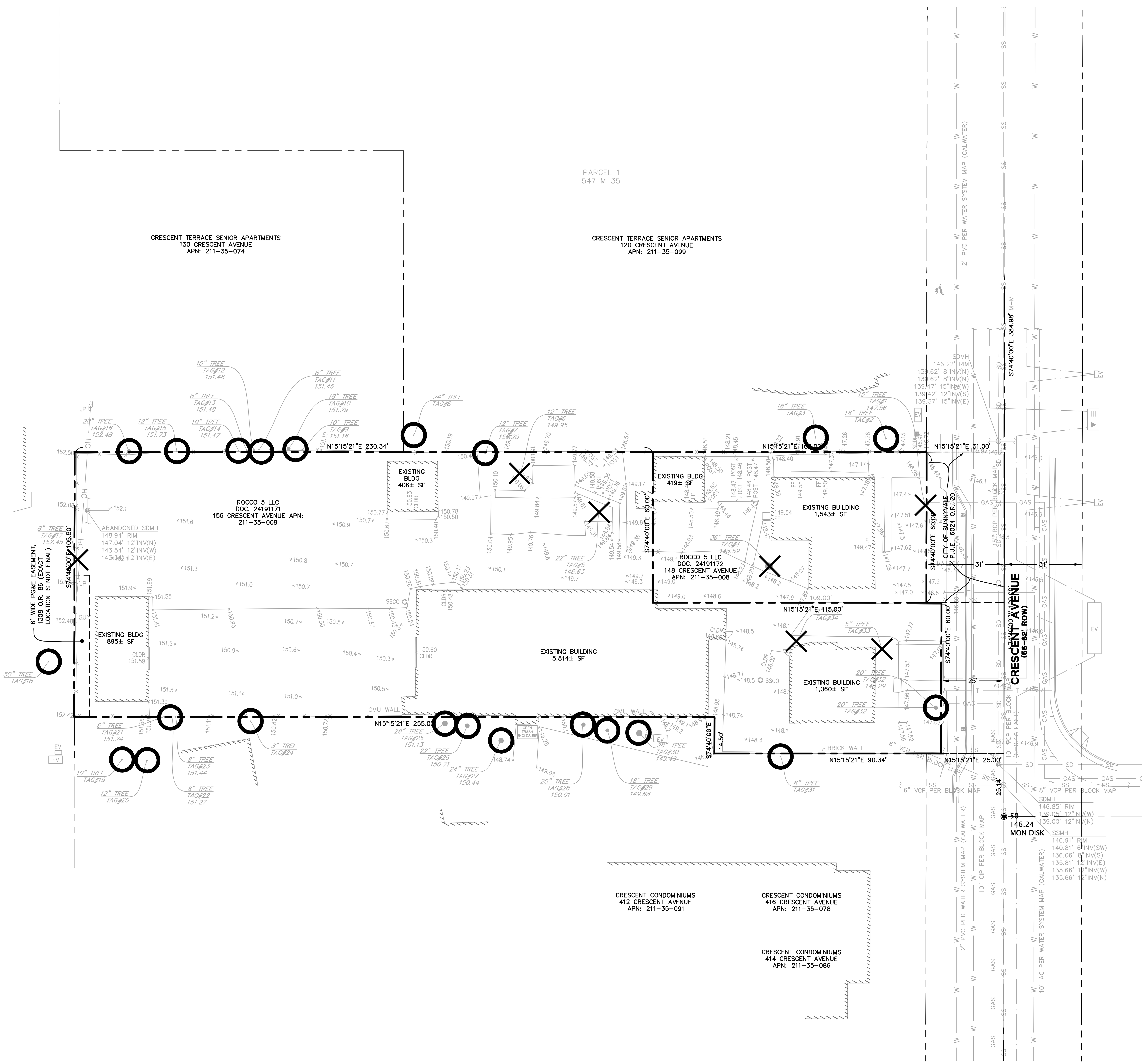
CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Material and Color Board

L7



LEGEND

PROJECT BOUNDARY
ADJACENT LOT LINE
EASEMENT
ROAD CENTER LINE
STORMDRAIN LINE — SD — SD —
SANITARY SEWER LINE — SS — SS —
WATER LINE — W —
GAS LINE — GAS — GAS —
TELECOM LINE — T — T —
ELECTRICAL LINE

TREE TO REMAIN ○

TREE TO BE REMOVED ✕

BENCHMARK

CITY OF SUNNYVALE BENCHMARK: BM No. 50

BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE NORTHWEST CURB RETURN, INTERSECTION OF REMINGTON DRIVE AND SUNNYVALE–SARATOGA ROAD.

ELEVATION = 139.046 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SURVEY NOTES

1. ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. UTILITY STRUCTURES SHOWN ON THIS SURVEY WAS BASED ON VISUAL SURFACE EVIDENCE. FOR EXISTING UNDERGROUND UTILITIES THE ACTUAL LOCATIONS MAY VARY; THEREFORE, THE TRUE LOCATIONS OF THESE UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY LINES.
3. TREE LABELS REPRESENT THE DIAMETER OF THE TREE TRUNK IN INCHES AT BREAST HEIGHT.
4. THE ABOVE BOUNDARY SHOWN IS BASED ON RECORD PAPER BOUNDARY ONLY. THE LINE WORK SHOWN ABOVE CAN BE USED FOR PRELIMINARY WORK ONLY. THE PAPER BOUNDARY SHOWN ABOVE IS NOT THE RESULT OF A RESOLVED BOUNDARY.
5. INFORMATION REGARDING BOUNDARY AND EASEMENTS; BKF ENGINEERS RELIED ON THE INFORMATION PROVIDED IN THE PRELIMINARY TITLE REPORT ISSUED BY ORANGE COAST TITLE COMPANY OF NORTHERN CALIFORNIA, ORDER NO. 520–2227669–60, DATED JULY 1, 2021.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BOW	BOTTOM OF WALL
BW	BACK OF WALK
CLDR	CENTERLINE OF DOORWAY
CONC	CONCRETE
EG	EXISTING GROUND
EV	ELECTRIC VAULT
FL	FLOW LINE
GUY	GUY WIRE
JP	JOINT POLE
LG	LIP OF GUTTER
M–M	MONUMENT TO MONUMENT DISTANCE
O.R.	OFFICIAL RECORDS
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STR	STAIRS
TC	TOP OF CURB
WM	WATER METER

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148 & 156 CRESCENT AVENUE
EXISTING CONDTIIONS AND TREE DISPOSITION PLAN

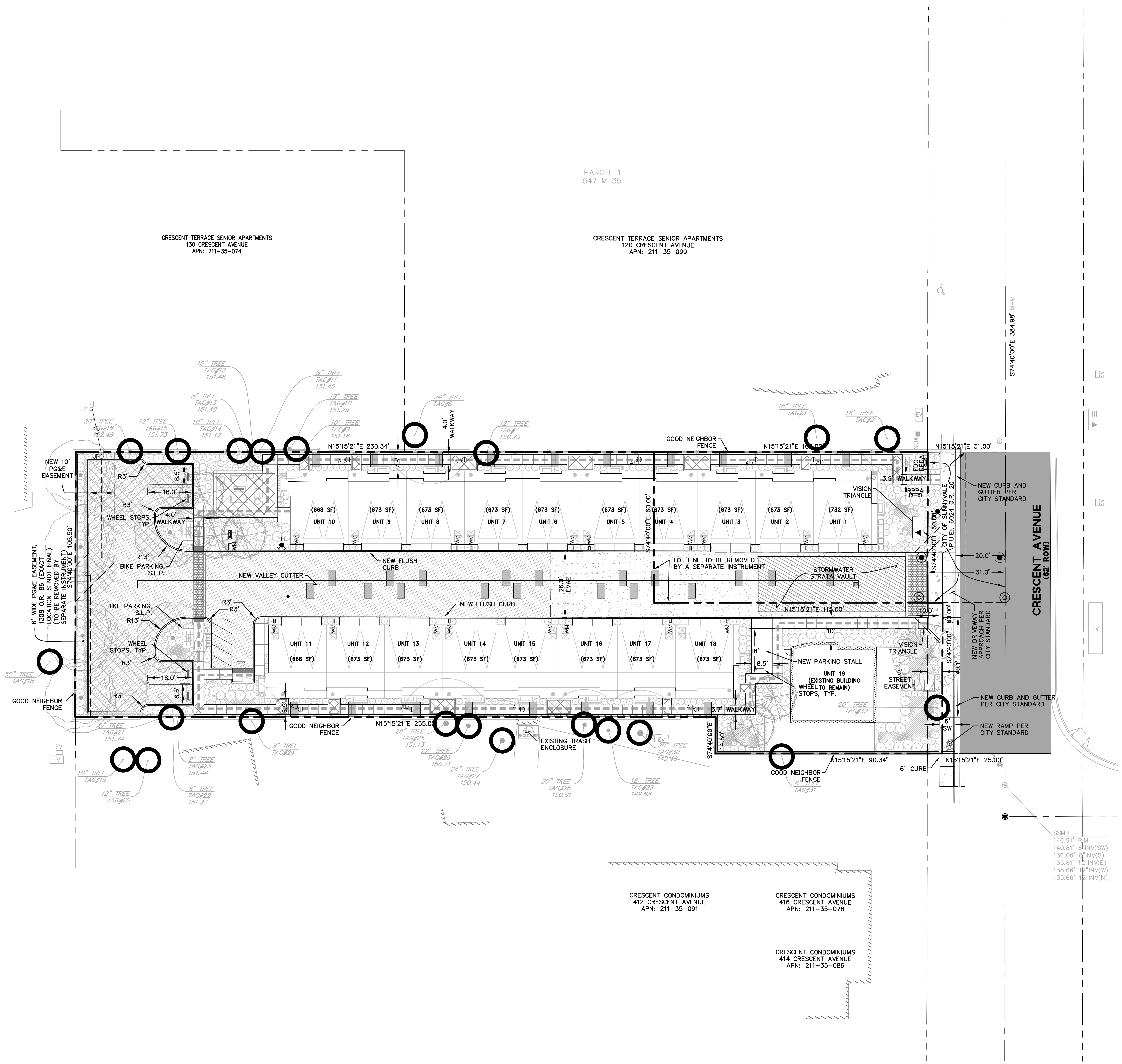
SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions

Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved IK
Job No 20211268

Drawing Number:
C1.0
2 OF 7

DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\01_CA_EC.dwg
PLOT DATE: 05-15-23 PLOTTED BY: mend



LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- INTERIOR LOT LINE
- EASEMENT
- ROAD CENTER LINE
- CURB AND GUTTER
- SAWCUT LINE
- VISION TRIANGLE
- PEDESTRIAN PATH OF TRAVEL
- TYPE II SLURRY SEAL
- NEW CONCRETE SIDEWALK
- NEW FIRE ROAD SECTION SEE DETAIL 1 ON C6.0
- NEW AC SECTION
- LADDER PAD
- TREATMENT AREA
- STRATA VAULT
- TRANSFORMER (FOR REFERENCE ONLY)
- BUBBLER BOX
- SD AREA DRAIN
- OVERFLOW DRAIN
- SD MANHOLE
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER CLEANOUT
- TREE TO REMAIN

ABBREVIATIONS

EV	ELECTRICAL VAULT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
SW	SIDEWALK
O.R.	OFFICIAL RECORDS
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORMDRAIN EASEMENT
PWE	PRIVATE WATER EASEMENT
WME	WATER METER EASEMENT
EUCA	EXCLUSIVE USE COMMON AREA

NOTES

1. HAND DIG FOR EXCAVATION NEAR EXISTING TREES.
2. CONTRACTOR SHALL USE COOL SURFACE MATERIAL ON THE DRIVEWAY.

GRAPHIC SCALE
20 0 20 40

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148 & 156 CRESCENT AVENUE PRELIMINARY SITE PLAN

SUNNYVALE
SANTA CLARA COUNTY
CALIFORNIA

Revisions

Date	04/17/2023
Scale	AS SHOWN
Design	EA/RM
Drawn	EA
Approved	IK
Job No	20211268

Drawing Number:
C2.0
3 OF 7

DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\02_CA_SP.dwg
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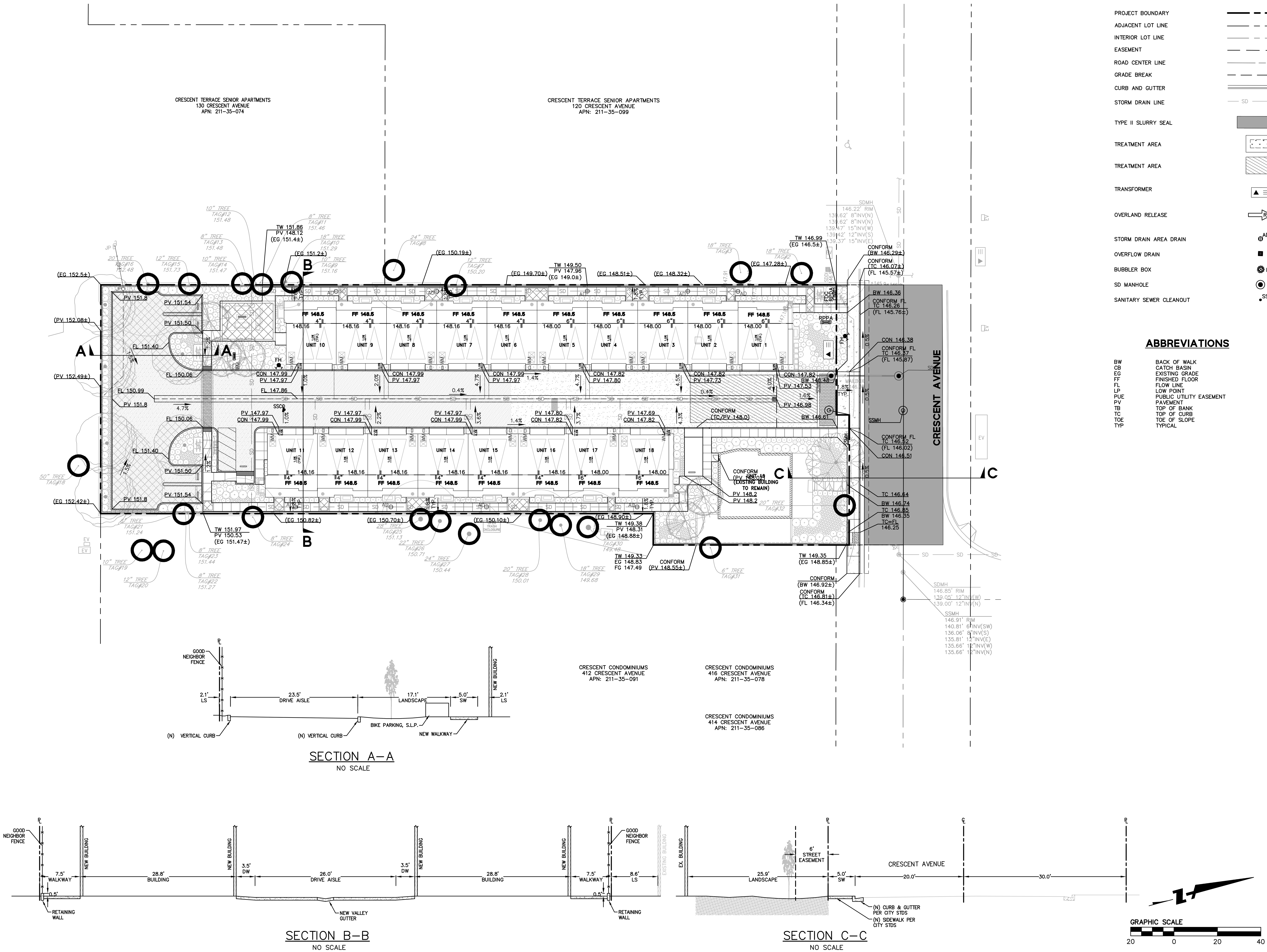

LEGEND

PROJECT BOUNDARY	
ADJACENT LOT LINE	
INTERIOR LOT LINE	
EASEMENT	
ROAD CENTER LINE	
GRADE BREAK	
CURB AND GUTTER	
STORM DRAIN LINE	SD
TYPE II SLURRY SEAL	
TREATMENT AREA	
TREATMENT AREA	
TRANSFORMER	
OVERLAND RELEASE	
STORM DRAIN AREA DRAIN	AD
OVERFLOW DRAIN	
BUBBLER BOX	BB
SD MANHOLE	
SANITARY SEWER CLEANOUT	SSCO

ABBREVIATIONS

BW	BACK OF WALK
CB	CATCH BASIN
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
LP	LOW POINT
PUE	PUBLIC UTILITY EASEMENT
PV	PAVEMENT
TB	TOP OF BANK
TC	TOP OF CURB
TOE	TOE OF SLOPE
TYP	TYPICAL

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148 & 156 CRESCENT AVENUE
PRELIMINARY GRADING AND DRAINAGE PLAN

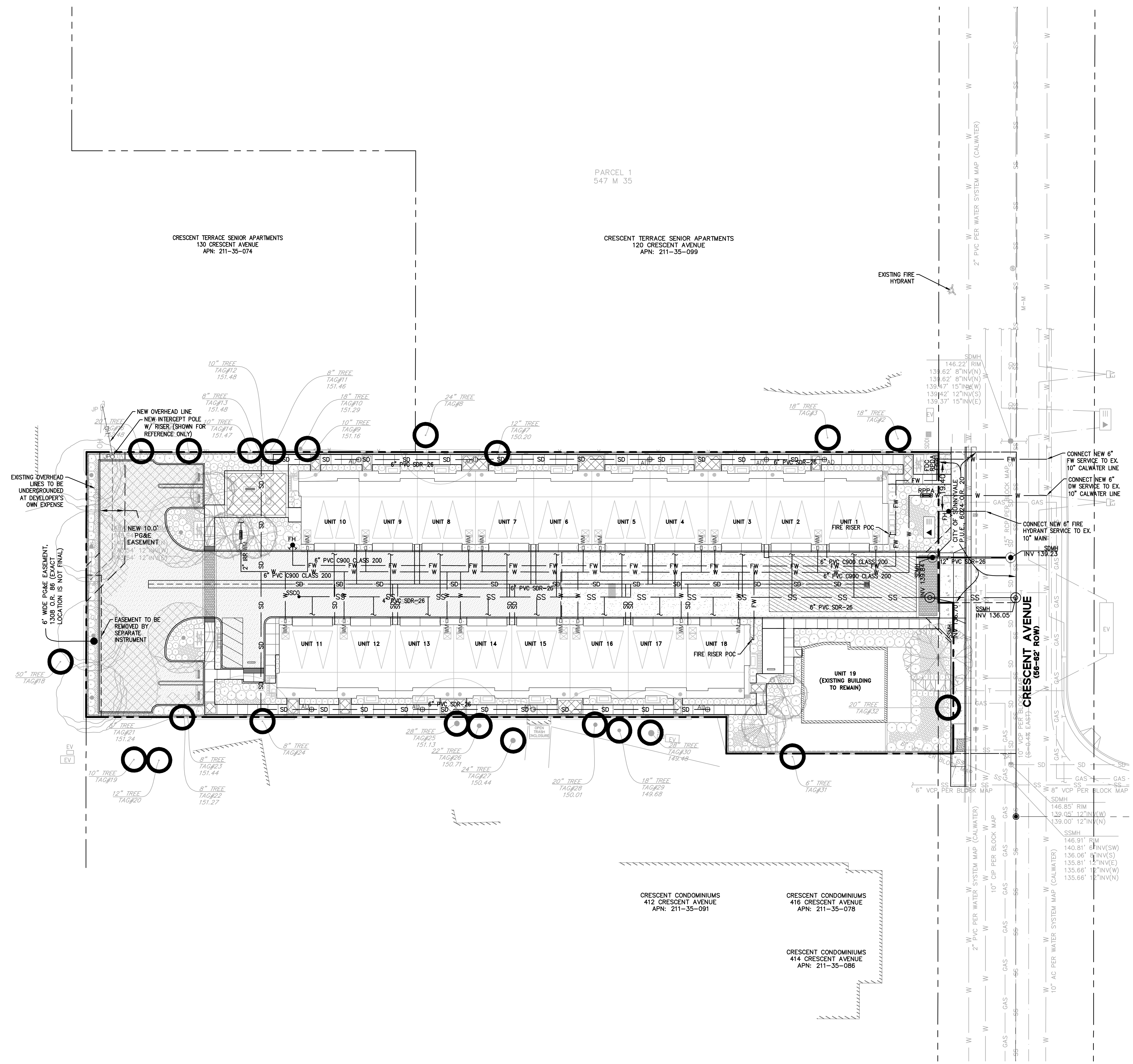
SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions

Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved IK
Job No. 20211268

Drawing Number:
C3.0
4 OF 7

DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\03_CA_GRAD.dwg
PLOT DATE: 05-15-23 PLOTTED BY: mend



LEGEND

PROJECT BOUNDARY	
ADJACENT LOT LINE	
INTERIOR LOT LINE	
EASEMENT	
ROAD CENTER LINE	
SANITARY SEWER LINE	SS — SS
STORM DRAIN LINE	SD — SD
DOMESTIC WATER	W — W
OVERHEAD LINE (FOR REFERENCE)	OH
JOINT TRENCH LINE (SHOWN FOR REFERENCE)	
CURB AND GUTTER	
TREATMENT AREA	
STRATA VAULT	
TRANSFORMER (FOR REFERENCE ONLY)	
STORM DRAIN AREA DRAIN	AD
OVERFLOW DRAIN	
BUBBLER BOX	
SD MANHOLE	
SANITARY SEWER CLEANOUT	SSCO
FIRE HYDRANT	FH
WATER METER	WM
JOINT POLE (FOR REFERENCE)	JP
TREE TO REMAIN	
REDUCED PRESSURE PRINCIPLE ASSEMBLY	
REDUCED PRESSURE DETECTOR ASSEMBLY	

UTILITY NOTES

1. 10' PG&E EASEMENT SHOWN FOR REFERENCE ONLY. PENDING PG&E REVIEW AND APPROVAL OF JOINT TRENCH INTENT DRAWINGS.

GRAPHIC SCALE
20 0 20 40

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148 & 156 CRESCENT AVENUE
PRELIMINARY UTILITY PLAN

SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions

Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved IK
Job No 20211268

Drawing Number:
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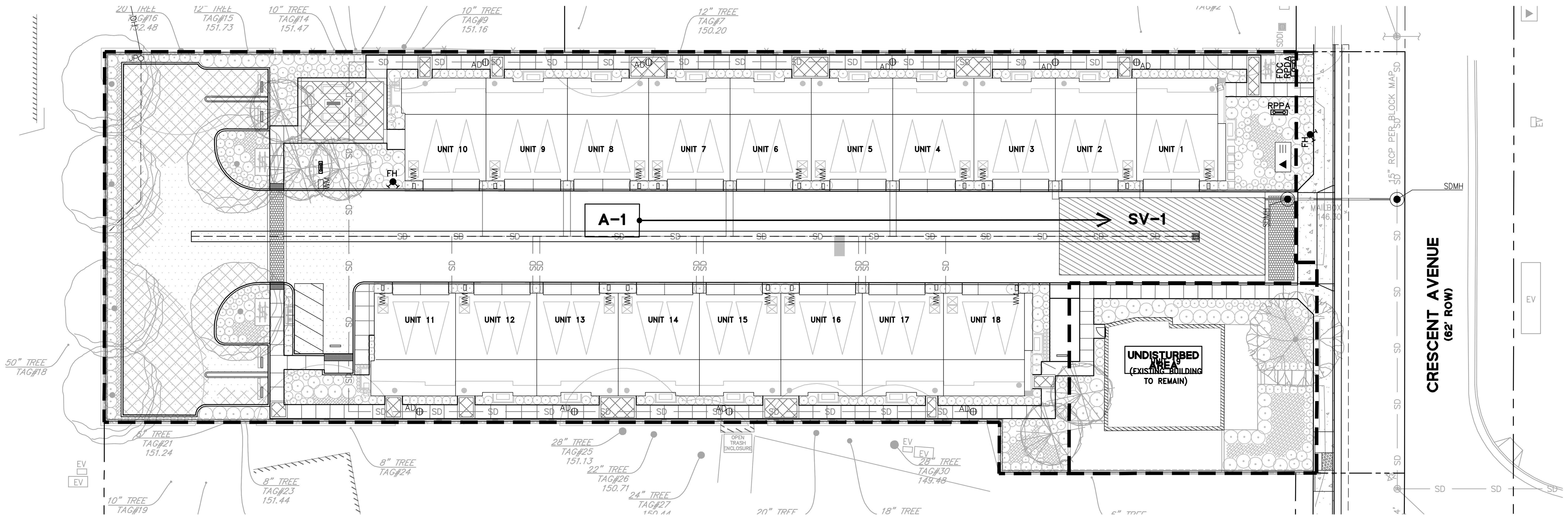
5 OF 7

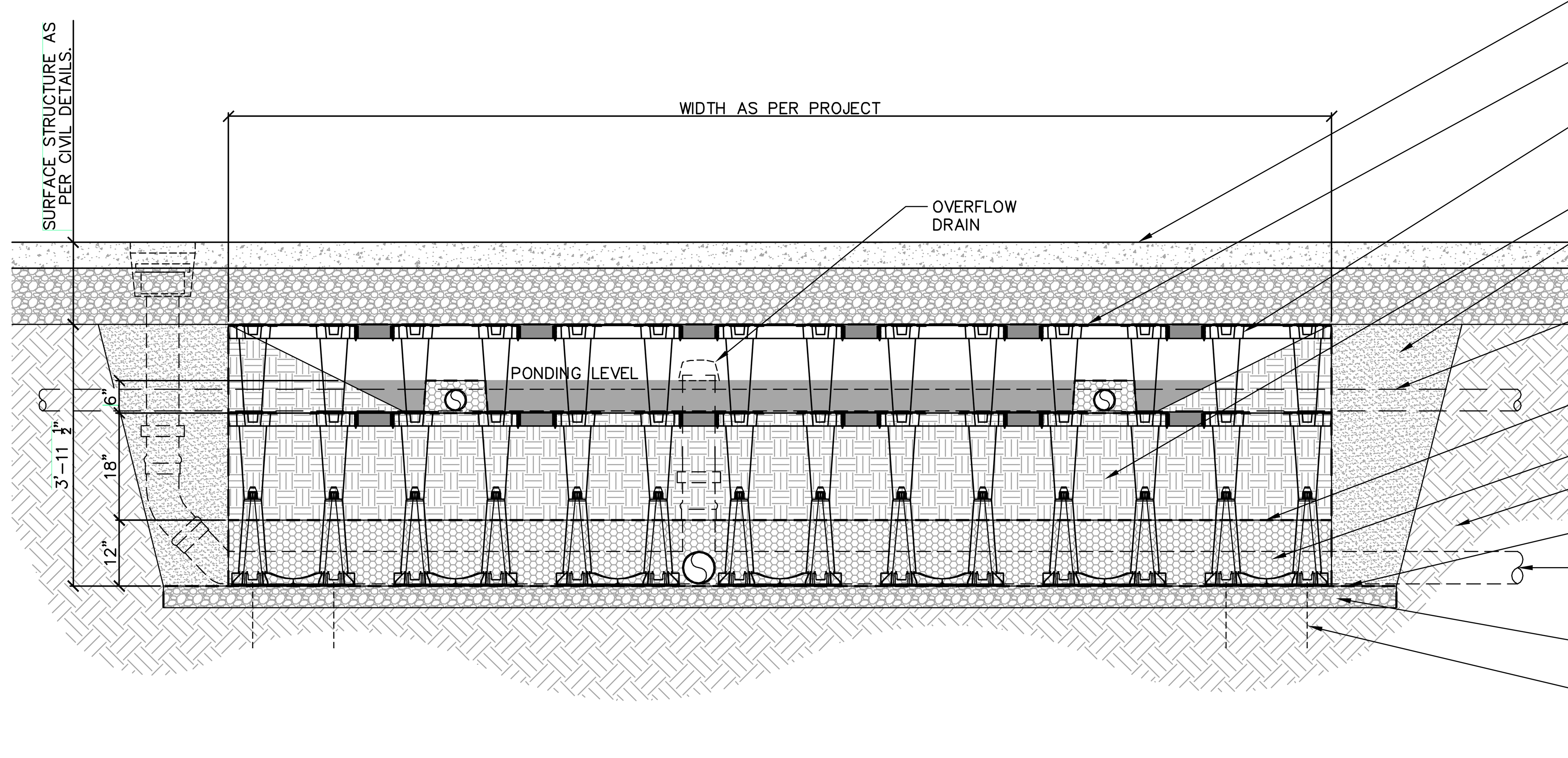
DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\04_CA_UTIL.dwg
PLOT DATE: 05-15-23 PLOTTED BY: mend

LEGEND

PROJECT BOUNDARY	
DRAINAGE AREA BOUNDARY	A-8
POINT OF TREATMENT OF DRAINAGE AREA	
TREATMENT AREA	
STRATA VAULT	
OVERLAND RELEASE	R
DRAINAGE SLOPE (SOFTSCAPE)	
DRAINAGE SLOPE (HARDSCAPE)	

TREATMENT CONTROL MEASURE SUMMARY								
DMA	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY		PROPOSED TREATMENT CONTROLS
						REQUIRED (SF)	PROVIDED (SF)	
A-1	34,581	5,800	Landscape	28,781	ROOF/HARDSCAPE	1,151	1,288	SV-1
Undisturbed Area	3,812	500	Landscape	3,312	ROOF/HARDSCAPE	-	-	-
TOTAL	**38,393**	**6,300**	**--**	**32,093**	**--**	**1,151**	**1,288**	**--**





- PAVEMENT LAYERS & GRANULAR COMPACTED AS PER CIVIL DRAWINGS. MINIMUM 375 mm [15"] COVER TO MEET H20 LOADING.
- FILTERGRID HEAVY GRADE NON-WOVEN FILTER FABRIC WITH REINFORCED GRID TO LINE TOP & OUTER EDGE OF TREE TRENCH TO BOTTOM OF MATRIX.
- STRATAVAULT GENERATION 6 STRUCTURAL SOIL MODULES (30 SERIES) & 400 mm [1'-4"] RAISED FOOTPLATES LOADED WITH PLANTING SOIL AS PER LANDSCAPE SPECIFICATIONS.
- TREATMENT SOIL W/ 5 – 10"/ HOUR INFILTRATION RATE.
- STRUCTURAL BACKFILL COLLAR. FILL WITH GRANULAR MATERIAL, COMPACTING THE FINAL SURFACE TO 95% AREAS BENEATH OR ADJACENT TO TRAFFICABLE ROAD PAVEMENT TO BE FILLED WITH 5% CEMENT STABILIZED FILL AT OPTIMAL MOISTURE CONTENT
- 100 mm [4"] ø PERFORATED PVC DISTRIBUTION PIPE & DRAINAGE ROCK WRAPPED IN NON-WOVEN GEOTEXTILE FILTER FABRIC W/ SOLID CAPPED CLEANOUTS & CONNECTIONS TO STORM AS PER CIVIL PLAN LAYOUTS.
- NON-WOVEN GEOTEXTILE FILTER FABRIC (BY OTHERS) BETWEEN SOIL & DRAINAGE LAYER.
- 305 mm [12"] DEPTH WASHED ROCK DRAINAGE LAYER.
- UNDISTURBED NATIVE SUBGRADE COMPACTED TO MEET ENGINEERING REQUIREMENTS SURROUNDING TREE PIT.
- NON-WOVEN GEOTEXTILE FILTER FABRIC (BY OTHERS) BETWEEN SOIL CELLS & COMPACTION LAYER.
- 150 mm [6"] ø PERFORATED PVC DRAINAGE PIPE WITHIN CELL PERIMETER W/ SOLID OVERFLOW DRAIN, CAPPED CLEANOUTS & CONNECTION TO NEAREST STORM STRUCTURE AS PER CIVIL PLAN LAYOUTS.
- 100 mm [4"] DEPTH GRANULAR COMPACTION LAYER COMPACTED TO MEETING ENGINEERING REQUIREMENTS.
- FOOTPLATES ALONG PERIMETER OF CELL TO BE ANCHORED WITH 4 – 300 mm [1'] LENGTH LANDSCAPE SPIKES PER PLATE.

STRATA VAULT SECTION (TYPICAL)

GRAPHIC SCALE
20 0 20 40

DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\05_CA_SWMP.dwg
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148 & 156 CRESCENT AVENUE
PRELIMINARY STORMWATER MANAGEMENT PLAN

SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions

Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved IK
Job No 20211268

Drawing Number:
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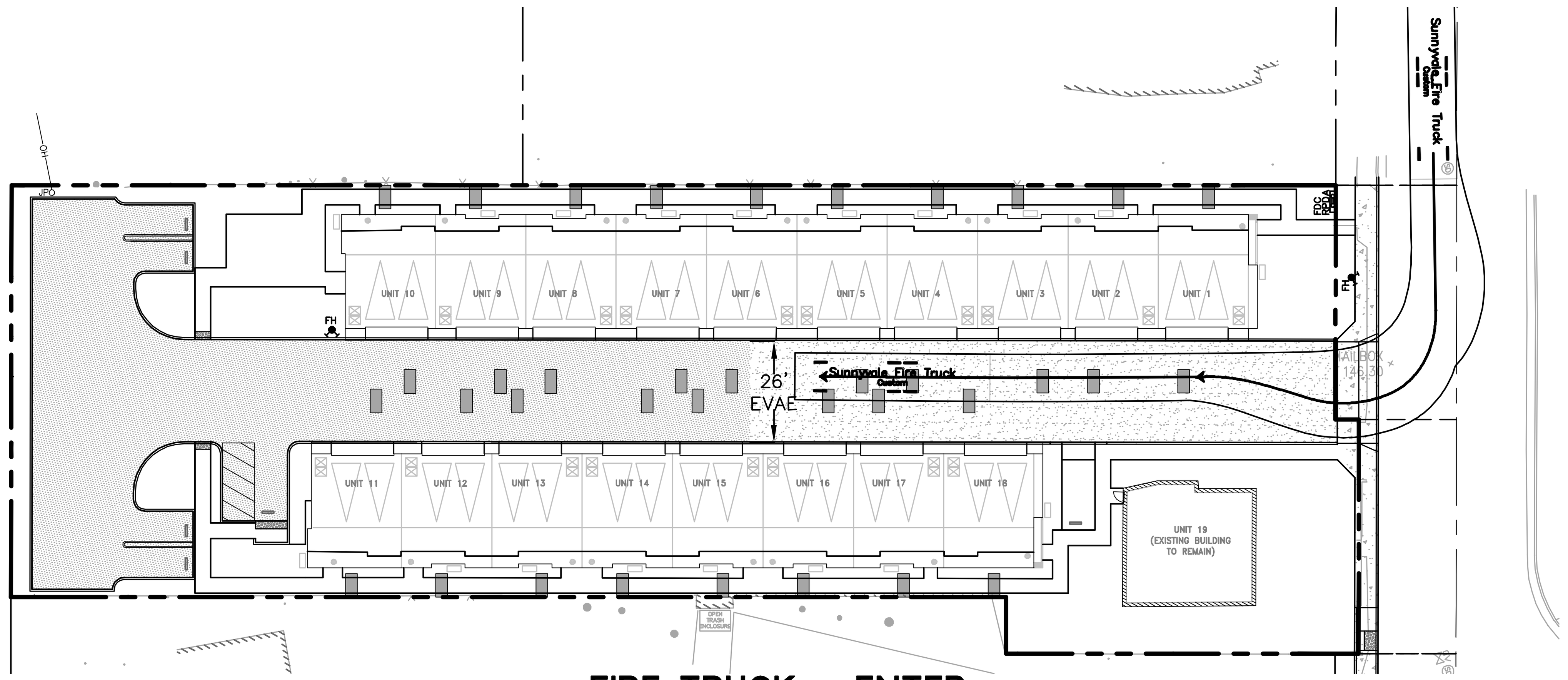
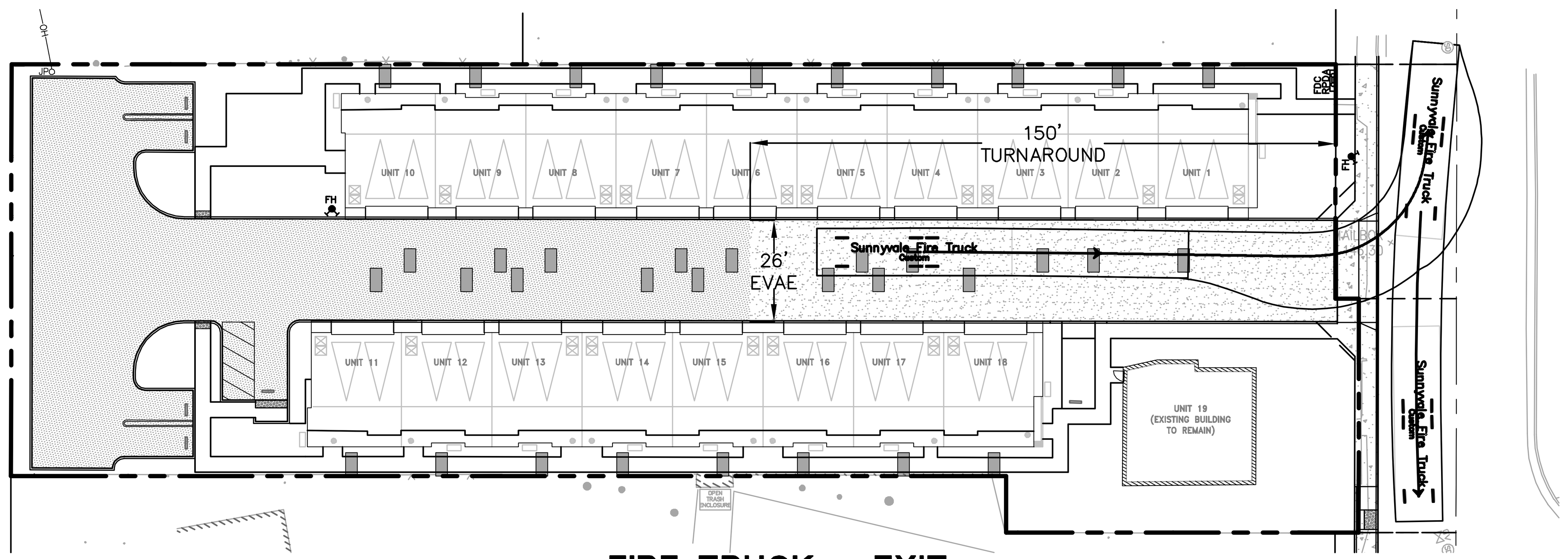
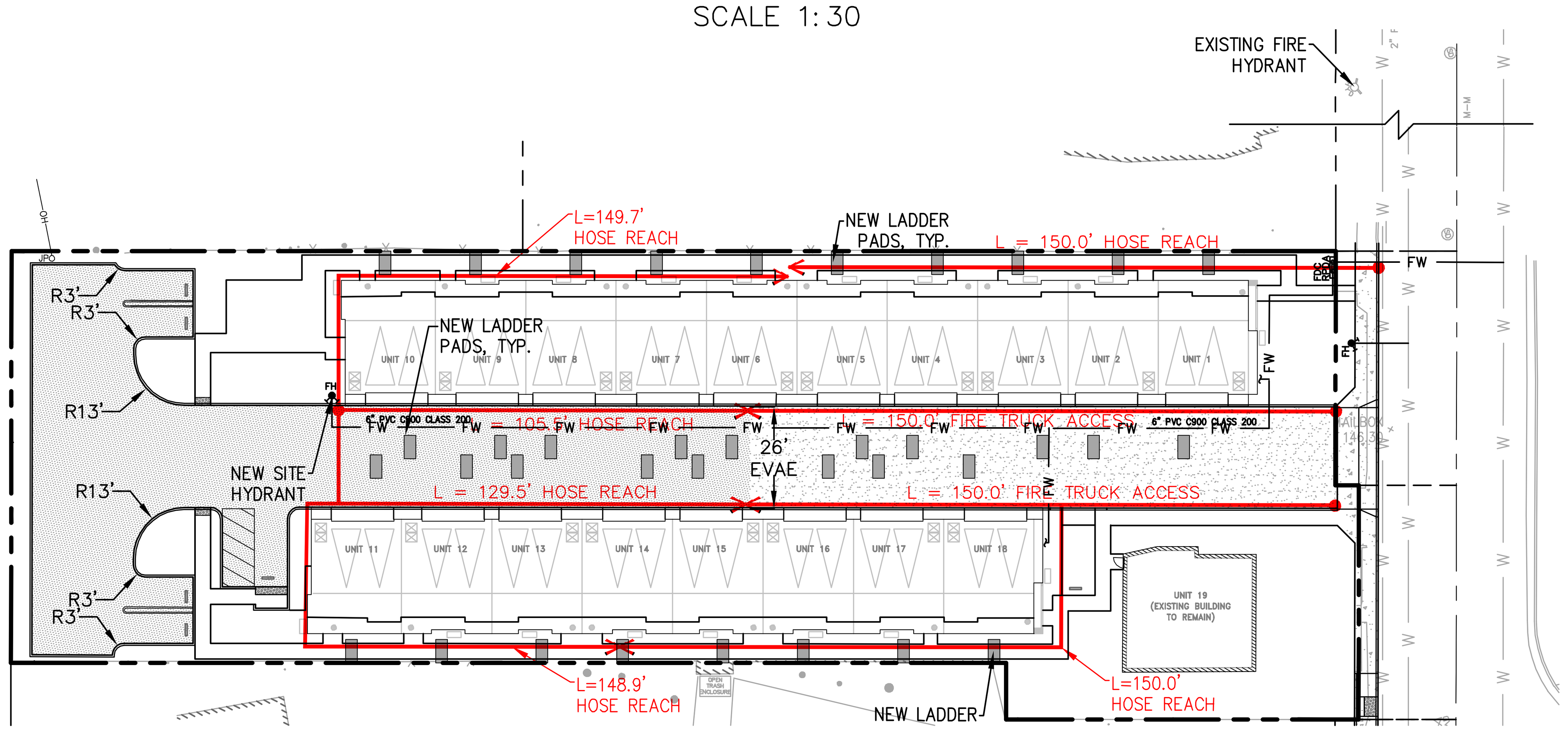


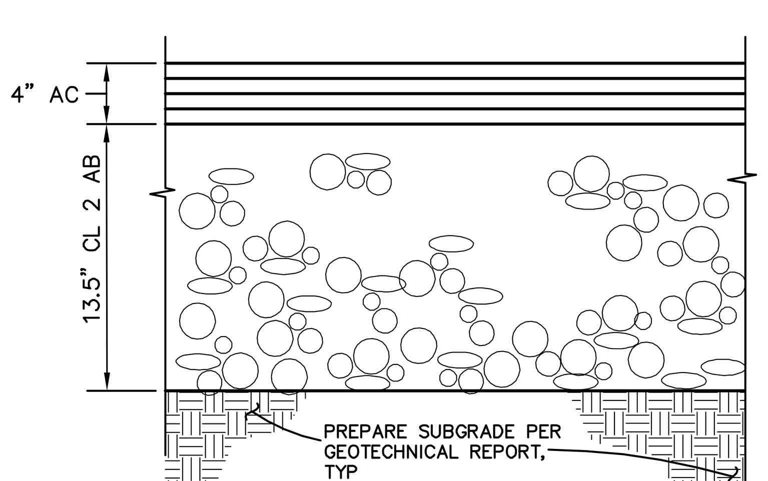
FIRE TRUCK – ENTER
SCALE 1:30



FIRE TRUCK – EXIT
SCALE 1:30

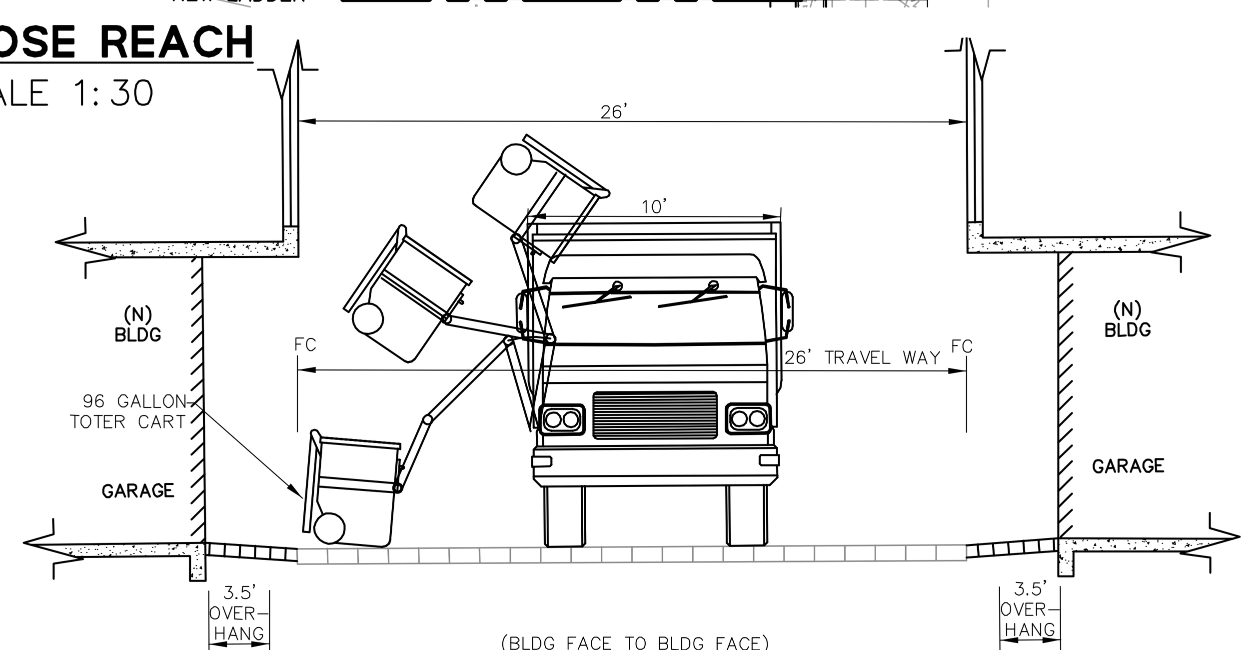


FIRE HOSE REACH
SCALE 1:30

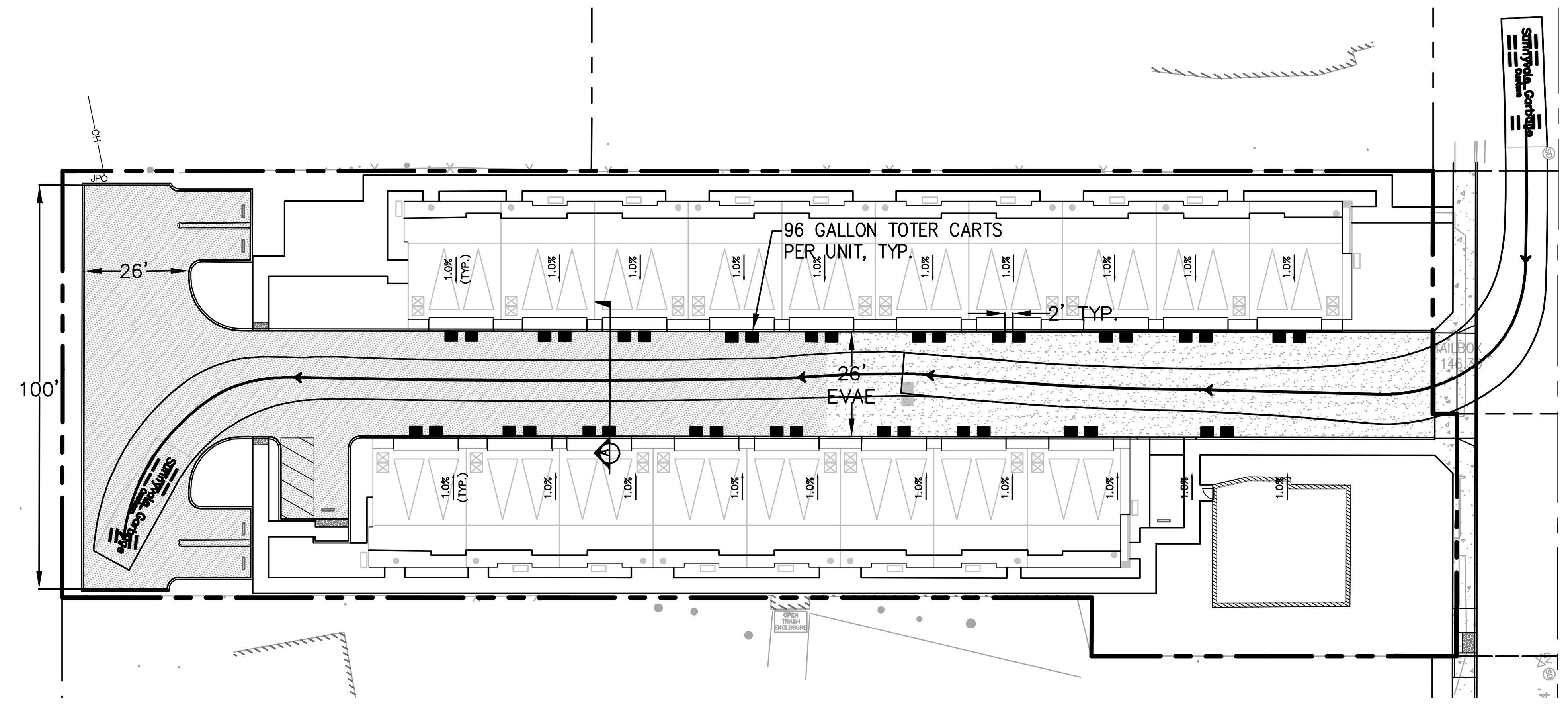


NOTES:
1. FIRE APPARATUS ACCESS ROAD SHALL BE ASPHALT, CONCRETE OR APPROVED ALL WEATHER DRIVING SURFACE AND IS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 LBS. FIRE APPARATUS PAVEMENT SECTIONS TO BE VERIFIED WITH GEOTECHNICAL REPORT.

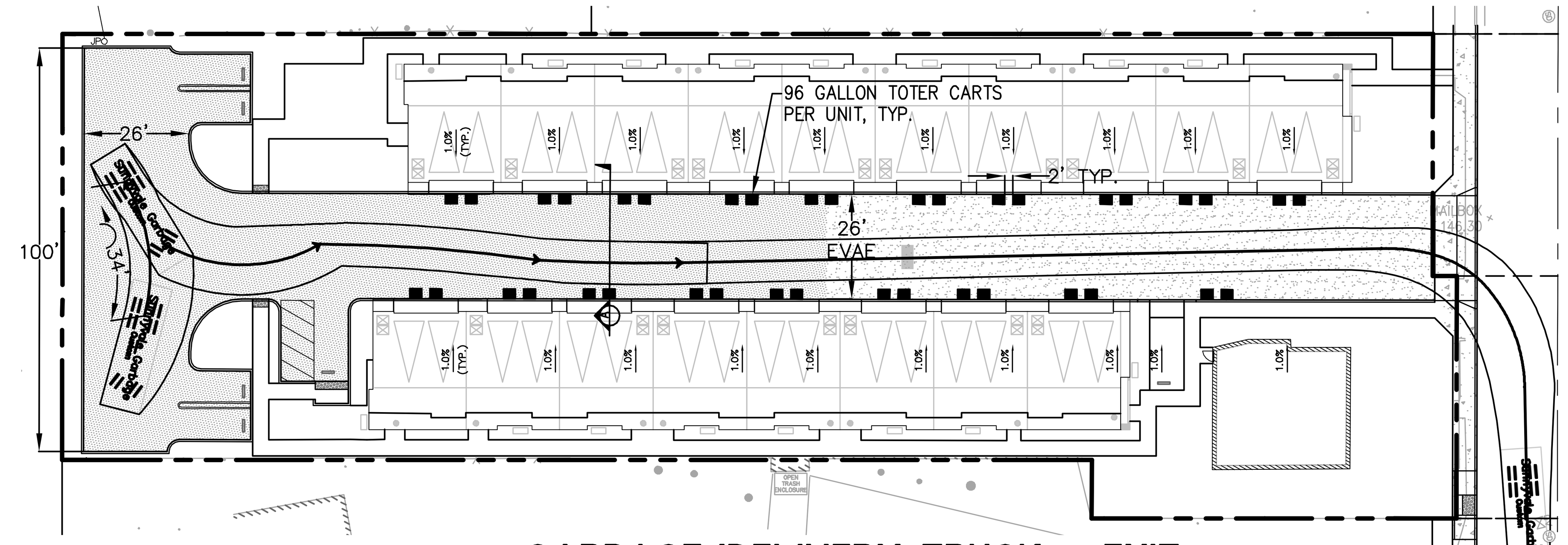
1 FIRE APPARATUS PAVEMENT SECTION
SCALE: NTS



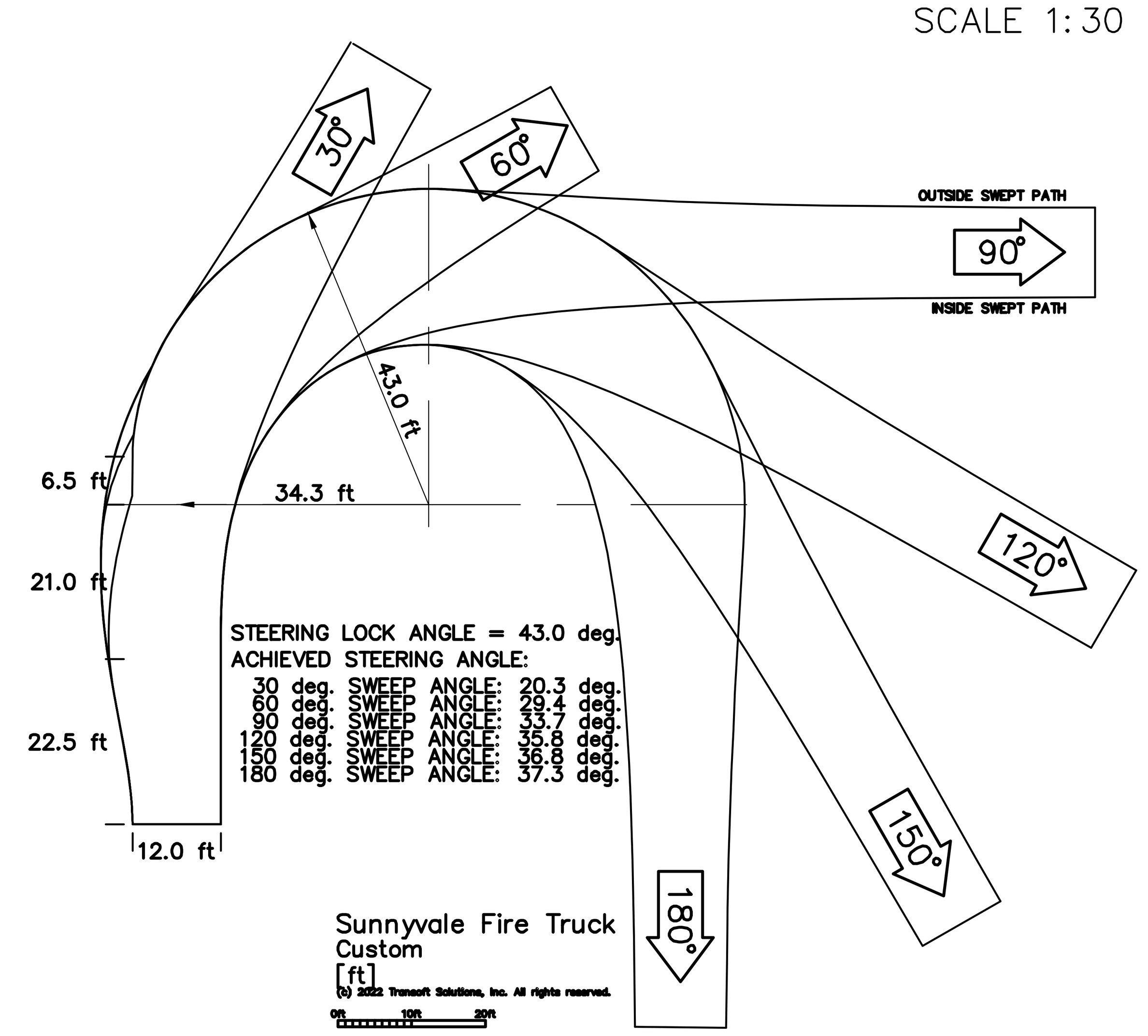
TYPICAL SECTION A-A
NTS

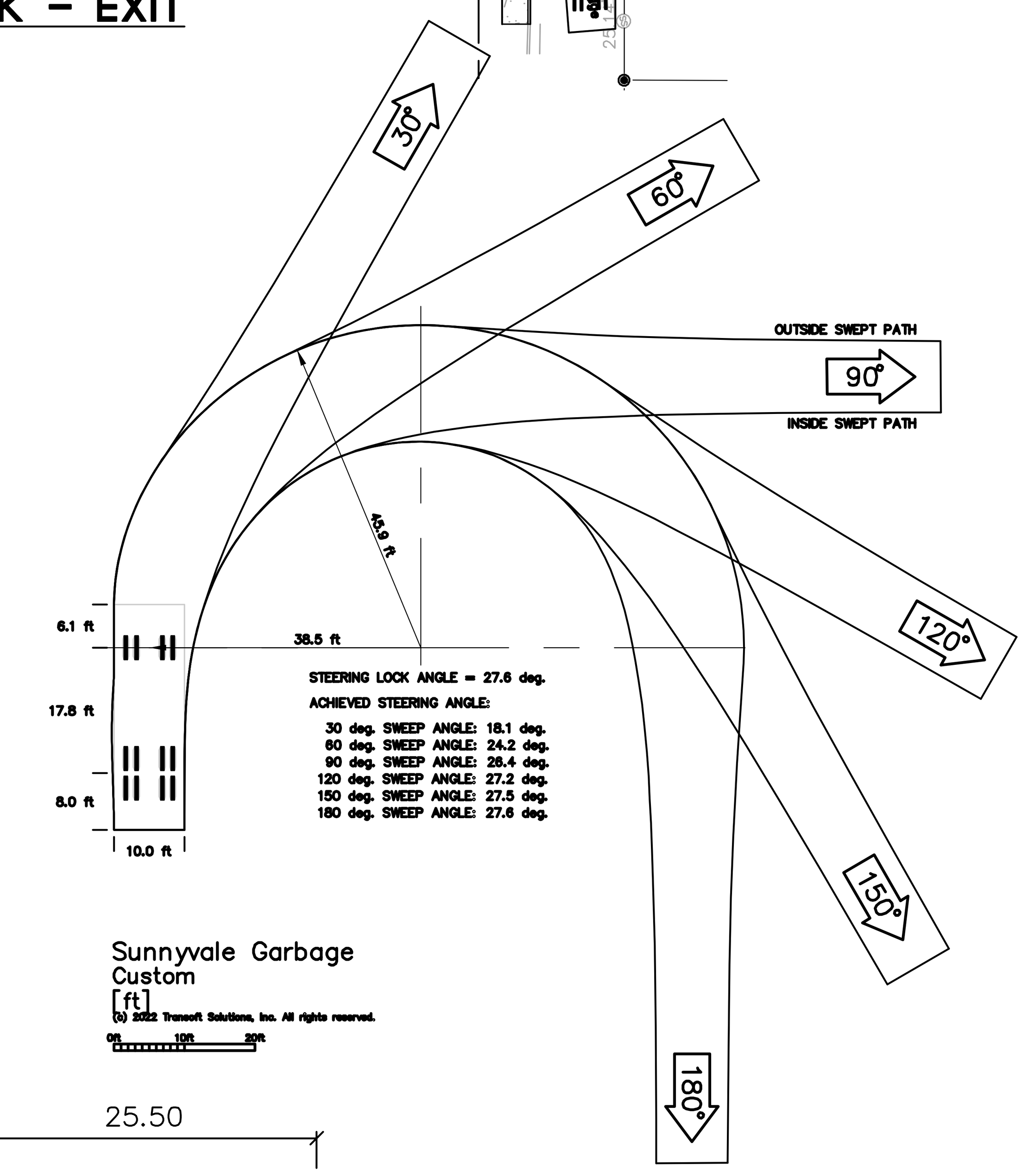


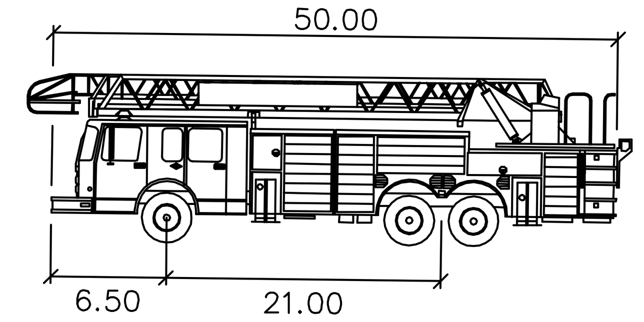
GARBAGE/DELIVERY TRUCK – ENTER
SCALE 1:30



GARBAGE/DELIVERY TRUCK – EXIT
SCALE 1:30

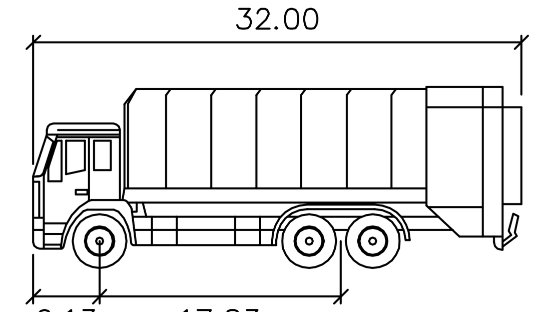






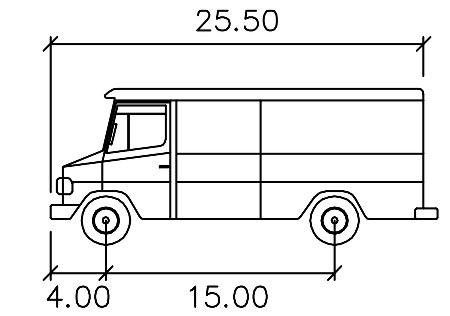
Sunnyvale Fire Truck

	feet
Width	: 12.00
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 43.0



Sunnyvale Garbage

	feet
Width	: 10.00
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 27.6



UPS TRUCK

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 30.0

GRAPHIC SCALE
30 0 30 60

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

148 & 156 CRESCENT AVENUE
FIRE, GARBAGE, AND DELIVERY TRUCK VEHICULAR CIRCULATION & FIRE HOSE REACH

SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions

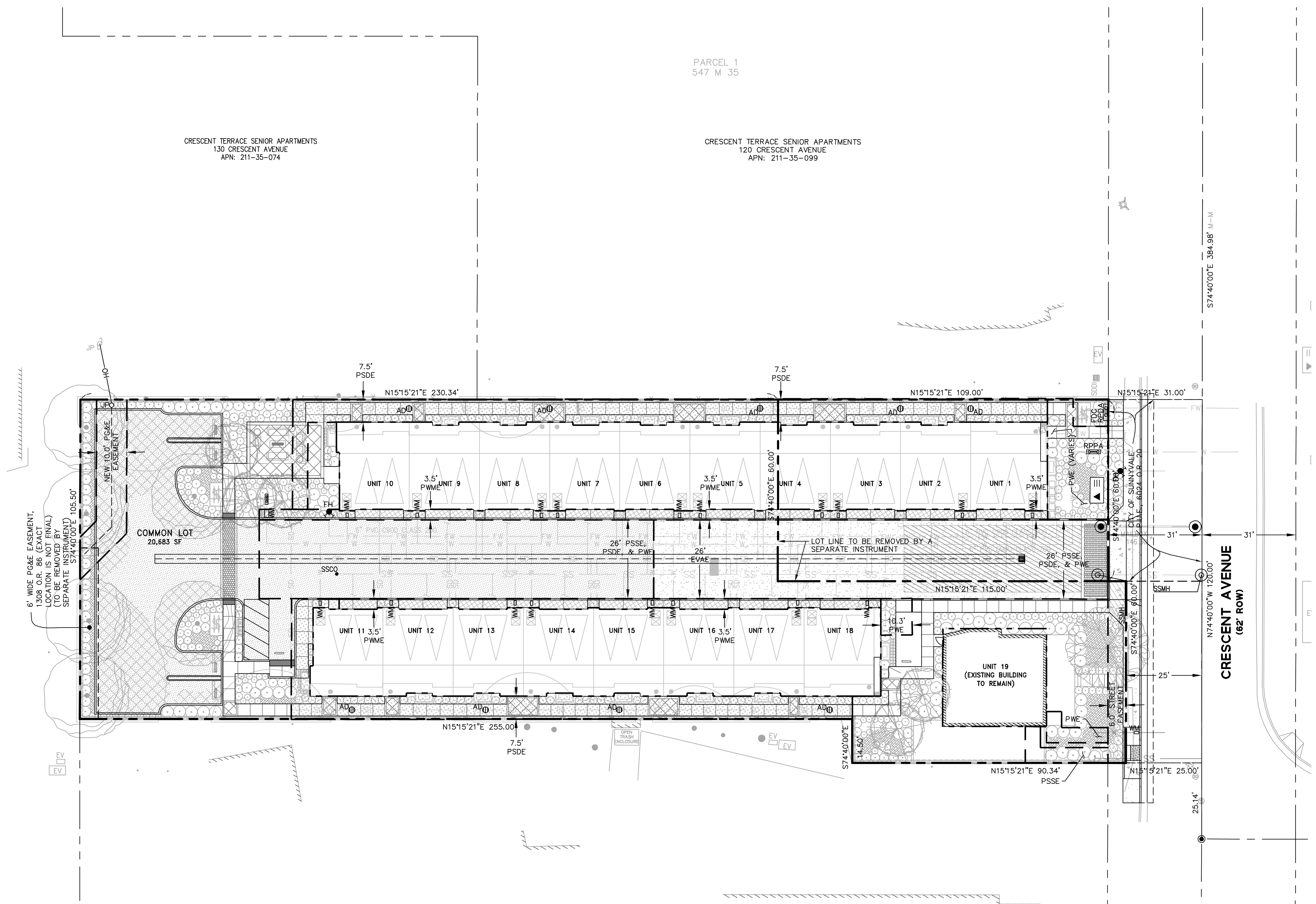
Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved IK
Job No 20211268

Drawing Number:
C6.0
7 OF 7

DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\06_CA_VEH.dwg
PLOT DATE: 05-15-23 PLOTTED BY: mend

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES 148 & 156 CRESCENT AVENUE

CITY OF SUNNYVALE, SANTA CLARA COUNTY, CA



LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- INTERIOR LOT LINE
- EASEMENT
- ROAD CENTER LINE
- CURB AND GUTTER
- SAWCUT LINE
- NEW CONCRETE SIDEWALK
- NEW FIRE ROAD SECTION
- NEW AC SECTION
- PRIVATE STORM DRAIN EASEMENT (PSDE)
- PUBLIC WATER METER EASEMENT (WME)
- STREET EASEMENT
- NEW PEDESTRIAN PAVING
- TREATMENT AREA
- TRANSFORMER (FOR REFERENCE ONLY)

GENERAL NOTES

1.	OWNER/DEVELOPER:	SAMIR SHARMA 1184 SOLANA DRIVE MOUNTAIN VIEW CA, 94040
2.	CIVIL ENGINEER:	BKF ENGINEERS 1730 N. 1ST STREET SUITE #600 SAN JOSE, CA 95112 CONTACT(S): ISAAC KONTOROVSKY PHONE: 408-467-9100
3.	PROPERTY:	PARCEL 1: PORTION OF LOT 5 IN BLOCK A, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "EASTER GABLES MAP NO. ONE." WHICH MAP WAS FILED FOR RECORD ON THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON APRIL 1, 1929 IN BOOK X OF MAPS AT PAGE31. PARCEL 2: BEING A PORTION OF LOTS 5 AND 6 IN BLOCK "A" AS SAID LOTS AND BLOCK ARE SHOWN UPON MAP OF EASTER GABLES, MAP NO. L, WHICH SAID MAP WAS FILED FOR RECORD APRIL 1, 1920 IN BOOK "X" OF MAPS, PAGE 31, SANTA CLARA COUNTY RECORDS.
4.	ASSESSORS PARCEL NO.:	211-35-008 211-35-009
5.	GENERAL PLAN (LAND USE):	MEDIUM DENSITY RESIDENTIAL
6.	EXISTING ZONING:	R3-PD
7.	PROPOSED ZONING:	R3-PD
8.	EXISTING USE:	MULTI-FAMILY & SINGLE RESIDENTIAL
9.	PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
10.	GROSS AREA:	±0.86
11.	NET AREA:	±0.86
12.	NUMBER OF LOTS:	19 UNITS, 1 NON-DEVELOPABLE COMMON PARCEL
13.	UTILITIES:	
	A. WATER:	
	PUBLIC STREETS:	CALWATER
	PRIVATE STREETS:	HOMEOWNERS ASSOCIATION
	B. SANITARY SEWER:	
	PUBLIC STREETS:	CITY OF SUNNYVALE
	PRIVATE STREETS:	HOMEOWNERS ASSOCIATION
	C. STORM DRAIN	
	PUBLIC STREETS:	CITY OF SUNNYVALE
	PRIVATE STREETS:	HOMEOWNERS ASSOCIATION
	D. GAS/ELECTRIC	PACIFIC GAS & ELECTRIC
	E. TELEPHONE	AT&T
	F. CABLE TV	COMCAST
14.	BENCHMARK:	CITY OF SUNNYVALE BENCHMARK: BM NO. 50. BRASS DISC ON TOP OF CURB NEXT TO CATCH BASIN AT THE NORTHWEST CURB RETURN, INTERSECTION OF REMINGTON DRIVE AND SUNNYVALE-SARATOGA ROAD. ELEVATION=139.046 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
15.	TOPOGRAPHY:	INFORMATION SHOWN IS BASED ON A GROUND SURVEY PREPARED BY BKF ENGINEERS CONDUCTED AUGUST 10, 2021.
16.	FLOOD ZONE:	THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOR INSURANCE RATE MAP COMMLOTY PANEL NO.06085C0208H
17.	LOT SIZES:	COMMON LOT = 24,188 SF UNITS 1-19 = 13,195 SF TOTAL = 37,383 SF

ABBREVIATIONS

EV	ELECTRICAL VAULT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
SW	SIDEWALK
O.R.	OFFICIAL RECORDS
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORMDRAIN EASEMENT
PWE	PRIVATE WATER EASEMENT
PWME	PRIVATE WATER METER EASEMENT
EUCA	EXCLUSIVE USE COMMON AREA

NOTES

1. THE TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT AND CONFORMS TO THE REQUIREMENTS OF CHAPTER 18.20.050 & 18.20.060 OF THE CITY OF SUNNYVALE MUNICIPAL CODE.
2. LOTS SHOWN ON THIS TENTATIVE MAP WILL BE RESIDENTIAL CONDOMINIUM UNITS.
3. 10' PG&E EASEMENT SHOWN FOR REFERENCE ONLY. PENDING PG&E REVIEW AND APPROVAL OF JOINT TRENCH INTENT DRAWINGS.

GRAPHIC SCALE
20 0 20 40

APPROVED BY PLANNING COMMISSION
CITY OF SUNNYVALE
PLANNING DIVISION

PLANNER: M. ISHIJIMA
DATE: MAY 22, 2023
PERMIT #: 2021-7826
PAGE COUNT: 7

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1 OF 7

DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\00_CA_TM.dwg
PLOT DATE: 05-17-23 PLOTTED BY: ague